



**PLANNING COMMISSION AGENDA**  
COUNCIL CHAMBERS • 400 STEWART AVENUE • PHONE 229-6011  
CITY OF LAS VEGAS INTERNET ADDRESS: [www.lasvegasnevada.gov](http://www.lasvegasnevada.gov)

**LAS VEGAS CITY COUNCIL**

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

**COMMISSIONERS**

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

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

**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, 2<sup>nd</sup> 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 NEVADA - 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 easements generally located southwest corner of Iron Mountain Road and Jones Boulevard, Ward 6 (Ross).
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).

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)
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).
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

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

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**DEPARTMENT: PLANNING AND DEVELOPMENT**

**DIRECTOR: M. MARGO WHEELER**

**SUBJECT:**

CALL TO ORDER



**AGENDA SUMMARY PAGE**

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

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**DEPARTMENT: PLANNING AND DEVELOPMENT**

**DIRECTOR: M. MARGO WHEELER**

**SUBJECT:**

**ANNOUNCEMENT: COMPLIANCE WITH OPEN MEETING LAW**



**AGENDA SUMMARY PAGE**

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

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**DEPARTMENT: PLANNING AND DEVELOPMENT**

**DIRECTOR: M. MARGO WHEELER**

**SUBJECT:**

**ROLL CALL**



**AGENDA SUMMARY PAGE**

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

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**DEPARTMENT: PLANNING AND DEVELOPMENT**

**DIRECTOR: M. MARGO WHEELER**

**SUBJECT:**

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





**AGENDA SUMMARY PAGE**

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

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**DEPARTMENT: PLANNING AND DEVELOPMENT**

**DIRECTOR: M. MARGO WHEELER**

☐ **Consent**   ☒ **Discussion**

**SUBJECT:**

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



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

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**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:**

Planning Commission Mtg.

0

City Council Meeting

0

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

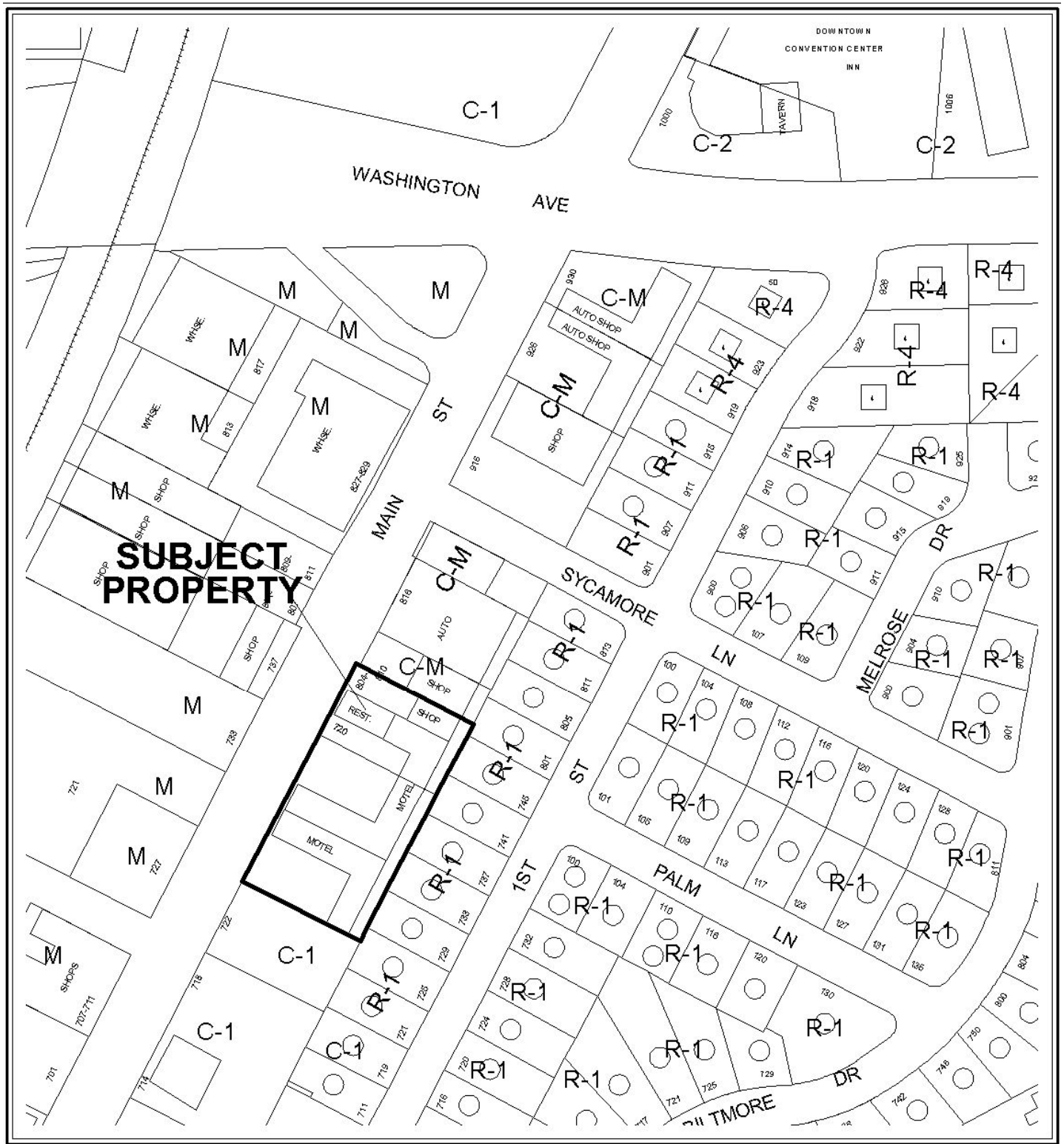
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**RECOMMENDATION:**

Staff recommends APPROVAL, subject to conditions:

**BACKUP DOCUMENTATION:**

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



0 200 400 Feet

CASE: TMP-38862

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







CASE: **TMP-38862**

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





## 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: \_\_\_\_\_

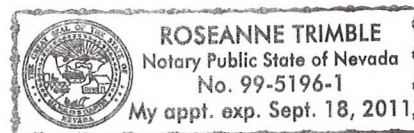
Douglas Da Silva

Subscribed and sworn before me

This 18<sup>th</sup> day of June, 2010

Roseanne Trimble

Notary Public in and for said County and State



RECEIVED

JUL 14 2010

# 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 D & 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 D & 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.

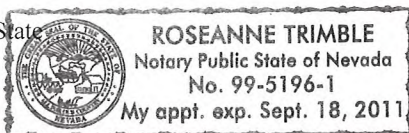
Print Name Douglas Da Silva

Subscribed and sworn before me

This 18th day of June, 20 10.

Roseanne Trimble

Notary Public in and for said County and State



Revised 10/27/08

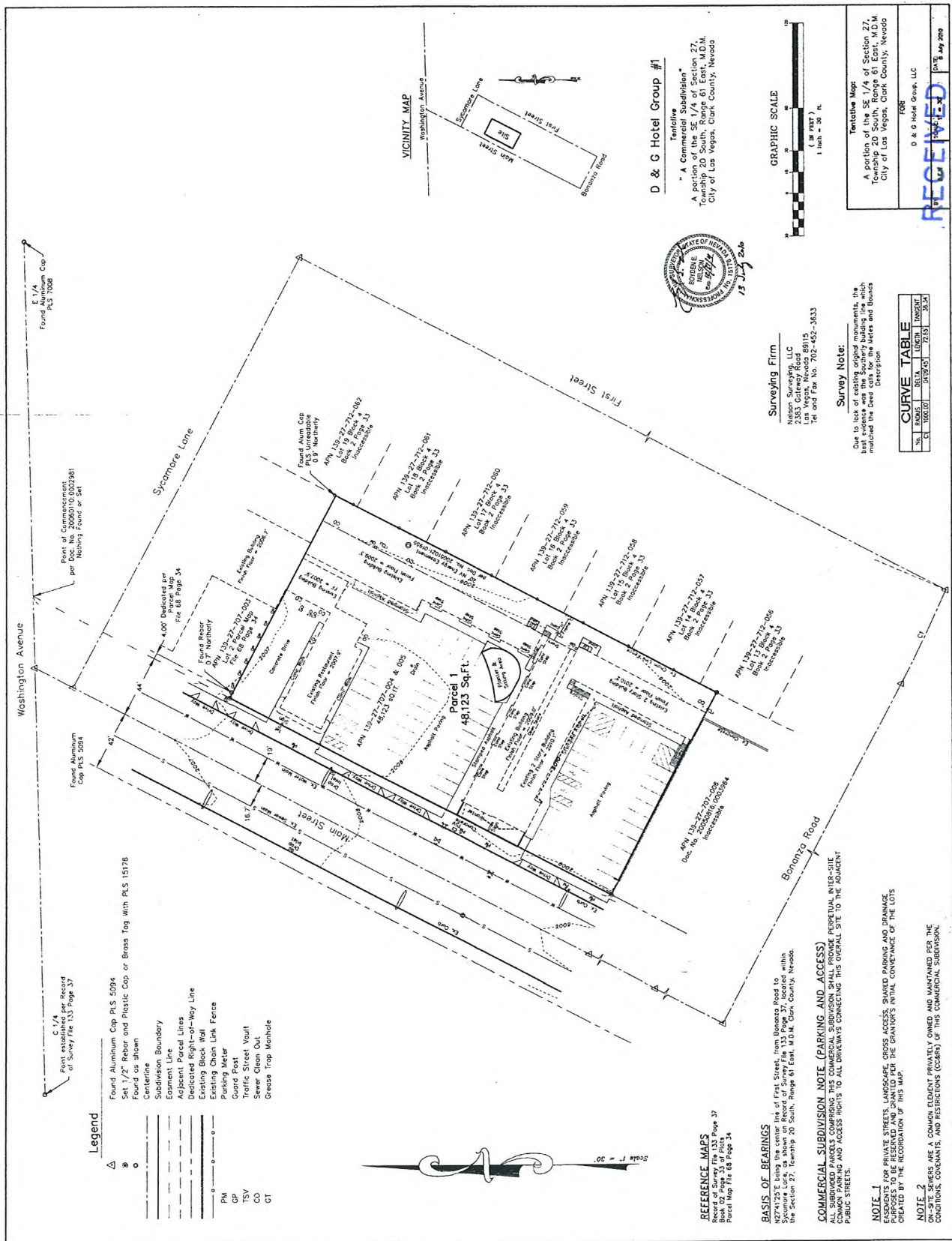
### FOR DEPARTMENT USE ONLY

|                |                  |
|----------------|------------------|
| Case #         | <u>TMP-38862</u> |
| Meeting Date:  | <u>8/26/10</u>   |
| Total Fee:     | <u>150.00</u>    |
| Date Received: | <u>7/14/10</u>   |
| Received By:   | <u>AM</u>        |

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

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





**TMP-38862**

**JUL 14 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

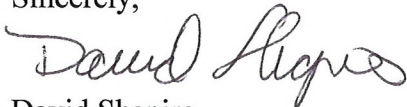
Re: Property located at 700 & 720 N. Main St., Las Vegas, NV  
Parcel #'s 139-27-707-004 & 139-27-707-005

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

RECEIVED  
JUL 14 2010  
TMP-38862

**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:**

**Planning Commission Mtg.**

0

**City Council Meeting**

0

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**

0

**City Council Meeting**

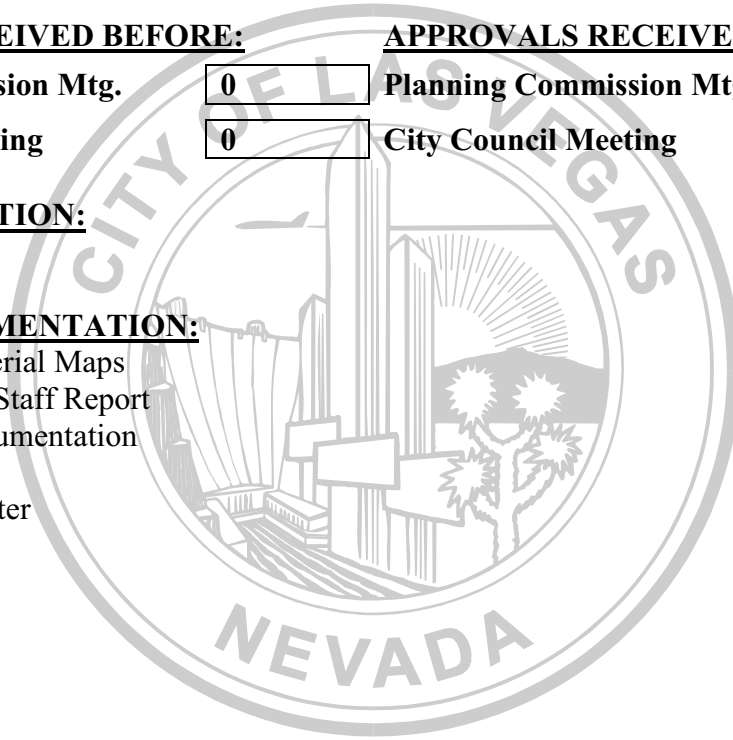
0

**RECOMMENDATION:**

Staff recommends

**BACKUP DOCUMENTATION:**

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





## PLANNING & DEVELOPMENT DEPARTMENT

### STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-38968 APN: 138-26-402-001

Name of Property Owner: NV Energy

Name of Applicant: City of Las Vegas

Name of Representative: Andy Reed

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: \_\_\_\_\_

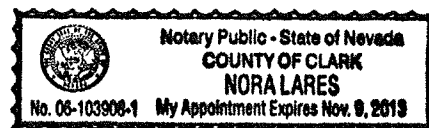
Signature of ~~Property Owner~~ <sup>AUTHORIZED AGENT</sup> Andrew P. Reed

Print Name: Andrew P. Reed

Subscribed and sworn before me

This 27TH day of July, 2010

Nora Lares  
Notary Public in and for said County and State



# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

Application/Petition For: REZONING  
 Project Address (Location) 6700 Bubbling Brook Drive  
 Project Name NVE Substation Proposed Use No change  
 Assessor's Parcel #(s) 138-26-402-001 Ward # 1  
 General Plan: existing PF proposed N/A Zoning: existing R-4 proposed C-V  
 Commercial Square Footage N/A Floor Area Ratio N/A  
 Gross Acres 1.95 Lots/Units N/A Density N/A  
 Additional Information \_\_\_\_\_

PROPERTY OWNER NV Energy Contact Tom Dombrowski  
 Address P.O. Box 98910 Phone: 402-2620 Fax: 402-5064  
 City Las Vegas State NV Zip 89193-8910  
 E-mail Address TDombrowski@nvenergy.com

APPLICANT City of Las Vegas Contact Andy Reed  
 Address 731 S. 4 TH Street Phone: 229-6882 Fax: 385-7268  
 City Las Vegas State NV Zip 89101  
 E-mail Address \_\_\_\_\_

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

AUTHORIZED AGENT

Property Owner Signature\* Andrew P. Reed

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

Print Name Andrew P. Reed

Subscribed and sworn before me

This 27TH day of July, 20 10.

Nora Lares

Notary Public in and for said County and State

### FOR DEPARTMENT USE ONLY

|                 |                   |
|-----------------|-------------------|
| Case #          | <u>7-ON-38968</u> |
| Meeting Date:   | <u>9-23-10</u>    |
| Total Fee:      | <u>N/A</u>        |
| Date Received:* | <u>7-29-10</u>    |
| Received By:    | <u>Andy Reed</u>  |



# REZONING Parcel: 138-26-402-001 ZON - 38968



**ZON-38968**  
**REVISED**

## ZONING

|  |      |  |      |  |       |  |     |
|--|------|--|------|--|-------|--|-----|
|  | U    |  | R-MH |  | R-MHP |  | PD  |
|  | R-A  |  | R-CL |  | P-R   |  | T-D |
|  | R-E  |  | R-2  |  | N-S   |  | TC  |
|  | R-D  |  | R-3  |  | O     |  | C-2 |
|  | R-PD |  | R-4  |  | C-D   |  | C-M |
|  | P-C  |  | R-5  |  | C-1   |  | M   |
|  | R-1  |  |      |  |       |  |     |

- Subject Parcel
- City Limits
- ROI Zoning

**FROM R-4 TO C-V**

JUL 29 2010



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



Printed: August 16, 2010



# PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street  
Las Vegas, NV 89101

Voice: 702-229-6301  
Fax: 702-474-0352  
TTY: 702-386-9108

[www.lasvegasnevada.gov](http://www.lasvegasnevada.gov)

July 27, 2010

Steve Gebeke  
Planning & Development Department  
731 S. 4<sup>th</sup> Street  
Las Vegas, Nevada 89101

**RE: Application ZON-38968**  
**Assessor's Parcel Number 138-26-402-001**

Dear Mr. Gebeke:

In regard to this parcel, staff has determined that the existing General Plan designation and zoning classifications are inconsistent. In order to resolve this inconsistency and ensure that future development is compatible with existing development, staff is proposing to change the zoning classification of this site to C-V (Civic). Please call me at 229-6882 with any questions.

Sincerely,

Andrew P. Reed  
Planning Supervisor  
City of Las Vegas Planning & Development Department

AR:nl

Mayor  
Oscar B. Goodman  
  
City Council  
Gary Reese  
(Mayor Pro Tem)  
Steve Wolfson  
Lois Tarkanian  
Steven D. Ross  
Ricki Y. Barlow  
Stavros S. Anthony  
  
City Manager  
Elizabeth N. Fretwell



07101-001-06-09

**ZON-38968**

**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:**

**Planning Commission Mtg.**

0

**City Council Meeting**

0

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**

0

**City Council Meeting**

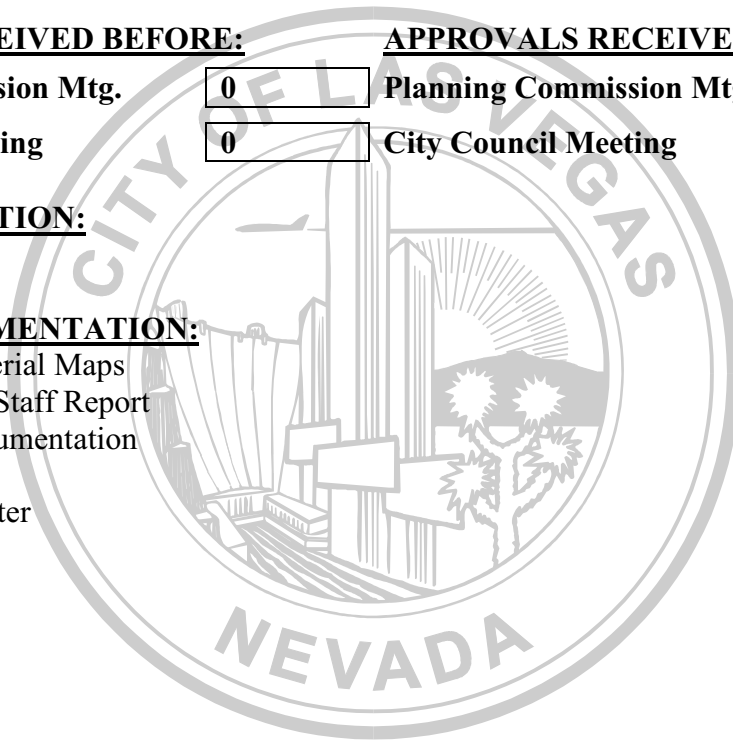
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**RECOMMENDATION:**

Staff recommends

**BACKUP DOCUMENTATION:**

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





## PLANNING & DEVELOPMENT DEPARTMENT

### STATEMENT OF FINANCIAL INTEREST

Case Number **ZON-38971** APN: 162-08-103-005

Name of Property Owner: NV Energy

Name of Applicant: City of Las Vegas

Name of Representative: Andy Reed

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: \_\_\_\_\_

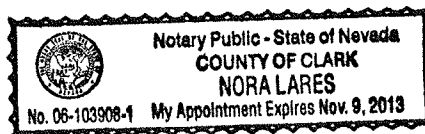
AUTHORIZED AGENT  
Signature of ~~Property Owner~~:

Print Name: Andrew P. Reed

Subscribed and sworn before me

This 27TH day of July, 2010

Notary Public in and for said County and State



# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

Application/Petition For: Rezoning

Project Address (Location) Tamrich Drive and Sahara Avenue

Project Name NV Energy Substation Proposed Use No change

Assessor's Parcel #(s) 162-08-103-005 Ward # 1

General Plan: existing PF proposed \_\_\_\_\_ Zoning: existing P-R proposed C-V

Commercial Square Footage N/A Floor Area Ratio N/A

Gross Acres 1.03 Lots/Units \_\_\_\_\_ Density \_\_\_\_\_

Additional Information \_\_\_\_\_

PROPERTY OWNER NV Energy Contact Tom Dombrowski

Address P.O. Box 98910 Phone: 402-2620 Fax: 402-5064

City Las Vegas State NV Zip 89193-8910

E-mail Address TDombrowski@nvenergy.com

APPLICANT City of Las Vegas Contact Andy Reed

Address 731 S. 4TH Street Phone: 229-6882 Fax: 385-7268

City Las Vegas State NV Zip 89101

E-mail Address \_\_\_\_\_

REPRESENTATIVE \_\_\_\_\_ Contact \_\_\_\_\_

Address \_\_\_\_\_ Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

E-mail Address \_\_\_\_\_

AUTHORIZED AGENT

Property Owner Signature\*

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

Print Name Andrew P. Reed

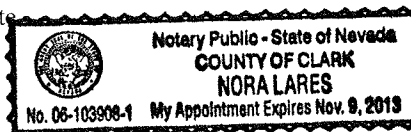
Subscribed and sworn before me

This 27TH day of July, 20 10.

Nora Lares

Notary Public in and for said County and State

Revised 10/27/08



### FOR DEPARTMENT USE ONLY

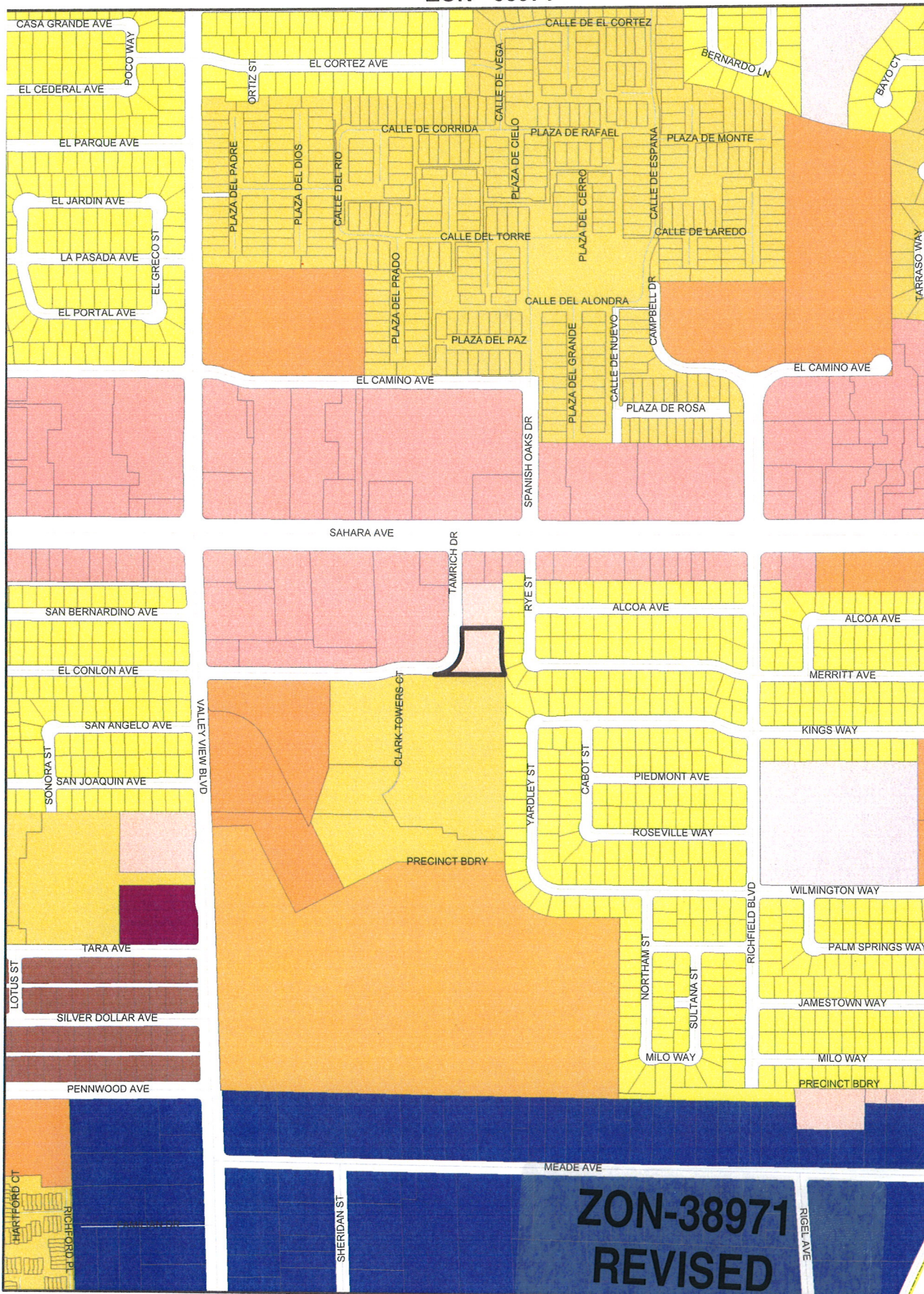
|                 |                    |
|-----------------|--------------------|
| Case #          | <u>ZON-38971</u>   |
| Meeting Date:   | <u>9-23-10</u>     |
| Total Fee:      | <u>N/A</u>         |
| Date Received:* | <u>7-29-10</u>     |
| Received By:    | <u>[Signature]</u> |

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

depot\Application Packet\Application Form.pdf



**REZONING Parcel: 162-08-103-005  
ZON - 38971**



|               |      |      |       |     |
|---------------|------|------|-------|-----|
| <b>ZONING</b> | U    | R-MH | R-MHP | PD  |
|               | R-A  | R-CL | P-R   | T-D |
|               | R-E  | R-2  | N-S   | TC  |
|               | R-D  | R-3  | O     | C-2 |
|               | R-PD | R-4  | C-D   | C-M |
|               | R-1  | R-5  | C-1   | M   |
|               | P-C  |      |       |     |

- Subject Parcel
- City Limits
- ROI Zoning

**ZON-38971  
REVISED**

**FROM P-R TO C-V**

JUL 29 2010



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



Printed: August 16, 2010



PLANNING &  
DEVELOPMENT



DEVELOPMENT SERVICES CENTER

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Fax: 702-474-0352  
TTY: 702-386-9108

[www.lasvegasnevada.gov](http://www.lasvegasnevada.gov)

July 27, 2010

Steve Gebeke  
Planning & Development Department  
731 S. 4<sup>th</sup> Street  
Las Vegas, Nevada 89101

**RE: Application ZON-38971**  
**Assessor's Parcel Number 162-08-103-005**

Dear Mr. Gebeke:

In regard to this parcel, staff has determined that the existing General Plan designation and zoning classifications are inconsistent. In order to resolve this inconsistency and ensure that future development is compatible with existing development, staff is proposing to change the zoning classification of this site to C-V (Civic). Please call me at 229-6882 with any questions.

Sincerely,

Andrew P. Reed  
Planning Supervisor  
City of Las Vegas Planning & Development Department

AR:nl

Mayor  
Oscar B. Goodman

City Council  
Gary Reese  
(Mayor Pro Tem)  
Steve Wolfson  
Lois Tarkanian  
Steven D. Ross  
Ricki Y. Barlow  
Stavros S. Anthony  
City Manager  
Elizabeth N. Fretwell



07101-001-06-09

**ZON-38971**

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

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**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:**

**Planning Commission Mtg.**

0

**City Council Meeting**

0

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**

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



## PLANNING & DEVELOPMENT DEPARTMENT

### STATEMENT OF FINANCIAL INTEREST

Case Number **ZON-38978** APN: 162-09-103-002

Name of Property Owner: NV Energy

Name of Applicant: City of Las Vegas

Name of Representative: Andy Reed

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: \_\_\_\_\_

AUTHORIZED AGENT  
Signature of Property Owner: \_\_\_\_\_

*Andrew P. Reed*

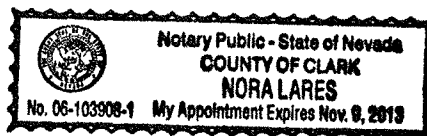
Print Name: Andrew P. Reed

Subscribed and sworn before me

This 27TH day of July, 2010

*Nora Lares*

Notary Public in and for said County and State



# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

Application/Petition For: Rezoning  
 Project Address (Location) 1400 Sutter Avenue  
 Project Name NV Energy Substation Proposed Use No Change  
 Assessor's Parcel #(s) 162-09-103-002 Ward # 1  
 General Plan: existing PF proposed \_\_\_\_\_ Zoning: existing M proposed C-V  
 Commercial Square Footage N/A Floor Area Ratio N/A  
 Gross Acres 4.08 Lots/Units N/A Density N/A  
 Additional Information \_\_\_\_\_

PROPERTY OWNER NV Energy Contact Tom Dombrowski  
 Address P.O. Box 98910 Phone: 402-2620 Fax: 402-5064  
 City Las Vegas State NV Zip 89193-8910  
 E-mail Address TDombrowski@nvenergy.com

APPLICANT City of Las Vegas Contact Andy Reed  
 Address 731 S. 4TH Street Phone: 229-6882 Fax: 385-7268  
 City Las Vegas State NV Zip 89101  
 E-mail Address \_\_\_\_\_

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

AUTHORIZED AGENT

Property Owner Signature\* Andrew P. Reed

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

Print Name Andrew P. Reed

Subscribed and sworn before me

This 27TH day of July, 2010.

Nora Lares

Notary Public in and for said County and State



Notary Public - State of Nevada  
COUNTY OF CLARK  
NORA LARES  
No. 06-103908-1 My Appointment Expires Nov. 9, 2013

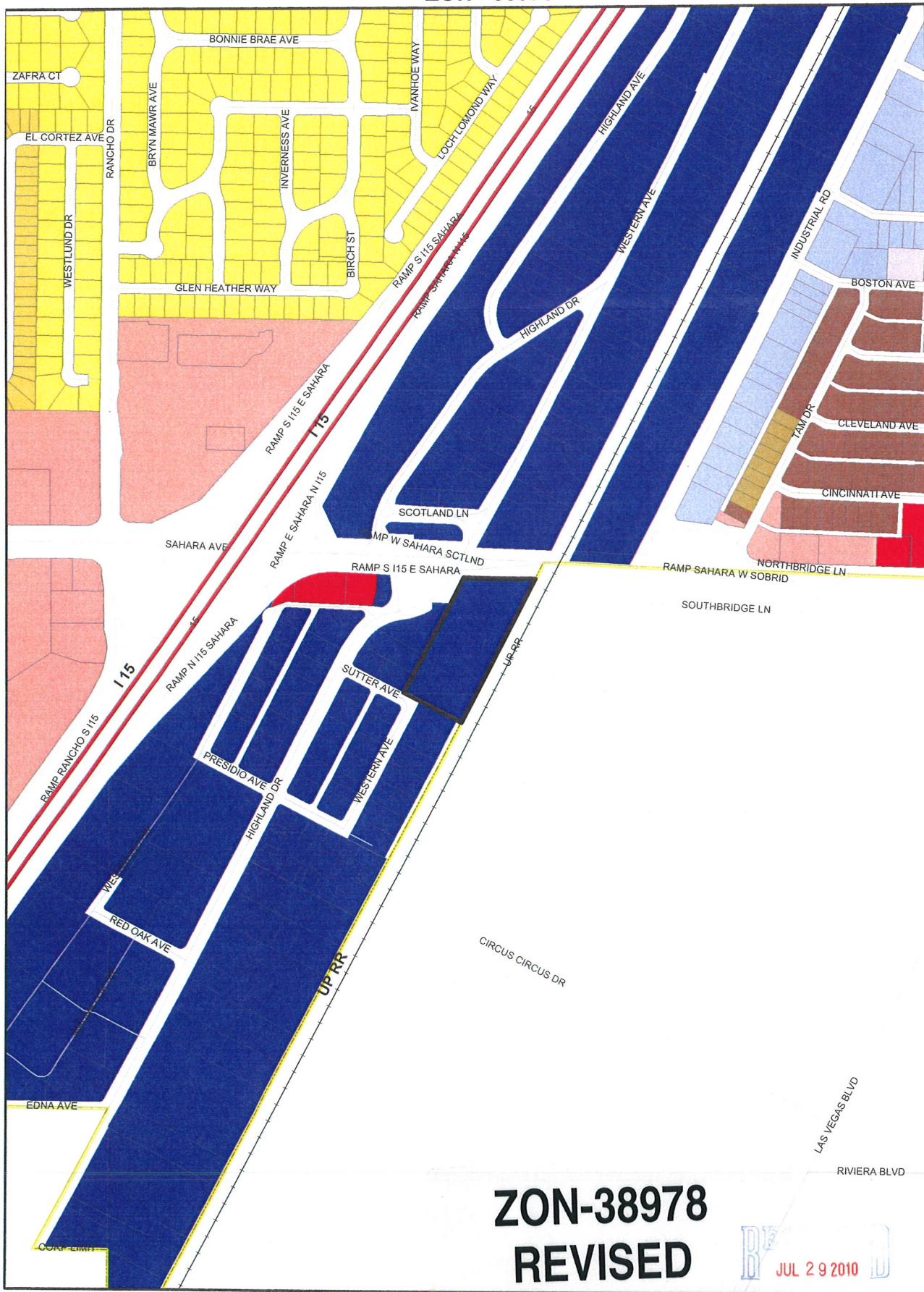
### FOR DEPARTMENT USE ONLY

|                 |                    |
|-----------------|--------------------|
| Case #          | <u>ZON-38978</u>   |
| Meeting Date:   | <u>9-23-10</u>     |
| Total Fee:      | <u>N/A</u>         |
| Date Received:* | <u>7-29-10</u>     |
| Received By:    | <u>[Signature]</u> |

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



**REZONING Parcel: 162-09-103-002**  
**ZON - 38978**



**ZON-38978**  
**REVISED**

JUL 29 2010

## ZONING

## ZONING

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

 Subject Parcel  
 City Limits  
 ROI Zoning

## FROM M TO C-V



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



Printed: August 16, 2010

PLANNING &  
DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street  
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Voice: 702-229-6301  
Fax: 702-474-0352  
TTY: 702-386-9108

[www.lasvegasnevada.gov](http://www.lasvegasnevada.gov)

July 27, 2010

Steve Gebeke  
Planning & Development Department  
731 S. 4<sup>th</sup> Street  
Las Vegas, Nevada 89101

**RE: Application ZON-38978**  
**Assessor's Parcel Number 162-09-103-002**

Dear Mr. Gebeke:

In regard to this parcel, staff has determined that the existing General Plan designation and zoning classifications are inconsistent. In order to resolve this inconsistency and ensure that future development is compatible with existing development, staff is proposing to change the zoning classification of this site to C-V (Civic). Please call me at 229-6882 with any questions.

Sincerely,

Andrew P. Reed  
Planning Supervisor  
City of Las Vegas Planning & Development Department

AR:nl

Mayor  
Oscar B. Goodman

City Council  
Gary Reese  
(Mayor Pro Tem)  
Steve Wolfson  
Lois Tarkanian  
Steven D. Ross  
Ricki Y. Barlow  
Stavros S. Anthony  
City Manager  
Elizabeth N. Fretwell



07101-001-06-09

**ZON-38978**



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

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**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:**

Planning Commission Mtg.

0

City Council Meeting

0

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

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



## PLANNING & DEVELOPMENT DEPARTMENT

### STATEMENT OF FINANCIAL INTEREST

Case Number: **WVR-39089** APN: 126-13-110-016

Name of Property Owner: K B Home Nevada Inc.,

Name of Applicant: KB Home

Name of Representative: VTN-Nevada

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: 126-13-110-016

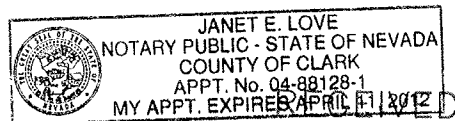
Signature of Property Owner: \_\_\_\_\_

State of Nevada  
County of Clark  
Subscribed and sworn before me

Print Name: Robert McGibney

This 23<sup>rd</sup> day of July, 2010 by Robert McGibney.

Janet E. Love  
Notary Public in and for said County and State





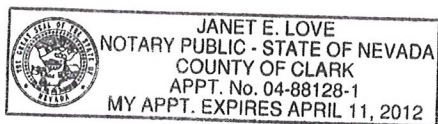
## ACKNOWLEDGEMENT

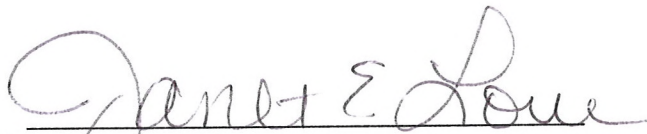
State of Nevada

County of Clark

On July 22, 2010 before me, Janet E. Love, Notary Public, personally appeared Robert McGibney, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument

Witness my hand and official seal.



  
Janet E. Love

My Commission Expires: 4/11/12

RECEIVED

AUG 04 2010



## PLANNING & DEVELOPMENT DEPARTMENT

### APPLICATION / PETITION FORM

Application/Petition For: WAIVER  
Project Address (Location) East of PULI ROAD and GRAND TETON DRIVE  
Project Name CLIFF'S EDGE POD # 201 and 203 / UNIT # 5 Proposed Use Residential  
Assessor's Parcel #(s) 126-13-110-016 Ward # 6  
General Plan: existing \_\_\_\_\_ proposed \_\_\_\_\_ Zoning: existing PD proposed PD  
Commercial Square Footage N/A Floor Area Ratio N/A  
Gross Acres 5.73 Lots/Units 94 Density 9.08  
Additional Information \_\_\_\_\_

PROPERTY OWNER KB HOMES of NEVADA INC. Contact JANET LOVE  
Address 4127 E Van Buren Street # 150 Phone: 266-8400 Fax: 266-8623  
City Phoenix State Arizona Zip 85008  
E-mail Address jlove@kbhome.com

APPLICANT KB Homes of Nevada Inc Contact JANET LOVE  
Address 5655 Badura Avenue Phone: 266-8400 Fax: 266-8623  
City Las Vegas State Nevada Zip 89119  
E-mail Address jlove@kbhome.com

REPRESENTATIVE VTN NEVADA Contact Jeffrey Armstrong  
Address 2727 South Rainbow Boulevard Phone: 253-2431 Fax: 362-2597  
City Las Vegas State Nevada Zip 89146  
E-mail Address jeffreya@vtnnv.com

Property Owner Signature\* [Signature]

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

Print Name Robert Mc Guffey

County Maricopa  
Subscribed and sworn before me

This 22nd day of JULY, 2010

Notary Public in and for said County and State

see attached

Revised 10/27/08

#### FOR DEPARTMENT USE ONLY

|                 |                  |
|-----------------|------------------|
| Case #          | <u>WVR-39089</u> |
| Meeting Date:   | <u>9/23/10</u>   |
| Total Fee:      | <u>830.00</u>    |
| Date Received:* | <u>8/4/10</u>    |
| Received By:    | <u>LHM</u>       |

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

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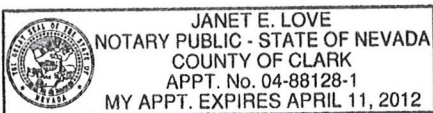
## ACKNOWLEDGEMENT

State of Nevada

County of Clark

On July 22, 2010 before me, Janet E. Love, Notary Public, personally appeared Robert McGibney, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument

Witness my hand and official seal.



  
Janet E. Love

My Commission Expires: 4/11/12

Attachment to City of Las Vegas waiver application for Cliff's Edge Pod 201 & 203 Unit 5.

RECEIVED

AUG 06 2010



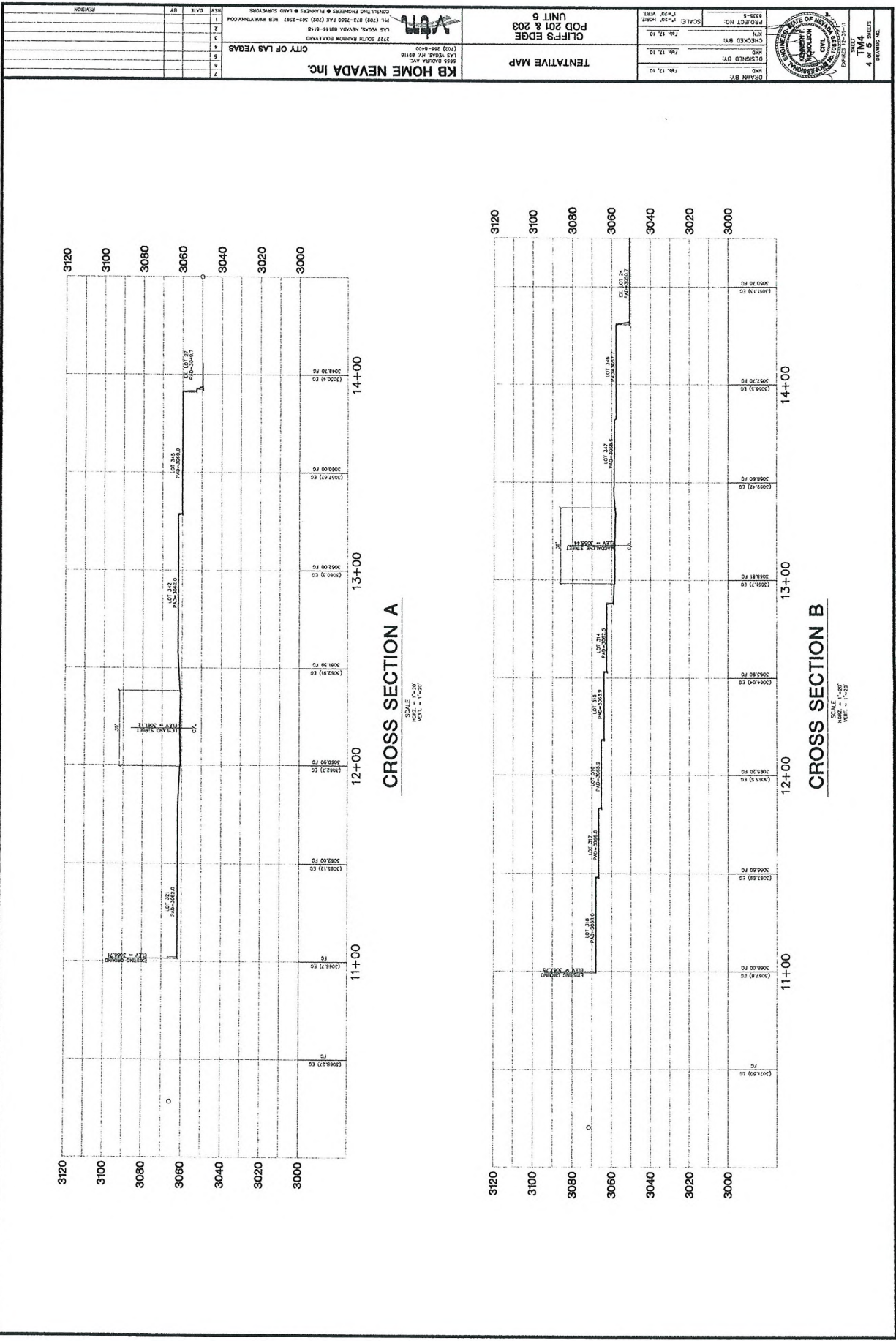
# TMP-39088



AUG 04 2010

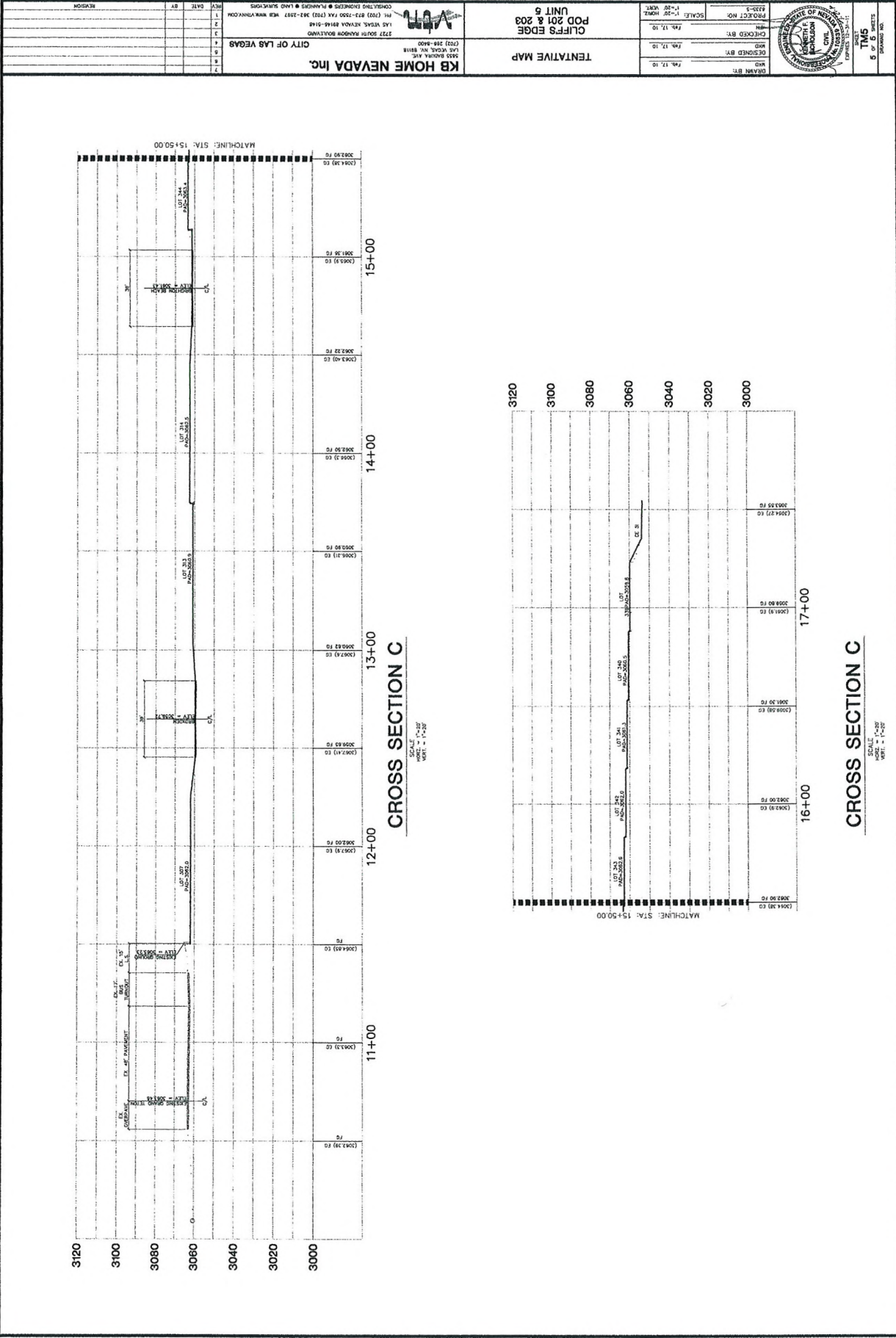
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RECEIVED  
WVR-39089  
TMP-39088  
AUG 04 2010





RECEIVED  
WVR-39089  
TMP-39088  
AUG 04 2010





## PROVIDENCE

3455 Cliff Shadows Parkway, Suite 220  
Las Vegas, Nevada 89129  
(702) 242-4949 ~ FAX: 242-0414

7/29/10

Christa Bilbrey  
KB Home  
5655 Badura Avenue  
Las Vegas, NV 89118

Via: E-mail (cbilbrey@kbhome.com) and Prolog Website

**RE: Providence Master Plan Community**  
**Project Plan: Tentative Map Submittal**  
**POD: 201/203 – Cambridge – Unit 4**  
**Plan Date: 7/13/10**

Dear Christa:

The Providence Design Review Committee (DRC) is in receipt of your Tentative Map submittal for the aforementioned POD.

The DRC **conditionally approves** your Tentative Map for POD 201/203 – Cambridge subject to the following:

- That this Tentative Map's conditions of approval granted by the City of Las Vegas will not refer to dedication of right-of-way necessary for the City of Las Vegas' northern beltway (Sheep Mountain Parkway);
- That the City of Las Vegas' previous tentative map approvals for POD 201/203, specifically, TMP-5290 and TMP-20526, shall be expunged so that the conditions contained therein referring to dedication of right-of-way necessary for the City of Las Vegas' northern beltway (Sheep Mountain Parkway) no longer exist;
- That KB Home demonstrate the above requirements have been met by filing with the Providence Design Review Committee the new conditions of approval for this Tentative Map once the Tentative Map has been approved by the City of Las Vegas' Planning Commission;
- The approved density of POD 201/203 was reduced to eight units per acre. Please revise the "Site Data" block to reflect this;
- Please provide the total number of lots proposed within POD 201/203 as shown on this revised Tentative Map;
- Please verify this revision conforms to an overall density of eight units per acre for POD 201/203.

RECEIVED

**WVR-39089**  
**TMP-39088**

AUG 04 2010





# PROVIDENCE

*Master Planned Community*

July 29, 2010

Page 2 of 2

Unless specifically waived, all elements within Providence must comply with the terms and conditions of the Design Guidelines and other governing documents. The approval granted herein applies only to the specific items as noted above, and does not constitute an approval of every specific element of the submittal, nor does it constitute a waiver of Providence's rights to enforce compliance with the Design Guidelines and other governing documents. Should an element of the submittal not comply with the Design Guidelines or other governing documents, and is not specifically approved, Providence reserves all of its rights with respect to enforcement of the terms and conditions of such documents as to the non-conforming element. All non-conforming elements must be specifically noted and a specific waiver must be submitted with respect thereto.

If you have any questions, please do not hesitate to contact our office.

Sincerely,

Providence Design Review Committee

Calvin Champlin  
Senior Vice President of Entitlements

cc via email: Chris Dingell – Focus

Enclosures (none)

RECEIVED

**WVR-39089**

**AUG 04 2010**

**TMP-39088**

August 4, 2010

W.O. # 6335-5

**City of Las Vegas**  
**Development Services**  
731 South Fourth Street  
Las Vegas, Nevada 89101

**RE: Waiver to Title 18.12**

Planning Department,

On behalf of our client, KB Homes of Nevada, VTN Nevada respectfully submits this letter for a Waiver of Title 18. Specifically, we request a waiver of the Subdivision Code, 18.12, requiring a turnaround at the end of a private street. This site is located east of Puli Road and south of Grand Teton Drive.

The proposed project is unit # 6 of Cliff's Edge Pods 201 and 203, previously identified as open area. The proposed 54 lot subdivision will be access for Unit # 5 via private streets. The stub street identified as "Brighton Beach Avenue" will provide access to a maximum of 2 lots at each end.

Should you have any further questions regarding this matter, please do not hesitate to telephone this office at 873-7550.

Sincerely,  
VTN-Nevada



Jeffrey R. Armstrong, Senior Planner

cc: Janet Love, KB Homes of Nevada  
Ken Nicholson, PM-VTN

RECEIVED

AUG 04 2010

**WVR-39089**

Corporate Headquarters  
Las Vegas, Nevada  
2727 South Rainbow Blvd  
Las Vegas, NV 89146-5148  
Office 702.873.7550 fax 702.362.2597  
www.vtnnv.com

Mesquite, Nevada Office  
450 Hillside Drive A - 200  
Mesquite, NV 89027-3118  
Office 702.873.7550 fax 702.362.2597  
www.vtnnv.com

Phoenix, Arizona Office  
2375 East Camelback Road, Suite 500  
Phoenix, AZ 85016-3424  
Office 602.387.5202 fax 602.387.4286  
www.vtnnv.com

Chino Valley, Arizona Office  
140 North Highway 89  
Chino Valley, AZ 86323-5944  
Office 928.636.1445 fax 928.636.1568  
www.vtnnv.com

**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 (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 Seven Days)**

**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

0

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

0

**RECOMMENDATION:**

Staff recommends

**BACKUP DOCUMENTATION:**

1. Consolidated Backup
2. Supporting Documentation

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





## PLANNING & DEVELOPMENT DEPARTMENT

### STATEMENT OF FINANCIAL INTEREST

Case Number: **TMP-39088** APN: 126-13-110-016

Name of Property Owner: KB HOME NEVADA INC.

Name of Applicant: KB HOME NEVADA INC.

Name of Representative: JANET LOVE

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): \_\_\_\_\_

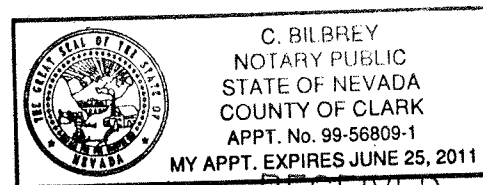
APN: \_\_\_\_\_

Signature of Property Owner: 

Print Name: Robert McGibney

State of Nevada, County of Clark  
Subscribed and sworn before me

This 8th day of July, 2010 by  
Robert McGibney  
C. Bilbrey  
Notary Public in and for said County and State  
my Commission Expires 6/25/11.



RECEIVED

AUG 04 2010

# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

Application/Petition For: TENTATIVE MAP  
 Project Address (Location) E. OF PULI ROAD AND SOUTH OF GRAND TETON  
 Project Name CLIFF'S EDGE PODS 201 AND 203 UNIT 5 Proposed Use \_\_\_\_\_  
 Assessor's Parcel #(s) 126-13-110-016 Ward # 6  
 General Plan: existing \_\_\_\_\_ proposed \_\_\_\_\_ Zoning: existing PD proposed N/A  
 Commercial Square Footage N/A Floor Area Ratio N/A  
 Gross Acres 5.73/8.06 Lots/Units 54 Density 9.08  
 Additional Information \_\_\_\_\_

PROPERTY OWNER KB HOME NEVADA INC. Contact JANET LOVE  
 Address 5655 BADURA AVENUE Phone: 266-8466 Fax: 266-8623  
 City LAS VEGAS State NV Zip 89118  
 E-mail Address \_\_\_\_\_

APPLICANT KB HOME NEVADA INC. Contact JANET LOVE  
 Address 5655 BADURA AVENUE Phone: 266-8466 Fax: 266-8623  
 City LAS VEGAS State NV Zip 89118  
 E-mail Address \_\_\_\_\_

REPRESENTATIVE VTN NEVADA Contact KATHY DANCHO  
 Address 2727 S RAINBOW BLVD Phone: 253-2469 Fax: 632-2597  
 City LAS VEGAS State NV Zip 89146  
 E-mail Address KATHYD@VTNNV.COM

### FOR DEPARTMENT USE ONLY

Property Owner Signature\* [Signature]

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

Print Name Robert McGibney

State of Nevada, County of Clark

Subscribed and sworn before me

This 8th day of July, 20 10,  
 by Robert McGibney C. Bilbrey

Notary Public in and for said County and State

my Commission Expires 6/25/11

Revised 10/27/08



C. BILBREY  
NOTARY PUBLIC  
STATE OF NEVADA  
COUNTY OF CLARK  
APPT. No. 99-56809-1

MY APPT. EXPIRES JUNE 25, 2011

|                |                                       |
|----------------|---------------------------------------|
| Case #         | <u>TMP-39088</u>                      |
| Meeting Date:  | <u>9/23/10</u>                        |
| Total Fee:     | <u>750.00</u>                         |
| Date Received: | <u>8/4/10</u>                         |
| Received By:   | <u>[Signature]</u><br><b>RECEIVED</b> |

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

\\depot\Application Packet\Application Form.pdf

TENTATIVE MAP CLIFF'S EDGE POD 201 & 203 Unit 5

STREET NAMES

Brighton Beach

Broxden Junction

Leyland

Magdalene

RECEIVED

AUG 04 2010

**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.: 10/20/2010**

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

**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

0

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

0

**RECOMMENDATION:**

Staff recommends

**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



## PLANNING & DEVELOPMENT DEPARTMENT

## STATEMENT OF FINANCIAL INTEREST

Case Number: **RQR-39097** APN: 139 31 801 009

Name of Property Owner: LODGE BROE

Name of Applicant: Clear Channel Outdoor

Name of Representative: Rod Carter

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

           Yes           X           No

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

City Official: \_\_\_\_\_

Partner(s): \_\_\_\_\_

APN: \_\_\_\_\_

Signature of Property Owner: Lee B. Smith

Print Name: LEE BUTTS TRUSTEE CHAIRMAN

Subscribed and sworn before me

This 3 day of August, 2010

Jordyn Sears  
Notary Public in and for said County and State



# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

Application/Petition For: RQR ~~111A~~ 21349  
 Project Address (Location) 4100 W. Charleston Blvd  
 Project Name REQUIRED REVIEW - Clear Channel Outdoor Proposed Use EXISTING  
 Assessor's Parcel #(s) 13A 31 801 009 Ward # 1  
 General Plan: existing X proposed \_\_\_\_\_ Zoning: existing C1 proposed \_\_\_\_\_  
 Commercial Square Footage \_\_\_\_\_ Floor Area Ratio \_\_\_\_\_  
 Gross Acres \_\_\_\_\_ Lots/Units \_\_\_\_\_ Density \_\_\_\_\_  
 Additional Information \_\_\_\_\_

PROPERTY OWNER LODGE BPOE Contact LEE BUTTS  
 Address 4100 W. Charleston Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 City Las Vegas State NV Zip 89107

APPLICANT Clear Channel Outdoor Contact ROD Carter  
 Address 2880 - B Meade Ave., Suite 350 Phone: 738 7200 Fax: 738 7206  
 City Las Vegas State NV Zip 89102

REPRESENTATIVE SAME AS APPLICANT Contact \_\_\_\_\_  
 Address \_\_\_\_\_ Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Property Owner Signature\* Lee Butts

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

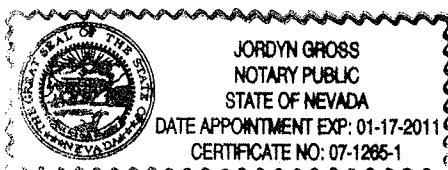
Print Name LEE BUTTS TRUSTEE CHAIRMAN

Subscribed and sworn before me

This 3 day of August, 20 10.

Jordyn Gross

Notary Public in and for said County and State



### FOR DEPARTMENT USE ONLY

|                 |                    |
|-----------------|--------------------|
| Case #          | <u>RQR-39097</u>   |
| Meeting Date:   | <u>9-23-10 PC</u>  |
| Total Fee:      | <u>\$800.00</u>    |
| Date Received:* | <u>8/5/10</u>      |
| Received By:    | <u>[Signature]</u> |

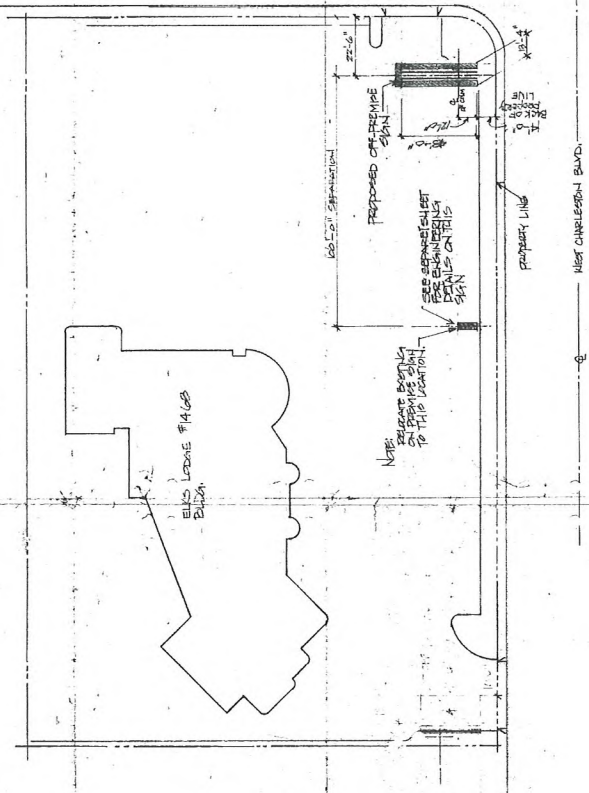
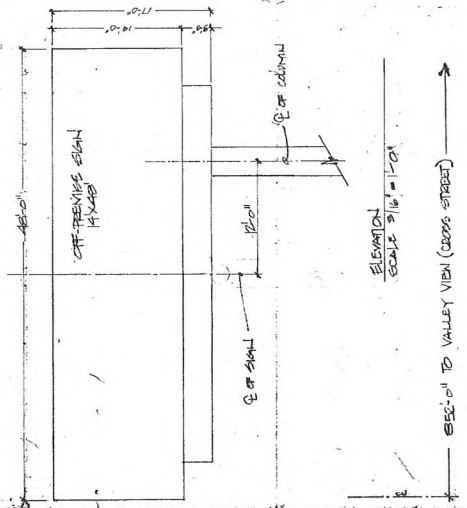
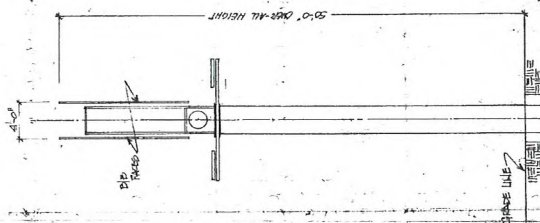
\*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

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RECEIVED  
AUG 05 2010  
FBI - NEW YORK  
NY 100  
100-111111-111111

AUG 05 2010

**RQR-39097**



SITE PLAN  
SCALE 1"=20'-0"

- [illegible]

NOTE: ALL EXPOSED STEEL

NOTE: PLEASE NOTIFY BUREAU OF  
COMMUNICATIONS (C-3) BY AIR  
MAIL IMMEDIATELY UPON RECEIVING THIS

|                         |      |    |          |             |
|-------------------------|------|----|----------|-------------|
| APPROVED FOR PRODUCTION | DATE | BY | REVISION | DESCRIPTION |
|                         |      |    |          |             |

OK. ELS LOSE 11 MGS  
to 10/28/82  
Cincinnati  
11/1/82

ALL INFORMATION CONTAINED  
HEREIN IS UNCLASSIFIED  
DATE 08-14-2001 BY 60322  
UCBAW/BJA





LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN  
MAYOR

GARY REESE  
MAYOR PRO TEM

LARRY BROWN  
STEVE WOLFSON  
LOIS TARKANIAN  
STEVEN D. ROSS  
RICKI Y. BARLOW

DOUGLAS A. SELBY  
CITY MANAGER



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

VOICE 702.229.6011  
TDD 702.386.9108  
www.lasvegasnevada.gov

October 9, 2007

Lodge BPOE #1468  
4100 West Charleston Boulevard  
Las Vegas, Nevada 89107

RE: RQR-21349 – REQUIRED REVIEW  
CITY COUNCIL MEETING OF SEPTEMBER 5, 2007

Dear Applicant:

The City Council at a regular meeting held September 5, 2007 considered the Appeal of the denial by the Planning Commission of a Required One Year Review of an approved Special Use Permit (U-0216-90) WHICH ALLOWED A 50-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 4100 West Charleston Boulevard (APN 139-31-801-009), C-1 (Limited Commercial) Zone.

The City Council granted the Appeal, thereby APPROVING the One Year Review. The Notice of Final Action was filed with the Las Vegas City Clerk on September 6, 2007. This approval is subject to:

Planning & Development

1. This Special Use Permit shall be reviewed in three (3) years at which time the City Council may require the Off-Premise Advertising (Billboard) Sign be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the Off-Premise Advertising (Billboard) Sign is removed.
2. The Off-Premise Advertising (Billboard) Sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the Off-Premise Advertising (Billboard) Sign.
3. The property owner shall keep the property properly maintained and graffiti-free at all times. Failure to perform required maintenance may result in fines and/or removal of the Off-Premise Advertising (Billboard) Sign.
4. If the existing off-premise sign is voluntarily demolished, this Special Use Permit shall be expunged and a new off-premise sign shall not be permitted in the same location unless a Special Use Permit is approved for the new structure by the City Council.

RECEIVED  
AUG 05 2010

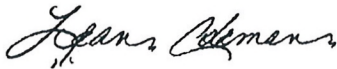
RQR-39097



Lodge BPOE #1468  
RQR-21349 – Page Two  
October 9, 2007

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

Sincerely,



Lean Coleman  
Deputy City Clerk II for  
Beverly K. Bridges, CMC, City Clerk



Margo Wheeler, AICP  
Director  
Planning and Development Department

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

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

**RQR-39097**

**RECEIVED**  
AUG 05 2010

**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 NEVADA - 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.: 10/20/2010**

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

**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

0

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

0

**RECOMMENDATION:**

Staff recommends

**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



## PLANNING & DEVELOPMENT DEPARTMENT

### STATEMENT OF FINANCIAL INTEREST

Case Number: **RQR-39106** APN: 162-09-110-019

Name of Property Owner: Urban Land Nevada

Name of Applicant: Lamar Central Outdoor, LLC

Name of Representative: \_\_\_\_\_

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

☐ Yes

☒ No

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

City Official: \_\_\_\_\_

Partner(s): \_\_\_\_\_

APN: \_\_\_\_\_

Urban Land of Nevada

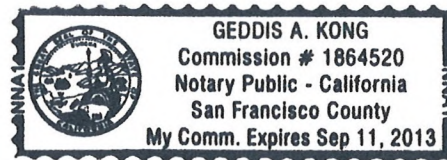
Signature of Property Owner: By Theodore B. Lee

Print Name: Theodore B. Lee, President

Subscribed and sworn before me

This 26th day of July, 2010

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



RECEIVED  
AUG 06 2010



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Required Review  
 Project Address (Location) 2550 Highland Drive  
 Project Name Urban Land Review Proposed Use billboard  
 Assessor's Parcel #(s) 162-09-110-019 Ward # 1  
 General Plan: existing \_\_\_\_\_ proposed \_\_\_\_\_ Zoning: existing M proposed \_\_\_\_\_  
 Commercial Square Footage 672 Floor Area Ratio \_\_\_\_\_  
 Gross Acres \_\_\_\_\_ Lots/Units \_\_\_\_\_ Density \_\_\_\_\_  
 Additional Information Required Review for an existing billboard

PROPERTY OWNER Urban Land Nevada Contact Theodore B. Lee  
 Address 3271 S. Highland Drive Ste 704 Phone: (702) 369-9595 Fax: (702) 369-2776  
 City Las Vegas State NV Zip 89109  
 E-mail Address lvlee@aol.com

APPLICANT Lamar Central Outdoor, LLC Contact Scott Naftzger  
 Address 1863 Helm Drive Phone: (702) 873-4600 Fax: (702) 873-4344  
 City Las Vegas State NV Zip 89119  
 E-mail Address snaftzger@lamar.com

REPRESENTATIVE Same as Applicant Contact \_\_\_\_\_  
 Address \_\_\_\_\_ Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
 E-mail Address \_\_\_\_\_

Property Owner Signature\* By Theodore B. Lee  
 \* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

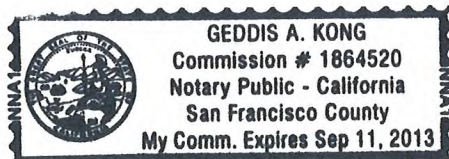
Print Name Theodore B. Lee, President

Subscribed and sworn before me

This 26th day of July, 2010

Notary Public in and for said County and State

Revised 10/27/08



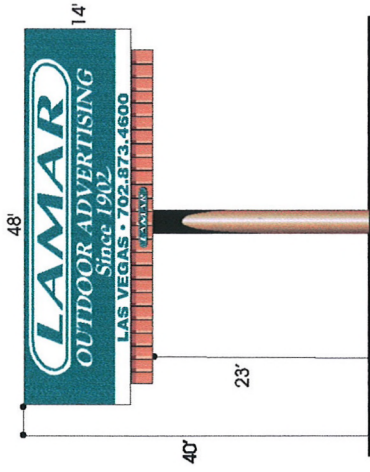
FOR DEPARTMENT USE ONLY

|                 |                    |
|-----------------|--------------------|
| Case #          | <u>RQR-39106</u>   |
| Meeting Date:   | <u>9/23/10</u>     |
| Total Fee:      | <u>\$ 800</u>      |
| Date Received:* | <u>8/6/10</u>      |
| Received By:    | <u>[Signature]</u> |

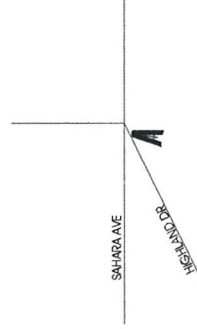
\*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

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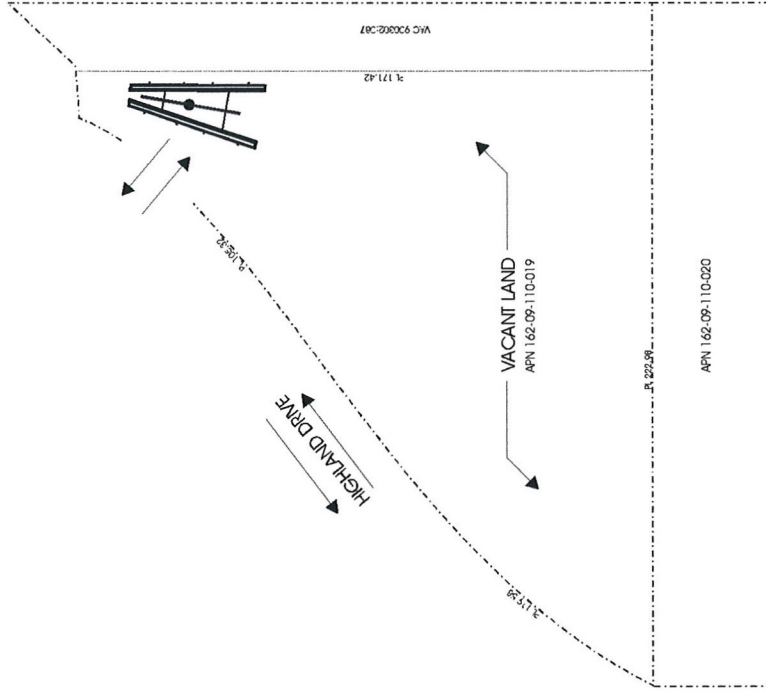




ELEVATION (NO SCALE)



VICINITY MAP (NO SCALE)



|                           |                |                       |  |
|---------------------------|----------------|-----------------------|--|
| LAMAR OUTDOOR ADVERTISING |                |                       |  |
| SCALE: 1" = 20'           | DATE: 07/28/10 | DRAWN BY: S. NAFTZGER |  |
| URBAN LAND OF NEVADA      |                |                       |  |
| APN 162-09-110-019        |                | DRAWING NUMBER:       |  |

RQR-39106

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AUG 06 2010

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AUG 06 2010

RQR-39106







LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN  
MAYOR

GARY REESE  
MAYOR PRO TEM

LARRY BROWN  
STEVE WOLFSON  
LOIS TARKANIAN  
STEVEN D. ROSS  
RICKI Y. BARLOW

DOUGLAS A. SELBY  
CITY MANAGER

094800



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

VOICE 702.229.6011  
TDD 702.386.9108  
[www.lasvegasnevada.gov](http://www.lasvegasnevada.gov)

October 9, 2007

Urban Land Nevada  
3271 South Highland Drive, Suite #704  
Las Vegas, Nevada 89109

RE: RQR-22324 – REQUIRED REVIEW  
CITY COUNCIL MEETING OF SEPTEMBER 5, 2007

Dear Applicant:

The City Council at a regular meeting held September 5, 2007 APPROVED the Required Two Year Review of an approved Special Use Permit (U-0265-94) WHICH ALLOWED A 40-FOOT HIGH, 14-FOOT X 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 2550 Highland Drive (APN 162-09-110-019), M (Industrial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on September 6, 2007. This approval is subject to:

Planning & Development

1. This Special Use Permit shall be reviewed in three (3) years at which time the City Council may require the Off-Premise Advertising (Billboard) Sign be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the Off-Premise Advertising (Billboard) Sign is removed.
2. The Off-Premise Advertising (Billboard) Sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the Off-Premise Advertising (Billboard) Sign.
3. The property owner shall keep the property properly maintained and graffiti-free at all times. Failure to perform required maintenance may result in fines and/or removal of the Off-Premise Advertising (Billboard) Sign.

**RQR-39106**

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AUG 06 2010



Urban Land Nevada  
RQR-22324 – Page Two  
October 9, 2007

4. If the existing off-premise sign is voluntarily demolished, this Special Use Permit shall be expunged and a new off-premise sign shall not be permitted in the same location unless a Special Use Permit is approved for the new structure by the City Council.

Sincerely,



Lean Coleman  
Deputy City Clerk II for  
Beverly K. Bridges, CMC, City Clerk



Marge Wheeler, AICP  
Director  
Planning and Development Department

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

Mr. Scott Naftzger  
Lamar Advertising  
1863 Helm Drive  
Las Vegas, Nevada 89119

Ms. Stephanie Allen  
KKBR&F  
3800 Howard Hughes Parkway, 7<sup>th</sup> Floor  
Las Vegas, Nevada 89169

RQR-39106

RECEIVED  
AUG 06 2010



**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). Staff recommends

**IF APPROVED, C.C.: 10/20/2010**

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

**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

0

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

0

**RECOMMENDATION:**

Staff recommends

**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



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **RQR-39107** APN: 138-36-804-008

Name of Property Owner: Charwest, Inc.

Name of Applicant: Lamar Central Outdoor, LLC

Name of Representative: \_\_\_\_\_

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

☐ Yes

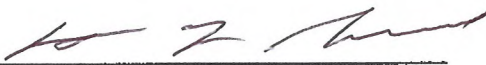
☒ No

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

City Official: \_\_\_\_\_

Partner(s): \_\_\_\_\_

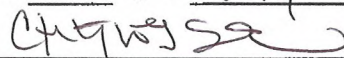
APN: \_\_\_\_\_

Signature of Property Owner: 

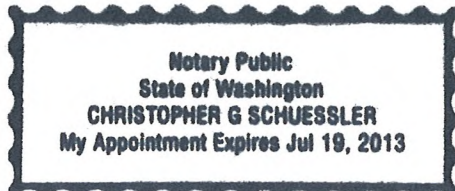
Print Name: ROBERT L. SCHMIDT

Subscribed and sworn before me

This 28<sup>th</sup> day of July, 2010

  
Notary Public in and for said County and State

Revised 11-14-06



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

RECEIVED  
AUG 06 2010



# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

Application/Petition For: Required Review  
 Project Address (Location) 4820 W. Charleston Blvd.  
 Project Name Charwest Review Proposed Use billboard  
 Assessor's Parcel #(s) 138-36-804-008 Ward # 1  
 General Plan: existing \_\_\_\_\_ proposed \_\_\_\_\_ Zoning: existing C-2 proposed \_\_\_\_\_  
 Commercial Square Footage 672 Floor Area Ratio \_\_\_\_\_  
 Gross Acres \_\_\_\_\_ Lots/Units \_\_\_\_\_ Density \_\_\_\_\_  
 Additional Information Required Review for an existing billboard

PROPERTY OWNER Charwest, Inc. Contact \_\_\_\_\_  
 Address 4820 W. Charleston Blvd Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 City Las Vegas State NV Zip 89146  
 E-mail Address \_\_\_\_\_

APPLICANT Lamar Central Outdoor, LLC Contact Scott Naftzger  
 Address 1863 Helm Drive Phone: (702) 873-4800 Fax: (702) 873-4344  
 City Las Vegas State NV Zip 89119  
 E-mail Address snaftzger@lamar.com

REPRESENTATIVE Same as Applicant Contact \_\_\_\_\_  
 Address \_\_\_\_\_ Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
 E-mail Address \_\_\_\_\_

Property Owner Signature\* [Signature]

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

Print Name ROBERT L. SCHMIDT

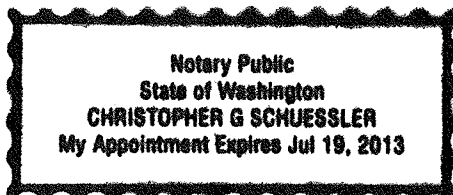
Subscribed and sworn before me

This 28th day of July, 20 10

[Signature]

Notary Public in and for said County and State

Revised 10/27/08

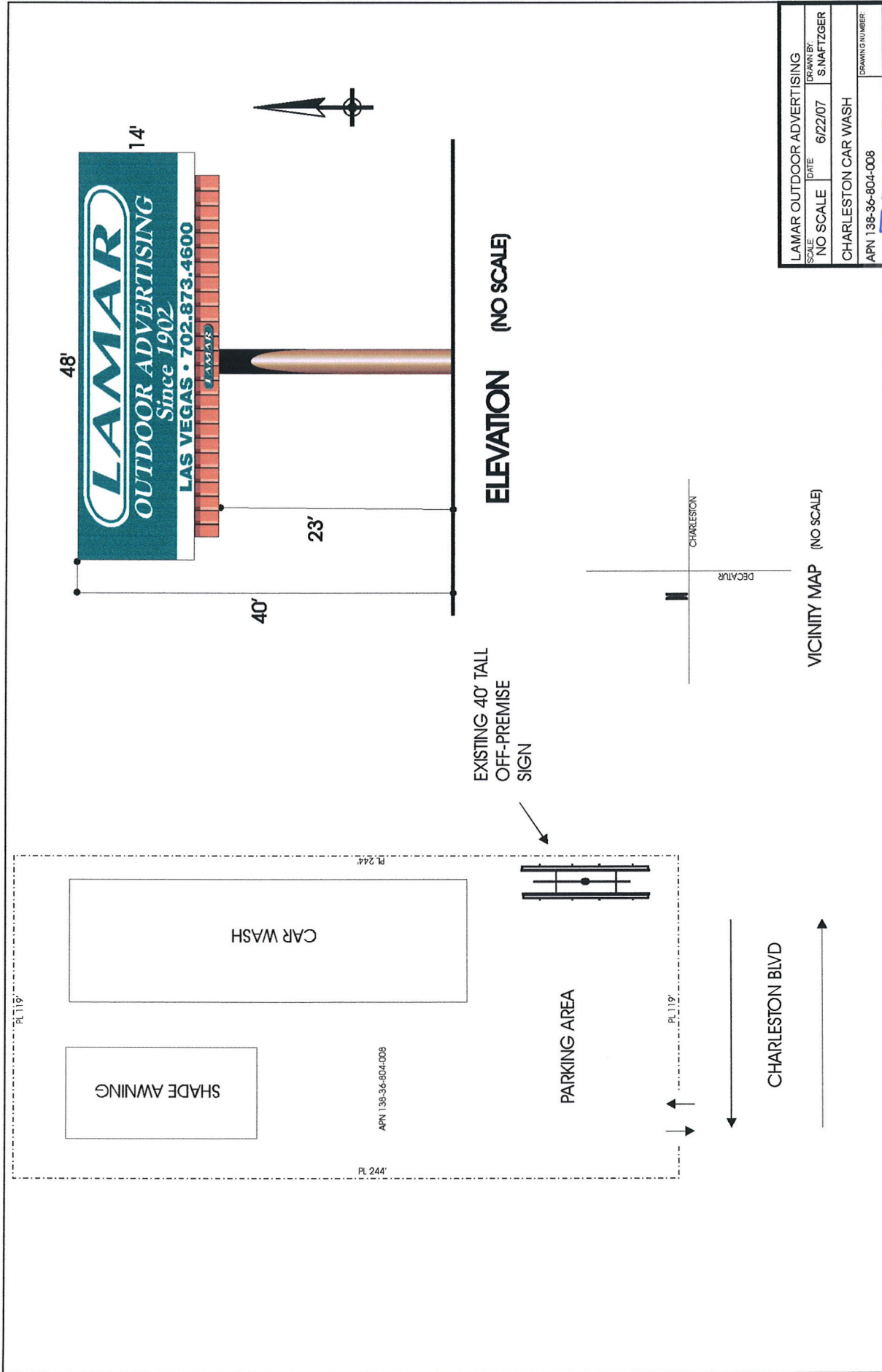


### FOR DEPARTMENT USE ONLY

|                |                    |
|----------------|--------------------|
| Case #         | <u>RQR-39107</u>   |
| Meeting Date:  | <u>9-23-10</u>     |
| Total Fee:     | <u>\$800</u>       |
| Date Received: | <u>8/6/10</u>      |
| Received By:   | <u>[Signature]</u> |

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

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



|                           |           |
|---------------------------|-----------|
| LAMAR OUTDOOR ADVERTISING |           |
| SCALE                     | NO SCALE  |
| DATE                      | 6/22/07   |
| DRAWN BY                  | SNAFTZGER |
| CHARLESTON CAR WASH       |           |
| APN 138-36-804-008        |           |
| DRAWING NUMBER            |           |

**RECEIVED**

**AUG 06 2010**

**RQR-39107**





RQR-39107 WEST FACE

RECEIVED  
AUG 06 2010





RQR-39107 EAST FACE

RECEIVED  
AUG 06 2010





LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN  
MAYOR

GARY REESE  
MAYOR PRO TEM

LARRY BROWN  
STEVE WOLFSON  
LOIS TARKANIAN  
STEVEN D. ROSS  
RICKI Y. BARLOW

DOUGLAS A. SELBY  
CITY MANAGER



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

VOICE 702 229 6011  
TDD 702 386 9108  
www.lasvegasnevada.gov

September 7, 2007

Charwest  
4820 West Charleston Boulevard  
Las Vegas, Nevada 89107

RE: RQR-22322 – REQUIRED REVIEW  
CITY COUNCIL MEETING OF SEPTEMBER 5, 2007

Dear Applicant:

The City Council at a regular meeting held September 5, 2007 APPROVED the Required Two Year Review of an approved Special Use Permit (U-0262-94) WHICH ALLOWED A 40-FOOT TALL, 14-FOOT X 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 4820 West Charleston Boulevard (APN 138-36-804-008), C-2 (General Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on September 6, 2007. This approval is subject to.

Planning & Development

1. This Special Use Permit shall be reviewed in three (3) years at which time the City Council may require the Off-Premise Advertising (Billboard) Sign be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the Off-Premise Advertising (Billboard) Sign is removed.
2. The Off-Premise Advertising (Billboard) Sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the Off-Premise Advertising (Billboard) Sign.
3. The property owner shall keep the property properly maintained and graffiti-free at all times. Failure to perform required maintenance may result in fines and/or removal of the Off-Premise Advertising (Billboard) Sign.
4. If the existing off-premise sign is voluntarily demolished, this Special Use Permit shall be expunged and a new off-premise sign shall not be permitted in the same location unless a Special Use Permit is approved for the new structure by the City Council.
5. The applicant shall clean the Off-Premise Advertising (Billboard) Sign of all bird droppings within 30 days of final approval.

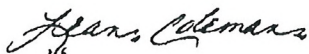
RQR-39107

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AUG 06 2010

Charwest  
RQR-22322 -- Page Two  
September 7, 2007

6. The applicant shall remove the razor wire on the Off-Premise Advertising (Billboard) Sign within 30 days of final approval.
7. Bird deterrent devices shall be installed on the sign within 30 days of final approval by the City of Las Vegas.
8. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Sincerely,



Lean Coleman  
Deputy City Clerk II for  
Beverly K. Bridges, CMC, City Clerk

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

Mr. Scott Naftzger  
Lamar Advertising  
1863 Helm Drive  
Las Vegas, Nevada 89119

Ms Stephanie Allen  
KKBR&F  
3800 Howard Hughes Parkway, 7<sup>th</sup> Floor  
Las Vegas, Nevada 89169

**RQR-39107**

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AUG 06 2010



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

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**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). Staff recommends

**SET DATE: 10/06/2010**

**C.C.: 10/20/2010**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**

**0**

**City Council Meeting**

**0**

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**

**0**

**City Council Meeting**

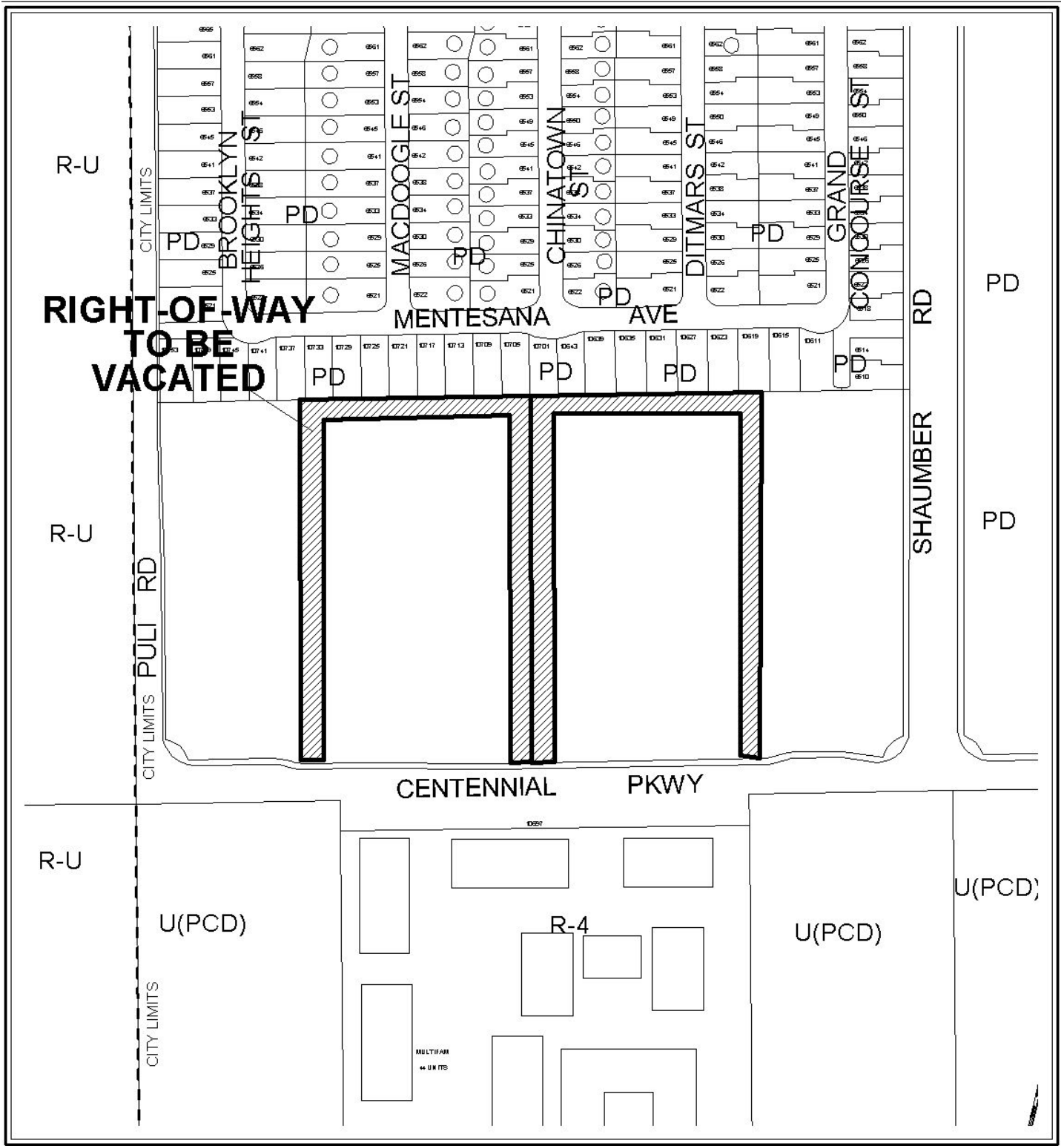
**0**

**RECOMMENDATION:**

Staff recommends

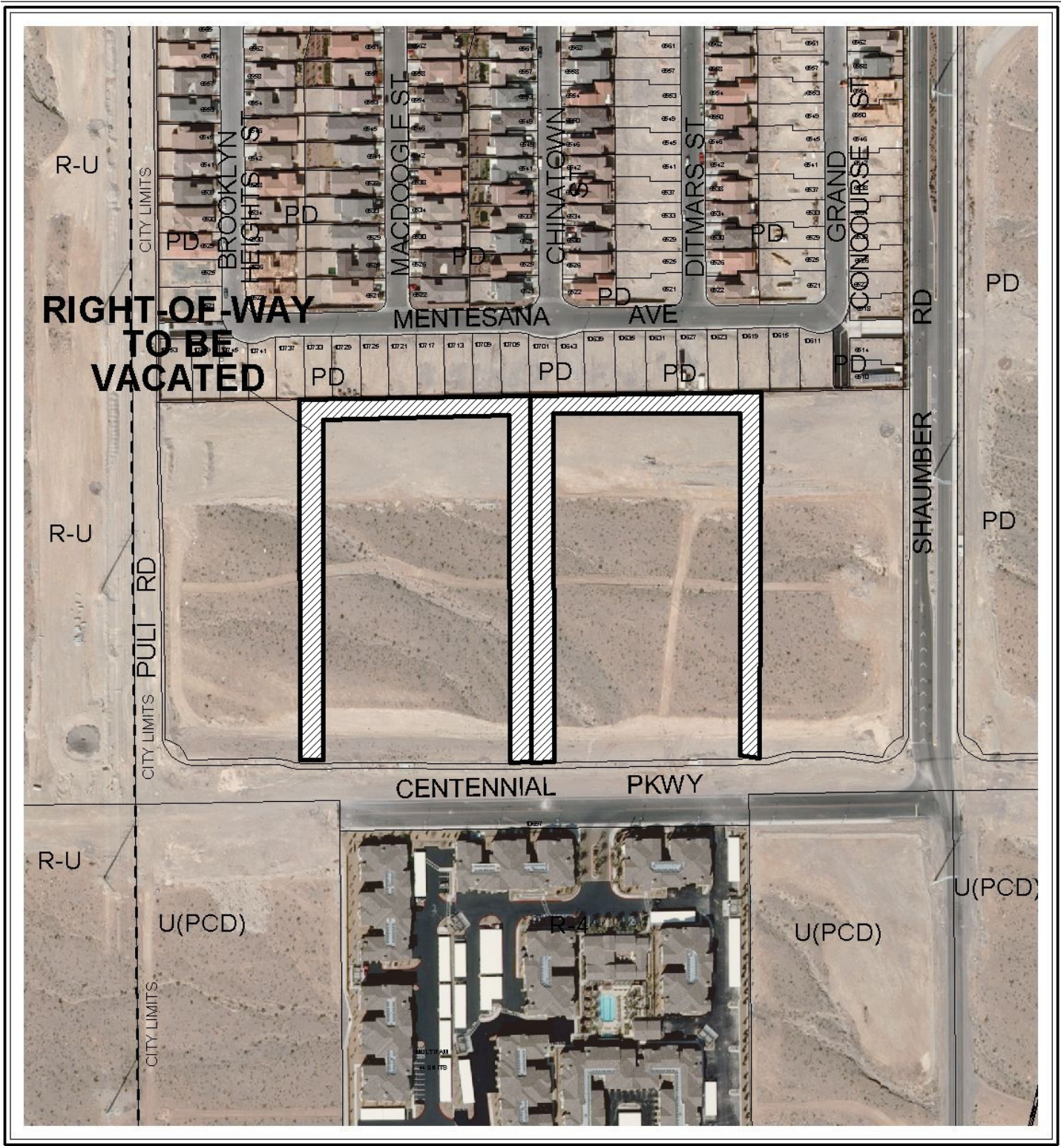
**BACKUP DOCUMENTATION:**

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



CASE: VAC-39018





CASE: VAC-39018

0 200 400 Feet





## PLANNING & DEVELOPMENT DEPARTMENT

### STATEMENT OF FINANCIAL INTEREST

Case Number: **VAC-39018** APN: 126-24-410-002

Name of Property Owner: HOF Financial I, LLC

Name of Applicant: Pardee Homes of Nevada, Inc.

Name of Representative: Slater Hanigan Group

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

\_\_\_\_\_ Yes

X No

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

City Official: \_\_\_\_\_

Partner(s): \_\_\_\_\_

APN: \_\_\_\_\_

Signature of Property Owner: [Signature]  
*Authorized Representative*

Print Name: Russ Wakeham

Subscribed and sworn before me

This \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

*See attached*

Notary Public in and for said County and State

RECEIVED  
JUL 29 2010

STATE OF CALIFORNIA

COUNTY OF ORANGE

On July 23, 2010, before me, **Shannon Van Atta, a Notary Public**, personally appeared **Russ Wakeham**, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

*Shannon Van Atta*

[SEAL]



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JUL 29 2010

# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

Application/Petition For: Vacation and Abandonment  
 Project Address (Location) Centennial Parkway / Shaumber Road  
 Project Name Providence POD 307 Proposed Use \_\_\_\_\_  
 Assessor's Parcel #(s) 126-24-410-002 Ward # \_\_\_\_\_  
 General Plan: existing \_\_\_\_\_ proposed \_\_\_\_\_ Zoning: existing PD proposed \_\_\_\_\_  
 Commercial Square Footage \_\_\_\_\_ Floor Area Ratio \_\_\_\_\_  
 Gross Acres \_\_\_\_\_ Lots/Units \_\_\_\_\_ Density \_\_\_\_\_  
 Additional Information \_\_\_\_\_

PROPERTY OWNER HOF Financial I, LLC Contact Russ Wakeman  
 Address 3200 Bristol Street, Suite 800 Phone: (714) 433-2300 Fax: \_\_\_\_\_  
 City Costa Mesa State California Zip 92626  
 E-mail Address \_\_\_\_\_

APPLICANT Pardee Homes of Nevada, Inc. Contact Dan Hale  
 Address 650 White Drive, Suite 100 Phone: (702) 614-1400 Fax: (702) 873-6881  
 City Las Vegas State Nevada Zip 89119  
 E-mail Address \_\_\_\_\_

REPRESENTATIVE Slater Hanifan Group Contact Chelsea Peltier  
 Address 5740 S. Arville St. # 216 Phone: (702) 284-5300 Fax: (702) 284-5399  
 City Las Vegas State NV Zip 89118  
 E-mail Address cpeltier@shg-inc.com

Property Owner Signature\* [Signature]

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

Print Name Russ WAKEMAN

Subscribed and sworn before me

This \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_.

Notary Public in and for said County and State

*See attached*

### FOR DEPARTMENT USE ONLY

|                |                    |
|----------------|--------------------|
| Case #         | <u>VAC-39018</u>   |
| Meeting Date:  | <u>9/23/10 PC</u>  |
| Total Fee:     | <u>\$1,000</u>     |
| Date Received: | <u>7/29/10</u>     |
| Received By:   | <u>[Signature]</u> |

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

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

**COPY**



STATE OF CALIFORNIA

COUNTY OF ORANGE

On July 23, 2010, before me, **Shannon Van Atta, a Notary Public**, personally appeared **Russ Wakeham**, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

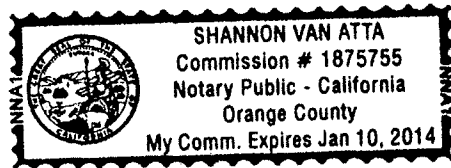
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

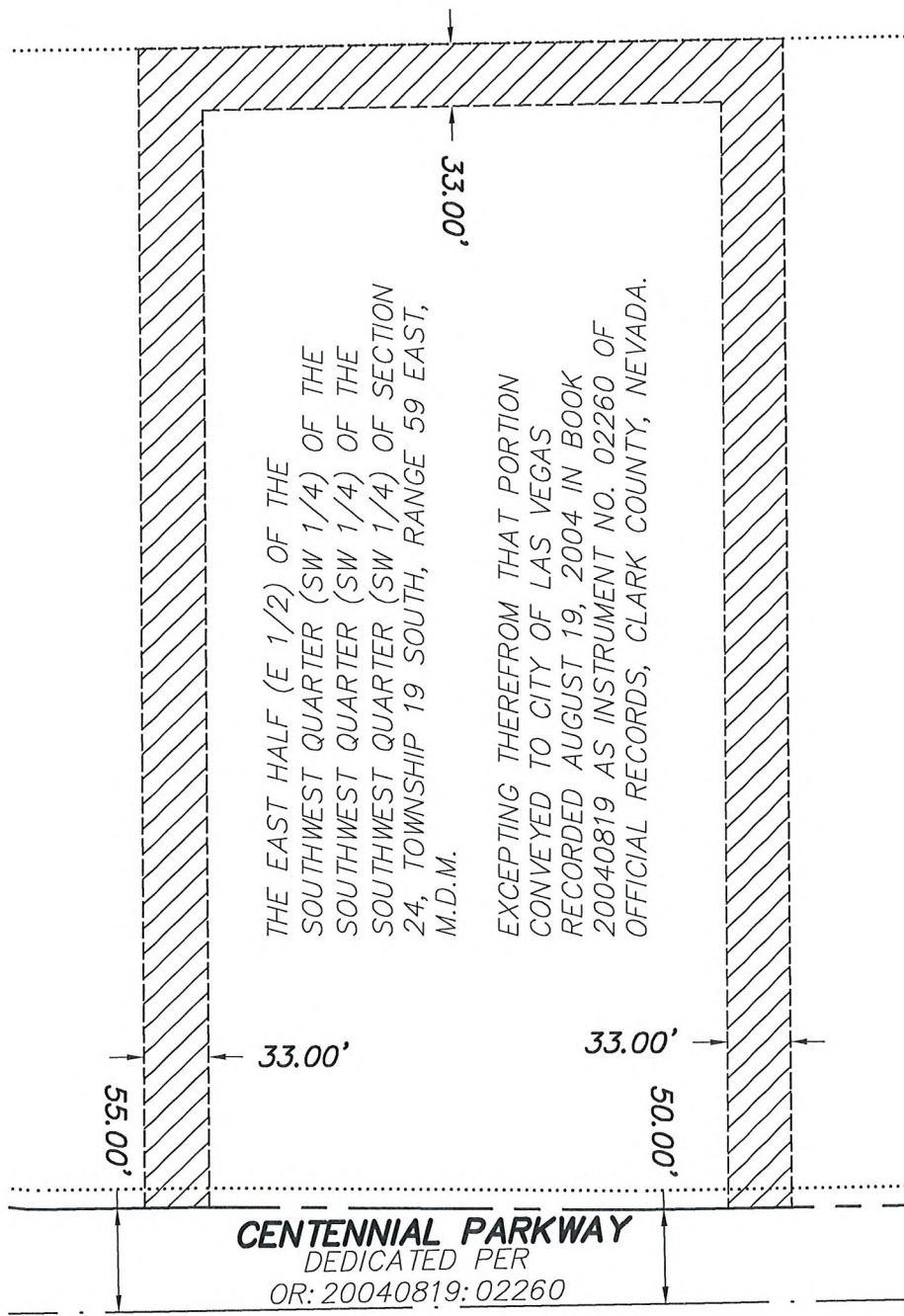
Signature

*Shannon VanAtta*

[SEAL]

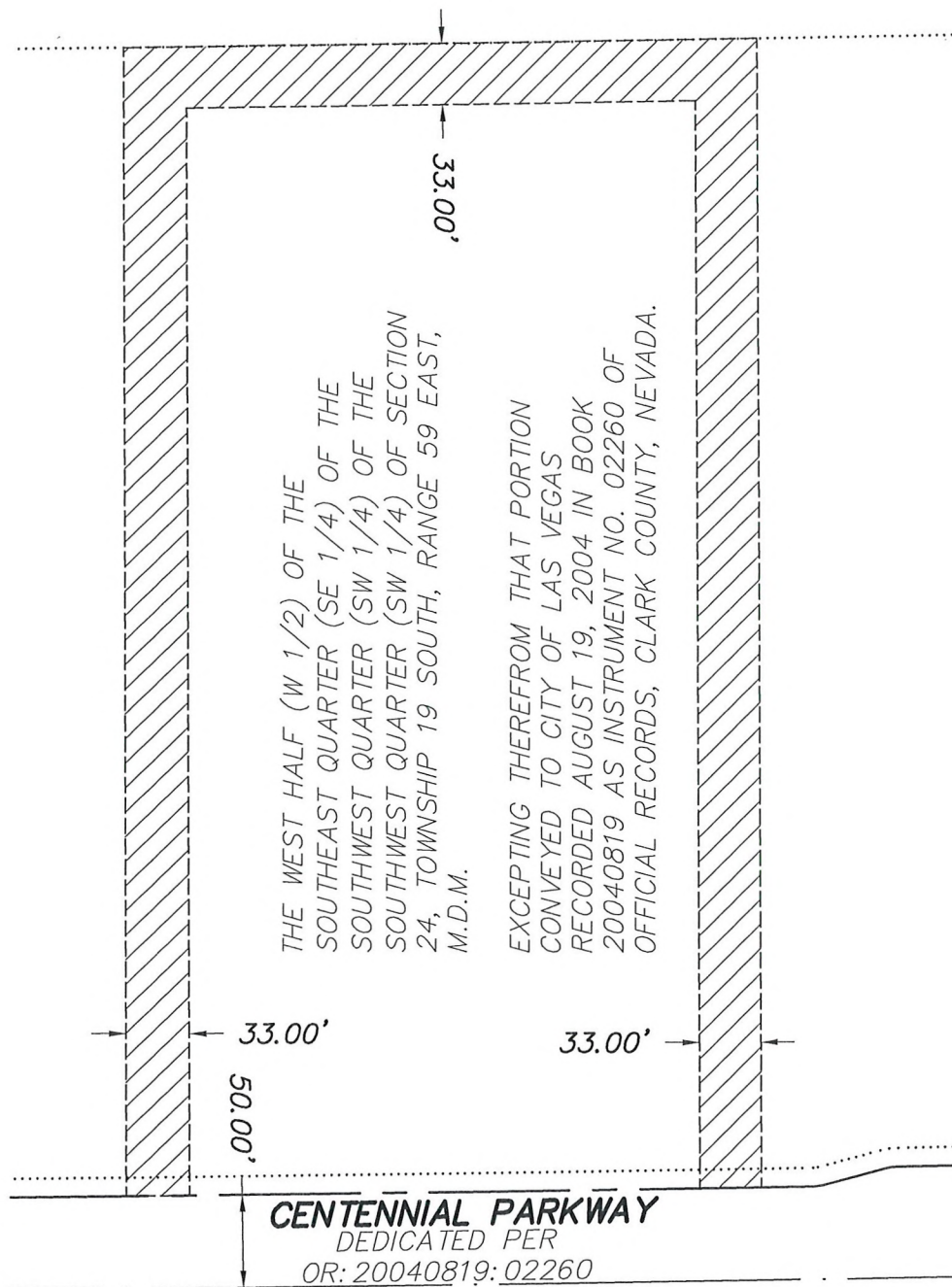


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JUL 23 2010



"EASEMENT 1"  
PAGE 3 OF 4

**WALLACE-MORRIS  
SURVEYING, INC.**  
LAND SURVEY CONSULTING  
5740 S. ARVILLE ST. #206  
LAS VEGAS, NEVADA 89118



"EASEMENT 2"  
PAGE 4 OF 4

**WALLACE-MORRIS  
SURVEYING, INC.**  
LAND SURVEY CONSULTING  
5740 S. ARVILLE ST. #206  
LAS VEGAS, NEVADA 89118

S:\SHG-10043\dwg\EXHIBIT\SHG-10043-VAC-01.dwg

**VAC-39018**

JUL 29 2010





PAR1002.001

July 20, 2010

City of Las Vegas  
Planning and Development  
731 S. Fourth St.  
Las Vegas, NV 89101

SUBJECT: Justification Letter for Vacation of Patent Easements in Providence POD 307

Slater Hanifan Group, on behalf of the applicant, Pardee Homes of Nevada, respectfully submits this justification letter in support of the subject Vacation and Abandonment application for the subject development. The purpose of this request is to develop a 106 lot development on approximately 20 gross acres within POD 307 of the Providence Master Development (formerly known as Cliff's Edge). The proposed layout is for all single family detached residences located at Centennial Parkway and Shaumber Road. The Assessor's Parcel Number: 126-24-410-002

**Vacation**

There are two existing patent easements (No. 1203219 and No. 184339) in Assessor's Parcel Number 126-24-410-002 that need to be vacated. The patent easements will no longer be required for the proposed subdivision. Access to the proposed homes to be built in this parcel is shown on the site plan and Tentative Map included with the previous applications (TMP-38575 and WVR-38578) by Pardee Homes on this property.

Please accept this as our application to vacate the patent easements described herein. Please contact me at 284-5300 if you have any questions regarding this application.

Sincerely,

**Slater Hanifan Group, Inc.**

James Hackman, P.E.  
Project Manager



**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

**SET DATE: 10/06/2010**

**C.C.: 10/20/2010**

**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

0

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

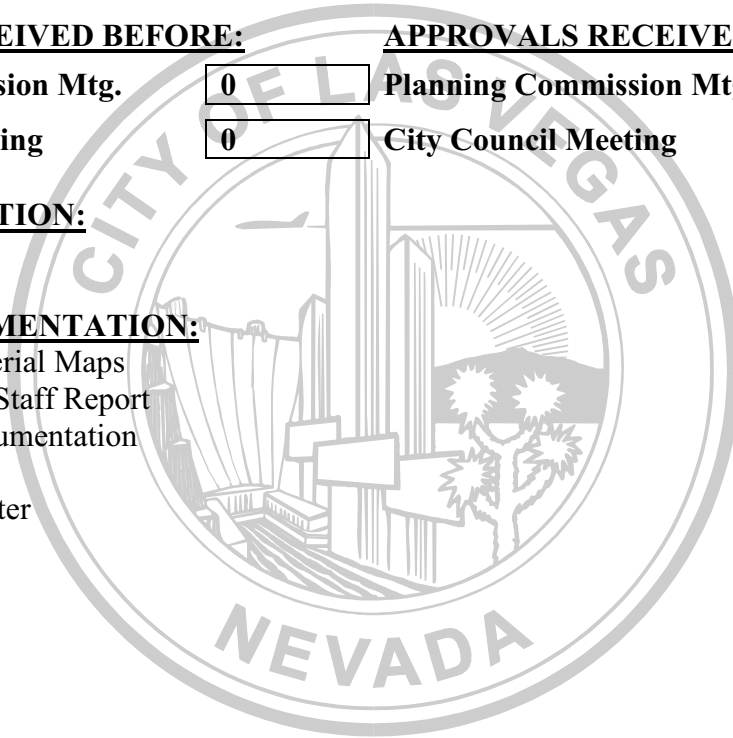
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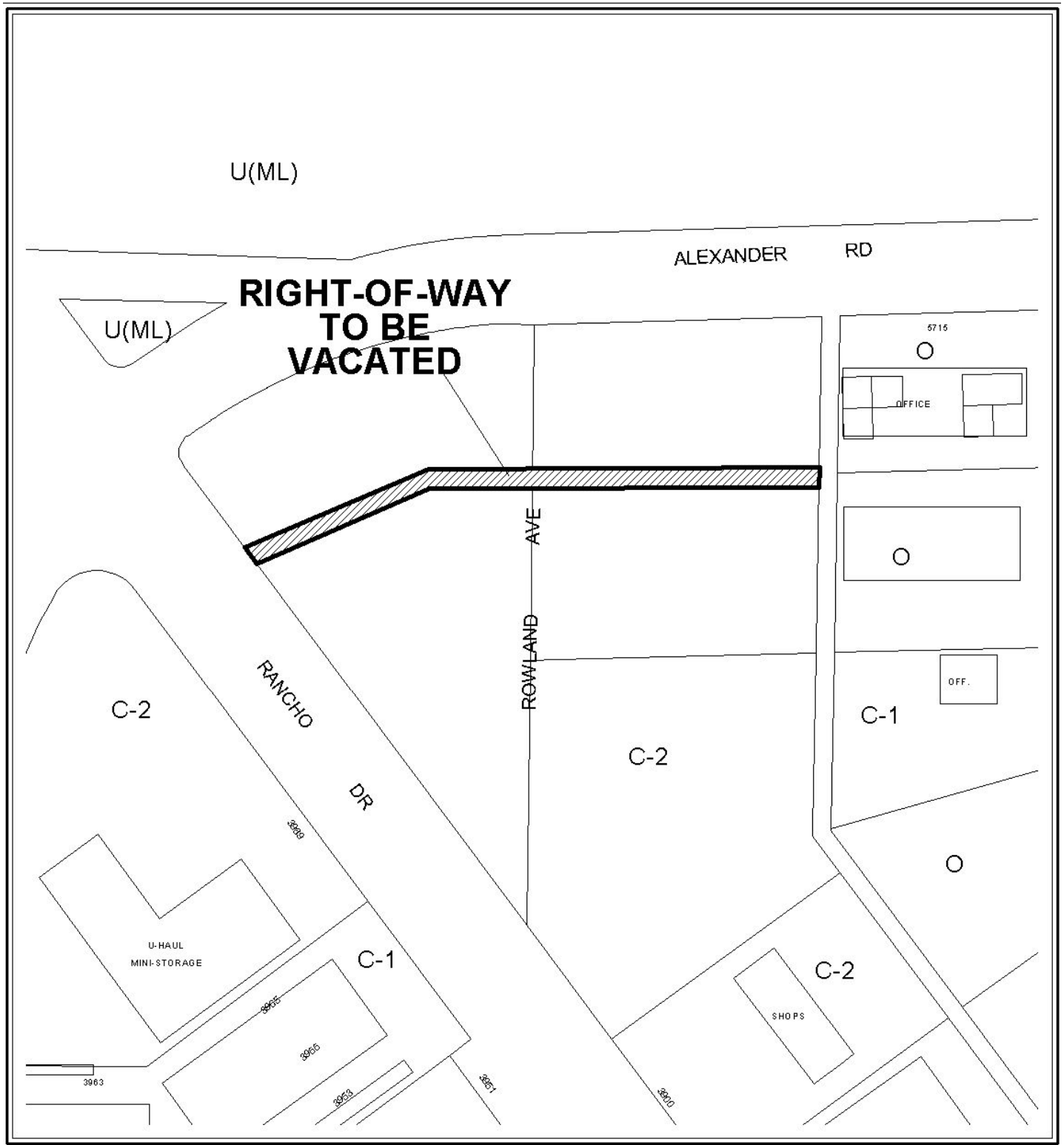
**RECOMMENDATION:**

Staff recommends

**BACKUP DOCUMENTATION:**

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





CASE: VAC-39118

0 100 200 Feet







CASE: VAC-39118

0 100 200 Feet





## PLANNING & DEVELOPMENT DEPARTMENT

### STATEMENT OF FINANCIAL INTEREST

Case Number: VAC-39118 APN: 138.12.102.001, 002 & 138.12.110.001

Name of Property Owner: Acquest Vegas, LLC

Name of Applicant: Acquest Vegas, LLC

Name of Representative: Brian Vandergurgh, Construction Manager

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?

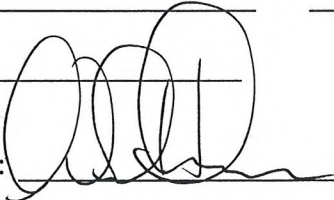
☐ Yes

☒ 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: \_\_\_\_\_

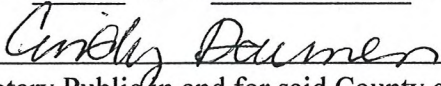
Partner(s): \_\_\_\_\_

APN: \_\_\_\_\_  
Signature of Property Owner: 

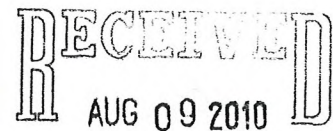
Print Name: William L. Huntress, Managing Member

Subscribed and sworn before me

This 29 day of June, 2010

  
Notary Public in and for said County and State

CINDY DAUMEN  
Notary Public - State of New York  
No. 01DA6169974  
Qualified in Erie County  
My Commission Expires July 2, 2011







# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

Application/Petition For: Acquest Vegas, LLC Vacation of Drainage Easements  
 Project Address (Location) SEC Rancho Drive & Alexander Road, Las Vegas, NV 89130  
 Project Name VA Outpatient Clinic Proposed Use Clinic  
 Assessor's Parcel #(s) 138.12.102.001, 002 & 138-12-110-011 Ward # 6  
 General Plan: existing N/A proposed N/A Zoning: existing C-2 proposed C-2  
 Commercial Square Footage 38,000 Floor Area Ratio 10.13  
 Gross Acres 8.84 Lots/Units 1 Density N/A  
 Additional Information \_\_\_\_\_

PROPERTY OWNER Acquest Vegas, LLC Contact William Huntress  
 Address 80 Curtwright Dr., Suite 5 Phone: (716) 204-3570 Fax: (706) 204-3565  
 City Williamsville State NY Zip 14221  
 E-mail Address huntress@acquestdevelopment.com

APPLICANT Same as Owner Contact \_\_\_\_\_  
 Address \_\_\_\_\_ Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
 E-mail Address \_\_\_\_\_

REPRESENTATIVE Brian Vanderburgh Contact same  
 Address 80 Curtwright Dr., Suite 5 Phone: (702) 561-3015 Fax: \_\_\_\_\_  
 City Williamsville State NY Zip 14221  
 E-mail Address bvanderburgh@acquestdevelopment.com

Property Owner Signature\* [Signature]

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

Print Name William L. Huntress, Managing Member

Subscribed and sworn before me

This 29 day of June, 2010

[Signature]

Notary Public in and for said County and State  
**CINDY DAUMEN**  
 Notary Public - State of New York  
 No. 01DA6169974  
 Qualified in Erie County  
 My Commission Expires July 2, 2011

Revised 10/27/08

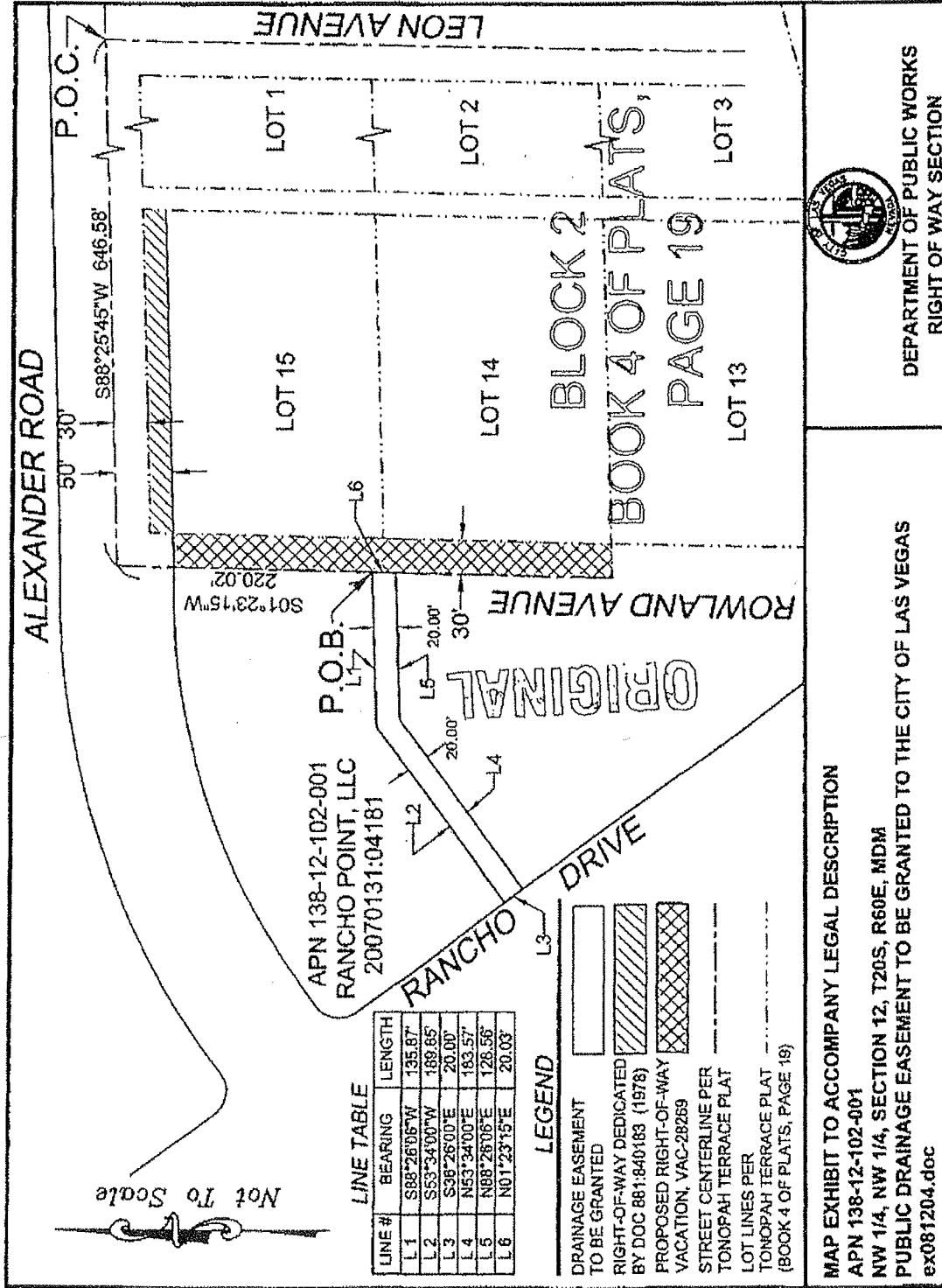
### FOR DEPARTMENT USE ONLY

|                 |                    |
|-----------------|--------------------|
| Case #          | <u>VAC-39119</u>   |
| Meeting Date:   | <u>09/23/10</u>    |
| Total Fee:      | <u>\$ 1000.00</u>  |
| Date Received:* | <u>8-9-10</u>      |
| Received By:    | <u>[Signature]</u> |

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

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





DEPARTMENT OF PUBLIC WORKS  
RIGHT OF WAY SECTION

MAP EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION  
APN 138-12-102-001  
NW 1/4, NW 1/4, SECTION 12, T20S, R60E, MDM  
PUBLIC DRAINAGE EASEMENT TO BE GRANTED TO THE CITY OF LAS VEGAS  
ex081204.doc

REC-11  
AUG 09 2010  
VAC-391118

EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

ALEXANDER ROAD

50'

SCALE: 1" = 150'

20' ALLEYWAY PER BOOK 4, PAGE 19 OF PLATS

LOT 15, BLOCK 2  
BOOK 4, PAGE 19 OF  
PLATS

PER BK. 20090213,  
INST. 0003812 O.R.

20'

PER BK. 20090213,  
INST. 0003815 O.R.

LOT 14, BLOCK 2  
BOOK 4, PAGE 19 OF  
PLATS

PER BK. 20090213,  
INST. 0003814 O.R.

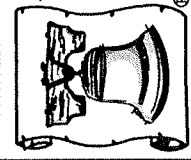
20'

GRANT, SALE  
BARGAIN, SALE  
DEED, RECORDED  
JAN. 31, 2007  
IN BK. 20070131  
AS INST. 04181  
O.R.

RANCHO DRIVE

62.50'

RECEIVED  
AUG 09 2010



*Heritage Surveying*  
7207 W. SAHARA AVENUE, SUITE 115  
LAS VEGAS, NEVADA 89117  
PHONE (702) 474-6277  
FAX (702) 255-6902  
HERITAGE-SURVEYING.COM

SHEET 3 OF 3

VAC-39118



## *Heritage Surveying*

7207 W. Sahara Avenue, Suite 115  
Las Vegas, Nevada 89117  
[www.heritage-surveying.com](http://www.heritage-surveying.com)

(702) 474-6277 (HS4-MAPS)  
(702) 255-6902 Fax

Project: 512.0029.02

August 6, 2010

Clark County Comprehensive Planning Department  
500 S. Grand Central Pkwy., 1<sup>st</sup> Floor  
Box 551799  
Las Vegas, NV 89155

Subject: **Vacation of Drainage Easement - Justification Letter**  
**APNS: 138-12-102-001, 002 and 138-12-110-011**

To Whom It May Concern:

On behalf of our client, Acquest Vegas, LLC, Heritage Surveying is submitting the attached drainage easement vacation for review and approval. It is our intent to vacate a drainage easement located near the southeast corner Rancho Drive and Alexander Road also lying within the Northwest Quarter (NW ¼) of the Northwest Quarter (NW ¼) of Section 12, Township 20, Range 60 East, M.D.M., in the City of Las Vegas, Clark County, Nevada, and recorded in the following documents: in Book 20090213, Instrument No. 0003812, recorded on February 13, 2009 of Official Records, in Book 20090213, Instrument No. 0003814, recorded on February 13, 2009 of Official Records and in Book 20090213, Instrument No. 0003815, recorded on February 13, 2009 of Official Records. This drainage easement is no longer necessary due to development of the parcel.

If you have any questions or need additional information, please contact me at (702) 474-6277.

Sincerely,

Paul A. Sansoucy Jr., PLS  
Professional Land Surveyor  
Nevada License No. 18180





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

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**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 easements generally located southwest corner of Iron Mountain Road and Jones Boulevard, Ward 6 (Ross). Staff recommends

**SET DATE: 10/06/2010**

**C.C.: 10/20/2010**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**

**0**

**City Council Meeting**

**0**

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**

**0**

**City Council Meeting**

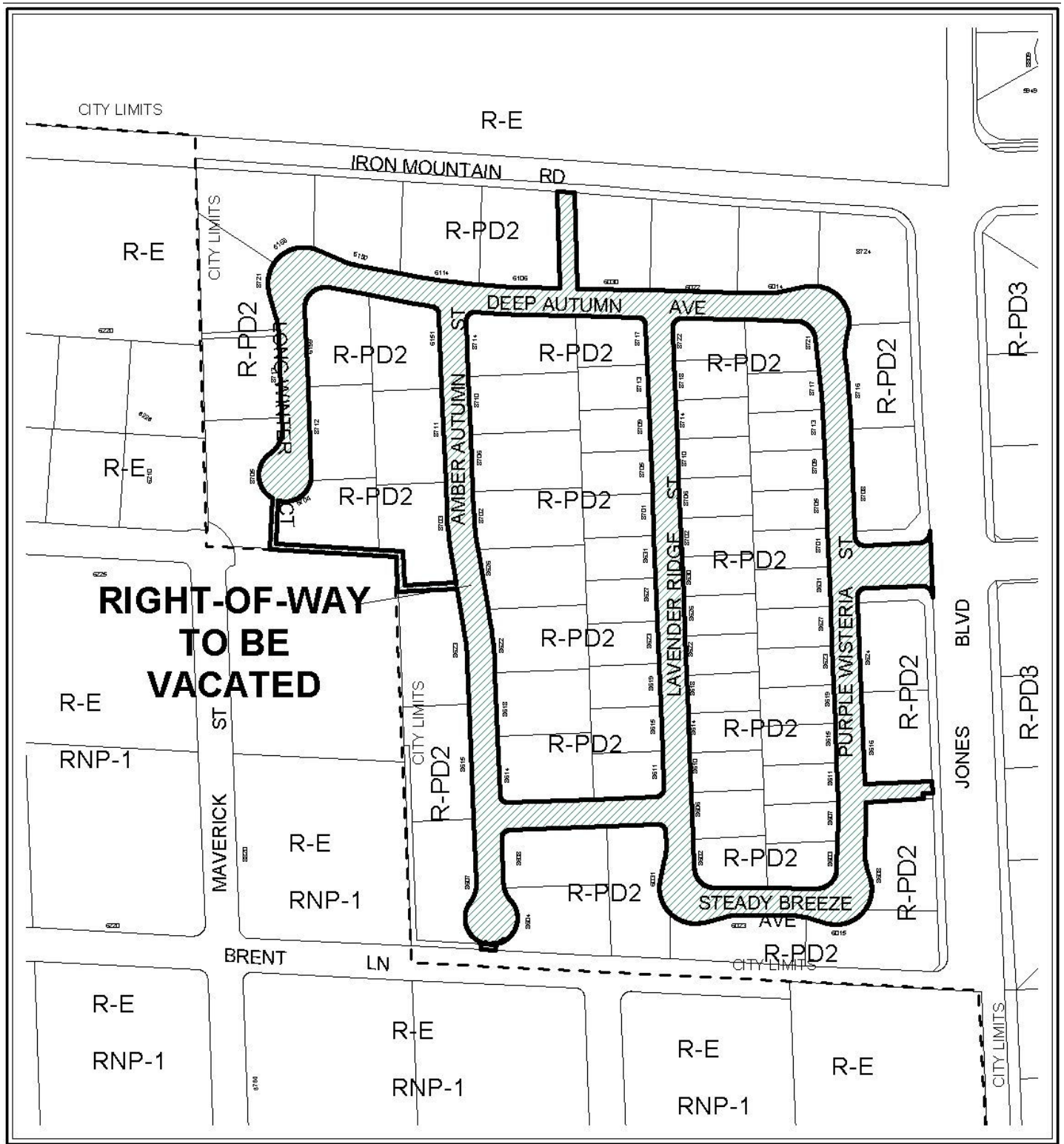
**0**

**RECOMMENDATION:**

Staff recommends

**BACKUP DOCUMENTATION:**

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Planning and Development Approval Letter for FMP-38588
6. Justification Letter

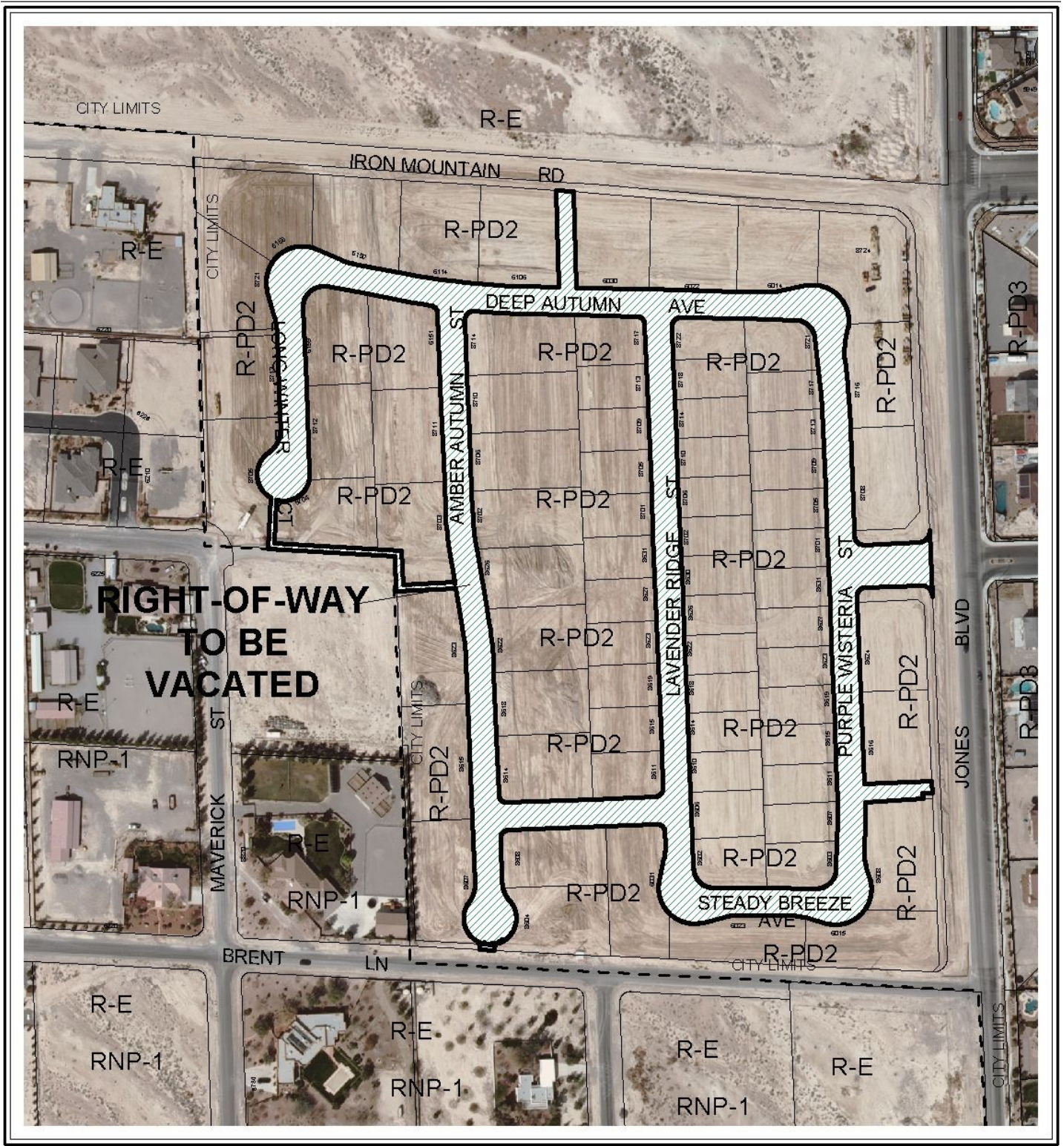


CASE: VAC-39142

0 200 400 Feet







CASE: VAC-39142





**COPY**



**PLANNING & DEVELOPMENT DEPARTMENT**

**STATEMENT OF FINANCIAL INTEREST**

Case Number: **VAC-39142** APN: 125-511-001 Thru 085

Name of Property Owner: William Lyon Homes, INC.

Name of Applicant: William Lyon Homes, INC.

Name of Representative: Taney Engineering, INC.

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: \_\_\_\_\_

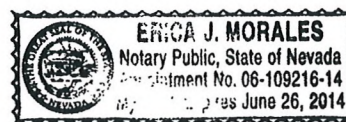
Signature of Property Owner: \_\_\_\_\_

Print Name: TERRY CONNELLY

Subscribed and sworn before me

This 9 day of August, 2010

Erica J. Morales  
Notary Public in and for said County and State



**RECEIVED**

**AUG 10 2010**

# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

**COPY**

Application/Petition For: Vacation  
 Project Address (Location) Jones & Iron Mountain  
 Project Name Stratton 35 Proposed Use \_\_\_\_\_  
 Assessor's Parcel #(s) 125-11-511-001 Thru 085 Ward # \_\_\_\_\_  
 General Plan: existing \_\_\_\_\_ proposed \_\_\_\_\_ Zoning: existing \_\_\_\_\_ proposed \_\_\_\_\_  
 Commercial Square Footage \_\_\_\_\_ Floor Area Ratio \_\_\_\_\_  
 Gross Acres 33.07 Lots/Units 77 Density \_\_\_\_\_  
 Additional Information \_\_\_\_\_

PROPERTY OWNER William Lyon Homes Contact Scott Swapp  
 Address 500 Pilot Road, Suite G Phone: 263-8200 Fax: 263-8220  
 City Las Vegas State NV Zip 89119  
 E-mail Address Scott.swapp@lyonhomes.com

APPLICANT William Lyon Homes Contact Scott Swapp  
 Address 500 Pilot Road, Suite G Phone: 263-8200 Fax: 263-8220  
 City Las Vegas State NV Zip 89119  
 E-mail Address Scott.swapp@lyonhomes.com

REPRESENTATIVE Taney Engineering Contact Shaelyn Sandoval  
 Address 6030 S. Jones, Suite 100 Phone: 362-8844 Fax: 362-5233  
 City Las Vegas State NV Zip 89118  
 E-mail Address Shaes@taneycorp.com

Property Owner Signature\* [Signature]

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

Print Name TERRY CONNELLY

Subscribed and sworn before me

This 9 day of August, 20 10

[Signature]

Notary Public in and for the County of \_\_\_\_\_ and State of \_\_\_\_\_

Revised 10/27/08

**RECEIVED**

**AUG 10 2010**

City of Las Vegas



### FOR DEPARTMENT USE ONLY

|                 |                  |
|-----------------|------------------|
| Case #          | <u>VAC-39142</u> |
| Meeting Date:   | <u>9-23-10</u>   |
| Total Fee:      | <u>1000</u>      |
| Date Received:* | <u>8-10-10</u>   |
| Received By:    | <u>F.S</u>       |

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

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



CERTIFICATE OF SECRETARY

**COPY**

I, W. Douglass Harris, do hereby certify that I am the duly elected, qualified and acting Vice President-Corporate Controller and Corporate Secretary of WILLIAM LYON HOMES, INC., a California corporation.

I further certify that the following is a true and complete list of the duly elected and current acting officers of WILLIAM LYON HOMES, INC., which officers have been duly elected to serve in their respective capacities until the next annual meeting or until their successors are elected and duly qualified.

Officers:

William Lyon  
Wade H. Cable  
Michael D. Grubbs  
Richard S. Robinson  
W. Douglass Harris  
Cynthia E. Hardgrave  
C. Dean Stewart  
Dorothy M. Albertson  
Justine Black  
William H. Lyon  
Kathryn A. Sampson  
Brian J. Aitken  
Gary W. Cogan  
Matthew R. Zaist

Titles:

Chairman & Chief Executive Officer  
President & Chief Operating Officer  
Sr. Vice President, Chief Financial Officer, Treas. & Asst. Secy.  
Sr. Vice President - Finance  
Vice President - Corporate Controller & Corporate Secretary  
Vice President - Tax & Internal Audit & Asst. Secretary  
Vice President - Operations  
Asst. Secretary  
Asst. Secretary  
Asst. Secretary  
Asst. Secretary  
Asst. Treasurer  
Asst. Treasurer  
Asst. Treasurer

Officers:

Titles:

Division Titles:

"DBA: LYON SOUTHERN CALIFORNIA DIVISION"

|                      |                                                                 |                               |
|----------------------|-----------------------------------------------------------------|-------------------------------|
| Thomas J. Mitchell   | Sr. Vice President                                              | So. Calif. Division President |
| Dan C. George        | Vice President                                                  | Vice President                |
| Gary S. Wangler      | Vice President                                                  | V.P.-Dir. of Operations       |
| Karick M. Brown      | Asst. Secretary                                                 | Asst. Secretary               |
| J. Desmond Bunting   | Asst. Secretary                                                 | Asst. Secretary               |
| Brian W. Doyle       | Asst. Secretary                                                 | Asst. Secretary               |
| Thomas G. Grable     | Asst. Secretary                                                 | Asst. Secretary               |
| Carl S. Morabito     | Asst. Secretary                                                 | Asst. Secretary               |
| Mark A. Thomas       | Asst. Secretary                                                 | Asst. Secretary               |
| Renato C. Millar     | Asst. Treasurer                                                 | Asst. Treasurer               |
| Christina E. Estrada | Designated Signer for Escrow Amendments                         |                               |
| Tara K. Morenc       | Designated Signer for Contracts and Purchase Orders             |                               |
| Lesley A. Pennington | Designated Signer for Purchase Agreements and Escrow Amendments |                               |

RECEIVED  
AUG 10 2010  
City of Las Vegas



**COPY**

Certificate of Secretary  
William Lyon Homes, Inc., a California corporation  
Page -3-

Officers:

Titles:

Division Titles:

"DBA: LYON ARIZONA DIVISION"

|                      |                                                                                                                                                                 |                            |
|----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|
| W. Thomas Hickcox    | Sr. Vice President                                                                                                                                              | Arizona Division President |
| Jeffrey D. Carlson   | Vice President                                                                                                                                                  | V.P.-Land Acquisition      |
| Bryan J. Cazier      | Vice President                                                                                                                                                  | V.P.-Purchasing            |
| Julie E. Collins     | Vice President                                                                                                                                                  | V.P.-Operations            |
| Larry Sears          | Vice President                                                                                                                                                  | V.P.-Construction          |
| Eileen V. Andrews    | Asst. Secy. & Des. Broker                                                                                                                                       | Asst. Secretary            |
| Charles Caldwell     | Asst. Secretary                                                                                                                                                 | Asst. Secretary            |
| Maureen W. Maxwell   | Asst. Secretary                                                                                                                                                 | Asst. Secretary            |
| Jane E. Cochrane     | Asst. Treasurer                                                                                                                                                 | Asst. Treasurer            |
| Karen B. Beacom      | ) Designated Signers for Addendums to: Homebuyer's Purchase<br>Contracts, Warranty Deeds, Affidavits of Property Value; and<br>Miscellaneous Mortgage Documents |                            |
| Adrienne M. Kautzman |                                                                                                                                                                 |                            |
| Jeanette Lakavage    |                                                                                                                                                                 |                            |

"DBA: LYON NEVADA DIVISION"

|                        |                                       |                           |
|------------------------|---------------------------------------|---------------------------|
| Mary J. Connelly       | Sr. Vice President                    | Nevada Division President |
| Terry A. Connelly      | Vice President                        | V.P.-Dir. of Operations   |
| Linda Kemper-Eknayan   | Asst. Secretary                       | Asst. Secretary           |
| Kathleen Martin-Jensen | Asst. Treasurer                       | Asst. Treasurer           |
| Debra L. Coroch        | Designated Signer for Purchase Orders |                           |

2003.

WITNESS my hand and the seal of the Corporation this 19th day of May,

W. Douglas Harris

W. Douglas Harris  
Vice President-Corporate Controller and  
Corporate Secretary



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street  
Las Vegas, NV 89101

Voice: 702-229-6301  
Fax: 702-474-0352  
TTY: 702-386-9108

[www.lasvegasnevada.gov](http://www.lasvegasnevada.gov)

July 2, 2010

Mr. Scott Swapp  
William Lyon Homes  
500 Pilot Road, Suite G  
Las Vegas, Nevada 89119

**RE: FMP-38588 - STRATTON 35 AMENDED**

Dear Mr. Swapp:

Your request for Final Map Technical Review was completed by the departments of Planning and Development and Public Works on July 2, 2010. The departments have administratively **APPROVED** your request, subject to the conditions noted below, which shall be incorporated into the Final Map Mylar when submitted for signature by the City.

**Planning and Development**

1. The Original Final Map Mylar shall be in conformance with the approved Tentative Map – STRATTON 35 (TMP-12092) and all other land use entitlements associated with Final Map – STRATTON 35 (FMP-15912).
2. On the cover sheet, insert the file number “FMP-38588” above the signature block in the lower right-hand corner.
3. The “CERTIFICATE OF DIRECTOR OF PLANNING AND DEVELOPMENT APPROVAL” should read as follows:

I certify that this final map substantially complies with the tentative map and any approved alterations thereto; that the map complies with applicable statutory and ordinance provisions; that all conditions imposed upon the final map have been met; and that the map was approved and the parcels herein were accepted for dedication by the Director of Planning and Development on the \_\_\_\_ day of \_\_\_\_\_, 200\_\_.

\_\_\_\_\_  
M. Margo Wheeler, AICP  
Director of Planning and Development  
City of Las Vegas, Nevada

\_\_\_\_\_  
Date

Mayor  
Oscar B. Goodman

City Council  
Gary Reese  
(Mayor Pro Tem)  
Steve Wolfson  
Lois Tarkanian  
Steven D. Ross  
Ricki Y. Barlow  
Stavros S. Anthony  
City Manager  
Elizabeth N. Fretwell



07101-001-06-09

**VAC-39142**

**RECEIVED**  
**AUG 10 2010**  
**City of Las Vegas**

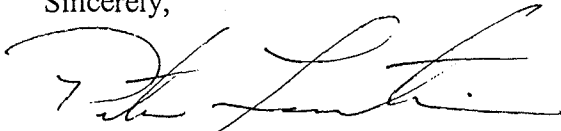
Mr. Scott Swapp  
FMP-38588 - Page Two  
July 2, 2010

Public Works

4. Coordinate with the Collection System Planning Section of the Department of Public Works for an Oversizing Agreement for sewer line construction in Jones Boulevard prior to the recordation of this Map.
5. No permanent structures, landscape trees, or shrubs with potential growth of three feet or greater in height shall be permitted within the sewer easement located in common element D (between lots 4 & 5). A note to this affect shall be placed on this Map.
6. Submit a Vacation application for all existing City of Las Vegas easements that are no longer needed due to amendments shown on this map. The Order of Vacation must be recorded concurrently with this Map. Relocate the City Engineer's signature block such that it does not appear to be an approval of Vacating City of Las Vegas Easements, as such easements can only be eliminated through the Vacation process, not by Amended Map.
7. Dimensions and information presented on the currently approved civil improvement plans should match this amended Final Map. Revise drawings as necessary.

If you have any questions concerning this matter, please contact me at (702) 229-6301.

Sincerely,

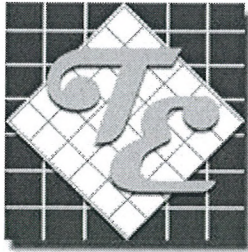


Peter Lowenstein, AICP  
Planning Supervisor  
Planning and Development Department

PL:clb

cc: Ms. Shaelyn Sandoval  
Taney Engineering  
6030 South Jones Boulevard, Suite #100  
Las Vegas, Nevada 89118





## **TANEY ENGINEERING**

**6030 JONES BLVD #100**

**LAS VEGAS, NEVADA 89118**

**TELEPHONE: (702) 362-8844**

**FAX: (702) 362-5233**

**August 10, 2010**

**City of Las Vegas  
Planning & Development  
731 S. Fourth Street  
Las Vegas, NV 879101**

**Re: Stratton 35 Vacation**

We are requesting the vacation of the public easements granted per the recorded final map. our client purchased the property and has submitted for revisions to the improvement plans and submitted an amended final map to modify the layout of the site. We are requesting the vacation of the easements granted per the original final map in favor of the new easements which will be dedicated with the recordation of the amended final map.

Thank you,

Shaelyn Sandoval  
Taney Engineering

**VAC-39142**

**RECEIVED**  
**AUG 10 2010**  
**City of Las Vegas**

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

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**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

**SET DATE: 10/06/2010**

**C.C.: 10/20/2010**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**

**0**

**City Council Meeting**

**0**

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**

**0**

**City Council Meeting**

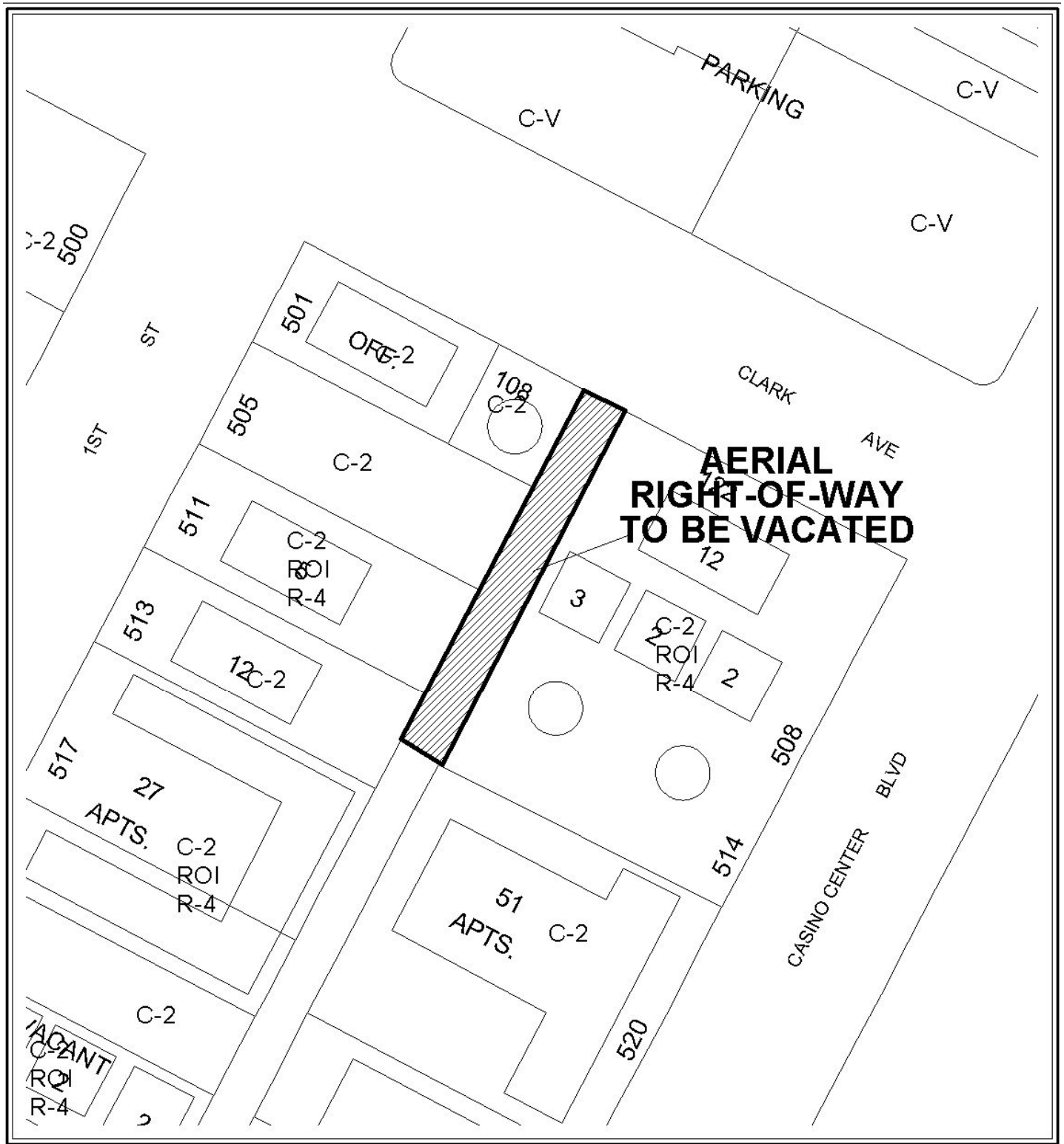
**0**

**RECOMMENDATION:**

Staff recommends

**BACKUP DOCUMENTATION:**

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



CASE: VAC-39145

0 50 100 Feet







0 50 100 Feet

CASE: VAC-39145





## PLANNING & DEVELOPMENT DEPARTMENT

### STATEMENT OF FINANCIAL INTEREST

Case Number: **VAC-39145** APN: \_\_\_\_\_

Name of Property Owner: CITY OF LAS VEGAS

Name of Applicant: CHERI EDELMAN

Name of Representative: BART ANDERSON

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: \_\_\_\_\_

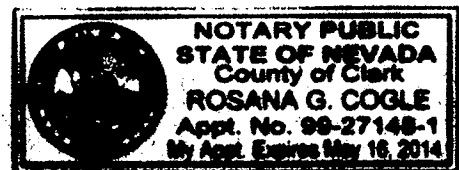
Signature of Property Owner: Cheri Edelman

Print Name: Cheri Edelman

Subscribed and sworn before me

This 9th day of August, 2010

Rosana G. Cogle  
Notary Public in and for said County and State



RECEIVED

AUG 10 2010

# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

Application/Petition For: VACATION OF AERIAL RIGHT-OF-WAY  
 Project Address (Location) A PORTION OF A PUBLIC ALLEY BOUNDED BY 1st ST., CLARK AVE., CASINO CENTER, & BONNEVILLE  
 Project Name BONNEVILLE-CLARK COUPLET Proposed Use AERIAL PARCEL  
 Assessor's Parcel #(s) 139-34-302-009; Ward # 3  
 General Plan: existing \_\_\_\_\_ proposed \_\_\_\_\_ Zoning: existing \_\_\_\_\_ proposed \_\_\_\_\_  
 Commercial Square Footage \_\_\_\_\_ Floor Area Ratio \_\_\_\_\_  
 Gross Acres \_\_\_\_\_ Lots/Units \_\_\_\_\_ Density \_\_\_\_\_  
 Additional Information \_\_\_\_\_

PROPERTY OWNER CITY OF LAS VEGAS Contact CHERI EDELMAN  
 Address 400 E. STEWART AVE. Phone: 229-5926 Fax: \_\_\_\_\_  
 City LAS VEGAS State NV Zip 89001  
 E-mail Address \_\_\_\_\_

APPLICANT CHERI EDELMAN Contact \_\_\_\_\_  
 Address 400 E. STEWART AVE Phone: 229-5926 Fax: \_\_\_\_\_  
 City LAS VEGAS State NV Zip 89001  
 E-mail Address \_\_\_\_\_

REPRESENTATIVE BARTON T. ANDERSON Contact \_\_\_\_\_  
 Address \_\_\_\_\_ Phone: 229-2198 Fax: \_\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
 E-mail Address \_\_\_\_\_

Property Owner Signature\* Cheri Edelman

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

Print Name Cheri Edelman

Subscribed and sworn before me

This 8<sup>th</sup> day of August, 20 10

Kevin Cerny

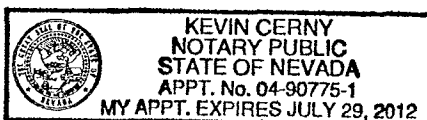
Notary Public in and for said County and State

RECEIVED

AUG 10 2010

Revised 10/21/08

City of Las Vegas



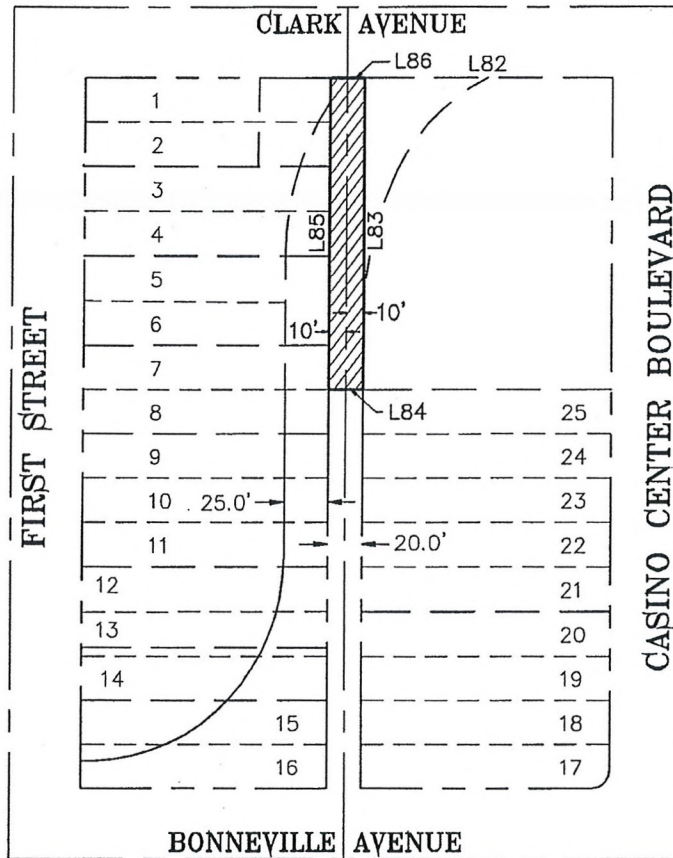
### FOR DEPARTMENT USE ONLY

|                 |                          |
|-----------------|--------------------------|
| Case #          | <u>VAC-39145</u>         |
| Meeting Date:   | <u>9/23/10</u>           |
| Total Fee:      | <u>\$1000.00</u>         |
| Date Received:* | <u>8-10-10</u>           |
| Received By:    | <u>J. F. [Signature]</u> |

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

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BONNEVILLE AVENUE  
N 62°18'57" W "BASIS OF BEARINGS"

N.T.S.

| LINE TABLE |             |          |
|------------|-------------|----------|
| LINE       | BEARING     | DISTANCE |
| L82        | S62°21'45"E | 139.99'  |
| L83        | N27°40'14"E | 174.95'  |
| L84        | S62°19'46"E | 20.00'   |
| L85        | N27°40'14"E | 174.94'  |
| L86        | S62°21'45"E | 20.00'   |



EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION  
A PORTION OF BLOCK 10 OF  
"CLARK'S LAS VEGAS TOWNSITE"  
IN MAP BOOK 1, PAGE 37

CITY OF LAS VEGAS - SURVEY  
3001 RONEMUS DRIVE, LAS VEGAS, NEVADA 89128 (702) 229-6217

DRAWING: EXHIBIT

DRAWN BY: HJB

CHECKED BY: ARR

DATE: 06/28/2010

RECEIVED

AUG 10 2010

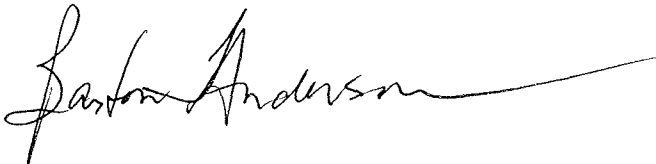
City of Las Vegas

To whom it may concern:

We request a Petition for Vacation of aerial right-of-way for a portion of an existing public alley located between Clark Avenue and Bonneville Avenue, and between 1<sup>st</sup> Street and Casino Center Boulevard. This petition is in accordance with the terms of the Bonneville-Clark Connector Master Agreement between the City of Las Vegas and FC Vegas 39, LLC (the Agreement).

Approval of this petition will facilitate the continued development of the Bonneville-Clark connector project, and supports the City's redevelopment efforts in the downtown area as described in the Agreement.

Thank you,

A handwritten signature in black ink, appearing to read "Barton Anderson", with a long horizontal flourish extending to the right.

Barton T. Anderson,  
Project Manager, Development Coordination  
City of Las Vegas, Department of Public Works

**VAC-39145**

**RECEIVED**  
AUG 10 2010  
City of Las Vegas

**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 (Unless Appealed Within 10 Days)**

**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

0

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

0

**RECOMMENDATION:**

Staff recommends

**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 Letters





## PLANNING & DEVELOPMENT DEPARTMENT

### STATEMENT OF FINANCIAL INTEREST

Case Number: **ROC-39160** APN: 125-08-497-009  
125-08-415 (14)  
Name of Property Owner: Twilight North Homeowners Association  
Name of Applicant: Twilight North Homeowners Association  
Name of Representative: Russell Powers

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: Russell Powers

Print Name: Russell Powers



Subscribed and sworn before me

This 6th day of August, 20 10  
Marie Jean Humphreys  
Notary Public in and for said County and State





# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

Application/Petition For: Twilight North Homeowners Association  
 Project Address (Location) Grand Teton & El Capitan  
 Project Name Twilight North HOA Proposed Use \_\_\_\_\_  
 Assessor's Parcel #(s) 125-08-497-009 Ward # \_\_\_\_\_  
 General Plan: existing \_\_\_\_\_ proposed \_\_\_\_\_ Zoning: existing \_\_\_\_\_ proposed \_\_\_\_\_  
 Commercial Square Footage \_\_\_\_\_ Floor Area Ratio \_\_\_\_\_  
 Gross Acres \_\_\_\_\_ Lots/Units \_\_\_\_\_ Density \_\_\_\_\_  
 Additional Information \_\_\_\_\_

PROPERTY OWNER Twilight North HOA Contact Russell Powers  
40 Excellence Community Management  
 Address 601 Whitney Ranch B-10 Phone: 638-7770 Fax: 638-7772  
 City Henderson State NV Zip 89014  
 E-mail Address rpowers@excellencemgmt.com

APPLICANT Twilight North HOA Contact Russell Powers  
40 Excellence Community Management  
 Address 601 Whitney Ranch B-10 Phone: 638-7770 Fax: 638-7772  
 City Henderson State NV Zip 89014  
 E-mail Address rpowers@excellencemgmt.com

REPRESENTATIVE Russell Powers Contact \_\_\_\_\_  
40 Excellence Community Management  
 Address 601 Whitney Ranch B-10 Phone: 638-7770 Fax: 638-7772  
 City Henderson State NV Zip 89014  
 E-mail Address rpowers@excellencemgmt.com

Property Owner Signature\* Russell Powers

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

Print Name Russell Powers

Subscribed and sworn before me

This 16th day of August, 20 10

Marijean Humphreys

Notary Public in and for said County and State



Revised 10/27/08

### FOR DEPARTMENT USE ONLY

|                 |                    |
|-----------------|--------------------|
| Case #          | <u>ROC - 39160</u> |
| Meeting Date:   | <u>9/23/10</u>     |
| Total Fee:      |                    |
| Date Received:* | <u>8/12/10</u>     |
| Received By:    | <u>Romeo</u>       |

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

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AUG 12 2010  
ROC-39160







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AUG 12 2010  
ROC-39160





MAYOR  
OSCAR B GOODMAN

CITY COUNCIL  
GARY REESE  
(MAYOR PRO-TEM)  
MICHAEL J McDONALD  
LARRY BROWN  
LYNETTE B McDONALD  
LAWRENCE WEEKLY  
MICHAEL MACK

CITY MANAGER  
VIRGINIA VALENTINE

October 19, 2001

Mr David Ross  
Grand Teton & El Capitan, Limited Liability Company  
9090 Alta Drive  
Las Vegas, Nevada 89143

**RE: TM-0031-01 - TENTATIVE MAP - ~~EL CAPITAN AND GRAND~~  
~~AVENUE~~ TWILIGHT NORTH**

Dear Mr Ross

Your request for a Tentative Map on 17.24 acres adjacent to the northwest corner of Grand Teton Drive and El Capitan Way, R-E (Residence Estates) Zone under Resolution of Intent to R-PD6 (Residential Planned Development - 6 Units Per Acre), Ward 6 (Mack), was considered by the Planning Commission on October 18, 2001.

The Planning Commission voted to **APPROVE** your request, subject to the following

**Planning and Development**

- 1 Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
- 2 All development shall conform to the Conditions of Approval for Rezoning (Z-0023-01), Site Development Plan Review [Z-0023-01(1)] as required by the City of Las Vegas Planning and Development, and Public Works Departments.
- 3 Street names must be provided in accord with the City's Street Naming Regulations.
- 4 All development is subject to the conditions of City Departments and State Subdivision Statutes.
- 5 A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

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

VOICE 702 229 6011  
TDD 702 386 9108  
www.ci.las-vegas.nv.us

68112-012-11/00

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AUG 12 2010

ROC-39160



6. All development shall be in conformance with the site plan, except as amended by conditions herein.
7. A transportation trail path shall be 10 feet wide and consist of Portland cement concrete, meeting the design standards of a sidewalk but designed to support a minimum load of 10,000 pounds. The cross slope shall have no more than a two percent cross slope directed toward the street or the direction of the drainage flow. The trail path shall be located five feet from the street curb, although this dimension may be varied to accommodate drainage and infrastructure installations. (A sidewalk shown located along the curb should be eliminated.)
8. An equestrian trail path shall be 7.5 feet wide and consist of chat, crushed granite with a high clay and/or sand content, or similar surface material. The path shall have a cross slope, with no more than a two percent grade across the trail path directed toward the street or the direction of drainage flow, and a longitudinal grade with no more than a two-to-one slope. The path shall be located 7.5 feet from the transportation trail path, five feet from an intervening minimum five-foot high fence, and five feet from the perimeter wall. These dimensions may be varied to accommodate drainage and infrastructure installations.
9. 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.
10. Five-foot amenity zones shall be provided along both sides of the transportation trail path. The amenity zones should be provided with irrigation and landscaping with shade trees located 20 feet on center. This spacing may be varied to accommodate unique landscape features. Narrow, conical type trees should be planted between the equestrian and transportation trail paths.
11. No above or belowground utility installation shall be located within the trail that will in any way encroach upon the full use and enjoyment of the trail path.
12. An easement for use of the trail by the public should be provided.
13. The trail shall be maintained by a homeowners association.

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AUG 12 2010

ROC-39160

**Public Works**

- 14 Site development to comply with all applicable conditions of approval for Zoning Z-23-01, Parcel Map PM-07-01 and all other subsequent site related actions.
- 15 Parcel Map PM-07-01 shall record prior to the recordation of a Final Map for this site.
- 16 Dedicate all appropriate right-of-way adjacent to this site required by Standard Drawings #201.1, 234.1, and 234.2.
- 17 Submit an application to vacate the excess right-of-way at the southwest corner of Ackerman and El Capitan Way prior to the recordation of a Final Map for this site.
- 18 Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City
- 19 A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Final Map for this site, whichever may occur first, as required by the Department of Public Works. Provide and improve all drainageways recommended in the approved drainage plan/study.
20. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits or the recordation of a Final Map for this site, whichever may occur first, if allowed by the Planning Engineer.

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AUG 12 2010

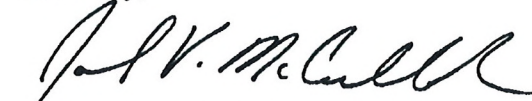
ROC-39160



Mr David Ross  
TM-0031-01 - Page Four  
October 19, 2001

This action by the Planning Commission on October 18, 2001 is final unless a written appeal is filed with the City Clerk within seven days of the date of the Planning Commission's decision or there is a review action filed by the City Council within the same time period.

Sincerely,



Joel V. McCulloch, Senior Planner  
Planning and Development Department  
Current Planning Division

JVM clc

cc Mr Brian Walsh  
D.R. Horton, Inc.  
6845 Escondido Street, Suite #105  
Las Vegas, Nevada 89143

Mr Luis Palor  
Ms. Athena Allen  
CVL Consultants, Inc.  
6280 South Valley View Boulevard, Suite #200  
Las Vegas, Nevada 89118

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AUG 12 2010

ROC-39160





ROC-39160



**Twilight North Homeowners Association**

C/o Excellence Community Management, LLC

601 Whitney Ranch Drive, Suite B-10

Henderson NV 89014

Telephone: 702-638-7770 ~ Facsimile: 702-638-7772

---

Via facsimile (474-0352)

July 14, 2010

City of Las Vegas  
Planning & Development Department  
400 Stewart Ave  
Las Vegas, NV 89101

Re: Justification Letter / Request for Review of Condition

Dear Sirs:

The Twilight North Homeowners Association requests a review of condition pertaining to the five foot high fence separating the equestrian path and transportation path. The fence was required as a condition of development but has been overcome by events and no longer appears to serve any useful purpose. No horses use the equestrian trail; only pedestrians at this point in time.

Additionally, the maintenance of the polyvinyl chloride resin fence has become an extreme hardship for the Association. Vandals damage the fence frequently necessitating expensive repairs. There is no way for the Association to protect the fence as it is situated outside the perimeter walls. Accordingly, the frequent damage presents a huge liability for the Association should someone sustain an injury on the fence, especially if it is broken which it often is. These factors together with the city's allowing other Association's along Grand Teton to remove the fencing we believe are justification for removing the fence altogether.

In summary, the Association is simply asking for permission to remove the fence along Ackerman Drive. It will continue to maintain the landscaping or trail as it does now. The many owners in Twilight North Homeowners Association, the Board and me, eagerly await your response. Thank you for your consideration.

Very Truly Yours,



Russell Powers, CMCA  
At the direction of the Board of Directors  
Twilight North Homeowners Association

**RECEIVED**  
AUG 12 2010

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**ROC-39160**



August 11, 2010

Steve Gebeke,  
Planning Supervisor  
City of Las Vegas  
Planning & Development  
400 Stewart Ave  
Las Vegas, NV 89101

Re: Twilight North Homeowners Association / Association Manager

Dear Mr. Gebeke:

Excellence Community Management has been the managing agent for Twilight North Homeowners Association for the past several years. Pursuant to our agreement, Excellence Community Management has assigned Russell Powers as the Association Manager since June 1, 2010. Accordingly, Mr. Powers, as the Association Manager, is able to represent the Association in all matters in accordance with the agreement and at the direction of the Board of Directors.

Please accept any and all documents in which Russell Powers appears as the Association Manager for Twilight North Homeowners Association. Specifically Mr. Powers has been requested by the Board of Directors to make application for the removal of the vinyl fencing along Ackerman Avenue and is pursuing this. If you have questions please contact me. Your cooperation will be appreciated.

Sincerely,



April Parsons, AMS, CMCA, SCM  
Vice President of Operations

RECEIVED  
AUG 12 2010



**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:**

Planning Commission Mtg.

4

City Council Meeting

0

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

1

City Council Meeting

0

**RECOMMENDATION:**

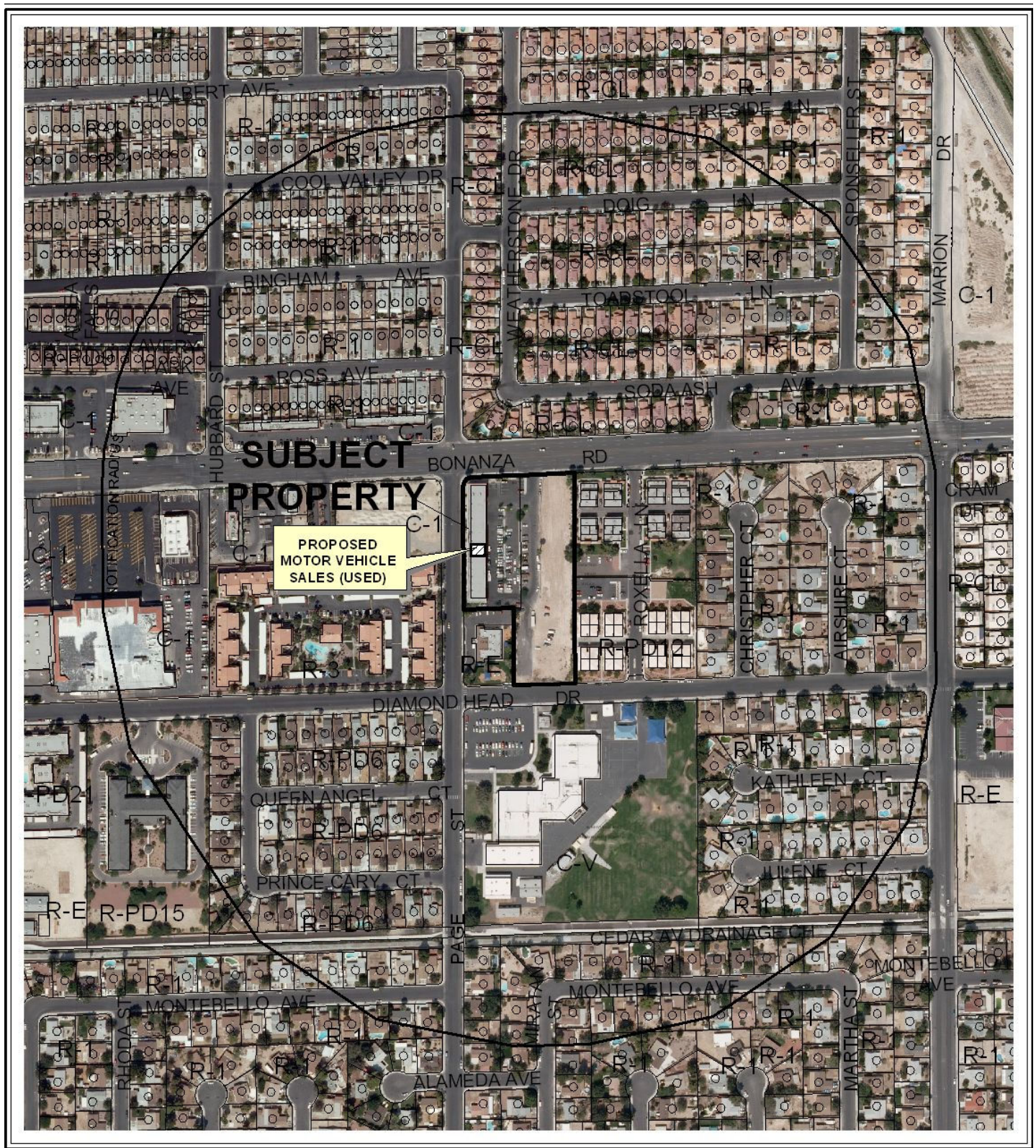
Staff recommends DENIAL.

**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







CASE: **SUP-38523**

RADIUS: 1000

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







## 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): \_\_\_\_\_

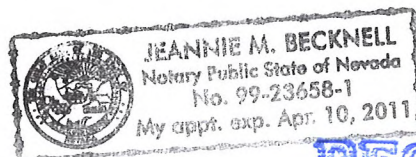
APN: \_\_\_\_\_

Signature of Property Owner: \_\_\_\_\_

Print Name: HECTOR CAMACHO

Subscribed and sworn before me

This 11<sup>th</sup> day of June, 20 10  
Jeannie M. Becknell  
Notary Public in and for said County and State  
State of Nevada  
County of Clark



# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

Application/Petition For: SUP MOTOR VEHICLES BUS ED  
 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 SC  
 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 ESTRELLA LV@hotmail.com

APPLICANT HECTOR CAMACHO Contact HECTOR  
 Address SAME Phone: 460 1775 Fax:   
 City ABOBE State  Zip   
 E-mail Address

REPRESENTATIVE HECTOR Contact HECTOR  
 Address SAME ABOBE Phone: 460 1775 Fax:   
 City  State  Zip   
 E-mail Address

Property Owner Signature\* [Signature]

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

Print Name

Subscribed and sworn before me

This 11th day of June, 20 10.

Jamie M. Beckner

Notary Public in and for said County and State

State of Nevada  
Clark County

Revised 10/27/08

### FOR DEPARTMENT USE ONLY

|                 |                  |
|-----------------|------------------|
| Case #          | <u>SUP-38523</u> |
| Meeting Date:   | <u>7/29/06</u>   |
| Total Fee:      | <u>10390</u>     |
| Date Received:* | <u>6/11/06</u>   |
| Received By:    | <u>M REX</u>     |



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

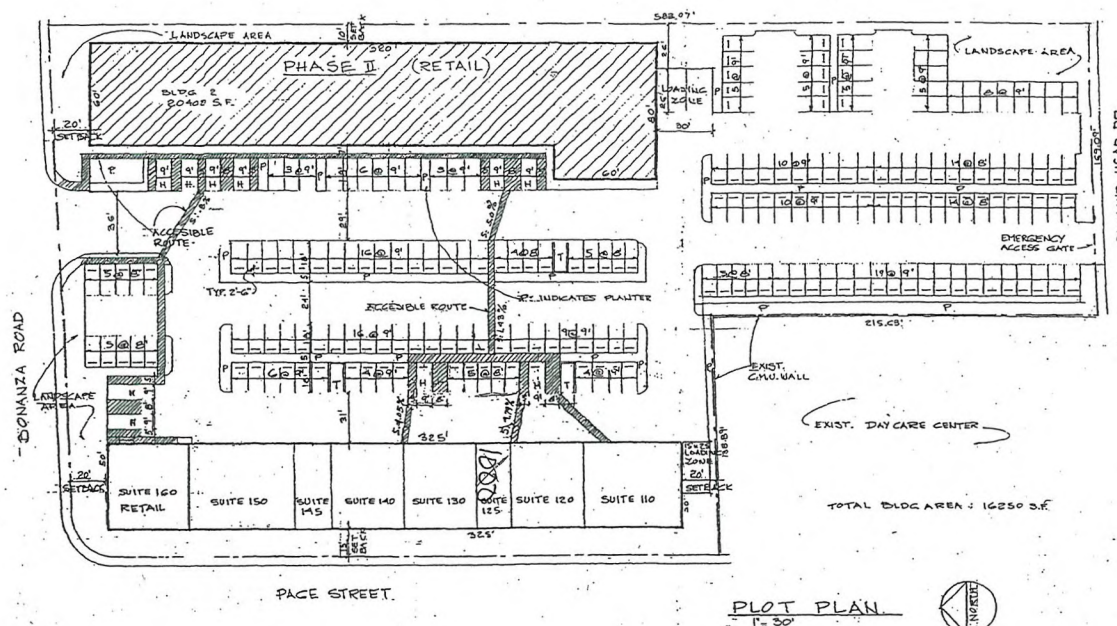
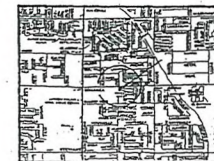
\*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

\\depot\Application Packet\Application Form.pdf



SUP-33611 (52) Stamped 3-4-09 iPC 4-23-09 Denied

LEGAL DESCRIPTION:  
BEING A PORTION OF THE NE1/4 AT THE NW1/4  
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



**BUILDING ANALYSIS**

|                            |                   |
|----------------------------|-------------------|
| Furniture Store            | 8740 S.F.         |
| Furniture warehouse        | 2610 S.F.         |
| Subtotal                   | 11350 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 raise room      | 44 S.F.           |
| Exterior walls             | 526 S.F.          |
| Interior 6" wall           | 38 S.F.           |
| Subtotal                   | 2643 S.F.         |
| <b>TOTAL BUILDING AREA</b> | <b>20400 S.F.</b> |

**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: 8410 S.F. ÷ 175 = 48.4 spaces.  
Furniture warehouse: 2610 S.F. ÷ 250 = 10.44 spaces.  
Subtotal: 58.84 spaces.

Fast Food Eatery: 3623 S.F. ÷ 50 = 72.46 spaces.  
Kitchens: 2544 S.F. ÷ 200 = 12.72 spaces.  
Subtotal: 85.18 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  
ARCHITECT  
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 17 2010









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  
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06/24/10





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

06/24/10





**SUP-38523 - APPLICANT/OWNER: HECTOR CAMACHO  
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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  
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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

**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

PRESORTED  
FIRST CLASS



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

*Can A park be built or  
an open decorative park,  
example just an open Area where  
People can meet, Have public events*

**RECEIVED**

**JUN 21 2010**

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

EP40511 29110

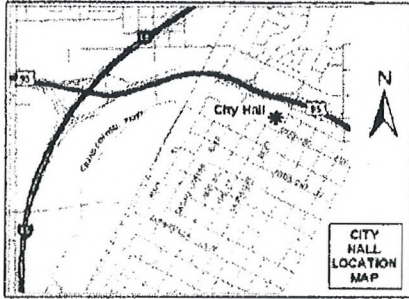


41P



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

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



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☐

I SUPPORT  
this Request

☒

I OPPOSE  
this Request

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**SUP-38523**

Planning Commission Meeting of 7/29/2010

PRESORTED  
FIRST CLASS



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

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

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

Case: SUP-38523

RECEIVED

JUN 21 2010

41P

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



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I SUPPORT  
this Request

☒

I OPPOSE  
this Request

Please use available blank space on card for your comments.

**SUP-38523**

Planning Commission Meeting of 7/29/2010

**PRESORTED  
FIRST CLASS**



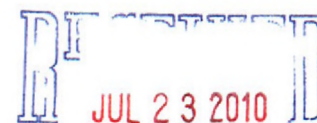
02 1M

0004279218

\$ 00.41<sup>4</sup>

JUL 16 2010

MAILED FROM ZIP CODE 89101



14032210004

MAHON PATRICK J & COLLENE C  
4520 MONTEBELLO AVE  
LAS VEGAS NV 89110-3389

Case: SUP-38523

Submitted after final agenda

Date \_\_\_\_\_ Item 41

Item 41P

END OF S. 1. 25 1 1 0



# 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  
☒ 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

41P



# Telephone Protest/ Approval Log

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

Date: MON - July 19, '10  
Name: John Berchiusi 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

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Phone: \_\_\_\_\_  
☐ PROTEST ☐ APPROVE

Date: \_\_\_\_\_  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_  
☐ PROTEST ☐ APPROVE

Submitted after final agenda  
Date \_\_\_\_\_ Item 41  
A

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

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**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:**

Planning Commission Mtg.

0

City Council Meeting

0

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

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



## PLANNING & DEVELOPMENT DEPARTMENT

### STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-39068** APN: **310320052**  
Name of Property Owner: **ROXANNE SHERIDAN**  
Name of Applicant: **(SAME)**  
Name of Representative: **BILL SPAULDING**

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

\_\_\_\_\_ Yes

\_\_\_\_\_ ☒ No

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

City Official: **N/A**

Partner(s): **N/A**

APN: **N/A**

Signature of Property Owner: \_\_\_\_\_

Print Name: **Roxanne Zona Sheridan**

**AKA Roxanne Welsh Sheridan**

Subscribed and sworn before me

This \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Notary Public in and for said County and State

**SEE ATTACHED  
CALIFORNIA JURAT**

**RECEIVED**

**AUG 03 2010**

**City of Las Vegas**



## CALIFORNIA JURAT WITH AFFIANT STATEMENT

- ☒ See Attached Document (Notary to cross out lines 1-6 below)  
☐ See Statement Below (Lines 1-5 to be completed only by document signer[s], *not* Notary)

1  
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4  
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6

Signature of Document Signer No. 1 \_\_\_\_\_ Signature of Document Signer No. 2 (if any) \_\_\_\_\_

State of California

County of MARIN

Subscribed and sworn to (or affirmed) before me on this

1<sup>ST</sup> day of JULY, 2010, by  
Date Month Year

(1) ROXANNE ZONA SHERIDAN,  
Name of Signer

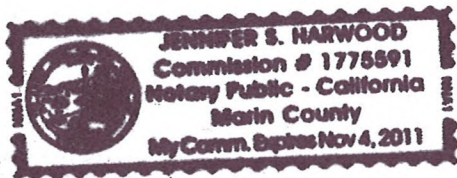
proved to me on the basis of satisfactory evidence  
to be the person who appeared before me (.) (.)

(and

(2) \_\_\_\_\_,  
Name of Signer

proved to me on the basis of satisfactory evidence  
to be the person who appeared before me.)

Signature \_\_\_\_\_  
Signature of Notary Public



Place Notary Seal Above

### OPTIONAL

*Though the information below is not required by law, it may prove  
valuable to persons relying on the document and could prevent  
fraudulent removal and reattachment of this form to another document.*

#### Further Description of Any Attached Document

Title or Type of Document: STATEMENT OF FINANCIAL INTEREST

Document Date: JULY 1, 2010 Number of Pages: 1

Signer(s) Other Than Named Above: NO OTHER SIGNERS

RIGHT THUMBPRINT  
OF SIGNER #1  
Top of thumb here



RIGHT THUMBPRINT  
OF SIGNER #2  
Top of thumb here



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Pool Room / Summer Outdoor Kitchen  
 Project Address (Location) 2281 S. Pioneer Way Las Vegas, NV  
 Project Name Residence Proposed Use Pool  
 Assessor's Parcel #(s) 310320052 1636340207 Ward # 1  
 General Plan: existing DR proposed \_\_\_\_\_ Zoning: existing RE proposed \_\_\_\_\_  
 Commercial Square Footage \_\_\_\_\_ Floor Area Ratio \_\_\_\_\_  
 Gross Acres 55 Lots/Units \_\_\_\_\_ Density \_\_\_\_\_

Additional Information

PROPERTY OWNER Roxanne Sheridan Contact Bill Spaulding  
 Address 2281 S. Pioneer Way Phone: 661-917-6887 Fax: N/A  
 City Las Vegas State NV Zip 89117  
 E-mail Address rsheridan@aol.com  
 FAX (702) 228-9496

APPLICANT (Same As Owner Above) Contact \_\_\_\_\_  
 Address \_\_\_\_\_ Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
 E-mail Address \_\_\_\_\_

REPRESENTATIVE BILL SPAULDING Contact BILL  
 Address 39610-87th ST. W. Phone: 661-917-6887 Fax: \_\_\_\_\_  
 City LEONA VALLEY State CA Zip 93551  
 E-mail Address BILL SPAULDING 55 AT YAHOO.COM

Property Owner Signature\* Roxanne Sheridan

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

Print Name Roxanne Sheridan

Subscribed and sworn before me Roxanne Zena Sheridan

This \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_

Notary Public in and for said County and State

SEE ATTACHED  
 CALIFORNIA  
 JURAT

FOR DEPARTMENT USE ONLY

Case # VAR-39068  
 Meeting Date: 9-23-10  
 Total Fee: 830  
 Date Accepted: 9-30  
 Accepted By: F.S.

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

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



# CALIFORNIA JURAT WITH AFFIANT STATEMENT

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1  
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Signature of Document Signer No. 1

Signature of Document Signer No. 2 (if any)

State of California

County of MARIN

Subscribed and sworn to (or affirmed) before me on this

1ST day of JULY, 20 10, by  
Date Month Year

(1) ROXANNE ZONA SHERIDAN  
Name of Signer

proved to me on the basis of satisfactory evidence  
to be the person who appeared before me (.) (,)

(and

(2) \_\_\_\_\_,  
Name of Signer

proved to me on the basis of satisfactory evidence  
to be the person who appeared before me.)

Signature \_\_\_\_\_  
Signature of Notary Public



Place Notary Seal Above

## OPTIONAL

*Though the information below is not required by law, it may prove  
valuable to persons relying on the document and could prevent  
fraudulent removal and reattachment of this form to another document.*

### Further Description of Any Attached Document

Title or Type of Document: APPLICATION/PETITION FORM

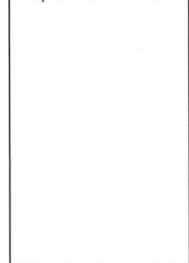
Document Date: JULY 1, 2010 Number of Pages: 1

Signer(s) Other Than Named Above: NO OTHER SIGNERS

RIGHT THUMBPRINT  
OF SIGNER #1  
Top of thumb here

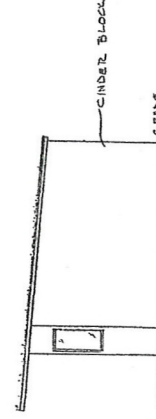
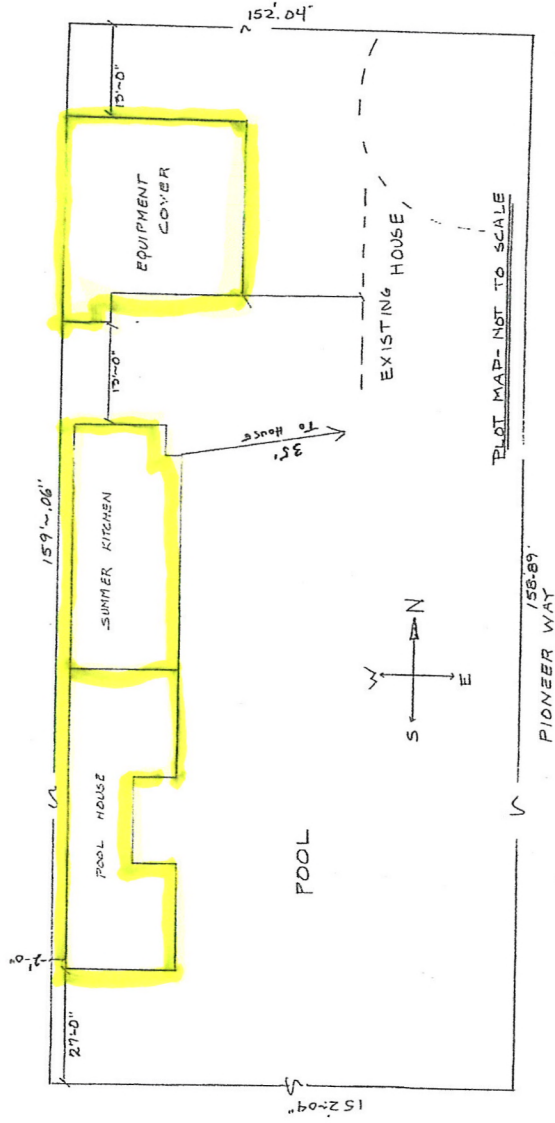


RIGHT THUMBPRINT  
OF SIGNER #2  
Top of thumb here

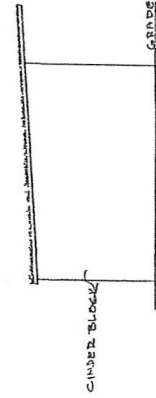




# PLOT PLAN VARIANCE



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



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

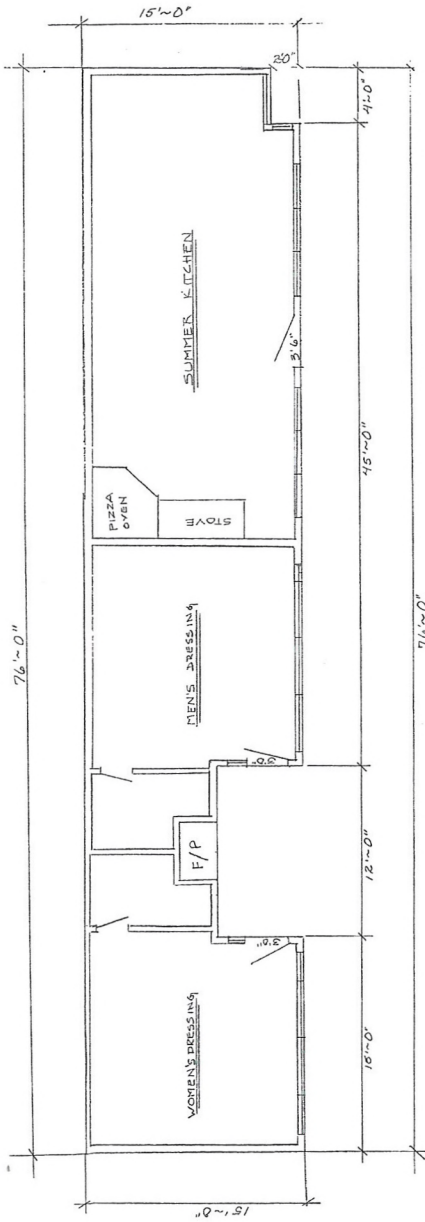
**RECEIVED**  
**AUG 03 2010**  
**City of Las Vegas**

**VAR-39068**  
**SUP-39069**

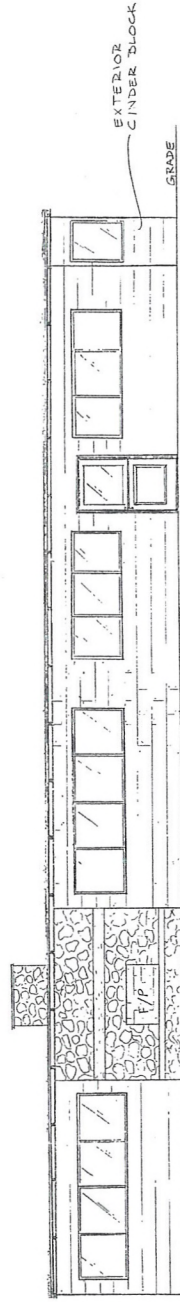
REAR ELEVATION ~ WEST  
1/8" = 1'-0"

CINDER BLOCK

# FLOOR PLAN



FLOOR PLAN 1/4"=1'-0" 1088 sq. ft.



FRONT ELEVATION  
EAST

|                                              |
|----------------------------------------------|
| SHERIDAN Pool House                          |
| APN: 212 9932                                |
| 2281 SOUTH PIONEER WAY                       |
| LAS VEGAS, NEVADA                            |
| CONTACT: BILL SPAULDING                      |
| (661) 917-6887                               |
| RECEIVED<br>JUN 23 2010<br>City of Las Vegas |
| PAGE 1 of 2                                  |

**RECEIVED**  
**VAR-39068**  
**SUP-39069**  
**AUG 03 2010**  
**City of Las Vegas**





RECEIVED

AUG -3 2010

**VAR-39068**  
**SUP-39069**





RECEIVED

AUG -3 2010

**VAR-39068**  
**SUP-39069**





RECEIVED

AUG -3 2010

**VAR-39068**  
**SUP-39069**





RECEIVED

AUG - 3 2010

**VAR-39068**  
**SUP-39069**





RECEIVED

AUG -3 2010

***Roxanne W. Sheridan  
2281 S. Pioneer Way  
Las Vegas, Nevada 89117***

February 18, 2010

**VIA FACSIMILE (702) 474-0352**

Planning Department  
City of Las Vegas

Re: 2281 S. Pioneer Way  
Las Vegas, Nevada 89117  
Parcel No: 310-320-052

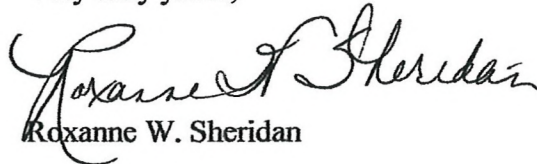
To Whom It May Concern:

Pursuant to your request for a Justification Letter, please be advised the outer structure located in the backyard at 2281 S. Pioneer Way is utilized as a Men/Women Pool House/Dressing Room and an outdoor Summer Kitchen area. These areas are used by myself as owner for personal purposes only. None of the structure is utilized for any non-residential or business purpose. The satellite building which existed when I purchased the home is utilized strictly for personal entertainment.

Consequently, I am requesting a variance for use aligned with the above only. All inquiries and/or communications should be directed to Bill Spaulding – Spaulding Construction at (661) 917-6887. Mr. Spaulding has informed me that he will be forwarding the plot plan by Friday February 26, 2010.

Thank you for your assistance in this matter.

Very truly yours,

  
Roxanne W. Sheridan

/rs

**RECEIVED**  
**AUG 03 2010**  
**City of Las Vegas**

**VAR-39068**  
**SUP-39069**



**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). Staff recommends

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

**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

0

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

0

**RECOMMENDATION:**

Staff recommends

**BACKUP DOCUMENTATION:**

1. Consolidated Backup
2. Supporting Documentation

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





# PLANNING & DEVELOPMENT DEPARTMENT

## STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-39069** APN: 310 320 052  
Name of Property Owner: Roxanne Sheridan  
Name of Applicant: (Same)  
Name of Representative: Bill Spaulding

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

           Yes

✓ No

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

City Official: n/a

Partner(s): n/a

APN: n/a

Signature of Property Owner: Roxanne Sheridan

Print Name: Roxanne Zana Sheridan

AKA Roxanne Welch Sheridan

Subscribed and sworn before me

This            day of           , 20          

Notary Public in and for said County and State

SEE ATTACHED.  
CALIFORNIA JURAT

**RECEIVED**

**AUG 03 2010**

**City of Las Vegas**

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Signature of Document Signer No. 1

Signature of Document Signer No. 2 (if any)

State of California

County of MARIN

Subscribed and sworn to (or affirmed) before me on this

1ST day of JULY, 2010, by  
Date Month Year

(1) ROXANNE ZONA SHERIDAN  
Name of Signer

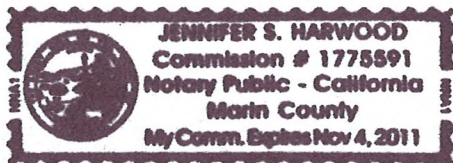
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(and

(2) \_\_\_\_\_  
Name of Signer

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Signature \_\_\_\_\_  
Signature of Notary Public



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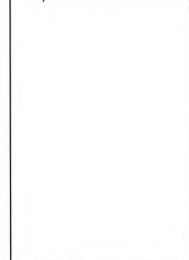
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OF SIGNER #1  
Top of thumb here



RIGHT THUMBPRINT  
OF SIGNER #2  
Top of thumb here







# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

Application/Petition For: POOL ROOM / SUMMER OUTDOOR KITCHEN  
Project Address (Location) 2281 S. PIONEER WAY LAS VEGAS, NV  
Project Name RESIDENCE Proposed Use Pool  
Assessor's Parcel #(s) ~~310320052~~ 16363402007 Ward # \_\_\_\_\_  
General Plan: existing VDR proposed \_\_\_\_\_ Zoning: existing RE proposed \_\_\_\_\_  
Commercial Square Footage \_\_\_\_\_ Floor Area Ratio \_\_\_\_\_  
Gross Acres .55 Lots/Units \_\_\_\_\_ Density \_\_\_\_\_  
Additional Information \_\_\_\_\_

PROPERTY OWNER ROXANNE SHERIDAN Contact BILL SPAULDING  
Address 2281 S. PIONEER WAY Phone: 661-917-6887 Fax: NA  
City LAS VEGAS NV State \_\_\_\_\_ Zip \_\_\_\_\_  
E-mail Address rs Sheridan@aol.com  
RZSHERIDAN@AOL.COM FAX (702) 228-9496

APPLICANT (same as owner above) Contact \_\_\_\_\_  
Address \_\_\_\_\_ Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
E-mail Address \_\_\_\_\_

REPRESENTATIVE BILL SPAULDING Contact BILL  
Address 39610-87th ST. W. Phone: 661-917-6887 Fax: \_\_\_\_\_  
City LEONA VALLEY State CA. Zip 93551  
E-mail Address BILL SPAULDING55A@YAHOO.COM

Property Owner Signature\* [Signature]  
\*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.  
Print Name Bryanne W. Sheridan  
Subscribed and sworn before me aka Roxanne Cona Sheridan  
This \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_

Notary Public in and for said County and State

SEE ATTACHED  
CALIFORNIA  
JURAT

### FOR DEPARTMENT USE ONLY

Case # SUP-39069  
Meeting Date: 9-23-10  
Total Fee: 1032.00  
Date Accepted: 8-3-10  
Accepted By: F.S.

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

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

RECEIVED

AUG 03 2010

City of Las Vegas



# CALIFORNIA JURAT WITH AFFIANT STATEMENT

- ☒ See Attached Document (Notary to cross out lines 1-6 below)  
☐ See Statement Below (Lines 1-5 to be completed only by document signer[s], *not* Notary)

1  
2  
3  
4  
5  
6

Signature of Document Signer No. 1

Signature of Document Signer No. 2 (if any)

State of California

County of MARIN

Subscribed and sworn to (or affirmed) before me on this

1ST day of JULY, 20 10, by  
Date Month Year

(1) ROXANNE ZOLA SHERIDAN,  
Name of Signer

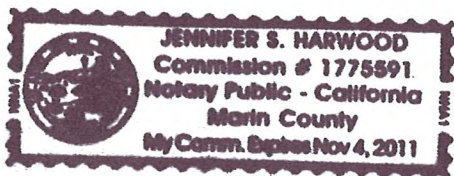
proved to me on the basis of satisfactory evidence  
to be the person who appeared before me (.) (.)

(and

(2) \_\_\_\_\_,  
Name of Signer

proved to me on the basis of satisfactory evidence  
to be the person who appeared before me.)

Signature \_\_\_\_\_  
Signature of Notary Public



Place Notary Seal Above

## OPTIONAL

*Though the information below is not required by law, it may prove  
valuable to persons relying on the document and could prevent  
fraudulent removal and reattachment of this form to another document.*

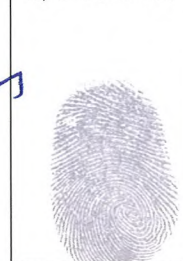
### Further Description of Any Attached Document

Title or Type of Document: APPLICATION / PETITION FORM

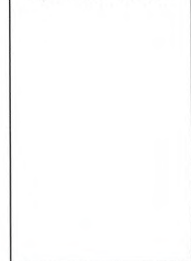
Document Date: JULY 1, 2010 Number of Pages: 1

Signer(s) Other Than Named Above: NO OTHER SIGNERS

RIGHT THUMBPRINT  
OF SIGNER #1  
Top of thumb here



RIGHT THUMBPRINT  
OF SIGNER #2  
Top of thumb here



**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:**

Planning Commission Mtg.

0

City Council Meeting

0

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

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





## PLANNING & DEVELOPMENT DEPARTMENT

### STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-39099** APN: 139-34-410-244 & 245

Name of Property Owner: Clark County Legal Services Program

Name of Applicant: Clark County Legal Services Program

Name of Representative: Russell Rowe / The Capitol Company

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: \_\_\_\_\_

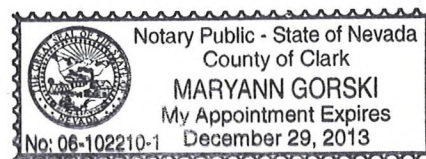
Print Name: Babara Buckley

Subscribed and sworn before me

This 3 day of August, 2010

Maryann Gorski

Notary Public in and for said County and State



RECEIVED  
AUG 05 2010

# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

Application/Petition For: Variance (VAR)  
 Project Address (Location) 721 E. Charleston  
 Project Name Legal Aid Center of Southern Nevada Proposed Use Office  
 Assessor's Parcel #(s) 139-34-410-244 & 245 Ward # 3  
 General Plan: existing C proposed C Zoning: existing C-1 proposed C-1  
 Commercial Square Footage 35,200 Floor Area Ratio .49  
 Gross Acres 1.63 Lots/Units - Density -  
 Additional Information \_\_\_\_\_

PROPERTY OWNER Clark County Legal Services Program Contact Terry Bratton  
 Address 800 South Eight Street Phone: 386-1070 Fax: 366-0569  
 City Las Vegas State NV Zip 89101  
 E-mail Address tbratton@lacs.nv.gov

APPLICANT Clark County Legal Services Program Contact Terry Bratton  
 Address 800 South Eight Street Phone: 386-1070 Fax: 366-0569  
 City Las Vegas State NV Zip 89101  
 E-mail Address tbratton@lacs.nv.gov

REPRESENTATIVE The Capitol Company Contact Russell Rowe  
 Address 10100 W. Charleston Blvd. Suite 200 Phone: 884-5014 Fax: \_\_\_\_\_  
 City Las Vegas State NV Zip 89135  
 E-mail Address rrowe@thecapitolcompany.com

### FOR DEPARTMENT USE ONLY

Property Owner Signature\* \_\_\_\_\_

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

Print Name BRANDI BUCKLEY

Subscribed and sworn before me

This 3 day of August, 2010

Maryann Gorski

Notary Public in and for said County and State



|                 |                          |
|-----------------|--------------------------|
| Case #          | <u>VAR-39099</u>         |
| Meeting Date:   | <u>9-23-10</u>           |
| Total Fee:      | <u>\$830.00</u>          |
| Date Received:* | <u>8-5-10</u>            |
| Received By:    | <u>J. F. [Signature]</u> |

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



jma

SCHEMATIC DESIGN PROGRESS

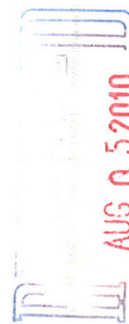
PROJECT 2009232

STUDIOS

07/07/2010

# LEGAL AID CENTER OF SOUTHERN NEVADA

**VAR-39099**  
**VAR-39100**  
**SDR-39098**









PHASE I



PHASE II

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PHASING PLAN

**VAR-39099**

**VAR-39100**

**SDR-39098**

PROJECT 2009232

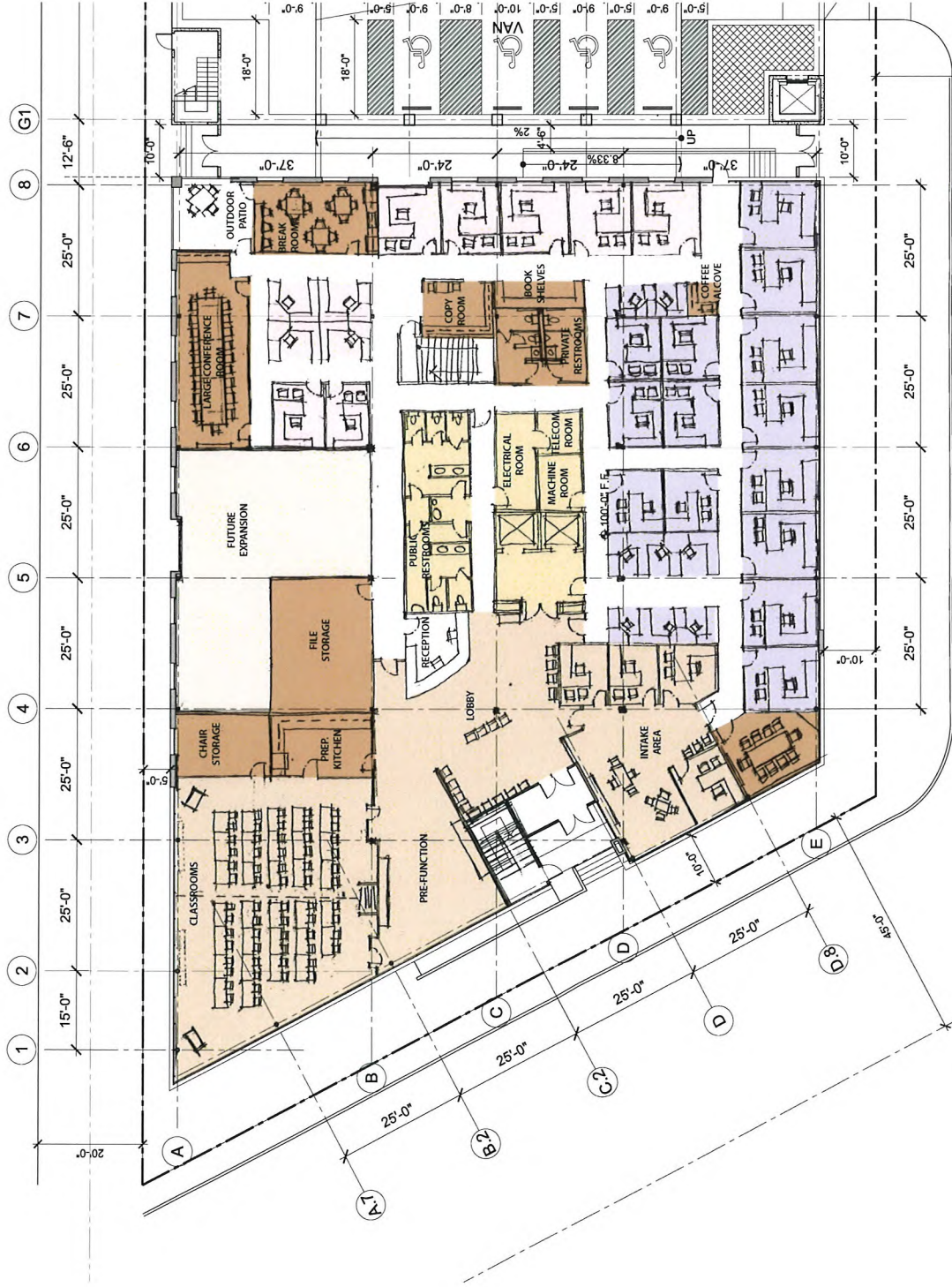
SCHEMATIC DESIGN PROGRESS

07/07/2010

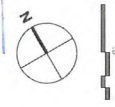
LEGAL AID CENTER OF SOUTHERN NEVADA

10/10/2009 10/21/2009 10/21/2009 10/21/2009 10/21/2009 10/21/2009 10/21/2009 10/21/2009 10/21/2009 10/21/2009





- PUBLIC SHARED SPACES
- CHILDREN'S ATTORNEY PROJECT
- DOMESTIC VIOLENCE
- PRO BONO
- BUILDING CORE
- CONSUMER RIGHTS & SOCIAL SECURITY
- ADMINISTRATION
- FUTURE EXPANSION
- PRIVATE SHARED SPACES



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LEGAL AID CENTER OF SOUTHERN NEVADA      PROJECT 2009232      07.07.2010      SCHEMATIC DESIGN PROGRESS

VAR-39099      OFFICE FLOOR PLAN LEVEL 1

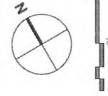
VAR-39100

SDR-39098





- PUBLIC SHARED SPACES
- PRIVATE SHARED SPACES
- CHILDREN'S ATTORNEY PROJECT
- BUILDING CORE
- DOMESTIC VIOLENCE
- CONSUMER RIGHTS & SOCIAL SECURITY
- PRO BONO
- ADMINISTRATION
- FUTURE EXPANSION



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5

OFFICE FLOOR PLAN LEVEL 2

VAR-39099

VAR-39100

SDR-39098

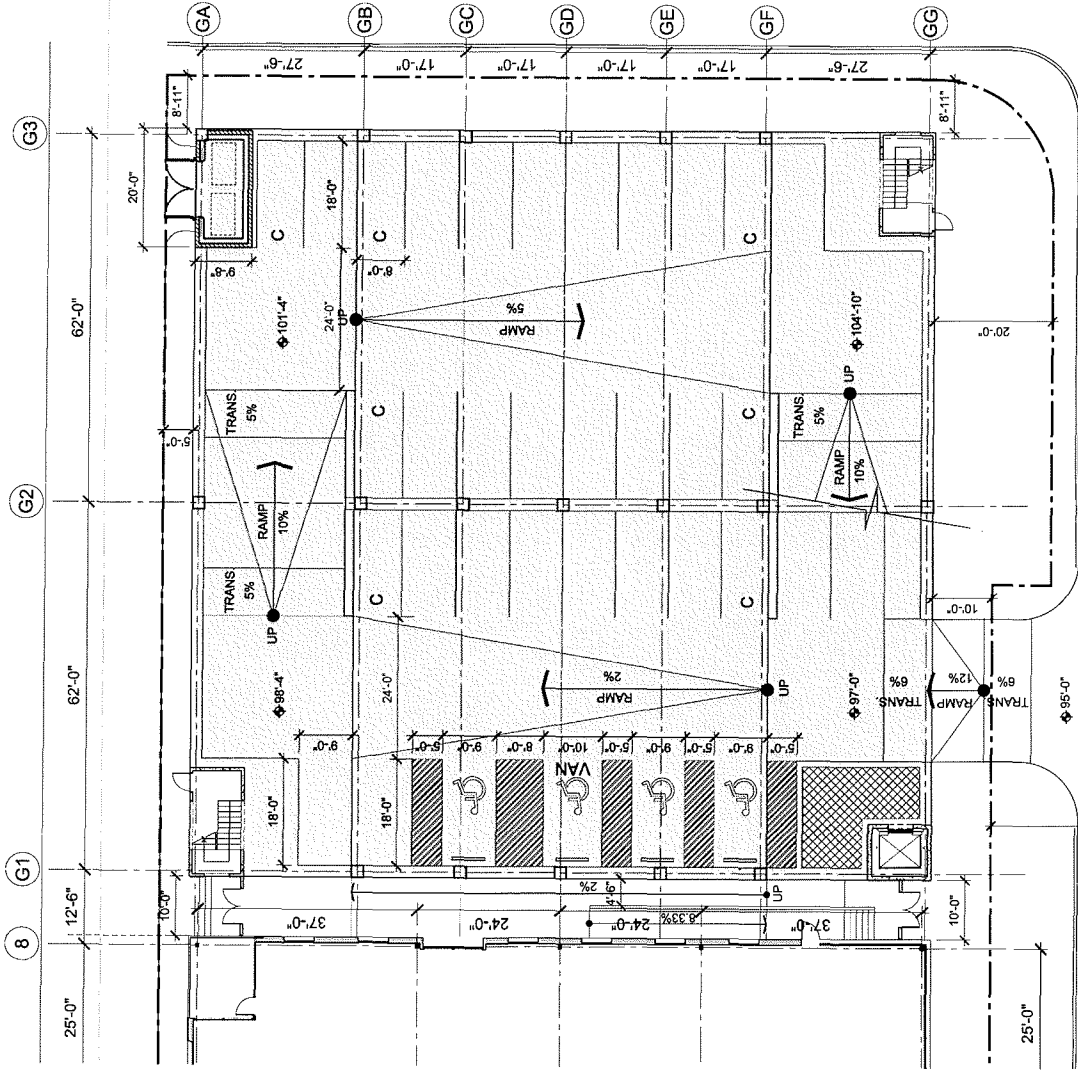
PROJECT 2009/232

SCHEMATIC DESIGN PROGRESS

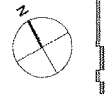
07/07/2010

LEGAL AID CENTER OF SOUTHERN NEVADA

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AUG 0 5 2010



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PARKING GARAGE LEVEL 1

**VAR-39099**  
**VAR-39100**  
**SDR-39098**

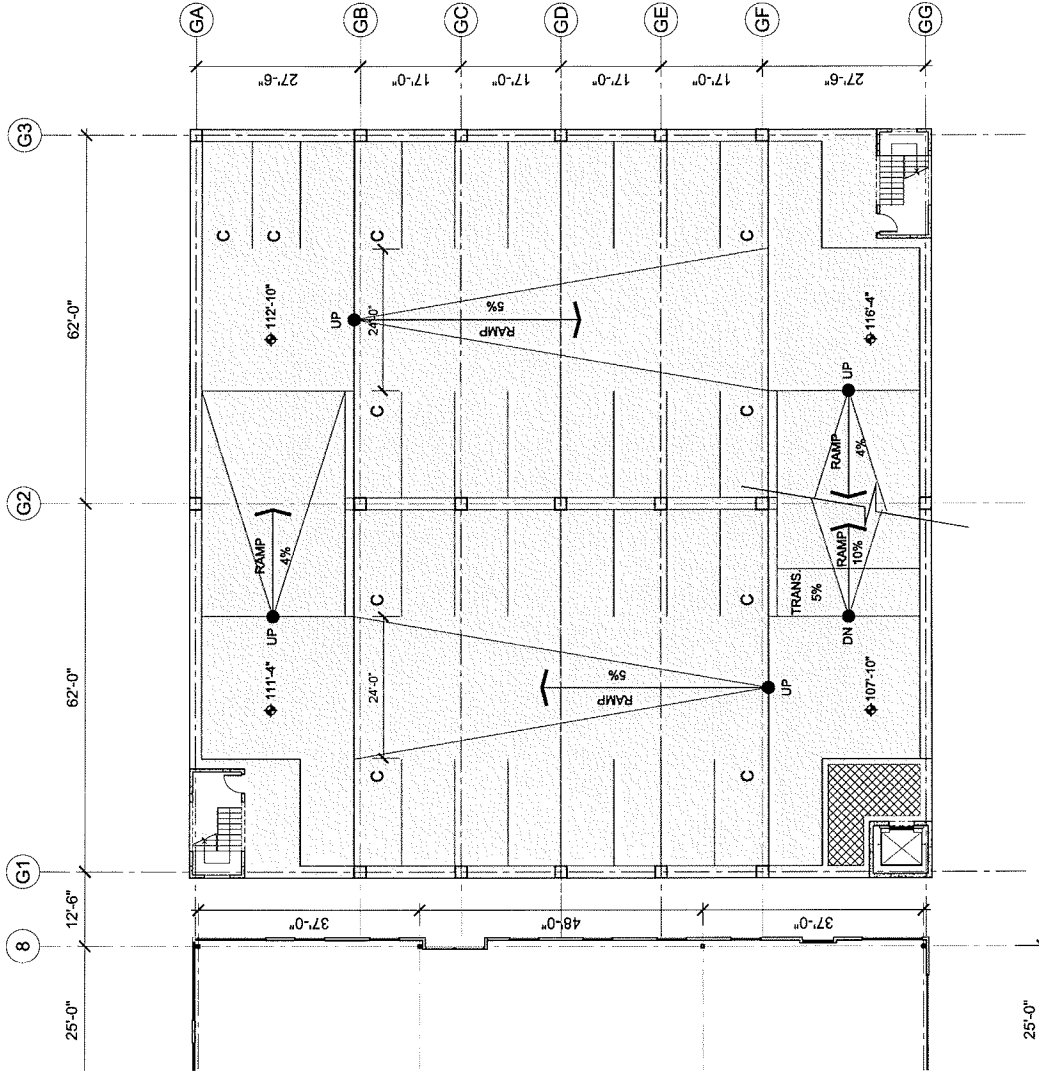
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LEGAL AID CENTER OF SOUTHERN NEVADA

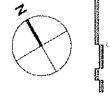
DATE: 01/19/2010

11.10.1010





RECORDED  
AUG 0 5 2010



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PARKING GARAGE LEVEL 2

**VAR-39099**

**VAR-39100**

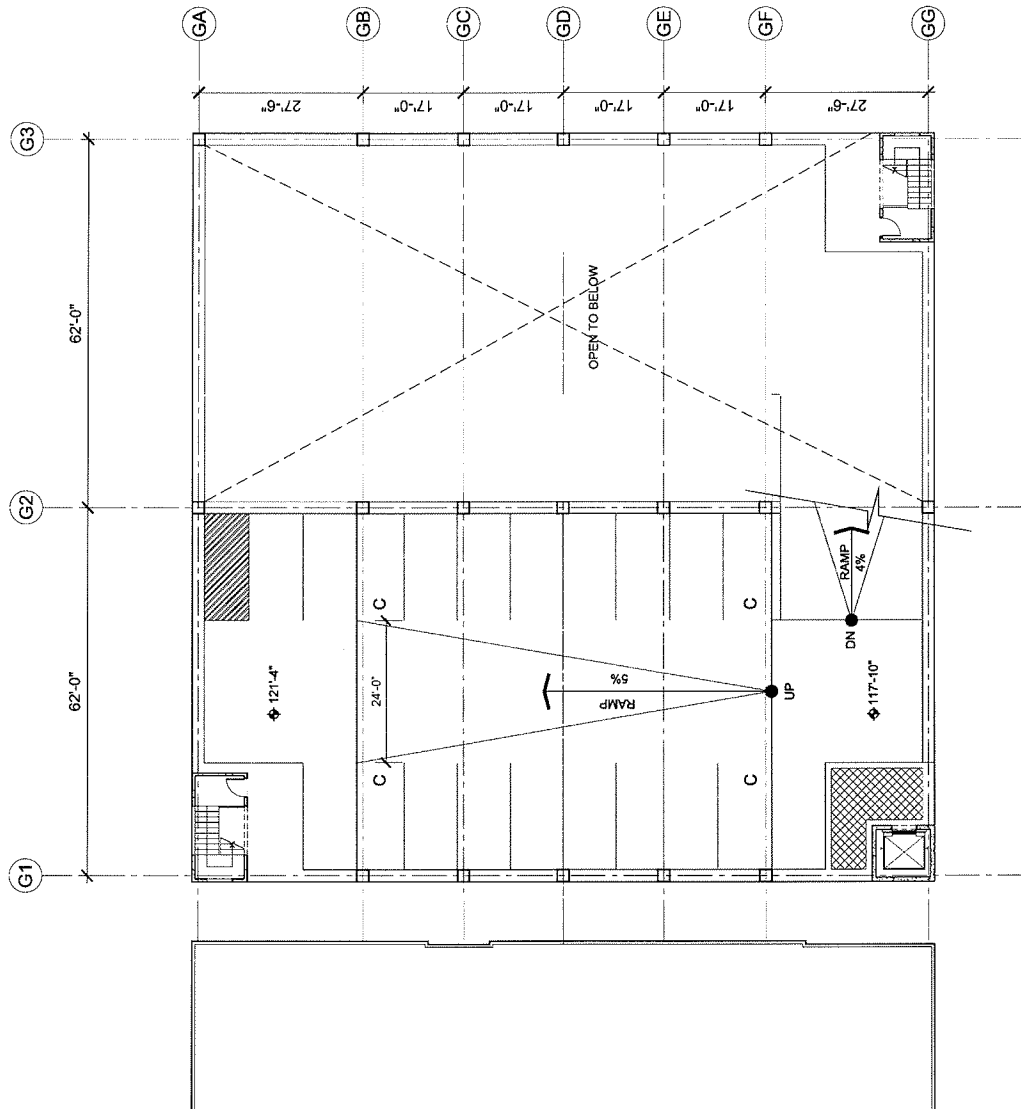
**SDR-39098**

PROJECT ADDRESS

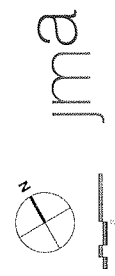
SCHEMATIC DESIGN PROGRESS

LEGAL AID CENTER OF SOUTHERN NEVADA

11.01.2010



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AUG 05 2010



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PARKING GARAGE LEVEL 3

**VAR-39099**  
**VAR-39100**  
**SDR-39098**

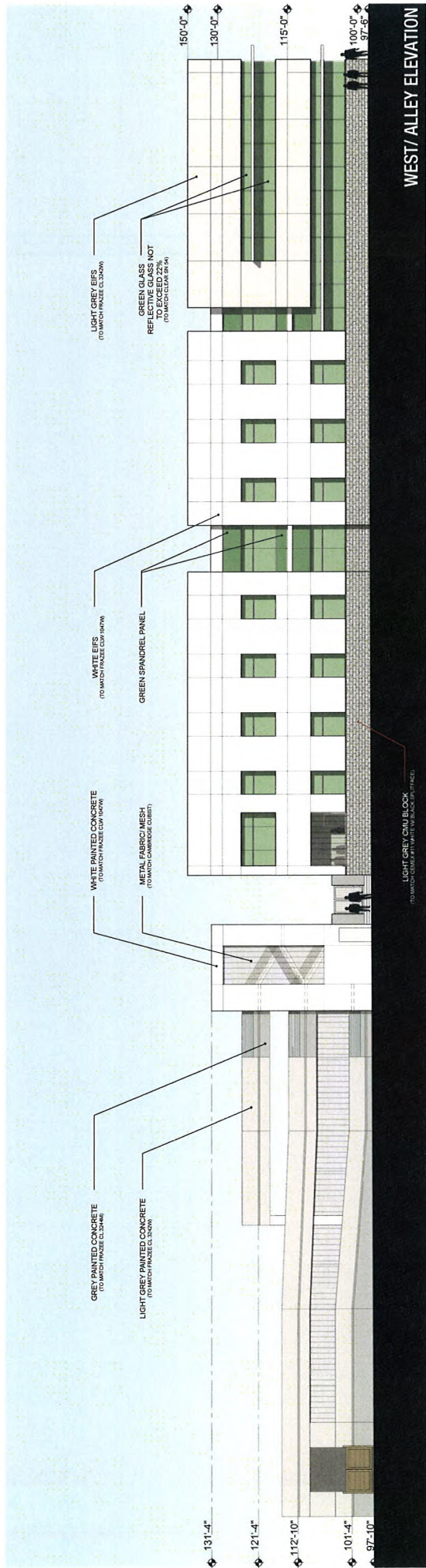
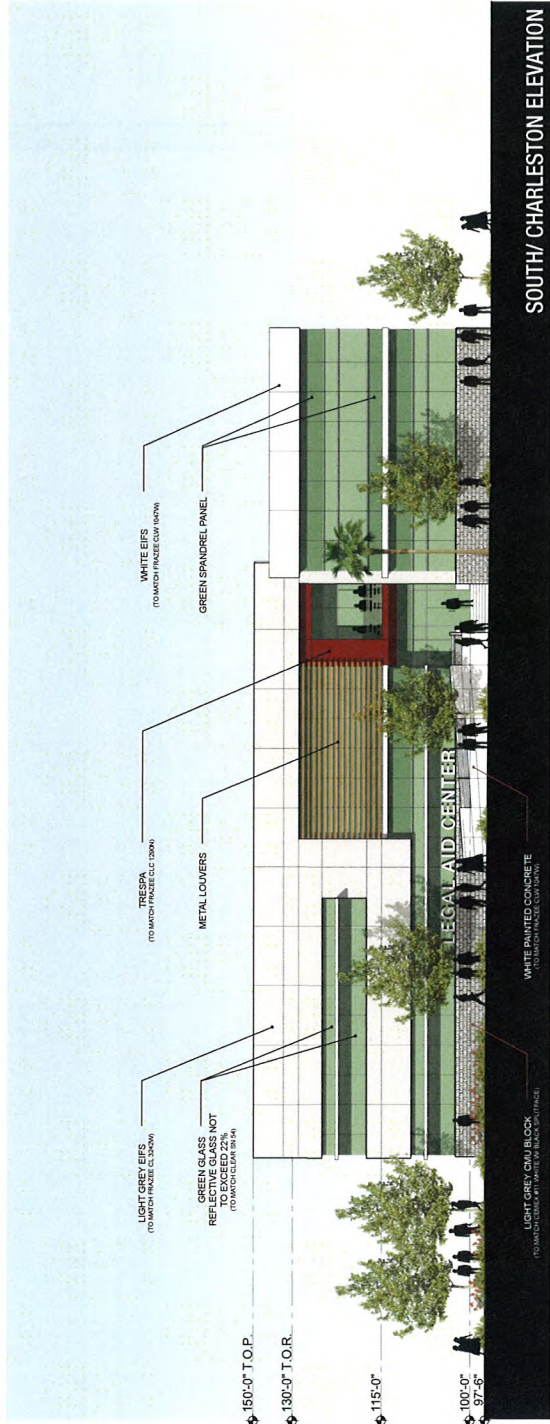
PERMIT DRAWING

SCHEMATIC DESIGN PROGRESS

LEGAL AID CENTER OF SOUTHERN NEVADA

(NOT TO SCALE)





**VAR-39099**  
**VAR-39100**  
**SDR-39098**

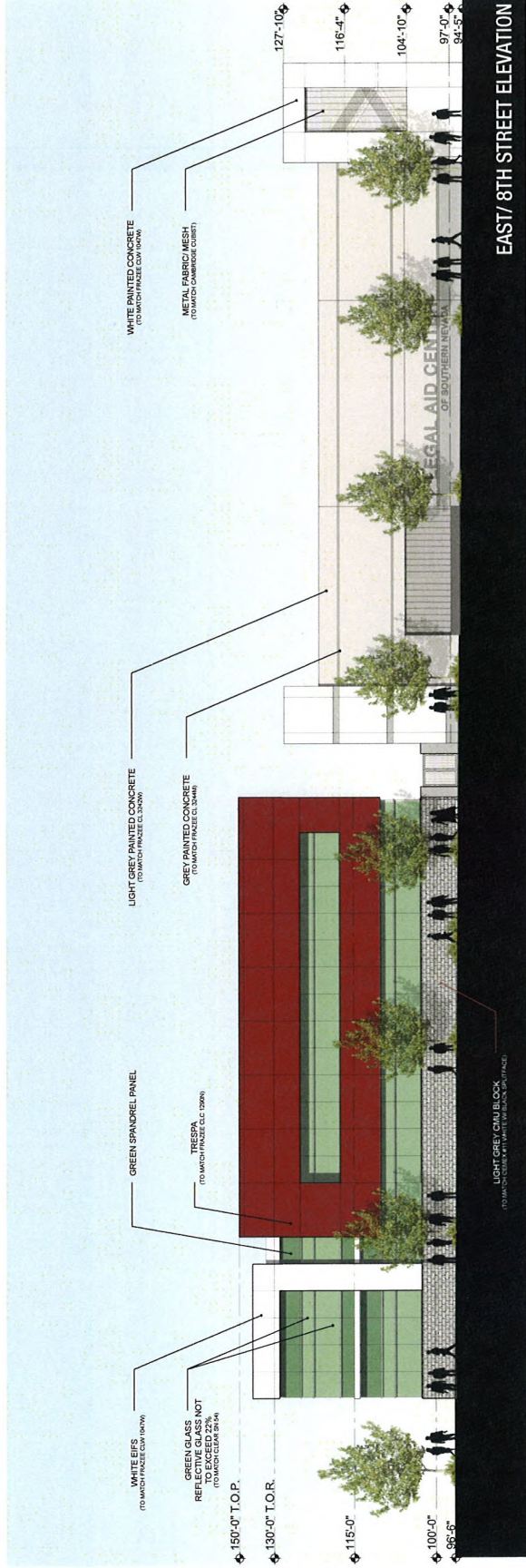
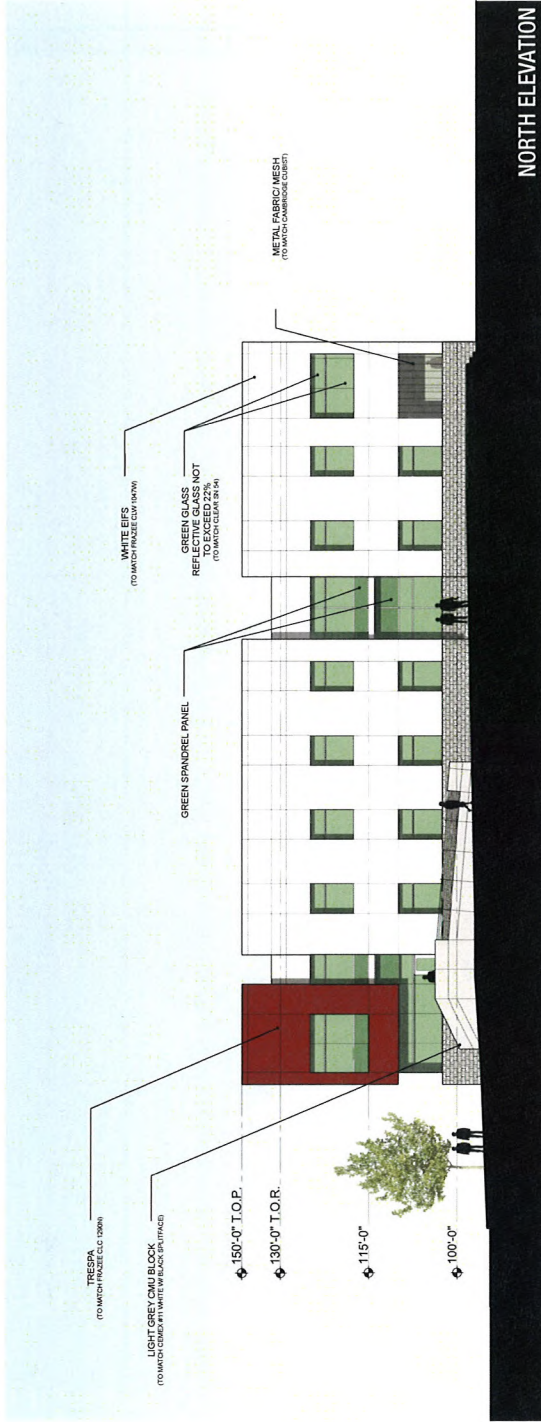
PROJECT 2009232

SCHEMATIC DESIGN PROGRESS  
07/07/2010

LEGAL AID CENTER OF SOUTHERN NEVADA

EXTERIOR ELEVATIONS





**VAR-39099**  
**VAR-39100**  
**SDR-39098**

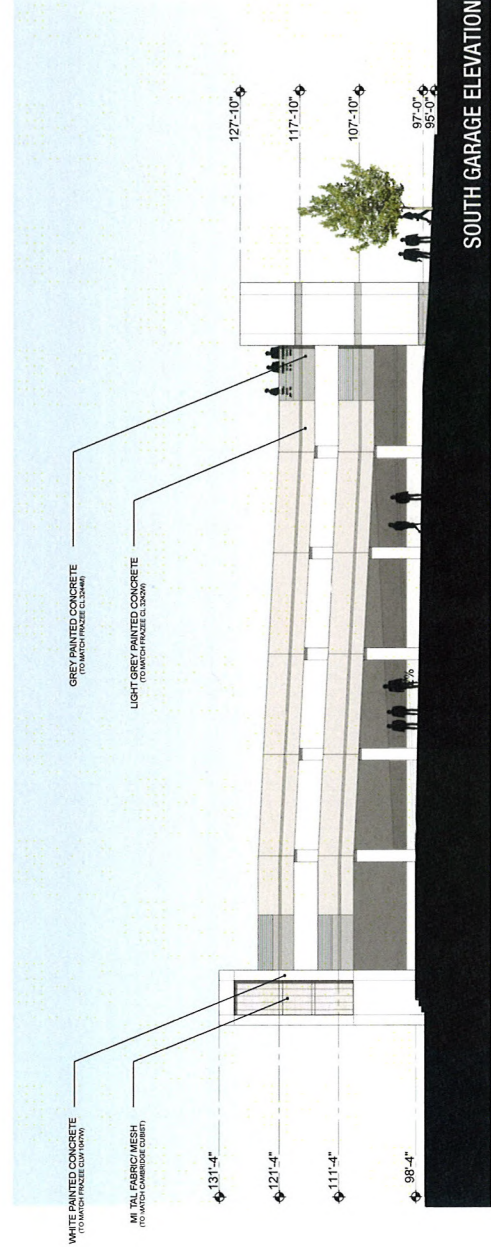
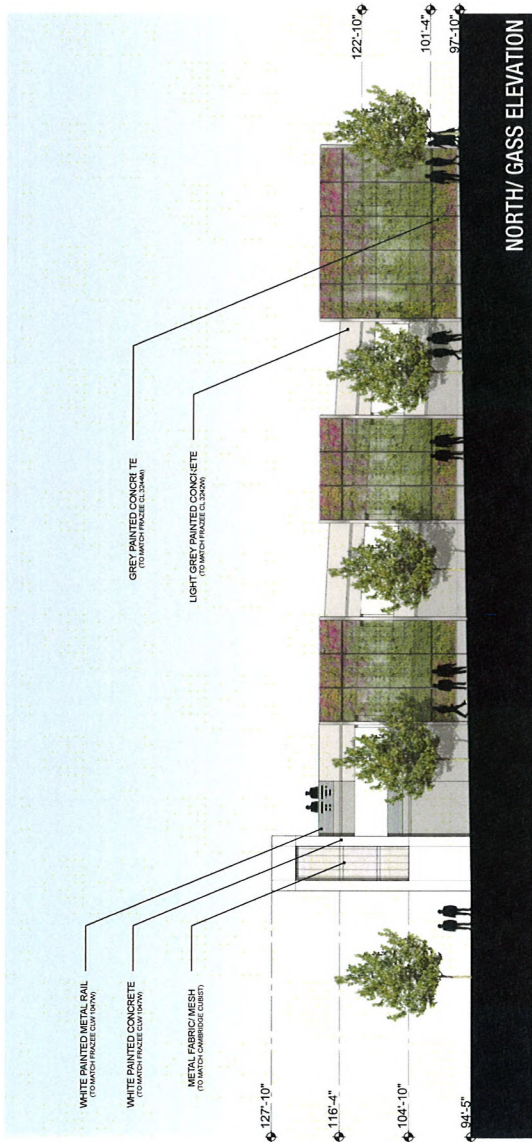
PROJECT 2009232

SCHEMATIC DESIGN PROGRESS  
07/07/2010

LEGAL AID CENTER OF SOUTHERN NEVADA

EXTERIOR ELEVATIONS





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 studios  
 AUG 05 2010  
 EXTERIOR ELEVATIONS  
 LEGAL AID CENTER OF SOUTHERN NEVADA  
 PROJECT 2009232  
 SCHEMATIC DESIGN PROGRESS  
 07/07/2010  
 www.jma-studios.com

VAR-39099  
 VAR-39100  
 SDR-39098





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AUG 05 2010

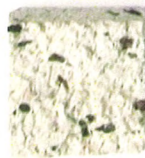
**VAR-39099**  
**VAR-39100**  
**SDR-39098**

PROJECT 2009232

SCHEMATIC DESIGN PROGRESS  
07/07/2010

LEGAL AID CENTER OF SOUTHERN NEVADA





CMU - CEMEX #11  
WHITE W/ BLACK SPLUT-FACE



TRESPA - METEON  
EXTERIOR (GARNET RED)



SUNGUARD GLAZING  
SUPERNETRAL 68 ON GREEN



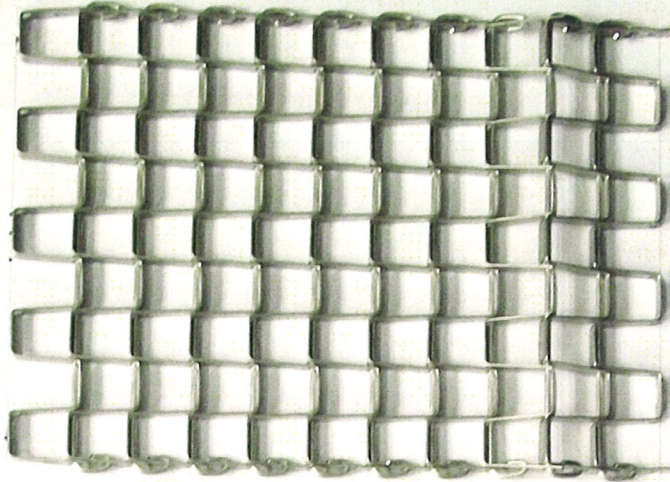
FRAZEE COLORLIFE  
CLW 104TW - DEER FEATHER



FRAZEE COLORLIFE  
CL 8242W - SNEPTIC



FRAZEE COLORLIFE  
CL 3244W - TURBO



CAMBRIDGE ARCHITECTURAL - CUBIST  
EXTERIOR - STAINLESS STEEL - FLEXIBLE



# THE CAPITOL COMPANY

PUBLIC POLICY AND GOVERNMENT AFFAIRS  
10100 W. Charleston Blvd., Suite 200, Las Vegas, NV 89135

August 4, 2010

Mike Howe, Planner II  
City of Las Vegas  
Planning and Development Department  
731 S. Fourth Street  
Las Vegas, NV 89101

**Re: Justification Letter**  
**Legal Aid Center of Southern Nevada**  
**APNs: 139-34-410-244 & 139-34-410-245**

Dear Mr. Howe:

This firm represents Legal Aid Center of Southern Nevada (LACSN) with respect to the development of an office building located at the northwest corner of Charleston Boulevard and Eighth Street. The site is within the Downtown Redevelopment Plan with a General Commercial (GC) master plan designation and is currently zoned C-1. The structure will be the new office building for LACSN, which is presently located in the adjacent office building at the southwest corner of Eighth and Gass. This request consists of a Site Development Plan Review and Variance applications. Note that these applications represent a revision of the project which was previously approved by the City Council (SDR-29445, VAR-29446 & 29447).

## Site Development Plan Review

The project proposes a 32,500 square-foot office building (previously approved at 39,000 square feet), two story structure and three story parking garage (both previously approved at four stories) at a maximum height of 50 feet (previously approved at 65 feet). Contemporary materials will be used on the building exterior, which include various colors of smooth finish stucco, metal panels and glass wall system with high performance low E reflectivity not to exceed 22%.

A waiver of perimeter landscaping requirements is requested as part of the SDR applications as follows:

|              | Required | Provided  | Previously Approved |
|--------------|----------|-----------|---------------------|
| South/East   | 15 feet  | Zero feet | 10 feet             |
| West (alley) | 8 feet   | Zero feet | Zero feet           |

**VAR-39099**  
**VAR-39100**  
**SDR-39098**

RECEIVED  
AUG 05 2010

## Parking Variance

In addition to the SDR the applicant is requesting parking and setback variances as follows:

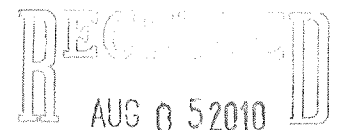
|           | <b>Current Application</b> | <b>Previously Approved</b> |
|-----------|----------------------------|----------------------------|
| Required  | <b>118</b>                 | 130                        |
| Provided  | <b>92</b>                  | 84                         |
| Reduction | <b>26 or 22%</b>           | 46 or 35%                  |

The applicant is proposing a reduction of the previously approved parking variance for this application. This request is justified given the applicant's mission, clientele, location and mass transit opportunities. LACSN is a private, non-profit corporation dedicated to providing free community legal services to the County's low-income residents since 1958. Eligibility for their services is based on household income and the number of people living in the client's household. As a result of the economic status of its clientele, approximately half (48%) of the applicant's clients travel to the office by a mode other than driving their own car – mass transit, walk or ride a bicycle, or dropped off by a relative or friend. Stated frankly, a vehicle is a luxury item many of their clients simply do not have. Moreover, approximately 45% of the applicant's clientele live in the downtown area, making access to the site by means other than a vehicle quite easy.

Of the remaining 55% of their clientele, most live in the east and northeast parts of the valley. LACSN is ideally located for mass transit opportunities – not a coincidence and quite necessary in fulfilling its mission of providing free legal services to those in need. Bus Route 206 runs the full length of Charleston Boulevard and has four bus stops within two blocks of the site, including one next door (in front of the US Bank building) and one directly across Charleston. Route 206 is the third busiest non-tourist route in the CAT system, and it intersects with the second busiest non-tourist route (Maryland Parkway) in addition to the busiest of all routes, Las Vegas Boulevard. This makes LACSN accessible to virtually all parts of the valley where most of its clientele live and work. Route 206 is also expected to connect to the new Central City Terminal at Casino Center and Bonneville (replacing the Downtown Transportation Center), which will allow for even more bus transfers and easier access to LACSN.

Also important to consideration of the parking variance request is that significant off-site (street) parking is available in the area. Adjacent to both LACSN parcels is 270 feet of street parking, equivalent to 15 parking spaces (assuming a standard 18 feet of space per vehicle). Including these parking spaces with the 92 provided with the project brings the total available parking count to 107 spaces. Also available within one block of LACSN is approximately 842 feet of street parking for an equivalent of another 46 parking spaces. In total, 61 additional parking spaces may be available at any given time either adjacent to or across the street from LACSN. Coupled with the spaces provided with the project, approximately 153 parking spaces are available either on-site or within a one block area.

**VAR-39099**  
**VAR-39100**  
**SDR-39098**





## Setback Variance

The second variance request is for reduced setbacks as follows:

|             | <b>Required</b> | <b>Provided</b> | <b>Previously Approved</b> |
|-------------|-----------------|-----------------|----------------------------|
| Front       | 20 feet         | <b>10 feet</b>  | 10 feet                    |
| Side        | 10 feet         | <b>5 feet</b>   | 5 feet                     |
| Corner Side | 15 feet         | <b>10 feet</b>  | Zero feet                  |
| Rear        | 20 feet         | <b>8 feet</b>   | Zero feet                  |

The proposed setbacks conform to the existing development in the area. The adjacent building to the west has a 10-foot setback on Charleston, while buildings along Charleston towards Las Vegas Boulevard have limited or no front setbacks. The proposed 10-foot setback for this project will provide a smooth and aesthetically pleasing transition from the zero setbacks allowed on properties in the Downtown Centennial Plan only one and a half blocks away from this site.

Along with the setback variance is a request for lot coverage of 78.2% where a maximum of 50% is allowed. Again, much of this area of downtown has been built as scales exceeding the 50% lot coverage requirement. Indeed, the Downtown Redevelopment Plan contemplates development that does not necessarily conform to the parameters of the City's overall development code. Notably, the lot coverage previously approved for this site was 83%.

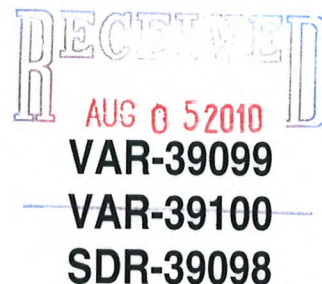
When completed this project will add a vibrant, new structure to Charleston Boulevard and the Downtown Redevelopment area that will set a standard for small-sized office buildings. Moreover, it will allow LACSN to continue providing legal access to the poor, indigent, elderly and immigrant communities in southern Nevada at a location that is accessible to all.

Thank you in advance for your time and consideration regarding this application. Please feel free to contact me should you have any questions or need additional information.

Sincerely,



Russell M. Rowe, Esq.



**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:**

Planning Commission Mtg.

0

City Council Meeting

0

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

0

**RECOMMENDATION:**

Staff recommends

**BACKUP DOCUMENTATION:**

1. Consolidated Backup
2. Supporting Documentation



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



## PLANNING & DEVELOPMENT DEPARTMENT

### STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-39100** APN: 139-34-410-244 & 245

Name of Property Owner: Clark County Legal Services Program

Name of Applicant: Clark County Legal Services Program

Name of Representative: Russell Rowe / The Capitol Company

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

☐ Yes

☒ No

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

City Official: \_\_\_\_\_

Partner(s): \_\_\_\_\_

APN: \_\_\_\_\_

Signature of Property Owner: \_\_\_\_\_

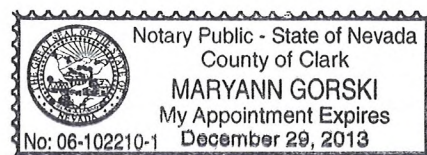
Print Name: Barbara Buckley

Subscribed and sworn before me

This 3 day of August, 2010

Maryann Gorski

Notary Public in and for said County and State





# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

Application/Petition For: Variance (VAR)  
 Project Address (Location) 721 E. Charleston  
 Project Name Legal Aid Center of Southern Nevada Proposed Use Office  
 Assessor's Parcel #(s) 139-34-410-244 & 245 Ward # 3  
 General Plan: existing C proposed C Zoning: existing C-1 proposed C-1  
 Commercial Square Footage 35,200 Floor Area Ratio .49  
 Gross Acres 1.63 Lots/Units - Density -  
 Additional Information \_\_\_\_\_

PROPERTY OWNER Clark County Legal Services Program Contact Terry Bratton  
 Address 800 South Eight Street Phone: 386-1070 Fax: 366-0569  
 City Las Vegas State NV Zip 89101  
 E-mail Address tbratton@lacs.org

APPLICANT Clark County Legal Services Program Contact Terry Bratton  
 Address 800 South Eight Street Phone: 386-1070 Fax: 366-0569  
 City Las Vegas State NV Zip 89101  
 E-mail Address tbratton@lacs.org

REPRESENTATIVE The Capitol Company Contact Russell Rowe  
 Address 10100 W. Charleston Blvd. Suite 200 Phone: 884-5014 Fax: \_\_\_\_\_  
 City Las Vegas State NV Zip 89135  
 E-mail Address rrowe@thecapitolcompany.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 BARBARA BUCKLEY

Subscribed and sworn before me

This 3 day of August, 2010

Maryann Gorski

Notary Public in and for said County and State

Revised 10/27/08

### FOR DEPARTMENT USE ONLY

|                 |                   |
|-----------------|-------------------|
| Case #          | <u>VAR-39100</u>  |
| Meeting Date:   | <u>9/23/10</u>    |
| Total Fee:      | <u>\$930.00</u>   |
| Date Received:* | <u>8-5-10</u>     |
| Received By:    | <u>J. Farnell</u> |



Notary Public - State of Nevada

County of Clark

MARYANN GORSKI

My Appointment Expires

No: 06-102210-1

December 29, 2010

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

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

**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). Staff recommends

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

**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

0

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

0

**RECOMMENDATION:**

Staff recommends

**BACKUP DOCUMENTATION:**

1. Consolidated Backup
2. Supporting Documentation



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



## PLANNING & DEVELOPMENT DEPARTMENT

### STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-39098** APN: 139-34-410-244 & 245

Name of Property Owner: Clark County Legal Services Program

Name of Applicant: Clark County Legal Services Program

Name of Representative: Russell Rowe / The Capitol Company

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

☐ Yes

☒ No

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

City Official: \_\_\_\_\_

Partner(s): \_\_\_\_\_

APN: \_\_\_\_\_

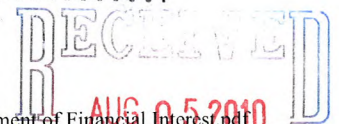
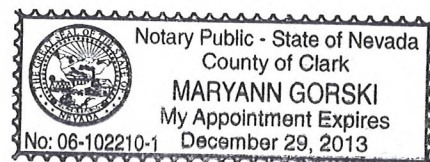
Signature of Property Owner: \_\_\_\_\_

Print Name: Barbara Buckley

Subscribed and sworn before me

This 3 day of August, 20 10

Maryann Gorski  
Notary Public in and for said County and State



# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

Application/Petition For: Site Development Plan Review (SDR)

Project Address (Location) 721 E. Charleston

Project Name Legal Aid Center of Southern Nevada Proposed Use Office

Assessor's Parcel #(s) 139-34-410-244 & 245 Ward # 3

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

Commercial Square Footage 35,200 Floor Area Ratio .49

Gross Acres 1.63 Lots/Units - Density -

Additional Information \_\_\_\_\_

PROPERTY OWNER Clark County Legal Services Program Contact Terry Bratton

Address 800 South Eight Street Phone: 386-1070 Fax: 366-0569

City Las Vegas State NV Zip 89101

E-mail Address tbratton@lacs.org

APPLICANT Clark County Legal Services Program Contact Terry Bratton

Address 800 South Eight Street Phone: 386-1070 Fax: 366-0569

City Las Vegas State NV Zip 89101

E-mail Address tbratton@lacs.org

REPRESENTATIVE The Capitol Company Contact Russell Rowe

Address 10100 W. Charleston Blvd. Suite 200 Phone: 884-5014 Fax: \_\_\_\_\_

City Las Vegas State NV Zip 89135

E-mail Address rowe@thecapitolcompany.com

### FOR DEPARTMENT USE ONLY

Property Owner Signature\* [Signature]

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

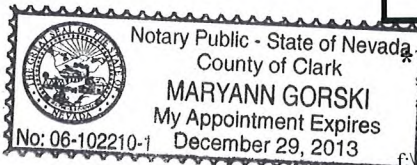
Print Name BARBARA BUCKLEY

Subscribed and sworn before me

This 3 day of August, 20 10

Maryann Gorski

Notary Public in and for said County and State



|                 |                    |
|-----------------|--------------------|
| Case #          | SDR- 39098         |
| Meeting Date:   | 09/23/10           |
| Total Fee:      | \$ 1030.00         |
| Date Received:* | 8/05/10            |
| Received By:    | <u>[Signature]</u> |

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



**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:**

Planning Commission Mtg.

0

City Council Meeting

0

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

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



## PLANNING & DEVELOPMENT DEPARTMENT

### STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-39122** APN: 139-34-710-030, -031, -032, -033

Name of Property Owner: EVAPS, LLC

Name of Applicant: Robert T. Eglet

Name of Representative: Scott Brown, Architect

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: \_\_\_\_\_

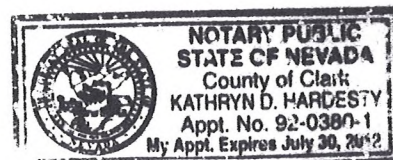
Signature of Property Owner: \_\_\_\_\_

*Robert T. Eglet*  
Print Name: Robert T. Eglet

Subscribed and sworn before me

This 9th day of July, 2010

Kathryn D. Hardesty  
Notary Public in and for said County and State



RECEIVED

AUG 09 2010

# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

Application/Petition For: Variance: 19.08.050 no setbacks (all sides) and 86% lot coverage  
 Project Address (Location) 400 South 7th Street  
 Project Name Law Offices Proposed Use Office  
 Assessor's Parcel #(s) 139-34-710-030, -031, -032, -033 Ward # 3 - Gary Reese  
 General Plan: existing C proposed C Zoning: existing C-1 proposed C-1  
 Commercial Square Footage 55,132 SF gross Floor Area Ratio \_\_\_\_\_  
 Gross Acres 0.65 net Lots/Units 1 Density \_\_\_\_\_  
 Additional Information Multi-story office building with parking garage

PROPERTY OWNER EVAPS, LLC Contact Robert T. Eglet  
 Address 400 South 4th Street #600 Phone: (702) 450-5400 Fax: (702) 450-5451  
 City Las Vegas State NV Zip 89101  
 E-mail Address n/a

APPLICANT -Same as Property Owner- Contact \_\_\_\_\_  
 Address \_\_\_\_\_ Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
 E-mail Address \_\_\_\_\_

REPRESENTATIVE DesignCell Architecture Contact Scott Brown, Architect  
 Address 10777 West Twain Ave. #125 Phone: (702) 403-1575 Fax: (877) 403-1575  
 City Las Vegas State NV Zip 89135  
 E-mail Address scott@designcell.cc

Property Owner Signature\* [Signature]

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

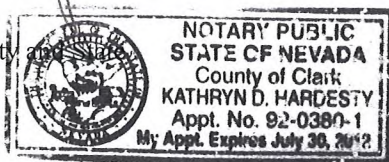
Print Name Robert T. Eglet

Subscribed and sworn before me

This 9th day of August, 20 10.

Kathryn D. Hardesty

Notary Public in and for said County



### FOR DEPARTMENT USE ONLY

|                 |                  |
|-----------------|------------------|
| Case #          | <u>VAR 39122</u> |
| Meeting Date:   | <u>9/23/10</u>   |
| Total Fee:      | <u>830.00</u>    |
| Date Received:* | <u>8/9/10</u>    |
| Received By:    | <u>LHM</u>       |

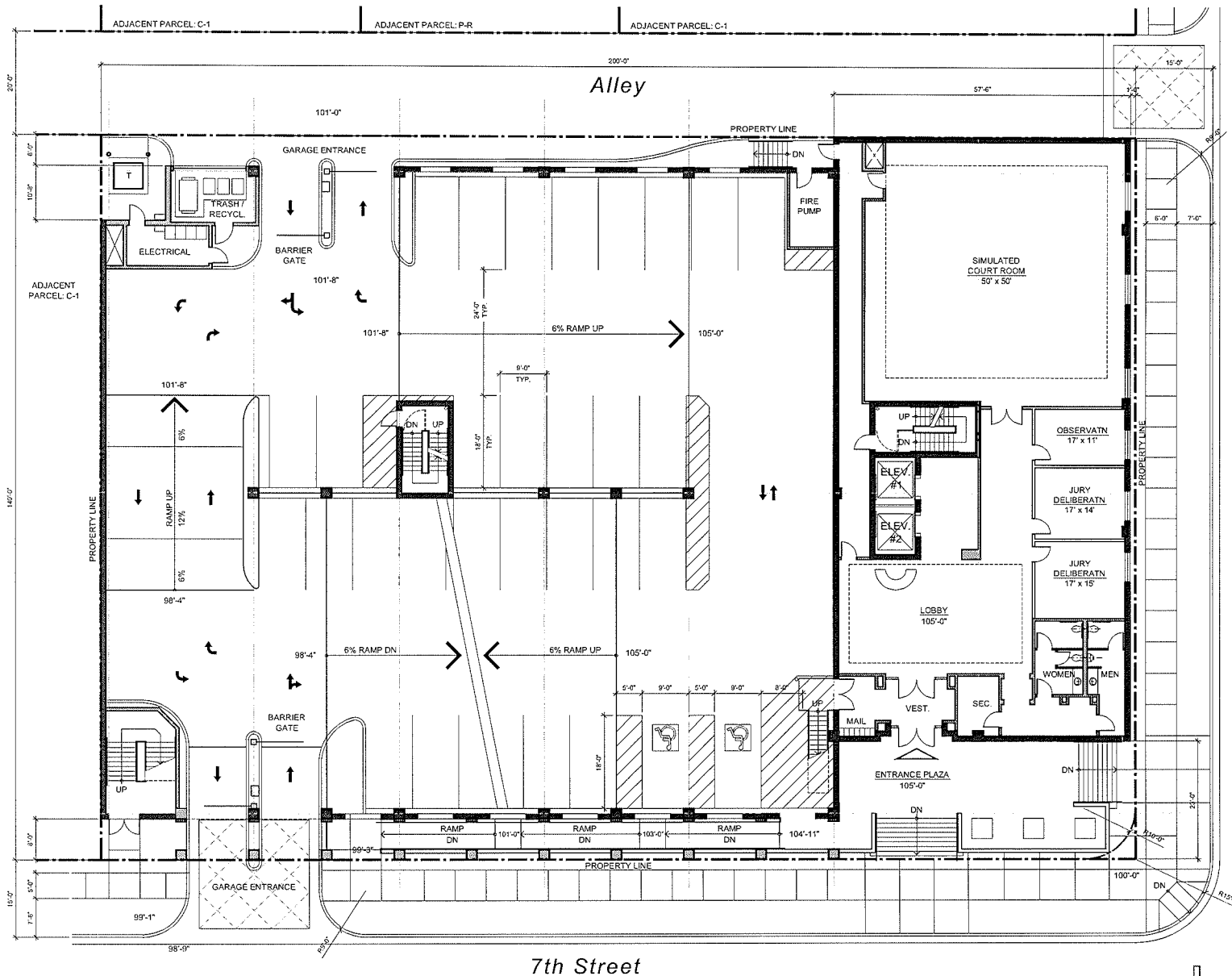
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AUG 09 2010

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

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



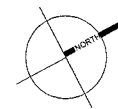


## EVAPS Law Offices

SWC OF 7th & CHEF ANDRE ROCHAT  
LAS VEGAS, NEVADA 89101

### SITE PLAN / FIRST FLOOR PLAN

SCALE: 1" = 20'-0"  
AUGUST 9, 2010



designcell DR01

10777 W. TWAIN AVE, STE 125 T 702-403-1575  
LAS VEGAS, NV 89135 WWW.DESIGNCELL.COM

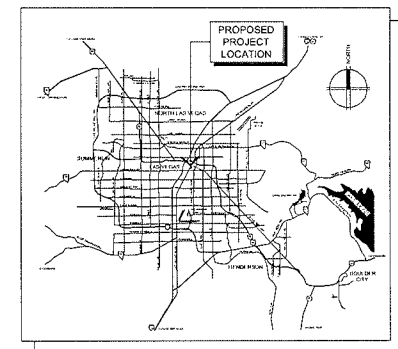
**VAR-39122**  
**SDR-39121**

AUG 09 2010

### SITE DATA

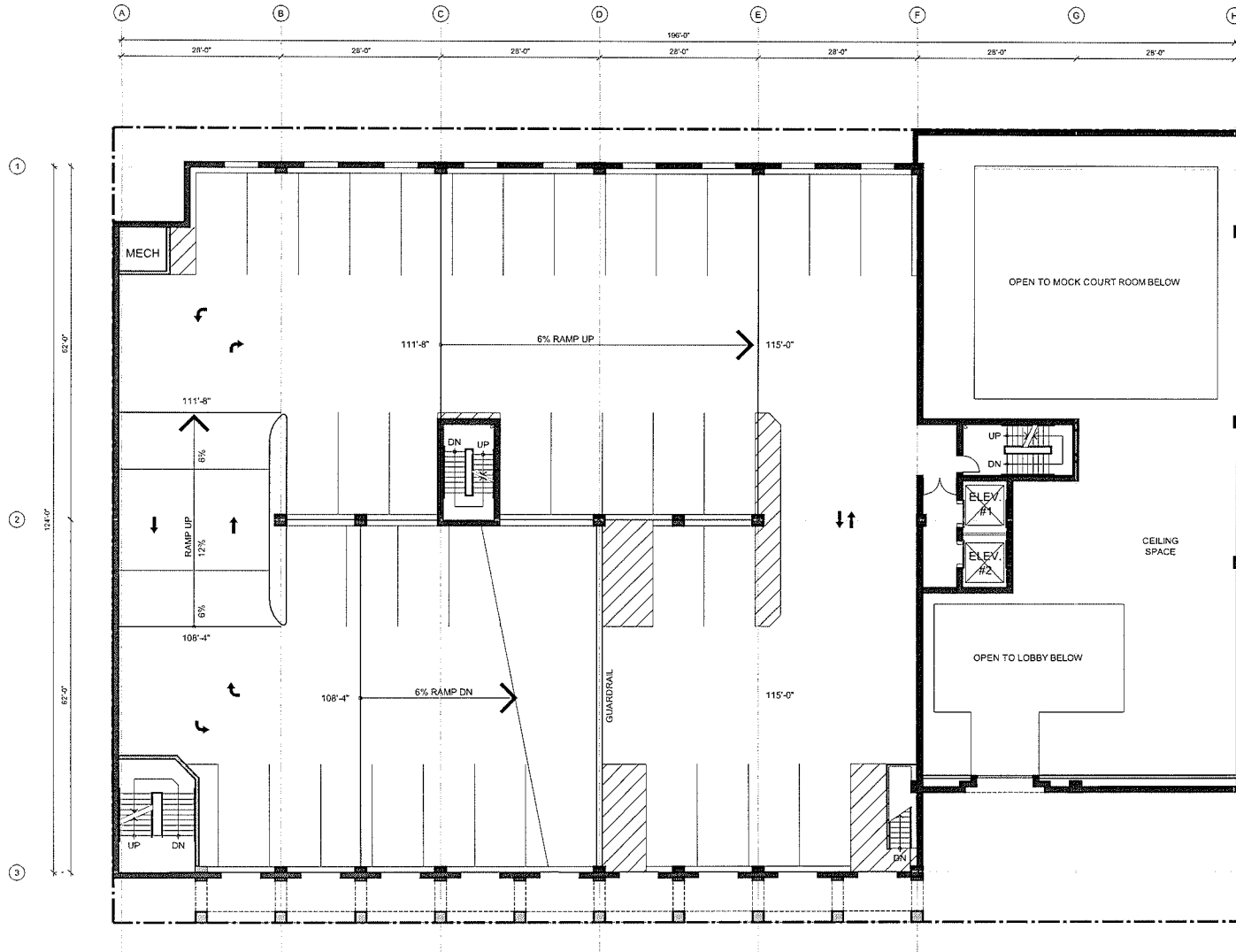
|                              |                                                                                                |
|------------------------------|------------------------------------------------------------------------------------------------|
| APN #                        | 139-34-710-030<br>139-34-710-031<br>139-34-710-032<br>139-34-710-033                           |
| CURRENT ZONING               | C-1                                                                                            |
| SITE AREA (NET)              | 28,000 SF                                                                                      |
| <b>BUILDING AREAS:</b>       |                                                                                                |
| OFFICE (GROSS):              | LEVEL 1 6,587 SF<br>LEVEL 2 N/A<br>LEVEL 3 16,553 SF<br>LEVEL 4 15,996 SF<br>LEVEL 5 15,996 SF |
| <b>TOTAL OFFICE:</b>         | <b>55,132 SF GROSS</b>                                                                         |
| PARKING GARAGE:              | LEVEL 2 14,100 SF<br>LEVEL P1 24,500 SF<br>LEVEL P2 24,500 SF                                  |
| <b>TOTAL PARKING GARAGE:</b> | <b>80,700 SF GROSS</b>                                                                         |
| <b>PARKING REQUIRED:</b>     |                                                                                                |
| OFFICE (GROSS) (1/1000 SF):  | 184 SPACES                                                                                     |
| OF WHICH ACCESSIBLE:         | 6 SPACES (1 VAN)                                                                               |
| <b>PARKING PROVIDED:</b>     |                                                                                                |
| REGULAR:                     | 170 SPACES                                                                                     |
| COMPACT:                     | 8 SPACES (4.5%)                                                                                |
| ACCESSIBLE:                  | 6 SPACES (INCL 1 VAN)                                                                          |
| <b>TOTAL:</b>                | <b>184 SPACES</b>                                                                              |
| F.A.R.                       |                                                                                                |
| (OFFICE+PKG GARAGE)/SITE:    | 4.9                                                                                            |

### VICINITY MAP



1 LEVEL

Chef Andre Rochat Place

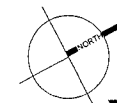


## EVAPS Law Offices

SWC OF 7th & CHEF ANDRE ROCHAT  
LAS VEGAS, NEVADA 89101

## SECOND FLOOR PLAN

SCALE: 1" = 20'-0"  
AUGUST 9, 2010

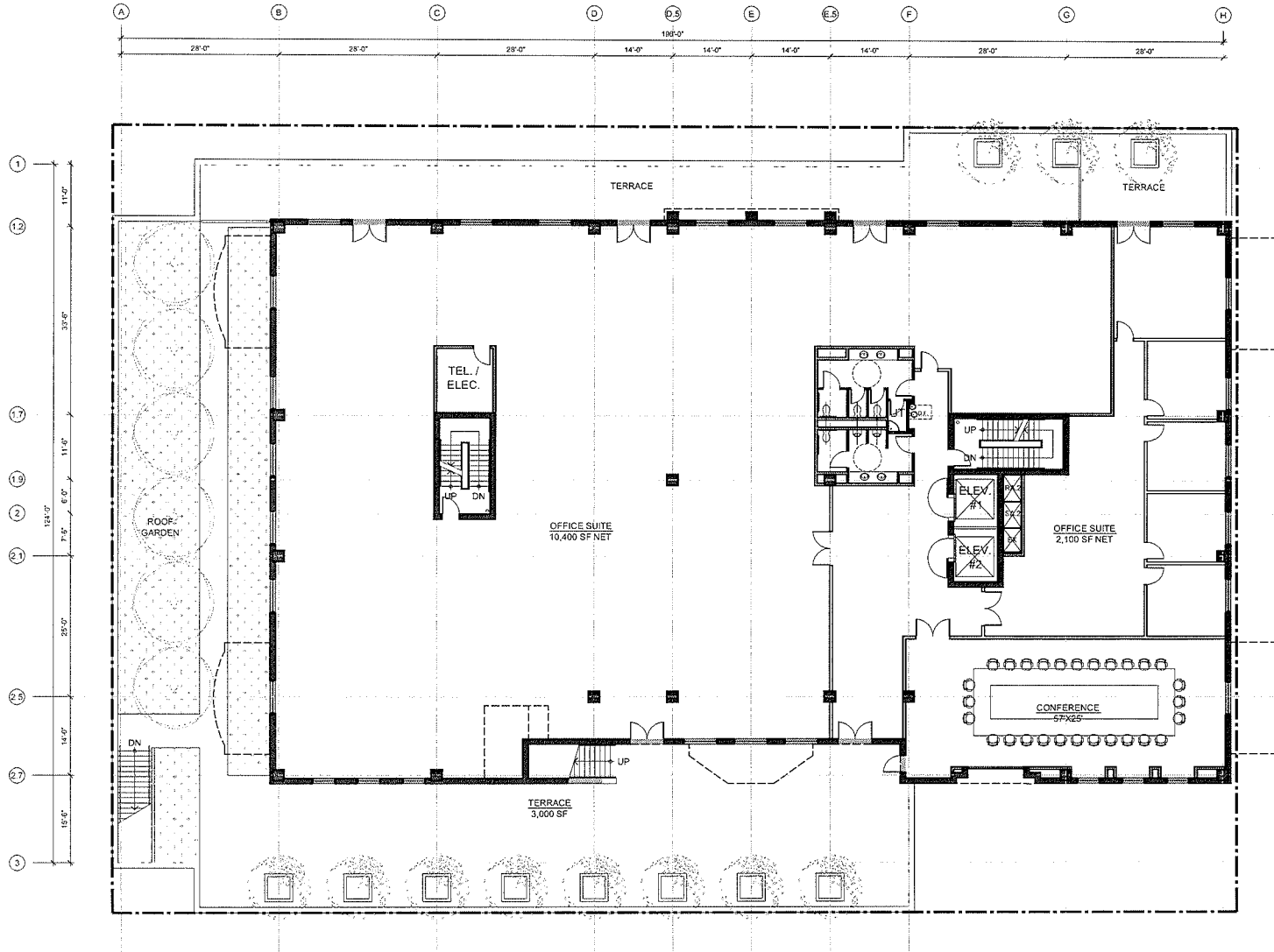


designcell DR02

10777 W. TWAIN AVE, STE 125 T 702-403-1575  
LAS VEGAS, NV 89135 WWW.DESIGNCELL.CC

**VAR-39122** RECEIVED  
**SDR-39121** AUG 09 2010

3  
LEVEL

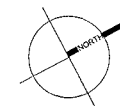


## EVAPS Law Offices

SWC OF 7th & CHEF ANDRE ROCHAT  
LAS VEGAS, NEVADA 89101

### THIRD FLOOR PLAN

SCALE: 1" = 20'-0"  
AUGUST 9, 2010



designcell DR03

10777 W. TWAIN AVE, STE 125 T 702-403-1575  
LAS VEGAS, NV 89135 WWW.DESIGNCELL.CC

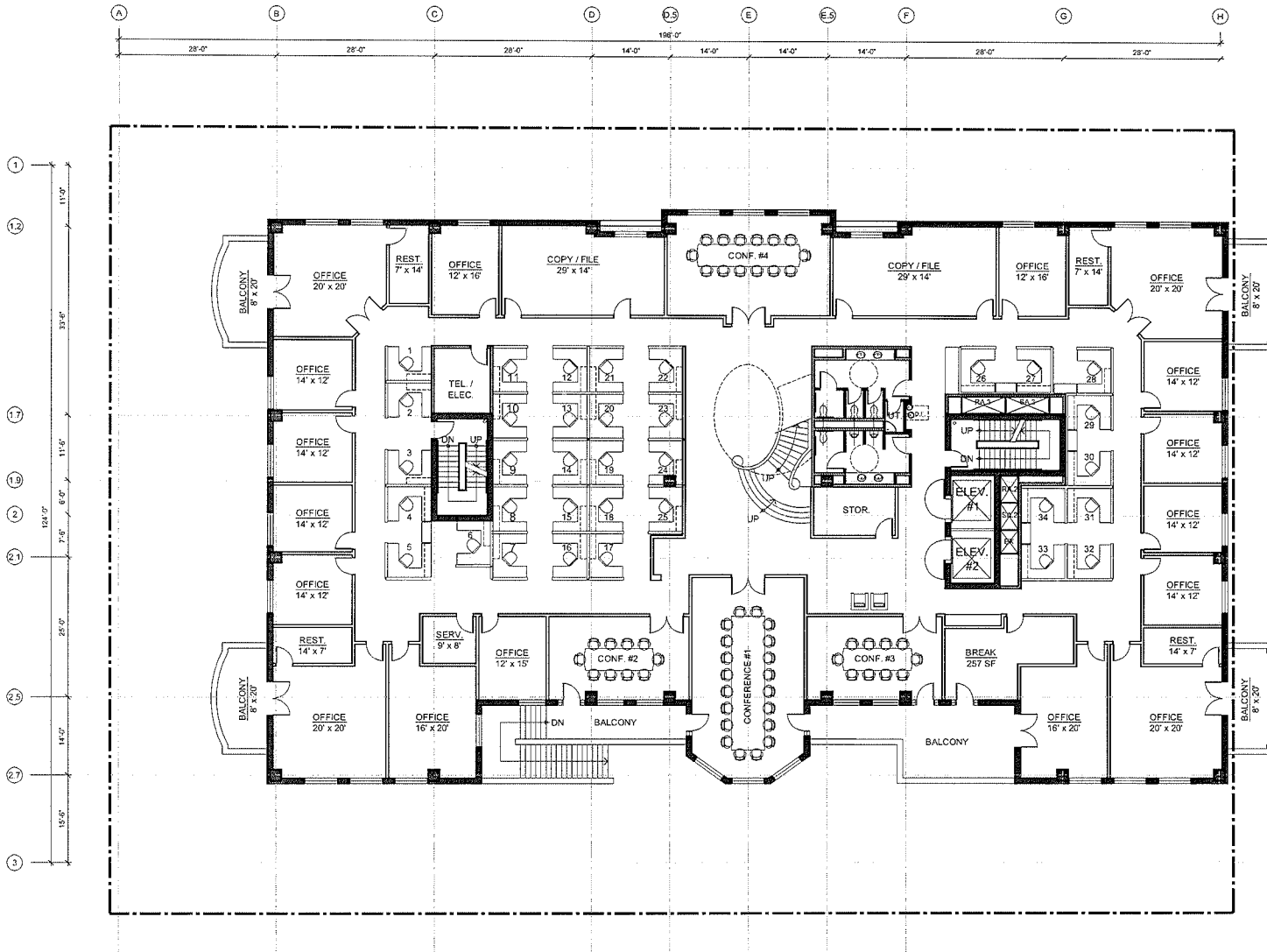
**VAR-39122**  
**SDR-39121**

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AUG 09 2010



4  
LEVEL

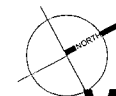
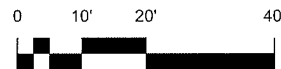


## EVAPS Law Offices

SWC OF 7th & CHEF ANDRE ROCHAT  
LAS VEGAS, NEVADA 89101

### FOURTH FLOOR PLAN

SCALE: 1" = 20'-0"  
AUGUST 9, 2010



designcell DR04

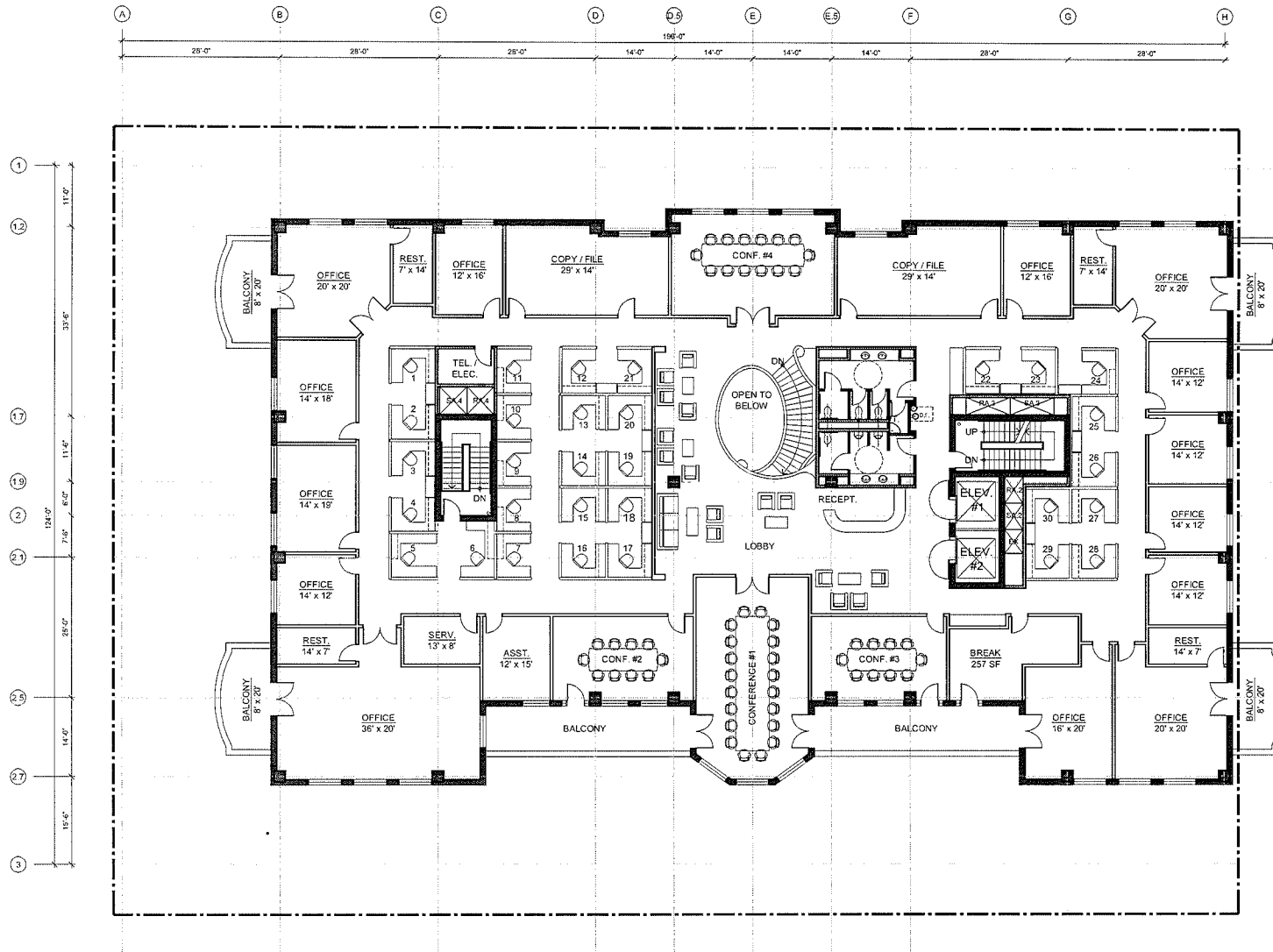
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LAS VEGAS, NV 89135 WWW.DESIGNCELL.CC

**VAR-39122**  
**SDR-39121**

RECEIVED

AUG 09 2010

# 5 LEVEL



EVAPS Law Offices

SWC OF 7th & CHEF ANDRE ROCHAT  
LAS VEGAS, NEVADA 89101

## FIFTH FLOOR PLAN

SCALE: 1" = 20'-0"  
AUGUST 9, 2010



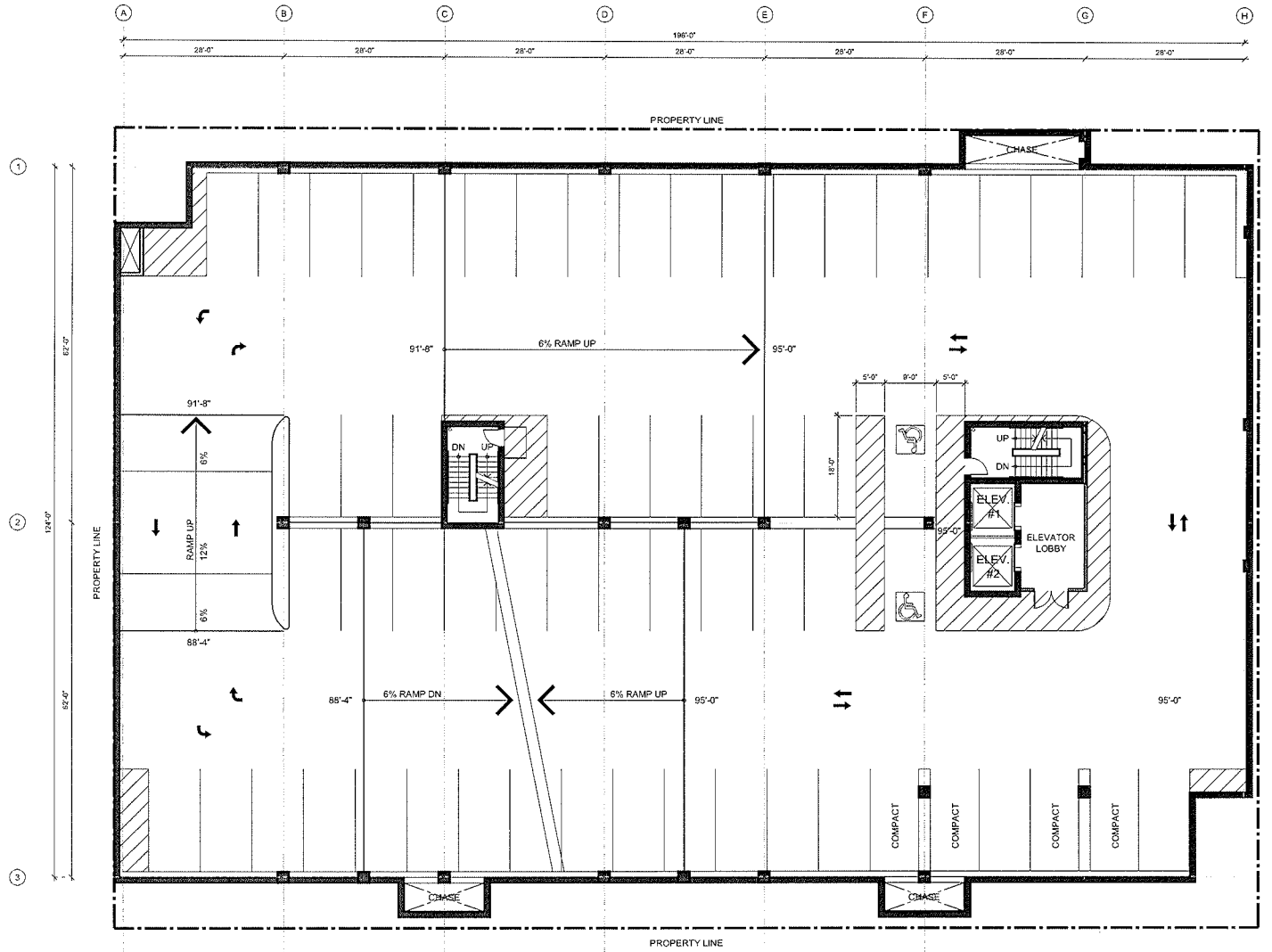
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LAS VEGAS, NV 89135 WWW.DESIGNCELLCC

**VAR-39122**  
**SDR-39121**

AUG 09 2010

P1 LEVEL

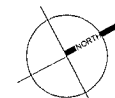
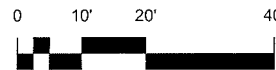


**EVAPS Law Offices**

SWC OF 7th & CHEF ANDRE ROCHAT  
LAS VEGAS, NEVADA 89101

**BASEMENT LEVEL 1 FLOOR PLAN**

SCALE: 1" = 20'-0"  
AUGUST 9, 2010



designcell DR06

10777 W. TWAIN AVE, STE 125 T 702-403-1575  
LAS VEGAS, NV 89135 WWW.DESIGNCELL.COM

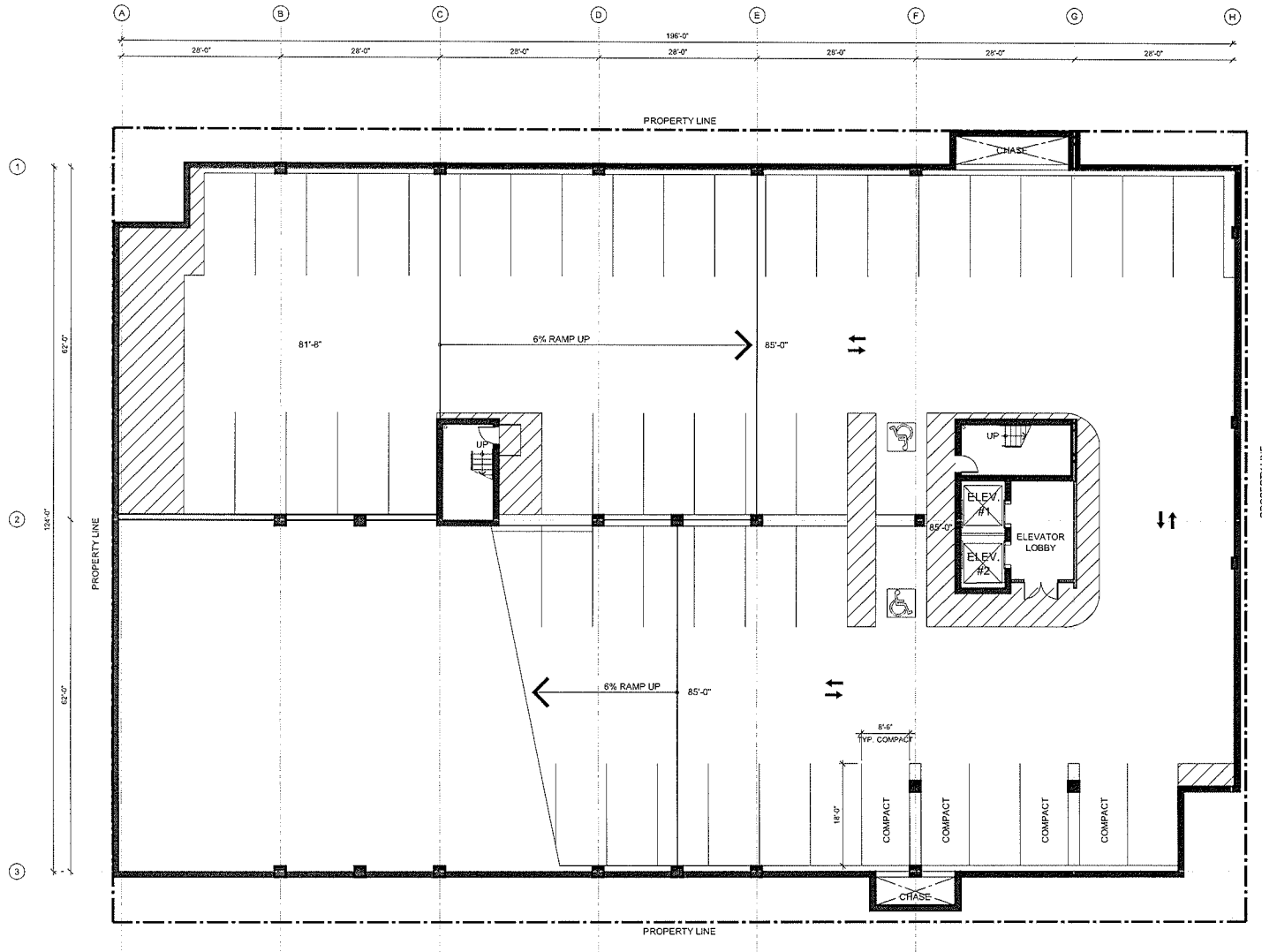
RECEIVED

**SDR-39121**  
**09/23/10 PC**

AUG 09 2010



P2 LEVEL

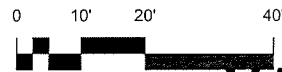


## EVAPS Law Offices

SWC OF 7th & CHEF ANDRE ROCHAT  
LAS VEGAS, NEVADA 89101

## BASEMENT LEVEL 2 FLOOR PLAN

SCALE: 1" = 20'-0"  
AUGUST 9, 2010



designcell DR07

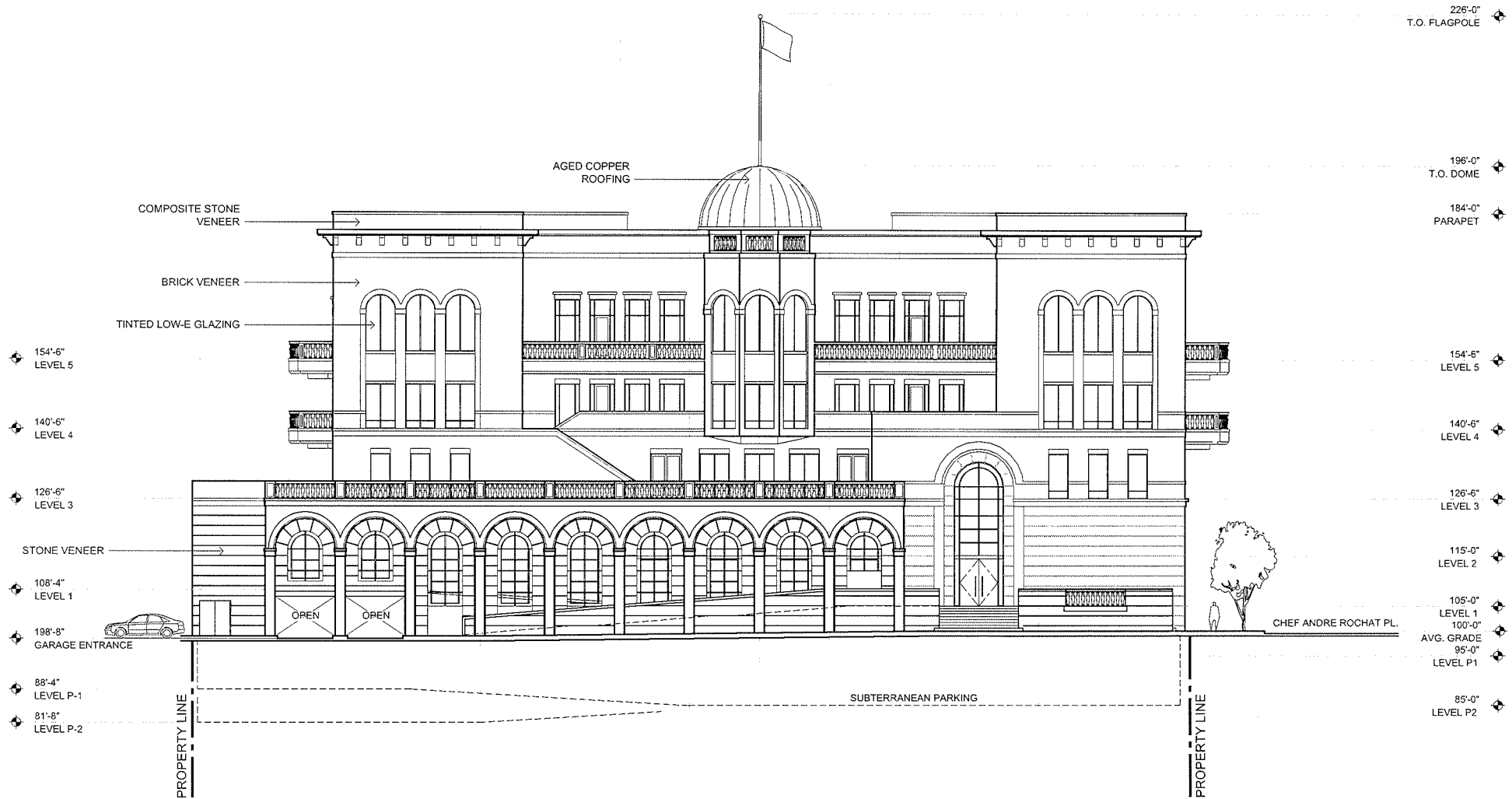
10777 W. TWAIN AVE, STE 125 T 702-403-1575  
LAS VEGAS, NV 89135 WWW.DESIGNCELL.COM

**VAR-39122**  
**SDR-39121**

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AUG 09 2010

A B C D D.S E E.S F G H

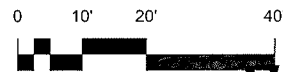


EVAPS Law Offices

SWC OF 7th & CHEF ANDRE ROCHAT  
LAS VEGAS, NEVADA 89101

EAST ELEVATION

SCALE: 1" = 20'-0" BRICK  
AUGUST 9, 2010

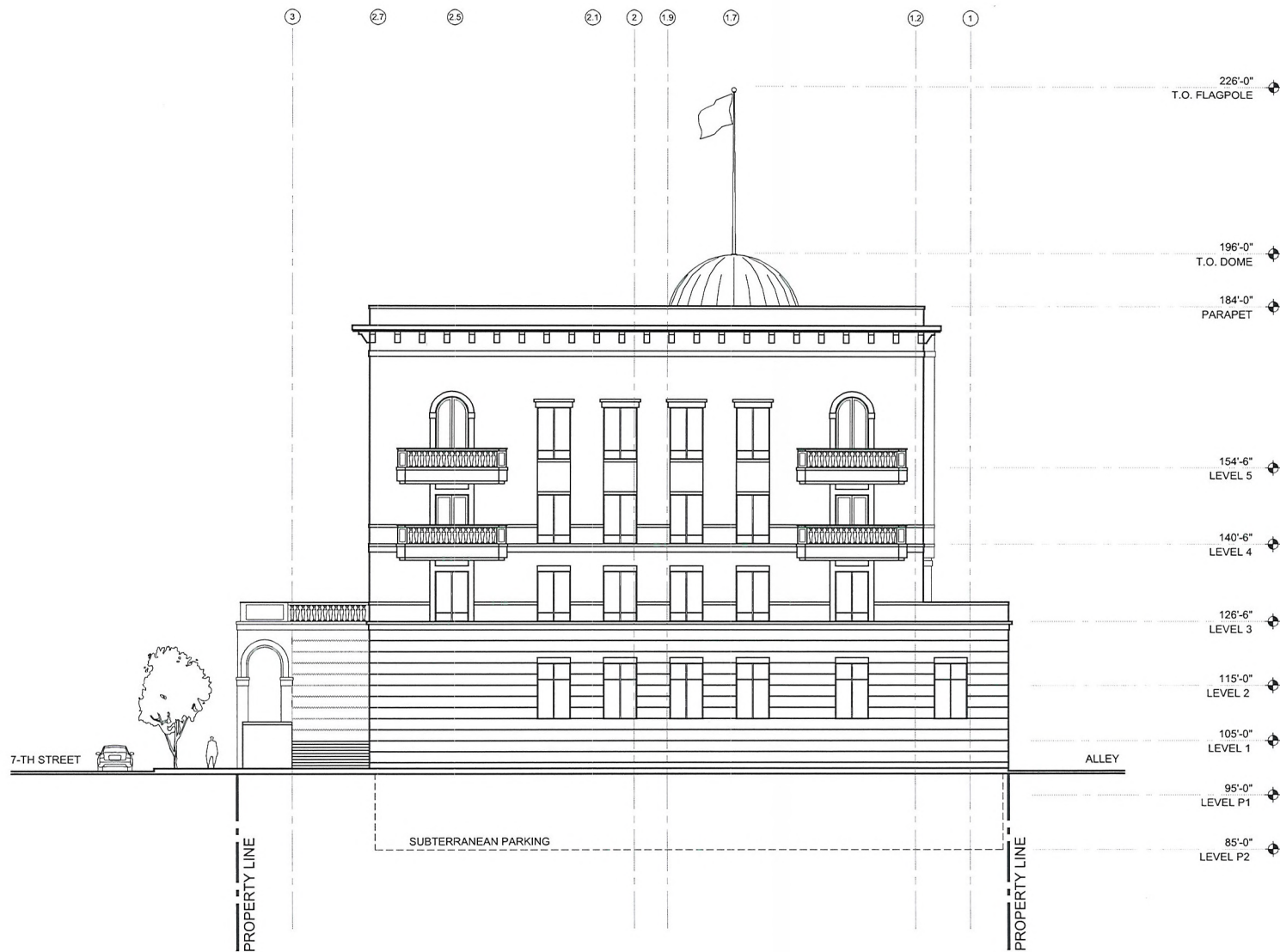


designcell DR08

10777 W. TWAIN AVE, STE 125 T 702-403-1575  
LAS VEGAS, NV 89135 WWW.DESIGNCELL.COM

VAR-39122  
SDR-39121

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AUG 09 2010



EVAPS Law Offices

SWC OF 7th & CHEF ANDRE ROCHAT  
LAS VEGAS, NEVADA 89101

NORTH ELEVATION

SCALE: 1" = 20'-0"  
AUGUST 9, 2010



designcell DR09

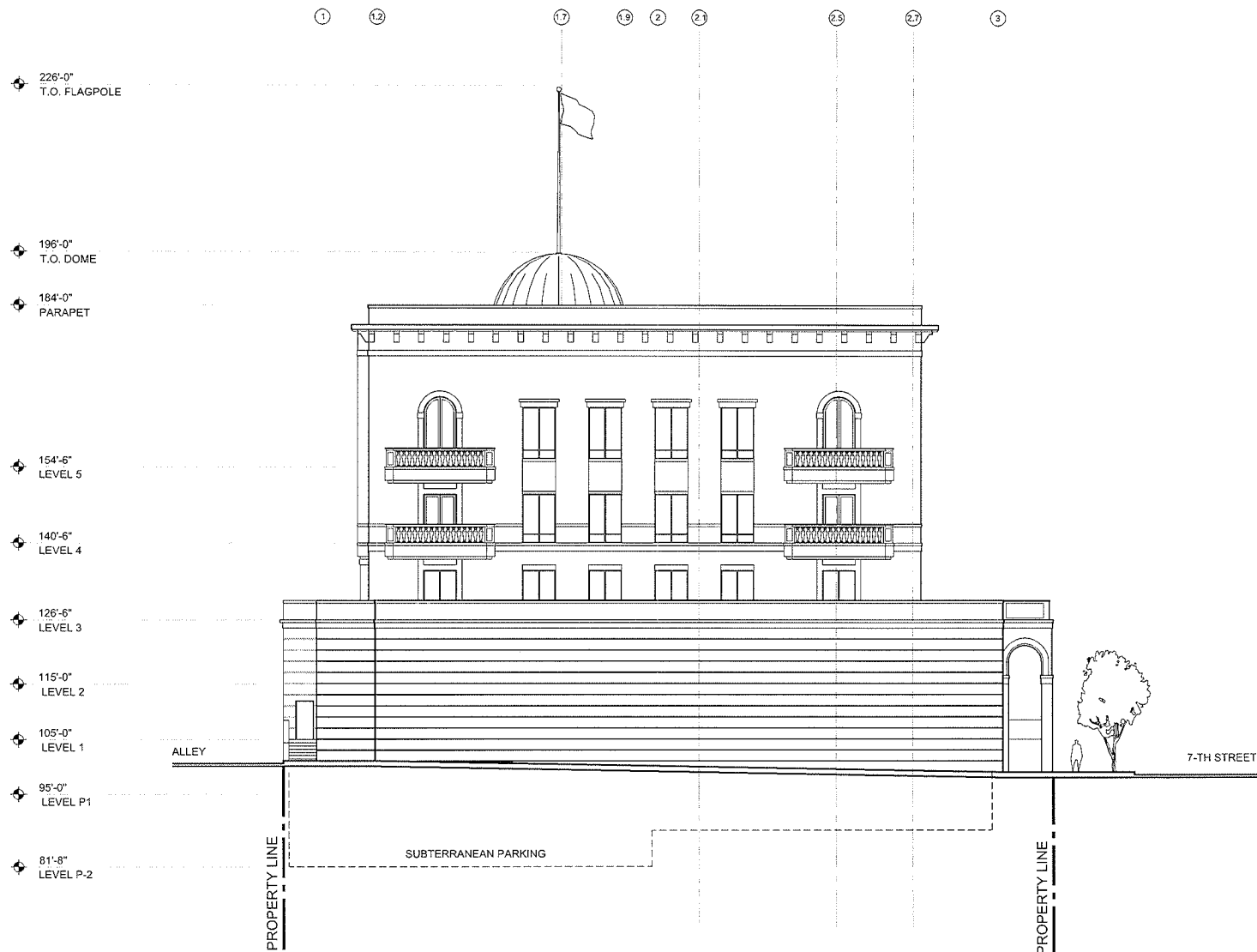
10777 W. TWAIN AVE, STE 125 T 702-403-1575  
LAS VEGAS, NV 89135 WWW.DESIGNCELL.CC

VAR-39122  
SDR-39121

RECEIVED

AUG 09 2010





## EVAPS Law Offices

SWC OF 7th & CHEF ANDRE ROCHAT  
LAS VEGAS, NEVADA 89101

### SOUTH ELEVATION

SCALE: 1" = 20'-0"  
AUGUST 9, 2010



designcell DR10

10777 W. TWAIN AVE, STE 125 T 702-403-1575  
LAS VEGAS, NV 89135 WWW.DESIGNCELL.CC

**SDR-39121**  
**09/23/10 PC**

RECEIVED

AUG 09 2010

H G F E D C B A

226'-0"  
T.O. FLAGPOLE

196'-0"  
T.O. DOME

184'-0"  
PARAPET

154'-6"  
LEVEL 5

140'-6"  
LEVEL 4

126'-6"  
LEVEL 3

115'-0"  
LEVEL 2

105'-0"  
LEVEL 1

95'-0"  
LEVEL P1

85'-0"  
LEVEL P2

COMPOSITE STONE  
VENEER

BRICK VENEER

COMPOSITE STONE  
VENEER

STONE VENEER

CHEF ANDRE ROCHAT PL.

SUBTERRANEAN PARKING

PROPERTY LINE

PROPERTY LINE

154'-6"  
LEVEL 5

140'-6"  
LEVEL 4

126'-6"  
LEVEL 3

PAINTED AND SCORED  
CONCRETE, TO MATCH  
STONE COLOR

101'-2"  
ALLEY GRADE

88'-4"  
LEVEL P-1

81'-8"  
LEVEL P-2

EVAPS Law Offices

SWC OF 7th & CHEF ANDRE ROCHAT  
LAS VEGAS, NEVADA 89101

WEST ELEVATION

SCALE: 1" = 20'-0"  
AUGUST 9, 2010



designcell DR11

10777 W. TWAIN AVE, STE 125 T 702-403-1575  
LAS VEGAS, NV 89135 WWW.DESIGNCELL.COM

VAR-39122  
SDR-39121

RECEIVED

AUG 09 2010







## MATERIAL FINISHES



BUILDING BASE:  
STONE VENEER

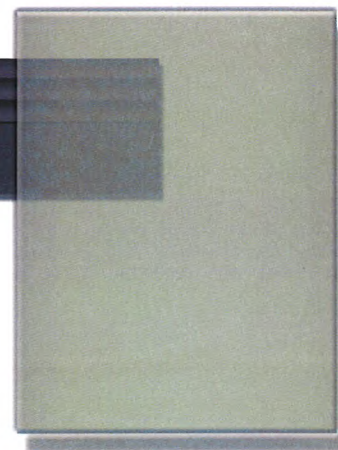


TRIM, ACCENT:  
COMPOSITE STONE VENEER

FRAMES:  
DARK BRONZE



BRICK VENEER



GLAZING:  
SOLARCOOL GRAY, LOW-E

EVAPS LAW OFFICES  
LAS VEGAS, NEVADA  
AUGUST 9, 2010

RECEIVED  
VAR-39122  
SDR-39121  
AUG 09 2010



**EVAPS Law Office Building**  
**Project # 10 016**  
**Page 1 of 1**

August 9, 2010

**CLV Planning & Development**

731 South Fourth Street  
Las Vegas, NV 89101  
Phone: (702) 229-6301  
Fax: (702) 474-7463

**Re: Variance Request (Setbacks and Site Coverage) for a Law Office Building**  
**APN: 139-34-710-030, -031, -032, -033**

To whom it may concern:

The purpose of this letter is to request a variance to the provisions of the code regarding setbacks and site coverage ratio for the proposed Law Office Building located at 400 South 7<sup>th</sup> Street in Las Vegas, Nevada 89101.

All four parcels are currently zoned C-1, for which an office building is best suited. The current general plan designation for this site is 'C'.

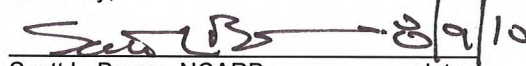
A historic and traditional office building is envisioned by the property owner. The tenants are expected to be predominantly law firms and related office users. The building is designed to have a classical architectural theme consisting of arches, brick veneer, colonnade, and a capitol dome.

The building site is situated just outside of downtown centennial office core district. It is designed to fit in the context of the urban neighborhood. The project consists of 3-story office building situated on top of (2) levels above grade parking and (2) levels subterranean parking. The building's parapet height is 84'-0", the top of the dome is 96'-0", and the top of the flag pole is 126'-0" in height which conforms to the unlimited height limit of the C-1 zone.

We are requesting a variance for the required setbacks and site coverage. Code requirements for general C-1 development are 20' (front) 10' (side yard), 15' (corner yard) and 20' (rear yard). In a downtown area, with small lot sizes and anticipated urban core density, conformance to setback requirements would substantially limit the site's development potential. In addition, this property is situated on a corner lot and thus would be greatly impacted by the required setbacks. The proposed design requires zero lot setbacks on all sides. This meets the spirit and a language of the urban area. Zero setback as an element of urban site development is a requirement in the adjacent downtown centennial office core district. The resulting site coverage of 86% is proposed (where 50% is allowed by code) and meets the spirit of code language for urban areas. In this context, given the relatively small site area, setback and lot coverage code conformance would result in substantially less viable project.

We appreciate your assistance in moving forward with this proposed project.

Sincerely,

  
\_\_\_\_\_  
date

Scott L. Brown, NCARB  
Principal  
DesignCell, LLC

**VAR-39122**  
**SDR-39121**  
RECEIVED  
AUG 09 2010

**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:**

Planning Commission Mtg.

0

City Council Meeting

0

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

0

**RECOMMENDATION:**

Staff recommends

**BACKUP DOCUMENTATION:**

1. Consolidated Backup
2. Supporting Documentation



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

# *C I T Y   O F   L A S   V E G A S*

## INTER-OFFICE MEMORANDUM REQUEST FOR COMMENT

**FROM:**     *PLANNING AND DEVELOPMENT*

**VAR-39122**

### HAND DELIVERED

|                                 |                |     |
|---------------------------------|----------------|-----|
| *DEVELOPMENT COORDINATION (DPW) | ROGER BAILEY   | DSC |
| FIRE ENGINEERING                | OZZIE MIRKHAH  | DSC |
| *FLOOD CONTROL (DPW)            | ALBERT SUNG    | DSC |
| *LAND DEVELOPMENT (DPW)         | DAVID GUERRA   | DSC |
| PERMITS/ INSPECTIONS            | ROD CLARK      | DSC |
| *RIGHT-OF-WAY (DPW)             | MARY WULFF     | DSC |
| *SANITARY SEWERS (DPW)          | JOE PEÑA       | DSC |
| *TRAFFIC ENGINEERING (DPW)      | RICK SCHROEDER | DSC |

### SENT VIA COURIER/ US MAIL OR INTER-OFFICE MAIL

|                                |                   |                                           |
|--------------------------------|-------------------|-------------------------------------------|
| <CCSD>                         | LINDA PERRI       | 4190 McLeod Drive, 2 <sup>nd</sup> Floor  |
| METRO                          | BRIAN O'CALLAGHAN | 7 <sup>th</sup> FLOOR CITY HALL           |
| OFFICE OF BUSINESS DEVELOPMENT | TOM BURKART       | 2 <sup>nd</sup> FLOOR CITY HALL EXPANSION |
| NEIGHBORHOOD SERVICES          | ANNE KILPONEN     | 2 <sup>nd</sup> FLOOR CITY HALL           |
| *TEFO (DPW)                    | REBECCA WHITLOCK  | 2900 RONEMUS                              |
| *SID (DPW)                     | PATRICK MURPHY    | 420 N. FOURTH STREET                      |
| *SURVEY (DPW)                  | ALAN RIEKKI       | WEST YARD                                 |

**\* ONLY THOSE INDICATED WITH A STAR ARE TO BE ROUTED TO ROGER BAILEY, SR. ENG. ASSOC. ALL OTHER DIVISIONS PLEASE ROUTE YOUR COMMENTS DIRECTLY TO THE PLANNING AND DEVELOPMENT DEPARTMENT < US MAIL DELIVERY>**

**CITY OF LAS VEGAS**

**DEVELOPMENT REVIEW COMMENT FORM**



**Planning and Development Department**

**Current Planning Division**

**731 South Fourth Street**

**Las Vegas, Nevada 89101**

**(702) 229-6301 phone (702) 385-7268 fax**

**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).

PLANNING COMMISSION: **SEPTEMBER 23, 2010**

CITY COUNCIL: **OCTOBER 20, 2010**

PLANNING SUPERVISOR: **STEVE GEBEKE**



**PUBLIC HEARING**

Comments Due: **AUGUST 24, 2010**

Comments not returned by the due date will not be incorporated into the staff report for this case. Comments may be submitted either on this sheet and routed via interoffice mail, U.S. mail, fax, or e-mailed to **Carman Burney (cburney@lasvegasnevada.gov)**, the Agenda Tech responsible for this case. If you desire to meet with the case planner you may schedule an appointment by calling (702) 229-6301.

**LIST COMMENTS BELOW:**

---



# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

Application/Petition For: Variance: 19.08.050 no setbacks (all sides) and 86% lot coverage  
 Project Address (Location) 400 South 7th Street  
 Project Name Law Offices Proposed Use Office  
 Assessor's Parcel #(s) 139-34-710-030, -031, -032, -033 Ward # 3 - Gary Reese  
 General Plan: existing C proposed C Zoning: existing C-1 proposed C-1  
 Commercial Square Footage 55,132 SF gross Floor Area Ratio \_\_\_\_\_  
 Gross Acres 0.65 net Lots/Units 1 Density \_\_\_\_\_  
 Additional Information Multi-story office building with parking garage

PROPERTY OWNER EVAPS, LLC Contact Robert T. Eglet  
 Address 400 South 4th Street #600 Phone: (702) 450-5400 Fax: (702) 450-5451  
 City Las Vegas State NV Zip 89101  
 E-mail Address n/a

APPLICANT -Same as Property Owner- Contact \_\_\_\_\_  
 Address \_\_\_\_\_ Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
 E-mail Address \_\_\_\_\_

REPRESENTATIVE DesignCell Architecture Contact Scott Brown, Architect  
 Address 10777 West Twain Ave. #125 Phone: (702) 403-1575 Fax: (877) 403-1575  
 City Las Vegas State NV Zip 89135  
 E-mail Address scott@designcell.cc

Property Owner Signature\* [Signature]

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

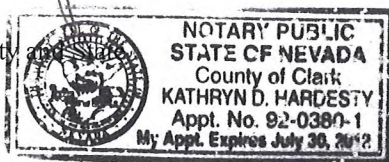
Print Name Robert T. Eglet

Subscribed and sworn before me

This 9th day of August, 20 10.

Kathryn D. Hardesty

Notary Public in and for said County



### FOR DEPARTMENT USE ONLY

|                 |                  |
|-----------------|------------------|
| Case #          | <u>VAR 39122</u> |
| Meeting Date:   | <u>9/23/10</u>   |
| Total Fee:      | <u>830.00</u>    |
| Date Received:* | <u>8/9/10</u>    |
| Received By:    | <u>LHM</u>       |

RECEIVED

AUG 09 2010

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

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



## PLANNING & DEVELOPMENT DEPARTMENT

### STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-39122** APN: 139-34-710-030, -031, -032, -033

Name of Property Owner: EVAPS, LLC

Name of Applicant: Robert T. Eglet

Name of Representative: Scott Brown, Architect

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: \_\_\_\_\_

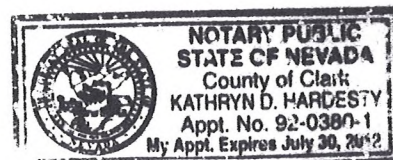
Signature of Property Owner: \_\_\_\_\_

*Robert T. Eglet*  
Print Name: Robert T. Eglet

Subscribed and sworn before me

This 9th day of July, 2010

Kathryn D. Hardesty  
Notary Public in and for said County and State



RECEIVED

AUG 09 2010



**EVAPS Law Office Building**  
**Project # 10 016**  
**Page 1 of 1**

August 9, 2010

**CLV Planning & Development**

731 South Fourth Street  
Las Vegas, NV 89101  
Phone: (702) 229-6301  
Fax: (702) 474-7463

**Re: Variance Request (Setbacks and Site Coverage) for a Law Office Building**  
**APN: 139-34-710-030, -031, -032, -033**

To whom it may concern:

The purpose of this letter is to request a variance to the provisions of the code regarding setbacks and site coverage ratio for the proposed Law Office Building located at 400 South 7<sup>th</sup> Street in Las Vegas, Nevada 89101.

All four parcels are currently zoned C-1, for which an office building is best suited. The current general plan designation for this site is 'C'.

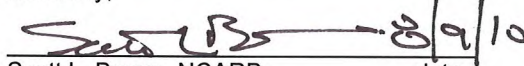
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The building site is situated just outside of downtown centennial office core district. It is designed to fit in the context of the urban neighborhood. The project consists of 3-story office building situated on top of (2) levels above grade parking and (2) levels subterranean parking. The building's parapet height is 84'-0", the top of the dome is 96'-0", and the top of the flag pole is 126'-0" in height which conforms to the unlimited height limit of the C-1 zone.

We are requesting a variance for the required setbacks and site coverage. Code requirements for general C-1 development are 20' (front) 10' (side yard), 15' (corner yard) and 20' (rear yard). In a downtown area, with small lot sizes and anticipated urban core density, conformance to setback requirements would substantially limit the site's development potential. In addition, this property is situated on a corner lot and thus would be greatly impacted by the required setbacks. The proposed design requires zero lot setbacks on all sides. This meets the spirit and a language of the urban area. Zero setback as an element of urban site development is a requirement in the adjacent downtown centennial office core district. The resulting site coverage of 86% is proposed (where 50% is allowed by code) and meets the spirit of code language for urban areas. In this context, given the relatively small site area, setback and lot coverage code conformance would result in substantially less viable project.

We appreciate your assistance in moving forward with this proposed project.

Sincerely,

  
\_\_\_\_\_  
date

Scott L. Brown, NCARB  
Principal  
DesignCell, LLC

**VAR-39122**  
**SDR-39121**  
RECEIVED  
AUG 09 2010



# CITY OF LAS VEGAS

## INTER-OFFICE MEMORANDUM REQUEST FOR COMMENT

**FROM: PLANNING AND DEVELOPMENT**

**SDR-39121**

### HAND DELIVERED

|                                 |                |     |
|---------------------------------|----------------|-----|
| *DEVELOPMENT COORDINATION (DPW) | ROGER BAILEY   | DSC |
| FIRE ENGINEERING                | OZZIE MIRKHAH  | DSC |
| *FLOOD CONTROL (DPW)            | ALBERT SUNG    | DSC |
| *LAND DEVELOPMENT (DPW)         | DAVID GUERRA   | DSC |
| PERMITS/ INSPECTIONS            | ROD CLARK      | DSC |
| *RIGHT-OF-WAY (DPW)             | MARY WULFF     | DSC |
| *SANITARY SEWERS (DPW)          | JOE PEÑA       | DSC |
| *TRAFFIC ENGINEERING (DPW)      | RICK SCHROEDER | DSC |

### SENT VIA COURIER/ US MAIL OR INTER-OFFICE MAIL

|                                               |                                                |                                                                 |
|-----------------------------------------------|------------------------------------------------|-----------------------------------------------------------------|
| <CCSD>                                        | LINDA PERRI                                    | 4190 McLeod Drive, 2 <sup>nd</sup> Floor                        |
| METRO                                         | BRIAN O'CALLAGHAN                              | 7 <sup>th</sup> FLOOR CITY HALL                                 |
| OFFICE OF BUSINESS DEVELOPMENT                | TOM BURKART                                    | 2 <sup>nd</sup> FLOOR CITY HALL EXPANSION                       |
| NEIGHBORHOOD SERVICES                         | ANNE KILPONEN                                  | 2 <sup>nd</sup> FLOOR CITY HALL                                 |
| *TEFO (DPW)                                   | REBECCA WHITLOCK                               | 2900 RONEUMS                                                    |
| *STREETS & SANITATION (DPW)                   | JERRY WALKER                                   | 2875 RONEUMS                                                    |
| *PARKS & OPEN SPACES (DPW)                    | JOHN BLACK                                     | 2875 RONEUMS                                                    |
| *SID (DPW)                                    | PATRICK MURPHY                                 | 420 N. FOURTH STREET                                            |
| *SURVEY (DPW)                                 | ALAN RIEKKI                                    | WEST YARD                                                       |
| <EMBARQ> (SDPR only)                          | SANDRA HOLLEY                                  | 330 VALLEY VIEW BOULEVARD                                       |
| LAS VEGAS VALLEY WATER DISTRICT<br>(NO PLANS) | HEIDI DEXHEIMER<br>ENGINEERING DESIGN DIVISION | 100 CITY PARKWAY, SUITE<br>#700 (HAND DELIVERY<br>ADDRESS ONLY) |
| CLARK COUNTY (IT) (NO PLANS)                  | SHARON RICE<br>(INFORMATION TECHNOLOGY DEPT)   | 500 GRAND CENTRAL PARKWAY, 4 <sup>th</sup> Floor                |
| NELLIS AFB (NO PLANS)                         | DEBORAH MACNEILL                               | 4430 Grissom Avenue, Building 11, Suite<br>103D                 |

*\* ONLY THOSE INDICATED WITH A STAR ARE TO BE ROUTED TO ROGER BAILEY, SR. ENG. ASSOC. ALL OTHER DIVISIONS PLEASE ROUTE YOUR COMMENTS DIRECTLY TO THE PLANNING AND DEVELOPMENT DEPARTMENT < US MAIL DELIVERY>*

SDPR  
08/09/2010

**CITY OF LAS VEGAS**

**DEVELOPMENT REVIEW COMMENT FORM**



**Planning and Development Department**

**Current Planning Division**

**731 South Fourth Street**

**Las Vegas, Nevada 89101**

**(702) 229-6301 phone (702) 385-7268 fax**

**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).

PLANNING COMMISSION: **SEPTEMBER 23, 2010**

CITY COUNCIL: **OCTOBER 20, 2010**

PLANNING SUPERVISOR: **STEVE GEBEKE**



**PUBLIC HEARING**

Comments Due: **AUGUST 24, 2010**

Comments not returned by the due date will not be incorporated into the staff report for this case. Comments may be submitted either on this sheet and routed via interoffice mail, U.S. mail, fax, or e-mailed to **Carman Burney (cburney@lasvegasnevada.gov)**, the Agenda Tech responsible for this case. If you desire to meet with the case planner you may schedule an appointment by calling (702) 229-6301.

**LIST COMMENTS BELOW:**

# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

Application/Petition For: Site Development Plan Review  
 Project Address (Location) 400 South 7th Street  
 Project Name Law Offices Proposed Use Office  
 Assessor's Parcel #(s) 139-34-710-030, -031, -032, -033 Ward # 3 - Gary Reese  
 General Plan: existing C proposed C Zoning: existing C-1 proposed C-1  
 Commercial Square Footage 55,132 SF gross Floor Area Ratio \_\_\_\_\_  
 Gross Acres 0.65 net Lots/Units 1 Density \_\_\_\_\_  
 Additional Information Multi-story office building with parking garage

PROPERTY OWNER EVAPS, LLC Contact Robert T. Eglet  
 Address 400 South 4th Street #600 Phone: (702) 450-5400 Fax: (702) 450-5451  
 City Las Vegas State NV Zip 89101  
 E-mail Address n/a

APPLICANT -Same as Property Owner- Contact \_\_\_\_\_  
 Address \_\_\_\_\_ Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
 E-mail Address \_\_\_\_\_

REPRESENTATIVE DesignCell Architecture Contact Scott Brown, Architect  
 Address 10777 West Twain Ave. #125 Phone: (702) 403-1575 Fax: (877) 403-1575  
 City Las Vegas State NV Zip 89135  
 E-mail Address scott@designcell.cc

### FOR DEPARTMENT USE ONLY

|                 |                  |
|-----------------|------------------|
| Case #          | <u>SDR-39121</u> |
| Meeting Date:   | <u>9/23/10</u>   |
| Total Fee:      | <u>1030.00</u>   |
| Date Received:* | <u>8/9/10</u>    |
| Received By:    | <u>LTH</u>       |

Property Owner Signature\* \_\_\_\_\_

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

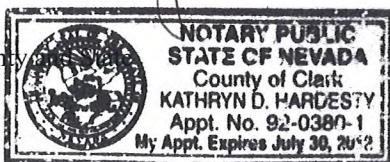
Print Name Robert T. Eglet

Subscribed and sworn before me

This 9th day of August, 2010.

Kathryn D. Hardesty

Notary Public in and for said County







## PLANNING & DEVELOPMENT DEPARTMENT

### STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-39121** APN: 139-34-710-030, -031, -032, -033

Name of Property Owner: EVAPS, LLC

Name of Applicant: Robert T. Eglet

Name of Representative: Scott Brown, Architect, DesignCell, LLC.

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

☐ Yes

☒ No

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

City Official: \_\_\_\_\_

Partner(s): \_\_\_\_\_

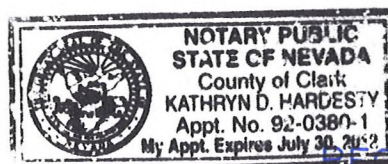
APN: \_\_\_\_\_

Signature of Property Owner: \_\_\_\_\_

Print Name: Robert T. Eglet

Subscribed and sworn before me

This 9th day of August, 2010  
Kathryn D. Hardesty  
Notary Public in and for said County and State



RECEIVED

AUG 09 2010

**EVAPS Law Office Building  
Project # 10 016  
Page 1 of 1**

August 9, 2010

**CLV Planning & Development**

731 South Fourth Street  
Las Vegas, NV 89101  
Phone: (702) 229-6301  
Fax: (702) 474-7463

**Re: Site Development Review for a Law Office Building  
APN: 139-34-710-030, -031, -032, -033**

To whom it may concern:

The purpose of this letter is to request a Site Development Review for the proposed Law Office Building located at 400 South 7<sup>th</sup> Street in Las Vegas, Nevada 89101.

All four parcels are currently zoned C-1, for which an office building is best suited. The current general plan designation for this site is 'C'. The site also lies within the Las Vegas High School Neighborhood Historic District. This project intends on conforming to the goals and policies of the current zoning and general plan.

A historic and traditional office building is envisioned by the property owner. The tenants are expected to be predominantly law firms and related office users. The building is designed to have a classical architectural theme consisting of arches, brick veneer, colonnade, and a capitol dome.

The building site is situated just outside of downtown centennial office core district. It is designed to fit in the context of the urban neighborhood. The project consists of 3-story office building situated on top of (2) levels above grade parking and (2) levels subterranean parking. The building's parapet height is 84'-0", the top of the dome is 96'-0", and the top of the flag pole is 126'-0" in height which conforms to the unlimited height limit of the C-1 zone.

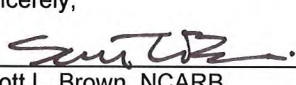
By a separate application we are also requesting a variance for the required setbacks and site coverage. The proposed design requires zero lot setbacks on all sides. This meets the spirit and a language of the urban area. Zero setback as an element of urban site development is a requirement in an adjacent downtown centennial office core district. Site coverage of 86% is proposed (where 50% is allowed by code) and meets the spirit of code language for urban areas. In this context setback and lot coverage code conformance would result in substantially less viable project.

As a result of urban design approach that fits downtown area, we are requesting a waiver to reduce the landscape perimeter buffer width. Proposed landscape along the 7th Street and Chef André Rochat Place includes densely spaced trees, shrubs in the planters and vines on building facades, which should adequately compensate for the reduced width of the buffer.

All required parking, totaling 184 spaces is located within the 4-storey (2 of which are subterranean) parking garage. Six (6) ADA parking stalls, including an ADA van accessible parking stall is provided. Please refer to the site plan, floor plans, landscape plans and elevations dated 8-9-10 that accompany this letter.

As you can see, the applicant has made a considerable effort to work with the property and historic nature of the neighborhood. This project is consistent with the surrounding area, the City of Las Vegas Development Code, and does not have any adverse impacts on the area. There are adequate utilities, public transportation, and services to the development. Located in the heart of a successful downtown district, the site presents a great opportunity for this office development.

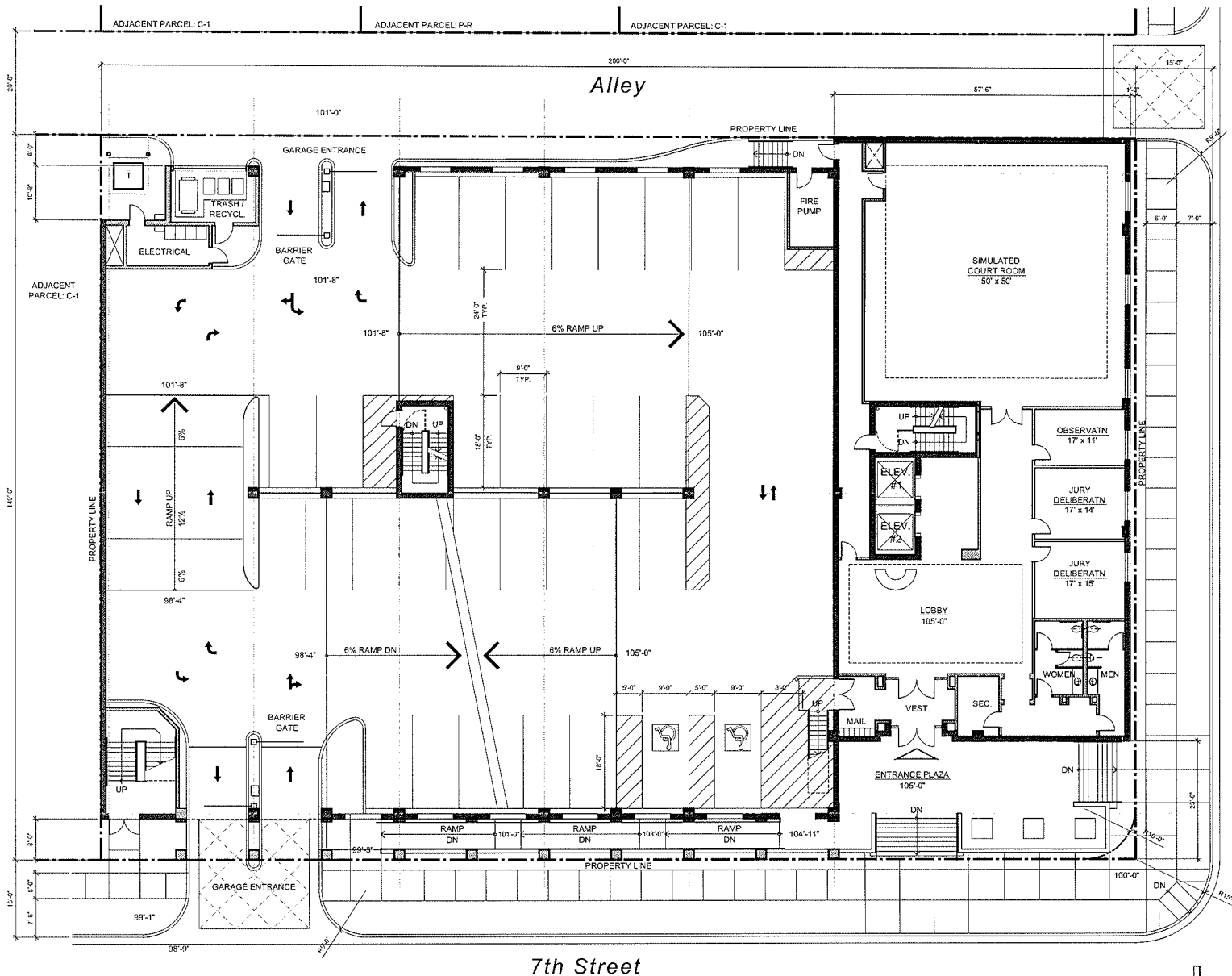
We appreciate your assistance in moving forward with this proposed project.  
Sincerely,

 8/9/10  
\_\_\_\_\_  
Scott L. Brown, NCARB  
Principal  
DesignCell, LLC

RECEIVED

**SDR-39121**

**AUG 09 2010**

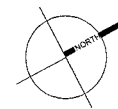


## EVAPS Law Offices

SWC OF 7th & CHEF ANDRE ROCHAT  
LAS VEGAS, NEVADA 89101

### SITE PLAN / FIRST FLOOR PLAN

SCALE: 1" = 20'-0"  
AUGUST 9, 2010



designcell DR01

10777 W. TWAIN AVE, STE 125 T 702-403-1575  
LAS VEGAS, NV 89135 WWW.DESIGNCELL.COM

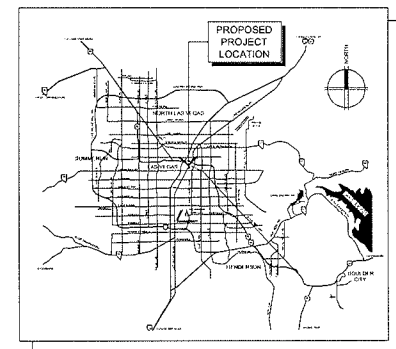
**VAR-39122**  
**SDR-39121**

AUG 09 2010

### SITE DATA

|                              |                                                                                                |
|------------------------------|------------------------------------------------------------------------------------------------|
| APN #                        | 139-34-710-030<br>139-34-710-031<br>139-34-710-032<br>139-34-710-033                           |
| CURRENT ZONING               | C-1                                                                                            |
| SITE AREA (NET)              | 28,000 SF                                                                                      |
| <b>BUILDING AREAS:</b>       |                                                                                                |
| OFFICE (GROSS):              | LEVEL 1 6,587 SF<br>LEVEL 2 N/A<br>LEVEL 3 16,553 SF<br>LEVEL 4 15,996 SF<br>LEVEL 5 15,996 SF |
| <b>TOTAL OFFICE:</b>         | <b>55,132 SF GROSS</b>                                                                         |
| PARKING GARAGE:              | LEVEL 2 14,100 SF<br>LEVEL P1 24,500 SF<br>LEVEL P2 24,500 SF                                  |
| <b>TOTAL PARKING GARAGE:</b> | <b>80,700 SF GROSS</b>                                                                         |
| <b>PARKING REQUIRED:</b>     |                                                                                                |
| OFFICE (GROSS) (1/1000 SF):  | 184 SPACES                                                                                     |
| OF WHICH ACCESSIBLE:         | 6 SPACES (1 VAN)                                                                               |
| <b>PARKING PROVIDED:</b>     |                                                                                                |
| REGULAR:                     | 170 SPACES                                                                                     |
| COMPACT:                     | 8 SPACES (4.5%)                                                                                |
| ACCESSIBLE:                  | 6 SPACES (INCL 1 VAN)                                                                          |
| <b>TOTAL:</b>                | <b>184 SPACES</b>                                                                              |
| F.A.R.                       |                                                                                                |
| (OFFICE+PKG GARAGE)/SITE:    | 4.9                                                                                            |

### VICINITY MAP



1 LEVEL

Chef Andre Rochat Place

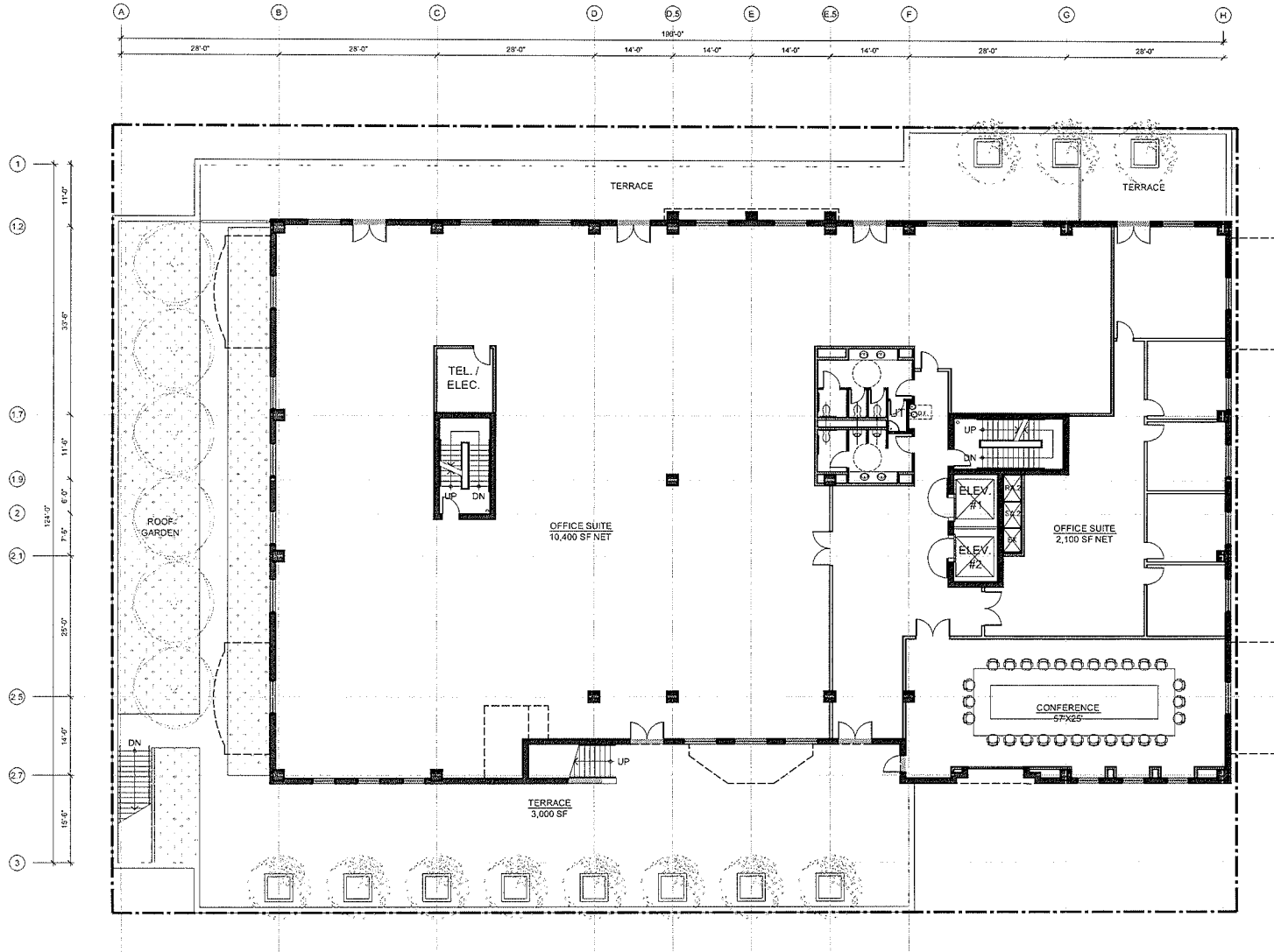


Architectural floor plan of the second floor. The plan includes the following details:

- Dimensions:**
  - Horizontal dimensions: 25'-0" (A-B), 25'-0" (B-C), 25'-0" (C-D), 196'-0" (D-E), 25'-0" (E-F), 25'-0" (F-G), 25'-0" (G-H).
  - Vertical dimensions: 124'-0" (1-2), 62'-0" (2-3).
  - Internal dimensions: 111'-8" (horizontal), 115'-0" (horizontal), 108'-4" (horizontal), 106'-4" (horizontal), 111'-8" (vertical), 108'-4" (vertical).
- Rooms and Areas:**
  - MECH:** Mechanical room in the top left corner.
  - CEILING SPACE:** Located on the right side of the plan.
  - OPEN TO MOCK COURT ROOM BELOW:** A large open area on the right side.
  - OPEN TO LOBBY BELOW:** A large open area at the bottom right.
- Staircases and Ramps:**
  - 6% RAMP UP:** Located on the right side, pointing right.
  - 6% RAMP DN:** Located at the bottom, pointing right.
  - RAMP UP 12%:** Located on the left side, pointing up.
  - Staircases:** Multiple staircases are shown, including one in the center labeled 'DN' and 'UP', and others in the corners labeled 'UP' and 'DN'.
- Other Features:**
  - GUARDRAIL:** Indicated along the right edge of the main area.
  - ELEV. #1 and ELEV. #2:** Elevator shafts located on the right side.
  - Grid Lines:** Labeled A through G horizontally and 1 through 3 vertically.

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3  
LEVEL

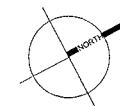


## EVAPS Law Offices

SWC OF 7th & CHEF ANDRE ROCHAT  
LAS VEGAS, NEVADA 89101

### THIRD FLOOR PLAN

SCALE: 1" = 20'-0"  
AUGUST 9, 2010



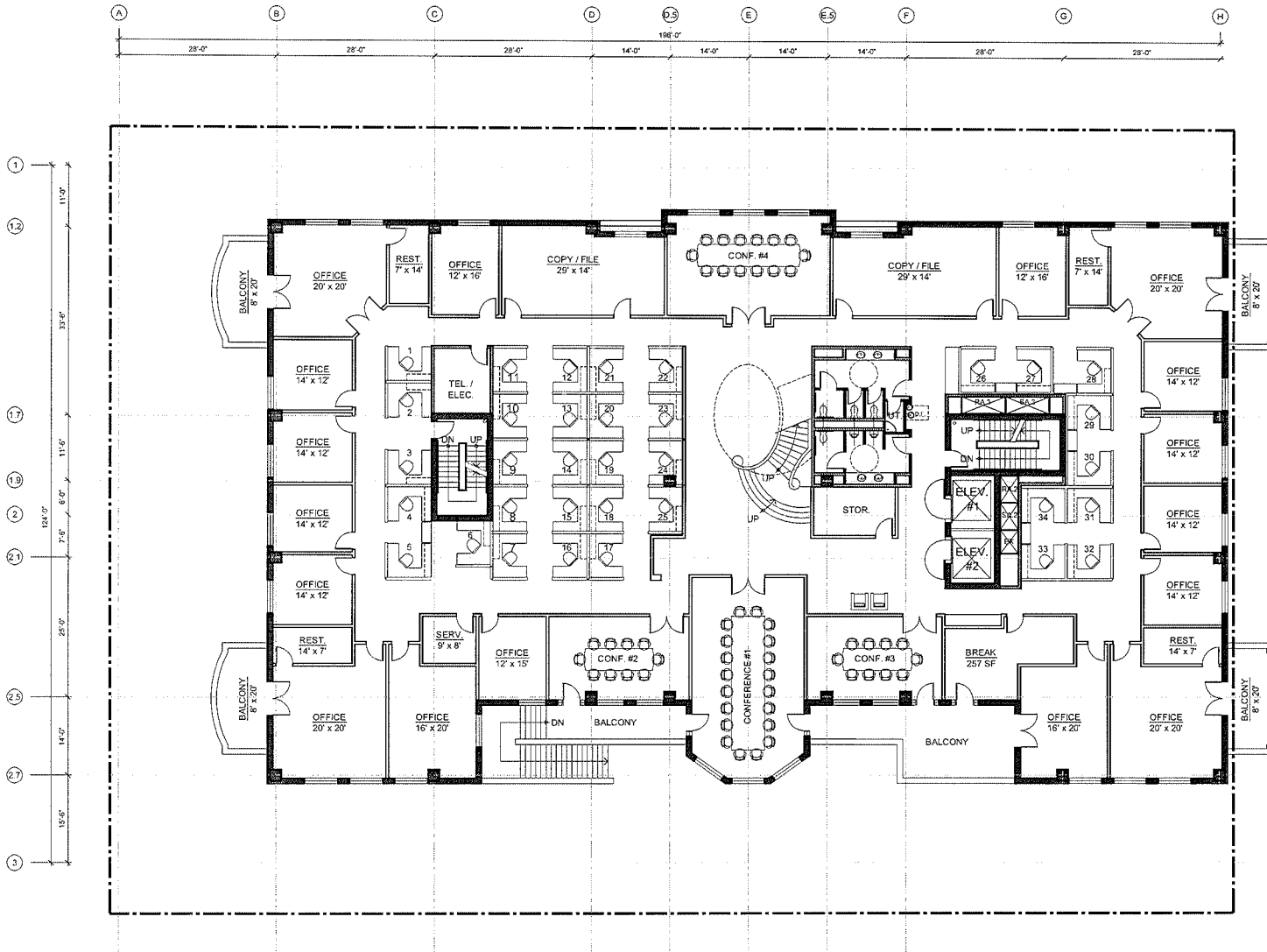
designcell DR03

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LAS VEGAS, NV 89135 WWW.DESIGNCELL.CC

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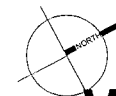
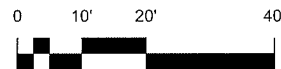


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LAS VEGAS, NEVADA 89101

## FOURTH FLOOR PLAN

SCALE: 1" = 20'-0"  
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designcell DR04

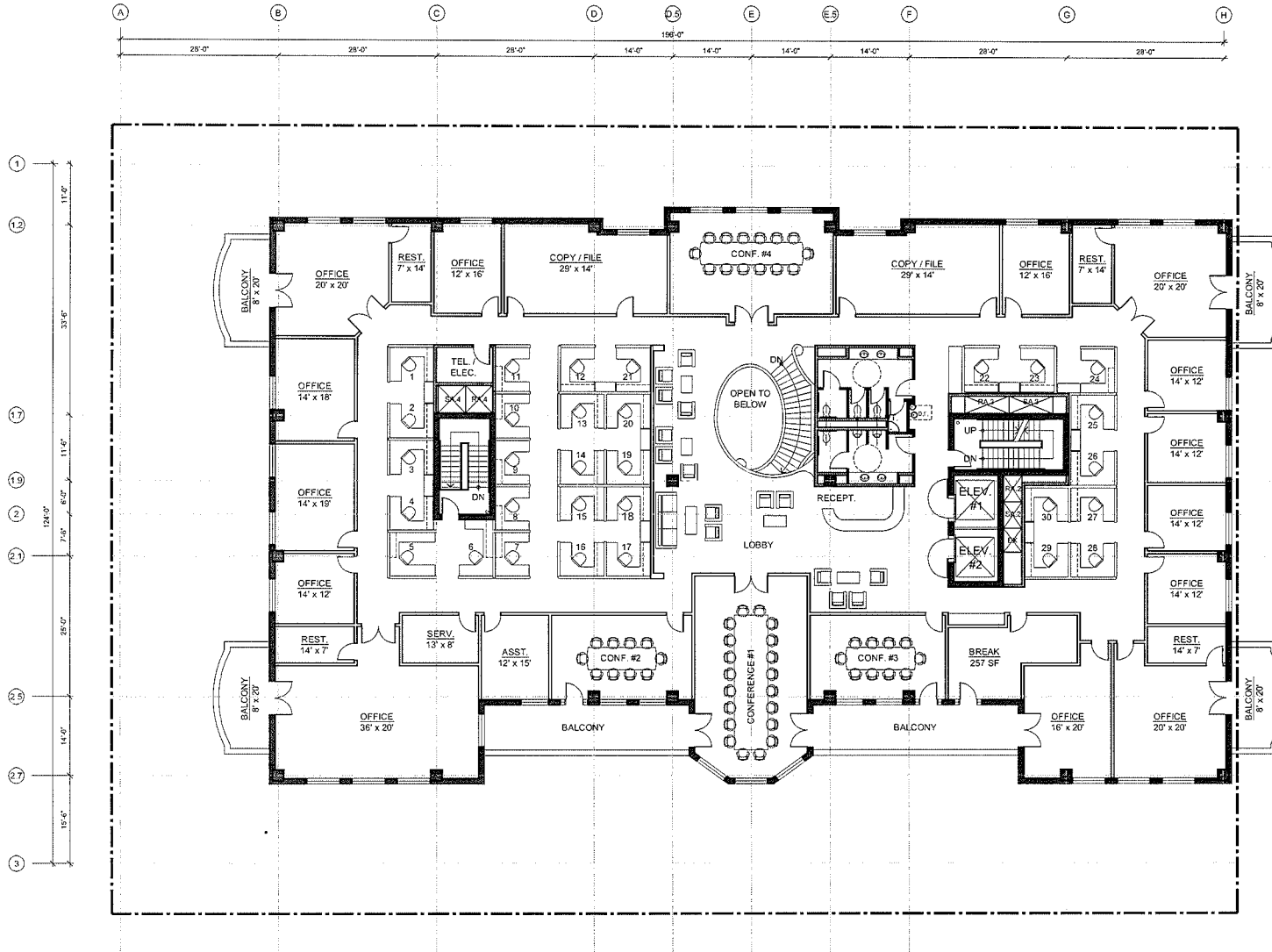
10777 W. TWAIN AVE, STE 125 T 702-403-1575  
LAS VEGAS, NV 89135 WWW.DESIGNCELL.CC

VAR-39122  
SDR-39121

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5 LEVEL

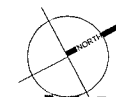
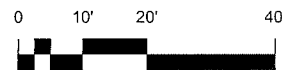


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SWC OF 7th & CHEF ANDRE ROCHAT  
LAS VEGAS, NEVADA 89101

## FIFTH FLOOR PLAN

SCALE: 1" = 20'-0"  
AUGUST 9, 2010



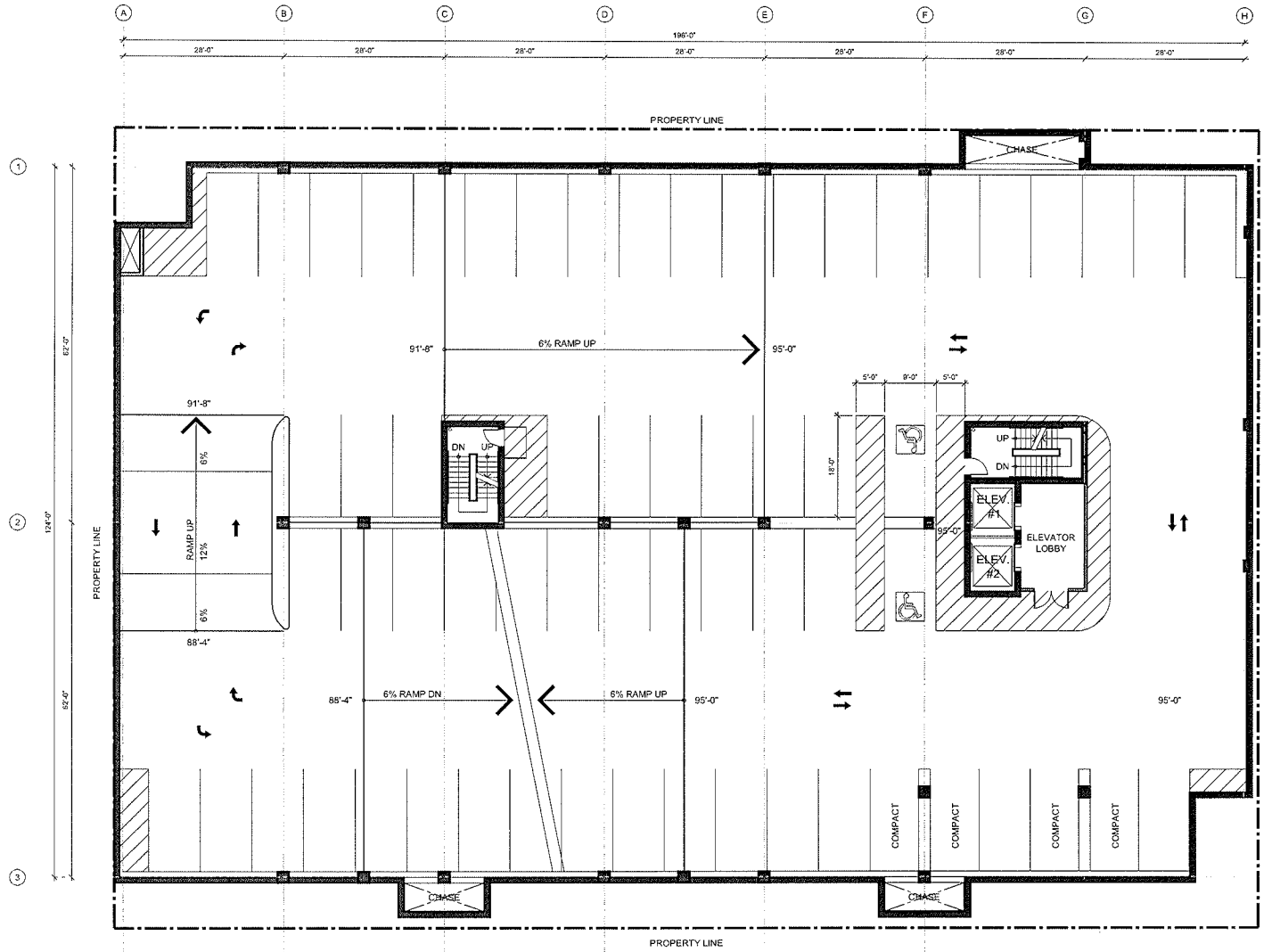
designcell DR05

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LAS VEGAS, NV 89135 WWW.DESIGNCELL.CC

VAR-39122  
SDR-39121

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P1 LEVEL

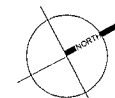
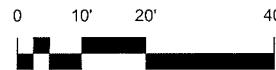


## EVAPS Law Offices

SWC OF 7th & CHEF ANDRE ROCHAT  
LAS VEGAS, NEVADA 89101

## BASEMENT LEVEL 1 FLOOR PLAN

SCALE: 1" = 20'-0"  
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designcell DR06

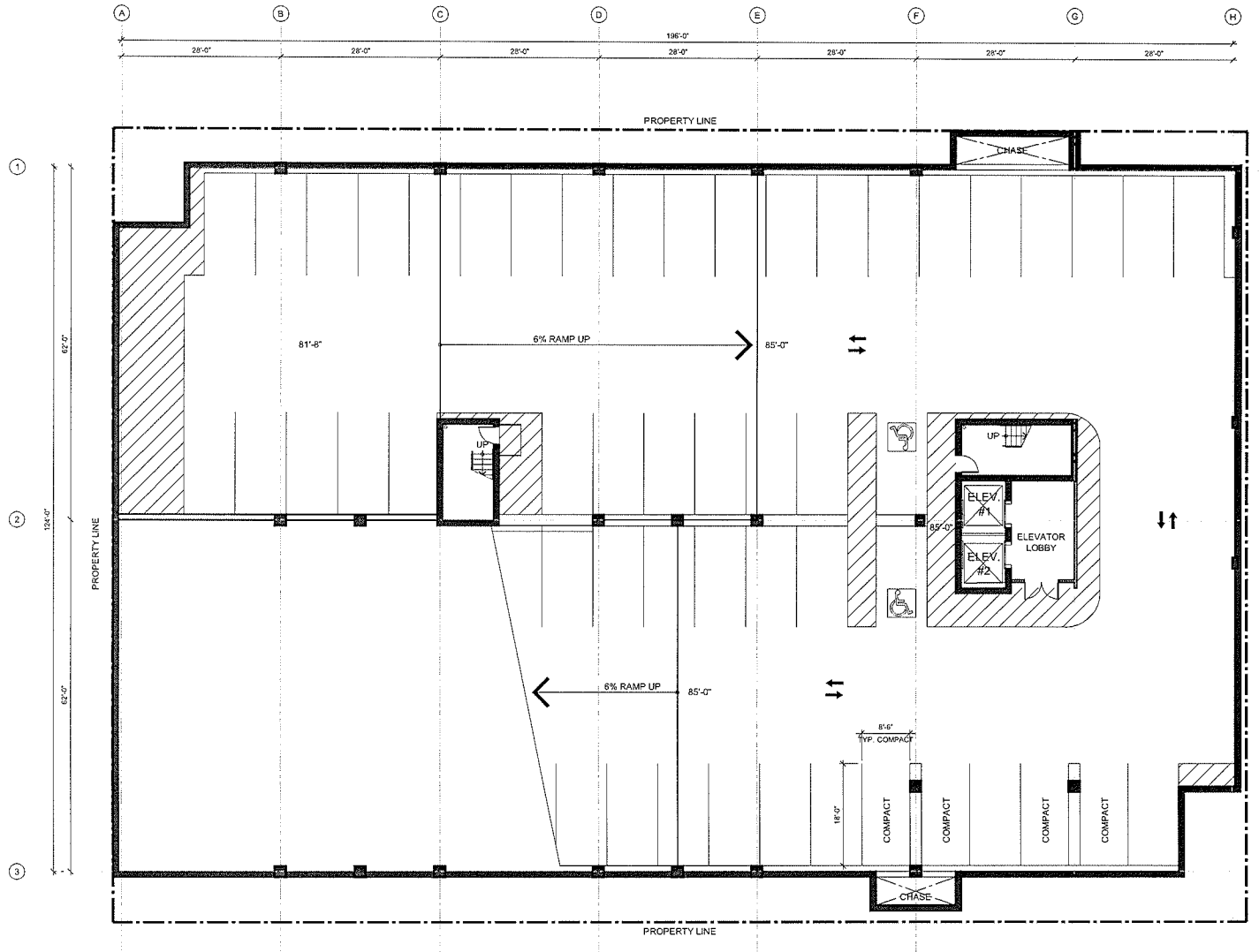
10777 W. TWAIN AVE, STE 125 T 702-403-1575  
LAS VEGAS, NV 89135 WWW.DESIGNCELL.COM

**SDR-39121**  
**09/23/10 PC**

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P2  
LEVEL

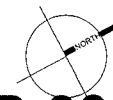
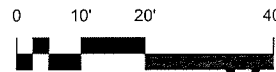


## EVAPS Law Offices

SWC OF 7th & CHEF ANDRE ROCHAT  
LAS VEGAS, NEVADA 89101

## BASEMENT LEVEL 2 FLOOR PLAN

SCALE: 1" = 20'-0"  
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designcell DR07

10777 W. TWAIN AVE, STE 125 T 702-403-1575  
LAS VEGAS, NV 89135 WWW.DESIGNCELL.COM

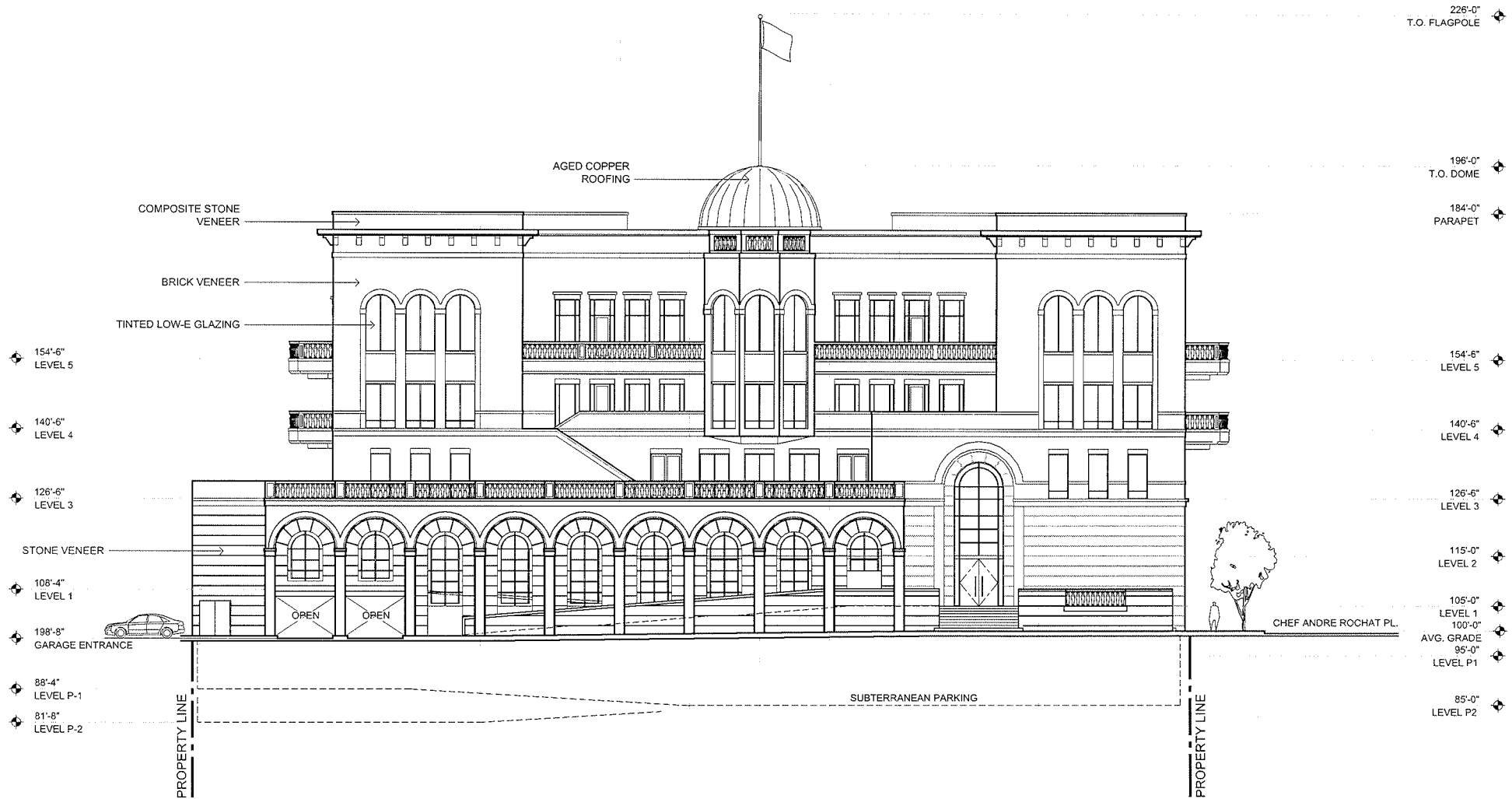
**VAR-39122**  
**SDR-39121**

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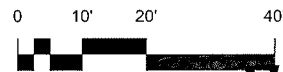


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LAS VEGAS, NEVADA 89101

## EAST ELEVATION

SCALE: 1" = 20'-0" BRICK  
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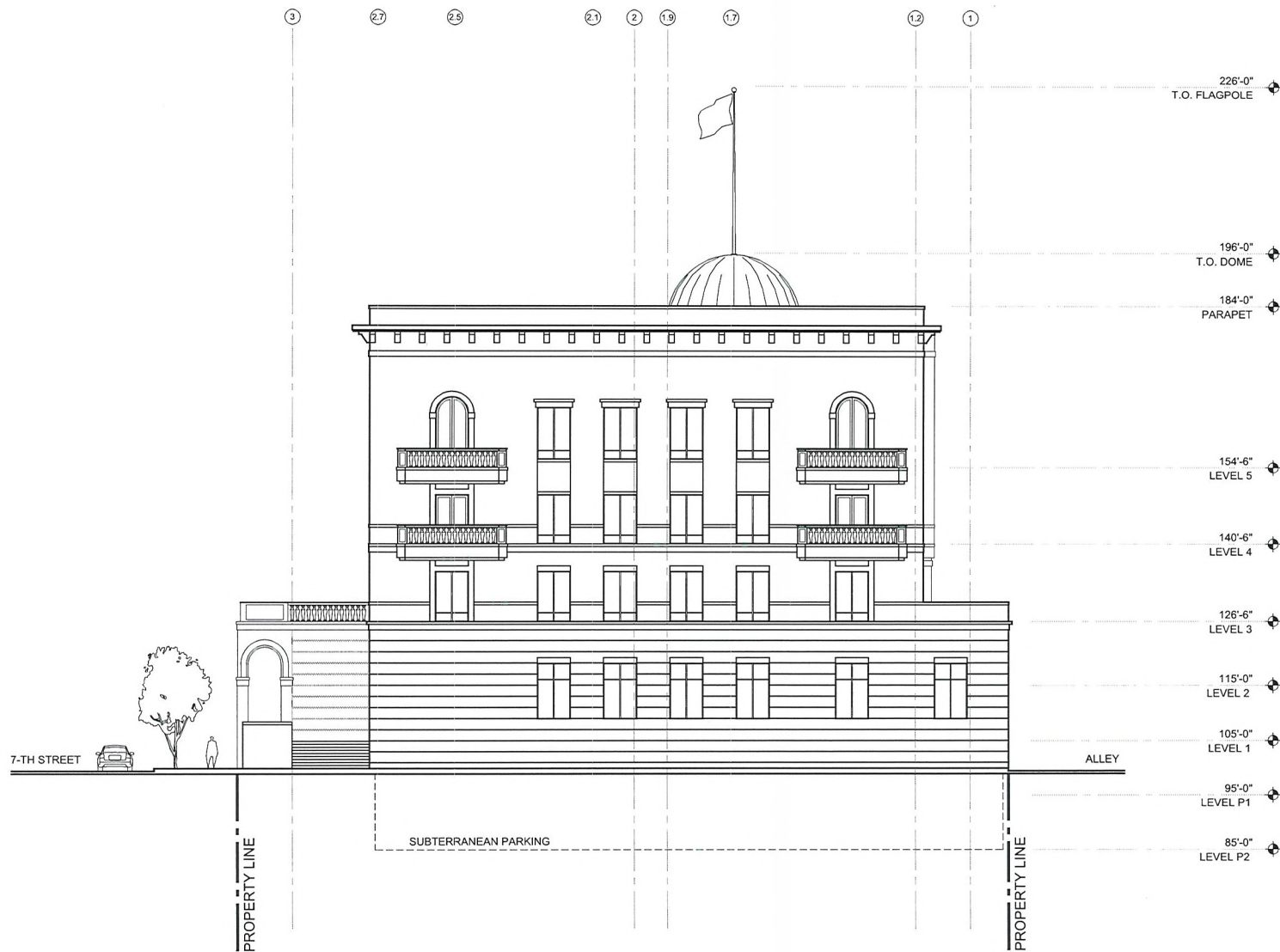


designcell DR08

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**SDR-39121**

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LAS VEGAS, NEVADA 89101

NORTH ELEVATION

SCALE: 1" = 20'-0"  
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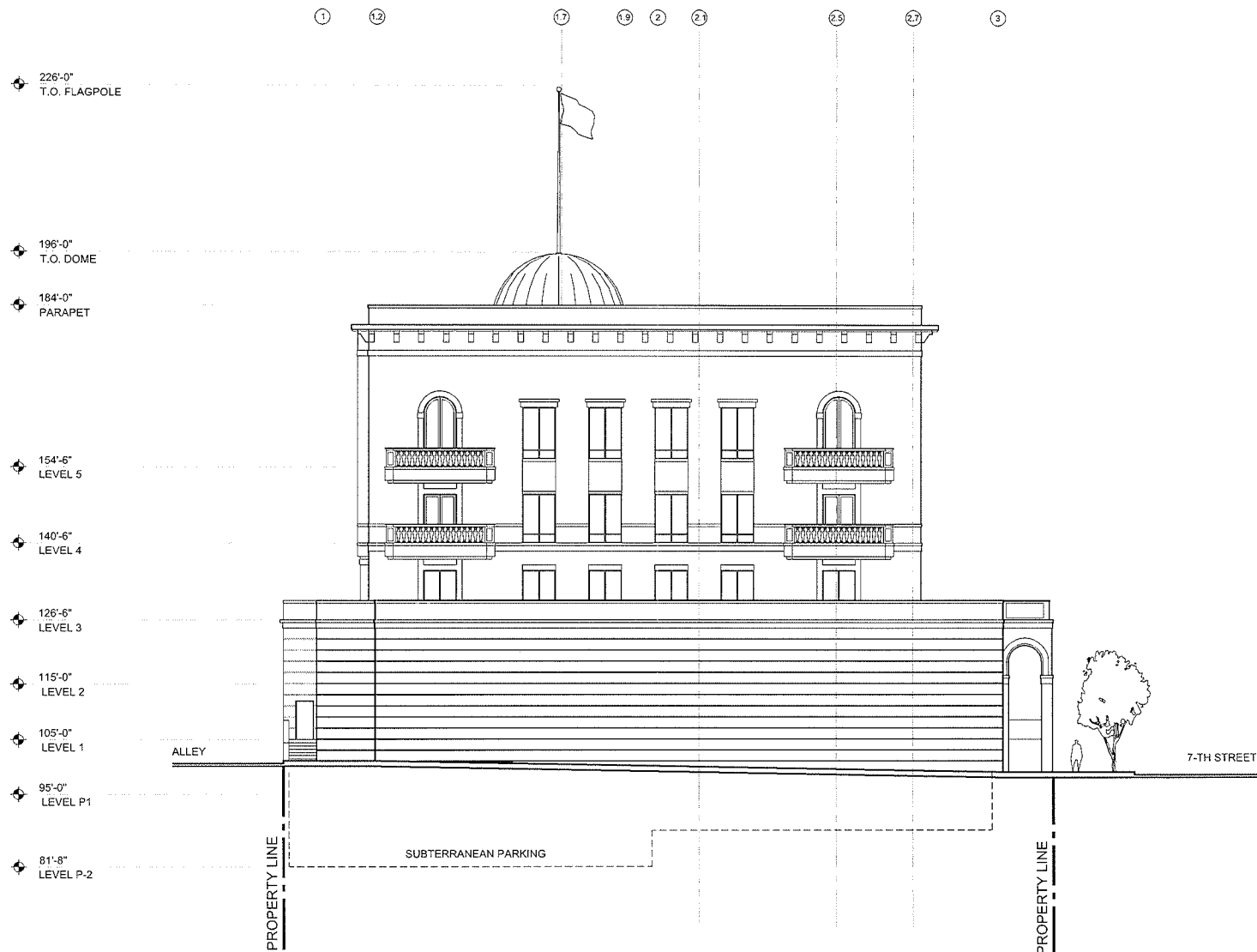
designcell DR09

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LAS VEGAS, NV 89135 WWW.DESIGNCELL.CC

VAR-39122  
SDR-39121

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### SOUTH ELEVATION

SCALE: 1" = 20'-0"  
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designcell DR10

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**SDR-39121**  
**09/23/10 PC**

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H G F E D C B A

226'-0"  
T.O. FLAGPOLE

196'-0"  
T.O. DOME

184'-0"  
PARAPET

154'-6"  
LEVEL 5

140'-6"  
LEVEL 4

126'-6"  
LEVEL 3

115'-0"  
LEVEL 2

105'-0"  
LEVEL 1

95'-0"  
LEVEL P1

85'-0"  
LEVEL P2

COMPOSITE STONE  
VENEER

BRICK VENEER

COMPOSITE STONE  
VENEER

STONE VENEER

CHEF ANDRE ROCHAT PL.

SUBTERRANEAN PARKING

PROPERTY LINE

PROPERTY LINE

154'-6"  
LEVEL 5

140'-6"  
LEVEL 4

126'-6"  
LEVEL 3

PAINTED AND SCORED  
CONCRETE, TO MATCH  
STONE COLOR

101'-2"  
ALLEY GRADE

88'-4"  
LEVEL P-1

81'-8"  
LEVEL P-2

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SWC OF 7th & CHEF ANDRE ROCHAT  
LAS VEGAS, NEVADA 89101

WEST ELEVATION

SCALE: 1" = 20'-0"  
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designcell DR11

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VAR-39122  
SDR-39121

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|                       |          |
|-----------------------|----------|
| TOTAL LANDSCAPE AREA  | 2.2115A  |
| TOTAL OPEN SPACE AREA | 6.7225A  |
| TOTAL AREA            | 34.2555A |

|                       |           |
|-----------------------|-----------|
| TOTAL LANDSCAPE AREA  | 2.2115 A  |
| TOTAL OPEN SPACE AREA | 6.7245 A  |
| TOTAL AREA            | 34.2555 A |

ALLEY

PROPERTY LINE

GARAGE ENTRANCE

TR.

7th STREET

MAIN ENTRANCE

**southwick**   
LANDSCAPE ARCHITECTS

12 Commerce Center Drive  
Henderson NV 89014

www.southwickla.com  
702.597.3108

# 1 LEVEL

| TREES                                                                               |                                                       |     |                     |
|-------------------------------------------------------------------------------------|-------------------------------------------------------|-----|---------------------|
| SYMBOL                                                                              | SCIENTIFIC NAME<br>COMMON NAME                        | QTY | UNIT<br>MINIMUM QTY |
|  | ARBOVITAE<br>NORWEGIAN SPRUCE<br>NORWEGIAN SPRUCE     | 1   | 1.000<br>24.000     |
|  | EMERALD GREEN<br>NORWEGIAN SPRUCE<br>NORWEGIAN SPRUCE | 16  | 1.000<br>24.000     |
|  | EMERALD GREEN<br>NORWEGIAN SPRUCE<br>NORWEGIAN SPRUCE | 3   | 1.000<br>24.000     |

| SHRUBS                                                                              |  |                                                                |     |              |
|-------------------------------------------------------------------------------------|--|----------------------------------------------------------------|-----|--------------|
| SYMBOL                                                                              |  | BOTANICAL NAME<br>(COMMON NAME)                                | QTY | MINIMUM SIZE |
|  |  | REDUEN BACOPHYLLA JAPONICA<br>JAPANESE BOBBYWOOD               | 04  | 5 GALLONS    |
|  |  | DRACA CARPATA "HERPA GLOZ DE<br>"HERPA GLOZ GLOZ               | 10  | 5 GALLONS    |
|  |  | RED PALM LIL<br>"ROSEUM"<br>"YRE                               | 17  | 5 GALLONS    |
|  |  | LEUCOPHYLLA HYDROLYZANS "BLUE CHIFF<br>"BLUE CHIFF HYDROLYZANS | 02  | 5 GALLONS    |
|  |  | VERNA PASHON<br>"VERNA"                                        | 05  | 5 GALLONS    |

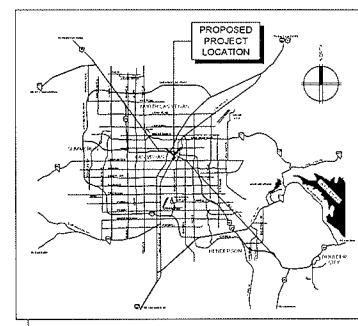
## LANDSCAPE ELEMENTS

| QTY/PCS | DESCRIPTION                                                                                         | QTY        | DETAIL   |
|---------|-----------------------------------------------------------------------------------------------------|------------|----------|
| 06      | CRUMPLED PLATE GROUND COVER, SIZE 1025 X 1527<br>COLOR: BLUE/GRAY, 2" MINIMUM DEPTH, SEE NOTE<br>#2 | 2,000 S.F. | 8' 10000 |

### PLANTING NOTES

1. DRY SHEET LINER FOR PLANTING DETAILS
2. CRUSHED GRANITE OR CONCRETE ON A MINIMUM LAYER OF CRUSHED SLAG. IN ALL LANDSCAPES WITH LANDSCAPE USE OF ROCK DETAIL WATER RUNOFF FROM THE GRANITE OR CONCRETE GRANULOMETER FOR A MINIMUM PLANTING DETAIL. CONNECT SUB-GRANITE TO ROCK AND APPLY AN INTERLOCKING HERMATIC TO SEAL. APPLY AROUND GRANITE RAMP. TEST TO DETERMINE IF ALLOWED TO DRAIN. LIGHTLY SCAFFOLD SURFACE WITH A LEAF GRASS. APPLY A SECONDARY APPLICATION OF PRE-EXISTING HERMATIC TO TOP OF GRANITE. DO NOT ALLOW GRANITE TO TOUCH THE FLOOR OF ANY TRENCH. INSTALL AFTER INSTALLATION OF PLANT MATTER.
3. ANY TREE PLANTED WITHIN 5' M.P. OF A SIDEWALK OR WALL SHALL BE PLANTED WITH A 1" MIN. LAYER OF GRANITE OR CONCRETE GRANULOMETER FOR A MINIMUM PLANTING DETAIL.

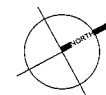
## VICINITY MAP



SWC OF 7th & CHEF ANDRE ROCHAT  
LAS VEGAS, NEVADA 89101

SCALE: 1" = 10'-0"  
AUGUST 9, 2010

| Group   | 0    | 10'  | 20'  | 40'   |
|---------|------|------|------|-------|
| Control | ~95% | ~90% | ~95% | ~100% |
| MCI     | ~90% | ~85% | ~65% | ~70%  |
| AD      | ~85% | ~80% | ~45% | ~50%  |



designcell DR12

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**VAR-39122**  
**SDR-39121**



## MATERIAL FINISHES



BUILDING BASE:  
STONE VENEER

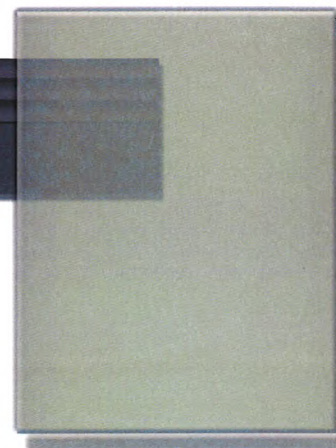


TRIM, ACCENT:  
COMPOSITE STONE VENEER

FRAMES:  
DARK BRONZE



BRICK VENEER



GLAZING:  
SOLARCOOL GRAY, LOW-E

EVAPS LAW OFFICES  
LAS VEGAS, NEVADA  
AUGUST 9, 2010

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VAR-39122  
SDR-39121  
AUG 09 2010



**EVAPS Law Office Building  
Project # 10 016  
Page 1 of 1**

August 9, 2010

**CLV Planning & Development**

731 South Fourth Street  
Las Vegas, NV 89101  
Phone: (702) 229-6301  
Fax: (702) 474-7463

**Re: Site Development Review for a Law Office Building  
APN: 139-34-710-030, -031, -032, -033**

To whom it may concern:

The purpose of this letter is to request a Site Development Review for the proposed Law Office Building located at 400 South 7<sup>th</sup> Street in Las Vegas, Nevada 89101.

All four parcels are currently zoned C-1, for which an office building is best suited. The current general plan designation for this site is 'C'. The site also lies within the Las Vegas High School Neighborhood Historic District. This project intends on conforming to the goals and policies of the current zoning and general plan.

A historic and traditional office building is envisioned by the property owner. The tenants are expected to be predominantly law firms and related office users. The building is designed to have a classical architectural theme consisting of arches, brick veneer, colonnade, and a capitol dome.

The building site is situated just outside of downtown centennial office core district. It is designed to fit in the context of the urban neighborhood. The project consists of 3-story office building situated on top of (2) levels above grade parking and (2) levels subterranean parking. The building's parapet height is 84'-0", the top of the dome is 96'-0", and the top of the flag pole is 126'-0" in height which conforms to the unlimited height limit of the C-1 zone.

By a separate application we are also requesting a variance for the required setbacks and site coverage. The proposed design requires zero lot setbacks on all sides. This meets the spirit and a language of the urban area. Zero setback as an element of urban site development is a requirement in an adjacent downtown centennial office core district. Site coverage of 86% is proposed (where 50% is allowed by code) and meets the spirit of code language for urban areas. In this context setback and lot coverage code conformance would result in substantially less viable project.

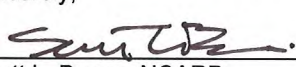
As a result of urban design approach that fits downtown area, we are requesting a waiver to reduce the landscape perimeter buffer width. Proposed landscape along the 7th Street and Chef André Rochat Place includes densely spaced trees, shrubs in the planters and vines on building facades, which should adequately compensate for the reduced width of the buffer.

All required parking, totaling 184 spaces is located within the 4-storey (2 of which are subterranean) parking garage. Six (6) ADA parking stalls, including an ADA van accessible parking stall is provided. Please refer to the site plan, floor plans, landscape plans and elevations dated 8-9-10 that accompany this letter.

As you can see, the applicant has made a considerable effort to work with the property and historic nature of the neighborhood. This project is consistent with the surrounding area, the City of Las Vegas Development Code, and does not have any adverse impacts on the area. There are adequate utilities, public transportation, and services to the development. Located in the heart of a successful downtown district, the site presents a great opportunity for this office development.

We appreciate your assistance in moving forward with this proposed project.

Sincerely,

 8/9/10  
date

Scott L. Brown, NCARB  
Principal  
DesignCell, LLC

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**SDR-39121**

**AUG 09 2010**

**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:**

Planning Commission Mtg.

0

City Council Meeting

0

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

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



AUG 10 2010

## PLANNING & DEVELOPMENT DEPARTMENT

### STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-39148** APN: 139-26-201-004

Name of Property Owner: Four Fours, LLC

Name of Applicant: A Cab Taxi Co.

Name of Representative: Ballard Spahr, LLP

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

☐ Yes

☒ No

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

City Official: \_\_\_\_\_

Partner(s): \_\_\_\_\_

APN: \_\_\_\_\_

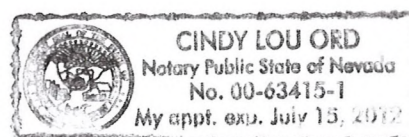
Signature of Property Owner: 

Print Name: Creighton J. Nady

Subscribed and sworn before me

This 4th day of August, 20 10

Cindy Lou Ord  
Notary Public in and for said County and State





AUG 10 2010

# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

Application/Petition For: Variance to allow 0' setback where 8' is required  
 Project Address (Location) 1500 Searles  
 Project Name A Cab Taxi Co. Proposed Use Taxi/Limo Yard  
 Assessor's Parcel #(s) 139-26-201-004 Ward # 5- Barlow  
 General Plan: existing LL-R proposed n/a Zoning: existing CM proposed n/a  
 Commercial Square Footage \_\_\_\_\_ Floor Area Ratio n/a  
 Gross Acres 1.89 Lots/Units n/a Density n/a  
 Additional Information \_\_\_\_\_

PROPERTY OWNER Four Fours, LLC Contact Jay Nady  
 Address 1500 Searles Ave Phone: (702) 277-1333 Fax: \_\_\_\_\_  
 City Las Vegas State NV Zip 89101  
 E-mail Address cjnoui@yahoo.com

APPLICANT A Cab Taxi Co. Contact Jay Nady  
 Address 1500 Searles Phone: (702) 277-1333 Fax: \_\_\_\_\_  
 City Las Vegas State NV Zip 89101  
 E-mail Address cjnoui@yahoo.com

REPRESENTATIVE Ballard Spahr, LLP Contact Bill Curran  
 Address 100 City Parkway, Suite 1750 Phone: (702) 471-7000 Fax: (866) 381-5357  
 City Las Vegas State NV Zip 89102  
 E-mail Address curranb@ballardspahr.com

Property Owner Signature \_\_\_\_\_

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

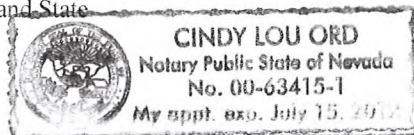
Print Name Creighton J. Nady

Subscribed and sworn before me

This 14th day of August, 20 10

Cindy Lou Ord

Notary Public in and for said County and State



Revised 10/27/08

### FOR DEPARTMENT USE ONLY

|                 |                  |
|-----------------|------------------|
| Case #          | <u>VAR-39148</u> |
| Meeting Date:   | <u>9.23.10</u>   |
| Total Fee:      | <u>\$ 830.-</u>  |
| Date Received:* | <u>8.10.10</u>   |
| Received By:    | <u>JA</u>        |

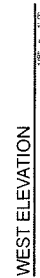
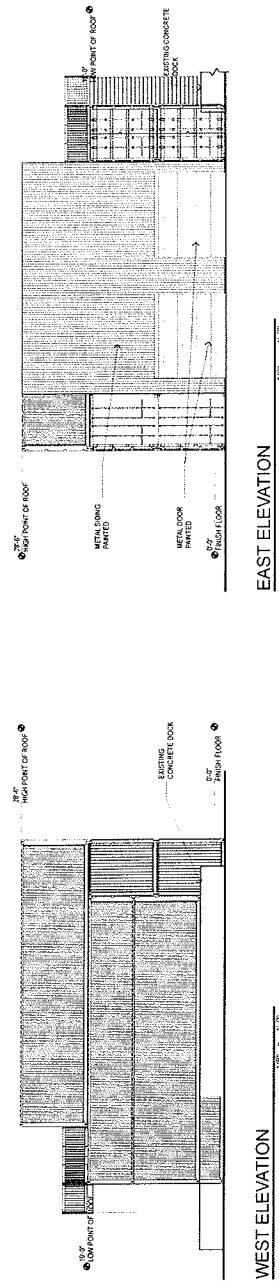
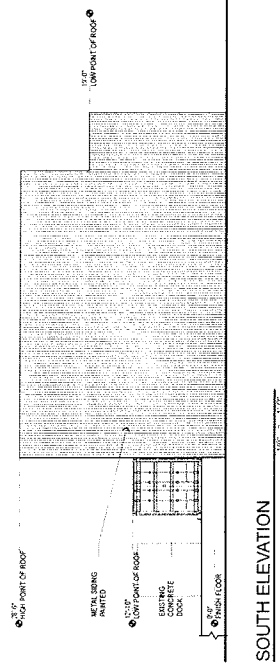
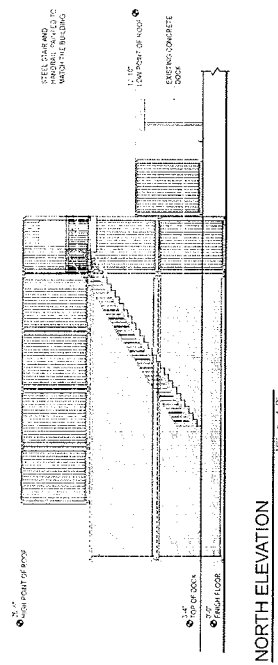
\*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

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









EXTERIOR  
ELEVATIONS -  
AUTO REPAIR

09/13/16  
City of Las Vegas Soc. Development Review-Submitta

**VAR-39148**  
**SUP-39149**  
**SDR-39147**

City of Las Vegas Site Development Review Submittal  
08/10/10

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

APTUS Architecture  
1200 South 4th Street  
Suite 206  
Las Vegas, Nevada 89104  
702.839.1200  
info@aptusarch.com

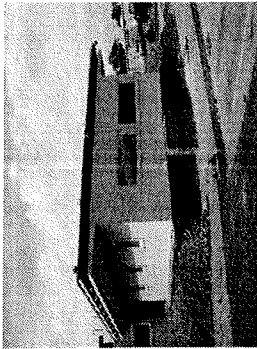
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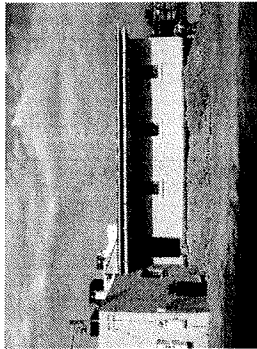
BUILDING 'A' WEST SIDE



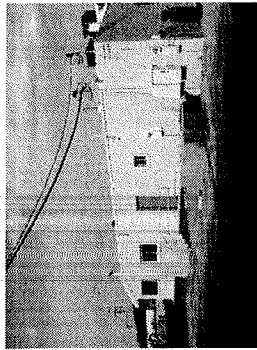
BUILDING 'A' NORTHWEST SIDE



BUILDING 'A' NORTHEAST SIDE



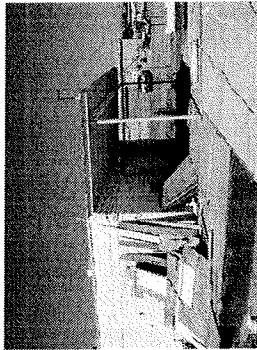
BUILDING 'A' EAST SIDE



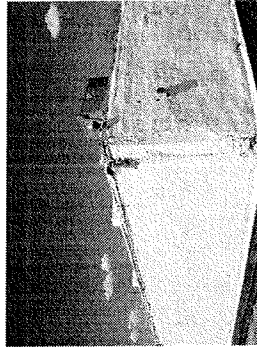
BUILDING 'A' EAST SIDE



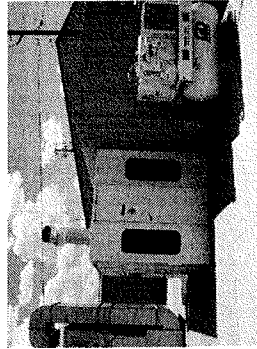
BUILDING 'A' SOUTH SIDE



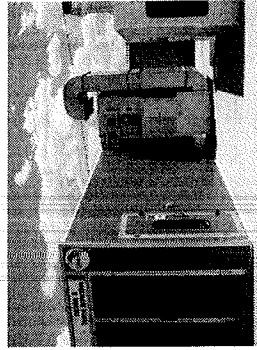
BUILDING 'B' NORTHEAST SIDE



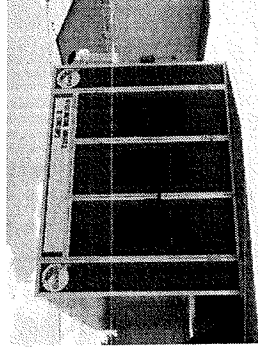
BUILDING 'B' SOUTHWEST SIDE



BUILDING 'D' MIXING BOOTH



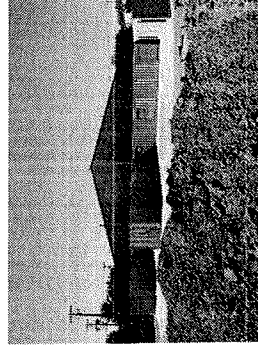
BUILDING 'D' SPRAY BOOTH



BUILDING 'D' SPRAY BOOTH



BUILDING 'A' AND 'B' FROM THE NORTH



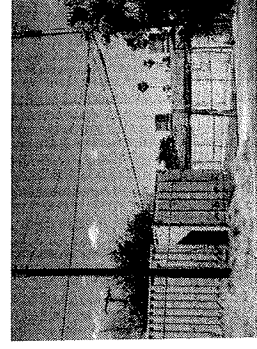
CONTAINERS 'E' ALONG GRAGSON FROM THE NORTH



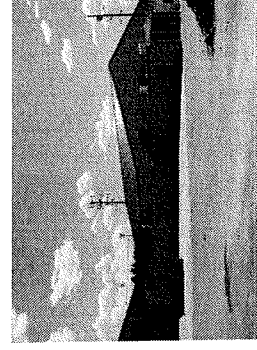
CONTAINERS 'E' ALONG GRAGSON FROM THE SOUTHWEST



DRIVEWAY AND GATE ALONG SEARLES



DRIVEWAY AND GATE ALONG GRAGSON



LOCATION OF FUTURE BUILDING 'C'

EXISTING  
PHOTOS

A201

City of Las Vegas Site Development Review Submittal 2/11/18

**VAR-39148**  
**SUP-39149**  
**SDR-39147**

9905 A Cab Taxi Company

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

AUG 10 2010

Copyright © 2010 by APTUS Architecture  
**APTUS Architecture**  
Steve Zick  
1500 Searles Avenue, Suite 100  
Las Vegas, NV 89106  
P 702.391.1200  
F 702.391.1212

August 10, 2010

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

**Re: A Cab Taxi Dispatch Center**  
APN: 139-26-201-004  
Major Modification to SDR-35195  
Special Use Permit  
Variance

AUG 10 2010

To Whom It May Concern:

Architecture

Engineering

Planning

Interiors

Landscape

Enclosed please find the required application materials associated with the following requests:

- Major modifications to an existing Site Development Plan Review for a Taxi Yard with waivers of a portion of the landscaping requirement.
- Special Use Permit for outside storage within the side setback
- Variance for 0'-0" side setback where 8'-0" is required

A Cab Taxi Co. has been operating at its existing site located at 4444 South Valley View since 2004 and received its first medallion from the Taxicab Authority in 2001. Its current site on .86 acres has continually met the company's needs since that time. The recent condemnation of the existing site to facilitate the expansion of Harmon Avenue has required that the business be relocated. The proposed 1.89 acre site located at 1500 Searles Avenue is a suitable location for the permitted use within a C-M zone. A Cab has been operating out of the Searles location for approximately 6 months.

The existing office building has been remodeled to accommodate the company's approximately 12 non-driver employees. Adequate parking for both these employees, as well as those drivers who may bring a personal vehicle to work is provided, although experience has shown that many employees choose public transportation instead of driving private vehicles. The Certificate of Occupancy has been granted for this structure as of 02.11.10.

Accessory buildings on site reflect the site's use for limited maintenance of company owned vehicles. Auto Repair Garage (Minor) and Auto Paint and Body Repair Shop are both Conditional Uses in the C-M zone, and any maintenance performed on site will consist only of preventative or basic maintenance such as oil changes, tire changing, and minor paint jobs to keep the taxis prepared for their usual schedules. No fueling services will be offered, and more intense body work, such as that associated with vehicles involved in collisions, will be performed elsewhere. As required, the repair and service work will be performed within the proposed building in an area which will be completely enclosed. The repair garage previously shown on the site has been relocated just south of the existing office building and a portion of the parking has been relocated along the southern property line and the eastern property line.

We are requesting a variance for the eastern (side setback) of the Supervisor Shelter of 0'-0" where 8'-0" is required. This structure allows the cab drivers to download their information to the computer for billing purposes.

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

Riverside  
3750 Santa Fe Avenue  
Suite 106  
Riverside, California 92507  
P 951.823.0555  
F 951.823.0550



We are also requesting a special use permit to allow outside storage within the side setback at the north end of the property. This will help to provide a buffer from the site to the street and will provide a continuous landscape strip.

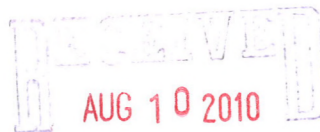
We are requesting a waiver (in addition to the waivers already approved with the previous SDR) to provide a 0'-0" landscape buffer where an 8'-0" landscape buffer is required along the east property line and to provide a 0'-0" landscape buffer where 15'-0" landscape buffer is required along the southern property line. A sidewalk along Gragson has been shown on the plans at the councilman's request. The existing trees on the residential side of the wall offer an adequate buffer between the two properties.

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

Sincerely,



Kristen G. Neuman, AIA  
APTUS Architecture



**VAR-39148**  
**SUP-39149**  
**SDR-39147**

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

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**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:**

Planning Commission Mtg.

0

City Council Meeting

0

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

0

**RECOMMENDATION:**

Staff recommends

**BACKUP DOCUMENTATION:**

1. Consolidated Backup
2. Supporting Documentation

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





## PLANNING & DEVELOPMENT DEPARTMENT

### STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-39149** APN: 139-26-201-004

Name of Property Owner: Four Fours, LLC

Name of Applicant: A Cab Taxi Co.

Name of Representative: Ballard Spahr, LLP

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

☐ Yes

☒ No

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

City Official: \_\_\_\_\_

Partner(s): \_\_\_\_\_

APN: \_\_\_\_\_

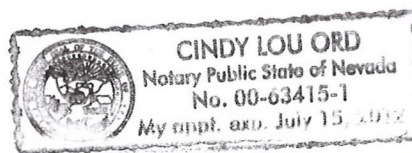
Signature of Property Owner: \_\_\_\_\_

Print Name: Creighton J. Nady

Subscribed and sworn before me

This 4th day of August, 2010

Cindy Lou Ord  
Notary Public in and for said County and State



# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit to allow outside storage in a side yard setback  
 Project Address (Location) 1500 Searles  
 Project Name A Cab Taxi Co. Proposed Use Taxi/Limo Yard  
 Assessor's Parcel #(s) 139-26-201-004 Ward # 5- Barlow  
 General Plan: existing LL-R proposed n/a Zoning: existing CM proposed n/a  
 Commercial Square Footage \_\_\_\_\_ Floor Area Ratio n/a  
 Gross Acres 1.89 Lots/Units n/a Density n/a  
 Additional Information \_\_\_\_\_

PROPERTY OWNER Four Fours, LLC Contact Jay Nady  
 Address 1500 Searles Ave Phone: (702) 277-1333 Fax: \_\_\_\_\_  
 City Las Vegas State NV Zip 89101  
 E-mail Address cjnoui@yahoo.com

APPLICANT A Cab Taxi Co. Contact Jay Nady  
 Address 1500 Searles Phone: (702) 277-1333 Fax: \_\_\_\_\_  
 City Las Vegas State NV Zip 89101  
 E-mail Address cjnoui@yahoo.com

REPRESENTATIVE Ballard Spahr, LLP Contact Bill Curran  
 Address 100 City Parkway, Suite 1750 Phone: (702) 471-7000 Fax: (866) 381-5357  
 City Las Vegas State NV Zip 89106  
 E-mail Address curranb@ballardspahr.com

Property Owner Signature\* C. Nady

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

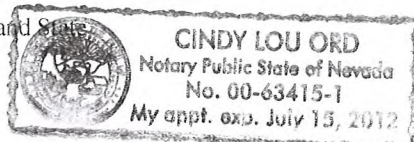
Print Name Creighton J. Nady

Subscribed and sworn before me

This 4th day of August, 2010

Cindy Lou Ord

Notary Public in and for said County and State



Revised 10/27/08

### FOR DEPARTMENT USE ONLY

|                |                    |
|----------------|--------------------|
| Case #         | <u>SWP - 39149</u> |
| Meeting Date:  | <u>9.23.10</u>     |
| Total Fee:     | <u>\$1,030. -</u>  |
| Date Received: | <u>8.10.10</u>     |
| Received By:   | <u>JPA</u>         |

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

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**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:**

Planning Commission Mtg.

0

City Council Meeting

0

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

0

**RECOMMENDATION:**

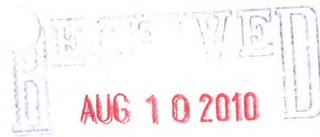
Staff recommends

**BACKUP DOCUMENTATION:**

1. Consolidated Backup
2. Supporting Documentation



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



## PLANNING & DEVELOPMENT DEPARTMENT

### STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-39147** APN: 139-26-201-004

Name of Property Owner: Four Fours, LLC

Name of Applicant: A Cab Taxi Co.

Name of Representative: Ballard Spahr, LLP

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

☐ Yes

☒ No

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

City Official: \_\_\_\_\_

Partner(s): \_\_\_\_\_

APN: \_\_\_\_\_

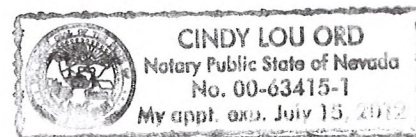
Signature of Property Owner: \_\_\_\_\_

Print Name: Creighton J. Nady

Subscribed and sworn before me

This 4th day of August, 2010

Cindy Lou Ord  
Notary Public in and for said County and State





AUG 10 2010

## PLANNING &amp; DEVELOPMENT DEPARTMENT

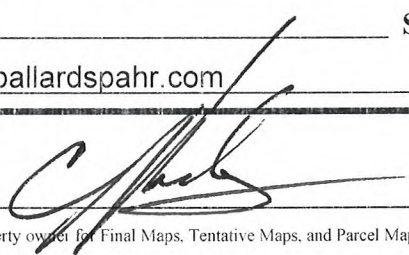
## APPLICATION / PETITION FORM

Application/Petition For: Major Modification to previously approved SDR-35195  
Project Address (Location) 1500 Searles  
Project Name A Cab Taxi Co. Proposed Use Taxi/Limo Yard  
Assessor's Parcel #(s) 139-26-201-004 Ward # 5- Barlow  
General Plan: existing LL-R proposed n/a Zoning: existing CM proposed n/a  
Commercial Square Footage \_\_\_\_\_ Floor Area Ratio n/a  
Gross Acres 1.89 Lots/Units n/a Density n/a  
Additional Information \_\_\_\_\_

PROPERTY OWNER Four Fours, LLC Contact Jay Nady  
Address 1500 Searles Ave Phone: (702) 277-1333 Fax: \_\_\_\_\_  
City Las Vegas State NV Zip 89101  
E-mail Address cjnoui@yahoo.com

APPLICANT A Cab Taxi Co. Contact Jay Nady  
Address 1500 Searles Phone: (702) 277-1333 Fax: \_\_\_\_\_  
City Las Vegas State NV Zip 89101  
E-mail Address cjnoui@yahoo.com

REPRESENTATIVE Ballard Spahr, LLP Contact Bill Curran  
Address 100 City Parkway, Suite 1750 Phone: (702) 471-7000 Fax: (866) 381-5357  
City Las Vegas State NV Zip 89106  
E-mail Address curranb@ballardspahr.com

Property Owner Signature\* 

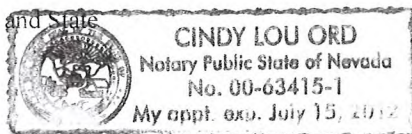
\*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name Creighton J. Nady

Subscribed and sworn before me

This 4th day of August, 20 10Cindy Lou Ord

Notary Public in and for said County and State



Revised 10/27/08

## FOR DEPARTMENT USE ONLY

|                 |                    |
|-----------------|--------------------|
| Case #          | <u>SDR - 39147</u> |
| Meeting Date:   | <u>9.23.10</u>     |
| Total Fee:      | <u>\$ 1,030.-</u>  |
| Date Received:* | <u>8.10.10</u>     |
| Received By:    | <u>JFA</u>         |

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

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**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:**

Planning Commission Mtg.

1

City Council Meeting

0

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

0

**RECOMMENDATION:**

Staff recommends APPROVAL, subject to conditions:

**BACKUP DOCUMENTATION:**

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



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



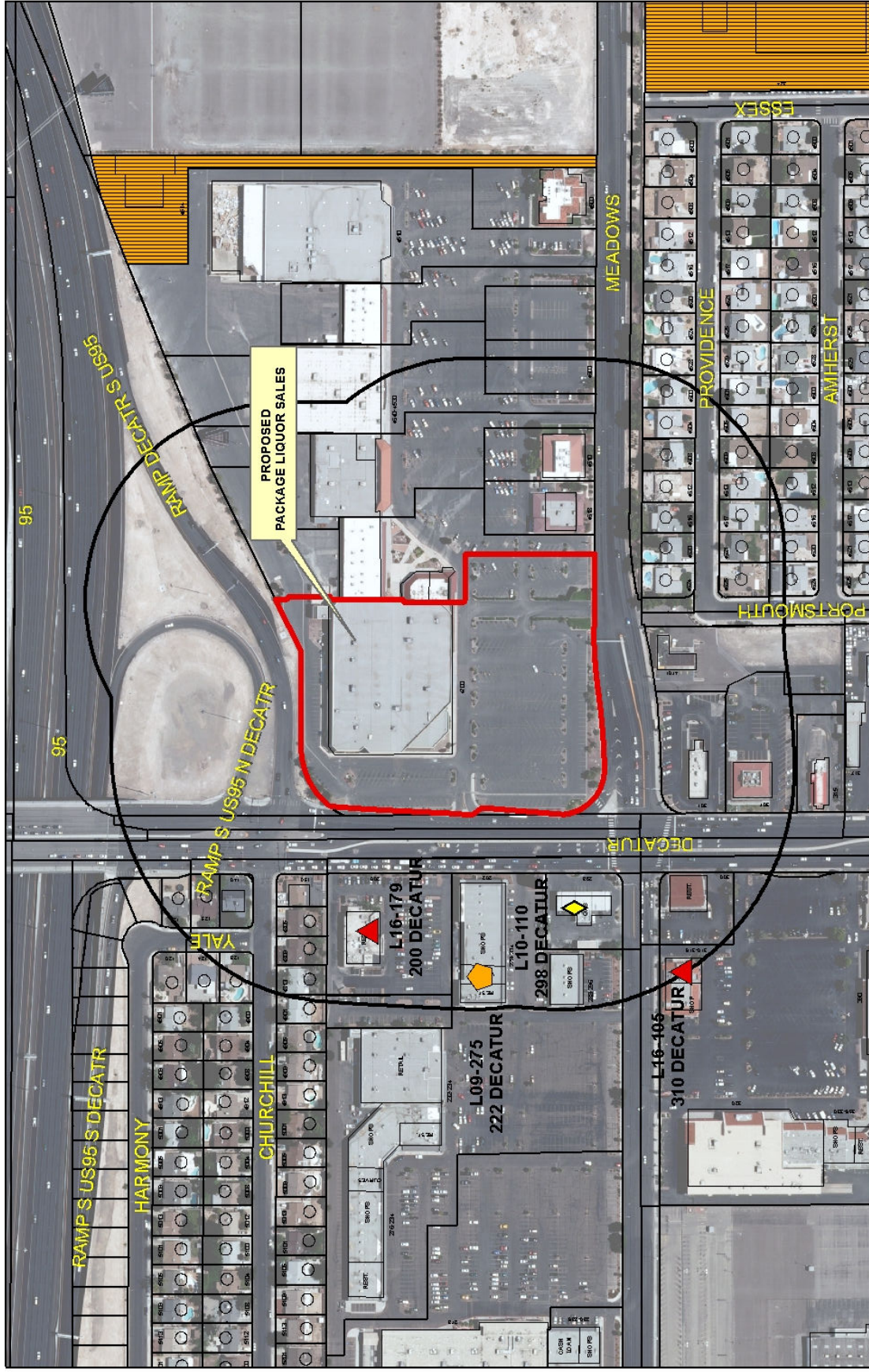




**ZONING OF SUBJECT PROPERTY:** C-1 (LIMITED COMMERCIAL)







**SUP-38860**

**Package Liquor Sales**

**Business Licenses**

Child Care/  
Children Facility



Beer/Wine/Cooler  
On Sale  
Beer/Wine/Cooler  
Off Sales



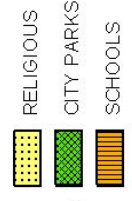
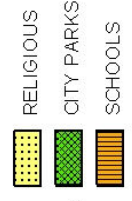
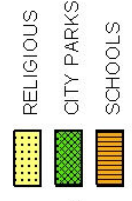
Beer/Wine/Cooler  
On-Off Sale  
Package Liquor  
Sales



Supper Club/  
Restaurant Service Bar  
Tavern



RELIGIOUS  
CITY PARKS  
SCHOOLS



Subject Property



400 foot buffer





## PLANNING & DEVELOPMENT DEPARTMENT

### STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: PACPROP / LANANZA

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: \_\_\_\_\_

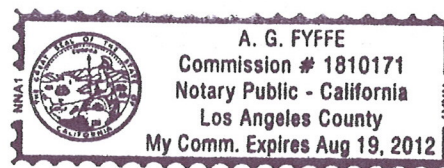
Signature of Property Owner: [Signature]

Print Name: Steve Glusker

Subscribed and sworn before me A. G. FYFFE

This 29<sup>th</sup> day of July, 2010

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





# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

Application/Petition For: Cardenas<sup>83</sup> 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 *Lamara* 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\* \_\_\_\_\_

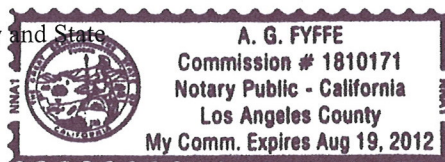
\* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name Steve Glusker

Subscribed and sworn before me A.G. Fyffe

This 29<sup>th</sup> day of July, 20 10

Notary Public in and for said County and State



Revised 10/27/08

### FOR DEPARTMENT USE ONLY

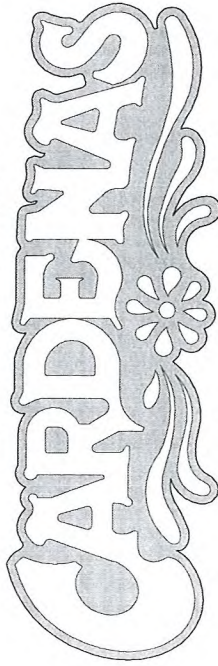
|                 |                            |
|-----------------|----------------------------|
| Case #          | <u>SUP-38860</u>           |
| Meeting Date:   | <u>9-23-10</u>             |
| Total Fee:      | <u>\$1280<sup>00</sup></u> |
| Date Received:* | <u>AUG 12, 2010</u>        |
| Received By:    | <u>M. Have</u>             |

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

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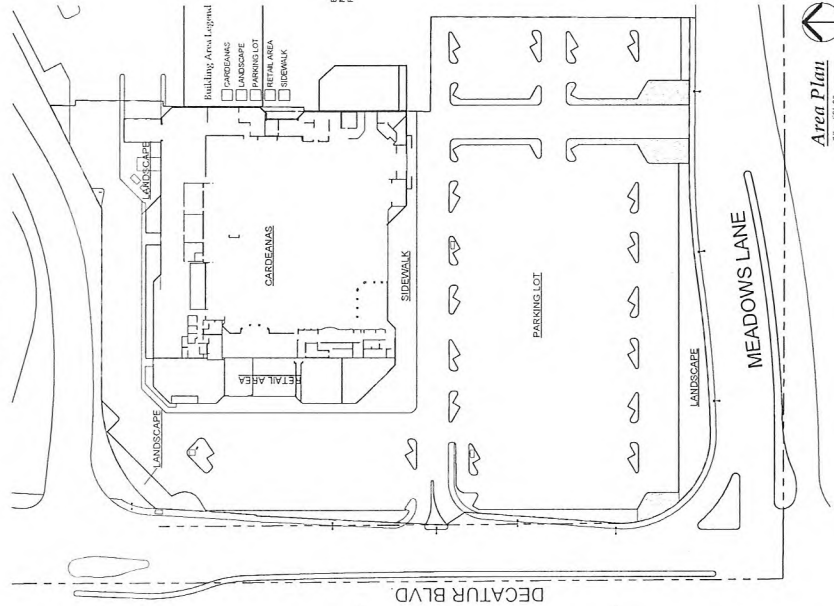


Proposed Tenant Improvement:

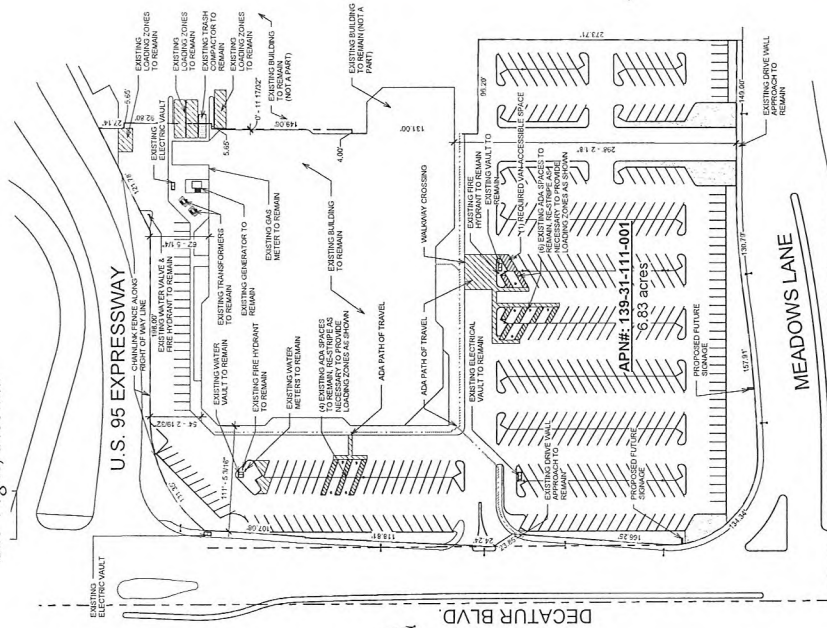


APN#: 139-31-111-001  
4700 Meadows Lane  
Las Vegas, Nevada

| Area Schedule (Current Building) | Area      | % of Total |
|----------------------------------|-----------|------------|
| RETAIL AREA                      | 12,500 SF | 11%        |
| LANDSCAPE                        | 1,200 SF  | 1%         |
| PARKING LOT                      | 1,200 SF  | 1%         |
| LANDSCAPE                        | 1,200 SF  | 1%         |
| RETAIL AREA                      | 12,500 SF | 11%        |
| LANDSCAPE                        | 1,200 SF  | 1%         |
| PARKING LOT                      | 1,200 SF  | 1%         |
| LANDSCAPE                        | 1,200 SF  | 1%         |
| RETAIL AREA                      | 12,500 SF | 11%        |
| LANDSCAPE                        | 1,200 SF  | 1%         |
| PARKING LOT                      | 1,200 SF  | 1%         |
| LANDSCAPE                        | 1,200 SF  | 1%         |
| RETAIL AREA                      | 12,500 SF | 11%        |
| LANDSCAPE                        | 1,200 SF  | 1%         |
| PARKING LOT                      | 1,200 SF  | 1%         |
| LANDSCAPE                        | 1,200 SF  | 1%         |



Area Plan  
1" = 60'-0"



Site Plan  
1" = 40'-0"

**TRANSIT:**  
CARDENAS MARKETS  
340 S. VANDERBILT AVE., SUITE A, ONTARIO, CA 91761  
CONTACT: ROBERT GONZALEZ  
EMAIL: rgonzalez@cardenas.com

**PROJECT ADDRESS:**  
4700 MEADOWS LANE  
LAS VEGAS, NEVADA 89103

**ARCHITECT:**  
KENNETH SMALL, AIA  
340 S. VANDERBILT AVE., SUITE A  
LAS VEGAS, NEVADA 89103  
FAX: 873-1720

**OCCUPANCY:**  
RETAIL  
**USE:**  
RETAIL  
**EXISTING - MODIFY AS REQUIRED TO**  
CONVERT EXISTING BUILDING TO  
SEPARATE PERMIT.  
SC (SERVICE COMMERCIAL)

**FLOOR SQUARE FOOTAGE:**  
76,637 SF

**PROJECT DESCRIPTION:**  
EXISTING MEADOWS TO BE REMODELED TO A NEW CARDENAS GROCERY STORE.  
**PARKING REQUIREMENTS:**  
1,346SF TOTAL AREA AND SEATING AT 1100SF =  
40 SPACES  
311 SPACES  
9 SPACES  
10 SPACES  
ON SITE LAUNDRY REQUIRED 15X4 250 =  
4 SPACES (EXISTING)  
ON SITE LAUNDRY PROVIDED =

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

SHEET TITLE  
**Site Plan**  
THIS PLAN IS THE PROPERTY OF SSA ARCHITECTS, INC. AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF SSA ARCHITECTS, INC.

| REVISION | DATE |
|----------|------|
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| 2        |      |
| 3        |      |

DR1  
12 July 2010  
12 July 2010

| Number | Sequence of Drawings | Description |
|--------|----------------------|-------------|
| DR1    | Site Plan            |             |
| DR2    | Overall Floor Plan   |             |
| DR3    | Site Plan            |             |
| DR4    | Site Plan            |             |
| DR5    | Site Plan            |             |
| DR6    | Site Plan            |             |
| DR7    | Site Plan            |             |
| DR8    | Site Plan            |             |
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| DR98   | Site Plan            |             |
| DR99   | Site Plan            |             |
| DR100  | Site Plan            |             |

Vicinity Map



**RECEIVED**  
JUL 13 2010  
SUP-38860  
City of Las Vegas  
SDR-38861



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

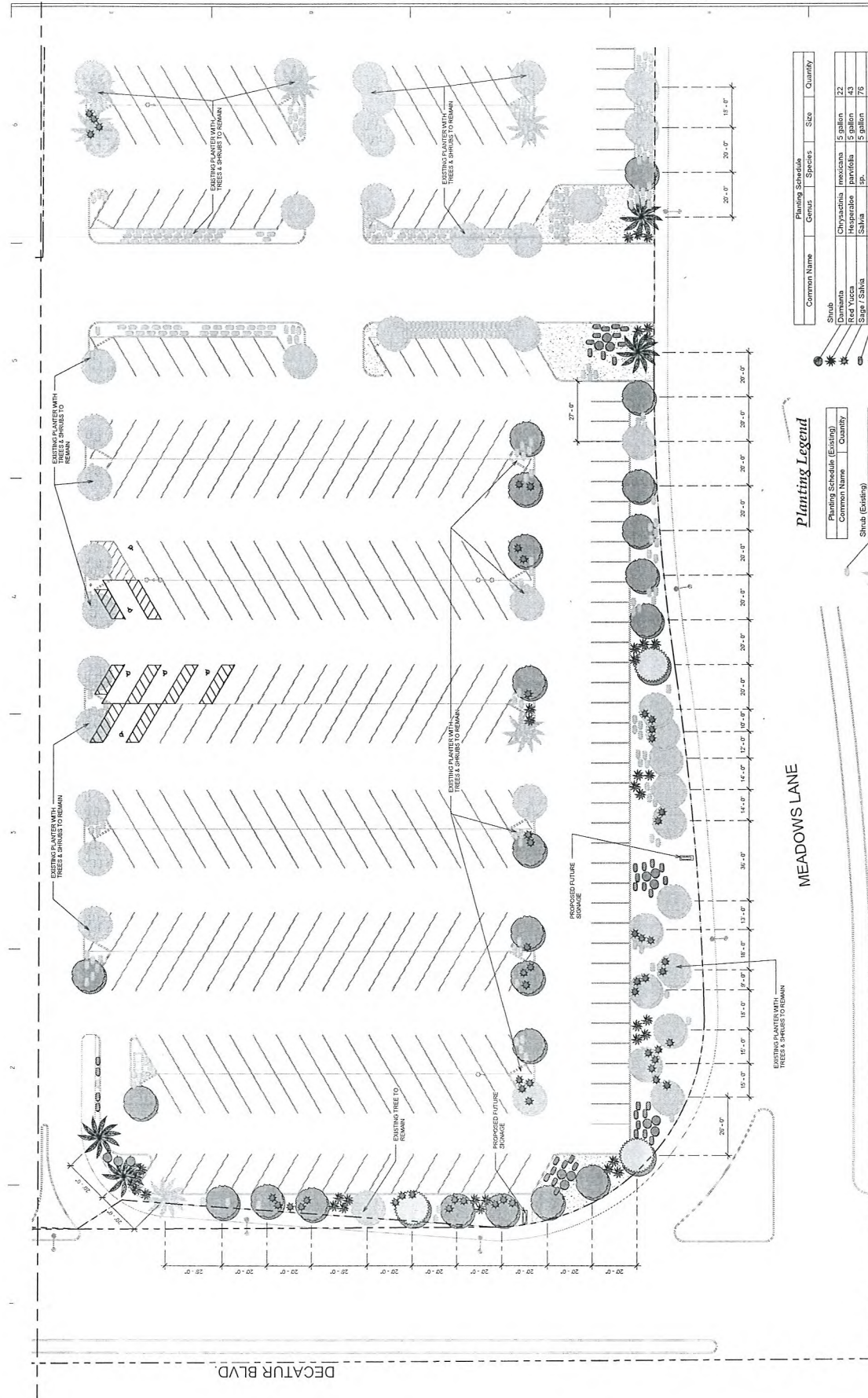
**SHEET TITLE:**  
**Landscaping  
Plan -  
South**

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YEAR 2010.

| REVISION | DATE |
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DR6

ON 01/07/2010



| Planting Schedule |       |         |      |          |
|-------------------|-------|---------|------|----------|
| Common Name       | Genus | Species | Size | Quantity |

| Strub             | Chrysactinia mexicana | 5 gallon | 122 |
|-------------------|-----------------------|----------|-----|
| Damianta          | Hesperaloe parviflora | 5 gallon | 43  |
| Red Yucca         | sp.                   | 5 gallon | 76  |
| Sage / Salvia     | Dalea capitata        | 5 gallon | 56  |
| Sierra Gold Dalea |                       |          |     |

| Tree | Acacia (Mulga Tree)    | Acacia     | aneura     | 24" box |
|------|------------------------|------------|------------|---------|
|      | Mediterranean Fan Palm | Chamaerops | humilis    | 24" box |
|      | Pine (Aleppo)          | Pinus      | halapensis | 24" box |

### Planting Legend

| Planting Schedule (Existing) |          |
|------------------------------|----------|
| Common Name                  | Quantity |

|                  |     |
|------------------|-----|
| Shrub (Existing) | 467 |
|------------------|-----|

|                  |     |
|------------------|-----|
| Shrub (Existing) | 407 |
| Tree (Existing)  |     |

|                 |   |
|-----------------|---|
| Palm (Existing) | 7 |
| Pine (Existing) | 2 |



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City of Las Vegas

**SUP-38860**

SDR-38861

MEADOWS LANE

Landscaping Plan - South

1991-1992





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

Overall  
Floor Plan

THIS WORK IS CONTRIBUTED BY THE ARCHITECTS IN THE REAL WORLD.

| REVISION | DATE |
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SHEET NAME:

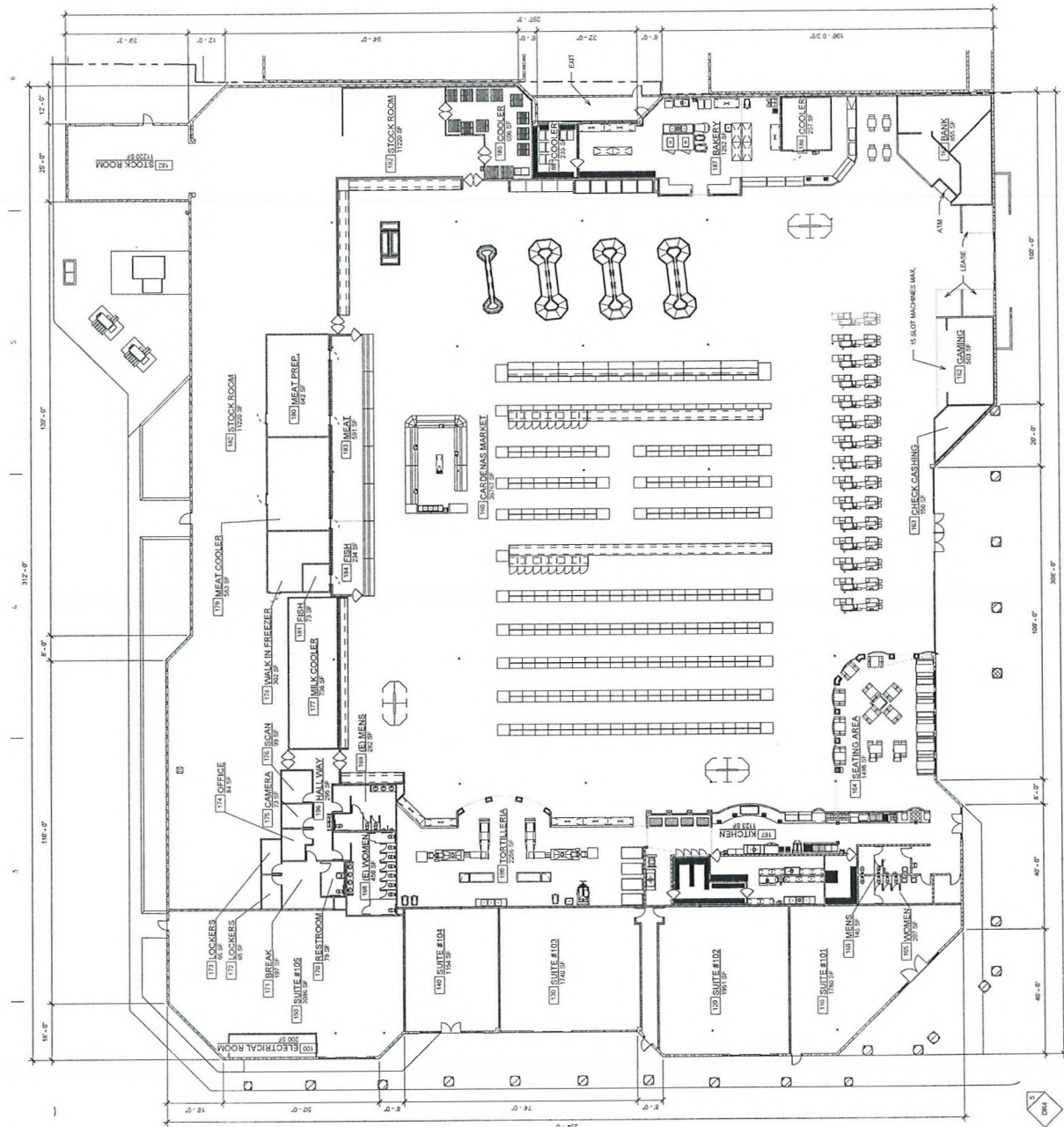
DR2

JOB NO: 22 July 2010  
RELEASE DATE: 08-06-2010

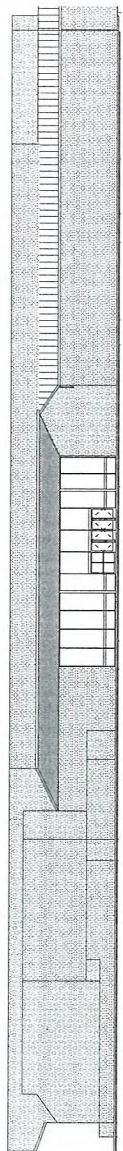
Floor Plan

JUL 13 2010 SUP-38860

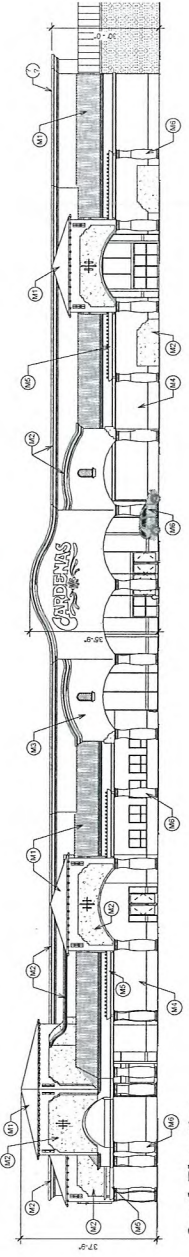
City of Las Vegas



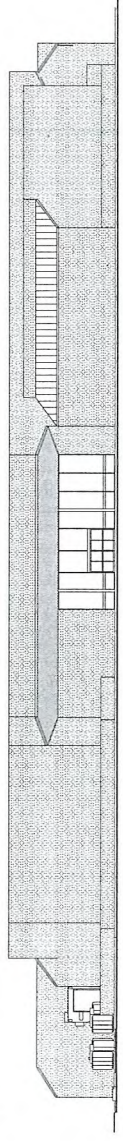




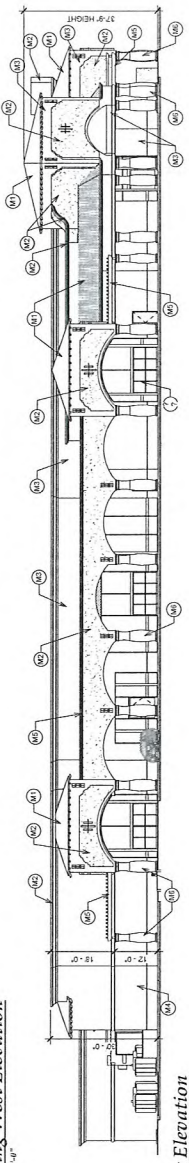
**Existing South Elevation**  
 1/8" = 1'-0"



**South Elevation**  
 1/8" = 1'-0"



**Existing West Elevation**  
 1/8" = 1'-0"



**West Elevation**  
 1/8" = 1'-0"

| MARK | DESCRIPTION           | MATERIAL LEGEND | MANUFACTURER | MODEL   |
|------|-----------------------|-----------------|--------------|---------|
| 1    | ROOFING - ASPHALT/FLY | ROOFING         | ROOFING      | ROOFING |
| 2    | WALLS - CONCRETE      | WALLS           | WALLS        | WALLS   |
| 3    | WALLS - STUCCO        | WALLS           | WALLS        | WALLS   |
| 4    | WALLS - STUCCO        | WALLS           | WALLS        | WALLS   |
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**SUP-38860**  
**SDR-38861**

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**JUL 13 2010**  
**City of Las Vegas**



SSA ARCHITECTURE  
1000 LAS VEGAS BLVD., SUITE 100  
LAS VEGAS, NEVADA 89101  
TEL: 702.735.1111  
FAX: 702.735.1111

Cardenas Market  
AT/004 120-311-111-001  
1000 LAS VEGAS BLVD., SUITE 100  
LAS VEGAS, NEVADA

SHEET TITLE  
**Elevations**  
THIS WORK IS COMPLETED  
BY THE ARCHITECTS IN THE  
FIRM'S OFFICE

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SHEET TITLE:  
*Landscaping  
Plan -  
North*

THIS WORK IS COPYRIGHTED  
BY THE ARCHITECTS IN THE  
YEAR 2010

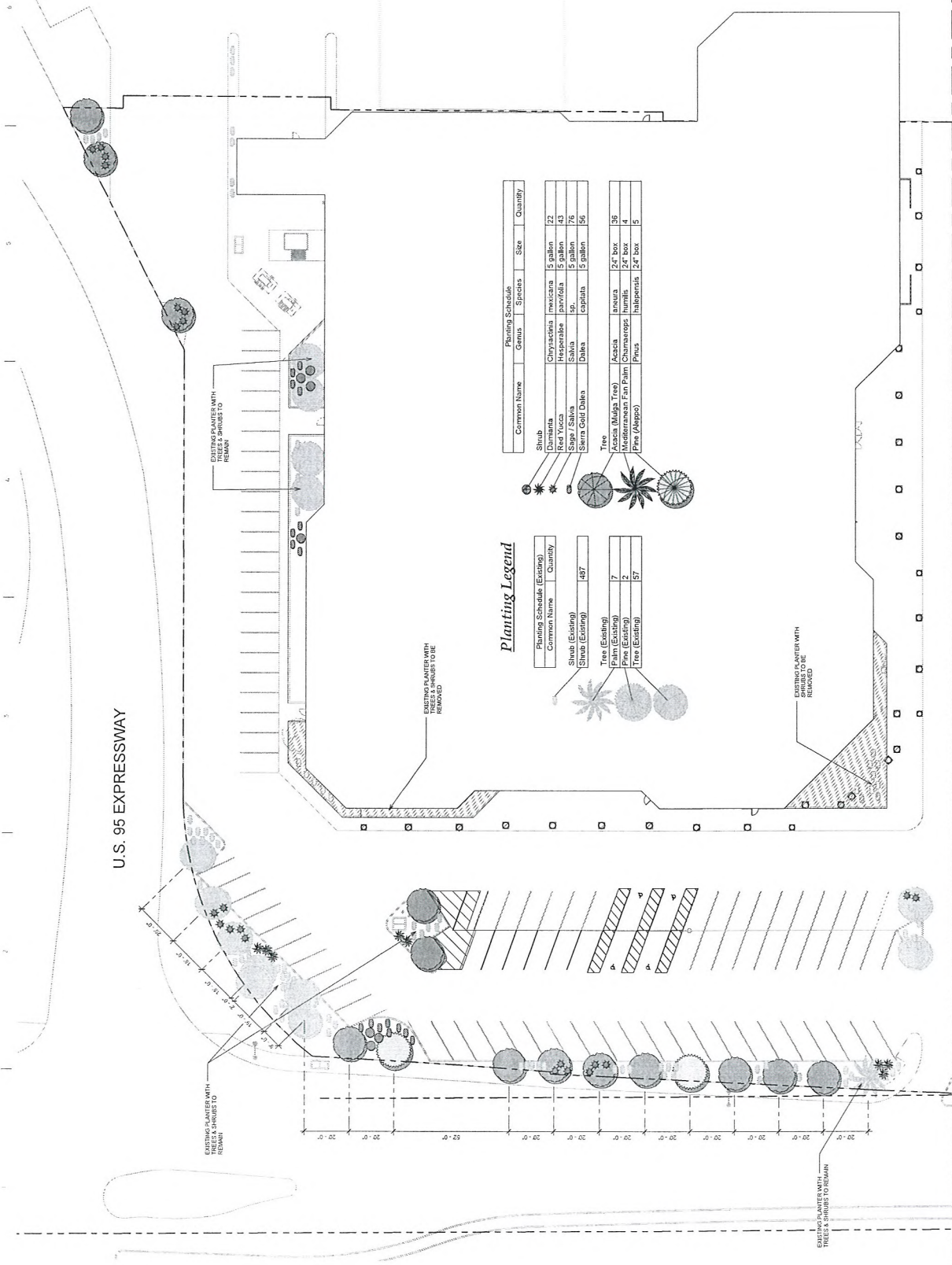
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DR5

JOB NO: 12 July 2010  
RELEASE DATE: 09-06-30

City of Las Vegas

**SUP-38860**  
**SDR-38861**



Landscaping Plan - North

THESE CONSTRUCTION DOCUMENTS ARE A PRELIMINARY. IF ANY ITEM IS SHOWN OR NOTED IN ONE LOCATION BUT CONSTRUCTED THE OTHER, AS SHOWN IN ALL LOCATIONS IN THE CONSTRUCTION DOCUMENTS.



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 30<sup>th</sup> 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.

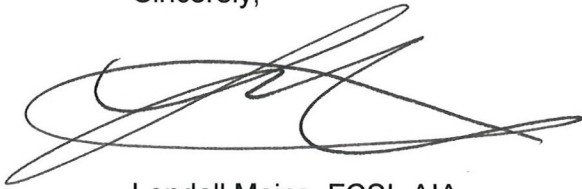
The Cardenas family in 1979 opened their first supermarket. Today, Cardenas Markets cater to shoppers, with a wide variety of products from Mexico and Central and South America. The stores feature extensive meat and produce departments, bakeries, and tortillerias.

**SUP-38860**  
**SDR-38861**

**RECEIVED**  
**JUL 13 2010**  
**City of Las Vegas**

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,

A handwritten signature in dark ink, appearing to be 'Lendall Mains', written over a horizontal line.

Lendall Mains, FCSI, AIA  
Architect



---

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**



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

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**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

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

**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

0

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

0

**RECOMMENDATION:**

Staff recommends

**BACKUP DOCUMENTATION:**

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



## PLANNING & DEVELOPMENT DEPARTMENT

### STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-38996** APN: 138-36-701-018

Name of Property Owner: Charleston Heights Shopping Center, LLC

Name of Applicant: RP Slots, LLC

Name of Representative: \_\_\_\_\_

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

☐ Yes

☒ No

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

City Official: \_\_\_\_\_

Partner(s): \_\_\_\_\_

APN: \_\_\_\_\_

Signature of Property Owner: [Signature]

Print Name: Barry W. Becker

Subscribed and sworn before me

This 01 day of July, 2010

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



RECEIVED  
JUL 27 2010

# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

Application/Petition For: RP Slots LLC  
 Project Address (Location) 542 S. Decatur  
 Project Name RP Slots, LLC Proposed Use Gaming General Business  
 Assessor's Parcel #(s) 13836701018 Ward # 1  
 General Plan: existing SC proposed \_\_\_\_\_ Zoning: existing C-1 proposed \_\_\_\_\_  
 Commercial Square Footage 6440 sqft Floor Area Ratio \_\_\_\_\_  
 Gross Acres 1.16 Lots/Units \_\_\_\_\_ Density \_\_\_\_\_  
 Additional Information \_\_\_\_\_

PROPERTY OWNER Charleston Heights Shopping Center, LLC Contact \_\_\_\_\_  
 Address 50 S. Jones Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 City Las Vegas State NV Zip 89107  
 E-mail Address \_\_\_\_\_

APPLICANT RP Slots, LLC Contact Roger Szepelak  
 Address 542 S. Decatur Phone: 283-1088 Fax: 870-1063  
 City Las Vegas State NV Zip 89107  
 E-mail Address RM5264@hotmail.com

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

Property Owner Signature\* [Signature]

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

Print Name Berry W. Becker

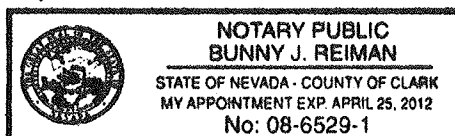
Subscribed and sworn before me

This 21 day of July, 20 10

Bunny J. Reiman

Notary Public in and for said County and State

Revised 10/27/08



### FOR DEPARTMENT USE ONLY

|                |                    |
|----------------|--------------------|
| Case #         | <u>SUP-38996</u>   |
| Meeting Date:  | <u>9/23/10 PL</u>  |
| Total Fee:     | <u>\$1,030</u>     |
| Date Received: | <u>7/27/10</u>     |
| Received By:   | <u>[Signature]</u> |

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

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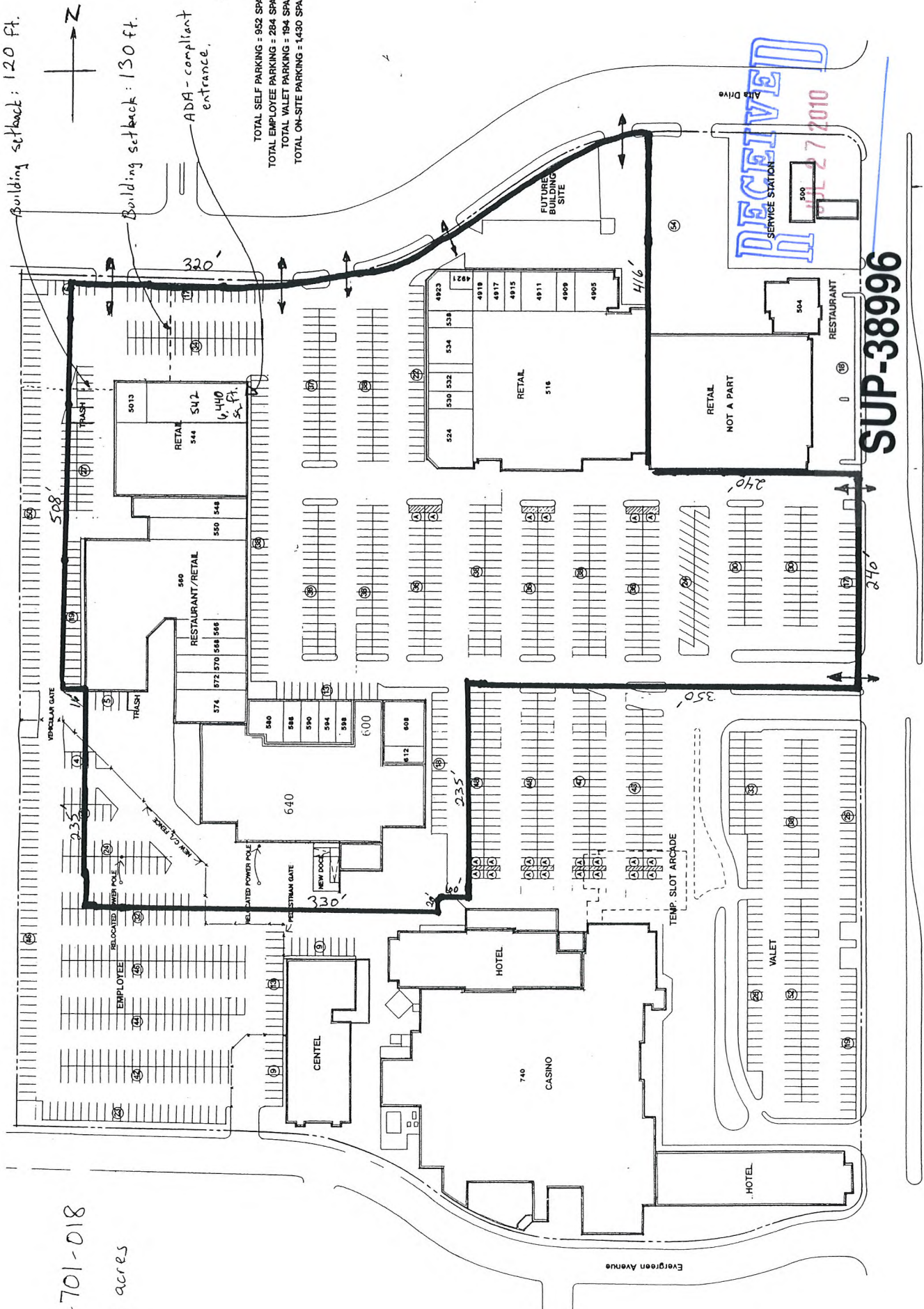
138-36-701-018

Building setback: 120 ft.

Building setback: 130 ft.

ADA-compliant  
entrance.

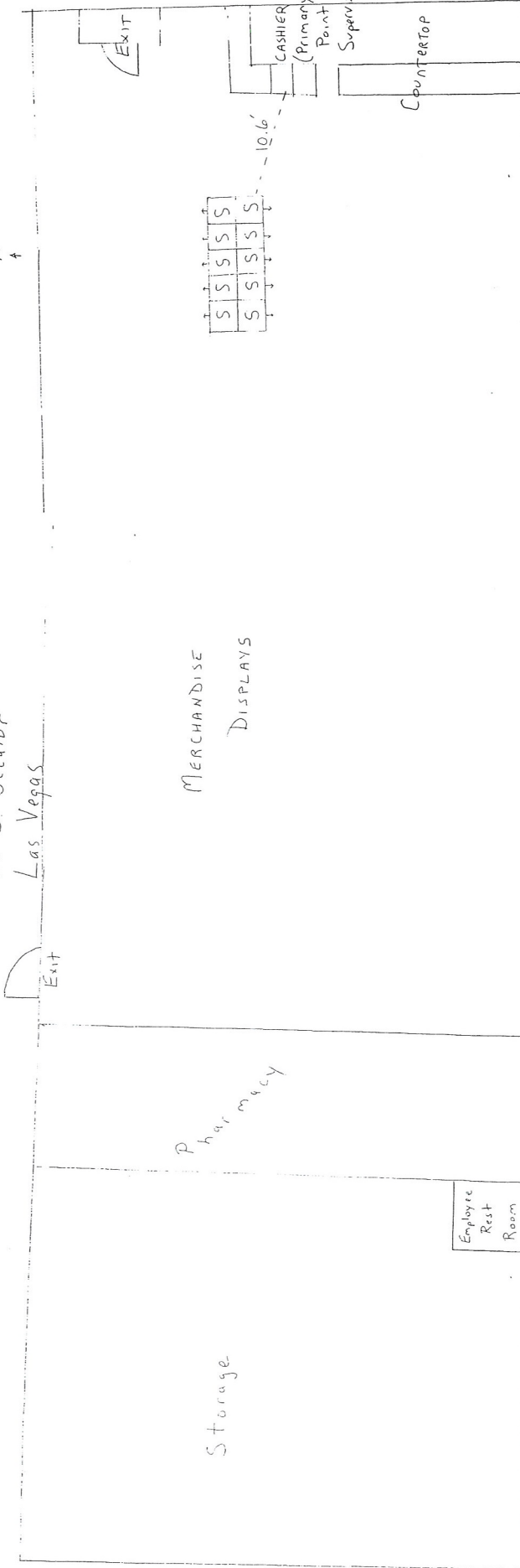
TOTAL SELF PARKING = 952 SPAC  
TOTAL EMPLOYEE PARKING = 284 SPAC  
TOTAL VALET PARKING = 194 SPAC  
TOTAL ON-SITE PARKING = 1,430 SPAC



**SUP-38996**

DECATUR URUG  
542 S. Decatur  
Las Vegas

N  
↑



LENGTH = 140' WIDTH = 40'  
Sq Ft = 6,440 sq ft

Public Space: 4,300 sq ft

5-22-07

RECEIVED

JUL 27 2010

SUP-38996

RP Slots, LLC  
542 S. Decatur Blvd  
Las Vegas, NV 89107

July 8, 2010

JUSTIFICATION LETTER

Planning & Development  
City of Las Vegas  
Las Vegas, NV

RE: RP Slots, LLC Application for Slot Route Operation at 542 S. Decatur Blvd.

Dear Sir or Madam:

Please consider this to be our justification letter in connection with the Special Use Permit process for the above-referenced project. The location at 542 S. Decatur has been a pharmacy with slot machines since the early 1960's.

In February 2009 when Wellcare Pharmacy became the new pharmacy operator, the existing gaming machines were removed and the gaming license surrendered. RP Slots, LLC submitted an application with the City and the State of Nevada to be licensed as a slot route operator, with the intent of operating gaming at this location. It took over a year for the licensing process to conclude, and in May 2010, both the State and City approved RP Slots, LLC as a slot route operator.

RP Slots, LLC then submitted an application to both the City and State to operate slots at 542 S. Decatur. I have been advised that because gaming has been ceased at this location for over 12 months (although the delay was solely caused by the time required to obtain necessary approvals from the

RECEIVED  
JUL 27 2010  
SUP-38996



State), the City requires a Special Use Permit in order to re-establish gaming at the location.

It is important to recognize that approval of this request will restore the location to the exact same nature that it had operated for over 40 years. The operation has always been deemed to be harmonious and compatible with surrounding land uses. The physical site is suitable and street facilities are adequate. Approval of the Special Use Permit will not be inconsistent with or compromise the public health, safety and welfare.

Hours of operation will be unchanged: Mon-Sat 7a-9p and Sunday 8a-5p. Number of employees will be unchanged with four. State Gaming approval is being obtained concurrently. The current owners of RP Slots, LLC had previously operated slots in this location from January 2008 - February 2009, under the corporate entity of DDRT, LLC.

This letter is being submitted with the Pre-Application Conference Request Form.

I will be happy to provide any additional information necessary to expedite this process.

Sincerely,



Roger M. Szepelak  
Managing Member  
RP Slots, LLC

RECEIVED  
JUL 27 2010  
SUP-38996

**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

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

**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

0

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

0

**RECOMMENDATION:**

Staff recommends

**BACKUP DOCUMENTATION:**

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



## PLANNING & DEVELOPMENT DEPARTMENT

### STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-39104** APN: 138-32-816-006

Name of Property Owner: Shinhan E + C America Inc

Name of Applicant: \_\_\_\_\_

Name of Representative: Barbara Holland

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

☐ Yes

☒ No

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

City Official: \_\_\_\_\_

Partner(s): \_\_\_\_\_

APN: \_\_\_\_\_

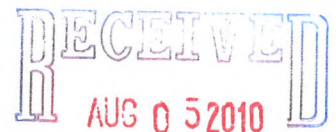
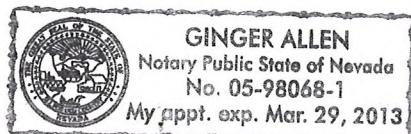
Signature of Property Owner: Barbara Holland

Print Name: Barbara Holland

Subscribed and sworn before me

This 20th day of July, 2010

Notary Public in and for said County and State







# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

Application/Petition For: Massage Establishment  
Project Address (Location): 950 S. Durango Suite 120  
Project Name: Phoenix Physical Therapy & Longevity Center Proposed Use: Massage  
Assessor's Parcel #(s): 13832816006 Ward #: 2  
General Plan: existing SC proposed      Zoning: existing C-1 proposed       
Commercial Square Footage      Floor Area Ratio       
Gross Acres 1.45 Lots/Units      Density       
Additional Information     

PROPERTY OWNER Shinhan E R C America INC Contact Ruby Abraham  
Address P.O. Box 7440 Phone: 702 385-5611 Fax: 702 3853759  
City Las Vegas State NV Zip 89125  
E-mail Address rabraham @ hlrcahy.com

APPLICANT Phoenix Physical Therapy & Longevity Center Contact Eugene Kaufman  
Address 950 S. Durango Dr. #120 Phone: 702-583-6200 Fax: 702-583-6201  
City Las Vegas State NV Zip 89145  
E-mail Address Eugene @ PhysicalTherapy.US

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

Property Owner Signature\* Barbara Holland

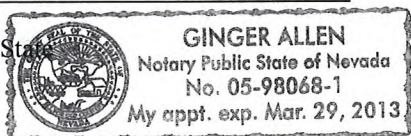
\*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name Barbara Holland

Subscribed and sworn before me

This 28th day of July, 20 10

Notary Public in and for said County and State



### FOR DEPARTMENT USE ONLY

Case # SUP-39104  
Meeting Date: 9/23/10  
Total Fee: \$1030.00  
Date Accepted: 08/05/10  
Accepted By: JFmull

\*The application will be deemed complete until the submitted materials have been reviewed by the Planning and Development for consistency with applicable sections for the Zoning Ordinance.

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

GENERAL STRUCTURAL  
COLD FORMED STEEL FRAMING

## SHEET INDEX

| SHEET INDEX |                                               |
|-------------|-----------------------------------------------|
| A-0.0       | Cover Sheet                                   |
| A-0.1       | Egress Plan and Structural Connection Details |
| EX-1.0      | Existing Plan, Demolition Plan                |
| A-1.0       | Proposed Plans                                |
| A-2.0       | Interior Elevations                           |
| A-2.1       | Interior Elevations                           |
| A-2.2       | Interior Elevations                           |
| A-2.3       | Interior Elevations                           |
| A-3.0       | Exterior Elevations                           |
| A-4.0       | Building Sections                             |
| A-5.0       | Typical Wall Sections and Details             |
| A-6.0       | Schedules                                     |
| E-1.0       | Power Plan                                    |
| E-2.0       | Lighting Plan                                 |

## BUILDING ANALYSIS

|                                                                                        |                           |
|----------------------------------------------------------------------------------------|---------------------------|
| Existing Shell Construction Type                                                       | - V - A. (sprinkled)      |
| Proposed Interior Construction Type                                                    | - IIB (sprinkled)         |
| Occupancy Type                                                                         | - B - Clinic, Outpatient  |
| Allowable Occupant Load - TI (Occupancy B, only)                                       | - 36 people               |
| Actual Occupant Load - TI<br>(based on mixed use occupancy<br>see Egress Plan 1/A-0.1) | - 49 people               |
| Sprinkled                                                                              | - YES                     |
| Allowable Area - Total Building                                                        | - 18,000 square feet      |
| Actual Area - Adjacent Unit 130 (Occupancy M)                                          | - 1,966 square feet       |
| Actual Area - Adjacent Unit 140 (Occupancy B)                                          | - 1,750 square feet       |
| Actual Area - Adjacent Unit 150 (Occupancy M)                                          | - 4,505 square feet       |
| Actual Area - Adjacent Unit 170 (Vacant)                                               | - 2,009 square feet       |
| Actual Area - TI - Unit 120                                                            | - 3,504 square feet       |
| Actual Area - Total Building                                                           | - 13,734 square feet      |
| Allowable Number of Stories                                                            | - 3                       |
| Actual Number of Stories                                                               | - 1                       |
| Max. Allowable Building Height                                                         | - 50'-0"                  |
| Actual Building Height                                                                 | - 39'-4"                  |
| Required Number of Exits                                                               | - 2                       |
| Actual Number of Exits                                                                 | - 5                       |
| Required Parking Stalls                                                                | - 35 (includes HC stalls) |
| Required Handicap Parking                                                              | - 7                       |
| Actual Parking Stalls                                                                  | - 19 (includes HC stalls) |
| Actual Handicap Parking                                                                | - 4                       |
| Plumbing Fixtures                                                                      | Required                  |
| Toilets (Male)                                                                         | - 1                       |
| Lavatories (Male)                                                                      | - 1                       |
| Toilets (Female)                                                                       | - 1                       |
| Lavatories (Female)                                                                    | - 1                       |

## PROJECT DESCRIPTION

|                                                                                                                                                                                                                                                         |                                                                                               |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|
| Existing structure - A 3,504 square foot tenant unit fit out for a Physical Therapist Office.                                                                                                                                                           |                                                                                               |
| - The interior shall be renovated to add a Lobby, Reception area, Nutritionist Office, AV Closet, 7 (seven) - Message Therapy Offices, Storage Closet, and a Weight Room. The 2 (two) - existing bathrooms shall be refinished and handicap accessible. |                                                                                               |
| - A new sign will be attached to the exterior of the building in the place of the existing sign.                                                                                                                                                        |                                                                                               |
| <b>SITE ANALYSIS</b>                                                                                                                                                                                                                                    |                                                                                               |
| Zoning                                                                                                                                                                                                                                                  | - C-1                                                                                         |
| Plat / Lot                                                                                                                                                                                                                                              | - Plat Book 80<br>Page 82<br>Lot 5                                                            |
| Parcel Number                                                                                                                                                                                                                                           | - 138.32.816.006                                                                              |
| Lot Size                                                                                                                                                                                                                                                | - 1.47 acres                                                                                  |
| Tenant Unit Square Footage                                                                                                                                                                                                                              | - 3,504 sq-ft                                                                                 |
| Elevation                                                                                                                                                                                                                                               | - 2855 ft                                                                                     |
| Earthquake Zone                                                                                                                                                                                                                                         | - 2B                                                                                          |
| <b>SITE ANALYSIS</b>                                                                                                                                                                                                                                    |                                                                                               |
| Building Codes                                                                                                                                                                                                                                          | - 2006 BEC<br>- 2005 NBC<br>- 2006 UMC<br>- 2006 UPC<br>- 2003 ICC/ANSI - A117.1<br>- NFPA 13 |
| Roof Load                                                                                                                                                                                                                                               | - Live (PSF): 20<br>Dead (PSF): 14 total                                                      |
| Floor Load                                                                                                                                                                                                                                              | - Live (PSF): 40<br>Dead (PSF): 20 total                                                      |
| Wind Load                                                                                                                                                                                                                                               | - 90 MPH basic speed<br>Exposure B                                                            |

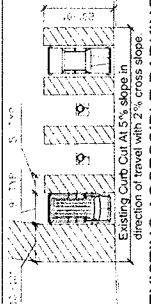
SPECIAL CONDITIONS, REQUIREMENTS AND NOTES TO  
OWNER DEVELOPER AND CONTRACTOR

1. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR VARIATIONS TO PLANS BETWEEN OWNER, DEVELOPER AND CONTRACTORS

[illegible]

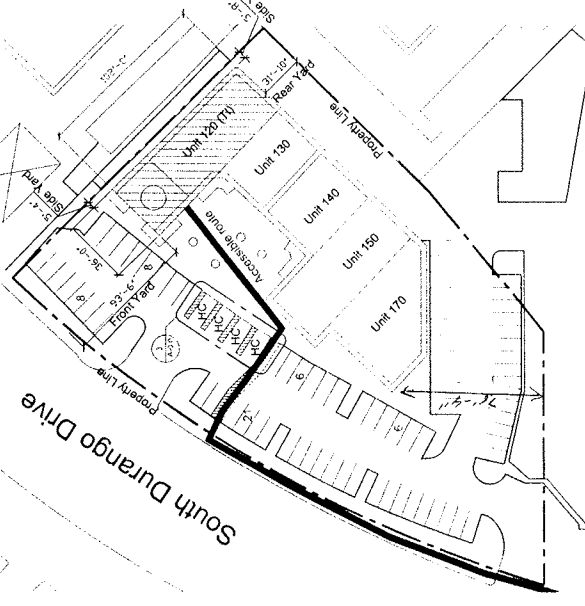
3 EXISTING ACCESSIBLE PARKING

Scale:  $\frac{1}{16}'' = 1'-0''$



- All data points shall be homerunned
- All existing lighting fixture bulbs shall

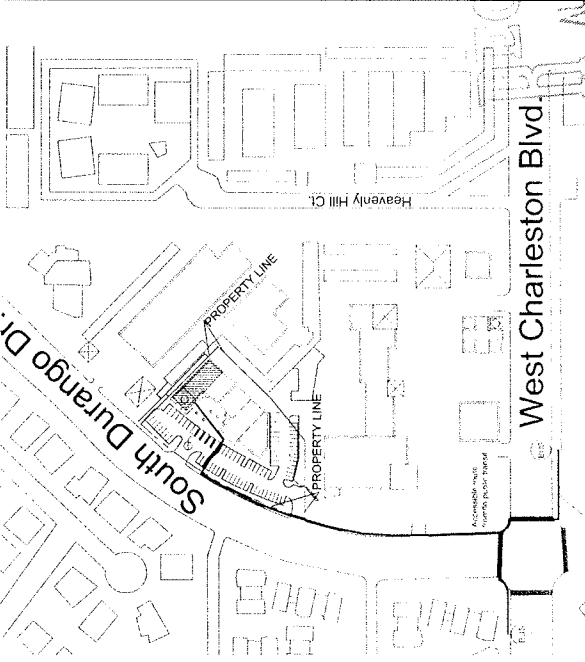
- Maintain all walls and Fire rated walls.



ENTIRE SHEET REVISED

Scale: 1" = 1'-0"

## STING PARKING PLAN

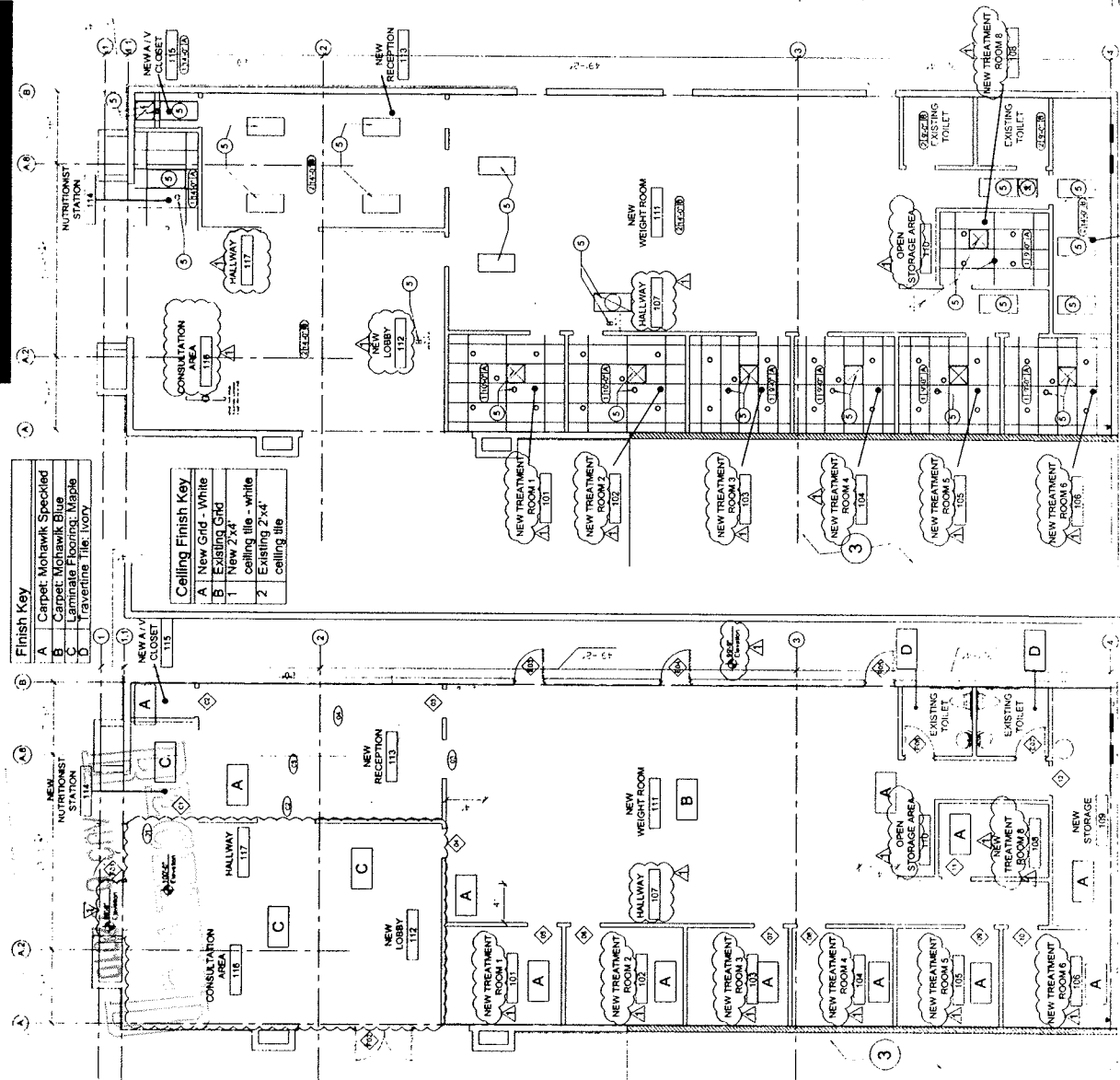


NORTH

Scale:  $\chi'' = 1'' = 0'$ 

## EXISTING SITE PLAN

\_\_\_\_\_



PROPOSED FLOOR FINISH PLAN  
Scale: 1/8" = 1'-0"

2 PROPOSED RCP  
Scale: 1/8" = 1'-0"

NORTH

1 PROPOSED PLAN  
Scale: 1/8" = 1'-0"

SUP-39104

AUG 05 2010

A-1.0

Sheet Number:

PROPOSED Floor Plans

Project:

Physical Therapy  
Office  
950 S. Durango, # 120  
Las Vegas, NV



Contractor:

CLM Development  
3710 W Desert Inn Rd  
Las Vegas, NV 89102





# PHOENIX PHYSICAL THERAPY AND LONGEVITY CENTER

950 S. Durango Drive, Suite #120, Las Vegas, NV 89145

Tel: 702-583-6200 Fax: 702-583-6201

Online: [www.PhysicalTherapy.us](http://www.PhysicalTherapy.us)

Friday, July 30, 2010

## Justification Letter

Dear Sir and/or Madam:

We are a Physical Therapy center that offers post-trauma and preventive medical care to our patients. One of our medically effective services is a manual therapy called "Soft Tissue Oxygenation". This hands-on technique is a form of a massage. It is performed by specially trained licensed massage therapists and physical therapists. This massage technique is known in Europe, Asia, Australia, and New Zealand as "medical massage" due to its therapeutic qualities.

On July 13, 2010, we were informed by the Business License Department that due to law changes in 2009, Physical Therapy facilities must receive a Special-Use Permit in order to perform any type of manual therapy on their clients. So in order for us to be in compliance, we are asking for this Special-Use Permit.

This service is vital to health and recovery of our patients. Soft Tissue Oxygenation Therapeutic Massage is the only type of "massage" that we offer (going to offer) our clients. We do not plan to be a regular cosmetic massage center or a spa because we are a medical facility.

We kindly ask for your assistance in this matter in order to be in compliance with the City of Las Vegas. Only Nevada licensed massage therapists and Nevada licensed physical therapists will be performing Soft Tissue Oxygenation Therapeutic Massage treatments.

We are requesting a waiver for a 300-feet where 400-feet is required between us and a residentially zoned property. Our property is 100-feet across Durango Drive from the closest residential property.

If there is anything else that I need to provide you, please call me on my cell phone. My contact information is:

Eugene Kaufman

Cell: 702-622-5628

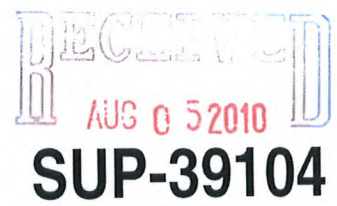
Email: [Eugene@PhysicalTherapy.us](mailto:Eugene@PhysicalTherapy.us)

Thank you so much for your service. I await your further instructions.

Eugene Kaufman, MBA

Director of Practice Development

Corporate Secretary



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

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**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:**

**Planning Commission Mtg.**

**0**

**City Council Meeting**

**0**

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**

**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



## PLANNING & DEVELOPMENT DEPARTMENT

### STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-39143** APN: 162-03-410-007

Name of Property Owner: Chetak Development, Inc.

Name of Applicant: Cornerstone Company

Name of Representative: Cornerstone Company - Justin M. Michaels

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: Richard W. Truesdell

Partner(s): Will Kemp

APN: 162-03-410-007

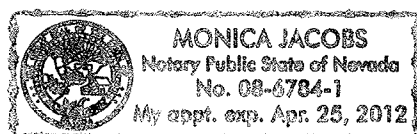
Signature of Property Owner: *Will Kemp, Pres.*

Print Name: Will Kemp

Subscribed and sworn before me

This 21 day of June, 2010

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





# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit  
 Project Address (Location) 2233 Las Vegas Blvd South  
 Project Name Fun City Motel Proposed Use Indoor Rec Facility  
 Assessor's Parcel #(s) 162-03-410-007 Ward # 2  
 General Plan: existing ☒ proposed \_\_\_\_\_ Zoning: existing ☒ proposed \_\_\_\_\_  
 Commercial Square Footage 7000 +/- Floor Area Ratio \_\_\_\_\_  
 Gross Acres \_\_\_\_\_ Lots/Units \_\_\_\_\_ Density \_\_\_\_\_  
 Additional Information \_\_\_\_\_

PROPERTY OWNER Chetak Development, Inc Contact Will Kemp  
 Address 3800 Howard Hughes Parkway, 17th Floor Phone: 385-6000 Fax: 385-6001  
 City Las Vegas State NV Zip 89169  
 E-mail Address \_\_\_\_\_

APPLICANT Cornerstone Company Contact Justin M. Michaels  
 Address 9901 Covington Cross Dr. Suite 170 Phone: 383-3033 Fax: 383-8576  
 City Las Vegas State NV Zip 89144  
 E-mail Address jmichaels@cornerstonecompany.com

REPRESENTATIVE Cornerstone Company Contact Justin M. Michaels  
 Address 9901 Covington Cross Dr. Suite 170 Phone: 383-3033 Fax: 383-8576  
 City Las Vegas State NV Zip 89144  
 E-mail Address jmichaels@cornerstonecompany.com

Property Owner Signature\* [Signature]

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

Print Name Will Kemp

Subscribed and sworn before me

This 21 day of June, 20 10

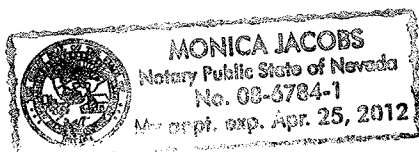
[Signature]

Notary Public in and for said County and State

### FOR DEPARTMENT USE ONLY

Case # SUP-39143  
 Meeting Date: 9/23/10  
 Total Fee: \$1030<sup>00</sup>  
 Date Received: 10 AUG 2010  
 Received By: M. Hon

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



# Site Plan

VICINITY MAP



LOCATION MAP

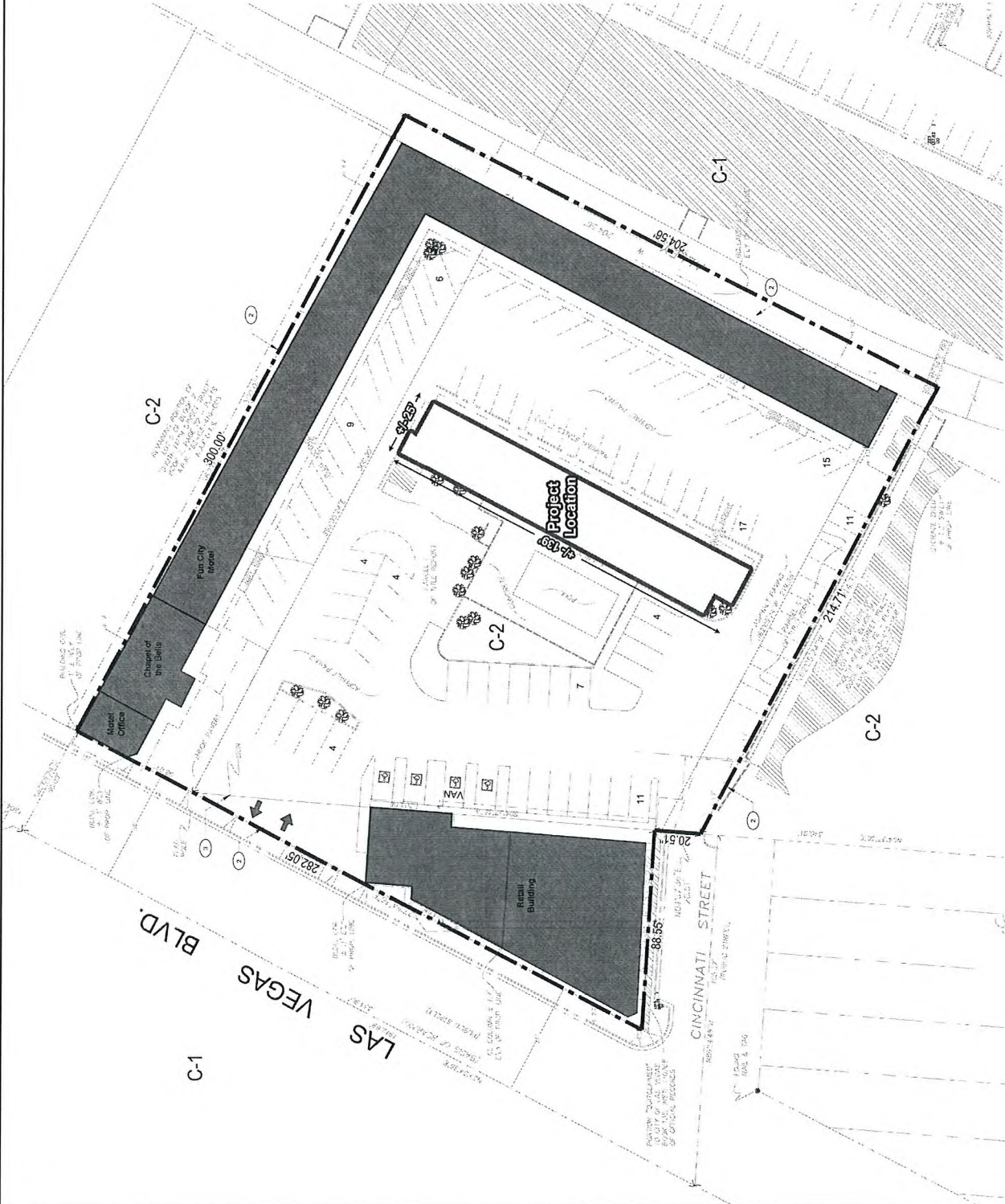


KEYNOTES

- ② PROPERTY LINE
- ③ 15'-0" LONG X 2'-6" WIDE X 30'-0" HIGH FREE STANDING SIGNAGE

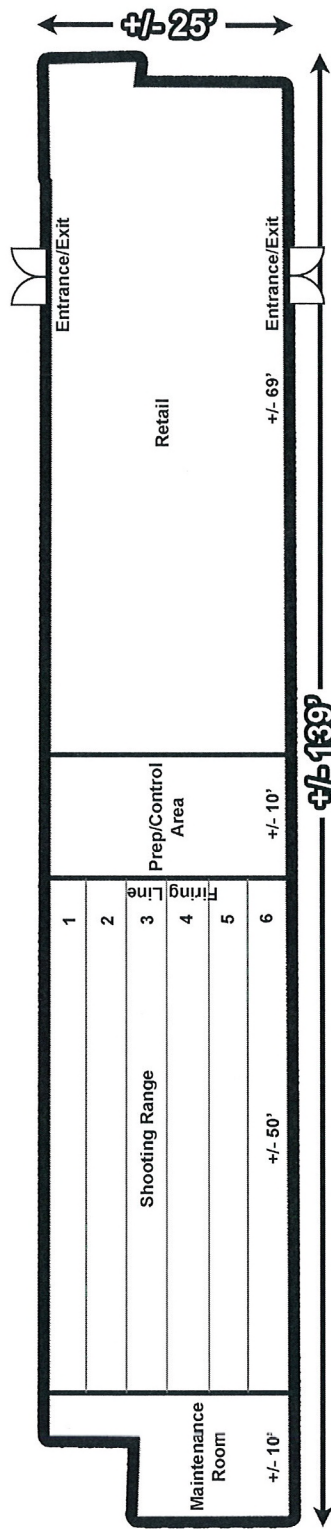
**RECEIVED**  
AUG 10 2010

**SUP-39143**



1 ENLARGED SITE PLAN

AS1.01 SCALE: 1/2"=1'-0"



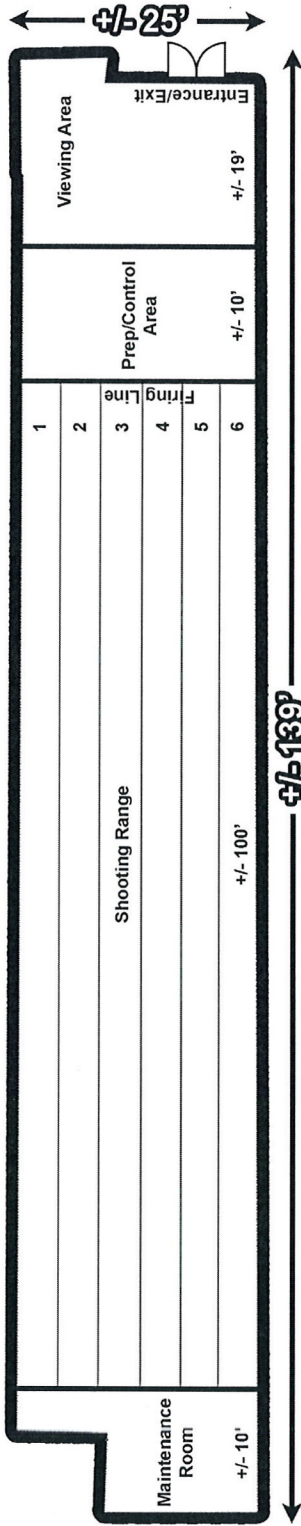
# **Floor Plan** **1st Floor**



**RECEIVED**  
AUG 10 2010

**SUP-39143**





# **Floor Plan** **2nd Floor**



**RECEIVED**  
AUG 10 2010  
**SUP-39143**



# Cornerstone Company

Commercial Real Estate Services

August 3, 2010

City of Las Vegas  
Planning and Development  
731 South 4<sup>th</sup> Street  
Las Vegas, NV 89101

RE: Justification Letter – Special Use Permit – APN: 162-03-410-007

Dear Planning and Development Department,

Enclosed is an application for a Special Use Permit for an indoor Gun Club, Skeet or Target Range, or Archery Club for that property located at the northeast corner of Cincinnati Avenue and Las Vegas Blvd., more specifically described as APN: 162-03-410-007 (the “Property”) by Cornerstone Company.

The Property consists of 1.9 acres of land zoned C-2 (General Commercial). Cornerstone Company proposes to develop an approximately 7,000 square foot indoor Gun Club Establishment with a retail store for related services. The proposed Gun Club Establishment will be located in an existing building on the Property.

The proposed use is appropriate because the property is zoned C-2 which permits the use when accompanied with a Special Use Permit.

The proposed Gun Club Establishment will provide a first rate operation to serve the tourists and residents in the area.

Therefore, we respectfully request the approval of the Special Use Permit. If you have any questions, please contact me at (702) 383-3033.

Thank you,

Justin M. Michaels  
Cornerstone Company

**SUP-39143**

**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

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

**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

0

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

0

**RECOMMENDATION:**

Staff recommends

**BACKUP DOCUMENTATION:**

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





## PLANNING & DEVELOPMENT DEPARTMENT

## STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-39144**      APN: 163-06-816-025

Name of Property Owner: Continental Property, LLC

Name of Applicant: Firefly Westside, LLC

Name of Representative: Tablitha Fiddymont

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: \_\_\_\_\_

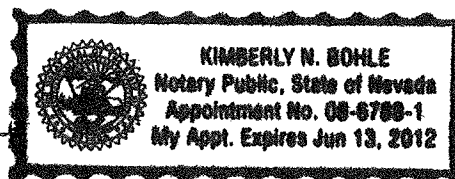
Subscribed and sworn before me

This 4<sup>TH</sup> day of AUGUST, 2010

Kimberly  
Notary Public in and for said County and State

COUNTY OF: CLARK STATE OF: NEVADA

Revised 11-14-06



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

RECEIVED  
15011.3  
AUG 10 2010



## PLANNING & DEVELOPMENT DEPARTMENT

### APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit  
Project Address (Location) 9560 Sahara Ave.  
Project Name Firefly Proposed Use Supper Club  
Assessor's Parcel #(s) 163-06-816-025 Ward # 2  
General Plan: existing \_\_\_\_\_ proposed \_\_\_\_\_ Zoning: existing C1 proposed \_\_\_\_\_  
Commercial Square Footage \_\_\_\_\_ Floor Area Ratio \_\_\_\_\_  
Gross Acres 1.28 Lots/Units \_\_\_\_\_ Density \_\_\_\_\_  
Additional Information \_\_\_\_\_

PROPERTY OWNER Continental Property, LLC Contact Tabitha Fiddymont  
Address 605 Hermosa Canyon Dr Phone: 792-7000 Fax: 796-7181  
City Las Vegas State NV Zip 89145  
E-mail Address \_\_\_\_\_

APPLICANT Firefly Westside, LLC Contact Tabitha Fiddymont  
Address 8345 W Sunset, Ste 250 Phone: 792-7000 Fax: 796-7181  
City Las Vegas State NV Zip 89113  
E-mail Address tdf@kcnvlaw.com

REPRESENTATIVE Kaempfer Crowell Renshaw Gronauer & Fiorentino Contact Tabitha Fiddymont  
Address 8345 W Sunset, Ste 250 Phone: 792-7000 Fax: 796-7181  
City Las Vegas State NV Zip 89113  
E-mail Address tdf@kcnvlaw.com

Property Owner Signature\* [Signature]

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

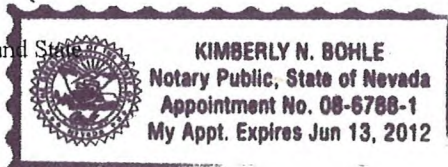
Print Name OLGA GREGORYAN

Subscribed and sworn before me

This 4th day of AUGUST, 20 10.

[Signature] - KIMBERLY N. BOHLE

Notary Public in and for said County and State



Revised 10/27/08

912347.1

#### FOR DEPARTMENT USE ONLY

|                 |                  |
|-----------------|------------------|
| Case #          | <u>SUP-39144</u> |
| Meeting Date:   | <u>9/23/10</u>   |
| Total Fee:      | <u>1280.00</u>   |
| Date Received:* | <u>8/10/10</u>   |
| Received By:    | <u>LHM</u>       |

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

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

AUG 10 2010 15011.3



### Retail Suites Legend

[illegible][illegible][illegible]

Corona  
Yard Act. 11/12

# Village

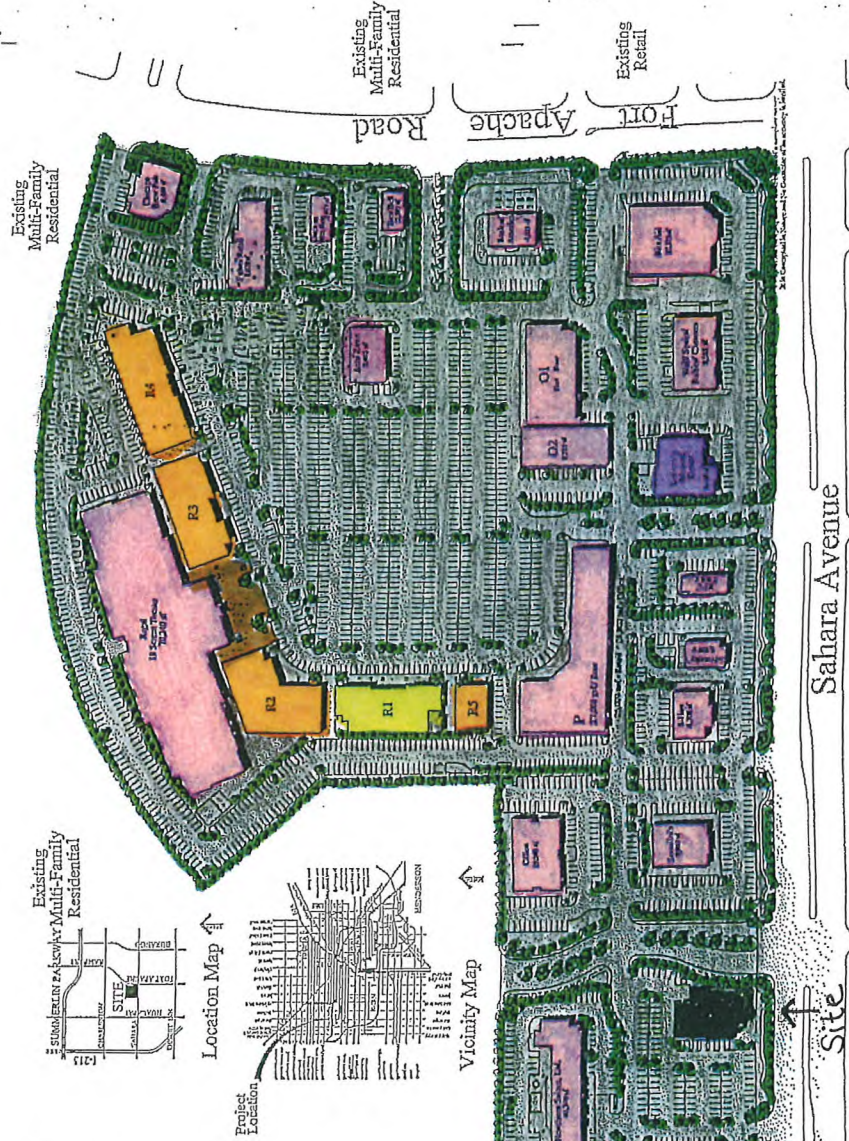
Triple Five New

NWC Sahara Avenue

### Parcel/Building Legend

[illegible][illegible]

Square a  
Canada Development C  
e and Fort Apache Road.



Multi-Family Residential

Existing Retail

North

Scale: 1" = 20'

20 40 60

PERMANENT

2005 AMERICAN SOCIETY OF CIVIL ENGINEERS  
FOUNDATION, LAMAR, ARIZONA  
TOLSON ROAD, TOLSON, ARIZONA

© 2005 HNTB PARTNERSHIP/PERMANENT

Master Site Plan

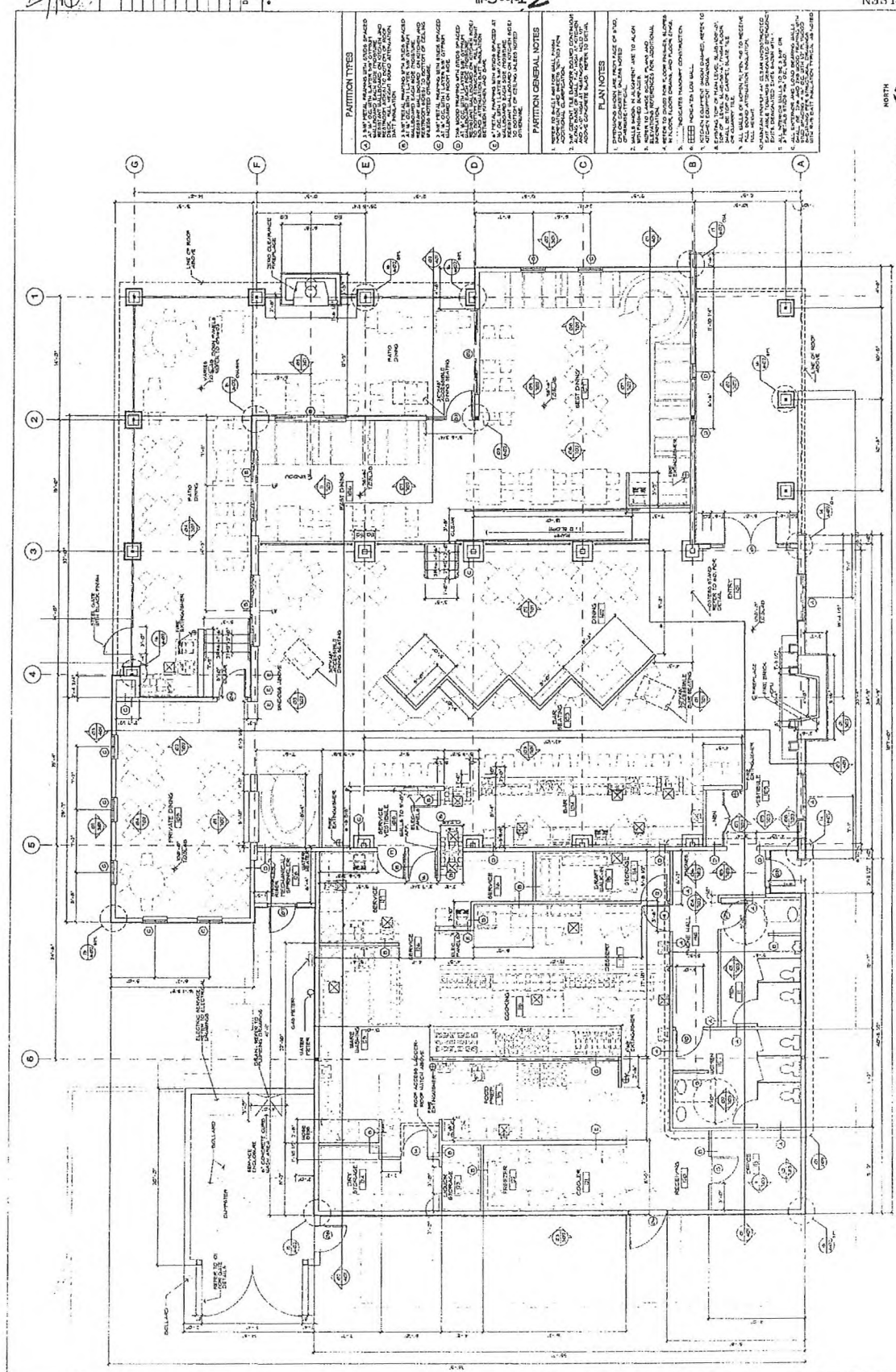
Las Vegas, Nevada

Peccole Ranch  
Inc.

SUP-39144



01 FLOOR PLAN  
1/4"=1'-0"



| PARTITION TYPES                                                                                                            | PARTITION GENERAL NOTES                                                                                                    | PLAN NOTES                                                                                                                 |
|----------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------|
| <p>1. ALL PARTITIONS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND STANDARDS.</p> | <p>1. ALL PARTITIONS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND STANDARDS.</p> | <p>1. ALL PARTITIONS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND STANDARDS.</p> |
| <p>2. PARTITIONS ARE TO BE CONSTRUCTED TO PROVIDE A SOUND BARRIER BETWEEN ADJACENT SPACES.</p>                             | <p>2. PARTITIONS ARE TO BE CONSTRUCTED TO PROVIDE A SOUND BARRIER BETWEEN ADJACENT SPACES.</p>                             | <p>2. PARTITIONS ARE TO BE CONSTRUCTED TO PROVIDE A SOUND BARRIER BETWEEN ADJACENT SPACES.</p>                             |
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| <p>4. PARTITIONS ARE TO BE CONSTRUCTED TO PROVIDE A SOUND BARRIER BETWEEN ADJACENT SPACES.</p>                             | <p>4. PARTITIONS ARE TO BE CONSTRUCTED TO PROVIDE A SOUND BARRIER BETWEEN ADJACENT SPACES.</p>                             | <p>4. PARTITIONS ARE TO BE CONSTRUCTED TO PROVIDE A SOUND BARRIER BETWEEN ADJACENT SPACES.</p>                             |
| <p>5. PARTITIONS ARE TO BE CONSTRUCTED TO PROVIDE A SOUND BARRIER BETWEEN ADJACENT SPACES.</p>                             | <p>5. PARTITIONS ARE TO BE CONSTRUCTED TO PROVIDE A SOUND BARRIER BETWEEN ADJACENT SPACES.</p>                             | <p>5. PARTITIONS ARE TO BE CONSTRUCTED TO PROVIDE A SOUND BARRIER BETWEEN ADJACENT SPACES.</p>                             |
| <p>6. PARTITIONS ARE TO BE CONSTRUCTED TO PROVIDE A SOUND BARRIER BETWEEN ADJACENT SPACES.</p>                             | <p>6. PARTITIONS ARE TO BE CONSTRUCTED TO PROVIDE A SOUND BARRIER BETWEEN ADJACENT SPACES.</p>                             | <p>6. PARTITIONS ARE TO BE CONSTRUCTED TO PROVIDE A SOUND BARRIER BETWEEN ADJACENT SPACES.</p>                             |
| <p>7. PARTITIONS ARE TO BE CONSTRUCTED TO PROVIDE A SOUND BARRIER BETWEEN ADJACENT SPACES.</p>                             | <p>7. PARTITIONS ARE TO BE CONSTRUCTED TO PROVIDE A SOUND BARRIER BETWEEN ADJACENT SPACES.</p>                             | <p>7. PARTITIONS ARE TO BE CONSTRUCTED TO PROVIDE A SOUND BARRIER BETWEEN ADJACENT SPACES.</p>                             |
| <p>8. PARTITIONS ARE TO BE CONSTRUCTED TO PROVIDE A SOUND BARRIER BETWEEN ADJACENT SPACES.</p>                             | <p>8. PARTITIONS ARE TO BE CONSTRUCTED TO PROVIDE A SOUND BARRIER BETWEEN ADJACENT SPACES.</p>                             | <p>8. PARTITIONS ARE TO BE CONSTRUCTED TO PROVIDE A SOUND BARRIER BETWEEN ADJACENT SPACES.</p>                             |
| <p>9. PARTITIONS ARE TO BE CONSTRUCTED TO PROVIDE A SOUND BARRIER BETWEEN ADJACENT SPACES.</p>                             | <p>9. PARTITIONS ARE TO BE CONSTRUCTED TO PROVIDE A SOUND BARRIER BETWEEN ADJACENT SPACES.</p>                             | <p>9. PARTITIONS ARE TO BE CONSTRUCTED TO PROVIDE A SOUND BARRIER BETWEEN ADJACENT SPACES.</p>                             |

**KAEMPFER  
CROWELL**

**KAEMPFER CROWELL RENSHAW  
GRONAUER & FIORENTINO**

ATTORNEYS AT LAW

LAS VEGAS OFFICE

TABITHA D. FIDDYMENT  
tfiddymen@kcnvlaw.com  
702.792.7051

LAS VEGAS OFFICE  
8345 West Sunset Road  
Suite 250  
Las Vegas, NV 89113  
Tel: 702.792.7000  
Fax: 702.796.7181

RENO OFFICE  
5470 Kietzke Lane  
Suite 140  
Reno, NV 89511  
Tel: 775.852.3900  
Fax: 775.882.0257

CARSON CITY OFFICE  
510 W. Fourth Street  
Carson City, NV 89703  
Tel: 775.884.8300  
Fax: 775.882.0257

July 23, 2010

Steve Gebeke  
CITY OF LAS VEGAS  
PLANNING DEPARTMENT  
731 S. Fourth Street  
Las Vegas, NV 89101

**Re: Justification Letter – APN 163-06-816-025  
Special Use Permit Application  
Firefly Westside, LLC**

Dear Steve:

This office represents the applicant in the above referenced matter. This application is a request for a special use permit to allow for a reduced separation between a supper club with alcohol sales and a place of worship within an existing commercial shopping center. The shopping center is generally located on the northwest corner of Sahara Avenue and Fort Apache Road.

The proposed restaurant lounge is located within an existing multi-use shopping center and faces Sahara Avenue, a 100 foot right-of-way. The restaurant, known as Firefly Tapas Kitchen & Bar, will be located in an approximate 7,000 square foot (including outdoor dining) pad space on the southwest end of the site.

The restaurant is located within 400 feet of an existing place of worship. The place of worship is located at 9590 Sahara Avenue just east and slightly north of the subject pad site within the same commercial shopping center. The subject restaurant pad site was previously approved for and operated as a supper club with alcohol while the place of worship operated in its existing location. The latest restaurant closed late last year and the approvals have since expired. However, there are several other supper clubs with alcohol approved and currently in operation within the shopping center today. Clearly, all uses have operated harmoniously with one another and the alcohol sales have not had any adverse impacts on the existing place of worship.

We appreciate your kind consideration of our request. Should you have any questions, please call me. Thank you very much.

Sincerely,

KAEMPFER CROWELL RENSHAW  
GRONAUER & FIORENTINO



Tabitha D. Fiddymen

TDF/sli

RECEIVED

AUG 10 2010

SUP-39144

**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

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

**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

0

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

0

**RECOMMENDATION:**

Staff recommends

**BACKUP DOCUMENTATION:**

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





## PLANNING & DEVELOPMENT DEPARTMENT

### STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-39146** APN: 138-32-601-003

Name of Property Owner: Great Wash Park LLC

Name of Applicant: Opa Taverna

Name of Representative: Lora Dreja of Brown Brown & Premsrut

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: \_\_\_\_\_

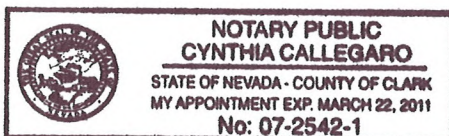
Signature of Property Owner: 

Print Name: Todd D. Davis

Subscribed and sworn before me

This 5th day of August, 2010

Cynthia Callegaro  
Notary Public in and for said County and State





## PLANNING & DEVELOPMENT DEPARTMENT

### APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit for Liquor Establishment (Tavern)  
Project Address (Location) within Tivoli Village, 440 S. Rampart Boulevard, Suite 180  
Project Name Opa Taverna Proposed Use Tavern  
Assessor's Parcel #(s) 138-32-601-003 Ward # 2 - Wolfson  
General Plan: existing GC proposed GC Zoning: existing C - 2 proposed C - 2  
Back Area - 3202 sqft Front Area - 1371 sqft Patio Area - 1245 sqft Terrace area - 812 sqft  
Commercial Square Footage Total Sqft 6,630 Floor Area Ratio See SUP - 5853  
Gross Acres 29+ Lots/Units N/A Density N/A  
Additional Information Subject Use Permit is on a portion of a 29 acre C - 2 zoned parcel that holds a mixed use permit SUP-5853. See also ordinance 6013.

PROPERTY OWNER Great Wash Park LLC Contact Vickie DeHart  
Address 9755 West Charleston Boulevard Phone: (702) 940-6930 Fax: (702) 940-6931  
City Las Vegas State Nevada Zip 89117  
E-mail Address vickie@ehbinc.com

APPLICANT Great Wash Park LLC - Tivoli Village at Contact Cynthia Callegaro  
at Queensridge  
Address 1215 South Fort Apache Road, Suite 240 Phone: (702) 946-6680 Fax: (702) 946-6681  
City Las Vegas State Nevada Zip 89117  
E-mail Address ccallegaro@ehbinc.com

REPRESENTATIVE Brown Brown & Premsrut Contact Lora Dreja  
Address 520 South Fourth Street Phone: (702) 384-5563 Fax: (702) 385-1023  
City Las Vegas State Nevada Zip 89101  
E-mail Address lora@brownlawlv.com

Property Owner Signature\* [Signature]

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

Print Name Todd D. Davis

Subscribed and sworn before me

This 9th day of August, 20 10.  
Cynthia Callegaro

Notary Public in and for said County and State

Revised 10/27/08



#### FOR DEPARTMENT USE ONLY

|                |                  |
|----------------|------------------|
| Case #         | <u>SUP-39146</u> |
| Meeting Date:  | <u>9/23/10</u>   |
| Total Fee:     | <u>1250.00</u>   |
| Date Received: | <u>8/10/10</u>   |
| Received By:   | <u>LHM</u>       |

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

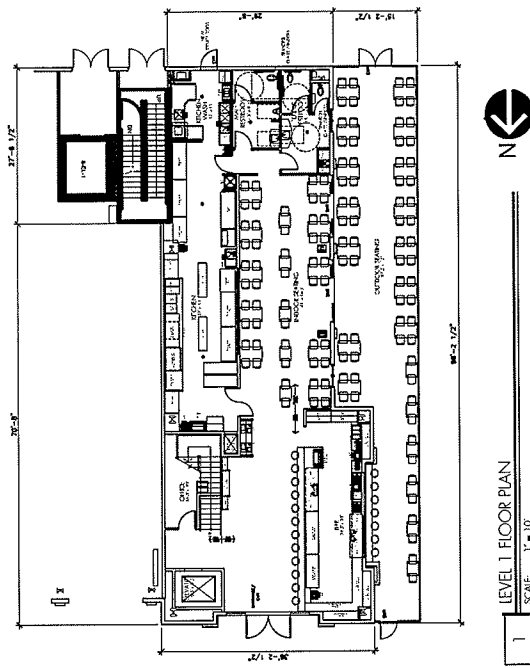
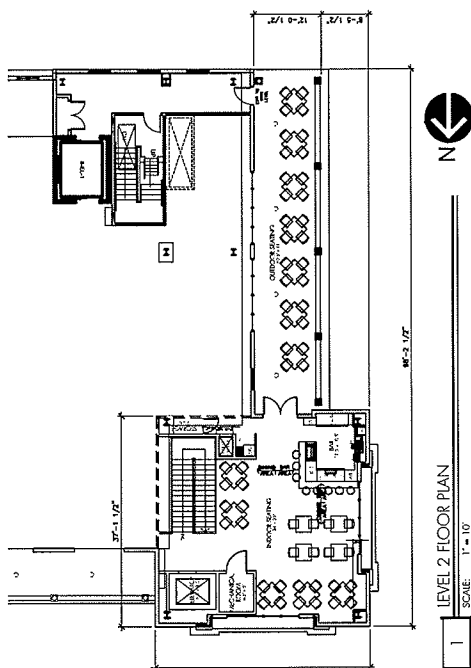
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LAW OFFICE

*Brown, Brown & Premsrirut*

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS

520 SOUTH FOURTH STREET

LAS VEGAS, NEVADA 89101-6520

TELEPHONE (702) 384-5563

FACSIMILE (702) 385-1023

EMAIL: jbrown@brownlawlv.com

JAY H. BROWN  
DAVID T. BROWN  
PUOY K. PREMSRIRUT

August 10, 2010

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

Re: Special Use Permit with separation waivers for Opa Tavern Liquor Establishment within Tivoli Village at Queensridge Parcel 138-32-601-003

Dear Sir/Madam;

Please consider this request to allow a Liquor Establishment (tavern) within a previously approved mixed use development (SUP-5853). The site is located within a 29 acre commercial and residential development located at the northeast corner of Alta Drive and Rampart Boulevard.

Opa Taverna uses a unique two-story design. The first story has indoor and outdoor table seating. There is also a bar on the first level that is surrounded by stools placed both indoor and outdoor. The second story also offers an outdoor terraced seating area and additional indoor seating area. Patrons may also be seated at a small bar within the interior of the second story.

This establishment expects to have more alcohol sales than food sales and therefore should be considered a Liquor Establishment (tavern). The parking allocation for this restaurant is grandfathered into the project-wide parking agreement. Please reference VAR-10773 that approved 3,955 spaces where 4,961 would otherwise be required.

Please also refer to ordinance 6013 that permits a waiver of the 1500 foot separation requirement between taverns and protected uses when the proposed tavern is located in a mixed use district. This Use Permit request requires the application of ordinance 6013 in order to Opa Taverna operate amongst previously approved taverns within Tivoli village as well as exist within 1500 feet of a City Park. Therefore, separation waivers are needed between taverns and from a tavern to a City Park.

The Tivoli Village mixed use development is situated on a parcel on which the north easternmost corner measures 160 feet from a playground within Angel Park (138-32-501-003). It is important to note that the commercial portion of this 30 acre parcel is on the westernmost side of the mixed use area. Consequently approximately 560 feet of mid-rise residential development is situated between the commercial portion of Tivoli Villages and the subject playground. Further, the subject suite is at the opposite end of the mixed-use parcel thereby providing more than 1000 feet from the front door of the supper-club to the property line of the playground. It is also notable that there are two barriers between this park and Tivoli Village. The first is an approximate 600 foot fence along the northern boundary of the property. The second is a drainage channel that is more than 20 feet deep. As a result, a pedestrian must walk more than 2600 feet to the park while there is no direct vehicular access. For this reason, the park is suitably protected from this liquor establishment.

**SUP-39146**

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If you have additional concerns please phone me at 598-1408.

Very truly yours,

  
Lora Dreja  
Land Entitlements

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**SUP-39146**



**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:**

Planning Commission Mtg.

0

City Council Meeting

0

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

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



## PLANNING & DEVELOPMENT DEPARTMENT

### STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-39117** APN: 137-12-114-001-077;122-126;158-304;310-371

Name of Property Owner: RB Hillside LLC

Name of Applicant: Richmond American Homes

Name of Representative: Thomason Consulting Engineers

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: \_\_\_\_\_

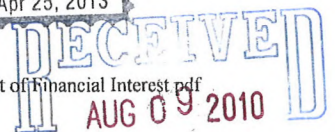
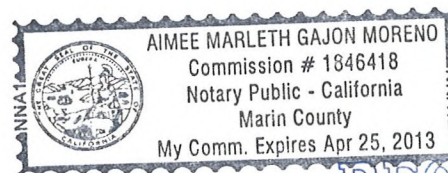
Signature of Property Owner: \_\_\_\_\_

Print Name: JEFF BARCY

Subscribed and sworn before me

This 21 day of JULY, 20 10

Aimee Moreno  
Notary Public in and for said County and State



Hillside  
APN's

|                  |                  |                  |                  |
|------------------|------------------|------------------|------------------|
| 137-12-114-001 • | 137-12-114-042 • | 137-12-114-158 • | 137-12-114-199 • |
| 137-12-114-002 • | 137-12-114-043 • | 137-12-114-159 • | 137-12-114-200 • |
| 137-12-114-003 • | 137-12-114-044 • | 137-12-114-160 • | 137-12-114-201 • |
| 137-12-114-004 • | 137-12-114-045 • | 137-12-114-161 • | 137-12-114-202 • |
| 137-12-114-005 • | 137-12-114-046 • | 137-12-114-162 • | 137-12-114-203 • |
| 137-12-114-006 • | 137-12-114-047 • | 137-12-114-163 • | 137-12-114-204 • |
| 137-12-114-007 • | 137-12-114-048 • | 137-12-114-164 • | 137-12-114-205 • |
| 137-12-114-008 • | 137-12-114-049 • | 137-12-114-165 • | 137-12-114-206 • |
| 137-12-114-009 • | 137-12-114-050 • | 137-12-114-166 • | 137-12-114-207 • |
| 137-12-114-010 • | 137-12-114-051 • | 137-12-114-167 • | 137-12-114-208 • |
| 137-12-114-011 • | 137-12-114-052 • | 137-12-114-168 • | 137-12-114-209 • |
| 137-12-114-012 • | 137-12-114-053 • | 137-12-114-169 • | 137-12-114-210 • |
| 137-12-114-013 • | 137-12-114-054 • | 137-12-114-170 • | 137-12-114-211 • |
| 137-12-114-014 • | 137-12-114-055 • | 137-12-114-171 • | 137-12-114-212 • |
| 137-12-114-015 • | 137-12-114-056 • | 137-12-114-172 • | 137-12-114-213 • |
| 137-12-114-016 • | 137-12-114-057 • | 137-12-114-173 • | 137-12-114-214 • |
| 137-12-114-017 • | 137-12-114-058 • | 137-12-114-174 • | 137-12-114-215 • |
| 137-12-114-018 • | 137-12-114-059 • | 137-12-114-175 • | 137-12-114-216 • |
| 137-12-114-019 • | 137-12-114-060 • | 137-12-114-176 • | 137-12-114-217 • |
| 137-12-114-020 • | 137-12-114-061 • | 137-12-114-177 • | 137-12-114-218 • |
| 137-12-114-021 • | 137-12-114-062 • | 137-12-114-178 • | 137-12-114-219 • |
| 137-12-114-022 • | 137-12-114-063 • | 137-12-114-179 • | 137-12-114-220 • |
| 137-12-114-023 • | 137-12-114-064 • | 137-12-114-180 • | 137-12-114-221 • |
| 137-12-114-024 • | 137-12-114-065 • | 137-12-114-181 • | 137-12-114-222 • |
| 137-12-114-025 • | 137-12-114-066 • | 137-12-114-182 • | 137-12-114-223 • |
| 137-12-114-026 • | 137-12-114-067 • | 137-12-114-183 • | 137-12-114-224 • |
| 137-12-114-027 • | 137-12-114-068 • | 137-12-114-184 • | 137-12-114-225 • |
| 137-12-114-028 • | 137-12-114-069 • | 137-12-114-185 • | 137-12-114-226 • |
| 137-12-114-029 • | 137-12-114-070 • | 137-12-114-186 • | 137-12-114-227 • |
| 137-12-114-030 • | 137-12-114-071 • | 137-12-114-187 • | 137-12-114-228 • |
| 137-12-114-031 • | 137-12-114-072 • | 137-12-114-188 • | 137-12-114-229 • |
| 137-12-114-032 • | 137-12-114-073 • | 137-12-114-189 • | 137-12-114-230 • |
| 137-12-114-033 • | 137-12-114-074 • | 137-12-114-190 • | 137-12-114-231 • |
| 137-12-114-034 • | 137-12-114-075 • | 137-12-114-191 • | 137-12-114-232 • |
| 137-12-114-035 • | 137-12-114-076 • | 137-12-114-192 • | 137-12-114-233 • |
| 137-12-114-036 • | 137-12-114-077 • | 137-12-114-193 • | 137-12-114-234 • |
| 137-12-114-037 • | 137-12-114-122 • | 137-12-114-194 • | 137-12-114-235 • |
| 137-12-114-038 • | 137-12-114-123 • | 137-12-114-195 • | 137-12-114-236 • |
| 137-12-114-039 • | 137-12-114-124 • | 137-12-114-196 • | 137-12-114-237 • |
| 137-12-114-040 • | 137-12-114-125 • | 137-12-114-197 • | 137-12-114-238 • |
| 137-12-114-041 • | 137-12-114-126 • | 137-12-114-198 • | 137-12-114-239 • |

**SDR-39117**

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| 137-12-114-291 . | 137-12-114-320 . | 137-12-114-344 . | 137-12-114-368 . |
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| 137-12-114-293 . | 137-12-114-322 . | 137-12-114-346 . | 137-12-114-370   |
|                  |                  |                  | 137-12-114-371   |

**SDR-39117**

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# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

Application/Petition For: Site Development Plan Review  
 Project Address (Location) Alexander / 215  
 Project Name Alexander 215 Proposed Use SFR  
 Assessor's Parcel #(s) 137-12-114-001-077; 122-126; 158-304; 310-371 Ward # 4  
 General Plan: existing - proposed - 310-371 Zoning: existing PD proposed PD  
 Commercial Square Footage -                      Floor Area Ratio -                       
 Gross Acres                      Lots/Units                      Density                       
 Additional Information                     

PROPERTY OWNER RB Hillside LLC Contact JEFF BARCY  
 Address 97 Round Hill Rd Phone: 415-435-3201 Fax: 415-789-5274  
 City TIBURON State CA Zip 94920  
 E-mail Address jbarcy@ridgeback-partners.com

APPLICANT Richmond American Homes Contact Brian Walsh  
 Address 7770 S Dean Martin Phone: (702) 617-8400 Fax: (702) 617-8499  
 City Las Vegas State Nevada Zip 89139  
 E-mail Address Brian.Walsh@mdch.com

REPRESENTATIVE Thomason Consulting Engineers Contact Sonia Macias  
 Address 3277 E. Warm Springs #400 Phone: (702) 932-6125 Fax: (702) 932-6129  
 City Las Vegas State NV Zip 89120  
 E-mail Address smacias@tce-lv.com

Property Owner Signature\* Jeff Barcy

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

Print Name JEFF BARCY

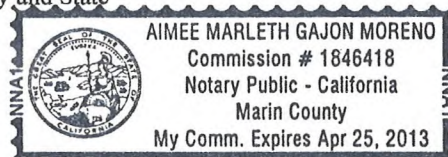
Subscribed and sworn before me

This 21 day of JULY, 2010

JEFF BARCY Notary Public

Notary Public in and for said County and State

Revised 10/27/08



### FOR DEPARTMENT USE ONLY

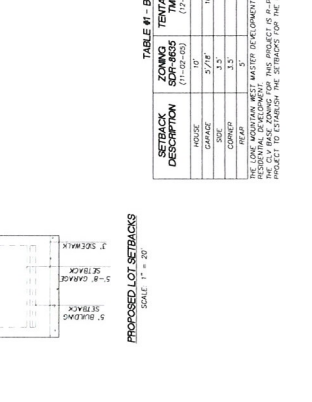
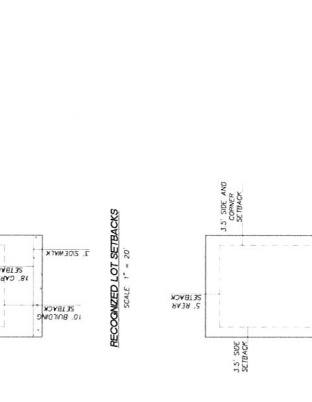
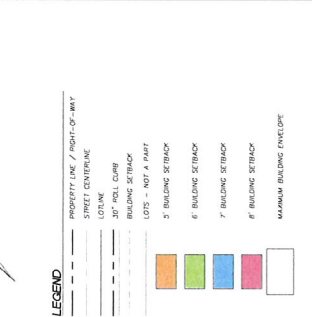
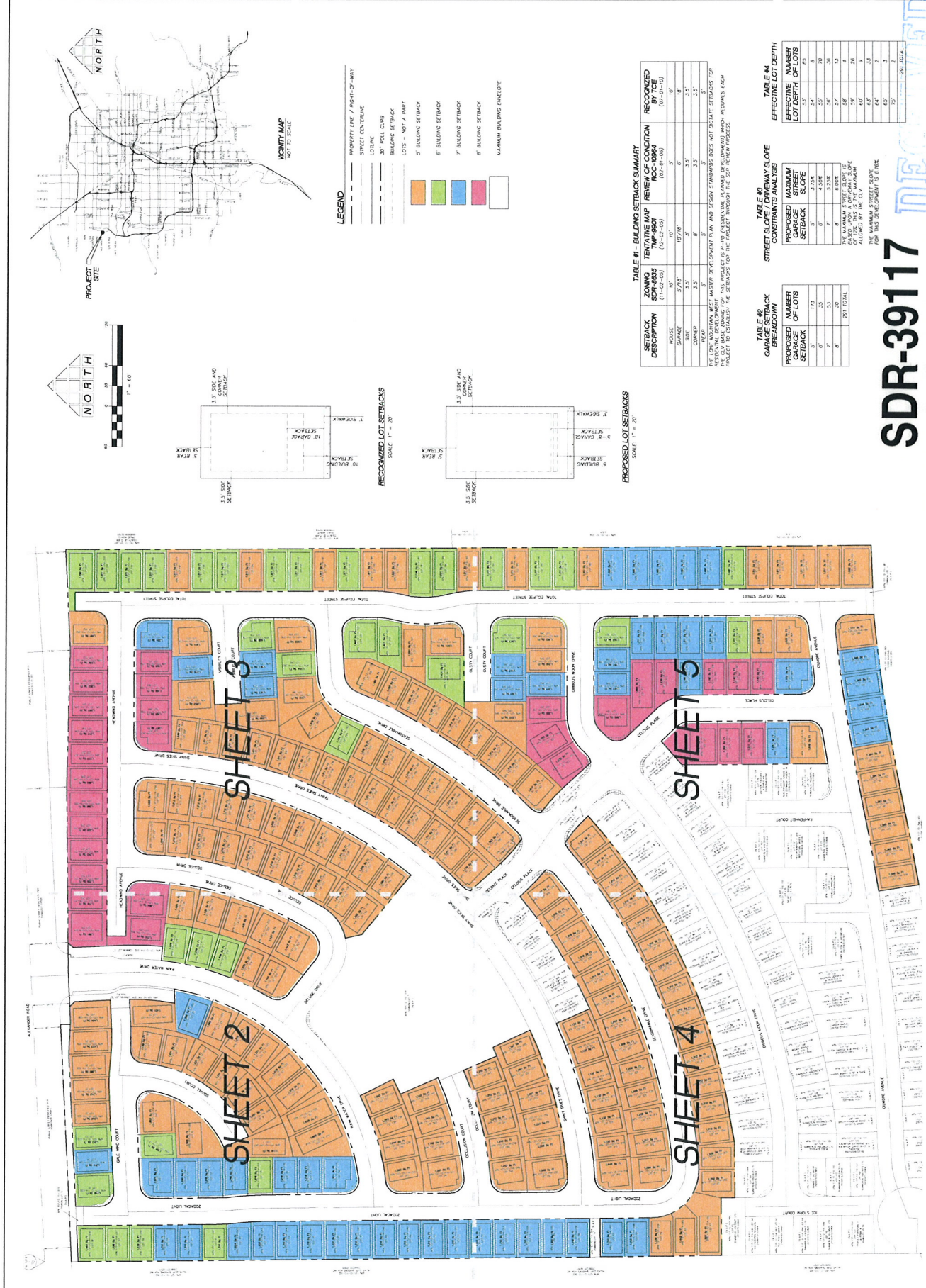
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| Case #         | <u>SDR-39117</u> |
| Meeting Date:  | <u>9/23/10</u>   |
| Total Fees:    | <u>1,030</u>     |
| Date Received: | <u>8/9/10</u>    |
| Received By:   | <u>B.S.</u>      |

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

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**TABLE #1 - BUILDING SETBACK SUMMARY**

| SETBACK DESCRIPTION | RECOMMENDED SETBACK (11-02-03) | PROPOSED SETBACK (12-02-05) | REASON FOR CHANGE (12-02-05) | REASON FOR CHANGE (12-02-05) |
|---------------------|--------------------------------|-----------------------------|------------------------------|------------------------------|
| HOUSE               | 10'                            | 5'                          | 10' (12-02-05)               | 10' (12-02-05)               |
| HOUSE               | 10'                            | 5'                          | 10' (12-02-05)               | 10' (12-02-05)               |
| CORNER              | 10'                            | 5'                          | 10' (12-02-05)               | 10' (12-02-05)               |

THE LOW MOUNTAIN WEST MASTER PLANNING PLAN AND DESIGN STANDARDS DOES NOT RELATE SETBACKS FOR RESIDENTIAL DEVELOPMENT. THIS PROJECT IS A-10 (RESIDENTIAL PLANNED DEVELOPMENT) WHICH REQUIRES EACH PROJECT TO ESTABLISH THE SETBACKS FOR THE PROJECT THROUGH THE SDR REVIEW PROCESS.

**TABLE #2 - STREET SLOPE / DRIVEWAY SLOPE**

| STREET SLOPE / DRIVEWAY SLOPE | PROPOSED MAXIMUM STREET SLOPE (%) | PROPOSED MAXIMUM DRIVEWAY SLOPE (%) |
|-------------------------------|-----------------------------------|-------------------------------------|
| STREET SLOPE                  | 5.75%                             | 5.75%                               |
| DRIVEWAY SLOPE                | 5.75%                             | 5.75%                               |

THE MAXIMUM STREET SLOPE IS 5.75%. THE MAXIMUM DRIVEWAY SLOPE IS 5.75%. THE MAXIMUM SLOPE FOR THIS DEVELOPMENT IS 6.0%.

**TABLE #3 - GARAGE SETBACK BREAKDOWN**

| PROPOSED MAXIMUM GARAGE SETBACK | NUMBER OF LOTS | TOTAL |
|---------------------------------|----------------|-------|
| 0'                              | 172            | 172   |
| 5'                              | 35             | 35    |
| 10'                             | 3              | 3     |
| 20'                             | 0              | 0     |
| <b>201 TOTAL</b>                |                |       |

**TABLE #4 - EFFECTIVE LOT DEPTH**

| EFFECTIVE LOT DEPTH OF LOTS | NUMBER OF LOTS | TOTAL |
|-----------------------------|----------------|-------|
| 25'                         | 172            | 172   |
| 30'                         | 35             | 35    |
| 35'                         | 3              | 3     |
| 40'                         | 0              | 0     |
| <b>290 TOTAL</b>            |                |       |

**SDR-39117**  
**REVISED**  
 AUG 13 2010



|              |                   |
|--------------|-------------------|
| PROJECT NO.  | 1700              |
| DATE         | 1/10/10           |
| DESIGNED BY  | THOMSON ENGINEERS |
| CHECKED BY   | THOMSON ENGINEERS |
| SCALE        | AS SHOWN          |
| SHEET NO.    | 1                 |
| TOTAL SHEETS | 5                 |

THOMSON ENGINEERS  
 3277 E. MARSH SPRINGS ROAD, SUITE 400  
 LAS VEGAS, NEVADA 89120  
 702-832-8125 FAX 702-932-8129

RICHMOND AMERICAN HOMES  
 ALEXANDER / 215  
 CITY OF LAS VEGAS  
 MAJOR AMENDMENT TO SDR EXHIBIT

2 of 5  
 AUG 13 2010



REVISED



PROJECT NO. 17710  
 SHEET NO. 1  
 DATE 12/10/10  
 DRAWN BY: [blank]  
 CHECKED BY: [blank]  
 APPROVED BY: [blank]

THOMASON CONSULTING ENGINEERS  
 3277 E. WARD SPRINGS ROAD, SUITE 400  
 LAS VEGAS, NEVADA 89120  
 702-932-6125 FAX 702-932-6120  
 CITY OF LAS VEGAS  
 MAJOR AMENDMENT TO SDR EXHIBIT

3  
 5



**SDR-39117**

**REVISED**

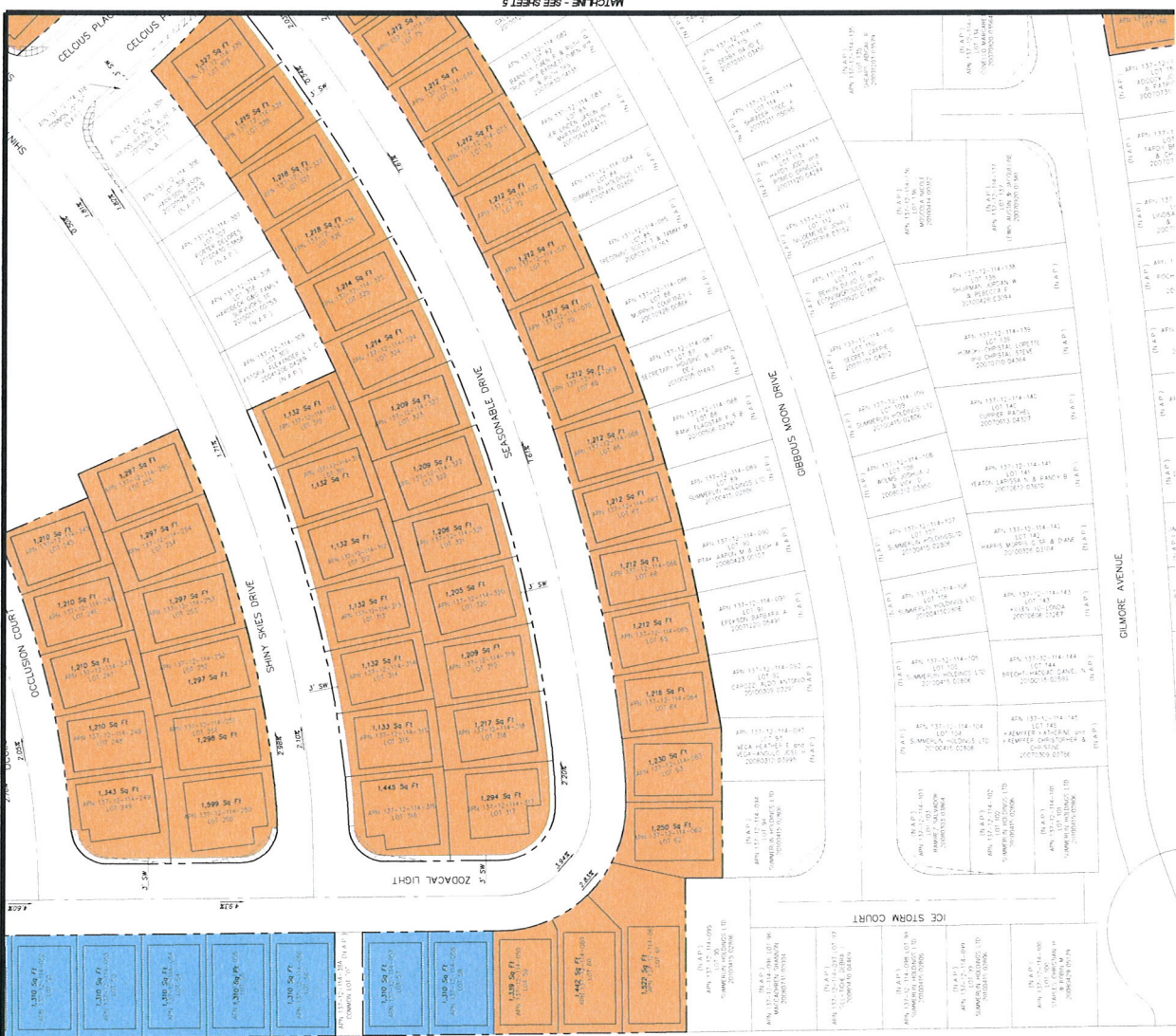
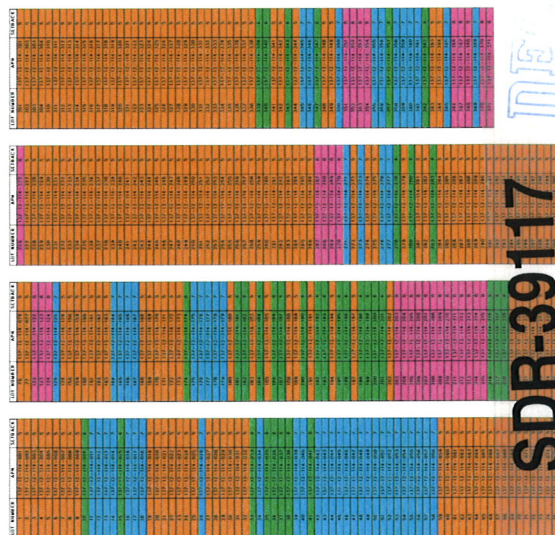
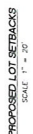
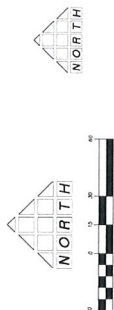
**AUG 13 2010**

MATCHLINE - SEE SHEET 2

MATCHLINE - SEE SHEET 5



**THOMASON CONSULTING ENGINEERS**  
3277 E. WARM SPRINGS ROAD, SUITE 400  
LAS VEGAS, NEVADA 89120  
FAX: 702-932-6125  
702-932-6125

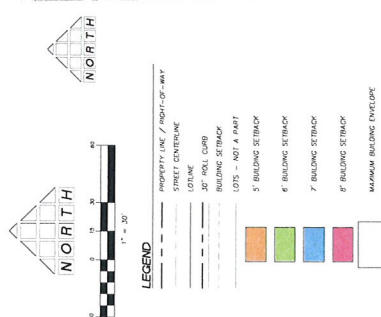




1997

THOMASON CONSULTING ENGINEERS  
1277 E. WARR SPRINGS ROAD, SUITE 400  
LAS VEGAS, NEVADA 89120  
702-932-6125 FAX 702-932-6129

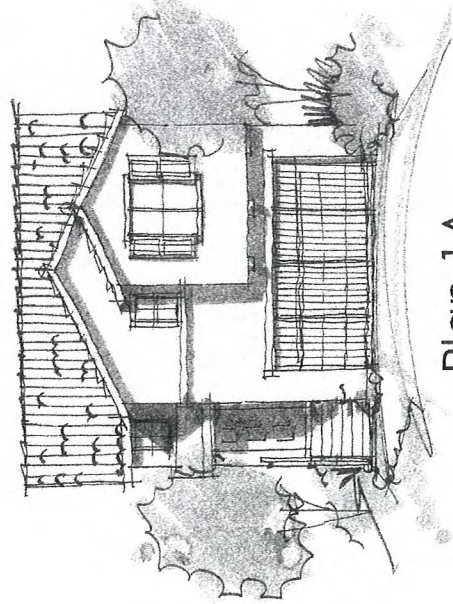
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| 1 | 1 - NOGOSM | 10/1/1 | 1 |
|---|------------|--------|---|



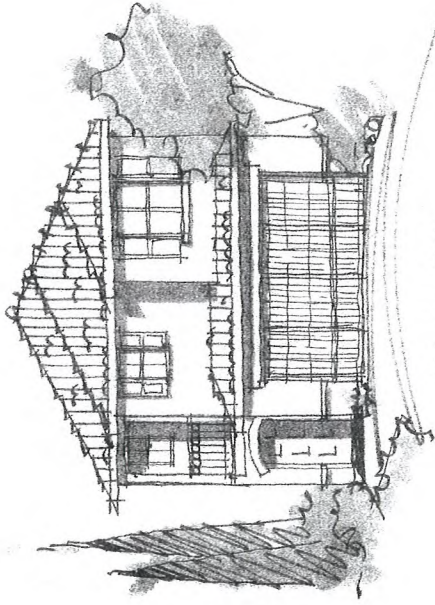
MATCHLINE - SEE SHEET 3

MATCHLINE - SEE SHEET 4

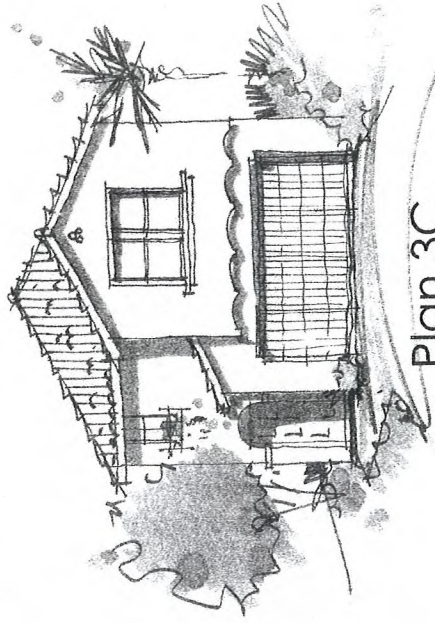




Plan 1A



Plan 2B



Plan 3C

## HILLSIDE - 25' WIDE

richmond: las vegas

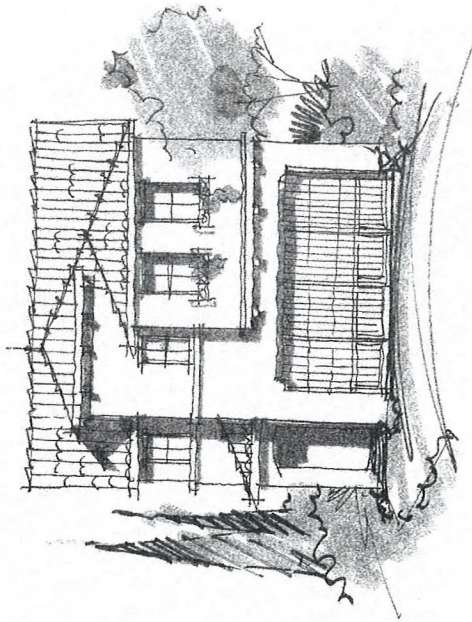
Elevations

**W** woodleyarchitecturalgroup,inc  
 colorado: 9137 tulipline blvd, suite 120 / highlands ranch, co 80120 / 303.483.7231 / 303.483.2922 (fax)  
 california: 2943 pullman st suite A / santa ana, ca 92705 / 949.553.8919 / 949.553.8909

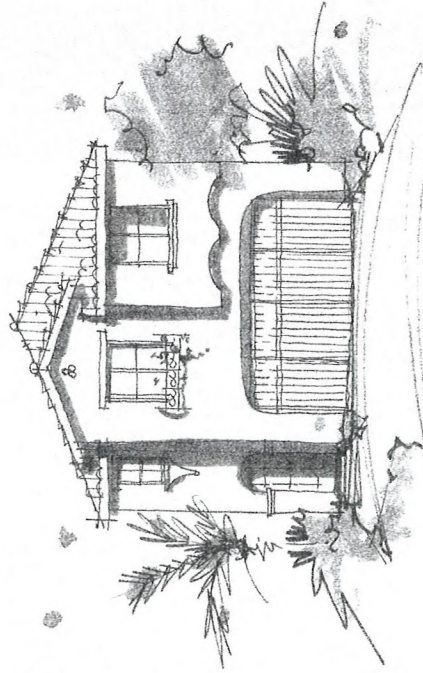
06 • 25 • 2010  
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Plan 4B



Plan 5C

## Elevations

### HILLSIDE - 25' WIDE

richmond: las vegas

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 -carlsbad: 9137 shippave Blvd. suite 120 / highlands ranch, ca 92042 / 760.455.2722 / 760.455.2722 (fax)  
 -california: 2043 pullman st. suite A / san joe, ca 92105 / 949.553.8979 / 949.553.8979

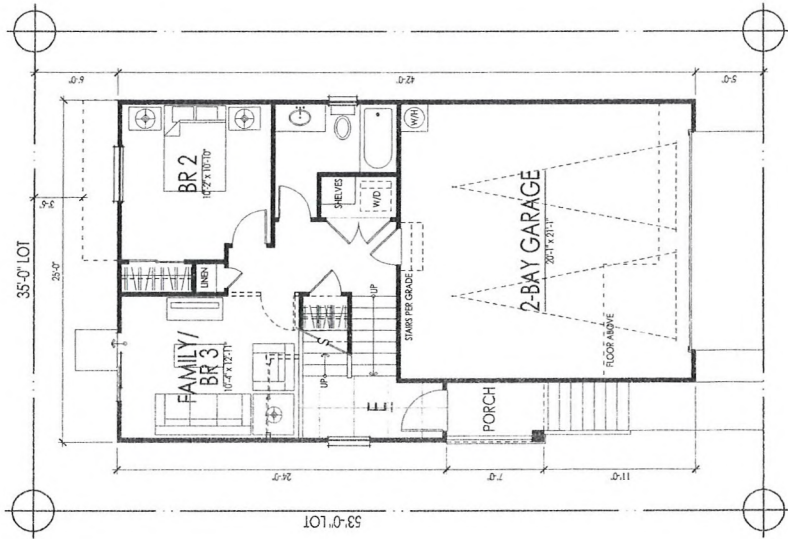
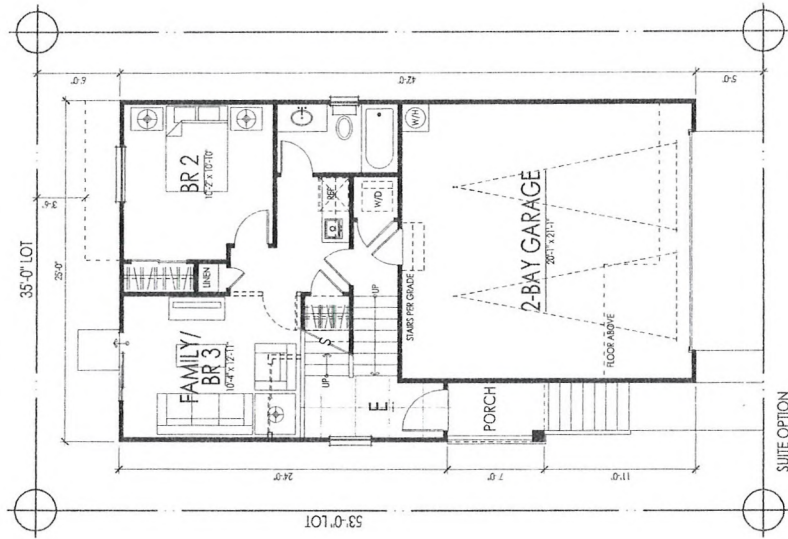
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# HILLSIDE - 25' WIDE

richmond: las vegas

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## planONE

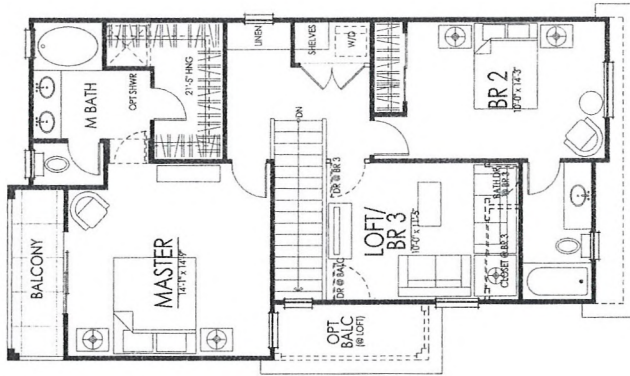
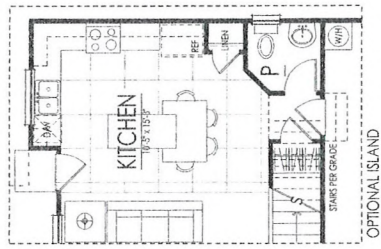
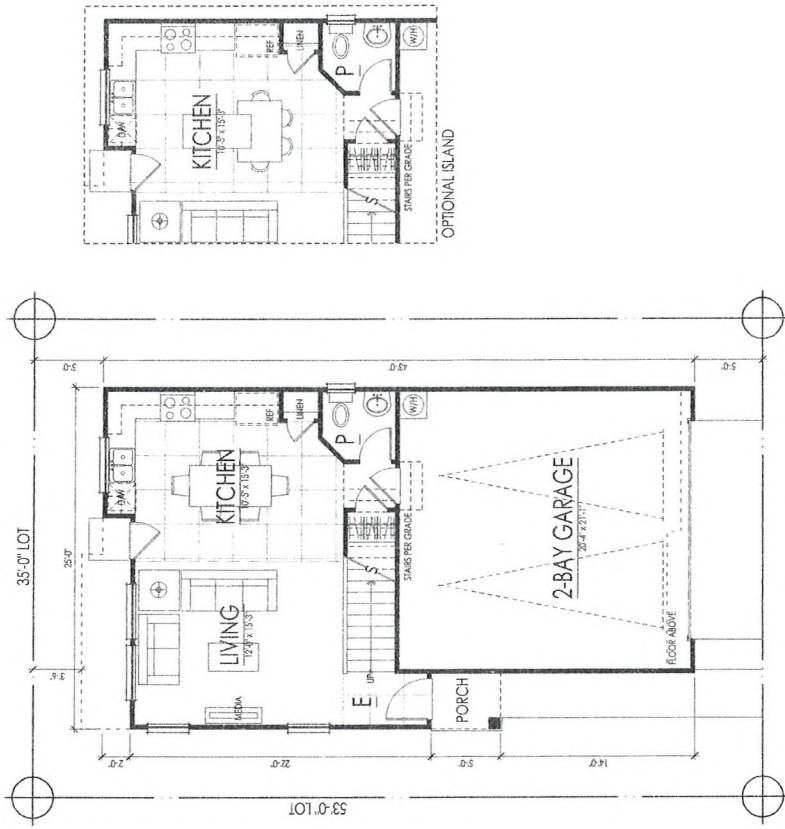
first floor: 531 sf  
second floor: 743 sf  
total living: 1274 sf  
(target: 1200 sf)

woodleyarchitecturalgroup,inc

collaborator: 9137 155th ave, suite 100, highland ranch, co 80129 / 303 683 7231 / 303 683 2922 (fax)  
california: 2543 tulman st, suite A / santa ana, ca 92705 / 949 553 8910 / 949 553 8909

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**plantWO**

|                      |                   |
|----------------------|-------------------|
| first floor:         | 526 sf            |
| second floor:        | 862 sf            |
| <b>total living:</b> | <b>1388 sf</b>    |
|                      | (target: 1400 sf) |

# HILLSIDE - 25' WIDE

richmond: las vegas

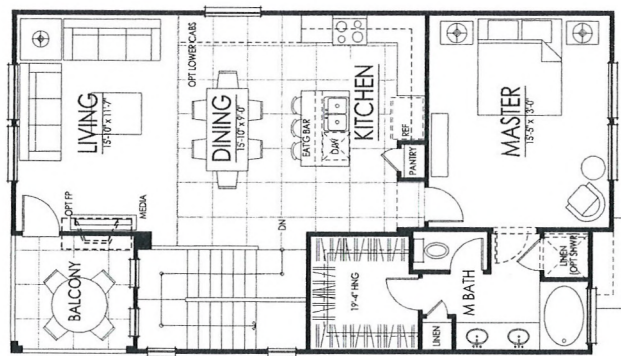
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**W** woodleyarchitecturalgroup, inc.  
 3000 15th St. Suite 100 / Highland Ranch, CO 80129 / 303.683.7201 / 303.683.7222 (fax)  
 California: 2943 Palladium St. Suite A / Santa Ana, CA 92705 / 949.553.8919 / 949.553.8909

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richmond: las vegas

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first floor: 570 sf  
second floor: 903 sf  
**total living: 1473 sf**  
(target: 1500 sf)

woodleyarchitecturalgroup,inc

colorado: 9137 s ridgepine blvd, suite 120 / highland ranch, co 80129 / 303-683-7231 / 303-683-2922 (fax)  
california: 2943 pullman st, suite A / santa ana, ca 92705 / 949-553-8919 / 949-553-8908

California: 716 / 336-9999 ext. 200 / Highgate Ranch, CA 94527 / 505 0607 2001 / 505 0607 22 (fax)  
California: 2943 pullman st, suite A / santa ana, ca 92705 / 949 553.8919 / 949 553.8909

**TABLE 1**

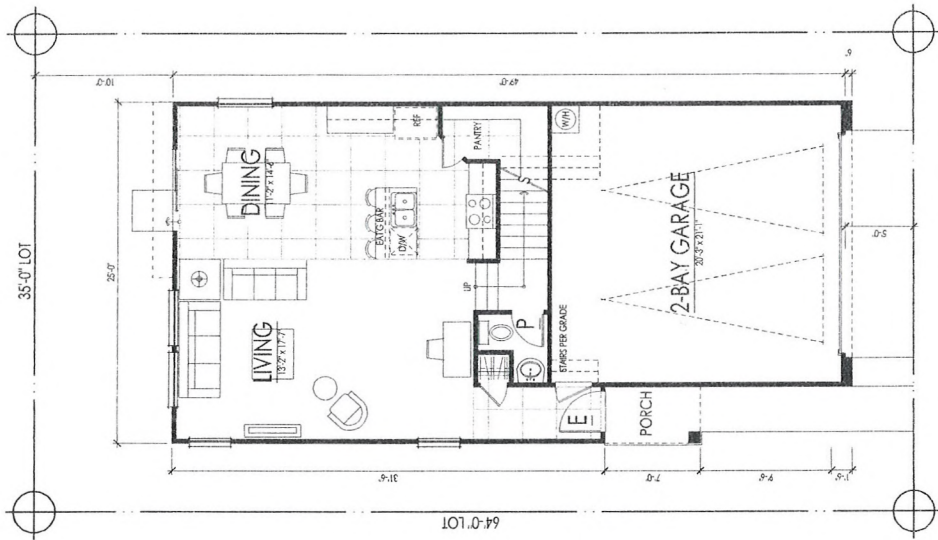
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**planFIVE**

first floor: 728 sf  
 second floor: 1072 sf  
**total living: 1800 sf**  
 (target: 1700 sf)

**woodleyarchitecturalgroup, inc**

woodleyarchitecturalgroup, inc  
 3137 Reservoir Blvd, Suite 100 / Highland Ranch, CO 80129 / 303.683.7231 / 303.683.2922 [fax]  
 California: 2943 Palmon St, Suite A / Santa Ana, CA 92705 / 949.553.8997 / 949.553.8909

**HILLSIDE - 25' WIDE**

richmond: las vegas

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Apple Bark 1BCCS0431  
 Mansard Trim 1MACS0431H  
 Mansard Hip Starter 1MICS0431  
 Mansard Anex 3-Way 1M3CS0431



Sandstorm 1BCCS0026  
 Mansard Trim 1MACS0026H



Desert Sunset 1BCCS6676



Charcoal Brown Blend 1BCCS1132  
 Mansard Trim 1MACS1132H  
 Mansard Hip Starter 1MICS1132  
 Mansard Apex 3-Way 1M3CS1132

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**BODY**  
7037 Balanced Beige

SCHEME 12

**TRIM**  
7039 Virtual Taupe

**FASCIA & FRONT DOOR**  
6069 French Roast

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**GARAGE DOOR**  
7003 Toque White



**BODY**  
**6121 Whole Wheat**

**SCHEME 11**

**TRIM**  
**6123 Baugette**

**FASCIA & FRONT DOOR**  
**2803 Rookwood**  
**Terra Cotta**

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**GARAGE DOOR**  
**7008 Alabaster**



**BODY**  
2823 Rookwood Clay

**SCHEME 10**

**TRIM**  
6103 Tea Chest

**FASCIA & FRONT DOOR**  
7735 Palm Leaf

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**GARAGE DOOR**  
7526 Maison Blanche



**BODY**  
**6150 Universal Khaki**

**SCHEME 9**

**TRIM**  
**6151 Quiver Tan**

**FASCIA & FRONT DOOR**  
**7020 Black Fox**

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**GARAGE DOOR**  
**6126 Navajo White**



**BODY**  
**6080 Utterly Beige**

**SCHEME 8**

**TRIM**  
**6081 Down Home**

**FASCIA & FRONT DOOR**  
**6006 Black Bean**

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**GARAGE DOOR**  
**6080 Utterly Beige**



**BODY**  
**6120 Portabello**

**SCHEME 7**

**TRIM**  
**6143 Basket Beige**

**FASCIA & FRONT DOOR**  
**7027 Well Bred Brown**

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**GARAGE DOOR**  
**6120 Portabello**



**BODY**  
**7539 Cork Wedge**

**SCHEME 6**

**TRIM**  
**6102 Portabello**

**FASCIA & FRONT DOOR**  
**6013 Bitter Chocolate**

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**GARAGE DOOR**  
**7539 Cork Wedge**



**BODY**  
**6158 Sawdust**

**SCHEME 5**

**TRIM**  
**6143 Basket Beige**

**FASCIA & FRONT DOOR**  
**6160 Best Bronze**

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**GARAGE DOOR**  
**6158 Sawdust**



**BODY**  
**7513 Sanderling**

**SCHEME 4**

**TRIM**  
**7556 Crème**

**FASCIA, FRONT DOOR  
& SHUTTERS**  
**2848 Roycroft Pewter**

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**GARAGE DOOR**  
**7032 Warm Stone**



**BODY**  
**6101 Sands of Time**

**SCHEME 3**

**TRIM**  
**6105 Divine White**

**FASCIA, FRONT DOOR  
& SHUTTERS**  
**6083 Sable**

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**GARAGE DOOR**  
**6102 Portabello**



**BODY**  
**6133 Muslin**

**SCHEME 2**

**TRIM**  
**7008 Alabaster**

**FASCIA, FRONT DOOR  
& SHUTTERS**  
**7705 Wheat Penny**

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**SDR-39117**

**GARAGE DOOR**  
**6150 Universal Khaki**



**BODY**  
**6120 Believable Buff**

**SCHEME 1**

**TRIM**  
**7011 Natural Choice**

**FASCIA, FRONT DOOR & SHUTTERS**  
**6090 Java**

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**GARAGE DOOR**  
**6122 Camelback**



T ☐ THOMASON  
C ☐ ☐ CONSULTING  
E ☐ ☐ ☐ ENGINEERS

August 3, 2010

City of Las Vegas  
Planning & Development  
731 S. 4<sup>th</sup> Street  
Las Vegas, NV 89101

**Reference: Alexander - 215**  
**Major Amendment to Site Development Review**  
**APN #137-12-114-001-077;122-126;158-304;310-371**

On behalf of Richmond American Homes, we respectfully request your consideration of the attached Major Amendment to the Site Development Review doe Alexander-215.

**Location:**

The proposed site is located on Alexander Road and I-215 within Section 12, Township 20 South, Range 59 East.

**Request:**

At this time we are requesting the approval of a Major Amendment to a Site Development Review application to update the existing SDR for the Alexander-215 project (SDR-8635). Richmond American Homes is contemplating the purchase of the remaining lots in the Alexander-215 subdivision and would like to offer different architectural house plans in the place of those originally approved with SDR-8635 and reduce the front setbacks of those originally approved with SDR-8635.

Richmond American Homes proposes **A)** to offer different architectural house plans, **B)** to reduce the front setback from the approved 10' setback to a 5' setback and **C)** to reduce the existing garage setback from the approved 18' setback to a distance of 5' to 8', depending on the lot and constraints.

Richmond American Homes wants to offer two story house products on the Alexander – 215 project instead of the two and three story house product offered by the previous developer. In order to achieve this more desirable house plan, Richmond American Homes will need a larger foundation footprint than what was required for the existing house plans. Therefore, Richmond American Homes is requesting reduced front setbacks to achieve a two story house with a comparable square footage of a three story house on the same sized lot.

This project has an existing grade change of more than 90 vertical feet from the northwest corner down to the southeast corner of the project. This significant elevation difference resulted in the previously approved design of street slopes reaching 6.0 percent. With the steepness of the street, a 5 foot long

3277 East Warm Springs Road, Suite 400  
Las Vegas, Nevada 89120  
Phone (702) 932-6125 • Fax (702) 932-6129

**SDR-39117**  
AUG 13 2010  
**REVISED**



driveway would exceed CLV allowed driveway slopes on the downhill side of the driveway if the uphill side of the driveway was to be higher than the adjacent top of curb grade. Therefore TCE is requesting garage setbacks ranging from 5' to 8' dependent on the slope of the existing street to maintain CLV approvable driveway slopes. The following table breaks down the number of lots that would be requested for each driveway length.

| PROPOSED<br>GARAGE<br>SETBACK | MAXIMUM<br>STREET SLOPE | NUMBER OF<br>LOTS WITH 3'<br>SIDEWALK | NUMBER OF<br>LOTS WITHOUT<br>3' SIDEWALK | TOTAL NUMBER<br>OF LOTS |
|-------------------------------|-------------------------|---------------------------------------|------------------------------------------|-------------------------|
| 5 FEET                        | 3.75%                   | 45                                    | 128                                      | 173                     |
| 6 FEET                        | 4.50%                   | 6                                     | 29                                       | 35                      |
| 7 FEET                        | 5.25%                   | 15                                    | 38                                       | 53                      |
| 8 FEET                        | 6.00%                   | 10                                    | 20                                       | 30                      |

As shown in the table above, only 25 of the 291 lots would have a garage setback of 7' or 8' adjacent to a sidewalk producing an effective driveway length of 10' or 11' with the added 3' sidewalk.

The proposed garage setback distances are based upon the perpendicular distance from the face of the garage to the front property line (back of curb or sidewalk if it exists) for linear streets and from the nearest garage corner to the front property line on curvilinear streets. Due to the curvilinear street design of this project the actual driveway lengths may exceed the proposed garage setbacks based upon the angle at which the driveway intersects the front property line. The exact driveway length for each lot can not be determined until the plot plan stage of the project when the final driveway design is completed based upon the architectural house plan chosen for that lot.

This request for a Major Amendment to the SDR is similar to the previously approved Review of Condition for this project (ROC-10964) which was approved to allow a 5' front house setback and a 6' garage setback. Approval of this Major Amendment will allow Richmond American Homes greater flexibility in designing 2 story floor plan houses to fit on the smaller compact lots of the Alexander – 215 subdivision.

Please place this request for a Major Amendment to the SDR on the next available Planning Commission agenda. If you have any questions or need additional information, please call me at 932-6125.

Sincerely,



Kurt Johansen, P.E  
Senior Project Manager

3277 East Warm Springs Road, Suite 400  
Las Vegas, Nevada 89120  
Phone (702) 932-6125 • Fax (702) 932-6129

**SDR-39117**  
**REVISED**

AUG 13 2010

August 6, 2010

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

RE: Alexander/215 (Hillside) Project

Dear Sir or Madam,

I am writing this letter on behalf of the Homeowner's Association for Hillside in full support of Richmond American's plans. In summary, we are excited about the prospects of a homebuilder starting construction and support their application to the planning commission; very few of us want to live in a half-built community.

We had a Homeowners Association meeting on August 5, 2010 to review and discuss Richmond American's plans to build at Hillside. In addition to residents of Hillside, in attendance were Brian Walsh from Richmond American homes and Council Liaison Anthony Ruggiero, who was there to listen to the questions and concerns of the residents.

Brian Walsh made a presentation to the homeowners to discuss the product that they intend to build on the Hillside lots which included large diagrams and architectural drawings, and also discussed the setback variance for the driveways that they need so that they can fit their homes to the lots. None of our residents raised any concerns about five to eight foot driveways; most of the questions were whether the new product would blend in somewhat with the older homes, and what the new color scheme would look like so that as a whole the community looked nice. There were also questions about the location of the model homes and phasing of the community. The residents expressed a desire for two-story homes and said that they did not want any additional three story homes because it would potentially block their views. Views are a very important part of why many Hillside homeowners choose to live here, and have a significant impact on home values. Because the five to eight foot driveway variance would obviate the need for three story homes on a number of the lots, there is additional support for the driveway variance which will allow Richmond American to do two story homes on all their lots and preserve more views for the existing homeowners.

A motion was made to support Richmond American and its application to the planning commission for the variance on driveway lengths to allow Richmond to fit its product to the lots, and the motion was passed.

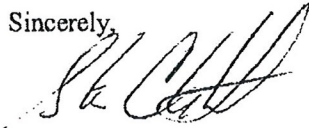
Please do not hesitate to contact me should you have any questions.

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SPR-39117 A

182

Sincerely,



Steve Christal  
Board of Directors  
Hillside HOA

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**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:**

Planning Commission Mtg.

0

City Council Meeting

0

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

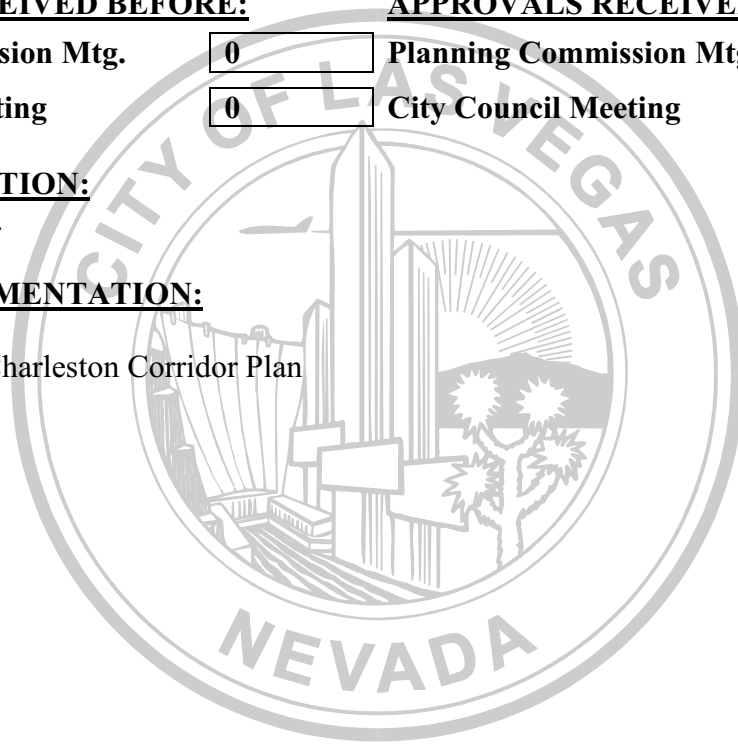
0

**RECOMMENDATION:**

Staff recommends .

**BACKUP DOCUMENTATION:**

1. Staff Report
2. DRAFT West Charleston Corridor Plan



**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:**

Planning Commission Mtg.

0

City Council Meeting

0

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

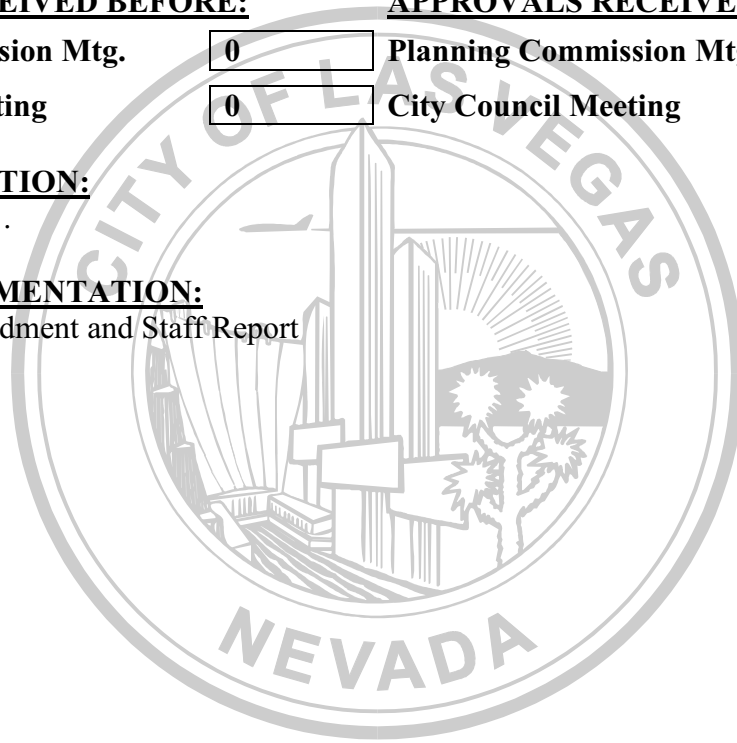
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**RECOMMENDATION:**

Staff recommends .

**BACKUP DOCUMENTATION:**

1. Proposed Amendment and Staff Report



**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

