City of Las Vegas

PLANNING COMMISSION AGENDA

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

LAS VEGAS CITY COUNCIL

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

COMMISSIONERS

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

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

September 23, 2010

6:00 PM

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

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

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

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

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

PLANNING COMMISSION MEETING RULES OF CONDUCT:

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

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

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

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

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

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

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

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

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

BUSINESS ITEMS:

1. CALL TO ORDER

2. ANNOUNCEMENT: COMPLIANCE WITH OPEN MEETING LAW

3. ROLL CALL

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

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

CONSENT ITEMS:

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

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

ONE MOTION - ONE VOTE

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

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

7. ZON-38968 - REZONING - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: NV ENERGY - Request for a Rezoning FROM: R-4 (HIGH DENSITY RESIDENTIAL) TO: C-V (CIVIC) on 1.95 acres at 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 REVEIW - 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

City of Las Vegas

Agenda Item No.: **1.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: SEPTEMBER 23, 2010

DEPARTMENT: PLANNING AND DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

SUBJECT:
CALL TO ORDER

City of Las Vegas

Agenda Item No.: **2.**

AGENDA SUMMARY PAGE

PLANNING COMMISSION MEETING OF: SEPTEMBER 23, 2010

DEPARTMENT: PLANNING AND DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

SUBJECT:
ANNOUNCEMENT: COMPLIANCE WITH OPEN MEETING LAW

City of Las Vegas

Agenda Item No.: **3.**

AGENDA SUMMARY PAGE

PLANNING COMMISSION MEETING OF SEPTEMBER 23, 2010

DEPARTMENT: PLANNING AND DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

SUBJECT:
ROLL CALL

City of Las Vegas

Agenda Item No.: **4.**

AGENDA SUMMARY PAGE

PLANNING COMMISSION MEETING OF SEPTEMBER 23, 2010

DEPARTMENT: PLANNING AND DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

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

City of Las Vegas

Agenda Item No.: **5.**

AGENDA SUMMARY PAGE

PLANNING COMMISSION MEETING OF: SEPTEMBER 23, 2010

DEPARTMENT: PLANNING AND DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

☐ **Consent** ☒ **Discussion**

SUBJECT:

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

City of Las Vegas

Agenda Item No.: **6.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: SEPTEMBER 23, 2010

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

☒ **Consent** ☐ **Discussion**

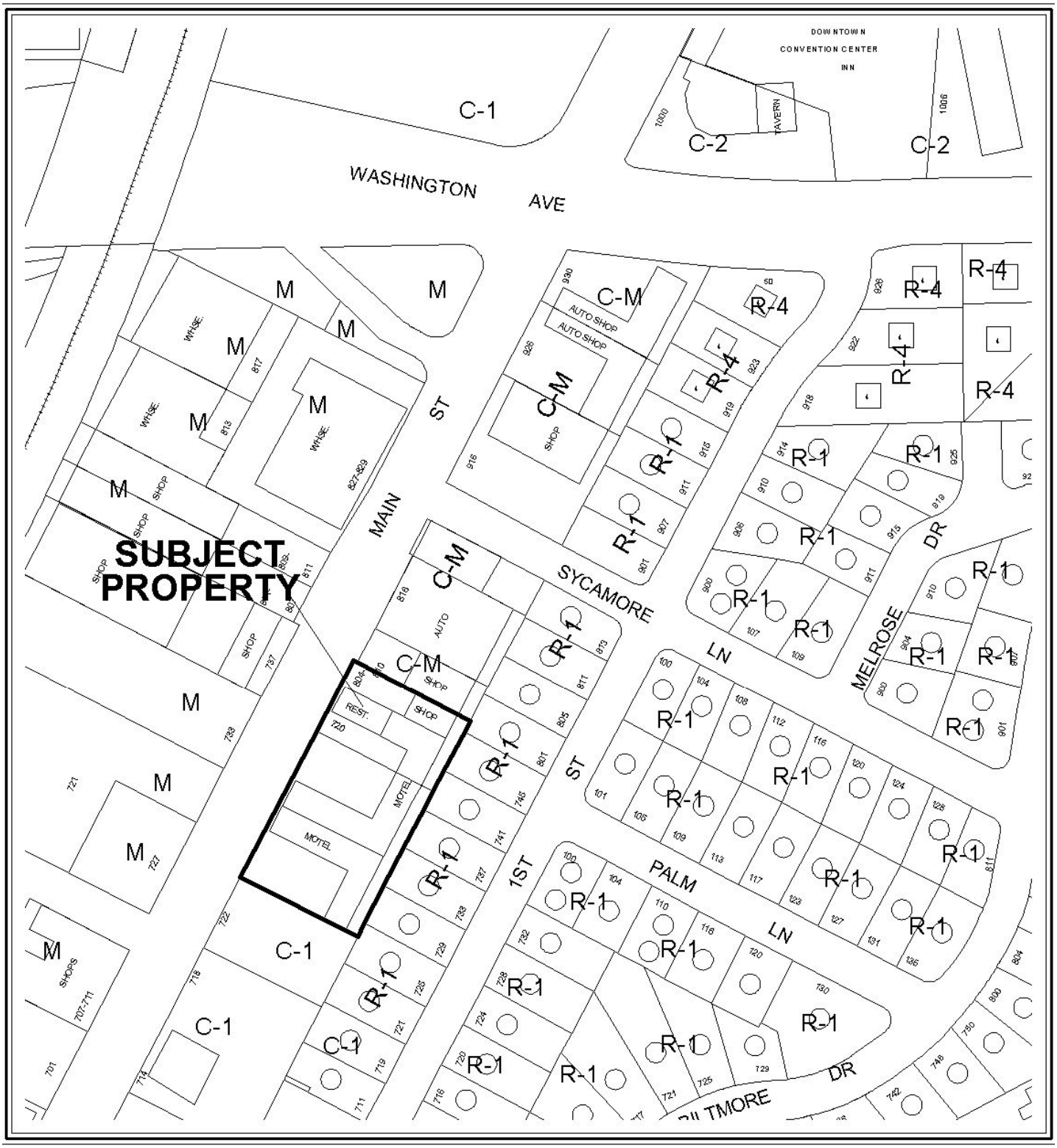
SUBJECT:
TMP-38862 - TENTATIVE MAP - D&G HOTEL GROUP #1 - APPLICANT: D & G HOTEL GROUP, LLC - OWNER: TORING INVESTMENTS, LLC - Request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION on 1.11 acres at 700 and 720 North Main Street (APNs 139-27-707-004 and 005), C-M (Commercial/Industrial) Zone,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

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

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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



0 200 400 Feet

CASE: TMP-38862

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

N

0 200 400 Feet

CASE: TMP-38862

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

N

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

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

Name of Applicant: D & G Hotel Group, LLC

Name of Representative: Douglas Da Silva

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

☐ **Yes** ☑ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Douglas DaSilva

Subscribed and sworn before me

This 18th day of June, 2010

Roseanne Trimble

Notary Public in and for said County and State

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

RECEIVED
JUL 14 2010

PLANNING & DEVELOPMENT

CITY OF LAS VEGAS

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Tenative map / Commercial Subdivision

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

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

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

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

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

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

Additional Information _____

PROPERTY OWNER Da G Hotel Group LLC **Contact** Douglas Da Silva

Address 9509 Queens Walk Circle **Phone:** 539-2000 **Fax:** _____

City Las Vegas NV **State** NV **Zip** 89117

E-mail Address dasilva55@yahoo.com

APPLICANT Da G Hotel Group LLC **Contact** Douglas Da Silva

Address 9509 Queens Walk Circle **Phone:** 539-2000 **Fax:** _____

City Las Vegas **State** NV **Zip** 89117

E-mail Address dasilva55@yahoo.com

REPRESENTATIVE Douglas Da Silva **Contact** _____

Address 9509 Queens Walk Circle **Phone:** 539-2000 **Fax:** _____

City Las Vegas **State** NV **Zip** 89117

E-mail Address dasilva55@yahoo.com

Property Owner Signature* _____

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

Print Name Douglas Da Silva

Subscribed and sworn before me

This 18th day of June, 20 10.

Roseanne Trimble

Notary Public in and for said County and State

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

FOR DEPARTMENT USE ONLY

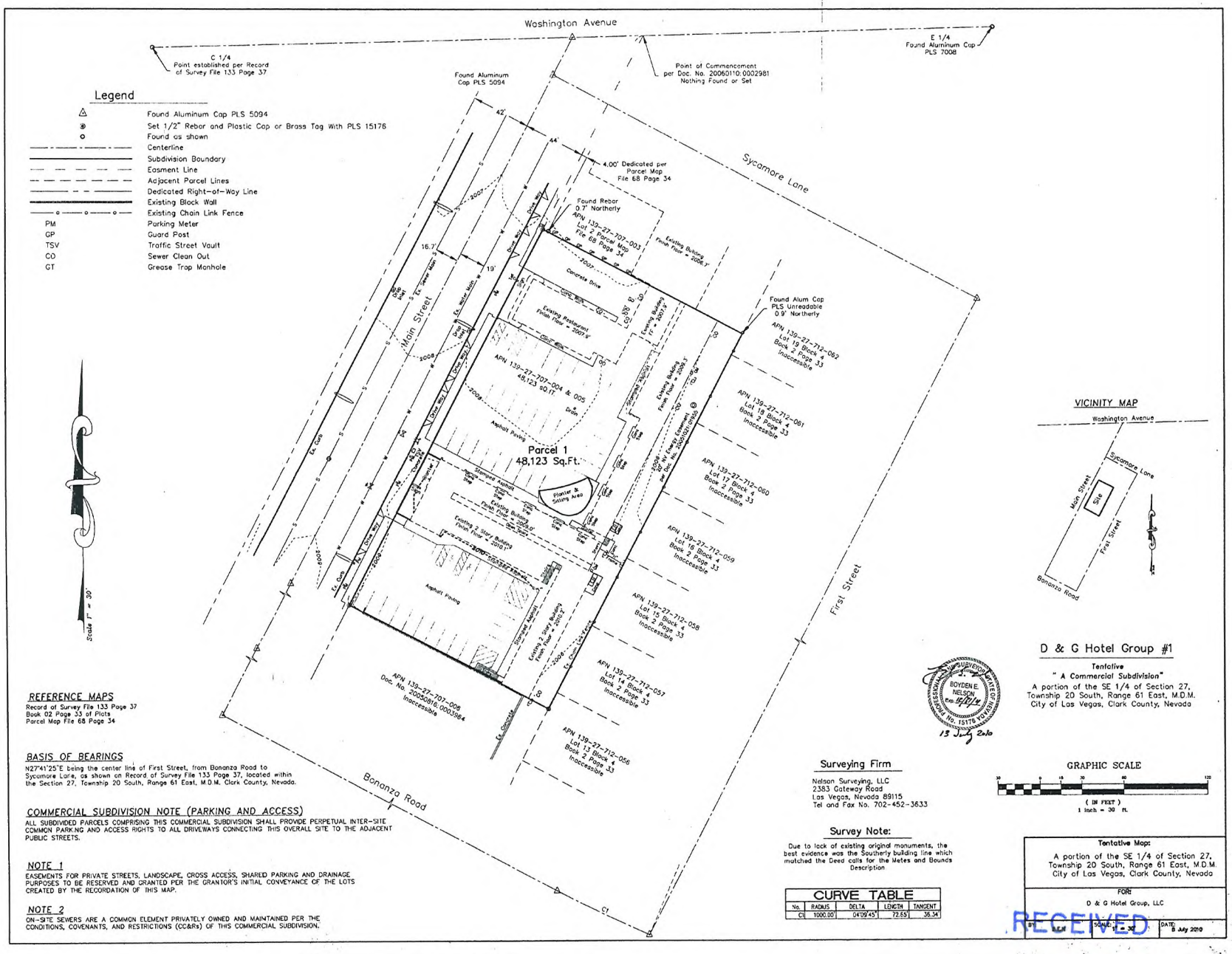
Case #	TMP-38862
Meeting Date:	8/26/10
Total Fee:	750.00
Date Received:	7/14/10
Received By:	HM

RECEIVED
RECEIVED
JUL 14 2010

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

Revised 10/27/08

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



REFERENCE MAPS

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

BASIS OF BEARINGS

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

COMMERCIAL SUBDIVISION NOTE (PARKING AND ACCESS)

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

NOTE 1

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

NOTE 2

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

Surveying Firm

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

Survey Note:

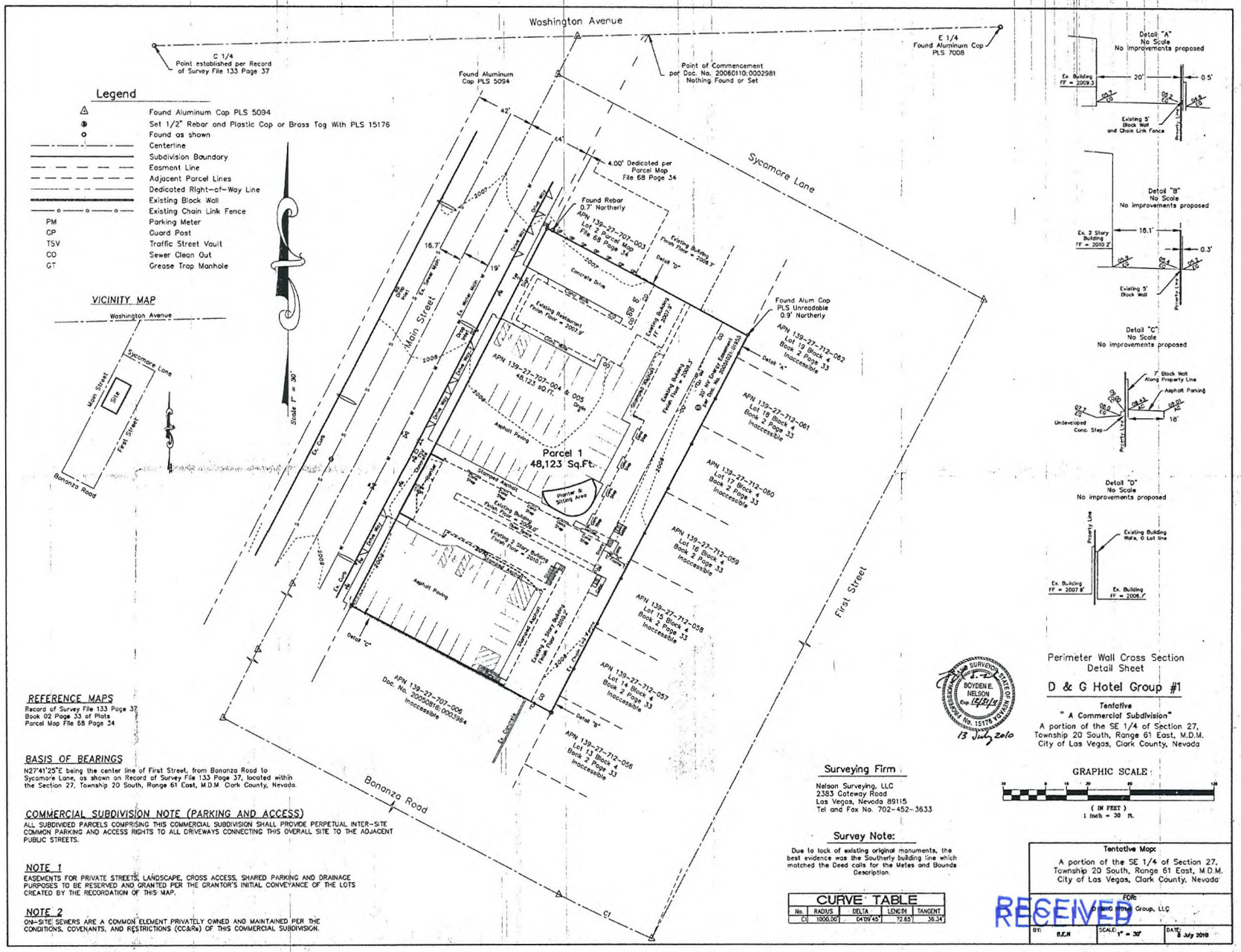
Due to lack of existing original monuments, the best evidence was the Southerly building line which matched the Deed calls for the Metes and Bounds Description

CURVE TABLE

No.	RADIUS	DELTA	LENGTH	TANGENT
C1	1000.00'	04°09'45"	72.85	36.34

RECEIVED
JUL 12 2010
RECEIVED
JUL 14 2010

TMP-38862



REFERENCE MAPS

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

BASIS OF BEARINGS

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

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NOTE 2

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

BOYDEN E. NELSON Exp. 12/31/14 No. 15176 STATE OF NEVADA PROFESSIONAL LAND SURVEYOR

13 July 2010

Surveying Firm

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

Survey Note:

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

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

Perimeter Wall Cross Section Detail Sheet

D & G Hotel Group #1

Tentative

" A Commercial Subdivision"

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

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

Tentative Map:

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

FOR: D & G Hotel Group, LLC

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

RECEIVED
JUL 12 2010

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

June 18, 2010

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

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

Attn: Planning Staff and Commission:

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

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

Sincerely,

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

DS/rt

RECEIVED
RECEIVED
JUL 12 2010
TMP-38862
JUL 14 2010

City of Las Vegas

Agenda Item No.: **7.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: SEPTEMBER 23, 2010

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

☐ **Consent** ☒ **Discussion**

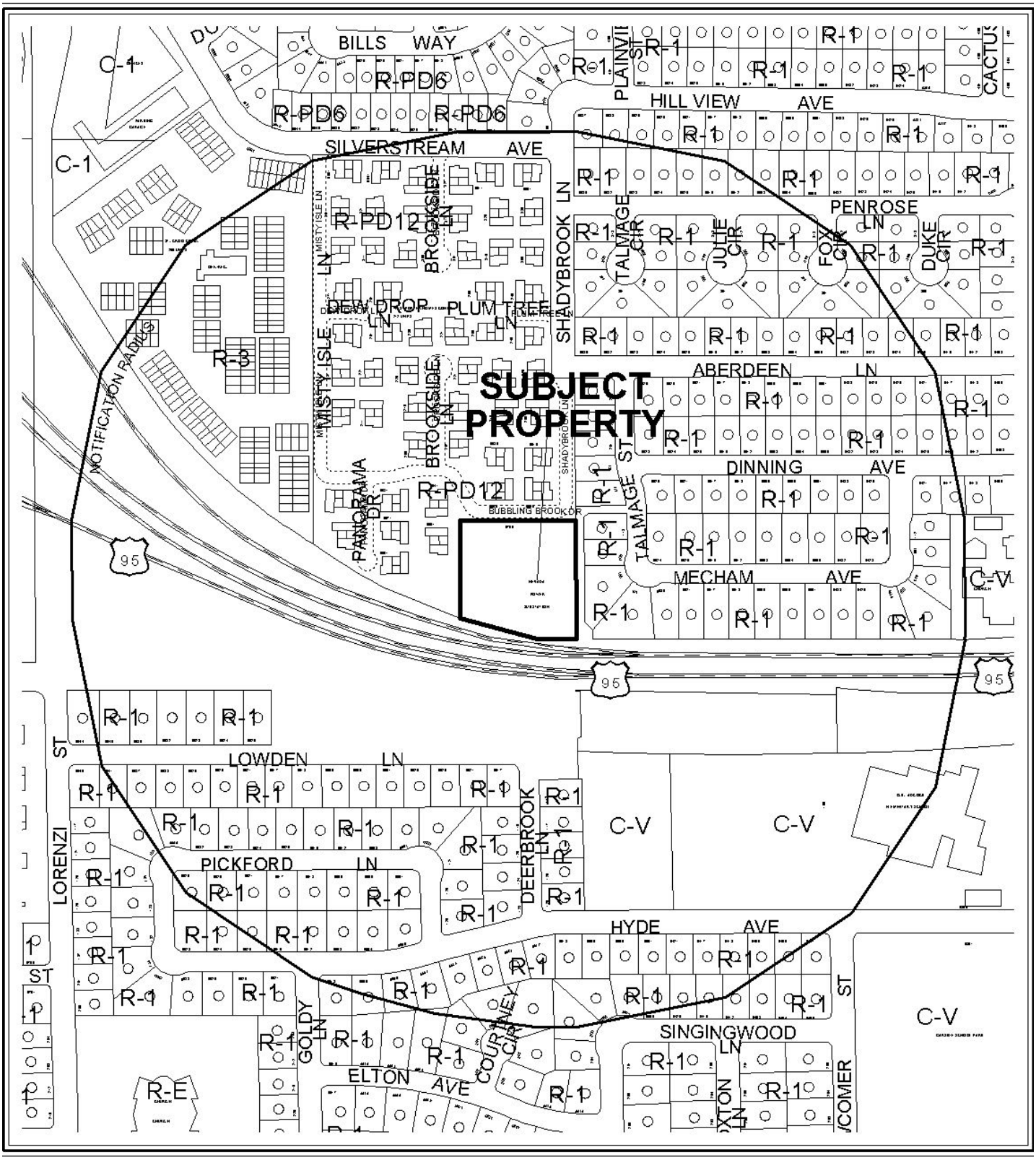
SUBJECT:
ZON-38968 - REZONING - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: NV ENERGY - Request for a Rezoning FROM: R-4 (HIGH DENSITY RESIDENTIAL) TO: C-V (CIVIC) on 1.95 acres at the southwest corner Bubbling Brook Drive and Shadybrook Lane (APN 138-26-402-001), Ward 1 (Tarkanian).

C.C.: 10/20/2010

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

RECOMMENDATION:
Staff recommends

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



0 300 600 Feet

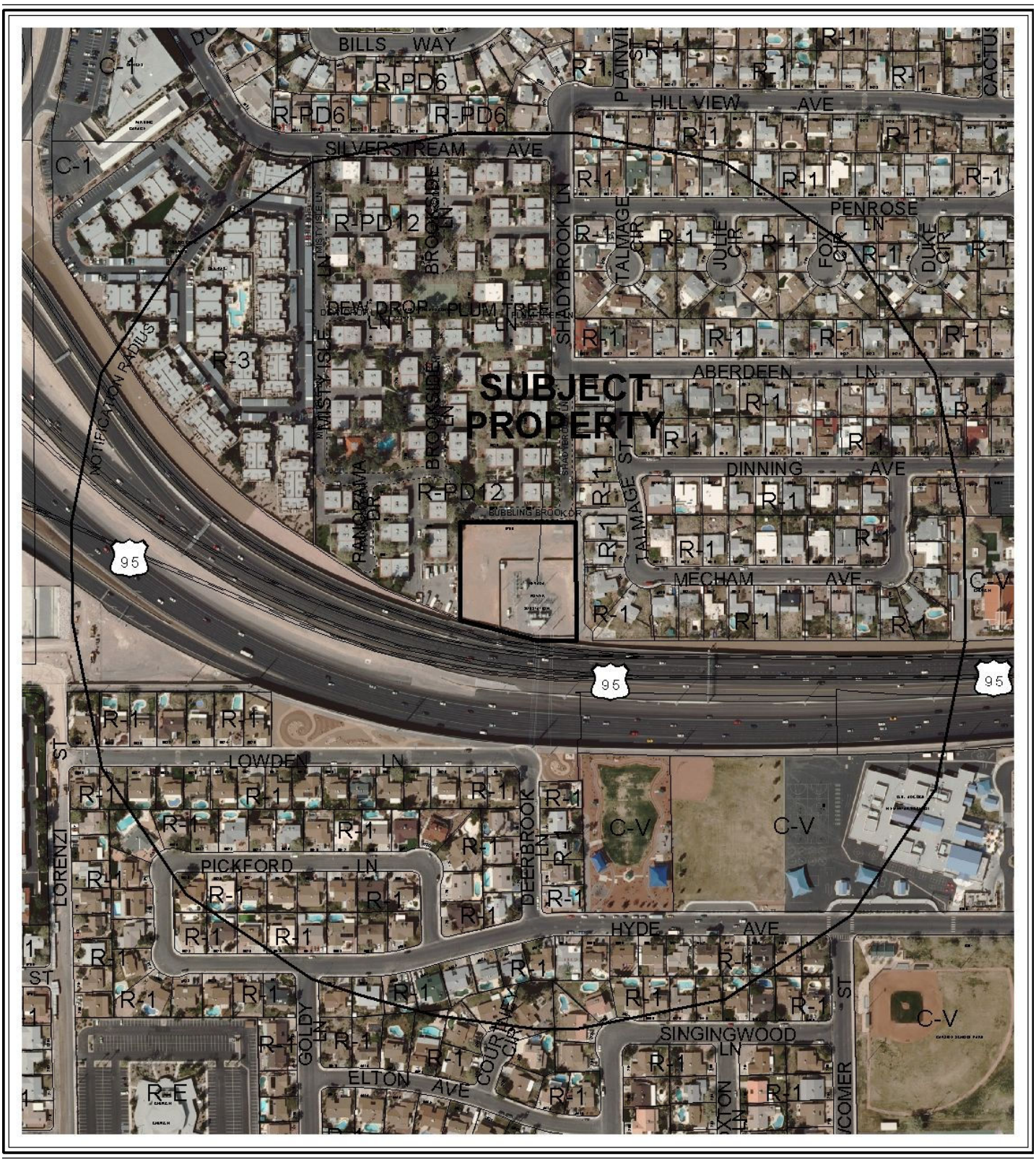
CASE: **ZON-38968**

RADIUS: 1000 FT

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

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

N



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)

N

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: NV Energy

Name of Applicant: City of Las Vegas

Name of Representative: Andy Reed

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of ~~Property Owner~~ AUTHORIZED AGENT: Andrew P. Reed

Print Name: Andrew P. Reed

Subscribed and sworn before me

This 27TH day of July, 2010

Notary Public in and for said County and State

Notary Public - State of Nevada
COUNTY OF CLARK
NORA LARES
No. 06-103906-1 My Appointment Expires Nov. 9, 2013

PLANNING & DEVELOPMENT

CITY OF LAS VEGAS

DEVELOPMENT SERVICES CENTER

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

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

FOR DEPARTMENT USE ONLY

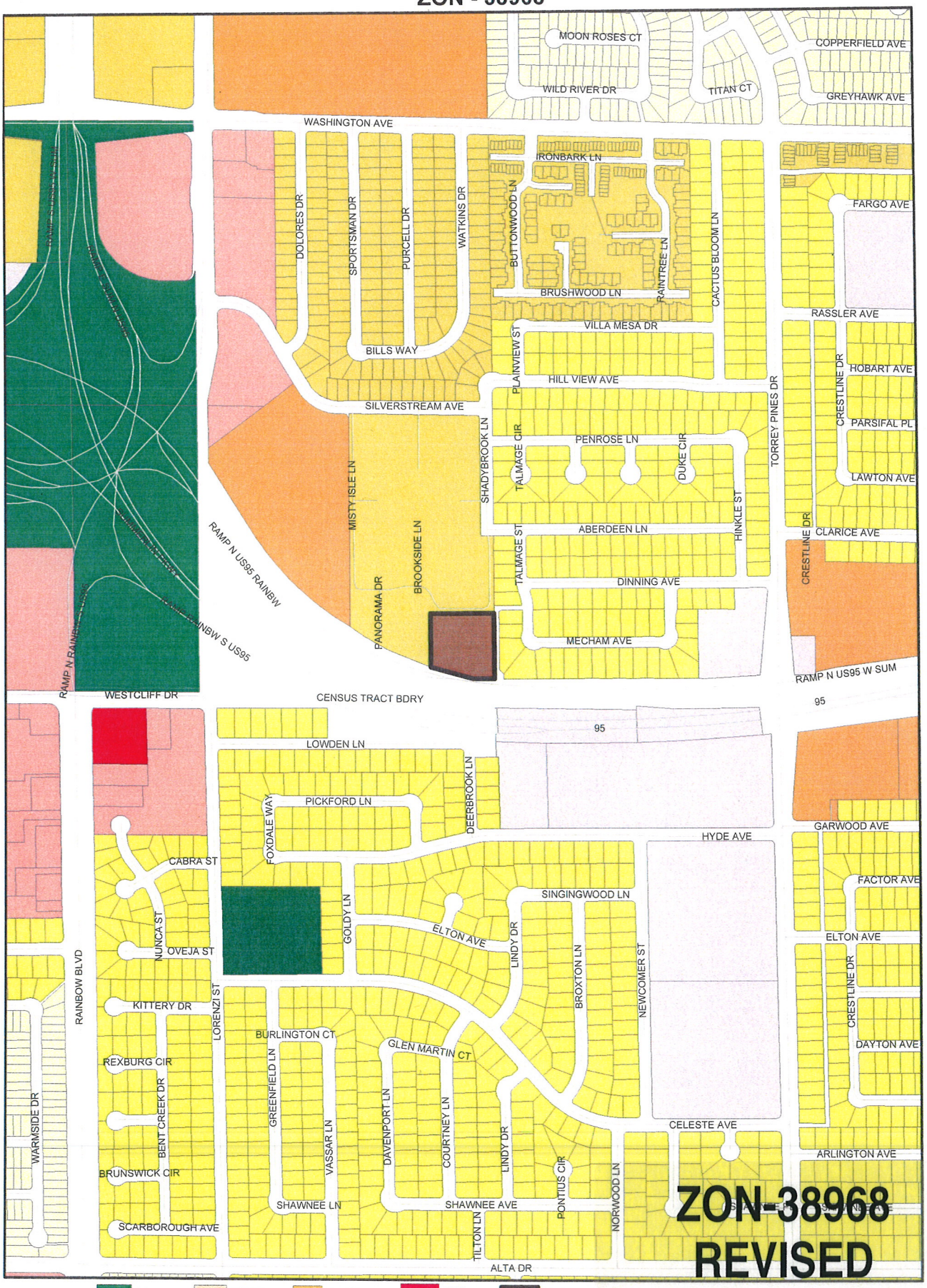
Case #	Z ON-38968
Meeting Date:	9-23-10
Total Fee:	N/A
Date Received:*	7-29-10
Received By:	

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

Revised 10/27/08

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

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



ZONING

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

FROM R-4 TO C-V

RECEIVED
JUL 29 2010

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

PLANNING & DEVELOPMENT

Printed: August 16, 2010

PLANNING & DEVELOPMENT
CITY OF LAS VEGAS
DEVELOPMENT SERVICES CENTER
731 S. Fourth Street
Las Vegas, NV 89101
Voice: 702-229-6301
Fax: 702-474-0352
TTY 702-386-9108
www.lasvegasnevada.gov

July 27, 2010

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

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

Dear Mr. Gebeke:

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

Sincerely,

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

AR:nl

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

CITY OF LAS VEGAS NEVADA

07101-001-06-09

ZON-38968

City of Las Vegas

Agenda Item No.: **8.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: SEPTEMBER 23, 2010

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

☐ **Consent** ☒ **Discussion**

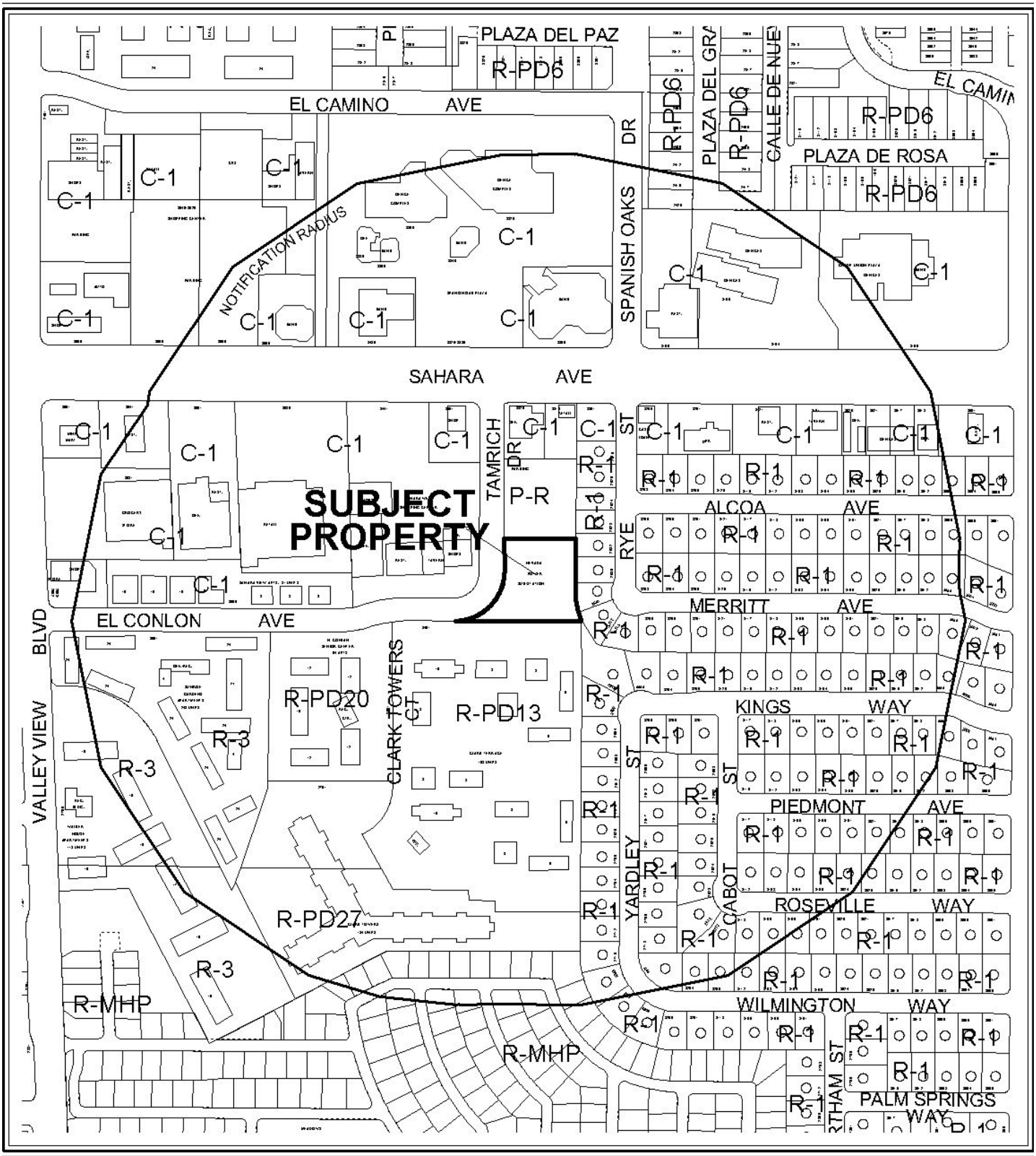
SUBJECT:
ZON-38971 - REZONING - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: NV ENERGY - Request for a Rezoning FROM: P-R (PROFESSIONAL OFFICE AND PARKING) TO: C-V (CIVIC) on 1.03 acres at 2525 Tamrich Drive (APN 162-08-103-005), Ward 1 (Tarkanian).

C.C.: 10/20/2010

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

RECOMMENDATION:
Staff recommends

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



0 300 600 Feet

CASE: **ZON-38971**

RADIUS: 1000 FT

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

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

N

0 300 600 Feet

CASE: **ZON-38971**

RADIUS: 1000 FT

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

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

N

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: _____

Signature of ~~Property Owner~~ AUTHORIZED AGENT: _____

Print Name: Andrew P. Reed

Subscribed and sworn before me

This 27TH day of July, 2010

_____

Notary Public in and for said County and State

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

PLANNING & DEVELOPMENT

CITY OF LAS VEGAS

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Rezoning

Project Address (Location) Tamrich Drive and Sahara Avenue

Project Name NV Energy Substation **Proposed Use** No change

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

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

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

Gross Acres 1.03 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER NV Energy **Contact** Tom Dombrowski

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

City Las Vegas **State** NV **Zip** 89193-8910

E-mail Address TDombrowski@nvenergy.com

APPLICANT City of Las Vegas **Contact** Andy Reed

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

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

E-mail Address _____

REPRESENTATIVE _____ **Contact** _____

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

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

E-mail Address _____

AUTHORIZED AGENT

~~**Property Owner**~~ **Signature*** Andrew P. Reed

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

Print Name Andrew P. Reed

Subscribed and sworn before me

This 27TH day of JULY, 2010.

Nora Lares

Notary Public in and for said County and State

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

FOR DEPARTMENT USE ONLY

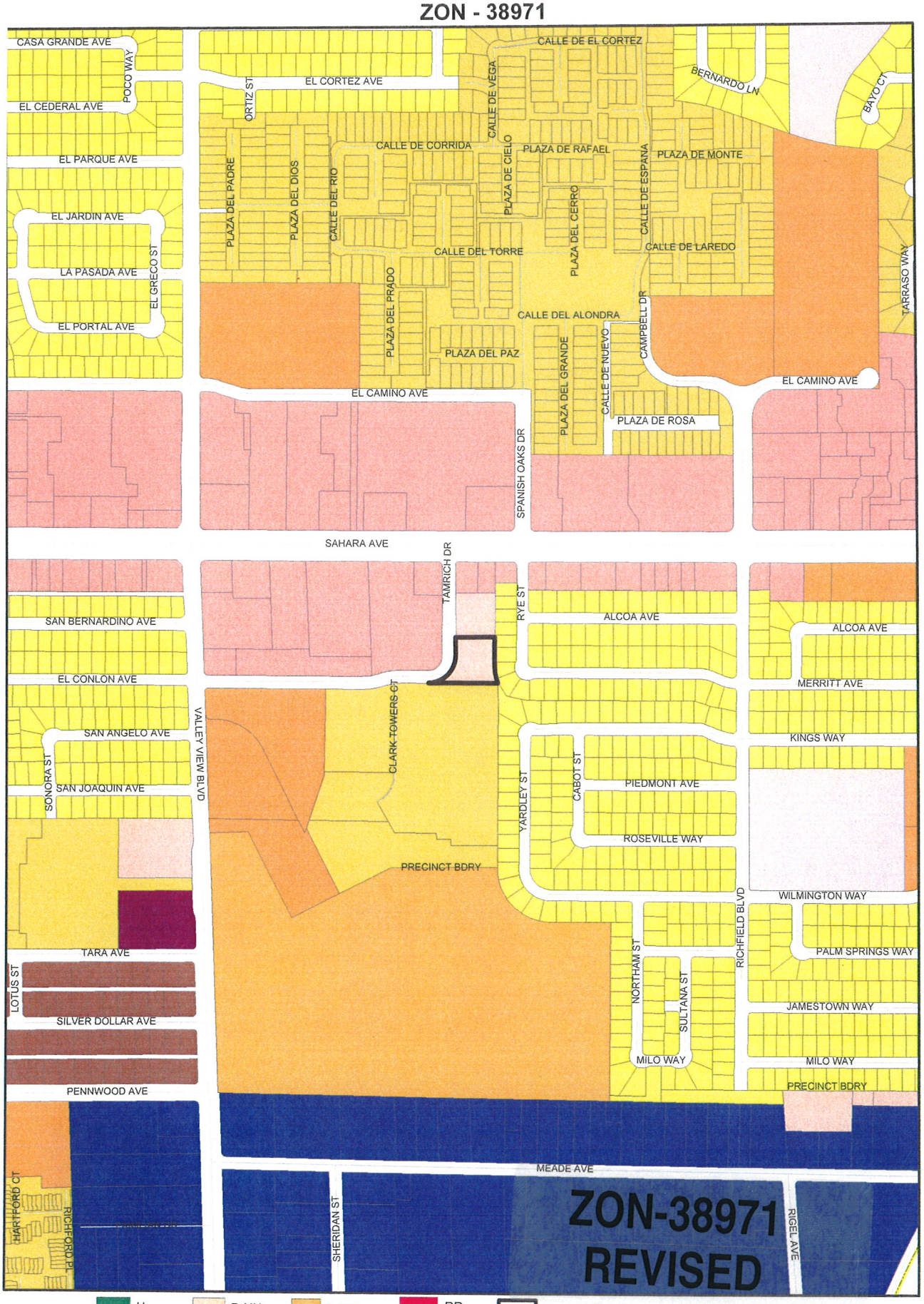
Case #	ZON-38971
Meeting Date:	9-23-10
Total Fee:	N/A
Date Received:*	7-29-10
Received By:	

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

Revised 10/27/08

\depot\Application Packet\Application Form.pdf

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



ZONING

	U	R-MH	R-MHP	PD	Subject Parcel
	R-A	R-CL	P-R	T-D	City Limits
	R-E	R-2	N-S	TC	ROI Zoning
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	

FROM P-R TO C-V

RECEIVED JUL 29 2010

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

Printed: August 16, 2010

PLANNING & DEVELOPMENT
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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

CITY OF LAS VEGAS NEVADA

07101-001-06-09

ZON-38971

City of Las Vegas

Agenda Item No.: **9.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: SEPTEMBER 23, 2010

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

☐ **Consent** ☒ **Discussion**

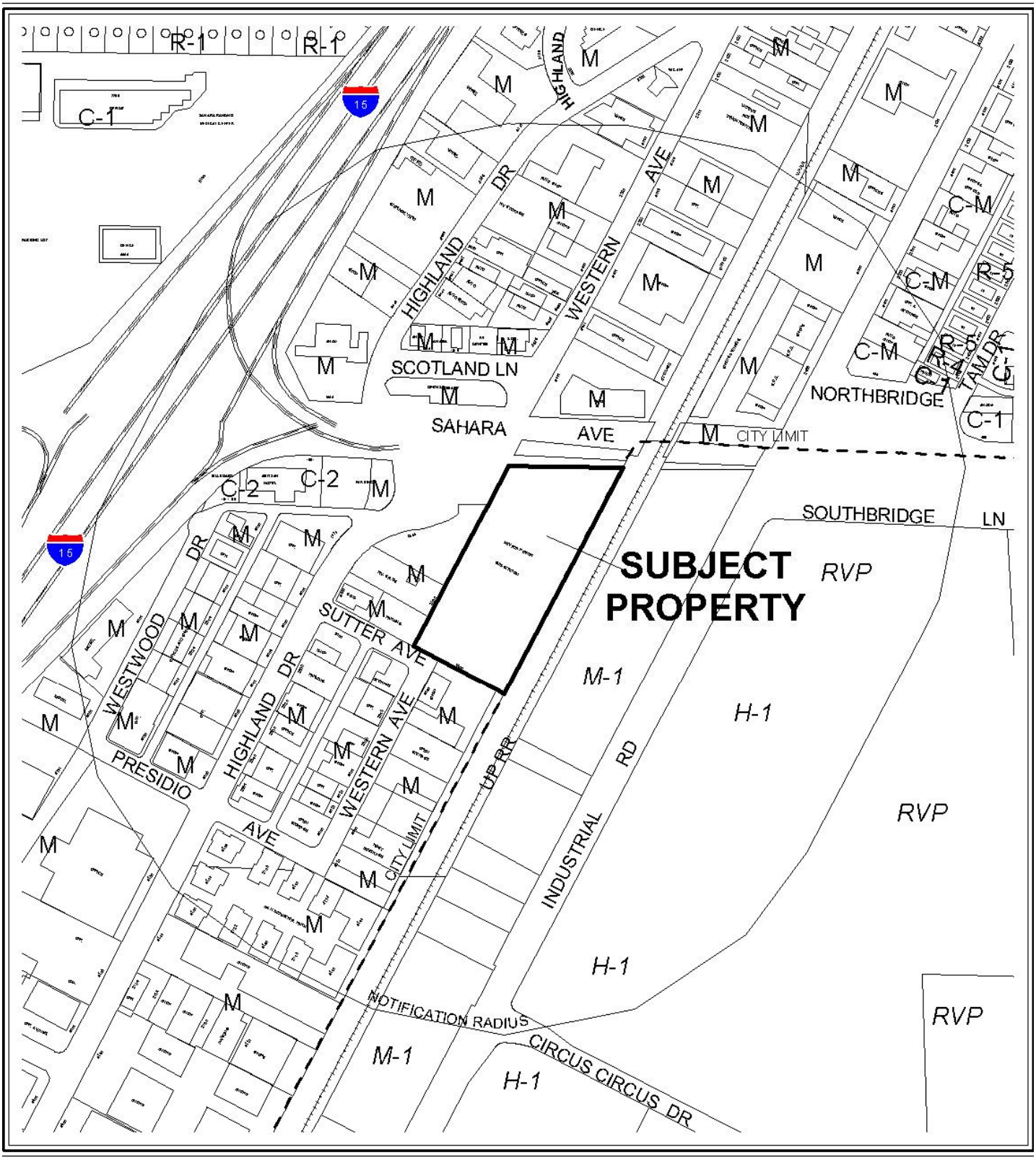
SUBJECT:
ZON-38978 - REZONING - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: NV ENERGY - Request for a Rezoning FROM: M (INDUSTRIAL) TO: C-V (CIVIC) on 4.08 acres at 2500 Highland Drive (APN 162-09-103-002), Ward 1 (Tarkanian).

C.C.: 10/20/2010

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

RECOMMENDATION:
Staff recommends

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



0 300 600 Feet

CASE: **ZON-38978**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

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

N

0 300 600 Feet

CASE: **ZON-38978**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

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

N

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: _____

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

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

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Rezoning

Project Address (Location) 1400 Sutter Avenue

Project Name NV Energy Substation **Proposed Use** No Change

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

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

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

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

Additional Information _____

PROPERTY OWNER NV Energy **Contact** Tom Dombrowski

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

City Las Vegas **State** NV **Zip** 89193-8910

E-mail Address TDombrowski@nvenergy.com

APPLICANT City of Las Vegas **Contact** Andy Reed

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

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

E-mail Address _____

REPRESENTATIVE _____ **Contact** _____

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

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

E-mail Address _____

AUTHORIZED AGENT

~~**Property Owner**~~ **Signature*** _____

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

Print Name Andrew P. Reed

Subscribed and sworn before me

This 27TH day of July, 2010.

Nora Lares

Notary Public in and for said County and State

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

FOR DEPARTMENT USE ONLY

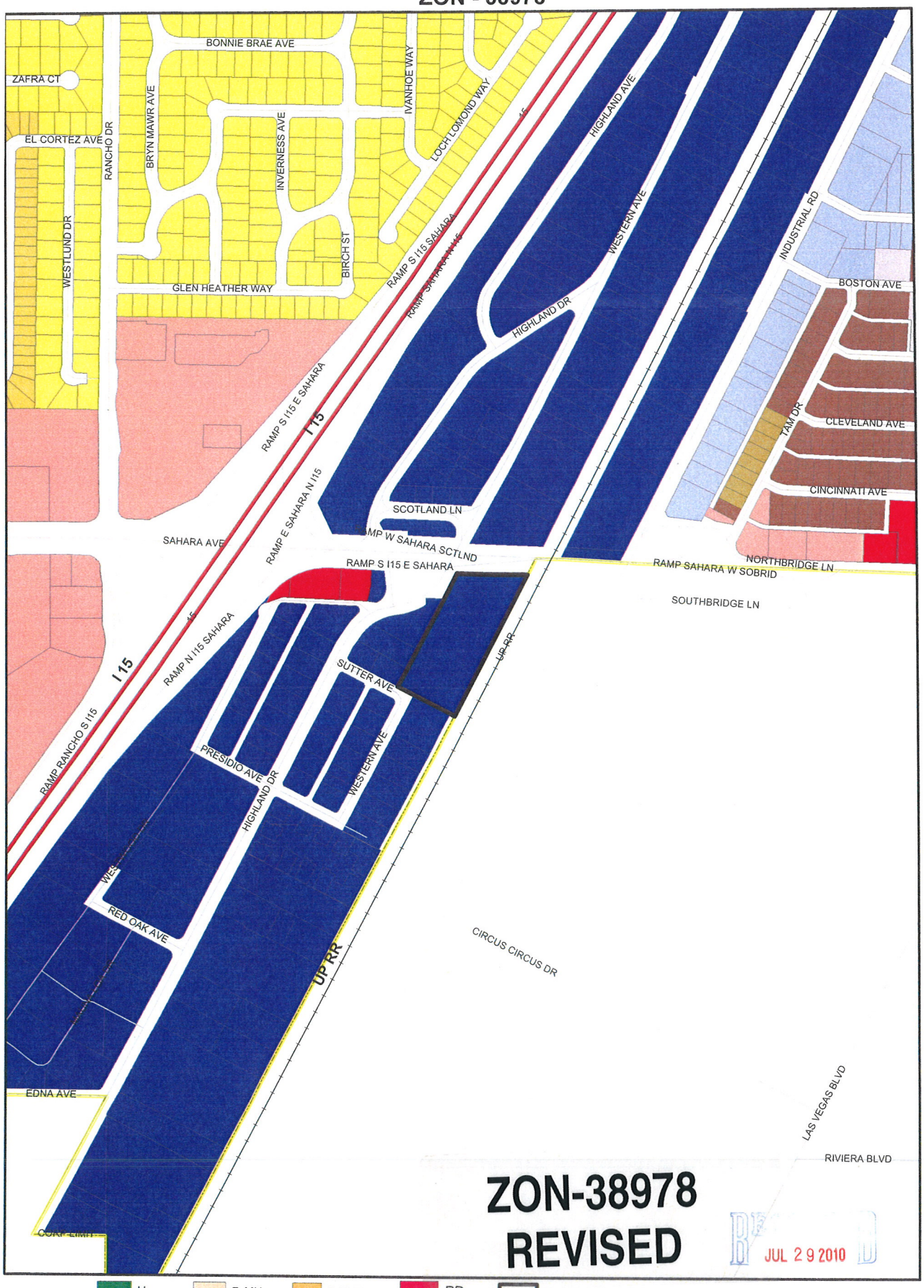
Case #	ZON-38978
Meeting Date:	9-23-10
Total Fee:	N/A
Date Received:*	7-29-10
Received By:	

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

Revised 10/27/08

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

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



ZON-38978
REVISED

RECEIVED JUL 29 2010

ZONING

	U	R-MH	R-MHP	PD	Subject Parcel
	R-A	R-CL	P-R	T-D	City Limits
	R-E	R-2	N-S	TC	ROI Zoning
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	

FROM M TO C-V

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

PLANNING & DEVELOPMENT

Printed: August 16, 2010

PLANNING & DEVELOPMENT
CITY OF LAS VEGAS
DEVELOPMENT SERVICES CENTER
731 S. Fourth Street
Las Vegas, NV 89101
Voice: 702-229-6301
Fax: 702-474-0352
TTY 702-386-9108
www.lasvegasnevada.gov

July 27, 2010

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

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

Dear Mr. Gebeke:

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

Sincerely,

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

AR:nl

Mayor
Oscar B. Goodman

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

City Manager
Elizabeth N. Fretwell

CITY OF LAS VEGAS NEVADA

07101-001-06-09

ZON-38978

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

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

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

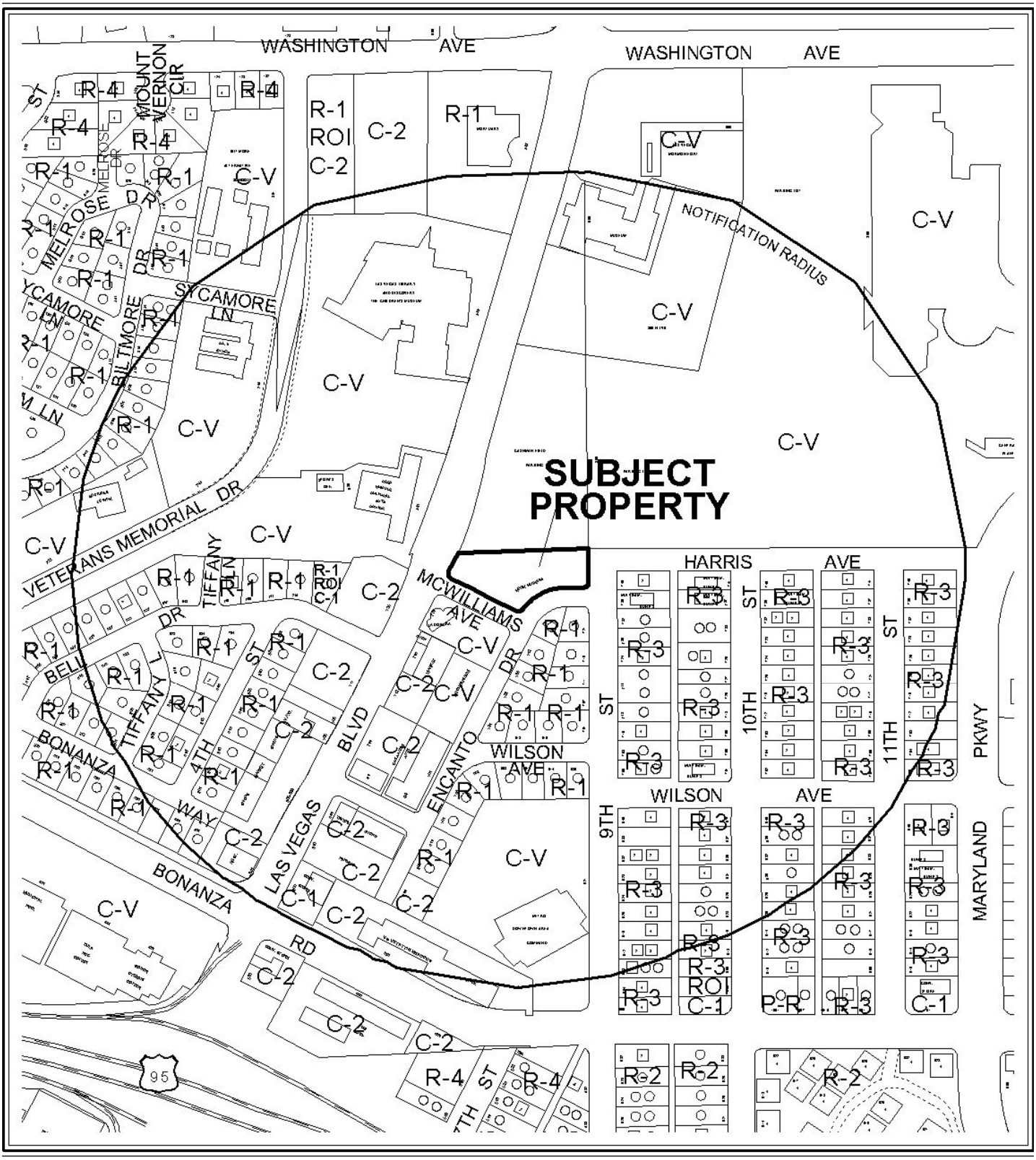
SUBJECT:
VAR-39237 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request for a Variance TO ALLOW A PROPOSED SIGN HEIGHT OF 40-FEET WHERE 39-FEET IS THE MAXIMUM ALLOWED on 1.0 acres at the northeast corner of Las Vegas Boulevard and McWilliams Avenue (APN 139-27-805-004), C-V (Civic)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

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

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

RECOMMENDATION:
Staff recommends

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



CASE: **VAR-39237**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

0 200 400 Feet

N

CASE: **VAR-39237**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

0 200 400 Feet

N

PLANNING & DEVELOPMENT

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

Notary Public in and for said County and State

Notary Public - State of Nevada
COUNTY OF CLARK
PETER LOWENSTEIN
No. 03-80709-1 My Appointment Expires Feb. 27, 2011

PLANNING & DEVELOPMENT
CITY OF LAS VEGAS
DEVELOPMENT SERVICES CENTER

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 G-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* D 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.

Notary Public in and for said County and State

Notary Public - State of Nevada
COUNTY OF CLARK
PETER LOWENSTEIN
No. 03-80709-1 My Appointment Expires Feb. 27, 2011

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	VAR-39237
Meeting Date:	9/23/10
Total Fee:	N/A
Date Received:*	AUG 19 2010
Received By:	Yuzo Kagi

*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

ALUM. CONSTR. D/F CABINET 12"DEEP. RETURNS AND RETAINER PNTD. TO MATCH PMS #2935 BLUE. WHITE ACRYLIC FACES W/ #3630-337 PROCESS BLUE COPY, INT. ILLUM. W/ WHITE LEDs

ALUM. CONSTR. BOX CHANNEL LETTER 10"DEEP. FACE PNTD. WHITE W/ RETURNS PNTD. PMS #109 GOLD, SEMI GLOSS, ILLUM. W/5 WATT COLD CATHODE LAMPS APPROX. 4"O.C. 2"OUTSIDE CHANNEL TO HAVE WHITE ACRYLIC FACE OVERLAID W/ #3630-125 GOLDEN YELLOW VINYL & GOLD T/C EDGE, ILLUM. W/ WHITE LEDs

ALUM. CONSTR. BOX CHANNEL LETTER 10"DEEP PNTD. PMS #3272 TEAL, SEMI GLOSS, ILLUM. W/5 WATT COLD CATHODE LAMPS APPROX. 4"O.C. 2"OUTSIDE CHANNEL TO HAVE #2051 BLUE ACRYLIC FACE W/BLUE T/C EDGE, ILLUM. W/ BLUE LEDs

ALUM. CONSTR. BOX CHANNEL LETTER 10"DEEP. FACE PNTD. WHITE W/ RETURNS PNTD. PMS #173 RED, SEMI GLOSS, ILLUM. W/ 5 WATT COLD CATHODE LAMPS APPROX. 4"O.C. 2"OUTSIDE CHANNEL TO HAVE #2283 RED ACRYLIC FACE W/ GOLD T/C EDGE, ILLUM W/ RED LEDs

ALUM. CONSTR. BOX CHANNEL LETTER 10"DEEP PNTD. PMS #173 RED SEMI GLOSS, ILLUM. W/ 5 WATT COLD CATHODE LAMPS APPROX. 4"O.C. 2"OUTSIDE CHANNEL TO HAVE #2283 RED FACE W/ RED T/C EDGE, ILLUM. W/ RED LEDs

HSS1 1/2"x1 1/2"x3/16" FRAME W/ PERFORATED BKGD. W/ 1/2" ALUM. FCO's

HSS3"x3"x1/4" SUPPORT FRAME

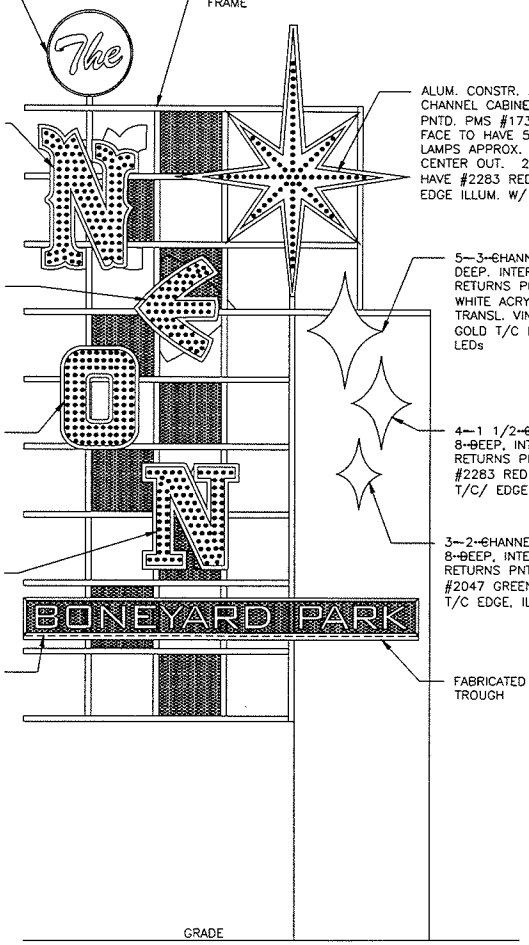
ALUM. CONSTR. BOX CHANNEL CABINET 10"DEEP PNTD. PMS #173 RED, SEMI GLOSS. FACE TO HAVE 5 WATT COLD CATHODE LAMPS APPROX. 4"O.C., CHASE ON FROM CENTER OUT. 2"OUTSIDE CHANNEL TO HAVE #2283 RED ACRYLIC FACE W/ RED T/C EDGE ILLUM. W/ RED LEDs

5-3"CHANNEL STAR 8" DEEP. INTERIOR PNTD. WHITE, RETURNS PNTD. PMS 133 YELLOW WHITE ACRYLIC FACE W/ #3630-125 TRANSL. VINYL OVERLAY, AND GOLD T/C EDGE. ILLUM. W/ WHITE LEDs

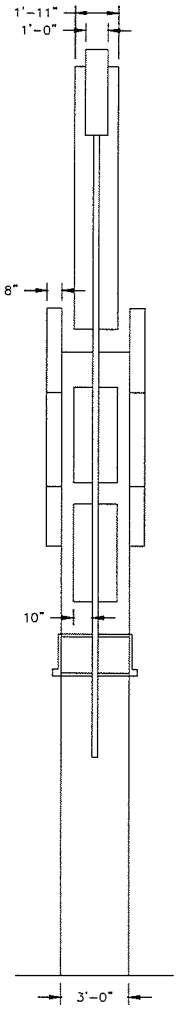
4-1 1/2"CHANNEL STAR 8"DEEP, INTERIOR PNTD.WHITE, RETURNS PNTD. PMS 173 RED. #2283 RED ACRYLIC FACE AND RED T/C/ EDGE, ILLUM. W/ RED LEDs

3-2"CHANNEL STAR 8"DEEP, INTERIOR PNTD.WHITE, RETURNS PNTD. PMS 3272 TEAL #2047 GREEN ACRYLIC FACE W/ GREEN T/C EDGE, ILLUM W/ BLUE LEDs

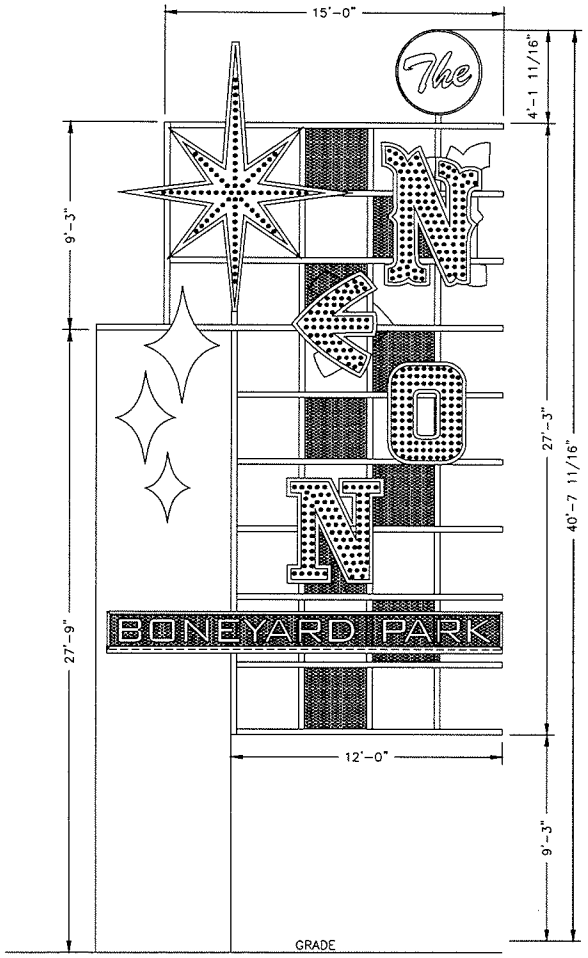
FABRICATED ALUM. LIGHT TROUGH



1 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



2 WEST ELEVATION - SIDE
SCALE: 3/16" = 1'-0"



3 NORTH ELEVATION
SCALE: 3/16" = 1'-0"

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

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4			
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6			
7			

NEON BONEYARD PARK
CITY OF LAS VEGAS
LAS VEGAS, NV

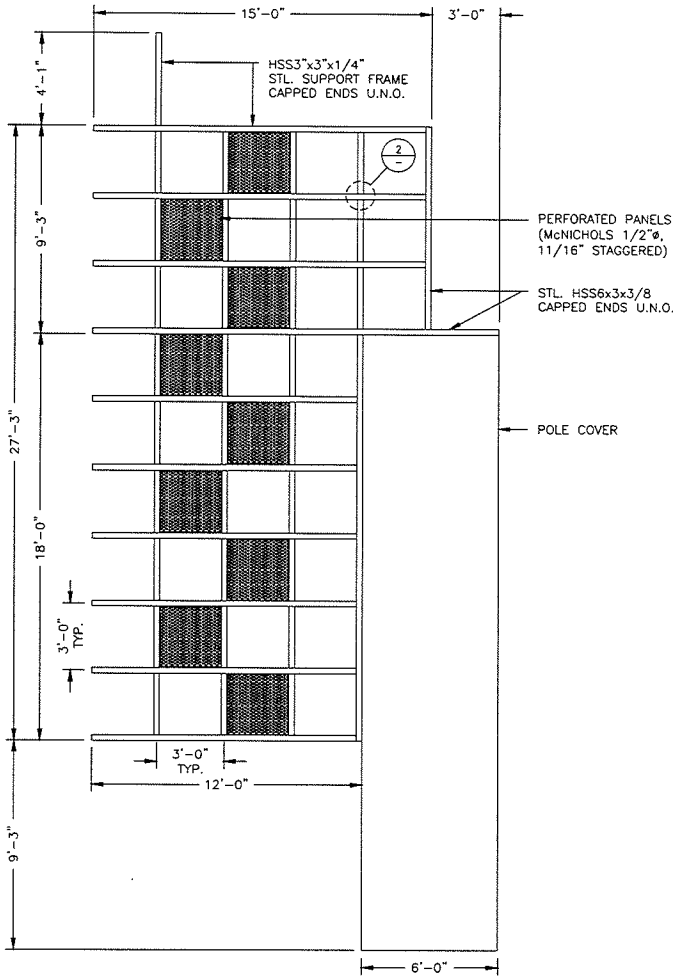
DESIGN NO: S-050710B	PROJECT MGR.: L. MORGAN
DRAWN BY: D. DUPREE	DATE: MAY 11, 2010
JOB NO: 21-04327	

SHEET NO: S-1
OF: 14

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

AUG 19 2010

VAR-39237



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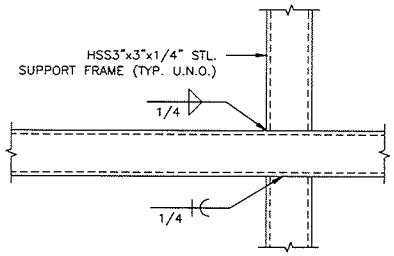
SCALE: 3/16" = 1'-0"



2 TUBE CONNECTION DETAIL
SCALE: 1 1/2" = 1'-0"

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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-2
OF: 14

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

VAR-39237

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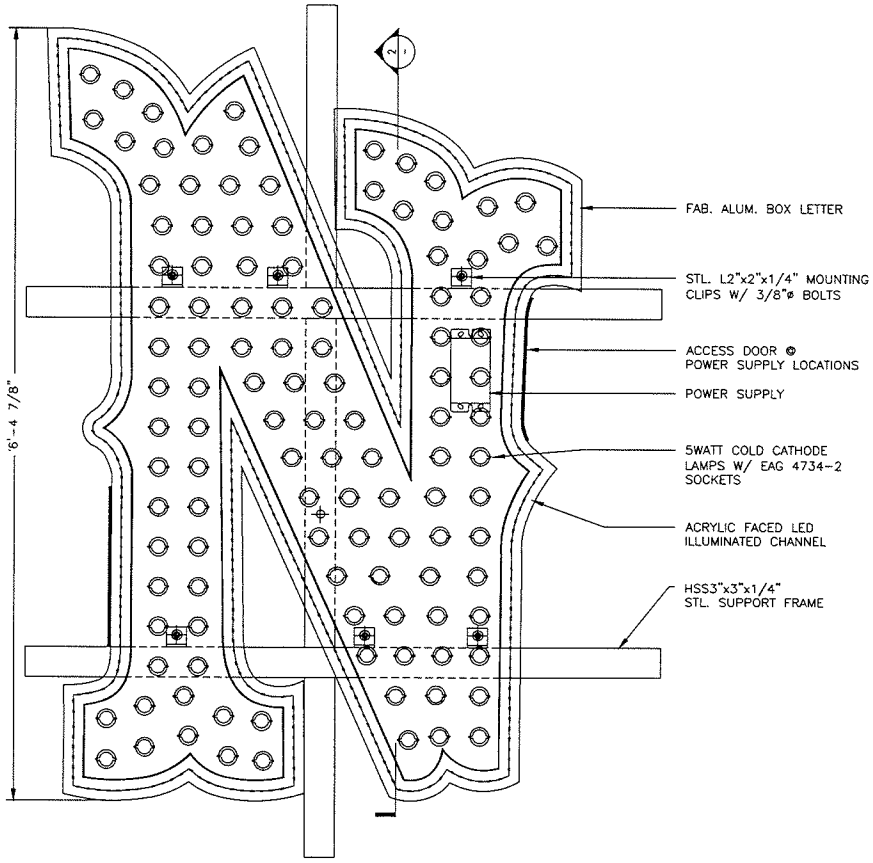

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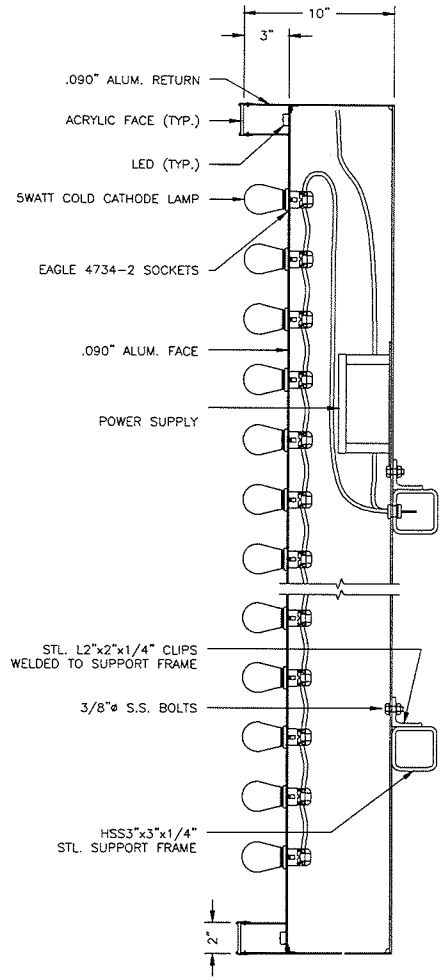

2 SECTION DETAIL
SCALE: 1 1/2" = 1'-0"

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NEON BONEYARD PARK
CITY OF LAS VEGAS
LAS VEGAS, NV

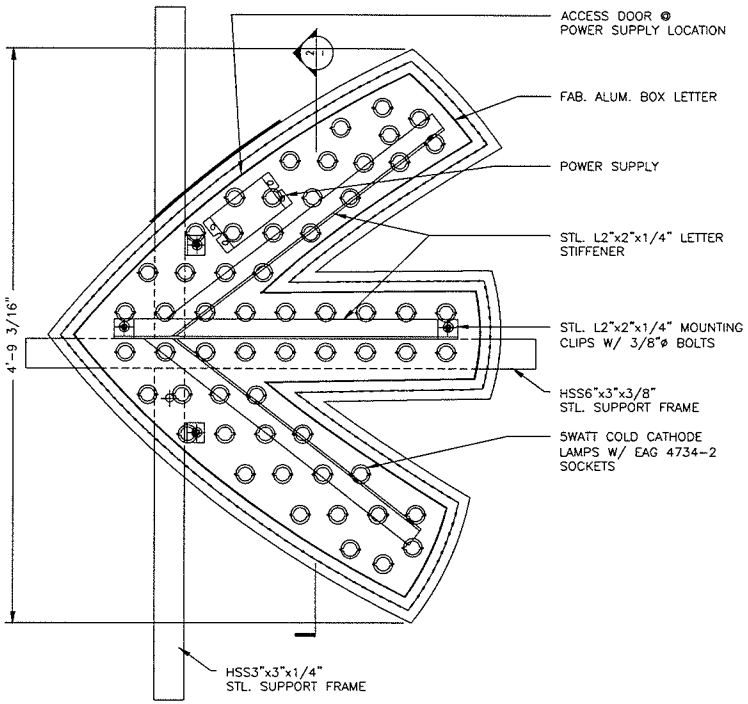
DESIGN NO: S-050710B	PROJECT MGR.: L. MORGAN
DRAWN BY: D. DUPREE	DATE: MAY 11, 2010
JOB NO: 21-04327	

SHEET NO: S-4
OF: 14

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

AUG 19 2010

VAR-39237



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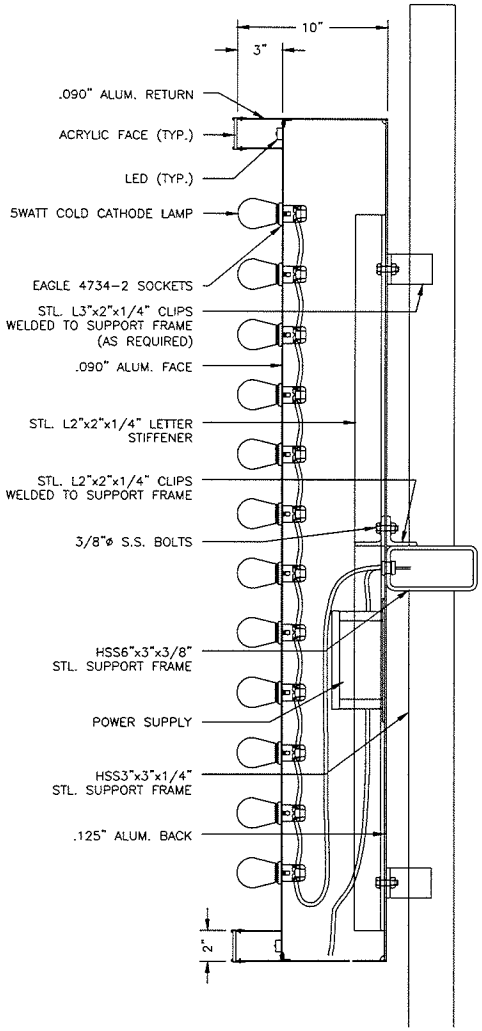

2 SECTION DETAIL
SCALE: 1 1/2" = 1'-0"

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NEON BONEYARD PARK
CITY OF LAS VEGAS
LAS VEGAS, NV

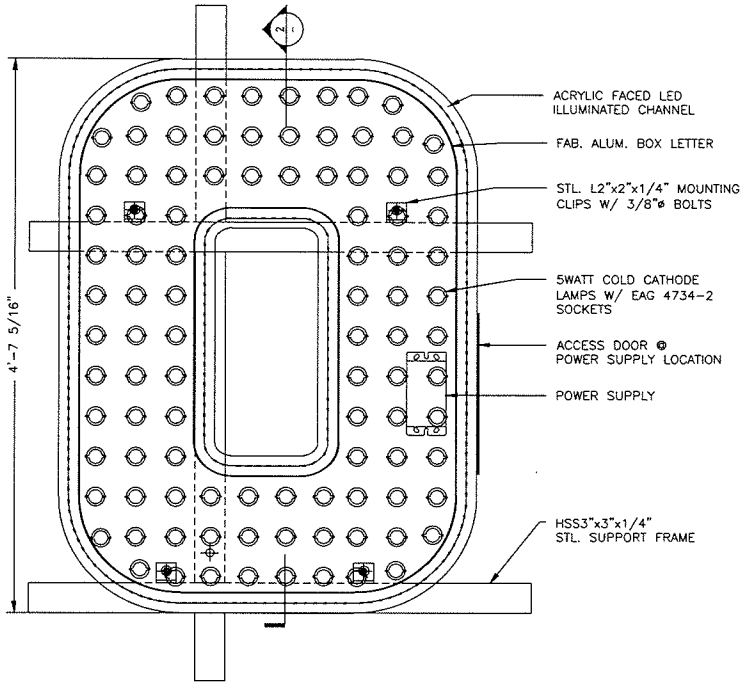
DESIGN NO: S-050710B	PROJECT MGR.: L. MORGAN
DRAWN BY: D. DUPREE	DATE: MAY 11, 2010
JOB NO: 21-04327	

SHEET NO: S-5
OF: 14

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

AUG 19 2010

VAR-39237



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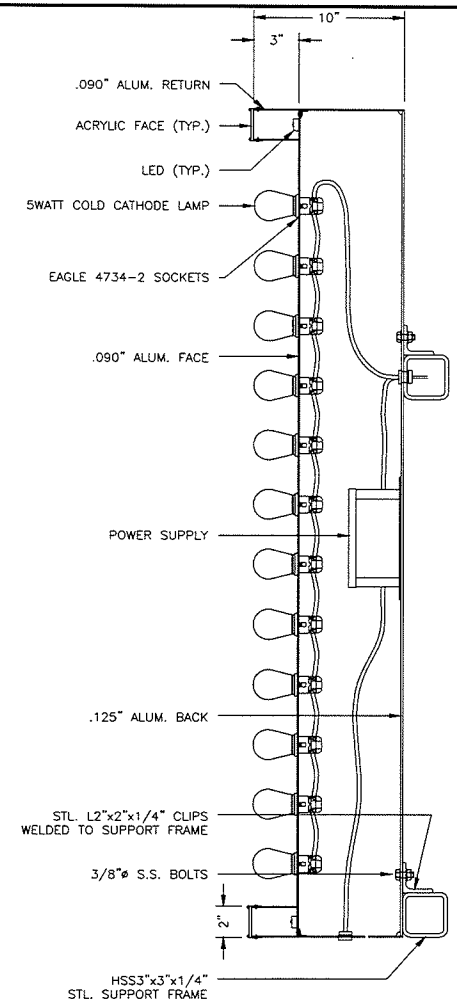

2 SECTION DETAIL
SCALE: 1 1/2" = 1'-0"

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NEON BONEYARD PARK
CITY OF LAS VEGAS
LAS VEGAS, NV

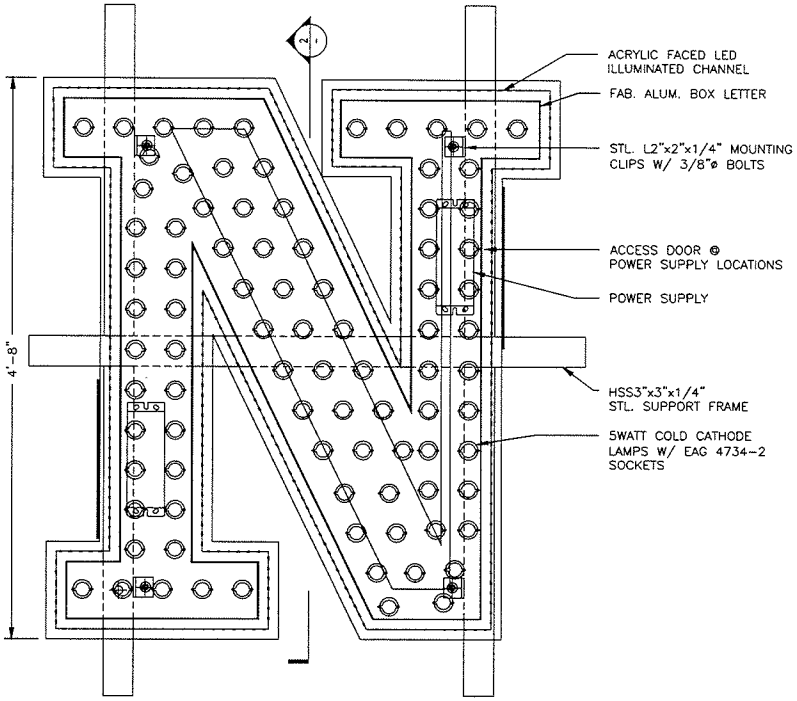
DESIGN NO: S-050710B	PROJECT MGR.: L. MORGAN
DRAWN BY: D. DUPREE	DATE: MAY 11, 2010
JOB NO: 21-04327	

SHEET NO: S-6
OF: 14

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

AUG 19 2010

VAR-39237



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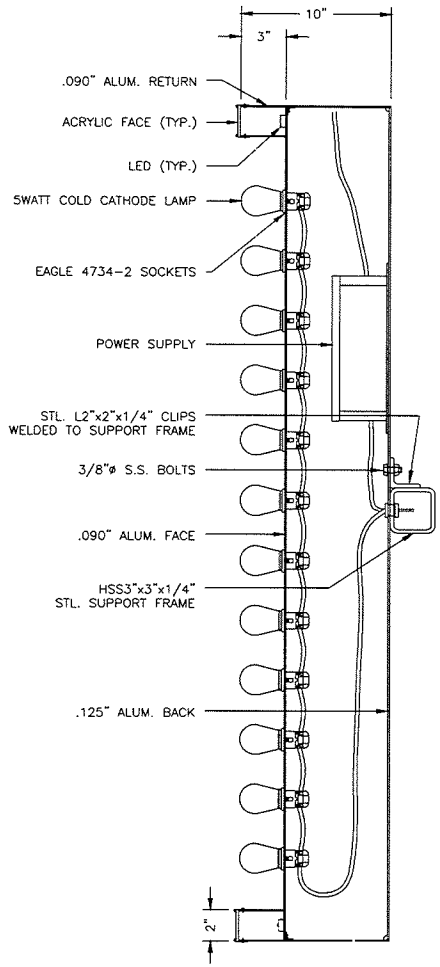

2 SECTION DETAIL
SCALE: 1 1/2" = 1'-0"

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SIGN COMPANY
4602 NORTH AVENUE, OCEANSIDE, CA. 92056
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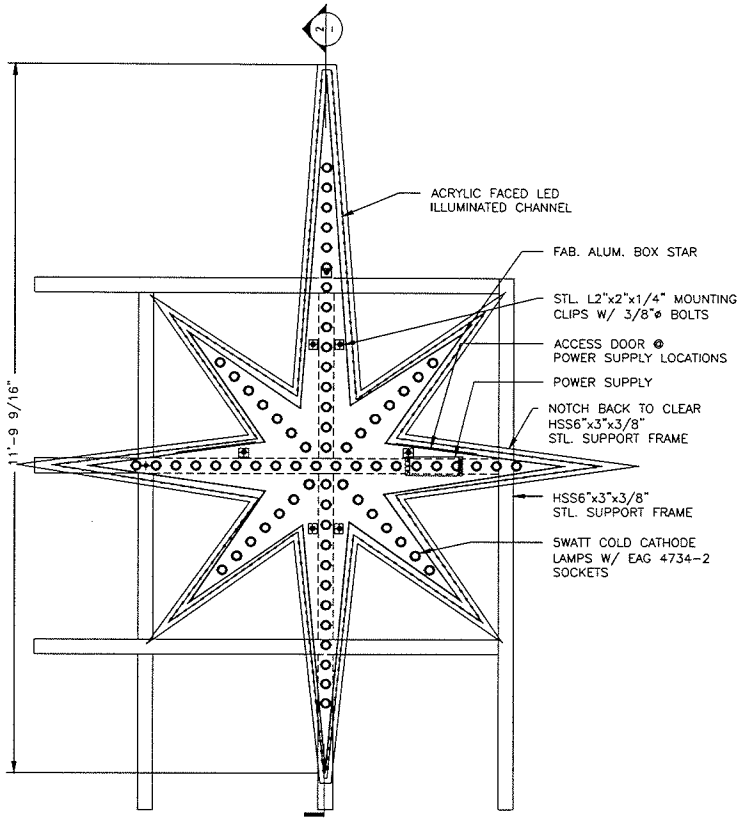
NEON BONEYARD PARK
CITY OF LAS VEGAS
LAS VEGAS, NV

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

SHEET NO: S-7
OF: 14

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

AUG 19 2010 VAR-39237



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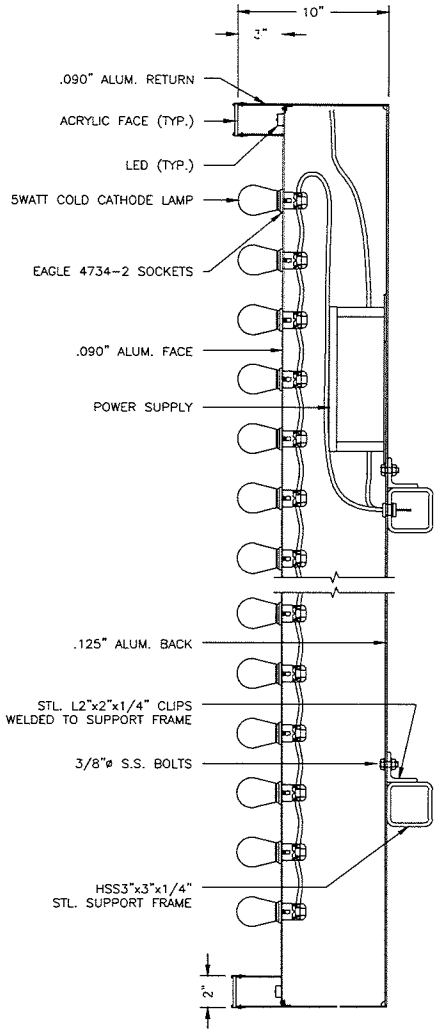
SCALE: 1/2" = 1'-0"



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

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

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NO.	REVISIONS	DATE	BY
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NEON BONEYARD PARK
CITY OF LAS VEGAS
LAS VEGAS, NV

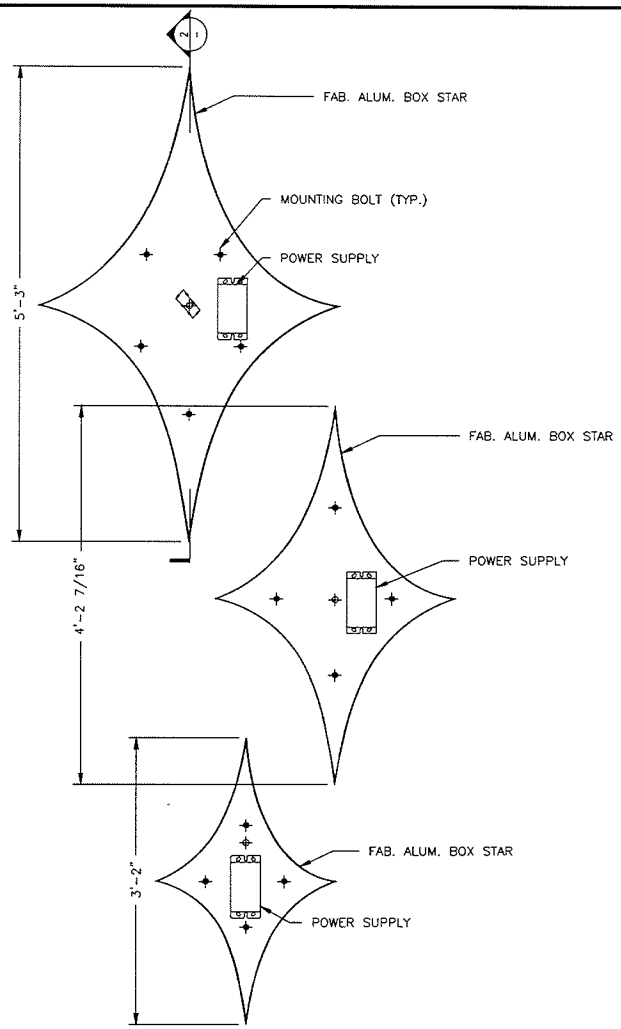
DESIGN NO: S-050710B	PROJECT MGR.: L. MORGAN
DRAWN BY: D. DUPREE	DATE: MAY 11, 2010
JOB NO: 21-04327	

SHEET NO: S-8
OF: 14

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

AUG 19 2010

VAR-39237



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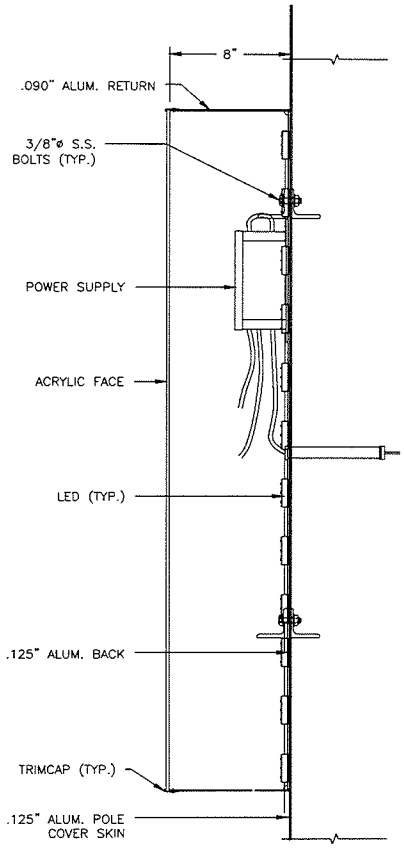
SCALE: 3/4" = 1'-0"



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

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

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NO.	REVISIONS	DATE	BY
A	GENERAL REVISIONS	6/30/10	PH
B	GENERAL REVISIONS	7/15/10	PH
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NEON BONEYARD PARK
CITY OF LAS VEGAS
LAS VEGAS, NV

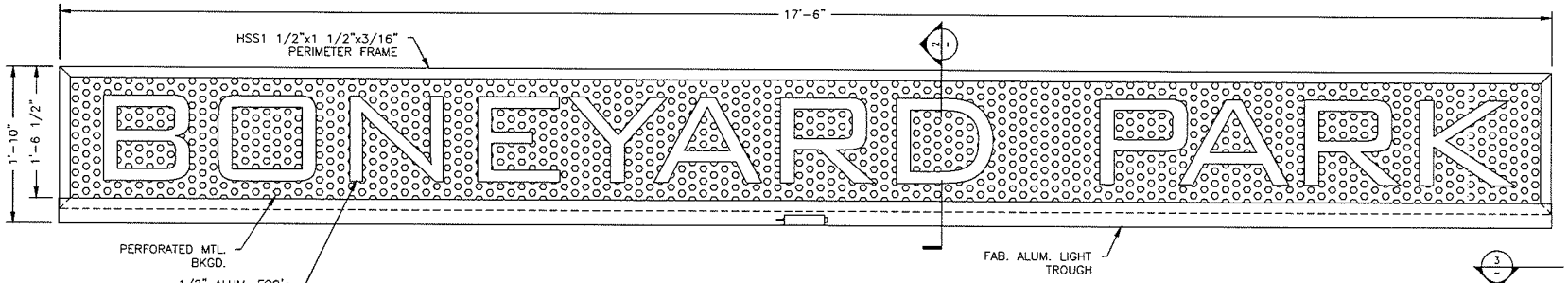
DESIGN NO: S-050710B	PROJECT MGR.: L. MORGAN
DRAWN BY: D. DUPREE	DATE: MAY 11, 2010
JOB NO: 21-04327	

SHEET NO: S-9
OF: 14

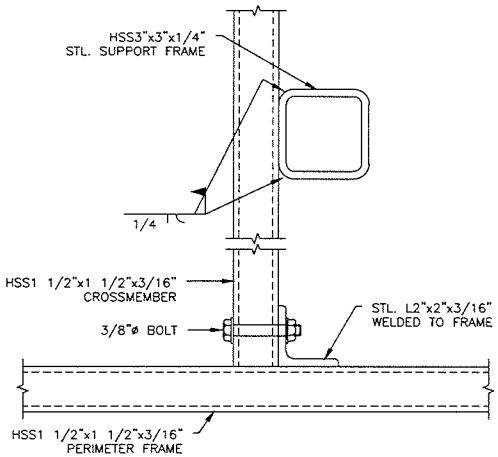
Drawing file: NEON BONEYARD LAS VEGAS, NV #21-04327 STEEL SUPPORT VERSION.dwg

AUG 19 2010

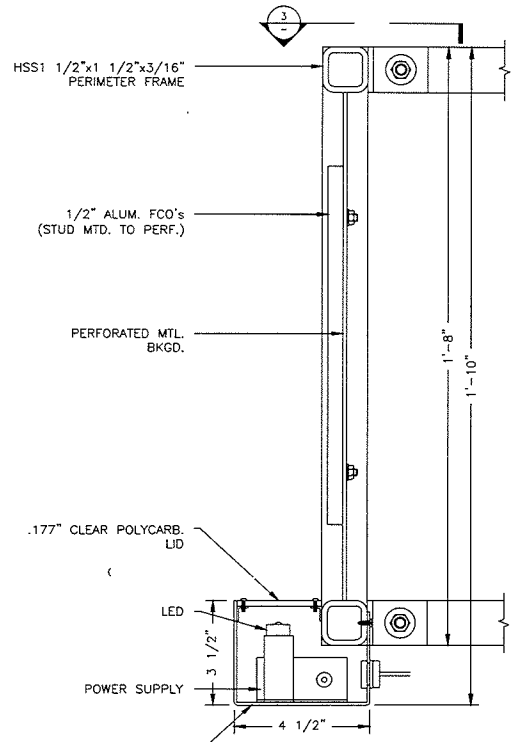
VAR-39237



1 ELEVATION
SCALE: 3/4" = 1'-0"



3 CONNECTION DETAIL
SCALE: 3" = 1'-0"



2 SECTION DETAIL
SCALE: 3" = 1'-0"

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SIGN COMPANY
4602 NORTH AVENUE, OCEANSIDE, CA. 92056
(760) 941-0715

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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-10
OF: 14

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

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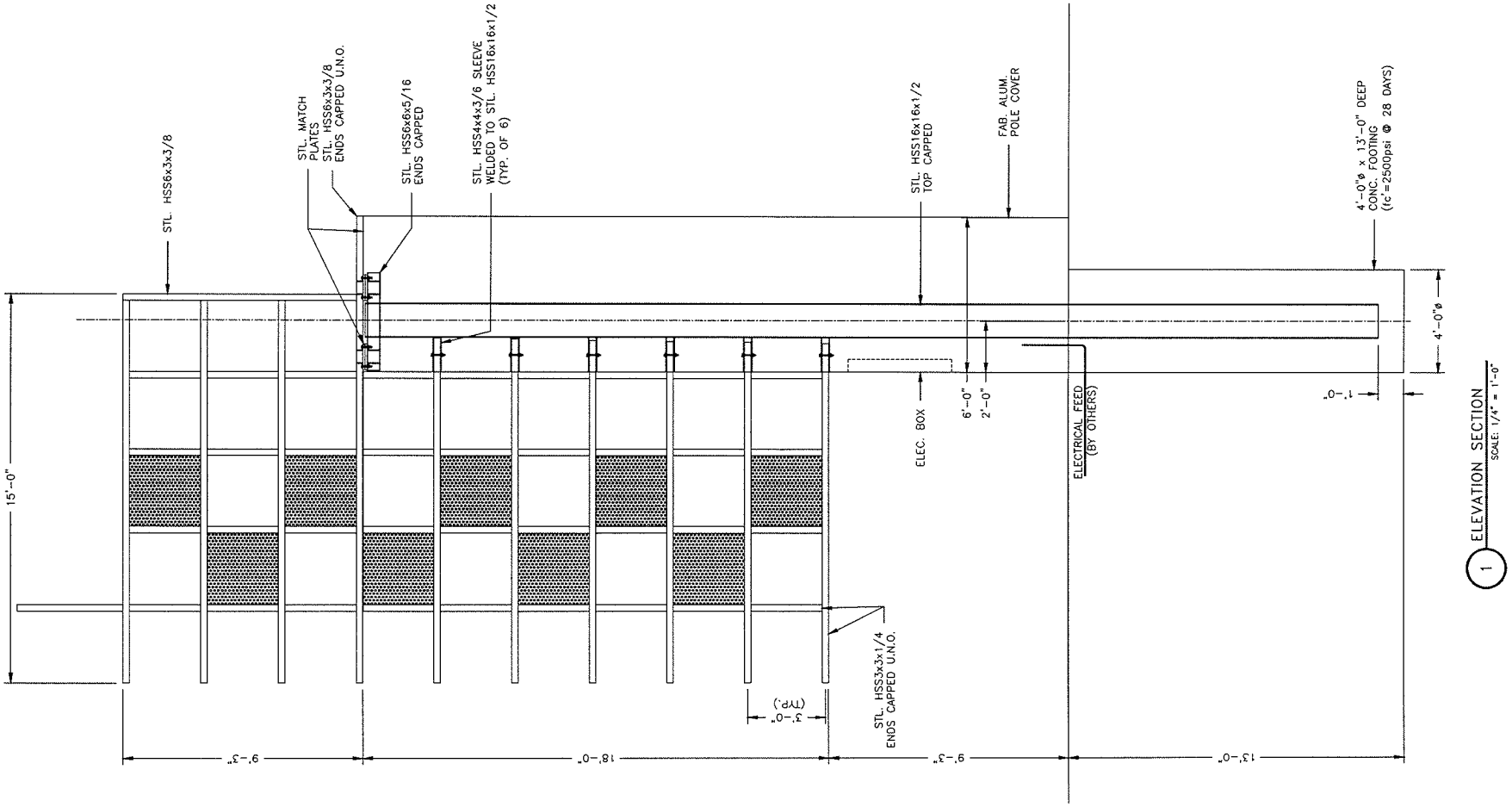

1 ELEVATION SECTION
SCALE: 1/4" = 1'-0"

STRUCTURAL OPTION #1

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SIGN COMPANY
4602 NORTH AVENUE, OCEANSIDE, CA. 92056
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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-11
OF: 14

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

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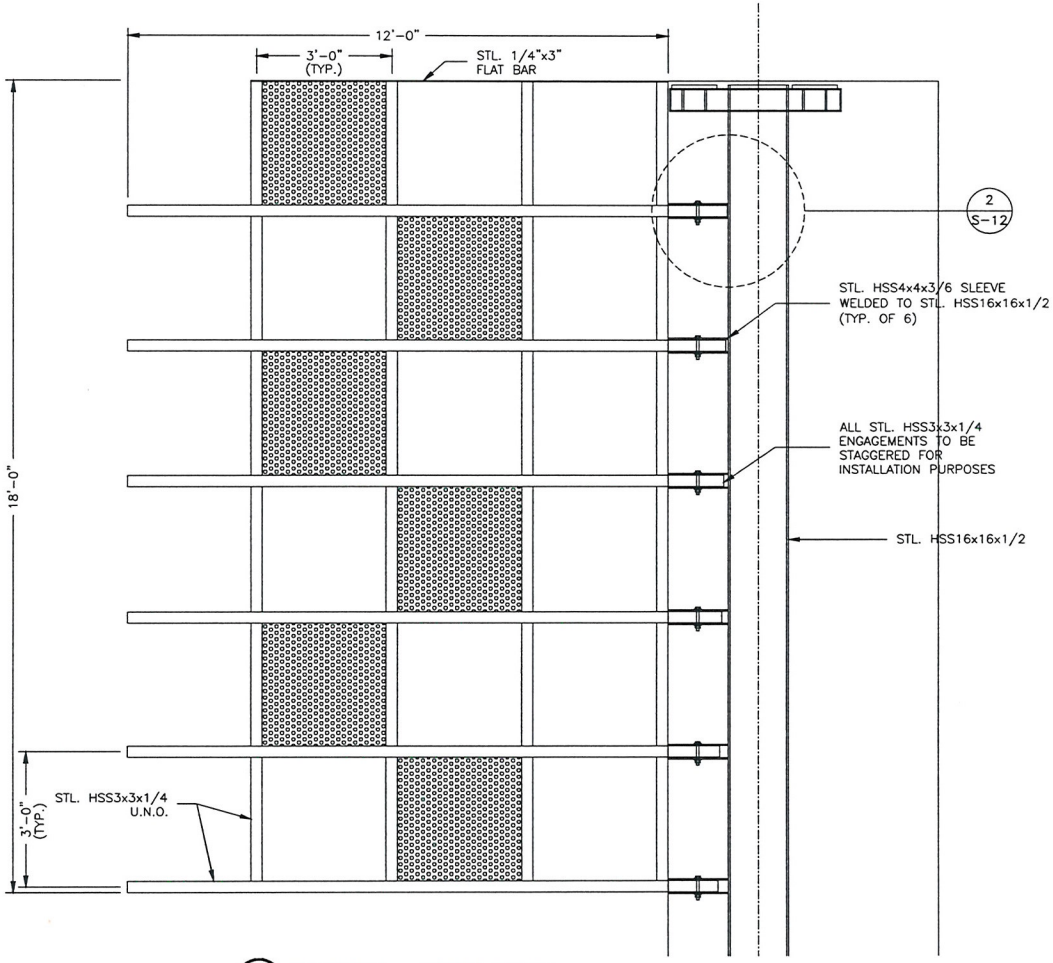
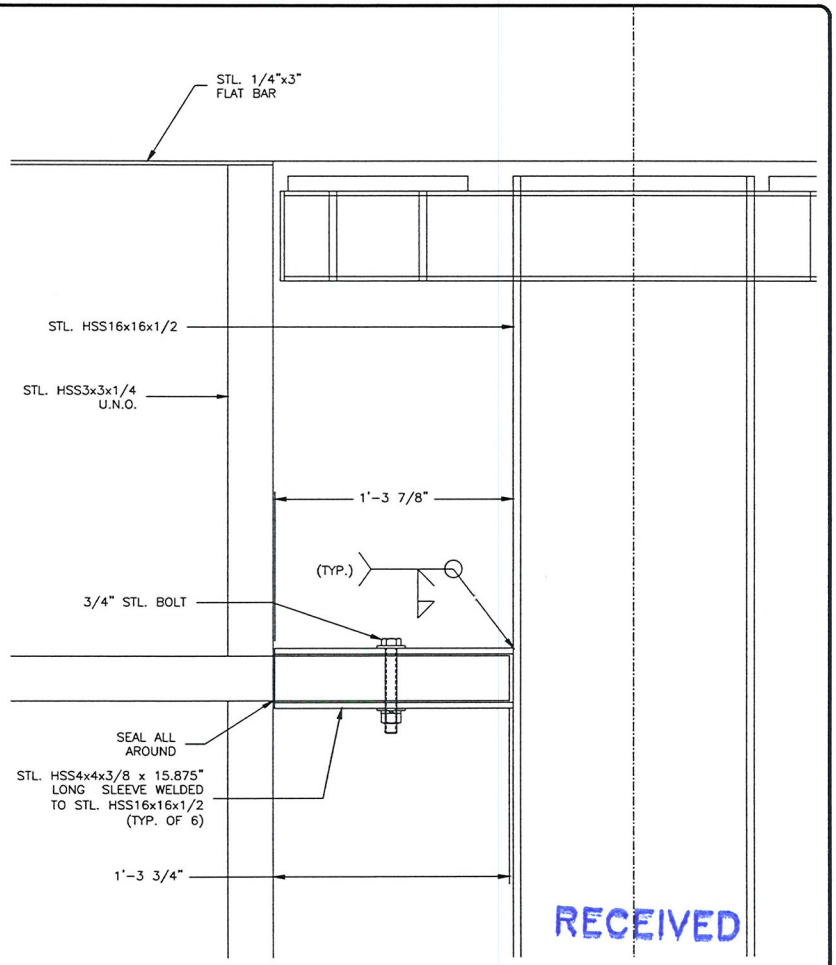


1 ELEVATION – LOWER FRAME
SCALE: 3/8" = 1'-0"



2 CONNECTION DETAIL (TYP.)
SCALE: 1 1/2" = 1'-0"

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AUG 19 2010

STRUCTURAL OPTION #1

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(760) 941-0715

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4			
5			
6			

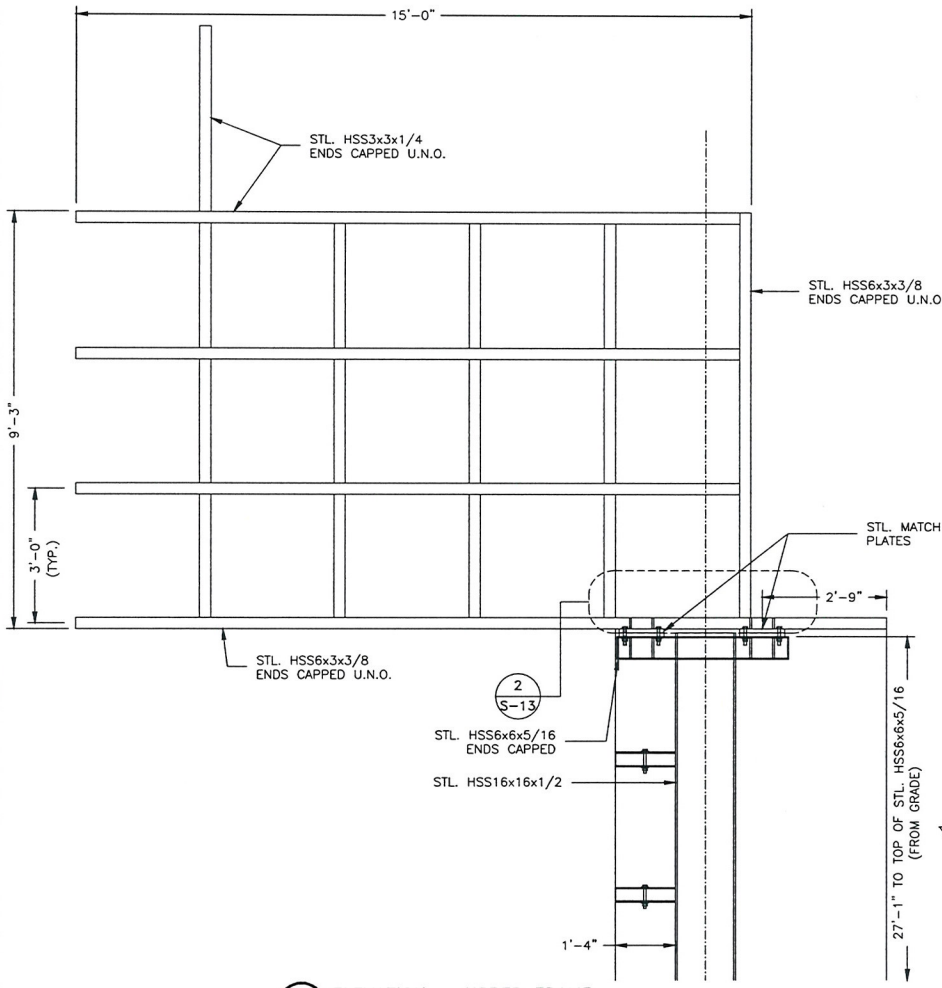
NEON BONEYARD PARK
CITY OF LAS VEGAS
LAS VEGAS, NV

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

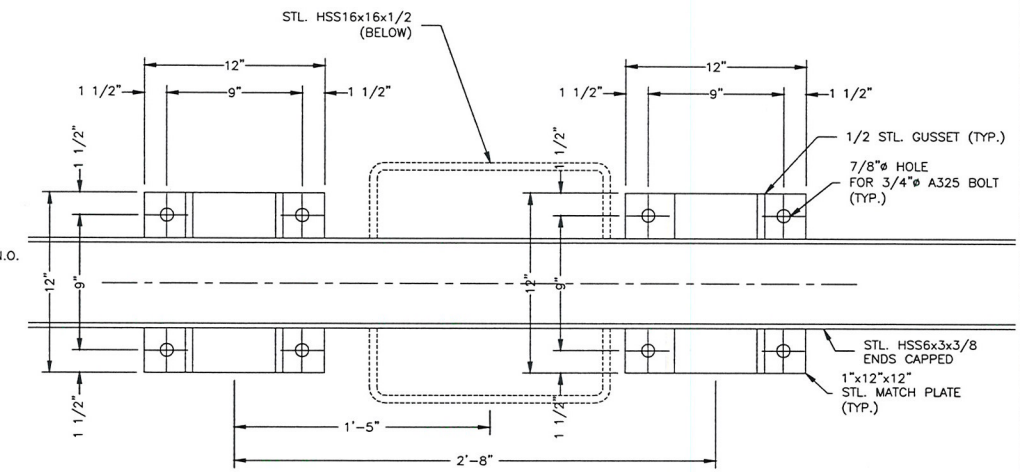
SHEET NO: S-12
OF: 14

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

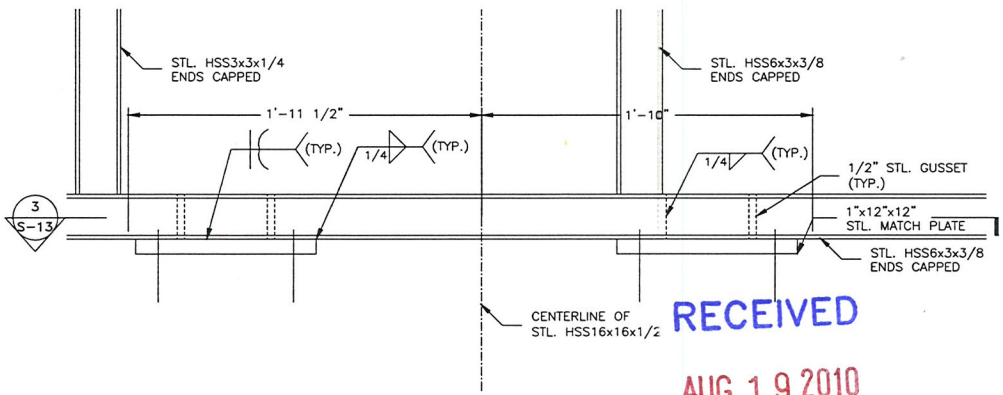
VAR-39237



1 ELEVATION – UPPER FRAME
SCALE: 3/8" = 1'-0"



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



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

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STRUCTURAL OPTION #1

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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-13
OF: 14

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

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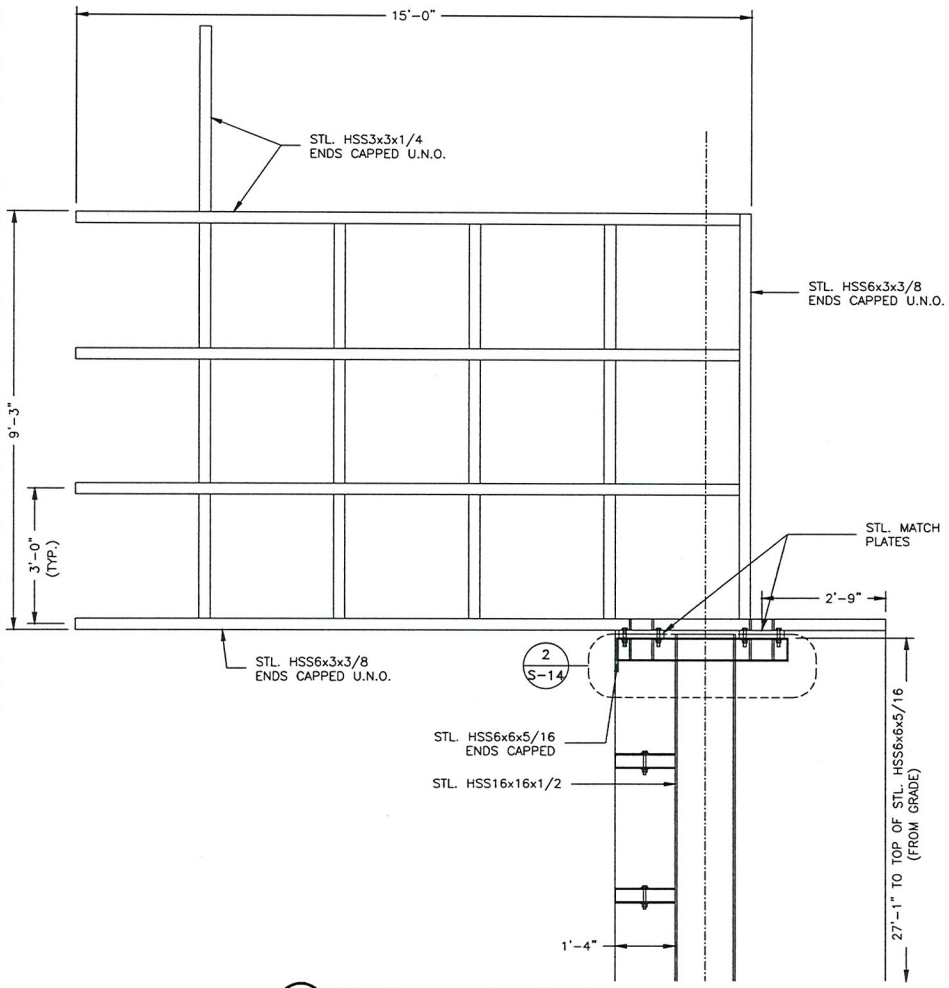
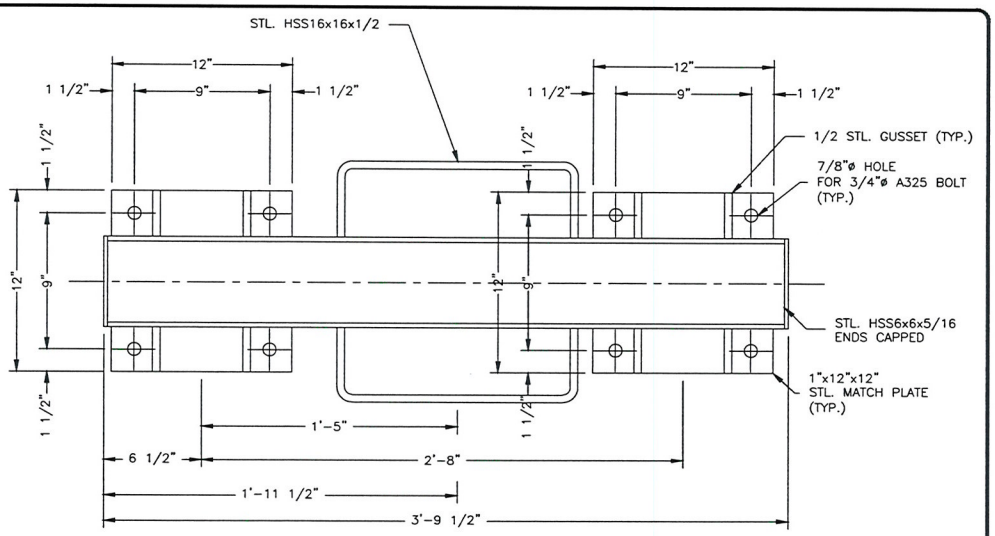
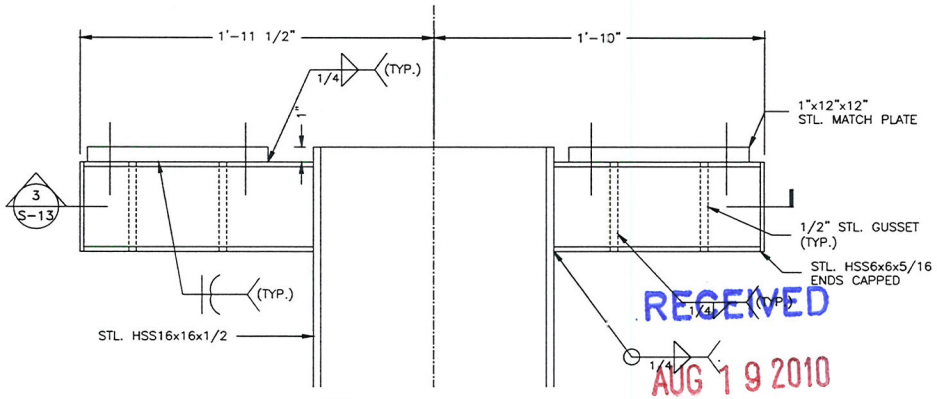


1 ELEVATION – UPPER FRAME
SCALE: 3/8" = 1'-0"



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



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

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AUG 19 2010

STRUCTURAL OPTION #1

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SIGN COMPANY
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(760) 941-0715

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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-14
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,

Yorgo Kagafas
Planner II

VAR-39237

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

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

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

SUBJECT:
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).

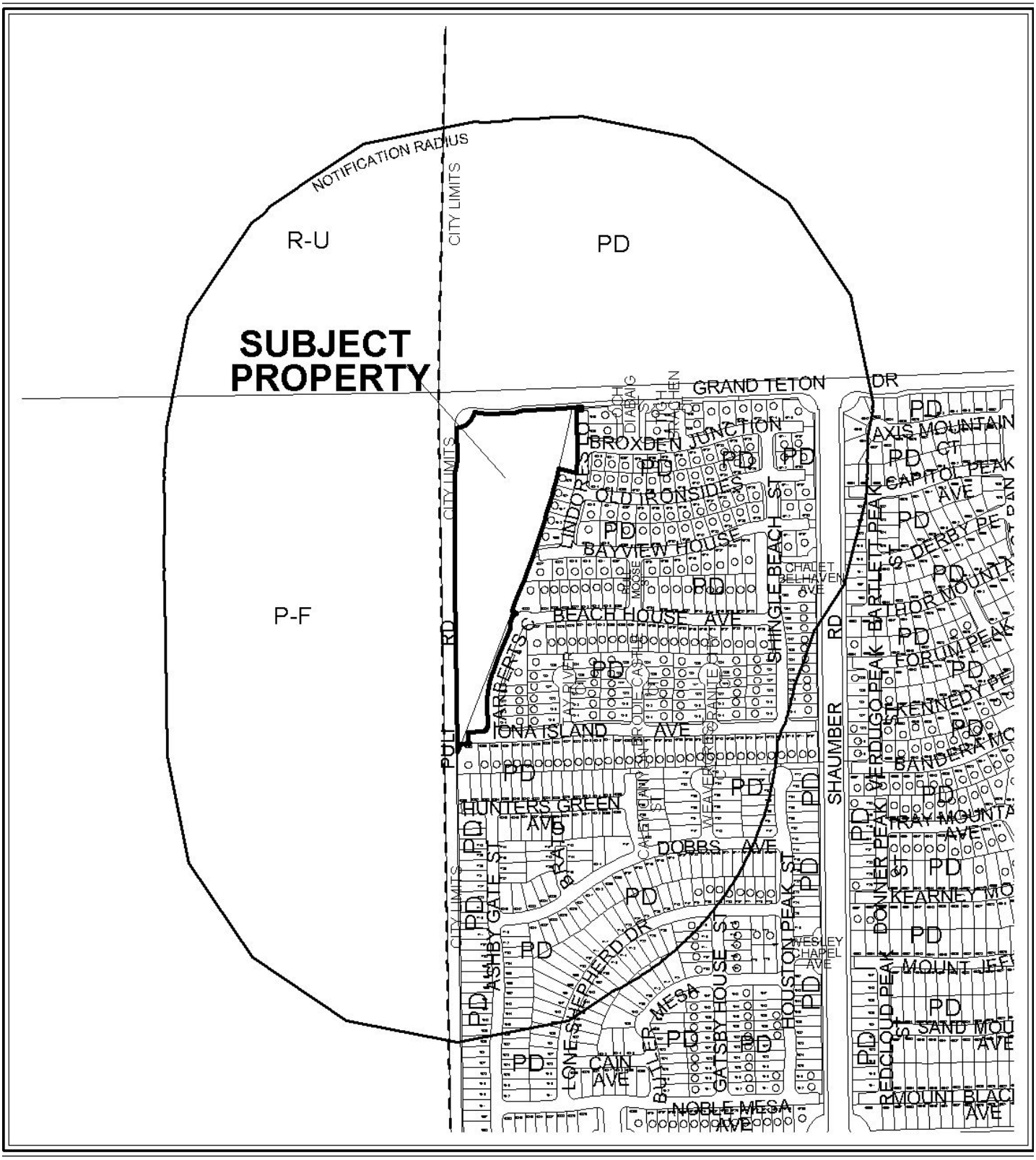
P.C.: FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends

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

CITY OF LAS VEGAS NEVADA



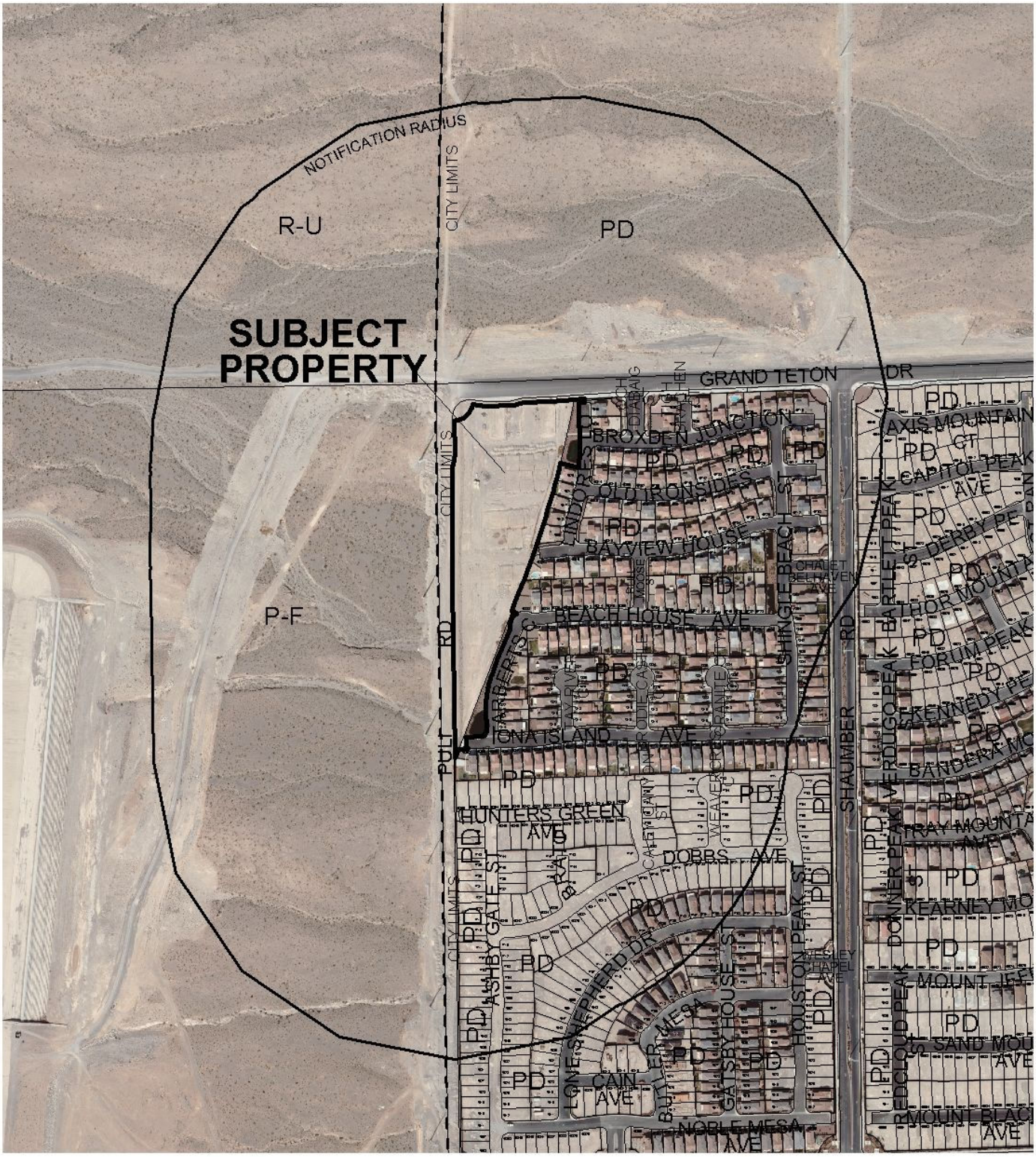
0 300 600 Feet

CASE: **WVR-39089**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

N



0 300 600 Feet

CASE: **WVR-39089**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

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

Name of Applicant: KB Home

Name of Representative: VTN-Nevada

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: 126-13-110-016

Signature of Property Owner: _____

State of Nevada Print Name: Robert McGibney

County of Clark

Subscribed and sworn before me

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

Janet E. Love ~~by Ro~~

Notary Public in and for said County and State

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

RECEIVED
AUG 04 2010

Revised 11-14-06

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

Janet E. Love

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

My Commission Expires: 4/11/12

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AUG 04 2010

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: WAIVER

Project Address (Location) East of PULI ROAD and GRAND TETON DRIVE

Project Name CLIFF'S EDGE POD # 201 and 203 / UNIT # 5 **Proposed Use** Residential

Assessor's Parcel #(s) 126-13-110-016 **Ward #** 6

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

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

Gross Acres 5.73 **Lots/Units** 54 **Density** 9.08

Additional Information _____

PROPERTY OWNER KB HOMES of NEVADA INC. **Contact** JANET LOVE

Address 4127 E. Van Buren Street # 150 **Phone:** 266-8400 **Fax:** 266-8623

City Phoenix **State** Arizona **Zip** 85008

E-mail Address jlove@kbhome.com

APPLICANT KB Homes of Nevada Inc **Contact** JANET LOVE

Address 5655 Badura Avenue **Phone:** 266-8400 **Fax:** 266-8623

City Las Vegas **State** Nevada **Zip** 89119

E-mail Address jlove@kbhome.com

REPRESENTATIVE VTN_NEVADA **Contact** Jeffrey Armstrong

Address 2727 South Rainbow Boulevard **Phone:** 253-2431 **Fax:** 362-2597

City Las Vegas **State** Nevada **Zip** 89146

E-mail Address jeffreya@vtnnv.com

Property Owner Signature* _____

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

Print Name ROBERT McGINTY

County

Subscribed and sworn before me

This 22ND day of JULY, 2010.

_____

Notary Public in and for said County and State

see attached

Revised 10/27/08

FOR DEPARTMENT USE ONLY

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

RECEIVED AUG 04 2010

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

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

ACKNOWLEDGEMENT

State of Nevada

County of Clark

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

Witness my hand and official seal.

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

Janet E. Love

Janet E. Love

My Commission Expires: 4/11/12

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

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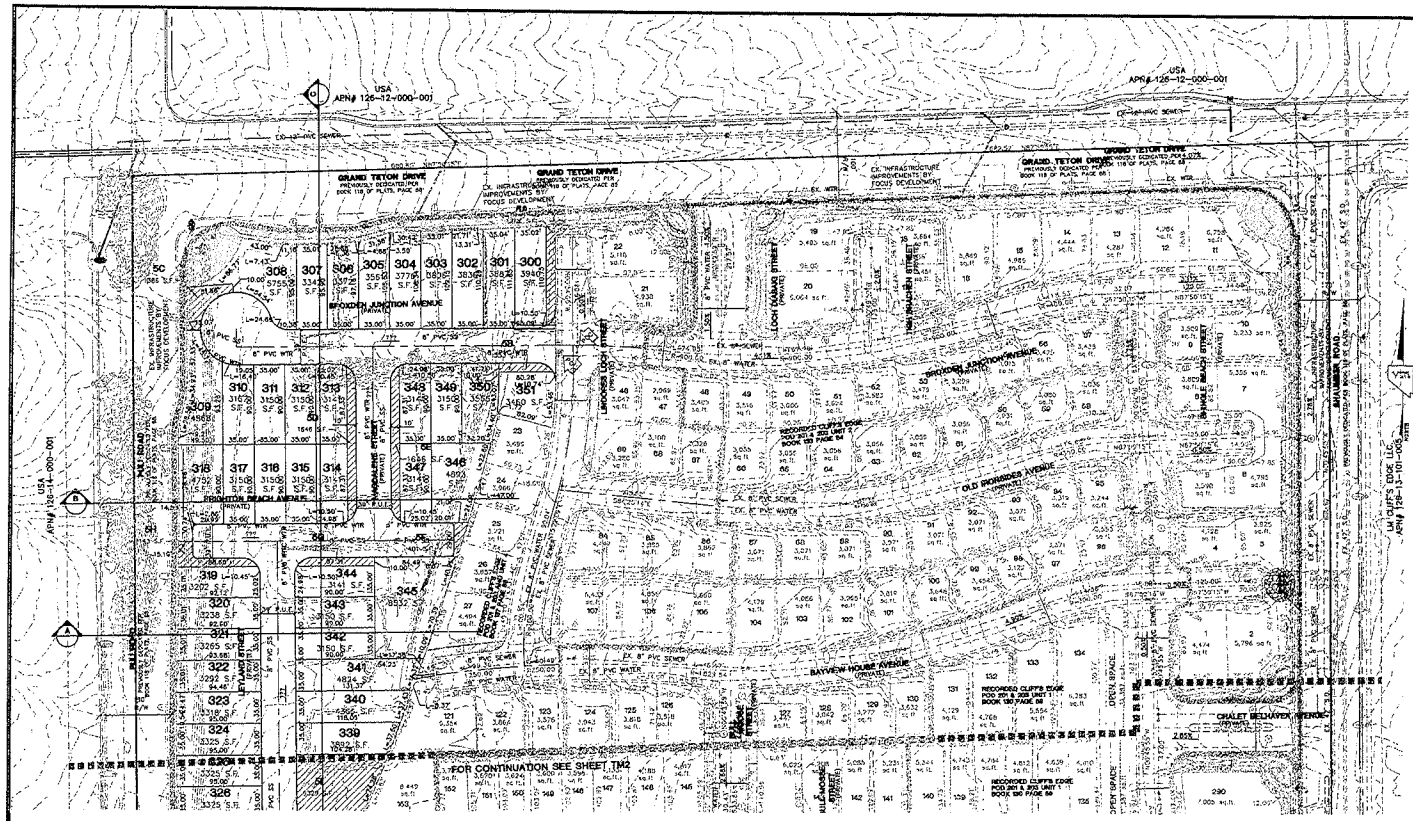
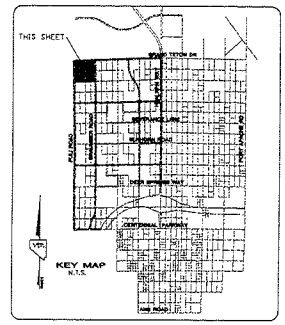




GRAPHIC SCALE

1" = 60'

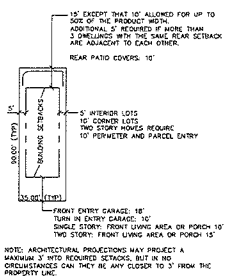
NOTE
SEE SHEET TM3 FOR TYPICAL SECTIONS

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

LEGEND

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

1. ALL IMPROVEMENTS SHALL CONFORM TO THE UNIFORM STANDARDS AND SPECIFICATIONS OF CLARK COUNTY, NEVADA.
2. UTILITY SERVICES PROVIDED AS FOLLOWS
   WATER ..... LAS VEGAS VALLEY WATER DISTRICT
   ELECTRIC ..... NV ENERGY
   GAS ..... SOUTHWEST GAS CORPORATION
   SEWER ..... CITY OF LAS VEGAS
   SOLID WASTE DISPOSAL ..... SILVER STATE DISPOSAL SERVICE
   TELEPHONE ..... EMBARQ CENTRAL-NEVADA
3. UTILITY EASEMENTS TO BE DEDICATED TO RESPECTIVE AGENCIES.
4. SEWER CONTRIBUTION (BASED ON 54 LOTS)
   AVERAGE DAILY FLOW = 0.0135 MGD
   PEAK FLOW (PF=3.5) = 0.04725 MGD
5. BUILDING SETBACKS TO COMPLY WITH CLIFFS EDGE DESIGN GUIDELINES
6. STORM WATER TO SURFACE DRAIN ON STREETS.
7. THIS DEVELOPMENT IS A PORTION OF A MASTER PLAN SHOWN BY CLIFFS EDGE PLANNED AREA.
8. THIS DEVELOPMENT DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE AS DESIGNATED BY FEMA F.I.R.M. NO. 32003C0750 E.
9. ALL INTERIOR SEWER AND WATER MAINS ARE 8" UNLESS OTHERWISE SHOWN.
10. ALL INTERIOR STREETS ARE PRIVATE 32' WIDE UNLESS OTHERWISE SHOWN.
11. ALL INTERIOR PROPERTY LINE RADIUS = 20' AT INTERSECTIONS AND 30' EXTERIOR PROPERTY LINE RADIUS.
12. THIS SUBDIVISION WILL HAVE CC&R'S & TO MAINTAIN LANDSCAPING IN PERPETUITY BY THE HOME OWNER'S ASSOCIATION.
13. COMMON ELEMENTS AND LANDSCAPING PER CLIFFS EDGE DESIGN GUIDELINES.
14. THERE ARE NO OBSERVABLE FAULTS OR FISSURES ON OR NEAR THIS SITE.
15. SEEPS, SPRINGS, OR OTHER INDICATIONS OR HIGH GROUND WATER LEVELS WERE NOT NOTED ON THE SUBJECT PROPERTY.
16. THE BOUNDARY FOR THIS PROJECT IS FROM SURVEY BOUNDARY. ALL LOT DIMENSIONS ARE PRELIMINARY AND WILL VARY FROM FINAL MAP.
17. NO EXISTING STRUCTURES ON SITE LOCATION.



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

TYPICAL LOT DETAIL
36' x 90' LOTS

SITE DATA (UNIT 5 ONLY)

PROPOSED ZONING	RPD
NET AREA	9.726 ACRES
COMMON AREA	0.064 ACRES
AVERAGE OF LOTS	0.2 ACRES
PROPOSED DENSITY (CAP=15.0 DU/AC)	9.08 DU/AC
NUMBER OF COMMON ELEMENTS	1
OPEN SPACE REQUIRED: (52 LOTS x 25 sf)	1300 sf
OPEN SPACE PROVIDED	27,452 sf
GUEST PARKING REQUIRED: (0.2 x 54)	11 SPACES
APN#'S 126-13-110-016	

Call before you Dig
1-800-227-2600

Call before you Overhead
1-702-227-2929

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

PROJECT BENCHMARK
PROJECT DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
CLARK COUNTY VERTICAL CONTROL: 1C00-EN6
NAVD88 ELEVATION: 787.794 METERS (2584.62 FEET)
RIVET AND SQUARE ALUMINUM PLATE IN A CONCRETE CYLINDER, LOCATED 25' SOUTH & 50' EAST OF GRAND CANYON DRIVE AND RED COACH AVENUE, 1' WEST OF ELECTRICAL VAULT.

Call before you Underground
1-702-455-7511
1-702-229-6611

REV.	DATE	BY
7		
6		
5		
4		
3		
2		
1		

REVISION

KB HOME NEVADA Inc.
3121 SOUTH RAINBOW BOULEVARD
LAS VEGAS, NV. 89146
(702) 255-5400

CITY OF LAS VEGAS

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

TENTATIVE MAP

CLIFF'S EDGE
POD 201 & 203
UNIT 5

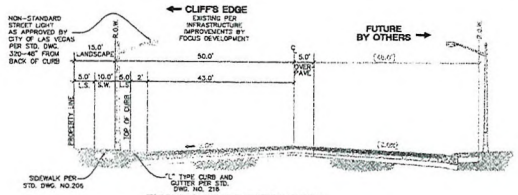
DRAWN BY: MWD — Feb 12, 10
DESIGNED BY: — Feb 12, 10
CHECKED BY: DPA — Feb 12, 10
PROJECT NO: 8335-5
SCALE: 1"=60' HORIZ. N/A VERT.

KENNETH P. HOPOLSON
CIVIL
NO. 10639
EXPIRES 12-31-11

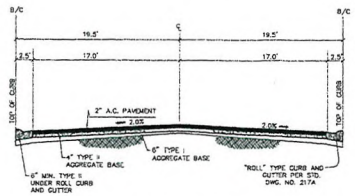
SHEET
TM1
1 OF 5 SHEETS
DRAWING NO.

WVR-39089
TMP-39088

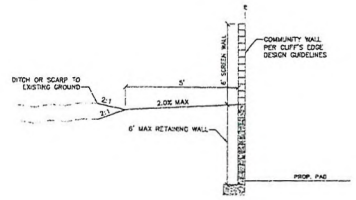
RECEIVED
AUG 04 2010



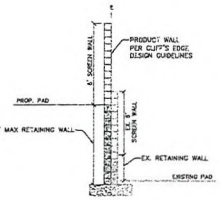
EXISTING GRAND TETON DRIVE
DEVIATION FROM STANDARDS
100.0' R.O.W.
N.T.S.



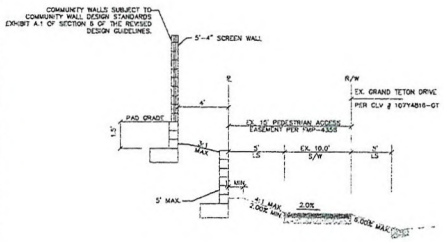
TYPICAL INTERIOR STREET SECTION
39.0' B/C
N.T.S.



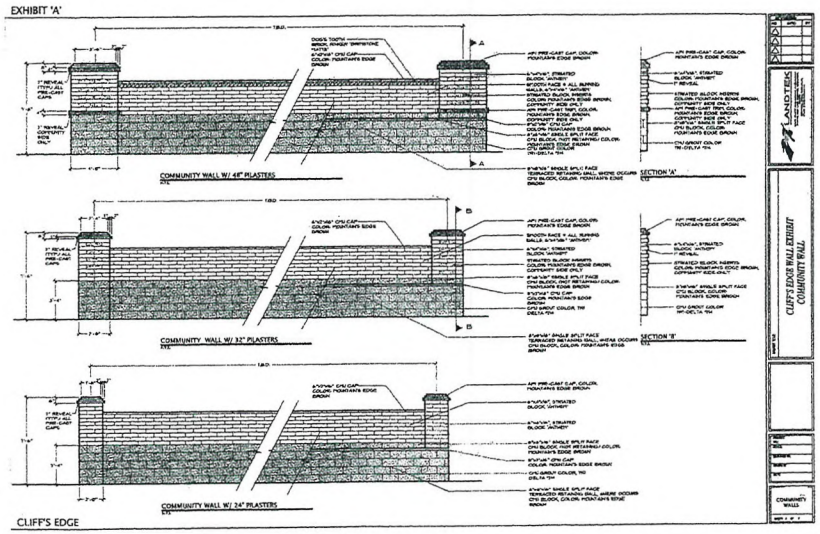
WEST PERIMETER WALL DETAIL
PER SECTION 6.2.2.1
N.T.S.



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



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



KB HOME NEVADA Inc.
3455 BOULDER HWY.
LAS VEGAS, NV 89121
(702) 298-8400

CITY OF LAS VEGAS

2727 SOUTH RAINBOW BOULEVARD
LAS VEGAS, NEVADA 89146-3148
PH. (702) 873-7500 FAX (702) 362-2987 WEB WWW.VTNV.COM
CONSULTING ENGINEERS ● PLANNERS ● LAND SURVEYORS

TENTATIVE MAP

CLIFF'S EDGE
POD 201 & 203
UNIT 5

REV	DATE	BY	REVISION
1			
2			
3			
4			
5			
6			
7			

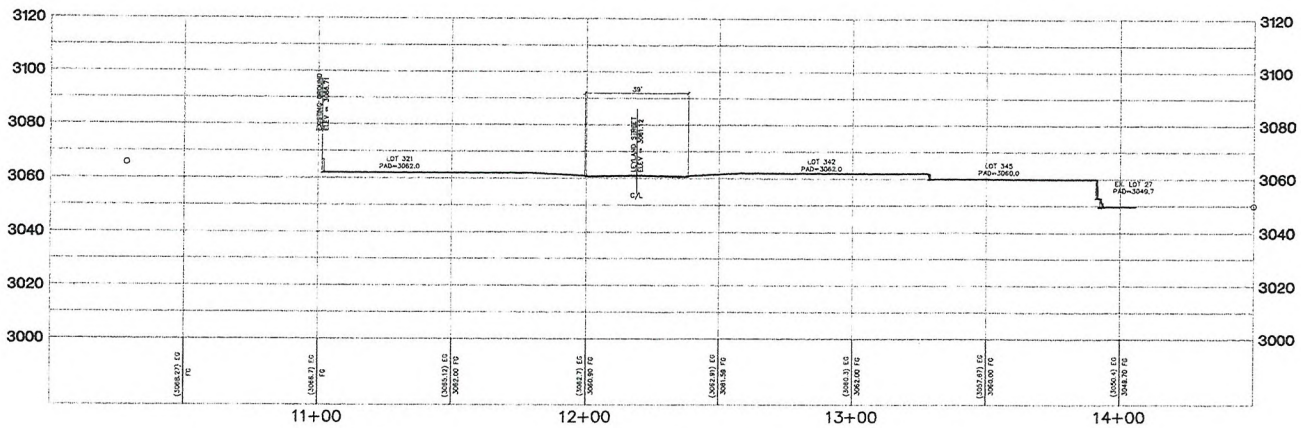
DRAWN BY: MJD — Feb. 17, 10
DESIGNED BY: MJD — Feb. 17, 10
CHECKED BY: — Feb. 17, 10
PROJECT NO: 633-5
SCALE: N/A
HORIZ. N/A VERT.

KENNETH F. NICHOLSON — CIVIL — 10639 — EXPIRES 12-31-11

SHEET TM3
3 of 5 SHEETS
DRAWING NO.

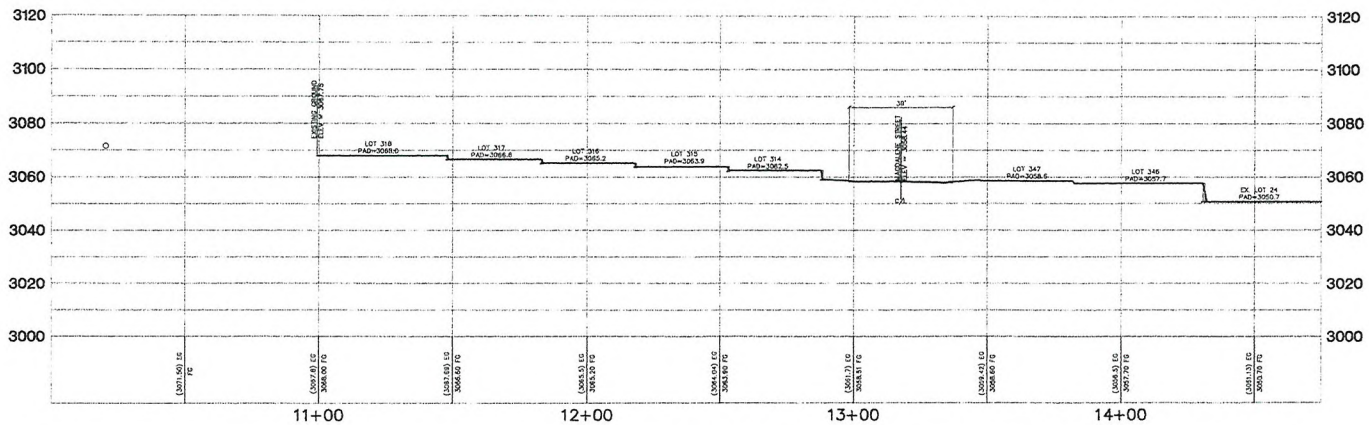
WVR-39089
TMP-39088

RECEIVED
AUG 0 4 2010



CROSS SECTION A

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



CROSS SECTION B

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

KB HOME NEVADA Inc.
9655 EDGEWOOD DRIVE
LAS VEGAS, NV 89118
(702) 366-8400

CITY OF LAS VEGAS
2727 SOUTH RAINBOW BOULEVARD
LAS VEGAS, NEVADA 89146-5148
PH: (702) 873-7500 FAX (702) 362-2397 WEB WWW.VHNV.COM
CONSULTING ENGINEERS ■ PLANNERS ■ LAND SURVEYORS

TENTATIVE MAP

CLIFF'S EDGE
POD 201 & 203
UNIT 6

REV	DATE	BY	REVISION
1			
2			
3			
4			
5			
6			
7			

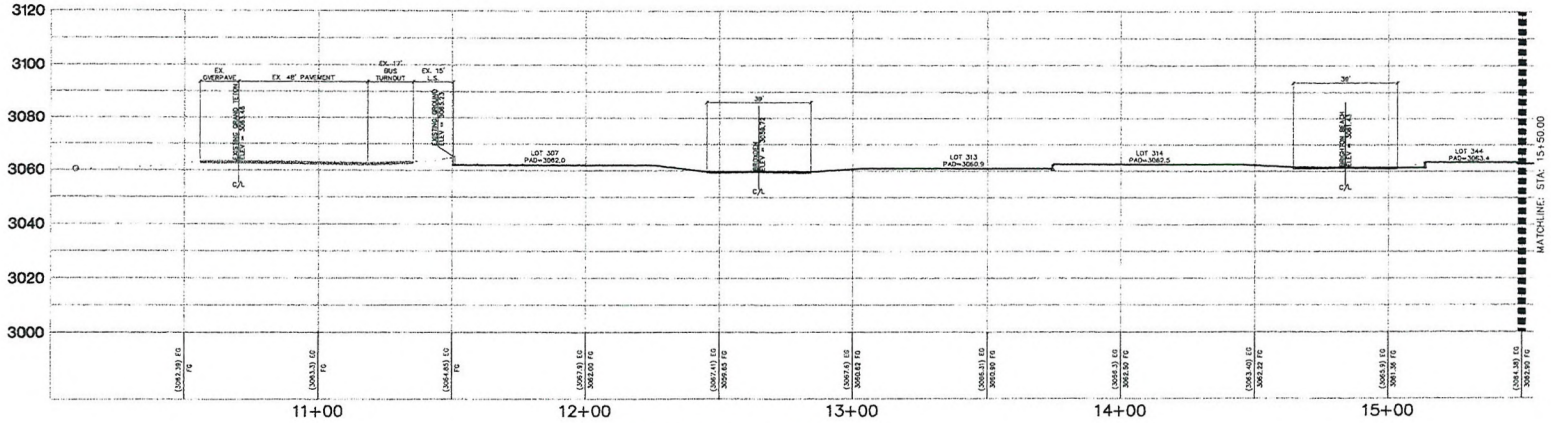
DRAWN BY: MKD Feb. 17, 10
DESIGNED BY: MKD Feb. 17, 10
CHECKED BY: Feb. 17, 10
PROJECT NO: 6335-5
SCALE: 1"=20' HORZ. 1"=20' VERT.

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

SHEET
TM4
4 of 5 SHEETS
DRAWING NO.

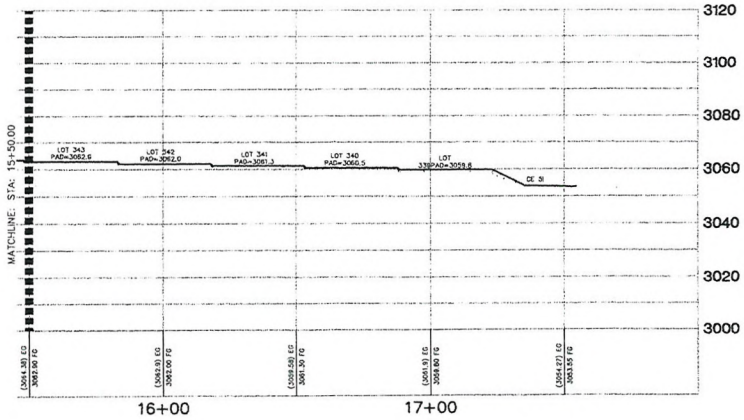
WVR-39089
TMP-39088

RECEIVED
AUG 04 2010



CROSS SECTION C

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



CROSS SECTION C

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

REVISION	BY	DATE	NO.
			1
			2
			3
			4
			5
			6
			7

KB HOME NEVADA Inc.
3663 SOUTH MIDLAND RD.
LAS VEGAS, NV 89115
(702) 259-8400

CITY OF LAS VEGAS
2727 SOUTH RAINBOW BOULEVARD
LAS VEGAS, NEVADA 89146-5148
PH. (702) 870-1300 FAX (702) 362-2537 WEB WWW.VTINV.COM
CONSULTING ENGINEERS & PLANNERS & LAND SURVEYORS

VTI

TENTATIVE MAP

CLIFFS EDGE
POD 201 & 203
UNIT 5

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

REGISTERED PROFESSIONAL ENGINEER
KENNETH F. NICHOLSON
CIVIL
No. 10539
STATE OF NEVADA
EXPIRES 12-31-11

SHEET
TM5
5 of 5 SHEETS
DRAWING NO.

WVR-39089
TMP-39088

RECEIVED
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
AUG 04 2010

WVR-39089
TMP-39088

PROVIDENCE

Master Planned Community

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

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

Sincerely,
Providence Design Review Committee

Calvin Champlin
Senior Vice President of Entitlements

cc via email: Chris Dingell – Focus

Enclosures (none)

RECEIVED

WVR-39089 AUG 04 2010

TMP-39088

PROVIDING QUALITY PROFESSIONAL
SERVICES SINCE 1960

August 4, 2010

W.O. # 6335-5

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

RE: **Waiver to Title 18.12**

Planning Department,

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

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

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

Sincerely,
VTN-Nevada

Jeffrey R.Armstrong, Senior Planner
cc: Janet Love, KB Homes of Nevada
Ken Nicholson, PM-VTN

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AUG 04 2010
WVR-39089

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

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

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

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

consulting engineers • planners • surveyors

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

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

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

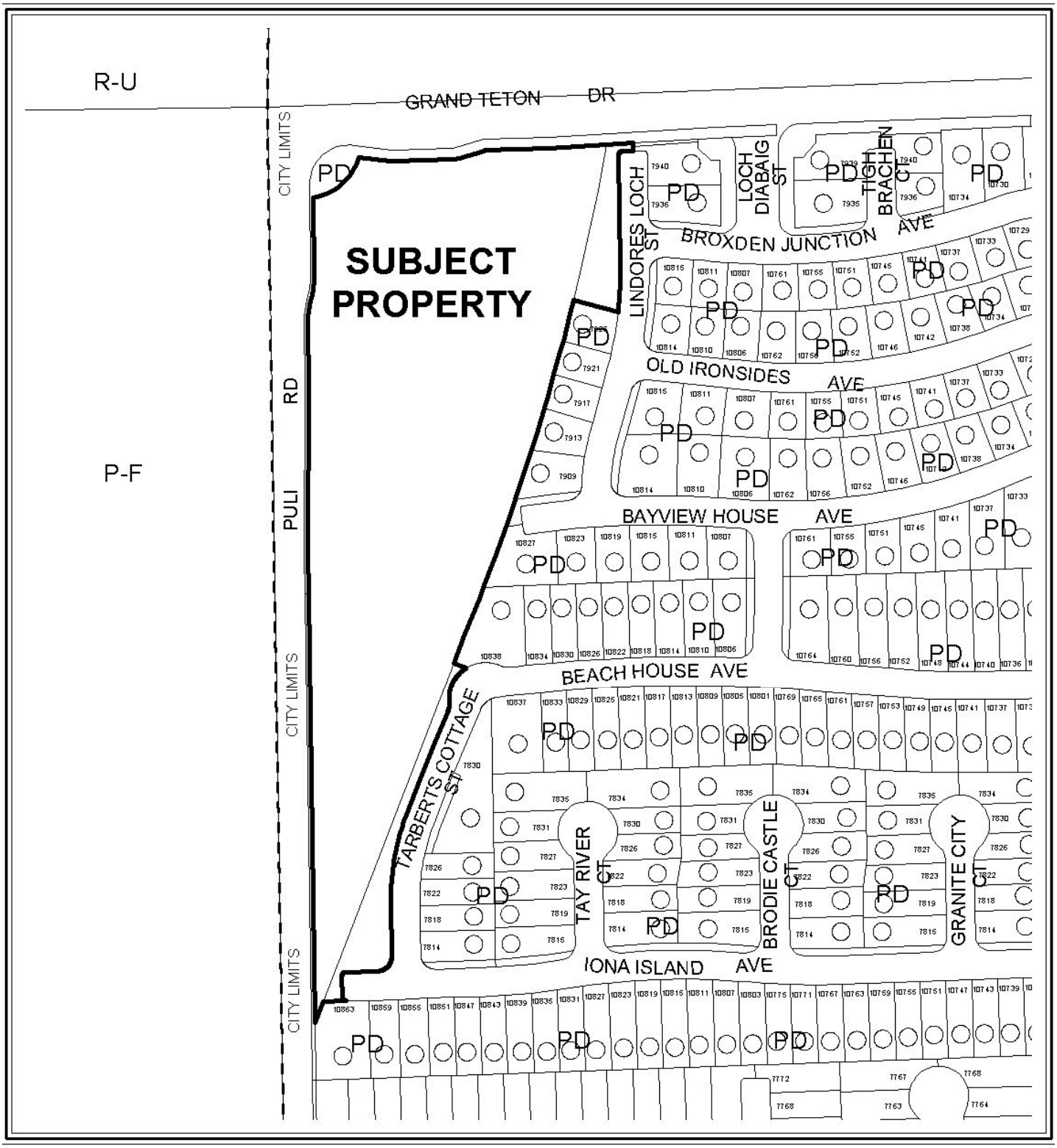
SUBJECT:
TMP-39088 - TENTATIVE MAP - CLIFF"S EDGE PODS 201 AND 203 UNIT 5 - APPLICANT/OWNER: KB HOME NEVADA, INC., ET AL - Request for a Tentative Map FOR A 52-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 8.06 acres adjacent to the southeast corner of Puli Road and Grand Teton Drive (APNs 126-13-110-016, 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:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends

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



0 100 200 Feet

CASE: TMP-39088

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

N

0 100 200 Feet

CASE: TMP-39088

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

N

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.

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

RECEIVED
AUG 04 2010

PLANNING & DEVELOPMENT

CITY OF LAS VEGAS

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: TENTATIVE MAP

Project Address (Location) E. OF PULI ROAD AND SOUTH OF GRAND TETON

Project Name CLIFF'S EDGE PODS 201 AND 203 UNIT 5 **Proposed Use** _____

Assessor's Parcel #(s) 126-13-110-016 **Ward #** 6

General Plan: existing _____ proposed _____ **Zoning:** existing PD proposed N/A

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

Gross Acres 5.73/8.06 **Lots/Units** 54 **Density** 9.08

Additional Information _____

PROPERTY OWNER KB HOME NEVADA INC. **Contact** JANET LOVE

Address 5655 BADURA AVENUE **Phone:** 266-8466 **Fax:** 266-8623

City LAS VEGAS **State** NV **Zip** 89118

E-mail Address _____

APPLICANT KB HOME NEVADA INC. **Contact** JANET LOVE

Address 5655 BADURA AVENUE **Phone:** 266-8466 **Fax:** 266-8623

City LAS VEGAS **State** NV **Zip** 89118

E-mail Address _____

REPRESENTATIVE VTN NEVADA **Contact** KATHY DANCHO

Address 2727 S RAINBOW BLVD **Phone:** 253-2469 **Fax:** 632-2597

City LAS VEGAS **State** NV **Zip** 89146

E-mail Address KATHYD@VTNNV.COM

Property Owner Signature* _____

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

Print Name Robert McGibney

State of Nevada, County of Clark

Subscribed and sworn before me

This 8th day of July, 20 10,

by Robert McGibney. C. Bilbrey

Notary Public in and for said County and State

My Commission Expires 6/25/11.

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

FOR DEPARTMENT USE ONLY

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

*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.

AUG 04 2010

Revised 10/27/08

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

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

STREET NAMES

Brighton Beach

Broxden Junction

Leyland

Magdalene

RECEIVED

AUG 04 2010

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

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

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

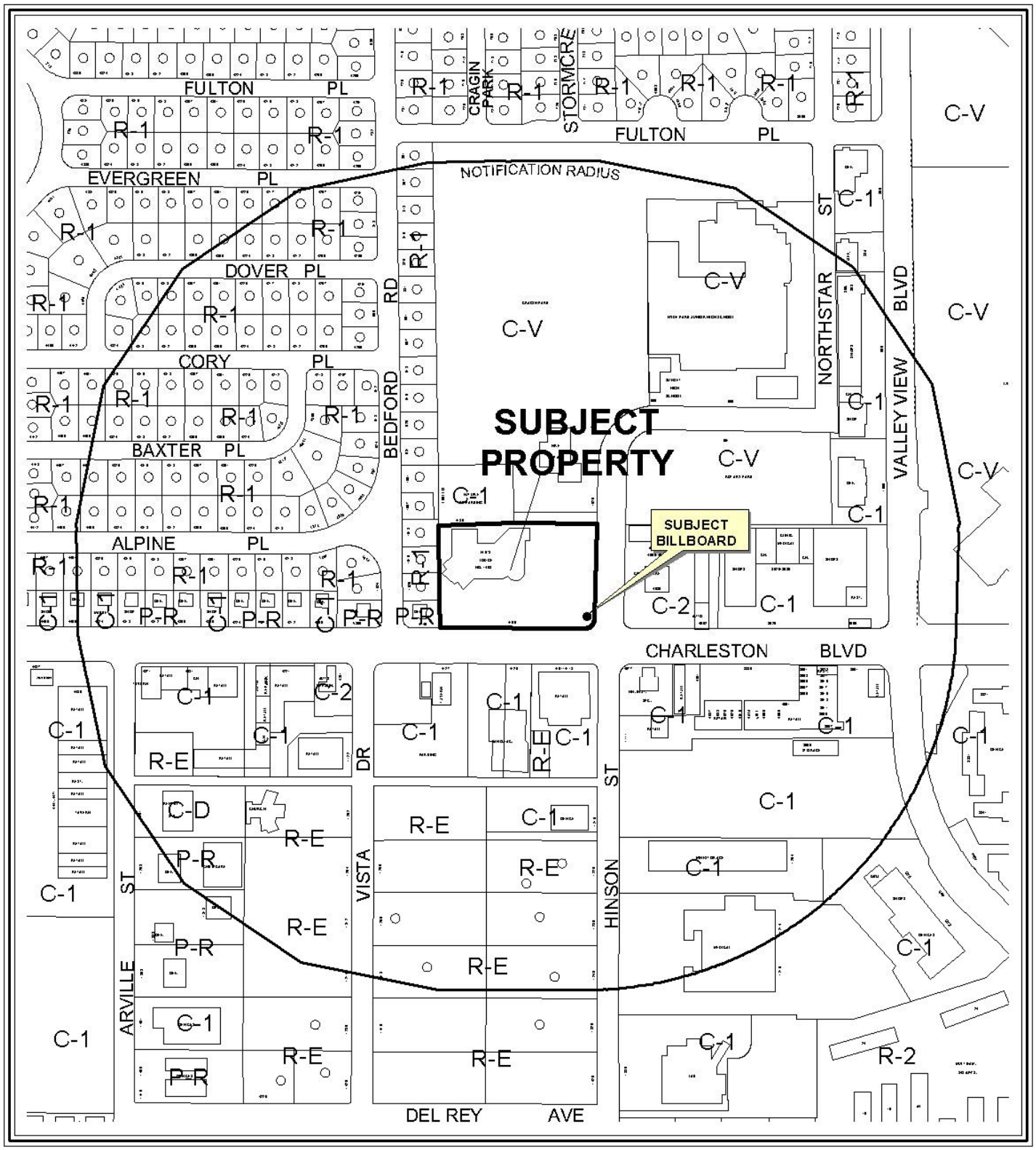
SUBJECT:
RQR-39097 - REQUIRED REVIEW THREE YEAR REVIEW - PUBLIC HEARING - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: LODGE BPOE #1468 - Required Review of a previously approved Special Use Permit (U-0216-90) FOR A 14-FOOT X 48-FOOT OFF-PREMISE SIGN at 4100 West Charleston Boulevard (APN 139-31-801-009), 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:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends

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



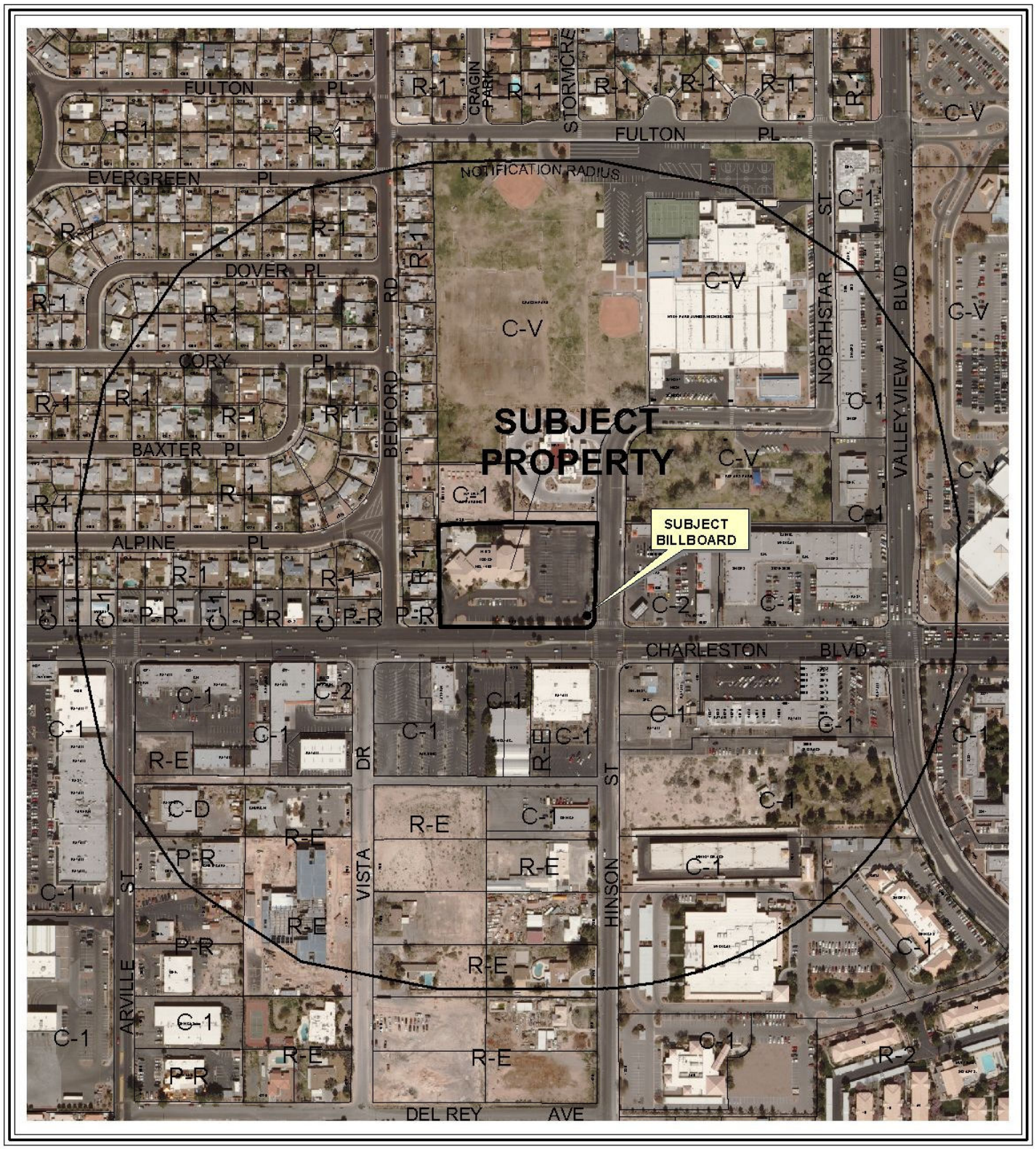
0 400 800 Feet

CASE: **RQR-39097**

RADIUS: 1000 FT

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

N



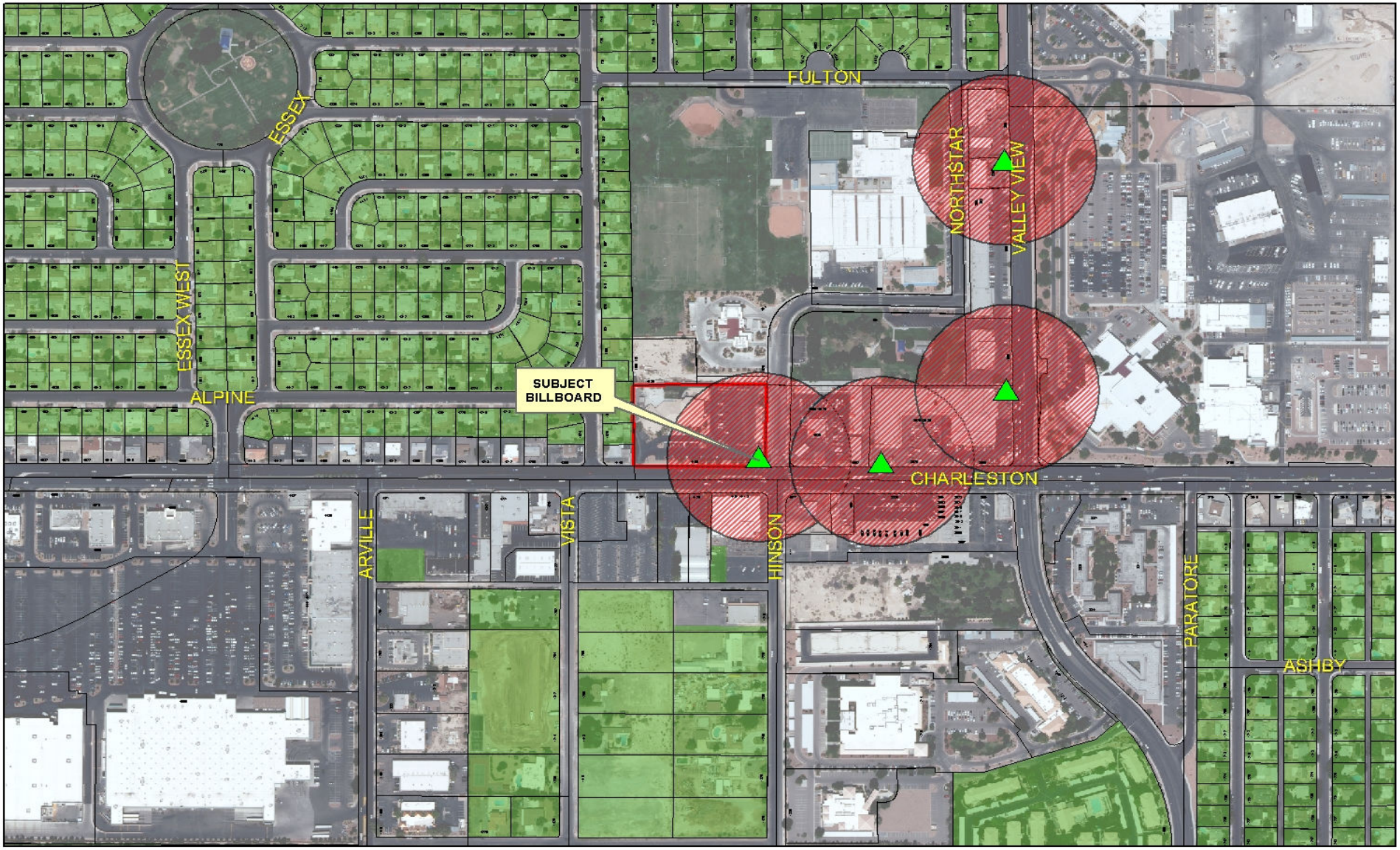
0 400 800 Feet

CASE: **RQR-39097**

RADIUS: 1000 FT

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

N



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

N

PLANNING & DEVELOPMENT

CITY OF LAS VEGAS

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: LODGE BROE

Name of Applicant: Clear Channel Outdoor

Name of Representative: Rod Carter

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

_____ Yes X No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Lee Butts

Print Name: LEE Butts TRUSTEE CHAIRMAN

Subscribed and sworn before me

This 3 day of August, 2010

Jordyn Gross

Notary Public in and for said County and State

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

RECEIVED AUG 05 2010

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: RQR ~~VAR~~ 21349

Project Address (Location) 4100 W. Charleston Blvd

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

Assessor's Parcel #(s) 139 31 801 009 **Ward #** 1

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

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

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

Additional Information _____

PROPERTY OWNER LODGE BPOE **Contact** LEE BUTTS

Address 4100 W. Charleston **Phone:** _____ **Fax:** _____

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

APPLICANT Clear Channel Outdoor **Contact** ROD Carter

Address 2880 - B Meade Ave., Suite 350 **Phone:** 238 7200 **Fax:** 238 7266

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

REPRESENTATIVE Same As Applicant **Contact** _____

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

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

Property Owner Signature* Lee Butts

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

Print Name LEE Butts TRUSTEE CHAIRMAN

Subscribed and sworn before me

This 3 day of August, 20 10.

Jordyn Gross

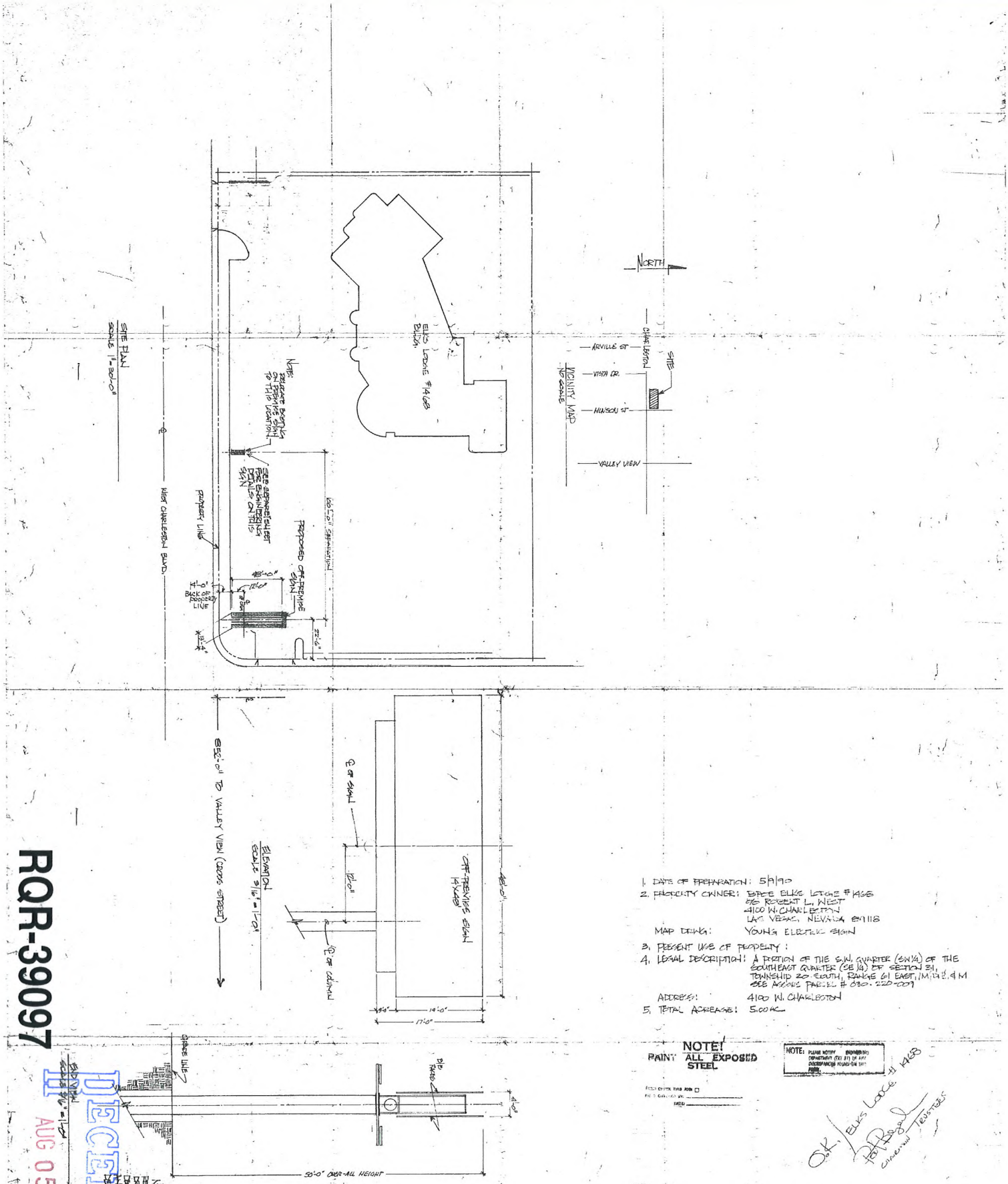
Notary Public in and for said County and State

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

FOR DEPARTMENT USE ONLY

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

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



1. DATE OF PREPARATION: 5/9/90
2. PROPERTY OWNER: BPOE ELKS LODGE #1468
   ERC ROBERT L. WEST
   4100 W. CHARLESTON
   LAS VEGAS, NEVADA 89118

   MAP DRAWN: YOUNG ELECTRIC SIGN
3. PRESENT USE OF PROPERTY:
4. LEGAL DESCRIPTION: A PORTION OF THE S.W. QUARTER (SW¼) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION 31, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.B.&M. SEE ASSOR. PARCEL # 030-220-009

   ADDRESS: 4100 W. CHARLESTON
5. TOTAL ACREAGE: 5.00 AC

NOTE! PAINT ALL EXPOSED STEEL

NOTE: PLEASE NOTIFY BUILDING DEPARTMENT (702) 371-0271 IF ANY DISCREPANCIES FOUND ON THIS PLAN.

FIELD CHECK THIS JOB ☐
FIELD CHECKED BY: _____
DATED _____

OK. / ELKS LODGE #1468
BY: [illegible]
CHAIRMAN TRUSTEES

APPROVED FOR PRODUCTION
DATES
BY
design engineering sales production

RQR-39097

RECEIVED AUG 05 2010

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

FILE DESIGN NUMBER

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

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

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

DOUGLAS A. SELBY
CITY MANAGER

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

VOICE 702.229.6011
TDD 702.386.9108
www.lasvegasnevada.gov

October 9, 2007

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

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

Dear Applicant:

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

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

Planning & Development

1. This Special Use Permit shall be reviewed in three (3) years at which time the City Council may require the Off-Premise Advertising (Billboard) Sign be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the Off-Premise Advertising (Billboard) Sign is removed.

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

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

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

RECEIVED
AUG 05 2010

RQR-39097

5. Deleted at City Council

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

Sincerely,

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

Margo Wheeler, AICP
Director
Planning and Development Department

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

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

RQR-39097

RECEIVED
AUG 05 2010

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

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

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

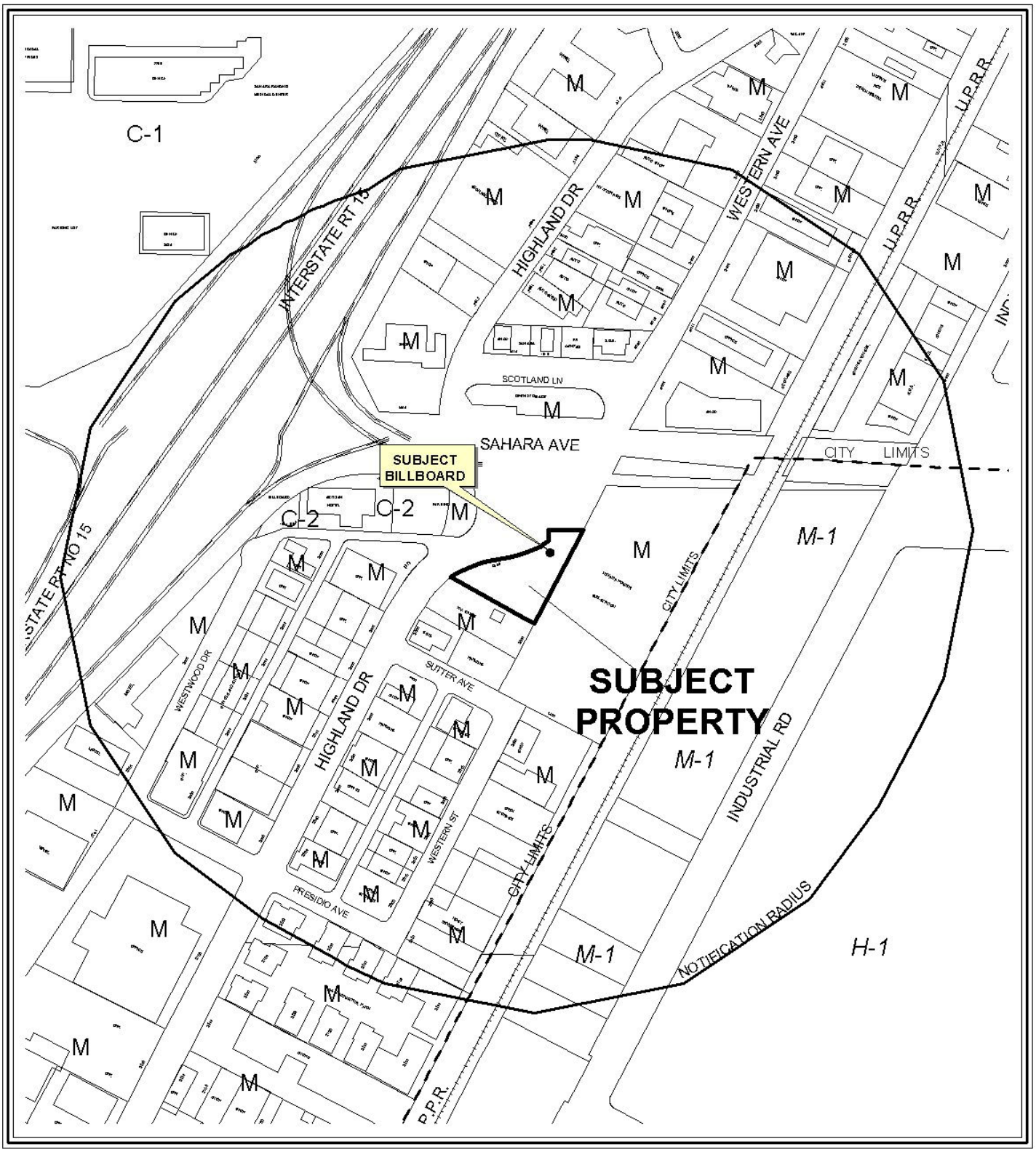
SUBJECT:
RQR-39106 - REQUIRED THREE YEAR REVIEW - PUBLIC HEARING - APPLICANT: LAMAR CENTRAL OUTDOOR, LLC - OWNER: URBAN LAND NEVDA - Required Review of a previously approved Special Use Permit (U-0265-94) FOR A 40-FOOT TALL, 14-FOOT X 48-FOOT OFF-PREMISE SIGN at 2550 Highland Drive (APN 162-09-110-019),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

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

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

RECOMMENDATION:
Staff recommends

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



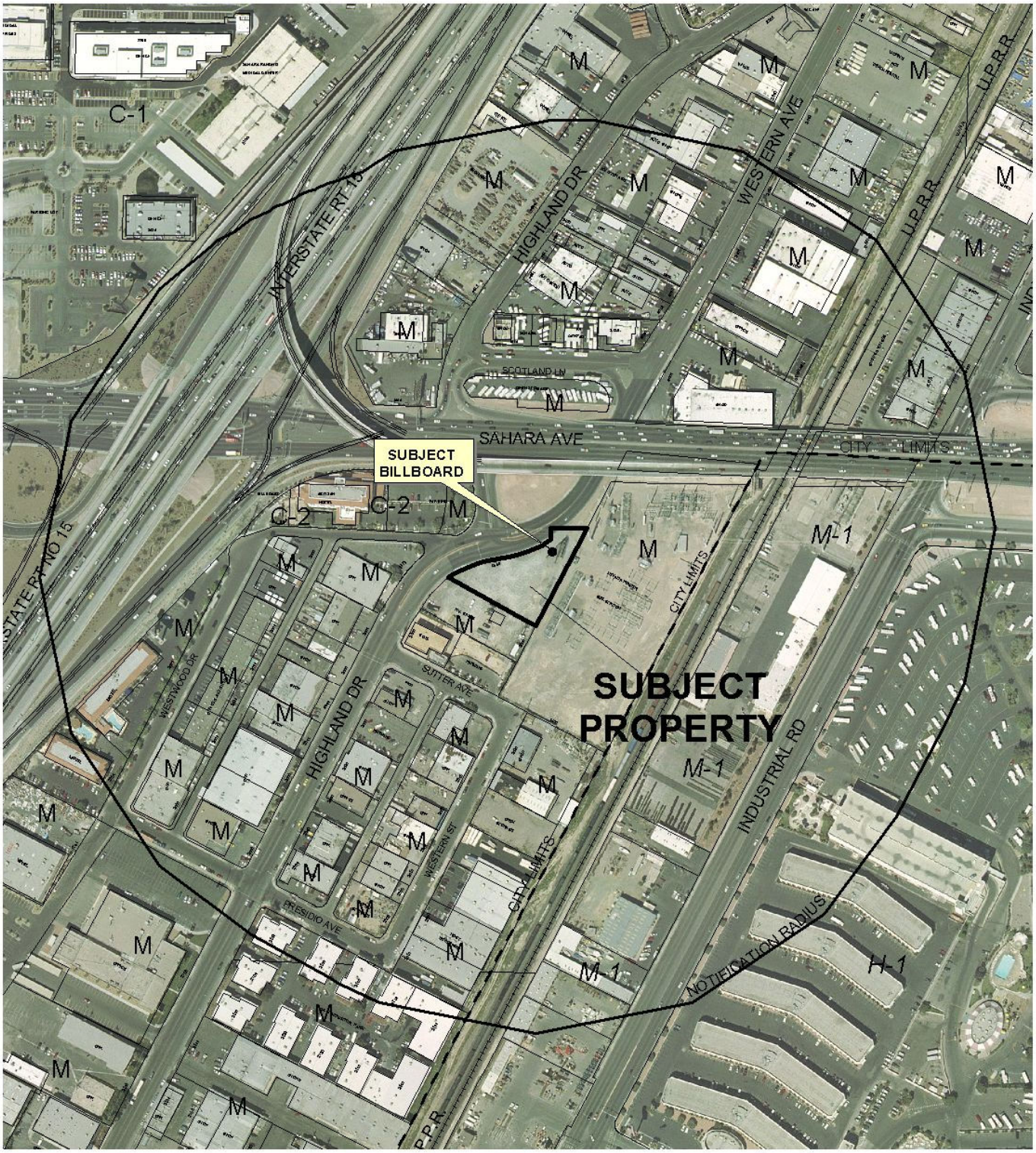
0 200 400 Feet

CASE: **RQR-39106**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

N



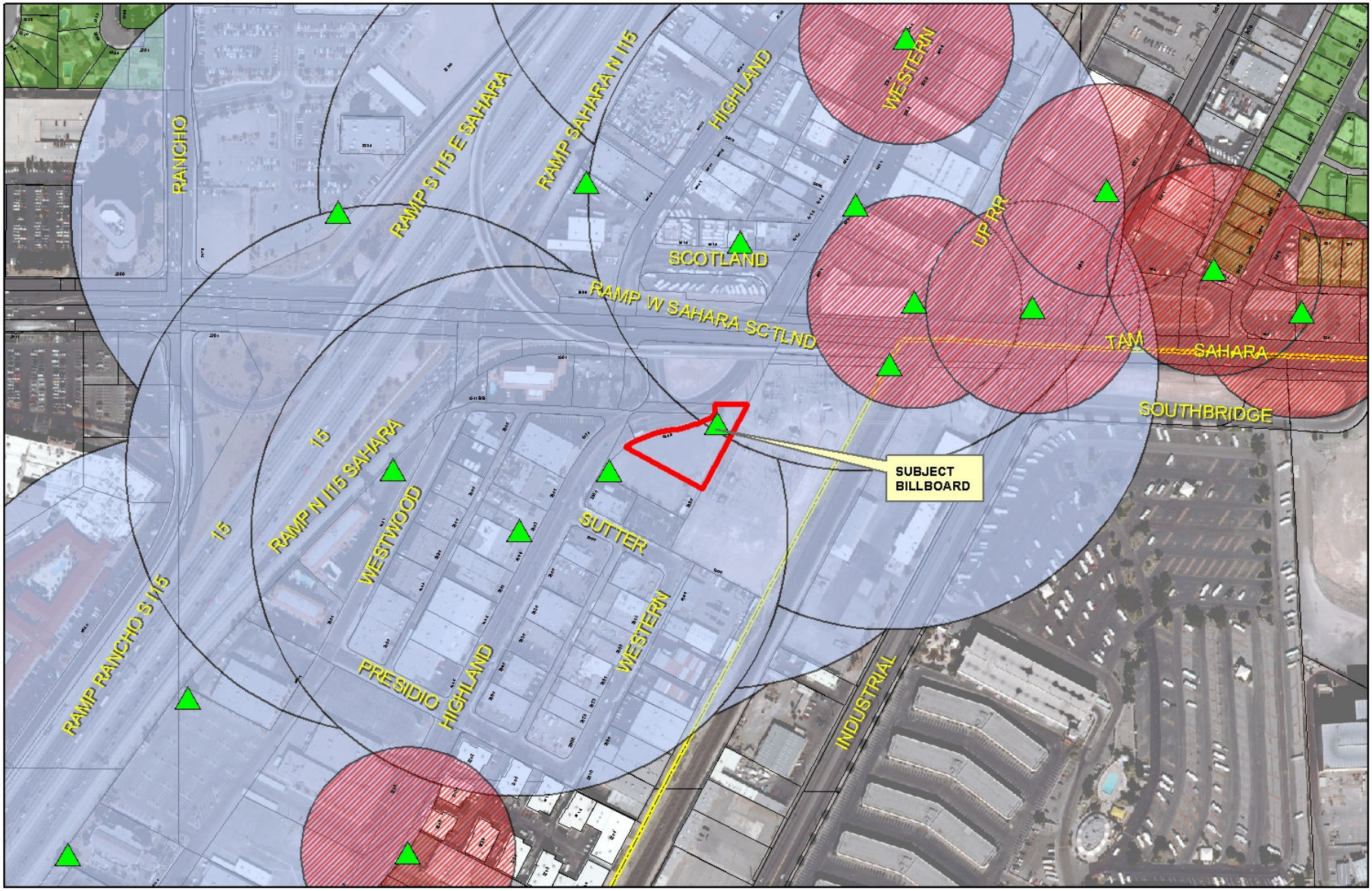
0 200 400 Feet

CASE: **RQR-39106**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

N



RQR-39106

City of Las Vegas Billboard Data

- Subject Parcel
- City of Las Vegas Billboard Location
- Clark County Billboard Location
- 300 Foot Buffer Around Billboard
- 750 Foot Buffer Around Freeway Billboard
- Residential Zoned Property
- Off Premise Sign Exclusion Area
- Exempt - Off Premise Area Sign Area

N

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: Urban Land Nevada

Name of Applicant: Lamar Central Outdoor, LLC

Name of Representative: _____

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Urban Land of Nevada

Signature of Property Owner: By Theodore B. Lee

Print Name: Theodore B. Lee, President

Subscribed and sworn before me

This 26th day of July, 2010

Notary Public in and for said County and State

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

RECEIVED
AUG 06 2010

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Required Review

Project Address (Location) 2550 Highland Drive

Project Name Urban Land Review **Proposed Use** billboard

Assessor's Parcel #(s) 162-09-110-019 **Ward #** 1

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

Commercial Square Footage 672 **Floor Area Ratio** _____

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

Additional Information Required Review for an existing billboard

PROPERTY OWNER Urban Land Nevada **Contact** Theodore B. Lee

Address 3271 S. Highland Drive Ste 704 **Phone:** (702) 369-9595 **Fax:** (702) 369-2776

City Las Vegas **State** NV **Zip** 89109

E-mail Address lvlee@aol.com

APPLICANT Lamar Central Outdoor, LLC **Contact** Scott Naftzger

Address 1863 Helm Drive **Phone:** (702) 873-4600 **Fax:** (702) 873-4344

City Las Vegas **State** NV **Zip** 89119

E-mail Address snaftzger@lamar.com

REPRESENTATIVE Same as Applicant **Contact** _____

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

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

E-mail Address _____

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

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

Print Name Theodore B. Lee, President

Subscribed and sworn before me

This 26th day of July, 2010.

Notary Public in and for said County and State

Revised 10/27/08

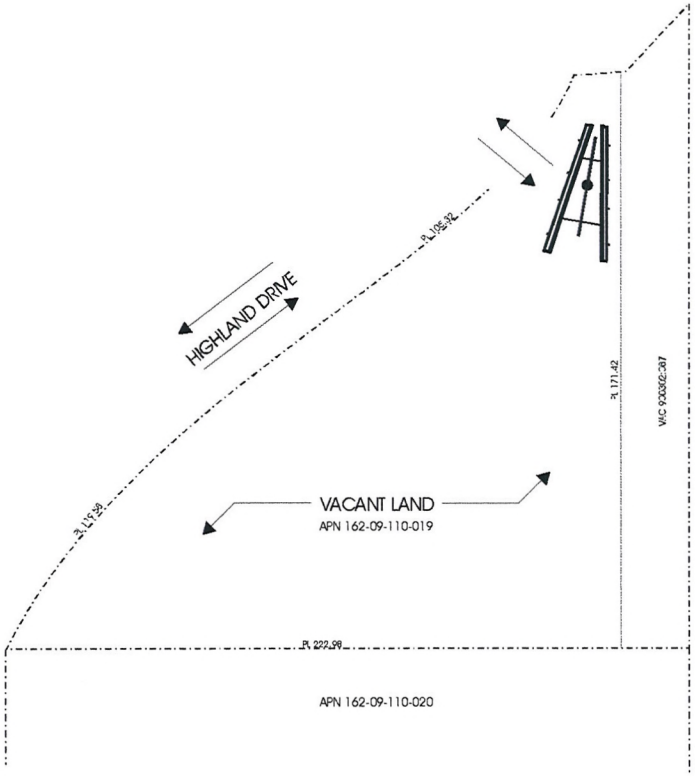
GEDDIS A. KONG
Commission # 1864520
Notary Public - California
San Francisco County
My Comm. Expires Sep 11, 2013

FOR DEPARTMENT USE ONLY

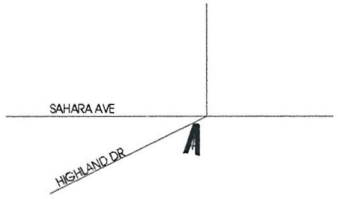
Case #	RQR-39106
Meeting Date:	9/23/10
Total Fee:	$800
Date Received:*	8/6/10
Received By:	

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

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



ELEVATION (NO SCALE)



VICINITY MAP (NO SCALE)

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

RQR-39106

RECEIVED
AUG 06 2010

RQR-39106

RECEIVED
AUG 06 2010

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

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

DOUGLAS A. SELBY
CITY MANAGER

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

VOICE 702.229.6011
TDD 702.386.9108
www.lasvegasnevada.gov

October 9, 2007

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

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

Dear Applicant:

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

Planning & Development

1. This Special Use Permit shall be reviewed in three (3) years at which time the City Council may require the Off-Premise Advertising (Billboard) Sign be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the Off-Premise Advertising (Billboard) Sign is removed.

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

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

RQR-39106

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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

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, 7th Floor
Las Vegas, Nevada 89169

RQR-39106

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AUG 06 2010

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

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

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

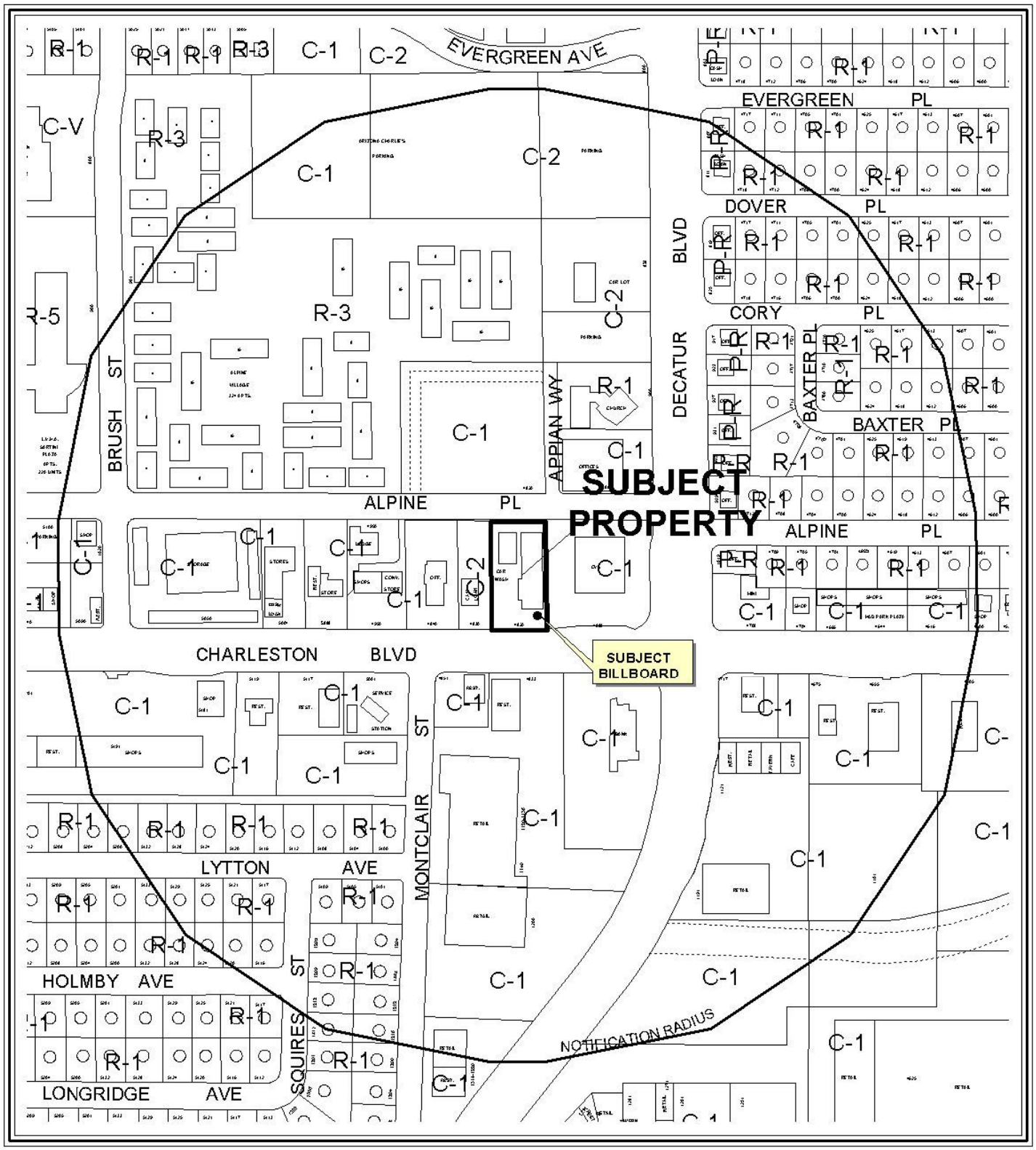
SUBJECT:
RQR-39107 - REQUIRED THREE YEAR REVIEW - PUBLIC HEARING - APPLICANT: LAMAR CENTRAL OUTDOOR, LLC - OWNER: CHARWEST, INC. - Required Review of a PREVIOUSLY approved Special Use Permit (U-0262-94) FOR A 40-FOOT TALL, 14-FOOT X 48-FOOT OFF-PREMISE SIGN at 4820 West Charleston Boulevard (APN 138-36-804-008), 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:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Location, 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



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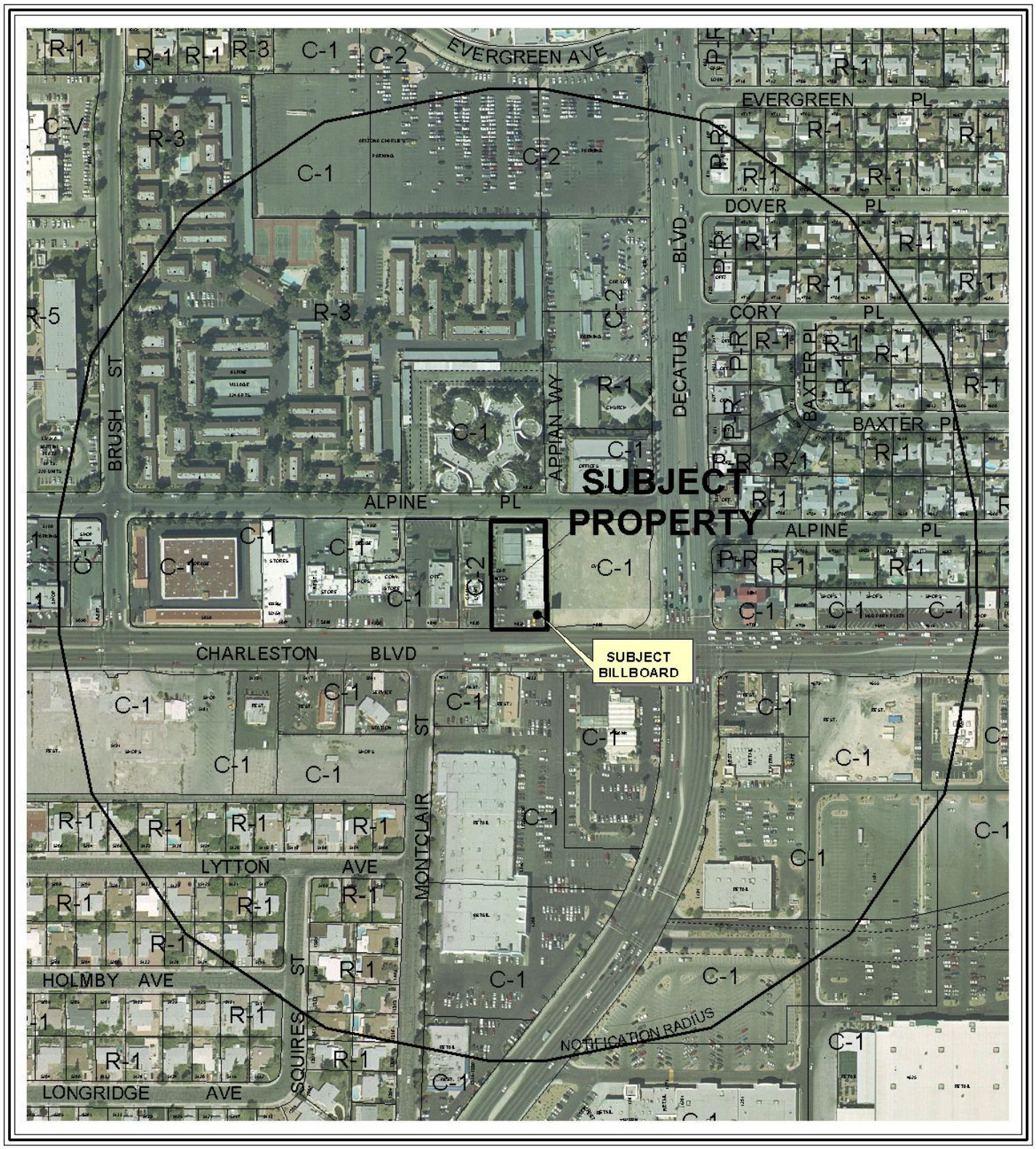
CASE: **RQR-39107**

RADIUS: 1000 FT

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

N



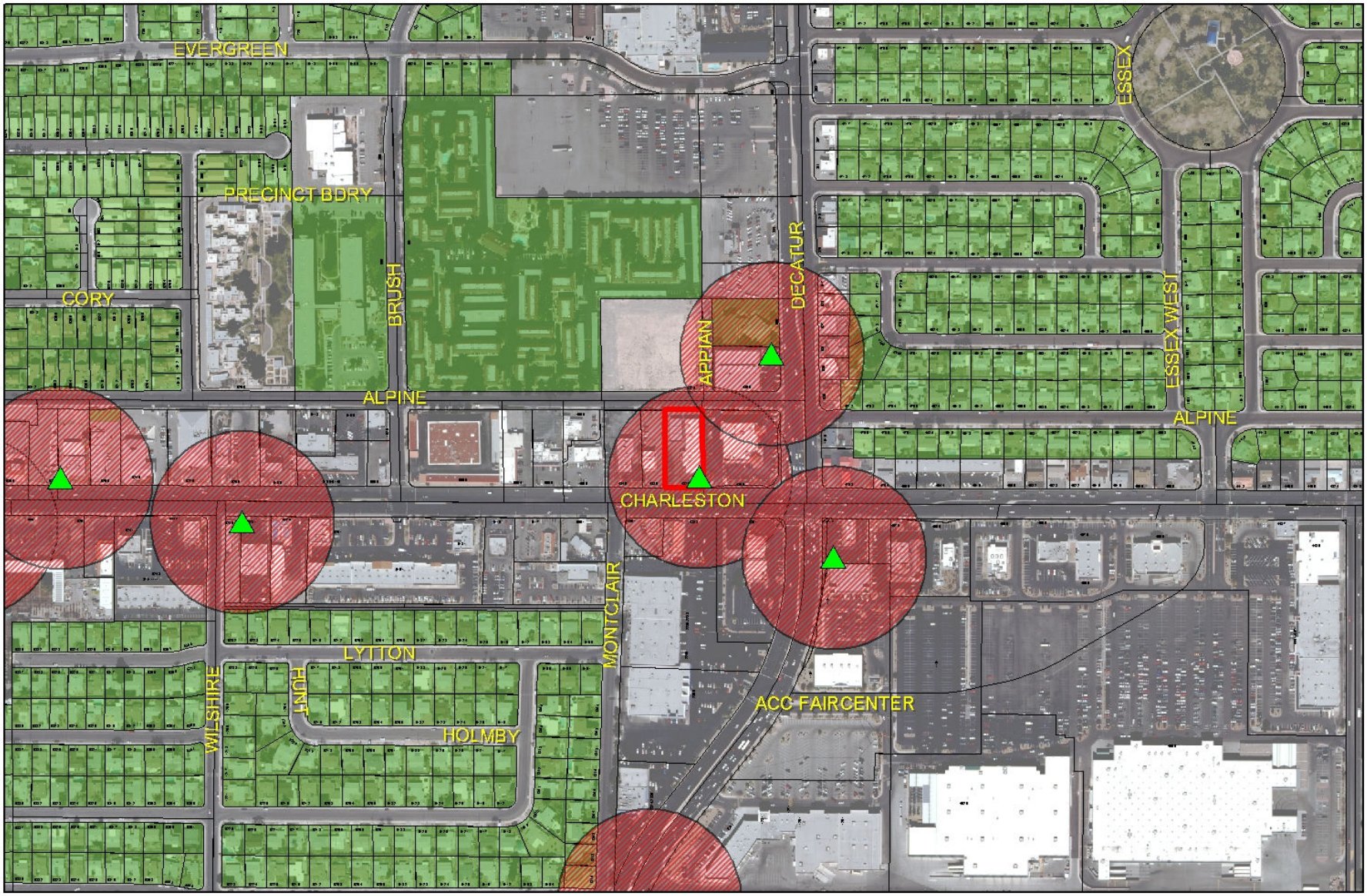
0 300 600 Feet

CASE: **RQR-39107**

RADIUS: 1000 FT

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

N



RQR-39107

City of Las Vegas Billboard Data

- Subject Parcel
- City of Las Vegas Billboard Location
- Clark County Billboard Location
- 300 Foot Buffer Around Billboard
- 750 Foot Buffer Around Freeway Billboard
- Residential Zoned Property
- Off Premise Sign Exclusion Area
- Exempt - Off Premise Area Sign Area

N

PLANNING & DEVELOPMENT

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: [signature]

Print Name: ROBERT L. SCHMIDT

Subscribed and sworn before me

This 28th day of July, 2010

[signature]

Notary Public in and for said County and State

Revised 11-14-06

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

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

RECEIVED
AUG 06 2010

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Required Review

Project Address (Location) 4820 W. Charleston Blvd.

Project Name Charwest Review **Proposed Use** billboard

Assessor's Parcel #(s) 138-36-804-008 **Ward #** 1

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

Commercial Square Footage 672 **Floor Area Ratio** _____

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

Additional Information Required Review for an existing billboard

PROPERTY OWNER Charwest, Inc. **Contact** _____

Address 4820 W. Charleston Blvd **Phone:** _____ **Fax:** _____

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

E-mail Address _____

APPLICANT Lamar Central Outdoor, LLC **Contact** Scott Naftzger

Address 1863 Helm Drive **Phone:** (702) 873-4600 **Fax:** (702) 873-4344

City Las Vegas **State** NV **Zip** 89119

E-mail Address snaftzger@lamar.com

REPRESENTATIVE Same as Applicant **Contact** _____

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

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

E-mail Address _____

Property Owner Signature* _____

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

Print Name ROBERT L. SCHMIDT

Subscribed and sworn before me

This 28th day of July, 20 10.

_____

Notary Public in and for said County and State

Revised 10/27/08

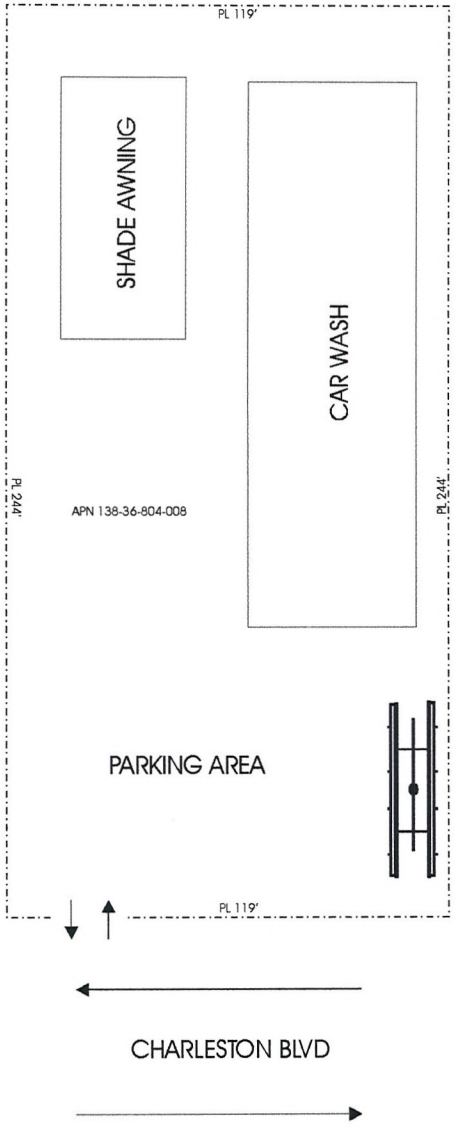
Notary Public
State of Washington
CHRISTOPHER G SCHUESSLER
My Appointment Expires Jul 19, 2013

FOR DEPARTMENT USE ONLY

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

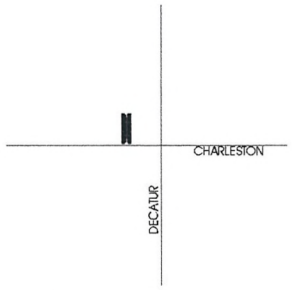
*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

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



EXISTING 40' TALL OFF-PREMISE SIGN

ELEVATION (NO SCALE)



VICINITY MAP (NO SCALE)

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

RQR-39107

RECEIVED
AUG 06 2010

RQR-39107 WEST FACE

RECEIVED
AUG 06 2010

RQR-39107 EAST FACE

RECEIVED
AUG 06 2010

LAS VEGAS CITY COUNCIL

OSCAR B GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

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

DOUGLAS A SELBY
CITY MANAGER

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

VOICE 702 229 6011
TDD 702 386 9108
www lasvegasnevada gov

September 7, 2007

Charwest
4820 West Charleston Boulevard
Las Vegas, Nevada 89107

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

Dear Applicant:

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

Planning & Development

1. This Special Use Permit shall be reviewed in three (3) years at which time the City Council may require the Off-Premise Advertising (Billboard) Sign be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the Off-Premise Advertising (Billboard) Sign is removed.

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

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

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

5. The applicant shall clean the Off-Premise Advertising (Billboard) Sign of all bird droppings within 30 days of final approval.

094406

RQR-39107

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AUG 06 2010

6. The applicant shall remove the razor wire on the Off-Premise Advertising (Billboard) Sign within 30 days of final approval.

7. Bird deterrent devices shall be installed on the sign within 30 days of final approval by the City of Las Vegas.

8. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Sincerely,

Lean Coleman

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

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

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

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

RQR-39107

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

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

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

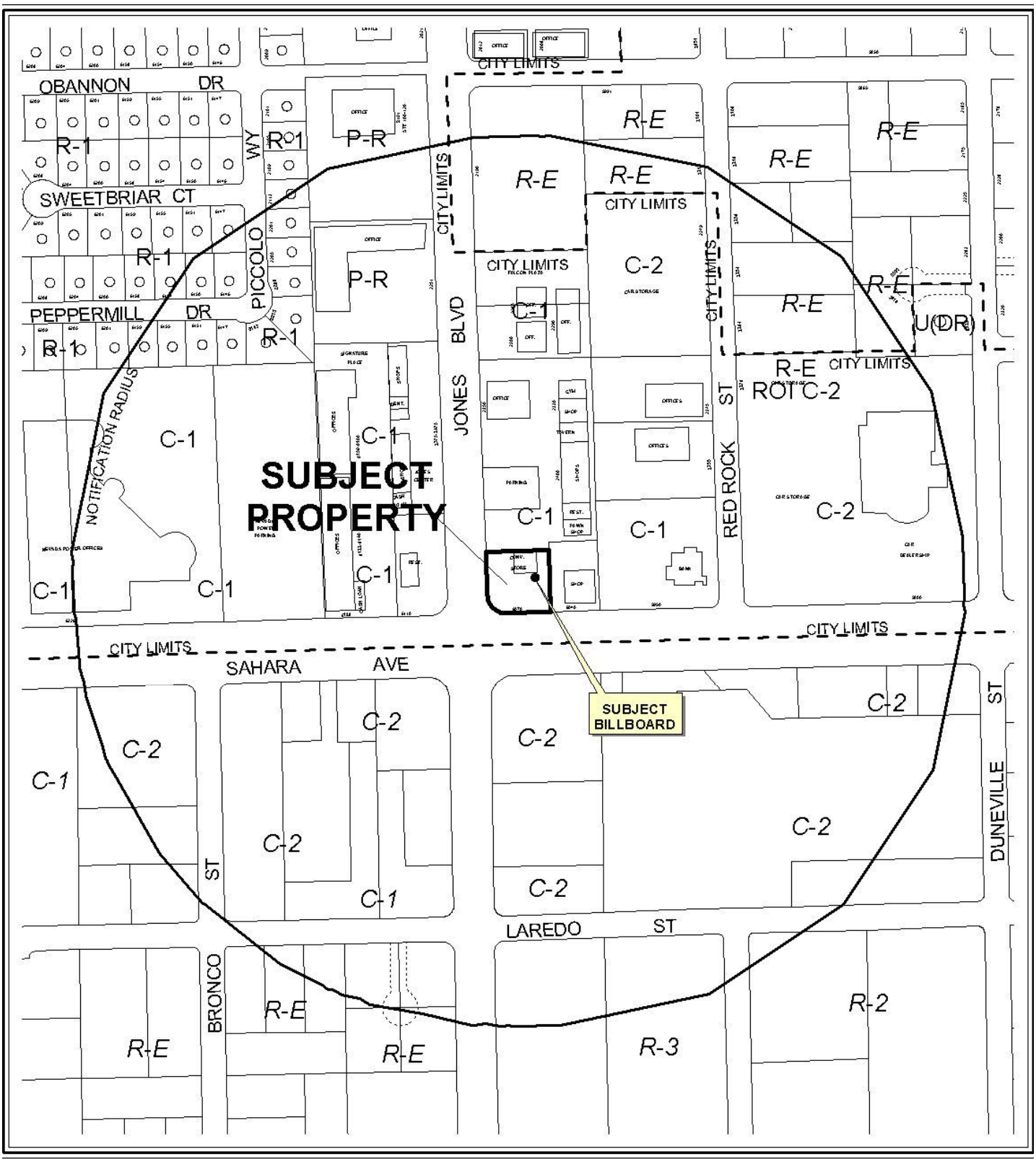
SUBJECT:
RQR-39215 - REQUIRED REVIEW THREE YEAR REVEIW - PUBLIC HEARING - APPLICANT: LAMAR CENTRAL OUTDOOR, LLC - OWNER: 7-ELEVEN, INC. - Required Review of an approved Special Use Permit (U-0315-94) FOR A 40-FOOT TALL, 14-FOOT X 48-FOOT OFF-PREMISE SIGN at 6070 West Sahara Avenue (APN 163-01-401-010), 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:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Location, 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



0 300 600 Feet

CASE: **RQR-39215**

RADIUS: 1000 FT

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

N

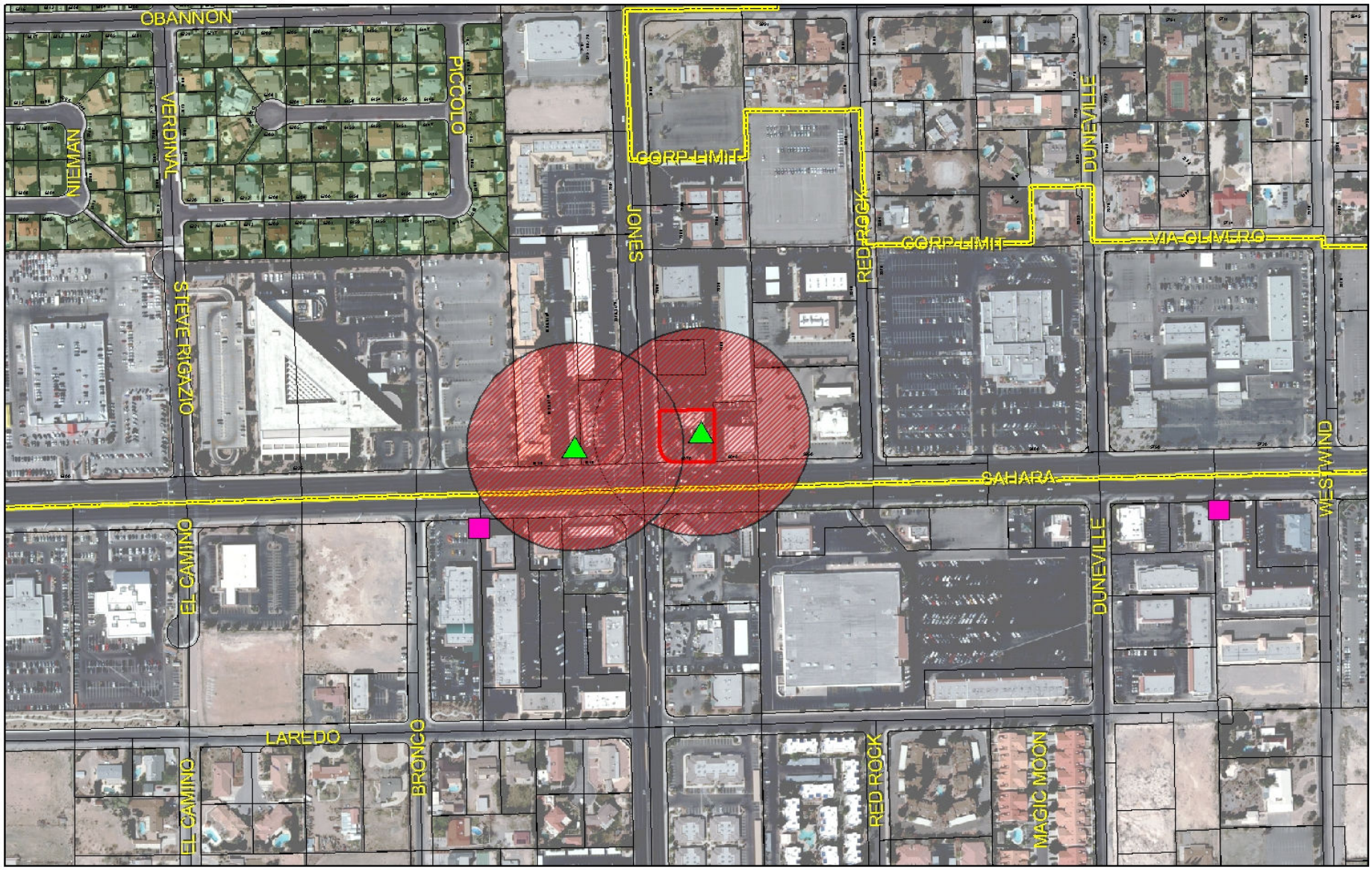
0 300 600 Feet

CASE: **RQR-39215**

RADIUS: 1000 FT

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

N



RQR-39215

City of Las Vegas Billboard Data

- Subject Parcel
- City of Las Vegas Billboard Location
- Clark County Billboard Location
- 300 Foot Buffer Around Billboard
- 750 Foot Buffer Around Freeway Billboard
- Residential Zoned Property
- Off Premise Sign Exclusion Area
- Exempt - Off Premise Area Sign Area

N

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. 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

NOTARY PUBLIC STATE OF TEXAS
Gricelda Herrera
Notary Public, State of Texas
My Comm. Expires 04 / 28 / 2013

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AUG 17 2010

PLANNING & DEVELOPMENT

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 _____

7-ELEVEN, INC.

Property Owner 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

NOTARY PUBLIC STATE OF TEXAS
Gricelda Herrera
Notary Public, State of Texas
My Comm. Expires 04/28/2013

FOR DEPARTMENT USE ONLY

Case #	RQR-39215
Meeting Date:	~~10/21/10~~ 9/23/10
Total Fee:	$800
Date Received:*	8/17/10
Received By:	

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

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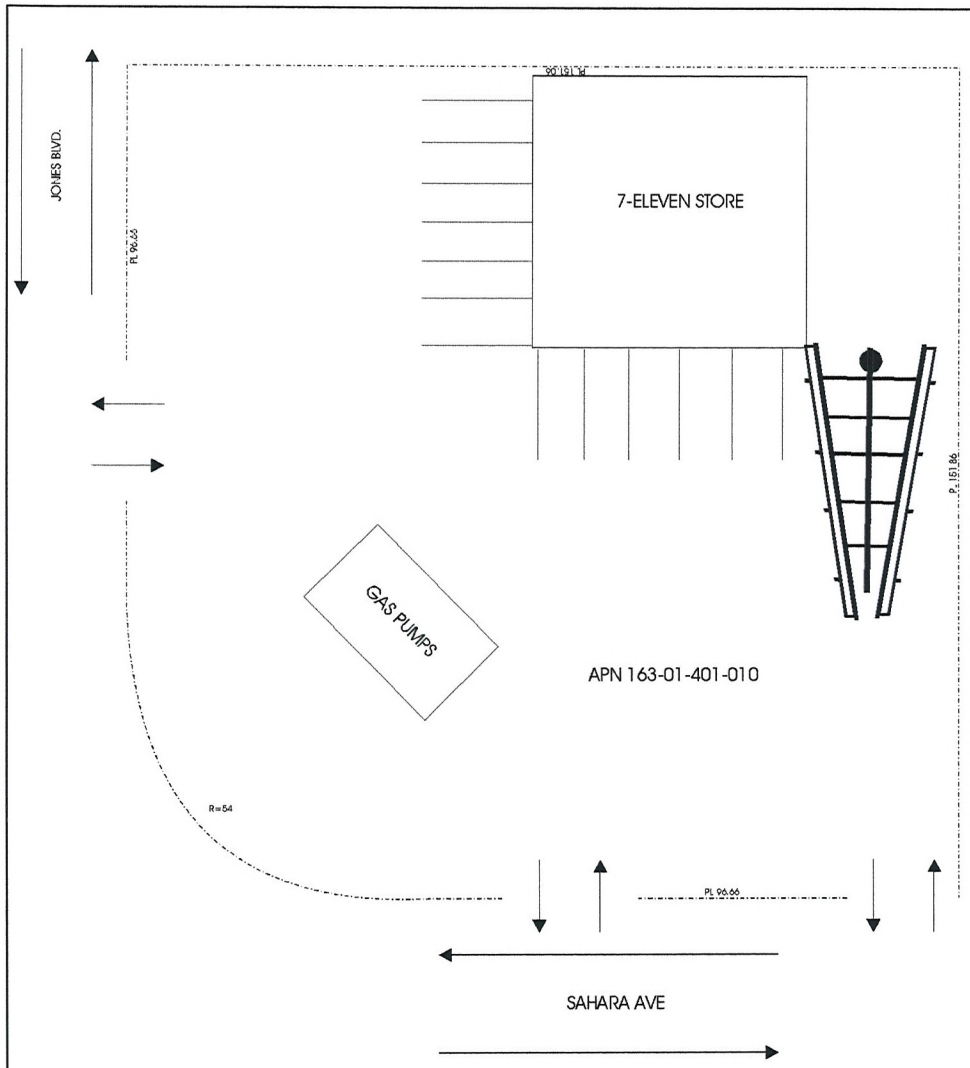
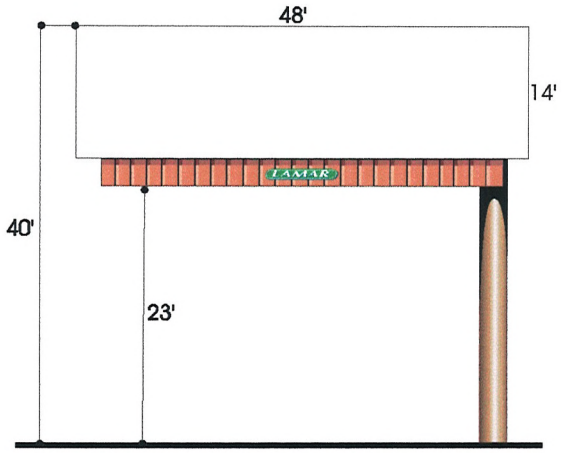
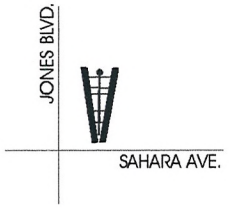




ELEVATION (NO SCALE)



VICINITY MAP (NO SCALE)

LAMAR OUTDOOR ADVERTISING		
SCALE: 1" = 10'	DATE: 07/27/10	DRAWN BY: S.NAFTZGER
7-ELEVEN (JONES & SAHARA) SITE PLAN		
APN 163-01-401-010		DRAWING NUMBER:

RQR-39215

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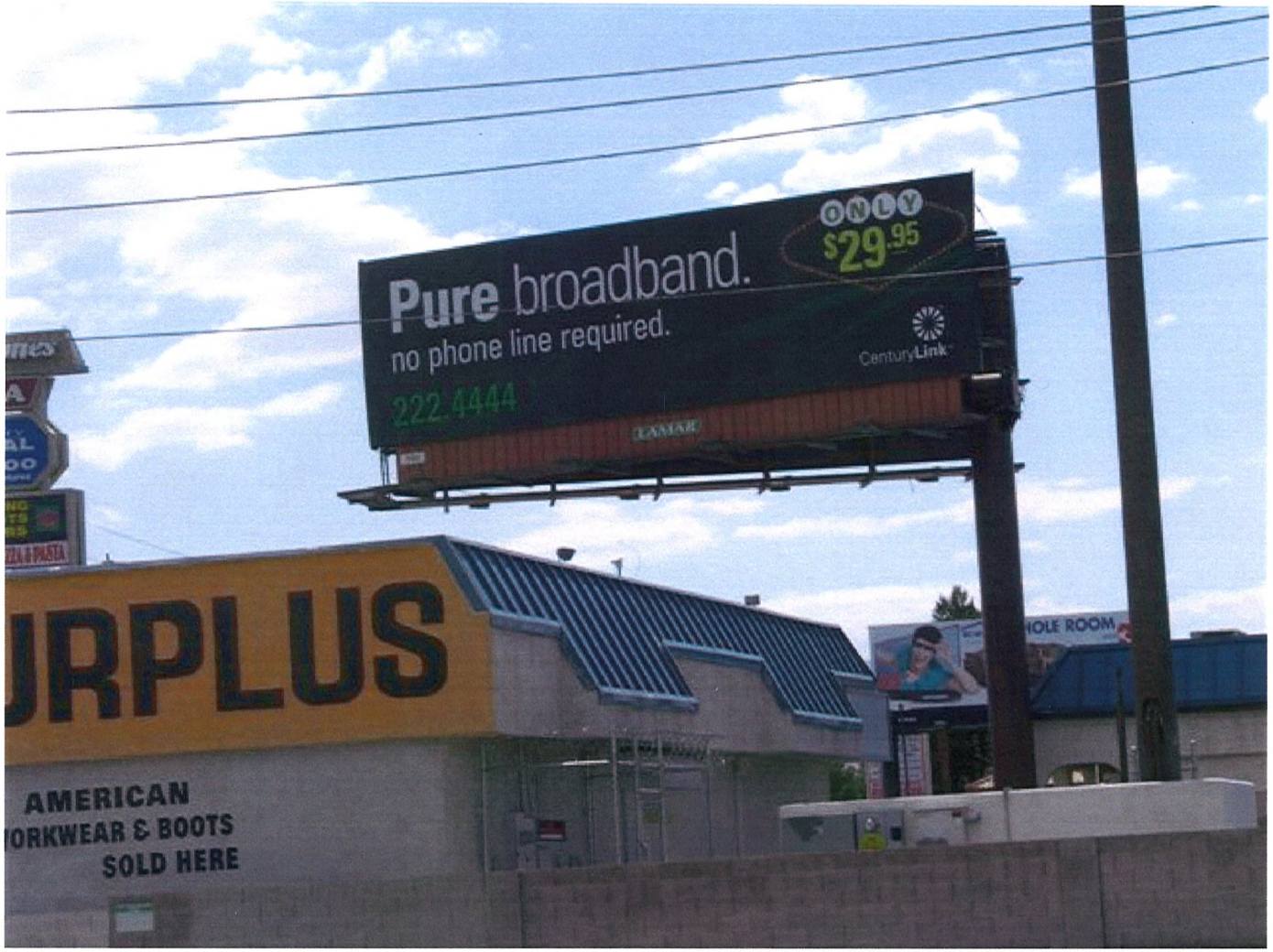
AUG 17 2010



RQR-22271 EAST FACE

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AUG 17 2010

RQR-39215

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.

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RQR-39215

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

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AUG 17 2010

RQR-39215

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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

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

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AUG 17 2010

RQR-39215

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

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

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AUG 17 2010

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

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

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

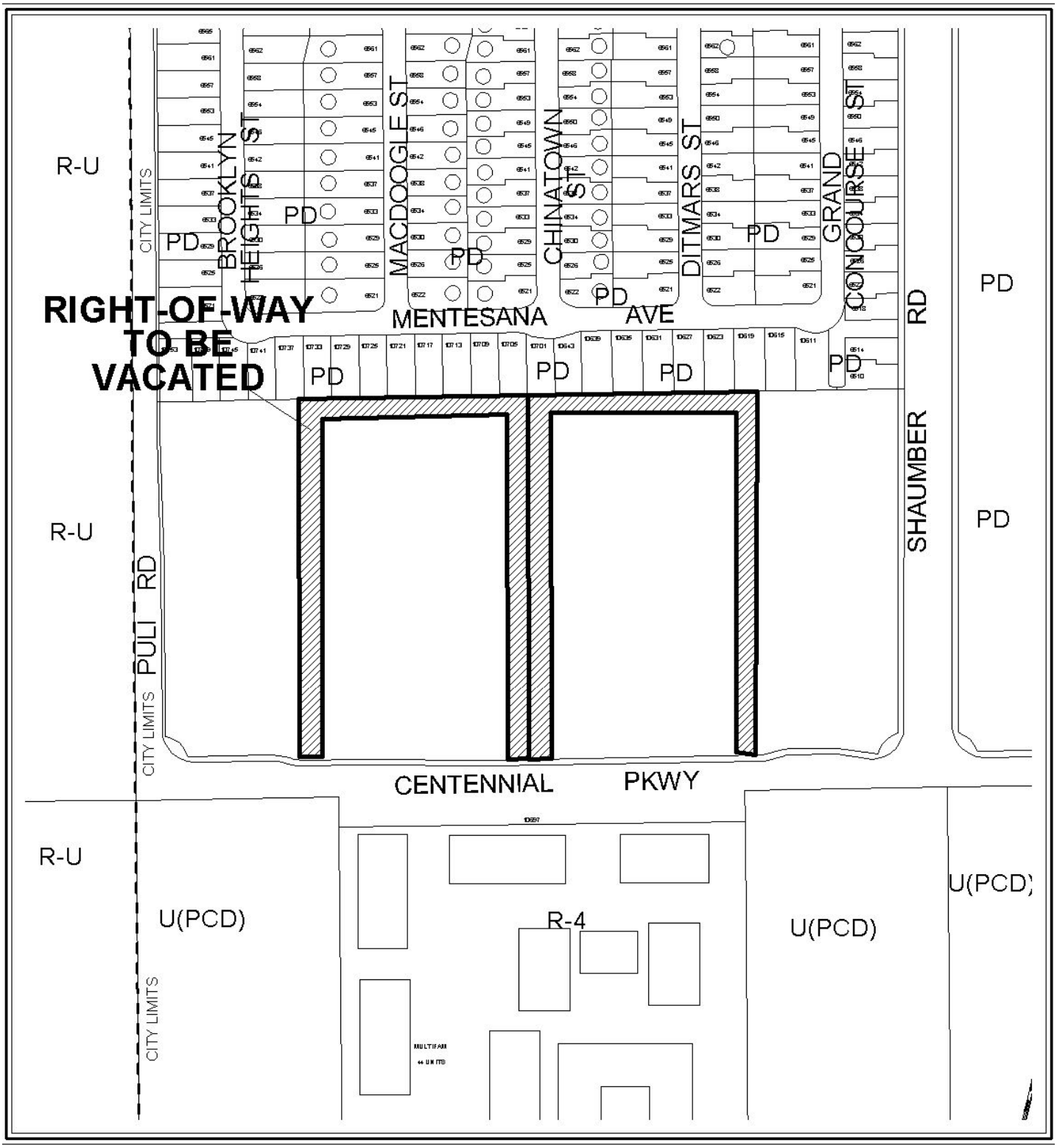
SUBJECT:
VAC-39018 - VACATION - PUBLIC HEARING - APPLICANT: HOF FINANCIAL I, LLC, - OWNER: PARDEE HOMES OF NEVADA, INC. - Petition to Vacate U.S. Government Patent Easements generally located approximately 300 feet northwest of the intersection of Shaumber Road and Centennial Parkway, Ward 6 (Ross).

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

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

RECOMMENDATION:
Staff recommends

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



0 200 400 Feet

CASE: **VAC-39018**

N

0 200 400 Feet

CASE: **VAC-39018**

N

PLANNING & DEVELOPMENT
CITY OF LAS VEGAS
DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: HOF Financial 1, LLC

Name of Applicant: Pardee Homes of Nevada, Inc.

Name of Representative: Slater Hanifan Group

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

_____Yes _____X_____No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____
Authorized Representative

Print Name: Russ Wakeham

Subscribed and sworn before me

This _____day of _____, 20__ See attached

_____
Notary Public in and for said County and State

RECEIVED
JUL 29 2010

STATE OF CALIFORNIA

COUNTY OF ORANGE

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

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

WITNESS my hand and official seal.

Signature

Shannon Van Atta

[SEAL]

SHANNON VAN ATTA
Commission # 1875755
Notary Public - California
Orange County
My Comm. Expires Jan 10, 2014

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JUL 29 2010

PLANNING & DEVELOPMENT
CITY OF LAS VEGAS
DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Vacation and Abandonment

Project Address (Location) Centennial Parkway / Shaumber Road

Project Name Providence POD 307 **Proposed Use** _____

Assessor's Parcel #(s) 126-24-410-002 **Ward #** _____

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

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

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

Additional Information _____

PROPERTY OWNER HOF Financial I, LLC **Contact** Russ Wakeman

Address 3200 Bristol Street, Suite 800 **Phone:** (714) 433-2300 **Fax:** _____

City Costa Mesa **State** California **Zip** 92626

E-mail Address _____

APPLICANT Pardee Homes of Nevada, Inc. **Contact** Dan Hale

Address 650 White Drive, Suite 100 **Phone:** (702) 614-1400 **Fax:** (702) 873-6881

City Las Vegas **State** Nevada **Zip** 89119

E-mail Address _____

REPRESENTATIVE Slater Hanifan Group **Contact** Chelsea Peltier

Address 5740 S. Arville St. # 216 **Phone:** (702) 284-5300 **Fax:** (702) 284-5399

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

E-mail Address cpeltier@shg-inc.com

Property Owner Signature* _____

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

Print Name Russ Wakeham

Subscribed and sworn before me

This _____ day of _____, 20 _____.

_____

Notary Public in and for said County and State

See attached

Revised 10/27/08

COPY

FOR DEPARTMENT USE ONLY

Case # Vac-39018

Meeting Date: 9/23/10 PC

Total Fee: $1,000

Date Received:* 7/29/10

Received By: _____

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

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

STATE OF CALIFORNIA

COUNTY OF ORANGE

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

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

WITNESS my hand and official seal.

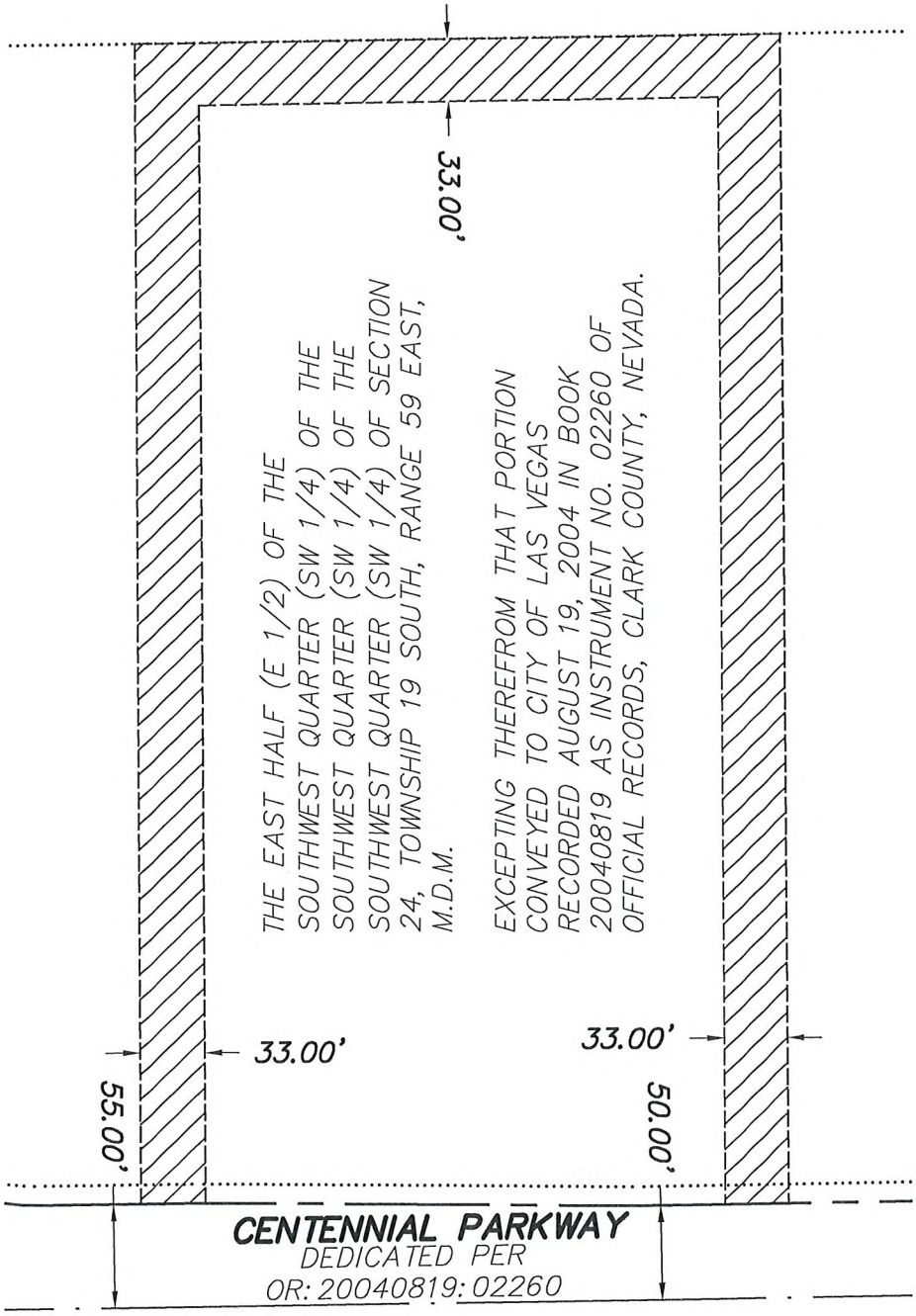
Signature

Shannon VanAtta

[SEAL]

SHANNON VAN ATTA
Commission # 1875755
Notary Public - California
Orange County
My Comm. Expires Jan 10, 2014

RECEIVED
JUL 29 2010



N

1" = 100'

"EASEMENT 1"
PAGE 3 OF 4

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

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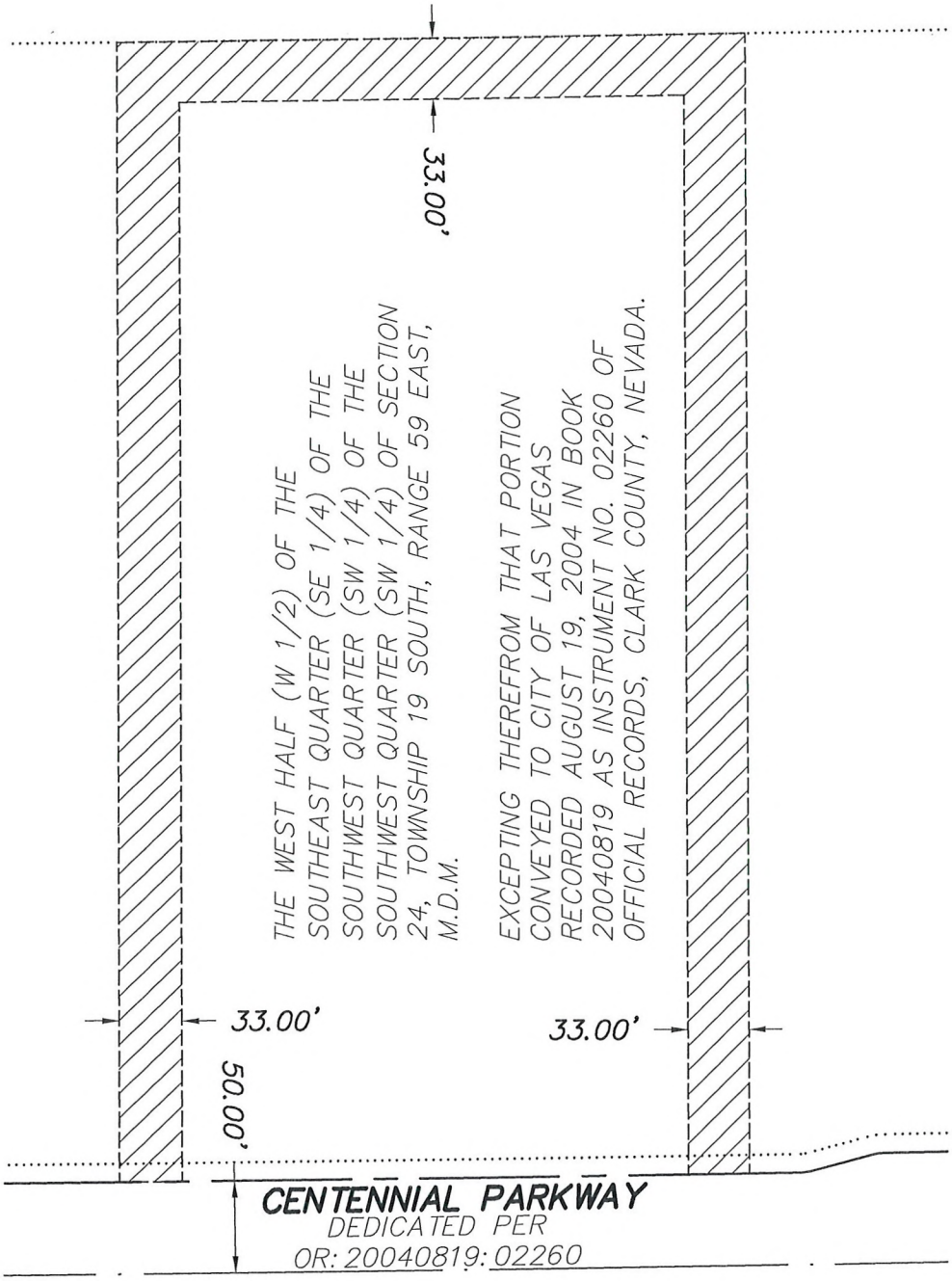
JUL 29 2010

VAC-39018



1" = 100'

"EASEMENT 2"
PAGE 4 OF 4

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

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JUL 29 2010

VAC-39018

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS

PAR1002.001

July 20, 2010

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

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

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

Vacation

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

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

Sincerely,

Slater Hanifan Group, Inc.

James Hackman, P.E.
Project Manager

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JUL 29 2010

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

VAC-39018

City of Las Vegas

Agenda Item No.: **18.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: SEPTEMBER 23, 2010

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

☐ **Consent** ☒ **Discussion**

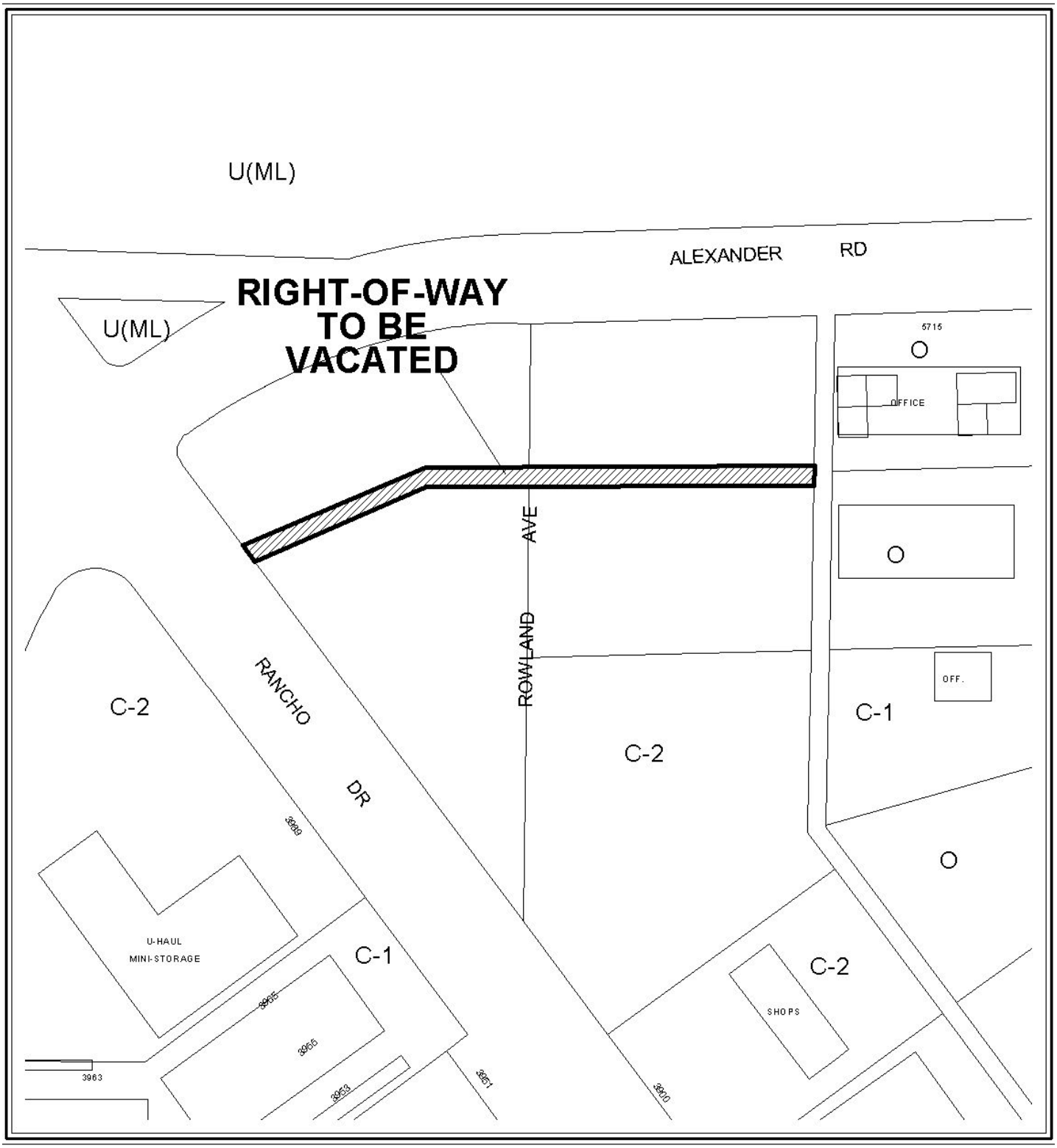
SUBJECT:
VAC-39118 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: ACQUEST VEGAS, LLC - Petition to Vacate a 20-foot wide public drainage easement at southeast corner of Rancho Drive and Alexander Road, Ward 6 (Ross).

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

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

RECOMMENDATION:
Staff recommends

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



0 100 200 Feet

CASE: **VAC-39118**

N

0 100 200 Feet

CASE: **VAC-39118**

N

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: Acquest Vegas, LLC

Name of Applicant: Acquest Vegas, LLC

Name of Representative: Brian Vandergurgh, Construction Manager

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: William L. Huntress, Managing Member

Subscribed and sworn before me

This 29 day of June, 2010

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

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AUG 09 2010

Revised 11-14-06

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

PLANNING & DEVELOPMENT

CITY OF LAS VEGAS

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 SHPE-MV

Gross Acres 8.84 **Lots/Units** 1 **Density** N/A

Additional Information

PROPERTY OWNER Acquest Vegas, LLC **Contact** William Huntress

Address 80 Curtwright Dr., Suite 5 **Phone:** (716) 204-3570 **Fax:** (706) 204-3565

City Williamsville **State** NY **Zip** 14221

E-mail Address huntress@acquestdevelopment.com

APPLICANT Same as Owner **Contact**

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

City **State** **Zip**

E-mail Address

REPRESENTATIVE Brian Vanderburgh **Contact** same

Address 80 Curtwright Dr., Suite 5 **Phone:** (702) 561-3015 **Fax:**

City Williamsville **State** NY **Zip** 14221

E-mail Address bvanderburgh@acquestdevelopment.com

Property Owner Signature*

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

Print Name William L. Huntress, Managing Member

Subscribed and sworn before me

This 29 day of June, 2010.

Notary Public in and for said County and State

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

Revised 10/27/08

FOR DEPARTMENT USE ONLY

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

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

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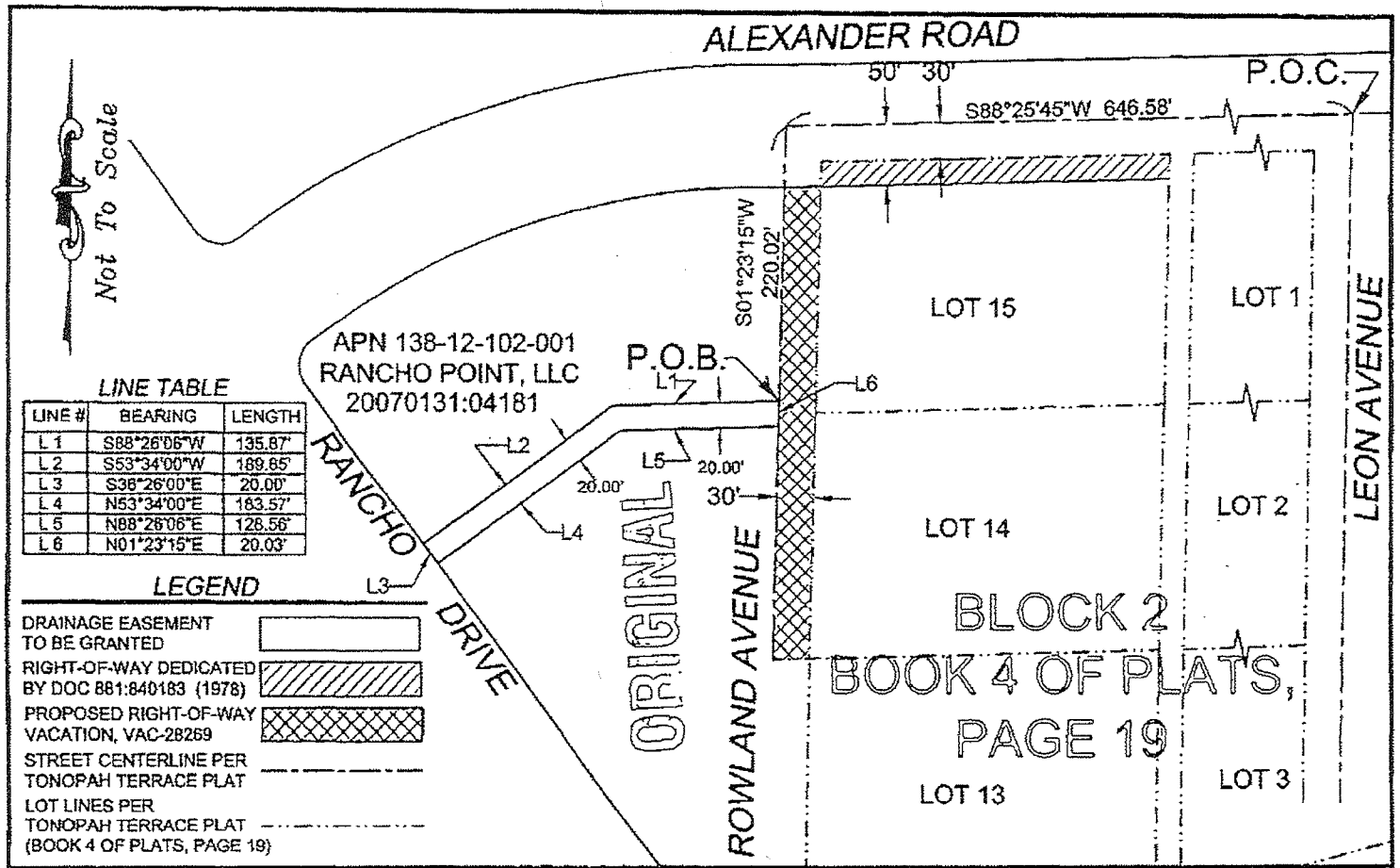

LINE #	BEARING	LENGTH
L 1	S88°26'06"W	135.87'
L 2	S53°34'00"W	189.65'
L 3	S36°26'00"E	20.00'
L 4	N53°34'00"E	183.57'
L 5	N88°26'06"E	128.56'
L 6	N01°23'15"E	20.03'

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

DEPARTMENT OF PUBLIC WORKS
RIGHT OF WAY SECTION

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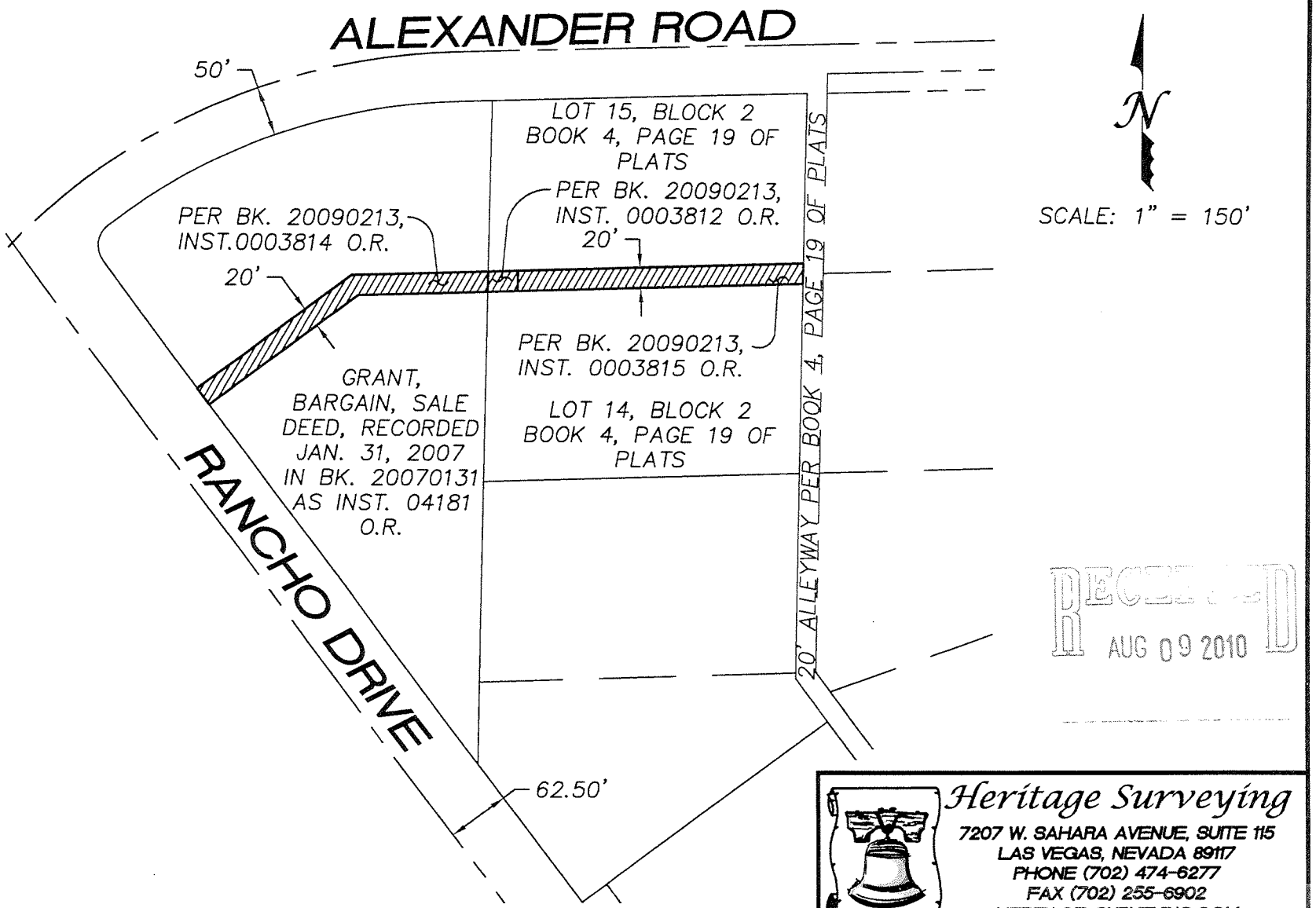
VAC-39118

EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION



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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

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

VAC-39118

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

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

Project: 512.0029.02

August 6, 2010

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

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

To Whom It May Concern:

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

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

Sincerely,

Paul A Sansoucy Jr, PLS

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

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AUG 09 2010

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

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

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

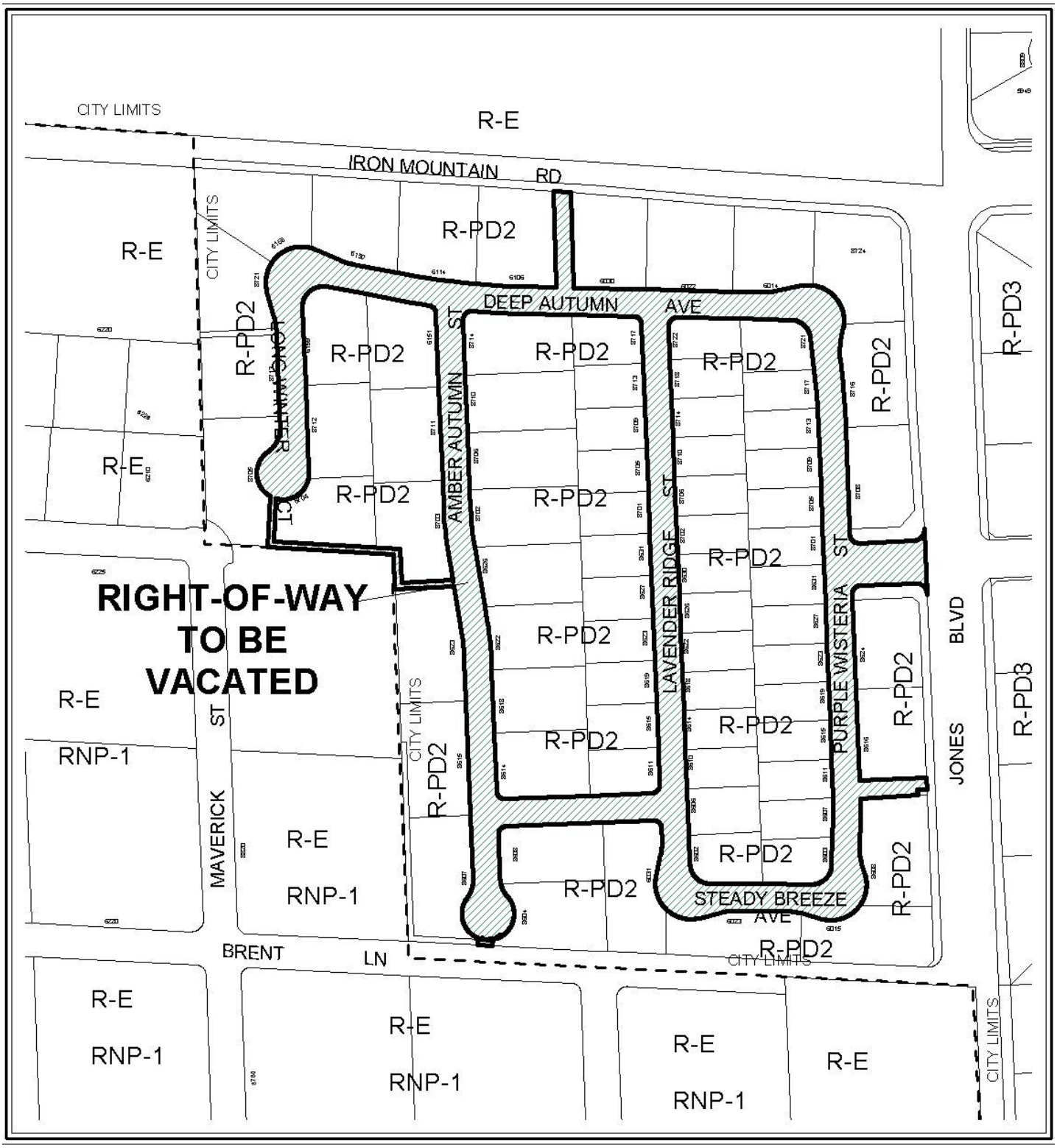
SUBJECT:
VAC-39142 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: WILLIAM LYON HOMES - Petition to Vacate the City of Las Vegas sewer easement and Public Drainage easements generally located southwest corner of Iron Mountain Road and Jones Boulevard, Ward 6 (Ross).

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

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

RECOMMENDATION:
Staff recommends

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



0 200 400 Feet

CASE: **VAC-39142**

N

0 200 400 Feet

CASE: **VAC-39142**

N

COPY

PLANNING & DEVELOPMENT

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, 20 10

Erica J. Morales

Notary Public in and for said County and State

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

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City of Las Vegas

PLANNING & DEVELOPMENT

CITY OF LAS VEGAS

DEVELOPMENT SERVICES CENTER

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 Clark County and State

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AUG 10 2010
City of Las Vegas

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

FOR DEPARTMENT USE ONLY

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

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

Revised 10/27/08

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CERTIFICATE OF SECRETARY

COPY

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

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

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

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

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City of Las Vegas

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Officers:	Titles:	Division Titles:
"DBA: LYON ARIZONA DIVISION"		
W. Thomas Hickcox	Sr. Vice President	Arizona Division President
Jeffrey D. Carlson	Vice President	V.P.-Land Acquisition
Bryan J. Cazier	Vice President	V.P.-Purchasing
Julie E. Collins	Vice President	V.P.-Operations
Larry Sears	Vice President	V.P.-Construction
Eileen V. Andrews	Asst. Secy. & Des. Broker	Asst. Secretary
Charles Caldwell	Asst. Secretary	Asst. Secretary
Maureen W. Maxwell	Asst. Secretary	Asst. Secretary
Jane E. Cochrane	Asst. Treasurer	Asst. Treasurer
Karen B. Beacom)	Designated Signers for Addendums to: Homebuyer's Purchase	
Adrienne M. Kautzman)	Contracts, Warranty Deeds, Affidavits of Property Value; and	
Jeanette Lakavage)	Miscellaneous Mortgage Documents	
"DBA: LYON NEVADA DIVISION"		
Mary J. Connelly	Sr. Vice President	Nevada Division President
Terry A. Connelly	Vice President	V.P.-Dir. of Operations
Linda Kemper-Eknayan	Asst. Secretary	Asst. Secretary
Kathleen Martin-Jensen	Asst. Treasurer	Asst. Treasurer
Debra L. Coroch	Designated Signer for Purchase Orders	

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

W. Douglass Harris

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

PLANNING & DEVELOPMENT
CITY OF LAS VEGAS
DEVELOPMENT SERVICES CENTER
731 S. Fourth Street
Las Vegas, NV 89101
Voice: 702-229-6301
Fax: 702-474-0352
TTY 702-386-9108
www.lasvegasnevada.gov

July 2, 2010

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

RE: FMP-38588 - STRATTON 35 AMENDED

Dear Mr. Swapp:

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

Planning and Development

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

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

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

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

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City of Las Vegas

VAC-39142

Public Works

4. Coordinate with the Collection System Planning Section of the Department of Public Works for an Oversizing Agreement for sewer line construction in Jones Boulevard prior to the recordation of this Map.

5. No permanent structures, landscape trees, or shrubs with potential growth of three feet or greater in height shall be permitted within the sewer easement located in common element D (between lots 4 & 5). A note to this affect shall be placed on this Map.

6. Submit a Vacation application for all existing City of Las Vegas easements that are no longer needed due to amendments shown on this map. The Order of Vacation must be recorded concurrently with this Map. Relocate the City Engineer's signature block such that it does not appear to be an approval of Vacating City of Las Vegas Easements, as such easements can only be eliminated through the Vacation process, not by Amended Map.

7. Dimensions and information presented on the currently approved civil improvement plans should match this amended Final Map. Revise drawings as necessary.

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

Sincerely,

Peter Lowenstein, AICP
Planning Supervisor
Planning and Development Department

PL:clb

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

TANEY ENGINEERING
6030 JONES BLVD #100
LAS VEGAS, NEVADA 89118
TELEPHONE: (702) 362-8844
FAX: (702) 362-5233

August 10, 2010

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

Re: Stratton 35 Vacation

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

Thank you,

Shaelyn Sandoval
Taney Engineering

VAC-39142

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City of Las Vegas

City of Las Vegas

Agenda Item No.: **20.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: SEPTEMBER 23, 2010

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

☐ **Consent** ☒ **Discussion**

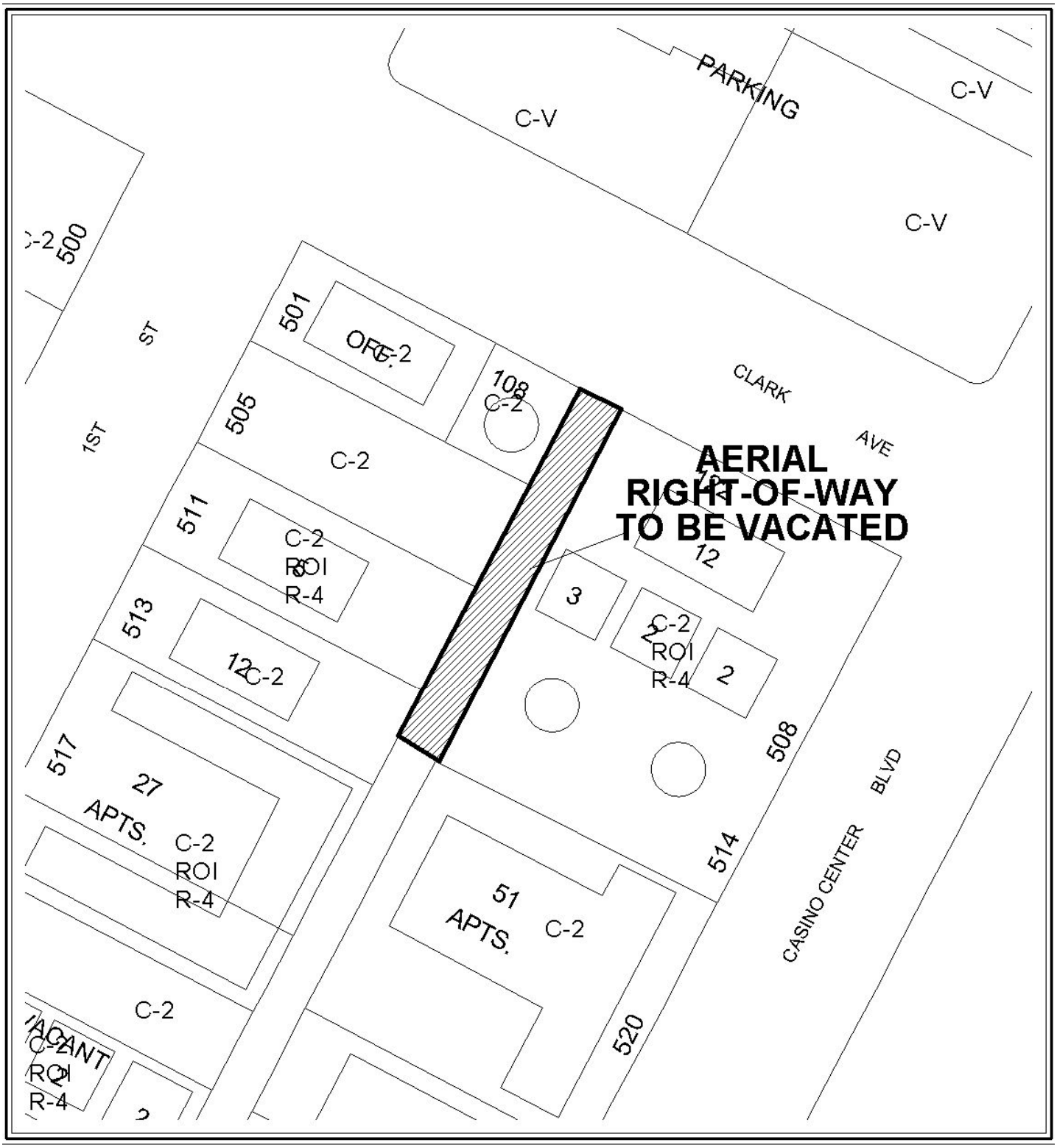
SUBJECT:
VAC-39145 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Petition to Vacate the aerial right-of-way for a portion of an existing 20-foot wide public alley located between Clark Avenue and Bonneville Avenue, and between 1st Street and Casino Center Boulevard, Ward 3 (Reese).

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

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

RECOMMENDATION:
Staff recommends

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



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CASE: **VAC-39145**

N

0 50 100 Feet

CASE: **VAC-39145**

N

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: CITY OF LAS VEGAS

Name of Applicant: CHERI EDELMAN

Name of Representative: BART ANDERSON

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Cheri Edelman

Print Name: Cheri Edelman

Subscribed and sworn before me

This 9th day of August, 2010

Rosana G. Cogle

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
ROSANA G. COGLE
Appt. No. 99-27148-1
My Appt. Expires May 16, 2014

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AUG 10 2010
City of Las Vegas

PLANNING & DEVELOPMENT
CITY OF LAS VEGAS
DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: VACATION OF AERIAL RIGHT-OF-WAY

Project Address (Location) A PORTION OF A PUBLIC ALLEY BOUNDED BY 1st St., CLARK AVE., CASINO CENTER, & BONNEVILLE

Project Name BONNEVILLE - CLARK COUPLET **Proposed Use** AERIAL PARCEL

Assessor's Parcel #(s) 139-34-302-009 **Ward #** 3

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

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

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

Additional Information _____

PROPERTY OWNER CITY OF LAS VEGAS **Contact** CHERI EDELMAN
Address 400 E. STEWART AVE. **Phone:** 229-5926 **Fax:** _____
City LAS VEGAS **State** NV **Zip** 89101
E-mail Address _____

APPLICANT CHERI EDELMAN **Contact** _____
Address 400 E. STEWART AVE **Phone:** 229-5926 **Fax:** _____
City LAS VEGAS **State** NV **Zip** 89101
E-mail Address _____

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

Property Owner Signature* Cheri Edelman

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

Print Name Cheri Edelman

Subscribed and sworn before me

This 8th day of August, 20 10.

Kevin Cerny

Notary Public in and for said County and State

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AUG 10 2010
City of Las Vegas

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

FOR DEPARTMENT USE ONLY

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

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

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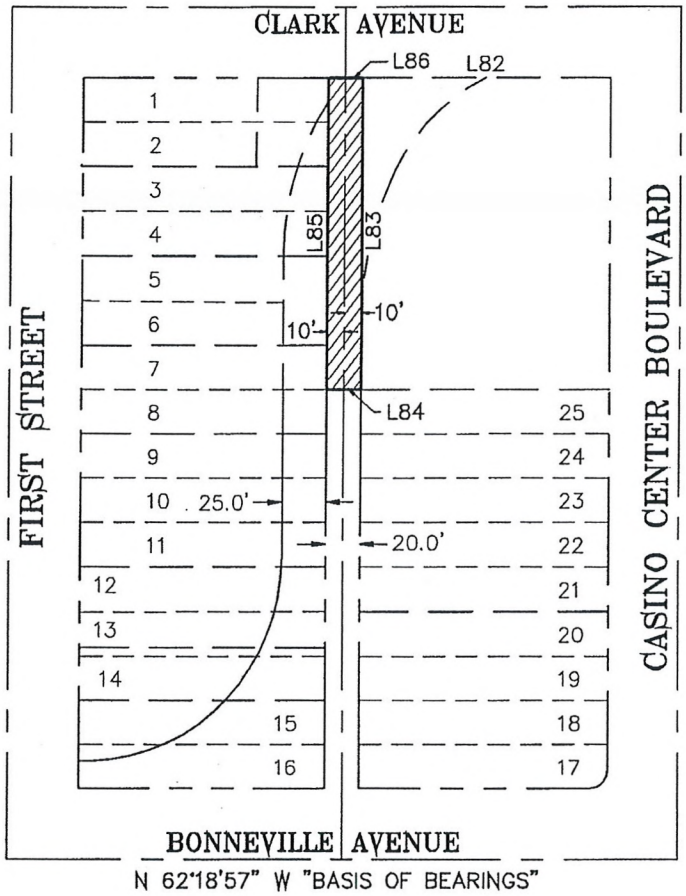
Revised 10/21/08



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'

CITY OF LAS VEGAS NEVADA	EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION A PORTION OF BLOCK 10 OF "CLARK'S LAS VEGAS TOWNSITE" IN MAP BOOK 1, PAGE 37	DRAWING: EXHIBIT
		DRAWN BY: HJB
		CHECKED BY: ARR
	CITY OF LAS VEGAS – SURVEY 3001 RONEMUS DRIVE, LAS VEGAS, NEVADA 89128 (702) 229-6217	DATE: 06/28/2010

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AUG 10 2010
City of Las Vegas

To whom it may concern:

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

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

Thank you,

Barton Anderson

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

VAC-39145

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AUG 10 2010
City of Las Vegas

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

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

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

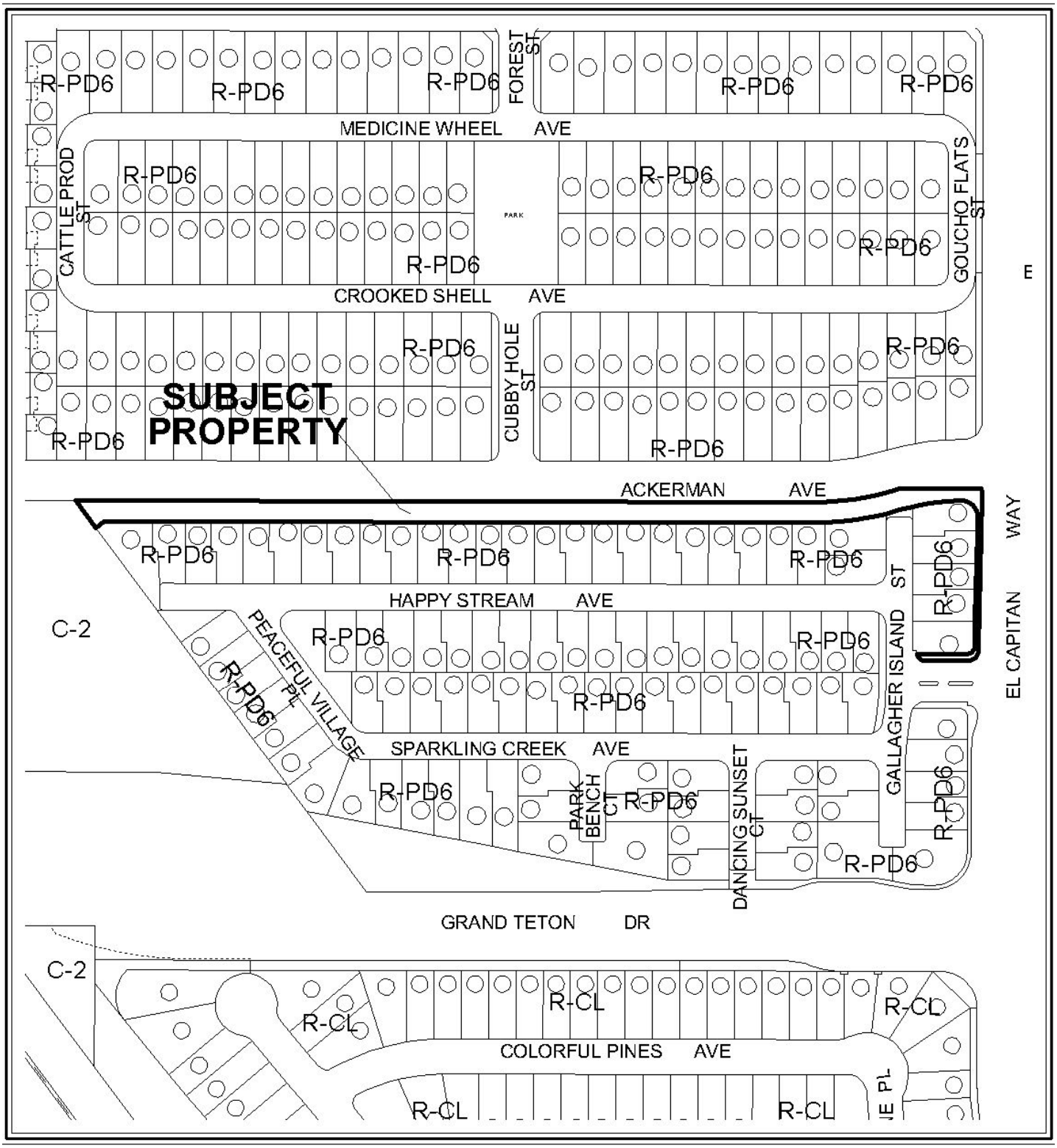
SUBJECT:
ROC-39160 - REVIEW OF CONDITION - APPLICANT/OWNER: TWILIGHT NORTH HOMEOWNERS ASSOCIATION - Request for a Review of Condition to delete Condition Number 9 of a previously approved Tentative Map (TM-0031-01) WHICH REQUIRED THAT A FIVE-FOOT HIGH FENCE SEPARATING THE EQUESTRIAN PATH AND TRANSPORTATION 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:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends

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



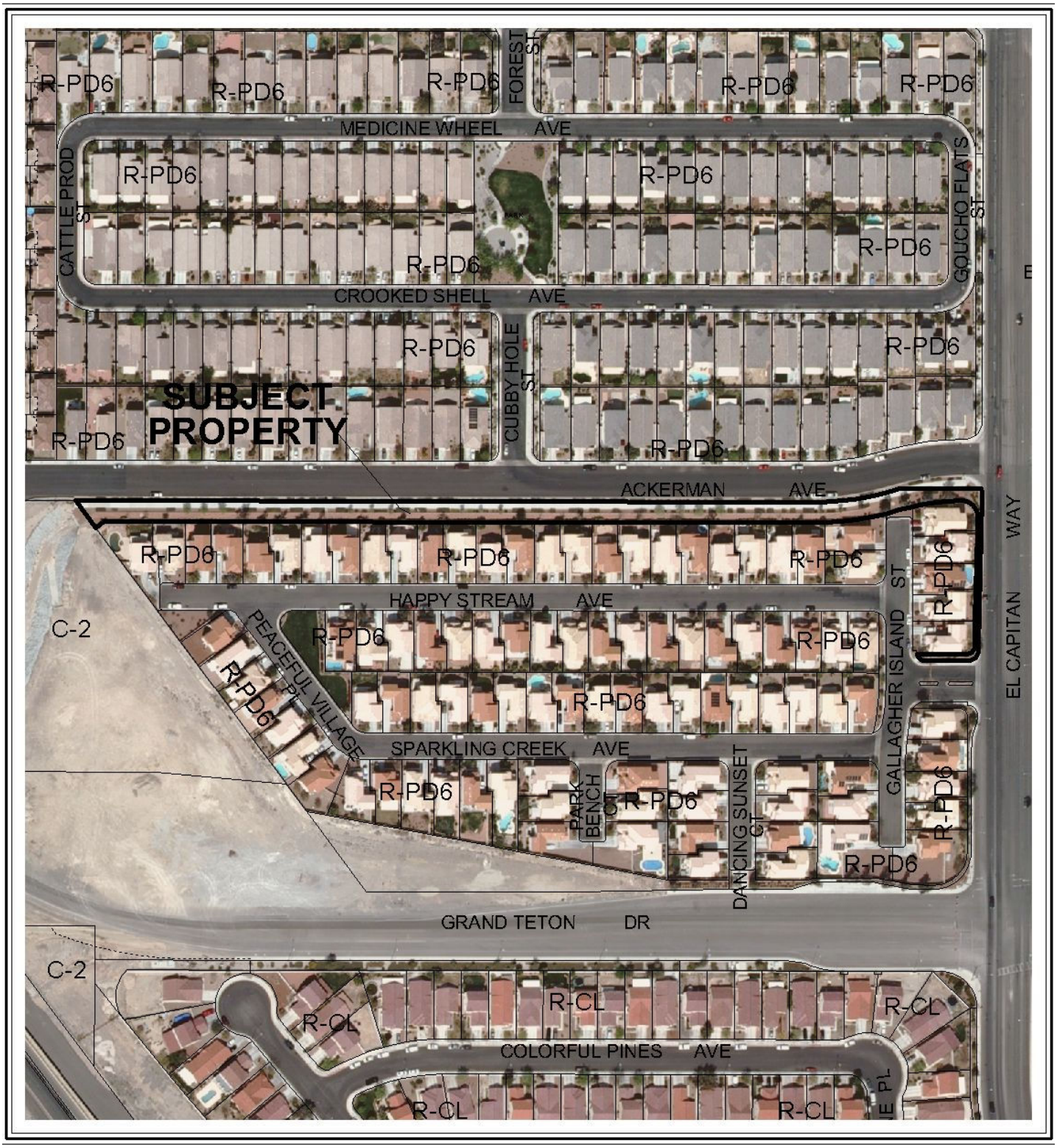
0 200 400 Feet

CASE: ROC-39160

ZONING OF SUBJECT PROPERTY:

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

N



0 200 400 Feet

CASE: ROC-39160

ZONING OF SUBJECT PROPERTY:

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

N

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

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: _____

RECEIVED AUG 12 2010

Signature of Property Owner: Russell Powers

Print Name: Russell Powers

Subscribed and sworn before me

This 6th day of August, 20 10

Marie Jean Humphreys

Notary Public in and for said County and State

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

PLANNING & DEVELOPMENT
CITY OF LAS VEGAS
DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Twilight North Homeowners Association

Project Address (Location) Grand Teton & El Capitan

Project Name Twilight North HOA **Proposed Use** _____

Assessor's Parcel #(s) ~~125-08-498~~ 125-08-497-009 (TM-0031-01) **Ward #** _____

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

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

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

Additional Information _____

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

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

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

Property Owner Signature* Russell Powers

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

Print Name Russell Powers

Subscribed and sworn before me

This 6th day of August, 20 10.

Marie Jean Humphreys

Notary Public in and for said County and State

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

FOR DEPARTMENT USE ONLY

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

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

RECEIVED
AUG 12 2010

Revised 10/27/08

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

FINAL MAP of

TWILIGHT NORTH

A COMMON INTEREST COMMUNITY

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

OWNER'S CERTIFICATE AND DEDICATION

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

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

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

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

ACKNOWLEDGMENT

STATE OF NEVADA
S.S.
COUNTY OF CLARK

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

BRANDON HAYS
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
MY COMMISSION EXPIRES 2/15/04.

NOTARY PUBLIC STATE OF NEVADA County of Clark BRANDON HAYS My Appt. Expires February 15, 2004 No. 00-61252-1

CERTIFICATE OF EASEMENT RECIPIENTS

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

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

James A. Reilly 5/07/02
JAMES A. REILLY DATE
NEVADA POWER COMPANY

05/07/02
DEBI KAUFMAN DATE
SPRINT

5.9.02
SOUTHWEST GAS CORPORATION - Craig S. Sisco DATE

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

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

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

VICINITY MAP
Not to scale

LEGAL DESCRIPTION

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

CONTAINING 14.64 ACRES OF LAND.

TITLE COMPANY GUARANTEE

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

DIVISION OF WATER RESOURCES CERTIFICATE

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

PP 6-10-02
ROBERT CHACHE, P.E. DATE
DIVISION OF WATER RESOURCES

DISTRICT BOARD OF HEALTH CERTIFICATE

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

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

CITY SURVEYOR'S CERTIFICATE

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

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

SURVEYOR'S CERTIFICATE

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

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

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

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

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

CAESAR CANO
PROFESSIONAL LAND SURVEYOR
NEVADA LICENSE No. 11175

CAESAR CANO No. 11175 4/9/02

CERTIFICATE OF DIRECTOR OF PLANNING AND DEVELOPMENT

I CERTIFY THAT THIS FINAL MAP SUBSTANTIALLY COMPLIES WITH THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THERETO; THAT THE MAP COMPLIES WITH APPLICABLE STATUTORY AND ORDINANCE PROVISIONS; THAT ALL CONDITIONS IMPOSED UPON THE FINAL MAP HAVE BEEN MET; AND THAT THE PARCELS HEREIN WERE ACCEPTED BY THE PLANNING AND DEVELOPMENT DEPARTMENT OF THE CITY OF LAS VEGAS, NEVADA, ON THIS 19TH DAY OF JUNE, 2002.

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

BASIS OF BEARINGS

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

FM-38-02

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

CVL CONSULTANTS, INC.
ENGINEERING · PLANNING · LAND SURVEYING
6280 S. Valley View Blvd. Suite 200 Las Vegas, NV 89118 Tel: (702) 362-3006 Fax: (702) 362-0047

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

No. 20020621
FILED AT THE REQUEST OF:
CVL Consultants, Inc.
DATE 6/21/02 TIME 11:41
BOOK 126 PAGE 36
OF PLATS
OFFICIAL RECORDS, BOOK No. 20020621
CLARK COUNTY, NEVADA RECORDS
JUDITH A. VANDEVER, RECORDER
FEE $14.00 DEPUTY JV

RECEIVED
AUG 12 2010
ROC-39160

FINAL MAP of

TWILIGHT NORTH

A COMMON INTEREST COMMUNITY

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

TOTAL LOTS: 103
TOTAL AREA: 14.64 Acres

NOTES

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

BASIS OF BEARINGS

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

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

REFERENCE MAPS

1. FILE 86 OF SURVEYS, PAGE 75
2. FILE 73 OF SURVEYS, PAGE 14
3. BOOK 86 OF PLATS, PAGE 89
4. BOOK 81 OF PLATS, PAGE 22
5. BOOK 86 OF PLATS, PAGE 97
6. BOOK 81 OF PLATS, PAGE 85
7. BOOK 82 OF PLATS, PAGE 90
8. BOOK 85 OF PLATS, PAGE 41
9. FILE 16 OF SURVEYS, PAGE 50
10. FILE 87 OF SURVEYS, PAGE 09
11. FILE 88 OF SURVEYS, PAGE 15
12. FILE 101 OF PARCEL MAPS, PAGE 15

MAP LEGEND

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

COMMON ELEMENTS

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

CURVES

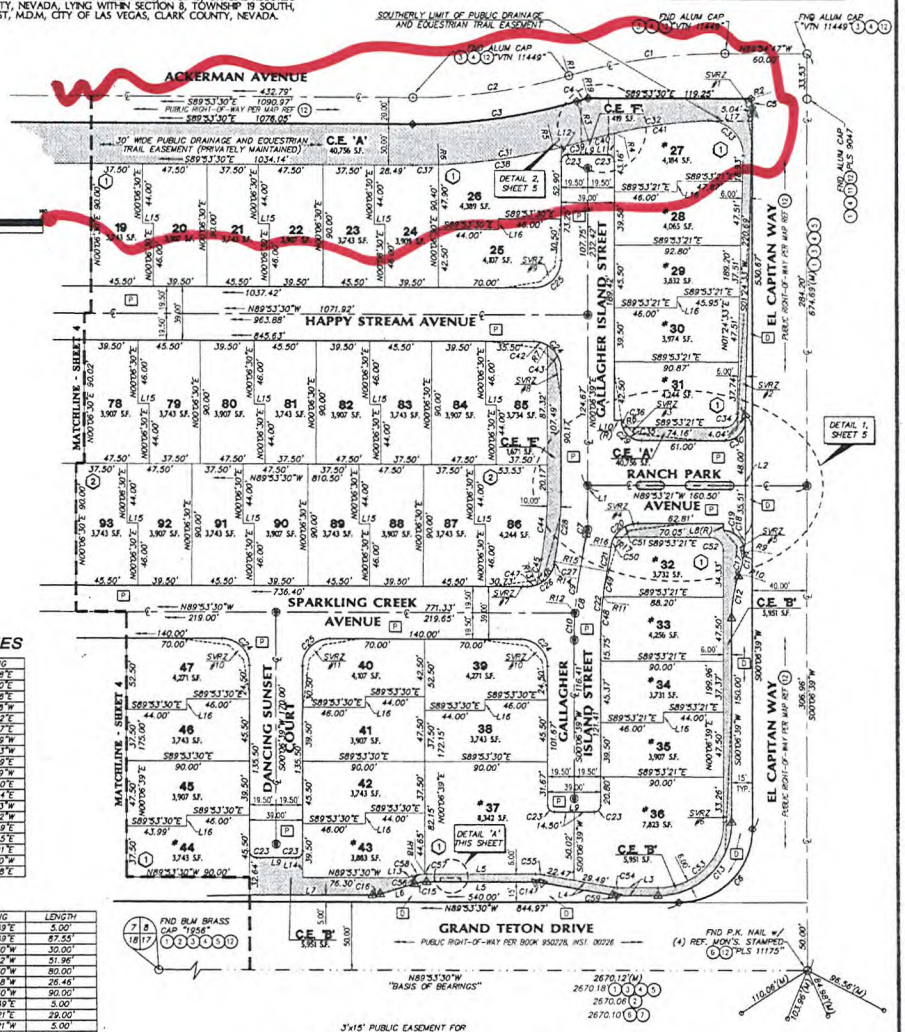
CURVE	RADIUS	DELTA	LENGTH	TANGENT
C1	400.00'	16°37'31"	116.07'	58.44'
C2	400.00'	16°38'48"	116.22'	58.52'
C3	420.00'	16°38'48"	122.03'	61.45'
C4	380.00'	01°18'50"	8.71'	4.36'
C5	20.00'	18°53'29"	6.59'	3.33'
C6	54.00'	89°59'51"	84.82'	54.00'
C7	300.00'	10°28'31"	54.85'	27.50'
C8	300.00'	10°28'31"	54.85'	27.50'
C9	300.00'	06°41'55"	35.07'	17.56'
C10	300.00'	03°46'37"	19.78'	9.89'
C11	100.00'	18°11'42"	31.76'	16.01'
C12	100.00'	18°11'42"	31.76'	16.01'
C13	54.00'	89°59'51"	84.82'	54.00'
C14	30.00'	10°12'28"	5.34'	2.68'
C15	30.00'	17°06'52"	8.96'	4.51'
C16	20.00'	17°06'52"	5.97'	3.01'
C17	100.00'	09°44'50"	17.01'	8.53'
C18	100.00'	08°26'51"	14.74'	7.39'
C19	15.00'	98°26'51"	25.77'	17.39'
C20	20.00'	82°43'25"	28.88'	17.61'
C21	319.50'	03°11'56"	17.84'	8.92'
C22	280.50'	10°28'31"	51.28'	25.71'
C23	5.00'	90°00'00"	7.85'	5.00'
C24	20.00'	90°00'09"	31.42'	20.00'
C25	20.00'	89°59'51"	31.42'	20.00'
C26	20.00'	79°56'42"	27.91'	16.77'
C27	319.50'	00°25'22"	2.36'	1.18'
C28	280.50'	10°28'31"	51.28'	25.71'
C29	15.00'	90°00'00"	23.56'	15.00'
C30	15.00'	90°00'00"	23.56'	15.00'
C31	450.00'	16°38'48"	130.74'	65.84'
C32	350.00'	14°33'26"	88.92'	44.70'
C33	25.00'	93°23'25"	40.75'	26.52'
C34	10.00'	88°42'06"	15.48'	9.78'
C35	15.00'	70°31'44"	18.46'	10.61'
C36	15.00'	19°28'16"	5.10'	2.57'
C37	450.00'	02°25'17"	19.02'	9.51'
C38	450.00'	11°35'55"	91.09'	45.70'
C39	450.00'	02°37'36"	20.63'	10.32'
C40	350.00'	03°14'20"	19.79'	9.90'
C41	350.00'	11°19'05"	69.14'	34.68'
C42	20.00'	30°00'09"	10.47'	5.36'
C43	20.00'	60°00'00"	20.94'	11.55'
C44	270.50'	10°28'31"	49.46'	24.80'
C45	329.50'	03°23'25"	19.50'	9.75'
C46	20.00'	58°31'39"	20.43'	11.21'
C47	20.00'	21°25'03"	7.48'	3.78'
C48	280.50'	06°30'00"	31.82'	15.93'
C49	280.50'	03°58'31"	19.46'	9.73'
C50	20.00'	22°43'25"	7.93'	4.02'
C51	20.00'	60°00'00"	20.94'	11.55'
C52	10.00'	90°00'00"	15.71'	10.00'
C53	48.00'	89°59'52"	75.40'	48.00'
C54	14.00'	10°12'28"	2.49'	1.25'
C55	36.00'	10°12'28"	6.41'	3.22'
C56	36.00'	17°06'52"	10.75'	5.42'
C57	36.00'	01°35'40"	1.00'	0.50'
C58	36.00'	15°31'12"	9.75'	4.91'
C59	20.00'	10°12'28"	3.56'	1.79'

RADIAL LINES

LINE	BEARING
R1	S16°32'16"E
R2	N71°13'10"E
R3	S16°32'16"E
R4	N13°77'58"W
R5	S13°54'42"E
R6	S02°18'47"E
R7	S30°06'39"W
R8	S70°38'23"W
R9	S81°26'29"E
R10	N71°41'39"W
R11	S83°23'20"E
R12	S86°06'44"E
R13	N21°16'33"W
R14	N78°50'12"W
R15	S79°24'49"E
R16	S82°36'45"E
R17	S59°53'21"E
R18	N01°29'10"W
R19	S15°13'28"E

LINES

LINE	BEARING	LENGTH
L1	N00°06'39"E	5.00'
L2	N00°06'39"E	87.55'
L3	N89°53'30"W	30.00'
L4	N79°41'02"W	51.96'
L5	N89°53'30"W	80.00'
L6	S72°59'38"W	26.46'
L7	N89°53'30"W	90.00'
L8	N00°06'39"E	5.00'
L9	S89°53'21"E	29.00'
L10	N89°53'21"W	5.00'
L11	N00°06'39"E	20.74'
L12	N00°06'39"E	10.15'
L13	S72°59'38"W	4.30'
L14	N00°06'39"E	19.50'
L15	N89°53'30"W	8.00'
L16	N00°06'39"E	6.00'
L17	S89°54'47"E	32.49'



DETAIL 'A' - NOT TO SCALE

CVL CONSULTANTS, INC.
ENGINEERING · PLANNING · LAND SURVEYING
6280 S. Valley View Blvd. Suite 200
Las Vegas, NV 89118
Tel. (702) 368-3008
Fax: (702) 368-0047

Date: 11/2001
Drawn by: F. Zwolinski
Checked by: C. Cano
Job Number: 01-9006-03
SHEET 3 OF 5

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AUG 12 2010
ROC-39160

FINAL MAP of

TWILIGHT NORTH

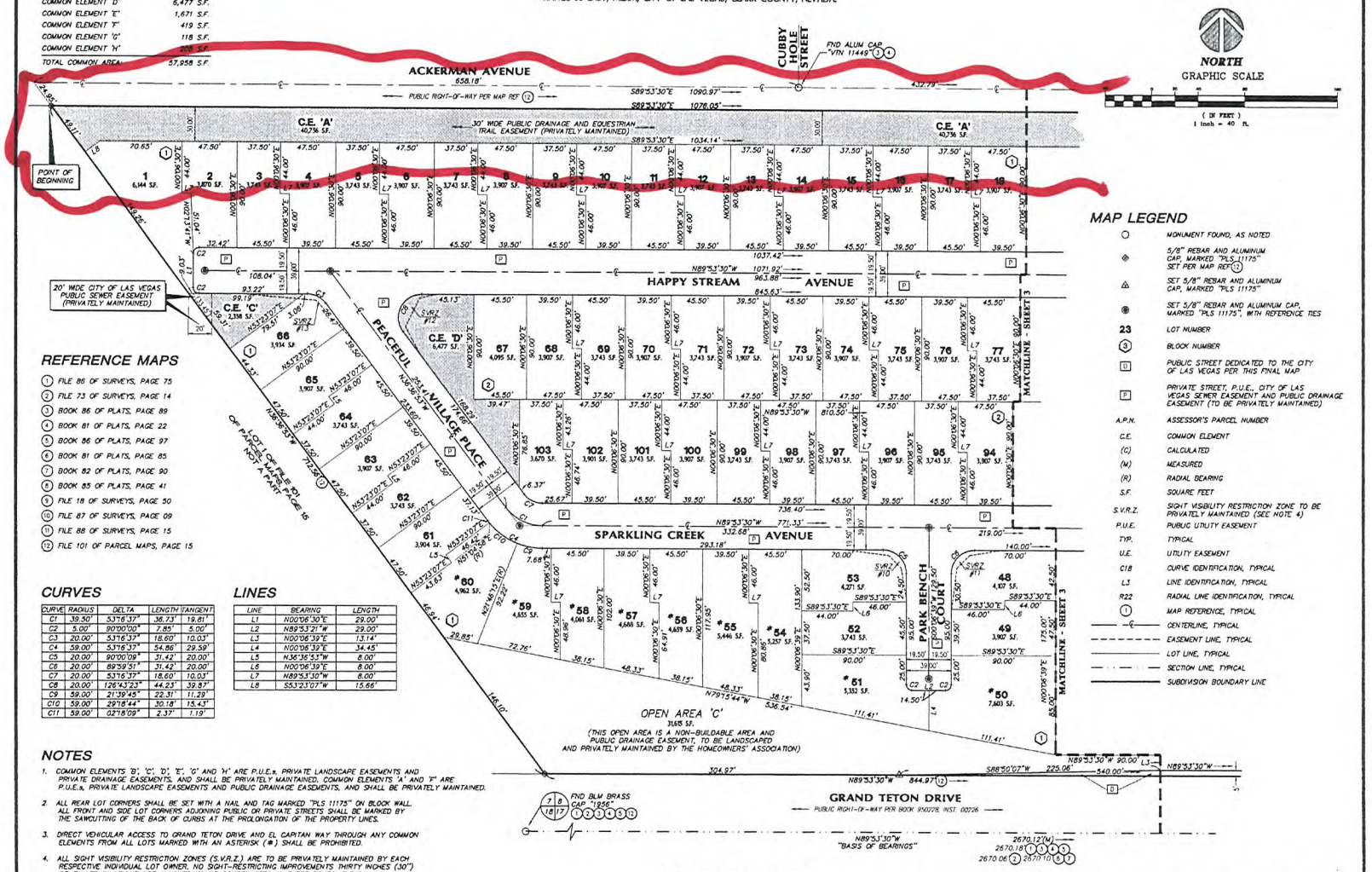
A COMMON INTEREST COMMUNITY

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

TOTAL LOTS: 103
TOTAL AREA: 14.64 Acres

COMMON ELEMENTS

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



MAP LEGEND

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

REFERENCE MAPS

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

CURVES

CURVE	RADIUS	DELTA	LENGTH	TANGENT
C1	39.50'	53°16'37"	36.73'	19.81'
C2	5.00'	90°00'00"	7.85'	5.00'
C3	20.00'	53°16'37"	18.60'	10.03'
C4	59.00'	53°16'37"	54.86'	29.59'
C5	20.00'	90°00'09"	31.42'	20.00'
C6	20.00'	89°59'51"	31.42'	20.00'
C7	20.00'	53°16'37"	18.60'	10.03'
C8	20.00'	126°43'23"	44.23'	39.87'
C9	59.00'	21°39'45"	22.31'	11.29'
C10	59.00'	29°78'44"	30.18'	15.43'
C11	59.00'	02°18'09"	2.37'	1.19

LINES

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

NOTES

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

BASIS OF BEARINGS

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

CONSULTANTS, INC.
ENGINEERING • PLANNING • LAND SURVEYING
6280 S. Valley View Blvd. Suite 200
Las Vegas, NV 89118
Tel: (702) 368-9008
Fax: (702) 368-0047

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

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MAYOR
OSCAR B GOODMAN

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

CITY MANAGER
VIRGINIA VALENTINE

October 19, 2001

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

RE: TM-0031-01 - TENTATIVE MAP - [redacted] TWILIGHT NORTH

Dear Mr Ross

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

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

Planning and Development

1 Approval of the Tentative Map shall be for no more than two (2) years If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed

2 All development shall conform to the Conditions of Approval for Rezoning (Z-0023-01), Site Development Plan Review [Z-0023-01(1)] as required by the City of Las Vegas Planning and Development, and Public Works Departments

3 Street names must be provided in accord with the City's Street Naming Regulations.

4 All development is subject to the conditions of City Departments and State Subdivision Statutes.

5 A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

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

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

68112-012-11/00

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6. All development shall be in conformance with the site plan, except as amended by conditions herein.

7 A transportation trail path shall be 10 feet wide and consist of Portland cement concrete, meeting the design standards of a sidewalk but designed to support a minimum load of 10,000 pounds. The cross slope shall have no more than a two percent cross slope directed toward the street or the direction of the drainage flow The trail path shall be located five feet from the street curb, although this dimension may be varied to accommodate drainage and infrastructure installations (A sidewalk shown located along the curb should be eliminated.)

8. An equestrian trail path shall be 7 5 feet wide and consist of chat, crushed granite with a high clay and/or sand content, or similar surface material The path shall have a cross slope, with no more than a two percent grade across the trail path directed toward the street or the direction of drainage flow, and a longitudinal grade with no more than a two-to-one slope The path shall be located 7.5 feet from the transportation trail path, five feet from an intervening minimum five-foot high fence, and five feet from the perimeter wall. These dimensions may be varied to accommodate drainage and infrastructure installations

9 A five-foot high fence separating the equestrian path and transportation path should be provided and consist of a rigid polyvinyl chloride (PVC) resin compound with a high level of titanium dioxide pigment throughout the fence material.

10. Five-foot amenity zones shall be provided along both sides of the transportation trail path. The amenity zones should be provided with irrigation and landscaping with shade trees located 20 feet on center. This spacing may be varied to accommodate unique landscape features. Narrow, conical type trees should be planted between the equestrian and transportation trail paths.

11. No above or belowground utility installation shall be located within the trail that will in any way encroach upon the full use and enjoyment of the trail path.

12 An easement for use of the trail by the public should be provided.

13 The trail shall be maintained by a homeowners association.

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Public Works

14 Site development to comply with all applicable conditions of approval for Zoning Z-23-01, Parcel Map PM-07-01 and all other subsequent site related actions.

15 Parcel Map PM-07-01 shall record prior to the recordation of a Final Map for this site.

16 Dedicate all appropriate right-of-way adjacent to this site required by Standard Drawings #201.1, 234.1, and 234.2.

17 Submit an application to vacate the excess right-of-way at the southwest corner of Ackerman and El Capitan Way prior to the recordation of a Final Map for this site.

18 Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City

19 A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Final Map for this site, whichever may occur first, as required by the Department of Public Works. Provide and improve all drainageways recommended in the approved drainage plan/study.

20. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits or the recordation of a Final Map for this site, whichever may occur first, if allowed by the Planning Engineer.

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

Sincerely,

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

JVM clc

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

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

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AUG 12 2010

ROC-39160

Twilight North Homeowners Association
C/o Excellence Community Management, LLC
601 Whitney Ranch Drive, Suite B-10
Henderson NV 89014
Telephone: 702-638-7770 ~ Facsimile: 702-638-7772

Via facsimile (474-0352)

July 14, 2010

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

Re: Justification Letter / Request for Review of Condition

Dear Sirs:

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

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

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

Very Truly Yours,

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

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ROC-39160

Excellence Community Management, LLC

August 11, 2010

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

Re: Twilight North Homeowners Association / Association Manager

Dear Mr. Gebeke:

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

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

Sincerely,

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

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

ROC-39160

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

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

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

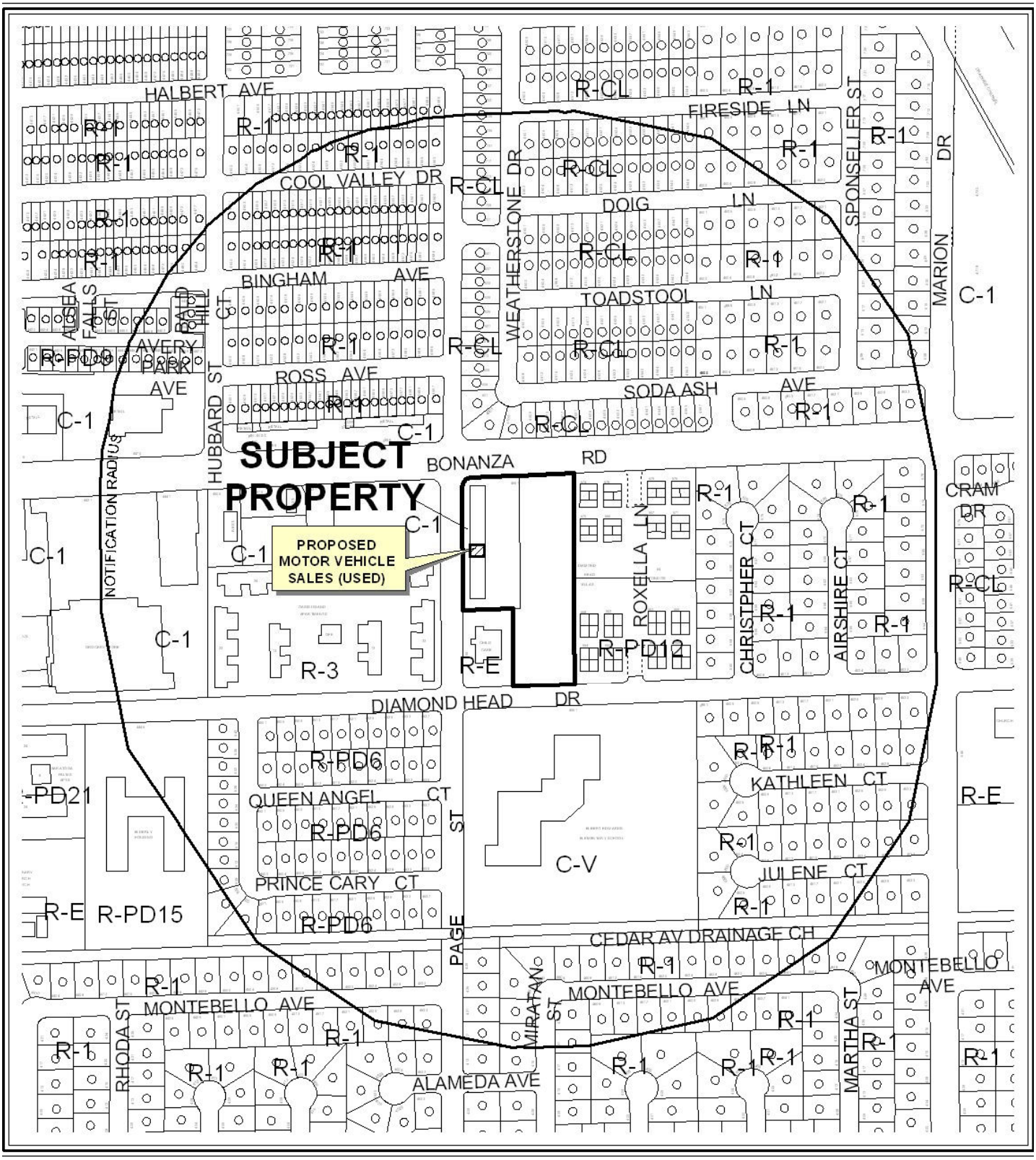
SUBJECT:
ABEYANCE - SUP-38523 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: HECTOR CAMACHO - Request for a Special Use Permit FOR A PROPOSED MOTOR VEHICLE SALES (USED) USE at 4561 East Bonanza Road, Suite #130 (APN 140-32-101-017), C-2 (General Commercial) Zone, Ward 3 (Reese). Staff recommends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

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

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

RECOMMENDATION:
Staff recommends DENIAL.

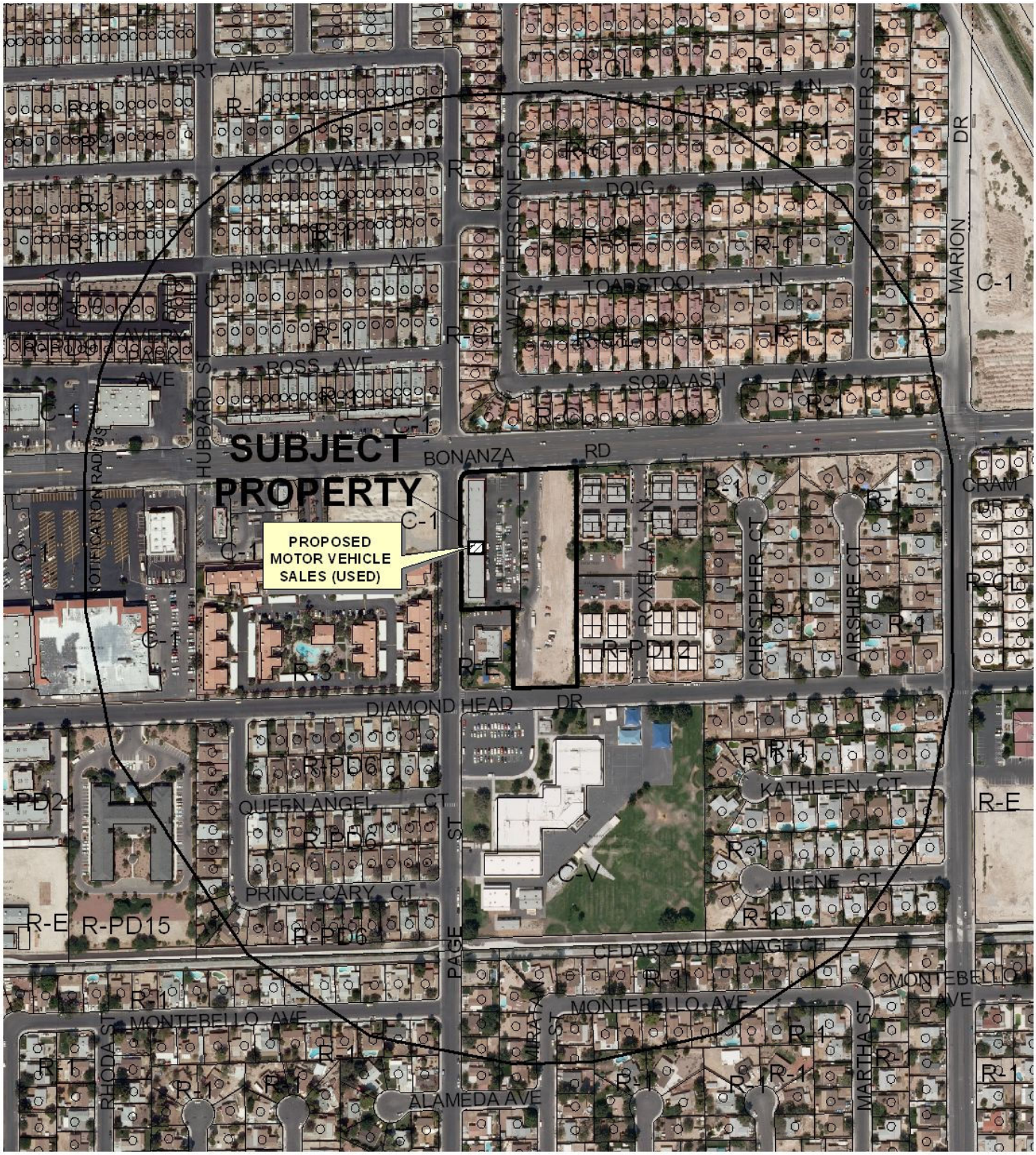
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest Postcards and Telephone Protest/Approval Log



CASE: **SUP-38523**

RADIUS: 1000

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



CASE: **SUP-38523**

RADIUS: 1000

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

0 300 600 Feet

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: HECTOR CAMACHO

Name of Applicant: SAME

Name of Representative: SAME

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: HECTOR CAMACHO

Subscribed and sworn before me

This 11th day of June, 2010

Jeannie M Becknell

Notary Public in and for said County and State

State of Nevada
County of Clark

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

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PLANNING & DEVELOPMENT

CITY OF LAS VEGAS

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: SUP MOTOR VEICULOS USED

Project Address (Location) 4561 E BONANZA # 130

Project Name CAMACHO PLAZA **Proposed Use** 3

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

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

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

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

Additional Information _____

PROPERTY OWNER HECTOR CAMACHO **Contact** 4601775

Address 1501 S MARYLAND PK **Phone:** 4601775 **Fax:** _____

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

E-mail Address ESTRELLALV@HOTMAIL.COM

APPLICANT HECTOR CAMACHO **Contact** HECTOR

Address SAME **Phone:** 4601775 **Fax:** _____

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

E-mail Address _____

REPRESENTATIVE HECTOR **Contact** HECTOR

Address SAME ABOBE **Phone:** 4601775 **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, 2010.

Jeannie M Becknell

Notary Public in and for said County and State

State of Nevada
Clark County

Revised 10/27/08

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

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FOR DEPARTMENT USE ONLY

Case #	SUP-38523
Meeting Date:	7/29/10
Total Fee:	1039.00
Date Received:*	6/11/10
Received By:	M REX

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

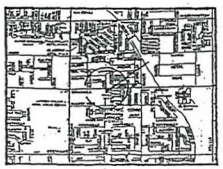
f:\depot\Application Packet\Application Form.pdf

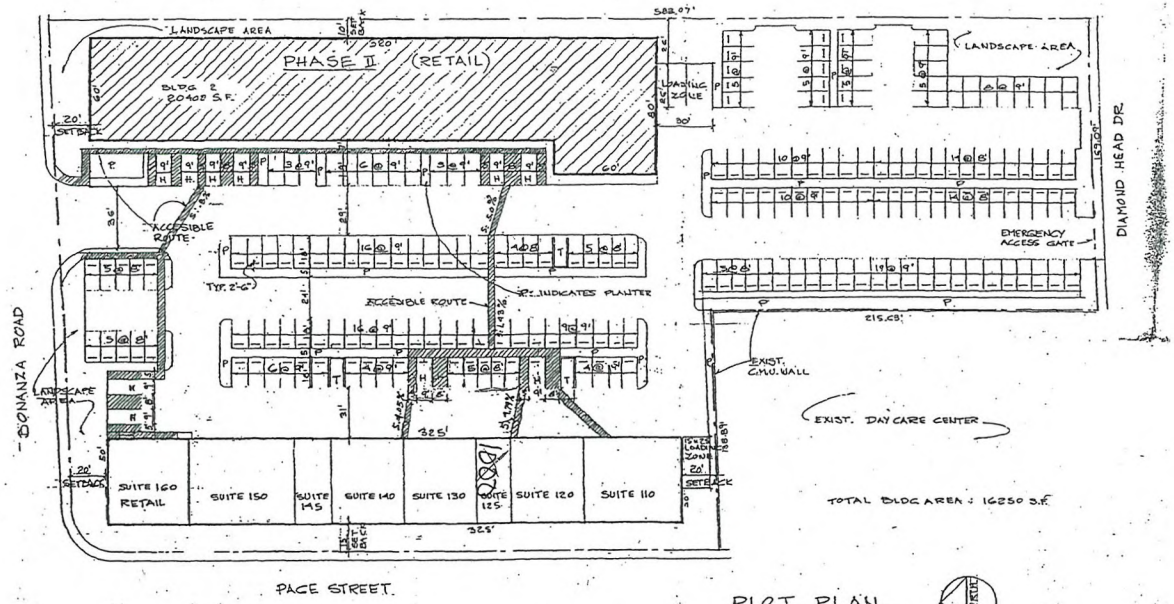
SUP-33611 (S2) Stamped 3-4-09 PC 4-23-09 Denied

LEGAL DESCRIPTION:

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

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





PLOT PLAN
1" = 30'

NORTH

BUILDING ANALYSIS

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

PARKING ANALYSIS

PHASE 1 (EXISTING)

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

PHASE 2 (PROPOSED)

Furniture Store	8470 S.F. ÷175= 48.4 spaces.
Furniture warehouse	2810 S.F. ÷2500= 1.12 spaces.
Subtotal:	49.5 spaces.
Fast Food Eatery	3623 S.F. ÷50= 72.46 spaces.
" " Kitchens	2584 S.F. ÷200= 12.92 spaces.
Subtotal:	85.38 spaces.
Meat Market	2035 S.F. ÷175= 11.62 spaces.

TOTAL PARKING REQUIRED: 232.7 SPACES.

TOTAL PARKING PROVIDED: 201 SPACES plus 3 loading.

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

SUP-38523

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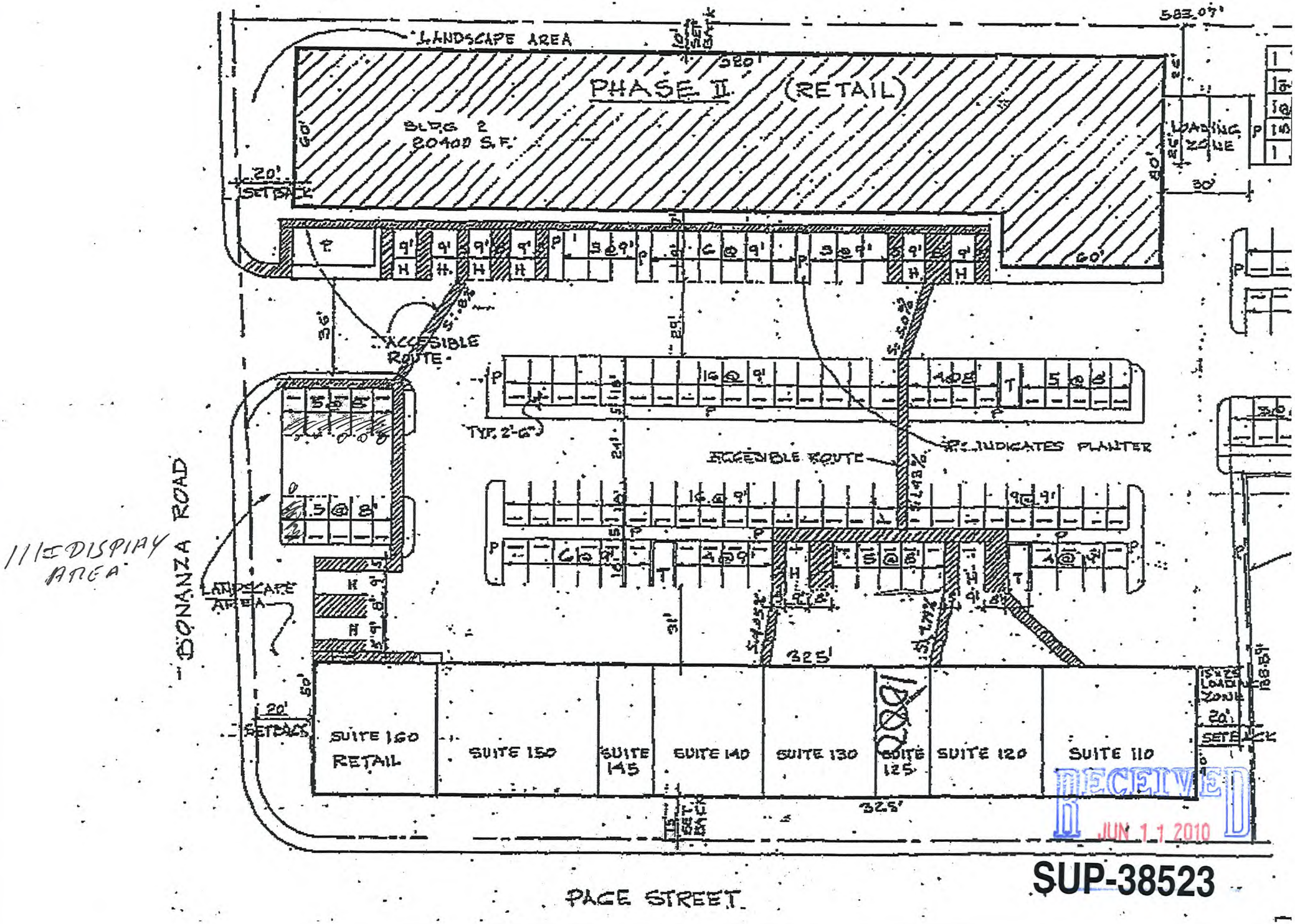
LANDSCAPE AREA
PHASE II (RETAIL)
BLDG 2
20400 S.F.
583.07'
320'
60'
20' SETBACK
LOADING ZONE
30'
ACCESSIBLE ROUTE
TYP. 2'-6"
INDICATES PLANTER
ACCESSIBLE ROUTE
BONANZA ROAD
DISPLAY AREA
LANDSCAPE AREA
325'
SUITE 160 RETAIL
SUITE 150
SUITE 145
SUITE 140
SUITE 130
SUITE 125
SUITE 120
SUITE 110
PAGE STREET
RECEIVED
JUN 11 2010
SUP-38523

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

06/24/10

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

06/24/10

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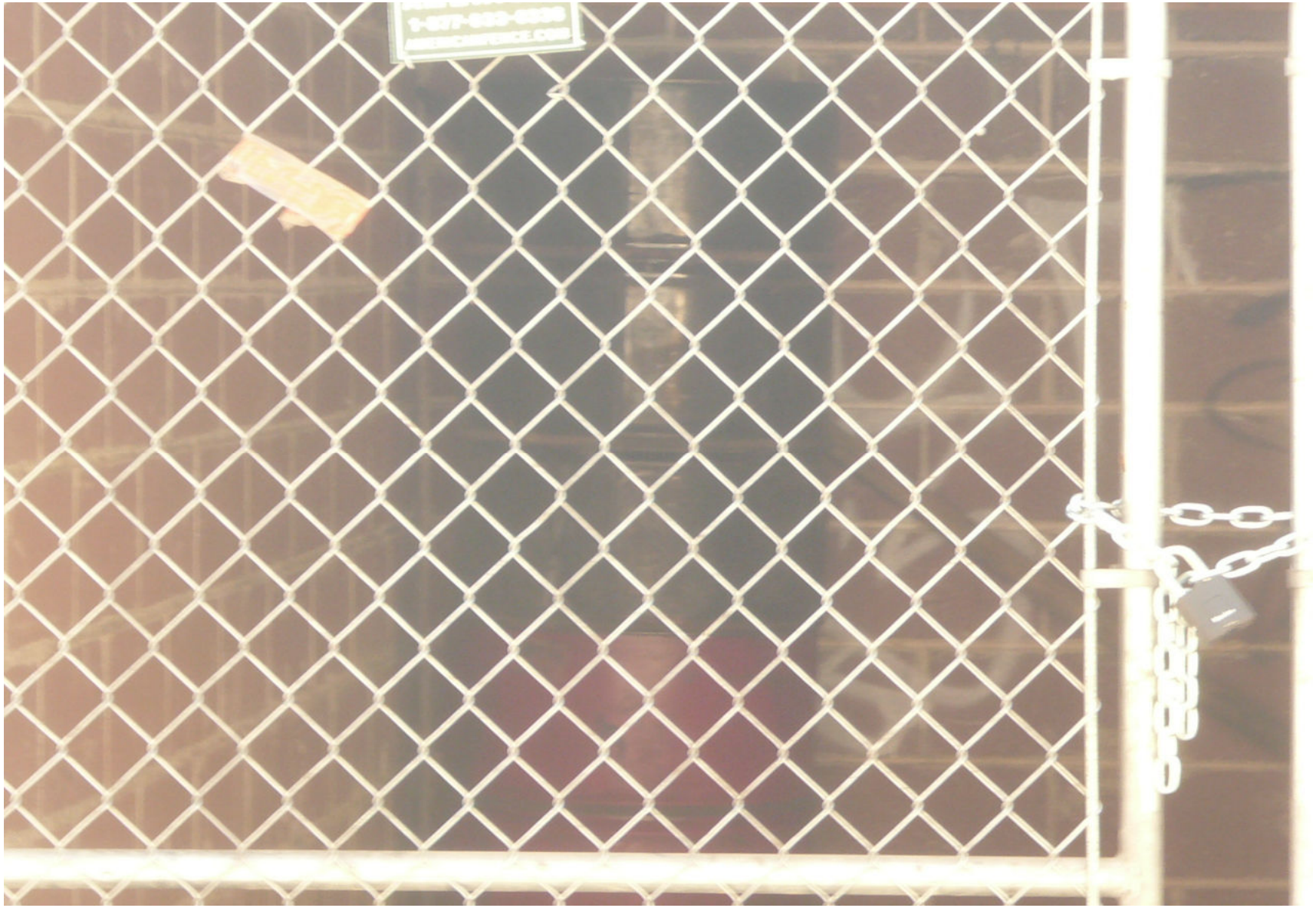
06/24/10

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

06/24/10



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

06/24/10

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

06/24/10

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06/24/10

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

06/24/10

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

May 10, 2010

Attn: PLANNING AND DEVELOPMENT DEPARTMENT

Re: JUSTIFICATION LETTER

To whom it may concern.

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

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

Respectfully

HECTOR CAMACHO

RECEIVED
JUN 11 2010

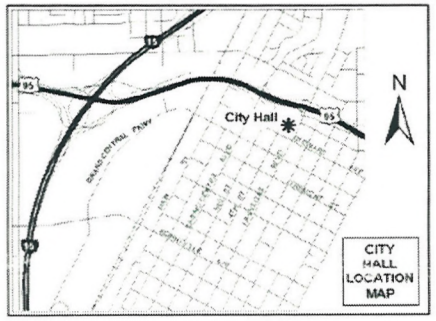
SUP-38523

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

PRESORTED FIRST CLASS

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

Return Service Requested
Official Notice of Public Hearing



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

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

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-38523

Planning Commission Meeting of 7/29/2010

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

RECEIVED
JUN 21 2010

4IP

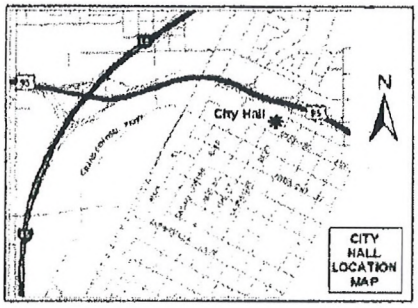
City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED FIRST CLASS

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

Return Service Requested

Official Notice of Public Hearing



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

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-38523

Planning Commission Meeting of 7/29/2010

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

Case: SUP-38523

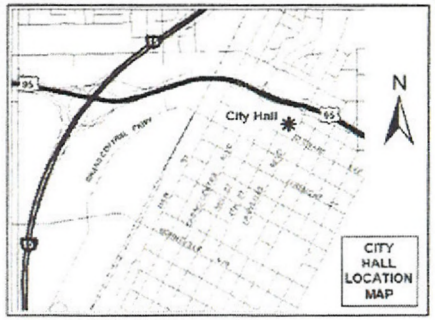
14032102002
D T MARK PROPERTIES L L C
16161 VENTURA BLVD #435
ENCINO CA 91436-2522

RECEIVED
JUN 21 2010

41P

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

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

RECEIVED JUL 23 2010

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

Submitted after final agenda
Date
Item 41P

Telephone Protest/ Approval Log

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

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

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

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

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

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

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

4IP

Telephone Protest/ Approval Log

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

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

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

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

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

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

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

RECEIVED
JUN 27 2010

Submitted after final agenda
Date Item 41 A

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

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

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

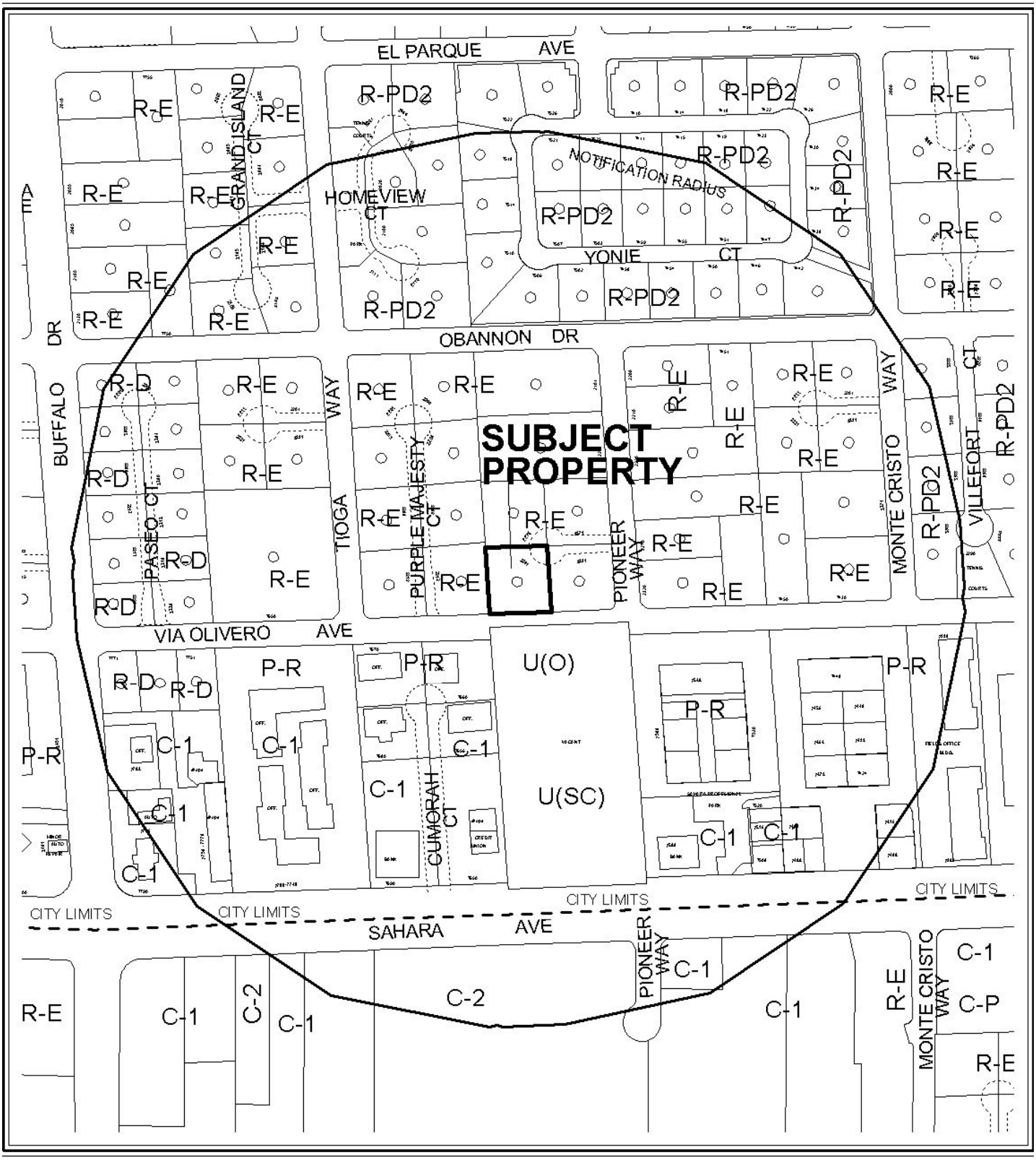
SUBJECT:
VAR-39068 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ROXANNE SHERIDAN - Request for a Variance TO ALLOW A TWO-FOOT SIDE YARD SETBACK WHERE THREE FEET IS REQUIRED on 0.54 acres at 2281 South Pioneer Way (APN 163-03-402-007), R-E (Residence Estates) Zone, Ward 1 (Tarkanian).

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

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

RECOMMENDATION:
Staff recommends

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



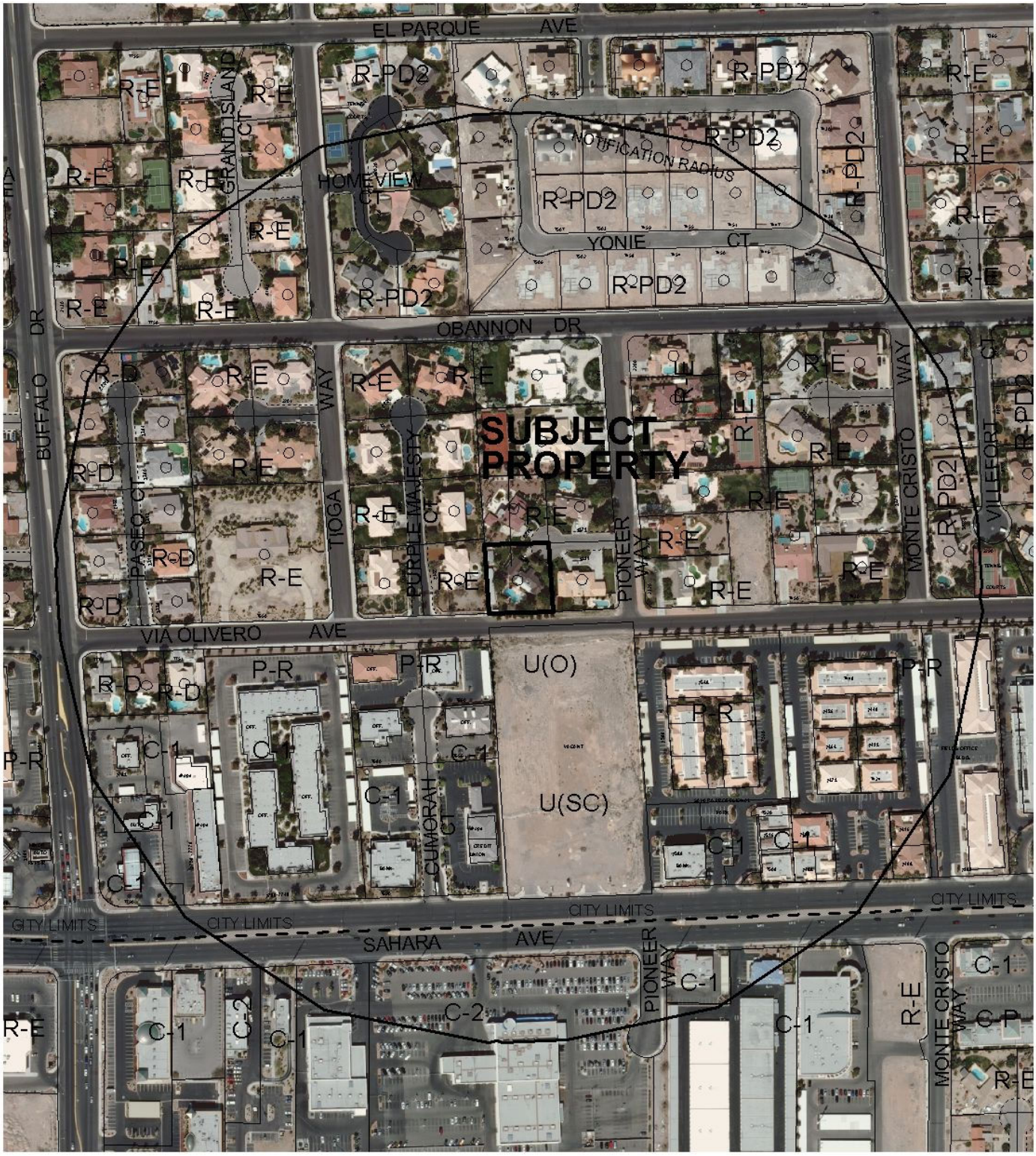
0 300 600 Feet

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

RADIUS: 1000 FT

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

N



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

RADIUS: 1000 FT

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

0 300 600 Feet

N

PLANNING & DEVELOPMENT

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 Zana Sheridan
AKA Roxanne Welsh Sheridan

Subscribed and sworn before me

This _____ day of _____, 20__

SEE ATTACHED CALIFORNIA JURAT

Notary Public in and for said County and State

RECEIVED
AUG 03 2018
City of Las Vegas

CALIFORNIA JURAT WITH AFFIANT STATEMENT

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

1
2
3
4
5
6

Signature of Document Signer No. 1

Signature of Document Signer No. 2 (if any)

State of California

County of MARIN

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

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

(1) ROXANNE ZONA SHERIDAN (Name of Signer),

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

(and

(2) _____ (Name of Signer),

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

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

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

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PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Pool Room / Summer Outdoor Kitchen

Project Address (Location) 2281 S. Pioneer Way Las Vegas, NV

Project Name Residence **Proposed Use** Pool

Assessor's Parcel #(s) ~~3103200052~~ 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 rzsheridan@aol.com

FAX (702) 228-9496

APPLICANT (Same As Owner Above) **Contact** _____

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

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

E-mail Address _____

REPRESENTATIVE BILL SPAULDING **Contact** BILL

Address 39610-87th ST. W. **Phone:** 661-917-6887 **Fax:** _____

City LEONA VALLEY **State** CA. **Zip** 93551

E-mail Address BILLSPAULDING55AT YAHOO.COM

Property Owner Signature* Roxanne K Sheridan

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

Print Name Roxanne K Sheridan AKA Roxanne Zena Sheridan

Subscribed and sworn before me

This _____ day of _____, 20 ____

_____

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

FOR DEPARTMENT USE ONLY

Case #	VAR-39068
Meeting Date:	9-23-10
Total Fee:	$30
Date Accepted:	8-30-10
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.

Revised 10/27/08

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

(1) ROXANNE ZONA SHERIDAN (Name of Signer),

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

(and

(2) _____ (Name of Signer),

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

Signature _____ (Signature of Notary Public)

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

Place Notary Seal Above

OPTIONAL

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

Further Description of Any Attached Document

Title or Type of Document: APPLICATION / PETITION FORM

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

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

RIGHT THUMBPRINT OF SIGNER #1	RIGHT THUMBPRINT OF SIGNER #2
Top of thumb here	Top of thumb here

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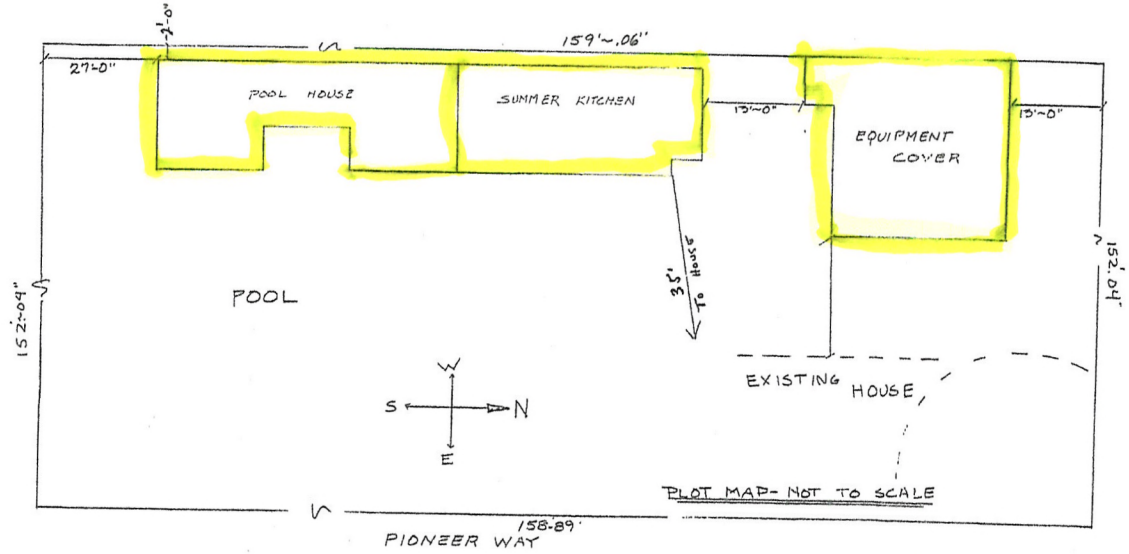
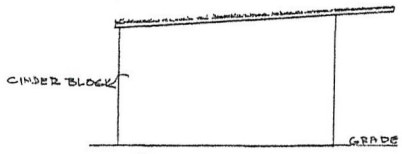
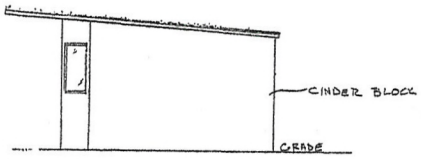
PLOT PLAN VARIANCE





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



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

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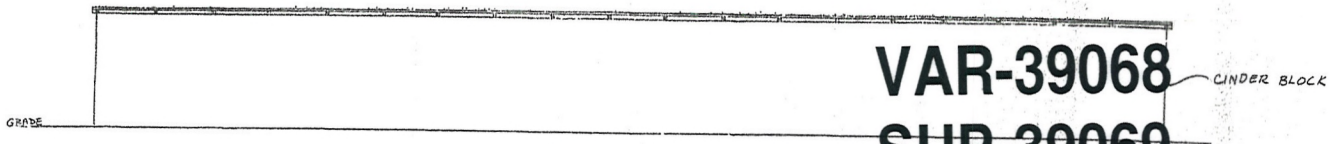
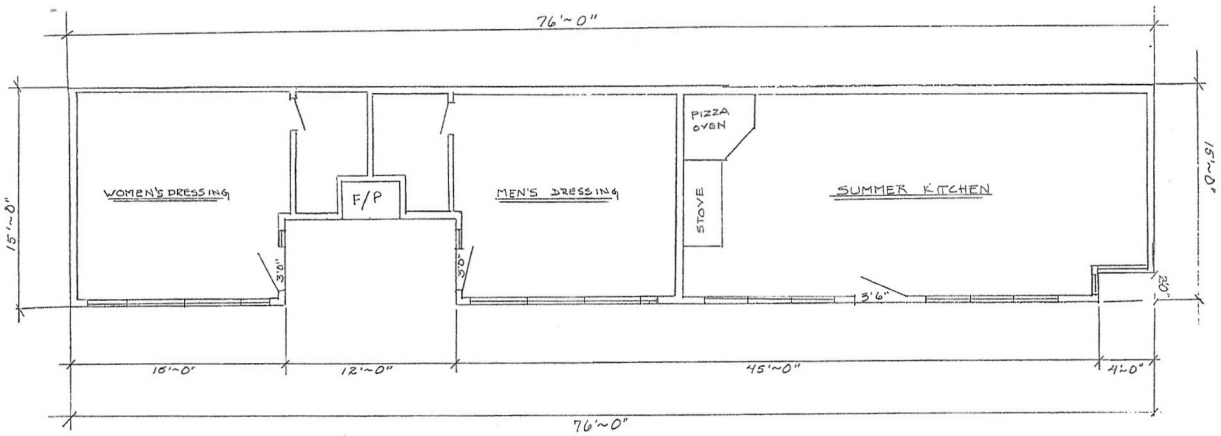
AUG 03 2010
City of Las Vegas



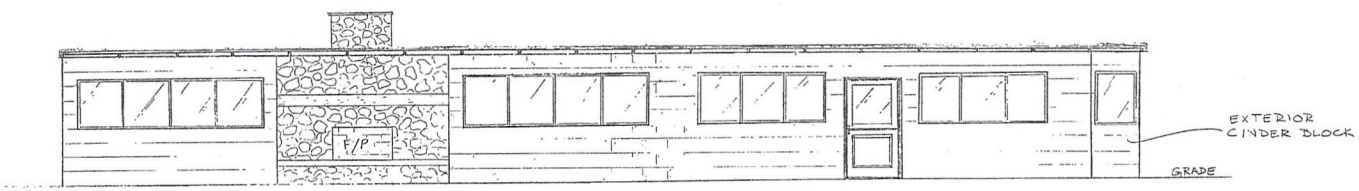
REAR ELEVATION ~ WEST
1/4" = 1'~0"

VAR-39068
SUP-39069

FLOOR PLAN



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



FRONT ELEVATION
EAST

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

CONTACT: BILL SPAULDING
(661) 917-6887

RECEIVED
JUN 29 2010
City of Las Vegas

VAR-39068
SUP-39069

RECEIVED
AUG 03 2010
City of Las Vegas

RECEIVED

AUG - 3 2010

VAR-39068

SUP-39069

RECEIVED

AUG - 3 2010

VAR-39068
SUP-39069

RECEIVED

AUG - 3 2010

VAR-39068

SUP-39069

RECEIVED

AUG - 3 2010

VAR-39068
SUP-39069

RECEIVED

AUG -3 2010

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

February 18, 2010

VIA FACSIMILE (702) 474-0352

Planning Department
City of Las Vegas

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

To Whom It May Concern:

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

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

Thank you for your assistance in this matter.

Very truly yours,

Roxanne W. Sheridan

Roxanne W. Sheridan

/rs

RECEIVED
AUG 03 2010
City of Las Vegas

VAR-39068
SUP-39069

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

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

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

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

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

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

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

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

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-39069 APN: 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 Zona Sheridan

Print Name: Roxanne Zona Sheridan
AKA Roxanne Welsh Sheridan

Subscribed and sworn before me

This _____ day of _____, 20__

SEE ATTACHED CALIFORNIA JURAT

Notary Public in and for said County and State

Revised 11-14-06 f:\depot\Application Packet\Statement of Financial Interest.doc

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

(1) ROXANNE ZONA SHERIDAN (Name of Signer),

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

(and

(2) _____ (Name of Signer),

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

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

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

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PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: POOL ROOM / SUMMER OUTDOOR KITCHEN

Project Address (Location) 2281 S. PIONEER WAY LAS VEGAS, NV

Project Name RESIDENCE **Proposed Use** POOL

Assessor's Parcel #(s) ~~[illegible]~~ 1636340007 **Ward #** _____

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

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

Gross Acres .55 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER ROXANNE SHERIDAN **Contact** BILL SPAULDING

Address 2281 S. PIONEER WAY **Phone:** 661-917-6887 **Fax:** NA

City LAS VEGAS NV **State** _____ **Zip** _____

E-mail Address rgsheridan@aol.com
RZSHERIDAN@AOL.COM FAX (702) 228-9496

APPLICANT (same as owner above) **Contact** _____

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

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

E-mail Address _____

REPRESENTATIVE BILL SPAULDING **Contact** BILL

Address 39610-87th ST. W. **Phone:** 661-917-6887 **Fax:** _____

City LEONA VALLEY **State** CA. **Zip** 93551

E-mail Address BILLSPAULDING55 AT YAHOO.COM

Property Owner Signature* Roxanne K Sheridan

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

Print Name Roxanne K Sheridan aka Roxanne Lona Sheridan

Subscribed and sworn before me

This _____ day of _____, 20 ____

_____

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

FOR DEPARTMENT USE ONLY

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

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

Revised 10/27/08

Edepot\Application Packet\Application Form.doc

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

(1) ROXANNE ZONA SHERIDAN (Name of Signer),

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

(and

(2) _____ (Name of Signer),

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

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

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

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City of Las Vegas

Agenda Item No.: **25.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: SEPTEMBER 23, 2010

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

☐ **Consent** ☒ **Discussion**

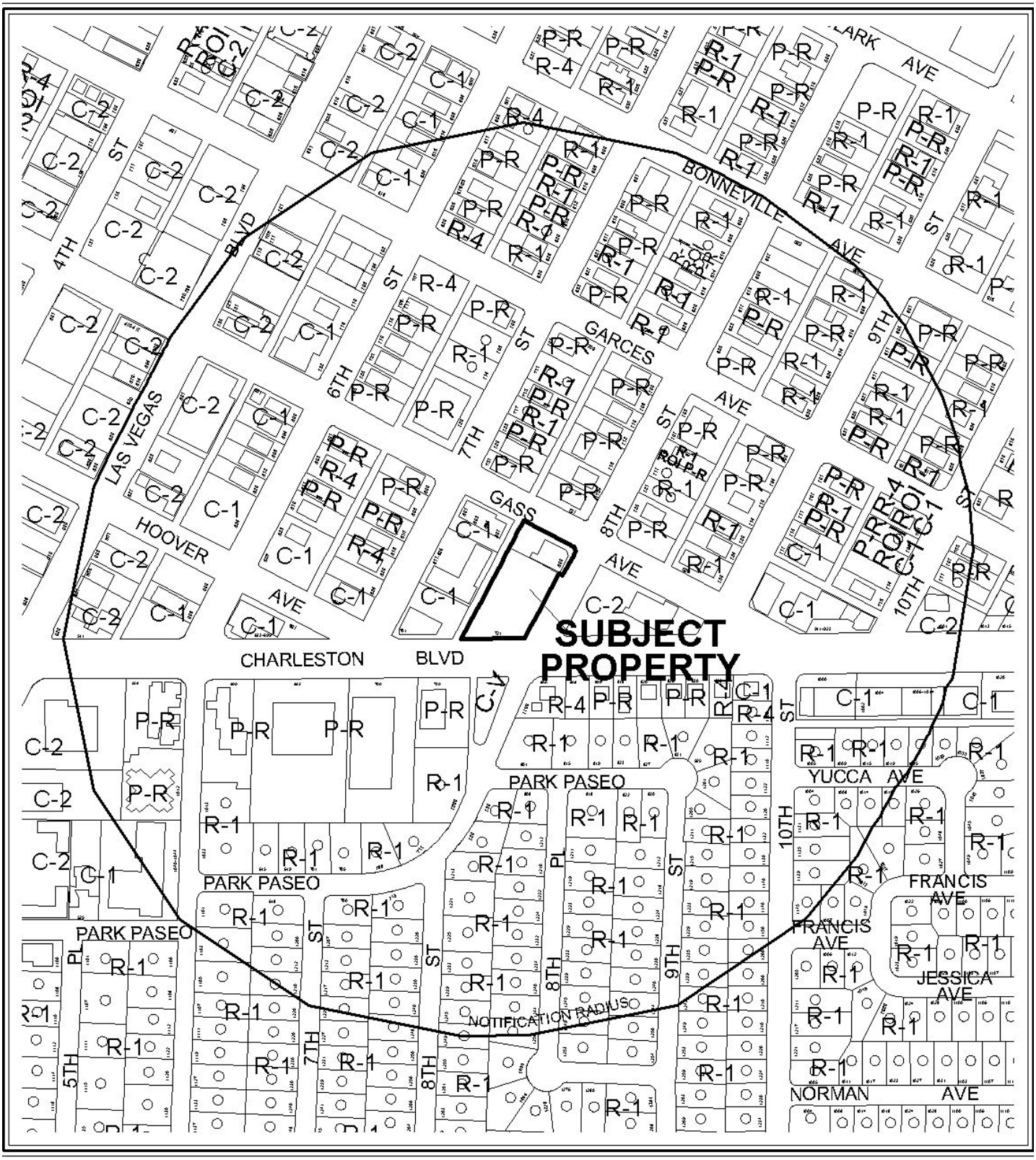
SUBJECT:
VAR-39099 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: CLARK COUNTY LEGAL SERVICES PROGRAM - Request for a Variance TO ALLOW 92 PARKING SPACES WHERE 118 PARKING SPACES ARE REQUIRED on 0.98 acres at 721 East Charleston Boulevard (APNs 139-34-410-244 and 245), C-1 (Limited Commercial) Zone,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

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

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

RECOMMENDATION:
Staff recommends

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



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

RADIUS: 1000 FT

0 300 600 Feet

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

N

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

CITY OF LAS VEGAS

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: Clark County Legal Services Program

Name of Applicant: Clark County Legal Services Program

Name of Representative: Russell Rowe / The Capitol Company

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Barbara Buckley

Subscribed and sworn before me

This 3 day of August, 2010

Maryann Gorski

Notary Public in and for said County and State

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

RECEIVED AUG 05 2010

PLANNING & DEVELOPMENT

CITY OF LAS VEGAS

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Variance (VAR)

Project Address (Location) 721 E. Charleston

Project Name Legal Aid Center of Southern Nevada **Proposed Use** Office

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

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

Commercial Square Footage 35,200 **Floor Area Ratio** .49

Gross Acres 1.63 **Lots/Units** - **Density** -

Additional Information

PROPERTY OWNER Clark County Legal Services Program **Contact** Terry Bratton

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

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

E-mail Address tbratton@lacsn.org

APPLICANT Clark County Legal Services Program **Contact** Terry Bratton

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

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

E-mail Address tbratton@lacsn.org

REPRESENTATIVE The Capitol Company **Contact** Russell Rowe

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

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

E-mail Address rrowe@thecapitolcompany.com

Property Owner Signature*

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

Print Name BARBARA BULLEY

Subscribed and sworn before me

This 3 day of August, 2010.

Maryann Gorski

Notary Public in and for said County and State

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

FOR DEPARTMENT USE ONLY

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

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

Revised 10/27/08

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

jma

SCHEMATIC DESIGN PROGRESS

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PROJECT 2009232

07/07/2010

LEGAL AID CENTER OF SOUTHERN NEVADA

VAR-39099
VAR-39100
SDR-39098

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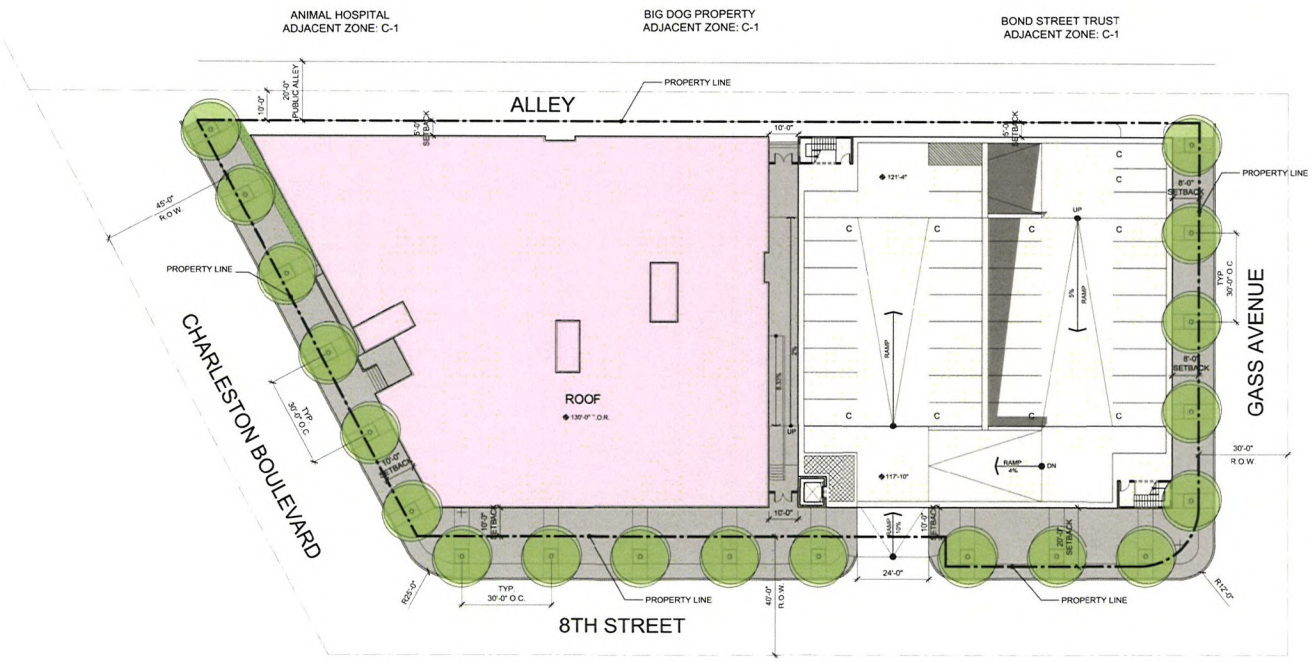
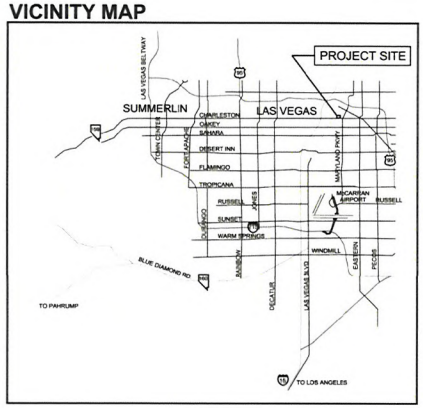


VICINITY MAP



SITE ANALYSIS:

SITE ACREAGE:	0.98 ACRES (Net) 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

PLANTING LEGEND

SYMBOL	BOTANICAL NAME / COMMON NAME
	PISTACIA CHINENSIS CHINESE PISTACHE
	SHRUBS. SEE BELOW

SUGGESTED SHRUBS

BOTANICAL NAME / COMMON NAME
ALOE SINKATANA ALOE
DALEA CAPITATA 'SIERRA GOLD' SIERRA GOLD DALEA
FESTUCA GLAUCA BLUE FESCUE
HESPERALOE FUNIFERA GIANT HESPERALOE
LEUCOPHYLLUM LANGMANIAE RIO BRAVO
MANFREDA MACULOSA TEXAS "LIBEROSE
SALVIA DORII DESERT SAGE
TETRANEURIS ACAULIS ANGELITA DAISY
TRADESCANTIA PALLIDA PURPLE HEART
VINCA MINOR PERIWINKLE
YUCCA BACCATA BANANA YUCCA
ZEPHYRANTHES SPECIES RAIN LEY

SITE FURNITURE LEGEND

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

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AUG 0 5 2010

N

16'

jma
studios

VAR-39099
VAR-39100
SDR-39098

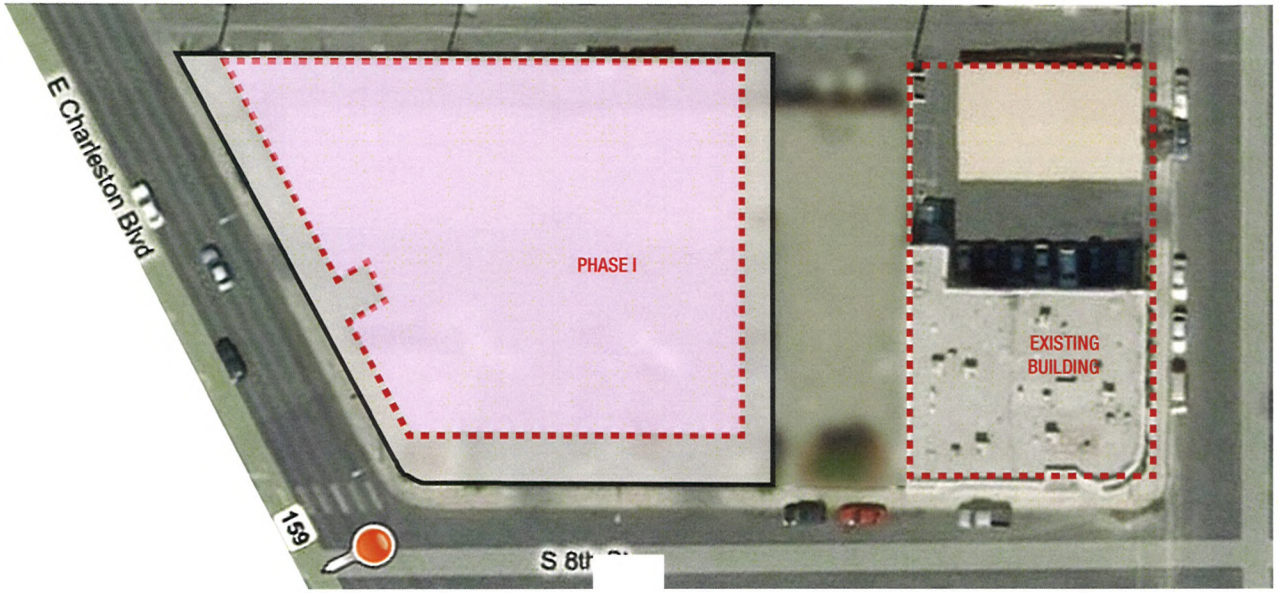
LEGAL AID CENTER OF SOUTHERN NEVADA

SCHEMATIC DESIGN PROGRESS
07/07/2010

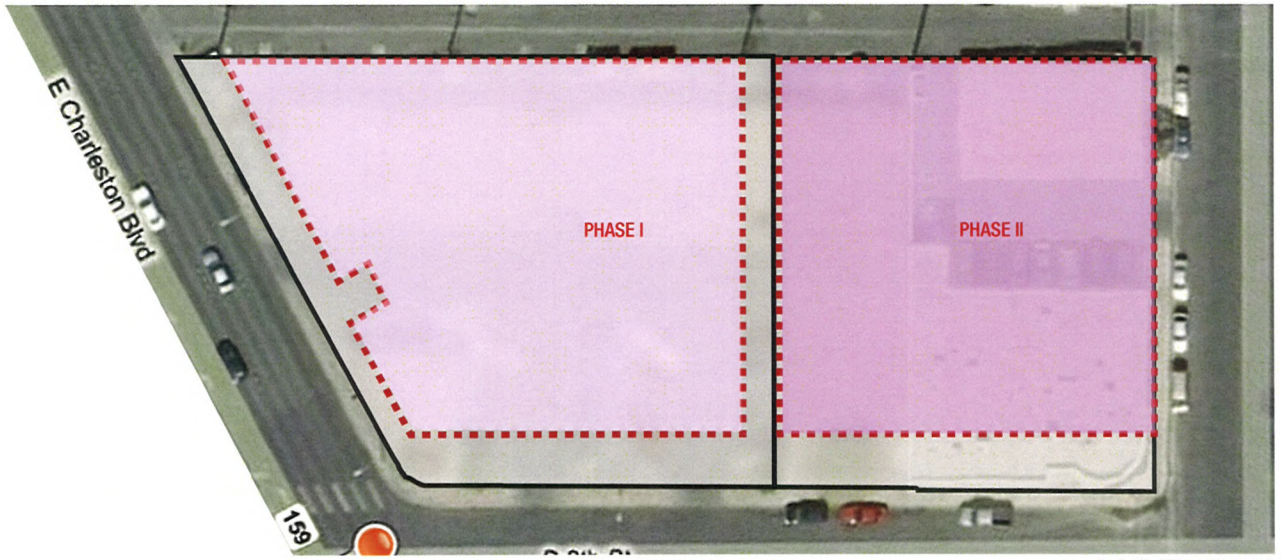
PROJECT 2009232

SITE PLAN/ LANDSCAPE

2



PHASE I



PHASE II

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VAR-39100
SDR-39098

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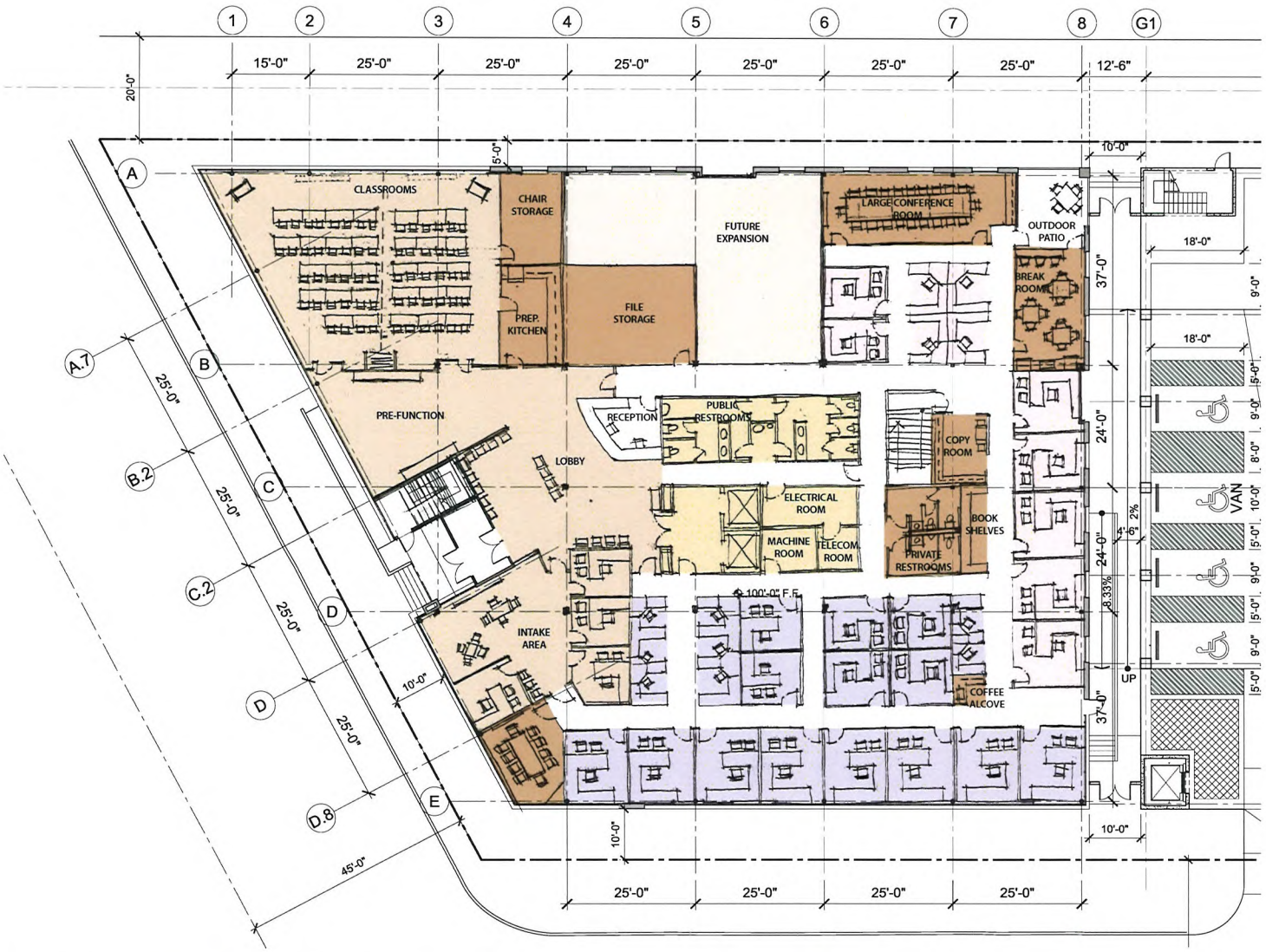
PHASING PLAN 3



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

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VAR-39100
SDR-39098

OFFICE FLOOR PLAN LEVEL 1

4

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

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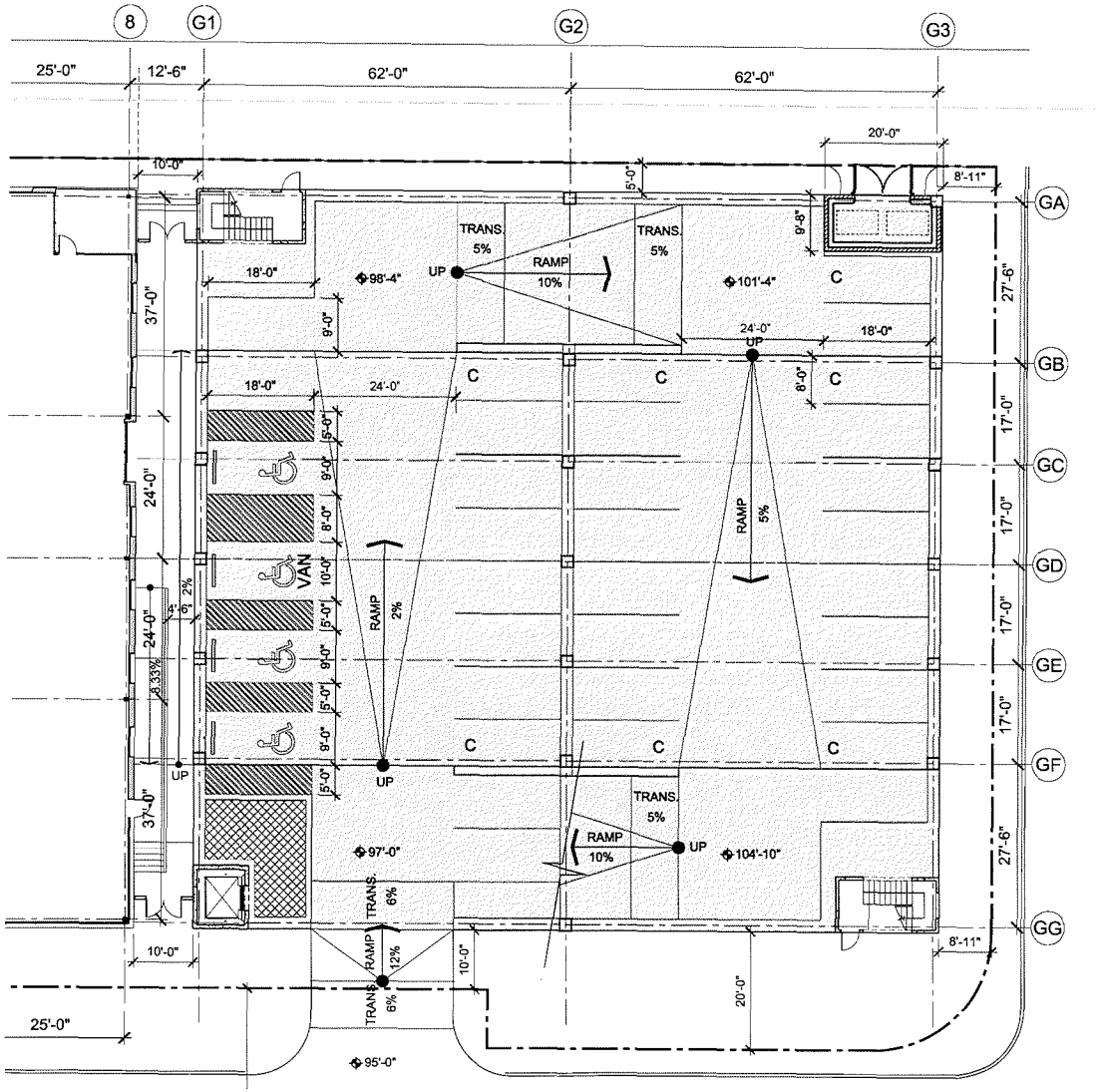
VAR-39099
VAR-39100
SDR-39098

OFFICE FLOOR PLAN LEVEL 2

5



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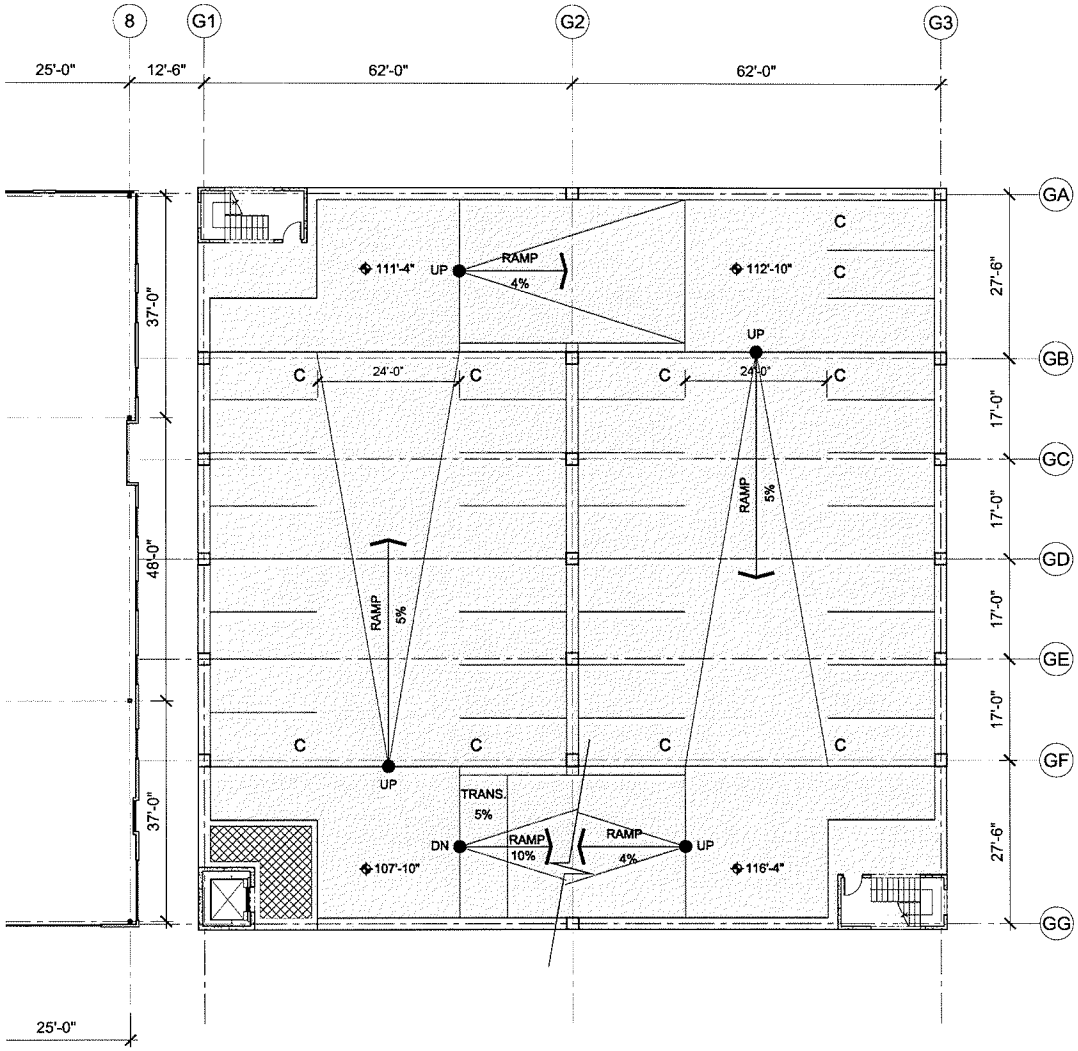
VAR-39099
VAR-39100
SDR-39098

PARKING GARAGE LEVEL 1



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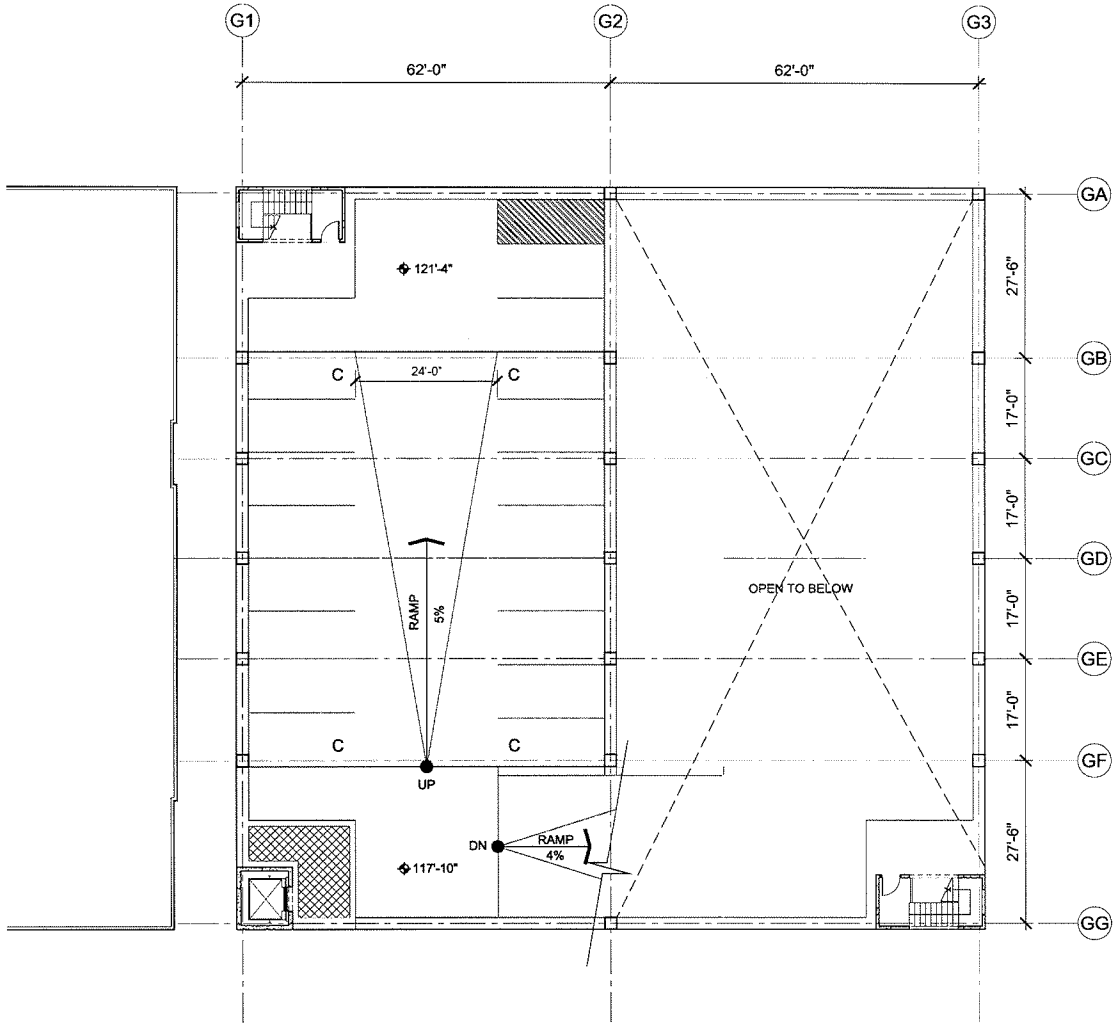
LEGAL AID CENTER OF SOUTHERN NEVADA

SCHEMATIC DESIGN PROGRESS

PROJECT ADDRESS

VAR-39099
VAR-39100
SDR-39098

PARKING GARAGE LEVEL 2



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PARKING GARAGE LEVEL 3

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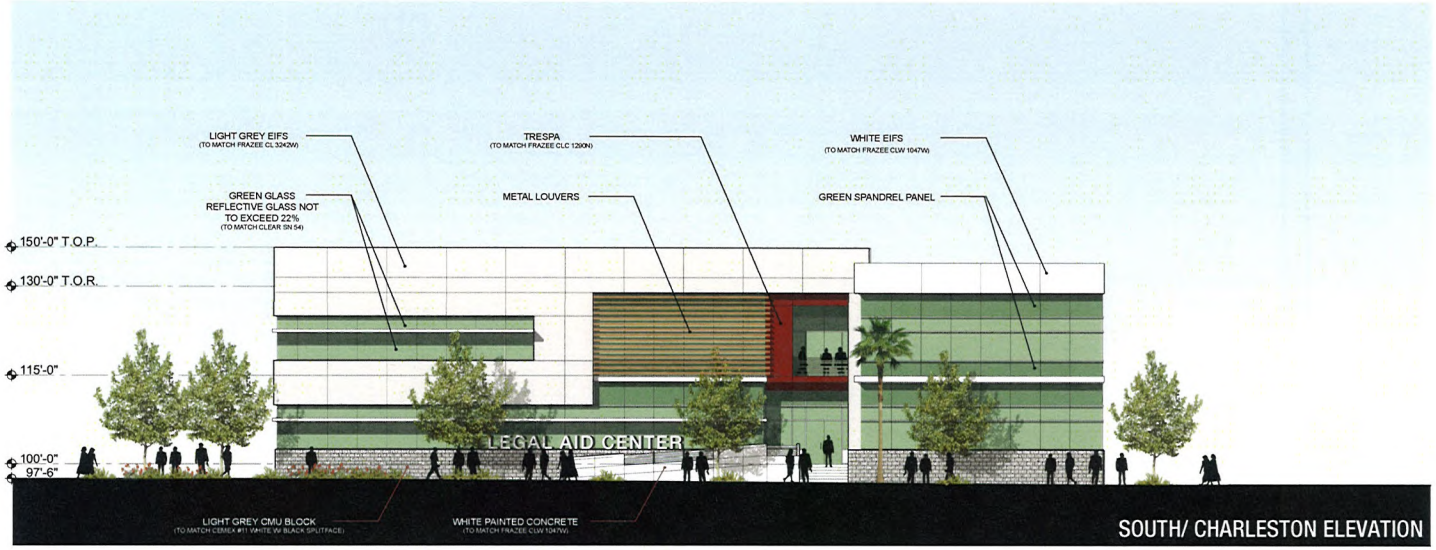
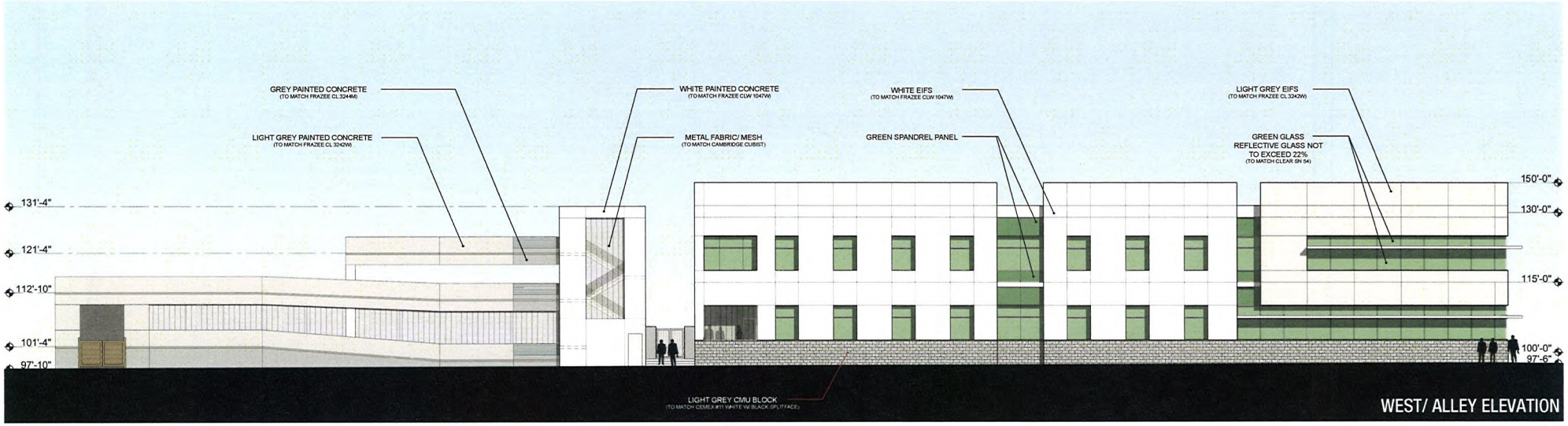
VAR-39100
SDR-39098





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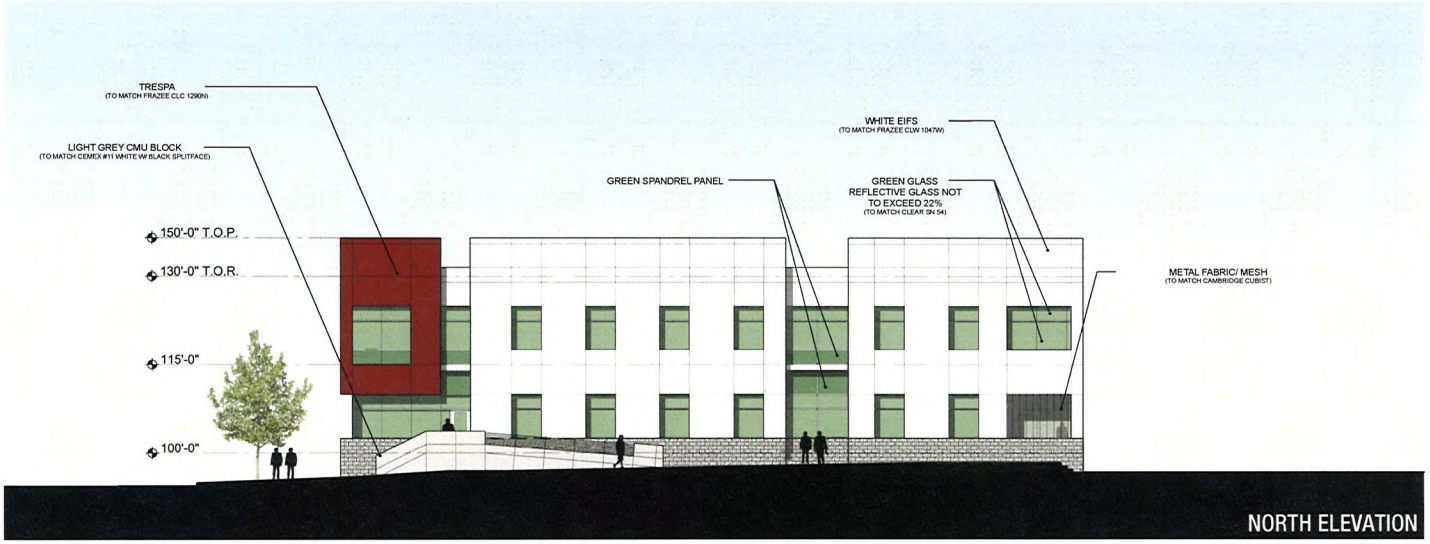
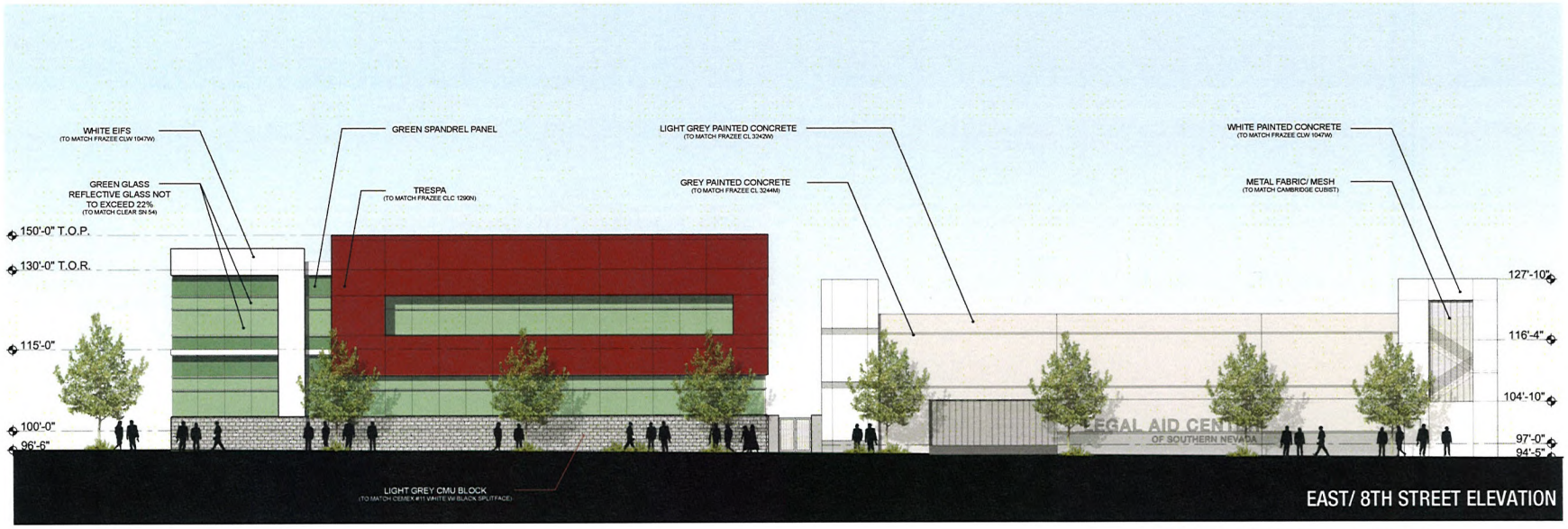
SDR-39098

EXTERIOR ELEVATIONS

9



NORTH ELEVATION



EAST/ 8TH STREET ELEVATION

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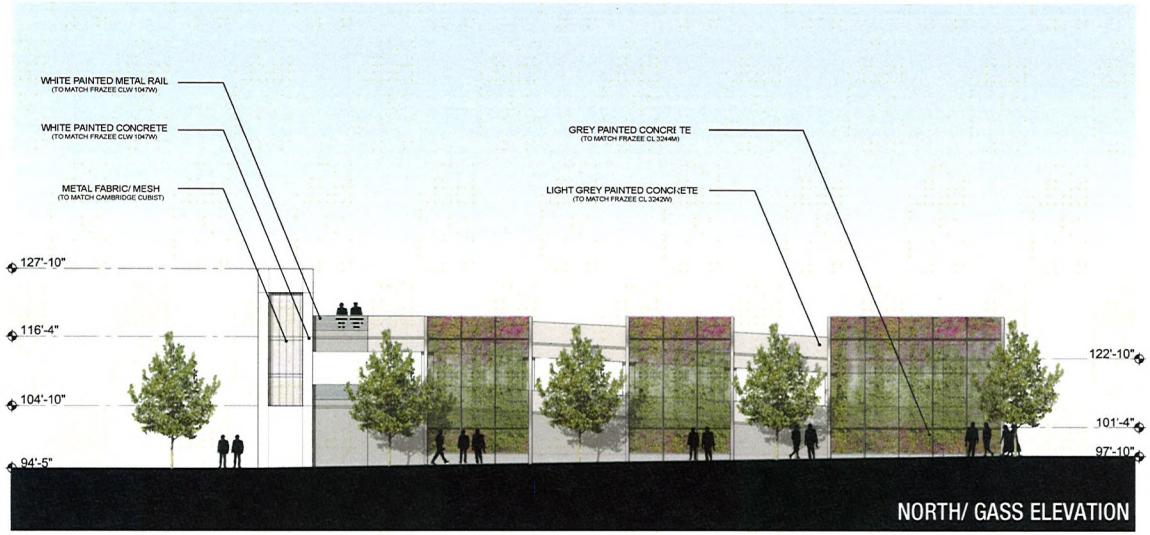
07/07/2010

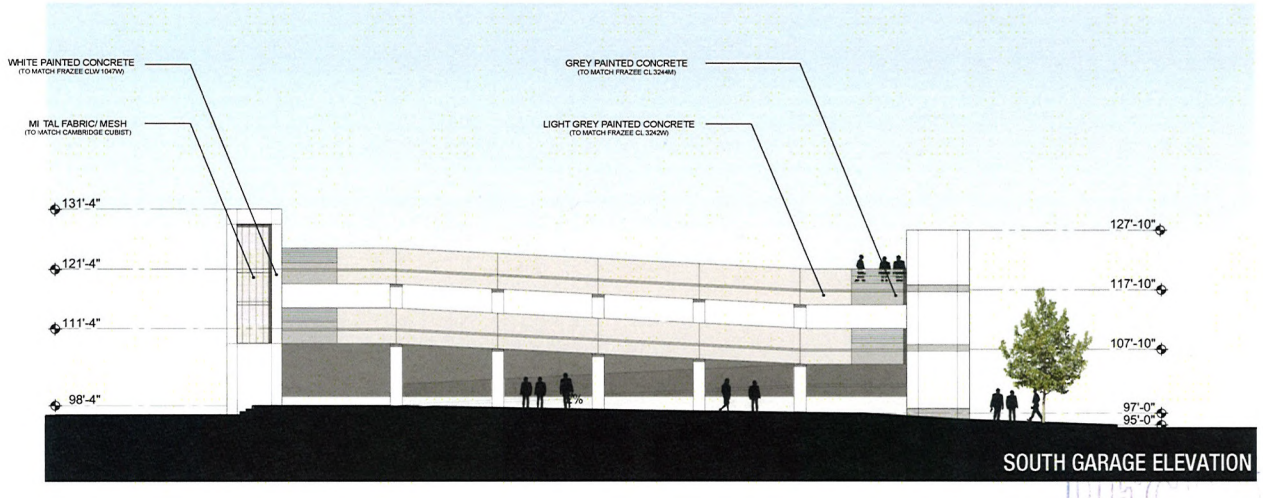
PROJECT 2009232

VAR-39099
VAR-39100
SDR-39098

EXTERIOR ELEVATIONS

10





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LEGAL AID CENTER OF SOUTHERN NEVADA

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PROJECT 2009232

EXTERIOR ELEVATIONS

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LEGAL AID CENTER OF SOUTHERN NEVADA

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PROJECT 2009232

VAR-39099
VAR-39100
SDR-39098

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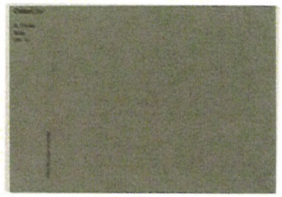
CMU - CEMEX #11
WHITE W/ BLACK SPLITFACE

TRESPA - METEON
EXTERIOR (GARNET RED)

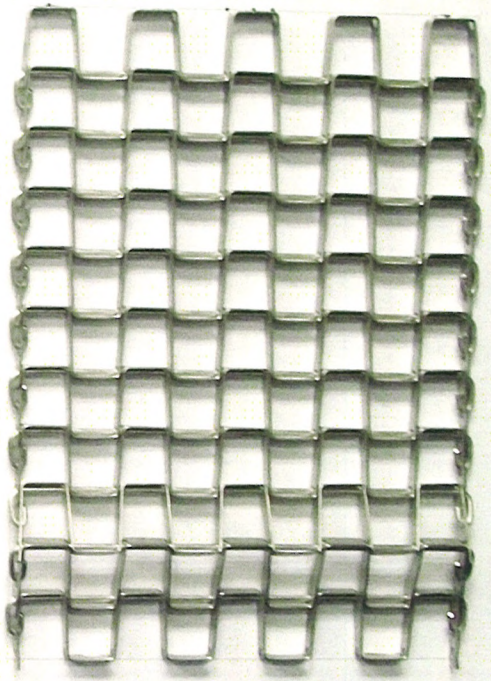
SUNGUARD GLAZING
SUPERNUETRAL 68 ON GREEN

FRAZEE COLORLIFE
CLW 1047W - DEER FEATHER

FRAZEE COLORLIFE
CL 3242W - SKEPTIC



FRAZEE COLORLIFE
CL 3244M - TURBO



CAMBRIDGE ARCHITECTURAL - CUBIST
EXTERIOR - STAINLESS STEEL - FLEXIBLE

jma
architecture studios

LEGAL AID CENTER OF SOUTHERN NEVADA

SCHEMATIC DESIGN PROGRESS
07/07/2010

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VAR-39100
SDR-39098

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EXTERIOR MATERIAL BOARD

13

COVINGTON CROSS DRIVE | LAS VEGAS NV 89144 | 702.731.2033 T | 702.731.2037 F | www.jmaa.com

THE CAPITOL COMPANY

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

August 4, 2010

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

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

Dear Mr. Howe:

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

Site Development Plan Review

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

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

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

VAR-39099
VAR-39100
SDR-39098

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Parking Variance

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

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

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

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

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

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Setback Variance

The second variance request is for reduced setbacks as follows:

	Required	Provided	Previously Approved
Front	20 feet	**10 feet**	10 feet
Side	10 feet	**5 feet**	5 feet
Corner Side	15 feet	**10 feet**	Zero feet
Rear	20 feet	**8 feet**	Zero feet

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

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

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

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

Sincerely,

Russell M. Rowe, Esq.

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AUG 0 5 2010

VAR-39099
VAR-39100
SDR-39098

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

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

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

SUBJECT:
VAR-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:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

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

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: Clark County Legal Services Program

Name of Applicant: Clark County Legal Services Program

Name of Representative: Russell Rowe / The Capitol Company

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Barbara Buckley

Subscribed and sworn before me

This 3 day of August, 2010

Maryann Gorski

Notary Public in and for said County and State

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

RECEIVED AUG 0 5 2010

PLANNING & DEVELOPMENT

CITY OF LAS VEGAS

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Variance (VAR)

Project Address (Location) 721 E. Charleston

Project Name Legal Aid Center of Southern Nevada **Proposed Use** Office

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

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

Commercial Square Footage 35,200 **Floor Area Ratio** .49

Gross Acres 1.63 **Lots/Units** - **Density** -

Additional Information

PROPERTY OWNER Clark County Legal Services Program **Contact** Terry Bratton

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

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

E-mail Address tbratton@lacsn.org

APPLICANT Clark County Legal Services Program **Contact** Terry Bratton

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

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

E-mail Address tbratton@lacsn.org

REPRESENTATIVE The Capitol Company **Contact** Russell Rowe

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

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

E-mail Address rrowe@thecapitolcompany.com

Property Owner Signature* [signature]

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

Print Name Barbara Buckley

Subscribed and sworn before me

This 3 day of August, 2010.

Maryann Gorski

Notary Public in and for said County and State

Notary Public - State of Nevada
County of Clark
MARYANN GORSKI
My Appointment Expires December 29, 2010
No: 06-102210-1

FOR DEPARTMENT USE ONLY

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

*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.

Revised 10/27/08

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

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

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

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

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

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

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

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

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: Clark County Legal Services Program

Name of Applicant: Clark County Legal Services Program

Name of Representative: Russell Rowe / The Capitol Company

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Barbara Buckley

Subscribed and sworn before me

This 3 day of August, 2010

Maryann Gorski

Notary Public in and for said County and State

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

RECEIVED
AUG 05 2010

PLANNING & DEVELOPMENT

CITY OF LAS VEGAS

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

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

Project Address (Location) 721 E. Charleston

Project Name Legal Aid Center of Southern Nevada **Proposed Use** Office

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

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

Commercial Square Footage 35,200 **Floor Area Ratio** .49

Gross Acres 1.63 **Lots/Units** - **Density** -

Additional Information

PROPERTY OWNER Clark County Legal Services Program **Contact** Terry Bratton

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

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

E-mail Address tbratton@lacsn.org

APPLICANT Clark County Legal Services Program **Contact** Terry Bratton

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

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

E-mail Address tbratton@lacsn.org

REPRESENTATIVE The Capitol Company **Contact** Russell Rowe

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

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

E-mail Address rrowe@thecapitolcompany.com

FOR DEPARTMENT USE ONLY

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

Property Owner Signature* [signature]

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

Print Name Barbara Buckley

Subscribed and sworn before me

This 3 day of August, 20 10.

Maryann Gorski

Notary Public in and for said County and State

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

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

Revised 10/27/08

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SDR 39098
Clark County Legal Services Program

721 E. Charleston Avenue

Proposed 32.5 thousand square foot office building.

Traffic produced by proposed development:

Proposed Increase	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	32.5	11.01	358
AM Peak Hour			1.55	50
PM Peak Hour			1.49	48

Existing traffic on all nearby streets:

Charleston Blvd	
Average Daily Traffic (ADT)	32,313
PM Peak Hour (heaviest 60 minutes)	2,585

Gass Avenue	
Average Daily Traffic (ADT)	2,375
PM Peak Hour (heaviest 60 minutes)	190

8th Street	
Average Daily Traffic (ADT)	1,024
PM Peak Hour (heaviest 60 minutes)	82

Traffic Capacity of adjacent streets:

	Adjacent Street ADT Capacity
Charleston Blvd	51,800
Gass Avenue	16,300
8th Street	12,225

This project is expected to add 358 trips per day on Charleston Blvd., Gass Ave. and 8th St. This will increase traffic on Charleston Blvd. by about 1 percent, Gass Ave. by about 15 percent and on 8th St. by about 35 percent. Currently, Charleston Blvd. is at about 62 percent of capacity, Gass Ave. is at about 15 percent of capacity and 8th St. is at about 2 percent of capacity.

Based on Peak Hour use, this development will add about 50 additional cars into the area in the peak hour, or about one every minute.

Note that this report assumes all traffic from this development uses all named streets.

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

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

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

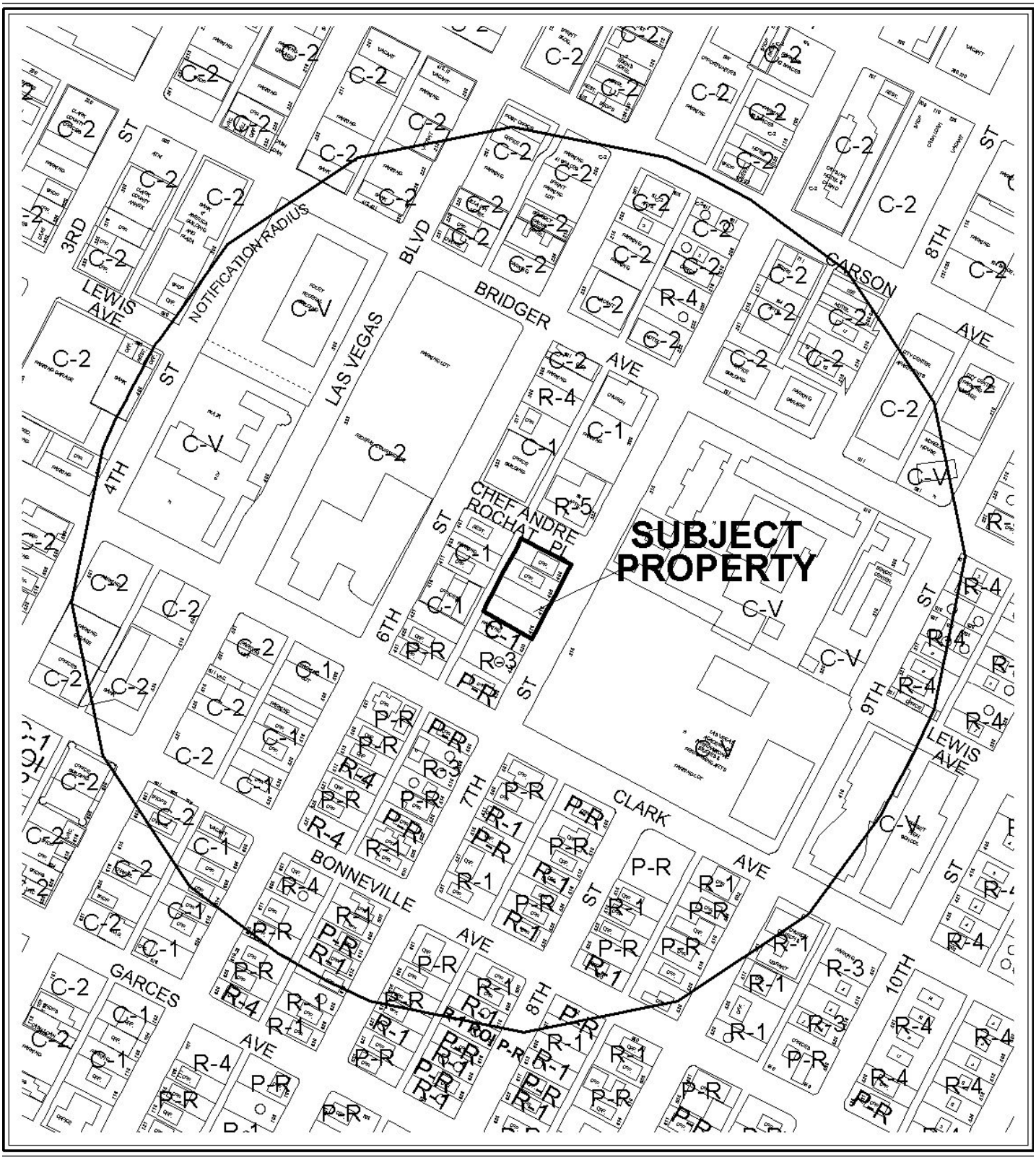
SUBJECT:
VAR-39122 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: EVAPS, LLC - Request for a Variance TO ALLOW ZERO FOOT SETBACKS WHERE A 10-FOOT SIDE YARD, 15-FOOT CORNER SIDE YARD, AND 20-FOOT FRONT AND REAR YARD SETBACK IS REQUIRED, AND TO ALLOW 86% LOT COVERAGE WHERE 50% LOT COVERAGE IS THE MAXIMUM 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:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends

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



0 300 600 Feet

CASE: **VAR-39122 AND SDR-39121**

RADIUS: 1000 FT

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

N

0 300 600 Feet

CASE: **VAR-39122 AND SDR-39121**

RADIUS: 1000 FT

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

N

PLANNING & DEVELOPMENT

CITY OF LAS VEGAS

DEVELOPMENT SERVICES CENTER

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: _____

Print Name: Robert T. Eglet

Subscribed and sworn before me

This 9th day of July, 2010

Kathryn D. Hardesty

Notary Public in and for said County and State

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

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AUG 09 2010

PLANNING & DEVELOPMENT
CITY OF LAS VEGAS
DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Variance: 19.08.050 no setbacks (all sides) and 86% lot coverage

Project Address (Location) 400 South 7th Street

Project Name Law Offices **Proposed Use** Office

Assessor's Parcel #(s) 139-34-710-030, -031, -032, -033 **Ward #** 3 - Gary Reese

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

Commercial Square Footage 55,132 SF gross **Floor Area Ratio**

Gross Acres 0.65 net **Lots/Units** 1 **Density**

Additional Information Multi-story office building with parking garage

PROPERTY OWNER EVAPS, LLC **Contact** Robert T. Eglet

Address 400 South 4th Street #600 **Phone:** (702) 450-5400 **Fax:** (702) 450-5451

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

E-mail Address n/a

APPLICANT -Same as Property Owner- **Contact**

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

City **State** **Zip**

E-mail Address

REPRESENTATIVE DesignCell Architecture **Contact** Scott Brown, Architect

Address 10777 West Twain Ave. #125 **Phone:** (702) 403-1575 **Fax:** (877) 403-1575

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

E-mail Address scott@designcell.cc

Property Owner Signature* [signature]

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

Print Name Robert T. Eglet

Subscribed and sworn before me

This 9th day of August, 2010.

Kathryn D. Hardesty

Notary Public in and for said County and State

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

FOR DEPARTMENT USE ONLY

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

RECEIVED
AUG 09 2010

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

Revised 10/27/08

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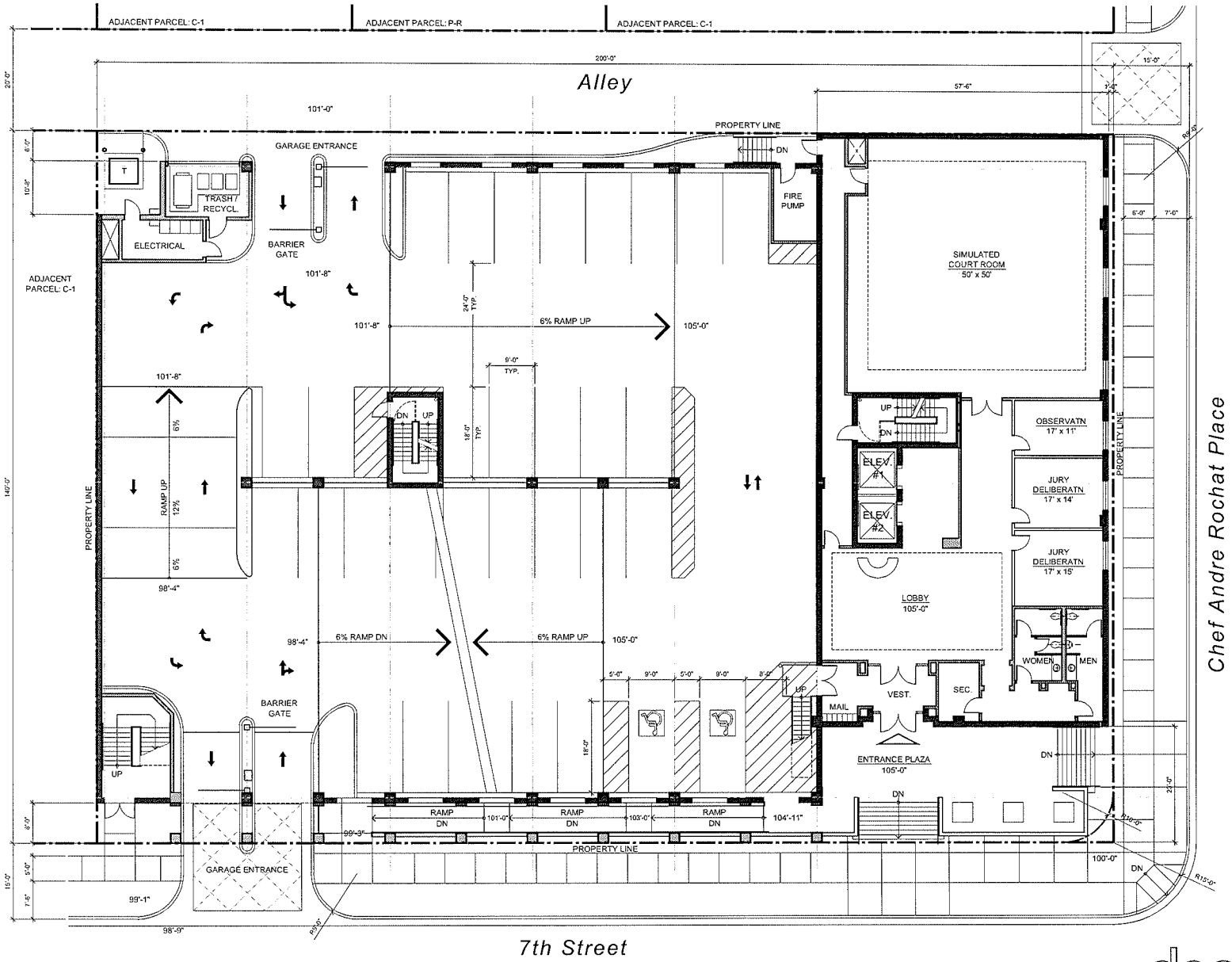
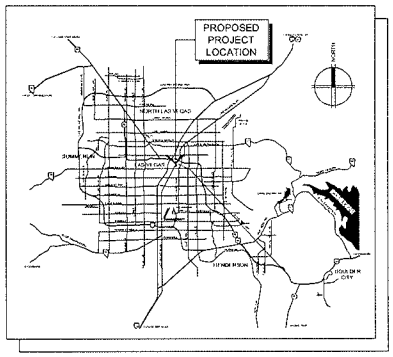


1 LEVEL

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 1	17,600 SF
	LEVEL P1	24,500 SF
	LEVEL P2	24,500 SF
TOTAL PARKING GARAGE:		80,700 SF GROSS
PARKING REQUIRED:		
OFFICE (GROSS) (1/300 SF):		184 SPACES
OF WHICH ACCESSIBLE:		6 SPACES (1 VAN)
PARKING PROVIDED:		
REGULAR:		170 SPACES
COMPACT:		8 SPACES (4.5%)
ACCESSIBLE:		6 SPACES (INCL. 1 VAN)
TOTAL:		184 SPACES
F.A.R. (OFFICE+PKG. GARAGE) / SITE:		4.9

VICINITY MAP



EVAPS Law Offices

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

SITE PLAN / FIRST FLOOR PLAN

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

0 10' 20' 40'

NORTH

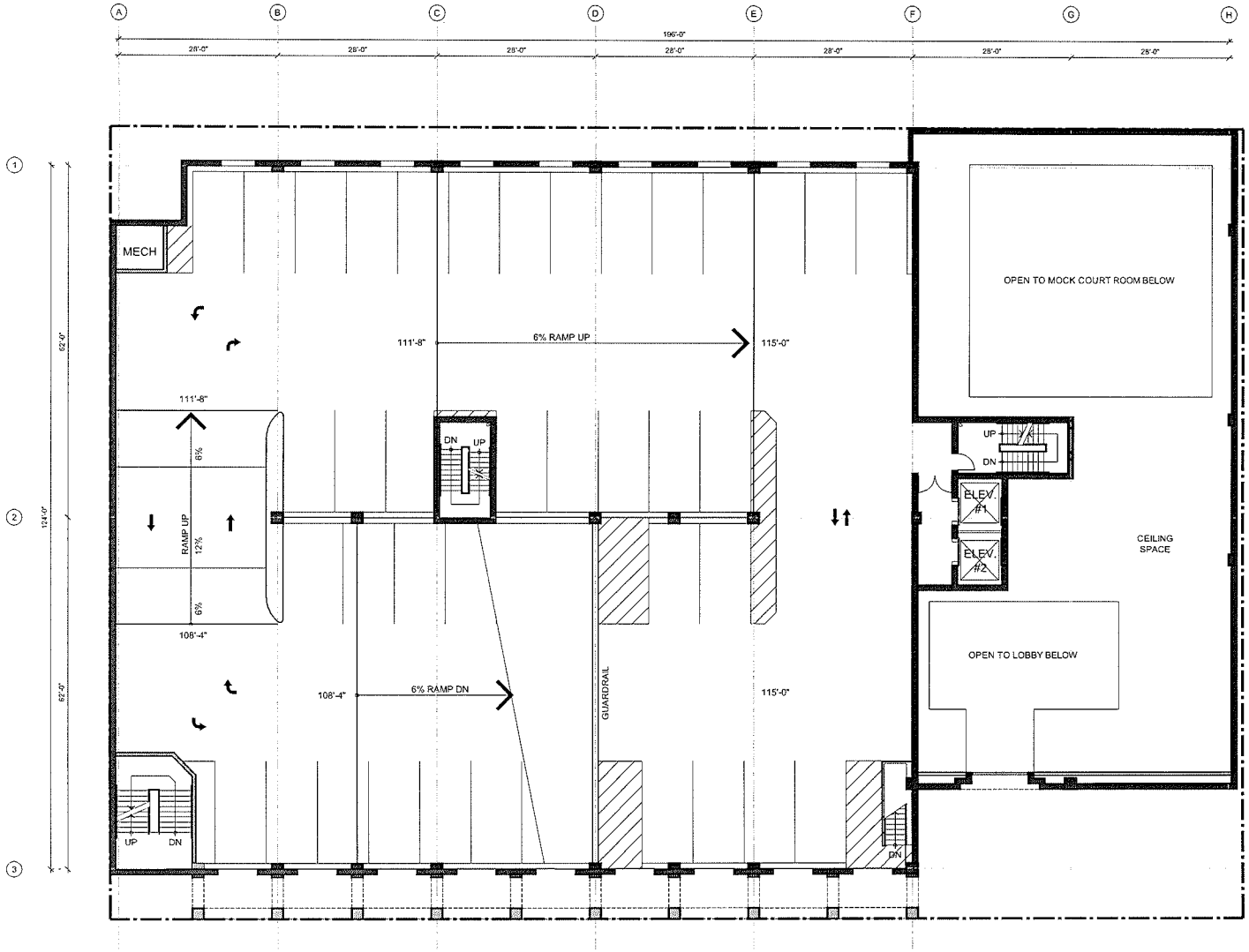
designcell

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

DR01

RECEIVED
AUG 09 2010

VAR-39122
SDR-39121



2 LEVEL

EVAPS Law Offices

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

SECOND FLOOR PLAN

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

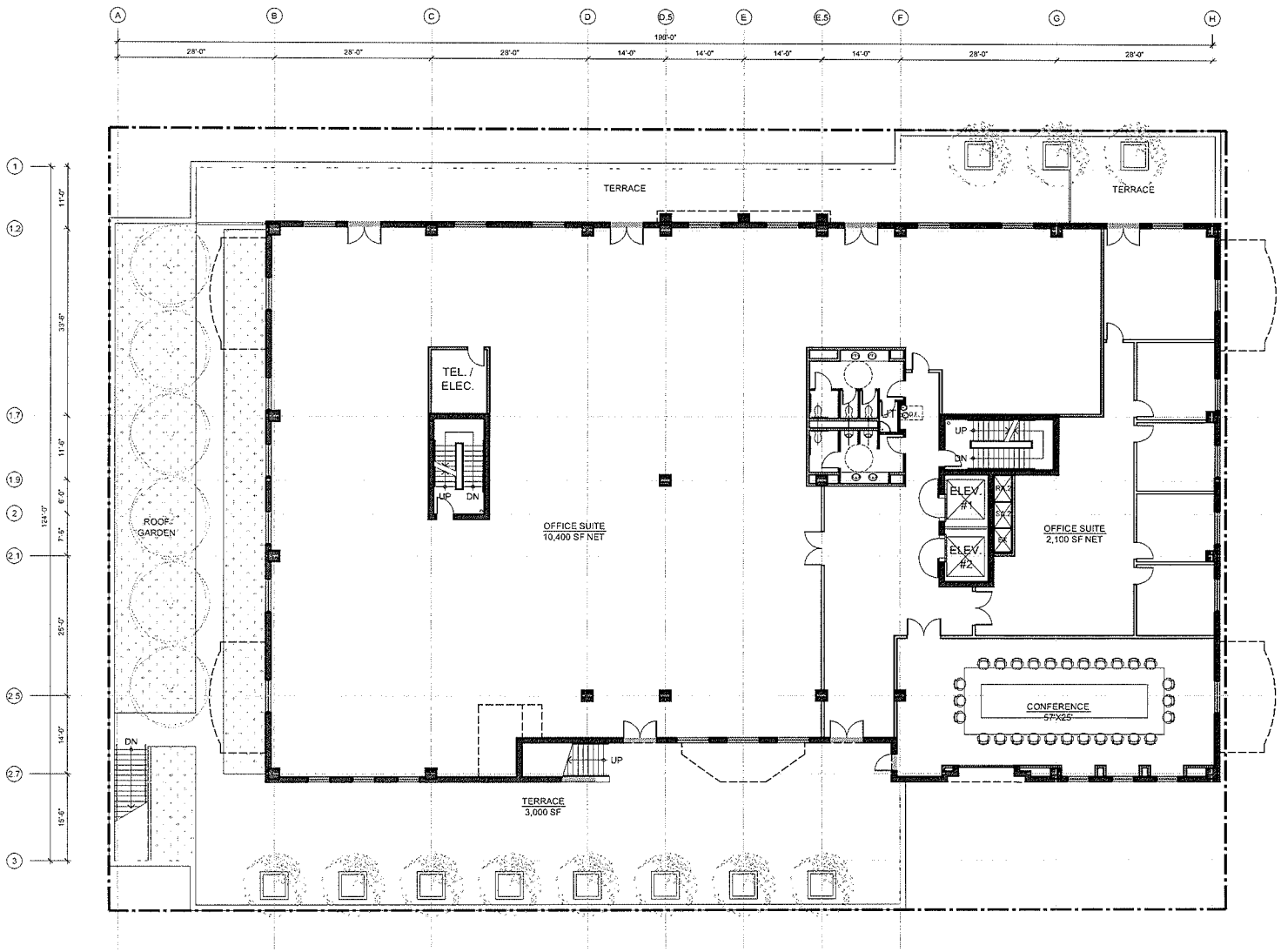
0 10' 20' 40'

NORTH

designcell 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

0 10' 20' 40'

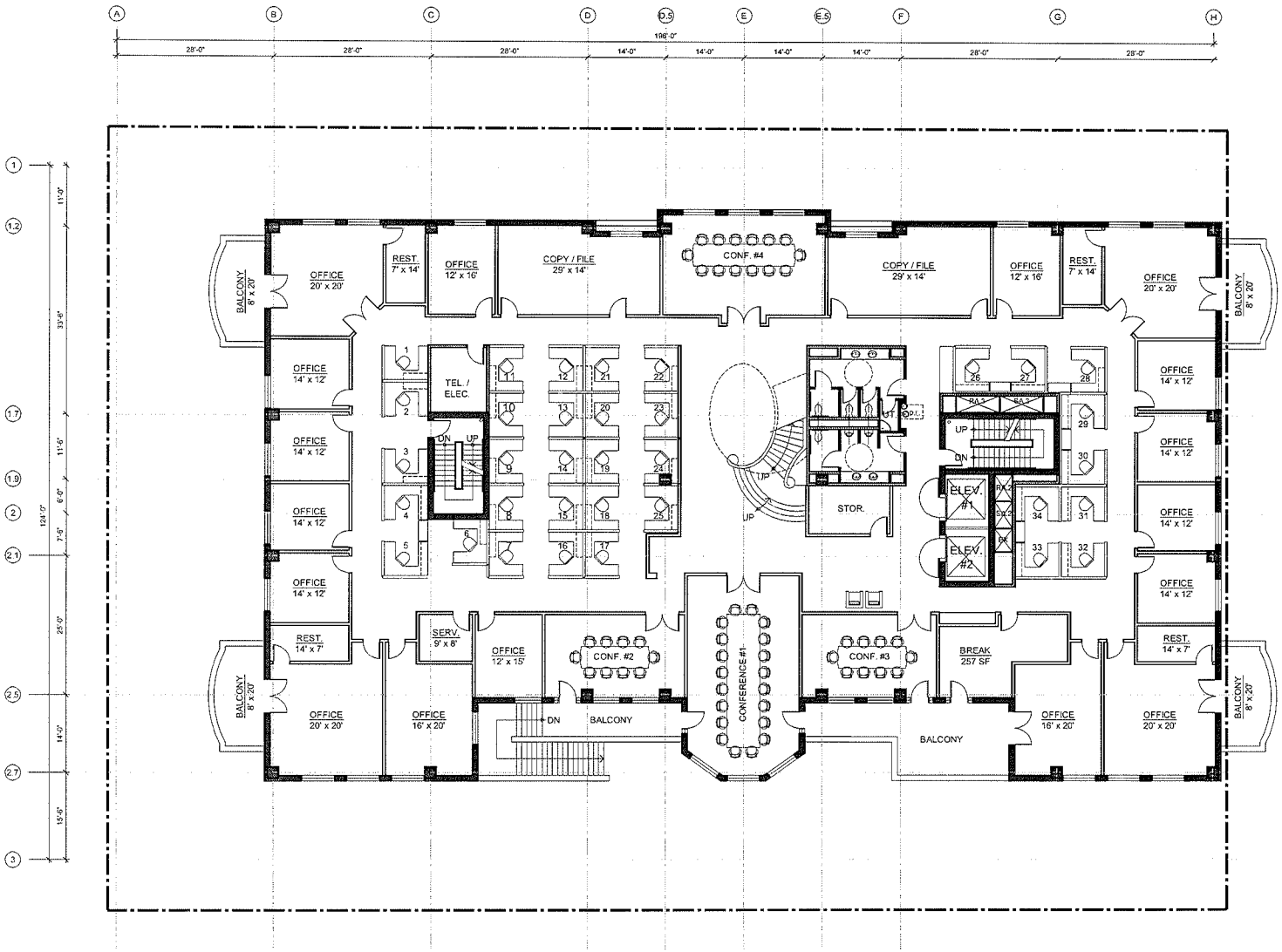
NORTH

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

0 10' 20' 40'

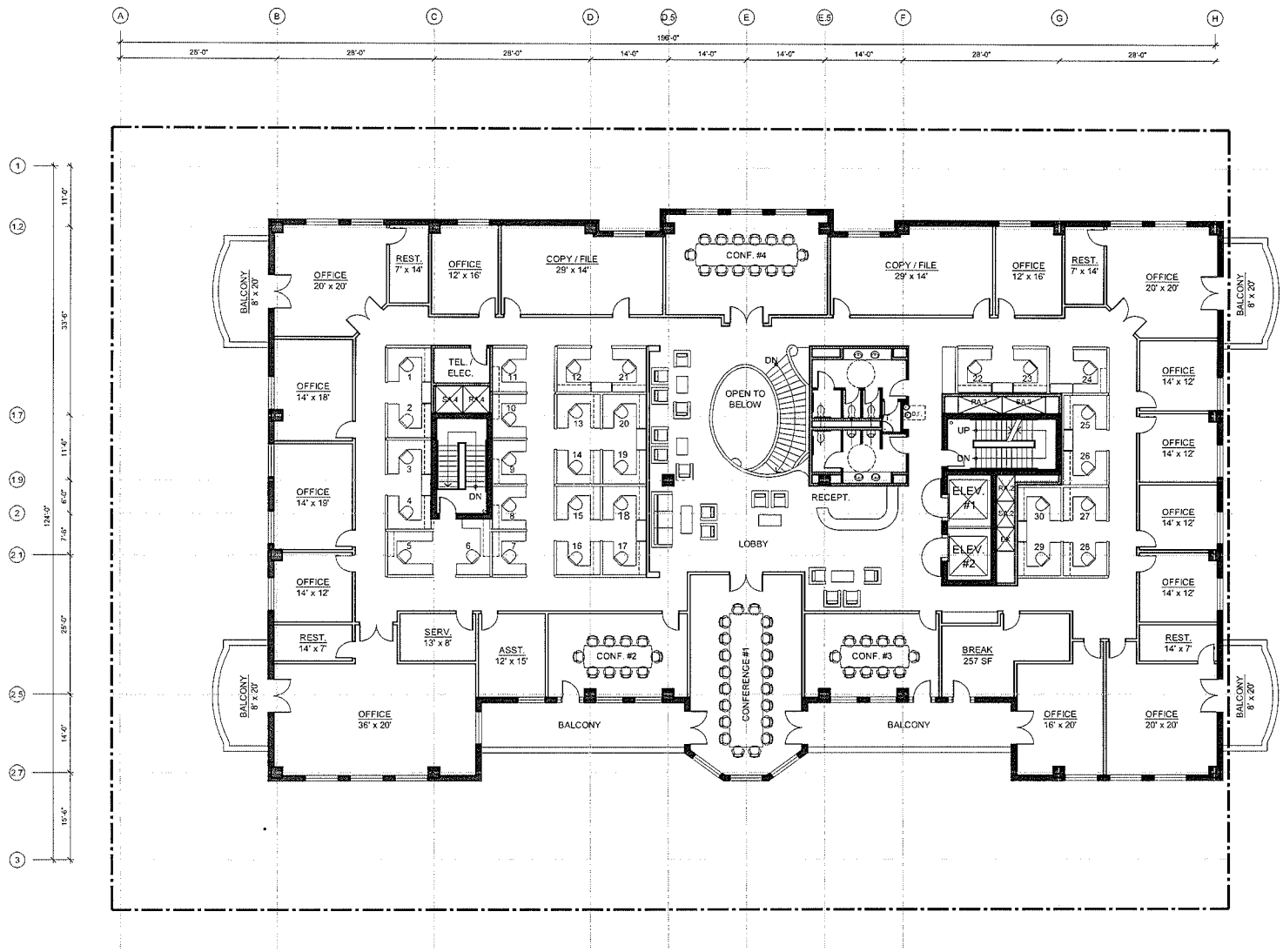
NORTH

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

DR04

RECEIVED
AUG 09 2010

VAR-39122
SDR-39121



5 LEVEL

EVAPS Law Offices

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

FIFTH FLOOR PLAN

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

0 10' 20' 40'

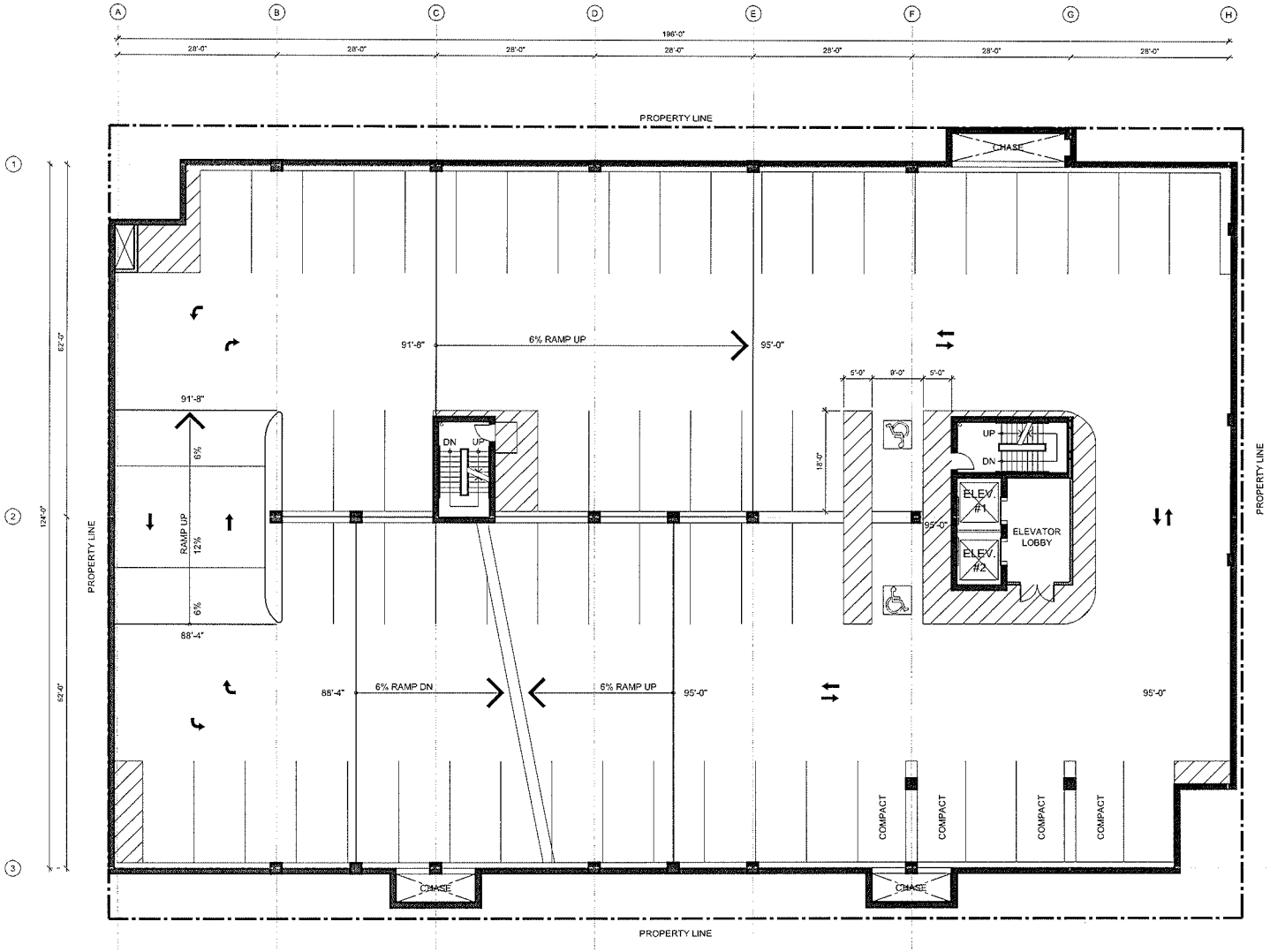
NORTH

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

DR05

RECEIVED
AUG 09 2010

VAR-39122
SDR-39121



P1 LEVEL

EVAPS Law Offices

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

BASEMENT LEVEL 1 FLOOR PLAN

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

0 10' 20' 40'

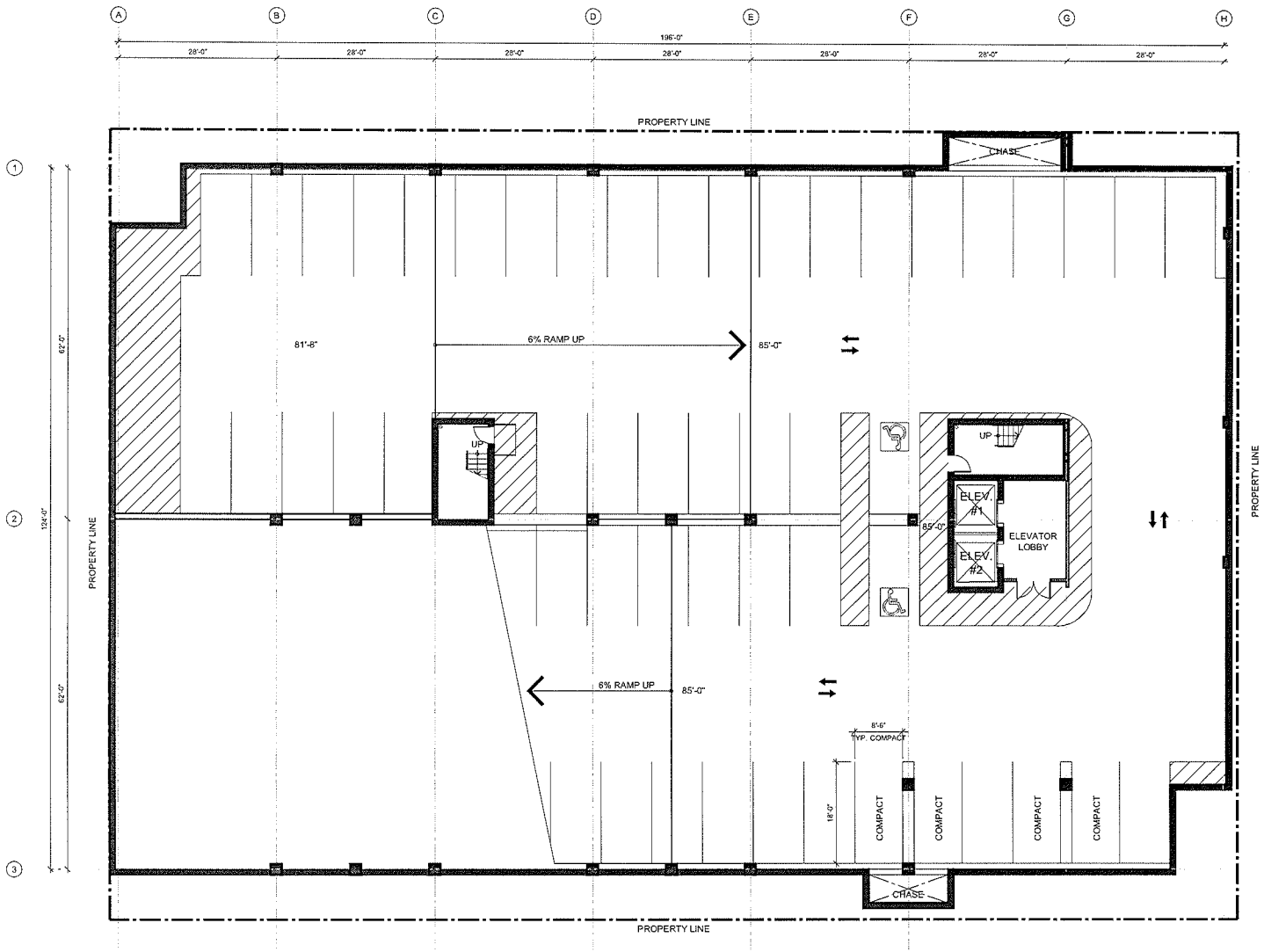
NORTH

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

DR06

RECEIVED
AUG 09 2010

SDR-39121
09/23/10 PC



P2 LEVEL

EVAPS Law Offices

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

BASEMENT LEVEL 2 FLOOR PLAN

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

0 10' 20' 40'

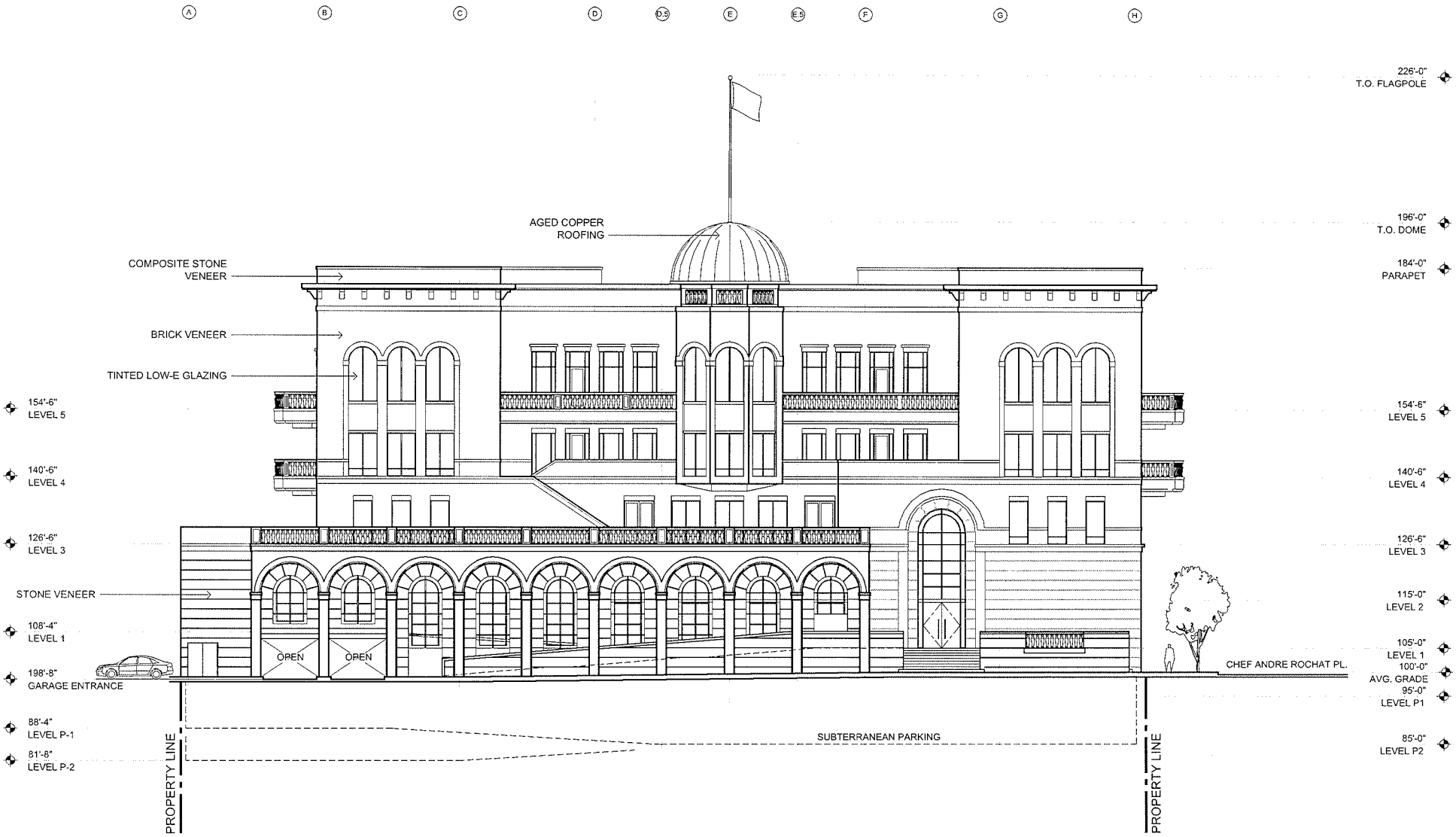
NORTH

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

DR07

RECEIVED
AUG 09 2010

VAR-39122
SDR-39121



EVAPS Law Offices

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

EAST ELEVATION

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

0 10' 20' 40'

designcell

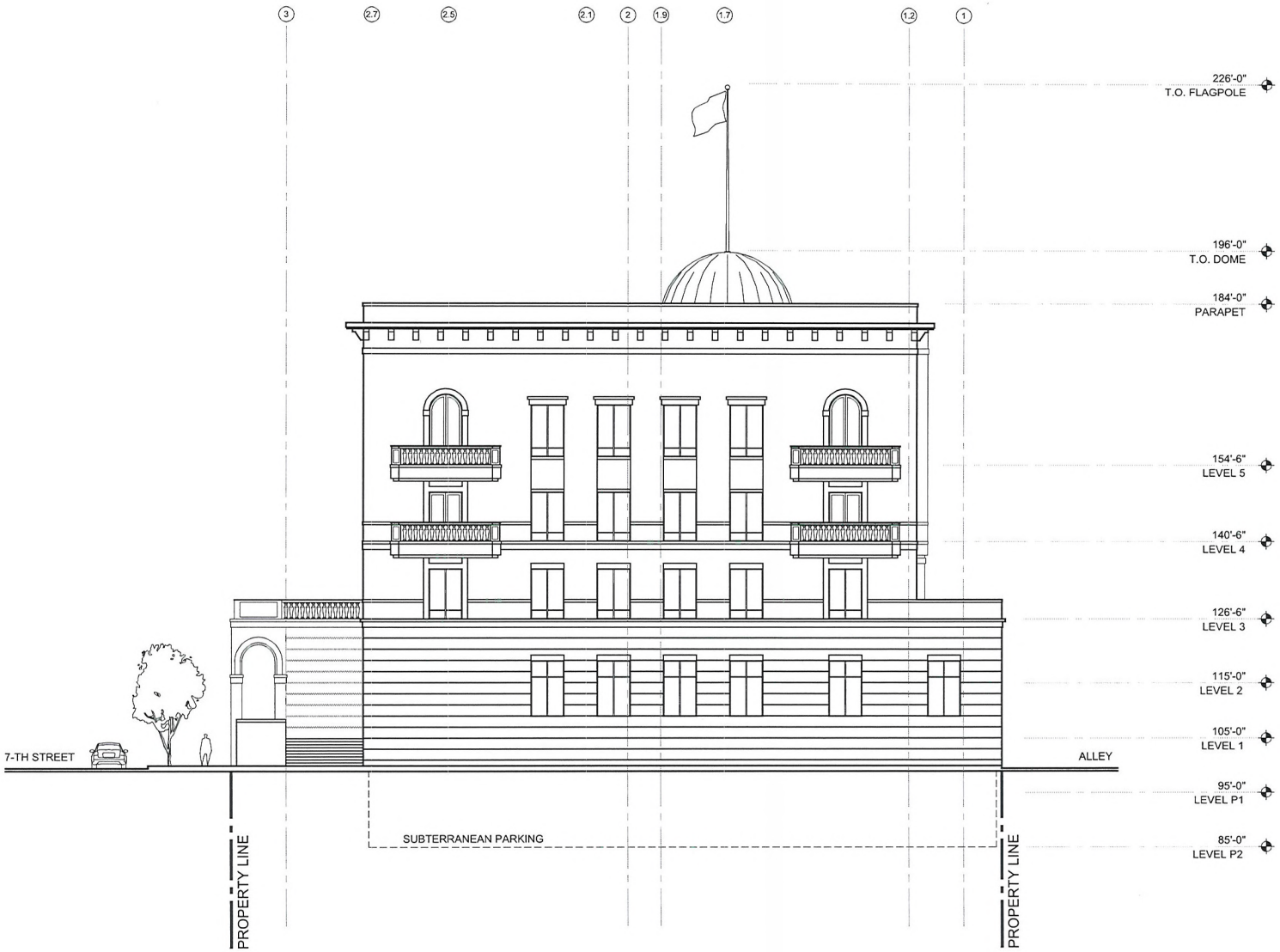
10777 W.TWAIN AVE, STE 125 T 702-403-1575
LAS VEGAS, NV 89135 WWW.DESIGNCELL.CC

DR08

RECEIVED

AUG 09 2010

VAR-39122
SDR-39121



EVAPS Law Offices

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

NORTH ELEVATION

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

0 10' 20' 40'

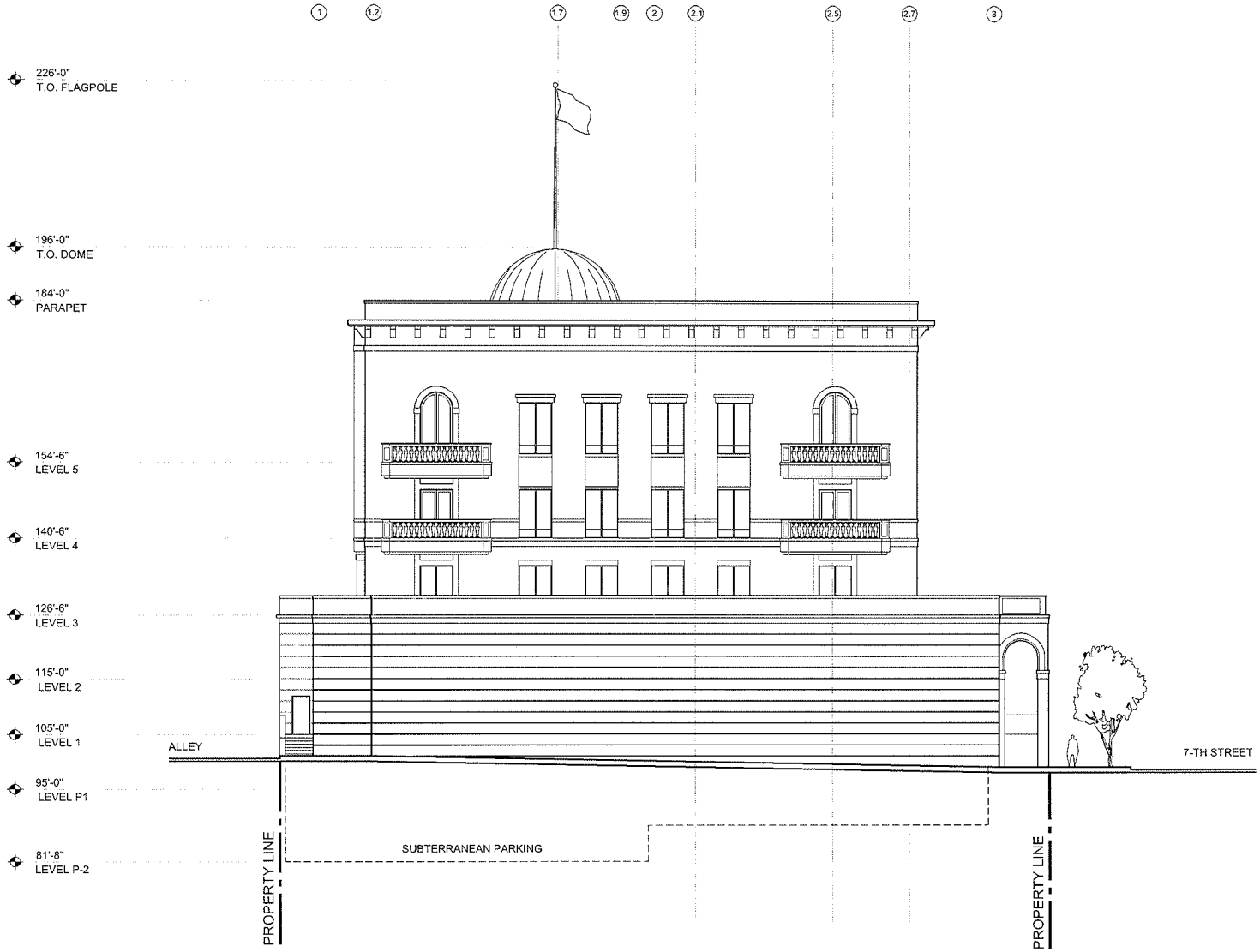
designcell

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

DR09

VAR-39122
SDR-39121

RECEIVED
AUG 09 2010



EVAPS Law Offices

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

SOUTH ELEVATION

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

0 10' 20' 40'

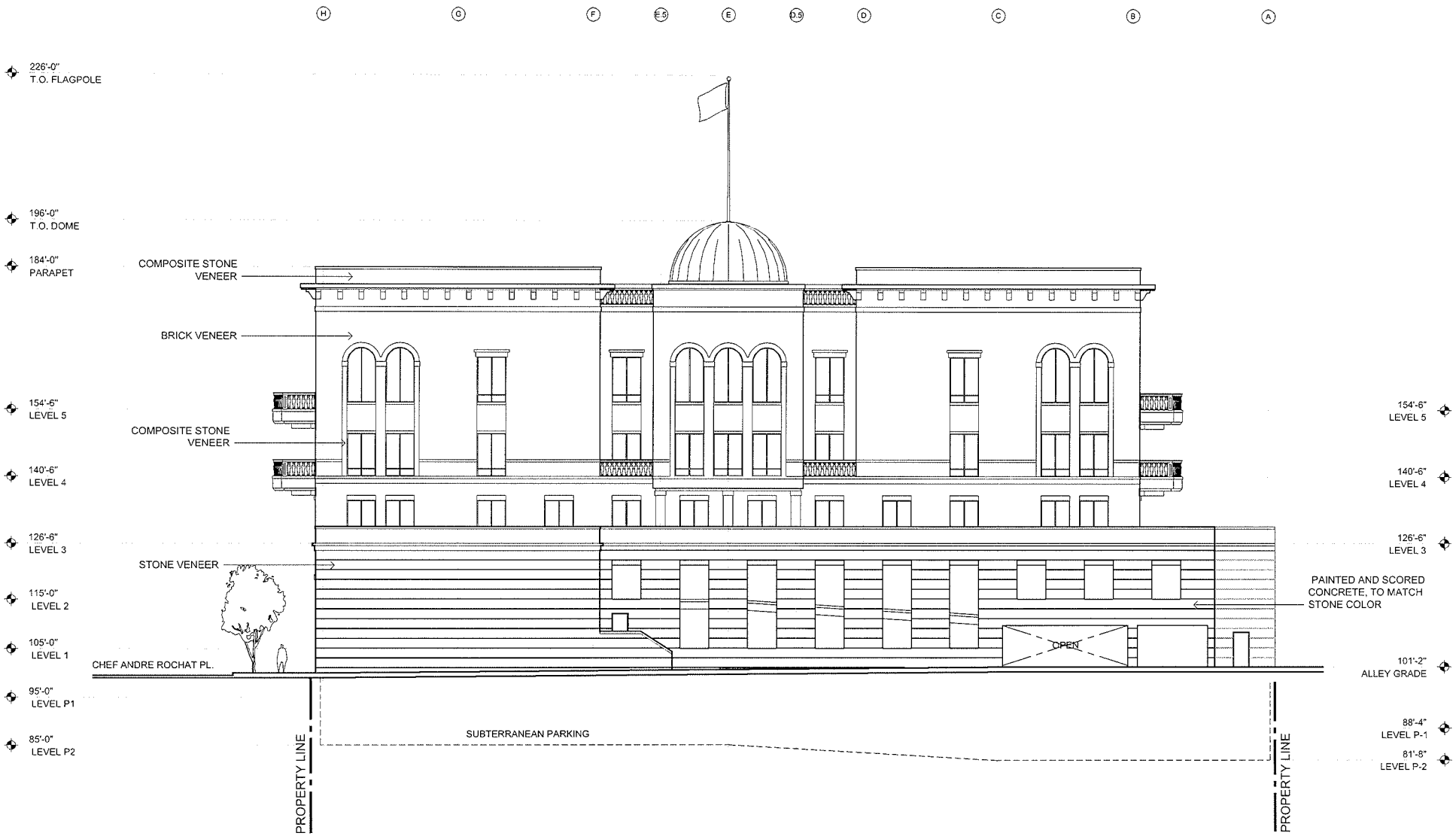
designcell

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

DR10

SDR-39121
09/23/10 PC

RECEIVED
AUG 09 2010



EVAPS Law Offices

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

WEST ELEVATION

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

0 10' 20' 40'

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

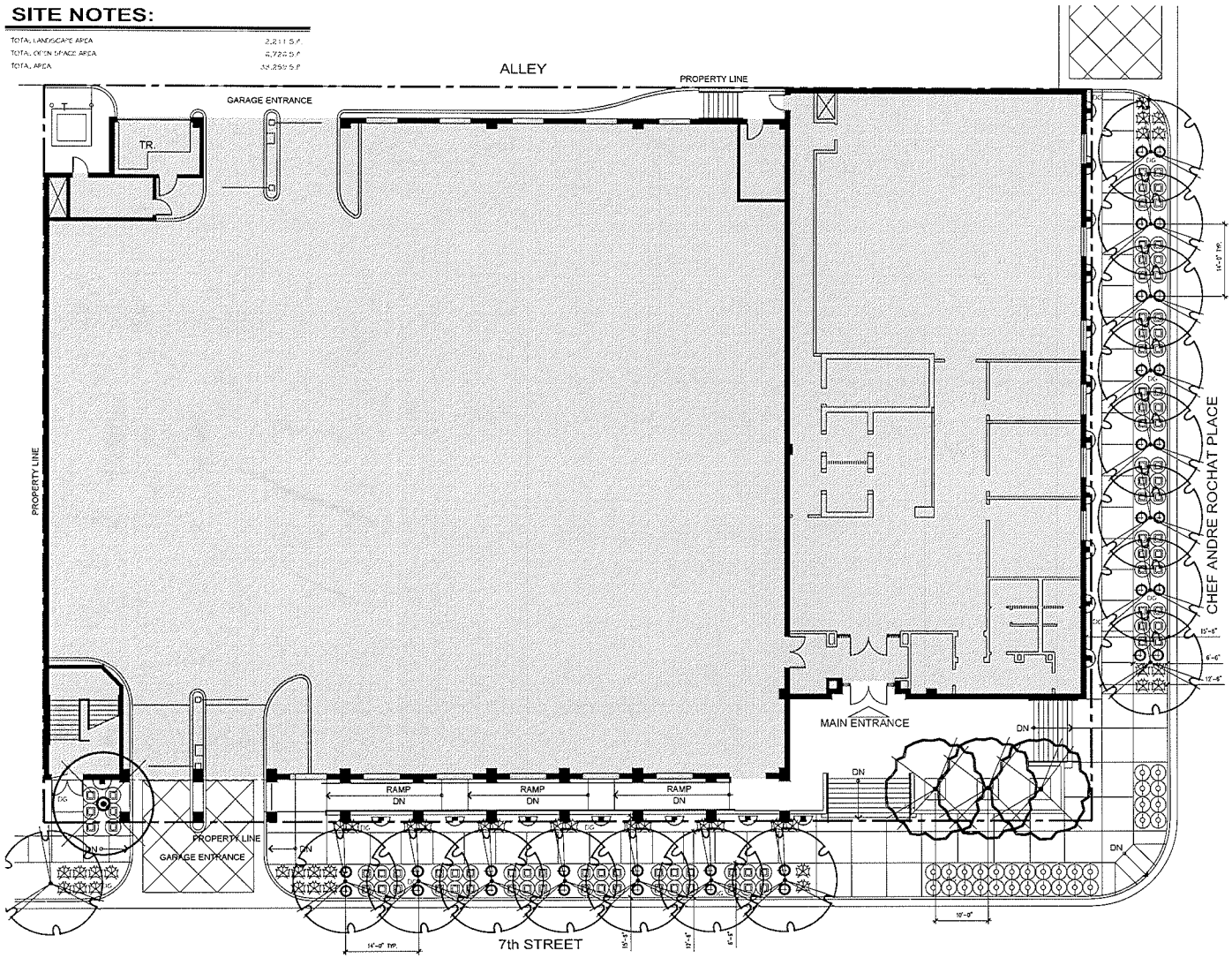
DR11

RECEIVED
AUG 09 2010

VAR-39122
SDR-39121

SITE NOTES:

TOTAL LANDSCAPE AREA	2,211 S.F.
TOTAL OPEN SPACE AREA	4,722 S.F.
TOTAL AREA	33,259 S.F.



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

1 LEVEL

PLANTING LEGEND

TREES

SYMBOL	BOTANICAL NAME / COMMON NAME	QTY	CALIPER / MINIMUM SIZE
	ARBUTUS UNEDO / STRAWBERRY TREE MULTI-TRUNK	1	1-1/2" / 24" BOX
	FRAXINUS HOLOPHYLLA RAYWOOD / RAYWOOD ASH	16	1-1/2" / 24" BOX
	PRUNUS CERASIFERA NEWPORTI PURPLE / PURPLE LEAF PLUM	3	1-1/2" / 24" BOX

SHRUBS

SYMBOL	BOTANICAL NAME / COMMON NAME	QTY	MINIMUM SIZE
	BUXUS MICROPHYLLA JAPONICA / JAPANESE BOXWOOD	84	5 GALLON
	DALEA CAPITATA HERPA GOLD TM / HERPA GOLD DALEA	36	5 GALLON
	HESPERALOE PARVIFLORA / RED YUCCA	17	5 GALLON
	JUNIPERUS HORIZONTALIS BLUE CHIP / BLUE CHIP JUNIPER	32	5 GALLON
	VINCA MAJOR / VINCA	36	1 GALLON

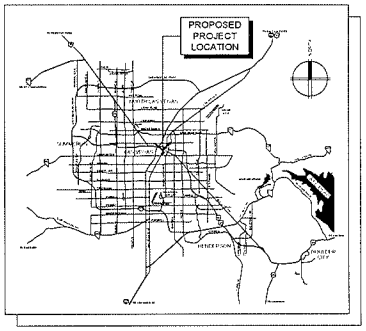
LANDSCAPE ELEMENTS

SYMBOL	DESCRIPTION	QTY	DETAIL
DG	CRUSHED SLATE GROUNDCOVER - SIZE TBD - 1-1/2" COLOR: BUCKSKIN - MINIMUM DEPTH: SEE NOTE #2	2,699 S.F.	X' LX.XX

PLANTING NOTES

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

VICINITY MAP



EVAPS Law Offices

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

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

0 10' 20' 40'

NORTH

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

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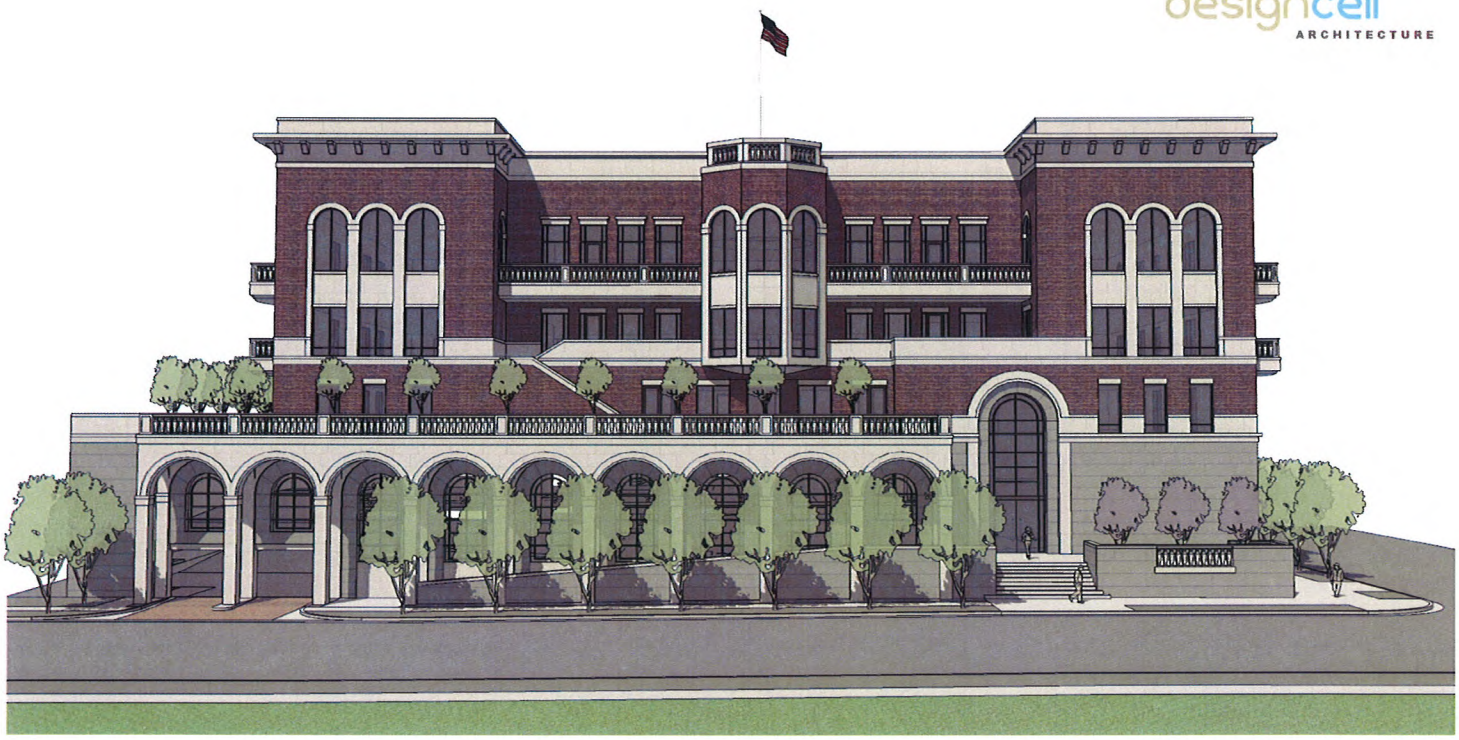
VAR-39122
SDR-39121

designcell
ARCHITECTURE



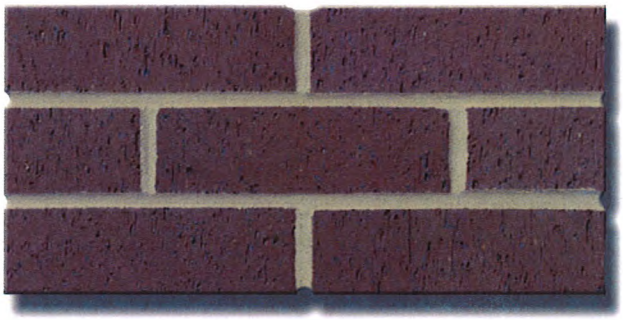
MATERIAL FINISHES

BUILDING BASE:
STONE VENEER

TRIM, ACCENT:
COMPOSITE STONE VENEER

FRAMES:
DARK BRONZE

GLAZING:
SOLARCOOL GRAY, LOW-E



BRICK VENEER

EVAPS LAW OFFICES
LAS VEGAS, NEVADA
AUGUST 9, 2010

VAR-39122
SDR-39121

RECEIVED
AUG 09 2010

August 9, 2010

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

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

To whom it may concern:

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

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

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

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

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

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

Sincerely,

8/9/10

Scott L. Brown, NCARB date
Principal
DesignCell, LLC

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AUG 09 2010

VAR-39122
SDR-39121

City of Las Vegas

Agenda Item No.: **29.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: SEPTEMBER 23, 2010

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

☐ **Consent** ☒ **Discussion**

SUBJECT:

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

RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

1. Consolidated Backup
2. Supporting Documentation

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

PLANNING & DEVELOPMENT

CITY OF LAS VEGAS

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: EVAPS, LLC

Name of Applicant: Robert T. Eglet

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

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Robert T. Eglet

Subscribed and sworn before me

This 9th day of August, 2010

Kathryn D. Hardesty

Notary Public in and for said County and State

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

RECEIVED

AUG 09 2010

PLANNING & DEVELOPMENT
CITY OF LAS VEGAS
DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Site Development Plan Review

Project Address (Location) 400 South 7th Street

Project Name Law Offices **Proposed Use** Office

Assessor's Parcel #(s) 139-34-710-030, -031, -032, -033 **Ward #** 3 - Gary Reese

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

Commercial Square Footage 55,132 SF gross **Floor Area Ratio**

Gross Acres 0.65 net **Lots/Units** 1 **Density**

Additional Information Multi-story office building with parking garage

PROPERTY OWNER EVAPS, LLC **Contact** Robert T. Eglet

Address 400 South 4th Street #600 **Phone:** (702) 450-5400 **Fax:** (702) 450-5451

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

E-mail Address n/a

APPLICANT -Same as Property Owner- **Contact**

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

City **State** **Zip**

E-mail Address

REPRESENTATIVE DesignCell Architecture **Contact** Scott Brown, Architect

Address 10777 West Twain Ave. #125 **Phone:** (702) 403-1575 **Fax:** (877) 403-1575

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

E-mail Address scott@designcell.cc

Property Owner Signature*

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

Print Name Robert T. Eglet

Subscribed and sworn before me

This 9th day of August, 2010.

Kathryn D. Hardesty

Notary Public in and for said County and State

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

RECEIVED
AUG 09 2010

FOR DEPARTMENT USE ONLY

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

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

SDR 39121
EVAPS, LLC

400 S. 7th Street

Proposed 55.132 thousand square foot office building.

Traffic produced by proposed development:

Proposed Increase	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	55.132	11.01	607
AM Peak Hour			1.55	85
PM Peak Hour			1.49	82

Existing traffic on all nearby streets:

Las Vegas Blvd	
Average Daily Traffic (ADT)	22,075
PM Peak Hour (heaviest 60 minutes)	1,766

Bridger Avenue	
Average Daily Traffic (ADT)	8,450
PM Peak Hour (heaviest 60 minutes)	676

Clark Avenue	
Average Daily Traffic (ADT)	2,150
PM Peak Hour (heaviest 60 minutes)	172

Traffic Capacity of adjacent streets:

	Adjacent Street ADT Capacity
Las Vegas Blvd	34,500
Bridger Avenue	25,875
Clark Avenue	12,225

This project is expected to add 607 trips per day on Las Vegas Blvd., 6th Street, Bridger Ave. and Clark Ave. This will increase traffic on Las Vegas Blvd. by about 3 percent, Bridger Ave. by about 7 percent and on Clark Ave. by about 28 percent. Currently, Las Vegas Blvd. is at about 64 percent of capacity, Bridger Ave. is at about 33 percent of capacity and Clark Ave. is at about 6 percent of capacity. Counts are not available for 7th Street, but it is believed to be under capacity.

Based on Peak Hour use, this development will add about 85 additional cars into the area in the peak hour, or about three every two minutes.

Note that this report assumes all traffic from this development uses all named streets.

August 9, 2010

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

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

To whom it may concern:

The purpose of this letter is to request a Site Development Review for the proposed Law Office Building located at 400 South 7th Street in Las Vegas, Nevada 89101.

All four parcels are currently zoned C-1, for which an office building is best suited. The current general plan designation for this site is 'C'. The site also lies within the Las Vegas High School Neighborhood Historic District. This project intends on conforming to the goals and policies of the current zoning and general plan.

A historic and traditional office building is envisioned by the property owner. The tenants are expected to be predominantly law firms and related office users. The building is designed to have a classical architectural theme consisting of arches, brick veneer, colonnade, and a capitol dome.

The building site is situated just outside of downtown centennial office core district. It is designed to fit in the context of the urban neighborhood. The project consists of 3-story office building situated on top of (2) levels above grade parking and (2) levels subterranean parking. The building's parapet height is 84'-0", the top of the dome is 96'-0", and the top of the flag pole is 126'-0" in height which conforms to the unlimited height limit of the C-1 zone.

By a separate application we are also requesting a variance for the required setbacks and site coverage. The proposed design requires zero lot setbacks on all sides. This meets the spirit and a language of the urban area. Zero setback as an element of urban site development is a requirement in an adjacent downtown centennial office core district. Site coverage of 86% is proposed (where 50% is allowed by code) and meets the spirit of code language for urban areas. In this context setback and lot coverage code conformance would result in substantially less viable project.

As a result of urban design approach that fits downtown area, we are requesting a waiver to reduce the landscape perimeter buffer width. Proposed landscape along the 7th Street and Chef André Rochat Place includes densely spaced trees, shrubs in the planters and vines on building facades, which should adequately compensate for the reduced width of the buffer.

All required parking, totaling 184 spaces is located within the 4-storey (2 of which are subterranean) parking garage. Six (6) ADA parking stalls, including an ADA van accessible parking stall is provided. Please refer to the site plan, floor plans, landscape plans and elevations dated 8-9-10 that accompany this letter.

As you can see, the applicant has made a considerable effort to work with the property and historic nature of the neighborhood. This project is consistent with the surrounding area, the City of Las Vegas Development Code, and does not have any adverse impacts on the area. There are adequate utilities, public transportation, and services to the development. Located in the heart of a successful downtown district, the site presents a great opportunity for this office development.

We appreciate your assistance in moving forward with this proposed project.
Sincerely,

8/9/10

Scott L. Brown, NCARB date
Principal
DesignCell, LLC

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SDR-39121

City of Las Vegas Agenda Item No.: **30.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 23, 2010

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

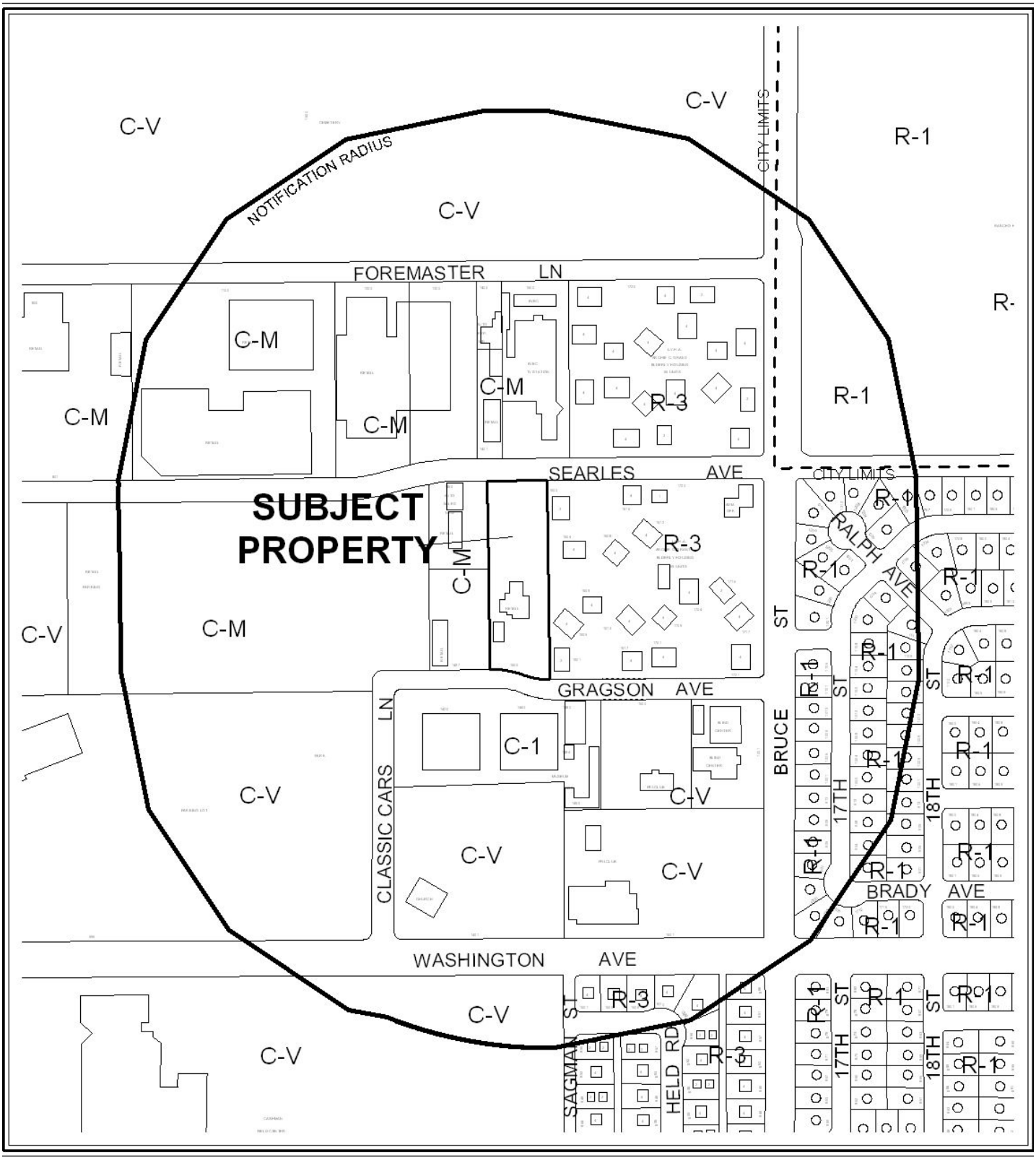
SUBJECT:
VAR-39148 - VARIANCE - PUBLIC HEARING - APPLICANT: A CAB TAXI COMPANY - OWNER: FOUR FOURS, LLC - Request for a Variance TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE EIGHT FEET IS REQUIRED FOR ACCESSORY STRUCTURES on 1.94 acres at 1500 Searles Avenue (APN 139-26-201-004), C-M (Commercial/Industrial) Zone, Ward 5 (Barlow).

P.C.: FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - VAR-39148, SUP-39149 and SDR-39147
2. Conditions and Staff Report - VAR-39148, SUP-39149 and SDR-39147
3. Supporting Documentation
4. Photos - VAR-39148, SUP-39149 and SDR-39147
5. Justification Letter - VAR-39148, SUP-39149 and SDR-39147



0 300 600 Feet

CASE: **VAR-39148; SUP-39149; SDR-39147**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-M (COMMERCIAL/INDUSTRIAL)

N

CASE: **VAR-39148; SUP-39149; SDR-39147**

0 300 600 Feet

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-M (COMMERCIAL/INDUSTRIAL)

N

AUG 10 2010

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-39148** APN: 139-26-201-004

Name of Property Owner: Four Fours, LLC

Name of Applicant: A Cab Taxi Co.

Name of Representative: Ballard Spahr, LLP

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ **Yes** ☒ **No**

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Creighton J. Nady

Subscribed and sworn before me

This 4th day of August, 2010

Cindy Lou Ord

Notary Public in and for said County and State

CINDY LOU ORD
Notary Public State of Nevada
No. 00-63415-1
My appt. exp. July 15, 2012

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PLANNING & DEVELOPMENT
DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Variance to allow 0' setback where 8' is required

Project Address (Location) 1500 Searles

Project Name A Cab Taxi Co. **Proposed Use** Taxi/Limo Yard

Assessor's Parcel #(s) 139-26-201-004 **Ward #** 5- Barlow

General Plan: existing LI-R proposed n/a **Zoning:** existing CM proposed n/a

Commercial Square Footage _____ **Floor Area Ratio** n/a

Gross Acres 1.89 **Lots/Units** n/a **Density** n/a

Additional Information _____

PROPERTY OWNER Four Fours, LLC **Contact** Jay Nady
Address 1500 Searles Ave **Phone:** (702) 277-1333 **Fax:** _____
City Las Vegas **State** NV **Zip** 89101
E-mail Address cjnoui@yahoo.com

APPLICANT A Cab Taxi Co. **Contact** Jay Nady
Address 1500 Searles **Phone:** (702) 277-1333 **Fax:** _____
City Las Vegas **State** NV **Zip** 89101
E-mail Address cjnoui@yahoo.com

REPRESENTATIVE Ballard Spahr, LLP **Contact** Bill Curran
Address 100 City Parkway, Suite 1750 **Phone:** (702) 471-7000 **Fax:** (866) 381-5357
City Las Vegas **State** NV 89102 **Zip** 89106
E-mail Address curranb@ballardspahr.com

Property Owner Signature* _____

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name Creighton J. Nady

Subscribed and sworn before me

This 4th day of August, 20 10.

Cindy Lou Ord

Notary Public in and for said County and State

CINDY LOU ORD
Notary Public State of Nevada
No. 00-63415-1
My appt. exp. July 15, 2012

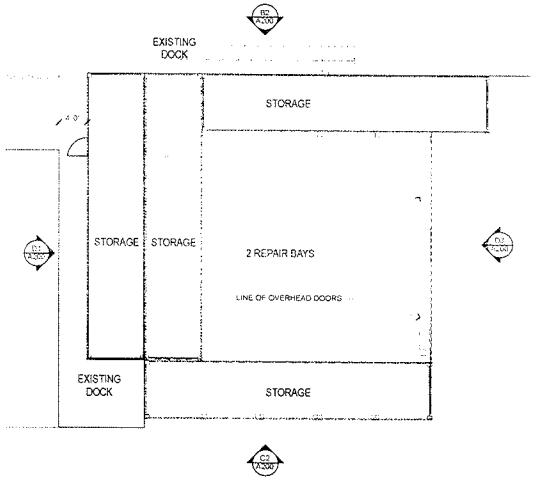
FOR DEPARTMENT USE ONLY

Case #	VAR-39148
Meeting Date:	9.23.10
Total Fee:	$830.—
Date Received:*	8.10.10
Received By:	JFA

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

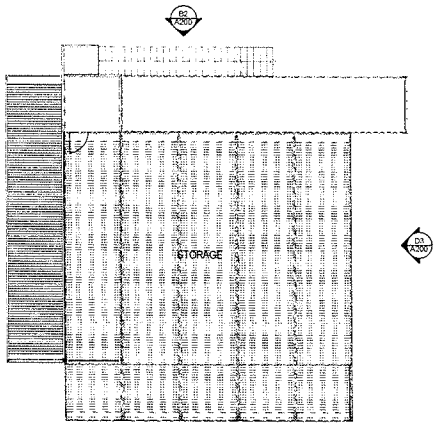
Revised 10/27/08

f:\depot\Application Packet\Application Form.pdf



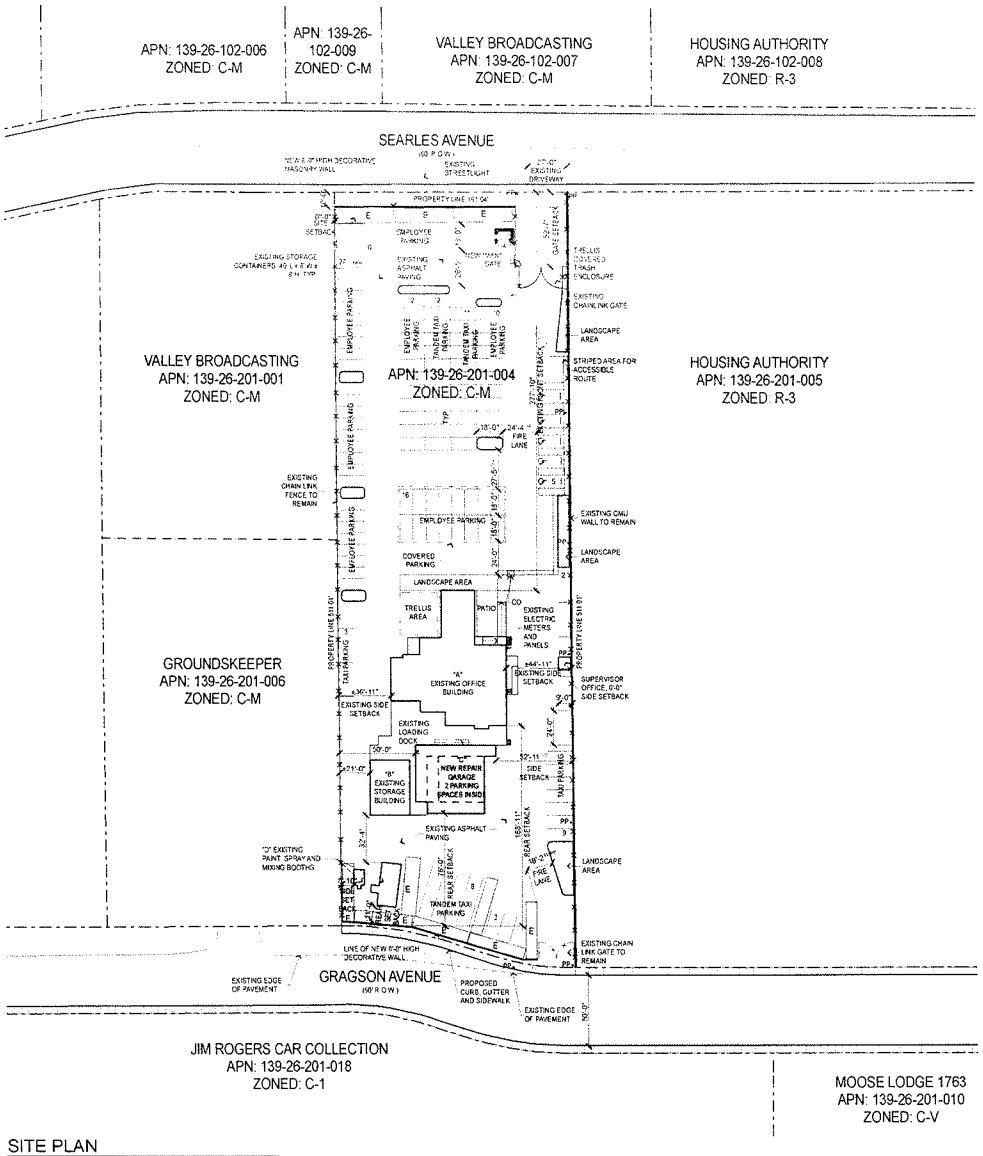
FLOOR PLAN - REPAIR GARAGE

1/8" = 1'-0"



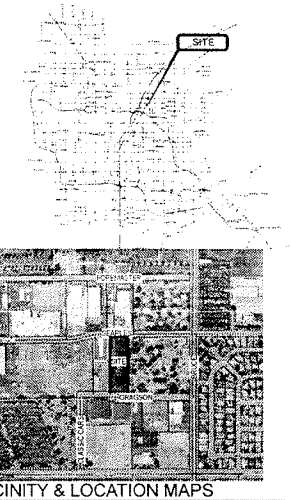
SECOND FLOOR PLAN

1/8" = 1'-0"



SITE PLAN

1" = 40'



VICINITY & LOCATION MAPS

Site and Project Information

SITE DATA

PARCEL NUMBER	139-26-201-004
JURISDICTION	CITY OF LAS VEGAS - 89101
EXISTING GENERAL PLAN	LIGHT INDUSTRIAL / RESEARCH
EXISTING ZONING	CM
PROPOSED USE	TAXI / LIMO YARD, AUTO REPAIR GARAGE (MINOR), AUTO PAINT AND BODY REPAIR SHOP, OUTDOOR STORAGE
SITE AREA	82,283 SF 1.89 GROSS ACRES

SETBACKS - (PRINCIPAL STRUCTURE)

	REQ'D	PROVIDED
FRONT	12'-0"	277'-0"
INTERIOR SIDE	12'-0"	30'-11", 44'-11"
REAR	20'-0"	168'-11"

SETBACKS - (ACCESSORY STRUCTURE)

	REQ'D	PROVIDED
FRONT	10'-0"	400'-6"
INTERIOR SIDE	8'-0"	0'-0", 8'-0", 50'-0" (Variance Requested)
REAR	8'-0"	76'-0"

MAX HEIGHT	N/A
ACTUAL HEIGHT	26'-6"
LOT COVERAGE ALLOWED	N/A
ACTUAL LOT COVERAGE	10.7%
% OF OUTSIDE STORAGE ALLOWED	5%
ACTUAL % OF OUTSIDE STORAGE	3.9%

BUILDING INFORMATION

CODE	2006 INTERNATIONAL BUILDING CODE
CONSTRUCTION TYPE	VB
OCCUPANCY	B/F/S-1
FIRE SPRINKLERS PROVIDED	NO

BUILDING AREAS

A EXISTING OFFICE BUILDING (± 16' HIGH)	4,400 SF
B EXISTING STORAGE BUILDING (± 16' HIGH)	1,100 SF
C NEW REPAIR GARAGE 26'-6" HIGH)	3000 SF (1st) + 2000 SF (2nd) = 5,000 SF
D EXISTING PAINT SPRAY AND MIXING BOOTH (± 11' HIGH)	300 SF
E STORAGE CONTAINER (8' X 40') TYP OF 19 (± 8' HIGH)	3,200 SF
TOTAL	14,000 SF

PARKING AREA

BUILDING AREA	REQUIRED PARKING	PROVIDED
# OF EMPLOYEES ON LARGEST SHIFT	66	66
# OF TAXIS @ MAXIMUM CAPACITY	67	67
STANDARD PARKING SPACES PROVIDED		97
COMPACT PARKING SPACES PROVIDED		(26.3%) 35
HANDICAPPED SPACES PROVIDED		5
TOTAL PARKING		137

SITE PLAN AND FLOOR PLAN

AS100

09.065 - A Cab Taxi Company

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Suite 206
Las Vegas, Nevada 89104
P 702.839.1200
F 702.839.1213

0' 10' 40' 80'

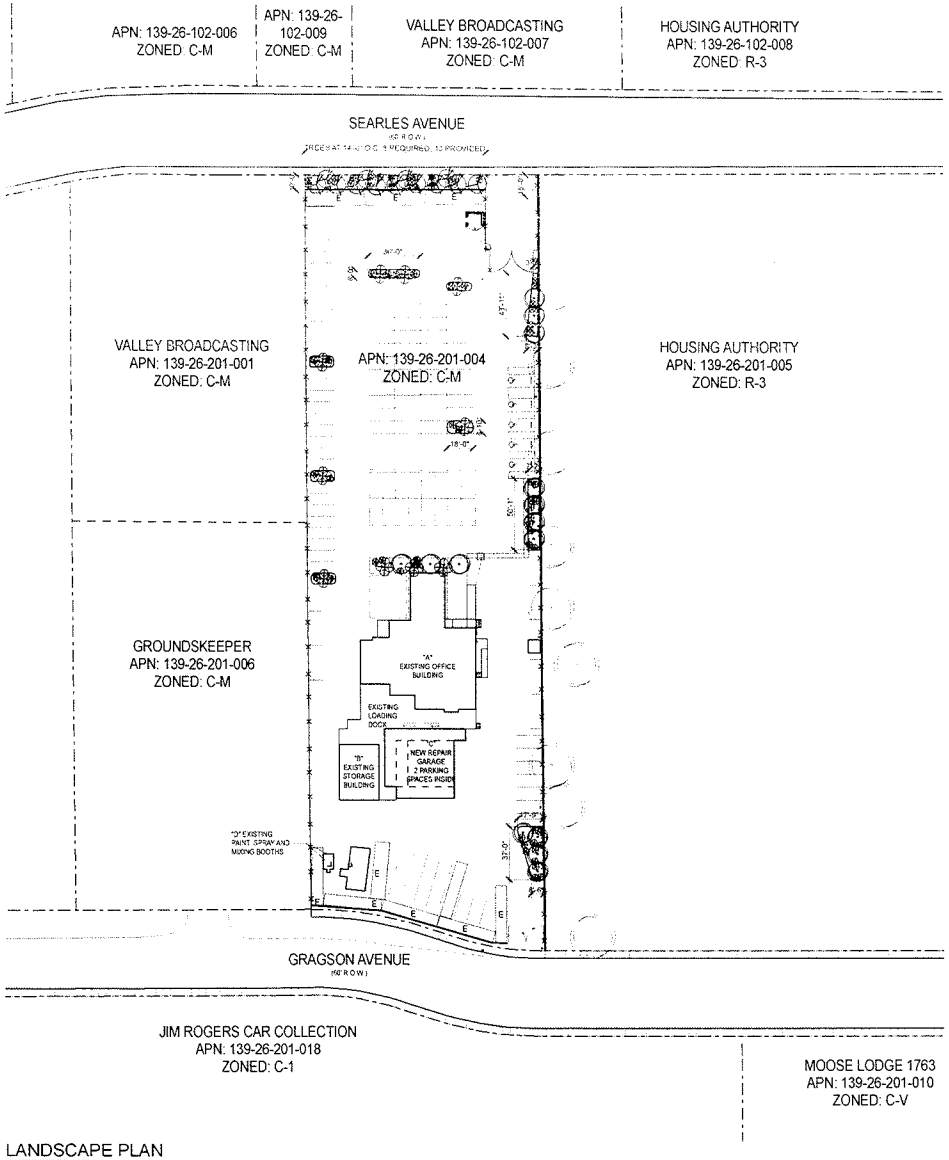
A Cab Taxi Company
Site Development Review
1500 Searles Avenue
Las Vegas, Nevada 89101

City of Las Vegas Site Development Review Submittal 08.10.10

AUG 10 2010

VAR-39148
SUP-39149
SDR-39147

P:\09.065 A Cab Taxi C:\ACDWG\09.065 A Cab Taxi D-R Revised.pln 8/10/2010 9:38 AM YHaemin



LANDSCAPE PLAN

1" = 40'

LANDSCAPE SCHEDULE

SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE
TREES			
	HONEY LOCUST	prosopis	24" Box
	S-HOESTRING ACACIA	acacia stenophylla	24" Box
	PURPLE ROBE LOCUST	robinia pseudoacacia	24" Box
	WESTERN HONEY MESQUITE	prosopis glandulosa	24" Box
	EXISTING TREES	—	—
SHRUBS			
	TEXAS RANGER	leucophyllum frutescens 'Green Cloud'	5 gal
	CREPE MYRTLE	lagerstroemia indica	5 gal
GROUND COVER			
	LANTANA	lantana	5 gal
	REGAL MIST FOUNTAIN GRASS	muhlenbergia capillaris 'regal mist'	5 gal
ROCK MULCH	**SIZE**	**COLOR**	**DEPTH**
	3/8" CRUSHED GRANITE	TO BE SELECTED BY ARCHITECT FROM MANUFACTURERS STD COLORS	MIN. 2" DEEP

LANDSCAPE BUFFERS

	REQ'D	PROVIDED
FRONT (ADJ. TO ROW)	10'-0"	10'-0"
INTERIOR SIDE (ADJ. TO RESIDENTIAL)	8'-0"	0'-0" (WAIVER REQUESTED)
INTERIOR SIDE (ADJ. TO INDUSTRIAL)	8'-0"	0'-0"
REAR (ADJ. TO ROW)	15'-0"	0'-0" (WAIVER REQUESTED)

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F 702.829.1213

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Site Development Review
1500 Searles Avenue
Las Vegas, Nevada 89101

AUG 10 2010

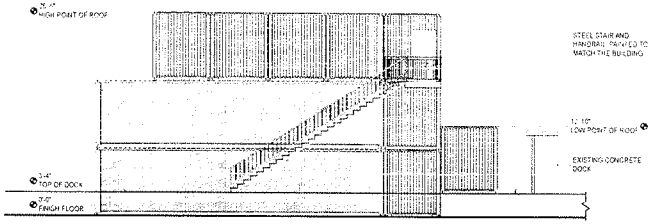
City of Las Vegas Site Development Review Submittal 08.10.10

PLANTING PLAN

L100

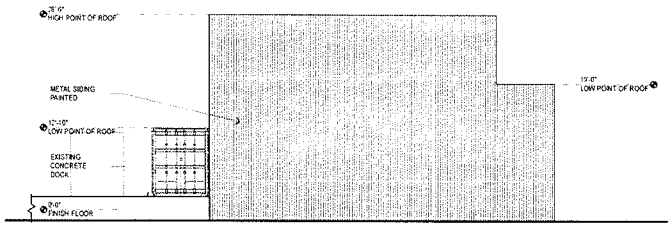
09.065 A Cab Taxi Company

VAR-39148
SUP-39149
SDR-39147



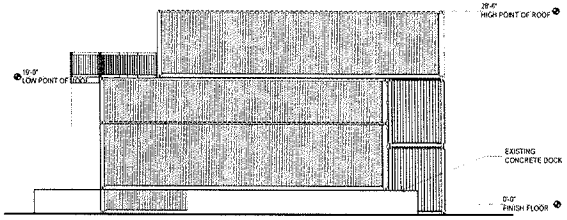
NORTH ELEVATION

1/8" = 1'-0"



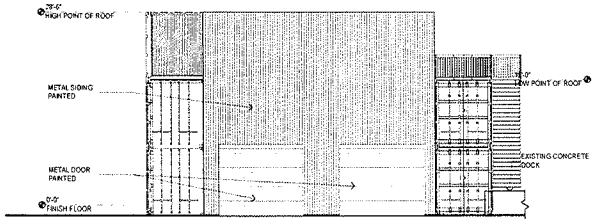
SOUTH ELEVATION

1/8" = 1'-0"



WEST ELEVATION

1/8" = 1'-0"



EAST ELEVATION

1/8" = 1'-0"

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0' 4' 8' 16'

A Cab Taxi Company
Site Development Review
1500 Searles Avenue
Las Vegas, Nevada 89101

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VAR-39148
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SDR-39147

EXTERIOR ELEVATIONS - AUTO REPAIR

A200

09.065 A Cab Taxi Company

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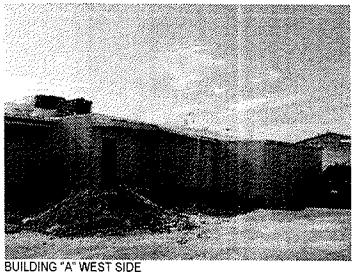
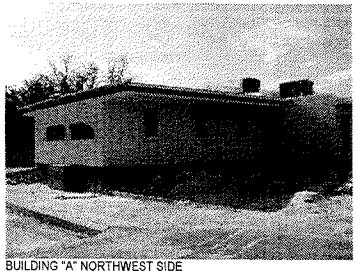
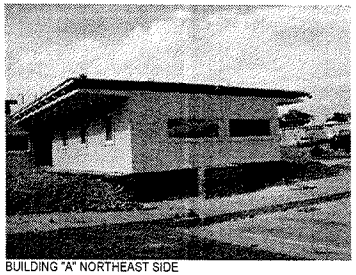
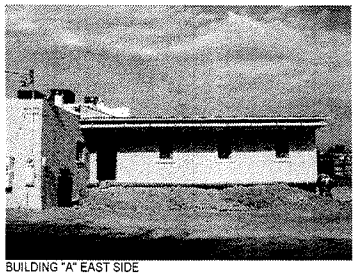
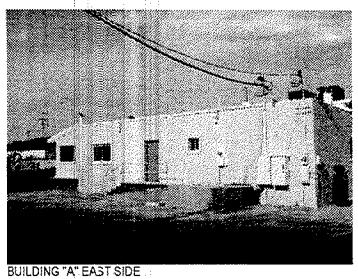
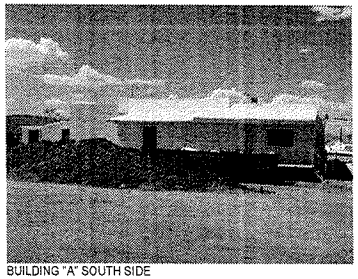

BUILDING "A" WEST SIDE

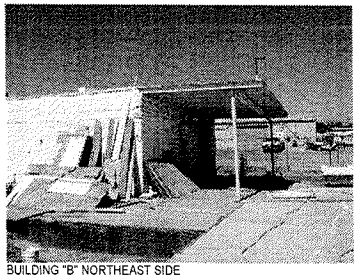

BUILDING "A" NORTHWEST SIDE

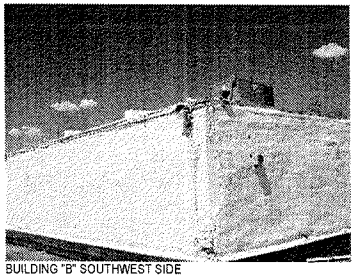

BUILDING "A" NORTHEAST SIDE

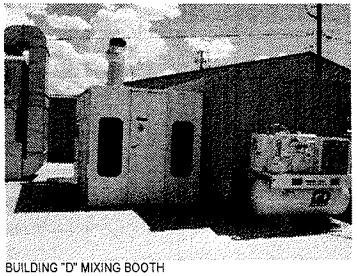

BUILDING "A" EAST SIDE

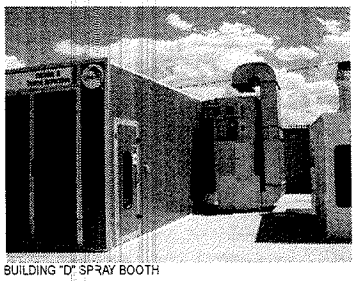

BUILDING "A" EAST SIDE

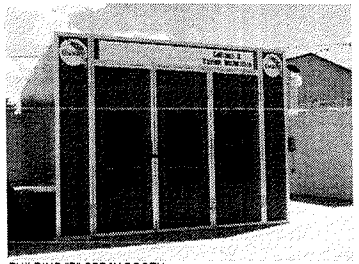

BUILDING "A" SOUTH SIDE

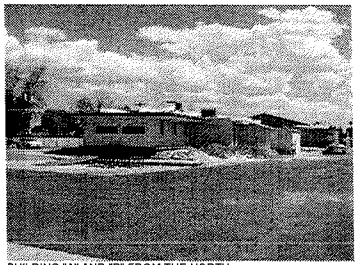

BUILDING "B" NORTHEAST SIDE

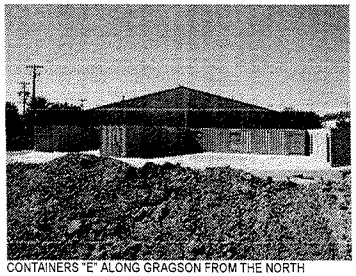

BUILDING "B" SOUTHWEST SIDE

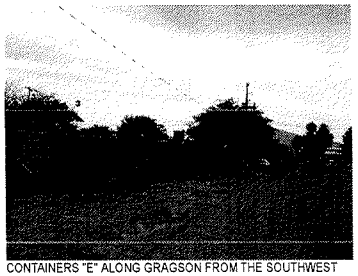

BUILDING "D" MIXING BOOTH

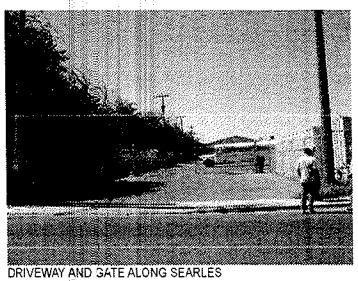

BUILDING "D" SPRAY BOOTH

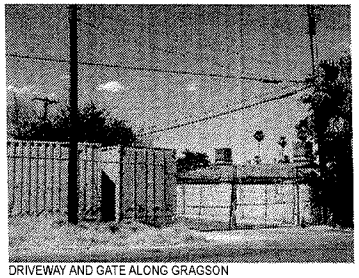

BUILDING "D" SPRAY BOOTH

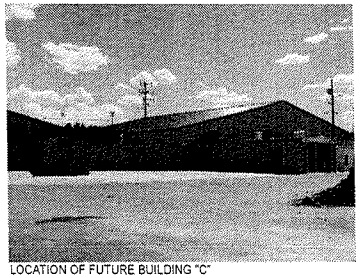

BUILDING "A" AND "B" FROM THE NORTH


CONTAINERS "E" ALONG GRAGSON FROM THE NORTH


CONTAINERS "E" ALONG GRAGSON FROM THE SOUTHWEST


DRIVEWAY AND GATE ALONG SEARLES


DRIVEWAY AND GATE ALONG GRAGSON


LOCATION OF FUTURE BUILDING "C"

A Cab Taxi Company
Site Development Review
1500 Searles Avenue
Las Vegas, Nevada 89101

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EXISTING PHOTOS

A201

09065 A Cab Taxi Company

VAR-39148
SUP-39149
SDR-39147

F:\09065 A Cab Taxi CoLD\VG\09065 A Cab Taxi DSR Revised.pln 8/10/2010 9:33 AM LPAcrobat

APTUS

August 10, 2010

City of Las Vegas Planning and Development
731 South Fourth Street
Las Vegas, Nevada 89101

Re: A Cab Taxi Dispatch Center
APN: 139-26-201-004
Major Modification to SDR-35195
Special Use Permit
Variance

AUG 10 2010

To Whom It May Concern:

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.

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1200 South 4th Street
Suite 206
Las Vegas, Nevada 89104
P 702.839.1200
F 702.839.1213

Riverside
3750 Sante Fe Avenue
Suite 106
Riverside, California 92507
P 951.823.0555
F 951.823.0550

aptusgroup.com

VAR-39148
SUP-39149
SDR-39147

We are also requesting a special use permit to allow outside storage within the side setback at the north end of the property. This will help to provide a buffer from the site to the street and will provide a continuous landscape strip.

We are requesting a waiver (in addition to the waivers already approved with the previous SDR) to provide a 0'-0" landscape buffer where an 8'-0" landscape buffer is required along the east property line and to provide a 0'-0" landscape buffer where 15'-0" landscape buffer is required along the southern property line. A sidewalk along Gragson has been shown on the plans at the councilman's request. The existing trees on the residential side of the wall offer an adequate buffer between the two properties.

If you have any questions or need additional information regarding anything with respect to these requests, please do not hesitate to contact my office.

Sincerely,

Kristen G. Neuman

Kristen G. Neuman, AIA
APTUS Architecture

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VAR-39148
SUP-39149
SDR-39147

City of Las Vegas Agenda Item No.: **31.**

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:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

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PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-39149** APN: 139-26-201-004

Name of Property Owner: Four Fours, LLC

Name of Applicant: A Cab Taxi Co.

Name of Representative: Ballard Spahr, LLP

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ **Yes** ☒ **No**

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Creighton J. Nady

Subscribed and sworn before me

This 4th day of August, 2010

Cindy Lou Ord

Notary Public in and for said County and State

CINDY LOU ORD
Notary Public State of Nevada
No. 00-63415-1
My appt. exp. July 15, 2012

AUG 10 2010

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit to allow outside storage in a side yard setback

Project Address (Location) 1500 Searles

Project Name A Cab Taxi Co. **Proposed Use** Taxi/Limo Yard

Assessor's Parcel #(s) 139-26-201-004 **Ward #** 5- Barlow

General Plan: existing LI-R proposed n/a **Zoning:** existing CM proposed n/a

Commercial Square Footage **Floor Area Ratio** n/a

Gross Acres 1.89 **Lots/Units** n/a **Density** n/a

Additional Information

PROPERTY OWNER Four Fours, LLC **Contact** Jay Nady

Address 1500 Searles Ave **Phone:** (702) 277-1333 **Fax:**

City Las Vegas **State** NV **Zip** 89101

E-mail Address cjnoui@yahoo.com

APPLICANT A Cab Taxi Co. **Contact** Jay Nady

Address 1500 Searles **Phone:** (702) 277-1333 **Fax:**

City Las Vegas **State** NV **Zip** 89101

E-mail Address cjnoui@yahoo.com

REPRESENTATIVE Ballard Spahr, LLP **Contact** Bill Curran

Address 100 City Parkway, Suite 1750 **Phone:** (702) 471-7000 **Fax:** (866) 381-5357

City Las Vegas **State** NV 89102 **Zip** 89106

E-mail Address curranb@ballardspahr.com

Property Owner Signature* [signature]

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name Creighton J. Nady

Subscribed and sworn before me

This 4th day of August, 2010.

Cindy Lou Ord

Notary Public in and for said County and State

CINDY LOU ORD
Notary Public State of Nevada
No. 00-63415-1
My appt. exp. July 15, 2012

FOR DEPARTMENT USE ONLY

Case #	SUP - 39149
Meeting Date:	9.23.10
Total Fee:	$1,030.-
Date Received:*	8.10.10
Received By:	JRA

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

Revised 10/27/08

f:\depot\Application Packet\Application Form.pdf

City of Las Vegas

Agenda Item No.: **32.**

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:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
None

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

RECEIVED
AUG 10 2010

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-39147** APN: 139-26-201-004

Name of Property Owner: Four Fours, LLC

Name of Applicant: A Cab Taxi Co.

Name of Representative: Ballard Spahr, LLP

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ **Yes** ☒ **No**

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Creighton J. Nady

Subscribed and sworn before me

This 4th day of August, 2010

Cindy Lou Ord

Notary Public in and for said County and State

CINDY LOU ORD
Notary Public State of Nevada
No. 00-63415-1
My appt. exp. July 15, 2012

AUG 1 0 2010

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Major Modification to previously approved SDR-35195

Project Address (Location) 1500 Searles

Project Name A Cab Taxi Co. **Proposed Use** Taxi/Limo Yard

Assessor's Parcel #(s) 139-26-201-004 **Ward #** 5- Barlow

General Plan: existing LI-R proposed n/a **Zoning:** existing CM proposed n/a

Commercial Square Footage _____ **Floor Area Ratio** n/a

Gross Acres 1.89 **Lots/Units** n/a **Density** n/a

Additional Information _____

PROPERTY OWNER Four Fours, LLC **Contact** Jay Nady

Address 1500 Searles Ave. **Phone:** (702) 277-1333 **Fax:** _____

City Las Vegas **State** NV **Zip** 89101

E-mail Address cjnoui@yahoo.com

APPLICANT A Cab Taxi Co. **Contact** Jay Nady

Address 1500 Searles **Phone:** (702) 277-1333 **Fax:** _____

City Las Vegas **State** NV **Zip** 89101

E-mail Address cjnoui@yahoo.com

REPRESENTATIVE Ballard Spahr, LLP **Contact** Bill Curran

Address 100 City Parkway, Suite 1750 **Phone:** (702) 471-7000 **Fax:** (866) 381-5357

City Las Vegas **State** NV 89102 **Zip** 89106

E-mail Address curranb@ballardspahr.com

Property Owner Signature* _____

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name Creighton J. Nady

Subscribed and sworn before me

This 4th day of August, 20 10.

Cindy Lou Ord

Notary Public in and for said County and State

CINDY LOU ORD
Notary Public State of Nevada
No. 00-63415-1
My appt. exp. July 15, 2012

FOR DEPARTMENT USE ONLY

Case #	SDR - 39147
Meeting Date:	9.23.10
Total Fee:	$ 1,030.-
Date Received:*	8.10.10
Received By:	JFA

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

Revised 10/27/08

f:\depot\Application Packet\Application Form.pdf

City of Las Vegas Agenda Item No.: **33.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 23, 2010

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

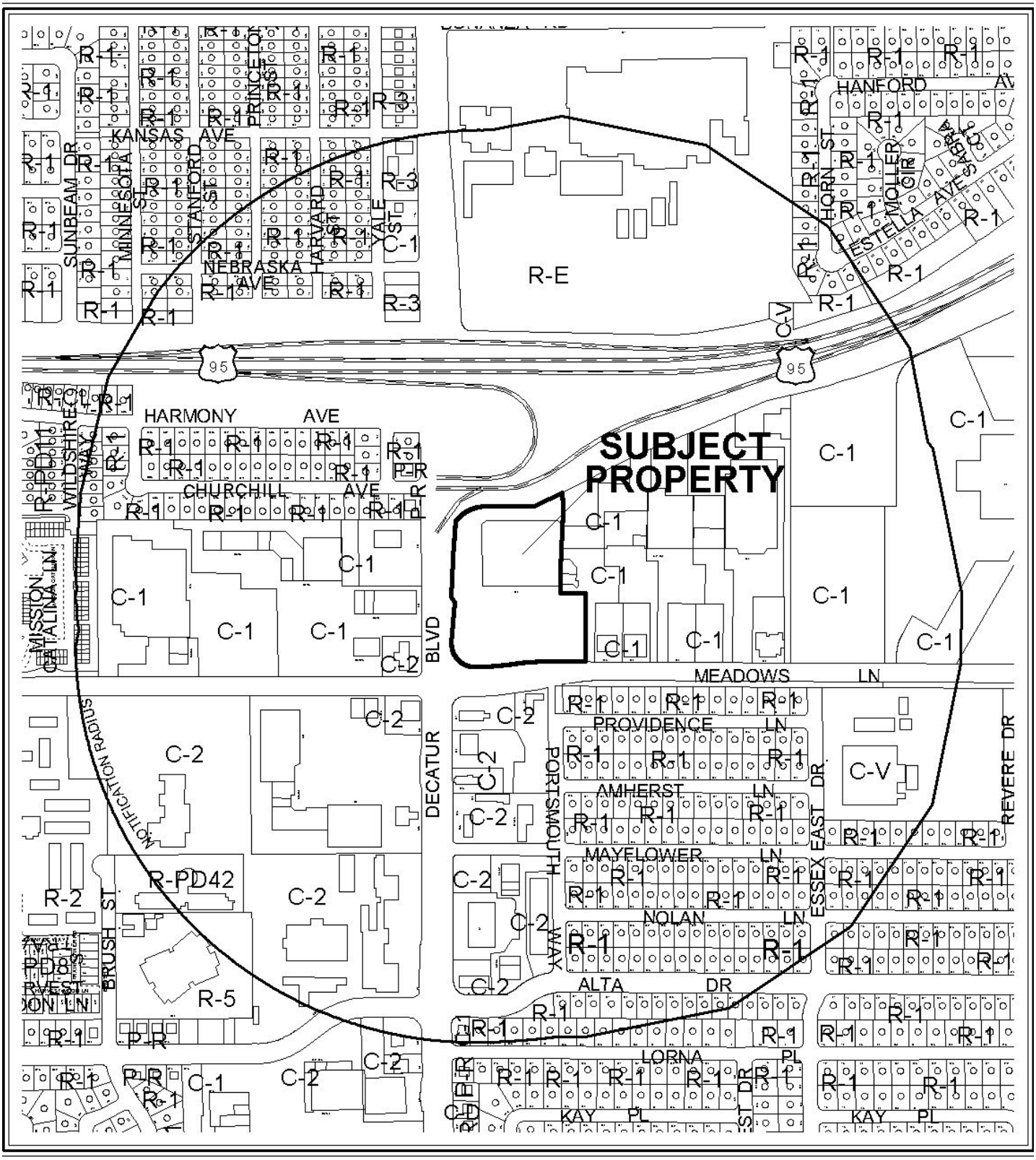
SUBJECT:
SUP-38860 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CARDENAS MARKETS, INC. - OWNER: PACPROP - Request for a PROPOSED RETAIL ESTABLISHMENT (GROCERY STORE) WITH ACCESSORY PACKAGE LIQUOR OFF-SALE at 4700 Meadows Lane (APN 139-31-111-001), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian). Staff recommends APPROVAL.

P.C.: FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**1**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letters
6. Protest Letter



0 300 600 Feet

CASE: **SUP-38860**

RADIUS: 1500 FT

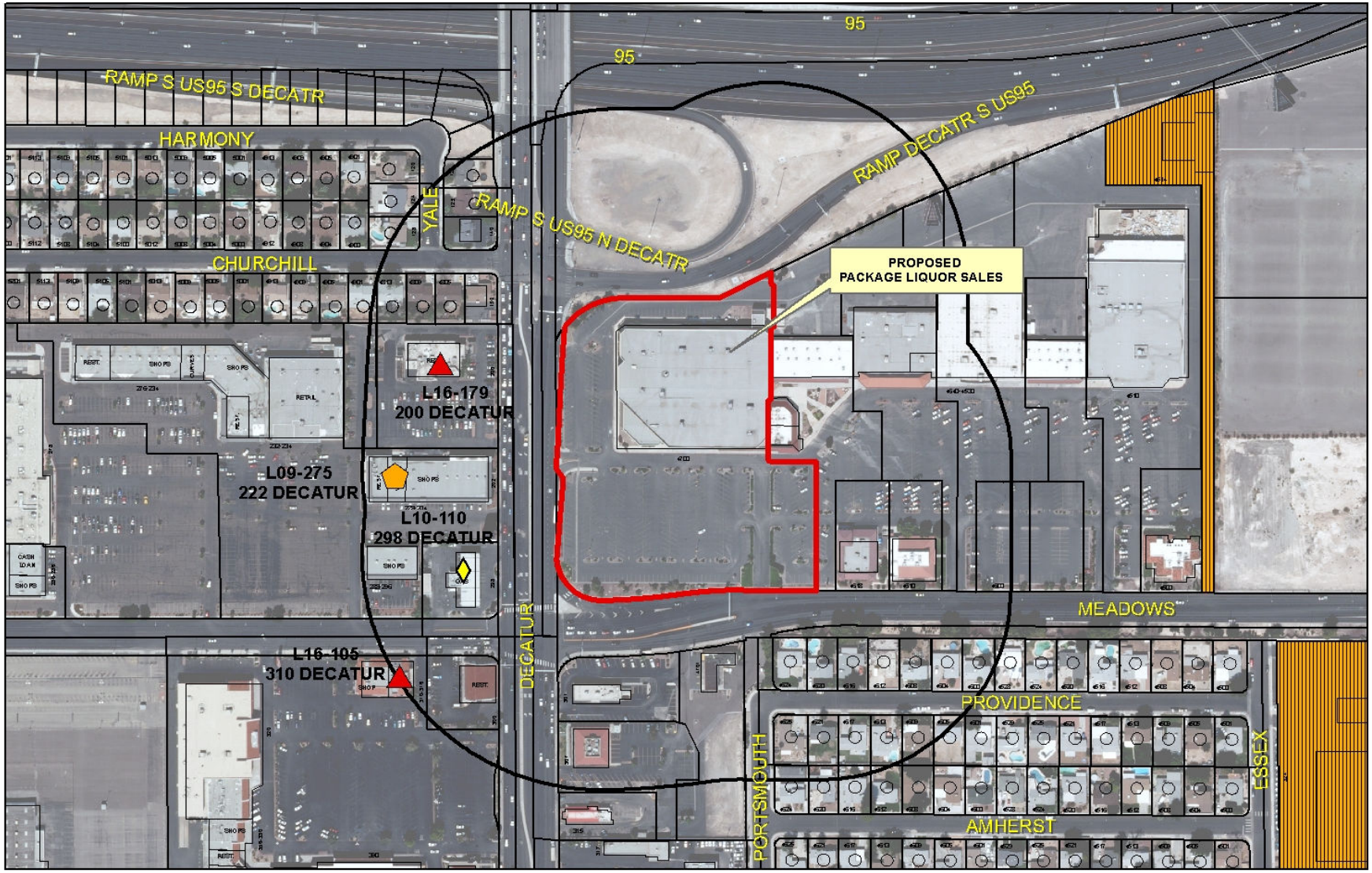
ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

0 300 600 Feet

CASE: **SUP-38860**

RADIUS: 1500 FT

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

N

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-38860** APN: 1393111001

Name of Property Owner: PACPROP / LAMANZA

Name of Applicant: CARDENAS MARKET

Name of Representative: LENDALL MAINS

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ **Yes** ☒ **No**

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Steve Glusker

Subscribed and sworn before me A. G. Fyffe

This 29th day of July, 2010

_____

Notary Public in and for said County and State

A. G. FYFFE
Commission # 1810171
Notary Public - California
Los Angeles County
My Comm. Expires Aug 19, 2012

PLANNING & DEVELOPMENT
CITY OF LAS VEGAS
DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Cardenas Market #30

Project Address (Location) 4700 Meadows Lane

Project Name Cardenas Market #30 **Proposed Use** Grocery Store

Assessor's Parcel #(s) 13931111001 **Ward #**

General Plan: existing _____ proposed _____ **Zoning:** existing C1 proposed C1

Commercial Square Footage 76,678 square feet **Floor Area Ratio** 25.8%

Gross Acres 6.81 **Lots/Units** 1 **Density**

Additional Information Special Use Permit for Liquor and Gaming

PROPERTY OWNER PACPROP / LAMANOZA **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

A. G. FYFFE
Commission # 1810171
Notary Public - California
Los Angeles County
My Comm. Expires Aug 19, 2012

FOR DEPARTMENT USE ONLY

Case #	SUP-38860
Meeting Date:	9-23-10
Total Fee:	$1280.00
Date Received:*	AUG 12, 2010
Received By:	M. Have

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

Revised 10/27/08

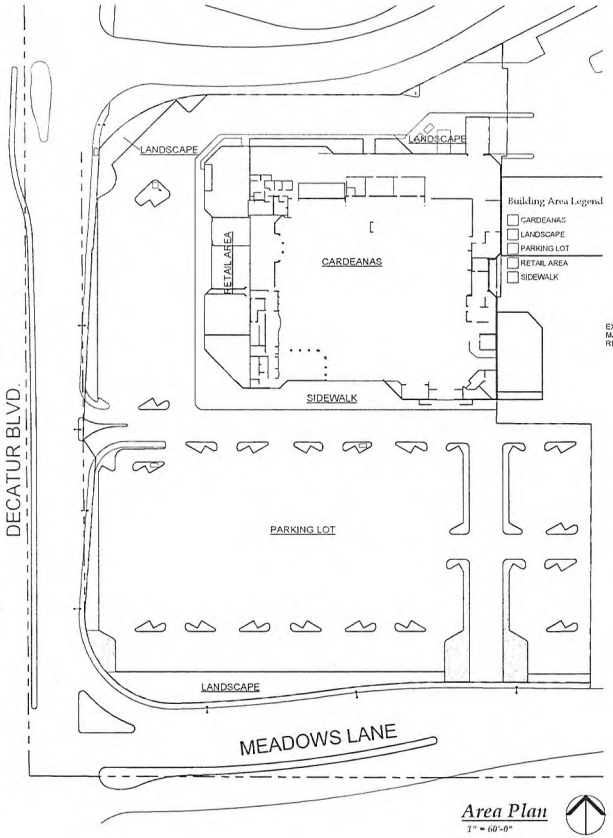
f:\depot\Application Packet\Application Form.pdf

Proposed Tenant Improvement:

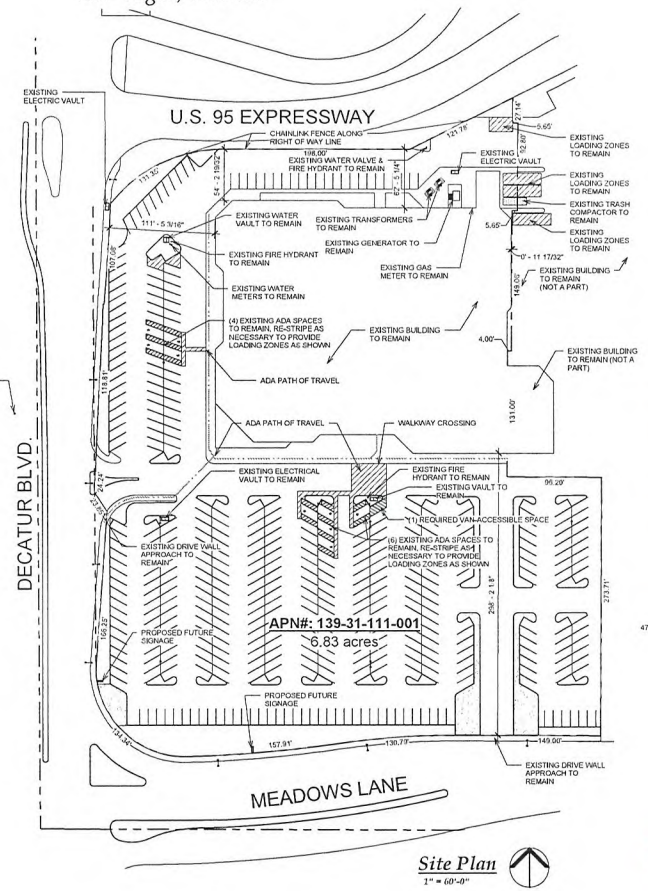
CARDENAS

APN#: 139-31-111-001
4700 Meadows Lane
Las Vegas, Nevada

Area Schedule (Gross Building)		
Name	*Area*	*% Of Lot*
LANDSCAPE	32596 SF	11%
PARKING LOT	175777 SF	59%
SIDEWALK	12807 SF	4%
Exterior Area	221180 SF	74%
CARDEANAS	66055 SF	22%
RETAIL AREA	10582 SF	4%
Gross Building Area	76637 SF	26%
Grand total	297727 SF	100%



Area Plan
1" = 60'-0"



Site Plan
1" = 60'-0"

TENANT: CARDENAS MARKETS
1040 S. VINTAGE AVE., SUITE A, ONTARIO, CA 91761
TEL. (909) 923-7426 FAX. (909) 635-3157
CONTACT: ROBERT GONZALEZ
EMAIL: rgonzalez@cmkts.com

PROJECT ADDRESS: 4700 MEADOWS LANE
LAS VEGAS, NEVADA

ARCHITECT: KENNETH SMALL, AIA
SSA ARCHITECTS
4630 SOUTH ARVILLE, SUITE A
LAS VEGAS, NEVADA 89103
(702) 873-1718
FAX 873-1720

OCCUPANCY: M
CONSTRUCTION: TYPE III-B
FIRE SPRINKLERS: **EXISTING** - MODIFY AS REQUIRED TO ACCOMMODATE NEW CONSTRUCTION. CONTRACTOR TO SUBMIT PLANS UNDER SEPARATE PERMIT.
ZONING: C-2
LAND USE: SC (SERVICE COMMERCIAL)

FLOOR SQUARE FOOTAGE: 76,637 SF

PROJECT DESCRIPTION:

EXISTING MERVYNS TO BE REMOLDED IN TO A NEW CARDENAS GROCERY STORE.

PARKING REQUIREMENTS:

72,730SF RETAIL AT 1/250SF =291 SPACES	
3,948SF TORTILLERIA AND SEATING AT 1/100SF =	40 SPACES
REQUIRED PARKING =	331 SPACES
PROVIDED PARKING =	413 SPACES
HANDICAPPED SPACES REQUIRED =	9 SPACES
HANDICAPPED SPACES PROVIDED =	10 SPACES
(1 ADDITIONAL SPACE NEEDED)	
ON SITE LOADING REQUIRED 15'W X 25'D =	4 SPACES
ON SITE LOADING PROVIDED =	4 SPACES (EXISTING)

Vicinity Map

Sequence Of Drawings	
Number	*Description*
DR1	Site Plan
DR2	Overall Floor Plan
DR3	Elevations
DR4	Elevations
DR5	Landscaping Plan - North
DR6	Landscaping Plan - South

RECEIVED
JUL 13 2010
City of Las Vegas

SUP-38860
SDR-38861

SSA ARCHITECTURE
4630 SOUTH ARVILLE, SUITE A
LAS VEGAS, NEVADA 89103
TEL 873-1718
FAX 873-1720

Cardenas Market
APN#: 139-31-111-001
4700 Meadows Lane
Las Vegas, Nevada

SHEET TITLE
Site Plan

THIS WORK IS COPYRIGHTED BY THE ARCHITECTS IN THE YEAR 2010

REVISION	DATE
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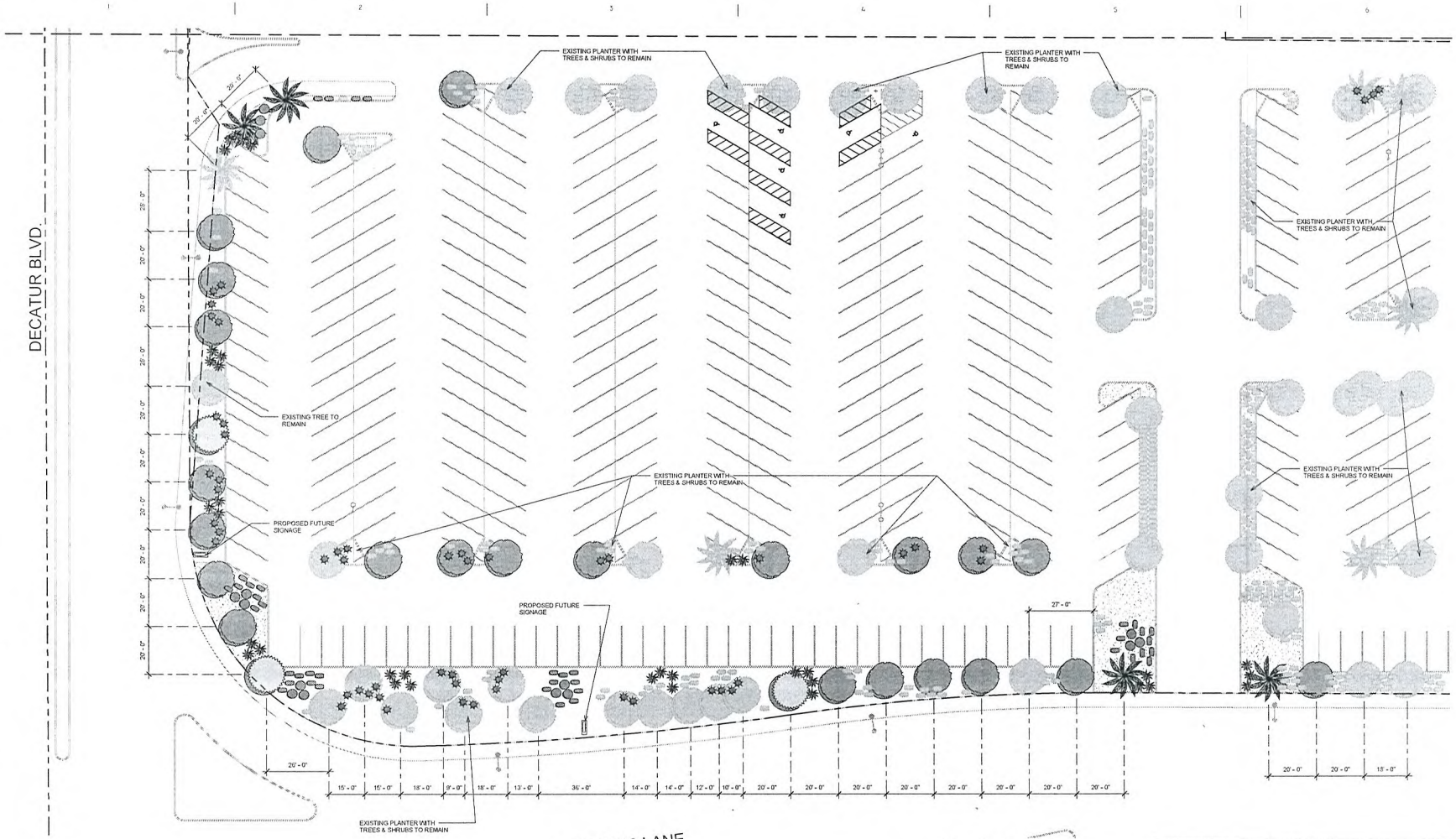
SHEET NAME
DR1
JOB NO. 11 July 2010
RELEASE DATE 09-NOV-10



Landscaping Plan - South

1" = 20'-0"

Planting Legend

Planting Schedule (Existing)	
Common Name	Quantity
Shrub (Existing)	
Shrub (Existing)	487
Tree (Existing)	
Palm (Existing)	7
Pine (Existing)	2
Tree (Existing)	57

Planting Schedule				
Common Name	Genus	Species	Size	Quantity
Shrub				
Damianta	Chrysactinia	mexicana	5 gallon	22
Red Yucca	Hesperaloe	parvifolia	5 gallon	43
Sage / Salvia	Salvia	sp.	5 gallon	76
Sierra Gold Dalea	Dalea	capitata	5 gallon	56
Tree				
Acacia (Mulga Tree)	Acacia	aneura	24" box	36
Mediterranean Fan Palm	Chamaerops	humilis	24" box	4
Pine (Aleppo)	Pinus	halepensis	24" box	5

SSA ARCHITECTURE
4650 South Grand Ville, Suite A
Las Vegas, Nevada 89110
(702) 873-3779
Fax: 873-1726

Cardenas Market
APN#: 139-31-111-001
4700 Meadows Lane
Las Vegas, Nevada

SHEET TITLE
Landscaping Plan - South

THIS WORK IS COPYRIGHTED BY THE ARCHITECTS IN THE YEAR 2010

REVISION	DATE
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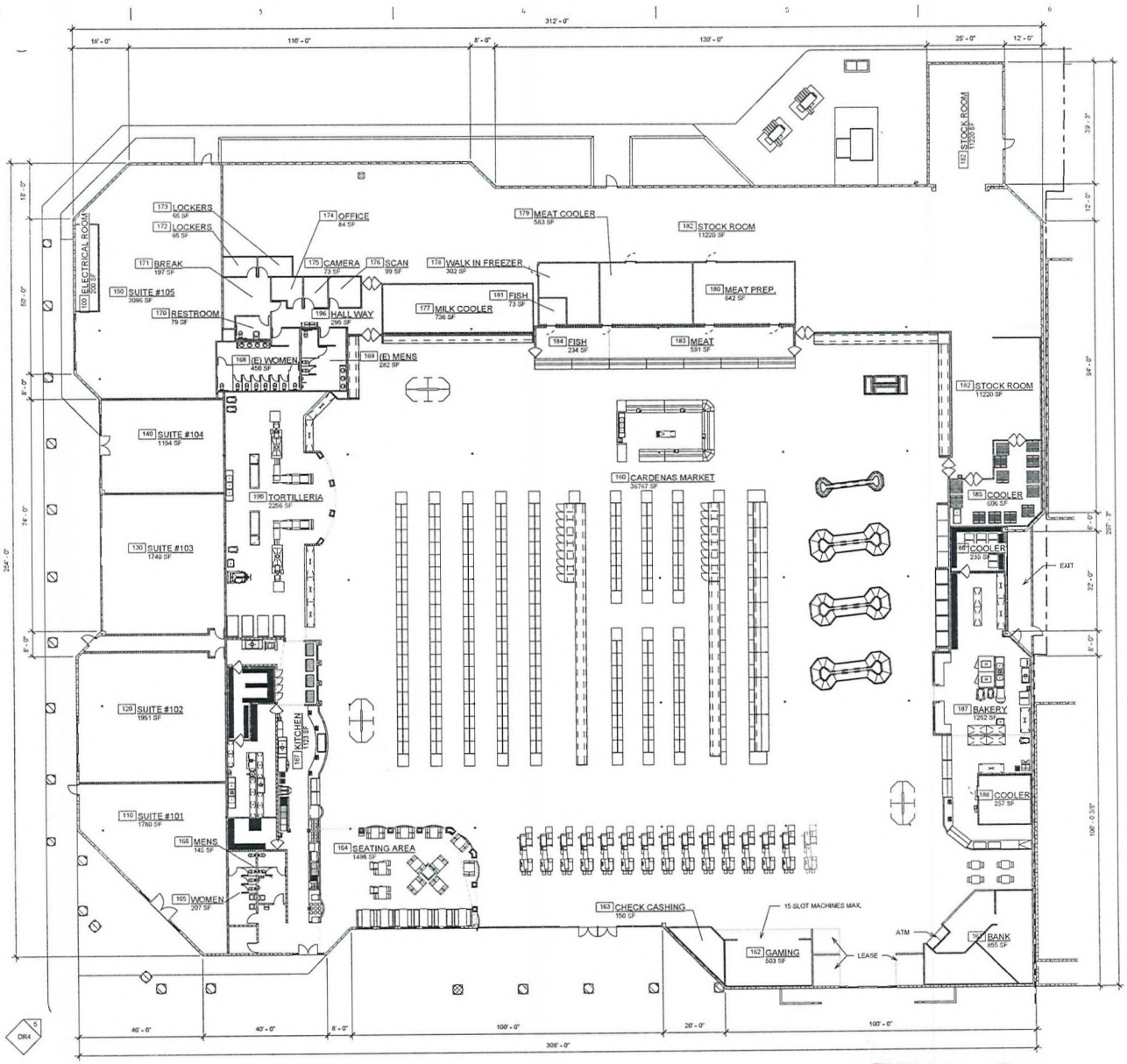
△	
△	
△	

SHEET NAME
DR6

JOB NO: 12 July 2010
RELEASE DATE: 09-06-30

RECEIVED
JUL 13 2010
City of Las Vegas

SUP-38860
SDR-38861



SSA ARCHITECTURE

6650 South Arville, Suite A
Las Vegas, Nevada 89118
Tel: 873-1700
Fax: 873-1729

Cardenas Market
APN#: 139-31-111-001
4700 Meadows Lane
Las Vegas, Nevada

SHEET TITLE

Overall Floor Plan

THIS WORK IS COPYRIGHTED BY THE ARCHITECTS IN THE YEAR 2010

REVISION	DATE
△	
△	
△	
△	

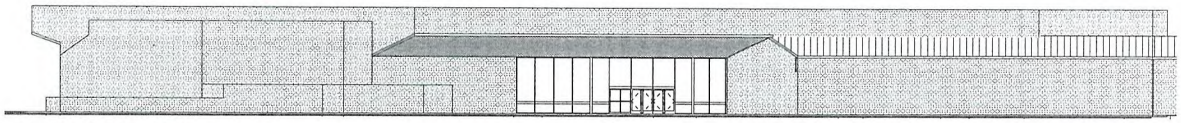
SHEET NAME

DR2

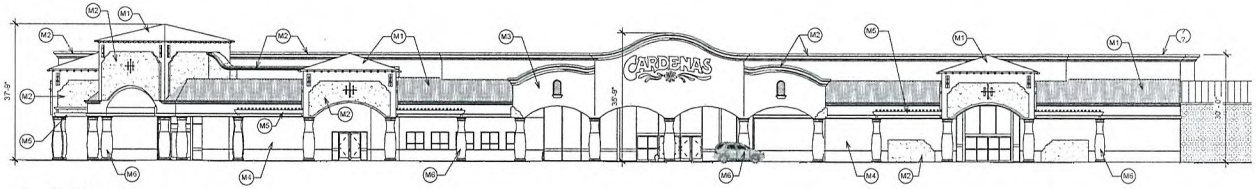
JOB NO: 12 July 2010
RELEASE DATE: 09-065 - 30

RECEIVED
JUL 13 2010
City of Las Vegas

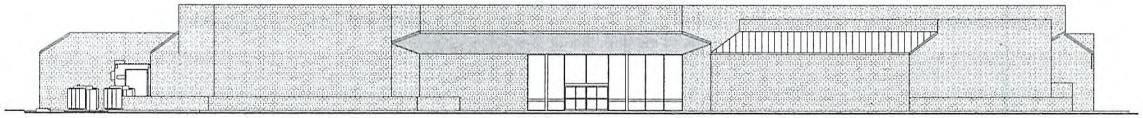
SUP-38860
SDR-38861



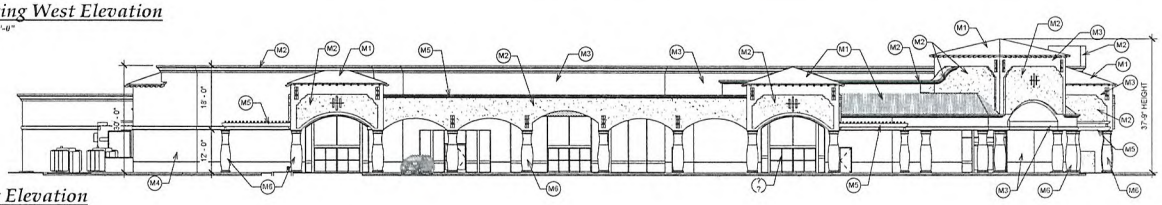
Existing South Elevation
1/16" = 1'-0"



South Elevation
1/16" = 1'-0"



Existing West Elevation
1/16" = 1'-0"



West Elevation
1/16" = 1'-0"

MATERIAL LEGEND			
MARK	DESCRIPTION	MANUFACTURER	MODEL
M1	ROOFING - CAPISTRANO	EAGLE ROOFING	KONA RED RANGE (3698)
M2	FOAM TRIM & ACCENT STUCCO COLOR	DUNN EDWARDS PAINT	NEUTRAL VALLEY (DE6119)
M3	MAIN STUCCO COLOR	DUNN EDWARDS PAINT	DAY LILY (DEQ317)
M4	LIGHT ACCENT STUCCO COLOR	DUNN EDWARDS PAINT	TERRACOTTA SAND (DE6136)
M5	WOOD TRELLIS COLOR	DUNN EDWARDS PAINT	BBQ (DE5118)
M6	PREFABRICATED CONCRETE COLUMN	CONCRETE DESIGNS, INC.	HACIENDA TAN (GH28)

SSA ARCHITECTURE
4650 South Arville Suite A
Las Vegas, Nevada 89103
(702) 873-7726
Fax: 873-1726

Cardenas Market
APN#: 139-31-111-001
4700 Mendoza Lane
Las Vegas, Nevada

SHEET TITLE
Elevations

THIS WORK IS COPYRIGHTED BY THE ARCHITECTS IN THE YEAR 2010

REVISION	DATE
△	
△	
△	
△	

SHEET NAME
DR3

JOB NO: 12 July 2010
RELEASE DATE: 09-065-30

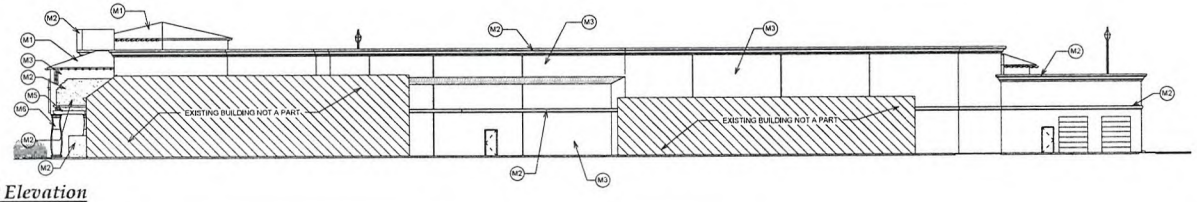
THESE CONSTRUCTION DOCUMENTS ARE COMPLEMENTARY TO THE TENANT SPACE LOCATED IN SUE LOCATION CONTRACT THE LEASE AS THOUGH IT IS SHOWN IN ALL LOCATIONS IN THE CONSTRUCTION DOCUMENTS

SUP-38860
SDR-38861

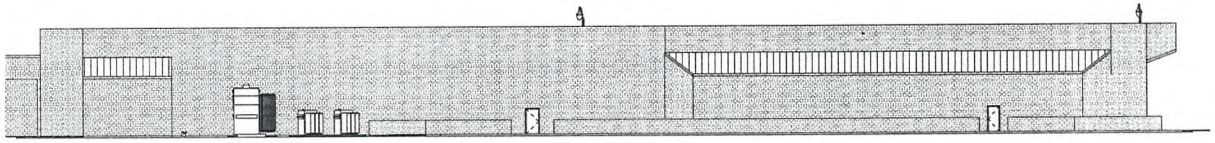
RECEIVED
JUL 13 2010
City of Las Vegas

MATERIAL LEGEND			
MARK	DESCRIPTION	MANUFACTURER	MODEL
M1	ROOFING - CAPISTRANO	EAGLE ROOFING	KONA RED RANGE (3598)
M2	FOAM TRIM & ACCENT STUCCO COLOR	DUNN EDWARDS PAINT	NEUTRAL VALLEY (DE5119)
M3	MAIN STUCCO COLOR	DUNN EDWARDS PAINT	DAY LILY (DE0317)
M4	LIGHT ACCENT STUCCO COLOR	DUNN EDWARDS PAINT	TERRACOTTA SAND (DE5136)
M5	WOOD TRELLIS COLOR	DUNN EDWARDS PAINT	BBQ (DE5118)
M6	PREFABRICATED CONCRETE COLUMN	CONCRETE DESIGNS, INC.	HACIENDA TAN (GH20)

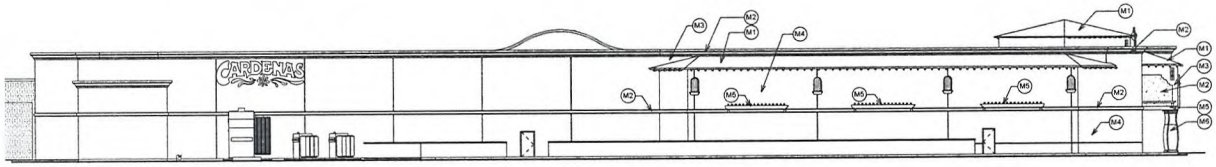
Existing East Elevation
1/16" = 1'-0"



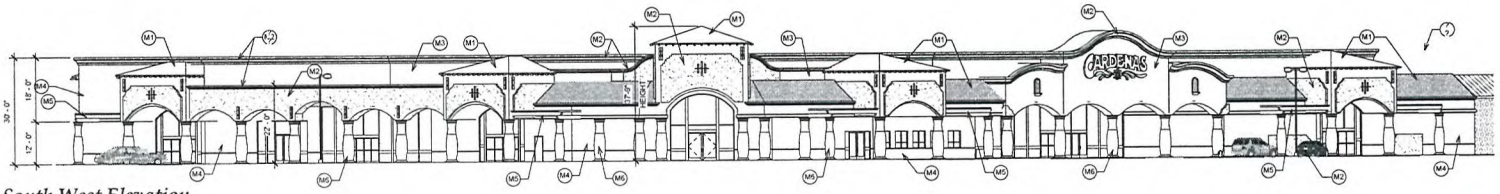
East Elevation
1/16" = 1'-0"



Existing North Elevation
1/16" = 1'-0"



North Elevation
1/16" = 1'-0"



South West Elevation
1/16" = 1'-0"

SUP-38860
SDR-38861

RECEIVED
JUL 13 2010
City of Las Vegas

SSA ARCHITECTURE
4630 SOUTH ARVILLE SUITE A
LAS VEGAS, NEVADA 89103
(702) 873-1718
FAX: 873-1726

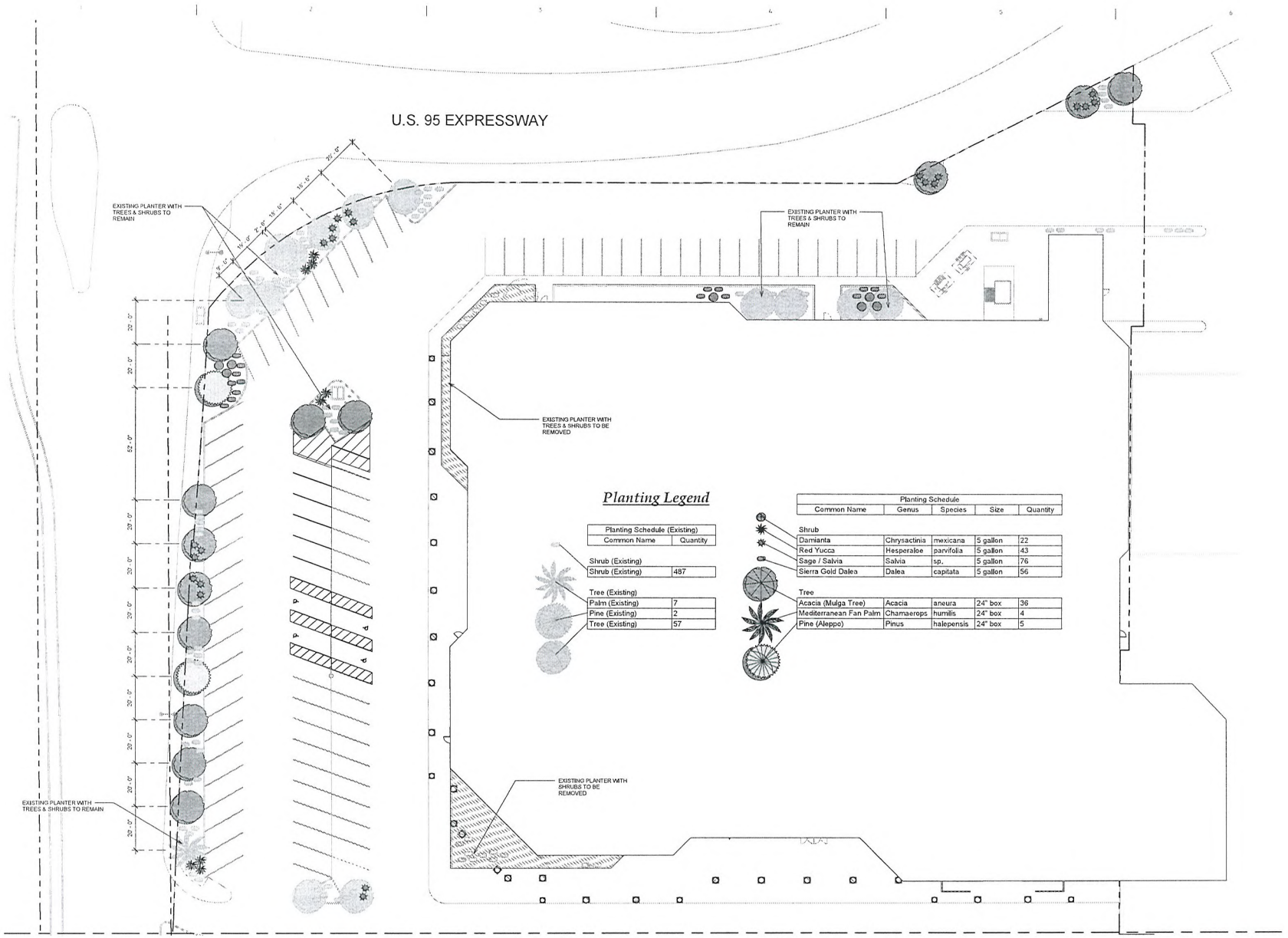
Cardenas Market
APN#: 139-31-111-001
4700 Meadows Lane
Las Vegas, Nevada

SHEET TITLE
Elevations

THIS WORK IS COPYRIGHTED BY THE ARCHITECTS IN THE YEAR 2010

REVISION	DATE
△	
△	
△	
△	

SHEET NAME
OF
DR4
JOB NO: 11 July 2010
RELEASE DATE: 09-065 - 30



Planting Legend

Planting Schedule (Existing)	
Common Name	Quantity
Shrub (Existing)	
Shrub (Existing)	487
Tree (Existing)	
Palm (Existing)	7
Pine (Existing)	2
Tree (Existing)	57

Planting Schedule				
Common Name	Genus	Species	Size	Quantity
Shrub				
Damianta	Chrysactinia	mexicana	5 gallon	22
Red Yucca	Hesperaloe	parvifolia	5 gallon	43
Sage / Salvia	Salvia	sp.	5 gallon	76
Sierra Gold Dalea	Dalea	capitata	5 gallon	56
Tree				
Acacia (Mulga Tree)	Acacia	aneura	24" box	36
Mediterranean Fan Palm	Chamaerops	humilis	24" box	4
Pine (Aleppo)	Pinus	halepensis	24" box	5

Landscaping Plan - North

1" = 20'-0"

SSA ARCHITECTURE
4650 South Arville, Suite A
Las Vegas, Nevada 89103
(702) 873-1718
Fax: 873-1726

Cardenas Market
APN#: 139-31-111-001
4700 Mendoza Lane
Las Vegas, Nevada

SHEET TITLE
Landscaping Plan - North

THIS WORK IS COPYRIGHTED BY THE ARCHITECTS IN THE YEAR 2010

REVISION	DATE
△	
△	
△	
△	

SHEET NAME
DR5

JOB NO: 12 July 2010
RELEASE DATE: 09-06-30

THESE CONSTRUCTION DOCUMENTS REPRESENT THE PLANS AND SPECIFICATIONS FOR THE CONSTRUCTION OF THE PROJECT AS SHOWN IN THE LOCATIONS IN THE CONSTRUCTIVE COMPLETE

SUP-38860
SDR-38861

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JUL 13 2010
City of Las Vegas

SSA Architecture
4630 S. Arville Street · Suite A
Las Vegas, Nevada 89103-5341
702.8731718 · 702.8731726 *fax*
web site www.ssarch.org

July 12, 2010

Development Services Center
Planning Department
731 South Fourth Street
Las Vegas, NV 89101,

Re: Justification Letter for Cardenas Market #30
4700 Meadows Lane

Dear Sir or Madam:

Enclosed please find all of the exhibits and application for the proposed Cardenas Market at the location of Highway 95, Meadows Lane and Decatur Blvd. The proposed market will provide new vitality for this area and a face lift for the existing closed Mervyn's Store.

As you are well aware, Cardenas Markets have several locations in Las Vegas at 4421 East Bonanza Road and 4500 East Tropicana Ave. This store will be the third store established in Southern Nevada and the 30th family store and will help to rejuvenate the Decatur and 95 area.

The existing building will remain as is in size with a new façade and new covered entry walk areas. The building is buffered adequately from the residential properties and will bring a neighborhood market to this area and help the existing and future businesses along Decatur Blvd. The hours of operation are seven days a week from 6:00 a.m. to 11:00 p.m. The site, parking, infrastructure, sewer, water, roadway, gas and electric are existing.

We are required to have 331 parking spaces and 413 parking spaces are provided. We are also upgrading the existing Accessible parking from the original 8 to the required 9 plus adding 1 van space for a total of 10. All accessible spaces are being brought up to Title 19 with the 5' access isles on both sides and the 8' access isle on the passenger side of the van parking. We have also done a comprehensive site review of the existing landscape and are adding trees and shrubs in the spirit of Title 19 along Decatur Blvd. and Meadows lane that are spaced 20' apart with 4 shrubs per tree and in the existing parking islands we are adding trees where they are missing with additional shrubs for a minimum of 1 tree per island and 4 shrubs per tree. The proposed signage is also shown on the site plan with one sign on Decatur Blvd. and one sign on Meadows Lane. The minimal adverse affects during construction will all be mitigated appropriately and the end result will be an extraordinary commercial establishment.

The Cardenas family in1979 opened their first supermarket. Today, Cardenas Markets cater to shoppers, with a wide variety of products from Mexico and Central and South America. The stores feature extensive meat and produce departments, bakeries, and tortillerias.

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SSA ARCHITECTURE

Z:\Project\Cardenas\DOC\Justification-1.doc

SUP-38860
SDR-38861

On behalf of Cardenas Markets, SSA Architecture has been authorized and directed to request an Administrative Approval for the proposed changes to the existing building. Since the facility will contain a grocery store with accessory uses of a package liquor off-sale establishment of approximately 500 square feet and a gaming area of approximately 503 square feet which require state licenses we are also requesting a special use permit for these items separate from the Administrative approval. The overall Cardenas Market area will be 66,055 square feet and there will also be five retail spaces totaling 10,582 square feet along the Decatur Blvd. side for lease to complementary businesses of the Cardenas Market.

Sincerely,

Lendall Mains, FCSI, AIA
Architect

SSA Architecture, Small Studio Associates, LLC
4630 S Arville Suite A, Las Vegas, Nevada 89103

SUP-38860
SDR-38861

PACPROP LLC.

July 8, 2010

City of Las Vegas
C/O Mr. Robert Gonzalez
Cardenas Markets, Inc.
Via email

Re: Former Mervyn's, 4700 Meadows Lane, Las Vegas, NV

Ladies/Gentlemen:

We are under contract to purchase from an affiliate of Developers Diversified Realty the former Mervyn's store at the above address. Upon close of escrow, we will be leasing the building to Cardenas Markets, Inc. It is our understanding that Cardenas will be making modifications to both the interior and exterior so they can utilize the building as a supermarket. In order to accomplish this, we understand that Cardenas is in the process of obtaining various planning and building approvals from the city which require our consent. We hereby consent.

For your records, I attach the first and last page of the executed purchase contract for the property.

A notarized acknowledgement is also attached.

Please call with any questions.

Sincerely,

Steve Glusker
Manager

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City of Las Vegas

SUP-38860
SDR-38861

12100 Wilshire Boulevard, Suite 1025 · Los Angeles, CA 90025 · (310) 447-0707 Fax (310) 447-0936

City of Las Vegas Agenda Item No.: **34.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 23, 2010

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

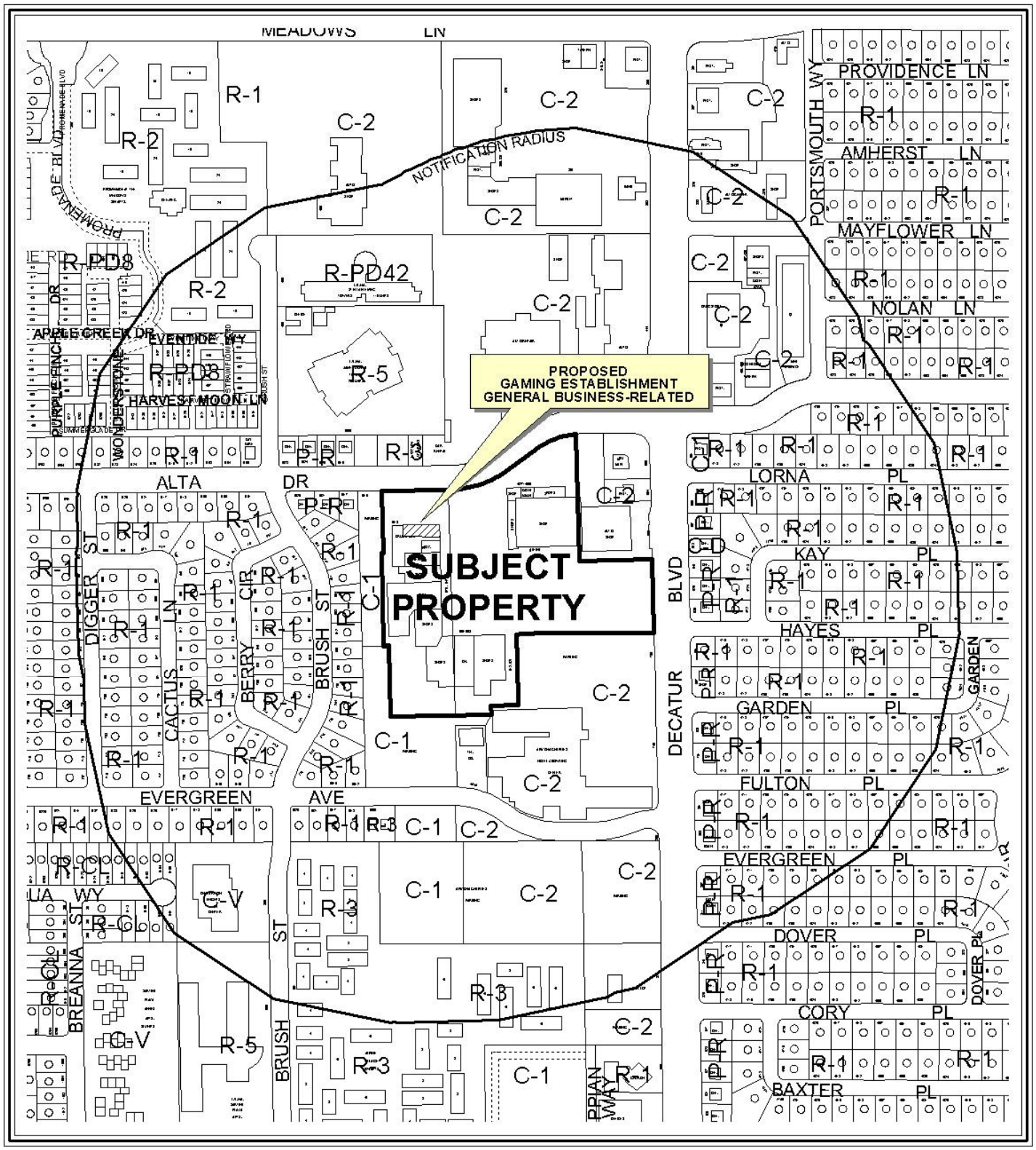
SUBJECT:
SUP-38996 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: RP SLOTS, LLC - OWNER: CHARLESTON HEIGHTS SHOPPING CENTER, LLC - Request for a Special Use Permit FOR A GAMING ESTABLISHMENT, GENERAL BUSINESS-RELATED at 542 South Decatur Boulevard (APN 138-36-701-018), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

P.C.: FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



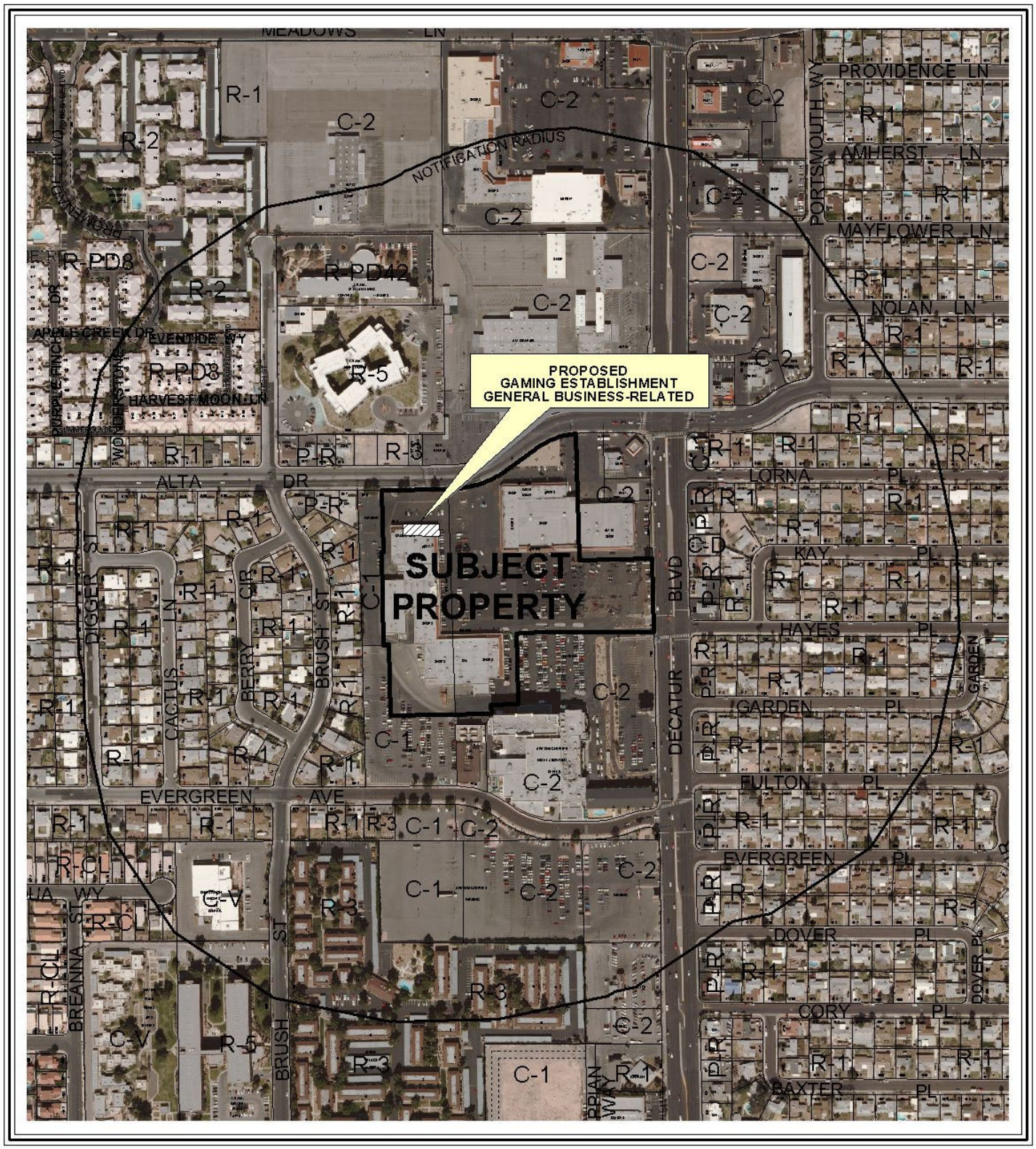
0 300 600 Feet

CASE: **SUP-38996**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

N



CASE: **SUP-38996**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

0 300 600 Feet

N

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-38996** APN: 138-36-701-018

Name of Property Owner: Charleston Heights Shopping Center, LLC

Name of Applicant: RP Slots, LLC

Name of Representative: _____

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ **Yes** ☒ **No**

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Barry W. Backer

Subscribed and sworn before me

This 01 day of July, 20 10

Bunny J. Reiman

Notary Public in and for said County and State

NOTARY PUBLIC
BUNNY J. REIMAN
STATE OF NEVADA - COUNTY OF CLARK
MY APPOINTMENT EXP. APRIL 25, 2012
No: 08-6529-1

RECEIVED
JUL 27 2010

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: RP Slots LLC

Project Address (Location) 542 S. Decatur

Project Name RP Slots, LLC **Proposed Use** Gaming General / Business Related

Assessor's Parcel #(s) 138-36-701-018 **Ward #** 1

General Plan: existing SC proposed ____ **Zoning:** existing C-1 proposed ____

Commercial Square Footage 6,440 SQFT **Floor Area Ratio** ____

Gross Acres ____ **Lots/Units** ____ **Density** ____

Additional Information ____

PROPERTY OWNER Charleston Heights Shopping Center, LLC **Contact** ____

Address 50 S. Jones **Phone:** ____ **Fax:** ____

City Las Vegas **State** NV **Zip** 89107

E-mail Address ____

APPLICANT RP Slots, LLC **Contact** Roger Szepelak

Address 542 S. Decatur **Phone:** 283-1088 **Fax:** 870-1063

City Las Vegas **State** NV **Zip** 89107

E-mail Address RMSZ64@hotmail.com

REPRESENTATIVE ____ **Contact** ____

Address ____ **Phone:** ____ **Fax:** ____

City ____ **State** ____ **Zip** ____

E-mail Address ____

Property Owner Signature* ____

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name Barry W. Becker

Subscribed and sworn before me

This 21 day of July, 2010.

Bunny J. Reiman

Notary Public in and for said County and State

NOTARY PUBLIC
BUNNY J. REIMAN
STATE OF NEVADA - COUNTY OF CLARK
MY APPOINTMENT EXP. APRIL 25, 2012
No: 08-6529-1

FOR DEPARTMENT USE ONLY

Case #	SUP-38996
Meeting Date:	9/23/10 PC
Total Fee:	$1,050
Date Received:*	7/27/10
Received By:	

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

Revised 10/27/08

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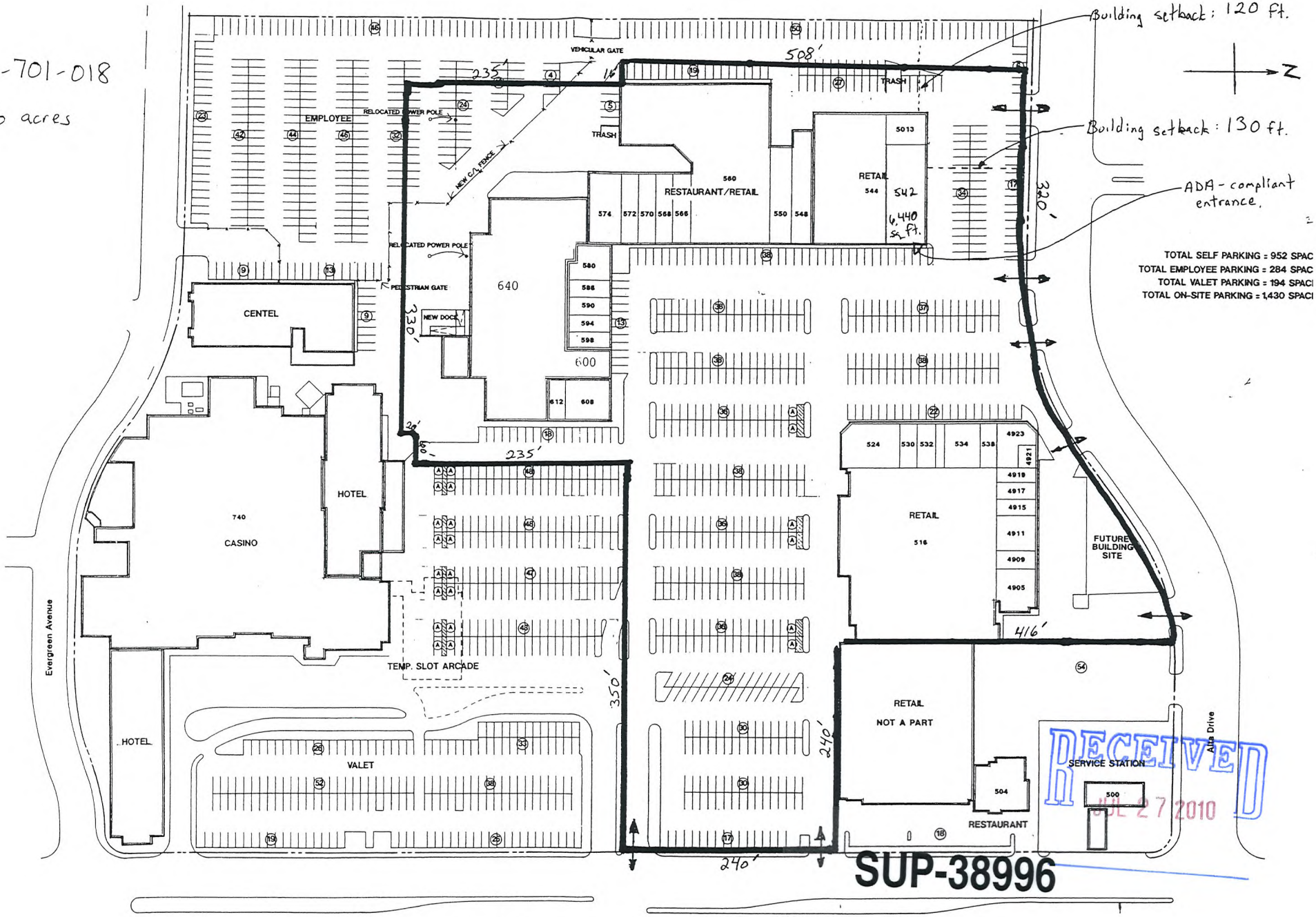
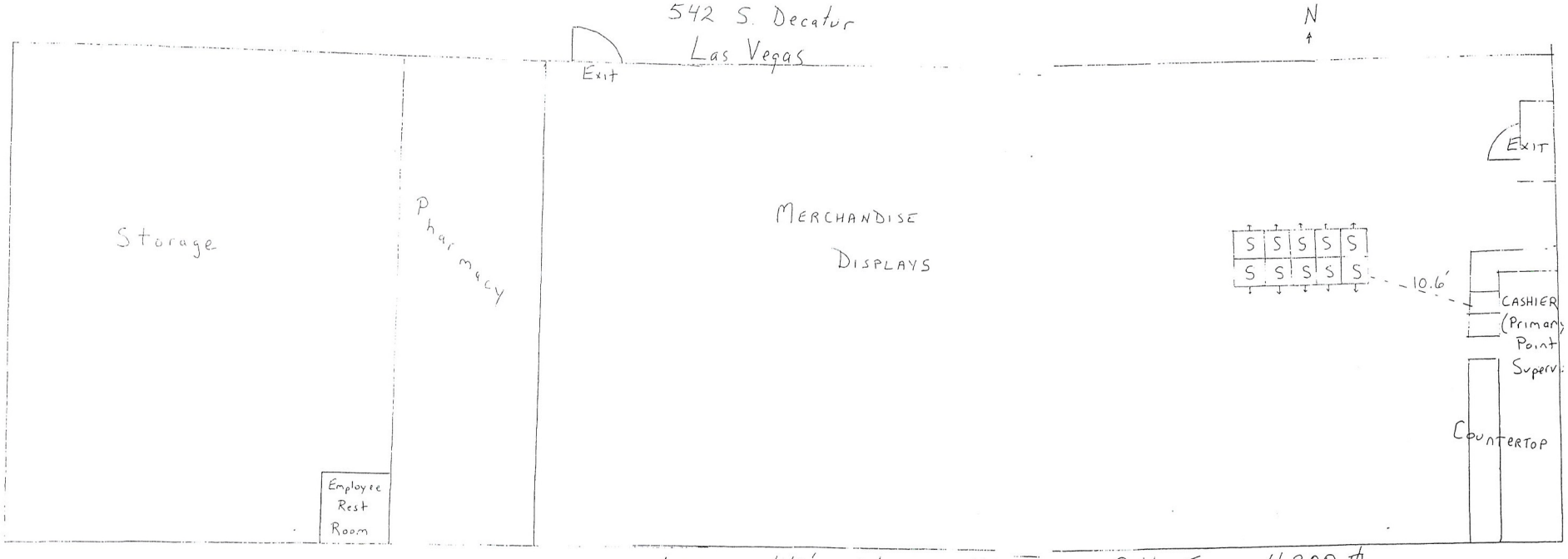
APN
138-36-701-018
11.6 acres



DECATUR DRUG
542 S. Decatur
Las Vegas



LENGTH = 140' WIDTH = 46
Sq Ft = 6,440 #'

Public Space · 4,300 #

5-22-07

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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

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SUP-38996

State), the City requires a Special Use Permit in order to re-establish gaming at the location.

It is important to recognize that approval of this request will restore the location to the exact same nature that it had operated for over 40 years. The operation has always been deemed to be harmonious and compatible with surrounding land uses. The physical site is suitable and street facilities are adequate. Approval of the Special Use Permit will not be inconsistent with or compromise the public health, safety and welfare.

Hours of operation will be unchanged: Mon-Sat 7a-9p and Sunday 8a-5p. Number of employees will be unchanged with four. State Gaming approval is being obtained concurrently. The current owners of RP Slots, LLC had previously operated slots in this location from January 2008 - February 2009, under the corporate entity of DDRT, LLC.

This letter is being submitted with the Pre-Application Conference Request Form.

I will be happy to provide any additional information necessary to expedite this process.

Sincerely,

Roger M. Szepelak
Managing Member
RP Slots, LLC

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SUP-38996

City of Las Vegas

Agenda Item No.: **35.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: SEPTEMBER 23, 2010

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

☐ **Consent** ☒ **Discussion**

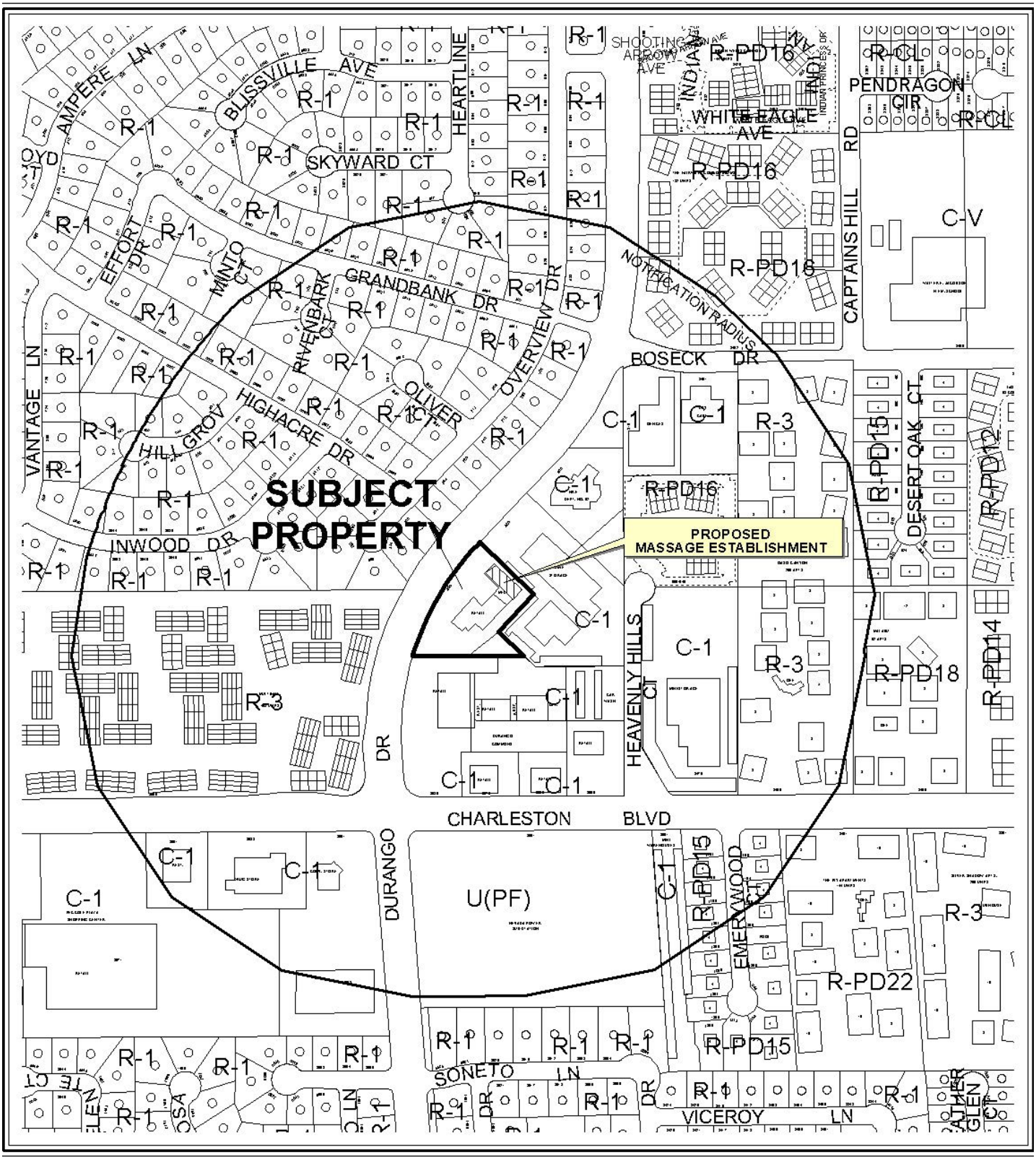
SUBJECT:
SUP-39104 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: PHOENIX PHYSICAL THERAPY AND LONGEVITY CENTER - OWNER: SHINHAN E AND C AMERICA, INC. - Request for a Special Use Permit FOR A 3,504 SQUARE-FOOT MASSAGE ESTABLISHMENT WITH A WAIVER TO ALLOW A 100-FOOT DISTANCE SEPARATION FROM RESIDENTIAL 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:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



0 300 600 Feet

CASE: **SUP-39104**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

N

0 300 600 Feet

CASE: **SUP-39104**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

N

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-39104** APN: 138-32-816-006

Name of Property Owner: Shinhan E + C America Inc

Name of Applicant: _____

Name of Representative: Barbara Holland

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ **Yes** ☒ **No**

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Barbara Holland

Print Name: Barbara Holland
authorized agent

Subscribed and sworn before me

This 28th day of July, 2010

Notary Public in and for said County and State

GINGER ALLEN
Notary Public State of Nevada
No. 05-98068-1
My appt. exp. Mar. 29, 2013

RECEIVED
AUG 05 2010

Revised 11-14-06

f:\depot\Application Packet\Statement of Financial Interest.pdf

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Massage Establishment

Project Address (Location) 950 S. Durango Suite 120

Project Name Phoenix Physical Therapy & Longevity Center **Proposed Use** Massage

Assessor's Parcel #(s) 138328 16006 **Ward #** 2

General Plan: existing SC proposed — **Zoning:** existing CP proposed —

Commercial Square Footage _____ **Floor Area Ratio** —

Gross Acres 1.45 **Lots/Units** — **Density** —

Additional Information _____

PROPERTY OWNER Shinhan E & C America Inc **Contact** Ruby Abraham

Address P.O. Box 7440 **Phone:** 702 385-5611 **Fax:** 702 385 3759

City Lv, Nev **State** _____ **Zip** 89125

E-mail Address rabraham@hlrealty.com

APPLICANT Phoenix Physical Therapy & Longevity Center **Contact** Eugene Kaufman

Address 950 S. Durango Dr. #120 **Phone:** 702-583-6200 **Fax:** 702-583-6201

City Las Vegas **State** NV **Zip** 89145

E-mail Address Eugene@PhysicalTherapy.US

REPRESENTATIVE _____ **Contact** _____

Address _____ **Phone:** _____ **Fax:** _____

City _____ **State** _____ **Zip** _____

E-mail Address _____

Property Owner Signature* Barbara Holland

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name Barbara Holland

Subscribed and sworn before me

This 28th day of July, 2010

Ginger

Notary Public in and for said County and State

GINGER ALLEN
Notary Public State of Nevada
No. 05-98068-1
My appt. exp. Mar. 29, 2013

FOR DEPARTMENT USE ONLY

Case #	SUP-39104
Meeting Date:	9/23/10
Total Fee:	$1030.00
Date Accepted:	08/05/10
Accepted By:	JFMc

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development for consistency with applicable sections for the Zoning Ordinance.

Revised 10/27/08

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GENERAL STRUCTURAL NOTES

COLD FORMED STEEL FRAMING

1. ALL COLD-FORMED STEEL FRAMING SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND IN ACCORDANCE WITH THE LATEST EDITION OF "SPECIFICATIONS FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS" BY THE AMERICAN IRON AND STEEL INSTITUTE.

2. STRUCTURAL DRAWINGS TYPICALLY SHOW ONLY THE PRIMARY STRUCTURAL FRAMING ELEMENTS OF THE SYSTEM. CONTRACTOR SHALL PROVIDE ALL ACCESSORIES INCLUDING TRACKS, WEB STIFFENERS, BLOCKING, LINTELS, CLIP ANGLES, REINFORCEMENTS, FASTENING DEVICES, BRACING AND OTHER ACCESSORIES AS RECOMMENDED BY THE MANUFACTURER TO PROVIDE A COMPLETE FRAMING SYSTEM.

3. STEEL FOR 12, 14 AND 16 GAGE STUDS AND JOISTS SHALL HAVE MINIMUM YIELD STRENGTH OF 50 KSI. STEEL FOR ALL 18, 20 AND 25 GAGE STUDS AND JOISTS, ALL GAGES OF TRACK, ALL DIAGONAL TENSION STRAPS OR BRACES AND BRIDGING SHALL HAVE MINIMUM YIELD STRENGTH OF 33 KSI. STEEL SHALL BE GALVANIZED OR "THOROUGHLY COATED WITH RUST INHIBITIVE PAINT" AT ALL LOCATIONS.

4. FASTENING OF COMPONENTS SHALL BE WITH SELF-TAPPING SCREWS OR WELDS. ALL WELDS OF GALVANIZED STEEL SHALL BE "TOUCHED UP WITH ZINC-RICH PAINT". ALL WELDS OF CARBON SHEET STEEL SHALL BE "TOUCHED UP WITH PAINT".

5. ALL STUDS SHALL BE SECURELY SEATED FOR FULL END BEARING ON TOP AND BOTTOM TRACK, UNLESS NOTED OTHERWISE. PROVIDE DOUBLE STUDS AT ALL JAMBS, CORNERS, INTERSECTIONS, AND BEAM BEARING.

6. Lateral bracing shall be provided by use of gypsum board and gypsum sheathing or by horizontal straps or cold-rolled channels. Bracing shall conform to Section D3 of the ANSI Specification.

7. SCREWS SHALL BE SELF-TAPPING PAN HEAD HEX HEAD, OR WAFER HEAD SHEET METAL SCREWS. A SCREW OF A LARGER DIAMETER SHALL REPLACE SCREWS WHICH ARE REMOVED, WHERE THE REPLACEMENT IS MADE INTO AN EXISTING HOLE. REPLACE ALL SCREWS WHICH STRIP OUT MATERIAL. SCREWS SHALL BE SPACED NO CLOSER THAN 3/8 INCH ON CENTER AND WITH A MINIMUM FREE EDGE DISTANCE OF 1/2 INCH. SIZE CLIP ANGLES AND FLAT CLIPS TO MAINTAIN MINIMUM SCREW SPACING AND EDGE DISTANCES NOTED ABOVE. ALL SCREWS #8 AND LARGER SHALL HAVE A MINIMUM HEAD SIZE OF 5/16 INCH.

8. ALL WELDING SHALL BE PERFORMED BY WELDERS EXPERIENCED IN LIGHT GAGE, STRUCTURAL STEEL FRAMING WORK.

9. STUDS SIZE WHERE NOT SPECIFICALLY NOTED ON DETAILS SHALL BE 1-5/8 INCH WIDE BY 3-1/2 INCH DEEP BY 20 GAGE MINIMUM. TRACK SIZE WHERE NOT SPECIFICALLY NOTED ON DETAILS SHALL BE 1" WIDE BY 3-1/2 INCH BY 20 GAGE MINIMUM.

10. JOISTS, STUDS, TRACK, ETC., SHALL HAVE STEEL THICKNESS AND EFFECTIVE SECTION PROPERTIES AS LISTED IN THE METAL STUD MANUFACTURERS ASSOCIATION MANUAL, ICC ER NO 4943, OR EQUIVALENT.

SPECIAL CONDITIONS, REQUIREMENTS AND NOTES TO OWNER, DEVELOPER AND CONTRACTORS

1. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR VARIATIONS TO PLANS BETWEEN BID PROCESS AND FINALIZED APPROVED DOCUMENTS RELEASED FOR CONSTRUCTION. ADDITIONS AND ALTERATIONS MAY BE MADE BETWEEN RELEASE OF BID DOCUMENTS AND FINALIZED CONSTRUCTION DOCUMENTS.

2. DESIGNS HAVE BEEN COMPLETED USING THE CODE STATED IN THE BASIS FOR DESIGN. OTHER SPECIALIZED CODES OR DIRECTIVES (HUD, OSHA, ASSHTO, ETC.) ARE NOT USED IN THE PREPARATION OF THESE DOCUMENTS AND ARE NOT REFERENCED.

3. THESE DRAWINGS HAVE BEEN PREPARED USING STANDARDS OF PROFESSIONAL CARE AND COMPLETENESS NORMALLY EXERCISED UNDER SIMILAR CIRCUMSTANCES BY REPUTABLE STRUCTURAL ENGINEERS IN THIS OR SIMILAR LOCALITIES. THEY NECESSARILY ASSUME THAT THE WORK DEPICTED WILL BE PERFORMED BY AN EXPERIENCED CONTRACTOR, SUBCONTRACTOR AND/OR WORKPERSONS WHO HAVE A WORKING KNOWLEDGE OF THE APPLICABLE CODE STANDARDS AND REQUIREMENTS AND OF INDUSTRY ACCEPTED STANDARD GOOD PRACTICE. AS NOT EVERY CONDITION OR ELEMENT IS (OR CAN BE) EXPLICITLY SHOWN ON THESE DRAWINGS, IT IS UNDERSTOOD THAT THE CONTRACTOR WILL USE INDUSTRY ACCEPTED STANDARD GOOD PRACTICE FOR ALL WORK NOT EXPLICITLY SHOWN.

4. CALCULATION AND DESIGN OF MISCELLANEOUS NON-STRUCTURAL ITEMS, NON-STRUCTURAL WALLS AND PREFABRICATED STRUCTURAL ITEMS, ARE NOT INCLUDED AND IS TO BE PROVIDED BY OTHERS UNLESS SPECIFICALLY NOTED ON THESE DRAWINGS.

5. THESE DRAWINGS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DESIGN AND PROVIDE ADEQUATE SHORING, BRACING, FORMWORK, ETC. AS REQUIRED FOR THE PROTECTION OF LIFE AND PROPERTY DURING CONSTRUCTION. CONSTRUCTION MATERIALS SHALL BE UNIFORMLY SPREAD OUT SUCH THAT DESIGN LIVE LOAD PER SQUARE FOOT AS STATED HEREIN IS NOT EXCEEDED.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EXCAVATION PROCEDURES INCLUDING SHORING AND PROTECTION OF ADJACENT PROPERTY, STRUCTURES, STREETS AND UTILITIES IN ACCORDANCE WITH THE LOCAL BUILDING DEPARTMENT. ALL WORK OR CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES, REGULATIONS AND SAFETY REQUIREMENTS.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL DIMENSIONS, CONDITIONS AND ELEVATIONS WITH ARCHITECTURAL DRAWINGS PRIOR TO START OF CONSTRUCTION.

8. WHERE REFERENCE IS MADE TO VARIOUS TEST STANDARDS FOR MATERIALS, SUCH STANDARDS SHALL BE THE LATEST EDITION AND/OR ADDENDA.

9. OPTIONS ARE FOR CONTRACTOR'S CONVENIENCE. IF AN OPTION IS USED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY CHANGES AND SHALL COORDINATE ALL DETAILS.

10. TYPICAL DETAILS AND NOTES SHALL APPLY, THOUGH NOT NECESSARILY INDICATED AT A SPECIFIC LOCATION ON PLANS. WHERE NO DETAILS ARE SHOWN, CONSTRUCTION SHALL CONFORM TO SIMILAR WORK ON THE PROJECT. DETAILS MAY SHOW ONLY ONE SIDE OF CONNECTION OR MAY OMIT INFORMATION FOR CLARITY. WHERE DISCREPANCIES OCCUR IN THESE DRAWINGS, NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL STRUCTURAL NOTES AND TYPICAL DETAILS.

11. ALL OPENINGS ARE NOT SHOWN ON THESE DRAWINGS. ESTABLISH AND VERIFY ALL OPENINGS AND INSERTS FOR ARCHITECTURAL, MECHANICAL, PLUMBING AND ELECTRICAL WITH APPROPRIATE TRADES, DRAWINGS AND SUBCONTRACTORS PRIOR TO CONSTRUCTION. OPENINGS MAY REQUIRE ADDITIONAL REINFORCING OR SUPPORTS AS SHOWN ON TYPICAL DETAILS. IF TYPICAL DETAILS FOR ALL CONDITIONS ARE NOT INCLUDED HEREIN, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REQUEST IN WRITING ADDITIONAL INFORMATION.

12. ALL INSPECTIONS REQUIRED BY THE BUILDING CODES, LOCAL BUILDING OFFICIALS, OR BY THESE PLANS SHALL BE PROVIDED BY AN INDEPENDENT INSPECTION COMPANY OR THE BUILDING DEPARTMENT. INSPECTION REQUIREMENTS STATED HEREIN ARE PARTIAL. COMPLETE INSPECTION REQUIREMENTS SHALL BE AS DIRECTED BY THE LOCAL BUILDING DEPARTMENT. SITE VISITS BY THE ENGINEER DO NOT CONSTITUTE AN INSPECTION UNLESS SPECIFICALLY CONTRACTED FOR.

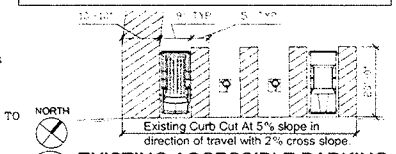
13. SHOP DRAWINGS SHALL BE SUBMITTED FOR ALL STRUCTURAL ITEMS. SHOP DRAWINGS ARE REVIEWED ONLY FOR GENERAL COMPLIANCE WITH THE STRUCTURAL DRAWINGS. REVIEW DOES NOT INDICATE THAT THE SHOP DRAWINGS ARE CORRECT OR COMPLETE. RESPONSIBILITY FOR CORRECTNESS SHALL REST WITH THE CONTRACTOR. ANY CHANGES, SUBSTITUTIONS, OR DEVIATIONS FROM CONTRACT DRAWINGS SHALL BE CLOUDED. ANY OF THE AFOREMENTIONED SHALL NOT BE CONSIDERED APPROVED AFTER ENGINEER'S REVIEW UNLESS SPECIFICALLY NOTED ACCORDINGLY. THE SHOP DRAWINGS DO NOT SUPERSEDE OR REPLACE THE ORIGINAL CONTRACT DRAWINGS. ANY ENGINEERING PROVIDED BY OTHERS AND SUBMITTED FOR REVIEW SHALL BEAR THE SEAL OF AN APPROPRIATE PROFESSIONAL ENGINEER. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE ADEQUACY OF ENGINEERING SUCH SUBMITTED BY OTHERS. ALLOW [illegible] FOR THE ENGINEER'S REVIEW. [illegible] WILL BE [illegible]

SHEET INDEX

A-0.0	Cover Sheet
A-0.1	Egress Plan and Structural Connection Details
EX-1.0	Existing Plan, Demolition Plan
A-1.0	Proposed Plans
A-2.0	Interior Elevations
A-2.1	Interior Elevations
A-2.2	Interior Elevations
A-2.3	Interior Elevations
A-3.0	Exterior Elevations
A-4.0	Building Sections
A-5.0	Typical Wall Sections and Details
A-6.0	Schedules
E-1.0	Power Plan
E-2.0	Lighting Plan

KEY NOTES

1. Modify existing door handles so that costomers don't burn their hands.
2. Location of replacement signage. See electric plans for power requirments.
3. Separate tenant space.
4. Remove existing ceiling tile, grid, lighting, all HVAC grills and fixtures, and sprinkler heads. Carefully place aside for reuse.
5. Location of mirror and stretch bar.
6. Relocated item.



3 EXISTING ACCESSIBLE PARKING
Scale: 1/16" = 1'-0"

BUILDING ANALYSIS

Existing Shell Construction Type	- V - A (sprinkled)
Proposed Interior Construction Type	- IIB (sprinkled)
Occupancy Type	- B - Clinic, Outpatient
Allowable Occupant Load - TI (Occupancy B, only)	- 36 people
Actual Occupant Load - TI (based on mixed use occupancy see Egress Plan 1/A-0.1)	**- 49 people**
Sprinkled	- YES
Allowable Area - Total Building	- 18,000 square feet
Actual Area - Adjacent Unit 130 (Occupancy M)	- 1,966 square feet
Actual Area - Adjacent Unit 140 (Occupancy B)	- 1,750 square feet
Actual Area - Adjacent Unit 150 (Occupancy M)	- 4,505 square feet
Actual Area - Adjacent Unit 170 (Vacant)	- 2,009 square feet
Actual Area - TI - Unit 120	**- 3,504 square feet**
Actual Area - Total Building	- 13,734 square feet
Allowable Number of Stories	- 3
Actual Number of Stories	- 1
Max. Allowable Building Height	- 50'-0"
Actual Building Height	- 39'-4"
Required Number of Exits	- 2
Actual Number of Exits	- 5
Required Parking Stalls	- 35 (includes HC stalls)
Required Handicap Parking	- 7
Actual Parking Stalls	- 19 (includes HC stalls)
Actual Handicap Parking	- 4

Plumbing Fixtures	Required	Provided
Toilets (Male)	- 1	-1
Lavatories (Male)	- 1	-1
Toilets (Female)	- 1	-1
Lavatories (Female)	- 1	-1

GENERAL NOTES
- All door hinge framing shall be located 4" off of perpendicular wall.
- Existing bathrooms shall be striped of all finishes. New finishes shall be put in place.
- All data points shall be homerunned to AV Closet 115.
- All existing lighting fixture bulbs shall be replace with a 'warm' light.
- Maintain all walls and Fire rated walls.

PROJECT DESCRIPTION

Existing structure - A 3,504 square feet tenant unit fit out for a Physical Therapist Office.

- The interior shall be renovated to add a Lobby, Reception area, Nutritionist Office, AV Closet, 7 (seven) - Message Therapy Offices, Storage Closet, and a Weight Room. The 2 (two) - existing bathrooms shall be refinished and handicap accessible.
- A new sign will be attached to the exterior of the building in the place of the existing sign.

SITE ANALYSIS

Zoning	- C1
Plat / Lot	- Plat Book 80 Page 82 Lot 5
Parcel Number	- 138.32.816.006
Lot Size	- 1.47 acres
Tenant Unit Square Footage	- 3,504 sq-ft
Elevation	- 2655 ft
Earthquake Zone	- 2B

SITE ANALYSIS

Building Codes	- 2006 IBC - 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 Exposure B

ENTIRE SHEET REVISED

2 EXISTING PARKING PLAN
Scale: 1/16" = 1'-0"

1 EXISTING SITE PLAN
Scale: 1/64" = 1'-0"

Contractor: CLM Development
3710 W Desert Inn Rd
Las Vegas, NV 89102

Project: Physical Therapy Office
950 S. Durango, # 120
Las Vegas, NV

Drawing Name: COVER SHEET

Date	4-16-2010
Project Number	
Scale	Varies
Drawn By	BEN
Revised	5-17-2010 / 6-16-2010

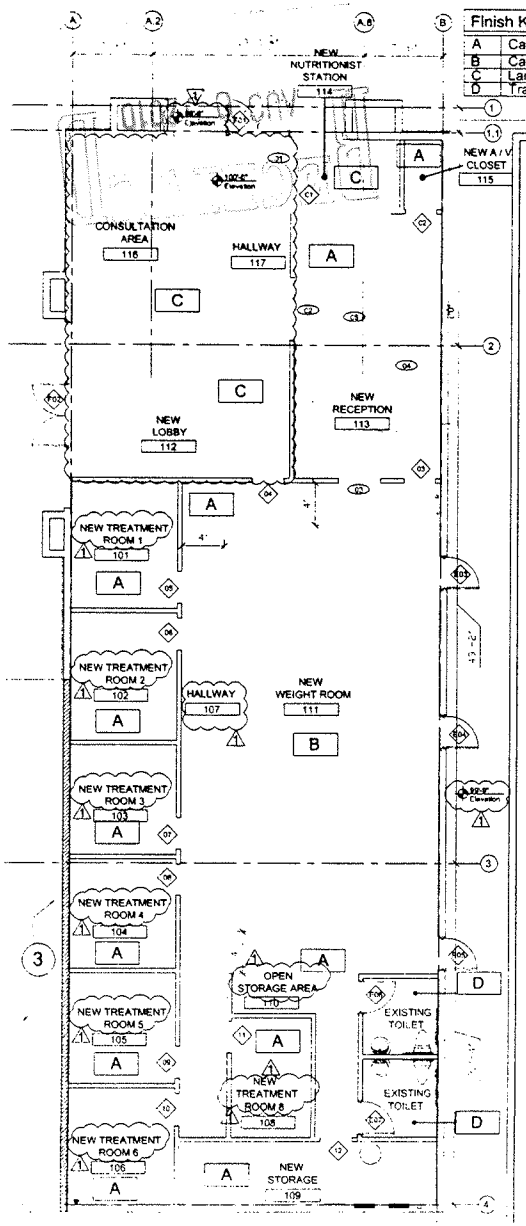
Sheet Number: A-0.0

AUG 0 5 2010

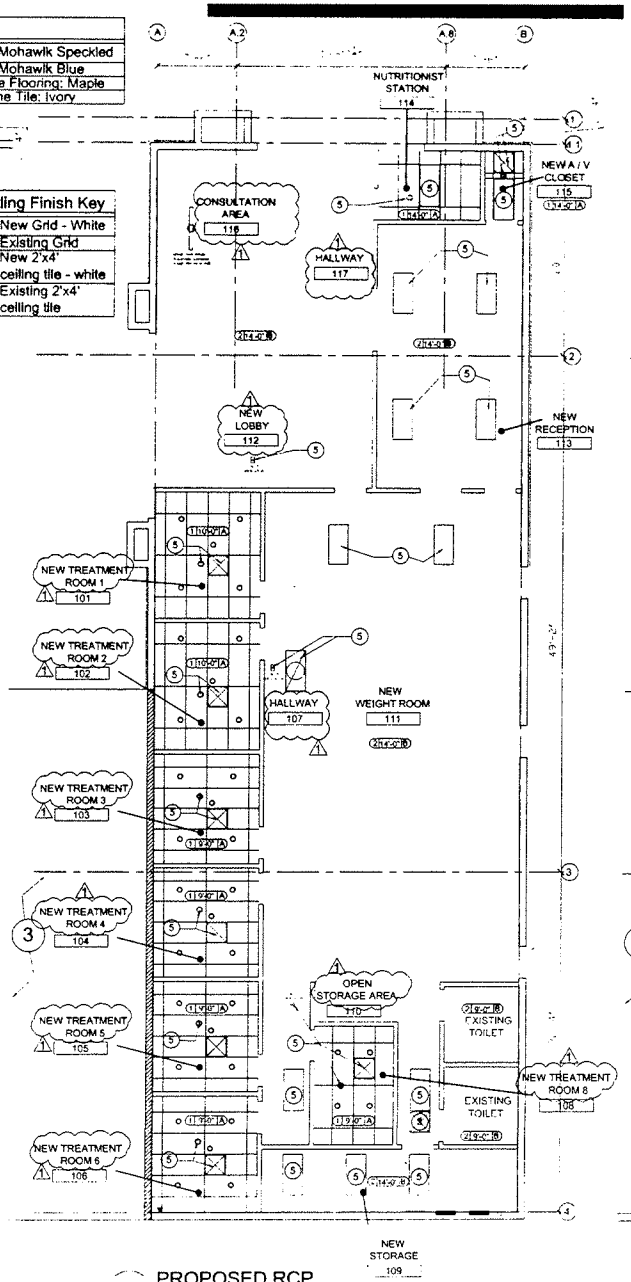
SUP-39104

Finish Key	
A	Carpet: Mohawk Speckled
B	Carpet: Mohawk Blue
C	Laminate Flooring: Maple
D	Travertine Tile: Ivory

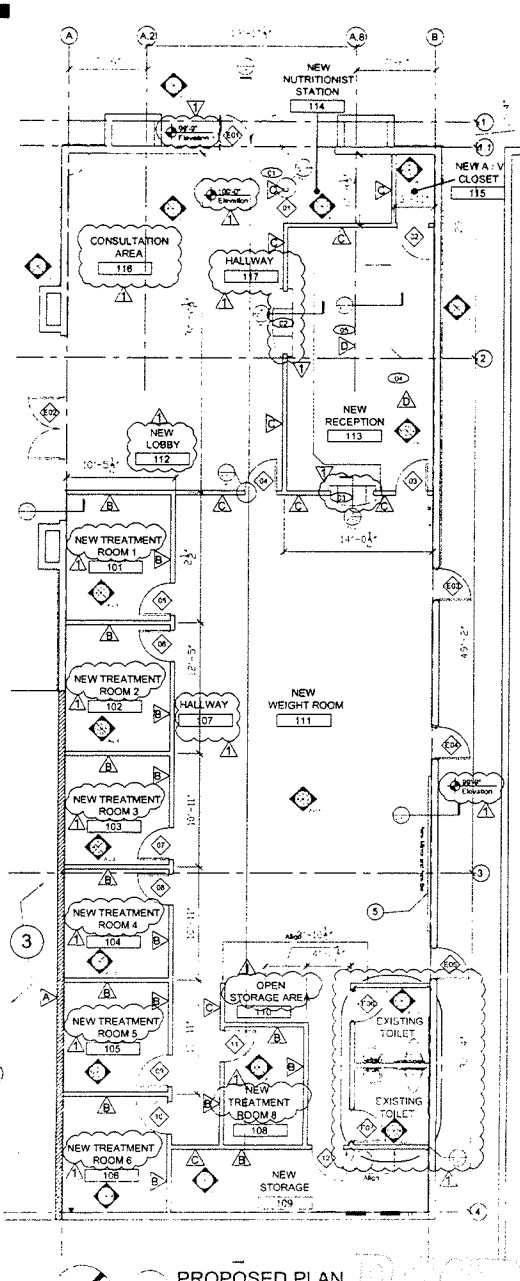
Ceiling Finish Key	
A	New Grid - White
B	Existing Grid
1	New 2'x4' ceiling tile - white
2	Existing 2'x4' ceiling tile



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"

Contractor:
CLM Development
3710 W Desert Inn Rd
Las Vegas, NV 89102

Project:
Physical Therapy Office
950 S. Durango, # 120
Las Vegas, NV

Drawing Name:
PROPOSED Floor Plans

Date	4-16-2010
Project Number	
Scale	Varies
Drawn By	DGM
Reviewed	5-17-2010

Sheet Number:
A-1.0

SUP-39104

RECEIVED AUG 0 5 2010

PHOENIX PHYSICAL THERAPY AND LONGEVITY CENTER

950 S. Durango Drive, Suite #120, Las Vegas, NV 89145
Tel: 702-583-6200 Fax: 702-583-6201
Online: www.PhysicalTherapy.us

Friday, July 30, 2010

Justification Letter

Dear Sir and/or Madam:

We are a Physical Therapy center that offers post-trauma and preventive medical care to our patients. One of our medically effective services is a manual therapy called "Soft Tissue Oxygenation". This hands-on technique is a form of a massage. It is performed by specially trained licensed massage therapists and physical therapists. This massage technique is known in Europe, Asia, Australia, and New Zealand as "medical massage" due to it therapeutic qualities.

On July 13, 2010, we were informed by the Business License Department that due to law changes in 2009, Physical Therapy facilities must receive a Special-Use Permit in order to perform any type of manual therapy on their clients. So in order for us to be in compliance, we are asking for this Special-Use Permit.

This service is vital to health and recovery of our patients. Soft Tissue Oxygenation Therapeutic Massage is the only type of "massage" that we offer (going to offer) our clients. We do not plan to be a regular cosmetic massage center or a spa because we are a medical facility.

We kindly ask for your assistance in this matter in order to be in compliance with the City of Las Vegas. Only Nevada licensed massage therapists and Nevada licensed physical therapists will be performing Soft Tissue Oxygenation Therapeutic Massage treatments.

We are requesting a waiver for a 300-feet where 400-feet is required between us and a residentially zoned property. Our property is 100-feet across Durango Drive from the closest residential property.

If there is anything else that I need to provide you, please call me on my cell phone. My contact information is:
Eugene Kaufman
Cell: 702-622-5628
Email: Eugene@PhysicalTherapy.us

Thank you so much for your service. I await your further instructions.

Eugene Kaufman, MBA
Director of Practice Development
Corporate Secretary

RECEIVED
AUG 0 5 2010
SUP-39104

City of Las Vegas Agenda Item No.: **36.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 23, 2010

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

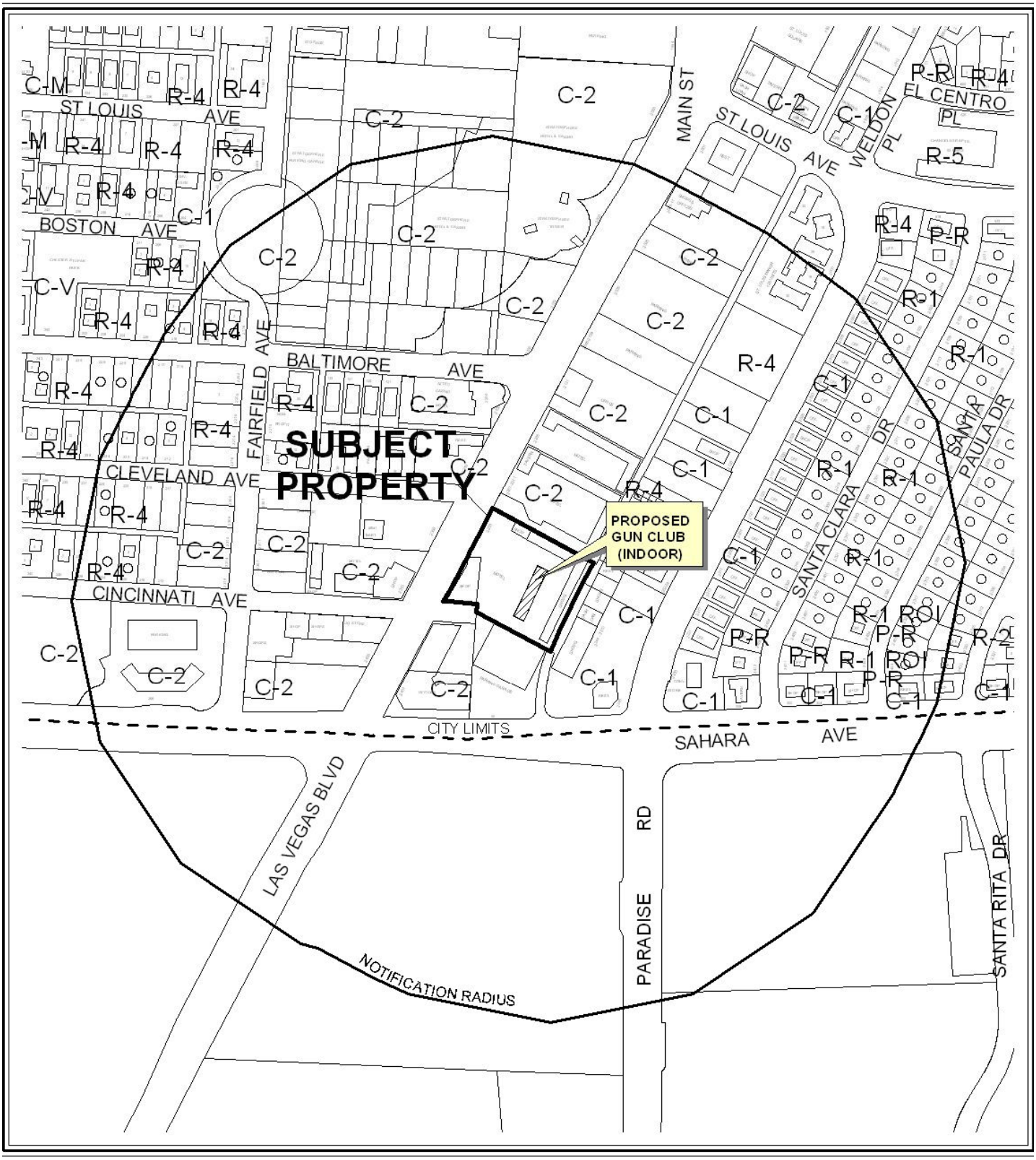
SUBJECT:
SUP-39143- SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CORNERSTONE COMPANY - OWNER: CHETAK DEVELOPMENT, INC. - Request for a Special Use Permit FOR A PROPOSED 7,000 SQUARE-FOOT GUN CLUB, SKEET, TARGET RANGE OR ARCHERY CLUB (INDOOR) at 2233 South Las Vegas Boulevard (APN 162-03-410-007), C-2 (General Commercial) Zone, Ward 3 (Reese).

C.C.: 10/20/2010

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



0 300 600 Feet

CASE: **SUP-39143**

RADIUS: 1000 FT.

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)

N

0 300 600 Feet

CASE: **SUP-39143**

RADIUS: 1000 FT.

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)

N

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-39143** APN: 162-03-410-007

Name of Property Owner: Chetak Development, Inc.

Name of Applicant: Cornerstone Company

Name of Representative: Cornerstone Company - Justin M. Michaels

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☒ **Yes** ☐ **No**

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: Richard W. Truesdell

Partner(s): Will Kemp

APN: 162-03-410-007

Signature of Property Owner: Will Kemp, Pres.

Print Name: Will Kemp

Subscribed and sworn before me

This 21 day of June, 2010

Notary Public in and for said County and State

Revised 11-14-06

MONICA JACOBS
Notary Public State of Nevada
No. 08-6784-1
My appt. exp. Apr. 25, 2012

f:\depot\Application Packet\Statement of Financial Interest.pdf

PLANNING & DEVELOPMENT

CITY OF LAS VEGAS

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit

Project Address (Location) 2233 Las Vegas Blvd South

Project Name Fun City Motel **Proposed Use** Indoor Rec Facility

Assessor's Parcel #(s) 162-03-410-007 **Ward #** 2

General Plan: existing X proposed _____ **Zoning:** existing X proposed _____

Commercial Square Footage 7000 +/- **Floor Area Ratio** _____

Gross Acres _____ **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER Chetak Development, Inc **Contact** Will Kemp

Address 3800 Howard Hughes Parkway, 17th Floor **Phone:** 385-6000 **Fax:** 385-6001

City Las Vegas **State** NV **Zip** 89169

E-mail Address _____

APPLICANT Cornerstone Company **Contact** Justin M. Michaels

Address 9901 Covington Cross Dr. Suite 170 **Phone:** 383-3033 **Fax:** 383-8576

City Las Vegas **State** NV **Zip** 89144

E-mail Address jmichaels@cornerstonecompany.com

REPRESENTATIVE Cornerstone Company **Contact** Justin M. Michaels

Address 9901 Covington Cross Dr. Suite 170 **Phone:** 383-3033 **Fax:** 383-8576

City Las Vegas **State** NV **Zip** 89144

E-mail Address jmichaels@cornerstonecompany.com

Property Owner Signature* [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

MONICA JACOBS
Notary Public State of Nevada
No. 08-6784-1
My appt. exp. Apr. 25, 2012

FOR DEPARTMENT USE ONLY

Case #	SUP-39143
Meeting Date:	9/23/10
Total Fee:	$1030.00
Date Received:*	10 AUG 2010
Received By:	M. Hom

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

Revised 10/27/08

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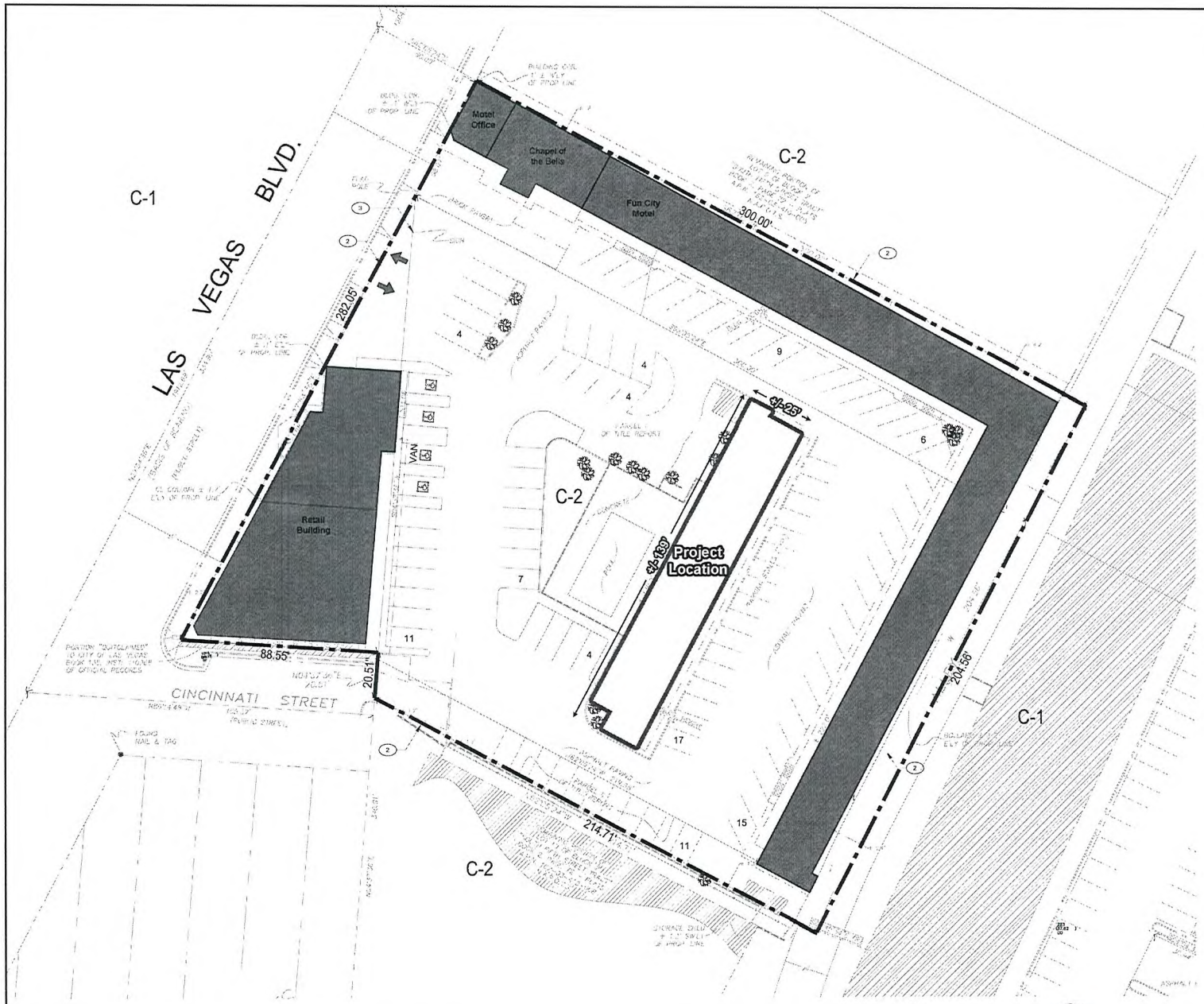
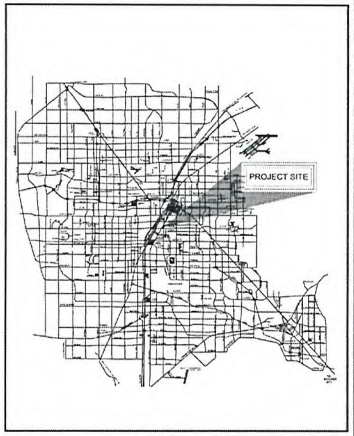


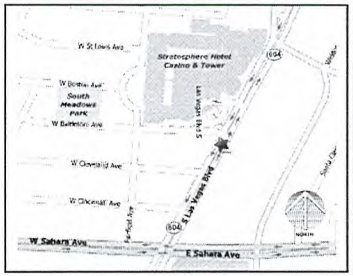
1 ENLARGED SITE PLAN
AS1.01 SCALE: 1:250

NORTH

VICINITY MAP



LOCATION MAP



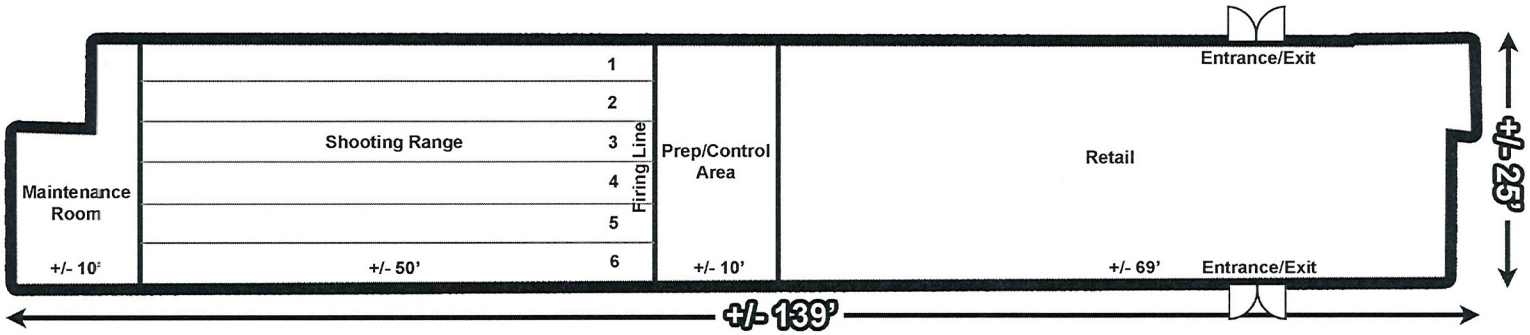
KEYNOTES

2 PROPERTY LINE
3 15'-0" LONG x 2'-6" WIDE x 30'-0" HIGH FREE STANDING SIGNAGE

RECEIVED
AUG 10 2010

SUP-39143

Site Plan



Floor Plan
1st Floor

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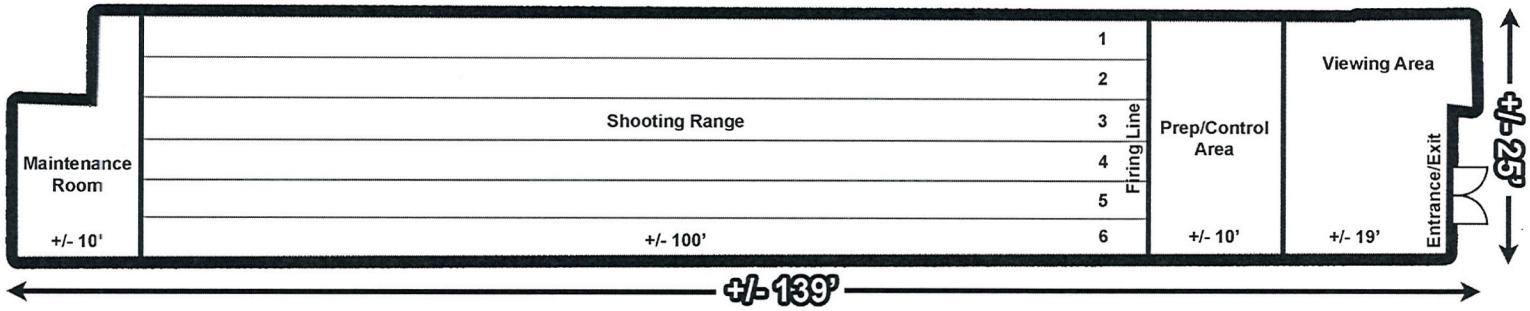
SUP-39143



Floor Plan
2nd Floor

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AUG 10 2010
SUP-39143

Cornerstone Company

Commercial Real Estate Services

August 3, 2010

City of Las Vegas
Planning and Development
731 South 4th Street
Las Vegas, NV 89101

RE: Justification Letter – Special Use Permit – APN: 162-03-410-007

Dear Planning and Development Department,

Enclosed is an application for a Special Use Permit for an indoor Gun Club, Skeet or Target Range, or Archery Club for that property located at the northeast corner of Cincinnati Avenue and Las Vegas Blvd., more specifically described as APN: 162-03-410-007 (the "Property") by Cornerstone Company.

The Property consists of 1.9 acres of land zoned C-2 (General Commercial). Cornerstone Company proposes to develop an approximately 7,000 square foot indoor Gun Club Establishment with a retail store for related services. The proposed Gun Club Establishment will be located in an existing building on the Property.

The proposed use is appropriate because the property is zoned C-2 which permits the use when accompanied with a Special Use Permit.

The proposed Gun Club Establishment will provide a first rate operation to serve the tourists and residents in the area.

Therefore, we respectfully request the approval of the Special Use Permit. If you have any questions, please contact me at (702) 383-3033.

Thank you,

Justin M. Michaels
Cornerstone Company

SUP-39143

Phone: (702) 383-3033 • Fax: (702) 383-8576 • 9901 Covington Cross Drive, Suite 170, Las Vegas, NV 89144

City of Las Vegas Agenda Item No.: **37.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 23, 2010

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

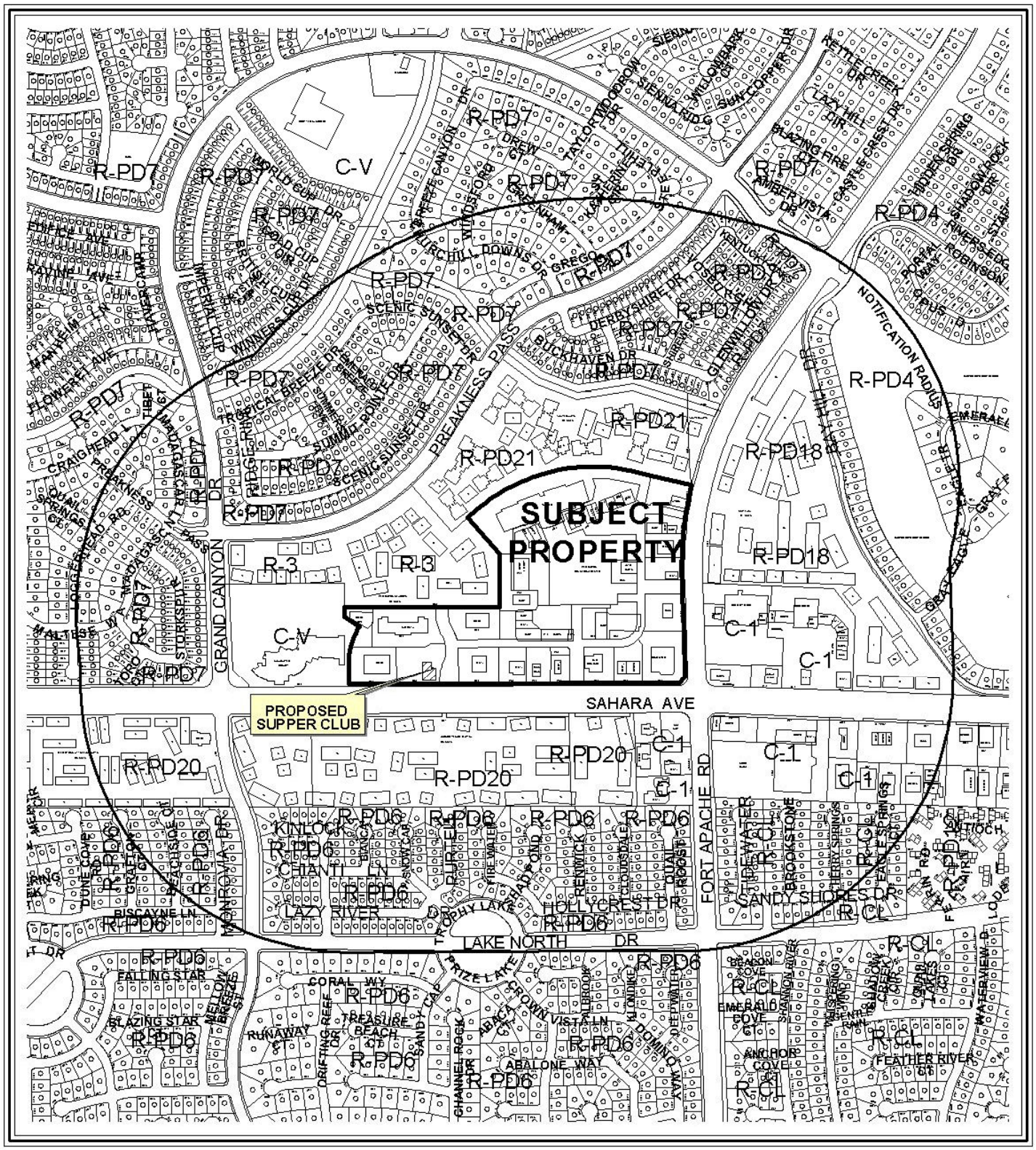
SUBJECT:
SUP-39144 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: WESTSIDE FIREFLY, LLC - OWNER: CONTINENTAL PROPERTY, LLC - Request for a Special Use Permit FOR A PROPOSED 7,000 SQUARE-FOOT SUPPER CLUB WITH A WAIVER TO ALLOW A ZERO FOOT SEPARATION DISTANCE WHERE 400 FEET IS REQUIRED at 9560 West 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:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



0 500 1000 Feet

CASE: **SUP-39144**

RADIUS: 1500 FT

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

N

0 500 1000 Feet

CASE: **SUP-39144**

RADIUS: 1500 FT

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

N

PLANNING & DEVELOPMENT

CITY OF LAS VEGAS

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-39144** APN: 163-06-816-025

Name of Property Owner: Continental Property, LLC

Name of Applicant: Firefly Westside, LLC

Name of Representative: Tabitha Fiddyment

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

_____ Yes X No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Olga Gregoryan

Print Name: OLGA GREGORYAN

Subscribed and sworn before me

This 4TH day of AUGUST, 2010

KIMBERLY N. BOHLE

Notary Public in and for said County and State

COUNTY OF: CLARK STATE OF: NEVADA

KIMBERLY N. BOHLE
Notary Public, State of Nevada
Appointment No. 08-6788-1
My Appt. Expires Jun 13, 2012

Revised 11-14-06 f:\depot\Application Packet\Statement of Financial Interest.doc

393052.1 912348.1 15011.3

RECEIVED
AUG 10 2010

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit

Project Address (Location) 9560 Sahara Ave.

Project Name Firefly **Proposed Use** Supper Club

Assessor's Parcel #(s) 163-06-816-025 **Ward #** 2

General Plan: existing _____ proposed _____ **Zoning:** existing C1 proposed _____

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres 1.28 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER Continental Property, LLC **Contact** Tabitha Fiddyment

Address 605 Hermosa Canyon Dr **Phone:** 792-7000 **Fax:** 796-7181

City Las Vegas **State** NV **Zip** 89145

E-mail Address _____

APPLICANT Firefly Westside, LLC **Contact** Tabitha Fiddyment

Address 8345 W Sunset, Ste 250 **Phone:** 792-7000 **Fax:** 796-7181

City Las Vegas **State** NV **Zip** 89113

E-mail Address tdf@kcnvlaw.com

REPRESENTATIVE Kaempfer Crowell Renshaw Gronauer & Fiorentino **Contact** Tabitha Fiddyment

Address 8345 W Sunset, Ste 250 **Phone:** 792-7000 **Fax:** 796-7181

City Las Vegas **State** NV **Zip** 89113

E-mail Address tdf@kcnvlaw.com

Property Owner Signature* Olga Gregoryan

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name OLGA GREGORYAN

Subscribed and sworn before me

This 4TH day of AUGUST, 20 10.

- KIMBERLY N. BOHLE

Notary Public in and for said County and State

KIMBERLY N. BOHLE
Notary Public, State of Nevada
Appointment No. 08-6788-1
My Appt. Expires Jun 13, 2012

FOR DEPARTMENT USE ONLY

Case #	SUP-39144
Meeting Date:	9/23/10
Total Fee:	1280.00
Date Received:*	8/10/10
Received By:	LHM

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

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Revised 10/27/08

f:\depot\Application Packet\Application Form.pdf

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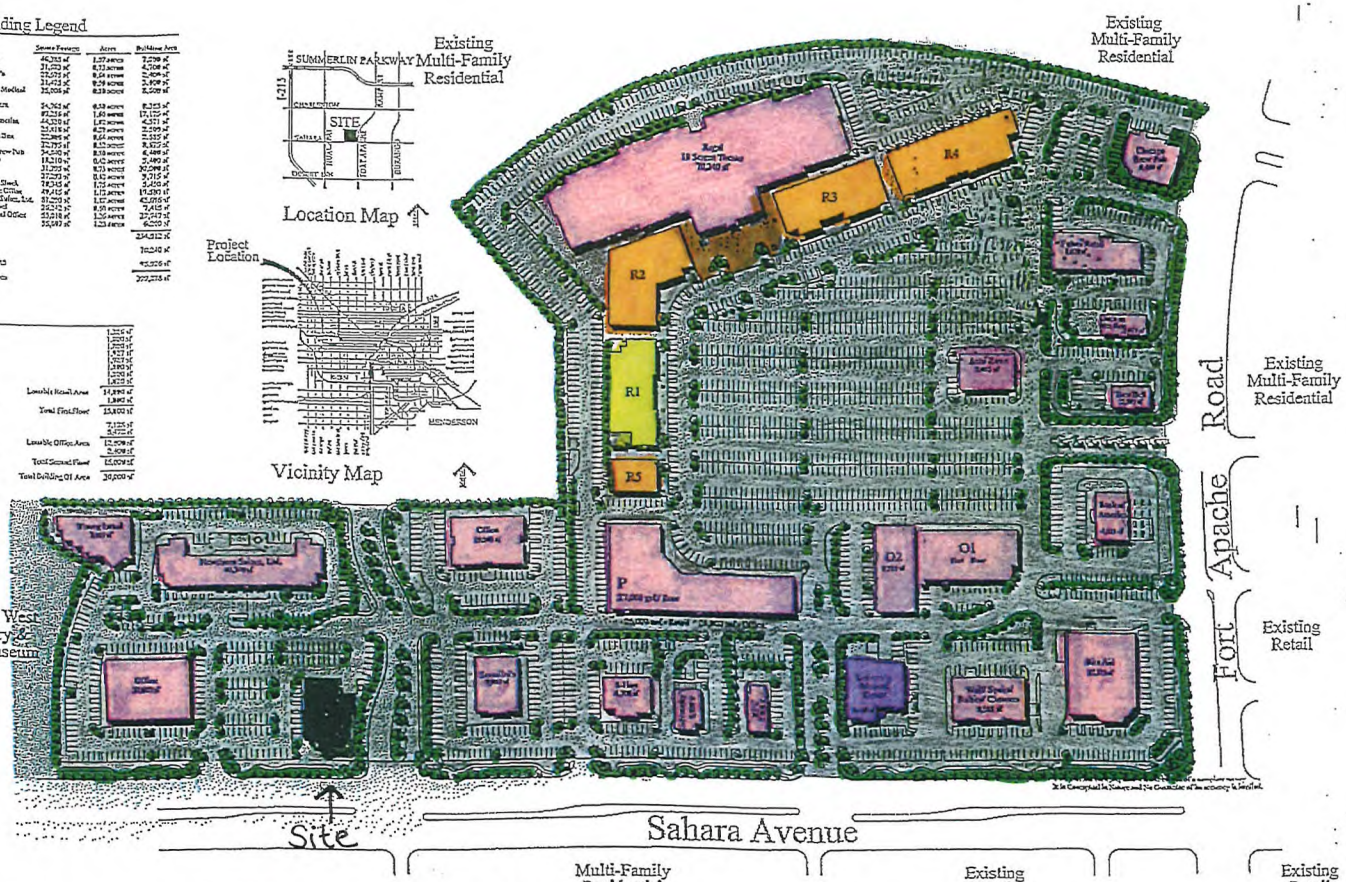
Retail Suites Legend

Building R1		Size*	Area
First Floor			
Suite - 100	The Cottage	20' x 50' +/-	2,216 sf
Suite - 102	Mauritz	20' x 80'	1,609 sf
Suite - 104	Cornella Jewelers	20' x 70'	1,609 sf
Suite - 105	[illegible]	20' x 70'	1,609 sf
Suite - 106	Hot Feet	20' x 70'	1,609 sf
Suite - 107	Bonds N' Tees	20' x 80'	1,609 sf
Suite - 108	Lowing Expresso	40' x 30' +/-	2,445 sf
		Leasable 1st Floor	12,516 sf
Common			1,210 sf
		Total 1st Floor Area	14,084 sf
Second Floor			
Suite - 200	Corner 21		4,220 sf
Suite - 201	First American Title		2,561 sf
Suite - 202	Countrywide Home Loans		2,461 sf
		Leasable 2nd Floor	11,442 sf
Common			2,682 sf
		Total 2nd Floor Area	14,124 sf
Total Areas Building R1			
Leasable Area			24,958 sf
Common			3,892 sf
Total Floor Area			28,850 sf
Building R2			
Suite - 116	Stack Cocktail	20' x 50'	1,020 sf
Suite - 121	Jewelry Gallery	20' x 50'	1,089 sf
Suite - 126	Sun Home Collection	20' x 50' +/-	1,089 sf
Suite - 128	Elizabeth Eye Care	20' x 50' +/-	2,116 sf
Suite - 130	Built in the USA Co/A	40' x 50' +/-	2,116 sf
Common			81 sf
		Total Building R2 Area	10,296 sf
Building R3			
Suite - 116	Pick Up Sticks	20' x 50' +/-	2,402 sf
Suite - 120	Sweet Bean Gallery	20' x 50'	1,001 sf
Suite - 126	J.Christer Soap	20' x 50'	1,009 sf
Suite - 128	Cool Sweet	20' x 50'	1,009 sf
Suite - 130	Fabrics	20' x 50' +/-	1,009 sf
Suite - 132	Elements	20' x 50' +/-	2,116 sf
Suite - 134	Sweet Cookie Corner	40' x 50' +/-	2,116 sf
Common			161 sf
		Total Building R3 Area	12,009 sf
Building R4			
First Floor			
Suite - 104	Joy Home and Garden	20' x 50' +/-	1,160 sf
Suite - 105	Home Necessities	20' x 50'	1,160 sf
Suite - 106	Twelve Ten	20' x 50'	1,009 sf
Suite - 108	Pet Go Pets	20' x 50'	1,009 sf
Suite - 110	Land of America	20' x 50' +/-	2,345 sf
Suite - 112	Furniture Showcase	40' x 50' +/-	2,345 sf
		Leasable 1st Floor	10,027 sf
Common			1,566 sf
		Total 1st Floor Area	11,593 sf
Second Floor			
Suite - 200	Dr. Lamanna		1,503 sf
Suite - 201			1,503 sf
Suite - 202	Dr. Vice		2,103 sf
Suite - 203			1,503 sf
Suite - 204			2,503 sf
Suite - 205			1,503 sf
Suite - 206	Here and Now		1,503 sf
Suite - 207			918 sf
		Leasable 2nd Floor	12,536 sf
Common			2,953 sf
		Total 2nd Floor Area	15,489 sf
Total Areas Building R4			
Leasable Area			22,563 sf
Common			4,519 sf
Total Floor Area			27,082 sf
Building R5			
Suite - 104	Wine House	20' x 50' +/-	4,118 sf
		Leasable Area	4,118 sf
Common			93 sf
		Total Area	4,211 sf
Building L			
Suite - A		20' x 50' +/-	1,196 sf
Suite - B		20' x 50'	1,196 sf
Suite - C		20' x 50' +/-	1,196 sf
Suite - D		20' x 50'	1,196 sf
Suite - E		20' x 50'	1,196 sf
Suite - F		20' x 50'	1,196 sf
Suite - G		20' x 50'	1,196 sf
		Leasable Area	8,372 sf
Common			206 sf
		Total Area	8,578 sf
Building O2			
Suite - A		20' x 50'	1,134 sf
Suite - B		20' x 50'	1,134 sf
Suite - C		20' x 50'	1,134 sf
Suite - D		20' x 50' +/-	1,134 sf
Suite - E		20' x 50'	1,134 sf
Suite - F		20' x 50'	1,134 sf
Suite - G		20' x 50' +/-	1,134 sf
		Leasable Area	7,940 sf
Common			375 sf
		Total Area	8,315 sf

Parcel/Building Legend

	Square Footage	Acres	Building Area
Parcel - A	46,963 sf	1.07 acres	2,216 sf
Parcel - B	31,003 sf	0.71 acres	4,004 sf
Parcel - C	31,003 sf	0.71 acres	2,409 sf
Parcel - D	31,003 sf	0.71 acres	2,409 sf
Parcel - F	35,006 sf	0.80 acres	2,920 sf
Parcel - G	35,006 sf	0.80 acres	8,500 sf
Parcel - H	34,963 sf	0.80 acres	8,235 sf
Parcel - I	87,228 sf	1.80 acres	17,150 sf
Parcel - J	44,520 sf	1.02 acres	4,021 sf
Parcel - L	25,918 sf	0.59 acres	2,709 sf
Parcel - P	28,095 sf	0.64 acres	2,535 sf
Parcel - L	37,375 sf	0.86 acres	8,922 sf
Parcel - M	36,500 sf	0.84 acres	6,488 sf
Parcel - N	18,210 sf	0.42 acres	3,490 sf
Parcel - O1	31,293 sf	0.72 acres	30,000 sf
Parcel - O2	37,293 sf	0.86 acres	9,715 sf
Parcel - P	38,963 sf	0.89 acres	3,450 sf
Parcel - Q	49,415 sf	1.13 acres	19,230 sf
Parcel - S	51,200 sf	1.18 acres	42,016 sf
Parcel - U	39,243 sf	0.90 acres	7,415 sf
Parcel - V	53,818 sf	1.24 acres	27,042 sf
Parcel - W	53,497 sf	1.23 acres	8,000 sf
			234,812 sf
Theater Buildings			70,040 sf
Retail Buildings R1 thru R5			93,026 sf
Total Overall Building Area			397,878 sf

Building O1		
Suite - 100		1,216 sf
Suite - 101		1,216 sf
Suite - 102		1,216 sf
Suite - 103		1,216 sf
Suite - 104		1,216 sf
Suite - 105		1,216 sf
Suite - 106		1,216 sf
Suite - 107		1,216 sf
Common - 1st Flr	Leasable Retail Area	14,592 sf
		1,840 sf
	Total First Floor	15,600 sf
Suite - 200		7,225 sf
Suite - 201		5,575 sf
Common - 2nd Flr	Leasable Office Area	12,800 sf
		2,400 sf
	Total Second Floor	15,200 sf
	Total Building O1 Area	30,800 sf



Village Square at Peccole Ranch

Triple Five Nevada Development Corporation

SUP-39144

Scale: 1" = 80'

Perlman

2250 CORPORATE CIRCLE, SUITE 200
HENDERSON, NEVADA 89074
702.993.9400 702.993.9222 fax

NWC Sahara Avenue and Fort Apache Road, Las Vegas, Nevada

Master Site Plan

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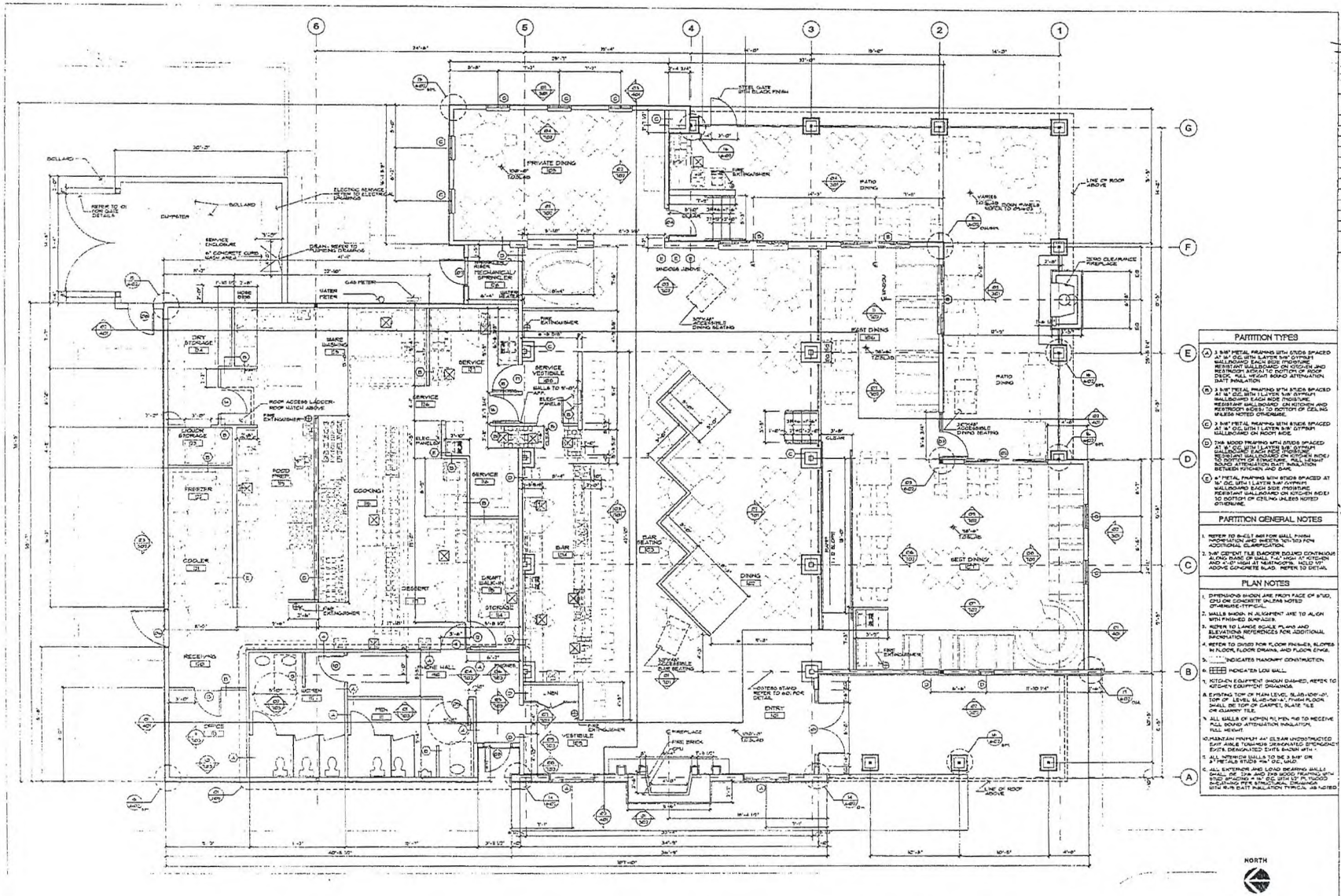

01 FLOOR PLAN
1/4"=1'-0"

PARTITION TYPES

A. 3 5/8" METAL FRAMING WITH STUDS SPACED AT 16" O.C. WITH 1 LAYER 5/8" GYPSUM WALLBOARD EACH SIDE (MOISTURE RESISTANT WALLBOARD ON KITCHEN AND RESTROOM SIDES) TO BOTTOM OF ROOF DECK. FULL HEIGHT SOUND ATTENUATION BATT INSULATION.

B. 3 5/8" METAL FRAMING WITH STUDS SPACED AT 16" O.C. WITH 1 LAYER 5/8" GYPSUM WALLBOARD EACH SIDE (MOISTURE RESISTANT WALLBOARD ON KITCHEN AND RESTROOM SIDES) TO BOTTOM OF CEILING UNLESS NOTED OTHERWISE.

C. 3 5/8" METAL FRAMING WITH STUDS SPACED AT 16" O.C. WITH 1 LAYER 5/8" GYPSUM WALLBOARD ON ROOF SIDE.

D. 2X6 WOOD FRAMING WITH STUDS SPACED AT 16" O.C. WITH 1 LAYER 5/8" GYPSUM WALLBOARD EACH SIDE (MOISTURE RESISTANT WALLBOARD ON KITCHEN SIDE) TO BOTTOM OF STRUCTURE. FULL HEIGHT SOUND ATTENUATION BATT INSULATION BETWEEN KITCHEN AND BAR.

E. 6" METAL FRAMING WITH STUDS SPACED AT 16" O.C. WITH 1 LAYER 5/8" GYPSUM WALLBOARD EACH SIDE (MOISTURE RESISTANT WALLBOARD ON KITCHEN SIDE) TO BOTTOM OF CEILING UNLESS NOTED OTHERWISE.

PARTITION GENERAL NOTES

1. REFER TO SHEET A401 FOR WALL FINISH INFORMATION AND SHEETS 101-103 FOR ADDITIONAL CLARIFICATION.
2. 5/8" CEMENT TILE BACKER BOARD CONTINUOUS ALONG BASE OF WALL 54" HIGH AT KITCHEN AND 4'-0" HIGH AT RESTROOMS. HOLD 1/2" ABOVE CONCRETE SLAB. REFER TO DETAIL.

PLAN NOTES

1. DIMENSIONS SHOWN ARE FROM FACE OF 8" MID. CMU OR CONCRETE UNLESS NOTED OTHERWISE (TYP.).
2. WALLS SHOWN IN ALIGNMENT ARE TO ALIGN WITH FINISHED SURFACES.
3. REFER TO LARGE SCALE PLANS AND ELEVATIONS REFERENCES FOR ADDITIONAL INFORMATION.
4. REFER TO DWGS FOR FLOOR FINISHES, SLOPES IN FLOOR, FLOOR DRAINS, AND FLOOR EDGE.
5. INDICATES MASONRY CONSTRUCTION.
6. INDICATES LOW WALL.
7. KITCHEN EQUIPMENT SHOWN DASHED, REFER TO KITCHEN EQUIPMENT DRAWINGS.
8. EXISTING TOP OF MAIN LEVEL SLAB-100'-0". TOP OF LEVEL SLAB-99'-6". FINISH FLOOR SHALL BE TOP OF CARPET, SLATE TILE OR QUARRY TILE.
9. ALL WALLS OF WOMEN RESTROOMS TO RECEIVE FULL SOUND ATTENUATION INSULATION, FULL HEIGHT.
10. MAINTAIN MINIMUM 44" CLEAR UNOBSTRUCTED EXIT AISLE TO/FROM DESIGNATED EMERGENCY EXITS. DESIGNATED EXITS SHOWN WITH ↑.
11. ALL INTERIOR WALLS TO BE 3 5/8" OR 6" METAL STUDS @ 16" O.C. UNO.
12. ALL EXTERIOR AND LOAD BEARING WALLS SHALL BE 2X4 AND 2X6 WOOD FRAMING WITH STUD SPACING @ 16" O.C. WITH 1/2" PLYWOOD SHEATHING PER STRUCTURAL DRAWINGS WITH R-19 BATT INSULATION TYPICAL UNLESS NOTED

Revisions

Date: 07.08.08

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Texas Grill
WELLINGTON VILLAGE SQUARE
LAS VEGAS, NEVADA

NELSEN ARCHITECTS, INC.
SCOTTSDALE AUSTIN
7031 E. CAMELBACK ROAD SUITE 100 SCOTTSDALE, ARIZONA 85251
PHONE (602) 946-6263 FAX (602) 946-6265

Sheet 201

Project No: 98004

SUP-39144

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KAEMPFER CROWELL

KAEMPFER CROWELL RENSHAW GRONAUER & FIORENTINO

ATTORNEYS AT LAW

LAS VEGAS OFFICE

TABITHA D. FIDDYMENT
tfiddyment@kcnvlaw.com
702.792.7051

LAS VEGAS OFFICE
8345 West Sunset Road
Suite 250
Las Vegas, NV 89113
Tel: 702.792.7000
Fax: 702.796.7181

RENO OFFICE
5470 Kietzke Lane
Suite 140
Reno, NV 89511
Tel: 775.852.3900
Fax: 775.882.0257

CARSON CITY OFFICE
510 W. Fourth Street
Carson City, NV 89703
Tel: 775.884.8300
Fax: 775.882.0257

July 23, 2010

Steve Gebeke
CITY OF LAS VEGAS
PLANNING DEPARTMENT
731 S. Fourth Street
Las Vegas, NV 89101

Re: Justification Letter – APN 163-06-816-025
Special Use Permit Application
Firefly Westside, LLC

Dear Steve:

This office represents the applicant in the above referenced matter. This application is a request for a special use permit to allow for a reduced separation between a supper club with alcohol sales and a place of worship within an existing commercial shopping center. The shopping center is generally located on the northwest corner of Sahara Avenue and Fort Apache Road.

The proposed restaurant lounge is located within an existing multi-use shopping center and faces Sahara Avenue, a 100 foot right-of-way. The restaurant, known as Firefly Tapas Kitchen & Bar, will be located in an approximate 7,000 square foot (including outdoor dining) pad space on the southwest end of the site.

The restaurant is located within 400 feet of an existing place of worship. The place of worship is located at 9590 Sahara Avenue just east and slightly north of the subject pad site within the same commercial shopping center. The subject restaurant pad site was previously approved for and operated as a supper club with alcohol while the place of worship operated in its existing location. The latest restaurant closed late last year and the approvals have since expired. However, there are several other supper clubs with alcohol approved and currently in operation within the shopping center today. Clearly, all uses have operated harmoniously with one another and the alcohol sales have not had any adverse impacts on the existing place of worship.

We appreciate your kind consideration of our request. Should you have any questions, please call me. Thank you very much.

Sincerely,

KAEMPFER CROWELL RENSHAW
GRONAUER & FIORENTINO

Tabitha Fiddyment

Tabitha D. Fiddyment

TDF/sli

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AUG 10 2010

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SUP-39144

City of Las Vegas Agenda Item No.: **38.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 23, 2010

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

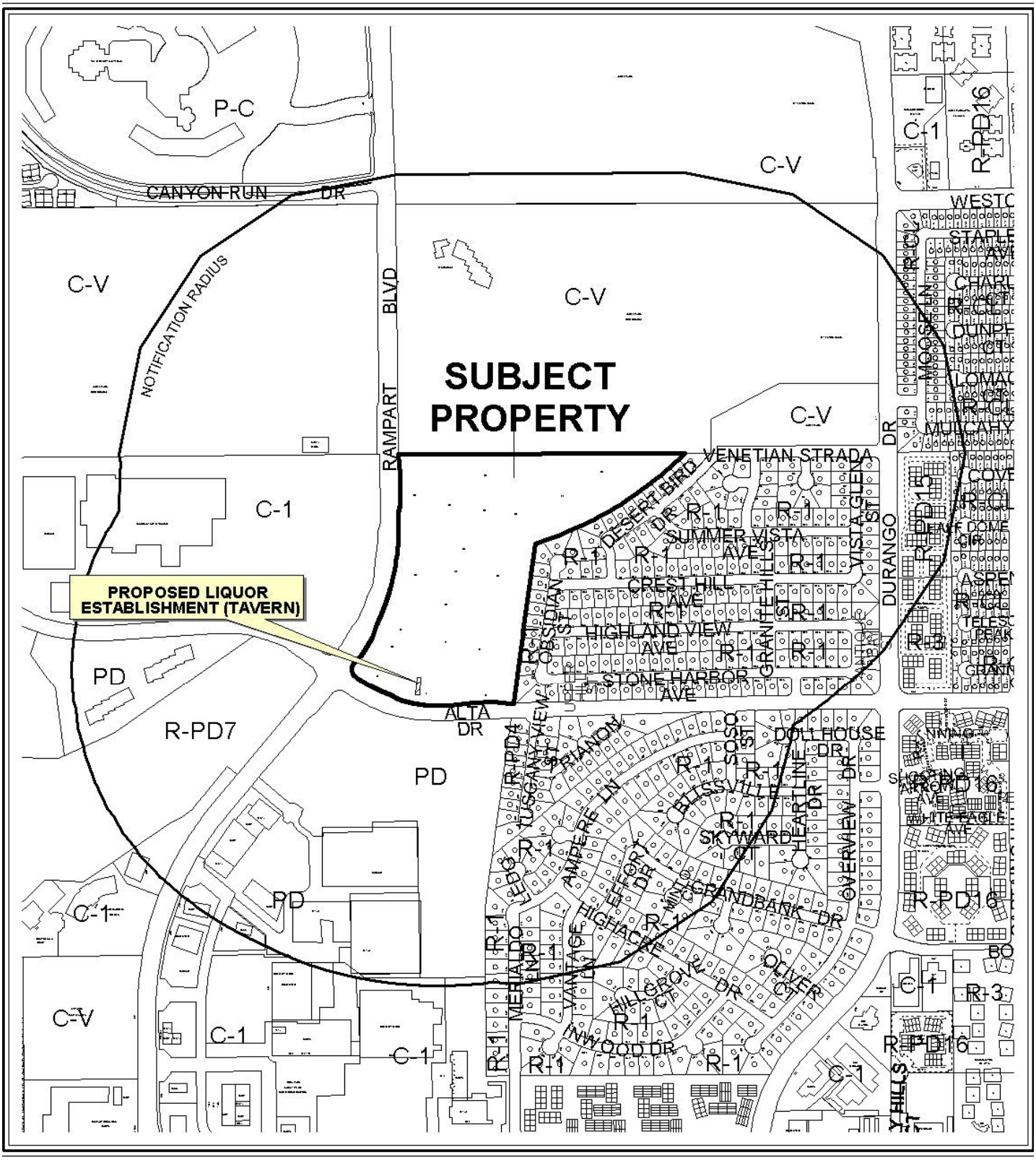
SUBJECT:
SUP-39146 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: GREAT WASH PARK, LLC - Request for a Special Use Permit FOR A LIQUOR ESTABLISHMENT (TAVERN) WITH WAIVERS TO ALLOW A DISTANCE SEPARATION OF 141 FEET FROM A CITY PARK AND TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A SIMILAR 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:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Location, 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

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-39146** APN: 138-32-601-003

Name of Property Owner: Great Wash Park LLC

Name of Applicant: Opa Taverna

Name of Representative: Lora Dreja of Brown Brown & Premsrirut

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ **Yes** ☒ **No**

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Todd D. Davis

Subscribed and sworn before me

This 5th day of August, 20 10

Cynthia Callegaro

Notary Public in and for said County and State

NOTARY PUBLIC
CYNTHIA CALLEGARO
STATE OF NEVADA - COUNTY OF CLARK
MY APPOINTMENT EXP. MARCH 22, 2011
No: 07-2542-1

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PLANNING & DEVELOPMENT
CITY OF LAS VEGAS
DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit for Liquor Establishment (Tavern)

Project Address (Location) within Tivoli Village, 440 S. Rampart Boulevard, Suite 180

Project Name Opa Taverna **Proposed Use** Tavern

Assessor's Parcel #(s) 138-32-601-003 **Ward #** 2 -Wolfsen

General Plan: existing GC proposed GC **Zoning:** existing C - 2 proposed C - 2

Back Area - 3202 sqft Front Area - 1371 sqft Patio Area - 1245 sqft Terrace area - 812 sqft

Commercial Square Footage Total Sqft 6,630 **Floor Area Ratio** See SUP - 5853

Gross Acres 29+ **Lots/Units** N/A **Density** N/A

Additional Information Subject Use Permit is on a portion of a 29 acre C - 2 zoned parcel that holds a mixed use permit SUP-5853. See also ordinance 6013.

PROPERTY OWNER Great Wash Park LLC **Contact** Vickie DeHart

Address 9755 West Charleston Boulevard **Phone:** (702) 940-6930 **Fax:** (702) 940-6931

City Las Vegas **State** Nevada **Zip** 89117

E-mail Address vickie@ehbinc.com

APPLICANT Great Wash Park LLC - Tivoli Village at at Queensridge **Contact** Cynthia Callegaro

Address 1215 South Fort Apache Road, Suite 240 **Phone:** (702) 946-6680 **Fax:** (702) 946-6681

City Las Vegas **State** Nevada **Zip** 89117

E-mail Address ccallegaro@ehbinc.com

REPRESENTATIVE Brown Brown & Premsrirut **Contact** Lora Dreja

Address 520 South Fourth Street **Phone:** (702) 384-5563 **Fax:** (702) 385-1023

City Las Vegas **State** Nevada **Zip** 89101

E-mail Address lora@brownlawlv.com

Property Owner Signature* [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

FOR DEPARTMENT USE ONLY

Case #	SUP-39146
Meeting Date:	9/23/10
Total Fee:	1250.00
Date Received:*	8/10/10
Received By:	LHM

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

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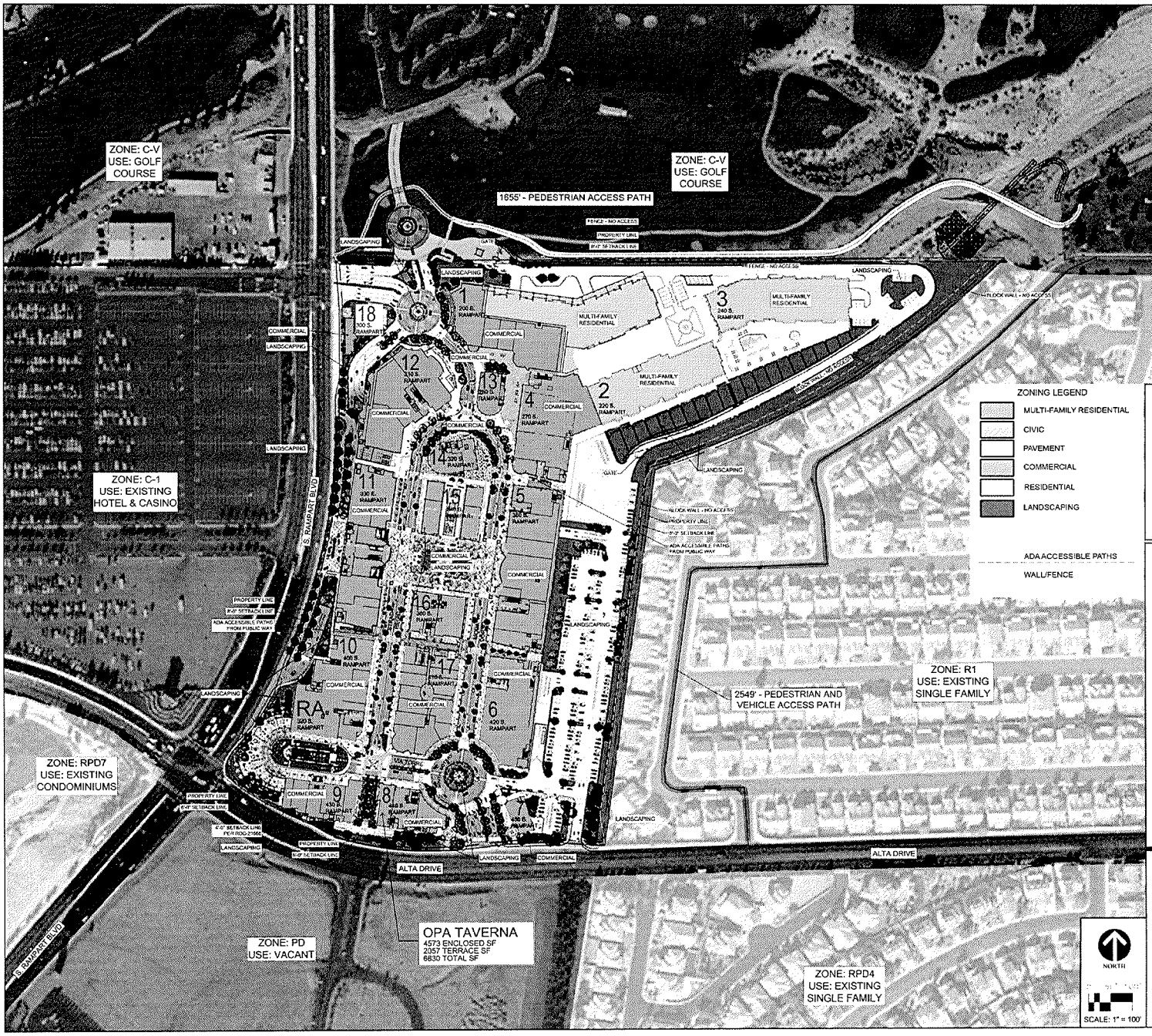
f:\depot\Application Packet\Application Form.pdf

Revised 10/27/08

NOTARY PUBLIC
CYNTHIA CALLEGARO
STATE OF NEVADA - COUNTY OF CLARK
MY APPOINTMENT EXP. MARCH 22, 2011
No: 07-2542-1



TENANT PARKING ANALYSIS

Use	SQFT	Required Spaces
Retail	0 (1/250)	0
FOH (Seating)	1371 (1/50)	28
BOH	3222 (1/200)	16
Patio (1st)	1245 (1/50)	25
Terrace (2nd)	812 (1/50)	17
Total	6650	86

PROJECT PARKING ANALYSIS

Table 1. C-V Parking Requirements per Sam Lind Use

Land Use (CV Code)	Indicator	CLV Parking Requirements	Lots Parking Requirements Weekday	Weekend
Residential Condo (230)	400 Units	2 Spaces per Unit = 800	800	800
Hotel (Mixed Use)	270 Rooms	1 Space Per 4 Rooms	68	135
Retail (822)	300 TSF	1 Space per 300 SF	1000	1000
Quality Restaurant (931)				
Dining	68 seat	1 Space per 50 SF	180	180
Patio	32,337 SF	1 Space per 200 SF	162	162
Outdoor Dining	7 Total	1 Space per 50 SF	150	150
Fast Restaurant (932)				
Dining	12 seat	1 Space per 100 SF	120	120
Patio	6,258 SF	1 Space per 250 SF	25	25
Outdoor Dining	30 seat	1 Space per 50 SF	150	150
Entertainment Venue			400	400
Recreational Center (492)	1.4	2 Courts Per Unit = 2 Courts Open for Public Use	750	900
		Total	4635	4870

Shared Parking Analysis

SHARED PARKING ANALYSIS AS APPROVED UNDER VAR-10773

Table 2. Hourly Parking Accumulation Distributions*

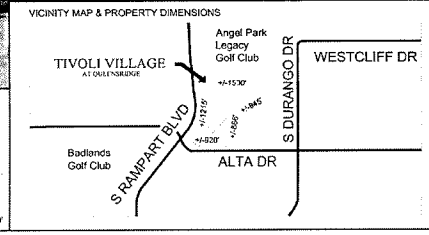
Hour of Day Start	Office % Accum. Of Peak Weekday	Office % Accum. Of Peak Saturday	Retail % Accum. Of Peak Weekday	Retail % Accum. Of Peak Saturday	Restaurant % Accum. Of Peak Weekday	Restaurant % Accum. Of Peak Saturday	Residential % Accum. Of Peak Weekday	Residential % Accum. Of Peak Saturday	Health Club % Accum. Of Peak Weekday	Health Club % Accum. Of Peak Saturday
6:00 AM	5%	0%	1%	1%			100%	100%	20%	30%
7:00 AM	30%	0%	5%	1%			90%	90%	40%	30%
8:00 AM	70%	0%	10%	1%			85%	85%	40%	30%
9:00 AM	90%	5%	20%	1%			80%	80%	40%	30%
10:00 AM	100%	30%	80%	20%			75%	75%	30%	30%
11:00 AM	100%	60%	90%	60%			70%	70%	30%	30%
Noon	90%	90%	95%	80%	70%	70%	65%	65%	30%	30%
1:00 PM	80%	90%	95%	90%	80%	80%	65%	65%	30%	30%
2:00 PM	100%	90%	90%	100%	80%	80%	65%	65%	30%	30%
3:00 PM	90%	60%	80%	90%	80%	80%	65%	65%	30%	30%
4:00 PM	80%	30%	80%	80%	80%	80%	65%	65%	30%	30%
5:00 PM	70%	5%	80%	80%	80%	80%	65%	65%	30%	30%
6:00 PM	30%	5%	80%	80%	80%	80%	65%	65%	30%	30%
7:00 PM	5%	-	80%	80%	100%	100%	65%	65%	30%	30%
8:00 PM	5%	-	80%	80%	100%	100%	65%	65%	30%	30%
9:00 PM	5%	-	80%	80%	100%	100%	65%	65%	30%	30%
10:00 PM	5%	-	80%	80%	100%	100%	65%	65%	30%	30%
11:00 PM	5%	-	80%	80%	100%	100%	65%	65%	30%	30%
Midnight					100%	100%	100%	100%		
Peak Parking Demand Non-Takes 1 Hour Lunch	865	133	1443	1443	1620	1620	73	73	80	180

* Distributions are taken from the publication entitled Shared Parking by The Urban Land Institute/Adler Associates.

Table 3. Estimated Hourly Parking Accumulation for Park Demand per Bldg & Shared Parking

Hour of Day Start	Office Weekday	Office Saturday	Retail Weekday	Retail Saturday	Restaurant Weekday	Restaurant Saturday	Residential Weekday	Residential Saturday	Health Club Weekday	Health Club Saturday	Total Hourly Parking Demand By Hour	Total Saturday Parking Demand By Hour
6:00 AM	43	0	14	14			73	73	16	54	146	141
7:00 AM	259	0	72	14			65	65	32	54	428	133
8:00 AM	604	0	144	14			62	62	32	54	842	130
9:00 AM	777	67	288	288			58	58	32	54	1155	467
10:00 AM	865	400	1296	1296			55	55	24	54	2240	1805
11:00 AM	865	800	1296	1296			51	51	24	54	2236	2201
Noon	778	1200	1296	1296	1134	1134	51	51	24	54	3483	3935
1:00 PM	691	1200	1296	1296	1296	1296	51	51	24	54	3558	3937
2:00 PM	865	1200	1296	1296	1296	1296	51	51	24	54	3532	3937
3:00 PM	778	800	1296	1296	1296	1296	51	51	24	54	3445	3937
4:00 PM	691	400	1296	1296	1296	1296	51	51	24	54	3358	3937
5:00 PM	604	67	1296	1296	1296	1296	51	51	24	54	3271	3937
6:00 PM	259	67	1296	1296	1620	1620	51	51	24	54	3250	3937
7:00 PM	43	0	1296	1296	1620	1620	51	51	24	54	3034	3937
8:00 PM	43	0	1296	1296	1620	1620	51	51	24	54	3034	3937
9:00 PM	43	0	1296	1296	1620	1620	51	51	24	54	3034	3937
10:00 PM	43	0	1296	1296	1620	1620	51	51	24	54	3034	3937
11:00 PM	43	0	1296	1296	1620	1620	51	51	24	54	3034	3937
Midnight	0	0	0	0	1620	1620	73	73	24	54	1717	1747
Total Hourly Parking Demand											3034	3937
Total Parking Provided											3034	3937

VICINITY MAP & PROPERTY DIMENSIONS



TIVOLI VILLAGE

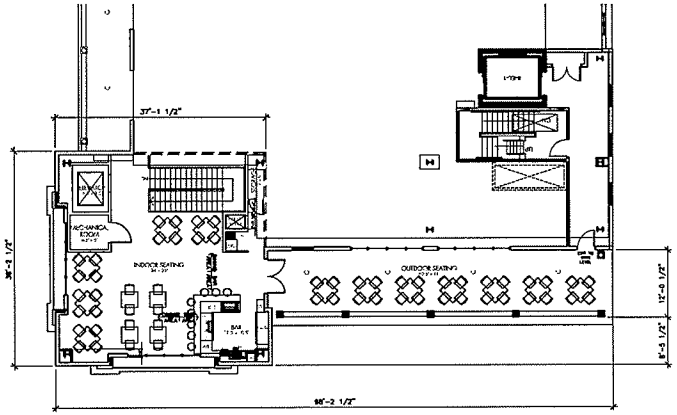
AUG 10 2010

OPA TAVERNA
Tivoli Village at Queensridge
(fka The Village at Queensridge)
440 S. Rampart Ste. 180
Las Vegas, NV 89145
A Portion of A.P.N. 138-32-601-003

SITE PLAN

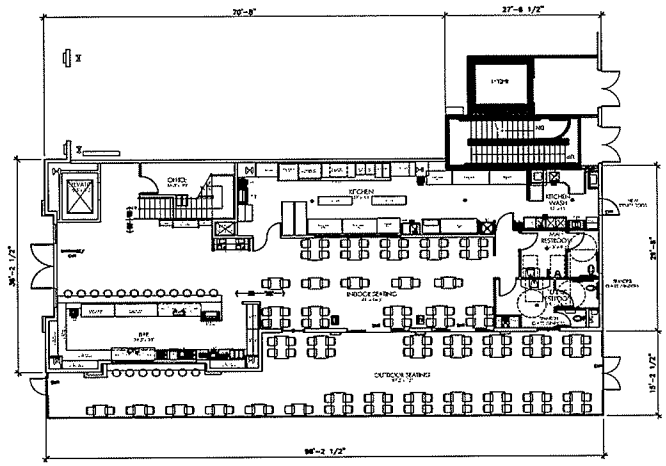
01

SUP-39146



1 LEVEL 2 FLOOR PLAN
SCALE: 1" = 10'

N



1 LEVEL 1 FLOOR PLAN
SCALE: 1" = 10'

N

SEATING COUNT	
QTY	ROOM NAME
18	MAIN BAR SEATING
50	INDOOR SEATING AT MAIN LEVEL
88	OUTDOOR SEATING AT MAIN LEVEL
28	INDOOR SEATING AT UPPER LEVEL
28	OUTDOOR SEATING AT UPPER LEVEL
8	BAR AT UPPER LEVEL
201	TOTAL COMBINE SEATING

OCCUPANT LOAD				
OCCUPANT LOAD SPACE		SQ.FT.	INCL. LOAD FACT.	OCC. LOAD
OFFICE		117	100	1
INDOOR DINING SEATING			TABLE SEATING	79
OUTDOOR DINING SEATING			TABLE SEATING	88
KITCHEN		773	200	4
OFFICE		117	100	1
STORAGE/MACHINE ROOM		57	300	1
BAR			FIXED SEATING	37
MALE & FEMALE		330	300	1
			TOTAL INDOOR OCCUPANTS:	348

ROOM SQUARE FOOTAGE	
AREA	ROOM NAME
N/A	RETAIL
3202	BACK AREA
1371	SEATING AREA
1245	PATIO SEATING
812	TERRACE SEATING
6630	TOTAL

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PINNACLE ARCHITECTURAL STUDIO, INC.
9725 West Cheyenne Blvd Las Vegas, Nevada 89117 Phone (702) 940-9920 Fax (702) 940-9921

OPA TAVERNA
Tivoli Village At Queensridge
(f/k/a Th Village At Queensridge)
440 S. Rampart Boulevard, Suite 180
Las Vegas, NV 89145
a Portion of APN #138-32-601-003

Revisions:
1
2
3
4

SCALE DRAWING NOTE

Drawn By:
Check By:
Job Number: 10503
Date: JULY 30, 2010

A-1

SUP-39146

LAW OFFICE

Brown, Brown & Premsrirut

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS

JAY H. BROWN
DAVID T. BROWN
PUOY K. PREMSRIRUT

520 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101-6520

TELEPHONE (702) 384-5563
FACSIMILE (702) 385-1023
EMAIL: jbrown@brownlawlv.com

August 10, 2010

City of Las Vegas
Planning & Development
731 S Fourth Street
Las Vegas, Nevada 89101

Re: Special Use Permit with separation waivers for Opa Tavern Liquor Establishment within Tivoli Village at Queensridge Parcel 138-32-601-003

Dear Sir/Madam;

Please consider this request to allow a Liquor Establishment (tavern) within a previously approved mixed use development (SUP-5853). The site is located within a 29 acre commercial and residential development located at the northeast corner of Alta Drive and Rampart Boulevard.

Opa Taverna uses a unique two-story design. The first story has indoor and outdoor table seating. There is also a bar on the first level that is surrounded by stools placed both indoor and outdoor. The second story also offers an outdoor terraced seating area and additional indoor seating area. Patrons may also be seated at a small bar within the interior of the second story.

This establishment expects to have more alcohol sales than food sales and therefore should be considered a Liquor Establishment (tavern). The parking allocation for this restaurant is grandfathered into the project-wide parking agreement. Please reference VAR-10773 that approved 3,955 spaces where 4,961 would otherwise be required.

Please also refer to ordinance 6013 that permits a waiver of the 1500 foot separation requirement between taverns and protected uses when the proposed tavern is located in a mixed use district. This Use Permit request requires the application of ordinance 6013 in order to Opa Taverna operate amongst previously approved taverns within Tivoli village as well as exist within 1500 feet of a City Park. Therefore, separation waivers are needed between taverns and from a tavern to a City Park.

The Tivoli Village mixed use development is situated on a parcel on which the north easternmost corner measures 160 feet from a playground within Angel Park (138-32-501-003). It is important to note that the commercial portion of this 30 acre parcel is on the westernmost side of the mixed use area. Consequently approximately 560 feet of mid-rise residential development is situated between the commercial portion of Tivoli Villages and the subject playground. Further, the subject suite is at the opposite end of the mixed-use parcel thereby providing more than 1000 feet from the front door of the supper-club to the property line of the playground. It is also notable that there are two barriers between this park and Tivoli Village. The first is an approximate 600 foot fence along the northern boundary of the property. The second is a drainage channel that is more than 20 feet deep. As a result, a pedestrian must walk more than 2600 feet to the park while there is no direct vehicular access. For this reason, the park is suitably protected from this liquor establishment.

SUP-39146

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If you have additional concerns please phone me at 598-1408.

Very truly yours,

Lora Dreja
Land Entitlements

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SUP-39146

City of Las Vegas Agenda Item No.: **39.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 23, 2010

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

SUBJECT:
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:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter

City of Las Vegas Agenda Item No.: **40.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 23, 2010

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

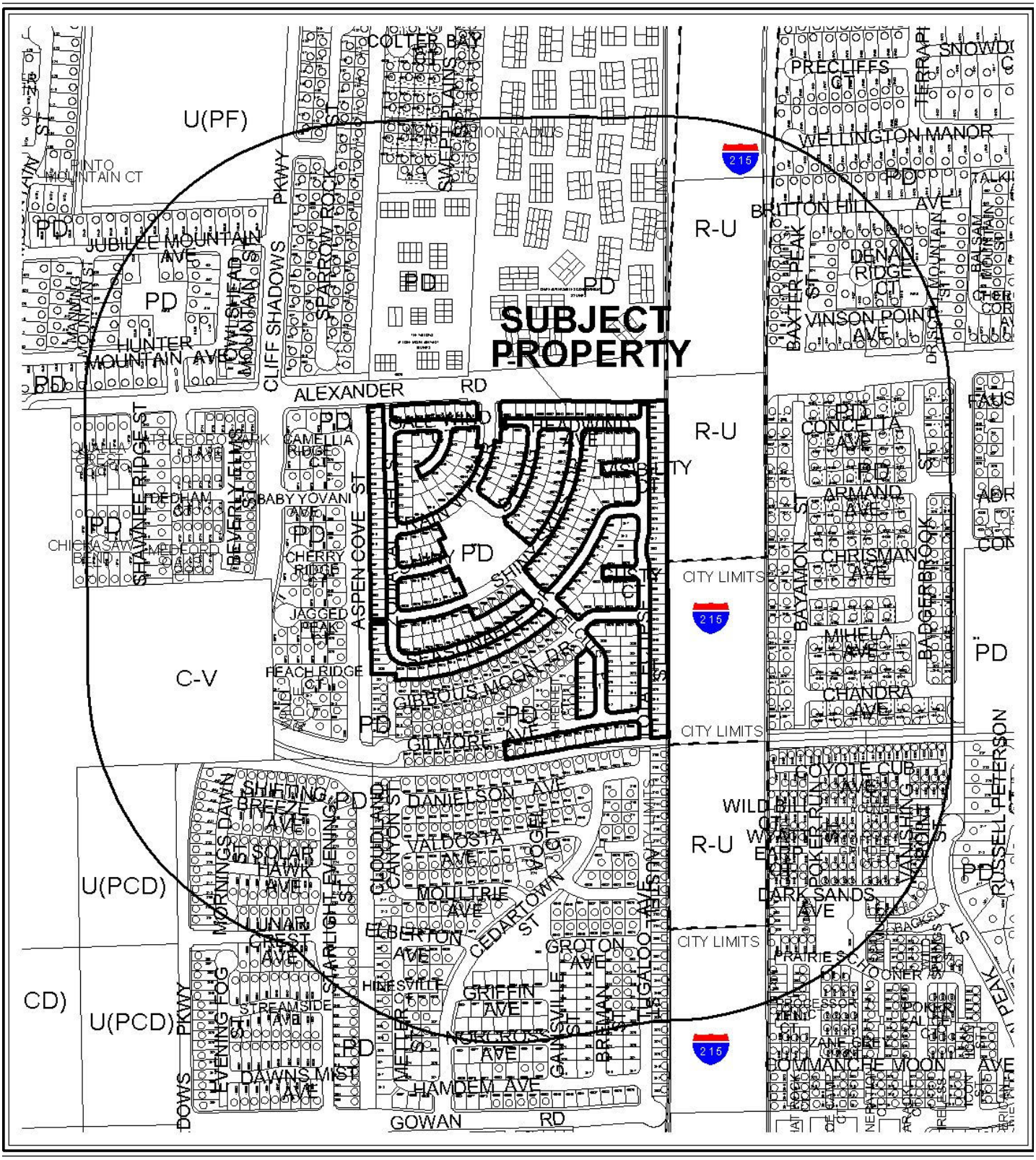
SUBJECT:
SDR-39117 - MAJOR SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: RB HILLSIDE, LLC - Request for a Major Site Development Plan Review of a previously approved Site Development Plan Review (SDR-8635) TO ADD ALTERNATE MODEL HOME PLANS, AND TO ALLOW FIVE-FOOT 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:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends

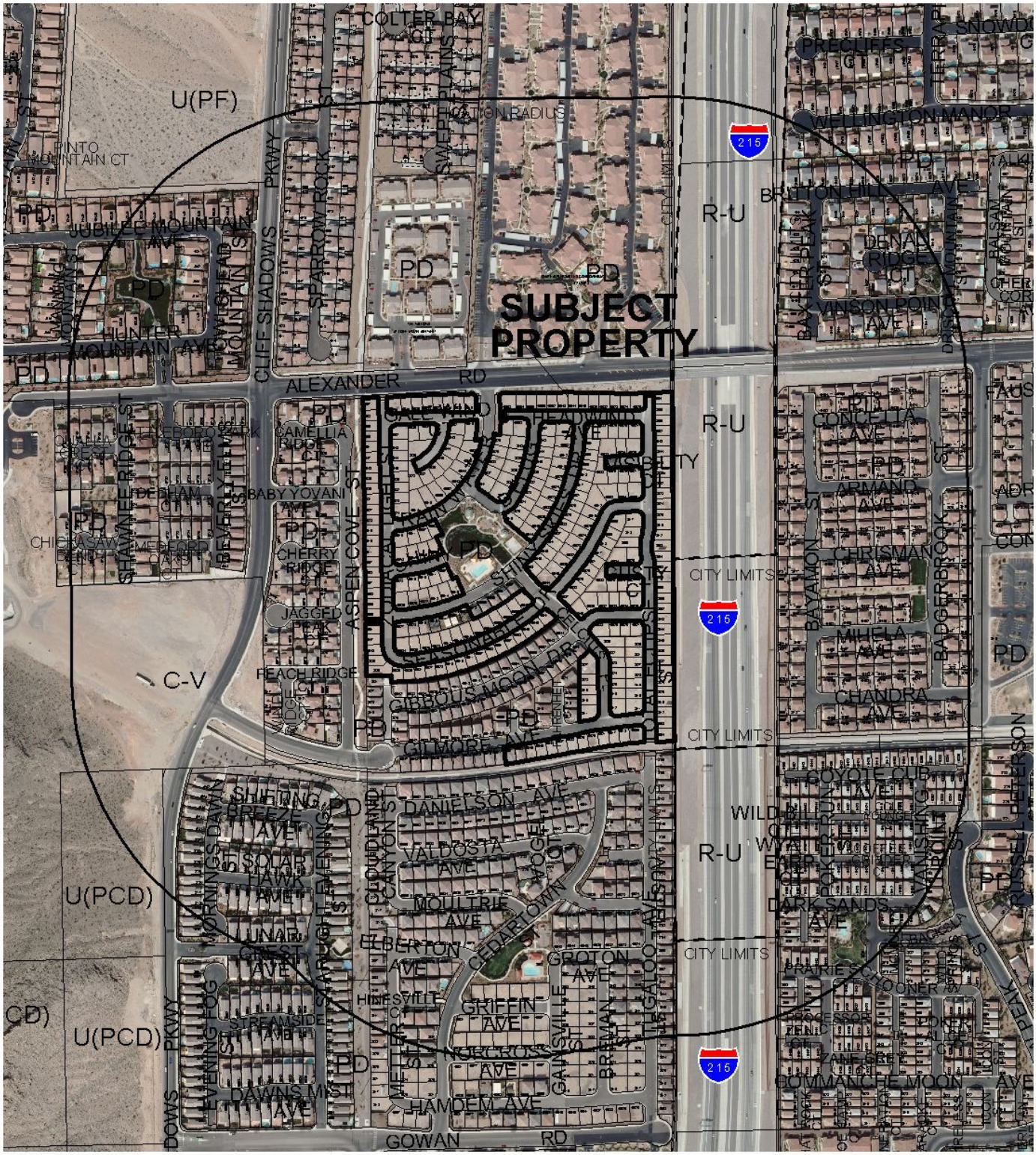
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. City Council Approval Letter for SDR-8635
6. Justification Letter



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)

N

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-39117** APN: 137-12-114-001-077;122-126;158-304;310-371

Name of Property Owner: RB Hillside LLC

Name of Applicant: Richmond American Homes

Name of Representative: Thomason Consulting Engineers

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ **Yes** ☒ **No**

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Jeff Barcy

Print Name: JEFF BARCY

Subscribed and sworn before me

This 21 day of JULY, 2010

Aimee Moreno

Notary Public in and for said County and State

AIMEE MARLETH GAJON MORENO
Commission # 1846418
Notary Public - California
Marin County
My Comm. Expires Apr 25, 2013

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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
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SDR-39117

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SDR-39117

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Site Development Plan Review

Project Address (Location) Alexander / 215

Project Name Alexander 215 **Proposed Use** SFR

Assessor's Parcel #(s) 137-12-114-001-077;122-126;158-304;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* [signature]

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name JEFF BARCY

Subscribed and sworn before me

This 21 day of JULY, 20 10.

JEFF BARCY [signature]

Notary Public in and for said County and State

AIMEE MARLETH GAJON MORENO
Commission # 1846418
Notary Public - California
Marin County
My Comm. Expires Apr 25, 2013

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	SDR-39117
Meeting Date:	9/23/10
Total Fee:	$1,030
Date Received:*	8/9/10
Received By:	Bus.

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

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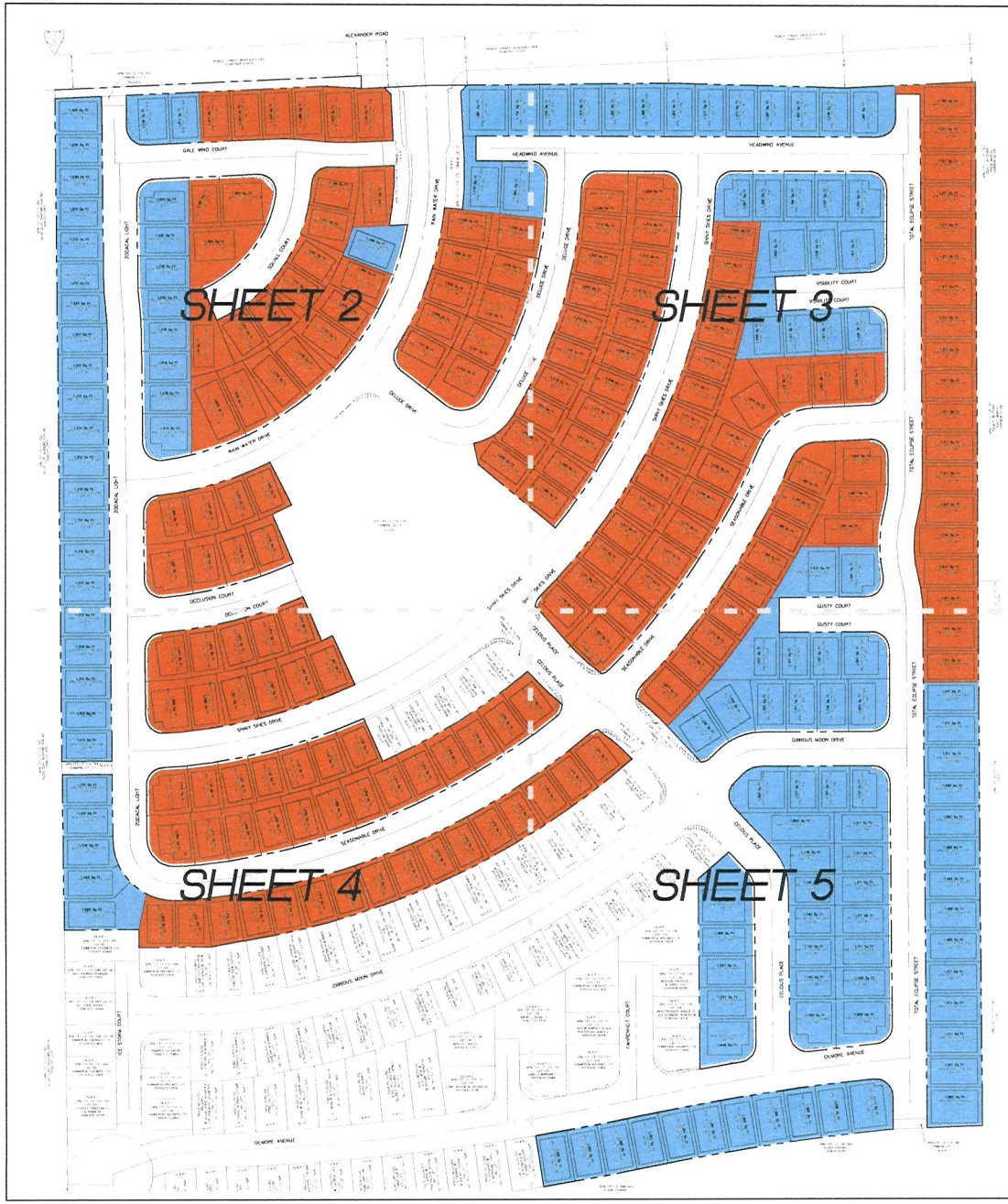
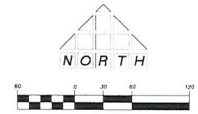
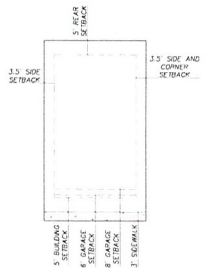
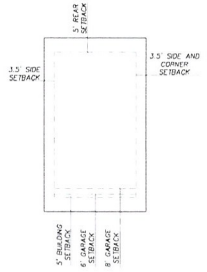


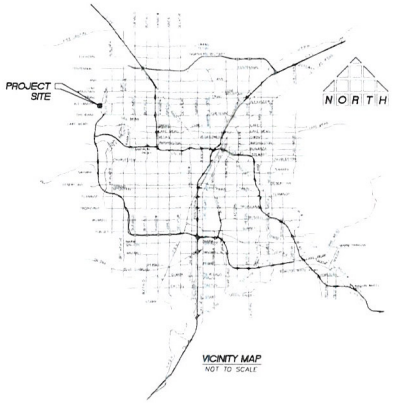




PROPOSED LOT SETBACKS W/ SIDEWALK
SCALE: 1" = 20'



PROPOSED LOT SETBACKS
SCALE: 1" = 20'



VICINITY MAP
NOT TO SCALE

LEGEND

- PROPERTY LINE / RIGHT-OF-WAY
- STREET CENTERLINE
- LOTLINE
- 30" ROLL CURB
- BUILDING SETBACK
- LOTS - NOT A PART
- 6'/18'+ GARAGE SETBACK
- 8'/18'+ GARAGE SETBACK
- MAXIMUM BUILDING ENVELOPE

TABLE #1
GARAGE SETBACK BREAKDOWN

PROPOSED GARAGE SETBACK	NUMBER OF LOTS
6'/18'	167
8'/18'	124
	291 TOTAL

TABLE #2
STREET SLOPE / DRIVEWAY SLOPE CONSTRAINTS ANALYSIS

PROPOSED GARAGE SETBACK	MAXIMUM STREET SLOPE
6'	4.50%
8'	6.00%

THE MAXIMUM STREET SLOPE IS BASED UPON A DRIVEWAY SLOPE OF 12%. THIS IS THE MAXIMUM ALLOWED BY THE CLV.

THE MAXIMUM STREET SLOPE FOR THIS DEVELOPMENT IS 6.16%.

TABLE #3
EFFECTIVE LOT DEPTH

EFFECTIVE LOT DEPTH	NUMBER OF LOTS
53'	85
54'	8
55'	70
56'	36
57'	13
58'	4
59'	26
60'	9
63'	33
64'	2
65'	3
75'	2
	291 TOTAL

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THOMASON CONSULTING ENGINEERS
3277 E. WARM SPRINGS ROAD, SUITE 400
LAS VEGAS, NEVADA 89120
702-932-6125 FAX: 702-932-6129

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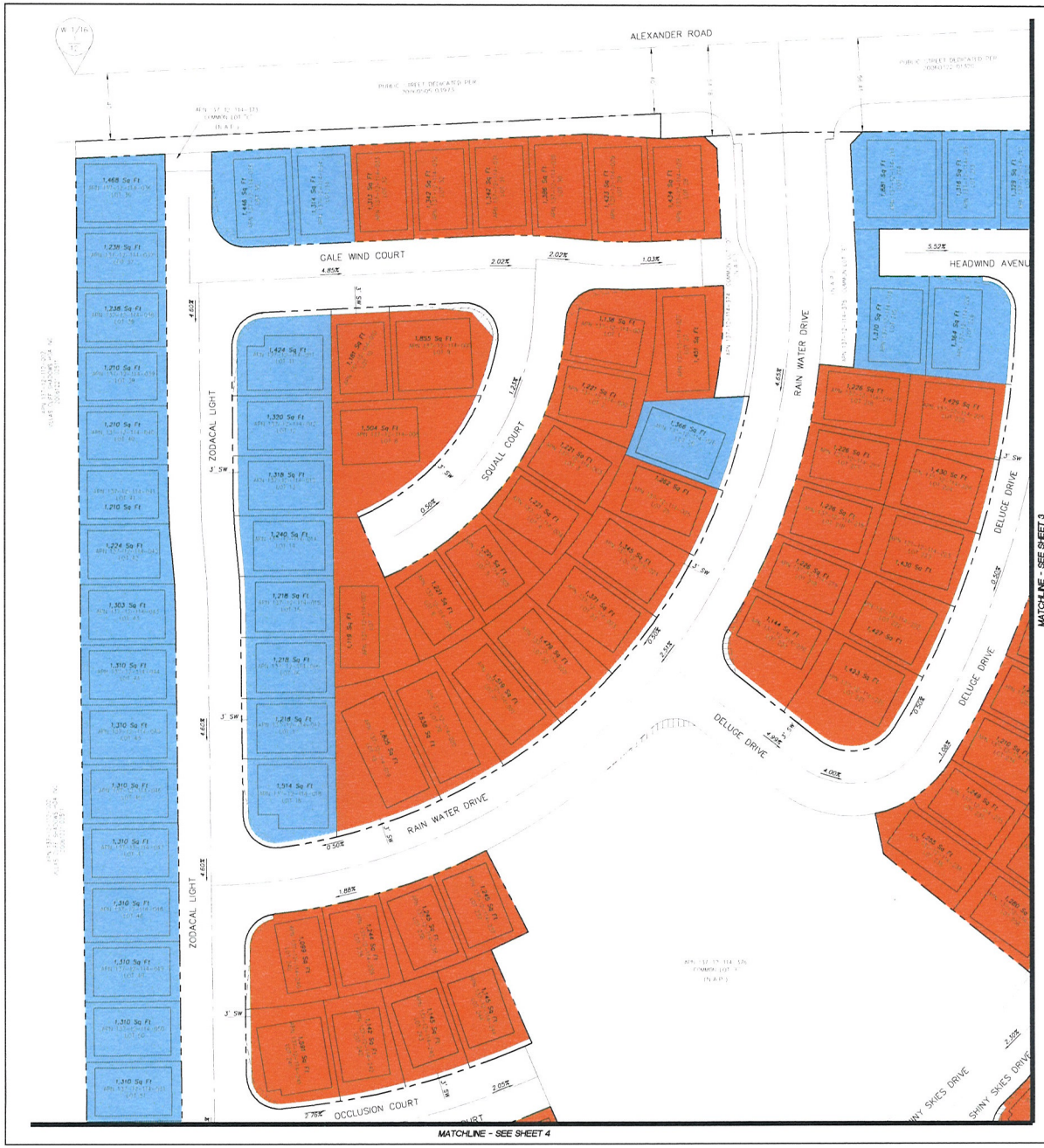
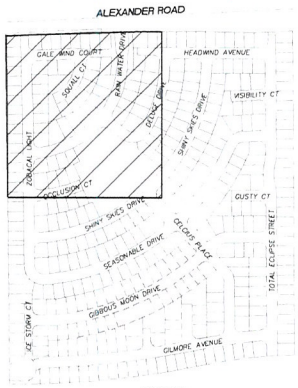
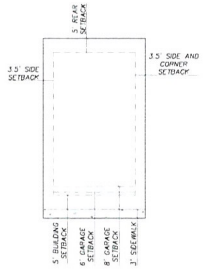
CITY OF LAS VEGAS
MAJOR AMENDMENT TO SDR EXHIBIT

SHEET 1 OF 5

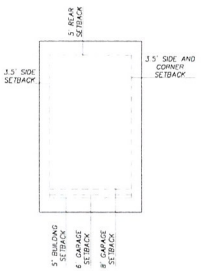




KEY MAP
NOT TO SCALE



PROPOSED LOT SETBACKS W/ SIDEWALK
SCALE 1" = 20'



PROPOSED LOT SETBACKS
SCALE 1" = 20'

LOT NUMBER	APN	SETBACK
1	137-12-114-001	6
2	137-12-114-002	6
3	137-12-114-003	6
4	137-12-114-004	6
5	137-12-114-005	6
6	137-12-114-006	6
7	137-12-114-007	6
8	137-12-114-008	6
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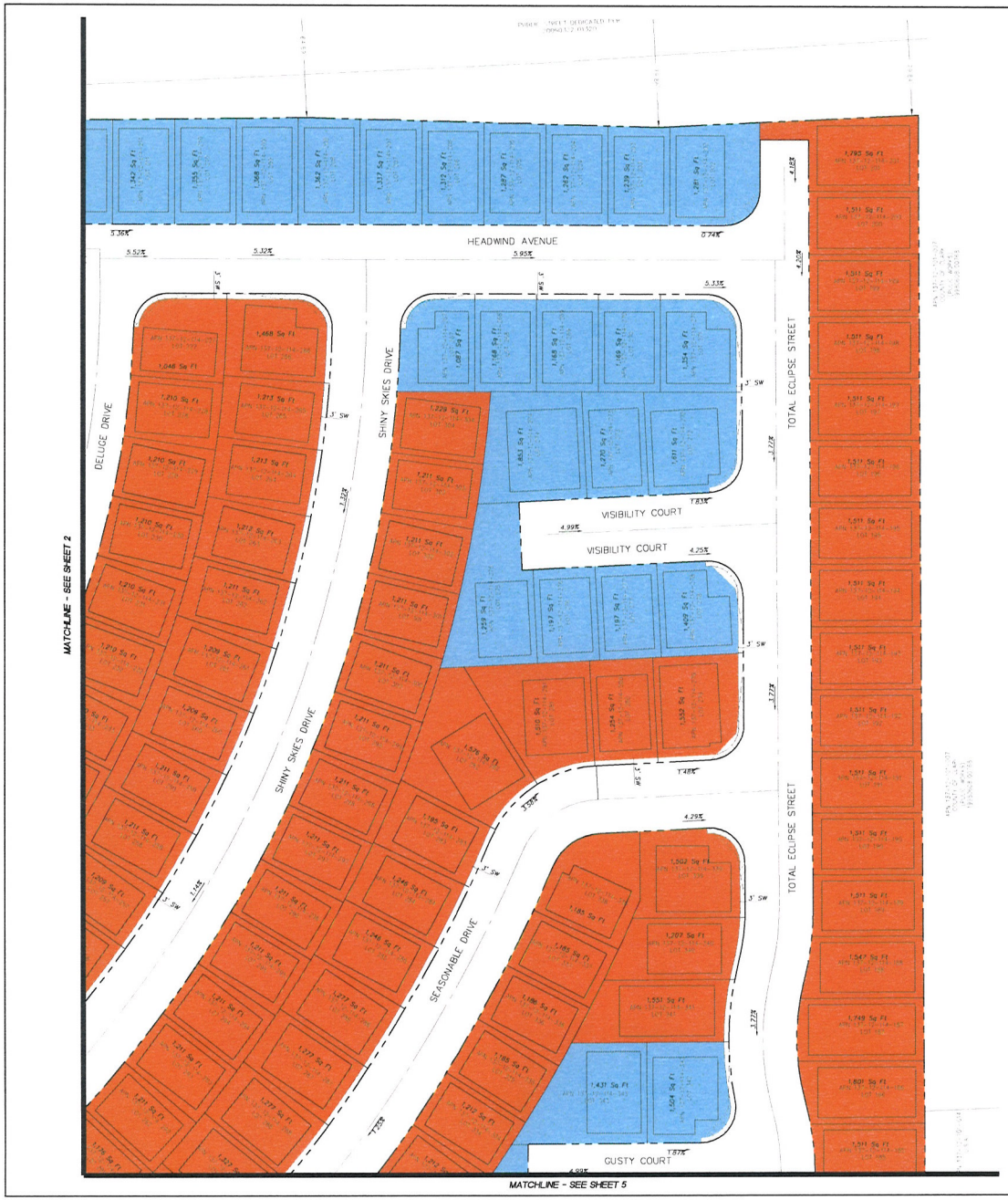
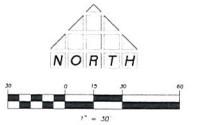
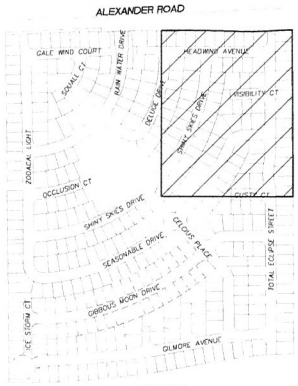
SHEET 2 OF 5



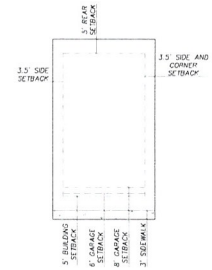


LEGEND

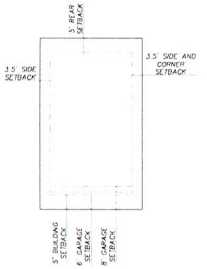
- PROPERTY LINE / RIGHT-OF-WAY
- STREET CENTERLINE
- LOTLINE
- 30" ROLL CURB
- BUILDING SETBACK
- LOTS - NOT A PART
- 6'/18' + GARAGE SETBACK
- 8'/18' + GARAGE SETBACK
- MAXIMUM BUILDING ENVELOPE



KEY MAP
NOT TO SCALE



PROPOSED LOT SETBACKS W/ SIDEWALK
SCALE 1" = 20'



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SCALE 1" = 20'

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THOMASON CONSULTING ENGINEERS
3277 E. WARM SPRINGS ROAD, SUITE 400
LAS VEGAS, NEVADA 89120
702-932-6125 FAX 702-932-6129

RICHMOND AMERICAN HOMES
ALEXANDER / 215

CITY OF LAS VEGAS
MAJOR AMENDMENT TO SDR EXHIBIT

3 3 5

MATCHLINE - SEE SHEET 2

OCCLUSION COURT

SHINY SKIES DRIVE

ZODACAL LIGHT

SEASONABLE DRIVE

GIBBOUS MOON DRIVE

ICE STORM COURT

GILMORE AVENUE

MATCHLINE - SEE SHEET 5

NORTH

1" = 30'

LEGEND

- PROPERTY LINE / RIGHT-OF-WAY
- STREET CENTERLINE
- LOTLINE
- 30" ROLL CURB
- BUILDING SETBACK
- LOTS - NOT A PART
- 6'/18'+ GARAGE SETBACK
- 8'/18'+ GARAGE SETBACK
- MAXIMUM BUILDING ENVELOPE

ALEXANDER ROAD

GALE WIND COURT

HEADWIND AVENUE

SQUALL CT

RAIN WATER DRIVE

DELUGE DRIVE

SHINY SKIES DRIVE

MISIBILITY CT

ZODACAL LIGHT

OCCLUSION CT

GUSTY CT

CELOUS PLACE

TOTAL ECLIPSE STREET

SEASONABLE DRIVE

GIBBOUS MOON DRIVE

ICE STORM CT

GILMORE AVENUE

KEY MAP

NOT TO SCALE

5' REAR SETBACK

3.5' SIDE SETBACK

3.5' SIDE AND CORNER SETBACK

5' BUILDING SETBACK

6' GARAGE SETBACK

8' GARAGE SETBACK

3' SIDEWALK

PROPOSED LOT SETBACKS W/ SIDEWALK

SCALE 1" = 20'

PROPOSED LOT SETBACKS

SCALE 1" = 20'

LOT NUMBER	APN	SETBACK
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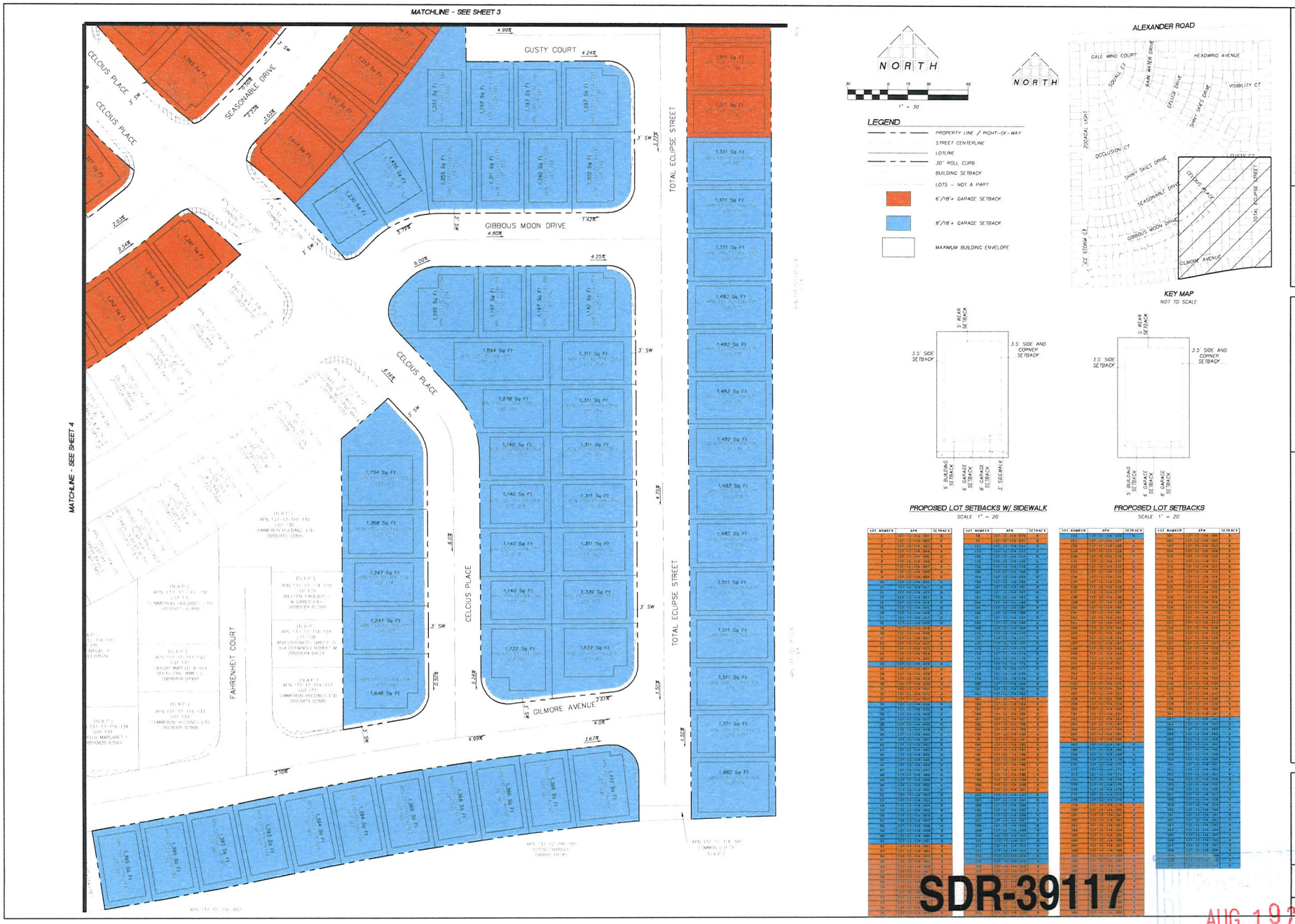
THOMASON CONSULTING ENGINEERS

3277 E. WARM SPRINGS ROAD, SUITE 400
LAS VEGAS, NEVADA 89120
702-932-6125 FAX 702-932-6129

RICHMOND AMERICAN HOMES
ALEXANDER / 215

CITY OF LAS VEGAS
MAJOR AMENDMENT TO SDR EXHIBIT

SHEET 4 OF 5



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1	7/7/10 KRJ ADDSON - 1

001.10118

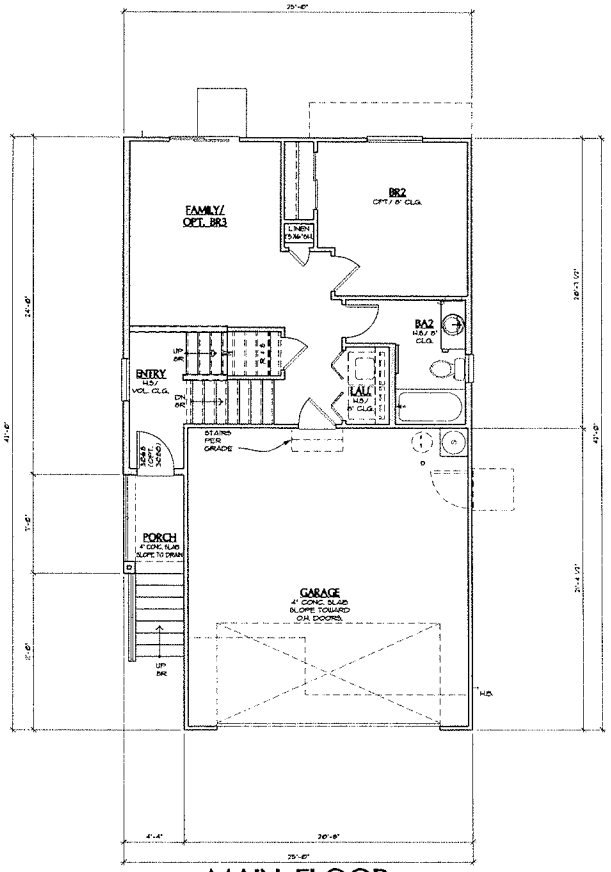
THOMASON CONSULTING ENGINEERS

3277 E. WARM SPRINGS ROAD, SUITE 400
LAS VEGAS, NEVADA 89120
702-932-6125 FAX 702-932-6129

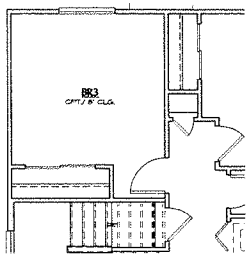
RICHMOND AMERICAN HOMES
ALEXANDER / 215

CITY OF LAS VEGAS
MAJOR AMENDMENT TO SDR EXHIBIT

SHEET 5
5 OF 5

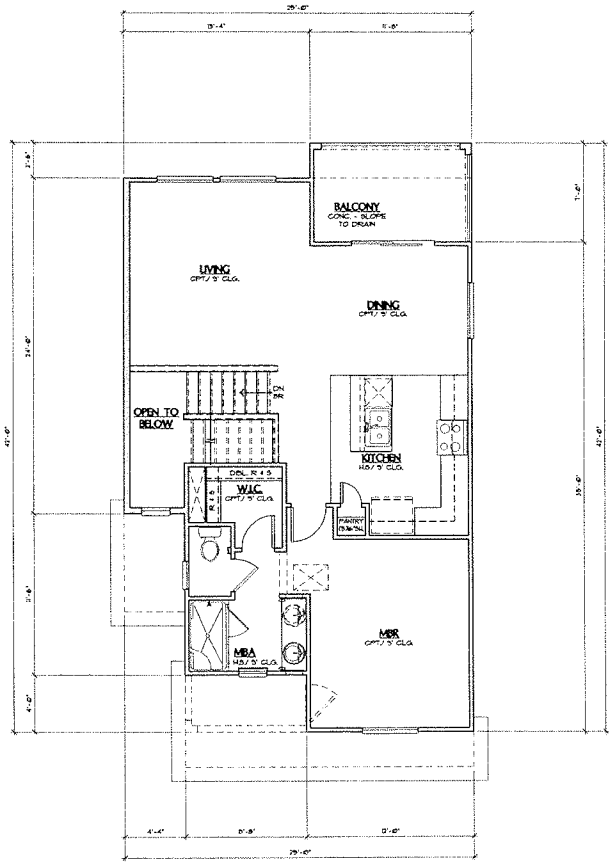


MAIN FLOOR
ELEVATION 'A' SHOWN



OPT. BR3

SQUARE FOOTAGE CALC.			
	FINISHED	OPT. FINISHED	UNFINISHED
2 CAR GARAGE	-	-	441 SQ. FT.
PORCH AREA	-	-	30 SQ. FT.
BALCONY	-	-	50 SQ. FT.
OPT. BALCONY @ MBR	-	-	35 SQ. FT.
FIRST FLOOR	531 SQ. FT.	-	-
SECOND FLOOR	749 SQ. FT.	-	-
TOTAL	1280 SQ.FT.		-



UPPER FLOOR
ELEVATION 'A' SHOWN

RICHMOND AMERICAN HOMES

HILLSIDE
LAS VEGAS

PLAN 1
1,280 SQ. FT.

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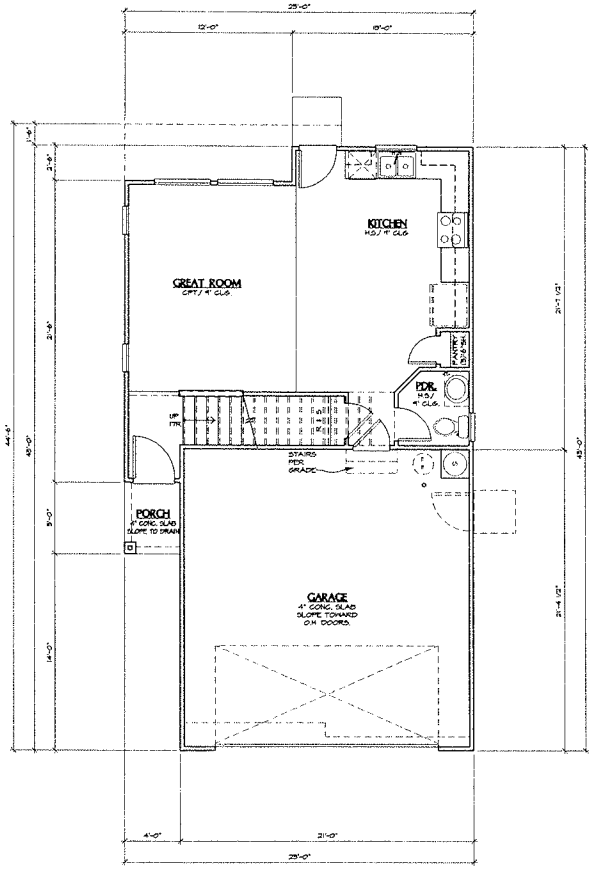
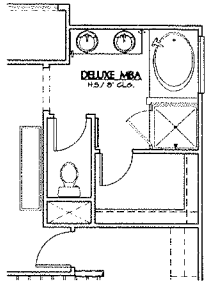
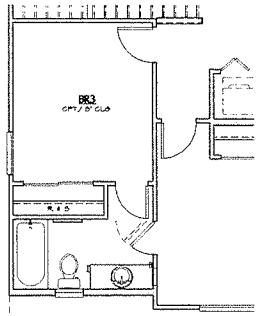


MAIN FLOOR
ELEVATION 'A' SHOWN

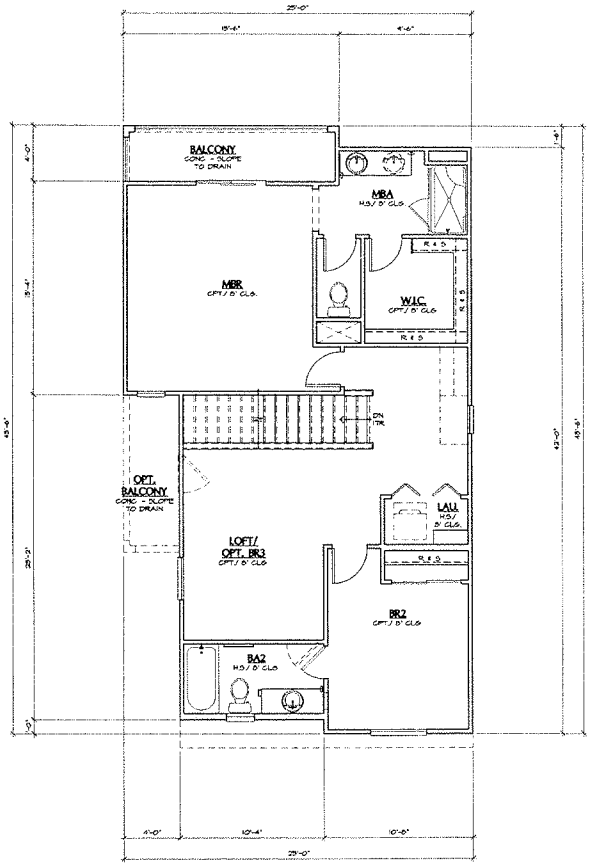


OPT. DELUXE MBA



OPT. BR3

SQUARE FOOTAGE CALC.			
	FINISHED	OPT. FINISHED	UNFINISHED
2 CAR GARAGE	-	-	448 SQ. FT.
PORCH AREA	-	-	20 SQ. FT.
BALCONY	-	-	61 SQ. FT.
OPT. BALCONY @ LOFT	-	-	45 SQ. FT.
FIRST FLOOR	521 SQ. FT.	-	-
SECOND FLOOR	857 SQ. FT.	-	-
TOTAL	1378 SQ.FT.		-



UPPER FLOOR
ELEVATION 'A' SHOWN

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RICHMOND AMERICAN HOMES

HILLSIDE
LAS VEGAS

PLAN 2
1,378 SQ. FT.

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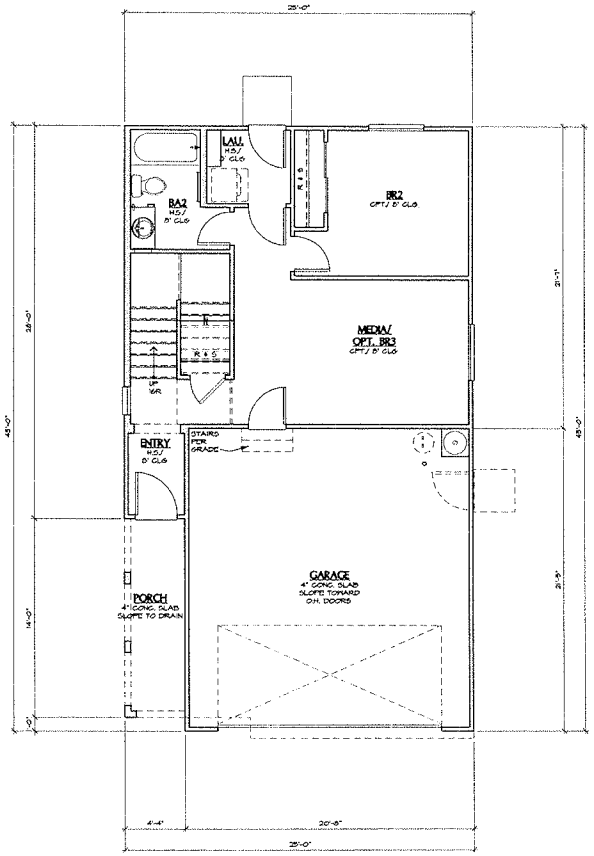
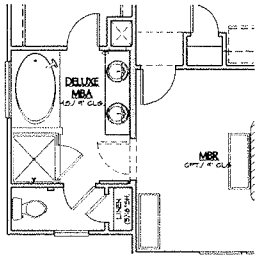
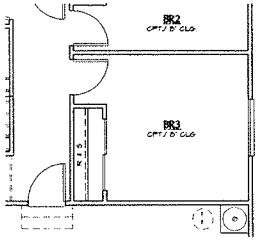


MAIN FLOOR
ELEVATION 'A' SHOWN

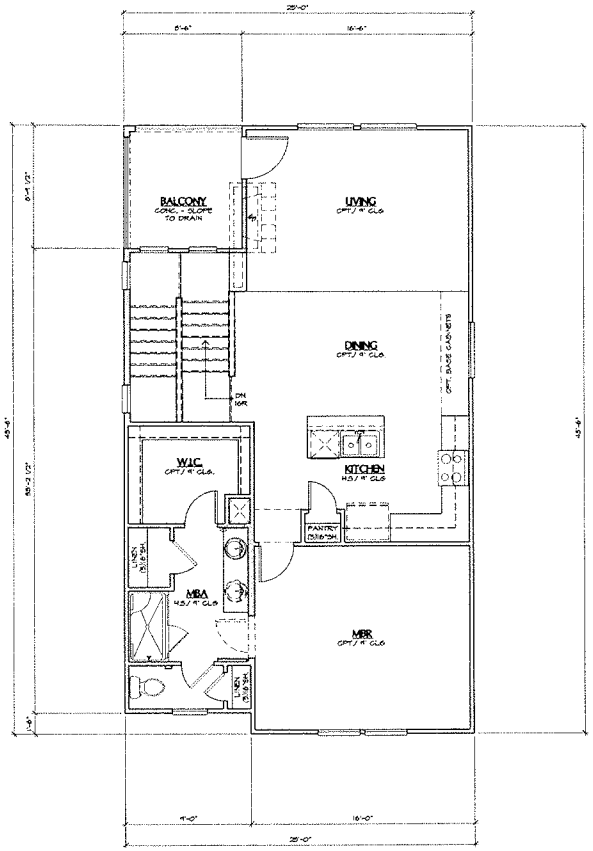


OPT. DELUXE MBA



OPT. BR3

SQUARE FOOTAGE CALC.			
	FINISHED	OPT. FINISHED	UNFINISHED
2 CAR GARAGE	-	-	441 SQ. FT.
PORCH AREA	-	-	61 SQ. FT.
BALCONY	-	-	75 SQ. FT.
FIRST FLOOR	569 SQ. FT.	-	-
SECOND FLOOR	904 SQ. FT.	-	-
TOTAL	1473 SQ.FT		-



UPPER FLOOR
ELEVATION 'A' SHOWN

RICHMOND AMERICAN HOMES

HILLSIDE
LAS VEGAS

PLAN 3
1,473 SQ. FT.

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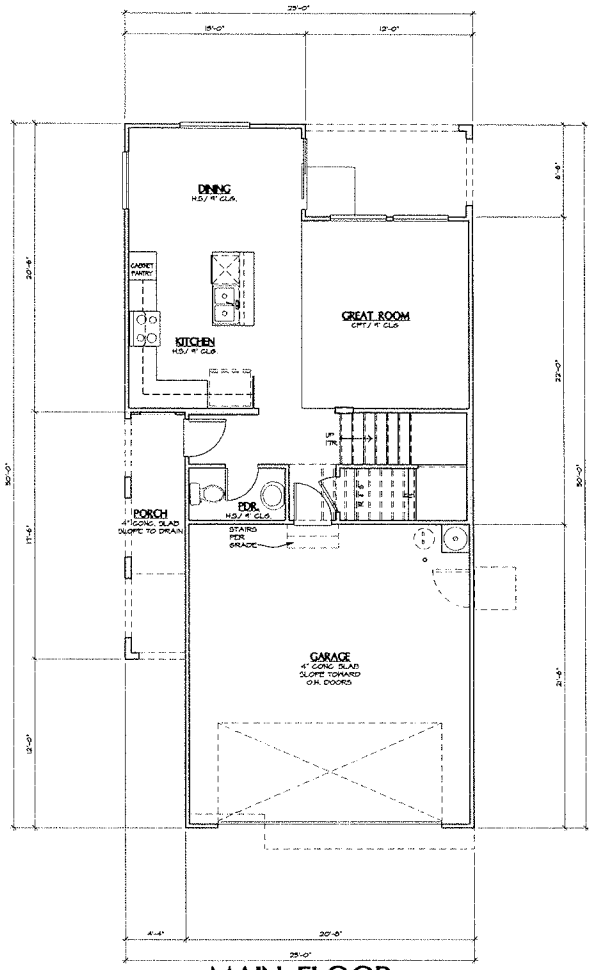
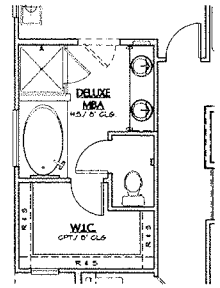
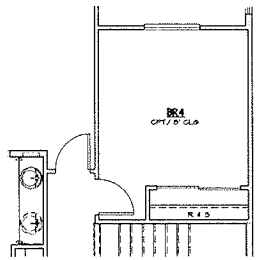


MAIN FLOOR
ELEVATION 'A' SHOWN

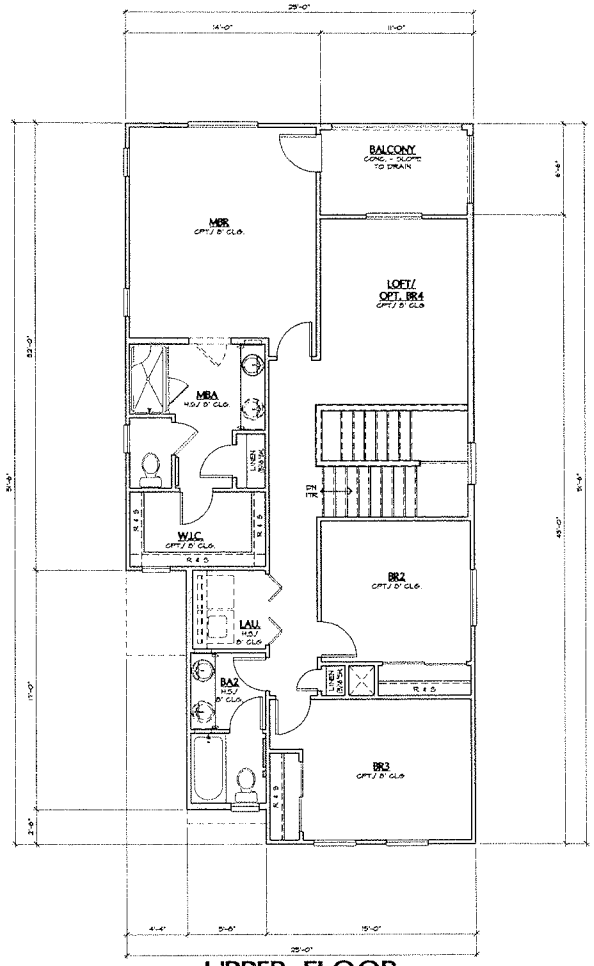


OPT. DELUXE MBA



OPT. BR4

SQUARE FOOTAGE CALC.			
	FINISHED	OPT. FINISHED	UNFINISHED
2 CAR GARAGE	-	-	444 SQ. FT.
PORCH AREA	-	-	76 SQ. FT.
BALCONY	-	-	72 SQ. FT.
FIRST FLOOR	600 SQ. FT.	-	-
SECOND FLOOR	1033 SQ. FT.	-	-
TOTAL	1633 SQ.FT.		-



UPPER FLOOR
ELEVATION 'A' SHOWN

RICHMOND AMERICAN HOMES

HILLSIDE
LAS VEGAS

PLAN 4
1,633 SQ. FT.

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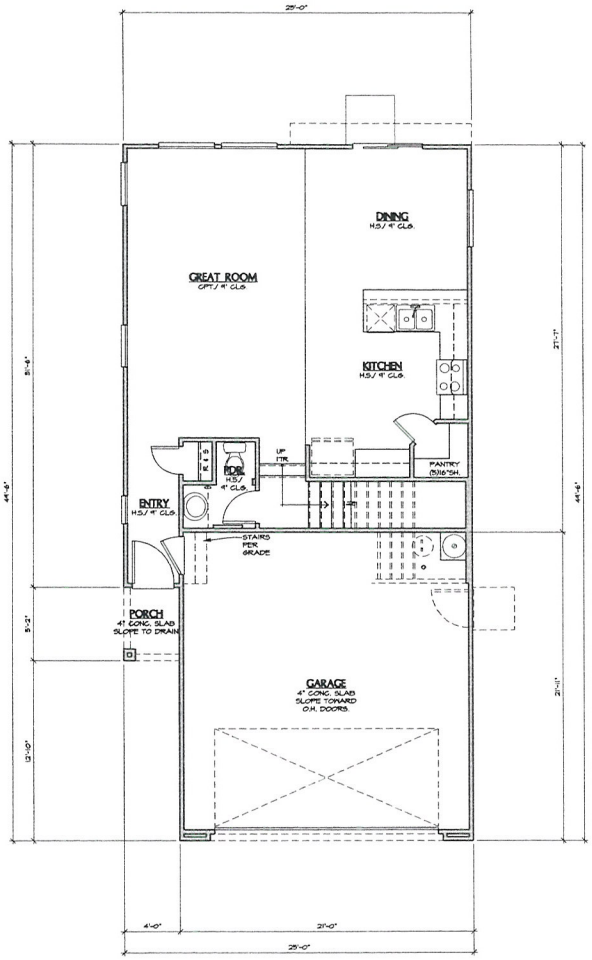
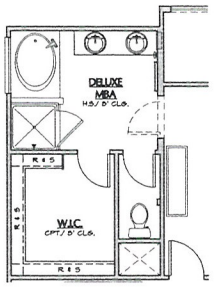
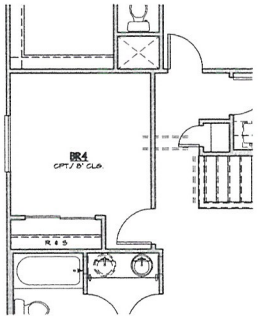


MAIN FLOOR
ELEVATION 'A' SHOWN

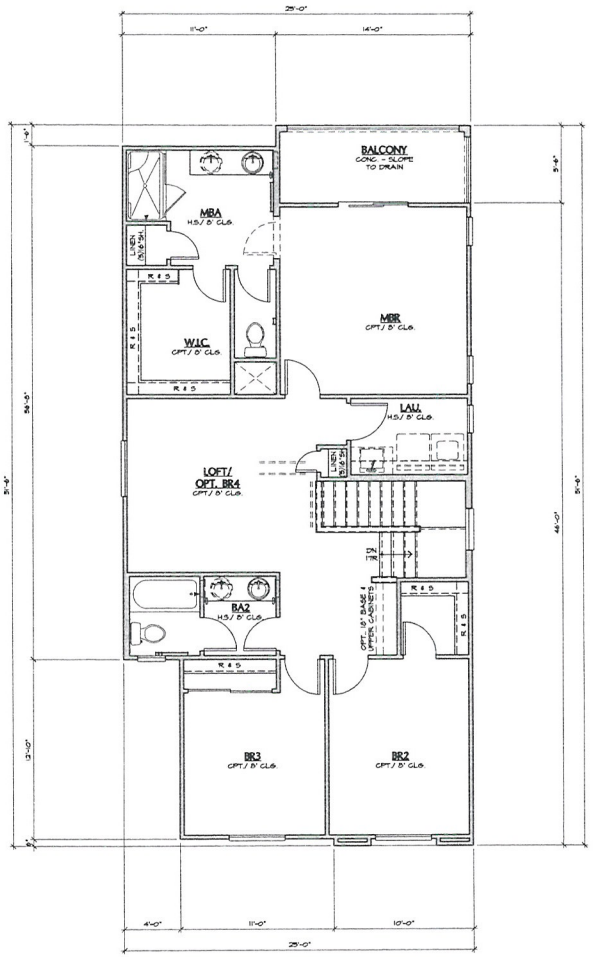


OPT. DELUXE MBA



OPT. BR4

SQUARE FOOTAGE CALC.			
	FINISHED	OPT. FINISHED	UNFINISHED
2 CAR GARAGE	-	-	449 SQ. FT.
PORCH AREA	-	-	21 SQ. FT.
BALCONY	-	-	76 SQ. FT.
FIRST FLOOR	706 SQ. FT.	-	-
SECOND FLOOR	1072 SQ. FT.	-	-
TOTAL	1778 SQ.FT.		-



UPPER FLOOR
ELEVATION 'A' SHOWN

RICHMOND AMERICAN HOMES

HILLSIDE
LAS VEGAS

PLAN 5
1,778 SQ. FT.

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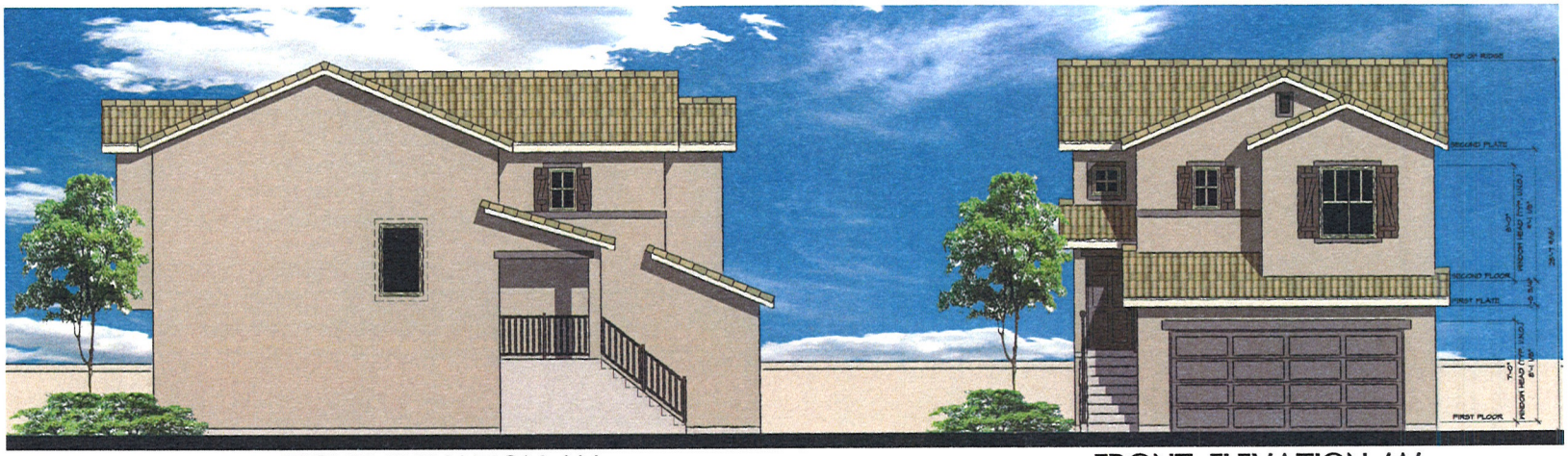
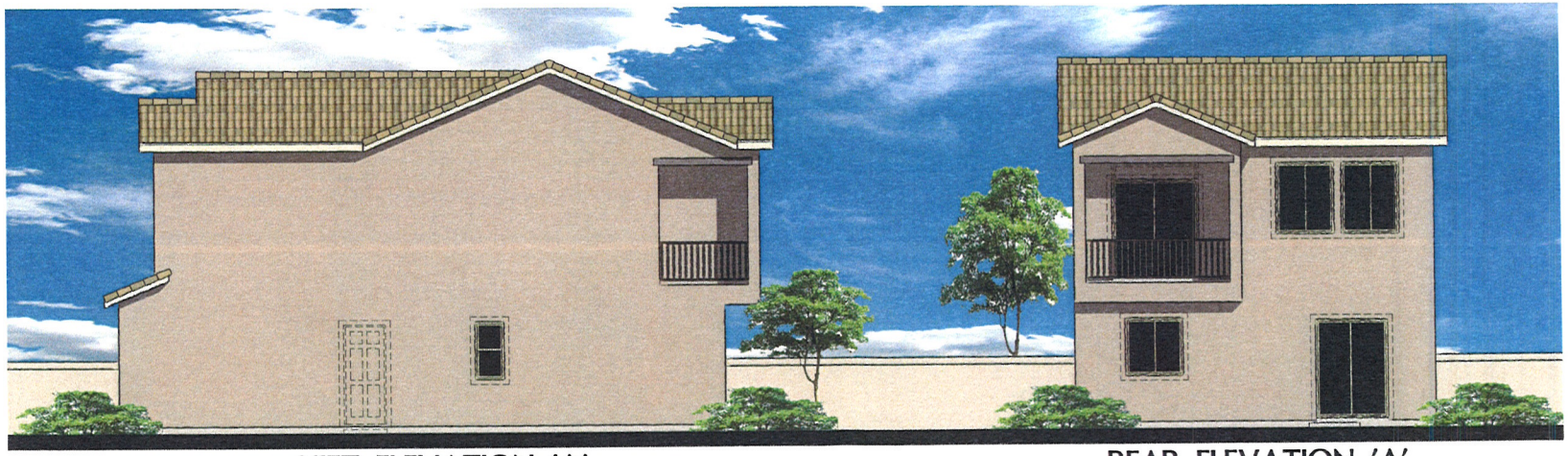


RIGHT ELEVATION 'A'

FRONT ELEVATION 'A'



LEFT ELEVATION 'A'

REAR ELEVATION 'A'

RICHMOND AMERICAN HOMES

HILLSIDE
LAS VEGAS

PLAN 1
1,280 SQ. FT.

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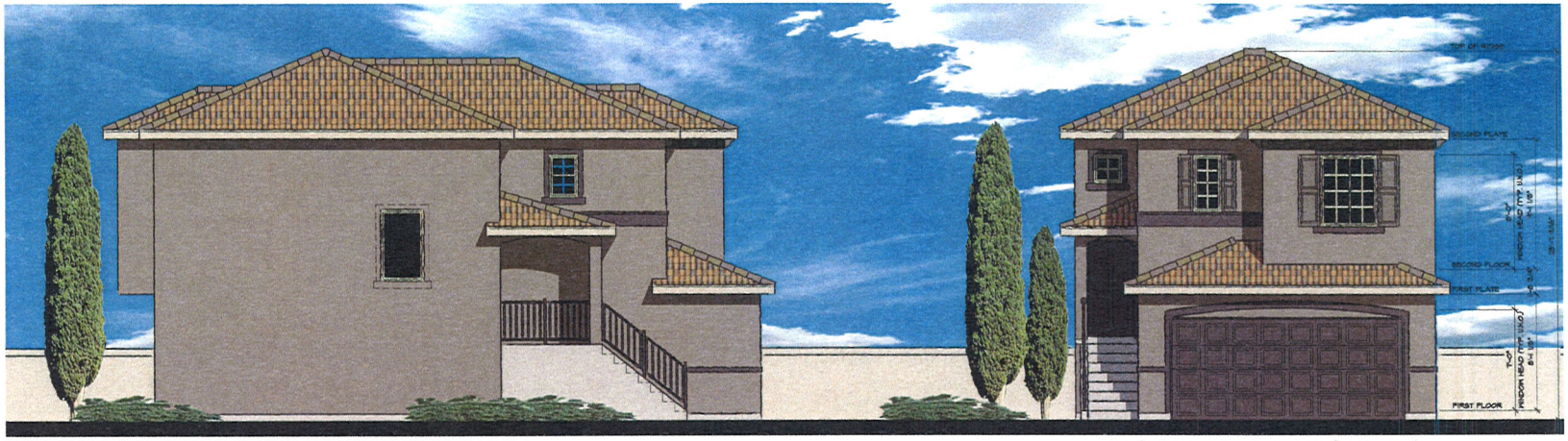
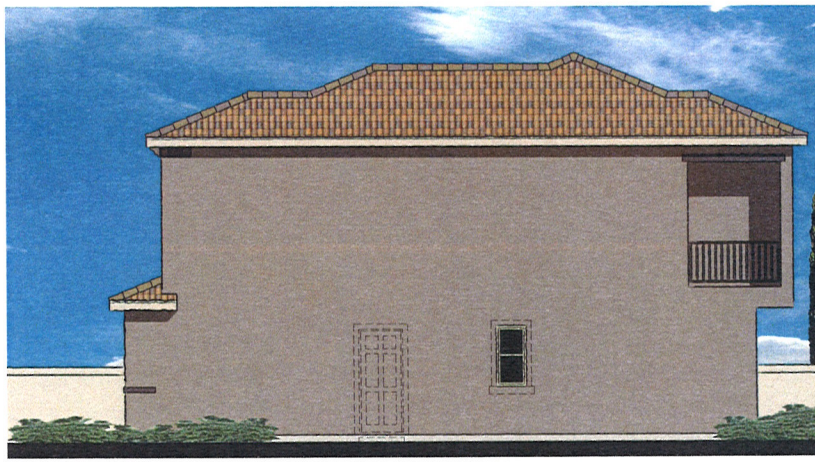
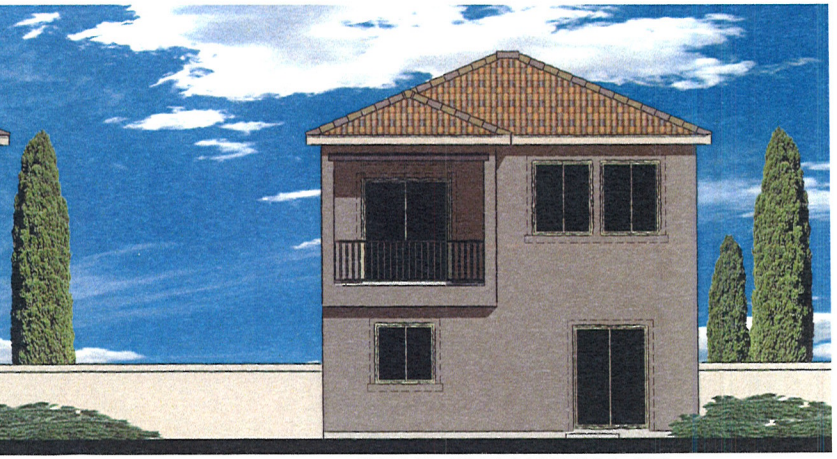


RIGHT ELEVATION 'B'

FRONT ELEVATION 'B'



LEFT ELEVATION 'B'



REAR ELEVATION 'B'

RICHMOND AMERICAN HOMES

HILLSIDE
LAS VEGAS

PLAN 1
1,280 SQ. FT.

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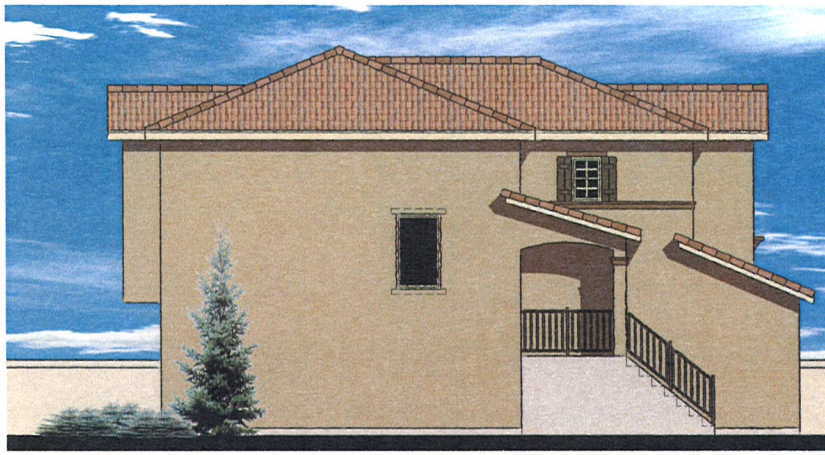

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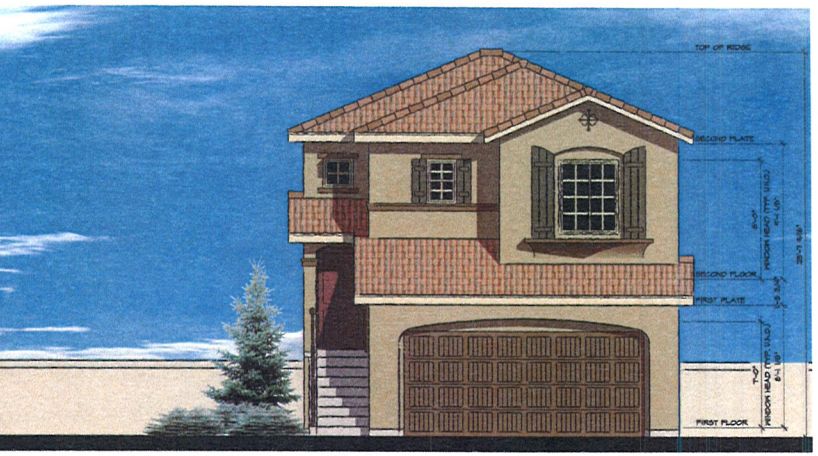

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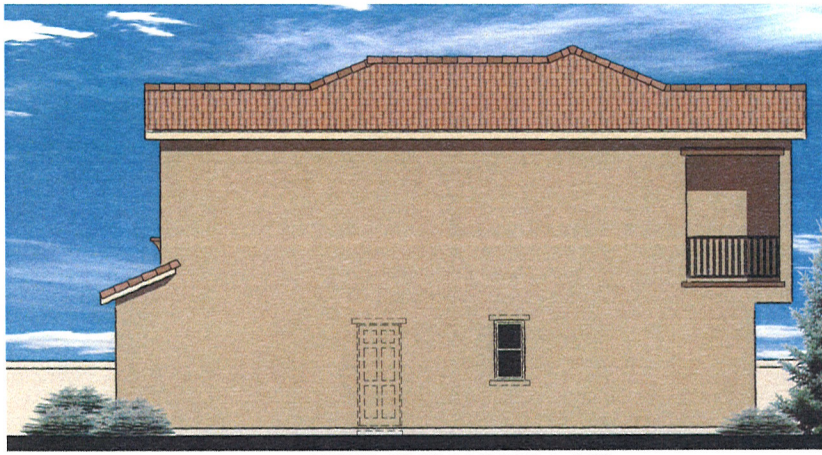

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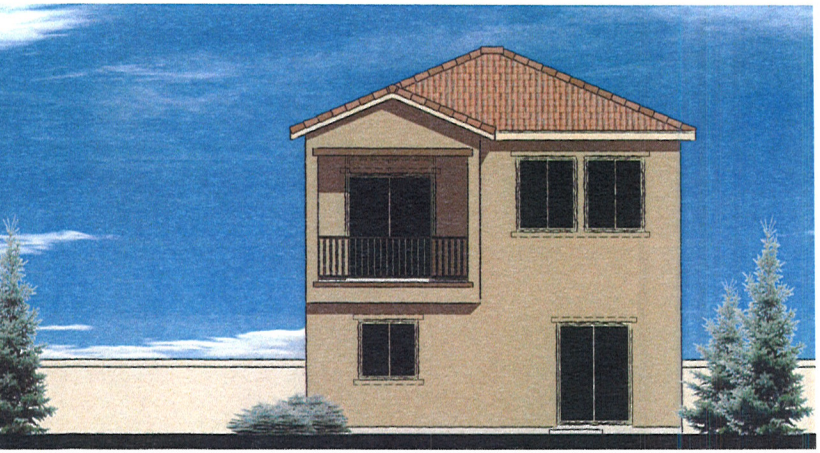

REAR ELEVATION 'C'

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HILLSIDE
LAS VEGAS

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1,280 SQ. FT.

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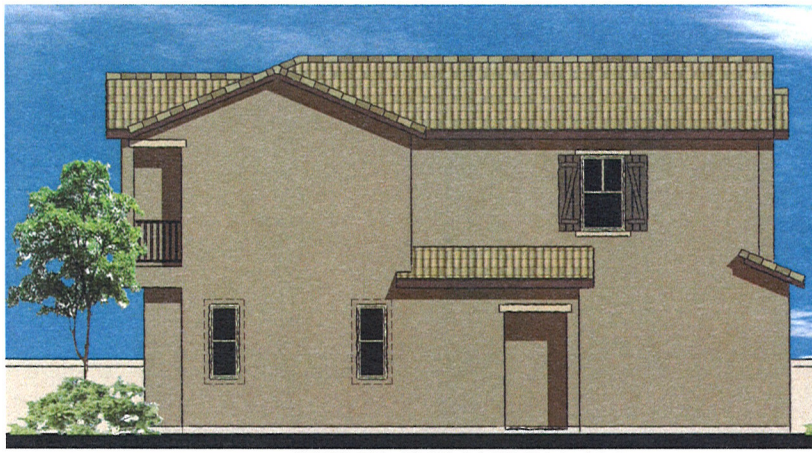

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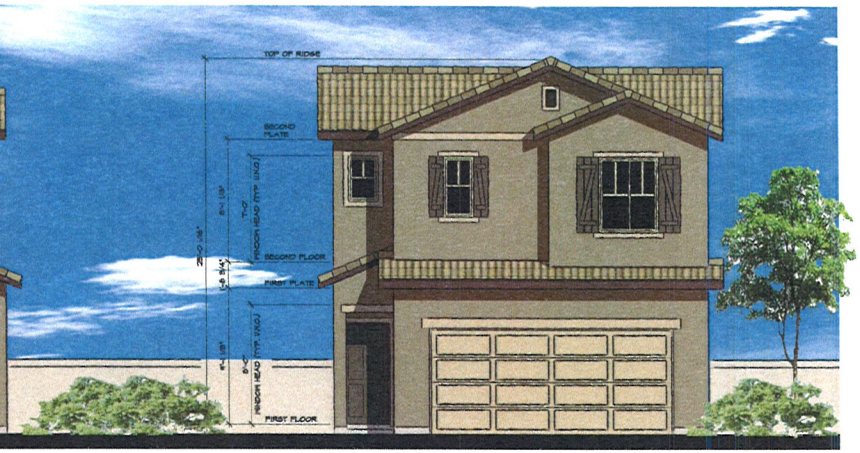

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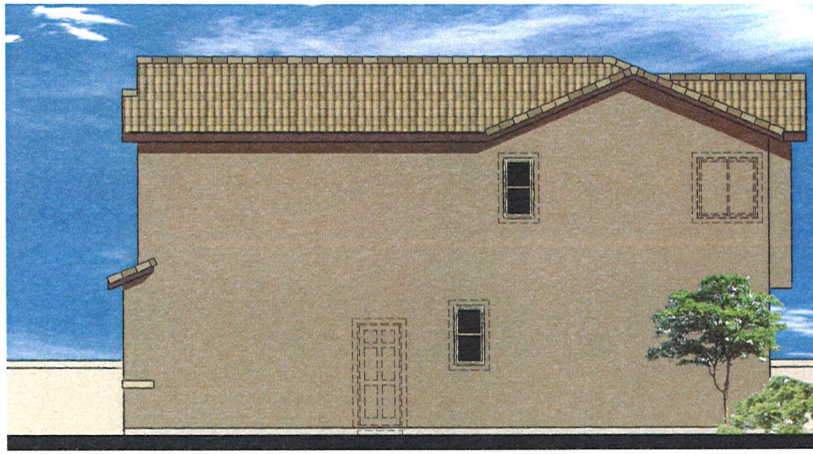

LEFT ELEVATION 'A'

REAR ELEVATION 'A'

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HILLSIDE
LAS VEGAS

PLAN 2
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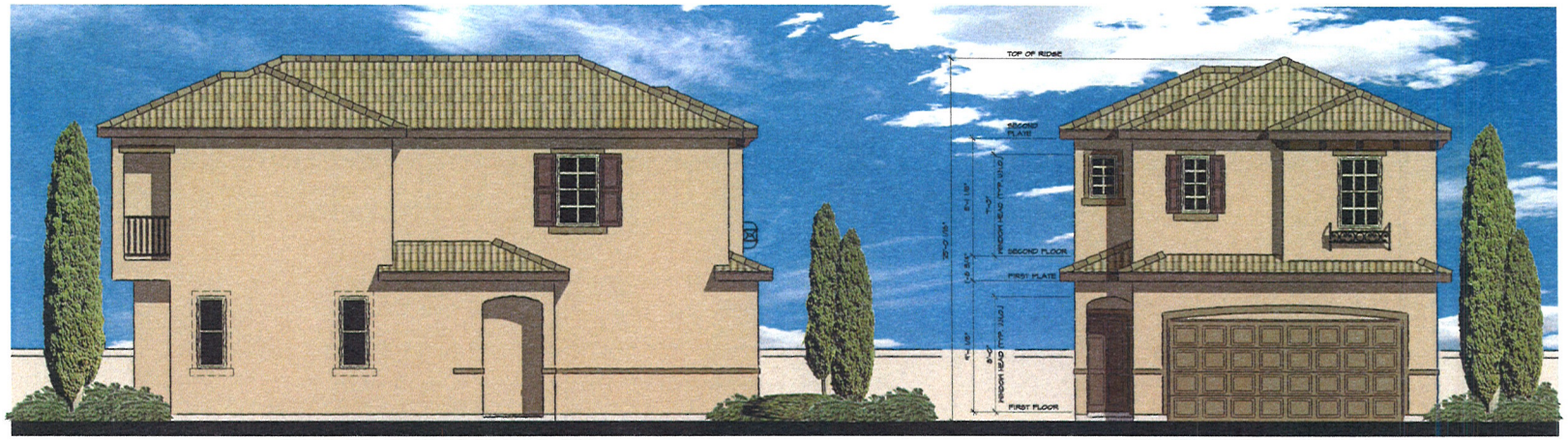
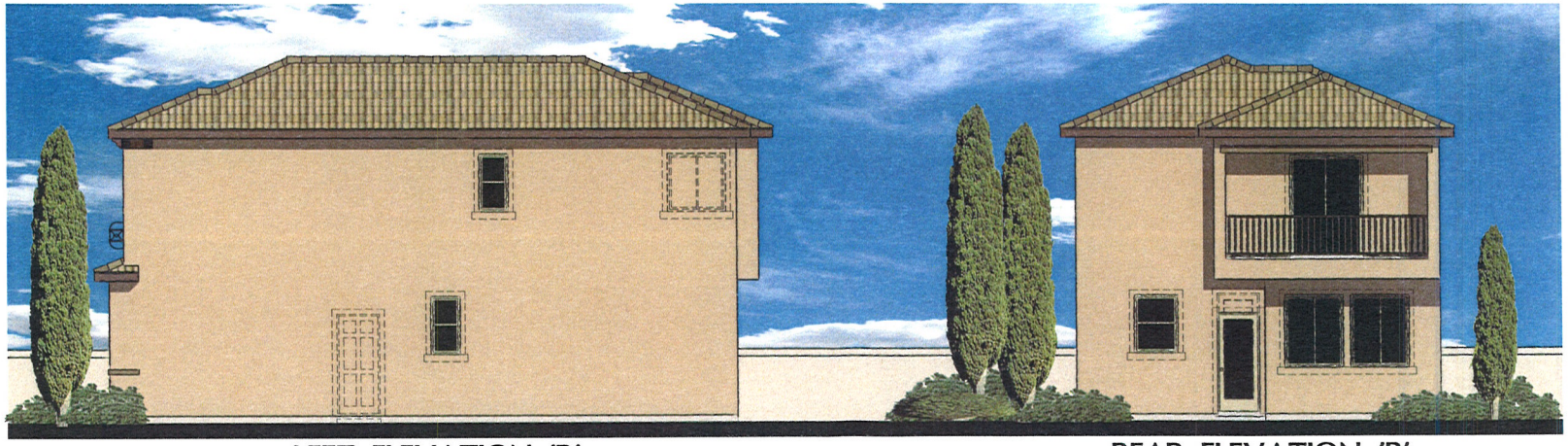


RIGHT ELEVATION 'B'

FRONT ELEVATION 'B'



LEFT ELEVATION 'B'

REAR ELEVATION 'B'

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RICHMOND AMERICAN HOMES

HILLSIDE
LAS VEGAS

PLAN 2
1,378 SQ. FT.

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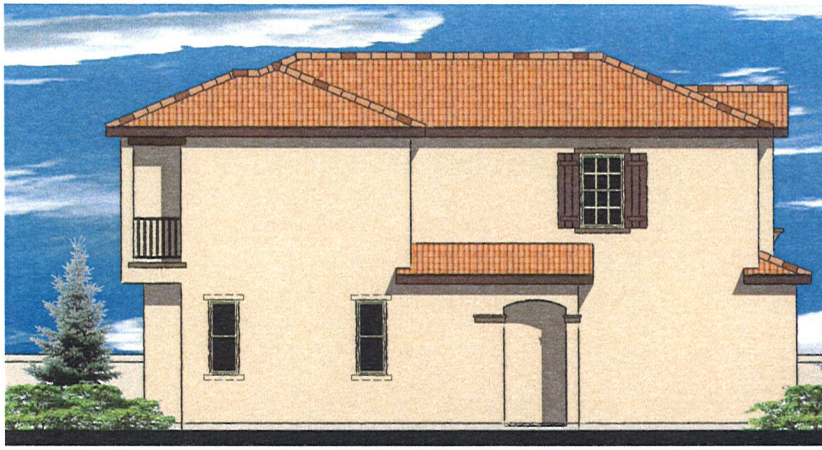

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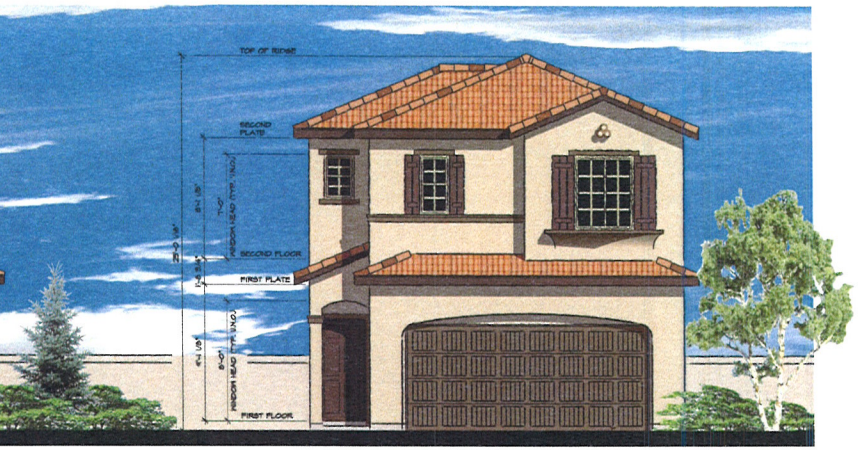
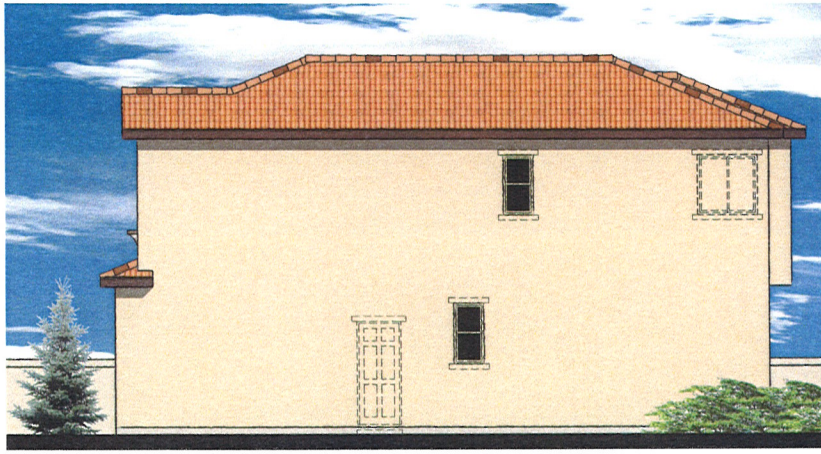


FRONT ELEVATION 'C'



LEFT ELEVATION 'C'

REAR ELEVATION 'C'

RICHMOND AMERICAN HOMES

HILLSIDE
LAS VEGAS

PLAN 2
1,378 SQ. FT.

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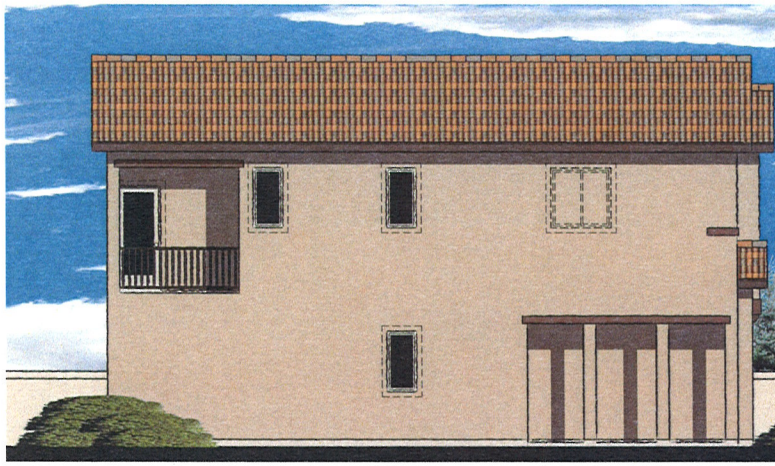
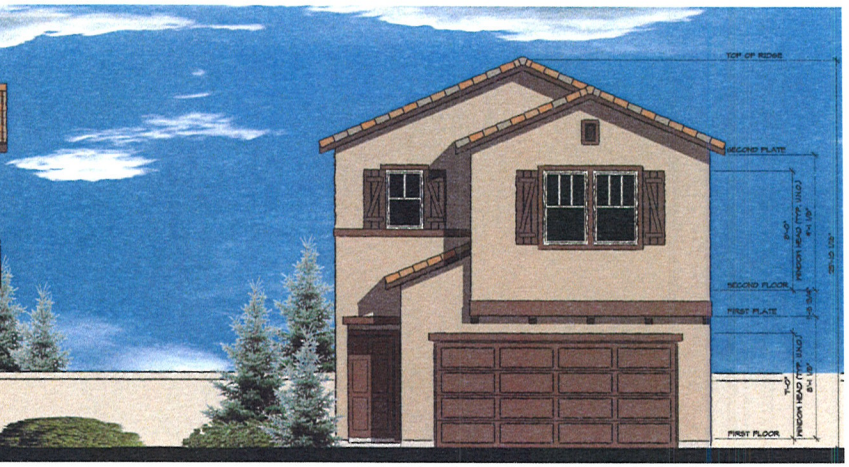
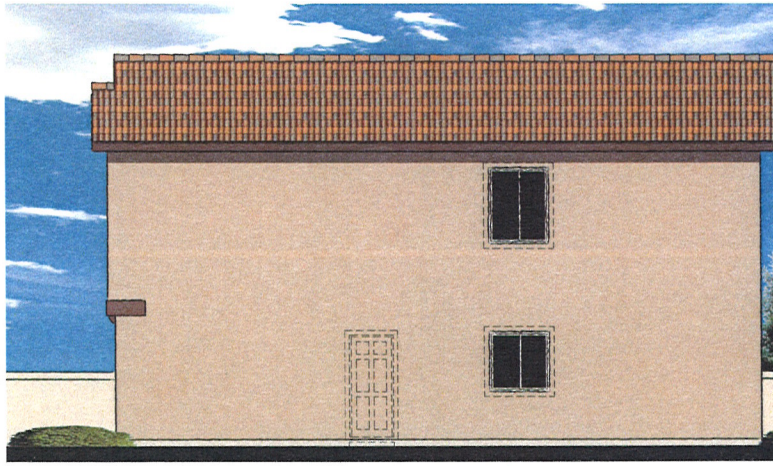


RIGHT ELEVATION 'A'



FRONT ELEVATION 'A'



LEFT ELEVATION 'A'

REAR ELEVATION 'A'

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HILLSIDE
LAS VEGAS

PLAN 3
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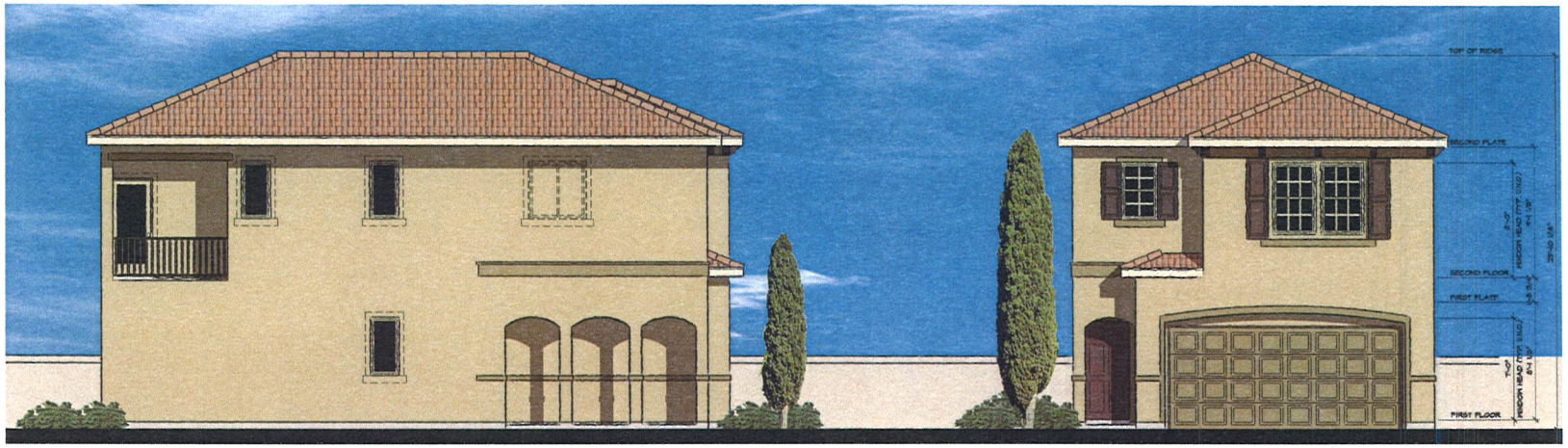
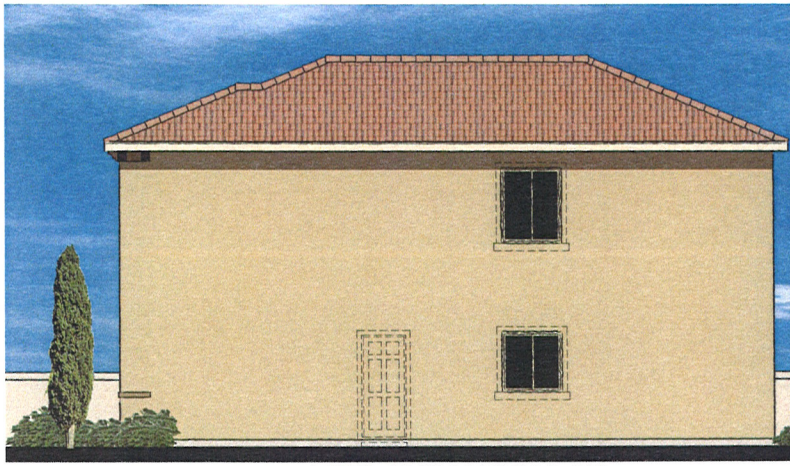


RIGHT ELEVATION 'B'

FRONT ELEVATION 'B'



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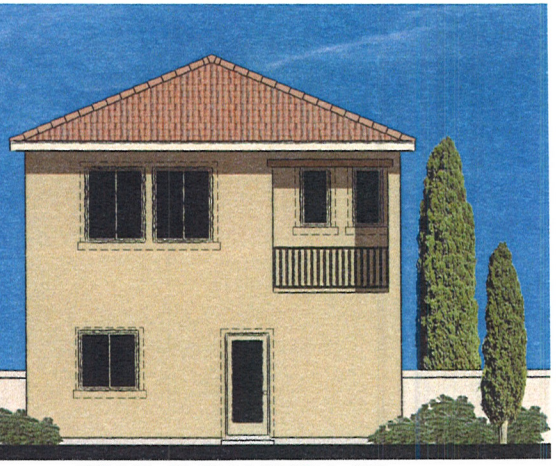

REAR ELEVATION 'B'

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RICHMOND AMERICAN HOMES

HILLSIDE
LAS VEGAS

PLAN 3
1,473 SQ. FT.

SDR-39117
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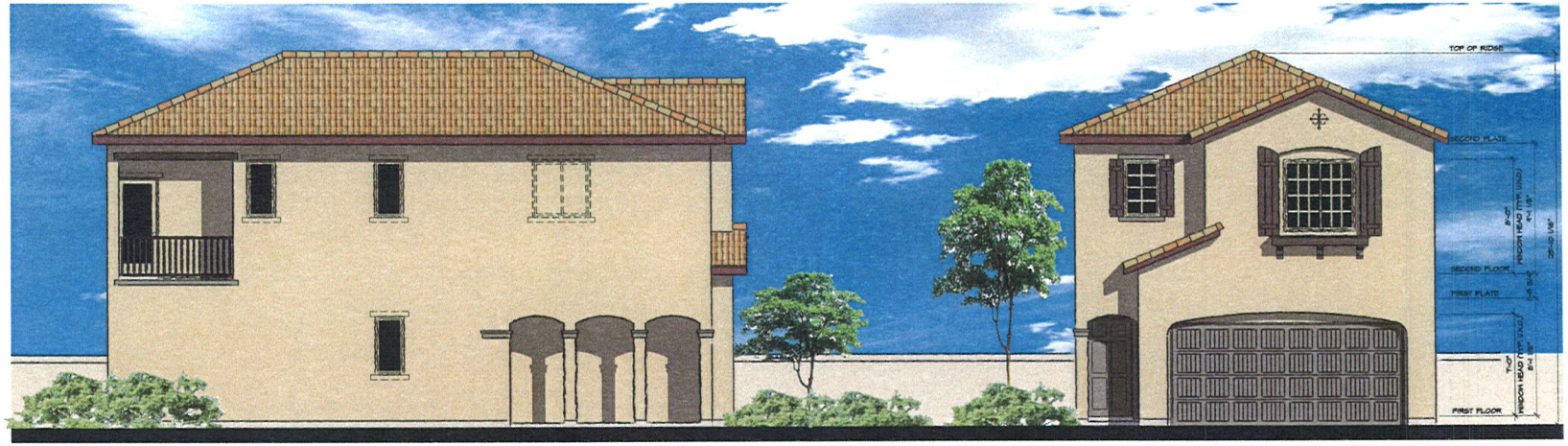
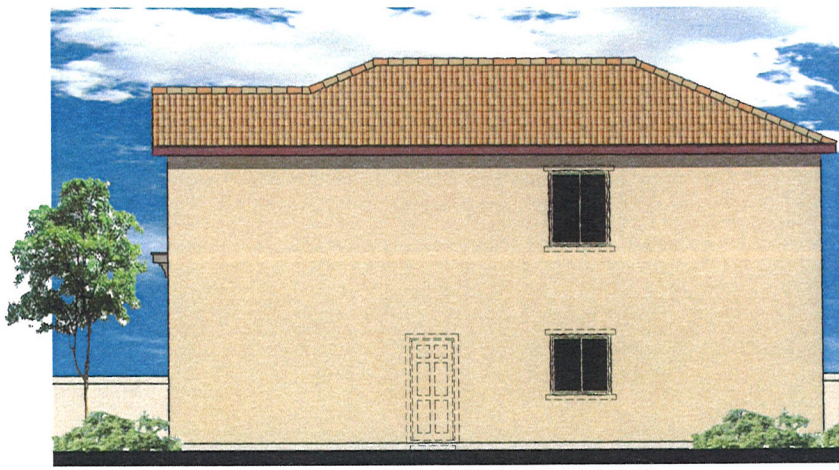
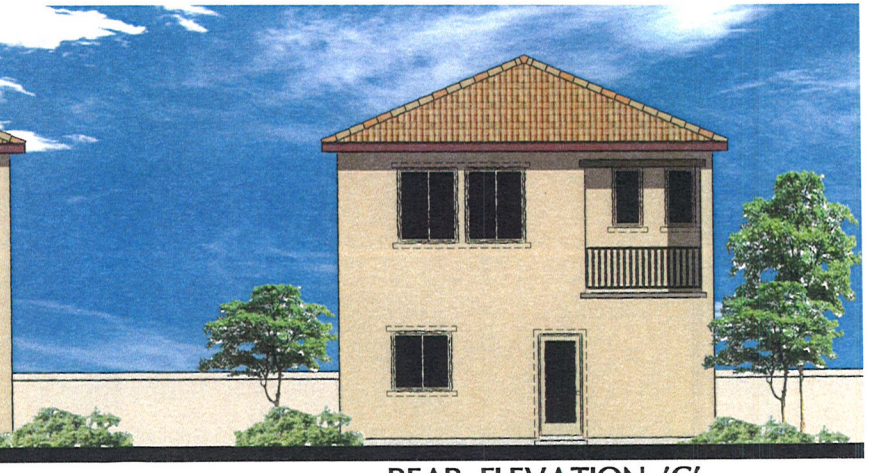


RIGHT ELEVATION 'C'

ROOF PLAN 'C'



LEFT ELEVATION 'C'



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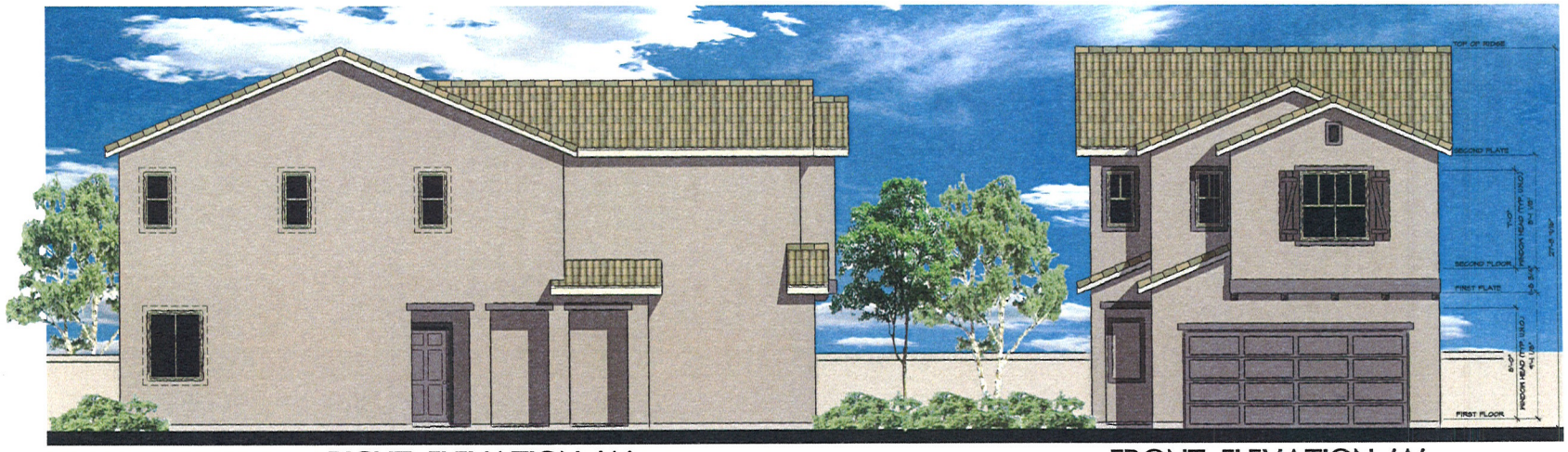
RICHMOND AMERICAN HOMES

HILLSIDE
LAS VEGAS

PLAN 3
1,473 SQ. FT.



RIGHT ELEVATION 'A'

FRONT ELEVATION 'A'

LEFT ELEVATION 'A'

REAR ELEVATION 'A'

RICHMOND AMERICAN HOMES

HILLSIDE
LAS VEGAS

PLAN 4
1,633 SQ. FT.

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Apple Bark	1BCCS0431
Mansard Trim	1MACS0431H
Mansard Hip Starter	1MICS0431
Mansard Apex 3-Way	1M3CS0431

Sandstorm	1BCCS0026
Mansard Trim	1MACS0026H

Desert Sunset	1BCCS6676

Charcoal Brown Blend	1BCCS1132
Mansard Trim	1MACS1132H
Mansard Hip Starter	1MICS1132
Mansard Apex 3-Way	1M3CS1132

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BODY
7037 Balanced Beige

SCHEME 12

TRIM
7039 Virtual Taupe

FASCIA & FRONT DOOR
6069 French Roast

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GARAGE DOOR
7003 Toque White

BODY
6121 Whole Wheat

SCHEME 11

TRIM
6123 Baugette

FASCIA & FRONT DOOR
2803 Rookwood
Terra Cotta

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GARAGE DOOR
7008 Alabaster

BODY
2823 Rookwood Clay

SCHEME 10

TRIM
6103 Tea Chest

FASCIA & FRONT DOOR
7735 Palm Leaf

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GARAGE DOOR
7526 Maison Blanche

SCHEME 9

BODY
6150 Universal Khaki

TRIM
6151 Quiver Tan

FASCIA & FRONT DOOR
7020 Black Fox

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GARAGE DOOR
6126 Navajo White

BODY
6080 Utterly Beige

SCHEME 8

TRIM
6081 Down Home

FASCIA & FRONT DOOR
6006 Black Bean

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GARAGE DOOR
6080 Utterly Beige

BODY
6120 Portabello

SCHEME 7

TRIM
6143 Basket Beige

FASCIA & FRONT DOOR
7027 Well Bred Brown

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GARAGE DOOR
6120 Portabello

BODY
7539 Cork Wedge

SCHEME 6

TRIM
6102 Portabello

FASCIA & FRONT DOOR
6013 Bitter Chocolate

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GARAGE DOOR
7539 Cork Wedge

SCHEME 5

BODY
6158 Sawdust

TRIM
6143 Basket Beige

FASCIA & FRONT DOOR
6160 Best Bronze

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SDR-39117

GARAGE DOOR
6158 Sawdust

BODY
7513 Sanderling

SCHEME 4

TRIM
7556 Crème

FASCIA, FRONT DOOR
& SHUTTERS
2848 Roycroft Pewter

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GARAGE DOOR
7032 Warm Stone

BODY
6101 Sands of Time

SCHEME 3

TRIM
6105 Divine White

FASCIA, FRONT DOOR
& SHUTTERS
6083 Sable

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GARAGE DOOR
6102 Portabello

BODY
6133 Muslin

SCHEME 2

TRIM
7008 Alabaster

FASCIA, FRONT DOOR
& SHUTTERS
7705 Wheat Penny

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SDR-39117

GARAGE DOOR
6150 Universal Khaki

BODY
6120 Believable Buff

SCHEME 1

TRIM
7011 Natural Choice

FASCIA, FRONT DOO
R & SHUTTERS
6090 Java

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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

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driveway would exceed CLV allowed driveway slopes on the downhill side of the driveway if the uphill side of the driveway was to be higher than the adjacent top of curb grade. Therefore TCE is requesting garage setbacks 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.

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SDR-39117 A
1 of 2

Sincerely,

Steve Christal
Board of Directors
Hillside HOA

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AUG 09 2010

City of Las Vegas

Agenda Item No.: **41.**

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:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends .

BACKUP DOCUMENTATION:
1. Staff Report
2. DRAFT West Charleston Corridor Plan

City of Las Vegas

Agenda Item No.: **42.**

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:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Proposed Amendments and Staff Report

City of Las Vegas

Agenda Item No.: **43.**

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

CITY OF LAS VEGAS NEVADA