



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

LAS VEGAS CITY COUNCIL

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

COMMISSIONERS

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

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

September 23, 2010

6:00 PM

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

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

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

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

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

PLANNING COMMISSION MEETING RULES OF CONDUCT:

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

2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staff's condition, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.
4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.
5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.
6. After all objectors' input has been received; the applicant will be invited to respond to any new issues raised.
7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst themselves, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.
8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

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

BUSINESS ITEMS:

1. CALL TO ORDER
2. ANNOUNCEMENT: COMPLIANCE WITH OPEN MEETING LAW
3. ROLL CALL
4. APPROVAL OF THE FINAL MINUTES FOR THE PLANNING COMMISSION MEETING OF AUGUST 26, 2010
5. Any Items from the Planning Commission, staff and/or the applicant wish to be stricken or held in abeyance to a future meeting may be brought forward and acted upon at this time.

CONSENT ITEMS:

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

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

ONE MOTION - ONE VOTE

THE FOLLOWING ARE ITEMS THAT MAY BE CONSIDERED IN ONE MOTION/ONE VOTE. THEY ARE CONSIDERED ROUTINE NON-PUBLIC AND PUBLIC HEARING ITEMS. ALL PUBLIC HEARINGS AND NON-PUBLIC HEARINGS

WILL BE OPENED AT ONE TIME. ANY PERSON REPRESENTING AN APPLICATION OR A MEMBER OF THE PUBLIC OR A MEMBER OF THE PLANNING COMMISSION NOT IN AGREEMENT WITH THE CONDITIONS AND ALL STANDARD CONDITIONS FOR THE APPLICATION RECOMMENDED BY STAFF, SHOULD REQUEST TO HAVE THAT ITEM REMOVED FROM THIS PART OF THE AGENDA.

7. ZON-38968 - REZONING - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: NV ENERGY - Request for a Rezoning FROM: R-4 (HIGH DENSITY RESIDENTIAL) TO: C-V (CIVIC) on 1.95 acres at the southwest corner Bubbling Brook Drive and Shadybrook Lane (APN 138-26-402-001), Ward 1 (Tarkanian).
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 at 2525 Tamrich Drive (APN 162-08-103-005), Ward 1 (Tarkanian).
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 2500 Highland Drive (APN 162-09-103-002), Ward 1 (Tarkanian).
10. VAR-39237 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request for a Variance TO ALLOW A PROPOSED SIGN HEIGHT OF 40-FEET WHERE 39-FEET IS THE MAXIMUM ALLOWED on 1.0 acres at the northeast corner of Las Vegas Boulevard and McWilliams Avenue (APN 139-27-805-004), C-V (Civic) Zone, Ward 5 (Barlow).
11. WVR-39089 - WAIVER - PUBLIC HEARING - APPLICANT/OWNER: KB HOME NEVADA, INC., ET AL - Request for a Waiver of Title 18.12 TO ALLOW PRIVATE STREETS TO TERMINATE IN DEAD-END STUBS WHERE CULS-DE-SAC ARE REQUIRED on 8.06 acres adjacent to the southeast corner of Puli Road and Grand Teton Drive (APNs 126-13-110-016, 126-13-118-039 and 041), PD (Planned Development) Zone [ML (Medium-Low Density Residential) Cliff's Edge Special Land Use Designation], Ward 6 (Ross).
12. TMP-39088 - TENTATIVE MAP - CLIFF'S EDGE PODS 201 AND 203 UNIT 5 - APPLICANT/OWNER: KB HOME NEVADA, INC., ET AL - Request for a Tentative Map FOR A 52-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 8.06 acres adjacent to the southeast corner of Puli Road and Grand Teton Drive (APNs 126-13-110-016, 126-13-118-039 and 041), PD (Planned Development) Zone [ML (Medium-Low Density Residential) Cliff's Edge Special Land Use Designation], Ward 6 (Ross).
13. RQR-39097 - REQUIRED REVIEW THREE YEAR 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).
14. 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).
15. 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).
16. RQR-39215 - REQUIRED REVIEW THREE YEAR REVIEW - PUBLIC HEARING - APPLICANT: LAMAR CENTRAL OUTDOOR, LLC - OWNER: 7-ELEVEN, INC. - Required Review of an approved Special Use Permit (U-

0315-94) FOR A 40-FOOT TALL, 14-FOOT X 48-FOOT OFF-PREMISE SIGN at 6070 West Sahara Avenue (APN 163-01-401-010), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

17. 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).
18. 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).
19. 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).
20. 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).
21. 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).

PUBLIC HEARING ITEMS

22. 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).
23. 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).
24. 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).
25. 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).
26. 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).
27. 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).

28. 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).
29. 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).
30. 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 FOR ACCESSORY STRUCTURES on 1.94 acres at 1500 Searles Avenue (APN 139-26-201-004), C-M (Commercial/Industrial) Zone, Ward 5 (Barlow).
31. 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 OUTDOOR STORAGE, ACCESSORY WITHIN REQUIRED SETBACK AND LANDSCAPE BUFFER AREAS ALONG THE WEST AND SOUTH PERIMETERS at 1500 Searles Avenue (APN 139-26-201-004), C-M (Commercial/Industrial) Zone, Ward 5 (Barlow).
32. 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) FOR A PROPOSED 10,800 SQUARE-FOOT TAXICAB/LIMO YARD WITH ANCILLARY VEHICLE SERVICE AND AUTO REPAIR WHERE AN 8,800 SQUARE-FOOT TAXICAB/LIMO YARD WAS APPROVED, A PROPOSED 5,000 SQUARE-FOOT AUTO REPAIR GARAGE WHERE A 3,000 SQUARE-FOOT BUILDING WAS APPROVED AND TO ALLOW 24 TREES WITHIN PERIMETER LANDSCAPE BUFFERS WHERE 37 TREES WERE APPROVED, WITH A WAIVER OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS TO ALLOW A ZERO-FOOT BUFFER ALONG A PORTION OF THE EAST PROPERTY LINE WHERE EIGHT FEET IS REQUIRED on 1.94 acres at 1500 Searles Avenue (APN 139-26-201-004), C-M (Commercial/Industrial) Zone, Ward 5 (Barlow).
33. 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).
34. 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).
35. 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).
36. 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).

37. 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).
38. SUP-39146 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: GREAT WASH PARK, LLC - Request for a Special Use Permit FOR A LIQUOR ESTABLISHMENT (TAVERN) WITH WAIVERS TO ALLOW A DISTANCE SEPARATION OF 141 FEET FROM A CITY PARK AND TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A SIMILAR USE 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).
39. SUP-39219 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: OPPORTUNITY VILLAGE, ARC - OWNER: AFTON MEADOWS, LLC - Request for a Special Use Permit FOR A PROPOSED XX SQUARE-FOOT THRIFTSHOP, NON-PROFIT WITHIN AN EXISTING BUILDING at 4600 Meadows Lane (APN 139-31-110-002), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).
40. 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 TO EIGHT-FOOT GARAGE SETBACKS WHERE 6-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).

DIRECTOR'S BUSINESS:

41. 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 _____ .
42. TXT-39217 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion and possible action to amend Table 2 of Title 19.04 and Title 19.20 to establish regulations, applicable zoning districts, and definition for the Auto Sales Showroom use.

CITIZENS PARTICIPATION:

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

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

DEPARTMENT: PLANNING AND DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

SUBJECT:

CALL TO ORDER



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



AGENDA SUMMARY PAGE

PLANNING COMMISSION MEETING OF SEPTEMBER 23, 2010

DEPARTMENT: PLANNING AND DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

SUBJECT:

ROLL CALL



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



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



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:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

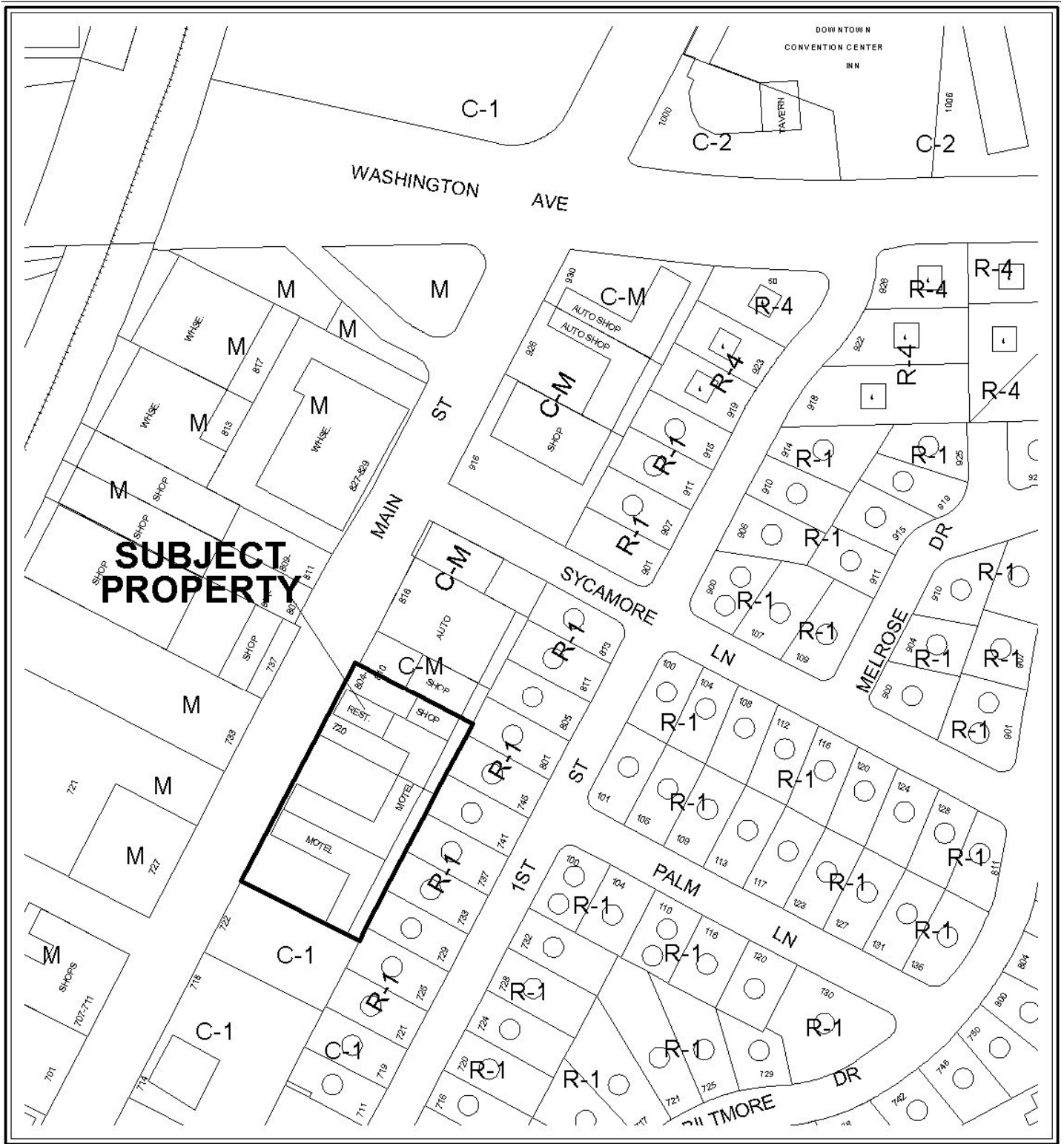
0

RECOMMENDATION:

Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:

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



CASE: **TMP-38862**

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



0 200 400 Feet

CASE: **TMP-38862**

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





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **TMP-38862** APN: 139-27-707-004 & 139-27-707-005
Name of Property Owner: D & G Hotel Group, LLC
Name of Applicant: D & G Hotel Group, LLC
Name of Representative: Douglas Da Silva

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: _____

Print Name: _____

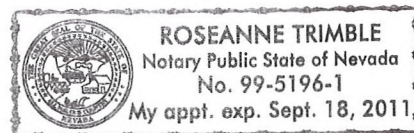
Douglas Da Silva

Subscribed and sworn before me

This 18th day of June, 2010

Roseanne Trimble

Notary Public in and for said County and State



RECEIVED

JUL 14 2010

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Tentative map / Commercial Subdivision
 Project Address (Location) 700 & 720 N. Main St. Las Vegas NV
 Project Name Regency Motel Proposed Use Commercial Subdivision
 Assessor's Parcel #(s) 139-27-707-004 & 139-27-707-005 Ward # 5
 General Plan: existing _____ proposed _____ Zoning: existing _____ proposed _____
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres _____ Lots/Units _____ Density _____
 Additional Information _____

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

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

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

Property Owner Signature* _____

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

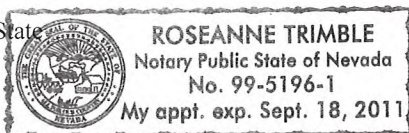
Print Name Douglas Da Silva

Subscribed and sworn before me

This 18th day of June, 20 10.

Roseanne Trimble

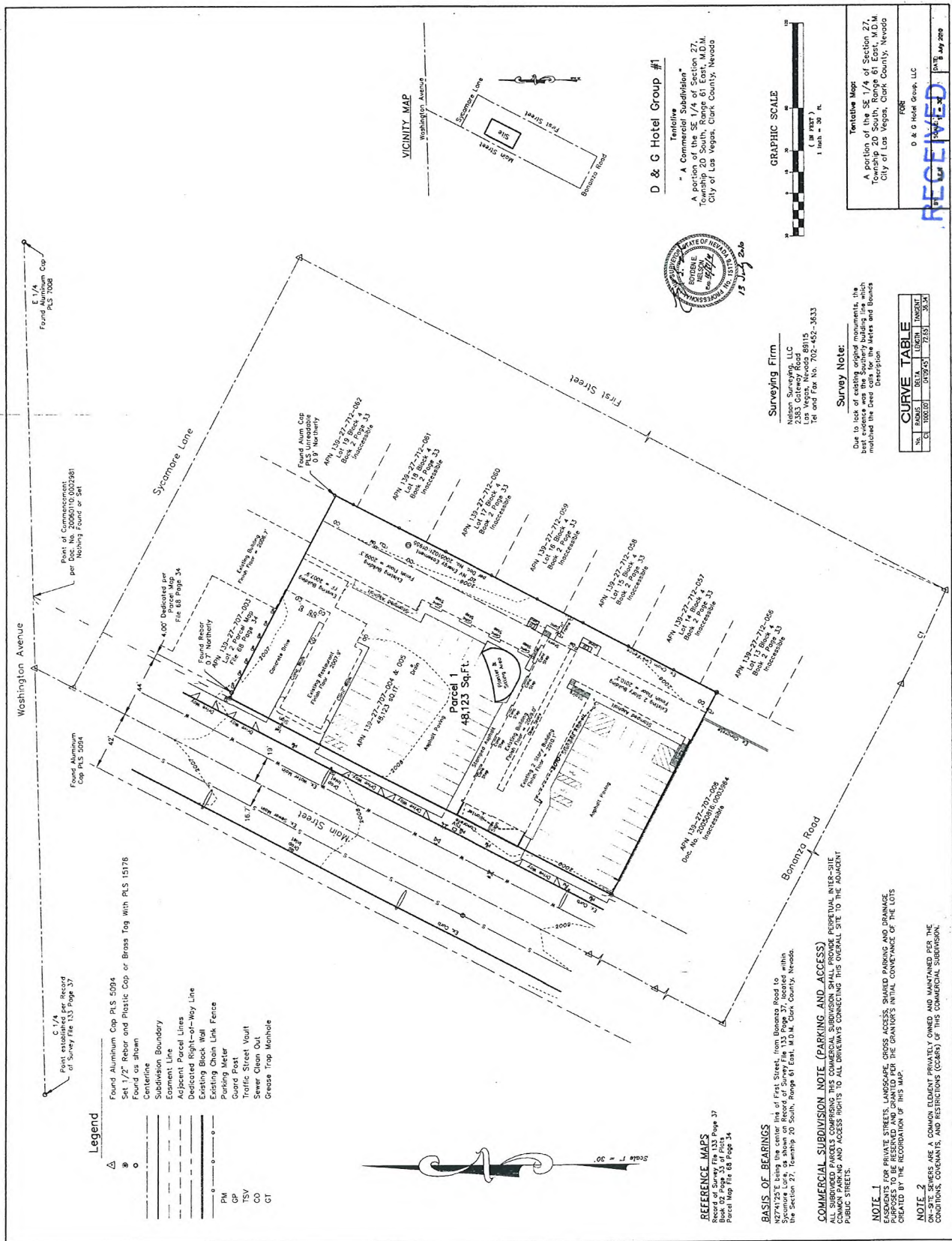
Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

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

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



TMP-38862

JUL 14 2010

RECEIVED

JUL 12 2010



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

June 18, 2010

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

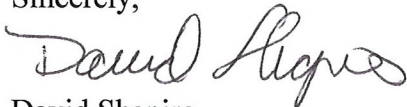
Re: Property located at 700 & 720 N. Main St., Las Vegas, NV
Parcel #'s 139-27-707-004 & 139-27-707-005

Attn: Planning Staff and Commission:

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

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

Sincerely,



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

DS/rt

RECEIVED

RECEIVED
TMP-38862
JUL 14 2010

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 the southwest corner Bubbling Brook Drive and Shadybrook Lane (APN 138-26-402-001), Ward 1 (Tarkanian).

C.C.: 10/20/2010

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

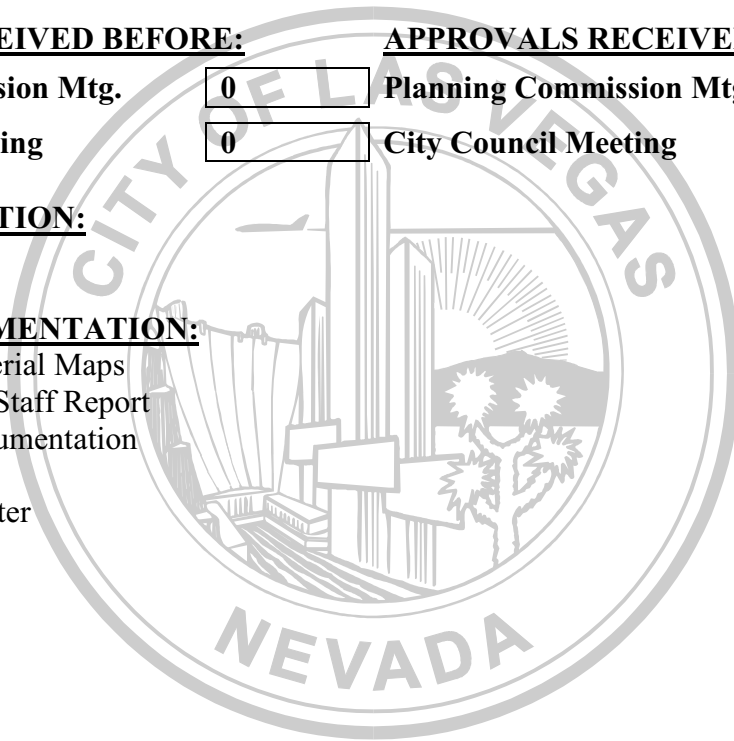
0

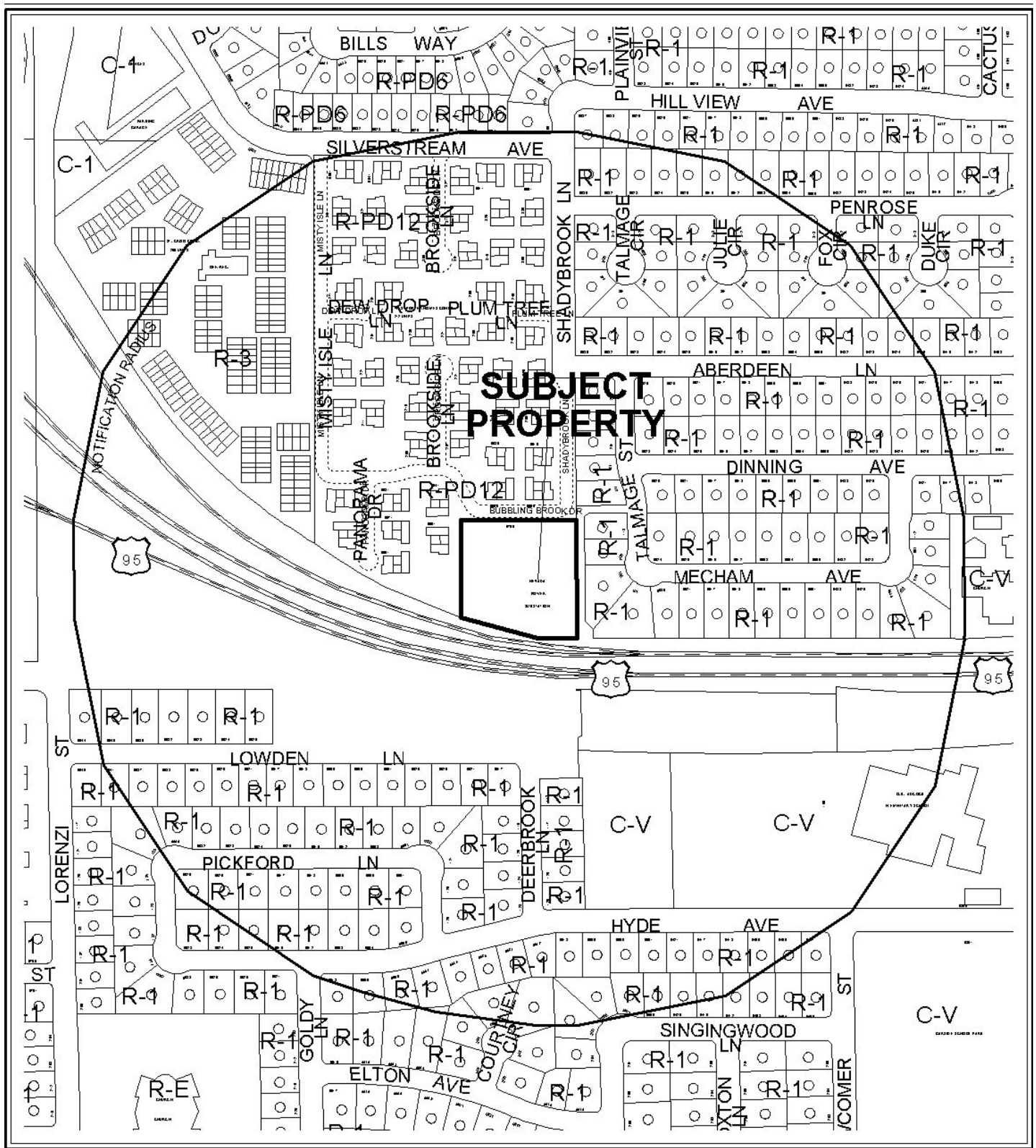
RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

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





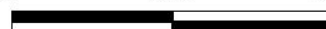
CASE: ZON-38968

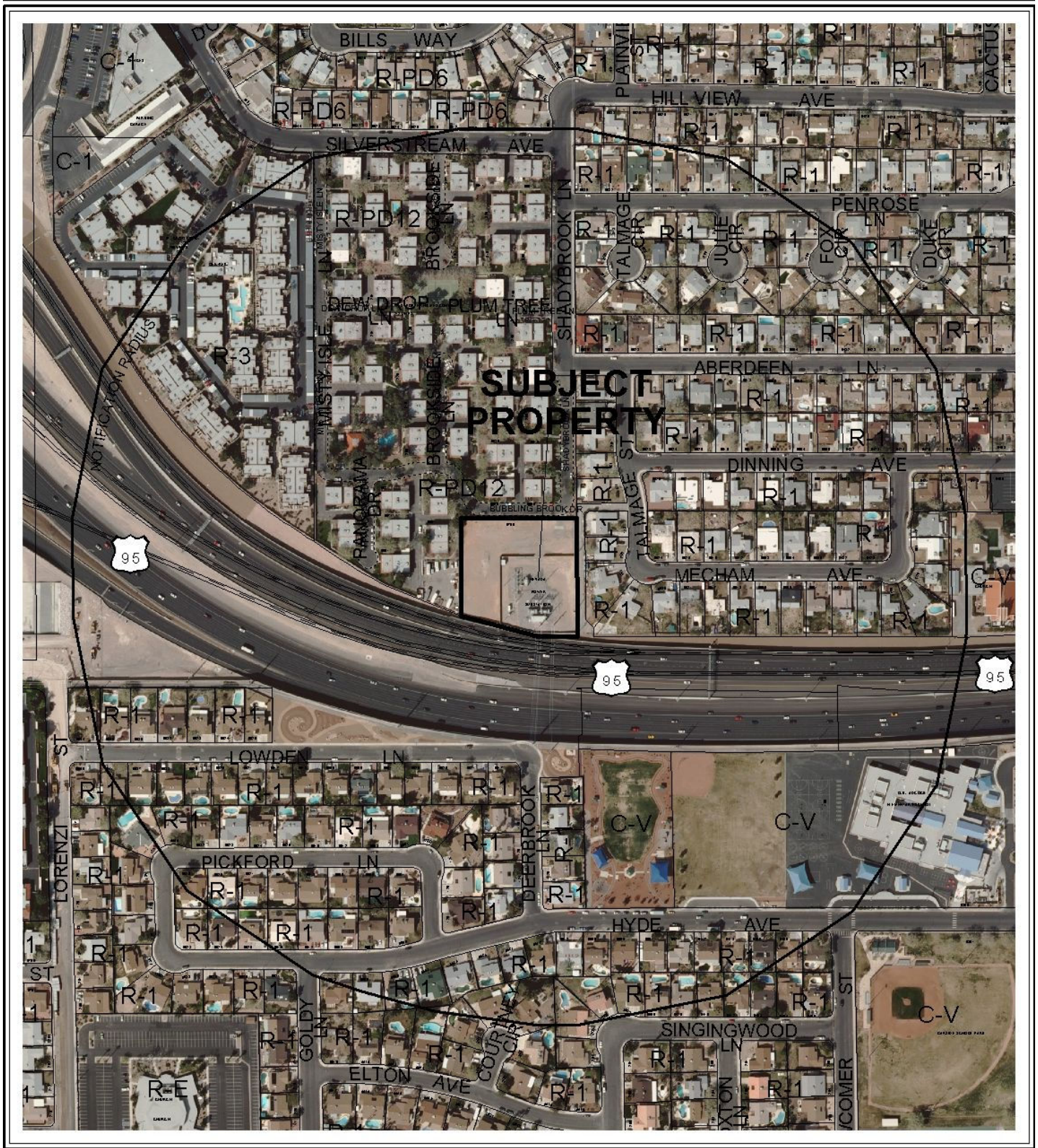
RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: R-4 (HIGH DENSITY RESIDENTIAL)

PROPOSED ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

0 300 600 Feet





CASE: ZON-38968

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: R-4 (HIGH DENSITY RESIDENTIAL)

PROPOSED ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

0 300 600 Feet





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: _____

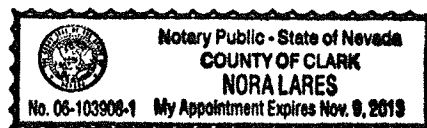
Signature of ~~Property Owner~~ ^{AUTHORIZED AGENT} Andrew P. Reed

Print Name: Andrew P. Reed

Subscribed and sworn before me

This 27TH day of July, 2010

Nora Lares
Notary Public in and for said County and State



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

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

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

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

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

AUTHORIZED AGENT

Property Owner Signature* Andrew P. Reed

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

Print Name Andrew P. Reed

Subscribed and sworn before me

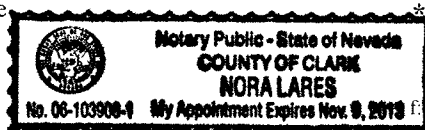
This 27TH day of July, 20 10.

Nora Lares

Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

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



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

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



ZON-38968
REVISED

ZONING

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

Subject Parcel

City Limits

ROI Zoning

FROM R-4 TO C-V

JUL 29 2010

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

Printed: August 16, 2010

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

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

www.lasvegasnevada.gov

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

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 at 2525 Tamrich Drive (APN 162-08-103-005), Ward 1 (Tarkanian).

C.C.: 10/20/2010

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

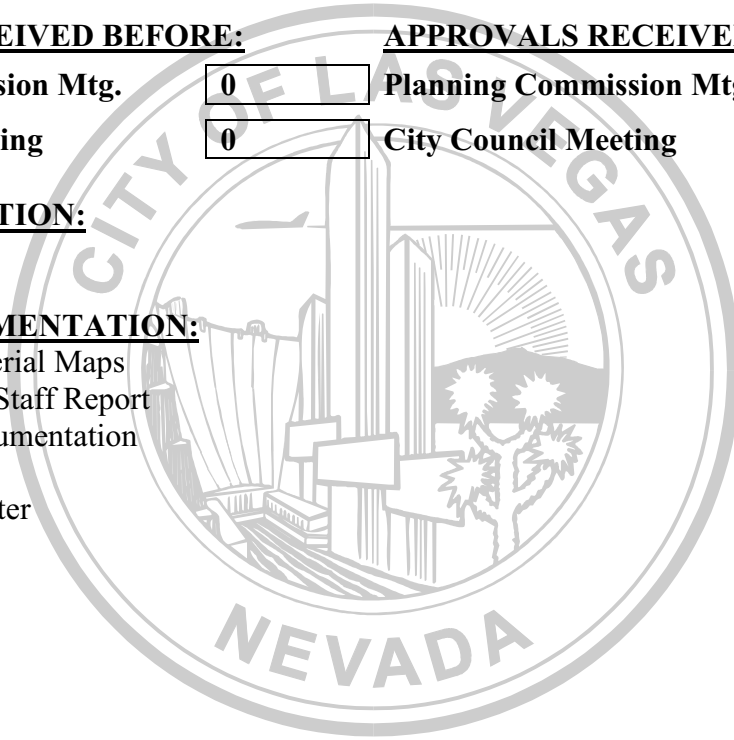
0

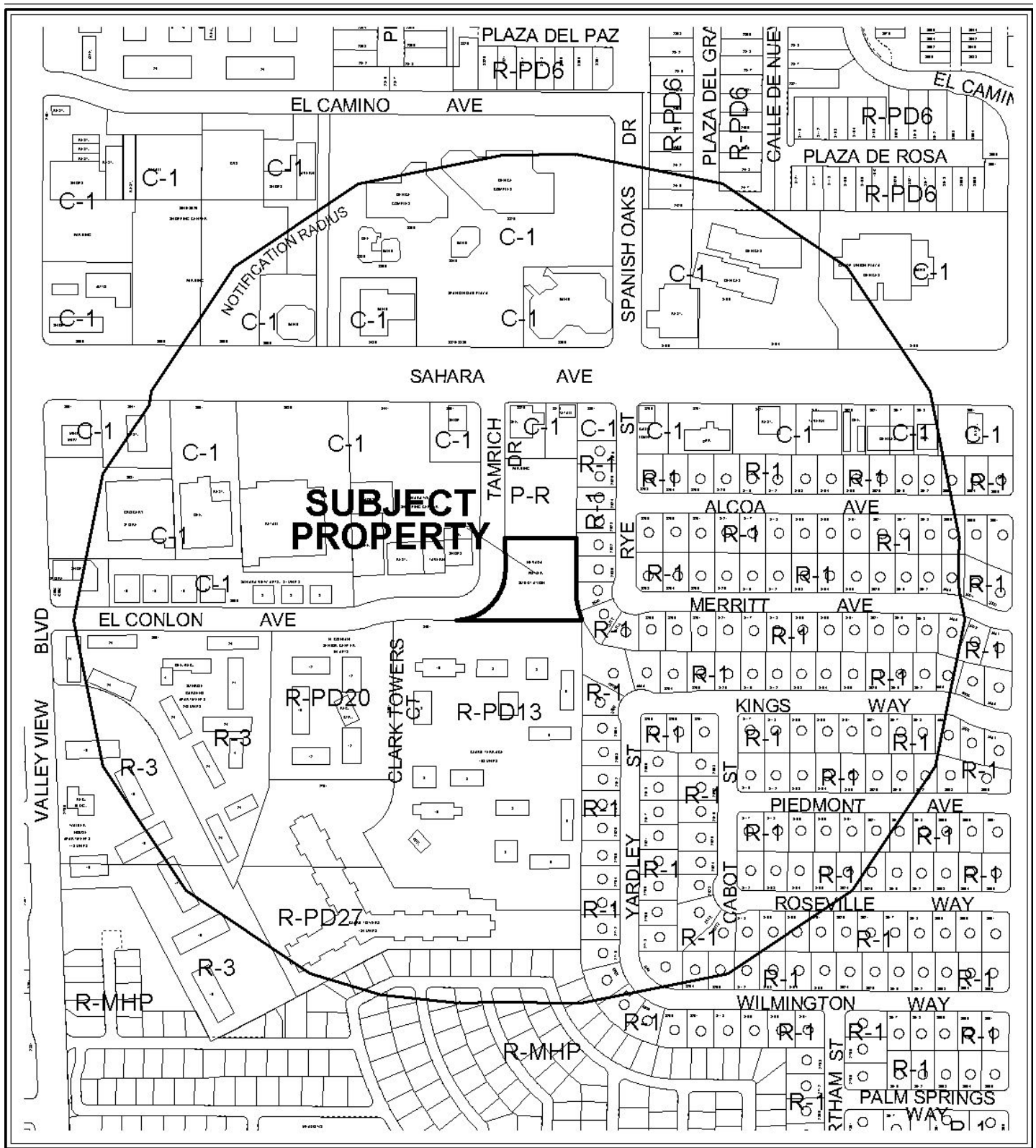
RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

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





CASE: **ZON-38971**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: P-R (PROFESSIONAL OFFICE AND PARKING)

PROPOSED ZONING OF SUBJECT PROPERTY: C-V (CIVIC)







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: _____

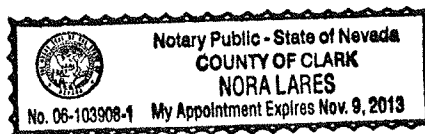
AUTHORIZED AGENT
Signature of ~~Property Owner~~:

Print Name: Andrew P. Reed

Subscribed and sworn before me

This 27TH day of July, 2010

Nora Lares
Notary Public in and for said County and State



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Rezoning

Project Address (Location) Tamrich Drive and Sahara Avenue

Project Name NV Energy Substation Proposed Use No change

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

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

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

Gross Acres 1.03 Lots/Units _____ Density _____

Additional Information _____

PROPERTY OWNER NV Energy Contact Tom Dombrowski

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

City Las Vegas State NV Zip 89193-8910

E-mail Address TDombrowski@nvenergy.com

APPLICANT City of Las Vegas Contact Andy Reed

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

City Las Vegas State NV Zip 89101

E-mail Address _____

REPRESENTATIVE _____ Contact _____

Address _____ Phone: _____ Fax: _____

City _____ State _____ Zip _____

E-mail Address _____

AUTHORIZED AGENT

Property Owner Signature*

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

Print Name Andrew P. Reed

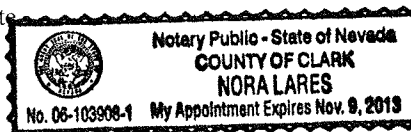
Subscribed and sworn before me

This 27TH day of July, 20 10.

Morjanes

Notary Public in and for said County and State

Revised 10/27/08



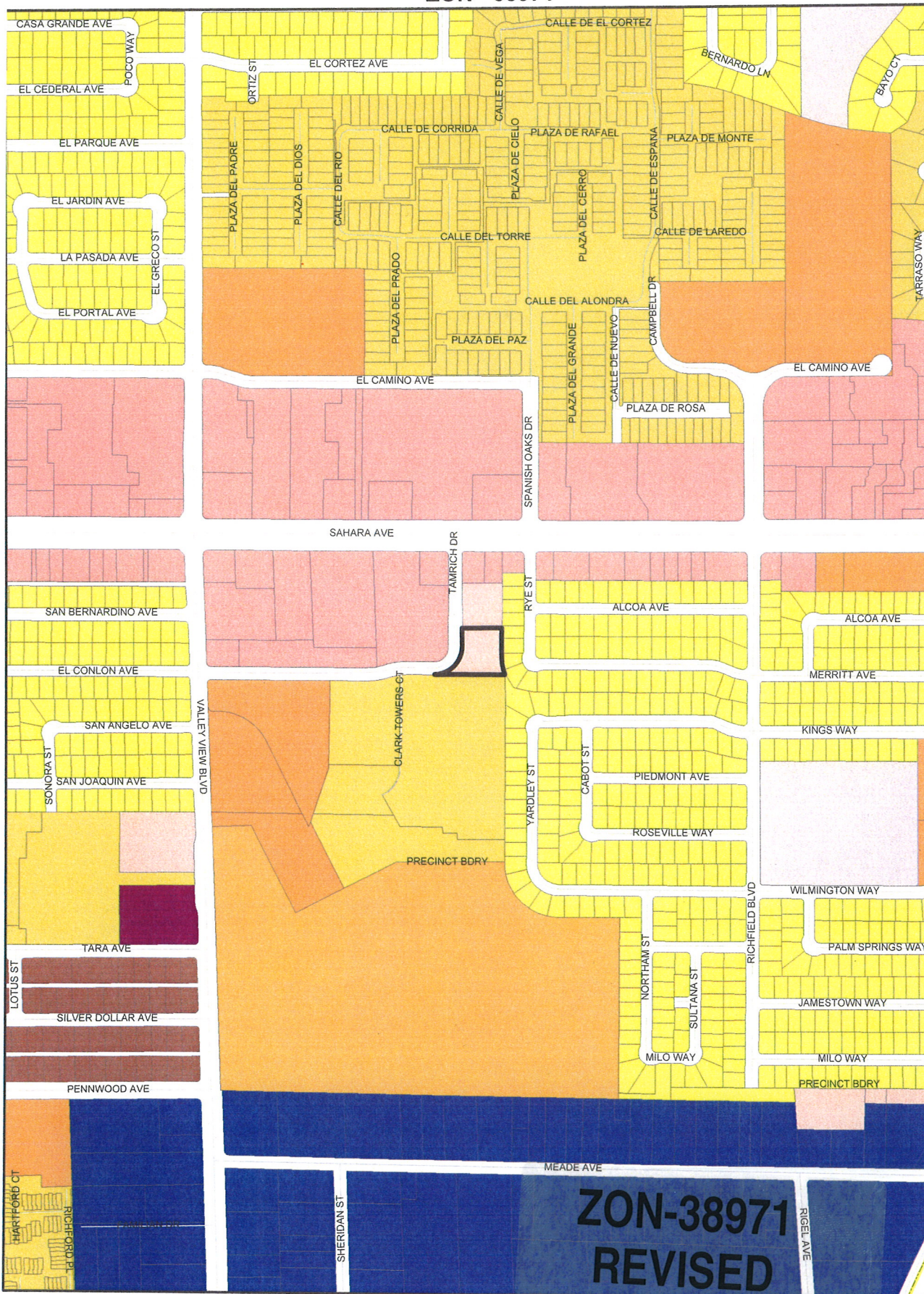
FOR DEPARTMENT USE ONLY

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

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

depot\Application Packet\Application Form.pdf

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



**ZON-38971
REVISED**

ZONING	U	R-MH	R-MHP	PD
C-V	R-A	R-CL	P-R	T-D
C-PB	R-E	R-2	N-S	TC
P-C	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

JUL 29 2010



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



Printed: August 16, 2010

PLANNING &
DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

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

www.lasvegasnevada.gov

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

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 2500 Highland Drive (APN 162-09-103-002), Ward 1 (Tarkanian).

C.C.: 10/20/2010

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

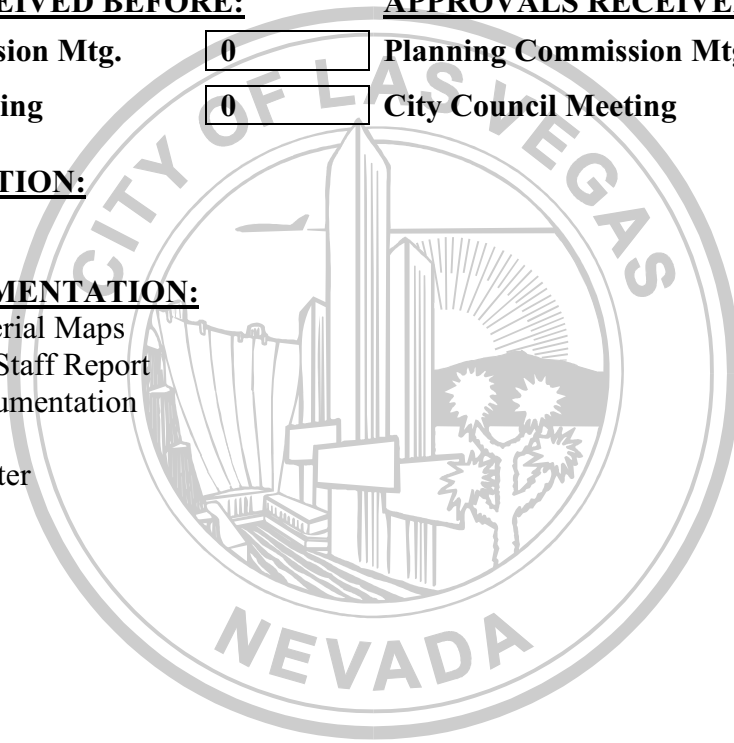
0

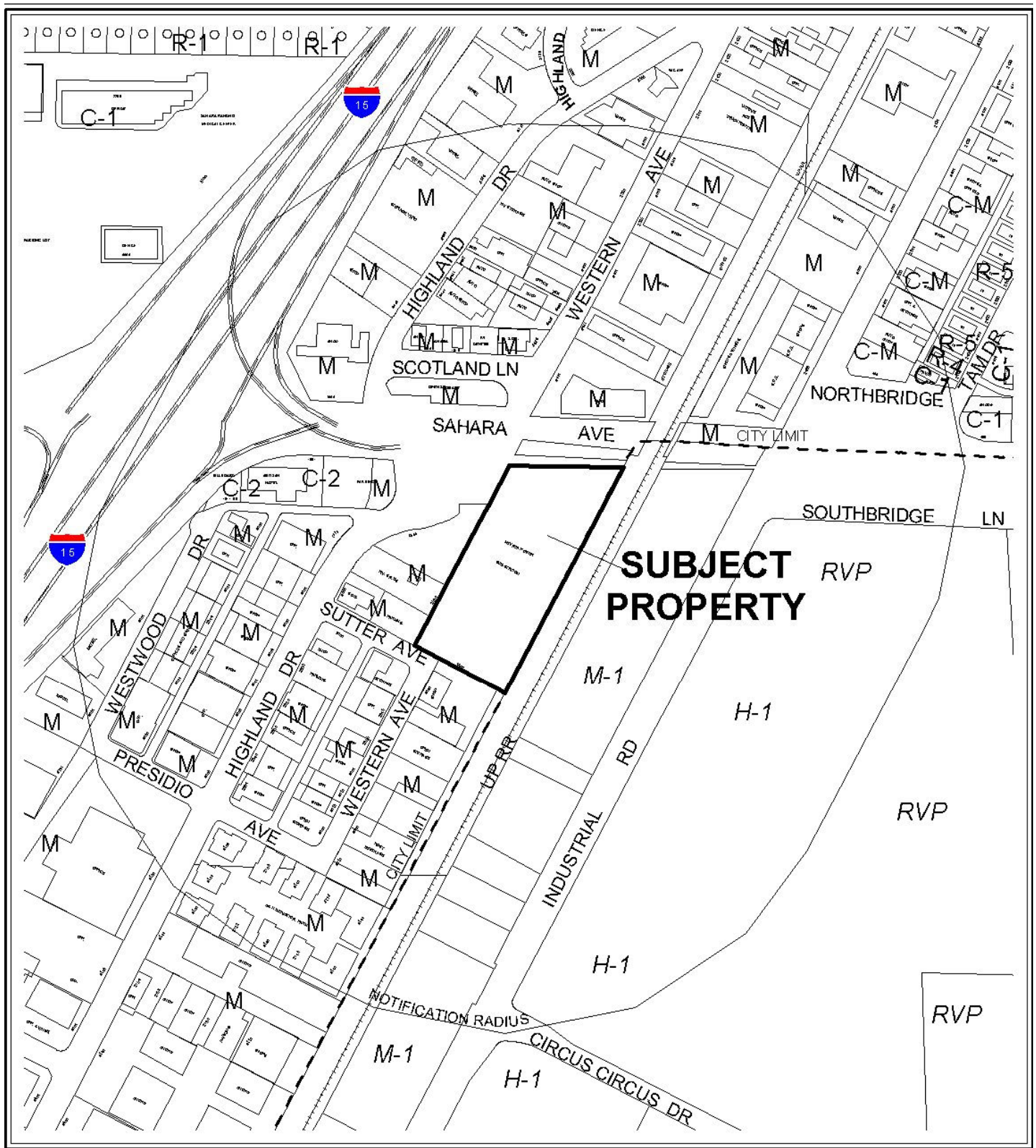
RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

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





CASE: **ZON-38978**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

PROPOSED ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

0 300 600 Feet





CASE: **ZON-38978**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

PROPOSED ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

0 300 600 Feet





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: NV Energy

Name of Applicant: City of Las Vegas

Name of Representative: Andy Reed

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

AUTHORIZED AGENT
Signature of Property Owner: _____

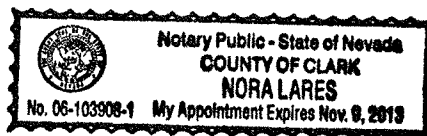
Andrew P. Reed

Print Name: Andrew P. Reed

Subscribed and sworn before me

This 27TH day of July, 2010

Nora Lares
Notary Public in and for said County and State



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Rezoning

Project Address (Location) 1400 Sutter Avenue

Project Name NV Energy Substation Proposed Use No Change

Assessor's Parcel #(s) 162-09-103-002 Ward # 1

General Plan: existing PF proposed _____ Zoning: existing M proposed C-V

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

Gross Acres 4.08 Lots/Units N/A Density N/A

Additional Information _____

PROPERTY OWNER NV Energy Contact Tom Dombrowski

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

City Las Vegas State NV Zip 89193-8910

E-mail Address TDombrowski@nvenergy.com

APPLICANT City of Las Vegas Contact Andy Reed

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

City Las Vegas State NV Zip 89101

E-mail Address _____

REPRESENTATIVE _____ Contact _____

Address _____ Phone: _____ Fax: _____

City _____ State _____ Zip _____

E-mail Address _____

AUTHORIZED AGENT

Property Owner Signature*

* 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

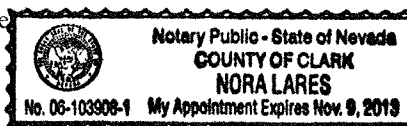
This 27TH day of July, 2010.

Nora Lares

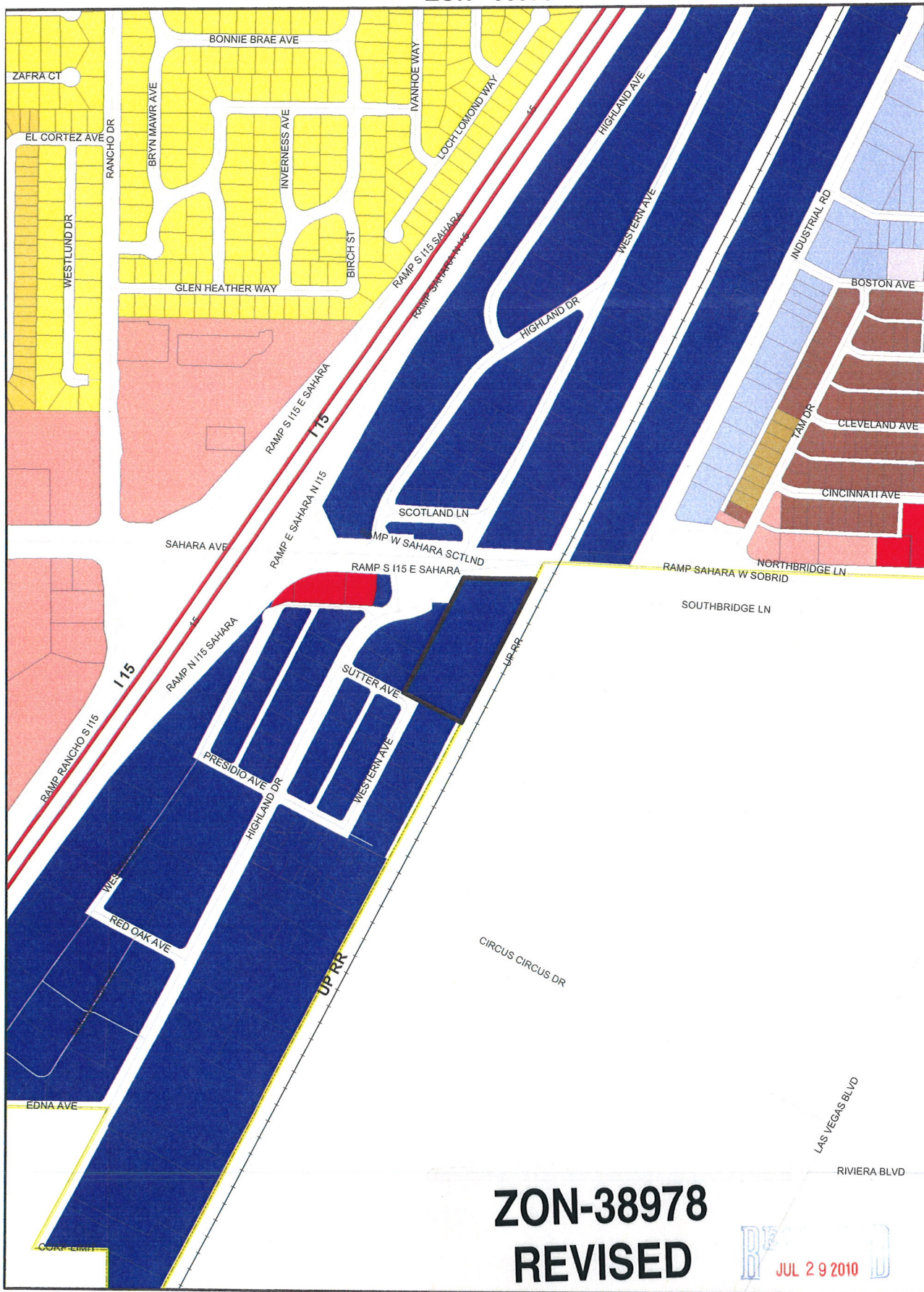
Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

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



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



ZONING

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

 Subject Parcel
 City Limits
 ROI Zoning

FROM M TO C-V



GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.

Geographic Information System
Planning & Development Dept.
702-229-6301



Printed: August 16, 2010

PLANNING &
DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
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

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

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

VAR-39237 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request for a Variance TO ALLOW A PROPOSED SIGN HEIGHT OF 40-FEET WHERE 39-FEET IS THE MAXIMUM ALLOWED on 1.0 acres at the northeast corner of Las Vegas Boulevard and McWilliams Avenue (APN 139-27-805-004), C-V (Civic) Zone, Ward 5 (Barlow).

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

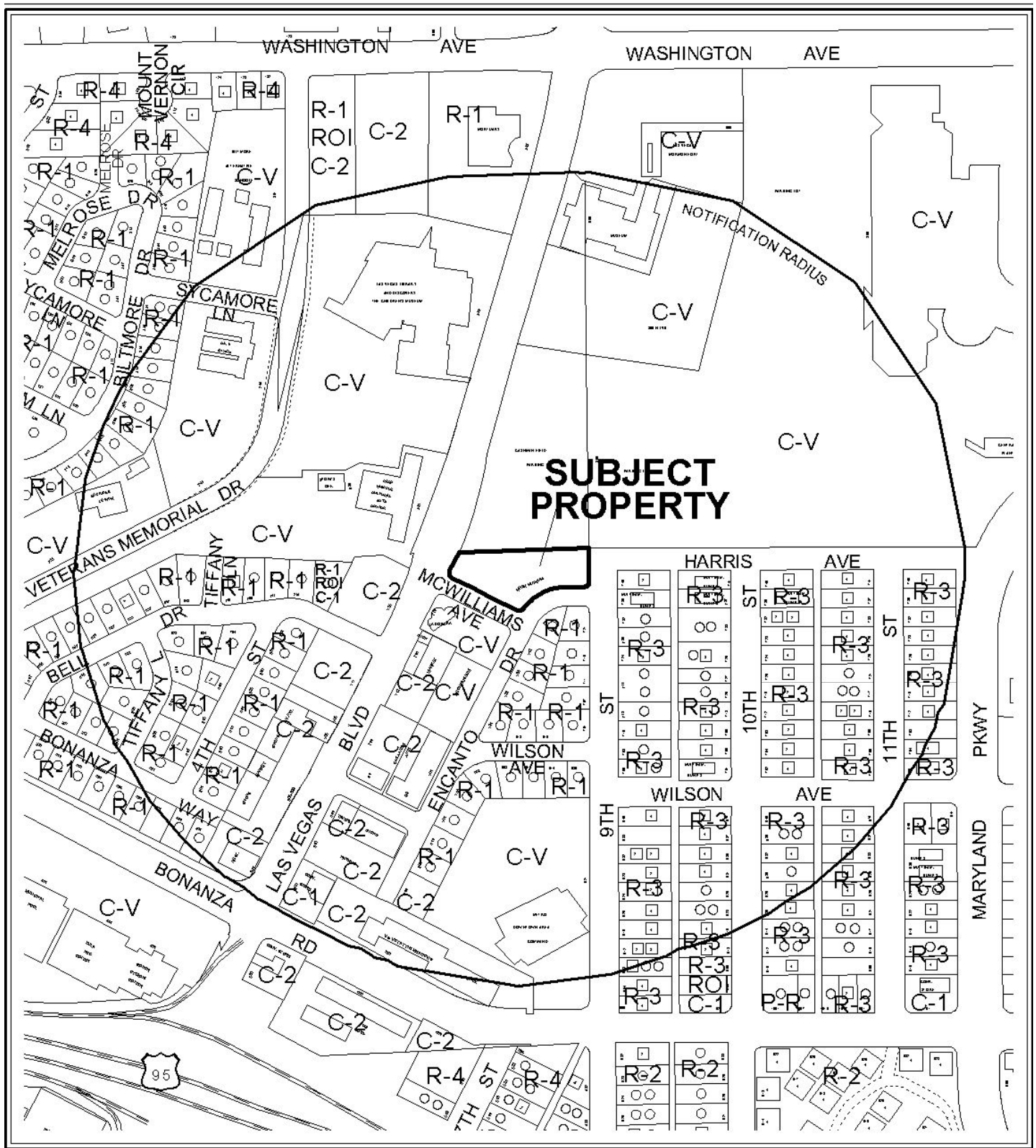
0

RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

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



CASE: **VAR-39237**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

0 200 400 Feet





CASE: **VAR-39237**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-39237** APN: 139-27-805-004

Name of Property Owner: CITY of LAS Vegas

Name of Applicant: Doug Rankin

Name of Representative: Doug Rankin

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: 139-27-805-004

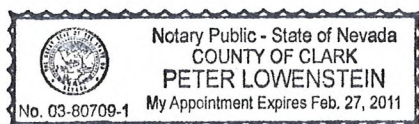
Signature of Property Owner: DJ Rankin

Print Name: Doug Rankin

Subscribed and sworn before me

This 19th day of AUGUST, 2010

Peter Lowenstein
Notary Public in and for said County and State



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: VARIANCE
 Project Address (Location) 810 N. LAS VEGAS BLVD.
 Project Name NEON BONEYARD SIGN Proposed Use _____
 Assessor's Parcel #(s) 139-27-805-004 Ward # 5
 General Plan: existing PF proposed N/A Zoning: existing C-V proposed N/A
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres 1.0 Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER CITY of LAS VEGAS Contact Doug Rankin
 Address 400 STEWART Phone: 229-5408 Fax: _____
 City LAS VEGAS State NV Zip 89101
 E-mail Address _____

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

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

Property Owner Signature* Doug Rankin

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

Print Name Doug Rankin

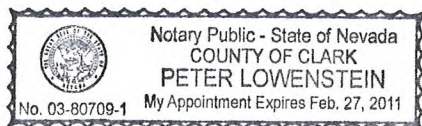
Subscribed and sworn before me

This 19th day of AUGUST, 20 10.

[Signature]

Notary Public in and for said County and State

Revised 10/27/08

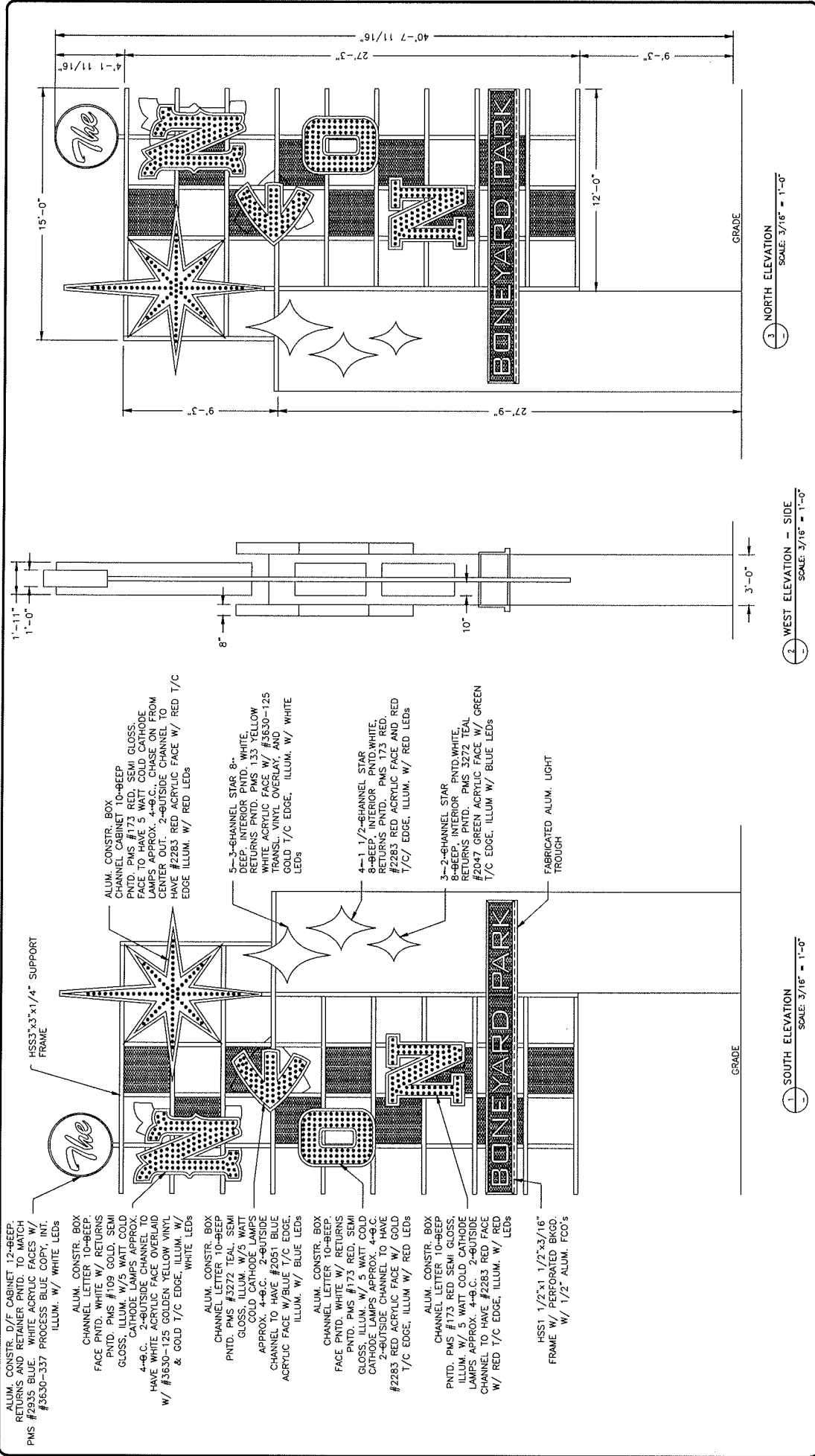


FOR DEPARTMENT USE ONLY

Case #	<u>VAR-39237</u>
Meeting Date:	<u>9/23/10</u>
Total Fee:	<u>N/A</u>
Date Received:*	<u>AUG 19 2010</u>
Received By:	<u>[Signature]</u>

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

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



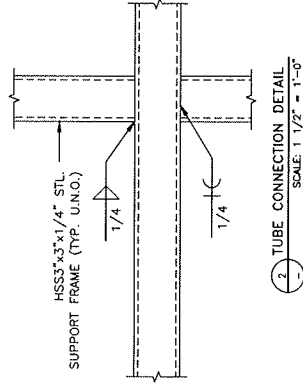
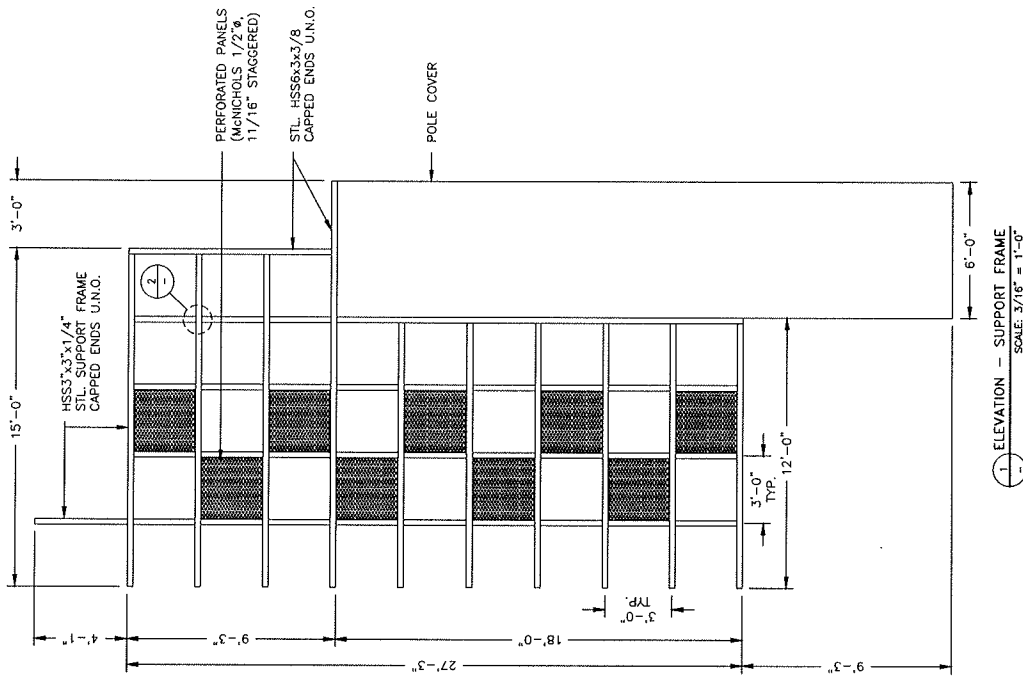
1602 NORTH MEADE, OAKLAND, CA 94606
 (706) 941-0715

This original drawing is provided as part of a planned project and is not to be exhibited, reproduced, or used in any way without the written permission of Federal Heath Sign Company LLC or its authorized agent. ©

NO.	REVISIONS	DATE	BY
1	GENERAL REVISIONS	6/20/10	PH
2	GENERAL REVISIONS	7/15/10	PH
3	GENERAL REVISIONS		
4	GENERAL REVISIONS		
5	GENERAL REVISIONS		

DESIGN NO: S-050710B
 PROJECT MGR: L. MORGAN
 DRAWN BY: D. DUPREE
 DATE: MAY 11, 2010
 JOB NO: 21-04327

SHEET NO: S-1
 OF: 14



FEDERAL HEALTH SIGN COMPANY
4602 NORTH AVENUE, OAKLAND, CA 94616
(925) 241-0715

This original drawing is provided as part of a planned project and is not to be exhibited, reproduced, or used without the written permission of Federal Health Sign Company LLC or its authorized agent. ©

NO.	REVISIONS	DATE	BY
1	GENERAL NOTES	6/2/10	PM
2	GENERAL REVISIONS	7/15/10	PM
3			
4			
5			

NEON BONEYARD PARK
CITY OF LAS VEGAS
LAS VEGAS, NV

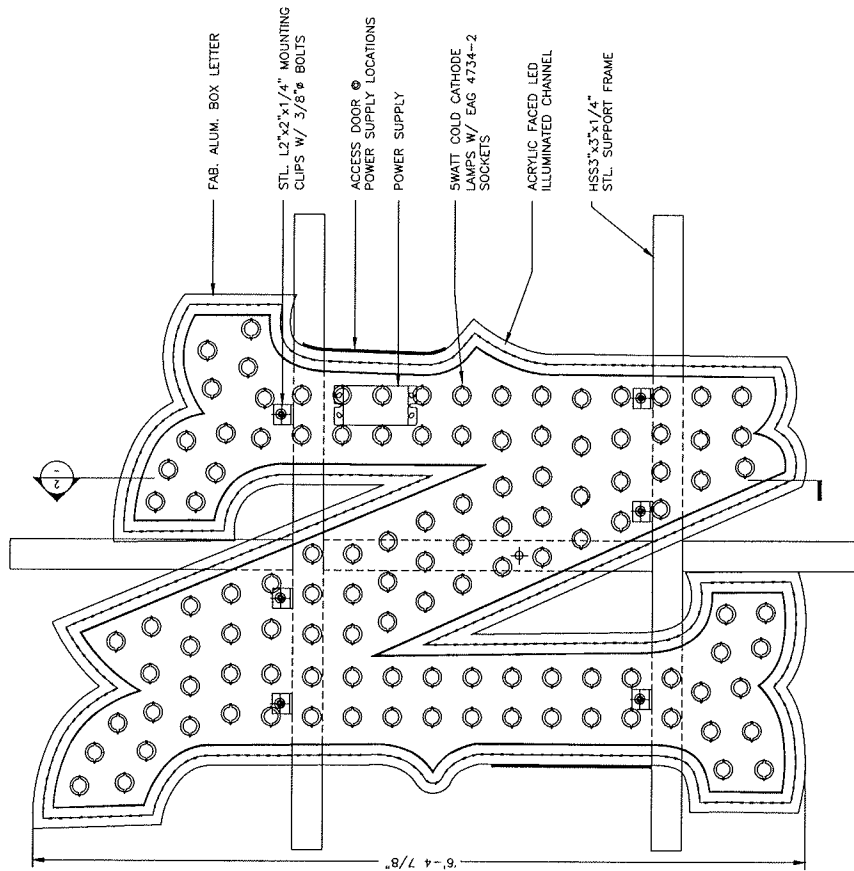
DESIGN NO: S-0507108
PROJECT MGR: L. MORGAN
DRAWN BY: D. DUPREE
DATE: MAY 11, 2010
JOB NO: 21-04327

SHEET NO: S-2
OF: 14

Drawing file: NEON BONEYARD LAS VEGAS, NV #21-04327 STEEL SUPPORT VERSION.dwg

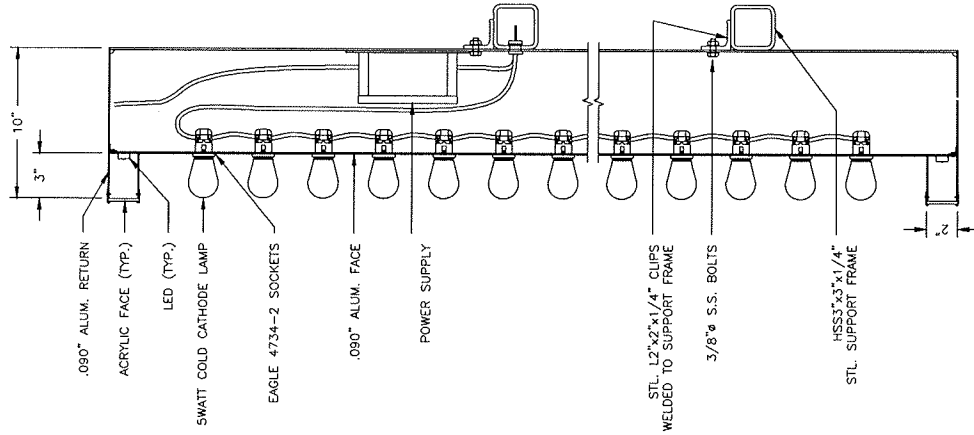
VAR-39237

AUG 19 2010



1 ELEVATION - "N"

SCALE: 1" = 1'-0"



2 SECTION DETAIL

SCALE: 1 1/2" = 1'-0"

FEDERAL HEALTH SIGN COMPANY
4602 NORTH AVENUE, OCEANOGRAPHY, CA 92056
(760) 941-0715

This original drawing is provided as part of a planned project and is not to be exhibited, copied or reproduced without the permission of Federal Health Sign Company LLC or its authorized agent.

NO.	REVISIONS	DATE	BY
1	GENERAL REVISIONS	6/20/10	PH
2	GENERAL REVISIONS	7/15/10	PH
3			
4			
5			

NEON BONEYARD PARK
CITY OF LAS VEGAS
LAS VEGAS, NV

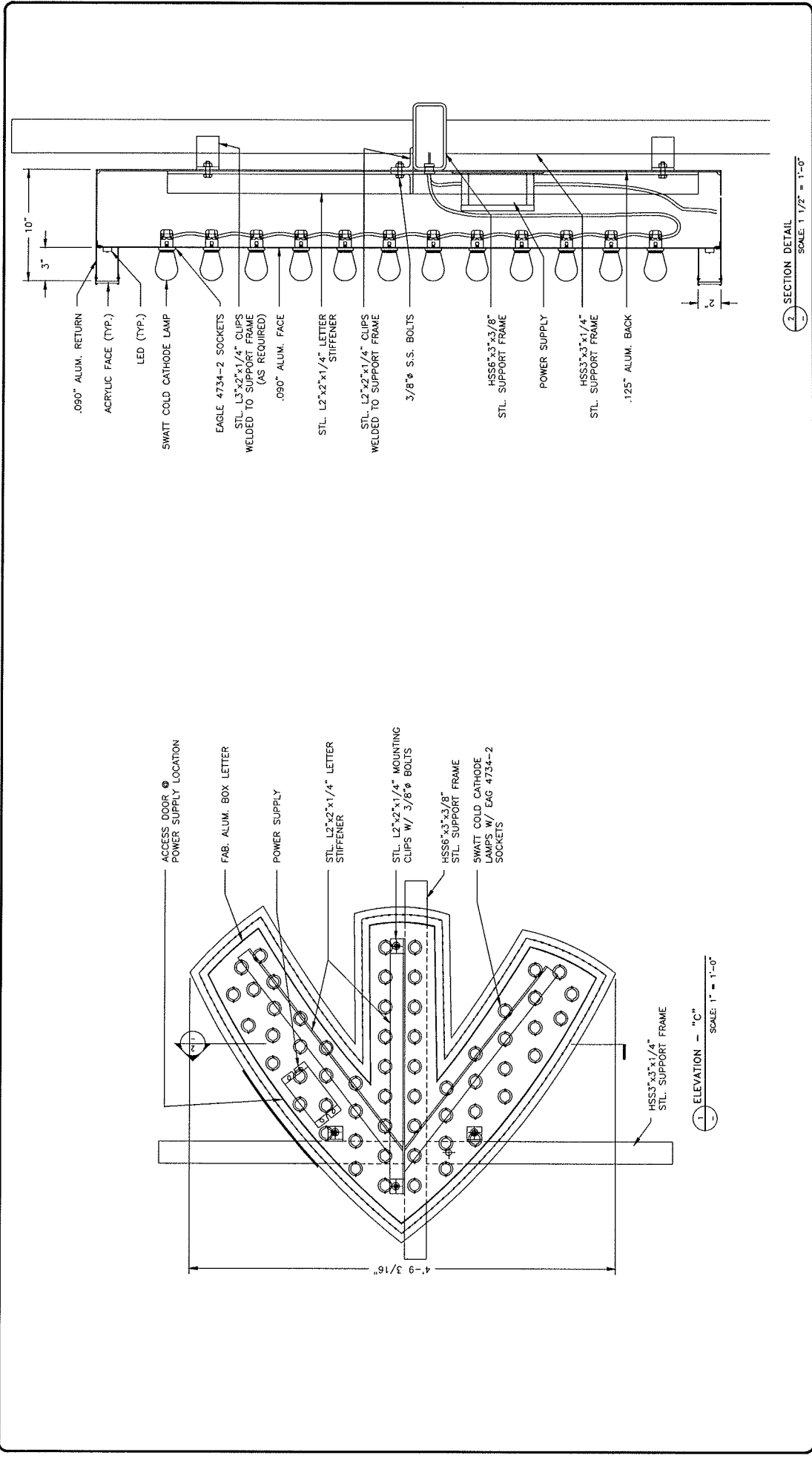
DESIGN NO: S-050710B
PROJECT MGR: L. MORGAN
DRAWN BY: D. DUPREE
DATE: MAY 11, 2010
JOB NO: 21-04327

SHEET NO: S-4
OF: 14

Drawing file: NEON BONEYARD LAS VEGAS, NV #21-04327 STEEL SUPPORT VERSION.dwg

VAR-39237

AUG 19 2010



SECTION DETAIL
SCALE: 1 1/2" = 1'-0"

FEDERAL HEALTH SIGN COMPANY
4602 NORTH AVENUE, OCEANSIDE, CA 92056
(760) 541-0115

This original drawing is provided as part of a planned project and is not to be photocopied, copied or reproduced without the permission of Federal Health Sign Company LLC or its authorized agent. ©

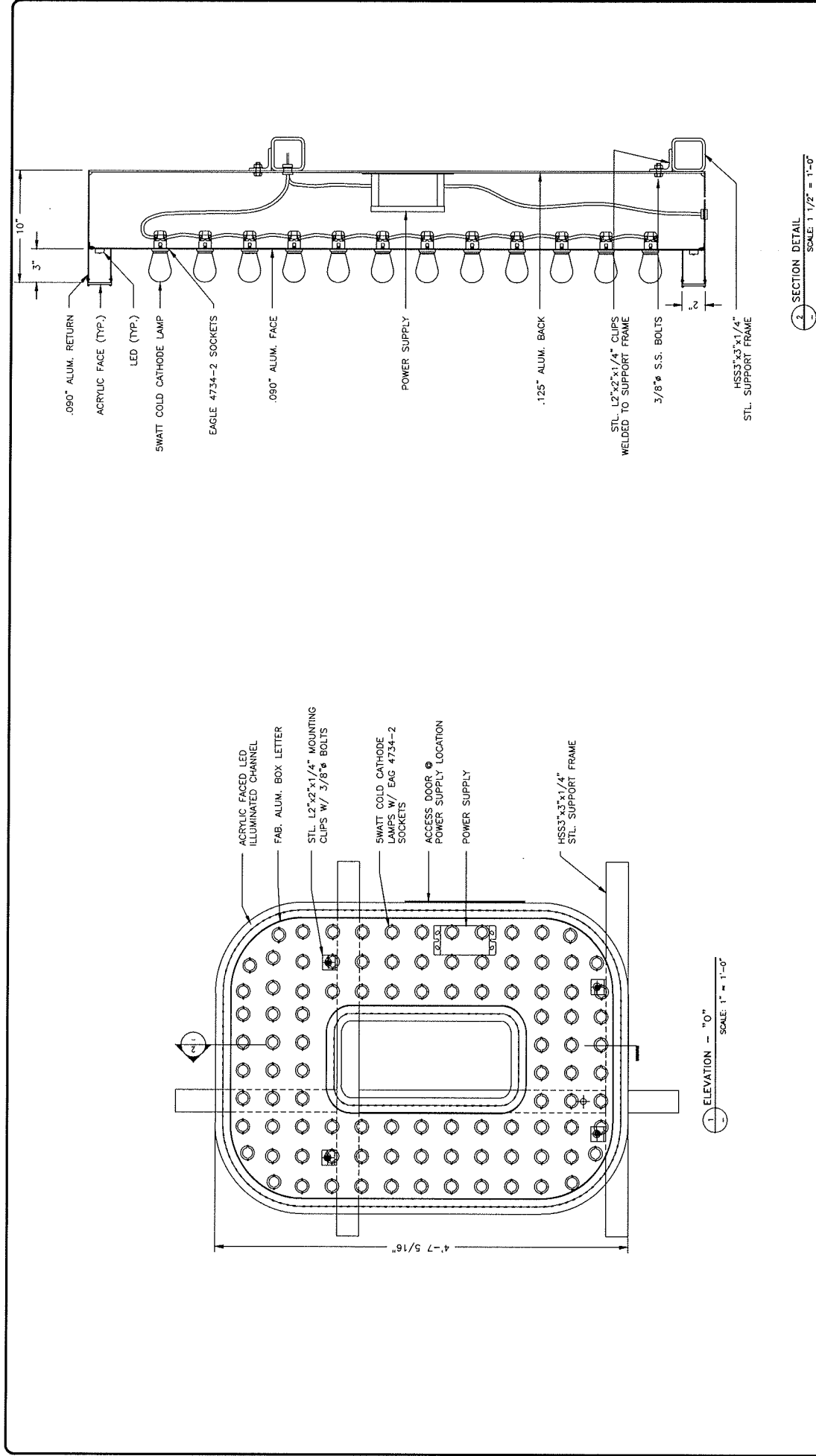
NEON BONEYARD PARK
CITY OF LAS VEGAS
LAS VEGAS, NV

DESIGN NO: S-050710B
PROJECT MGR.: L. MORGAN
DRAWN BY: D. DUPREE
DATE: MAY 11, 2010
JOB NO: 21-04327

NO. REVISIONS
DATE BY
6/29/10 PH
7/15/10 PH

SHEET NO: S-5
OF: 14

Drawing file: NEON BONEYARD LAS VEGAS, NV #21-04327 STEEL SUPPORT VERSION.dwg



**FEDERAL
HEALTH
SIGN COMPANY**
4602 NORTH AVENUE, OCEANSIDE, CA 92056
(760) 941-0715

This original drawing is provided as part of a planned project and is not to be exhibited, reproduced, or used without the written permission of Federal Health Sign Company LLC or its authorized agent. ©

**NEON
BONEYARD PARK**
CITY OF LAS VEGAS
LAS VEGAS, NV

DESIGN NO: S-050710B
PROJECT MGR: L. MORGAN
DRAWN BY: D. DUPREE
DATE: MAY 11, 2010
JOB NO: 21-04327

NO. REVISIONS
1. GENERAL REVISIONS
2. GENERAL REVISIONS
3. GENERAL REVISIONS
4. GENERAL REVISIONS

DATE BY
6/20/10 PH
7/15/10 PH

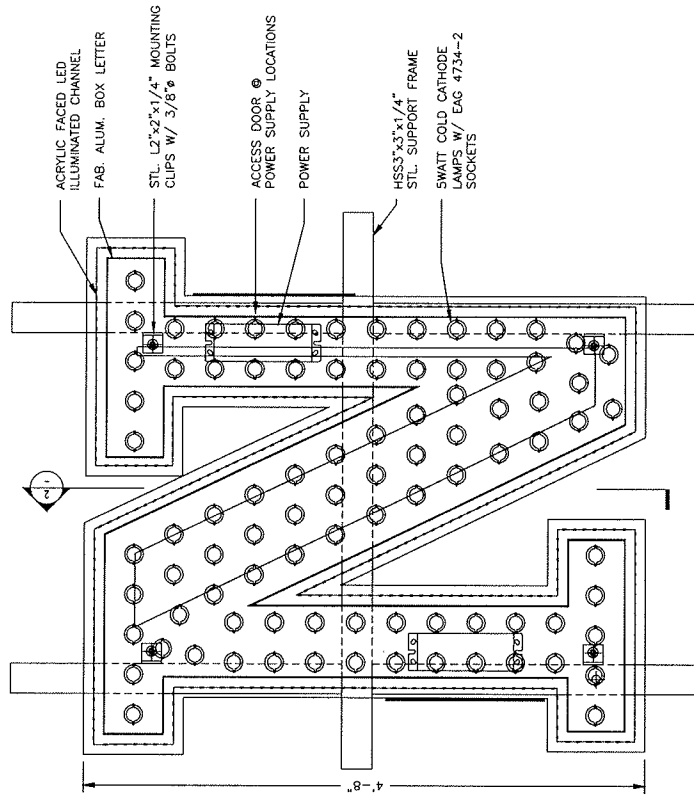
SHEET NO: S-6
OF: 14

2 SECTION DETAIL
SCALE: 1 1/2" = 1'-0"

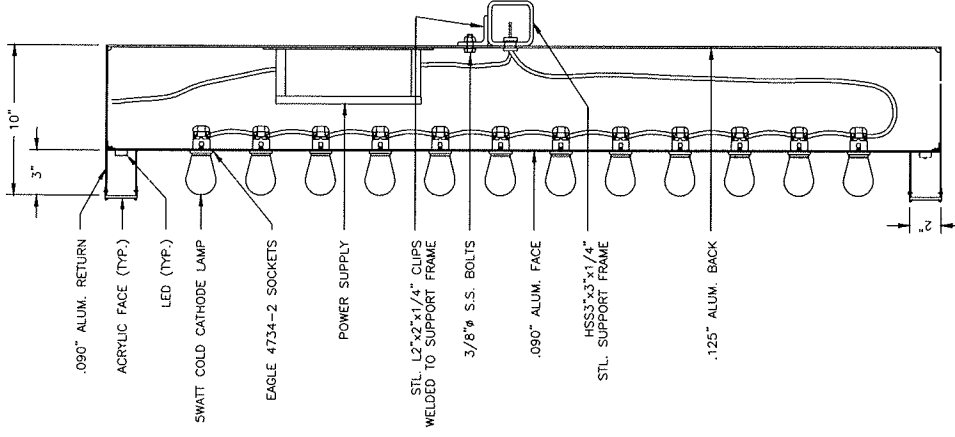
AUG 19 2010

VAR-39237

Drawing file: NEON BONEYARD LAS VEGAS, NV #21-04327 STEEL SUPPORT VERSION.dwg



1 ELEVATION - "N" SCALE: 1" = 1'-0"



2 SECTION DETAIL SCALE: 1 1/2\"/>

NO.	REVISIONS	DATE	BY
1	GENERAL REVISIONS	6/20/10	PH
2	GENERAL REVISIONS	7/15/10	PH
3	GENERAL REVISIONS		
4	GENERAL REVISIONS		
5	GENERAL REVISIONS		

This original drawing is provided as part of a planned project and is not to be exhibited, copied or reproduced without the permission of Federal Health Sign Company LLC or its authorized agent. ©

FEDERAL HEALTH SIGN COMPANY
4802 NORTH 4700 EAST, SUITE 100, DALLAS, TEXAS 75246
(214) 341-0715

NEON BONEYARD PARK
CITY OF LAS VEGAS, NV

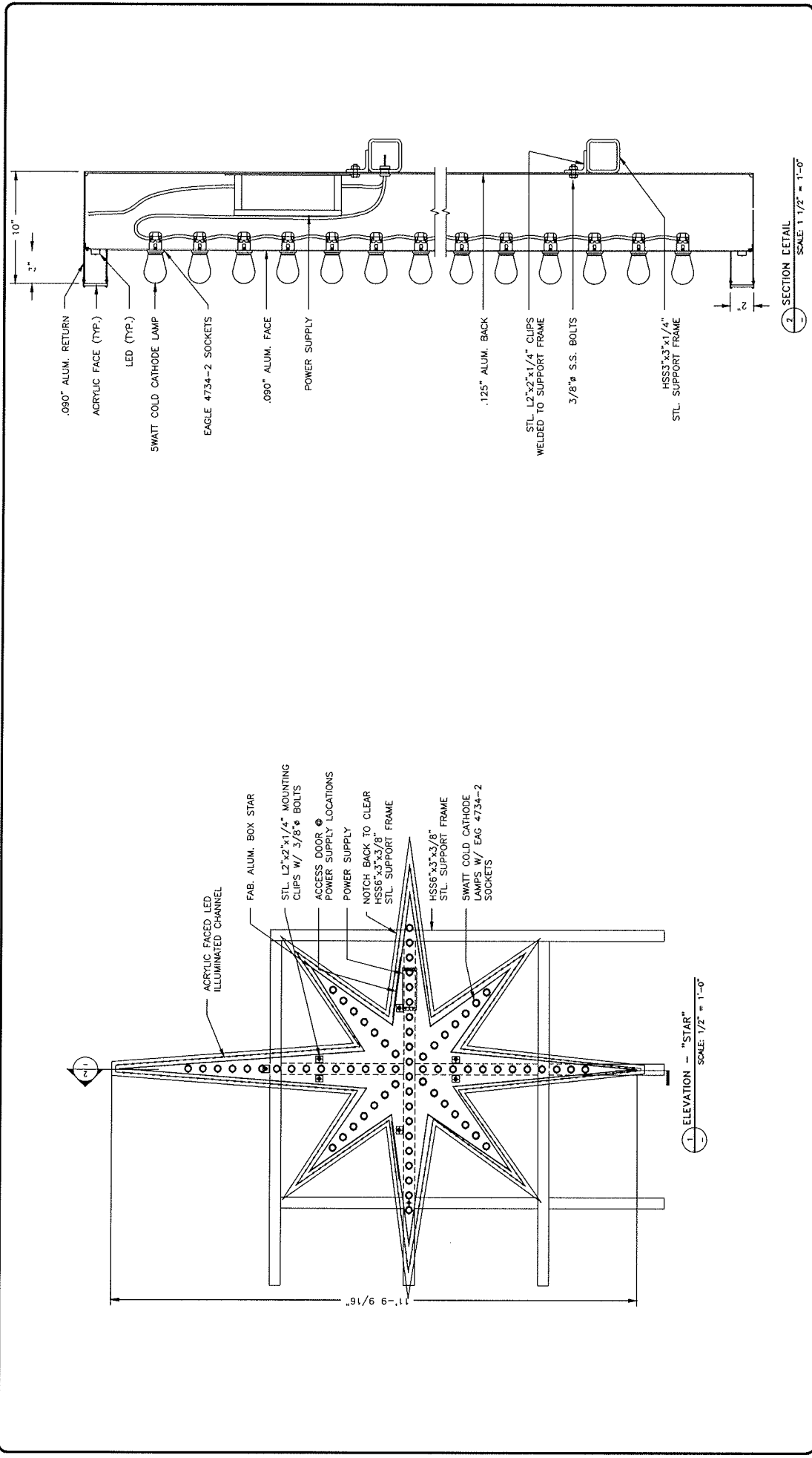
DESIGN NO: S-350710B
PROJECT MGR.: L. MORGAN
DRAWN BY: D. DUPREE
DATE: MAY 11, 2010
JOB NO: 21-04327

SHEET NO: S-7
OF: 14

Drawing file: NEON BONEYARD LAS VEGAS, NV #21-04327 STEEL SUPPORT VERSION.dwg

AUG 19 2010

VAR-39237



FEDERAL HEALTH SIGN COMPANY
4602 NORTH AVENUE, OCEANSIDE, CA 92056
(760) 941-0215

This original drawing is provided as part of a project and is not to be copied or reproduced without the permission of Federal Health Sign Company LLC or its authorized agent. ©

NEON BONEYARD PARK
CITY OF LAS VEGAS
LAS VEGAS, NV

DESIGN NO: S-050710B PROJECT MGR: L. MORGAN
DRAWN BY: D. DUPREE DATE: MAY 11, 2010
JOB NO: 21-04327

NO. REVISIONS
1. GENERAL REVISIONS
2. GENERAL REVISIONS
3. GENERAL REVISIONS
4. GENERAL REVISIONS

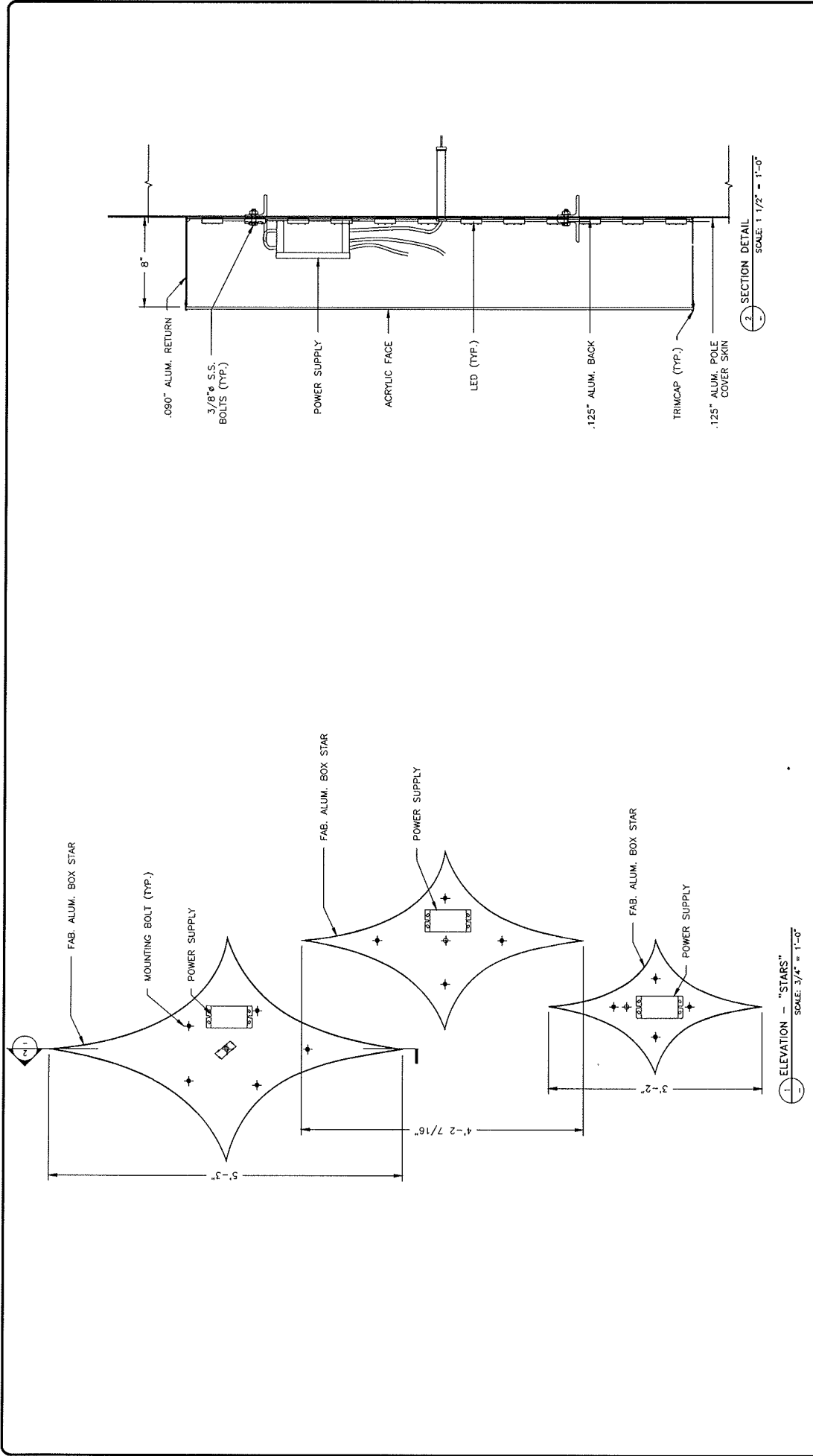
DATE BY
6/20/10 PH
7/15/10 PH

SHEET NO: S-8
OF: 14

Drawing file: NEON BONEYARD LAS VEGAS, NV #21-04327 STEEL SUPPORT VERSION.dwg

AUG 19 2010

VAR-39237



FEDERAL HEALTH SIGN COMPANY
 4602 NORTH 17TH AVENUE, SUITE 100, DENVER, CO 80202
 (720) 544-2015

NEON BONEYARD PARK
 CITY OF LAS VEGAS
 LAS VEGAS, NV

DESIGN NO: S-050710B PROJECT MOR: L. MORGAN
 DRAWN BY: D. DUPREE DATE: MAY 11, 2010
 JOB NO: 21-04327

SHEET NO: S-9
 OF: 14

NO. REVISIONS
 1. GENERAL REVISIONS
 2. GENERAL REVISIONS
 3. GENERAL REVISIONS
 4. GENERAL REVISIONS
 5. GENERAL REVISIONS

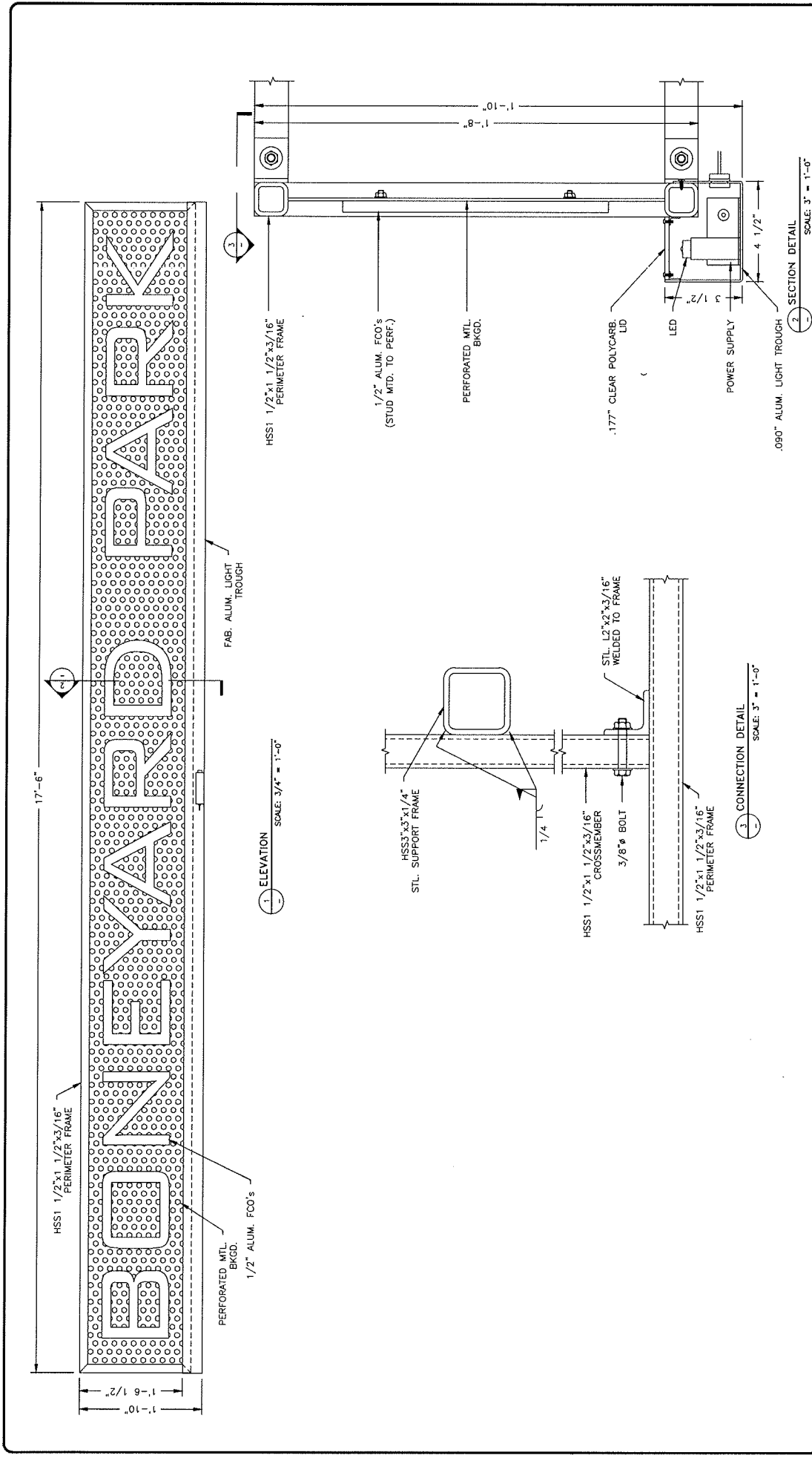
DATE BY
 6/20/10 PH
 7/15/10 PH
 8/19/10 PH
 9/15/10 PH
 10/15/10 PH

This original drawing is provided as part of a contract and is not to be reproduced, copied or reproduced without the permission of Federal Health Sign Company LLC or its authorized agent. ©

Drawing file: NEON BONEYARD LAS VEGAS, NV #21-04327 STEEL SUPPORT VERSION.dwg

AUG 19 2010

VAR-39237



FEDERAL HEALTH SIGN COMPANY
4002 NORTH CENTRAL AVE. SUITE 200
DALLAS, TEXAS 75246
(214) 341-2015

NEON BONEYARD PARK
CITY OF LAS VEGAS
LAS VEGAS, NV

REVISIONS		DATE	BY
1	GENERAL REVISIONS	6/29/10	PH
2	GENERAL REVISIONS	7/15/10	PH
3	GENERAL REVISIONS		
4	GENERAL REVISIONS		
5	GENERAL REVISIONS		

DESIGN NO.: S-050710B
PROJECT MGR.: L. MORGAN
DRAWN BY: D. DUPREE
DATE: MAY 11, 2010
JOB NO.: 21-04327

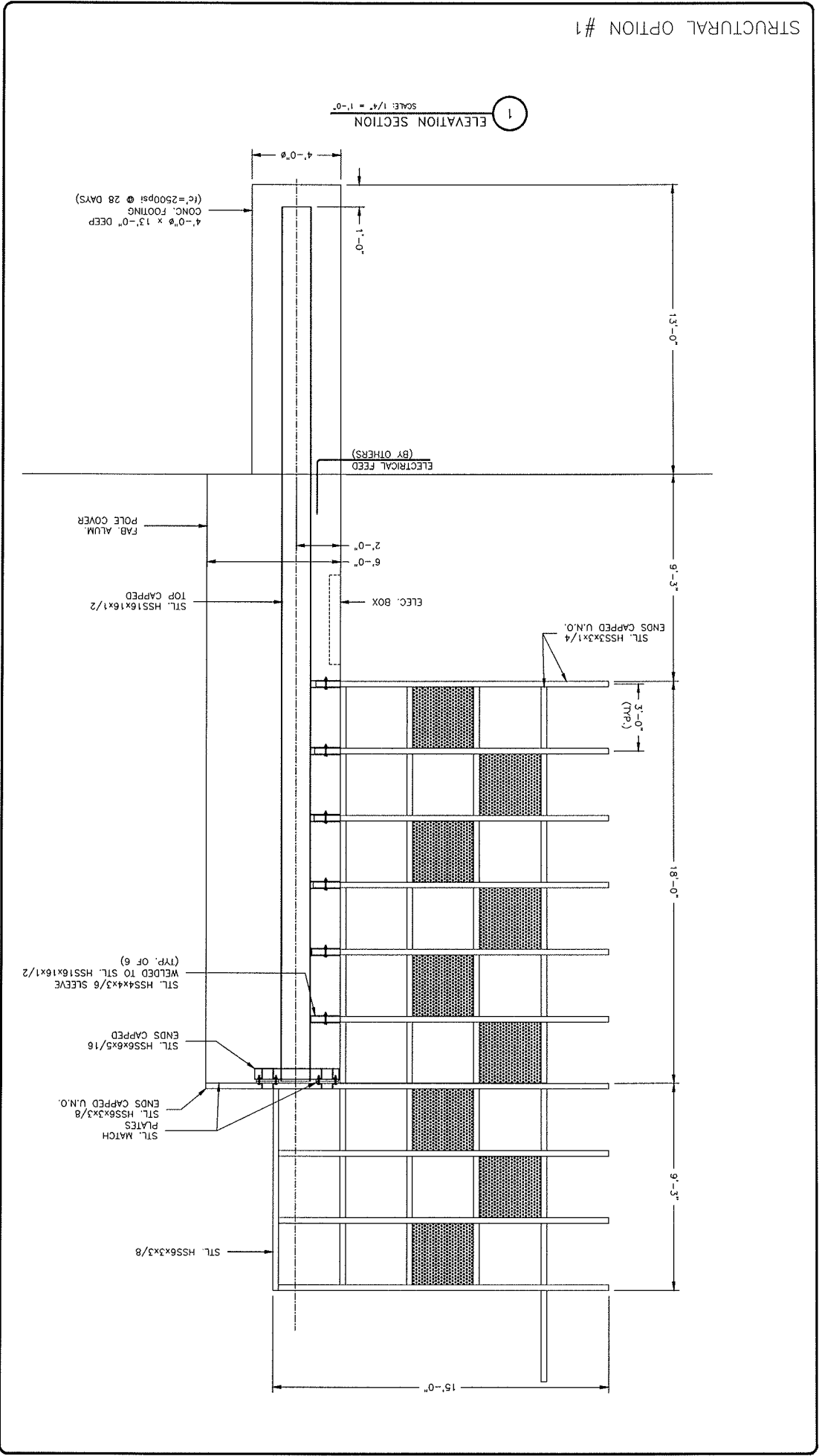
SHEET NO.: S-10
OF: 14

This original drawing is provided as part of a planned project and is not to be exhibited, copied or reproduced without the permission of Federal Health Sign Company LLC or its authorized agent. ©

Drawing file: NEON BONEYARD LAS VEGAS, NV #21-04327 STEEL SUPPORT VERSION.dwg

AUG 19 2010

VAR-39237



FEDERAL HEATH SIGN COMPANY
4602 NORTH AVENUE, OCEANSIDE, CA 92058
(760) 941-0715

This original drawing is provided as part of a planned project and is not to be exhibited, copied or reproduced without the permission of Federal Heath Sign Company LLC or its authorized agent. ©

NEON BONEYARD PARK
CITY OF LAS VEGAS
LAS VEGAS, NV

DESIGN NO: S-050710B
PROJECT MGR: L. MORGAN
DRAWN BY: D. DUPREE
DATE: MAY 11, 2010
JOB NO: 21-04327

NO. REVISIONS
1. GENERAL REVISIONS
2. GENERAL REVISIONS
3. GENERAL REVISIONS
4. GENERAL REVISIONS

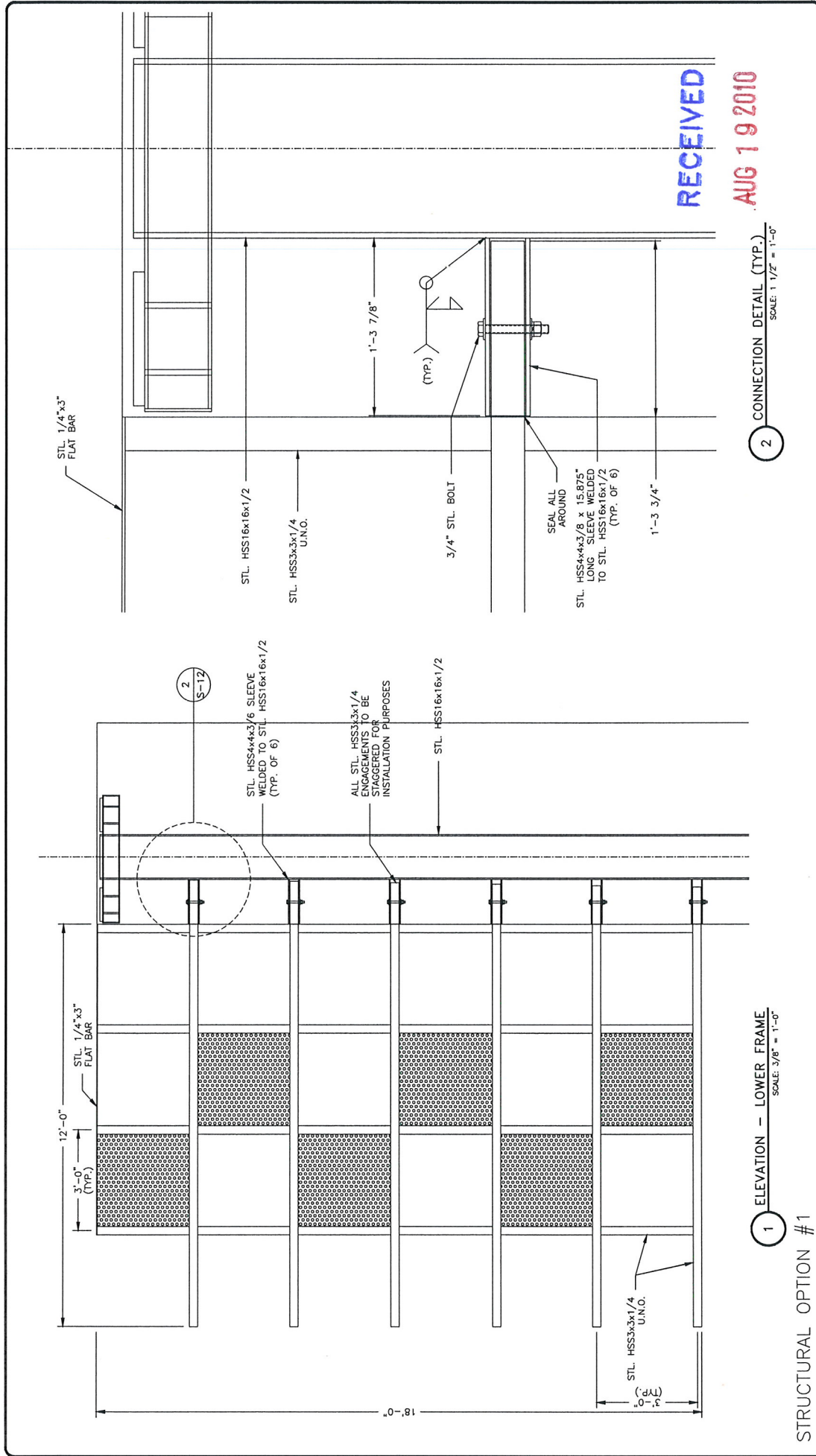
DATE BY
6/20/10 PM
7/7/10 PM

STRUCTURAL OPTION #1

SHEET NO: S-11
OF: 14

AUG 19 2010

VAR-39237



FEDERAL HEALTH SIGN COMPANY
4602 NORTH AVENUE, OCEANSIDE, CA 92056
(760) 941-4715

This original drawing is provided as part of a planned project and is not to be exhibited, reproduced, or used without the written permission of Federal Health Sign Company LLC or its authorized agent. ©

REVISIONS		DATE	BY
1	GENERAL REVISIONS	6/30/10	PH
2	GENERAL REVISIONS	7/15/10	PH

NEON BONEYARD PARK
CITY OF LAS VEGAS
LAS VEGAS, NV

DESIGN NO: S-050710B
PROJECT MGR.: L. MORGAN
DRAWN BY: D. DUPREE
DATE: MAY 11, 2010
JOB NO: 21-04327

SHEET NO: S-12

OF: 14

Drawing file: NEON BONEYARD LAS VEGAS, NV #21-04327 STEEL SUPPORT VERSION.dwg

VAR-39237

August 19, 2010

Margo Wheeler, Director
City of Las Vegas
Planning & Development Department
731 S. 4th Street
Las Vegas, Nevada 89101

Dear Ms. Wheeler:

This is a request for a Variance to allow the height of a sign to be 40-foot where the previously approved Variance only allowed for a 37-foot height Variance. The three foot discrepancy is due to the embellishments at the top of the sign that were not considered in the original request. There will be no negative effect from this request and the sign continues to meet the criteria of the National Scenic Byway Signage Overlay Standards.

Thank you,

A handwritten signature in black ink, appearing to read "Yorgo Kagafas", with a stylized flourish at the end.

Yorgo Kagafas
Planner II

VAR-39237

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., ET AL - Request for a Waiver of Title 18.12 TO ALLOW PRIVATE STREETS TO TERMINATE IN DEAD-END STUBS WHERE CULS-DE-SAC ARE REQUIRED on 8.06 acres adjacent to the southeast corner of Puli Road and Grand Teton Drive (APNs 126-13-110-016, 126-13-118-039 and 041), PD (Planned Development) Zone [ML (Medium-Low Density Residential) Cliff's Edge Special Land Use Designation], Ward 6 (Ross).

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

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





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

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

Name of Applicant: KB Home

Name of Representative: VTN-Nevada

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: 126-13-110-016

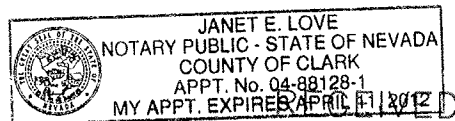
Signature of Property Owner: _____

State of Nevada
County of Clark
Subscribed and sworn before me

Print Name: Robert McGibney

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

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



AUG 04 2010

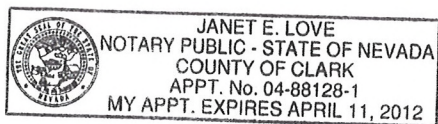
ACKNOWLEDGEMENT

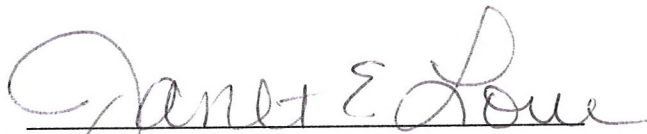
State of Nevada

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

My Commission Expires: 4/11/12

RECEIVED

AUG 04 2010



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

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

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

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

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

Property Owner Signature* [Signature]

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

Print Name Robert Mc Guffey

County Maricopa
Subscribed and sworn before me

This 22nd day of JULY, 2010

Notary Public in and for said County and State

see attached

Revised 10/27/08

FOR DEPARTMENT USE ONLY

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

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

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

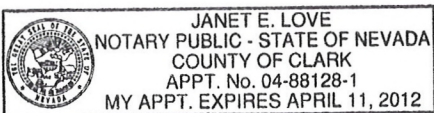
ACKNOWLEDGEMENT

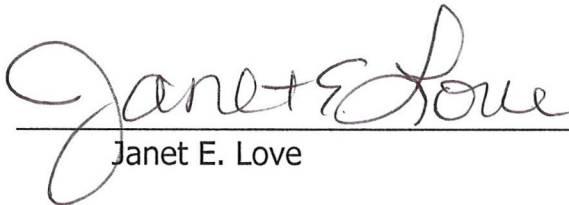
State of Nevada

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

My Commission Expires: 4/11/12

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

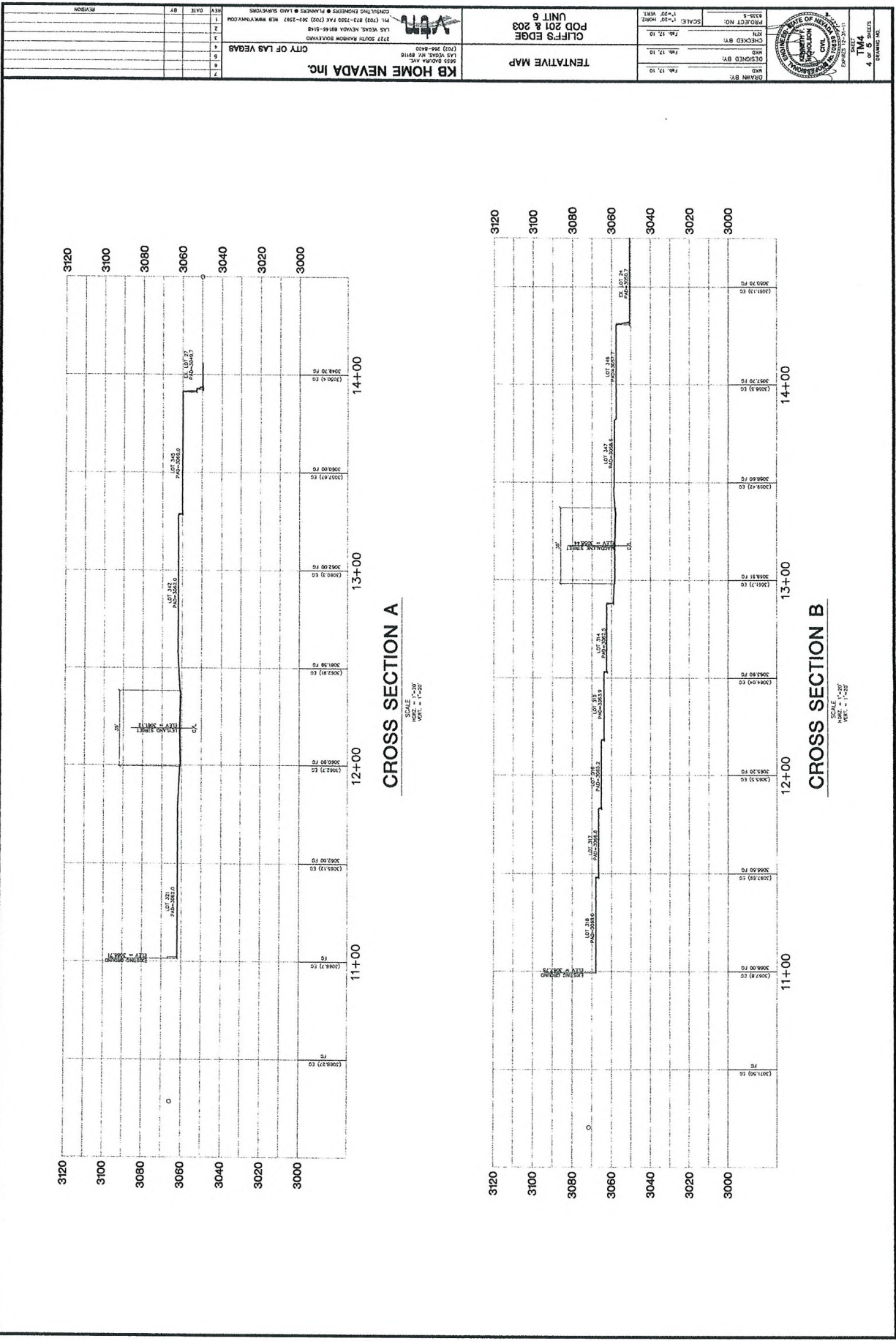
RECEIVED

AUG 06 2010

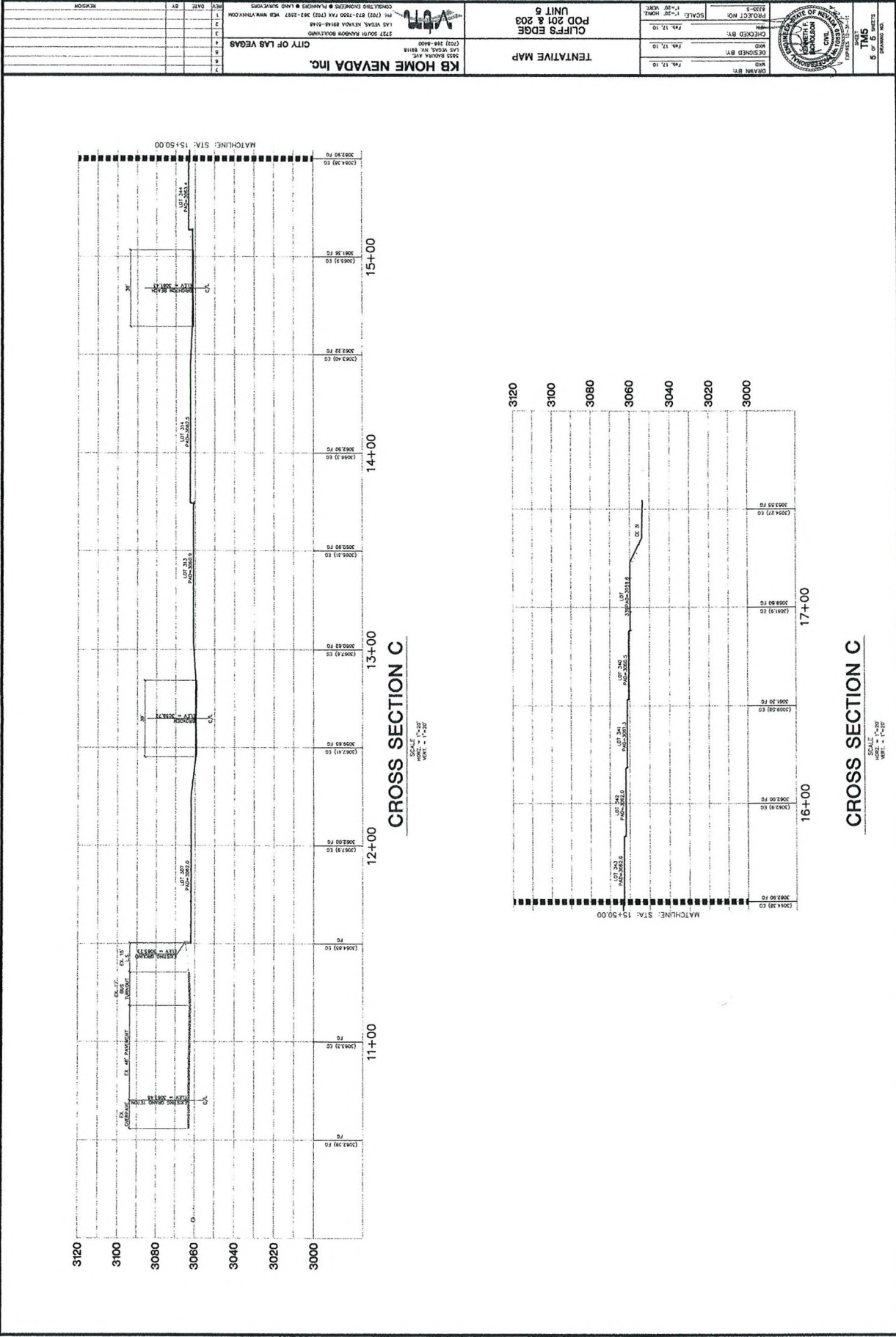
AUG 04 2010

[illegible]

RECEIVED
WVR-39089
TMP-39088
AUG 04 2010



RECEIVED
WVR-39089
TMP-39088
AUG 04 2010





PROVIDENCE

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

7/29/10

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

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

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

Dear Christa:

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

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

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

RECEIVED

WVR-39089
TMP-39088

AUG 04 2010



PROVIDENCE

Master Planned Community

July 29, 2010

Page 2 of 2

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

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

Sincerely,

Providence Design Review Committee

Calvin Champlin
Senior Vice President of Entitlements

cc via email: Chris Dingell – Focus

Enclosures (none)

RECEIVED

WVR-39089

AUG 04 2010

TMP-39088

August 4, 2010

W.O. # 6335-5

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

RE: Waiver to Title 18.12

Planning Department,

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

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

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

Sincerely,
VTN-Nevada



Jeffrey R. Armstrong, Senior Planner

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

RECEIVED

AUG 04 2010

WVR-39089

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

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

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

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

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

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

TMP-39088 - TENTATIVE MAP - CLIFF'S EDGE PODS 201 AND 203 UNIT 5 -
APPLICANT/OWNER: KB HOME NEVADA, INC., ET AL - Request for a Tentative Map
FOR A 52-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 8.06 acres adjacent to
the southeast corner of Puli Road and Grand Teton Drive (APNs 126-13-110-016, 126-13-118-
039 and 041), PD (Planned Development) Zone [ML (Medium-Low Density Residential) Cliff's
Edge Special Land Use Designation], Ward 6 (Ross).

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

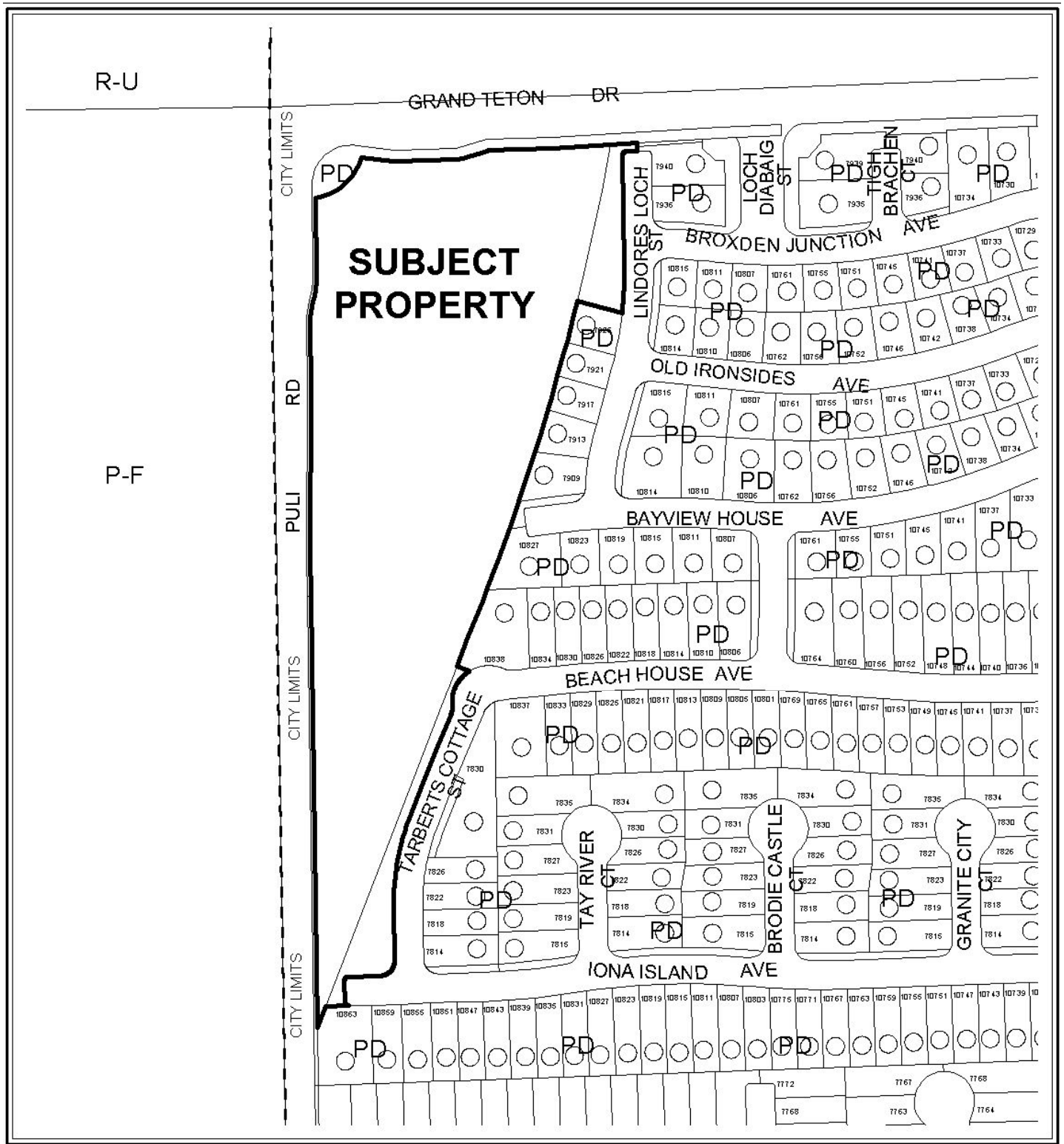
0

RECOMMENDATION:

Staff recommends

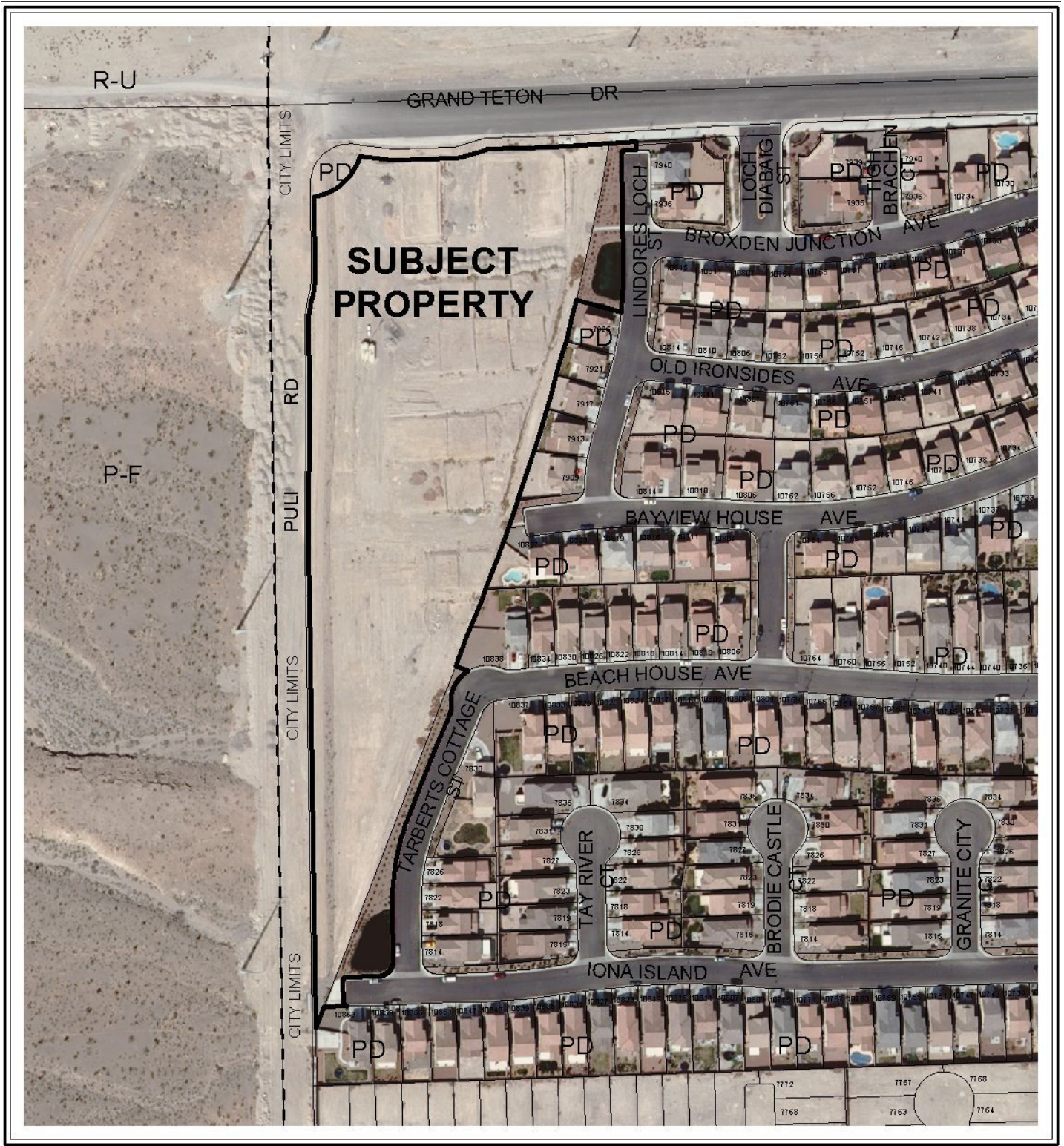
BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Consolidated Backup
3. Supporting Documentation



CASE: **TMP-39088**

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)



0 100 200 Feet

CASE: **TMP-39088**

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)



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



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: KB HOME NEVADA INC.

Name of Applicant: KB HOME NEVADA INC.

Name of Representative: JANET LOVE

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

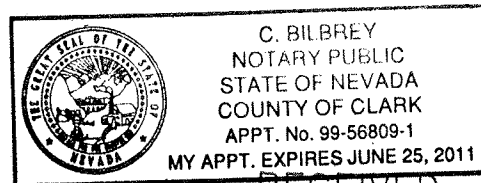
APN: _____

Signature of Property Owner: 

Print Name: Robert McGibney

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

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



RECEIVED

AUG 04 2010

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

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

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

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

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

FOR DEPARTMENT USE ONLY

Property Owner Signature* [Signature]

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

Print Name Robert McGibney

State of Nevada, County of Clark

Subscribed and sworn before me

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

Notary Public in and for said County and State

my Commission Expires 6/25/11

Revised 10/27/08



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

MY APPT. EXPIRES JUNE 25, 2011

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

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

\\depot\Application Packet\Application Form.pdf

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

STREET NAMES

Brighton Beach

Broxden Junction

Leyland

Magdalene

RECEIVED

AUG 04 2010

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

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

RQR-39097 - REQUIRED REVIEW THREE YEAR 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).

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

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

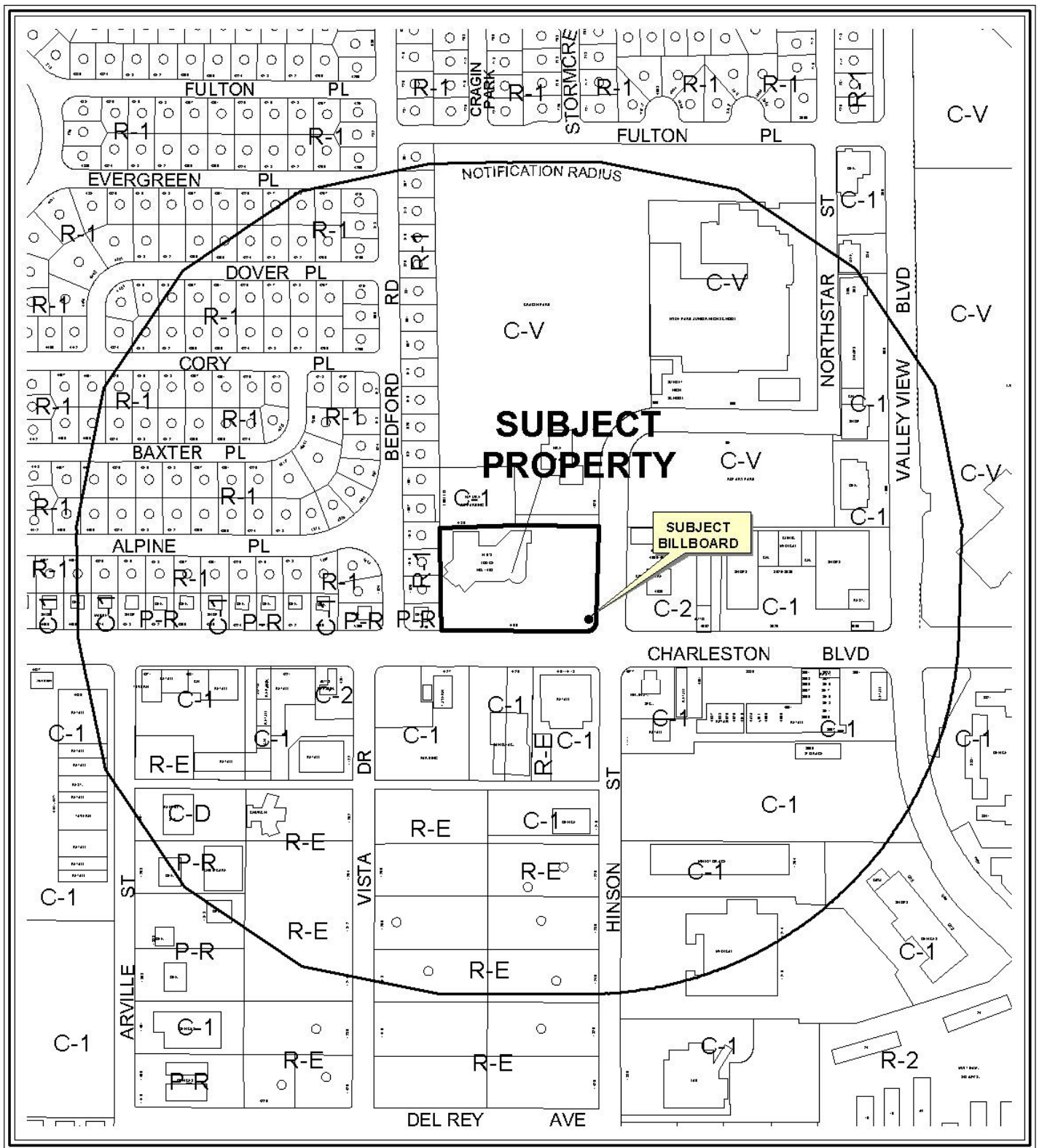
0

RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

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



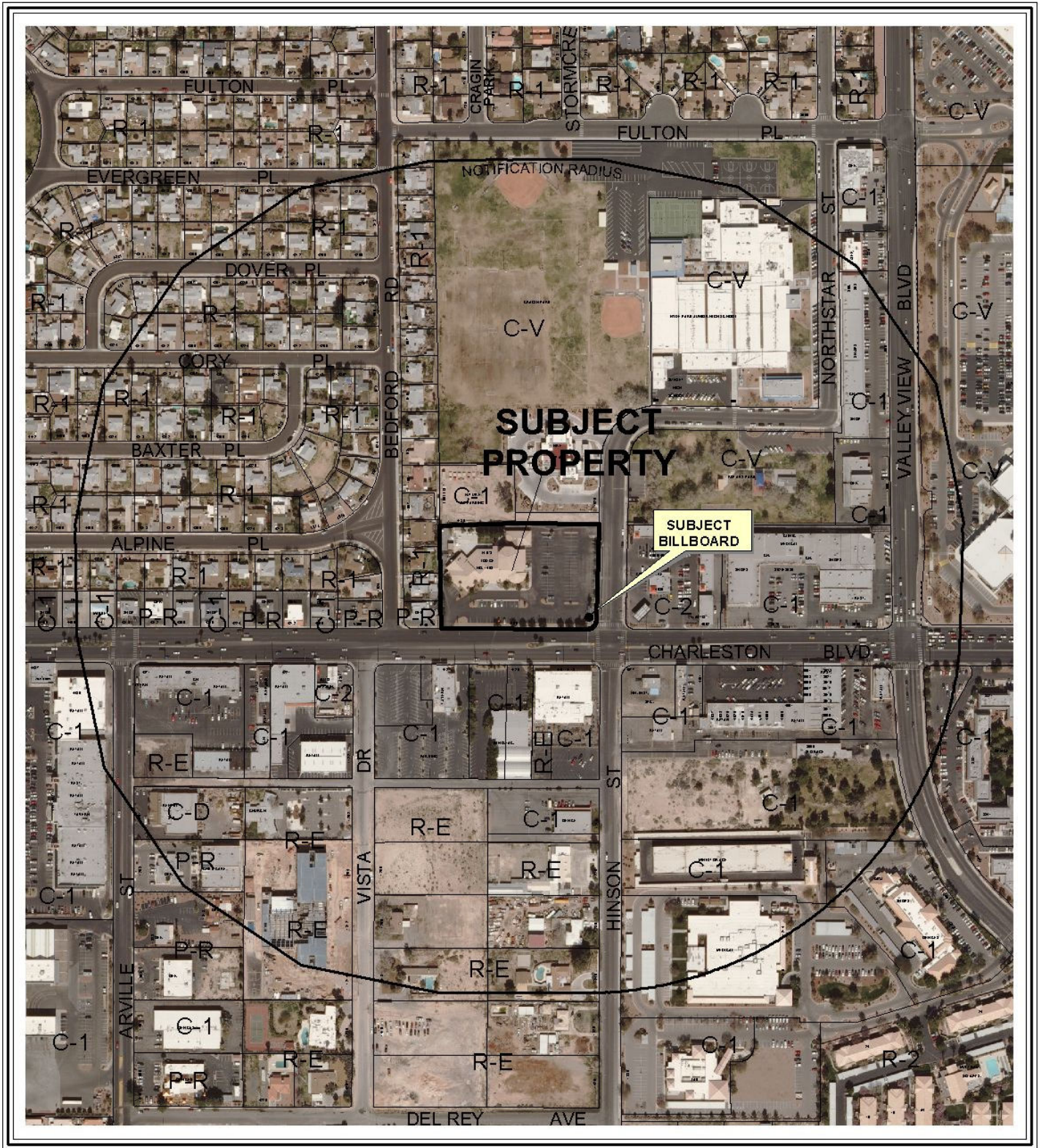
CASE: **RQR-39097**

RADIUS: 1000 FT

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

0 400 800 Feet





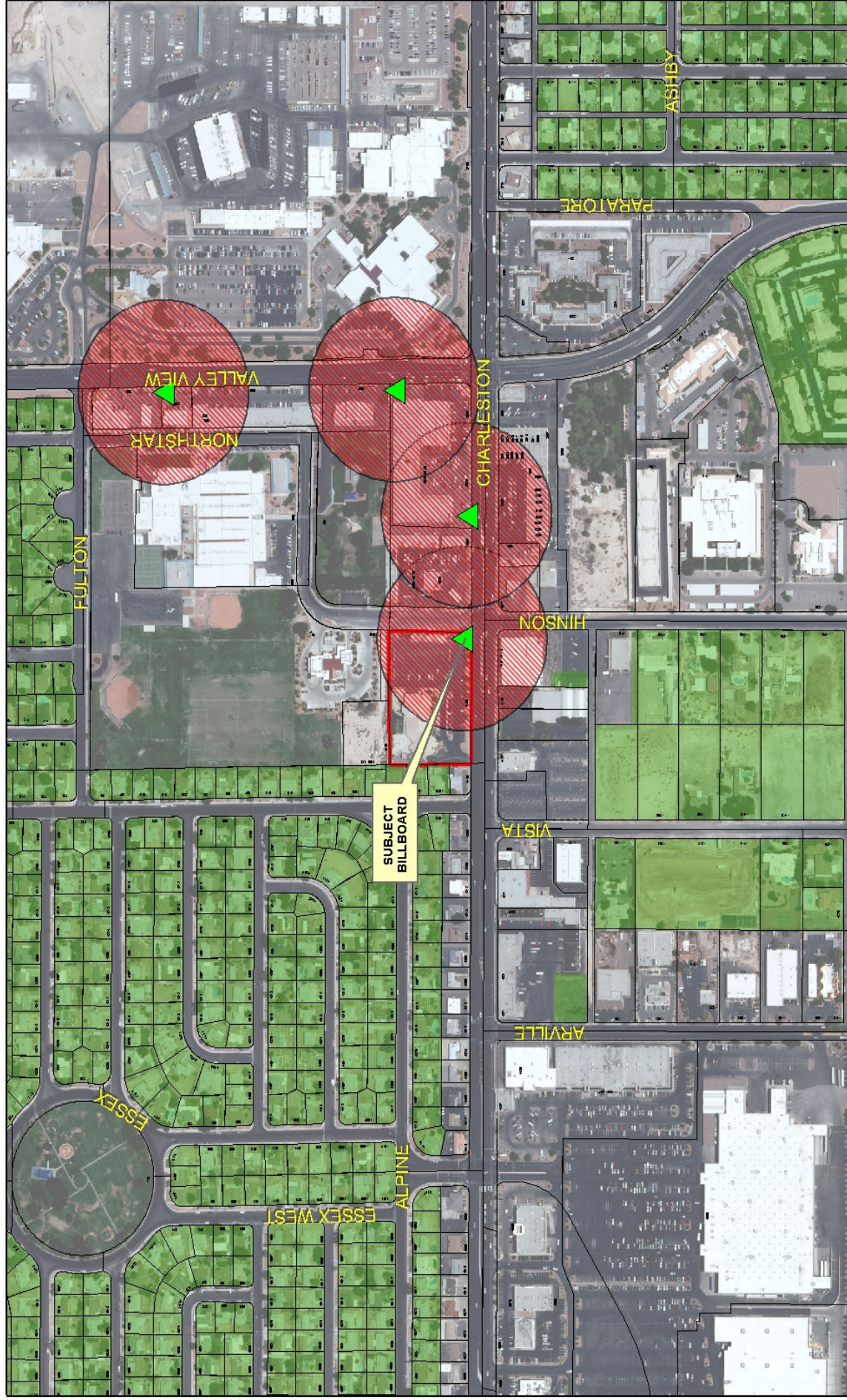
CASE: **RQR-39097**

RADIUS: 1000 FT

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

0 400 800 Feet





RQR-39097

Subject Parcel

▲ City of Las Vegas Billboard Location

Clark County Billboard Location

City of Las Vegas Billboard Data

300 Foot Buffer Around Billboard

750 Foot Buffer Around Freeway Billboard

Residential Zoned Property

Off Premise Sign Exclusion Area

Exempt - Off Premise Area Sign Area

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: LODGE BROE

Name of Applicant: Clear Channel Outdoor

Name of Representative: Rod Carter

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

Yes ☒ 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: _____

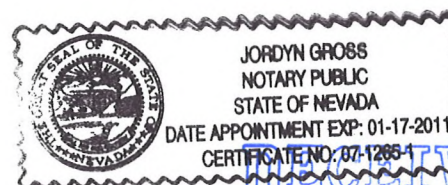
Signature of Property Owner: Lee Smith

Print Name: LEE BUTTS TRUSTEE CHAIRMAN

Subscribed and sworn before me

This 3 day of August, 2010

Jordyn Sears
Notary Public in and for said County and State



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

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

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

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

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

Property Owner Signature* Lee Butts

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

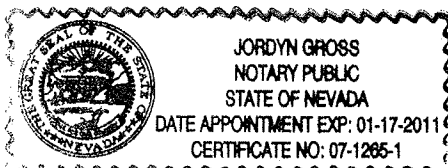
Print Name LEE BUTTS TRUSTEE CHAIRMAN

Subscribed and sworn before me

This 3 day of August, 20 10.

Jordyn Gross

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

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

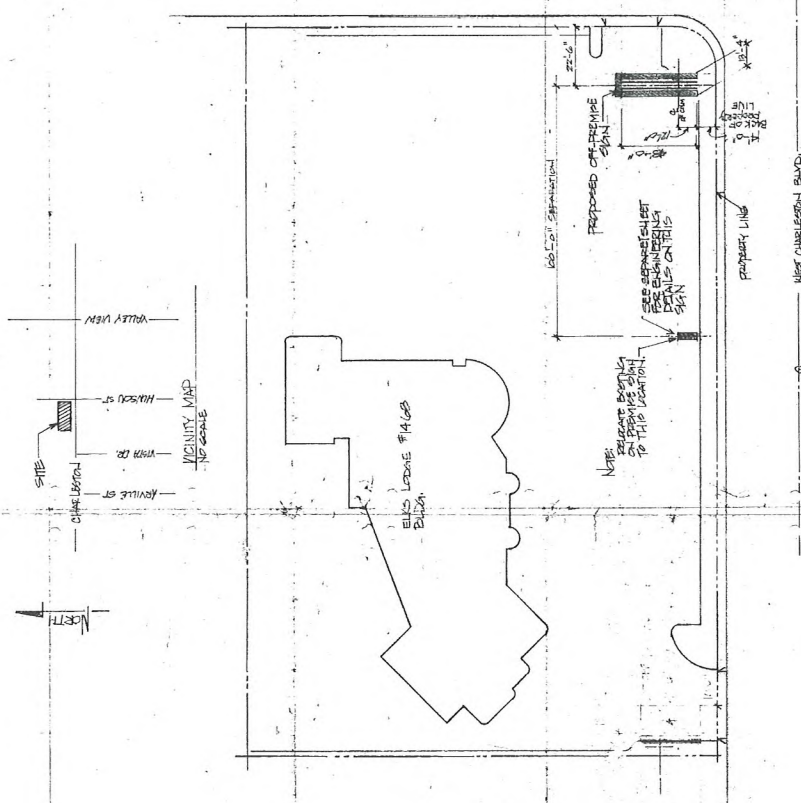
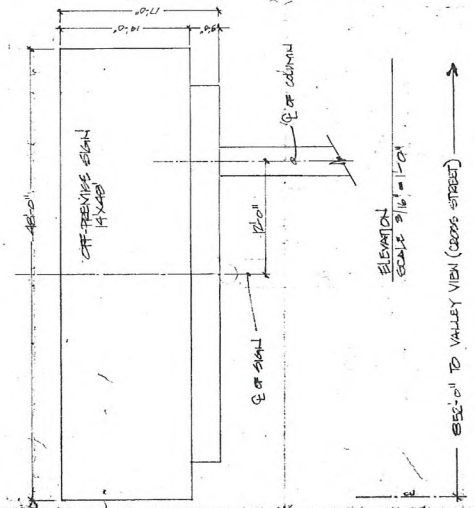
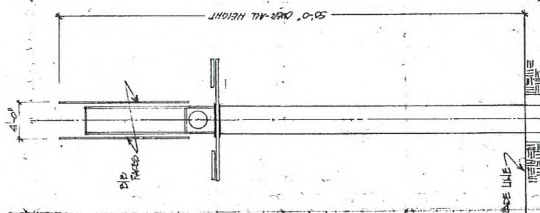
*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

[illegible]

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

AUG 05 2010

RQR-39097



SITE PLAN
SCALE 1"=20'-0"

1. DATE OF PREPARATION: 5/10/20
2. PREPARED BY: CHINESE: FENG CHAO
 4100 W. CHUNLAI STREET
 LA VERNE, CALIF. 91730
3. PREPARED FOR: YOUNG ELECTRIC SIGN
 LA VERNE, CALIF. 91730
4. PREPARED BY: 4100 W. CHUNLAI STREET
 LA VERNE, CALIF. 91730
5. TOTAL APPROXIMATE: 5.0000

NOTE: ALL EXPOSED STEEL

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

APPROVED FOR PRODUCTION	DATE	BY	REVISION	DESCRIPTION

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

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



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

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

DOUGLAS A. SELBY
CITY MANAGER



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

VOICE 702.229.6011
TDD 702.386.9108
www.lasvegasnevada.gov

October 9, 2007

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

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

Dear Applicant:

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

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

Planning & Development

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

RECEIVED
AUG 05 2010

RQR-39097

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

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

Sincerely,



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



Margo Wheeler, AICP
Director
Planning and Development Department

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

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

RQR-39097

RECEIVED
AUG 05 2010

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

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

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

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

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

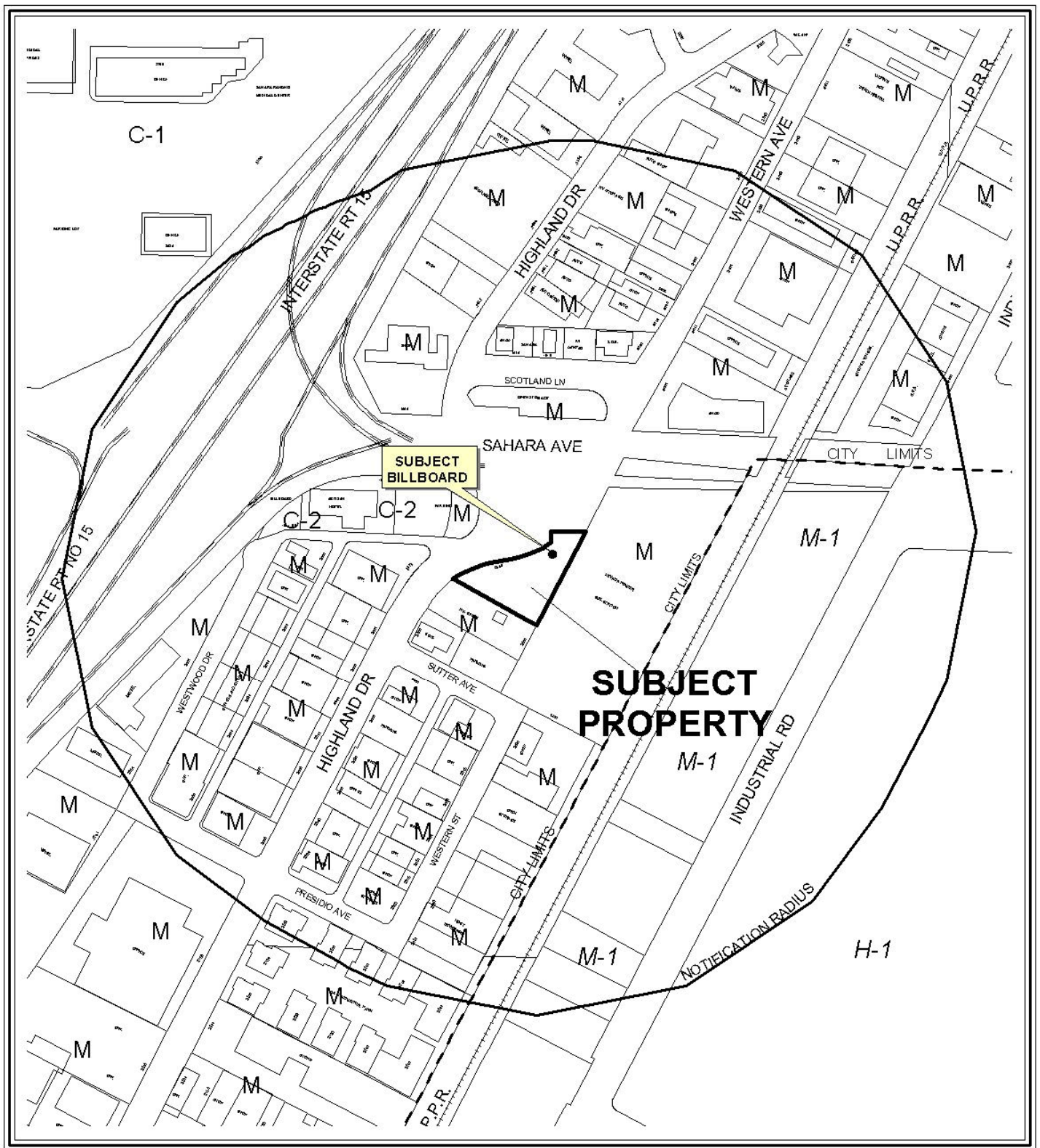
0

RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. City Council Approval Letter for RQR-22324



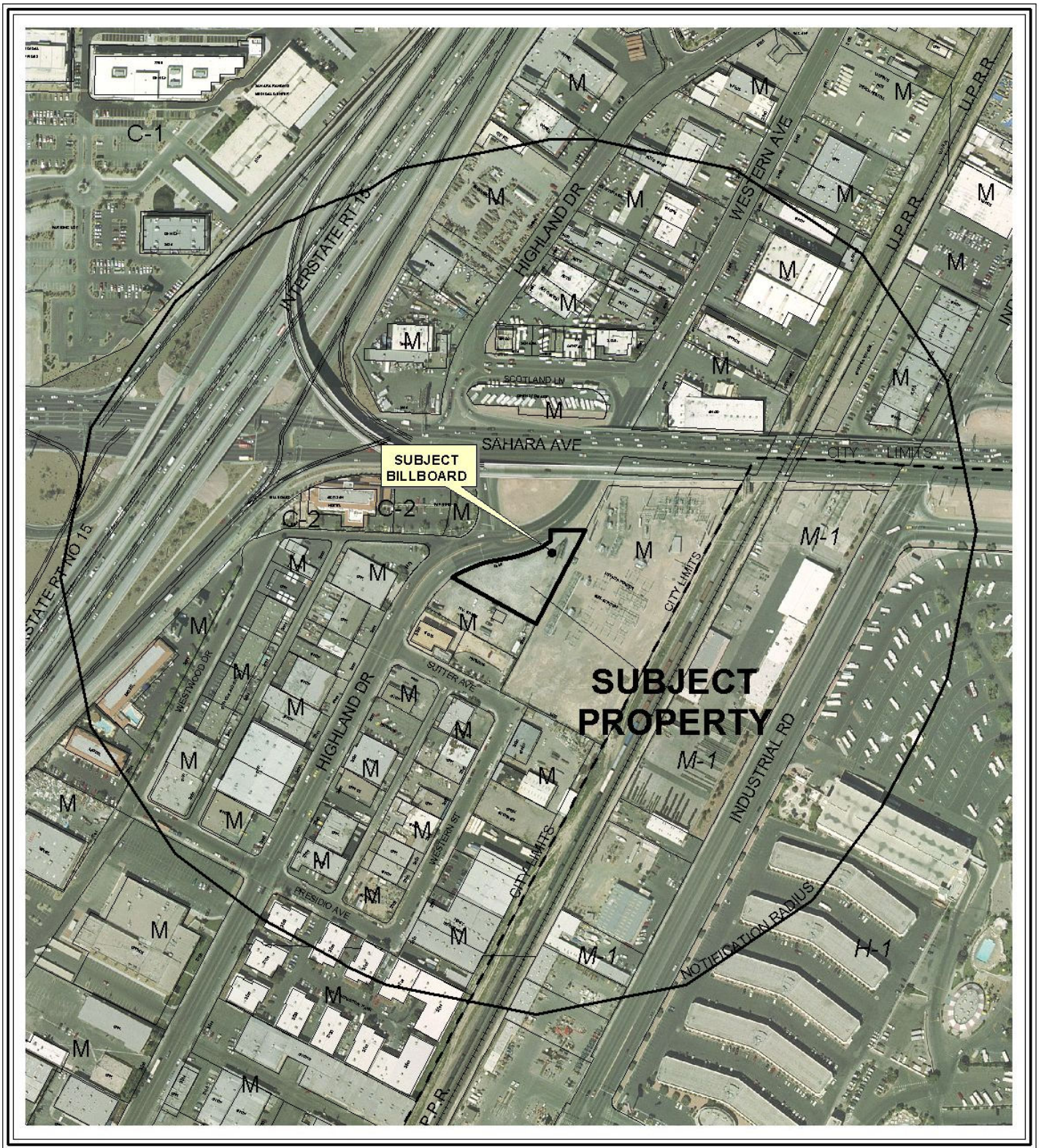
CASE: **RQR-39106**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

0 200 400 Feet





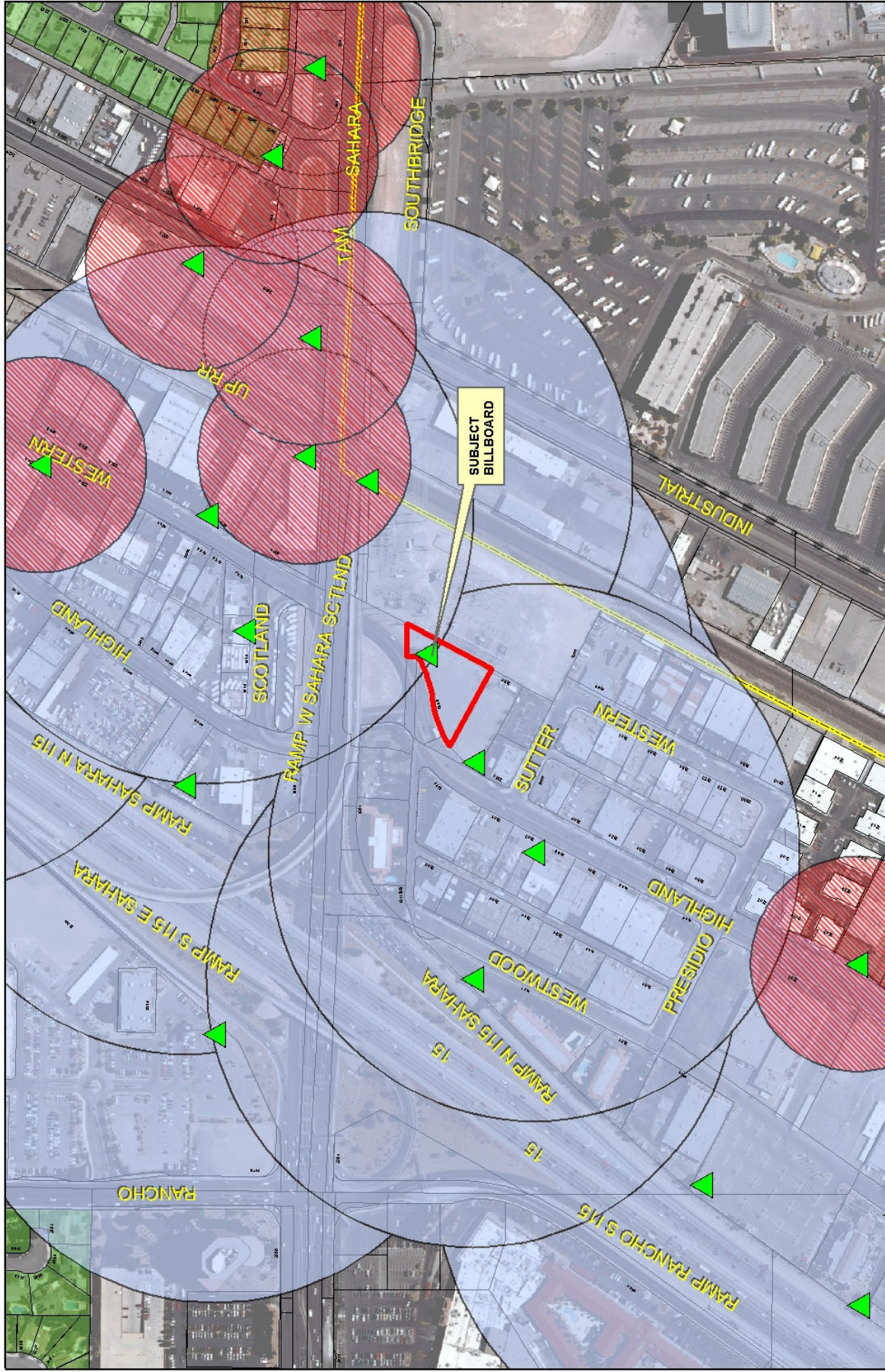
CASE: RQR-39106

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

0 200 400 Feet





RQR-39106

 Subject Parcel

 City of Las Vegas Billboard Location

 Clark County Billboard Location

City of Las Vegas Billboard Data

 300 Foot Buffer Around Billboard

 750 Foot Buffer Around Freeway Billboard

 Residential Zoned Property

 Off Premise Sign Exclusion Area

 Exempt - Off Premise Area Sign Area





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: Urban Land Nevada

Name of Applicant: Lamar Central Outdoor, LLC

Name of Representative: _____

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

Urban Land of Nevada

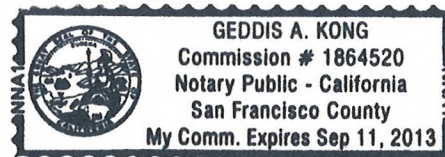
Signature of Property Owner: By Theodore B. Lee

Print Name: Theodore B. Lee, President

Subscribed and sworn before me

This 26th day of July, 2010

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



RECEIVED
AUG 06 2010

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

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

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

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

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

Urban Land of Nevada
 Property Owner Signature* By Theodore B. Lee

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

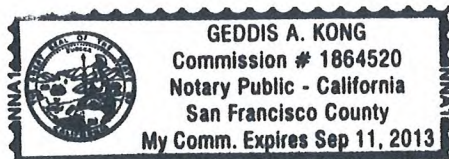
Print Name Theodore B. Lee, President

Subscribed and sworn before me

This 26th day of July, 2010

Notary Public in and for said County and State

Revised 10/27/08

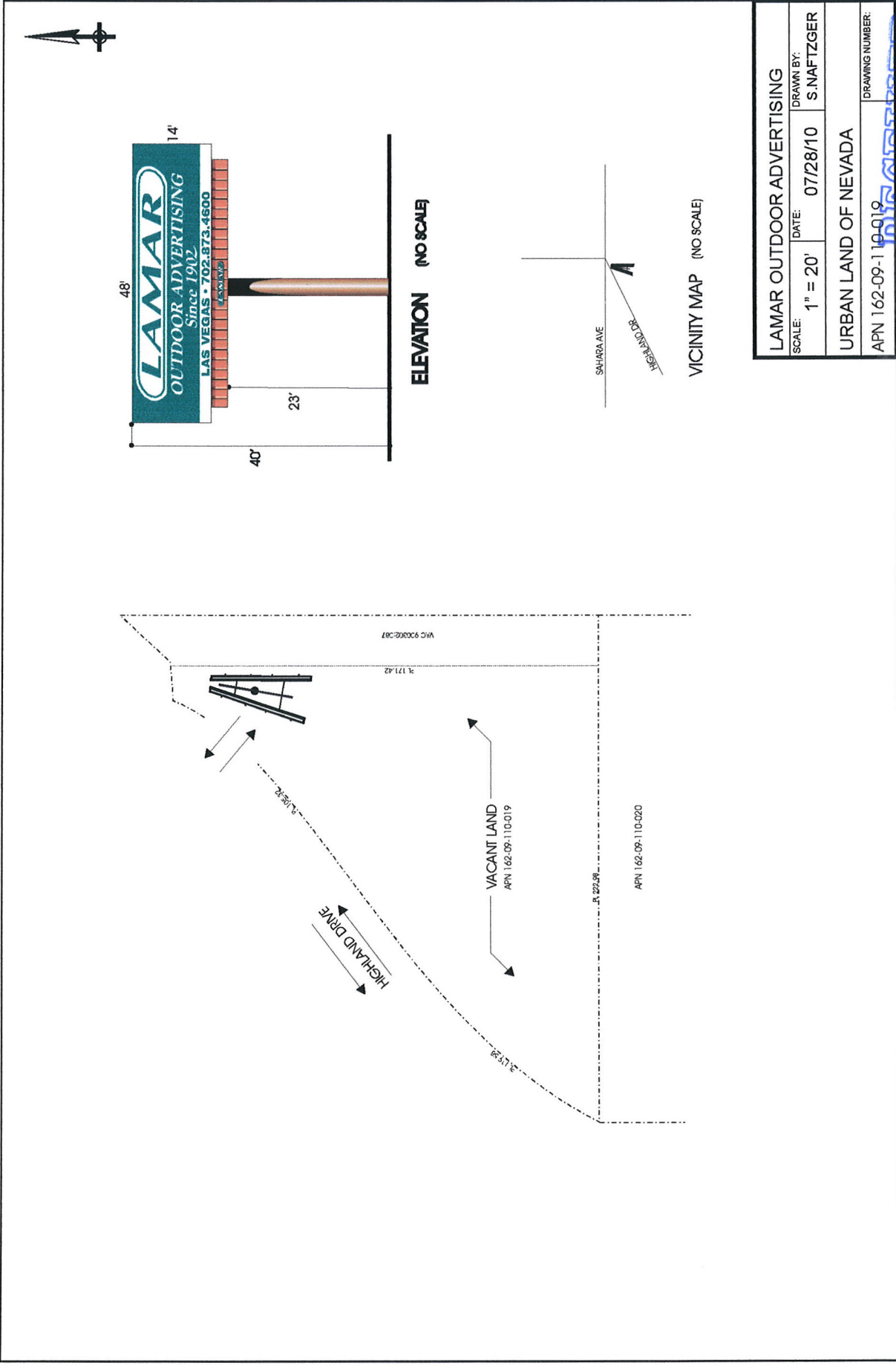


FOR DEPARTMENT USE ONLY

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

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

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



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

RQR-39106

RECEIVED
AUG 06 2010

RECEIVED
AUG 06 2010

RQR-39106





LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

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

DOUGLAS A. SELBY
CITY MANAGER

094800



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

VOICE 702.229.6011
TDD 702.386.9108
www.lasvegasnevada.gov

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

RECEIVED
AUG 06 2010



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

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

Sincerely,



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



Marge Wheeler, AICP
Director
Planning and Development Department

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

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

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

RQR-39106

RECEIVED
AUG 06 2010

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

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

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

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

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

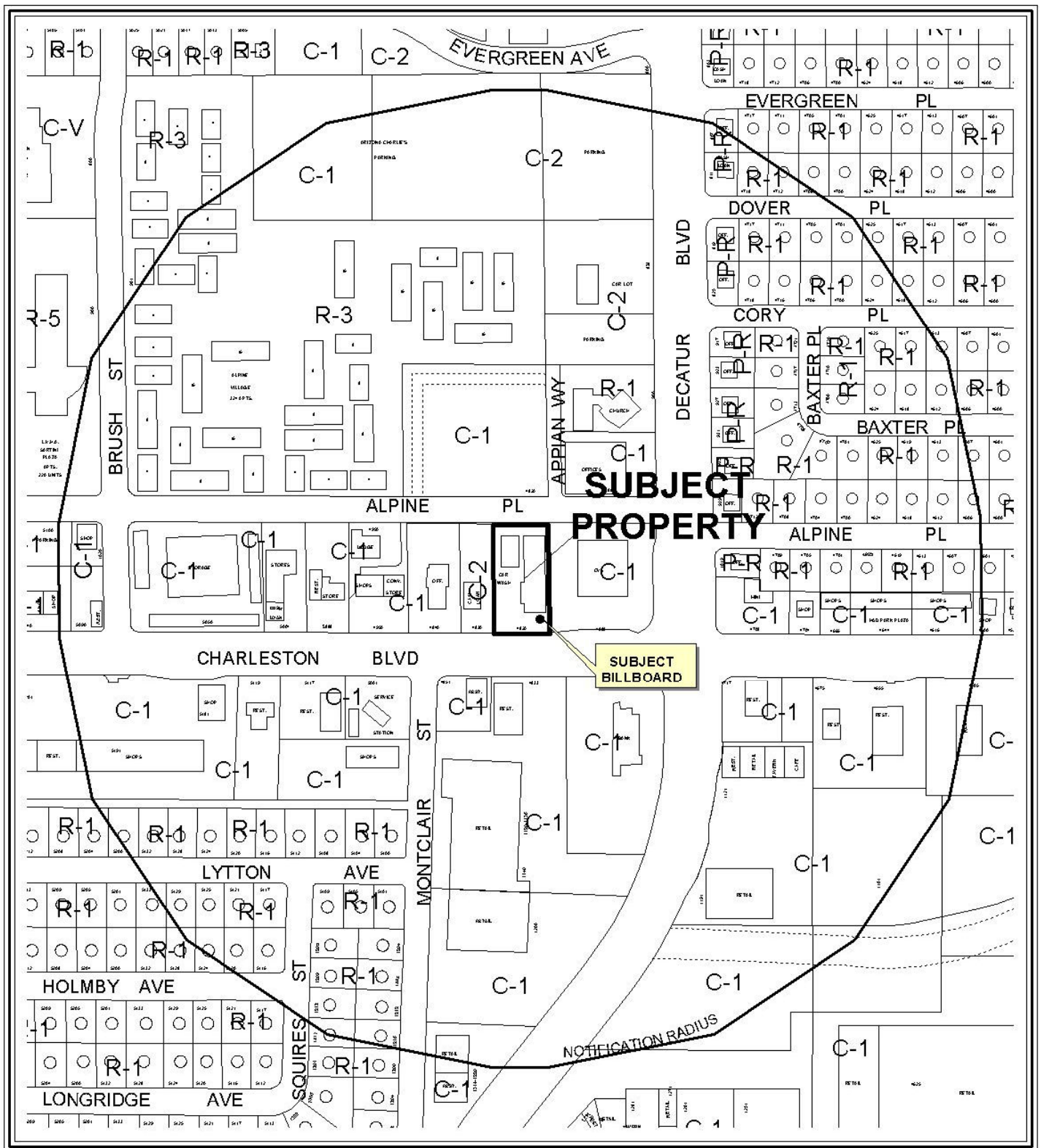
0

RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

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



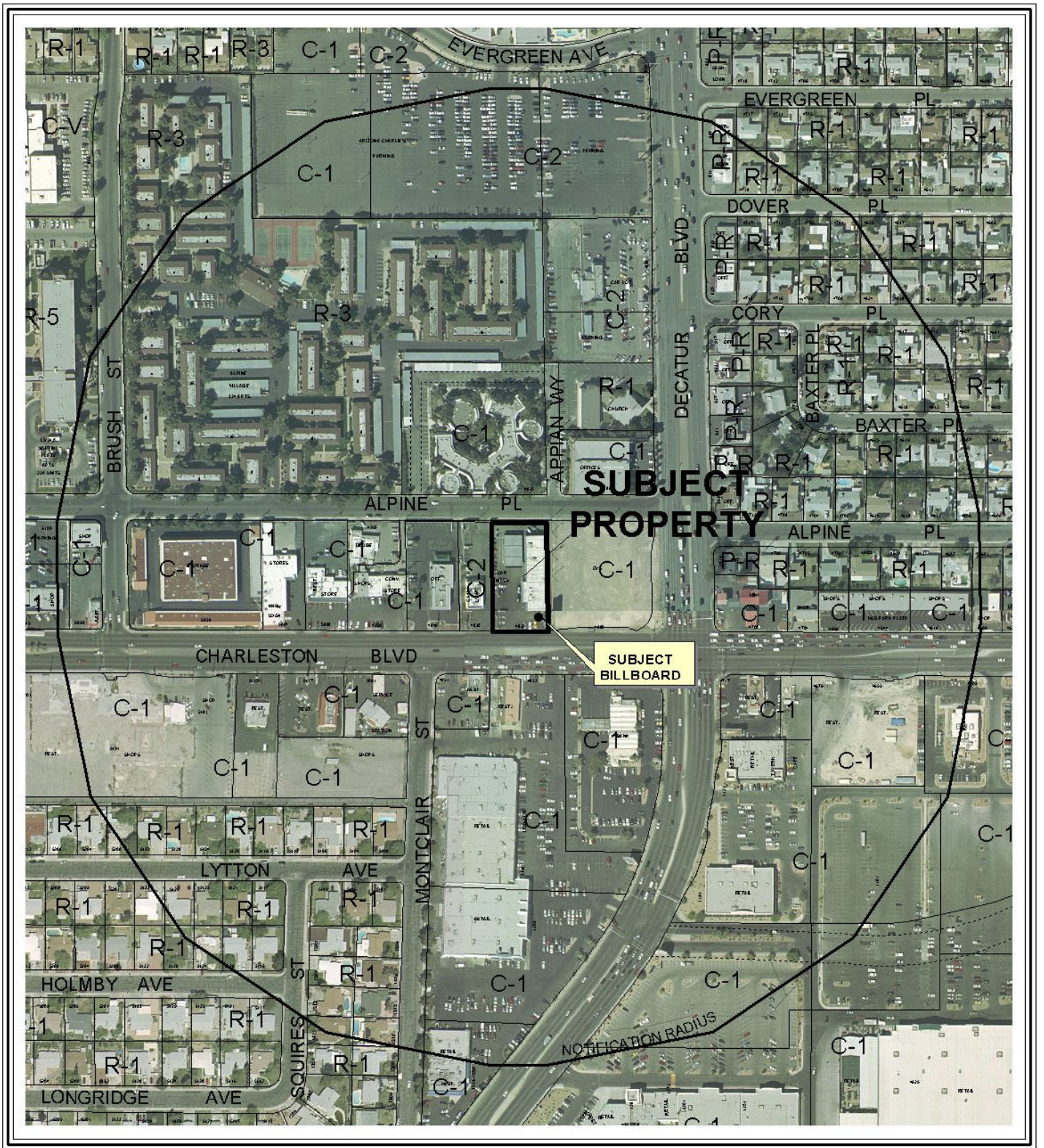
CASE: **RQR-39107**

RADIUS: 1000 FT

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

0 300 600 Feet





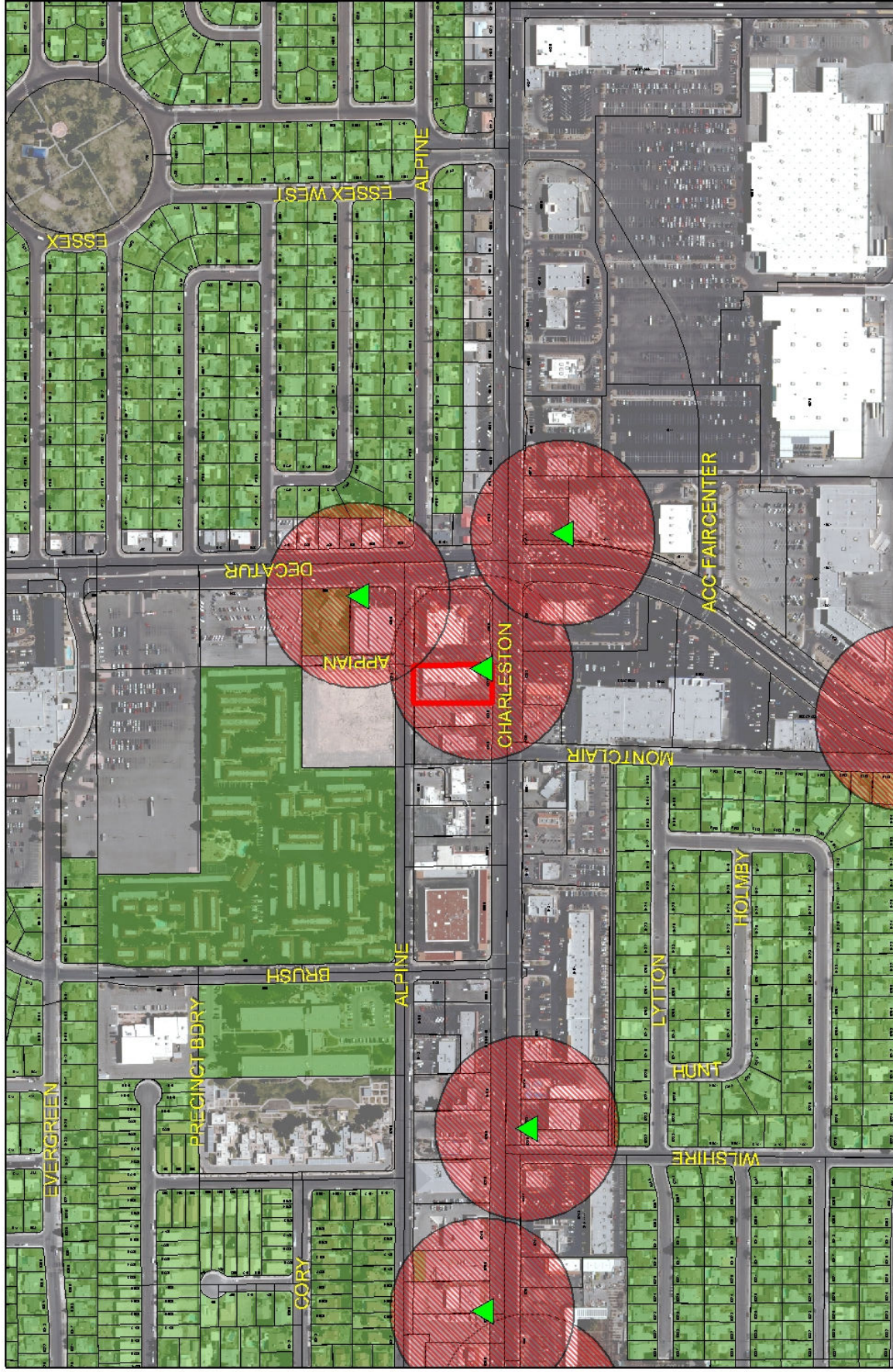
CASE: RQR-39107

RADIUS: 1000 FT

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

0 300 600 Feet





RQR-39107

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

City of Las Vegas Billboard Data

-  300 Foot Buffer Around Billboard
-  750 Foot Buffer Around Freeway Billboard

-  Residential Zoned Property
-  Off Premise Sign Exclusion Area
-  Exempt - Off Premise Area Sign Area



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

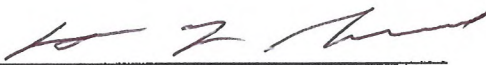
☒ No

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): _____

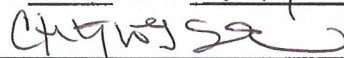
APN: _____

Signature of Property Owner: 

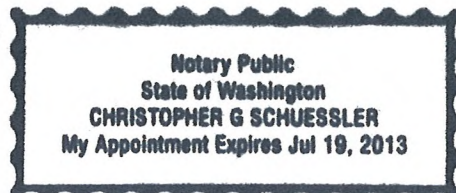
Print Name: ROBERT L. SCHMIDT

Subscribed and sworn before me

This 28th day of July, 2010


Notary Public in and for said County and State

Revised 11-14-06



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

RECEIVED
AUG 06 2010



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

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

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

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

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

Property Owner Signature* [Signature]

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

Print Name ROBERT L. SCHMIDT

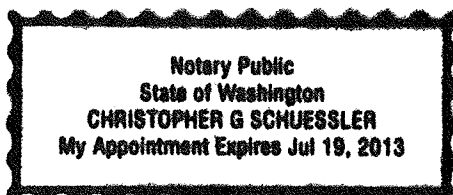
Subscribed and sworn before me

This 28th day of July, 20 10

[Signature]

Notary Public in and for said County and State

Revised 10/27/08

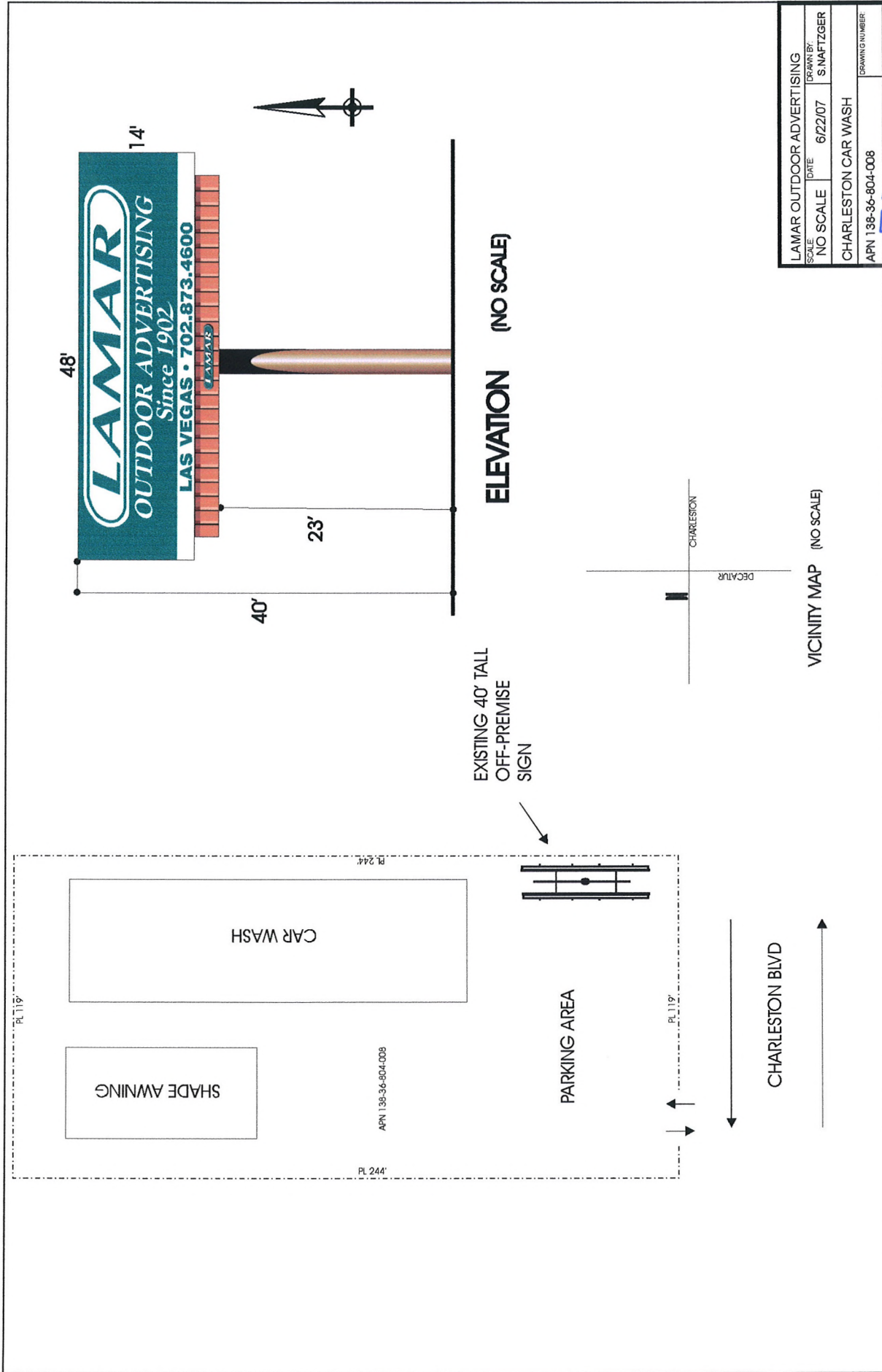


FOR DEPARTMENT USE ONLY

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

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

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



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

RECEIVED

AUG 06 2010

RQR-39107



RQR-39107 WEST FACE

RECEIVED
AUG 06 2010



RQR-39107 EAST FACE

RECEIVED
AUG 06 2010



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

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

DOUGLAS A. SELBY
CITY MANAGER



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

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

September 7, 2007

Charwest
4820 West Charleston Boulevard
Las Vegas, Nevada 89107

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

Dear Applicant:

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

Planning & Development

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

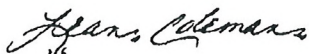
RQR-39107

RECEIVED
AUG 06 2010

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

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

Sincerely,



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

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

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

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

RQR-39107

RECEIVED
AUG 06 2010

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

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

RQR-39215 - REQUIRED REVIEW THREE YEAR REVIEW - PUBLIC HEARING -
APPLICANT: LAMAR CENTRAL OUTDOOR, LLC - OWNER: 7-ELEVEN, INC. - Required
Review of an approved Special Use Permit (U-0315-94) FOR A 40-FOOT TALL, 14-FOOT X
48-FOOT OFF-PREMISE SIGN at 6070 West Sahara Avenue (APN 163-01-401-010), C-1
(Limited Commercial) Zone, Ward 1 (Tarkanian).

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

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

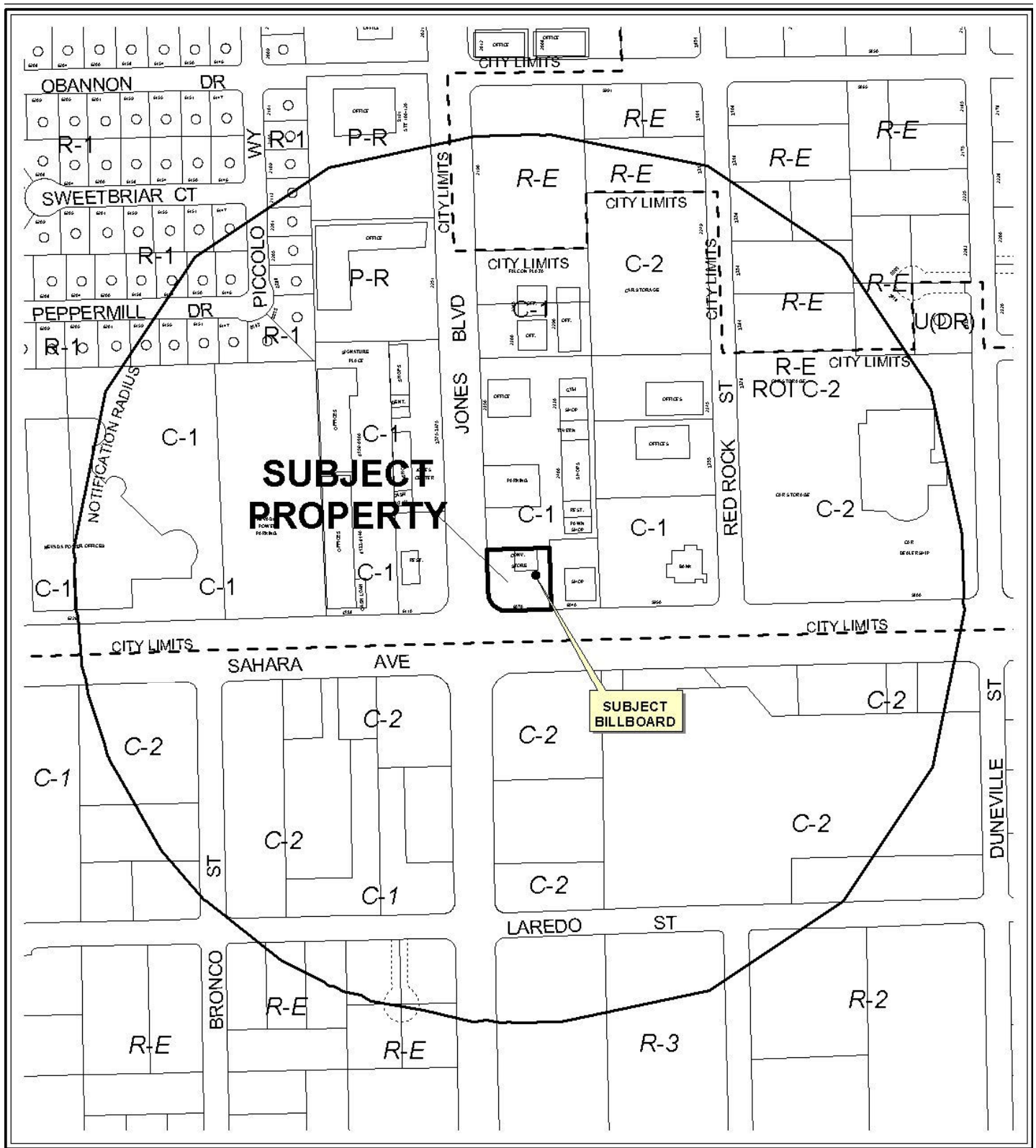
0

RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. City Council Approval Letter for RQR-22271
6. City Council Approval Letter for RQR-4238



CASE: **RQR-39215**

RADIUS: 1000 FT

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





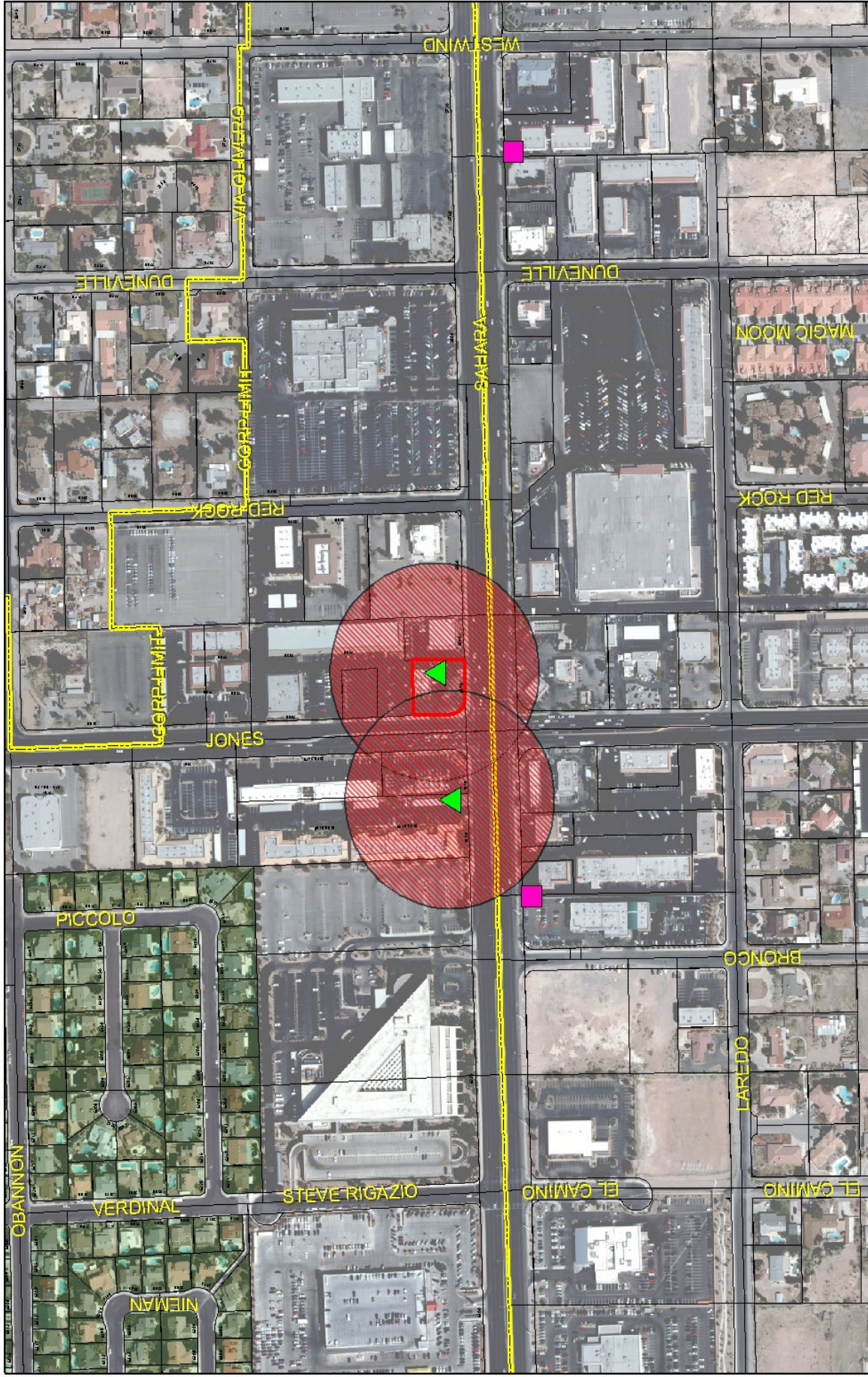
CASE: **RQR-39215**

RADIUS: 1000 FT

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

0 300 600 Feet





RQR-39215

Subject Parcel

City of Las Vegas Billboard Location

Clark County Billboard Location

City of Las Vegas Billboard Data

300 Foot Buffer Around Billboard

750 Foot Buffer Around Freeway Billboard

Residential Zoned Property

Off Premise Sign Exclusion Area

Exempt - Off Premise Area Sign Area



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **RQR-39215** APN: 163-01-401-010

Name of Property Owner: 7-Eleven, 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: _____

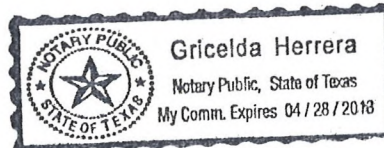
Signature of Property Owner: 7-ELEVEN, INC. [Signature] Assistant Secretary

Print Name: MARIJAN SMITH

Subscribed and sworn before me

This 13th day of August, 2010

Gricelda Herrera
Notary Public in and for said County and State



RECEIVED
AUG 17 2010



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Required Review
Project Address (Location) 6070 W. Sahara Ave.
Project Name 7-Eleven review Proposed Use billboard
Assessor's Parcel #(s) 163-01-401-010 Ward # 1
General Plan: existing _____ proposed _____ Zoning: existing C-1 proposed _____
Commercial Square Footage 672 Floor Area Ratio _____
Gross Acres _____ Lots/Units _____ Density _____
Additional Information Required Review for an existing billboard

PROPERTY OWNER 7-Eleven, Inc. Contact _____
Address P.O. Box 711 Phone: _____ Fax: _____
City Dallas State TX Zip 75521
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* [Signature] Assistant Secretary

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

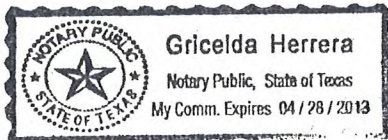
Print Name MARWAN SMITH

Subscribed and sworn before me

This 13th day of August, 2010
Gricelda Herrera

Notary Public in and for said County and State

Revised 10/27/08

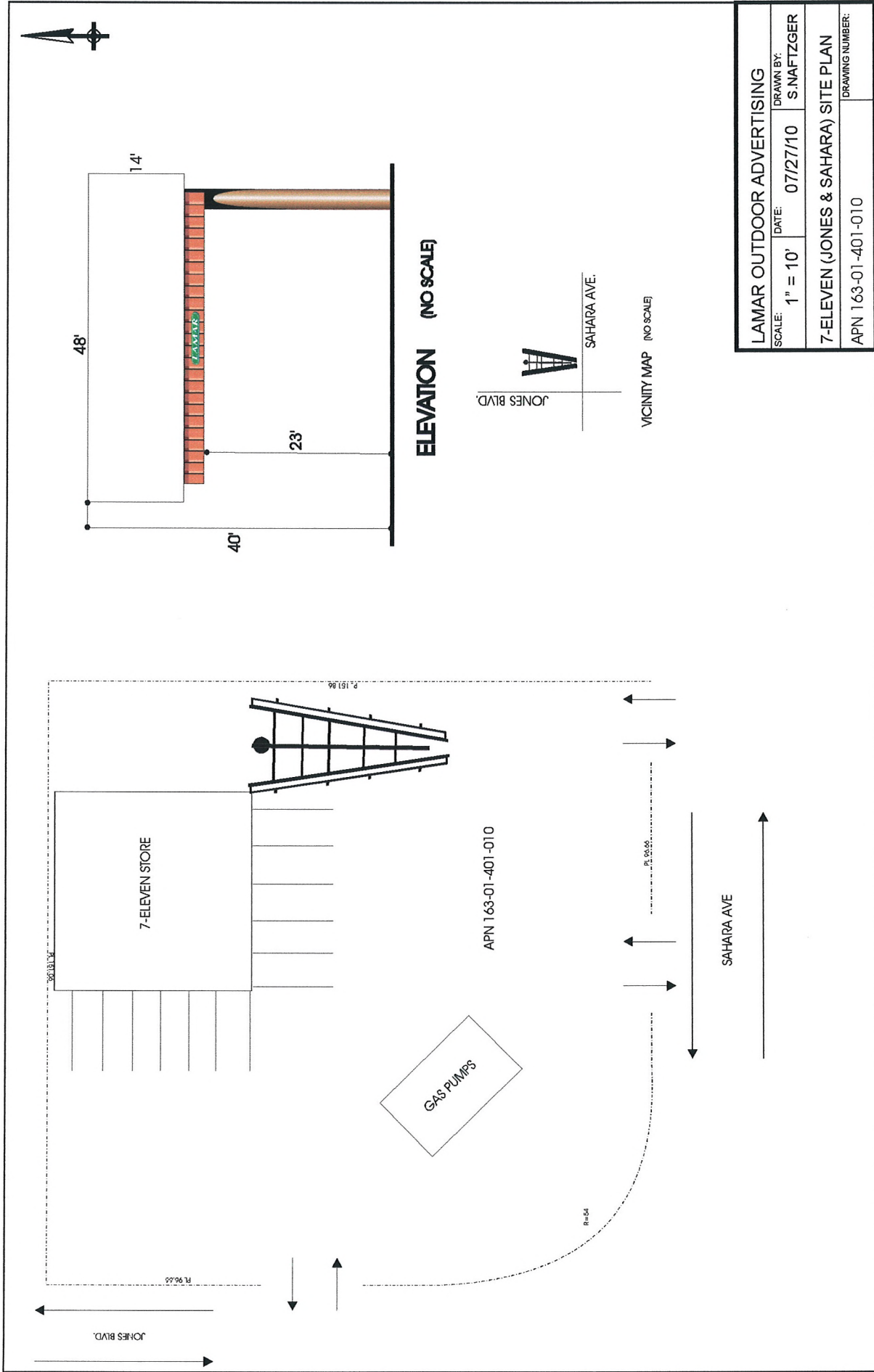


FOR DEPARTMENT USE ONLY

Case #	<u>RQR - 39215</u>
Meeting Date:	<u>10/21/10 9/23/10</u>
Total Fee:	<u>\$800</u>
Date Received:*	<u>8/17/10</u>
Received By:	<u>[Signature]</u>

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

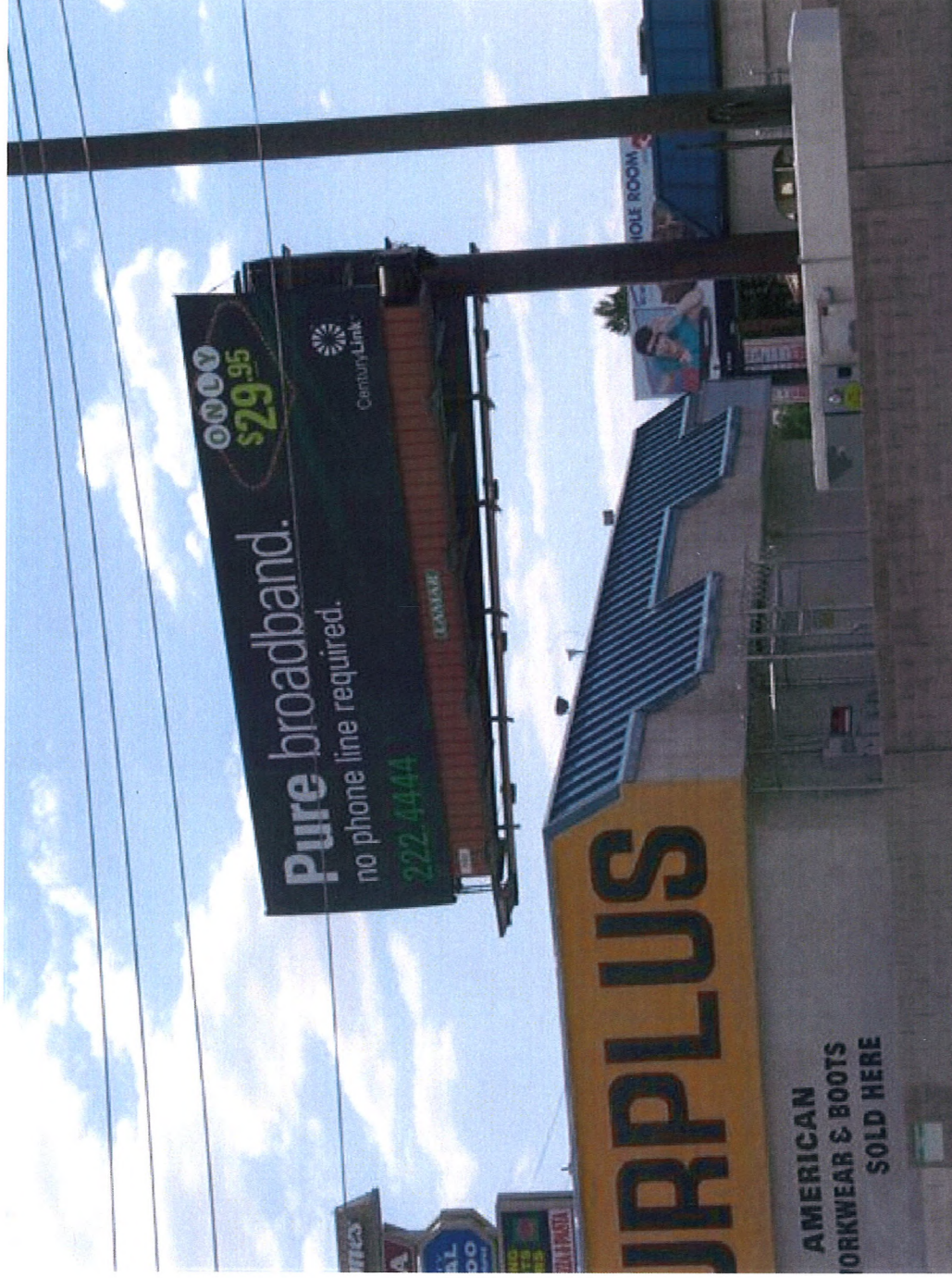
f:\depot\Application Packet\Application Form.pdf



RECEIVED

AUG 17 2010

RQR-39215



RQR-22271 EAST FACE

RQR-39215

RECEIVED
AUG 17 2010



RQR-22271 WEST FACE

RQR-39215

RECEIVED
AUG 17 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

Mr. John Thompson
7-Eleven, Incorporated
P.O. Box 711
Dallas, Texas 75221

RE: RQR-22271 – REQUIRED REVIEW
CITY COUNCIL MEETING OF SEPTEMBER 5, 2007

Dear Mr. Thompson:

The City Council at a regular meeting held September 5, 2007 APPROVED the Required Two Year Review of an approved Special Use Permit (U-0315-94), WHICH ALLOWED A 40 FOOT-TALL 14-FOOT x 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 6070 West Sahara Avenue (APN: 163-01-401-010), C-1 (Limited 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. All of the supporting structure shall be repainted, as required by the Planning and Development Department, within 30 days of final approval of this review by the City Council. Failure to perform the required painting may result in fines and/or removal of the Off-Premise Advertising (Billboard) Sign.
3. The Off-Premise Advertising (Billboard) Sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the Off-Premise Advertising (Billboard) Sign.
4. 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.

RECEIVED

AUG 17 2010

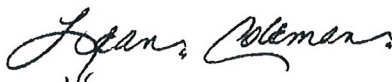
RQR-39215



Mr. John Thompson
RQR-22271 – Page Two
October 9, 2007

5. 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.
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. Scott Naftzger
Lamar Advertising
1863 Helm Drive
Las Vegas, Nevada 89119

Ms. Stephanie Allen
KKBR&F
3800 Howard Hughes Parkway, Suite #700
Las Vegas, Nevada 89169

RECEIVED

AUG 17 2010

RQR-39215



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
LAWRENCE WEEKLY
MICHAEL MACK
JANET MONCRIEF
STEVE WOLFSON

DOUGLAS A. SELBY
CITY MANAGER



048424

July 12, 2004

Mr. John Thompson
7 Eleven, Inc.
PO Box 711
Dallas, Texas 75221

RE: RQR-4238 - REQUIRED TWO YEAR REVIEW
CITY COUNCIL MEETING OF JULY 7, 2004

Dear Mr. Thompson:

The City Council at a regular meeting held July 7, 2004 APPROVED the request for Required Two Year Review of an approved Special Use Permit (U-0315-94), WHICH ALLOWED A 14 FOOT X 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 6070 West Sahara Avenue (APN: 163-01-401-010), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on July 8, 2004. This approval is subject to:

Planning and Development

1. The Special Use Permit shall be reviewed in three (3) years at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign is removed.
2. If the existing off-premise advertising sign structure is removed, this Special Use Permit shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19 including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19 has been approved for the new structure by the City Council.
3. The off-premise advertising (billboard) sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premise advertising (billboard) sign.

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

VOICE 702.229.6011

TDD 702.386.9108

www.lasvegasnevada.gov
18112-001-6/04

RECEIVED

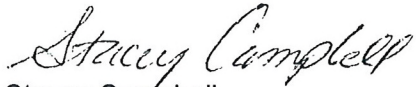
AUG 17 2010

RQR-39215

Mr. John Thompson
RQR-4238 – Page Two
July 12, 2004

4. 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 sign.
5. All City Code requirements and design standards of all City departments must be satisfied.

Sincerely,



Stacey Campbell
Deputy City Clerk I for
Barbara Jo Ronemus, City Clerk

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

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

RECEIVED

AUG 17 2010

RQR-39215

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).

SET DATE: 10/06/2010

C.C.: 10/20/2010

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

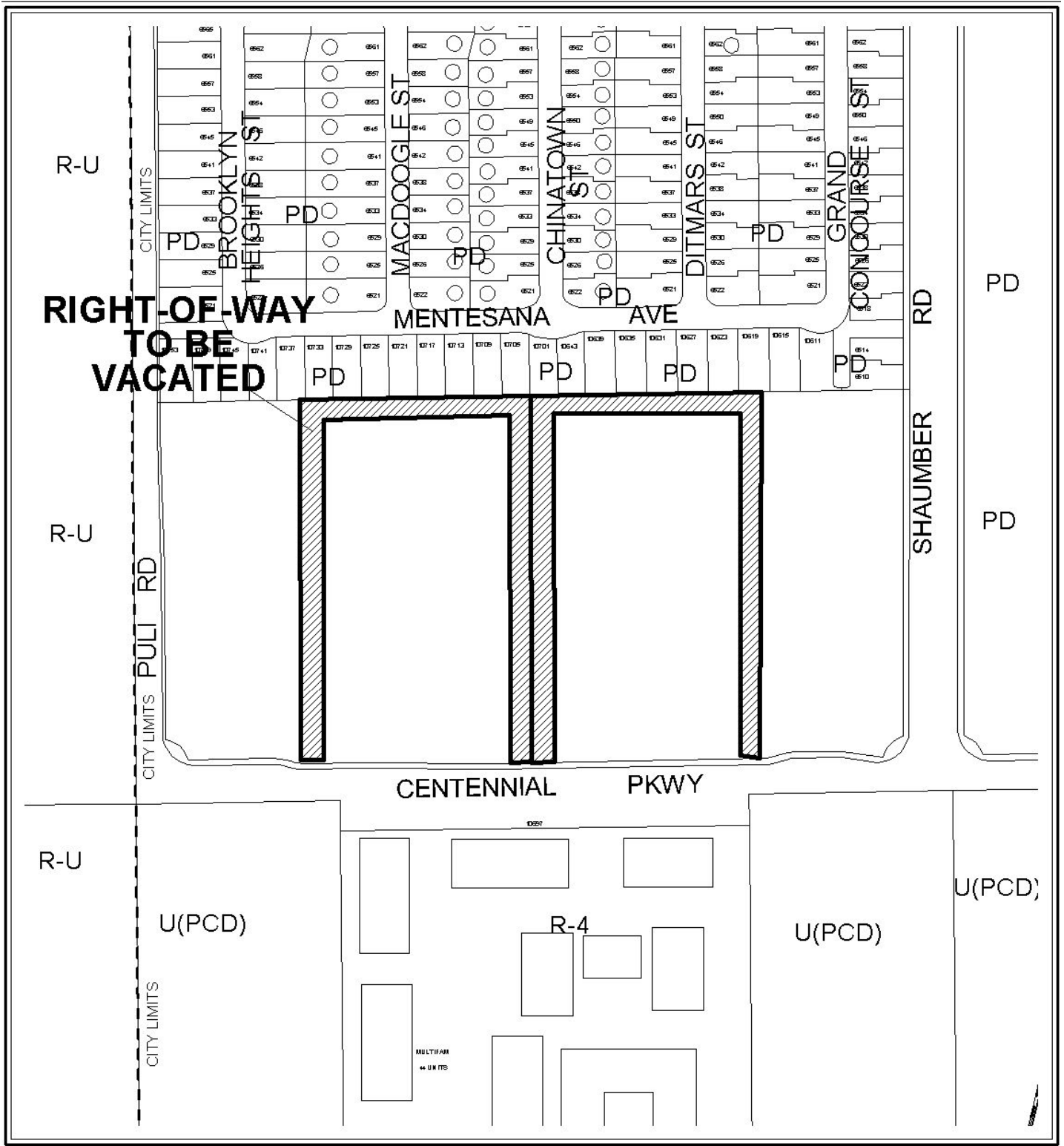
0

RECOMMENDATION:

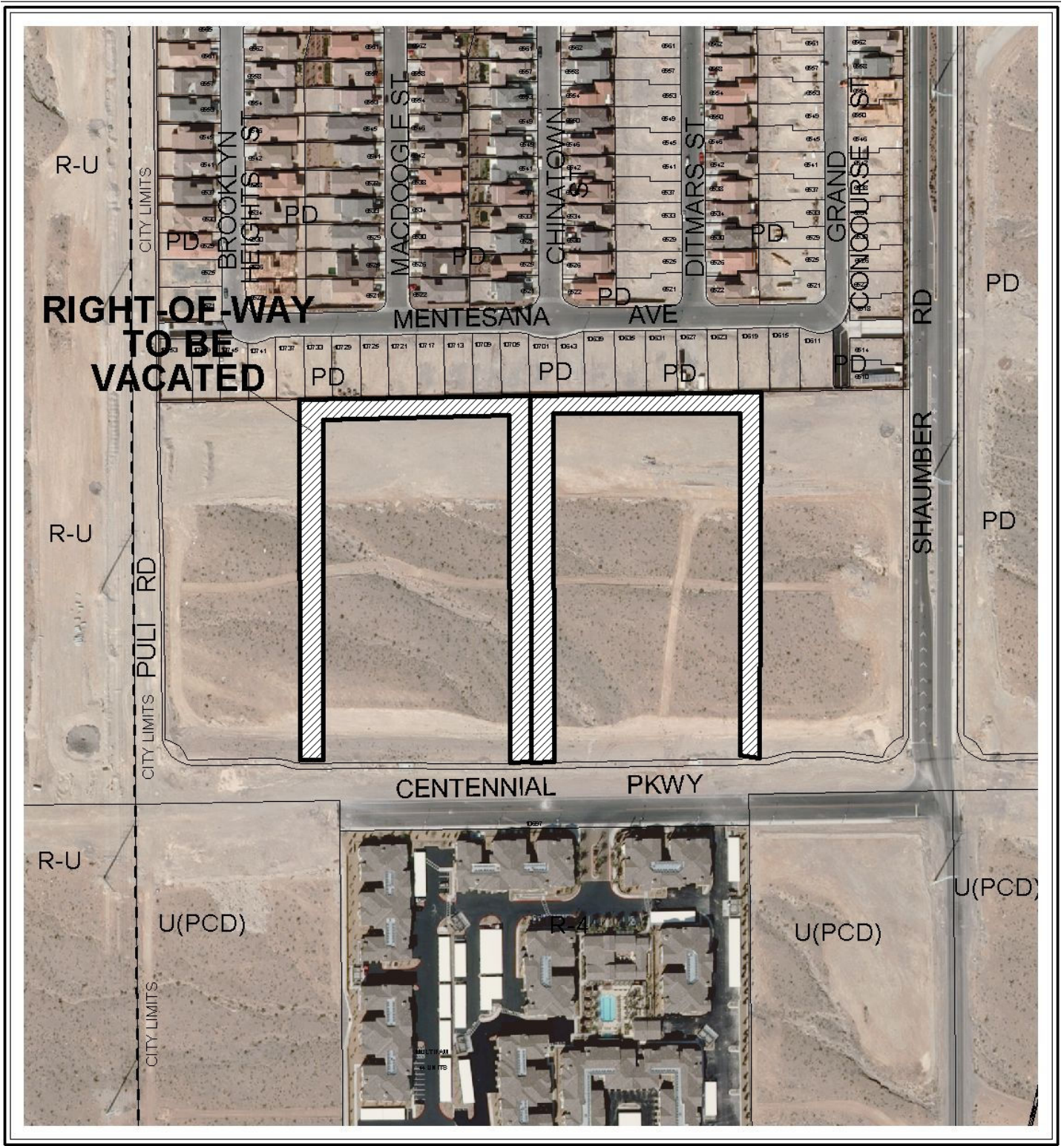
Staff recommends

BACKUP DOCUMENTATION:

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



CASE: VAC-39018



CASE: VAC-39018



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: HOF Financial I, LLC

Name of Applicant: Pardee Homes of Nevada, Inc.

Name of Representative: Slater Hanigan Group

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

_____ Yes

X No

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: [Signature]
Authorized Representative

Print Name: Russ Wakeham

Subscribed and sworn before me

This _____ day of _____, 20____

See attached

Notary Public in and for said County and State

RECEIVED
JUL 29 2010

STATE OF CALIFORNIA

COUNTY OF ORANGE

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

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

WITNESS my hand and official seal.

Signature

Shannon Van Atta

[SEAL]



RECEIVED
JUL 29 2010

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

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

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

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

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

Property Owner Signature* [Signature]

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

Print Name Russ WAKEMAN

Subscribed and sworn before me

This _____ day of _____, 20 _____.

Notary Public in and for said County and State

See attached

FOR DEPARTMENT USE ONLY

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

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

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

COPY

STATE OF CALIFORNIA

COUNTY OF ORANGE

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

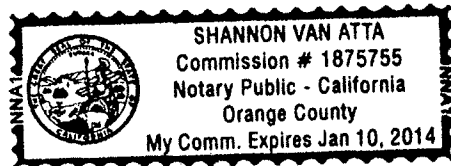
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

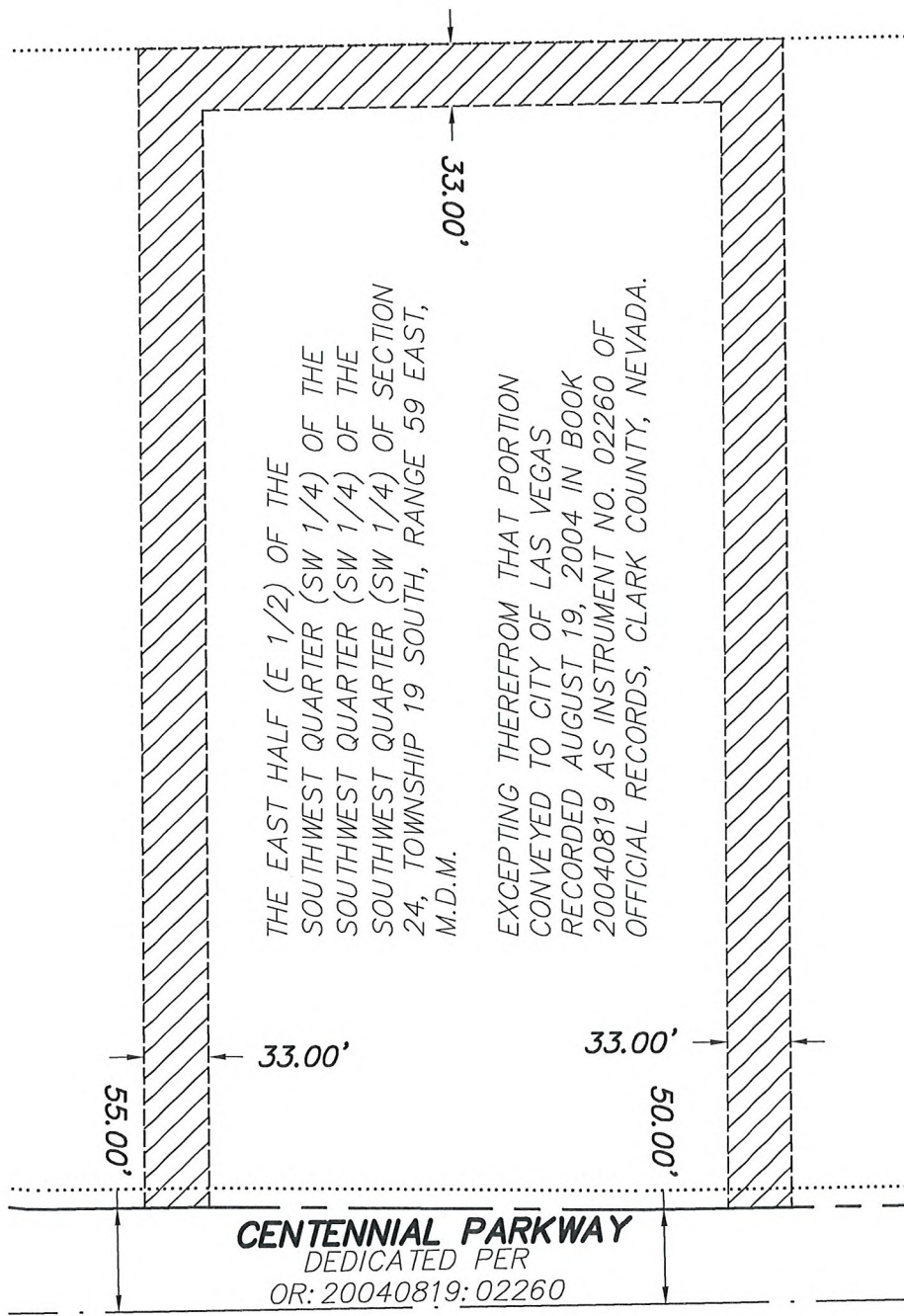
Signature

Shannon Van Atta

[SEAL]



RECEIVED
JUL 23 2010

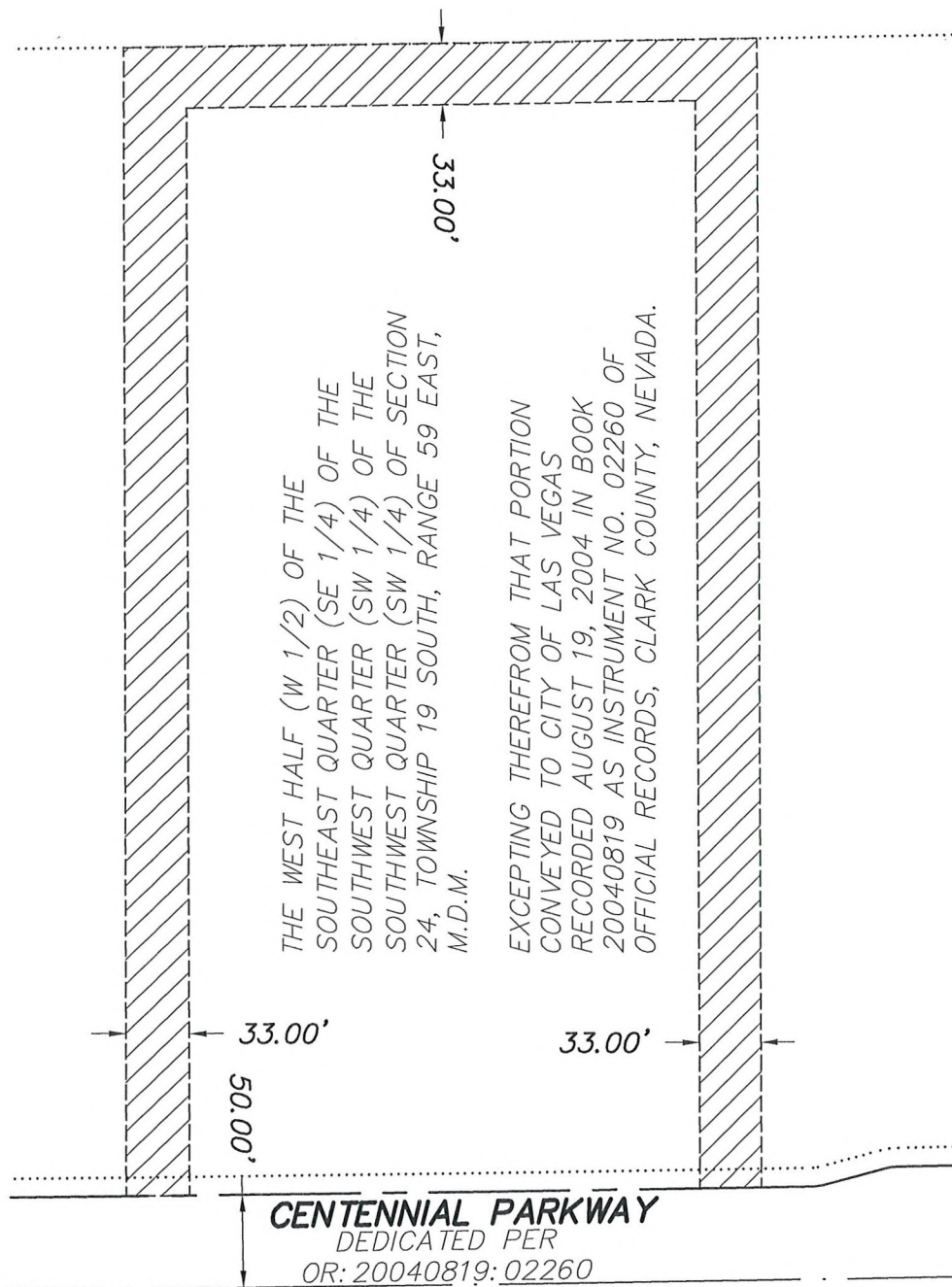


"EASEMENT 1"
PAGE 3 OF 4

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

VAC-39018

RECEIVED
JUL 29 2010



"EASEMENT 2"
PAGE 4 OF 4

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

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

VAC-39018

JUL 29 2010



PAR1002.001

July 20, 2010

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

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

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

Vacation

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

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

Sincerely,

Slater Hanifan Group, Inc.

James Hackman, P.E.
Project Manager

RECEIVED
JUL 29 2010

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).

SET DATE: 10/06/2010

C.C.: 10/20/2010

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

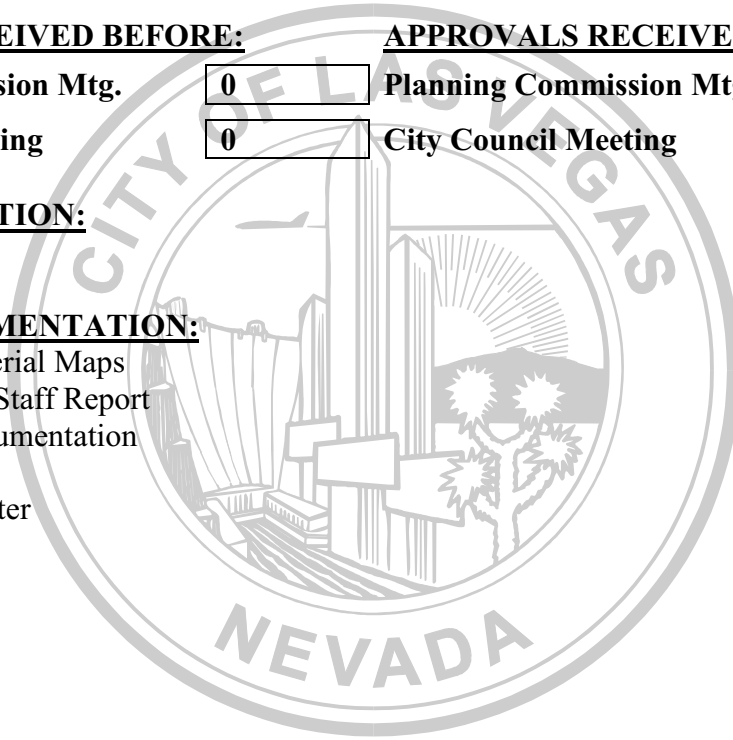
0

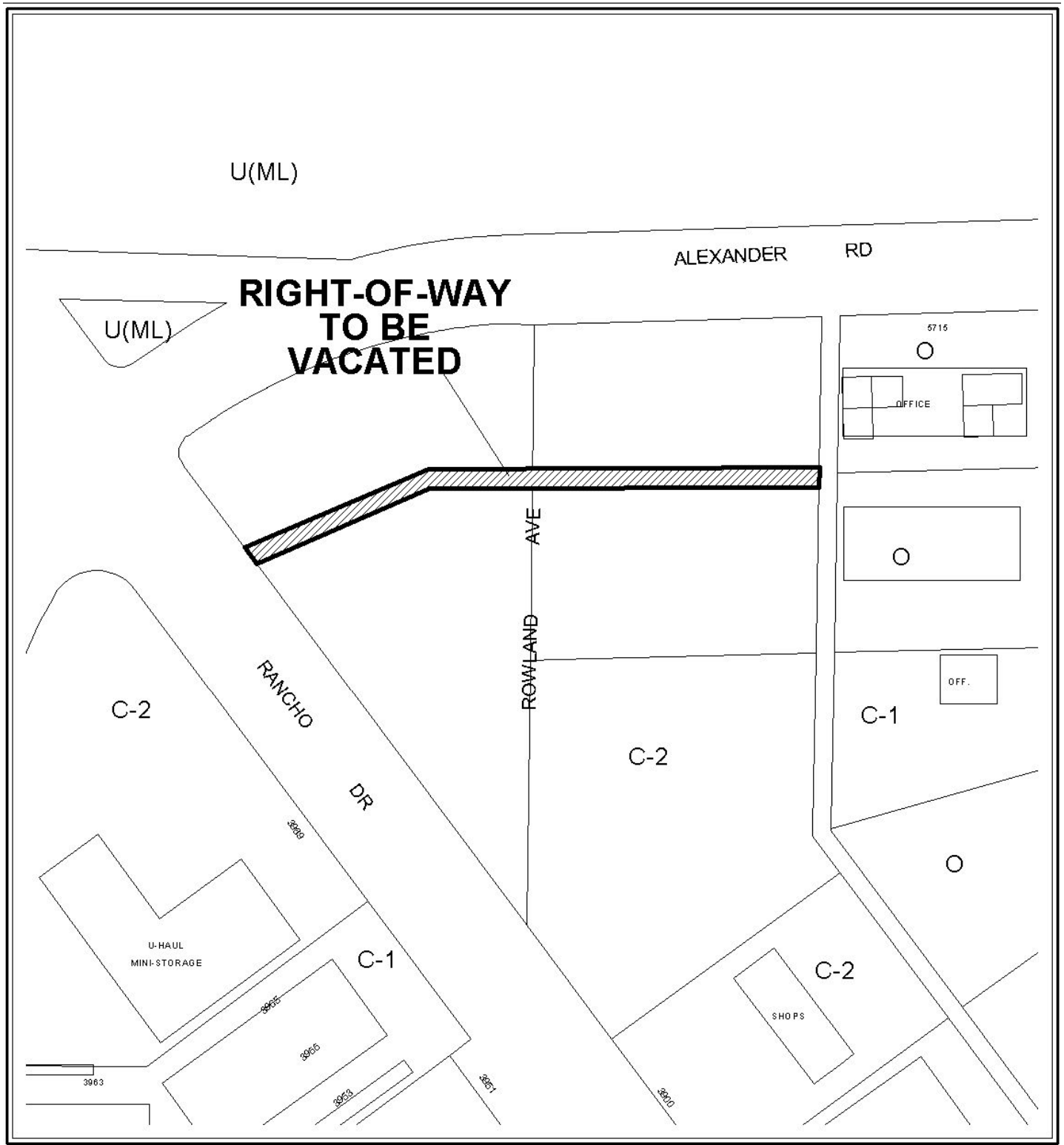
RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

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





0 100 200 Feet

CASE: VAC-39118





0 100 200 Feet

CASE: VAC-39118





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?

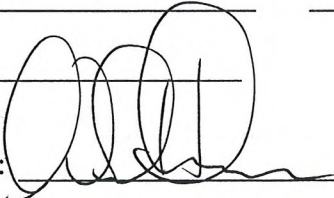
☐ Yes

☒ 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: 

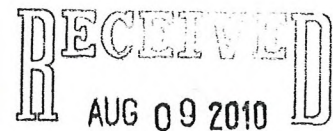
Print Name: William L. Huntress, Managing Member

Subscribed and sworn before me

This 29 day of June, 2010

Cindy Daumen
Notary Public in and for said County and State

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





PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

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

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

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

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

Property Owner Signature* [Signature]

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

Print Name William L. Huntress, Managing Member

Subscribed and sworn before me

This 29 day of June, 2010

[Signature]

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

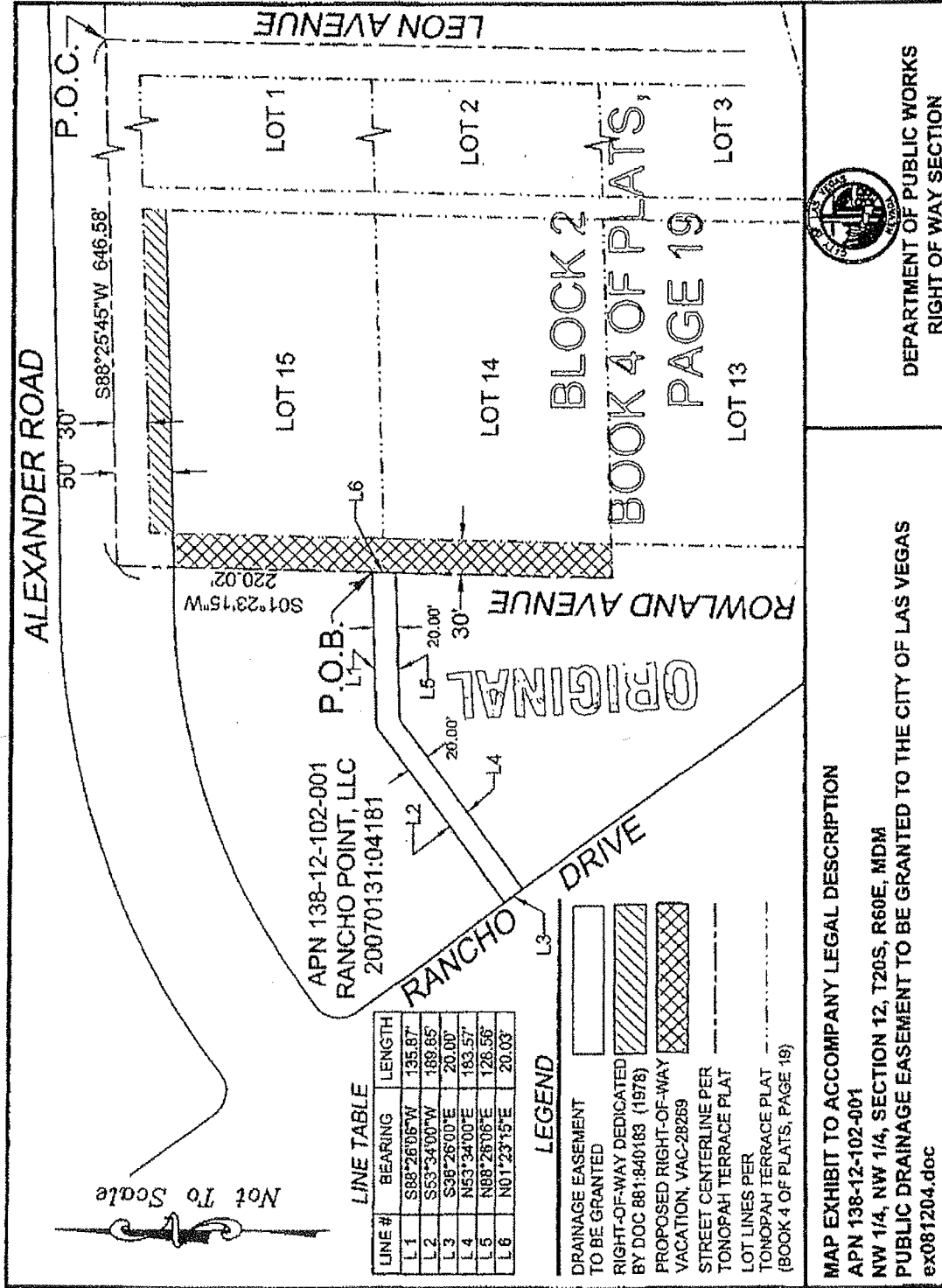
Revised 10/27/08

FOR DEPARTMENT USE ONLY

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

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

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



DEPARTMENT OF PUBLIC WORKS
RIGHT OF WAY SECTION

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

VAC-391118
 AUG 09 2010

EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

ALEXANDER ROAD

50'

SCALE: 1" = 150'

20' ALLEYWAY PER BOOK 4, PAGE 19 OF PLATS

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

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

20'

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

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

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

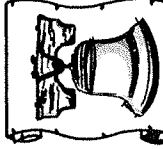
20'

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

RANCHO DRIVE

62.50'

RECEIVED
AUG 09 2010



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

SHEET 3 OF 3

VAC-39118



Heritage Surveying

7207 W. Sahara Avenue, Suite 115
Las Vegas, Nevada 89117
www.heritage-surveying.com

(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

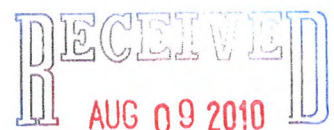
To Whom It May Concern:

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
Professional Land Surveyor
Nevada License No. 18180



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).

SET DATE: 10/06/2010

C.C.: 10/20/2010

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

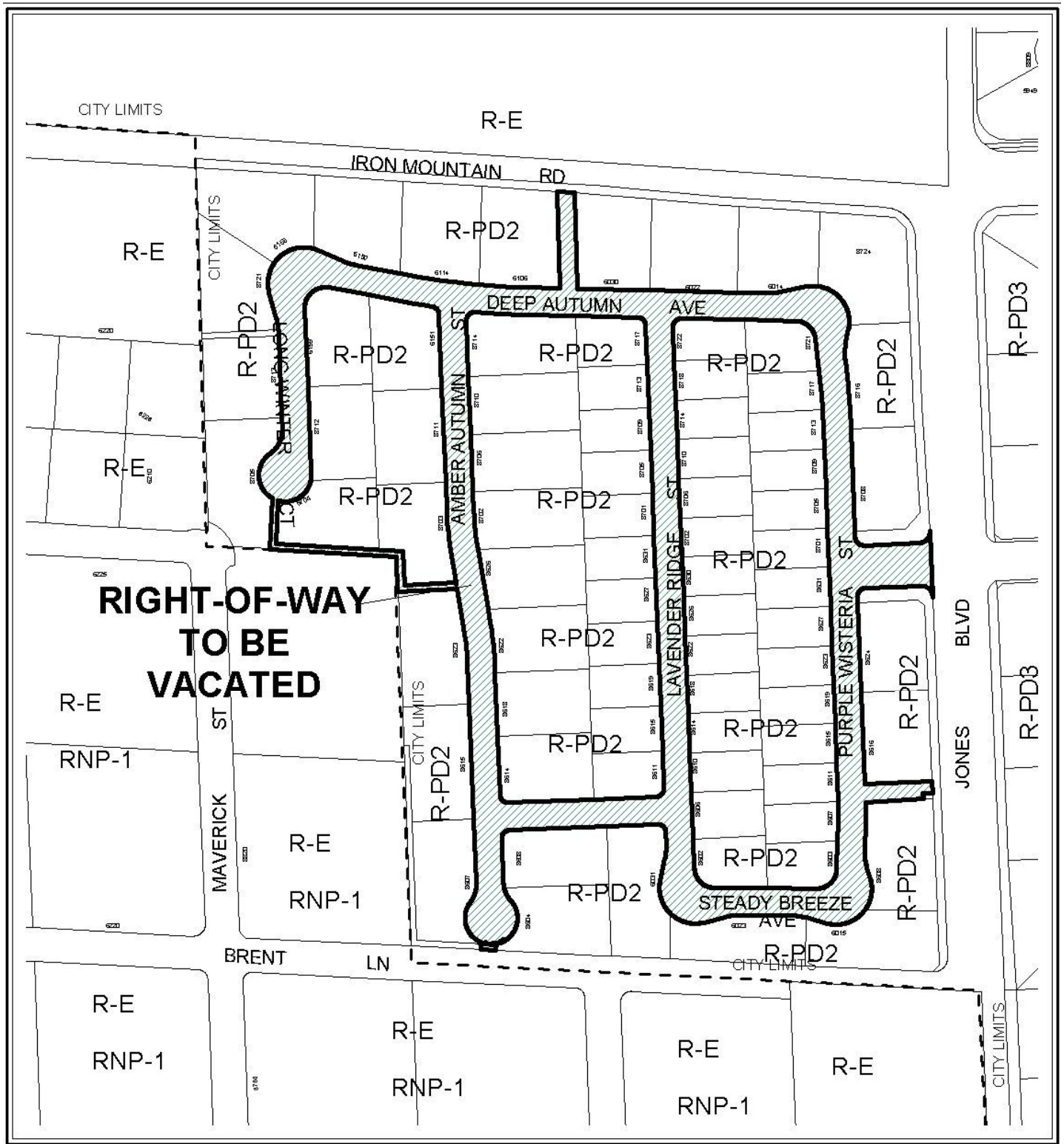
0

RECOMMENDATION:

Staff recommends

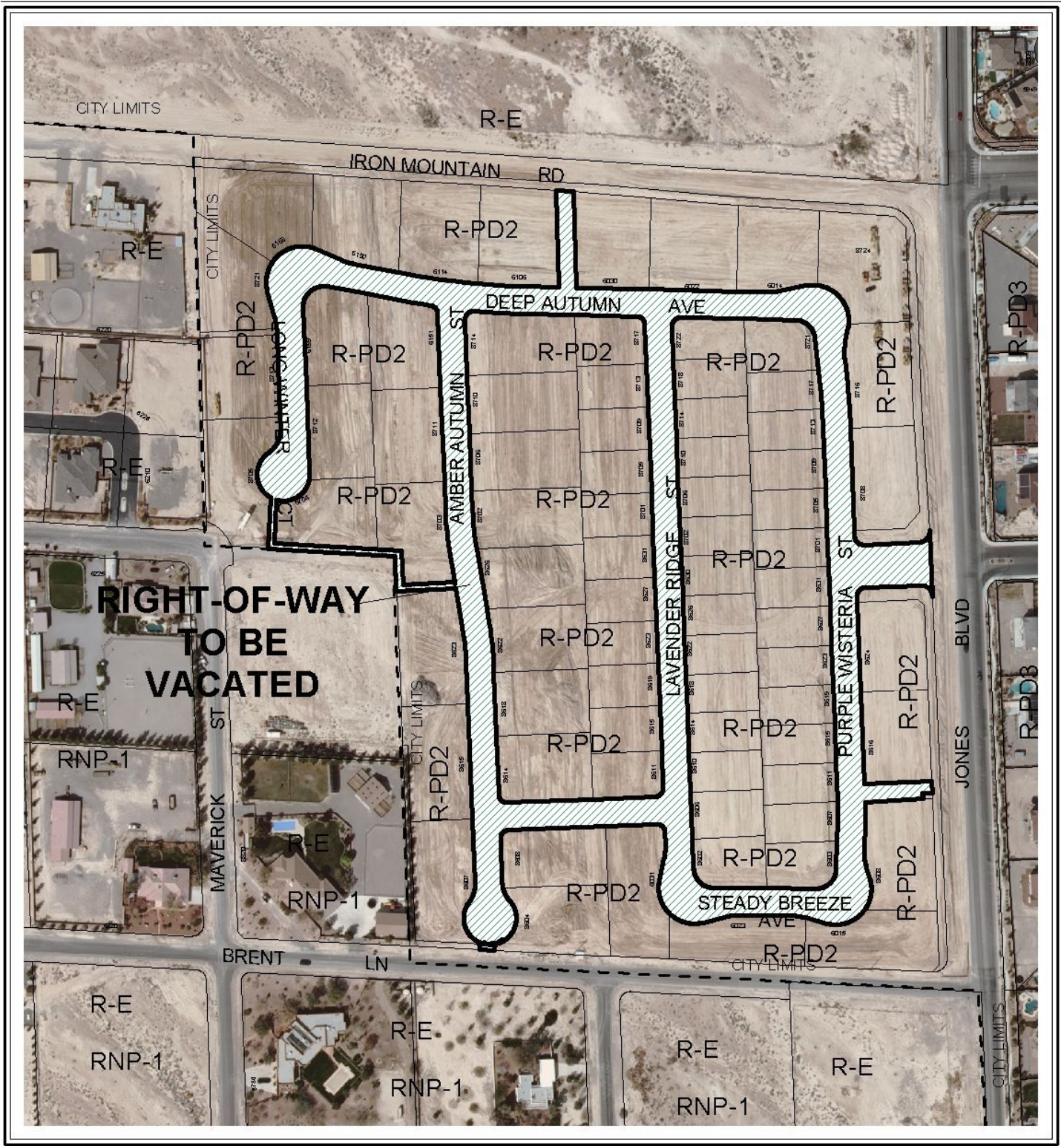
BACKUP DOCUMENTATION:

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



CASE: VAC-39142





CASE: VAC-39142



COPY



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: William Lyon Homes, INC.

Name of Applicant: William Lyon Homes, INC.

Name of Representative: Taney Engineering, INC.

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

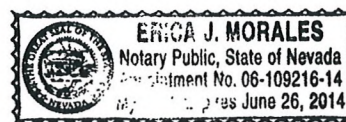
Signature of Property Owner: _____

Print Name: TERRY CONNELLY

Subscribed and sworn before me

This 9 day of August, 2010

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



RECEIVED

AUG 10 2010

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

COPY

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

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

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

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

Property Owner Signature* [Signature]

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

Print Name TERRY CONNELLY

Subscribed and sworn before me

This 9 day of August, 20 10

[Signature]

Notary Public in and for the County of _____ and State of _____

Revised 10/27/08

RECEIVED

AUG 10 2010

City of Las Vegas



FOR DEPARTMENT USE ONLY

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

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

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

CERTIFICATE OF SECRETARY

COPY

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

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

Officers:

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

Titles:

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

Officers:

Titles:

Division Titles:

"DBA: LYON SOUTHERN CALIFORNIA DIVISION"

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

RECEIVED
AUG 10 2010
City of Las Vegas

COPY

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

Officers:

Titles:

Division Titles:

"DBA: LYON ARIZONA DIVISION"

W. Thomas Hickcox	Sr. Vice President	Arizona Division President
Jeffrey D. Carlson	Vice President	V.P.-Land Acquisition
Bryan J. Cazier	Vice President	V.P.-Purchasing
Julie E. Collins	Vice President	V.P.-Operations
Larry Sears	Vice President	V.P.-Construction
Eileen V. Andrews	Asst. Secy. & Des. Broker	Asst. Secretary
Charles Caldwell	Asst. Secretary	Asst. Secretary
Maureen W. Maxwell	Asst. Secretary	Asst. Secretary
Jane E. Cochrane	Asst. Treasurer	Asst. Treasurer
Karen B. Beacom	)	Designated Signers for Addendums to: Homebuyer's Purchase
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	

2003.

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

W. Douglas Harris

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



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

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

www.lasvegasnevada.gov

July 2, 2010

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

RE: FMP-38588 - STRATTON 35 AMENDED

Dear Mr. Swapp:

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

Planning and Development

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

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

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

Date

Mayor
Oscar B. Goodman

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



07101-001-06-09

VAC-39142

RECEIVED
AUG 10 2010
City of Las Vegas

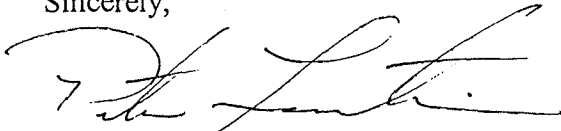
Mr. Scott Swapp
FMP-38588 - Page Two
July 2, 2010

Public Works

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

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

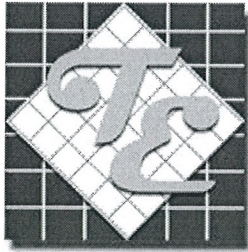
Sincerely,



Peter Lowenstein, AICP
Planning Supervisor
Planning and Development Department

PL:clb

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



TANEY ENGINEERING

6030 JONES BLVD #100

LAS VEGAS, NEVADA 89118

TELEPHONE: (702) 362-8844

FAX: (702) 362-5233

August 10, 2010

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

Re: Stratton 35 Vacation

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

Thank you,

Shaelyn Sandoval
Taney Engineering

VAC-39142

RECEIVED
AUG 10 2010
City of Las Vegas

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

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).

SET DATE: 10/06/2010

C.C.: 10/20/2010

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

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



0 50 100 Feet

CASE: VAC-39145





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAC-39145** APN: _____

Name of Property Owner: CITY OF LAS VEGAS

Name of Applicant: CHERI EDELMAN

Name of Representative: BART ANDERSON

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

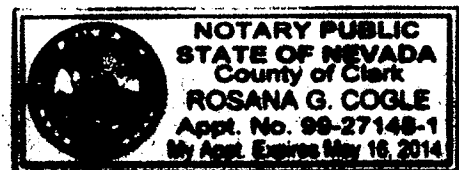
Signature of Property Owner: Cheri Edelman

Print Name: Cheri Edelman

Subscribed and sworn before me

This 9th day of August, 2010

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



RECEIVED

AUG 10 2010

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

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

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

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

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

Property Owner Signature* Cheri Edelman

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

Print Name Cheri Edelman

Subscribed and sworn before me

This 8th day of August, 20 10

Kevin Cerny

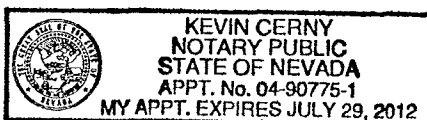
Notary Public in and for said County and State

RECEIVED

AUG 10 2010

Revised 10/21/08

City of Las Vegas

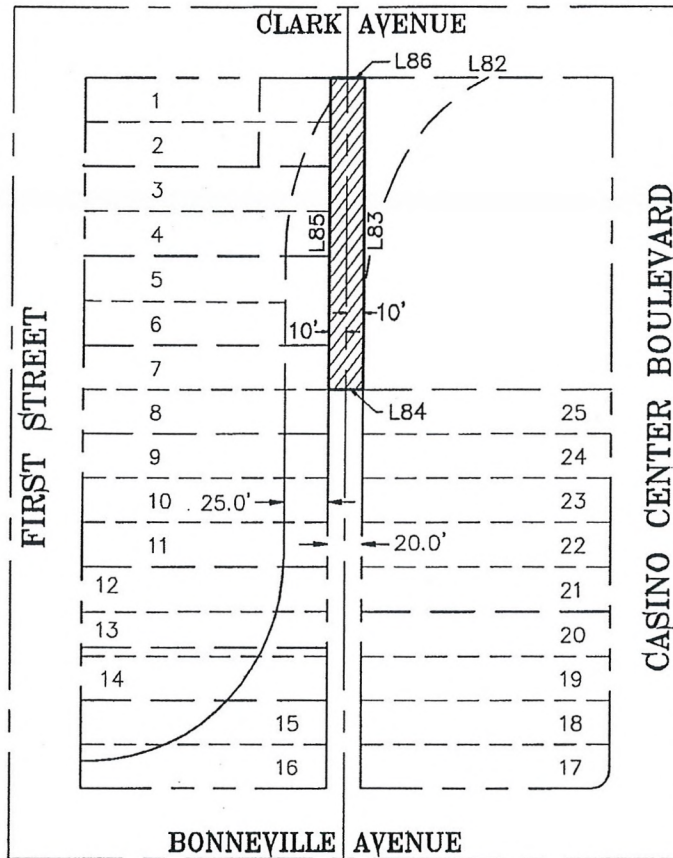


FOR DEPARTMENT USE ONLY

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

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

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



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

N.T.S.

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



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

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

DRAWING: EXHIBIT

DRAWN BY: HJB

CHECKED BY: ARR

DATE: 06/28/2010

RECEIVED

AUG 10 2010

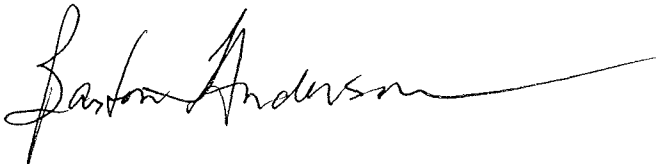
City of Las Vegas

To whom it may concern:

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

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

Thank you,

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

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

VAC-39145

RECEIVED
AUG 10 2010
City of Las Vegas

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

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

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

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

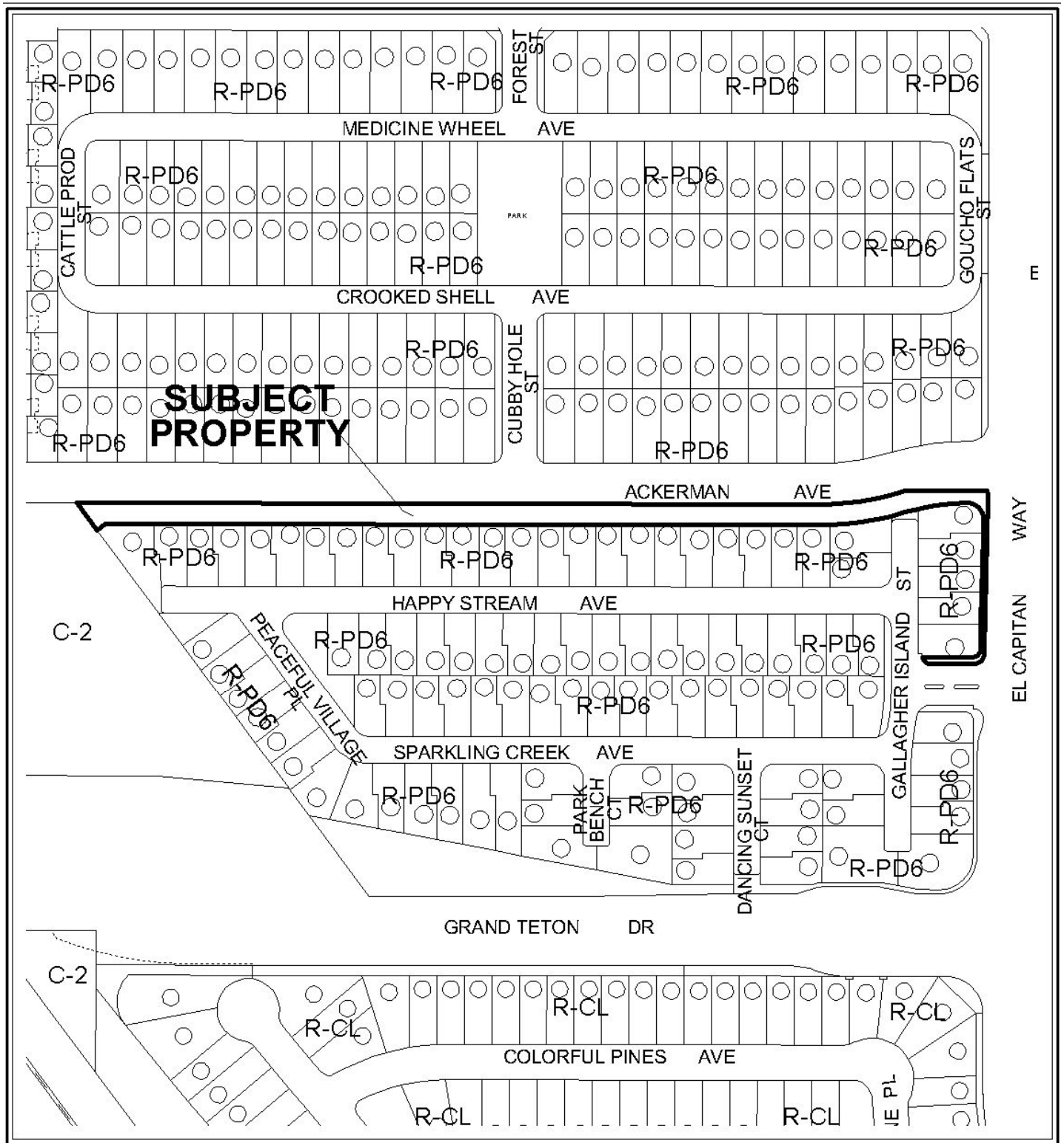
0

RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

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

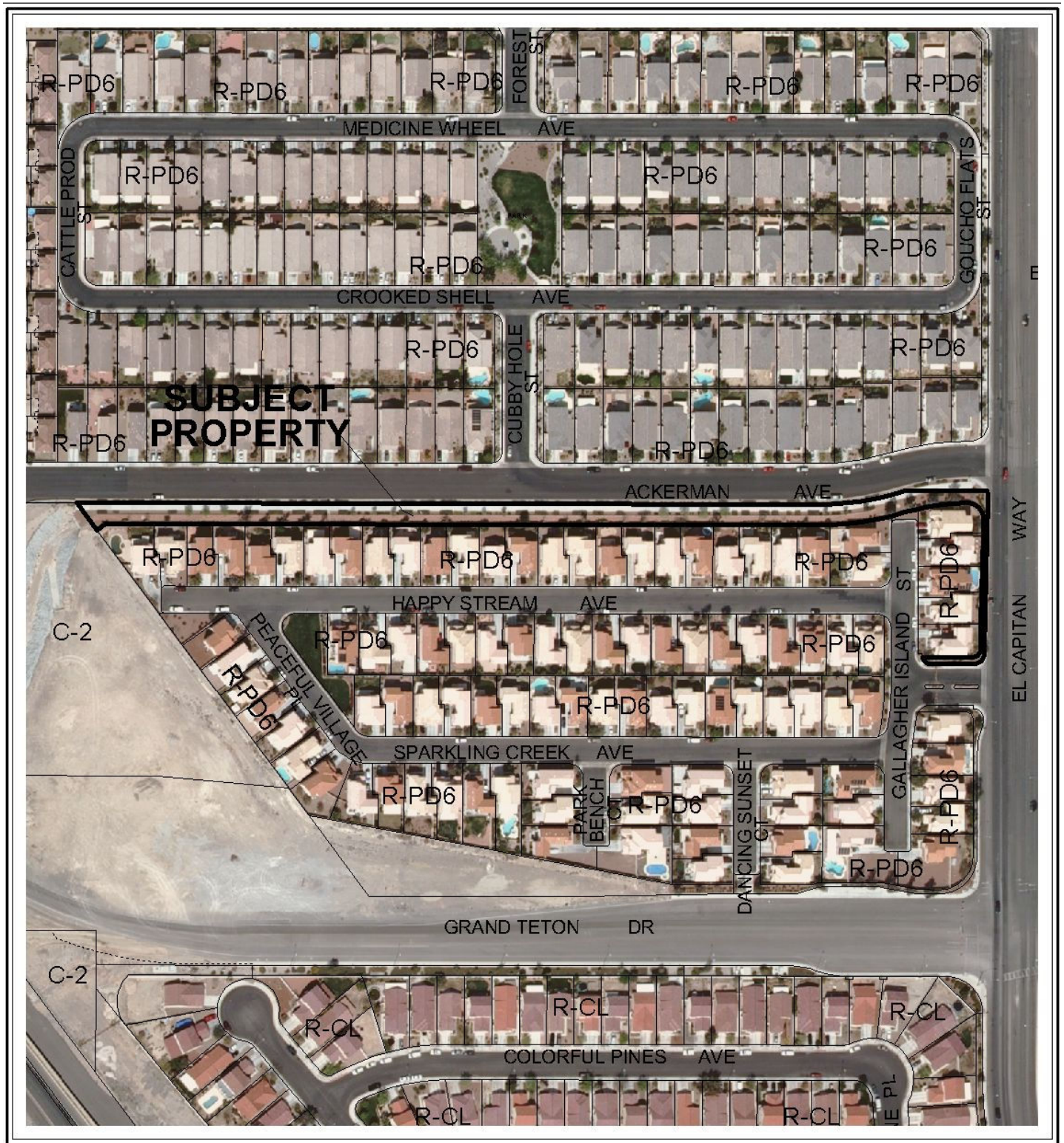


CASE: ROC-39160

ZONING OF SUBJECT PROPERTY:

RPD-6 (RESIDENTIAL PLANNED DEVELOPEMNT - 6 UNITS PER ACRE)





CASE: ROC-39160

ZONING OF SUBJECT PROPERTY:

RPD-6 (RESIDENTIAL PLANNED DEVELOPEMNT - 6 UNITS PER ACRE)





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: Russell Powers

Print Name: Russell Powers



Subscribed and sworn before me

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



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

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

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

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

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

Property Owner Signature* Russell Powers

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

Print Name Russell Powers

Subscribed and sworn before me

This 16th day of August, 20 10

Marijean Humphreys

Notary Public in and for said County and State



Revised 10/27/08

FOR DEPARTMENT USE ONLY

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

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

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

RECEIVED
AUG 12 2010

ROC-39160

TOTAL LOTS:	103
TOTAL AREA:	14.64 Acres

TOTAL AREA: 14.64 Acres

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.

- [illegible]

NORTH 89°33'30" WEST, BEING THE BEARING OF THE SOUTH LINE OF THE EASTWEST 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 46 OF SURVEYS PAGE 75, OFFICIAL RECORDS OF CLARK COUNTY, NEVADA.

COMMON ELEMENT 'A'	40 756 S
1. THE NAME OF THE ELEMENT	

- [illegible]

○ MONUMENT FOUND, AS NOTED

- 5/8" REBAR AND ALUMINUM
CAP, MARKED "13 1175"
SET 5/8" REBAR REST^①
- SET 5/8" REBAR AND ALUMINUM
CAP, MARKED "13 1175"
- SET 5/8" REBAR AND ALUMINUM CAP,
MARKED "13 1175", WITH REFERENCE TIES
- LOT NUMBER
- BLOCK NUMBER
- PUBLIC STREET DEDICATED TO THE CITY
OF LAS VEGAS PER THIS PAUL WAS
- PRIVATE STREET, A.U.C., OF LAS VEGAS
CITY, N.M., BEING HEREBY
EASEMENT (TO BE PERMANENTLY MAINTAINED)

S.V.R.L. PRIVATELY MAINTAINED (SEE NOTE 4) PUBLIC UTILITY FACILITY

- | TYPE | USUAL IDENTIFICATION |
|------|-------------------------------------|
| TYP. | TYPICAL |
| U.E. | UTILITY EASEMENT |
| C18 | CURVE IDENTIFICATION, TYPICAL |
| L3 | LINE IDENTIFICATION, TYPICAL |
| R22 | RADIAL LINE IDENTIFICATION, TYPICAL |

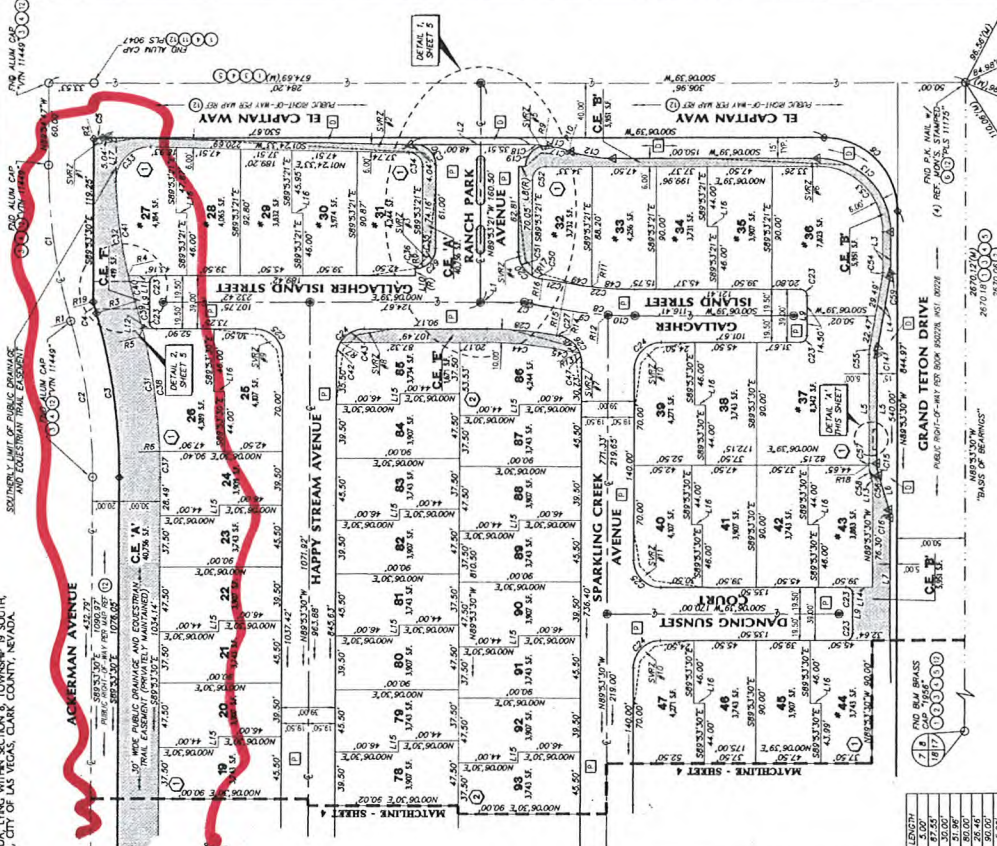
— — — — — CENTERLINE, TYPICAL

- EASEMENT LINE, TYPICAL
 _____ LOT LINE, TYPICAL
 - . - . - SECTION LINE, TYPICAL
 ===== SUBDIVISION BOUNDARY LINE

[illegible]

LINE	BEARING
R1	S16°12'16"E
R2	N71°13'10"E
R3	S16°12'16"E
R4	N13°17'59"W
R5	S15°54'42"E
R6	S02°16'47"E
R7	S05°06'39"W
R8	S70°13'33"W
R9	S81°26'29"E
R10	N71°41'39"W
R11	S66°23'20"E
R12	S68°08'44"E
R13	N71°16'33"W
R14	N72°50'12"E
R15	S72°24'49"E
R16	S66°26'45"E
R17	S59°53'21"E
R18	N61°29'19"W

L1
L2
L3
L4
L5
L6
L7
L8
L9
L10
L11
L12
L13
L14
L15
L16
L17



3'x15' PUBLIC EASEMENT FOR
BUS STOP PURPOSES HEREBY
GRANTED TO CITY OF LAS VEGAS

DETAIL 'A' - NOT TO SCALE

CVL
CONSULTANTS, INC.
6289 S. Valley View Blvd.
Suite 200
Las Vegas, NV 89118
Tel: (702) 348-3001
Fax: (702) 348-0047

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

PROPOSING: PLANNING: LAND SURVEYING
SHEET 3 OF 5

RECEIVED
AUG 12 2010
1015-36

ROC-39160



MAYOR
OSCAR B GOODMAN

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

CITY MANAGER
VIRGINIA VALENTINE

October 19, 2001

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

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

Dear Mr Ross

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

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

Planning and Development

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

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

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

68112-012-11/00

RECEIVED
AUG 12 2010

ROC-39160

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

RECEIVED
AUG 12 2010

ROC-39160

Public Works

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

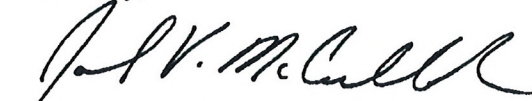
RECEIVED
AUG 12 2010

ROC-39160

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

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

Sincerely,



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

JVM clc

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

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

RECEIVED
AUG 12 2010

ROC-39160



ROC-39160

Twilight North Homeowners Association

C/o Excellence Community Management, LLC

601 Whitney Ranch Drive, Suite B-10

Henderson NV 89014

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

Via facsimile (474-0352)

July 14, 2010

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

Re: Justification Letter / Request for Review of Condition

Dear Sirs:

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

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

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

Very Truly Yours,



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

RECEIVED
AUG 12 2010

ROC-39160



August 11, 2010

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

Re: Twilight North Homeowners Association / Association Manager

Dear Mr. Gebeke:

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

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

Sincerely,



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

RECEIVED
AUG 12 2010

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

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

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

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

4

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

1

City Council Meeting

0

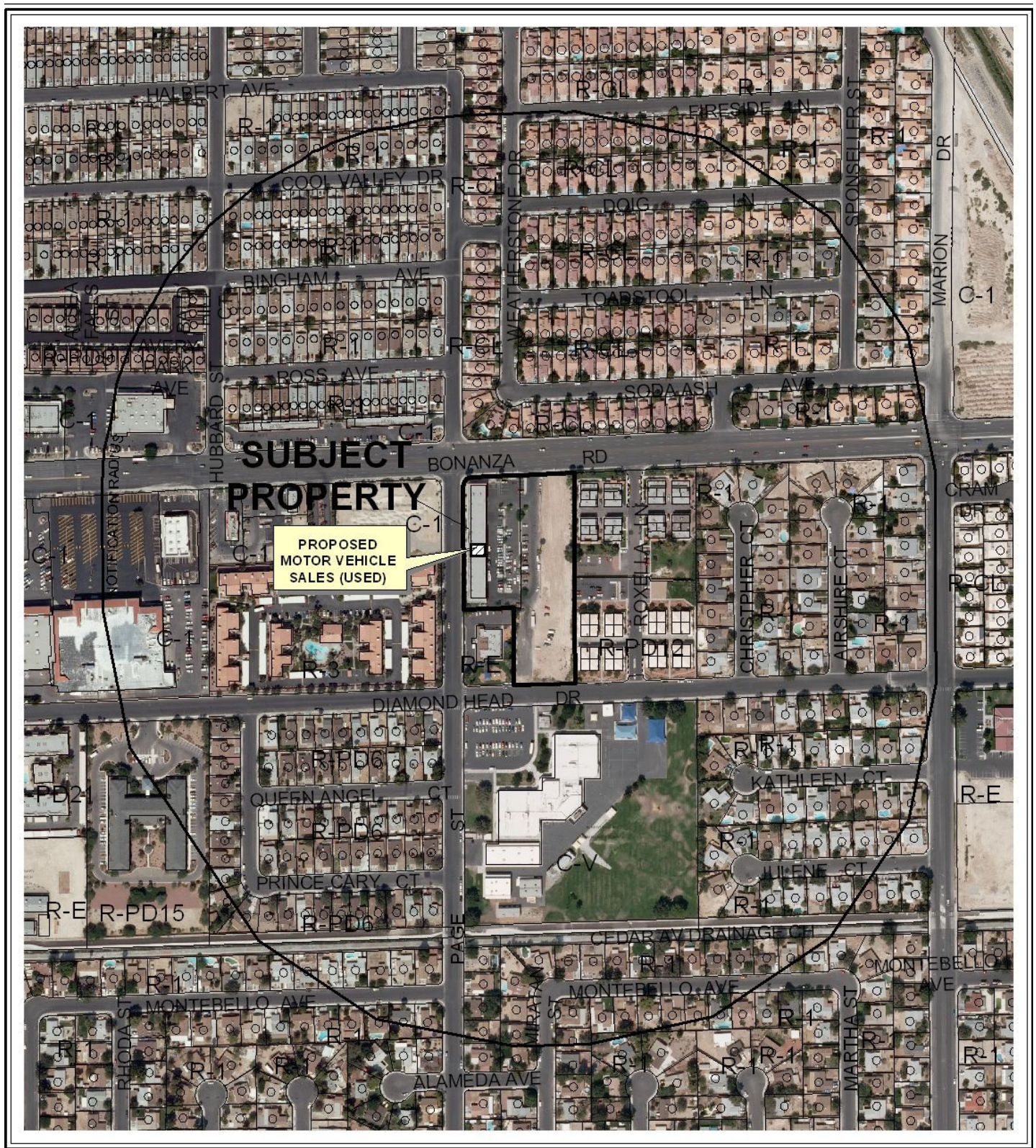
RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

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





CASE: **SUP-38523**

RADIUS: 1000

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





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-38523** APN: 140-32-101-017
Name of Property Owner: HECTOR CAMACHO
Name of Applicant: SAME
Name of Representative: SAME

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

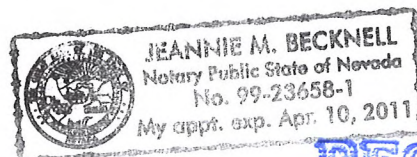
APN: _____

Signature of Property Owner: _____

Print Name: HECTOR CAMACHO

Subscribed and sworn before me

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



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: SUP MOTOR VEHICLES BUS ED
 Project Address (Location) 4561 E BONANZA - 130 -
 Project Name CAMACHO PLAZA Proposed Use 3
 Assessor's Parcel #(s) 140-32-101-017 Ward #
 General Plan: existing proposed Zoning: existing C2 proposed SC
 Commercial Square Footage Floor Area Ratio
 Gross Acres 1.32 Lots/Units Density
 Additional Information

PROPERTY OWNER HECTOR CAMACHO Contact 460 1775
 Address 1501 S MARYLAND PK Phone: 460 1775 Fax:
 City LV NEV 89104 State Zip
 E-mail Address ESTRELLA LV@hotmail.com

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

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

Property Owner Signature* [Signature]

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

Print Name

Subscribed and sworn before me

This 11th day of June, 20 10.

Jamie M. Beckner

Notary Public in and for said County and State

State of Nevada
Clark County

Revised 10/27/08

FOR DEPARTMENT USE ONLY

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



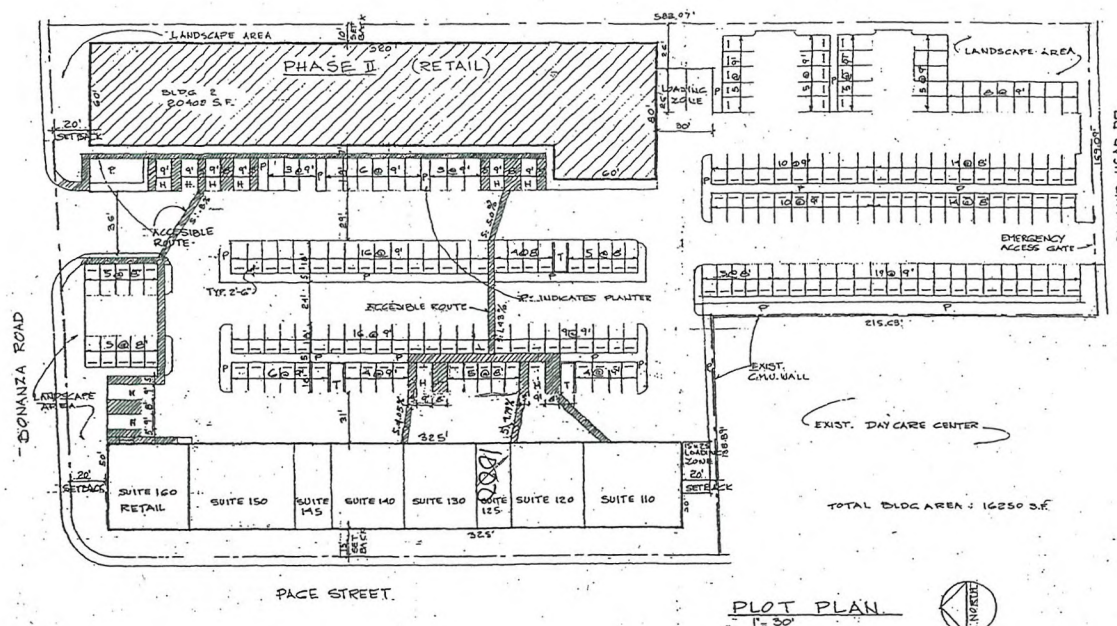
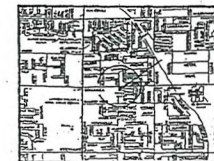
JEANIE M. BECKNELL
Notary Public State of Nevada
No. 99-25658-1
My appt. exp. Apr 10, 2011

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

\\depot\Application Packet\Application Form.pdf

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

LEGAL DESCRIPTION:
BEING A PORTION OF THE NE1/4 AT THE NW1/4
OF SECTION 32, TOWNSHIP 20 S, RANGE 62 E
AS RECORDED AT THE CLARK COUNTY, NV,
RECORDER'S OFFICE.
A.P.N.: 140-32-114-045



BUILDING ANALYSIS	
Furniture Store	8740 S.F.
Furniture warehouse	2610 S.F.
Subtotal	11350 S.F.
Fast Food Eatery, Seating	3623 S.F.
Kitchens	2100 S.F.
Rest rooms	484 S.F.
Subtotal	6207 S.F.
Meat Market	2035 S.F.
Sprinklers raise room	44 S.F.
Exterior walls	526 S.F.
Interior 6" wall	38 S.F.
Subtotal	2643 S.F.
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	8410 S.F. ÷ 175 = 48.0 spaces.
Furniture warehouse	2610 S.F. ÷ 250 = 10.4 spaces.
Subtotal	58.4 spaces.
Fast Food Eatery	3623 S.F. ÷ 50 = 72.46 spaces.
Kitchens	2544 S.F. ÷ 200 = 12.72 spaces.
Subtotal	85.18 spaces.
Meat Market	2035 S.F. ÷ 175 = 11.62 spaces.
TOTAL PARKING REQUIRED	233.7 SPACES
TOTAL PARKING PROVIDED	201 SPACES plus 3 loading.

NORA H. MASANA
ARCHITECT
2207 WEST JOWAN ROAD
NORTH LAS VEGAS NV 89032
(702) 38-0727

CAMACHO AUTO CENTER, PHASE 2
4161 EAST BONANZA
Las Vegas NV 89110
Owner: Hector Camacho
(702) 460-1775

SITE PLAN

DRAWN: R.H.M.
DATE: 10-16-07
SCALE: 1" = 30'

SUP-38523

RECEIVED
JUN 17 2010

DONANZA ROAD

1115 DISPIAY AREA

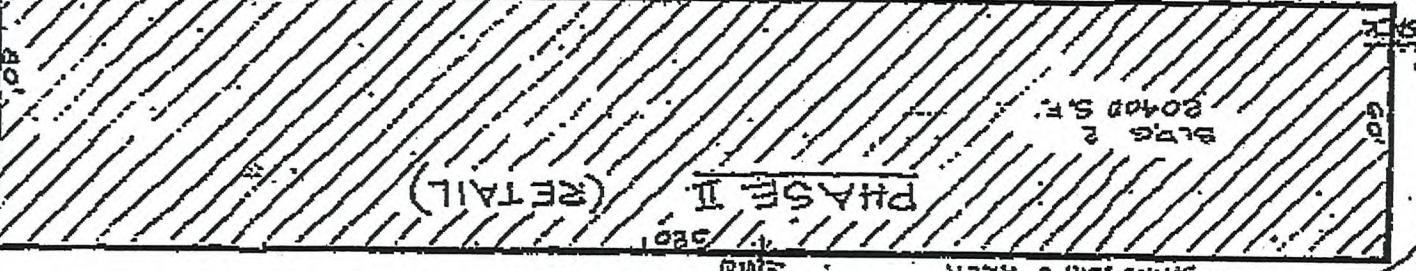
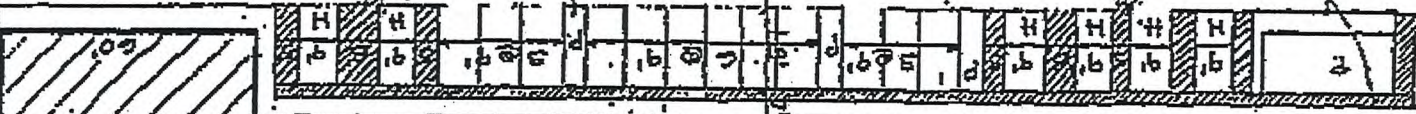
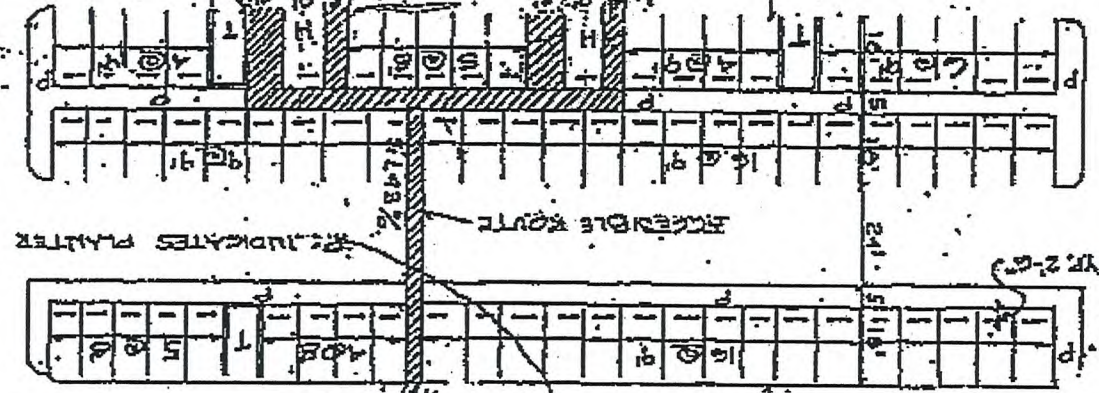
LANDSCAPE AREA

PHASE II (RETAIL)

BLDG 2
80400 S.F.

SUITE 160
RETAIL
SUITE 150
SUITE 145
SUITE 140
SUITE 130
SUITE 125
SUITE 120
SUITE 110

20091



SUP-38523

PAGE STREET

JUN 1 1 2010

RECEIVED

1	5	10	15	1
1	5	10	15	1
1	5	10	15	1
1	5	10	15	1



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

06/24/10



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

06/24/10



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

06/24/10



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

06/24/10



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

06/24/10



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

06/24/10



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

06/24/10



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

06/24/10



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

06/24/10



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

06/24/10



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

06/24/10



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

06/24/10



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

06/24/10



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

06/24/10



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

06/24/10



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

06/24/10



SUP-38523 - APPLICANT/OWNER: HECTOR CAMACHO

4561 EAST BONANZA ROAD, SUITE #130

06/24/10



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

06/24/10

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

May 10, 2010

Attn: PLANNING AND DEVELOPMENT DEPARTMENT

Re: JUSTIFICATION LETTER

To whom it may concern.

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

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

Respectfully



HECTOR CAMACHO

RECEIVED
JUN 11 2010

SUP-38523

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

Return Service Requested
Official Notice of Public Hearing



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

☐

I SUPPORT
this Request

☒

I OPPOSE
this Request

Please use available blank space on card for your comments.

SUP-38523

Planning Commission Meeting of 7/29/2010

PRESORTED
FIRST CLASS



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

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

RECEIVED

JUN 21 2010

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

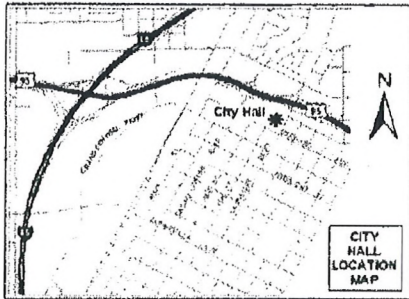
EP40511 29110



HIP

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

Return Service Requested
Official Notice of Public Hearing



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

☐

I SUPPORT
 this Request

☒

I OPPOSE
 this Request

Please use available blank space on card for your comments.

SUP-38523

Planning Commission Meeting of 7/29/2010

PRESORTED
 FIRST CLASS



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

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

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

Case: SUP-38523

RECEIVED

JUN 21 2010

41P

Return Service Requested
Official Notice of Public Hearing

☒

Planning Commission Meeting of 7/29/2010

**PRESORTED
FIRST CLASS**



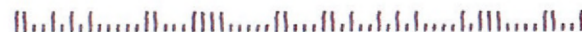
02 1M \$ 00.414
0004279218 JUL 16 2010
MAILED FROM ZIP CODE 89101

JUL 23 2010

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

Submitted after final agenda	Item	Date
	44	

1994年12月11日 星期四



Telephone Protest/ Approval Log

Meeting Date: 07.29.10

Case Number: SUP-38523

Date: 07.28.10
Name: Mary Paz
Address: 4608 Kathleen Court
89110
Phone: 702 - 438-6211
☒ PROTEST ☐ APPROVE

Date: _____
Name: _____
Address: _____
Phone: _____
☐ PROTEST ☐ APPROVE

Date: _____
Name: _____
Address: _____
Phone: _____
☐ PROTEST ☐ APPROVE

Date: _____
Name: _____
Address: _____
Phone: _____
☐ PROTEST ☐ APPROVE

Date: _____
Name: _____
Address: _____
Phone: _____
☐ PROTEST ☐ APPROVE

Date: _____
Name: _____
Address: _____
Phone: _____
☐ PROTEST ☐ APPROVE

41P

Telephone Protest/ Approval Log

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

Date: MON - July 19, '10
Name: John Berchiusi Sr.
Address: 4580 Ross Ave.
Phone: 752-9189
☐ PROTEST ☒ APPROVE

Date: _____
Name: _____
Address: _____
Phone: _____
☐ PROTEST ☐ APPROVE

Date: _____
Name: _____
Address: _____
Phone: _____
☐ PROTEST ☐ APPROVE

Date: _____
Name: _____
Address: _____
Phone: _____
☐ PROTEST ☐ APPROVE

Date: _____
Name: _____
Address: _____
Phone: _____
☐ PROTEST ☐ APPROVE

Date: _____
Name: _____
Address: _____
Phone: _____
☐ PROTEST ☐ APPROVE

Submitted after final agenda
Date _____ Item 41
A

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

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).

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

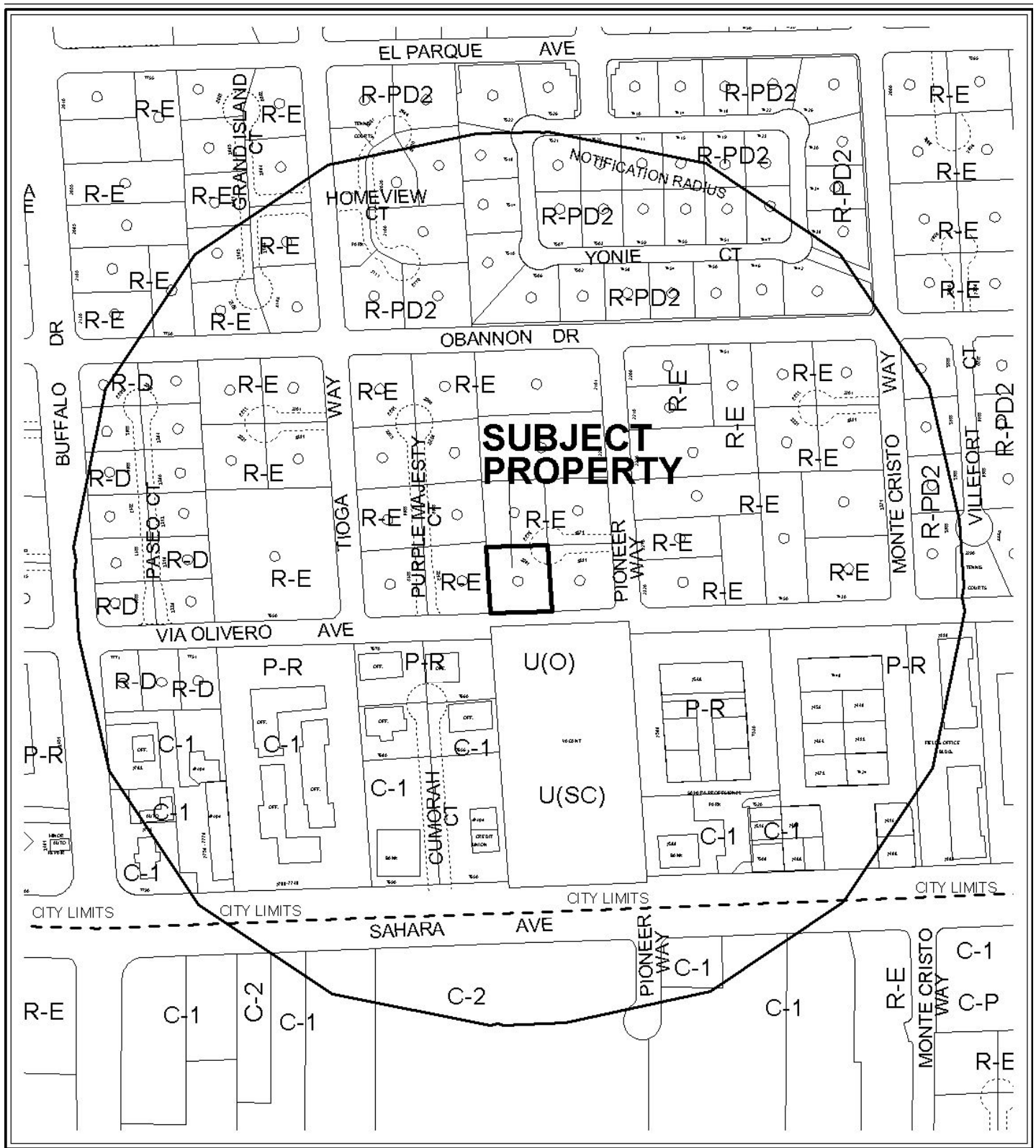
0

RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

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

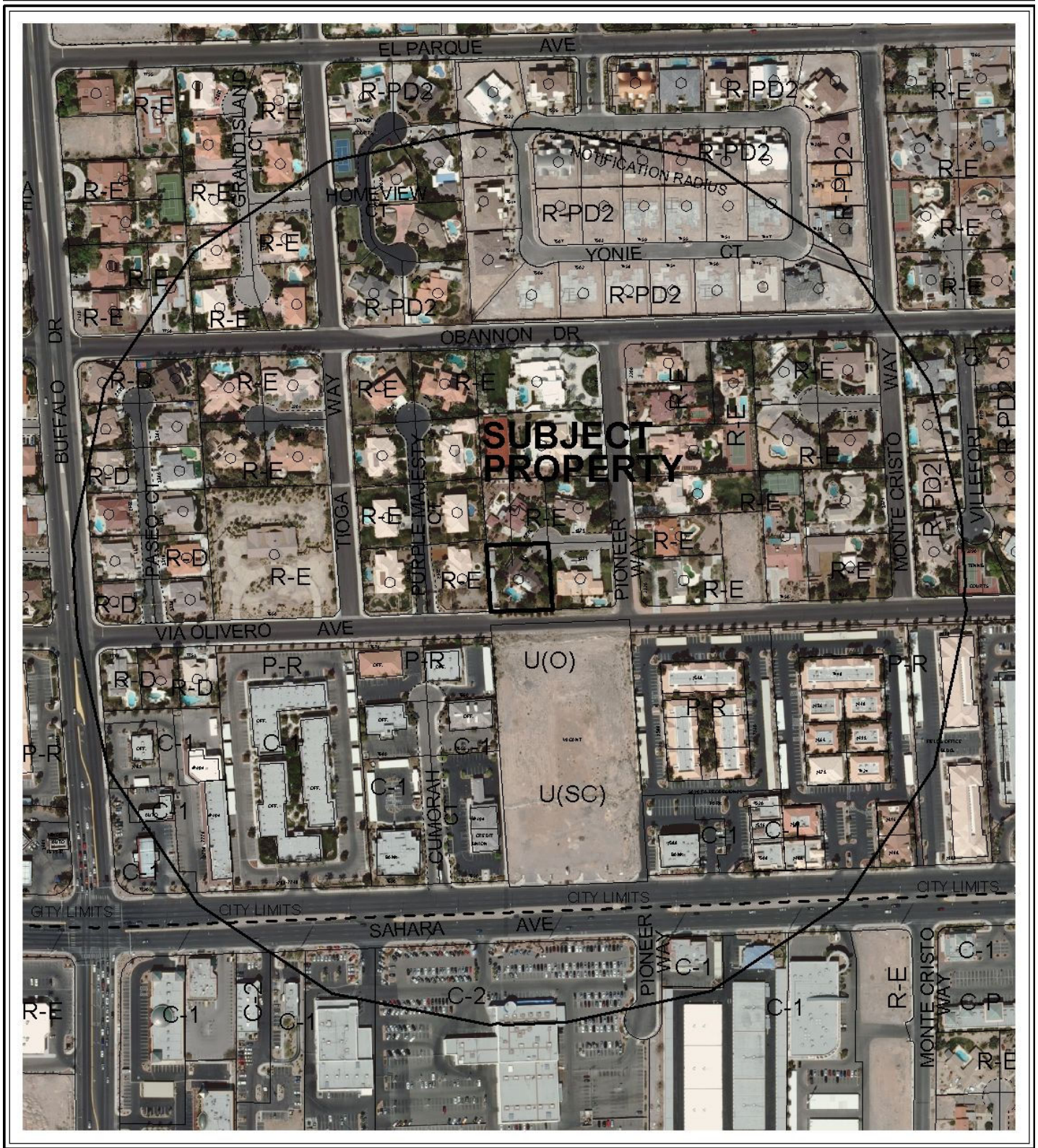


CASE: **VAR-39068 AND SUP-39069**

RADIUS: 1000 FT

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





CASE: VAR-39068 AND SUP-39069

RADIUS: 1000 FT

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

0 300 600 Feet





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

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

 Yes

 ✓ No

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

City Official: N/A

Partner(s): N/A

APN: N/A

Signature of Property Owner: Roxanne W. Sheridan

Print Name: Roxanne Zona Sheridan

AKA Roxanne Welsh Sheridan

Subscribed and sworn before me

This day of , 20

 Notary Public in and for said County and State

SEE ATTACHED CALIFORNIA JURAT

RECEIVED

AUG 03 2010

City of Las Vegas

CALIFORNIA JURAT WITH AFFIANT STATEMENT

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

1
2
3
4
5
6

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

State of California

County of MARIN

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

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

(1) ROXANNE ZONA SHERIDAN,
Name of Signer

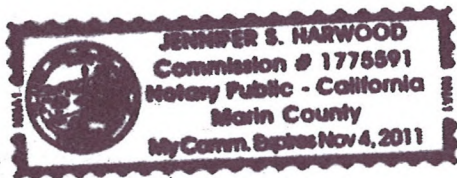
proved to me on the basis of satisfactory evidence
to be the person who appeared before me (.) (,)

(and

(2) _____,
Name of Signer

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

Signature _____
Signature of Notary Public



Place Notary Seal Above

OPTIONAL

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

Further Description of Any Attached Document

Title or Type of Document: STATEMENT OF FINANCIAL INTEREST

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

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

RIGHT THUMBPRINT
OF SIGNER #1
Top of thumb here



RIGHT THUMBPRINT
OF SIGNER #2
Top of thumb here

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

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

Additional Information

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

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

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

Property Owner Signature* Roxanne Sheridan
 *An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.
 Print Name Roxanne Sheridan
 Subscribed and sworn before me Roxanne Zena Sheridan

This _____ day of _____, 20 _____

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

FOR DEPARTMENT USE ONLY

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

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

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

CALIFORNIA JURAT WITH AFFIANT STATEMENT

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

1
2
3
4
5
6

Signature of Document Signer No. 1

Signature of Document Signer No. 2 (if any)

State of California

County of MARIN

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

1ST day of JULY, 20 10, by

(1) ROXANNE ZONA SHERIDAN
Name of Signer

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

(and

(2) _____
Name of Signer

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

Signature

Signature of Notary Public



Place Notary Seal Above

OPTIONAL

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

Further Description of Any Attached Document

Title or Type of Document: APPLICATION/PETITION FORM

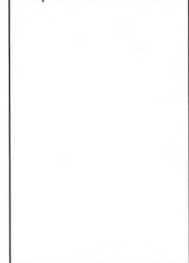
Document Date: JULY 1, 2010 Number of Pages: 1

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

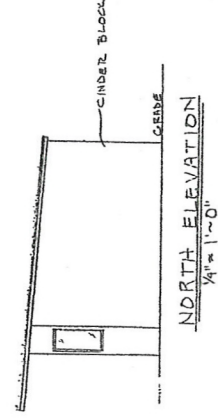
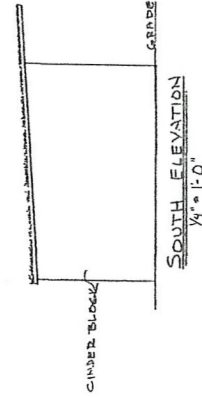
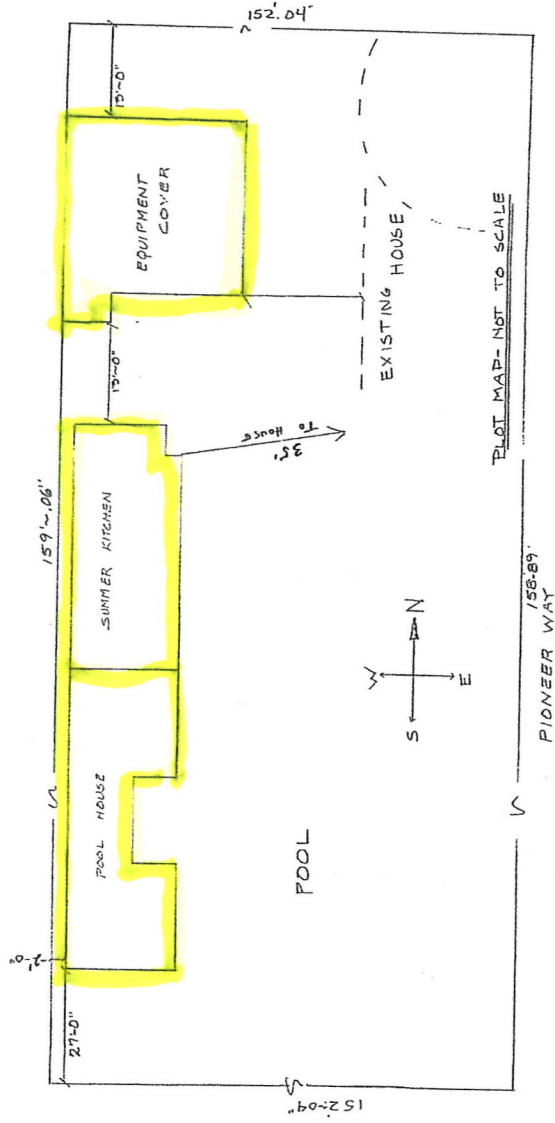
RIGHT THUMBPRINT
OF SIGNER #1
Top of thumb here



RIGHT THUMBPRINT
OF SIGNER #2
Top of thumb here



PLOT PLAN VARIANCE



RECEIVED
AUG 03 2010
 City of Las Vegas

VAR-39068
SUP-39069

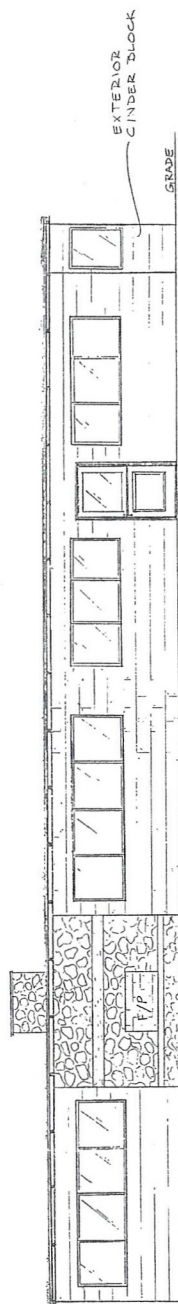
CINDER BLOCK

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

Floor plan of the first floor of a building. The plan shows a central corridor (15'-0" wide) with rooms on both sides. On the left side, from top to bottom, are the Women's Dressing room (16'-0" wide), a rest area (F/P), and the Men's Dressing room (12'-0" wide). On the right side, from top to bottom, are the Summer Kitchen (14'-0" wide) containing a Stove and Pizza Oven, and a rest area (F/P). The total width of the building is 76'-0". Dimensions for various sections are provided: 15'-0" for the corridor, 16'-0" for the Women's Dressing room, 12'-0" for the Men's Dressing room, 14'-0" for the Summer Kitchen, and 11'-0" for the rest area. A 3'-0" section is also marked near the bottom right.

76' ~ 0"

FLOOR PLAN $\frac{1}{4}'' = 1'-0''$ 1088 sq. ft.



FRONT ELEVATION

SHERIDAN - TOOL HOUSE -
APR 21 219932
2281 SOUTH PIONEER WAY
LAS VEGAS, NEVADA

RECEIVED
JUN 25 200
City of Las Vegas

PAGE 1 of 2

CONTRACT: BILL SPAULDING
(661) 917-6887

RECEIVED
AUG 03 2010
City of Las Vegas

VAR-39068
SUP-39069



RECEIVED

AUG - 3 2010

VAR-39068
SUP-39069



RECEIVED

AUG -3 2010

VAR-39068
SUP-39069



RECEIVED

AUG -3 2010

VAR-39068
SUP-39069



RECEIVED

AUG - 3 2010

VAR-39068
SUP-39069



RECEIVED

AUG -3 2010

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

February 18, 2010

VIA FACSIMILE (702) 474-0352

Planning Department
City of Las Vegas

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

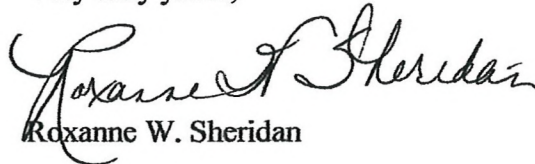
To Whom It May Concern:

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

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

Thank you for your assistance in this matter.

Very truly yours,


Roxanne W. Sheridan

/rs

RECEIVED
AUG 03 2010
City of Las Vegas

VAR-39068
SUP-39069

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

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

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

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

1. Consolidated Backup
2. Supporting Documentation

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



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

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

 Yes

✓ No

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

City Official: n/a

Partner(s): n/a

APN: n/a

Signature of Property Owner: Roxanne Sheridan

Print Name: Roxanne Zana Sheridan

AKA Roxanne Welch Sheridan

Subscribed and sworn before me

This day of , 20

Notary Public in and for said County and State

SEE ATTACHED.
CALIFORNIA JURAT

RECEIVED

AUG 03 2010

City of Las Vegas

CALIFORNIA JURAT WITH AFFIANT STATEMENT

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

1
2
3
4
5
6

Signature of Document Signer No. 1

Signature of Document Signer No. 2 (if any)

State of California

County of MARIN

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

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

(1) ROXANNE ZONA SHERIDAN
Name of Signer

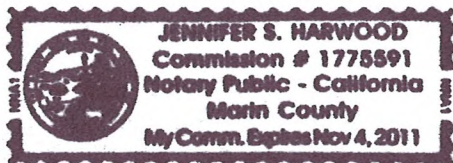
proved to me on the basis of satisfactory evidence
to be the person who appeared before me (.) (.)

(and

(2) _____
Name of Signer

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

Signature _____
Signature of Notary Public



Place Notary Seal Above

OPTIONAL

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

Further Description of Any Attached Document

Title or Type of Document: STATEMENT OF FINANCIAL INTEREST

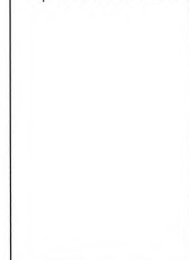
Document Date: JULY 1, 2010 Number of Pages: 1

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

RIGHT THUMBPRINT
OF SIGNER #1
Top of thumb here



RIGHT THUMBPRINT
OF SIGNER #2
Top of thumb here





PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

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

PROPERTY OWNER ROXANNE SHERIDAN Contact BILL SPAULDING
 Address 2281 S. PIONEER WAY Phone: 661-917-6887 Fax: NA
 City LAS VEGAS NV State _____ Zip _____
 E-mail Address rs Sheridan@aol.com (702)
RZSHERIDAN@AOL.COM FAX 728-9496

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

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

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

Notary Public in and for said County and State

SEE ATTACHED
 CALIFORNIA
 JURAT

FOR DEPARTMENT USE ONLY

Case # SUP-39069
 Meeting Date: 9-23/0
 Total Fee: 1032.00
 Date Accepted: 8-3-10
 Accepted By: F.S

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

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

Revised 10/27/08

RECEIVED

AUG 03 2010

City of Las Vegas

CALIFORNIA JURAT WITH AFFIANT STATEMENT

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

1
2
3
4
5
6

Signature of Document Signer No. 1

Signature of Document Signer No. 2 (if any)

State of California

County of MARIN

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

1ST day of JULY, 20 10, by

(1) ROXANNE ZOLA SHERIDAN,
Name of Signer

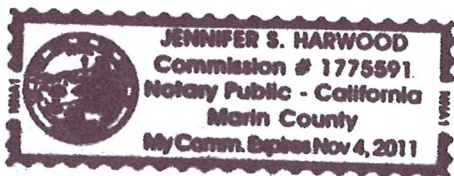
proved to me on the basis of satisfactory evidence
to be the person who appeared before me (.) (.)

(and

(2) _____,
Name of Signer

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

Signature _____
Signature of Notary Public



Place Notary Seal Above

OPTIONAL

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

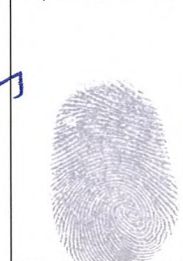
Further Description of Any Attached Document

Title or Type of Document: APPLICATION / PETITION FORM

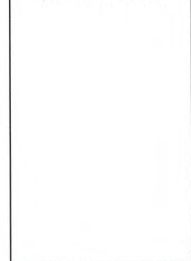
Document Date: JULY 1, 2010 Number of Pages: 1

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

RIGHT THUMBPRINT
OF SIGNER #1
Top of thumb here



RIGHT THUMBPRINT
OF SIGNER #2
Top of thumb here



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

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

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

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

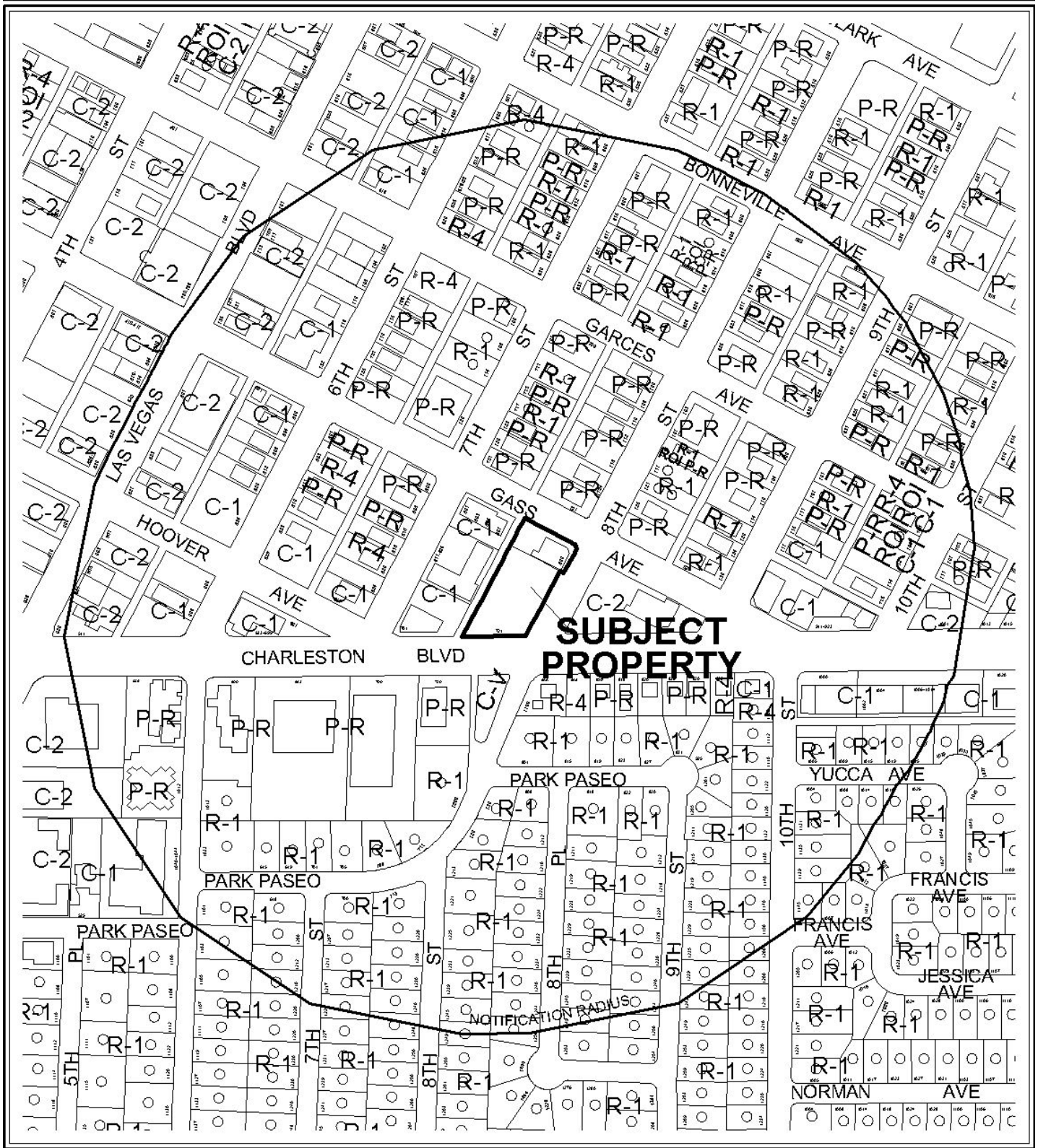
0

RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

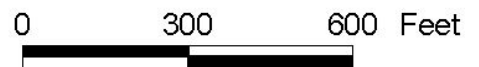
1. Location and Aerial Maps - VAR-39099, VAR-39100 and SDR-39098
2. Conditions and Staff Report - VAR-39099, VAR-39100 and SDR-39098
3. Supporting Documentation
4. Photos - VAR-39099, VAR-39100 and SDR-39098
5. Justification Letter - VAR-39099, VAR-39100 and SDR-39098

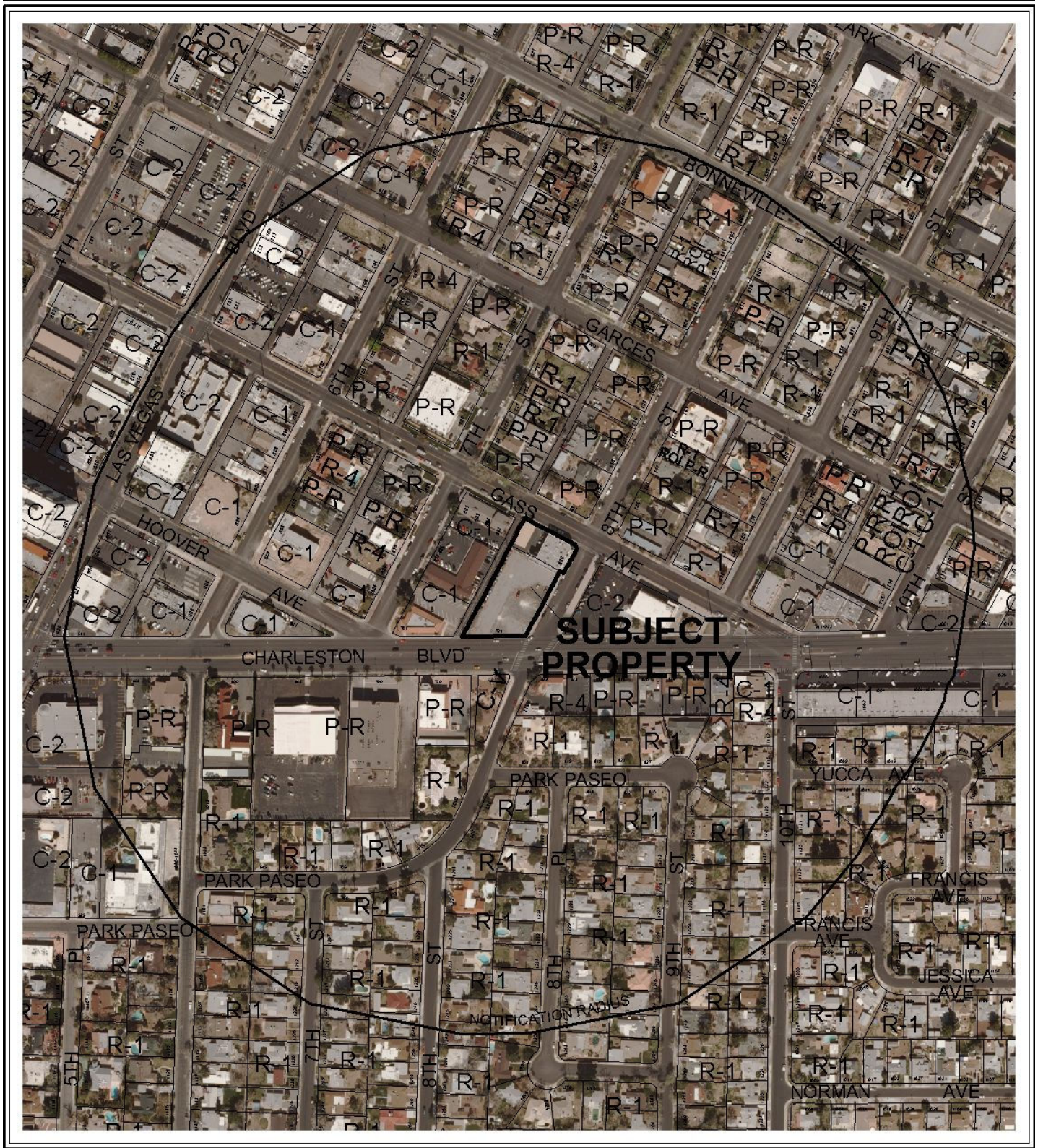


CASE: VAR-39099; VAR-39100 AND SDR-39098

RADIUS: 1000 FT

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





CASE: VAR-39099; VAR-39100 AND SDR-39098

RADIUS: 1000 FT

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

0 300 600 Feet





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: Clark County Legal Services Program

Name of Applicant: Clark County Legal Services Program

Name of Representative: Russell Rowe / The Capitol Company

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

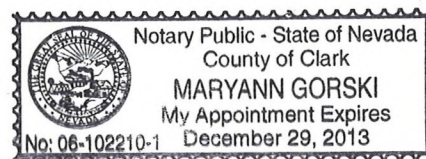
Signature of Property Owner: _____

Print Name: Babara Buckley

Subscribed and sworn before me

This 3 day of August, 2010

Maryann Gorski
Notary Public in and for said County and State



RECEIVED
AUG 05 2010

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

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

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

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

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

FOR DEPARTMENT USE ONLY

Property Owner Signature* _____

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

Print Name BRANDI BUCKLEY

Subscribed and sworn before me

This 3 day of August, 2010

Maryann Gorski

Notary Public in and for said County and State



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

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

jma

SCHEMATIC DESIGN PROGRESS

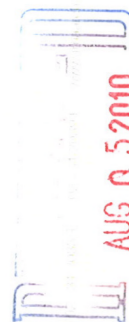
STUDIOS

PROJECT 2009232

07/07/2010

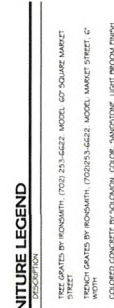
LEGAL AID CENTER OF SOUTHERN NEVADA

VAR-39099
VAR-39100
SDR-39098



The map shows the project site located at the intersection of Las Vegas Blvd. N. and Summerlin Blvd. N. The site is situated between the Summerlin and Las Vegas areas. Major roads shown include Las Vegas Blvd. N., Summerlin Blvd. N., and the Las Vegas Strip. Landmarks such as the New York-New York Hotel & Casino, Flamingo Las Vegas, and the Flamingo Las Vegas Hotel & Casino are marked. The map also shows the location of the proposed development relative to the Las Vegas Strip and the Summerlin area.

SITE ACREAGE:	0.98 ACRES (Net) 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 (1 SPACE PER 300 SF @ 35,200 SF)	118 SPACES
TOTAL PARKING PROVIDED W/ 22% REDUCTION- (INCLUDING 4 HANDICAP PARKING SPACES) (INCLUDING 22 COMPACT PARKING SPACES)	92 SPACES



DESCRIPTION
TREE GRATES BY IRONSMITH, (702) 253-6622, MODEL 60" SQUARE MARKET STREET
TRENCH GRATES BY IRONSMITH, (702) 253-6622, MODEL MARKET STREET, 6" WIDE
COLORLED CONCRETE BY SOLOMON, COLOR "MANGROVE", LIGHT IRIDESCENT FINISH

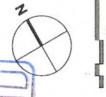
INITIAL NAME / COMMON NAME
ALOE SWAZIANA
ALOE
DALIA CAPITATA 'SIERRA GOLD'
SIERRA GOLD DALIA
PESTILICA GLAUCA
BLUE PESTIQUE

SYMBOL	BOTANICAL NAME / COMMON NAME
	PISTACIA CHINENSIS CHINESE PISTACHE

CHILLERS. SEE REFRIG.

MANIFIDA MACULOSA
TEXAS "UDROSE"
SALVIA DORRIS
DESERT SAGE
TETRANEURUS ACALUS
ANGELITA DANCY
TRADESCANTIA PALLIDA
PURPLE HEART
VINCA MINOR
PERIWINKLE
YUCCA BACCATA
BANANA YUCCA
ZEPHYRANTHES SPECIES

BRITISH FESTIVAL
AUG 05 2010



ma

studios

VAR-39099
VAR-39100
SDR-39098

SITE PLAN/ LANDSCAPE

PROJECT 2009232

SCHEMATIC DESIGN PROGRESS

LEGAL AID CENTER OF SOUTHERN NEVADA



PHASE I



PHASE II

RECEIVED
AUG 05 2010



jma

studios

PHASING PLAN

VAR-39099

VAR-39100

SDR-39098

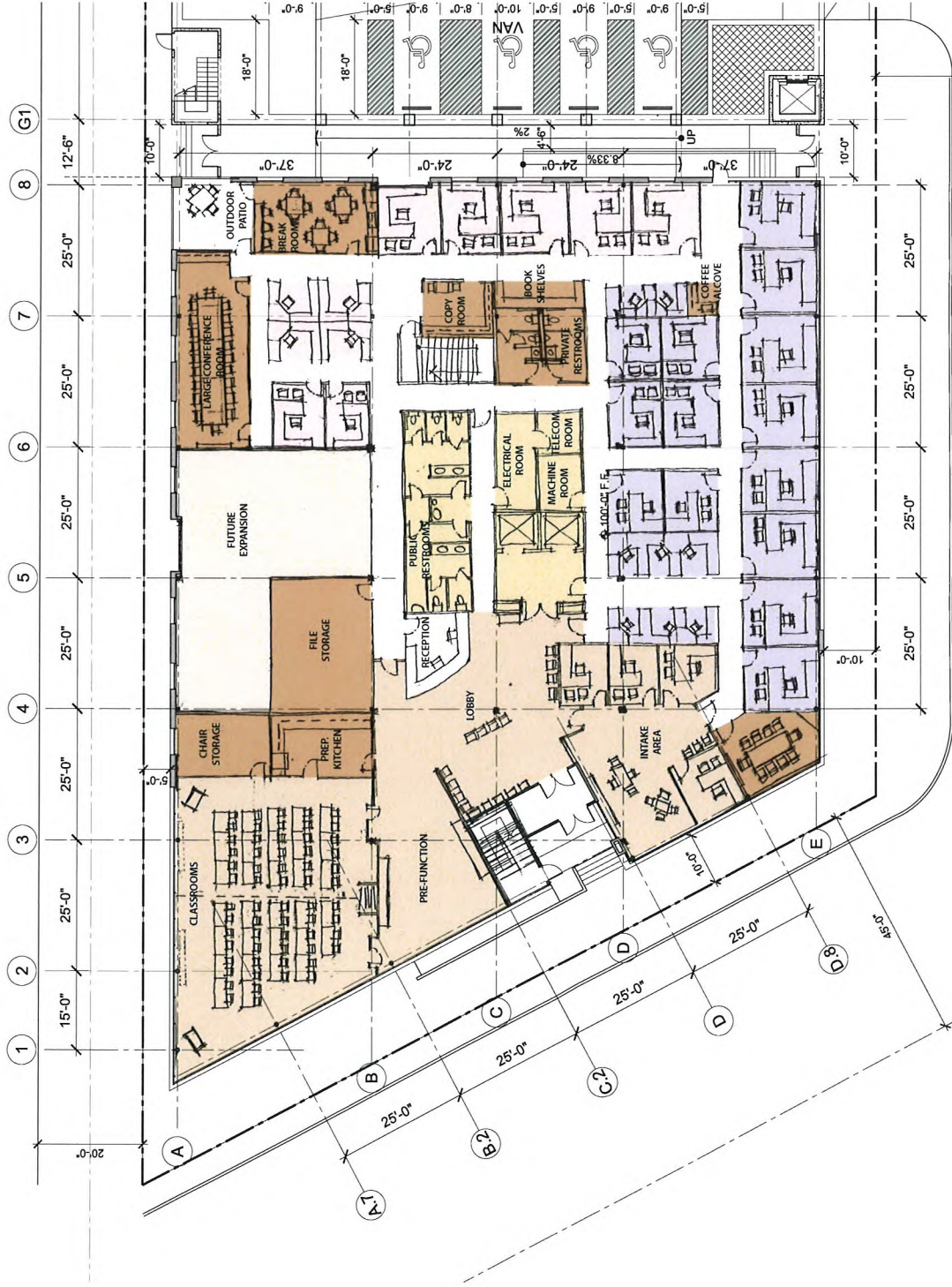
PROJECT 2009232

SCHEMATIC DESIGN PROGRESS

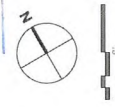
07/07/2010

LEGAL AID CENTER OF SOUTHERN NEVADA

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



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



jma

studios

RECEIVED
AUG 05 2010

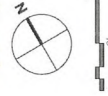


OFFICE FLOOR PLAN LEVEL 1
VAR-39099
VAR-39100
SDR-39098

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



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



jma

studios

5

OFFICE FLOOR PLAN LEVEL 2

VAR-39099

VAR-39100

SDR-39098

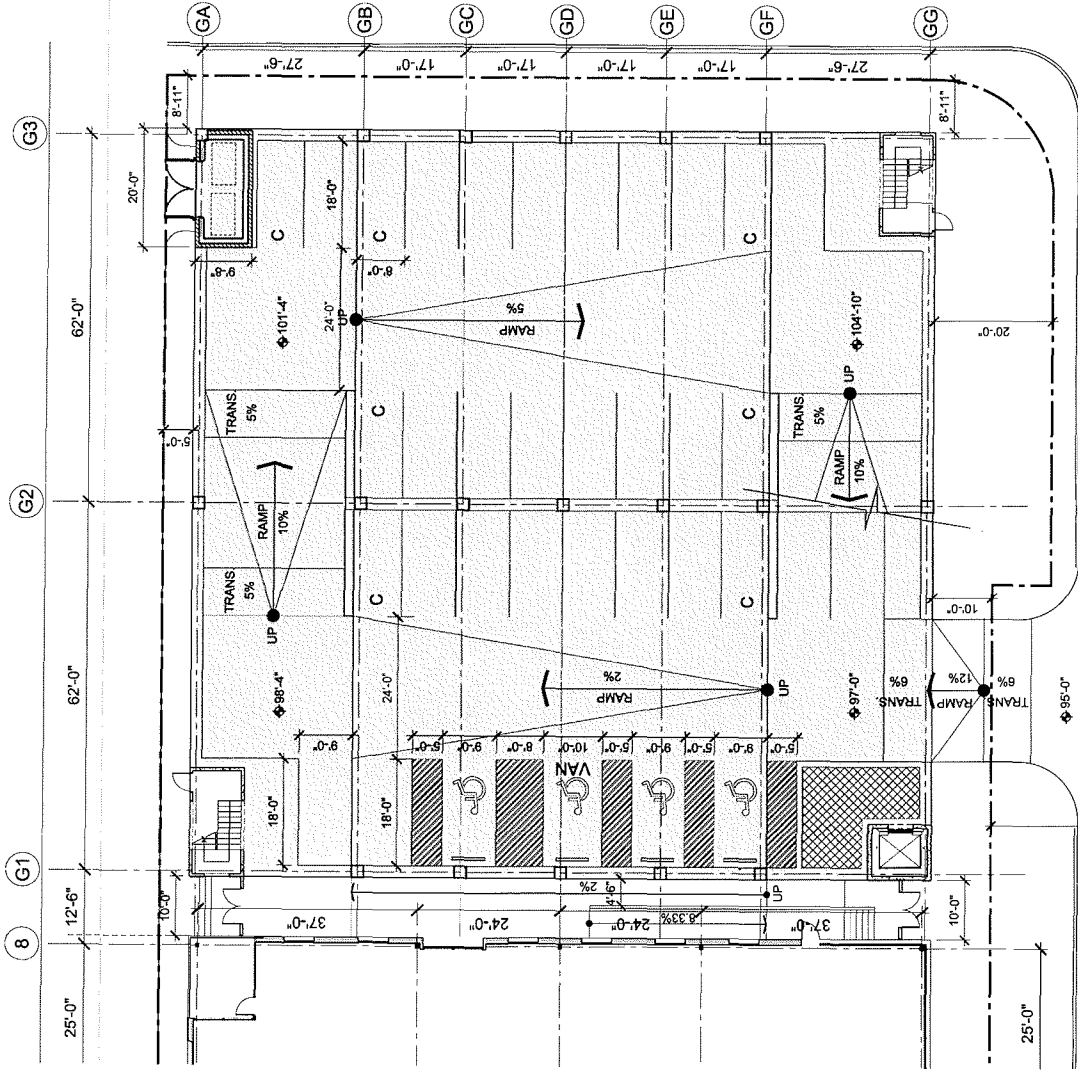
PROJECT 2009/232

SCHEMATIC DESIGN PROGRESS

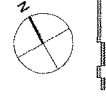
07/07/2010

LEGAL AID CENTER OF SOUTHERN NEVADA

RECEIVED
AUG 0 5 2010



RECEIVED
AUG 0 5 2010



jma

studios



PARKING GARAGE LEVEL 1

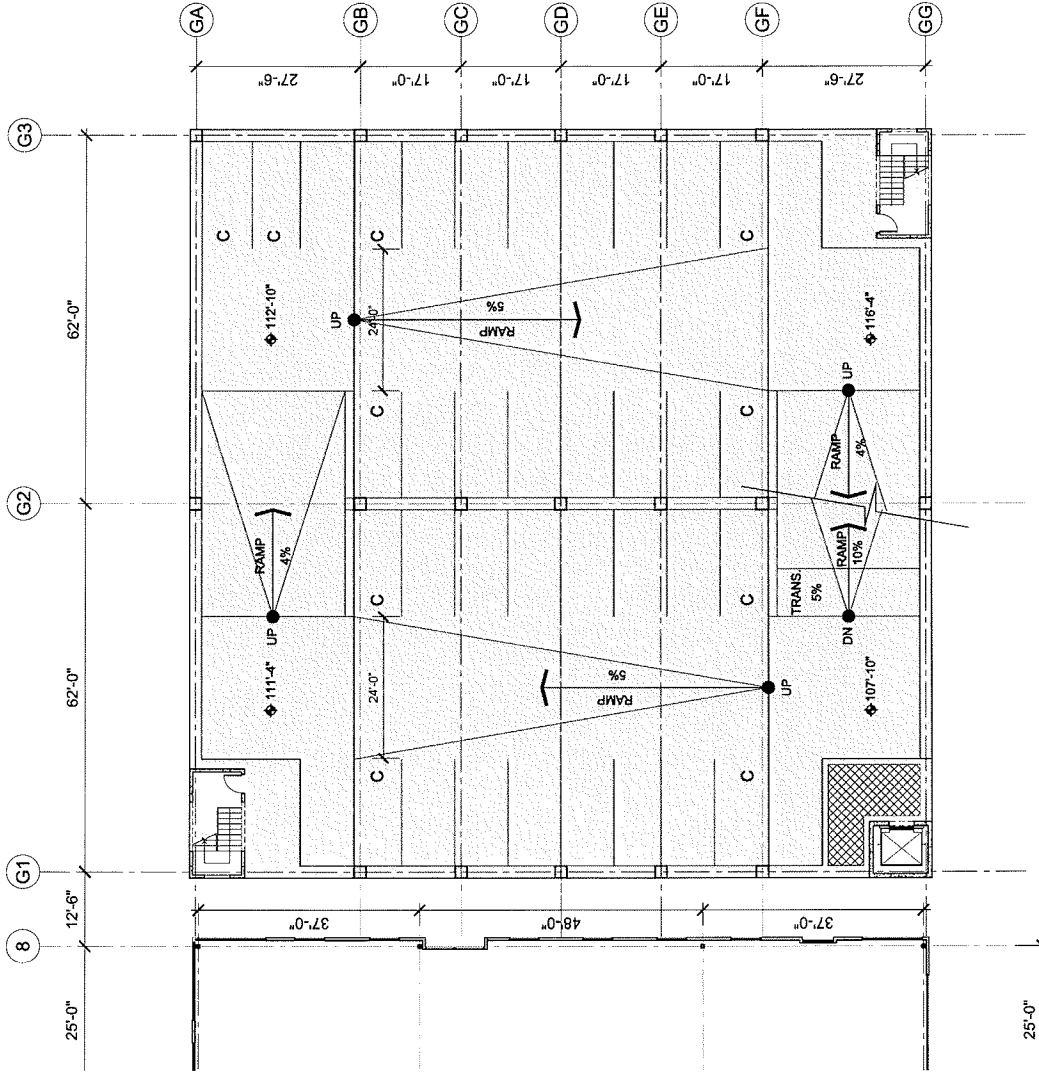
VAR-39099
VAR-39100
SDR-39098

SCHEMATIC DESIGN PROGRESS

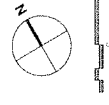
LEGAL AID CENTER OF SOUTHERN NEVADA

DATE: 01/19/2010

11.10.1010



RECORDED
AUG 05 2010



jma

studios

PARKING GARAGE LEVEL 2

VAR-39099

VAR-39100

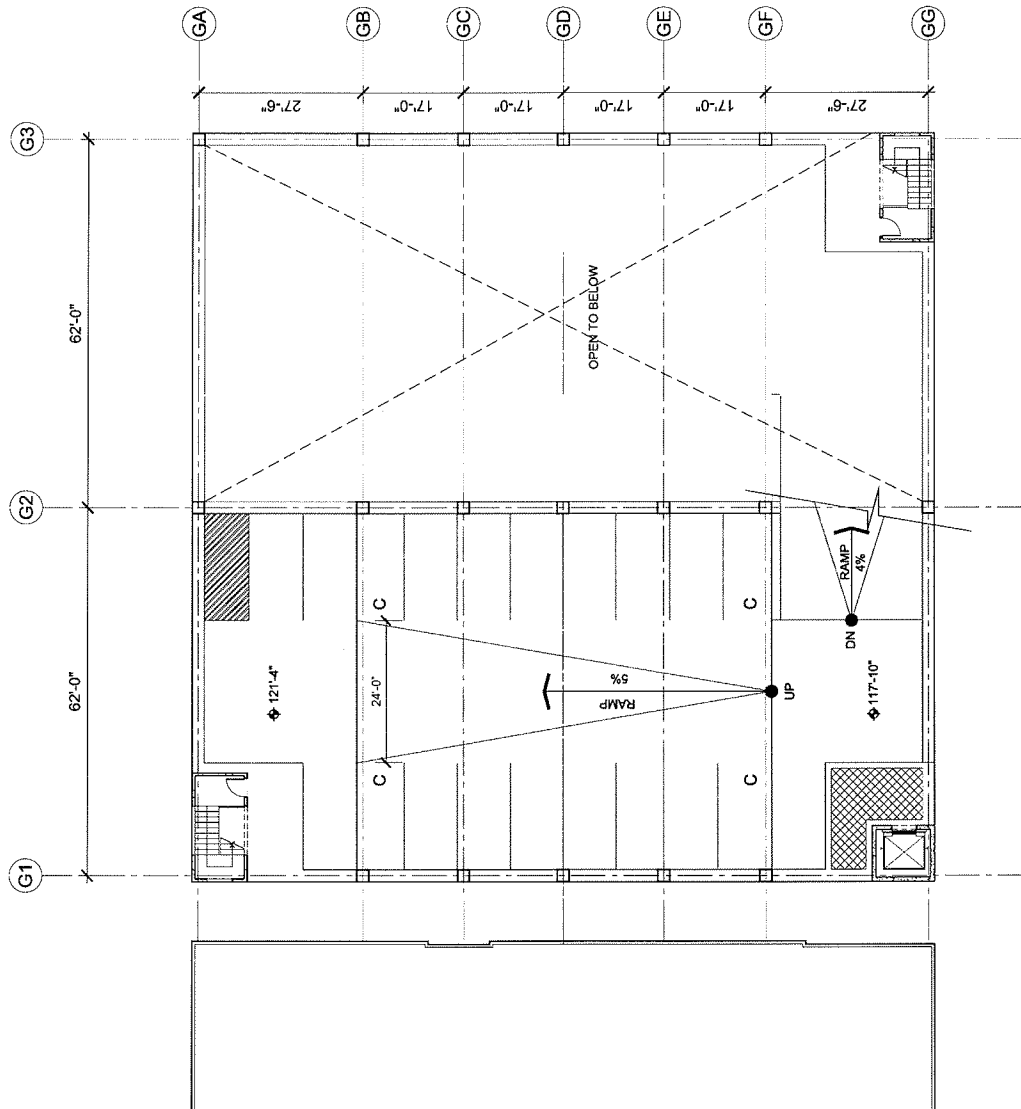
SDR-39098

PROJECT ADDRESS

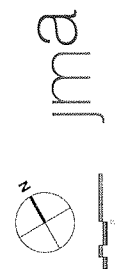
SCHEMATIC DESIGN PROGRESS

LEGAL AID CENTER OF SOUTHERN NEVADA

11.01.2010



RECEIVED
AUG 05 2010



studios

PARKING GARAGE LEVEL 3

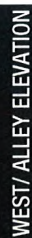
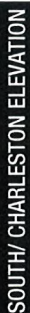
SCHEMATIC DESIGN PROGRESS

LEGAL AID CENTER OF SOUTHERN NEVADA

PERMIT TO CONSTRUCT

(NOT TO SCALE)

VAR-39099
VAR-39100
SDR-39098



LEGAL AID CENTER OF SOUTHERN NEVADA

EXTERIOR ELEVATIONS

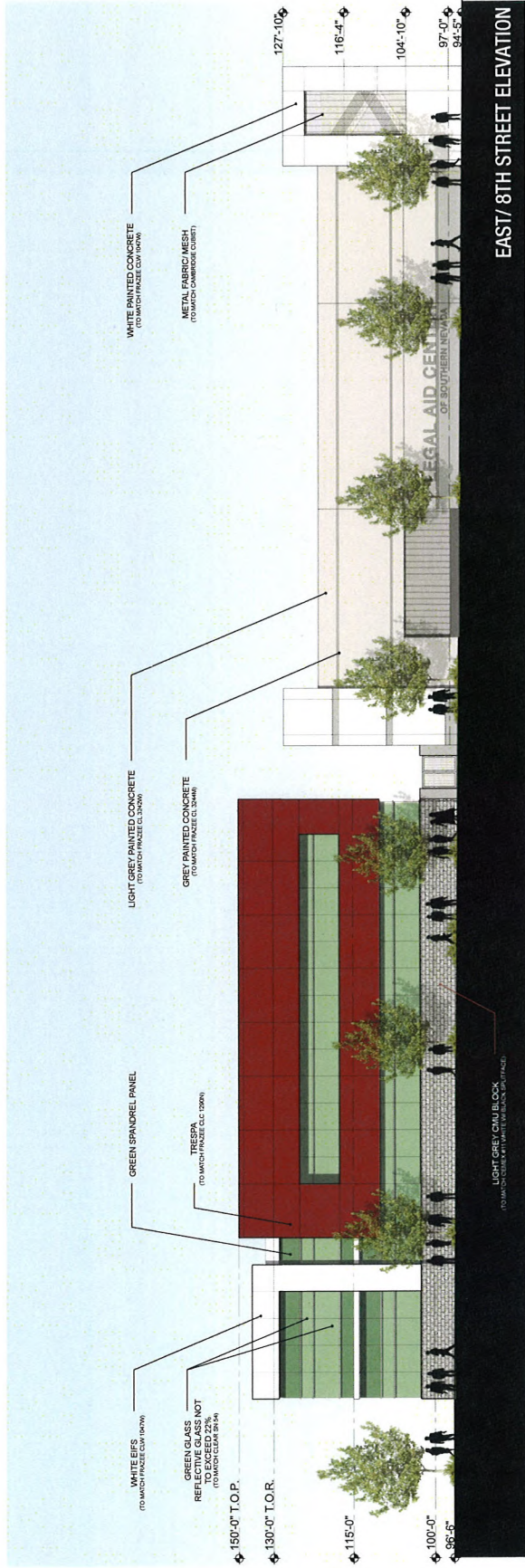
AUS 0 52010

WILLIAMSON studios

ma


 415 0 52010

$$\text{ROH} + \text{HNO}_3 \rightarrow \text{RONO}_2 + \text{H}_2\text{O} \quad (1)$$



EAST/ 8TH STREET ELEVATION

LEGAL AID CENTER OF SOUTHERN NEVADA

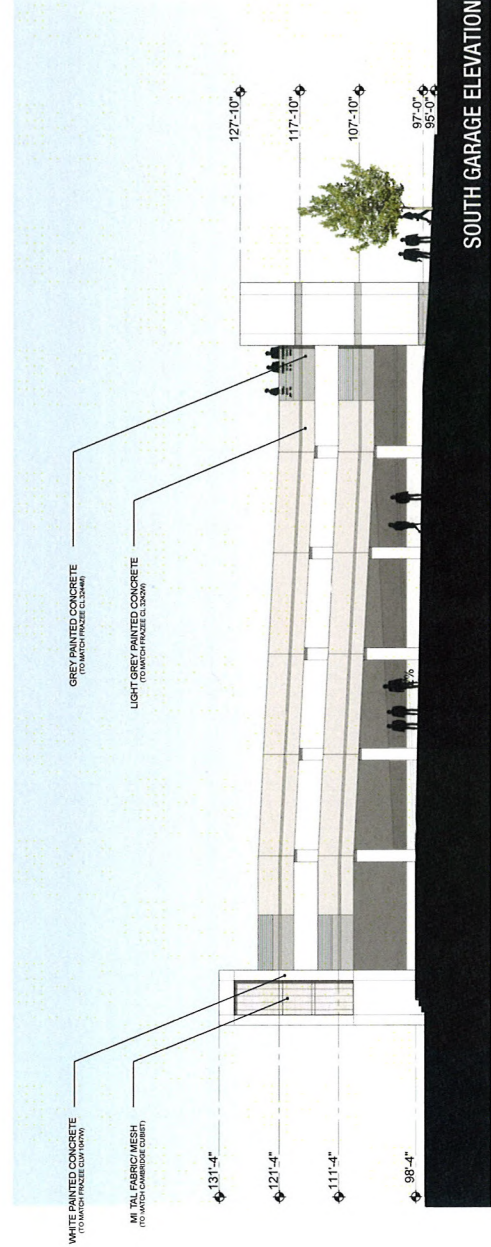
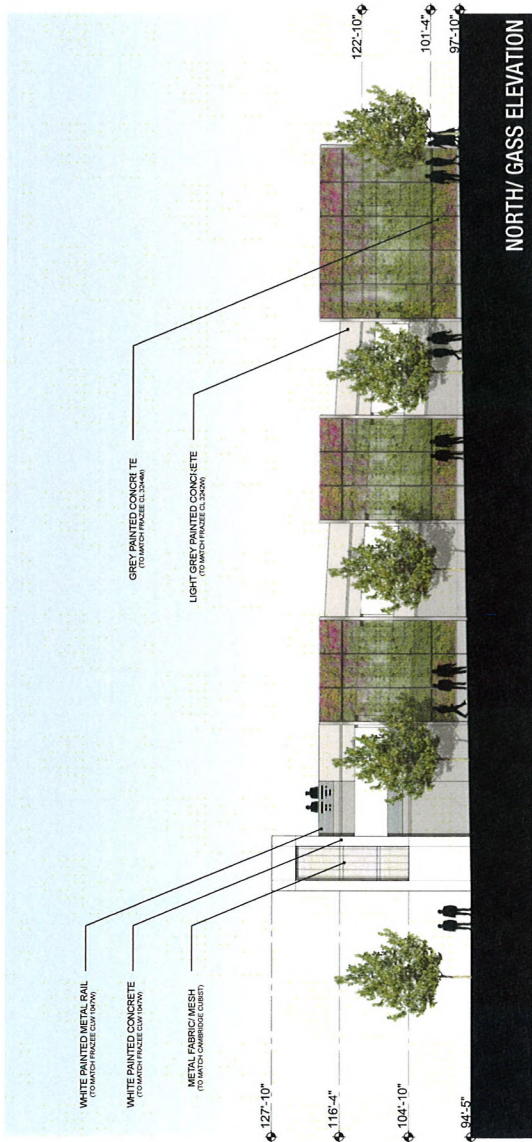
studios

jma

RECEIVED
AUG 05 2010

studios

10



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

VAR-39099
 VAR-39100
 SDR-39098



jma

studios

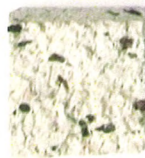
RECEIVED
AUG 05 2010

VAR-39099
VAR-39100
SDR-39098

PROJECT 2009232

SCHEMATIC DESIGN PROGRESS
07/07/2010

LEGAL AID CENTER OF SOUTHERN NEVADA



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



TRESPA - METEON
EXTERIOR (GARNET RED)



SUNGUARD GLAZING
SUPERNETRAL 68 ON GREEN



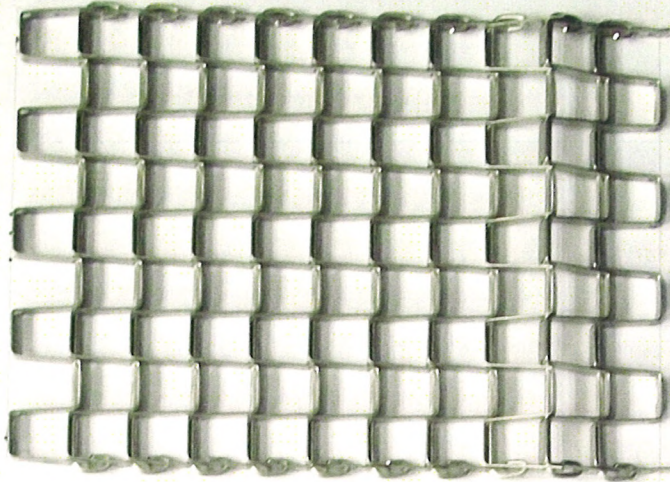
FRAZEE COLORLIFE
CLW 1047W - DEER FEATHER



FRAZEE COLORLIFE
CL 8242W - SNEPTIC



FRAZEE COLORLIFE
CL 3244W - TURBO



CAMBRIDGE ARCHITECTURAL - CUBIST
EXTERIOR - STAINLESS STEEL - FLEXIBLE

THE CAPITOL COMPANY

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

August 4, 2010

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

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

Dear Mr. Howe:

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

Site Development Plan Review

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

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

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

VAR-39099
VAR-39100
SDR-39098

RECEIVED
AUG 05 2010

Parking Variance

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

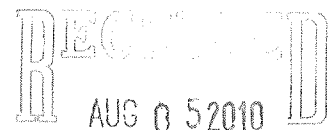
	Current Application	Previously Approved
Required	118	130
Provided	92	84
Reduction	26 or 22%	46 or 35%

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.

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%.

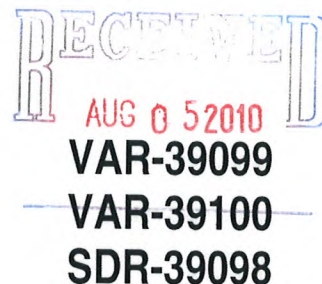
When completed this project will add a vibrant, new structure to Charleston Boulevard and the Downtown Redevelopment area that will set a standard for small-sized office buildings. Moreover, it will allow LACSN to continue providing legal access to the poor, indigent, elderly and immigrant communities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

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

Sincerely,



Russell M. Rowe, Esq.



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

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

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

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

1. Consolidated Backup
2. Supporting Documentation

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



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: Clark County Legal Services Program

Name of Applicant: Clark County Legal Services Program

Name of Representative: Russell Rowe / The Capitol Company

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: _____

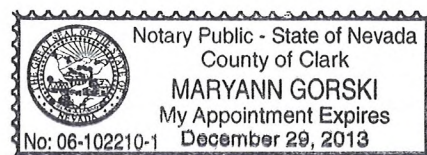
Print Name: Barbara Buckley

Subscribed and sworn before me

This 3 day of August, 2010

Maryann Gorski

Notary Public in and for said County and State



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

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

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

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

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

Property Owner Signature* _____

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

Print Name BARBARA BUCKLEY

Subscribed and sworn before me

This 3 day of August, 2010

Maryann Gorski

Notary Public in and for said County and State

Revised 10/27/08

FOR DEPARTMENT USE ONLY

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



Notary Public - State of Nevada

County of Clark

MARYANN GORSKI

My Appointment Expires

No: 06-102210-1

December 29, 2010

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

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

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

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

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

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

1. Consolidated Backup
2. Supporting Documentation

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



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: Clark County Legal Services Program

Name of Applicant: Clark County Legal Services Program

Name of Representative: Russell Rowe / The Capitol Company

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

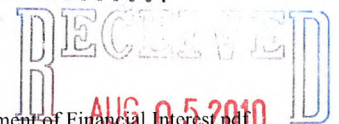
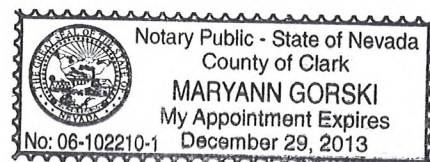
Signature of Property Owner: _____

Print Name: Barbara Buckley

Subscribed and sworn before me

This 3 day of August, 20 10

Maryann Gorski
Notary Public in and for said County and State



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

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

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

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

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

FOR DEPARTMENT USE ONLY

Property Owner Signature* [Signature]

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

Print Name BARBARA BUCKLEY

Subscribed and sworn before me

This 3 day of August, 20 10

Maryann Gorski

Notary Public in and for said County and State



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

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

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

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

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

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

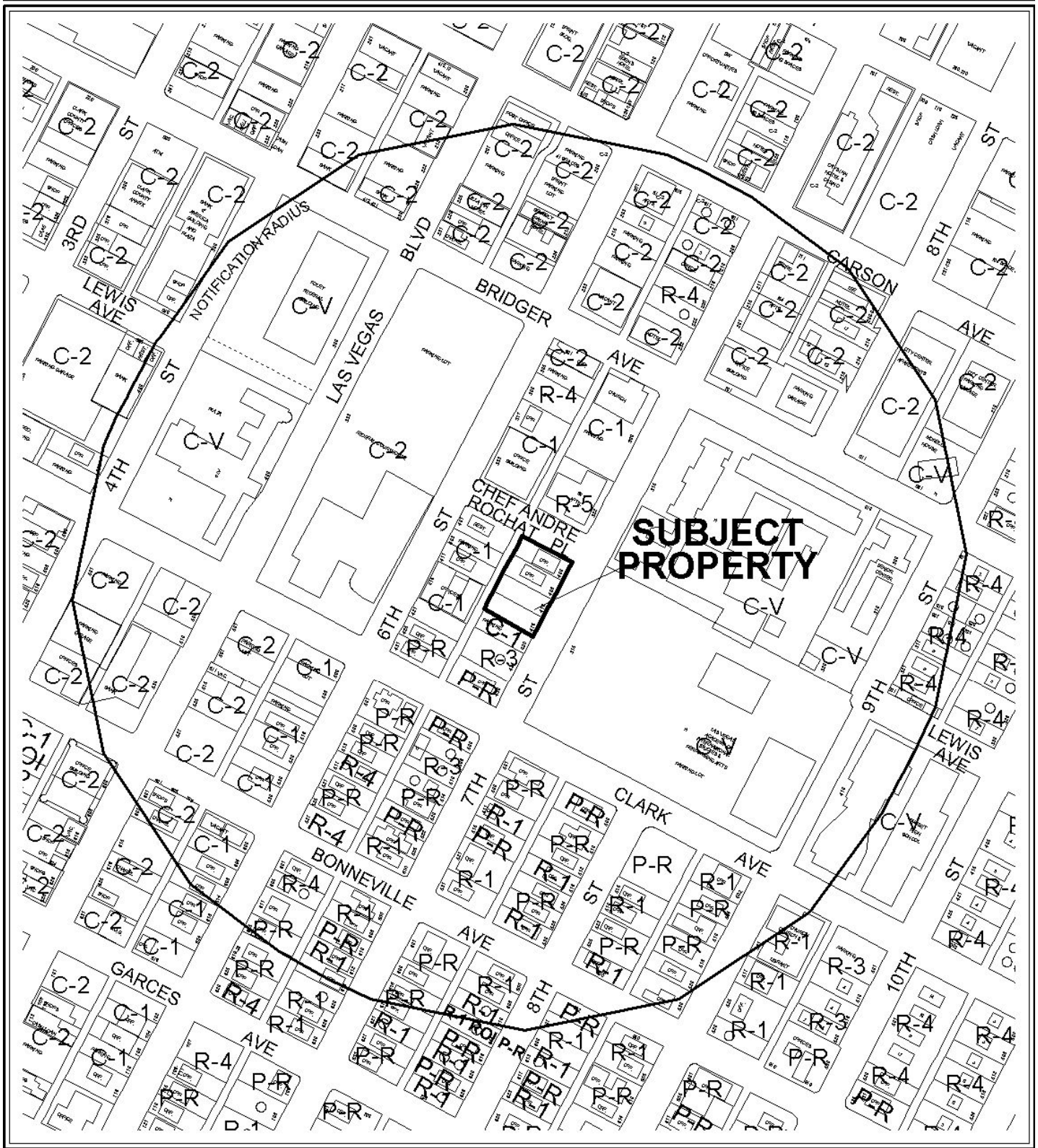
0

RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

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



CASE: VAR-39122 AND SDR-39121

RADIUS: 1000 FT

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





CASE: VAR-39122 AND SDR-39121

RADIUS: 1000 FT

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

0 300 600 Feet





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: EVAPS, LLC

Name of Applicant: Robert T. Eglet

Name of Representative: Scott Brown, Architect

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

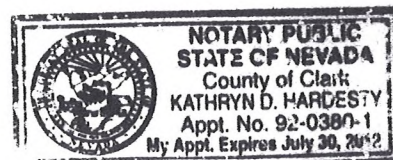
Signature of Property Owner: _____

Robert T. Eglet
Print Name: Robert T. Eglet

Subscribed and sworn before me

This 9th day of July, 2010

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



RECEIVED

AUG 09 2010

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

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

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

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

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

Property Owner Signature* _____

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

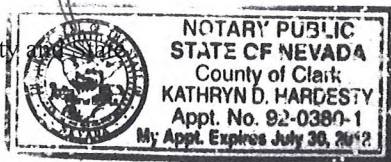
Print Name Robert T. Eglet

Subscribed and sworn before me

This 9th day of August, 20 10.

Kathryn D. Hardesty

Notary Public in and for said County



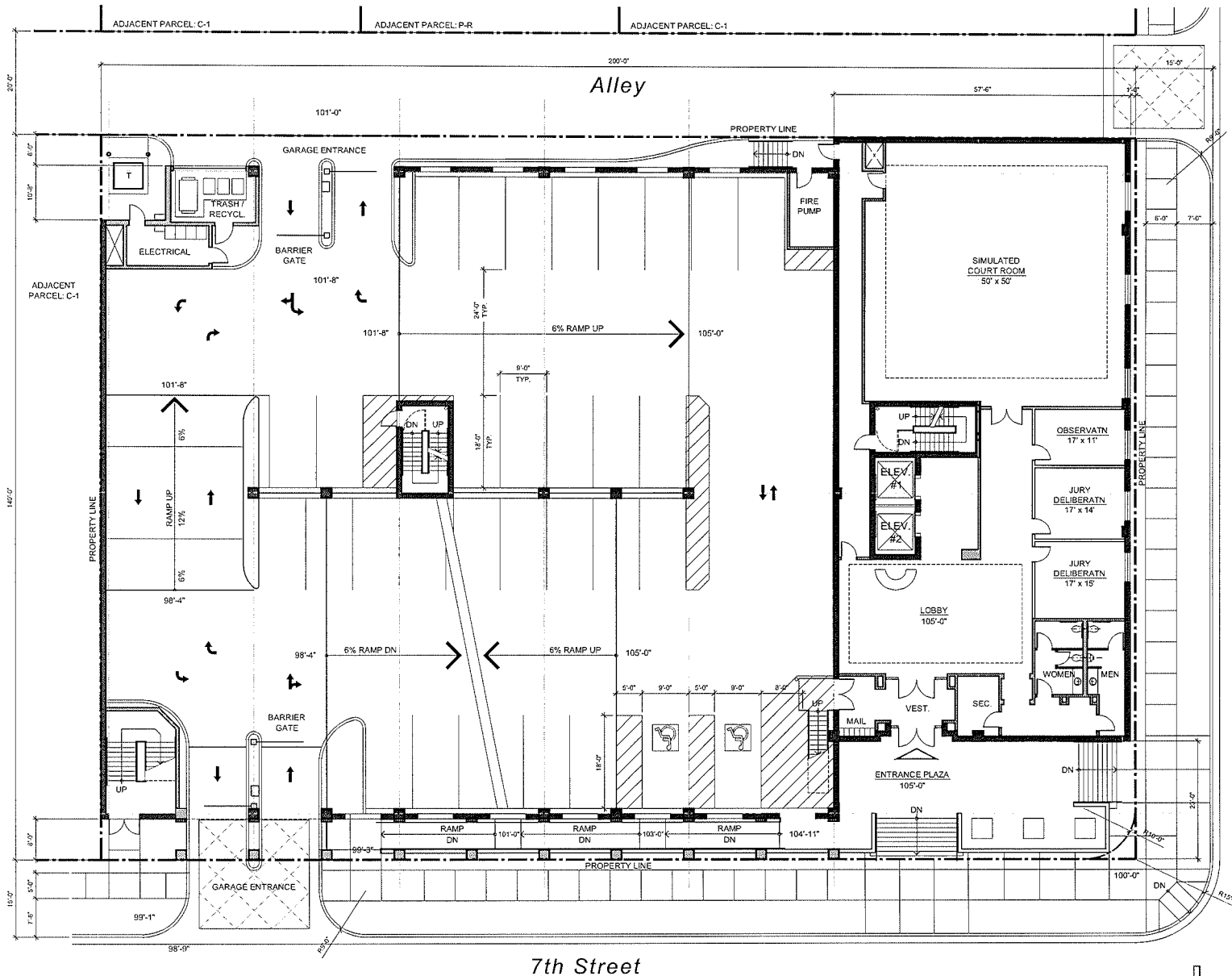
FOR DEPARTMENT USE ONLY

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

RECEIVED
AUG 09 2010

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

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

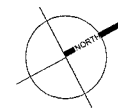


EVAPS Law Offices

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

SITE PLAN / FIRST FLOOR PLAN

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



designcell DR01

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

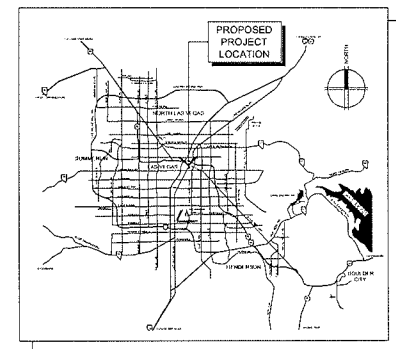
VAR-39122
SDR-39121

AUG 09 2010

SITE DATA

APN #	139-34-710-030 139-34-710-031 139-34-710-032 139-34-710-033
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 P1 24,500 SF LEVEL P2 24,500 SF
TOTAL PARKING GARAGE:	80,700 SF GROSS
PARKING REQUIRED:	
OFFICE (GROSS) (1/1000 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



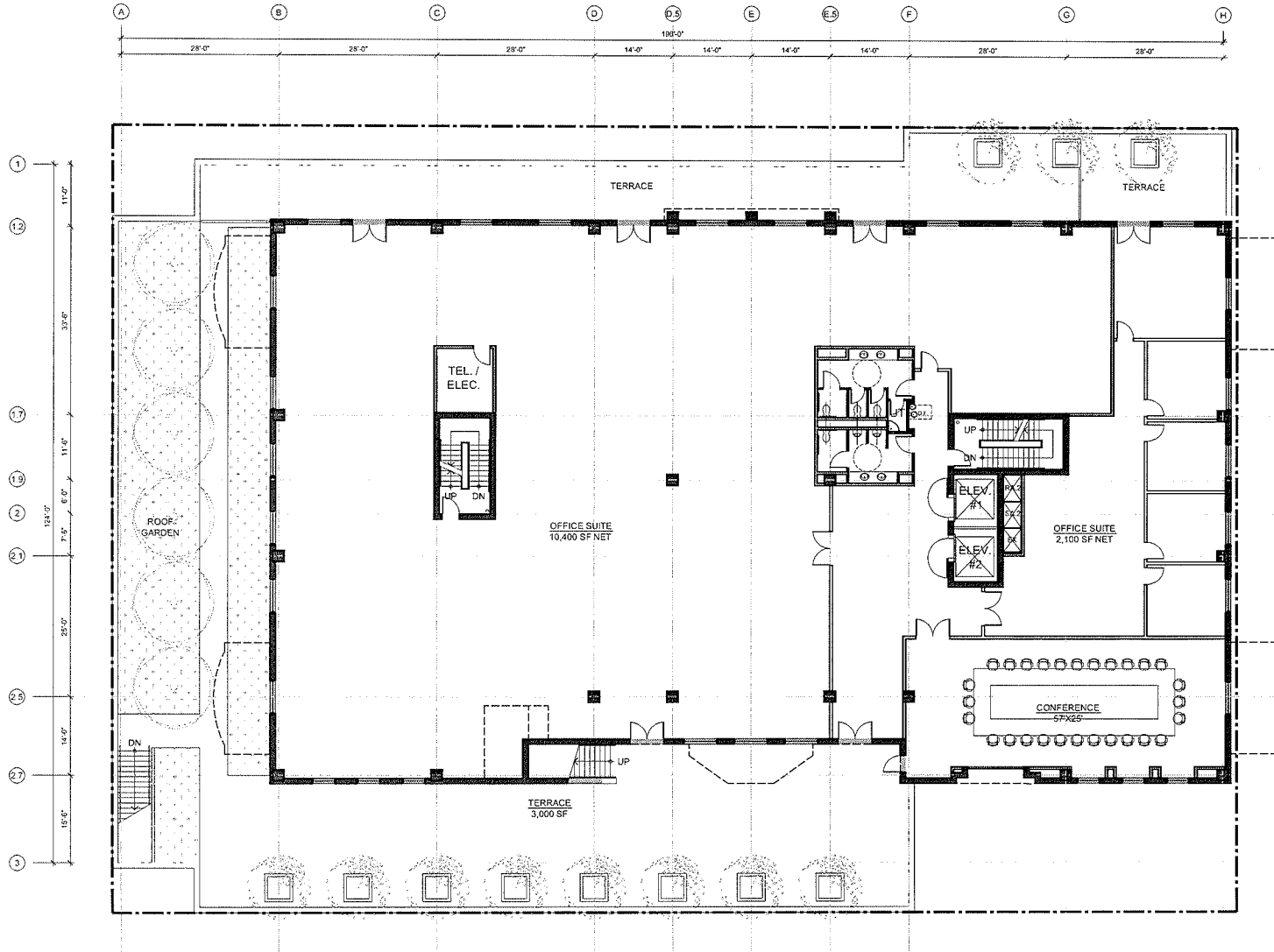
1 LEVEL

Chef Andre Rochat Place

Architectural floor plan of the second floor of a building. The plan shows a large open area with a central staircase labeled "DN" and "UP". To the left is a "MECH" (mechanical) room. To the right is a "CEILING SPACE" area. The plan includes various dimensions: 111'-8" and 115'-0" for the main area, 108'-4" for a section on the left, and 106'-4" for a section at the bottom. A "6% RAMP UP" and "6% RAMP DN" are indicated. A "GUARDRAIL" is shown along a section of the wall. The plan also shows "ELEV. #1" and "ELEV. #2" (elevators) and "UP" and "DN" (up and down) directions. The plan is divided into sections A through G and 1 through 3.

VAR-39122 RECEIVED
SDR-39121 AUG 09 2010

3
LEVEL

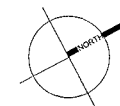


EVAPS Law Offices

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

THIRD FLOOR PLAN

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



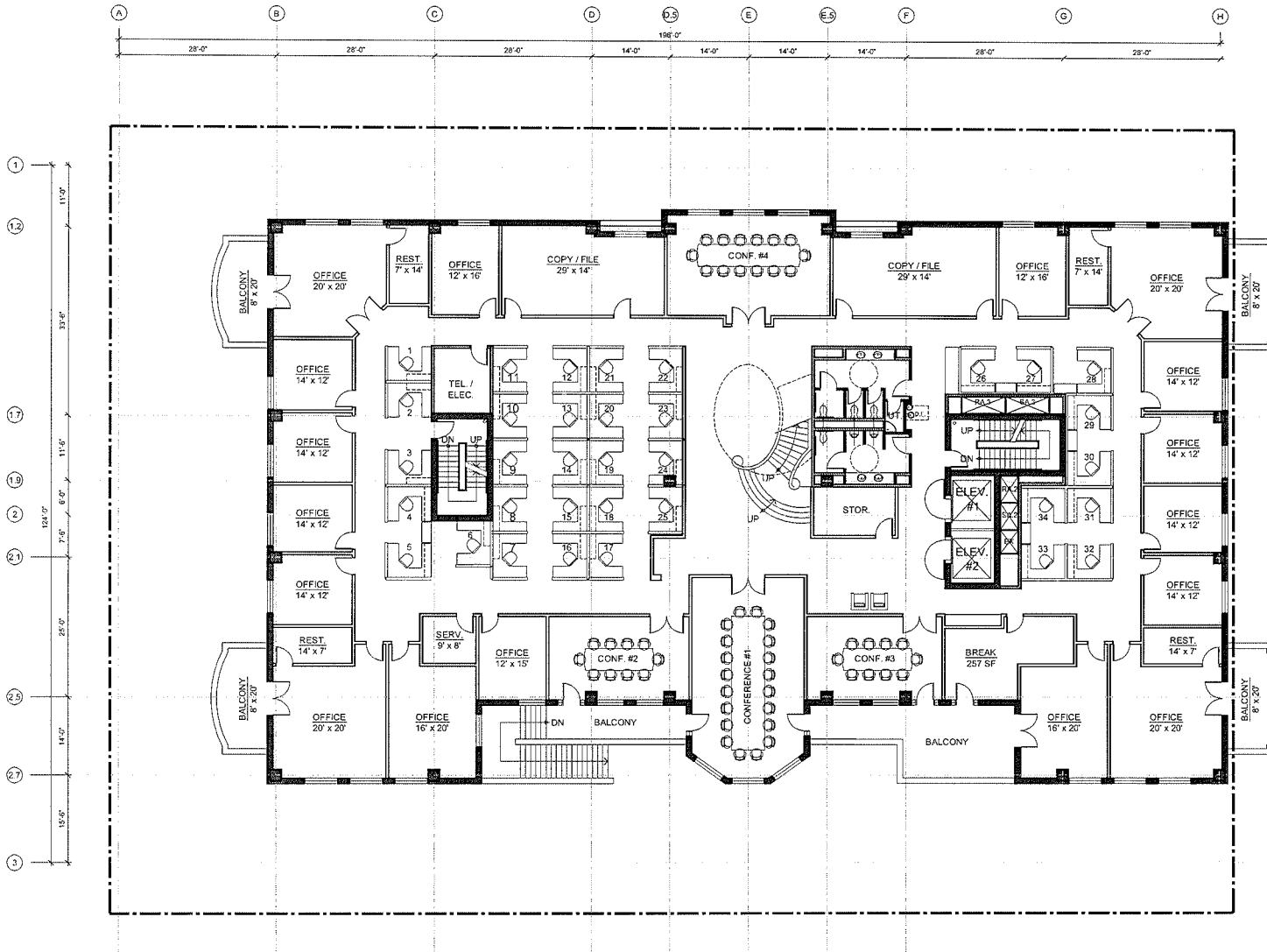
designcell DR03

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

VAR-39122
SDR-39121

RECEIVED

AUG 09 2010



EVAPS Law Offices

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

FOURTH FLOOR PLAN

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



designcell DR04

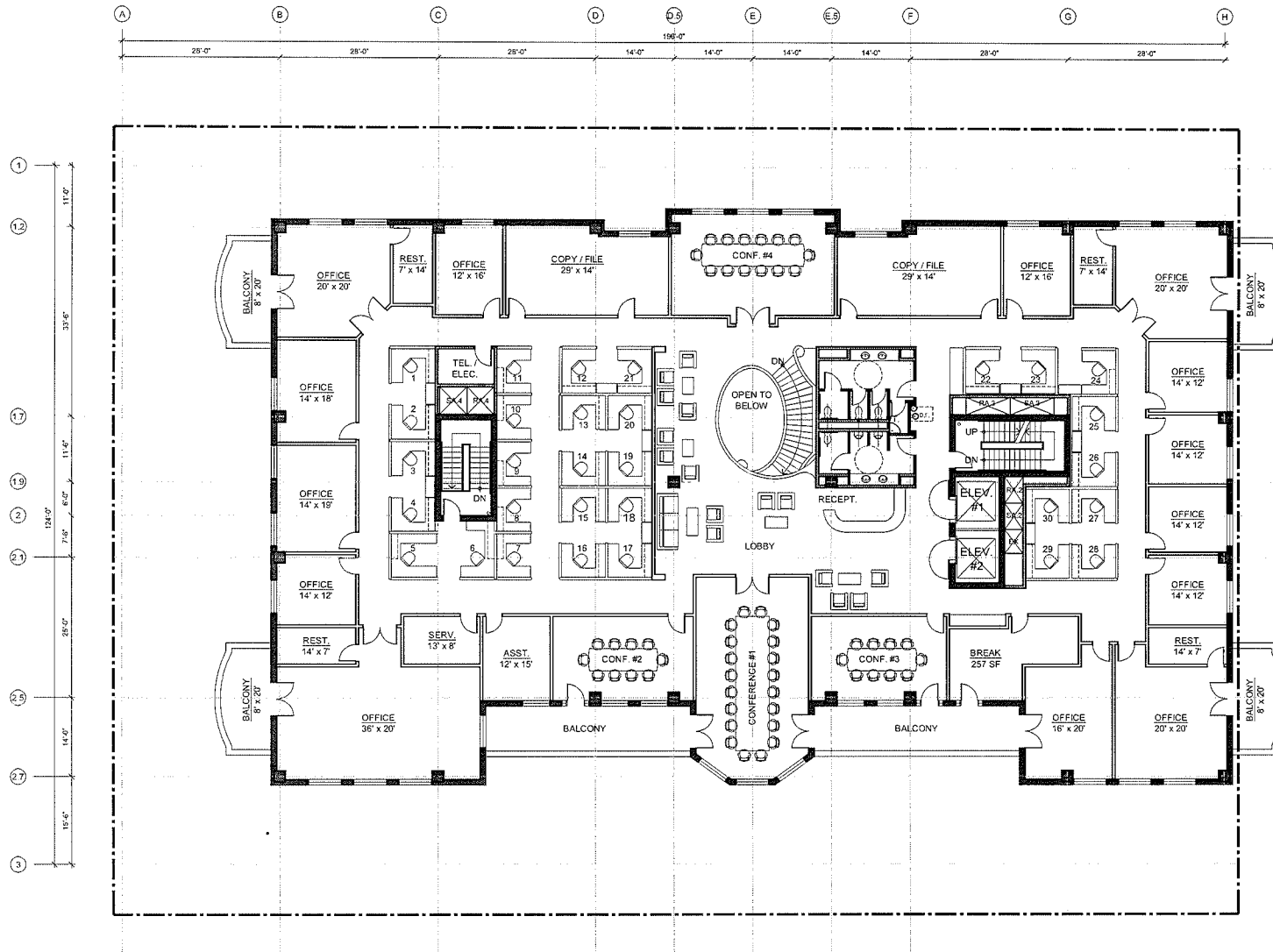
10777 W. TWAIN AVE, STE 125
LAS VEGAS, NV 89135 T 702-403-1575
WWW.DESIGNCELL.CC

VAR-39122
SDR-39121

RECEIVED

AUG 09 2010

LEVEL 5



EVAPS Law Offices

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

FIFTH FLOOR PLAN

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



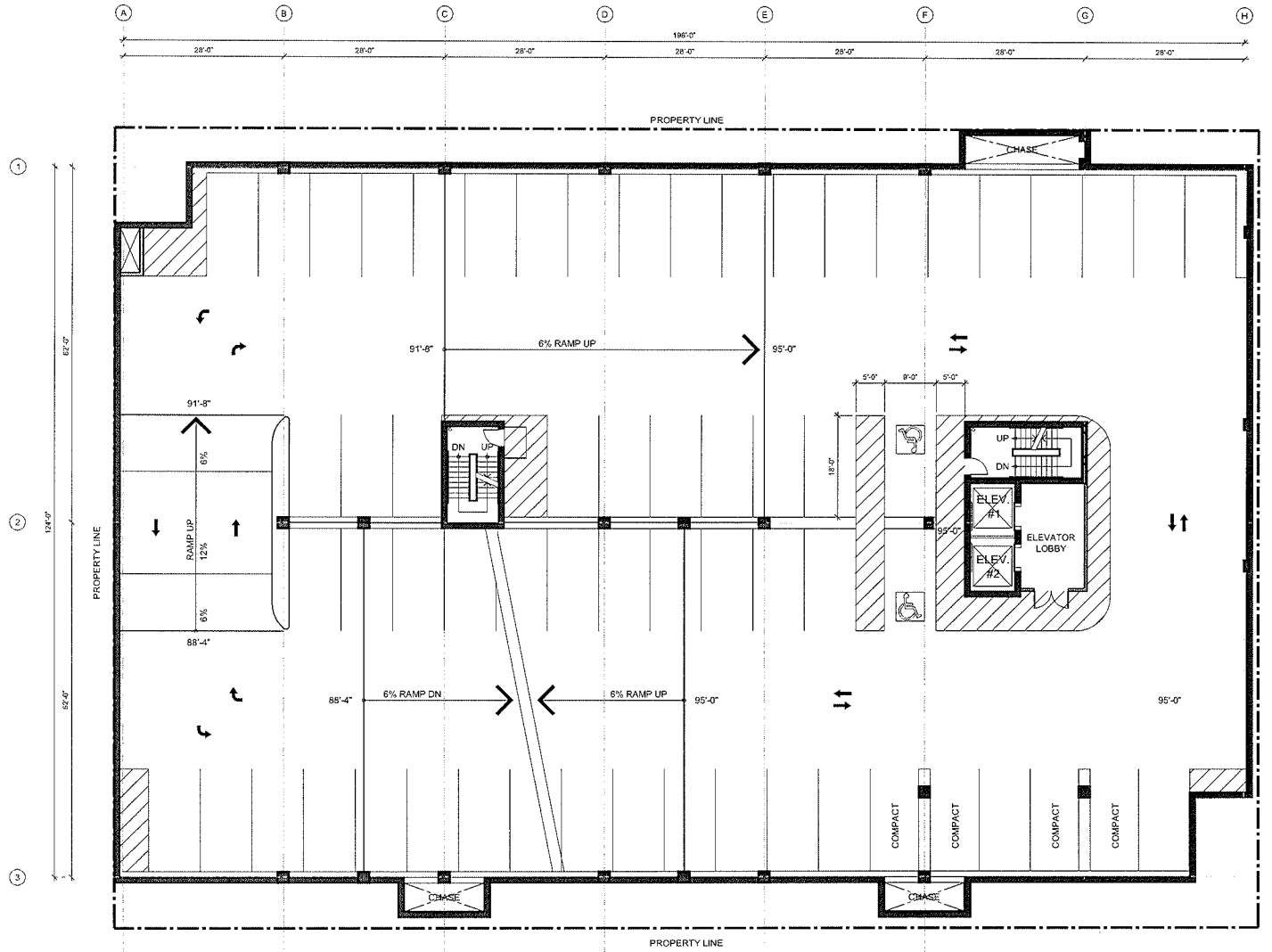
designcell DR05

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

VAR-39122
SDR-39121

AUG 09 2010

P1 LEVEL

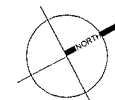
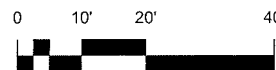


EVAPS Law Offices

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

BASEMENT LEVEL 1 FLOOR PLAN

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



designcell DR06

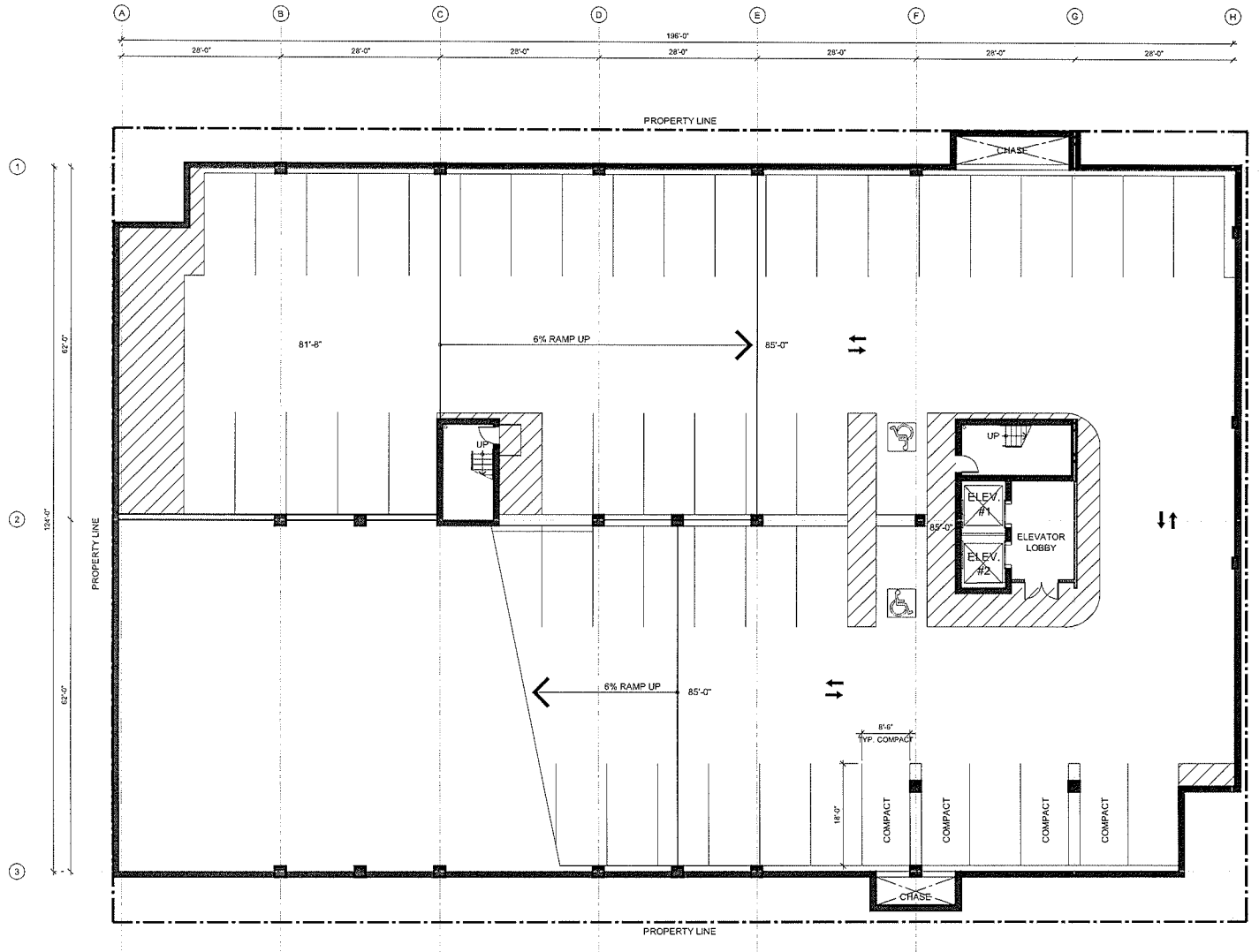
10777 W. TWAIN AVE, STE 125 T 702-403-1575
LAS VEGAS, NV 89135 WWW.DESIGNCELL.COM

SDR-39121
09/23/10 PC

RECEIVED

AUG 09 2010

P2 LEVEL

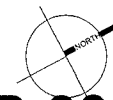
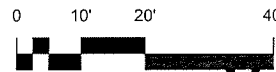


EVAPS Law Offices

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

BASEMENT LEVEL 2 FLOOR PLAN

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



designcell DR07

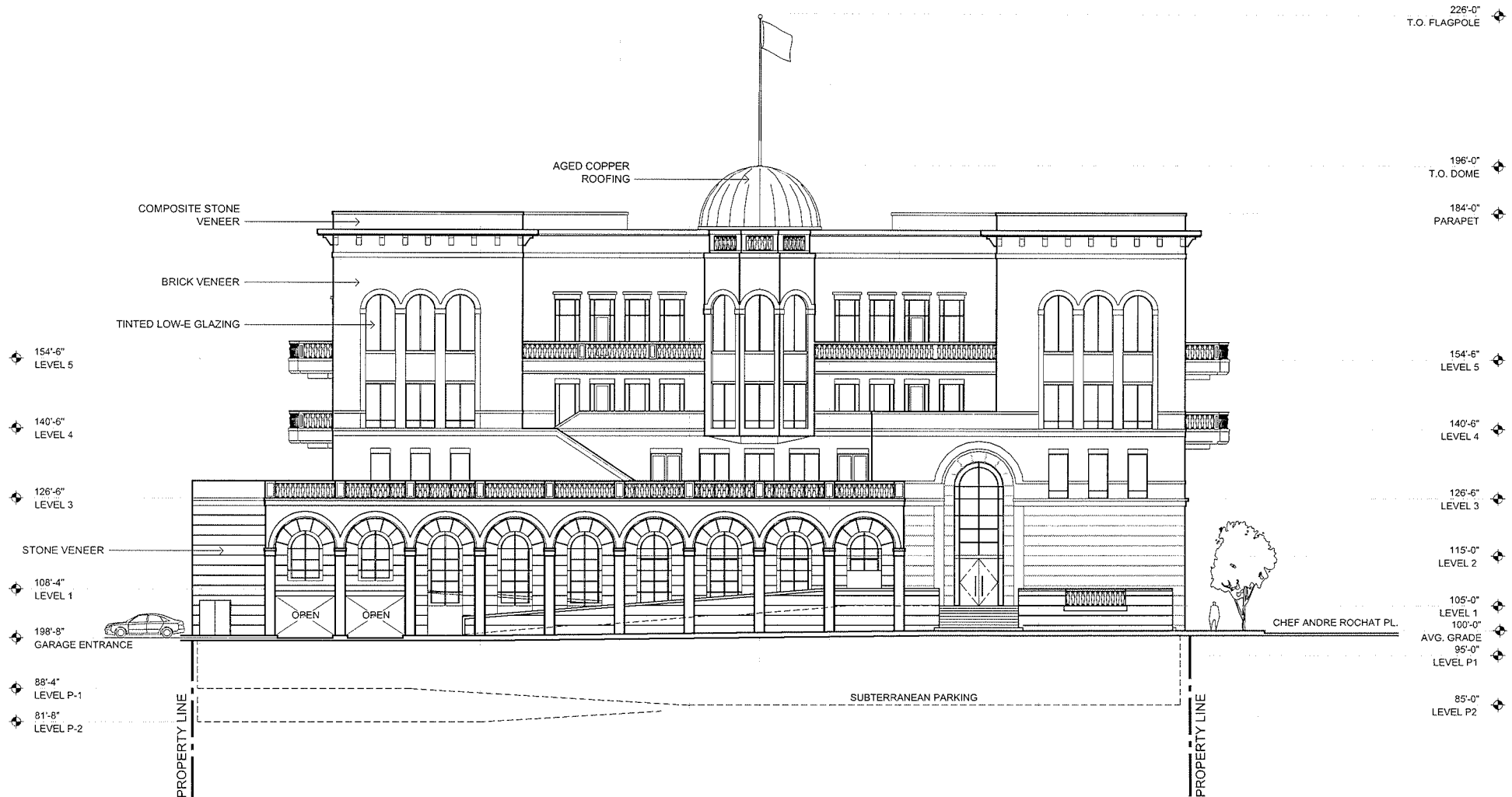
10777 W. TWAIN AVE, STE 125 T 702-403-1575
LAS VEGAS, NV 89135 WWW.DESIGNCELL.COM

VAR-39122
SDR-39121

RECEIVED

AUG 09 2010

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



EVAPS Law Offices

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

EAST ELEVATION

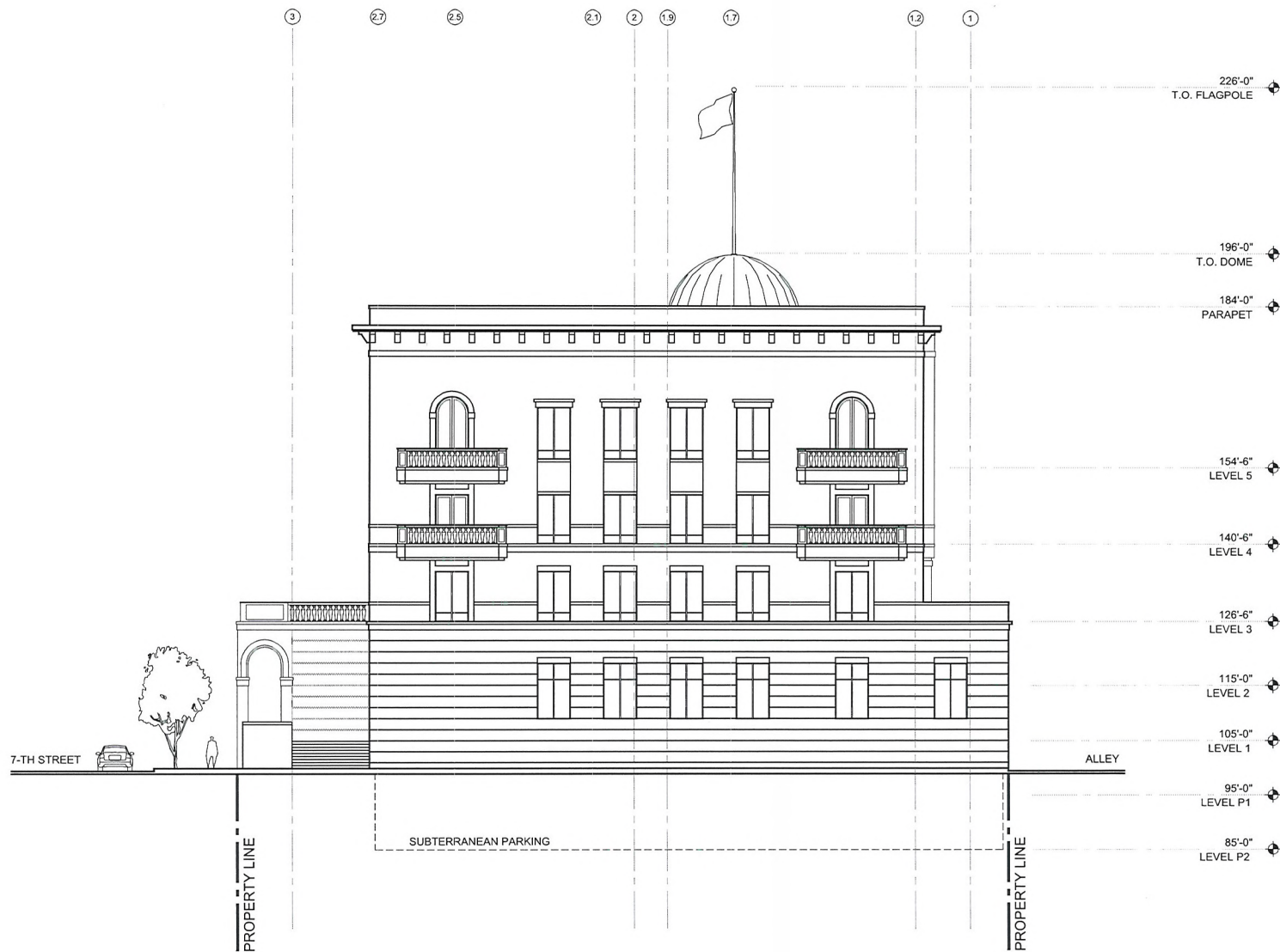
SCALE: 1" = 20'-0" BRICK
AUGUST 9, 2010

designcell DR08

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

VAR-39122
SDR-39121

RECEIVED
AUG 09 2010



EVAPS Law Offices

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

NORTH ELEVATION

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



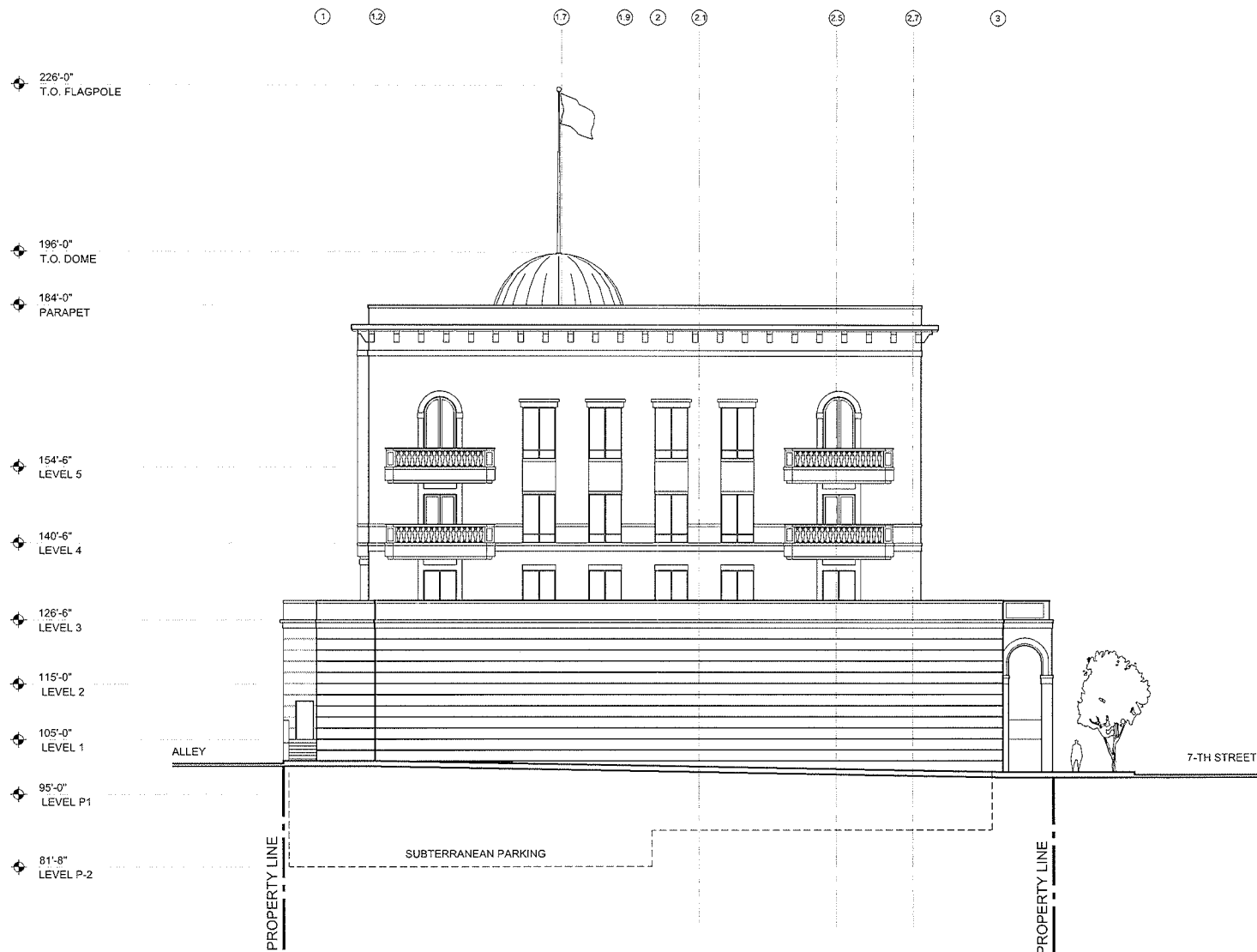
designcell DR09

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

VAR-39122
SDR-39121

RECEIVED

AUG 09 2010



EVAPS Law Offices

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

SOUTH ELEVATION

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

designcell DR10

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

SDR-39121
09/23/10 PC

RECEIVED

AUG 09 2010

H G F E D C B A

226'-0"
T.O. FLAGPOLE

196'-0"
T.O. DOME

184'-0"
PARAPET

154'-6"
LEVEL 5

140'-6"
LEVEL 4

126'-6"
LEVEL 3

115'-0"
LEVEL 2

105'-0"
LEVEL 1

95'-0"
LEVEL P1

85'-0"
LEVEL P2

COMPOSITE STONE
VENEER

BRICK VENEER

COMPOSITE STONE
VENEER

STONE VENEER

CHEF ANDRE ROCHAT PL.

SUBTERRANEAN PARKING

PROPERTY LINE

PROPERTY LINE

154'-6"
LEVEL 5

140'-6"
LEVEL 4

126'-6"
LEVEL 3

PAINTED AND SCORED
CONCRETE, TO MATCH
STONE COLOR

101'-2"
ALLEY GRADE

88'-4"
LEVEL P-1

81'-8"
LEVEL P-2

EVAPS Law Offices

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

WEST ELEVATION

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



designcell DR11

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

VAR-39122
SDR-39121

RECEIVED

AUG 09 2010

TOTAL LANDSCAPE AREA	2,211.5 A.
TOTAL OPEN SPACE AREA	6,722.5 A.
TOTAL AREA	34,252.5 A.

TOTAL LANDSCAPE AREA	2,211.5 A.
TOTAL OPEN SPACE AREA	6,722.5 A.
TOTAL AREA	34,252.5 A.

PROPERTY LINE

GARAGE ENTRANCE

TR

7th STREET

MAIN ENTRANCE

PM 2.5

 Δ

12 Commerce Center Drive
Henderson NV 89014

www.southwickla.com
702.597.3108

1 LEVEL

TREES			
SYMBOL	SCIENTIFIC NAME COMMON NAME	QTY	UNIT COST/ST
	PINUS INSULARIS PINE TREE	1	1.1627 24.00%
	PINUS PINASTER PINE TREE	16	1.1627 24.00%
	PINUS HALEPENSIS PINE TREE	3	1.1627 24.00%

TREES			
SYMBOL	SCIENTIFIC NAME COMMON NAME	QTY	UNIT COST/ST
	PINUS INSULARIS PINE TREE	1	1.1627 24.00%
	PINUS PINASTER PINE TREE	16	1.1627 24.00%
	PINUS HALEPENSIS PINE TREE	3	1.1627 24.00%

SHRUBS			
SYMBOL	BOTANICAL NAME COMMON NAME	QTY	MINIMUM SIZE
	ROSA ARISTATA PRINCESS ROSEWOOD	24	5 GALLONS
	DAILEY CARLETA "HERA GOLF" DA "HERA GOLF" DAILEY	16	5 GALLONS
	PROPERA "HERA" "HERA" PROPERA	16	5 GALLONS
	VERA VERA VERBENA	24	5 GALLONS
	VERBENA "HERA" VERBENA	24	5 GALLONS

SHRUBS			
SYMBOL	BOTANICAL NAME COMMON NAME	QTY	MINIMUM SIZE
	ROSA ARISTATA PRINCESS ROSEWOOD	24	5 GALLONS
	DAHLIA CARISTATA "HERA GORGES" HERA GORGES DAHLIA	16	5 GALLONS
	HYDRANGEA LACINIA VINE	170	5 GALLONS
	ABUTILON HYBRIDUM SUNSHINE	32	5 GALLONS
	VERBENA VERBENA	36	5 GALLONS

LANDSCAPE ELEMENTS			
SYMBOL	DESCRIPTION	QTY	DETAIL
CG	GRASS: FINE, BROWN, COVER, 1/2" 1/2" 1/2" COLOR: BROWN, 1/2" 1/2" 1/2" 4.2	2,000 SF	5' 1/2" 1/2"

LANDSCAPE ELEMENTS			
SYMBOL	DESCRIPTION	QTY	DETAIL
CG	GRASS: FINE, BROWN, COVER, 1/2" 1/2" 1/2" COLOR: BROWN, 1/2" 1/2" 1/2" 4.2	2,000 SF	5' 1/2" 1/2"

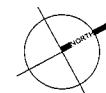
1. SHEET SPEC'X FOR PLANTING DETAILS

2. CROWN/GRATE COUPLER/COVER - INST. THE MINIMUM LAYER OF CRUSHED GRAVEL IN LANDSCAPE AREAS WITH LANDSCAPE LIFT OF MORE THAN 12" TO PREVENT EXCESSIVE GRAVITY DRAINAGE. SAMPLES OF EXISTING GRAVIL GRAIN SIZES FOR A REVIEW. IMPROVE PLACING GRAVEL, COMPACT SUB-GRADE TO 95% AND APPLY A SECONDARY HERNICIDE TO 50% AFTER A GOOD GRADE. RUN SMOOTH, NOT TO EXCEED 10", ALLOW TO SET FOR 24 HOURS. SURFACE WITH A LEAF GRASS. APPLY A SECONDARY APPLICATION OF PRE-EXISTING HERNICIDE TO TOP OF GRAVEL. DO NOT ALLOW GRAVEL TO TOUCH THE TRUNK OF ANY TREE. INSTALL AFTER INSTALLATION OF PLANT MATERIAL.

3. ANY TREE PLANTED WITHIN 5' OF A CROWN/GRATE OR SMALLER IN PLANTING WITHIN 10' OF A CROWN/GRATE SHALL BE PROTECTED BY A 4" DIA. 10' HIGH PROTECTIVE BARRIER.

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

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



designcell DR12

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

RECEIVED

AUG 09 2010

VAR-39122
SDR-39121



MATERIAL FINISHES



BUILDING BASE:
STONE VENEER

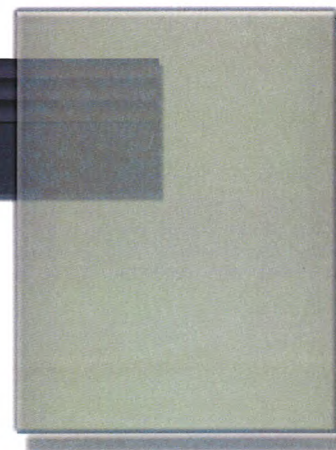


TRIM, ACCENT:
COMPOSITE STONE VENEER

FRAMES:
DARK BRONZE



BRICK VENEER



GLAZING:
SOLARCOOL GRAY, LOW-E

EVAPS LAW OFFICES
LAS VEGAS, NEVADA
AUGUST 9, 2010

RECEIVED
VAR-39122
SDR-39121
AUG 09 2010

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

August 9, 2010

CLV Planning & Development

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

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

To whom it may concern:

The purpose of this letter is to request a variance to the provisions of the code regarding setbacks and site coverage ratio for the proposed Law Office Building located at 400 South 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'.

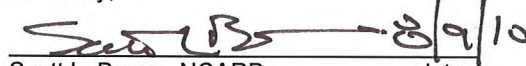
A historic and traditional office building is envisioned by the property owner. The tenants are expected to be predominantly law firms and related office users. The building is designed to have a classical architectural theme consisting of arches, brick veneer, colonnade, and a capitol dome.

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,



date

Scott L. Brown, NCARB
Principal
DesignCell, LLC

VAR-39122
SDR-39121
RECEIVED
AUG 09 2010

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

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

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

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

1. Consolidated Backup
2. Supporting Documentation

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

C I T Y O F L A S V E G A S

INTER-OFFICE MEMORANDUM REQUEST FOR COMMENT

FROM: *PLANNING AND DEVELOPMENT*

VAR-39122

HAND DELIVERED

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

SENT VIA COURIER/ US MAIL OR INTER-OFFICE MAIL

<CCSD>	LINDA PERRI	4190 McLeod Drive, 2 nd Floor
METRO	BRIAN O'CALLAGHAN	7 th FLOOR CITY HALL
OFFICE OF BUSINESS DEVELOPMENT	TOM BURKART	2 nd FLOOR CITY HALL EXPANSION
NEIGHBORHOOD SERVICES	ANNE KILPONEN	2 nd FLOOR CITY HALL
*TEFO (DPW)	REBECCA WHITLOCK	2900 RONEBUS
*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 >**

VARIANCE
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

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

PLANNING COMMISSION: **SEPTEMBER 23, 2010**

CITY COUNCIL: **OCTOBER 20, 2010**

PLANNING SUPERVISOR: **STEVE GEBEKE**



PUBLIC HEARING

Comments Due: **AUGUST 24, 2010**

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

LIST COMMENTS BELOW:

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

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

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

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

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

Property Owner Signature* _____

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

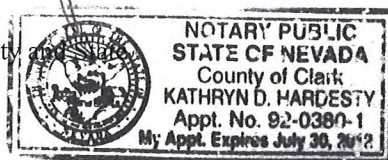
Print Name Robert T. Eglet

Subscribed and sworn before me

This 9th day of August, 20 10.

Kathryn D. Hardesty

Notary Public in and for said County



FOR DEPARTMENT USE ONLY

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

RECEIVED

AUG 09 2010

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

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



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: EVAPS, LLC

Name of Applicant: Robert T. Eglet

Name of Representative: Scott Brown, Architect

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

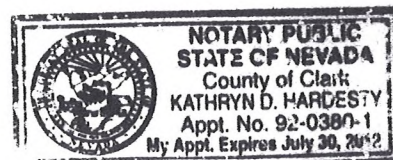
Signature of Property Owner: _____

Robert T. Eglet
Print Name: Robert T. Eglet

Subscribed and sworn before me

This 9th day of July, 2010

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



RECEIVED

AUG 09 2010

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

August 9, 2010

CLV Planning & Development

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

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

To whom it may concern:

The purpose of this letter is to request a variance to the provisions of the code regarding setbacks and site coverage ratio for the proposed Law Office Building located at 400 South 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'.

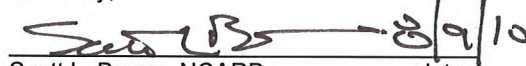
A historic and traditional office building is envisioned by the property owner. The tenants are expected to be predominantly law firms and related office users. The building is designed to have a classical architectural theme consisting of arches, brick veneer, colonnade, and a capitol dome.

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,



date

Scott L. Brown, NCARB
Principal
DesignCell, LLC

VAR-39122
SDR-39121
RECEIVED
AUG 09 2010

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM REQUEST FOR COMMENT

FROM: PLANNING AND DEVELOPMENT

SDR-39121

HAND DELIVERED

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

SENT VIA COURIER/ US MAIL OR INTER-OFFICE MAIL

<CCSD>	LINDA PERRI	4190 McLeod Drive, 2 nd Floor
METRO	BRIAN O'CALLAGHAN	7 th FLOOR CITY HALL
OFFICE OF BUSINESS DEVELOPMENT	TOM BURKART	2 nd FLOOR CITY HALL EXPANSION
NEIGHBORHOOD SERVICES	ANNE KILPONEN	2 nd FLOOR CITY HALL
*TEFO (DPW)	REBECCA WHITLOCK	2900 RONEUMUS
*STREETS & SANITATION (DPW)	JERRY WALKER	2875 RONEUMUS
*PARKS & OPEN SPACES (DPW)	JOHN BLACK	2875 RONEUMUS
*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, 4 th 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 DEPARTMENT

APPLICATION / PETITION FORM

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

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

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

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

FOR DEPARTMENT USE ONLY

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

Property Owner Signature* _____

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

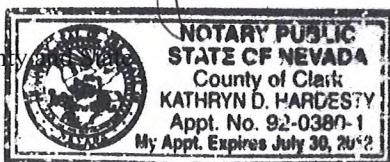
Print Name Robert T. Eglet

Subscribed and sworn before me

This 9th day of August, 2010.

Kathryn D. Hardesty

Notary Public in and for said County





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: EVAPS, LLC

Name of Applicant: Robert T. Eglet

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

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

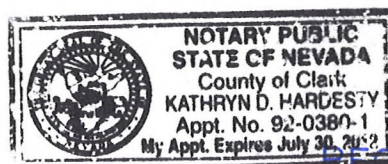
Signature of Property Owner: _____

Print Name: Robert T. Eglet

Subscribed and sworn before me

This 9th day of August, 2010

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



RECEIVED

AUG 09 2010

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

August 9, 2010

CLV Planning & Development

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

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

To whom it may concern:

The purpose of this letter is to request a Site Development Review for the proposed Law Office Building located at 400 South 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.

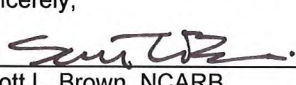
By a separate application we are also requesting a variance for the required setbacks and site coverage. The proposed design requires zero lot setbacks on all sides. This meets the spirit and a language of the urban area. Zero setback as an element of urban site development is a requirement in an adjacent 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,

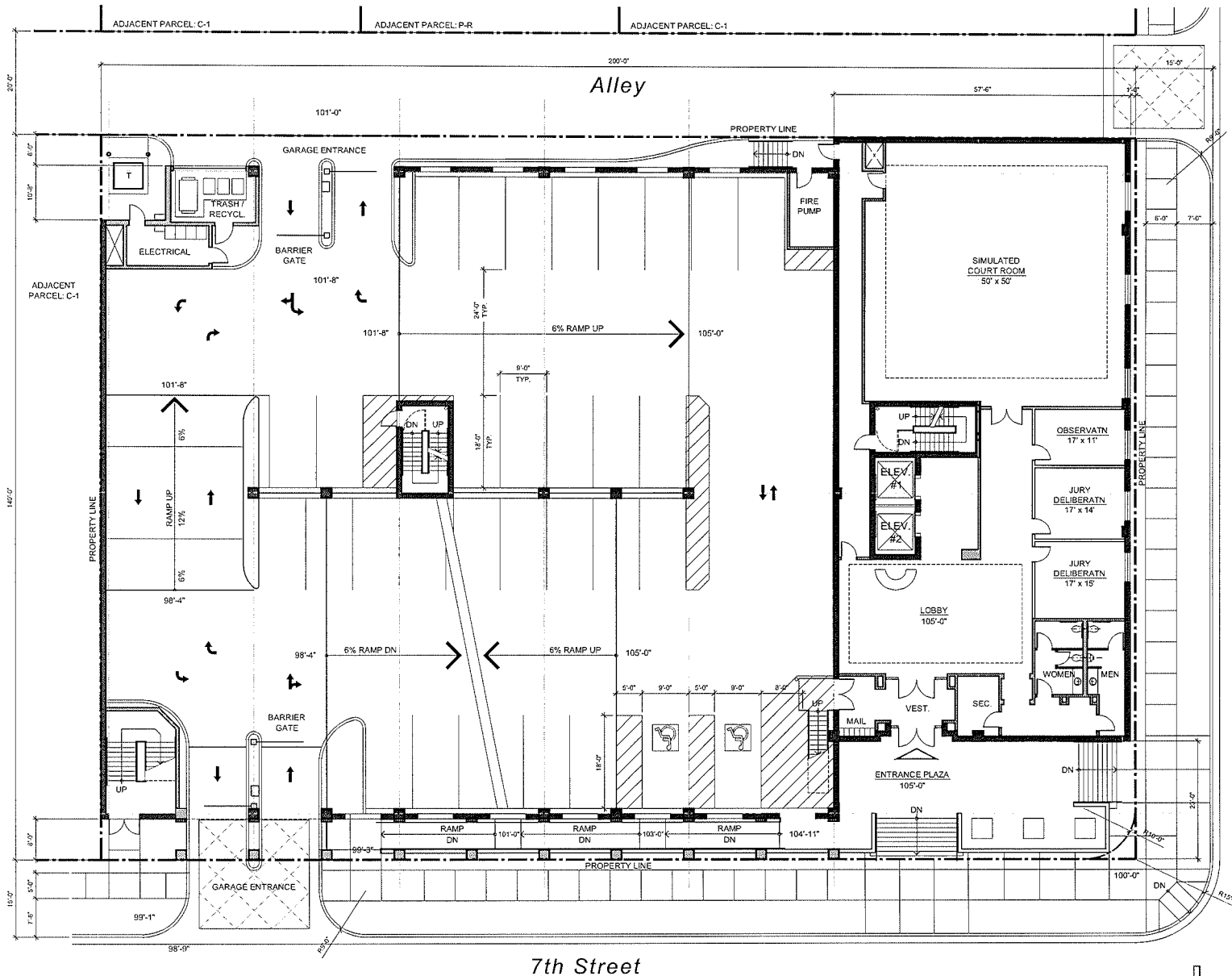
 8/9/10

Scott L. Brown, NCARB
Principal
DesignCell, LLC

RECEIVED

SDR-39121

AUG 09 2010

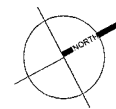


EVAPS Law Offices

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

SITE PLAN / FIRST FLOOR PLAN

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



designcell DR01

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

VAR-39122
SDR-39121

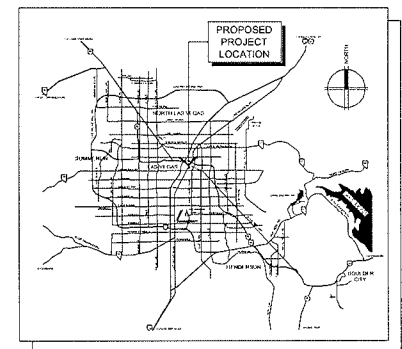
AUG 09 2010

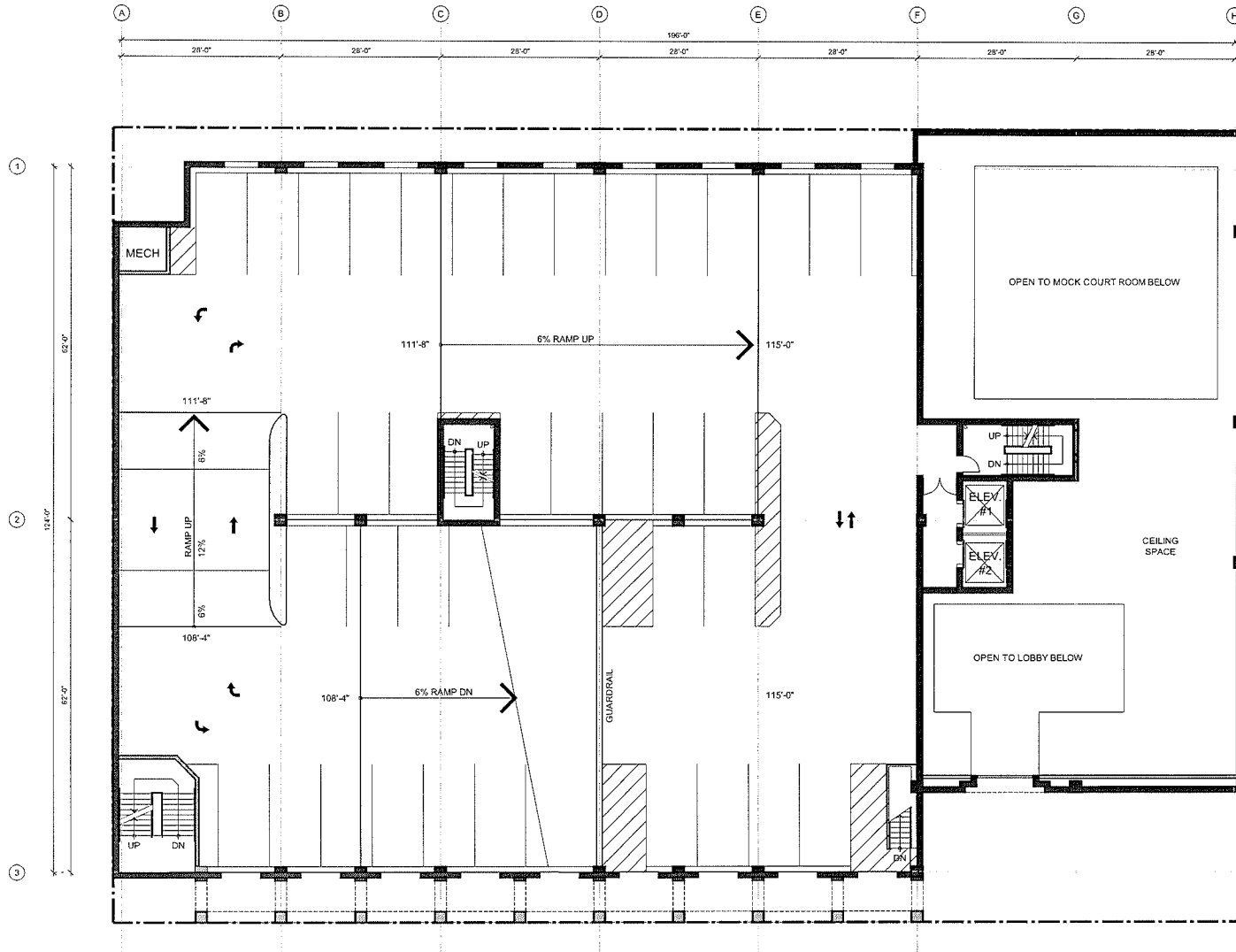
1 LEVEL

SITE DATA

APN #	139-34-710-030 139-34-710-031 139-34-710-032 139-34-710-033
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 P1 24,500 SF LEVEL P2 24,500 SF
TOTAL PARKING GARAGE:	80,700 SF GROSS
PARKING REQUIRED:	
OFFICE (GROSS) (1/1000 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



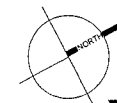


EVAPS Law Offices

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

SECOND FLOOR PLAN

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

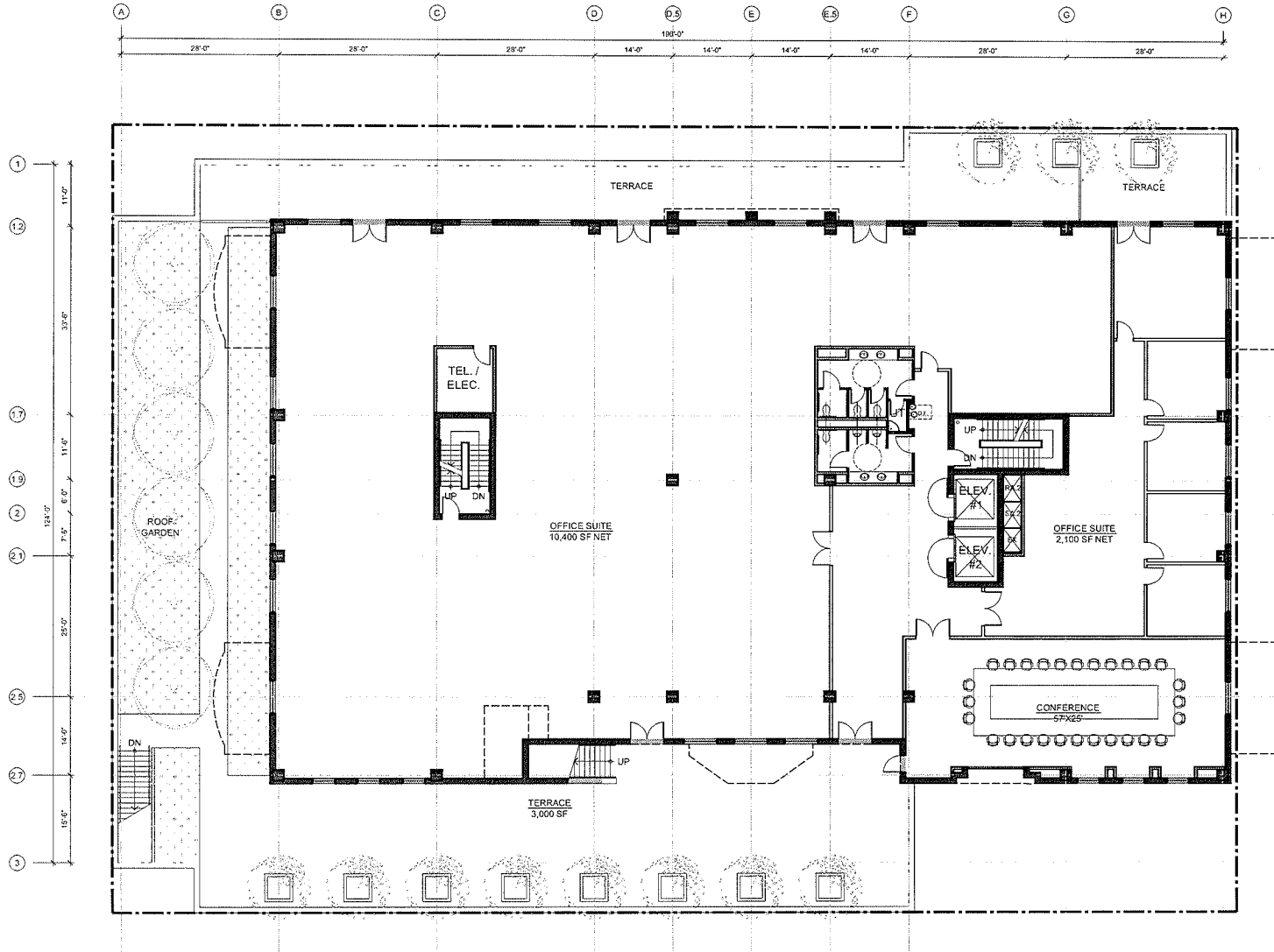


designcell DR02

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

VAR-39122 RECEIVED
SDR-39121 AUG 09 2010

3
LEVEL

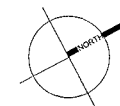


EVAPS Law Offices

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

THIRD FLOOR PLAN

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



designcell DR03

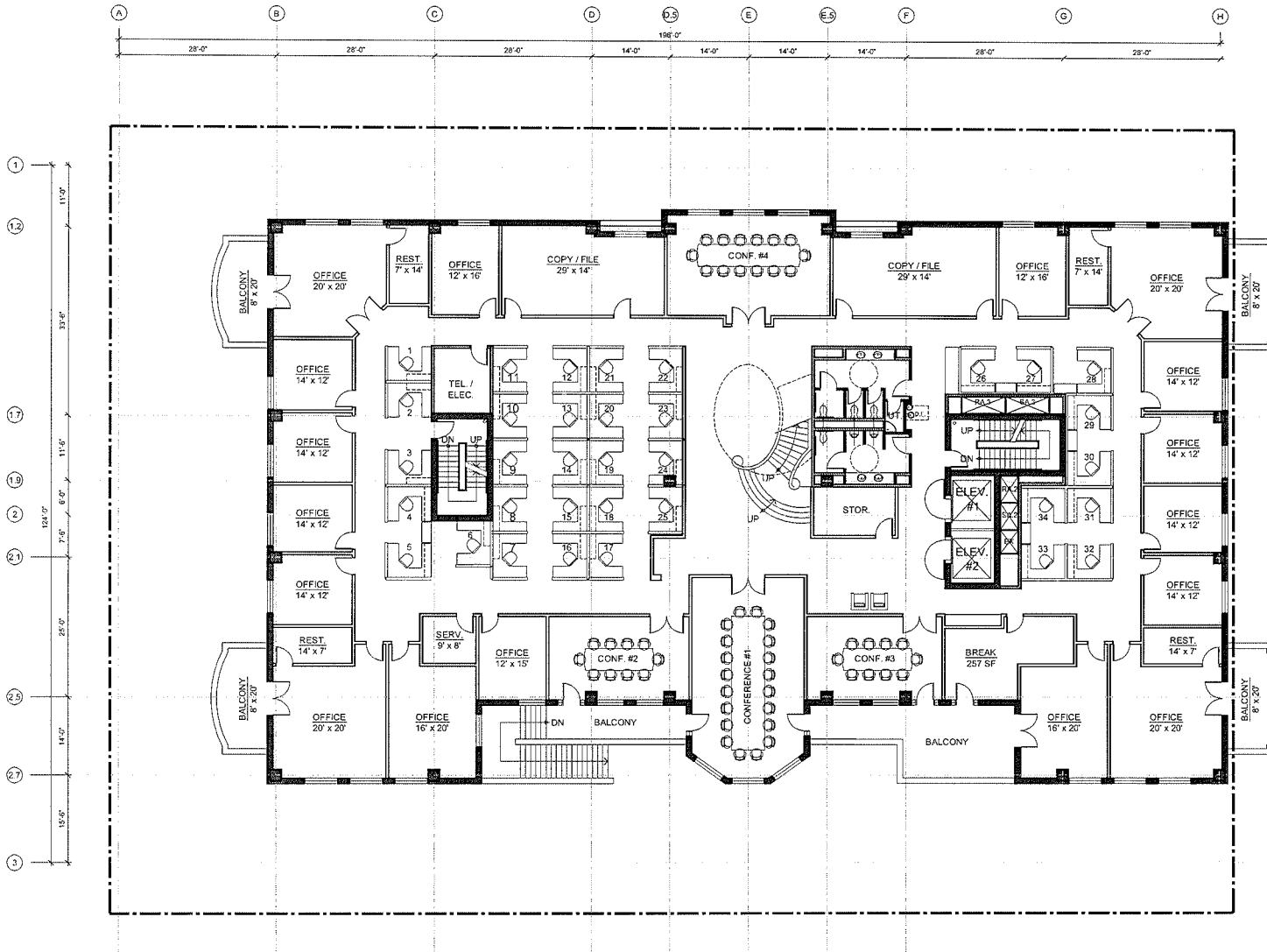
10777 W. TWAIN AVE, STE 125 T 702-403-1575
LAS VEGAS, NV 89135 WWW.DESIGNCELL.CC

VAR-39122
SDR-39121

RECEIVED

AUG 09 2010

4
LEVEL

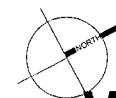


EVAPS Law Offices

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

FOURTH FLOOR PLAN

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



designcell DR04

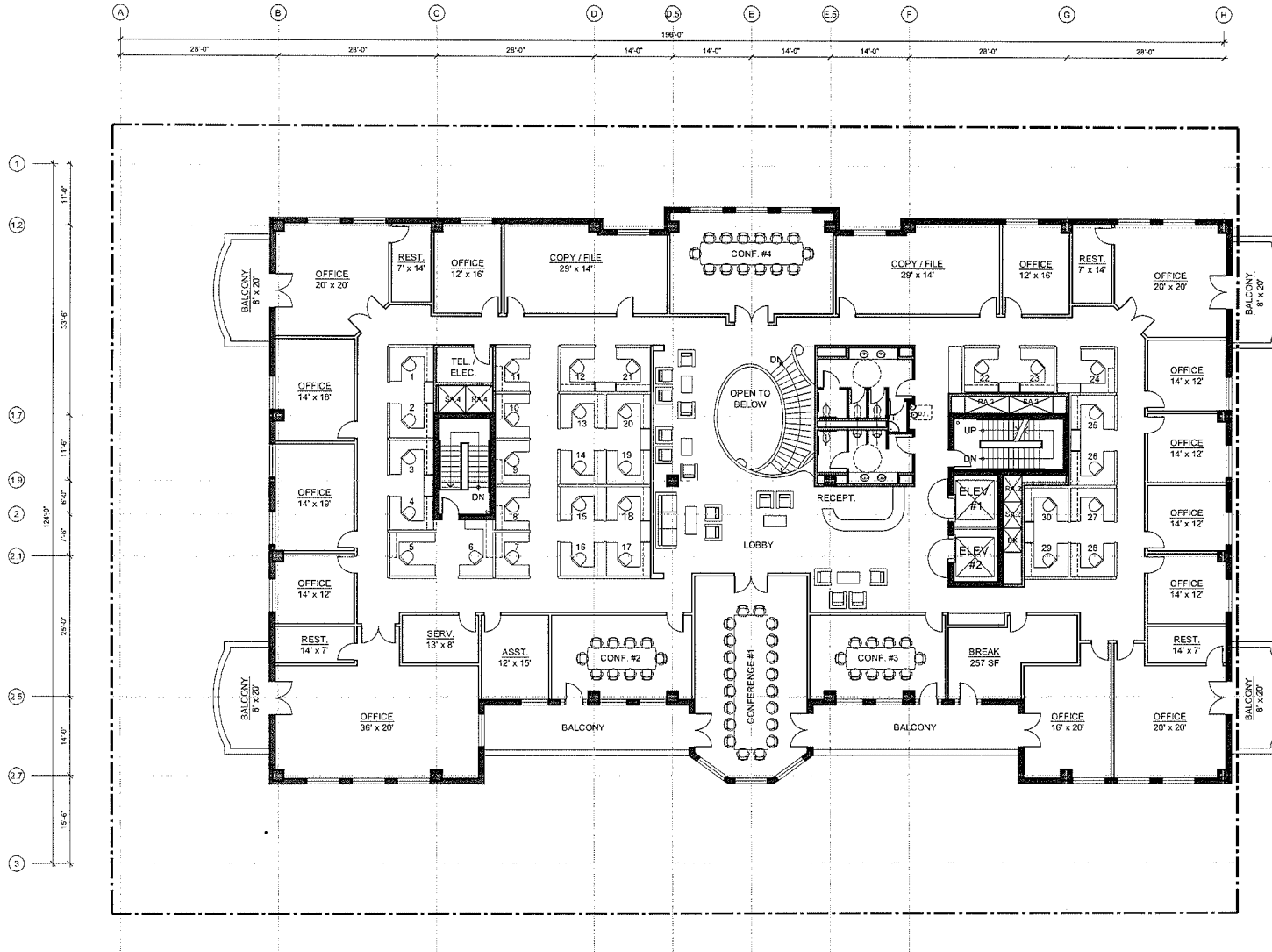
10777 W. TWAIN AVE, STE 125
LAS VEGAS, NV 89135 T 702-403-1575
WWW.DESIGNCELL.CC

VAR-39122
SDR-39121

RECEIVED

AUG 09 2010

5 LEVEL

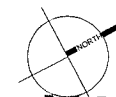
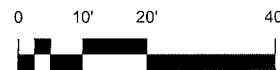


EVAPS Law Offices

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

FIFTH FLOOR PLAN

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



designcell DR05

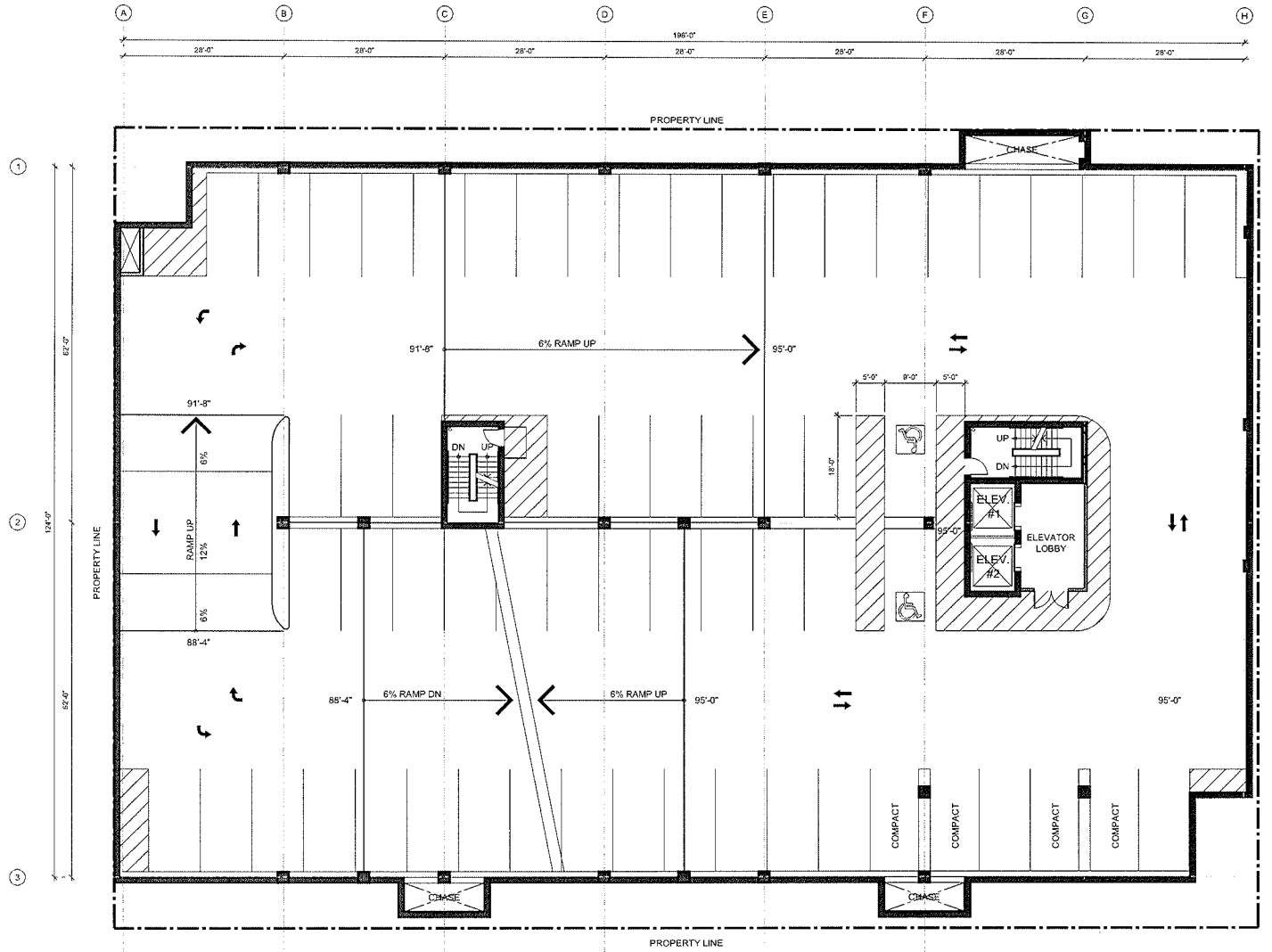
10777 W. TWAIN AVE, STE 125 T 702-403-1575
LAS VEGAS, NV 89135 WWW.DESIGNCELL.CC

VAR-39122
SDR-39121

RECEIVED

AUG 09 2010

P1 LEVEL

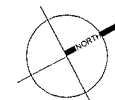
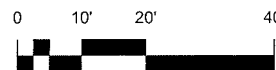


EVAPS Law Offices

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

BASEMENT LEVEL 1 FLOOR PLAN

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



designcell DR06

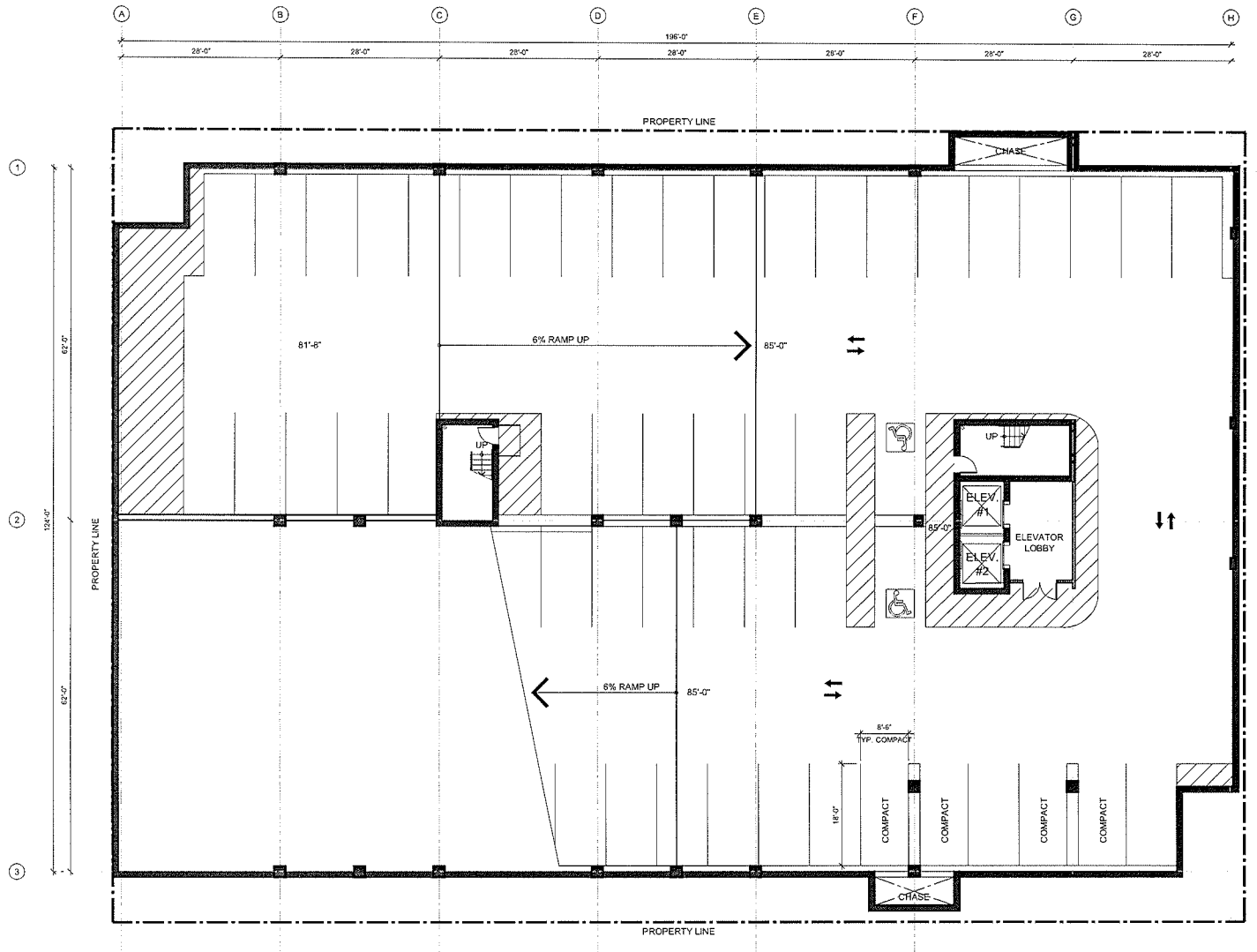
10777 W. TWAIN AVE, STE 125 T 702-403-1575
LAS VEGAS, NV 89135 WWW.DESIGNCELL.COM

SDR-39121
09/23/10 PC

RECEIVED

AUG 09 2010

P2
LEVEL

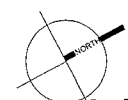
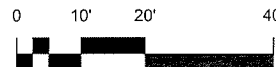


EVAPS Law Offices

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

BASEMENT LEVEL 2 FLOOR PLAN

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



designcell DR07

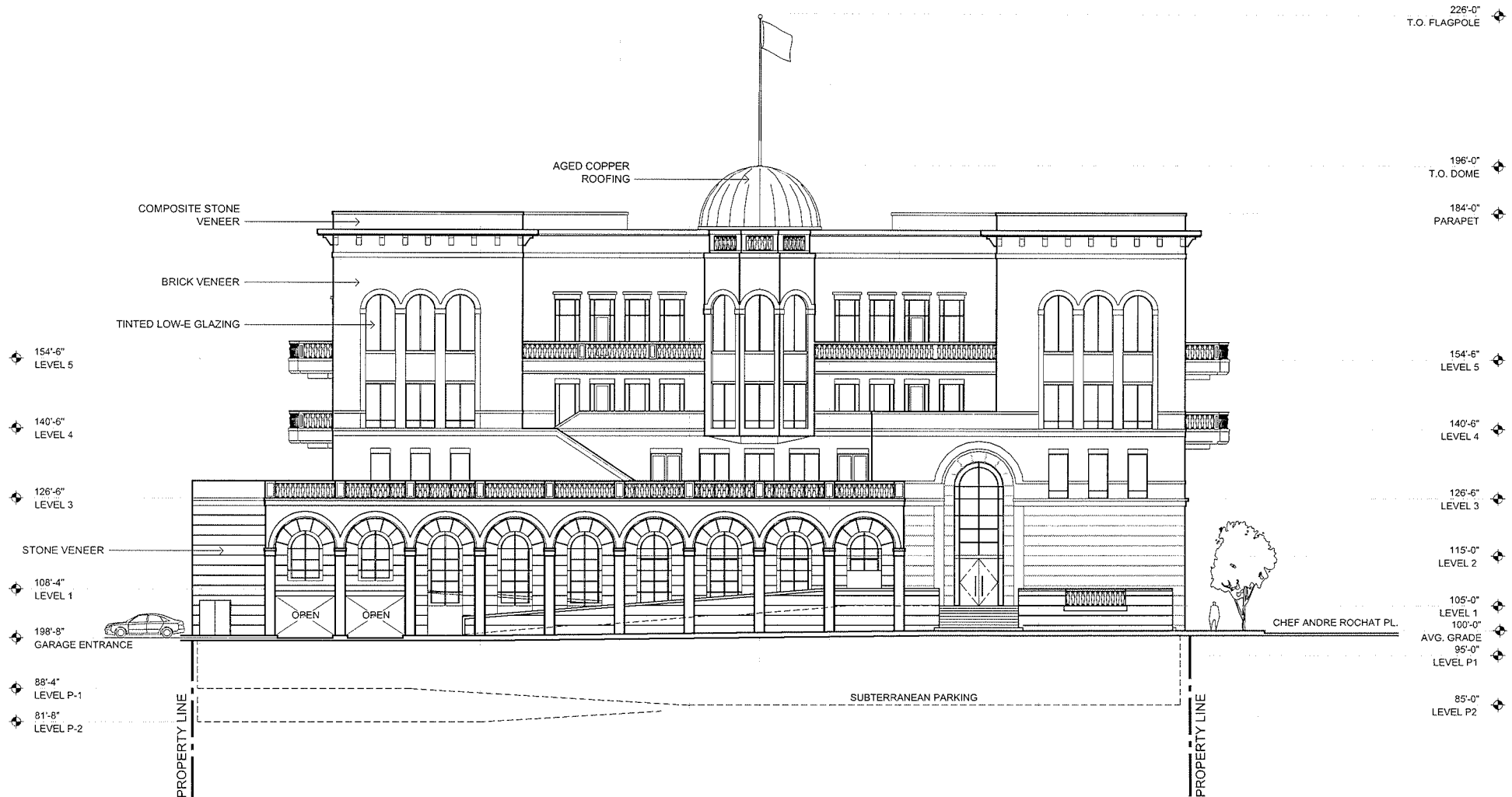
10777 W. TWAIN AVE, STE 125 T 702-403-1575
LAS VEGAS, NV 89135 WWW.DESIGNCELL.COM

VAR-39122
SDR-39121

RECEIVED

AUG 09 2010

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

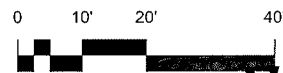


EVAPS Law Offices

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

EAST ELEVATION

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

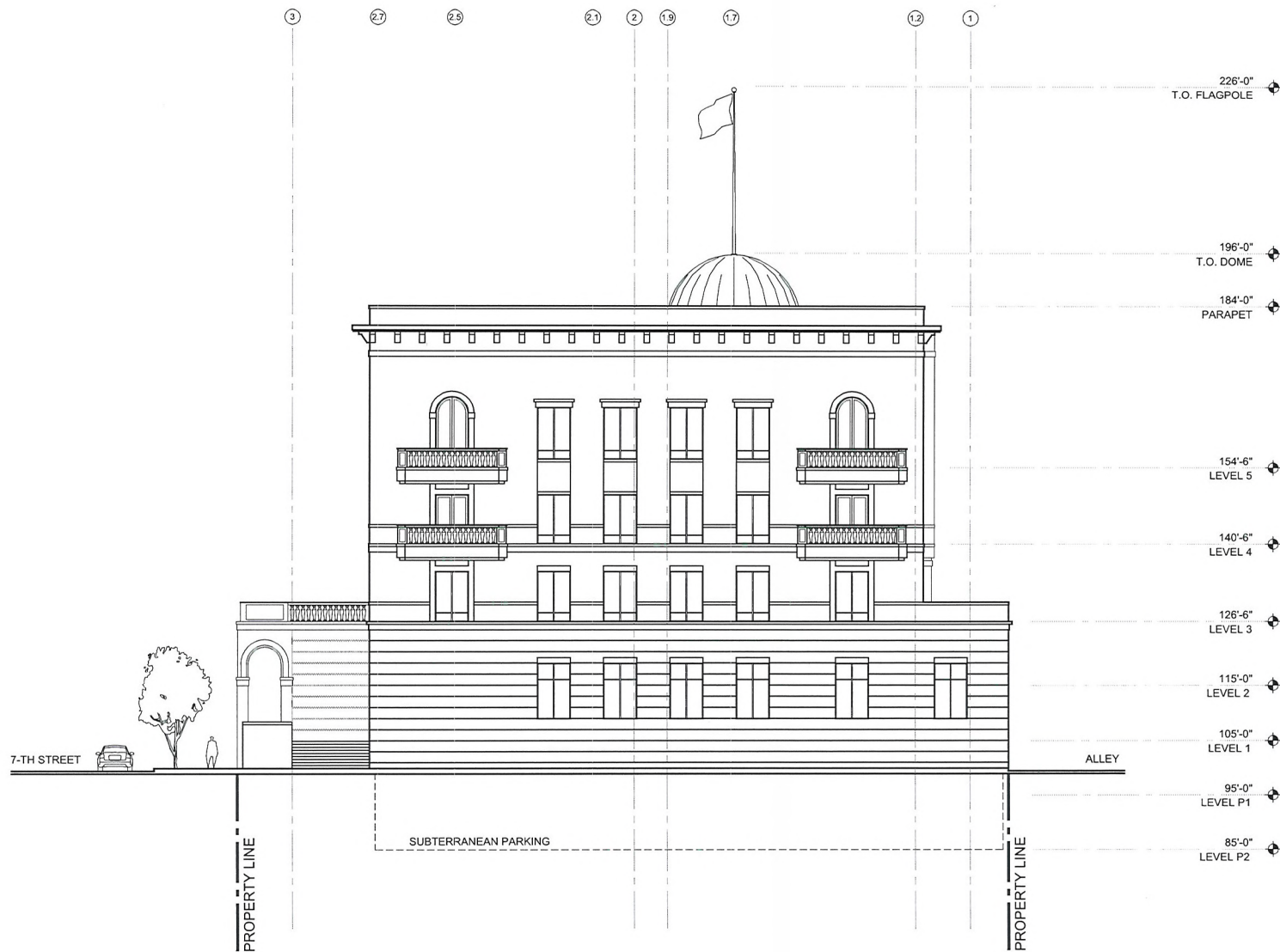


designcell DR08

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

VAR-39122
SDR-39121

RECEIVED
AUG 09 2010



EVAPS Law Offices

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

NORTH ELEVATION

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



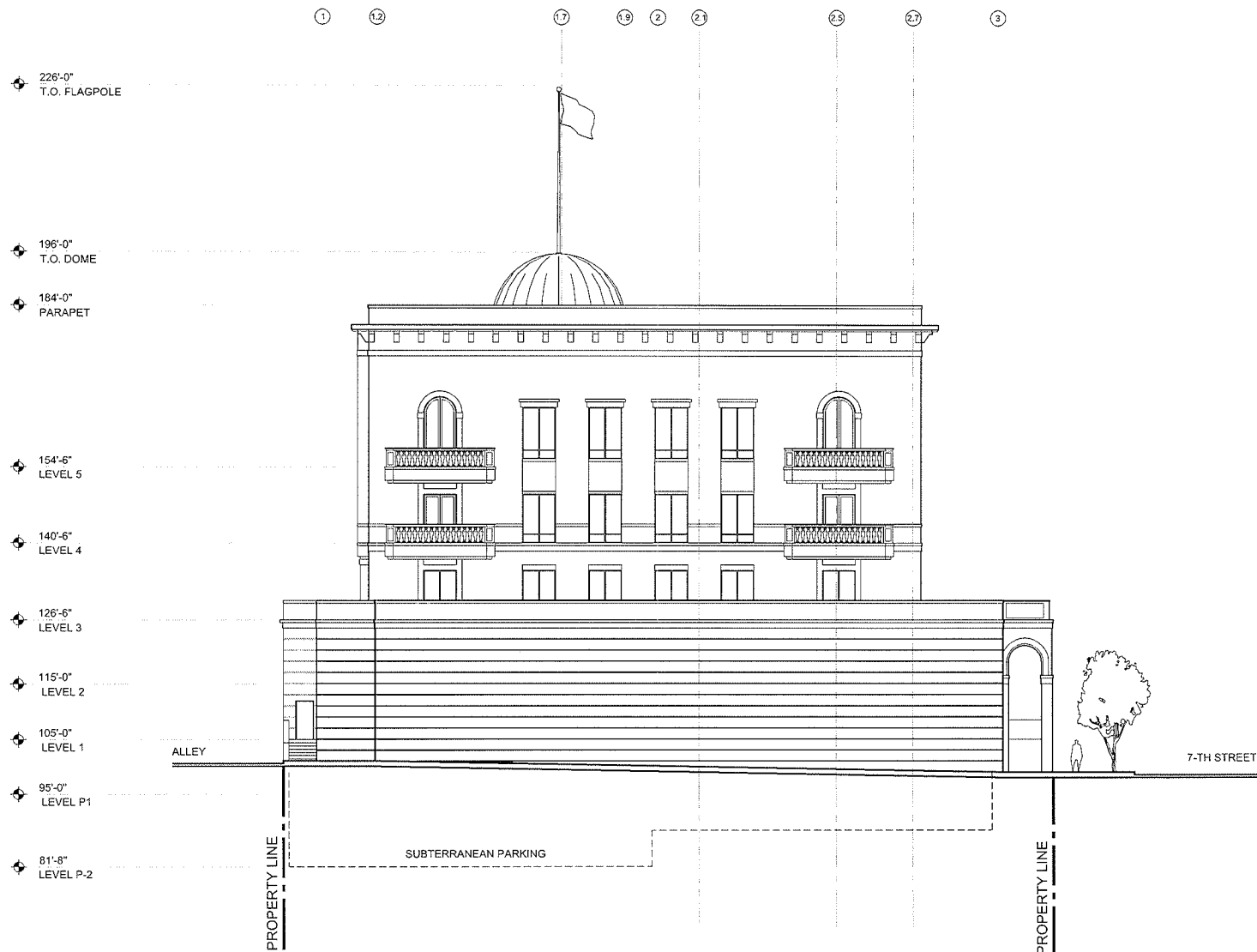
designcell DR09

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

VAR-39122
SDR-39121

RECEIVED

AUG 09 2010



EVAPS Law Offices

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

SOUTH ELEVATION

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



designcell DR10

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

SDR-39121
09/23/10 PC

RECEIVED

AUG 09 2010

H G F E D C B A

226'-0"
T.O. FLAGPOLE

196'-0"
T.O. DOME

184'-0"
PARAPET

154'-6"
LEVEL 5

140'-6"
LEVEL 4

126'-6"
LEVEL 3

115'-0"
LEVEL 2

105'-0"
LEVEL 1

95'-0"
LEVEL P1

85'-0"
LEVEL P2

COMPOSITE STONE
VENEER

BRICK VENEER

COMPOSITE STONE
VENEER

STONE VENEER

CHEF ANDRE ROCHAT PL.

SUBTERRANEAN PARKING

PROPERTY LINE

PROPERTY LINE

154'-6"
LEVEL 5

140'-6"
LEVEL 4

126'-6"
LEVEL 3

PAINTED AND SCORED
CONCRETE, TO MATCH
STONE COLOR

101'-2"
ALLEY GRADE

88'-4"
LEVEL P-1

81'-8"
LEVEL P-2

EVAPS Law Offices

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

WEST ELEVATION

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



designcell DR11

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

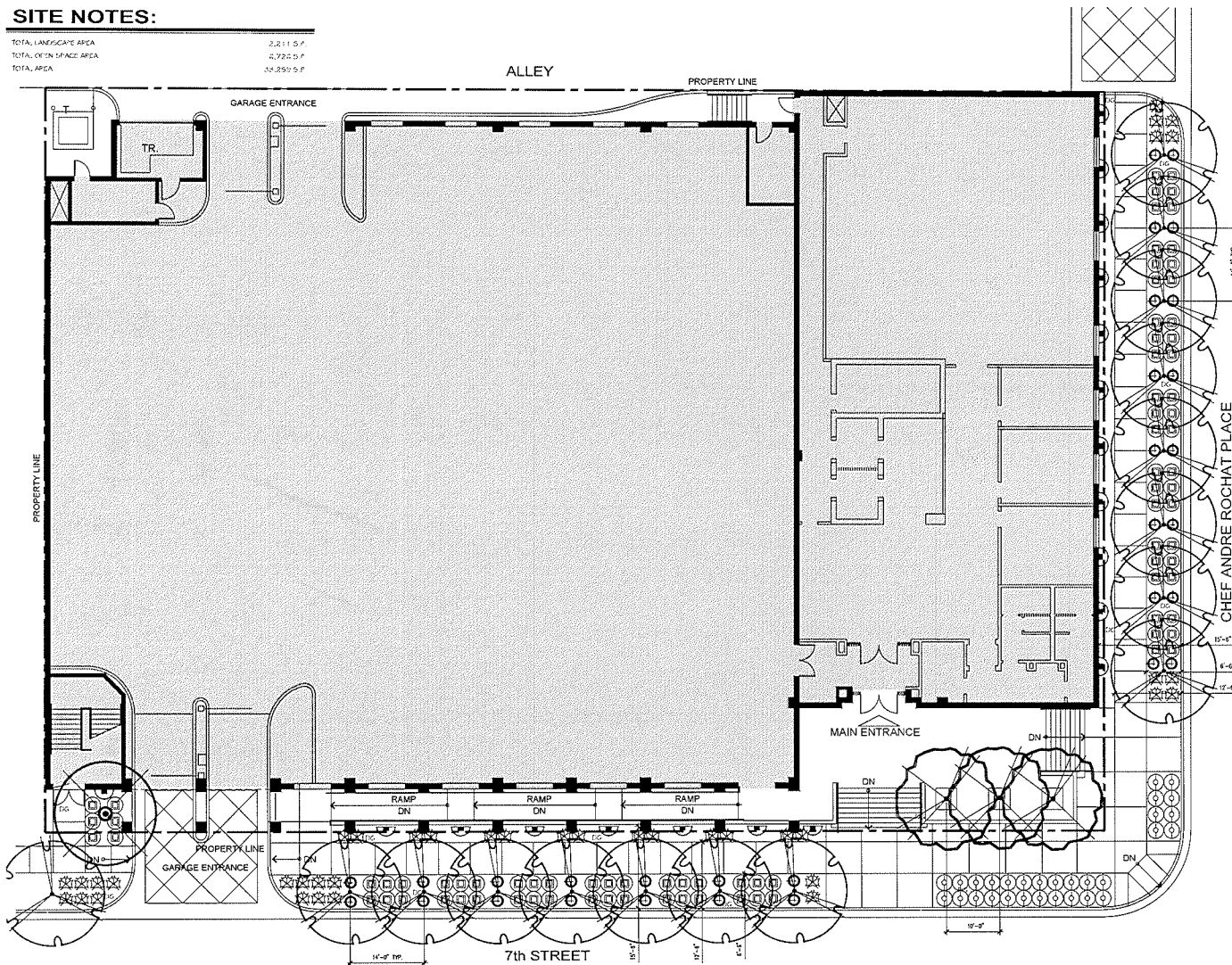
VAR-39122
SDR-39121

RECEIVED

AUG 09 2010

SITE NOTES:

TOTAL LANDSCAPE AREA	2,211 S.F.
TOTAL OPEN SPACE AREA	6,720 S.F.
TOTAL AREA	35,290 S.F.



southwick
LANDSCAPE ARCHITECTS
12 Commerce Center Drive
Henderson NV 89014
www.southwickla.com
702.557.3108

1
LEVEL

PLANTING LEGEND

TREES	SYMBOL	SCIENTIFIC NAME	COMMON NAME	QTY	PLANTER MINIMUM SIZE
		FRAXINUS VIRGINICA	WHITE BARKED OAK	1	1.00' DIA
		FRAXINUS VIRGINICA	WHITE BARKED OAK	1	1.00' DIA
		FRAXINUS VIRGINICA	WHITE BARKED OAK	1	1.00' DIA

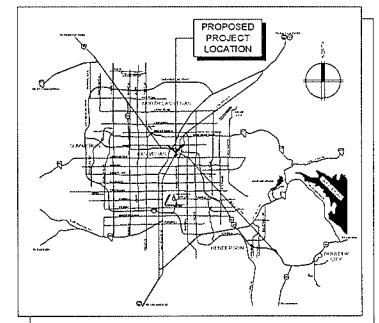
SHRUBS	SYMBOL	SCIENTIFIC NAME	COMMON NAME	QTY	MINIMUM SIZE
		FRAXINUS VIRGINICA	WHITE BARKED OAK	1	1.00' DIA
		FRAXINUS VIRGINICA	WHITE BARKED OAK	1	1.00' DIA
		FRAXINUS VIRGINICA	WHITE BARKED OAK	1	1.00' DIA

LANDSCAPE ELEMENTS	SYMBOL	DESCRIPTION	QTY	DETAIL
		1.00' DIA	1	1.00' DIA

PLANTING NOTES

- SEE SHEET 10.00 FOR PLANTING DETAILS.
- COLLECTED SLATE GROUNDCOVER (G.G.) - INSTALL THE MINIMUM 1" LAYER OF COLLECTED SLATE IN ALL LANDSCAPE AREAS WITHIN LANDSCAPE LIMIT OF WORK, EXCEPT WHERE NOTED OTHERWISE. GROUNDCOVER TO REMAIN UNLESS OTHERWISE NOTED OTHERWISE. GROUNDCOVER FOR ALL AREAS. INSTEAD OF PLACING GRANITE, COMPACT SUB-GRADE TO 10" AND APPLY A 1" LAYER OF GROUNDCOVER TO 10" LAYER. AFTER 1" LAYER OF GROUNDCOVER IS LAYED, ADD 1" LAYER OF GROUNDCOVER TO 10" LAYER. THEN LIGHTLY SCARIFY SURFACE WITH A 1" LAYER. AFTER A SECONDARY APPLICATION OF 1" LAYER OF GROUNDCOVER TO TOP OF GRANITE. DO NOT ALLOW GRANITE TO TOUCH THE TRUNK OF ANY TREE. INSTALL AFTER INSTALLATION OF PLANT MATERIAL.
- 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 10.00.

VICINITY MAP

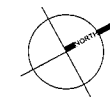
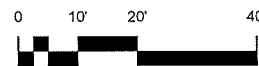


EVAPS Law Offices

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

PRELIMINARY PLANTING PLAN

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



designcell DR12

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

VAR-39122
SDR-39121

RECEIVED

AUG 09 2010



MATERIAL FINISHES



BUILDING BASE:
STONE VENEER

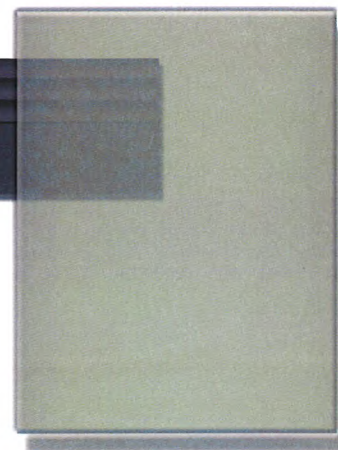


TRIM, ACCENT:
COMPOSITE STONE VENEER

FRAMES:
DARK BRONZE



BRICK VENEER



GLAZING:
SOLARCOOL GRAY, LOW-E

EVAPS LAW OFFICES
LAS VEGAS, NEVADA
AUGUST 9, 2010

RECEIVED
VAR-39122
SDR-39121
AUG 09 2010

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

August 9, 2010

CLV Planning & Development

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

**Re: 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.

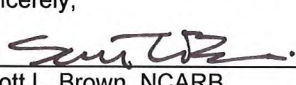
By a separate application we are also requesting a variance for the required setbacks and site coverage. The proposed design requires zero lot setbacks on all sides. This meets the spirit and a language of the urban area. Zero setback as an element of urban site development is a requirement in an adjacent 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
Principal
DesignCell, LLC

RECEIVED

SDR-39121

AUG 09 2010

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

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

VAR-39148 - VARIANCE - PUBLIC HEARING - APPLICANT: A CAB TAXI COMPANY - OWNER: FOUR FOURS, LLC - Request for a Variance TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE EIGHT FEET IS REQUIRED FOR ACCESSORY STRUCTURES on 1.94 acres at 1500 Searles Avenue (APN 139-26-201-004), C-M (Commercial/Industrial) Zone, Ward 5 (Barlow).

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

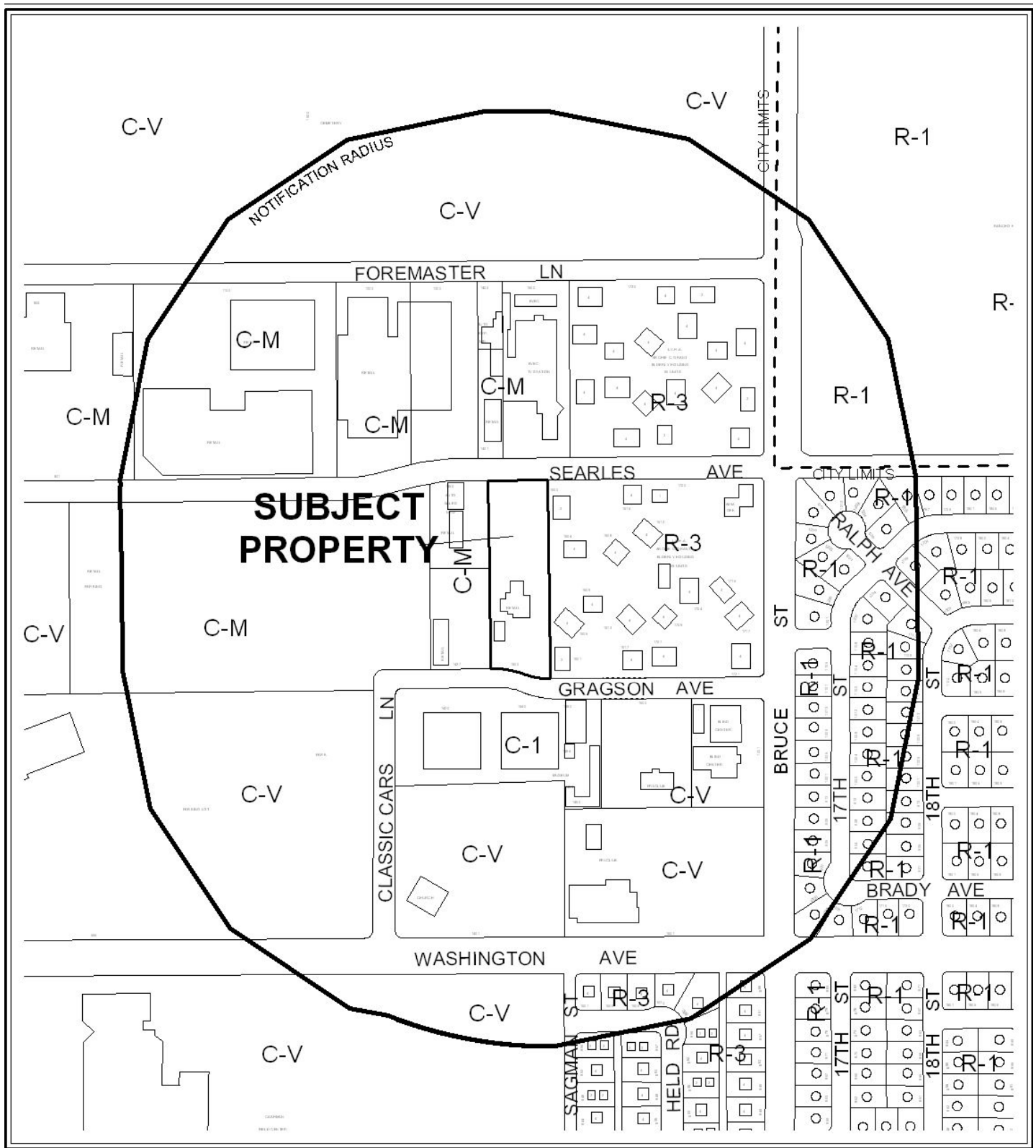
0

RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

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



CASE: **VAR-39148; SUP-39149; SDR-39147**

RADIUS: 1000 FT

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

0 300 600 Feet





CASE: **VAR-39148; SUP-39149; SDR-39147**

RADIUS: 1000 FT

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





AUG 10 2010

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: Four Fours, LLC

Name of Applicant: A Cab Taxi Co.

Name of Representative: Ballard Spahr, LLP

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

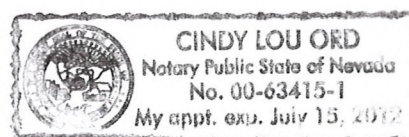
Signature of Property Owner: 

Print Name: Creighton J. Nady

Subscribed and sworn before me

This 4th day of August, 20 10

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



AUG 10 2010

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

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

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

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

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

Property Owner Signature _____

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

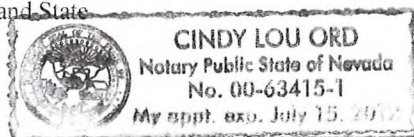
Print Name Creighton J. Nady

Subscribed and sworn before me

This 14th day of August, 20 10

Cindy Lou Ord

Notary Public in and for said County and State



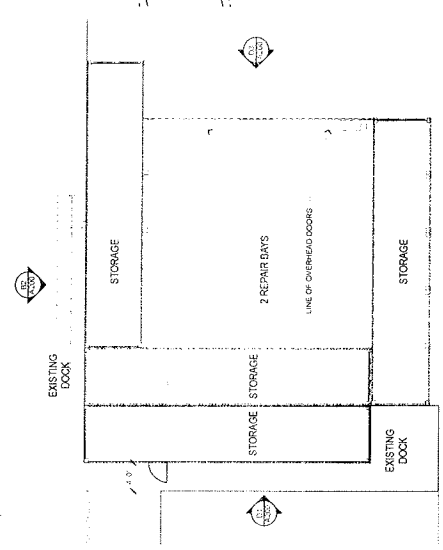
Revised 10/27/08

FOR DEPARTMENT USE ONLY

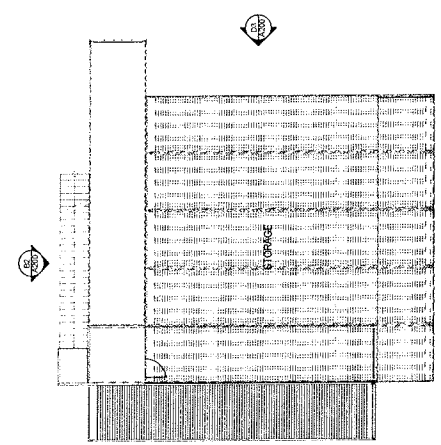
Case #	<u>VAR-39148</u>
Meeting Date:	<u>9.23.10</u>
Total Fee:	<u>\$ 830.-</u>
Date Received:*	<u>8.10.10</u>
Received By:	<u>JA</u>

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

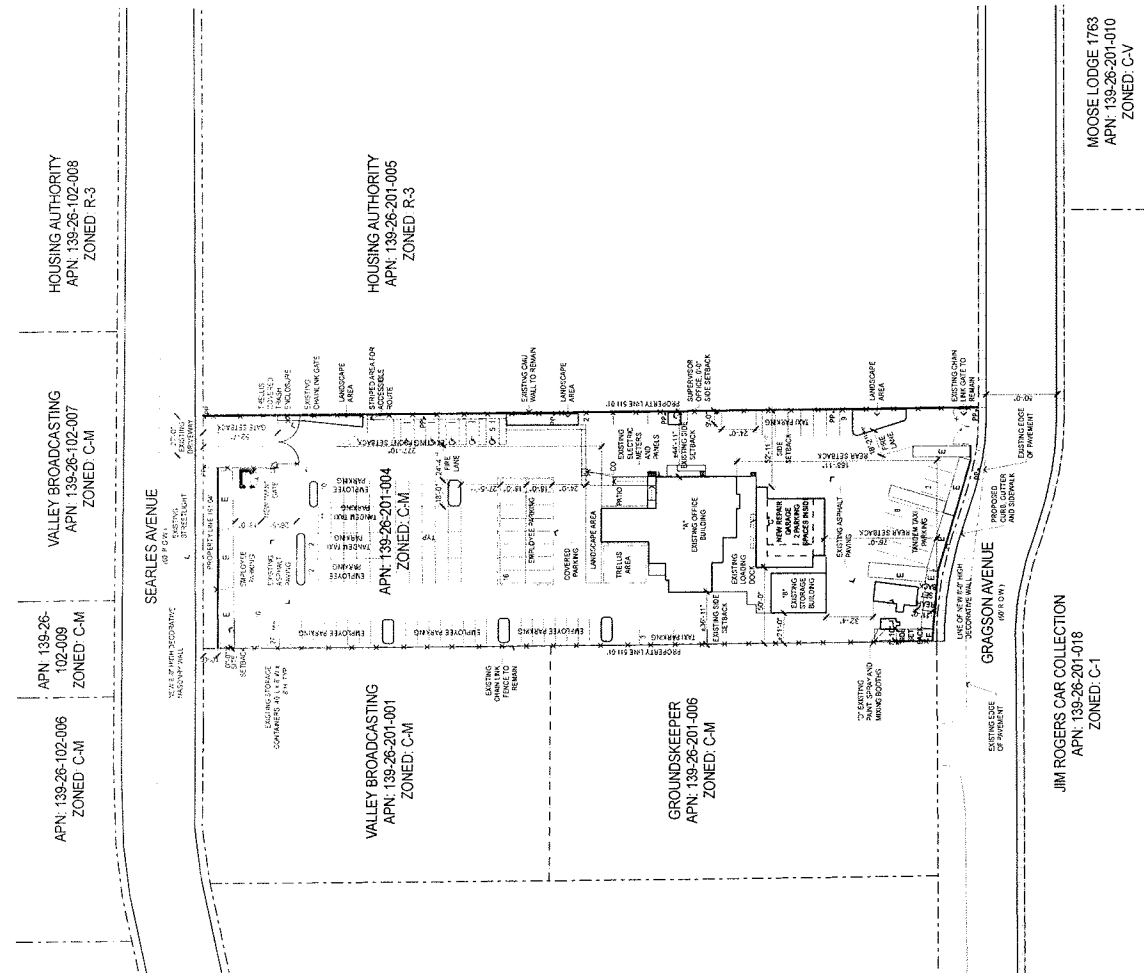
F:\depot\Application Packet\Application Form.pdf



FLOOR PLAN - REPAIR GARAGE
100' x 100'



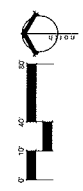
SECOND FLOOR PLAN
100' x 100'



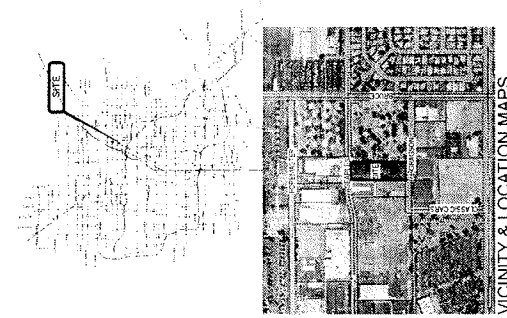
SITE PLAN
1" = 40'

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

APITUS Architecture
1000 S. Main Street
Suite 200
Las Vegas, NV 89104
Phone: 702.791.1200
Fax: 702.791.1203



AUG 10 2010



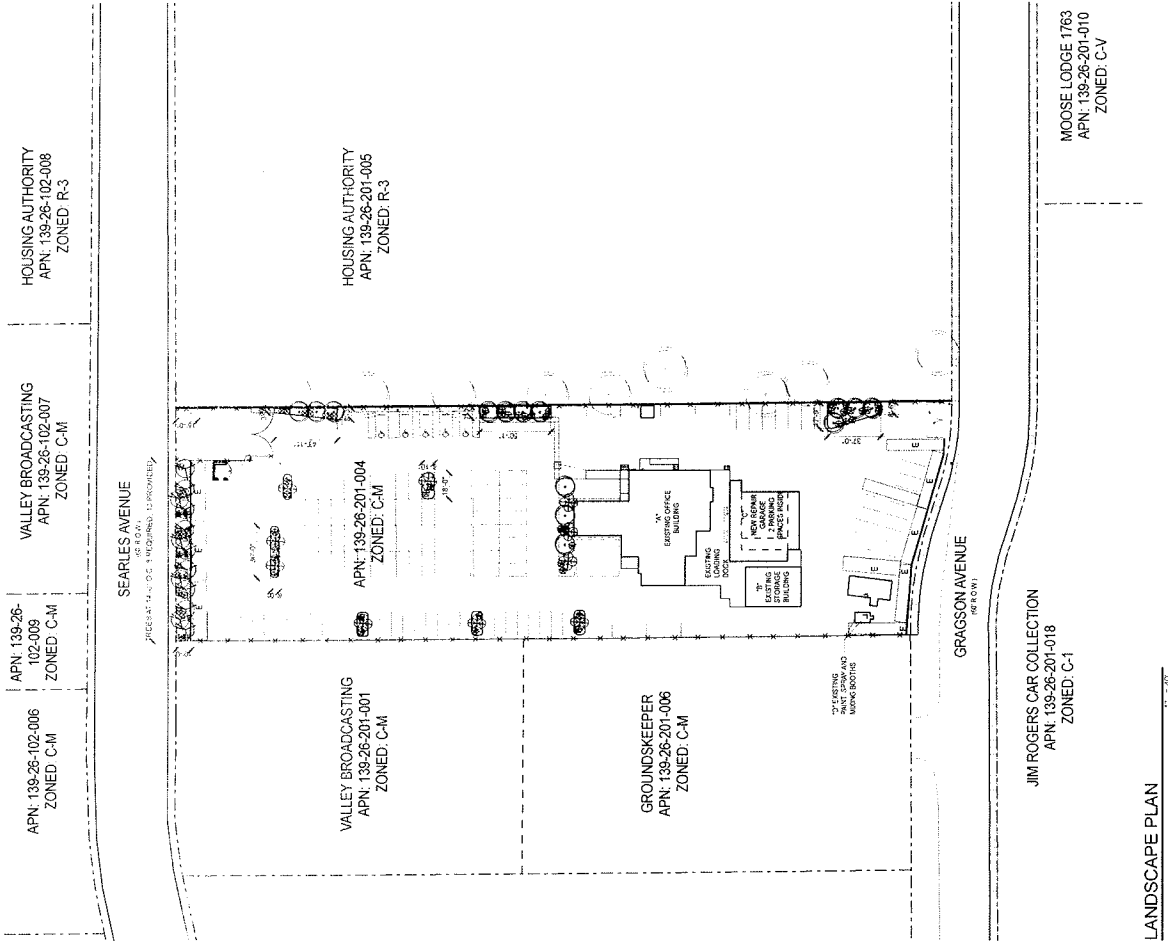
Site and Project Information

SITE DATA	
PARCEL NUMBER	139-26-201-006
ADDRESS	CITY OF LAS VEGAS 89101
EXISTING GENERAL PLAN	LIGHT INDUSTRIAL, RESEARCH
EXISTING ZONING	CM
PROPOSED USE	100' LIMO VEH. AUTO REPAIR CARPENTRY, FURNITURE, ETC. BODY REPAIR SHOP, OUTDOOR STORAGE
SETBACKS	
FRONT	20' (Minimum Required)
REAR	20' (Minimum Required)
SIDE	5' (Minimum Required)
BUILDING INFORMATION	
CONSTRUCTION TYPE	2008 INTERNATIONAL BUILDING CODE
FOUNDATION	CONCRETE
ROOF	FLAT
WALLS	CMU
FLOORING	CONCRETE
PAINT	WHITE
GLASS	GLASS
MECHANICAL	MECHANICAL
ELECTRICAL	ELECTRICAL
PLUMBING	PLUMBING
HEATING	HEATING
Cooling	Cooling
Lighting	Lighting
Security	Security
Fire	Fire
Sound	Sound
Other	Other
PARKING AREA	
REQUIREMENTS	REQUIREMENTS
PROVIDED	PROVIDED
TOTAL PARKING	TOTAL PARKING

**SITE PLAN AND
FLOOR PLAN**

ASI00

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



LANDSCAPE SCHEDULE				
TREES	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE
		PINE-LOCUST	QUERCUS LAEVOGATA	24" DIA
		S-CHESTNUT	QUERCUS LAEVOGATA	24" DIA
		PINK PINE	QUERCUS LAEVOGATA	24" DIA
		WESTERN HONEY SUEDE	QUERCUS LAEVOGATA	24" DIA
		EXISTING TREES		
SHRUBS				
		TEXAS RANGER	ACACIA GULPHEMENSIS	5 gal
		CREPE MYRTLE	LAGERSTROMIA SPECIOSA	5 gal
GROUND COVER				
		LANTANA	LANTANA CANADENSIS	5 gal
		REDD WIST FOUNTAIN GRASS	POA ANNUA	5 gal
		ROCK MELON	PORTULACA OLERACEA	5 gal
		JAP GARDEN GRASS	POA ANNUA	5 gal
		TO BE SELECTED BY ARCHITECT FROM MANUFACTURERS STD		5 gal

LANDSCAPE BUFFERS

PROVIDE 10' BUFFER FROM ALL TO ROW
 INTERIOR SIDE (AND TO RESIDENTIAL) 10' F
 EXTERIOR SIDE (AND TO RESIDENTIAL) 10' F
 (SEE MAP ACT 1 TO ROW)

PROVIDE 10' BUFFER FROM ALL TO ROW
 INTERIOR SIDE (AND TO RESIDENTIAL) 10' F
 EXTERIOR SIDE (AND TO RESIDENTIAL) 10' F
 (SEE MAP ACT 1 TO ROW)

PLANTING PLAN

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

Copyright 2010 by APTUS Architecture

APTUS Architecture

1500 Searles Avenue

Las Vegas, Nevada 89101

P: 702.879.1000

F: 702.879.1111

A Cab Taxi Company Site Development Review

1500 Searles Avenue
Las Vegas, Nevada 89101

LI00

VAR-39148
SUP-39149
SDR-39147

AUG 10 2010





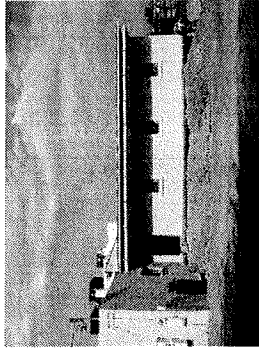
BUILDING 'A' WEST SIDE



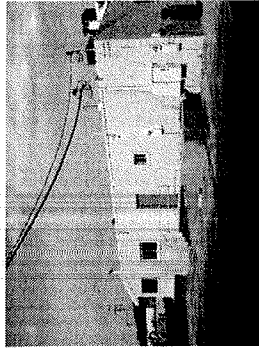
BUILDING 'A' NORTHWEST SIDE



BUILDING 'A' NORTHEAST SIDE



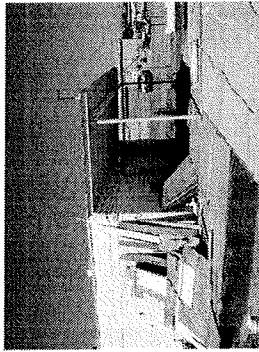
BUILDING 'A' EAST SIDE



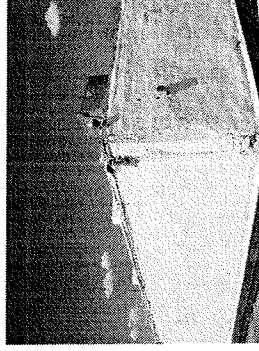
BUILDING 'A' EAST SIDE



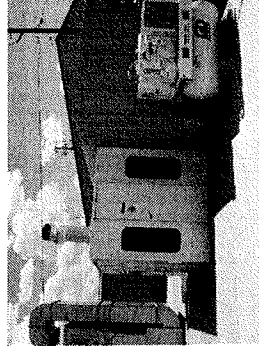
BUILDING 'A' SOUTH SIDE



BUILDING 'B' NORTHEAST SIDE



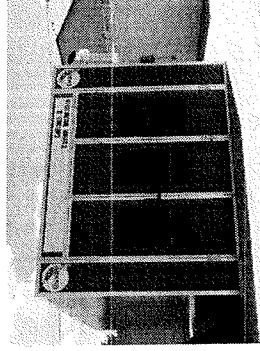
BUILDING 'B' SOUTHWEST SIDE



BUILDING 'D' MIXING BOOTH



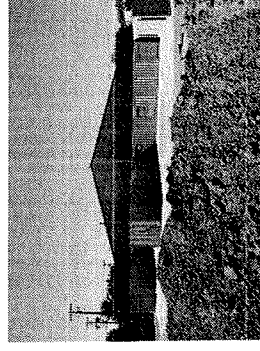
BUILDING 'D' SPRAY BOOTH



BUILDING 'D' SPRAY BOOTH



BUILDING 'A' AND 'B' FROM THE NORTH



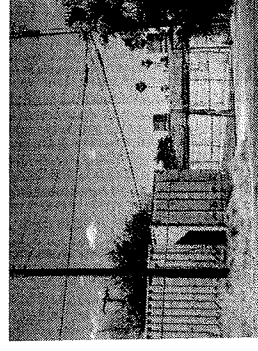
CONTAINERS 'E' ALONG GRAGSON FROM THE NORTH



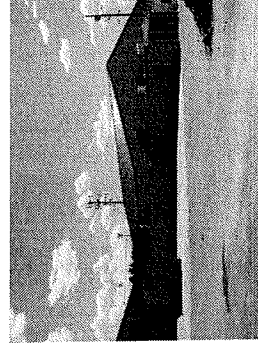
CONTAINERS 'E' ALONG GRAGSON FROM THE SOUTHWEST



DRIVEWAY AND GATE ALONG SEARLES



DRIVEWAY AND GATE ALONG GRAGSON



LOCATION OF FUTURE BUILDING 'C'

EXISTING
PHOTOS

A201

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

99065 A Cab Taxi Company

VAR-39148
SUP-39149
SDR-39147

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

AUG 10 2010

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

August 10, 2010

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

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

AUG 10 2010

To Whom It May Concern:

Architecture

Engineering

Planning

Interiors

Landscape

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

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

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

The existing office building has been remodeled to accommodate the company's approximately 12 non-driver employees. Adequate parking for both these employees, as well as those drivers who may bring a personal vehicle to work is provided, although experience has shown that many employees choose public transportation instead of driving private vehicles. The Certificate of Occupancy has been granted for this structure as of 02.11.10.

Accessory buildings on site reflect the site's use for limited maintenance of company owned vehicles. Auto Repair Garage (Minor) and Auto Paint and Body Repair Shop are both Conditional Uses in the C-M zone, and any maintenance performed on site will consist only of preventative or basic maintenance such as oil changes, tire changing, and minor paint jobs to keep the taxis prepared for their usual schedules. No fueling services will be offered, and more intense body work, such as that associated with vehicles involved in collisions, will be performed elsewhere. As required, the repair and service work will be performed within the proposed building in an area which will be completely enclosed. The repair garage previously shown on the site has been relocated just south of the existing office building and a portion of the parking has been relocated along the southern property line and the eastern property line.

We are requesting a variance for the eastern (side setback) of the Supervisor Shelter of 0'-0" where 8'-0" is required. This structure allows the cab drivers to download their information to the computer for billing purposes.

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

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

We are also requesting a special use permit to allow outside storage within the side setback at the north end of the property. This will help to provide a buffer from the site to the street and will provide a continuous landscape strip.

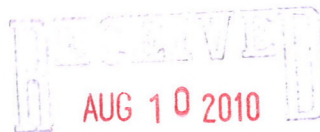
We are requesting a waiver (in addition to the waivers already approved with the previous SDR) to provide a 0'-0" landscape buffer where an 8'-0" landscape buffer is required along the east property line and to provide a 0'-0" landscape buffer where 15'-0" landscape buffer is required along the southern property line. A sidewalk along Gragson has been shown on the plans at the councilman's request. The existing trees on the residential side of the wall offer an adequate buffer between the two properties.

If you have any questions or need additional information regarding anything with respect to these requests, please do not hesitate to contact my office.

Sincerely,



Kristen G. Neuman, AIA
APTUS Architecture



VAR-39148
SUP-39149
SDR-39147

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

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 OUTDOOR STORAGE, ACCESSORY WITHIN REQUIRED
SETBACK AND LANDSCAPE BUFFER AREAS ALONG THE WEST AND SOUTH
PERIMETERS at 1500 Searles Avenue (APN 139-26-201-004), C-M (Commercial/Industrial)
Zone, Ward 5 (Barlow).

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

1. Consolidated Backup
2. Supporting Documentation

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



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-39149** APN: 139-26-201-004

Name of Property Owner: Four Fours, LLC

Name of Applicant: A Cab Taxi Co.

Name of Representative: Ballard Spahr, LLP

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

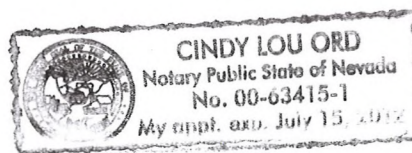
Signature of Property Owner: _____

Print Name: Creighton J. Nady

Subscribed and sworn before me

This 4th day of August, 2010

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



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit to allow outside storage in a side yard setback
 Project Address (Location) 1500 Searles
 Project Name A Cab Taxi Co. Proposed Use Taxi/Limo Yard
 Assessor's Parcel #(s) 139-26-201-004 Ward # 5- Barlow
 General Plan: existing LL-R proposed n/a Zoning: existing CM proposed n/a
 Commercial Square Footage _____ Floor Area Ratio n/a
 Gross Acres 1.89 Lots/Units n/a Density n/a
 Additional Information _____

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

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

REPRESENTATIVE Ballard Spahr, LLP Contact Bill Curran
 Address 100 City Parkway, Suite 1750 Phone: (702) 471-7000 Fax: (866) 381-5357
 City Las Vegas State NV Zip 89106
 E-mail Address curranb@ballardspahr.com

Property Owner Signature* C. Nady

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

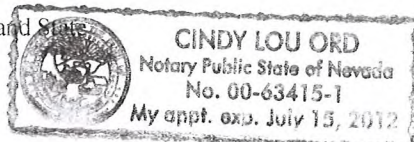
Print Name Creighton J. Nady

Subscribed and sworn before me

This 4th day of August, 2010

Cindy Lou Ord

Notary Public in and for said County and State



Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	<u>SWP - 39149</u>
Meeting Date:	<u>9.23.10</u>
Total Fee:	<u>\$1,030.-</u>
Date Received:	<u>8.10.10</u>
Received By:	<u>JPA</u>

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

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

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

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SDR-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) FOR A PROPOSED 10,800 SQUARE-FOOT TAXICAB/LIMO YARD WITH ANCILLARY VEHICLE SERVICE AND AUTO REPAIR WHERE AN 8,800 SQUARE-FOOT TAXICAB/LIMO YARD WAS APPROVED, A PROPOSED 5,000 SQUARE-FOOT AUTO REPAIR GARAGE WHERE A 3,000 SQUARE-FOOT BUILDING WAS APPROVED AND TO ALLOW 24 TREES WITHIN PERIMETER LANDSCAPE BUFFERS WHERE 37 TREES WERE APPROVED, WITH A WAIVER OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS TO ALLOW A ZERO-FOOT BUFFER ALONG A PORTION OF THE EAST PROPERTY LINE WHERE EIGHT FEET IS REQUIRED on 1.94 acres at 1500 Searles Avenue (APN 139-26-201-004), C-M (Commercial/Industrial) Zone, Ward 5 (Barlow).

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

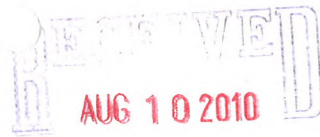
RECOMMENDATION:

None

BACKUP DOCUMENTATION:

1. Consolidated Backup
2. Supporting Documentation

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



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-39147** APN: 139-26-201-004

Name of Property Owner: Four Fours, LLC

Name of Applicant: A Cab Taxi Co.

Name of Representative: Ballard Spahr, LLP

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

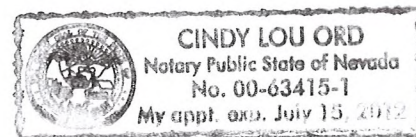
Signature of Property Owner: _____

Print Name: Creighton J. Nady

Subscribed and sworn before me

This 4th day of August, 2010

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





AUG 10 2010

PLANNING & DEVELOPMENT DEPARTMENT

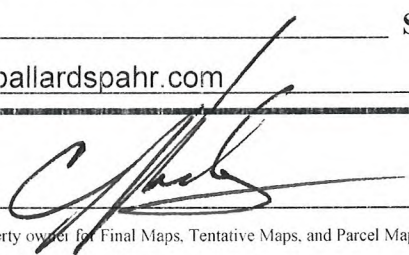
APPLICATION / PETITION FORM

Application/Petition For: Major Modification to previously approved SDR-35195
Project Address (Location) 1500 Searles
Project Name A Cab Taxi Co. Proposed Use Taxi/Limo Yard
Assessor's Parcel #(s) 139-26-201-004 Ward # 5- Barlow
General Plan: existing LL-R proposed n/a Zoning: existing CM proposed n/a
Commercial Square Footage _____ Floor Area Ratio n/a
Gross Acres 1.89 Lots/Units n/a Density n/a
Additional Information _____

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

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

REPRESENTATIVE Ballard Spahr, LLP Contact Bill Curran
Address 100 City Parkway, Suite 1750 Phone: (702) 471-7000 Fax: (866) 381-5357
City Las Vegas State NV Zip 89106
E-mail Address curranb@ballardspahr.com

Property Owner Signature* 

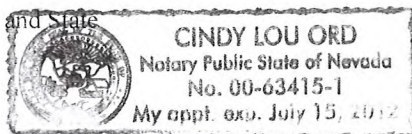
*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name Creighton J. Nady

Subscribed and sworn before me

This 4th day of August, 20 10Cindy Lou Ord

Notary Public in and for said County and State



Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	<u>SDR - 39147</u>
Meeting Date:	<u>9.23.10</u>
Total Fee:	<u>\$ 1,030.-</u>
Date Received:*	<u>8.10.10</u>
Received By:	<u>JFA</u>

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

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

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

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

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

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

1

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:

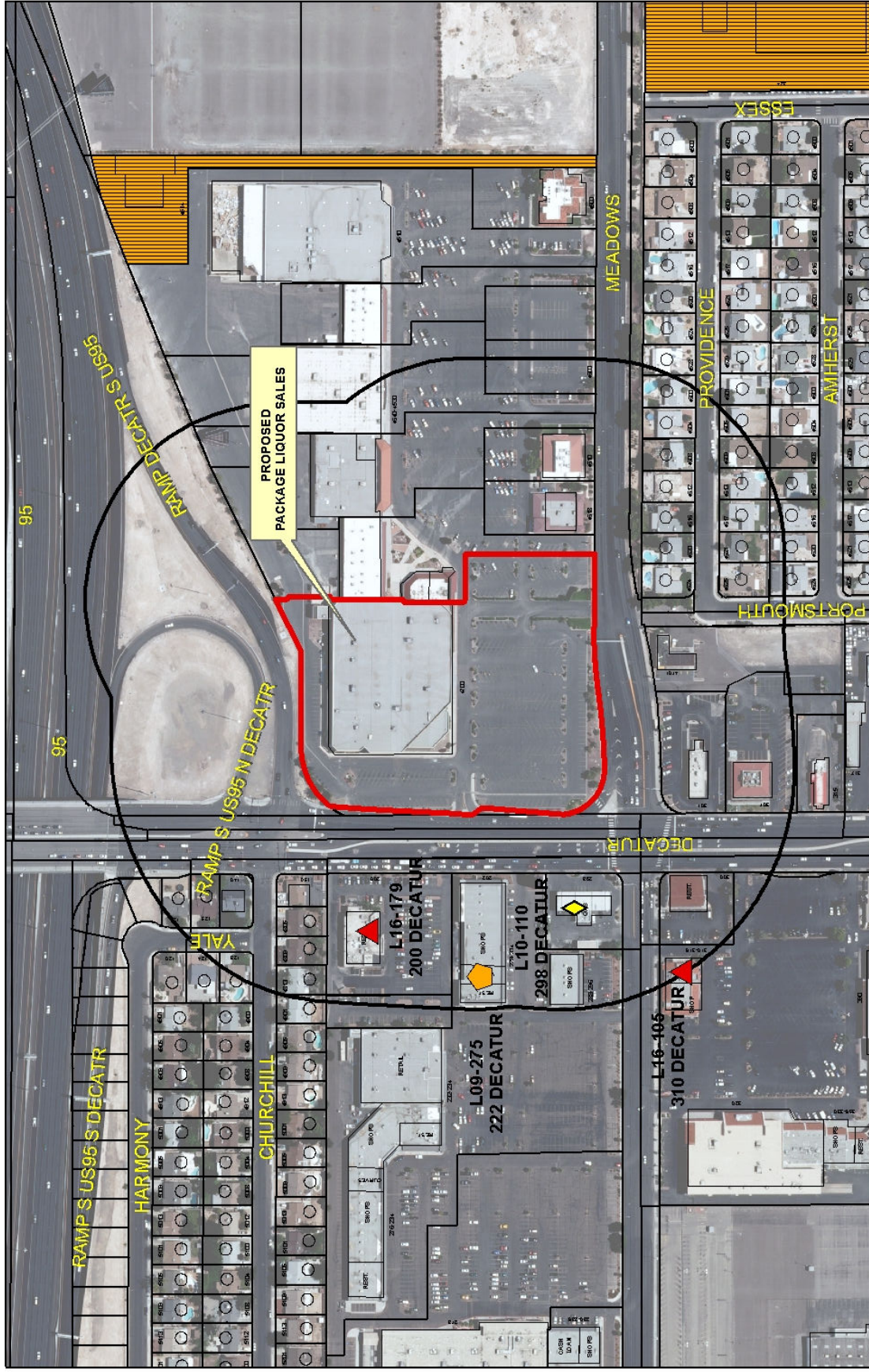
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letters
6. Protest Letter





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





SUP-38860

Package Liquor Sales

Business Licenses

Child Care/
Children Facility



Beer/Wine/Cooler
On Sale
Beer/Wine/Cooler
Off Sales



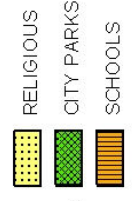
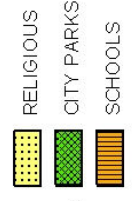
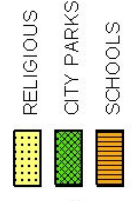
Beer/Wine/Cooler
On-Off Sale
Package Liquor
Sales



Supper Club/
Restaurant Service Bar
Tavern



RELIGIOUS
CITY PARKS
SCHOOLS



Subject Property



400 foot buffer





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: PACPROP / LANANZA

Name of Applicant: CARDENAS MARKET

Name of Representative: LENDALL MAINS

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

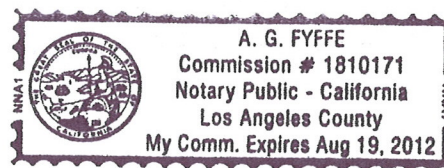
Signature of Property Owner: [Signature]

Print Name: Steve Glusker

Subscribed and sworn before me A. G. FYFFE

This 29th day of July, 2010

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



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Cardenas⁸³ Market #30
 Project Address (Location) 4700 Meadows Lane
 Project Name Cardenas Market #30 Proposed Use Grocery Store
 Assessor's Parcel #(s) 13931111001 Ward # _____
 General Plan: existing _____ proposed _____ Zoning: existing C1 proposed C1
 Commercial Square Footage 76,678 square feet Floor Area Ratio 25.8%
 Gross Acres 6.81 Lots/Units 1 Density _____
 Additional Information Special Use Permit for Liquor and Gaming

PROPERTY OWNER PACPROP Lamara Contact Steve Glusker
 Address 12100 Wilshire Boulevard, Suite 1025 Phone: (310) 447-0707 Fax: (310) 447-0936
 City Los Angeles State CA Zip 90025
 E-mail Address steve@ppgla.com

APPLICANT Cardenas Contact Robert Gonzalez
 Address 1040 S. Vintage Ave., Suite #A Phone: (909) 923-7426 Fax: (909) 201-7262
 City Ontario State CA Zip 91761
 E-mail Address rgonzalez@cmkts.com

REPRESENTATIVE SSA Architecture Contact Lendall Mains
 Address 4630 S. Arville St., Suite A Phone: (702) 873-1718 Fax: (702) 873-1726
 City Las Vegas, State NV Zip 89103
 E-mail Address mains@smallstudioassociates.com

Property Owner Signature* [Signature]

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

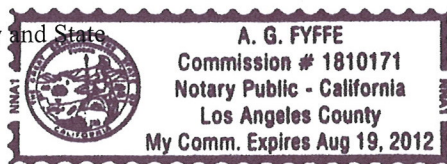
Print Name Steve Glusker

Subscribed and sworn before me A.G. Fyffe

This 29th day of July, 20 10

[Signature]

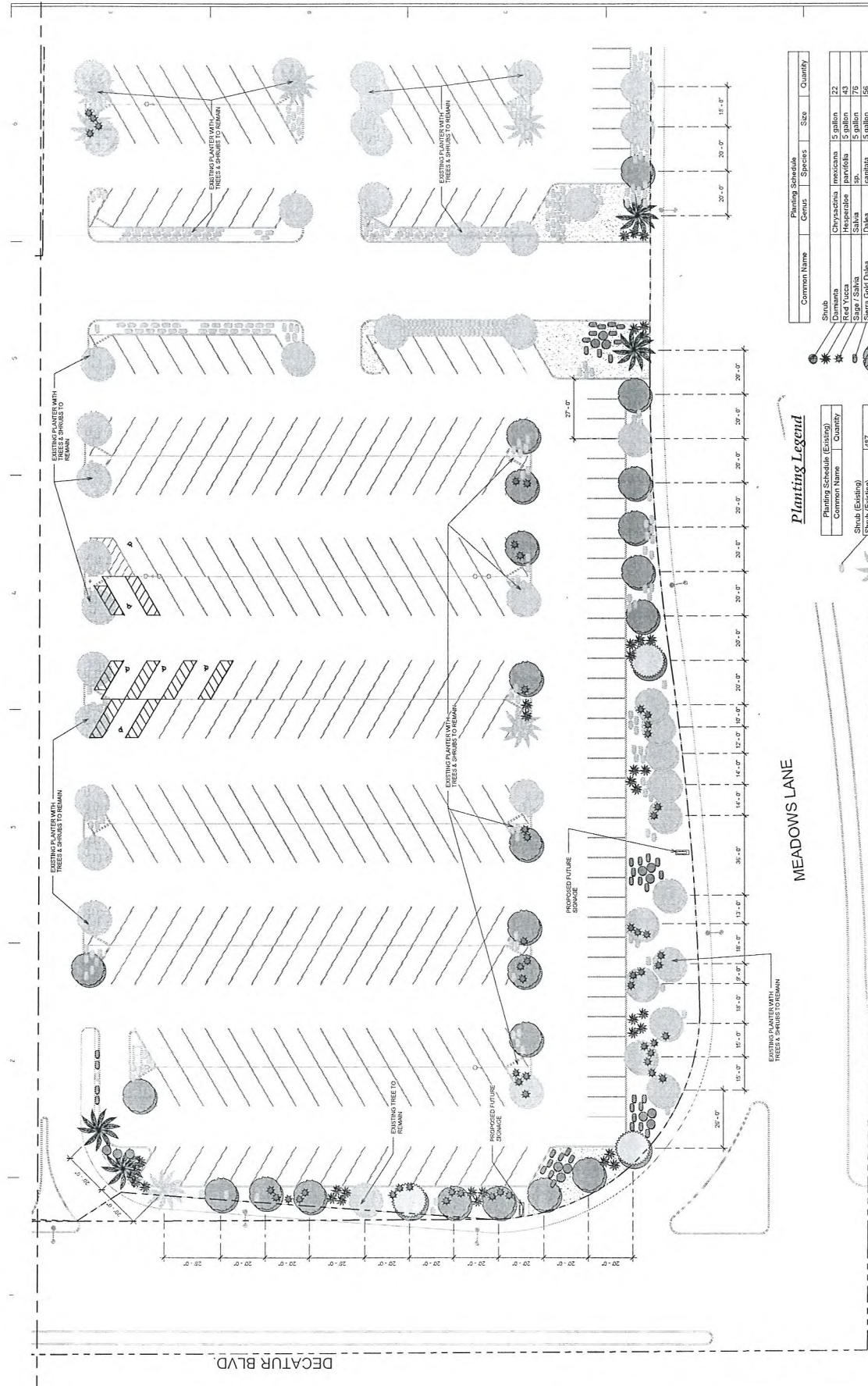
Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case #	<u>SUP-38860</u>
Meeting Date:	<u>9-23-10</u>
Total Fee:	<u>\$1280⁰⁰</u>
Date Received:*	<u>AUG 12, 2010</u>
Received By:	<u>M. Hove</u>

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



Common Name	Planting Schedule	Species	Size	Quantity
-------------	-------------------	---------	------	----------

Shrub				
Chrysanthemum		Chrysanthemum	5 gallon	22
Red Yucca		Red Yucca	5 gallon	43
San Diego Red Yucca		San Diego Red Yucca	5 gallon	58
San Diego Gold Yucca		San Diego Gold Yucca	5 gallon	58

Tree	Common Name	Scientific Name	Height	Notes
Acacia (Mulga Tree)	Acacia	anura	24" box	36
Mediterranean Fan Palm	Chamaerops	humilis	24" box	4
Pine (Japanese)	Pinus	halepensis	24" box	5

Planting Legend

Common Name	Planting Schedule (Existing)	Quantity
-------------	------------------------------	----------

Shrub (Existing)		437
Shrub (Existing)		437
Tree (Existing)		7
Palm (Existing)		2
Pine (Existing)		2
Tree (Existing)		157

RECEIVED

JUL 13 2010

City of Las Vegas

SUP-38860

SDR-38861

Landscaping Plan - South

1" = 20'-0"



SSA ARCHITECTURAL
3400 S. Las Vegas Blvd., Suite 100
Las Vegas, NV 89102
Tel: 702.735.1276

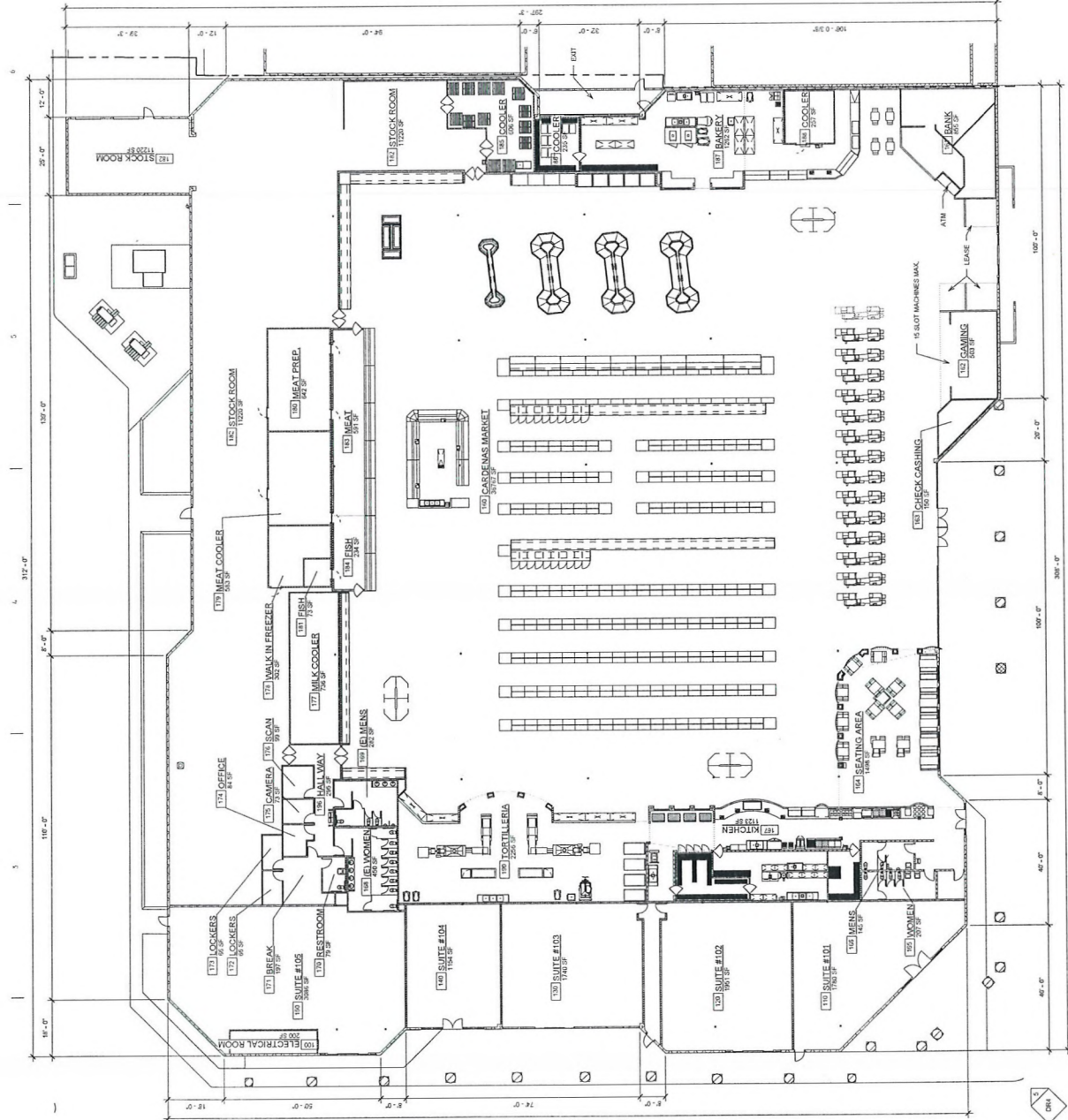
Cardenas Market
APN# 130-31-11-001
4700 Meadows Lane
Las Vegas, Nevada

SHEET TITLE
**Overall
Floor Plan**

THIS WORK IS TO BE APPROVED
BY THE CITY OF LAS VEGAS
FOR THE CITY OF LAS VEGAS

REVISION	DATE
1	
2	
3	

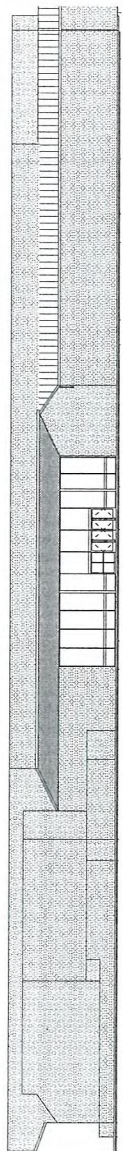
SHEET NAME
DR2
JOB NO. 12-04-000
RELEASE DATE 09-04-10



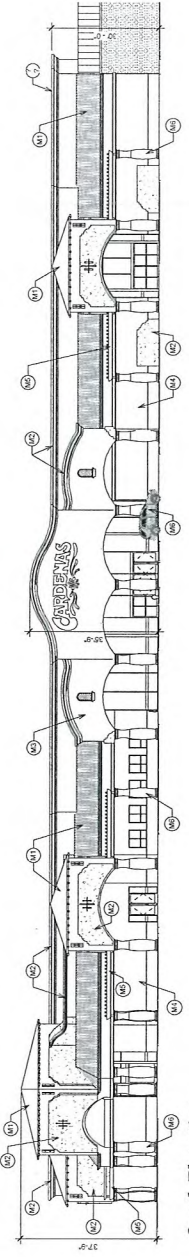
RECEIVED

JUL 13 2010 SUP-38860

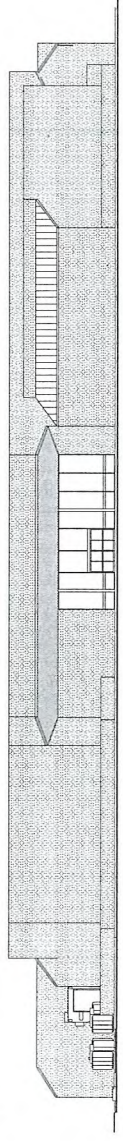
City of Las Vegas SDR-38861



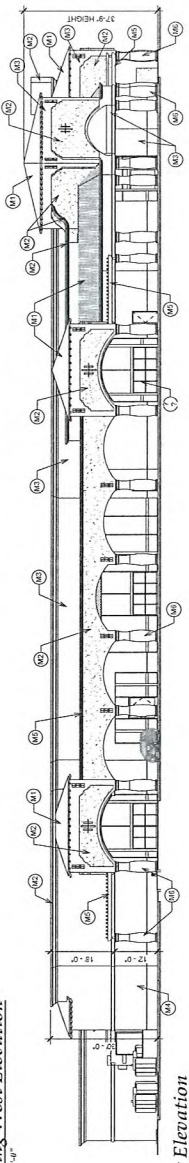
Existing South Elevation
 1/8" = 1'-0"



South Elevation
 1/8" = 1'-0"



Existing West Elevation
 1/8" = 1'-0"



West Elevation
 1/8" = 1'-0"

MARK	DESCRIPTION	MATERIAL LEGEND	MANUFACTURER	MODEL
1	ROOFING	FLAT ROOFING	FLAT ROOFING	FLAT ROOFING
2	WALLS	WALLS	WALLS	WALLS
3	DOORS	DOORS	DOORS	DOORS
4	WINDOWS	WINDOWS	WINDOWS	WINDOWS
5	SCREENS	SCREENS	SCREENS	SCREENS
6	ROOFING	FLAT ROOFING	FLAT ROOFING	FLAT ROOFING
7	WALLS	WALLS	WALLS	WALLS
8	DOORS	DOORS	DOORS	DOORS
9	WINDOWS	WINDOWS	WINDOWS	WINDOWS
10	SCREENS	SCREENS	SCREENS	SCREENS
11	ROOFING	FLAT ROOFING	FLAT ROOFING	FLAT ROOFING
12	WALLS	WALLS	WALLS	WALLS
13	DOORS	DOORS	DOORS	DOORS
14	WINDOWS	WINDOWS	WINDOWS	WINDOWS
15	SCREENS	SCREENS	SCREENS	SCREENS
16	ROOFING	FLAT ROOFING	FLAT ROOFING	FLAT ROOFING
17	WALLS	WALLS	WALLS	WALLS
18	DOORS	DOORS	DOORS	DOORS
19	WINDOWS	WINDOWS	WINDOWS	WINDOWS
20	SCREENS	SCREENS	SCREENS	SCREENS
21	ROOFING	FLAT ROOFING	FLAT ROOFING	FLAT ROOFING
22	WALLS	WALLS	WALLS	WALLS
23	DOORS	DOORS	DOORS	DOORS
24	WINDOWS	WINDOWS	WINDOWS	WINDOWS
25	SCREENS	SCREENS	SCREENS	SCREENS
26	ROOFING	FLAT ROOFING	FLAT ROOFING	FLAT ROOFING
27	WALLS	WALLS	WALLS	WALLS
28	DOORS	DOORS	DOORS	DOORS
29	WINDOWS	WINDOWS	WINDOWS	WINDOWS
30	SCREENS	SCREENS	SCREENS	SCREENS
31	ROOFING	FLAT ROOFING	FLAT ROOFING	FLAT ROOFING
32	WALLS	WALLS	WALLS	WALLS
33	DOORS	DOORS	DOORS	DOORS
34	WINDOWS	WINDOWS	WINDOWS	WINDOWS
35	SCREENS	SCREENS	SCREENS	SCREENS
36	ROOFING	FLAT ROOFING	FLAT ROOFING	FLAT ROOFING
37	WALLS	WALLS	WALLS	WALLS
38	DOORS	DOORS	DOORS	DOORS
39	WINDOWS	WINDOWS	WINDOWS	WINDOWS
40	SCREENS	SCREENS	SCREENS	SCREENS
41	ROOFING	FLAT ROOFING	FLAT ROOFING	FLAT ROOFING
42	WALLS	WALLS	WALLS	WALLS
43	DOORS	DOORS	DOORS	DOORS
44	WINDOWS	WINDOWS	WINDOWS	WINDOWS
45	SCREENS	SCREENS	SCREENS	SCREENS
46	ROOFING	FLAT ROOFING	FLAT ROOFING	FLAT ROOFING
47	WALLS	WALLS	WALLS	WALLS
48	DOORS	DOORS	DOORS	DOORS
49	WINDOWS	WINDOWS	WINDOWS	WINDOWS
50	SCREENS	SCREENS	SCREENS	SCREENS
51	ROOFING	FLAT ROOFING	FLAT ROOFING	FLAT ROOFING
52	WALLS	WALLS	WALLS	WALLS
53	DOORS	DOORS	DOORS	DOORS
54	WINDOWS	WINDOWS	WINDOWS	WINDOWS
55	SCREENS	SCREENS	SCREENS	SCREENS
56	ROOFING	FLAT ROOFING	FLAT ROOFING	FLAT ROOFING
57	WALLS	WALLS	WALLS	WALLS
58	DOORS	DOORS	DOORS	DOORS
59	WINDOWS	WINDOWS	WINDOWS	WINDOWS
60	SCREENS	SCREENS	SCREENS	SCREENS
61	ROOFING	FLAT ROOFING	FLAT ROOFING	FLAT ROOFING
62	WALLS	WALLS	WALLS	WALLS
63	DOORS	DOORS	DOORS	DOORS
64	WINDOWS	WINDOWS	WINDOWS	WINDOWS
65	SCREENS	SCREENS	SCREENS	SCREENS
66	ROOFING	FLAT ROOFING	FLAT ROOFING	FLAT ROOFING
67	WALLS	WALLS	WALLS	WALLS
68	DOORS	DOORS	DOORS	DOORS
69	WINDOWS	WINDOWS	WINDOWS	WINDOWS
70	SCREENS	SCREENS	SCREENS	SCREENS
71	ROOFING	FLAT ROOFING	FLAT ROOFING	FLAT ROOFING
72	WALLS	WALLS	WALLS	WALLS
73	DOORS	DOORS	DOORS	DOORS
74	WINDOWS	WINDOWS	WINDOWS	WINDOWS
75	SCREENS	SCREENS	SCREENS	SCREENS
76	ROOFING	FLAT ROOFING	FLAT ROOFING	FLAT ROOFING
77	WALLS	WALLS	WALLS	WALLS
78	DOORS	DOORS	DOORS	DOORS
79	WINDOWS	WINDOWS	WINDOWS	WINDOWS
80	SCREENS	SCREENS	SCREENS	SCREENS
81	ROOFING	FLAT ROOFING	FLAT ROOFING	FLAT ROOFING
82	WALLS	WALLS	WALLS	WALLS
83	DOORS	DOORS	DOORS	DOORS
84	WINDOWS	WINDOWS	WINDOWS	WINDOWS
85	SCREENS	SCREENS	SCREENS	SCREENS
86	ROOFING	FLAT ROOFING	FLAT ROOFING	FLAT ROOFING
87	WALLS	WALLS	WALLS	WALLS
88	DOORS	DOORS	DOORS	DOORS
89	WINDOWS	WINDOWS	WINDOWS	WINDOWS
90	SCREENS	SCREENS	SCREENS	SCREENS
91	ROOFING	FLAT ROOFING	FLAT ROOFING	FLAT ROOFING
92	WALLS	WALLS	WALLS	WALLS
93	DOORS	DOORS	DOORS	DOORS
94	WINDOWS	WINDOWS	WINDOWS	WINDOWS
95	SCREENS	SCREENS	SCREENS	SCREENS
96	ROOFING	FLAT ROOFING	FLAT ROOFING	FLAT ROOFING
97	WALLS	WALLS	WALLS	WALLS
98	DOORS	DOORS	DOORS	DOORS
99	WINDOWS	WINDOWS	WINDOWS	WINDOWS
100	SCREENS	SCREENS	SCREENS	SCREENS

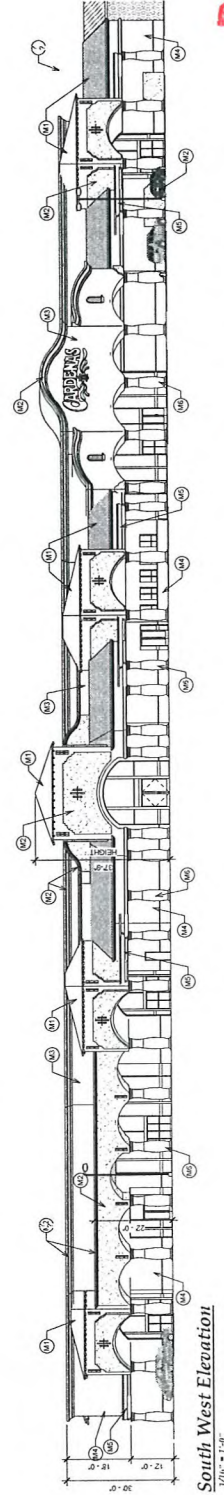
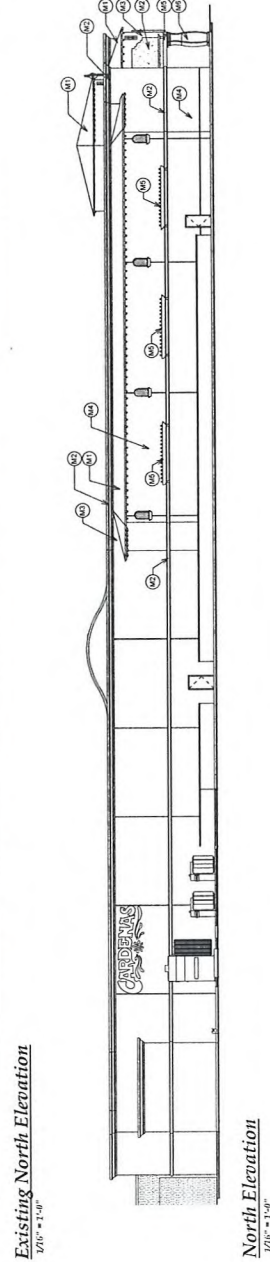
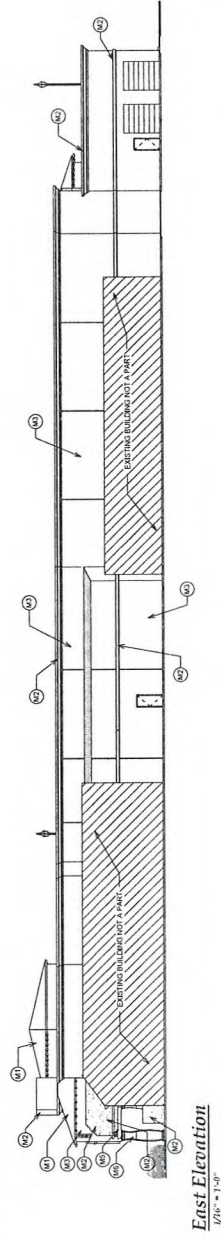
SUP-38860
SDR-38861

RECEIVED
JUL 13 2010
City of Las Vegas



This drawing shows a rectangular sheet with a double-line border. Inside, the word "Elevations" is written in a large, bold, serif font, rotated 90 degrees counter-clockwise. To the left of the main title, the words "SHEET TITLE" are written in a smaller, sans-serif font. To the right of the sheet, there is a vertical line of text: "THIS WORK IS COPYRIGHTED BY THE ARCHITECTS IN THE YEAR 2010".

REVISION	DATE
△	
△	
△	
△	



SUP-38860
SDR-38861



SHEET TITLE:
**Landscaping
Plan -
North**

THIS WORK IS COPYRIGHTED
BY THE ARCHITECTS IN THE
YEAR 2010

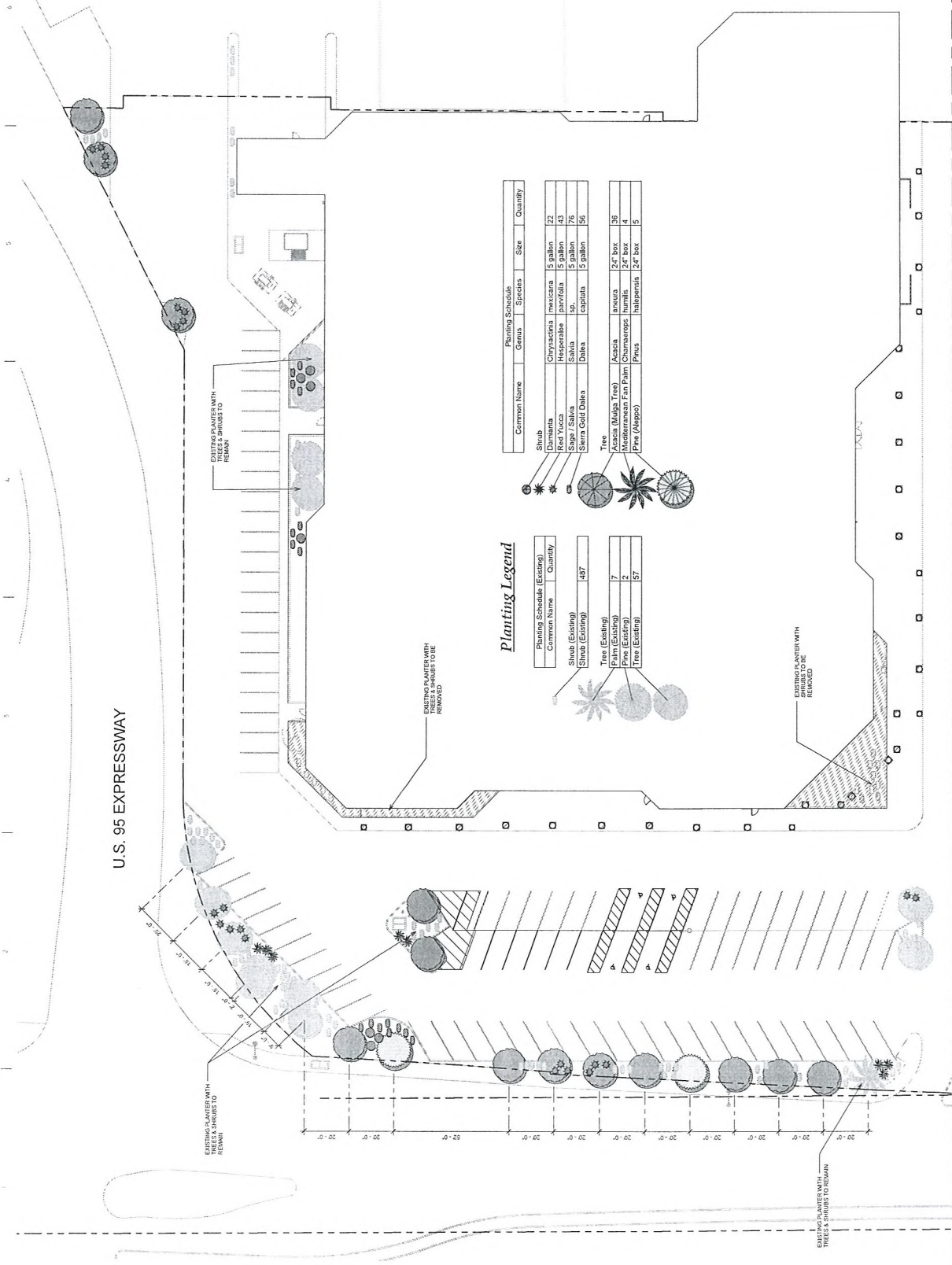
REVISION	DATE
△	
△	
△	
△	

DR5

JOB NO: 12 July 2010
RELEASE DATE: 09-06-30

City of Las Vegas

SUP-38860
SDR-38861



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

THESE CONSTRUCTION DOCUMENTS ARE A PRELIMINARY. IF ANY ITEM IS SHOWN OR NOTED IN ONE LOCATION BUT CONSTRUCTED THE OTHER, AS SHOWN IN ALL LOCATIONS IN THE CONSTRUCTION DOCUMENTS.

July 12, 2010

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

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

Dear Sir or Madam:

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

As you are well aware, Cardenas Markets have several locations in Las Vegas at 4421 East Bonanza Road and 4500 East Tropicana Ave. This store will be the third store established in Southern Nevada and the 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.

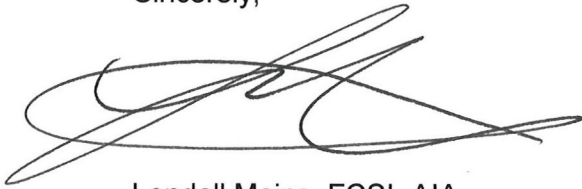
The Cardenas family in 1979 opened their first supermarket. Today, Cardenas Markets cater to shoppers, with a wide variety of products from Mexico and Central and South America. The stores feature extensive meat and produce departments, bakeries, and tortillerias.

SUP-38860
SDR-38861

RECEIVED
JUL 13 2010
City of Las Vegas

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

Sincerely,

A handwritten signature in dark ink, appearing to read 'Lendall Mains', with a stylized, sweeping flourish extending to the right.

Lendall Mains, FCSI, AIA
Architect



PACPROP LLC.

July 8, 2010

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

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

Ladies/Gentlemen:

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

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

A notarized acknowledgement is also attached.

Please call with any questions.

Sincerely,

Steve Glusker
Manager

RECEIVED
JUL 13 2010
City of Las Vegas

SUP-38860
SDR-38861

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

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).

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

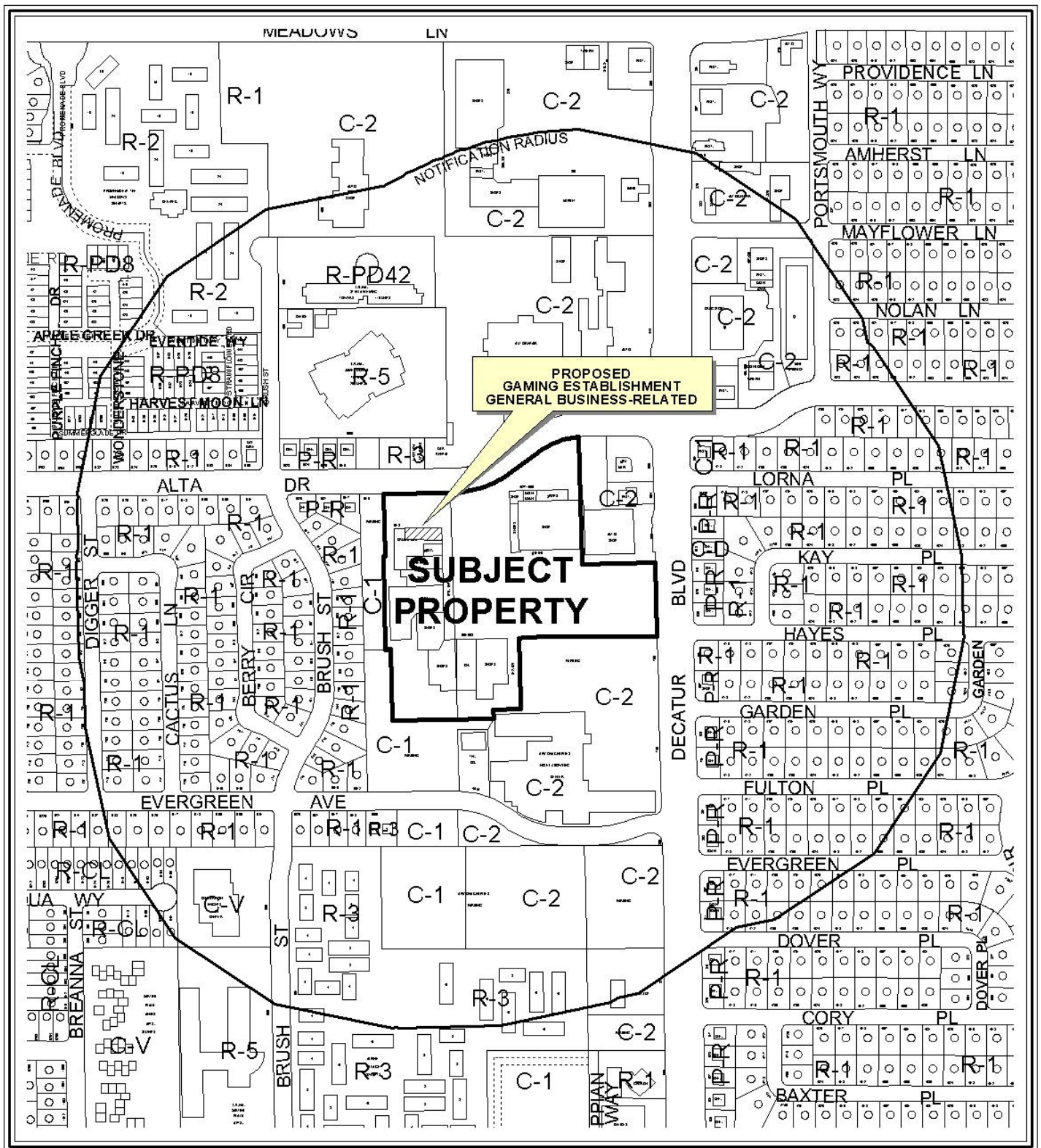
0

RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

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



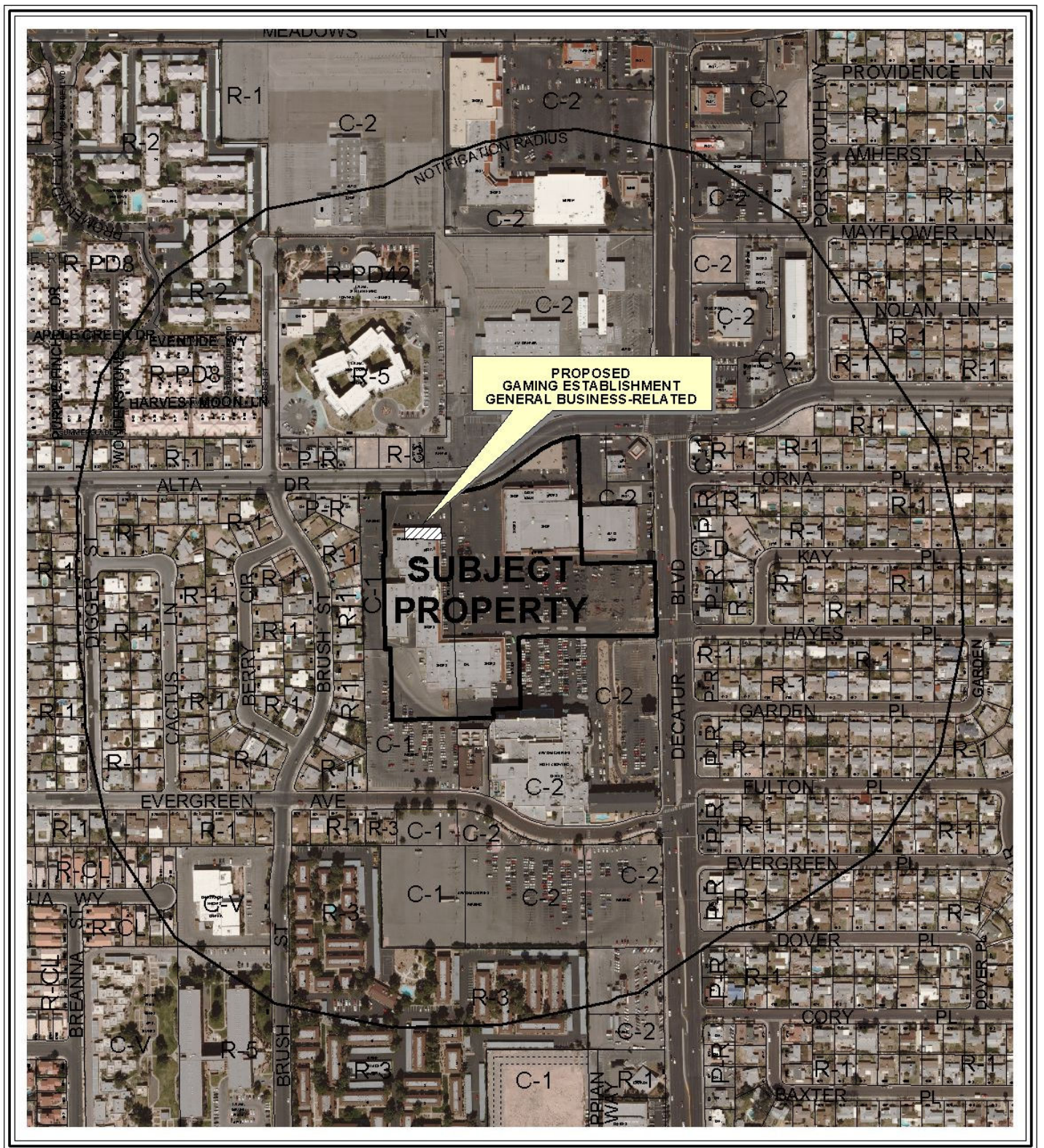
CASE: SUP-38996

RADIUS: 1000 FT

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

0 300 600 Feet





CASE: SUP-38996

RADIUS: 1000 FT

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

0 300 600 Feet





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-38996** APN: 138-36-701-018

Name of Property Owner: Charleston Heights Shopping Center, LLC

Name of Applicant: RP Slots, LLC

Name of Representative: _____

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: [Signature]

Print Name: Barry W. Becker

Subscribed and sworn before me

This 01 day of July, 2010

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



RECEIVED
JUL 27 2010

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: RP Slots LLC
 Project Address (Location) 542 S. Decatur
 Project Name RP Slots, LLC Proposed Use Gaming General Business
 Assessor's Parcel #(s) 13836701018 Ward # 1
 General Plan: existing SC proposed _____ Zoning: existing C-1 proposed _____
 Commercial Square Footage 6440 sqft Floor Area Ratio _____
 Gross Acres 1.16 Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER Charleston Heights Shopping Center, LLC Contact _____
 Address 50 S. Jones Phone: _____ Fax: _____
 City Las Vegas State NV Zip 89107
 E-mail Address _____

APPLICANT RP Slots, LLC Contact Roger Szepelak
 Address 542 S. Decatur Phone: 283-1088 Fax: 870-1063
 City Las Vegas State NV Zip 89107
 E-mail Address RM5264@hotmail.com

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

Property Owner Signature* [Signature]

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

Print Name Berry W. Becker

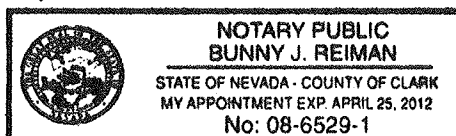
Subscribed and sworn before me

This 21 day of July, 20 10

Bunny J. Reiman

Notary Public in and for said County and State

Revised 10/27/08



FOR DEPARTMENT USE ONLY

Case #	<u>SUP-38996</u>
Meeting Date:	<u>9/23/10 PL</u>
Total Fee:	<u>\$1,030</u>
Date Received:	<u>7/27/10</u>
Received By:	<u>[Signature]</u>

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

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

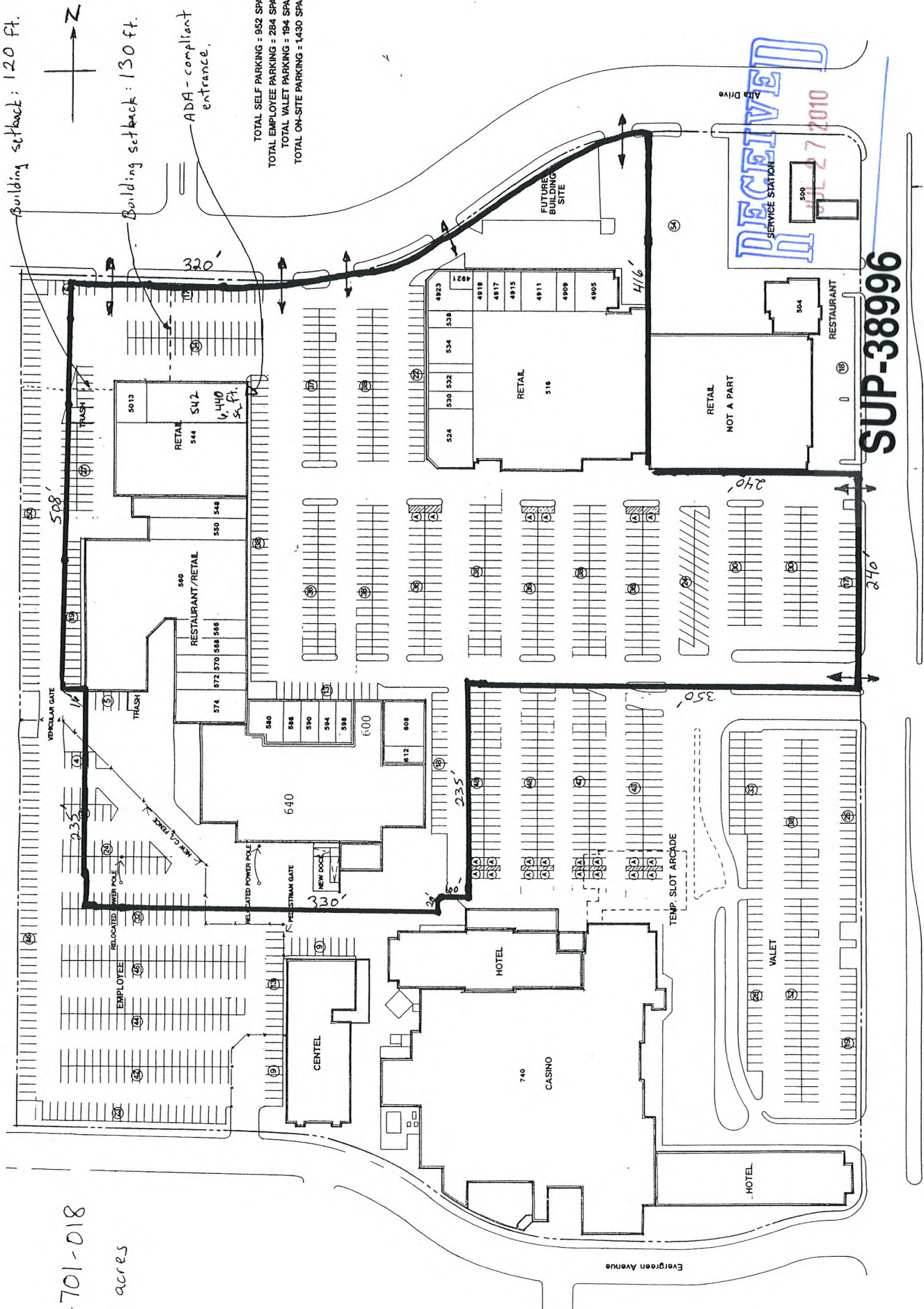
138-36-701-018

Building setback: 120 ft.

Building setback: 130 ft.

ADA-compliant
entrance.

TOTAL SELF PARKING = 952 SPAC
TOTAL EMPLOYEE PARKING = 284 SPAC
TOTAL VALET PARKING = 194 SPAC
TOTAL ON-SITE PARKING = 1,430 SPAC



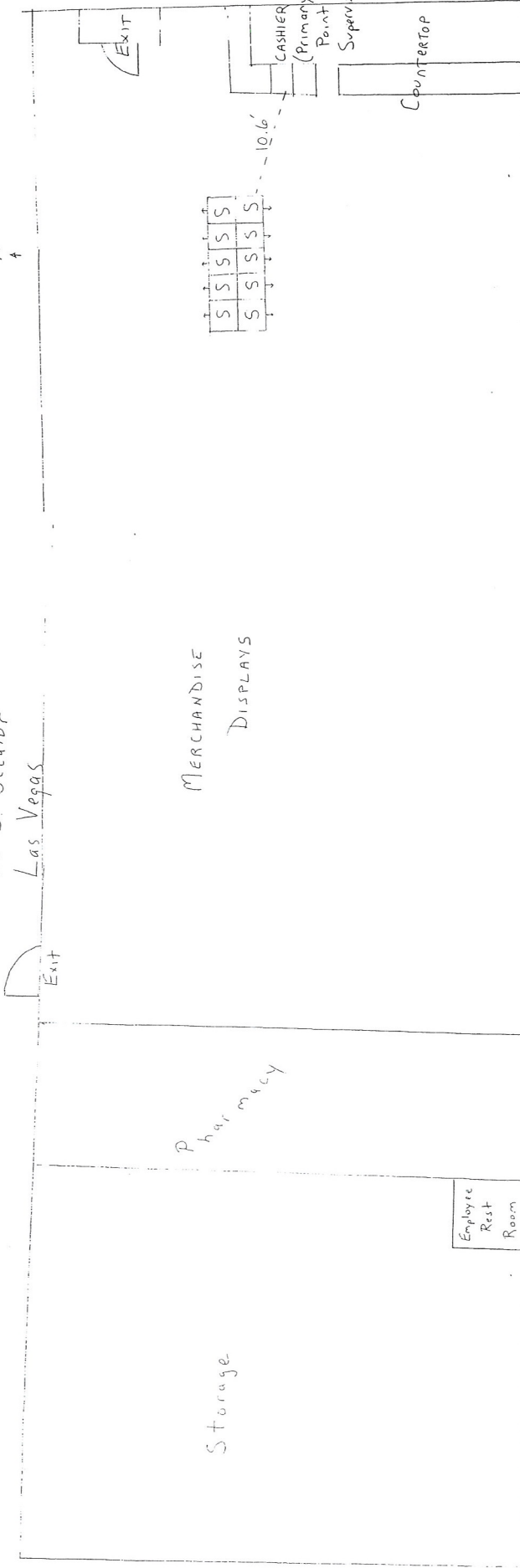
SUP-38996

DECATUR URUG

542 S. Decatur

Las Vegas

N



LENGTH = 140' WIDTH = 40'
Sq Ft = 6,440 sq ft

Public Space: 4,300 sq ft

5-22-07

RECEIVED

JUL 27 2010

SUP-38996

RP Slots, LLC
542 S. Decatur Blvd
Las Vegas, NV 89107

July 8, 2010

JUSTIFICATION LETTER

Planning & Development
City of Las Vegas
Las Vegas, NV

RE: RP Slots, LLC Application for Slot Route Operation at 542 S. Decatur Blvd.

Dear Sir or Madam:

Please consider this to be our justification letter in connection with the Special Use Permit process for the above-referenced project. The location at 542 S. Decatur has been a pharmacy with slot machines since the early 1960's.

In February 2009 when Wellcare Pharmacy became the new pharmacy operator, the existing gaming machines were removed and the gaming license surrendered. RP Slots, LLC submitted an application with the City and the State of Nevada to be licensed as a slot route operator, with the intent of operating gaming at this location. It took over a year for the licensing process to conclude, and in May 2010, both the State and City approved RP Slots, LLC as a slot route operator.

RP Slots, LLC then submitted an application to both the City and State to operate slots at 542 S. Decatur. I have been advised that because gaming has been ceased at this location for over 12 months (although the delay was solely caused by the time required to obtain necessary approvals from the

RECEIVED
JUL 27 2010
SUP-38996

State), the City requires a Special Use Permit in order to re-establish gaming at the location.

It is important to recognize that approval of this request will restore the location to the exact same nature that it had operated for over 40 years. The operation has always been deemed to be harmonious and compatible with surrounding land uses. The physical site is suitable and street facilities are adequate. Approval of the Special Use Permit will not be inconsistent with or compromise the public health, safety and welfare.

Hours of operation will be unchanged: Mon-Sat 7a-9p and Sunday 8a-5p. Number of employees will be unchanged with four. State Gaming approval is being obtained concurrently. The current owners of RP Slots, LLC had previously operated slots in this location from January 2008 - February 2009, under the corporate entity of DDRT, LLC.

This letter is being submitted with the Pre-Application Conference Request Form.

I will be happy to provide any additional information necessary to expedite this process.

Sincerely,



Roger M. Szepelak
Managing Member
RP Slots, LLC

RECEIVED
JUL 27 2010
SUP-38996

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

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

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

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

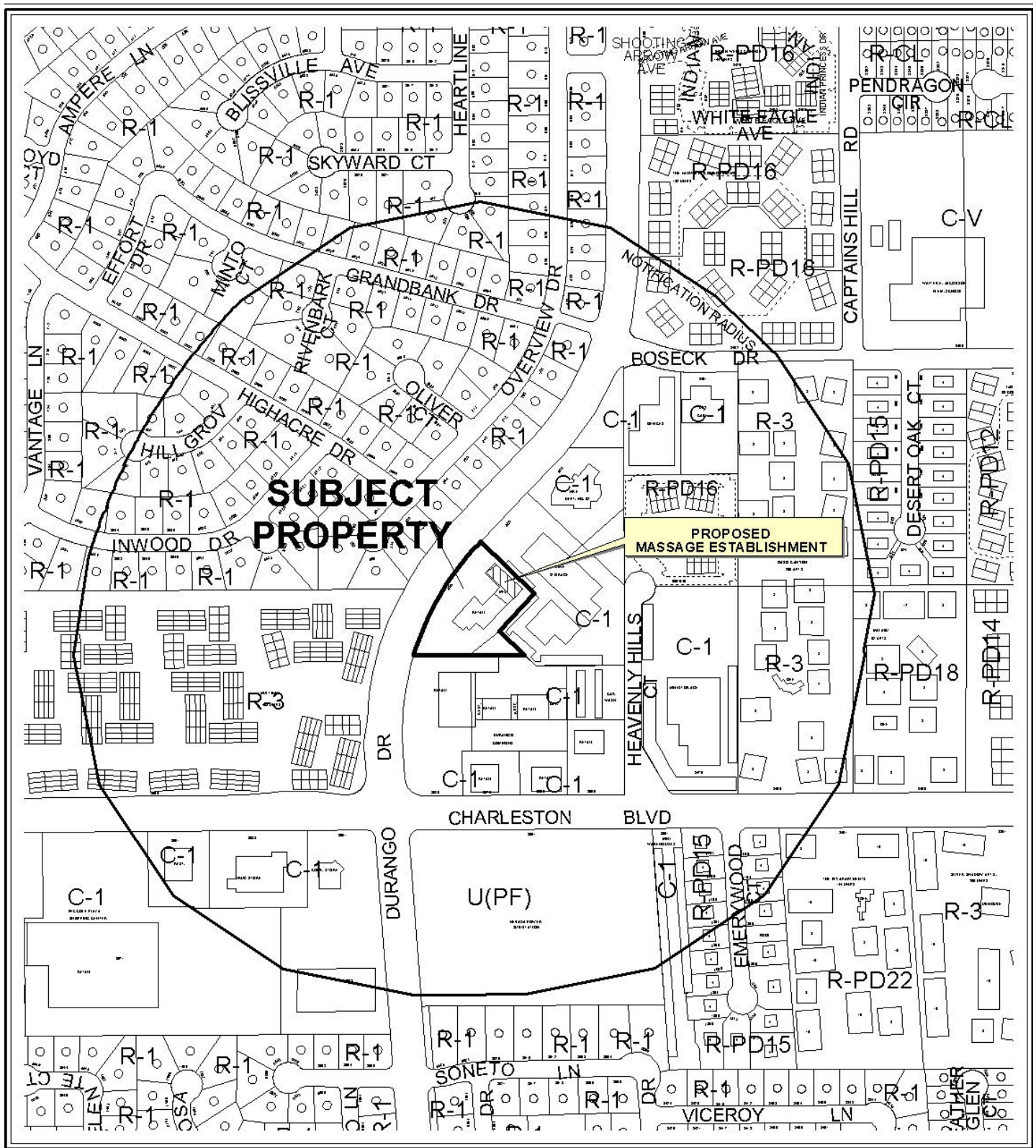
0

RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

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



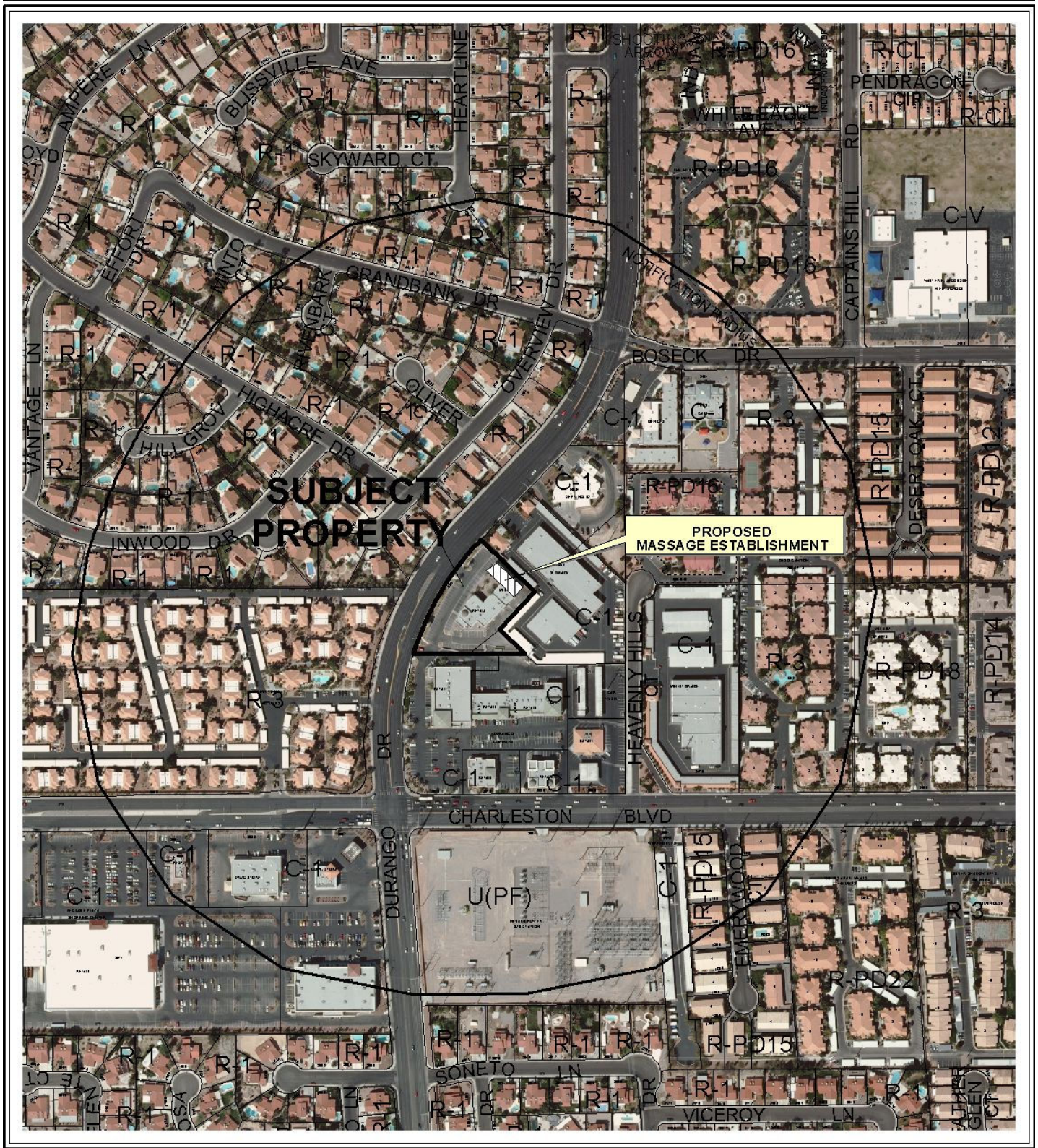
CASE: SUP-39104

RADIUS: 1000 FT

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

0 300 600 Feet





CASE: SUP-39104

RADIUS: 1000 FT

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

0 300 600 Feet





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-39104** APN: 138-32-816-006

Name of Property Owner: Shirhan E + C America Inc

Name of Applicant: _____

Name of Representative: Barbara Holland

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

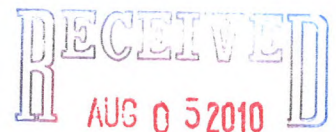
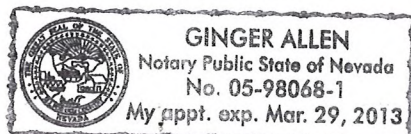
Signature of Property Owner: Barbara Holland

Print Name: Barbara Holland

Subscribed and sworn before me

This 29th day of July, 2010

Notary Public in and for said County and State





PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Massage Establishment
Project Address (Location): 950 S. Durango Suite 120
Project Name: Phoenix Physical Therapy & Longevity Center Proposed Use: Massage
Assessor's Parcel #(s): 13832816006 Ward #: 2
General Plan: existing SC proposed Zoning: existing C-1 proposed
Commercial Square Footage Floor Area Ratio
Gross Acres 1.45 Lots/Units Density
Additional Information

PROPERTY OWNER Shinhan E R C America INC Contact Ruby Abraham
Address P.O. Box 7440 Phone: 702 385-5611 Fax: 702 3853759
City Las Vegas State NV Zip 89125
E-mail Address rabraham @ hlrcahy.com

APPLICANT Phoenix Physical Therapy & Longevity Center Contact Eugene Kaufman
Address 950 S. Durango Dr. #120 Phone: 702-583-6200 Fax: 702-583-6201
City Las Vegas State NV Zip 89145
E-mail Address Eugene @ PhysicalTherapy.US

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

Property Owner Signature* Barbara Holland

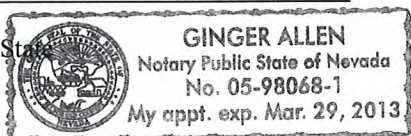
*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name Barbara Holland

Subscribed and sworn before me

This 28th day of July, 20 10

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case # SUP-39104
Meeting Date: 9/23/10
Total Fee: \$1030.00
Date Accepted: 08/05/10
Accepted By: JFmull

*The application will be deemed complete until the submitted materials have been reviewed by the Planning and Development for consistency with applicable sections for the Zoning Ordinance.

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

GENERAL STRUCTURAL
COLD FORMED STEEL FRAMING

SHEET INDEX

SHEET INDEX	
A-0.0	Cover Sheet
A-0.1	Egress Plan and Structural Connection Details
EX-1.0	Existing Plan, Demolition Plan
A-1.0	Proposed Plans
A-2.0	Interior Elevations
A-2.1	Interior Elevations
A-2.2	Interior Elevations
A-2.3	Interior Elevations
A-3.0	Exterior Elevations
A-4.0	Building Sections
A-5.0	Typical Wall Sections and Details
A-6.0	Schedules
E-1.0	Power Plan
E-2.0	Lighting Plan

BUILDING ANALYSIS

Existing Shell Construction Type	- V - A. (sprinkled)
Proposed Interior Construction Type	- IIB (sprinkled)
Occupancy Type	- B - Clinic, Outpatient
Allowable Occupant Load - TI (Occupancy B, only)	- 36 people
Actual Occupant Load - TI (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
Toilets (Male)	- 1
Lavatories (Male)	- 1
Toilets (Female)	- 1
Lavatories (Female)	- 1

PROJECT DESCRIPTION

Existing structure - A 3,504 square foot tenant unit fit out for a Physical Therapist Office.	Existing structure - A 3,504 square foot tenant unit fit out for a Physical Therapist Office.
- The interior shall be renovated to add a Lobby, Reception area, Nutritionist Office, AV Closet, 7 (seven) - Message Therapy Offices, Storage Closet, and a Weight Room. The 2 (two) - existing bathrooms shall be refinished and handicap accessible.	- 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.	- A new sign will be attached to the exterior of the building in the place of the existing sign.
SITE ANALYSIS	SITE ANALYSIS
Zoning	C-1
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	- 285.5 ft
Earthquake Zone	- 2B
SITE ANALYSIS	SITE ANALYSIS
Building Codes	- 2006 IBC - 2005 NEC - 2006 UMC - 2006 UPC - 2003 ICC(ANSI) - A117.1 - NFPA 13
Roof Load	- Live (PSF): 20 Dead (PSF): 14 total
Floor Load	- Live (PSF): 40 Dead (PSF): 20 total
Wind Load	- 90 MPH basic speed. Enclosure B

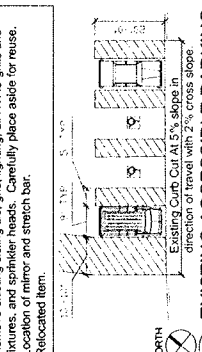
SPECIAL CONDITIONS, REQUIREMENTS AND NOTES TO
OWNER DEVELOPER AND CONTRACTOR

1. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR VARIATIONS TO PLANS BETWEEN BID PROCESS OWNER, DEVELOPER AND CONTRACTORS

[illegible]

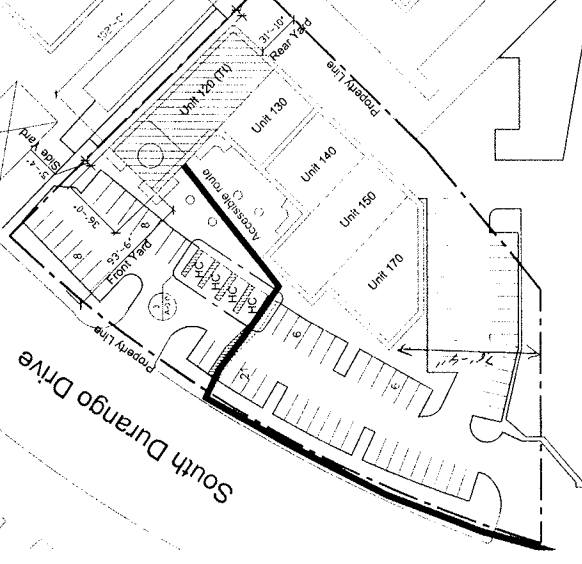
3 EXISTING ACCESSIBLE PARKING

Scale: $\frac{1}{16}'' = 1'-0''$



- All data points shall be homerunners
- All existing lighting fixture bulbs shall

- Maintain all walls and Fire rated walls



ENTIRE SHEET REVISED

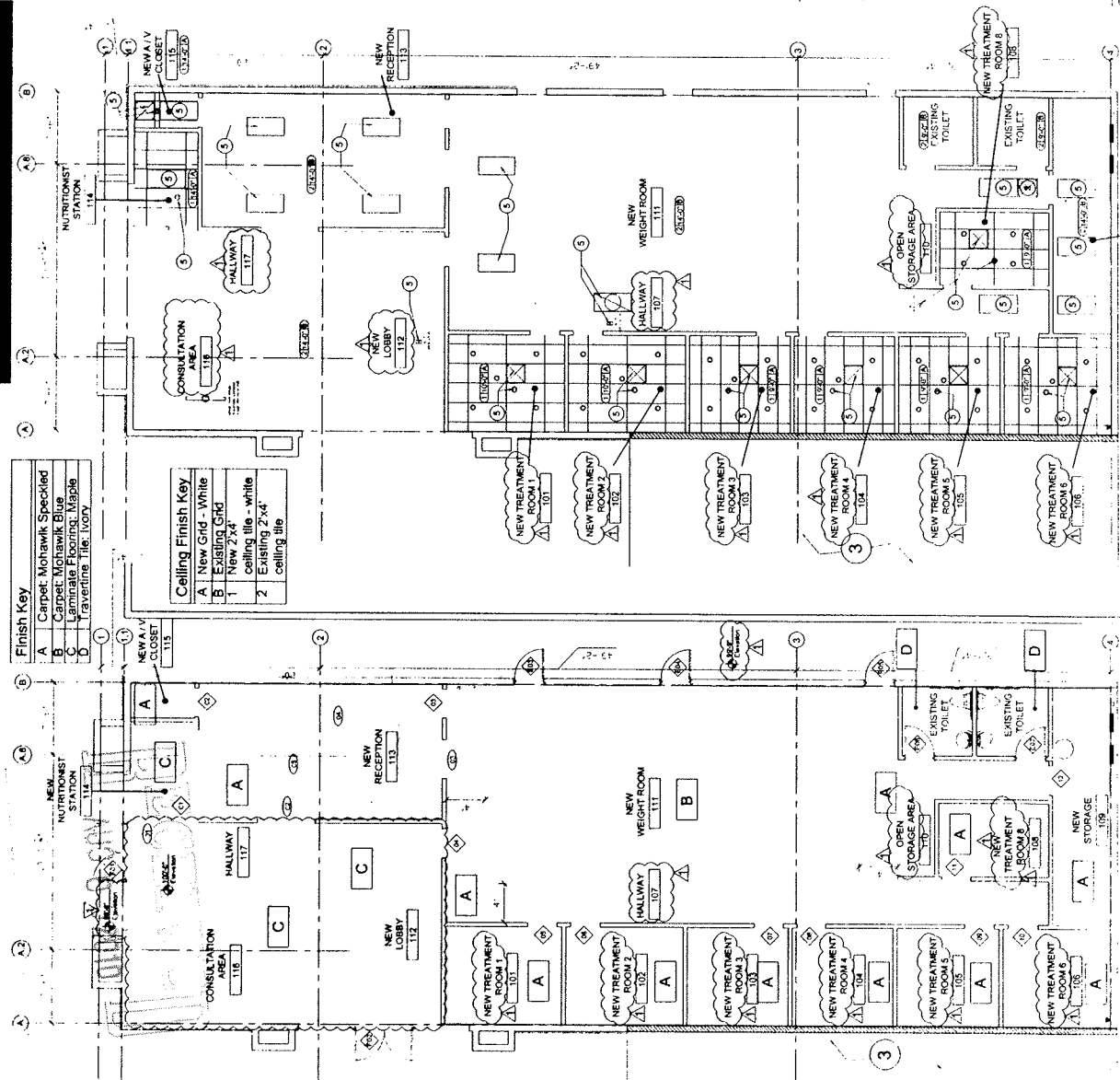
Scale: 1" = 1'-0"

EXISTING PARKING PLAN

NORTH

Scale: $\chi^2 = 1.0$

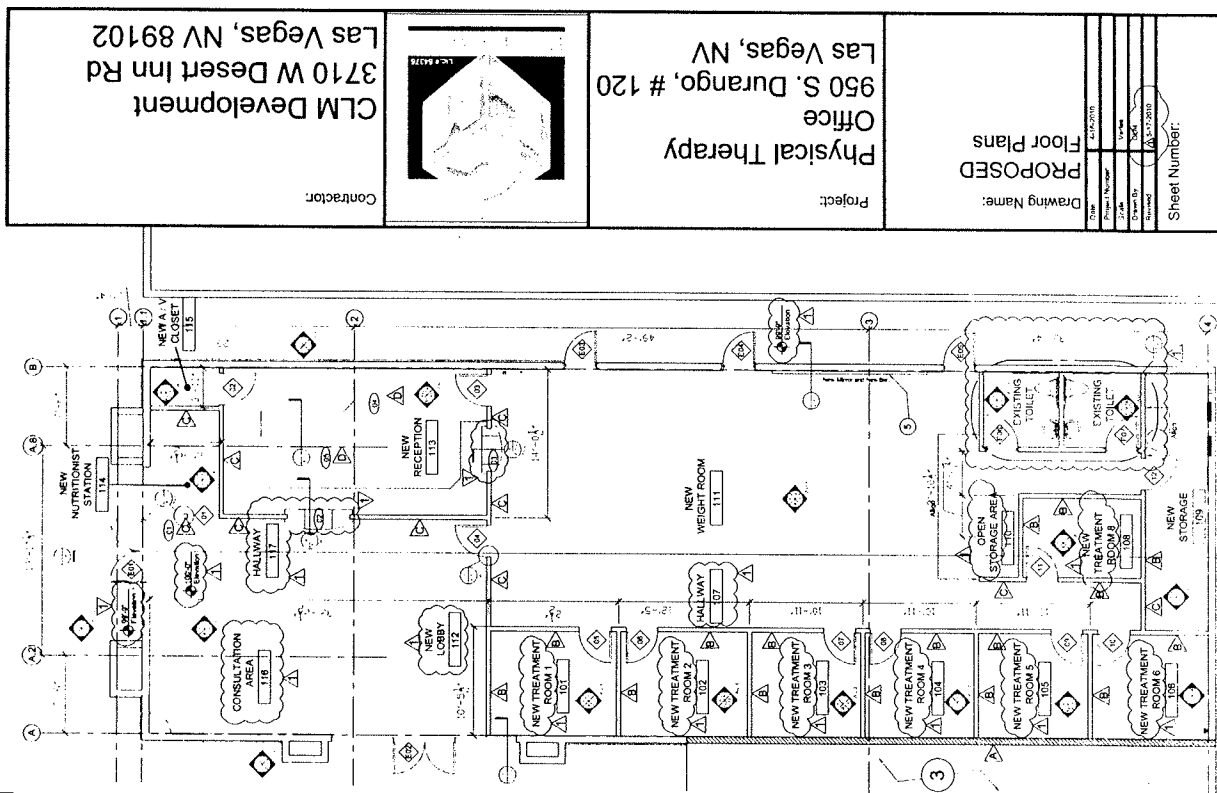
SUP-39104



PROPOSED FLOOR FINISH PLAN
Scale: 1/8" = 1'-0"

2 PROPOSED RCP
Scale: 1/8" = 1'-0"

NORTH



1 PROPOSED PLAN
Scale: 1/8" = 1'-0"

SUP-39104

AUG 05 2010

A-1.0

Sheet Number:

Drawing Name:
PROPOSED
Floor Plans

Project:

Physical Therapy
Office
950 S. Durango, # 120
Las Vegas, NV



Contractor:

CLM Development
3710 W Desert Inn Rd
Las Vegas, NV 89102



PHOENIX PHYSICAL THERAPY AND LONGEVITY CENTER

950 S. Durango Drive, Suite #120, Las Vegas, NV 89145

Tel: 702-583-6200 Fax: 702-583-6201

Online: www.PhysicalTherapy.us

Friday, July 30, 2010

Justification Letter

Dear Sir and/or Madam:

We are a Physical Therapy center that offers post-trauma and preventive medical care to our patients. One of our medically effective services is a manual therapy called "Soft Tissue Oxygenation". This hands-on technique is a form of a massage. It is performed by specially trained licensed massage therapists and physical therapists. This massage technique is known in Europe, Asia, Australia, and New Zealand as "medical massage" due to its therapeutic qualities.

On July 13, 2010, we were informed by the Business License Department that due to law changes in 2009, Physical Therapy facilities must receive a Special-Use Permit in order to perform any type of manual therapy on their clients. So in order for us to be in compliance, we are asking for this Special-Use Permit.

This service is vital to health and recovery of our patients. Soft Tissue Oxygenation Therapeutic Massage is the only type of "massage" that we offer (going to offer) our clients. We do not plan to be a regular cosmetic massage center or a spa because we are a medical facility.

We kindly ask for your assistance in this matter in order to be in compliance with the City of Las Vegas. Only Nevada licensed massage therapists and Nevada licensed physical therapists will be performing Soft Tissue Oxygenation Therapeutic Massage treatments.

We are requesting a waiver for a 300-feet where 400-feet is required between us and a residentially zoned property. Our property is 100-feet across Durango Drive from the closest residential property.

If there is anything else that I need to provide you, please call me on my cell phone. My contact information is:

Eugene Kaufman

Cell: 702-622-5628

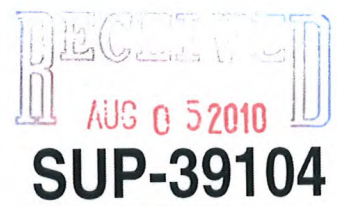
Email: Eugene@PhysicalTherapy.us

Thank you so much for your service. I await your further instructions.

Eugene Kaufman, MBA

Director of Practice Development

Corporate Secretary



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

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).

C.C.: 10/20/2010

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

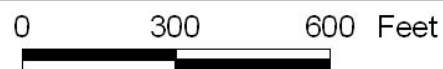
0

RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

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



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





CASE: **SUP-39143**

RADIUS: 1000 FT.

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

0 300 600 Feet





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-39143** APN: 162-03-410-007

Name of Property Owner: Chetak Development, Inc.

Name of Applicant: Cornerstone Company

Name of Representative: Cornerstone Company - Justin M. Michaels

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

☒ Yes

☐ No

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

City Official: Richard W. Truesdell

Partner(s): Will Kemp

APN: 162-03-410-007

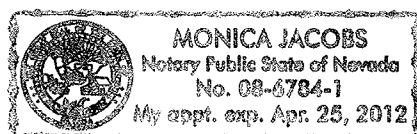
Signature of Property Owner: *Will Kemp, Pres.*

Print Name: Will Kemp

Subscribed and sworn before me

This 21 day of June, 2010

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



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit
 Project Address (Location) 2233 Las Vegas Blvd South
 Project Name Fun City Motel Proposed Use Indoor Rec Facility
 Assessor's Parcel #(s) 162-03-410-007 Ward # 2
 General Plan: existing ☒ proposed _____ Zoning: existing ☒ proposed _____
 Commercial Square Footage 7000 +/- Floor Area Ratio _____
 Gross Acres _____ Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER Chetak Development, Inc Contact Will Kemp
 Address 3800 Howard Hughes Parkway, 17th Floor Phone: 385-6000 Fax: 385-6001
 City Las Vegas State NV Zip 89169
 E-mail Address _____

APPLICANT Cornerstone Company Contact Justin M. Michaels
 Address 9901 Covington Cross Dr. Suite 170 Phone: 383-3033 Fax: 383-8576
 City Las Vegas State NV Zip 89144
 E-mail Address jmichaels@cornerstonecompany.com

REPRESENTATIVE Cornerstone Company Contact Justin M. Michaels
 Address 9901 Covington Cross Dr. Suite 170 Phone: 383-3033 Fax: 383-8576
 City Las Vegas State NV Zip 89144
 E-mail Address jmichaels@cornerstonecompany.com

Property Owner Signature* [Signature]

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

Print Name Will Kemp

Subscribed and sworn before me

This 21 day of June, 20 10

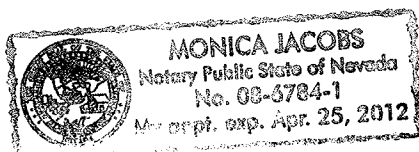
[Signature]

Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

Case # SUP-39143
 Meeting Date: 9/23/10
 Total Fee: \$1030⁰⁰
 Date Received: 10 AUG 2010
 Received By: M. Hon

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



Site Plan

VICINITY MAP



LOCATION MAP



KEYNOTES

- ② PROPERTY LINE
- ③ 15'-0" LONG X 2'-6" WIDE X 30'-0" HIGH FREE STANDING SIGNAGE

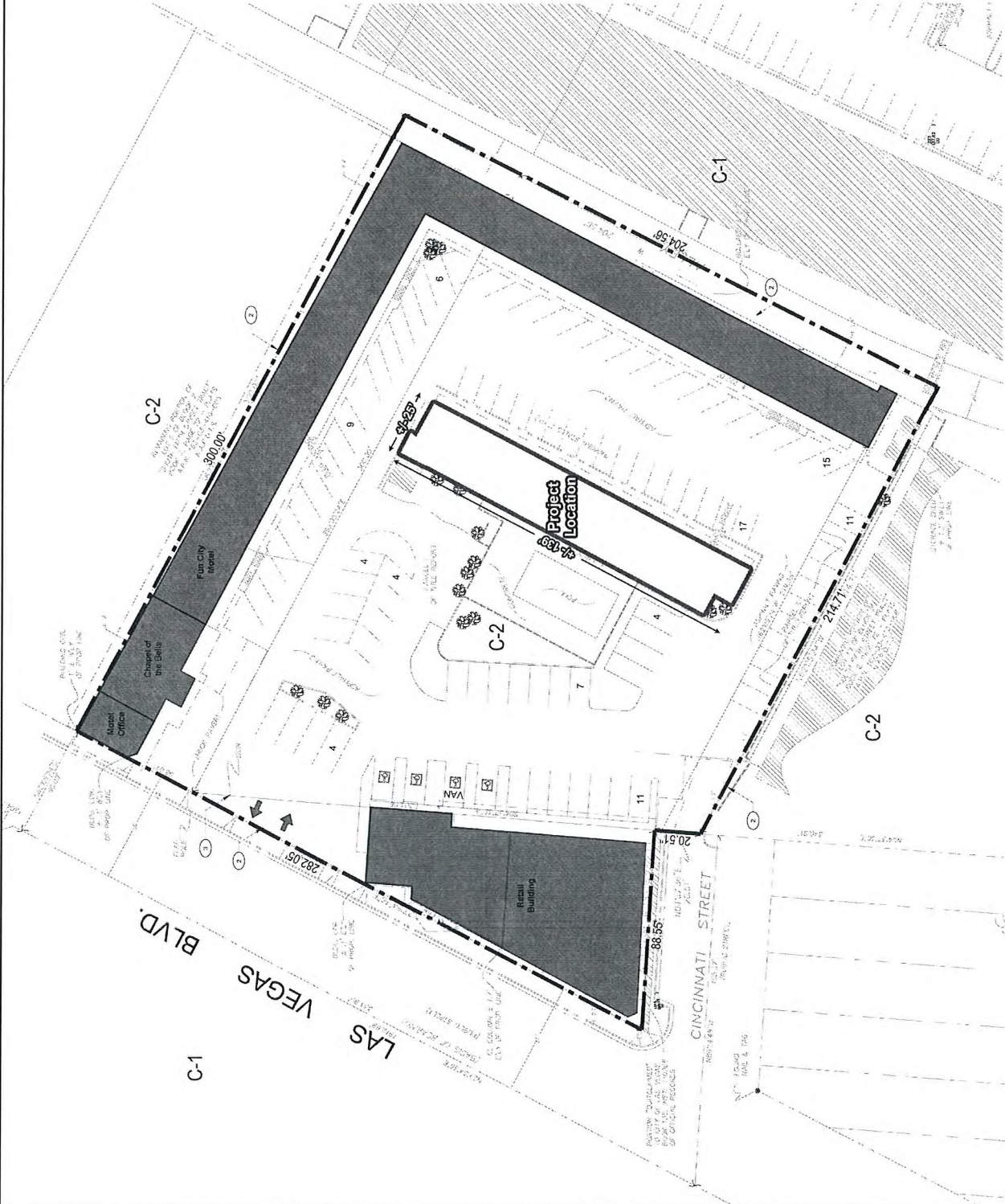
RECEIVED
AUG 10 2010

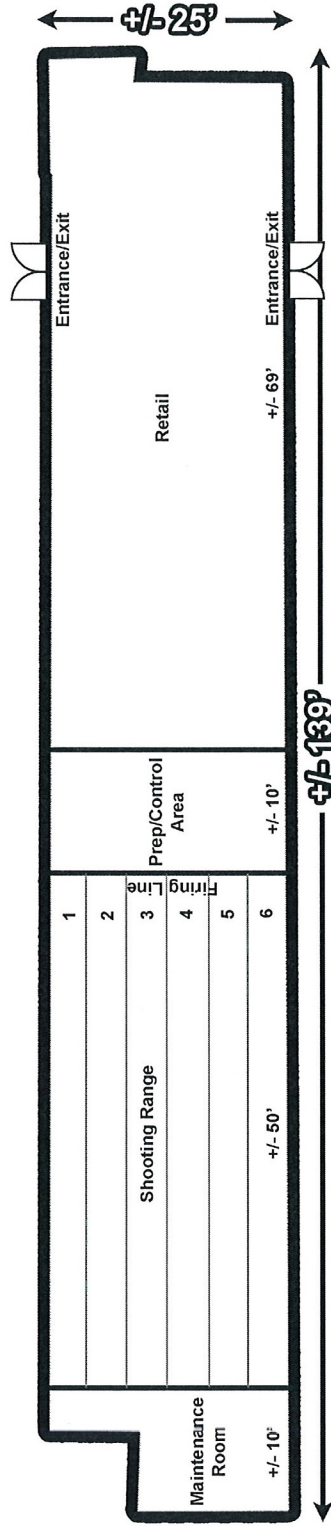
SUP-39143



1 ENLARGED SITE PLAN

AS1.01 SCALE: 1/2"=1'-0"



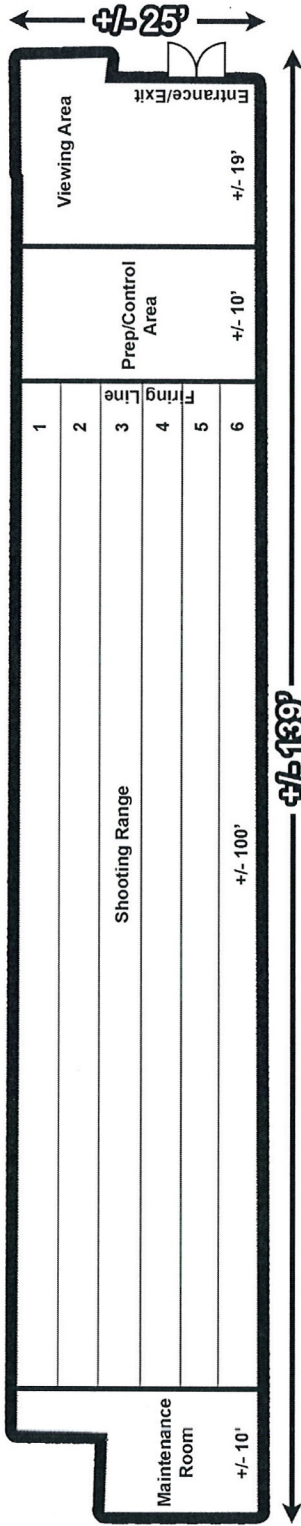


Floor Plan 1st Floor



RECEIVED
AUG 10 2010

SUP-39143



Floor Plan **2nd Floor**



RECEIVED
AUG 10 2010
SUP-39143



Cornerstone Company

Commercial Real Estate Services

August 3, 2010

City of Las Vegas
Planning and Development
731 South 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

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).

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

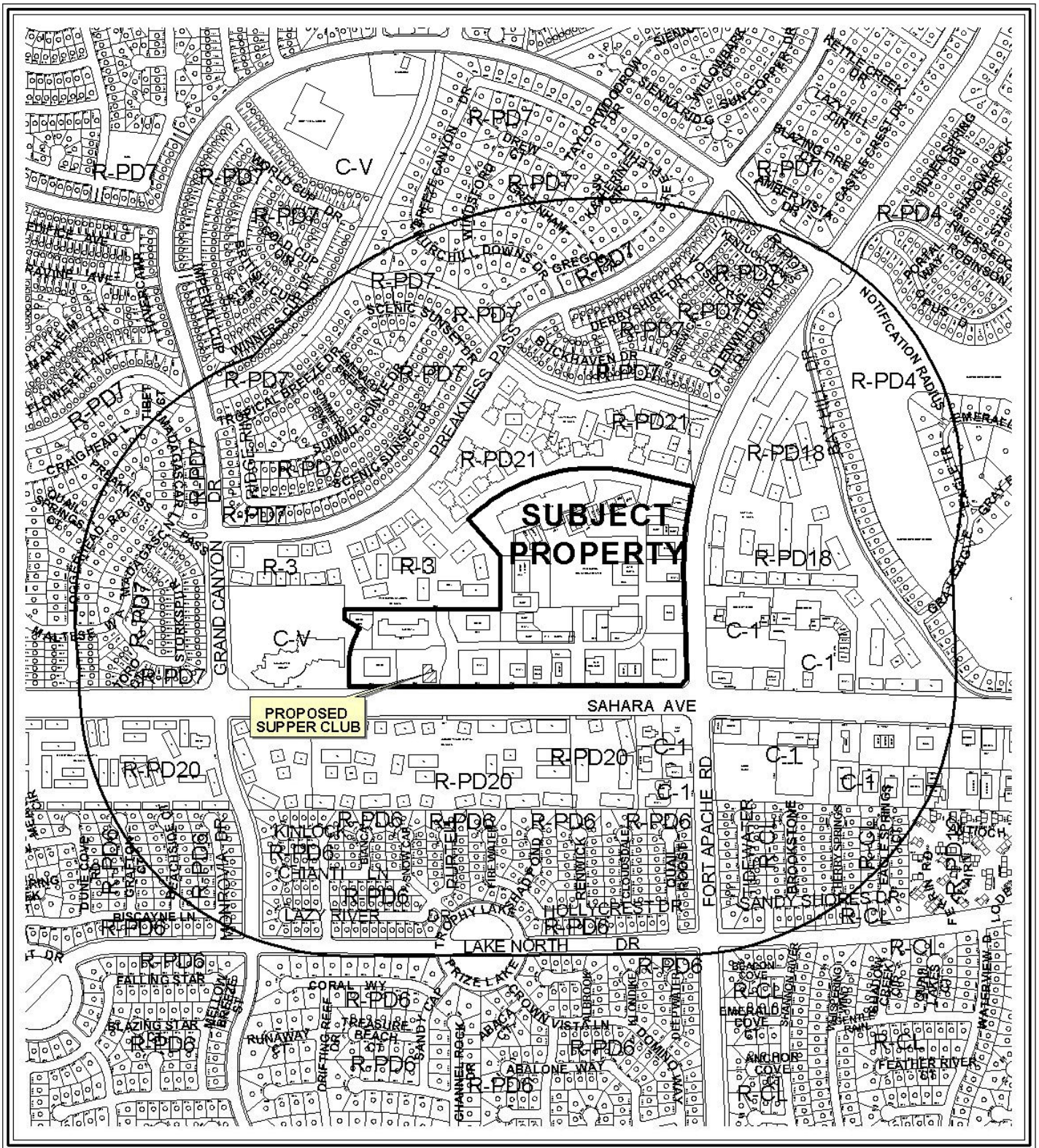
0

RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

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



CASE: SUP-39144

RADIUS: 1500 FT

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

0 500 1000 Feet





RADIUS: 1500 FT

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





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-39144** APN: 163-06-816-025

Name of Property Owner: Continental Property, LLC

Name of Applicant: Firefly Westside, LLC

Name of Representative: Tablitha Fiddymont

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

Yes ☒ No

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner:

Print Name: _____

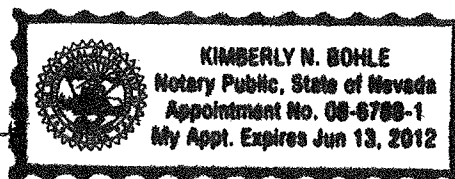
Subscribed and sworn before me

This 4TH day of AUGUST, 2010

Kimberly N. Bohn - KIMBERLY N. BOHN
Notary Public in and for said County and State

COUNTY OF: CLARK STATE OF: NEVADA

Revised 11-14-06



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

RECEIVED
15011.3
AUG 10 2010



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit
Project Address (Location) 9560 Sahara Ave.
Project Name Firefly Proposed Use Supper Club
Assessor's Parcel #(s) 163-06-816-025 Ward # 2
General Plan: existing _____ proposed _____ Zoning: existing C1 proposed _____
Commercial Square Footage _____ Floor Area Ratio _____
Gross Acres 1.28 Lots/Units _____ Density _____
Additional Information _____

PROPERTY OWNER Continental Property, LLC Contact Tabitha Fiddymont
Address 605 Hermosa Canyon Dr Phone: 792-7000 Fax: 796-7181
City Las Vegas State NV Zip 89145
E-mail Address _____

APPLICANT Firefly Westside, LLC Contact Tabitha Fiddymont
Address 8345 W Sunset, Ste 250 Phone: 792-7000 Fax: 796-7181
City Las Vegas State NV Zip 89113
E-mail Address tdf@kcnvlaw.com

REPRESENTATIVE Kaempfer Crowell Renshaw Gronauer & Fiorentino Contact Tabitha Fiddymont
Address 8345 W Sunset, Ste 250 Phone: 792-7000 Fax: 796-7181
City Las Vegas State NV Zip 89113
E-mail Address tdf@kcnvlaw.com

Property Owner Signature* [Signature]

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

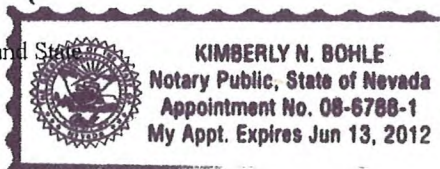
Print Name OLGA GREGORYAN

Subscribed and sworn before me

This 4th day of AUGUST, 20 10.

[Signature] - KIMBERLY N. BOHLE

Notary Public in and for said County and State



Revised 10/27/08

912347.1

FOR DEPARTMENT USE ONLY

Case #	<u>SUP-39144</u>
Meeting Date:	<u>9/23/10</u>
Total Fee:	<u>1280.00</u>
Date Received:*	<u>8/10/10</u>
Received By:	<u>LHM</u>

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

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

AUG 10 2010 15011.3

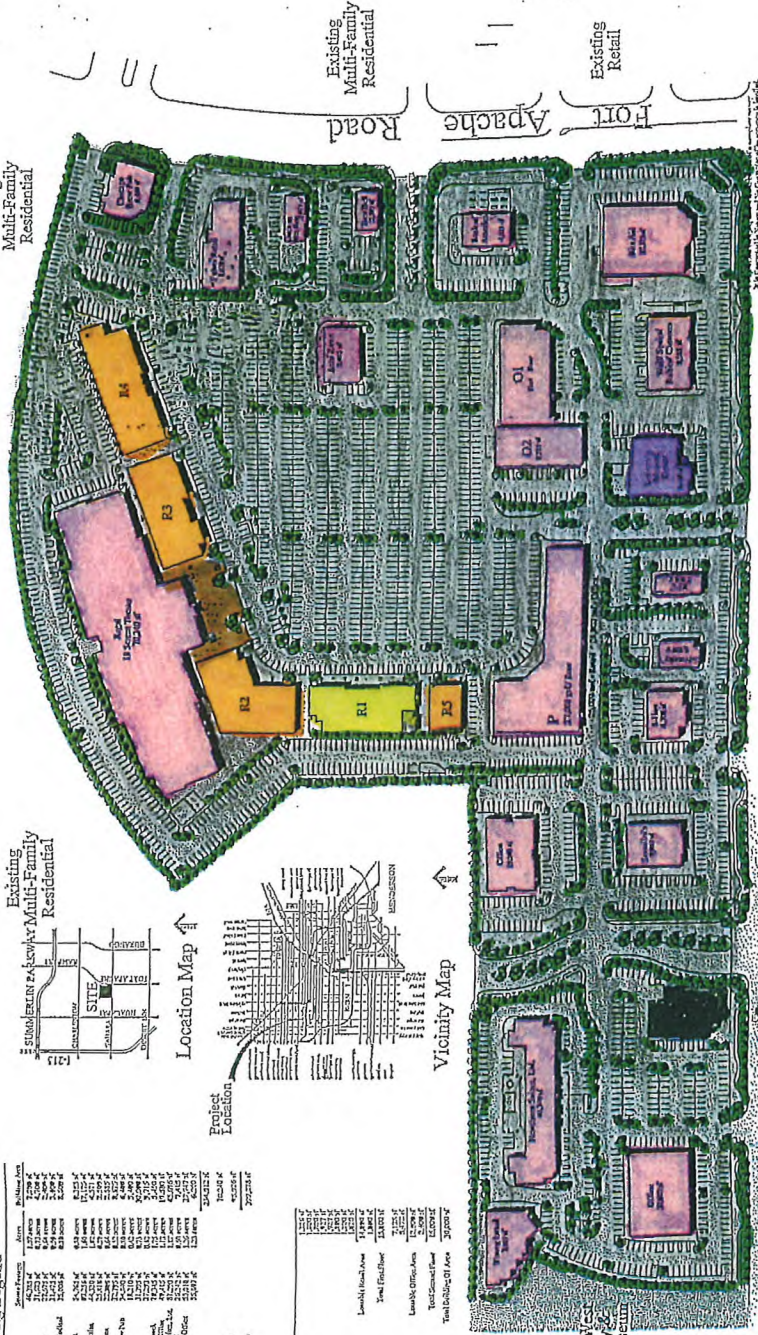
Retail Suites Legend

Building #1	Area	Size	Area
Pre-1940	10,000	10,000	10,000
1940-1945	10,000	10,000	10,000
1945-1950	10,000	10,000	10,000
1950-1955	10,000	10,000	10,000
1955-1960	10,000	10,000	10,000
1960-1965	10,000	10,000	10,000
1965-1970	10,000	10,000	10,000
1970-1975	10,000	10,000	10,000
1975-1980	10,000	10,000	10,000
1980-1985	10,000	10,000	10,000
1985-1990	10,000	10,000	10,000
1990-1995	10,000	10,000	10,000
1995-2000	10,000	10,000	10,000
2000-2005	10,000	10,000	10,000
2005-2010	10,000	10,000	10,000
2010-2015	10,000	10,000	10,000
2015-2020	10,000	10,000	10,000
2020-2025	10,000	10,000	10,000
2025-2030	10,000	10,000	10,000
2030-2035	10,000	10,000	10,000
2035-2040	10,000	10,000	10,000
2040-2045	10,000	10,000	10,000
2045-2050	10,000	10,000	10,000
2050-2055	10,000	10,000	10,000
2055-2060	10,000	10,000	10,000
2060-2065	10,000	10,000	10,000
2065-2070	10,000	10,000	10,000
2070-2075	10,000	10,000	10,000
2075-2080	10,000	10,000	10,000
2080-2085	10,000	10,000	10,000
2085-2090	10,000	10,000	10,000
2090-2095	10,000	10,000	10,000
2095-2100	10,000	10,000	10,000
2100-2105	10,000	10,000	10,000
2105-2110	10,000	10,000	10,000
2110-2115	10,000	10,000	10,000
2115-2120	10,000	10,000	10,000
2120-2125	10,000	10,000	10,000
2125-2130	10,000	10,000	10,000
2130-2135	10,000	10,000	10,000
2135-2140	10,000	10,000	10,000
2140-2145	10,000	10,000	10,000
2145-2150	10,000	10,000	10,000
2150-2155	10,000	10,000	10,000
2155-2160	10,000	10,000	10,000
2160-2165	10,000	10,000	10,000
2165-2170	10,000	10,000	10,000
2170-2175	10,000	10,000	10,000
2175-2180	10,000	10,000	10,000
2180-2185	10,000	10,000	10,000
2185-2190	10,000	10,000	10,000
2190-2195	10,000	10,000	10,000
2195-2200	10,000	10,000	10,000
2200-2205	10,000	10,000	10,000
2205-2210	10,000	10,000	10,000
2210-2215	10,000	10,000	10,000
2215-2220	10,000	10,000	10,000
2220-2225	10,000	10,000	10,000
2225-2230	10,000	10,000	10,000
2230-2235	10,000	10,000	10,000
2235-2240	10,000	10,000	10,000
2240-2245	10,000	10,000	10,000
2245-2250	10,000	10,000	10,000
2250-2255	10,000	10,000	10,000
2255-2260	10,000	10,000	10,000
2260-2265	10,000	10,000	10,000
2265-2270	10,000	10,000	10,000
2270-2275	10,000	10,000	10,000
2275-2280	10,000	10,000	10,000
2280-2285	10,000	10,000	

Building No.		Tenants and Area	
1	100	100	100
2	200	200	200
3	300	300	300
4	400	400	400
5	500	500	500
6	600	600	600
7	700	700	700
8	800	800	800
9	900	900	900
10	1000	1000	1000
11	1100	1100	1100
12	1200	1200	1200
13	1300	1300	1300
14	1400	1400	1400
15	1500	1500	1500
16	1600	1600	1600
17	1700	1700	1700
18	1800	1800	1800
19	1900	1900	1900
20	2000	2000	2000
21	2100	2100	2100
22	2200	2200	2200
23	2300	2300	2300
24	2400	2400	2400
25	2500	2500	2500
26	2600	2600	2600
27	2700	2700	2700
28	2800	2800	2800
29	2900	2900	2900
30	3000	3000	3000
31	3100	3100	3100
32	3200	3200	3200
33	3300	3300	3300
34	3400	3400	3400
35	3500	3500	3500
36	3600	3600	3600
37	3700	3700	3700
38	3800	3800	3800
39	3900	3900	3900
40	4000	4000	4000
41	4100	4100	4100
42	4200	4200	4200
43	4300	4300	4300
44	4400	4400	4400
45	4500	4500	4500
46	4600	4600	4600
47	4700	4700	4700
48	4800	4800	4800
49	4900	4900	4900
50	5000	5000	5000
51	5100	5100	5100
52	5200	5200	5200
53	5300	5300	5300
54	5400	5400	5400
55	5500	5500	5500
56	5600	5600	5600
57	5700	5700	5700
58	5800	5800	5800
59	5900	5900	5900
60	6000	6000	6000
61	6100	6100	6100
62	6200	6200	6200
63	6300	6300	6300
64	6400	6400	6400
65	6500	6500	6500
66	6600	6600	6600
67	6700	6700	6700
68	6800	6800	6800
69	6900	6900	6900
70	7000	7000	7000
71	7100	7100	7100
72	7200	7200	7200
73	7300	7300	7300
74	7400	7400	7400
75	7500	7500	7500
76	7600	7600	7600
77	7700	7700	7700
78	7800	7800	7800
79	7900	7900	7900
80	8000	8000	8000
81	8100	8100	8100
82	8200	8200	8200
83	8300	8300	8300
84	8400	8400	8400
85	8500	8500	8500
86	8600	8600	8600
87	8700	8700	8700
88	8800	8800	8800
89	8900	8900	8900
90	9000	9000	9000
91	9100	9100	91

[illegible]Parcel/Building Legend[illegible]

000	1.500' x 2'		
001	1.500' x 2'		
002	1.500' x 2'		
003	1.500' x 2'		
004	1.500' x 2'		
005	1.500' x 2'		
006	1.500' x 2'		
007	1.500' x 2'		
008	1.500' x 2'		
009	1.500' x 2'		
010	1.500' x 2'		
011	1.500' x 2'		
012	1.500' x 2'		
013	1.500' x 2'		
014	1.500' x 2'		
015	1.500' x 2'		
016	1.500' x 2'		
017	1.500' x 2'		
018	1.500' x 2'		
019	1.500' x 2'		
020	1.500' x 2'		
021	1.500' x 2'		
022	1.500' x 2'		
023	1.500' x 2'		
024	1.500' x 2'		
025	1.500' x 2'		
026	1.500' x 2'		
027	1.500' x 2'		
028	1.500' x 2'		
029	1.500' x 2'		
030	1.500' x 2'		
031	1.500' x 2'		
032	1.500' x 2'		
033	1.500' x 2'		
034	1.500' x 2'		
035	1.500' x 2'		
036	1.500' x 2'		
037	1.500' x 2'		
038	1.500' x 2'		
039	1.500' x 2'		
040	1.500' x 2'		
041	1.500' x 2'		
042	1.500' x 2'		
043	1.500' x 2'		
044	1.500' x 2'		
045	1.500' x 2'		
046	1.500' x 2'		
047	1.500' x 2'		
048	1.500' x 2'		
049	1.500' x 2'		
050	1.500' x 2'		
051	1.500' x 2'		
052	1.500' x 2'		
053	1.500' x 2'		
054	1.500' x 2'		
055	1.500' x 2'		
056	1.500' x 2'		
057	1.500' x 2'		
058	1.500' x 2'		
059	1.500' x 2'		
060	1.500' x 2'		
061	1.500' x 2'		
062	1.500' x 2'		
063	1.500' x 2'		
064	1.500' x 2'		
065	1.500' x 2'		
066	1.500' x 2'		
067	1.500' x 2'		
068	1.500' x 2'		
069	1.500' x 2'		
070	1.500' x 2'		
071	1.500' x 2'		
072	1.500' x 2'		
073	1.500' x 2'		
074	1.500' x 2'		
075	1.500' x 2'		
076	1.500' x 2'		
077	1.500' x 2'		
078	1.500' x 2'		
079	1.500' x 2'		
080	1.500' x 2'		
081	1.500' x 2'		
082	1.500' x 2'		
083	1.500' x 2'		
084	1.500' x 2'		
085	1.500' x 2'		
086	1.500' x 2'		
087	1.500' x 2'		
088	1.500' x 2'		
089	1.500' x 2'		
090	1.500' x 2'		
091	1.500' x 2'		
092	1.500' x 2'		
093	1.500' x 2'		
094	1.500' x 2'		
095	1.500' x 2'		
096	1.500' x 2'		
097	1.500' x 2'		
098	1.500' x 2'		
099	1.500' x 2'		



Scale: 1" = 80'

North

Perleman

2205 CORPORATE CIRCLE, SUITE 200
HENRIKSON, NEVADA 89074
702.971.9600 702.971.2222 fax

RETAIL

SUP-39144

Ranch

NWC Sahara Avenue and Fort Apache Road, Las Vegas, Nevada

RECEIVED
JUL 10 2010

**KAEMPFER
CROWELL**

**KAEMPFER CROWELL RENSHAW
GRONAUER & FIORENTINO**

ATTORNEYS AT LAW

LAS VEGAS OFFICE

TABITHA D. FIDDYMENT
tfiddymment@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. Fiddymment

TDF/sli

RECEIVED

AUG 10 2010

SUP-39144

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

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SUP-39146 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: GREAT WASH PARK, LLC - Request for a Special Use Permit FOR A LIQUOR ESTABLISHMENT (TAVERN) WITH WAIVERS TO ALLOW A DISTANCE SEPARATION OF 141 FEET FROM A CITY PARK AND TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A SIMILAR USE 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).

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

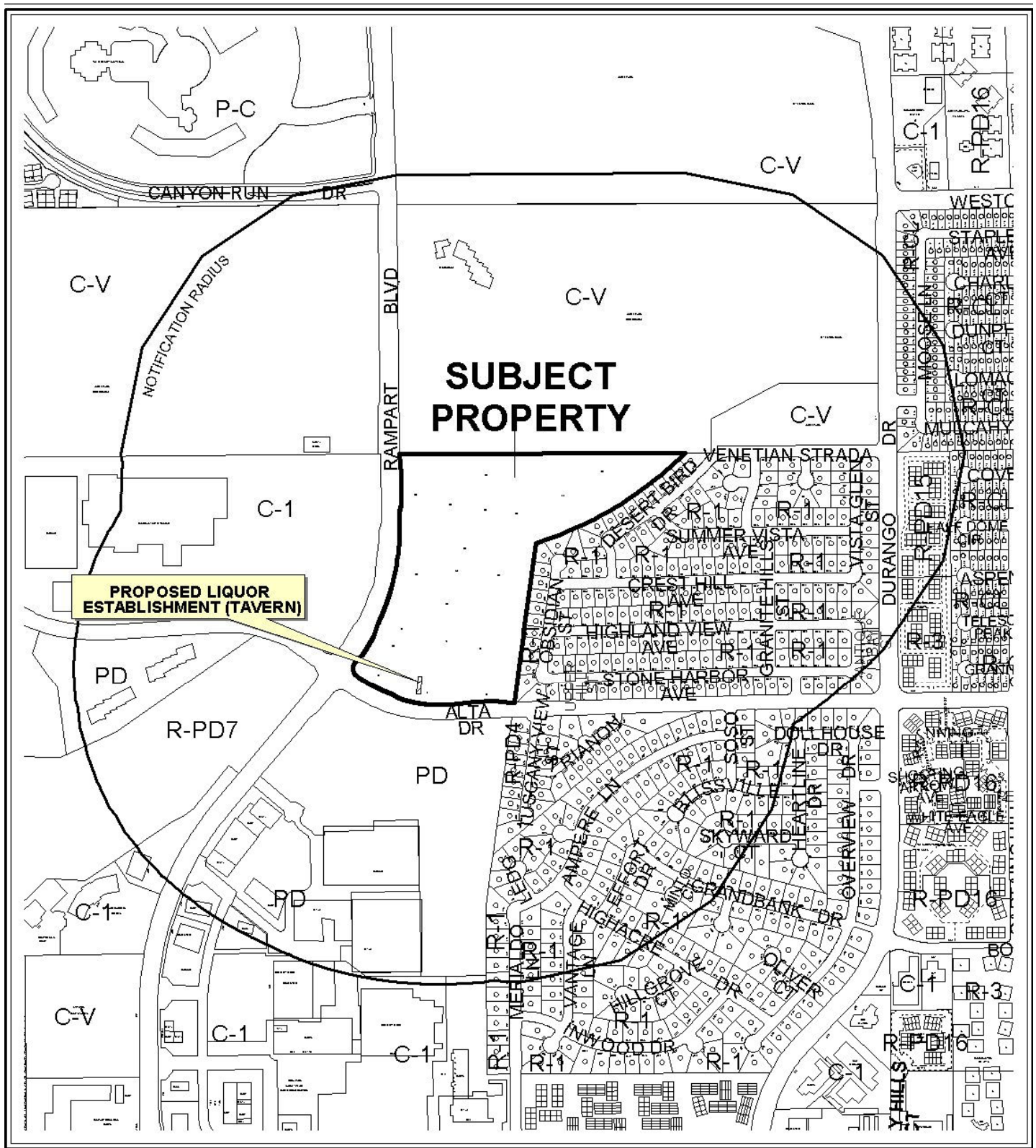
0

RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

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



CASE: SUP-39146

RADIUS: 1500 FT

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

0 300 600 Feet





CASE: **SUP-39146**

RADIUS: 1500 FT

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

0 300 600 Feet





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-39146** APN: 138-32-601-003

Name of Property Owner: Great Wash Park LLC

Name of Applicant: Opa Taverna

Name of Representative: Lora Dreja of Brown Brown & Premsrut

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

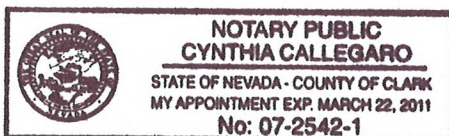
Signature of Property Owner: 

Print Name: Todd D. Davis

Subscribed and sworn before me

This 5th day of August, 2010

Cynthia Callegaro
Notary Public in and for said County and State





PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit for Liquor Establishment (Tavern)
Project Address (Location) within Tivoli Village, 440 S. Rampart Boulevard, Suite 180
Project Name Opa Taverna Proposed Use Tavern
Assessor's Parcel #(s) 138-32-601-003 Ward # 2 - Wolfson
General Plan: existing GC proposed GC Zoning: existing C - 2 proposed C - 2
Back Area - 3202 sqft Front Area - 1371 sqft Patio Area - 1245 sqft Terrace area - 812 sqft
Commercial Square Footage Total Sqft 6,630 Floor Area Ratio See SUP - 5853
Gross Acres 29+ Lots/Units N/A Density N/A
Additional Information Subject Use Permit is on a portion of a 29 acre C - 2 zoned parcel that holds a mixed use permit SUP-5853. See also ordinance 6013.

PROPERTY OWNER Great Wash Park LLC Contact Vickie DeHart
Address 9755 West Charleston Boulevard Phone: (702) 940-6930 Fax: (702) 940-6931
City Las Vegas State Nevada Zip 89117
E-mail Address vickie@ehbinc.com

APPLICANT Great Wash Park LLC - Tivoli Village at Contact Cynthia Callegaro
at Queensridge
Address 1215 South Fort Apache Road, Suite 240 Phone: (702) 946-6680 Fax: (702) 946-6681
City Las Vegas State Nevada Zip 89117
E-mail Address ccallegaro@ehbinc.com

REPRESENTATIVE Brown Brown & Premsrut Contact Lora Dreja
Address 520 South Fourth Street Phone: (702) 384-5563 Fax: (702) 385-1023
City Las Vegas State Nevada Zip 89101
E-mail Address lora@brownlawlv.com

Property Owner Signature* 

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

Print Name Todd D. Davis

Subscribed and sworn before me

This 9th day of August, 20 10.

Cynthia Callegaro

Notary Public in and for said County and State

Revised 10/27/08



FOR DEPARTMENT USE ONLY

Case #	<u>SUP-39146</u>
Meeting Date:	<u>9/23/10</u>
Total Fee:	<u>1250.00</u>
Date Received:	<u>8/10/10</u>
Received By:	<u>LHM</u>

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

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

RECEIVED
AUG 10 2010



RECEIVED

AUG 10 2010

PINNACLE ARCHITECTURAL STUDIO, INC.
9755 West Chapman Blvd. Las Vegas, Nevada 89117 Phone 702-940-9270 Fax 702-940-9271

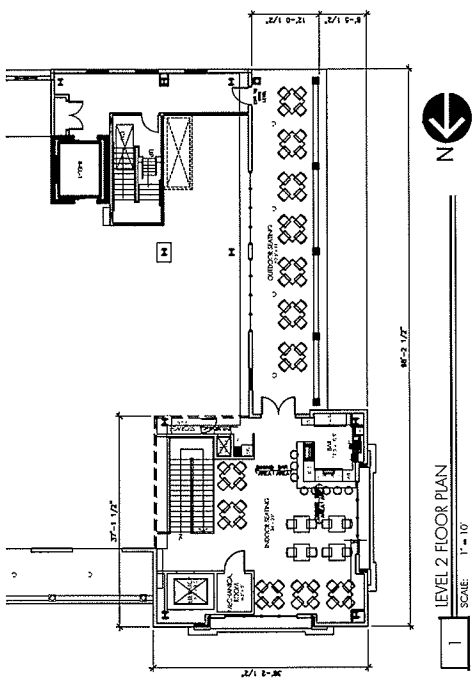
OPA TAVERNA
Tivoli Village At Queensridge
440 S. Rampart Boulevard, Suite 180
Las Vegas, NV 89145
Portion of APN #138-32-601-003

SCALE DRAWING NOTE
1" = 10'-0"
1" = 10'-0"
1" = 10'-0"
1" = 10'-0"

Date: July 30, 2010
Job Number: 10503
Check By:
Drawn By:

A-1

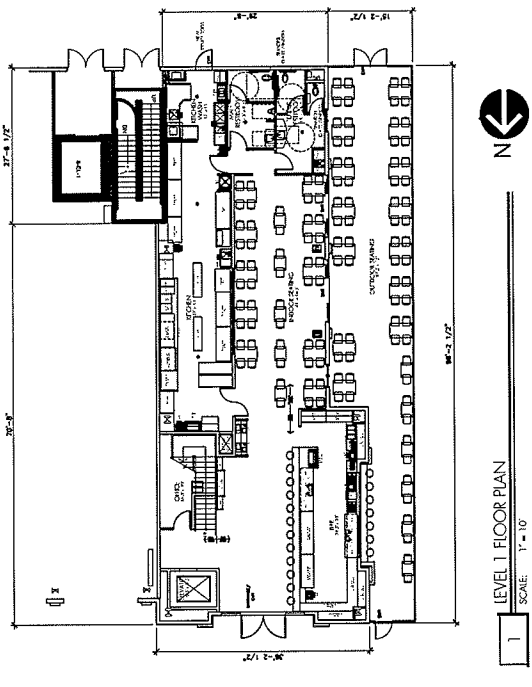
SUP-39146



SEATING COUNT	
QTY	ROOM NAME
18	INDOOR SEATING
50	INDOOR SEATING AT MAIN LEVEL
38	INDOOR SEATING AT UPPER LEVEL
28	INDOOR SEATING AT UPPER LEVEL
8	INDOOR SEATING AT UPPER LEVEL
200	TOTAL COMING SEATING

OCCUPANT LOAD	
SPACE	SEATING CAPACITY
INDOOR SEATING	18
INDOOR SEATING AT MAIN LEVEL	50
INDOOR SEATING AT UPPER LEVEL	38
INDOOR SEATING AT UPPER LEVEL	28
INDOOR SEATING AT UPPER LEVEL	8
TOTAL COMING OCCUPANTS	200

ROOM SQUARE FOOTAGE	
AREA	ROOM NAME
174	INDOOR SEATING
2320	INDOOR SEATING AT MAIN LEVEL
1271	INDOOR SEATING AT UPPER LEVEL
1271	INDOOR SEATING AT UPPER LEVEL
320	INDOOR SEATING AT UPPER LEVEL
640	TOTAL



LAW OFFICE

Brown, Brown & Premsrirut

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS

520 SOUTH FOURTH STREET

LAS VEGAS, NEVADA 89101-6520

TELEPHONE (702) 384-5563

FACSIMILE (702) 385-1023

EMAIL: jbrown@brownlawlv.com

JAY H. BROWN
DAVID T. BROWN
PUOY K. PREMSRIRUT

August 10, 2010

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

Re: Special Use Permit with separation waivers for Opa Tavern Liquor Establishment within Tivoli Village at Queensridge Parcel 138-32-601-003

Dear Sir/Madam;

Please consider this request to allow a Liquor Establishment (tavern) within a previously approved mixed use development (SUP-5853). The site is located within a 29 acre commercial and residential development located at the northeast corner of Alta Drive and Rampart Boulevard.

Opa Taverna uses a unique two-story design. The first story has indoor and outdoor table seating. There is also a bar on the first level that is surrounded by stools placed both indoor and outdoor. The second story also offers an outdoor terraced seating area and additional indoor seating area. Patrons may also be seated at a small bar within the interior of the second story.

This establishment expects to have more alcohol sales than food sales and therefore should be considered a Liquor Establishment (tavern). The parking allocation for this restaurant is grandfathered into the project-wide parking agreement. Please reference VAR-10773 that approved 3,955 spaces where 4,961 would otherwise be required.

Please also refer to ordinance 6013 that permits a waiver of the 1500 foot separation requirement between taverns and protected uses when the proposed tavern is located in a mixed use district. This Use Permit request requires the application of ordinance 6013 in order to Opa Taverna operate amongst previously approved taverns within Tivoli village as well as exist within 1500 feet of a City Park. Therefore, separation waivers are needed between taverns and from a tavern to a City Park.

The Tivoli Village mixed use development is situated on a parcel on which the north easternmost corner measures 160 feet from a playground within Angel Park (138-32-501-003). It is important to note that the commercial portion of this 30 acre parcel is on the westernmost side of the mixed use area. Consequently approximately 560 feet of mid-rise residential development is situated between the commercial portion of Tivoli Villages and the subject playground. Further, the subject suite is at the opposite end of the mixed-use parcel thereby providing more than 1000 feet from the front door of the supper-club to the property line of the playground. It is also notable that there are two barriers between this park and Tivoli Village. The first is an approximate 600 foot fence along the northern boundary of the property. The second is a drainage channel that is more than 20 feet deep. As a result, a pedestrian must walk more than 2600 feet to the park while there is no direct vehicular access. For this reason, the park is suitably protected from this liquor establishment.

SUP-39146

RECEIVED

AUG 10 2010

If you have additional concerns please phone me at 598-1408.

Very truly yours,


Lora Dreja
Land Entitlements

RECEIVED

AUG 10 2010

SUP-39146

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

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SUP-39219 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: OPPORTUNITY VILLAGE, ARC - OWNER: AFTON MEADOWS, LLC - Request for a Special Use Permit FOR A PROPOSED XX SQUARE-FOOT THRIFTSHOP, NON-PROFIT WITHIN AN EXISTING BUILDING at 4600 Meadows Lane (APN 139-31-110-002), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

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

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 TO EIGHT-FOOT GARAGE SETBACKS WHERE 6-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).

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

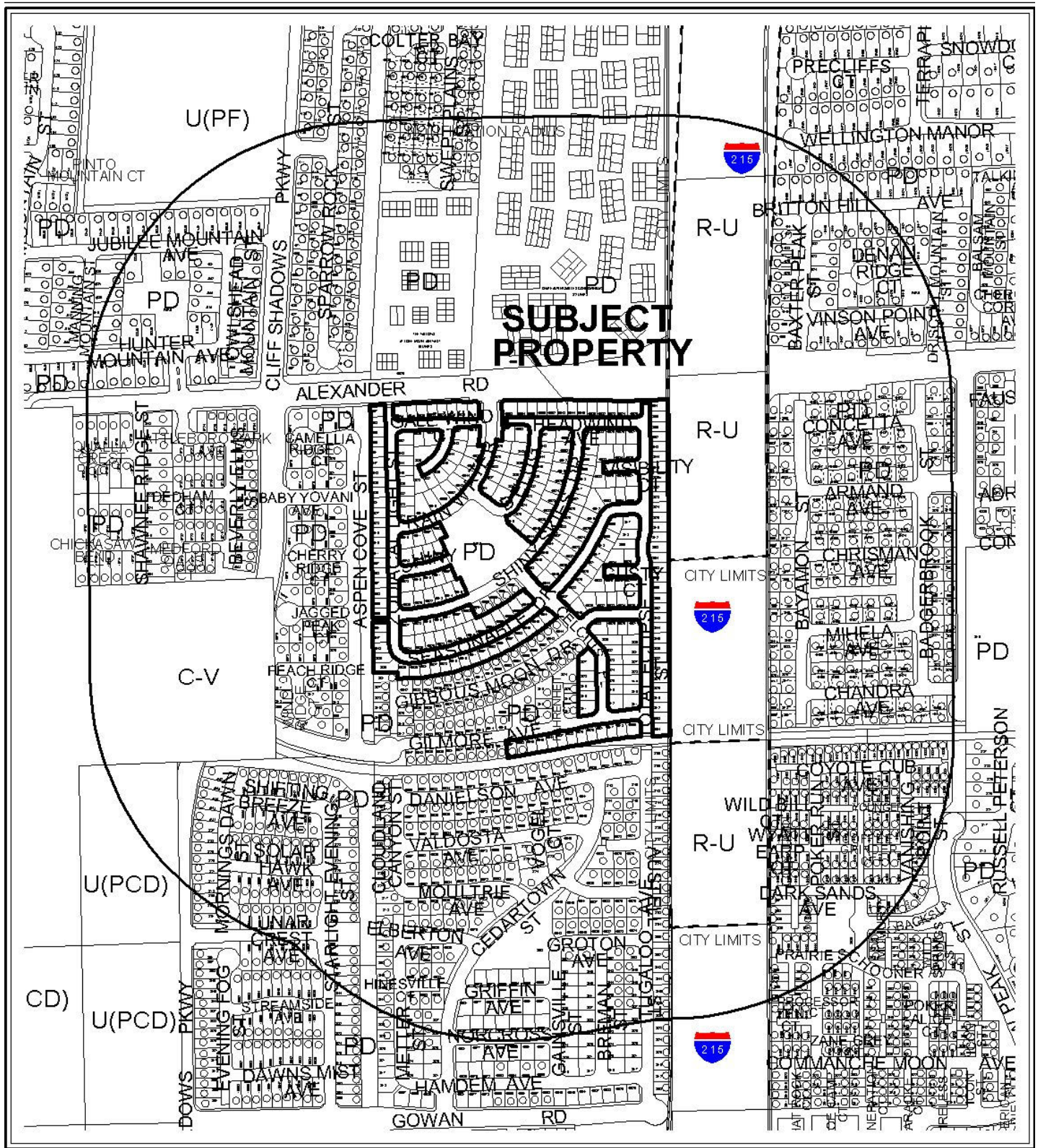
0

RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. City Council Approval Letter for SDR-8635
6. Justification Letter



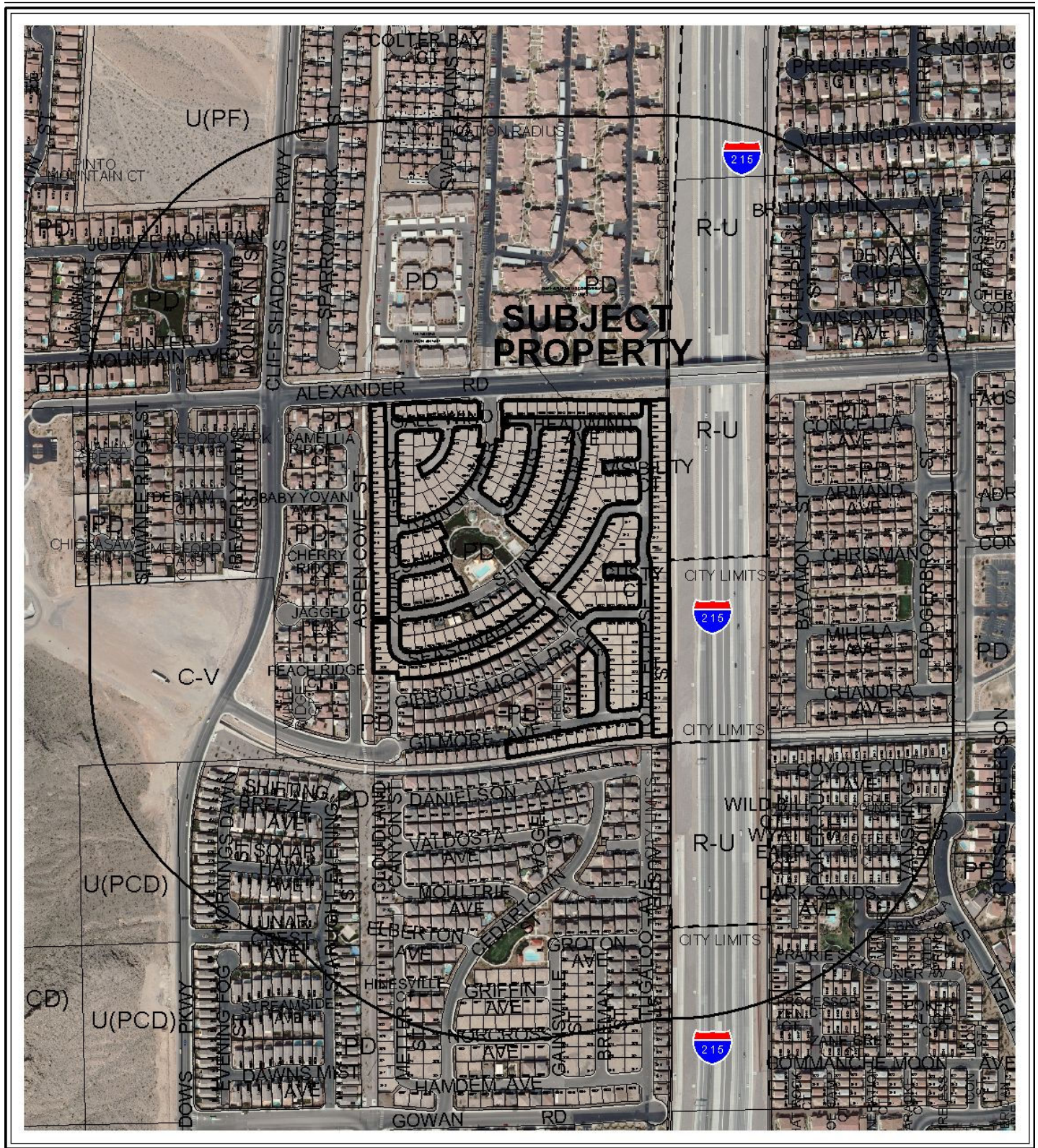
CASE: **SDR-39117**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

0 300 600 Feet





CASE: **SDR-39117**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: PD (PLANNED 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

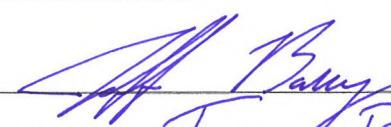
☒ No

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): _____

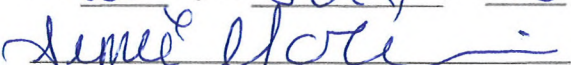
APN: _____

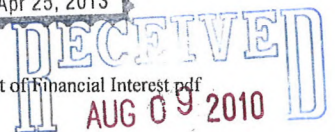
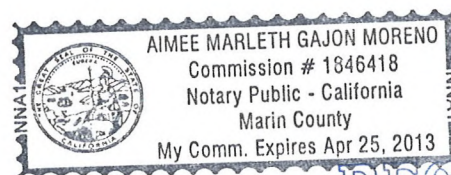
Signature of Property Owner: 

Print Name: JEFF BARCY

Subscribed and sworn before me

This 21 day of JULY, 20 10


Notary Public in and for said County and State



Hillside
APN's

137-12-114-001 •	137-12-114-042 •	137-12-114-158 •	137-12-114-199 •
137-12-114-002 •	137-12-114-043 •	137-12-114-159 •	137-12-114-200 •
137-12-114-003 •	137-12-114-044 •	137-12-114-160 •	137-12-114-201 •
137-12-114-004 •	137-12-114-045 •	137-12-114-161 •	137-12-114-202 •
137-12-114-005 •	137-12-114-046 •	137-12-114-162 •	137-12-114-203 •
137-12-114-006 •	137-12-114-047 •	137-12-114-163 •	137-12-114-204 •
137-12-114-007 •	137-12-114-048 •	137-12-114-164 •	137-12-114-205 •
137-12-114-008 •	137-12-114-049 •	137-12-114-165 •	137-12-114-206 •
137-12-114-009 •	137-12-114-050 •	137-12-114-166 •	137-12-114-207 •
137-12-114-010 •	137-12-114-051 •	137-12-114-167 •	137-12-114-208 •
137-12-114-011 •	137-12-114-052 •	137-12-114-168 •	137-12-114-209 •
137-12-114-012 •	137-12-114-053 •	137-12-114-169 •	137-12-114-210 •
137-12-114-013 •	137-12-114-054 •	137-12-114-170 •	137-12-114-211 •
137-12-114-014 •	137-12-114-055 •	137-12-114-171 •	137-12-114-212 •
137-12-114-015 •	137-12-114-056 •	137-12-114-172 •	137-12-114-213 •
137-12-114-016 •	137-12-114-057 •	137-12-114-173 •	137-12-114-214 •
137-12-114-017 •	137-12-114-058 •	137-12-114-174 •	137-12-114-215 •
137-12-114-018 •	137-12-114-059 •	137-12-114-175 •	137-12-114-216 •
137-12-114-019 •	137-12-114-060 •	137-12-114-176 •	137-12-114-217 •
137-12-114-020 •	137-12-114-061 •	137-12-114-177 •	137-12-114-218 •
137-12-114-021 •	137-12-114-062 •	137-12-114-178 •	137-12-114-219 •
137-12-114-022 •	137-12-114-063 •	137-12-114-179 •	137-12-114-220 •
137-12-114-023 •	137-12-114-064 •	137-12-114-180 •	137-12-114-221 •
137-12-114-024 •	137-12-114-065 •	137-12-114-181 •	137-12-114-222 •
137-12-114-025 •	137-12-114-066 •	137-12-114-182 •	137-12-114-223 •
137-12-114-026 •	137-12-114-067 •	137-12-114-183 •	137-12-114-224 •
137-12-114-027 •	137-12-114-068 •	137-12-114-184 •	137-12-114-225 •
137-12-114-028 •	137-12-114-069 •	137-12-114-185 •	137-12-114-226 •
137-12-114-029 •	137-12-114-070 •	137-12-114-186 •	137-12-114-227 •
137-12-114-030 •	137-12-114-071 •	137-12-114-187 •	137-12-114-228 •
137-12-114-031 •	137-12-114-072 •	137-12-114-188 •	137-12-114-229 •
137-12-114-032 •	137-12-114-073 •	137-12-114-189 •	137-12-114-230 •
137-12-114-033 •	137-12-114-074 •	137-12-114-190 •	137-12-114-231 •
137-12-114-034 •	137-12-114-075 •	137-12-114-191 •	137-12-114-232 •
137-12-114-035 •	137-12-114-076 •	137-12-114-192 •	137-12-114-233 •
137-12-114-036 •	137-12-114-077 •	137-12-114-193 •	137-12-114-234 •
137-12-114-037 •	137-12-114-122 •	137-12-114-194 •	137-12-114-235 •
137-12-114-038 •	137-12-114-123 •	137-12-114-195 •	137-12-114-236 •
137-12-114-039 •	137-12-114-124 •	137-12-114-196 •	137-12-114-237 •
137-12-114-040 •	137-12-114-125 •	137-12-114-197 •	137-12-114-238 •
137-12-114-041 •	137-12-114-126 •	137-12-114-198 •	137-12-114-239 •

SDR-39117

RECEIVED
AUG 09 2010

137-12-114-240.	137-12-114-294 .	137-12-114-323 .	137-12-114-347 .
137-12-114-241.	137-12-114-295 .	137-12-114-324 .	137-12-114-348 .
137-12-114-242.	137-12-114-296 .	137-12-114-325 .	137-12-114-349 .
137-12-114-243.	137-12-114-297 .	137-12-114-326 .	137-12-114-350 .
137-12-114-244.	137-12-114-298 .	137-12-114-327 .	137-12-114-351 .
137-12-114-245 .	137-12-114-299 .	137-12-114-328 .	137-12-114-352 .
137-12-114-246 .	137-12-114-300 .	137-12-114-329 .	137-12-114-353 .
137-12-114-247 .	137-12-114-301 .	137-12-114-330 .	137-12-114-354 .
137-12-114-278 .	137-12-114-302 .	137-12-114-331 .	137-12-114-355 .
137-12-114-279 .	137-12-114-303 .	137-12-114-332 .	137-12-114-356 .
137-12-114-280 .	137-12-114-304 .	137-12-114-333 .	137-12-114-357 .
137-12-114-281 .	137-12-114-310 .	137-12-114-334 .	137-12-114-358 .
137-12-114-282 .	137-12-114-311 .	137-12-114-335 .	137-12-114-359 .
137-12-114-283 .	137-12-114-312 .	137-12-114-336 .	137-12-114-360 .
137-12-114-284 .	137-12-114-313 .	137-12-114-337 .	137-12-114-361 .
137-12-114-285 .	137-12-114-314 .	137-12-114-338 .	137-12-114-362 .
137-12-114-286 .	137-12-114-315 .	137-12-114-339 .	137-12-114-363 .
137-12-114-287 .	137-12-114-316 .	137-12-114-340 .	137-12-114-364 .
137-12-114-288 .	137-12-114-317 .	137-12-114-341 .	137-12-114-365 .
137-12-114-289 .	137-12-114-318 .	137-12-114-342 .	137-12-114-366 .
137-12-114-290 .	137-12-114-319 .	137-12-114-343 .	137-12-114-367 .
137-12-114-291 .	137-12-114-320 .	137-12-114-344 .	137-12-114-368 .
137-12-114-292 .	137-12-114-321 .	137-12-114-345 .	137-12-114-369 .
137-12-114-293 .	137-12-114-322 .	137-12-114-346 .	137-12-114-370
			137-12-114-371

SDR-39117

RECEIVED
AUG 09 2010

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Site Development Plan Review
 Project Address (Location) Alexander / 215
 Project Name Alexander 215 Proposed Use SFR
 Assessor's Parcel #(s) 137-12-114-001-077; 122-126; 158-304; 310-371 Ward # 4
 General Plan: existing - proposed - Zoning: existing PD proposed PD
 Commercial Square Footage - Floor Area Ratio -
 Gross Acres - Lots/Units - Density -
 Additional Information -

PROPERTY OWNER RB Hillside LLC Contact JEFF BARCY
 Address 97 Round Hill Rd Phone: 415-435-3201 Fax: 415-789-5274
 City TIBURON State CA Zip 94920
 E-mail Address jbarcy@ridgeback-partners.com

APPLICANT Richmond American Homes Contact Brian Walsh
 Address 7770 S Dean Martin Phone: (702) 617-8400 Fax: (702) 617-8499
 City Las Vegas State Nevada Zip 89139
 E-mail Address Brian.Walsh@mdch.com

REPRESENTATIVE Thomason Consulting Engineers Contact Sonia Macias
 Address 3277 E. Warm Springs #400 Phone: (702) 932-6125 Fax: (702) 932-6129
 City Las Vegas State NV Zip 89120
 E-mail Address smacias@tce-lv.com

Property Owner Signature* Jeff Barcy

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name JEFF BARCY

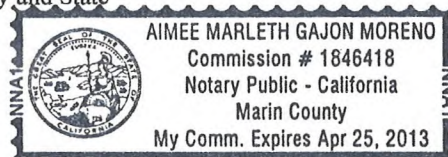
Subscribed and sworn before me

This 21 day of JULY, 2010.

JEFF BARCY Notary Public

Notary Public in and for said County and State

Revised 10/27/08



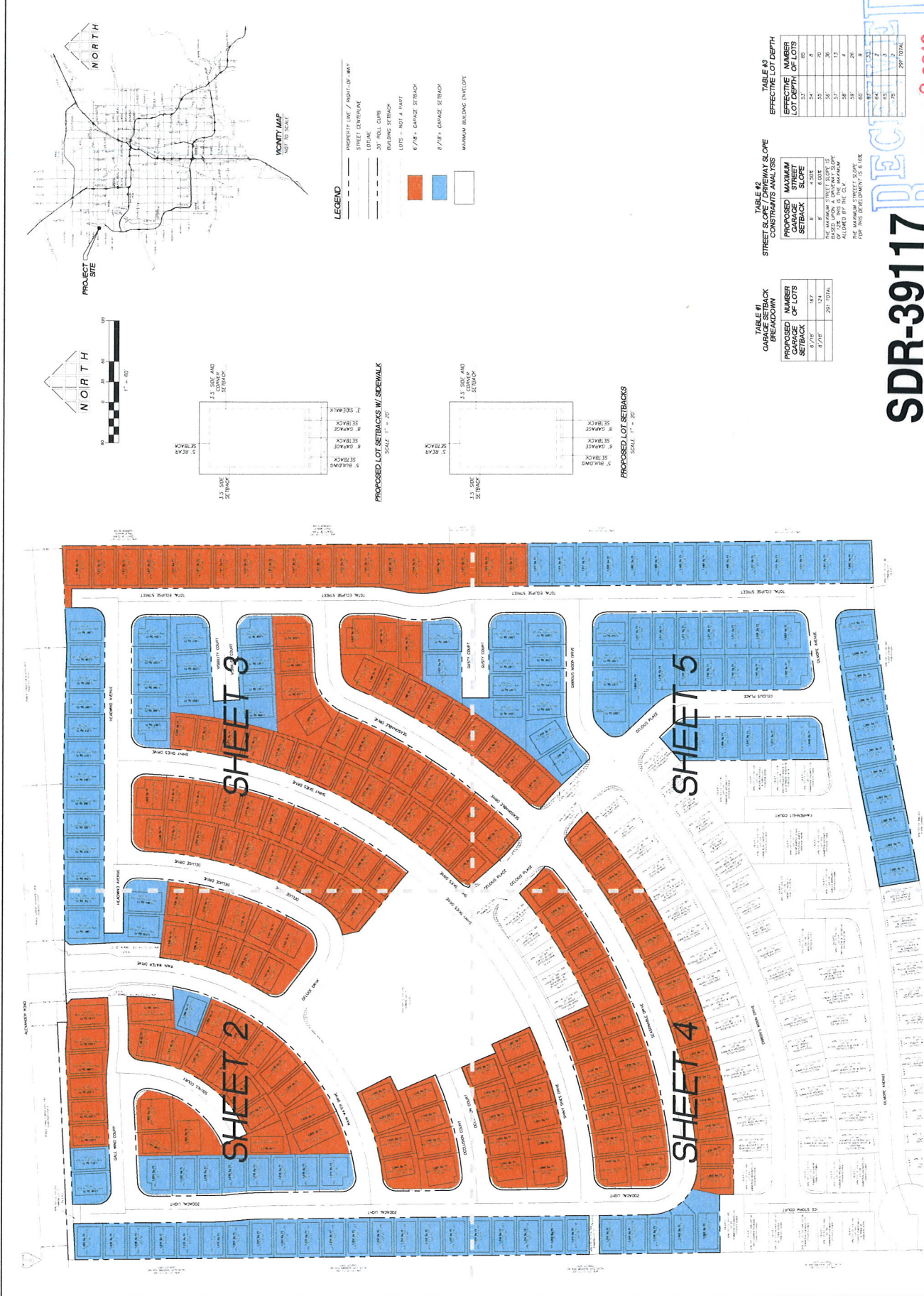
FOR DEPARTMENT USE ONLY

Case #	<u>SDR-39117</u>
Meeting Date:	<u>9/23/10</u>
Total Fees:	<u>1,030</u>
Date Received:	<u>8/9/10</u>
Received By:	<u>B.S.</u>

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

F:\depot\Application Packet\Application Form.pdf

RECEIVED
AUG 09 2010



1 1/2" = 40'

1 1/2" = 40'

1 1/2" = 40'

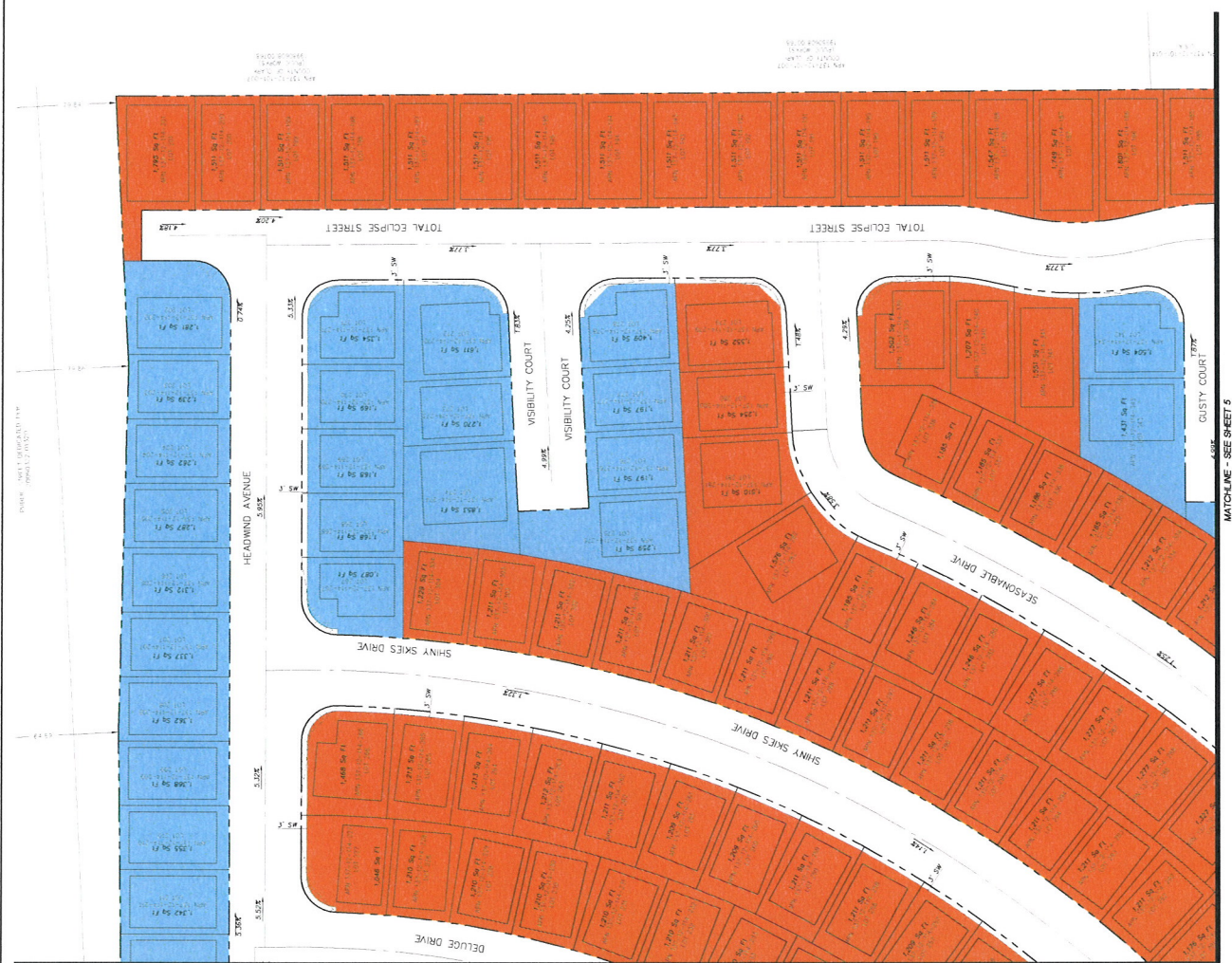
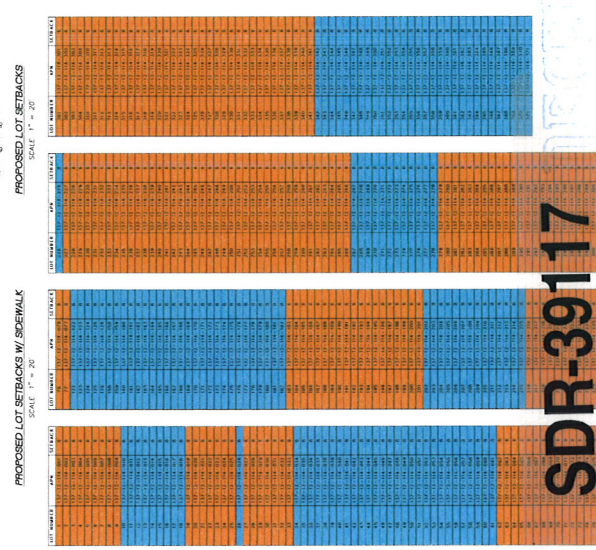
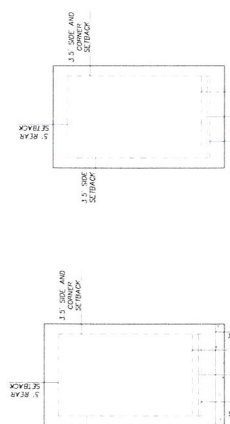
1 1/2" = 40'

1 1/2" = 40'

1 1/2" = 40'

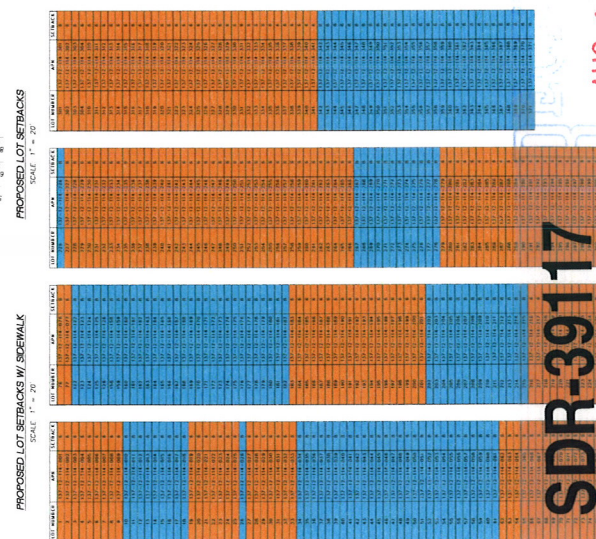
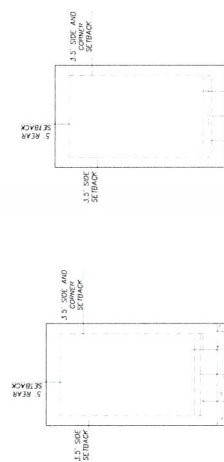
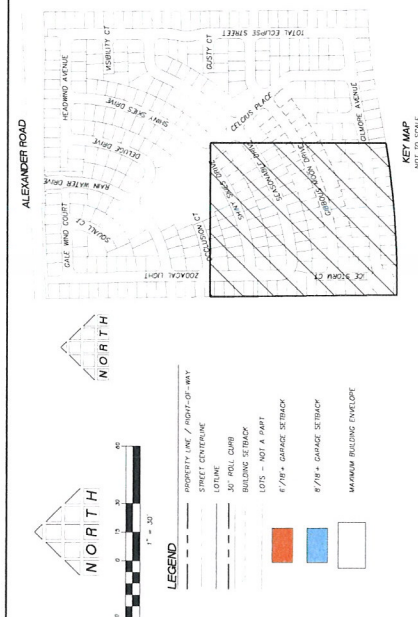
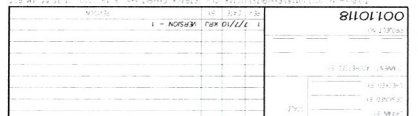
THOMSON CONSULTING ENGINEERS
1227 E. WARM SPRINGS ROAD, SUITE 400
LAS VEGAS, NEVADA 89120
FAX: 702-932-6125

1	01/21/96	REP	VERSION - 1	1000000
2				
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				
21				
22				
23				
24				
25				
26				
27				
28				
29				
30				
31				
32				
33				
34				
35				
36				
37				
38				
39				
40				
41				
42				
43				
44				
45				
46				
47				
48				
49				
50				
51				
52				
53				
54				
55				
56				
57				
58				
59				
60				
61				
62				
63				
64				
65				
66				
67				
68				
69				
70				
71				
72				
73				
74				
75				
76				
77				
78				
79				
80				
81				
82				
83				
84				
85				
86				
87				
88				
89				
90				
91				
92				
93				
94				
95				
96				
97				
98				
99				
100				

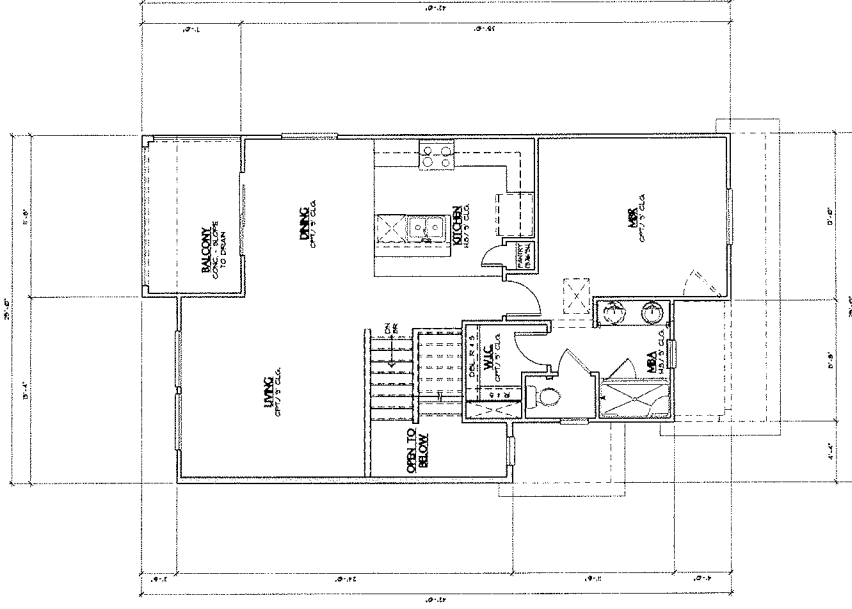


MATCHLINE - SEE SHEET 5

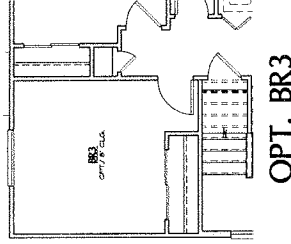
WALL CHINE - SEE SHEET 2





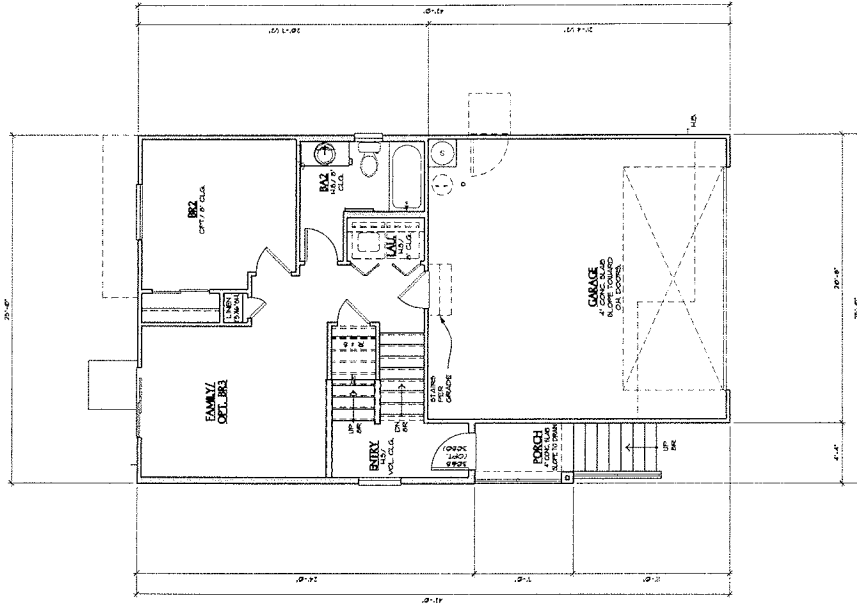


UPPER FLOOR
ELEVATION 'A' SHOWN



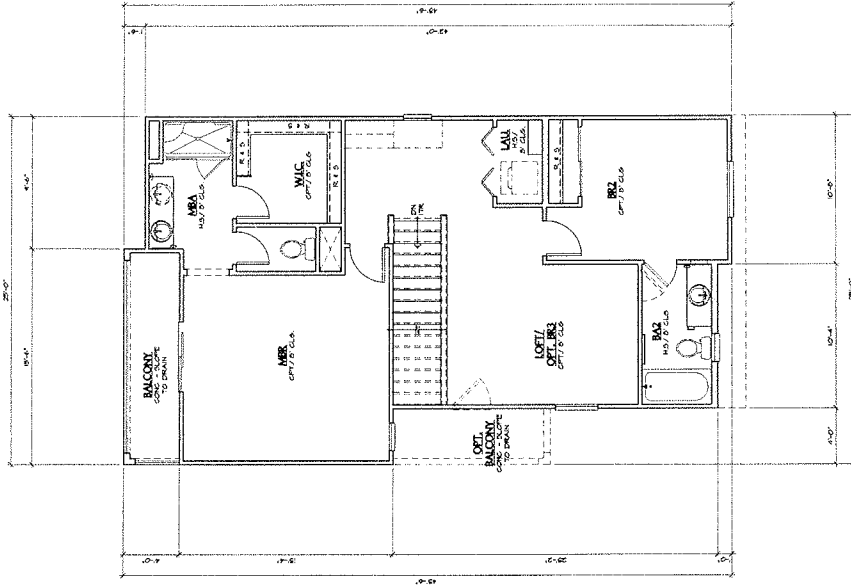
OPT. BR3

SQUARE FOOTAGE CALC.			
	FINISHED	OPT. FINISHED	UNFINISHED
3 CAR GARAGE	-	-	448.50 SQ. FT.
PORCH AREA	-	-	30.50 SQ. FT.
BALCONY	-	-	80.50 SQ. FT.
OPT. BALCONY + PORCH	-	-	35.50 SQ. FT.
FIRST FLOOR	931.50 SQ. FT.	-	-
SECOND FLOOR	-	144.50 SQ. FT.	-
TOTAL	280.50 SQ. FT.	-	-

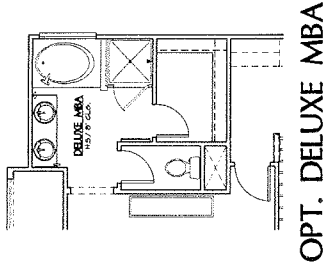


MAIN FLOOR
ELEVATION 'A' SHOWN

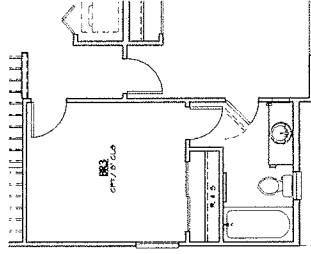
RECEIVED
SDR-39117 AUG 19 2010
REVISED



UPPER FLOOR
ELEVATION 'A' SHOWN

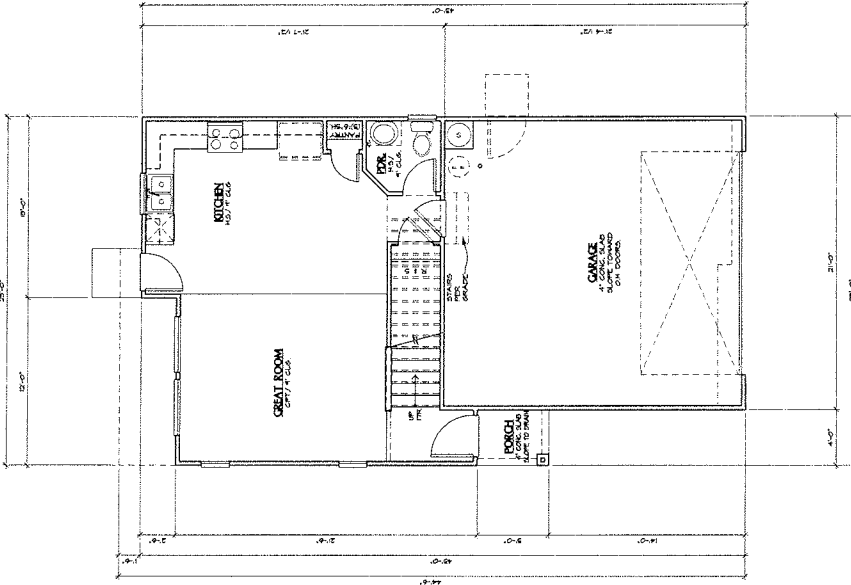


OPT. DELUXE MBA



OPT. BR3

SQUARE FOOTAGE CALC.			
	FINISHED	OPT. FINISHED	UNFINISHED
2 CAR GARAGE	-	-	142.50 FT.
PORCH AREA	-	-	20.50 FT.
OPT. BALCONY & LOFT	-	-	45.50 FT.
FIRST FLOOR	750.50 FT.	-	-
SECOND FLOOR	587.50 FT.	-	-
TOTAL	-	-	-



MAIN FLOOR
ELEVATION 'A' SHOWN

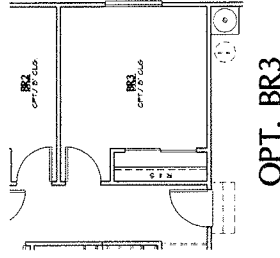
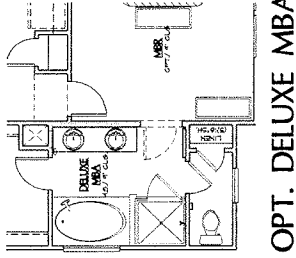
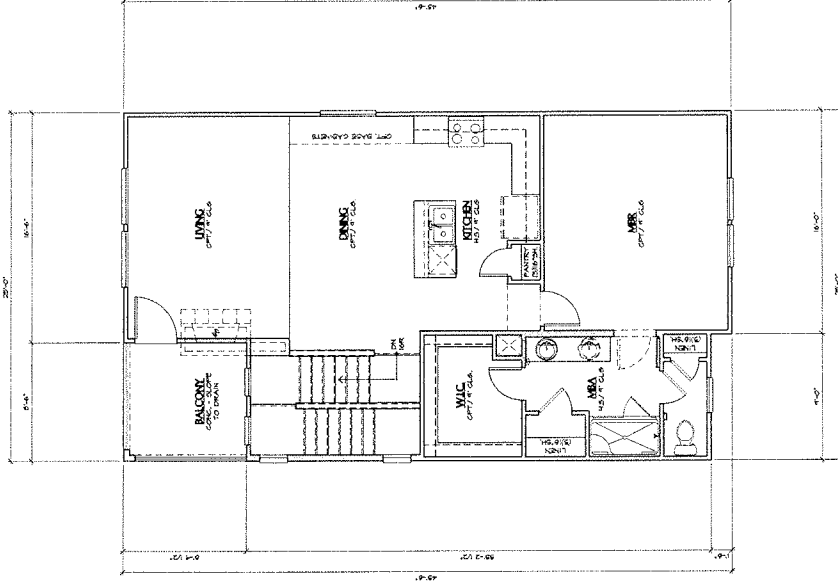
SDR-39117

REVISED

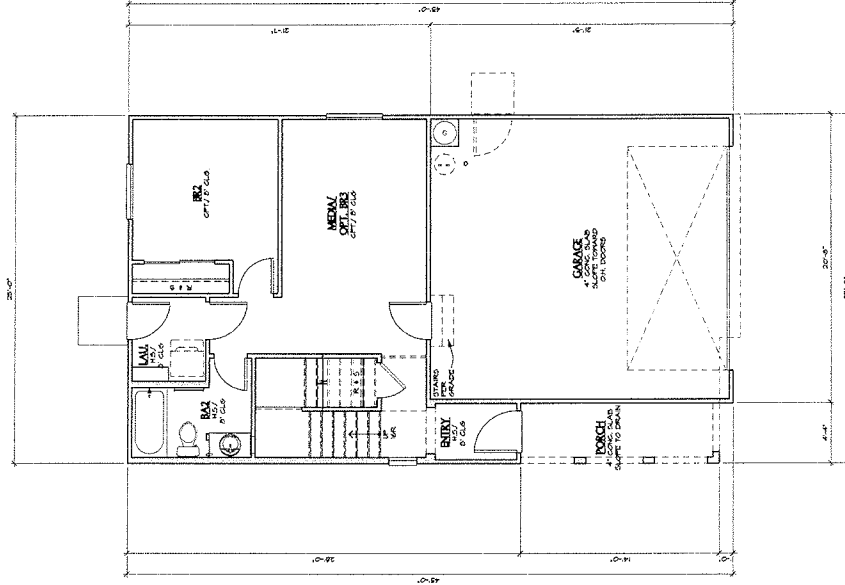
19200

AUG 19 2010

SDR-39117 REVISED

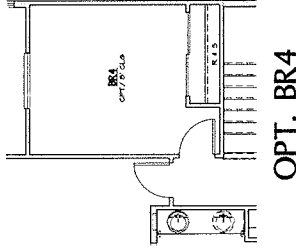
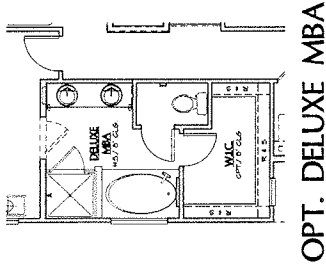
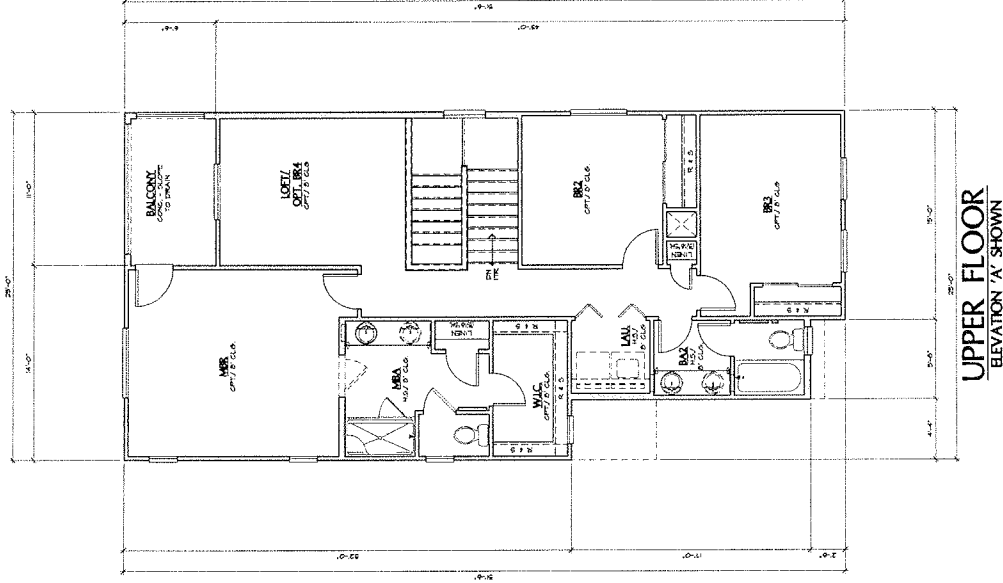


SQUARE FOOTAGE CALC			
	FINISHED	OPT. FINISHED	UNFINISHED
2 CAR GARAGE	-	-	344.00 FT.
POORCH AREA	-	-	8.50 FT.
BALCONY	-	-	75.00 FT.
FIRST FLOOR	344.00 FT.	-	-
SECOND FLOOR	-	344.00 FT.	-
TOTAL	344.00 FT.	344.00 FT.	427.50 FT.

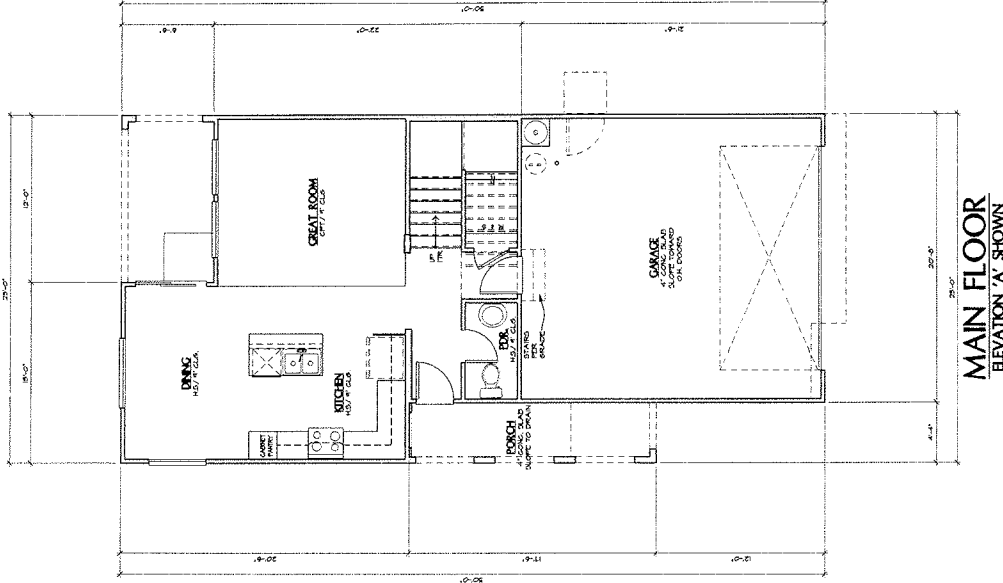


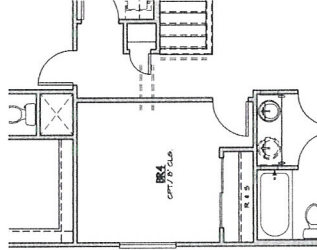
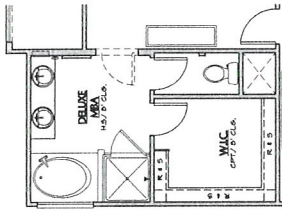
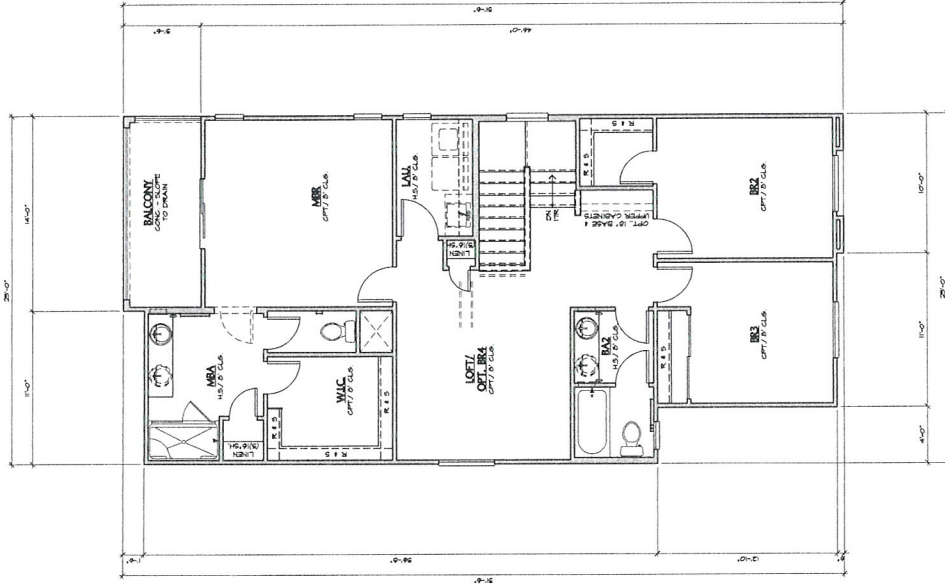
AUG 19 2010

SDR-39117 REVISED

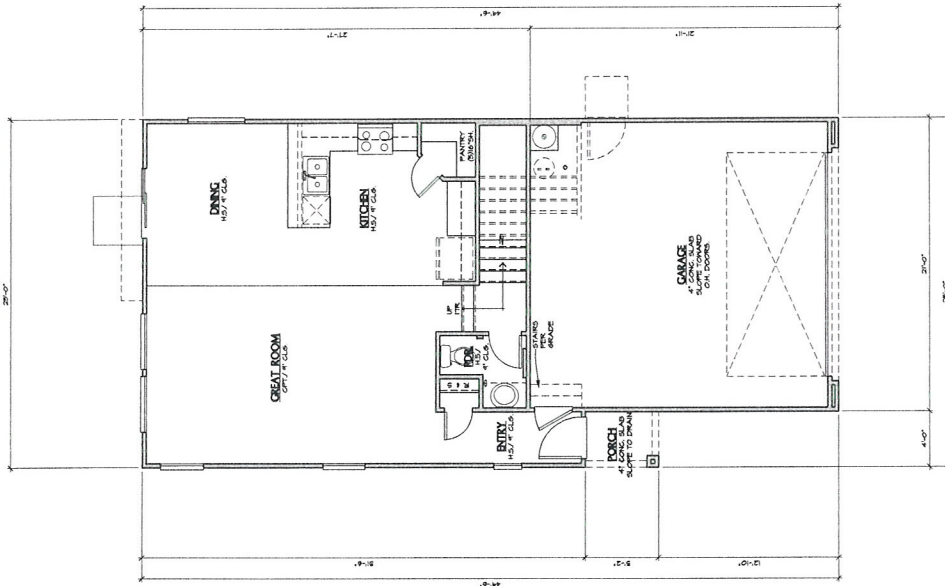


SQUARE FOOTAGE CALC			
	FINISHED	OPT. FINISHED	UNFINISHED
2 CAR GARAGE	-	-	400 SQ. FT.
PERCH AREA	-	-	30 SQ. FT.
BALCONY	-	-	30 SQ. FT.
FIRST FLOOR	600 SQ. FT.	-	-
SECOND FLOOR	600 SQ. FT.	-	-
TOTAL	1,200 SQ. FT.	-	-

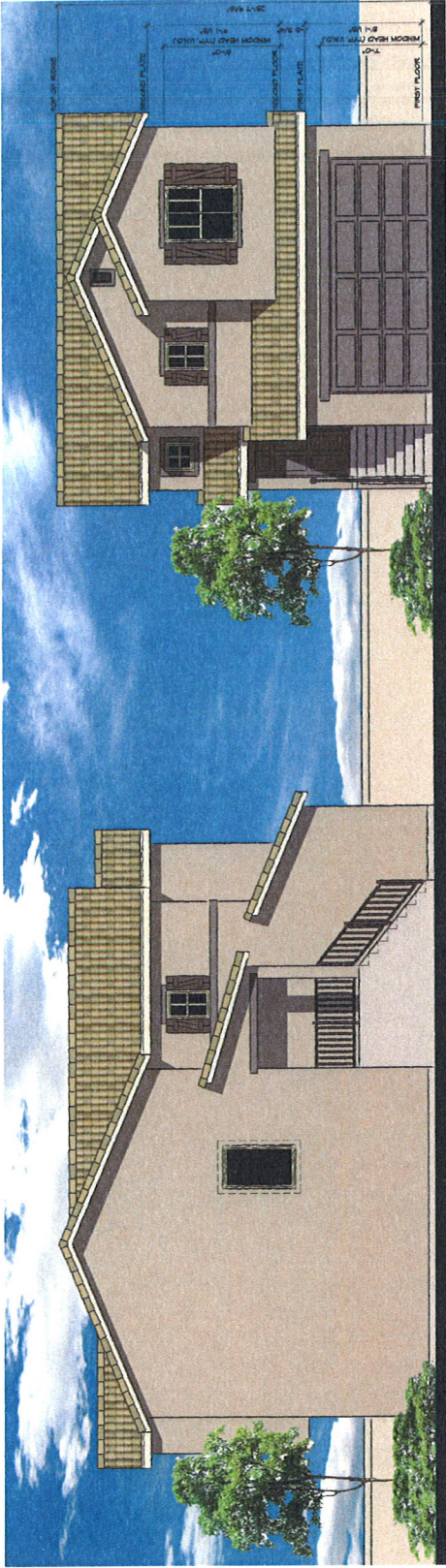




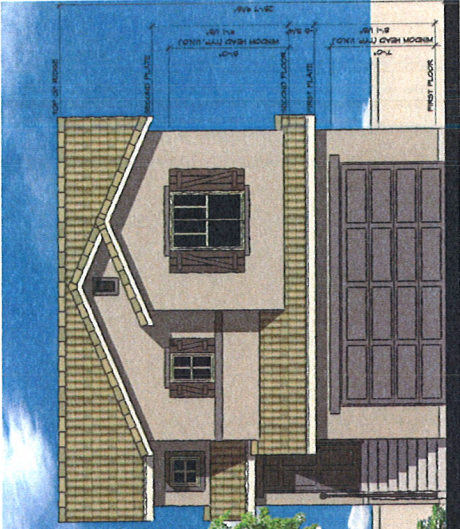
SQUARE FOOTAGE CALC.			
	FINISHED	OPT. FINISHED	UNFINISHED
2 CAR GARAGE	-	-	244.50 FT.
PORCH AREA	-	-	21.50 FT.
BALCONY	-	-	16.50 FT.
FIRST FLOOR	106.50 FT.	-	-
SECOND FLOOR	972.50 FT.	-	-
TOTAL	1179.00 FT.	-	-



REVIS
SDR-39117
AUG 19 2010



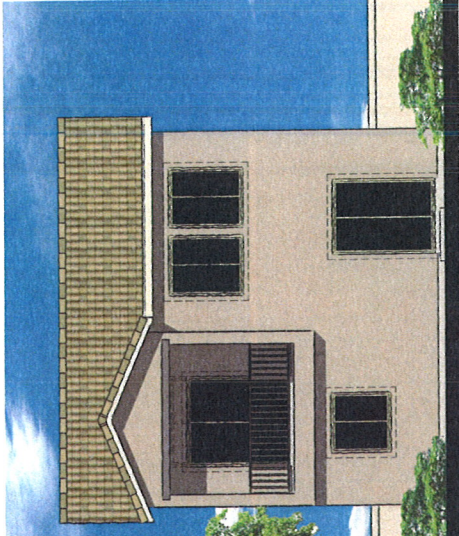
RIGHT ELEVATION 'A'



FRONT ELEVATION 'A'



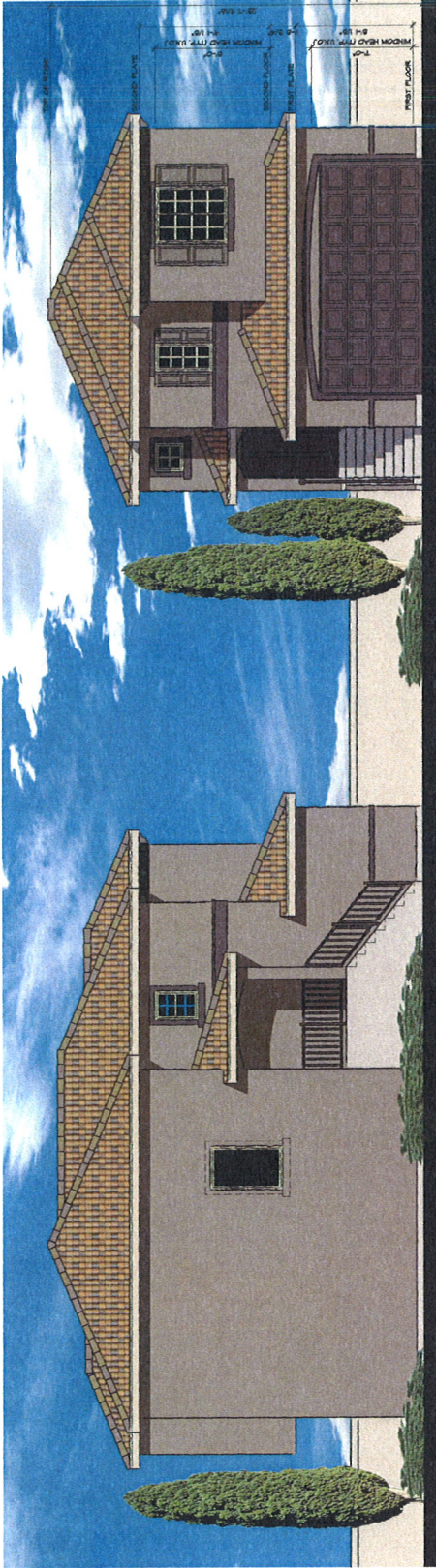
LEFT ELEVATION 'A'



REAR ELEVATION 'A'

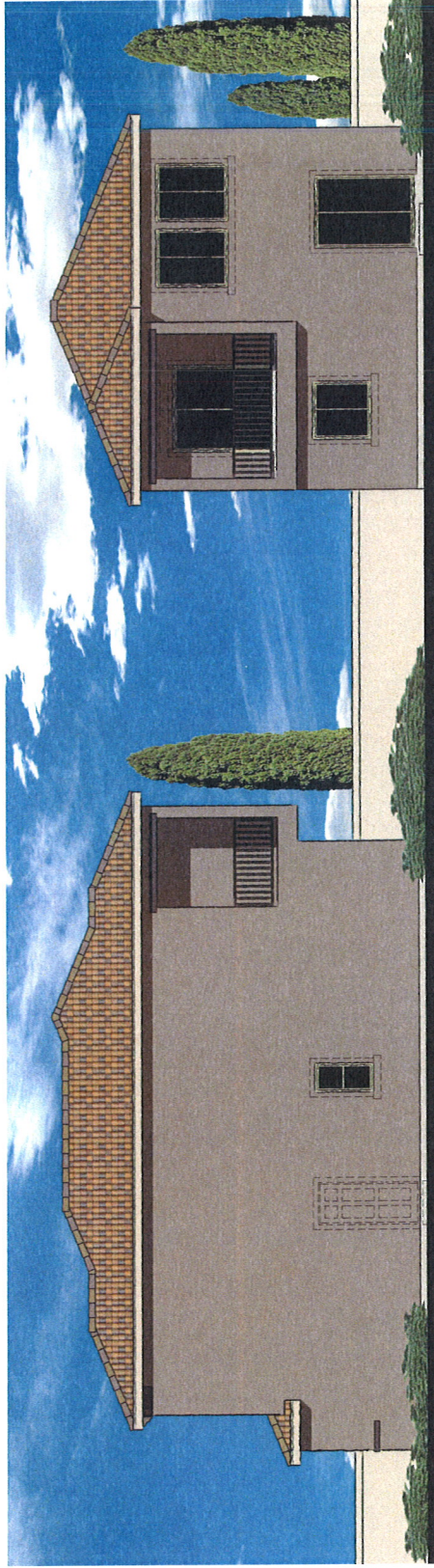
SDR-39117
REVISED

RECEIVED
AUG 19 2010



FRONT ELEVATION 'B'

RIGHT ELEVATION 'B'



REAR ELEVATION 'B'

LEFT ELEVATION 'B'

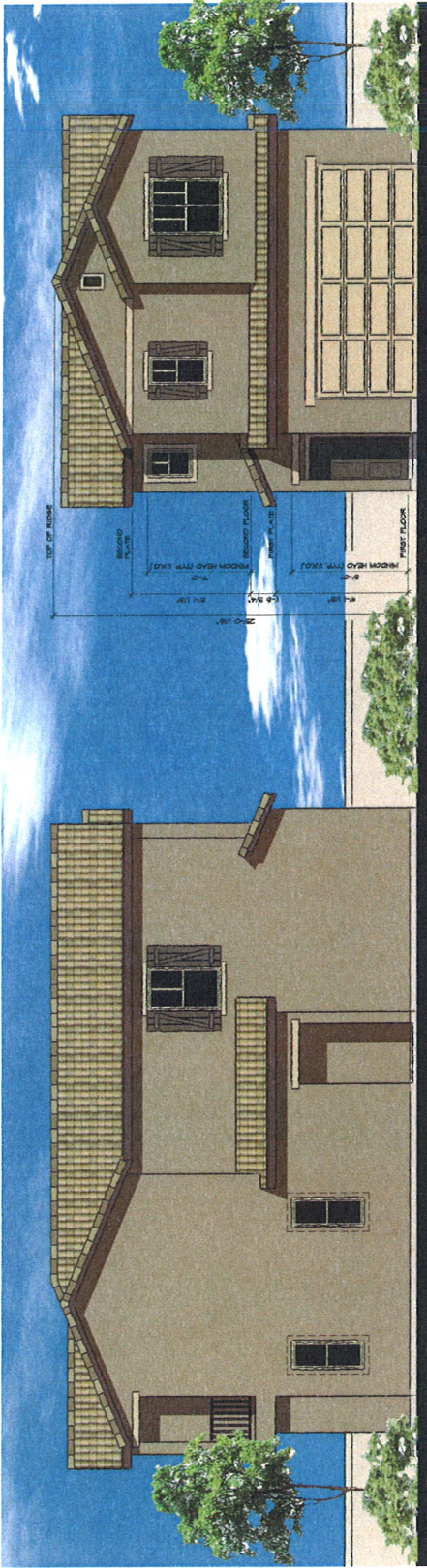
SDR-39117
REVISED

RECEIVED
AUG 19 2010

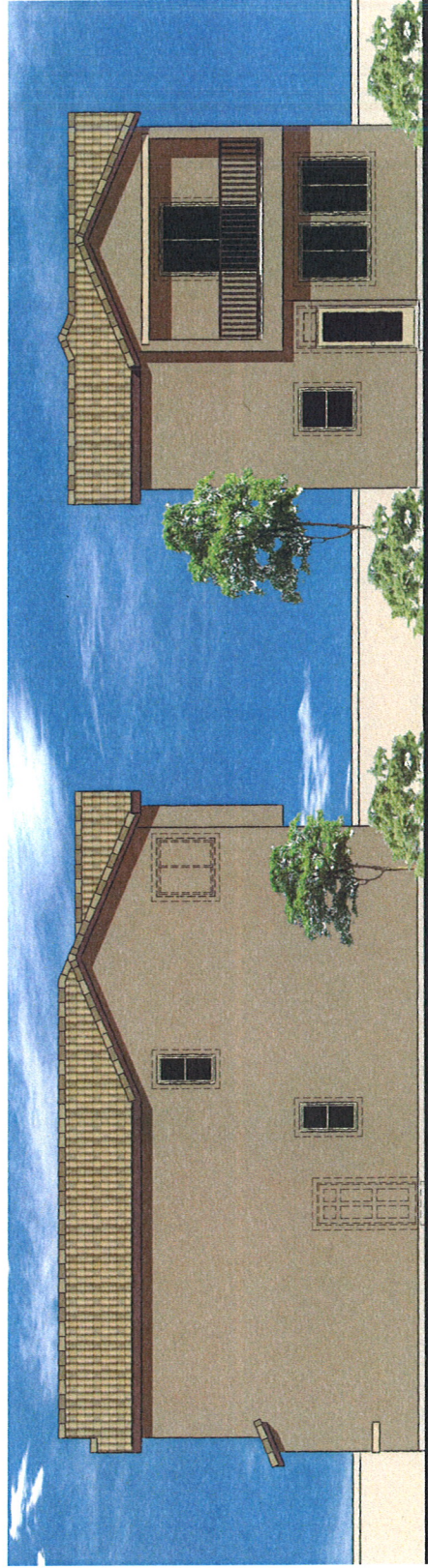


RE
AUG 19 2010

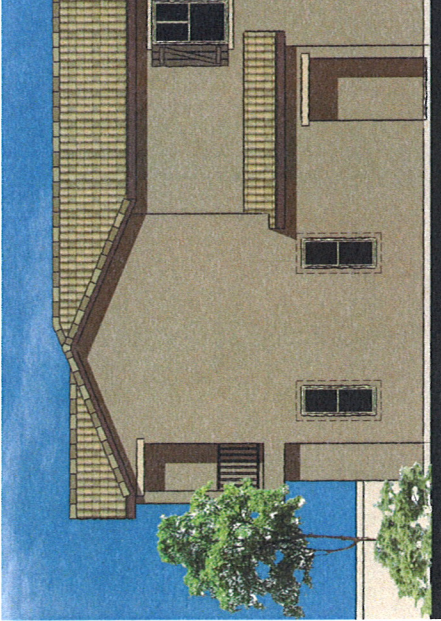
SDR-39117
REVISED



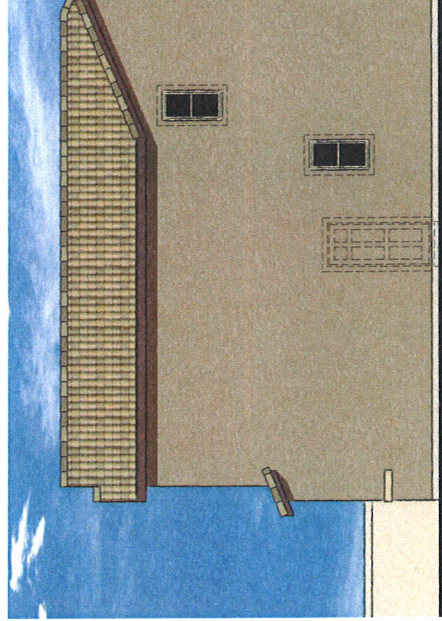
FRONT ELEVATION 'A'



REAR ELEVATION 'A'



RIGHT ELEVATION 'A'

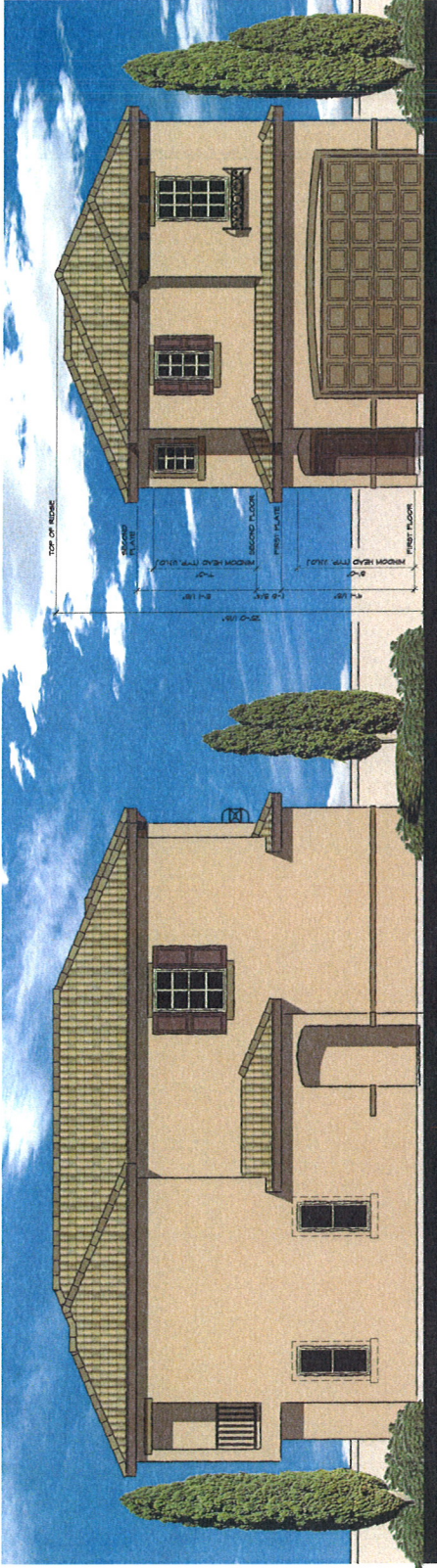


LEFT ELEVATION 'A'

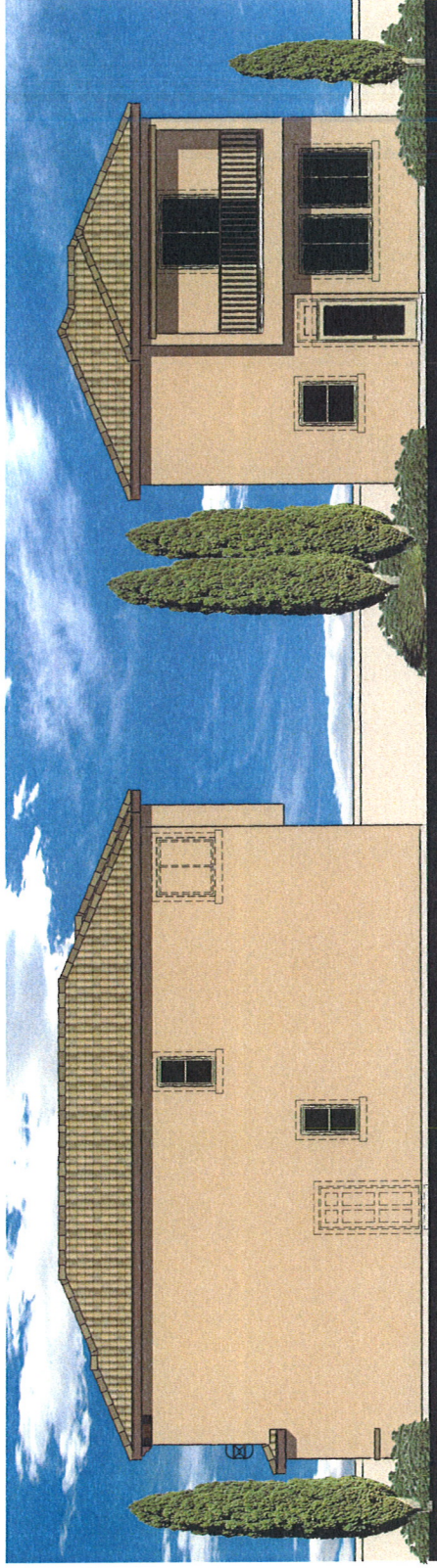


AUG 19 2010

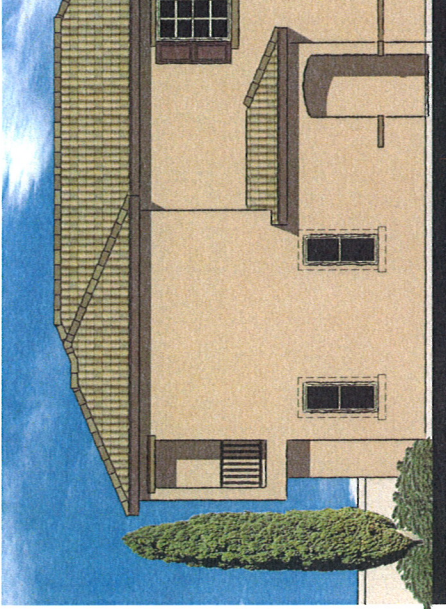
SDR-39117
REVISED



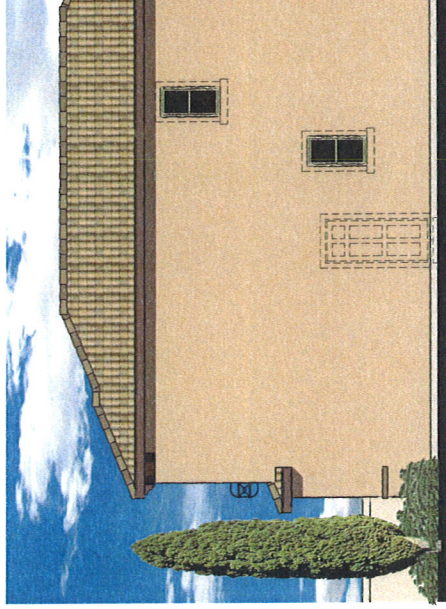
FRONT ELEVATION 'B'



REAR ELEVATION 'B'



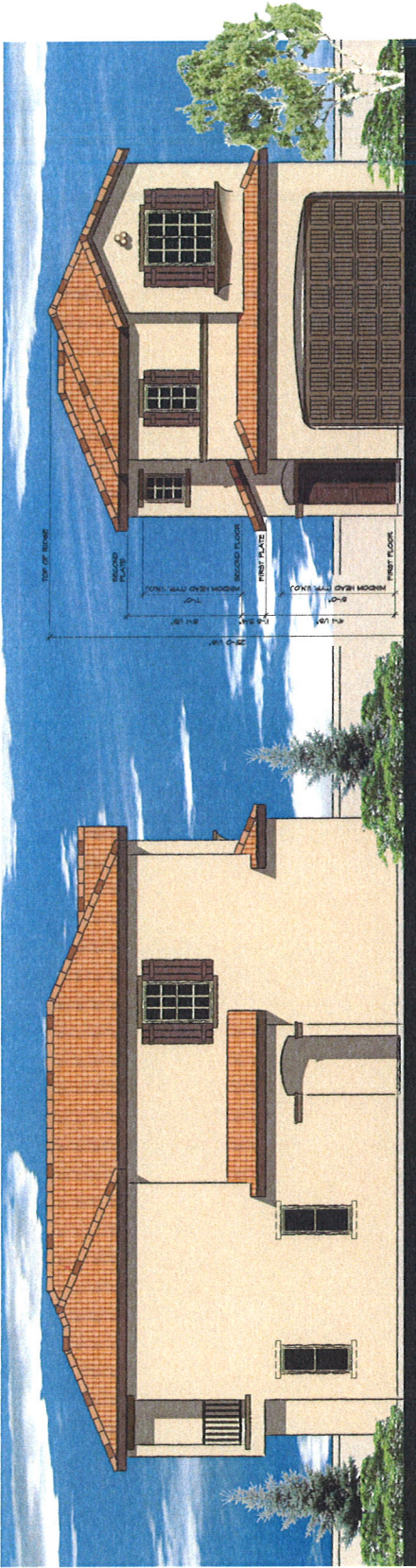
RIGHT ELEVATION 'B'



LEFT ELEVATION 'B'

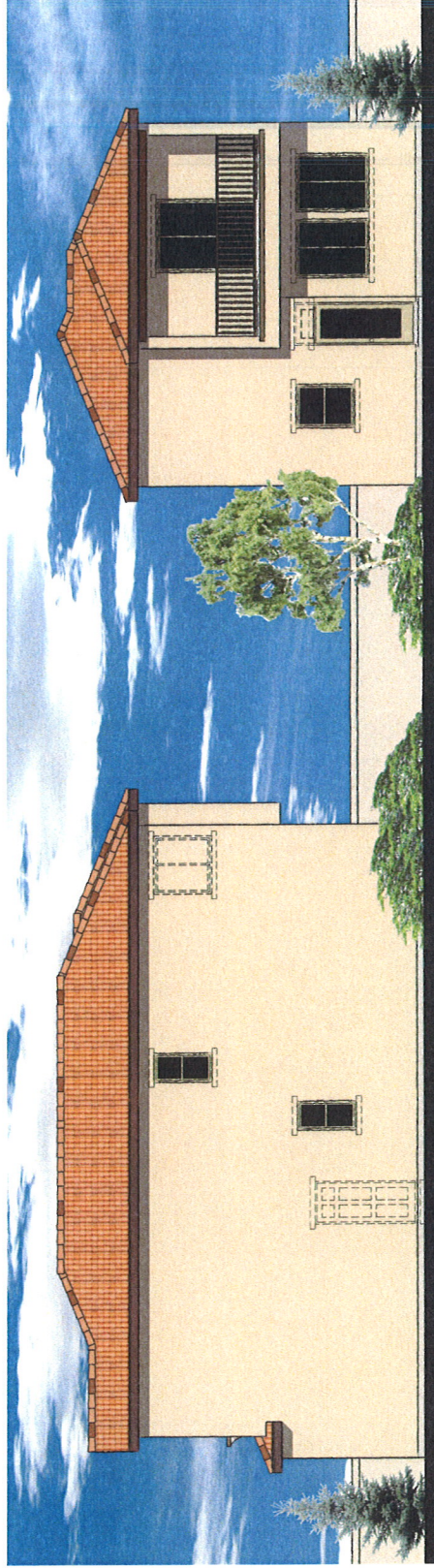
SDR-39117
AUG 19 2010

REVIS



FRONT ELEVATION 'C'

RIGHT ELEVATION 'C'

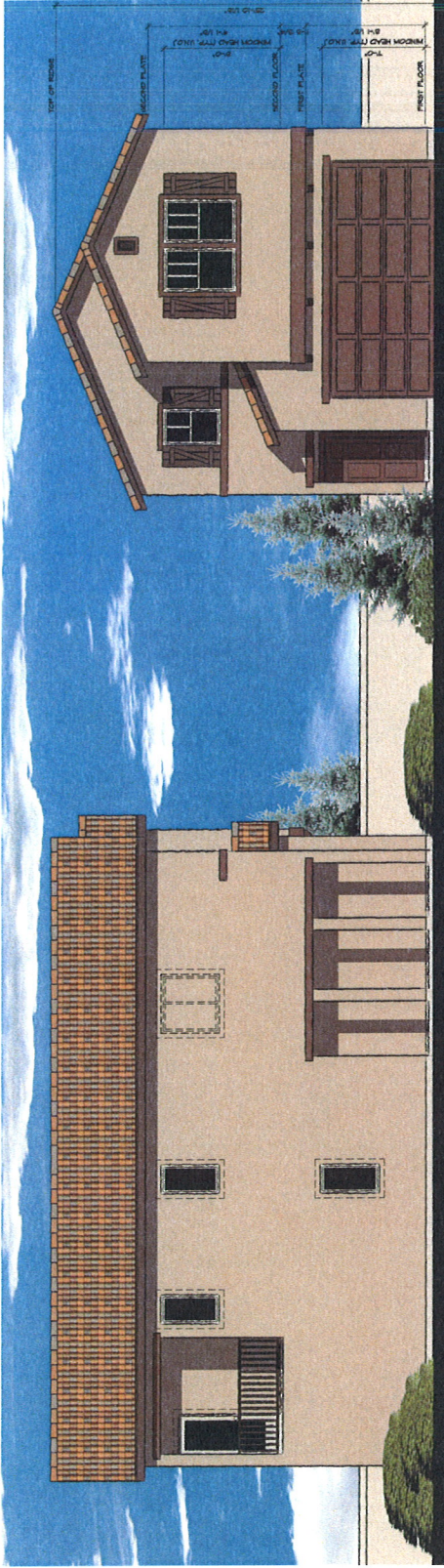


REAR ELEVATION 'C'

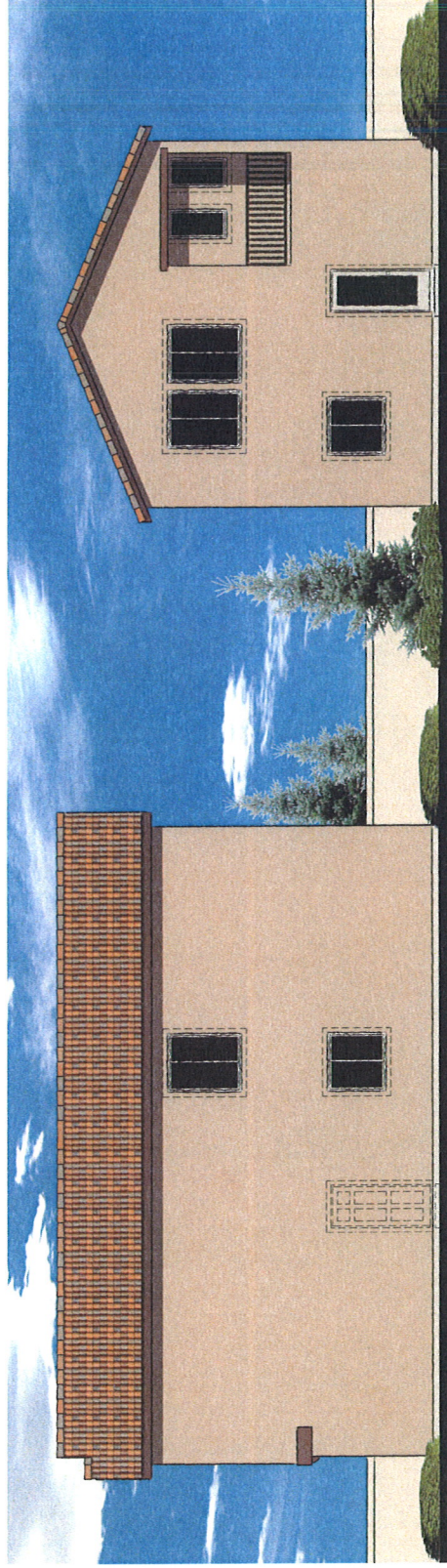
LEFT ELEVATION 'C'

REVISIONS
AUG 19 2010

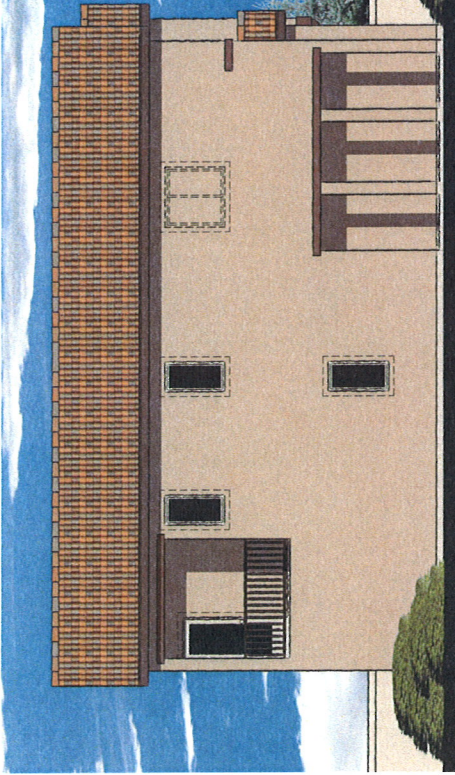
SDR-39117
REVISED



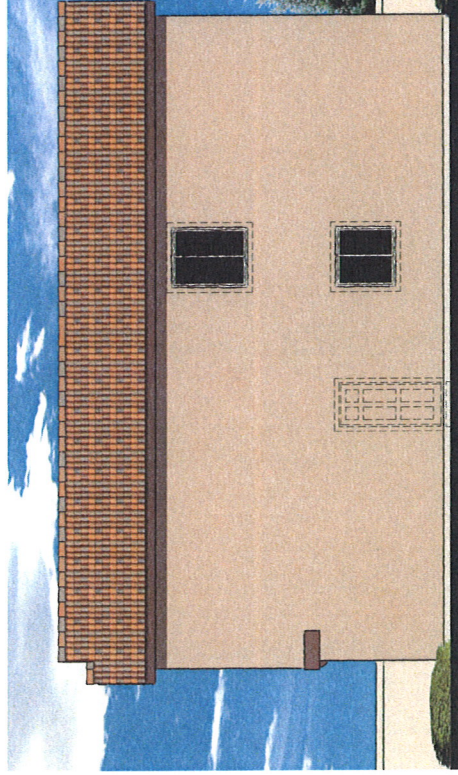
FRONT ELEVATION 'A'



REAR ELEVATION 'A'



RIGHT ELEVATION 'A'



LEFT ELEVATION 'A'

SDR-39117
REVISED

AUG 19 2010

DR-39117
AUG 19 2010

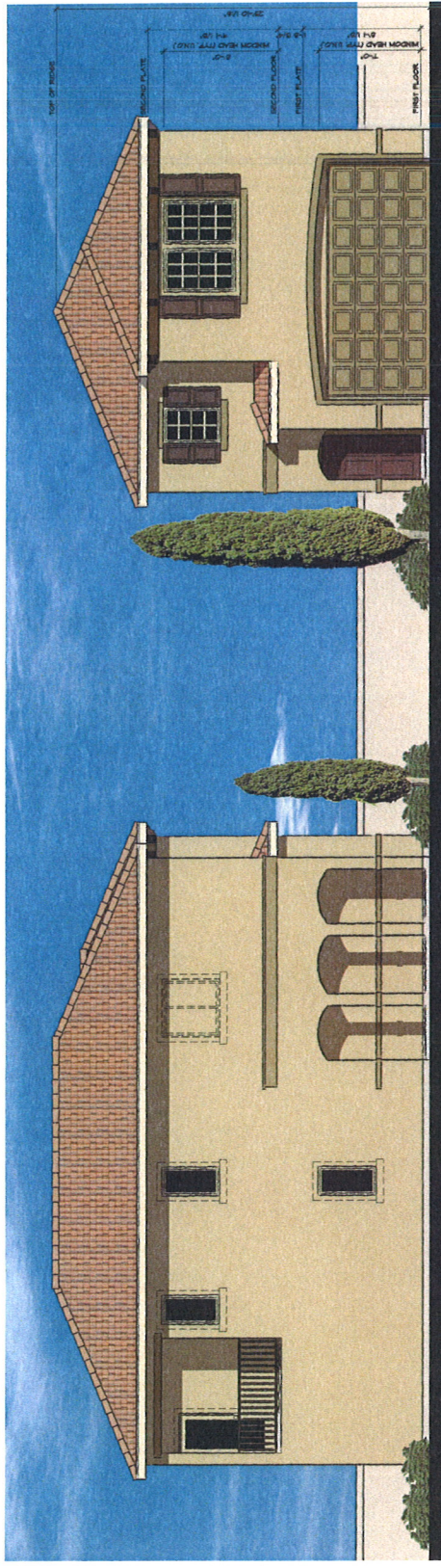
SDR-39117
REVISED

PLAN 3
1,473 SQ. FT.

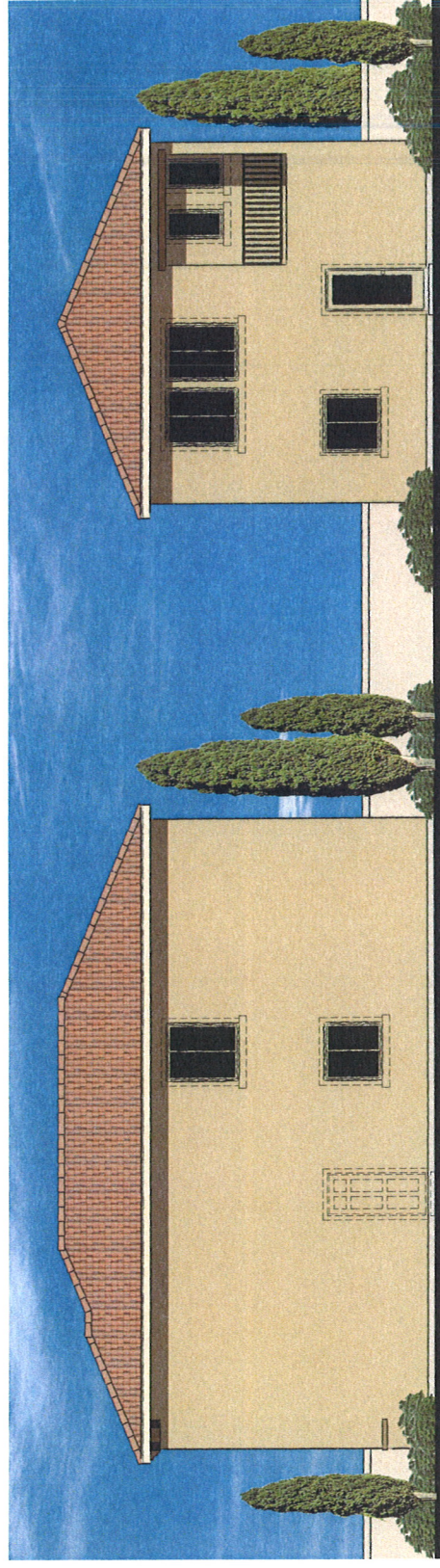
HILLSIDE
LAS VEGAS



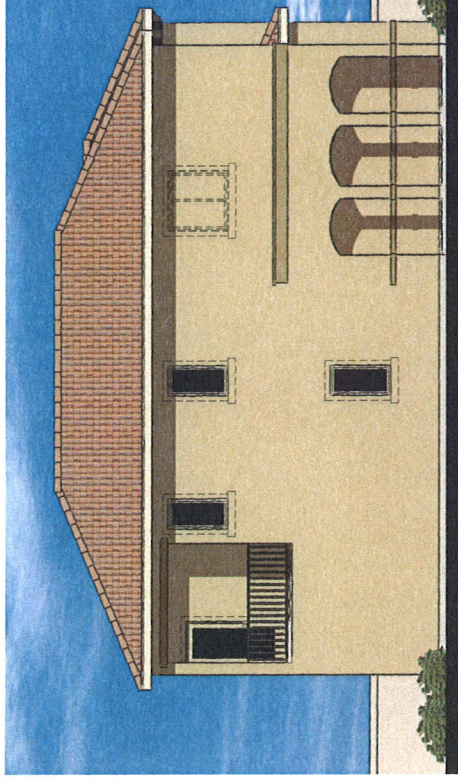
COPYRIGHT © 2010 RICHMOND AMERICAN HOMES OF COLORADO, INC. NO REPRODUCTIONS OR OTHER USE OF THESE PLANS MAY BE MADE WITHOUT THE EXPRESS WRITTEN CONSENT OF THE COPYRIGHT HOLDER.



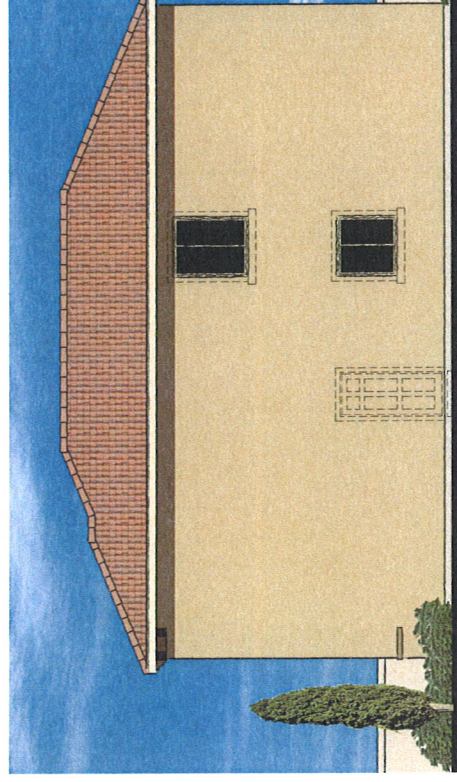
FRONT ELEVATION 'B'



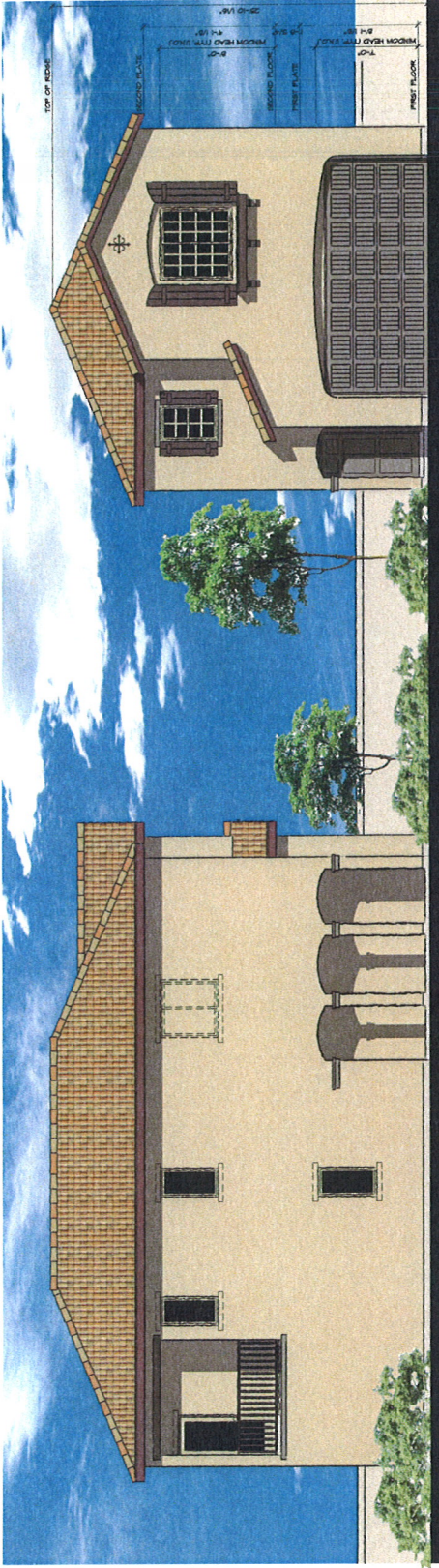
REAR ELEVATION 'B'



RIGHT ELEVATION 'B'



LEFT ELEVATION 'B'



RIGHT ELEVATION 'C'

ROOF PLAN 'C'



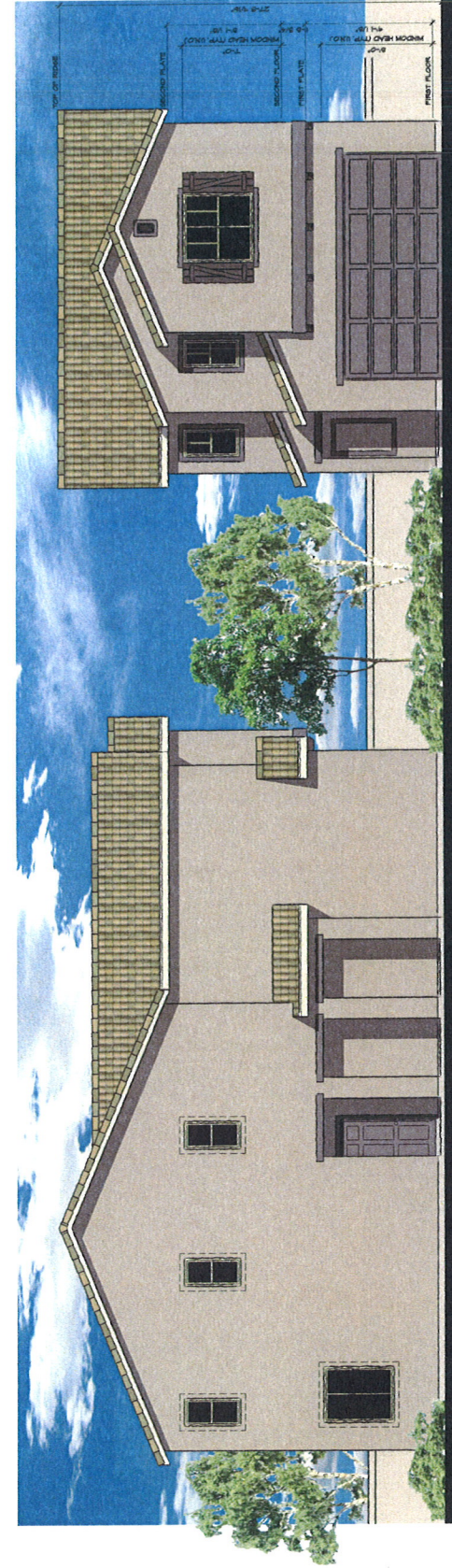
LEFT ELEVATION 'C'

REAR ELEVATION 'C'

RECEIVED

AUG 19 2010

- SDR-39117
REVISED



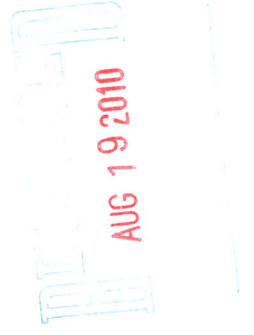
FRONT ELEVATION 'A'

RIGHT ELEVATION 'A'



REAR ELEVATION 'A'

LEFT ELEVATION 'A'



SDR-39117
REVISED



Apple Bark 1BCCS0431
 Mansard Trim 1MACS0431H
 Mansard Hip Starter 1MICS0431
 Mansard Anex 3-Way 1M3CS0431



Sandstorm 1BCCS0026
 Mansard Trim 1MACS0026H



Desert Sunset 1BCCS6676



Charcoal Brown Blend 1BCCS1132
 Mansard Trim 1MACS1132H
 Mansard Hip Starter 1MICS1132
 Mansard Apex 3-Way 1M3CS1132

RECEIVED
 AUG 09 2010

SDR-39117

BODY
7037 Balanced Beige

SCHEME 12

TRIM
7039 Virtual Taupe

FASCIA & FRONT DOOR
6069 French Roast

RECEIVED
AUG 09 2010

SDR-39117

GARAGE DOOR
7003 Toque White

BODY
6121 Whole Wheat

SCHEME 11

TRIM
6123 Baugette

FASCIA & FRONT DOOR
2803 Rookwood
Terra Cotta

RECEIVED
AUG 09 2010

SDR-39117

GARAGE DOOR
7008 Alabaster

BODY
2823 Rookwood Clay

SCHEME 10

TRIM
6103 Tea Chest

FASCIA & FRONT DOOR
7735 Palm Leaf

RECEIVED
AUG 09 2010

SDR-39117

GARAGE DOOR
7526 Maison Blanche

BODY
6150 Universal Khaki

SCHEME 9

TRIM
6151 Quiver Tan

FASCIA & FRONT DOOR
7020 Black Fox

RECEIVED
AUG 09 2010

SDR-39117

GARAGE DOOR
6126 Navajo White

BODY
6080 Utterly Beige

SCHEME 8

TRIM
6081 Down Home

FASCIA & FRONT DOOR
6006 Black Bean

RECEIVED
AUG 09 2010

SDR-39117

GARAGE DOOR
6080 Utterly Beige

BODY
6120 Portabello

SCHEME 7

TRIM
6143 Basket Beige

FASCIA & FRONT DOOR
7027 Well Bred Brown

RECEIVED
AUG 09 2010

SDR-39117

GARAGE DOOR
6120 Portabello

BODY
7539 Cork Wedge

SCHEME 6

TRIM
6102 Portabello

FASCIA & FRONT DOOR
6013 Bitter Chocolate

RECEIVED
AUG 09 2010

SDR-39117

GARAGE DOOR
7539 Cork Wedge

BODY
6158 Sawdust

SCHEME 5

TRIM
6143 Basket Beige

FASCIA & FRONT DOOR
6160 Best Bronze

RECEIVED
AUG 09 2010

SDR-39117

GARAGE DOOR
6158 Sawdust

BODY
7513 Sanderling

SCHEME 4

TRIM
7556 Crème

**FASCIA, FRONT DOOR
& SHUTTERS**
2848 Roycroft Pewter

RECEIVED
AUG 09 2010

SDR-39117

GARAGE DOOR
7032 Warm Stone

BODY
6101 Sands of Time

SCHEME 3

TRIM
6105 Divine White

**FASCIA, FRONT DOOR
& SHUTTERS**
6083 Sable

RECEIVED
AUG 09 2010

SDR-39117

GARAGE DOOR
6102 Portabello

BODY
6133 Muslin

SCHEME 2

TRIM
7008 Alabaster

**FASCIA, FRONT DOOR
& SHUTTERS**
7705 Wheat Penny

RECEIVED
AUG 09 2010

SDR-39117

GARAGE DOOR
6150 Universal Khaki

BODY
6120 Believable Buff

SCHEME 1

TRIM
7011 Natural Choice

FASCIA, FRONT DOOR & SHUTTERS
6090 Java

RECEIVED
AUG 09 2010

SDR-39117

GARAGE DOOR
6122 Camelback

T ☐ THOMASON
C ☐ CONSULTING
E ☐ ENGINEERS

August 19, 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 6', 8', or 18'+ depending on the lot and constraints.

Richmond American Homes wants to offer two story house products on the Alexander – 215 project instead of the two and three story house product offered by the previous developer. In order to achieve this more desirable house plan, Richmond American Homes will need a larger foundation footprint than what was required for the existing house plans. Therefore, Richmond American Homes is requesting reduced front setbacks to achieve a two story house with a comparable square footage of a three story house on the same sized lot.

This project has an existing grade change of more than 90 vertical feet from the northwest corner down to the southeast corner of the project. This significant elevation difference resulted in the previously approved design of street slopes reaching 6.0 percent. With the steepness of the street, a 5 foot long

3277 East Warm Springs Road, Suite 400
Las Vegas, Nevada 89120
Phone (702) 932-6125 • Fax (702) 932-6129

SDR-39117
REVISED
AUG 19 2010

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 of 6', 8', or 18'+ dependent on the slope of the existing street to maintain CLV approvable driveway slopes. These driveway lengths will also keep the distance between the house finish floor and the garage finish floor under two feet which is preferable to prospective home buyers. 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
6 FEET	4.50%	65	102	167
8 FEET	6.00%	32	92	124

As shown in the table above, only 32 of the 291 lots would have a garage setback of 8' adjacent to a sidewalk producing an effective driveway length of 11' with the added 3' sidewalk.

The proposed garage setback distances are based upon the perpendicular distance from the face of the garage to the front property line (back of curb or sidewalk if it exists) for linear streets and from the nearest garage corner to the front property line on curvilinear streets. Due to the curvilinear street design of this project the actual driveway lengths may exceed the proposed garage setbacks based upon the angle at which the driveway intersects the front property line. The exact driveway length for each lot can not be determined until the plot plan stage of the project when the final driveway design is completed based upon the architectural house plan chosen for that lot.

This request for a Major Amendment to the SDR is similar to the previously approved Review of Condition for this project (ROC-10964) which was approved to allow a 5' front house setback and a 6' garage setback. Approval of this Major Amendment will allow Richmond American Homes greater flexibility in designing 2 story floor plan houses to fit on the smaller compact lots of the Alexander – 215 subdivision.

Please place this request for a Major Amendment to the SDR on the next available Planning Commission agenda. If you have any questions or need additional information, please call me at 932-6125.

Sincerely,



Kurt Johansen, P.E
Senior Project Manager

3277 East Warm Springs Road, Suite 400
Las Vegas, Nevada 89120
Phone (702) 932-6125 • Fax (702) 932-6129

SDR-39117
REVISED

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.

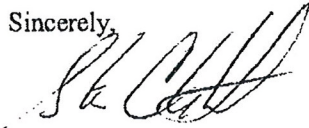
Please do not hesitate to contact me should you have any questions.

RECEIVED
AUG 09 2010

SPR-39117 A

182

Sincerely,



Steve Christal
Board of Directors
Hillside HOA

RECEIVED
AUG 09 2010

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 23, 2010

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

DIR-38197 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request to adopt the West Charleston Corridor Plan, Ward 1 (Tarkanian).

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

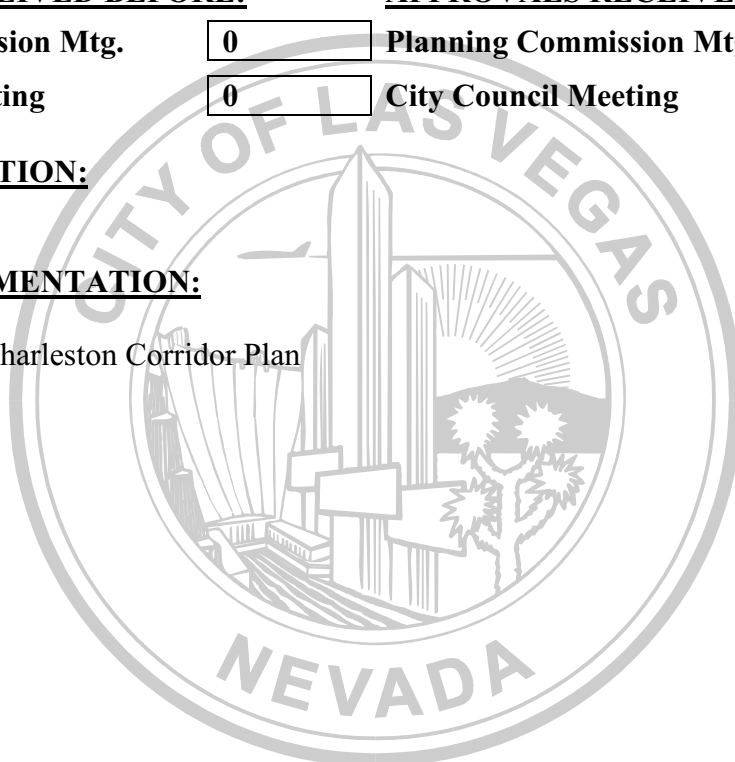
0

RECOMMENDATION:

Staff recommends .

BACKUP DOCUMENTATION:

1. Staff Report
2. DRAFT West Charleston Corridor Plan



AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 23, 2010

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

TXT-39217 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion and possible action to amend Table 2 of Title 19.04 and Title 19.20 to establish regulations, applicable zoning districts, and definition for the Auto Sales Showroom use.

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

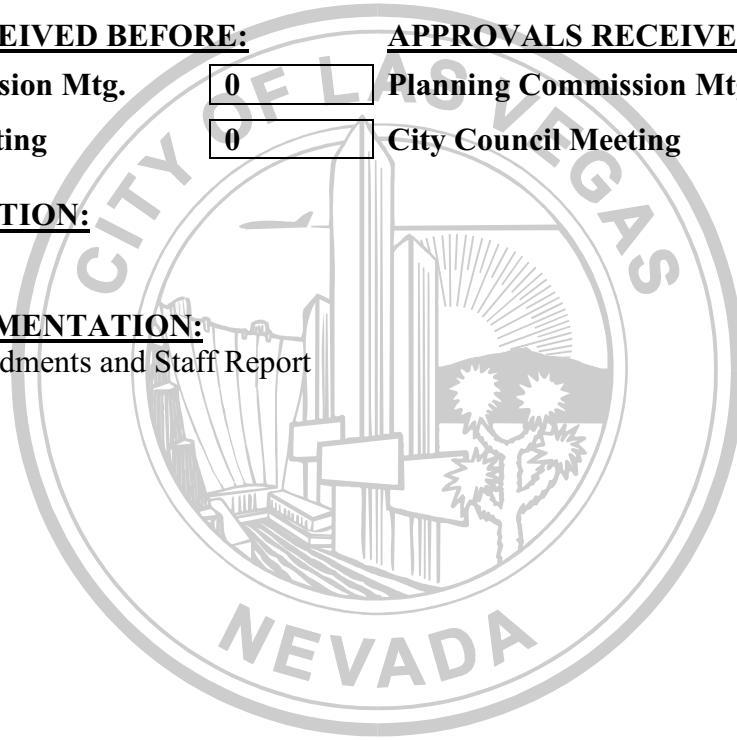
0

RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

1. Proposed Amendments and Staff Report



AGENDA SUMMARY PAGE

PLANNING COMMISSION MEETING OF SEPTEMBER 23, 2010

DEPARTMENT: PLANNING AND DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

SUBJECT:

CITIZENS PARTICIPATION: PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS WITHIN THE JURISDICTION OF THE PLANNING COMMISSION. NO SUBJECT MAY BE ACTED UPON BY THE PLANNING COMMISSION UNLESS THAT SUBJECT IS ON THE AGENDA AND IS SCHEDULED FOR ACTION. IF YOU WISH TO BE HEARD, COME TO THE PODIUM AND GIVE YOUR NAME FOR THE RECORD. THE AMOUNT OF DISCUSSION ON ANY SINGLE SUBJECT, AS WELL AS THE AMOUNT OF TIME ANY SINGLE SPEAKER IS ALLOWED, MAY BE LIMITED

