City of Las Vegas

# PLANNING COMMISSION AGENDA

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

**LAS VEGAS CITY COUNCIL**

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

**COMMISSIONERS**

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

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

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

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

**PLANNING COMMISSION MEETING RULES OF CONDUCT:**

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

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

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

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

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

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

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

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

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

## BUSINESS ITEMS:

1. CALL TO ORDER

2. ANNOUNCEMENT: COMPLIANCE WITH OPEN MEETING LAW

3. ROLL CALL

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

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

## CONSENT ITEMS:

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

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

## ONE MOTION - ONE VOTE

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

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

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

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

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

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

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

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

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

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

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

17. VAC-39142 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: WILLIAM LYON HOMES - Petition to Vacate the City of Las Vegas sewer easement and Public Drainage 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-39217 - TEXT AMENDMENT - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion and possible action to amend Title 19.04 to allow for the Sale of new and used vehicles within an entirely enclosed building, with no automotive repair by means of a Special Use Permit within the C-1 zoning district. Staff recommends

## CITIZENS PARTICIPATION:

40. CITIZENS PARTICIPATION: PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS WITHIN THE JURISDICTION OF THE PLANNING COMMISSION. NO SUBJECT MAY BE ACTED UPON BY THE PLANNING COMMISSION UNLESS THAT SUBJECT IS ON THE AGENDA AND IS SCHEDULED FOR ACTION. IF YOU WISH TO BE HEARD, COME TO THE PODIUM AND GIVE YOUR NAME FOR THE RECORD. THE AMOUNT OF DISCUSSION ON ANY SINGLE SUBJECT, AS WELL AS THE AMOUNT OF TIME ANY SINGLE SPEAKER IS ALLOWED, MAY BE LIMITED

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

## *AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT*

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

**DEPARTMENT: PLANNING AND DEVELOPMENT**
**DIRECTOR: M. MARGO WHEELER**

**SUBJECT:**
CALL TO ORDER

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

## *AGENDA SUMMARY PAGE*

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

**DEPARTMENT: PLANNING AND DEVELOPMENT**
**DIRECTOR: M. MARGO WHEELER**

**SUBJECT:**
ANNOUNCEMENT: COMPLIANCE WITH OPEN MEETING LAW

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

## *AGENDA SUMMARY PAGE*

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

**DEPARTMENT: PLANNING AND DEVELOPMENT**
**DIRECTOR: M. MARGO WHEELER**

**SUBJECT:**
ROLL CALL

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

# *AGENDA SUMMARY PAGE*

## PLANNING COMMISSION MEETING OF SEPTEMBER 23, 2010

**DEPARTMENT: PLANNING AND DEVELOPMENT**
**DIRECTOR: M. MARGO WHEELER**

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

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

## *AGENDA SUMMARY PAGE*

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

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

**SUBJECT:**

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

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

## *AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT*

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

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

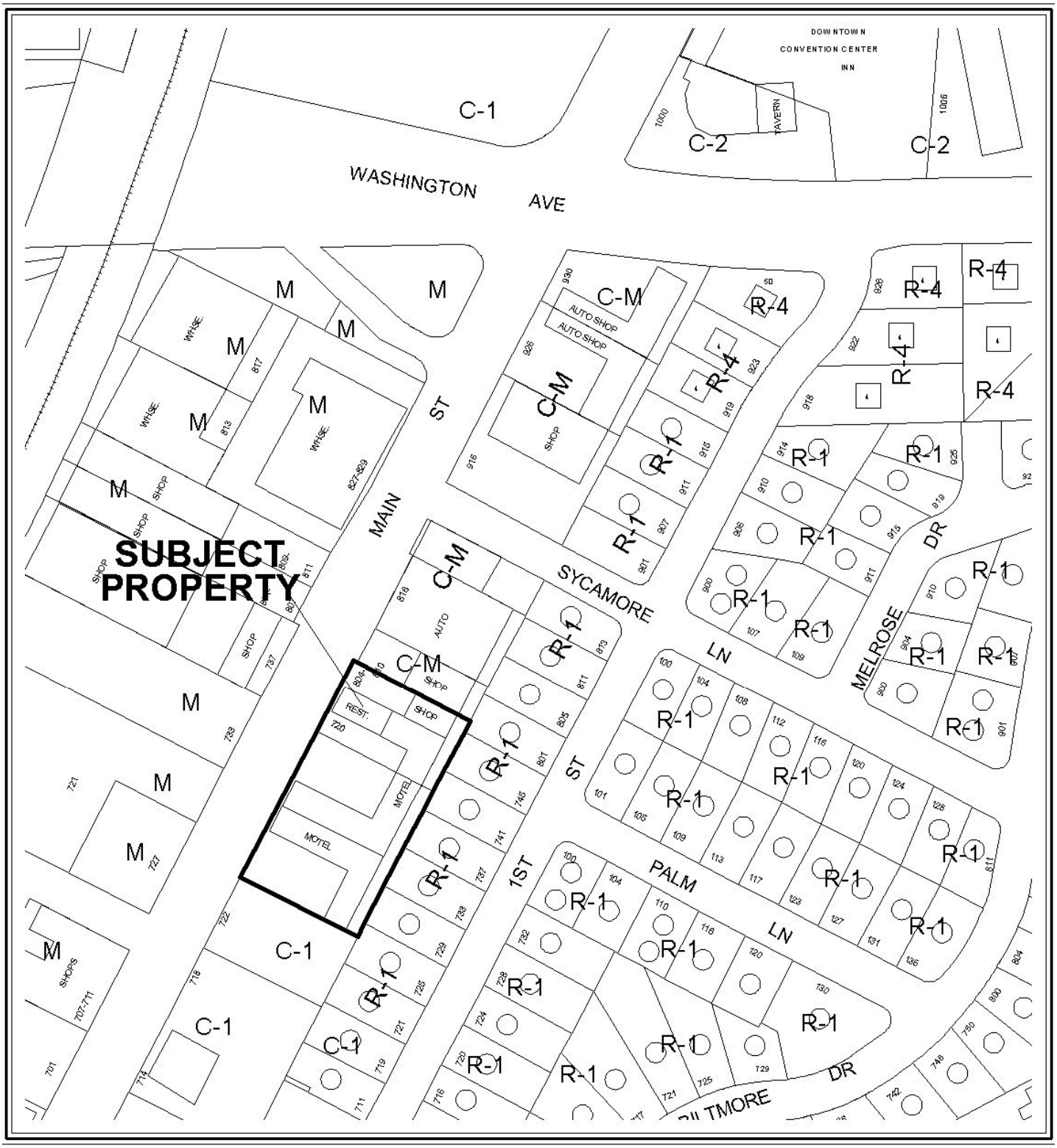
**SUBJECT:**
TMP-38862 - TENTATIVE MAP - D&G HOTEL GROUP #1 - APPLICANT: D & G HOTEL GROUP, LLC - OWNER: TORING INVESTMENTS, LLC - Request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION on 1.11 acres at 700 and 720 North Main Street (APNs 139-27-707-004 and 005), C-M (Commercial/Industrial)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

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

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

**RECOMMENDATION:**
Staff recommends APPROVAL, subject to conditions:

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




0 200 400 Feet

**CASE: TMP-38862**

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

N

0 200 400 Feet

**CASE: TMP-38862**

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

N

PLANNING & DEVELOPMENT DEPARTMENT

# STATEMENT OF FINANCIAL INTEREST

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

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

Name of Applicant: D & G Hotel Group, LLC

Name of Representative: Douglas Da Silva

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

☐ **Yes** ☑ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Douglas DaSilva

Subscribed and sworn before me

This 18th day of June, 2010

Roseanne Trimble

Notary Public in and for said County and State

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



RECEIVED
JUL 14 2010

PLANNING & DEVELOPMENT
CITY OF LAS VEGAS
DEVELOPMENT SERVICES CENTER

# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

**Application/Petition For:** Tentative map / Commercial Subdivision

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

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

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

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

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

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

**Additional Information** _____

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

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

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

**Property Owner Signature*** _____

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

**Print Name** Douglas Da Silva

Subscribed and sworn before me

This 18th day of June, 20 10.

Roseanne Trimble

Notary Public in and for said County and State

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

*FOR DEPARTMENT USE ONLY*

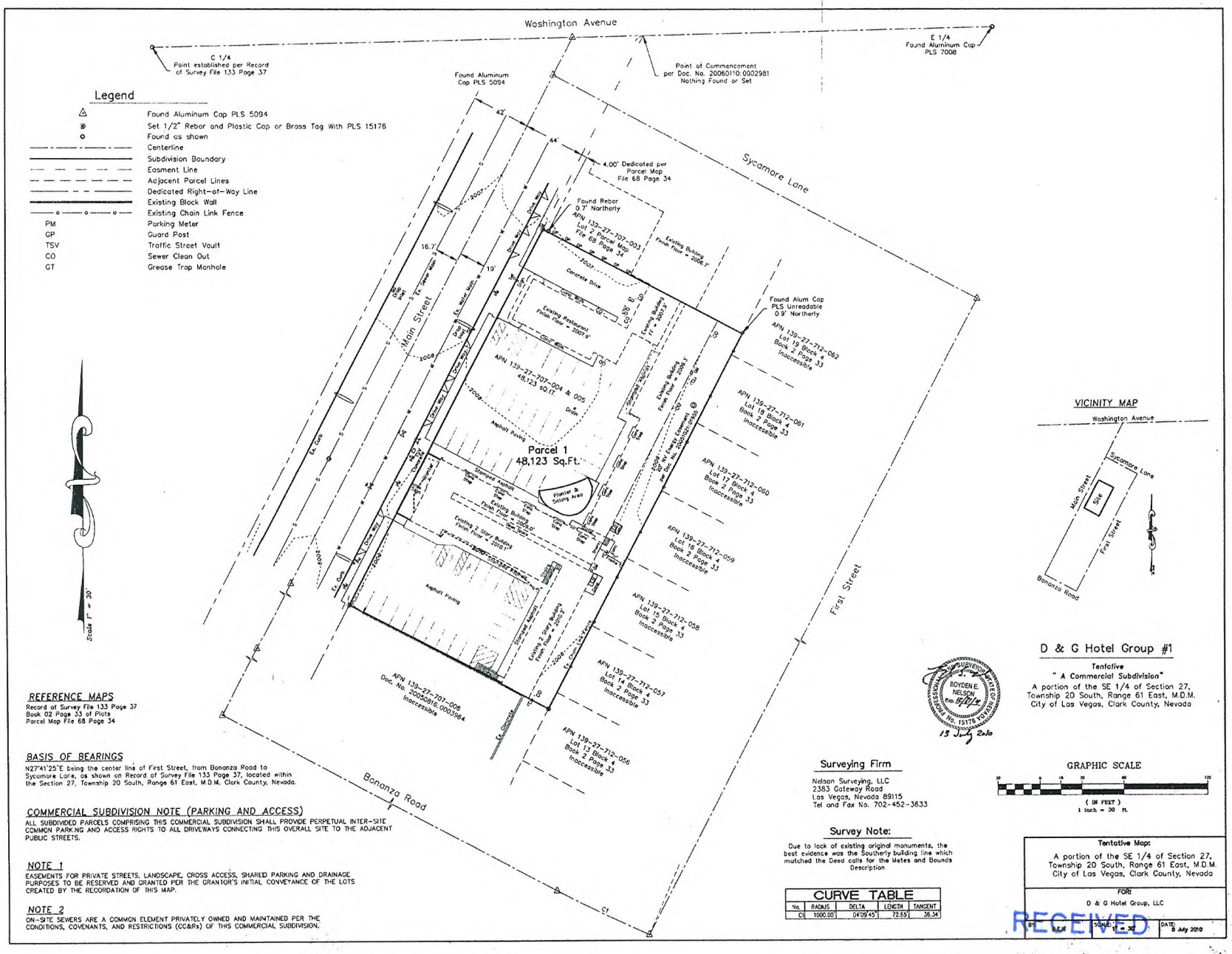
| | |
|---|---|
| Case # | TMP-38862 |
| Meeting Date: | 8/26/10 |
| Total Fee: | 750.00 |
| Date Received: | 7/14/10 |
| Received By: | HM |

RECEIVED
RECEIVED
JUL 14 2010

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

Revised 10/27/08

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




## Legend

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

## VICINITY MAP




## REFERENCE MAPS

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

## BASIS OF BEARINGS

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

## COMMERCIAL SUBDIVISION NOTE (PARKING AND ACCESS)

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

## NOTE 1

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

## NOTE 2

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

BOYDEN E. NELSON No. 15176 — 13 July 2010

## Surveying Firm

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

## Survey Note:

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

## CURVE TABLE

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

## GRAPHIC SCALE

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

# D & G Hotel Group #1

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

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

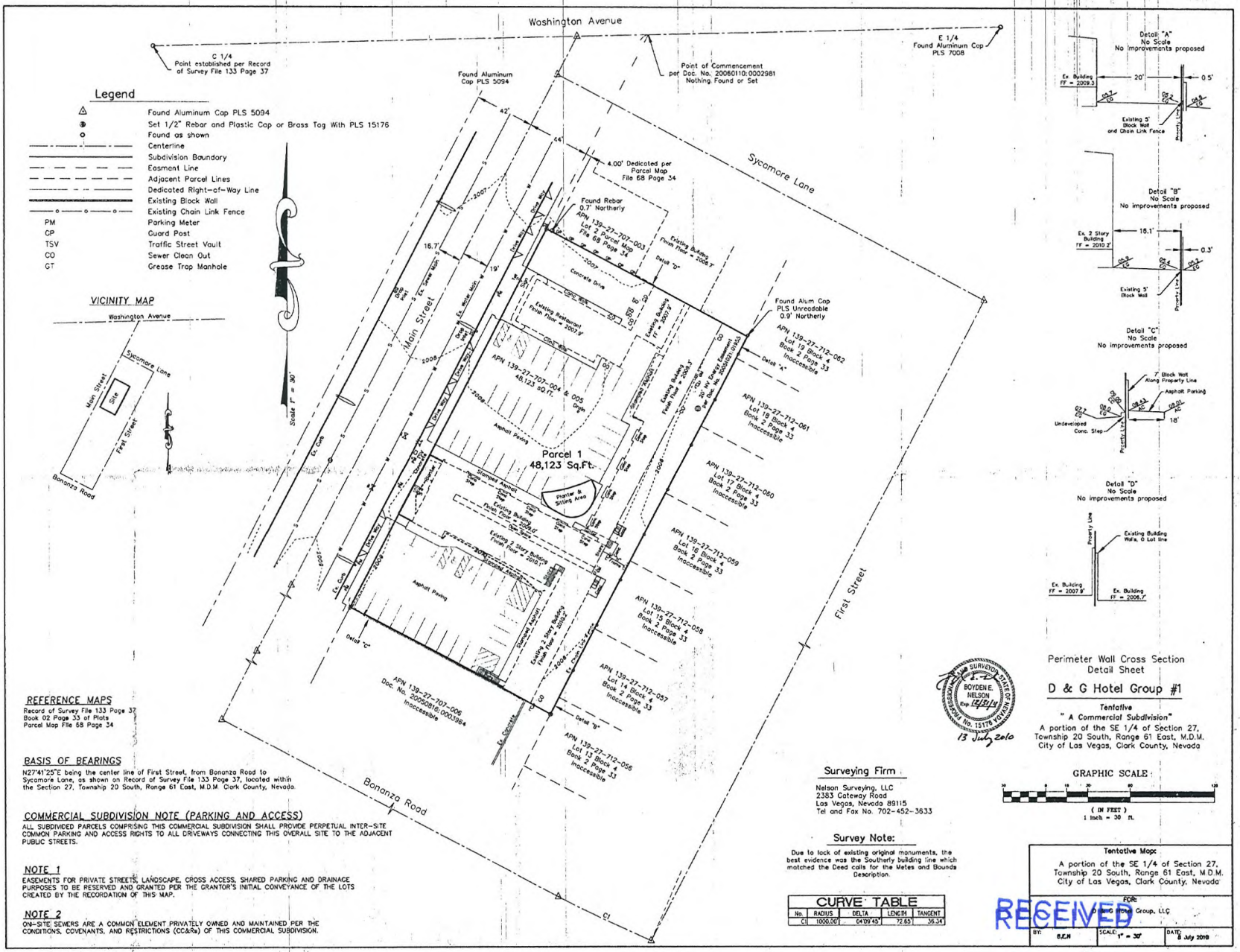
FOR:
D & G Hotel Group, LLC

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

RECEIVED
JUL 12 2010

RECEIVED

TMP-38862 JUL 14 2010




## REFERENCE MAPS

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

## BASIS OF BEARINGS

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

## COMMERCIAL SUBDIVISION NOTE (PARKING AND ACCESS)

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

## NOTE 1

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

## NOTE 2

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

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

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

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

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

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

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

Perimeter Wall Cross Section Detail Sheet

# D & G Hotel Group #1

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

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

## Surveying Firm

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

## Survey Note:

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

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

FOR: D & G Hotel Group, LLC

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

RECEIVED
JUL 12 2010

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

June 18, 2010

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

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

Attn: Planning Staff and Commission:

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

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

Sincerely,

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

DS/rt

RECEIVED
JUL 12 2010
TMP-38862
JUL 14 2010

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

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

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

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

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

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

**RECOMMENDATION:**
Staff recommends

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

# 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~~ AUTHORIZED AGENT: Andrew P. Reed

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

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

PLANNING & DEVELOPMENT

# 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.

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

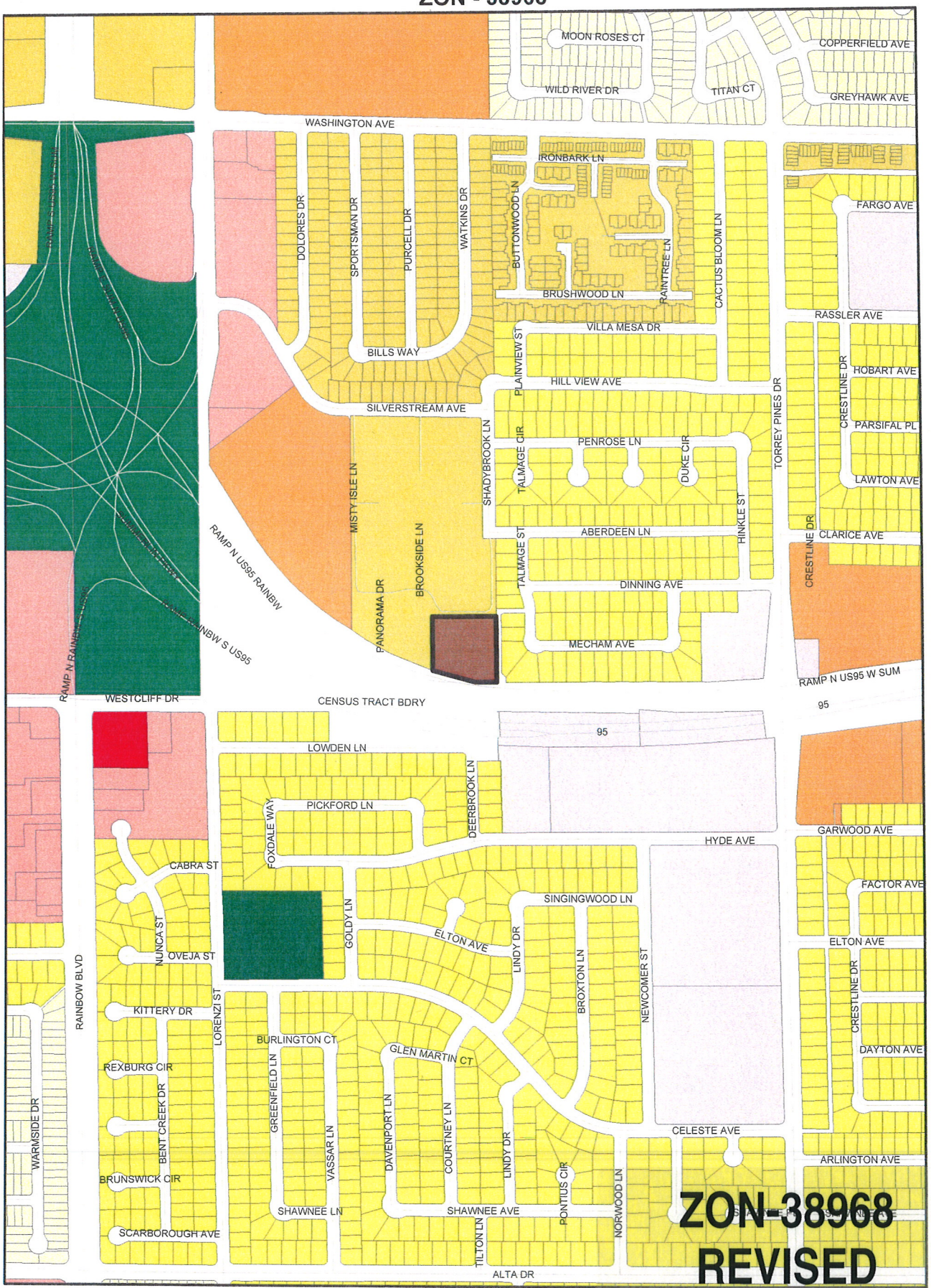
*FOR DEPARTMENT USE ONLY*

| | |
|---|---|
| Case # | Z-ON-38968 |
| Meeting Date: | 9-23-10 |
| Total Fee: | N/A |
| Date Received:* | 7-29-10 |
| Received By: | |

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

Revised 10/27/08

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




## ZONING

| | | | | | |
|---|---|---|---|---|---|
| C-V | U | R-MH | R-MHP | PD | Subject Parcel |
| C-PB | R-A | R-CL | P-R | T-D | City Limits |
| P-C | R-E | R-2 | N-S | TC | ROI Zoning |
| | R-D | R-3 | O | C-2 | |
| | R-PD | R-4 | C-D | C-M | |
| | R-1 | R-5 | C-1 | M | |

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

RECEIVED
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

PLANNING & DEVELOPMENT

Printed: August 16, 2010

PLANNING & DEVELOPMENT
CITY OF LAS VEGAS
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

July 27, 2010

Steve Gebeke
Planning & Development Department
731 S. 4th 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

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

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

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

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

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

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

**RECOMMENDATION:**
Staff recommends

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

# 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

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

PLANNING & DEVELOPMENT

# 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*** 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

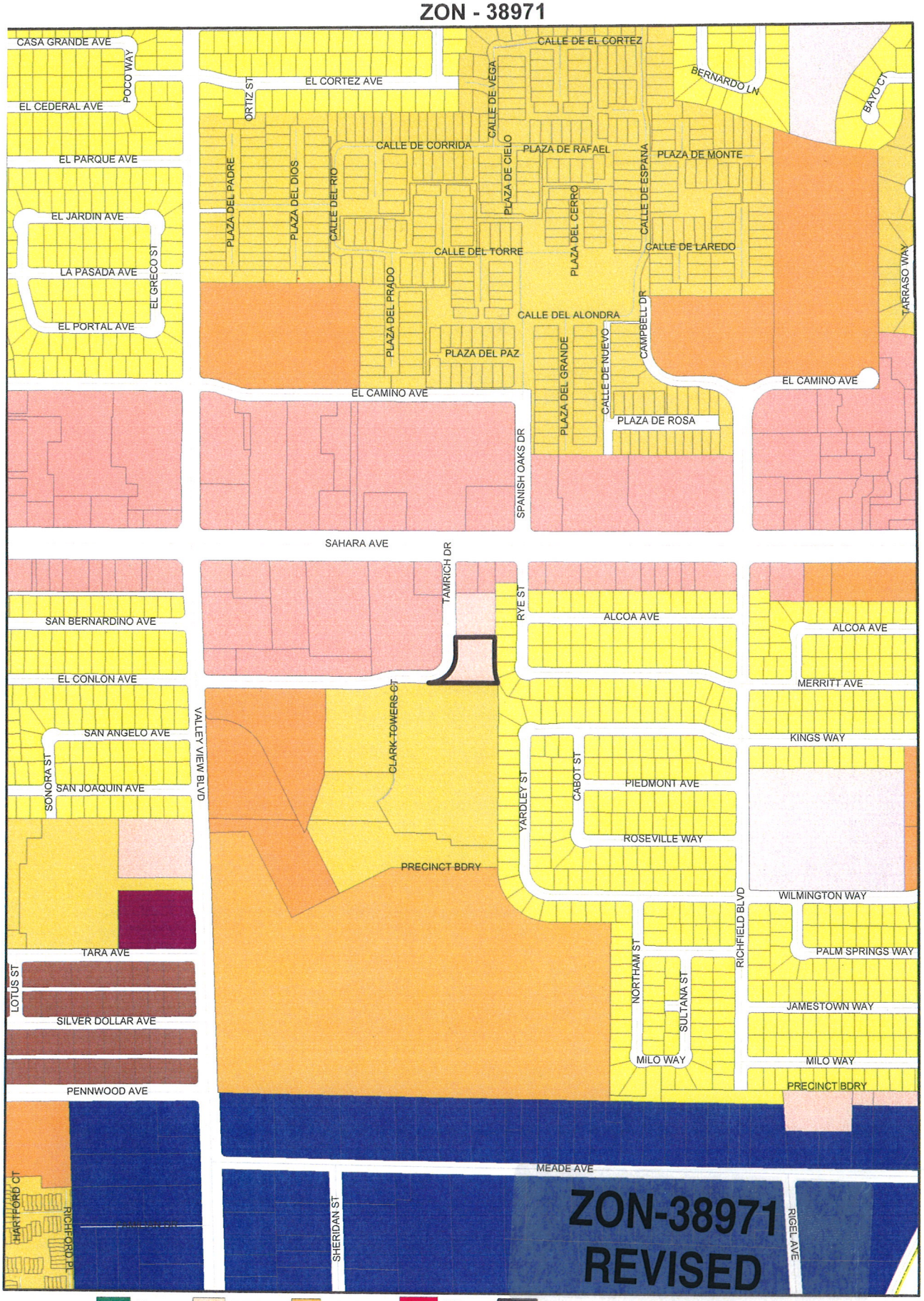
*FOR DEPARTMENT USE ONLY*

| | |
|---|---|
| Case # | ZON-38971 |
| Meeting Date: | 9-23-10 |
| Total Fee: | N/A |
| Date Received:* | 7-29-10 |
| Received By: | |

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

Revised 10/27/08

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




**ZONING**

| | | | | |
|---|---|---|---|---|
| C-V | U | R-MH | R-MHP | PD |
| C-PB | R-A | R-CL | P-R | T-D |
| P-C | 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 |

Subject Parcel
City Limits
ROI Zoning

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

RECEIVED
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

PLANNING & DEVELOPMENT

Printed: August 16, 2010

PLANNING & DEVELOPMENT
CITY OF LAS VEGAS
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731 S. Fourth Street
Las Vegas, NV 89101

Voice: 702-229-6301
Fax: 702-474-0352
TTY 702-386-9108
www.lasvegasnevada.gov

July 27, 2010

Steve Gebeke
Planning & Development Department
731 S. 4th 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**

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

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

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

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

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

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

**RECOMMENDATION:**
Staff recommends

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

# 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

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

PLANNING & DEVELOPMENT

# 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*** _____

*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

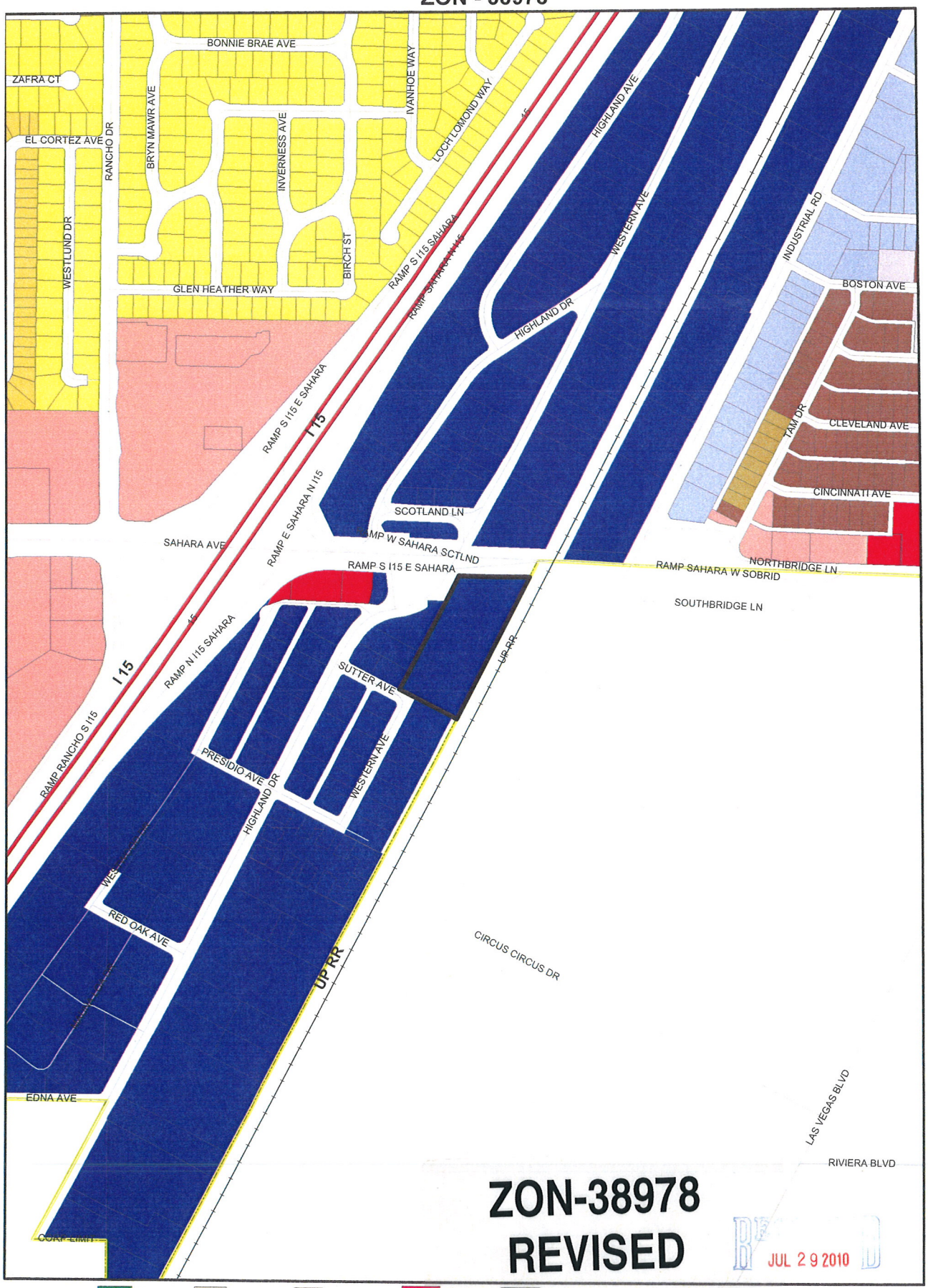
*FOR DEPARTMENT USE ONLY*

| | |
|---|---|
| **Case #** | ZON-38978 |
| **Meeting Date:** | 9-23-10 |
| **Total Fee:** | N/A |
| **Date Received:*** | 7-29-10 |
| **Received By:** | |

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

Revised 10/27/08

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




# ZON-38978
# REVISED

RECEIVED
JUL 29 2010

**ZONING**

| | | | | | | |
|---|---|---|---|---|---|---|
| C-V | U | R-MH | R-MHP | PD | Subject Parcel | |
| C-PB | R-A | R-CL | P-R | T-D | City Limits | |
| P-C | R-E | R-2 | N-S | TC | ROI Zoning | |
| | R-D | R-3 | O | C-2 | | |
| | R-PD | R-4 | C-D | C-M | | |
| | R-1 | R-5 | C-1 | M | | |

## 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

PLANNING & DEVELOPMENT

Printed: August 16, 2010

PLANNING & DEVELOPMENT
CITY OF LAS VEGAS
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

July 27, 2010

Steve Gebeke
Planning & Development Department
731 S. 4th 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

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

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

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

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

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

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

**RECOMMENDATION:**
Staff recommends

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

PLANNING & DEVELOPMENT

# 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 Print Name: Robert McGibney
County of Clark
Subscribed and sworn before me

This 23rd day of July, 2010 by Robert McGibney.

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

JANET E. LOVE
NOTARY PUBLIC - STATE OF NEVADA
COUNTY OF CLARK
APPT. No. 04-88128-1
MY APPT. EXPIRES APRIL 11, 2012

RECEIVED
AUG 04 2010

## 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

JANET E. LOVE
NOTARY PUBLIC - STATE OF NEVADA
COUNTY OF CLARK
APPT. No. 04-88128-1
MY APPT. EXPIRES APRIL 11, 2012

Janet E. Love

My Commission Expires: 4/11/12

RECEIVED

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PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

# 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** 54 **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*** _____

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

**Print Name** ROBERT McGARRY

County

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

RECEIVED

AUG 04 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

# 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
NOTARY PUBLIC - STATE OF NEVADA
COUNTY OF CLARK
APPT. No. 04-88128-1
MY APPT. EXPIRES APRIL 11, 2012

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.

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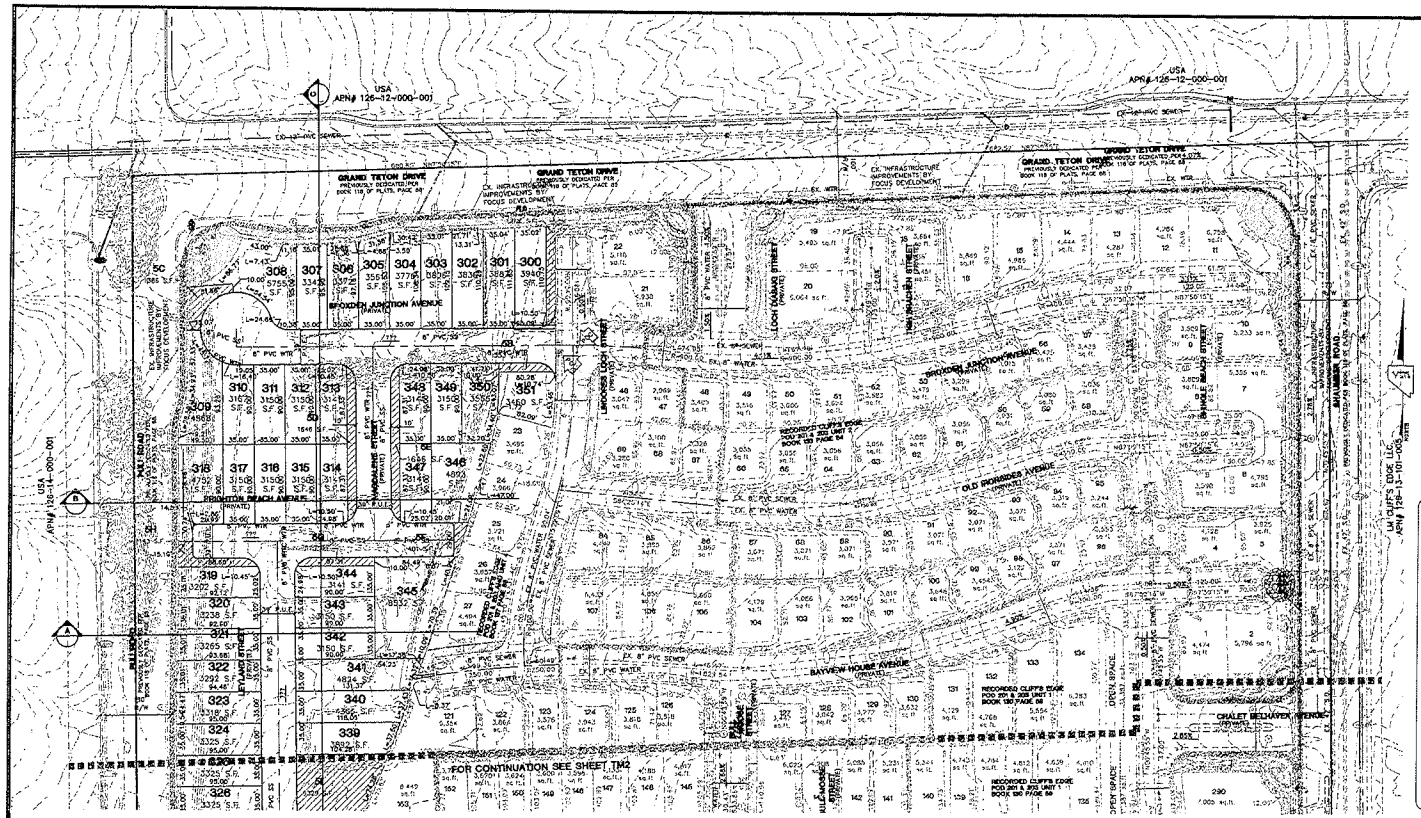
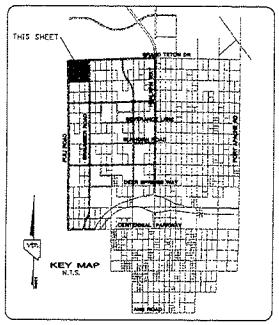
AUG 06 2010




GRAPHIC SCALE

1" = 60'

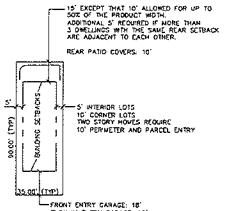
**NOTE**
SEE SHEET TM3 FOR TYPICAL SECTIONS

**DEVELOPER**
KB HOME
7755 PILOT RD. SUITE F
LAS VEGAS, NV. 89119
(702) 614-2500

LEGEND

| PROPOSED | EXISTING | |
|---|---|---|
| | | STREET CENTERLINE |
| | | BACK OF CURB LINE |
| | | LOT LINE |
| | | PARCEL BOUNDARY |
| | | SETBACK LINE |
| 8"SS | CH. 8"SS | SEWER LINE AND MANHOLE |
| 8"W | CH. 8"W | WATER LINE |
| 20 | | LOT NUMBER |
| 1 | | BLOCK NUMBER |
| C.E. "A" | | COMMON ELEMENT LOT |
| POC | | POINT OF CONNECTION TO EXIST. UTILITIES |
| 1.00% | | RATE OF GRADE AND DIRECTION OF SLOPE ( APPLIES TO BOTH STREET AND SEWER UNLESS OTHERWISE INDICATED ) |
| 2675 | | EXISTING GROUND CONTOUR LINE |
| | | BLOCK WALL |
| | | PROPOSED / EXISTING STREET LIGHT |
| | | PROPOSED / EXISTING FIRE HYDRANT |
| S/W R/W | | SIDEWALK RIGHT-OF-WAY |

1. ALL IMPROVEMENTS SHALL CONFORM TO THE UNIFORM STANDARDS AND SPECIFICATIONS OF CLARK COUNTY, NEVADA.
2. UTILITY SERVICES PROVIDED AS FOLLOWS
   WATER ..... LAS VEGAS VALLEY WATER DISTRICT
   ELECTRIC ..... NV ENERGY
   GAS ..... SOUTHWEST GAS CORPORATION
   SEWER ..... CITY OF LAS VEGAS
   SOLID WASTE DISPOSAL ..... SILVER STATE DISPOSAL SERVICE
   TELEPHONE ..... EMBARQ CENTRAL-NEVADA
3. UTILITY EASEMENTS TO BE DEDICATED TO RESPECTIVE AGENCIES.
4. SEWER CONTRIBUTION (BASED ON 54 LOTS)
   AVERAGE DAILY FLOW = 0.0135 MGD
   PEAK FLOW (PF=3.5) = 0.04725 MGD
5. BUILDING SETBACKS TO COMPLY WITH CLIFFS EDGE DESIGN GUIDELINES
6. STORM WATER TO SURFACE DRAIN ON STREETS.
7. THIS DEVELOPMENT IS A PORTION OF A MASTER PLAN SHOWN BY CLIFFS EDGE PLANNED AREA.
8. THIS DEVELOPMENT DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE AS DESIGNATED BY FEMA (FIRM NO. 32003C1730 E)
9. ALL INTERIOR SEWER AND WATER MAINS ARE 8" UNLESS OTHERWISE SHOWN.
10. ALL INTERIOR STREETS ARE PRIVATE 32' WIDE UNLESS OTHERWISE SHOWN.
11. ALL INTERIOR PROPERTY LINE RADIUS = 20', AT INTERSECTIONS AND 30', EXTERIOR PROPERTY LINE RADIUS.
12. THIS SUBDIVISION WILL HAVE CC&R'S & TO MAINTAIN LANDSCAPING IN PERPETUITY BY THE HOME OWNER'S ASSOCIATION.
13. COMMON ELEMENTS AND LANDSCAPING PER CLIFFS EDGE DESIGN GUIDELINES.
14. THERE ARE NO OBSERVABLE FAULTS OR FISSURES ON OR NEAR THIS SITE.
15. SEEPS, SPRINGS, OR OTHER INDICATIONS OF HIGH GROUND WATER LEVELS WERE NOT NOTED ON THE SUBJECT PROPERTY.
16. THE BOUNDARY FOR THIS PROJECT IS FROM SURVEY BOUNDARY. ALL LOT DIMENSIONS ARE PRELIMINARY AND WILL VARY FROM FINAL MAP.
17. NO EXISTING STRUCTURES ON SITE LOCATION.




NOTE: ARCHITECTURAL PROJECTIONS MAY PROJECT A MAXIMUM 3' INTO REQUIRED SETBACKS, BUT IN NO CIRCUMSTANCES CAN THEY BE ANY CLOSER TO 3' FROM THE PROPERTY LINE.

**TYPICAL LOT DETAIL**
**35' x 90' LOTS**

**SITE DATA (UNIT 5 ONLY)**

| | |
|---|---|
| PROPOSED ZONING | RPD |
| NET AREA | 9.726 ACRES |
| GROSS AREA | 9.864 ACRES |
| NUMBER OF LOTS | 54 |
| PROPOSED DENSITY (CAP=15.0 DU/AC) | 9.08 DU/AC |
| NUMBER OF COMMON ELEMENTS | 1 |
| OPEN SPACE REQUIRED: (52 LOTS x 25 sf) | 1300 sf |
| OPEN SPACE PROVIDED | 27,452 sf |
| GUEST PARKING REQUIRED: (0.2 x 54) | 11 SPACES |
| APN#'S 126-13-110-016 | |

Call before you Dig 1-800-227-2600
Call before you Overhead 1-702-227-2929

Call before you Underground 1-702-455-7511 (LV AREA EXCEPT CENTRAL SUMMERLIN) OR 1-702-229-6611 (CENTRAL SUMMERLIN, NORTH LV, NLV & UNINCORPORATED CLARK COUNTY AREAS)

**BASIS OF BEARING**
THE BASIS OF BEARINGS FOR THIS PROJECT IS NORTH 00°08'16" EAST BEING THE EAST LINE OF THE NORTHWEST QUARTER (NE 1/4)* OF THE SECTION 24, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.&M., CLARK COUNTY, NEVADA, AS SHOWN ON A RECORD OF SURVEY ON FILE IN THE CLARK COUNTY, NEVADA, RECORDER'S OFFICE IN FILE 123 AT PAGE 33.

**PROJECT BENCHMARK**
PROJECT DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
CLARK COUNTY VERTICAL CONTROL: 1000-016
NAVD88 ELEVATION: 787.794 METERS (2584.62 FEET)
RIVET AND SQUARE ALUMINUM PLATE IN A CONCRETE CYLINDER, LOCATED 25' SOUTH & 30' EAST OF GRAND CANYON DRIVE AND RED COACH AVENUE, 1' WEST OF ELECTRICAL VAULT.

KB HOME NEVADA Inc.
LAS VEGAS, NV. 89118
(702) 515-5400

CITY OF LAS VEGAS
2727 SOUTH RAINBOW BOULEVARD
LAS VEGAS, NEVADA 89146-5148
PH. (702) 873-7500 FAX (702) 362-2997 WEB WWW.VINCOM.COM
CIVIL ENGINEERS ■ SURVEYORS ■ PLANNERS ■ LAND DEVELOPERS

TENTATIVE MAP

CLIFFS EDGE
POD 201 & 203
UNIT 5

DRAWN BY: MDD — Feb 12, 10
DESIGNED BY: — Feb 12, 10
CHECKED BY: KPH — Feb 12, 10
PROJECT NO: 4335-5
SCALE: 1"=60' HORIZ. N/A

REGISTERED PROFESSIONAL ENGINEER — KENNETH P. HOLBOM — CIVIL — No. 10639 — EXPIRES 12-31-11

SHEET TM1
1 OF 5 SHEETS
DRAWING NO.

| NO. | DATE | BY | REVISION |
|---|---|---|---|
| 1 | | | |
| 2 | | | |
| 3 | | | |
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| 7 | | | |

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

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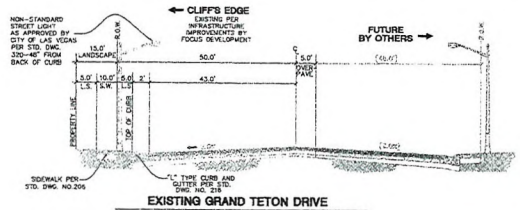
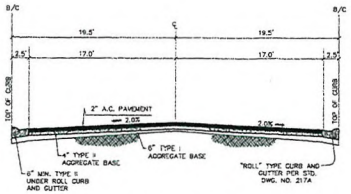
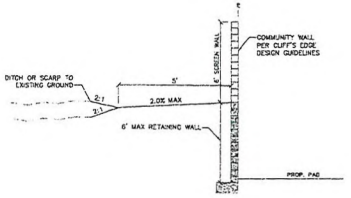
AUG 04 2010



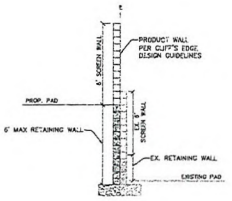

**EXISTING GRAND TETON DRIVE**
**DEVIATION FROM STANDARDS**
**100.0' R.O.W.**
N.T.S.



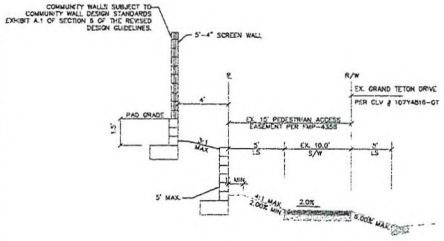

**TYPICAL INTERIOR STREET SECTION**
**39.0' B/C**
N.T.S.



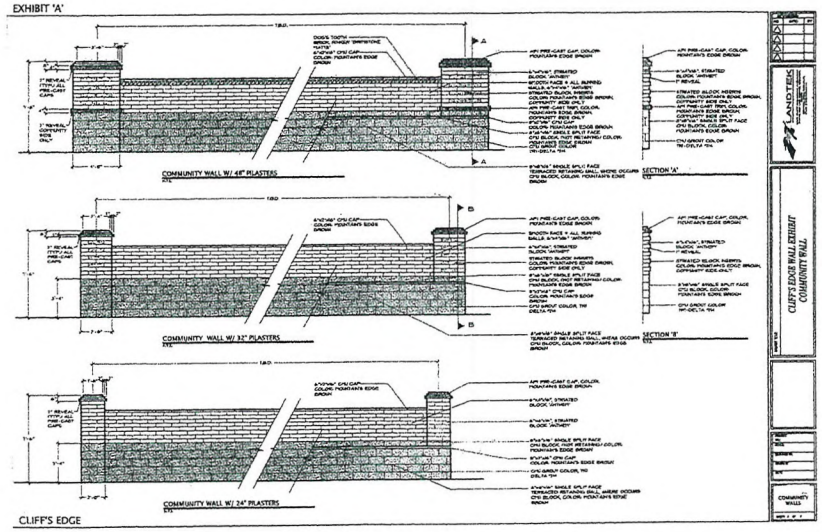

***WEST PERIMETER WALL DETAIL***
PER SECTION 6.2.2.1
N.T.S.




***EAST PERIMETER WALL DETAIL***
PER SECTION 6.2.2.1
N.T.S.




***NORTH PERIMETER RET. WALL DETAIL***
N.T.S.




KB HOME NEVADA Inc.
3635 BOULDER HWY.
LAS VEGAS, NV. 89121
(702) 396-8400

CITY OF LAS VEGAS

TENTATIVE MAP

CLIFF'S EDGE
POD 201 & 203
UNIT 6

2727 SOUTH RAINBOW BOULEVARD
LAS VEGAS, NEVADA 89146-5148
PH. (702) 873-7500 FAX (702) 362-2987 WEB WWW.LVNV.COM
CONSULTING ENGINEERS ■ PLANNERS ■ LAND SURVEYORS

| NO. | DATE | BY | REVISION |
|---|---|---|---|
| 1 | | | |
| 2 | | | |
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| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |

DRAWN BY: MJD — Feb. 17, 10
DESIGNED BY: MJD — Feb. 17, 10
CHECKED BY: — Feb. 17, 10
PROJECT NO: 633-2
SCALE: N/A
HORIZ. N/A
VERT. N/A

KENNETH F. NICHOLSON
No. 10639
CIVIL
STATE OF NEVADA
EXPIRES 12-31-11

SHEET TM3
3 OF 5 SHEETS
DRAWING NO.

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

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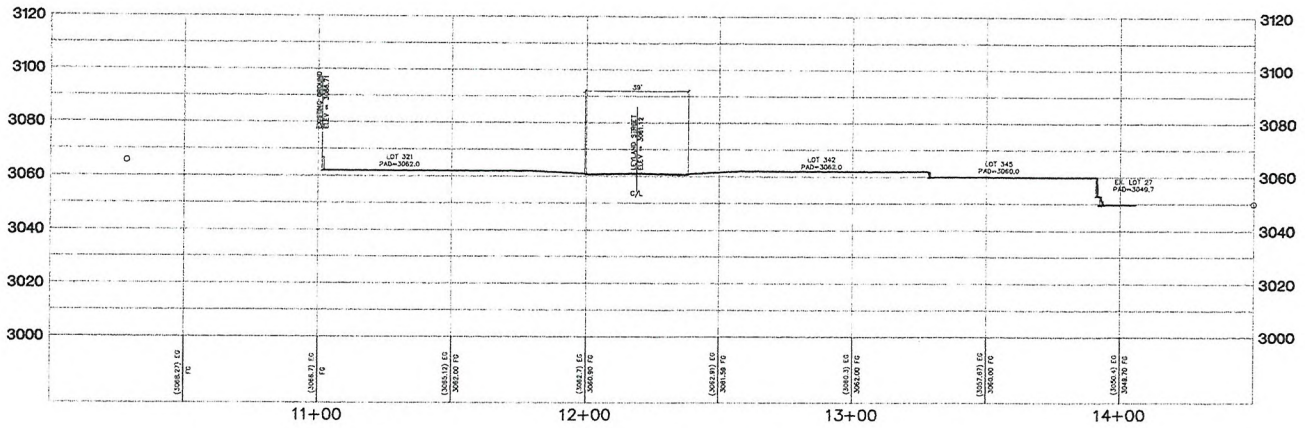
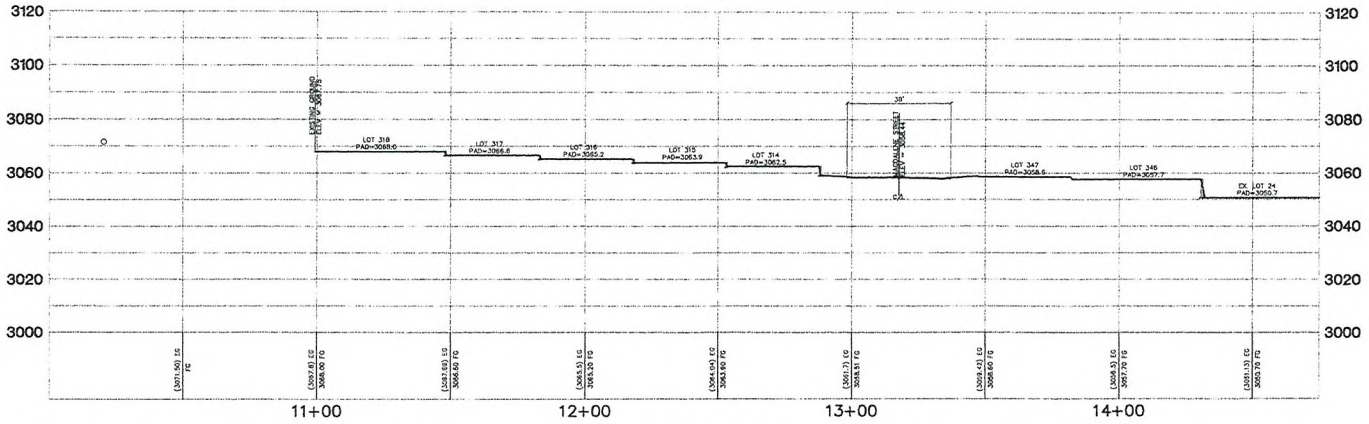
AUG 04 2010




## CROSS SECTION A

SCALE
HORZ. = 1"=20'
VERT. = 1"=20'




## CROSS SECTION B

SCALE
HORZ. = 1"=20'
VERT. = 1"=20'

KB HOME NEVADA Inc.
9555 HILLWOOD DR. 2ND FLOOR
LAS VEGAS, NV. 89134
(702) 968-8400

CITY OF LAS VEGAS
2727 SOUTH RAINBOW BOULEVARD
LAS VEGAS, NEVADA 89146-5148
PH: (702) 873-7500 FAX (702) 362-2387 KB WWW.VLMV.COM
CONSULTING ENGINEERS ■ PLANNERS ■ LAND SURVEYORS

TENTATIVE MAP

CLIFF'S EDGE
POD 201 & 203
UNIT 6

| REV | DATE | BY | REVISION |
|---|---|---|---|
| 1 | | | |
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| 6 | | | |
| 7 | | | |

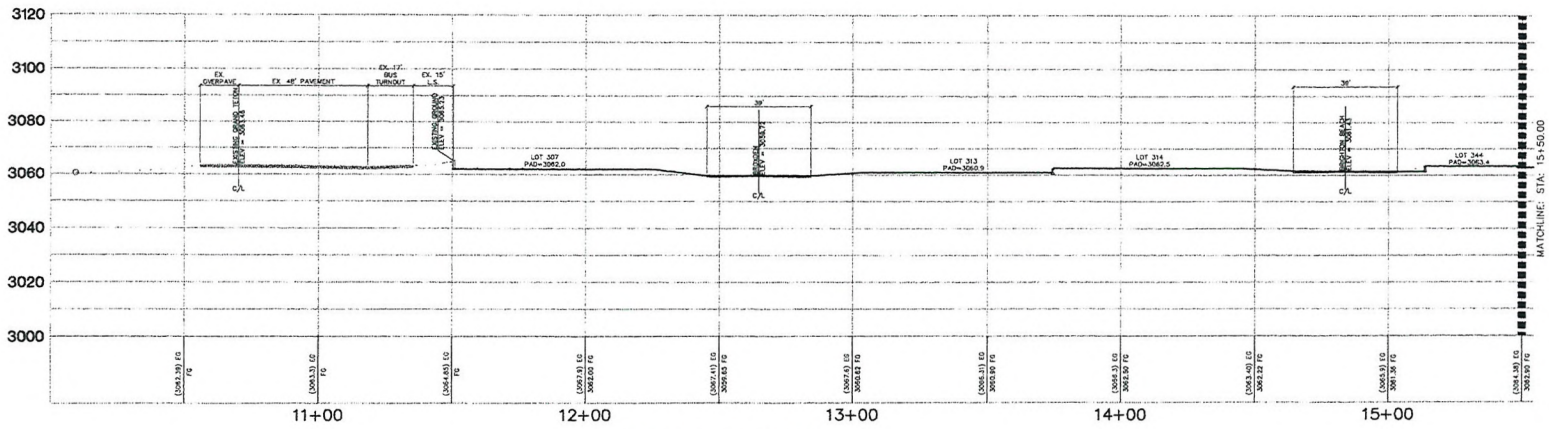
DRAWN BY: MJD — Feb. 17, 10
DESIGNED BY: MJD — Feb. 17, 10
CHECKED BY: KN — Feb. 17, 10
PROJECT NO: 8330-4
SCALE: 1"=20' HORZ. 1"=20' VERT.

PROFESSIONAL ENGINEER — KENNETH F. NICHOLSON — CIVIL — No. 10639 — EXPIRES 12-31-11

SHEET
TM4
4 OF 5 SHEETS
DRAWING NO.

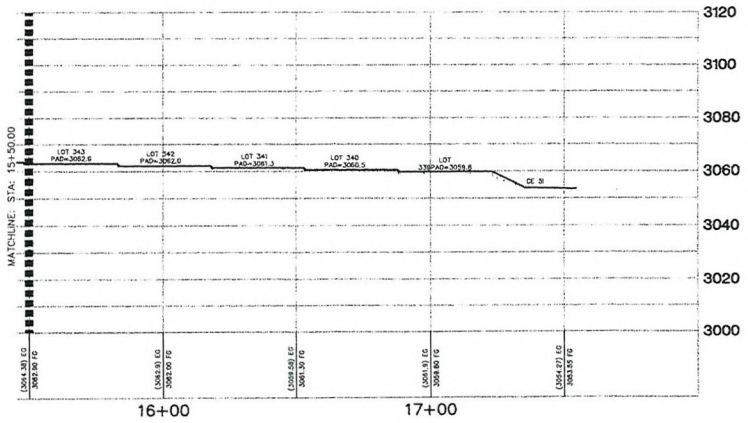
**WVR-39089**
**TMP-39088**

RECEIVED
AUG 04 2010




## CROSS SECTION C

SCALE
HORZ. = 1"=20'
VERT. = 1"=20'




## CROSS SECTION C

SCALE
HORZ. = 1"=20'
VERT. = 1"=20'

KB HOME NEVADA Inc.
3883 HOWARD HUGHES PKWY
LAS VEGAS, NV 89169
(702) 259-3400

CITY OF LAS VEGAS

3727 SOUTH RAINBOW BOULEVARD
LAS VEGAS, NEVADA 89146-5148
PH. (702) 873-7500 FAX (702) 362-2597 WEB WWW.VTNV.COM
CIVIL ENGINEERING SURVEYING & PLANNING & LAND SERVICES

TENTATIVE MAP

CLIFFS EDGE
POD 201 & 203
UNIT 5

| NO. | DATE | BY | REVISION |
|---|---|---|---|
| 1 | | | |
| 2 | | | |
| 3 | | | |
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| 7 | | | |

DRAWN BY: MJD Feb. 17, 10
DESIGNED BY: MJD Feb. 17, 10
CHECKED BY: Feb. 17, 10
PROJECT NO: 633-5
SCALE: 1"=20' HORZ. 1"=5' VERT.

KENNETH F. NICHOLSON
CIVIL
No. 10539
EXPIRES 12-31-11

SHEET
TM5
5 of 5 SHEETS
DRAWING NO.

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

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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.

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AUG 04 2010



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

PROVIDENCE

*Master Planned Community*



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)

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AUG 04 2010

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

PROVIDING QUALITY PROFESSIONAL
SERVICES SINCE 1960

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

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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

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

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

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

**SUBJECT:**
TMP-39088 - TENTATIVE MAP - CLIFF'S EDGE PODS 201 AND 203 UNIT 5 - APPLICANT/OWNER: KB HOME NEVADA, INC. - Request for a Tentative Map FOR A 54-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION AND WAIVERS TO ALLOW STUB STREETS WHERE CULS-DE-SACS ARE REQUIRED on 5.73 acres adjacent to the southeast corner of Puli Road and Grand Teton Drive (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:** | | **APPROVALS RECEIVED BEFORE:** | |
|---|---|---|---|
| **Planning Commission Mtg.** | **0** | **Planning Commission Mtg.** | **0** |
| **City Council Meeting** | **0** | **City Council Meeting** | **0** |

**RECOMMENDATION:**
Staff recommends

**BACKUP DOCUMENTATION:**
1. Consolidated Backup
2. Supporting Documentation

**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 McGilbney

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

This 8th day of July, 2010 by
Robert McGilbney.

_____
Notary Public in and for said County and State
My Commission Expires 6/25/11.

C. BILBREY
NOTARY PUBLIC
STATE OF NEVADA
COUNTY OF CLARK
APPT. No. 99-56809-1
MY APPT. EXPIRES JUNE 25, 2011

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AUG 04 2010

PLANNING & DEVELOPMENT

# 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

**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 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.

C. BILBREY
NOTARY PUBLIC
STATE OF NEVADA
COUNTY OF CLARK
APPT. No. 99-56809-1
MY APPT. EXPIRES JUNE 25, 2011

*FOR DEPARTMENT USE ONLY*

| | |
|---|---|
| Case # | TMP-39088 |
| Meeting Date: | 9/23/10 |
| Total Fee: | 750.00 |
| Date Received:* | 8/4/10 |
| Received By: | RECEIVED |

AUG 04 2010

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

Revised 10/27/08

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

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

STREET NAMES

Brighton Beach

Broxden Junction

Leyland

Magdalene

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AUG 04 2010

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

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

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

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

**IF APPROVED, C.C.: 10/20/2010**
**IF DENIED, P.C.: FINAL ACTION (Unless Appealed Within 10 Days)**

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

**RECOMMENDATION:**
Staff recommends

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

PLANNING & DEVELOPMENT

# PLANNING & DEVELOPMENT DEPARTMENT

## STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: LODGE BPOE

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 Butts

Print Name: LEE Butts TRUSTEE CHAIRMAN

Subscribed and sworn before me

This 3 day of August, 2010

Jordyn Gross

Notary Public in and for said County and State

JORDYN GROSS
NOTARY PUBLIC
STATE OF NEVADA
DATE APPOINTMENT EXP: 01-17-2011
CERTIFICATE NO: 07-1265-1

RECEIVED
AUG 05 2010

PLANNING & DEVELOPMENT

# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

**Application/Petition For:** RQR ~~N/A~~ 21349

**Project Address (Location)** 4100 W. Charleston Blvd

**Project Name** REQUIRED REVIEW - Clear Channel Outdoor **Proposed Use** EXISTING

**Assessor's Parcel #(s)** 139 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:** 238 7200 **Fax:** 238 7266

**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

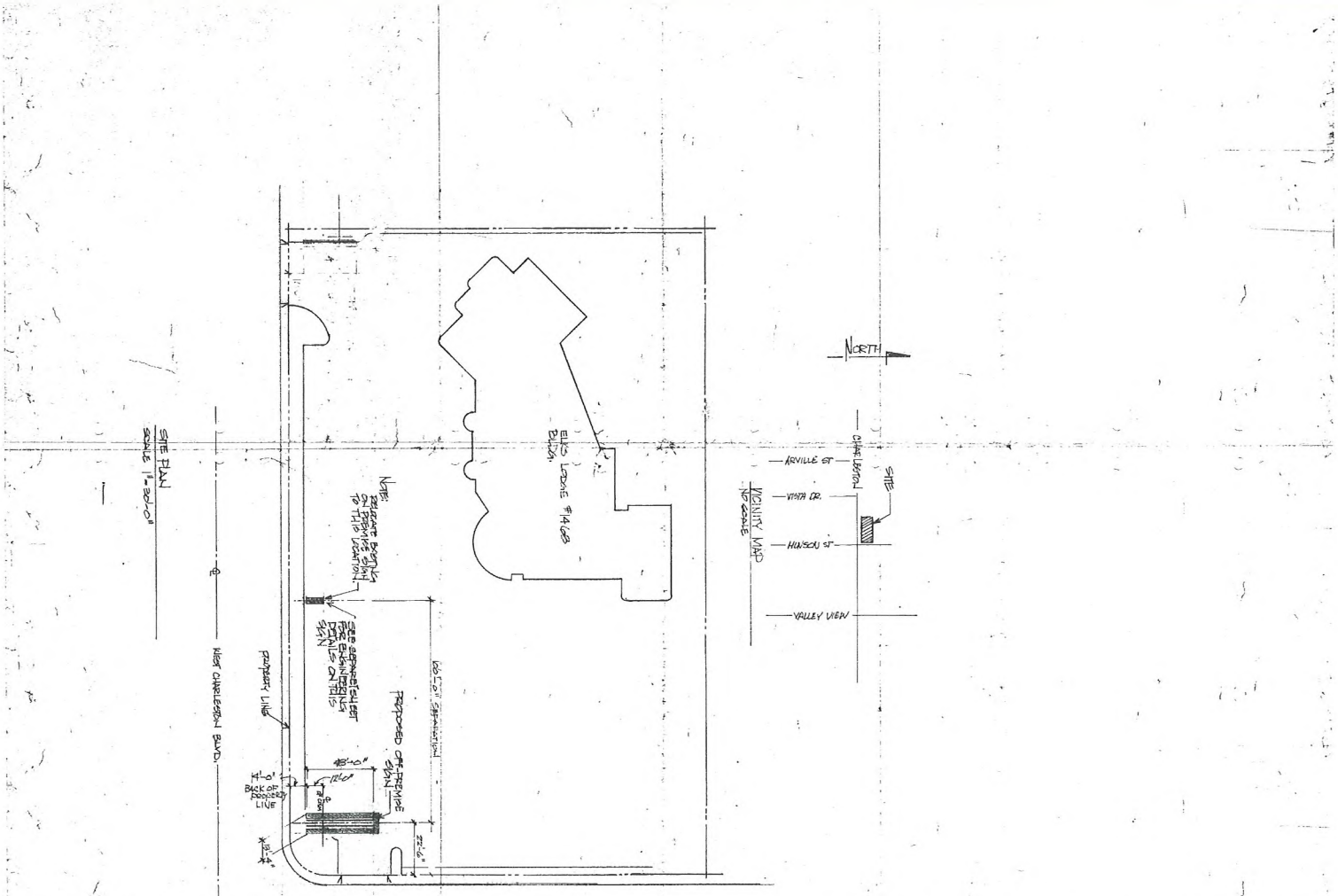
Notary Public in and for said County and State

JORDYN GROSS
NOTARY PUBLIC
STATE OF NEVADA
DATE APPOINTMENT EXP: 01-17-2011
CERTIFICATE NO: 07-1265-1

***FOR DEPARTMENT USE ONLY***

| | |
|---|---|
| **Case #** | RQR-39097 |
| **Meeting Date:** | 9-23-10 PC |
| **Total Fee:** | $800.00 |
| **Date Received:*** | 8/5/10 |
| **Received By:** | |

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




1. DATE OF PREPARATION: 5/9/90
2. PROPERTY OWNER: BPOE ELKS LODGE #1468
   ERS ROBERT L. WEST
   4100 W. CHARLESTON
   LAS VEGAS, NEVADA, 89118
   MAP DRAWN: YOUNG ELECTRIC SIGN
3. PRESENT USE OF PROPERTY:
4. LEGAL DESCRIPTION: A PORTION OF THE S.W. QUARTER (SW¼) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION 31, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.B.&M. SEE ASSORS PARCEL # 030-220-007
   ADDRESS: 4100 W. CHARLESTON
5. TOTAL ACREAGE: 5.00 AC

NOTE!
PAINT ALL EXPOSED STEEL

NOTE: PLEASE NOTIFY [illegible] DEPARTMENT (TEL #) IF ANY DISCREPANCIES FOUND ON THIS PLAN.

#1468

O.K. / ELKS LODGE / [illegible] / TRUSTEES

APPROVED FOR PRODUCTION
DATE
BY
design | engineering | sales | production

RQR-39097

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NOTICE!
REFERENCE TO STRUCTURAL DRAWING FOR BASE DESIGN, COLUMN SIZE AND FOOTING DETAILS

| Las Vegas DIVISION | PROD. APPROVAL | DATE | BY | DRAWINGS | DESIGN NO. | SHEET NO. | SCALE | DATE | BY | FIRM NAME/LOCATION ADDRESS | FILE DESIGN NUMBER |
|---|---|---|---|---|---|---|---|---|---|---|---|
| young electric sign company | CLIENT | | | ORIG. DES. | | 1 OF 1 | NOTED | 5/9/90 | BRENT | BPOE ELKS LODGE #1468 | |
| YESCO 5119 So. Cameron St., Las Vegas, Nev. 89118 (702) 876-8080 | SALES | | | REVISIONS | | " | " | 5/29/91 | BRENT | 4100 WEST CHARLESTON BLVD. | W.O. NUMBER |
| | DESIGN | | | | | | | | | LAS VEGAS, NEVADA | |
| | ESTIMATING | | | | | | | | | SALESPERSON MIKE YESTER | NOTE: COST FOR PROVIDING NECESSARY ELECTRICAL WIRING TO SIGN AREA IS NOT INCLUDED IN SIGN PROPOSAL. |
| | ENGINEERING | | | | | | | | | | |
| | EXPEDITING | | | | | | | | | | |

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

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.

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AUG 05 2010

**RQR-39097**

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**

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AUG 05 2010

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

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

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

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

**IF APPROVED, C.C.: 10/20/2010**
**IF DENIED, P.C.: FINAL ACTION (Unless Appealed Within 10 Days)**

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

**RECOMMENDATION:**
Staff recommends

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

_____

Notary Public in and for said County and State

GEDDIS A. KONG
Commission # 1864520
Notary Public - California
San Francisco County
My Comm. Expires Sep 11, 2013

Revised 11-14-06

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

RECEIVED
AUG 06 2010

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

# 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*** Urban Land of Nevada 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

GEDDIS A. KONG
Commission # 1864520
Notary Public - California
San Francisco County
My Comm. Expires Sep 11, 2013

***FOR DEPARTMENT USE ONLY***

| | |
|---|---|
| **Case #** | RQR-39106 |
| **Meeting Date:** | 9/23/10 |
| **Total Fee:** | $800 |
| **Date Received:*** | 8/6/10 |
| **Received By:** | |

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

Revised 10/27/08

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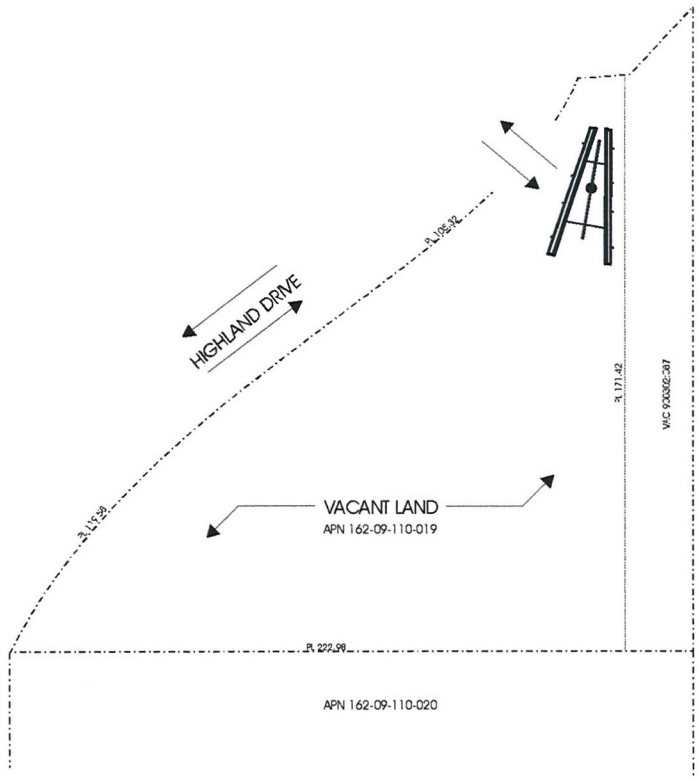
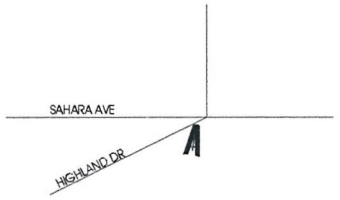


**ELEVATION** (NO SCALE)




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

**RQR-39106**

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

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

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, 7th Floor
Las Vegas, Nevada 89169

**RQR-39106**

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

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

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

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

**IF APPROVED, C.C.: 10/20/2010**
**IF DENIED, P.C.: FINAL ACTION (Unless Appealed Within 10 Days)**

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

**RECOMMENDATION:**
Staff recommends

**BACKUP DOCUMENTATION:**
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. 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 28th day of July, 2010

_____

Notary Public in and for said County and State

Revised 11-14-06

Notary Public
State of Washington
CHRISTOPHER G SCHUESSLER
My Appointment Expires Jul 19, 2013

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PLANNING & DEVELOPMENT

# 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) 873-4600 **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*** _____

*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.

_____

Notary Public in and for said County and State

Revised 10/27/08

Notary Public
State of Washington
CHRISTOPHER G SCHUESSLER
My Appointment Expires Jul 19, 2013

*FOR DEPARTMENT USE ONLY*

| | |
|---|---|
| **Case #** | RQR-39107 |
| **Meeting Date:** | 9-23-10 |
| **Total Fee:** | $800 |
| **Date Received:*** | 8/6/10 |
| **Received By:** | |

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

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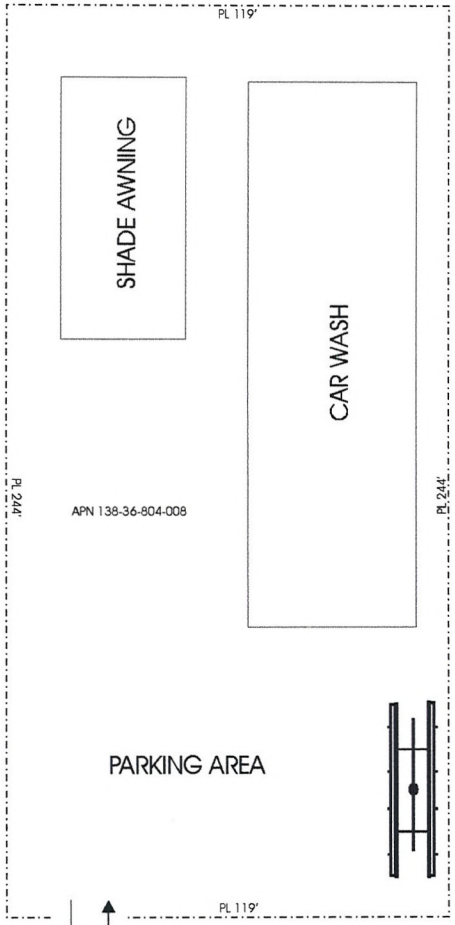
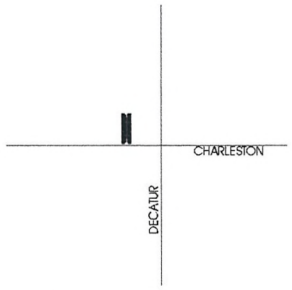



EXISTING 40' TALL
OFF-PREMISE
SIGN

**ELEVATION** (NO SCALE)




VICINITY MAP (NO SCALE)

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

**RQR-39107**

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AUG 06 2010

**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

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, 7th Floor
Las Vegas, Nevada 89169

**RQR-39107**

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AUG 06 2010

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

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

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

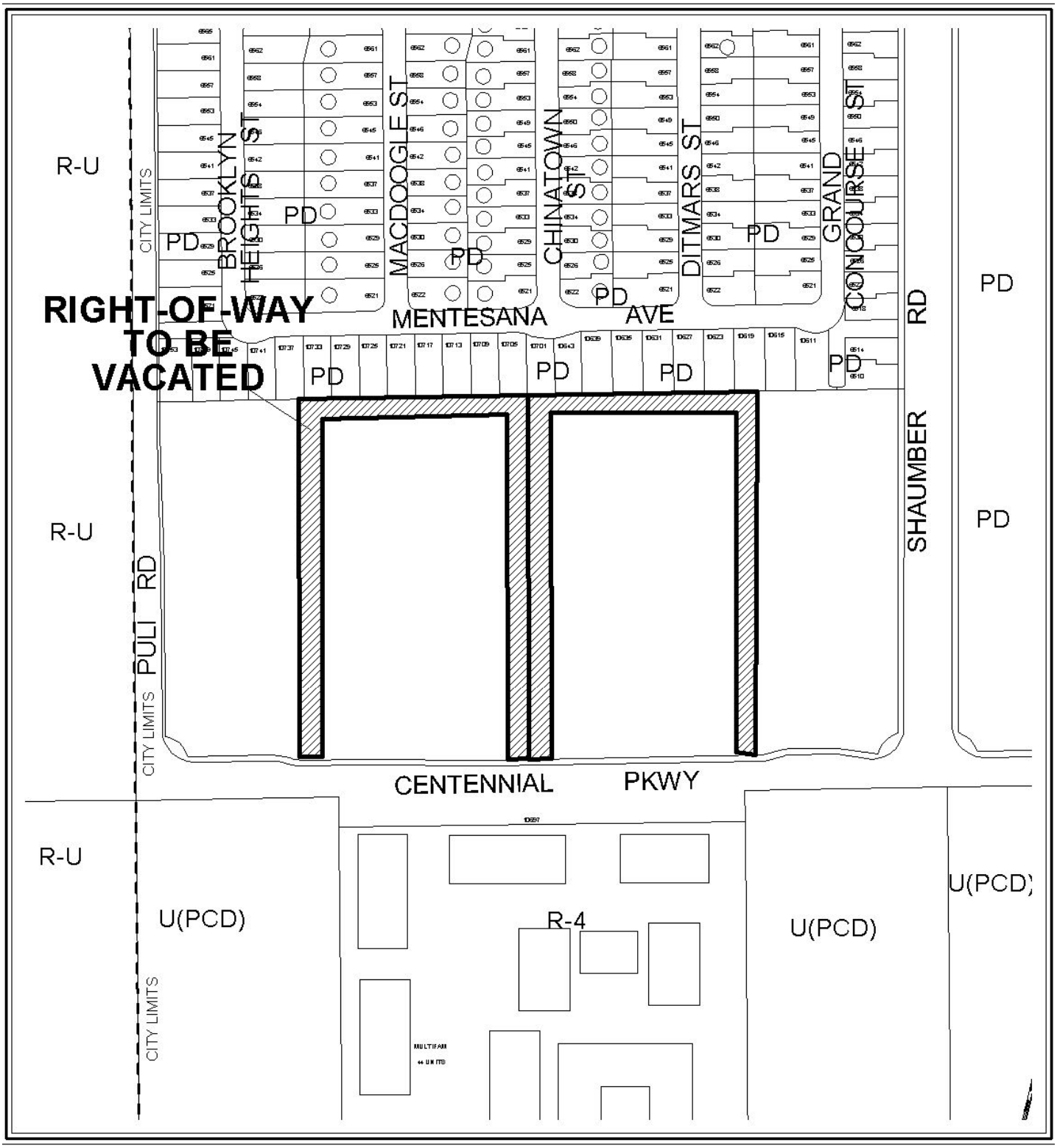
**SUBJECT:**
VAC-39018 - VACATION - PUBLIC HEARING - APPLICANT: HOF FINANCIAL I, LLC, - OWNER: PARDEE HOMES OF NEVADA, INC. - Petition to Vacate U.S. Government Patent Easements generally located approximately 300 feet northwest of the intersection of Shaumber Road and Centennial Parkway, Ward 6 (Ross).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

**SET DATE: 10/06/2010**
**C.C.: 10/20/2010**

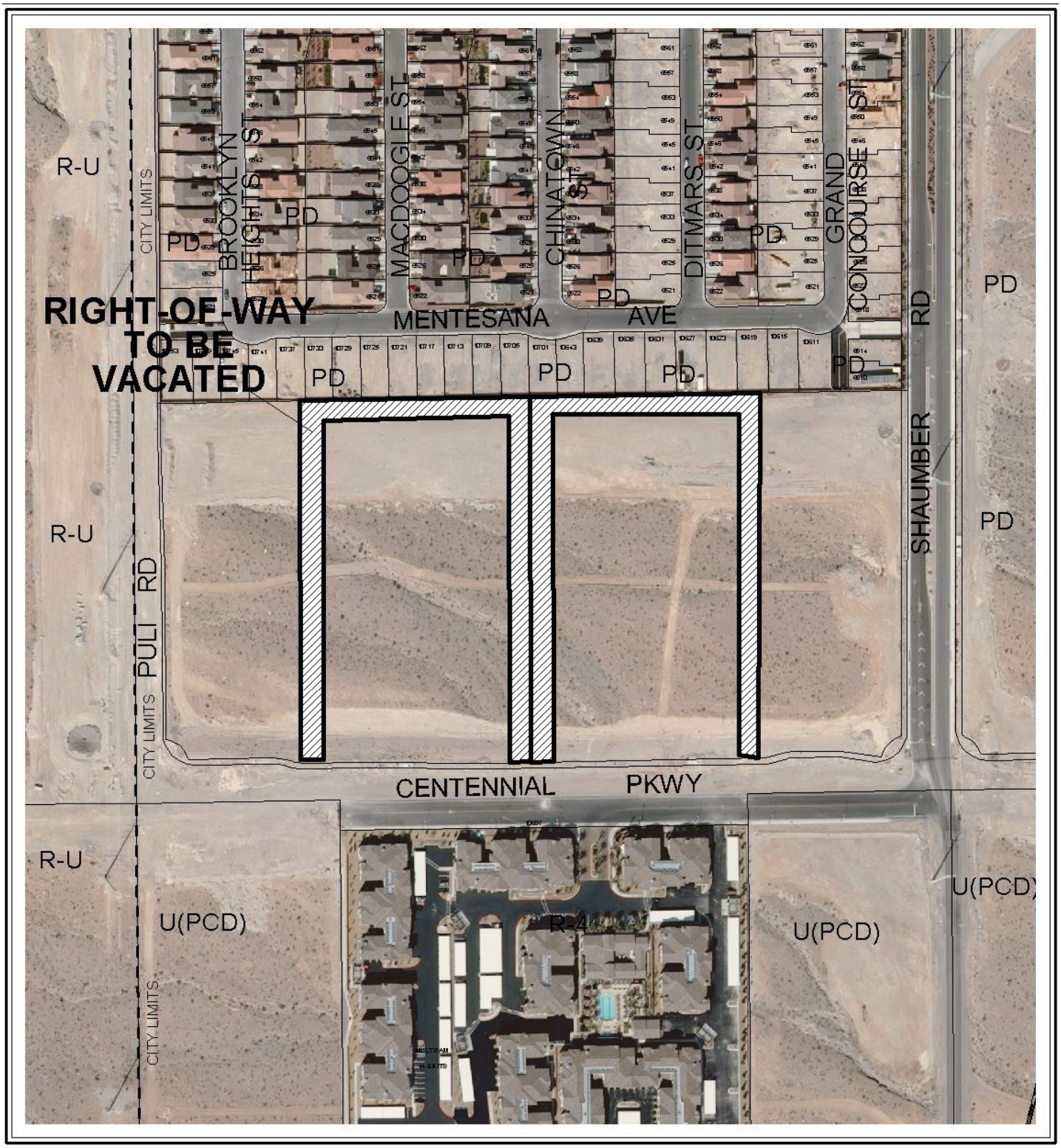
| **PROTESTS RECEIVED BEFORE:** | | **APPROVALS RECEIVED BEFORE:** | |
|---|---|---|---|
| **Planning Commission Mtg.** | **0** | **Planning Commission Mtg.** | **0** |
| **City Council Meeting** | **0** | **City Council Meeting** | **0** |

**RECOMMENDATION:**
Staff recommends

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




**CASE:** **VAC-39018**

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**CASE: VAC-39018**

N

PLANNING & DEVELOPMENT
CITY OF LAS VEGAS
DEVELOPMENT SERVICES CENTER

# PLANNING & DEVELOPMENT DEPARTMENT

## STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: HOF Financial 1, LLC

Name of Applicant: Pardee Homes of Nevada, Inc

Name of Representative: Slater Hanifan 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: _____
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]

RECEIVED
JUL 29 2010

PLANNING & DEVELOPMENT

# 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*** _____

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

**Print Name** Russ Wakeham

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 #** VAC-39018

**Meeting Date:** 9/23/10 PC

**Total Fee:** $1,000

**Date Received:*** 7/29/10

**Received By:** _____

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

Revised 10/27/08

COPY

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STATE OF CALIFORNIA

COUNTY OF ORANGE

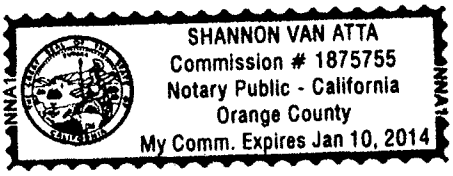
On July 23, 2010, before me, **Shannon Van Atta, a Notary Public**, personally appeared **Russ Wakeham,** who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity 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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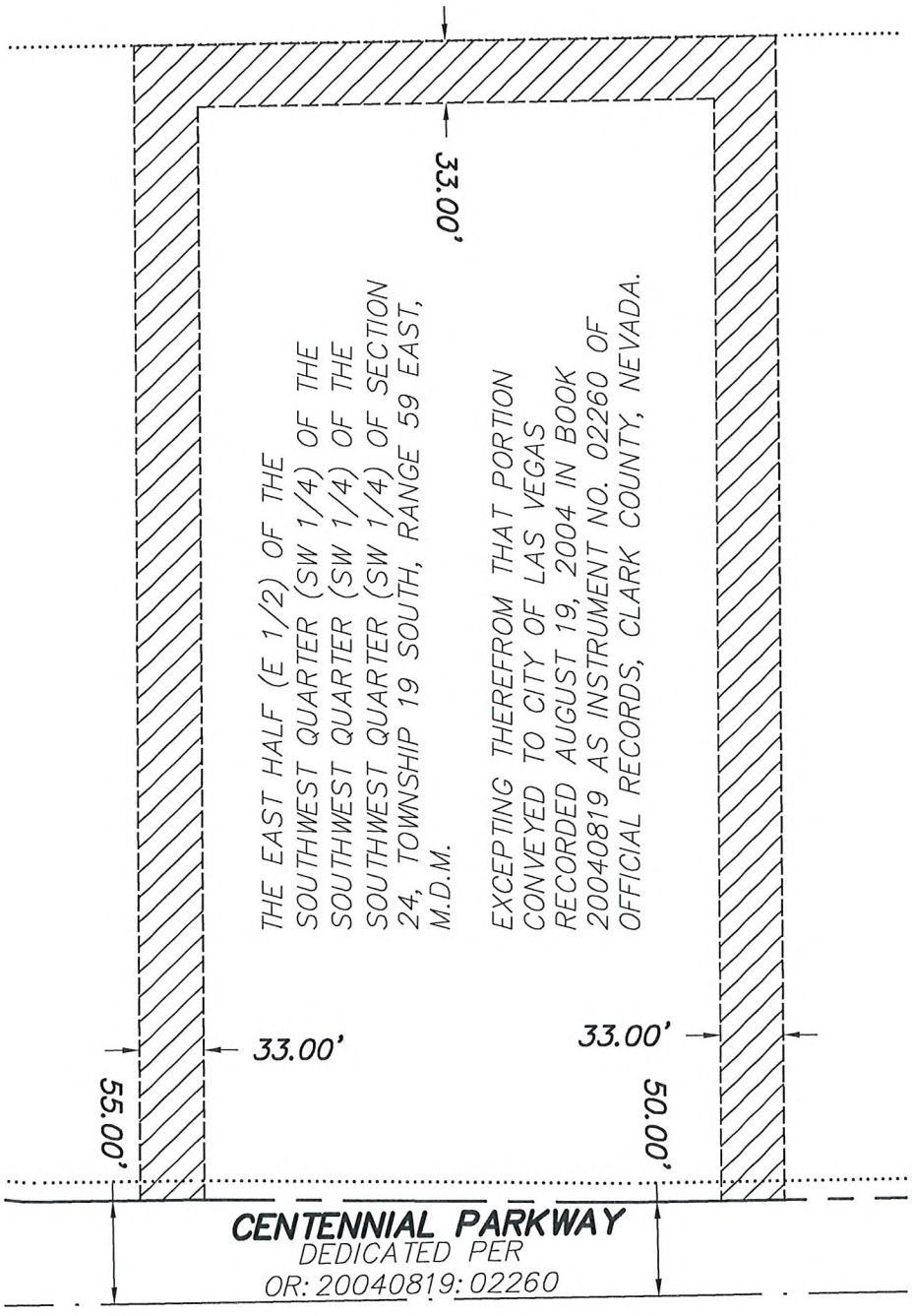
JUL 29 2010




N

1" = 100'

"EASEMENT 1"
PAGE 3 OF 4

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

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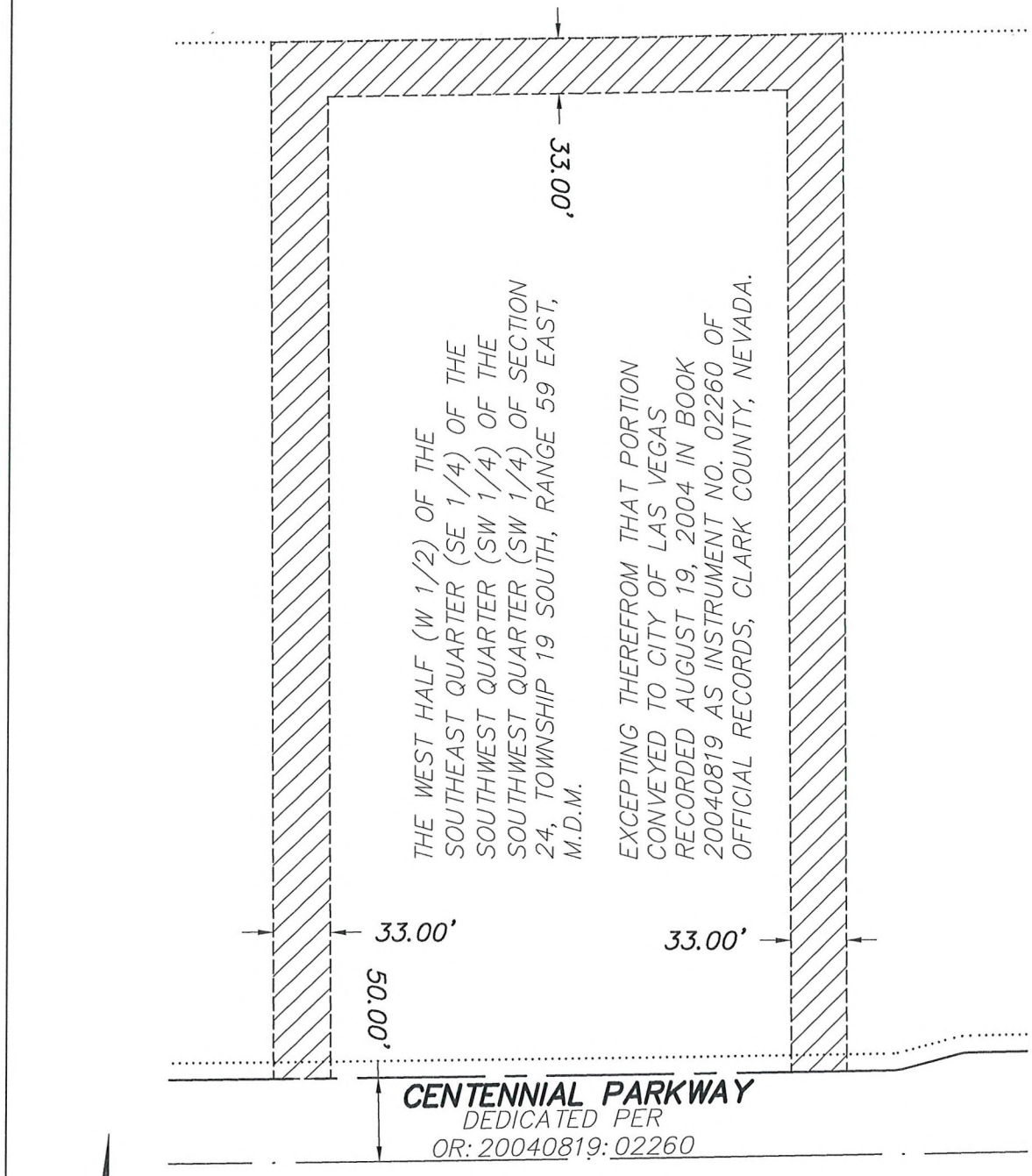
JUL 29 2010

VAC-39018




"EASEMENT 2"
PAGE 4 OF 4


WALLACE–MORRIS
SURVEYING, INC.
LAND SURVEY CONSULTING
5740 S. ARVILLE ST. #206
LAS VEGAS, NEVADA 89118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JUL 29 2010


# VAC-39018

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS

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

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JUL 29 2010

5740 S. Arville Street #216, Las Vegas, NV 89118 ph (702) 284-5300 fax (702) 284-5399

VAC-39018

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

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

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

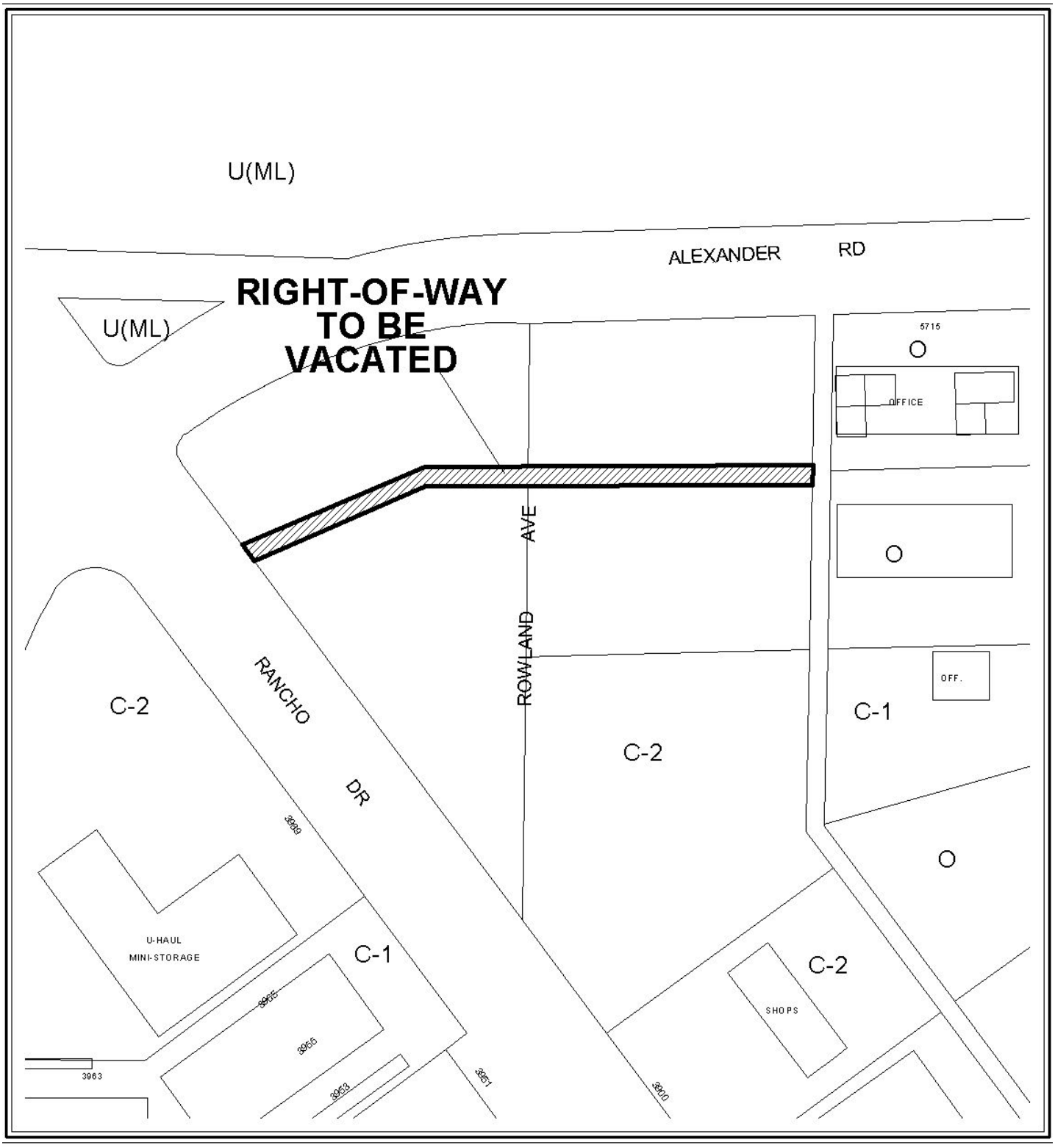
**SUBJECT:**
VAC-39118 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: ACQUEST VEGAS, LLC - Petition to Vacate a 20-foot wide public drainage easement at southeast corner of Rancho Drive and Alexander Road, Ward 6 (Ross). Staff recommends

**SET DATE: 10/06/2010**
**C.C.: 10/20/2010**

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

**RECOMMENDATION:**
Staff recommends

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




0 100 200 Feet

**CASE: VAC-39118**

N

0 100 200 Feet

CASE: **VAC-39118**

N

# 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

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AUG 09 2010

PLANNING & DEVELOPMENT

# 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 SHORT MV

**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*** _____

*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.

_____

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

***FOR DEPARTMENT USE ONLY***

| | |
|---|---|
| Case # | VAC-39119 |
| Meeting Date: | 09/23/10 |
| Total Fee: | $ 1000.00 |
| Date Received:* | 8-9-10 |
| Received By: | |

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

Revised 10/27/08

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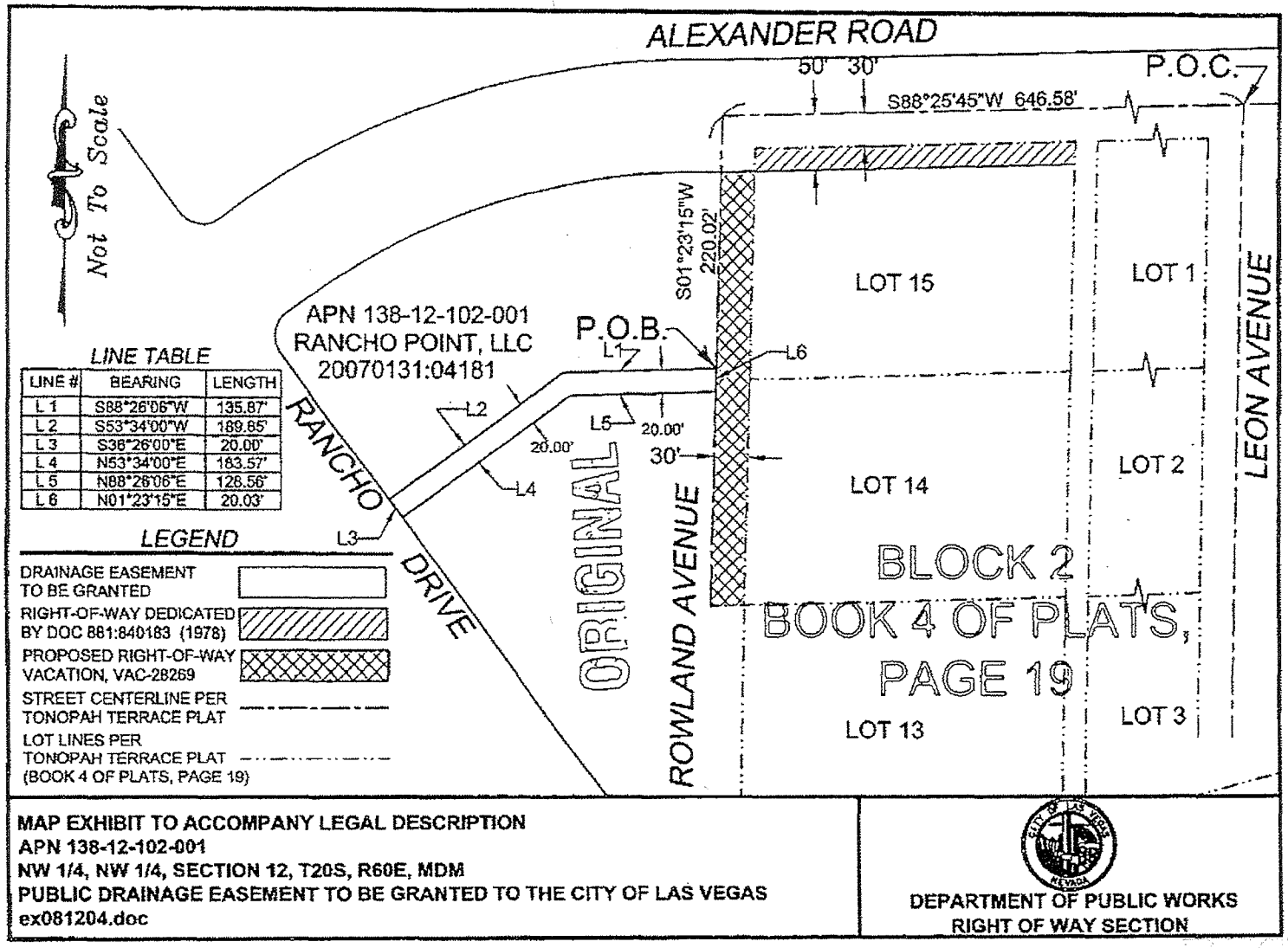


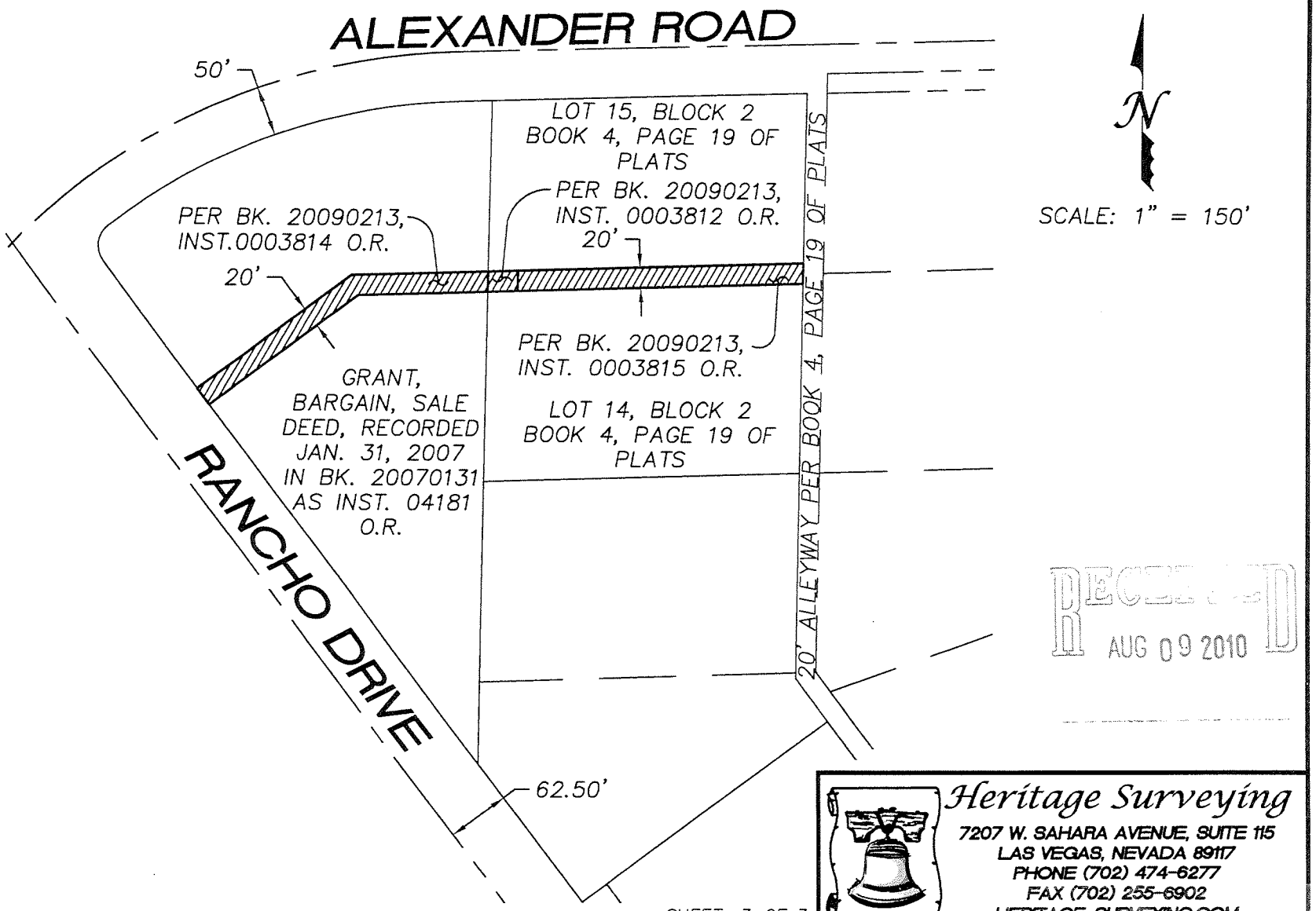

**MAP EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION**
**APN 138-12-102-001**
**NW 1/4, NW 1/4, SECTION 12, T20S, R60E, MDM**
**PUBLIC DRAINAGE EASEMENT TO BE GRANTED TO THE CITY OF LAS VEGAS**
**ex081204.doc**

**DEPARTMENT OF PUBLIC WORKS**
**RIGHT OF WAY SECTION**

RECEIVED
AUG 09 2010

**VAC-39118**

EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

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AUG 09 2010

PROJECT: P:\CURRENT PROJECTS\512.0029\LEGALS\EXHIBITS\5120029VAC-01

SHEET 3 OF 3

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

VAC-39118

*Heritage Surveying*
7207 W. Sahara Avenue, Suite 115
Las Vegas, Nevada 89117
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., 1st 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

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

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AUG 09 2010

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

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

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

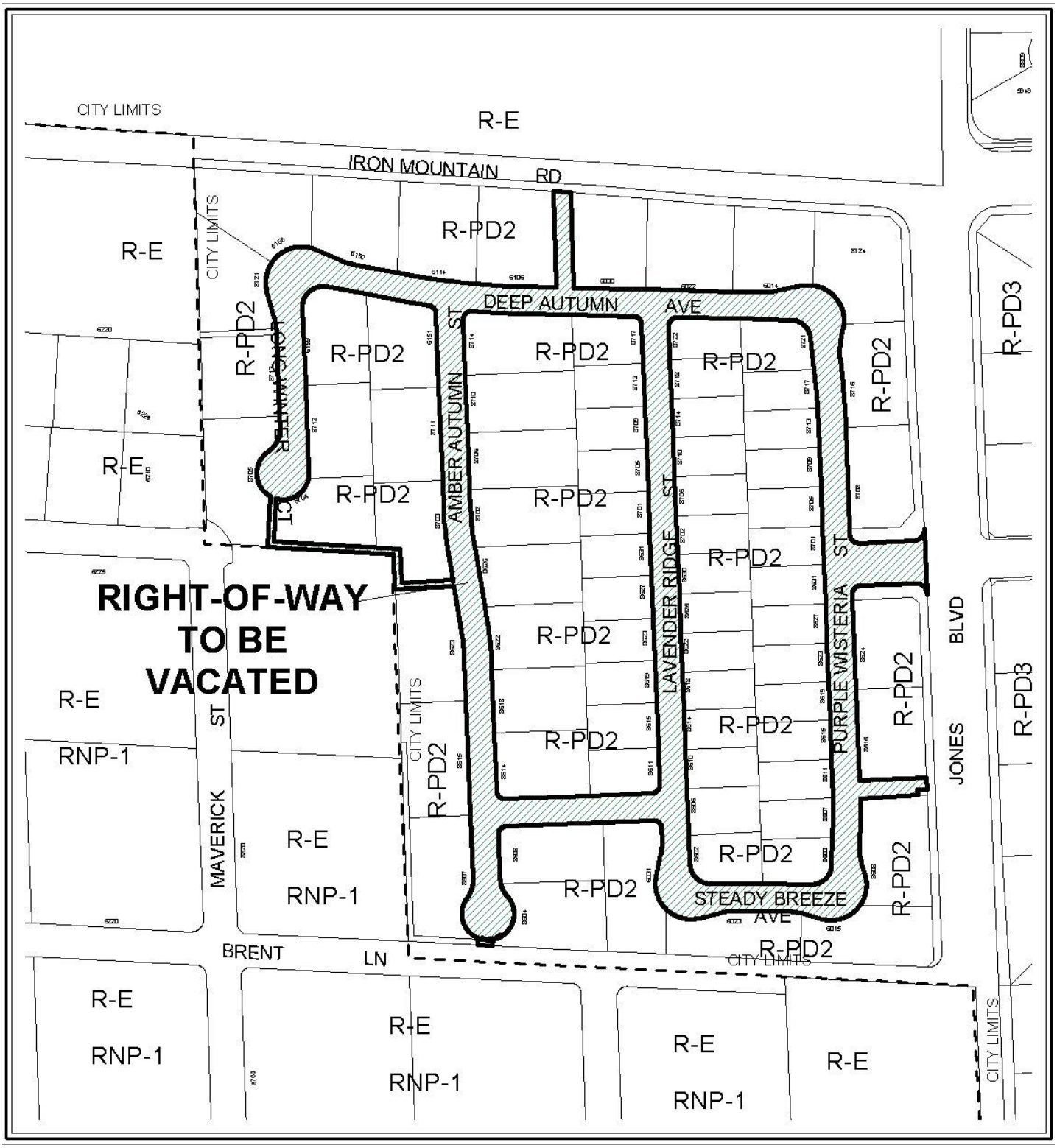
**SUBJECT:**
VAC-39142 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: WILLIAM LYON HOMES - Petition to Vacate the City of Las Vegas sewer easement and Public Drainage easements generally located southwest corner of Iron Mountain Road and Jones Boulevard, Ward 6 (Ross). Staff recommends

**SET DATE: 10/06/2010**
**C.C.: 10/20/2010**

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

**RECOMMENDATION:**
Staff recommends

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




**CASE:** **VAC-39142**

0 200 400 Feet

CASE: **VAC-39142**

N

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

_____
Notary Public in and for said County and State

ERICA J. MORALES
Notary Public, State of Nevada
Appointment No. 06-109216-14
My Appt. Expires June 26, 2014

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AUG 10 2010
City of Las Vegas

PLANNING & DEVELOPMENT

# 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*** _____

*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.

_____

Notary Public in and for Clark County and State

ERICA J. MORALES
Notary Public, State of Nevada
Appointment No. 06-109216-14
My Appt. Expires June 26, 2014

RECEIVED
AUG 10 2010
City of Las Vegas

*FOR DEPARTMENT USE ONLY*

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

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

# 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: | Titles: |
|---|---|
| William Lyon | Chairman & Chief Executive Officer |
| Wade H. Cable | President & Chief Operating Officer |
| Michael D. Grubbs | Sr. Vice President, Chief Financial Officer,Treas.& Asst.Secy. |
| Richard S. Robinson | Sr. Vice President - Finance |
| W. Douglass Harris | Vice President - Corporate Controller & Corporate Secretary |
| Cynthia E. Hardgrave | Vice President - Tax & Internal Audit & Asst. Secretary |
| C. Dean Stewart | Vice President - Operations |
| Dorothy M. Albertson | Asst. Secretary |
| Justine Black | Asst. Secretary |
| William H. Lyon | Asst. Secretary |
| Kathryn A. Sampson | Asst. Secretary |
| Brian J. Aitken | Asst. Treasurer |
| Gary W. Cogan | Asst. Treasurer |
| Matthew R. Zaist | 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 | |

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AUG 10 2010
City of Las Vegas

COPY

| 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 | |
| Adrienne M. Kautzman ) | Contracts, Warranty Deeds, Affidavits of Property Value; and | |
| Jeanette Lakavage ) | Miscellaneous Mortgage Documents | |
| "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 | |

WITNESS my hand and the seal of the Corporation this 19th day of May, 2003.

W. Douglass Harris

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

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

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 Date
   Director of Planning and Development
   City of Las Vegas, Nevada

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

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AUG 10 2010
City of Las Vegas

VAC-39142

***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**

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City of Las Vegas

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

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

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

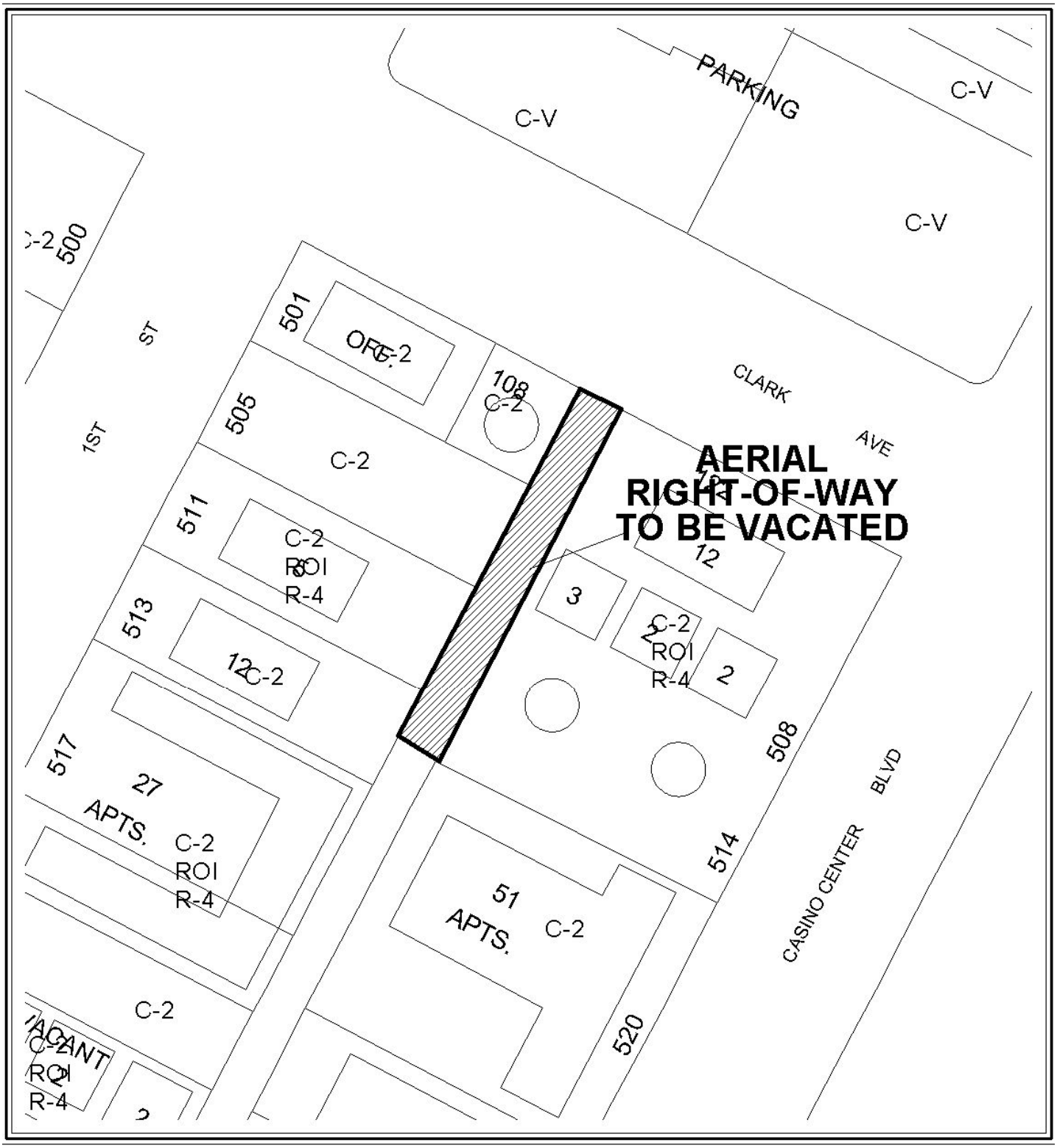
**SUBJECT:**
VAC-39145 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Petition to Vacate the aerial right-of-way for a portion of an existing 20-foot wide public alley located between Clark Avenue and Bonneville Avenue, and between 1st Street and Casino Center Boulevard, Ward 3 (Reese).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

**SET DATE: 10/06/2010**
**C.C.: 10/20/2010**

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

**RECOMMENDATION:**
Staff recommends

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




**CASE:** **VAC-39145**

0 50 100 Feet

CASE: **VAC-39145**

N

# 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

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
ROSANA G. COGLE
Appt. No. 96-27148-1
My Appt. Expires May 16, 2014

RECEIVED
AUG 10 2010
City of Las Vegas

PLANNING & DEVELOPMENT

# 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** 8901

**E-mail Address** _____

**APPLICANT** CHERI EDELMAN **Contact** _____

**Address** 400 E. STEWART AVE **Phone:** 229-5926 **Fax:** _____

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

**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 8th day of August, 20 10.

Kevin Cerny

Notary Public in and for said County and State

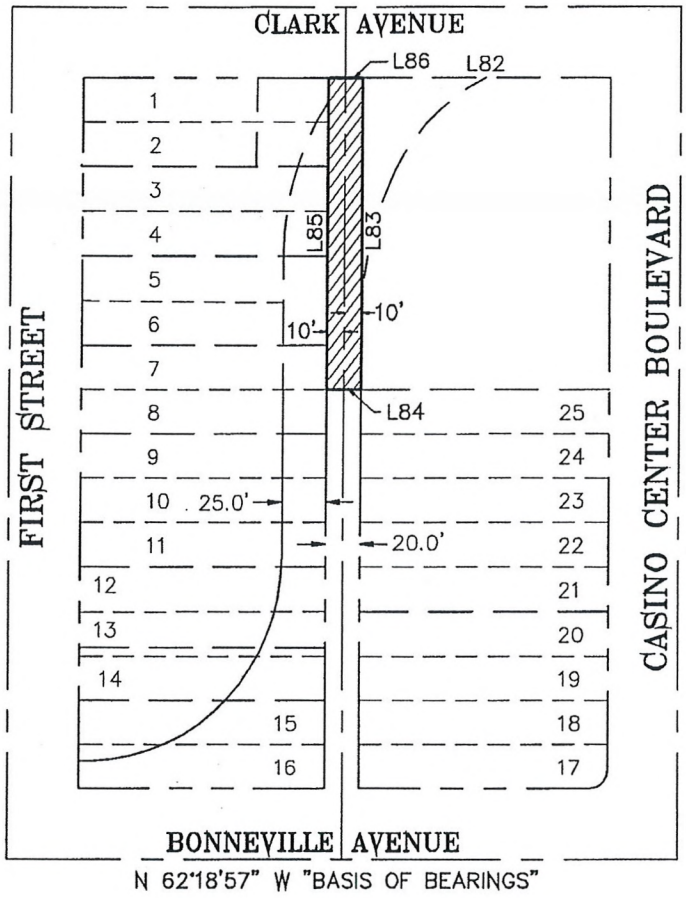
RECEIVED
AUG 10 2010
City of Las Vegas

KEVIN CERNY
NOTARY PUBLIC
STATE OF NEVADA
APPT. No. 04-90775-1
MY APPT. EXPIRES JULY 29, 2012

*FOR DEPARTMENT USE ONLY*

| | |
|---|---|
| Case # | VAC-39145 |
| Meeting Date: | 9/23/10 |
| Total Fee: | $1000.00 |
| Date Received:* | 8-10-10 |
| Received By: | J Fuller |

*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.




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 1st Street and Casino Center Boulevard. This petition is in accordance with the terms of the Bonneville-Clark Connecter 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,

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

VAC-39145

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AUG 10 2010
City of Las Vegas

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

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

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

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

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

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

**RECOMMENDATION:**
Staff recommends

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

# PLANNING & DEVELOPMENT DEPARTMENT

## STATEMENT OF FINANCIAL INTEREST

Case Number: **ROC-39160** APN: ~~125-08-418~~ 125-08-497-009 (NV)

Name of Property Owner: Twilight North Homeowners Association

Name of Applicant: Twilight North Homeowner 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: _____

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AUG 12 2010

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

MARIE JEAN HUMPHREYS
NOTARY PUBLIC
STATE OF NEVADA
Date Appointment Exp: 10-15-2011
Certificate No: 96-3418-1

PLANNING & DEVELOPMENT

# 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)** ~~125-08-498~~ 125-08-497-009 (TM-0031-01) **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
**Address** c/o Excellence Community Management 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
**Address** c/o Excellence Community Management 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** _____
**Address** c/o Excellence Community Management 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 6th day of August, 20 10.

Marie Jean Humphreys

Notary Public in and for said County and State

MARIE JEAN HUMPHREYS
NOTARY PUBLIC
STATE OF NEVADA
Date Appointment Exp: 10-15-2011
Certificate No: 96-3418-1

*FOR DEPARTMENT USE ONLY*

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

RECEIVED
AUG 12 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.

FINAL MAP of

# TWILIGHT NORTH

## A COMMON INTEREST COMMUNITY

BEING ALL OF LOT 2 OF FILE 101 OF PARCEL MAPS, PAGE 15, OFFICIAL RECORDS OF CLARK COUNTY, NEVADA, LYING WITHIN SECTION 8, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M, CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

## OWNER'S CERTIFICATE AND DEDICATION

D.R. HORTON, INC., A DELAWARE CORPORATION, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PARCEL OF LAND WHICH IS SHOWN UPON THE PLAT OF "TWILIGHT NORTH", AND DOES HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP, AND DOES HEREBY OFFER AND DEDICATE ALL PUBLIC STREETS, ALLEYS, EASEMENTS, RIGHTS-OF-WAY AND PUBLIC PLACES AS INDICATED AND OUTLINED HEREON, TO THE CITY OF LAS VEGAS. NO PART OF THE PARCELS MARKED "NOT A PART" ARE OFFERED FOR DEDICATION.

FURTHERMORE, D.R. HORTON, INC., A DELAWARE CORPORATION, DOES HEREBY GRANT AND CONVEY TO NEVADA POWER COMPANY AND SPRINT, JOINTLY AND SEVERALLY, SOUTHWEST GAS CORPORATION, LAS VEGAS VALLEY WATER DISTRICT AND COX COMMUNICATIONS LAS VEGAS, INC. AND TO THEIR SUCCESSORS AND ASSIGNS, A PERMANENT EASEMENT OVER ALL AREAS DESIGNATED HEREON AS COMMON ELEMENTS, A THREE FOOT WIDE EASEMENT ON ALL SIDE LOT LINES AND UNDERGROUND SERVICES TO METER PANELS, AND A FIVE FOOT WIDE EASEMENT ABUTTING ALL PUBLIC AND PRIVATE STREETS, DELINEATED AS FOLLOWS:
BEING NINE FEET WIDE, RUNNING PARALLEL AND ADJACENT TO THE BACK OF CURB LINE OF ALL PUBLIC AND PRIVATE STREETS, FOR ABOVE GROUND TRANSFORMER PADS AND ABOVE GROUND TELEPHONE EQUIPMENT PADS; AND AN ADDITIONAL TWO FOOT WIDE EASEMENT AROUND TRANSFORMER PADS AND TELEPHONE EQUIPMENT PADS WITHIN THE PLATTED LANDS FOR THE CONSTRUCTION, MAINTENANCE, OPERATION AND FINAL REMOVAL OF STREET LIGHTS, FIRE HYDRANTS, UNDERGROUND GAS, WATER, POWER, AND TELEPHONE LINES AND APPURTENANCES AND CABLE T.V. LINES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS THERETO.
FURTHER, THE UNDERSIGNED OWNER HEREBY GRANTS AND CONVEYS, TO THE CITY OF LAS VEGAS AND TO ITS SUCCESSORS AND ASSIGNS, A FIVE-FOOT WIDE EASEMENT ADJACENT TO ALL PROPERTY LINES WHERE LOTS OF COMMON ELEMENTS ABUT PUBLIC STREETS FOR PURPOSES OF PLACING PUBLIC FIRE HYDRANTS AND PUBLIC STREETLIGHTS, AND AN ADDITIONAL EASEMENT OF UP TO TWO FEET IN RADIUS FROM EACH FIRE HYDRANT AND STREETLIGHT, TO EXTEND BEYOND THE FIVE-FOOT EASEMENT IF NECESSARY, TOGETHER WITH THE RIGHT OF INGRESS TO AND EGRESS FROM THESE EASEMENTS, PROVIDED, HOWEVER, THAT NO ABOVE-GROUND UTILITY VAULTS THAT WOULD SUBSTANTIALLY INTERFERE WITH THE INTENDED USE OF THE TRAIL CORRIDOR, SHALL BE ALLOWED WITHIN ANY EASEMENTS, CORRIDORS OR COMMON LOTS DESIGNATED AS PUBLIC MULTI-USE OR PUBLIC MULTI-USE TRANSPORTATION TRAIL, EASEMENT AREAS, AND NO SUCH EASEMENT RIGHTS SHALL BE GRANTED TO THE ABOVE LISTED UTILITY COMPANIES, NOR ANY OTHER PARTIES, IN CONFLICT WITH THIS STATEMENT.

FOR: D.R. HORTON, INC., A DELAWARE CORPORATION

James Frasure 4/10/02
BY: JAMES FRASURE, VICE PRESIDENT — DATE

## ACKNOWLEDGMENT

STATE OF NEVADA
S.S.
COUNTY OF CLARK

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 4/10/02, 2002, BY JAMES FRASURE AS VICE PRESIDENT OF D.R. HORTON, INC.

Brandon Hays
BRANDON HAYS
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
MY COMMISSION EXPIRES 7/15/04

NOTARY PUBLIC STATE OF NEVADA County of Clark BRANDON HAYS My Appt. Expires January 15, 2004 No. 96-0512-1

## CERTIFICATE OF EASEMENT RECIPIENTS

WE, THE HEREIN NAMED EASEMENT RECIPIENTS, HEREBY APPROVED THE GRANT OF THE DESIGNATED EASEMENTS.

Maria L. Tapia 5.7.02
MARIA L. TAPIA — DATE
COX COMMUNICATIONS LAS VEGAS, INC.

James A. Reilly 5/10/02
JAMES A. REILLY — DATE
NEVADA POWER COMPANY

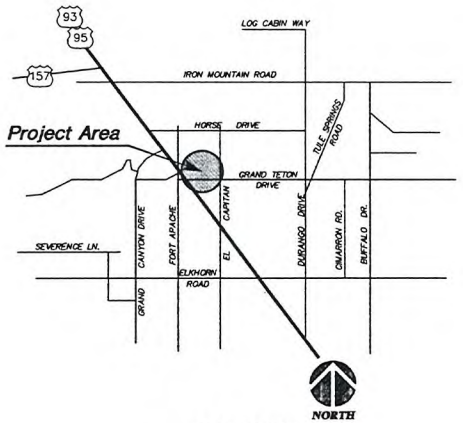
Dean Lakkides 05/07/02
DEAN LAKKIDES — DATE
SPRINT

5.9.02
SOUTHWEST GAS CORPORATION - Craig S. Sisco — DATE

5-7-02
BAN L. LEWIS — DATE
LAS VEGAS VALLEY WATER DISTRICT

6/12/2002
CITY OF LAS VEGAS — DATE
CHARLIE KAJKOWSKI, P.E. No. 4784

ANY SUBSEQUENT CHANGES TO THIS MAP SHOULD BE EXAMINED AND MAY BE DETERMINED BY REFERENCE TO THE COUNTY RECORDER'S CUMULATIVE MAP INDEX. N.R.S. 278.5695




VICINITY MAP
Not to scale

## LEGAL DESCRIPTION

ALL OF LOT 2 OF FILE 101 OF PARCEL MAPS, PAGE 15, OFFICIAL RECORDS OF CLARK COUNTY, NEVADA.

CONTAINING 14.64 ACRES OF LAND.

## TITLE COMPANY GUARANTEE

GUARANTEE BY SEPARATE INSTRUMENT RECORDED 6/21, 2002, IN BOOK 20020621 AS INSTRUMENT No. 2429.

## DIVISION OF WATER RESOURCES CERTIFICATE

THIS FINAL MAP IS HEREBY APPROVED BY THE DIVISION OF WATER RESOURCES OF THE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES, CONCERNING WATER QUANTITY SUBJECT TO THE REVIEW AND APPROVAL ON FILE IN THIS OFFICE.

6-10-02
ROBERT CRACHE, P.E. — DATE
DIVISION OF WATER RESOURCES

## DISTRICT BOARD OF HEALTH CERTIFICATE

THIS FINAL MAP IS APPROVED BY THE CLARK COUNTY DISTRICT BOARD OF HEALTH. THIS APPROVAL CONCERNS SEWAGE DISPOSAL, WATER POLLUTION, WATER QUALITY AND WATER SUPPLY FACILITIES, AND IS PREDICATED UPON PLANS FOR A PUBLIC WATER SUPPLY AND A COMMUNITY SYSTEM FOR DISPOSAL OF SEWAGE.

Walter B. Ross 06/11/02
WALTER B. ROSS — DATE
CLARK COUNTY DISTRICT BOARD OF HEALTH

## CITY SURVEYOR'S CERTIFICATE

I, PAUL SULLIVAN, MSE, CITY SURVEYOR OF THE CITY OF LAS VEGAS, DO HEREBY CERTIFY I HAVE EXAMINED THE FINAL SUBDIVISION MAP OF "TWILIGHT NORTH", AND AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT. MONUMENTS HAVE NOT BEEN SET, BUT A PROPER PERFORMANCE BOND HAS BEEN DEPOSITED TO GUARANTEE THEIR SETTING ON OR BEFORE 5/18/03.

Paul Sullivan 6-21-02
PAUL SULLIVAN, PLS 9886 — DATE
ASST. CITY SURVEYOR, LAS VEGAS, NEVADA

## SURVEYOR'S CERTIFICATE

I, CAESAR CANO, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:

1) THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF D.R. HORTON, INC.

2) THE LANDS SURVEYED LIE WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 8, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA AND THAT THE SURVEY WAS COMPLETED ON MARCH 21, 2001.

3) THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.

4) THE MONUMENTS DEPICTED ON THE PLAT WILL BE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED BY 5/18/03, AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY BEFORE RECORDATION TO ASSURE THE INSTALLATION OF THE MONUMENTS.

CAESAR CANO
PROFESSIONAL LAND SURVEYOR
NEVADA LICENSE No. 11175

CAESAR CANO — No. 11175 — 4/9/02

## CERTIFICATE OF DIRECTOR OF PLANNING AND DEVELOPMENT

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 PARCELS HEREIN WERE ACCEPTED BY THE PLANNING AND DEVELOPMENT DEPARTMENT OF THE CITY OF LAS VEGAS, NEVADA, ON THIS 19TH DAY OF JUNE, 2002.

ROBERT S. GENZER
DIRECTOR OF PLANNING AND DEVELOPMENT
CITY OF LAS VEGAS, NEVADA

## BASIS OF BEARINGS

NORTH 89°53'30" WEST, BEING THE BEARING OF THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 8, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN IN FILE 88 OF SURVEYS, PAGE 75, OFFICIAL RECORDS OF CLARK COUNTY, NEVADA.

**FM-38-02**

FINAL MAP of
**TWILIGHT NORTH**
A COMMON INTEREST COMMUNITY
BEING ALL OF LOT 2 OF FILE 101 OF PARCEL MAPS, PAGE 15, OFFICIAL RECORDS OF CLARK COUNTY, NEVADA, LYING WITHIN SECTION 8, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M, CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

CVL CONSULTANTS, INC.
6280 S. Valley View Blvd. Suite 200, Las Vegas, NV 89118, Tel: (702) 368-3008, Fax: (702) 368-9647
ENGINEERING · PLANNING · LAND SURVEYING

Date: 10/2001
Drawn by: F. Zwolinski
Checked by: C. Cano
Job Number: 01-9006-03
SHEET 1 OF 5

No. 2429
FILED AT THE REQUEST OF: CVL Consultants, Inc.
DATE 6/21/02 TIME 11:41
BOOK 124 PAGE 36
OF PLATS
OFFICIAL RECORDS, BOOK No. 20020621
CLARK COUNTY, NEVADA RECORDS
JUDITH A. VANDEVER, RECORDER
FEE $14.00 DEPUTY JG

RECEIVED
AUG 12 2010
ROC-39160

# FINAL MAP of TWILIGHT NORTH

A COMMON INTEREST COMMUNITY

BEING ALL OF LOT 2 OF FILE 101 OF PARCEL MAPS, PAGE 15, OFFICIAL RECORDS OF CLARK COUNTY, NEVADA, LYING WITHIN SECTION 8, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

TOTAL LOTS: 103
TOTAL AREA: 14.64 Acres

## NOTES

1. COMMON ELEMENTS 'B', 'C', 'D', 'E', 'G' AND 'H' ARE P.U.E.s, PRIVATE LANDSCAPE EASEMENTS AND PRIVATE DRAINAGE EASEMENTS, AND SHALL BE PRIVATELY MAINTAINED. COMMON ELEMENTS 'A' AND 'F' ARE P.U.E.s, PRIVATE LANDSCAPE EASEMENTS AND PUBLIC DRAINAGE EASEMENTS, AND SHALL BE PRIVATELY MAINTAINED.
2. ALL REAR LOT CORNERS SHALL BE SET WITH A NAIL AND TAG MARKED "PLS 11175" ON BLOCK WALL. ALL FRONT AND SIDE LOT CORNERS ADJOINING PUBLIC OR PRIVATE STREETS SHALL BE MARKED BY THE SAWCUTTING OF THE BACK OF CURBS AT THE PROLONGATION OF THE PROPERTY LINES.
3. DIRECT VEHICULAR ACCESS TO GRAND TETON DRIVE AND EL CAPITAN WAY THROUGH ANY COMMON ELEMENTS FROM ALL LOTS MARKED WITH AN ASTERISK (*) SHALL BE PROHIBITED.
4. ALL SIGHT VISIBILITY RESTRICTION ZONES (S.V.R.Z.) ARE TO BE PRIVATELY MAINTAINED BY EACH RESPECTIVE INDIVIDUAL LOT OWNER. NO SIGHT-RESTRICTING IMPROVEMENTS THIRTY INCHES (30") OR TALLER IN HEIGHT ARE ALLOWED TO BE CONSTRUCTED IN THESE ZONES, TYPICAL.
5. FOR TYPICAL LOT DETAILS AND THEIR RESPECTIVE EASEMENTS, AND FOR S.V.R.Z. DETAILS, SEE SHEET 3.
6. A NON-REVOCABLE "PRIVATE USE" EASEMENT FOR INGRESS/EGRESS, GENERAL USE, LANDSCAPE AND MAINTENANCE PURPOSES IS HEREBY GRANTED FOR THE BENEFIT OF THE ADJOINING LOT OWNER. (DOES NOT APPLY TO ALL LOTS: REFER TO "PRIVATE USE" EASEMENT DETAIL, SHEET 5 FOR MORE INFORMATION.)

## BASIS OF BEARINGS

NORTH 89°53'30" WEST, BEING THE BEARING OF THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 8, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN IN FILE 86 OF SURVEYS, PAGE 75, OFFICIAL RECORDS OF CLARK COUNTY, NEVADA.

NORTH

GRAPHIC SCALE

( IN FEET )
1 inch = 40 ft.

## REFERENCE MAPS

1. FILE 86 OF SURVEYS, PAGE 75
2. FILE 73 OF SURVEYS, PAGE 14
3. BOOK 86 OF PLATS, PAGE 89
4. BOOK 81 OF PLATS, PAGE 22
5. BOOK 86 OF PLATS, PAGE 97
6. BOOK 81 OF PLATS, PAGE 85
7. BOOK 82 OF PLATS, PAGE 90
8. BOOK 85 OF PLATS, PAGE 41
9. FILE 18 OF SURVEYS, PAGE 50
10. FILE 87 OF SURVEYS, PAGE 09
11. FILE 88 OF SURVEYS, PAGE 15
12. FILE 101 OF PARCEL MAPS, PAGE 15

## COMMON ELEMENTS

| | |
|---|---|
| COMMON ELEMENT 'A' | 40,756 S.F. |
| COMMON ELEMENT 'B' | 5,951 S.F. |
| COMMON ELEMENT 'C' | 2,358 S.F. |
| COMMON ELEMENT 'D' | 6,477 S.F. |
| COMMON ELEMENT 'E' | 1,671 S.F. |
| COMMON ELEMENT 'F' | 419 S.F. |
| COMMON ELEMENT 'G' | 118 S.F. |
| COMMON ELEMENT 'H' | 208 S.F. |
| TOTAL COMMON AREA: | 57,958 S.F. |

## MAP LEGEND

- ○ MONUMENT FOUND, AS NOTED
- ◈ 5/8" REBAR AND ALUMINUM CAP, MARKED "PLS 11175" SET PER MAP REF (12)
- △ SET 5/8" REBAR AND ALUMINUM CAP, MARKED "PLS 11175"
- ◉ SET 5/8" REBAR AND ALUMINUM CAP, MARKED "PLS 11175", WITH REFERENCE TIES
- 23 LOT NUMBER
- (3) BLOCK NUMBER
- G PUBLIC STREET DEDICATED TO THE CITY OF LAS VEGAS PER THIS FINAL MAP
- P PRIVATE STREET, P.U.E., CITY OF LAS VEGAS SEWER EASEMENT AND PUBLIC DRAINAGE EASEMENT (TO BE PRIVATELY MAINTAINED)
- A.P.N. ASSESSOR'S PARCEL NUMBER
- C.E. COMMON ELEMENT
- (C) CALCULATED
- (M) MEASURED
- (R) RADIAL BEARING
- S.F. SQUARE FEET
- S.V.R.Z. SIGHT VISIBILITY RESTRICTION ZONE TO BE PRIVATELY MAINTAINED (SEE NOTE 4)
- P.U.E. PUBLIC UTILITY EASEMENT
- TYP. TYPICAL
- U.E. UTILITY EASEMENT
- C18 CURVE IDENTIFICATION, TYPICAL
- L3 LINE IDENTIFICATION, TYPICAL
- R22 RADIAL LINE IDENTIFICATION, TYPICAL
- (1) MAP REFERENCE, TYPICAL
- —℄— CENTERLINE, TYPICAL
- EASEMENT LINE, TYPICAL
- LOT LINE, TYPICAL
- SECTION LINE, TYPICAL
- SUBDIVISION BOUNDARY LINE

## CURVES

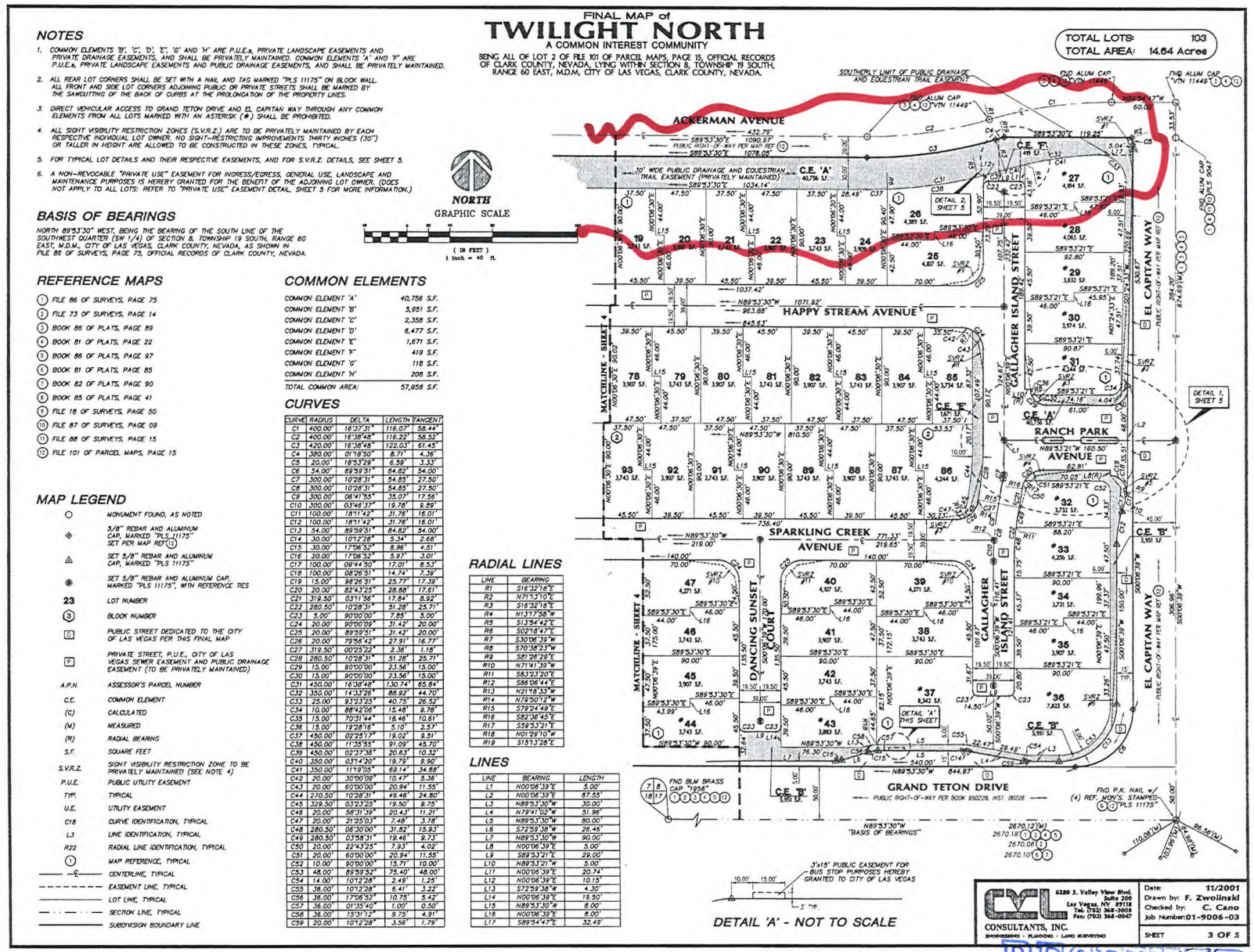
| CURVE | RADIUS | DELTA | LENGTH | TANGENT |
|---|---|---|---|---|
| C1 | 400.00' | 16°37'31" | 116.07' | 58.44' |
| C2 | 400.00' | 16°38'48" | 116.22' | 58.52' |
| C3 | 420.00' | 16°38'48" | 122.03' | 61.45' |
| C4 | 380.00' | 01°18'50" | 8.71' | 4.36' |
| C5 | 20.00' | 18°53'29" | 6.59' | 3.33' |
| C6 | 54.00' | 89°59'51" | 84.82' | 54.00' |
| C7 | 300.00' | 10°28'31" | 54.85' | 27.50' |
| C8 | 300.00' | 10°28'31" | 54.85' | 27.50' |
| C9 | 300.00' | 06°41'55" | 35.07' | 17.56' |
| C10 | 300.00' | 03°46'37" | 19.78' | 9.89' |
| C11 | 100.00' | 18°11'42" | 31.76' | 16.01' |
| C12 | 100.00' | 18°11'42" | 31.76' | 16.01' |
| C13 | 54.00' | 89°59'51" | 84.82' | 54.00' |
| C14 | 30.00' | 10°12'28" | 5.34' | 2.68' |
| C15 | 30.00' | 17°06'52" | 8.96' | 4.51' |
| C16 | 20.00' | 17°06'52" | 5.97' | 3.01' |
| C17 | 100.00' | 09°44'50" | 17.01' | 8.53' |
| C18 | 100.00' | 08°26'51" | 14.74' | 7.39' |
| C19 | 15.00' | 98°26'51" | 25.77' | 17.39' |
| C20 | 20.00' | 82°43'25" | 28.88' | 17.61' |
| C21 | 319.50' | 03°11'56" | 17.84' | 8.92' |
| C22 | 280.50' | 10°28'31" | 51.28' | 25.71' |
| C23 | 5.00' | 90°00'00" | 7.85' | 5.00' |
| C24 | 20.00' | 90°00'09" | 31.42' | 20.00' |
| C25 | 20.00' | 89°59'51" | 31.42' | 20.00' |
| C26 | 20.00' | 79°56'42" | 27.91' | 16.77' |
| C27 | 319.50' | 00°23'22" | 2.36' | 1.18' |
| C28 | 280.50' | 10°28'31" | 51.28' | 25.71' |
| C29 | 15.00' | 90°00'00" | 23.56' | 15.00' |
| C30 | 15.00' | 90°00'00" | 23.56' | 15.00' |
| C31 | 450.00' | 16°38'48" | 130.74' | 65.84' |
| C32 | 350.00' | 14°33'26" | 88.92' | 44.70' |
| C33 | 25.00' | 93°23'25" | 40.75' | 26.52' |
| C34 | 10.00' | 88°42'06" | 15.48' | 9.78' |
| C35 | 15.00' | 70°31'44" | 18.46' | 10.61' |
| C36 | 15.00' | 19°28'16" | 5.10' | 2.57' |
| C37 | 450.00' | 02°25'17" | 19.02' | 9.51' |
| C38 | 450.00' | 11°35'55" | 91.09' | 45.70' |
| C39 | 450.00' | 02°37'36" | 20.63' | 10.32' |
| C40 | 350.00' | 03°14'20" | 19.79' | 9.90' |
| C41 | 350.00' | 11°19'05" | 69.14' | 34.68' |
| C42 | 20.00' | 30°00'09" | 10.47' | 5.36' |
| C43 | 20.00' | 60°00'00" | 20.94' | 11.55' |
| C44 | 270.50' | 10°28'31" | 49.48' | 24.80' |
| C45 | 329.50' | 03°23'25" | 19.50' | 9.75' |
| C46 | 20.00' | 58°31'39" | 20.43' | 11.21' |
| C47 | 20.00' | 21°25'03" | 7.48' | 3.78' |
| C48 | 280.50' | 06°30'00" | 31.82' | 15.93' |
| C49 | 280.50' | 03°58'31" | 19.46' | 9.73' |
| C50 | 20.00' | 22°43'25" | 7.93' | 4.02' |
| C51 | 20.00' | 60°00'00" | 20.94' | 11.55' |
| C52 | 10.00' | 90°00'00" | 15.71' | 10.00' |
| C53 | 48.00' | 89°59'52" | 75.40' | 48.00' |
| C54 | 14.00' | 10°12'28" | 2.49' | 1.25' |
| C55 | 36.00' | 10°12'28" | 6.41' | 3.22' |
| C56 | 36.00' | 17°06'52" | 10.75' | 5.42' |
| C57 | 36.00' | 01°35'40" | 1.00' | 0.50' |
| C58 | 36.00' | 15°31'12" | 9.75' | 4.91' |
| C59 | 20.00' | 10°12'28" | 3.56' | 1.79' |

## RADIAL LINES

| LINE | BEARING |
|---|---|
| R1 | S16°32'16"E |
| R2 | N71°37'10"E |
| R3 | S16°32'18"E |
| R4 | N13°77'58"W |
| R5 | S13°54'42"E |
| R6 | S02°18'47"E |
| R7 | S30°06'39"W |
| R8 | S70°38'23"W |
| R9 | S81°26'29"E |
| R10 | N71°41'39"W |
| R11 | S83°23'20"E |
| R12 | S86°06'44"E |
| R13 | N21°16'33"W |
| R14 | N78°50'12"W |
| R15 | S79°24'49"E |
| R16 | S82°36'45"E |
| R17 | S59°53'21"E |
| R18 | N01°29'10"W |
| R19 | S15°33'28"E |

## LINES

| LINE | BEARING | LENGTH |
|---|---|---|
| L1 | N00°06'39"E | 5.00' |
| L2 | N00°06'39"E | 87.55' |
| L3 | N89°53'30"W | 30.00' |
| L4 | N79°41'02"W | 51.96' |
| L5 | N89°53'30"W | 80.00' |
| L6 | S72°59'38"W | 26.46' |
| L7 | N89°53'30"W | 90.00' |
| L8 | N00°06'39"E | 5.00' |
| L9 | S89°53'21"E | 29.00' |
| L10 | N89°53'21"W | 5.00' |
| L11 | N00°06'39"E | 20.74' |
| L12 | N00°06'39"E | 10.15' |
| L13 | S72°59'38"W | 4.30' |
| L14 | N00°06'39"E | 19.50' |
| L15 | N89°53'30"W | 8.00' |
| L16 | N00°06'39"E | 8.00' |
| L17 | S89°54'47"E | 32.49' |







DETAIL 'A' - NOT TO SCALE


CONSULTANTS, INC.
ENGINEERING · PLANNING · LAND SURVEYING
6280 S. Valley View Blvd. Suite 206
Las Vegas, NV 89118
Tel. (702) 368-3005
Fax: (702) 368-0047


Date: 11/2001
Drawn by: F. Zwolinski
Checked by: C. Cano
Job Number: 01-9006-03

SHEET 3 OF 5

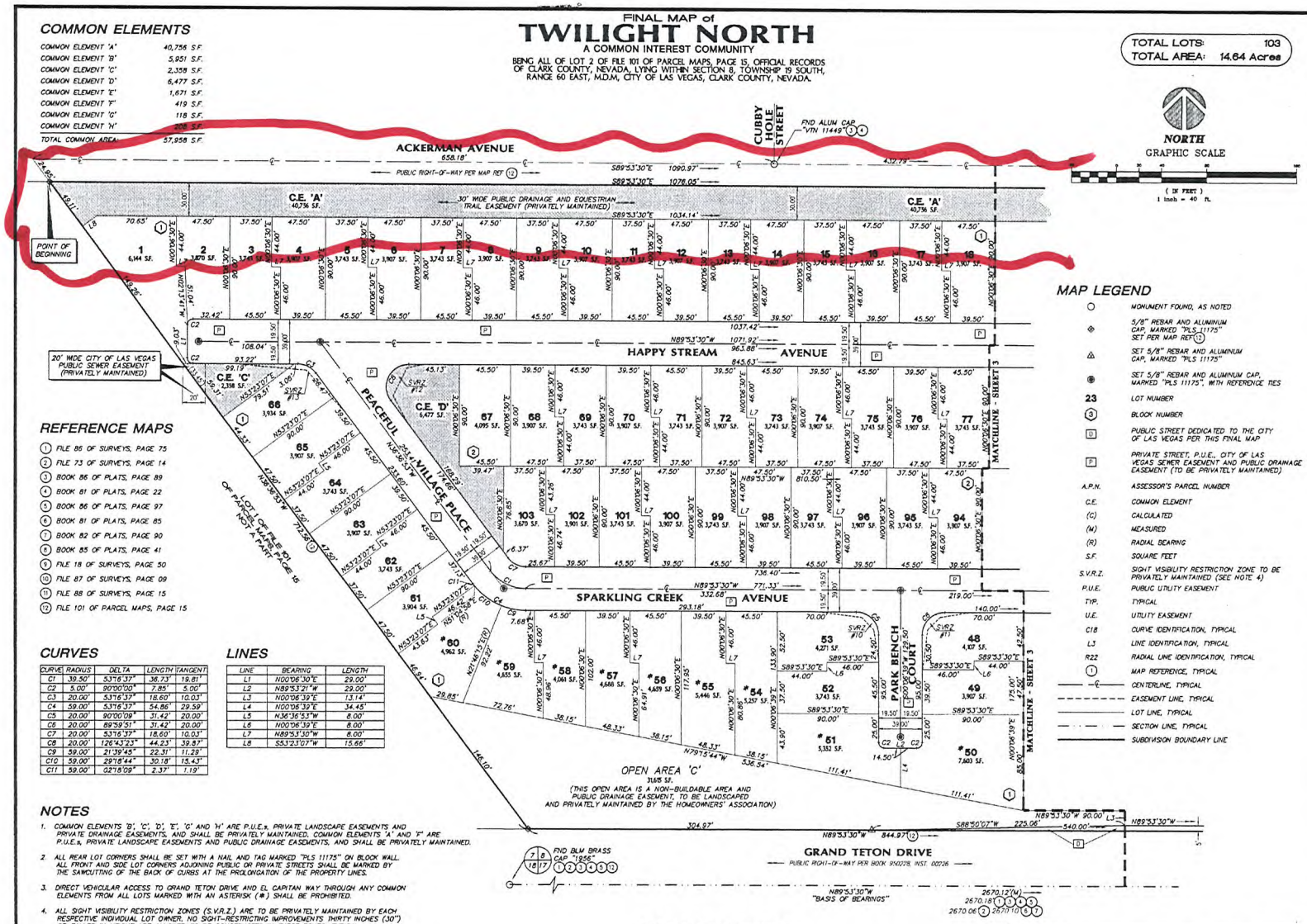

RECEIVED
AUG 12 2010
ROC-39160

# FINAL MAP of TWILIGHT NORTH

A COMMON INTEREST COMMUNITY

BEING ALL OF LOT 2 OF FILE 101 OF PARCEL MAPS, PAGE 15, OFFICIAL RECORDS OF CLARK COUNTY, NEVADA, LYING WITHIN SECTION 8, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

TOTAL LOTS: 103
TOTAL AREA: 14.64 Acres




NORTH
GRAPHIC SCALE
( IN FEET )
1 inch = 40 ft.

## COMMON ELEMENTS

| | |
|---|---|
| COMMON ELEMENT 'A' | 40,756 S.F. |
| COMMON ELEMENT 'B' | 5,951 S.F. |
| COMMON ELEMENT 'C' | 2,358 S.F. |
| COMMON ELEMENT 'D' | 6,477 S.F. |
| COMMON ELEMENT 'E' | 1,671 S.F. |
| COMMON ELEMENT 'F' | 419 S.F. |
| COMMON ELEMENT 'G' | 118 S.F. |
| COMMON ELEMENT 'H' | 208 S.F. |
| TOTAL COMMON AREA: | 57,958 S.F. |

## REFERENCE MAPS

1. FILE 86 OF SURVEYS, PAGE 75
2. FILE 73 OF SURVEYS, PAGE 14
3. BOOK 86 OF PLATS, PAGE 89
4. BOOK 81 OF PLATS, PAGE 22
5. BOOK 86 OF PLATS, PAGE 97
6. BOOK 81 OF PLATS, PAGE 85
7. BOOK 82 OF PLATS, PAGE 90
8. BOOK 85 OF PLATS, PAGE 41
9. FILE 18 OF SURVEYS, PAGE 50
10. FILE 87 OF SURVEYS, PAGE 09
11. FILE 88 OF SURVEYS, PAGE 15
12. FILE 101 OF PARCEL MAPS, PAGE 15

## MAP LEGEND

- MONUMENT FOUND, AS NOTED
- 5/8" REBAR AND ALUMINUM CAP, MARKED "PLS 11175" SET PER MAP REF (12)
- SET 5/8" REBAR AND ALUMINUM CAP, MARKED "PLS 11175"
- SET 5/8" REBAR AND ALUMINUM CAP, MARKED "PLS 11175", WITH REFERENCE TIES
- 23 LOT NUMBER
- (3) BLOCK NUMBER
- [1] PUBLIC STREET DEDICATED TO THE CITY OF LAS VEGAS PER THIS FINAL MAP
- [P] PRIVATE STREET, P.U.E., CITY OF LAS VEGAS SEWER EASEMENT AND PUBLIC DRAINAGE EASEMENT (TO BE PRIVATELY MAINTAINED)
- A.P.N. ASSESSOR'S PARCEL NUMBER
- C.E. COMMON ELEMENT
- (C) CALCULATED
- (M) MEASURED
- (R) RADIAL BEARING
- S.F. SQUARE FEET
- S.V.R.Z. SIGHT VISIBILITY RESTRICTION ZONE TO BE PRIVATELY MAINTAINED (SEE NOTE 4)
- P.U.E. PUBLIC UTILITY EASEMENT
- TYP. TYPICAL
- U.E. UTILITY EASEMENT
- C18 CURVE IDENTIFICATION, TYPICAL
- L3 LINE IDENTIFICATION, TYPICAL
- R22 RADIAL LINE IDENTIFICATION, TYPICAL
- (1) MAP REFERENCE, TYPICAL
- CENTERLINE, TYPICAL
- EASEMENT LINE, TYPICAL
- LOT LINE, TYPICAL
- SECTION LINE, TYPICAL
- SUBDIVISION BOUNDARY LINE

## CURVES

| CURVE | RADIUS | DELTA | LENGTH | TANGENT |
|---|---|---|---|---|
| C1 | 39.50' | 53°16'37" | 36.73' | 19.81' |
| C2 | 5.00' | 90°00'00" | 7.85' | 5.00' |
| C3 | 20.00' | 53°16'37" | 18.60' | 10.03' |
| C4 | 59.00' | 53°16'37" | 54.86' | 29.59' |
| C5 | 20.00' | 90°00'09" | 31.42' | 20.00' |
| C6 | 20.00' | 89°59'51" | 31.42' | 20.00' |
| C7 | 20.00' | 53°16'37" | 18.60' | 10.03' |
| C8 | 20.00' | 126°43'23" | 44.23' | 39.87' |
| C9 | 59.00' | 21°39'45" | 22.31' | 11.29' |
| C10 | 59.00' | 29°18'44" | 30.18' | 15.43' |
| C11 | 59.00' | 02°18'09" | 2.37' | 1.19' |

## LINES

| LINE | BEARING | LENGTH |
|---|---|---|
| L1 | N00°06'30"E | 29.00' |
| L2 | N89°53'21"W | 29.00' |
| L3 | N00°06'39"E | 13.14' |
| L4 | N00°06'39"E | 34.45' |
| L5 | N36°36'53"W | 8.00' |
| L6 | N00°06'39"E | 8.00' |
| L7 | N89°53'30"W | 6.00' |
| L8 | S53°23'07"W | 15.66' |

## NOTES

1. COMMON ELEMENTS 'B', 'C', 'D', 'E', 'G' AND 'H' ARE P.U.E.s, PRIVATE LANDSCAPE EASEMENTS AND PRIVATE DRAINAGE EASEMENTS, AND SHALL BE PRIVATELY MAINTAINED. COMMON ELEMENTS 'A' AND 'F' ARE P.U.E.s, PRIVATE LANDSCAPE EASEMENTS AND PUBLIC DRAINAGE EASEMENTS, AND SHALL BE PRIVATELY MAINTAINED.
2. ALL REAR LOT CORNERS SHALL BE SET WITH A NAIL AND TAG MARKED "PLS 11175" ON BLOCK WALL. ALL FRONT AND SIDE LOT CORNERS ADJOINING PUBLIC OR PRIVATE STREETS SHALL BE MARKED BY THE SAWCUTTING OF THE BACK OF CURBS AT THE PROLONGATION OF THE PROPERTY LINES.
3. DIRECT VEHICULAR ACCESS TO GRAND TETON DRIVE AND EL CAPITAN WAY THROUGH ANY COMMON ELEMENTS FROM ALL LOTS MARKED WITH AN ASTERISK (*) SHALL BE PROHIBITED.
4. ALL SIGHT VISIBILITY RESTRICTION ZONES (S.V.R.Z.) ARE TO BE PRIVATELY MAINTAINED BY EACH RESPECTIVE INDIVIDUAL LOT OWNER. NO SIGHT-RESTRICTING IMPROVEMENTS THIRTY INCHES (30") OR TALLER IN HEIGHT ARE ALLOWED TO BE CONSTRUCTED IN THESE ZONES, TYPICAL.
5. FOR TYPICAL LOT DETAILS AND THEIR RESPECTIVE EASEMENTS, AND FOR S.V.R.Z. DETAILS, SEE SHEET 5.
6. A NON-REVOCABLE "PRIVATE USE" EASEMENT FOR INGRESS/EGRESS, GENERAL USE, LANDSCAPE AND MAINTENANCE PURPOSES IS HEREBY GRANTED FOR THE BENEFIT OF THE ADJOINING LOT OWNER. (DOES NOT APPLY TO ALL LOTS: REFER TO "PRIVATE USE" EASEMENT DETAIL, SHEET 5 FOR MORE INFORMATION.)

## BASIS OF BEARINGS

NORTH 89°53'30" WEST, BEING THE BEARING OF THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 8, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN IN FILE 86 OF SURVEYS, PAGE 75, OFFICIAL RECORDS OF CLARK COUNTY, NEVADA.


CONSULTANTS, INC.
6288 S. Valley View Blvd. Suite 200
Las Vegas, NV 89118
Tel: (702) 368-5068
Fax: (702) 368-0047


Date: 11/2001
Drawn by: F. Zwolinski
Checked by: C. Cano
Job Number: 01-9006-03

SHEET 4 OF 5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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 TETON~~ 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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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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***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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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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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

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**ROC-39160**

Excellence Community Management, LLC

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

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601 Whitney Ranch Drive, Suite B-10 Henderson, NV 89014 (702) 638-7770

ROC-39160

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

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

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

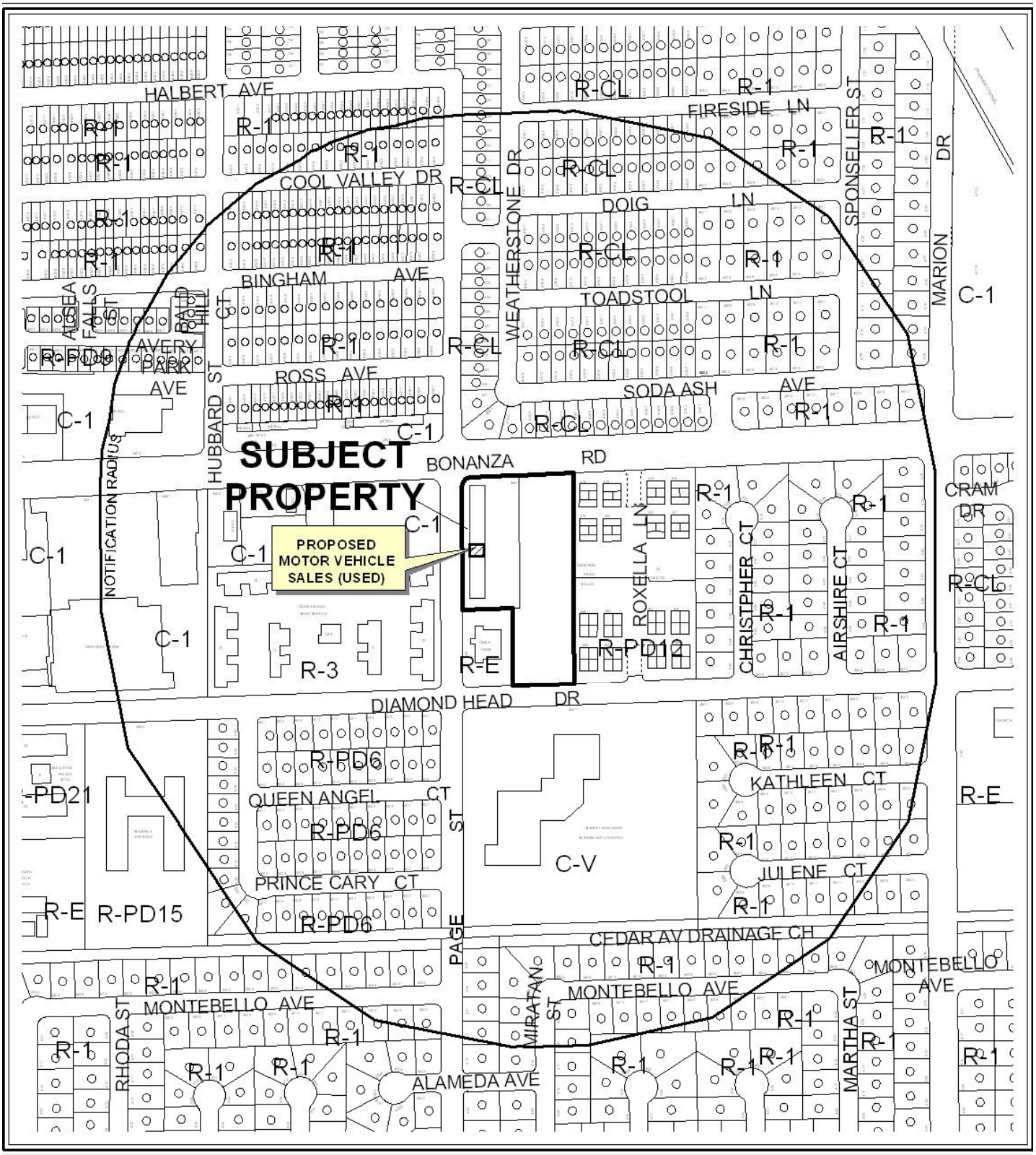
**SUBJECT:**
ABEYANCE - SUP-38523 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: HECTOR CAMACHO - Request for a Special Use Permit FOR A PROPOSED MOTOR VEHICLE SALES (USED) USE at 4561 East Bonanza Road, Suite #130 (APN 140-32-101-017), C-2 (General Commercial) Zone, Ward 3 (Reese). Staff recommends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

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

| **PROTESTS RECEIVED BEFORE:** | | **APPROVALS RECEIVED BEFORE:** | |
|---|---|---|---|
| **Planning Commission Mtg.** | **4** | **Planning Commission Mtg.** | **1** |
| **City Council Meeting** | **0** | **City Council Meeting** | **0** |

**RECOMMENDATION:**
Staff recommends DENIAL.

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



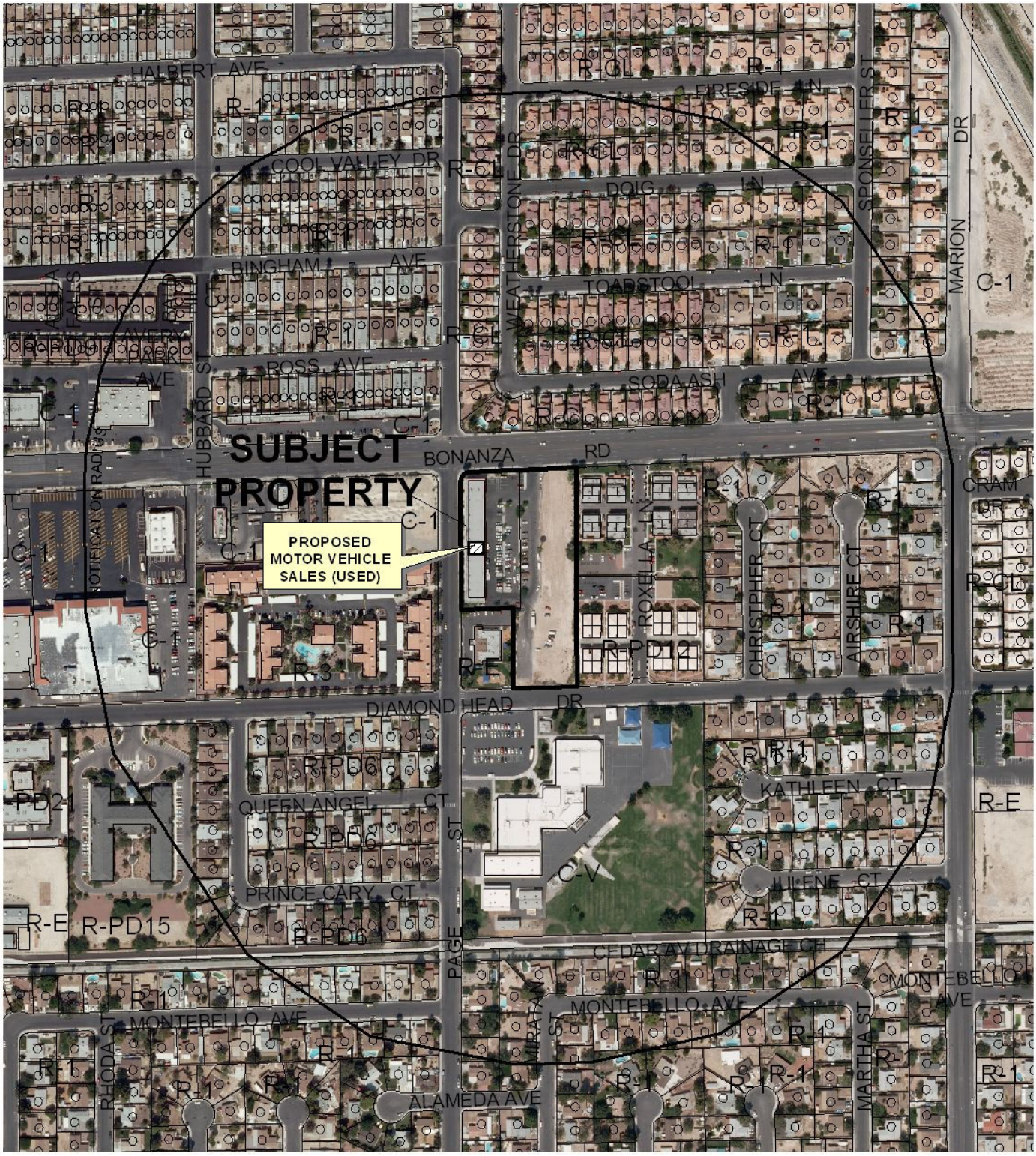

0 300 600 Feet

**CASE:** **SUP-38523**

**RADIUS:** 1000

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

N




0 300 600 Feet

**CASE:** **SUP-38523**

**RADIUS:** 1000

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

N

# PLANNING & DEVELOPMENT DEPARTMENT

## STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: HECTOR CAMACHO

Name of Applicant: SAME

Name of Representative: SAME

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: HECTOR CAMACHO

Subscribed and sworn before me

This 11th day of June, 2010

Joannie M Becknell

Notary Public in and for said County and State

State of Nevada

County of Clark

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

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PLANNING & DEVELOPMENT

# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

**Application/Petition For:** SUP MOTOR VEHICLES BUSED

**Project Address (Location)** 4561 E BONANZA = 130 -

**Project Name** CAMACHO PLAZA **Proposed Use** 3

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

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

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

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

**Additional Information** _____

**PROPERTY OWNER** HECTOR CAMACHO **Contact** 460 1775

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

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

**E-mail Address** ESTRELLALV@HOTMAIL.COM

**APPLICANT** HECTOR CAMACHO **Contact** HECTOR

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

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

**E-mail Address** _____

**REPRESENTATIVE** HECTOR **Contact** HECTOR

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

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

**E-mail Address** _____

**Property Owner Signature*** _____

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

**Print Name** _____

Subscribed and sworn before me

This 11th day of June, 2010.

_____

Notary Public in and for said County and State

State of Nevada
Clark County

Revised 10/27/08

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

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*FOR DEPARTMENT USE ONLY*

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

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

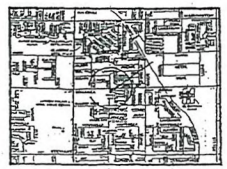
f:\depot\Application Packet\Application Form.pdf

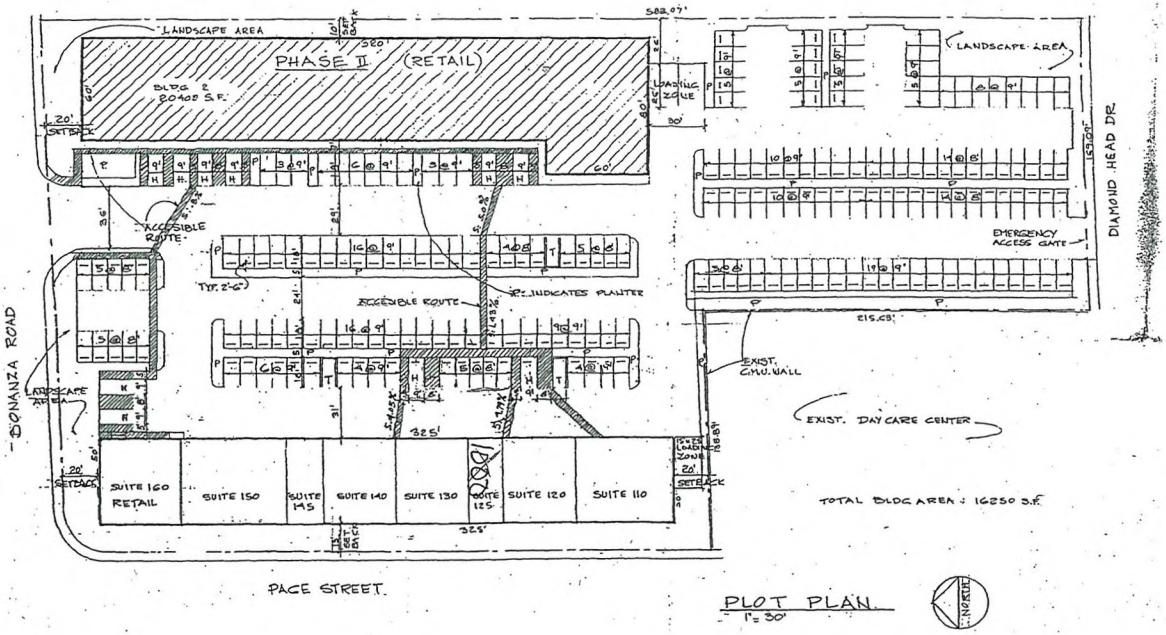
SUP-33611 (S2) Stamped 3-4-09 :PC 4-23-09 Denied

LEGAL DESCRIPTION:

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

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






PLOT PLAN
1" = 30'

TOTAL BLDG AREA : 16250 S.F.

BUILDING ANALYSIS

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

PARKING ANALYSIS

PHASE 1 (EXISTING)

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

PHASE 2 (PROPOSED)

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

TOTAL PARKING REQUIRED: 232.7 SPACES.

TOTAL PARKING PROVIDED: 201 SPACES plus 3 loading.

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

SUP-38523

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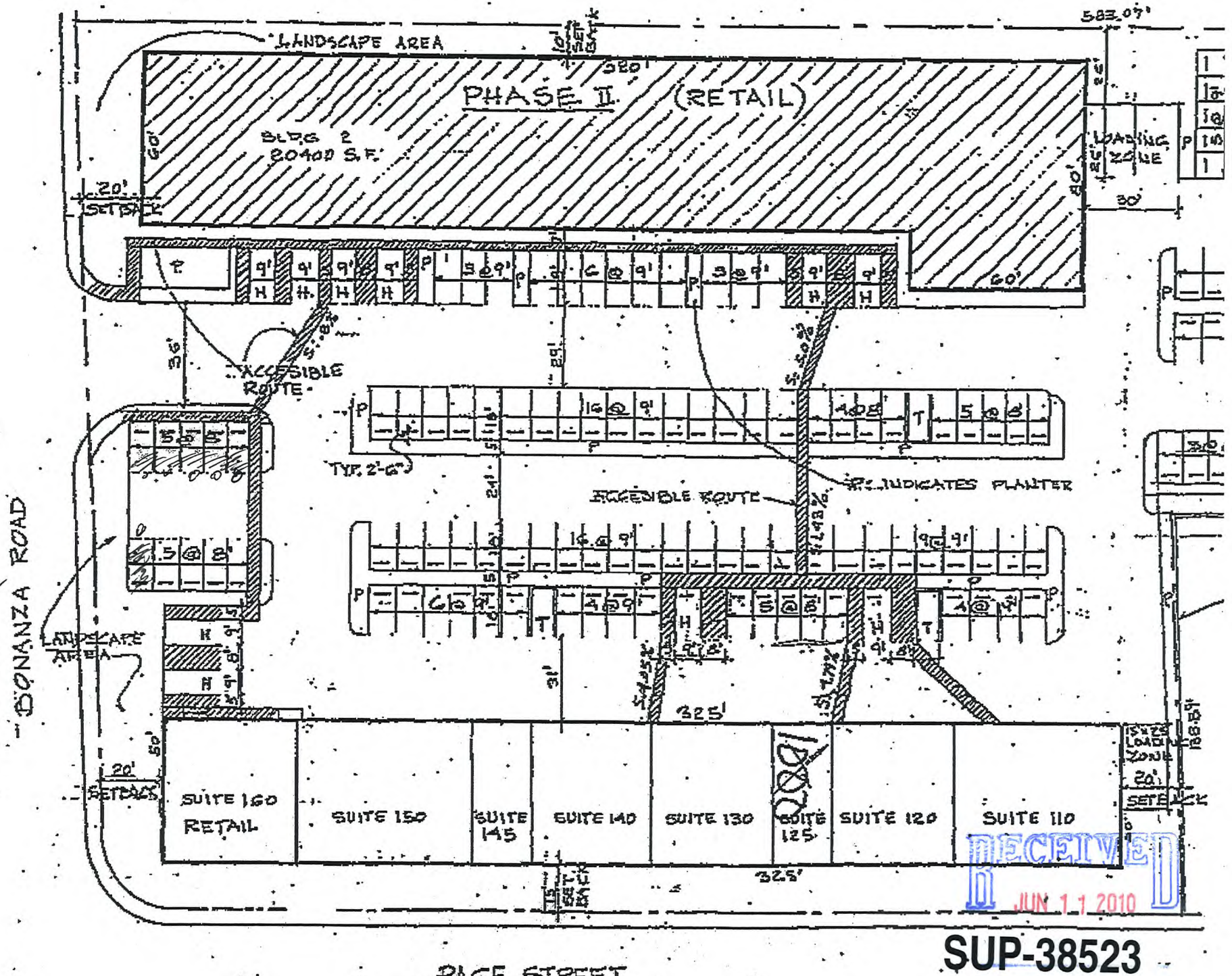


111 DISPLAY AREA

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SUP-38523

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

06/24/10

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

06/24/10

SUP-38523 - APPLICANT/OWNER: HECTOR CAMACHO
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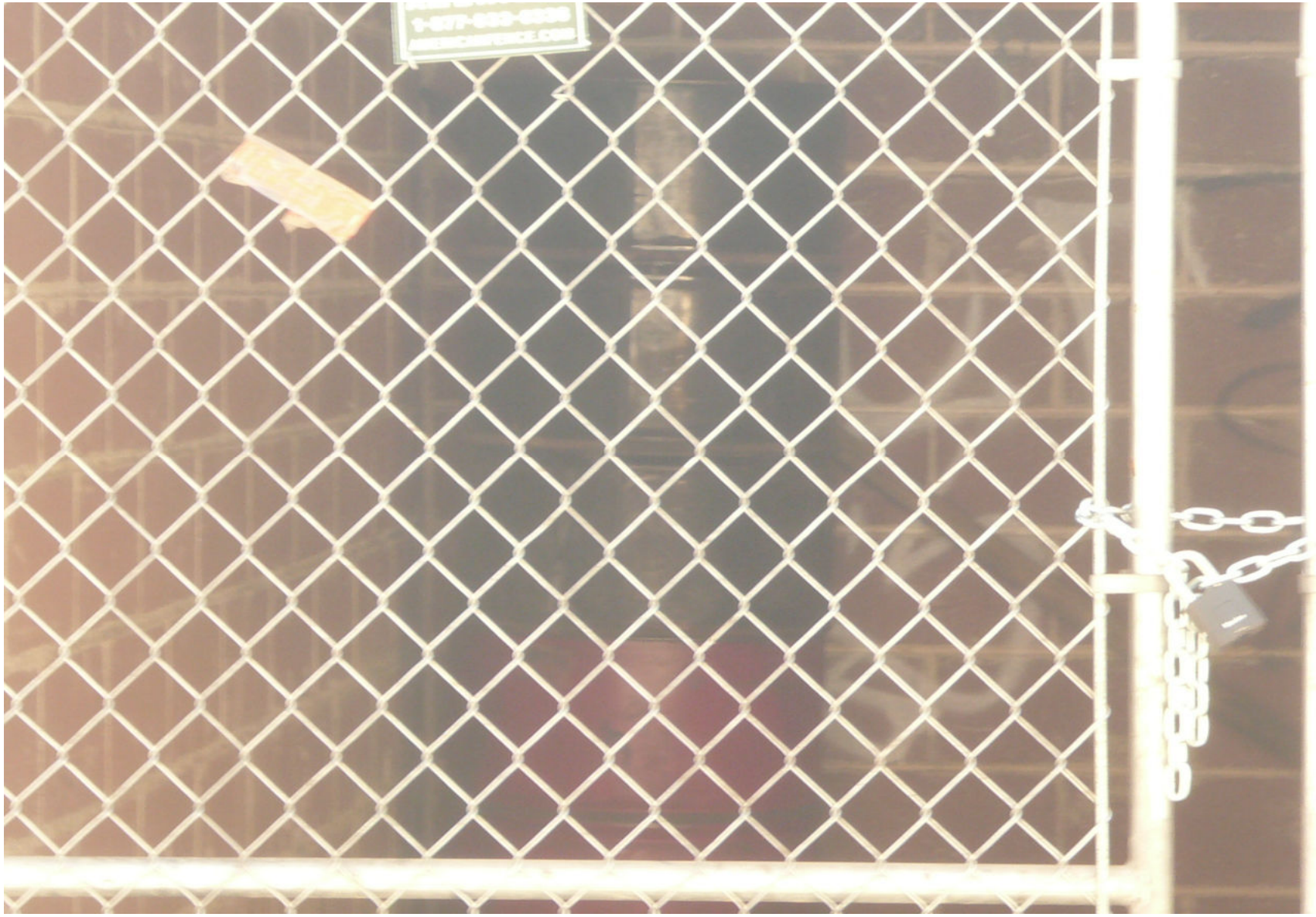
06/24/10

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

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4561 EAST BONANZA ROAD, SUITE #130

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06/24/10

SUP-38523 - APPLICANT/OWNER: HECTOR CAMACHO
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06/24/10

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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
4561 EAST BONANZA ROAD, SUITE #130

06/24/10

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

06/24/10

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

06/24/10

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

06/24/10

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

May 10, 2010

Attn: PLANNING AND DEVELOPMENT DEPARTMENT

Re: JUSTIFICATION LETTER

To whom it may concern.

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

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

Respectfully

HECTOR CAMACHO

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JUN 11 2010

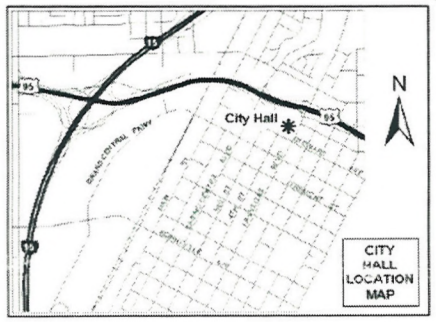
SUP-38523

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

PRESORTED FIRST CLASS

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

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




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

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

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

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

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JUN 21 2010

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

ENCLOSED

HP

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

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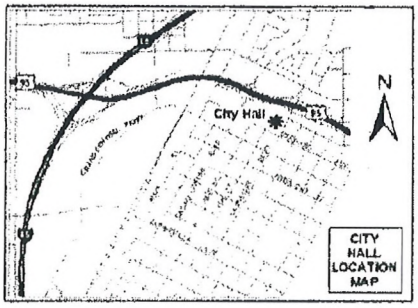
MAILED FROM ZIP CODE 89101

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

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

Please use available blank space on card for your comments.

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

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

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

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JUN 21 2010

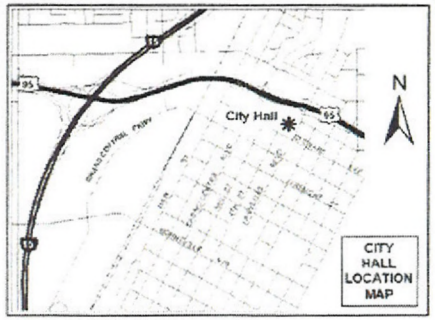
41P

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

PRESORTED FIRST CLASS

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

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

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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

RECEIVED
JUL 23 2010

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

Submitted after final agenda
Date
Item 41P

# Telephone Protest/ Approval Log

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

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

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

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

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

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

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

4 IP

# Telephone Protest/ Approval Log

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

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

**Phone:** 752-9189

☐ PROTEST ☒ APPROVE

**Date:**
**Name:**
**Address:**

**Phone:**

☐ PROTEST ☐ APPROVE

**Date:**
**Name:**
**Address:**

**Phone:**

☐ PROTEST ☐ APPROVE

**Date:**
**Name:**
**Address:**

**Phone:**

☐ PROTEST ☐ APPROVE

**Date:**
**Name:**
**Address:**

**Phone:**

☐ PROTEST ☐ APPROVE

**Date:**
**Name:**
**Address:**

**Phone:**

☐ PROTEST ☐ APPROVE

RECEIVED
JUN 27 2010

Submitted after final agenda
Date Item 41 A

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

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

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

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

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

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

**RECOMMENDATION:**
Staff recommends

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

PLANNING & DEVELOPMENT

# PLANNING & DEVELOPMENT DEPARTMENT

## STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-39068** APN: 3103 20 052

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 Z Sheridan

Print Name: Roxanne Zana Sheridan
AKA Roxanne Welsh Sheridan

Subscribed and sworn before me

This _____ day of _____, 20__

SEE ATTACHED CALIFORNIA JURAT

Notary Public in and for said County and State



RECEIVED
AUG 03 2018
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)

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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 (Date) day of JULY (Month), 2010 (Year), by

(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)

JENNIFER S. HARWOOD
Commission # 1775591
Notary Public - California
Marin County
My Comm. Expires Nov 4, 2011

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## 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 | RIGHT THUMBPRINT OF SIGNER #2 |
|---|---|
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PLANNING & DEVELOPMENT

# 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):** ~~3103200 52~~ 163034020 **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** BILLSPAULDING55 AT YAHOO.COM

**Property Owner Signature*** Roxanne K Sheridan

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

**Print Name** Roxanne K Sheridan AKA Roxanne Zena Sheridan

Subscribed and sworn before me

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:** | $30 |
| **Date Accepted:** | 8/30 |
| **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.

Revised 10/27/08

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

# CALIFORNIA JURAT WITH AFFIANT STATEMENT

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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 (Date) day of JULY (Month), 20 10 (Year), by

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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)

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Commission # 1775591
Notary Public - California
Marin County
My Comm. Expires Nov 4, 2011

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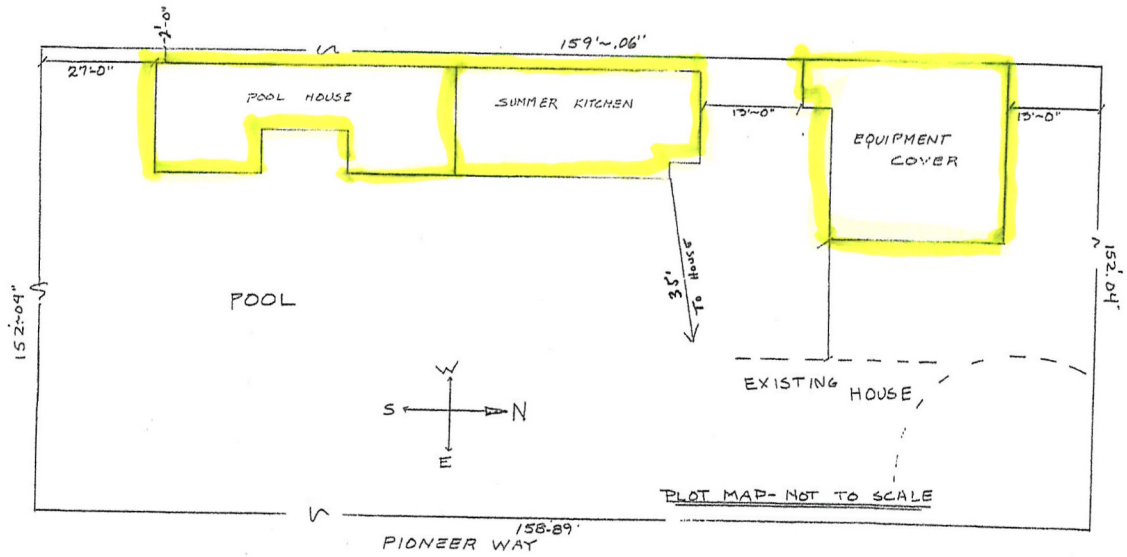
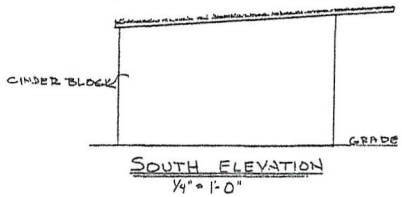
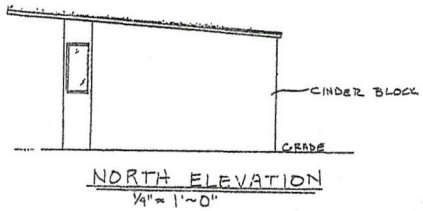
# PLOT PLAN

VARIANCE




SOUTH ELEVATION
1/4" = 1'-0"




NORTH ELEVATION
1/4" = 1'~0"

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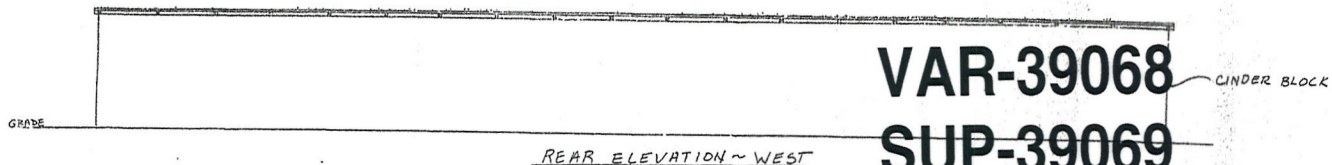
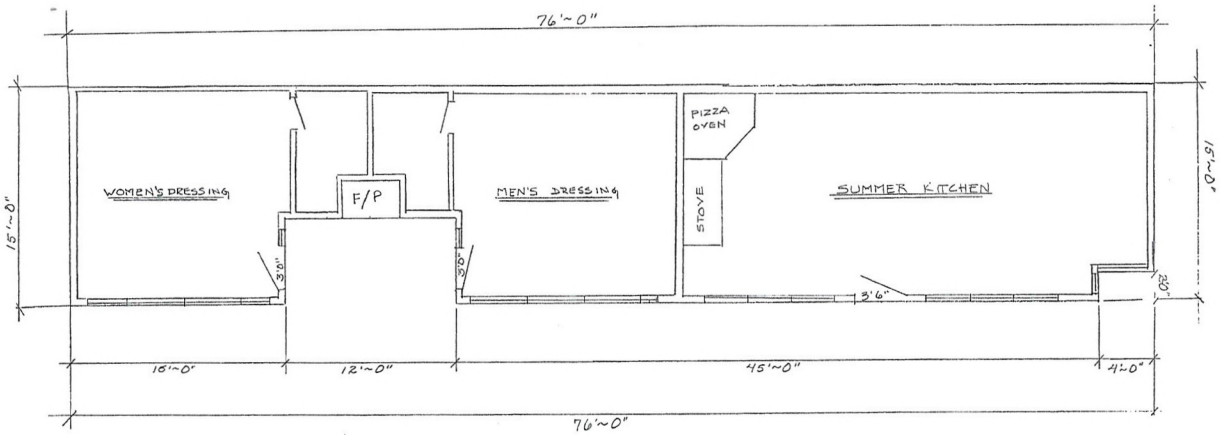


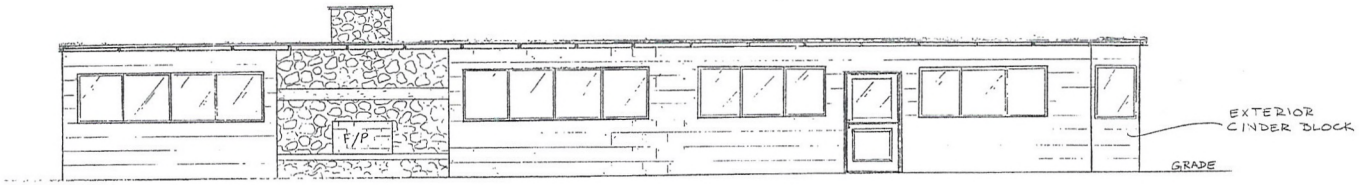

REAR ELEVATION ~ WEST
1/4" = 1'-0"

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

# FLOOR PLAN




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




FRONT ELEVATION
EAST

SHERIDAN~ Pool House~
APN: 2129932
2281 South Pioneer Way
LAS VEGAS, NEVADA

CONTACT: BILL SPAULDING
(661) 917-6887

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JUN 25 2010
City of Las Vegas

PAGE 1 OF 2

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

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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**

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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

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AUG 03 2010
City of Las Vegas

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

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

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

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

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

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

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

**RECOMMENDATION:**
Staff recommends

**BACKUP DOCUMENTATION:**
1. Consolidated Backup
2. Supporting Documentation

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

PLANNING & DEVELOPMENT

# PLANNING & DEVELOPMENT DEPARTMENT

## STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-39069 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: Roxanne Z Sheridan

Print Name: Roxanne Zona Sheridan
AKA Roxanne Welsh Sheridan

Subscribed and sworn before me

This _____day of _____, 20__

SEE ATTACHED CALIFORNIA JURAT

Notary Public in and for said County and State

Revised 11-14-06

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

RECEIVED
AUG 03 2010
City of Las Vegas

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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

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

(1) ROXANNE ZONIA 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)

JENNIFER S. HARWOOD
Commission # 1775591
Notary Public - California
Marin County
My Comm. Expires Nov 4, 2011

Place Notary Seal Above

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|---|---|
| Top of thumb here | Top of thumb here |

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PLANNING & DEVELOPMENT

# 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)** ~~[illegible]~~ 163634002007 **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** rgsheridan@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** BILLSPAULDING55 AT YAHOO.COM

**Property Owner Signature*** Roxanne K Sheridan

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

**Print Name** Roxanne K Sheridan aka Roxanne Lona Sheridan

Subscribed and sworn before me

This _____ day of _____, 20 ____

_____

Notary Public in and for said County and State SEE ATTACHED CALIFORNIA JURAT

Revised 10/27/08

***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.

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

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# 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 (Date) day of JULY (Month), 20 10 (Year), by

(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)

JENNIFER S. HARWOOD
Commission # 1775591
Notary Public - California
Marin County
My Comm. Expires Nov 4, 2011

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 | RIGHT THUMBPRINT OF SIGNER #2 |
|---|---|
| Top of thumb here | Top of thumb here |

©2007 National Notary Association • 9350 De Soto Ave., P.O. Box 2402 • Chatsworth, CA 91313-2402 • www.NationalNotary.org Item #5910 Reorder: Call Toll-Free 1-800-876-6827

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

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

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

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

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

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

**RECOMMENDATION:**
Staff recommends

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

PLANNING & DEVELOPMENT

# 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: Barbara Buckley

Subscribed and sworn before me

This 3 day of August, 2010

Maryann Gorski

Notary Public in and for said County and State

Notary Public - State of Nevada
County of Clark
MARYANN GORSKI
My Appointment Expires
December 29, 2013
No: 06-102210-1

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PLANNING & DEVELOPMENT

# 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@lacsn.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@lacsn.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*** BB

*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

Notary Public - State of Nevada
County of Clark
MARYANN GORSKI
My Appointment Expires
No: 06-102210-1 December 29, 2013

***FOR DEPARTMENT USE ONLY***

| | |
|---|---|
| **Case #** | VAR-39099 |
| **Meeting Date:** | 9-23-10 |
| **Total Fee:** | $830.00 |
| **Date Received:*** | 8-5-10 |
| **Received By:** | JFrucci |

*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

studios

PROJECT 2008232

07/07/2010

# LEGAL AID CENTER OF SOUTHERN NEVADA

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

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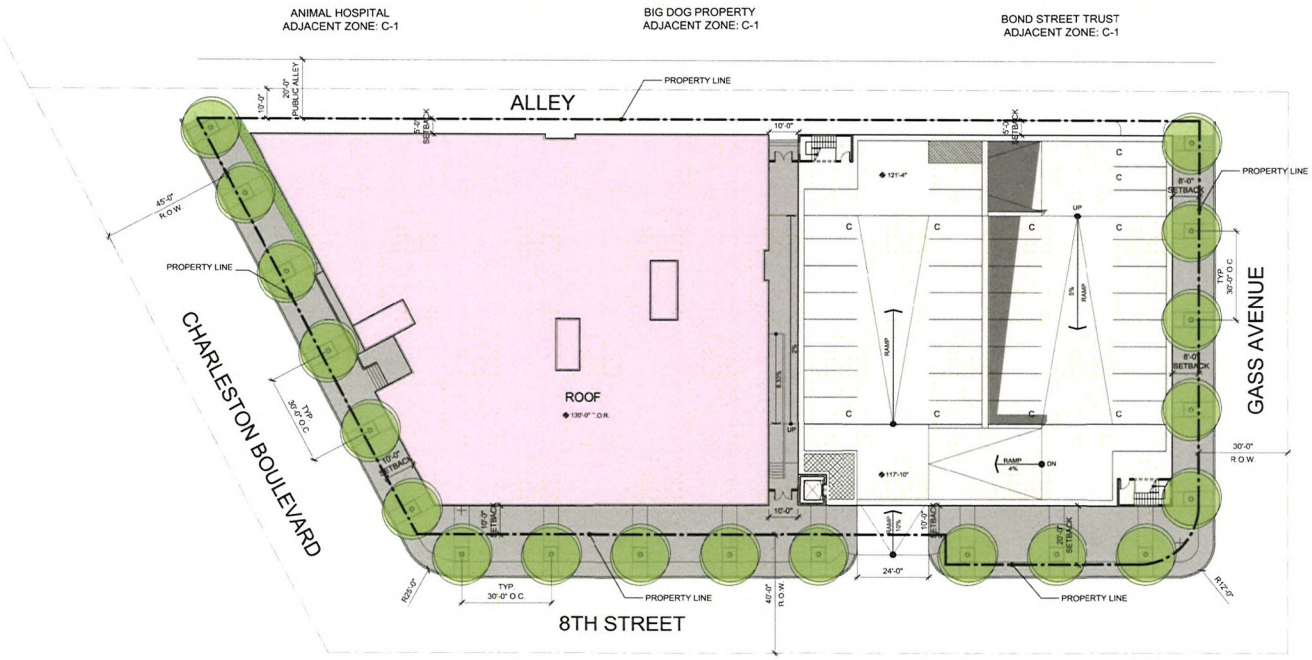
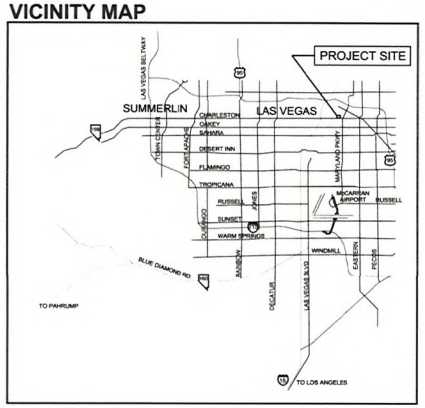



## VICINITY MAP




## SITE ANALYSIS:

| | |
|---|---|
| SITE ACREAGE: | 0.98 ACRES (Net)<br>1.63 ACRES (Gross) |
| A.P.N. # | 139-34-410-245; 139-34-410-244 |
| CURRENT ZONING: | C-1 |
| F.A.R. (FLOOR AREA RATIO) | 0.49 |
| LOT COVERAGE: | 78.2% |
| BUILDING DATA: | |
| OFFICE AREA: | 35,200 SF |

## PARKING ANALYSIS:

PARKING REQUIREMENT (CITY OF LAS VEGAS):

OFFICE

| | |
|---|---|
| TOTAL PARKING REQUIRED<br>(1 SPACE PER 300 SF @ 35,200 SF) | 118 SPACES |
| TOTAL PARKING PROVIDED W/ 22% REDUCTION:<br>(INCLUDING 4 HANDICAP PARKING SPACES)<br>(INCLUDING 22 COMPACT PARKING SPACES) | 92 SPACES |

## PLANTING LEGEND

| SYMBOL | BOTANICAL NAME / COMMON NAME |
|---|---|
| | PISTACIA CHINENSIS<br>CHINESE PISTACHE |
| | SHRUBS. SEE BELOW |

## SUGGESTED SHRUBS

| BOTANICAL NAME / COMMON NAME |
|---|
| ALOE SNIKATANA<br>ALOE |
| DALEA CAPITATA 'SIERRA GOLD'<br>SIERRA GOLD DALEA |
| FESTUCA GLAUCA<br>BLUE FESCUE |
| HESPERALOE FUNIFERA<br>GIANT HESPERALOE |
| LEUCOPHYLLUM LANGMANIAE<br>RIO BRAVO |
| MANFREDA MACULOSA<br>TEXAS "UBEROSE |
| SALVIA DORRII<br>DESERT SAGE |
| TETRANEURIS ACAULIS<br>ANGELITA DAISY |
| TRADESCANTIA PALLIDA<br>PURPLE HEART |
| VINCA MINOR<br>PERIWINKLE |
| YUCCA BACCATA<br>BANANA YUCCA |
| ZEPHYRANTHES SPECIES<br>RAIN LILY |

## SITE FURNITURE LEGEND

| SYMBOL | DESCRIPTION |
|---|---|
| | TREE GRATES BY IRONSMITH. (702) 253-6622. MODEL: 60" SQUARE MARKET STREET |
| | TRENCH GRATES BY IRONSMITH. (702)253-6622. MODEL: MARKET STREET, 6" WIDTH |
| | COLORED CONCRETE BY SOLOMON. COLOR: SANDSTONE. LIGHT BROOM FINISH. |

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

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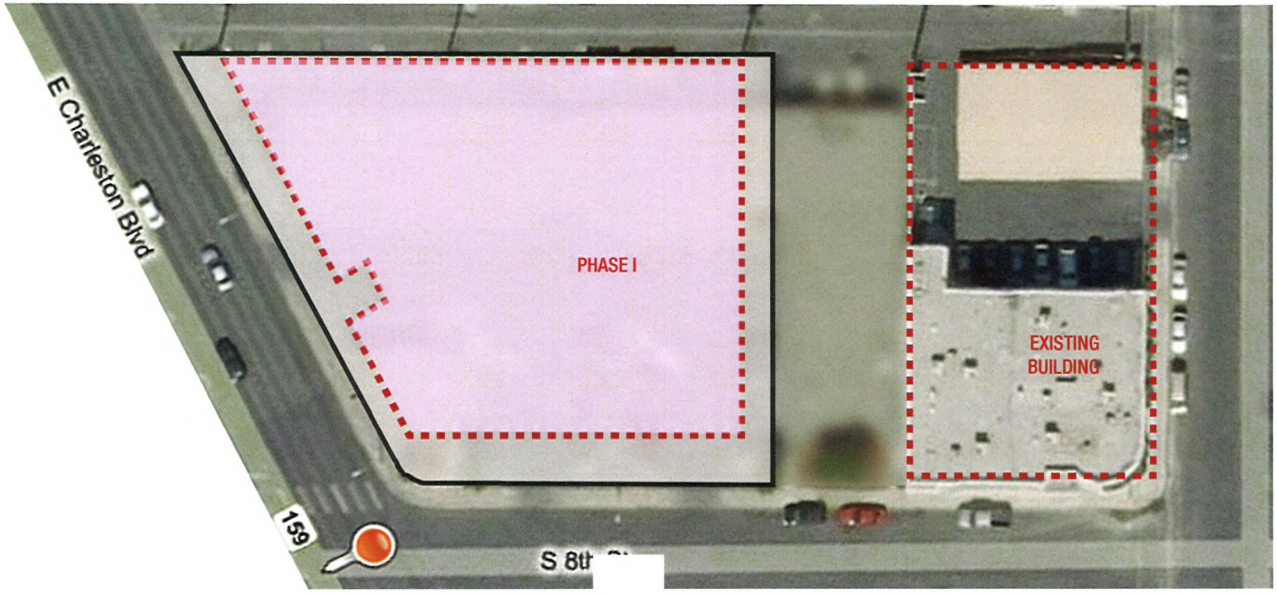
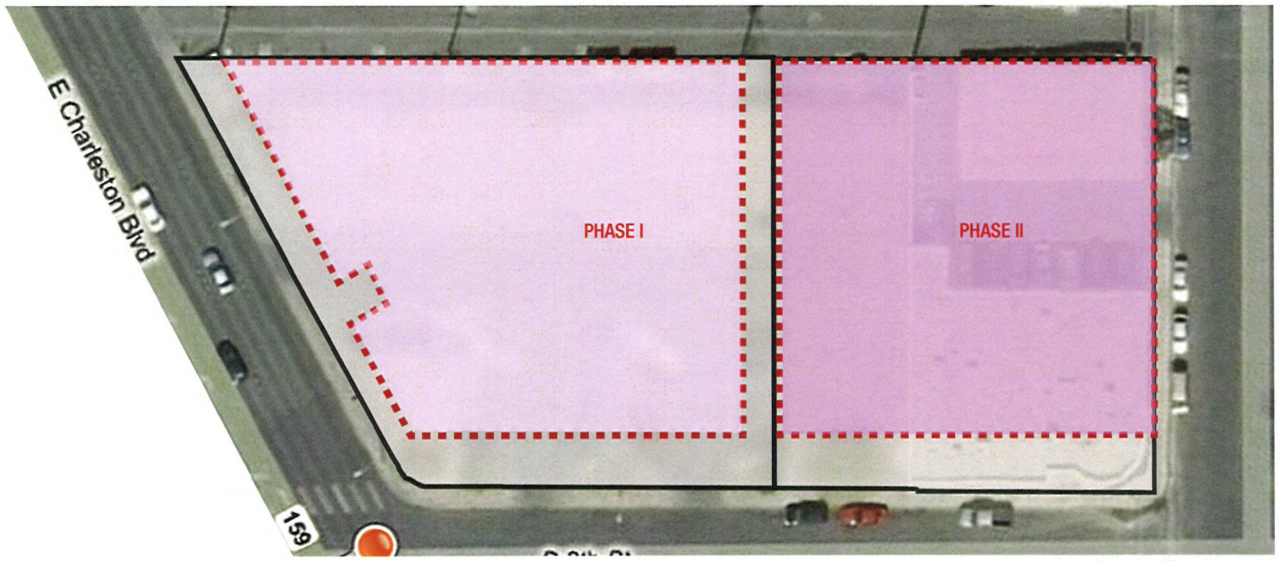
LEGAL AID CENTER OF SOUTHERN NEVADA | SCHEMATIC DESIGN PROGRESS | PROJECT 2009232
07/07/2010

SITE PLAN/ LANDSCAPE




PHASE I

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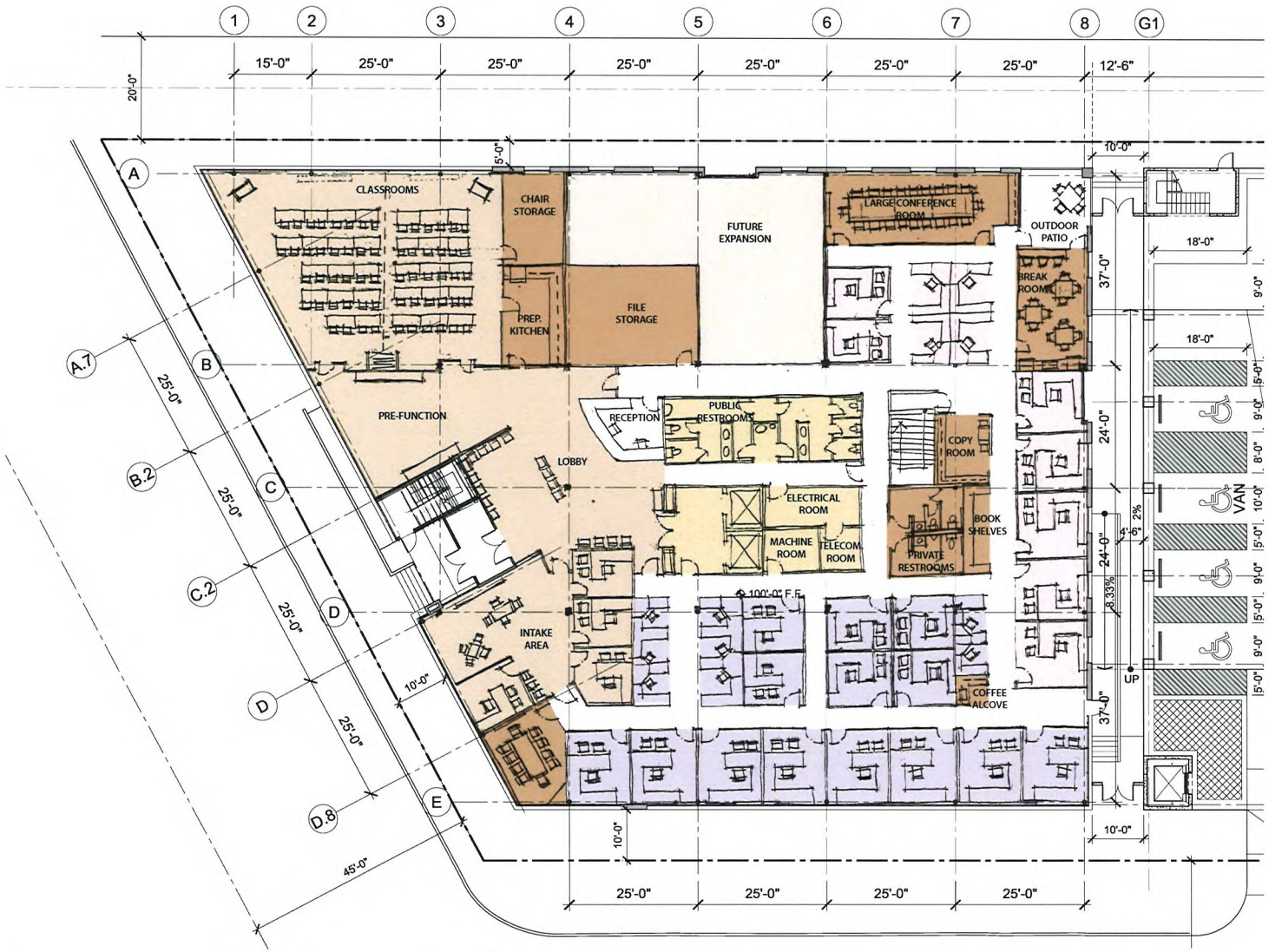
PHASING PLAN 3

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

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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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LEGAL AID CENTER OF SOUTHERN NEVADA

SCHEMATIC DESIGN PROGRESS
07/07/2010

PROJECT 2009232

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

OFFICE FLOOR PLAN LEVEL 1

4

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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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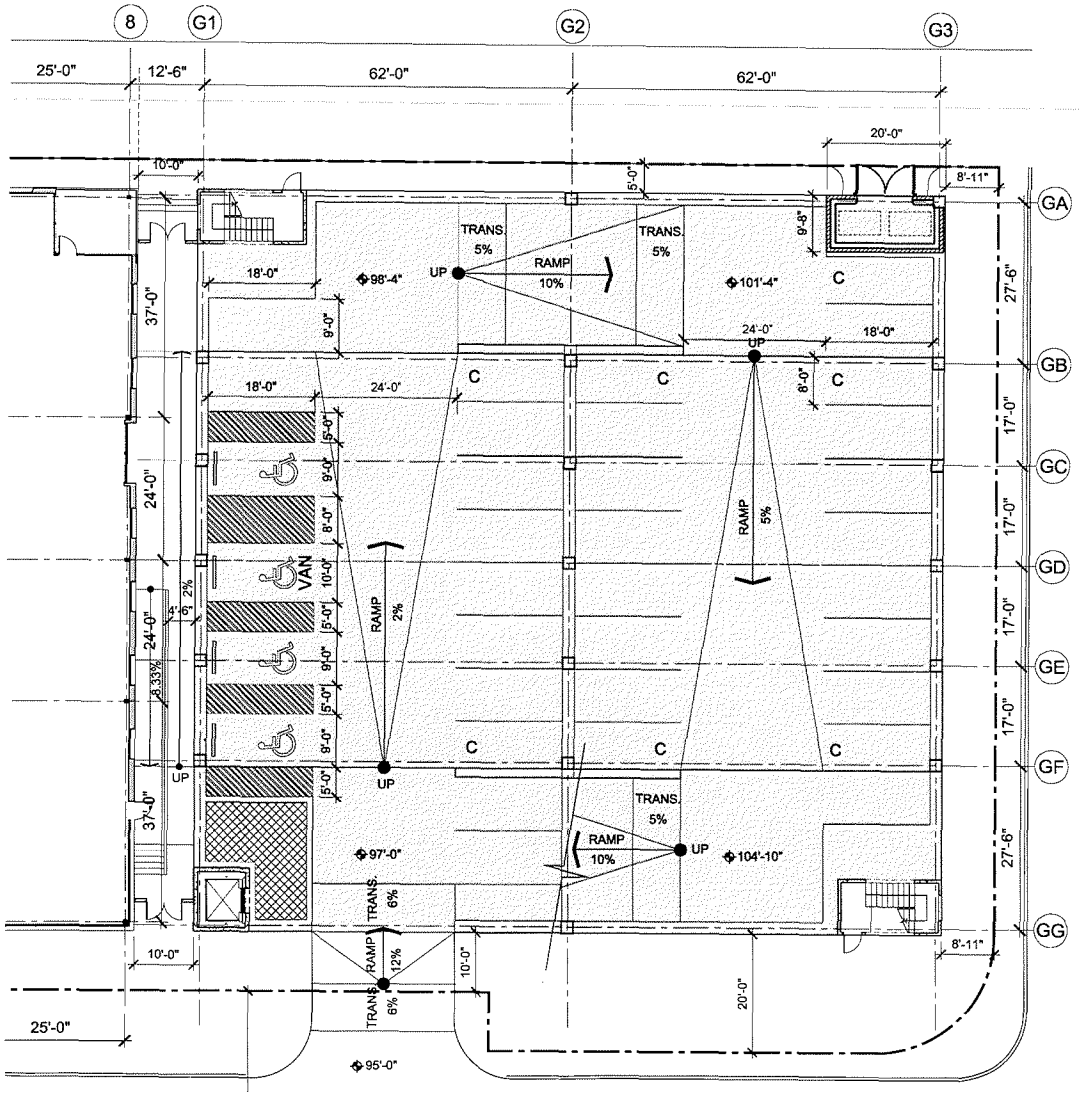
PROJECT 2009232

OFFICE FLOOR PLAN LEVEL 2

5

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

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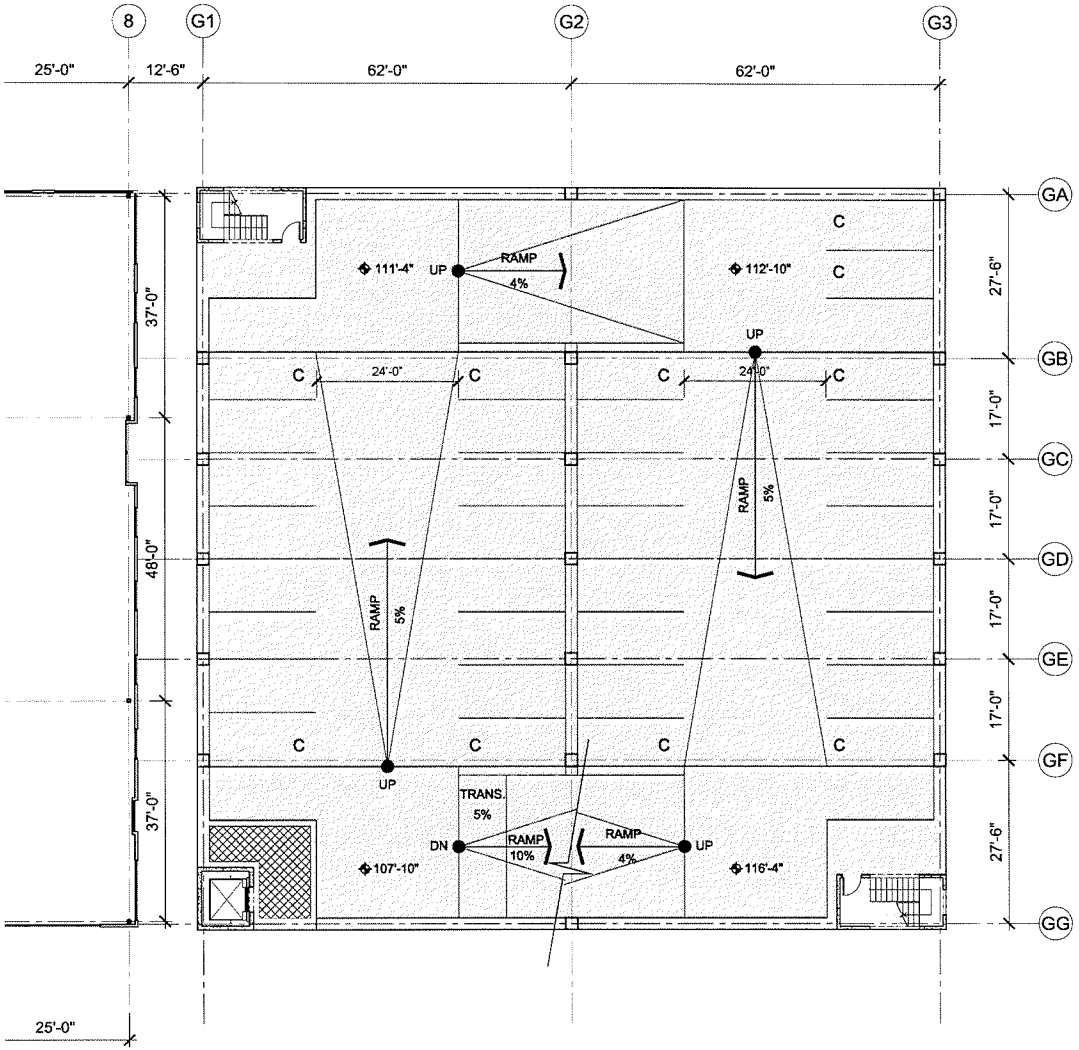
PARKING GARAGE LEVEL 1

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

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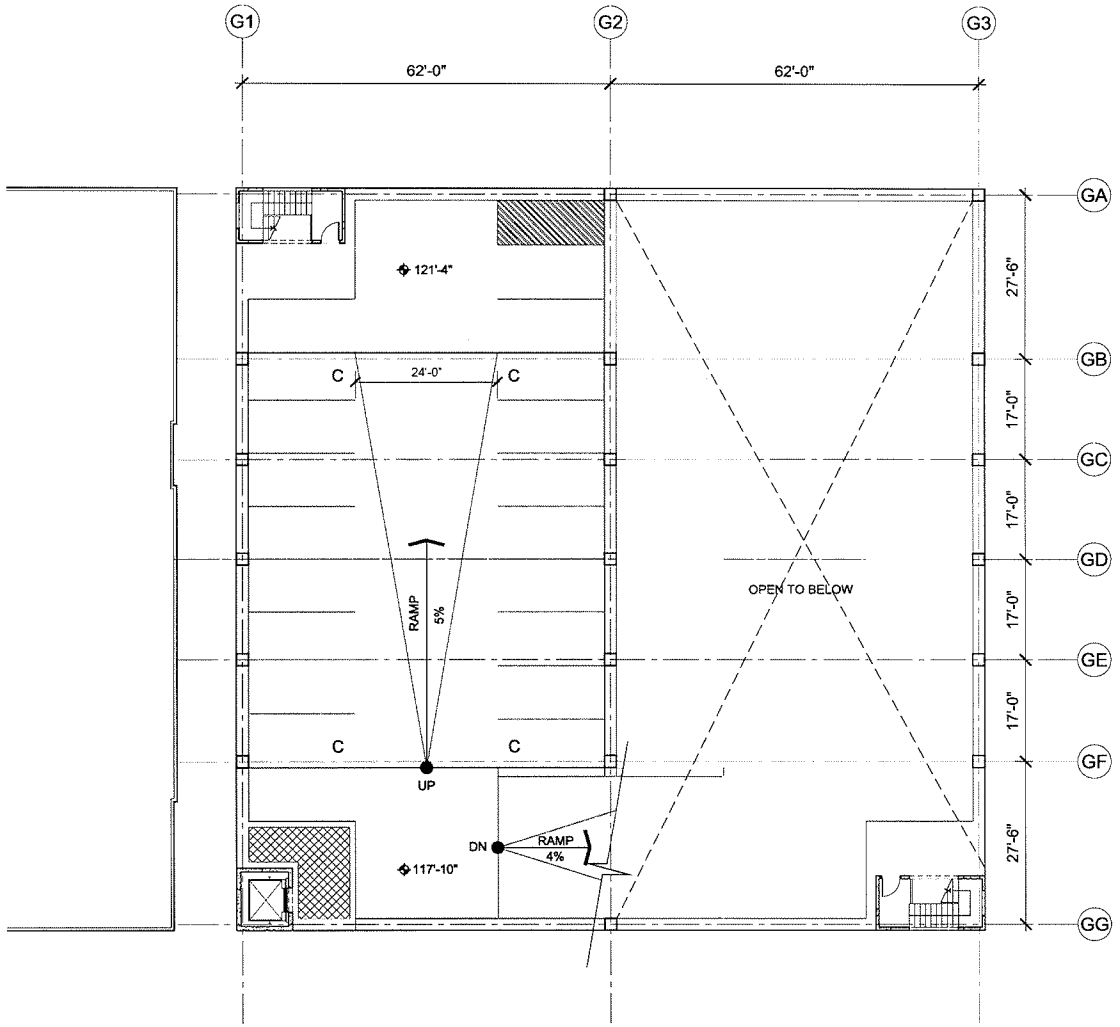
SCHEMATIC DESIGN PROGRESS

PROJECT ADDRESS

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

PARKING GARAGE LEVEL 2

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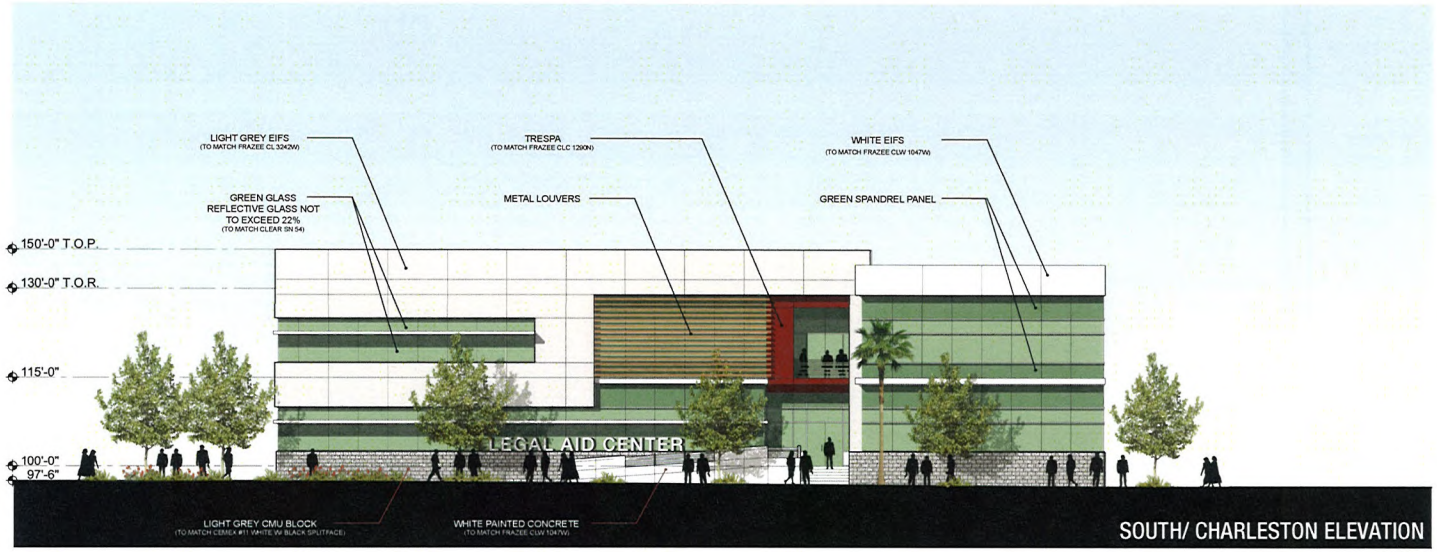
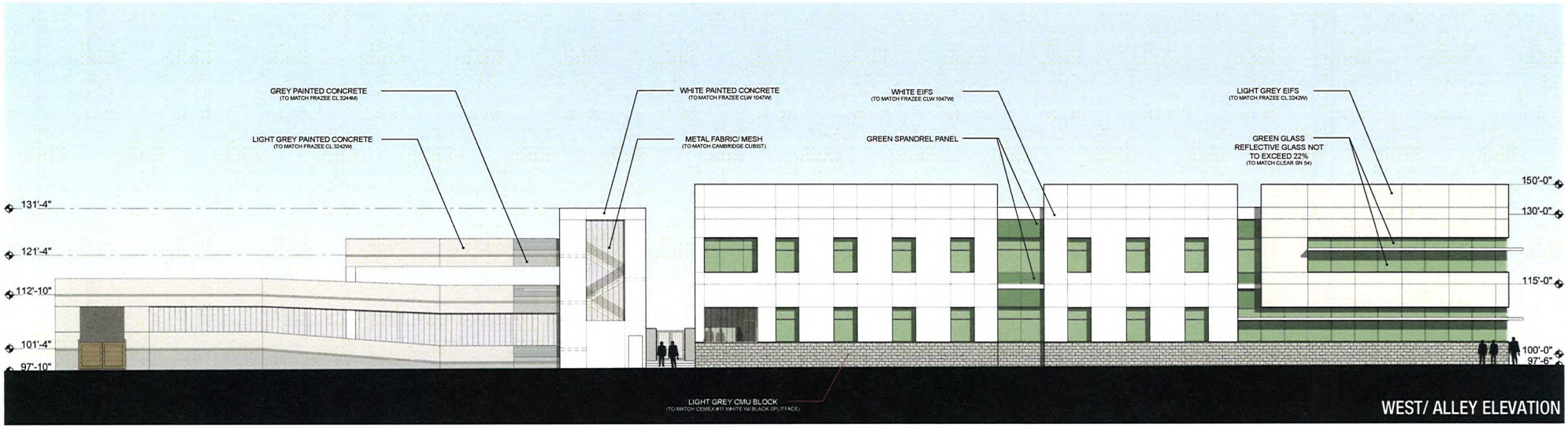
PLANNING SUBMISSION

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

PARKING GARAGE LEVEL 3

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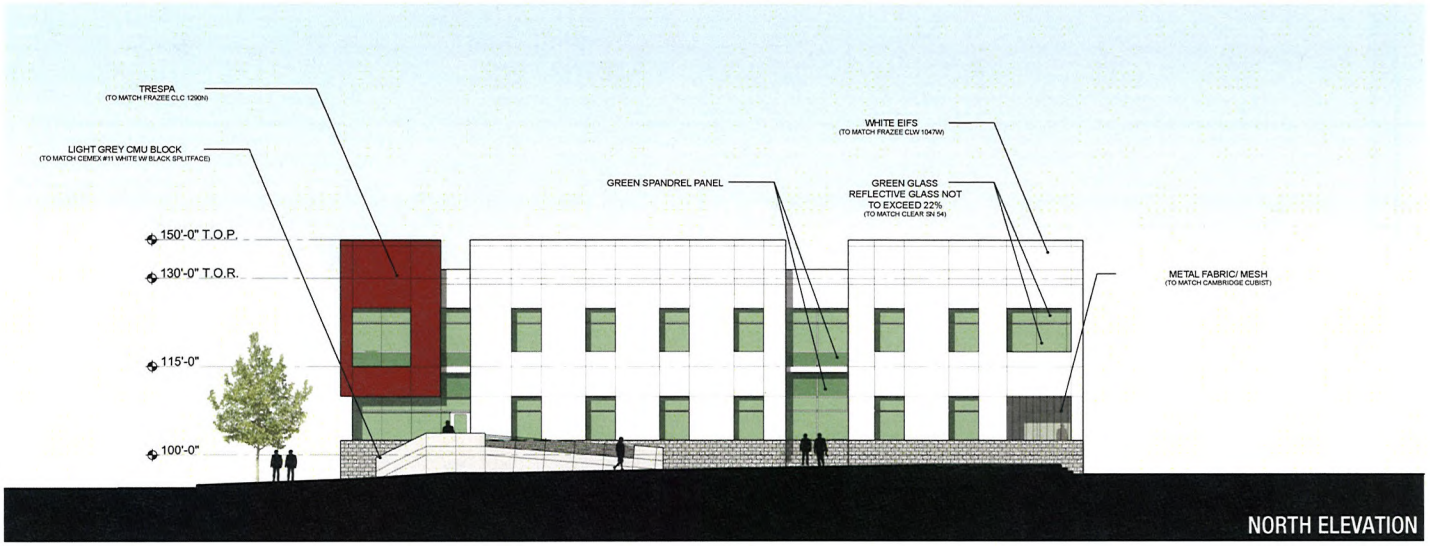
07/07/2010

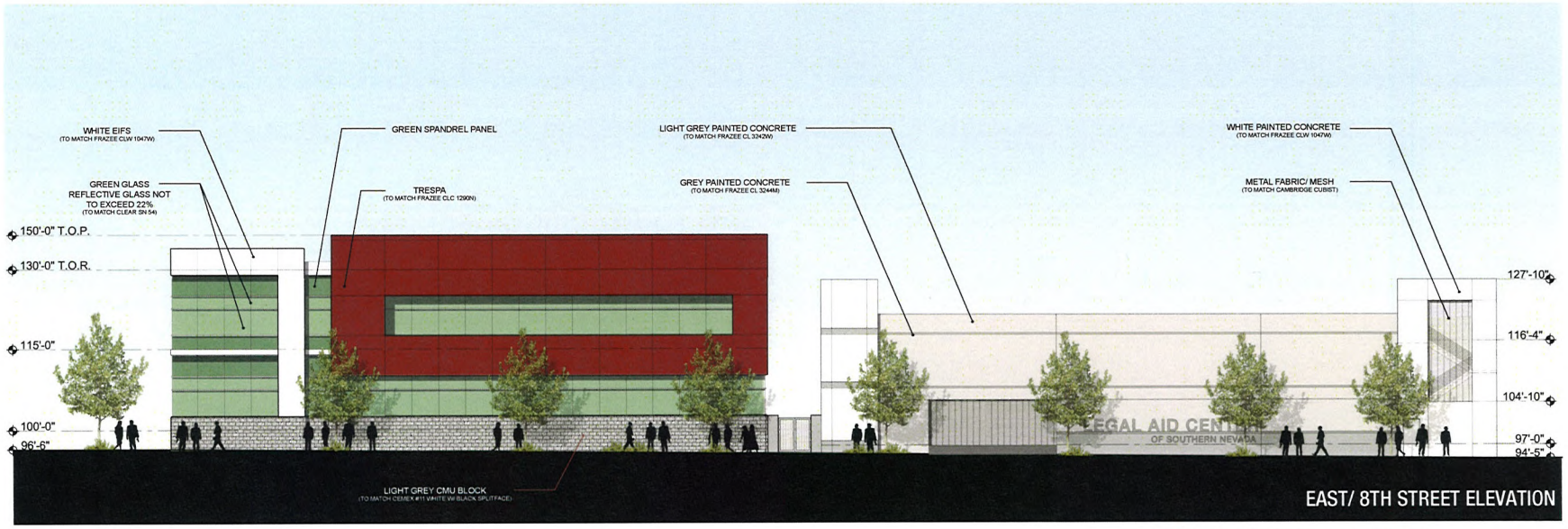
PROJECT 2009232

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

EXTERIOR ELEVATIONS

9

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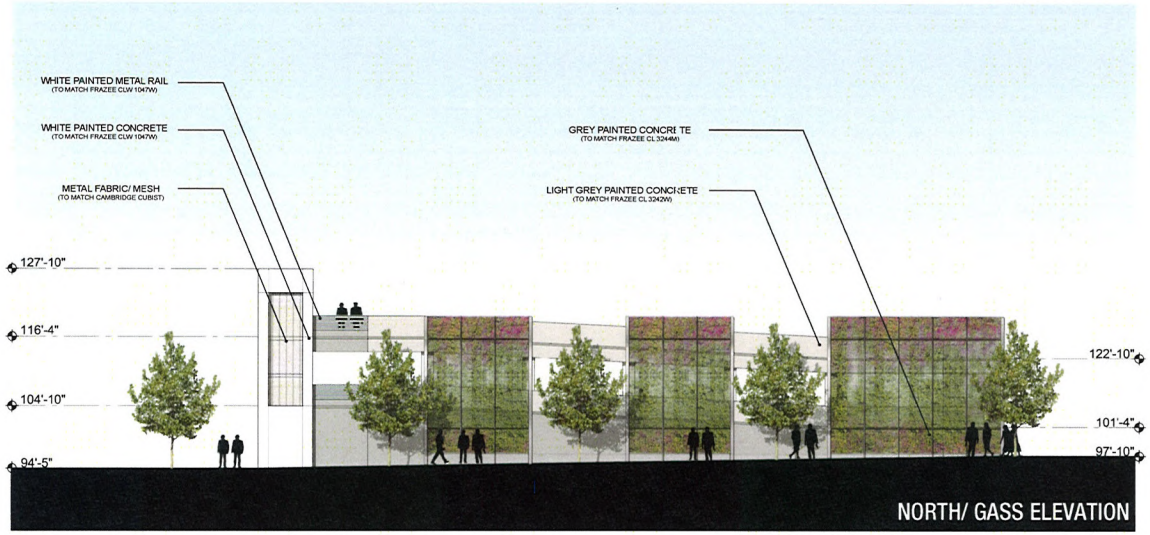
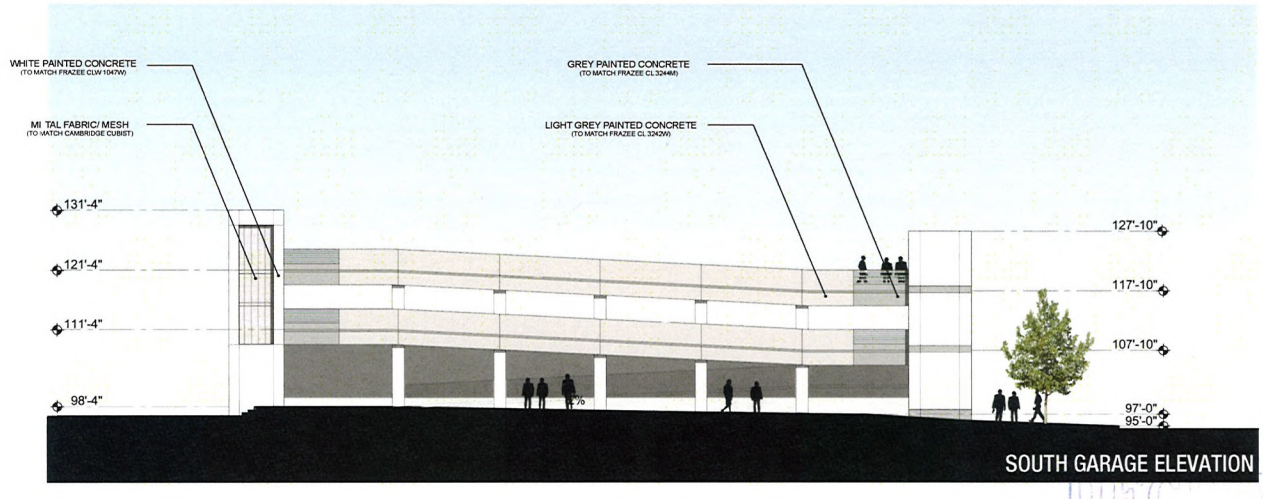
**VAR-39099**
**VAR-39100**
**SDR-39098**

EXTERIOR ELEVATIONS

CROCUS DRIVE | LAS VEGAS, NV 89144 | 702.731.2015 T | 702.731.2045 F | www.jmaarch.com

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

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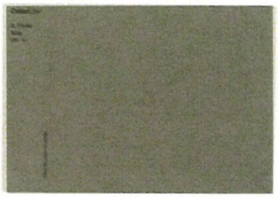
CMU - CEMEX #11
WHITE W/ BLACK SPLITFACE

TRESPA - METEON
EXTERIOR (GARNET RED)

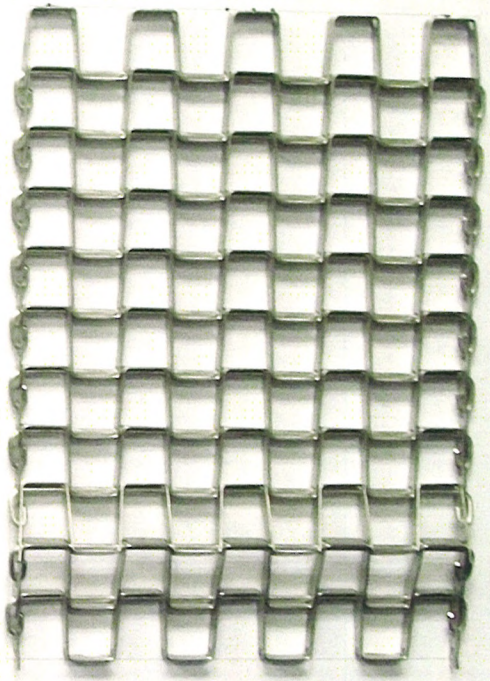
SUNGUARD GLAZING
SUPERNUETRAL 68 ON GREEN

FRAZEE COLORLIFE
CLW 1047W - DEER FEATHER

FRAZEE COLORLIFE
CL 3242W - SKEPTIC



FRAZEE COLORLIFE
CL 3244M - TURBO



CAMBRIDGE ARCHITECTURAL - CUBIST
EXTERIOR - STAINLESS STEEL - FLEXIBLE

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07/07/2010

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

EXTERIOR MATERIAL BOARD

A3

COVINGTON CROSS FIRM | LAS VEGAS, NV 89144 | 702.731.2500 | 702.731.2501 | www.jmaa-ltd.com

# 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**

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Parking Variance

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

| | Current Application | Previously Approved |
|---|---|---|
| Required | **118** | 130 |
| Provided | **92** | 84 |
| Reduction | **26 or 22%** | 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.

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

Setback Variance

The second variance request is for reduced setbacks as follows:

| | Required | Provided | Previously Approved |
|---|---|---|---|
| Front | 20 feet | **10 feet** | 10 feet |
| Side | 10 feet | **5 feet** | 5 feet |
| Corner Side | 15 feet | **10 feet** | Zero feet |
| Rear | 20 feet | **8 feet** | 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 fee free to contact me should you have any questions or need additional information.

Sincerely,

Russell M. Rowe, Esq.

RECEIVED
AUG 05 2010
VAR-39099
VAR-39100
SDR-39098

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

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

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

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

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

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

**RECOMMENDATION:**
Staff recommends

**BACKUP DOCUMENTATION:**
1. Consolidated Backup
2. Supporting Documentation

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

PLANNING & DEVELOPMENT

# PLANNING & DEVELOPMENT DEPARTMENT

## STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-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

Notary Public - State of Nevada
County of Clark
MARYANN GORSKI
My Appointment Expires
No: 06-102210-1 December 29, 2013

RECEIVED
AUG 05 2010

PLANNING & DEVELOPMENT
CITY OF LAS VEGAS
DEVELOPMENT SERVICES CENTER

# 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@lacsn.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@lacsn.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*** [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

Notary Public - State of Nevada
County of Clark
MARYANN GORSKI
My Appointment Expires
December 29, 2013
No: 06-102210-1

***FOR DEPARTMENT USE ONLY***

| | |
|---|---|
| **Case #** | VAR-39100 |
| **Meeting Date:** | 9/23/10 |
| **Total Fee:** | $930.00 |
| **Date Received:*** | 8-5-10 |
| **Received By:** | J Francis |

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

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

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

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

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

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

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

**RECOMMENDATION:**
Staff recommends

**BACKUP DOCUMENTATION:**
1. Consolidated Backup
2. Supporting Documentation

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

PLANNING & DEVELOPMENT

# PLANNING & DEVELOPMENT DEPARTMENT

## STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-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, 2010

Maryann Gorski

Notary Public in and for said County and State

Notary Public - State of Nevada
County of Clark
MARYANN GORSKI
My Appointment Expires
No: 06-102210-1 December 29, 2013

RECEIVED
AUG 05 2010

PLANNING & DEVELOPMENT

CITY OF LAS VEGAS

DEVELOPMENT SERVICES CENTER

# 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@lacsn.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@lacsn.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*** [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

Notary Public - State of Nevada
County of Clark
MARYANN GORSKI
My Appointment Expires
No: 06-102210-1 December 29, 2013

***FOR DEPARTMENT USE ONLY***

| | |
|---|---|
| **Case #** | SDR-39098 |
| **Meeting Date:** | 09/23/10 |
| **Total Fee:** | $1030.00 |
| **Date Received:*** | 8/05/10 |
| **Received By:** | |

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

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

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

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

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

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

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

**RECOMMENDATION:**
Staff recommends

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

# 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

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
KATHRYN D. HARDESTY
Appt. No. 92-0380-1
My Appt. Expires July 30, 2012

RECEIVED
AUG 09 2010

PLANNING & DEVELOPMENT

# 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*** _____

*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 and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
KATHRYN D. HARDESTY
Appt. No. 92-0380-1
My Appt. Expires July 30, 2012

*FOR DEPARTMENT USE ONLY*

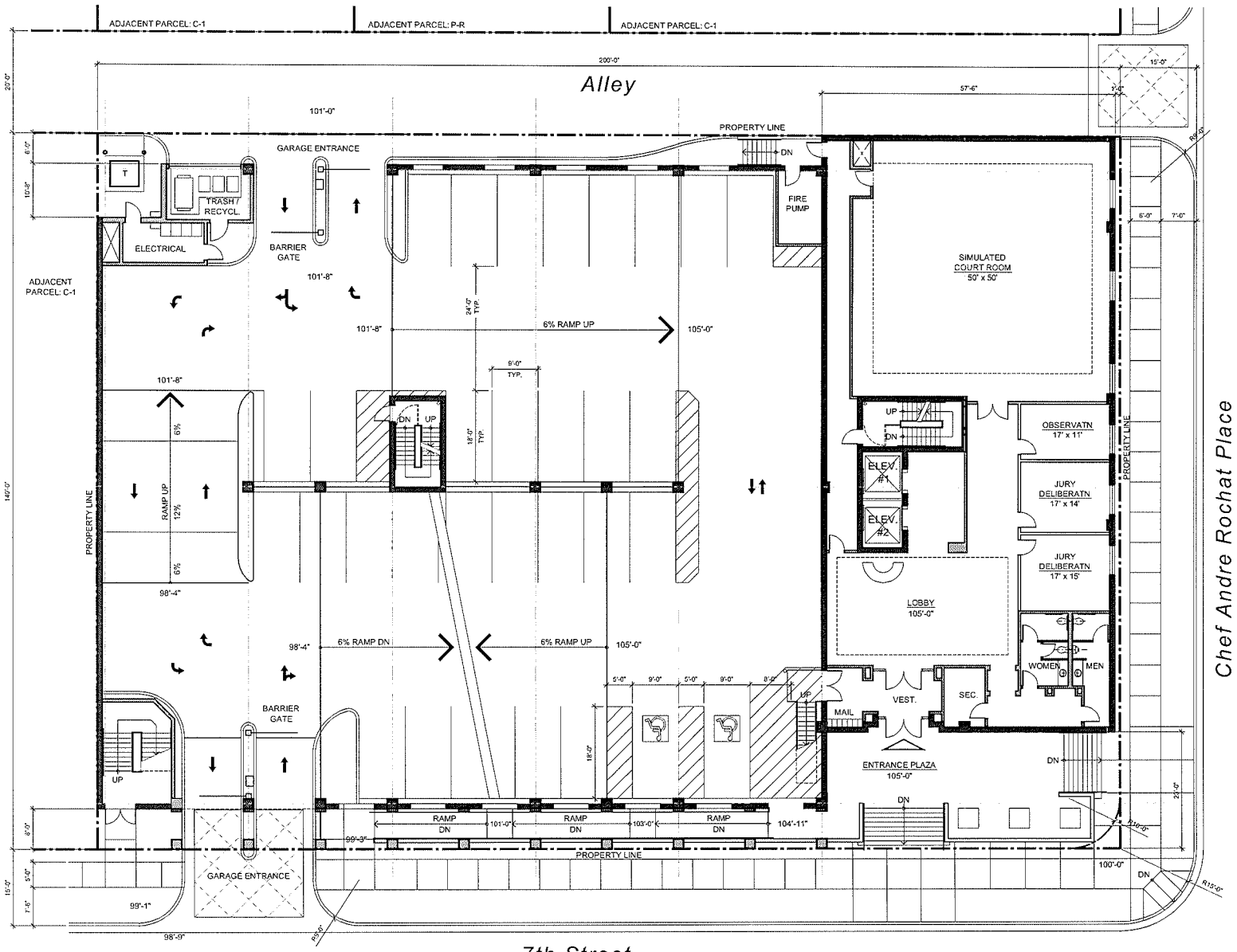
| | |
|---|---|
| Case # | VAR 39122 |
| Meeting Date: | 9/23/10 |
| Total Fee: | 830.00 |
| Date Received:* | 8/9/10 |
| Received By: | LHM |

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.

Revised 10/27/08

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

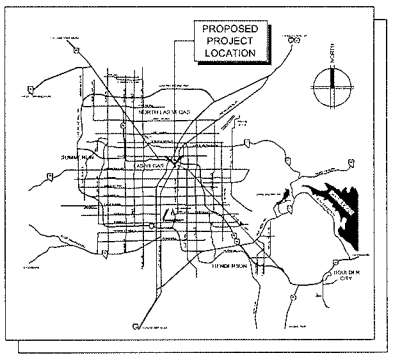



1 LEVEL

## 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 | |
| BUILDING AREAS: | | |
| OFFICE (GROSS): | LEVEL 1 | 6,587 SF |
| | LEVEL 2 | N/A |
| | LEVEL 3 | 16,553 SF |
| | LEVEL 4 | 15,996 SF |
| | LEVEL 5 | 15,996 SF |
| TOTAL OFFICE: | | 55,132 SF GROSS |
| PARKING GARAGE: | LEVEL 2 | 14,100 SF |
| | LEVEL 1 | 17,600 SF |
| | LEVEL P1 | 24,500 SF |
| | LEVEL P2 | 24,500 SF |
| TOTAL PARKING GARAGE: | | 80,700 SF GROSS |
| PARKING REQUIRED: | | |
| OFFICE (GROSS) (1/300 SF): | | 184 SPACES |
| OF WHICH ACCESSIBLE: | | 6 SPACES (1 VAN) |
| PARKING PROVIDED: | | |
| REGULAR: | | 170 SPACES |
| COMPACT: | | 8 SPACES (4.5%) |
| ACCESSIBLE: | | 6 SPACES (INCL. 1 VAN) |
| TOTAL: | | 184 SPACES |
| F.A.R (OFFICE+PKG. GARAGE) / SITE: | | 4.9 |

## VICINITY MAP




# 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

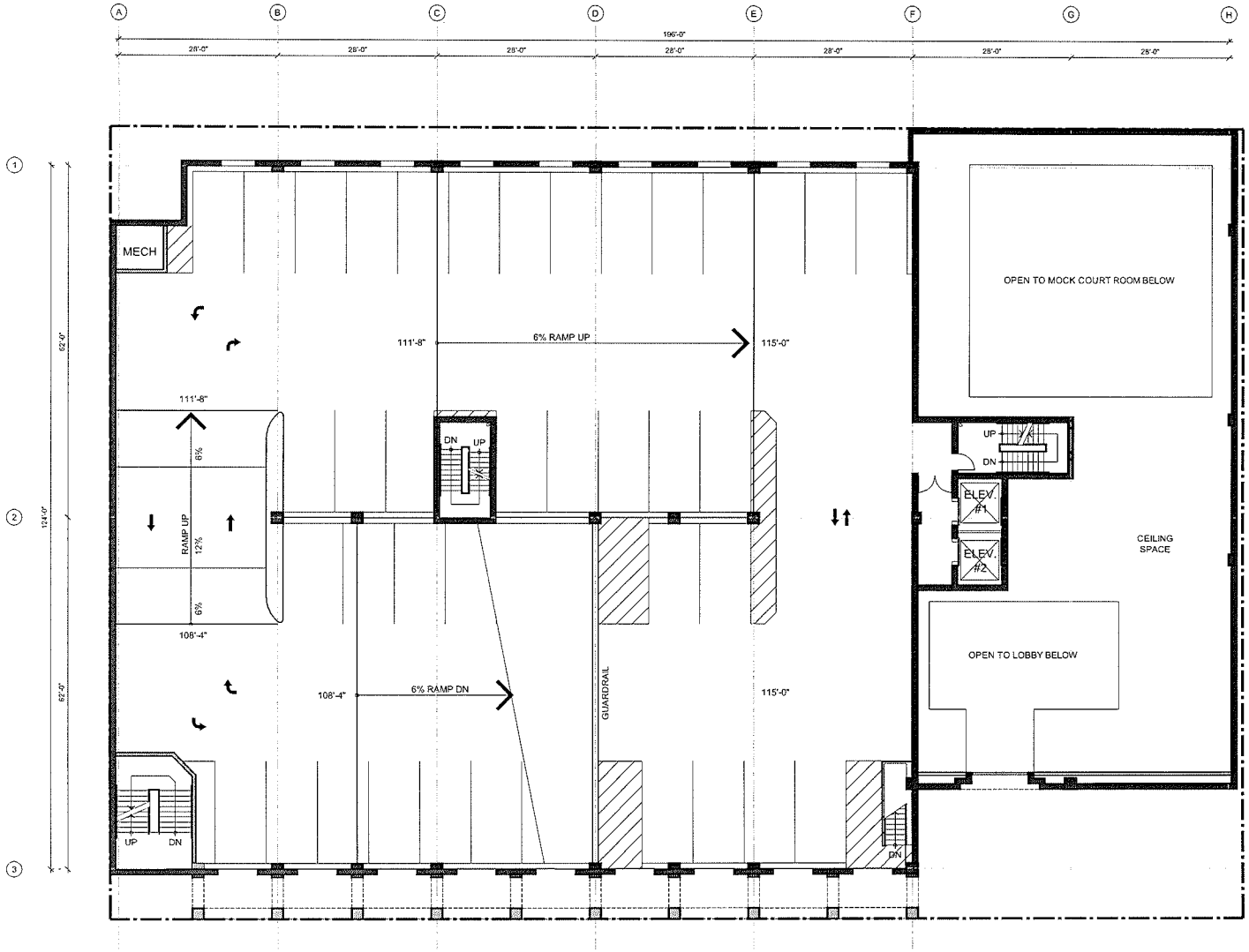
0 10' 20' 40'

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

DR01

RECEIVED
AUG 09 2010

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




2 LEVEL

# EVAPS Law Offices

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

## SECOND FLOOR PLAN

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

0 10' 20' 40'

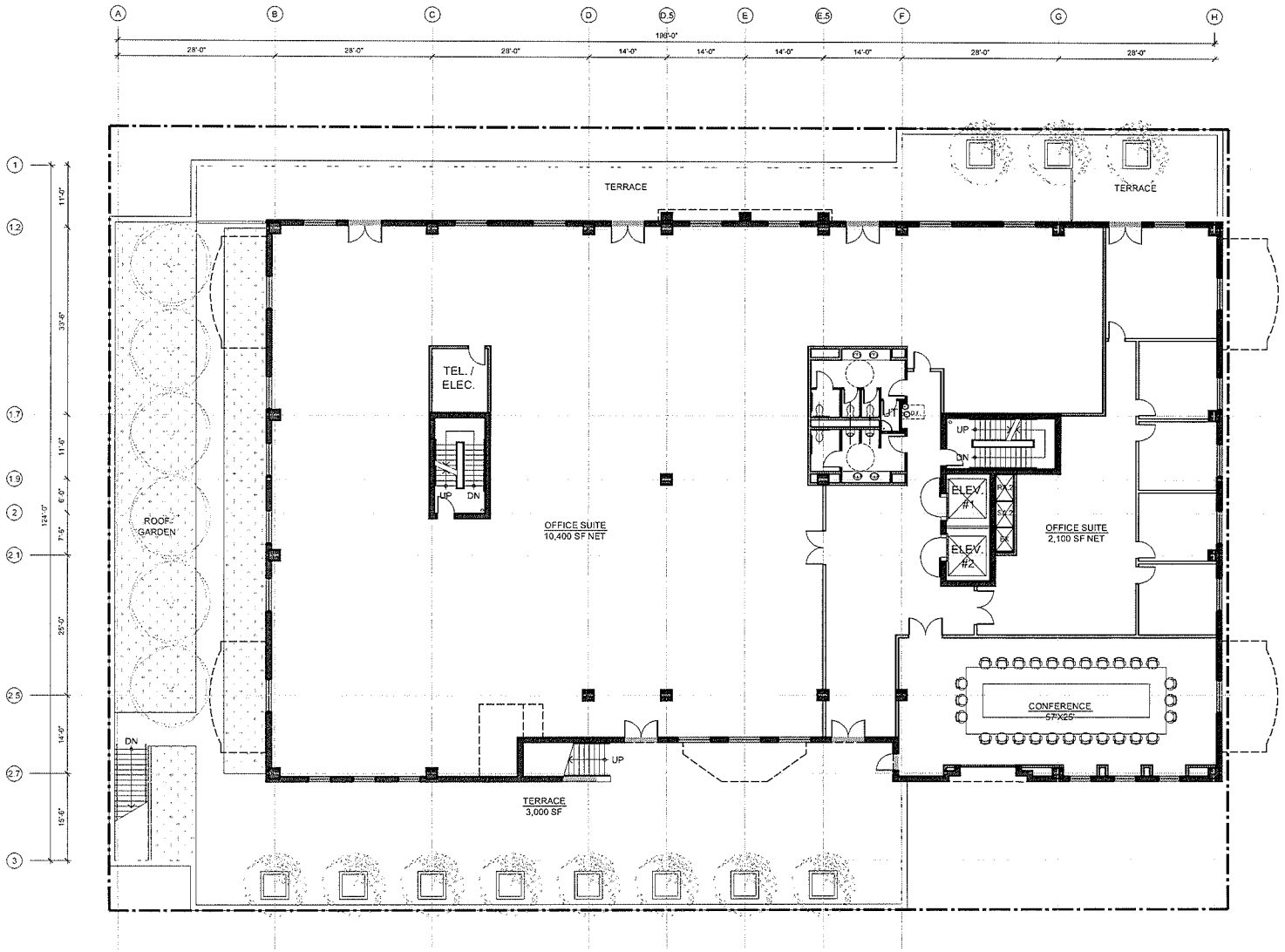
NORTH

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

DR02

VAR-39122
SDR-39121

RECEIVED
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

0 10' 20' 40'

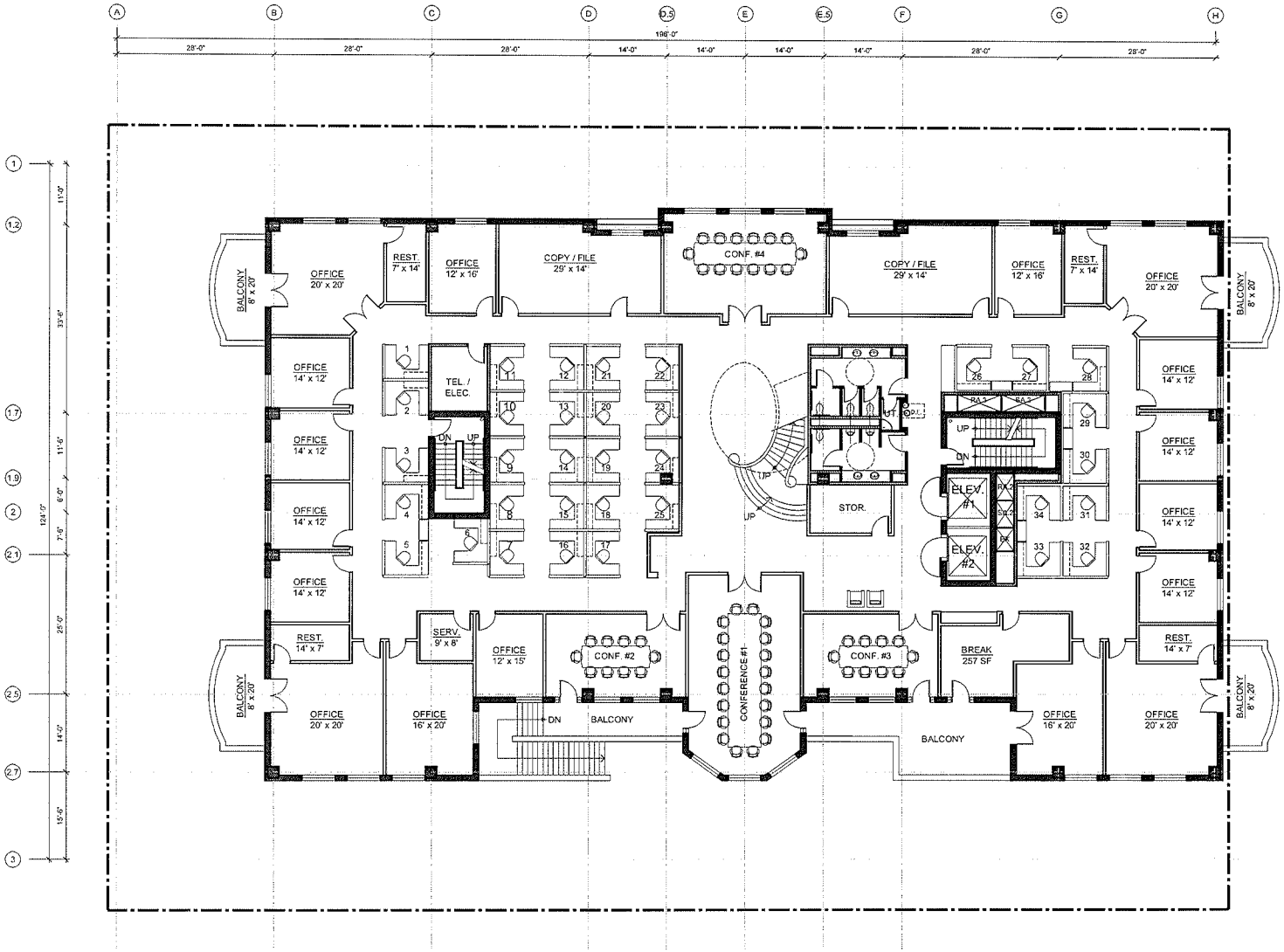
NORTH

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

DR03

VAR-39122
SDR-39121

RECEIVED
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

0 10' 20' 40'

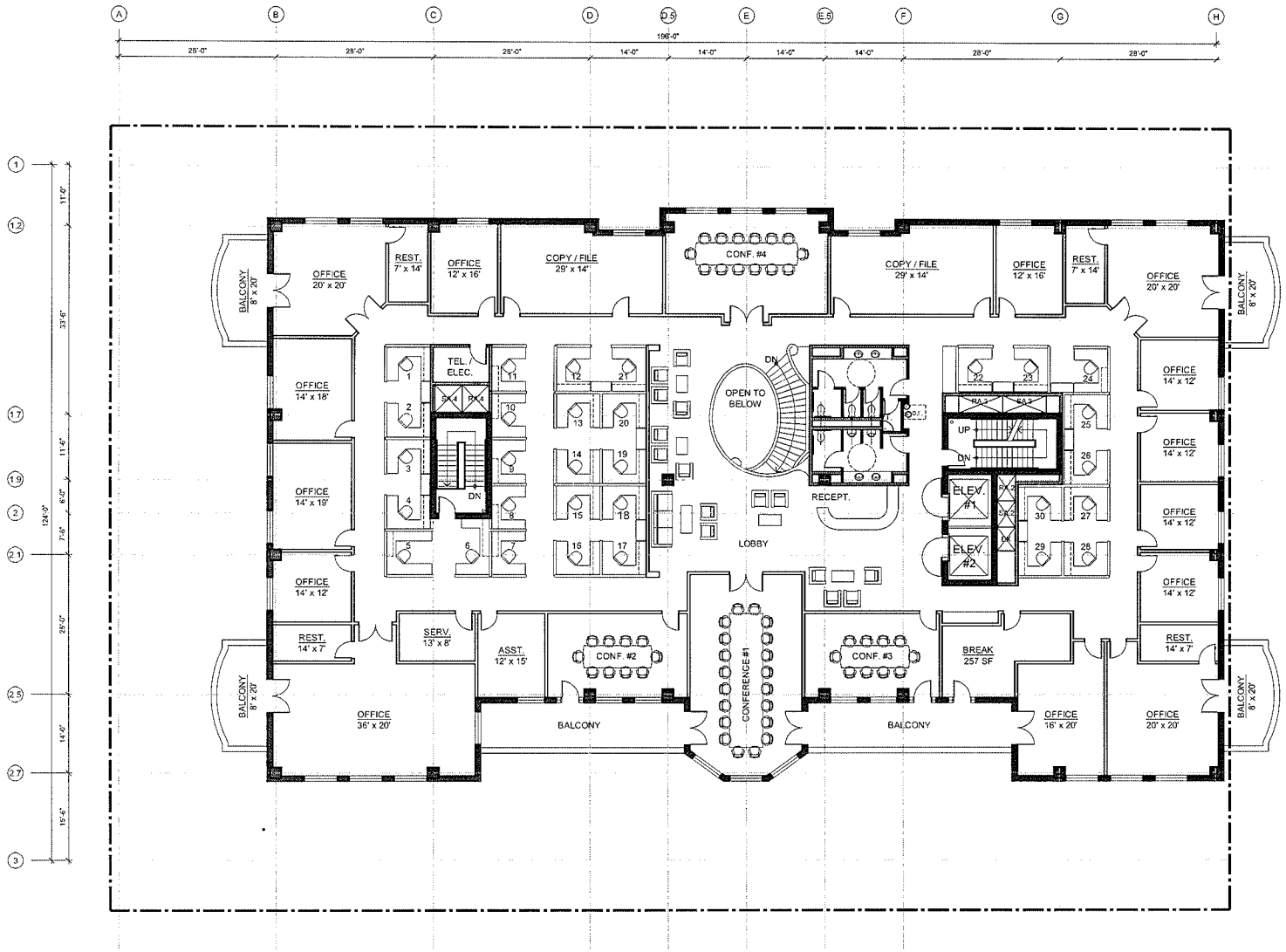
NORTH

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

DR04

RECEIVED
AUG 09 2010

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




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

0 10' 20' 40'

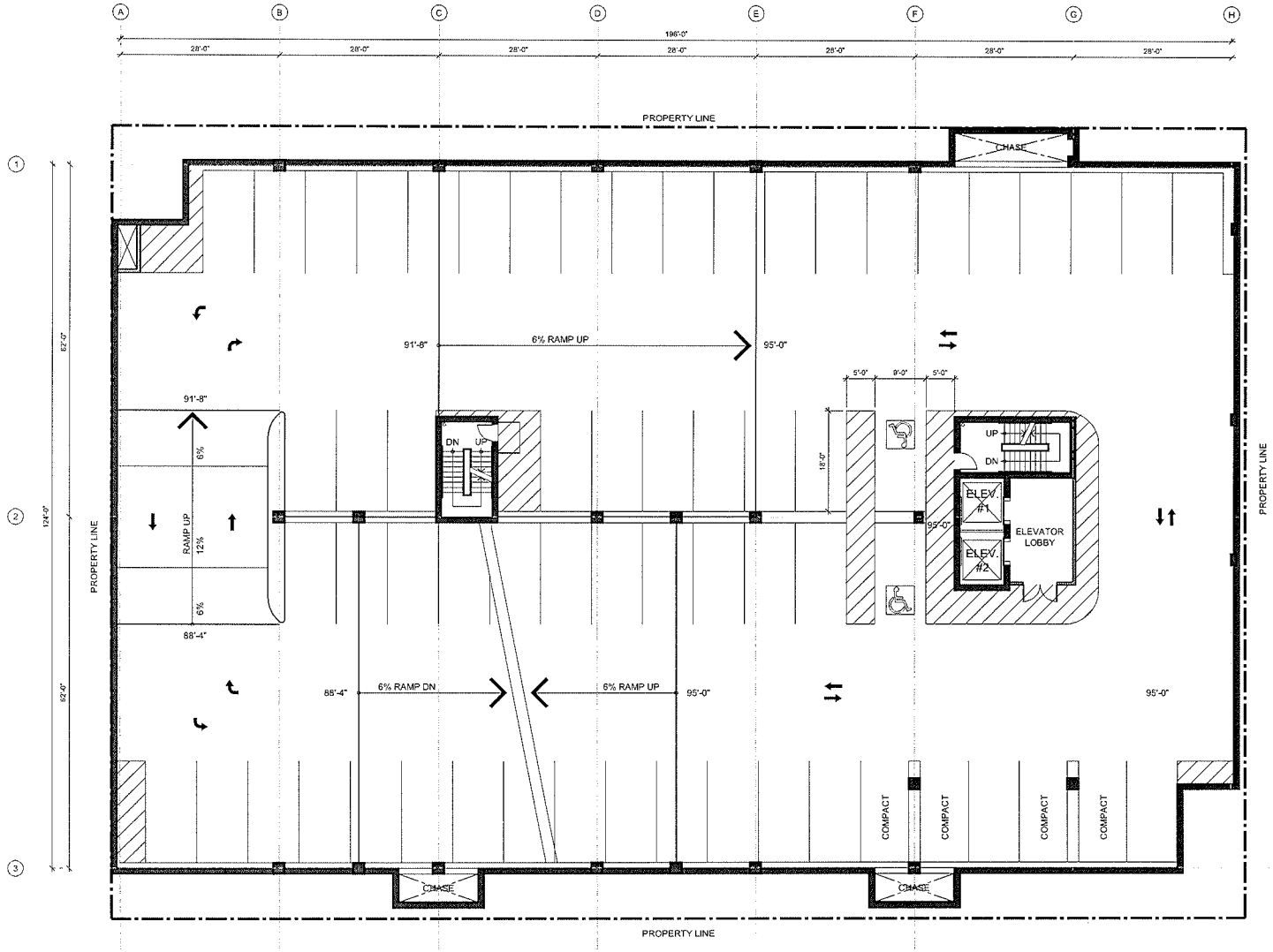
designcell
10777 W.TWAIN AVE, STE 125 T 702-403-1575
LAS VEGAS, NV 89135 WWW.DESIGNCELL.CC

DR05

RECEIVED
AUG 09 2010

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

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

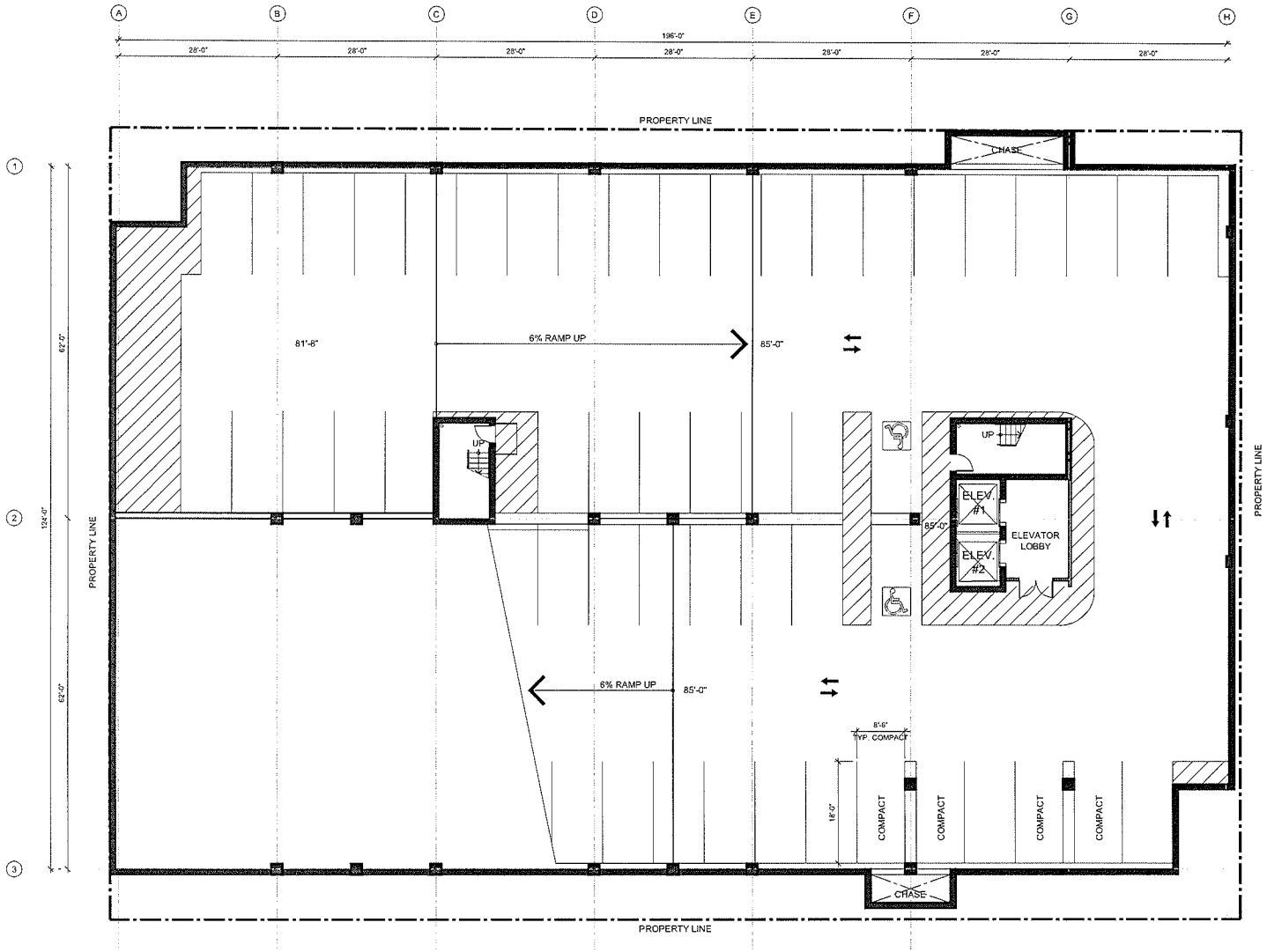
0 10' 20' 40'

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

DR06

RECEIVED
AUG 09 2010

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




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

0 10' 20' 40'

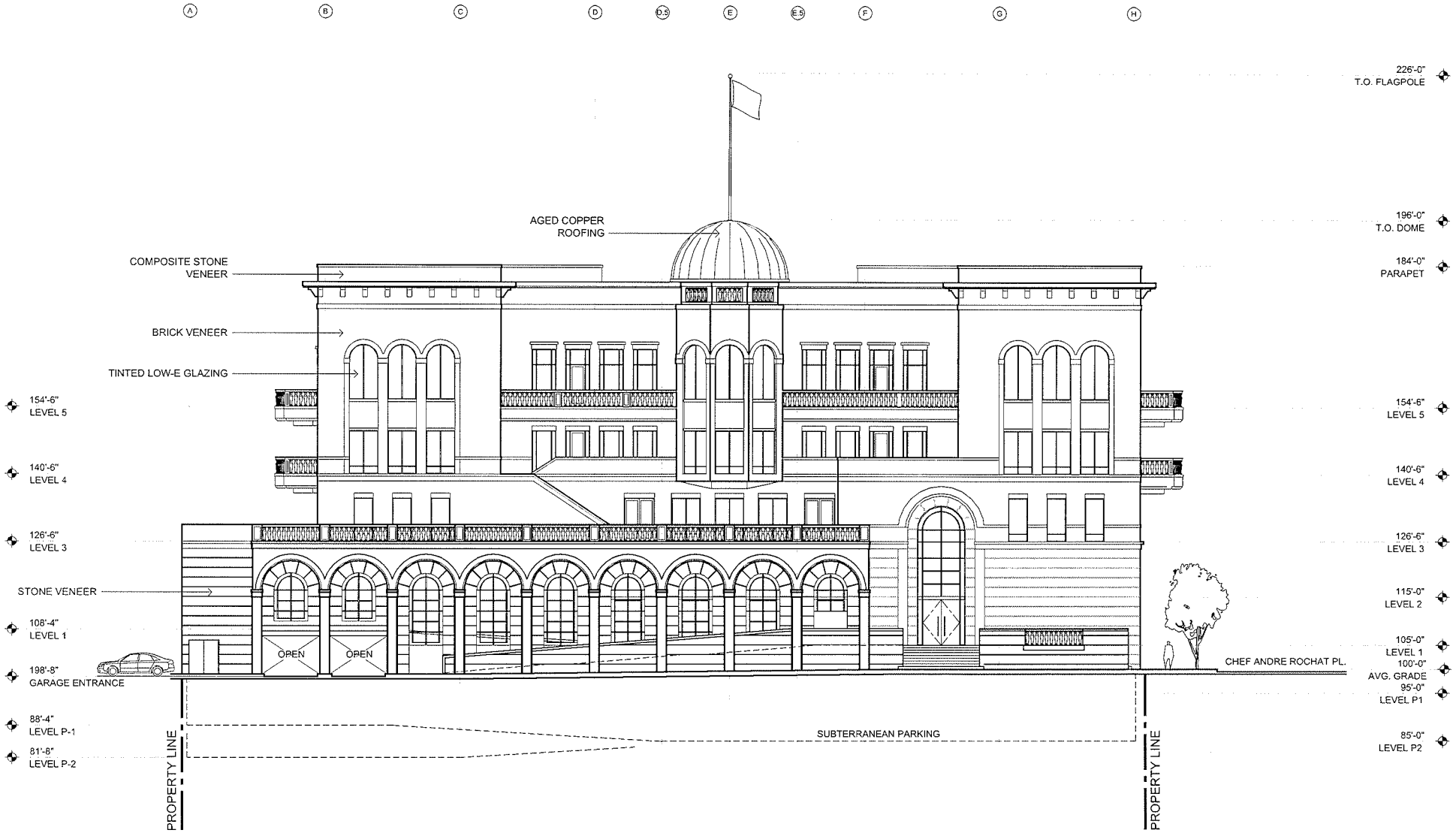
NORTH

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

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

DR07

RECEIVED
AUG 09 2010




# EVAPS Law Offices

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

## EAST ELEVATION

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

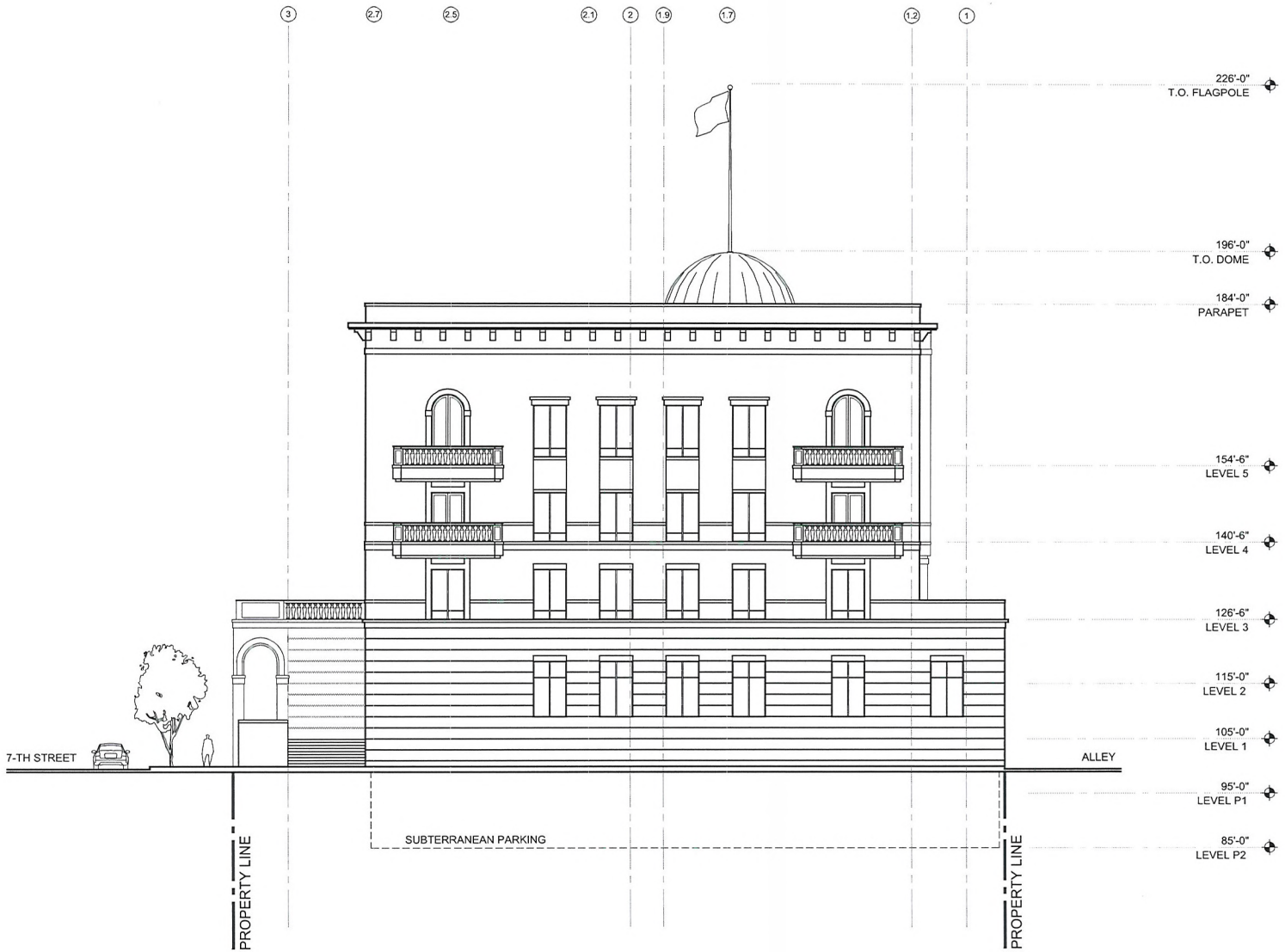
0 10' 20' 40'

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

DR08

RECEIVED
AUG 09 2010

VAR-39122
SDR-39121




# EVAPS Law Offices

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

## NORTH ELEVATION

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

0 10' 20' 40'

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

DR09

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

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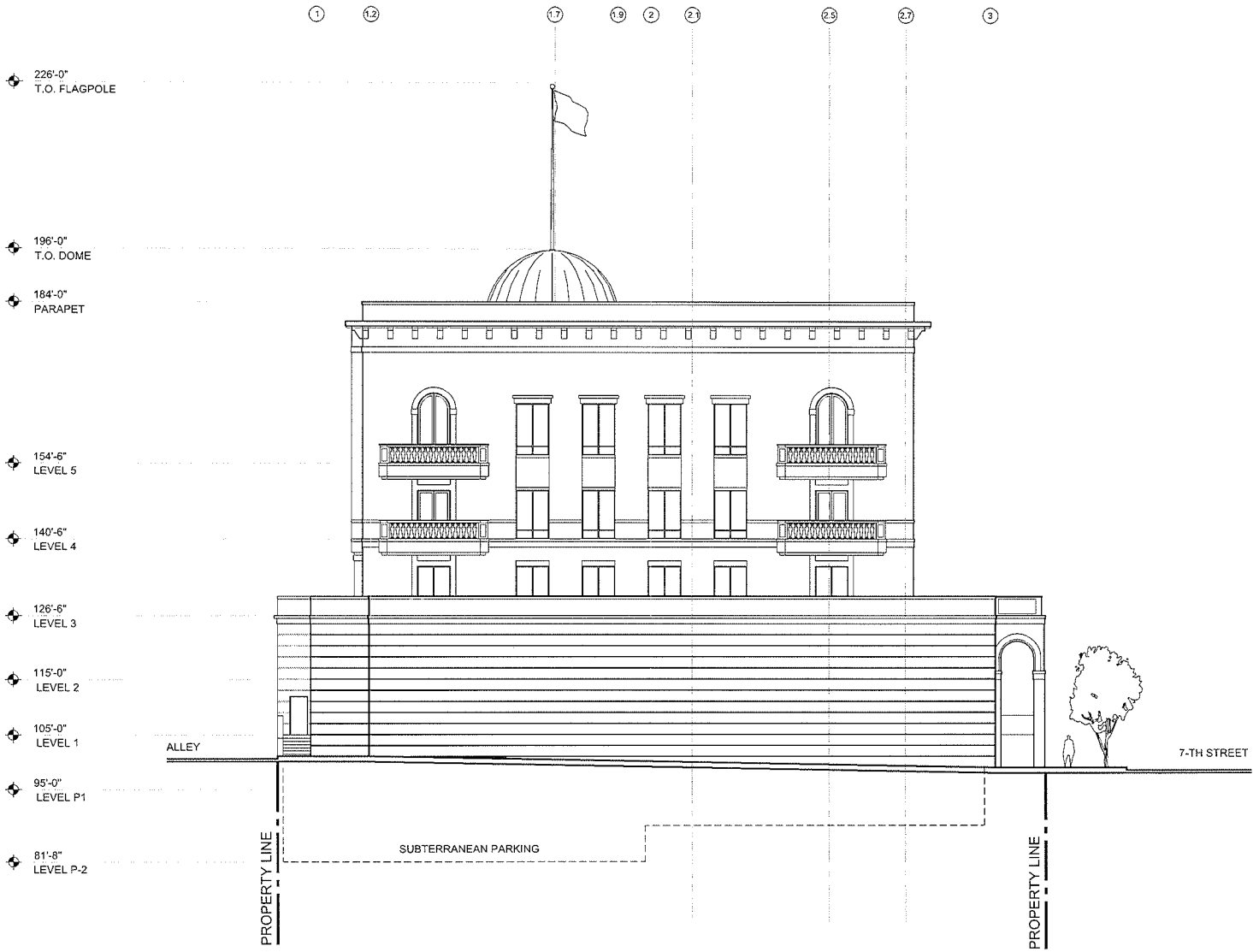


# EVAPS Law Offices

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

## SOUTH ELEVATION

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

0 10' 20' 40'

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

DR10

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

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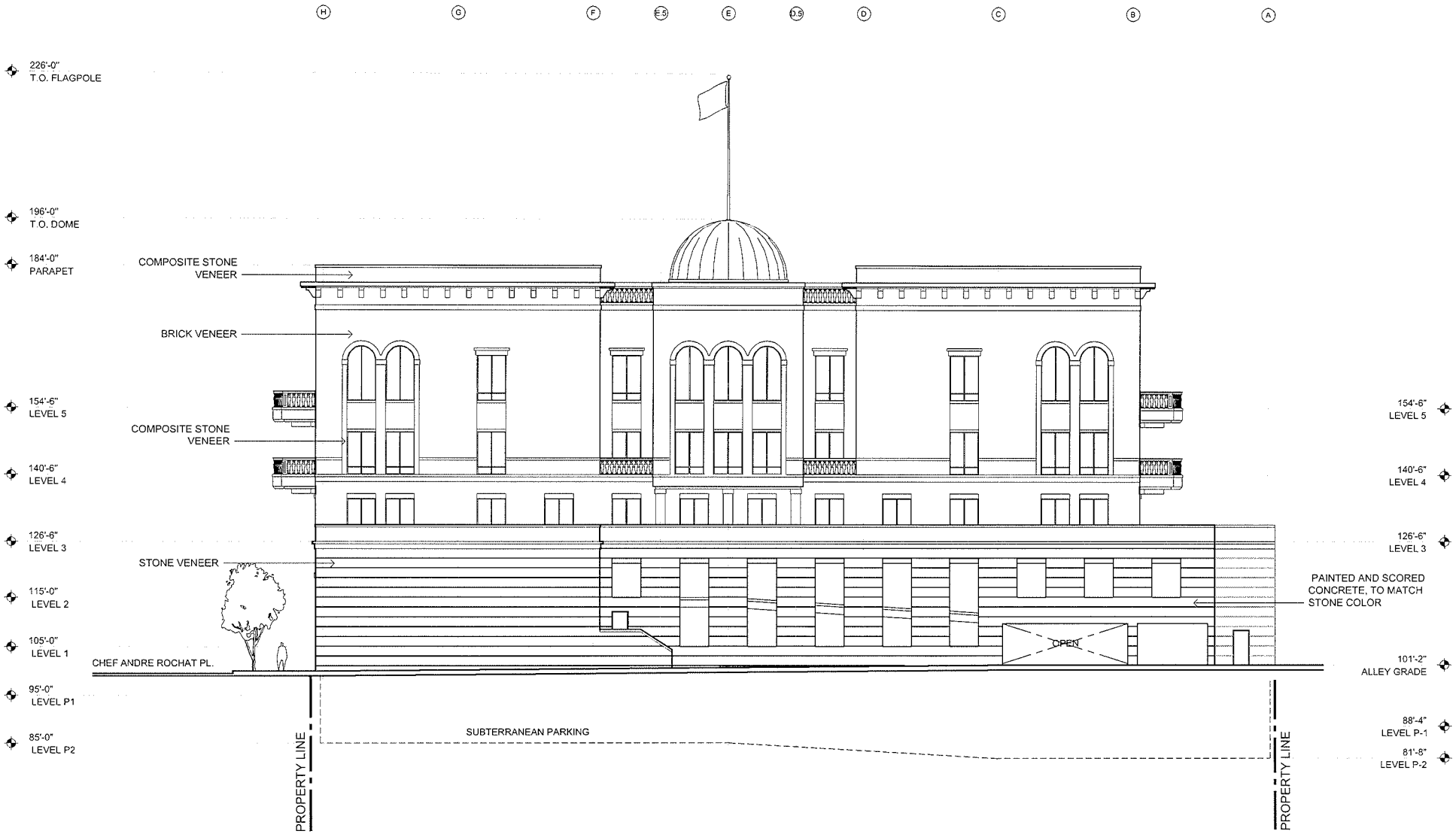


# EVAPS Law Offices

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

## WEST ELEVATION

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

0 10' 20' 40'

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

DR11

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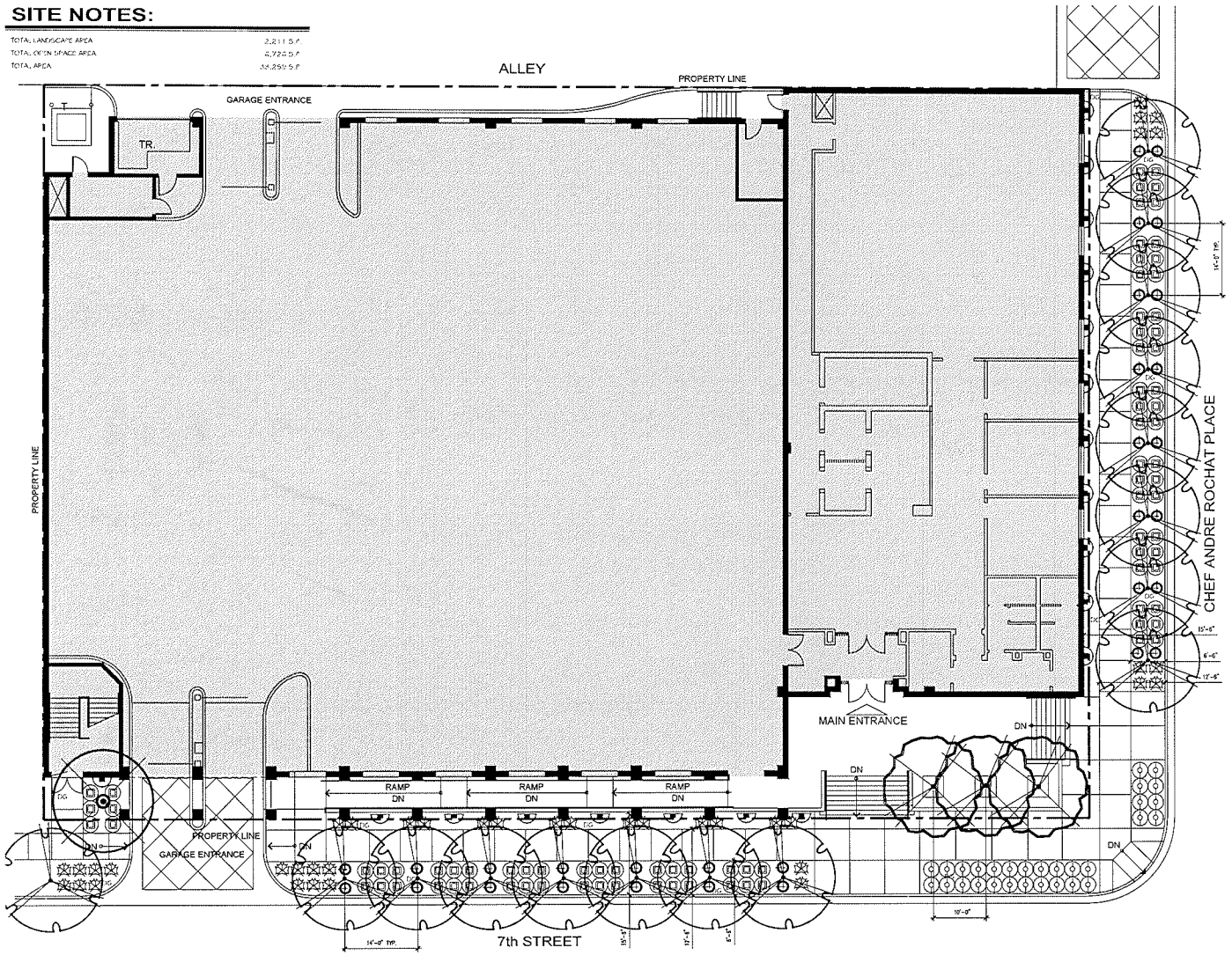
**VAR-39122**
**SDR-39121**

## SITE NOTES:

| | |
|---|---|
| TOTAL LANDSCAPE AREA | 2,211 S.F. |
| TOTAL OPEN SPACE AREA | 4,722 S.F. |
| TOTAL AREA | 34,259 S.F. |





southwick
LANDSCAPE ARCHITECTS
12 Commerce Center Drive
Henderson NV 89014
www.southwicklla.com
702.597.3108


1 LEVEL

## PLANTING LEGEND

### TREES

| SYMBOL | BOTANICAL NAME / COMMON NAME | QTY. | CALIPER / MINIMUM SIZE |
|---|---|---|---|
| | ARBUTUS UNEDO / STRAWBERRY TREE MULTI-TRUNK | 1 | 1 1/2" / 24" BOX |
| | FRAXINUS ANGUSTIFOLIA RAYWOOD / RAYWOOD ASH | 11 | 1 1/2" / 24" BOX |
| | PRUNUS CERATIFERA ATROPURPUREA / PURPLE LEAF PLUM | 3 | 1 1/2" / 24" BOX |

### SHRUBS

| SYMBOL | BOTANICAL NAME / COMMON NAME | QTY. | MINIMUM SIZE |
|---|---|---|---|
| | BUXUS MICROPHYLLA JAPONICA / JAPANESE BOXWOOD | 84 | 5 GALLON |
| | DASYLIRION WHEELERI / DESERT SPOON | 19 | 5 GALLON |
| | HESPERALOE PARVIFLORA / RED YUCCA | 17 | 5 GALLON |
| | LAVANDULA ANGUSTIFOLIA 'HIDCOTE BLUE' / HIDCOTE BLUE ENGLISH LAVENDER | 30 | 5 GALLON |
| | VINCA MAJOR / VINCA | 36 | 1 GALLON |

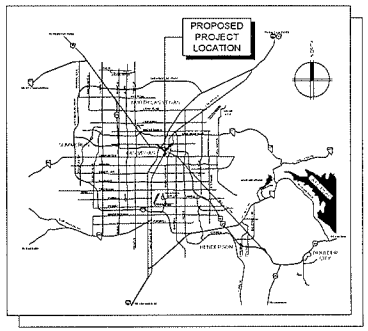
### LANDSCAPE ELEMENTS

| SYMBOL | DESCRIPTION | QTY. | DETAIL |
|---|---|---|---|
| DG | CRUSHED SLATE GROUNDCOVER - SIZE TYP. 1 1/2" LOOSE BUILDUP, 2" MINIMUM DEPTH. SEE NOTE #2 | 2,655 S.F. | X/LXX |

## PLANTING NOTES

1. SEE SHEET LX.XX FOR PLANTING DETAILS.
2. CRUSHED SLATE GROUNDCOVER (DG) - INSTALL THE MINIMUM LAYER OF CRUSHED SLATE IN ALL LANDSCAPE AREAS WITHIN LANDSCAPE LIMIT OF WORK, EXCEPT WHERE NOTED OTHERWISE. CONTRACTOR TO PROVIDE SAMPLES OF DECOMPOSED GRANITE/ROCK FOR APPROVAL BEFORE PLACING GRANITE. COMPACT SUB-GRADE TO 85% AND APPLY A PRE-EMERGENT HERBICIDE TO SOIL. AFTER PLACING GRANITE RAKE SMOOTH, WET TO EVEN DEPTH, ALLOW TO DRY, THEN LIGHTLY SCARIFY SURFACE WITH A LEAF RAKE. APPLY A SECONDARY APPLICATION OF PRE-EMERGENT HERBICIDE TO TOP OF GRANITE. DO NOT ALLOW GRANITE TO TOUCH THE TRUNK OF ANY TREE. INSTALL AFTER INSTALLATION OF PLANT MATERIAL.
4. ANY TREE PLANTED WITHIN 5 FEET OF A SIDEWALK OR WALL SHALL BE PLANTED WITH A ROOT GUARD, DESIGNED TO DIRECT ROOT GROWTH DOWNWARD. SEE DETAIL X/ SHEET

## VICINITY MAP




# EVAPS Law Offices

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

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

0 10' 20' 40'


designcell DR12
10777 W.TWAIN AVE, STE 125 T 702-403-1575
LAS VEGAS, NV 89135 WWW.DESIGNCELL.CC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**VAR-39122**
**SDR-39121**

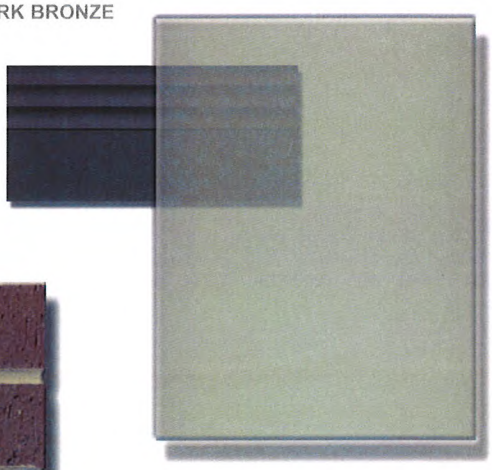
designcell
ARCHITECTURE

## MATERIAL FINISHES

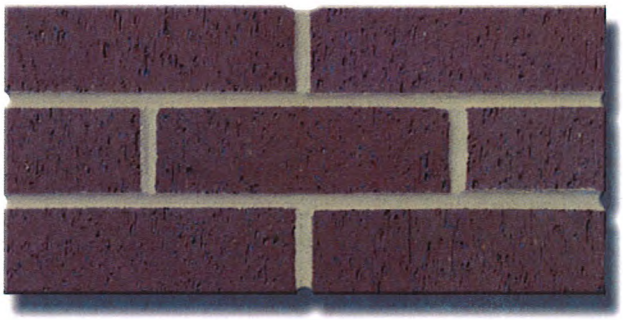
BUILDING BASE:
STONE VENEER

TRIM, ACCENT:
COMPOSITE STONE VENEER

FRAMES:
DARK BRONZE



GLAZING:
SOLARCOOL GRAY, LOW-E



BRICK VENEER

EVAPS LAW OFFICES
LAS VEGAS, NEVADA
AUGUST 9, 2010

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AUG 09 2010

VAR-39122
SDR-39121

**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 7th 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,

8/9/10

Scott L. Brown, NCARB date
Principal
**DesignCell, LLC**

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AUG 09 2010

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


10777 W. TWAIN AVE. LAS VEGAS, NV 89135 T. 702.403.1575 F. 702.403.1576 WWW.DESIGNCELL.CO

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

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

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

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

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

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

**RECOMMENDATION:**
Staff recommends

**BACKUP DOCUMENTATION:**
1. Consolidated Backup
2. Supporting Documentation

**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  OF  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, 2nd Floor |
| METRO | BRIAN O'CALLAGHAN | 7th FLOOR CITY HALL |
| OFFICE OF BUSINESS DEVELOPMENT | TOM BURKART | 2nd FLOOR CITY HALL EXPANSION |
| NEIGHBORHOOD SERVICES | ANNE KILPONEN | 2nd 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

# 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*** _____

*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 and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
KATHRYN D. HARDESTY
Appt. No. 92-0380-1
My Appt. Expires July 30, 2012

*FOR DEPARTMENT USE ONLY*

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

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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.

Revised 10/27/08

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

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
KATHRYN D. HARDESTY
Appt. No. 92-0380-1
My Appt. Expires July 30, 2012

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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**

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Sincerely,

8/9/10

Scott L. Brown, NCARB date
Principal
**DesignCell, LLC**

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AUG 09 2010

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


10777 W. TWAIN AVE. LAS VEGAS, NV 89135 T. 702.403.1575 F. 702.403.1576 WWW.DESIGNCELL.CO

# *C I T Y  OF  L A S  V E G A S*

## 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, 2nd Floor |
| METRO | BRIAN O'CALLAGHAN | 7th FLOOR CITY HALL |
| OFFICE OF BUSINESS DEVELOPMENT | TOM BURKART | 2nd FLOOR CITY HALL EXPANSION |
| NEIGHBORHOOD SERVICES | ANNE KILPONEN | 2nd FLOOR CITY HALL |
| *TEFO **(DPW)** | REBECCA WHITLOCK | 2900 RONEMUS |
| *STREETS & SANITATION **(DPW)** | JERRY WALKER | 2875 RONEMUS |
| *PARKS & OPEN SPACES **(DPW)** | JOHN BLACK | 2875 RONEMUS |
| *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 (NO PLANS) | HEIDI DEXHEIMER ENGINEERING DESIGN DIVISION | **100 CITY PARKWAY, SUITE #700 (HAND DELIVERY ADDRESS ONLY)** |
| CLARK COUNTY (IT) (NO PLANS) | SHARON RICE (INFORMATION TECHNOLOGY DEPT) | 500 GRAND CENTRAL PARKWAY, 4th Floor |
| NELLIS AFB (NO PLANS) | DEBORAH MACNEILL | 4430 Grissom Avenue, Building 11, Suite 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

CITY OF LAS VEGAS

DEVELOPMENT SERVICES CENTER

# 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

**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 and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
KATHRYN D. HARDESTY
Appt. No. 92-0380-1
My Appt. Expires July 30, 2012

*FOR DEPARTMENT USE ONLY*

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

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.

PLANNING & DEVELOPMENT

# 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

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
KATHRYN D. HARDESTY
Appt. No. 92-0380-1
My Appt. Expires July 30, 2012

RECEIVED

AUG 09 2010

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 7th 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 date
Principal
**DesignCell, LLC**

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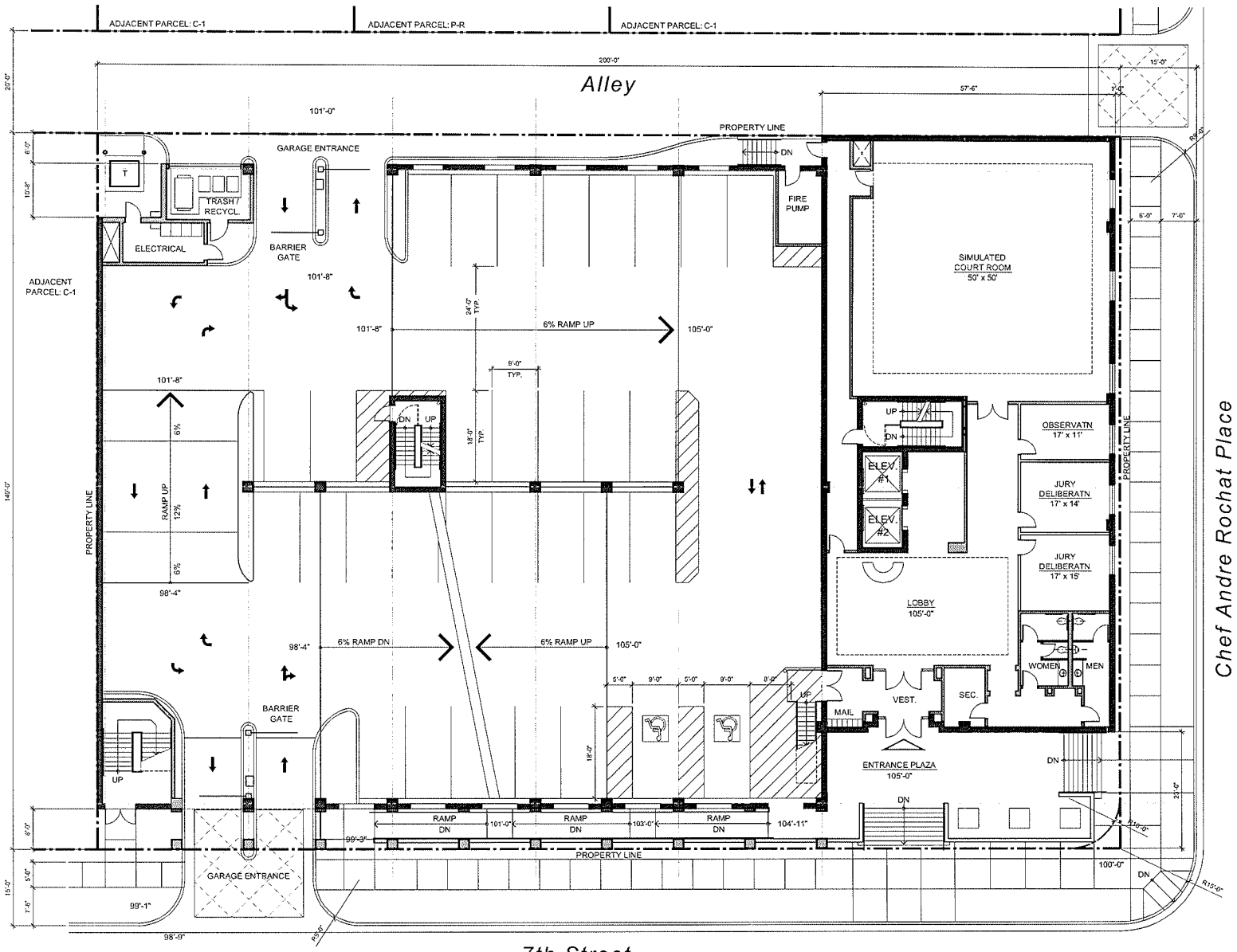
**SDR-39121** AUG 09 2010

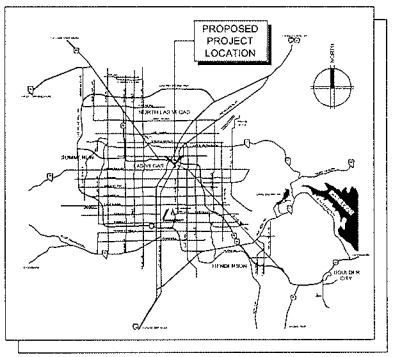



1 LEVEL

## 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 | |
| BUILDING AREAS: | | |
| OFFICE (GROSS): | LEVEL 1 | 6,587 SF |
| | LEVEL 2 | N/A |
| | LEVEL 3 | 16,553 SF |
| | LEVEL 4 | 15,996 SF |
| | LEVEL 5 | 15,996 SF |
| TOTAL OFFICE: | | 55,132 SF GROSS |
| PARKING GARAGE: | LEVEL 2 | 14,100 SF |
| | LEVEL 1 | 17,600 SF |
| | LEVEL P1 | 24,500 SF |
| | LEVEL P2 | 24,500 SF |
| TOTAL PARKING GARAGE: | | 80,700 SF GROSS |
| PARKING REQUIRED: | | |
| OFFICE (GROSS) (1/300 SF): | | 184 SPACES |
| OF WHICH ACCESSIBLE: | | 6 SPACES (1 VAN) |
| PARKING PROVIDED: | | |
| REGULAR: | | 170 SPACES |
| COMPACT: | | 8 SPACES (4.5%) |
| ACCESSIBLE: | | 6 SPACES (INCL. 1 VAN) |
| TOTAL: | | 184 SPACES |
| F.A.R (OFFICE+PKG. GARAGE) / SITE: | | 4.9 |

## VICINITY MAP




# 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

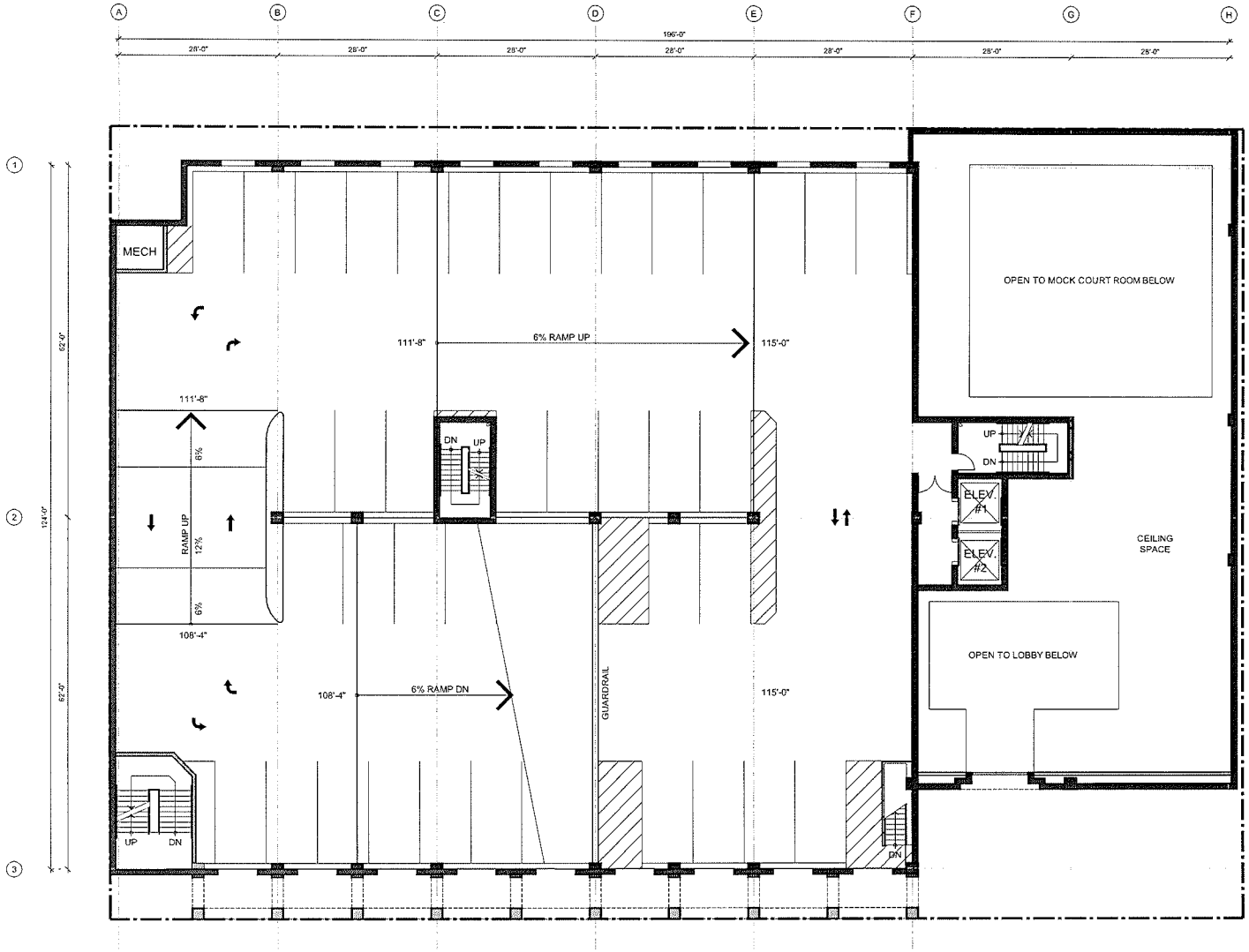
0 10' 20' 40'

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

DR01

RECEIVED
AUG 09 2010

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




2 LEVEL

# EVAPS Law Offices

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

## SECOND FLOOR PLAN

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

0 10' 20' 40'

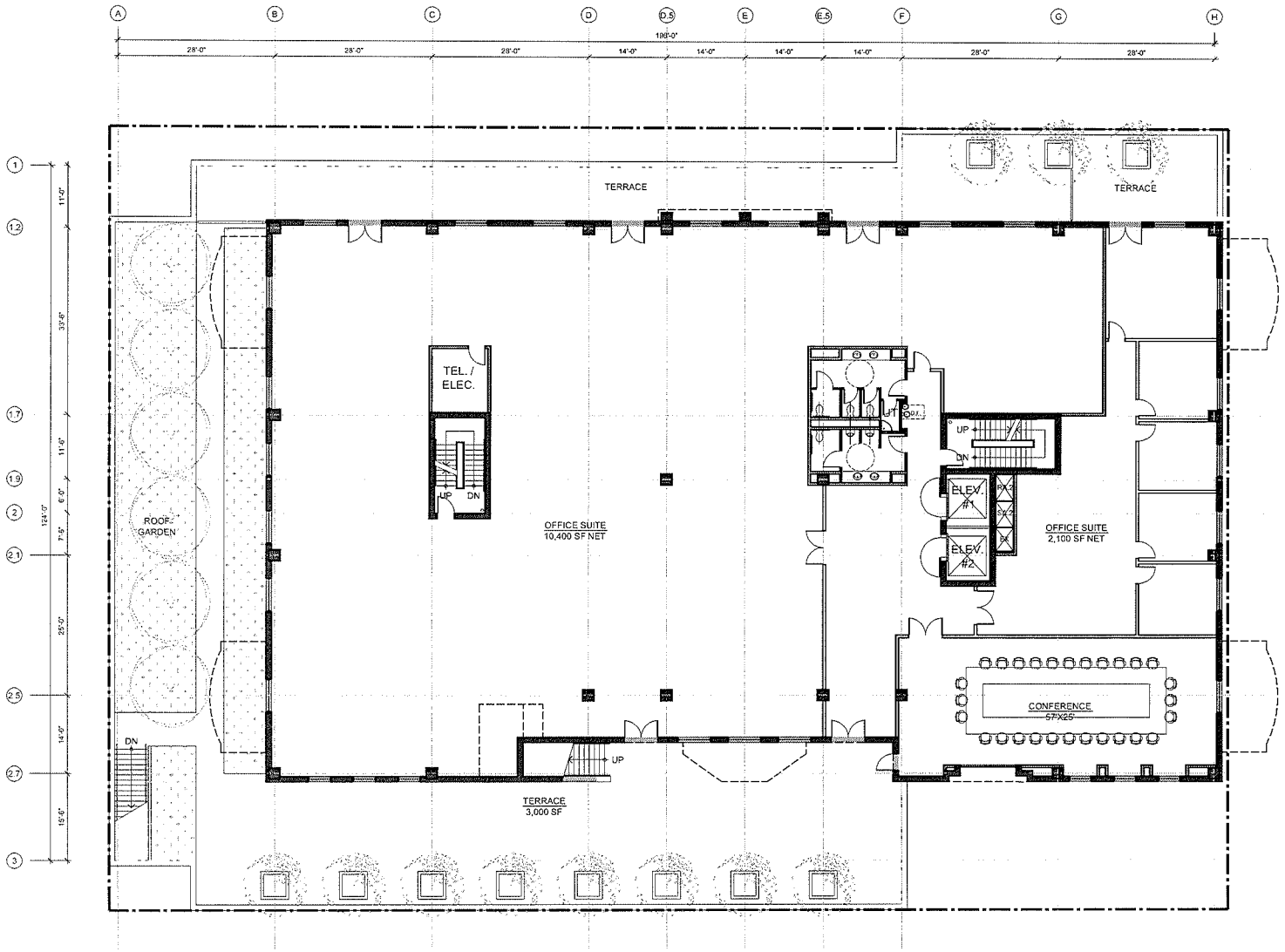
NORTH

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

DR02

VAR-39122
SDR-39121

RECEIVED
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

0 10' 20' 40'

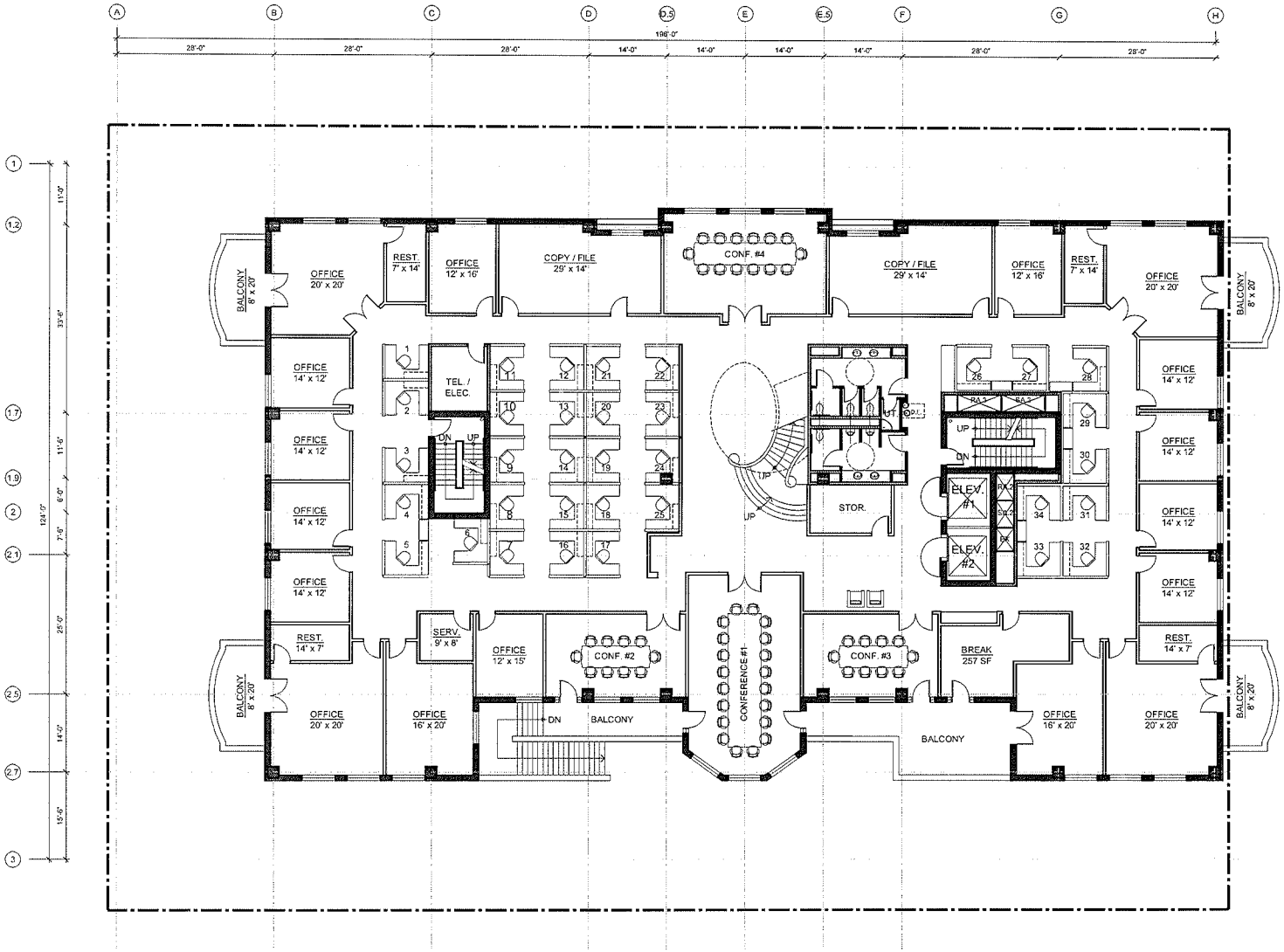
NORTH

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

DR03

VAR-39122
SDR-39121

RECEIVED
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

0 10' 20' 40'

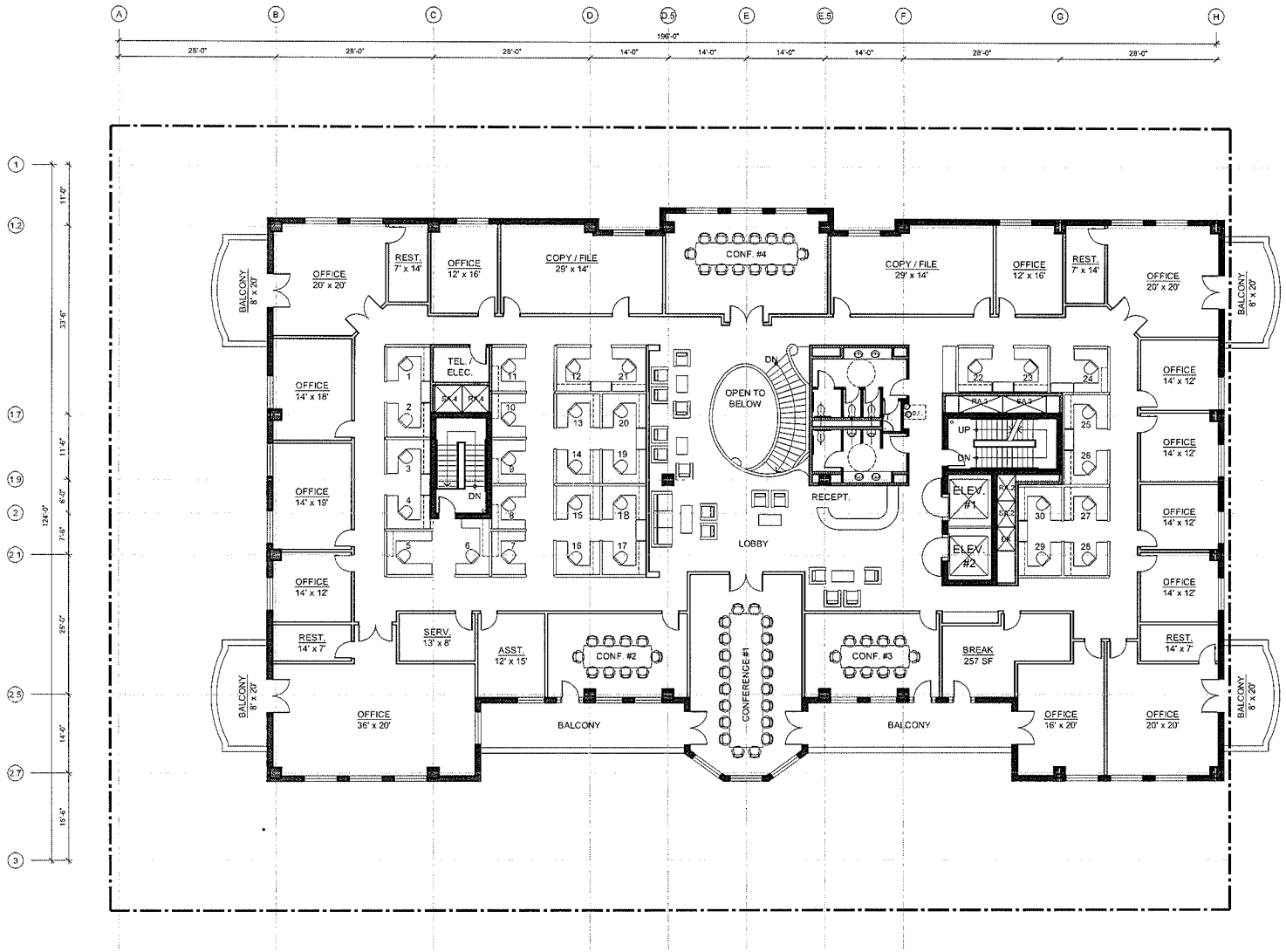
NORTH

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

DR04

RECEIVED
AUG 09 2010

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




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

0 10' 20' 40'

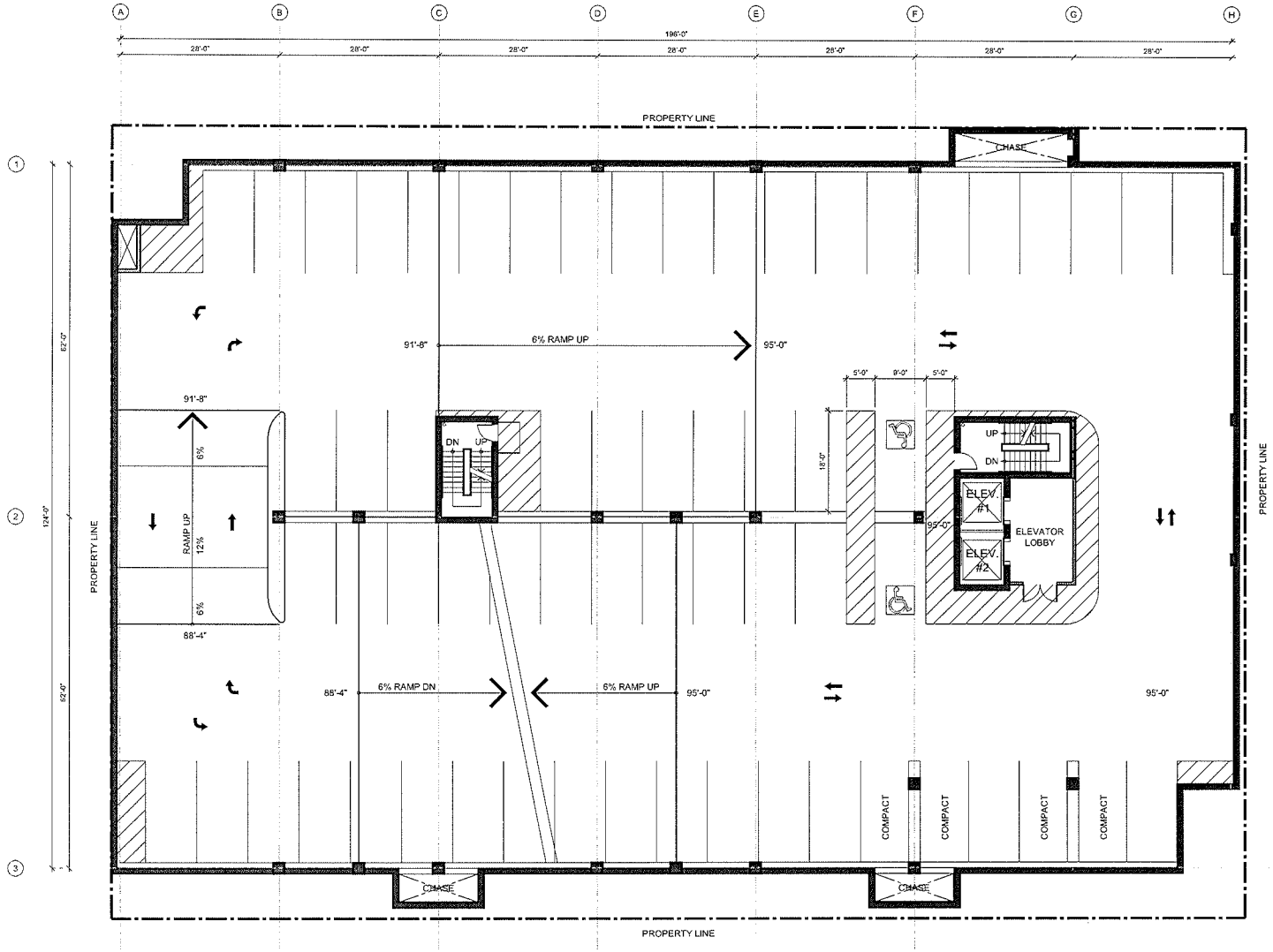
designcell
10777 W.TWAIN AVE, STE 125 T 702-403-1575
LAS VEGAS, NV 89135 WWW.DESIGNCELL.CC

DR05

RECEIVED
AUG 09 2010

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

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

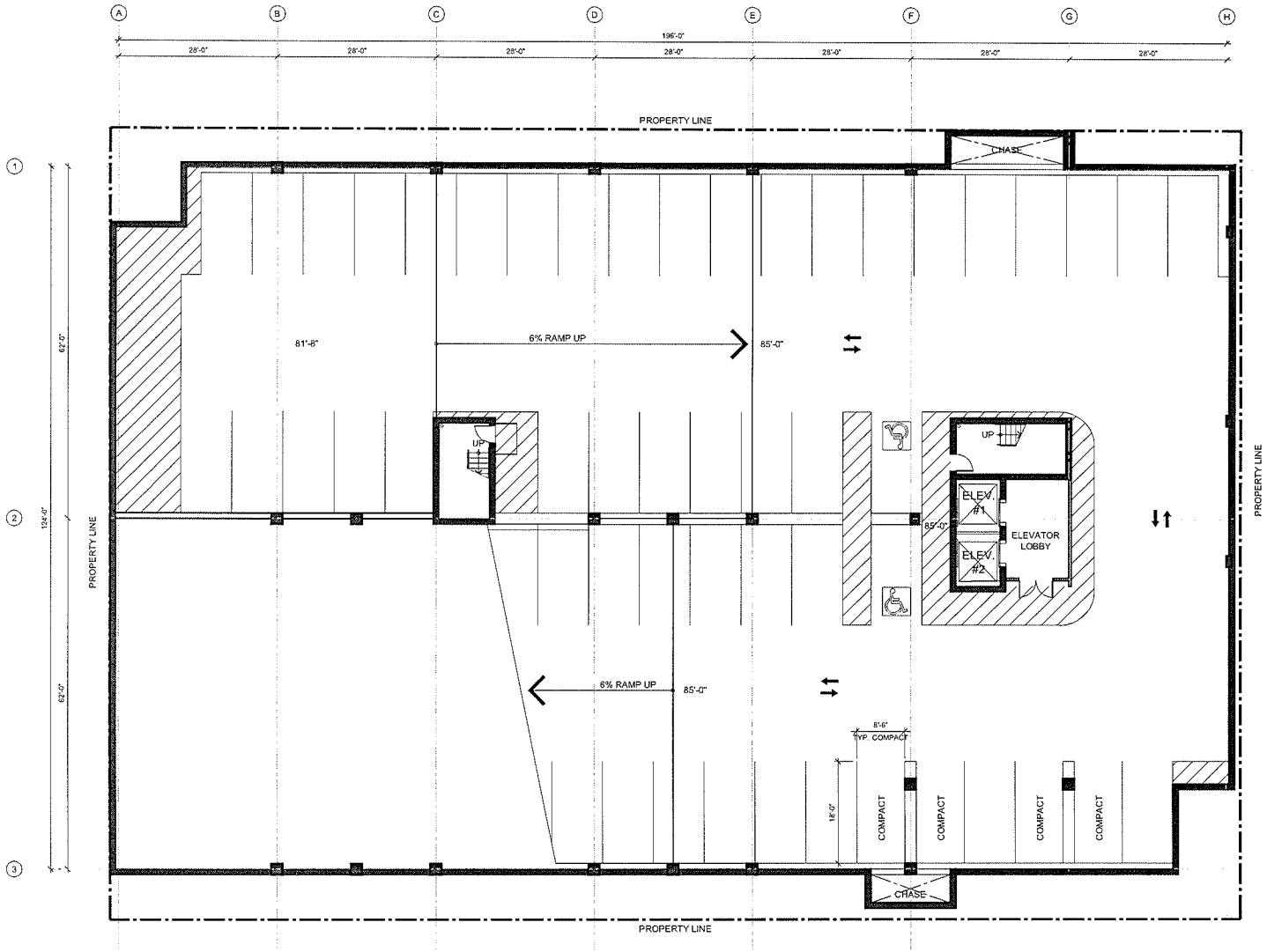
0 10' 20' 40'

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

DR06

RECEIVED
AUG 09 2010

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




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

0 10' 20' 40'

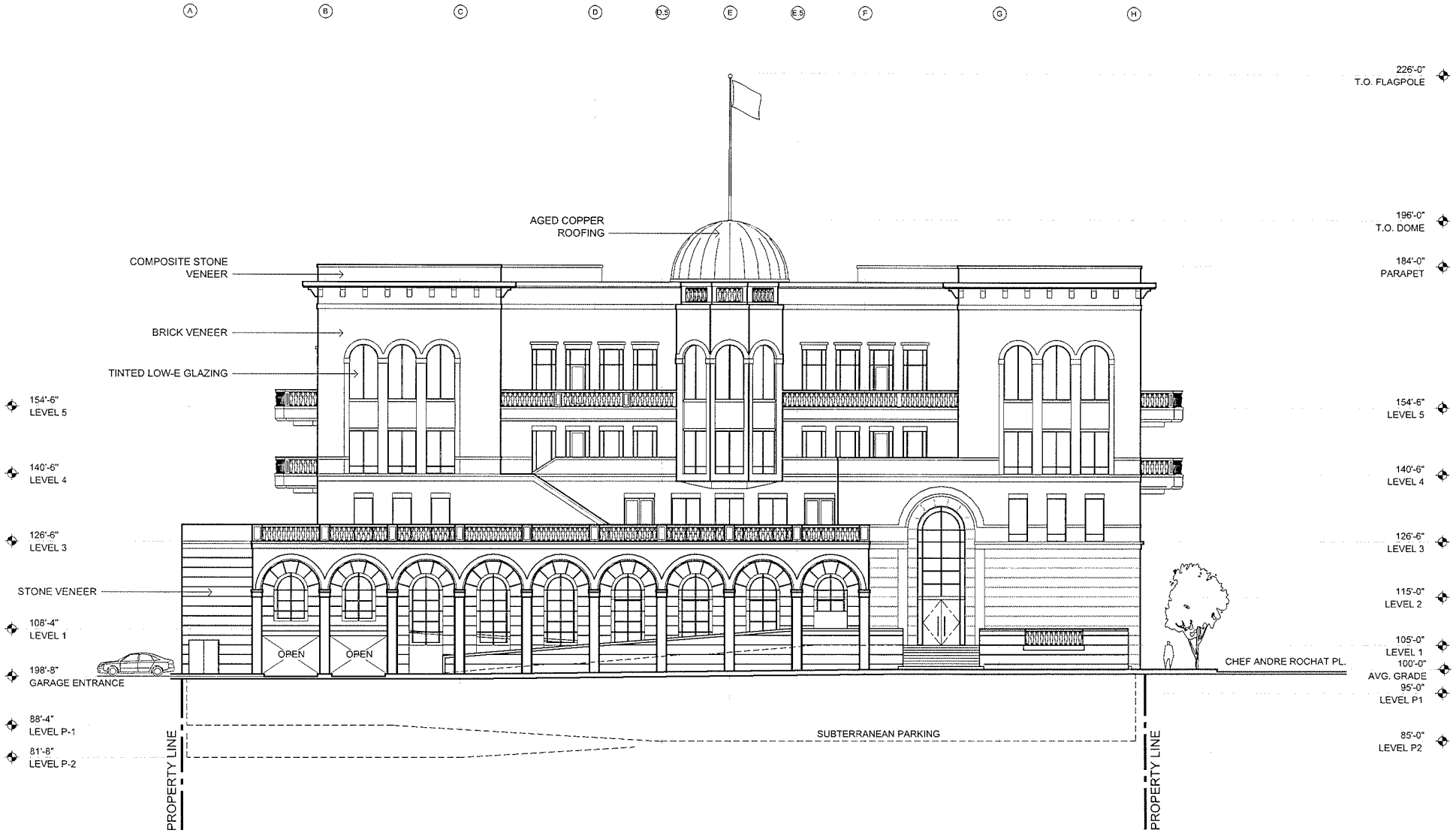
NORTH

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

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

DR07

RECEIVED
AUG 09 2010




# EVAPS Law Offices

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

## EAST ELEVATION

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

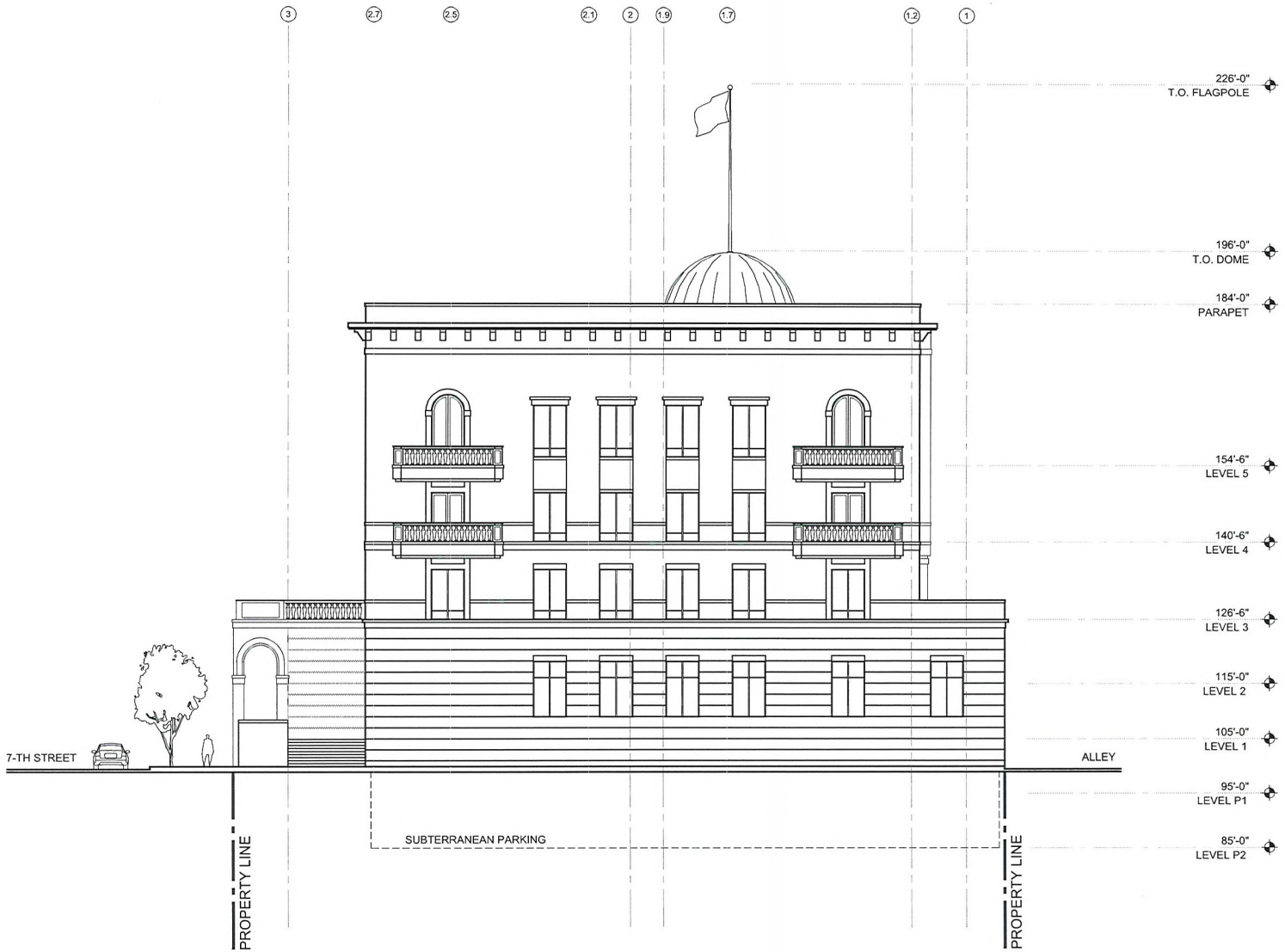
0 10' 20' 40'

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

DR08

RECEIVED
AUG 09 2010

VAR-39122
SDR-39121




# EVAPS Law Offices

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

## NORTH ELEVATION

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

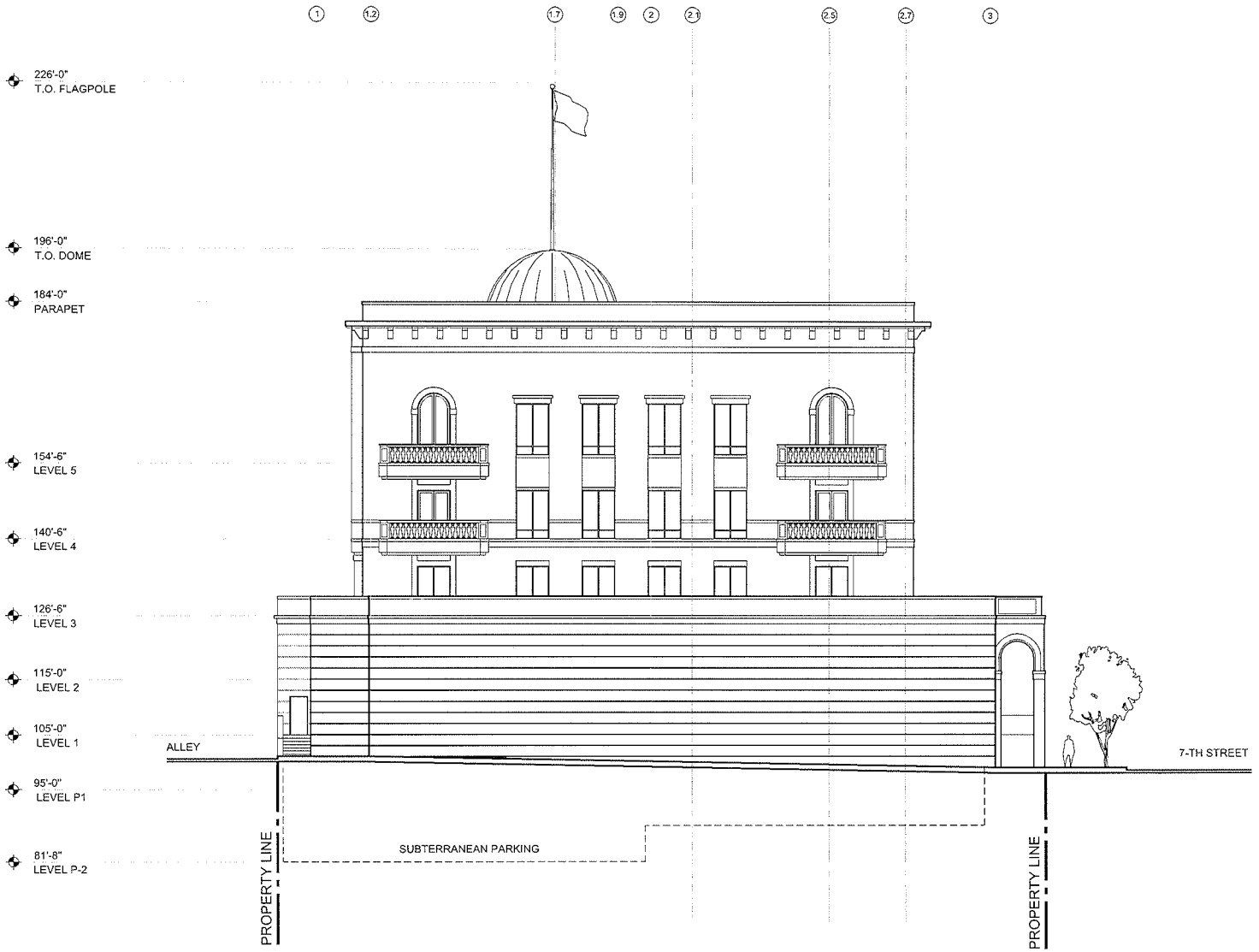
0 10' 20' 40'

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

DR09

**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

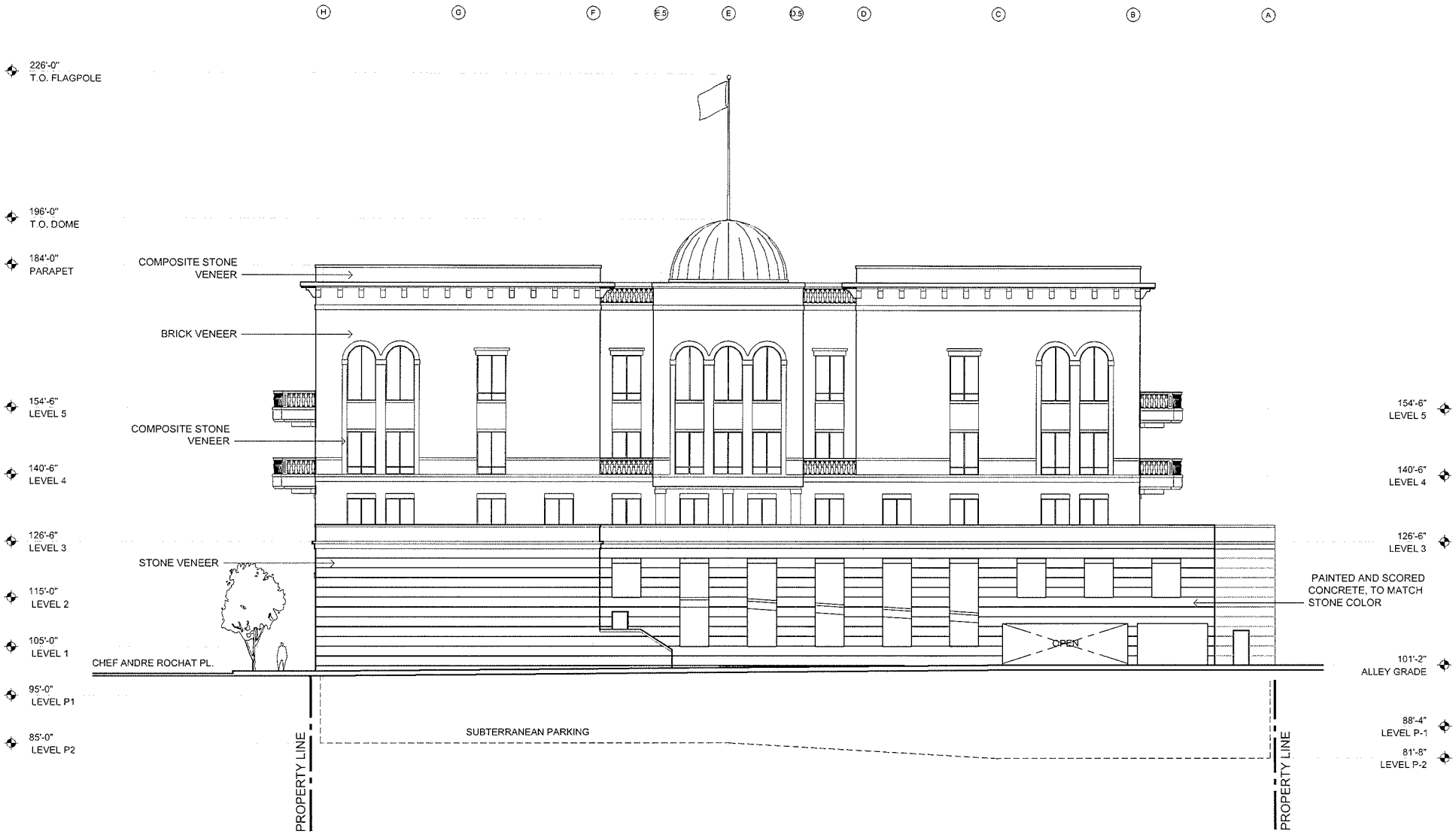
0 10' 20' 40'

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

DR10

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

RECEIVED
AUG 09 2010




# EVAPS Law Offices

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

## WEST ELEVATION

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

0 10' 20' 40'

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

DR11

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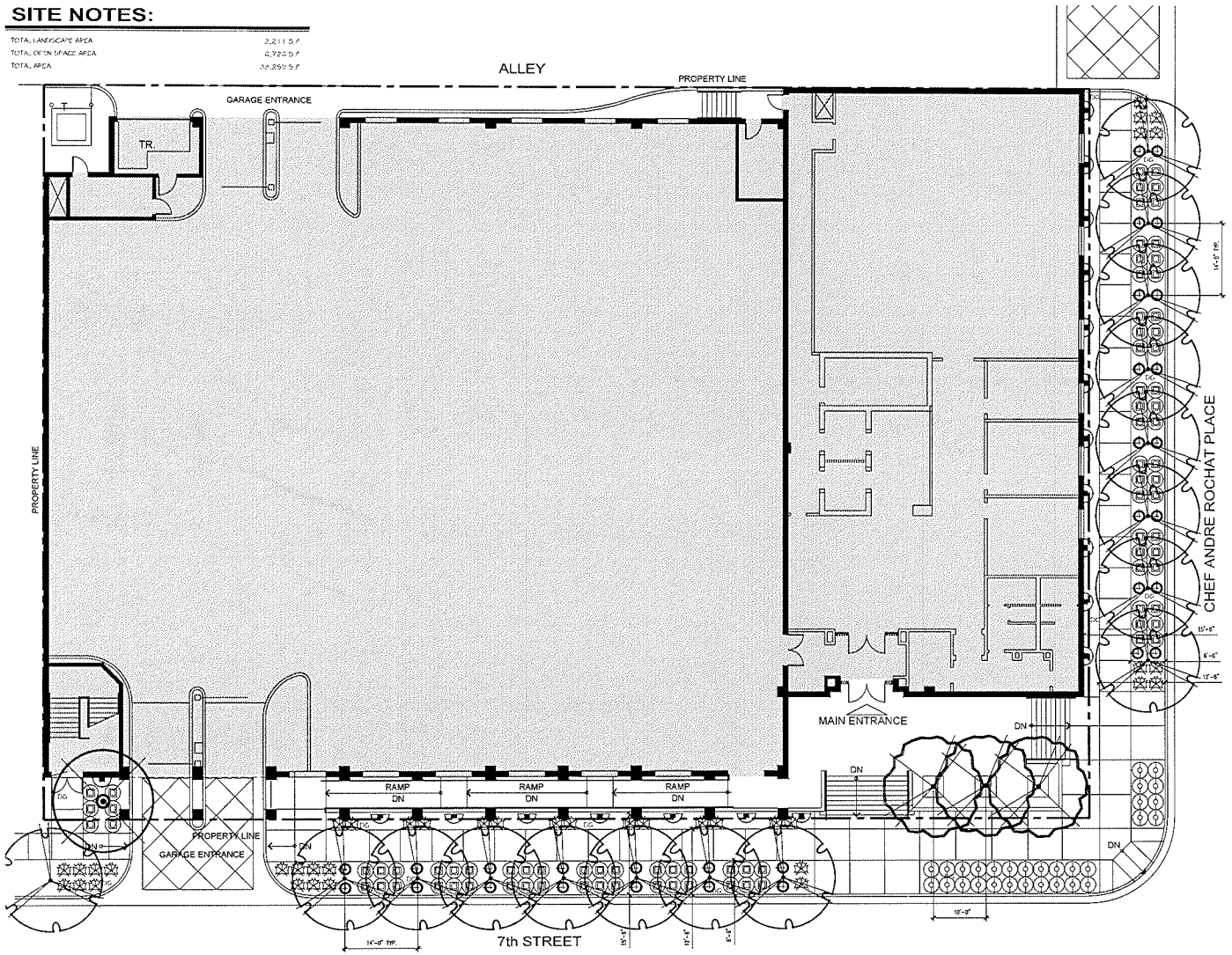
AUG 09 2010

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

## SITE NOTES:

| | |
|---|---|
| TOTAL LANDSCAPE AREA | 2,211 S.F. |
| TOTAL OPEN SPACE AREA | 4,722 S.F. |
| TOTAL AREA | 34,259 S.F. |





southwick
LANDSCAPE ARCHITECTS
12 Commerce Center Drive
Henderson NV 89014
www.southwicklla.com
702.597.3108


1 LEVEL

## PLANTING LEGEND

### TREES

| SYMBOL | BOTANICAL NAME / COMMON NAME | QTY. | CALIPER / MINIMUM SIZE |
|---|---|---|---|
| | ARBUTUS UNEDO / STRAWBERRY TREE MULTI-TRUNK | 1 | 1 1/2" / 24" BOX |
| | FRAXINUS ANGUSTIFOLIA RAYWOOD / RAYWOOD ASH | 11 | 1 1/2" / 24" BOX |
| | PRUNUS CERATIFERA ATROPURPUREA / PURPLE LEAF PLUM | 3 | 1 1/2" / 24" BOX |

### SHRUBS

| SYMBOL | BOTANICAL NAME / COMMON NAME | QTY. | MINIMUM SIZE |
|---|---|---|---|
| | BUXUS MICROPHYLLA JAPONICA / JAPANESE BOXWOOD | 84 | 5 GALLON |
| | DASYLIRION WHEELERI / DESERT SPOON | 19 | 5 GALLON |
| | HESPERALOE PARVIFLORA / RED YUCCA | 17 | 5 GALLON |
| | LAVANDULA ANGUSTIFOLIA 'HIDCOTE BLUE' / HIDCOTE BLUE ENGLISH LAVENDER | 30 | 5 GALLON |
| | VINCA MAJOR / VINCA | 36 | 1 GALLON |

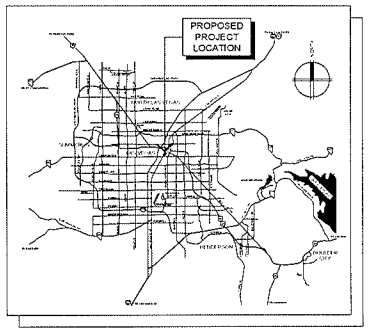
### LANDSCAPE ELEMENTS

| SYMBOL | DESCRIPTION | QTY. | DETAIL |
|---|---|---|---|
| DG | CRUSHED SLATE GROUNDCOVER - SIZE TYP. 1 1/2" LOOSE BUILDUP, 2" MINIMUM DEPTH. SEE NOTE #2 | 2,655 S.F. | X/LXX |

## PLANTING NOTES

1. SEE SHEET LX.XX FOR PLANTING DETAILS.
2. CRUSHED SLATE GROUNDCOVER (DG) - INSTALL THE MINIMUM LAYER OF CRUSHED SLATE IN ALL LANDSCAPE AREAS WITHIN LANDSCAPE LIMIT OF WORK, EXCEPT WHERE NOTED OTHERWISE. CONTRACTOR TO PROVIDE SAMPLES OF DECOMPOSED GRANITE/ROCK FOR APPROVAL BEFORE PLACING GRANITE. COMPACT SUB-GRADE TO 85% AND APPLY A PRE-EMERGENT HERBICIDE TO SOIL. AFTER PLACING GRANITE RAKE SMOOTH, WET TO EVEN DEPTH, ALLOW TO DRY, THEN LIGHTLY SCARIFY SURFACE WITH A LEAF RAKE. APPLY A SECONDARY APPLICATION OF PRE-EMERGENT HERBICIDE TO TOP OF GRANITE. DO NOT ALLOW GRANITE TO TOUCH THE TRUNK OF ANY TREE. INSTALL AFTER INSTALLATION OF PLANT MATERIAL.
4. ANY TREE PLANTED WITHIN 5 FEET OF A SIDEWALK OR WALL SHALL BE PLANTED WITH A ROOT GUARD, DESIGNED TO DIRECT ROOT GROWTH DOWNWARD. SEE DETAIL X/ SHEET

## VICINITY MAP




# EVAPS Law Offices

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

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

0 10' 20' 40'


designcell DR12
10777 W.TWAIN AVE, STE 125 T 702-403-1575
LAS VEGAS, NV 89135 WWW.DESIGNCELL.CC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AUG 09 2010

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

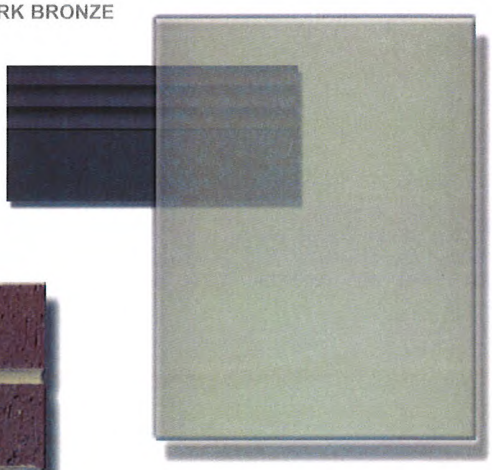
designcell
ARCHITECTURE

## MATERIAL FINISHES

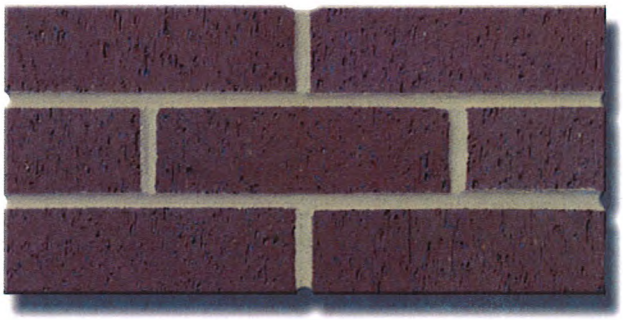
BUILDING BASE:
STONE VENEER

TRIM, ACCENT:
COMPOSITE STONE VENEER

FRAMES:
DARK BRONZE



GLAZING:
SOLARCOOL GRAY, LOW-E



BRICK VENEER

EVAPS LAW OFFICES
LAS VEGAS, NEVADA
AUGUST 9, 2010

RECEIVED
AUG 09 2010

VAR-39122
SDR-39121

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:

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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.

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

8/9/10

Scott L. Brown, NCARB date
Principal
**DesignCell, LLC**

RECEIVED

**SDR-39121** AUG 09 2010

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

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

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

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

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

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

**RECOMMENDATION:**
Staff recommends

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

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PLANNING & DEVELOPMENT

# 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, 2010

Cindy Lou Ord

Notary Public in and for said County and State

CINDY LOU ORD
Notary Public State of Nevada
No. 00-63415-1
My appt. exp. July 15, 2012

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PLANNING & DEVELOPMENT

# 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 LI-R proposed n/a **Zoning:** existing CM proposed n/a

**Commercial Square Footage** _____ **Floor Area Ratio** n/a

**Gross Acres** 1.89 **Lots/Units** n/a **Density** n/a

**Additional Information** _____

**PROPERTY OWNER** 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 89102 **Zip** 89106

**E-mail Address** curranb@ballardspahr.com

**Property Owner Signature*** _____

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

**Print Name** Creighton J. Nady

Subscribed and sworn before me

This 4th day of August, 20 10.

Cindy Lou Ord

Notary Public in and for said County and State

CINDY LOU ORD
Notary Public State of Nevada
No. 00-63415-1
My appt. exp. July 15, 2013

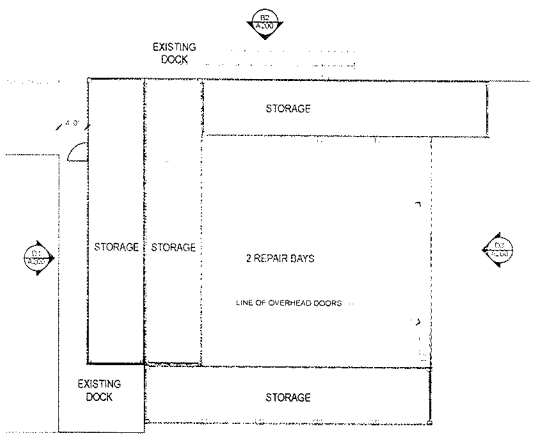
*FOR DEPARTMENT USE ONLY*

| | |
|---|---|
| **Case #** | VAR-39148 |
| **Meeting Date:** | 9.23.10 |
| **Total Fee:** | $830.- |
| **Date Received:*** | 8.10.10 |
| **Received By:** | JFA |

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

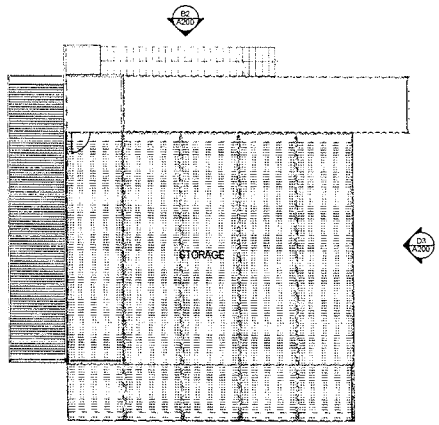
Revised 10/27/08

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



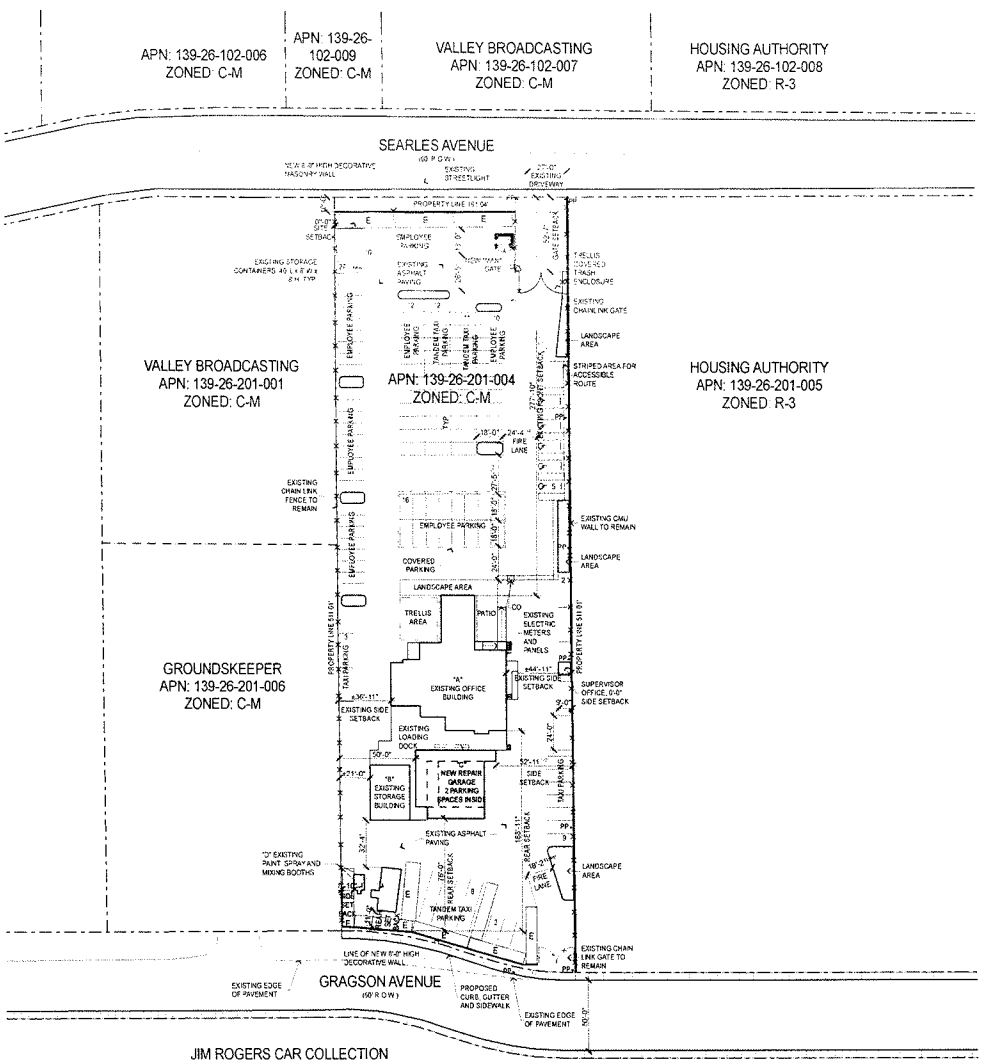

FLOOR PLAN - REPAIR GARAGE

1/8" = 1'-0"



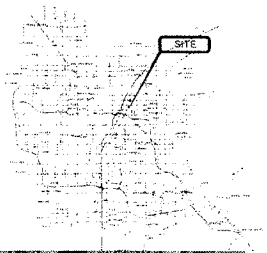

SECOND FLOOR PLAN

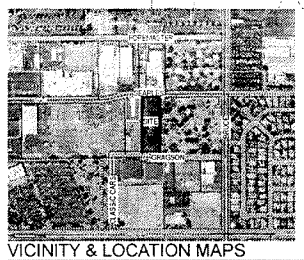
1/8" = 1'-0"




SITE PLAN

1" = 40'




VICINITY & LOCATION MAPS

## Site and Project Information

### SITE DATA

| | |
|---|---|
| PARCEL NUMBER | 139-26-201-004 |
| JURISDICTION | CITY OF LAS VEGAS - 89101 |
| EXISTING GENERAL PLAN | LIGHT INDUSTRIAL / RESEARCH |
| EXISTING ZONING | CM |
| PROPOSED USE | TAXI / LIMO YARD, AUTO REPAIR GARAGE (MINOR), AUTO PAINT AND BODY REPAIR SHOP, OUTDOOR STORAGE |
| SITE AREA | 82,283 SF<br>1.89 GROSS ACRES |

SETBACKS - (PRINCIPAL STRUCTURE)

| | REQ'D | PROVIDED |
|---|---|---|
| FRONT | 13'-0" | 27'-0" |
| INTERIOR SIDE | 13'-0" | 30'-11", 44'-11" |
| REAR | 20'-0" | 168'-11" |

SETBACKS - (ACCESSORY STRUCTURE)

| | REQ'D | PROVIDED |
|---|---|---|
| FRONT | 13'-0" | 420'-6" |
| INTERIOR SIDE | 8'-0" | 0'-0", 8'-0", 50'-0" (Variance Requested) |
| REAR | 8'-0" | 76'-0" |

| | |
|---|---|
| MAX HEIGHT | N/A |
| ACTUAL HEIGHT | 28'-4" |
| LOT COVERAGE ALLOWED | N/A |
| ACTUAL LOT COVERAGE | 10.7% |
| % OF OUTSIDE STORAGE ALLOWED | 5% |
| ACTUAL % OF OUTSIDE STORAGE | 3.9% |

### BUILDING INFORMATION

| | |
|---|---|
| CODE | 2006 INTERNATIONAL BUILDING CODE |
| CONSTRUCTION TYPE | VB |
| OCCUPANCY | B/F/S-1 |
| FIRE SPRINKLERS PROVIDED | NO |

BUILDING AREAS

| | |
|---|---|
| A EXISTING OFFICE BUILDING (± 16' HIGH) | 4,400 SF |
| B EXISTING STORAGE BUILDING (± 16' HIGH) | 1,100 SF |
| C NEW REPAIR GARAGE 28'-6" HIGH) | 3000 SF (1st) + 2000 SF (2nd) = 5,000 SF |
| D EXISTING PAINT SPRAY AND MIXING BOOTH (± 11' HIGH) | 300 SF |
| E STORAGE CONTAINER (8' X 40') TYP. OF 19 (± 8' HIGH) | 3,200 SF |
| TOTAL | 14,000 SF |

### PARKING AREA

| BUILDING AREA | REQUIRED PARKING | PROVIDED |
|---|---|---|
| # OF EMPLOYEES ON LARGEST SHIFT | 66 | 66 |
| # OF TAXIS @ MAXIMUM CAPACITY | 67 | 67 |
| STANDARD PARKING SPACES PROVIDED | | 97 |
| COMPACT PARKING SPACES PROVIDED | | (26.3%) 35 |
| HANDICAPPED SPACES PROVIDED | | 5 |
| TOTAL PARKING | | 137 |

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0' 10' 40' 80'

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

City of Las Vegas Site Development Review Submittal 08.10.10

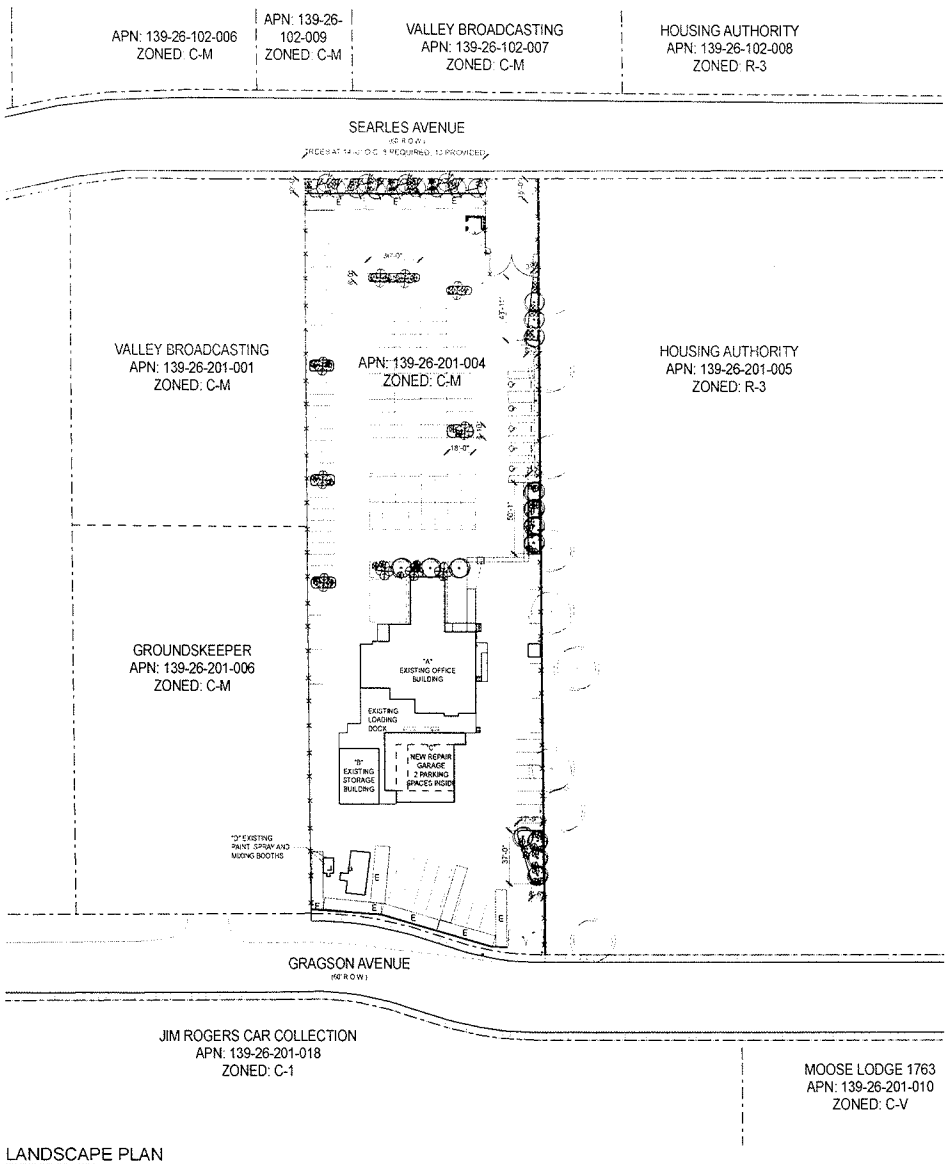
SITE PLAN AND FLOOR PLAN

AS100

09.065 A Cab Taxi Company

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

P:\09.065 A Cab Taxi Co\CAD\WG\09.065 A Cab Taxi Co Revised.pln 8/6/2010 9:58 AM YHaenen




LANDSCAPE PLAN

1" = 40'

## LANDSCAPE SCHEDULE

| SYMBOL | COMMON NAME | BOTANICAL NAME | SIZE |
|---|---|---|---|
| **TREES** | | | |
| | HONEY LOCUST | prosopis | 24" Box |
| | SHOESTRING ACACIA | acacia stenophylla | 24" Box |
| | PURPLE ROBE LOCUST | robinia pseudoacacia | 24" Box |
| | WESTERN HONEY MESQUITE | prosopis glandulosa | 24" Box |
| | EXISTING TREES | --- | --- |
| **SHRUBS** | | | |
| | TEXAS RANGER | leucophyllum frutescens 'Green Cloud' | 5 gal |
| | CREPE MYRTLE | lagerstroemia indica | 5 gal |
| **GROUND COVER** | | | |
| | LANTANA | lantana | 5 gal |
| | REGAL MIST FOUNTAIN GRASS | muhlenbergia capillaris 'regal mist' | 5 gal |
| ROCK MULCH | SIZE | COLOR | DEPTH |
| | 3/8" CRUSHED GRANITE | TO BE SELECTED BY ARCHITECT FROM MANUFACTURERS STD COLORS | MIN. 2" DEEP |

### LANDSCAPE BUFFERS

| | REQ'D | PROVIDED |
|---|---|---|
| FRONT (ADJ. TO ROW) | 10'-0" | 10'-0" |
| INTERIOR SIDE (ADJ. TO RESIDENTIAL) | 8'-0" | 0'-0" (WAIVER REQUESTED) |
| INTERIOR SIDE (ADJ. TO INDUSTRIAL) | 8'-0" | 0'-0" |
| REAR (ADJ. TO ROW) | 15'-0" | 0'-0" (WAIVER REQUESTED) |

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0' 10' 40' 80'

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

AUG 10 2010

City of Las Vegas Site Development Review Submittal 08.10.10

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

PLANTING PLAN

L100

09.065 A Cab Taxi Company

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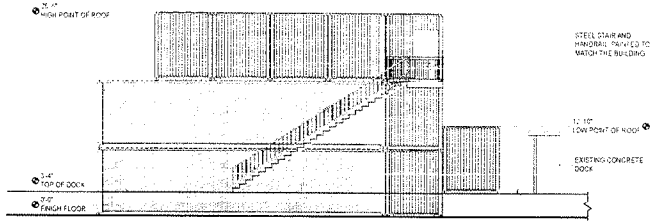
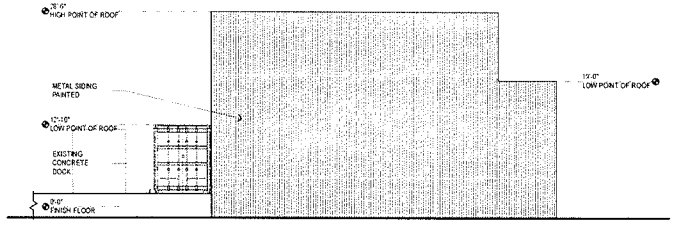


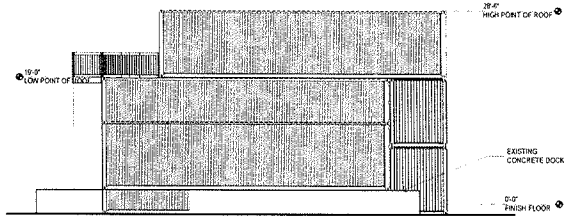

NORTH ELEVATION

1/8" = 1'-0"



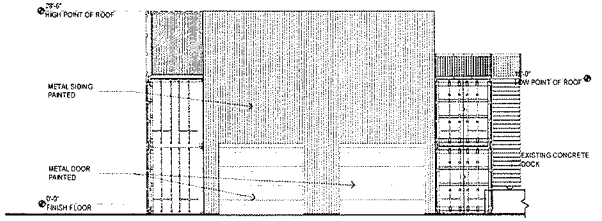

SOUTH ELEVATION

1/8" = 1'-0"




WEST ELEVATION

1/8" = 1'-0"




EAST ELEVATION

1/8" = 1'-0"

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0' 4' 8' 16'

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

City of Las Vegas Site Development Review Submittal 08.10.10

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

EXTERIOR ELEVATIONS - AUTO REPAIR

A200

09.065 A Cab Taxi Company

AUG 19 2010

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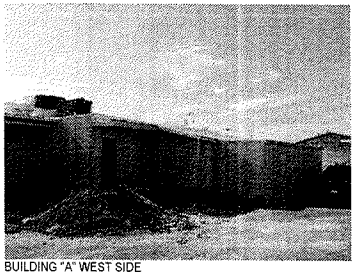
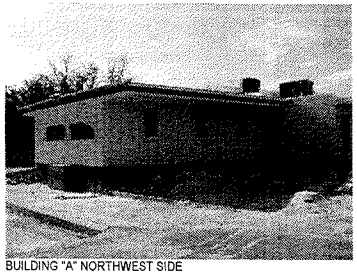
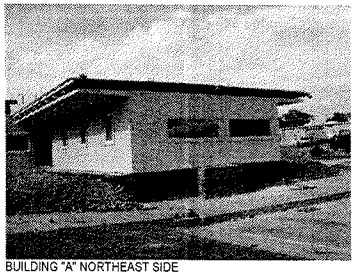
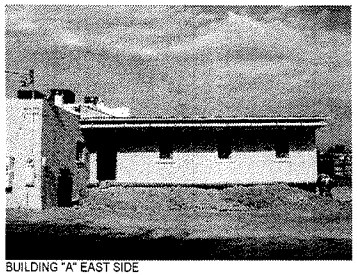
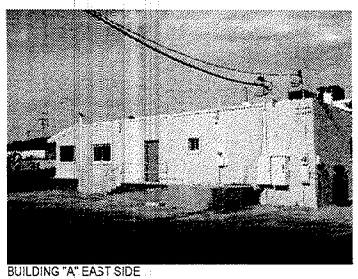
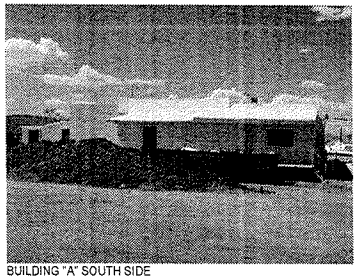

BUILDING "A" WEST SIDE

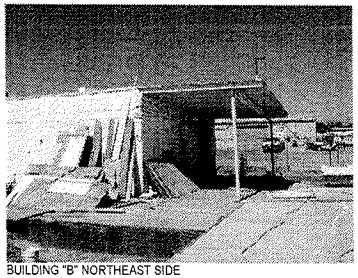

BUILDING "A" NORTHWEST SIDE

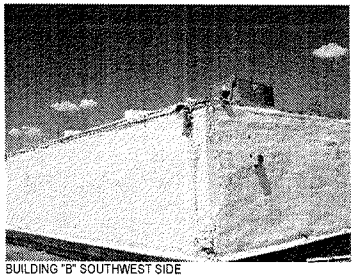

BUILDING "A" NORTHEAST SIDE

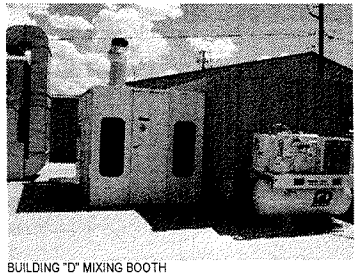

BUILDING "A" EAST SIDE

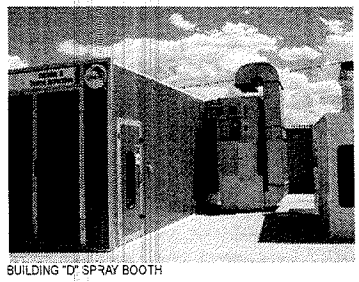

BUILDING "A" EAST SIDE

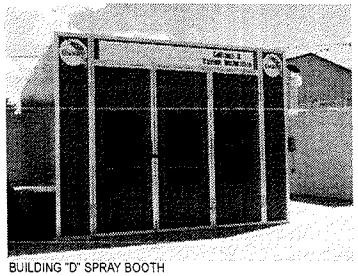

BUILDING "A" SOUTH SIDE

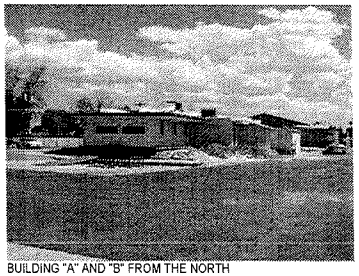

BUILDING "B" NORTHEAST SIDE

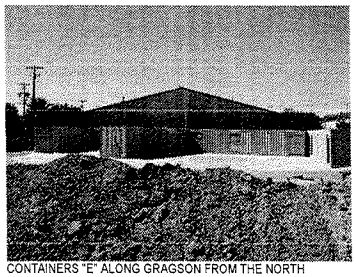

BUILDING "B" SOUTHWEST SIDE

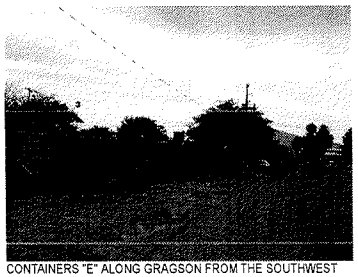

BUILDING "D" MIXING BOOTH

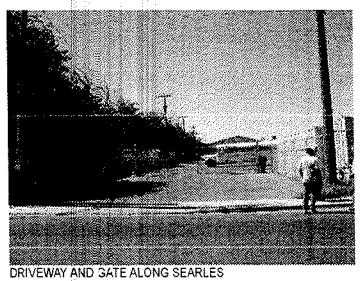

BUILDING "D" SPRAY BOOTH

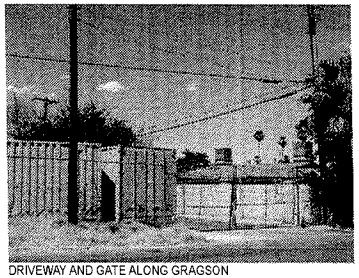

BUILDING "D" SPRAY BOOTH

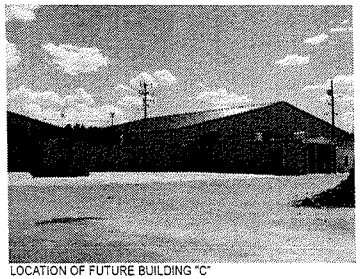

BUILDING "A" AND "B" FROM THE NORTH


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"

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1700 South 4th Street
Suite 306
Las Vegas, Nevada 89104
P 702.839.1200
F 702.839.1213

AUG 10 2010

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

City of Las Vegas Site Development Review Submittal 08.13.10

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

EXISTING PHOTOS

A201

09065 A Cab Taxi Company

F:\09065 A Cab Taxi Co\DWGS\09065 A Cab Taxi ENTER.rvt.pm 8/10/2010 9:33 AM Michael

APTUS

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:

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.

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

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Interiors
Landscape

Las Vegas
1200 South 4th Street
Suite 206
Las Vegas, Nevada 89104
P 702.839.1200
F 702.839.1213

Riverside
3750 Sante Fe Avenue
Suite 106
Riverside, California 92507
P 951.823.0555
F 951.823.0550

aptusgroup.com

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

Kristen G. Neuman, AIA
APTUS Architecture

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

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

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

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

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

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

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

**RECOMMENDATION:**
Staff recommends

**BACKUP DOCUMENTATION:**
1. Consolidated Backup
2. Supporting Documentation

**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.**

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AUG 10 2010

PLANNING & DEVELOPMENT

# 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

CINDY LOU ORD
Notary Public State of Nevada
No. 00-63415-1
My appt. exp. July 15, 2012

AUG 10 2010

PLANNING & DEVELOPMENT

# 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 LI-R proposed n/a **Zoning:** existing CM proposed n/a

**Commercial Square Footage** _____ **Floor Area Ratio** n/a

**Gross Acres** 1.89 **Lots/Units** n/a **Density** n/a

**Additional Information** _____

**PROPERTY OWNER** 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 89102 **Zip** 89106

**E-mail Address** curranb@ballardspahr.com

**Property Owner Signature*** _____

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

**Print Name** Creighton J. Nady

Subscribed and sworn before me

This 4th day of August, 2010.

Cindy Lou Ord

Notary Public in and for said County and State

CINDY LOU ORD
Notary Public State of Nevada
No. 00-63415-1
My appt. exp. July 15, 2012

***FOR DEPARTMENT USE ONLY***

| | |
|---|---|
| **Case #** | SUP - 39149 |
| **Meeting Date:** | 9.23.10 |
| **Total Fee:** | $1,030.- |
| **Date Received:*** | 8.10.10 |
| **Received By:** | JRA |

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

Revised 10/27/08

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

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

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

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

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

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

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

**RECOMMENDATION:**
Staff recommends

**BACKUP DOCUMENTATION:**
1. Consolidated Backup
2. Supporting Documentation

**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.**

RECEIVED
AUG 10 2010

PLANNING & DEVELOPMENT

# 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

CINDY LOU ORD
Notary Public State of Nevada
No. 00-63415-1
My appt. exp. July 15, 2012

AUG 1 0 2010

PLANNING & DEVELOPMENT

# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

**Application/Petition For:** Major Modification to previously approved SDR-35195

**Project Address (Location)** 1500 Searles

**Project Name** A Cab Taxi Co. **Proposed Use** Taxi/Limo Yard

**Assessor's Parcel #(s)** 139-26-201-004 **Ward #** 5- Barlow

**General Plan:** existing LI-R proposed n/a **Zoning:** existing CM proposed n/a

**Commercial Square Footage** _____ **Floor Area Ratio** n/a

**Gross Acres** 1.89 **Lots/Units** n/a **Density** n/a

**Additional Information** _____

**PROPERTY OWNER** 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 89102 **Zip** 89106

**E-mail Address** curranb@ballardspahr.com

**Property Owner Signature*** _____

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

**Print Name** Creighton J. Nady

Subscribed and sworn before me

This 4th day of August, 20 10.

Cindy Lou Ord

Notary Public in and for said County and State

CINDY LOU ORD
Notary Public State of Nevada
No. 00-63415-1
My appt. exp. July 15, 2012

Revised 10/27/08

*FOR DEPARTMENT USE ONLY*

| | |
|---|---|
| Case # | SDR-39147 |
| Meeting Date: | 9.23.10 |
| Total Fee: | $1,030.- |
| Date Received:* | 8.10.10 |
| Received By: | JFA |

*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

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

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

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

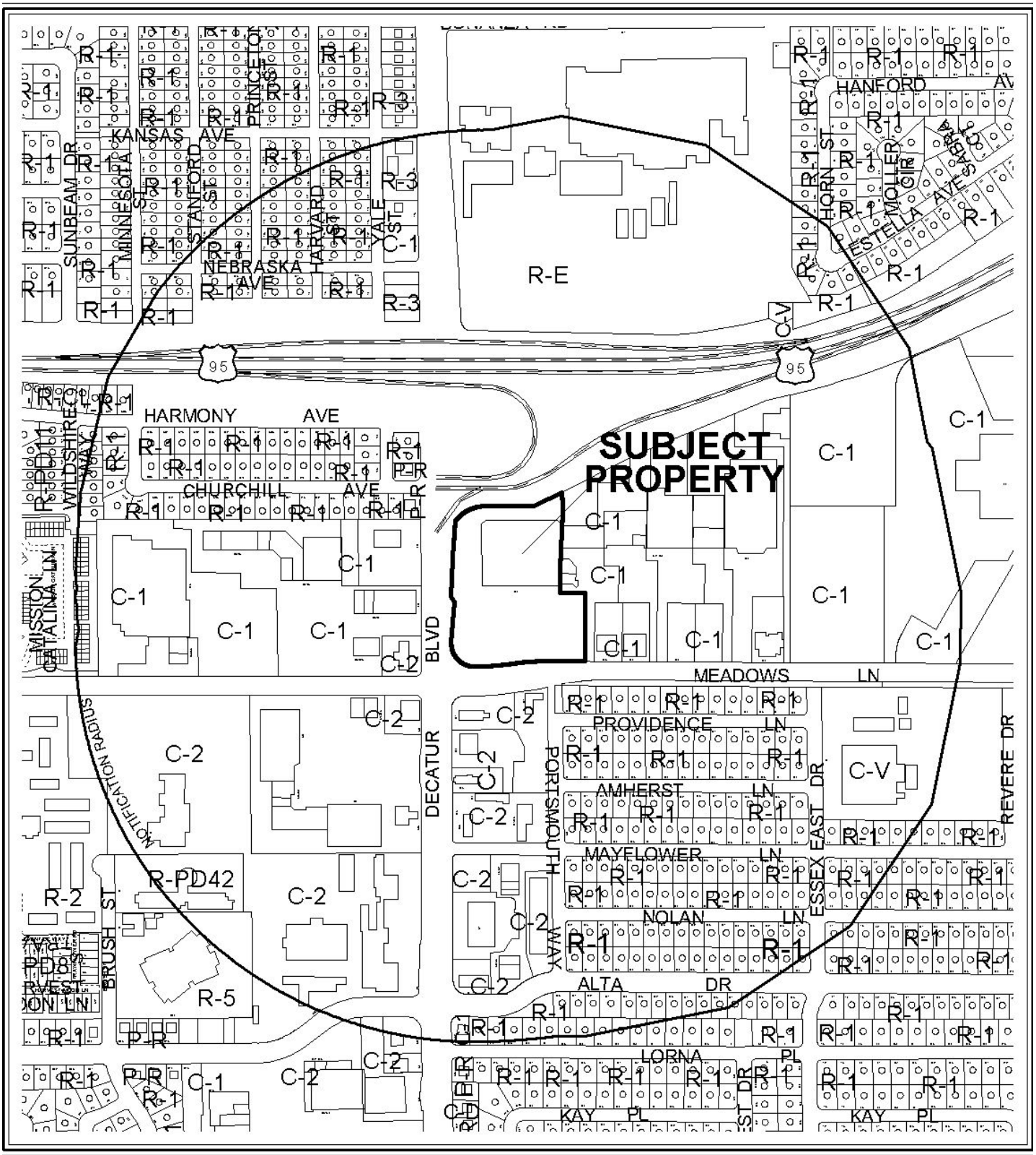
**SUBJECT:**
SUP-38860 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CARDENAS MARKETS, INC. - OWNER: PACPROP - Request for a PROPOSED RETAIL ESTABLISHMENT (GROCERY STORE) WITH ACCESSORY PACKAGE LIQUOR OFF-SALE at 4700 Meadows Lane (APN 139-31-111-001), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).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

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

| **PROTESTS RECEIVED BEFORE:** | | **APPROVALS RECEIVED BEFORE:** | |
|---|---|---|---|
| **Planning Commission Mtg.** | **1** | **Planning Commission Mtg.** | **0** |
| **City Council Meeting** | **0** | **City Council Meeting** | **0** |

**RECOMMENDATION:**
Staff recommends APPROVAL, subject to conditions:

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




0 300 600 Feet

**CASE:** **SUP-38860**

**RADIUS:** 1500 FT

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

N

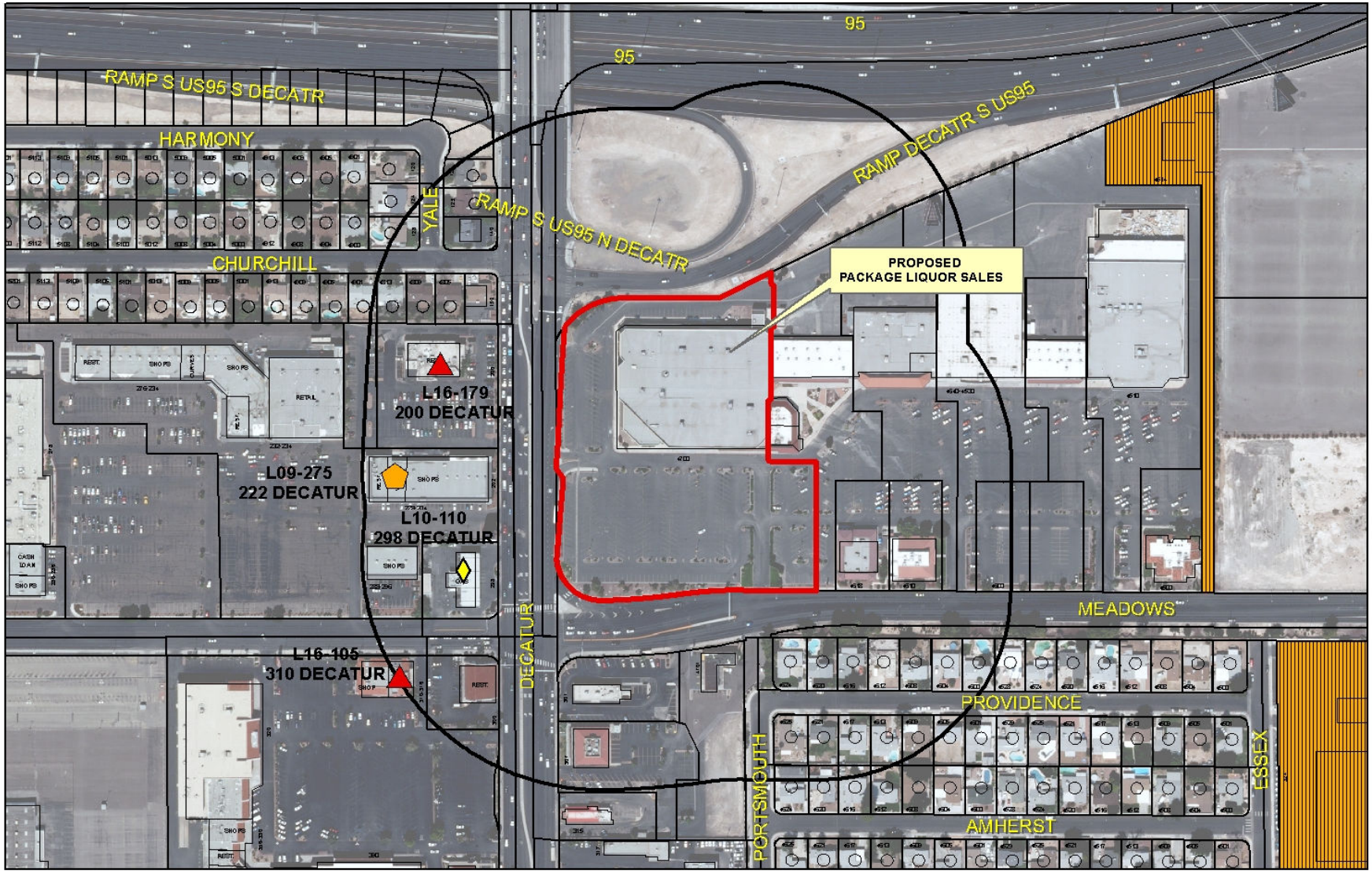
0 300 600 Feet

**CASE:** **SUP-38860**

**RADIUS:** 1500 FT

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

N




**SUP-38860**

**Package Liquor Sales**

**Business Licenses**

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

- RELIGIOUS
- CITY PARKS
- SCHOOLS

- Subject Property
- 400 foot buffer

N

PLANNING & DEVELOPMENT

# PLANNING & DEVELOPMENT DEPARTMENT

## STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: PACPROP / LAMANZA

Name of Applicant: CARDENAS MARKET

Name of Representative: LENDALL MAINS

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Steve Glusker

Subscribed and sworn before me A. G. Fyffe

This 29th day of July, 2010

_____

Notary Public in and for said County and State

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

PLANNING & DEVELOPMENT

# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

**Application/Petition For:** Cardenas Market #30

**Project Address (Location)** 4700 Meadows Lane

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

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

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

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

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

**Additional Information** Special Use Permit for Liquor and Gaming

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

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

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

**E-mail Address** steve@ppgla.com

**APPLICANT** Cardenas **Contact** Robert Gonzalez

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

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

**E-mail Address** rgonzalez@cmkts.com

**REPRESENTATIVE** SSA Architecture **Contact** Lendall Mains

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

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

**E-mail Address** mains@smallstudioassociates.com

**Property Owner Signature*** _____

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

**Print Name** Steve Glusker

Subscribed and sworn before me A.G. Fyffe

This 29th day of July, 20 10.

_____

Notary Public in and for said County and State

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

Revised 10/27/08

***FOR DEPARTMENT USE ONLY***

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

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

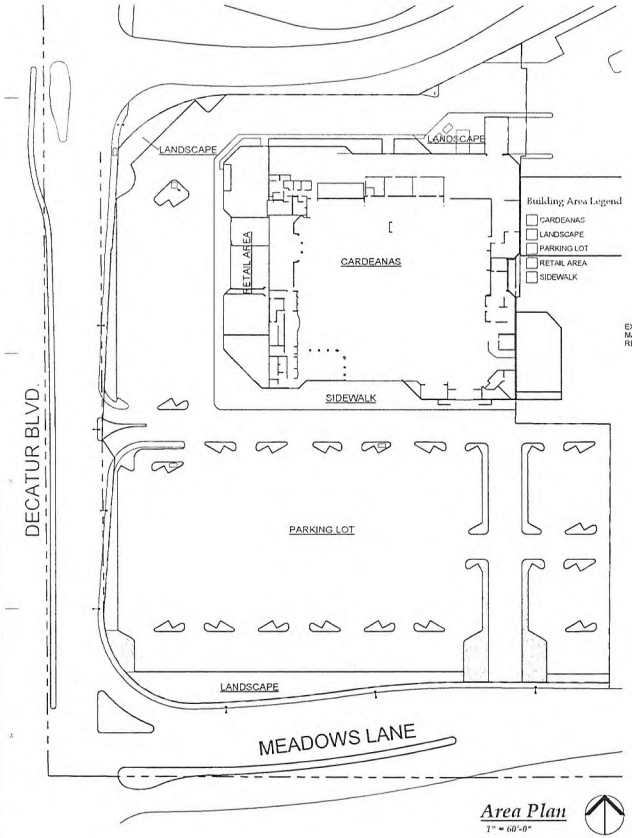
f:\depot\Application Packet\Application Form.pdf

*Proposed Tenant Improvement:*

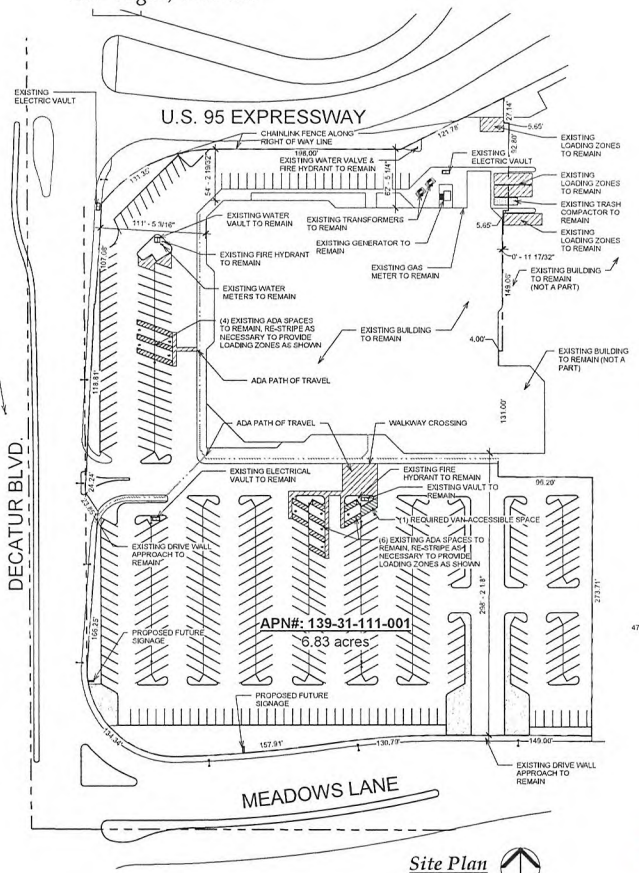
# CARDENAS

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

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




*Area Plan*
1" = 60'-0"




*Site Plan*
1" = 60'-0"

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

**PROJECT ADDRESS:** 4700 MEADOWS LANE
LAS VEGAS, NEVADA

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

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

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

**FLOOR SQUARE FOOTAGE:** 76,637 SF

PROJECT DESCRIPTION:

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

**PARKING REQUIREMENTS:**

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

*Vicinity Map*

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

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

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

SHEET TITLE
*Site Plan*

THIS WORK IS COPYRIGHTED BY THE ARCHITECTS IN THE YEAR 2010

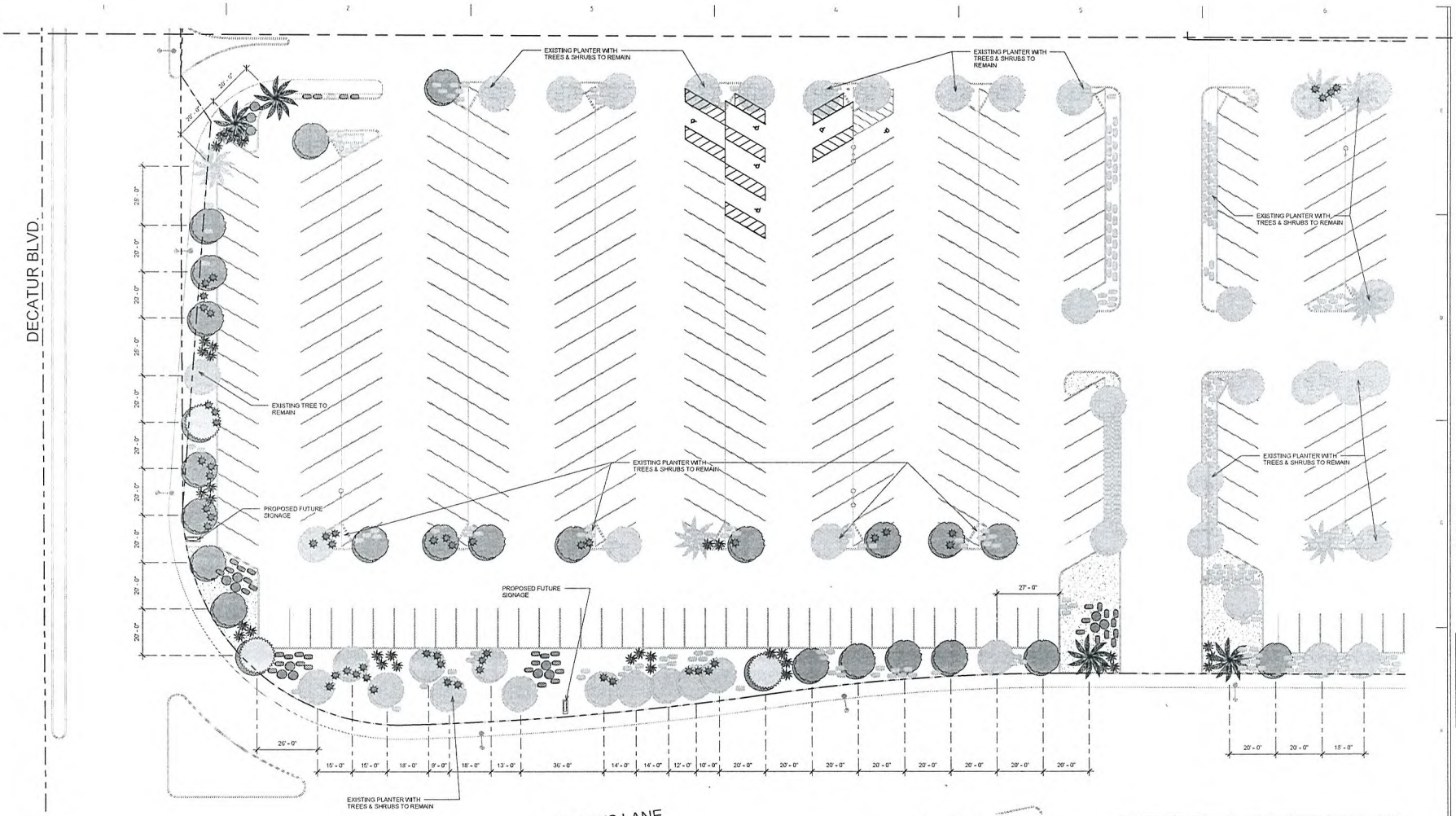
| REVISION | DATE |
|---|---|
| | |

SHEET NAME

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

RECEIVED
JUL 13 2010
City of Las Vegas

**SUP-38860**
**SDR-38861**




## Landscaping Plan - South

1" = 20'-0"

## Planting Legend

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

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

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

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

SHEET TITLE:
*Landscaping Plan - South*

THIS WORK IS COPYRIGHTED BY THE ARCHITECTS IN THE YEAR 2010

| REVISION | DATE |
|---|---|
| △ | |
| △ | |
| △ | |
| △ | |

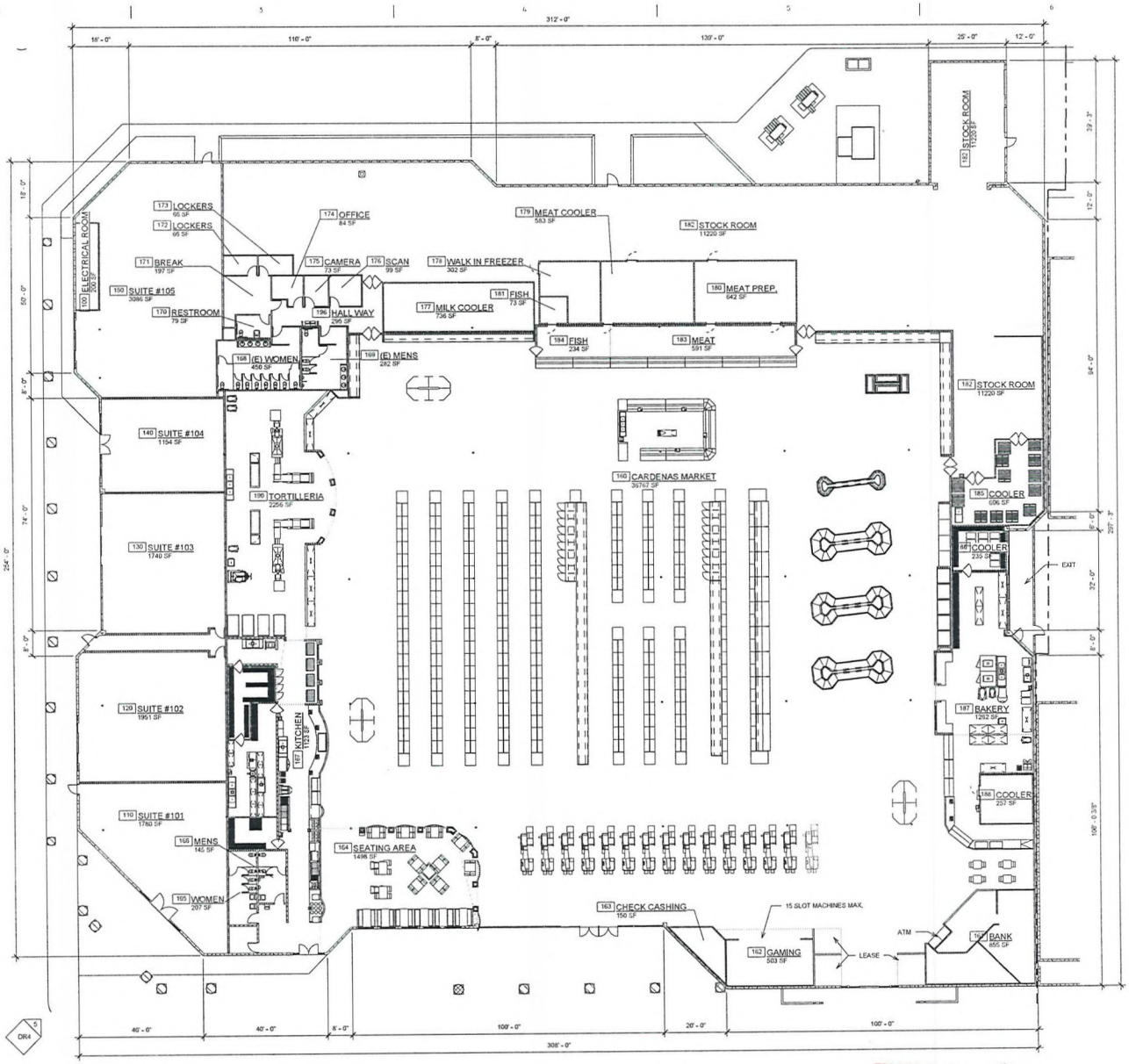
SHEET NAME

OF
DR6

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

RECEIVED
JUL 13 2010
City of Las Vegas

**SUP-38860**
**SDR-38861**




SSA ARCHITECTURE

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

SHEET TITLE
*Overall Floor Plan*

THIS WORK IS COPYRIGHTED BY THE ARCHITECTS IN THE YEAR 2010

| REVISION | DATE |
|---|---|
| | |

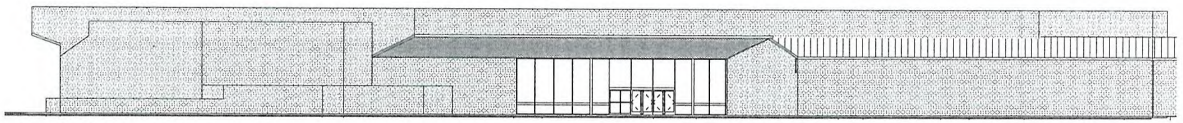
SHEET NAME
DR2

JOB NO. 12 July 2010
RELEASE DATE 09.06.5 - 10

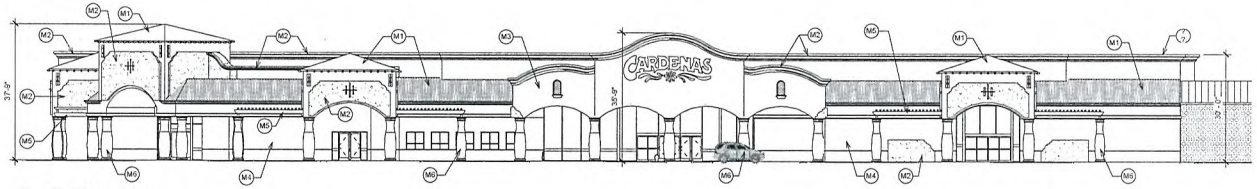
RECEIVED
JUL 13 2010
City of Las Vegas

SUP-38860
SDR-38861

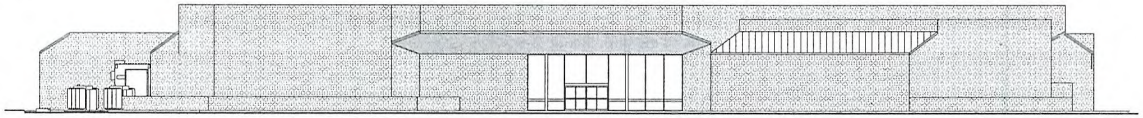
SSA ARCHITECTURE
4650 South Arville, Suite A
Las Vegas, Nevada 89103
(702) 873-7724
Fax: 873-1724



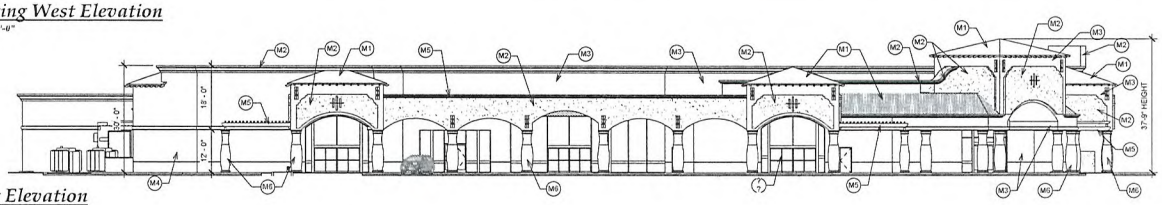
*Existing South Elevation*
1/16" = 1'-0"




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



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




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

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

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

SHEET TITLE
*Elevations*

THIS WORK IS COPYRIGHTED BY THE ARCHITECTS IN THE YEAR 2010

| REVISION | DATE |
|---|---|
| △ | |
| △ | |
| △ | |
| △ | |

SHEET NAME

OF
DR3

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

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CONTRACT THE ... OR AS THOUGH IT IS SHOWN IN ALL LOCATIONS IN THE CONSTRUCTION DOCUMENTS

**SUP-38860**
**SDR-38861**

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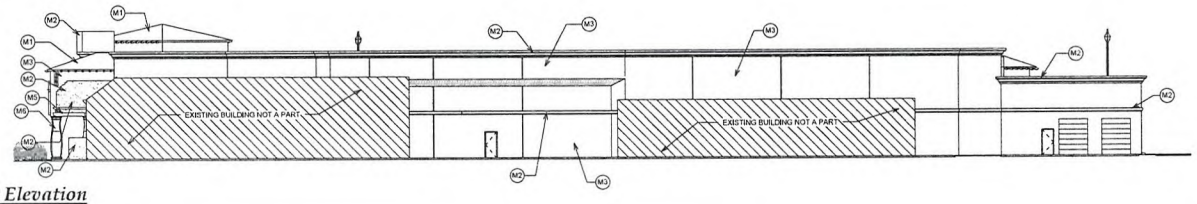
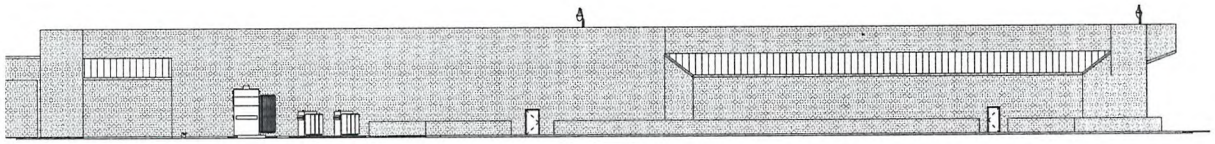
JUL 13 2010
City of Las Vegas

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

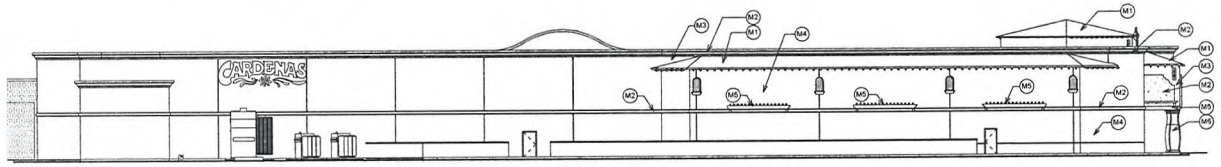
*Existing East Elevation*
1/16" = 1'-0"



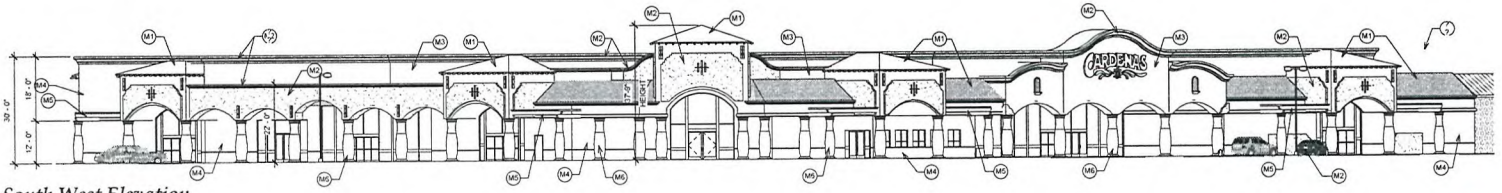

*East Elevation*
1/16" = 1'-0"



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




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




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

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

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

SHEET TITLE
*Elevations*

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| REVISION | DATE |
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SHEET NAME

SHEET NO.
DR4

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

**SUP-38860**
**SDR-38861**

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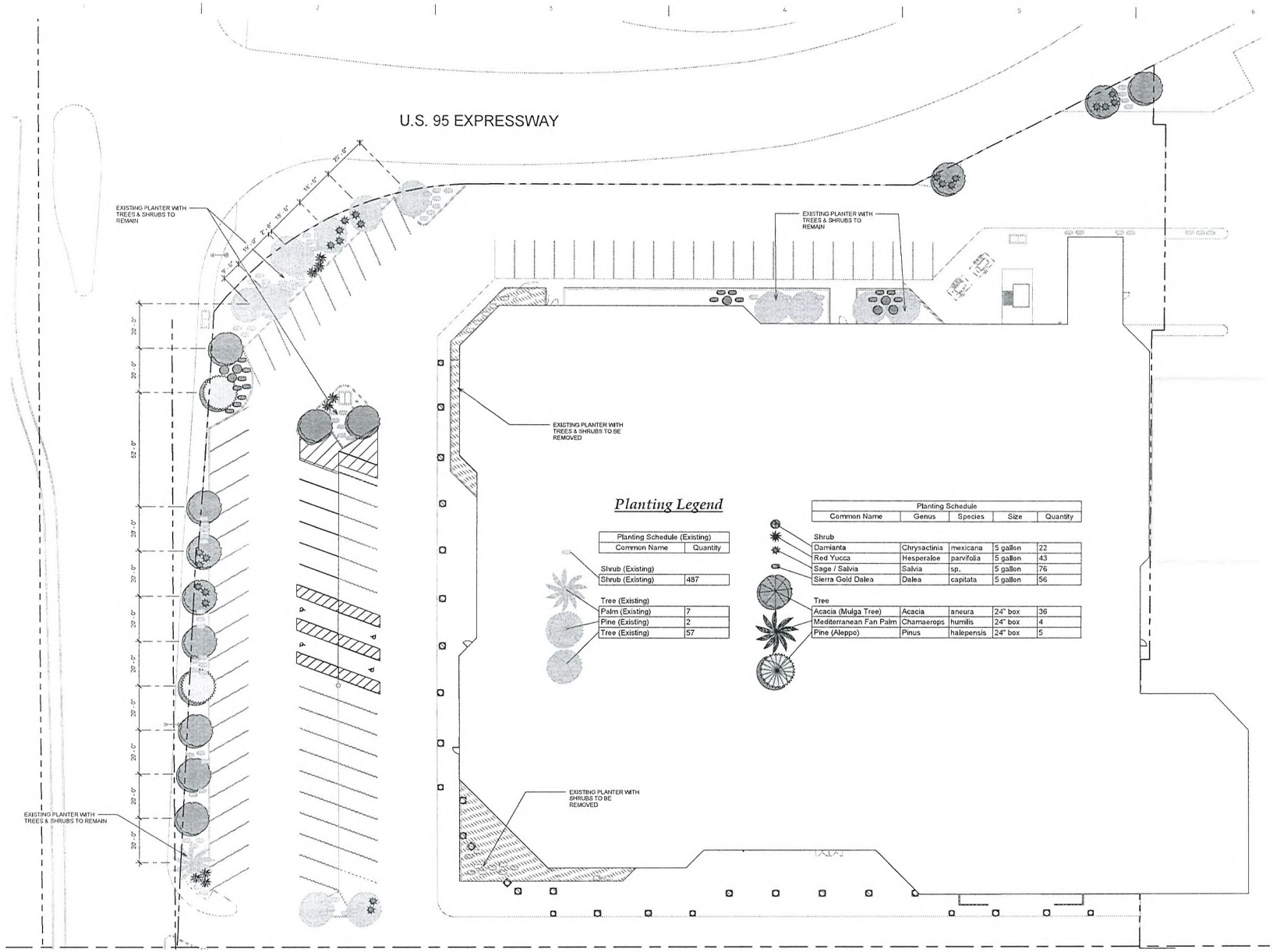
City of Las Vegas




## *Planting Legend*

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

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

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

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

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

SHEET TITLE
*Landscaping Plan - North*

THIS WORK IS COPYRIGHTED BY THE ARCHITECTS IN THE YEAR 2010

| REVISION | DATE |
|---|---|
| | |
| | |
| | |
| | |

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

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

**SUP-38860**
**SDR-38861**

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City of Las Vegas

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

July 12, 2010

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

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

Dear Sir or Madam:

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

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

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

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

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

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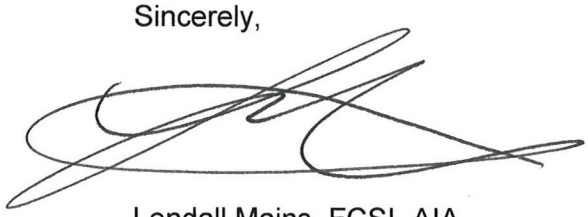
SSA ARCHITECTURE

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

**SUP-38860**
**SDR-38861**

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

Sincerely,



Lendall Mains, FCSI, AIA
Architect

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

**SUP-38860**
**SDR-38861**

PACPROP LLC.

July 8, 2010

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

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

Ladies/Gentlemen:

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

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

A notarized acknowledgement is also attached.

Please call with any questions.

Sincerely,

Steve Glusker
Manager

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City of Las Vegas

SUP-38860
SDR-38861

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

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

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

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

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

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

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

**RECOMMENDATION:**
Staff recommends

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

# 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: _____

Print Name: Barry W. Backer

Subscribed and sworn before me

This 01 day of July, 20 10

Bunny J. Reiman

Notary Public in and for said County and State

NOTARY PUBLIC
BUNNY J. REIMAN
STATE OF NEVADA - COUNTY OF CLARK
MY APPOINTMENT EXP. APRIL 25, 2012
No: 08-6529-1

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JUL 27 2010

PLANNING & DEVELOPMENT

# 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 Related

**Assessor's Parcel #(s)** 138-36-701-018 **Ward #** 1

**General Plan:** existing SC proposed ____ **Zoning:** existing C-1 proposed ____

**Commercial Square Footage** 6,440 SqFt **Floor Area Ratio** ____

**Gross Acres** ~~[illegible]~~ **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** RMSz64@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** Barry W. Becker

Subscribed and sworn before me

This 21 day of July, 2010.

[signature]

Notary Public in and for said County and State

NOTARY PUBLIC
BUNNY J. REIMAN
STATE OF NEVADA - COUNTY OF CLARK
MY APPOINTMENT EXP. APRIL 25, 2012
No: 08-6529-1

Revised 10/27/08

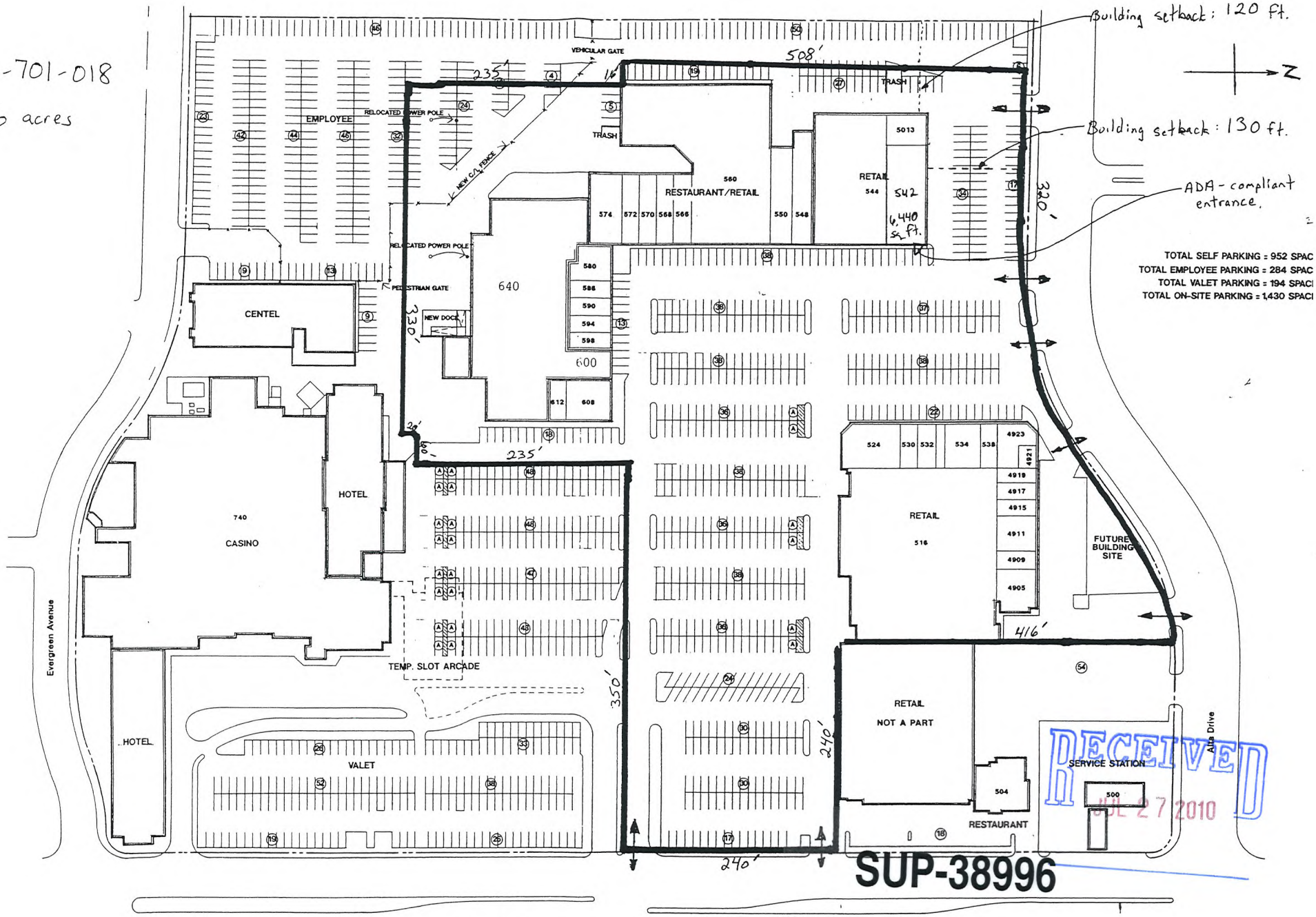
*FOR DEPARTMENT USE ONLY*

| | |
|---|---|
| Case # | SUP-38996 |
| Meeting Date: | 9/23/10 PC |
| Total Fee: | $ 1,050 |
| Date Received:* | 7/27/10 |
| Received By: | [signature] |

*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

APN
138-36-701-018
11.6 acres

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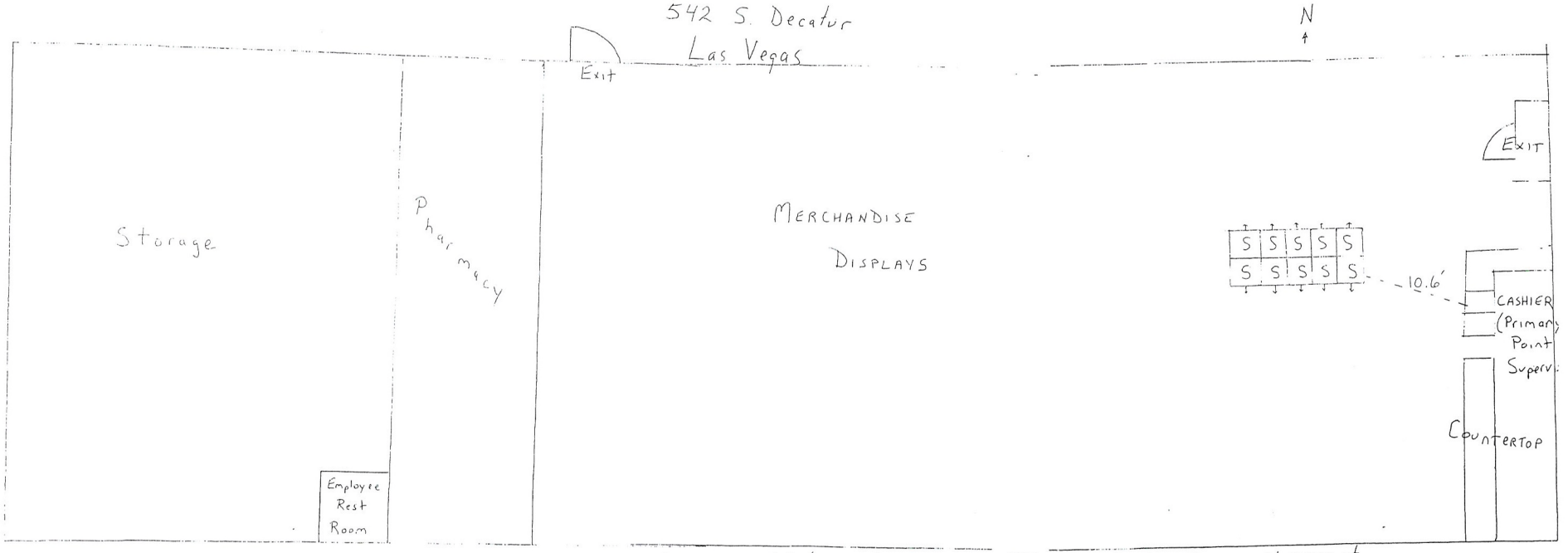
SUP-38996

DECATUR DRUG
542 S. Decatur
Las Vegas




Length = 140' Width = 46'
Sq Ft = 6,440 ☐'

Public Space · 4,300 ☐

5-22-07

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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

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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

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SUP-38996

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

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

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

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

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

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

**RECOMMENDATION:**
Staff recommends

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

# PLANNING & DEVELOPMENT DEPARTMENT

## STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-39104** APN: 138-32-816-006

Name of Property Owner: Shahan E + C Ameniu 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

authorized agent

Subscribed and sworn before me

This 28th day of July, 2010

Notary Public in and for said County and State

GINGER ALLEN
Notary Public State of Nevada
No. 05-98068-1
My appt. exp. Mar. 29, 2013

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AUG 05 2010

Revised 11-14-06

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

# 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)** 138328/6006 **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 P C America Inc **Contact** Ruby Abraham

**Address** P.O. Box 7440 **Phone:** 702 385-5611 **Fax:** 702 385 3759

**City** Las Vegas **State** NEV **Zip** 89125

**E-mail Address** rabraham@hlrealty.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** _____

***FOR DEPARTMENT USE ONLY***

| | |
|---|---|
| **Case #** | SUP-39104 |
| **Meeting Date:** | 9/23/10 |
| **Total Fee:** | $1030.00 |
| **Date Accepted:** | 08/05/10 |
| **Accepted By:** | JFM |

**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, 2010

Ginger

Notary Public in and for said County and State

GINGER ALLEN
Notary Public State of Nevada
No. 05-98068-1
My appt. exp. Mar. 29, 2013

*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.

# GENERAL STRUCTURAL NOTES

## COLD FORMED STEEL FRAMING

1. ALL COLD-FORMED STEEL FRAMING SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND IN ACCORDANCE WITH THE LATEST EDITION OF "SPECIFICATION FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS" BY THE AMERICAN IRON AND STEEL INSTITUTE.
2. STRUCTURAL DRAWINGS TYPICALLY SHOW ONLY THE PRIMARY STRUCTURAL FRAMING ELEMENTS OF THE SYSTEM. CONTRACTOR SHALL PROVIDE ALL ACCESSORIES INCLUDING TRACKS, WEB STIFFENERS, BLOCKING, LINTELS, CLIP ANGLES, REINFORCEMENTS, FASTENING DEVICES, BRACING AND OTHER ACCESSORIES AS RECOMMENDED BY THE MANUFACTURER TO PROVIDE A COMPLETE FRAMING SYSTEM.
3. STEEL FOR 12, 14 AND 16 GAGE STUDS AND JOISTS SHALL HAVE MINIMUM YIELD STRENGTH OF 50 KSI. STEEL FOR ALL 18, 20 AND 25 GAGE STUDS AND JOISTS, ALL GAGES OF TRACK, ALL DIAGONAL TENSION STRAPS OR BRACES, AND BRIDGING SHALL HAVE MINIMUM YIELD STRENGTH OF 33 KSI. STEEL SHALL BE GALVANIZED OR THOROUGHLY COATED WITH RUST INHIBITIVE PAINT AT ALL LOCATIONS.
4. FASTENING OF COMPONENTS SHALL BE WITH SELF-TAPPING SCREWS OR WELDS. ALL WELDS OF GALVANIZED STEEL SHALL BE TOUCHED UP WITH ZINC-RICH PAINT. ALL WELDS OF CARBON SHEET STEEL SHALL BE TOUCHED UP WITH PAINT.
5. ALL STUDS SHALL BE SECURELY SEATED FOR FULL END BEARING ON TOP AND BOTTOM TRACK, UNLESS NOTED OTHERWISE. PROVIDE DOUBLE STUDS AT ALL JAMBS, CORNERS, INTERSECTIONS, AND BEAM BEARING.
6. Lateral bracing shall be provided by use of gypsum board and gypsum sheathing or by horizontal straps or cold-rolled channels. Bracing shall conform to Section D3 of the ANSI Specification.
7. SCREWS SHALL BE SELF-TAPPING PAN HEAD HEX HEAD, OR WAFER HEAD SHEET METAL SCREWS. A SCREW OF A LARGER DIAMETER SHALL REPLACE SCREWS, WHICH ARE REMOVED, WHERE THE REPLACEMENT IS MADE INTO AN EXISTING HOLE. REPLACE ALL SCREWS WHICH STRIP OUT MATERIAL. SCREWS SHALL BE SPACED NO CLOSER THAN 3/8 INCH ON CENTER AND WITH A MINIMUM FREE EDGE DISTANCE OF 1/2 INCH. SIZE CLIP ANGLES AND FLAT CLIPS TO MAINTAIN MINIMUM SCREW SPACING AND EDGE DISTANCES NOTED ABOVE. ALL SCREWS #8 AND LARGER SHALL HAVE A MINIMUM HEAD SIZE OF 5/16 INCH.
8. ALL WELDING SHALL BE PERFORMED BY WELDERS EXPERIENCED IN LIGHT GAGE, STRUCTURAL STEEL FRAMING WORK.
9. STUDS SIZE WHERE NOT SPECIFICALLY NOTED ON DETAILS SHALL BE 1-5/8 INCH WIDE BY 3-1/2 INCH DEEP BY 20 GAGE MINIMUM. TRACK SIZE WHERE NOT SPECIFICALLY NOTED ON DETAILS SHALL BE 1" WIDE BY 3-1/2 INCH BY 20 GAGE MINIMUM.
10. JOISTS, STUDS, TRACK, ETC., SHALL HAVE STEEL THICKNESS AND EFFECTIVE SECTION PROPERTIES AS LISTED IN THE METAL STUD MANUFACTURERS ASSOCIATION MANUAL, ICC ER NO 4943, OR EQUIVALENT.

## SPECIAL CONDITIONS, REQUIREMENTS AND NOTES TO OWNER, DEVELOPER AND CONTRACTORS

1. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR VARIATIONS TO PLANS BETWEEN BID PROCESS AND FINALIZED APPROVED DOCUMENTS RELEASED FOR CONSTRUCTION. ADDITIONS AND ALTERATIONS MAY BE MADE BETWEEN RELEASE OF BID DOCUMENTS AND FINALIZED CONSTRUCTION DOCUMENTS.
2. DESIGNS HAVE BEEN COMPLETED USING THE CODE STATED IN THE BASIS FOR DESIGN. OTHER SPECIALIZED CODES OR DIRECTIVES (HUD, OSHA, ASSHTO, ETC.) ARE NOT USED IN THE PREPARATION OF THESE DOCUMENTS AND ARE NOT REFERENCED.
3. THESE DRAWINGS HAVE BEEN PREPARED USING STANDARDS OF PROFESSIONAL CARE AND COMPLETENESS NORMALLY EXERCISED UNDER SIMILAR CIRCUMSTANCES BY REPUTABLE STRUCTURAL ENGINEERS IN THIS OR SIMILAR LOCALITIES. THEY NECESSARILY ASSUME THAT THE WORK DEPICTED WILL BE PERFORMED BY AN EXPERIENCED CONTRACTOR, SUBCONTRACTOR AND/OR WORKPERSONS WHO HAVE A WORKING KNOWLEDGE OF THE APPLICABLE CODE STANDARDS AND REQUIREMENTS AND OF INDUSTRY ACCEPTED STANDARD GOOD PRACTICE. AS NOT EVERY CONDITION OR ELEMENT IS (OR CAN BE) EXPLICITLY SHOWN ON THESE DRAWINGS, IT IS UNDERSTOOD THAT THE CONTRACTOR WILL USE INDUSTRY ACCEPTED STANDARD GOOD PRACTICE FOR ALL WORK NOT EXPLICITLY SHOWN.
4. CALCULATION AND DESIGN OF MISCELLANEOUS NON-STRUCTURAL ITEMS, NON-STRUCTURAL WALLS AND PREFABRICATED STRUCTURAL ITEMS, ARE NOT INCLUDED AND IS TO BE PROVIDED BY OTHERS UNLESS SPECIFICALLY NOTED ON THESE DRAWINGS.
5. THESE DRAWINGS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DESIGN AND PROVIDE TEMPORARY SHORING, BRACING, FORMWORK, ETC. AS REQUIRED FOR THE PROTECTION OF LIFE AND PROPERTY DURING CONSTRUCTION. CONSTRUCTION MATERIALS SHALL BE UNIFORMLY SPREAD OUT SUCH THAT DESIGN LIVE LOAD PER SQUARE FOOT AS STATED HEREIN IS NOT EXCEEDED.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EXCAVATION PROCEDURES INCLUDING SHORING AND PROTECTION OF ADJACENT PROPERTY, STRUCTURES, STREETS AND UTILITIES IN ACCORDANCE WITH THE LOCAL BUILDING DEPARTMENT. ALL WORK OR CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES, REGULATIONS AND SAFETY REQUIREMENTS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL DIMENSIONS, CONDITIONS AND ELEVATIONS WITH ARCHITECTURAL DRAWINGS PRIOR TO START OF CONSTRUCTION.
8. WHERE REFERENCE IS MADE TO VARIOUS TEST STANDARDS FOR MATERIALS, SUCH STANDARDS SHALL BE THE LATEST EDITION AND/OR ADDENDA.
9. OPTIONS ARE FOR CONTRACTOR'S CONVENIENCE. IF AN OPTION IS USED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY CHANGES AND SHALL COORDINATE ALL DETAILS.
10. TYPICAL DETAILS AND NOTES SHALL APPLY, THOUGH NOT NECESSARILY INDICATED AT A SPECIFIC LOCATION ON PLANS, WHERE NO DETAILS ARE SHOWN, CONSTRUCTION SHALL CONFORM TO SIMILAR WORK ON THE PROJECT. DETAILS MAY SHOW ONLY ONE SIDE OF CONNECTION OR MAY OMIT INFORMATION FOR CLARITY. WHERE DISCREPANCIES OCCUR IN THESE DRAWINGS, NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL STRUCTURAL NOTES AND TYPICAL DETAILS.
11. ALL OPENINGS ARE NOT SHOWN ON THESE DRAWINGS. ESTABLISH AND VERIFY ALL OPENINGS AND INSERTS FOR ARCHITECTURAL, MECHANICAL, PLUMBING AND ELECTRICAL WITH APPROPRIATE TRADES. DRAWINGS AND SUBCONTRACTORS PRIOR TO CONSTRUCTION. OPENINGS MAY REQUIRE ADDITIONAL REINFORCING OR SUPPORTS AS SHOWN ON TYPICAL DETAILS. IF TYPICAL DETAILS FOR ALL CONDITIONS ARE NOT INCLUDED HEREIN, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REQUEST AN ADDITIONAL DETAIL.
12. ALL INSPECTIONS REQUIRED BY THE BUILDING CODES, LOCAL BUILDING OFFICIALS, OR BY THESE PLANS SHALL BE PROVIDED BY AN INDEPENDENT INSPECTION COMPANY OR, THE BUILDING DEPARTMENT. INSPECTION REQUIREMENTS STATED HEREIN ARE PARTIAL. COMPLETE INSPECTION REQUIREMENTS SHALL BE AS DIRECTED BY THE LOCAL BUILDING DEPARTMENT. CITY VISITS BY THE ENGINEER DO NOT CONSTITUTE AN INSPECTION. UNLESS SPECIFICALLY CONTRACTED FOR.
13. SHOP DRAWINGS SHALL BE SUBMITTED FOR ALL STRUCTURAL ITEMS. SHOP DRAWINGS ARE REVIEWED ONLY FOR GENERAL COMPLIANCE WITH THE STRUCTURAL DRAWINGS. REVIEW DOES NOT INDICATE THAT THE SHOP DRAWINGS ARE CORRECT OR COMPLETE. RESPONSIBILITY FOR CORRECTNESS SHALL REST WITH THE CONTRACTOR. ANY CHANGES, SUBSTITUTIONS, OR DEVIATIONS FROM CONTRACT DRAWINGS SHALL BE CLOUDED. ANY OF THE AFOREMENTIONED SHALL NOT BE CONSIDERED APPROVED AFTER ENGINEER'S REVIEW UNLESS SPECIFICALLY NOTED ACCORDINGLY. THE SHOP DRAWINGS DO NOT SUPERSEDE OR REPLACE THE ORIGINAL CONTRACT DRAWINGS, AND ENGINEERING PROVIDED BY OTHERS AND SUBMITTED FOR REVIEW SHALL BEAR THE SEAL OF AN AUTHORIZED PROFESSIONAL ENGINEER. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE ADEQUACY OF EXCAVATION, SLOPE, TEMPORARY OR OTHER STRUCTURAL WORK OR THE SAFETY IN, ON OR ABOUT THE CONSTRUCTION SITE. ANY USE OF DATA CONTAINED WILL BE AT THE USER'S SOLE RISK.

## 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 |


## KEY NOTES

1. Modify existing door handles so that customers don't bum their hands.
2. Location of replacement signage. See electric plans for power requirments.
3. Separate tenant space.
4. Remove existing cielling tile, grid, lighting, all HVAC grills and fixtures, and sprinkler heads. Carefully place aside for reuse.
5. Location of mirror and stretch bar.
6. Relocated item.

3 EXISTING ACCESSIBLE PARKING
Scale: 1/16" = 1'-0"

## 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 (based on mixed use occupancy 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 | Provided |
|---|---|---|
| Toilets (Male) | - 1 | -1 |
| Lavatories (Male) | - 1 | -1 |
| Toilets (Female) | - 1 | -1 |
| Lavatories (Female) | - 1 | -1 |

GENERAL NOTES
- All door hinge framing shall be located 4" off of perpendicular wall.
- Existing bathrooms shall be striped of all finishes. New finishes shall be put in place.
- All data points shall be homerunned to AV Closet 115.
- All existing lighting fixture bulbs shall be replace with a 'warm' light.
- Maintain all walls and Fire rated walls.

## PROJECT DESCRIPTION

Existing structure - A 3,504 square feet tenant unit fit out for a Physical Therapist Office.

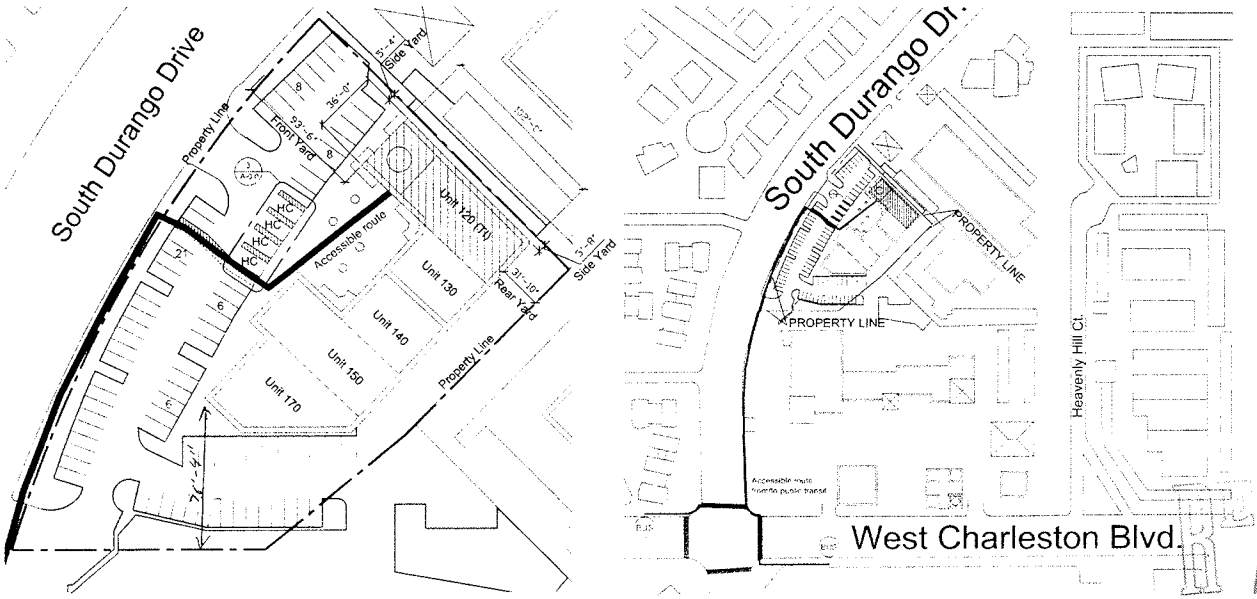
- The interior shall be renovated to add a Lobby, Reception area, Nutritionist Office, AV Closet, 7 (seven) - Message Therapy Offices, Storage Closet, and a Weight Room. The 2 (two) - existing bathrooms shall be refinished and handicap accessible.
- A new sign will be attached to the exterior of the building in the place of the existing sign.

## SITE ANALYSIS

| | |
|---|---|
| Zoning | - C1 |
| Plat / Lot | - Plat Book 80 Page 82 Lot 5 |
| Parcel Number | - 138.32.816.006 |
| Lot Size | - 1.47 acres |
| Tenant Unit Square Footage | - 3,504 sq-ft |
| Elevation | - 2655 ft |
| Earthquake Zone | - 2B |

## SITE ANALYSIS

| | |
|---|---|
| Building Codes | - 2006 IBC<br>- 2005 NEC<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 |




1 ENTIRE SHEET REVISED

2 EXISTING PARKING PLAN
Scale: 1/16" = 1'-0"

NORTH

1 EXISTING SITE PLAN
Scale: 1/32" = 1'-0"

Contractor:
CLM Development
3710 W Desert Inn Rd
Las Vegas, NV 89102

Project:
Physical Therapy Office
950 S. Durango, # 120
Las Vegas, NV

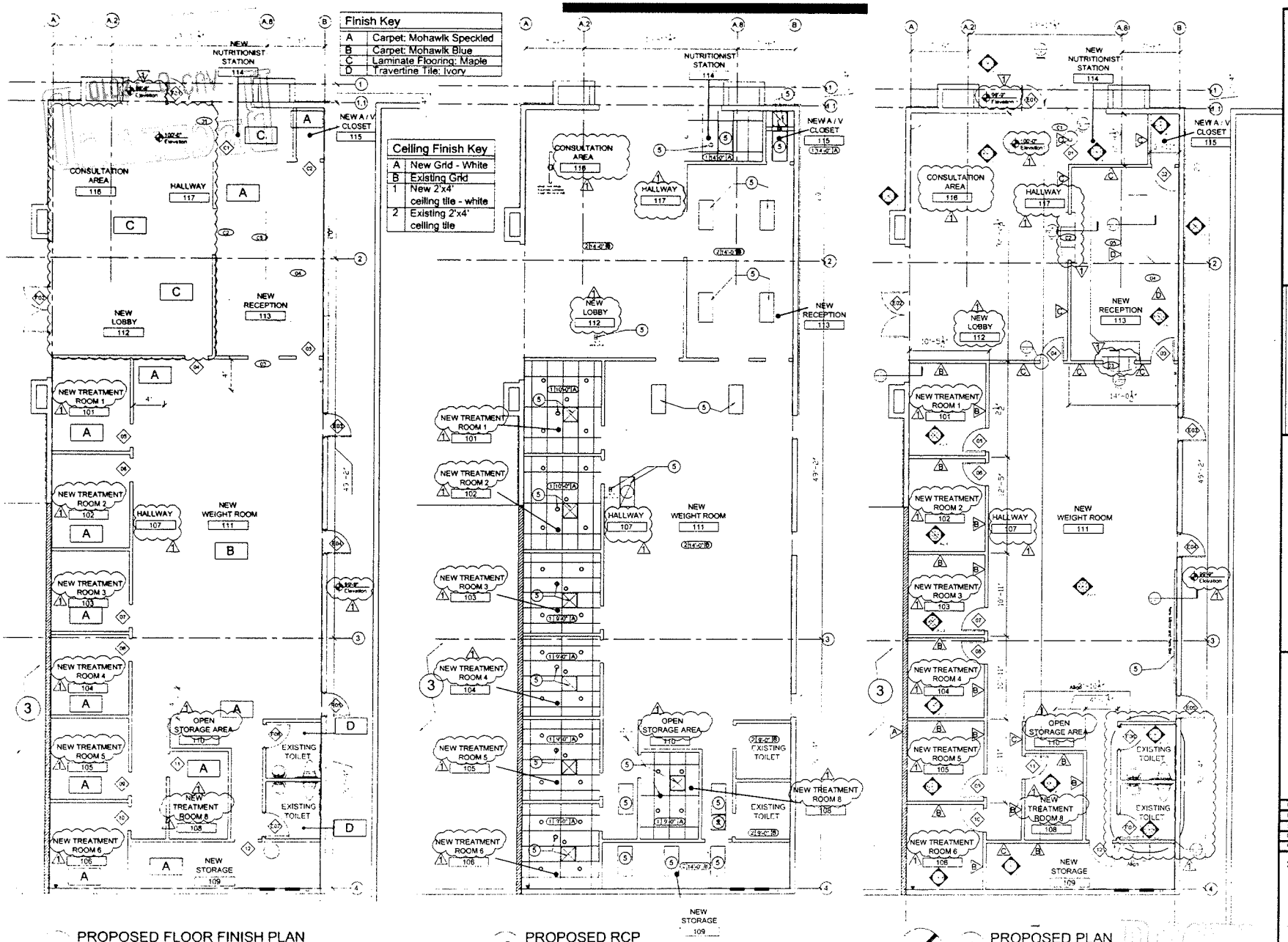
Drawing Name:
COVER SHEET

| | |
|---|---|
| Date | 4-16-2010 |
| Project Number | |
| Scale | Varies |
| Drawn By | CLM |
| Revised | 5-17-2010 / 6-16-2010 |

Sheet Number:
A-0.0

AUG 05 2010

SUP-39104




PROPOSED FLOOR FINISH PLAN
Scale: 1/8" = 1'-0"

2 PROPOSED RCP
Scale: 1/8" = 1'-0"

1 PROPOSED PLAN
Scale: 1/8" = 1'-0"

Contractor:
CLM Development
3710 W Desert Inn Rd
Las Vegas, NV 89102

Project:
Physical Therapy Office
950 S. Durango, # 120
Las Vegas, NV

Drawing Name:
PROPOSED Floor Plans

Date: 4-16-2010
Project Number:
Scale: Varies
Drawn By: DCH
Reviewed: 5-17-2010

Sheet Number:
A-1.0

SUP-39104

Received
AUG 05 2010

**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

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 it 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

Thank you so much for your service. I await your further instructions.

Eugene Kaufman, MBA
Director of Practice Development
Corporate Secretary

RECEIVED
AUG 05 2010
SUP-39104

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

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

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

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

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

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

**RECOMMENDATION:**
Staff recommends

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

# 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

Notary Public in and for said County and State

MONICA JACOBS
Notary Public State of Nevada
No. 08-6764-1
My appt. exp. Apr. 25, 2012

PLANNING & DEVELOPMENT

# 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 X proposed ____ **Zoning:** existing X 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*** ____

*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.

____

Notary Public in and for said County and State

MONICA JACOBS
Notary Public State of Nevada
No. 08-6784-1
My appt. exp. Apr. 25, 2012

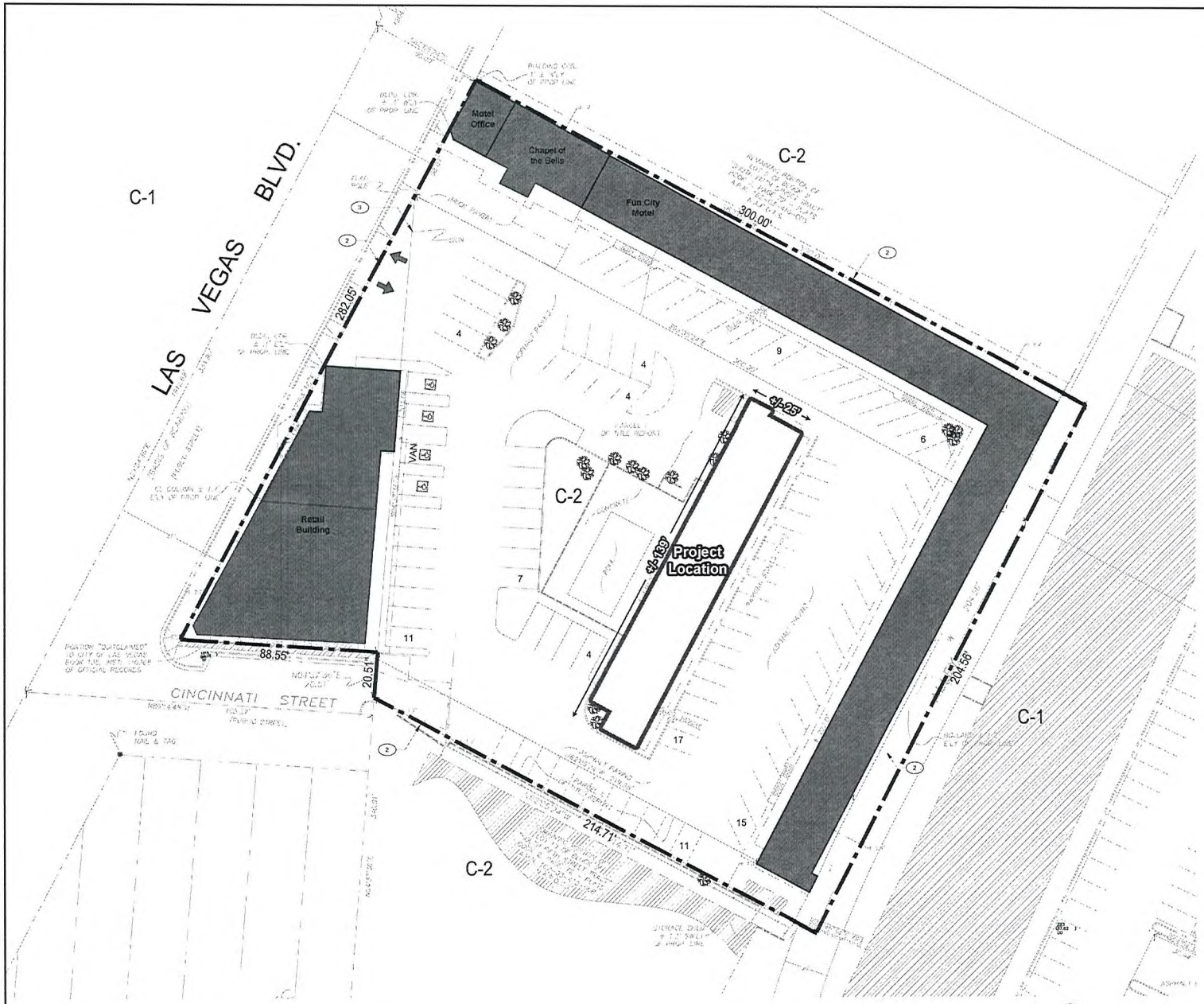
***FOR DEPARTMENT USE ONLY***

| | |
|---|---|
| **Case #** | SUP-39143 |
| **Meeting Date:** | 9/23/10 |
| **Total Fee:** | $1030.00 |
| **Date Received:*** | 10 AUG 2010 |
| **Received By:** | M. Hom |

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

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

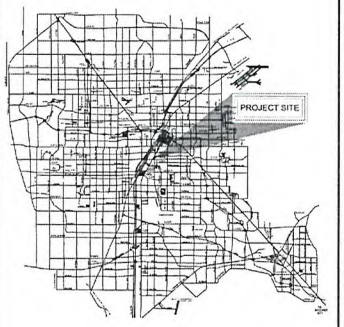
Revised 10/27/08



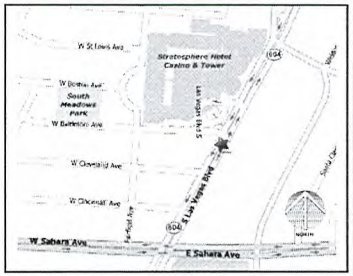

1 AS1.01 **ENLARGED SITE PLAN**
SCALE: 1:250

NORTH

VICINITY MAP




LOCATION MAP



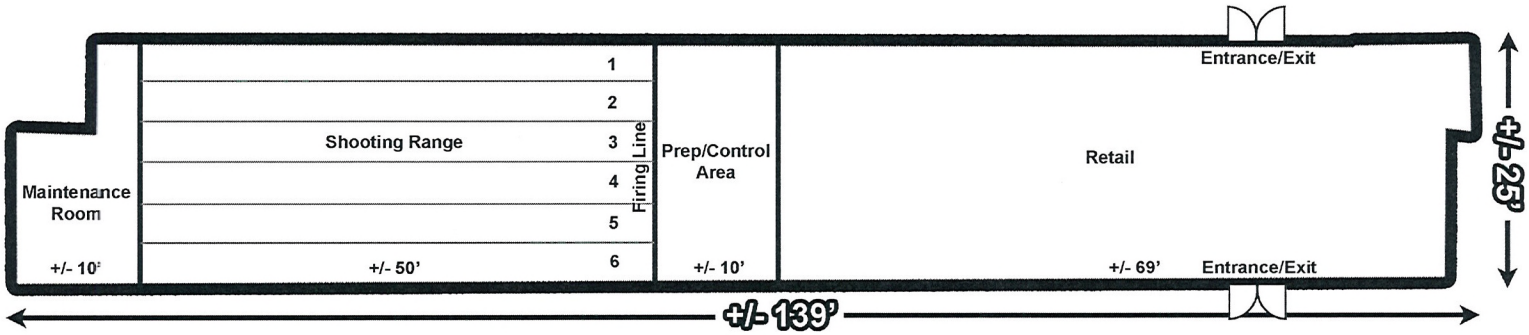

KEYNOTES

2 PROPERTY LINE
3 15'-0" LONG x 2'-6" WIDE x 30'-0" HIGH FREE STANDING SIGNAGE

RECEIVED
AUG 10 2010

**SUP-39143**

**Site Plan**




# Floor Plan
## 1st Floor

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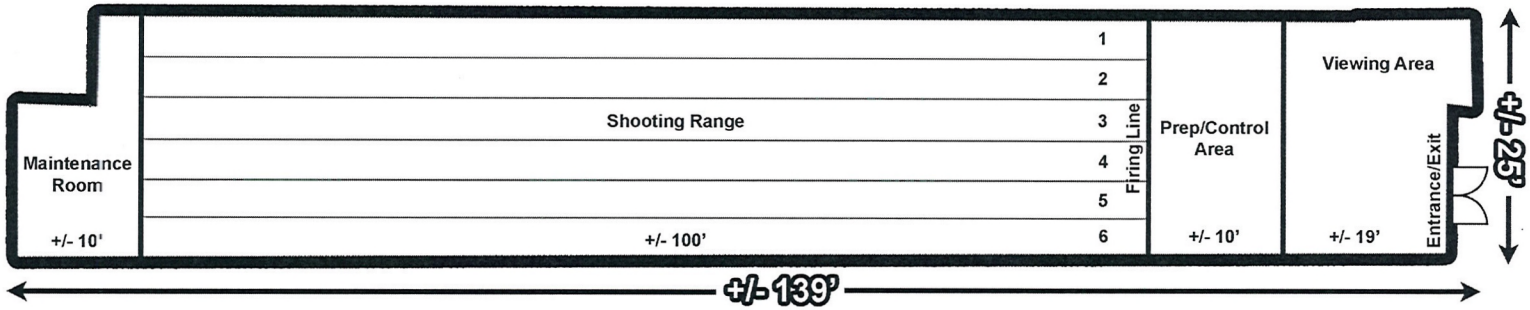
AUG 10 2010

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 4th 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**

Phone: (702) 383-3033 • Fax: (702) 383-8576 • 9901 Covington Cross Drive, Suite 170, Las Vegas, NV 89144

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

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

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

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

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

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

**RECOMMENDATION:**
Staff recommends

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

PLANNING & DEVELOPMENT

# 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: Tabitha Fiddyment

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: Olga Gregoryan

Print Name: OLGA GREGORYAN

Subscribed and sworn before me

This 4TH day of AUGUST, 2010

- KIMBERLY N. BOHLE

Notary Public in and for said County and State

COUNTY OF: CLARK STATE OF: NEVADA

KIMBERLY N. BOHLE
Notary Public, State of Nevada
Appointment No. 08-6788-1
My Appt. Expires Jun 13, 2012



RECEIVED
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 Fiddyment

**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 Fiddyment

**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 Fiddyment

**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*** Olga Gregoryan

*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.

-KIMBERLY N. BOHLE

Notary Public in and for said County and State

KIMBERLY N. BOHLE
Notary Public, State of Nevada
Appointment No. 08-6788-1
My Appt. Expires Jun 13, 2012

*FOR DEPARTMENT USE ONLY*

| | |
|---|---|
| **Case #** | SUP-39144 |
| **Meeting Date:** | 9/23/10 |
| **Total Fee:** | 1280.00 |
| **Date Received:*** | 8/10/10 |
| **Received By:** | LHM |

*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 10 2010

Revised 10/27/08

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

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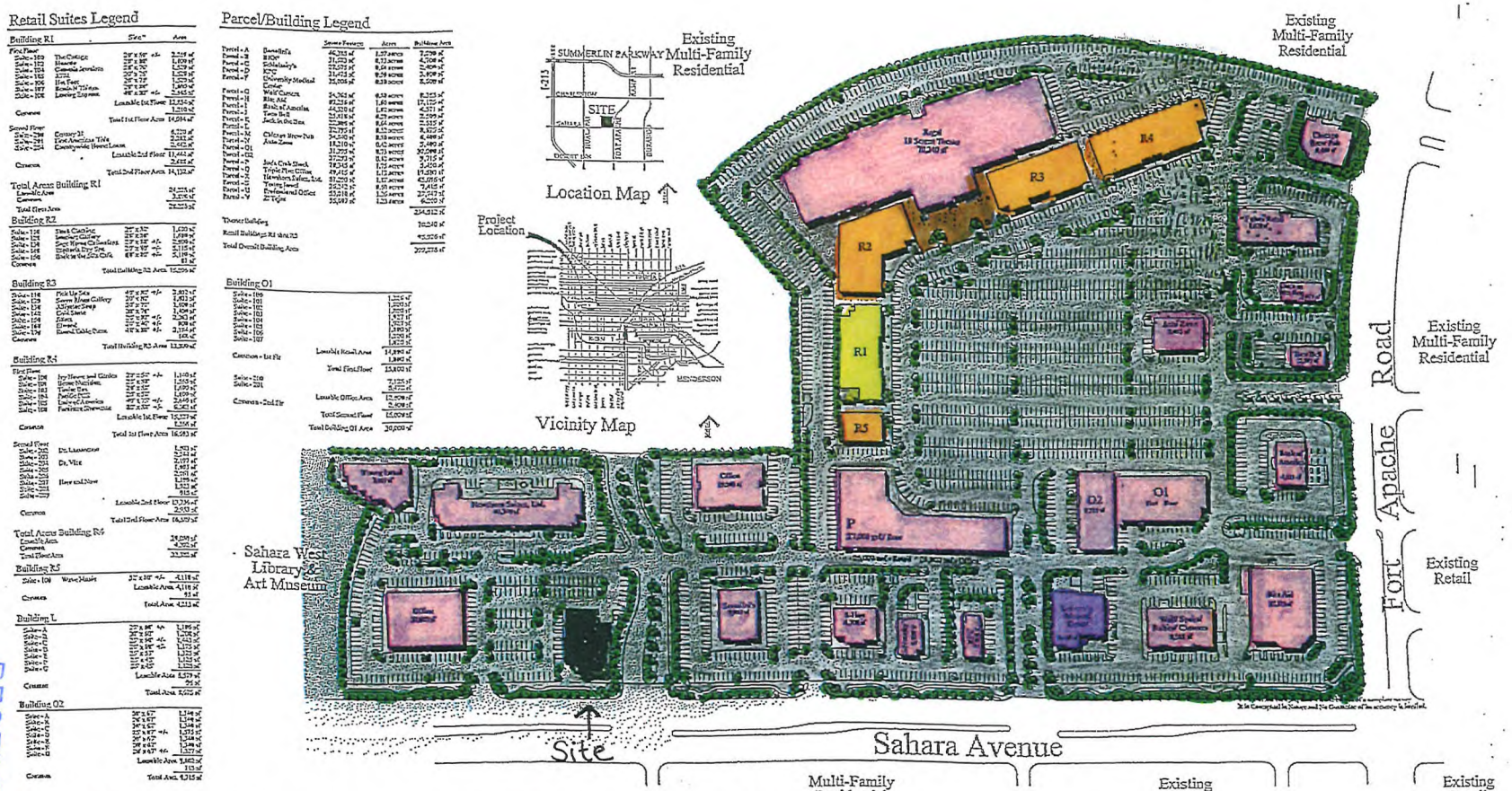
15011.3




# Village Square at Peccole Ranch

Triple Five Nevada Development Corporation

**SUP-39144**

NWC Sahara Avenue and Fort Apache Road, Las Vegas, Nevada

Master Site Plan

Scale: 1" = 80'

Perlman

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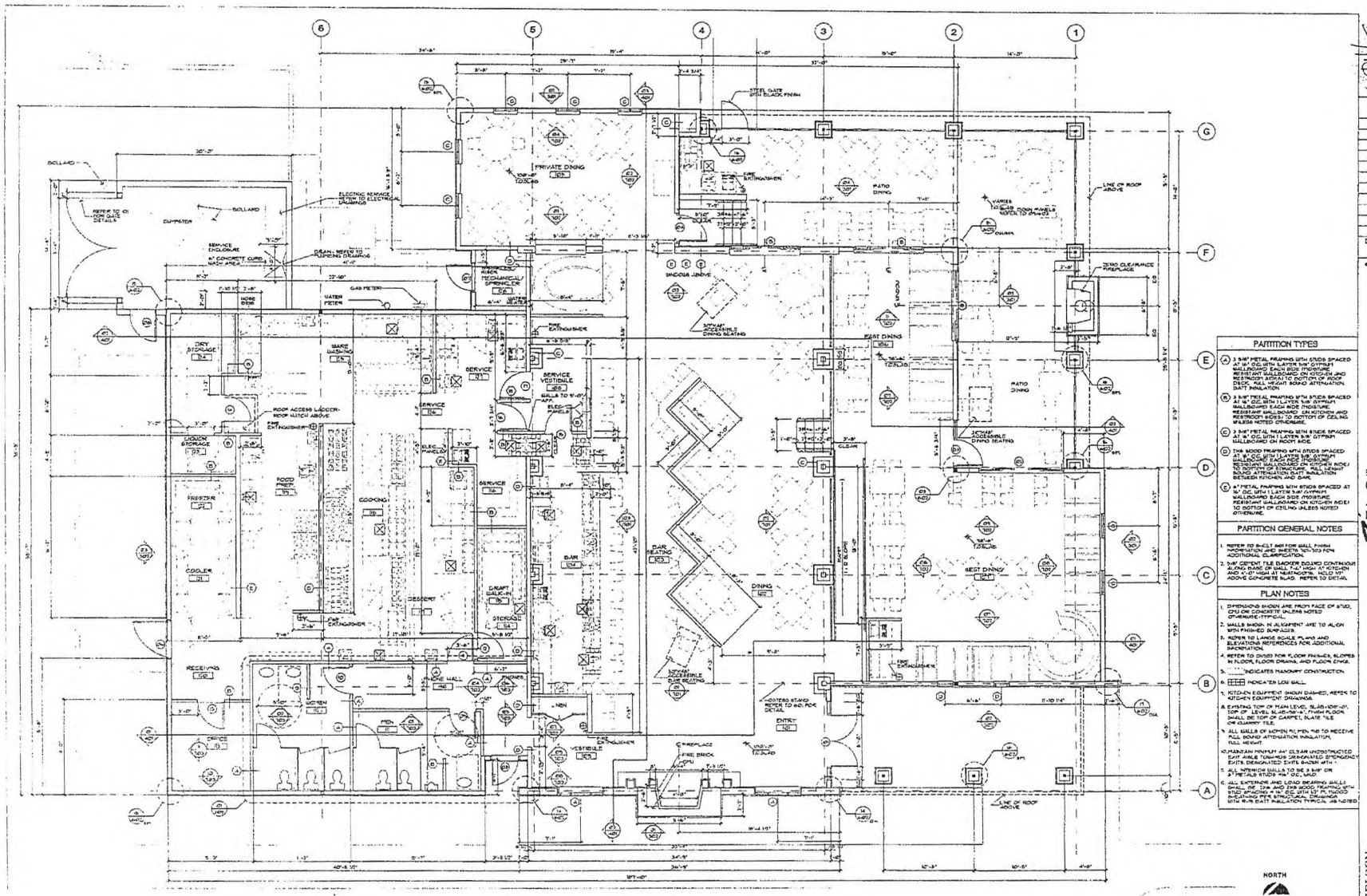
AUG 10 2010




01 FLOOR PLAN
1/4"=1'-0"

**SUP-39144**

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AUG 10 2010

Revisions

Date: 07.08.08

© COPYRIGHT

Texas Grill
WELLINGTON VILLAGE SQUARE
LAS VEGAS, NEVADA

NELSEN ARCHITECTS, INC.
SCOTTSDALE AUSTIN
7031 E. GAINEBACK ROAD SUITE 100 SCOTTSDALE, ARIZONA 85255
PHONE (602) 946-8500 FAX (602) 946-8501

Sheet 201

Project No: 98004

KAEMPFER CROWELL

KAEMPFER CROWELL RENSHAW GRONAUER & FIORENTINO

ATTORNEYS AT LAW

LAS VEGAS OFFICE

TABITHA D. FIDDYMENT
tfiddyment@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. Fiddyment

Tabitha D. Fiddyment

TDF/sli

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AUG 10 2010

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SUP-39144

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

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

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

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

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

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

**RECOMMENDATION:**
Staff recommends

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

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

# 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 & Premsrirut

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: Todd

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

NOTARY PUBLIC
CYNTHIA CALLEGARO
STATE OF NEVADA - COUNTY OF CLARK
MY APPOINTMENT EXP. MARCH 22, 2011
No: 07-2542-1



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PLANNING & DEVELOPMENT

# 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 -Wolfsen

**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 at Queensridge **Contact** Cynthia Callegaro

**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 & Premsrirut **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*** _____

*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

NOTARY PUBLIC
CYNTHIA CALLEGARO
STATE OF NEVADA - COUNTY OF CLARK
MY APPOINTMENT EXP. MARCH 22, 2011
No: 07-2542-1

*FOR DEPARTMENT USE ONLY*

| | |
|---|---|
| Case # | SUP-39146 |
| Meeting Date: | 9/23/10 |
| Total Fee: | 1250.00 |
| Date Received:* | 8/10/10 |
| Received By: | LHM |

*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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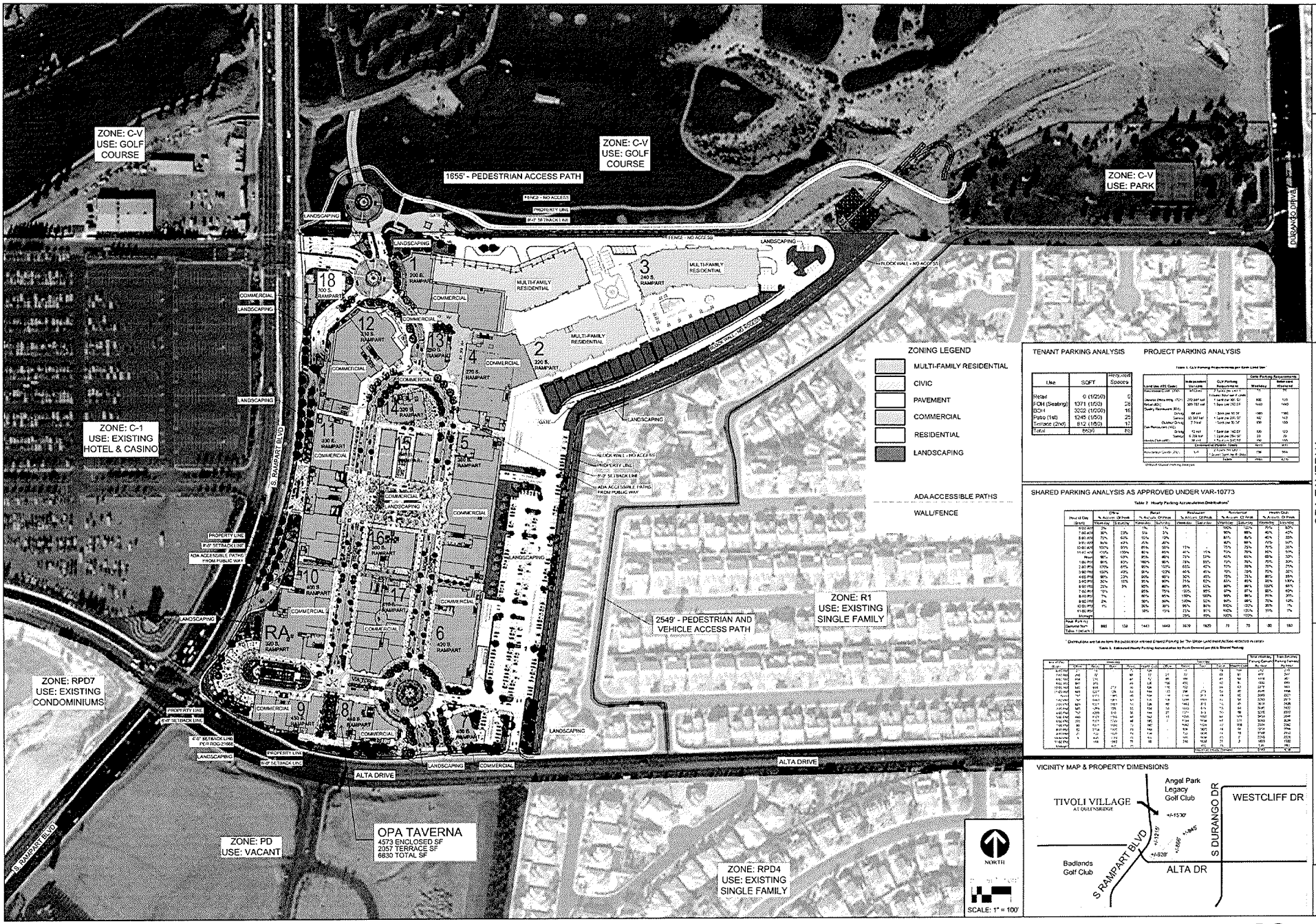



TENANT PARKING ANALYSIS

| Use | SQFT | Required Spaces |
|---|---|---|
| Retail | 0 (1/250) | 0 |
| FOH (Seating) | 1371 (1/50) | 28 |
| BOH | 3222 (1/200) | 16 |
| Patio (1st) | 1245 (1/50) | 25 |
| Terrace (2nd) | 812 (1/50) | 17 |
| Total | 6650 | 86 |

PROJECT PARKING ANALYSIS

SHARED PARKING ANALYSIS AS APPROVED UNDER VAR-10773

VICINITY MAP & PROPERTY DIMENSIONS




TIVOLI VILLAGE

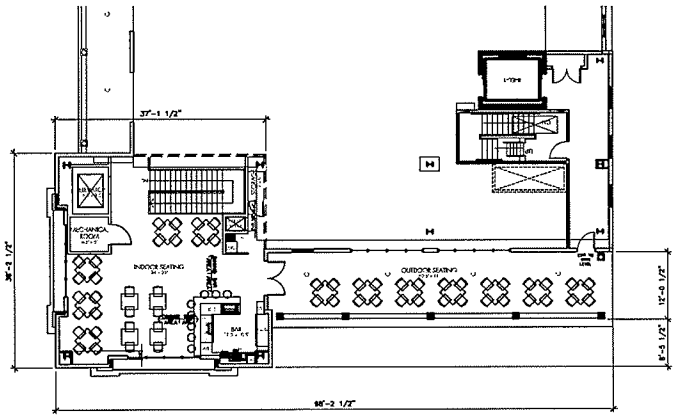
AUG 10 2010

OPA TAVERNA
Tivoli Village at Queensridge
(f/k/a The Village at Queensridge)
440 S. Rampart Ste. 180
Las Vegas, NV 89145
A Portion of A.P.N. 138-32-601-003

SITE PLAN

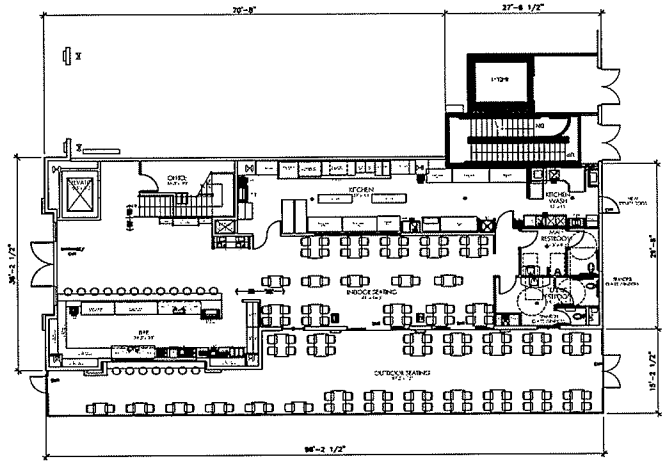
01

SUP-39146




1 LEVEL 2 FLOOR PLAN
SCALE: 1" = 10'

N




1 LEVEL 1 FLOOR PLAN
SCALE: 1" = 10'

N

| SEATING COUNT | |
|---|---|
| QTY | ROOM NAME |
| 18 | MAIN BAR SEATING |
| 50 | INDOOR SEATING AT MAIN LEVEL |
| 88 | OUTDOOR SEATING AT MAIN LEVEL |
| 28 | INDOOR SEATING AT UPPER LEVEL |
| 28 | OUTDOOR SEATING AT UPPER LEVEL |
| 8 | BAR AT UPPER LEVEL |
| 201 | TOTAL COMBINE SEATING |

| OCCUPANT LOAD | | | |
|---|---|---|---|
| OCCUPANT LOAD SPACE | SQ.FT. | OCC. LOAD FACT. | OCC. LOAD |
| OFFICE | 117 | 100 | 1 |
| INDOOR DINING SEATING | | TABLE SEATING | 82 |
| OUTDOOR DINING SEATING | | TABLE SEATING | 88 |
| KITCHEN | 773 | 200 | 4 |
| OFFICE | 117 | 100 | 1 |
| STORAGE/MACHINE ROOM | 57 | 300 | 1 |
| BAR | | PIXED SEATING | 37 |
| MALE & TOILET | 330 | 300 | 2 |
| | | TOTAL PLANNING OCCUPANTS: | 340 |

| ROOM SQUARE FOOTAGE | |
|---|---|
| AREA | ROOM NAME |
| N/A | RETAIL |
| 3202 | BACK AREA |
| 1371 | SEATING AREA |
| 1245 | PATIO SEATING |
| 812 | TERRACE SEATING |
| 6630 | TOTAL |

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AUG 10 2010

PINNACLE ARCHITECTURAL STUDIO, INC.
9755 West Charleston Blvd Las Vegas, Nevada 89117 Phone (702) 940-6920 Fax (702) 940-6921

OPA TAVERNA
Tivoli Village At Queensridge
(f/k/a Th Village At Queensridge)
440 S. Rampart Boulevard, Suite 180
Las Vegas, NV 89145
a Portion of APN #138-32-601-003

Revisions:
1
2
3
4

SCALE DRAWING NOTE
ALL DRAWINGS ARE TO BE PRINTED AT 24"x36" SIZE. ANY DRAWINGS PRINTED AT OTHER SIZES WILL NOT BE TO SCALE.

Drawn By:
Check By:
Job Number: 10503
Date: JULY 30, 2010

A-1

SUP-39146

LAW OFFICE

Brown, Brown & Premsrirut

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS

520 SOUTH FOURTH STREET

LAS VEGAS, NEVADA 89101-6520

JAY H. BROWN
DAVID T. BROWN
PUOY K. PREMSRIRUT

TELEPHONE (702) 384-5563
FACSIMILE (702) 385-1023
EMAIL: jbrown@brownlawlv.com

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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AUG 10 2010

SUP-39146

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

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

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

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

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

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

**RECOMMENDATION:**
Staff recommends

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

PLANNING & DEVELOPMENT

# 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: Jeff Barcy

Print Name: Jeff Barcy

Subscribed and sworn before me

This 21 day of July, 2010

Aimee Moreno

Notary Public in and for said County and State

AIMEE MARLETH GAJON MORENO
Commission # 1846418
Notary Public - California
Marin County
My Comm. Expires Apr 25, 2013

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AUG 09 2010

# Hillside
# APN's

137-12-114-001
137-12-114-002
137-12-114-003
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**SDR-39117**

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**SDR-39117**

PLANNING & DEVELOPMENT
DEVELOPMENT SERVICES CENTER

# 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;3 **Ward #** 4

**General Plan:** existing - proposed - **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*** _____

*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, 20 10.

JEFF BARCY

Notary Public in and for said County and State

AIMEE MARLETH GAJON MORENO
Commission # 1846418
Notary Public - California
Marin County
My Comm. Expires Apr 25, 2013

***FOR DEPARTMENT USE ONLY***

| | |
|---|---|
| **Case #** | SDR-39117 |
| **Meeting Date:** | 9/23/10 |
| **Total Fee:** | $1,030 |
| **Date Received:*** | 8/9/10 |
| **Received By:** | BLS |

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

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

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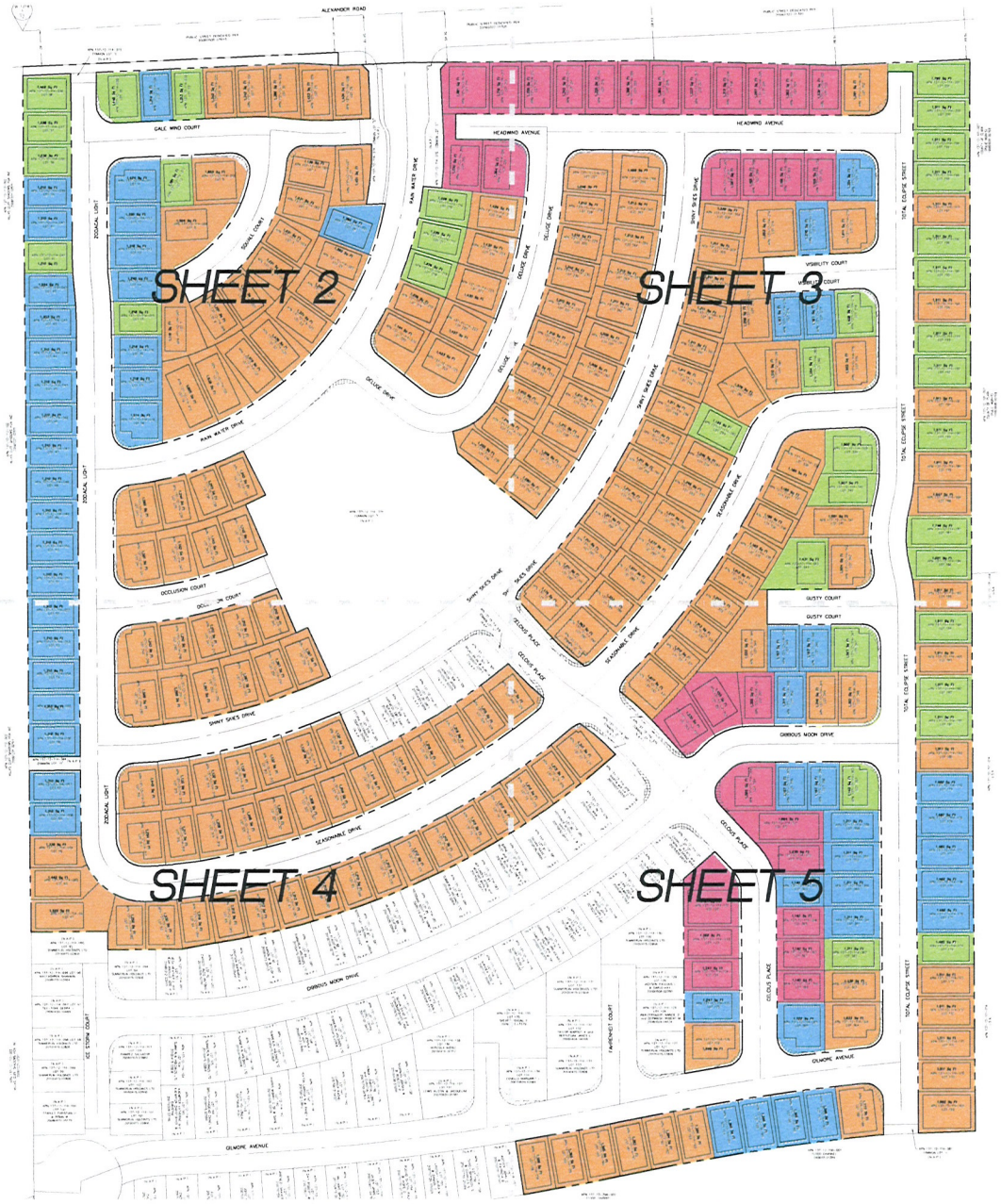
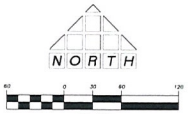
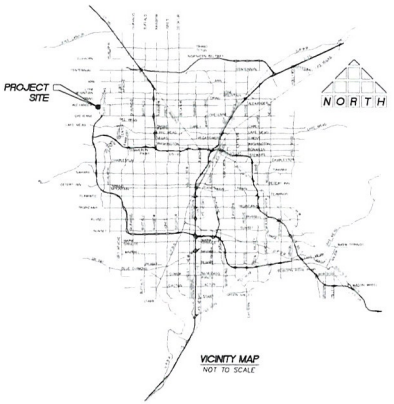
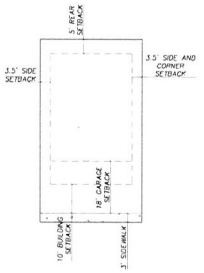
Revised 10/27/08



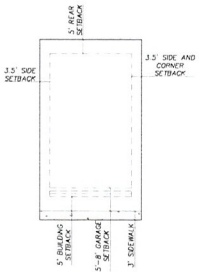




VICINITY MAP
NOT TO SCALE




RECOGNIZED LOT SETBACKS
SCALE: 1" = 20'




PROPOSED LOT SETBACKS
SCALE: 1" = 20'

LEGEND

- PROPERTY LINE / RIGHT-OF-WAY
- STREET CENTERLINE
- LOTLINE
- 30" ROLL CURB
- BUILDING SETBACK
- LOTS - NOT A PART
- 5' BUILDING SETBACK
- 6' BUILDING SETBACK
- 7' BUILDING SETBACK
- 8' BUILDING SETBACK
- MAXIMUM BUILDING ENVELOPE

TABLE #1 - BUILDING SETBACK SUMMARY

| SETBACK DESCRIPTION | ZONING SDR-8635 (11-02-05) | TENTATIVE MAP TMP-9901 (12-02-05) | REVIEW OF CONDITION ROC-10964 (02-01-06) | RECOGNIZED BY TCE (07-01-10) |
|---|---|---|---|---|
| HOUSE | 10' | 10' | 5' | 10' |
| GARAGE | 5'/18' | 10'/18' | 6' | 18' |
| SIDE | 3.5' | 5' | 3.5' | 3.5' |
| CORNER | 3.5' | 8' | 3.5' | 3.5' |
| REAR | 5' | 5' | 5' | 5' |

THE LONE MOUNTAIN WEST MASTER DEVELOPMENT PLAN AND DESIGN STANDARDS DOES NOT DICTATE SETBACKS FOR RESIDENTIAL DEVELOPMENT.
THE CLV BASE ZONING FOR THIS PROJECT IS R-PD (RESIDENTIAL PLANNED DEVELOPMENT) WHICH REQUIRES EACH PROJECT TO ESTABLISH THE SETBACKS FOR THE PROJECT THROUGH THE SDR REVIEW PROCESS.

TABLE #2
GARAGE SETBACK BREAKDOWN

| PROPOSED GARAGE SETBACK | NUMBER OF LOTS |
|---|---|
| 5' | 173 |
| 6' | 35 |
| 7' | 53 |
| 8' | 30 |
| | 291 TOTAL |

TABLE #3
STREET SLOPE / DRIVEWAY SLOPE CONSTRAINTS ANALYSIS

| PROPOSED GARAGE SETBACK | MAXIMUM STREET SLOPE |
|---|---|
| 5' | 3.75% |
| 6' | 4.50% |
| 7' | 5.25% |
| 8' | 6.00% |

THE MAXIMUM STREET SLOPE IS BASED UPON A DRIVEWAY SLOPE OF 12%. THIS IS THE MAXIMUM ALLOWED BY THE CLV.

THE MAXIMUM STREET SLOPE FOR THIS DEVELOPMENT IS 6.76%.

TABLE #4
EFFECTIVE LOT DEPTH

| EFFECTIVE LOT DEPTH | NUMBER OF LOTS |
|---|---|
| 53' | 85 |
| 54' | 8 |
| 55' | 70 |
| 56' | 36 |
| 57' | 13 |
| 58' | 4 |
| 59' | 26 |
| 60' | 9 |
| 63' | 33 |
| 64' | 2 |
| 65' | 3 |
| 75' | 2 |
| | 291 TOTAL |

# SDR-39117
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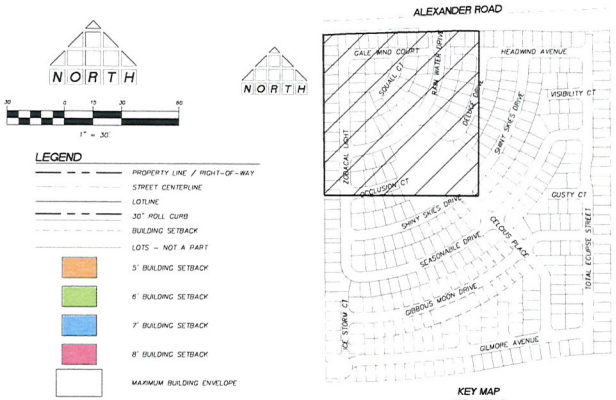
LAS VEGAS, NEVADA 89120
702-932-6125 FAX 702-932-6129

RICHMOND AMERICAN HOMES
ALEXANDER / 215
CITY OF LAS VEGAS
MAJOR AMENDMENT TO SDR EXHIBIT

DRAWN BY:
DESIGNED BY:
REVIEWED BY:
PROJECT MGR:
PROJECT NO: 00110118
SCALE:
1 3/7/10 PER VERSION - 1
NO. DATE REVISION

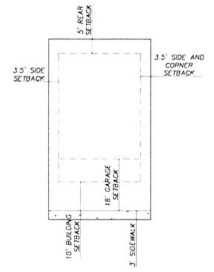
SHEET 1 OF 5
DRAWING NO.



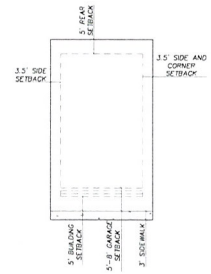




KEY MAP
NOT TO SCALE




TYPICAL LOT SETBACKS
SCALE 1" = 20'




PROPOSED LOT SETBACKS
SCALE 1" = 20'

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CITY OF LAS VEGAS
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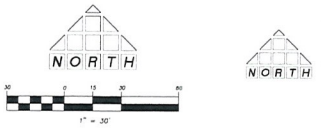
001.10118

1 1/7/10 KRJ VERSION - 1

SHEET 2 OF 5




LEGEND

- PROPERTY LINE / RIGHT-OF-WAY
- STREET CENTERLINE
- LOTLINE
- 30" ROLL CURB
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- LOTS – NOT A PART
- 5' BUILDING SETBACK
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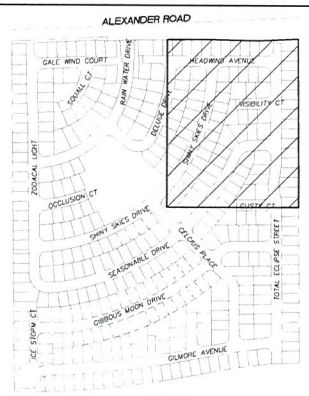


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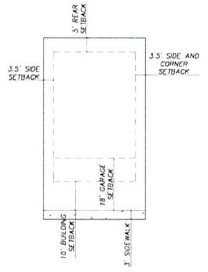
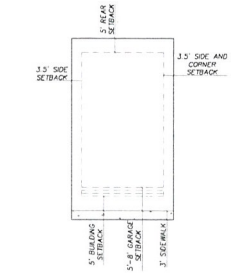



TYPICAL LOT SETBACKS
SCALE 1" = 20'




PROPOSED LOT SETBACKS
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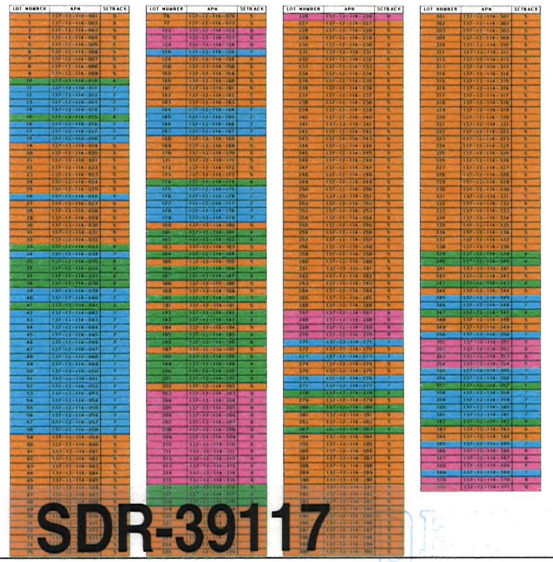

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702-932-6125 FAX: 702-932-6129

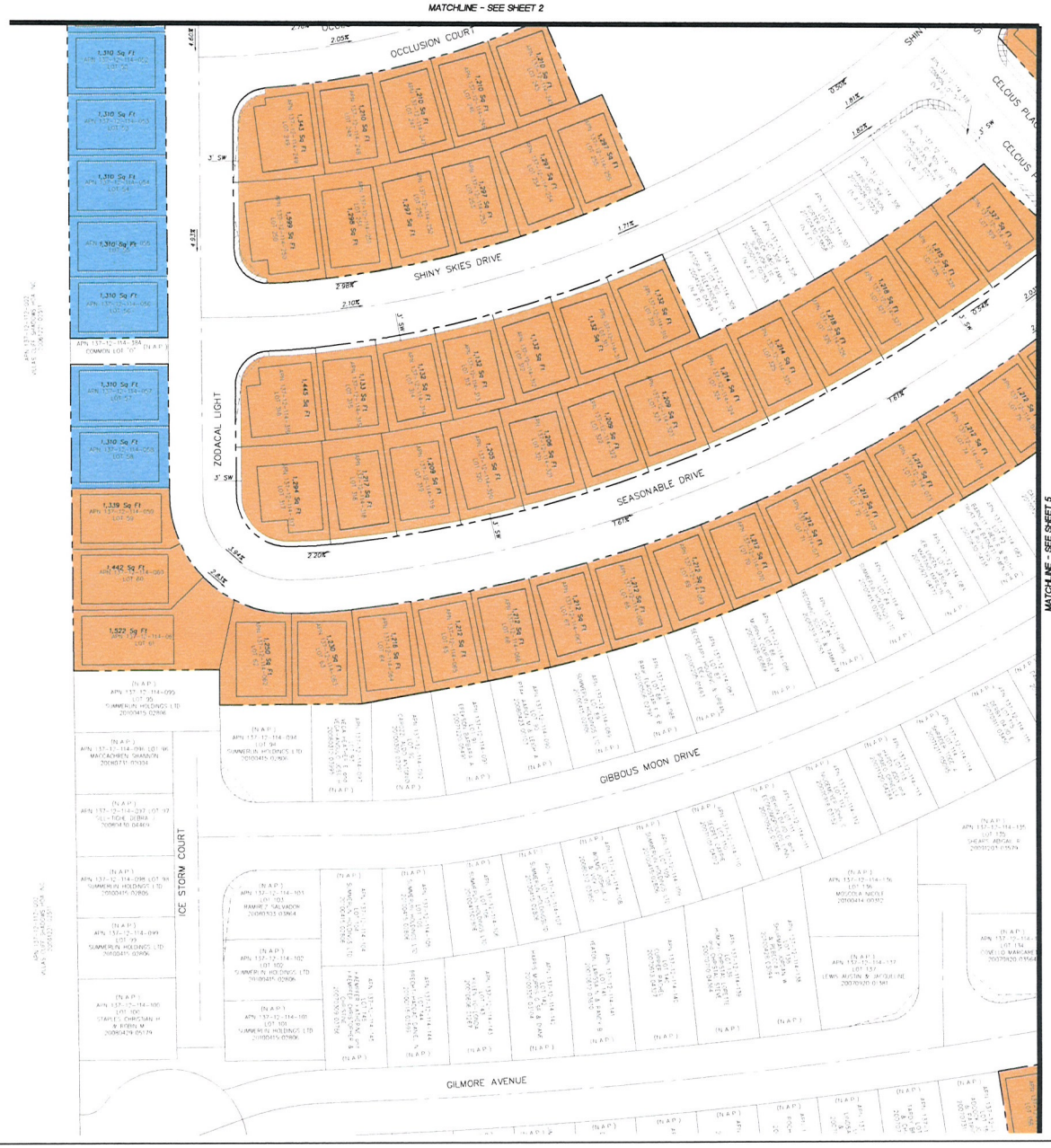
RICHMOND AMERICAN HOMES
ALEXANDER / 215

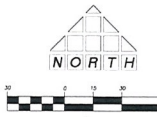
CITY OF LAS VEGAS
MAJOR AMENDMENT TO SDR EXHIBIT

1 1/7/10 KRJ VERSION - 1
NO. DATE BY REVISION

SCALE: 1"=30'
DRAWN BY:
CHECKED BY:
PROJECT NUMBER:
00110118

SHEET
3 OF 5
DRAWING NO.



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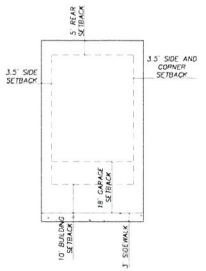
KEY MAP
NOT TO SCALE




TYPICAL LOT SETBACKS
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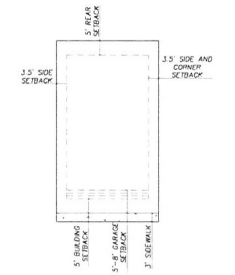


PROPOSED LOT SETBACKS
SCALE 1" = 20'

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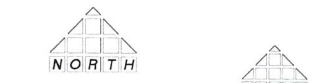
SHEET 4
4 OF 5







LEGEND

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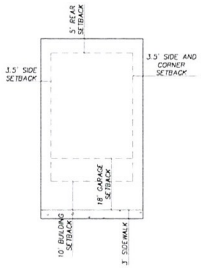
- MAXIMUM BUILDING ENVELOPE

KEY MAP
NOT TO SCALE




TYPICAL LOT SETBACKS
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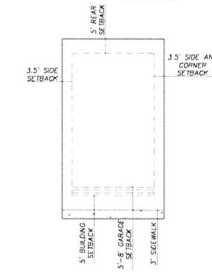


PROPOSED LOT SETBACKS
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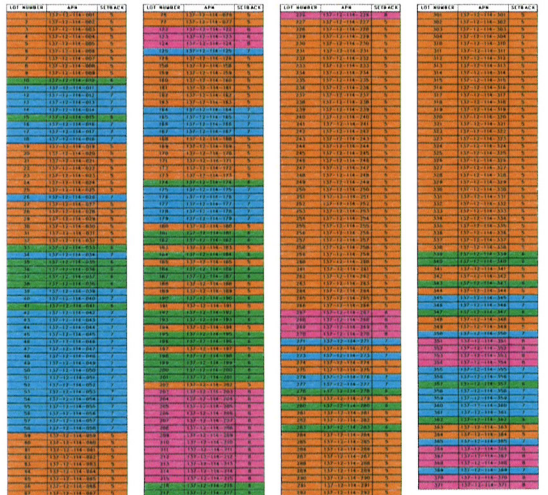

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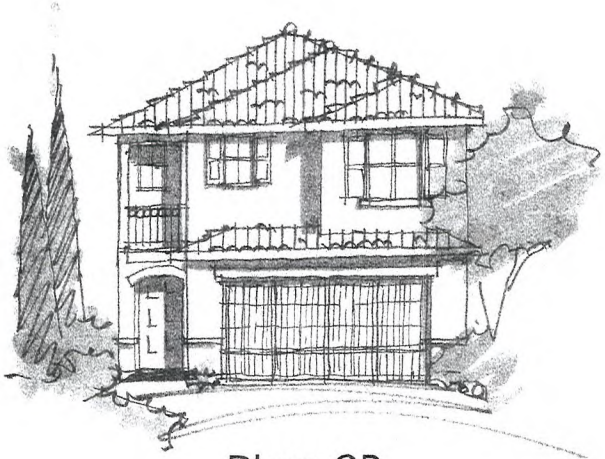
SHEET 5 OF 5

Plan 1A



Plan 2B

Plan 3C

# HILLSIDE - 25' WIDE

*richmond: las vegas*

**Elevations**

woodleyarchitecturalgroup,inc
::colorado:: 9137 s ridgeline blvd. suite 120 / highlands ranch, co 80129 / 303.683.7231 / 303.683.2922 (fax)
::california:: 2943 pullman st. suite A / santa ana, ca 92705 / 949.553.8919 / 949.553.8909

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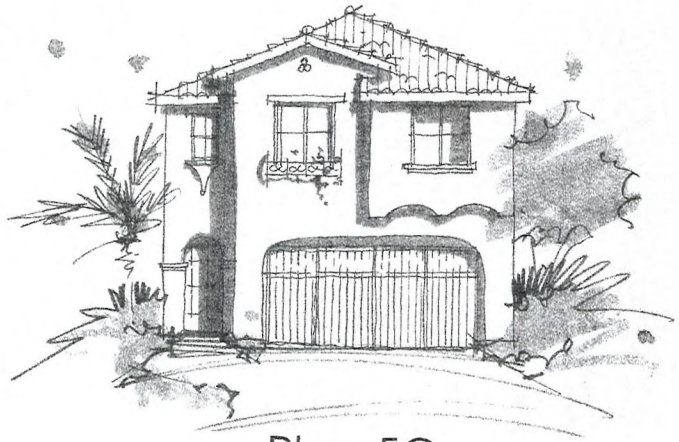
Plan 4B



Plan 5C

woodleyarchitecturalgroup,inc
::colorado:: 9137 s ridgeline blvd. suite 120 / highlands ranch, co 80129 / 303.683.7231 / 303.683.2922 (fax)
::california:: 2943 pullman st. suite A / santa ana, ca. 92705 / 949.553.8919 / 949.553.8909

Elevations

# HILLSIDE - 25' WIDE

*richmond: las vegas*

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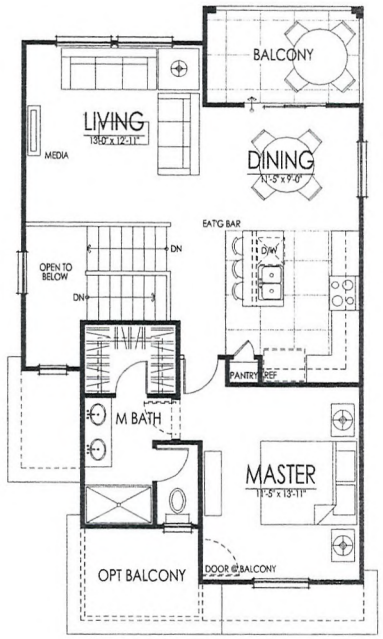


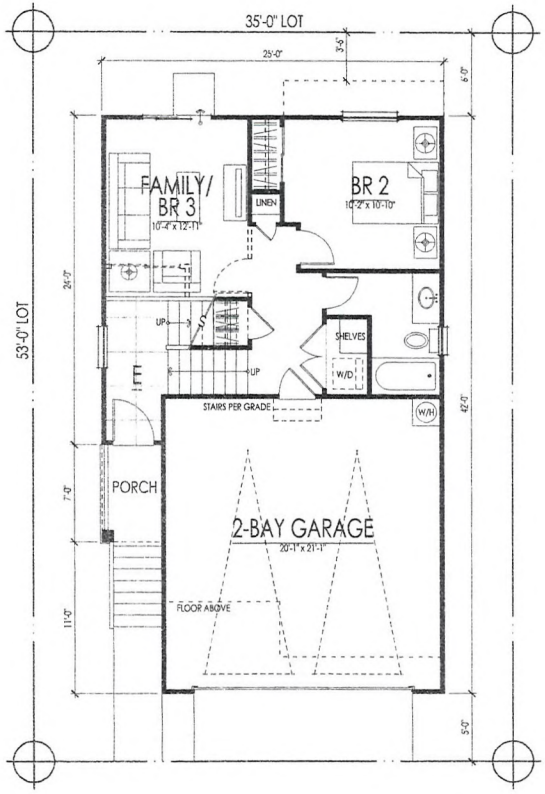


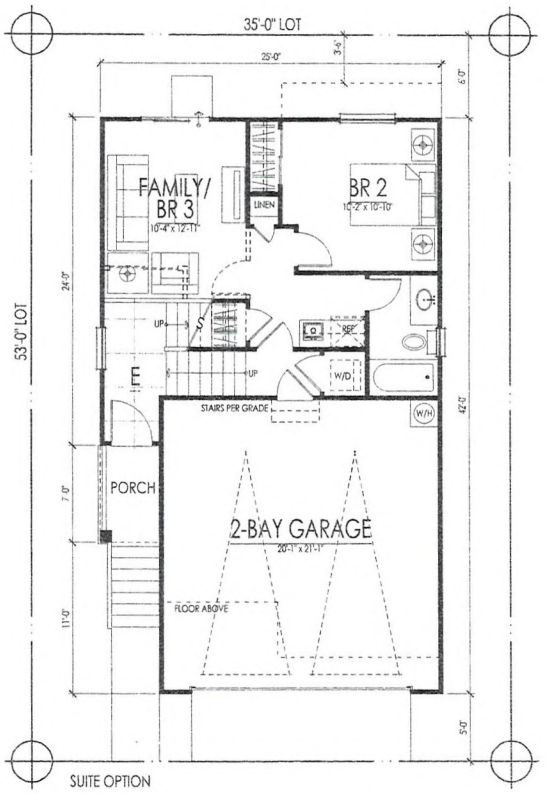


woodleyarchitecturalgroup,inc
::colorado:: 9137 s ridgeline blvd. suite 120 / highlands ranch, co 80129 / 303.683.7231 / 303 683.2922 (fax)
::california:: 2943 pullman st. suite A / santa ana, ca 92705 / 949 553.8919 / 949 553.8909

**planONE**

first floor: 531 sf
second floor: 743 sf
**total living: 1274 sf**
(target: 1200 sf)

# HILLSIDE - 25' WIDE

*richmond: las vegas*

06 • 26 • 2010

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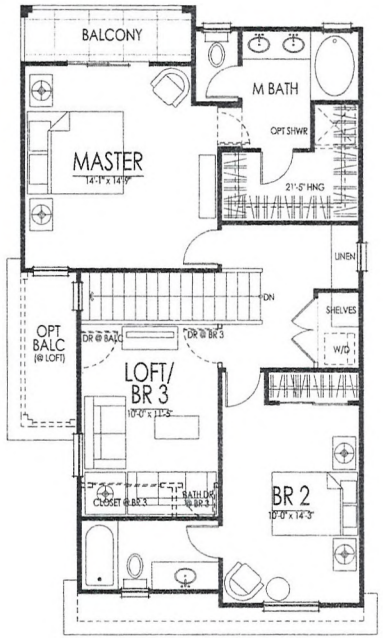


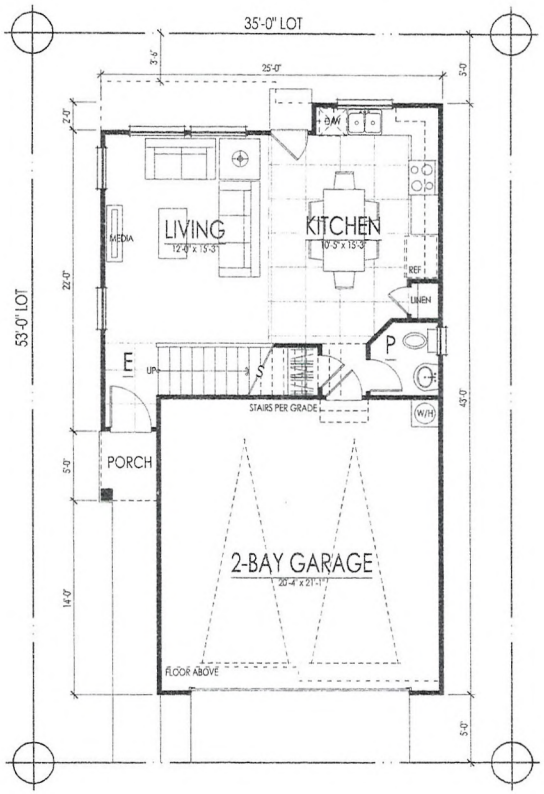


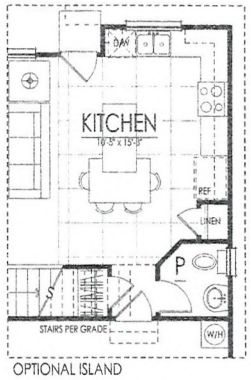

OPTIONAL ISLAND

woodleyarchitecturalgroup,inc
colorado: 9137 s ridgeline blvd. suite 120 / highlands ranch, co 80129 / 303.683.7231 / 303.683.2922 (fax)
california: 2943 pullman st. suite A / santa ana, ca 92705 / 949.553.8919 / 949.553.8909

**planTWO**

first floor: 526 sf
second floor: 862 sf
**total living: 1388 sf**
(target: 1400 sf)

# HILLSIDE - 25' WIDE

*richmond: las vegas*

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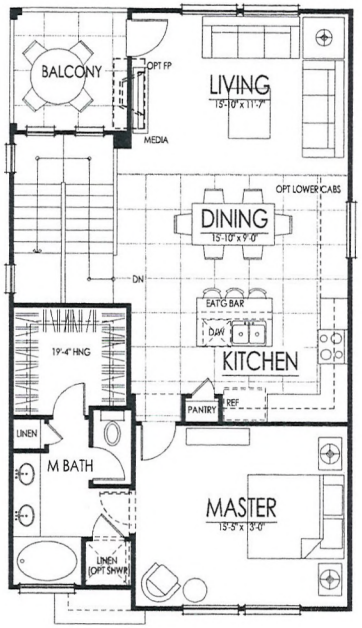


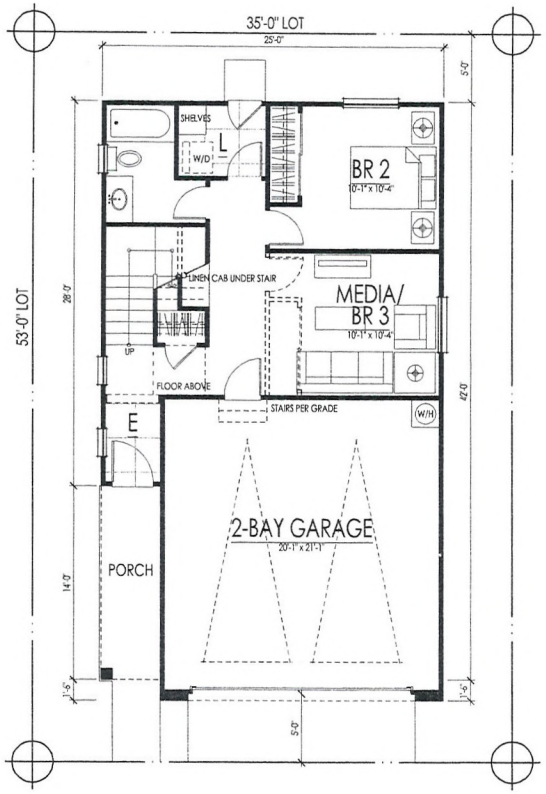


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**planTHREE**

first floor: 570 sf
second floor: 903 sf
**total living: 1473 sf**
(target: 1500 sf)

# HILLSIDE - 25' WIDE

*richmond: las vegas*

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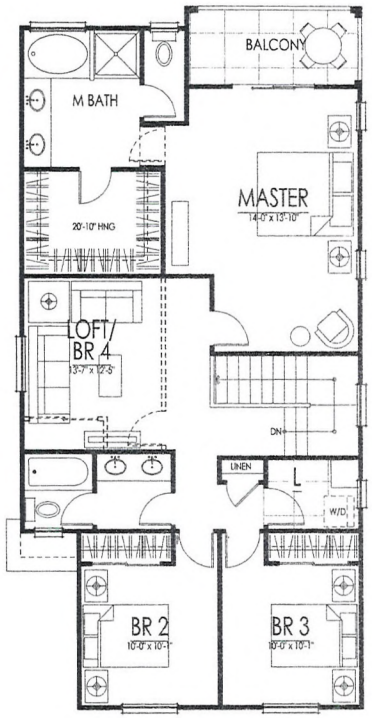


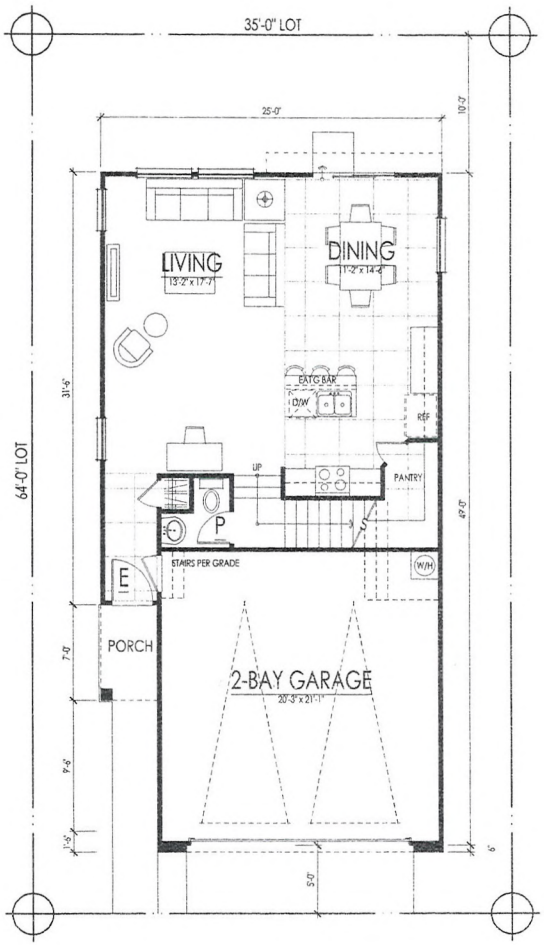


woodleyarchitecturalgroup,inc
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::california:: 2943 pullman st. suite A / santa ana, ca 92705 / 949.553.8919 / 949.553.8909

**planFIVE**

first floor: 728 sf
second floor: 1072 sf
**total living: 1800 sf**
(target: 1700 sf)

# HILLSIDE - 25' WIDE

*richmond: las vegas*

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| | |
|---|---|
| Apple Bark | 1BCCS0431 |
| Mansard Trim | 1MACS0431H |
| Mansard Hip Starter | 1MICS0431 |
| Mansard Apex 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

SCHEME 11

BODY
6121 Whole Wheat

TRIM
6123 Baugette

FASCIA & FRONT DOOR
2803 Rookwood
Terra Cotta

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GARAGE DOOR
7008 Alabaster

SCHEME 10

BODY
2823 Rookwood Clay

TRIM
6103 Tea Chest

FASCIA & FRONT DOOR
7735 Palm Leaf

GARAGE DOOR
7526 Maison Blanche

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SCHEME 9

BODY
6150 Universal Khaki

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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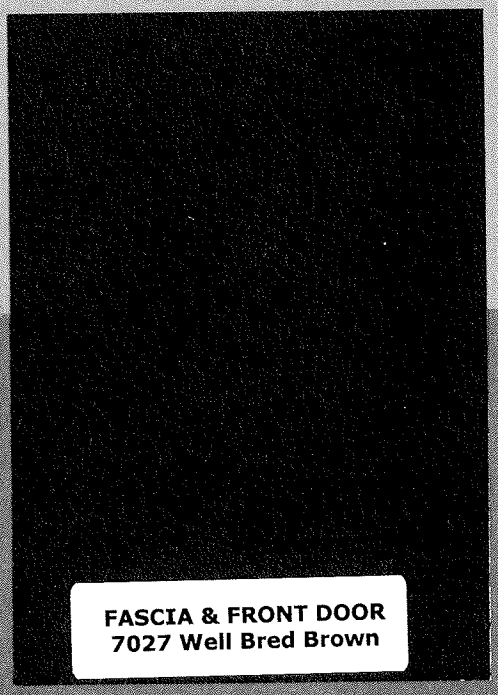
GARAGE DOOR
6080 Utterly Beige

BODY
6120 Portabello

SCHEME 7

TRIM
6143 Basket Beige



FASCIA & FRONT DOOR
7027 Well Bred Brown

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~~GARAGE~~ DOOR
6120 Portabello

SCHEME 6

BODY
7539 Cork Wedge

TRIM
6102 Portabello

FASCIA & FRONT DOOR
6013 Bitter Chocolate

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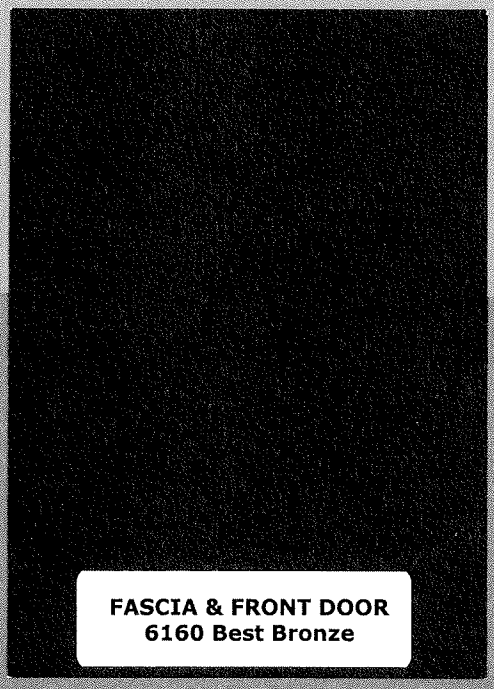
GARAGE DOOR
7539 Cork Wedge

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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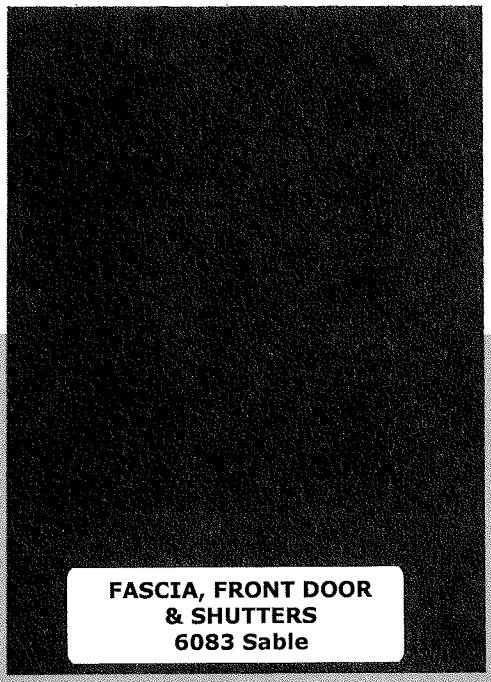
GARAGE DOOR
7032 Warm Stone

SCHEME 3

BODY
6101 Sands of Time

TRIM
6105 Divine White



FASCIA, FRONT DOOR
& SHUTTERS
6083 Sable

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GARAGE DOOR
6102 Portabello

SCHEME 2

BODY
6133 Muslin

TRIM
7008 Alabaster

FASCIA, FRONT DOOR
& SHUTTERS
7705 Wheat Penny

GARAGE DOOR
6150 Universal Khaki

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BODY
6120 Believable Buff

SCHEME 1

TRIM
7011 Natural Choice

FASCIA, FRONT DOO
R & 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. 4th 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

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Las Vegas, Nevada 89120
Phone (702) 932-6125 • Fax (702) 932-6129

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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 GARAGE SETBACK | MAXIMUM STREET SLOPE | NUMBER OF LOTS WITH 3' SIDEWALK | NUMBER OF LOTS WITHOUT 3' SIDEWALK | TOTAL NUMBER 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

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Las Vegas, Nevada 89120
Phone (702) 932-6125 • Fax (702) 932-6129

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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SDR-39117 A
1 of 2

Sincerely,

Steve Christal
Board of Directors
Hillside HOA

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

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

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

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

**THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM**

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

**RECOMMENDATION:**
Staff recommends .

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

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

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

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

**SUBJECT:**
TXT-39217 - TEXT AMENDMENT - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion and possible action to amend Title 19.04 to allow for the Sale of new and used vehicles within an entirely enclosed building, with no automotive repair by means of a Special Use Permit within the C-1 zoning district. Staff recommends

This Item Will be Forwarded to City Council In Ordinance Form

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

**RECOMMENDATION:**
Staff recommends

**BACKUP DOCUMENTATION:**
1. Proposed Amendments and Staff Report

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

## *AGENDA SUMMARY PAGE*

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

**DEPARTMENT: PLANNING AND DEVELOPMENT**
**DIRECTOR: M. MARGO WHEELER**

**SUBJECT:**

CITIZENS PARTICIPATION: PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS WITHIN THE JURISDICTION OF THE PLANNING COMMISSION. NO SUBJECT MAY BE ACTED UPON BY THE PLANNING COMMISSION UNLESS THAT SUBJECT IS ON THE AGENDA AND IS SCHEDULED FOR ACTION. IF YOU WISH TO BE HEARD, COME TO THE PODIUM AND GIVE YOUR NAME FOR THE RECORD. THE AMOUNT OF DISCUSSION ON ANY SINGLE SUBJECT, AS WELL AS THE AMOUNT OF TIME ANY SINGLE SPEAKER IS ALLOWED, MAY BE LIMITED