



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

LAS VEGAS CITY COUNCIL

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

COMMISSIONERS

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

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

September 23, 2010

6:00 PM

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

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

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

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

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

PLANNING COMMISSION MEETING RULES OF CONDUCT:

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

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

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

BUSINESS ITEMS:

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

CONSENT ITEMS:

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

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

ONE MOTION - ONE VOTE

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

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

7. ZON-38968 - REZONING - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: NV ENERGY - Request for a Rezoning FROM: R-4 (HIGH DENSITY RESIDENTIAL) TO: C-V (CIVIC) on 1.95 acres at the southwest corner Bubbling Brook Drive and Shadybrook Lane (APN 138-26-402-001), Ward 1 (Tarkanian).
8. ZON-38971 - REZONING - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: NV ENERGY - Request for a Rezoning FROM: P-R (PROFESSIONAL OFFICE AND PARKING) TO: C-V (CIVIC) on 1.03 acres at 2525 Tamrich Drive (APN 162-08-103-005), Ward 1 (Tarkanian).
9. ZON-38978 - REZONING - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: NV ENERGY - Request for a Rezoning FROM: M (INDUSTRIAL) TO: C-V (CIVIC) on 4.08 acres at 2500 Highland Drive (APN 162-09-103-002), Ward 1 (Tarkanian).
10. VAR-39237 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request for a Variance TO ALLOW A PROPOSED SIGN HEIGHT OF 40-FEET WHERE 39-FEET IS THE MAXIMUM ALLOWED on 1.0 acres at the northeast corner of Las Vegas Boulevard and McWilliams Avenue (APN 139-27-805-004), C-V (Civic) Zone, Ward 5 (Barlow).
11. WVR-39089 - WAIVER - PUBLIC HEARING - APPLICANT/OWNER: KB HOME NEVADA, INC., ET AL - Request for a Waiver of Title 18.12 TO ALLOW PRIVATE STREETS TO TERMINATE IN DEAD-END STUBS WHERE CULS-DE-SAC ARE REQUIRED on 8.06 acres adjacent to the southeast corner of Puli Road and Grand Teton Drive (APNs 126-13-110-016, 126-13-118-039 and 041), PD (Planned Development) Zone [ML (Medium-Low Density Residential) Cliff's Edge Special Land Use Designation], Ward 6 (Ross).
12. TMP-39088 - TENTATIVE MAP - CLIFF'S EDGE PODS 201 AND 203 UNIT 5 - APPLICANT/OWNER: KB HOME NEVADA, INC., ET AL - Request for a Tentative Map FOR A 52-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 8.06 acres adjacent to the southeast corner of Puli Road and Grand Teton Drive (APNs 126-13-110-016, 126-13-118-039 and 041), PD (Planned Development) Zone [ML (Medium-Low Density Residential) Cliff's Edge Special Land Use Designation], Ward 6 (Ross).
13. RQR-39097 - REQUIRED REVIEW THREE YEAR REVIEW - PUBLIC HEARING - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: LODGE BPOE #1468 - Required Review of a previously approved Special Use Permit (U-0216-90) FOR A 14-FOOT X 48-FOOT OFF-PREMISE SIGN at 4100 West Charleston Boulevard (APN 139-31-801-009), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).
14. RQR-39106 - REQUIRED THREE YEAR REVIEW - PUBLIC HEARING - APPLICANT: LAMAR CENTRAL OUTDOOR, LLC - OWNER: URBAN LAND NEVDA - Required Review of a previously approved Special Use Permit (U-0265-94) FOR A 40-FOOT TALL, 14-FOOT X 48-FOOT OFF-PREMISE SIGN at 2550 Highland Drive (APN 162-09-110-019), M (Industrial) Zone, Ward 1 (Tarkanian).
15. RQR-39107 - REQUIRED THREE YEAR REVIEW - PUBLIC HEARING - APPLICANT: LAMAR CENTRAL OUTDOOR, LLC - OWNER: CHARWEST, INC. - Required Review of a PREVIOUSLY approved Special Use Permit (U-0262-94) FOR A 40-FOOT TALL, 14-FOOT X 48-FOOT OFF-PREMISE SIGN at 4820 West Charleston Boulevard (APN 138-36-804-008), C-2 (General Commercial) Zone, Ward 1 (Tarkanian).
16. RQR-39215 - REQUIRED REVIEW THREE YEAR REVIEW - PUBLIC HEARING - APPLICANT: LAMAR CENTRAL OUTDOOR, LLC - OWNER: 7-ELEVEN, INC. - Required Review of an approved Special Use Permit (U-

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

17. VAC-39018 - VACATION - PUBLIC HEARING - APPLICANT: HOF FINANCIAL I, LLC, - OWNER: PARDEE HOMES OF NEVADA, INC. - Petition to Vacate U.S. Government Patent Easements generally located approximately 300 feet northwest of the intersection of Shaumber Road and Centennial Parkway, Ward 6 (Ross).
18. VAC-39118 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: ACQUEST VEGAS, LLC - Petition to Vacate a 20-foot wide public drainage easement at southeast corner of Rancho Drive and Alexander Road, Ward 6 (Ross).
19. VAC-39142 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: WILLIAM LYON HOMES - Petition to Vacate the City of Las Vegas sewer easement and Public Drainage easements generally located southwest corner of Iron Mountain Road and Jones Boulevard, Ward 6 (Ross).
20. VAC-39145 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Petition to Vacate the aerial right-of-way for a portion of an existing 20-foot wide public alley located between Clark Avenue and Bonneville Avenue, and between 1st Street and Casino Center Boulevard, Ward 3 (Reese).
21. ROC-39160 - REVIEW OF CONDITION - APPLICANT/OWNER: TWILIGHT NORTH HOMEOWNERS ASSOCIATION - Request for a Review of Condition to delete Condition Number 9 of a previously approved Tentative Map (TM-0031-01) WHICH REQUIRED THAT A FIVE-FOOT HIGH FENCE SEPARATING THE EQUESTRIAN PATH AND TRANSPORTATION PATH SHOULD BE PROVIDED AND CONSIST OF A RIGID POLYVINYL CHLORIDE (PVC) RESIN COMPOUND WITH A HIGH LEVEL OF TITANIUM DIOXIDE PIGMENT THROUGHOUT THE FENCE MATERIAL at the northwest corner of Grand Teton Drive and El Capitan Way (APN 125-08-497-009), R-PD6 (Residential Planned Development - 6 Units Per Acre) Zone, Ward 6 (Reese).

PUBLIC HEARING ITEMS

22. ABEYANCE - SUP-38523 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: HECTOR CAMACHO - Request for a Special Use Permit FOR A PROPOSED MOTOR VEHICLE SALES (USED) USE at 4561 East Bonanza Road, Suite #130 (APN 140-32-101-017), C-2 (General Commercial) Zone, Ward 3 (Reese).
23. VAR-39068 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ROXANNE SHERIDAN - Request for a Variance TO ALLOW A TWO-FOOT SIDE YARD SETBACK WHERE THREE FEET IS REQUIRED on 0.54 acres at 2281 South Pioneer Way (APN 163-03-402-007), R-E (Residence Estates) Zone, Ward 1 (Tarkanian).
24. SUP-39069 - SPECIAL USE PERMIT RELATED TO VAR-39068 - PUBLIC HEARING - APPLICANT/OWNER: ROXANNE SHERIDAN - Request for a Special Use Permit FOR A PROPOSED 1,088 SQUARE-FOOT ACCESSORY STRUCTURE (CLASS I) WITH KITCHEN at 2281 South Pioneer Way (APN 163-03-402-007), R-E (Residence Estate) Zone, Ward 1 (Tarkanian).
25. VAR-39099 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: CLARK COUNTY LEGAL SERVICES PROGRAM - Request for a Variance TO ALLOW 92 PARKING SPACES WHERE 118 PARKING SPACES ARE REQUIRED on 0.98 acres at 721 East Charleston Boulevard (APNs 139-34-410-244 and 245), C-1 (Limited Commercial) Zone, Ward 3 (Reese).
26. VAR-39100 - VARIANCE RELATED TO VAR-39099 - PUBLIC HEARING - APPLICANT/OWNER: CLARK COUNTY LEGAL SERVICES PROGRAM - Request for a Variance TO ALLOW A 10-FOOT FRONT YARD SETBACK WHERE 20-FEET IS REQUIRED, A 5-FOOT SIDE YARD SETBACK WHERE 10-FEET IS REQUIRED, A 10-FOOT CORNER SIDE YARD SETBACK WHERE 15-FEET IS REQUIRED AND AN EIGHT- FOOT REAR YARD SETBACK WHERE 20-FEET IS REQUIRED on 0.98 acres at 721 East Charleston Boulevard (APNs 139-34-410-244 and 245), C-1 (Limited Commercial) Zone, Ward 3 (Reese).
27. SDR-39098 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-39099 AND VAR-39100 - PUBLIC

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

28. VAR-39122 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: EVAPS, LLC - Request for a Variance TO ALLOW ZERO FOOT SETBACKS WHERE A 10-FOOT SIDE YARD, 15-FOOT CORNER SIDE YARD, AND 20-FOOT FRONT AND REAR YARD SETBACK IS REQUIRED, AND TO ALLOW 86% LOT COVERAGE WHERE 50% LOT COVERAGE IS THE MAXIMUM ALLOWED on 0.65 acres at 400 South 7th Street (APNs 139-34-710-030, 031, 032, 033), C-1 (Limited Commercial) Zone, Ward 3 (Reese).
29. SDR-39121 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-39122 - PUBLIC HEARING - APPLICANT/OWNER: EVAPS, LLC - Request for a Site Development Plan Review FOR A PROPOSED 55,132 SQUARE-FOOT OFFICE BUILDING WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER WIDTH REQUIREMENTS TO ALLOW BUFFERS OF ZERO FEET WHERE 15 FEET IS REQUIRED ON THE EAST, WEST AND NORTH PERIMETERS AND EIGHT FEET IS REQUIRED ON THE SOUTH PERIMETER on 0.65 acres at 400 South 7th Street (APNs 139-34-710-030, 031, 032, 033), C-1 (Limited Commercial) Zone, Ward 3 (Reese).
30. VAR-39148 - VARIANCE - PUBLIC HEARING - APPLICANT: A CAB TAXI COMPANY - OWNER: FOUR FOURS, LLC - Request for a Variance TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE EIGHT FEET IS REQUIRED FOR ACCESSORY STRUCTURES on 1.94 acres at 1500 Searles Avenue (APN 139-26-201-004), C-M (Commercial/Industrial) Zone, Ward 5 (Barlow).
31. SUP-39149 - SPECIAL USE PERMIT RELATED TO VAR-39148 - PUBLIC HEARING - APPLICANT: A CAB TAXI COMPANY - OWNER: FOUR FOURS, LLC - Request for a Special Use Permit FOR OUTDOOR STORAGE, ACCESSORY WITHIN REQUIRED SETBACK AND LANDSCAPE BUFFER AREAS ALONG THE WEST AND SOUTH PERIMETERS at 1500 Searles Avenue (APN 139-26-201-004), C-M (Commercial/Industrial) Zone, Ward 5 (Barlow).
32. SDR-39147 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-39148 AND SUP-39149 - PUBLIC HEARING - APPLICANT: A CAB TAXI COMPANY - OWNER: FOUR FOURS, LLC - Request for a Major Amendment to a previously approved Site Development Plan Review (SDR-35195) FOR A PROPOSED 10,800 SQUARE-FOOT TAXICAB/LIMO YARD WITH ANCILLARY VEHICLE SERVICE AND AUTO REPAIR WHERE AN 8,800 SQUARE-FOOT TAXICAB/LIMO YARD WAS APPROVED, A PROPOSED 5,000 SQUARE-FOOT AUTO REPAIR GARAGE WHERE A 3,000 SQUARE-FOOT BUILDING WAS APPROVED AND TO ALLOW 24 TREES WITHIN PERIMETER LANDSCAPE BUFFERS WHERE 37 TREES WERE APPROVED, WITH A WAIVER OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS TO ALLOW A ZERO-FOOT BUFFER ALONG A PORTION OF THE EAST PROPERTY LINE WHERE EIGHT FEET IS REQUIRED on 1.94 acres at 1500 Searles Avenue (APN 139-26-201-004), C-M (Commercial/Industrial) Zone, Ward 5 (Barlow).
33. SUP-38860 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CARDENAS MARKETS, INC. - OWNER: PACPROP - Request for a PROPOSED RETAIL ESTABLISHMENT (GROCERY STORE) WITH ACCESSORY PACKAGE LIQUOR OFF-SALE at 4700 Meadows Lane (APN 139-31-111-001), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).
34. SUP-38996 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: RP SLOTS, LLC - OWNER: CHARLESTON HEIGHTS SHOPPING CENTER, LLC - Request for a Special Use Permit FOR A GAMING ESTABLISHMENT, GENERAL BUSINESS-RELATED at 542 South Decatur Boulevard (APN 138-36-701-018), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).
35. SUP-39104 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: PHOENIX PHYSICAL THERAPY AND LONGEVITY CENTER - OWNER: SHINHAN E AND C AMERICA, INC. - Request for a Special Use Permit FOR A 3,504 SQUARE-FOOT MASSAGE ESTABLISHMENT WITH A WAIVER TO ALLOW A 100-FOOT DISTANCE SEPARATION FROM RESIDENTIAL PROPERTY WHERE 400 FEET IS REQUIRED at 950 South Durango Drive, Suite #120 (APN 138-32-816-006), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson).
36. SUP-39143- SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CORNERSTONE COMPANY - OWNER:

CHETAK DEVELOPMENT, INC. - Request for a Special Use Permit FOR A PROPOSED 7,000 SQUARE-FOOT GUN CLUB, SKEET, TARGET RANGE OR ARCHERY CLUB (INDOOR) at 2233 South Las Vegas Boulevard (APN 162-03-410-007), C-2 (General Commercial) Zone, Ward 3 (Reese).

37. SUP-39144 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: WESTSIDE FIREFLY, LLC - OWNER: CONTINENTAL PROPERTY, LLC - Request for a Special Use Permit FOR A PROPOSED 7,000 SQUARE-FOOT SUPPER CLUB WITH A WAIVER TO ALLOW A ZERO FOOT SEPARATION DISTANCE WHERE 400 FEET IS REQUIRED at 9560 West Sahara Avenue (APN 163-06-816-025), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson).
38. SUP-39146 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: GREAT WASH PARK, LLC - Request for a Special Use Permit FOR A LIQUOR ESTABLISHMENT (TAVERN) WITH WAIVERS TO ALLOW A DISTANCE SEPARATION OF 141 FEET FROM A CITY PARK AND TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A SIMILAR USE WHERE A MINIMUM OF 1,500 FEET IS REQUIRED at 440 South Rampart Boulevard, Suite #180 (APN 138-32-601-003), C-2 (General Commercial) Zone, Ward 2 (Wolfson).
39. SUP-39219 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: OPPORTUNITY VILLAGE, ARC - OWNER: AFTON MEADOWS, LLC - Request for a Special Use Permit FOR A PROPOSED XX SQUARE-FOOT THRIFTSHOP, NON-PROFIT WITHIN AN EXISTING BUILDING at 4600 Meadows Lane (APN 139-31-110-002), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).
40. SDR-39117 - MAJOR SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: RB HILLSIDE, LLC - Request for a Major Site Development Plan Review of a previously approved Site Development Plan Review (SDR-8635) TO ADD ALTERNATE MODEL HOME PLANS, AND TO ALLOW FIVE-FOOT TO EIGHT-FOOT GARAGE SETBACKS WHERE 6-FEET IS REQUIRED at the southwest corner of West Alexander Road and Clark County Route 215 (APNs 137-12-114-001 thru 077,122 thru 126, 158 thru 304, 310 thru 371), PD (Planned Development) Zone, Ward 4 (Anthony).

DIRECTOR'S BUSINESS:

41. DIR-38197 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request to adopt the West Charleston Corridor Plan, Ward 1 (Tarkanian).
42. DIR-39288 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Update on Long Range Planning Items. Staff has NO RECOMMENDATION.
43. 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:

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

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

DEPARTMENT: PLANNING AND DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

SUBJECT:

CALL TO ORDER



AGENDA SUMMARY PAGE

PLANNING COMMISSION MEETING OF: SEPTEMBER 23, 2010

DEPARTMENT: PLANNING AND DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

SUBJECT:

ANNOUNCEMENT: COMPLIANCE WITH OPEN MEETING LAW



AGENDA SUMMARY PAGE

PLANNING COMMISSION MEETING OF SEPTEMBER 23, 2010

DEPARTMENT: PLANNING AND DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

SUBJECT:

ROLL CALL



AGENDA SUMMARY PAGE

PLANNING COMMISSION MEETING OF SEPTEMBER 23, 2010

DEPARTMENT: PLANNING AND DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

SUBJECT:

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



AGENDA SUMMARY PAGE

PLANNING COMMISSION MEETING OF: SEPTEMBER 23, 2010

DEPARTMENT: PLANNING AND DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ **Consent** ☒ **Discussion**

SUBJECT:

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



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

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

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

C.C.: 10/20/2010

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

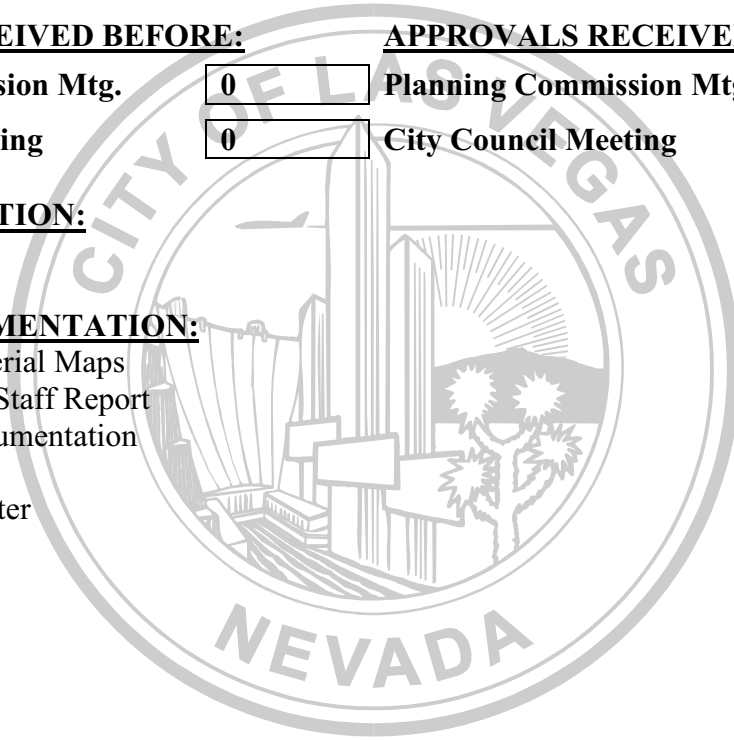
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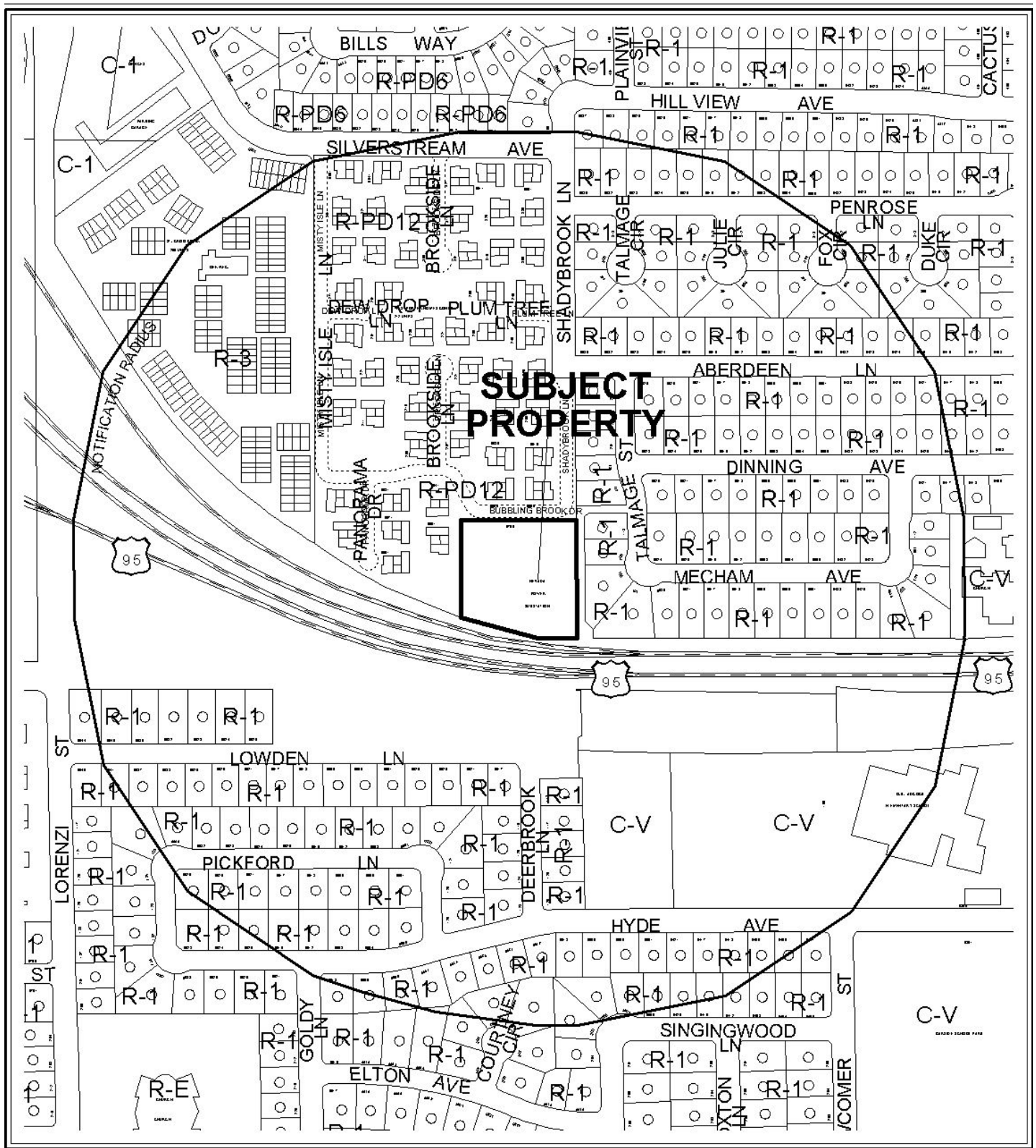
RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

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





CASE: **ZON-38968**

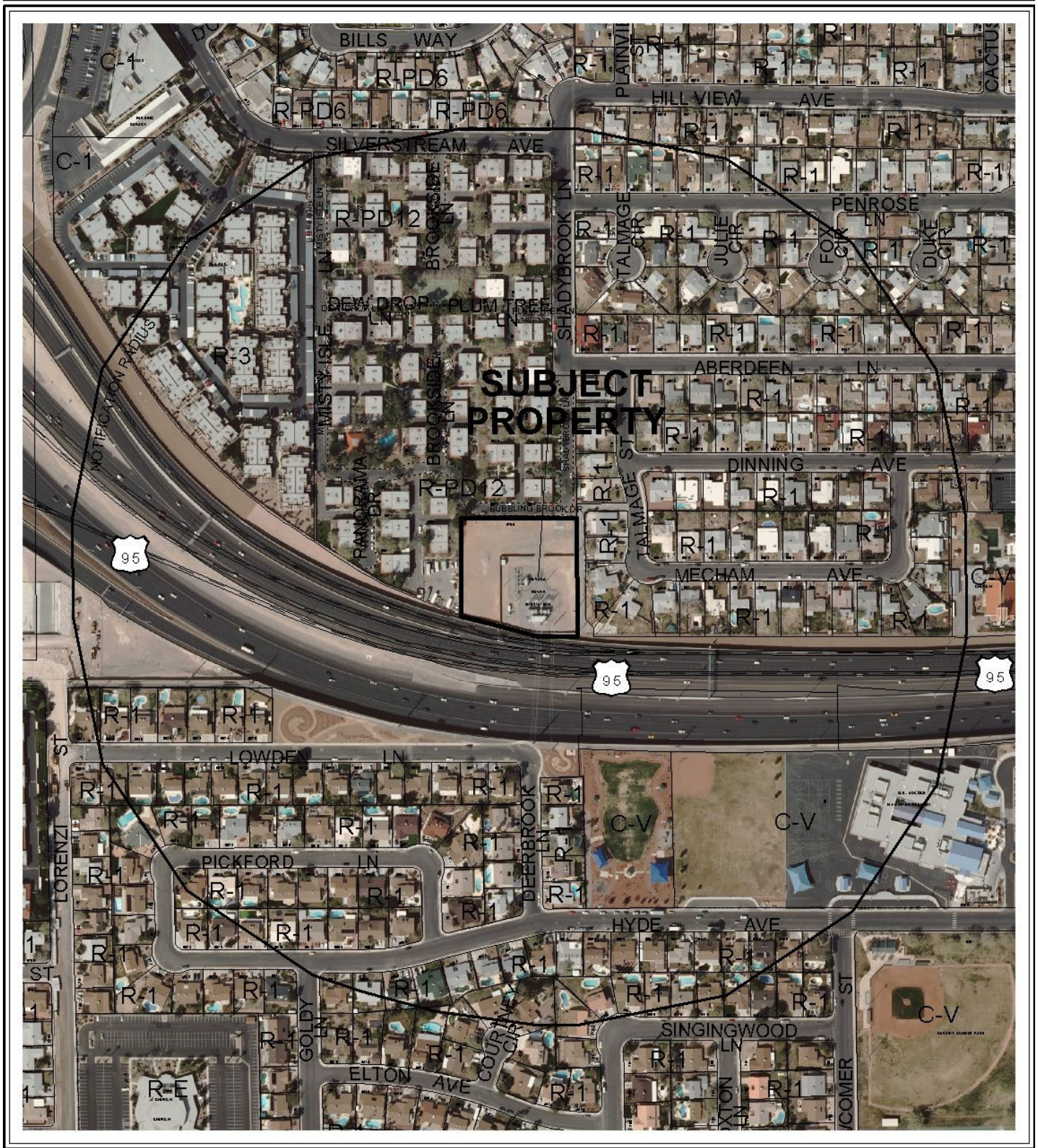
RADIUS: 1000 FT

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

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

0 300 600 Feet





CASE: ZON-38968

RADIUS: 1000 FT

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

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

0 300 600 Feet





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: NV Energy

Name of Applicant: City of Las Vegas

Name of Representative: Andy Reed

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

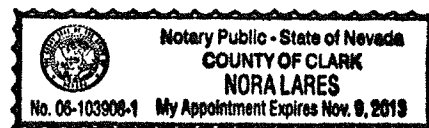
Signature of ~~Property Owner~~ ^{AUTHORIZED AGENT} Andrew P. Reed

Print Name: Andrew P. Reed

Subscribed and sworn before me

This 27TH day of July, 2010

Nora Lares
Notary Public in and for said County and State



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

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

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

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

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

AUTHORIZED AGENT

Property Owner Signature* Andrew P. Reed

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

Print Name Andrew P. Reed

Subscribed and sworn before me

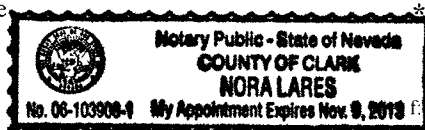
This 27TH day of July, 20 10.

Nora Lares

Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

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



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



ZON-38968
REVISED

ZONING

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

- Subject Parcel
- City Limits
- ROI Zoning

FROM R-4 TO C-V

JUL 29 2010



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



Printed: August 16, 2010

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

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

www.lasvegasnevada.gov

July 27, 2010

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

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

Dear Mr. Gebeke:

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

Sincerely,

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

AR:nl

Mayor
Oscar B. Goodman

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

City Manager
Elizabeth N. Fretwell



07101-001-06-09

ZON-38968

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

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

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

C.C.: 10/20/2010

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

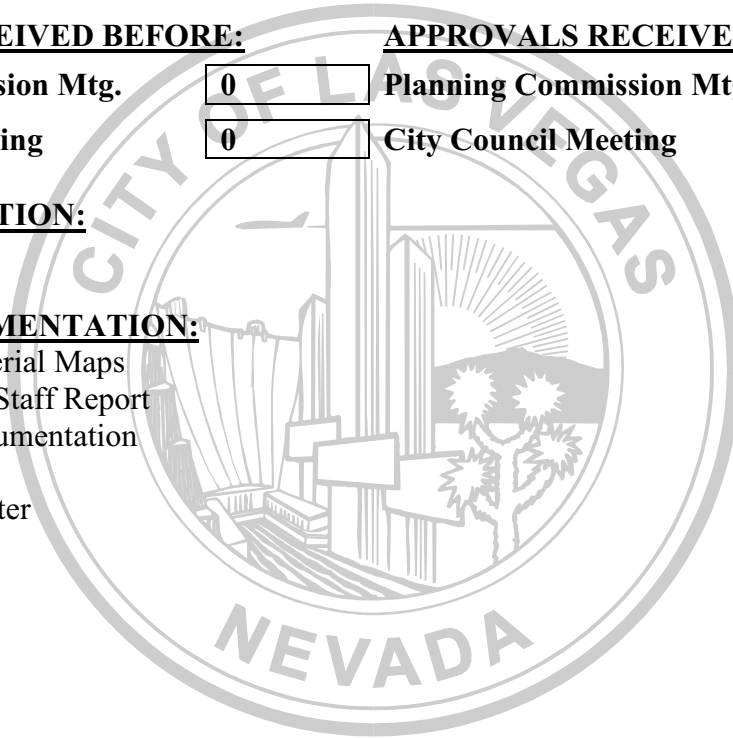
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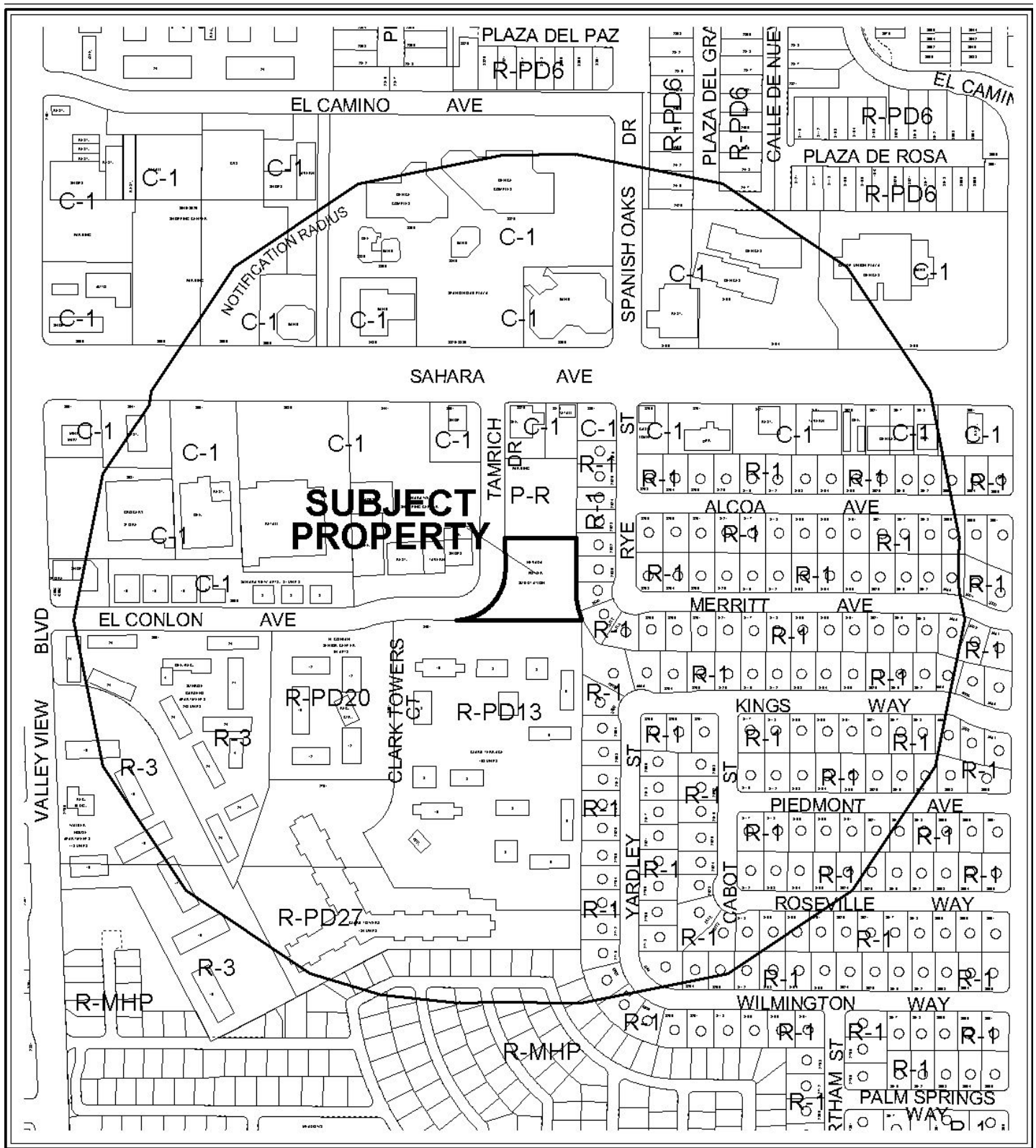
RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

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





CASE: **ZON-38971**

RADIUS: 1000 FT

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

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





CASE: **ZON-38971**

RADIUS: 1000 FT

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

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





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: NV Energy

Name of Applicant: City of Las Vegas

Name of Representative: Andy Reed

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

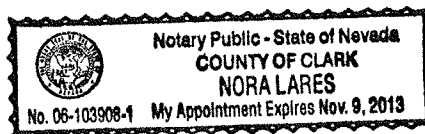
AUTHORIZED AGENT
Signature of ~~Property Owner~~:

Print Name: Andrew P. Reed

Subscribed and sworn before me

This 27TH day of July, 2010

Nora Lares
Notary Public in and for said County and State



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Rezoning

Project Address (Location) Tamrich Drive and Sahara Avenue

Project Name NV Energy Substation Proposed Use No change

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

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

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

Gross Acres 1.03 Lots/Units _____ Density _____

Additional Information _____

PROPERTY OWNER NV Energy Contact Tom Dombrowski

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

City Las Vegas State NV Zip 89193-8910

E-mail Address TDombrowski@nvenergy.com

APPLICANT City of Las Vegas Contact Andy Reed

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

City Las Vegas State NV Zip 89101

E-mail Address _____

REPRESENTATIVE _____ Contact _____

Address _____ Phone: _____ Fax: _____

City _____ State _____ Zip _____

E-mail Address _____

AUTHORIZED AGENT

Property Owner Signature*

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

Print Name Andrew P. Reed

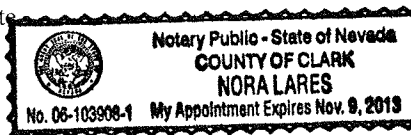
Subscribed and sworn before me

This 27TH day of July, 20 10

Nora Lares

Notary Public in and for said County and State

Revised 10/27/08



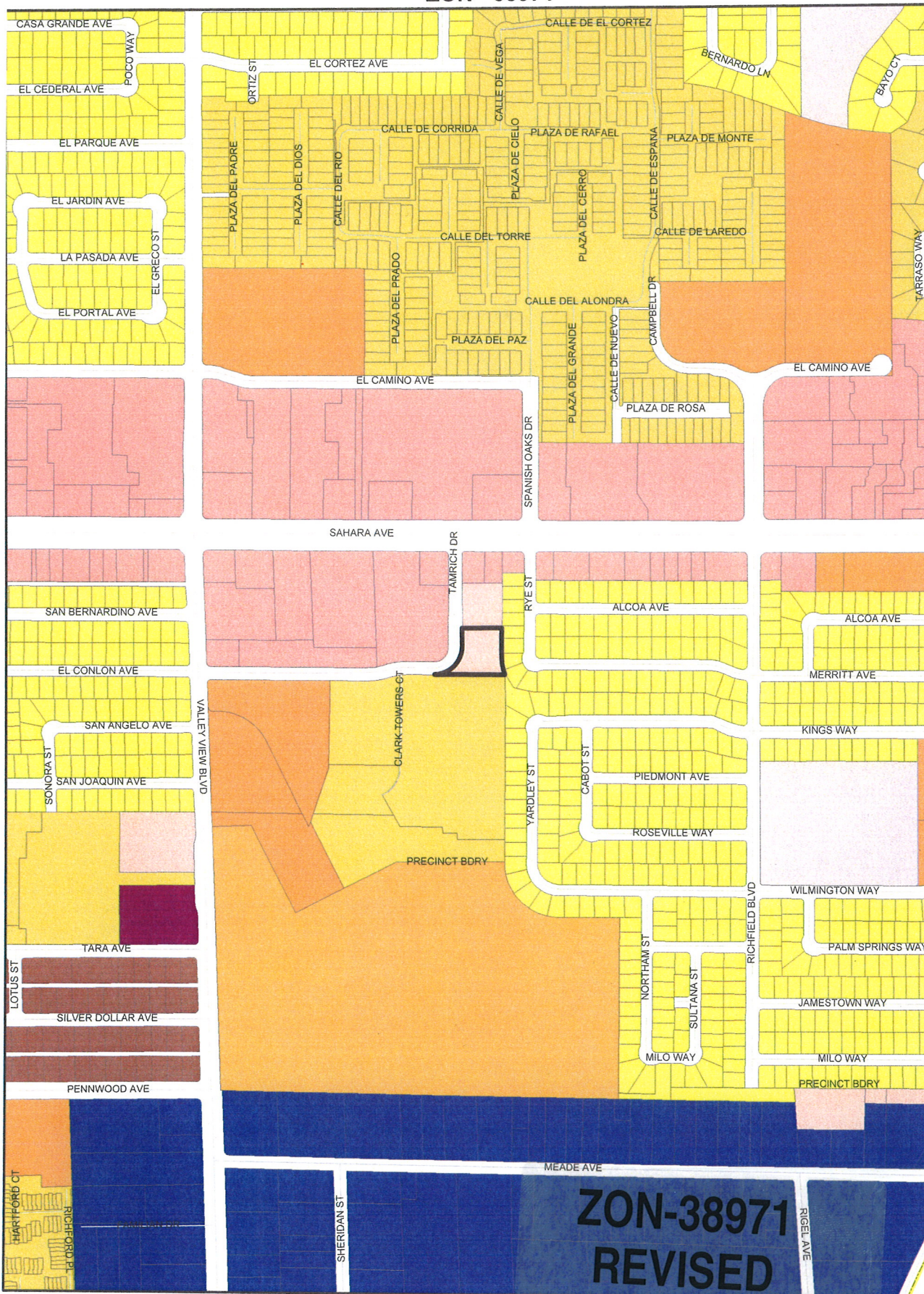
FOR DEPARTMENT USE ONLY

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

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

depot\Application Packet\Application Form.pdf

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



**ZON-38971
REVISED**

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

- Subject Parcel
- City Limits
- ROI Zoning

FROM P-R TO C-V

JUL 29 2010



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Printed: August 16, 2010

PLANNING &
DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

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

www.lasvegasnevada.gov

July 27, 2010

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

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

Dear Mr. Gebeke:

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

Sincerely,

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

AR:nl

Mayor
Oscar B. Goodman

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



07101-001-06-09

ZON-38971

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

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

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

C.C.: 10/20/2010

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

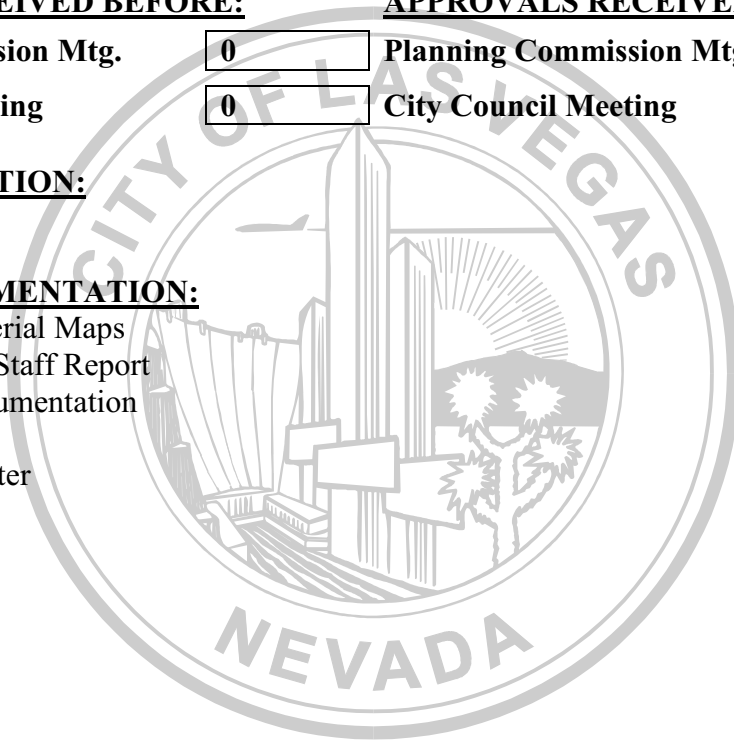
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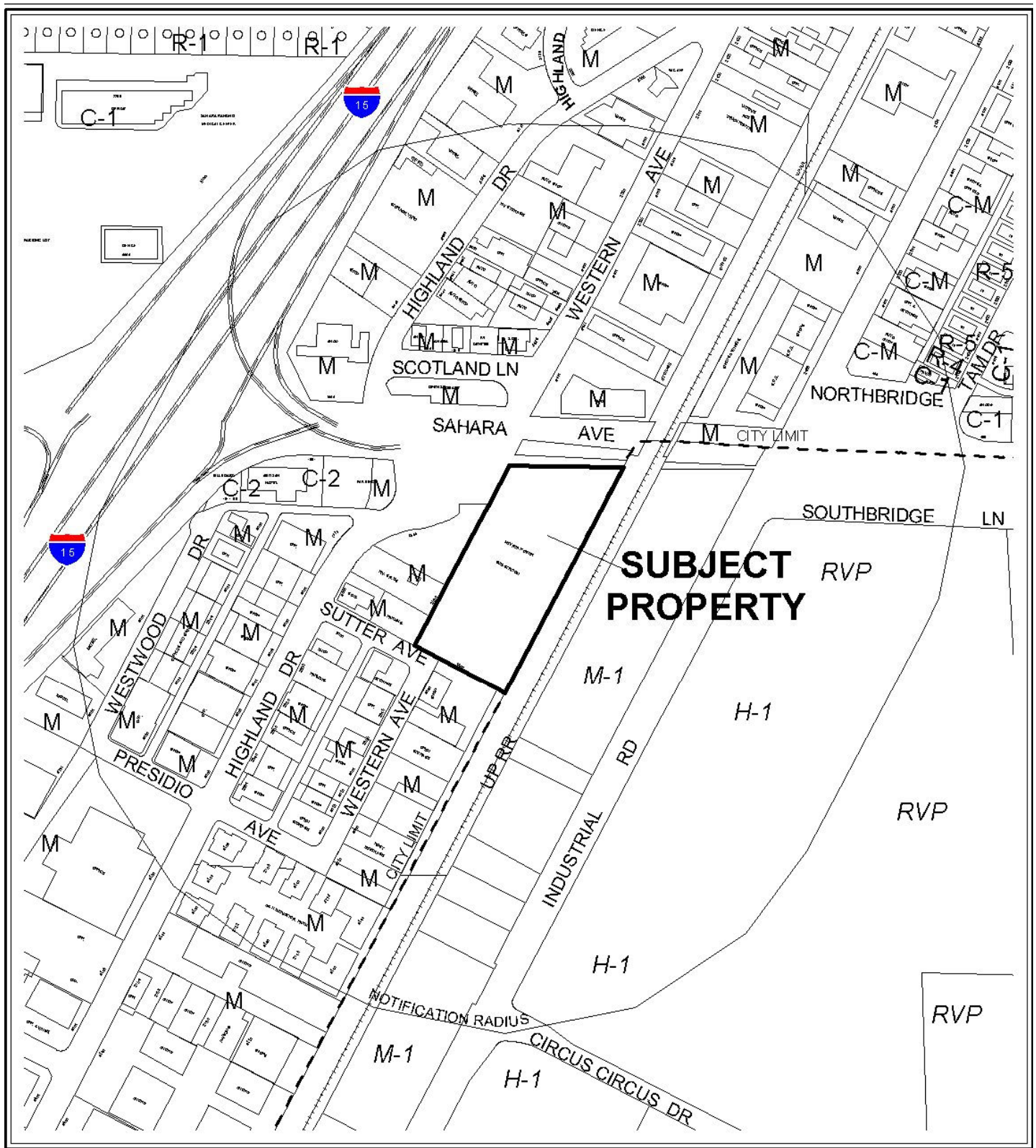
RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

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





CASE: ZON-38978

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

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





CASE: **ZON-38978**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

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

0 300 600 Feet





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: NV Energy

Name of Applicant: City of Las Vegas

Name of Representative: Andy Reed

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

AUTHORIZED AGENT
Signature of Property Owner: _____

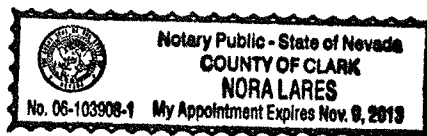
Andrew P. Reed

Print Name: Andrew P. Reed

Subscribed and sworn before me

This 27TH day of July, 2010

Nora Lares
Notary Public in and for said County and State



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

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

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

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

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

AUTHORIZED AGENT

Property Owner Signature* Andrew P. Reed

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

Print Name Andrew P. Reed

Subscribed and sworn before me

This 27TH day of July, 2010.

Nora Lares

Notary Public in and for said County and State



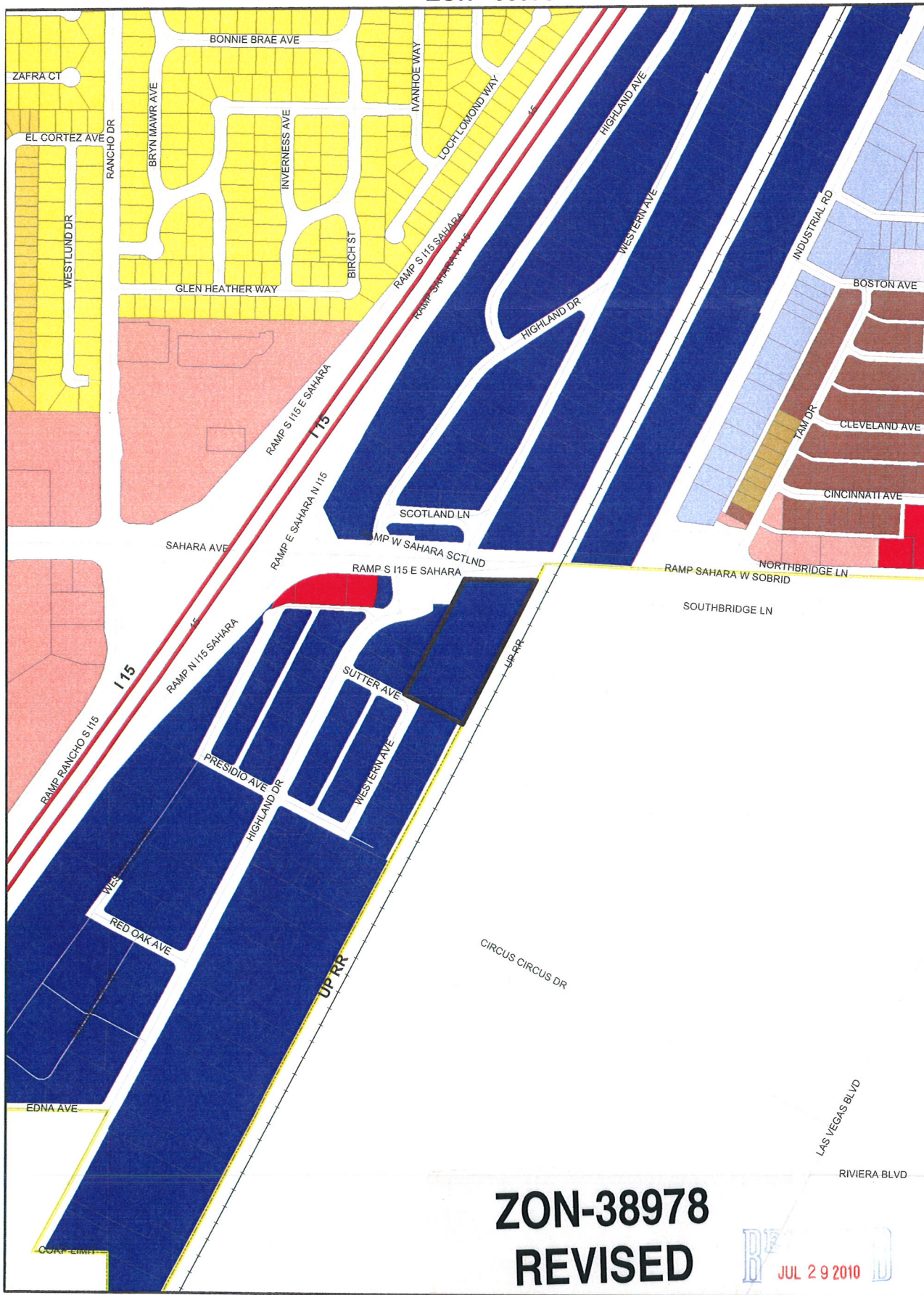
Notary Public - State of Nevada
COUNTY OF CLARK
NORA LARES
No. 06-103908-1 My Appointment Expires Nov. 9, 2013

FOR DEPARTMENT USE ONLY

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

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

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



ZON-38978
REVISED

JUL 29 2010

ZONING

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

- Subject Parcel
- City Limits
- ROI Zoning

FROM M TO C-V



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



Printed: August 16, 2010

PLANNING &
DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

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

www.lasvegasnevada.gov

July 27, 2010

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

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

Dear Mr. Gebeke:

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

Sincerely,

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

AR:nl

Mayor
Oscar B. Goodman

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



07101-001-06-09

ZON-38978

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

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

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

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

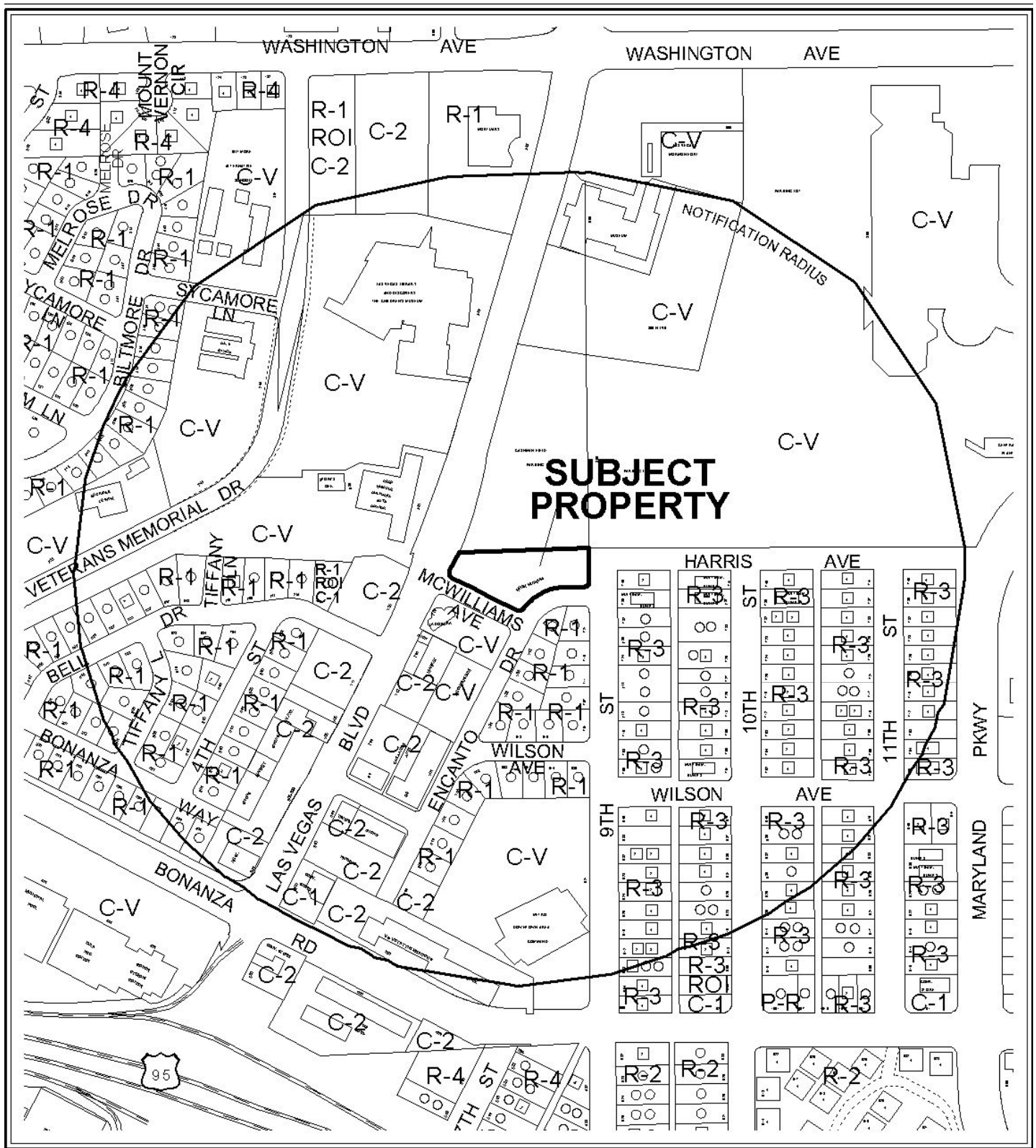
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RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

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



CASE: **VAR-39237**
 RADIUS: 1000 FT
 ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

0 200 400 Feet





CASE: **VAR-39237**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: City of Las Vegas

Name of Applicant: Doug Rankin

Name of Representative: Doug Rankin

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: 139-27-805-004

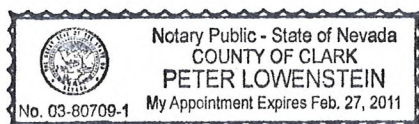
Signature of Property Owner: DJ Rankin

Print Name: Doug Rankin

Subscribed and sworn before me

This 19th day of August, 2010

Peter Lowenstein
Notary Public in and for said County and State



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

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

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

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

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

Property Owner Signature* Doug Rankin

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

Print Name Doug Rankin

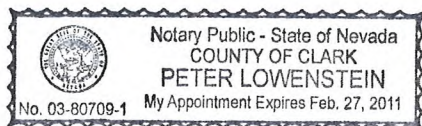
Subscribed and sworn before me

This 19th day of AUGUST, 20 10.

[Signature]

Notary Public in and for said County and State

Revised 10/27/08

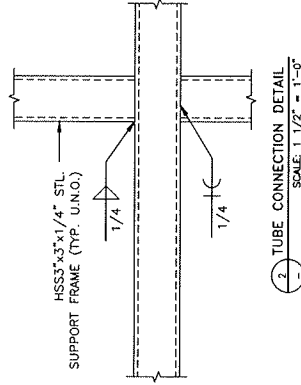
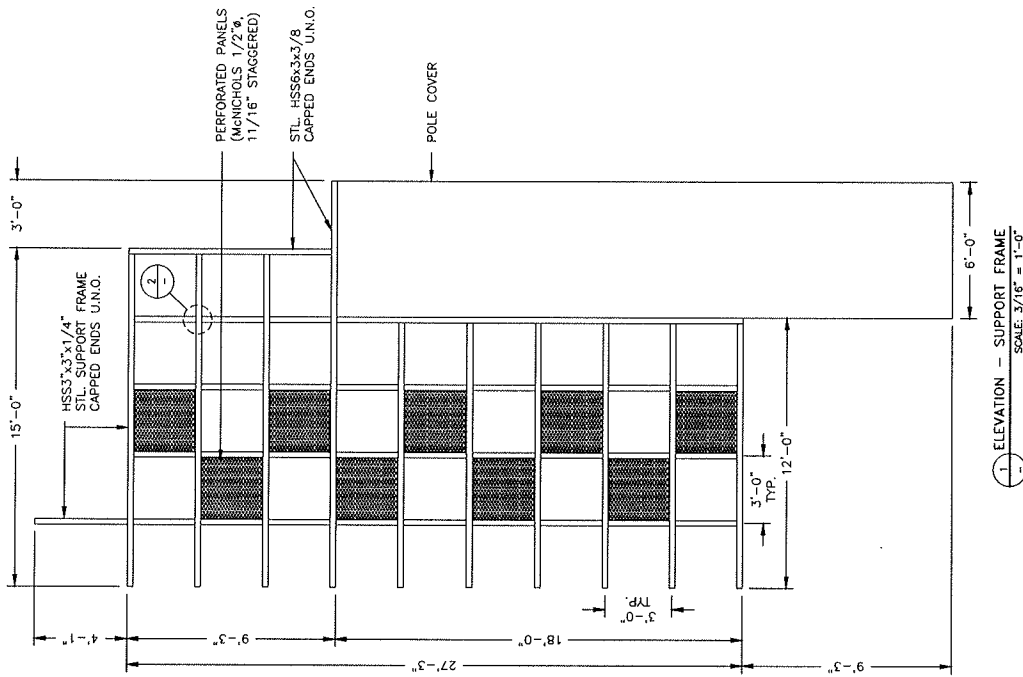


FOR DEPARTMENT USE ONLY

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

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

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



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

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

NEON BONEYARD PARK
CITY OF LAS VEGAS
LAS VEGAS, NV

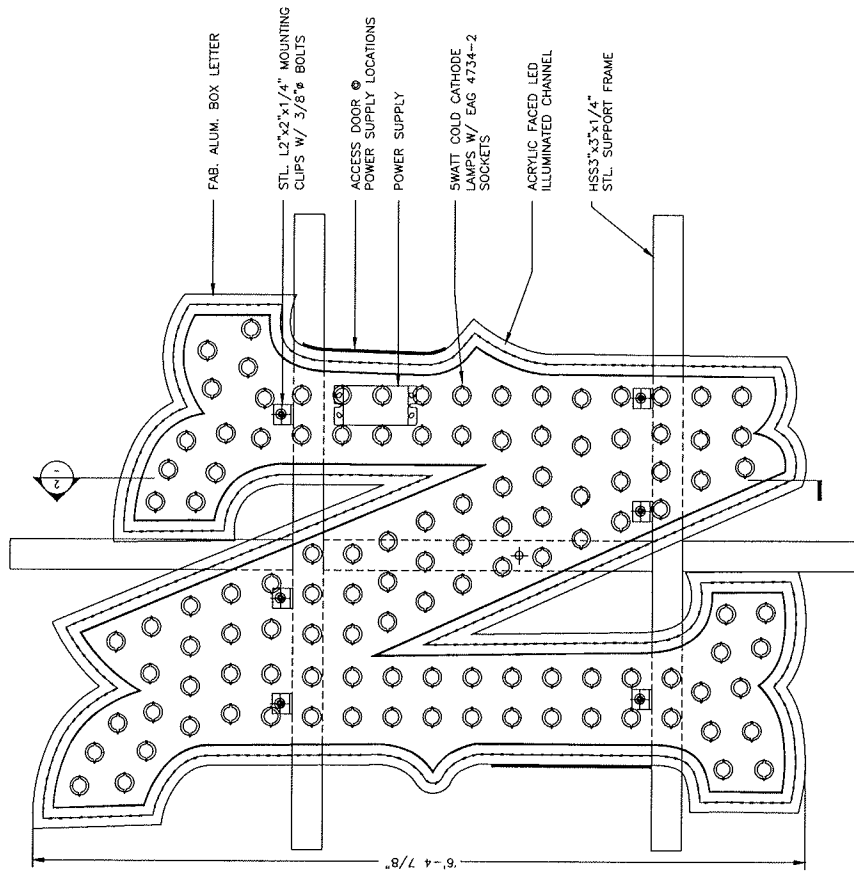
DESIGN NO: S-0507108
PROJECT MGR: L. MORGAN
DRAWN BY: D. DUPREE
DATE: MAY 11, 2010
JOB NO: 21-04327

SHEET NO: S-2
OF: 14

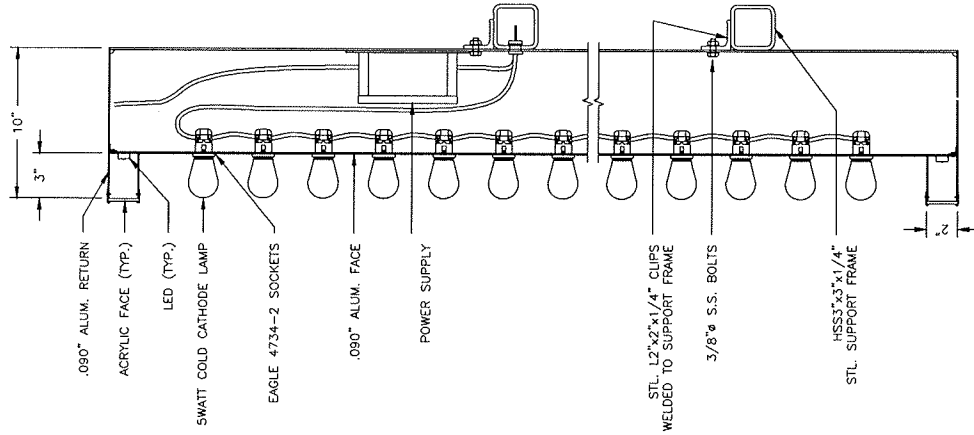
Drawing file: NEON BONEYARD LAS VEGAS, NV #21-04327 STEEL SUPPORT VERSION.dwg

VAR-39237

AUG 19 2010



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



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

FEDERAL
HEALTH
SIGN COMPANY
4602 NORTH AVENUE, OCEANFOUR, CA 92556
(760) 941-0715

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

NEON
BONEYARD PARK
CITY OF LAS VEGAS
LAS VEGAS, NV

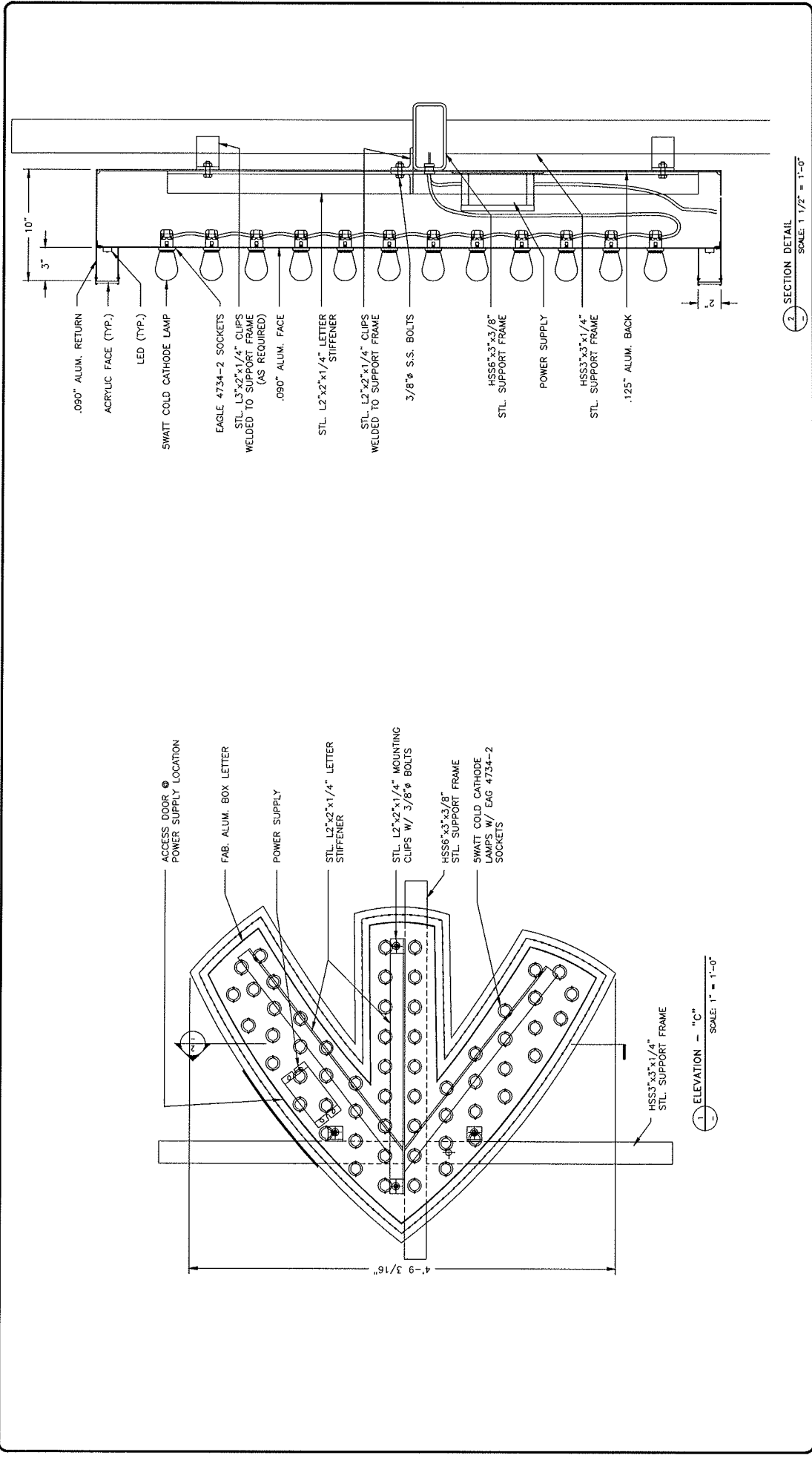
DESIGN NO:	S-050710B	PROJECT MGR:	L. MORGAN
DRAWN BY:	D. DUPREE	DATE:	MAY 11, 2010
JOB NO:	21-04327		

SHEET NO:	S-4
OF:	14

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

AUG 19 2010

VAR-39237



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

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NO.	REVISIONS	DATE	BY
1	GENERAL REVISIONS	6/29/10	PH
2	GENERAL REVISIONS	7/15/10	PH
3	GENERAL REVISIONS		
4	GENERAL REVISIONS		
5	GENERAL REVISIONS		

NEON BONEYARD PARK
 CITY OF LAS VEGAS
 LAS VEGAS, NV

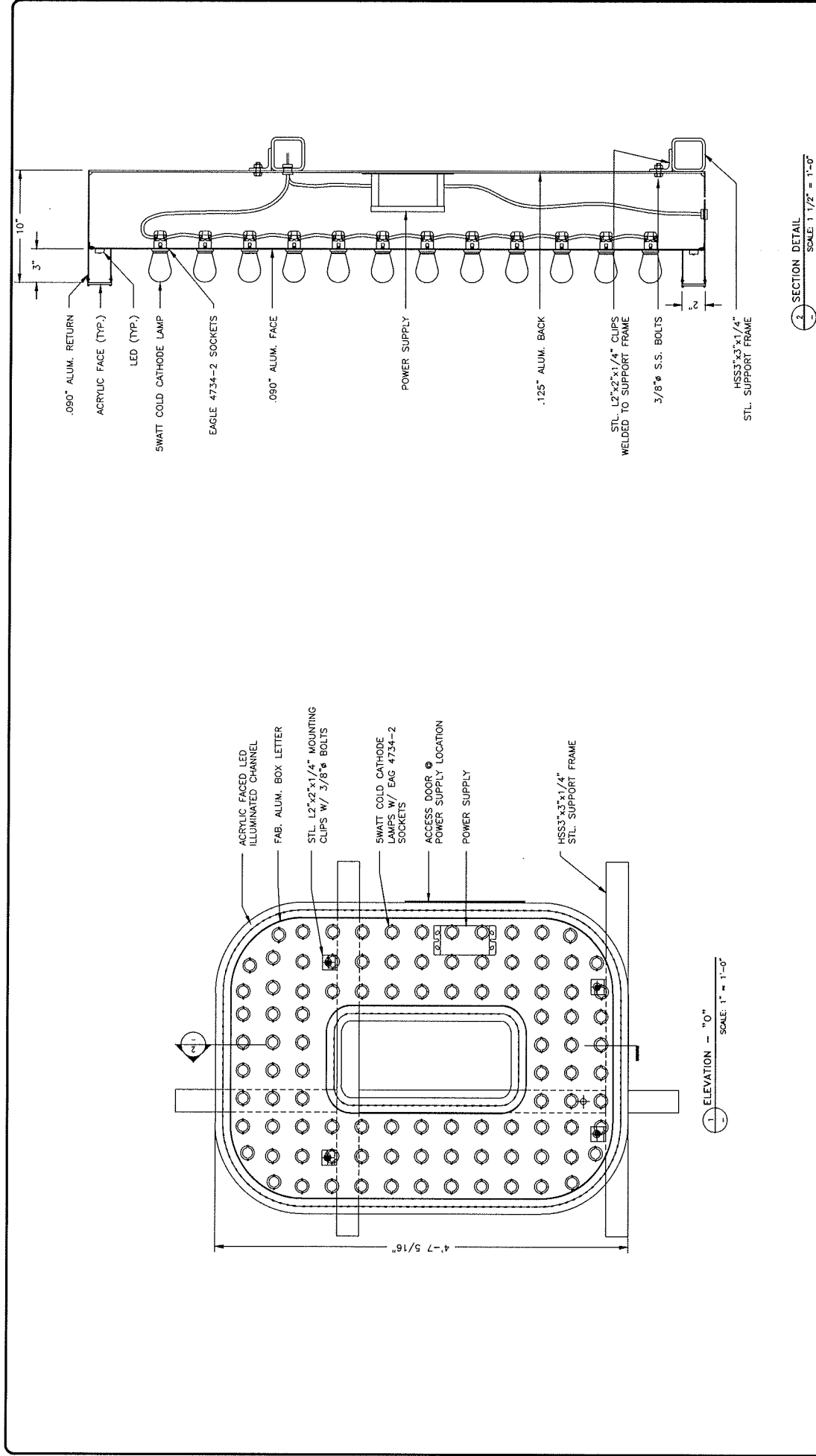
DESIGN NO: S-050710B
 PROJECT MGR.: L. MORGAN
 DRAWN BY: D. DUPREE
 DATE: MAY 11, 2010
 JOB NO: 21-04327

SHEET NO: S-5
 OF: 14

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

AUG 19 2010

VAR-39237



**FEDERAL
HEATH
SIGN COMPANY**
4602 NORTH AVENUE, OCEANSIDE, CA 92056
(760) 441-0715

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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

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

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

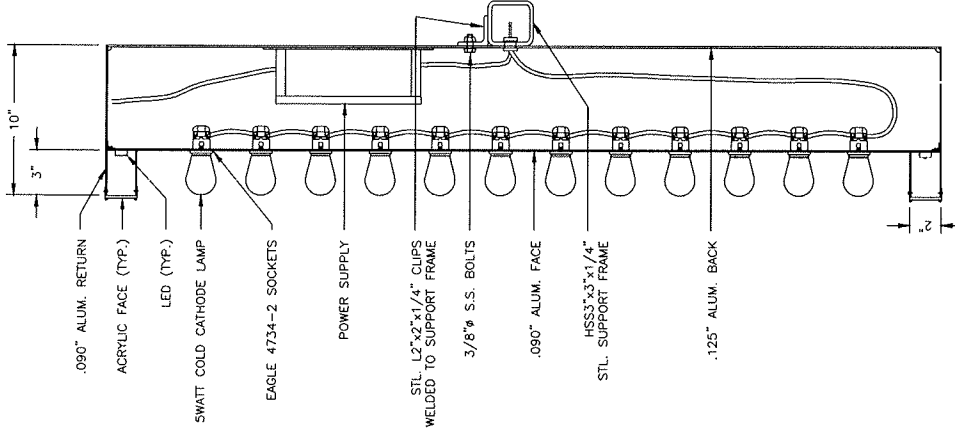
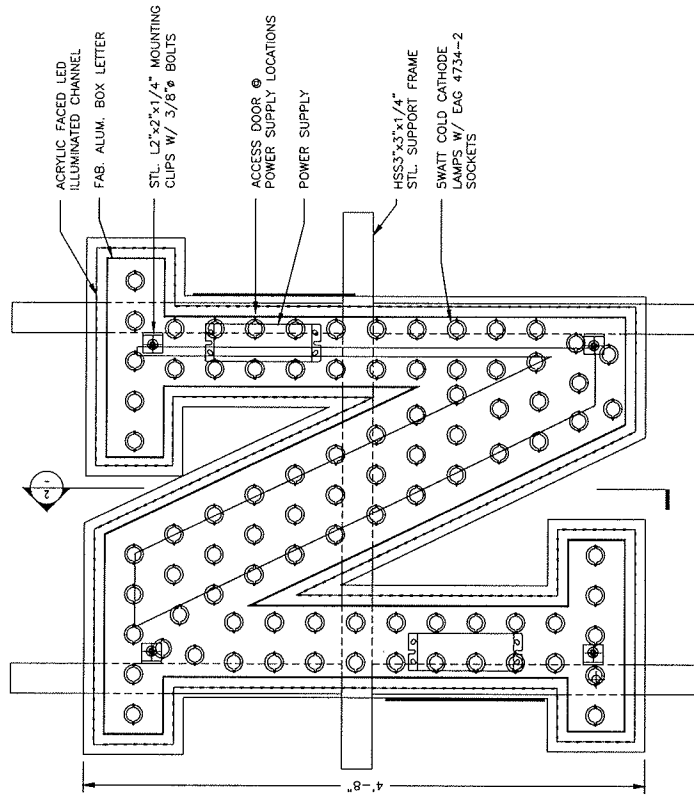
SHEET NO: S-6
OF: 14

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

AUG 19 2010

VAR-39237

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



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

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

NEON BONEYARD PARK
CITY OF LAS VEGAS
LAS VEGAS, NV

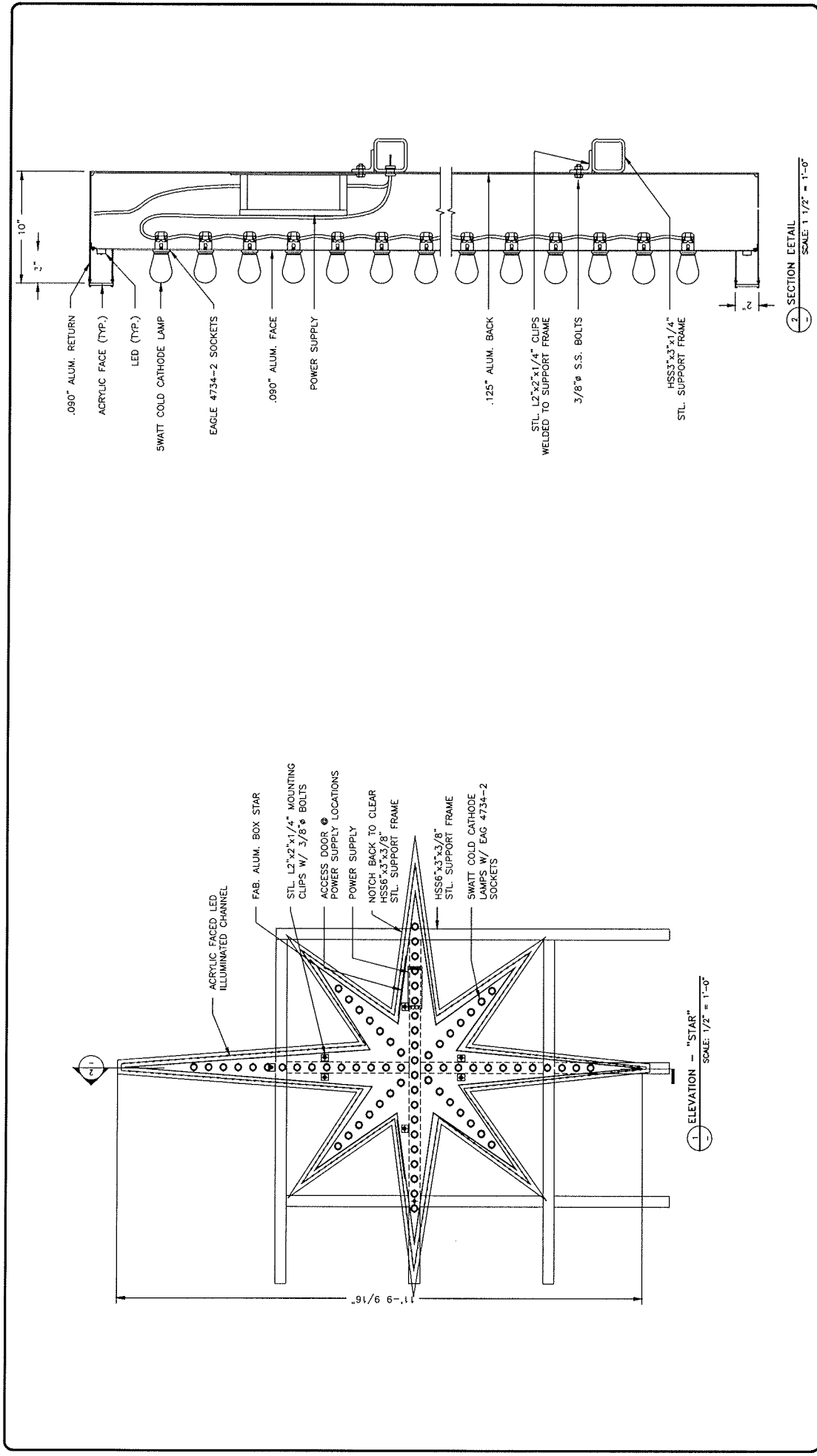
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PROJECT MGR.: L. MORGAN
DRAWN BY: D. DUPREE
DATE: MAY 11, 2010
JOB NO.: 21-04327

SHEET NO.: S-7
OF: 14

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

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4602 NORTH AVENUE, OCEANSIDE, CA 92056
(714) 941-0215

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

DESIGN NO.	PROJECT MGR.
S-050710B	L. MORGAN

DRAWN BY:	DATE:
D. DUPREE	MAY 11, 2010

JOB NO.:
21-04327

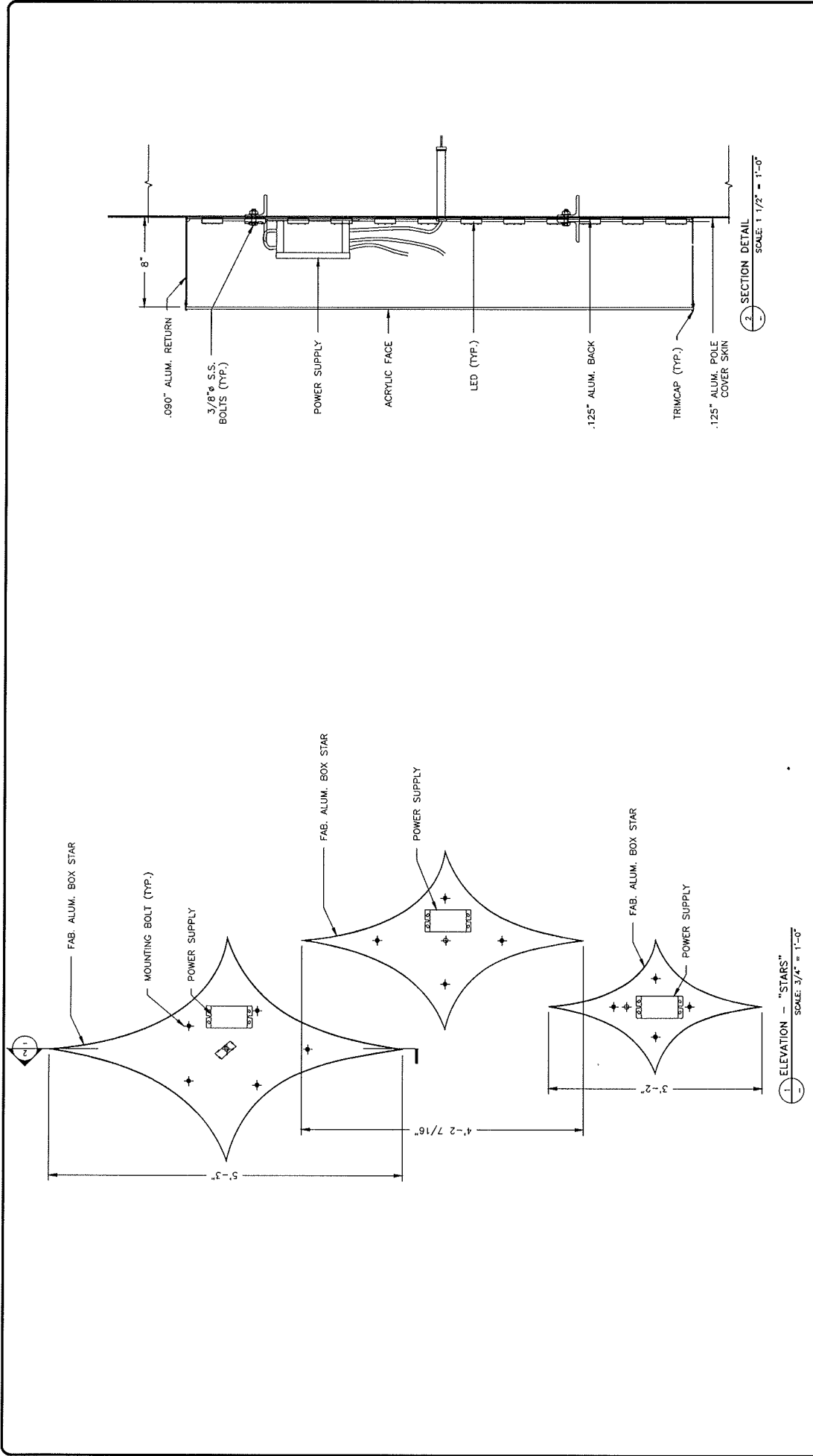
NEON BONEYARD PARK
CITY OF LAS VEGAS
LAS VEGAS, NV

SHEET NO. S-8
OF 14

AUG 19 2010

VAR-39237

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



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

NEON BONEYARD PARK
CITY OF LAS VEGAS
LAS VEGAS, NV

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

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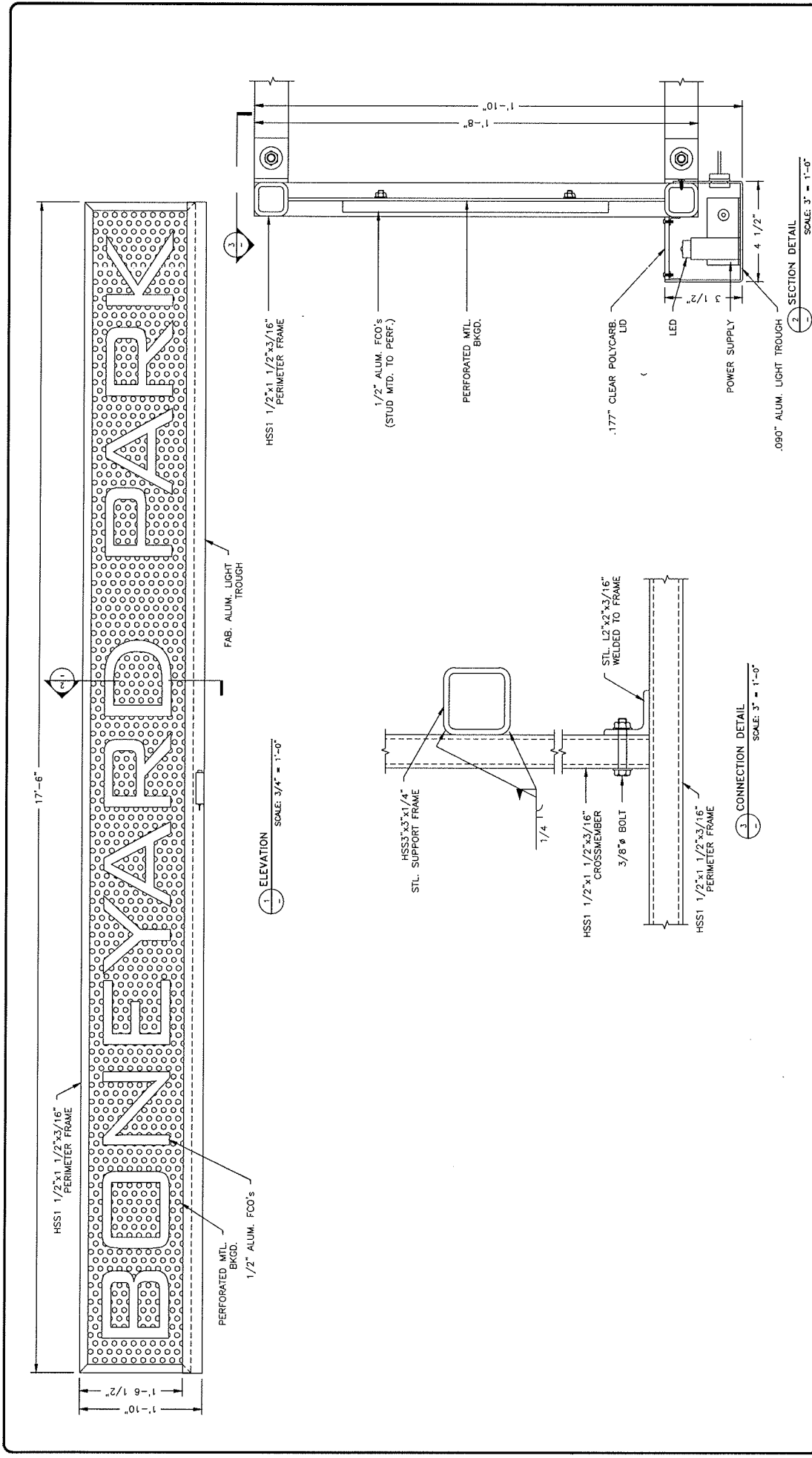
FEDERAL HEALTH SIGN COMPANY
4602 NORTH 1700 EAST, SUITE 201
TAMPA, FL 33613
(727) 841-2015

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

AUG 19 2010

VAR-39237

SHEET NO:	S-9
OF:	14



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

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NEON BONEYARD PARK
 CITY OF LAS VEGAS
 LAS VEGAS, NV

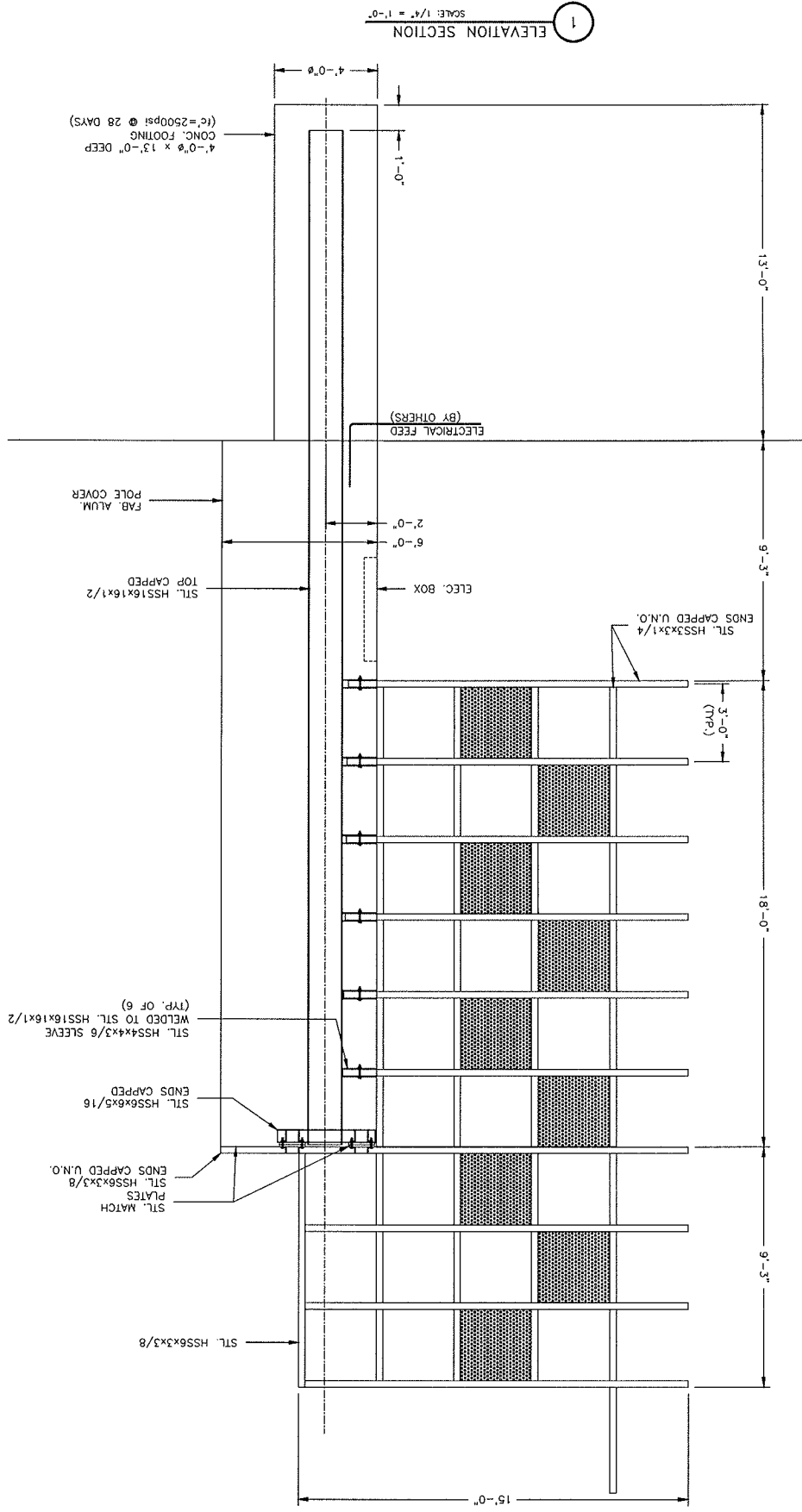
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 DRAWN BY: D. DUPREE
 DATE: MAY 11, 2010
 JOB NO: 21-04327

SHEET NO: S-10
 OF: 14

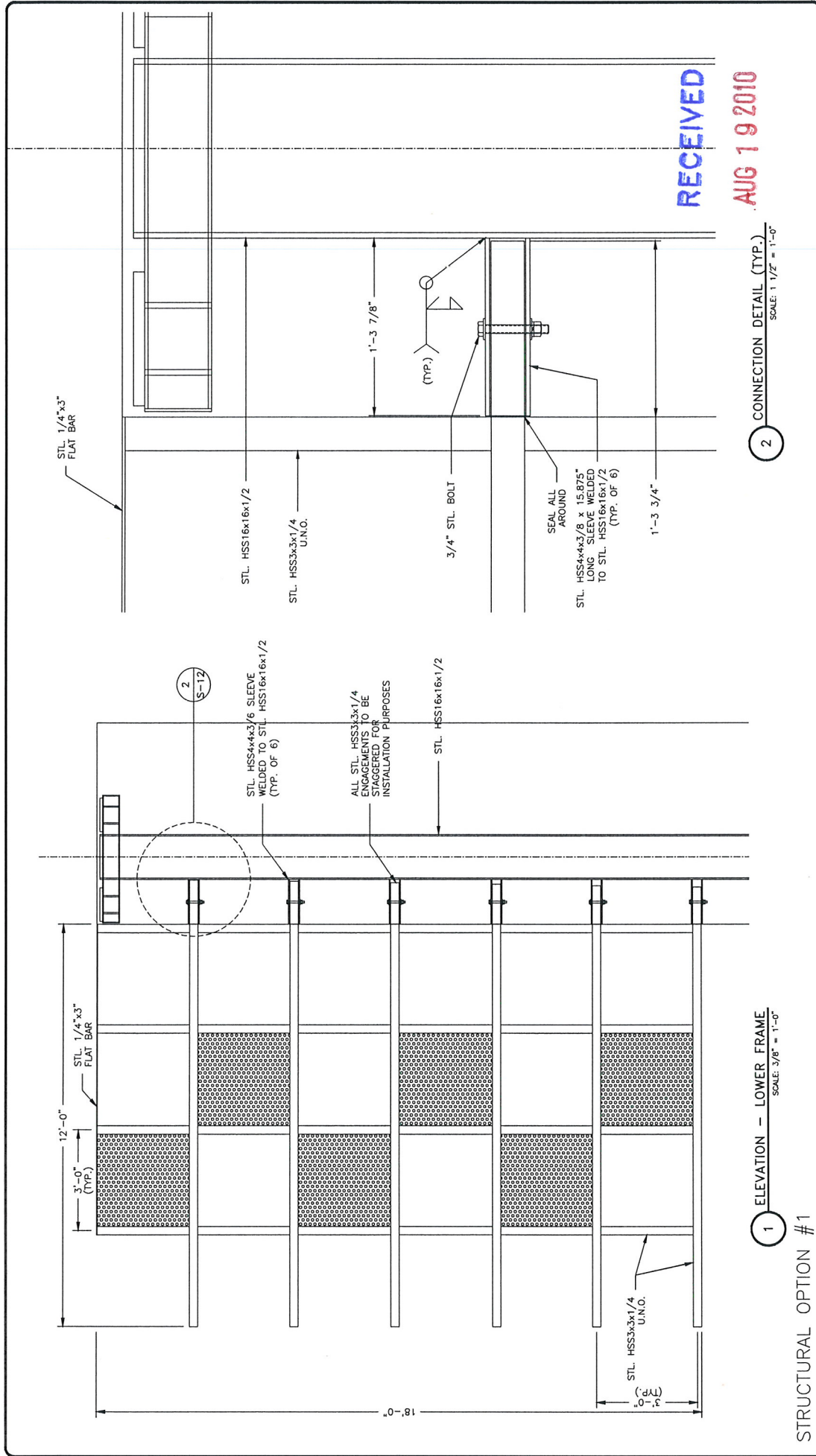
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AUG 19 2010

VAR-39237



STRUCTURAL OPTION #1



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

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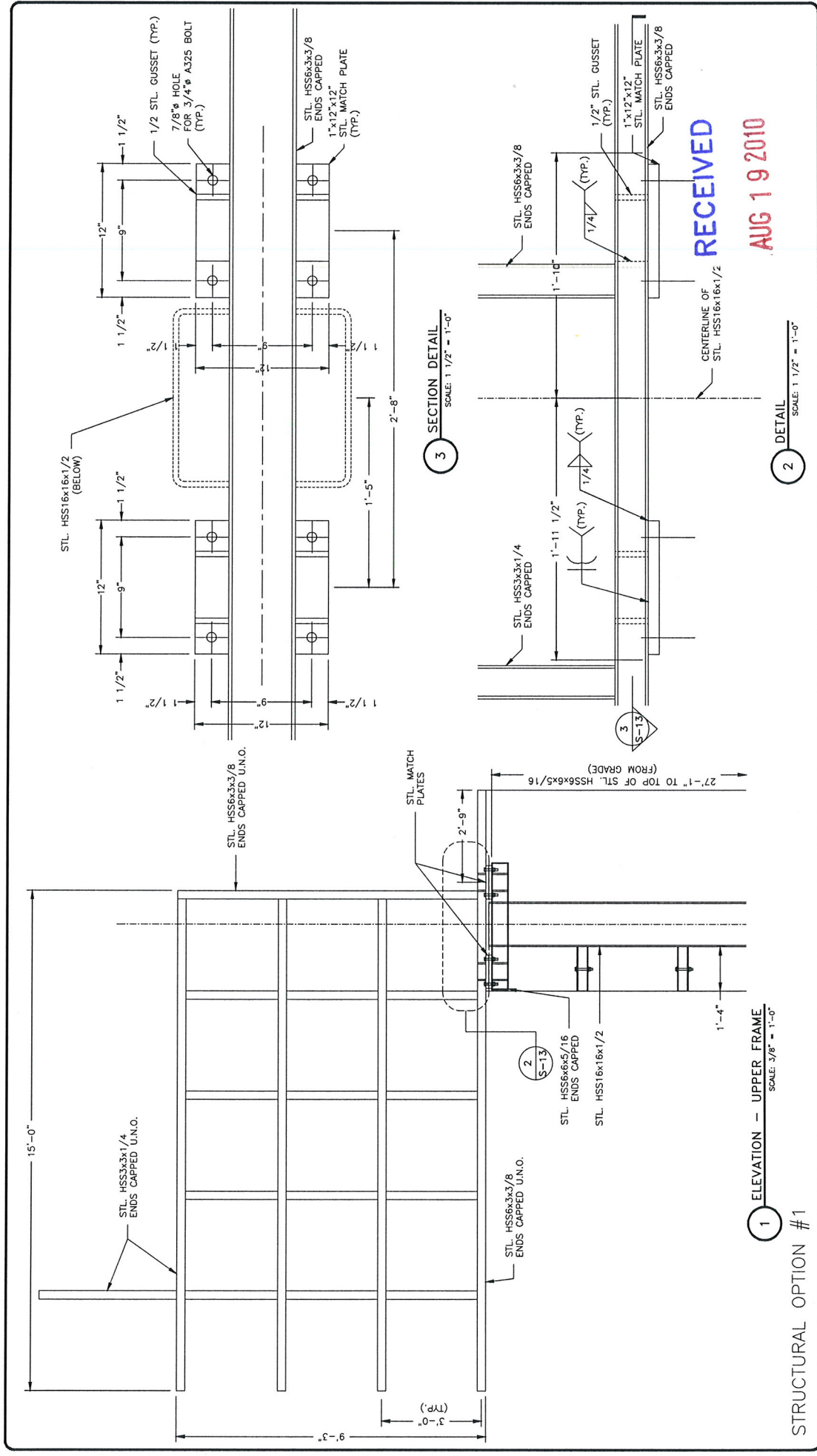
NO.	REVISIONS	DATE	BY
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2	GENERAL REVISIONS	7/15/10	PH
3	GENERAL REVISIONS		
4	GENERAL REVISIONS		
5	GENERAL REVISIONS		

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

SHEET NO: S-12
OF: 14

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

VAR-39237



STRUCTURAL OPTION #1

RECEIVED
AUG 19 2010

FEDERAL HEALTH SIGN COMPANY
4602 NORTH AVENUE, OCEANSIDE, CA 92056
(760) 341-0715

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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-13
OF: 14

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

VAR-39237

August 19, 2010

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

Dear Ms. Wheeler:

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

Thank you,

A handwritten signature in black ink, appearing to read "Yorgo Kagafas". The signature is fluid and cursive, with a long, sweeping underline.

Yorgo Kagafas
Planner II

VAR-39237

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

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

WVR-39089 - WAIVER - PUBLIC HEARING - APPLICANT/OWNER: KB HOME NEVADA, INC., ET AL - Request for a Waiver of Title 18.12 TO ALLOW PRIVATE STREETS TO TERMINATE IN DEAD-END STUBS WHERE CULS-DE-SAC ARE REQUIRED on 8.06 acres adjacent to the southeast corner of Puli Road and Grand Teton Drive (APNs 126-13-110-016, 126-13-118-039 and 041), PD (Planned Development) Zone [ML (Medium-Low Density Residential) Cliff's Edge Special Land Use Designation], Ward 6 (Ross).

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

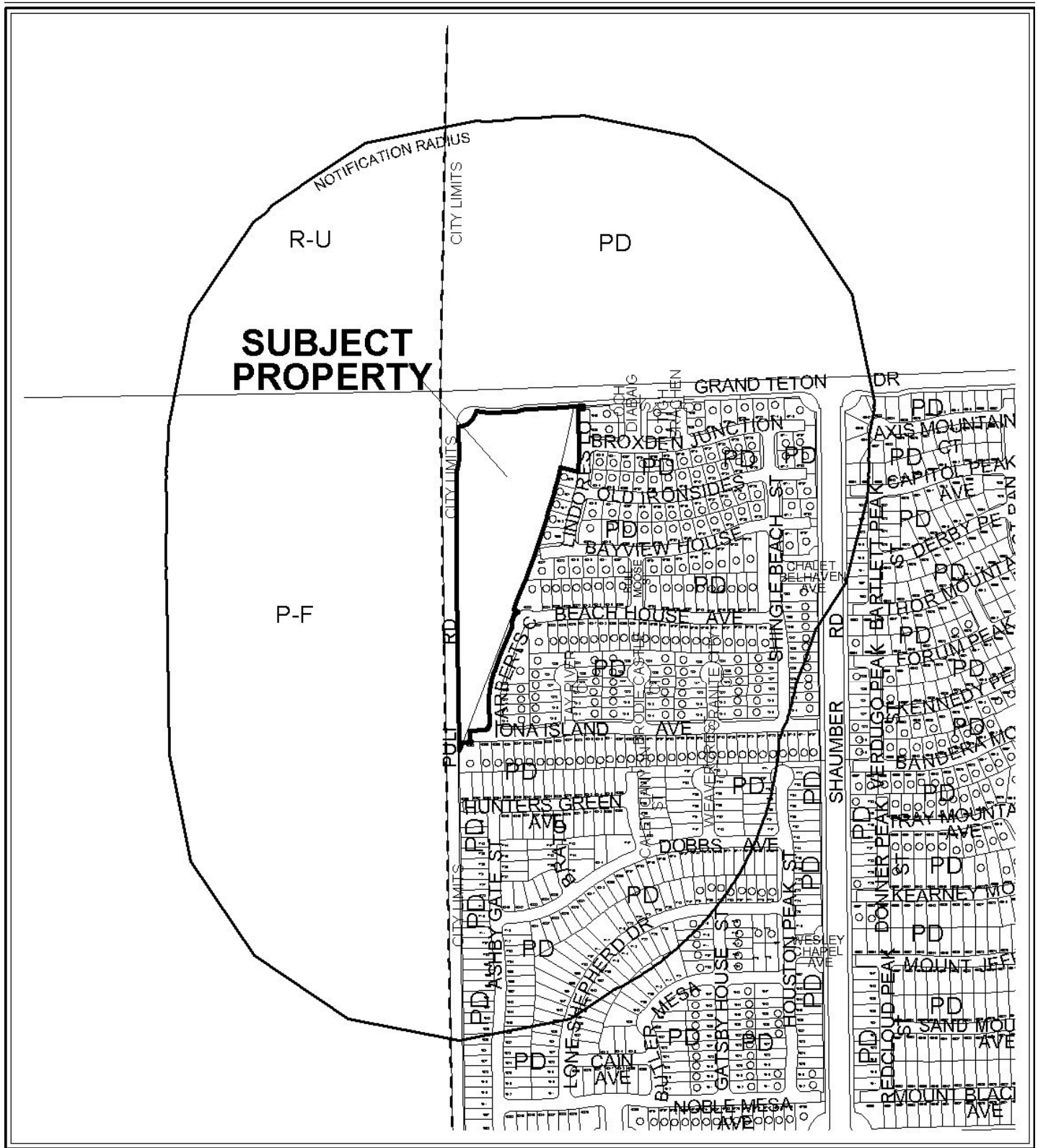
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RECOMMENDATION:

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



CASE: **WVR-39089**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

0 300 600 Feet





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **WVR-39089** APN: 126-13-110-016, 126-13-118-039 & 041

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: _____

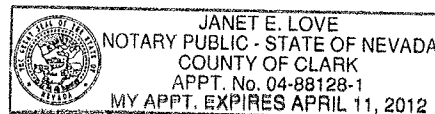
State of Nevada
County of Clark

Print Name: ROBERT MCGIBNEY

Subscribed and sworn before me

This 18th day of August, 2010 by Robert McGibney.

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





PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: WAIVER
Project Address (Location) East of PULI ROAD and South of 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 & 126-13-118-039, 041 Ward # 6
General Plan: existing _____ proposed _____ Zoning: existing PD proposed PD
Commercial Square Footage N/A Floor Area Ratio n/a
Gross Acres 8.06 Lots/Units 52 Density 6.45
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 NEVADA Zip 89118
E-mail Address jlove@kbhome.com

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

REPRESENTATIVE VTN-NEVADA Contact JEFFREY ARMSTRONG
Address 2727 S. RAINBOW BOULEVARD Phone: 253-2431 Fax: 362-2597
City LAS VEGAS State NEVADA Zip 89146
E-mail Address jeffreya@vtnnv.com

Property Owner Signature* [Signature]

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

Print Name ROBERT MCGIBNEY

Subscribed and sworn before me

This 18th day of August, 20 10.

by Robert McGibney

[Signature]

Notary Public in and for said County and State

Revised 10/27/08



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

FOR DEPARTMENT USE ONLY

Case #

Meeting Date:

Total Fee:

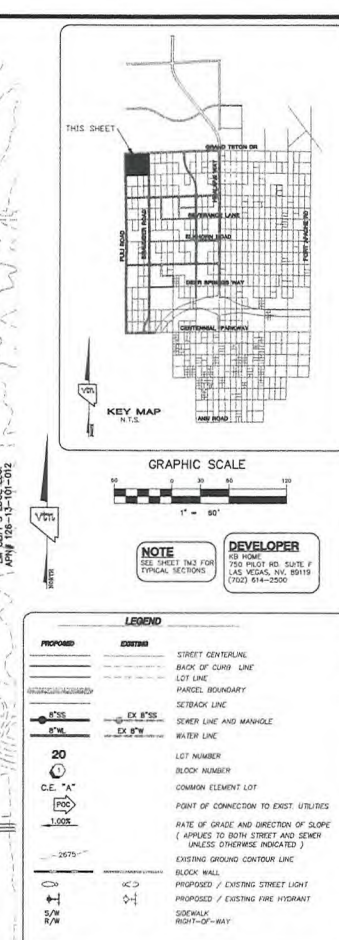
Date Received:*

Received By:

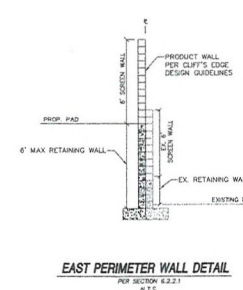
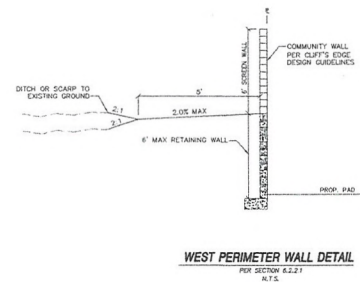
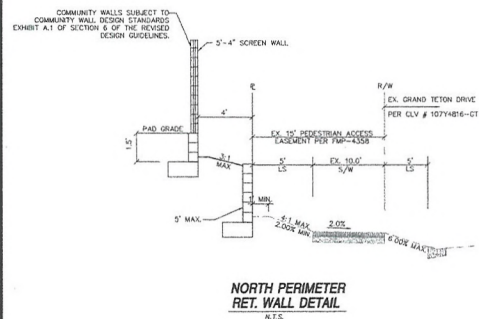
*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

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





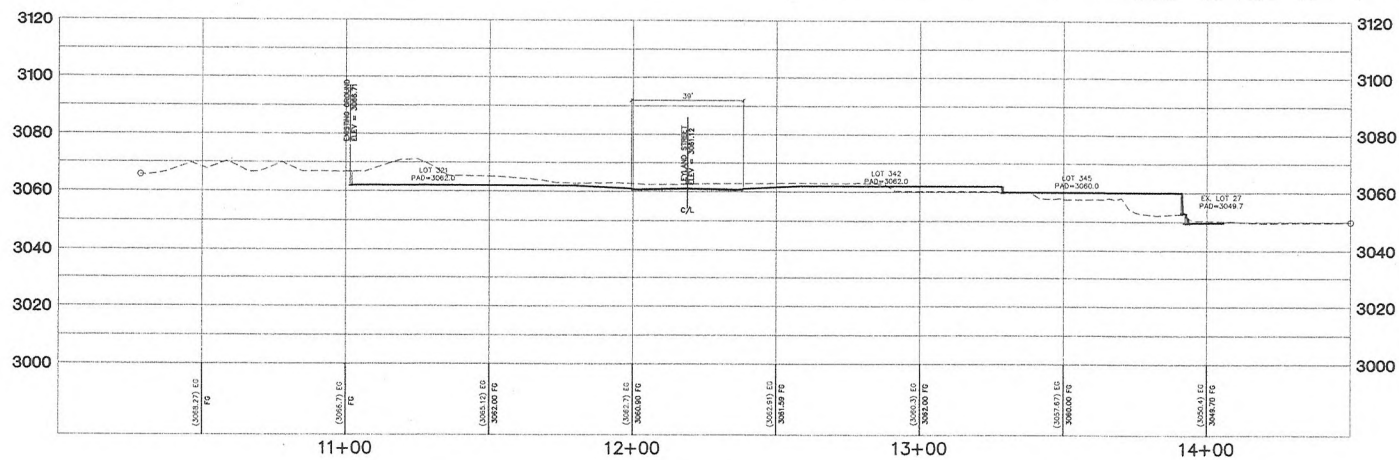
RECEIVED
AUG 20 2010
WVR-39089
TMP-39088
REVISED



DRAWN BY: MJD	Feb. 17, 10	DESIGNED BY: MJD	Feb. 17, 10	CHECKED BY: KYN		PROJECT NO:	SCALE: N/A HORIZ.	SHEET 3 OF 6 SHEETS DRAWING NO.	TENTATIVE MAP	CLIFFS EDGE POD 201 & 203 UNIT 5	KB HOME NEVADA Inc. LAS VEGAS, NV, 89118 (702) 246-1600 2777 SOUTH RANDOLPH BOULEVARD LAS VEGAS, NEVADA 89146-5148 PH. (702) 873-2560 FAX (702) 382-2597 WEB WWW.KVIN.COM 	CITY OF LAS 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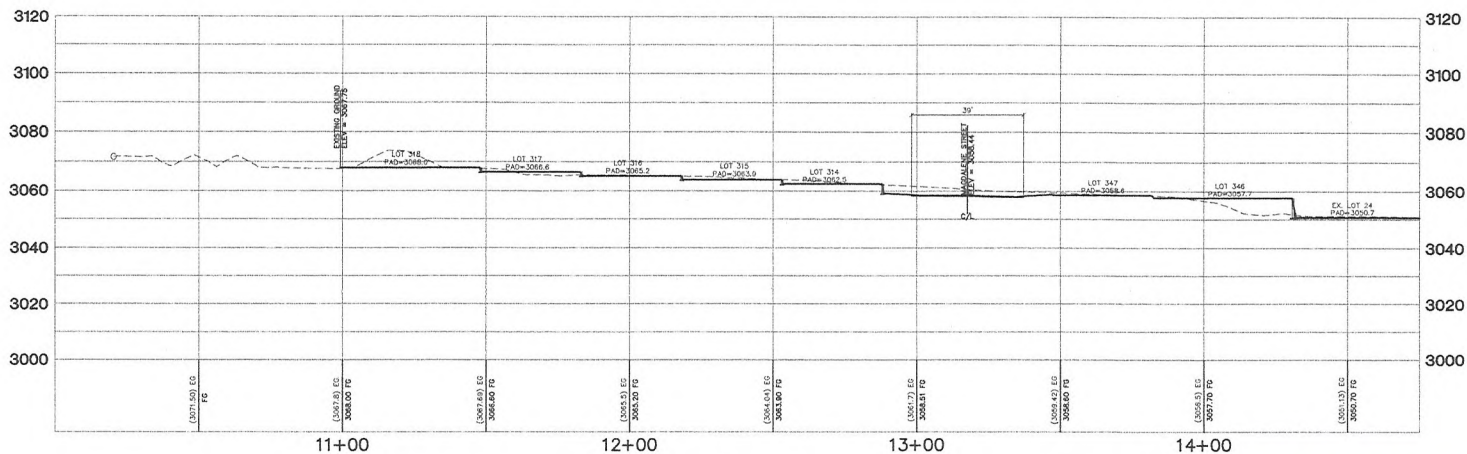
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SCALE
HORIZ. = 1"=20'
VERT. = 1"=20'



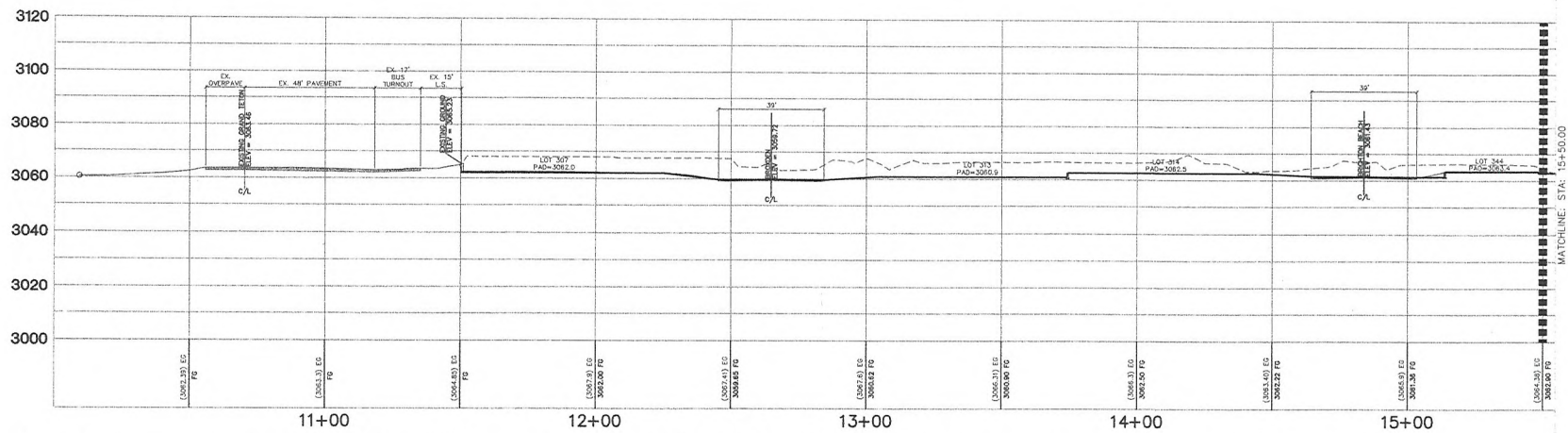
CROSS SECTION B

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

RECEIVED
AUG 20 2010

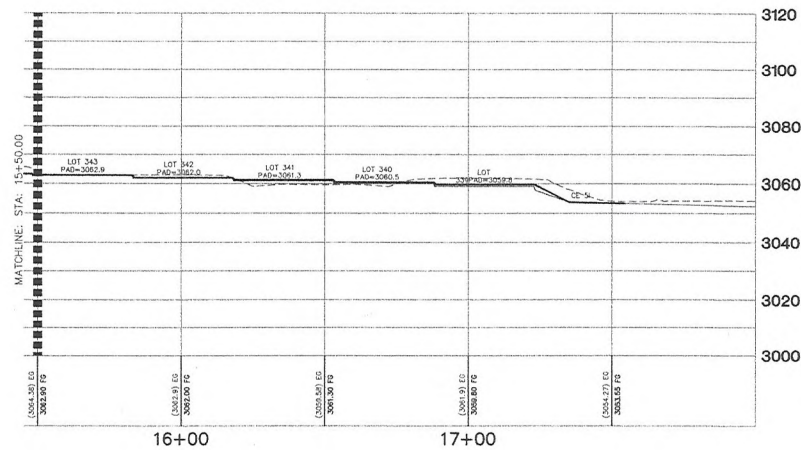
WVR-39089
TMP-39088
REVISED

KB HOME NEVADA Inc. 1000 LAS VEGAS BLVD., SUITE 100 LAS VEGAS, NV 89101 (702) 266-4600		CITY OF LAS VEGAS 2000 SOUTH RAMPART BOULEVARD LAS VEGAS, NEVADA 89102-4148 PH. (702) 872-1000 FAX (702) 382-2897 WEB WWW.VNVCV.COM	
TENTATIVE MAP CLIFF'S EDGE POD 201 & 203 UNIT 5		DRAWN BY: DESIGNED BY: CHECKED BY: PROJECT NO: SCALE: 1"=20' HORIZ. 1"=20' VERT.	
EXPIRED: 12-31-11 TM4 4 OF 5 SHEETS DRAWING NO.		SHEET DATE BY REVISION	



CROSS SECTION C

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



CROSS SECTION C

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

RECEIVED
AUG 20 2010

WVR-39089

TMP-39088

REVISED

KB HOME NEVADA INC. 3655 BALBOA, AVE. LAS VEGAS, NEVADA 89118 (702) 244-1000		CITY OF LAS VEGAS 2777 SOUTH RANCHO BOULEVARD LAS VEGAS, NEVADA 89146-5148 PH. (702) 878-7555 FAX (702) 342-2387 WEB WWW.TMNV.COM	
TENTATIVE MAP		CLIFF'S EDGE POD LOT 1 & 203 UNIT 5	
DRAWN BY: [] DESIGNED BY: [] CHECKED BY: [] PROJECT NO: [] SHEET: [] DATED: 12-31-11	DATE: 12-17-10 DATE: 12-17-10 DATE: 12-17-10 SCALE: 1"=20' HORIZ. 1"=20' VERT.	REVISION NO. 1 DATE BY	
REGISTERED ENGINEER CIVIL EXPIRATION DATE: 12-31-11			



PROVIDING QUALITY PROFESSIONAL
SERVICES SINCE 1960

August 4, 2010, Revised 8-19-2010

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 52 lot subdivision will be access for Unit # 5 via private streets. The stub street identified as "Brighton Beach Avenue" will provide access to a maximum of 2 lots at each end.

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

Sincerely,
VTN-Nevada

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

RECEIVED
AUG 20 2010

WVR-39089

TMP-39088

REVISED

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

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

consulting engineers • planners • surveyors



PROVIDENCE

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

7/29/10

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

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

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

Dear Christa:

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

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

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

RECEIVED

WVR-39089
TMP-39088

AUG 04 2010



PROVIDENCE

Master Planned Community

July 29, 2010

Page 2 of 2

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

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

Sincerely,

Providence Design Review Committee

Calvin Champlin
Senior Vice President of Entitlements

cc via email: Chris Dingell – Focus

Enclosures (none)

RECEIVED

WVR-39089

AUG 04 2010

TMP-39088

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

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

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

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

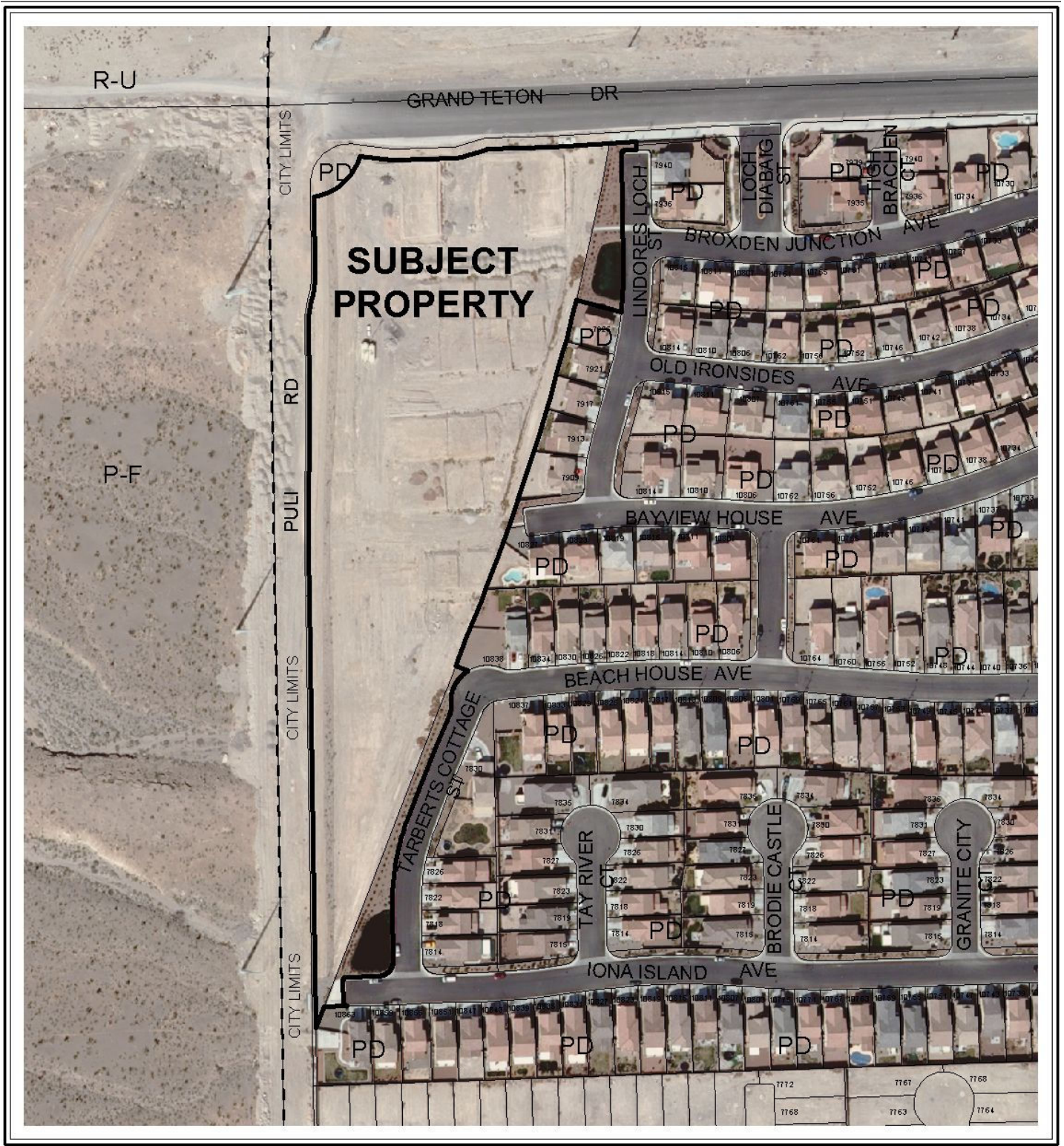
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RECOMMENDATION:

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)



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, 126-13-118-039 & 041

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: _____

State of Nevada

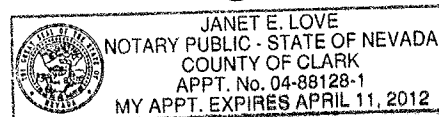
County of Clark

Print Name: ROBERT MCGIBNEY

Subscribed and sworn before me

This 18th day of August, 2010 by Robert McGibney.

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





PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: TENTATIVE MAP
Project Address (Location) East of PULI ROAD and South of 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 & 126-13-118-039, 041 Ward # 6
General Plan: existing _____ proposed _____ Zoning: existing PD proposed PD
Commercial Square Footage N/A Floor Area Ratio n/a
Gross Acres 8.06 Lots/Units 52 Density 6.45
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 NEVADA Zip 89118
E-mail Address jlove@kbhome.com

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

REPRESENTATIVE VTN-NEVADA Contact KATHY DANCHO
Address 2727 S. RAINBOW BOULEVARD Phone: 253-2469 Fax: 362-2597
City LAS VEGAS State NEVADA Zip 89146
E-mail Address kathyd@vtnnv.com

Property Owner Signature* [Signature]

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

Print Name Robert McGibney

Subscribed and sworn before me

This 18th day of August, 20 10

by Robert McGibney

Janet E. Love

Notary Public in and for said County and State

Revised 10/27/08



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

FOR DEPARTMENT USE ONLY

Case #
Meeting Date:
Total Fee:
Date Received:*
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

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

STREET NAMES

Brighton Beach

Broxden Junction

Leyland

Magdalene

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AUG 04 2010

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

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

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

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

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

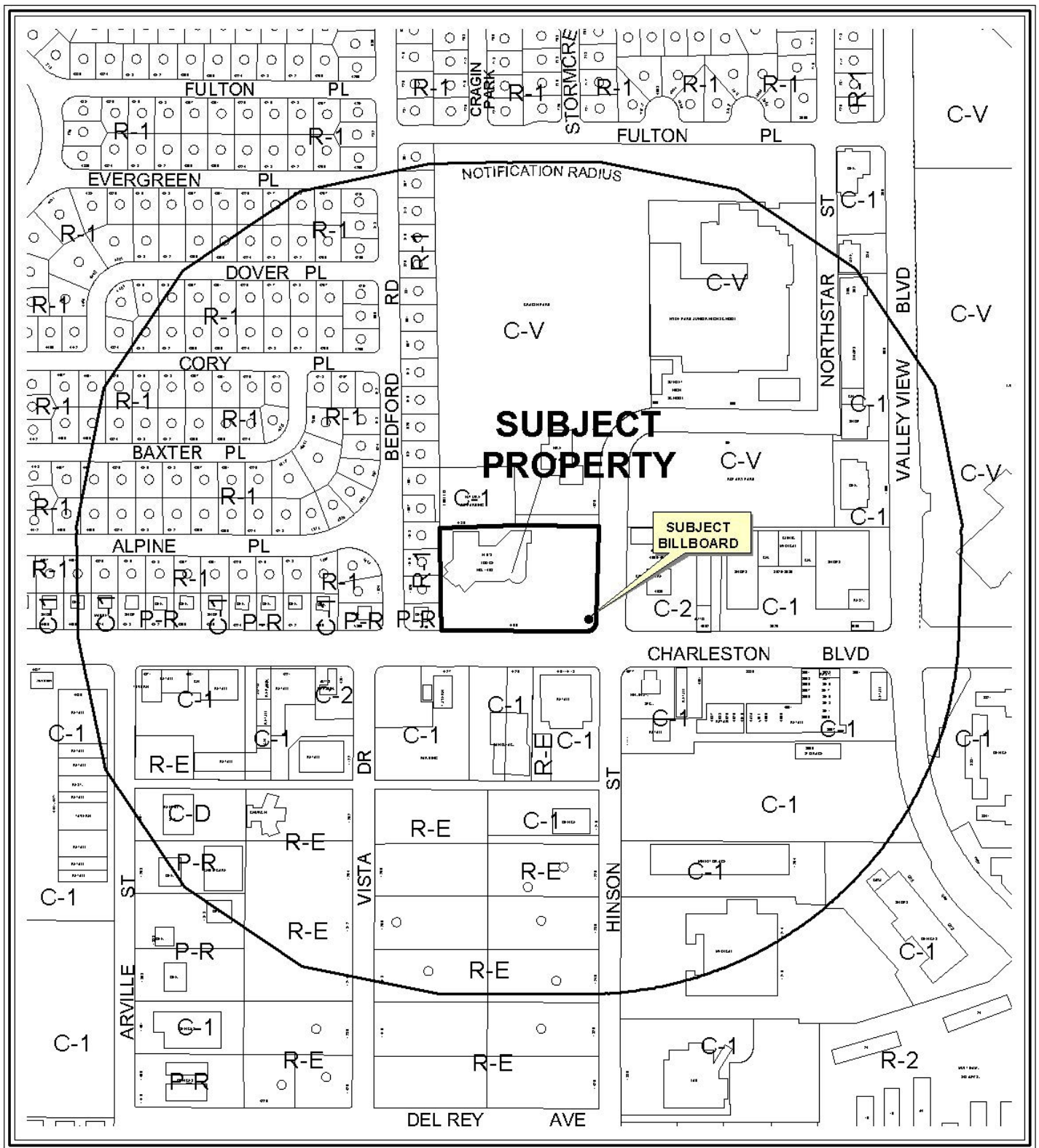
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RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

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



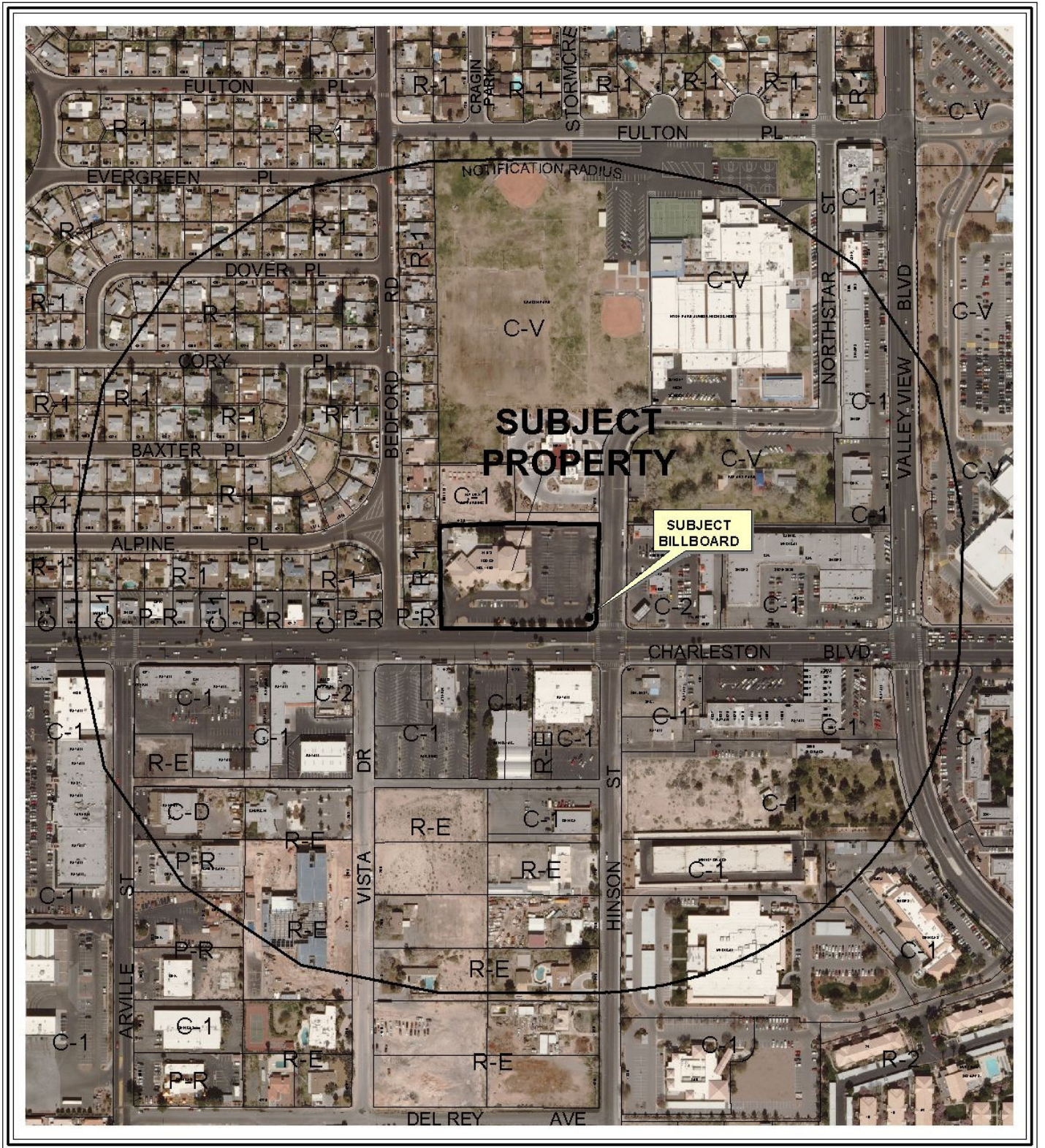
CASE: **RQR-39097**

RADIUS: 1000 FT

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

0 400 800 Feet



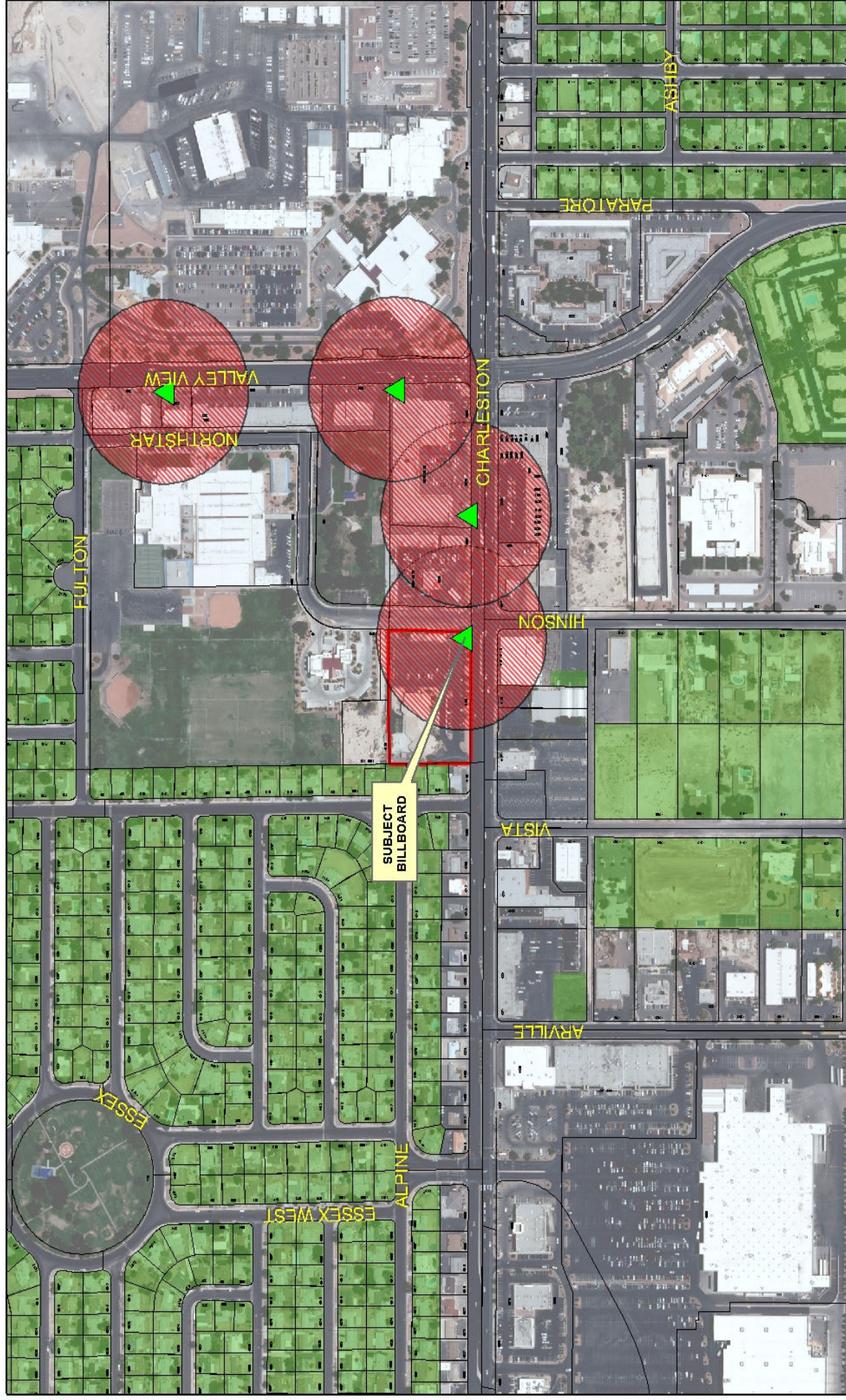


CASE: **RQR-39097**

RADIUS: 1000 FT

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





RQR-39097

Subject Parcel

▲ City of Las Vegas Billboard Location

Clark County Billboard Location

City of Las Vegas Billboard Data

Residential Zoned Property

Off Premise Sign Exclusion Area

Exempt - Off Premise Area Sign Area

300 Foot Buffer Around Billboard

750 Foot Buffer Around Freeway Billboard

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: LODGE BROE

Name of Applicant: Clear Channel Outdoor

Name of Representative: Rod Carter

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

Yes ☒ No

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: Lee Smith

Print Name: LEE BUTTS TRUSTEE CHAIRMAN

Subscribed and sworn before me

This 3 day of August, 2010

Jordyn Sears
Notary Public in and for said County and State



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

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

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

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

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

Property Owner Signature* Lee Butts

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

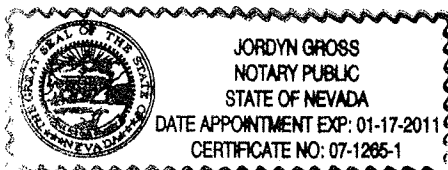
Print Name LEE BUTTS TRUSTEE CHAIRMAN

Subscribed and sworn before me

This 3 day of August, 20 10.

Jordyn Gross

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

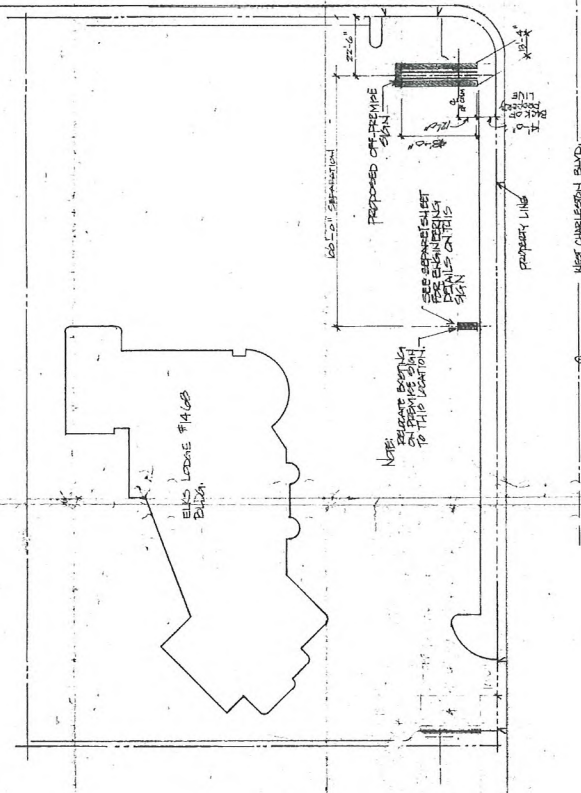
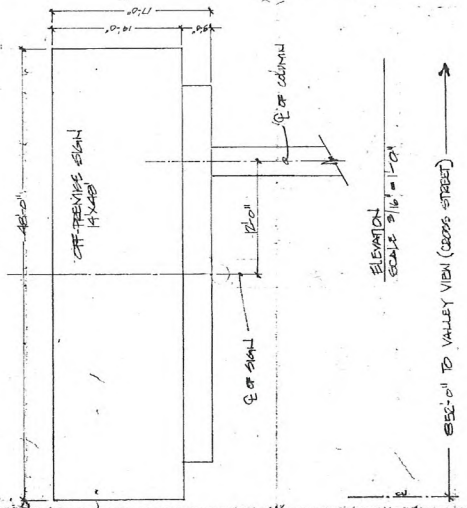
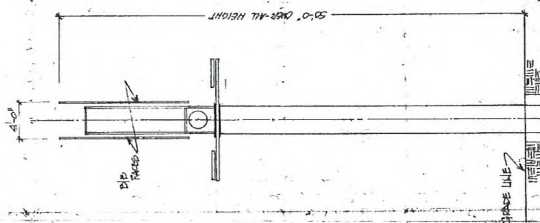
Case #	<u>RQR-39097</u>
Meeting Date:	<u>9-23-10 PC</u>
Total Fee:	<u>\$800.00</u>
Date Received:*	<u>8/5/10</u>
Received By:	<u>[Signature]</u>

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

[illegible][illegible]

AUG 05 2010

RQR-39097



SITE PLAN
SCALE 1"=20'-0"

- [illegible]

NOTE: ALL EXPOSED STEEL

NOTE: PLEASE NOTIFY BUREAU OF CHANGING (202) 452-4444

APPROVED FOR PRODUCTION	DATE	BY	REVISION	DESCRIPTION

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

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



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

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

DOUGLAS A. SELBY
CITY MANAGER



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

VOICE 702.229.6011
TDD 702.386.9108
www.lasvegasnevada.gov

October 9, 2007

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

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

Dear Applicant:

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

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

Planning & Development

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

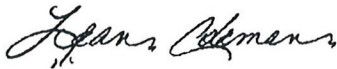
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AUG 05 2010

RQR-39097

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

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

Sincerely,



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



Margo Wheeler, AICP
Director
Planning and Development Department

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

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

RQR-39097

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AUG 05 2010

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

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

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

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

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

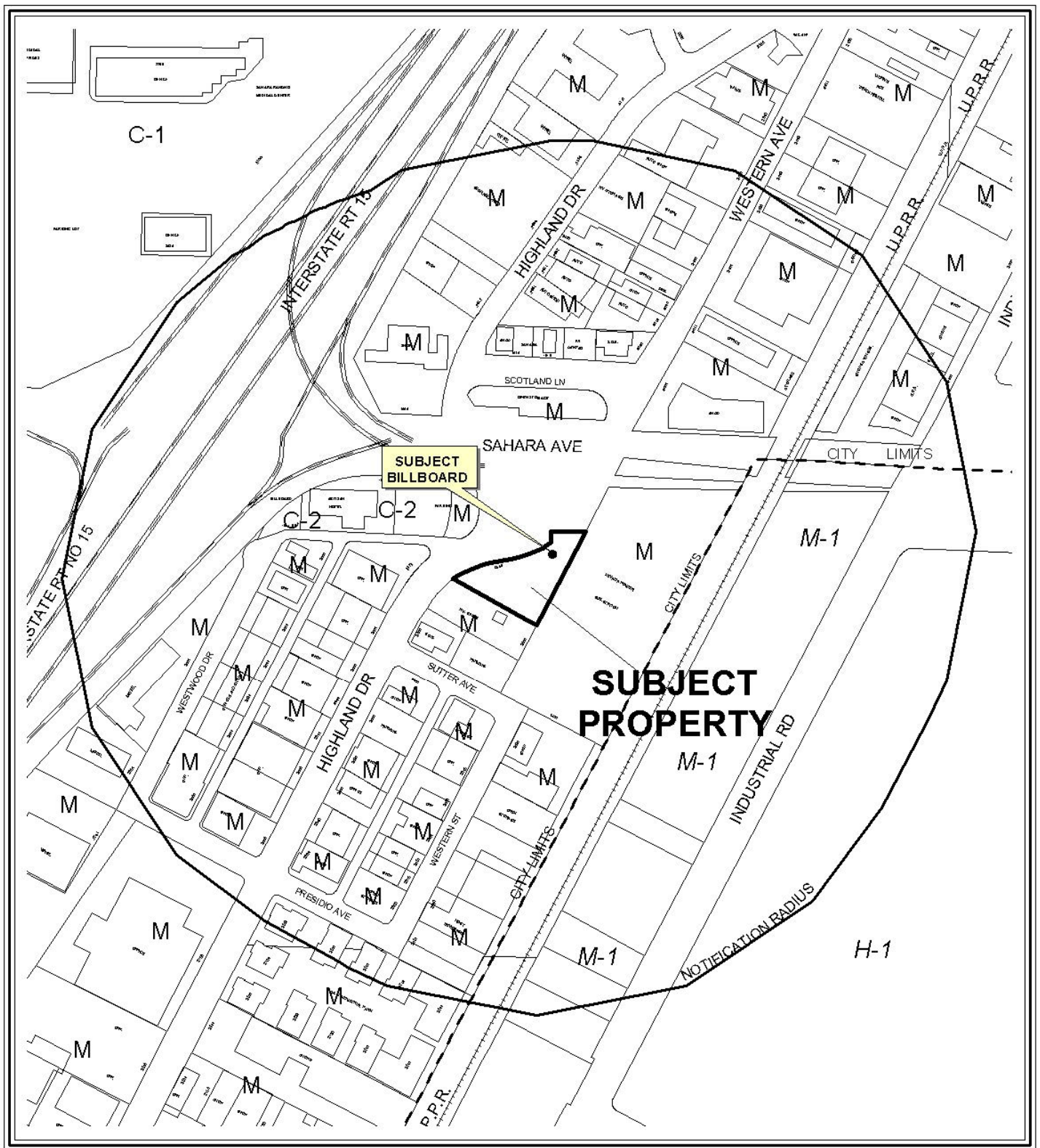
0

RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

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



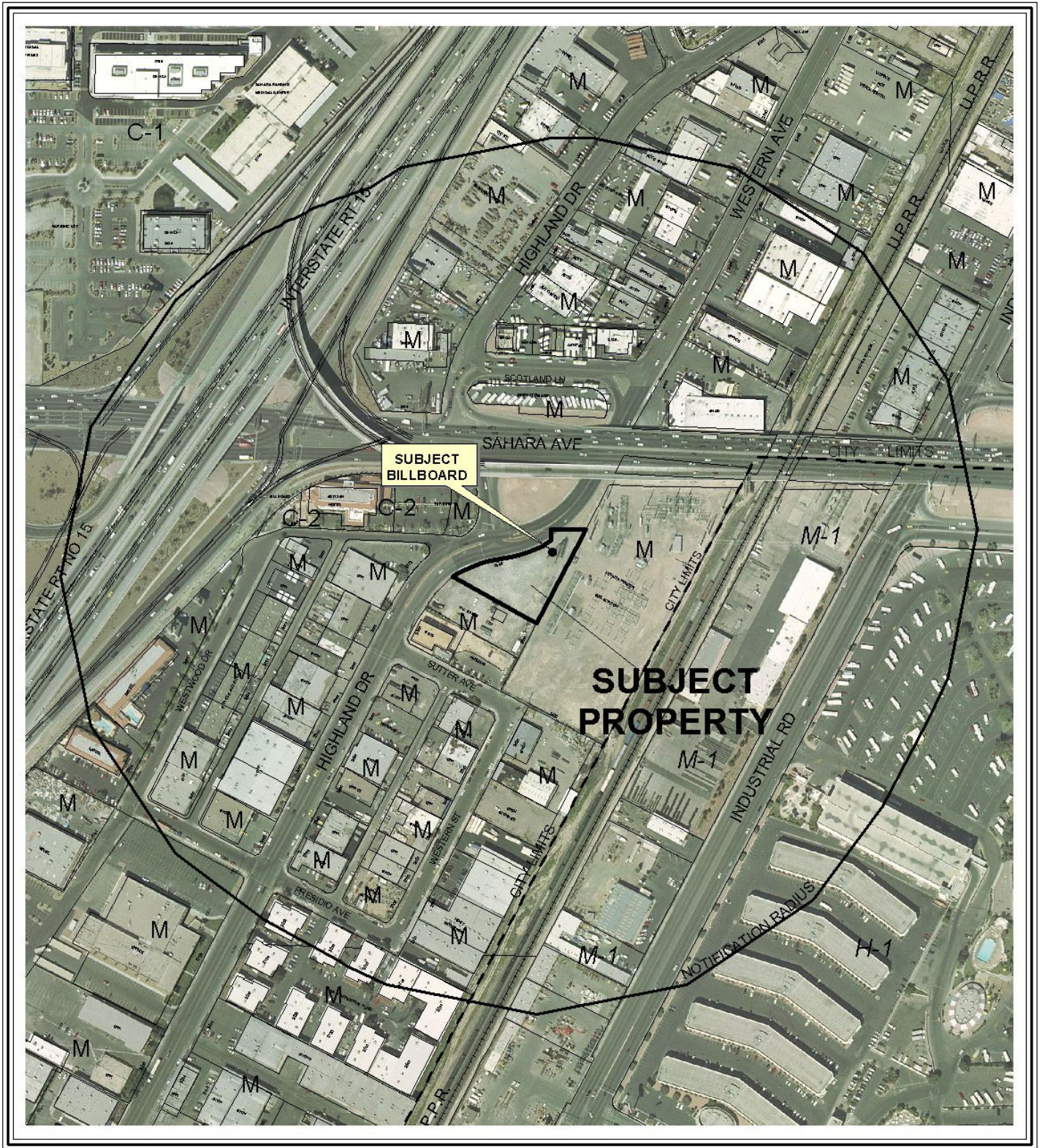
CASE: **RQR-39106**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

0 200 400 Feet





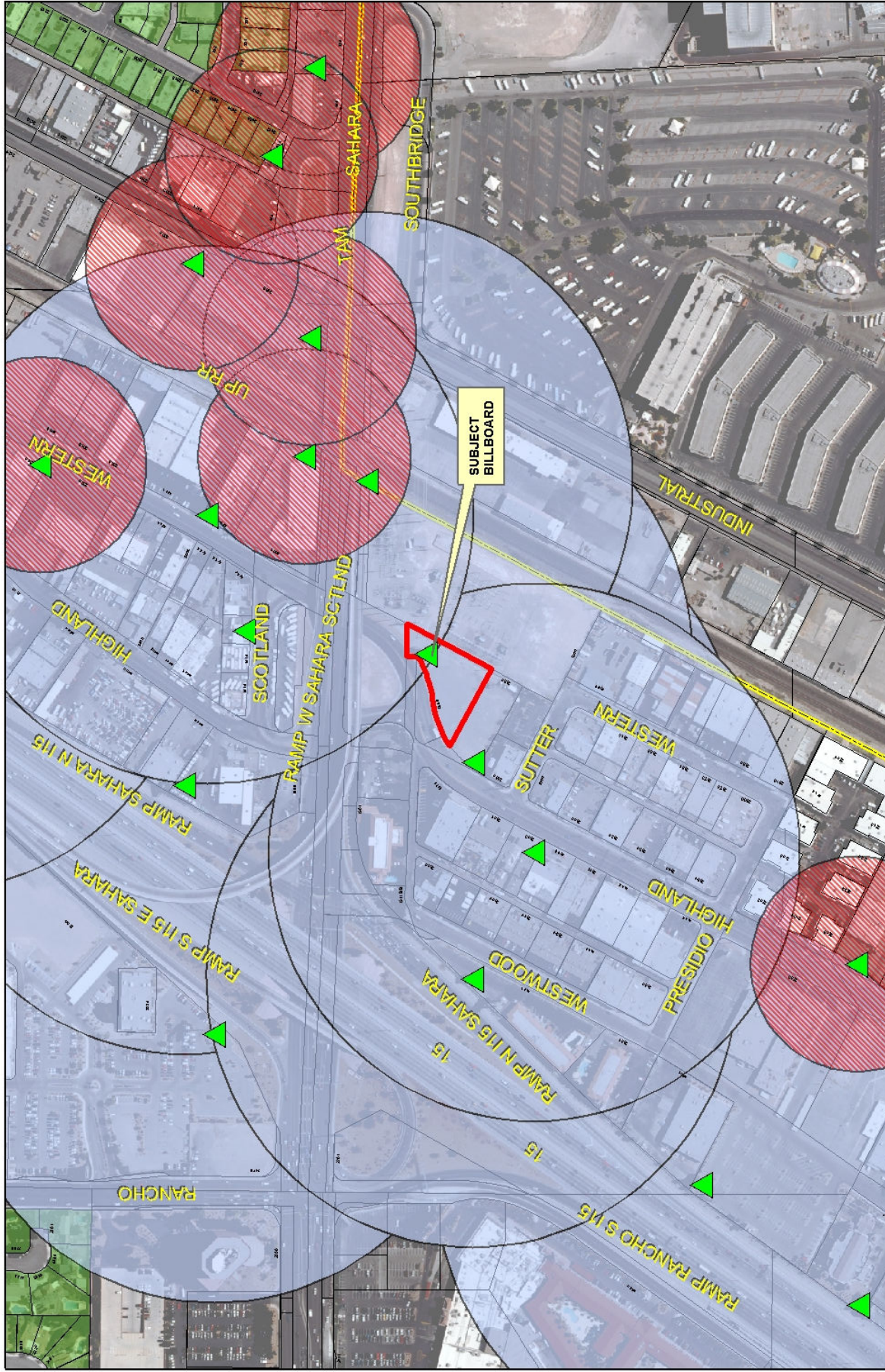
CASE: RQR-39106

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

0 200 400 Feet





RQR-39106

 Subject Parcel

 City of Las Vegas Billboard Location

 Clark County Billboard Location

City of Las Vegas Billboard Data

 300 Foot Buffer Around Billboard

 750 Foot Buffer Around Freeway Billboard

 Residential Zoned Property

 Off Premise Sign Exclusion Area

 Exempt - Off Premise Area Sign Area





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: Urban Land Nevada

Name of Applicant: Lamar Central Outdoor, LLC

Name of Representative: _____

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

Urban Land of Nevada

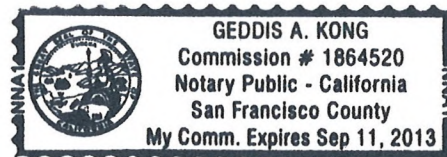
Signature of Property Owner: By Theodore B. Lee

Print Name: Theodore B. Lee, President

Subscribed and sworn before me

This 26th day of July, 2010

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



RECEIVED
AUG 06 2010

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

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

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

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

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

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

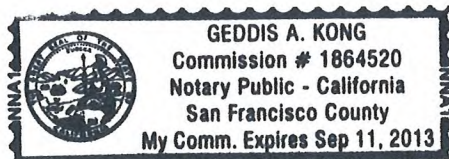
Print Name Theodore B. Lee, President

Subscribed and sworn before me

This 26th day of July, 2010

Notary Public in and for said County and State

Revised 10/27/08

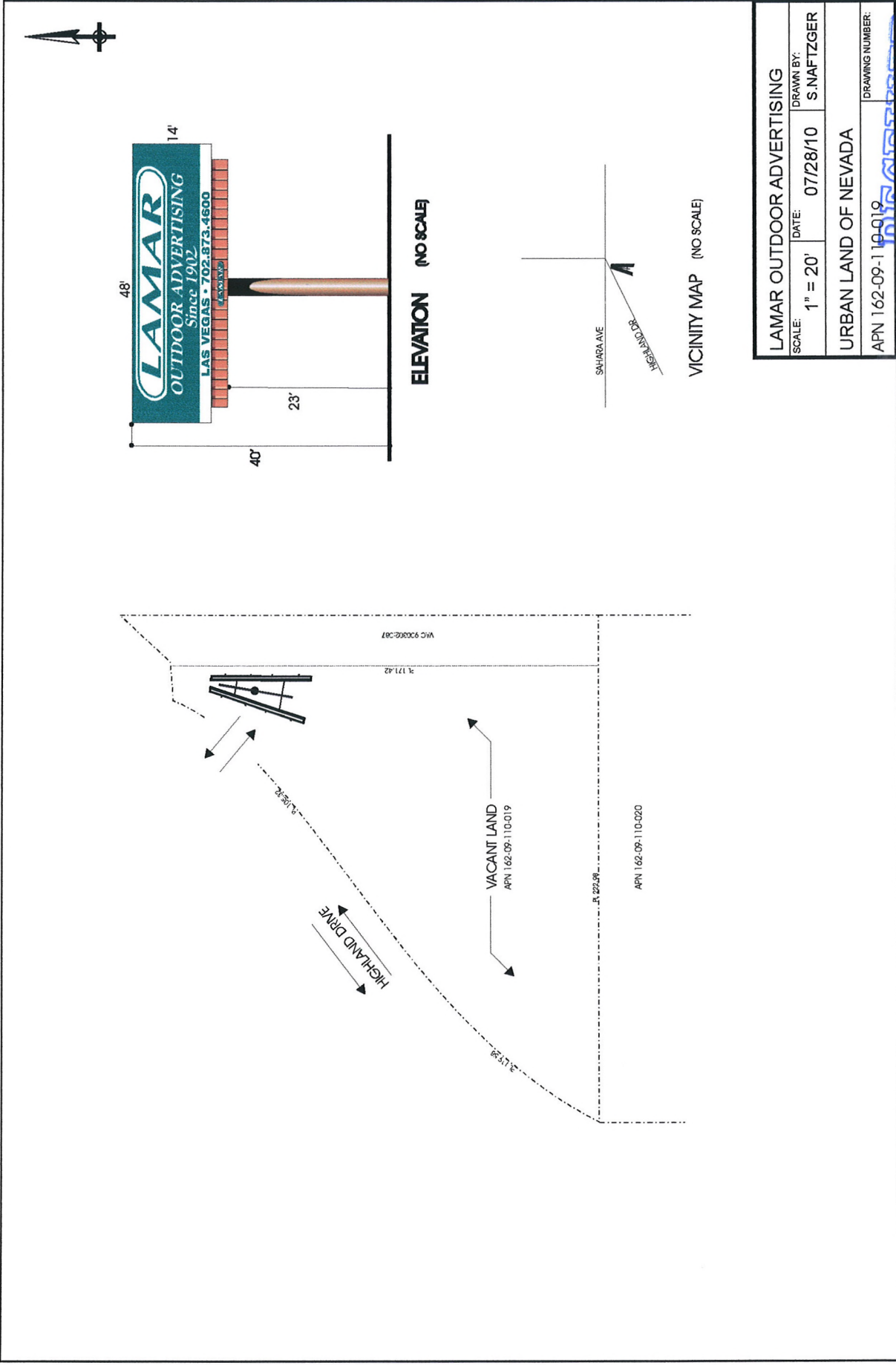


FOR DEPARTMENT USE ONLY

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

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

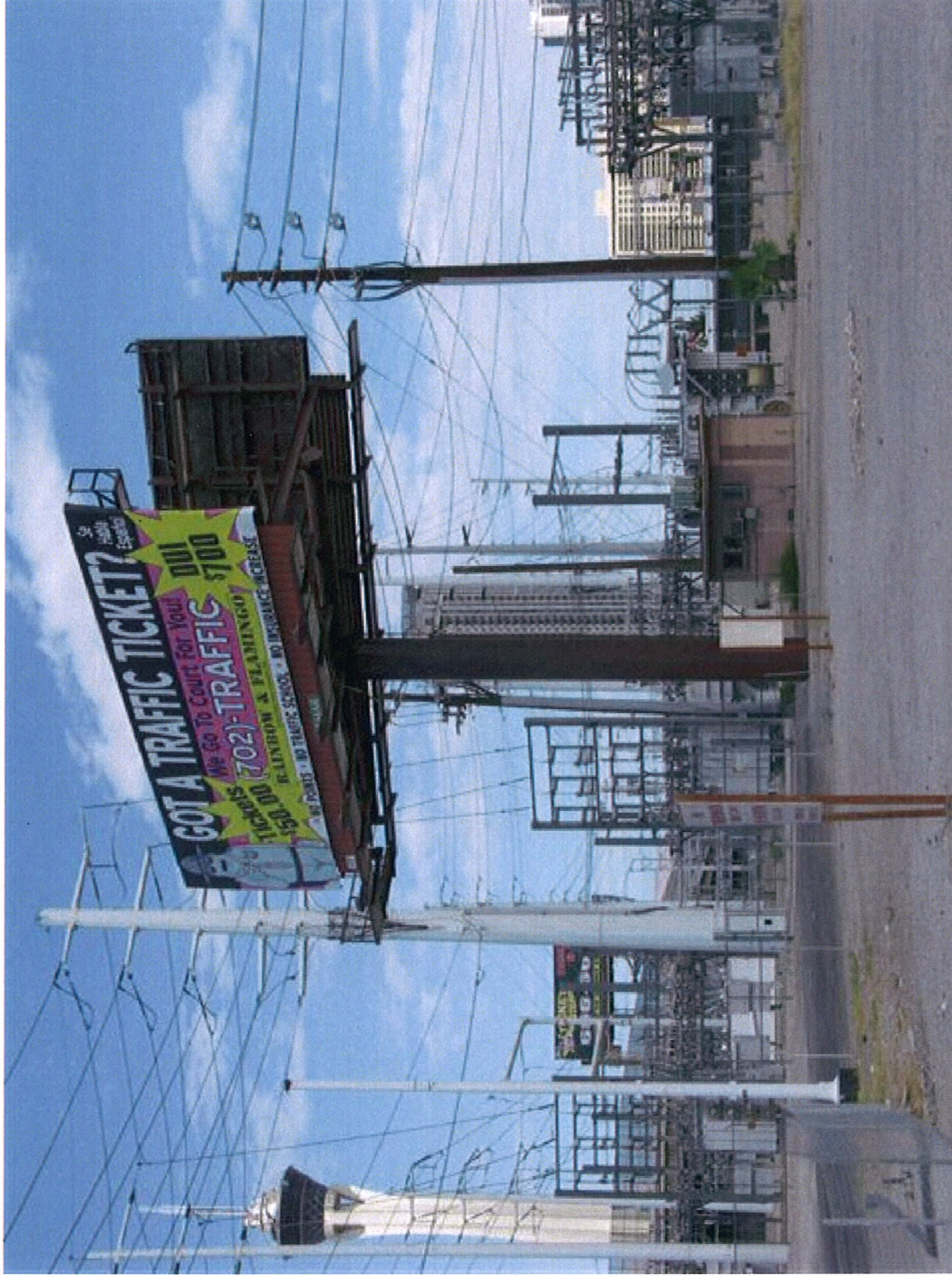
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LAMAR OUTDOOR ADVERTISING			
SCALE:	DATE:	07/28/10	DRAWN BY: S.NAFTZGER
URBAN LAND OF NEVADA			
APN 162-09-110-019		DRAWING NUMBER:	

RQR-39106

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AUG 06 2010



RQR-39106

RECEIVED
AUG 06 2010



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

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

DOUGLAS A. SELBY
CITY MANAGER

094800



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

VOICE 702.229.6011
TDD 702.386.9108
www.lasvegasnevada.gov

October 9, 2007

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

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

Dear Applicant:

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

Planning & Development

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

RQR-39106

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

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

Sincerely,



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



Marge Wheeler, AICP
Director
Planning and Development Department

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

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

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

RQR-39106

RECEIVED
AUG 06 2010

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

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

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

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

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

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

Planning Commission Mtg.

0

City Council Meeting

0

City Council Meeting

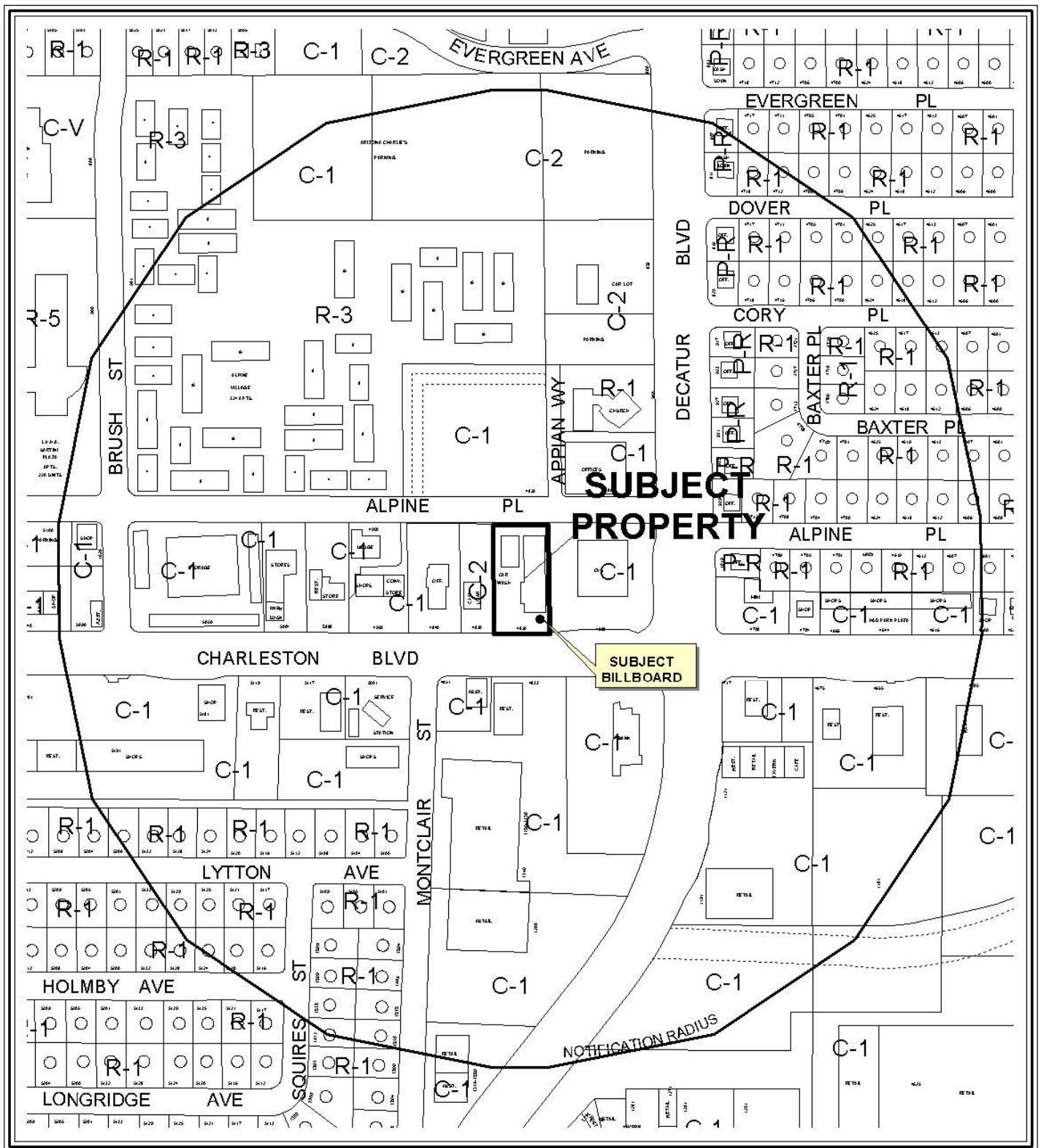
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RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

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



CASE: **RQR-39107**

RADIUS: 1000 FT

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

0 300 600 Feet





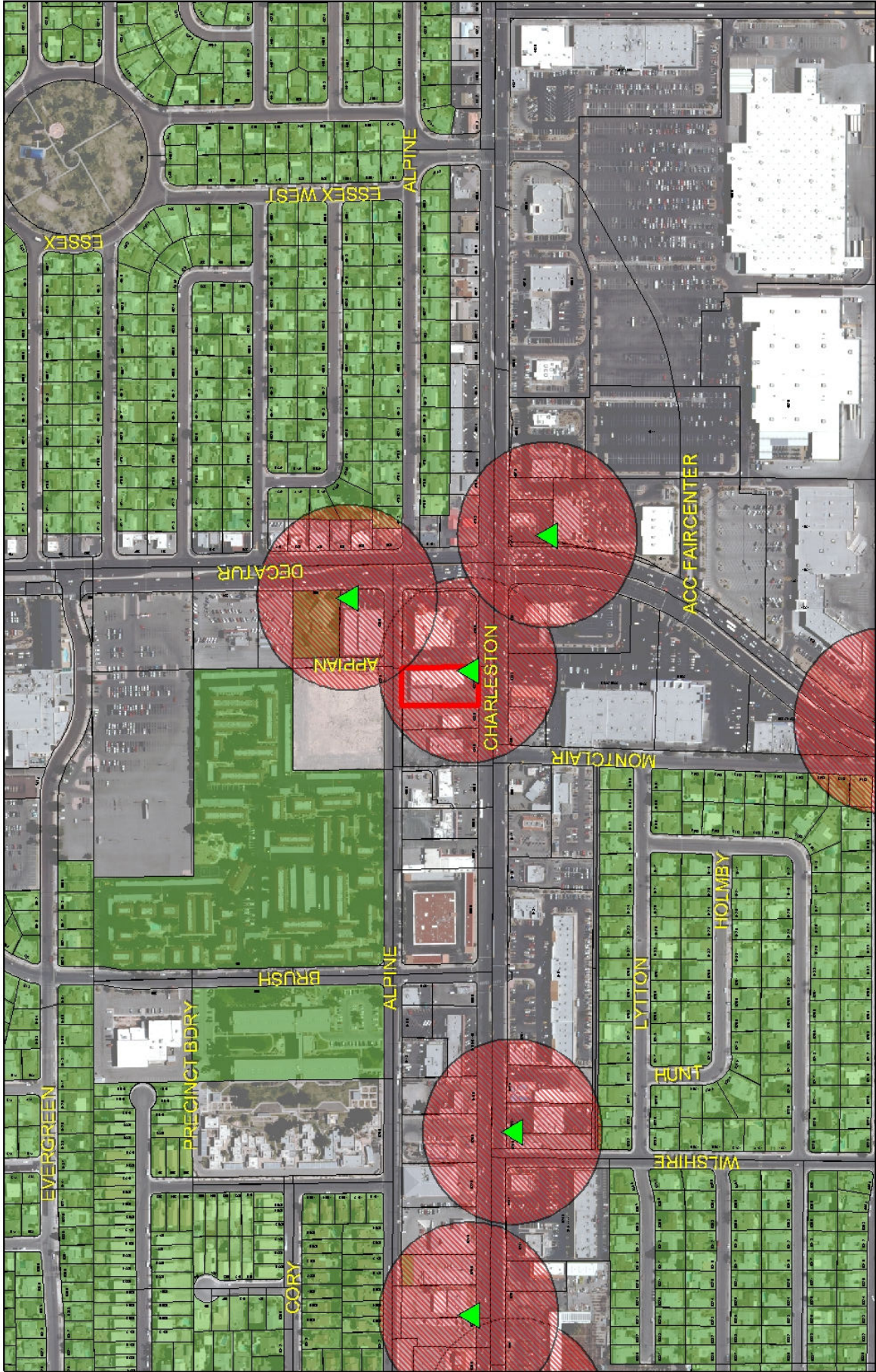
CASE: RQR-39107

RADIUS: 1000 FT

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

0 400 800 Feet





RQR-39107

 Subject Parcel

 City of Las Vegas Billboard Location

 Clark County Billboard Location

 300 Foot Buffer Around Billboard

 750 Foot Buffer Around Freeway Billboard

City of Las Vegas Billboard Data

 Residential Zoned Property

 Off Premise Sign Exclusion Area

 Exempt - Off Premise Area Sign Area



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: Charwest, Inc.

Name of Applicant: Lamar Central Outdoor, LLC

Name of Representative: _____

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

☐ Yes

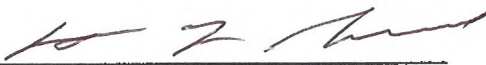
☒ No

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

City Official: _____

Partner(s): _____

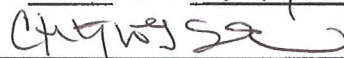
APN: _____

Signature of Property Owner: 

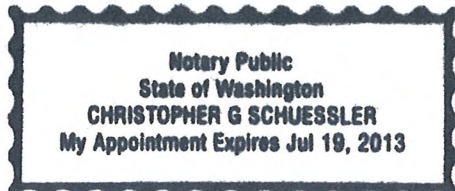
Print Name: ROBERT L. SCHMIDT

Subscribed and sworn before me

This 28th day of July, 2010


Notary Public in and for said County and State

Revised 11-14-06



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

RECEIVED
AUG 06 2010



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

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

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

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

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

Property Owner Signature* [Signature]

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

Print Name ROBERT L. SCHMIDT

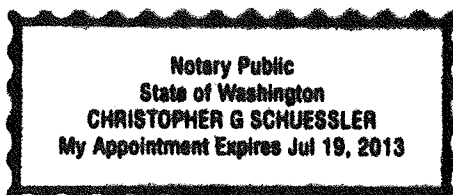
Subscribed and sworn before me

This 28th day of July, 20 10

[Signature]

Notary Public in and for said County and State

Revised 10/27/08

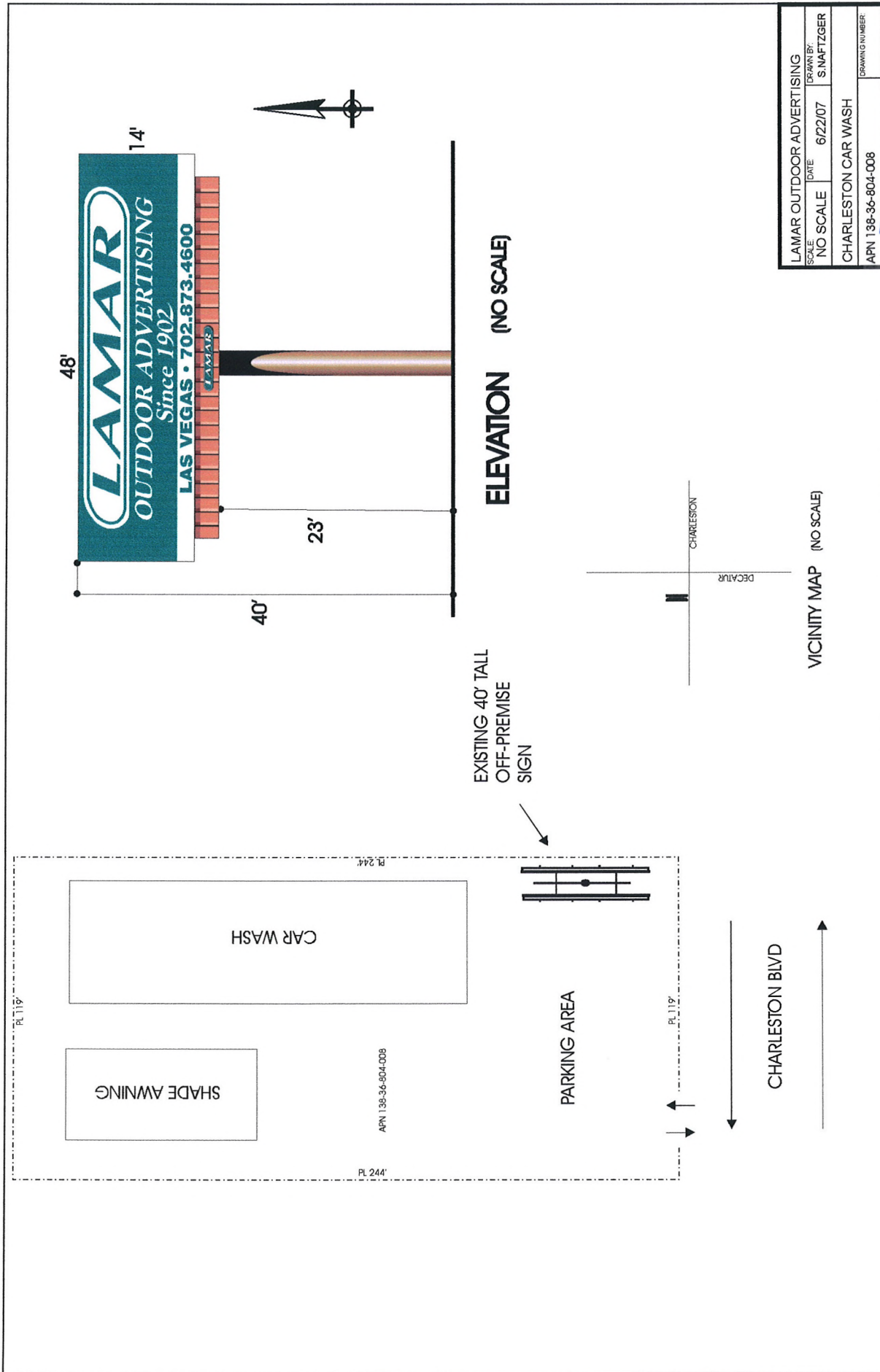


FOR DEPARTMENT USE ONLY

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

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

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

RECEIVED

AUG 06 2010

RQR-39107



RQR-39107 WEST FACE

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AUG 06 2010



RQR-39107 EAST FACE

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AUG 06 2010



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

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

DOUGLAS A. SELBY
CITY MANAGER



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

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

September 7, 2007

Charwest
4820 West Charleston Boulevard
Las Vegas, Nevada 89107

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

Dear Applicant:

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

Planning & Development

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

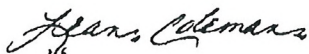
RQR-39107

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AUG 06 2010

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

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

Sincerely,



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

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

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

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

RQR-39107

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AUG 06 2010

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

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

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

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

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

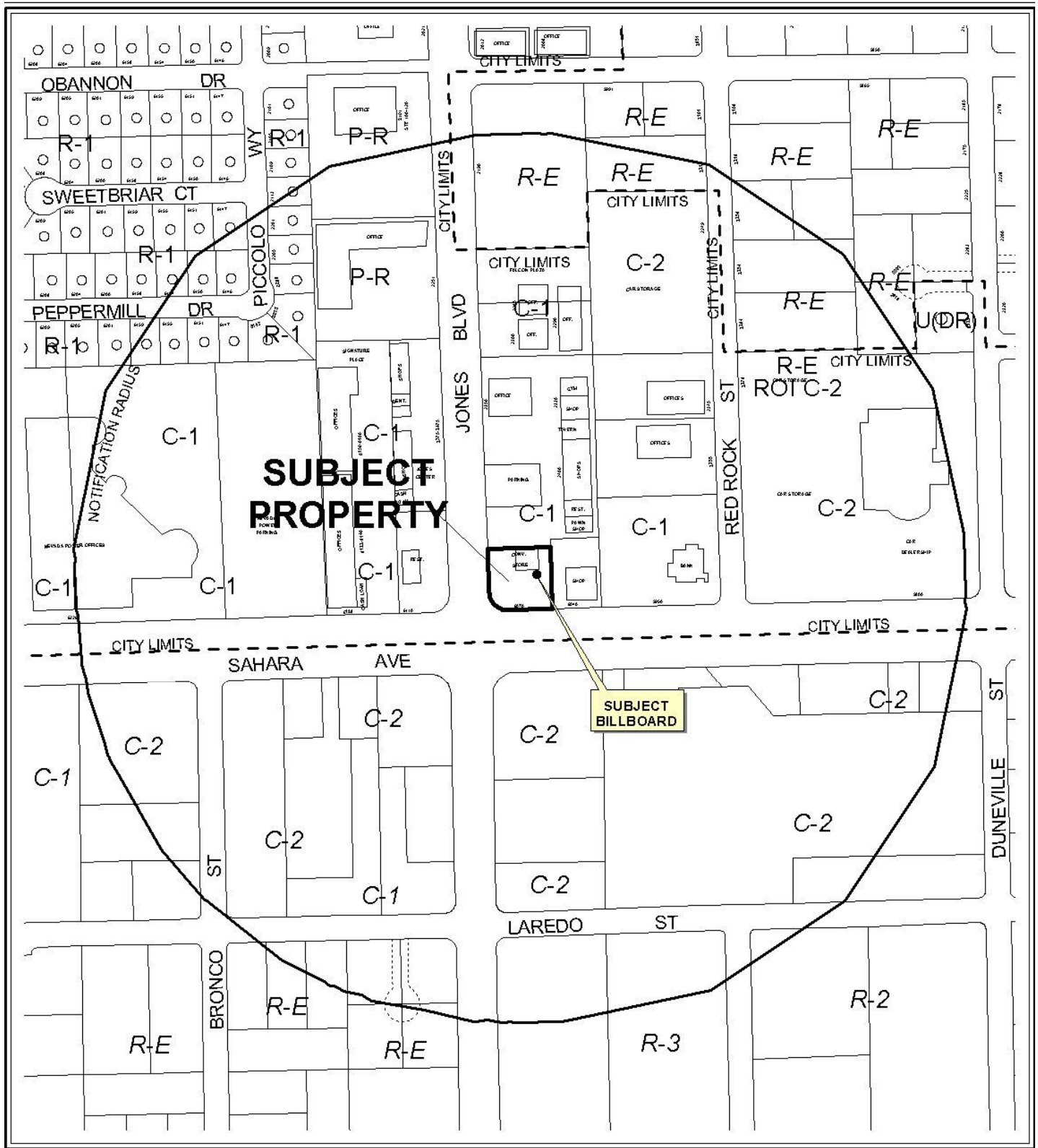
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RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

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



CASE: **RQR-39215**

RADIUS: 1000 FT

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

0 300 600 Feet





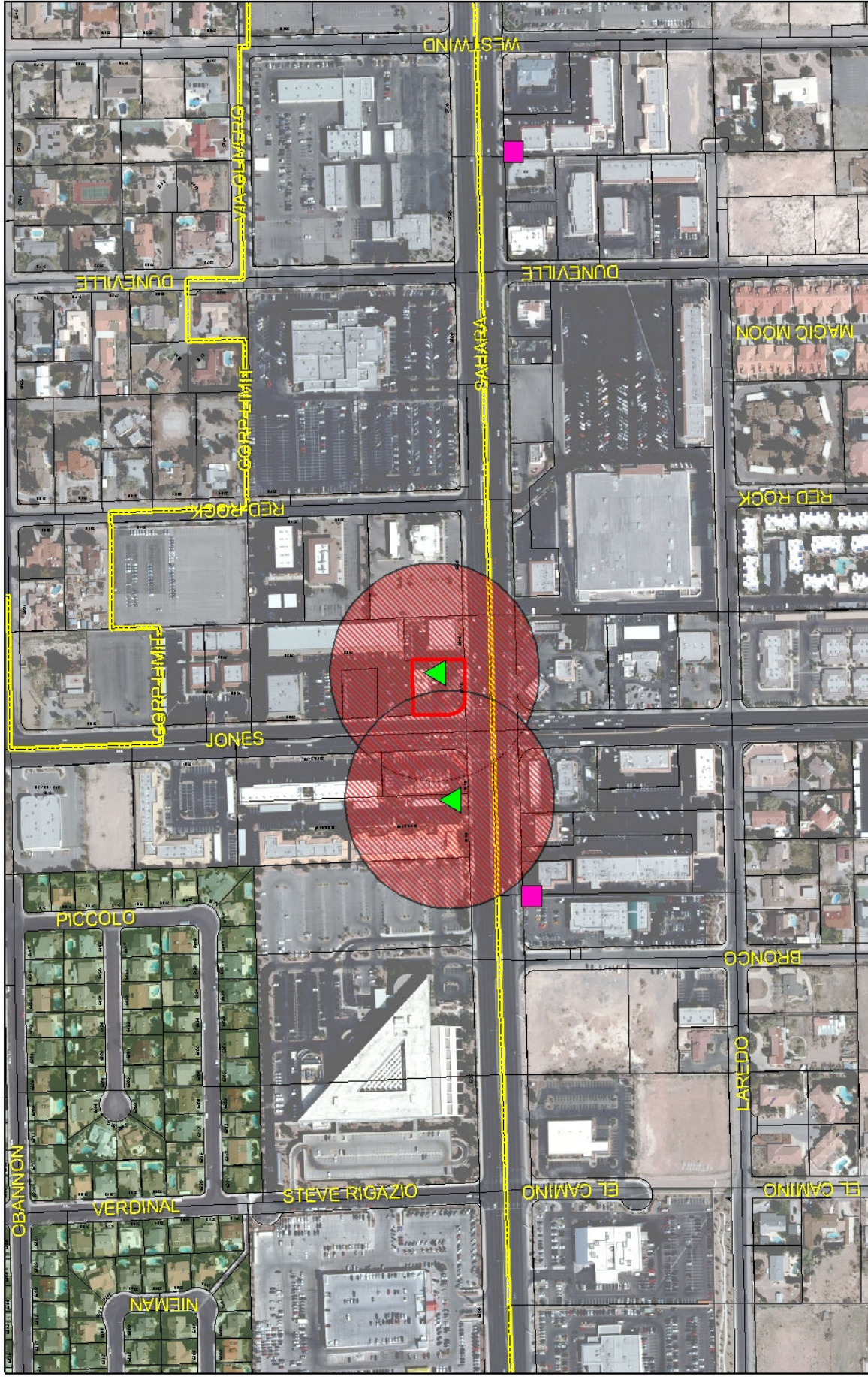
CASE: **RQR-39215**

RADIUS: 1000 FT

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

0 300 600 Feet





RQR-39215

Subject Parcel

City of Las Vegas Billboard Location

Clark County Billboard Location

City of Las Vegas Billboard Data

300 Foot Buffer Around Billboard

750 Foot Buffer Around Freeway Billboard

Residential Zoned Property

Off Premise Sign Exclusion Area

Exempt - Off Premise Area Sign Area





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: 7-Eleven, Inc.

Name of Applicant: Lamar Central Outdoor, LLC

Name of Representative: _____

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

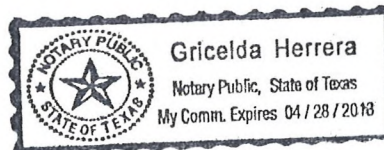
Signature of Property Owner: 7-ELEVEN, INC. [Signature] Assistant Secretary

Print Name: MARIJAN SMITH

Subscribed and sworn before me

This 13th day of August, 2010

Gricelda Herrera
Notary Public in and for said County and State



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AUG 17 2010



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

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

PROPERTY OWNER 7-Eleven, Inc. Contact _____
Address P.O. Box 711 Phone: _____ Fax: _____
City Dallas State TX Zip 75521
E-mail Address _____

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

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

Property Owner Signature* [Signature] Assistant Secretary

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

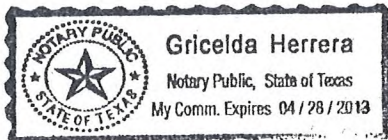
Print Name MARION SMITH

Subscribed and sworn before me

This 13th day of August, 2010
Gricelda Herrera

Notary Public in and for said County and State

Revised 10/27/08

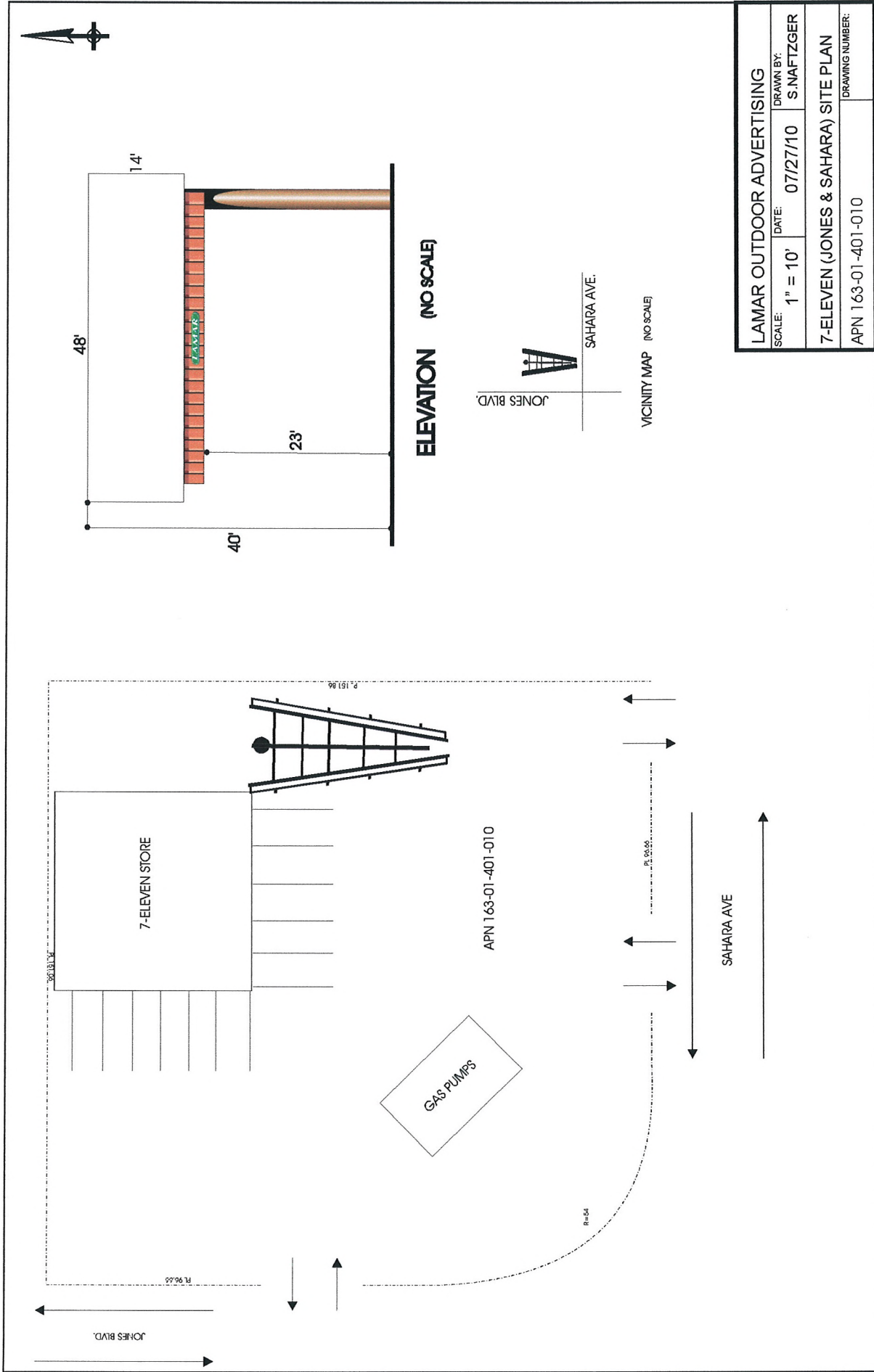


FOR DEPARTMENT USE ONLY

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

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

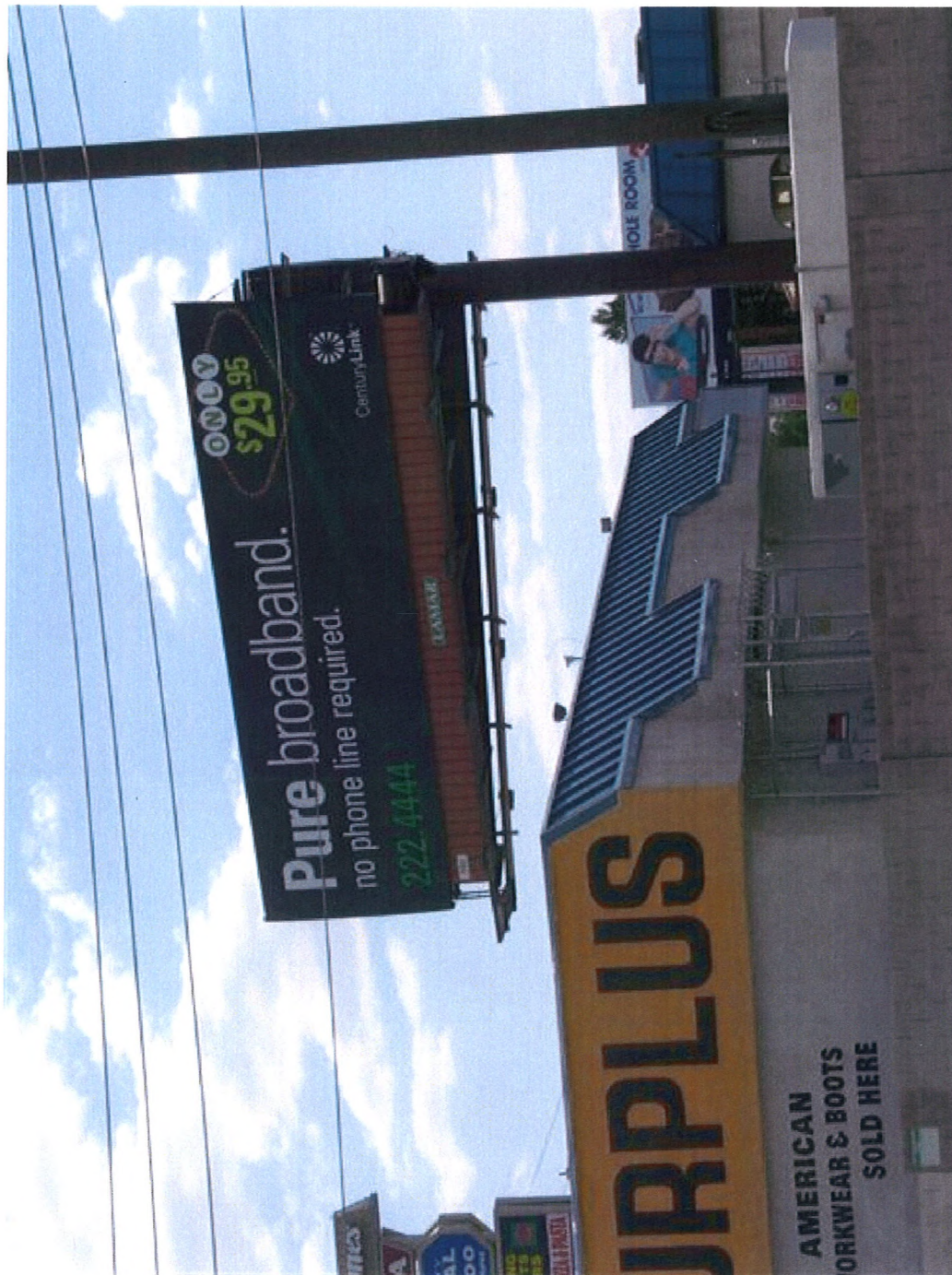
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RQR-39215

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RQR-22271 EAST FACE

RQR-39215

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AUG 17 2010



RQR-22271 WEST FACE

RQR-39215

RECEIVED
AUG 17 2010



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

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

DOUGLAS A. SELBY
CITY MANAGER



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

VOICE 702.229.6011
TDD 702.386.9108
www.lasvegasnevada.gov

October 9, 2007

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

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

Dear Mr. Thompson:

The City Council at a regular meeting held September 5, 2007 APPROVED the Required Two Year Review of an approved Special Use Permit (U-0315-94), WHICH ALLOWED A 40 FOOT-TALL 14-FOOT x 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 6070 West Sahara Avenue (APN: 163-01-401-010), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on September 6, 2007. This approval is subject to:

Planning & Development

1. This Special Use Permit shall be reviewed in three (3) years at which time the City Council may require the Off-Premise Advertising (Billboard) Sign be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the Off-Premise Advertising (Billboard) Sign is removed.
2. All of the supporting structure shall be repainted, as required by the Planning and Development Department, within 30 days of final approval of this review by the City Council. Failure to perform the required painting may result in fines and/or removal of the Off-Premise Advertising (Billboard) Sign.
3. The Off-Premise Advertising (Billboard) Sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the Off-Premise Advertising (Billboard) Sign.
4. The property owner shall keep the property properly maintained and graffiti-free at all times. Failure to perform required maintenance may result in fines and/or removal of the Off-Premise Advertising (Billboard) Sign.

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AUG 17 2010

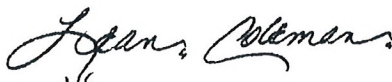
RQR-39215



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

5. If the existing off-premise sign is voluntarily demolished, this Special Use Permit shall be expunged and a new off-premise sign shall not be permitted in the same location unless a Special Use Permit is approved for the new structure by the City Council.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Sincerely,



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



Margo Wheeler, AICP
Director
Planning and Development Department

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

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

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

RECEIVED

AUG 17 2010

RQR-39215



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
LAWRENCE WEEKLY
MICHAEL MACK
JANET MONCRIEF
STEVE WOLFSON

DOUGLAS A. SELBY
CITY MANAGER



048424

July 12, 2004

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

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

Dear Mr. Thompson:

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

Planning and Development

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

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

VOICE 702.229.6011

TDD 702.386.9108

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

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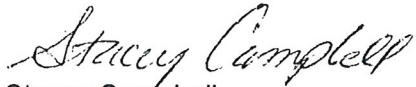
AUG 17 2010

RQR-39215

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

4. The property owner shall keep the property properly maintained and graffiti-free at all times. Failure to perform required maintenance may result in fines and/or removal of the off-premise advertising sign.
5. All City Code requirements and design standards of all City departments must be satisfied.

Sincerely,



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

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

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

RECEIVED

AUG 17 2010

RQR-39215

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

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

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

SET DATE: 10/06/2010

C.C.: 10/20/2010

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

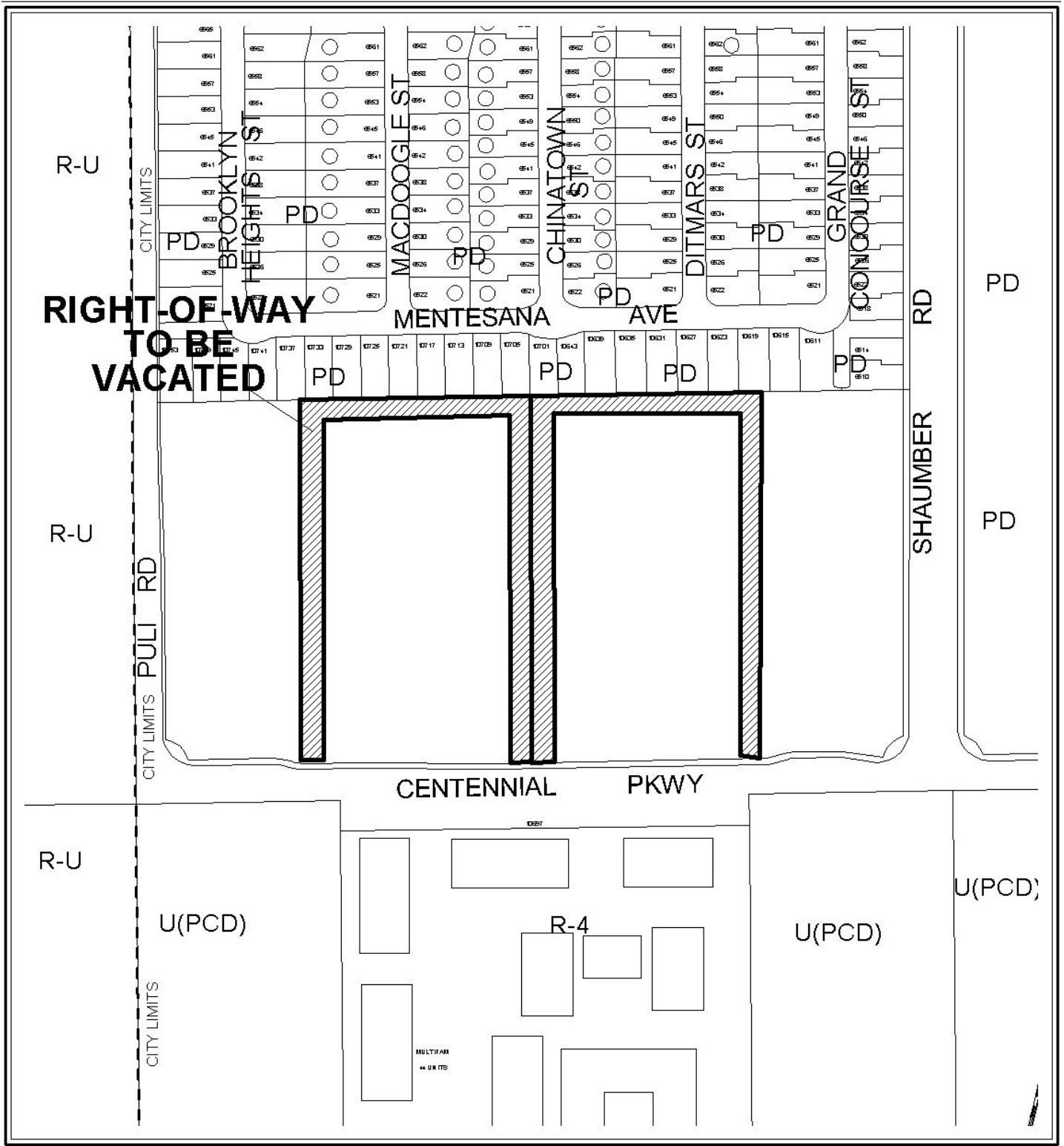
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RECOMMENDATION:

Staff recommends

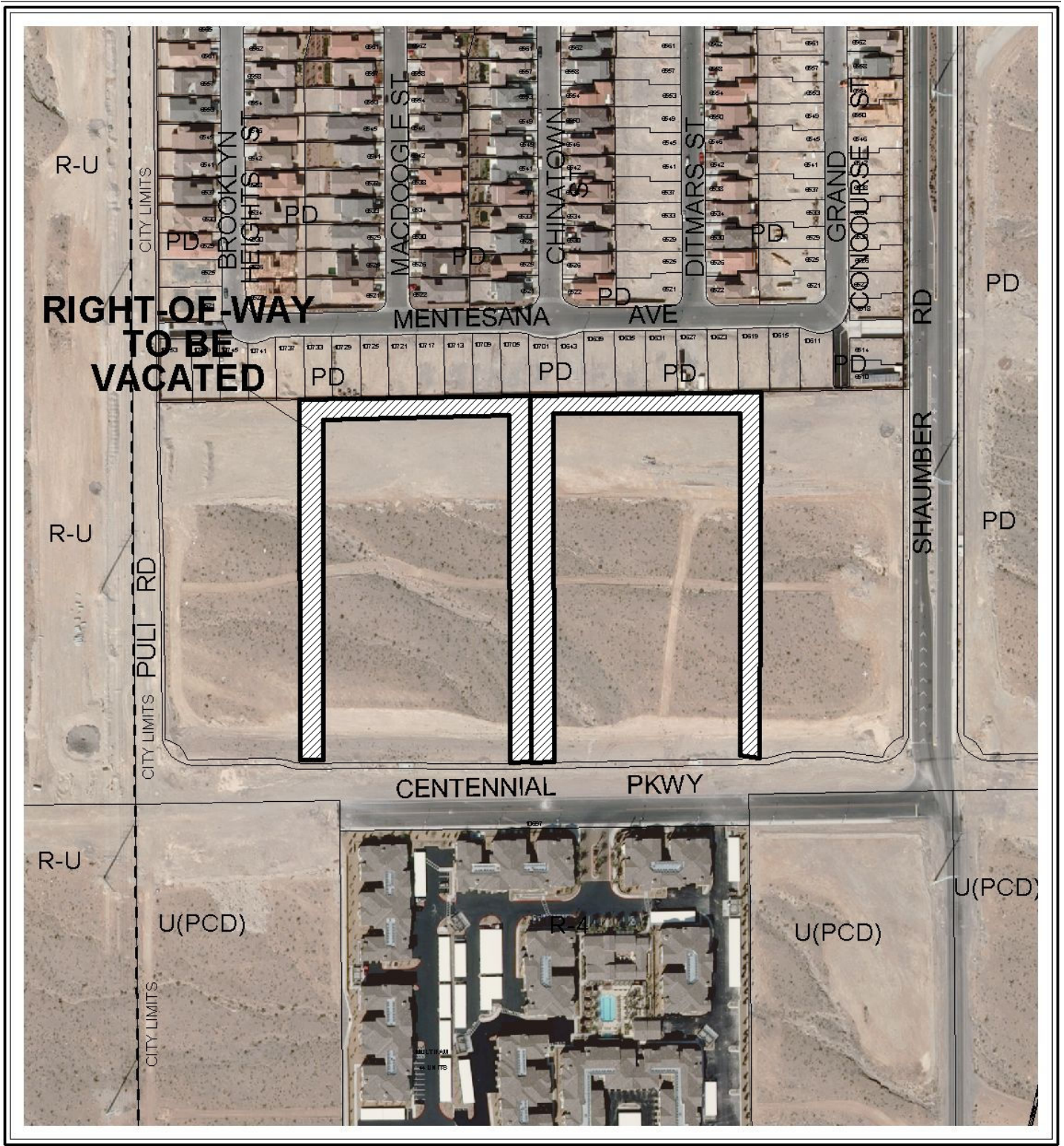
BACKUP DOCUMENTATION:

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



CASE: VAC-39018





CASE: VAC-39018

0 200 400 Feet



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: HOF Financial I, LLC

Name of Applicant: Pardee Homes of Nevada, Inc.

Name of Representative: Slater Hanigan Group

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

_____ Yes

X No

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: [Signature]
Authorized Representative

Print Name: Russ Wakeham

Subscribed and sworn before me

This _____ day of _____, 20____

See attached

Notary Public in and for said County and State

RECEIVED
JUL 29 2010

STATE OF CALIFORNIA

COUNTY OF ORANGE

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

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

WITNESS my hand and official seal.

Signature

Shannon Van Atta

[SEAL]



RECEIVED
JUL 29 2010

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

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

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

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

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

Property Owner Signature* [Signature]

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

Print Name Russ WAKEMAN

Subscribed and sworn before me

This _____ day of _____, 20 _____.

Notary Public in and for said County and State

See attached

FOR DEPARTMENT USE ONLY

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

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

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

COPY

STATE OF CALIFORNIA

COUNTY OF ORANGE

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

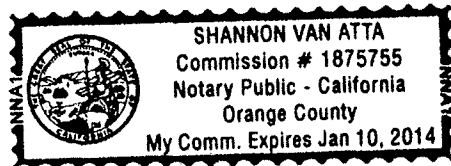
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

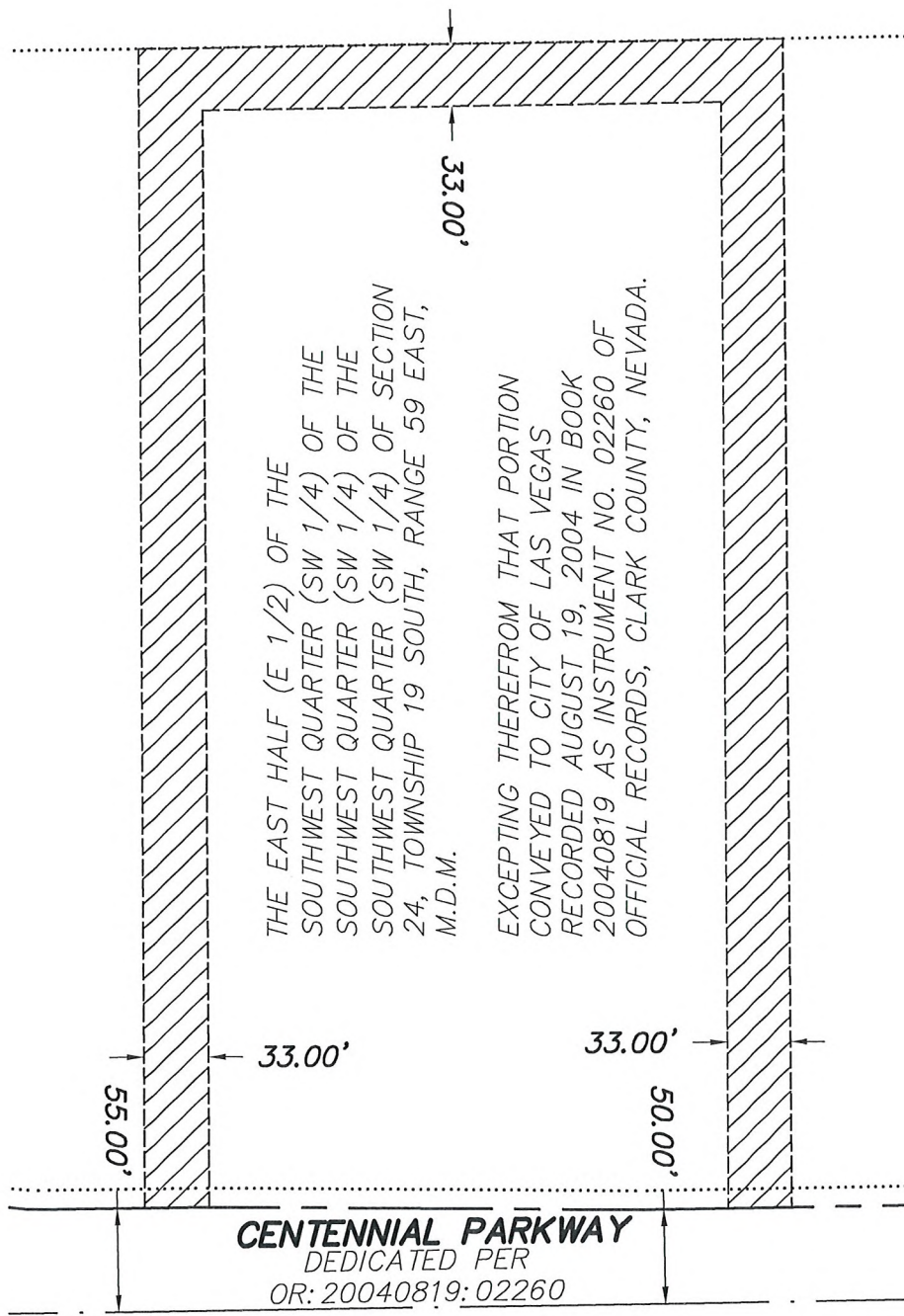
Signature

Shannon VanAtta

[SEAL]



RECEIVED
JUL 23 2010

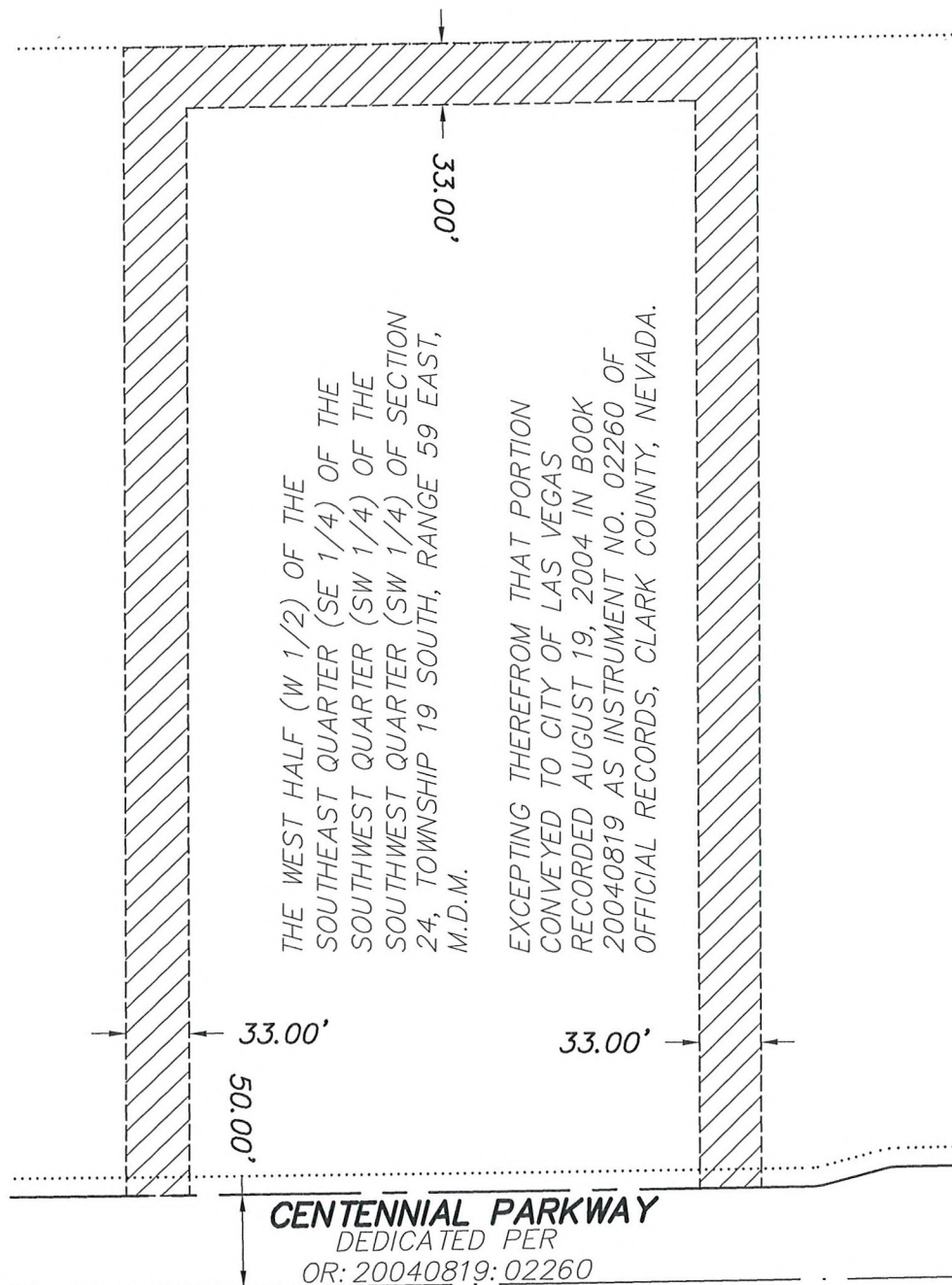


"EASEMENT 1"
PAGE 3 OF 4

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

VAC-39018

RECEIVED
JUL 29 2010



"EASEMENT 2"
PAGE 4 OF 4

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

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

VAC-39018

JUL 29 2010



PAR1002.001

July 20, 2010

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

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

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

Vacation

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

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

Sincerely,

Slater Hanifan Group, Inc.

James Hackman, P.E.
Project Manager



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

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

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

SET DATE: 10/06/2010

C.C.: 10/20/2010

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

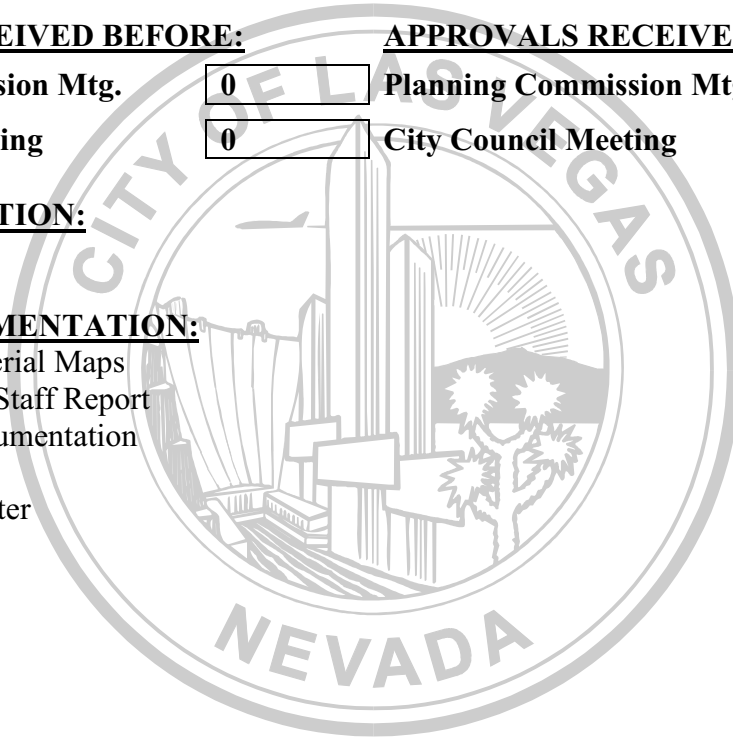
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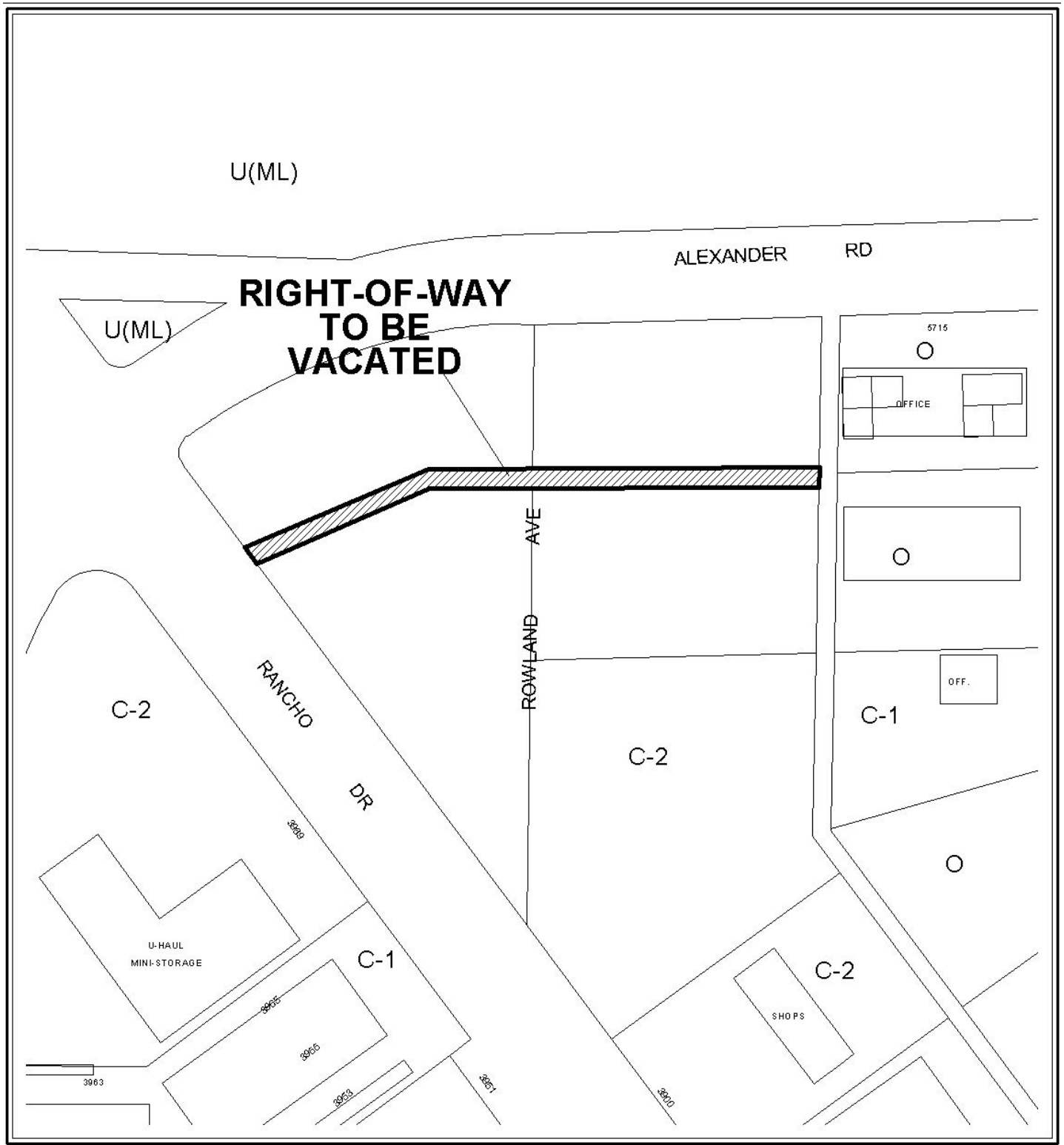
RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

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





CASE: VAC-39118

0 100 200 Feet





CASE: VAC-39118

0 100 200 Feet





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: Acquest Vegas, LLC

Name of Applicant: Acquest Vegas, LLC

Name of Representative: Brian Vandergurgh, Construction Manager

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

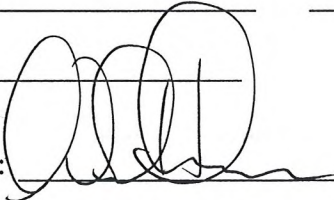
☐ Yes

☒ No

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

City Official: _____

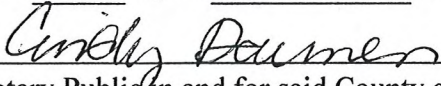
Partner(s): _____

APN: _____
Signature of Property Owner: 

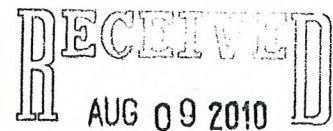
Print Name: William L. Huntress, Managing Member

Subscribed and sworn before me

This 29 day of June, 2010


Notary Public in and for said County and State

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





PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

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

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

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

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

Property Owner Signature* [Signature]

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

Print Name William L. Huntress, Managing Member

Subscribed and sworn before me

This 29 day of June, 2010

[Signature]

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

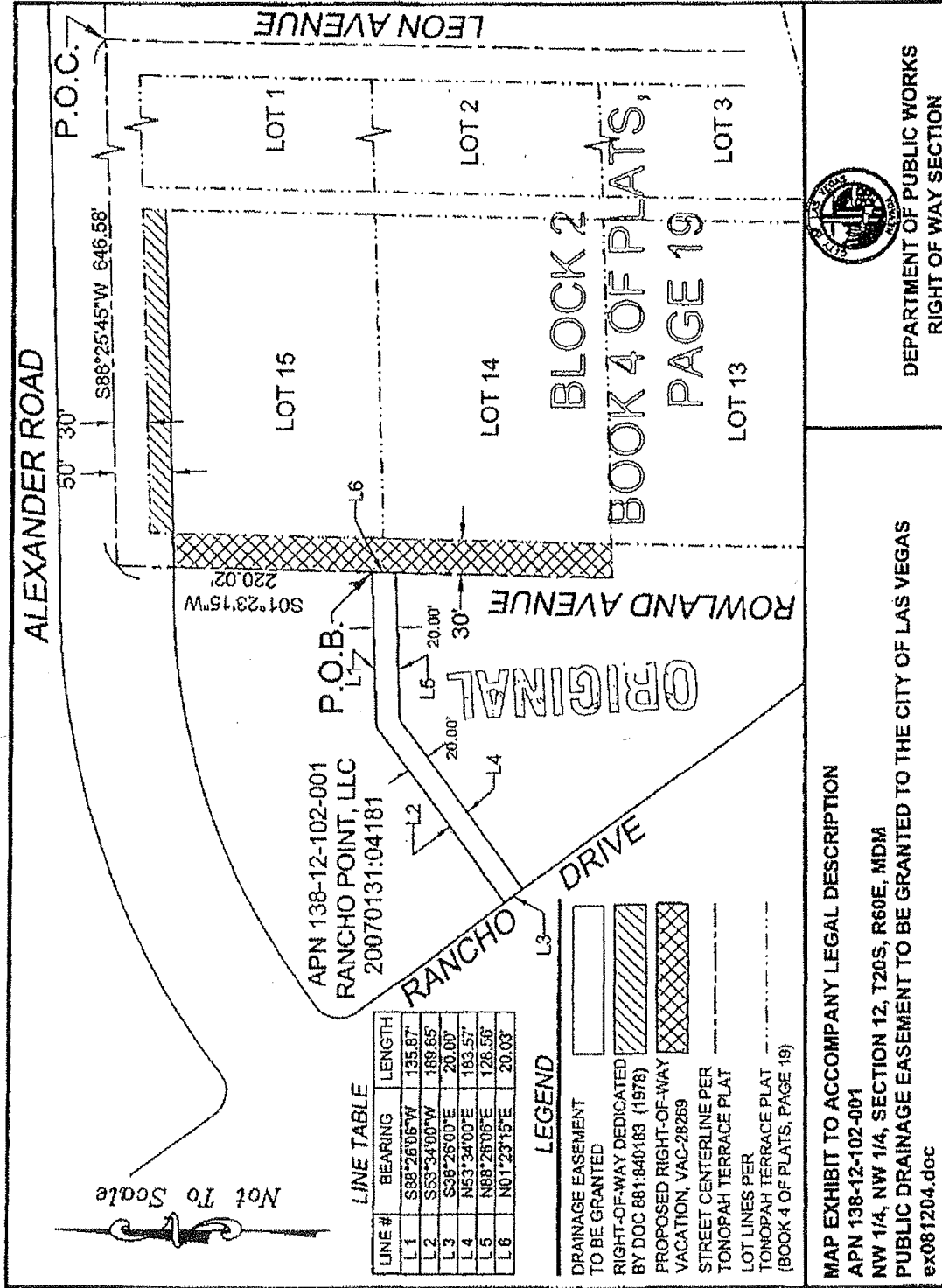
Revised 10/27/08

FOR DEPARTMENT USE ONLY

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

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

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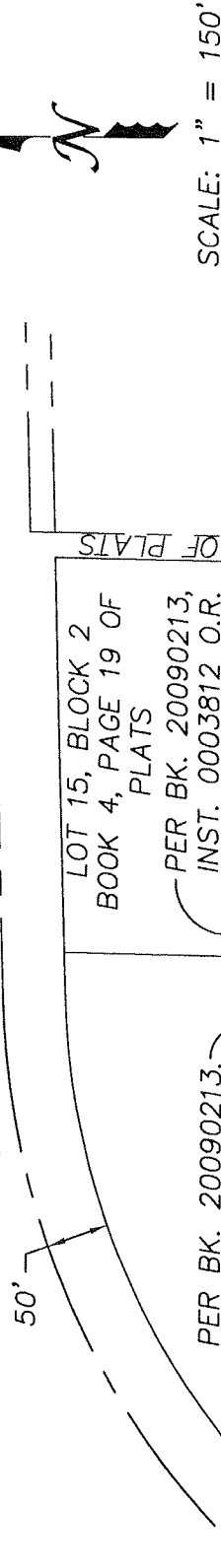
DEPARTMENT OF PUBLIC WORKS
RIGHT OF WAY SECTION

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

REC-111
AUG 09 2010
VAC-391118

EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

ALEXANDER ROAD



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

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

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

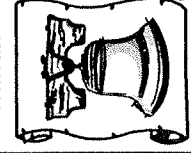
LOT 14, BLOCK 2
BOOK 4, PAGE 19 OF
PLATS

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

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

RANCHO DRIVE

20' ALLEYWAY PER BOOK 4, PAGE 19 OF PLATS



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

SHEET 3 OF 3

VAC-39118



Heritage Surveying

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

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

Project: 512.0029.02

August 6, 2010

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

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

To Whom It May Concern:

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

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

Sincerely,

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



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

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

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

SET DATE: 10/06/2010

C.C.: 10/20/2010

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

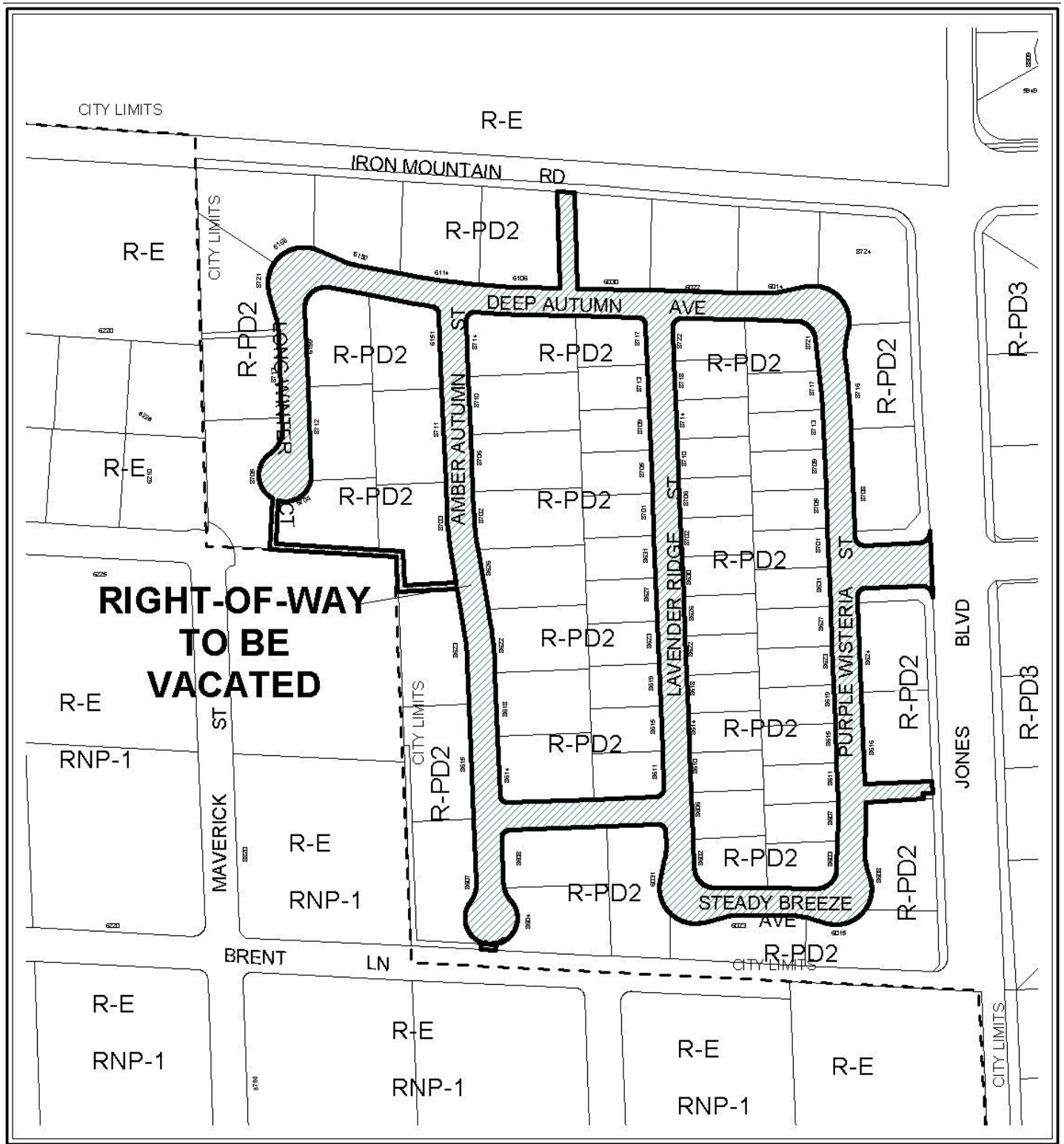
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RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

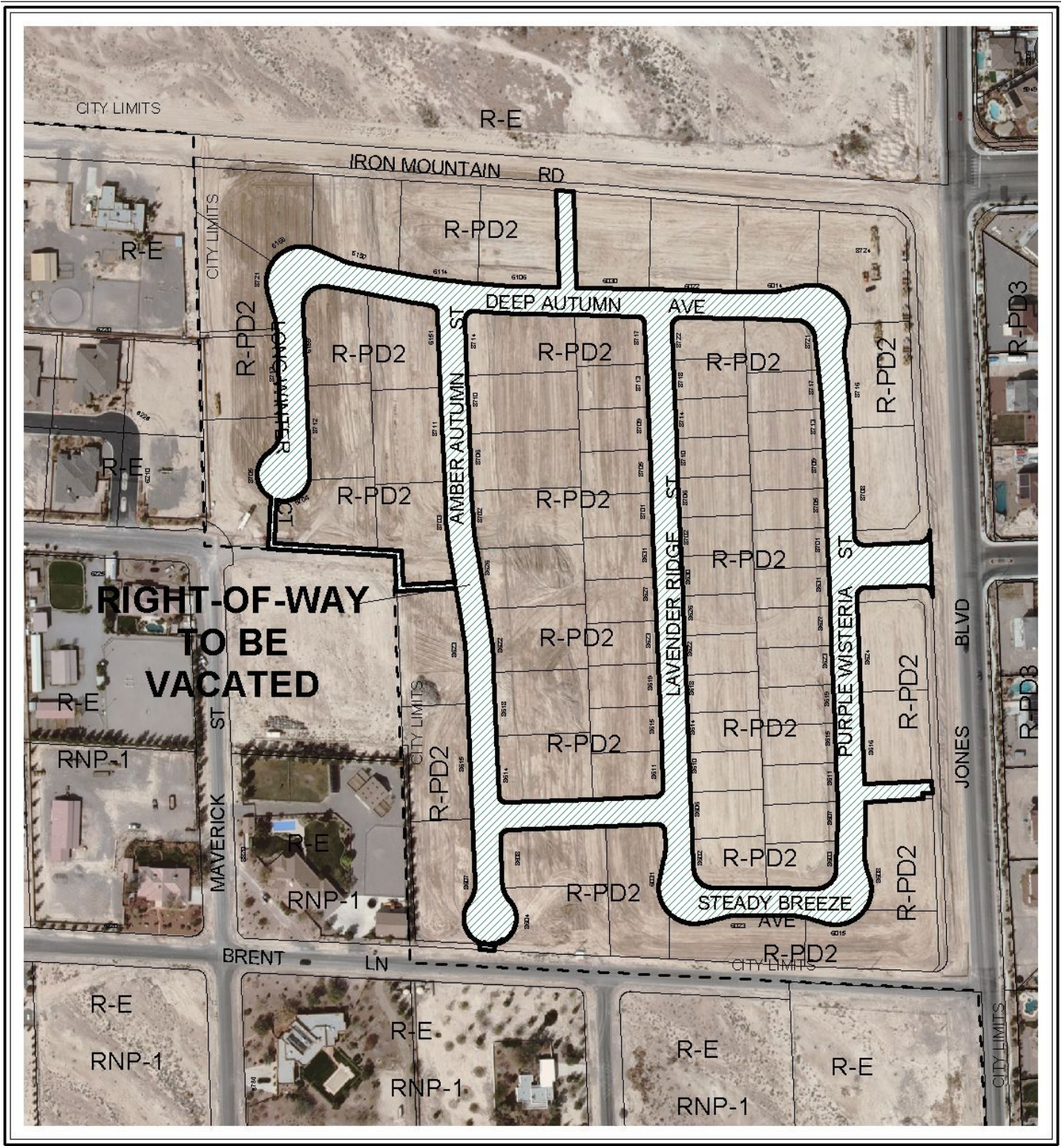
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Planning and Development Approval Letter for FMP-38588
6. Justification Letter



CASE: VAC-39142

0 200 400 Feet





CASE: VAC-39142



COPY



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: William Lyon Homes, INC.

Name of Applicant: William Lyon Homes, INC.

Name of Representative: Taney Engineering, INC.

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

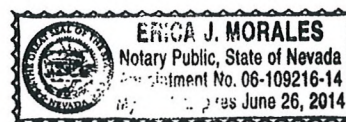
Signature of Property Owner: _____

Print Name: TERRY CONNELLY

Subscribed and sworn before me

This 9 day of August, 2010

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



RECEIVED

AUG 10 2010

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

COPY

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

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

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

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

Property Owner Signature* [Signature]

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

Print Name TERRY CONNELLY

Subscribed and sworn before me

This 9 day of August, 20 10

[Signature]

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

Revised 10/27/08

RECEIVED

AUG 10 2010

City of Las Vegas



FOR DEPARTMENT USE ONLY

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

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

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

CERTIFICATE OF SECRETARY

COPY

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

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

Officers:

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

Titles:

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

Officers:

Titles:

Division Titles:

"DBA: LYON SOUTHERN CALIFORNIA DIVISION"

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

RECEIVED
AUG 10 2010
City of Las Vegas

COPY

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

Officers:

Titles:

Division Titles:

"DBA: LYON ARIZONA DIVISION"

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

"DBA: LYON NEVADA DIVISION"

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

2003.

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

W. Douglas Harris

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



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

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

www.lasvegasnevada.gov

July 2, 2010

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

RE: FMP-38588 - STRATTON 35 AMENDED

Dear Mr. Swapp:

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

Planning and Development

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

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

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

Date

Mayor
Oscar B. Goodman

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



07101-001-06-09

VAC-39142

RECEIVED
AUG 10 2010
City of Las Vegas

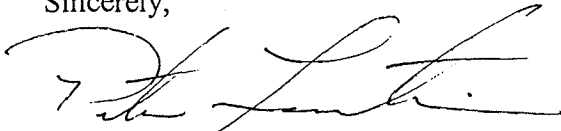
Mr. Scott Swapp
FMP-38588 - Page Two
July 2, 2010

Public Works

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

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

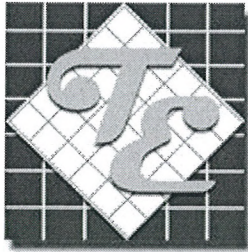
Sincerely,



Peter Lowenstein, AICP
Planning Supervisor
Planning and Development Department

PL:clb

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



TANEY ENGINEERING

6030 JONES BLVD #100

LAS VEGAS, NEVADA 89118

TELEPHONE: (702) 362-8844

FAX: (702) 362-5233

August 10, 2010

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

Re: Stratton 35 Vacation

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

Thank you,

Shaelyn Sandoval
Taney Engineering

VAC-39142

RECEIVED
AUG 10 2010
City of Las Vegas

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

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

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

SET DATE: 10/06/2010

C.C.: 10/20/2010

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

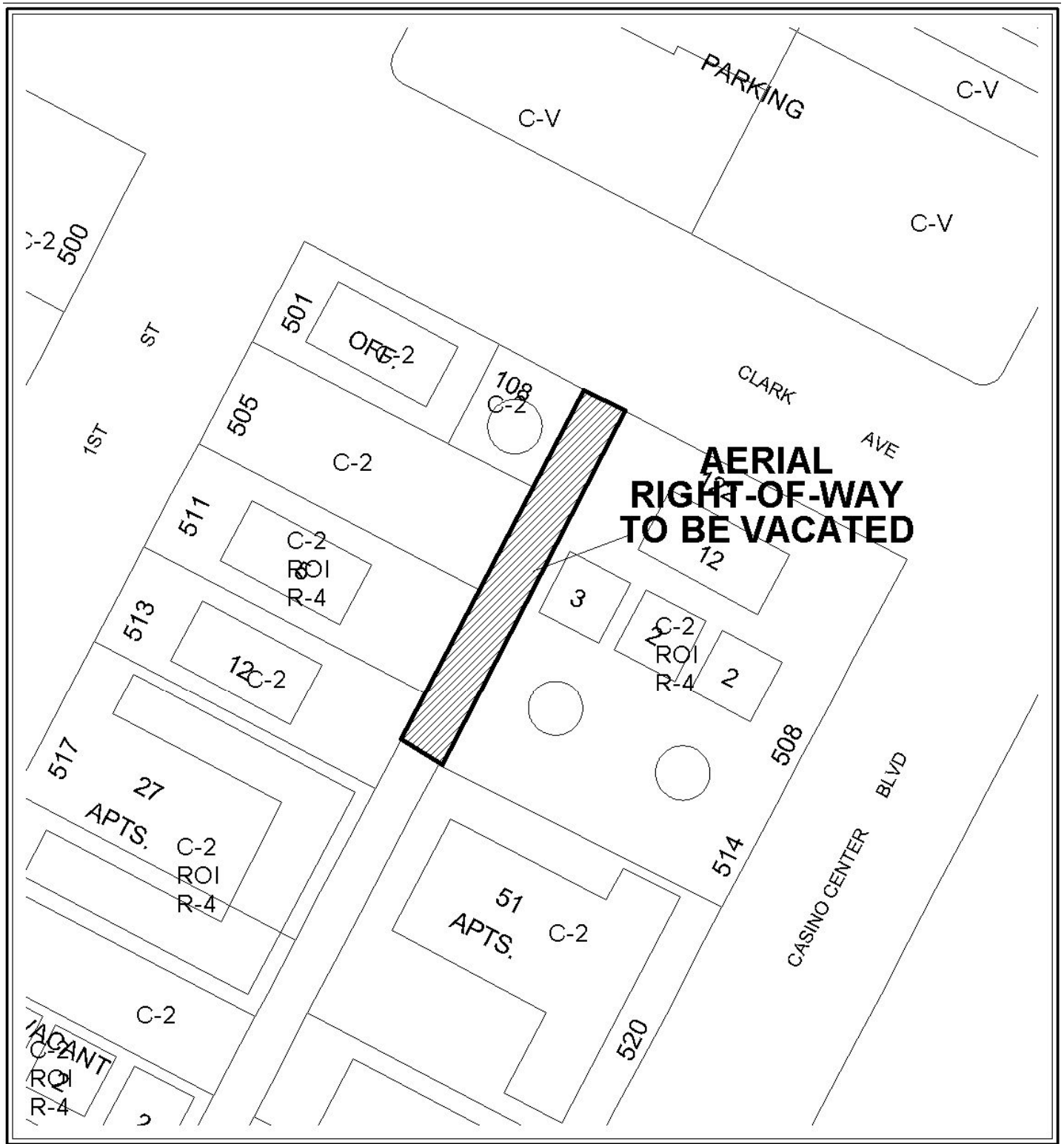
0

RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

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



0 50 100 Feet

CASE: VAC-39145





0 50 100 Feet

CASE: VAC-39145





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: CITY OF LAS VEGAS

Name of Applicant: CHERI EDELMAN

Name of Representative: BART ANDERSON

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

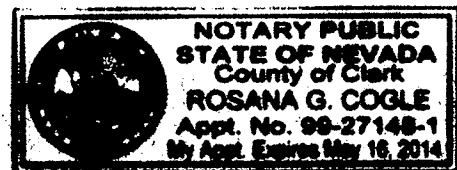
Signature of Property Owner: Cheri Edelman

Print Name: Cheri Edelman

Subscribed and sworn before me

This 9th day of August, 2010

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



RECEIVED

AUG 10 2010

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

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

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

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

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

Property Owner Signature* Cheri Edelman

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

Print Name Cheri Edelman

Subscribed and sworn before me

This 8th day of August, 20 10
Kevin Cerny

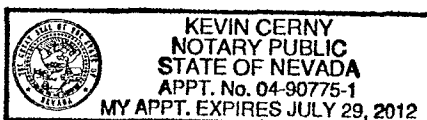
Notary Public in and for said County and State

RECEIVED

AUG 10 2010

Revised 10/21/08

City of Las Vegas

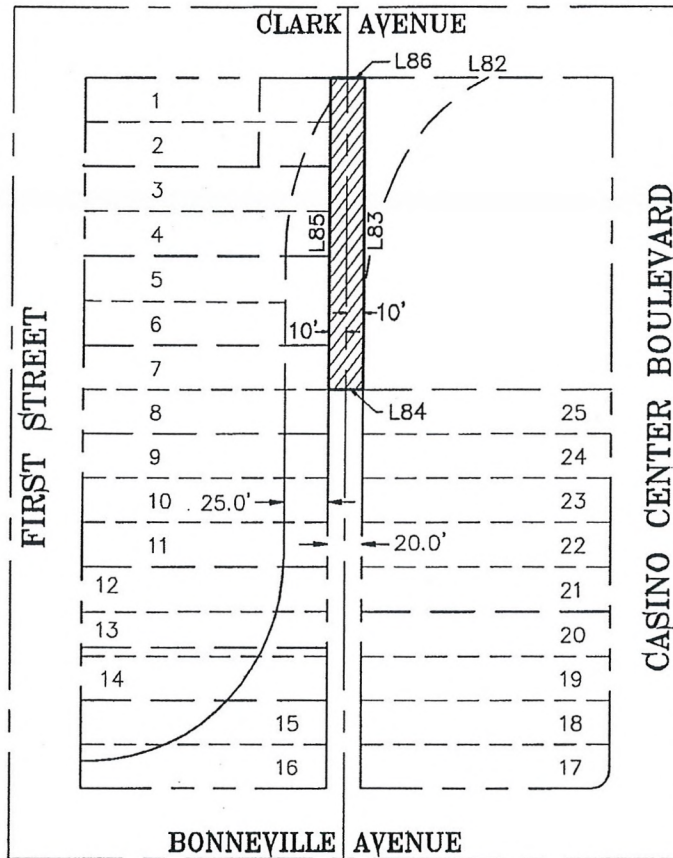


FOR DEPARTMENT USE ONLY

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

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

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



N 62°18'57" W "BASIS OF BEARINGS"

N.T.S.

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



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

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

DRAWING: EXHIBIT

DRAWN BY: HJB

CHECKED BY: ARR

DATE: 06/28/2010

RECEIVED

AUG 10 2010

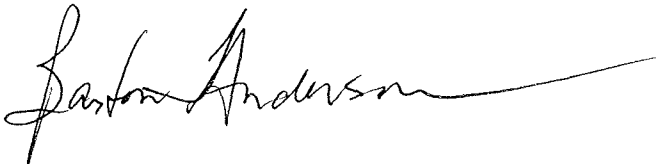
City of Las Vegas

To whom it may concern:

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

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

Thank you,

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

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

VAC-39145

RECEIVED
AUG 10 2010
City of Las Vegas

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

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

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

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

4

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

1

City Council Meeting

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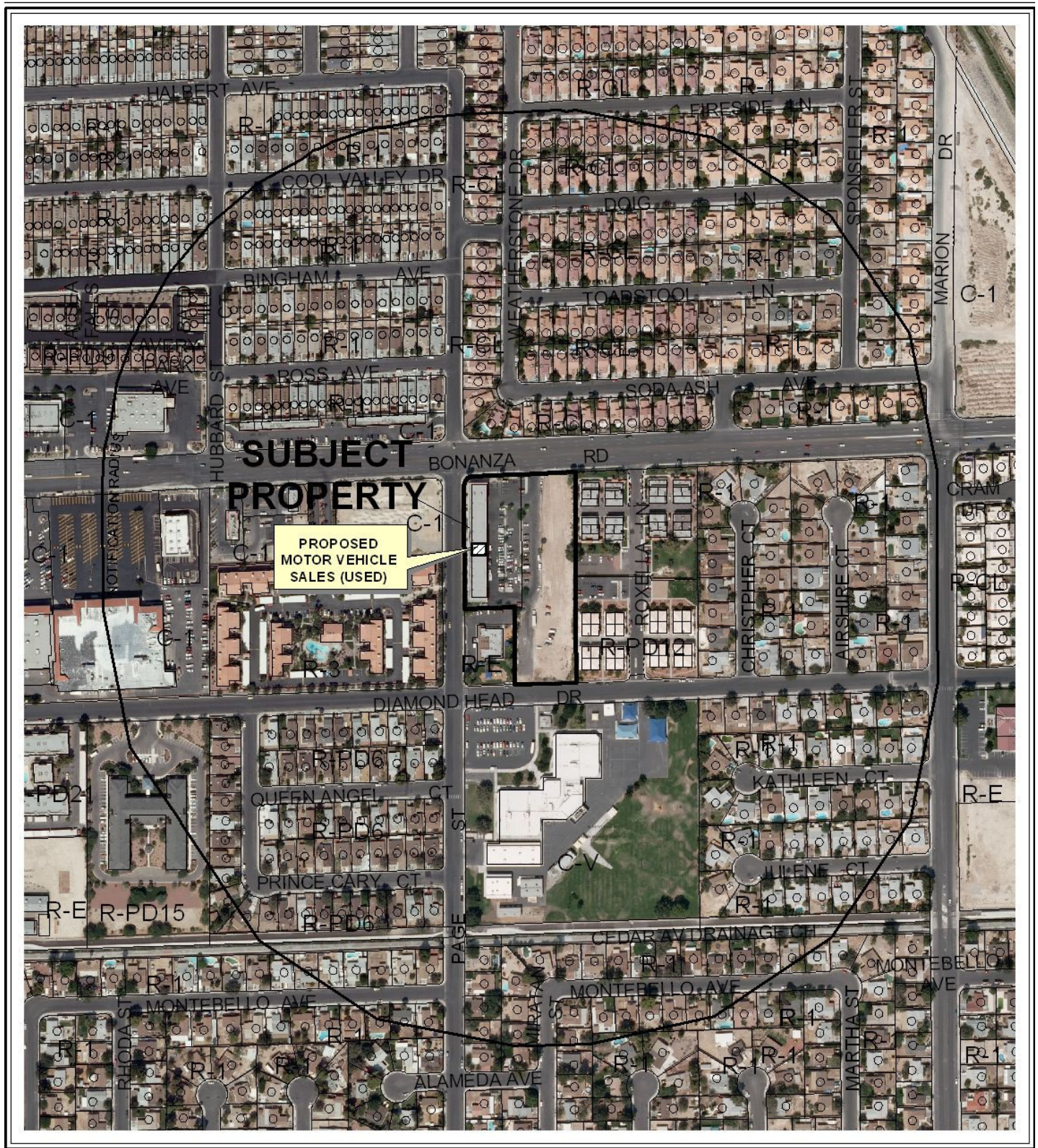
RECOMMENDATION:

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)

0 300 600 Feet





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): _____

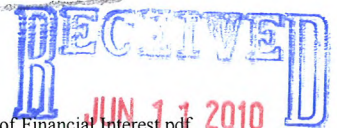
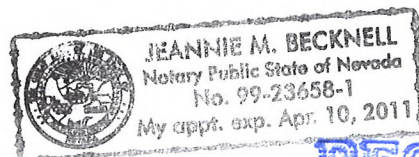
APN: _____

Signature of Property Owner: [Signature]

Print Name: HECTOR CAMACHO

Subscribed and sworn before me

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



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

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

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

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

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

Property Owner Signature* [Signature]

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

Print Name

Subscribed and sworn before me

This 11th day of June, 20 10.

Jamie M. Beckner

Notary Public in and for said County and State

State of Nevada
Clark County

Revised 10/27/08

FOR DEPARTMENT USE ONLY

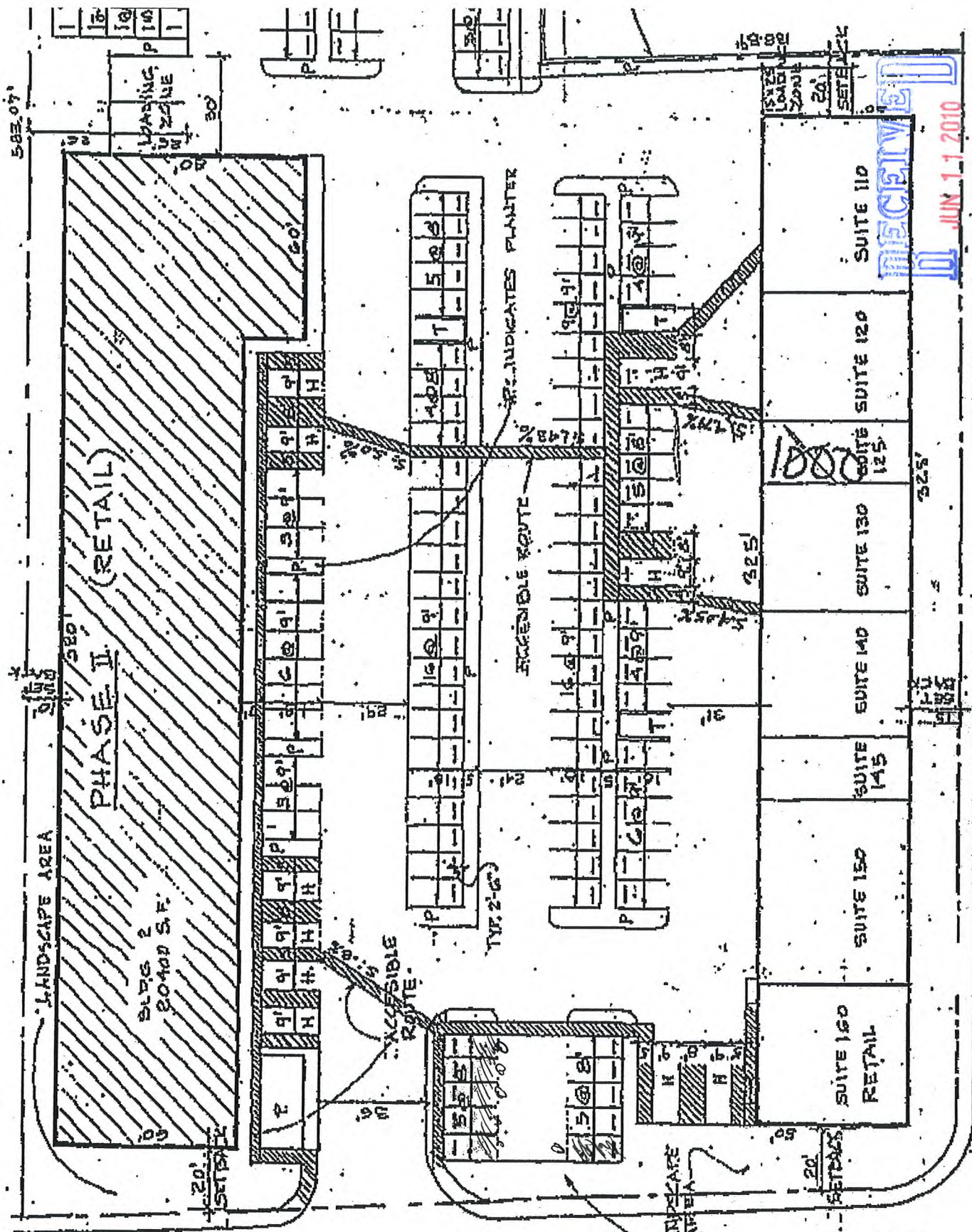
Case #	<u>SUP-38523</u>
Meeting Date:	<u>7/29/06</u>
Total Fee:	<u>1039.00</u>
Date Received:*	<u>6/11/06</u>
Received By:	<u>M REX</u>



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

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

\\depot\Application Packet\Application Form.pdf



SUP-38523

1375 STEEL



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

06/24/10



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

06/24/10



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

06/24/10



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

06/24/10



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

06/24/10



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

06/24/10



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

06/24/10



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

06/24/10



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

06/24/10



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

06/24/10



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

06/24/10



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06/24/10



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06/24/10



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

06/24/10



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

06/24/10



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

06/24/10



SUP-38523 - APPLICANT/OWNER: HECTOR CAMACHO

4561 EAST BONANZA ROAD, SUITE #130

06/24/10



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

06/24/10

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

May 10, 2010

Attn: PLANNING AND DEVELOPMENT DEPARTMENT

Re: JUSTIFICATION LETTER

To whom it may concern.

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

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

Respectfully



HECTOR CAMACHO

RECEIVED
JUN 11 2010

SUP-38523

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

Return Service Requested
Official Notice of Public Hearing



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

☐

I SUPPORT
this Request

☒

I OPPOSE
this Request

Please use available blank space on card for your comments.

SUP-38523

Planning Commission Meeting of 7/29/2010

PRESORTED
FIRST CLASS



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

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

RECEIVED

JUN 21 2010

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

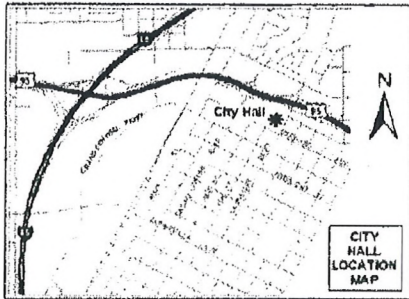
EP40511 29110



41P

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

Return Service Requested
Official Notice of Public Hearing



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

☐

I SUPPORT
this Request

☒

I OPPOSE
this Request

Please use available blank space on card for your comments.

SUP-38523

Planning Commission Meeting of 7/29/2010

PRESORTED
FIRST CLASS



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

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

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

Case: SUP-38523

RECEIVED

JUN 21 2010

41P

Return Service Requested Official Notice of Public Hearing

☒

Please use available blank space on card for your comments.

SUP-38523

Planning Commission Meeting of 7/29/2010

**PRESORTED
FIRST CLASS**



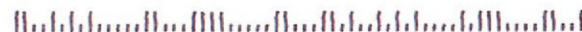
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0004279218 JUL 16 2010
MAILED FROM ZIP CODE 89101

JUL 23 2010

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

Submitted after final agenda	Item	Date
	41	

END OF S. 1. 25 1 1 0



Telephone Protest/ Approval Log

Meeting Date: 07.29.10

Case Number: SUP-38523

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

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

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

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

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

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

41P

Telephone Protest/ Approval Log

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

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

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

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

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

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

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

Submitted after final agenda
Date _____ Item 41
A

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

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

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

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

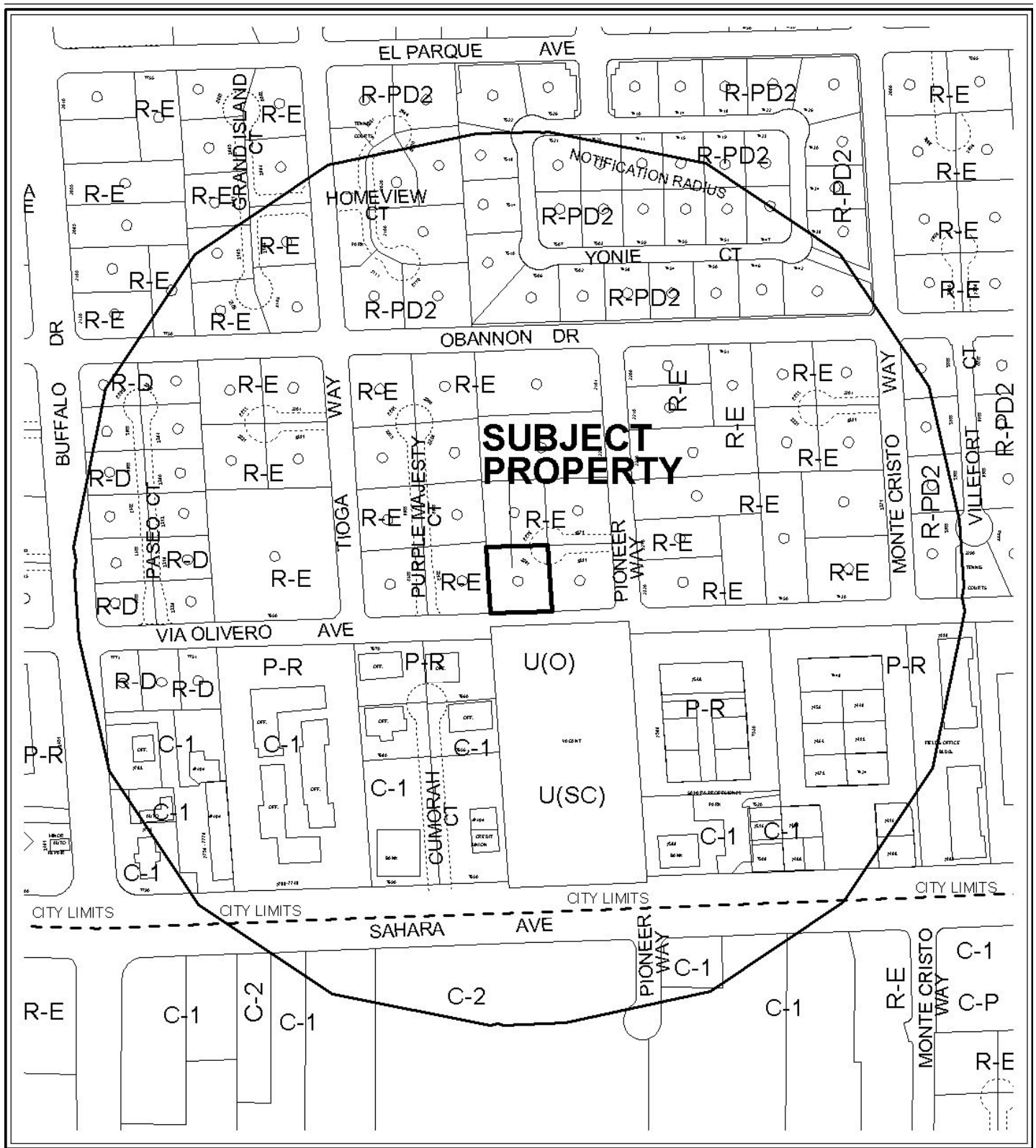
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RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

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

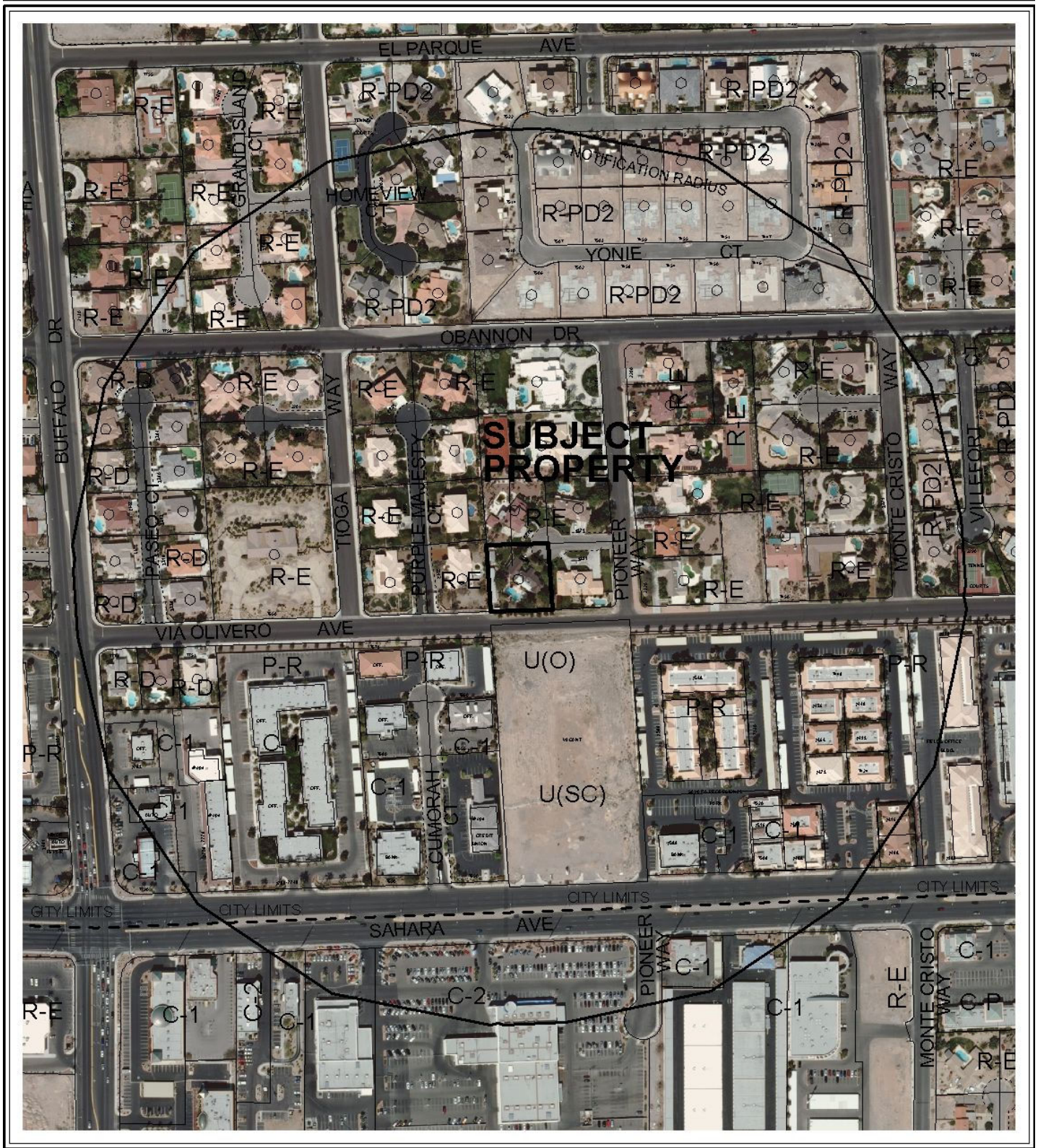


CASE: **VAR-39068 AND SUP-39069**

RADIUS: 1000 FT

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





CASE: VAR-39068 AND SUP-39069

RADIUS: 1000 FT

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

0 300 600 Feet





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

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

_____ Yes

_____ ☒ No

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

City Official: **N/A**

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

APN: **N/A**

Signature of Property Owner: _____

Print Name: **Roxanne Zona Sheridan**

AKA Roxanne Welsh Sheridan

Subscribed and sworn before me

This _____ day of _____, 20____

Notary Public in and for said County and State

**SEE ATTACHED
CALIFORNIA JURAT**

RECEIVED

AUG 03 2010

City of Las Vegas

CALIFORNIA JURAT WITH AFFIANT STATEMENT

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

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

State of California

County of MARIN

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

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

(1) ROXANNE ZONA SHERIDAN,
Name of Signer

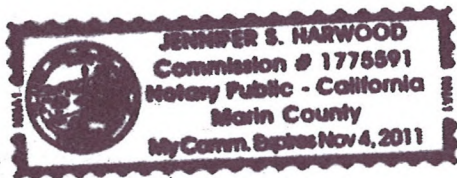
proved to me on the basis of satisfactory evidence
to be the person who appeared before me (.) (,)

(and

(2) _____,
Name of Signer

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

Signature _____
Signature of Notary Public



Place Notary Seal Above

OPTIONAL

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

Further Description of Any Attached Document

Title or Type of Document: STATEMENT OF FINANCIAL INTEREST

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

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

RIGHT THUMBPRINT
OF SIGNER #1
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RIGHT THUMBPRINT
OF SIGNER #2
Top of thumb here

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

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

Additional Information

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

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

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

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

This _____ day of _____, 20 _____

Notary Public in and for said County and State

SEE ATTACHED
 CALIFORNIA
 JURAT

FOR DEPARTMENT USE ONLY

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

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

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

CALIFORNIA JURAT WITH AFFIANT STATEMENT

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Signature of Document Signer No. 1

Signature of Document Signer No. 2 (if any)

State of California

County of MARIN

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

1ST day of JULY, 20 10, by

(1) ROXANNE ZONA SHERIDAN
Name of Signer

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

(and

(2) _____,
Name of Signer

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

Signature

Signature of Notary Public



Place Notary Seal Above

OPTIONAL

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

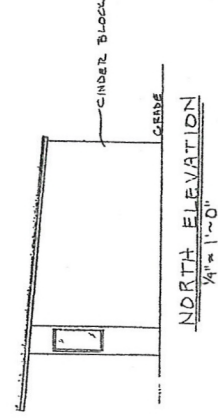
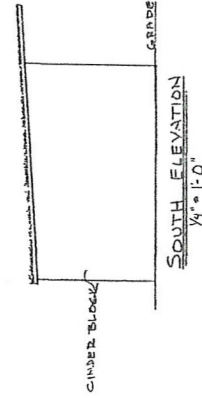
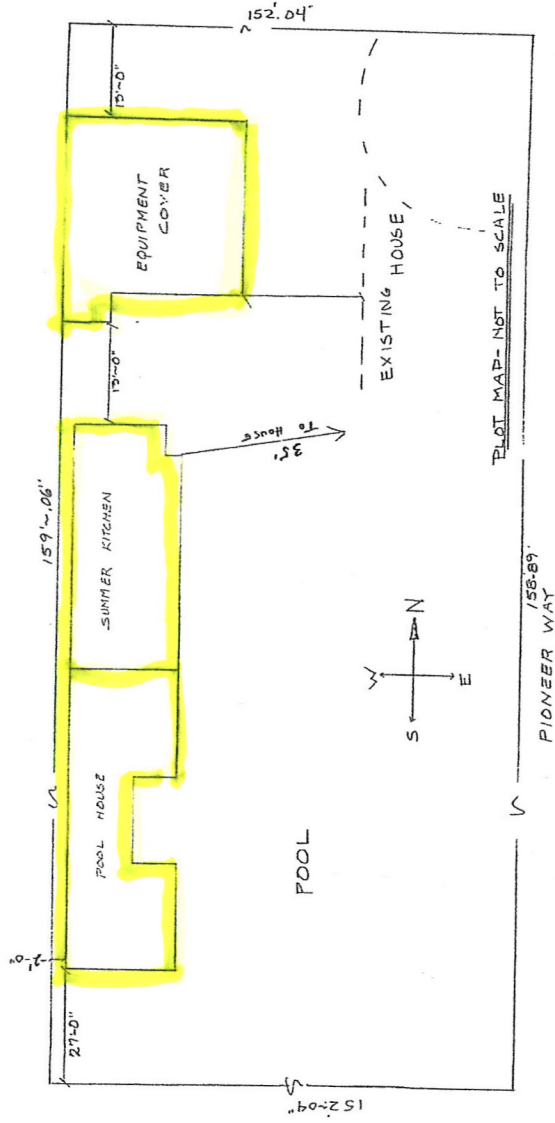
Signer(s) Other Than Named Above: NO OTHER SIGNERS

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OF SIGNER #1
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RIGHT THUMBPRINT
OF SIGNER #2
Top of thumb here

PLOT PLAN VARIANCE



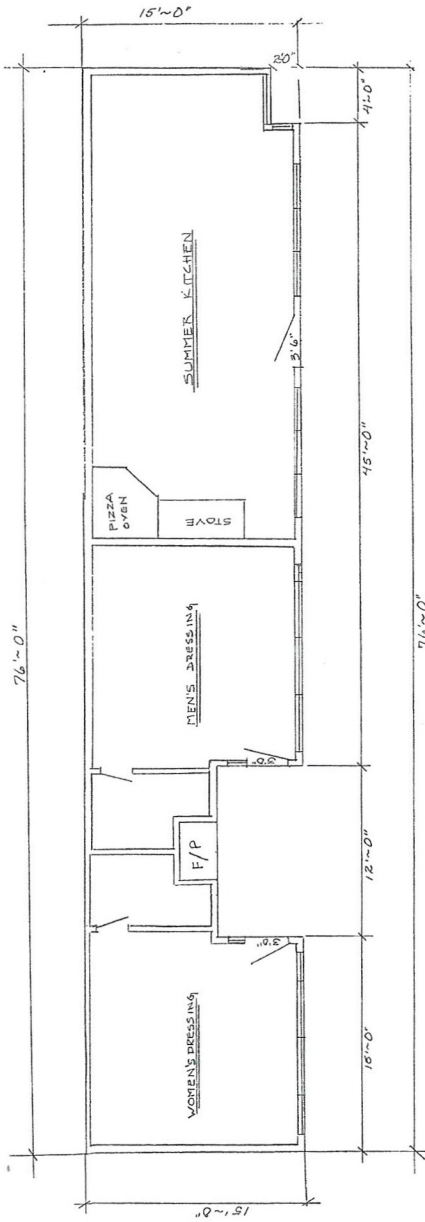
RECEIVED
AUG 03 2010
City of Las Vegas

VAR-39068
SUP-39069

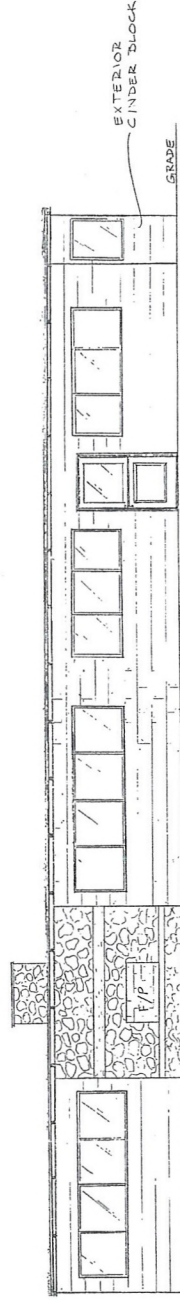
REAR ELEVATION ~ WEST
1/8" = 1'-0"

CINDER BLOCK

FLOOR PLAN



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



FRONT ELEVATION
EAST

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

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



RECEIVED

AUG -3 2010

VAR-39068
SUP-39069



RECEIVED

AUG -3 2010

VAR-39068
SUP-39069



RECEIVED

AUG -3 2010

VAR-39068
SUP-39069



RECEIVED

AUG - 3 2010

VAR-39068
SUP-39069



RECEIVED

AUG -3 2010

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

February 18, 2010

VIA FACSIMILE (702) 474-0352

Planning Department
City of Las Vegas

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

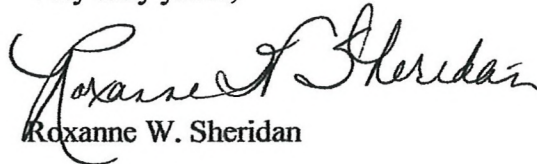
To Whom It May Concern:

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

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

Thank you for your assistance in this matter.

Very truly yours,


Roxanne W. Sheridan

/rs

RECEIVED
AUG 03 2010
City of Las Vegas

VAR-39068
SUP-39069

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

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

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

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

1. Consolidated Backup
2. Supporting Documentation

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



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

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

☐ Yes

☒ No

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

City Official: **n/a**

Partner(s): **n/a**

APN: **n/a**

Signature of Property Owner:

Print Name:

Roxanne Zana Sheridan
AKA Roxanne Welch Sheridan

Subscribed and sworn before me

This day of , 20

Notary Public in and for said County and State

SEE ATTACHED.
CALIFORNIA JURAT

RECEIVED

AUG 03 2010

City of Las Vegas

CALIFORNIA JURAT WITH AFFIANT STATEMENT

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Signature of Document Signer No. 1

Signature of Document Signer No. 2 (if any)

State of California

County of MARIN

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

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

(1) ROXANNE ZONA SHERIDAN
Name of Signer

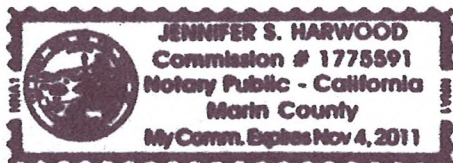
proved to me on the basis of satisfactory evidence
to be the person who appeared before me (.) (.)

(and

(2) _____
Name of Signer

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

Signature _____
Signature of Notary Public



Place Notary Seal Above

OPTIONAL

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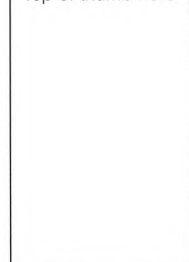
Document Date: JULY 1, 2010 Number of Pages: 1

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

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OF SIGNER #1
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RIGHT THUMBPRINT
OF SIGNER #2
Top of thumb here





PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

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

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

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

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

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

Notary Public in and for said County and State

SEE ATTACHED
 CALIFORNIA
 JURAT

FOR DEPARTMENT USE ONLY

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

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

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

RECEIVED

AUG 03 2010

City of Las Vegas

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

State of California

County of MARIN

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

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

(1) ROXANNE ZOLA SHERIDAN
Name of Signer

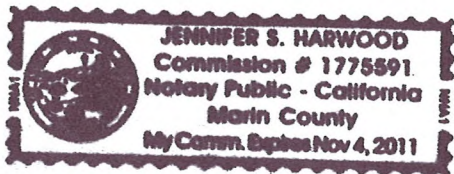
proved to me on the basis of satisfactory evidence
to be the person who appeared before me (.) (.)

(and

(2) _____
Name of Signer

proved to me on the basis of satisfactory evidence
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Signature _____
Signature of Notary Public



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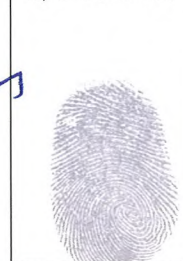
Further Description of Any Attached Document

Title or Type of Document: APPLICATION / PETITION FORM

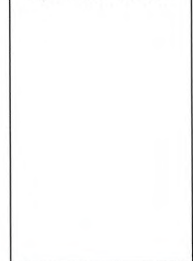
Document Date: JULY 1, 2010 Number of Pages: 1

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

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OF SIGNER #1
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RIGHT THUMBPRINT
OF SIGNER #2
Top of thumb here



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

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

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

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

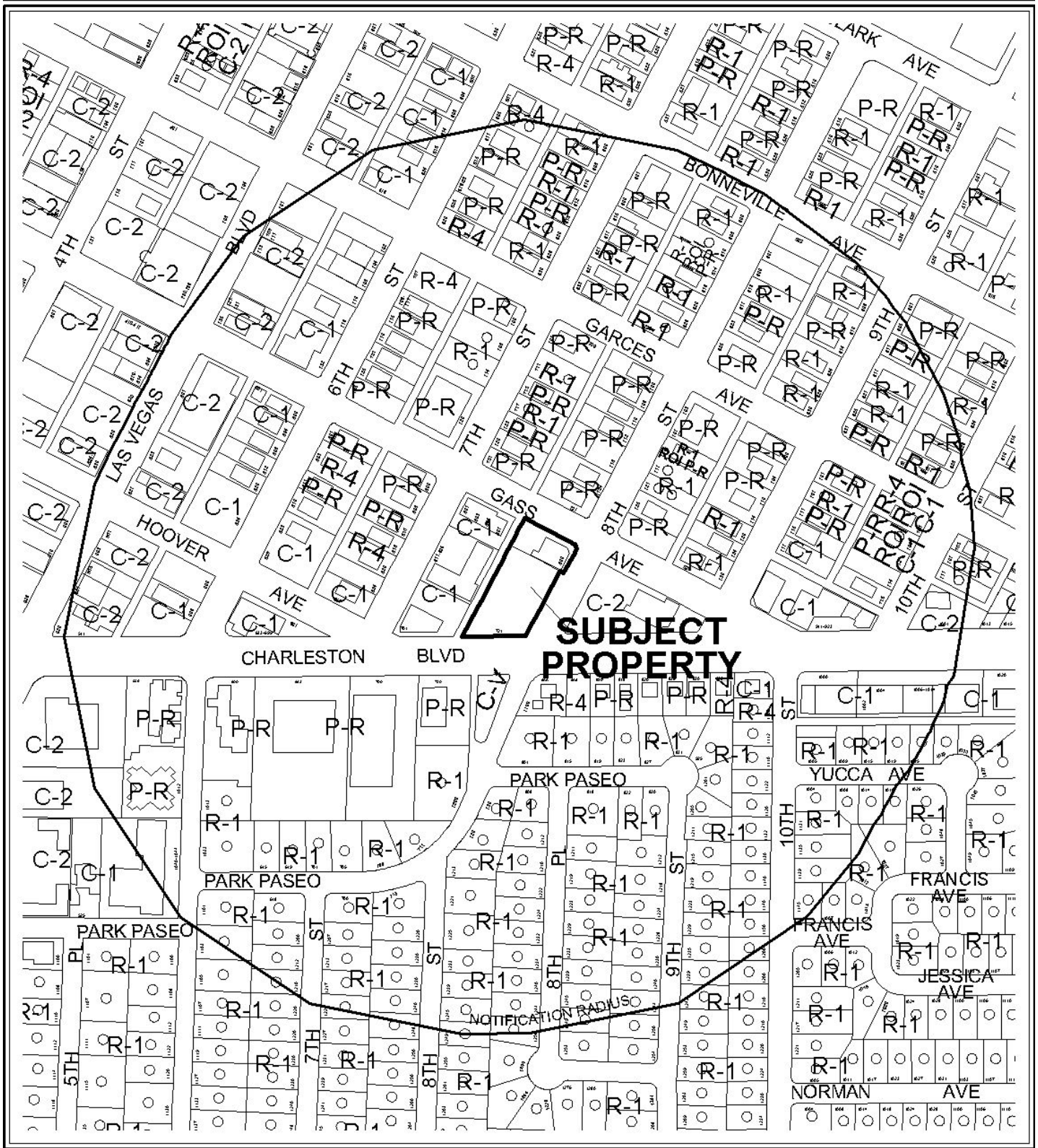
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RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

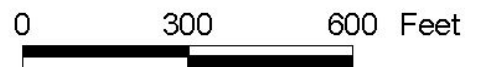
1. Location and Aerial Maps - VAR-39099, VAR-39100 and SDR-39098
2. Conditions and Staff Report - VAR-39099, VAR-39100 and SDR-39098
3. Supporting Documentation
4. Photos - VAR-39099, VAR-39100 and SDR-39098
5. Justification Letter - VAR-39099, VAR-39100 and SDR-39098

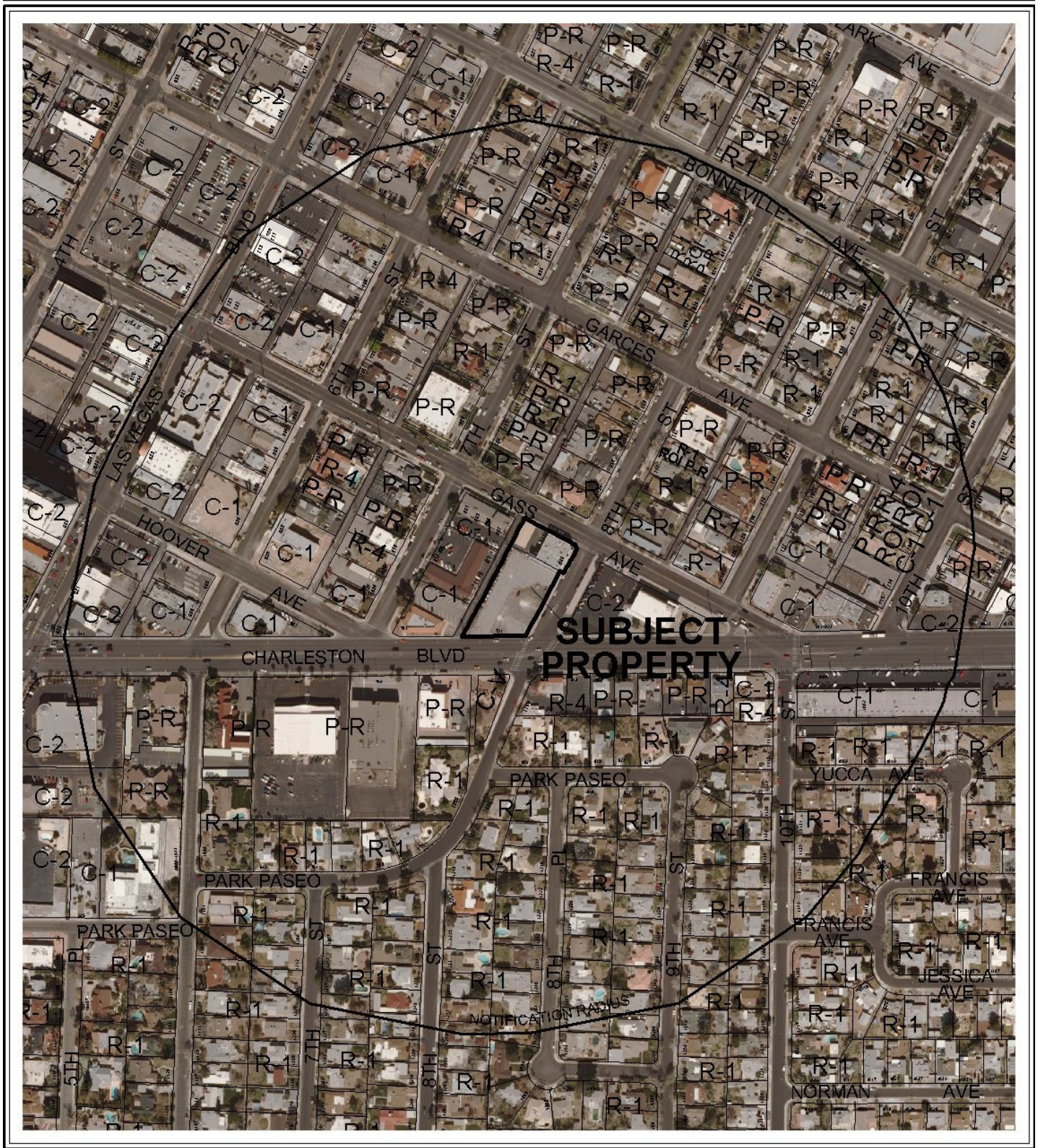


CASE: VAR-39099; VAR-39100 AND SDR-39098

RADIUS: 1000 FT

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





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

RADIUS: 1000 FT

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

0 300 600 Feet





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: Clark County Legal Services Program

Name of Applicant: Clark County Legal Services Program

Name of Representative: Russell Rowe / The Capitol Company

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

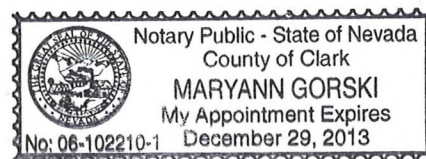
Signature of Property Owner: _____

Print Name: Babara Buckley

Subscribed and sworn before me

This 3 day of August, 2010

Maryann Gorski
Notary Public in and for said County and State



RECEIVED
AUG 05 2010

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

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

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

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

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

FOR DEPARTMENT USE ONLY

Property Owner Signature* _____

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

Print Name Barbara Buckley

Subscribed and sworn before me

This 3 day of August, 20 10

Maryann Gorski

Notary Public in and for said County and State



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

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

jma

SCHEMATIC DESIGN PROGRESS

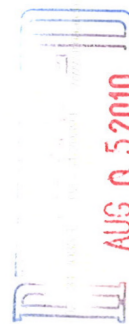
PROJECT 2009232

STUDIOS

07/07/2010

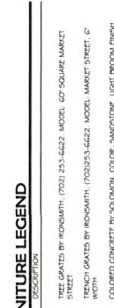
LEGAL AID CENTER OF SOUTHERN NEVADA

VAR-39099
VAR-39100
SDR-39098



The map shows the project site located at the intersection of Las Vegas Blvd. N. and Summerlin Blvd. N. The site is situated between the Summerlin and Las Vegas areas. Major roads shown include Las Vegas Blvd. N., Summerlin Blvd. N., and the proposed development area. Landmarks such as the Las Vegas Convention Center, Las Vegas Strip, and the Las Vegas Airport are also indicated. The map includes a scale bar and a north arrow.

SITE ACREAGE:	0.98 ACRES (Net) 1.63 ACRES (Gross)
A.P.N. #	139-34-410-245, 139-34-410-244
CURRENT ZONING:	C-1
F.A.R. (FLOOR AREA RATIO)	0.49
LOT COVERAGE:	78.2%
BUILDING DATA:	
OFFICE AREA:	35,200 SF
PARKING ANALYSIS:	
PARKING REQUIREMENT (CITY OF LAS VEGAS)	
OFFICE	
TOTAL PARKING REQUIRED (1 SPACE PER 300 SF @ 35,200 SF)	118 SPACES
TOTAL PARKING PROVIDED W/ 22% REDUCTION- (INCLUDING 4 HANDICAP PARKING SPACES) (INCLUDING 22 COMPACT PARKING SPACES)	92 SPACES



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

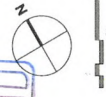
INITIAL NAME / COMMON NAME
ALOE SWAZANA
ALOE
DALIA CAPITATA 'SIERRA GOLD'
SIERRA GOLD DALIA
PESTILICA GLAUCA
BLUE PESTIQUE

SYMBOL	BOTANICAL NAME / COMMON NAME
	PISTACIA CHINENSIS CHINESE PISTACHE

CHANGES. SEE BELOW.

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

BRITISH FESTIVAL
AUG 05 2010



ma

studios

SITE PLAN / LANDSCAPE

VAR-39100

PROJECT 2009232

SCHEMATIC DESIGN PROGRESS

LEGAL AID CENTER OF SOUTHERN NEVADA

07/07/2010



PHASE I



PHASE II

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AUG 05 2010



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PHASING PLAN

VAR-39099

VAR-39100

SDR-39098

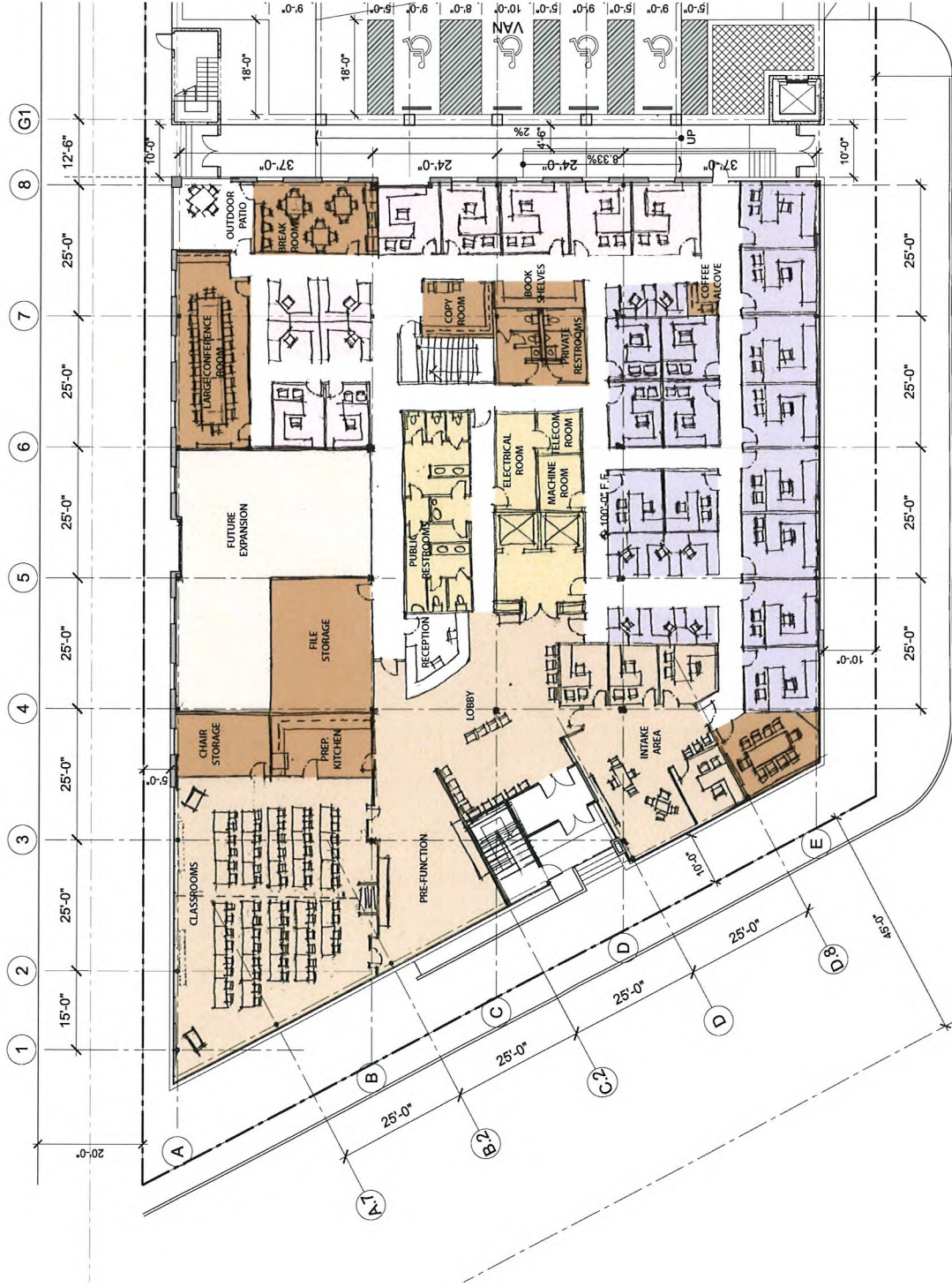
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SCHEMATIC DESIGN PROGRESS

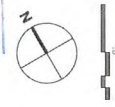
07/07/2010

LEGAL AID CENTER OF SOUTHERN NEVADA

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



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



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AUG 05 2010



OFFICE FLOOR PLAN LEVEL 1

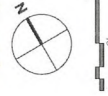
LEGAL AID CENTER OF SOUTHERN NEVADA
PROJECT 2009232
07.07.2010

VAR-39099
VAR-39100
SDR-39098

SCHEMATIC DESIGN PROGRESS



- 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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OFFICE FLOOR PLAN LEVEL 2

VAR-39099

VAR-39100

SDR-39098

PROJECT 2009/232

SCHEMATIC DESIGN PROGRESS

07/07/2010

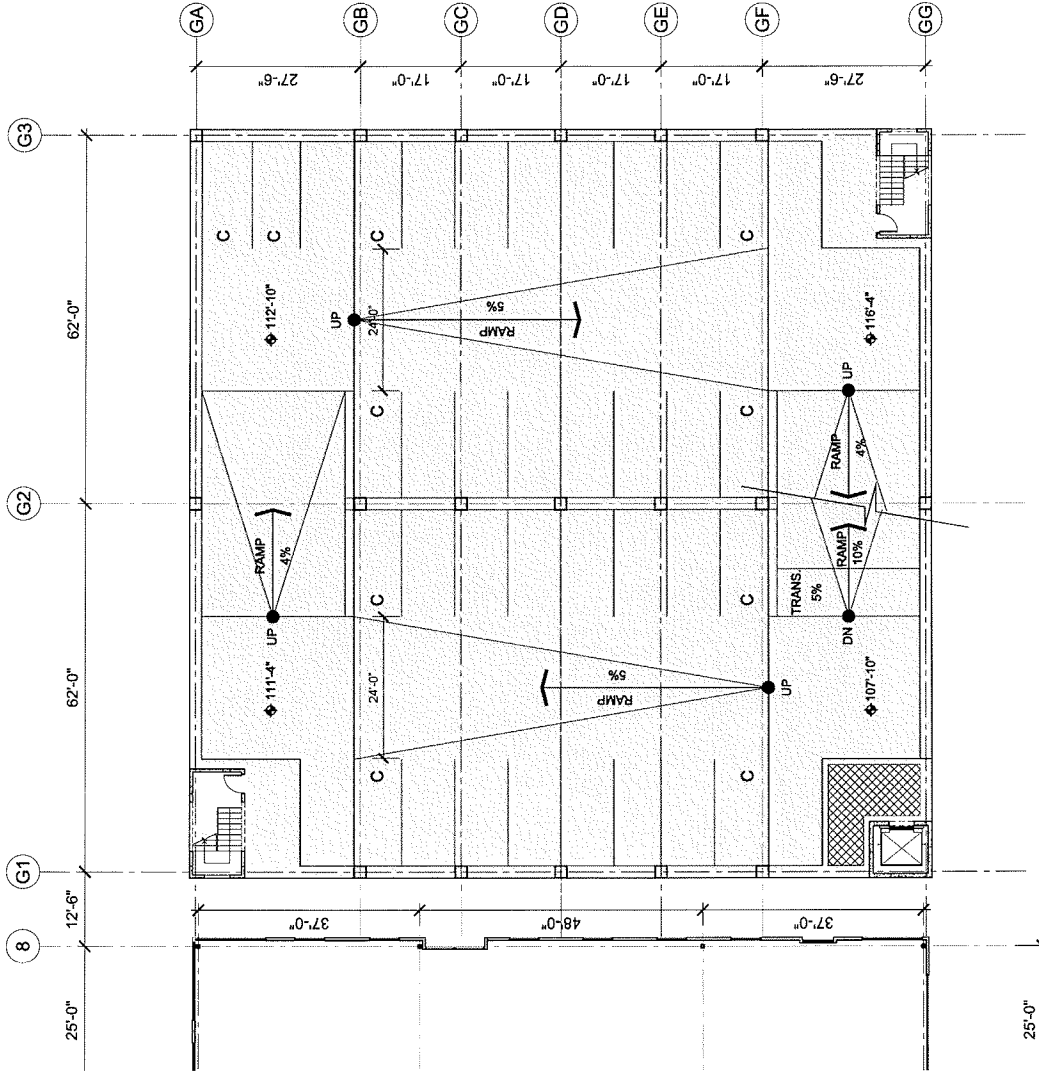
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RECEIVED
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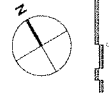


VAR-39099
VAR-39100
SDR-39098

THE ADVERTISING SOLUTIONS



RECORDED
AUG 0 5 2010



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PARKING GARAGE LEVEL 2

VAR-39099

VAR-39100

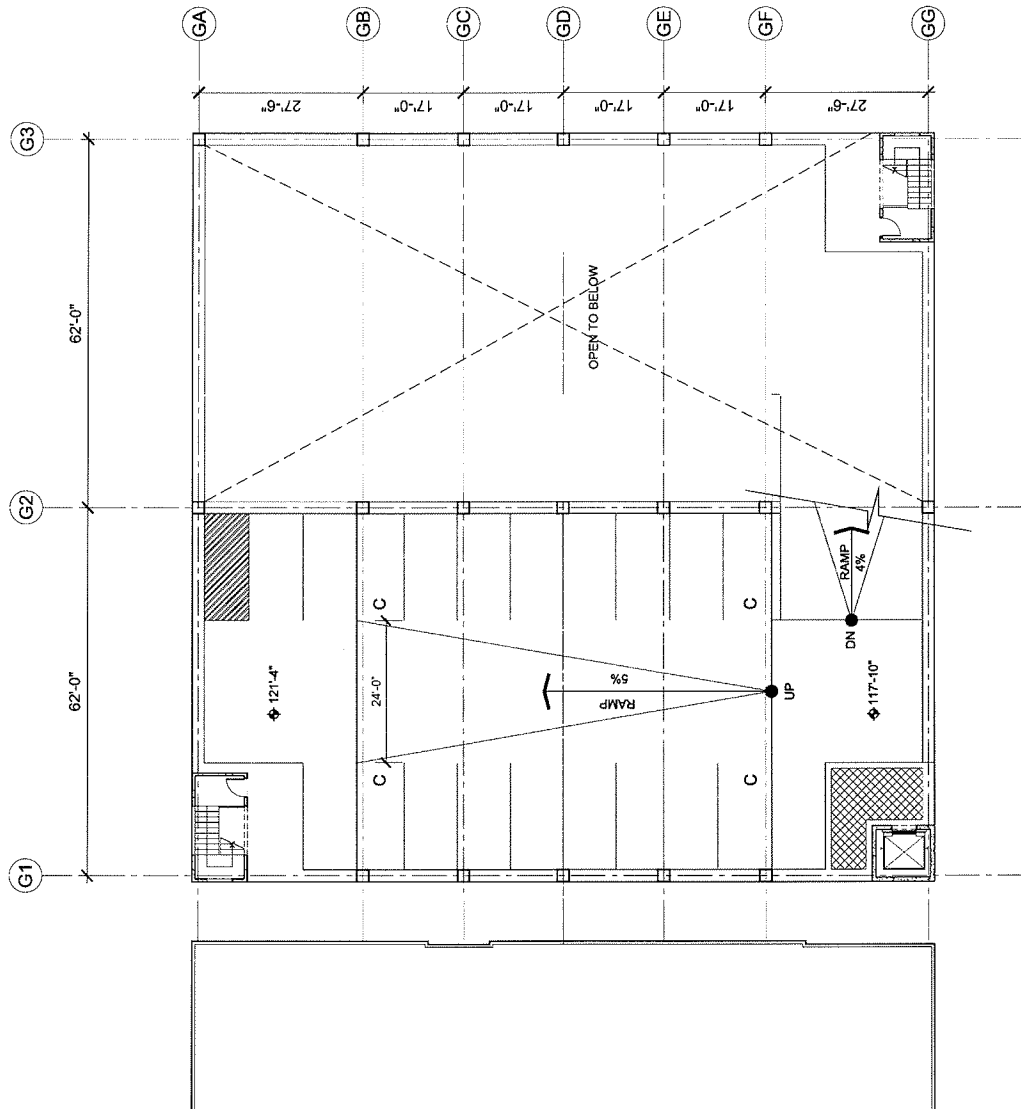
SDR-39098

PROJECT ADDRESS

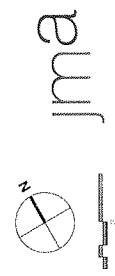
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LEGAL AID CENTER OF SOUTHERN NEVADA

11.01.2010



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AUG 05 2010



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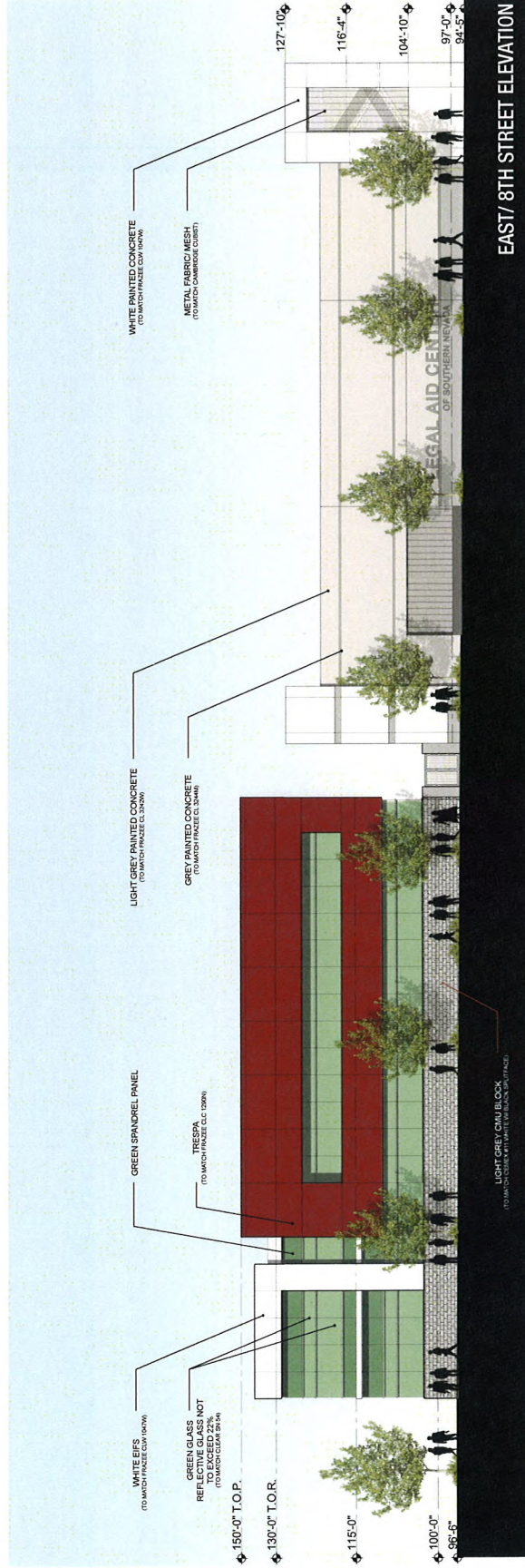
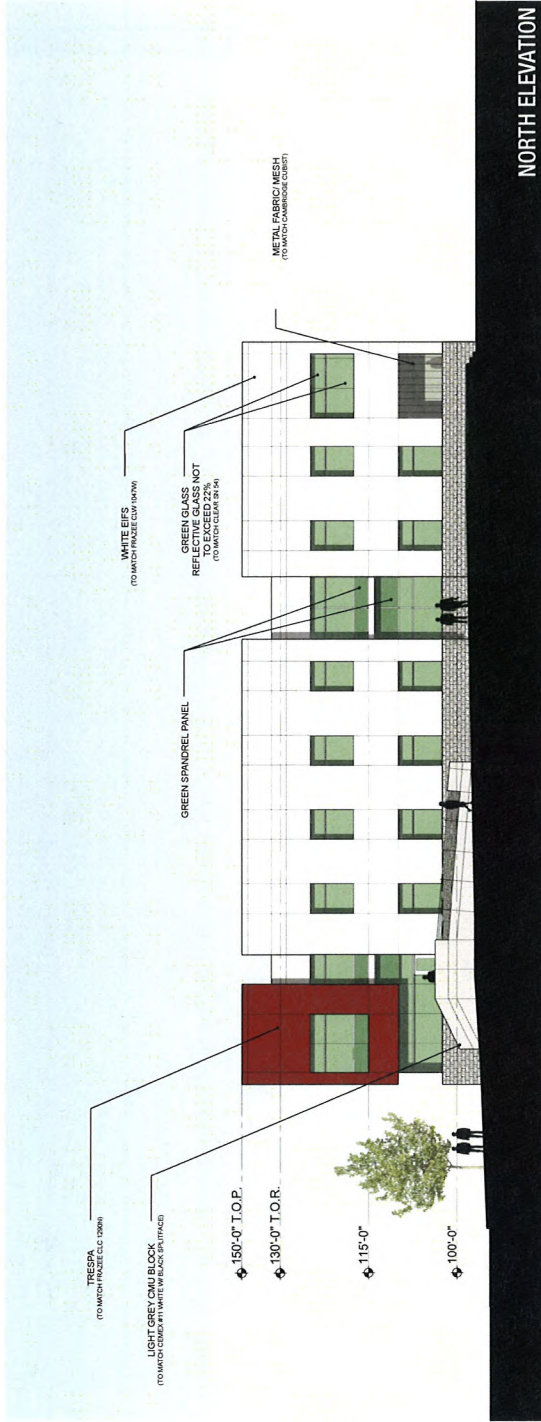
PARKING GARAGE LEVEL 3

VAR-39099
VAR-39100
SDR-39098

PERMIT DRAWING

SCHEMATIC DESIGN PROGRESS

LEGAL AID CENTER OF SOUTHERN NEVADA



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EXTERIOR ELEVATIONS

VAR-39099

VAR-39100

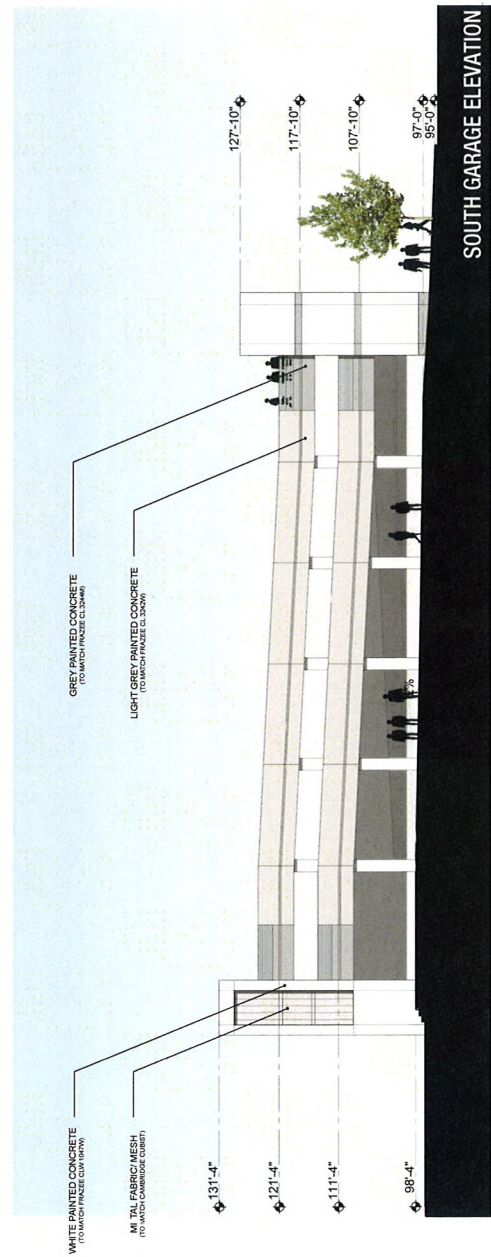
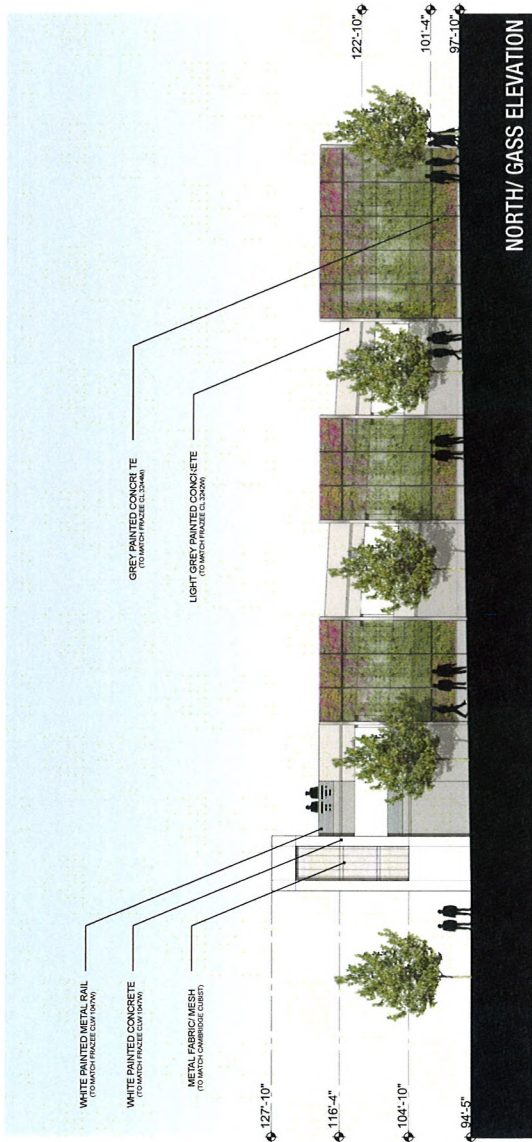
SDR-39098

PROJECT 2009232

SCHEMATIC DESIGN PROGRESS

07/07/2010

LEGAL AID CENTER OF SOUTHERN NEVADA



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 EXTERIOR ELEVATIONS
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 PROJECT 2009232
 SCHEMATIC DESIGN PROGRESS
 07/07/2010
 www.jma-studios.com

VAR-39099
 VAR-39100
 SDR-39098



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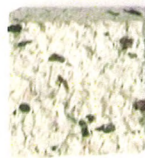
RECEIVED
AUG 05 2010

VAR-39099
VAR-39100
SDR-39098

PROJECT 2009232

SCHEMATIC DESIGN PROGRESS
07/07/2010

LEGAL AID CENTER OF SOUTHERN NEVADA



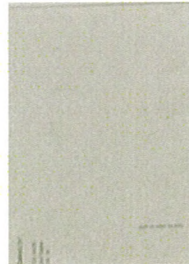
CMU - CEMEX #11
WHITE W/ BLACK SPLUT-FACE



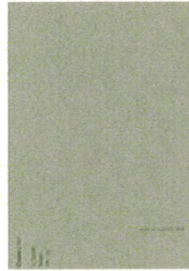
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EXTERIOR (GARNET RED)



SUNGUARD GLAZING
SUPERNETRAL 68 ON GREEN



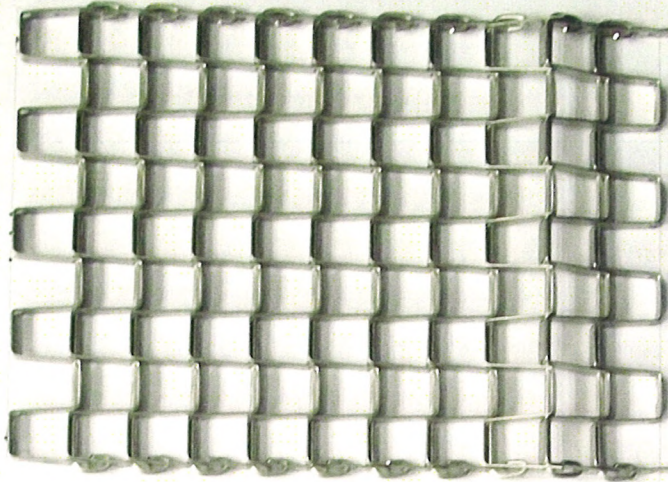
FRAZEE COLORLIFE
CLW 1047W - DEER FEATHER



FRAZEE COLORLIFE
CL 8242W - SNEPTIC



FRAZEE COLORLIFE
CL 3244W - TURBO



CAMBRIDGE ARCHITECTURAL - CUBIST
EXTERIOR - STAINLESS STEEL - FLEXIBLE

THE CAPITOL COMPANY

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

August 4, 2010

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

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

Dear Mr. Howe:

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

Site Development Plan Review

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

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

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

VAR-39099
VAR-39100
SDR-39098

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AUG 05 2010

Parking Variance

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

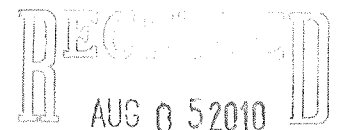
	Current Application	Previously Approved
Required	118	130
Provided	92	84
Reduction	26 or 22%	46 or 35%

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

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

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

VAR-39099
VAR-39100
SDR-39098



Setback Variance

The second variance request is for reduced setbacks as follows:

	Required	Provided	Previously Approved
Front	20 feet	10 feet	10 feet
Side	10 feet	5 feet	5 feet
Corner Side	15 feet	10 feet	Zero feet
Rear	20 feet	8 feet	Zero feet

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

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

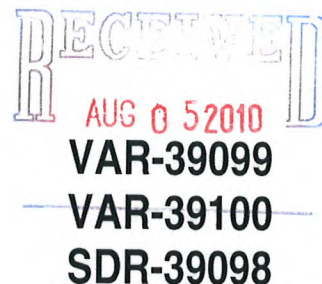
When completed this project will add a vibrant, new structure to Charleston Boulevard and the Downtown Redevelopment area that will set a standard for small-sized office buildings. Moreover, it will allow LACSN to continue providing legal access to the poor, indigent, elderly and immigrant communities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

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

Sincerely,



Russell M. Rowe, Esq.



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

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

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

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

1. Consolidated Backup
2. Supporting Documentation

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



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: Clark County Legal Services Program

Name of Applicant: Clark County Legal Services Program

Name of Representative: Russell Rowe / The Capitol Company

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: _____

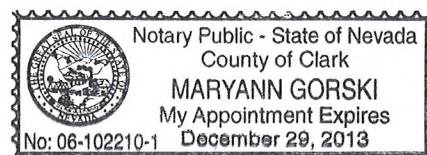
Print Name: Barbara Buckley

Subscribed and sworn before me

This 3 day of August, 2010

Maryann Gorski

Notary Public in and for said County and State



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

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

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

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

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

Property Owner Signature* _____

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

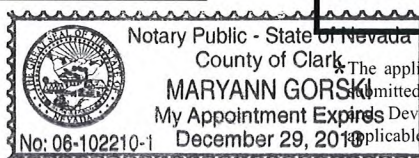
Print Name BARBARA BUCKLEY

Subscribed and sworn before me

This 3 day of August, 2010

Maryann Gorski

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

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

* 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.

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

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

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

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

1. Consolidated Backup
2. Supporting Documentation

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



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: Clark County Legal Services Program

Name of Applicant: Clark County Legal Services Program

Name of Representative: Russell Rowe / The Capitol Company

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

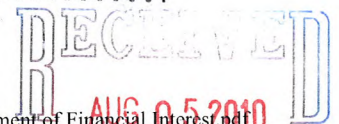
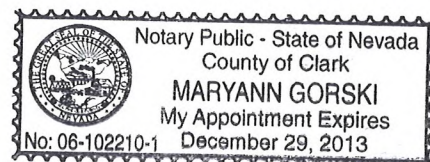
Signature of Property Owner: _____

Print Name: Barbara Buckley

Subscribed and sworn before me

This 3 day of August, 20 10

Maryann Gorski
Notary Public in and for said County and State



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

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

PROPERTY OWNER Clark County Legal Services Program Contact Terry Bratton
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 E-mail Address tbratton@lacs.org

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

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

FOR DEPARTMENT USE ONLY

Property Owner Signature* [Signature]

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

Print Name BARBARA BUCKLEY

Subscribed and sworn before me

This 3 day of August, 20 10

Maryann Gorski

Notary Public in and for said County and State



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

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

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.

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

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

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

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

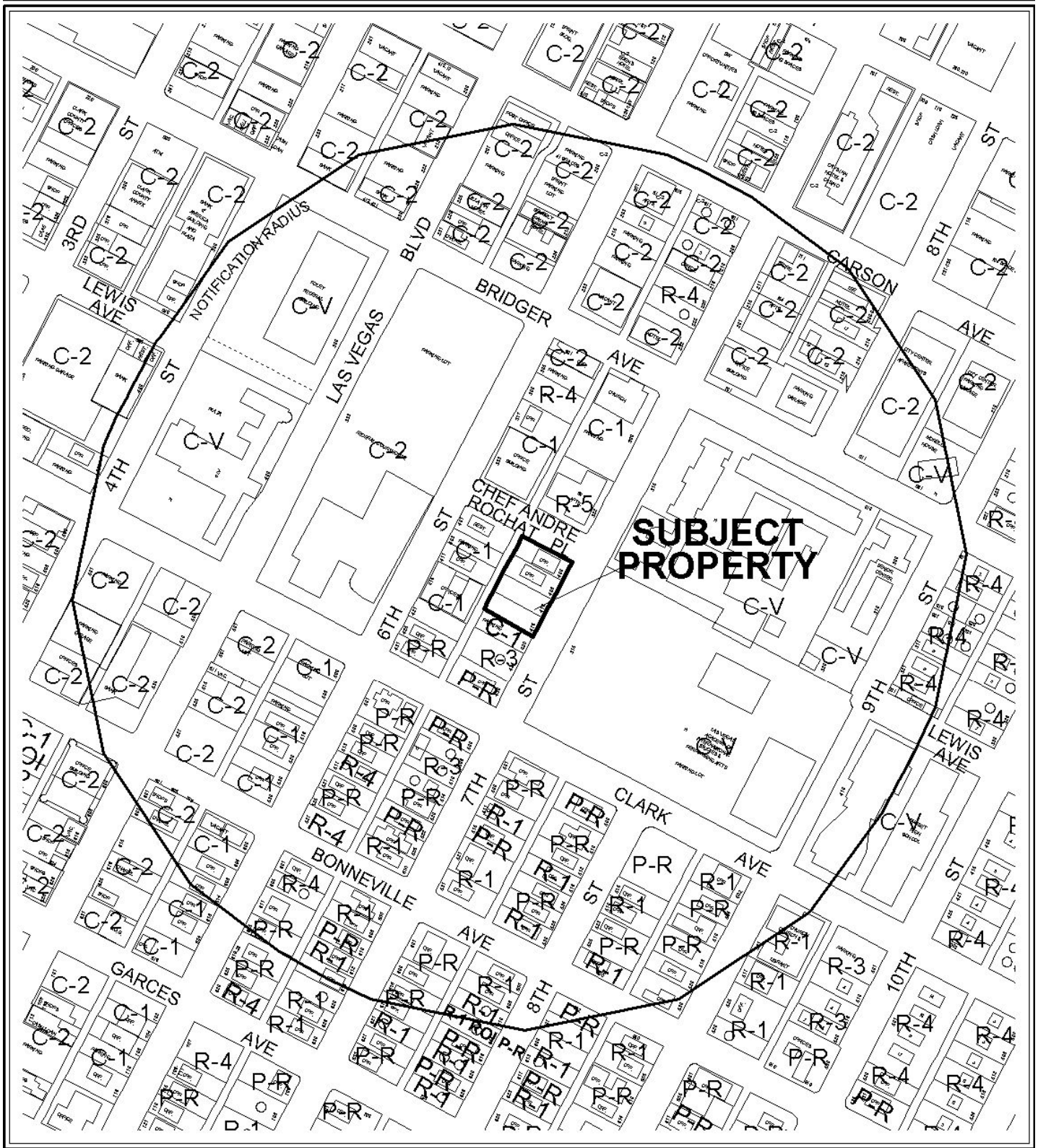
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RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

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



CASE: VAR-39122 AND SDR-39121

RADIUS: 1000 FT

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





CASE: VAR-39122 AND SDR-39121

RADIUS: 1000 FT

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

0 300 600 Feet





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: EVAPS, LLC

Name of Applicant: Robert T. Eglet

Name of Representative: Scott Brown, Architect

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

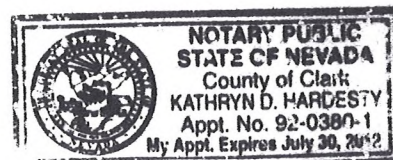
Signature of Property Owner: _____

Robert T. Eglet
Print Name: Robert T. Eglet

Subscribed and sworn before me

This 9th day of July, 2010

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



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PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

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

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

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

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

Property Owner Signature* _____

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

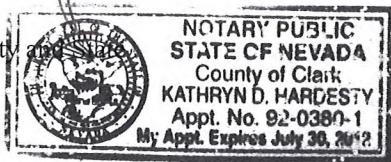
Print Name Robert T. Eglet

Subscribed and sworn before me

This 9th day of August, 20 10.

Kathryn D. Hardesty

Notary Public in and for said County



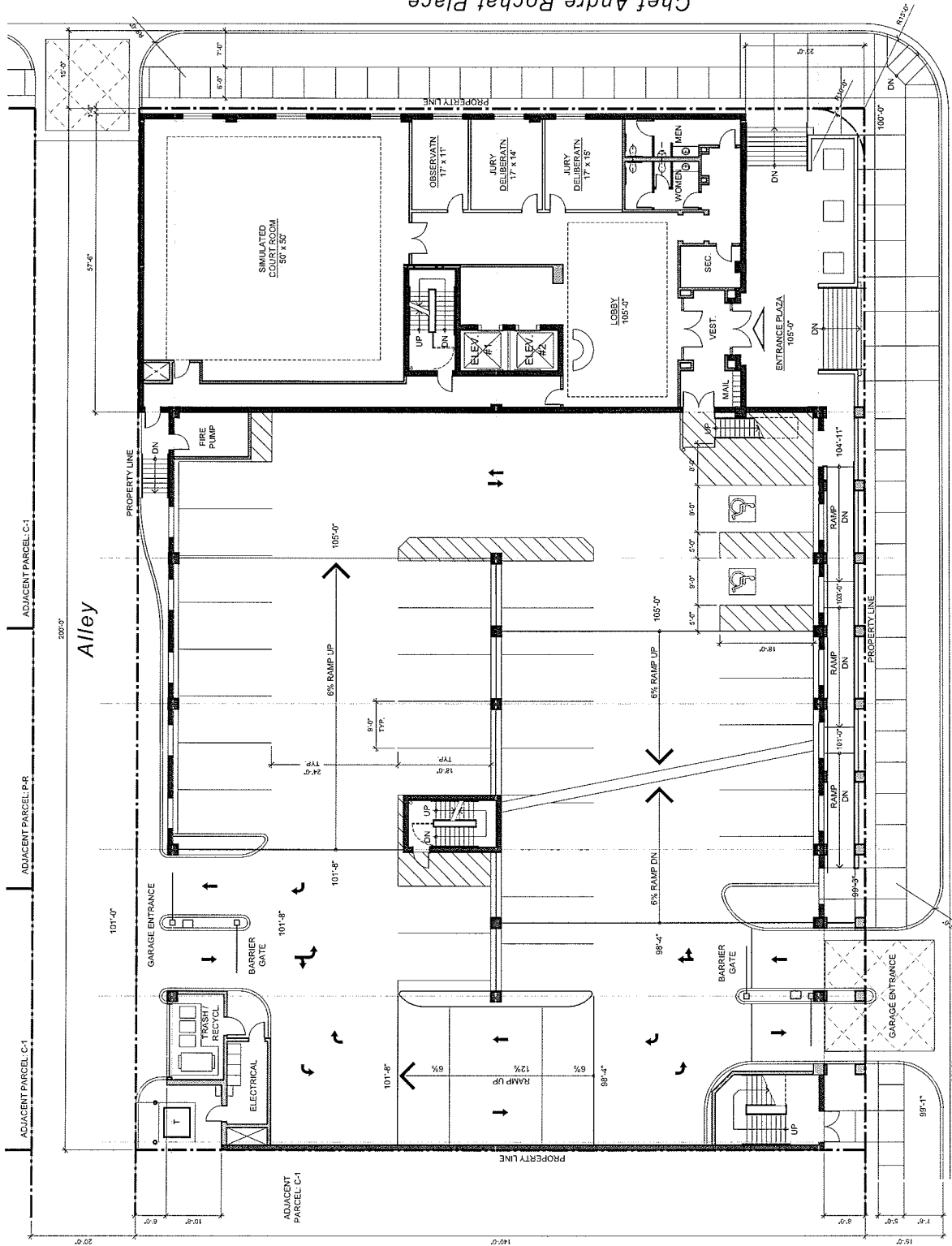
FOR DEPARTMENT USE ONLY

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

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*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

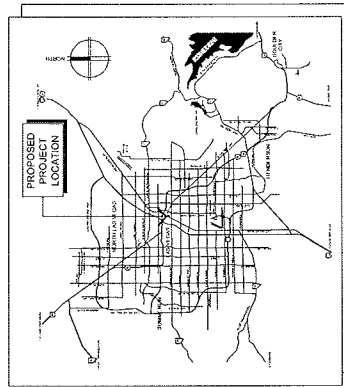


Chef Andre Rochat Place

SITE DATA

APN #	138-34-710-030
	138-34-710-031
	138-34-710-032
	138-34-710-033
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 15,996 SF
	LEVEL 4 15,996 SF
	LEVEL 5 15,996 SF
TOTAL OFFICE:	55,132 SF GROSS
PARKING GARAGE:	LEVEL 2 14,100 SF
	LEVEL P1 24,500 SF
	LEVEL P2 24,500 SF
TOTAL PARKING GARAGE:	80,700 SF GROSS
PARKING REQUIRED:	184 SPACES
OFFICE (GROSS) 17,000 SF:	6 SPACES (1 VAN)
PARKING PROVIDED:	
REGULAR:	170 SPACES
ACCESSIBLE:	6 SPACES (4.0%)
TOTAL:	176 SPACES (4.0%)
F.A.R.	184 SPACES
(OFFICE+PKG GARAGE)/SITE	4.9

VICINITY MAP



7th Street

SITE PLAN / FIRST FLOOR PLAN

SCALE: 1" = 20'-0"

AUGUST 9, 2010

EVAPS Law Offices

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

designcell DR01

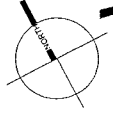
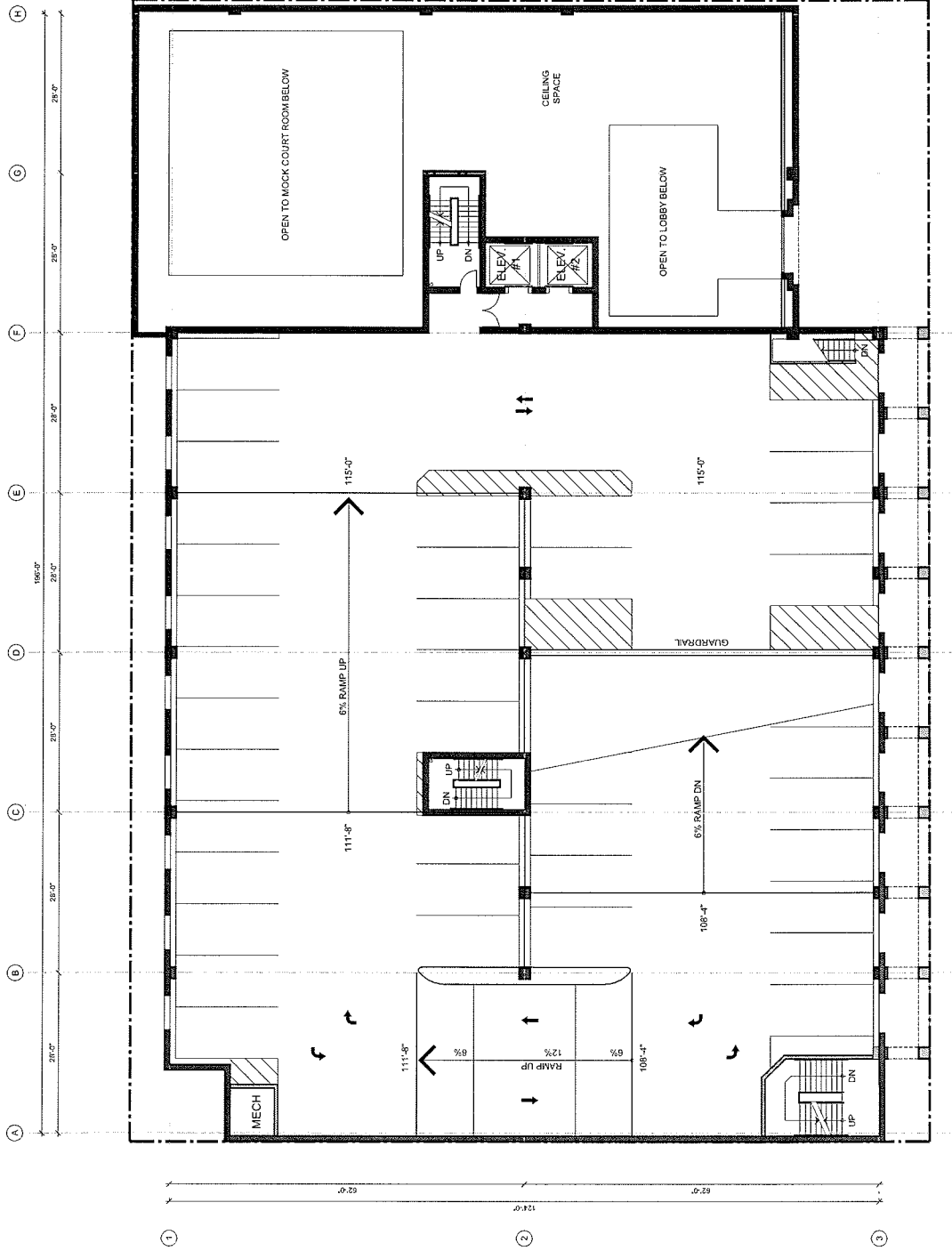
10777 W. TWIN AVENUE, STE 125 LAS VEGAS, NV 89135

T 702-403-4575 WWW.DESIGNCELLCEIVED

VAR-39122

AUG 09 2010

SDR-39121



SECOND FLOOR PLAN
SCALE: 1" = 20'-0"
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LAS VEGAS, NEVADA 89101

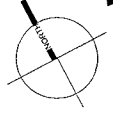
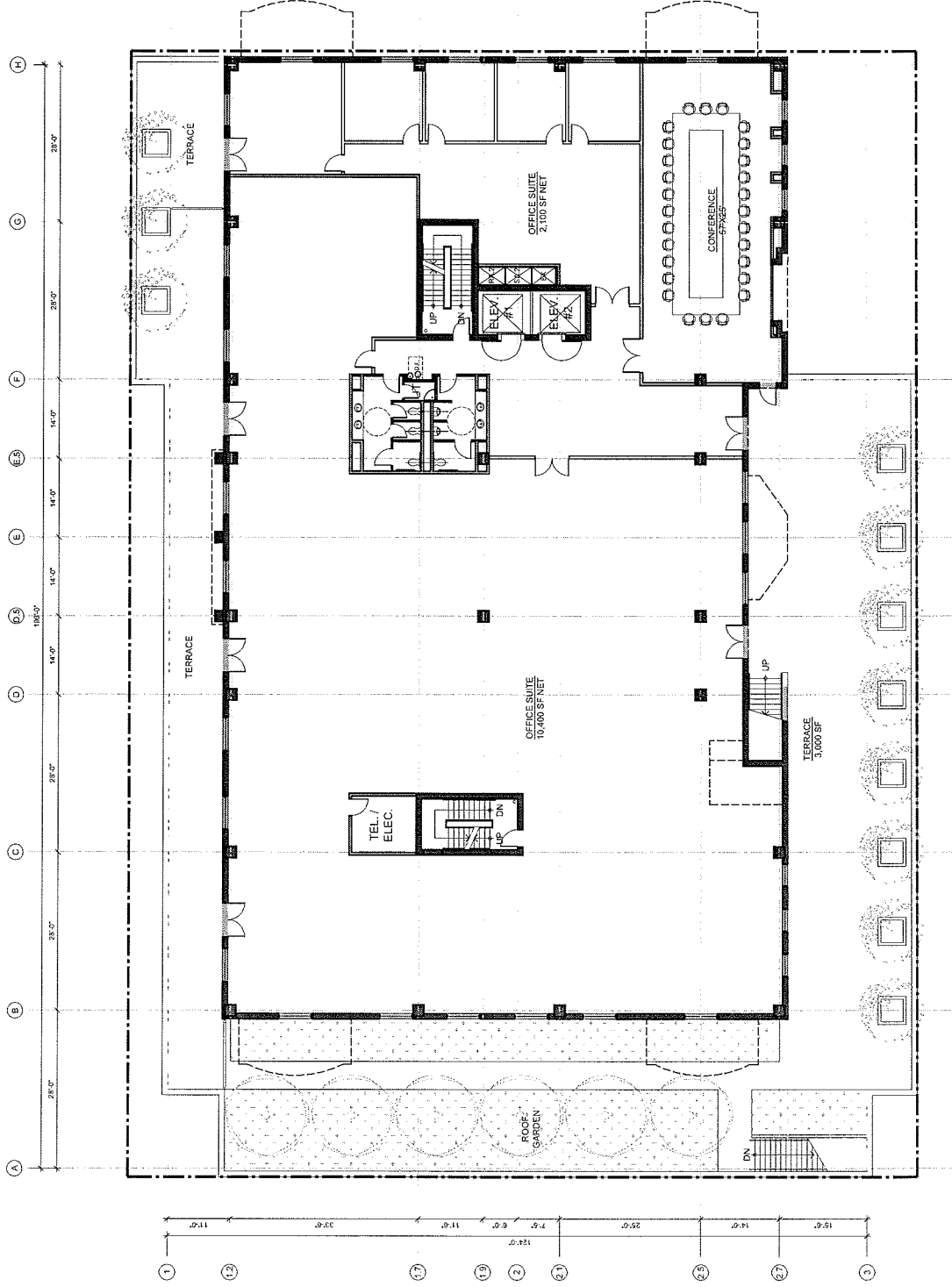
designcell DR02

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

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SDR-39121 AUG 09 2010

LEVEL
2



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

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

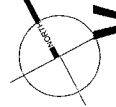
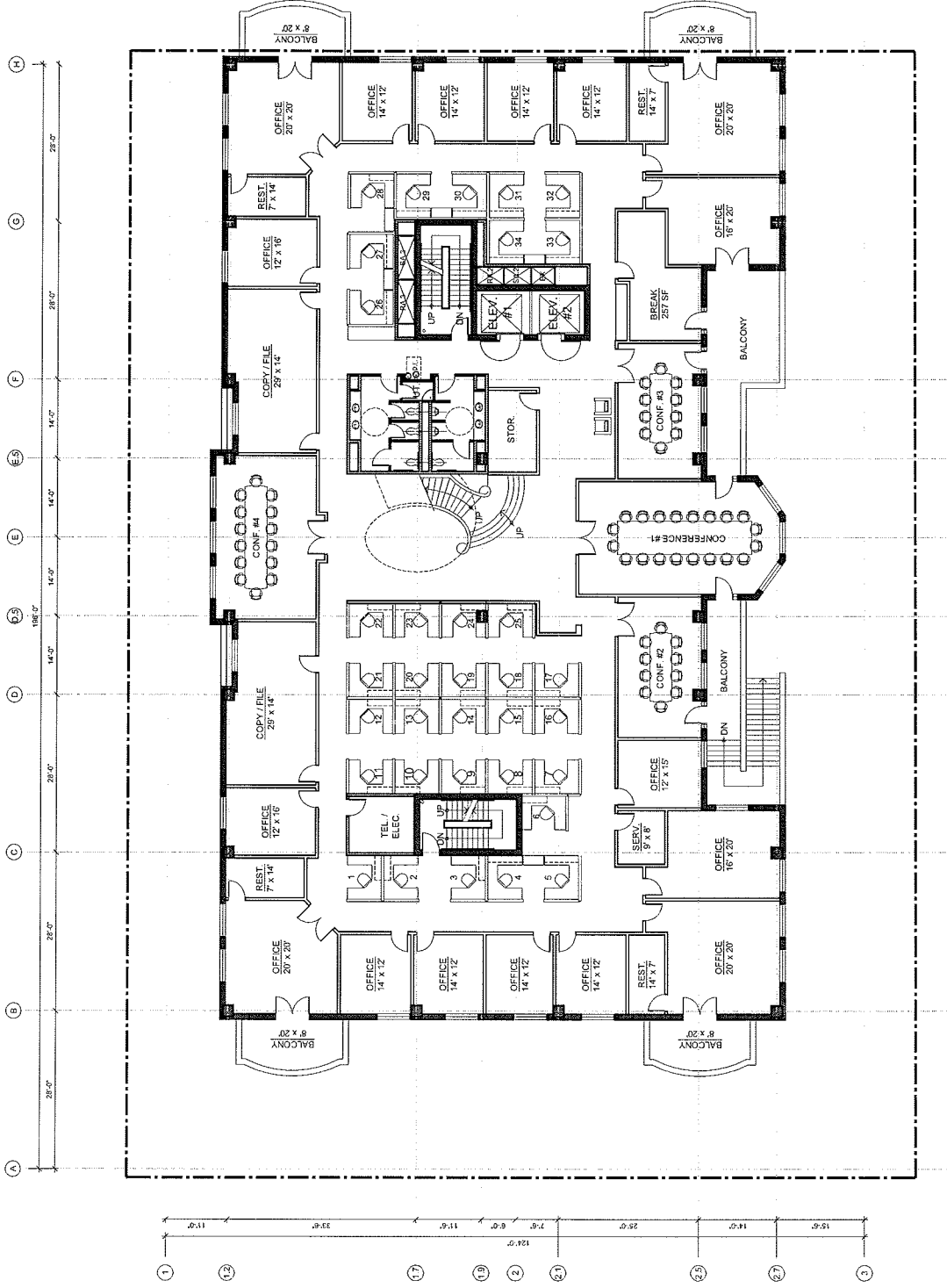
designcell DR03

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

LEVEL
3



designcell DR04

10777 W. TWAIN AVE., STE 125
LAS VEGAS, NV 89135
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WWW.DESIGNCELL.COM

VAR-39122

AUG 09 2010

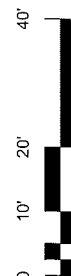
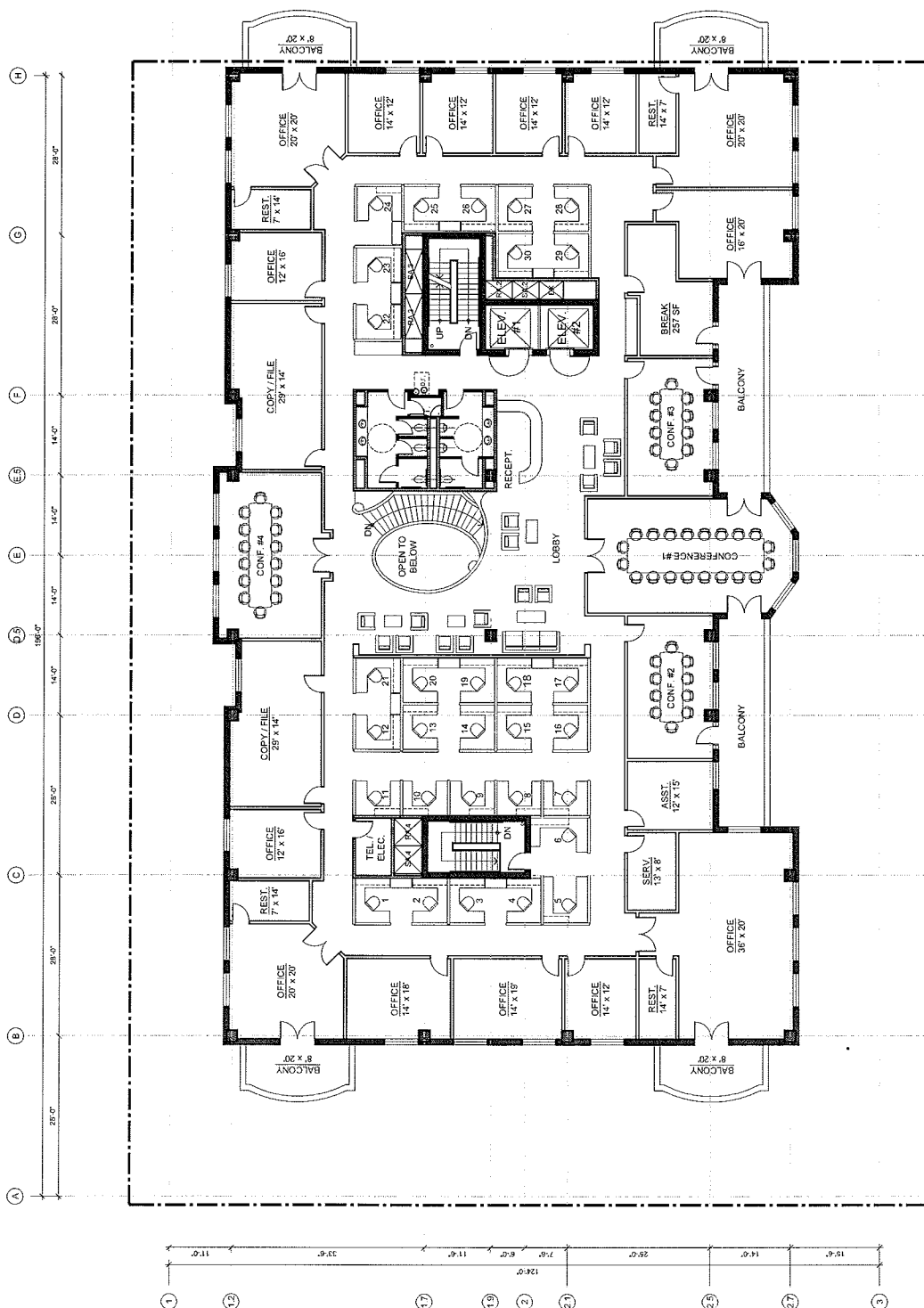
SDR-39121

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LAS VEGAS, NEVADA 89101

FOURTH FLOOR PLAN

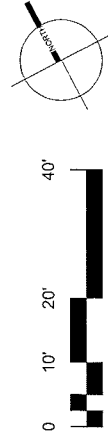
SCALE: 1" = 20'-0"
AUGUST 9, 2010



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

VAR-39122
LAS VEGAS, NV 89135

SDR-39121



This architectural floor plan depicts a building layout with a large parking lot on the left and a building footprint on the right. The plan is oriented with a north arrow pointing towards the top-left corner.

Dimensions:

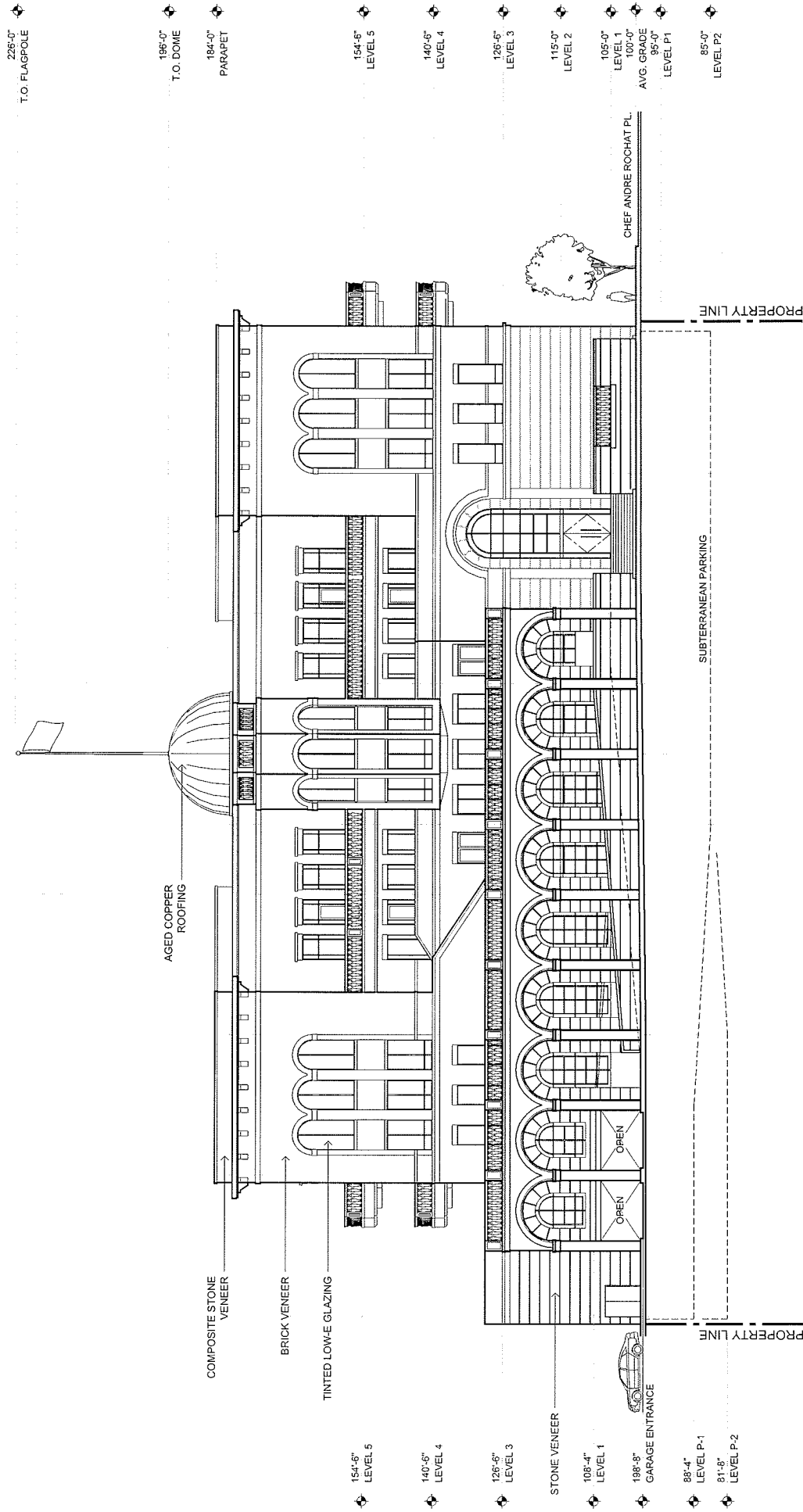
- Overall Building Dimensions:**
 - Width: 134'-0" (divided into 62'-0" and 62'-0")
 - Depth: 198'-0" (divided into 28'-0", 28'-0", 28'-0", 28'-0", 28'-0", 28'-0", 28'-0", and 28'-0")
- Parking Lot Dimensions:**
 - Width: 81'-5"
 - Depth: 85'-0"
- Building Footprint Dimensions:**
 - Width: 85'-0"
 - Depth: 85'-0"

Key Features and Rooms:

- Parking Lot:** Contains numerous parking spaces, with a ramp labeled "6% RAMP UP" and "85'-0" leading into the building.
- Building Entrance:** Located on the right side, featuring a "CHASE" area and a "COMPACT" room.
- Elevator Lobby:** Centrally located, containing two elevators labeled "ELEV #1" and "ELEV #2", and a "LOBBY" area.
- Stairwells:** Two stairwells are shown, one labeled "UP" and another labeled "DOWN".
- Other Rooms:** Several rooms are labeled "COMPACT", and there are multiple "CHASE" areas.
- Accessibility:** The plan includes wheelchair accessibility symbols and a ramp labeled "6% RAMP UP" with a width of "85'-0"

VAR-39122
SDR-39121

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



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LAS VEGAS, NEVADA 89101

EAST ELEVATION

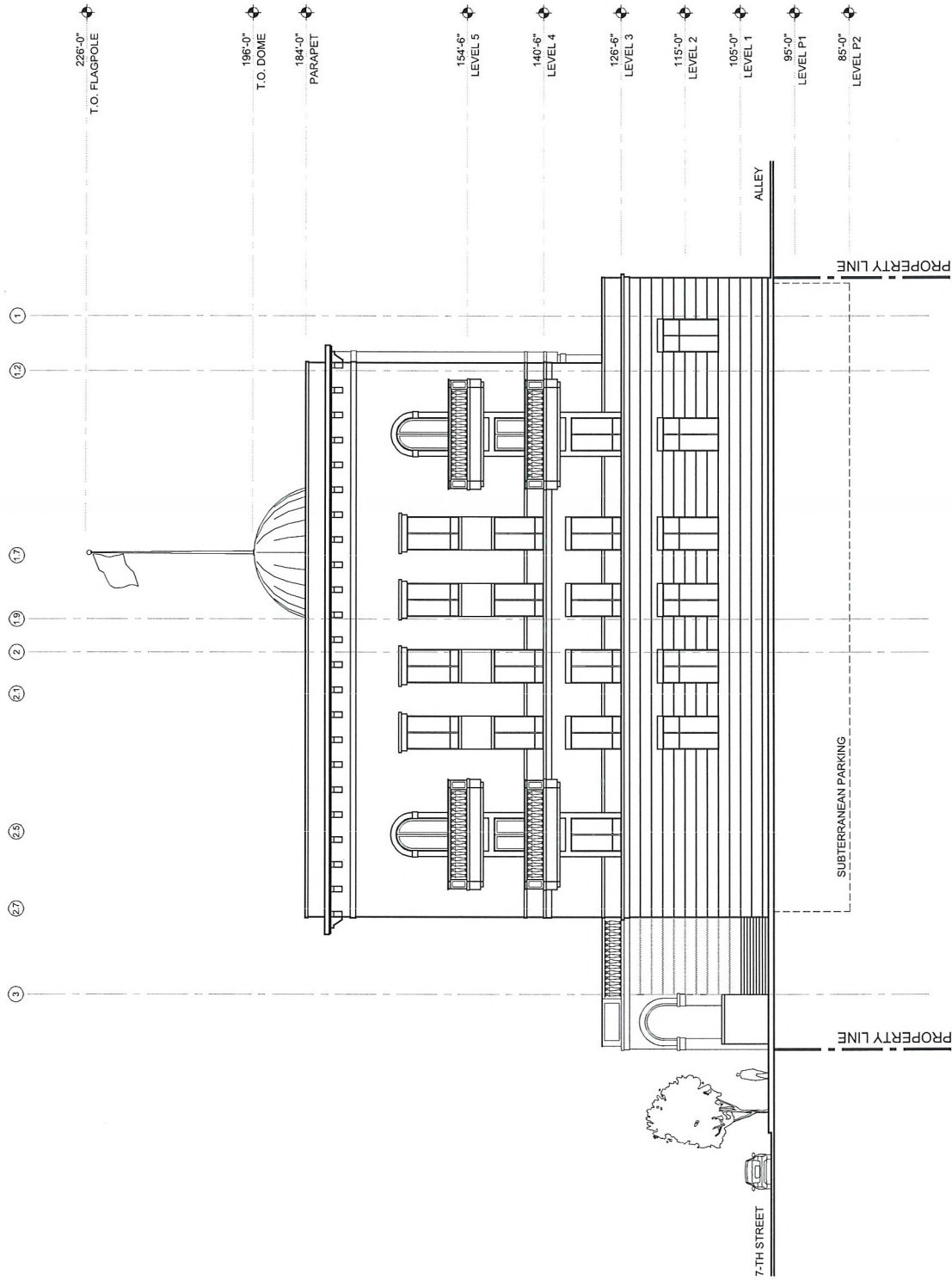
SCALE: 1" = 20'-0" BRICK
AUGUST 9, 2010

design | RDR88

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LAS VEGAS, NV 89135 WWW.DESIGNCELL.CC

VAR-39122
SDR-39121

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NORTH ELEVATION

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

designcell DR09

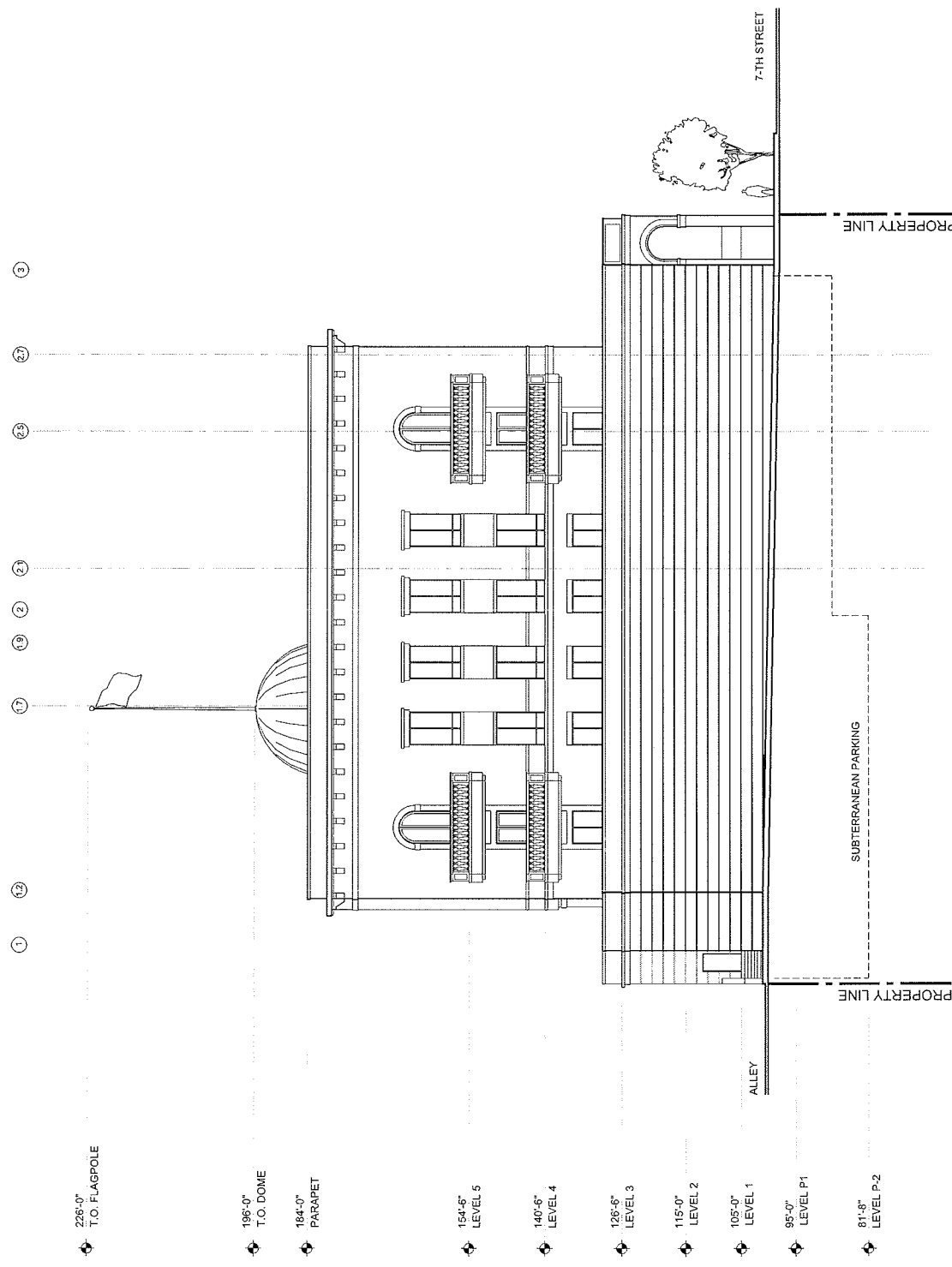
10777 W. TWAIN AVE. STE 125 T. 702-403-1575
LAS VEGAS, NV 89135 WWW.DESIGNCELL.CC

VAR-39122

SDR-39121

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226'-0"
T.O. FLAGPOLE

196'-0"
T.O. DOME

164'-0"
PARAPET

154'-6"
LEVEL 5

140'-6"
LEVEL 4

126'-6"
LEVEL 3

115'-0"
LEVEL 2

105'-0"
LEVEL 1

95'-0"
LEVEL P1

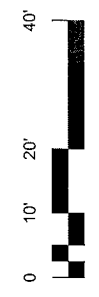
81'-8"
LEVEL P2

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

SOUTH ELEVATION

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



designcncl DR10

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WWW.DESIGNCNCL.COM

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09/23/10 PC

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(H) (G) (F) (E) (D) (C) (B) (A)

226'-0"
T.O. FLAGPOLE

196'-0"
T.O. DOME

184'-0"
PARAPET

COMPOSITE STONE
VENEER

BRICK VENEER

154'-6"
LEVEL 5

140'-6"
LEVEL 4

126'-6"
LEVEL 3

115'-0"
LEVEL 2

105'-0"
LEVEL 1

95'-0"
LEVEL P1

85'-0"
LEVEL P2

154'-6"
LEVEL 5

140'-6"
LEVEL 4

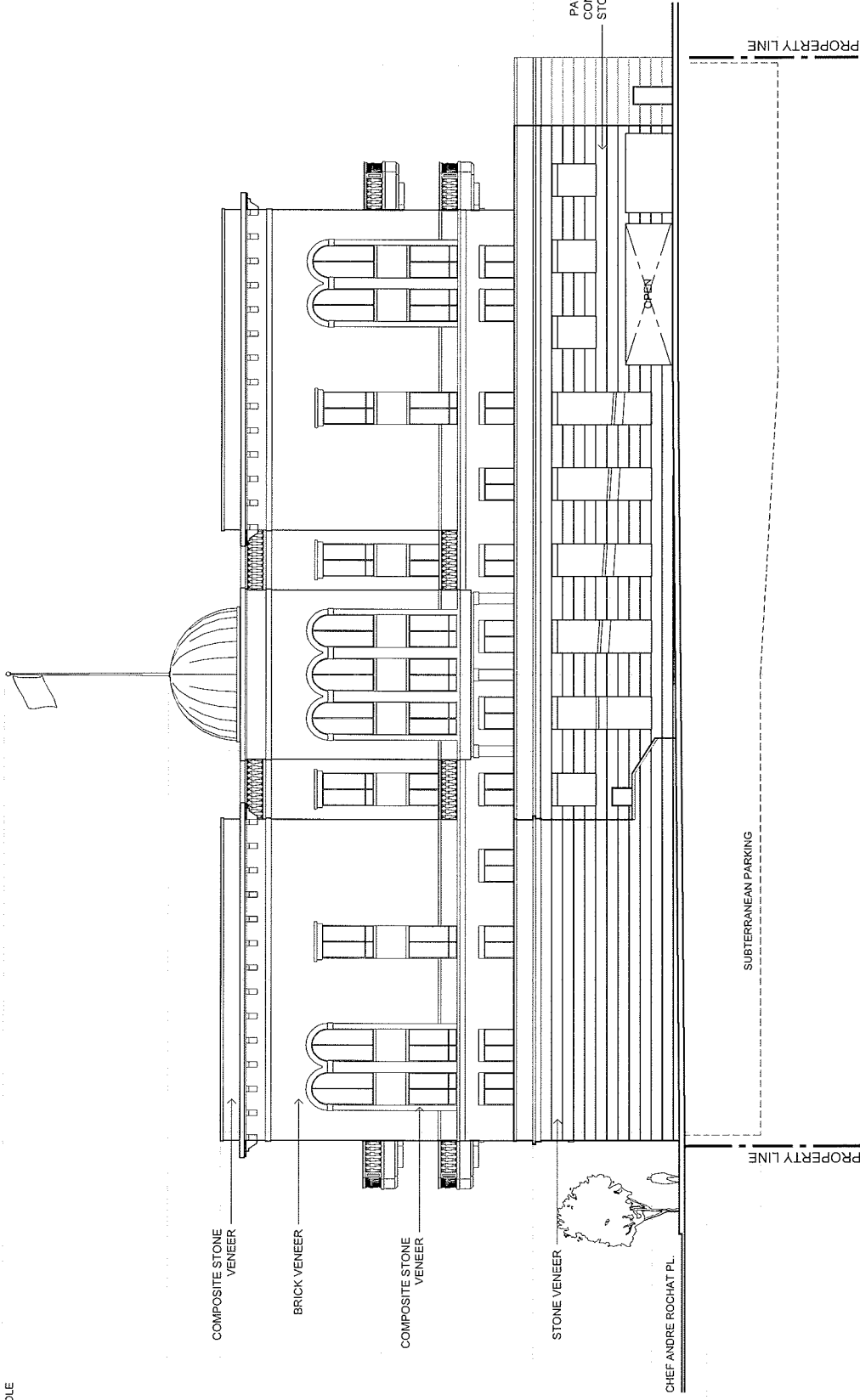
126'-6"
LEVEL 3

PAINTED AND SCORED
CONCRETE, TO MATCH
STONE COLOR

101'-2"
ALLEY GRADE

88'-4"
LEVEL P-1

81'-8"
LEVEL P-2



EVAPS Law Offices

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

WEST ELEVATION

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



designncel DR11

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

VAR-39122
SDR-39121

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TOTAL LANDSCAPE AREA	2,211.5 A.
TOTAL OPEN SPACE AREA	2,722.5 A.
TOTAL AREA	4,934.0 A.

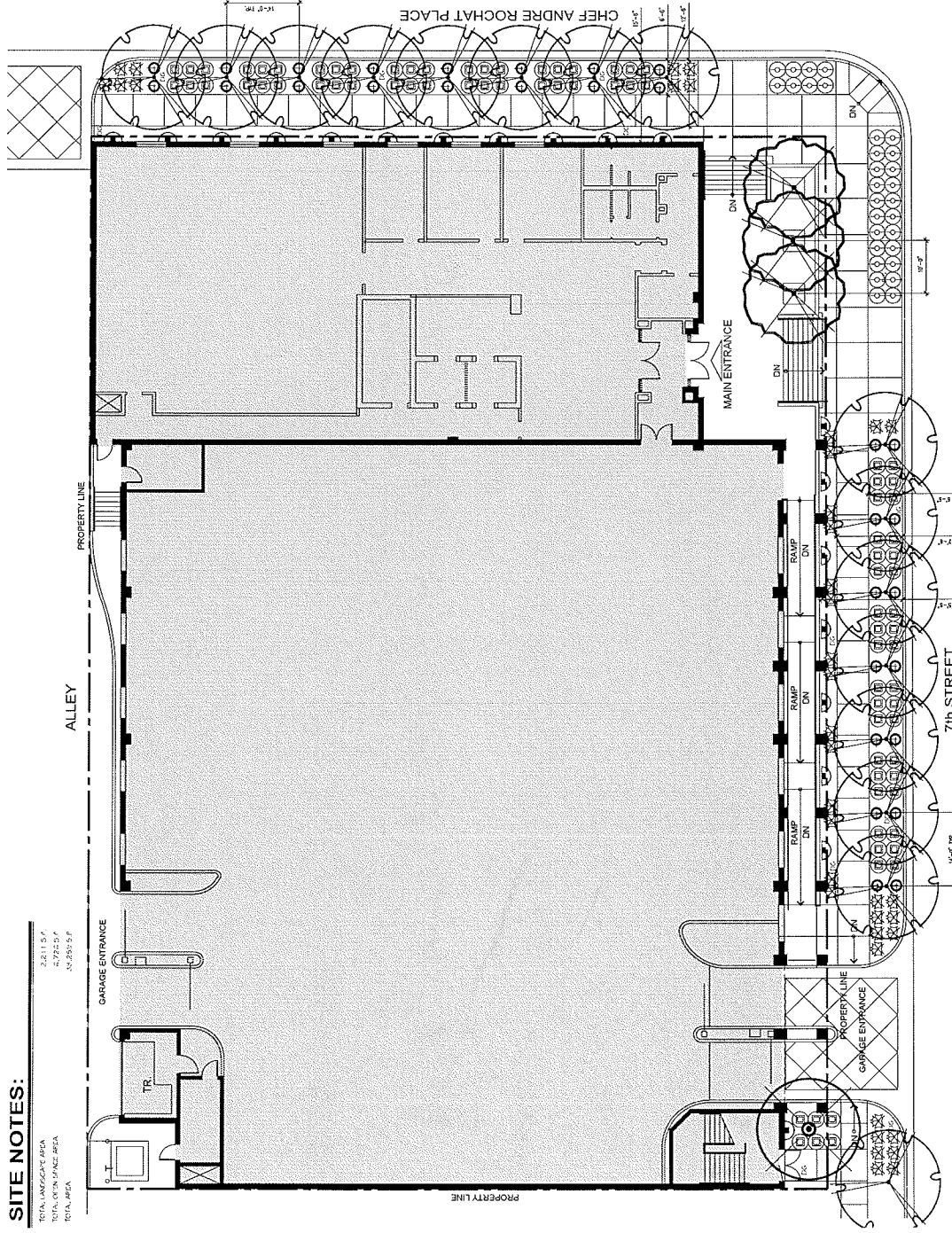
PLANTING LEGEND

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TREES		INTERIOR NAME COMMON NAME	GP*	MOISTURE TOLERANCE	SOIL TOLERANCE
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	AGAVE PALM		2	2	2
	FRUITFUL PINEAPPLE PALM PANDANUS PAV.		5	5	5
	FRUITFUL PINEAPPLE PALM PINEAPPLE PALM		5	5	5

SHRUBS		HYDRANGEA, NEROLI, Z. CAMOISI, NEROLI		MINIATURE	
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95	1	1	1	1	1
96	1	1	1	1	1
97	1	1	1	1	1
98	1	1	1	1	1
99	1	1	1	1	1
100	1	1	1	1	1

LANDSCAPE ELEMENTS			
SYMBOL	DESCRIPTION	QTY	DETAIL
CG	TRIMMED PLANT GARDENS OVER 48" HIG, 1' 1/2" DEEP, 10' WIDE, 1' 1/2" DEEP, 10' WIDE	2,000.00	3' 1/2" DIA.

[illegible]

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

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

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

VAR-39122
SDR-39121

AUG 09 2010



MATERIAL FINISHES



BUILDING BASE:
STONE VENEER

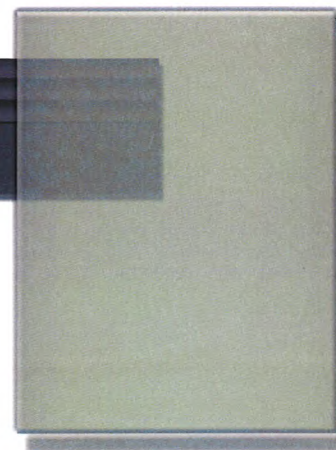


TRIM, ACCENT:
COMPOSITE STONE VENEER

FRAMES:
DARK BRONZE



BRICK VENEER



GLAZING:
SOLARCOOL GRAY, LOW-E

EVAPS LAW OFFICES
LAS VEGAS, NEVADA
AUGUST 9, 2010

RECEIVED
VAR-39122
SDR-39121
AUG 09 2010

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

August 9, 2010

CLV Planning & Development

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

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

To whom it may concern:

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

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

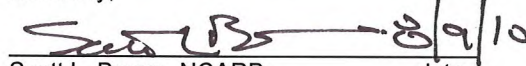
A historic and traditional office building is envisioned by the property owner. The tenants are expected to be predominantly law firms and related office users. The building is designed to have a classical architectural theme consisting of arches, brick veneer, colonnade, and a capitol dome.

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

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

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

Sincerely,



date

Scott L. Brown, NCARB
Principal
DesignCell, LLC

VAR-39122
SDR-39121
RECEIVED
AUG 09 2010

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

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

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

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

1. Consolidated Backup
2. Supporting Documentation

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



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: EVAPS, LLC

Name of Applicant: Robert T. Eglet

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

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

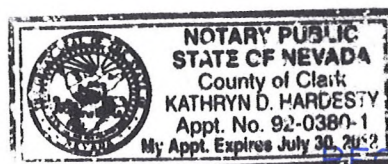
APN: _____

Signature of Property Owner: _____

Print Name: Robert T. Eglet

Subscribed and sworn before me

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



RECEIVED

AUG 09 2010

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

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

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

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

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

FOR DEPARTMENT USE ONLY

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

Property Owner Signature* _____

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

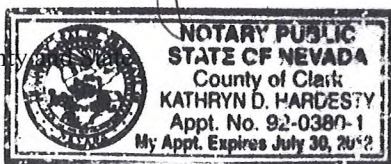
Print Name Robert T. Eglet

Subscribed and sworn before me

This 9th day of August, 2010.

Kathryn D. Hardesty

Notary Public in and for said County



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.

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

August 9, 2010

CLV Planning & Development

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

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

To whom it may concern:

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

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

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

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

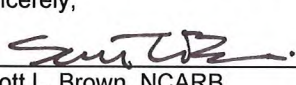
By a separate application we are also requesting a variance for the required setbacks and site coverage. The proposed design requires zero lot setbacks on all sides. This meets the spirit and a language of the urban area. Zero setback as an element of urban site development is a requirement in an adjacent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

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

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

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

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

 8/9/10

Scott L. Brown, NCARB
Principal
DesignCell, LLC

RECEIVED

SDR-39121

AUG 09 2010

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

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

VAR-39148 - VARIANCE - PUBLIC HEARING - APPLICANT: A CAB TAXI COMPANY - OWNER: FOUR FOURS, LLC - Request for a Variance TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE EIGHT FEET IS REQUIRED FOR ACCESSORY STRUCTURES on 1.94 acres at 1500 Searles Avenue (APN 139-26-201-004), C-M (Commercial/Industrial) Zone, Ward 5 (Barlow).

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

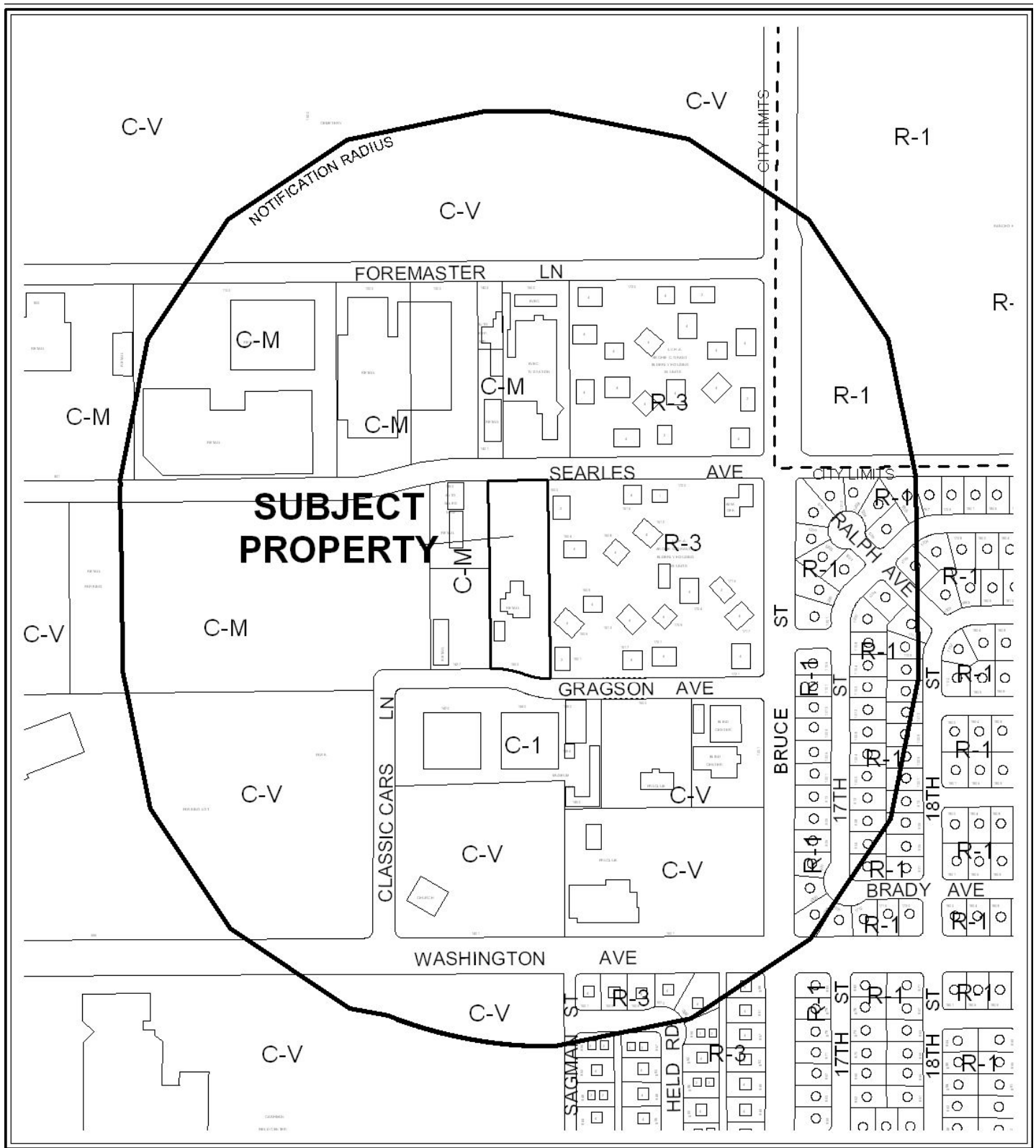
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RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

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



CASE: **VAR-39148; SUP-39149; SDR-39147**

RADIUS: 1000 FT

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





CASE: **VAR-39148; SUP-39149; SDR-39147**

RADIUS: 1000 FT

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

0 300 600 Feet





AUG 10 2010

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: Four Fours, LLC

Name of Applicant: A Cab Taxi Co.

Name of Representative: Ballard Spahr, LLP

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

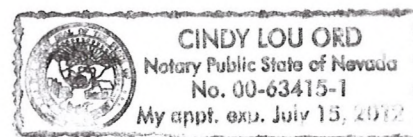
Signature of Property Owner: _____

Print Name: Creighton J. Nady

Subscribed and sworn before me

This 4th day of August, 20 10

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



AUG 10 2010

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

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

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

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

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

Property Owner Signature _____

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

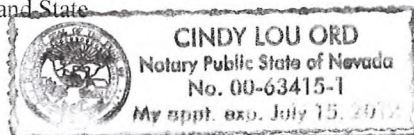
Print Name Creighton J. Nady

Subscribed and sworn before me

This 14th day of August, 20 10

Cindy Lou Ord

Notary Public in and for said County and State



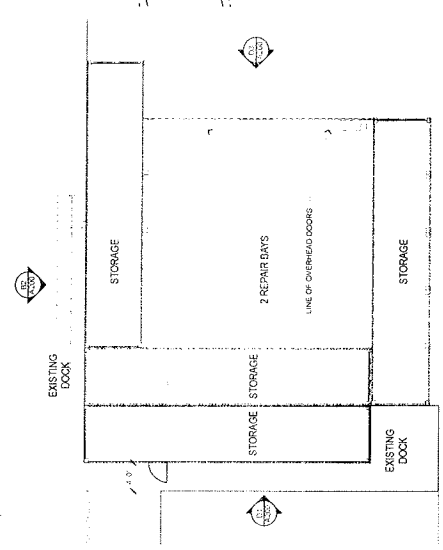
Revised 10/27/08

FOR DEPARTMENT USE ONLY

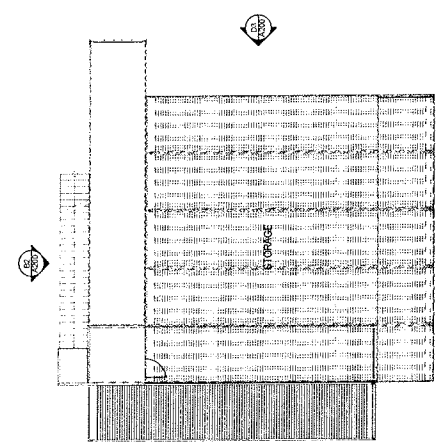
Case #	<u>VAR-39148</u>
Meeting Date:	<u>9.23.10</u>
Total Fee:	<u>\$ 830.-</u>
Date Received:*	<u>8.10.10</u>
Received By:	<u>JA</u>

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

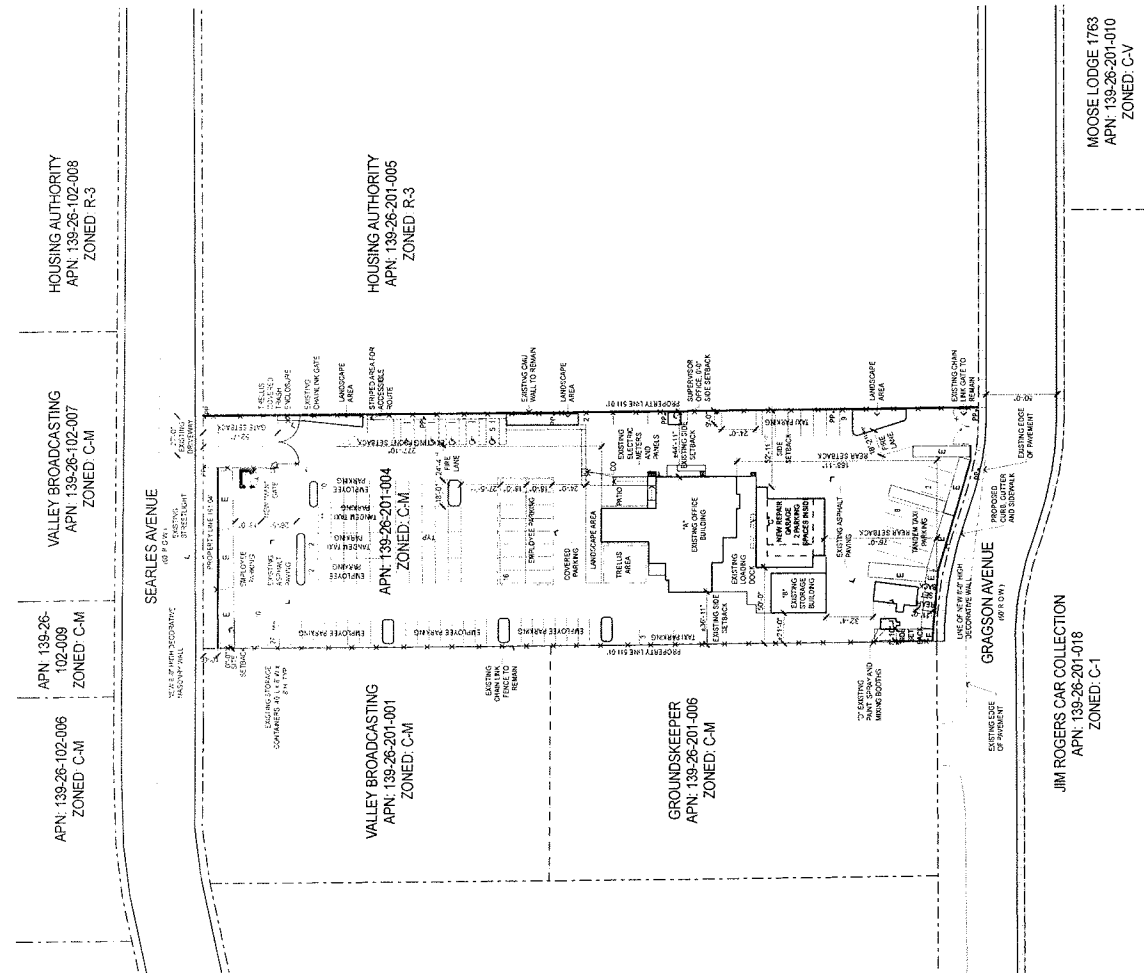
F:\depot\Application Packet\Application Form.pdf



FLOOR PLAN - REPAIR GARAGE
100' x 100'



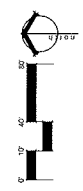
SECOND FLOOR PLAN
100' x 100'



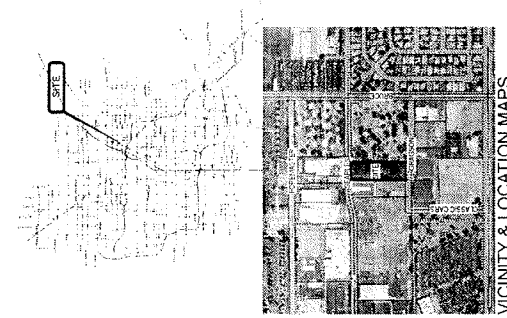
SITE PLAN
1" = 40'

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

APTUS Architecture
1000 S. Main Street
Suite 200
Las Vegas, NV 89104
Phone: 702.791.1200
Fax: 702.791.1203



AUG 10 2010



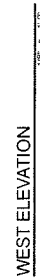
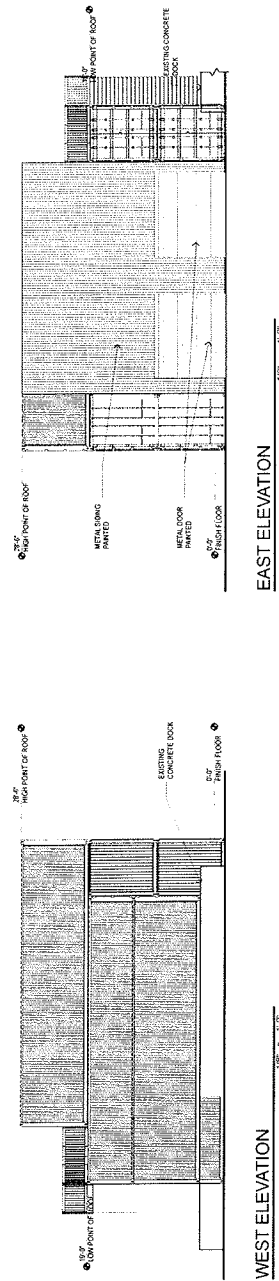
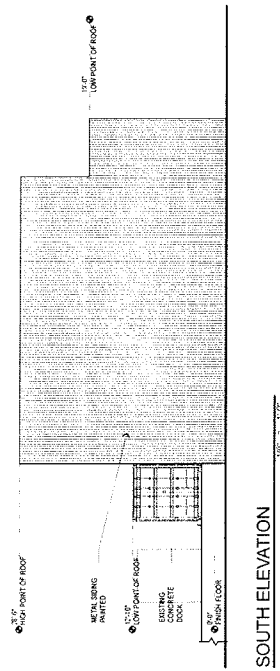
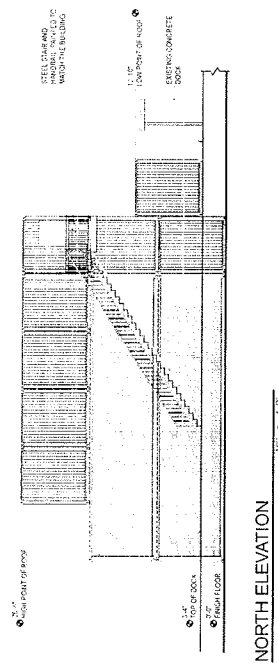
Site and Project Information

SITE DATA	
PARCEL NUMBER	139-26-201-006
ADDRESS	CITY OF LAS VEGAS 89101
EXISTING GENERAL PLAN	LIGHT INDUSTRIAL, RESEARCH
EXISTING ZONING	CM
PROPOSED USE	2001 LMO VEH. AUTO REPAIR CARPENTRY, FURNITURE, ETC. BODY REPAIR SHOP, OUTDOOR STORAGE
SITE AREA	
SETBACKS - PRINCIPAL STRUCTURE	10' (AS SHOWN)
FRONT	17.0'
REAR	17.0'
LEFT	22.0'
RIGHT	22.0'
SETBACKS - ACCESSORY STRUCTURES	10' (AS SHOWN)
FRONT	10.0'
REAR	10.0'
LEFT	10.0'
RIGHT	10.0'
MAX. VEH. LOT	20' (AS SHOWN)
ACTUAL LOT COVERAGE	20.0%
LOT COVERAGE ALLOWED	20.0%
% OF OUTSIDE STORAGE ALLOWED	10.0%
ACTUAL % OF OUTSIDE STORAGE	3.7%
BUILDING INFORMATION	
CODE	2001 INTERNATIONAL BUILDING CODE
CONSTRUCTION TYPE	TYPE I
FOUNDATION	FOUNDATION PROVIDED
ROOFING	ROOFING PROVIDED
FINISHES	FINISHES PROVIDED
MECHANICAL	MECHANICAL PROVIDED
ELECTRICAL	ELECTRICAL PROVIDED
PLUMBING	PLUMBING PROVIDED
PAINTING	PAINTING PROVIDED
LANDSCAPING	LANDSCAPING PROVIDED
STANDARD PARKING SPACES PROVIDED	STANDARD PARKING SPACES PROVIDED
MANUFACTURED SPACES PROVIDED	MANUFACTURED SPACES PROVIDED
TOTAL PARKING	TOTAL PARKING

SITE PLAN AND FLOOR PLAN

ASI00

VAR-39148
SUP-39149
SDR-39147



EXTERIOR
ELEVATIONS -
AUTO REPAIR

09/17/16
City of Las Vegas Soc. Development Review-Submitta

VAR-39148
SUP-39149
SDR-39147

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

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

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APTUS Architecture
1200 South 4th Street
Suite 306
Las Vegas, Nevada 89104
P 702.879.1300
F 702.879.1113



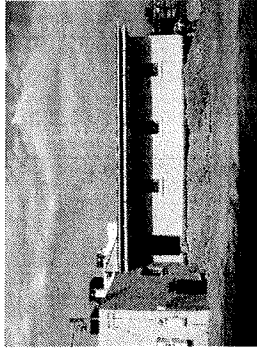
BUILDING 'A' WEST SIDE



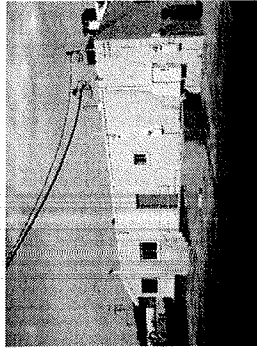
BUILDING 'A' NORTHWEST SIDE



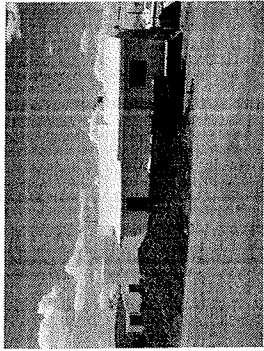
BUILDING 'A' NORTHEAST SIDE



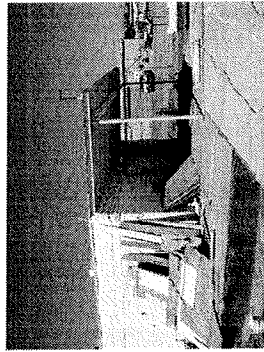
BUILDING 'A' EAST SIDE



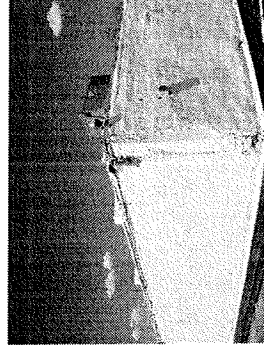
BUILDING 'A' EAST SIDE



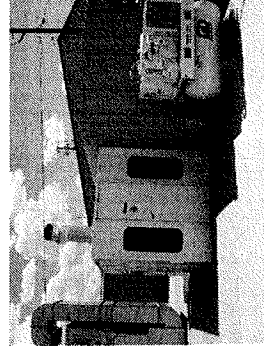
BUILDING 'A' SOUTH SIDE



BUILDING 'B' NORTHEAST SIDE



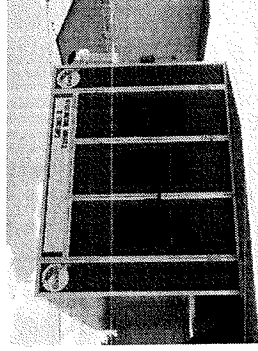
BUILDING 'B' SOUTHWEST SIDE



BUILDING 'D' MIXING BOOTH



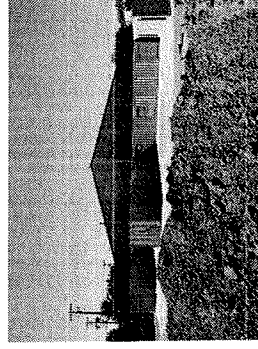
BUILDING 'D' SPRAY BOOTH



BUILDING 'D' SPRAY BOOTH



BUILDING 'A' AND 'B' FROM THE NORTH



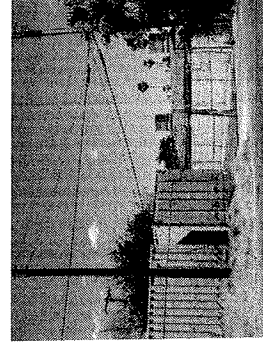
CONTAINERS 'E' ALONG GRAGSON FROM THE NORTH



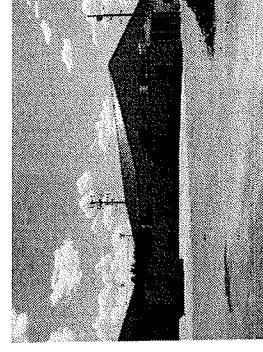
CONTAINERS 'E' ALONG GRAGSON FROM THE SOUTHWEST



DRIVEWAY AND GATE ALONG SEARLES



DRIVEWAY AND GATE ALONG GRAGSON



LOCATION OF FUTURE BUILDING 'C'

Copyright © 2010 by APTUS Architecture
APTUS Architecture
Suite 206
1500 Searles Avenue, Suite 206
Las Vegas, NV 89101
P 702.391.1200
F 702.391.1212

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

AUG 10 2010

EXISTING
PHOTOS

A201

City of Las Vegas Site Development Review Submittal 2/11/10

VAR-39148
SUP-39149
SDR-39147

99065 A Cab Taxi Company

August 10, 2010

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

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

AUG 10 2010

To Whom It May Concern:

Architecture

Engineering

Planning

Interiors

Landscape

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

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

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

The existing office building has been remodeled to accommodate the company's approximately 12 non-driver employees. Adequate parking for both these employees, as well as those drivers who may bring a personal vehicle to work is provided, although experience has shown that many employees choose public transportation instead of driving private vehicles. The Certificate of Occupancy has been granted for this structure as of 02.11.10.

Accessory buildings on site reflect the site's use for limited maintenance of company owned vehicles. Auto Repair Garage (Minor) and Auto Paint and Body Repair Shop are both Conditional Uses in the C-M zone, and any maintenance performed on site will consist only of preventative or basic maintenance such as oil changes, tire changing, and minor paint jobs to keep the taxis prepared for their usual schedules. No fueling services will be offered, and more intense body work, such as that associated with vehicles involved in collisions, will be performed elsewhere. As required, the repair and service work will be performed within the proposed building in an area which will be completely enclosed. The repair garage previously shown on the site has been relocated just south of the existing office building and a portion of the parking has been relocated along the southern property line and the eastern property line.

We are requesting a variance for the eastern (side setback) of the Supervisor Shelter of 0'-0" where 8'-0" is required. This structure allows the cab drivers to download their information to the computer for billing purposes.

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

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

We are also requesting a special use permit to allow outside storage within the side setback at the north end of the property. This will help to provide a buffer from the site to the street and will provide a continuous landscape strip.

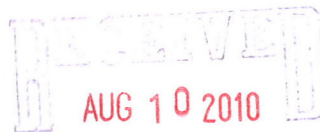
We are requesting a waiver (in addition to the waivers already approved with the previous SDR) to provide a 0'-0" landscape buffer where an 8'-0" landscape buffer is required along the east property line and to provide a 0'-0" landscape buffer where 15'-0" landscape buffer is required along the southern property line. A sidewalk along Gragson has been shown on the plans at the councilman's request. The existing trees on the residential side of the wall offer an adequate buffer between the two properties.

If you have any questions or need additional information regarding anything with respect to these requests, please do not hesitate to contact my office.

Sincerely,



Kristen G. Neuman, AIA
APTUS Architecture



VAR-39148
SUP-39149
SDR-39147

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

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

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

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

1. Consolidated Backup
2. Supporting Documentation

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



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-39149** APN: 139-26-201-004

Name of Property Owner: Four Fours, LLC

Name of Applicant: A Cab Taxi Co.

Name of Representative: Ballard Spahr, LLP

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

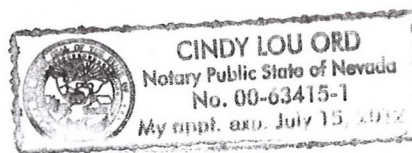
Signature of Property Owner: _____

Print Name: Creighton J. Nady

Subscribed and sworn before me

This 4th day of August, 2010

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



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit to allow outside storage in a side yard setback
 Project Address (Location) 1500 Searles
 Project Name A Cab Taxi Co. Proposed Use Taxi/Limo Yard
 Assessor's Parcel #(s) 139-26-201-004 Ward # 5- Barlow
 General Plan: existing LL-R proposed n/a Zoning: existing CM proposed n/a
 Commercial Square Footage _____ Floor Area Ratio n/a
 Gross Acres 1.89 Lots/Units n/a Density n/a
 Additional Information _____

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

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

REPRESENTATIVE Ballard Spahr, LLP Contact Bill Curran
 Address 100 City Parkway, Suite 1750 Phone: (702) 471-7000 Fax: (866) 381-5357
 City Las Vegas State NV Zip 89106
 E-mail Address curranb@ballardspahr.com

Property Owner Signature* C. Nady

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

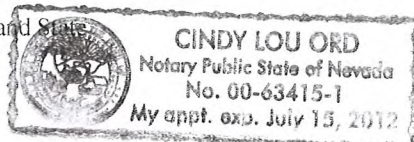
Print Name Creighton J. Nady

Subscribed and sworn before me

This 4th day of August, 2010

Cindy Lou Ord

Notary Public in and for said County and State



Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	<u>SWP - 39149</u>
Meeting Date:	<u>9.23.10</u>
Total Fee:	<u>\$1,030. -</u>
Date Received:*	<u>8.10.10</u>
Received By:	<u>JPA</u>

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

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

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

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SDR-39147 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-39148 AND SUP-39149 - PUBLIC HEARING - APPLICANT: A CAB TAXI COMPANY - OWNER: FOUR FOURS, LLC - Request for a Major Amendment to a previously approved Site Development Plan Review (SDR-35195) FOR A PROPOSED 10,800 SQUARE-FOOT TAXICAB/LIMO YARD WITH ANCILLARY VEHICLE SERVICE AND AUTO REPAIR WHERE AN 8,800 SQUARE-FOOT TAXICAB/LIMO YARD WAS APPROVED, A PROPOSED 5,000 SQUARE-FOOT AUTO REPAIR GARAGE WHERE A 3,000 SQUARE-FOOT BUILDING WAS APPROVED AND TO ALLOW 24 TREES WITHIN PERIMETER LANDSCAPE BUFFERS WHERE 37 TREES WERE APPROVED, WITH A WAIVER OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS TO ALLOW A ZERO-FOOT BUFFER ALONG A PORTION OF THE EAST PROPERTY LINE WHERE EIGHT FEET IS REQUIRED on 1.94 acres at 1500 Searles Avenue (APN 139-26-201-004), C-M (Commercial/Industrial) Zone, Ward 5 (Barlow).

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

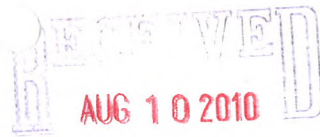
RECOMMENDATION:

None

BACKUP DOCUMENTATION:

1. Consolidated Backup
2. Supporting Documentation

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



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-39147** APN: 139-26-201-004

Name of Property Owner: Four Fours, LLC

Name of Applicant: A Cab Taxi Co.

Name of Representative: Ballard Spahr, LLP

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

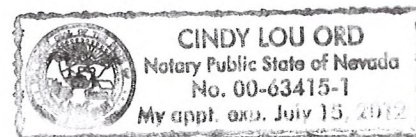
Signature of Property Owner: _____

Print Name: Creighton J. Nady

Subscribed and sworn before me

This 4th day of August, 2010

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





AUG 10 2010

PLANNING & DEVELOPMENT DEPARTMENT

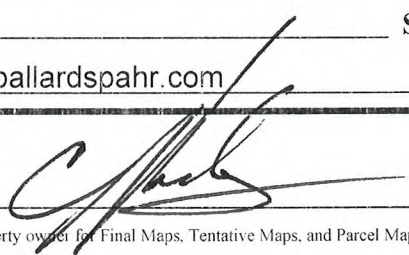
APPLICATION / PETITION FORM

Application/Petition For: Major Modification to previously approved SDR-35195
Project Address (Location) 1500 Searles
Project Name A Cab Taxi Co. Proposed Use Taxi/Limo Yard
Assessor's Parcel #(s) 139-26-201-004 Ward # 5- Barlow
General Plan: existing 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 Zip 89106
E-mail Address curranb@ballardspahr.com

Property Owner Signature* 

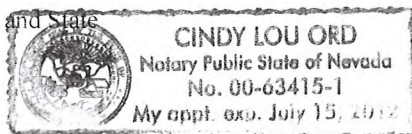
* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name Creighton J. Nady

Subscribed and sworn before me

This 4th day of August, 20 10Cindy Lou Ord

Notary Public in and for said County and State



Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	<u>SDR - 39147</u>
Meeting Date:	<u>9.23.10</u>
Total Fee:	<u>\$ 1,030.-</u>
Date Received:*	<u>8.10.10</u>
Received By:	<u>JFA</u>

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

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

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

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

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

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

1

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:

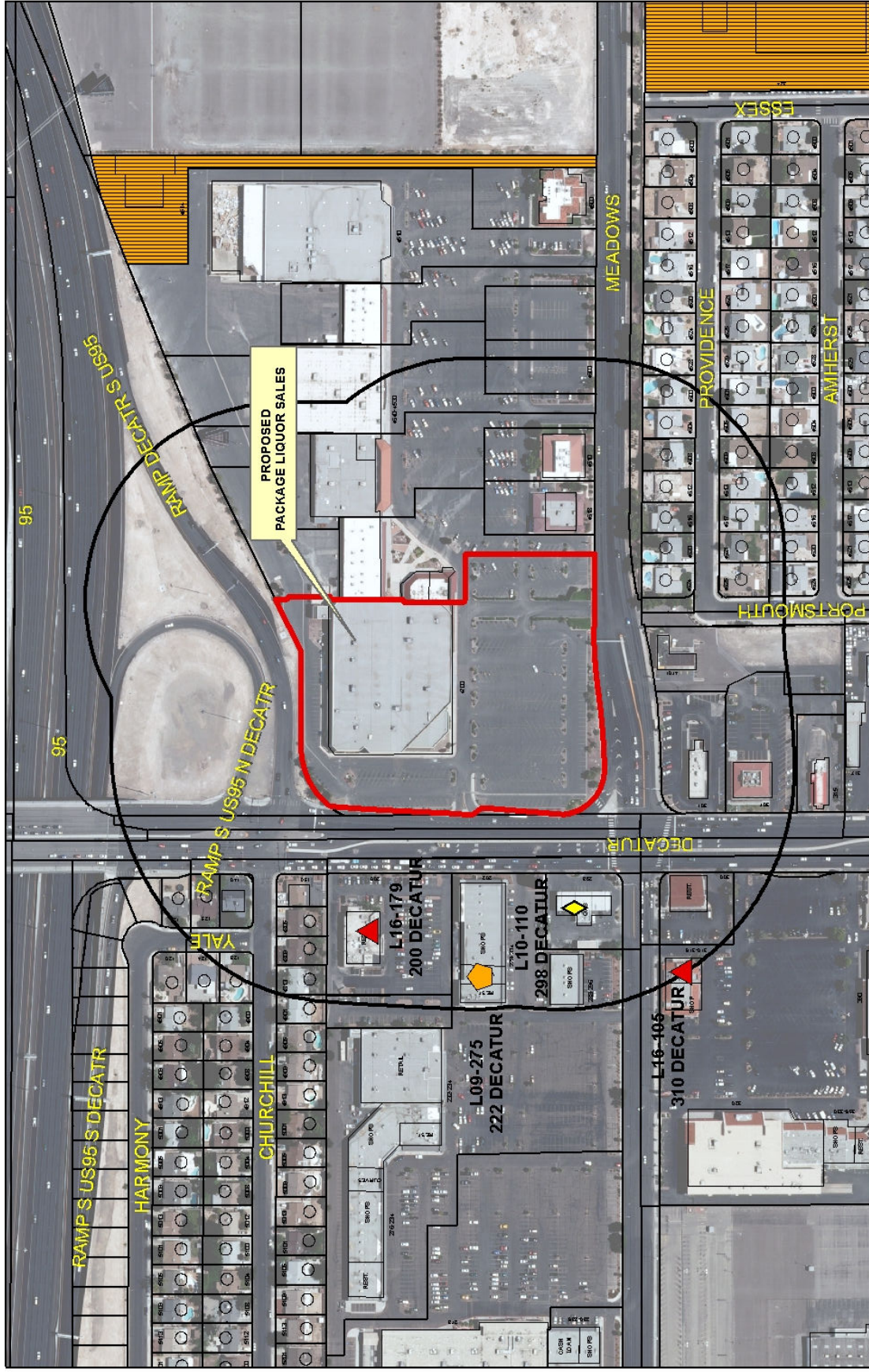
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letters
6. Protest Letter





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





SUP-38860

Package Liquor Sales

Business Licenses

Child Care/
Children Facility



Beer/Wine/Cooler
On Sale
Beer/Wine/Cooler
Off Sales



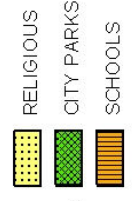
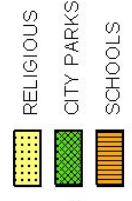
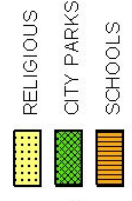
Beer/Wine/Cooler
On-Off Sale
Package Liquor
Sales



Supper Club/
Restaurant Service Bar
Tavern



RELIGIOUS
CITY PARKS
SCHOOLS



Subject Property



400 foot buffer





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: PACPROP / LANANZA

Name of Applicant: CARDENAS MARKET

Name of Representative: LENDALL MAINS

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

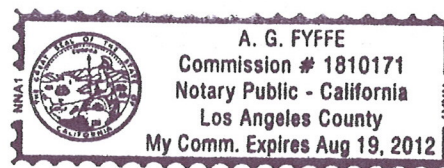
Signature of Property Owner: [Signature]

Print Name: Steve Glusker

Subscribed and sworn before me A. G. FYFFE

This 29th day of July, 2010

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



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Cardenas⁸³ Market #30
 Project Address (Location) 4700 Meadows Lane
 Project Name Cardenas Market #30 Proposed Use Grocery Store
 Assessor's Parcel #(s) 13931111001 Ward # _____
 General Plan: existing _____ proposed _____ Zoning: existing C1 proposed C1
 Commercial Square Footage 76,678 square feet Floor Area Ratio 25.8%
 Gross Acres 6.81 Lots/Units 1 Density _____
 Additional Information Special Use Permit for Liquor and Gaming

PROPERTY OWNER PACPROP Lamara Contact Steve Glusker
 Address 12100 Wilshire Boulevard, Suite 1025 Phone: (310) 447-0707 Fax: (310) 447-0936
 City Los Angeles State CA Zip 90025
 E-mail Address steve@ppgla.com

APPLICANT Cardenas Contact Robert Gonzalez
 Address 1040 S. Vintage Ave., Suite #A Phone: (909) 923-7426 Fax: (909) 201-7262
 City Ontario State CA Zip 91761
 E-mail Address rgonzalez@cmkts.com

REPRESENTATIVE SSA Architecture Contact Lendall Mains
 Address 4630 S. Arville St., Suite A Phone: (702) 873-1718 Fax: (702) 873-1726
 City Las Vegas, State NV Zip 89103
 E-mail Address mains@smallstudioassociates.com

Property Owner Signature* [Signature]

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

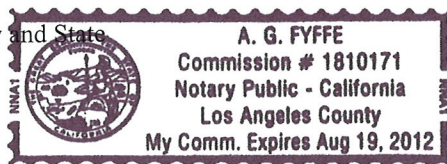
Print Name Steve Glusker

Subscribed and sworn before me A.G. Fyffe

This 29th day of July, 20 10

[Signature]

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case #	<u>SUP-38860</u>
Meeting Date:	<u>9-23-10</u>
Total Fee:	<u>\$1280⁰⁰</u>
Date Received:*	<u>AUG 12, 2010</u>
Received By:	<u>M. Have</u>

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



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

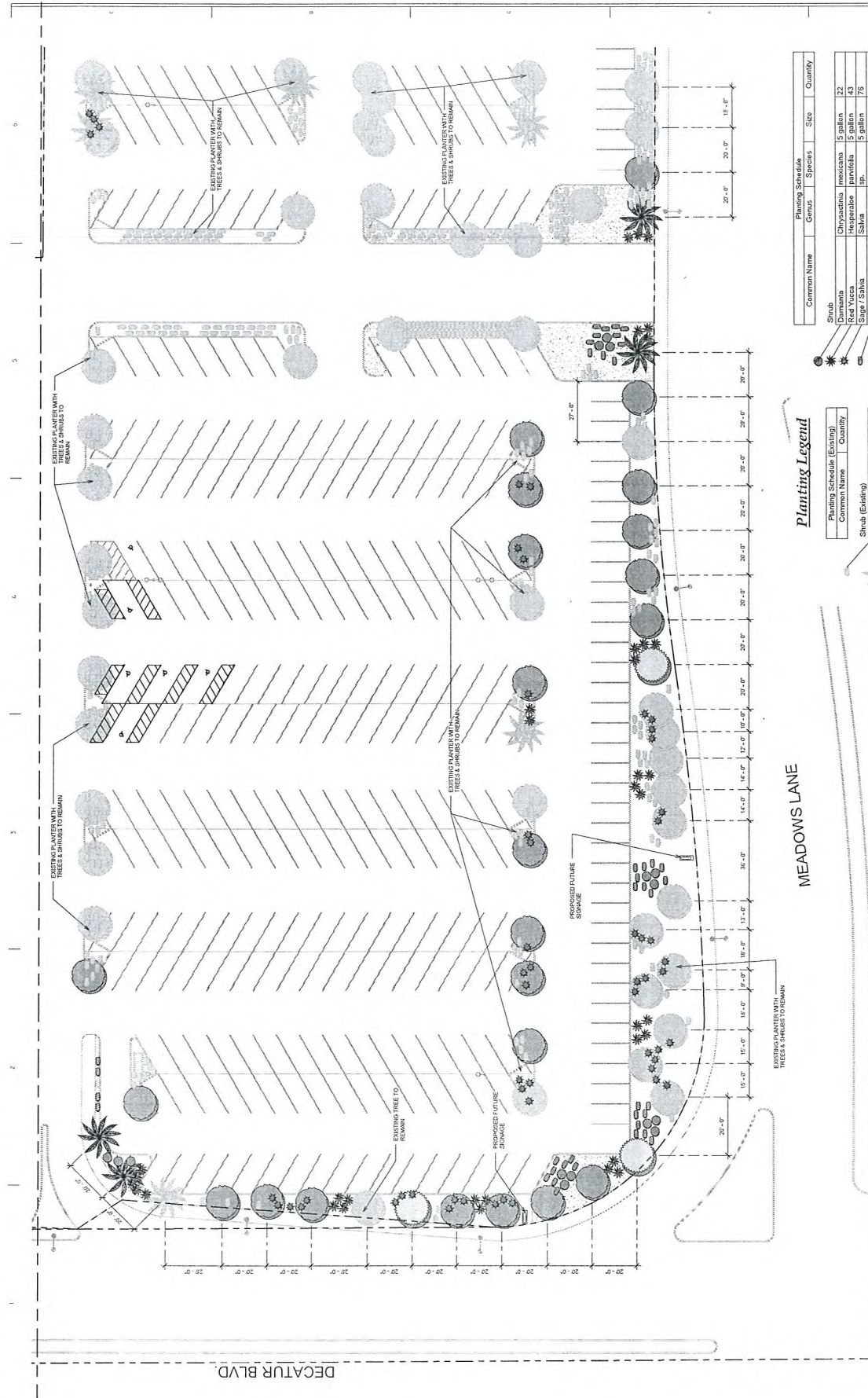
SHEET TITLE:
**Landscaping
Plan -
South**

THIS WORK IS COPYRIGHTED
BY THE APPLICANTS IN THE
YEAR 2010.

REVISION	DATE
△	
△	
△	
△	

DR6

ON 03 12 July 2010



Planting Schedule				
Common Name	Genus	Species	Size	Quantity

Shrub	Chrysactinia	mexicana	5 gallon	22
Damiana	Hesperaloe	parviflora	5 gallon	43
Red Yucca	Salvia	sp.	5 gallon	76
Sage / Salvia	Dalea	capitata	5 gallon	56
Sierra Gold Dalea				

Tree	24" box	36
Acacia (Mulga Tree)	aneura	4
Mediterranean Fan Palm	humilis	5
Yucca (Alamo)	halapensis	5

RECEIVED

JUL 13 2010

City of Las Vegas

Planting Legend

Planting Schedule (Existing)	
Common Name	Quantity

Shrub (Existing)	
Shrub (Existing)	497

Tree (Existing)

Palm (Existing)	7
Pine (Existing)	2
Tree (Existing)	57

MEADOWS LANE

Landscaping Plan - South

SUP-38860

SDR-38861



SSA ARCHITECTURAL
3400 S. Las Vegas Blvd., Suite 100
Las Vegas, NV 89102
Tel: 702.735.1276

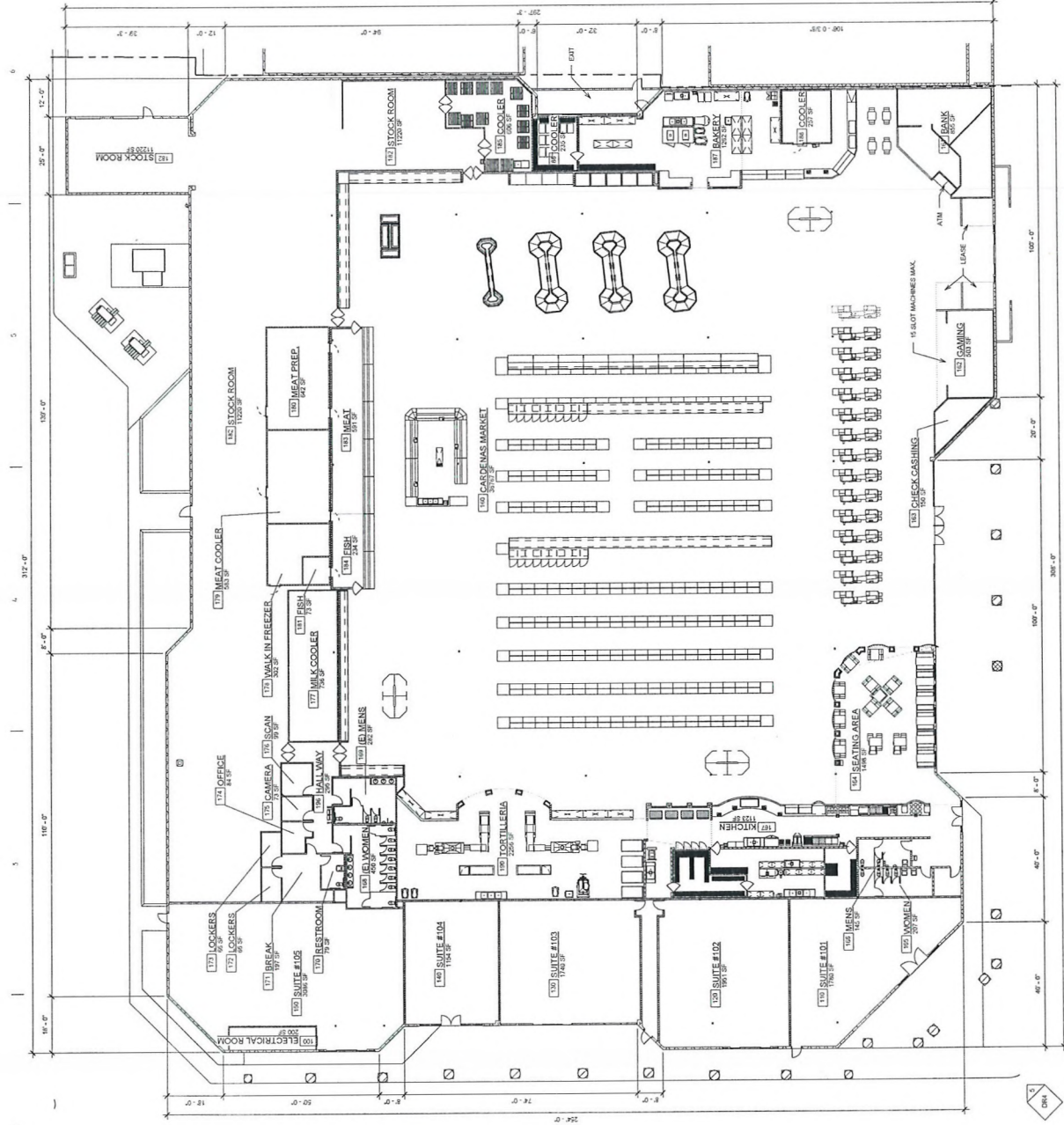
Cardenas Market
APN# 130-31-11-001
4700 Meadows Lane
Las Vegas, Nevada

SHEET TITLE
**Overall
Floor Plan**

THIS WORK IS TO BE APPROVED
BY THE CITY OF LAS VEGAS
FOR THE PROJECT.

REVISION	DATE
1	
2	
3	

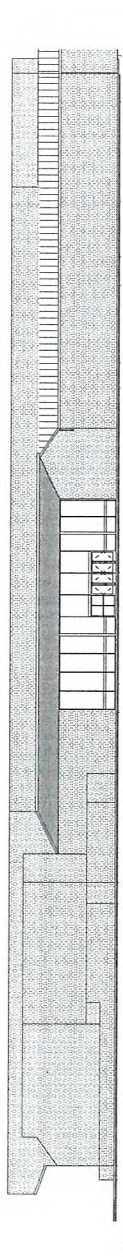
SHEET NAME
DR2
JOB NO. 12-04-000
RELEASE DATE 09-04-10



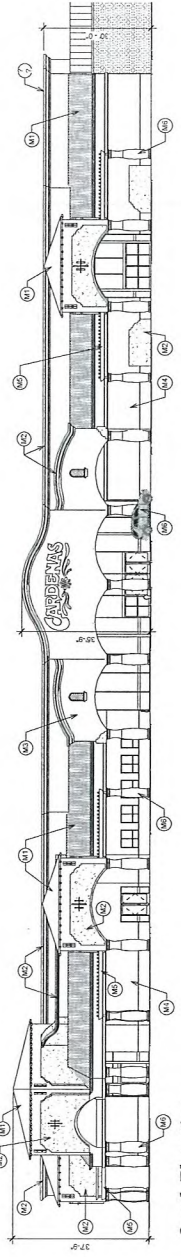
RECEIVED

JUL 13 2010 SUP-38860

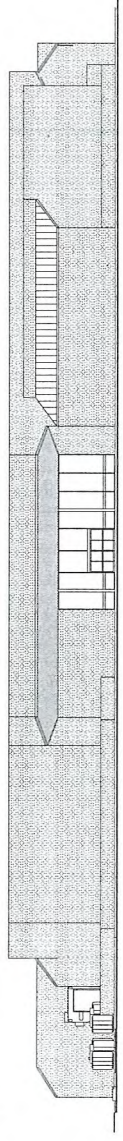
City of Las Vegas SDR-38861



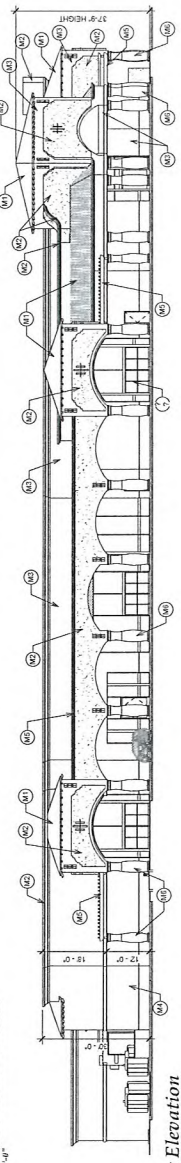
Existing South Elevation
 1/8" = 1'-0"



South Elevation
 1/8" = 1'-0"



Existing West Elevation
 1/8" = 1'-0"



West Elevation
 1/8" = 1'-0"

MARK	DESCRIPTION	MATERIAL LEGEND	MANUFACTURER	MODEL
1	ROOFING - ASPHALT/FLY	ROOFING	ROOFING	ROOFING
2	WALLS - CONCRETE	WALLS	WALLS	WALLS
3	WALLS - STUCCO	WALLS	WALLS	WALLS
4	WALLS - STUCCO	WALLS	WALLS	WALLS
5	WALLS - STUCCO	WALLS	WALLS	WALLS
6	WALLS - STUCCO	WALLS	WALLS	WALLS
7	WALLS - STUCCO	WALLS	WALLS	WALLS
8	WALLS - STUCCO	WALLS	WALLS	WALLS
9	WALLS - STUCCO	WALLS	WALLS	WALLS
10	WALLS - STUCCO	WALLS	WALLS	WALLS
11	WALLS - STUCCO	WALLS	WALLS	WALLS
12	WALLS - STUCCO	WALLS	WALLS	WALLS
13	WALLS - STUCCO	WALLS	WALLS	WALLS
14	WALLS - STUCCO	WALLS	WALLS	WALLS
15	WALLS - STUCCO	WALLS	WALLS	WALLS
16	WALLS - STUCCO	WALLS	WALLS	WALLS
17	WALLS - STUCCO	WALLS	WALLS	WALLS
18	WALLS - STUCCO	WALLS	WALLS	WALLS
19	WALLS - STUCCO	WALLS	WALLS	WALLS
20	WALLS - STUCCO	WALLS	WALLS	WALLS
21	WALLS - STUCCO	WALLS	WALLS	WALLS
22	WALLS - STUCCO	WALLS	WALLS	WALLS
23	WALLS - STUCCO	WALLS	WALLS	WALLS
24	WALLS - STUCCO	WALLS	WALLS	WALLS
25	WALLS - STUCCO	WALLS	WALLS	WALLS
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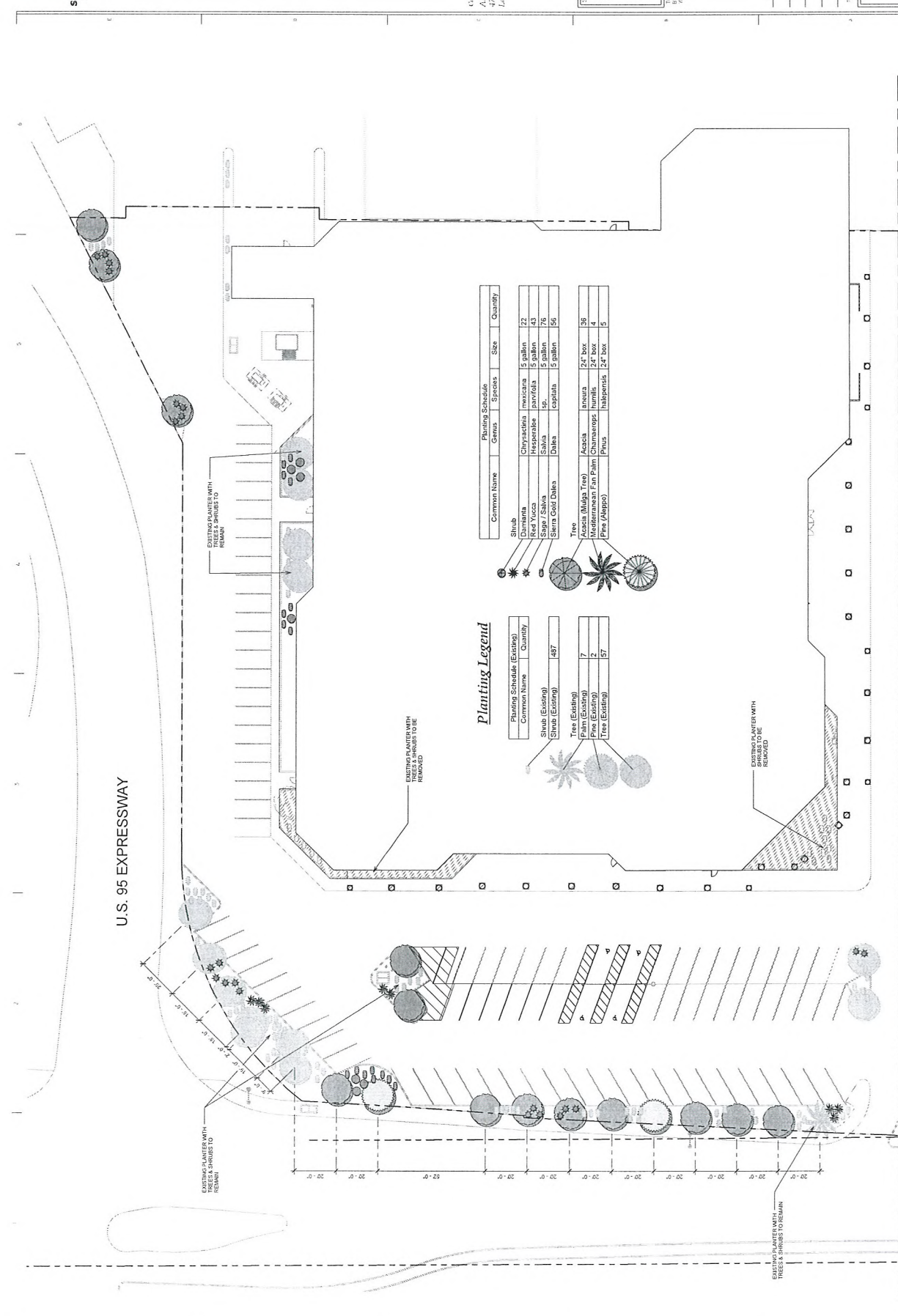


SSA ARCHITECTURE
1000 LAS VEGAS BLVD., SUITE 100
LAS VEGAS, NEVADA 89101
TEL: 702.735.1111
FAX: 702.735.1111

Cardenas Market
AT/004 120-311-111-001
1000 LAS VEGAS BLVD., SUITE 100
LAS VEGAS, NEVADA

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Planting Legend

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

Planting Schedule				
Common Name	Genus	Species	Size	Quantity
Shrub				
Dwarf Yucca	Chrysanthemum	leucanthemum	5 gallon	22
Red Yucca	Hesperaloe	parviflora	5 gallon	43
Shrub / Salvia	Salvia	sp.	5 gallon	76
Sierra Gold Olea	Olea	capitata	5 gallon	56
Tree				
Acacia (Mulga Tree)	Acacia	anacura	24" box	36
Mediterranean Fan Palm	Chamaecrista	humilis	24" box	4
Pine (Alpino)	Pinus	halapensis	24" box	5

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

RECEIVED
JUL 13 2010
City of Las Vegas

SUP-38860
SDR-38861

July 12, 2010

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

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

Dear Sir or Madam:

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

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

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

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

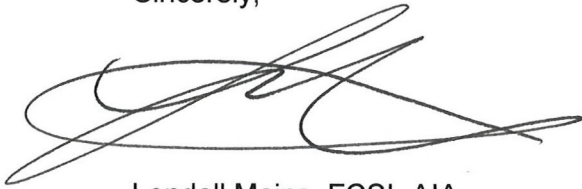
The Cardenas family in 1979 opened their first supermarket. Today, Cardenas Markets cater to shoppers, with a wide variety of products from Mexico and Central and South America. The stores feature extensive meat and produce departments, bakeries, and tortillerias.

SUP-38860
SDR-38861

RECEIVED
JUL 13 2010
City of Las Vegas

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

Sincerely,

A handwritten signature in dark ink, appearing to read 'Lendall Mains', with a stylized, flowing script.

Lendall Mains, FCSI, AIA
Architect



PACPROP LLC.

July 8, 2010

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

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

Ladies/Gentlemen:

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

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

A notarized acknowledgement is also attached.

Please call with any questions.

Sincerely,

Steve Glusker
Manager

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JUL 13 2010
City of Las Vegas

SUP-38860
SDR-38861

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

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

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

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

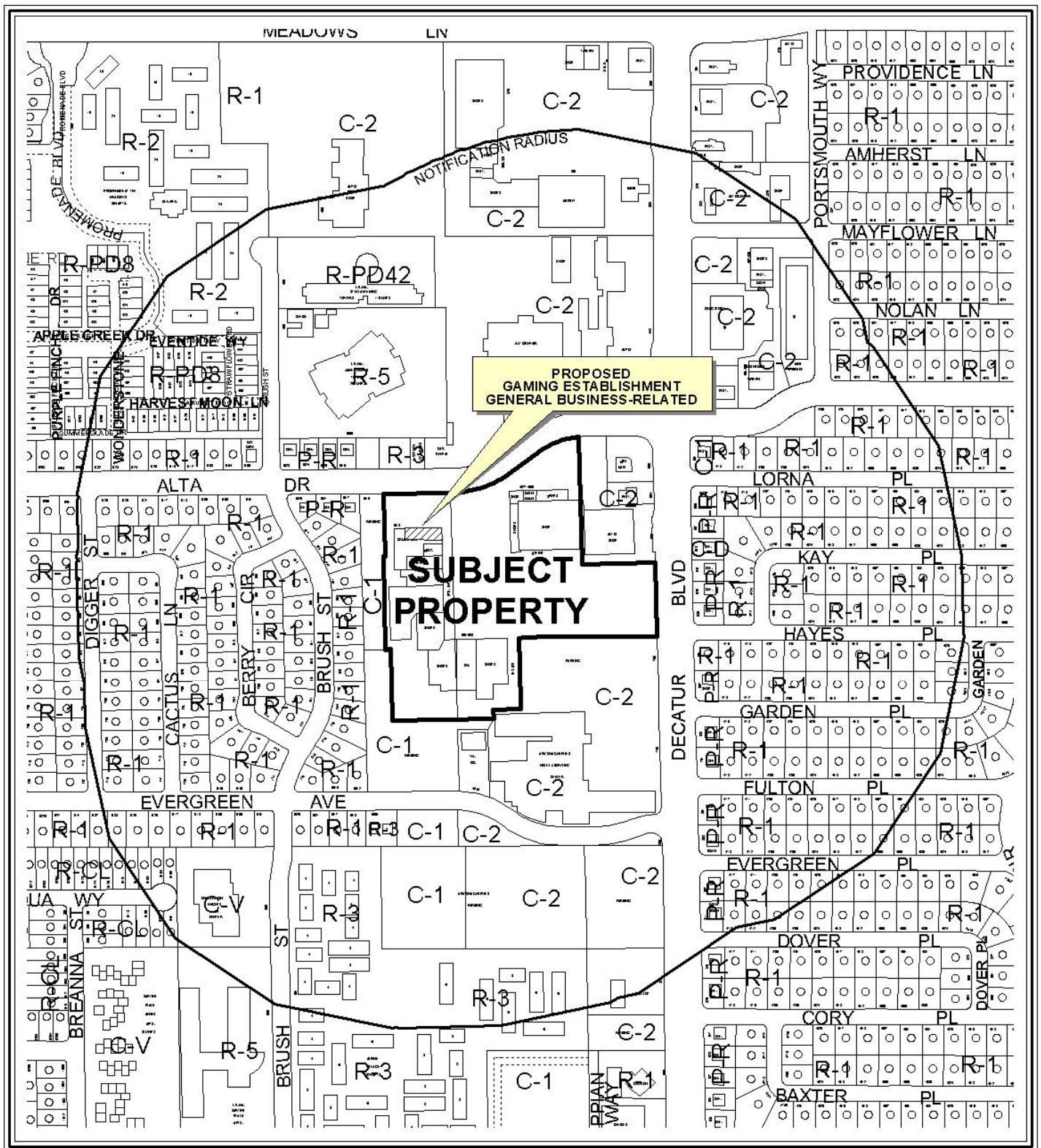
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RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

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



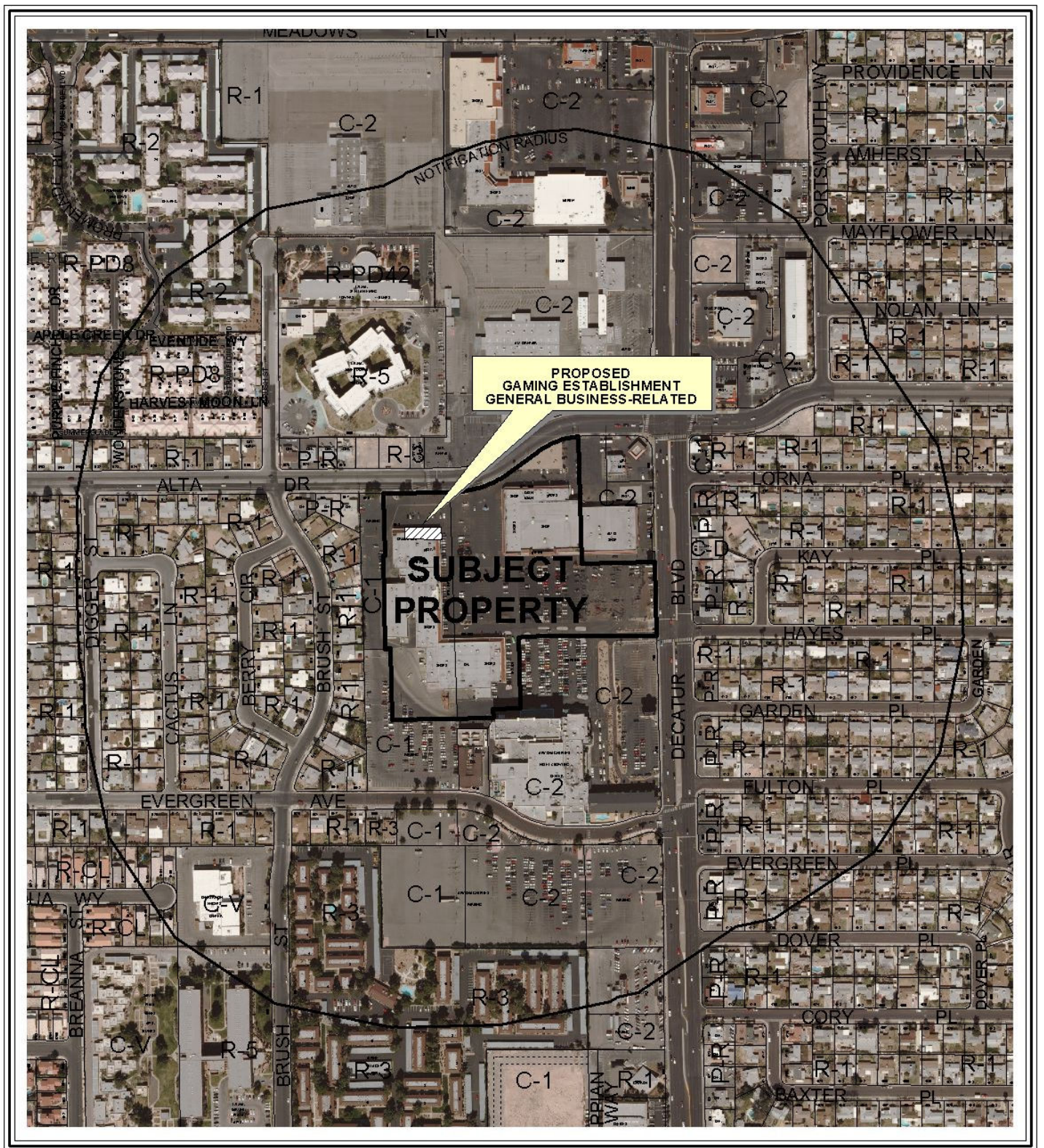
CASE: SUP-38996

RADIUS: 1000 FT

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

0 300 600 Feet





CASE: SUP-38996

RADIUS: 1000 FT

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

0 300 600 Feet





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-38996** APN: 138-36-701-018

Name of Property Owner: Charleston Heights Shopping Center, LLC

Name of Applicant: RP Slots LLC

Name of Representative: _____

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: [Signature]

Print Name: Barry W. Becker

Subscribed and sworn before me

This 01 day of July, 2010

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



RECEIVED
JUL 27 2010

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: RP Slots LLC
 Project Address (Location) 542 S. Decatur
 Project Name RP Slots, LLC Proposed Use Gaming General Business
 Assessor's Parcel #(s) 13836701018 Ward # 1
 General Plan: existing SC proposed _____ Zoning: existing C-1 proposed _____
 Commercial Square Footage 6440 sqft Floor Area Ratio _____
 Gross Acres 1.16 Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER Charleston Heights Shopping Center, LLC Contact _____
 Address 50 S. Jones Phone: _____ Fax: _____
 City Las Vegas State NV Zip 89107
 E-mail Address _____

APPLICANT RP Slots, LLC Contact Roger Szepelak
 Address 542 S. Decatur Phone: 283-1088 Fax: 870-1063
 City Las Vegas State NV Zip 89107
 E-mail Address RM5264@hotmail.com

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

Property Owner Signature* [Signature]

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

Print Name Berry W. Becker

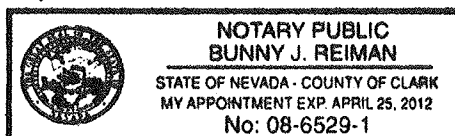
Subscribed and sworn before me

This 21 day of July, 20 10

Bunny J. Reiman

Notary Public in and for said County and State

Revised 10/27/08



FOR DEPARTMENT USE ONLY

Case #	<u>SUP-38996</u>
Meeting Date:	<u>9/23/10 PL</u>
Total Fee:	<u>\$1,030</u>
Date Received:	<u>7/27/10</u>
Received By:	<u>[Signature]</u>

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

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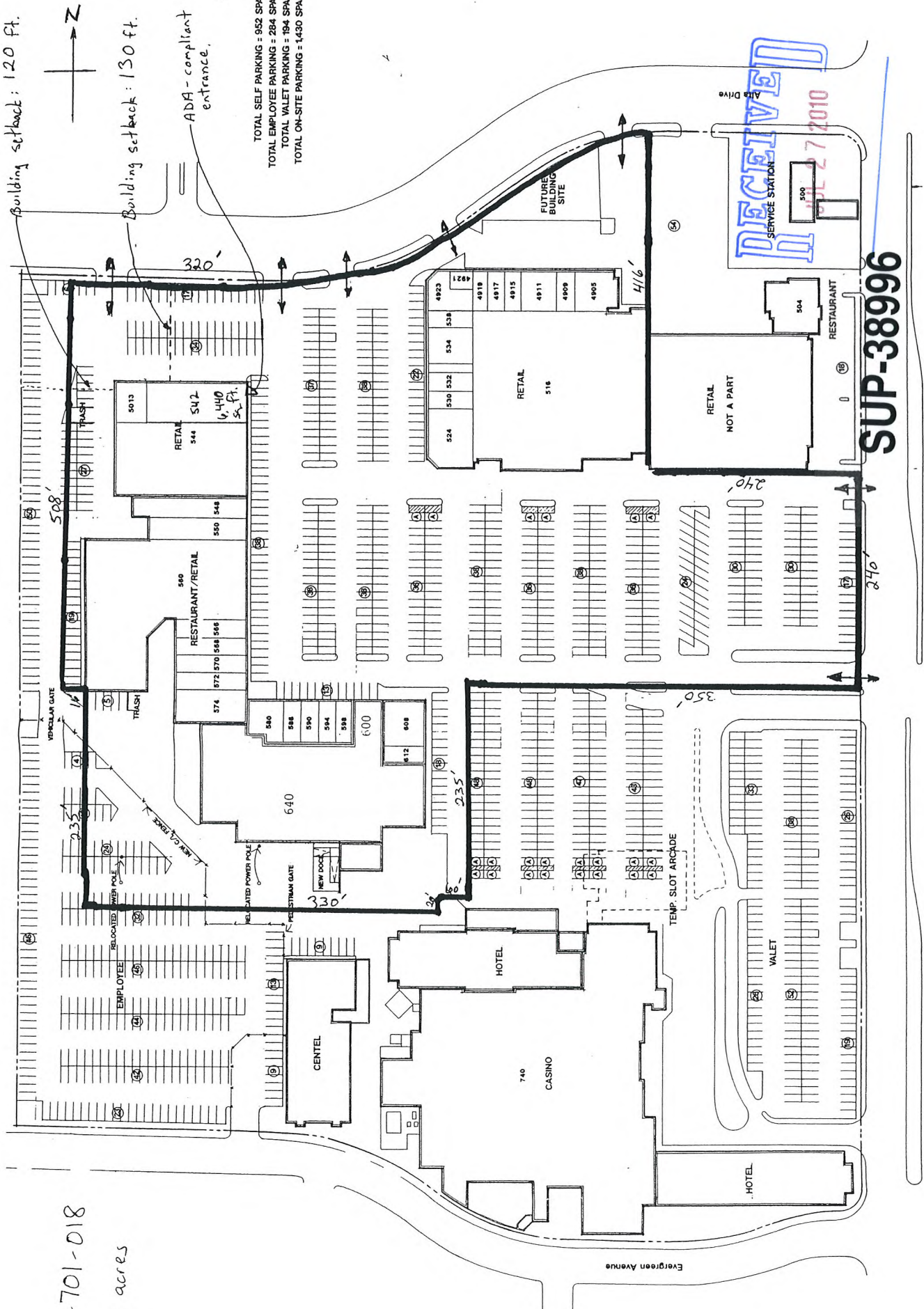
138-36-701-018

Building setback: 120 ft.

Building setback: 130 ft.

ADA-compliant
entrance.

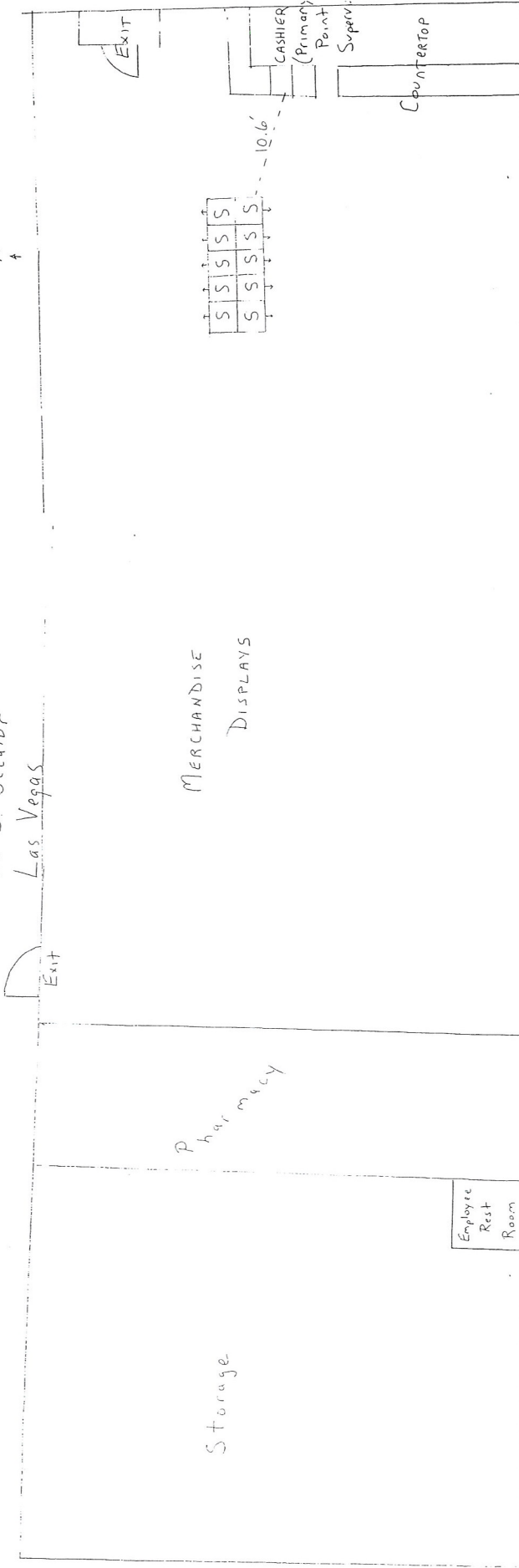
TOTAL SELF PARKING = 952 SPAC
TOTAL EMPLOYEE PARKING = 284 SPAC
TOTAL VALET PARKING = 194 SPAC
TOTAL ON-SITE PARKING = 1,430 SPAC



SUP-38996

DECATUR URUG
542 S. Decatur
Las Vegas

N
↑



LENGTH = 140' WIDTH = 40'
Sq Ft = 6,440 sq ft

Public Space: 4,300 sq ft

5-22-07

RECEIVED
JUL 27 2010

SUP-38996

RP Slots, LLC
542 S. Decatur Blvd
Las Vegas, NV 89107

July 8, 2010

JUSTIFICATION LETTER

Planning & Development
City of Las Vegas
Las Vegas, NV

RE: RP Slots, LLC Application for Slot Route Operation at 542 S. Decatur Blvd.

Dear Sir or Madam:

Please consider this to be our justification letter in connection with the Special Use Permit process for the above-referenced project. The location at 542 S. Decatur has been a pharmacy with slot machines since the early 1960's.

In February 2009 when Wellcare Pharmacy became the new pharmacy operator, the existing gaming machines were removed and the gaming license surrendered. RP Slots, LLC submitted an application with the City and the State of Nevada to be licensed as a slot route operator, with the intent of operating gaming at this location. It took over a year for the licensing process to conclude, and in May 2010, both the State and City approved RP Slots, LLC as a slot route operator.

RP Slots, LLC then submitted an application to both the City and State to operate slots at 542 S. Decatur. I have been advised that because gaming has been ceased at this location for over 12 months (although the delay was solely caused by the time required to obtain necessary approvals from the

RECEIVED
JUL 27 2010
SUP-38996

State), the City requires a Special Use Permit in order to re-establish gaming at the location.

It is important to recognize that approval of this request will restore the location to the exact same nature that it had operated for over 40 years. The operation has always been deemed to be harmonious and compatible with surrounding land uses. The physical site is suitable and street facilities are adequate. Approval of the Special Use Permit will not be inconsistent with or compromise the public health, safety and welfare.

Hours of operation will be unchanged: Mon-Sat 7a-9p and Sunday 8a-5p. Number of employees will be unchanged with four. State Gaming approval is being obtained concurrently. The current owners of RP Slots, LLC had previously operated slots in this location from January 2008 - February 2009, under the corporate entity of DDRT, LLC.

This letter is being submitted with the Pre-Application Conference Request Form.

I will be happy to provide any additional information necessary to expedite this process.

Sincerely,



Roger M. Szepelak
Managing Member
RP Slots, LLC

RECEIVED
JUL 27 2010
SUP-38996

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

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

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

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

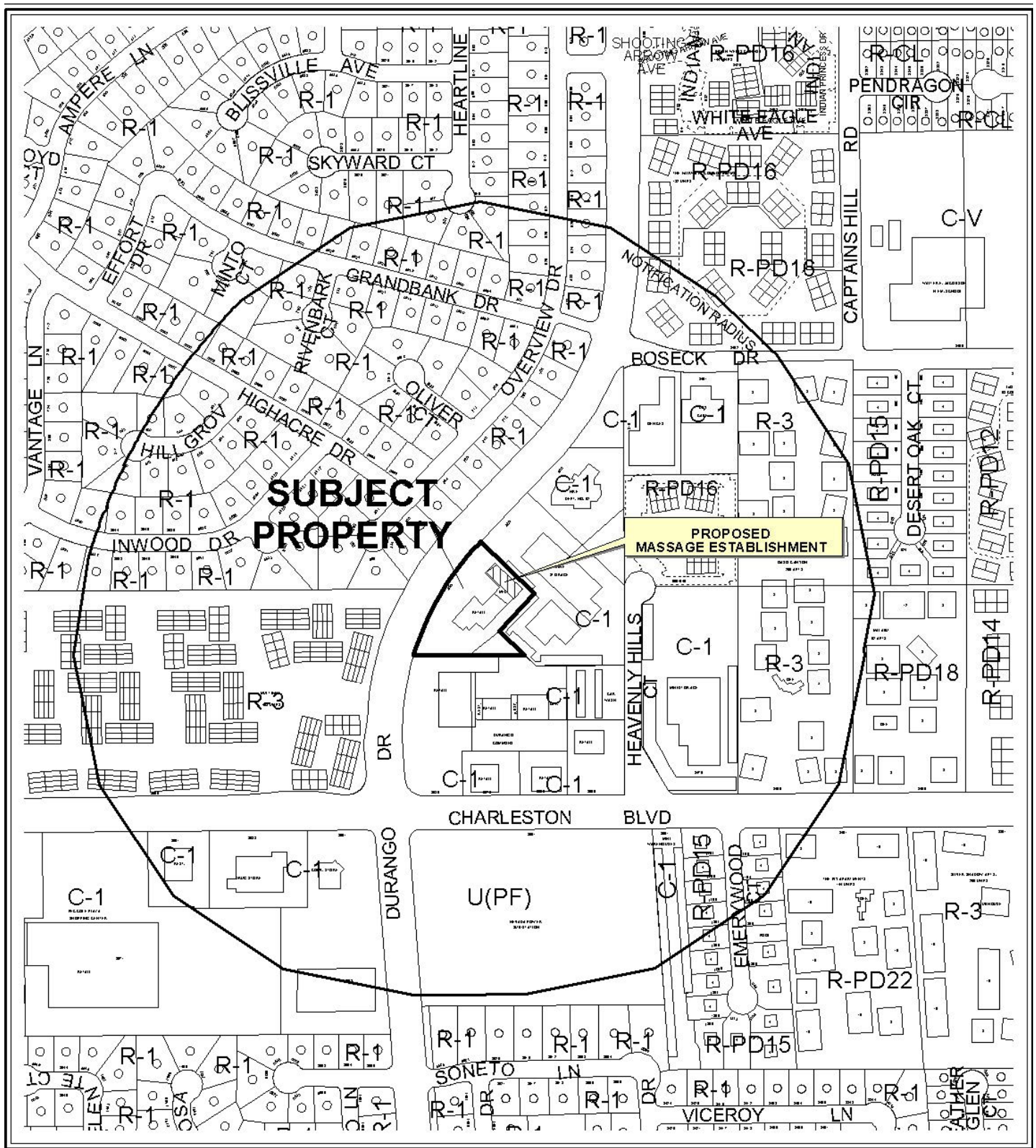
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RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

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



CASE: SUP-39104

RADIUS: 1000 FT

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

0 300 600 Feet





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





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-39104** APN: 138-32-816-006

Name of Property Owner: Shinhan E + C America Inc

Name of Applicant: _____

Name of Representative: Barbara Holland

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

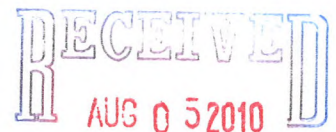
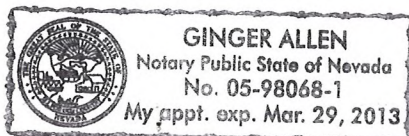
Signature of Property Owner: Barbara Holland

Print Name: Barbara Holland

Subscribed and sworn before me

This 29th day of July, 2010

Notary Public in and for said County and State





PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Massage Establishment
 Project Address (Location): 950 S. Durango Suite 120
 Project Name: Phoenix Physical Therapy & Longevity Center Proposed Use: Massage
 Assessor's Parcel #(s): 13832816006 Ward #: 2
 General Plan: existing SC proposed Zoning: existing C-1 proposed
 Commercial Square Footage Floor Area Ratio
 Gross Acres 1.45 Lots/Units Density
 Additional Information

PROPERTY OWNER Shinhan E R C America INC Contact Ruby Abraham
 Address P.O. Box 7440 Phone: 702 385-5611 Fax: 702 3853759
 City Las Vegas State NV Zip 89125
 E-mail Address rabraham @ hlrcahy.com

APPLICANT Phoenix Physical Therapy & Longevity Center Contact Eugene Kaufman
 Address 950 S. Durango Dr. #120 Phone: 702-583-6200 Fax: 702-583-6201
 City Las Vegas State NV Zip 89145
 E-mail Address Eugene @ PhysicalTherapy.US

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

Property Owner Signature* Barbara Holland

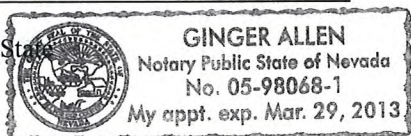
*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name Barbara Holland

Subscribed and sworn before me

This 28th day of July, 20 10

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case # SUP-39104
 Meeting Date: 9/23/10
 Total Fee: \$1030.00
 Date Accepted: 08/05/10
 Accepted By: JFmull

*The application will be deemed complete until the submitted materials have been reviewed by the Planning and Development for consistency with applicable sections for the Zoning Ordinance.

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

GENERAL STRUCTURAL
COLD FORMED STEEL FRAMING

SHEET INDEX

SHEET INDEX	
A-0.0	Cover Sheet
A-0.1	Egress Plan and Structural Connection Details
EX-1.0	Existing Plan, Demolition Plan
A-1.0	Proposed Plans
A-2.0	Interior Elevations
A-2.1	Interior Elevations
A-2.2	Interior Elevations
A-2.3	Interior Elevations
A-3.0	Exterior Elevations
A-4.0	Building Sections
A-5.0	Typical Wall Sections and Details
A-6.0	Schedules
E-1.0	Power Plan
E-2.0	Lighting Plan

BUILDING ANALYSIS

Existing Shell Construction Type	- V - A. (sprinkled)
Proposed Interior Construction Type	- IIB (sprinkled)
Occupancy Type	- B - Clinic, Outpatient
Allowable Occupant Load - TI (Occupancy B, only)	- 36 people
Actual Occupant Load - TI (based on mixed use occupancy see Egress Plan 1/A-0.1)	- 49 people
Sprinkled	- YES
Allowable Area - Total Building	- 18,000 square feet
Actual Area - Adjacent Unit 130 (Occupancy M)	- 1,966 square feet
Actual Area - Adjacent Unit 140 (Occupancy B)	- 1,750 square feet
Actual Area - Adjacent Unit 150 (Occupancy M)	- 4,505 square feet
Actual Area - Adjacent Unit 170 (Vacant)	- 2,009 square feet
Actual Area - TI - Unit 120	- 3,504 square feet
Actual Area - Total Building	- 13,734 square feet
Allowable Number of Stories	- 3
Actual Number of Stories	- 1
Max. Allowable Building Height	- 50'-0"
Actual Building Height	- 39'-4"
Required Number of Exits	- 2
Actual Number of Exits	- 5
Required Parking Stalls	- 35 (includes HC stalls)
Required Handicap Parking	- 7
Actual Parking Stalls	- 19 (includes HC stalls)
Actual Handicap Parking	- 4
Plumbing Fixtures	Required
Toilets (Male)	- 1
Lavatories (Male)	- 1
Toilets (Female)	- 1
Lavatories (Female)	- 1

PROJECT DESCRIPTION

Existing structure - A 3,504 square foot tenant unit fit out for a Physical Therapist Office.	
- 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	- C-1
Plat / Lot	- Plat Book 80 Page R2 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

Contractor:
CLM Development
3710 W Desert Inn Rd
Las Vegas, NV 89102



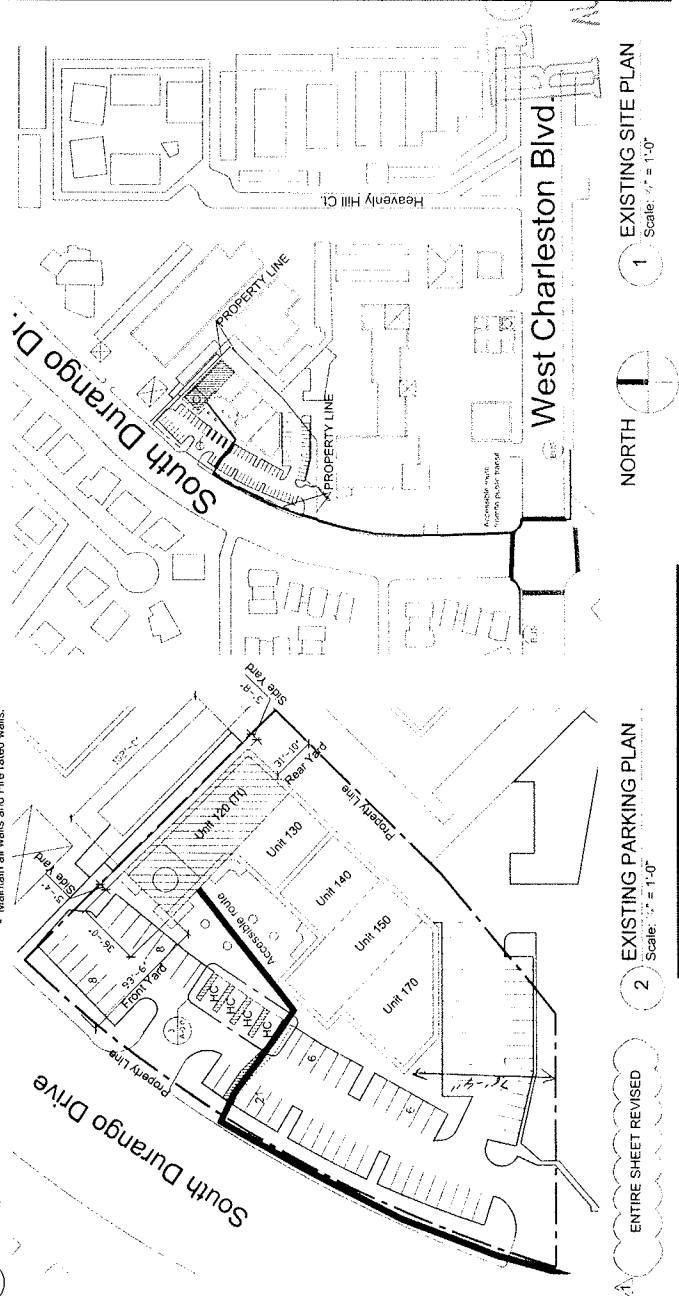
Contractor:

Project:
Physical Therapy
Office
950 S. Durango, # 120
Las Vegas, NV

Drawing Name: _____

COVER SHEET

Sheet Number: 52010
A-0.0



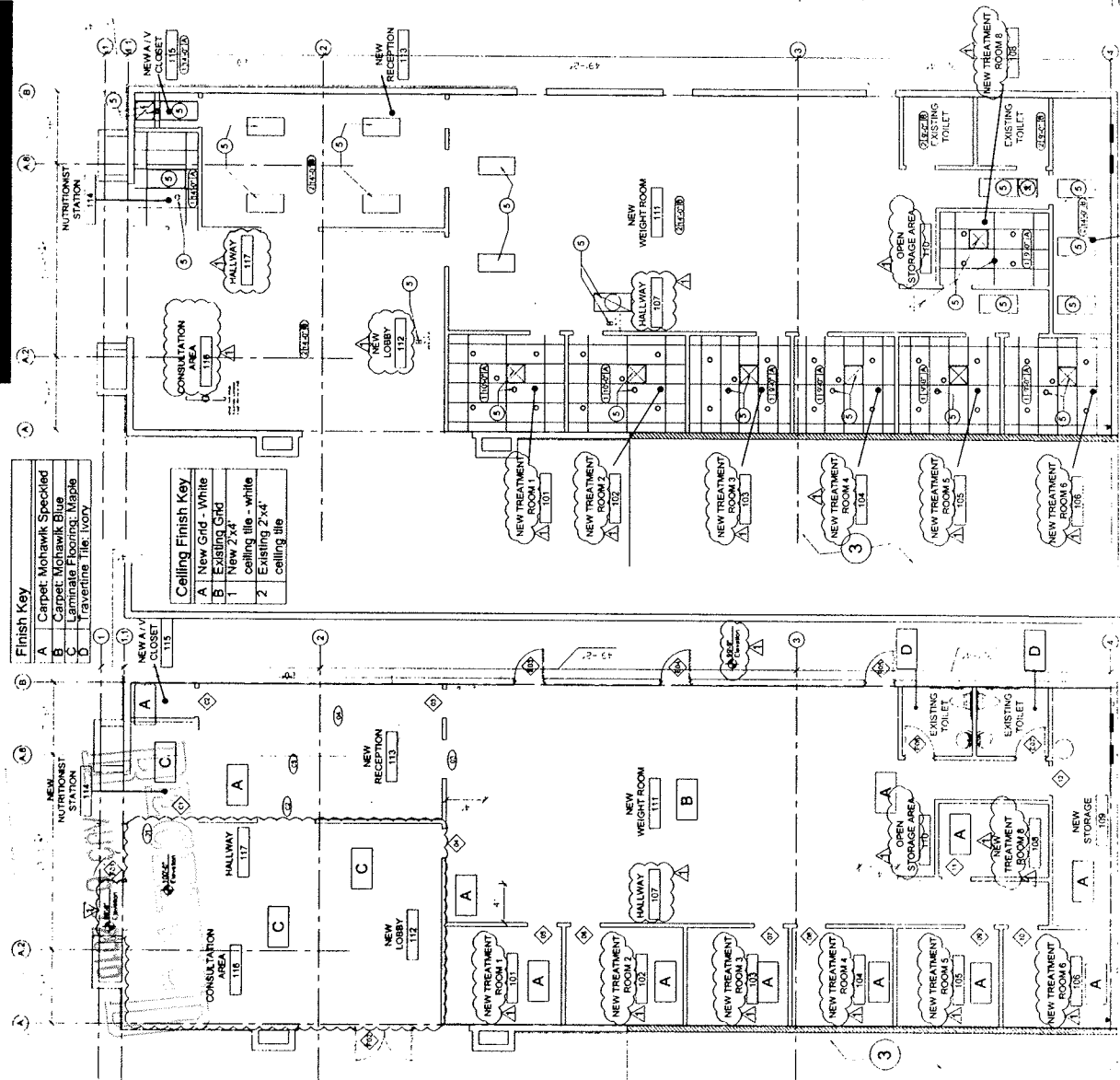
1
EXISTING SITE PLAN
Scale: 1" = 1'-0"



EXISTING PARKING PLAN
Scale: 1/4" = 1'-0"

ENTIRE SHEET REVISED

SUP-39104



PROPOSED FLOOR FINISH PLAN
Scale: 1/8" = 1'-0"

2 PROPOSED RCP
Scale: 1/8" = 1'-0"

NORTH

1 PROPOSED PLAN
Scale: 1/8" = 1'-0"

SUP-39104

AUG 05 2010

A-1.0

Sheet Number:

PROPOSED Floor Plans

Project:

Physical Therapy
Office
950 S. Durango, # 120
Las Vegas, NV



Contractor:

CLM Development
3710 W Desert Inn Rd
Las Vegas, NV 89102



PHOENIX PHYSICAL THERAPY AND LONGEVITY CENTER

950 S. Durango Drive, Suite #120, Las Vegas, NV 89145

Tel: 702-583-6200 Fax: 702-583-6201

Online: www.PhysicalTherapy.us

Friday, July 30, 2010

Justification Letter

Dear Sir and/or Madam:

We are a Physical Therapy center that offers post-trauma and preventive medical care to our patients. One of our medically effective services is a manual therapy called "Soft Tissue Oxygenation". This hands-on technique is a form of a massage. It is performed by specially trained licensed massage therapists and physical therapists. This massage technique is known in Europe, Asia, Australia, and New Zealand as "medical massage" due to its therapeutic qualities.

On July 13, 2010, we were informed by the Business License Department that due to law changes in 2009, Physical Therapy facilities must receive a Special-Use Permit in order to perform any type of manual therapy on their clients. So in order for us to be in compliance, we are asking for this Special-Use Permit.

This service is vital to health and recovery of our patients. Soft Tissue Oxygenation Therapeutic Massage is the only type of "massage" that we offer (going to offer) our clients. We do not plan to be a regular cosmetic massage center or a spa because we are a medical facility.

We kindly ask for your assistance in this matter in order to be in compliance with the City of Las Vegas. Only Nevada licensed massage therapists and Nevada licensed physical therapists will be performing Soft Tissue Oxygenation Therapeutic Massage treatments.

We are requesting a waiver for a 300-feet where 400-feet is required between us and a residentially zoned property. Our property is 100-feet across Durango Drive from the closest residential property.

If there is anything else that I need to provide you, please call me on my cell phone. My contact information is:

Eugene Kaufman

Cell: 702-622-5628

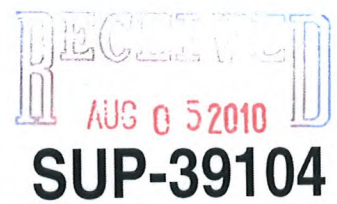
Email: Eugene@PhysicalTherapy.us

Thank you so much for your service. I await your further instructions.

Eugene Kaufman, MBA

Director of Practice Development

Corporate Secretary



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

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

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

C.C.: 10/20/2010

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

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





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-39143** APN: 162-03-410-007

Name of Property Owner: Chetak Development, Inc.

Name of Applicant: Cornerstone Company

Name of Representative: Cornerstone Company - Justin M. Michaels

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

☒ Yes

☐ No

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

City Official: Richard W. Truesdell

Partner(s): Will Kemp

APN: 162-03-410-007

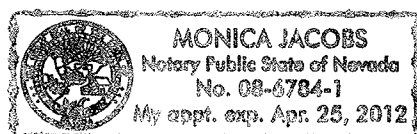
Signature of Property Owner: *Will Kemp, Pres.*

Print Name: Will Kemp

Subscribed and sworn before me

This 21 day of June, 2010

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



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit
 Project Address (Location) 2233 Las Vegas Blvd South
 Project Name Fun City Motel Proposed Use Indoor Rec Facility
 Assessor's Parcel #(s) 162-03-410-007 Ward # 2
 General Plan: existing ☒ proposed _____ Zoning: existing ☒ proposed _____
 Commercial Square Footage 7000 +/- Floor Area Ratio _____
 Gross Acres _____ Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER Chetak Development, Inc Contact Will Kemp
 Address 3800 Howard Hughes Parkway, 17th Floor Phone: 385-6000 Fax: 385-6001
 City Las Vegas State NV Zip 89169
 E-mail Address _____

APPLICANT Cornerstone Company Contact Justin M. Michaels
 Address 9901 Covington Cross Dr. Suite 170 Phone: 383-3033 Fax: 383-8576
 City Las Vegas State NV Zip 89144
 E-mail Address jmichaels@cornerstonecompany.com

REPRESENTATIVE Cornerstone Company Contact Justin M. Michaels
 Address 9901 Covington Cross Dr. Suite 170 Phone: 383-3033 Fax: 383-8576
 City Las Vegas State NV Zip 89144
 E-mail Address jmichaels@cornerstonecompany.com

Property Owner Signature* [Signature]

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

Print Name Will Kemp

Subscribed and sworn before me

This 21 day of June, 20 10

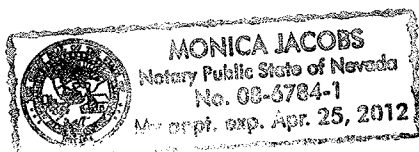
[Signature]

Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

Case # SUP-39143
 Meeting Date: 9/23/10
 Total Fee: \$1030⁰⁰
 Date Received: 10 AUG 2010
 Received By: M. Hon

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



Site Plan

VICINITY MAP



LOCATION MAP



KEYNOTES

- ② PROPERTY LINE
- ③ 15'-0" LONG X 2'-6" WIDE X 30'-0" HIGH FREE STANDING SIGNAGE

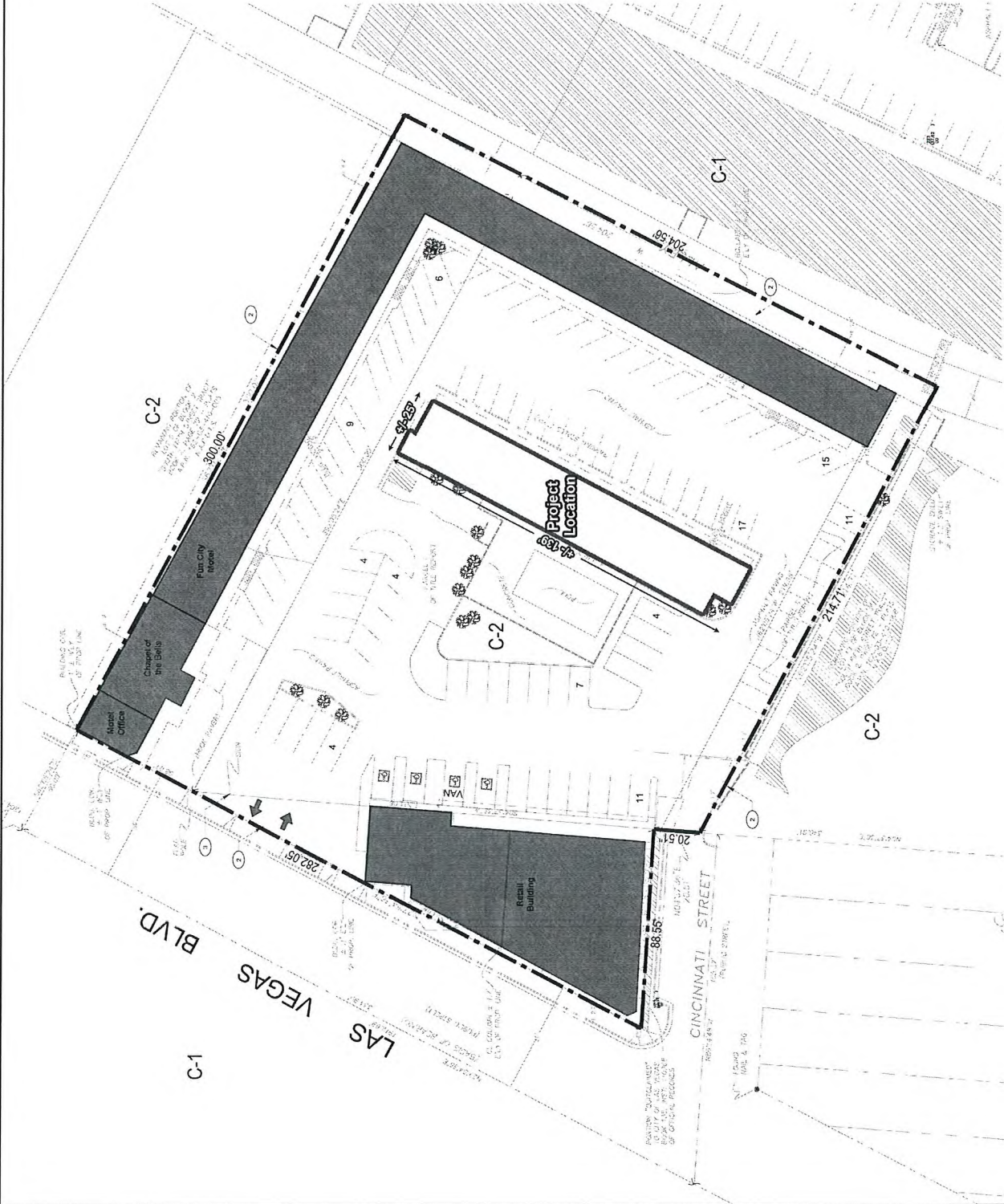
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AUG 10 2010

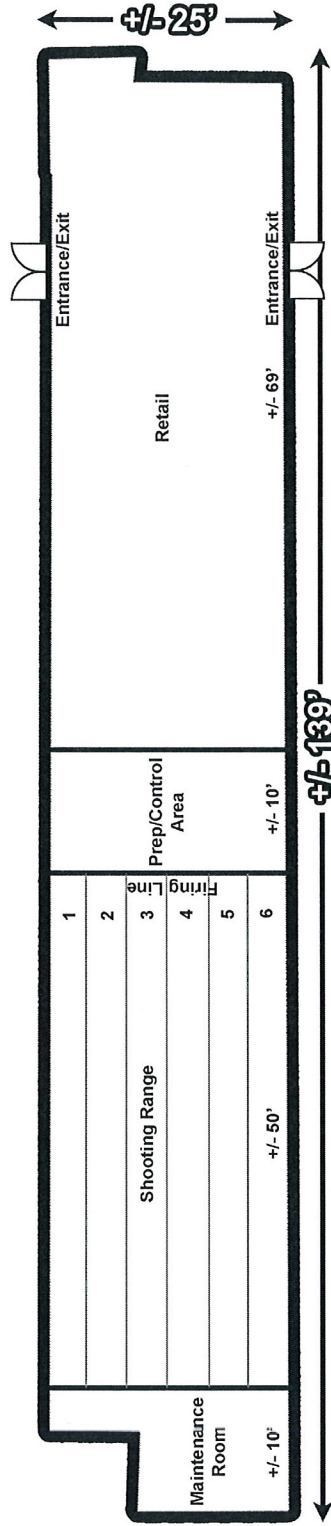
SUP-39143



1 ENLARGED SITE PLAN

AS1.01 SCALE: 1/2"=1'-0"



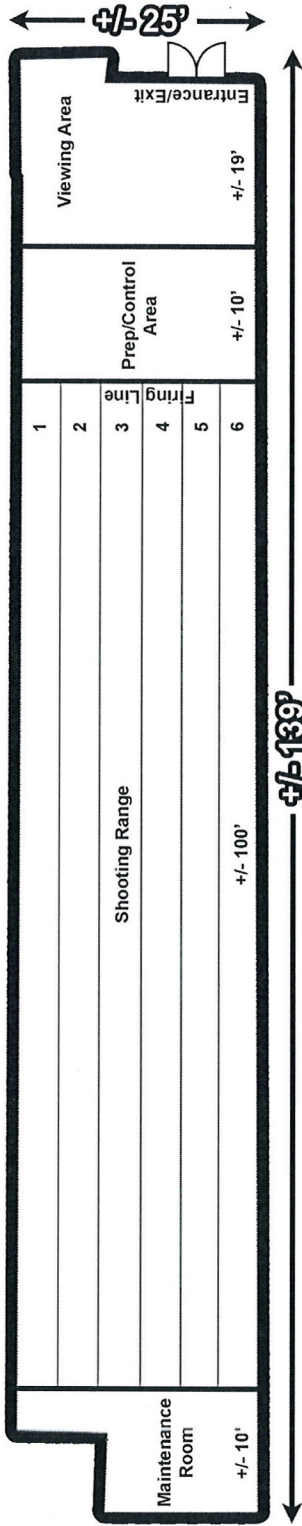


Floor Plan 1st Floor



RECEIVED
AUG 10 2010

SUP-39143



Floor Plan **2nd Floor**



RECEIVED
AUG 10 2010
SUP-39143



Cornerstone Company

Commercial Real Estate Services

August 3, 2010

City of Las Vegas
Planning and Development
731 South 4th Street
Las Vegas, NV 89101

RE: Justification Letter – Special Use Permit – APN: 162-03-410-007

Dear Planning and Development Department,

Enclosed is an application for a Special Use Permit for an indoor Gun Club, Skeet or Target Range, or Archery Club for that property located at the northeast corner of Cincinnati Avenue and Las Vegas Blvd., more specifically described as APN: 162-03-410-007 (the “Property”) by Cornerstone Company.

The Property consists of 1.9 acres of land zoned C-2 (General Commercial). Cornerstone Company proposes to develop an approximately 7,000 square foot indoor Gun Club Establishment with a retail store for related services. The proposed Gun Club Establishment will be located in an existing building on the Property.

The proposed use is appropriate because the property is zoned C-2 which permits the use when accompanied with a Special Use Permit.

The proposed Gun Club Establishment will provide a first rate operation to serve the tourists and residents in the area.

Therefore, we respectfully request the approval of the Special Use Permit. If you have any questions, please contact me at (702) 383-3033.

Thank you,

Justin M. Michaels
Cornerstone Company

SUP-39143

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

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

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

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

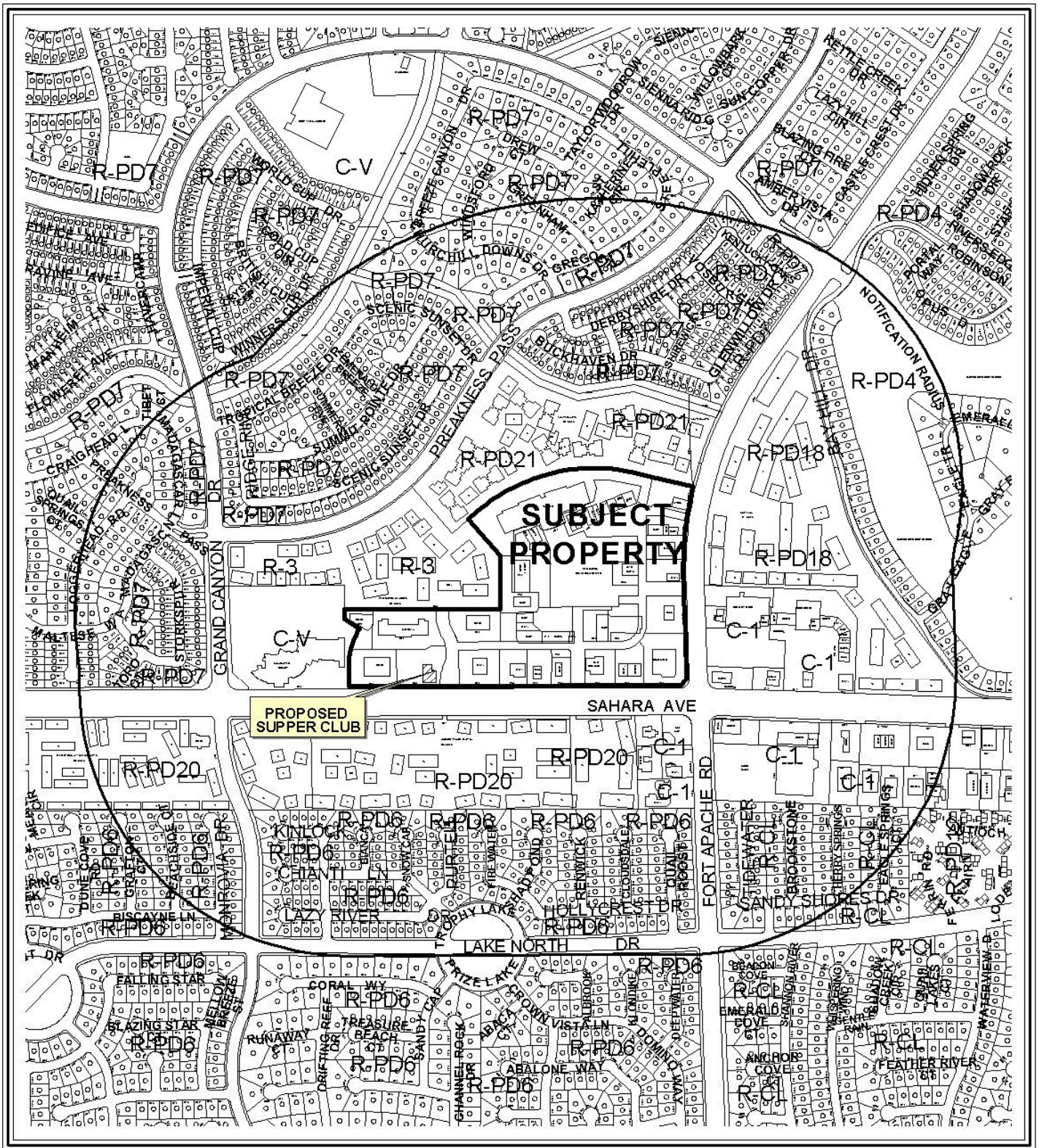
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RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

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



CASE: SUP-39144

RADIUS: 1500 FT

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

0 500 1000 Feet





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





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-39144** APN: 163-06-816-025

Name of Property Owner: Continental Property, LLC

Name of Applicant: Firefly Westside, LLC

Name of Representative: Tablitha Fiddymont

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

Yes ☒ No

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner:

Print Name: _____

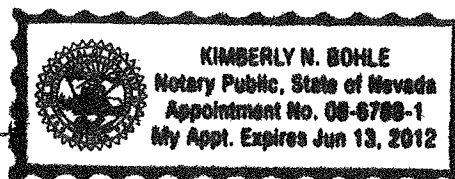
Subscribed and sworn before me

This 4TH day of AUGUST, 2010

Kimberly
Notary Public in and for said County and State

COUNTY OF: CLARK STATE OF: NEVADA

Revised 11-14-06



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RECEIVED
15011.3
AUG 10 2010



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit
Project Address (Location) 9560 Sahara Ave.
Project Name Firefly Proposed Use Supper Club
Assessor's Parcel #(s) 163-06-816-025 Ward # 2
General Plan: existing _____ proposed _____ Zoning: existing C1 proposed _____
Commercial Square Footage _____ Floor Area Ratio _____
Gross Acres 1.28 Lots/Units _____ Density _____
Additional Information _____

PROPERTY OWNER Continental Property, LLC Contact Tabitha Fiddymont
Address 605 Hermosa Canyon Dr Phone: 792-7000 Fax: 796-7181
City Las Vegas State NV Zip 89145
E-mail Address _____

APPLICANT Firefly Westside, LLC Contact Tabitha Fiddymont
Address 8345 W Sunset, Ste 250 Phone: 792-7000 Fax: 796-7181
City Las Vegas State NV Zip 89113
E-mail Address tdf@kcnvlaw.com

REPRESENTATIVE Kaempfer Crowell Renshaw Gronauer & Fiorentino Contact Tabitha Fiddymont
Address 8345 W Sunset, Ste 250 Phone: 792-7000 Fax: 796-7181
City Las Vegas State NV Zip 89113
E-mail Address tdf@kcnvlaw.com

Property Owner Signature* Olga Gregoryan

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

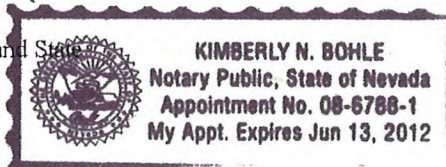
Print Name OLGA GREGORYAN

Subscribed and sworn before me

This 4th day of AUGUST, 20 10.

Kimberly N. Bohle - KIMBERLY N. BOHLE

Notary Public in and for said County and State



Revised 10/27/08

912347.1

FOR DEPARTMENT USE ONLY

Case #	<u>SUP-39144</u>
Meeting Date:	<u>9/23/10</u>
Total Fee:	<u>1280.00</u>
Date Received:*	<u>8/10/10</u>
Received By:	<u>LHM</u>

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

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Retail Suites Legend

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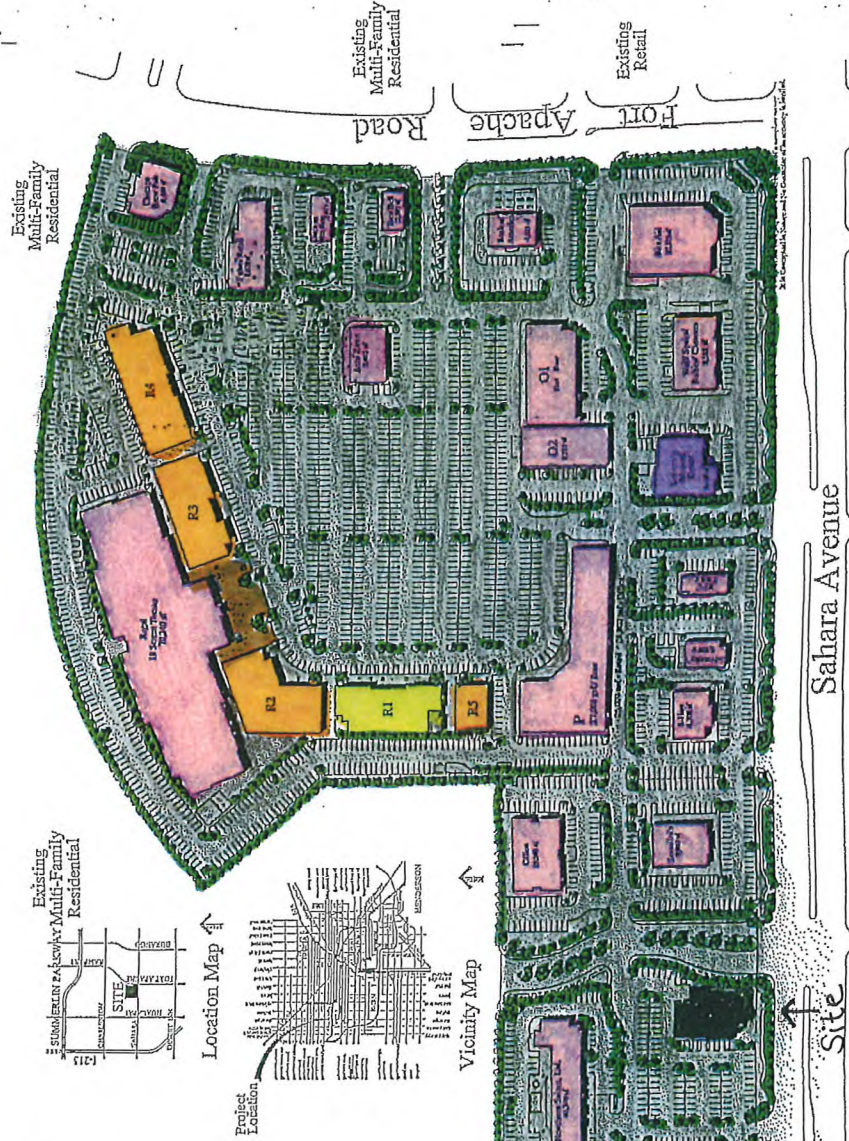
Village
Triple Five New
NWC Sahara Avenue

Parcel/Building Legend

Patient		Date		Time		Location		Weather		Notes	
First Name	Last Name	Month	Day	Hour	Minute	Room	Ward	Temp	Humidity	Wind	Clouds
John	Doe	10	15	14:30	00	101	Ward 1	72°F	65%	10 mph	Partly Cloudy
Jane	Smith	10	15	15:00	00	102	Ward 2	70°F	60%	12 mph	Clear
Bob	Johnson	10	15	15:30	00	103	Ward 3	71°F	62%	11 mph	Partly Cloudy
Alice	Williams	10	15	16:00	00	104	Ward 4	73°F	68%	9 mph	Clear
Charlie	Brown	10	15	16:30	00	105	Ward 5	74°F	70%	8 mph	Partly Cloudy
Diana	Green	10	15	17:00	00	106	Ward 6	75°F	72%	7 mph	Clear
Frank	Miller	10	15	17:30	00	107	Ward 7	76°F	74%	6 mph	Partly Cloudy
Grace	Wilson	10	15	18:00	00	108	Ward 8	77°F	76%	5 mph	Clear
Henry	Moore	10	15	18:30	00	109	Ward 9	78°F	78%	4 mph	Partly Cloudy
Ivy	Nelson	10	15	19:00	00	110	Ward 10	79°F	80%	3 mph	Clear
Jack	Parker	10	15	19:30	00	111	Ward 11	80°F	82%	2 mph	Partly Cloudy
Karen	Roberts	10	15	20:00	00	112	Ward 12	81°F	84%	1 mph	Clear
Leo	Scott	10	15	20:30	00	113	Ward 13	82°F	86%	0 mph	Partly Cloudy
Mia	Taylor	10	15	21:00	00	114	Ward 14	83°F	88%	0 mph	Clear
Noah	Thompson	10	15	21:30	00	115	Ward 15	84°F	90%	0 mph	Partly Cloudy
Olivia	White	10	15	22:00	00	116	Ward 16	85°F	92%	0 mph	Clear
Peter	Young	10	15	22:30	00	117	Ward 17	86°F	94%	0 mph	Partly Cloudy
Quinn	Zimmerman	10	15	23:00	00	118	Ward 18	87°F	96%	0 mph	Clear
Rachel	Adams	10	15	23:30	00	119	Ward 19	88°F	98%	0 mph	Partly Cloudy
Sam	Baker	10	15	00:00	01	120	Ward 20	89°F	100%	0 mph	Clear
Tina	Coleman	10	15	00:30	01	121	Ward 21	90°F	102%	0 mph	Partly Cloudy
Uma	Davis	10	15	01:00	01	122	Ward 22	91°F	104%	0 mph	Clear
Victor	Eaton	10	15	01:30	01	123	Ward 23	92°F	106%	0 mph	Partly Cloudy
Wendy	Foster	10	15	02:00	01	124	Ward 24	93°F	108%	0 mph	Clear
Xavier	Gibson	10	15	02:30	01	125	Ward 25	94°F	110%	0 mph	Partly Cloudy
Yara	Harris	10	15	03:00	01	126	Ward 26	95°F	112%	0 mph	Clear
Zoe	Ivanov	10	15	03:30	01	127	Ward 27	96°F	114%	0 mph	Partly Cloudy
Adam	Kim	10	15	04:00	01	128	Ward 28	97°F	116%	0 mph	Clear
Bella	Lee	10	15	04:30	01	129	Ward 29	98°F	118%	0 mph	Partly Cloudy
Chris	Martinez	10	15	05:00	01	130	Ward 30	99°F	120%	0 mph	Clear
Dana	Nelson	10	15	05:30	01	131	Ward 31	100°F	122%	0 mph	Partly Cloudy
Ethan	Olson	10	15	06:00	01	132	Ward 32	101°F	124%	0 mph	Clear
Fiona	Peters	10	15	06:30	01	133	Ward 33	102°F	126%	0 mph	Partly Cloudy
George	Quinn	10	15	07:00	01	134	Ward 34	103°F	128%	0 mph	Clear
Hannah	Reid	10	15	07:30	01	135	Ward 35	104°F	130%	0 mph	Partly Cloudy
Ian	Shaw	10	15	08:00	01	136	Ward 36	105°F	132%	0 mph	Clear
Jessica	Stevens	10	15	08:30	01	137	Ward 37	106°F	134%	0 mph	Partly Cloudy
Kevin	Tucker	10	15	09:00	01	138	Ward 38	107°F	136%	0 mph	Clear
Laura	Valdez	10	15	09:30	01	139	Ward 39	108°F	138%	0 mph	Partly Cloudy
Michael	Ward	10	15	10:00	01	140	Ward 40	109°F	140%	0 mph	Clear
Nancy	Xavier	10	15	10:30	01	141	Ward 41	110°F	142%	0 mph	Partly Cloudy
Oscar	Yates	10	15	11:00	01	142	Ward 42	111°F	144%	0 mph	Clear
Pamela	Zhang	10	15	11:30	01	143	Ward 43	112°F	146%	0 mph	Partly Cloudy
Quinn	Zimmerman	10	15	12:00	01	144	Ward 44	113°F	148%	0 mph	Clear
Rachel	Adams	10	15	12:30	01	145	Ward 45	114°F	150%	0 mph	Partly Cloudy
Sam	Baker	10	15	13:00	01	146	Ward 46	115°F	152%	0 mph	Clear
Tina	Coleman	10	15	13:30	01	147	Ward 47	116°F	154%	0 mph	Partly Cloudy
Uma	Davis	10	15	14:00	01	148	Ward 48	117°F	156%	0 mph	Clear
Victor	Eaton	10	15	14:30	01	149	Ward 49	118°F	158%	0 mph	Partly Cloudy
Wendy	Foster	10	15	15:00	01	150	Ward 50	119°F	160%	0 mph	Clear
Xavier	Gibson	10	15	15:30	01	151	Ward 51	120°F	162%	0 mph	Partly Cloudy
Yara	Harris	10	15	16:00	01	152	Ward 52	121°F	164%	0 mph	Clear
Zoe	Ivanov	10	15	16:30	01	153	Ward 53	122°F	166%	0 mph	Partly Cloudy
Adam	Kim	10	15	17:00	01	154	Ward 54	123°F	168%	0 mph	Clear
Bella	Lee	10	15	17:30	01	155	Ward 55	124°F	170%	0 mph	Partly Cloudy
Chris	Martinez	10	15	18:00	01	156	Ward 56	125°F	172%	0 mph	Clear
Dana	Nelson	10	15	18:30	01	157	Ward 57	126°F	174%	0 mph	Partly Cloudy
Ethan	Olson	10	15	19:00	01	158	Ward 58	127°F	176%	0 mph	Clear
Fiona	Peters	10	15	19:30	01	159	Ward 59	128°F	178%	0 mph	Partly Cloudy
George	Quinn	10	15	20:00	01	160	Ward 60	129°F	180%	0 mph	Clear
Hannah	Reid	10	15	20:30	01	161	Ward 61	130°F	182%	0 mph	Partly Cloudy
Ian	Shaw	10	15	21:00	01	162	Ward 62	131°F	184%	0 mph	Clear
Jessica	Stevens	10	15	21:30	01	163	Ward 63	132°F	186%	0 mph	Partly Cloudy
Kevin	Tucker	10	15	22:00	01	164	Ward 64	133°F	188%	0 mph	Clear
Laura	Valdez	10	15	22:30	01	165	Ward 65	134°F	190%	0 mph	Partly Cloudy
Michael	Ward	10	15	23:00	01	166	Ward 66	135°F	192%	0 mph	Clear
Nancy	Xavier	10	15	23:30	01	167	Ward 67	136°F	194%	0 mph	Partly Cloudy
Oscar	Yates	10	15	00:00	02	168	Ward 68	137°F	196%	0 mph	Clear
Pamela	Zhang	10	15	00:30	02	169	Ward 69	138°F	198%	0 mph	Partly Cloudy
Quinn	Zimmerman	10	15	01:00	02	170	Ward 70	139°F	200%	0 mph	Clear
Rachel	Adams	10	15	01:30	02	171	Ward 71	140°F	202%	0 mph	Partly Cloudy
Sam	Baker	10	15	02:00	02	172	Ward 72	141°F	204%	0 mph	Clear
Tina	Coleman	10	15	02:30	02	173	Ward 73	142°F	206%	0 mph	Partly Cloudy
Uma	Davis	10	15	03:00	02	174	Ward 74	143°F	208%	0 mph	Clear
Victor	Eaton	10	15	03:30	02	175	Ward 75	144°F	210%	0 mph	Partly Cloudy
Wendy	Foster	10	15	04:00	02	176	Ward 76	145°F	212%	0 mph	Clear
Xavier	Gibson	10	15	04:30	02	177	Ward 77	146°F	214%	0 mph	Partly Cloudy
Yara	Harris	10	15	05:00	02	178	Ward 78	147°F	216%	0 mph	Clear
Zoe	Ivanov	10	15	05:30	02	179	Ward 79	148°F	218%	0 mph	Partly Cloudy
Adam	Kim	10	15	06:00	02	180	Ward 80	149°F	220%	0 mph	Clear
Bella	Lee	10	15	06:30	02	181	Ward 81	150°F	222%	0 mph	Partly Cloudy
Chris	Martinez	10	15	07:00	02	182	Ward 82	151°F	224%	0 mph	Clear
Dana	Nelson	10	15	07:30	02	183	Ward 83	152°F	226%	0 mph	Partly Cloudy
Ethan	Olson	10	15	08:00	02	184	Ward 84	153°F	228%	0 mph	Clear
Fiona	Peters	10	15	08:30	02	185	Ward 85	154°F	230%	0 mph	Partly Cloudy
George	Quinn	10	15	09:00	02	186	Ward 86	155°F	232%	0 mph	Clear
Hannah	Reid	10	15	09:30	02	187	Ward 87	156°F	234%	0 mph	Partly Cloudy
Ian	Shaw	10	15	10:00	02	188	Ward 88	157°F	236%	0 mph	Clear
Jessica	Stevens	10	15	10:30	02	189	Ward 89	158°F	238%	0 mph	Partly Cloudy
Kevin	Tucker	10	15	11:00	02	190	Ward 90	159°F	240%	0 mph	Clear
Laura	Valdez	10	15	11:30	02	191	Ward 91	160°F	242%	0 mph	Partly Cloudy
Michael	Ward	10	15	12:00	02	192	Ward 92	161°F	244%	0 mph	Clear
Nancy	Xavier	10	15	12:30	02	193	Ward 93	162°F	246%	0 mph	Partly Cloudy
Oscar	Yates	10	15	13:00	02	194	Ward 94	163°F	248%	0 mph	Clear
Pamela	Zhang	10	15	13:30	02	195	Ward 95	164°F	250%	0 mph	Partly Cloudy
Quinn	Zimmerman	10	15	14:00	02	196	Ward 96	165°F	252%	0 mph	Clear
Rachel	Adams	10	15	14:30	02	197	Ward 97	166°F	254%	0 mph	Partly Cloudy
Sam	Baker	10	15	15:00	02	198	Ward 98	167°F	256%	0 mph	Clear
Tina	Coleman	10	15	15:30	02	199	Ward 99	168°F	258%	0 mph	Partly Cloudy
Uma	Davis	10	15	16:00	02	200	Ward 100	169°F	260%	0 mph	Clear
Victor	Eaton	10	15	16:30	02	201	Ward 101	170°F	262%	0 mph	Partly Cloudy
Wendy	Foster	10	15	17:00	02	202	Ward 102	171°F	264%	0 mph	Clear
Xavier	Gibson	10	15	17:30	02	203	Ward 103	172°F	266%	0 mph	Partly Cloudy
Yara	Harris	10	15	18:00	02	204	Ward 104	173°F	268%	0 mph	Clear
Zoe	Ivanov	10	15	18:30	02	205	Ward 105	174°F	270%	0 mph	Partly Cloudy
Adam	Kim	10	15	19:00	02	206	Ward 106	175°F	272%	0 mph	Clear
Bella	Lee	10	15	19:30	02	207	Ward 107	176°F	274%	0 mph	Partly Cloudy
Chris	Martinez	10	15	20:00	02	208	Ward 108	177°F	276%	0 mph	Clear
Dana	Nelson	10	15	20:30	02	209	Ward 109	178°F	278%	0 mph	Partly Cloudy
Ethan	Olson	10	15	21:00	02	210	Ward 110	179°F	280%	0 mph	Clear
Fiona	Peters	10	15	21:30	02	211	Ward 111	180°F	282%	0 mph	Partly Cloudy
George	Quinn	10	15	22:00	02	212	Ward 112	181°F	284%	0 mph	Clear
Hannah	Reid	10	15	22:30	02	213	Ward 113	182°F	286%	0 mph	Partly Cloudy
Ian	Shaw	10	15	23:00	02	214	Ward 114	183°F	288%	0 mph	Clear
Jessica	Stevens	10	15	23:30	02	215	Ward 115	184°F	290%	0 mph	Partly Cloudy
Kevin	Tucker	10	15	00:00	03	216	Ward 116	185°F	292%	0 mph	Clear
Laura	Valdez	10	15	00:30	03	217	Ward 117	186°F	294%	0 mph	Partly Cloudy
Michael	Ward	10	15	01:00	03	218	Ward 118	187°F	296%	0 mph	Clear
Nancy	Xavier	10	15	01:30	03	219	Ward 119	188°F	298%	0 mph	Partly Cloudy
Oscar	Yates	10	15	02:00	03	220	Ward 120	189°F	300%	0 mph	Clear
Pamela	Zhang	10	15	02:30	03	221	Ward 121	190°F	302%	0 mph	Partly Cloudy
Quinn	Zimmerman	10	15	03:00	03	222	Ward 122	191°F	304%	0 mph	Clear
Rachel	Adams	10	15	03:30	03	223	Ward 123	192°F	306%	0 mph	Partly Cloudy
Sam	Baker	10	15	04:00	03	224	Ward 124	193°F	308%	0 mph	Clear
Tina	Coleman	10	15	04:30	03	225	Ward 125	194°F	310%	0 mph	Partly Cloudy
Uma	Davis	10	15	05:00	03	226	Ward 126	195°F	312%	0 mph	Clear
Victor	Eaton	10									

[illegible]

Square a
Canada Development C
e and Fort Apache Road.



Multi-Family Residential

Existing Retail

North

Scale: 1" = 20'

20 40 60

PERMANENT

2005 AMERICAN SOCIETY OF CIVIL ENGINEERS
FOUNDATION, LAMAR, ARIZONA
TOLSON ROAD, TOLSON, ARIZONA

© 2005 HNTB PARTNERSHIP/PERMANENT

Master Site Plan

Las Vegas, Nevada

Peccole Ranch
Inc.

Sup-39144

**KAEMPFER
CROWELL**

**KAEMPFER CROWELL RENSHAW
GRONAUER & FIORENTINO**

ATTORNEYS AT LAW

LAS VEGAS OFFICE

TABITHA D. FIDDYMENT
tfiddymen@kcnvlaw.com
702.792.7051

LAS VEGAS OFFICE
8345 West Sunset Road
Suite 250
Las Vegas, NV 89113
Tel: 702.792.7000
Fax: 702.796.7181

RENO OFFICE
5470 Kietzke Lane
Suite 140
Reno, NV 89511
Tel: 775.852.3900
Fax: 775.882.0257

CARSON CITY OFFICE
510 W. Fourth Street
Carson City, NV 89703
Tel: 775.884.8300
Fax: 775.882.0257

July 23, 2010

Steve Gebeke
CITY OF LAS VEGAS
PLANNING DEPARTMENT
731 S. Fourth Street
Las Vegas, NV 89101

**Re: Justification Letter – APN 163-06-816-025
Special Use Permit Application
Firefly Westside, LLC**

Dear Steve:

This office represents the applicant in the above referenced matter. This application is a request for a special use permit to allow for a reduced separation between a supper club with alcohol sales and a place of worship within an existing commercial shopping center. The shopping center is generally located on the northwest corner of Sahara Avenue and Fort Apache Road.

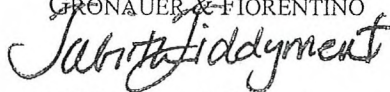
The proposed restaurant lounge is located within an existing multi-use shopping center and faces Sahara Avenue, a 100 foot right-of-way. The restaurant, known as Firefly Tapas Kitchen & Bar, will be located in an approximate 7,000 square foot (including outdoor dining) pad space on the southwest end of the site.

The restaurant is located within 400 feet of an existing place of worship. The place of worship is located at 9590 Sahara Avenue just east and slightly north of the subject pad site within the same commercial shopping center. The subject restaurant pad site was previously approved for and operated as a supper club with alcohol while the place of worship operated in its existing location. The latest restaurant closed late last year and the approvals have since expired. However, there are several other supper clubs with alcohol approved and currently in operation within the shopping center today. Clearly, all uses have operated harmoniously with one another and the alcohol sales have not had any adverse impacts on the existing place of worship.

We appreciate your kind consideration of our request. Should you have any questions, please call me. Thank you very much.

Sincerely,

KAEMPFER CROWELL RENSHAW
GRONAUER & FIORENTINO



Tabitha D. Fiddymen

TDF/sli

RECEIVED

AUG 10 2010

SUP-39144

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

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

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

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

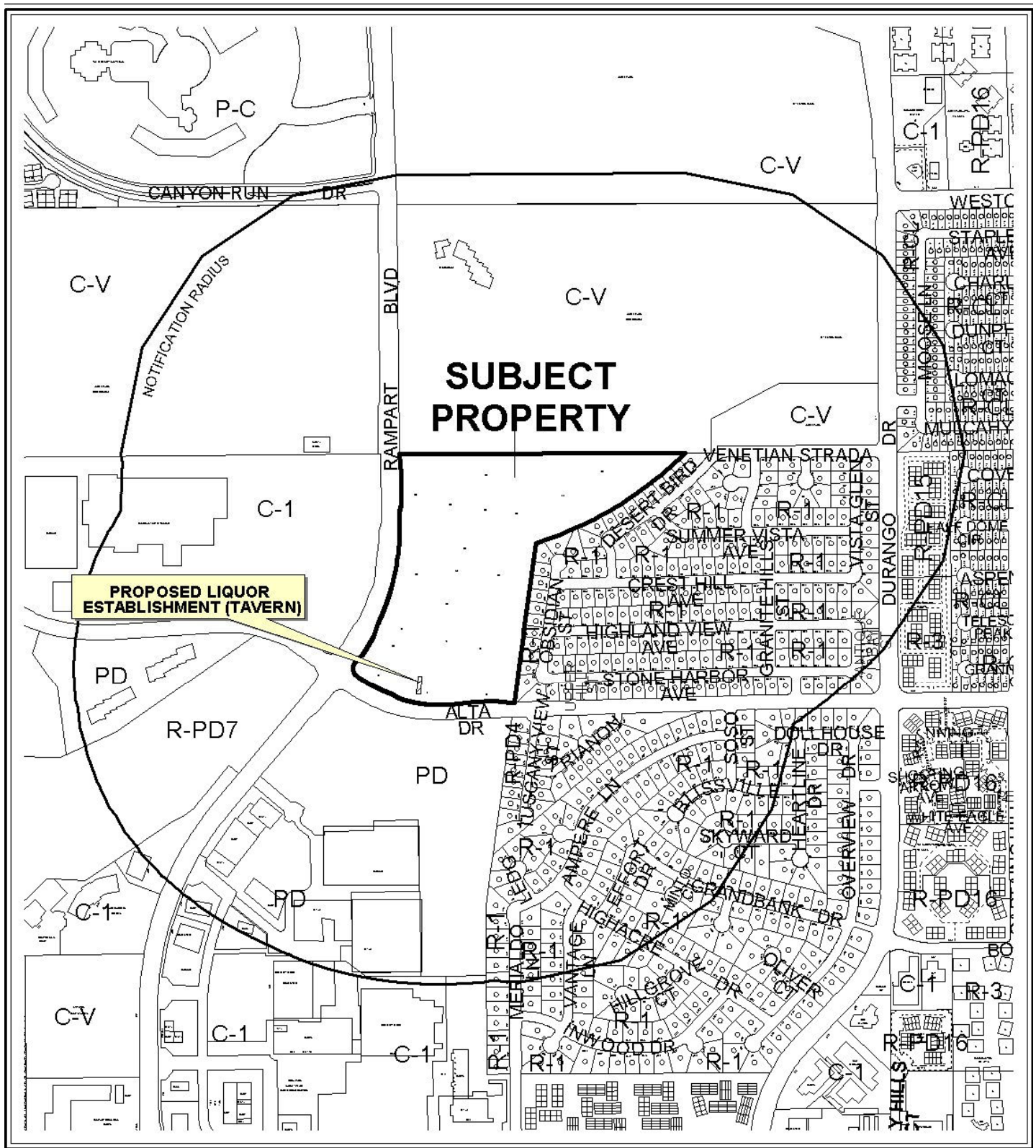
0

RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

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



CASE: **SUP-39146**

RADIUS: 1500 FT

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

0 300 600 Feet





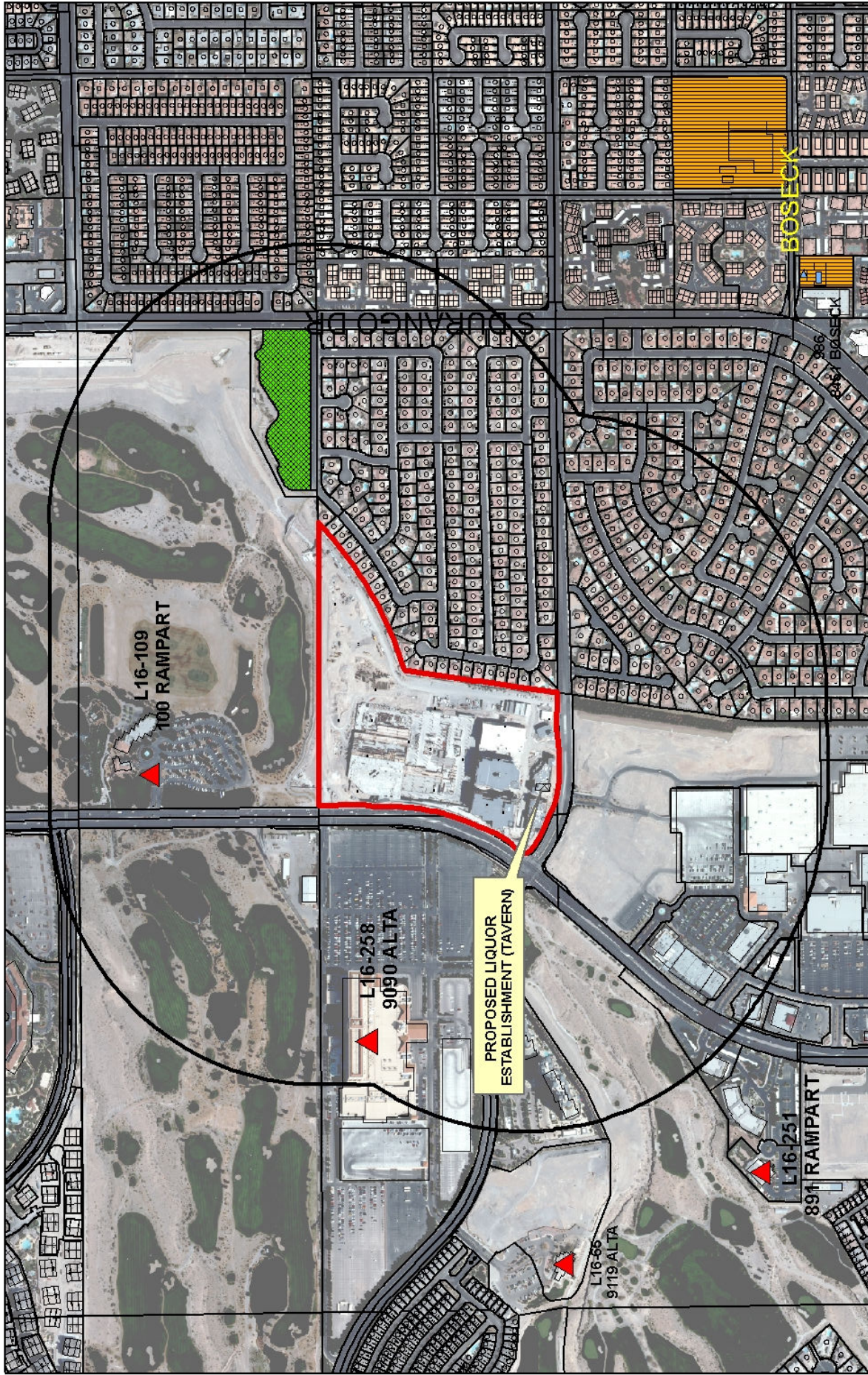
CASE: **SUP-39146**

RADIUS: 1500 FT

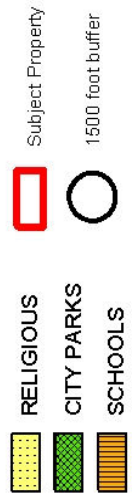
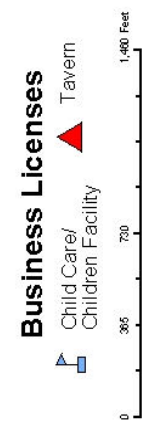
ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)

0 300 600 Feet





SUP-39146
Taverns





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-39146** APN: 138-32-601-003

Name of Property Owner: Great Wash Park LLC

Name of Applicant: Opa Taverna

Name of Representative: Lora Dreja of Brown Brown & Premsrut

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes

☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

APN: _____

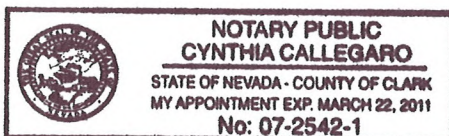
Signature of Property Owner: 

Print Name: Todd D. Davis

Subscribed and sworn before me

This 5th day of August, 2010

Cynthia Callegaro
Notary Public in and for said County and State





PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit for Liquor Establishment (Tavern)
Project Address (Location) within Tivoli Village, 440 S. Rampart Boulevard, Suite 180
Project Name Opa Taverna Proposed Use Tavern
Assessor's Parcel #(s) 138-32-601-003 Ward # 2 - Wolfson
General Plan: existing GC proposed GC Zoning: existing C - 2 proposed C - 2
Back Area - 3202 sqft Front Area - 1371 sqft Patio Area - 1245 sqft Terrace area - 812 sqft
Commercial Square Footage Total Sqft 6,630 Floor Area Ratio See SUP - 5853
Gross Acres 29+ Lots/Units N/A Density N/A
Additional Information Subject Use Permit is on a portion of a 29 acre C - 2 zoned parcel that holds a mixed use permit SUP-5853. See also ordinance 6013.

PROPERTY OWNER Great Wash Park LLC Contact Vickie DeHart
Address 9755 West Charleston Boulevard Phone: (702) 940-6930 Fax: (702) 940-6931
City Las Vegas State Nevada Zip 89117
E-mail Address vickie@ehbinc.com

APPLICANT Great Wash Park LLC - Tivoli Village at Contact Cynthia Callegaro
at Queensridge
Address 1215 South Fort Apache Road, Suite 240 Phone: (702) 946-6680 Fax: (702) 946-6681
City Las Vegas State Nevada Zip 89117
E-mail Address ccallegaro@ehbinc.com

REPRESENTATIVE Brown Brown & 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

Revised 10/27/08



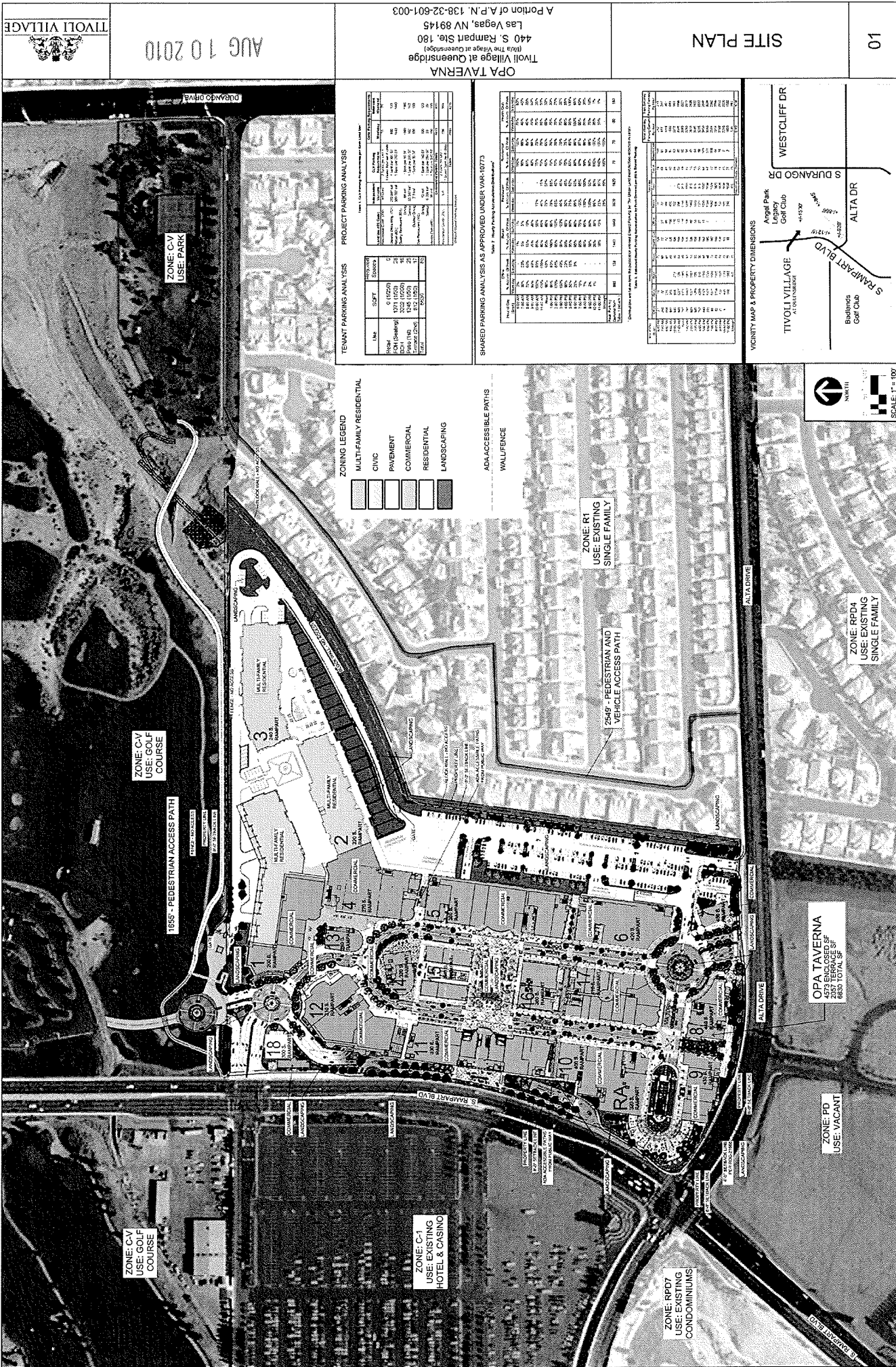
FOR DEPARTMENT USE ONLY

Case #	<u>SUP-39146</u>
Meeting Date:	<u>9/23/10</u>
Total Fee:	<u>1250.00</u>
Date Received:*	<u>8/10/10</u>
Received By:	<u>LHM</u>

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

f:\depot\Application Packet\Application Form.pdf

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AUG 10 2010



TIVOLI VILLAGE

AUG 10 2010

OPA TAVERNA
Tivoli Village at Queensridge
440 S. Rampart Ste. 180
Las Vegas, NV 89145
A Portion of A.P.N. 138-32-601-003

SITE PLAN

10

Table 1: Tenant Parking Requirements (per 100 sq. ft.)

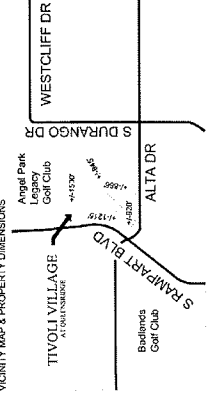
Use	Minimum	Maximum
Hotel	1.0	1.5
Office	0.5	1.0
Retail	0.5	1.0
Restaurant	0.5	1.0
Bar	0.5	1.0
Entertainment	0.5	1.0
Medical	0.5	1.0
Education	0.5	1.0
Government	0.5	1.0
Religious	0.5	1.0
Community Center	0.5	1.0
Public Library	0.5	1.0
Public Office	0.5	1.0
Public Warehouse	0.5	1.0
Public Storage	0.5	1.0
Public Parking	0.5	1.0

Table 2: Shared Parking Analysis (per 100 sq. ft.)

Use	Minimum	Maximum
Hotel	1.0	1.5
Office	0.5	1.0
Retail	0.5	1.0
Restaurant	0.5	1.0
Bar	0.5	1.0
Entertainment	0.5	1.0
Medical	0.5	1.0
Education	0.5	1.0
Government	0.5	1.0
Religious	0.5	1.0
Community Center	0.5	1.0
Public Library	0.5	1.0
Public Office	0.5	1.0
Public Warehouse	0.5	1.0
Public Storage	0.5	1.0
Public Parking	0.5	1.0

Table 3: Shared Parking Analysis (per 100 sq. ft.)

Use	Minimum	Maximum
Hotel	1.0	1.5
Office	0.5	1.0
Retail	0.5	1.0
Restaurant	0.5	1.0
Bar	0.5	1.0
Entertainment	0.5	1.0
Medical	0.5	1.0
Education	0.5	1.0
Government	0.5	1.0
Religious	0.5	1.0
Community Center	0.5	1.0
Public Library	0.5	1.0
Public Office	0.5	1.0
Public Warehouse	0.5	1.0
Public Storage	0.5	1.0
Public Parking	0.5	1.0



SUP-39146

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AUG 10 2010

PINNACLE ARCHITECTURAL STUDIO, INC.
9755 West Chapman Blvd. Las Vegas, Nevada 89117 Phone 702-940-9220 Fax 702-940-9221

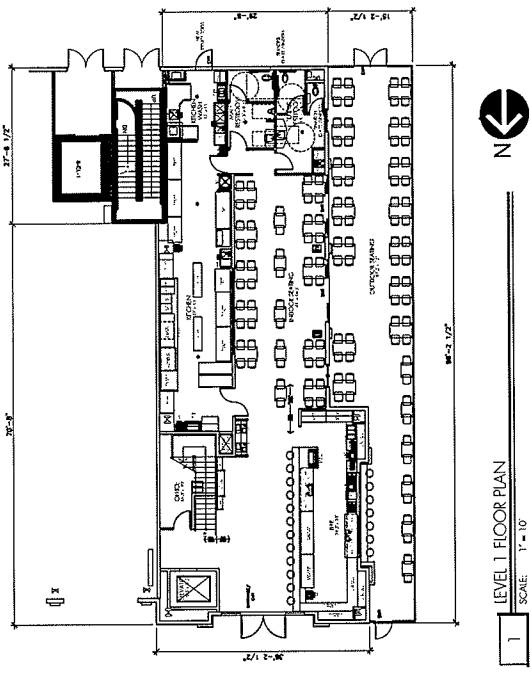
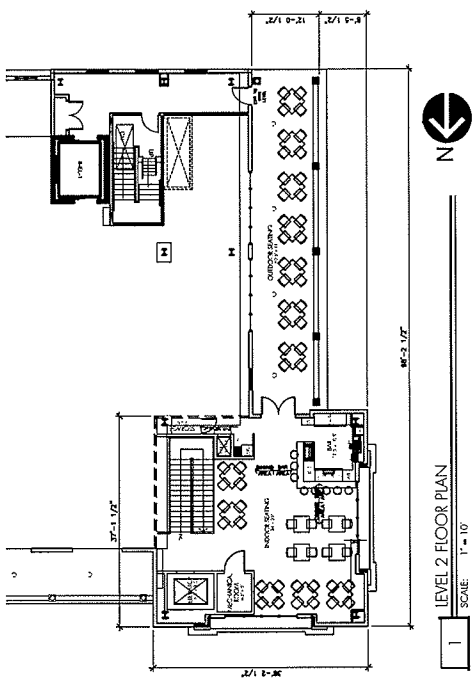
OPA TAVERNA
Tivoli Village At Queensridge
440 S. Rampart Boulevard, Suite 180
Las Vegas, NV 89145
Portion of APN #138-32-601-003

SCALE DRAWING NOTE
DRAWING NOT TO SCALE
ALL DIMENSIONS ARE IN FEET AND INCHES
DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE

Date: July 30, 2010
Job Number: 10503
Check By:
Drawn By:

A-1

SUP-39146



SEATING COUNT	
QTY	ROOM NAME
18	INDOOR SEATING
50	INDOOR SEATING AT MAIN LEVEL
38	INDOOR SEATING AT UPPER LEVEL
28	INDOOR SEATING AT UPPER LEVEL
8	INDOOR SEATING AT UPPER LEVEL
20	TOTAL COMING SEATING

OCCUPANT LOAD	
SPACE	SEATING CAPACITY
INDOOR SEATING	18
INDOOR SEATING AT MAIN LEVEL	50
INDOOR SEATING AT UPPER LEVEL	38
INDOOR SEATING AT UPPER LEVEL	28
INDOOR SEATING AT UPPER LEVEL	8
TOTAL COMING OCCUPANTS	20

ROOM SQUARE FOOTAGE	
AREA	ROOM NAME
174	INDOOR SEATING
200	INDOOR SEATING AT MAIN LEVEL
171	INDOOR SEATING AT UPPER LEVEL
171	INDOOR SEATING AT UPPER LEVEL
171	INDOOR SEATING AT UPPER LEVEL
171	TOTAL COMING SEATING
171	TOTAL

LAW OFFICE

Brown, Brown & Premsrirut

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS

520 SOUTH FOURTH STREET

LAS VEGAS, NEVADA 89101-6520

TELEPHONE (702) 384-5563

FACSIMILE (702) 385-1023

EMAIL: jbrown@brownlawlv.com

JAY H. BROWN
DAVID T. BROWN
PUOY K. PREMSRIRUT

August 10, 2010

City of Las Vegas
Planning & Development
731 S Fourth Street
Las Vegas, Nevada 89101

Re: Special Use Permit with separation waivers for Opa Tavern Liquor Establishment within Tivoli Village at Queensridge Parcel 138-32-601-003

Dear Sir/Madam;

Please consider this request to allow a Liquor Establishment (tavern) within a previously approved mixed use development (SUP-5853). The site is located within a 29 acre commercial and residential development located at the northeast corner of Alta Drive and Rampart Boulevard.

Opa Taverna uses a unique two-story design. The first story has indoor and outdoor table seating. There is also a bar on the first level that is surrounded by stools placed both indoor and outdoor. The second story also offers an outdoor terraced seating area and additional indoor seating area. Patrons may also be seated at a small bar within the interior of the second story.

This establishment expects to have more alcohol sales than food sales and therefore should be considered a Liquor Establishment (tavern). The parking allocation for this restaurant is grandfathered into the project-wide parking agreement. Please reference VAR-10773 that approved 3,955 spaces where 4,961 would otherwise be required.

Please also refer to ordinance 6013 that permits a waiver of the 1500 foot separation requirement between taverns and protected uses when the proposed tavern is located in a mixed use district. This Use Permit request requires the application of ordinance 6013 in order to Opa Taverna operate amongst previously approved taverns within Tivoli village as well as exist within 1500 feet of a City Park. Therefore, separation waivers are needed between taverns and from a tavern to a City Park.

The Tivoli Village mixed use development is situated on a parcel on which the north easternmost corner measures 160 feet from a playground within Angel Park (138-32-501-003). It is important to note that the commercial portion of this 30 acre parcel is on the westernmost side of the mixed use area. Consequently approximately 560 feet of mid-rise residential development is situated between the commercial portion of Tivoli Villages and the subject playground. Further, the subject suite is at the opposite end of the mixed-use parcel thereby providing more than 1000 feet from the front door of the supper-club to the property line of the playground. It is also notable that there are two barriers between this park and Tivoli Village. The first is an approximate 600 foot fence along the northern boundary of the property. The second is a drainage channel that is more than 20 feet deep. As a result, a pedestrian must walk more than 2600 feet to the park while there is no direct vehicular access. For this reason, the park is suitably protected from this liquor establishment.

SUP-39146

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AUG 10 2010

If you have additional concerns please phone me at 598-1408.

Very truly yours,


Lora Dreja
Land Entitlements

RECEIVED

AUG 10 2010

SUP-39146

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 23, 2010

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SUP-39219 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: OPPORTUNITY VILLAGE, ARC - OWNER: AFTON MEADOWS, LLC - Request for a Special Use Permit FOR A PROPOSED XX SQUARE-FOOT THRIFTSHOP, NON-PROFIT WITHIN AN EXISTING BUILDING at 4600 Meadows Lane (APN 139-31-110-002), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

P.C.: FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 23, 2010

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SDR-39117 - MAJOR SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING -
APPLICANT: RICHMOND AMERICAN HOMES - OWNER: RB HILLSIDE, LLC - Request
for a Major Site Development Plan Review of a previously approved Site Development Plan
Review (SDR-8635) TO ADD ALTERNATE MODEL HOME PLANS, AND TO ALLOW
FIVE-FOOT TO EIGHT-FOOT GARAGE SETBACKS WHERE 6-FEET IS REQUIRED at the
southwest corner of West Alexander Road and Clark County Route 215 (APNs 137-12-114-001
thru 077,122 thru 126, 158 thru 304, 310 thru 371), PD (Planned Development) Zone, Ward 4
(Anthony).

P.C.: FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends

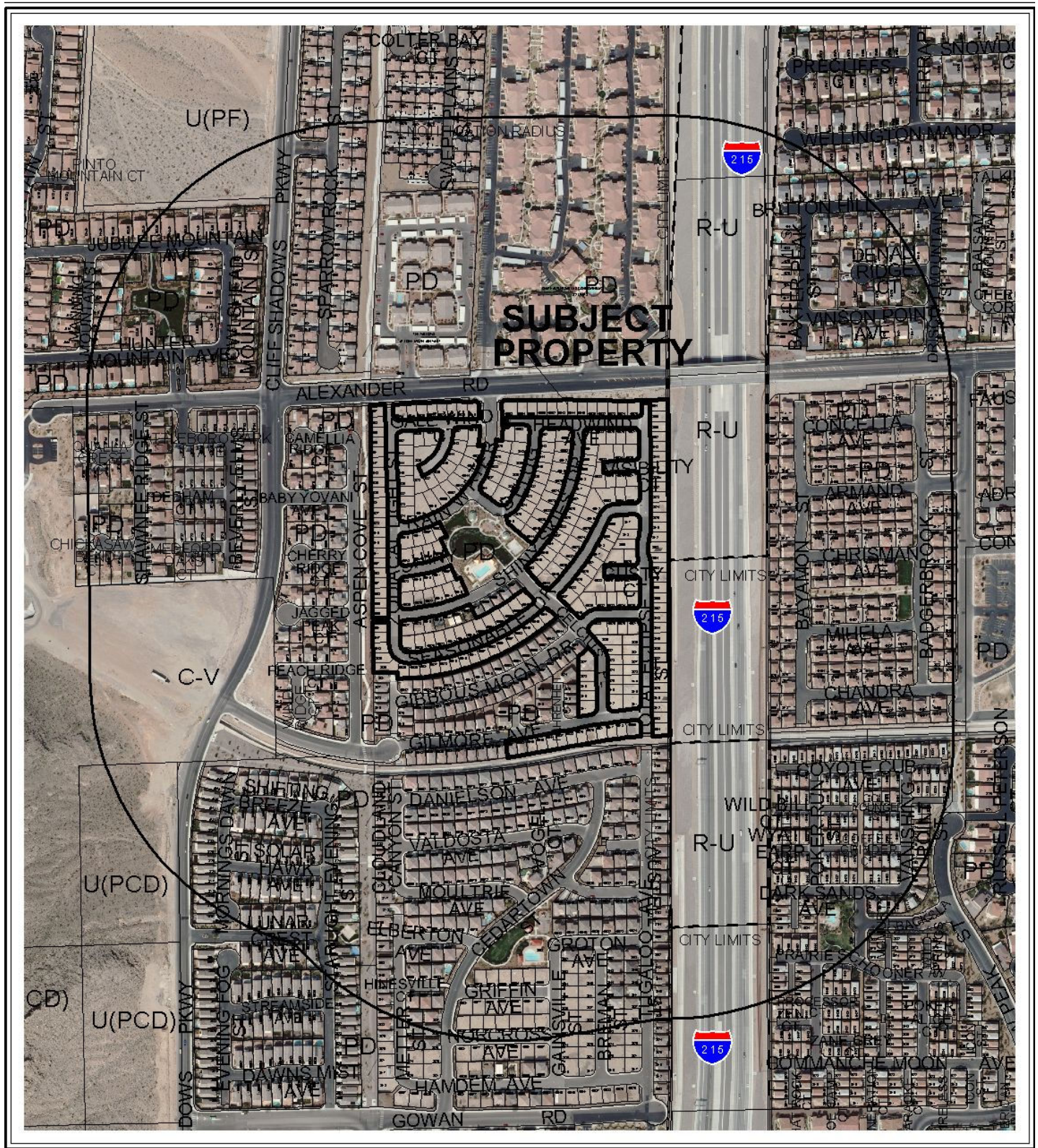
BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. City Council Approval Letter for SDR-8635
6. Justification Letter



ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)





CASE: **SDR-39117**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-39117** APN: 137-12-114-001-077;122-126;158-304;310-371

Name of Property Owner: RB Hillside LLC

Name of Applicant: Richmond American Homes

Name of Representative: Thomason Consulting Engineers

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes

☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

APN: _____

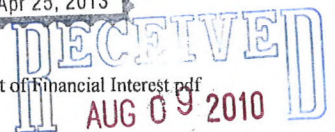
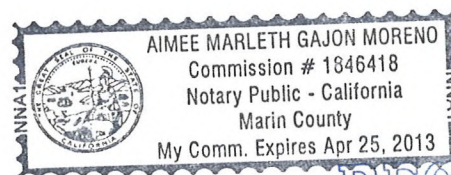
Signature of Property Owner: _____

Print Name: JEFF BARCY

Subscribed and sworn before me

This 21 day of JULY, 20 10

Aimee Moreno
Notary Public in and for said County and State



Hillside
APN's

137-12-114-001 •	137-12-114-042 •	137-12-114-158 •	137-12-114-199 •
137-12-114-002 •	137-12-114-043 •	137-12-114-159 •	137-12-114-200 •
137-12-114-003 •	137-12-114-044 •	137-12-114-160 •	137-12-114-201 •
137-12-114-004 •	137-12-114-045 •	137-12-114-161 •	137-12-114-202 •
137-12-114-005 •	137-12-114-046 •	137-12-114-162 •	137-12-114-203 •
137-12-114-006 •	137-12-114-047 •	137-12-114-163 •	137-12-114-204 •
137-12-114-007 •	137-12-114-048 •	137-12-114-164 •	137-12-114-205 •
137-12-114-008 •	137-12-114-049 •	137-12-114-165 •	137-12-114-206 •
137-12-114-009 •	137-12-114-050 •	137-12-114-166 •	137-12-114-207 •
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PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Site Development Plan Review
 Project Address (Location) Alexander / 215
 Project Name Alexander 215 Proposed Use SFR
 Assessor's Parcel #(s) 137-12-114-001-077; 122-126; 158-304; 310-371 Ward # 4
 General Plan: existing - proposed - Zoning: existing PD proposed PD
 Commercial Square Footage - Floor Area Ratio -
 Gross Acres - Lots/Units - Density -
 Additional Information -

PROPERTY OWNER RB Hillside LLC Contact JEFF BARCY
 Address 97 Round Hill Rd Phone: 415-435-3201 Fax: 415-789-5274
 City TIBURON State CA Zip 94920
 E-mail Address jbarcy@ridgeback-partners.com

APPLICANT Richmond American Homes Contact Brian Walsh
 Address 7770 S Dean Martin Phone: (702) 617-8400 Fax: (702) 617-8499
 City Las Vegas State Nevada Zip 89139
 E-mail Address Brian.Walsh@mdch.com

REPRESENTATIVE Thomason Consulting Engineers Contact Sonia Macias
 Address 3277 E. Warm Springs #400 Phone: (702) 932-6125 Fax: (702) 932-6129
 City Las Vegas State NV Zip 89120
 E-mail Address smacias@tce-lv.com

Property Owner Signature* Jeff Barcy

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name JEFF BARCY

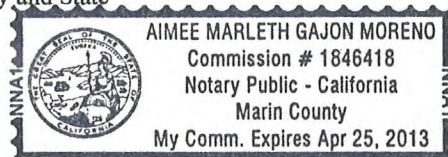
Subscribed and sworn before me

This 21 day of JULY, 2010

JEFF BARCY Notary Public

Notary Public in and for said County and State

Revised 10/27/08



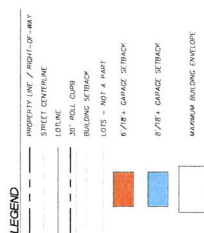
FOR DEPARTMENT USE ONLY

Case #	<u>SDR-39117</u>
Meeting Date:	<u>9/23/10</u>
Total Fees:	<u>1,030</u>
Date Received:	<u>8/9/10</u>
Received By:	<u>B.S.</u>

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

F:\depot\Application Packet\Application Form.pdf

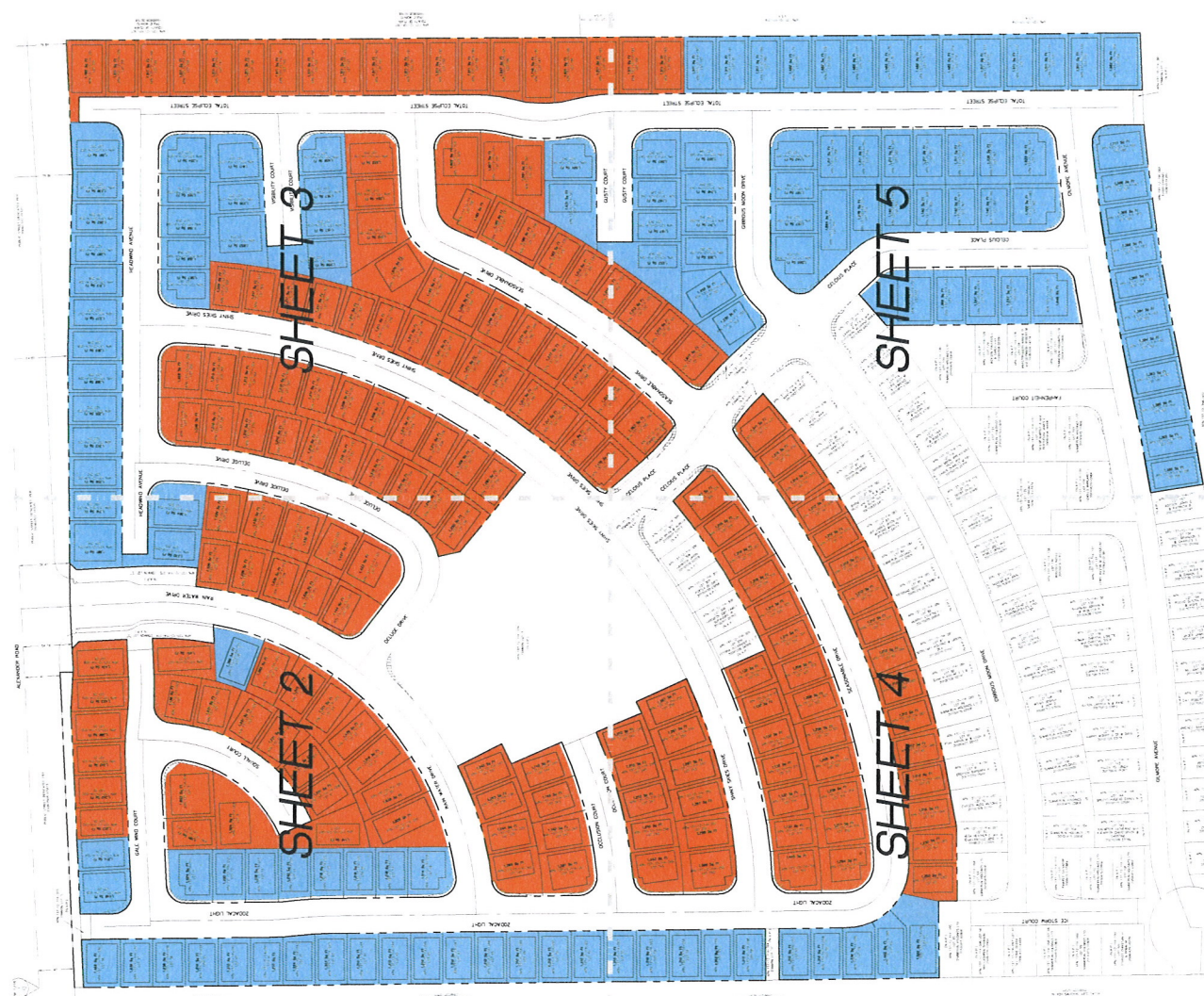
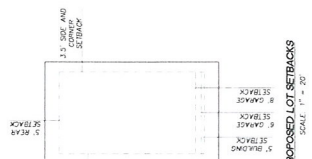
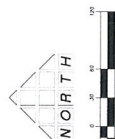
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EFFECTIVE LOT DEPTH	EFFECTIVE LOT DEPTH	NUMBER OF LOTS
53'		83
54'		8
55'		70
56'		36
57'		13
58'		4
59'		26
60'		9
61'		33
64'		7
65'		3
75'		2
		291 TOTAL

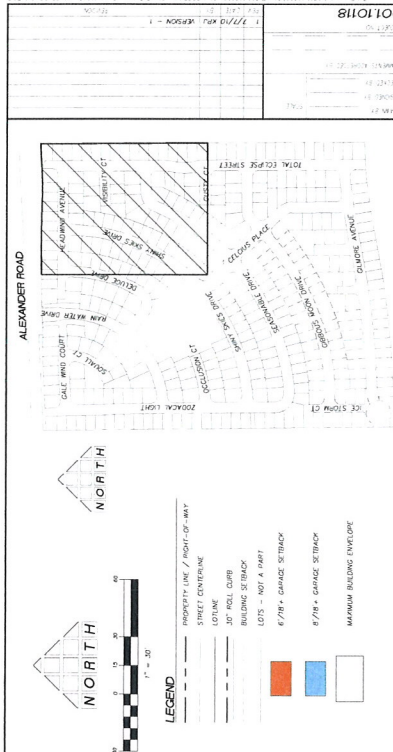
TABLE #2 STREET SLOPE / DRIVEWAY SLOPE CONSTRAINTS ANALYSIS	PROPOSED GARAGE SETBACK	MAXIMUM STREET SLOPE	MAXIMUM DRIVEWAY SLOPE
	6'	4.50%	6.00%
E. MAXIMUM STREET SLOPE IS USED UPON A DRIVEWAY SLOPE 10% THIS IS THE MAXIMUM ALLOWED BY THE C.D.C.			
E. MAXIMUM STREET SLOPE FOR THIS DEVELOPMENT IS 6.00%			

TABLE #1 GARAGE SETBACK BREAKDOWN	PROPOSED GARAGE SETBACK	NUMBER OF LOTS
	6' / 8'	167
	8' / 18'	124
		291 TOTAL



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THOMASON CONSULTING ENGINEERS
1227 E. MAJIMA SPRINGS ROAD, SUITE 400
LAS VEGAS, NEVADA 89120
702-932-8125 FAX 702-932-6120

RICHMOND AMERICAN HOMES
ALEXANDER / 215
CITY OF LAS VEGAS
MAJOR AMENDMENT TO SDR EXHIBIT

3 5

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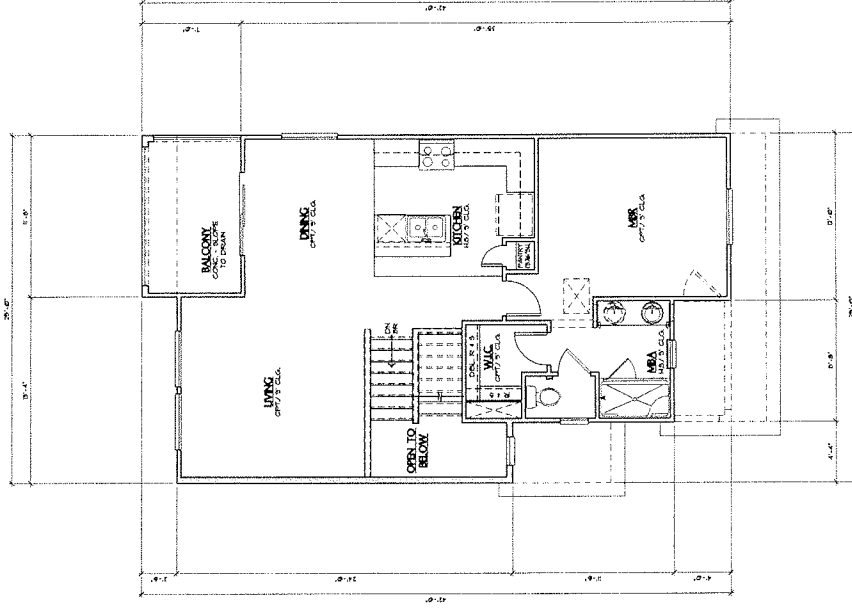
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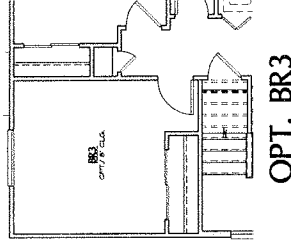
MATCHLINE - SEE SHEET 2

MATCHLINE - SEE SHEET 5



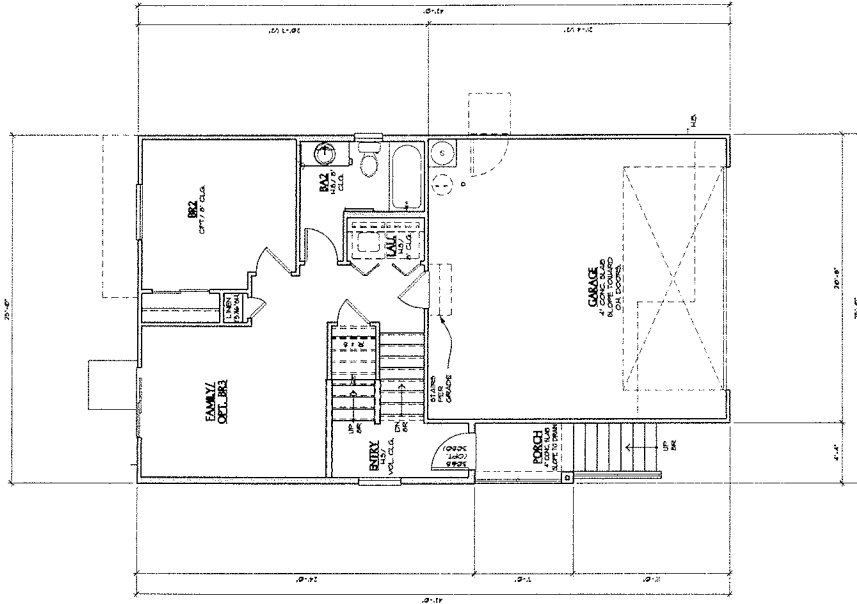


UPPER FLOOR
ELEVATION 'A' SHOWN



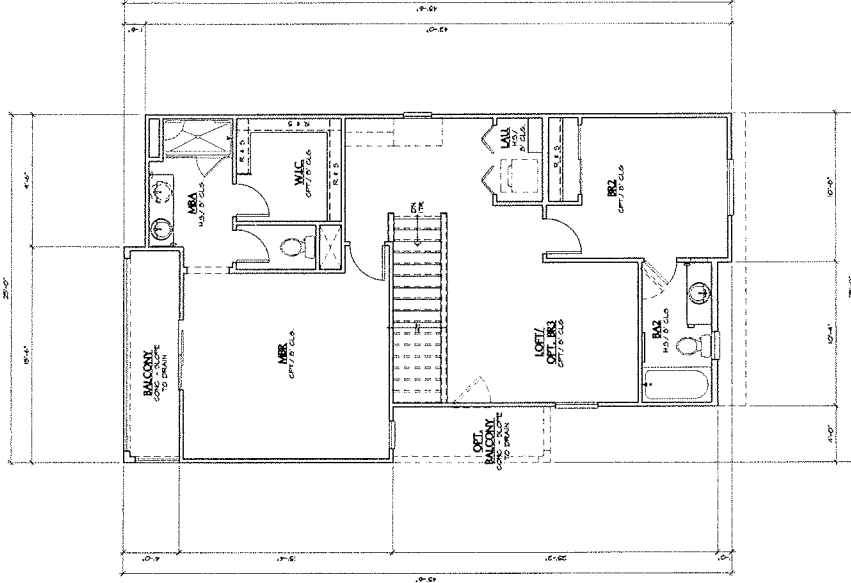
OPT. BR3

SQUARE FOOTAGE CALC.			
	FINISHED	OPT. FINISHED	UNFINISHED
3 CAR GARAGE	-	-	448.50 FT.
PORCH AREA	-	-	30.50 FT.
BALCONY	-	-	80.50 FT.
OPT. BALCONY + WDR	-	-	35.50 FT.
FIRST FLOOR	931.50 FT.	-	-
SECOND FLOOR	-	144.50 FT.	-
TOTAL	240.50 FT.	-	-

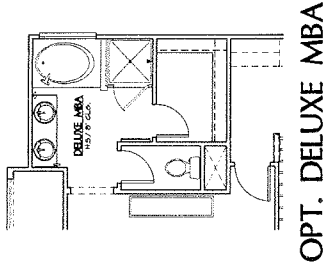


MAIN FLOOR
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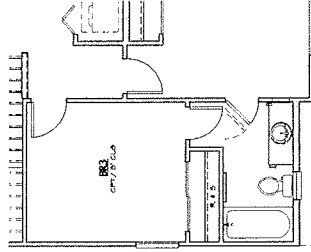
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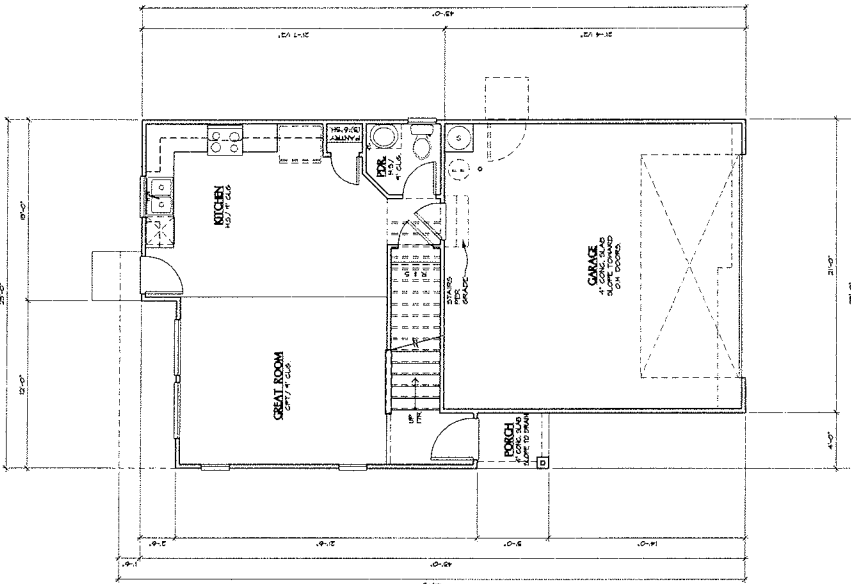


OPT. DELUXE MBA



OPT. BR3

SQUARE FOOTAGE CALC.			
	FIXED	OPT. INCLD	UNINCLD
2 CAR GARAGE	-	-	142.50 FT.
POORLY AREA	-	-	20.50 FT.
OPT. BALCONY & OPT.	-	-	45.50 FT.
FIRST FLOOR	755.50 FT.	-	-
SECOND FLOOR	587.50 FT.	-	-
TOTAL	1343.00 FT.	-	-



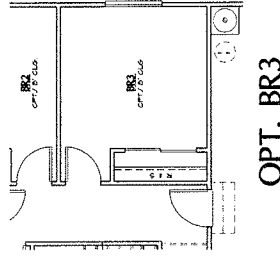
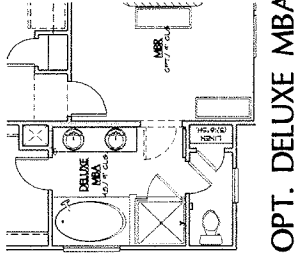
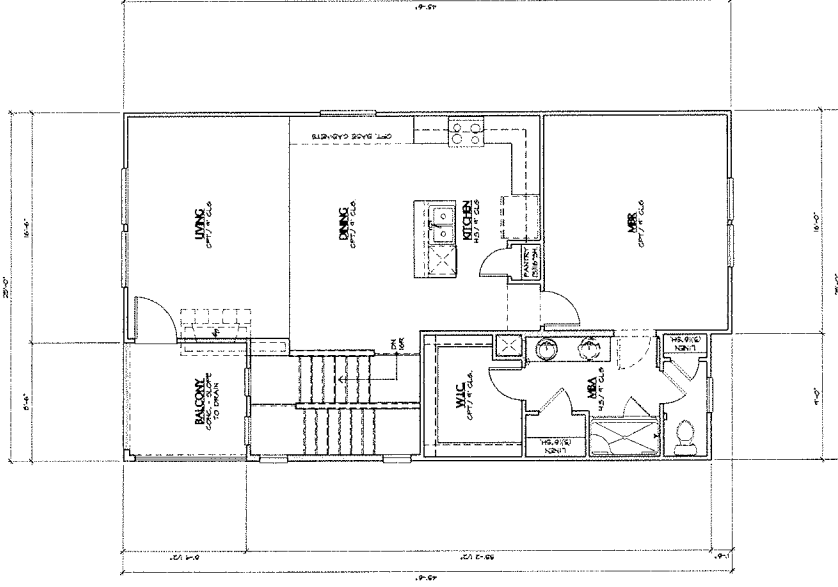
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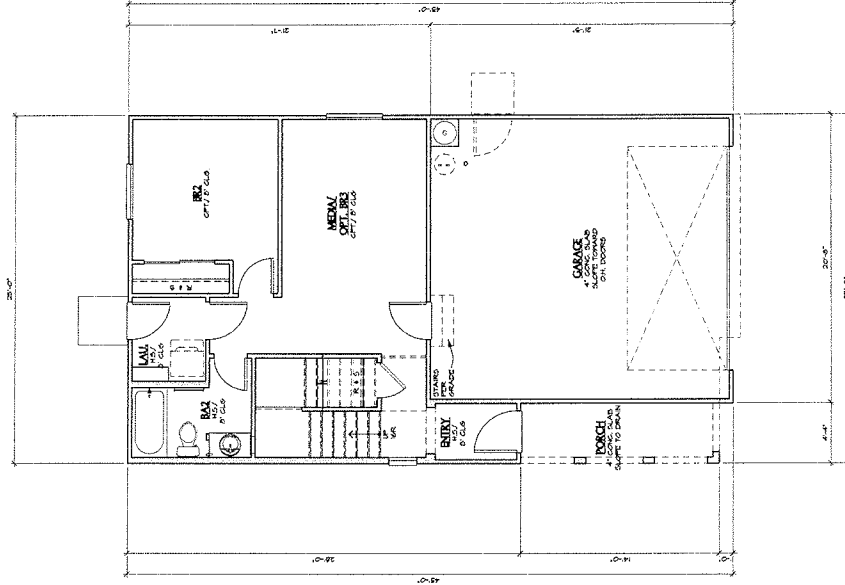
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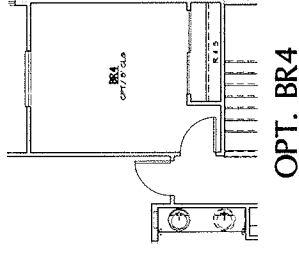
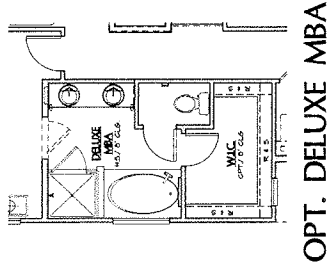
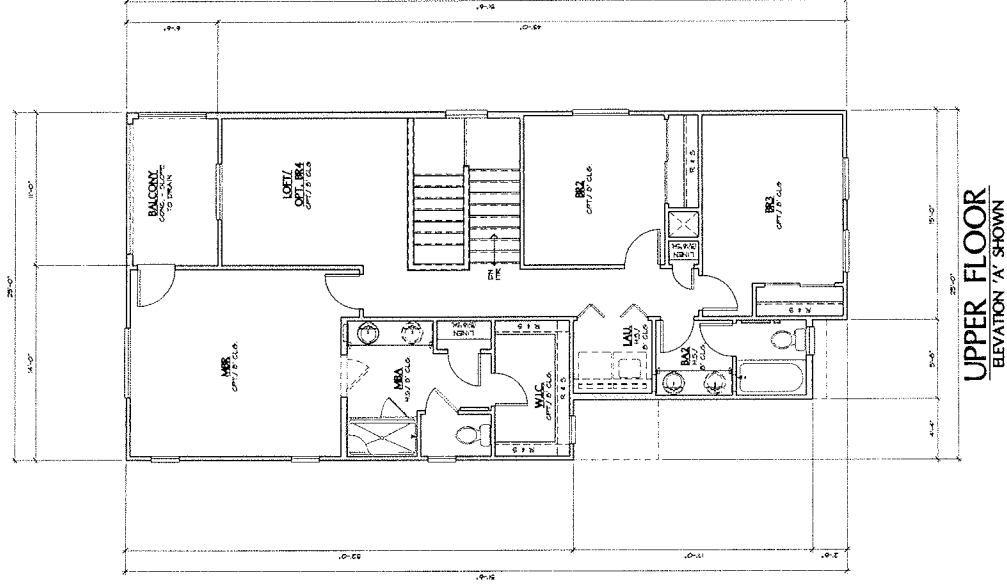


SQUARE FOOTAGE CALC			
	FINISHED	OPT. FINISHED	UNFINISHED
2 CAR GARAGE	-	-	344.00 FT.
POORCH AREA	-	-	8.50 FT.
BALCONY	-	-	75.00 FT.
FIRST FLOOR	344.00 FT.	-	-
SECOND FLOOR	-	344.00 FT.	-
TOTAL	344.00 FT.	344.00 FT.	427.50 FT.

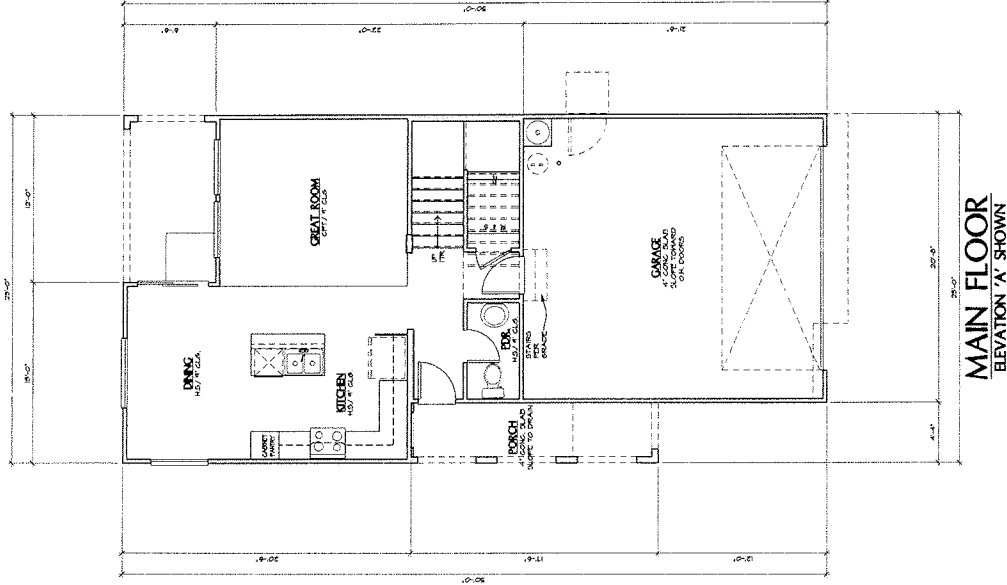


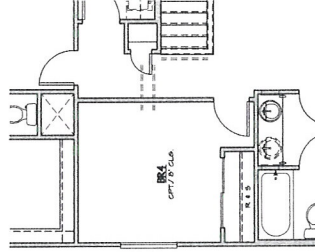
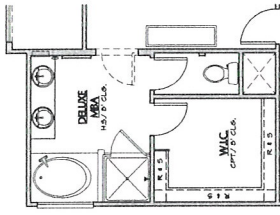
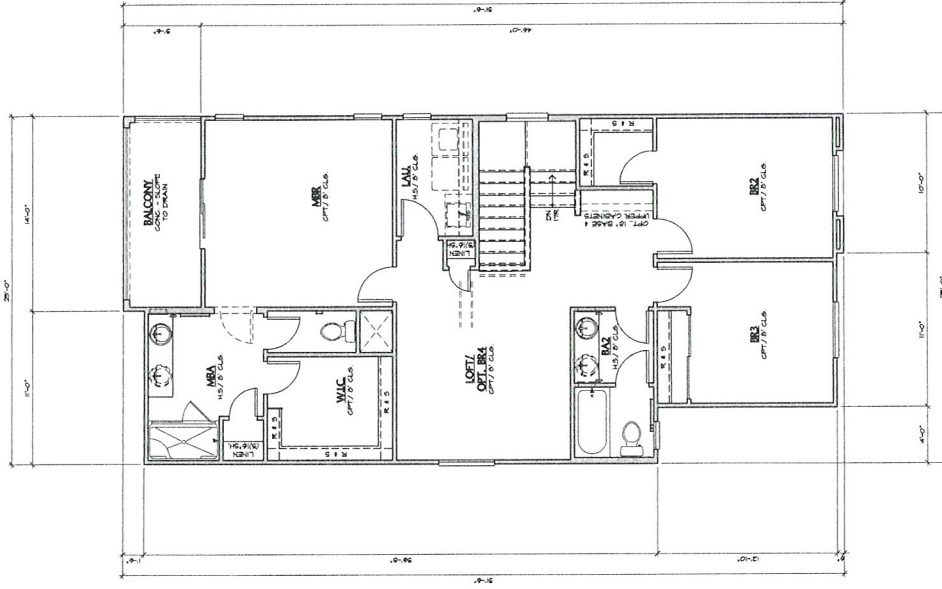
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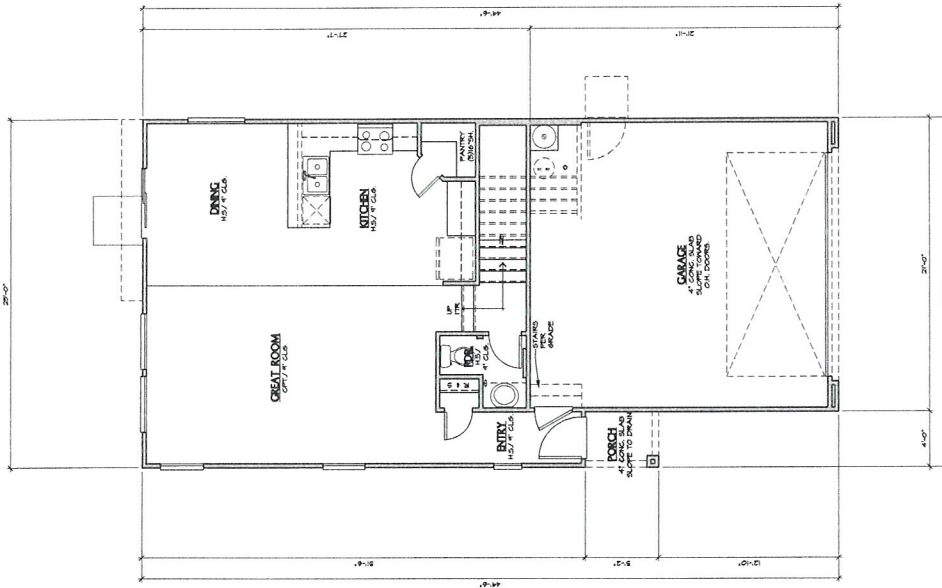


SQUARE FOOTAGE CALC			
	FINISHED	OPT. FINISHED	UNFINISHED
2 CAR GARAGE	-	-	400 SQ. FT.
POORCH AREA	-	-	30 SQ. FT.
BALCONY	-	-	30 SQ. FT.
FIRST FLOOR	600 SQ. FT.	-	-
SECOND FLOOR	600 SQ. FT.	-	-
TOTAL	1,200 SQ. FT.	-	460 SQ. FT.

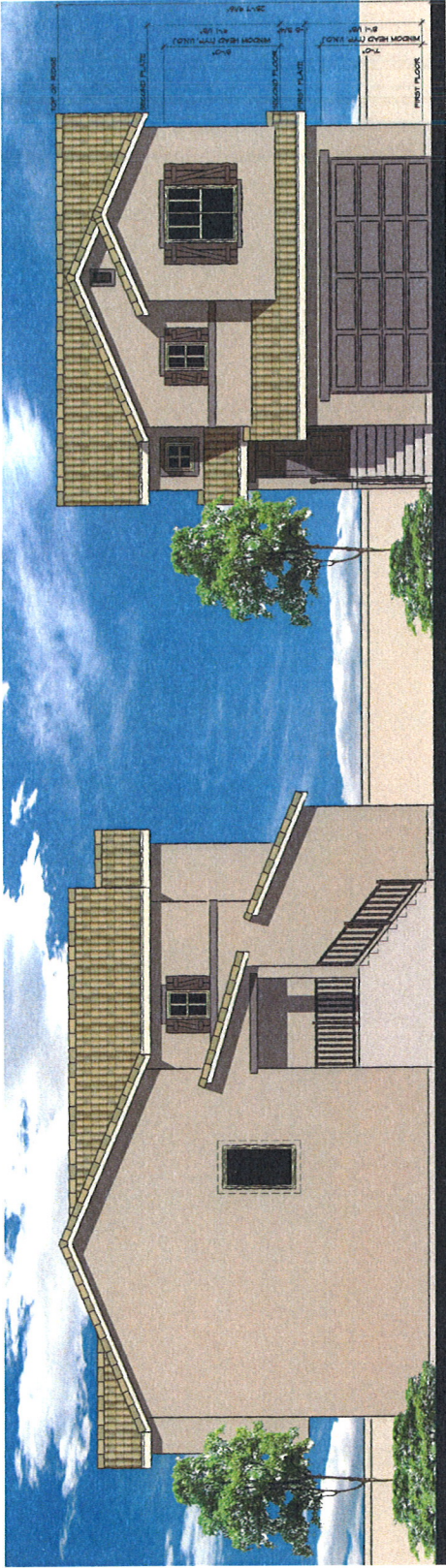




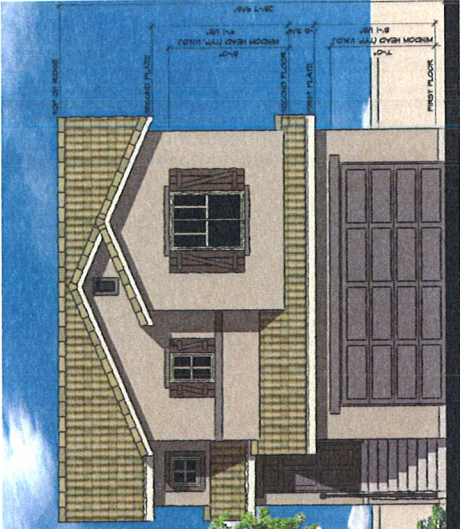
SQUARE FOOTAGE CALC.			
	FINISHED	OPT. FINISHED	UNFINISHED
2 CAR GARAGE	-	-	244.50 FT.
PORCH AREA	-	-	21.50 FT.
BALCONY	-	-	16.50 FT.
FIRST FLOOR	106.50 FT.	-	-
SECOND FLOOR	973.50 FT.	-	-
TOTAL	1180.00 FT.	-	-



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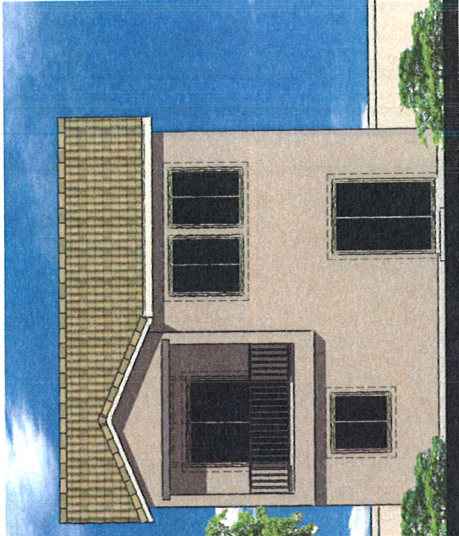
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FRONT ELEVATION 'A'



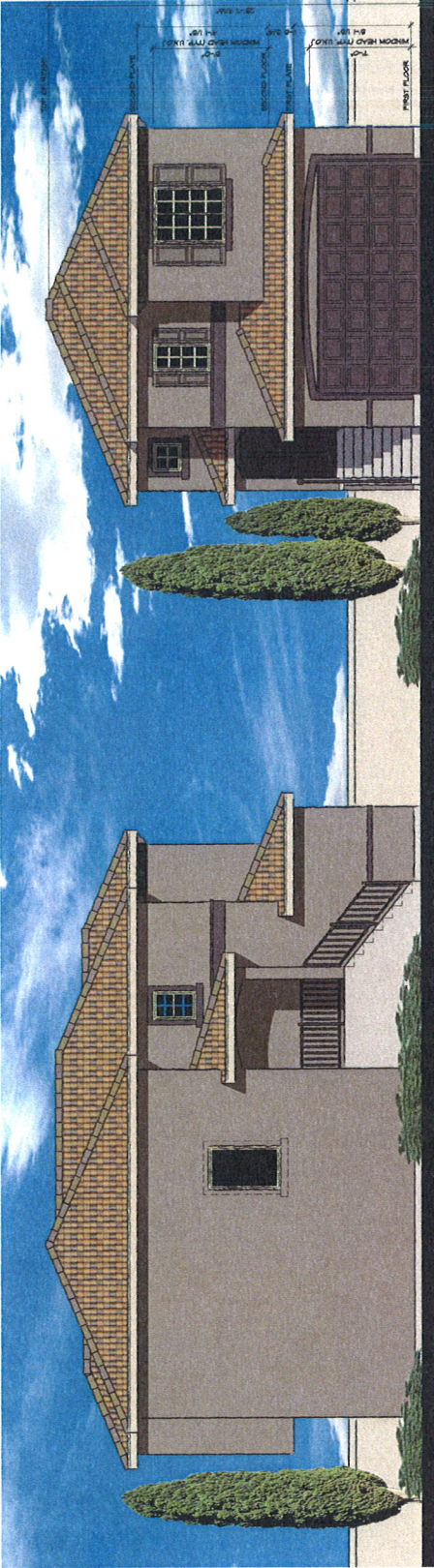
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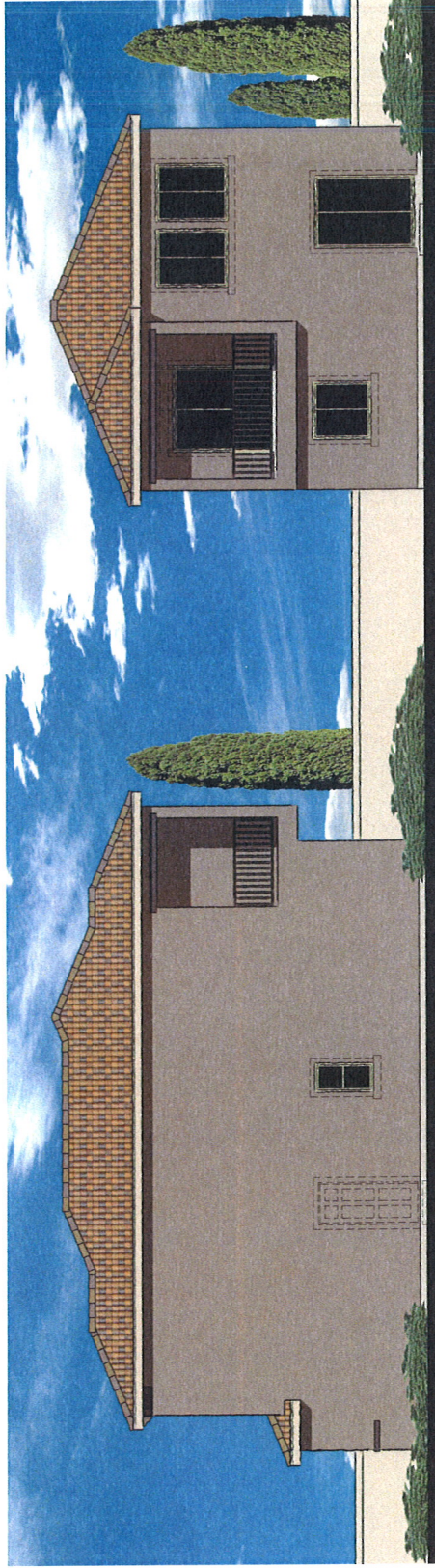
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FRONT ELEVATION 'B'

RIGHT ELEVATION 'B'

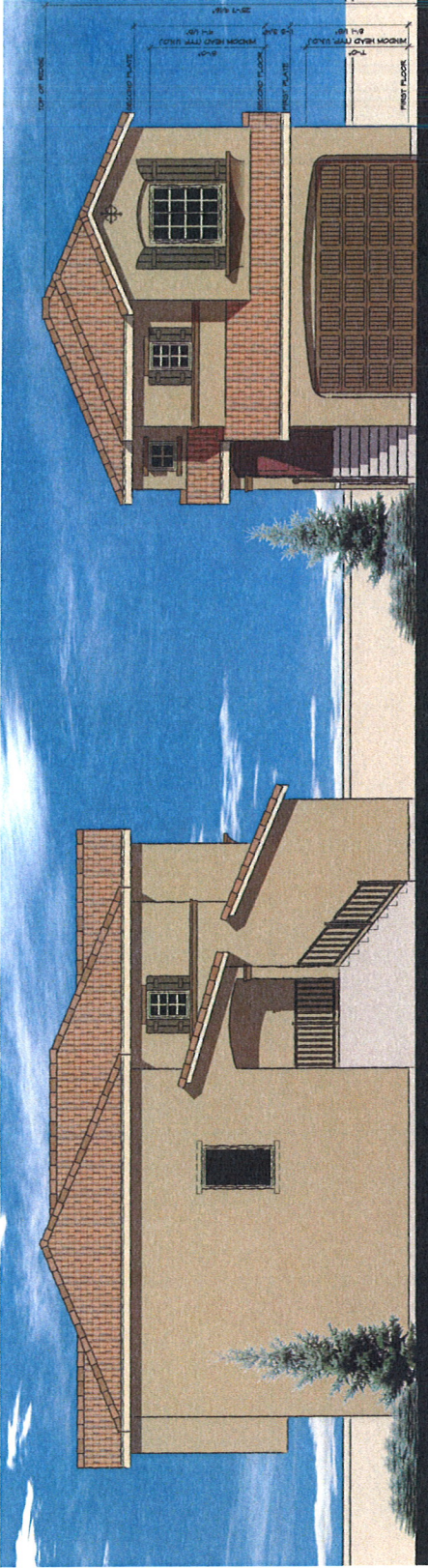


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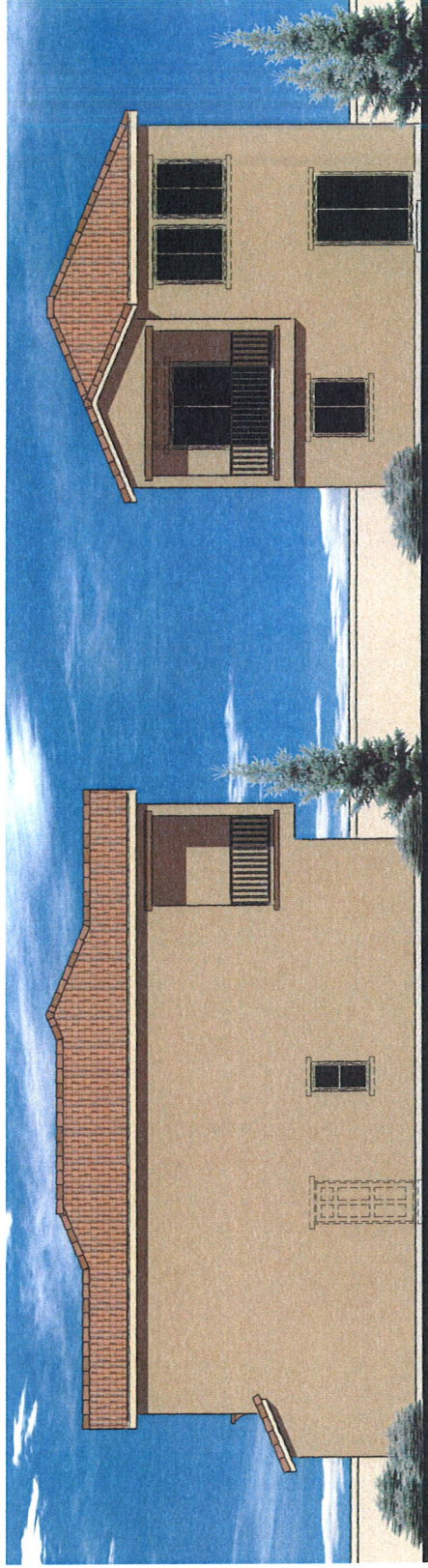
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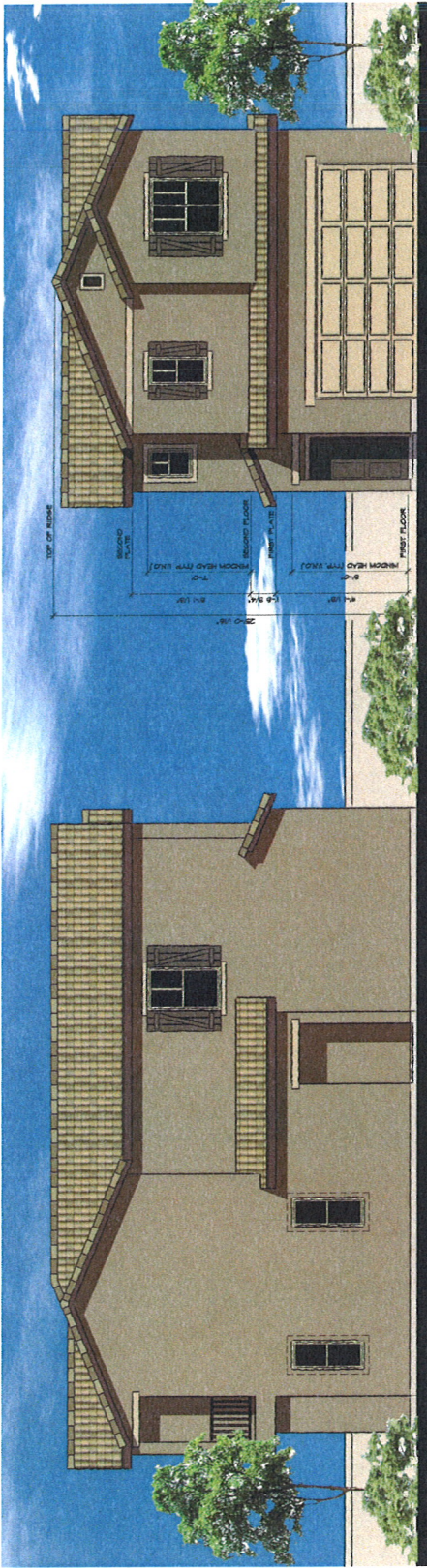
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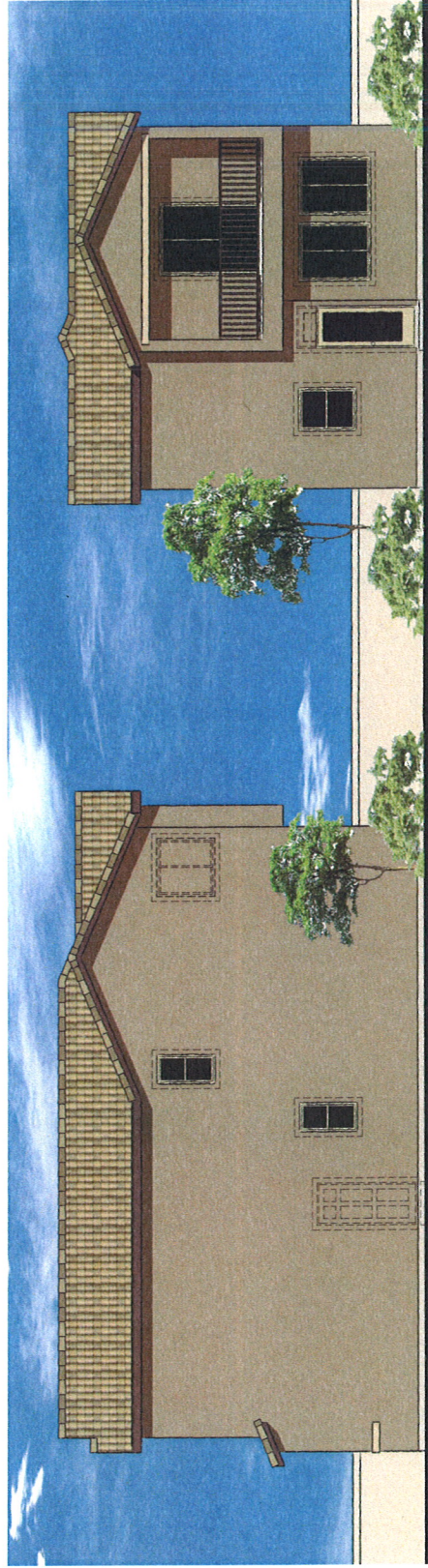
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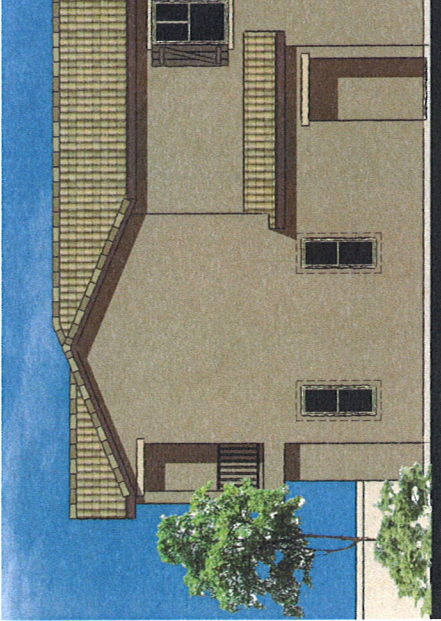
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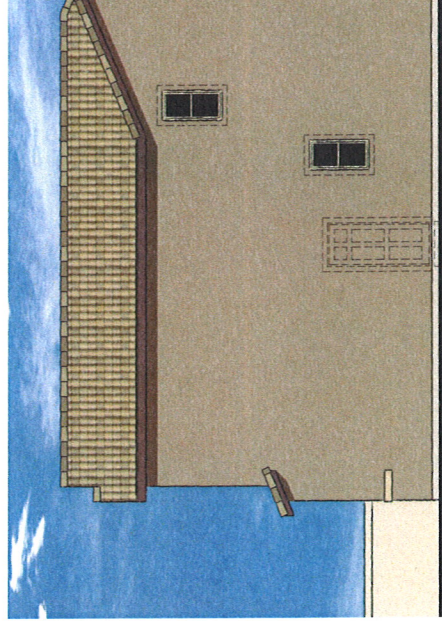
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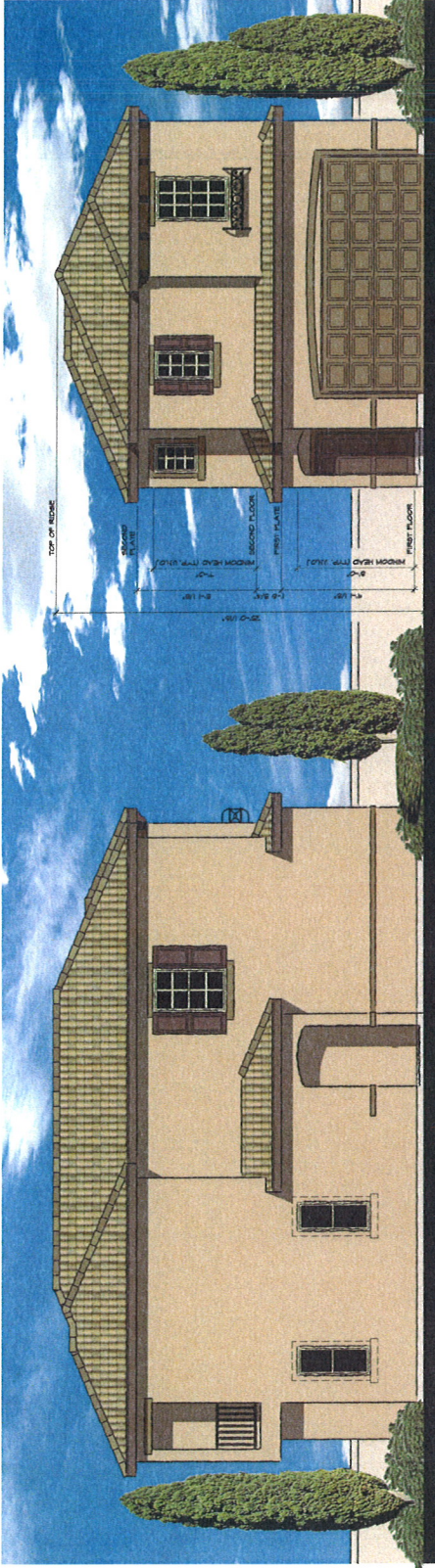
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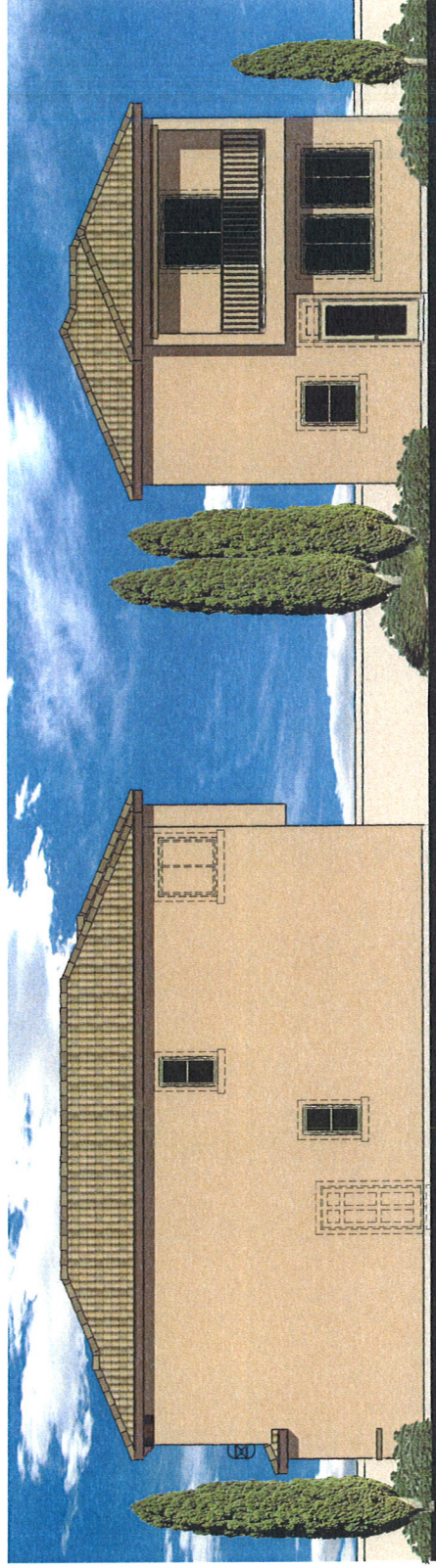


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FRONT ELEVATION 'B'

RIGHT ELEVATION 'B'

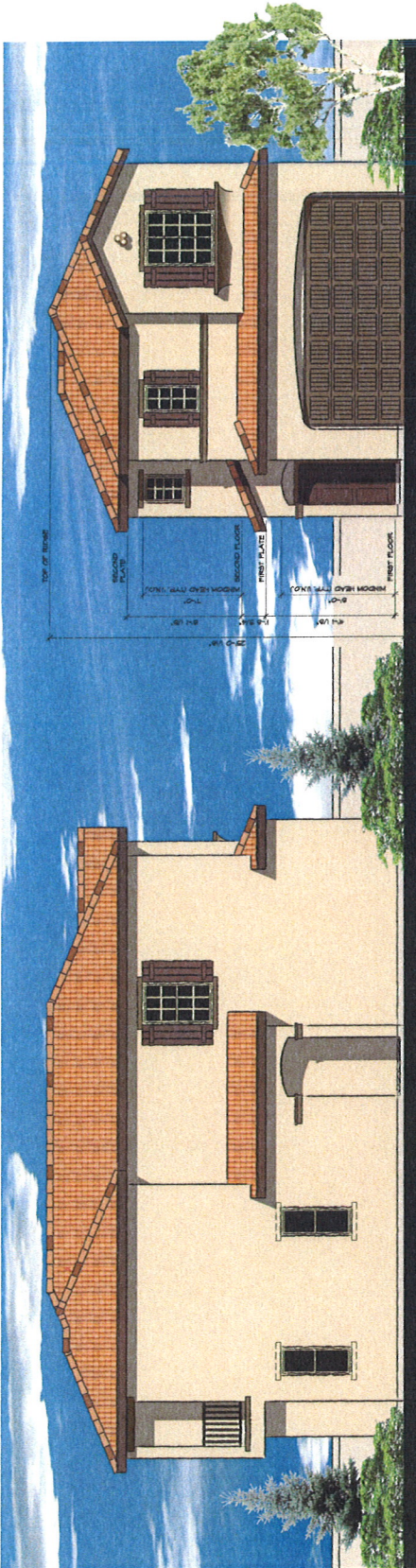


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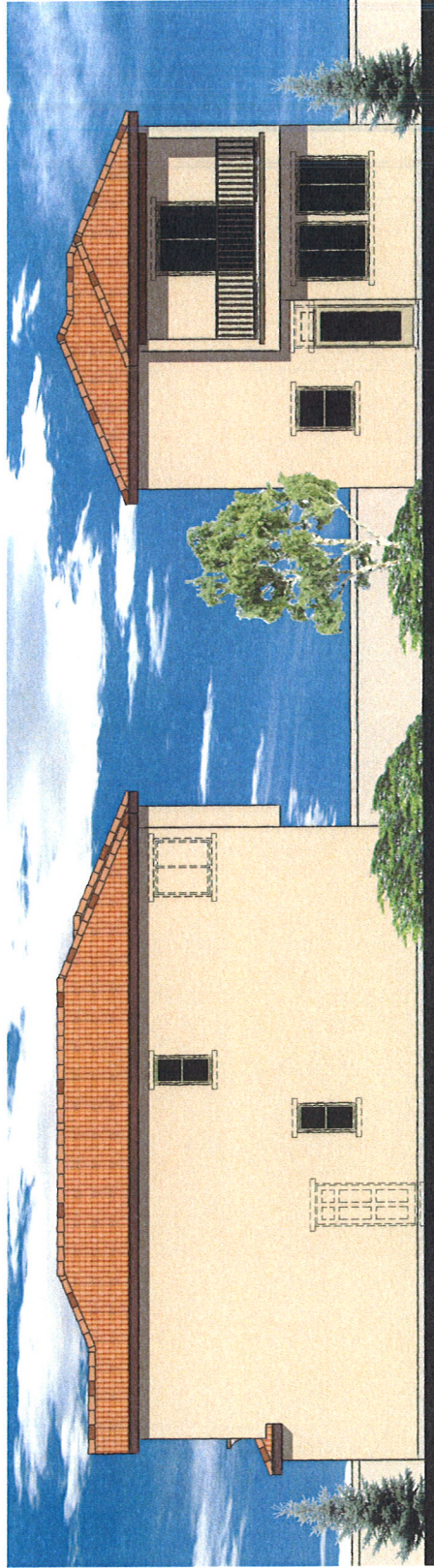
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FRONT ELEVATION 'C'

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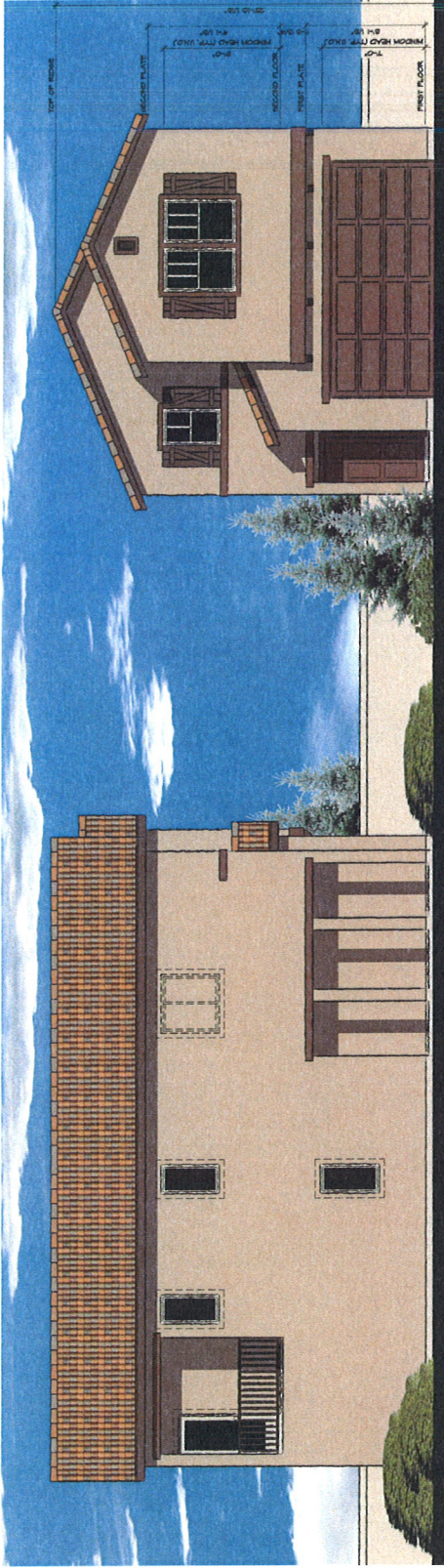


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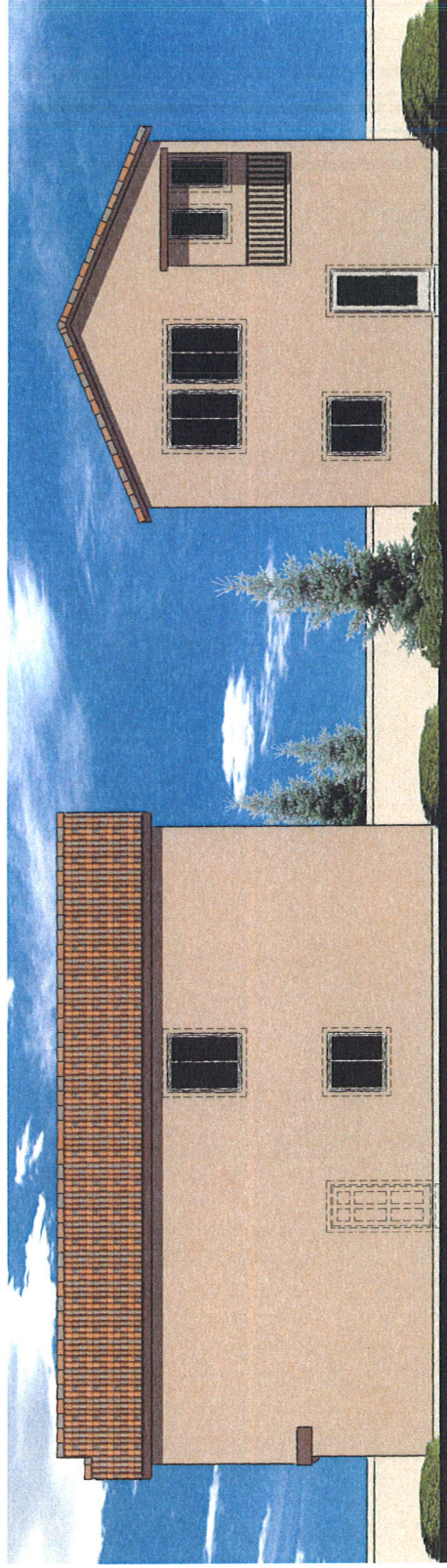
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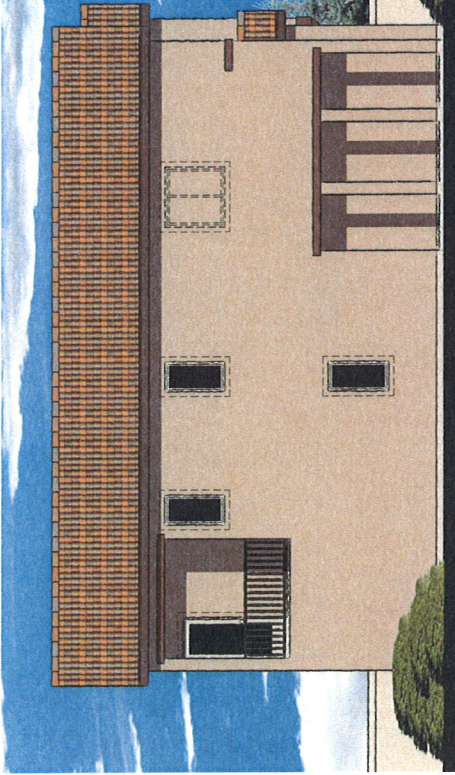
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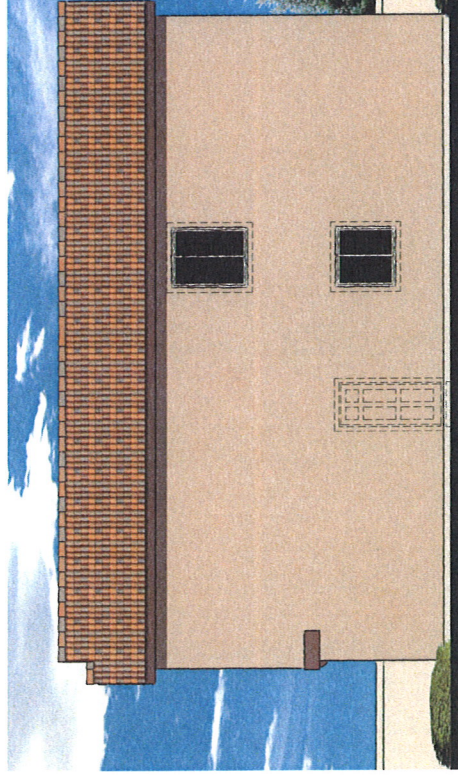
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REAR ELEVATION 'A'



RIGHT ELEVATION 'A'



LEFT ELEVATION 'A'

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DR-39117
AUG 19 2010

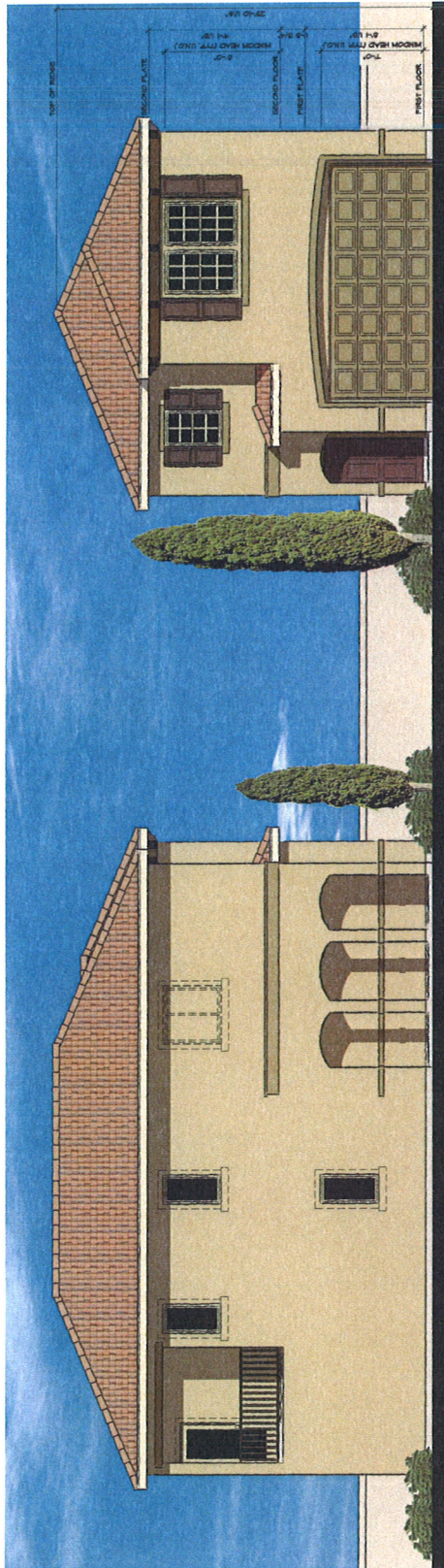
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PLAN 3
1,473 SQ. FT.

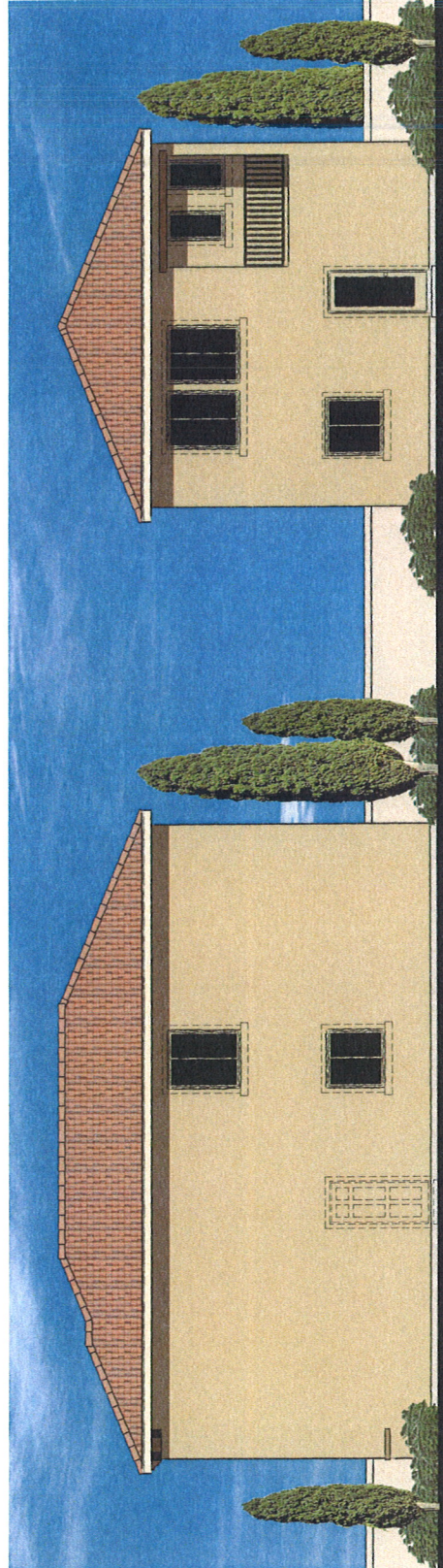
HILLSIDE
LAS VEGAS



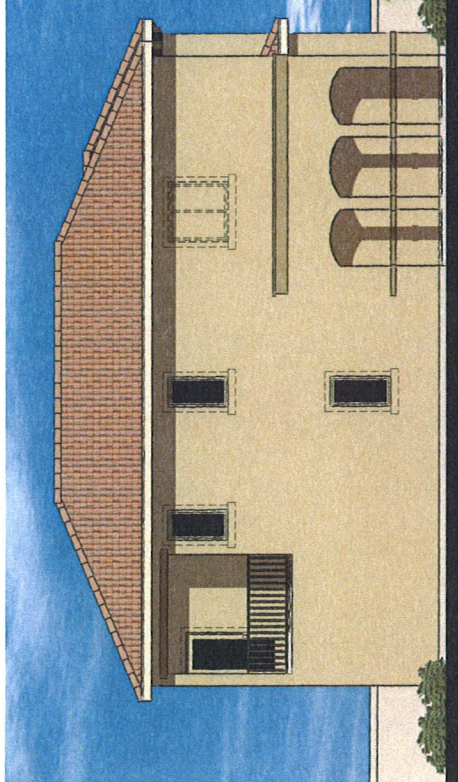
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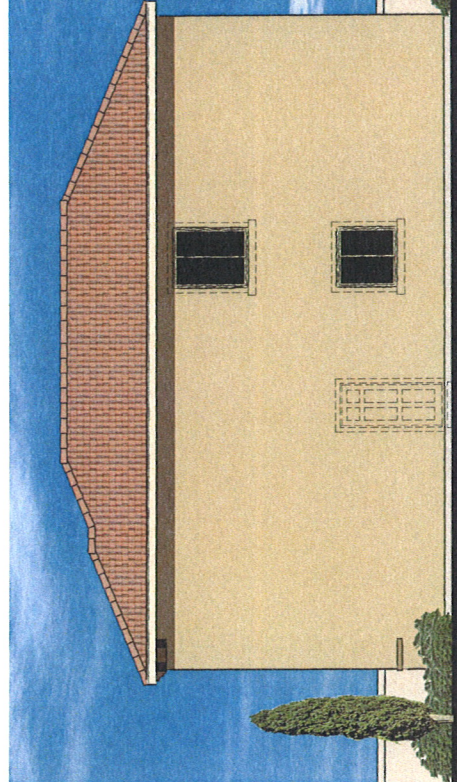
FRONT ELEVATION 'B'



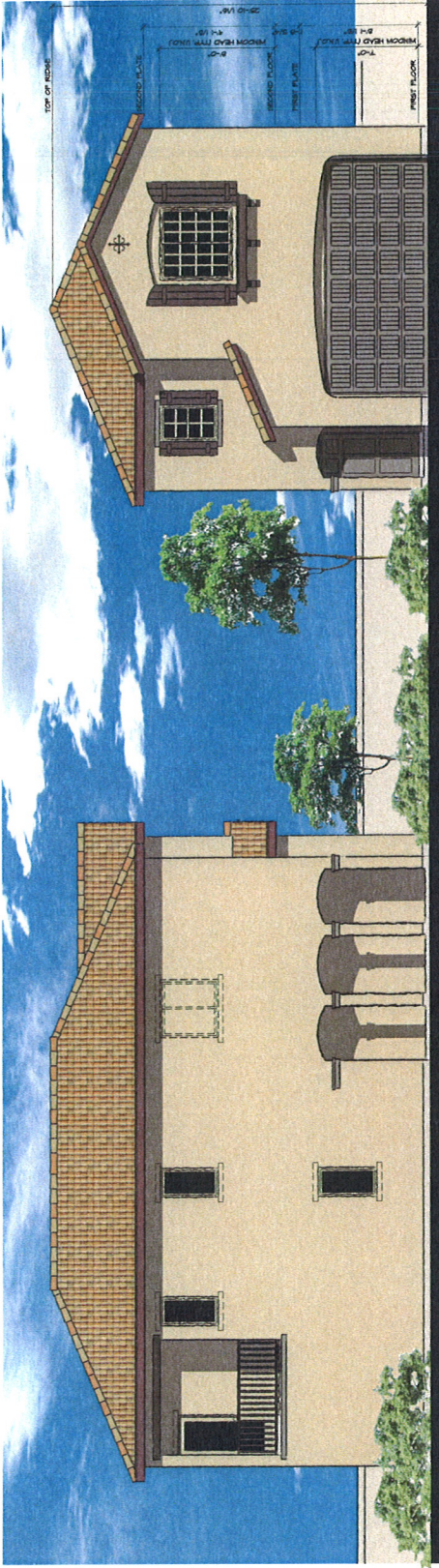
REAR ELEVATION 'B'



RIGHT ELEVATION 'B'



LEFT ELEVATION 'B'



ROOF PLAN 'C'



LEFT ELEVATION 'C'

RECEIVED

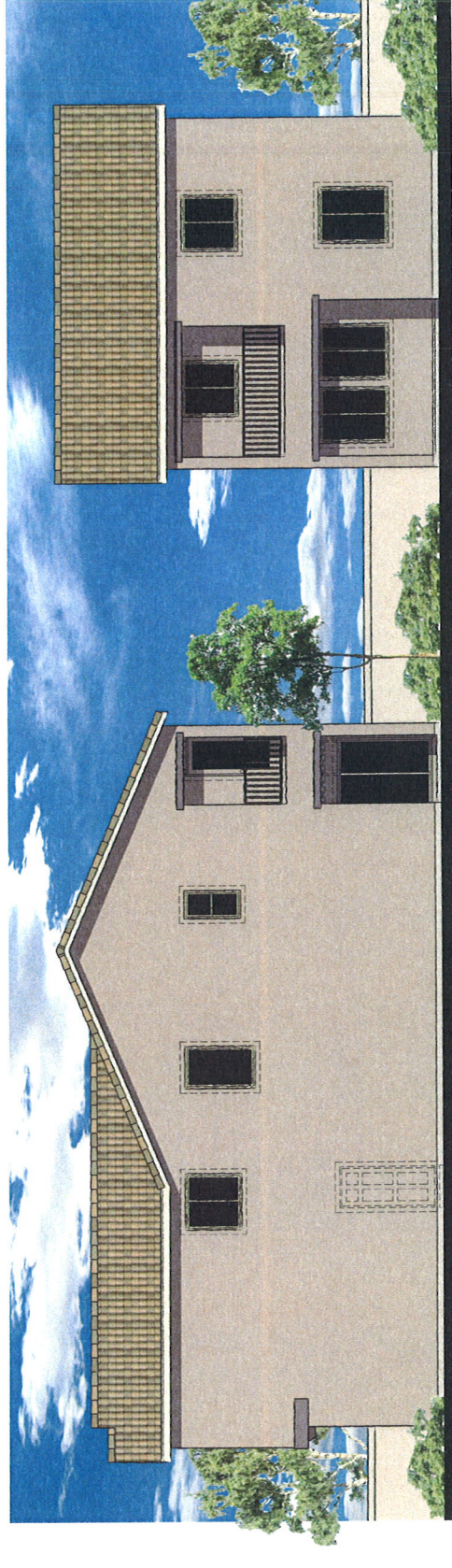
AUG 19 2010

- SDR-39117
REVISED



RIGHT ELEVATION 'A'

FRONT ELEVATION 'A'

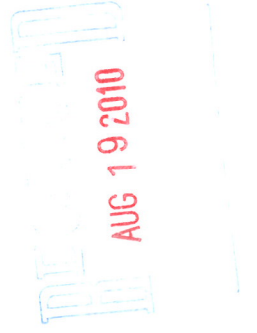


LEFT ELEVATION 'A'

REAR ELEVATION 'A'

SDR-39117
REVISED

AUG 19 2010





Apple Bark
Mansard Trim
Mansard Hip Starter
Mansard Anex 3-Way

1BCCS0431
1MACS0431H
1MICS0431
1M3CS0431



Sandstorm
Mansard Trim

1BCCS0026
1MACS0026H



Desert Sunset

1BCCS6676



Charcoal Brown Blend
Mansard Trim
Mansard Hip Starter
Mansard Apex 3-Way

1BCCS1132
1MACS1132H
1MICS1132
1M3CS1132

RECEIVED
AUG 09 2010

SDR-39117

BODY
7037 Balanced Beige

SCHEME 12

TRIM
7039 Virtual Taupe

FASCIA & FRONT DOOR
6069 French Roast

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SDR-39117

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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AUG 09 2010

SDR-39117

GARAGE DOOR
7008 Alabaster

BODY
2823 Rookwood Clay

SCHEME 10

TRIM
6103 Tea Chest

FASCIA & FRONT DOOR
7735 Palm Leaf

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AUG 09 2010

SDR-39117

GARAGE DOOR
7526 Maison Blanche

BODY
6150 Universal Khaki

SCHEME 9

TRIM
6151 Quiver Tan

FASCIA & FRONT DOOR
7020 Black Fox

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SDR-39117

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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AUG 09 2010

SDR-39117

GARAGE DOOR
6080 Utterly Beige

BODY
6120 Portabello

SCHEME 7

TRIM
6143 Basket Beige

FASCIA & FRONT DOOR
7027 Well Bred Brown

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SDR-39117

GARAGE DOOR
6120 Portabello

BODY
7539 Cork Wedge

SCHEME 6

TRIM
6102 Portabello

FASCIA & FRONT DOOR
6013 Bitter Chocolate

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AUG 09 2010

SDR-39117

GARAGE DOOR
7539 Cork Wedge

BODY
6158 Sawdust

SCHEME 5

TRIM
6143 Basket Beige

FASCIA & FRONT DOOR
6160 Best Bronze

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AUG 09 2010

SDR-39117

GARAGE DOOR
6158 Sawdust

BODY
7513 Sanderling

SCHEME 4

TRIM
7556 Crème

**FASCIA, FRONT DOOR
& SHUTTERS**
2848 Roycroft Pewter

RECEIVED
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SDR-39117

GARAGE DOOR
7032 Warm Stone

BODY
6101 Sands of Time

SCHEME 3

TRIM
6105 Divine White

**FASCIA, FRONT DOOR
& SHUTTERS**
6083 Sable

RECEIVED
AUG 09 2010

SDR-39117

GARAGE DOOR
6102 Portabello

BODY
6133 Muslin

SCHEME 2

TRIM
7008 Alabaster

**FASCIA, FRONT DOOR
& SHUTTERS**
7705 Wheat Penny

RECEIVED
AUG 09 2010

SDR-39117

GARAGE DOOR
6150 Universal Khaki

BODY
6120 Believable Buff

SCHEME 1

TRIM
7011 Natural Choice

FASCIA, FRONT DOOR & SHUTTERS
6090 Java

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AUG 09 2010

SDR-39117

GARAGE DOOR
6122 Camelback

T ☐ THOMASON
C ☐ CONSULTING
E ☐ ENGINEERS

August 19, 2010

City of Las Vegas
Planning & Development
731 S. 4th Street
Las Vegas, NV 89101

Reference: Alexander - 215
Major Amendment to Site Development Review
APN #137-12-114-001-077;122-126;158-304;310-371

On behalf of Richmond American Homes, we respectfully request your consideration of the attached Major Amendment to the Site Development Review doe Alexander-215.

Location:

The proposed site is located on Alexander Road and I-215 within Section 12, Township 20 South, Range 59 East.

Request:

At this time we are requesting the approval of a Major Amendment to a Site Development Review application to update the existing SDR for the Alexander-215 project (SDR-8635). Richmond American Homes is contemplating the purchase of the remaining lots in the Alexander-215 subdivision and would like to offer different architectural house plans in the place of those originally approved with SDR-8635 and reduce the front setbacks of those originally approved with SDR-8635.

Richmond American Homes proposes **A)** to offer different architectural house plans, **B)** to reduce the front setback from the approved 10' setback to a 5' setback and **C)** to reduce the existing garage setback from the approved 18' setback to a distance of 6', 8', or 18'+ depending on the lot and constraints.

Richmond American Homes wants to offer two story house products on the Alexander – 215 project instead of the two and three story house product offered by the previous developer. In order to achieve this more desirable house plan, Richmond American Homes will need a larger foundation footprint than what was required for the existing house plans. Therefore, Richmond American Homes is requesting reduced front setbacks to achieve a two story house with a comparable square footage of a three story house on the same sized lot.

This project has an existing grade change of more than 90 vertical feet from the northwest corner down to the southeast corner of the project. This significant elevation difference resulted in the previously approved design of street slopes reaching 6.0 percent. With the steepness of the street, a 5 foot long

3277 East Warm Springs Road, Suite 400
Las Vegas, Nevada 89120
Phone (702) 932-6125 • Fax (702) 932-6129

SDR-39117
REVISED
AUG 19 2010

driveway would exceed CLV allowed driveway slopes on the downhill side of the driveway if the uphill side of the driveway was to be higher than the adjacent top of curb grade. Therefore TCE is requesting garage setbacks of 6', 8', or 18'+ dependent on the slope of the existing street to maintain CLV approvable driveway slopes. These driveway lengths will also keep the distance between the house finish floor and the garage finish floor under two feet which is preferable to prospective home buyers. The following table breaks down the number of lots that would be requested for each driveway length.

PROPOSED GARAGE SETBACK	MAXIMUM STREET SLOPE	NUMBER OF LOTS WITH 3' SIDEWALK	NUMBER OF LOTS WITHOUT 3' SIDEWALK	TOTAL NUMBER OF LOTS
6 FEET	4.50%	65	102	167
8 FEET	6.00%	32	92	124

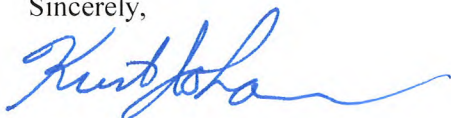
As shown in the table above, only 32 of the 291 lots would have a garage setback of 8' adjacent to a sidewalk producing an effective driveway length of 11' with the added 3' sidewalk.

The proposed garage setback distances are based upon the perpendicular distance from the face of the garage to the front property line (back of curb or sidewalk if it exists) for linear streets and from the nearest garage corner to the front property line on curvilinear streets. Due to the curvilinear street design of this project the actual driveway lengths may exceed the proposed garage setbacks based upon the angle at which the driveway intersects the front property line. The exact driveway length for each lot can not be determined until the plot plan stage of the project when the final driveway design is completed based upon the architectural house plan chosen for that lot.

This request for a Major Amendment to the SDR is similar to the previously approved Review of Condition for this project (ROC-10964) which was approved to allow a 5' front house setback and a 6' garage setback. Approval of this Major Amendment will allow Richmond American Homes greater flexibility in designing 2 story floor plan houses to fit on the smaller compact lots of the Alexander – 215 subdivision.

Please place this request for a Major Amendment to the SDR on the next available Planning Commission agenda. If you have any questions or need additional information, please call me at 932-6125.

Sincerely,



Kurt Johansen, P.E
Senior Project Manager

3277 East Warm Springs Road, Suite 400
Las Vegas, Nevada 89120
Phone (702) 932-6125 • Fax (702) 932-6129

SDR-39117
REVISED

August 6, 2010

City of Las Vegas
Planning and Development
731 South 4th Street
Las Vegas, NV 89101-6706

RE: Alexander/215 (Hillside) Project

Dear Sir or Madam,

I am writing this letter on behalf of the Homeowner's Association for Hillside in full support of Richmond American's plans. In summary, we are excited about the prospects of a homebuilder starting construction and support their application to the planning commission; very few of us want to live in a half-built community.

We had a Homeowners Association meeting on August 5, 2010 to review and discuss Richmond American's plans to build at Hillside. In addition to residents of Hillside, in attendance were Brian Walsh from Richmond American homes and Council Liaison Anthony Ruggiero, who was there to listen to the questions and concerns of the residents.

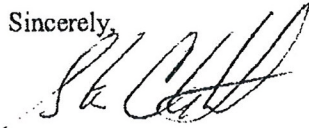
Brian Walsh made a presentation to the homeowners to discuss the product that they intend to build on the Hillside lots which included large diagrams and architectural drawings, and also discussed the setback variance for the driveways that they need so that they can fit their homes to the lots. None of our residents raised any concerns about five to eight foot driveways; most of the questions were whether the new product would blend in somewhat with the older homes, and what the new color scheme would look like so that as a whole the community looked nice. There were also questions about the location of the model homes and phasing of the community. The residents expressed a desire for two-story homes and said that they did not want any additional three story homes because it would potentially block their views. Views are a very important part of why many Hillside homeowners choose to live here, and have a significant impact on home values. Because the five to eight foot driveway variance would obviate the need for three story homes on a number of the lots, there is additional support for the driveway variance which will allow Richmond American to do two story homes on all their lots and preserve more views for the existing homeowners.

A motion was made to support Richmond American and its application to the planning commission for the variance on driveway lengths to allow Richmond to fit its product to the lots, and the motion was passed.

Please do not hesitate to contact me should you have any questions.

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SPR-39117 A
182

Sincerely,



Steve Christal
Board of Directors
Hillside HOA

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AUG 09 2010

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 23, 2010

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

DIR-39288 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Update on Long Range Planning Items. Staff has NO RECOMMENDATION.

NO ACTION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

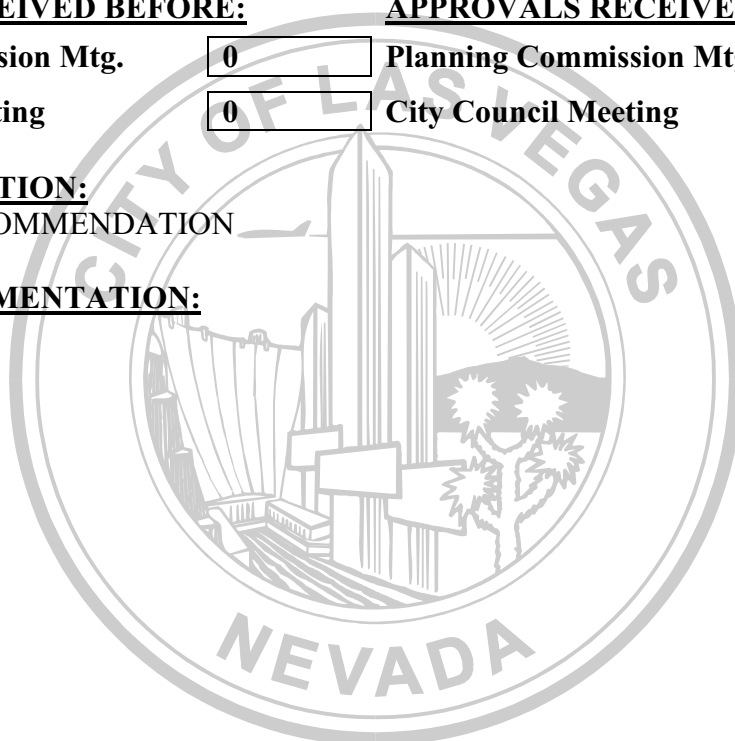
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RECOMMENDATION:

Staff has NO RECOMMENDATION

BACKUP DOCUMENTATION:

NONE



AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 23, 2010

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

TXT-39217 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion and possible action to amend Table 2 of Title 19.04 and Title 19.20 to establish regulations, applicable zoning districts, and definition for the Auto Sales Showroom use.

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

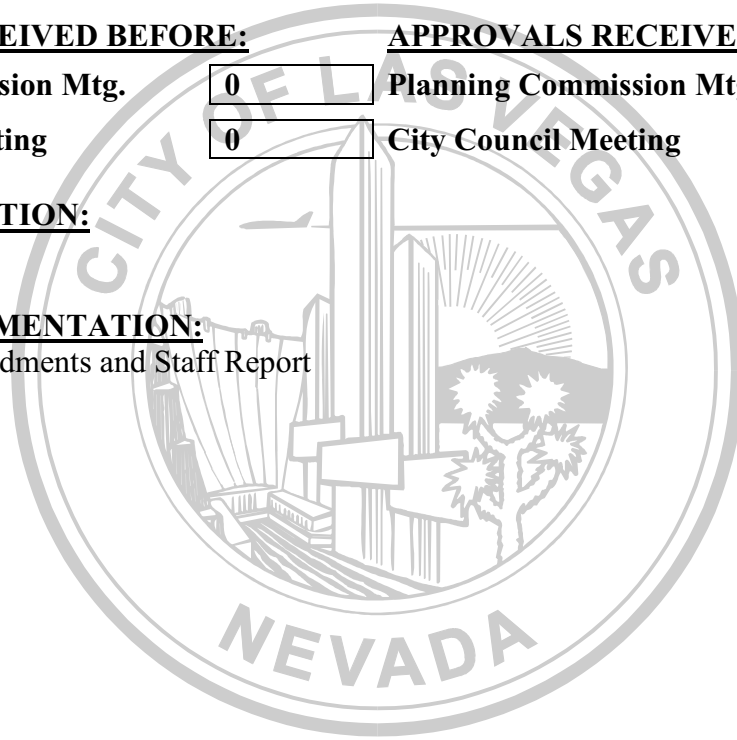
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RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

1. Proposed Amendments and Staff Report



AGENDA SUMMARY PAGE

PLANNING COMMISSION MEETING OF SEPTEMBER 23, 2010

DEPARTMENT: PLANNING AND DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

SUBJECT:

CITIZENS PARTICIPATION: PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS WITHIN THE JURISDICTION OF THE PLANNING COMMISSION. NO SUBJECT MAY BE ACTED UPON BY THE PLANNING COMMISSION UNLESS THAT SUBJECT IS ON THE AGENDA AND IS SCHEDULED FOR ACTION. IF YOU WISH TO BE HEARD, COME TO THE PODIUM AND GIVE YOUR NAME FOR THE RECORD. THE AMOUNT OF DISCUSSION ON ANY SINGLE SUBJECT, AS WELL AS THE AMOUNT OF TIME ANY SINGLE SPEAKER IS ALLOWED, MAY BE LIMITED

