



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.

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.

6. 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).
7. 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).
8. 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).
9. 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 37-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).
10. WVR-39089 - WAIVER - PUBLIC HEARING - APPLICANT/OWNER: KB HOME NEVADA, INC. - Request for a Waiver of Title 18.12 TO ALLOW AN INTERNAL INTERSECTION OFFSET OF 115 FEET WHERE 125 FEET IS REQUIRED AND 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).
11. TMP-39088 - TENTATIVE MAP - CLIFF'S EDGE PODS 201 AND 203 UNIT 5 - APPLICANT/OWNER: KB HOME NEVADA, INC. - Request for a Tentative Map FOR A 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).
12. 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).
13. 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).

14. RQR-39215 - REQUIRED THREE YEAR REVIEW - PUBLIC HEARING - APPLICANT: LAMAR CENTRAL OUTDOOR, LLC - OWNER: 7-ELEVEN, INC. - Request 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).
15. 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 and 007), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson).
16. 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 IN A FORMER RESTAURANT 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).
17. VAC-39018 - VACATION - PUBLIC HEARING - APPLICANT: PARDEE HOMES OF NEVADA, INC. - OWNER: HOF FINANCIAL I, LLC - 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).

PUBLIC HEARING ITEMS

21. 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).
22. ABEYANCE - SUP-38909 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: DURANGO MARKET - OWNER: MNLK, LLC - Request for a Special Use Permit FOR A PACKAGE LIQUOR OFF-SALE ESTABLISHMENT USE WITHIN AN EXISTING 2,326 SQUARE-FOOT GENERAL RETAIL STORE at 6955 North Durango Drive, Suite #1114 (APNs 125-20-215-269 and 270), T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross). Staff recommends APPROVAL.
23. VAR-39068 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ROXANNE SHERIDAN - Request for a Variance TO ALLOW A ZERO-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 5-STORY, 96-FOOT TALL, 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. 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).
34. 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).
35. 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 (10 Gaming Devices) WITHIN AN EXISTING 6,440 SQUARE-FOOT GENERAL RETAIL STORE at 542 South Decatur Boulevard (APN 138-36-701-018), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).
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-39146 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: GREAT WASH PARK, LLC - Request for a Special Use Permit FOR A LIQUOR ESTABLISHMENT (TAVERN) WITHIN A 28.69-ACRE MIXED USE DEVELOPMENT 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 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).
38. SUP-39219 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: OPPORTUNITY VILLAGE - OWNER: AFTON MEADOWS, LLC - Request for a Special Use Permit FOR A PROPOSED 25,062 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).
39. SDR-39117 - MAJOR SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: RB HILLSIDE, LLC - Request for a Major Amendment of a previously approved Site Development Plan Review (SDR-8635) TO ADD ALTERNATE MODEL HOME PLANS AND TO ALLOW AN EIGHT-FOOT GARAGE SETBACK WHERE SIX FEET OR LESS OR 18 FEET OR GREATER 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 [ML (Medium Low Density Residential) Lone Mountain West Special Land Use Designation], Ward 4 (Anthony).

DIRECTOR'S BUSINESS:

40. DIR-39288 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Update on Long Range Planning Items.

41. 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.
42. DIR-39291 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Presentation of the proposed Unified Development Code (UDC) chapters related to General Provisions, Permitted Uses, Nonconforming Uses and Structures and Definitions and Measures, All Wards.

CITIZENS PARTICIPATION:

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

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

DEPARTMENT: PLANNING AND DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

SUBJECT:

CALL TO ORDER



AGENDA SUMMARY PAGE

PLANNING COMMISSION MEETING OF: SEPTEMBER 23, 2010

DEPARTMENT: PLANNING AND DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

SUBJECT:

ANNOUNCEMENT: COMPLIANCE WITH OPEN MEETING LAW



AGENDA SUMMARY PAGE

PLANNING COMMISSION MEETING OF SEPTEMBER 23, 2010

DEPARTMENT: PLANNING AND DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

SUBJECT:

ROLL CALL



AGENDA SUMMARY PAGE

PLANNING COMMISSION MEETING OF SEPTEMBER 23, 2010

DEPARTMENT: PLANNING AND DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

SUBJECT:

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



AGENDA SUMMARY PAGE

PLANNING COMMISSION MEETING OF: SEPTEMBER 23, 2010

DEPARTMENT: PLANNING AND DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ **Consent** ☒ **Discussion**

SUBJECT:

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



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

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

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). Staff recommends APPROVAL.

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

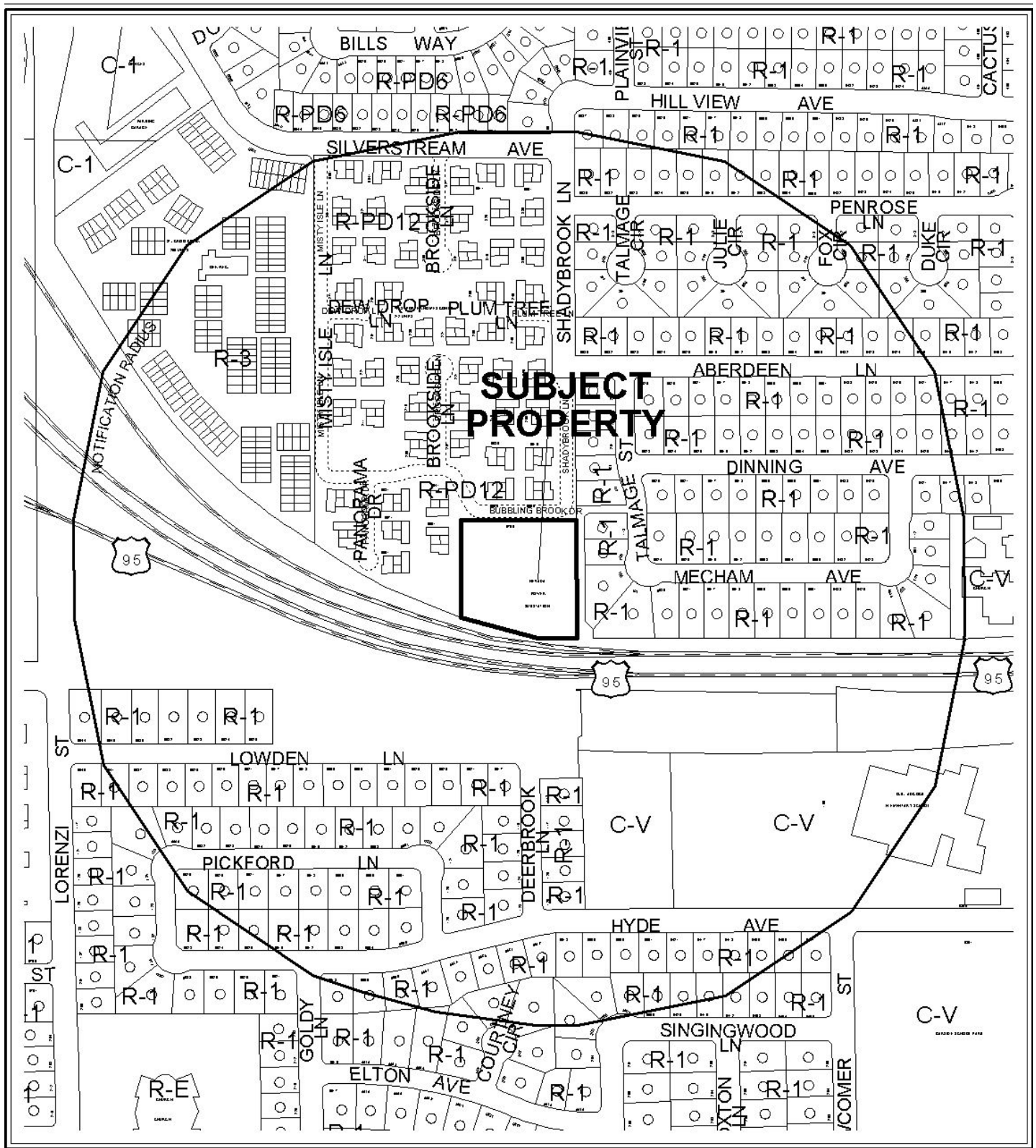
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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

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



CASE: ZON-38968

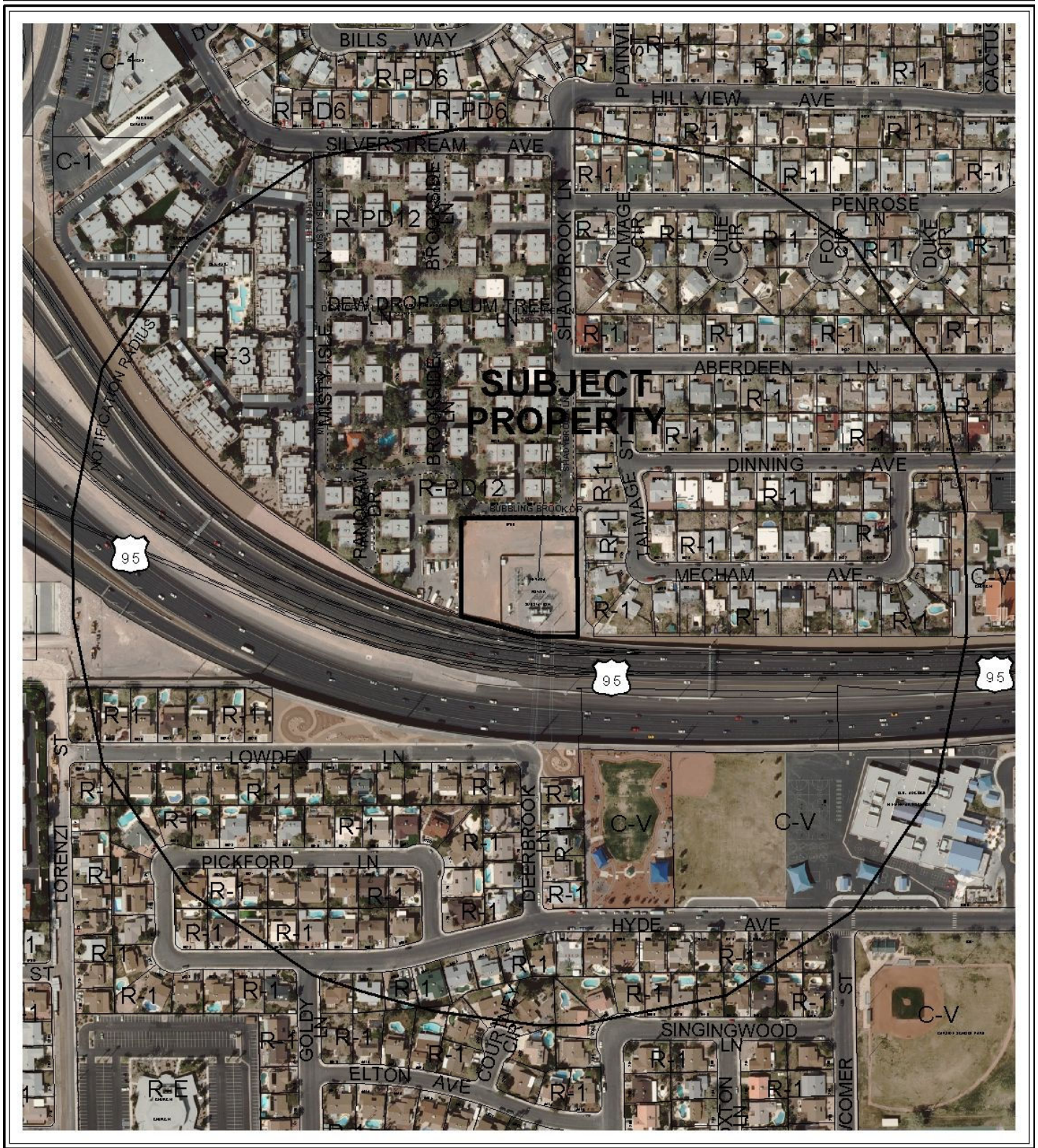
RADIUS: 1000 FT

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: _____

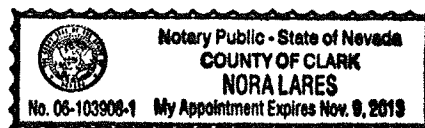
Signature of ~~Property Owner~~ ^{AUTHORIZED AGENT} Andrew P. Reed

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.

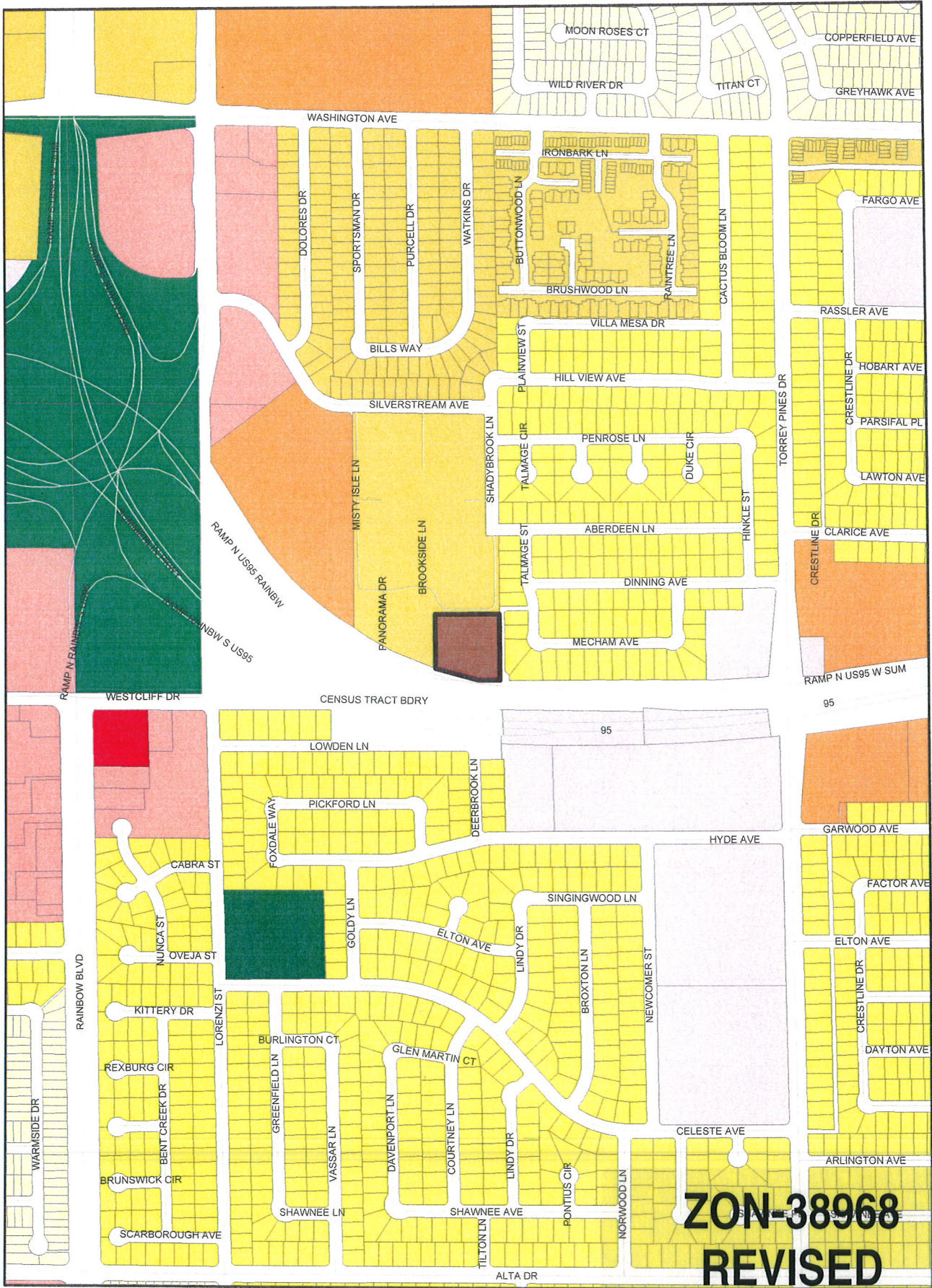
Nora Lares

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>

ZON - 38968



ZON-38968
REVISED

ZONING

ZONING

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

 Subject Parcel City Limits ROI Zoning

FROM R-4 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-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). Staff recommends APPROVAL.

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

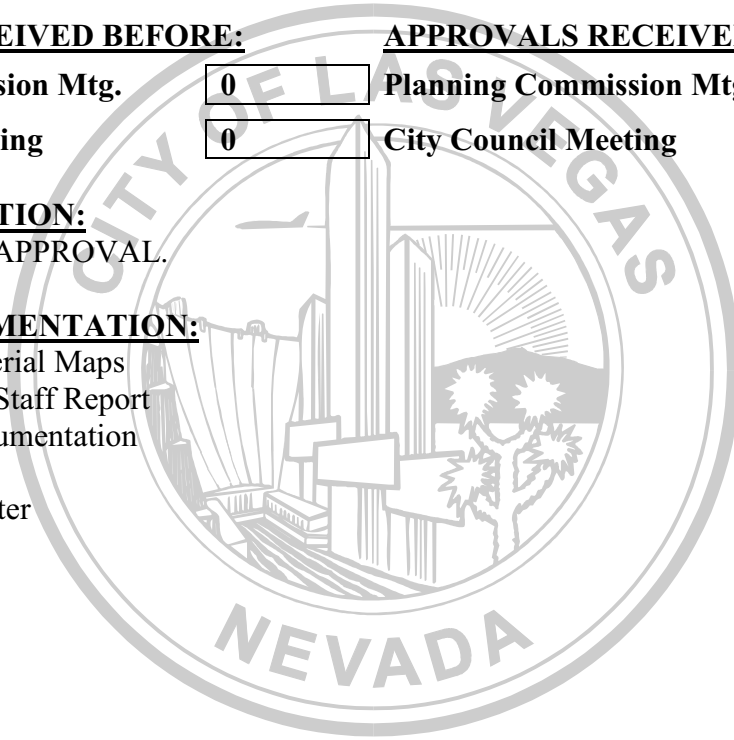
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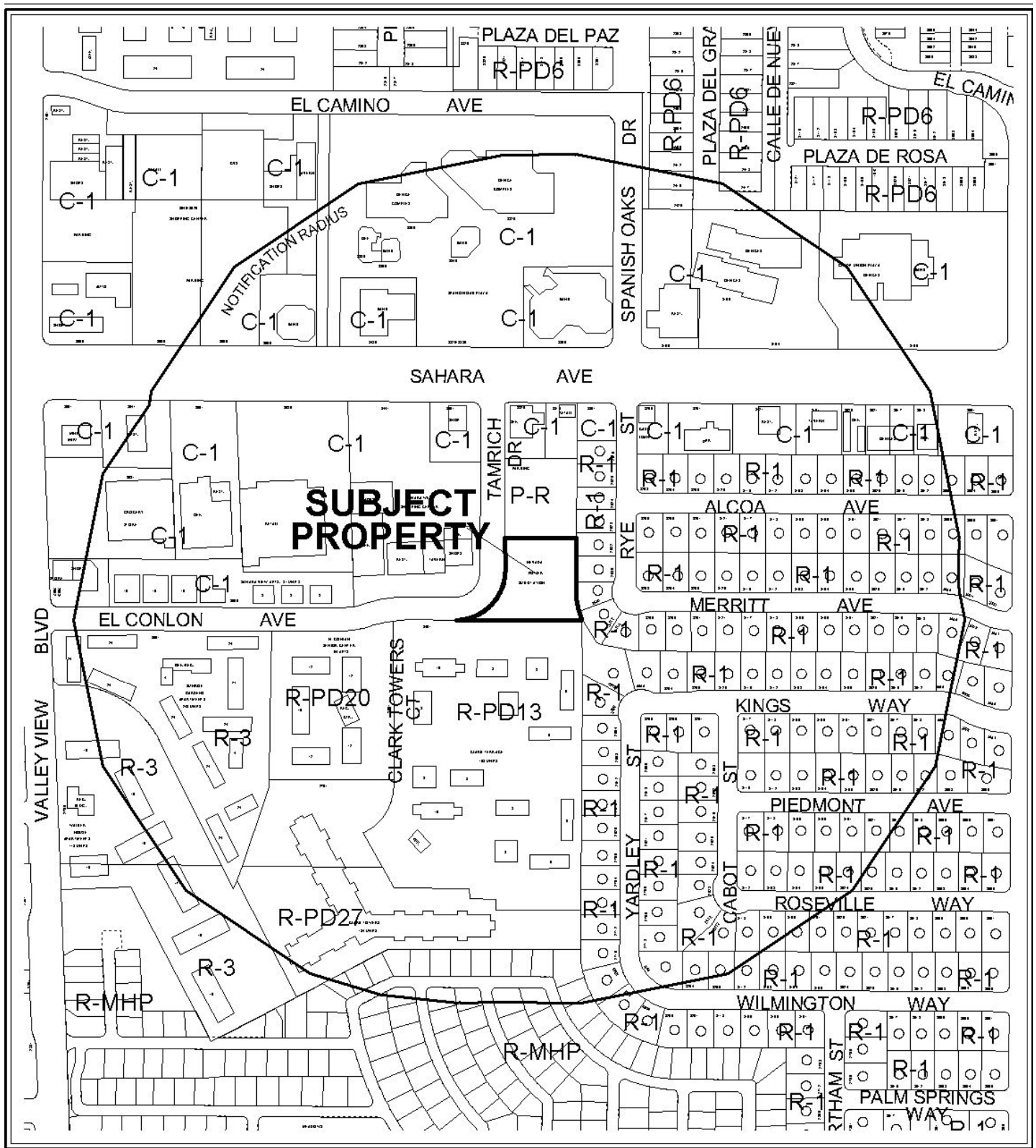
RECOMMENDATION:

Staff recommends APPROVAL.

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)

0 300 600 Feet





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: _____

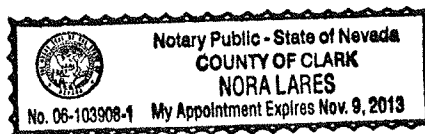
AUTHORIZED AGENT
Signature of ~~Property Owner~~:

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

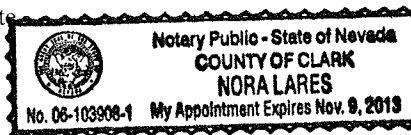
Subscribed and sworn before me

This 27TH day of July, 20 10.

Nora Lares

Notary Public in and for said County and State

Revised 10/27/08



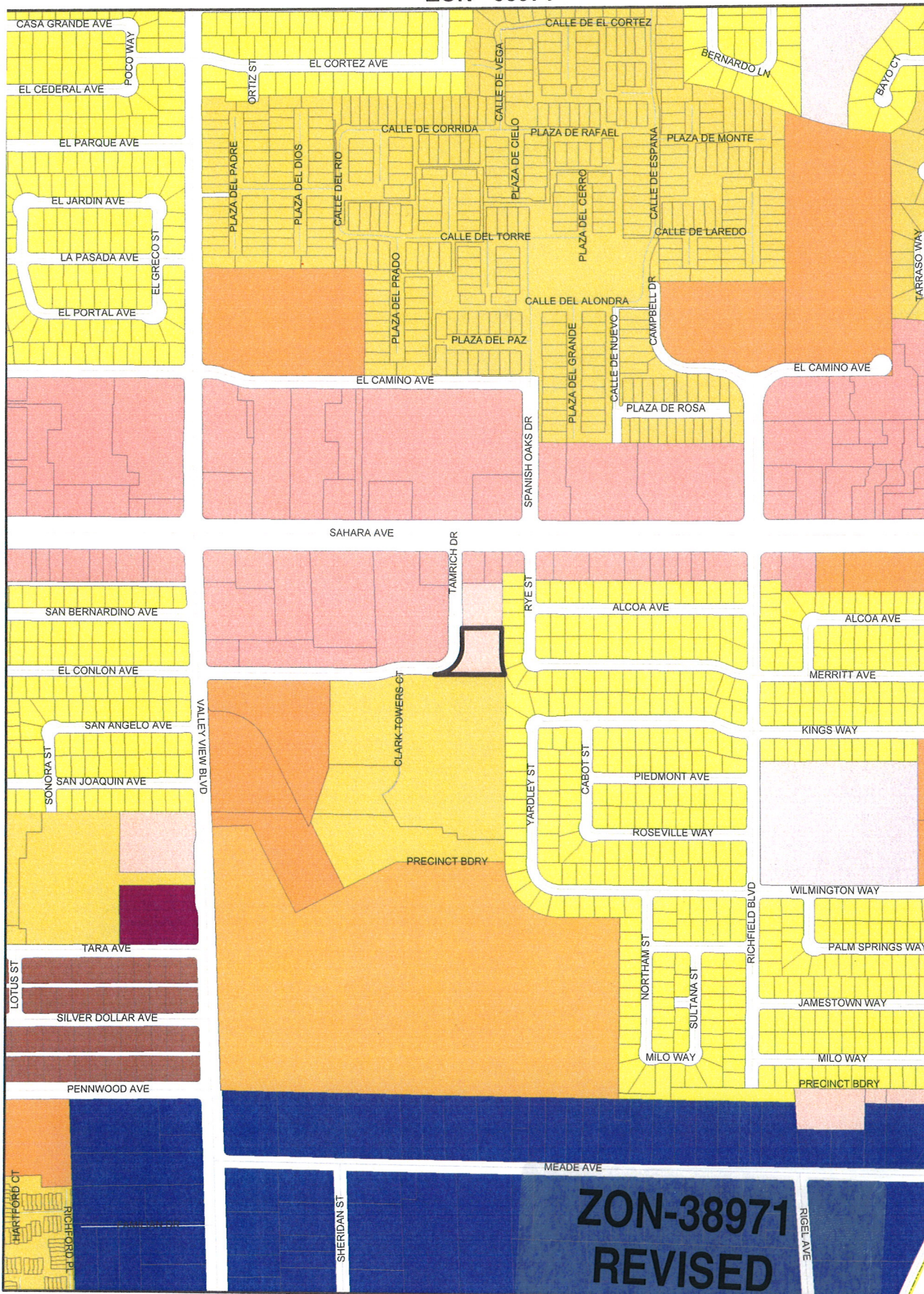
FOR DEPARTMENT USE ONLY

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**



ZONING

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

- Subject Parcel
- City Limits
- ROI Zoning

FROM P-R TO C-V

JUL 29 2010



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



Printed: August 16, 2010

PLANNING &
DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

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

www.lasvegasnevada.gov

July 27, 2010

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

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

Dear Mr. Gebeke:

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

Sincerely,

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

AR:nl

Mayor
Oscar B. Goodman

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



07101-001-06-09

ZON-38971

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

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

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

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

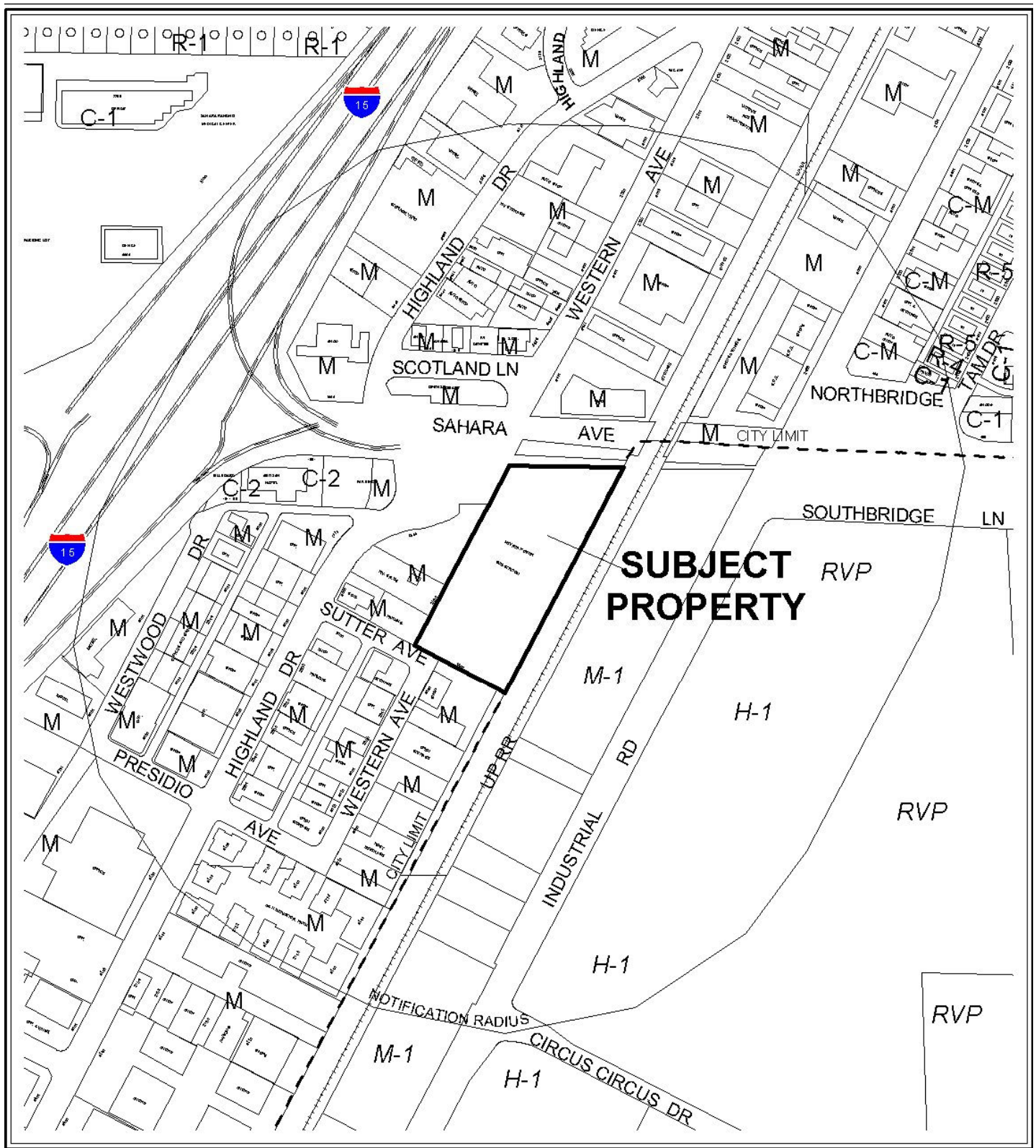
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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

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



CASE: **ZON-38978**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

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

0 300 600 Feet





CASE: **ZON-38978**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

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

0 300 600 Feet





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: NV Energy

Name of Applicant: City of Las Vegas

Name of Representative: Andy Reed

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

AUTHORIZED AGENT
Signature of Property Owner: _____

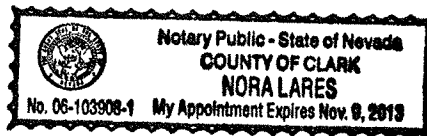
Andrew P. Reed

Print Name: Andrew P. Reed

Subscribed and sworn before me

This 27TH day of July, 2010

Nora Lares
Notary Public in and for said County and State



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

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

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

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

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

AUTHORIZED AGENT

Property Owner Signature* 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

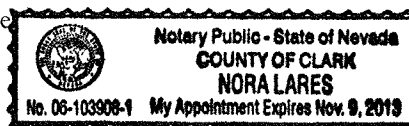
This 27TH day of July, 2010.

Nora Lares

Notary Public in and for said County and State

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>Andy Reed</u>



ZON - 38978



JUL 29 2010

ZONING

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

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 37-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). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 10/20/10 OR MAY BE 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

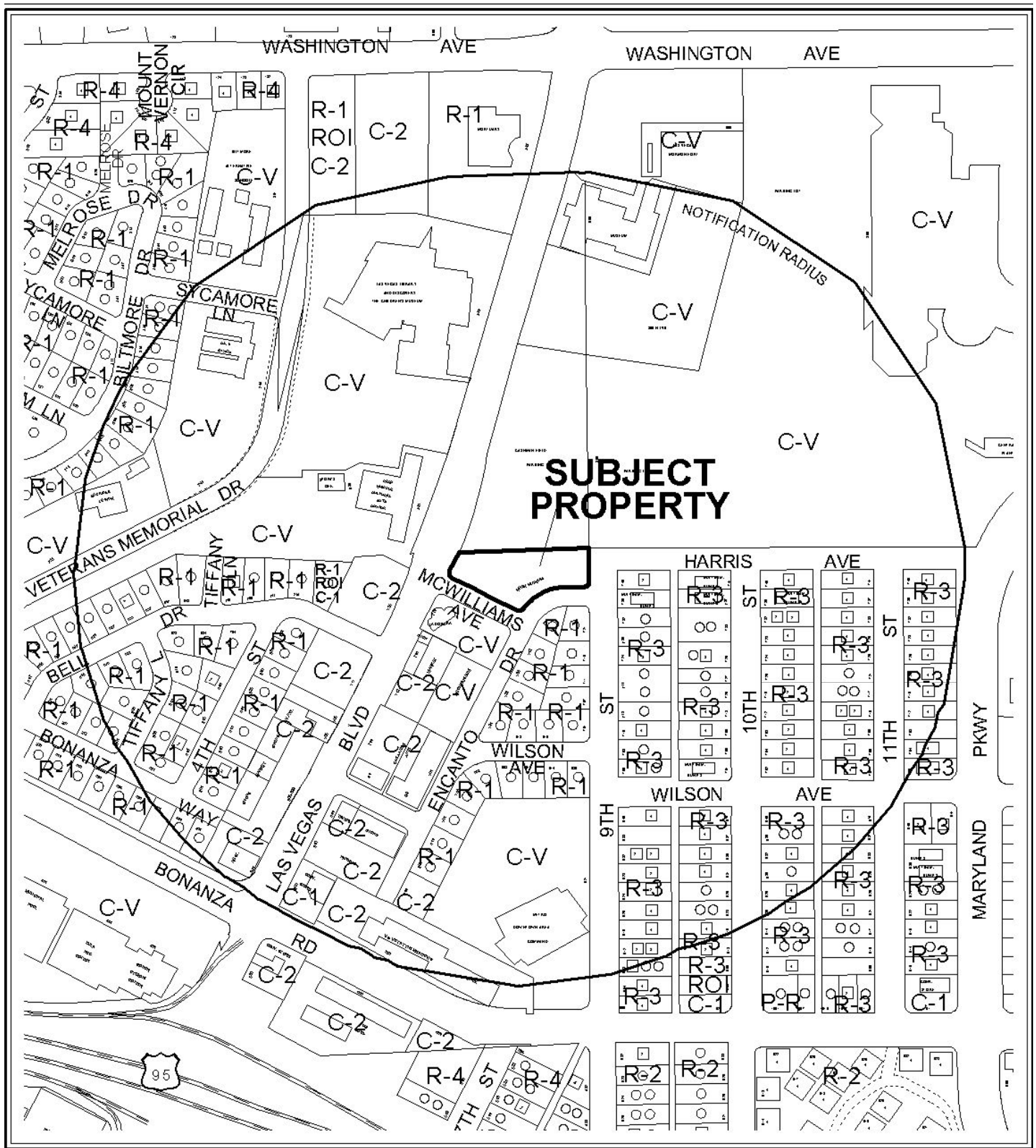
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RECOMMENDATION:

Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:

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



CASE: **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)

0 200 400 Feet





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

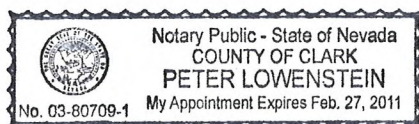
Signature of Property Owner: DJ Rankin

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

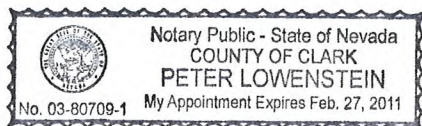
Subscribed and sworn before me

This 19th day of AUGUST, 20 10.

[Signature]

Notary Public in and for said County and State

Revised 10/27/08

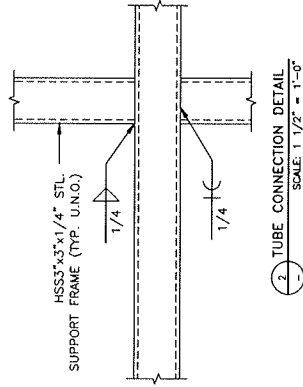


FOR DEPARTMENT USE ONLY

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



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

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

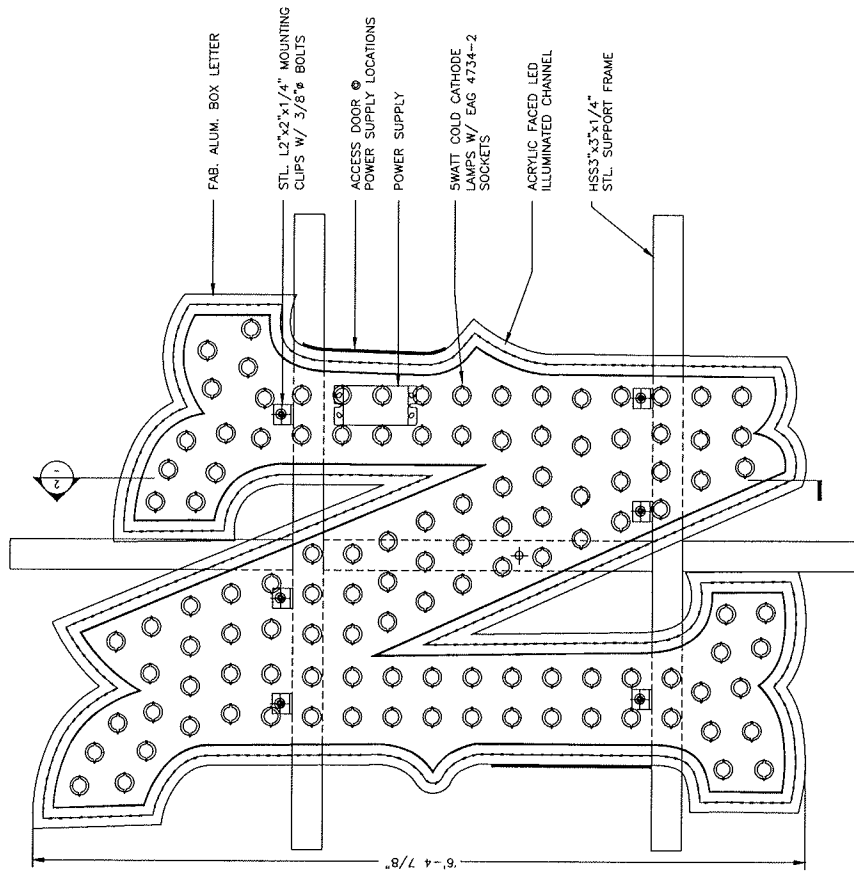
DESIGN NO:	S-050710B	PROJECT MGR:	L. MORGAN
DRAWN BY:	D. DUPREE	DATE:	MAY 11, 2010
JOB NO:		21-04327	

NEON
BONEYARD PARK
CITY OF LAS VEGAS
LAS VEGAS, NV

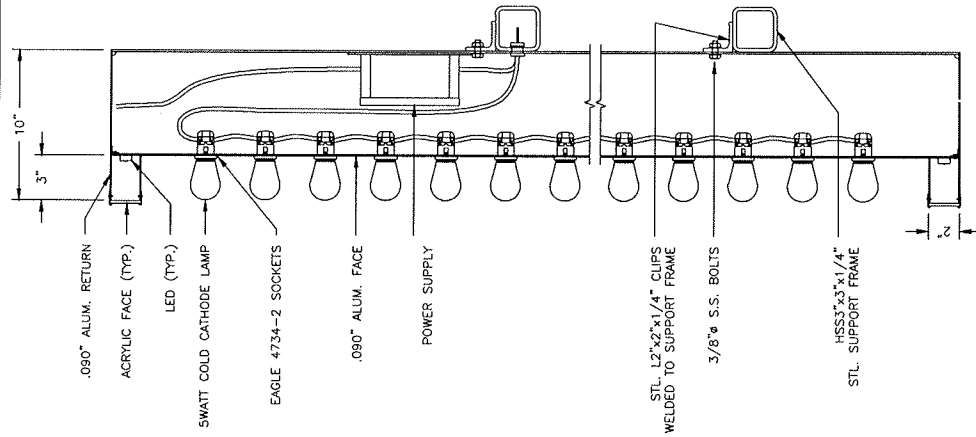
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VAR-39237

AUG 19 2010



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



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

FEDERAL
HEATH
SIGN COMPANY
4602 NORTH AVENUE, OCEANVIEW, 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

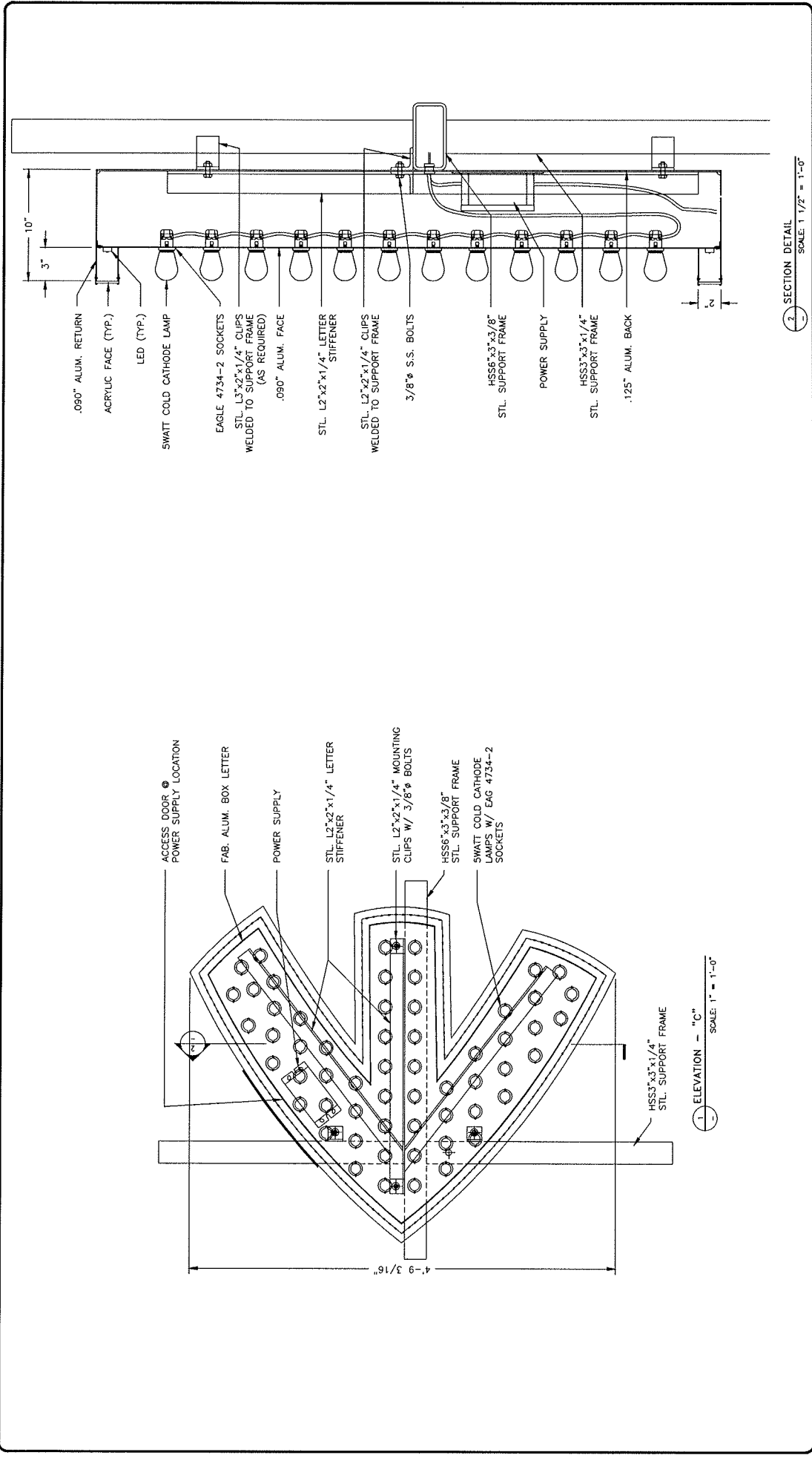
DESIGN NO:	S-050710B	PROJECT MGR:	L. MORGAN
DRAWN BY:	D. DUPREE	DATE:	MAY 11, 2010
JOB NO:	21-04327		

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

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

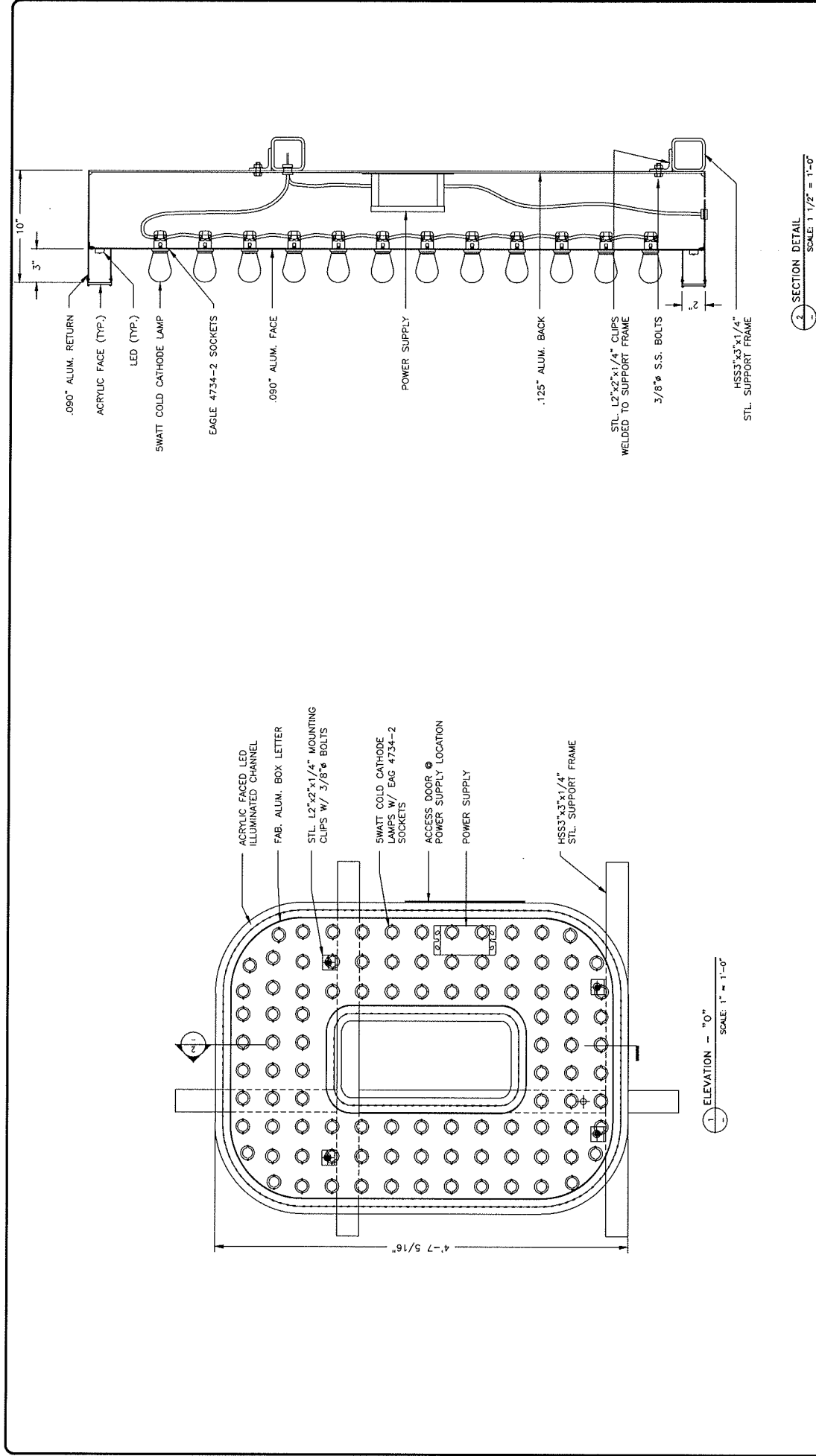
SHEET NO: S-5
 OF: 14

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
HEATH
SIGN COMPANY
4602 NORTH AVENUE, OCEANSIDE, CA 92056
(760) 841-0715

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REVISIONS

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

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

NEON
BONEYARD PARK
CITY OF LAS VEGAS
LAS VEGAS, NV

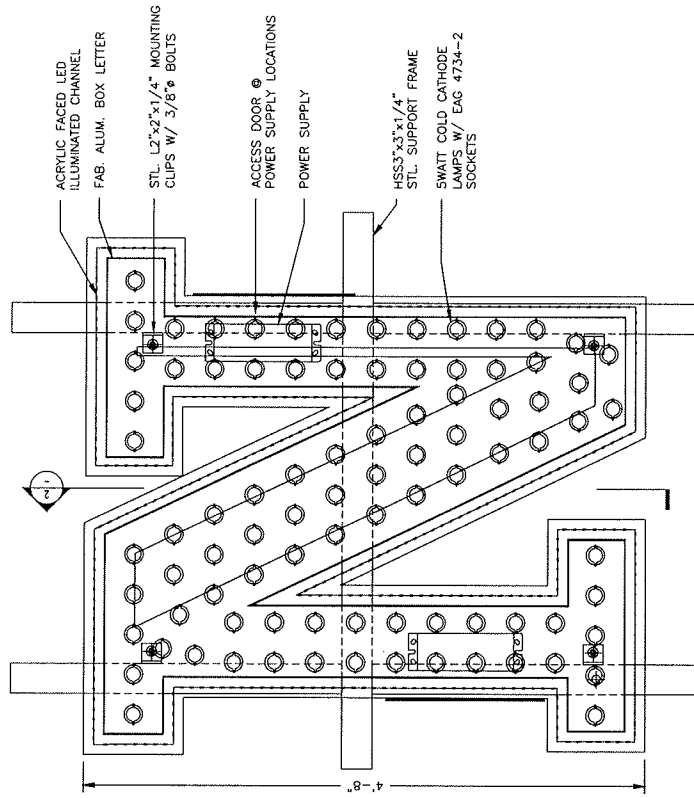
DATE: 8/19/2010
 BY: PH
 PH

SHEET NO. S-6
 OF: 14

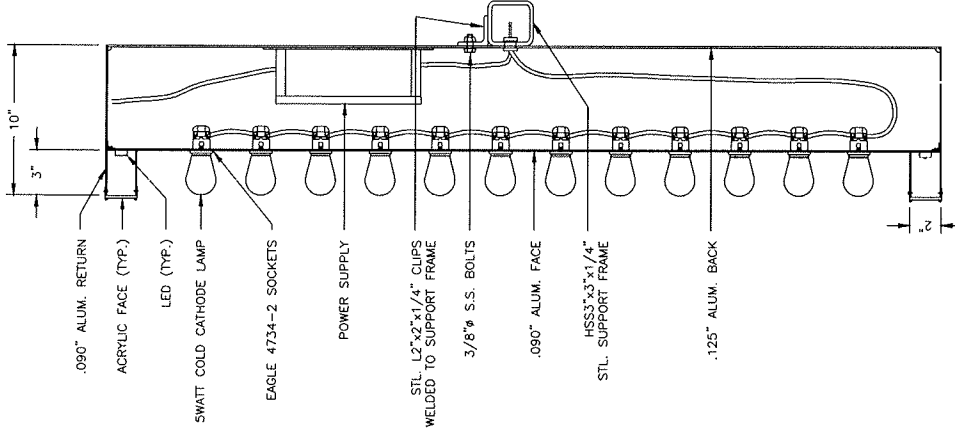
AUG 19 2010

VAR-39237

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



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



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

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

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

NEON BONEYARD PARK
CITY OF LAS VEGAS
LAS VEGAS, NV

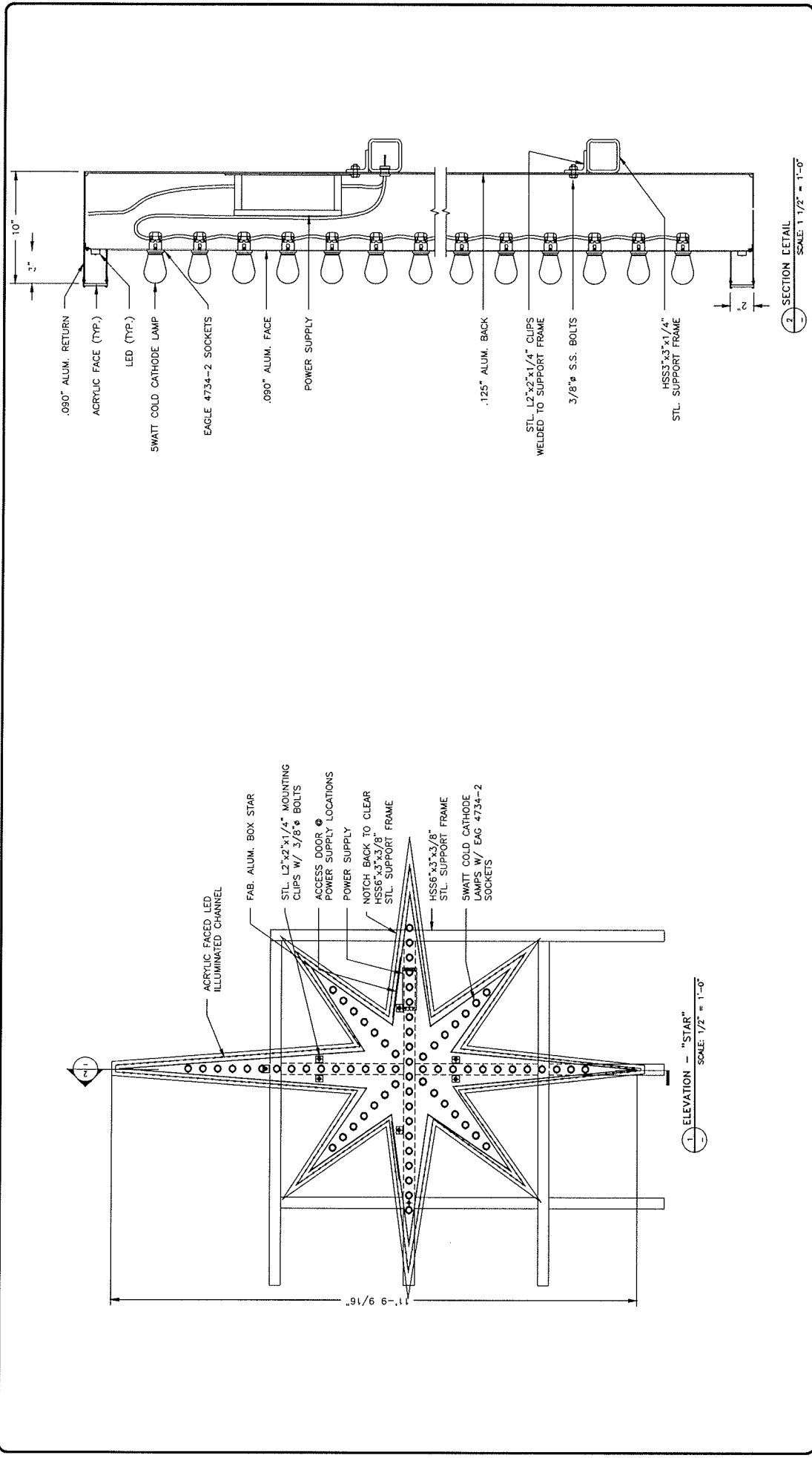
DESIGN NO.: S-350710B
PROJECT MGR.: L. MORGAN
DRAWN BY: D. DUPREE
DATE: MAY 11, 2010
JOB NO.: 21-04327

SHEET NO.: S-7
OF: 14

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

AUG 19 2010

VAR-39237



FEDERAL HEALTH SIGN COMPANY
4602 NORTH AVENUE, OCEANSIDE, CA 92056
(714) 941-0215

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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

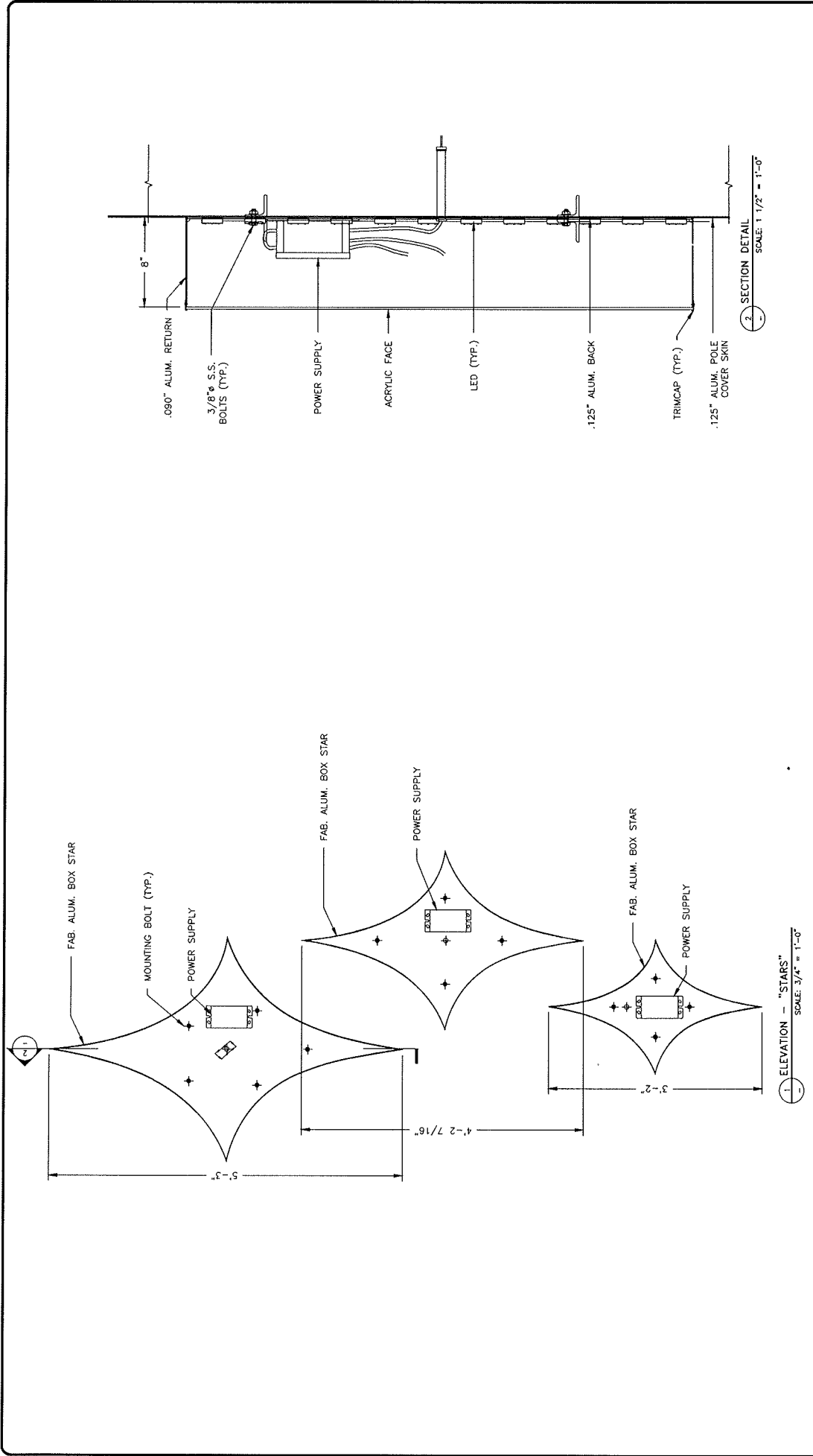
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1. GENERAL REVISIONS 6/20/10 PH
2. GENERAL REVISIONS 7/15/10 PH

SHEET NO: S-8
OF: 14

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

AUG 19 2010

VAR-39237



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
1	GENERAL REVISIONS	6/20/10	PH
2	GENERAL REVISIONS	7/15/10	PH
3	GENERAL REVISIONS		
4	GENERAL REVISIONS		
5	GENERAL REVISIONS		

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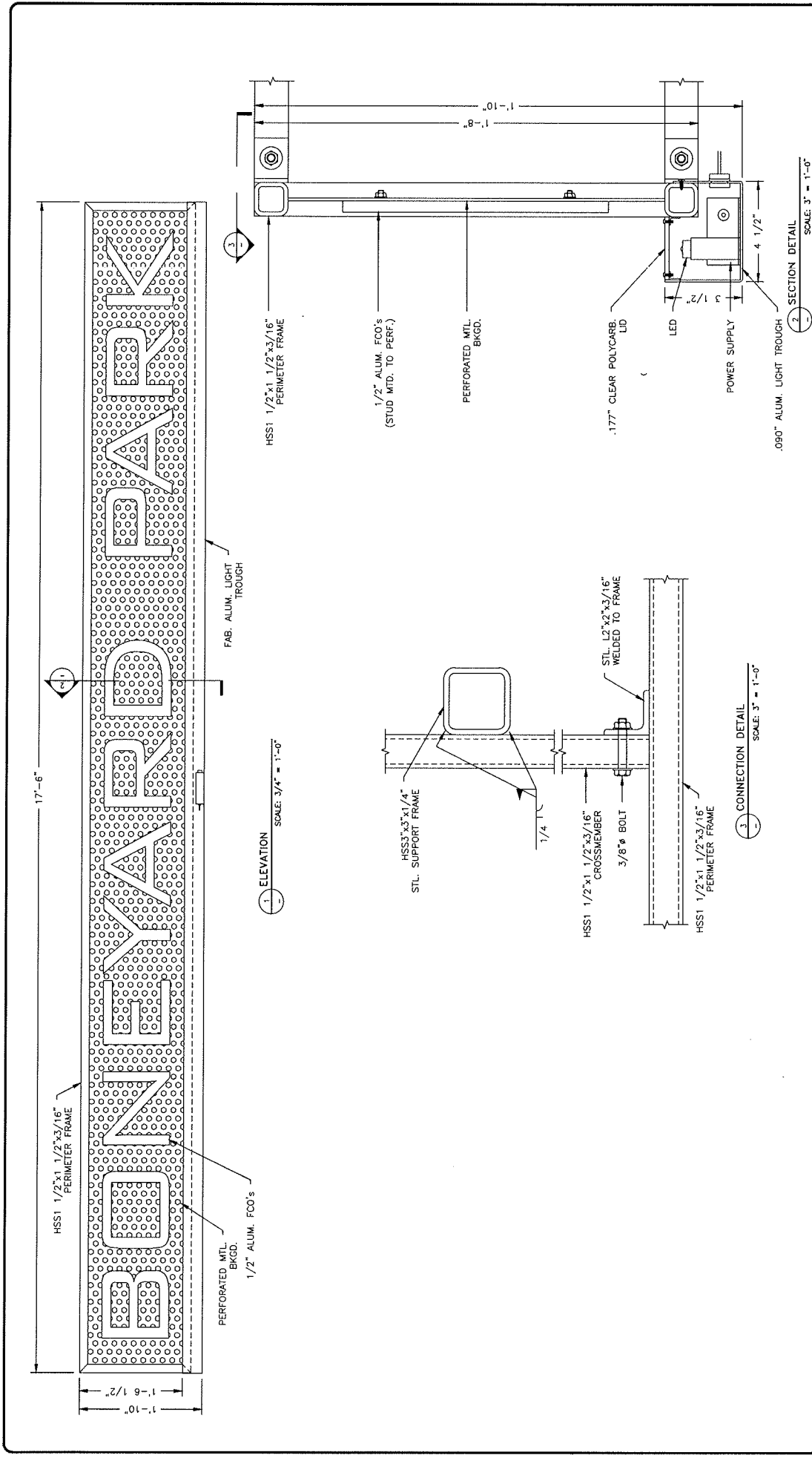
FEDERAL HEALTH SIGN COMPANY
4602 NORTH 1700 EAST, SUITE 100, DALLAS, TX 75244
(214) 341-0715

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

NEON BONEYARD PARK
CITY OF LAS VEGAS
LAS VEGAS, NV

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

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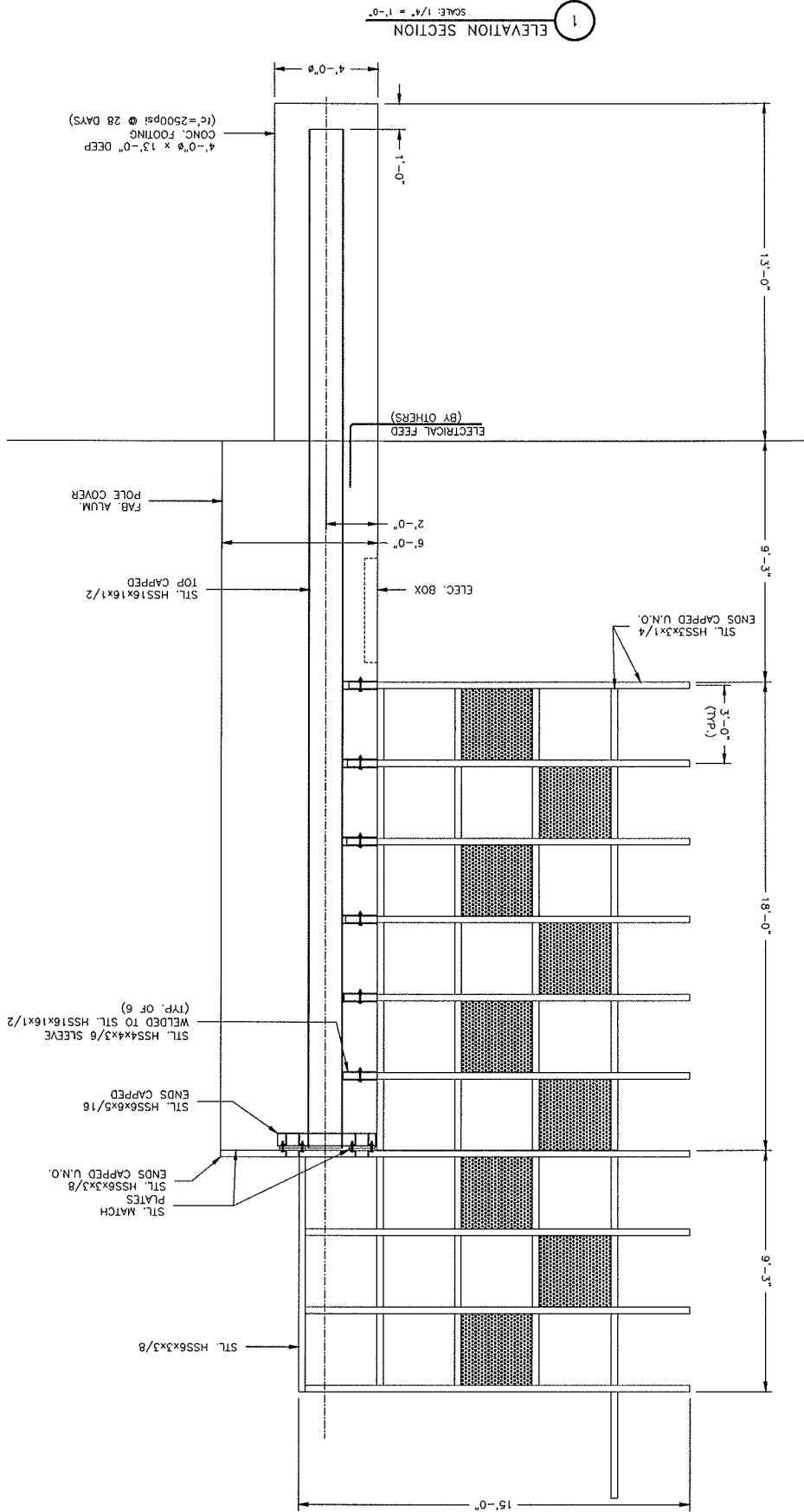
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PROJECT MGR.: L. MORGAN
DRAWN BY: D. DUPREE
DATE: MAY 11, 2010
JOB NO.: 21-04327

SHEET NO.: S-10
OF: 14

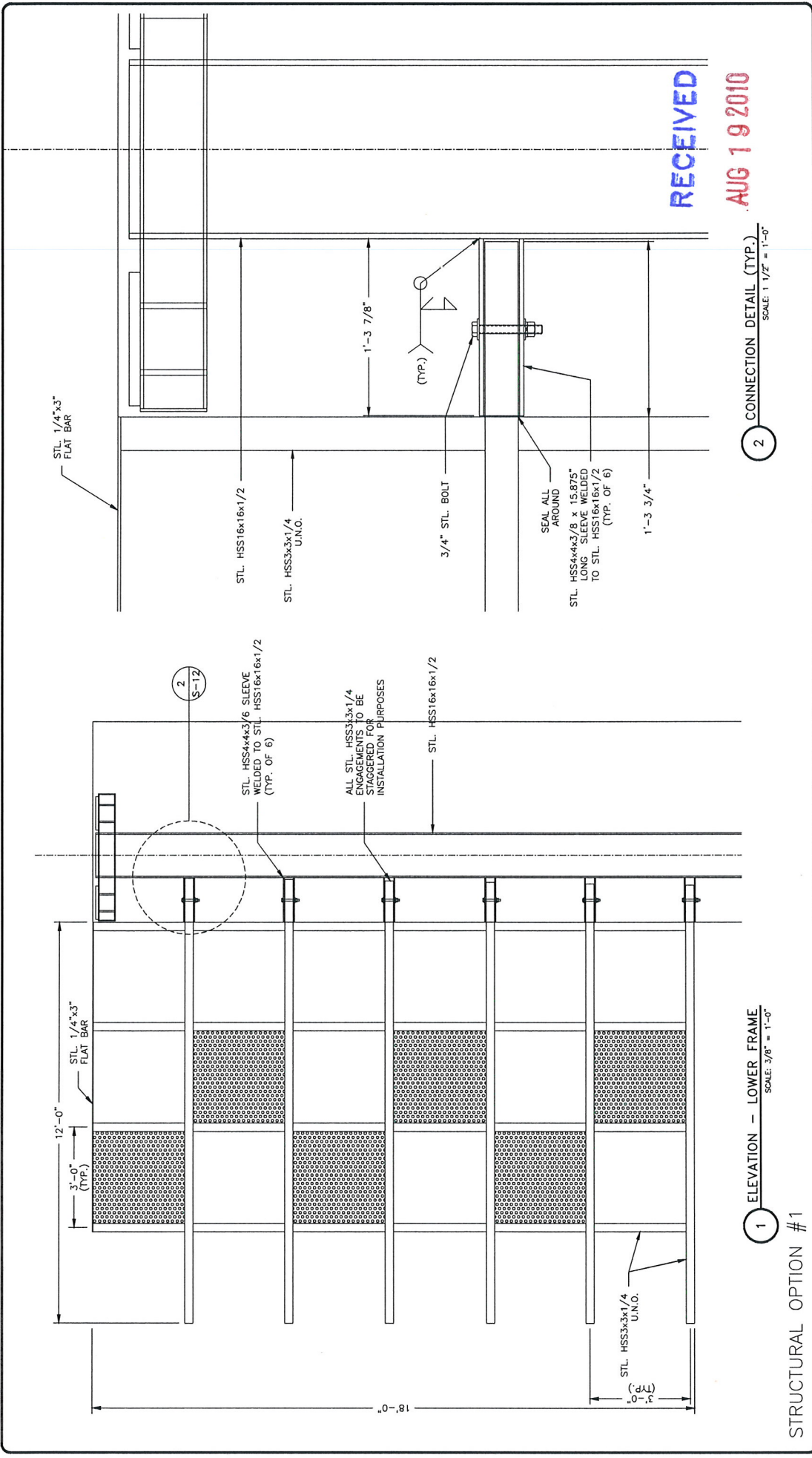
Drawing file: NEON BONEYARD LAS VEGAS, NV #21-04327 STEEL SUPPORT VERSION.dwg

AUG 19 2010

VAR-39237



STRUCTURAL OPTION #1



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

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

STRUCTURAL OPTION #1

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

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NO.	REVISIONS	DATE	BY
1	GENERAL REVISIONS	6/30/10	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	SHEET NO.: S-12
DRAWN BY: D. DUPREE	DATE: MAY 11, 2010	OF: 14
JOB NO.: 21-04327		

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

VAR-39237

[illegible]

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 that extends to the right.

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. - Request for a Waiver of Title 18.12 TO ALLOW AN INTERNAL INTERSECTION OFFSET OF 115 FEET WHERE 125 FEET IS REQUIRED AND 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). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 10/20/10 OR MAY BE FINAL ACTION
(Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

City Council Meeting

RECOMMENDATION:

Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:

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





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

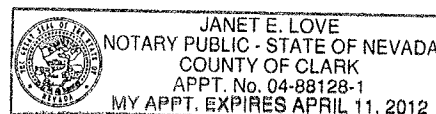
State of Nevada
County of Clark

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

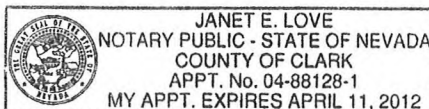
This 18th day of August, 20 10.

by Robert McGibney

Janet E. Love

Notary Public in and for said County and State

Revised 10/27/08



FOR DEPARTMENT USE ONLY

Case #

Meeting Date:

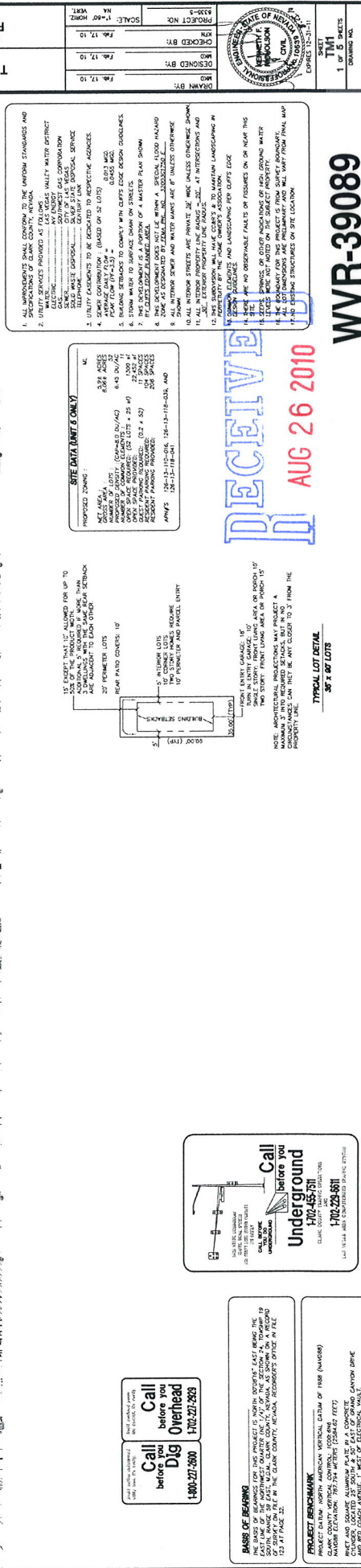
Total Fee:

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.

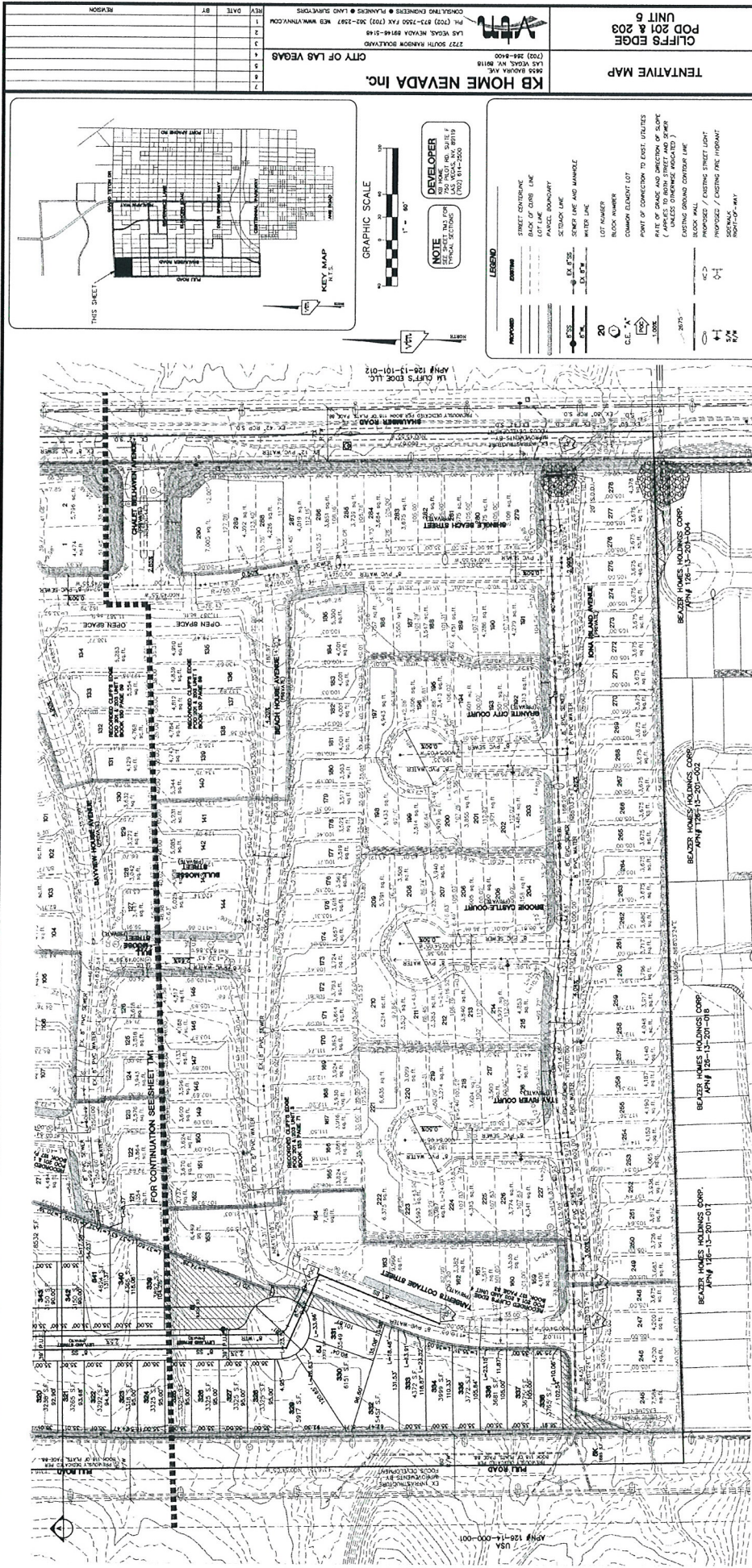
f:\depo\Application Packet\Application Form.pdf



PROJECT BENCHMARK
PROJECT DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
CLARK COUNTY: VERTICAL CONTROL: 1008-048
NAVD88 ELEVATION: 767.794 METERS (2518.62 FEET)
Rivet and Square Aluminum Plate in a concrete
cylinder, located 35' south & 50' east of Grand Canyon Drive
and Red Coach Avenue, west of Electrical Valley.

Call before you Underground

WVR-39089
TMP-39088
REVISED



RECEIVED
AUG 26 2010
WVR-39089

Call before you Dig
1-800-227-2600

Call before you Overhead
1-702-227-2929



CALL 475-7511
FOR THE UNDERGROUND
CRANE SYSTEMS
OR 1-702-229-5811
FOR THE
PULLEY SYSTEMS

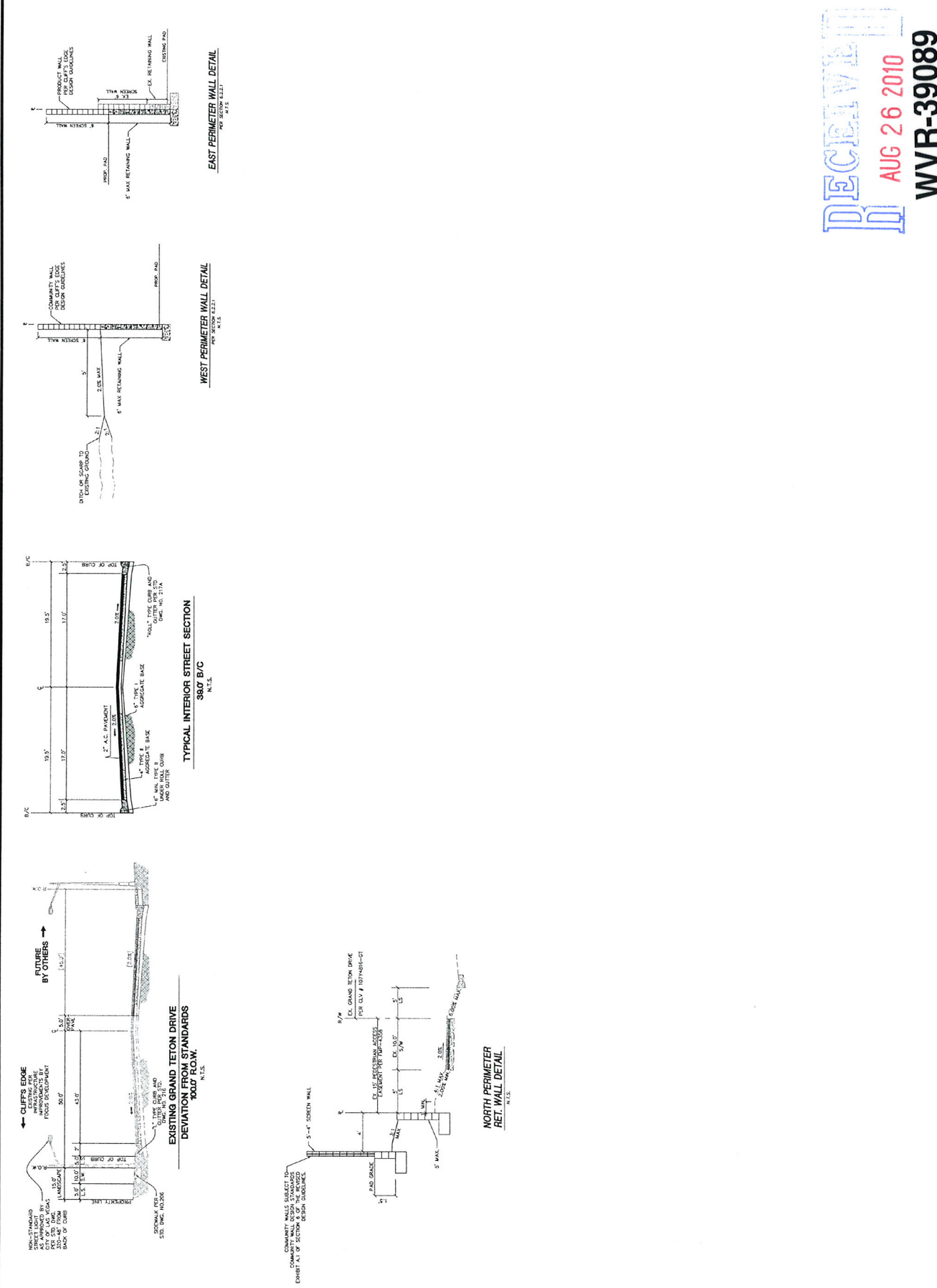
Call before you Underground

CALL 475-7511
FOR THE
UNDERGROUND
CRANE SYSTEMS
AND
1-702-229-5811
FOR THE
PULLEY SYSTEMS

CLARK CRANE SYSTEMS, INC.
1330 W. 10TH AVE. NORTH CANTON, MISSISSIPPI 39046

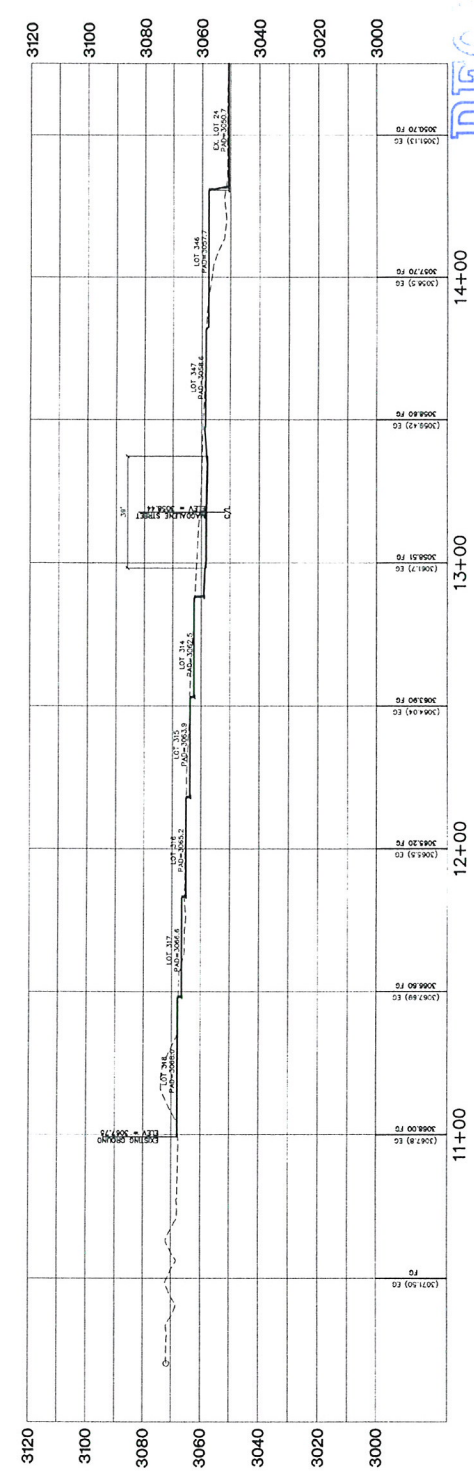
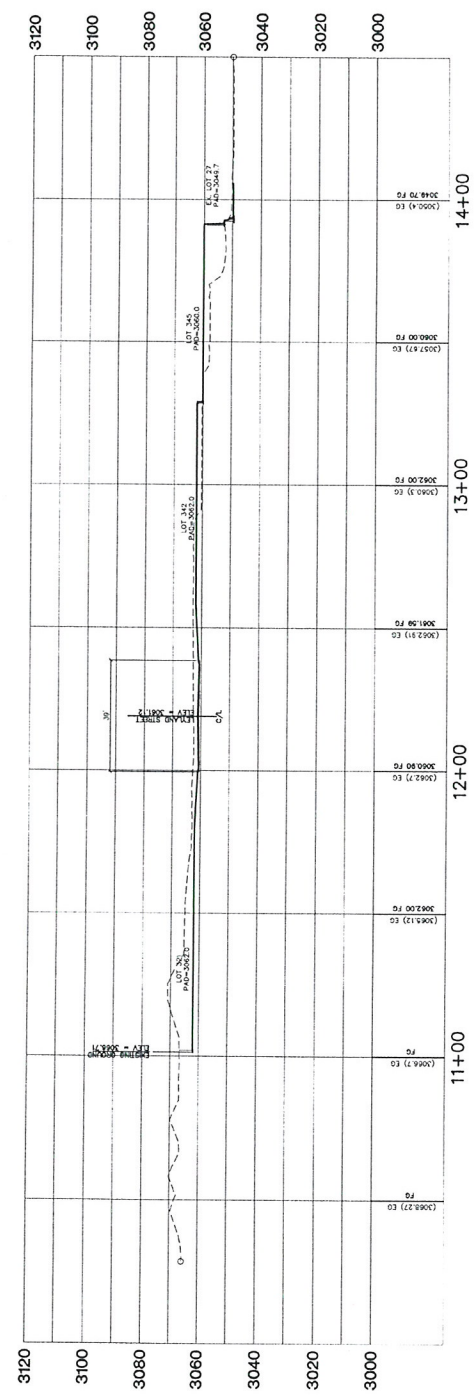
BAISIS OF BEARING THE BASIS OF BEARINGS FOR THIS PROJECT IS NORTH OBTAINED EAST BEING THE TRUE NORTH. THE PROJECT IS LOCATED IN THE CLARK COUNTY, NEVADA, ON A SECOND SURVEY ON FILE IN THE CLARK COUNTY, NEVADA, RECORDER'S OFFICE IN FILE 102 AT PAGE 35.	PROJECT BENCHMARK PROJECT DATUM: NORTH AMERICAN DATUM OF 1980 (NAD80) CLARK COUNTY SURVEY POINT: 10206909 CLARK COUNTY SURVEY POINT: 10206909 (ELEVATION: 10206.90 FEET) WEST AND SQUARE ALUMINUM PIPE #4 CONCRETE CYPHERS, LOCATED IN SOUTH & EAST OF GRAND CANYON DRIVE
--	---

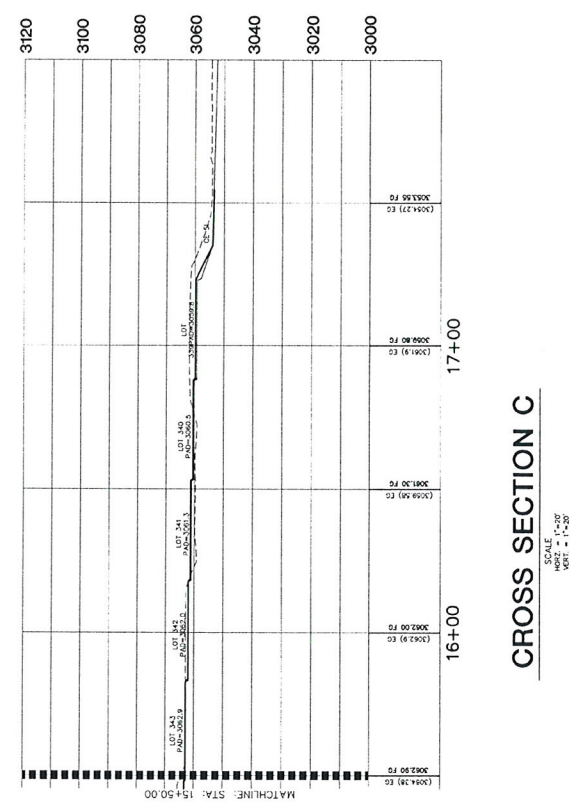
RECEIVED AUG 26 2010 WVR-39089 TMP-39088 REVISED		CLIFFS EDGE POD 201 & 203 UNIT 6 TENTATIVE MAP		KB HOME NEVADA INC. 3777 SOUTH RAINBOW BOULEVARD LAS VEGAS, NEVADA 89146-5148 (702) 873-1200 FAX (702) 363-2297 WEB WWW.KBNV.COM		PROJECT NO. 39089 CHECKED BY: JMN DESIGNED BY: MJD DATE: FEB. 12, 10 SCALE: N/A NORTH:		PROJECT NO. 39089 CHECKED BY: JMN DESIGNED BY: MJD DATE: FEB. 12, 10 SCALE: N/A NORTH:		PROJECT NO. 39089 CHECKED BY: JMN DESIGNED BY: MJD DATE: FEB. 12, 10 SCALE: N/A NORTH:	
---	--	---	--	--	--	---	--	---	--	---	--



		PROJECT NO: 8333-5 CHECKED BY: KTH DESIGNED BY: MDO DATE: Feb. 17, 10	
SCALE: 1"=20' HORIZ. 1"=20' VERT.		CLIFFS EDGE POB 201 & 203 UNIT 6	
KB HOME NEVADA INC. 3605 BLOOMING HILL LAS VEGAS, NV 89118 (702) 246-6400		TENTATIVE MAP	
CITY OF LAS VEGAS 3737 SOUTH MAINWAY BOULEVARD LAS VEGAS, NV 89146 (702) 246-6400		CONSULTING ENGINEERS & PLANNERS • LAND SURVEYORS WTH WILSON TRACY HOLDING, INC. 1415 SOUTH MAINWAY BOULEVARD LAS VEGAS, NV 89146 (702) 873-7500 FAX (702) 363-2097 WEB WWW.WTHNV.COM	
REVISION	DATE	BY	REV

AUG 26 2010
WVR-39089
TMP-39088
REVISED







PROVIDING QUALITY PROFESSIONAL
SERVICES SINCE 1960

August 4, 2010, Revised 8-23-2010

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 two (2) Waivers of Title 18. Specifically, we request a waiver of the Subdivision Code, 18.12, requiring a turnaround at the end of a private street. The second waiver is to Subdivision Code, 18.12.160, requiring 125 feet from centerline to centerline along Brighton Beach Avenue, between Magdalene Street and Leyland 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. These requested waiver are due to the triangular configuration of the parcel, coupled to the need to develop maximum number of lots, the project as design provide the most efficient layout for a parcel of this configuration.

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

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

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AUG 26 2010

WVR-39089

TMP-39088

Phoenix, Arizona Office
140 North Highway 89
Oro Valley, AZ 85755-3594
Office 928.636.1144 fax 928.636.1568
www.vtnnv.com



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. - 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). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 10/20/10 OR MAY BE FINAL ACTION
(Unless Appealed Within Seven Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

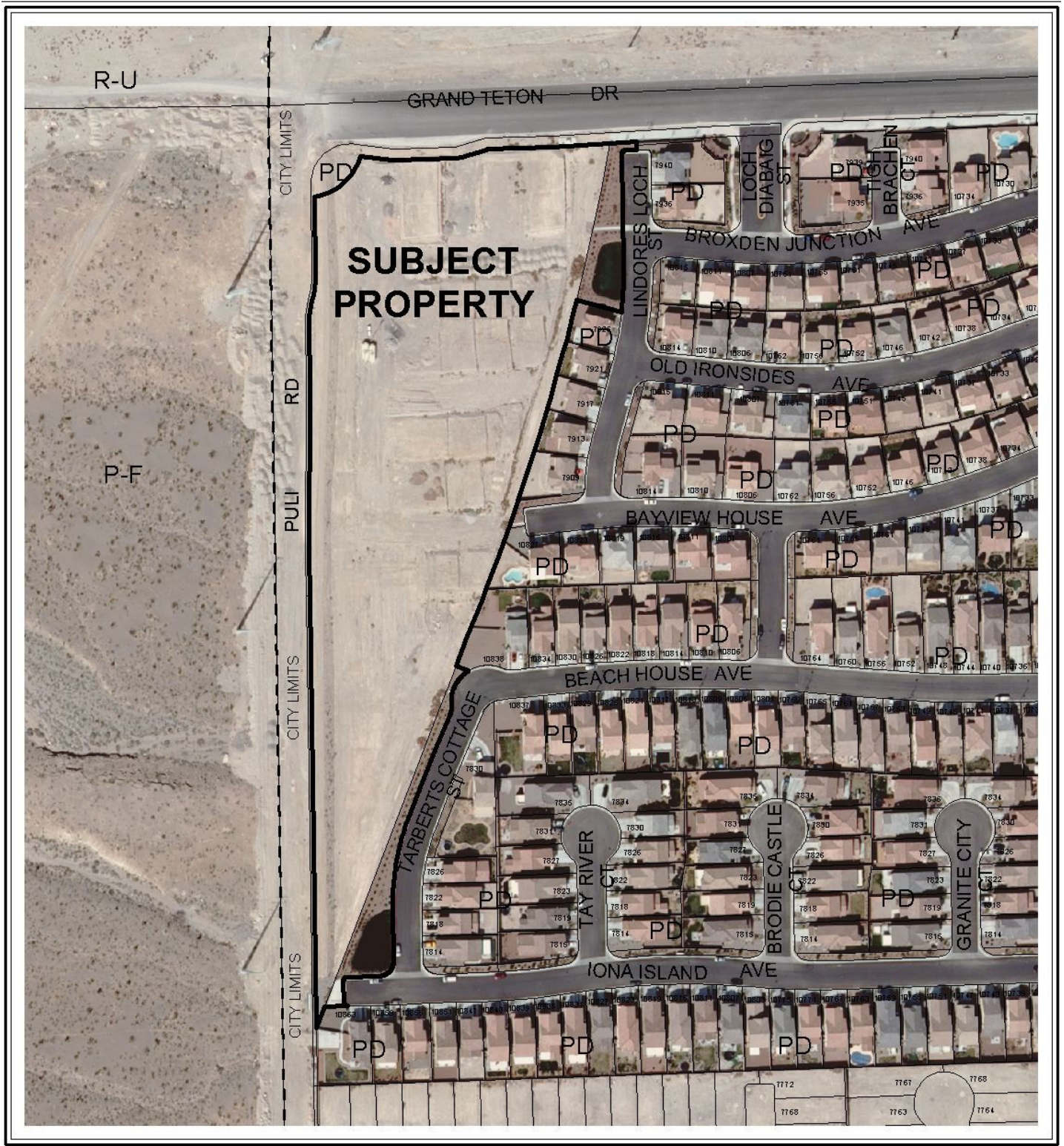
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RECOMMENDATION:

Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. 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

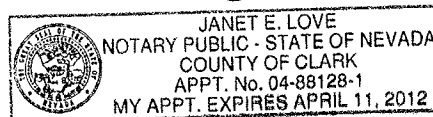
County of Clark

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

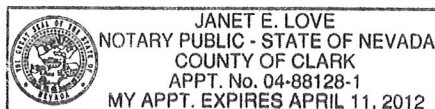
This 18th day of August, 20 10

by Robert McGibney

Janet E. Love

Notary Public in and for said County and State

Revised 10/27/08



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.

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

STREET NAMES

Brighton Beach

Broxden Junction

Leyland

Magdalene

RECEIVED

AUG 04 2010

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

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

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

MAY GO TO CITY COUNCIL ON 10/20/10 OR MAY BE 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

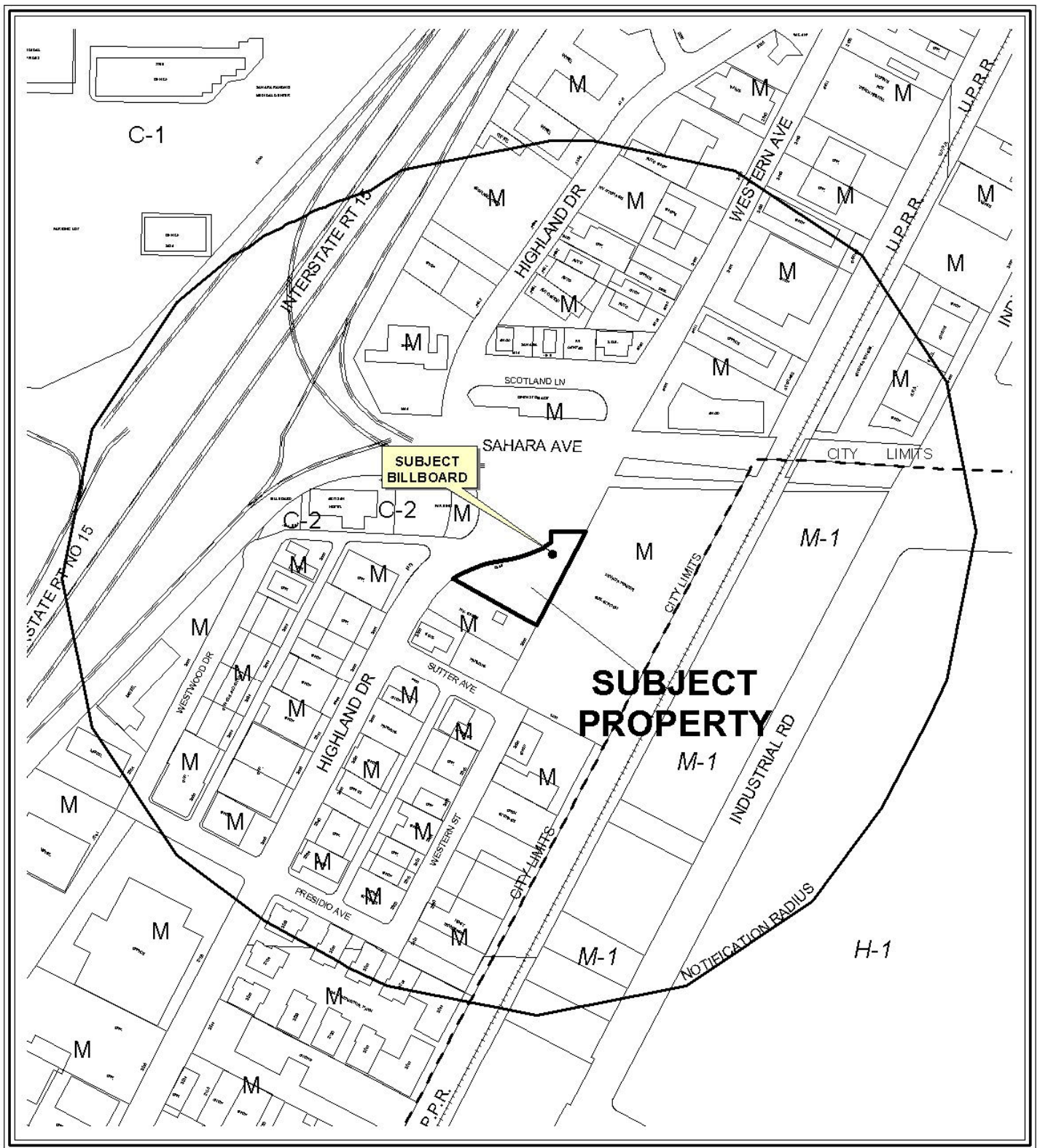
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RECOMMENDATION:

Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:

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



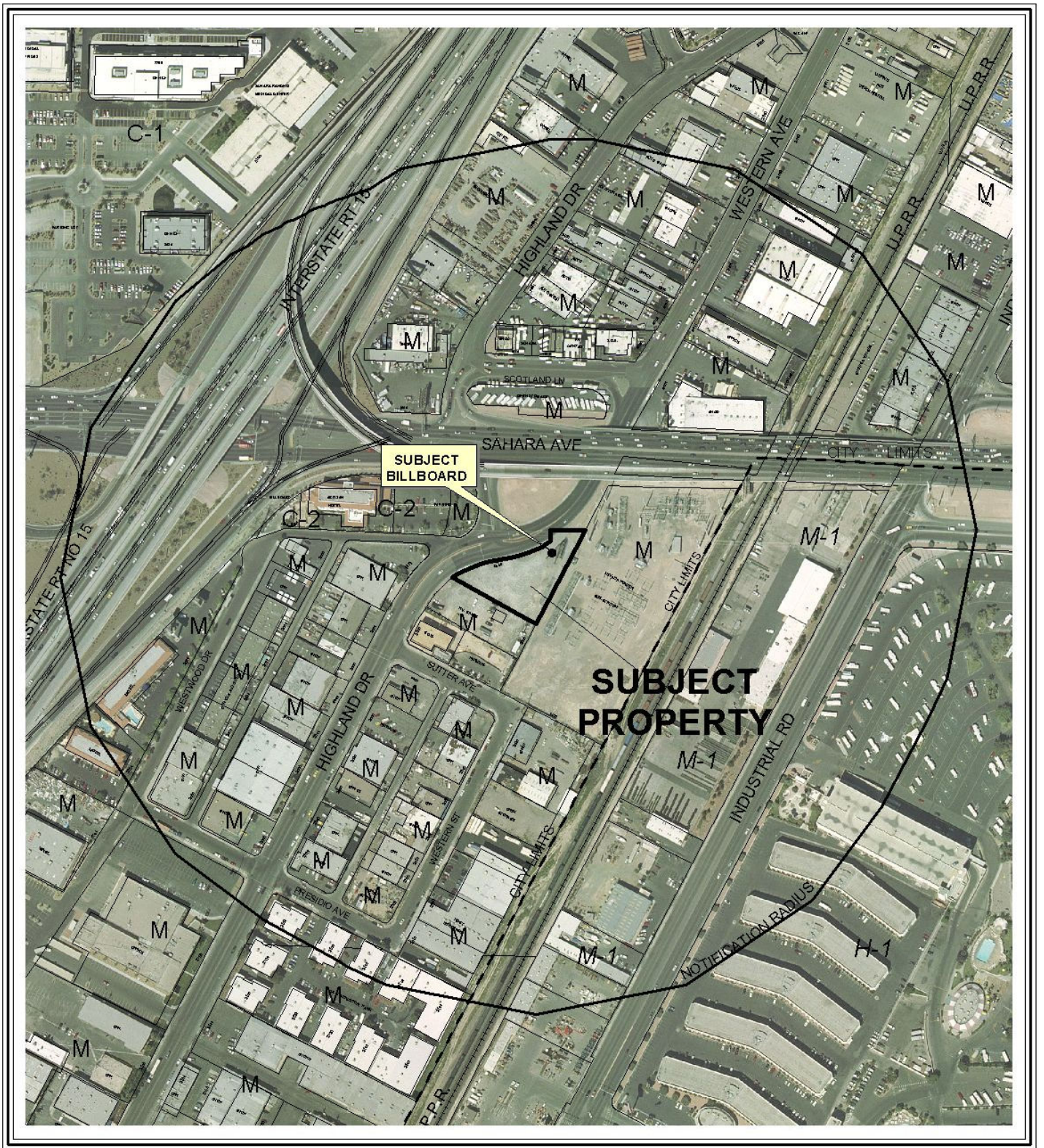
CASE: **RQR-39106**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

0 200 400 Feet





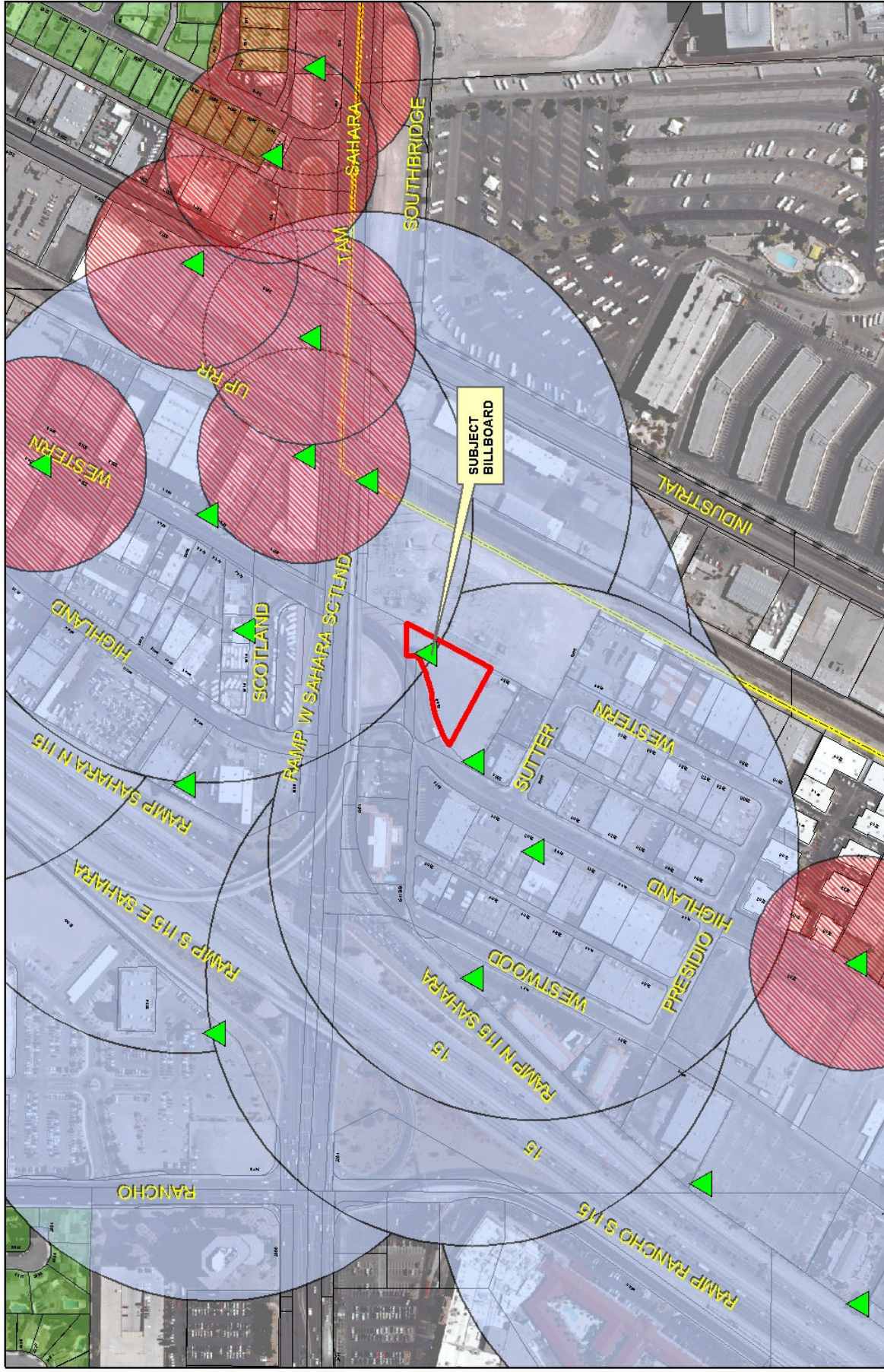
CASE: RQR-39106

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

0 200 400 Feet





RQR-39106

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

City of Las Vegas Billboard Data

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

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





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: Urban Land Nevada

Name of Applicant: Lamar Central Outdoor, LLC

Name of Representative: _____

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

Urban Land of Nevada

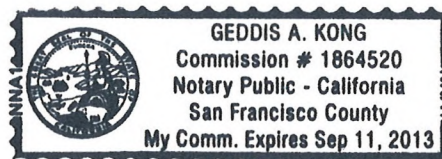
Signature of Property Owner: By Theodore B. Lee

Print Name: Theodore B. Lee, President

Subscribed and sworn before me

This 26th day of July, 2010

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



RECEIVED
AUG 06 2010

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

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

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

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

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

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

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

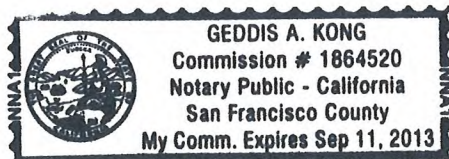
Print Name Theodore B. Lee, President

Subscribed and sworn before me

This 26th day of July, 2010

Notary Public in and for said County and State

Revised 10/27/08

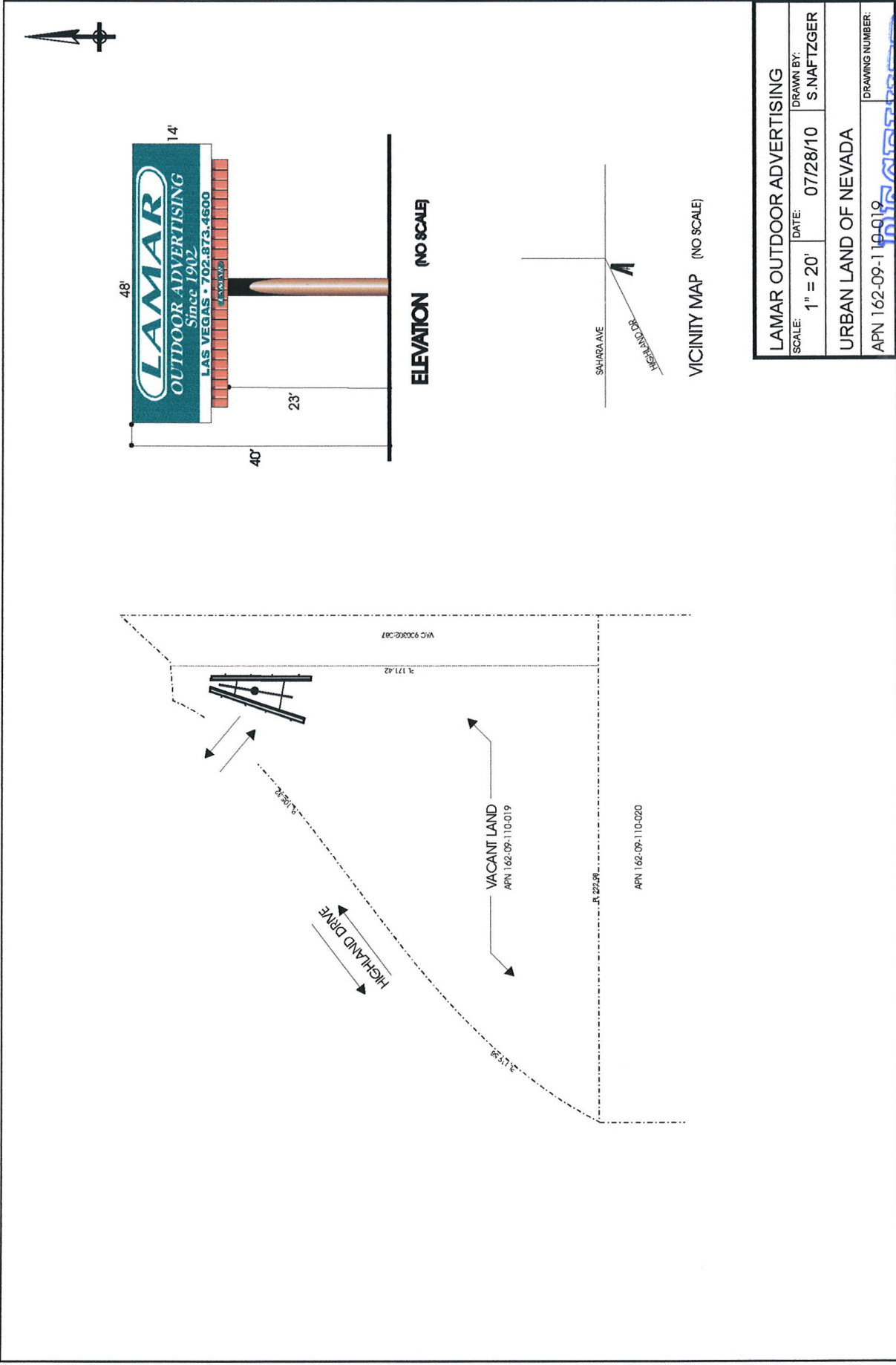


FOR DEPARTMENT USE ONLY

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

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

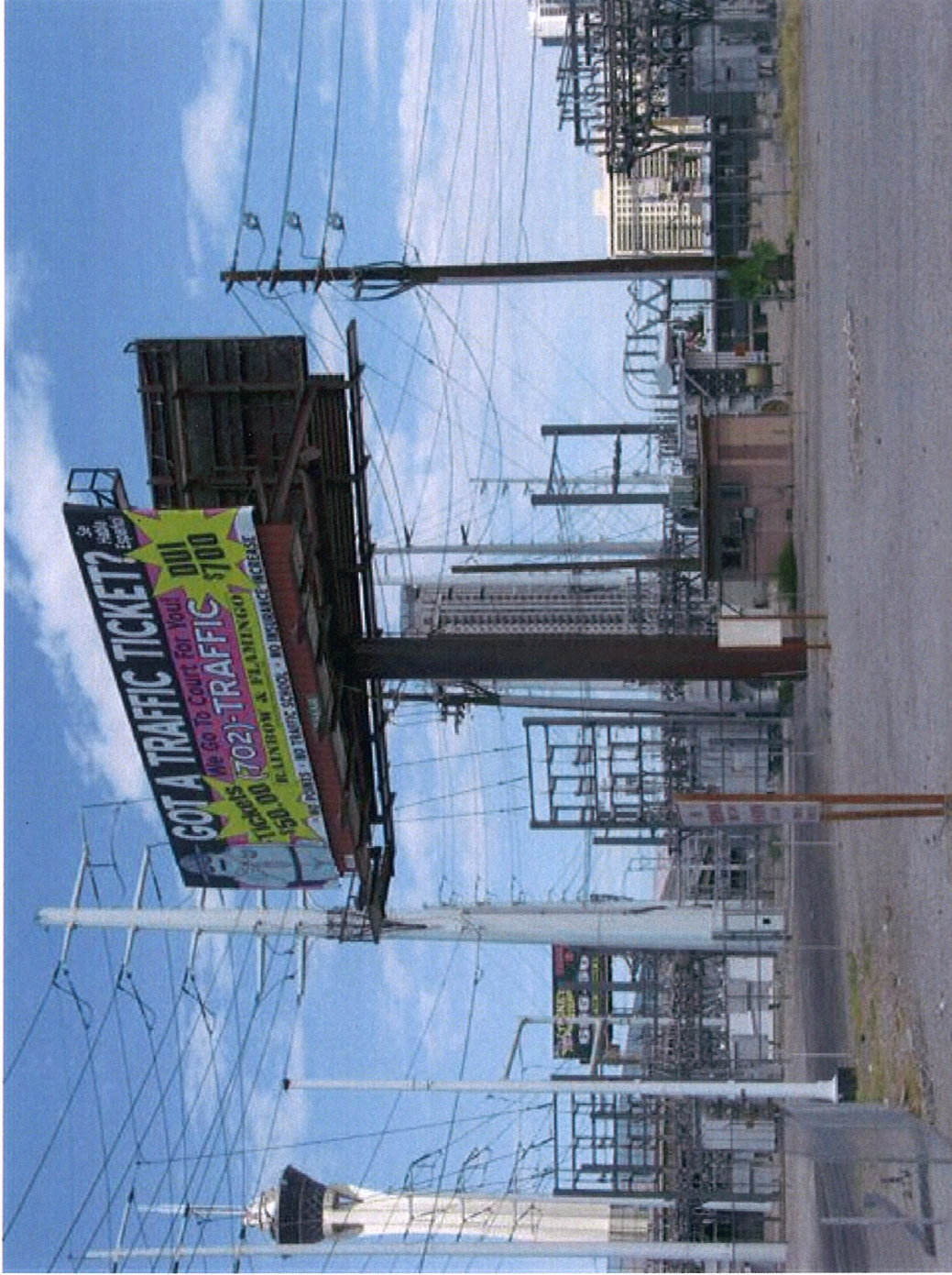
f:\depot\Application Packet\Application Form.pdf



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

RQR-39106

RECEIVED
AUG 06 2010



RQR-39106

RECEIVED
AUG 06 2010



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

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

DOUGLAS A. SELBY
CITY MANAGER



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

VOICE 702.229.6011
TDD 702.386.9108
www.lasvegasnevada.gov

October 9, 2007

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

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

Dear Applicant:

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

Planning & Development

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

RQR-39106

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AUG 06 2010



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

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

Sincerely,



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



Marge Wheeler, AICP
Director
Planning and Development Department

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

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

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

RQR-39106

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

MAY GO TO CITY COUNCIL ON 10/20/10 OR MAY BE 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 APPROVAL, subject to conditions:

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





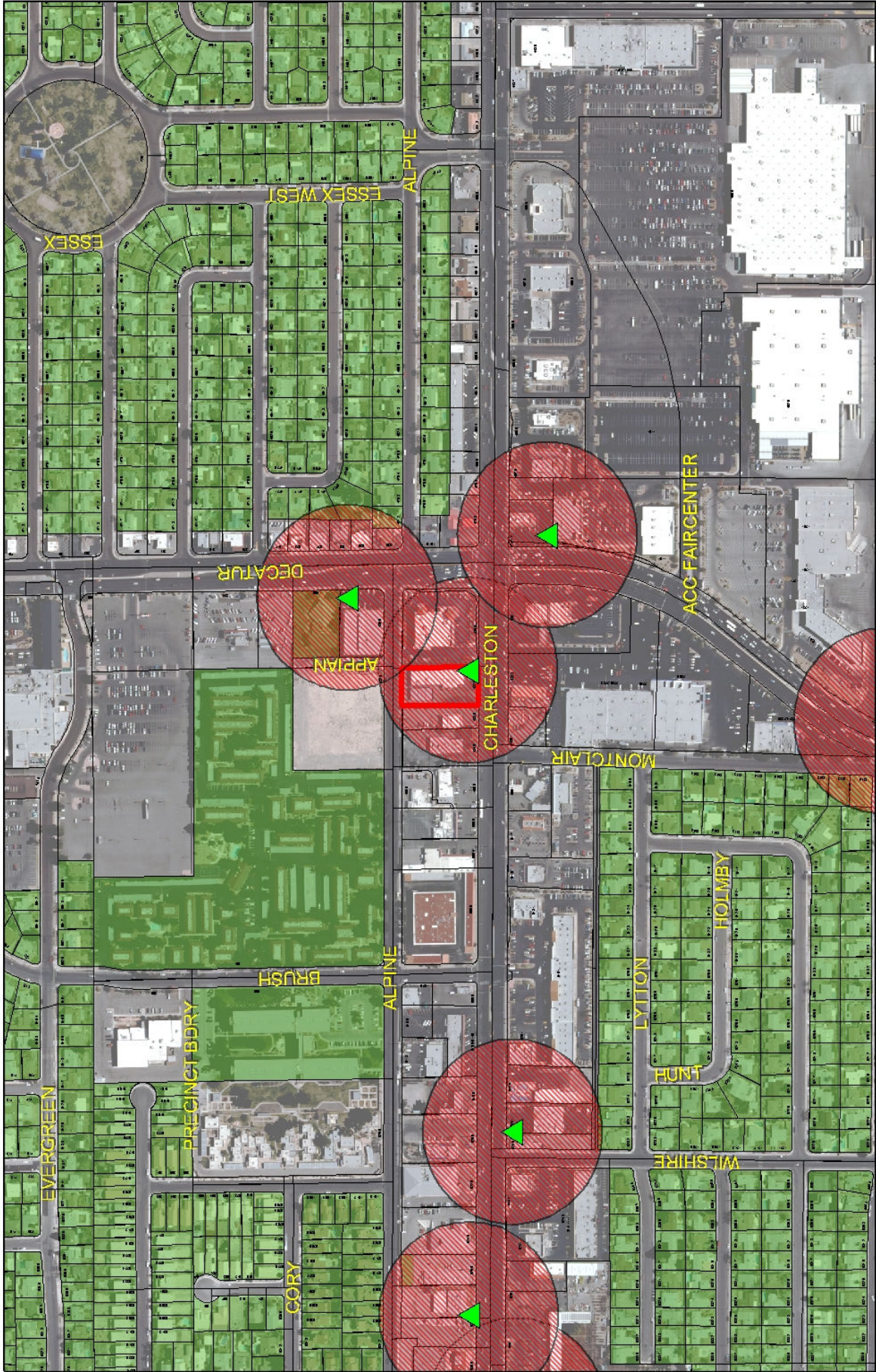
CASE: RQR-39107

RADIUS: 1000 FT

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

0 400 800 Feet





RQR-39107

 Subject Parcel

 City of Las Vegas Billboard Location

 Clark County Billboard Location

City of Las Vegas Billboard Data

 300 Foot Buffer Around Billboard

 750 Foot Buffer Around Freeway Billboard

 Residential Zoned Property

 Off Premise Sign Exclusion Area

 Exempt - Off Premise Area Sign Area



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: Charwest, Inc.

Name of Applicant: Lamar Central Outdoor, LLC

Name of Representative: _____

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

☐ Yes

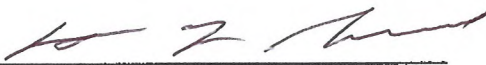
☒ No

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

City Official: _____

Partner(s): _____

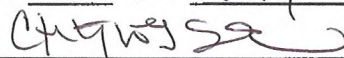
APN: _____

Signature of Property Owner: 

Print Name: ROBERT L. SCHMIDT

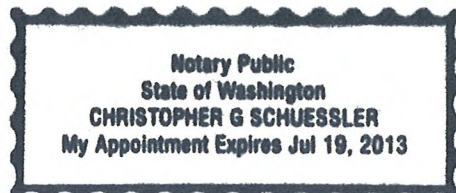
Subscribed and sworn before me

This 28th day of July, 2010



Notary Public in and for said County and State

Revised 11-14-06



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

RECEIVED
AUG 06 2010



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

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

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

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

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

Property Owner Signature* [Signature]

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

Print Name ROBERT L. SCHMIDT

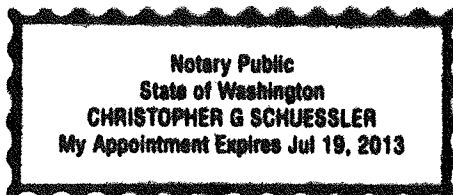
Subscribed and sworn before me

This 28th day of July, 20 10.

[Signature]

Notary Public in and for said County and State

Revised 10/27/08

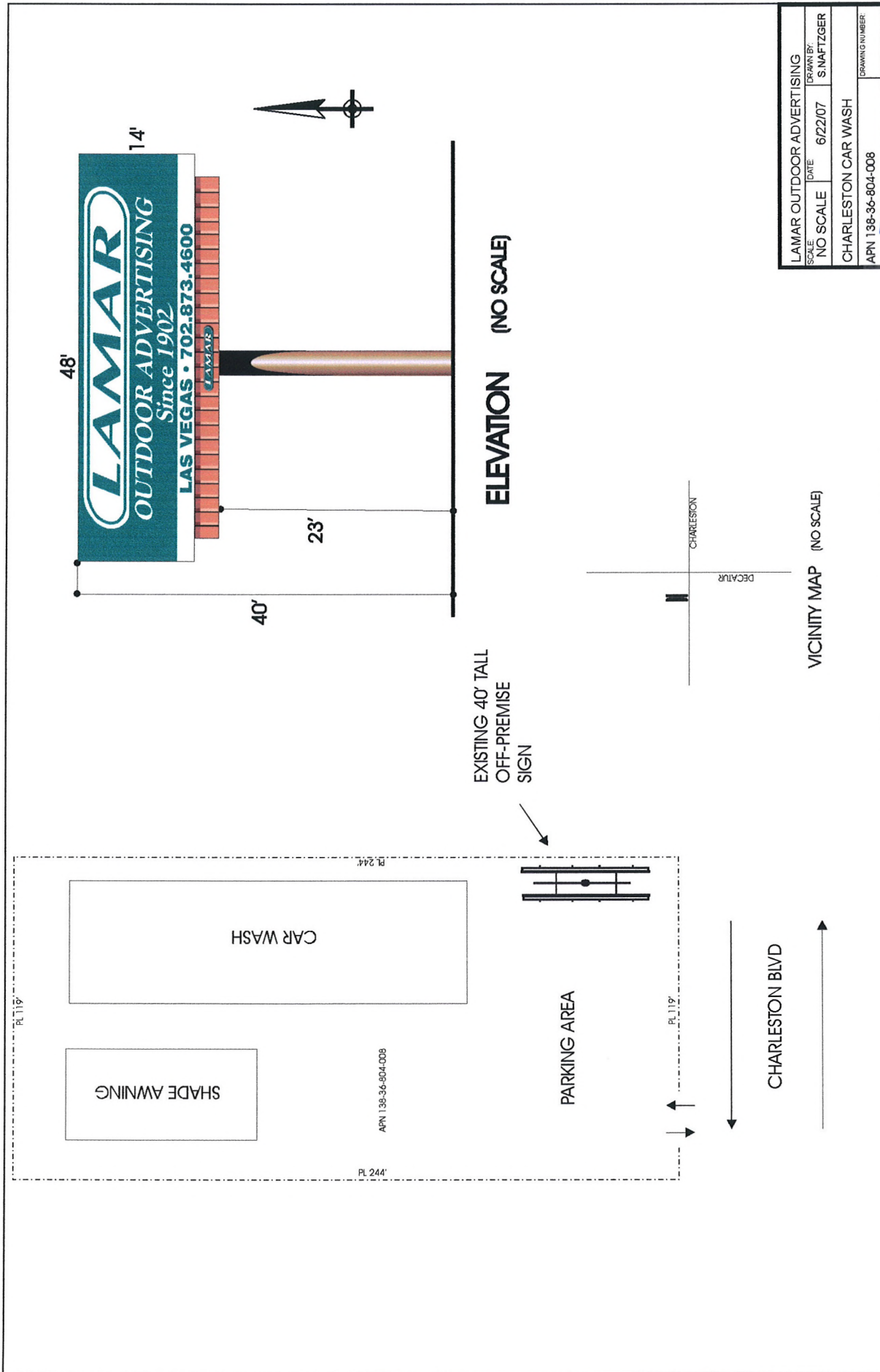


FOR DEPARTMENT USE ONLY

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

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

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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

RECEIVED
AUG 06 2010



RQR-39107 EAST FACE

RECEIVED
AUG 06 2010



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

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

DOUGLAS A. SELBY
CITY MANAGER



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

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

September 7, 2007

Charwest
4820 West Charleston Boulevard
Las Vegas, Nevada 89107

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

Dear Applicant:

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

Planning & Development

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

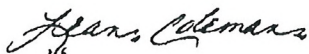
RQR-39107

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AUG 06 2010

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

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

Sincerely,



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

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

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

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

RQR-39107

RECEIVED
AUG 06 2010

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

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

RQR-39215 - REQUIRED 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). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 10/20/10 OR MAY BE 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

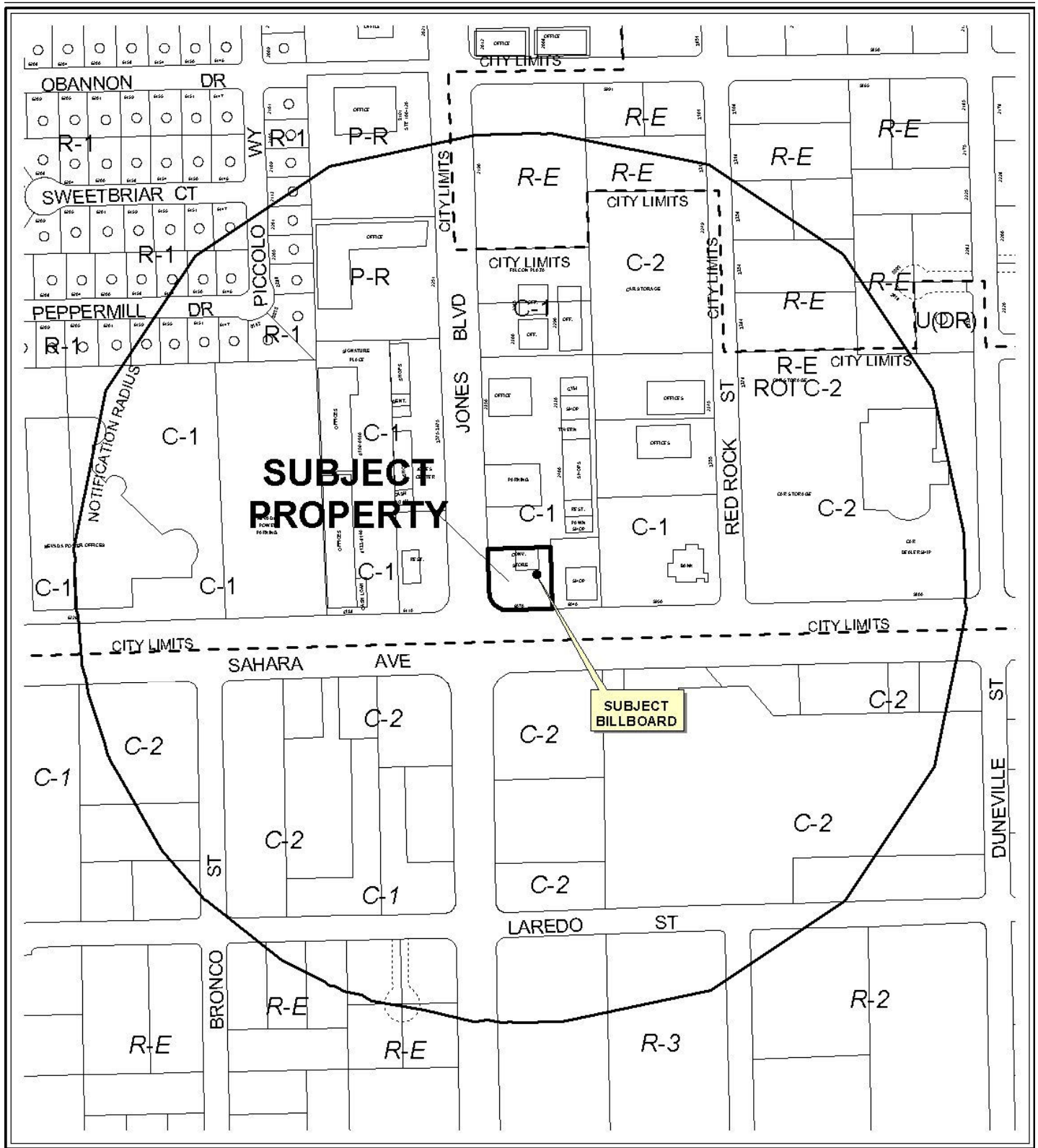
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RECOMMENDATION:

Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:

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



CASE: RQR-39215

RADIUS: 1000 FT

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





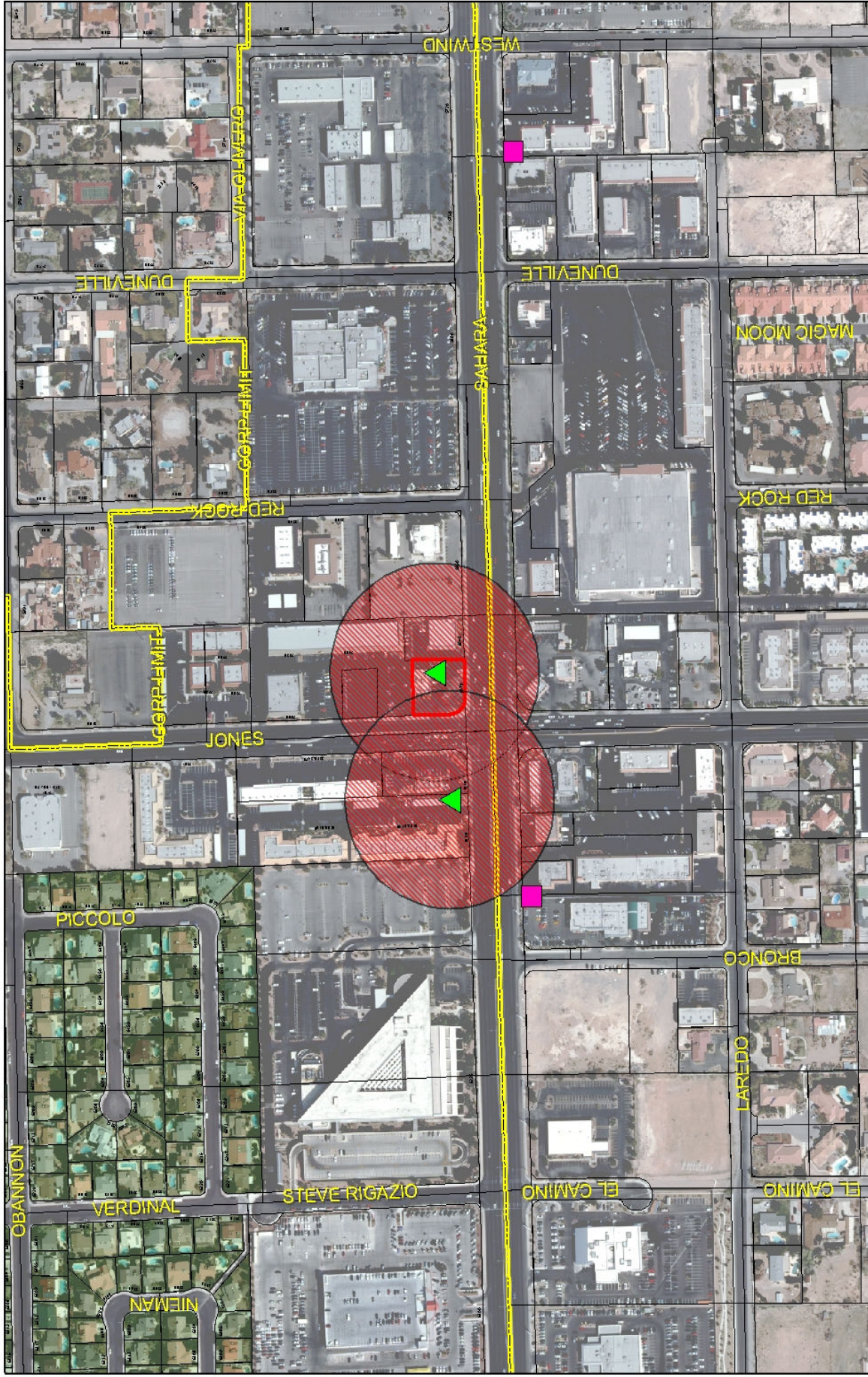
CASE: RQR-39215

RADIUS: 1000 FT

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

0 300 600 Feet





RQR-39215

Subject Parcel

City of Las Vegas Billboard Location

Clark County Billboard Location

City of Las Vegas Billboard Data

300 Foot Buffer Around Billboard

750 Foot Buffer Around Freeway Billboard

Residential Zoned Property

Off Premise Sign Exclusion Area

Exempt - Off Premise Area Sign Area





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: 7-Eleven, Inc.

Name of Applicant: Lamar Central Outdoor, LLC

Name of Representative: _____

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

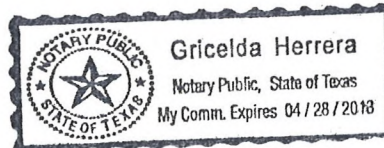
Signature of Property Owner: 7-ELEVEN, INC. [Signature] Assistant Secretary

Print Name: MARIJAN SMITH

Subscribed and sworn before me

This 13th day of August, 2010

Gricelda Herrera
Notary Public in and for said County and State



RECEIVED
AUG 17 2010



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

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

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

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

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

Property Owner Signature* [Signature] Assistant Secretary

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

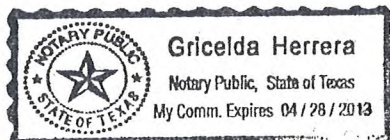
Print Name MARWAN SMITH

Subscribed and sworn before me

This 13th day of August, 2010
Gricelda Herrera

Notary Public in and for said County and State

Revised 10/27/08

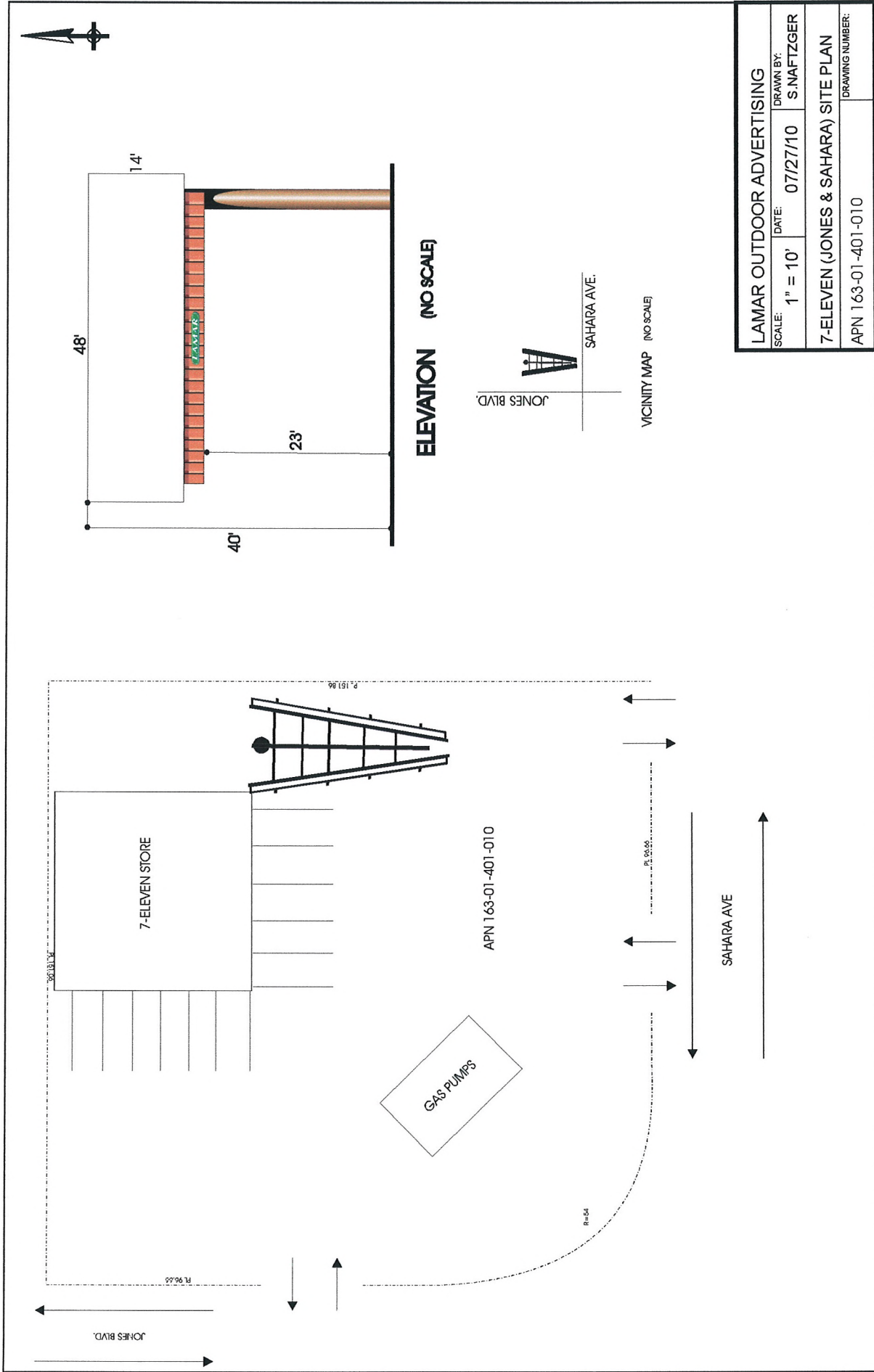


FOR DEPARTMENT USE ONLY

Case #	<u>RQR - 39215</u>
Meeting Date:	<u>10/21/10</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.

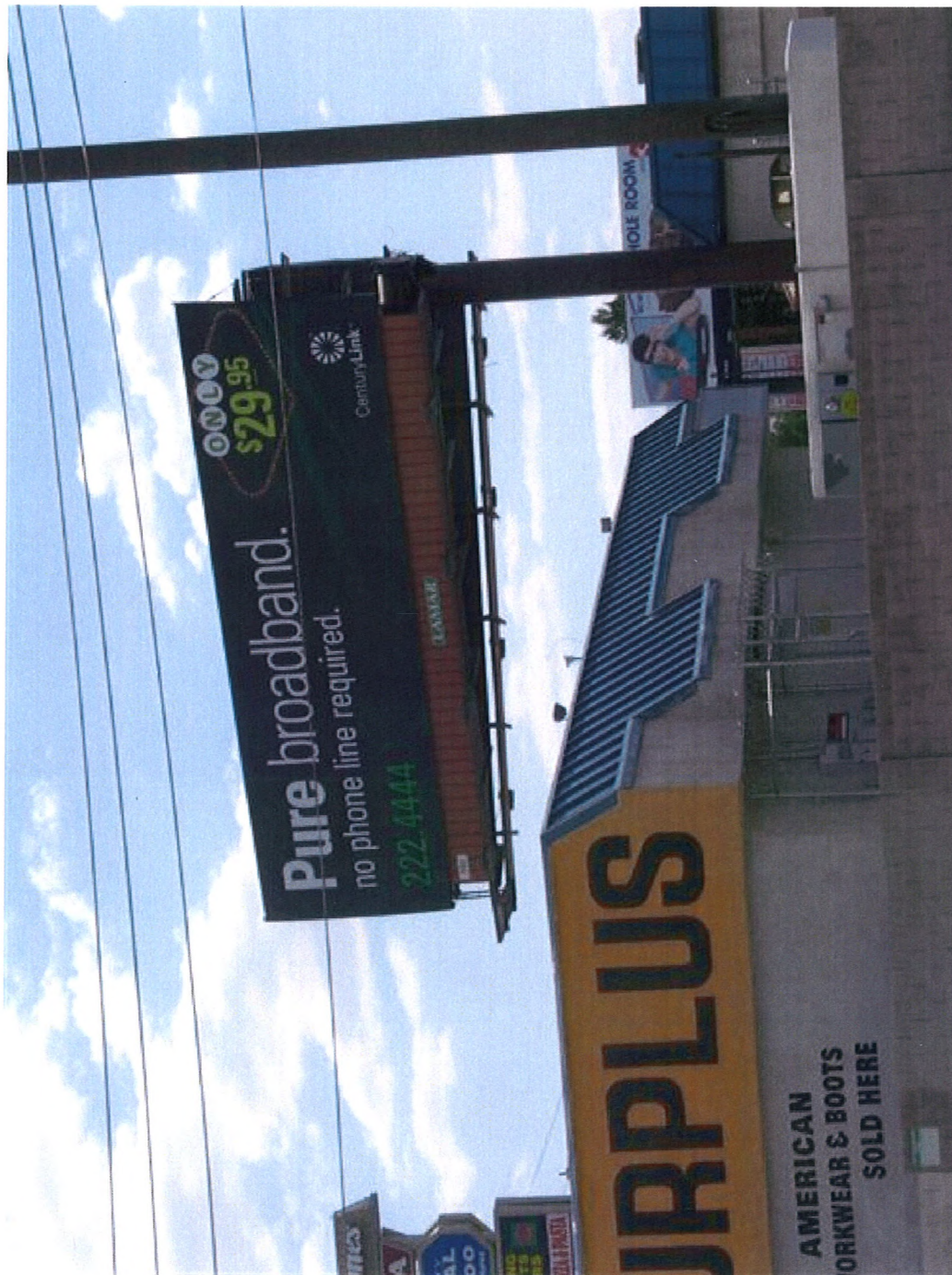
f:\depot\Application Packet\Application Form.pdf



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AUG 17 2010

RQR-39215



RQR-22271 EAST FACE

RQR-39215

RECEIVED
AUG 17 2010



RQR-22271 WEST FACE

RQR-39215

RECEIVED
AUG 17 2010



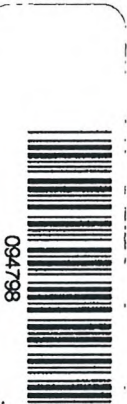
LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

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

DOUGLAS A. SELBY
CITY MANAGER



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

VOICE 702.229.6011
TDD 702.386.9108
www.lasvegasnevada.gov

October 9, 2007

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

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

Dear Mr. Thompson:

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

Planning & Development

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

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AUG 17 2010

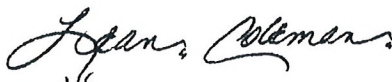
RQR-39215



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



048424

July 12, 2004

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

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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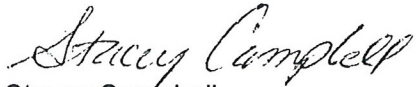
AUG 17 2010

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:

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 and 007), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 10/20/10 OR MAY BE 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

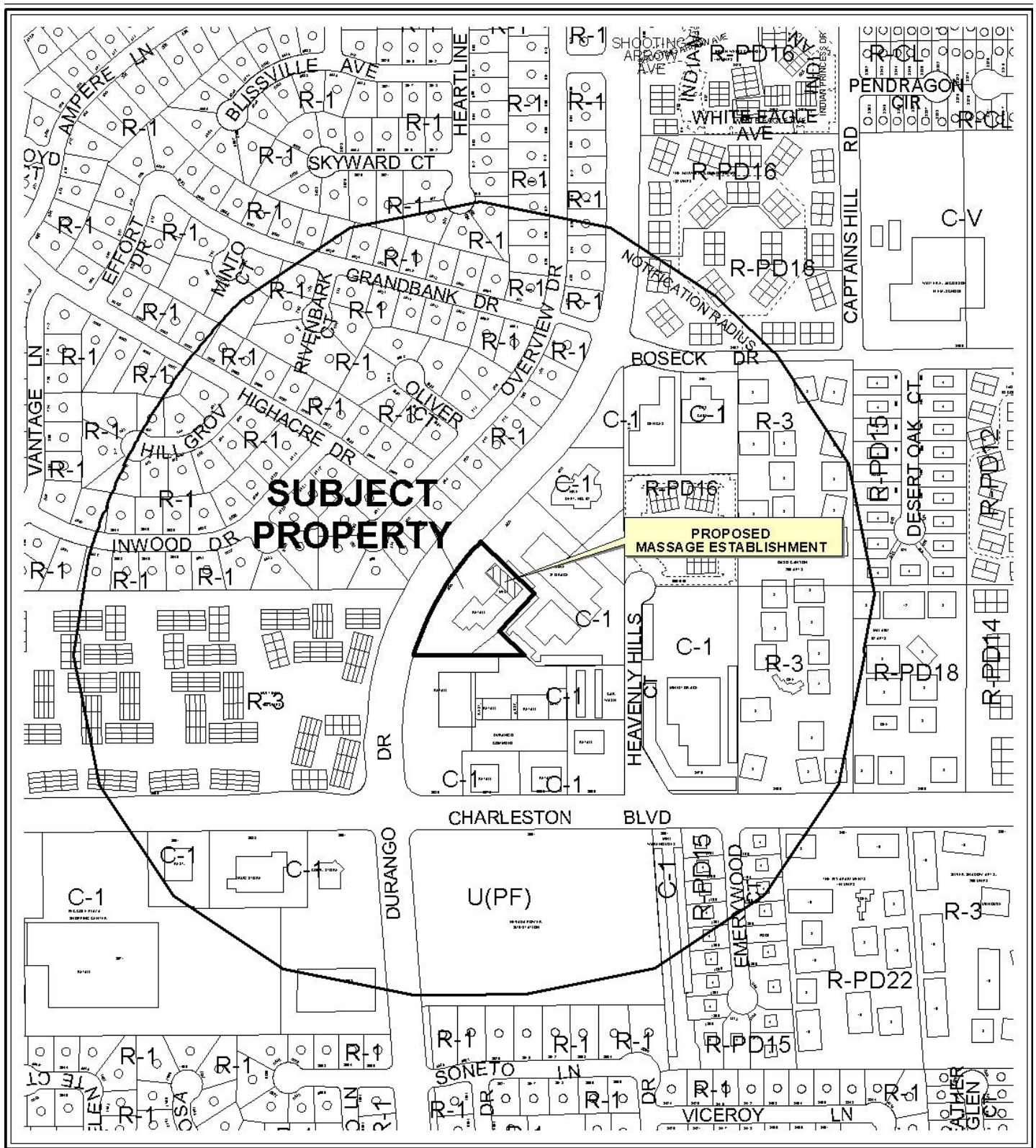
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RECOMMENDATION:

Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:

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



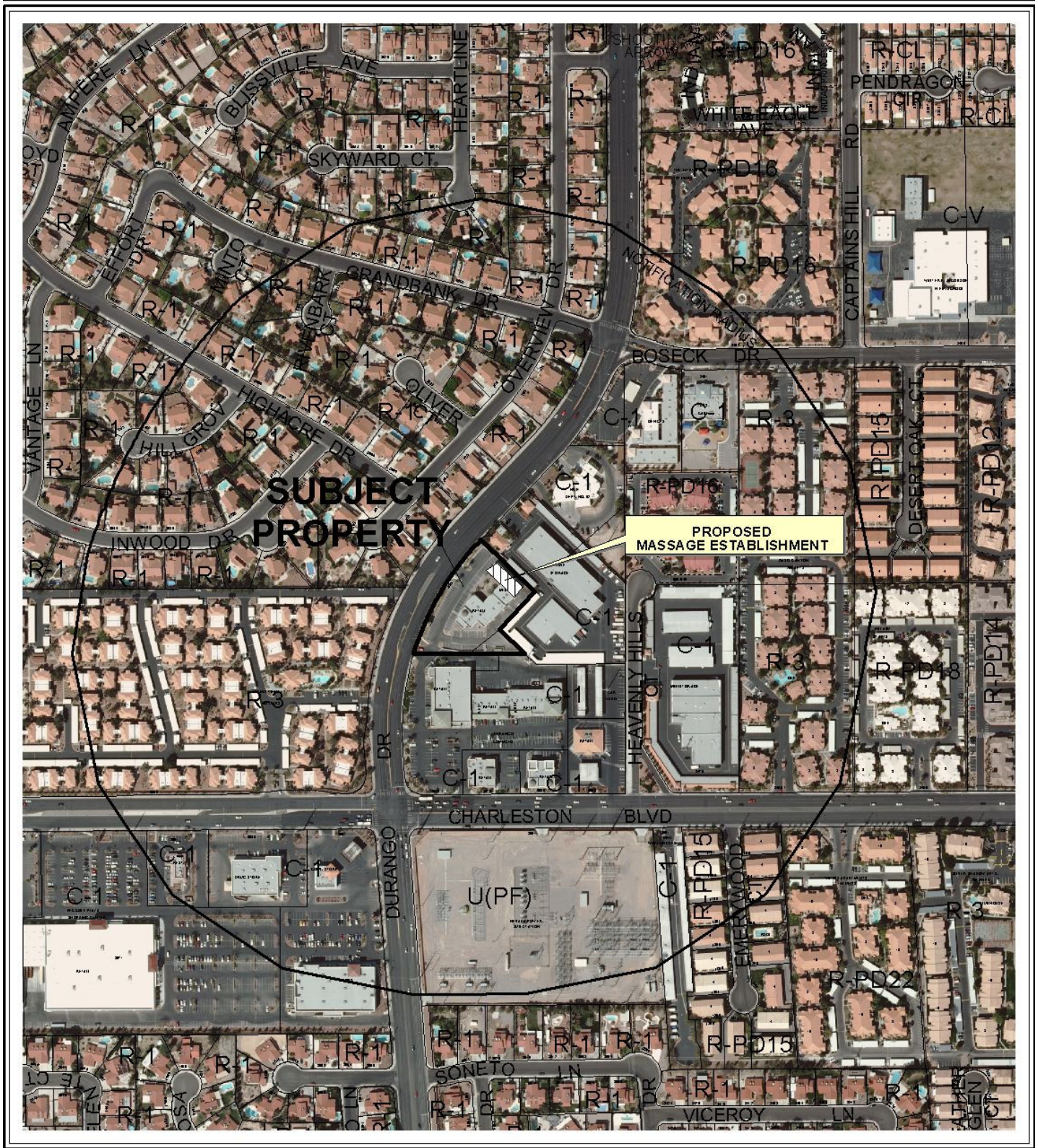
CASE: SUP-39104

RADIUS: 1000 FT

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

0 300 600 Feet





CASE: SUP-39104

RADIUS: 1000 FT

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





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-39104** APN: 138-32-816-006

Name of Property Owner: Shinhan E + C America Inc

Name of Applicant: _____

Name of Representative: Barbara Holland

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

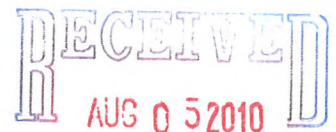
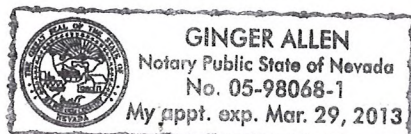
Signature of Property Owner: Barbara Holland

Print Name: Barbara Holland

Subscribed and sworn before me

This 20th day of July, 2010

Notary Public in and for said County and State





PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Massage Establishment
 Project Address (Location): 950 S. Durango Suite 120
 Project Name: Phoenix Physical Therapy & Longevity Center Proposed Use: Massage
 Assessor's Parcel #(s): 13832816006 Ward #: 2
 General Plan: existing SC proposed Zoning: existing C-1 proposed
 Commercial Square Footage Floor Area Ratio
 Gross Acres 1.45 Lots/Units Density
 Additional Information

PROPERTY OWNER Shinhan E R C America INC Contact Ruby Abraham
 Address P.O. Box 7440 Phone: 702 385-5611 Fax: 702 3853759
 City Las Vegas State NV Zip 89125
 E-mail Address rabraham @ hlrcahy.com

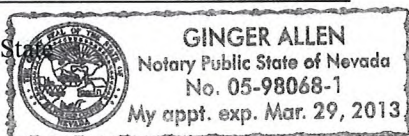
APPLICANT Phoenix Physical Therapy & Longevity Center Contact Eugene Kaufman
 Address 950 S. Durango Dr. #120 Phone: 702-583-6200 Fax: 702-583-6201
 City Las Vegas State NV Zip 89145
 E-mail Address Eugene @ PhysicalTherapy.US

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

Property Owner Signature* Barbara Holland
*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.
 Print Name Barbara Holland

Subscribed and sworn before me
 This 28th day of July, 2010

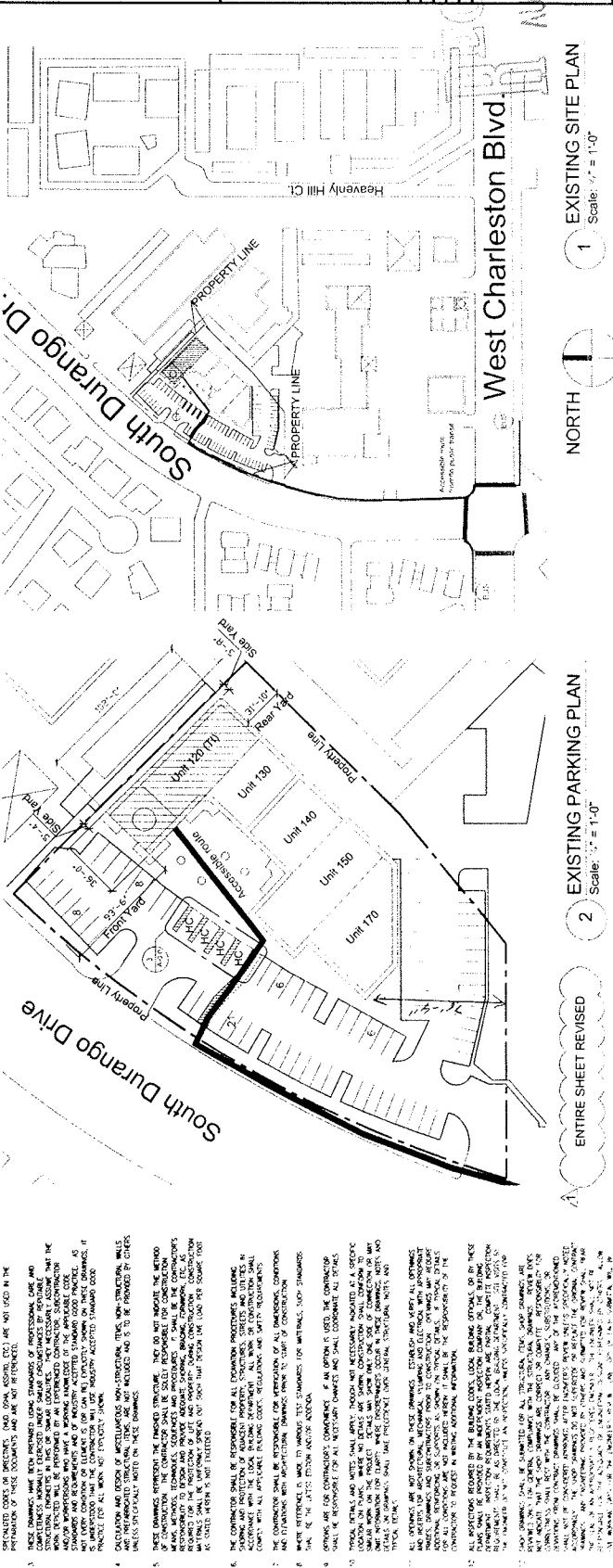
Notary Public in and for said County and State



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.



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), Massage Therapy Offices, Storage Closet, and a Weight Room. The 2 (two) existing bathrooms shall be refinished and handicap accessible.	
- A new sign will be attached to the exterior of the building in the place of the existing sign.	
SITE ANALYSIS	
Zoning	- C1
Plat / Lot	- Plat Book 80 Page 82 Lot 5
Parcel Number	- 138.32.816.006
Lot Size	- 1.47 acres
Tenant Unit Square Footage	- 3,504 sq-ft
Elevation	- 2655 ft
Earthquake Zone	- 2B
SITE ANALYSIS	
Building Codes	- 2006 IBC - 2005 NEC - 2006 UMC - 2006 UPC - 2003 ICC/ANSI - A117.1 - NFPA 13
Roof Load	- Live (PSF): 20 - Dead (PSF): 14 total
Floor Load	- Live (PSF) 40 - Dead (PSF) 20 total
Wind Load	- 90 MPH basic speed - Exposure B

BUILDING ANALYSIS	
Existing Shell Construction Type	- V - A (sprinkled)
Proposed Interior Construction Type	- IB - Clinic (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)
Actual Parking Stalls	- 7
Actual Parking Stalls	- 19 (includes HC stalls)
Actual Handicap Parking	- 4
Planning Features	Required Provided
Toilets (Male)	- 1 - 1
Lavatories (Male)	- 1 - 1
Toilets (Female)	- 1 - 1
Lavatories (Female)	- 1 - 1

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	Building Sections
A-4.0	Typical Wall Sections and Details
A-5.0	Schedules
A-6.0	Power Plan
E-1.0	Lighting Plan
E-2.0	Lighting Plan

KEY NOTES	
1	Modify existing door handles so that customers don't burn their hands.
2	Location of replacement signage. See electric plans for power requirements.
3	Separate tenant spaces.
4	Reinforcing steel, tie and lighting, all HVAC grille and fixtures, and sprinkler heads. Carefully place aside for reuse.
5	Location of mirror and stretch bar.
6	Relocated item.

GENERAL NOTES	
1	All work shall be performed in accordance with the 2006 International Building Code (IBC) and the 2006 International Mechanical Code (IMC).
2	All work shall be performed in accordance with the 2006 International Electrical Code (IEC) and the 2006 International Plumbing Code (IPC).
3	All work shall be performed in accordance with the 2006 International Fire Code (IFC) and the 2006 International Energy Conservation Code (IECC).
4	All work shall be performed in accordance with the 2006 International Building Code (IBC) and the 2006 International Mechanical Code (IMC).
5	All work shall be performed in accordance with the 2006 International Electrical Code (IEC) and the 2006 International Plumbing Code (IPC).
6	All work shall be performed in accordance with the 2006 International Fire Code (IFC) and the 2006 International Energy Conservation Code (IECC).

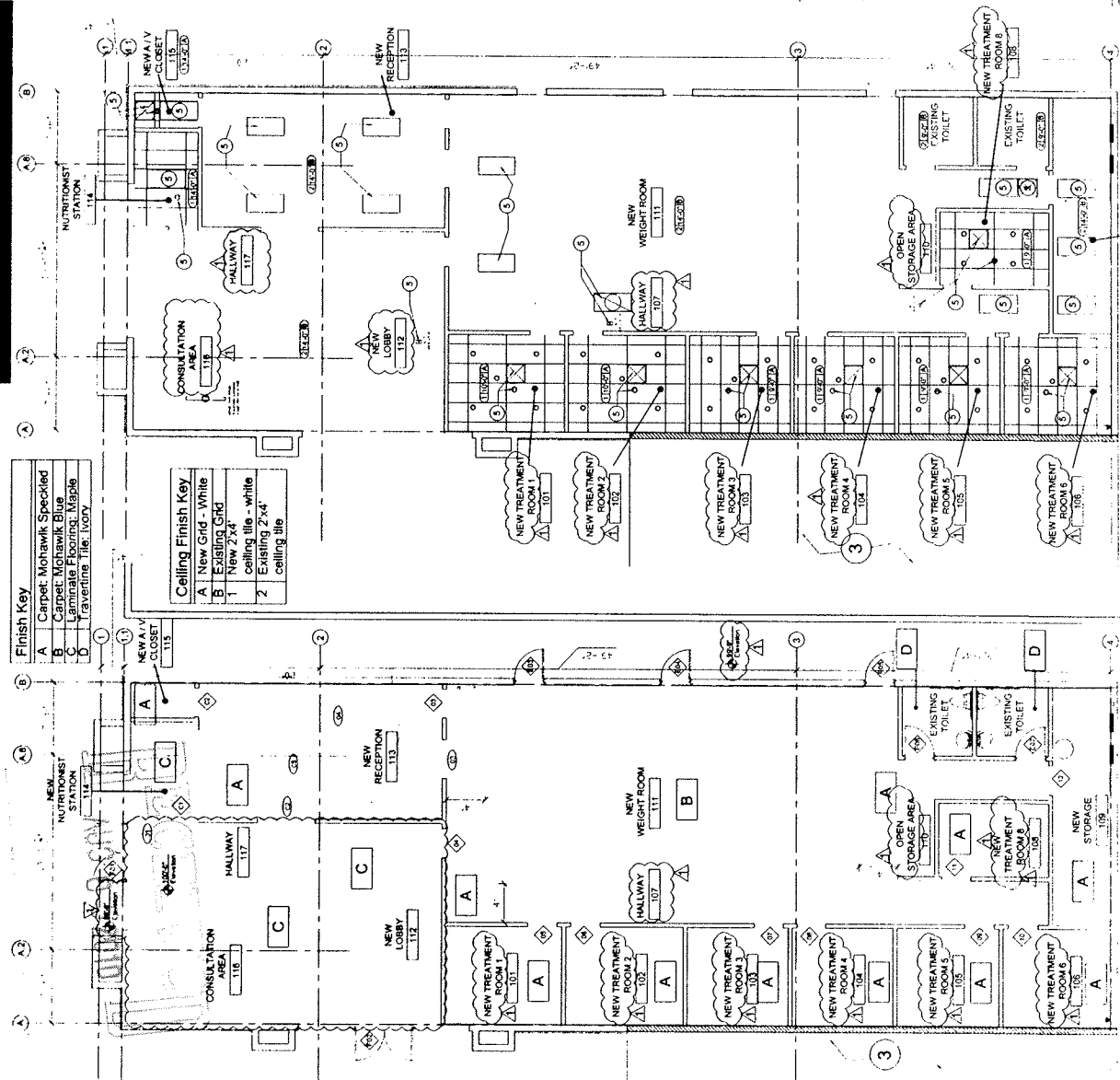
CLM Development
3710 W Desert Inn Rd
Las Vegas, NV 89102

Physical Therapy
Office
950 S. Durango, # 120
Las Vegas, NV

Contractor:

Drawing Name:
COVER SHEET

Sheet Number:
A-0.0



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

Contractor:
CLM Development
3710 W Desert Inn Rd
Las Vegas, NV 89102

Project:
Physical Therapy
Office
950 S. Durango, # 120
Las Vegas, NV

Drawing Name:
PROPOSED
Floor Plans

Sheet Number:
A-1.0



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

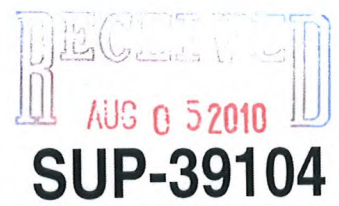
Email: Eugene@PhysicalTherapy.us

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-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 IN A FORMER RESTAURANT WITH A WAIVER TO ALLOW A ZERO FOOT SEPARATION DISTANCE WHERE 400 FEET IS REQUIRED at 9560 West Sahara Avenue (APN 163-06-816-025), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 10/20/10 OR MAY BE 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

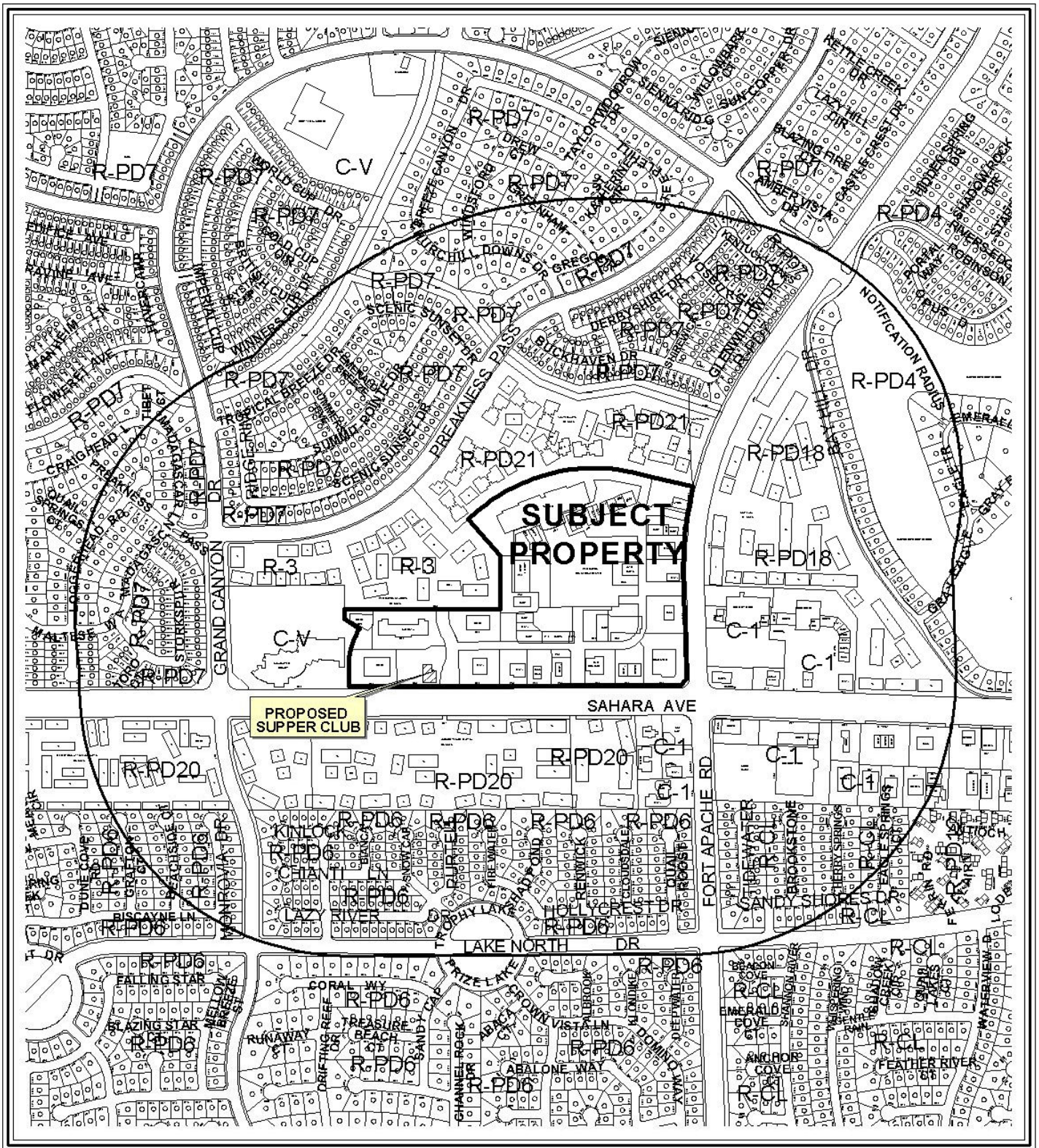
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RECOMMENDATION:

Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:

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



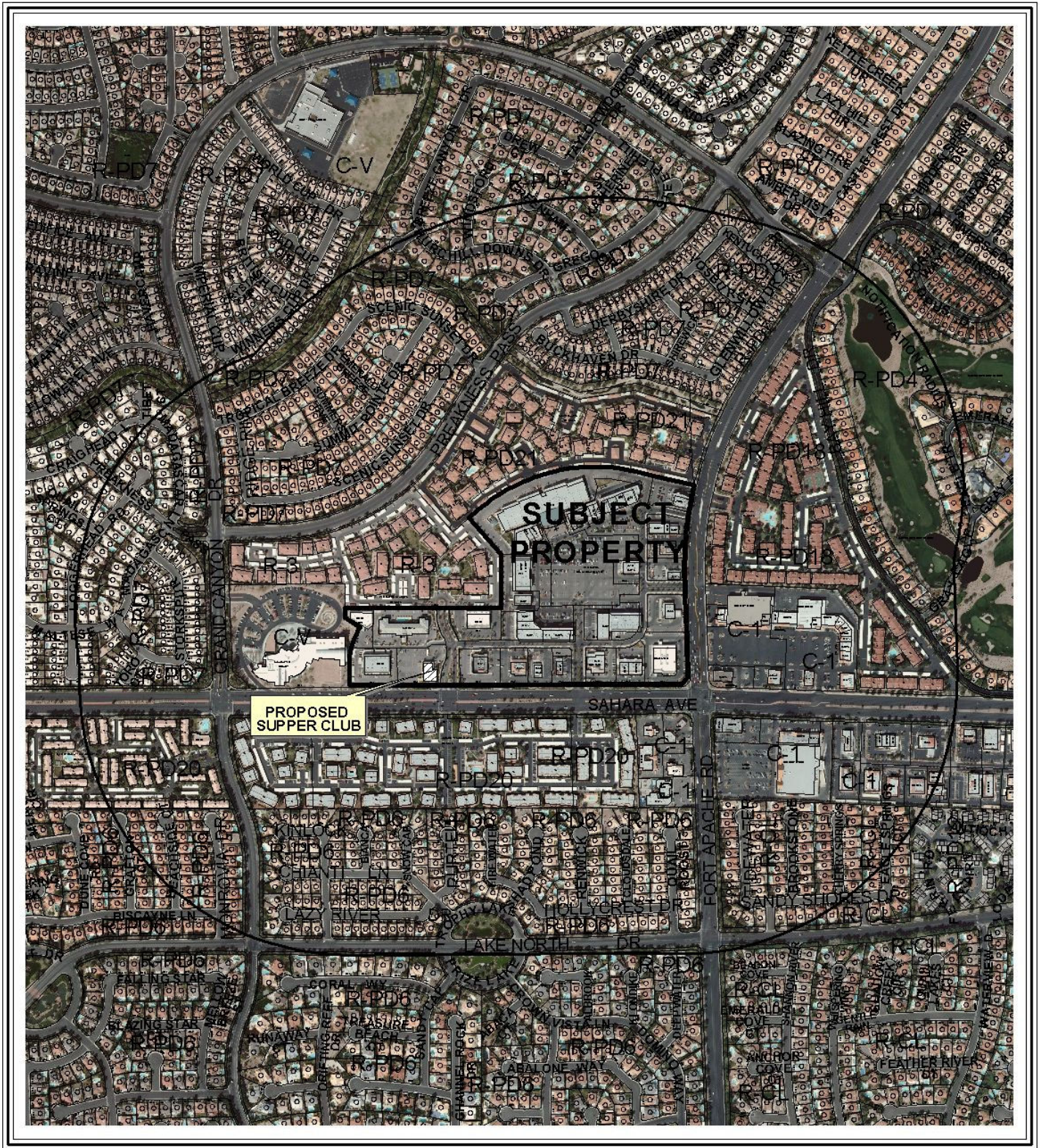
CASE: SUP-39144

RADIUS: 1500 FT

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

0 500 1000 Feet





CASE: **SUP-39144**

RADIUS: 1500 FT

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

0 500 1000 Feet





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-39144** APN: 163-06-816-025

Name of Property Owner: Continental Property, LLC

Name of Applicant: Firefly Westside, LLC

Name of Representative: Tabitha 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: _____

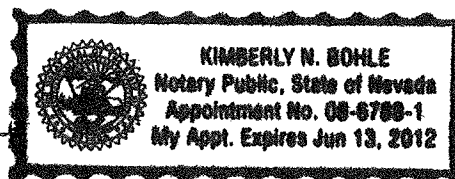
Subscribed and sworn before me

This 4TH day of AUGUST, 2010

Notary Public in and for said County and State

COUNTY OF: CLARK STATE OF: NEVADA

Revised 11-14-06



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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.

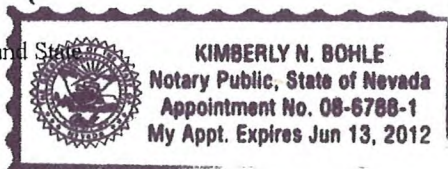
Print Name OLGA GREGORYAN

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

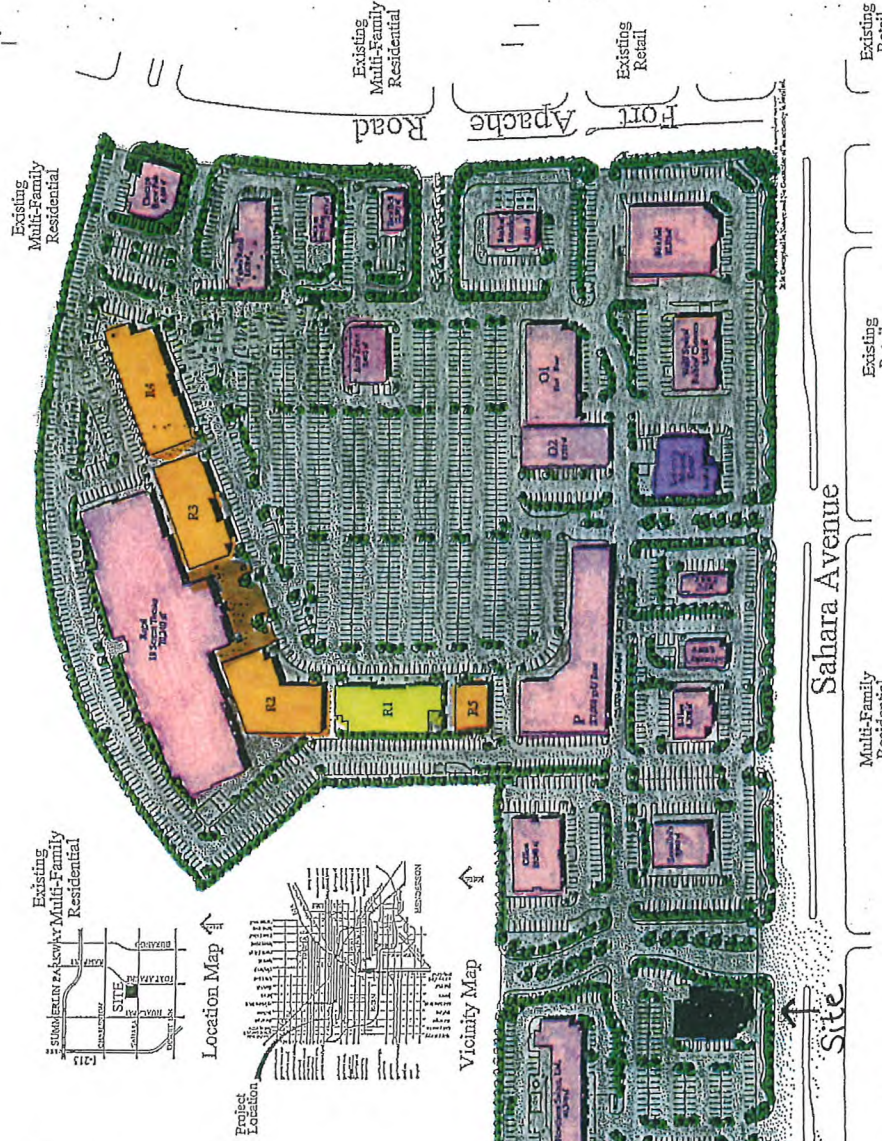
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Building No.		Tenants and Area	
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2	1000	1000	1000
3	1000	1000	1000
4	1000	1000	1000
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6	1000	1000	1000
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54	1000	1000	1000
55	1000	1000	1000
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57	1000	1000	1000
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61	1000	1000	1000
62	1000	1000	1000
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65	1000	1000	1000
66	1000	1000	1000
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68	1000	1000	1000
69	1000	1000	1000
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96	1000	1000	1000
97	1000	1000	1000
98	1000	1000	1000
99	1000	1000	1000
100	1000	1000	1000

Building No.	Size - SQ. Feet	Value	Year
Building 1	1000	\$100,000	1980
Building 2	1000	\$100,000	1980
Building 3	1000	\$100,000	1980
Building 4	1000	\$100,000	1980
Building 5	1000	\$100,000	1980
Building 6	1000	\$100,000	1980
Building 7	1000	\$100,000	1980
Building 8	1000	\$100,000	1980
Building 9	1000	\$100,000	1980
Building 10	1000	\$100,000	1980
Building 11	1000	\$100,000	1980
Building 12	1000	\$100,000	1980
Building 13	1000	\$100,000	1980
Building 14	1000	\$100,000	1980
Building 15	1000	\$100,000	1980
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Building 17	1000	\$100,000	1980
Building 18	1000	\$100,000	1980
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Building 81	1000	\$100,000	1980

Parcel/Building Legend[illegible]

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097	1.500' x 2'		
098	1.500' x 2'		
099	1.500' x 2'		



Village Square at Peccole Ranch
Residential

Triple Five Nevada Development Corporation

SUP-39144

Scale 1 = 80'

North

Perleman

2209 CORPORATE CIRCLE, SUITE 200
KENTON, OHIO 44132

Retail

**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.

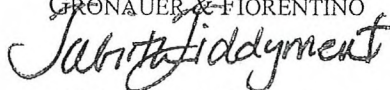
The proposed restaurant lounge is located within an existing multi-use shopping center and faces Sahara Avenue, a 100 foot right-of-way. The restaurant, known as Firefly Tapas Kitchen & Bar, will be located in an approximate 7,000 square foot (including outdoor dining) pad space on the southwest end 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:

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

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

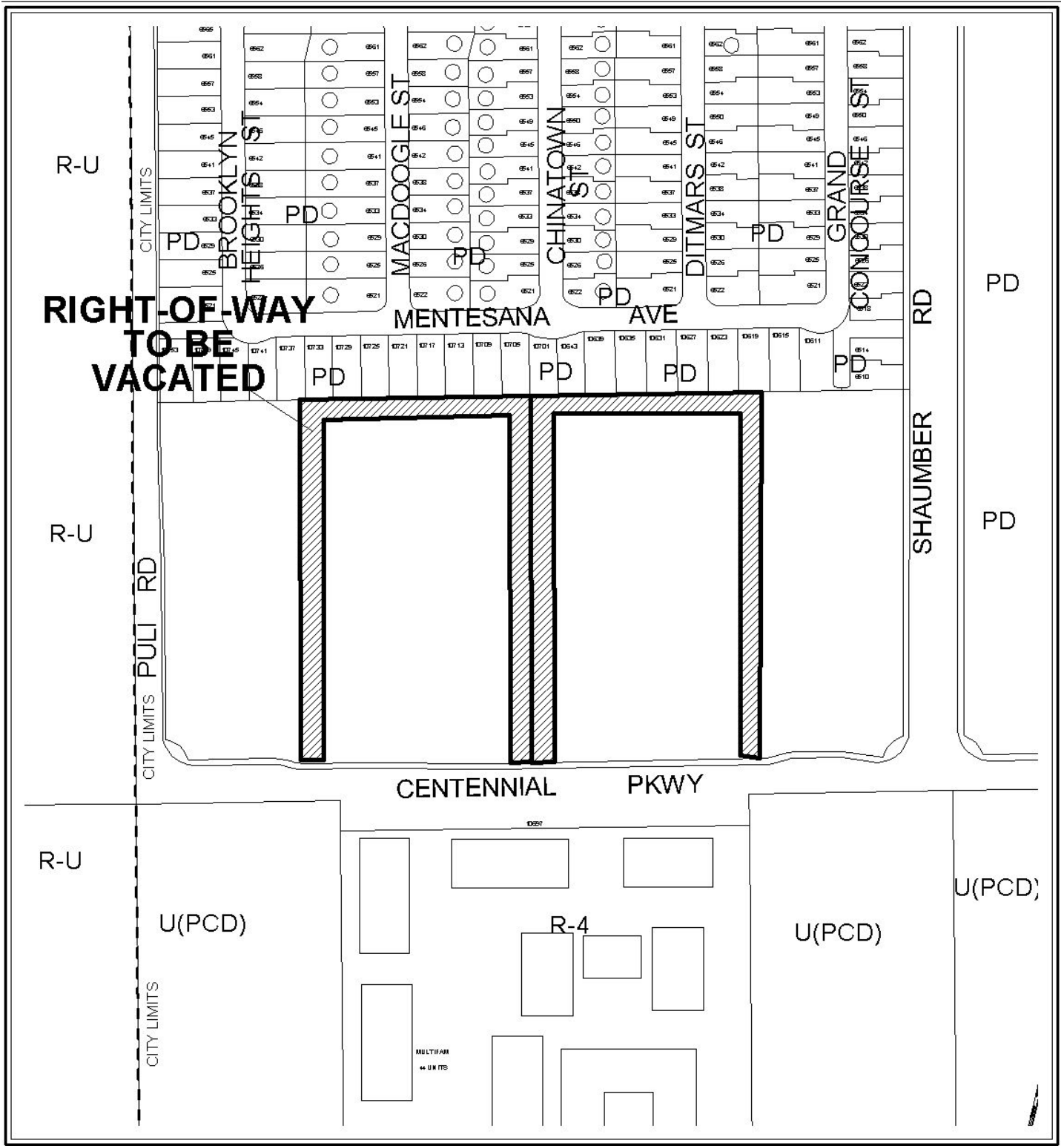
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RECOMMENDATION:

Staff recommends APPROVAL, subject to conditions:

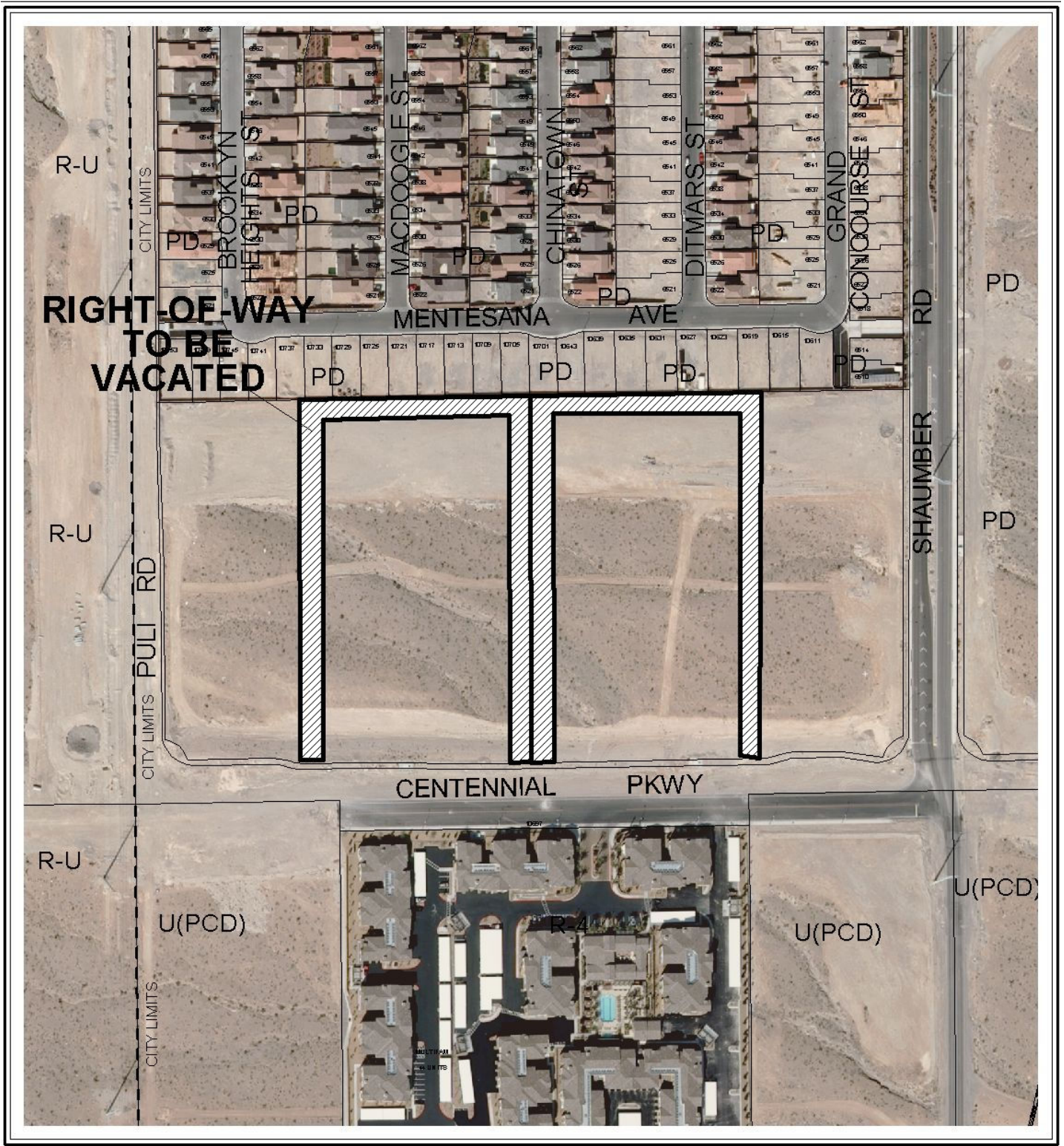
BACKUP DOCUMENTATION:

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



CASE: VAC-39018





0 200 400 Feet

CASE: VAC-39018





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAC-39018** APN: 126-24-410-002
Name of Property Owner: HOF Financial I, LLC
Name of Applicant: Pardee Homes of Nevada, INC.
Name of Representative: Slater Hamifan 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 - HOF Financial I, LLC

Print Name: RUSS Wakeham

Subscribed and sworn before me

This _____ day of _____, 20____

Notary Public in and for said County and State

**ACKNOWLEDGMENT FOR VACATION AND ABANDONMENT STATEMENT OF
FINANCIAL INTEREST FORM FOR PROVIDENCE POD 307 APN 126-24-410-002
TO BE FILED WITH THE CITY OF LAS VEGAS**

STATE OF CALIFORNIA

COUNTY OF ORANGE

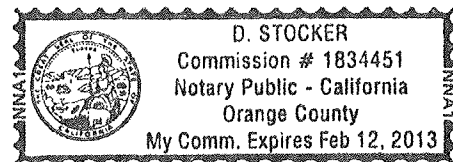
On August 23, 2010, before me, **D. Stocker, a Notary Public**, personally appeared **Russ Wakeham**, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity,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

[SEAL]

D. Stocker
Signature





PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

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

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

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

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

Property Owner Signature* _____

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

Print Name Russ Wakeham, VP
HOF Financial I, LLC

Subscribed and sworn before me

This _____ day of _____, 20 _____.

Notary Public in and for said County and State

Revised 10/27/08

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.

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See attached

**ACKNOWLEDGMENT FOR VACATION AND ABANDONMENT
APPLICATION/PETITION FORM FOR PROVIDENCE POD 307 APN 126-24-410-002
TO BE FILED WITH THE CITY OF LAS VEGAS**

STATE OF CALIFORNIA

COUNTY OF ORANGE

On August 23, 2010, before me, **D. Stocker, 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.

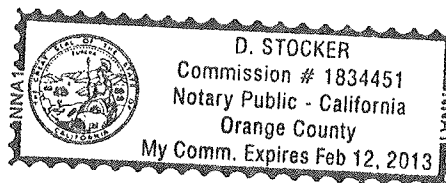
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

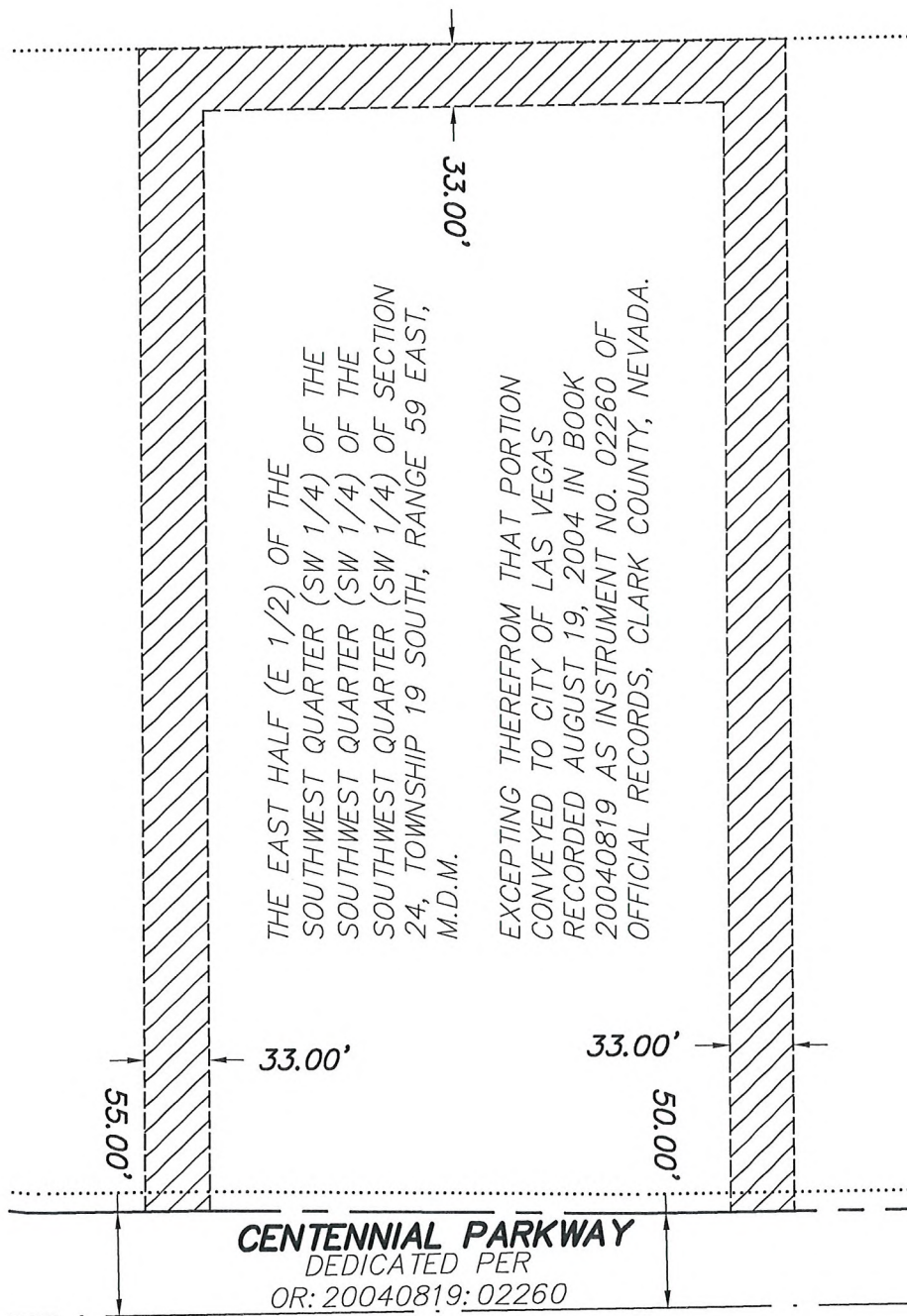
WITNESS my hand and official seal.

[SEAL]



Signature





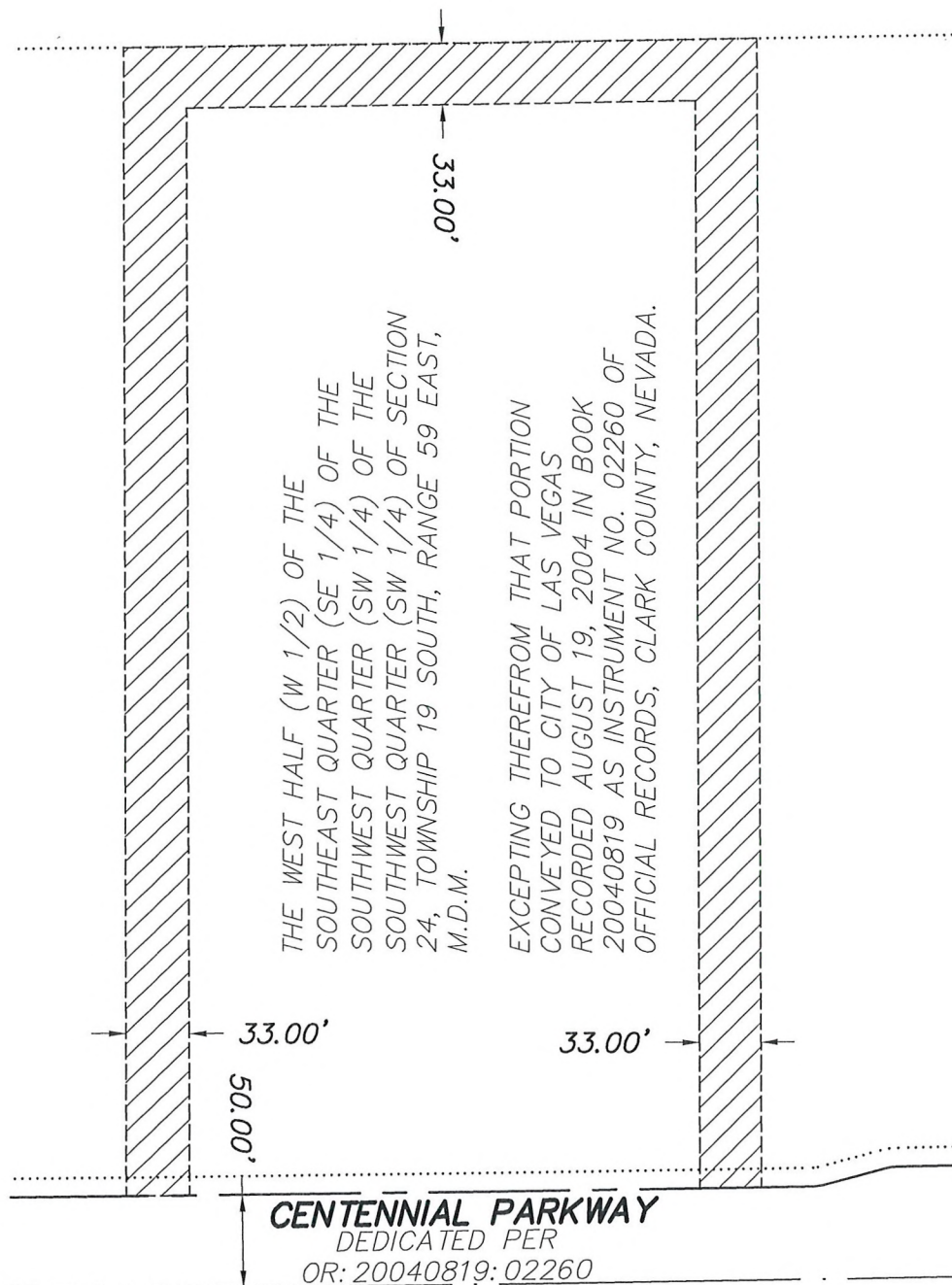
"EASEMENT 1"
PAGE 3 OF 4

**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



"EASEMENT 2"
PAGE 4 OF 4

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

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

VAC-39018

JUL 29 2010



PAR1002.001

July 20, 2010

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

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

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

Vacation

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

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

Sincerely,

Slater Hanifan Group, Inc.

James Hackman, P.E.
Project Manager



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

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

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

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

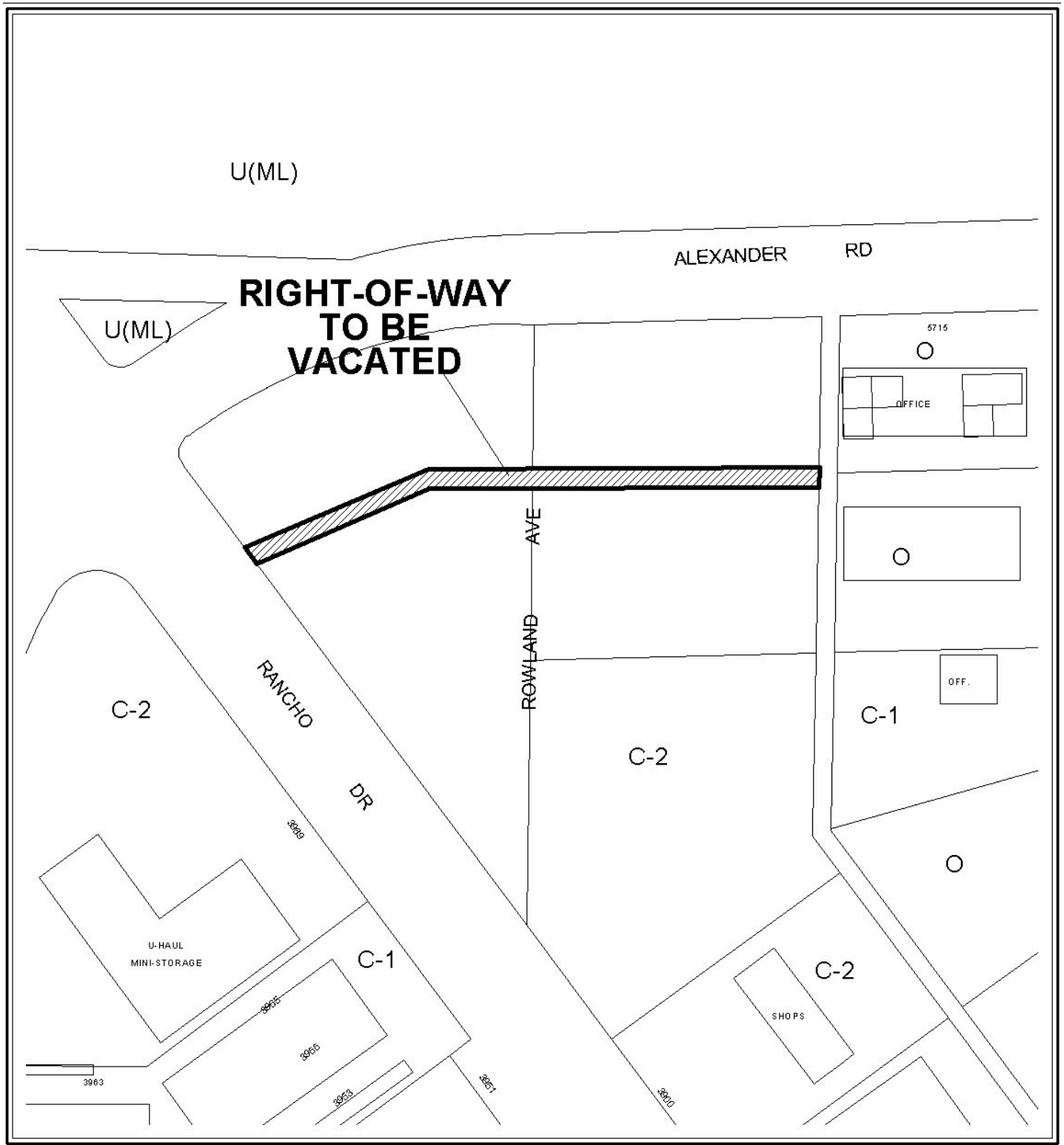
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RECOMMENDATION:

Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:

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



CASE: VAC-39118

0 100 200 Feet





0 100 200 Feet

CASE: VAC-39118





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: Acquest Vegas, LLC

Name of Applicant: Acquest Vegas, LLC

Name of Representative: Brian Vandergurgh, Construction Manager

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

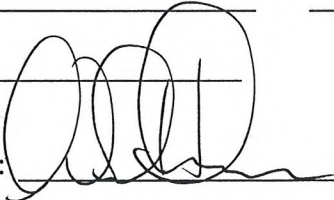
☐ Yes

☒ No

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

City Official: _____

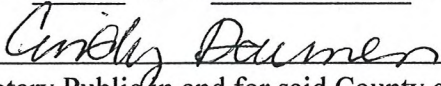
Partner(s): _____

APN: _____
Signature of Property Owner: 

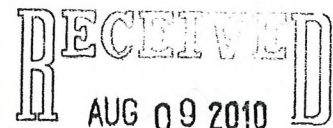
Print Name: William L. Huntress, Managing Member

Subscribed and sworn before me

This 29 day of June, 2010


Notary Public in and for said County and State

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





PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

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

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

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

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

Property Owner Signature* [Signature]

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

Print Name William L. Huntress, Managing Member

Subscribed and sworn before me

This 29 day of June, 2010

[Signature]

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

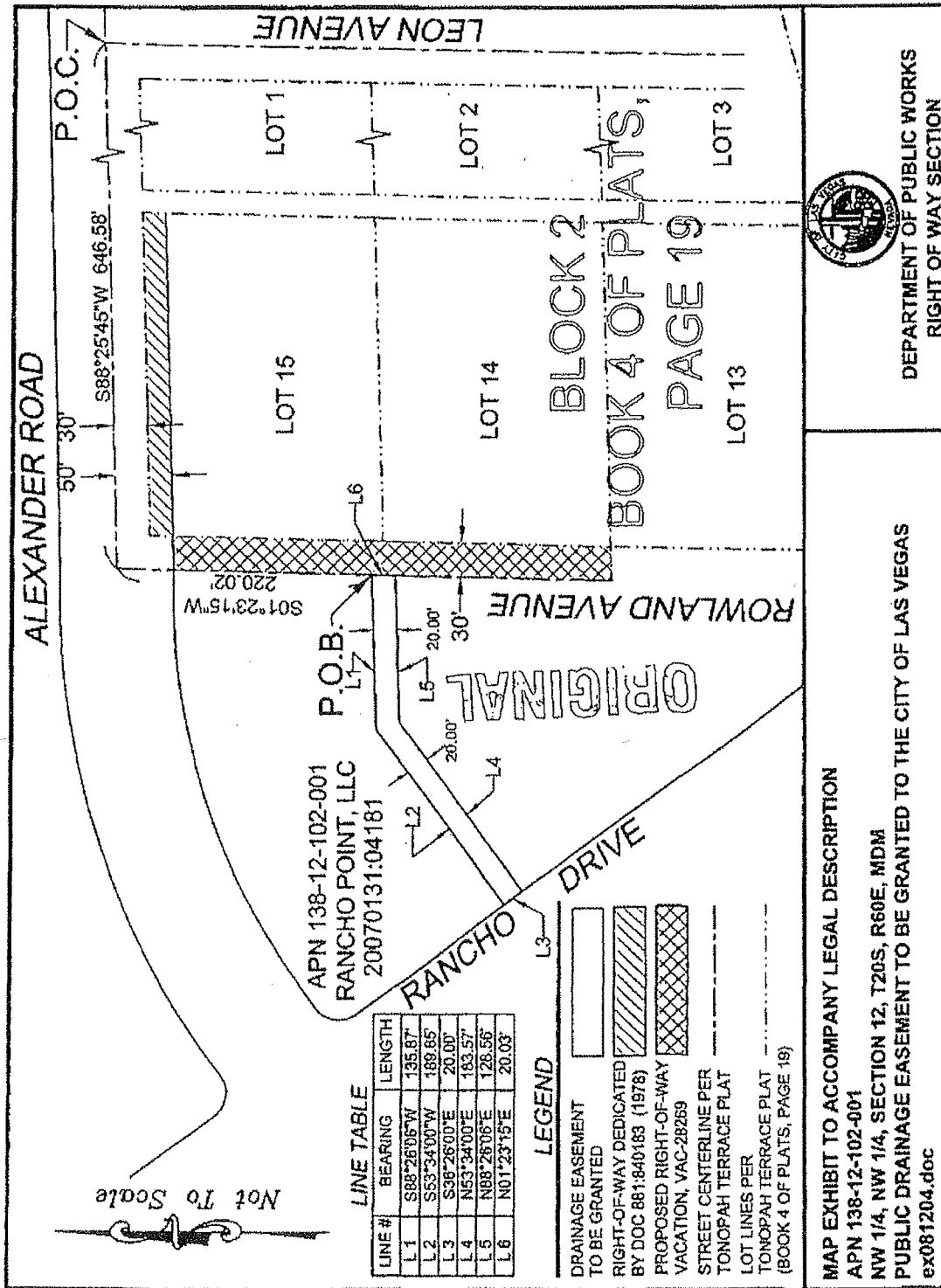
Revised 10/27/08

FOR DEPARTMENT USE ONLY

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

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

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



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



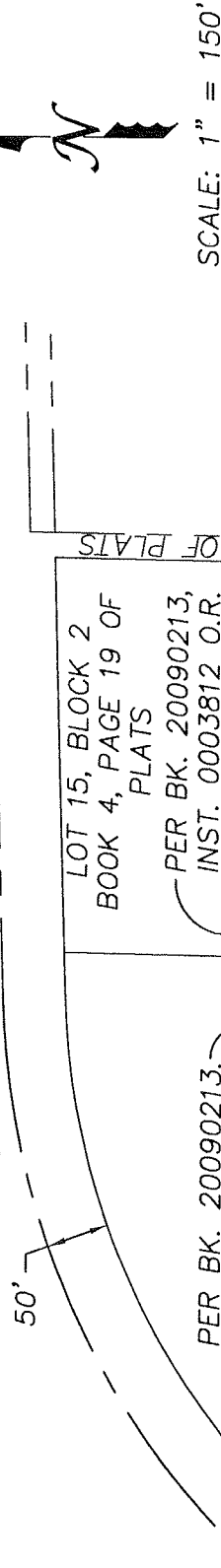
DEPARTMENT OF PUBLIC WORKS
 RIGHT OF WAY SECTION

RECORDED
 AUG 09 2010

VAC-391118

EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

ALEXANDER ROAD



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

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:

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

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

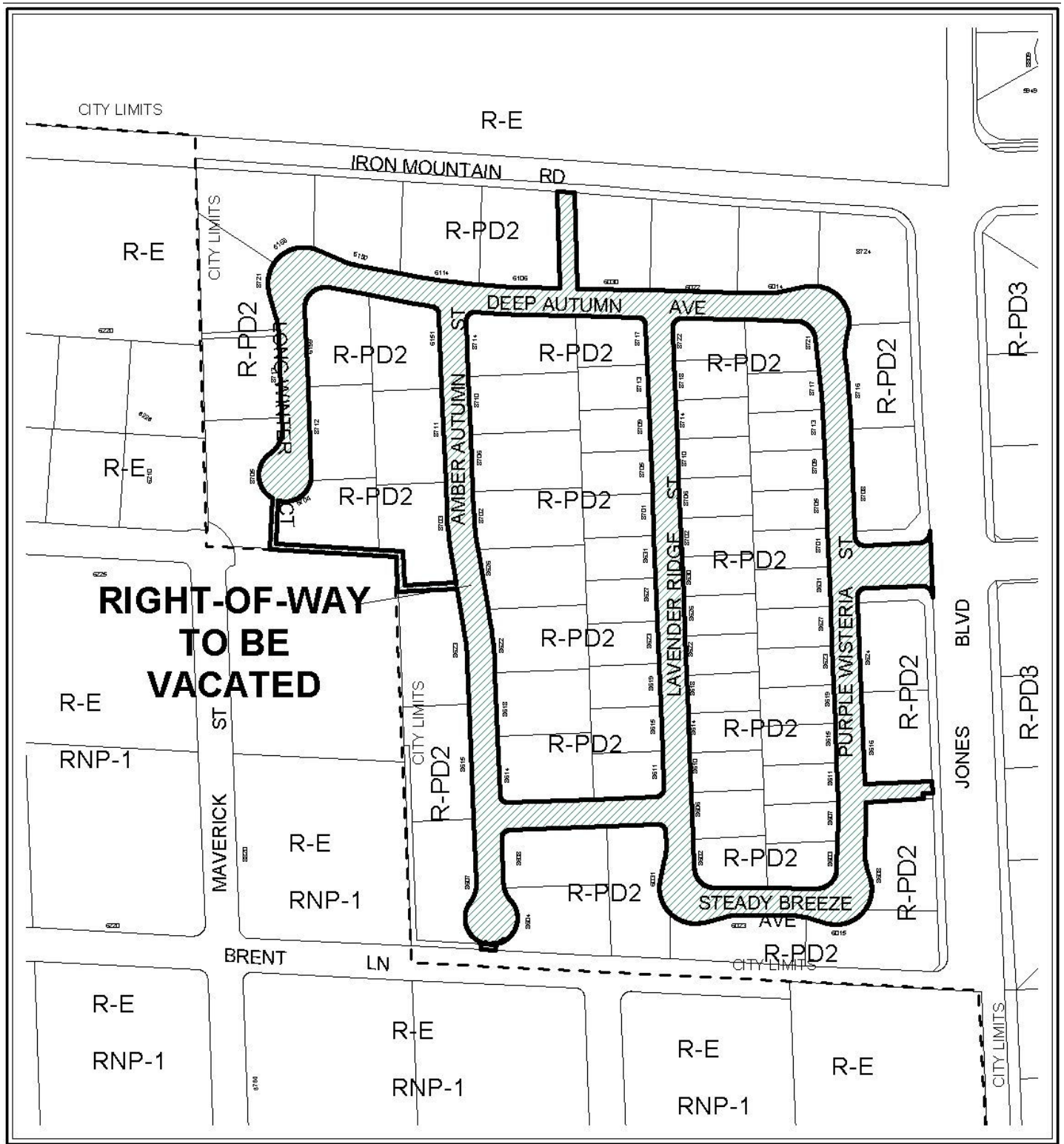
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RECOMMENDATION:

Staff recommends APPROVAL, subject to conditions:

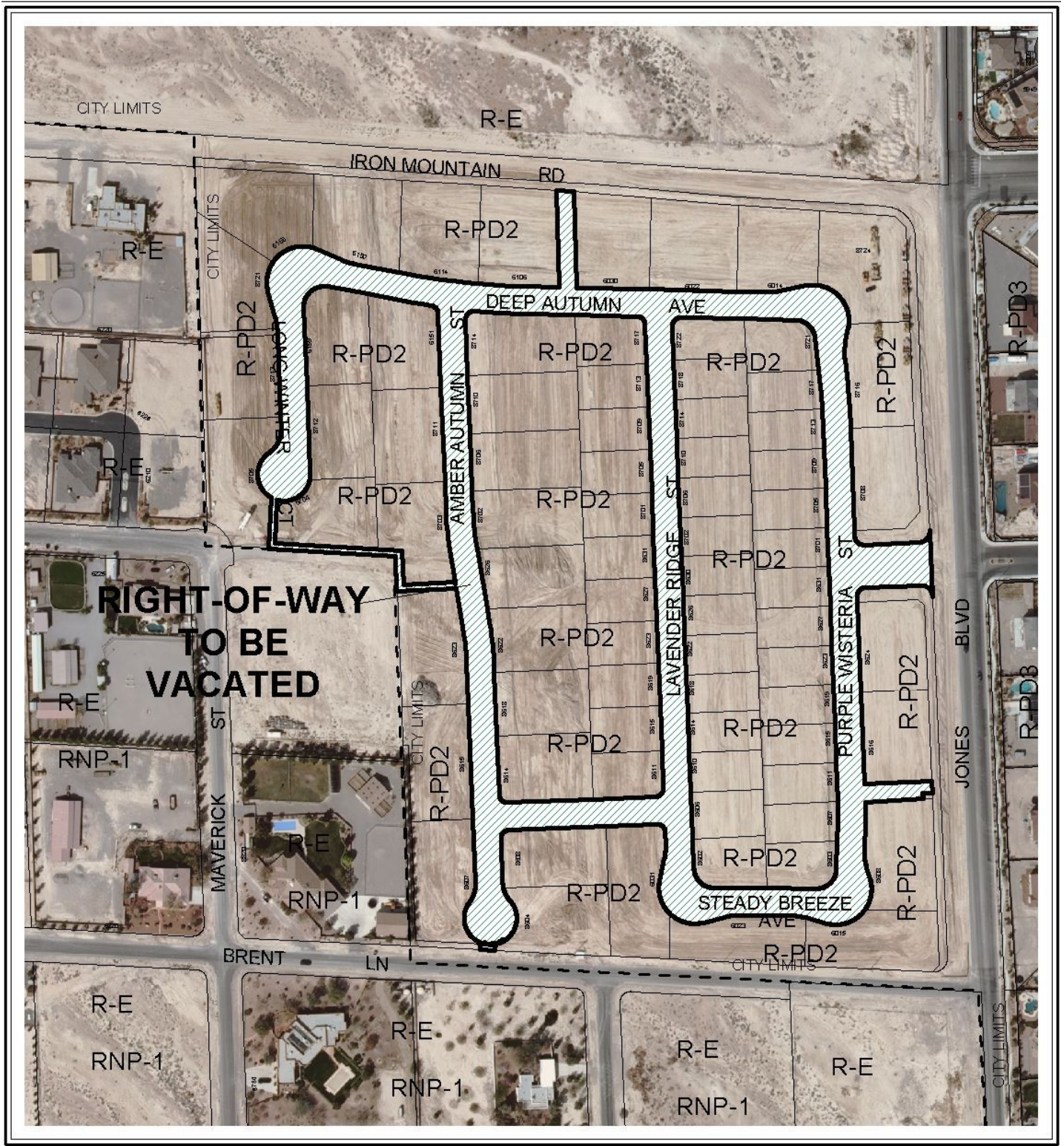
BACKUP DOCUMENTATION:

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



CASE: VAC-39142





CASE: VAC-39142



COPY



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: William Lyon Homes, INC.

Name of Applicant: William Lyon Homes, INC.

Name of Representative: Taney Engineering, INC.

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

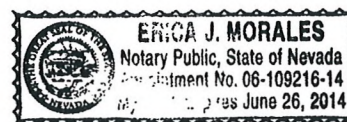
Signature of Property Owner: _____

Print Name: TERRY CONNELLY

Subscribed and sworn before me

This 9 day of August, 2010

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



RECEIVED

AUG 10 2010

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

COPY

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

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

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

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

Property Owner Signature* [Signature]

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

Print Name TERRY CONNELLY

Subscribed and sworn before me

This 9 day of August, 20 10

[Signature]

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

Revised 10/27/08

RECEIVED

AUG 10 2010

City of Las Vegas



FOR DEPARTMENT USE ONLY

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

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

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

CERTIFICATE OF SECRETARY

COPY

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

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

Officers:

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

Titles:

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

Officers:

Titles:

Division Titles:

"DBA: LYON SOUTHERN CALIFORNIA DIVISION"

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

RECEIVED
AUG 10 2010
City of Las Vegas

COPY

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

<u>Officers:</u>	<u>Titles:</u>	<u>Division Titles:</u>
<u>"DBA: LYON ARIZONA DIVISION"</u>		
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		

<u>"DBA: LYON NEVADA DIVISION"</u>		
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

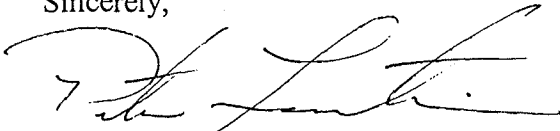
Mr. Scott Swapp
FMP-38588 - Page Two
July 2, 2010

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.

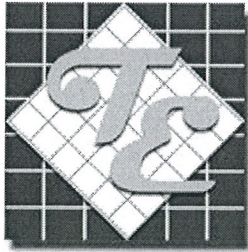
Sincerely,



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). Staff recommends APPROVAL.

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 APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:

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



0 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: _____

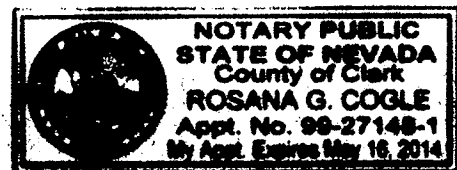
Signature of Property Owner: Cheri Edelman

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

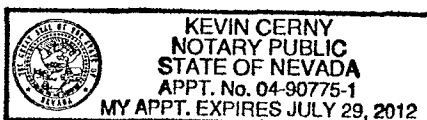
Notary Public in and for said County and State

RECEIVED

AUG 10 2010

Revised 10/21/08

City of Las Vegas

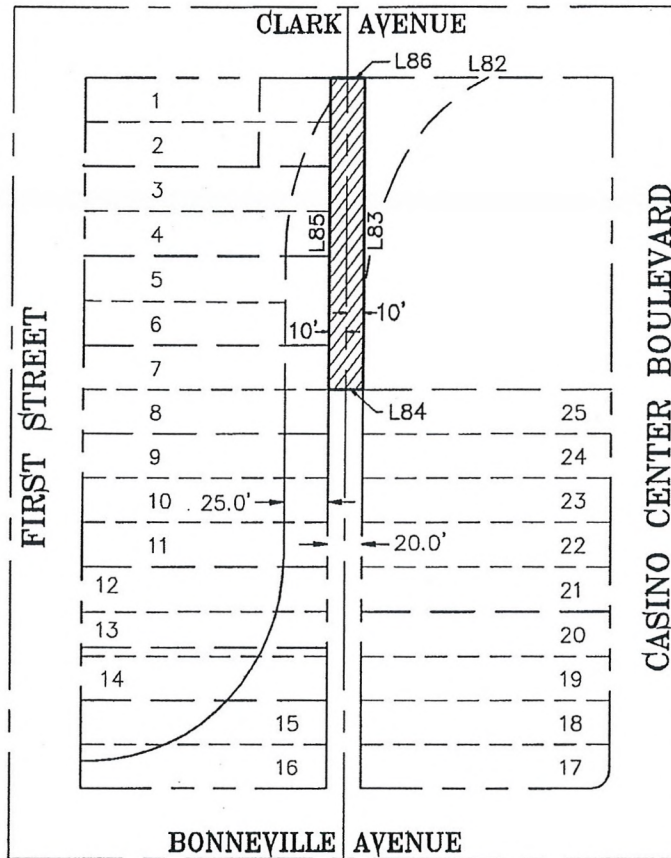


FOR DEPARTMENT USE ONLY

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

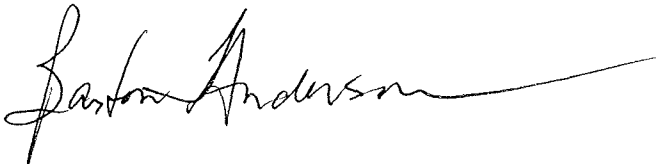
City of Las Vegas

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.

MAY GO TO CITY COUNCIL ON 10/20/10 OR MAY BE FINAL ACTION
(Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

4

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

1

City Council Meeting

0

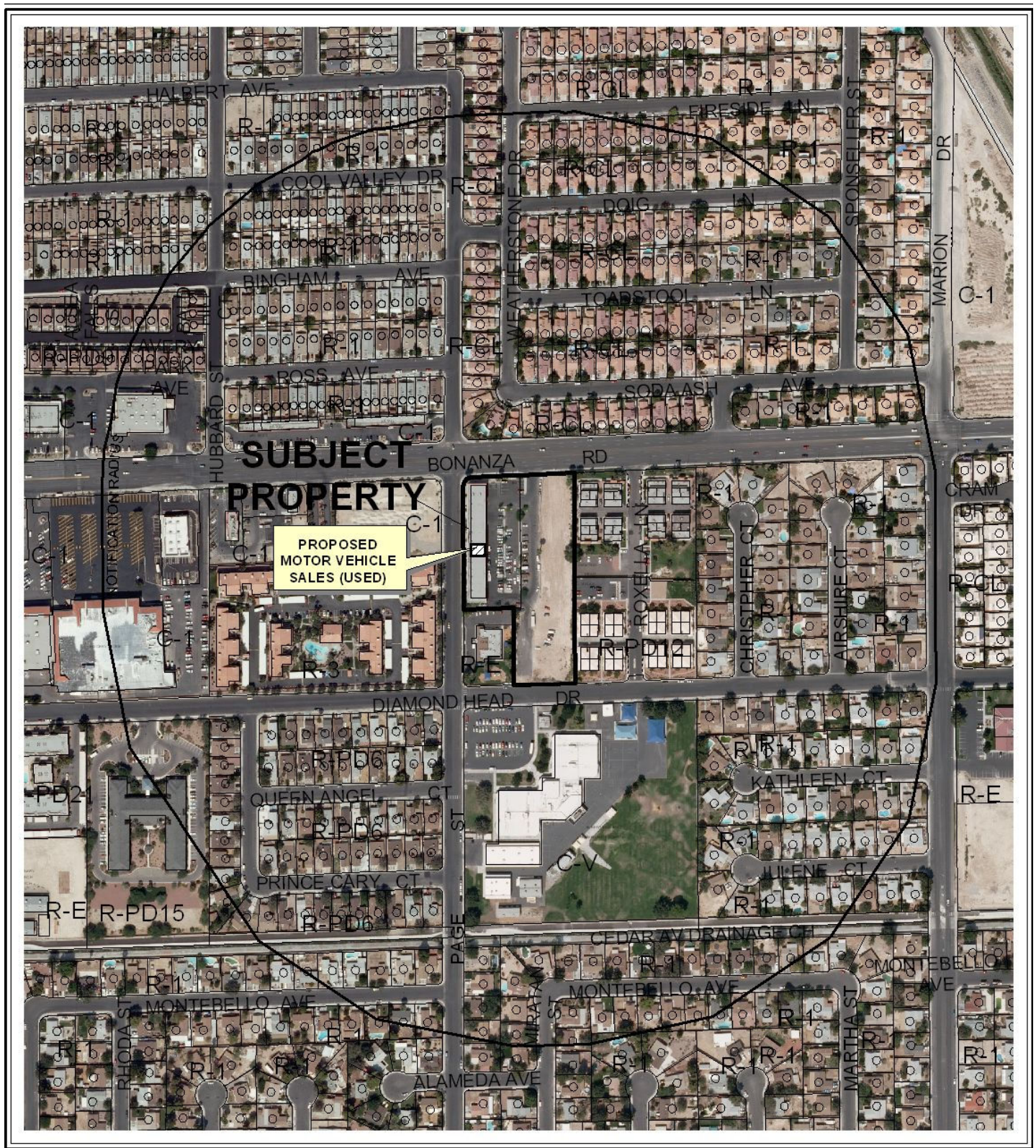
RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

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





CASE: **SUP-38523**

RADIUS: 1000

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





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: HECTOR CAMACHO

Name of Applicant: SAME

Name of Representative: SAME

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

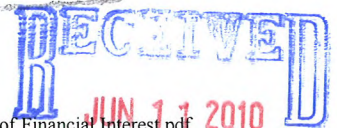
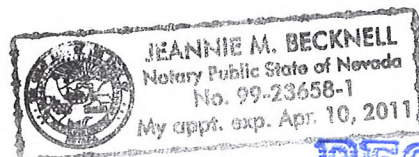
APN: _____

Signature of Property Owner: [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

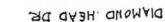
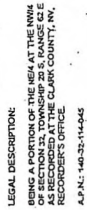
Case #	<u>SUP-38523</u>
Meeting Date:	<u>7/29/06</u>
Total Fee:	<u>10390</u>
Date Received:*	<u>6/11/06</u>
Received By:	<u>M REX</u>



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

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

\\depot\Application Packet\Application Form.pdf



BUILDING ANALYSIS	
Furniture Store.....	\$740 S.F.
Furniture warehouse.....	2610 S.F.
- - - - -	1920 S.F.
Fast Food Eatery Seating.....	3023 S.F.
- " - " - " - " - "	2800 S.F.
- " - " - " - " - "	Not known
School.....	6200 S.F.
Meat Market.....	2035 S.F.
Sprinkler repair room.....	4 S.F.
Exterior walls.....	535 S.F.
Interior 6" wall.....	318 S.F.
TOTAL BUILDING AREA.....	20000 S.F.

PARKING ANALYSIS	
PHASE 1 (EXISTING)	
Auto repair garage: 5 spaces + 1 per 200 S.F.	
g + (4200 S.F. ÷ 200) = 20.7 ≈ 21 spaces.	
TOTAL PHASE 1 (EXISTING)	
21 spaces	
PHASE 2 (PROPOSED)	
Furniture Store	4,470 S.F. ÷ 175 = 25.5 ≈ 26 spaces.
Furniture warehouse	2,810 S.F. ÷ 250 = 11.2 ≈ 11 spaces.
Subtotal: 37.5 spaces.	
Fast Food Entry	3,270 S.F. ÷ 100 = 32.7 ≈ 33 spaces.
* Kitchen	254 S.F. ÷ 70 = 3.6 ≈ 4 spaces.
Subtotal: 37.5 spaces.	
Meat Market	2035 S.F. ÷ 175 = 11.6 ≈ 12 spaces.
TOTAL PHASE 2 (PROPOSED)	
75 spaces	

PLOT PLAN.

PAGE STREET.

TOTAL BLDG AREA: 16250 S.F.

EXIST. DAY CARE CENTER

EXIST. CHU. WALL

-BÖNÄNZÄ ROAD

NORA H. MASANA
ARCHTTECT
2207 WEST JOWAN ROAD
NORTH LAS VEGAS NV 89032
(702) 368-0727

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

SITE PLAN

DRAWN: H.H.M.
DATE: 10-6-07...
SCALE: 1"=30'

SUP-38523

RECEIVED
JUN 17 2010

JUN 17 2010

Sup-33611 (S2) Stamped 3-4-09:pc 4-23-09 Denied

583.07'

LANDSCAPE AREA

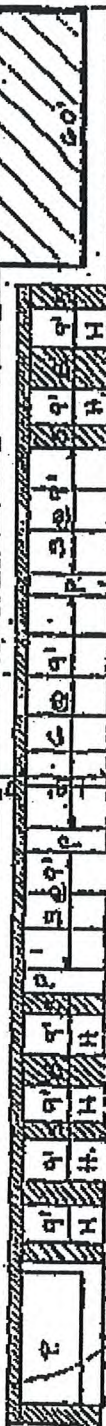
PHASE II (RETAIL)

BLDG 2
80400 S.F.

LOADING
UNLOADING
ZONE

20'
SETBACK

30'



ACCESSIBLE
ROUTE

ACCESSIBLE ROUTE
INDICATES PLANTER

DONANZA ROAD

1115 DISPLAY
AREA

LANDSCAPE
AREA

20'
SETBACK

SUITE 160
RETAIL

SUITE 150

SUITE 145

SUITE 140

SUITE 130

SUITE 125

SUITE 120

SUITE 110

RECEIVED
JUN 17 2010

SUP-38523

PAGE STREET



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



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06/24/10



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4561 EAST BONANZA ROAD, SUITE #130**

06/24/10



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06/24/10



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06/24/10



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4561 EAST BONANZA ROAD, SUITE #130**

06/24/10



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4561 EAST BONANZA ROAD, SUITE #130

06/24/10



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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

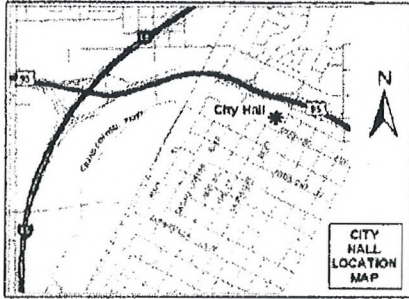
EP40511 29110



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

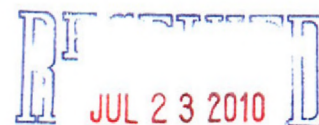
JUN 21 2010

41P

Return Service Requested Official Notice of Public Hearing

☒

Planning Commission Meeting of 7/29/2010



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

Submitted after final agenda	Item	Date
	44	

417 Item

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:

ABEYANCE - SUP-38909 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: DURANGO MARKET - OWNER: MNLK, LLC - Request for a Special Use Permit FOR A PACKAGE LIQUOR OFF-SALE ESTABLISHMENT USE WITHIN AN EXISTING 2,326 SQUARE-FOOT GENERAL RETAIL STORE at 6955 North Durango Drive, Suite #1114 (APNs 125-20-215-269 and 270), T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 10/20/10 OR MAY BE FINAL ACTION
(Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

4

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

456

City Council Meeting

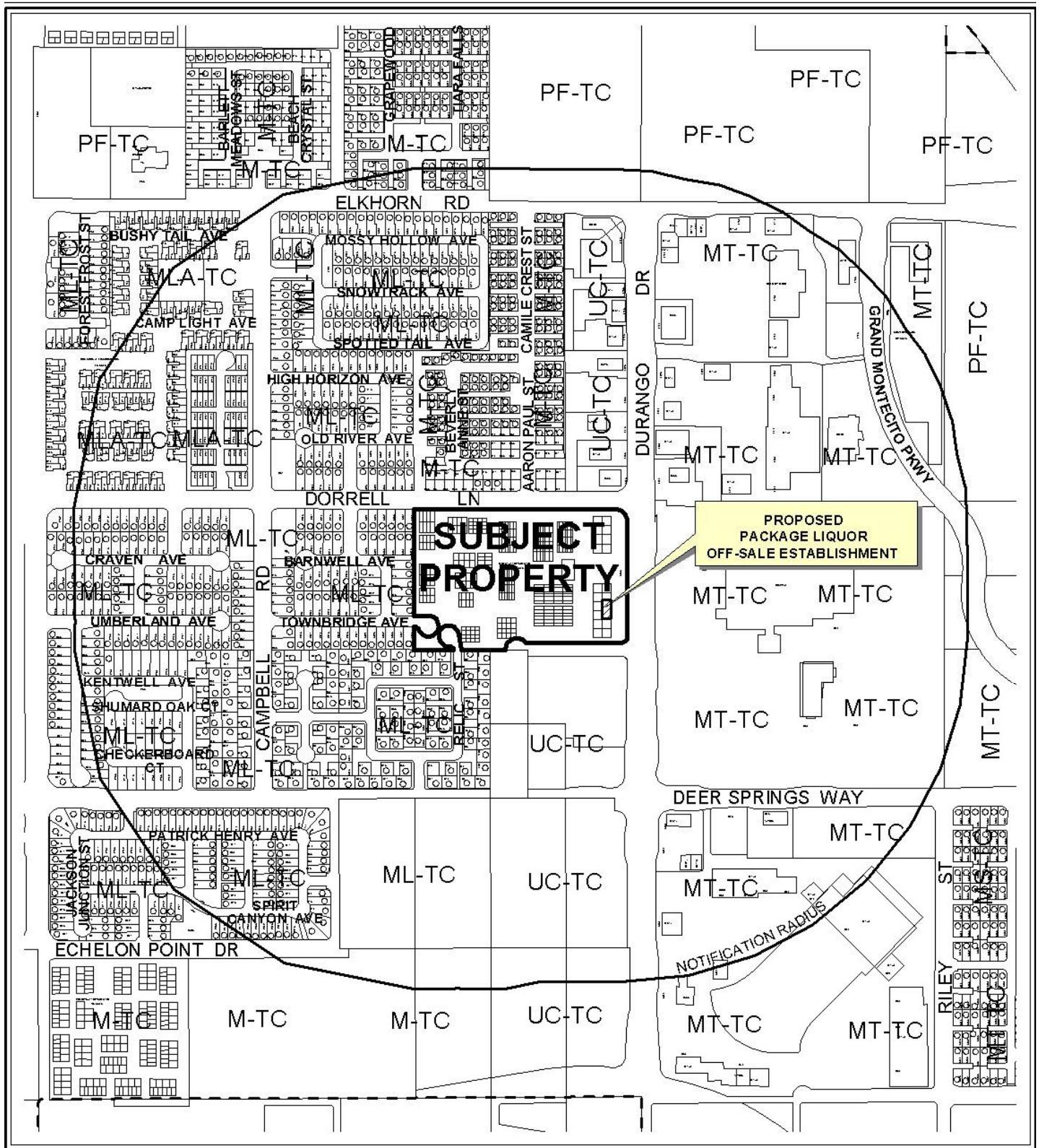
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RECOMMENDATION:

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 Letter
6. Protest/Support Postcards and Support Petition



CASE: SUP-38909

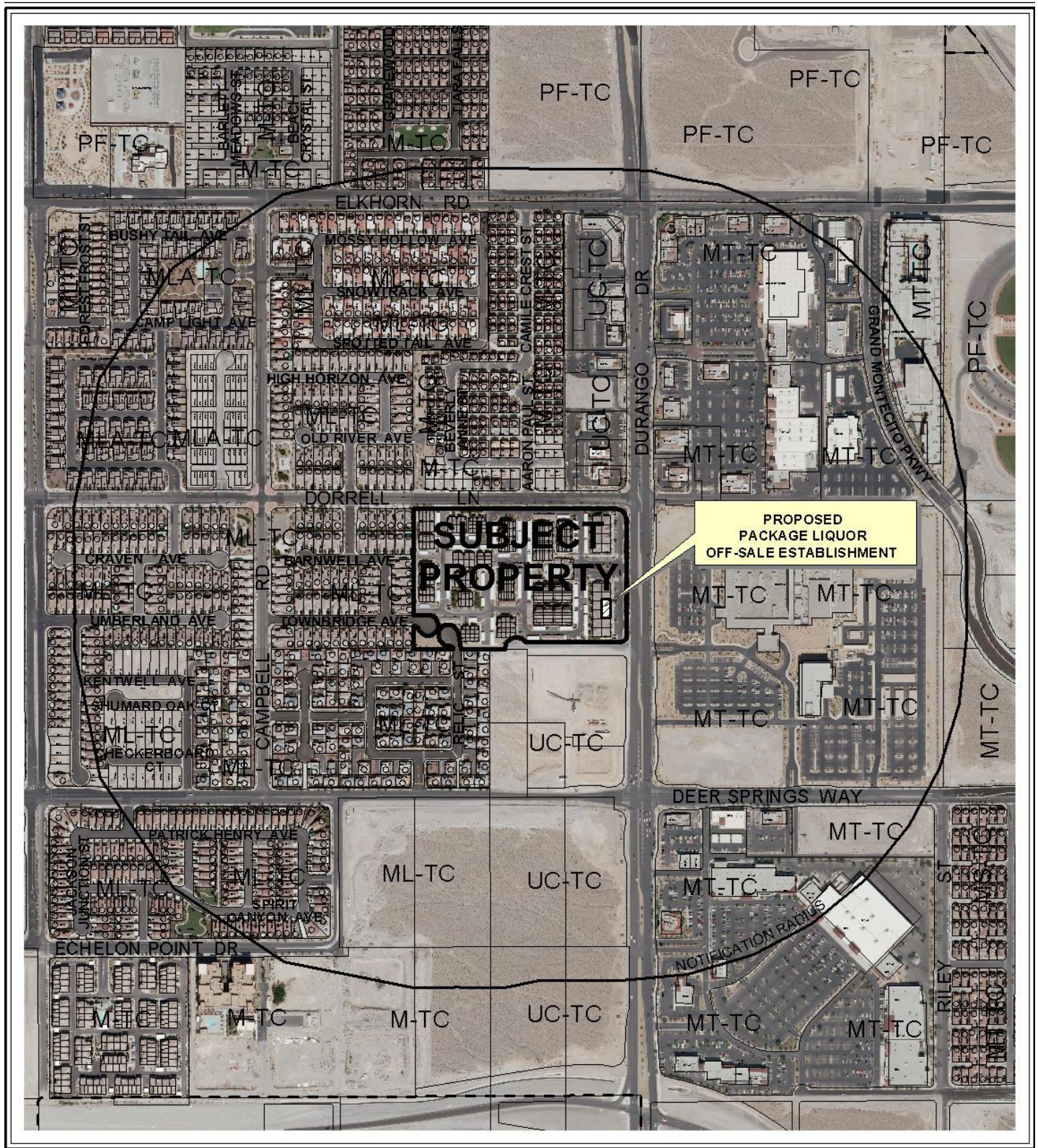
RADIUS: 1500 FT

ZONING OF SUBJECT PROPERTY:

T-C (TOWN CENTER) ZONE [UC-TC (URBAN CENTER - TOWN CENTER) SPECIAL LAND USE DESIGNATION]

0 500 1000 Feet





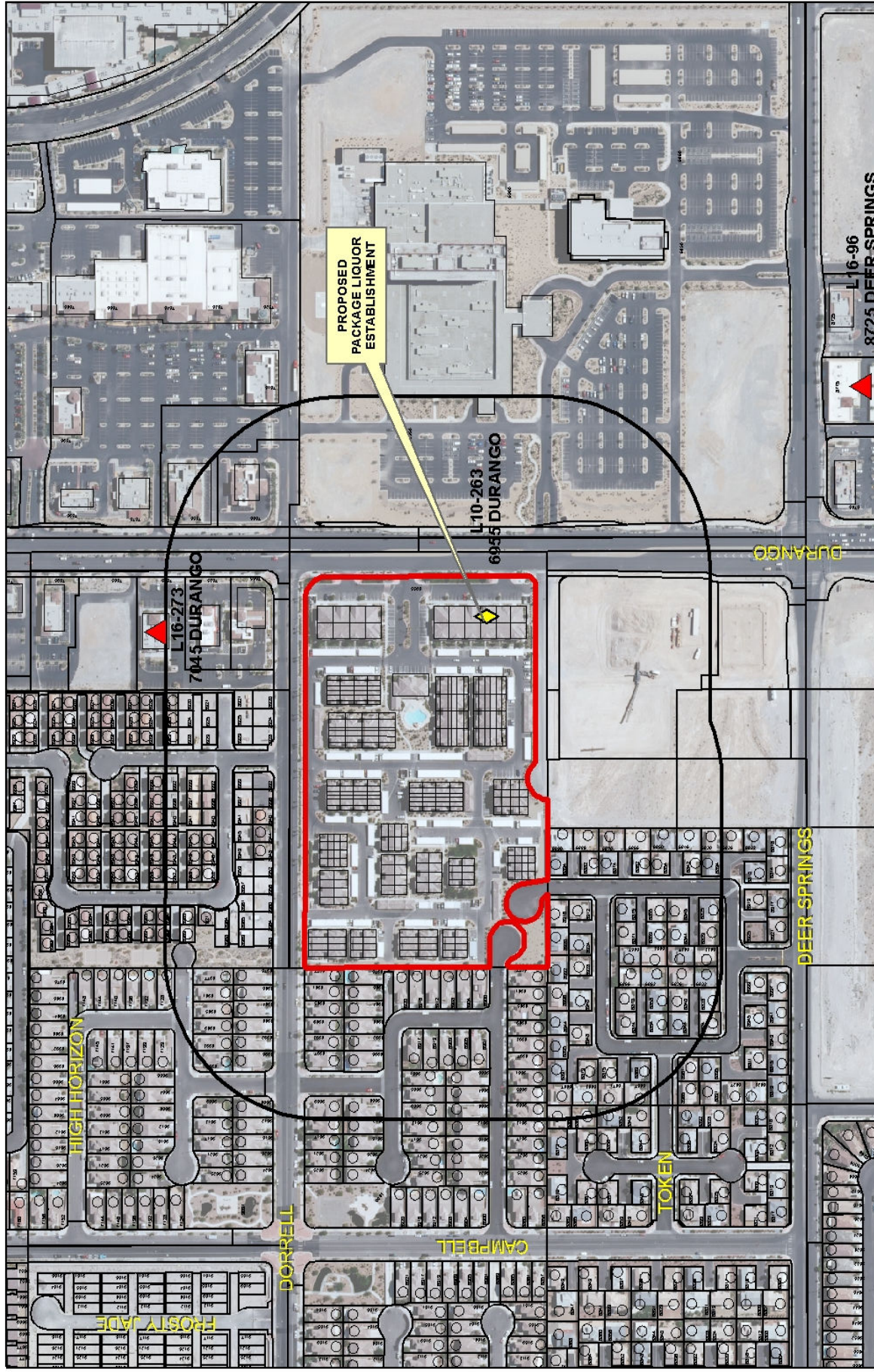
CASE: SUP-38909

RADIUS: 1500 FT

ZONING OF SUBJECT PROPERTY:

T-C (TOWN CENTER) ZONE [UC-TC (URBAN CENTER - TOWN CENTER) SPECIAL LAND USE DESIGNATION]





SUP-38909

Business Licenses

Child Care/
Children Facility



Beer/Wine/Cooler
On Sale



Beer/Wine/Cooler
Off Sale



Beer/Wine/Cooler
On-Off Sale



Package Liquor
Sales



Supper Club/
Restaurant Service Bar



Tavern



RELIGIOUS



CITY PARKS



SCHOOLS



Subject Property



400 foot buffer



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: SEPTEMBER 23, 2010

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: APPLICANT: DURANGO MARKET - OWNER: MNLK, LLC

**** STAFF RECOMMENDATION(S) ****

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
SUP-38909	Staff recommends APPROVAL, subject to conditions:	

**** CONDITIONS ****

SUP-38909 CONDITIONS

Planning and Development

1. Conformance to all Minimum Requirements under LVMC Title 19.04.010 for a Package Liquor Off-Sale Establishment use.
2. This approval shall be void two years from the date of final approval, unless a business license has been issued to conduct the activity. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. Approval of this Special Use Permit does not constitute approval of a liquor license.
4. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
5. All beer and wine coolers shall remain in their original manufacturer's configuration of four- or six-packs.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Staff Report Page One
September 23, 2010 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Special Use Permit for a Package Liquor Off-Sale Establishment within an existing 2,326 square-foot retail establishment building at 6955 North Durango Drive, Suite #1114. No Waivers are needed as a part of this request. The proposed use meets all Title 19.04 standards for a Package Liquor Off-Sale Establishment, and can be conducted in a manner that is harmonious and compatible with existing surrounding land uses; therefore, staff recommends approval. If this request is denied, the proposed use will not be permitted at this location.

ISSUES

- The Package Liquor Off-Sale Establishment use is permitted within the UC-TC (Urban Center Mixed Use – Town Center) Special Land Use district only in conjunction with the approval of a Special Use Permit.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
01/26/01	An Annexation [A-0003-99(A)] was processed; the annexation area consists of approximately 629.808 acres of land, located west of El Capitan Way and east of Grand Canyon Drive between Grand Teton Drive and Rome Boulevard.
04/03/02	The City Council approved a request for a Rezoning (Z-0099-01) from U (Undeveloped) [TC (Town Center) General Plan Designation] to T-C (Town Center) Zone on 15.16 acres located adjacent to the west side of El Capitan Way approximately 660 feet south of Elkhorn Road. The Planning Commission and staff recommended approval on 02/28/02.
05/01/02	The City Council approved a request for a Site Development Plan Review [Z-0099-01(1)] for a proposed 274-unit multi-family residential development and 16,000 square feet of commercial floor space on 15.16 acres located adjacent to the west side of El Capitan Way, approximately 660 feet south of Elkhorn Road. The Planning Commission and staff recommended approval on 03/28/02.
05/01/02	The City Council approved a related Development Agreement (DA-0001-02) for this development. The Planning Commission and staff recommended approval on 03/28/02.

Staff Report Page Two
September 23, 2010 - Planning Commission Meeting

05/19/04	The City Council approved a request for a Development Agreement (DIR-4432) for a condominium conversion for a 284-unit development including 10 retail units on 15.2 acres adjacent to the southwest corner of Durango Drive and Dorrell Lane.
06/02/04	The City Council approved the Development Agreement (Bill No. 2004-42) with El Capitan Associates, Limited Liability Company.
06/10/04	The Planning Commission approved a Tentative Map (TMP-3991) for a 284-lot condominium development including 10 retail units. Staff recommended approval.
12/01/04	The City Council approved a request for a Special Use Permit (SUP-5230) for Beer and Wine Sales, Off-Premise located at 6955 North Durango Drive, Suites #1113 and #1114. The Planning Commission and staff recommended approval.
12/01/04	The City Council approved a request for a Special Use Permit (SUP-5231) for package liquor sales located at 6955 North Durango Drive Suites #1115 and #1116. The Planning Commission and staff recommended approval.
09/04/07	The Centennial Hills Architecture Review Committee denied a request for a Major Modification (ARC-24065) to an approved Master Sign Plan (CHAR-0017-04) and Waiver to allow exposed neon window signs at 6955 North Durango Drive Units #1113 and #1114.
11/19/09	A Code Enforcement case (#84190) was processed for neon signs in windows and temporary signage. Code Enforcement closed the case on 02/10/10.
05/27/10	The Planning Commission, at the request of the applicant, held in abeyance a request for a Special Use Permit (SUP-37739) for a Package Liquor Off-Sale use within an existing 2,326 square-foot retail establishment at 6955 North Durango Drive, Suite #1114.
06/24/10	The Planning Commission, at the request of the applicant, struck a request for a Special Use Permit (SUP-37739) for a Package Liquor Off-Sale use within an existing 2,326 square-foot retail establishment at 6955 North Durango Drive, Suite #1114.

Most Recent Change of Ownership

06/04/08	A deed was recorded for a change in ownership.
----------	--

Related Building Permits/Business Licenses

02/25/03	A Building Permit (#3003715) was issued for a retail shell building at 6955 North Durango, Suite #1114. The project was completed 12/15/04.
05/10/05	A Building Permit (#5003055) was issued for a tenant improvement build out at 6955 North Durango, Suite #1114. The project was completed 10/07/05.

Staff Report Page Three

September 23, 2010 - Planning Commission Meeting

10/17/05	A Business License application (C05-02484) was issued for retail tobacco sales at 6955 North Durango, Suite #1114. The license is still active.
10/17/05	A Business License application (C15-00347) was issued for a convenience store at 6955 North Durango, Suite #1114. The license is still active.
10/17/05	A Business License application (C20-02269) was issued for a convenience hall gaming tax at 6955 North Durango, Suite #1114. The license is still active.
10/17/05	A Business License application (C22-98228) was issued for check cashing at 6955 North Durango, Suite #1114. The license was marked out of business on 02/22/08.
10/17/05	A Business License application (G01-02270) was issued for restricted gaming at 6955 North Durango, Suite #1114. The license is still active.
10/17/05	A Business License application (L10-00263) was issued for beer/wine/cooler off-sale at 6955 North Durango, Suite #1114. The license is still active.

Pre-Application Meeting

03/11/10	A pre-application meeting was held and the submittal requirements of a Special Use Permit application were discussed. There are no Waivers required for this application as no protected uses are located within 400 feet of the subject site.
----------	--

Neighborhood Meeting

A neighborhood meeting was not required, nor was one held.

Field Check

04/22/10	A site inspection was conducted by staff. The subject property was noted as a well maintained commercial building.
----------	--

Details of Application Request***Site Area***

Net Acres	0.05
-----------	------

Staff Report Page Four
September 23, 2010 - Planning Commission Meeting

<i>Surrounding Property</i>	<i>Existing Land Use Per Title 19.04</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property	Mixed Use	UC-TC (Urban Center Mixed Use)	T-C (Town Center)
North	Single-Family Residential and Commercial	M-TC (Medium Density Residential) UC-TC (Urban Center Mixed Use)	T-C (Town Center)
South	Undeveloped	UC-TC (Urban Center Mixed Use) and GC-TC (General Commercial)	T-C (Town Center)
East	Hospital	UC-TC (Urban Center Mixed Use)	T-C (Town Center)
West	Single-Family Residential Development	ML-TC (Medium Low Density Residential)	T-C (Town Center)

<i>Master Plan Areas</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Master Plan Area			
Town Center Master Plan	X		Y
<i>Special Purpose and Overlay Districts</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
T-C (Town Center) District	X		Y
Trails	X		Y
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

Staff Report Page Five
September 23, 2010 - Planning Commission Meeting

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Multi-Family Residential	One Bedroom Units (104)	1.25/Unit	130				
	Two Bedroom Units (138)	1.75/Unit	242				
	Three Bedroom Units (32)	2/Unit	64				
	Plus 1 Space / 6 Units for Guests		46				
Retail	16,000 SF	1/250	64				
TOTAL SPACES REQUIRED			546				
TOTAL (With Handicapped)			543	3	593	6	Y*

**Parking per approved Site Development Plan Review [Z-0099-01(1)].*

ANALYSIS

The applicant is proposing to add a Package Liquor Off-Sale use to be operated in conjunction with an existing retail establishment. This location does not have any churches, schools, child care facilities or city parks within the required 400-foot distance separation radius. The proposed use will not increase the parking requirement for the subject site. This request meets all minimum Special Use Permit Requirements and can be conducted in a manner that is compatible and harmonious with the surrounding uses; therefore, staff is recommending approval of this application.

FINDINGS (SUP-38909)

In order to approve a Special Use Permit application, per Title 19.18.060 the Planning Commission and City Council must affirm the following:

- The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.**

Staff Report Page Six
September 23, 2010 - Planning Commission Meeting

The proposed Package Liquor Off-Sale Establishment will be operated in conjunction with an existing retail establishment, which is adjacent to similar uses. The addition of a Package Liquor Off-Sale Establishment use within this area is compatible with the existing and future land uses as specified by the General Plan.

2. The subject site is physically suitable for the type and intensity of land use proposed.

The subject site is currently operated as a Convenience Store, and is physically suitable to accommodate the proposed use.

3. Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.

Site access is provided from Durango Drive, a 120-foot Parkway Arterial as designated in the Town Center Development Standards Manual. This street is of sufficient size to accommodate the needs of the proposed Package Liquor Off-Sale use.

4. Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.

The proposed Special Use Permit request will not be inconsistent with or compromise the public health, safety, and welfare or overall objectives of the General Plan.

5. The use meets all of the applicable conditions per Title 19.04.

The proposed Package Liquor Off-Sale use meets all of the applicable conditions per Title 19.04.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

26

NOTICES MAILED

1,197

APPROVALS

456

PROTESTS

4



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-38909** APN: 125-20-215-270
125-20-215-269
 Name of Property Owner: LISA STRAW / MNLY, LLC
 Name of Applicant: DURANGO MARKET
 Name of Representative: TAYLOR CONSULTING GROUP, 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: _____

Lisa Straw

Print Name: LISA STRAW



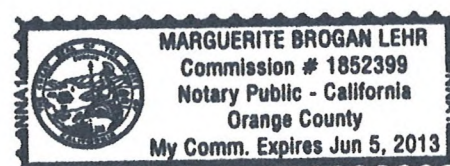
Subscribed and sworn before me

This 7th day of July, 2010

Marguerite B. Lehr
 Notary Public in and for said County and State

MARGUERITE BROGAN LEHR

Revised 11-14-06





PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: SPECIAL USE PERMIT
 Project Address (Location) 6955 North Durango Drive, LV, NV units 1113, 1114
 Project Name Durango Market Proposed Use _____
 Assessor's Parcel #(s) 125-20-215-270
125-20-215-269 Ward # _____
 General Plan: existing _____ proposed _____ Zoning: existing _____ proposed _____
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres _____ Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER Lisa Straw, MNLL, LLC Contact Lisa Straw
 Address 28081 Las Brisas Del Mar Phone: 949-697-0866 Fax: _____
 City San Juan Capistrano State CA Zip 92675
 E-mail Address lisad@cox.net

APPLICANT TOMA HERFI / DURANGO MARKET Contact NATHANIEL TAYLOR
 Address 6955 N. DURANGO DR. Phone: _____ Fax: _____
 City LAS VEGAS State NV Zip 89149
 E-mail Address _____

REPRESENTATIVE TAYLOR CONSULTING GROUP Contact NATHAN TAYLOR
 Address P.O. BOX 750521 Phone: 702.280.6175 Fax: _____
 City LAS VEGAS State NV Zip 89136
 E-mail Address info@thetaylorconsultinggroup.com

Property Owner Signature* Lisa Straw

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

Print Name LISA STRAW

Subscribed and sworn before me

This 17th day of July, 20 10

Marguerite B. Lehr
MARGUERITE BROGAN LEHR
 Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case #	<u>SUP-38909</u>
Meeting Date:	<u>082610</u>
Total Fee:	<u>WAIVED</u>
Date Accepted:	<u>071610</u>
Accepted By:	<u>[Signature]</u>

*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.

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

SUP-38909

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JUL 16 2010



SUP-38909 - APPLICANT: DURANGO MARKET - OWNER: MNLK, LLC
6955 NORTH DURANGO DRIVE, SUITE #1114

04/22/10



July 16, 2010

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

To Whom It May Concern:

We are respectfully submitting this application for a Special Use Permit/Variance of distance restrictions with the department of Planning & Development. This permit is for Toma Herfi, Inc. dba Durango Market, located at 6955 N. Durango Drive, Suite 114, Las Vegas, NV 89149.

Our SUP/Variance is for a conversion of the existing liquor license use. We seek to have Durango Market's Liquor License changed from a Beer/Wine License to a Package Liquor License. Originally, this was the preferred use by my client, however when the original application was submitted they did not move forward on the Package Liquor use.

Currently, Durango Market has 2 employees, and operates during the hours of: 8:00am - 10:00pm.

This application meets all current City of Las Vegas codes and regulations. We respectfully ask for your approval of this SUP/Variance for the sole purpose of operating a convenience store with Package Liquor.

Respectfully,

Nathaniel Taylor

Eddie Marogi

RECEIVED
JUL 16 2010

TAYLOR CONSULTING GROUP LLC, P.O. BOX 750521, LAS VEGAS, NEVADA 89136
(702) 280.6175
www.thetaylorconsultinggroup.com

SUP-38909

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-38909

Planning Commission Meeting of 8/26/2010

12520213032
Case: SUP-38909
VALENCIA FAMILY LIVING TRUST
9113 UMBERLAND AVE
LAS VEGAS NV 89149-3028



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AUG/16/2010/MON 10:21 AM CANYON RIDGE

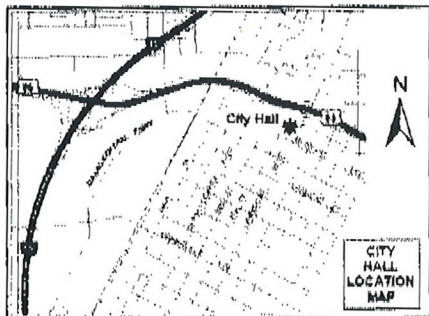
FAX No. 702 658 9622

P.001/001

303

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

Return Service Requested
Official Notice of Public Hearing



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☐

I SUPPORT
this Request

☒

I OPPOSE
this Request

Please use available blank space on card for your comments.

SUP-38909

Planning Commission Meeting of 8/26/2010

*grocery store is
across the
the street*

PRESORTED
FIRST CLASS



UNITED STATES POSTAGE

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MAILED FROM ZIP CODE 89101

RECEIVED

AUG 16 2010

Case: SUP-38909

12520310025
MORANTES FAMILY TRUST
8656 CACTUS CREEK DR
LAS VEGAS NV 89129-2205

30P

AUG-16-2010 05:11 PM MORANTES

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

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☐ I SUPPORT this Request
☒ I OPPOSE this Request

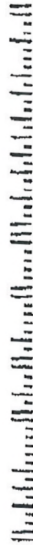
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SUP-38909

Planning Commission Meeting of 8/26/2010

Case: SUP-38909
12520112144
MATTO RICHARD A
9125 GOOSE LAKE WY #103
LAS VEGAS NV 89149-3185

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AUG 16 2010



FOR FILE & RECORD ONLY

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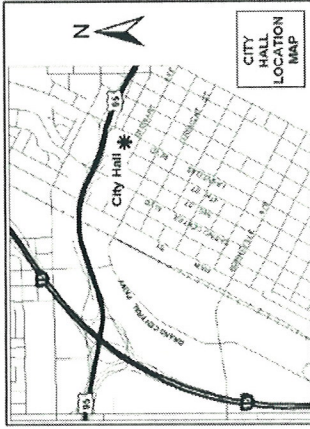
Aug 16 10 12:58p

Click Matto

702 655 7552

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

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Official Notice of Public Hearing



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☐ I SUPPORT
this Request

☒ I OPPOSE
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SUP-38909

Planning Commission Meeting of 8/26/2010



PRESORTED
FIRST CLASS

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AUG 18 2010

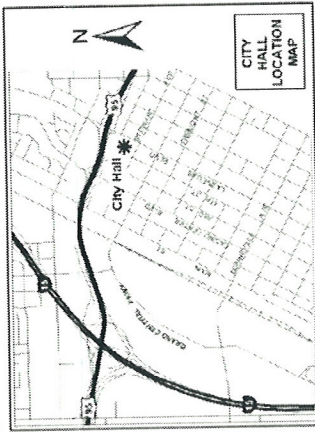
12520112194 Case-SUP-38909
DEAN JEFFREY MICHAEL
9133 FISH TRAIL AVE #102
LAS VEGAS NV 89149-0000



30p

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

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Official Notice of Public Hearing



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☒ I SUPPORT
this Request

☐ I OPPOSE
this Request

Please use available blank space on card for your comments.

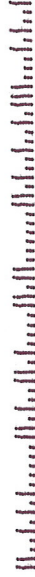
SUP-38909

Planning Commission Meeting of 8/26/2010



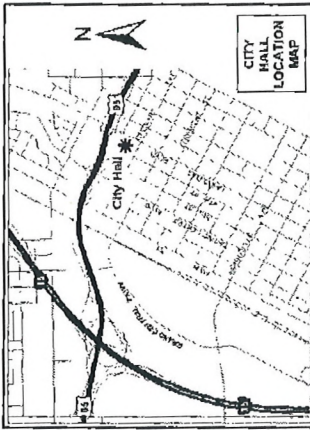
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AUG 18 2010

12520211018
Case: SUP-38909
HUMMEL BRAD M & ELIZABETH J
9020 BARNWELL AVE
LAS VEGAS NV 89149-3014

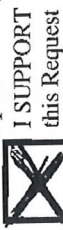


City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

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I SUPPORT
this Request



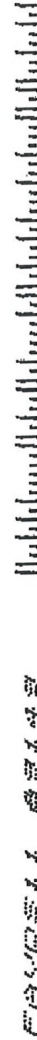
I OPPOSE
this Request

Please use available blank space on card for your comments.

SUP-38909

Planning Commission Meeting of 8/26/2010

12520113040
LEHMAN EDWARD W
9016 SPOTTED TAIL AVE
LAS VEGAS NV 89149-2994
Case: SUP-38909



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AUG 16 2010

30A

HOA meeting 10/23/09 4 P.M.

The petition is for the purpose of allowing Durango Market to sell hard alcoholic beverages.

This petition is to support Durango Market to obtain an amendment to its license to allow it to sell hard alcoholic beverages and to dispute the objections of the HOA Regent at Town Center.

We the undersigned do agree with Durango Market and support its decision to sell hard alcoholic beverages.

Print Name	Signature	Address
DAVID BUSH	<i>[Signature]</i>	6916 WINTER RIDGE LAS VEGAS 89149
<i>[Signature]</i>	<i>[Signature]</i>	1125 WINDLE 7900 SMOKEY RIDGE CT. L.V. 89131
CAROL AFFRONA	<i>[Signature]</i>	8921 ETHAN PATRICK L.V. NV. 89149
DEON KINCHEN	<i>[Signature]</i>	8921 ETHAN PATRICK L.V. NV 89149
Ramona Thomas	<i>[Signature]</i>	9303 GILCREASE L.V. NV 89149
Tim Swanson	<i>[Signature]</i>	

Chris Voss

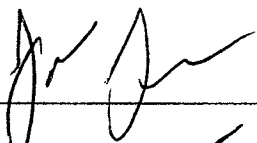
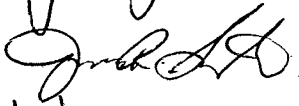
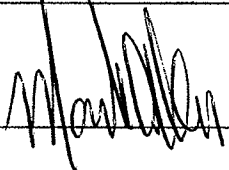
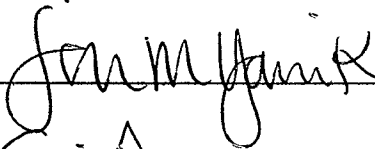
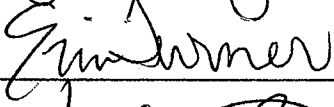
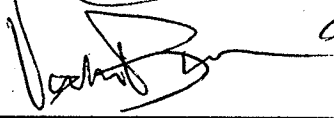
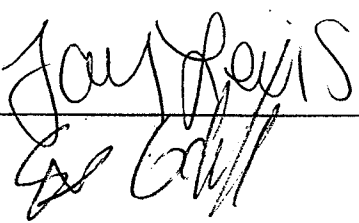
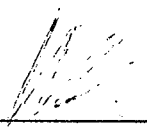
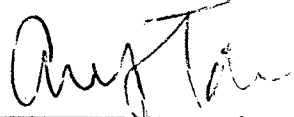
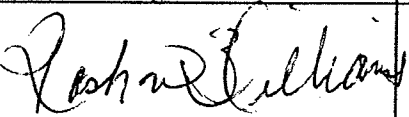
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MAR 22 2010

9522 Grandview Spring Ave
W, NV 89166

Submitted at Planning Commission
Date 8-26-2010 Item 30 BY JATHAN TAYLOR

6A

Print Name	Signature	Address
JOHN JAMES		8524 COPPERSTONE
James R. Smith		8498 Pueblo Canyon Ave.
MARK ALLEN		8049 Encore 1st
John Yanik		6055 N Durango #3082
ERIN TURNER		8941 Carter Montgomery Ave. LV, NV 89149
Verleeda Burge		9745 Grand Peta Dr Las Vegas, NV 89146
Veronica Borja		92341 Gran Montgomery Vegas NV 89143
Jay Lewis slave		16411 Bonshore Lake + BICH, ORCA 685 + DOWNTOWN
Tamir		32541
Rick		89148 5554 Jacobs finch SL. CW
Amy Tolman		6680 Farm Road 89131
Roshan W. Williams		10151 Dorrell Lane #3160 Las Vegas NV 89166

Print Name	Signature	Address
Richard Dunaway	Richard Dunaway	6955 N. DURANGO BLDC 2 APT 1010
MISSY WARRICK	MISSY WARRICK	8961 Blanche Ct 89149
		#2074
ROGER HERNANDEZ	ROGER HERNANDEZ	6955 N. DURANGO Dr 89149
Amanda Nance	Amanda Nance	8905 Tumbledown Ave 89143
Luke Erickson	Luke Erickson	9745 Grand Teton Dr Las Vegas NV. 89149
Justin Monroe	Justin Monroe	9120 Entrancing Ave. LV. NV. 89149
KEN TURNER	KEN TURNER	6955 N. DURANGO BLDC 3 APT 3084 LV, NV 89149
OMAR TEREZA	OMAR TEREZA	9163 W DENVER SKY AV LAS VEGAS NV 89142
James Khan	James Khan	6841 MOON ST LV. 89166
Tony Mance	Tony Mance	9145 Edelman point Dr 1122
Eric Forsstrom	Eric Forsstrom	9232 Jadecrest Dr. LV. NV. 89134
Joe Campisi	Joe Campisi	9028 Patrick Henry Las Vegas
Mike Green	Mike Green	3231 Tejada Dr

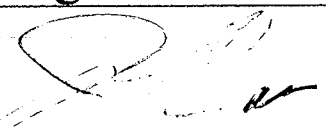
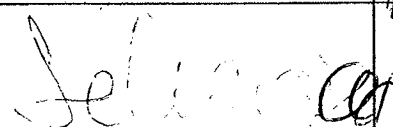
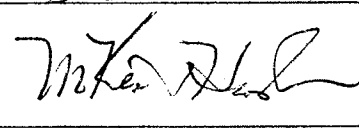
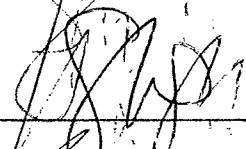
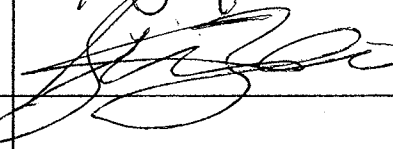
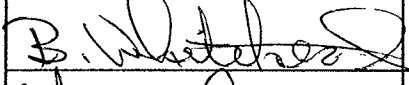
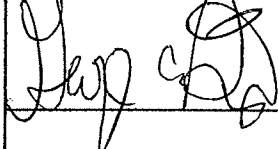
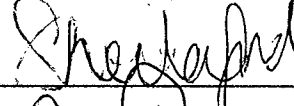
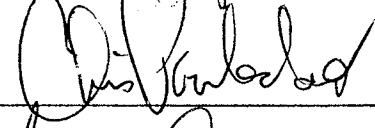
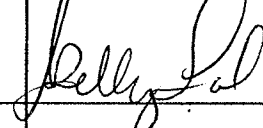
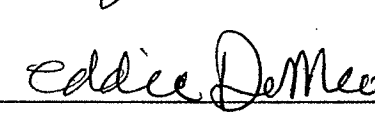
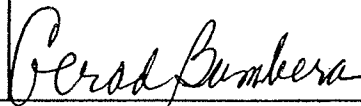
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Las Vegas

MAR 22 2010

13A

Print Name	Signature	Address
Amanda Rogers	Amanda Rogers	6955 N. Durango #1002
Michelle Adena	Michelle Adena	6955 N. Durango Las Vegas, NV 89149
Thomas Mazintas	[Signature]	8941 David Allen Ct LV, NV 89149
GEORGE LOPEZ	[Signature]	6955 N. Durango L. OFFICES
VICTOR GORDON	[Signature]	2751 E BONDARDO RD 89101
Christy Tarraf	[Signature]	8948 Snowtrack Ave 89149
DUSTIN BILLINSKI	[Signature]	9925 Shadengale Ct. 89148
Rachel Strickland	Rachel Strickland	6955 N. Durango #2097
Bill Fiskew	William Fiskew	5825 Egan Crest Dr. Las Vegas, NV 89149
Shawn Hutchings	[Signature]	9000 Old River L.V. NV 89149
ABON BACAR TALE	[Signature]	6701 Blackett Garden & LV, NV 89149
Madreia Crawford	Madreia Crawford	6744 Biltmore Gardens LV NV 89149
Alicia Campbell	[Signature]	9024 Barnwell LAS VEGAS, NV

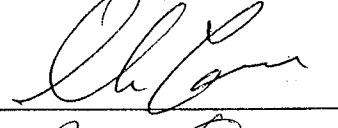
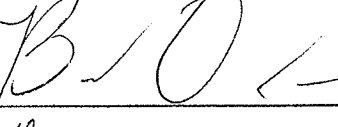
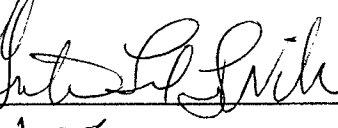
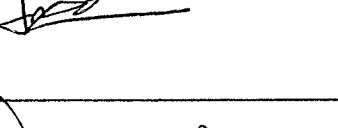
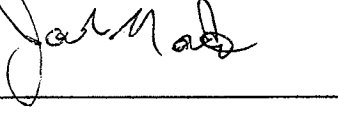
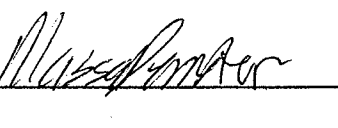
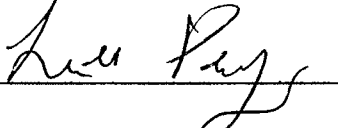
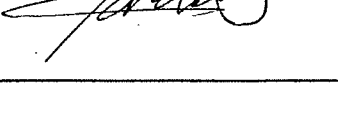
Print Name	Signature	Address
Jace Rose		8917 Wolf Dancer Ave
Selecraed		9009 Barnwell Ave LV NV 89149
Mr Keith Hamlin		9444 Kingsley Ct
Jason Baum		9529 Grand Grove
Heather Mann		9579 Grand Grove
Steven Z		6955 N. Durand
B. Whitehead		
Jay Q		
Sheila Jay Buford		155 Sumbarland Dr. 89179
Chris Powlesland		9745 Grand Teton
Kelly Ford		7628 Tender Tasse St LAS VEGAS 89145
Ed DeMeo		8112 Cinnamon Ridge LV NV 89128
GERAD BUMBERA		1213 Selma Prospect L.V. N.V. 89128

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MAR 22 2010

11A

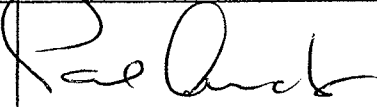
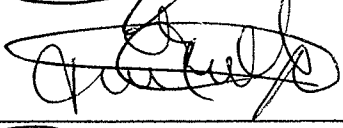
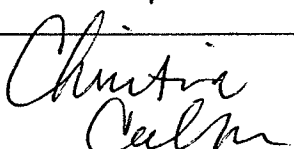
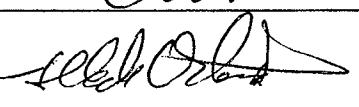
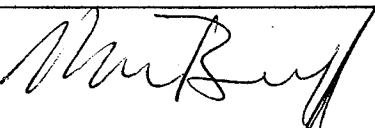
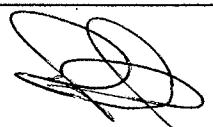
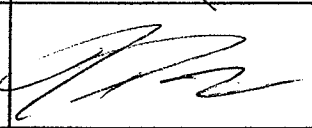
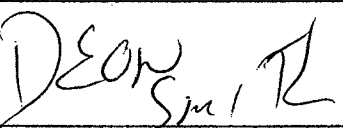
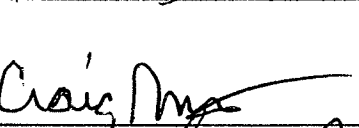
Print Name	Signature	Address
Rozario Love	Rozario Love	6500 W. Charleston
Paul MATISEVICH	Paul Matisevich	6490 ALBINA CREEK ST.
Mari Stutz	Mari Stutz	89149 Parade Hwy 7644 Broad Hill
Valerie White	Valerie White	89149 St.
John Burt	John Burt	89149 9157 Accomplish
Jacklyn Boyd	Jacklyn Boyd	7136 Cabin Fever St LAS Vegas
Sylvester Sible	Sylvester Sible	806 Buena Vista DR 6 LAS Vegas NV 89169
Luke Stewart	Luke Stewart	Regent Apt. 1094 N. Durango Dr. Las Vegas, NV 89149
Danny Ramirez	Danny Ramirez	828 North Buffalo Dr.
Brandon Mayes	Brandon Mayes	1723 Cordice St 89149
GARY weaver	GARY weaver	9145 Echelon Dr. LINCO
Shawn Offenbach	Shawn Offenbach	9161 Sconce ct
Grey Hill	Grey Hill	9025 Old River Ave Las Vegas, NV 89149

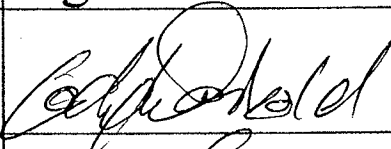
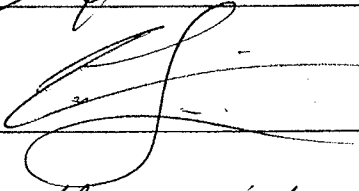
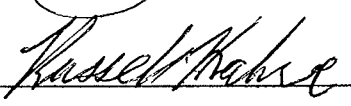
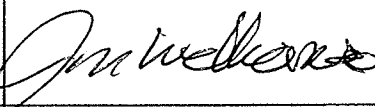
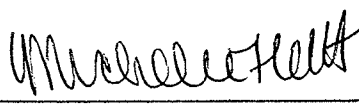
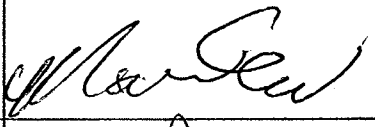
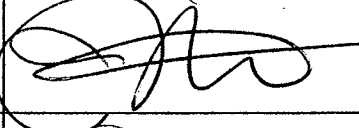
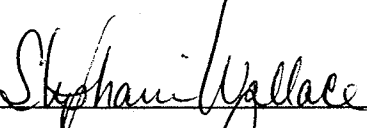
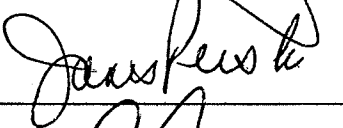
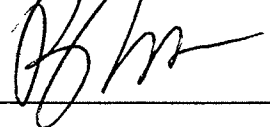
Print Name	Signature	Address
JOE PEREZ		5705 W. Durango NV
MARLO CONONA		17105 REGAL VALLEY L.V. NV 89149
Brandon Osborne		7852 Garden Rock St Las Vegas, NV 89149
GRETCHEN FORD-WILKES		6955 W DURANGO LAS VEGAS NV 89149
JAM FRAZER		7016 BITONIST LAS VEGAS NV 89149
JAY MONTES		4337 Dorch Lane. L.V. Nevada 89140
JOEY T. COTTON		9315 Avon Park Ave LV NV 89122
Levette Beckem		5621 MISTAKE
Marissa Demster		9301 Grand Gate Street
JOE MENCHANRE		9332 GAROCH SPRING 89149
Lee Posey		692-N 12th St
MARCO DUNELE		8953 Aurore Bay Court
Randall Morillo		7812 Silver Hillard Las Vegas, NV, 89151.

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Print Name	Signature	Address
Paul Archut		6935 CHINA RIDGE CT
John Shugness		6955 N DUNBAR
Rob Gough		9157 fish tail
Jacqueline Gutierrez		9157 fish tail.
Phillip Weaver		3790 S. Torrey Pines
CHRISTINA CALHOUN		6718 KOSTNER ST
ALEX ORLANDO		9076 BUSHY TAIL AVE UNIT 103 LV, NV 89149
Mike Beckwith		
JEFF McDONALD		9851 TWILIGHT WALK LV NV 89144
JACOB DAVIS		7715 GATSBY HOUSE ST. LV. 89116
Dean Smith		968 Alhambra WILLOW
CRAIG MATTHEWS		6833- RELIE LAV, NV
Ter Schroeder		7208 Bon Day Road Las Vegas, NV. 89104

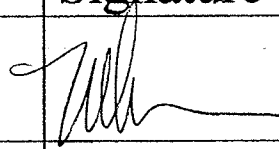
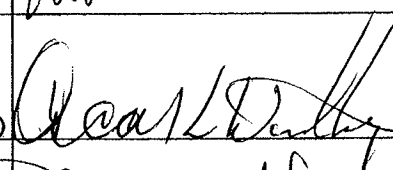
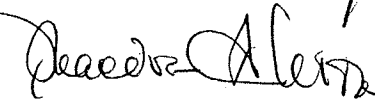
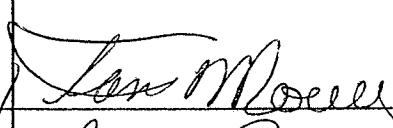
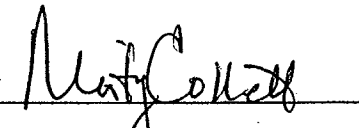
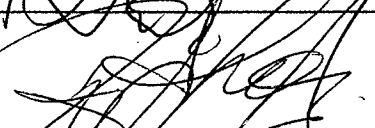
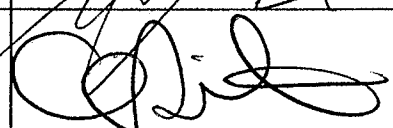
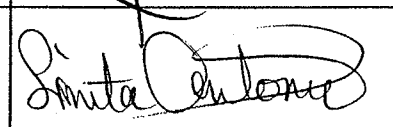
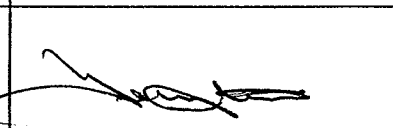
Print Name	Signature	Address
Cody Wombold		7208 Bonday Peak Court Las Vegas NV 89109
Cody Leon		6901 Gothic 89149 Maligold
Russell Kahre		8250 Grand Canyon Dr
Jon Williamson		443 McDaggle Ave LV NV 89166
Michelle Helton		6955 N. Durango Apt. 2067
Marcus Carter		same
Rachel Hayes		same
Jim Scott		7813 MARBLE DOE ST. LAS VEGAS, NV, 89149
Mike Moore		6867 Momentus ST Las Vegas N.V. 89149
Stephanie Wallace		8573 MELOCACTUS 89149 LAS VEGAS N.V. 891
VENUS POWERS		17420 Eldorado Circle ON 44128
Janis Persha		8313 Valley Stream W NV 89131
Billy Barker		7041 Knob Creek St.

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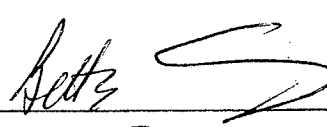
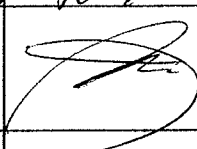
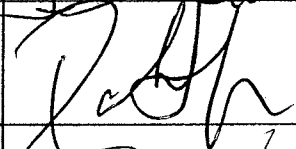
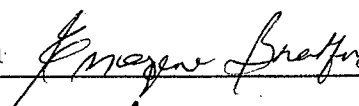
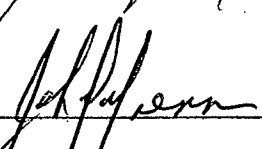
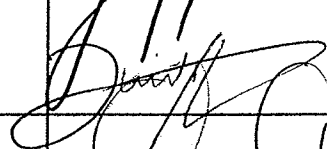
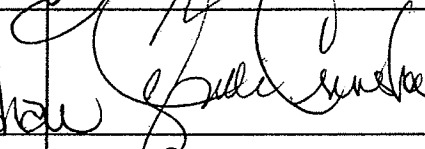
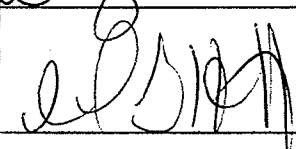
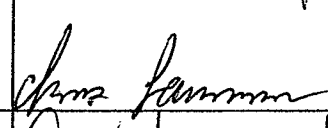
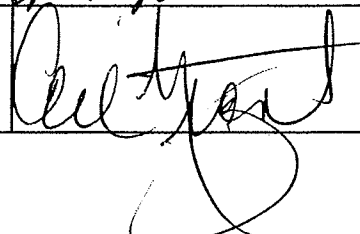
Print Name	Signature	Address
Joshua Sumboul	Josh Sumboul	8540 Amyville Ave
Leonel Garza	Leonel Garza	8540 Amyville Ave
Chris Jones	Chris Jones	6904 Golden Maple Dr
DAVID JONES	David Jones	6904 Golden Maple Dr
Jess Sumboul	Jess Sumboul	9432 White Ridge
Delonta Jackson	Delonta Jackson	8970 Attie Grace Ave
Roxanne Minnie	Roxanne Minnie	9121 Umlerland 89149
Carol Kindler	Carol Kindler	9121 Umlerland 89149
SERGIO GARCIA	Sergio Garcia	9545 CABOT FALLS AVE
Richard Webb	Richard Webb	LAS VEGAS NV 89149
Javier Gallegos	Javier Gallegos	6955 N Durango Dr.
Jeremy Kasnick	Jeremy Kasnick	NORTH LAS VEGAS NV 89149
Jessie Harmon	Jessie Harmon	6955 N Durango LV NV. 89149 Apr 30 94
		9303 Gilcrease Ave #1159
		Las Vegas, NV. 89149
		6955 North Durango Drive. 1050 89149

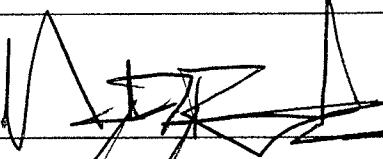
Print Name	Signature	Address
NORM STALZER		10425 NU-WAY KAN L.V. NV. 89124
OSCAR WINTHROP		6839 Rollin 7 BOULDER 89149
Phaedra Nixon		9145 Echelon Dr. #1017 LV NV 89149
Alfreda EVANS		6717 Bluebell Garden LV NV 89149
TAMI MOWREY		7820 Slendermint Ct 89149
Brandee Renning		7641 Morning Water St. LV, NV 89149
Misty Collett		7630 Racel St. LV, NV. 89131
DION SADDEN		9148 PATRICK Henry Ave 89149
India Kimberly		9204 wild Peach Ct 89149
Robert Gritlitz		9745 Grandteton 342 Cv NV 89166
Aaron Ribas		932 Thunderfalls Ct LV NV 89149
Lanita Antonio		6995 N. Daringway dr. #213 Las Vegas 89149
Terry Hamblet		P.O. Box 34777 LV NV 89133

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Print Name	Signature	Address
Francisco Mendoza		9473 MICKLEWOOD Canyon 89166
Betty Saguannony		9433 Grandview
JOHN COLLINS		9712 SIENNA VALLEY AVE 89149
Ken Wallace		9457 Salt Lake Canyon Las Vegas, NV 89149
Patrick Lee		10635 Troy Mountain Ave Las Vegas, NV 89166
John Gallagher		1708 Cabot Faversham LV NV 89149
Emogene Brattos		1307 Stonewall Ct. Ontario, CA 91762
John Driscoll		6829 Montezuma LV NV 89149
Quint Zuhlke		3874 E. Delling Ct LV, NV 89104
Judith Crenshaw		7222 Regent Pond Las Vegas, NV 89166
DAN HARRIS		7025 GARDEN ST LV, NV 89149
Chris Lawrence		7216 ROBIN'S ROOST ST Las Vegas NV 89131
Carl Nugent		9473 HAVASU Canyon LV, NV 89166

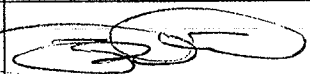
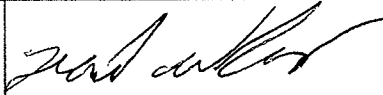
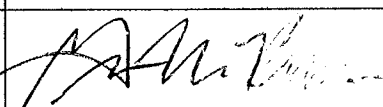
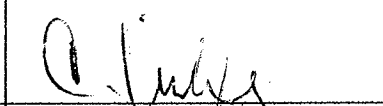
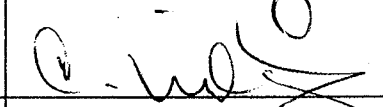
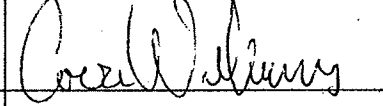
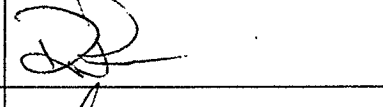
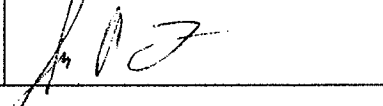
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Ryan Wilson		9323 Horseshoe Basin Ave LAS VEGAS, NV 89149
Ray Cooper		5724 N. Grand Las Vegas, NV 89149
MARK RINK		8290 W. SAVANA AVE LAS VEGAS NV 89149
WALTER WITKE		17852 Garden Loc R 89149
Michele Ridout	Michele Ridout	Durango 3097 89149
Irene Tobiasson	Irene Toh	6955 N. Durango #1112 LV, NV 89149
Mark Sedman	Mark Sedman	8625 Grand Pine 89143
Tamara Fleming	Tamara Fleming	8112 Cimarron Ridge DR LV NV 89128
David Schandt	David Schandt	6955 N Durango St LV NV 89149
Bobbi Tsatse	Bobbi Tsatse	6955 N. Durango LV NV 89149
Cindy Casiere	Cindy Casiere	6955 N. Durango LV NV 89149
John Russo	John Russo	6955 N Durango LV NV 89149
Glenda Legakis	Glenda Legakis	6955 Durango #1002 LV. NV. 89149

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Print Name	Signature	Address
Donita Palmer	Donita Palmer	6955 DURANGO The Regent
Edward Lehman	E. Lehman	1016 spotted tail Ave. 89149
Kelli Soles	Kelli Soles	9020 Deneen 89149
Vicktor Mitchell	Vicktor Mitchell	6955 Durango The Regent
Delnisco Wright	Delnisco Wright	3550 Paradise 89115
Brittney Mays	Brittney Mays	3550 Paradise 89115
Brandy Massey	Brandy Massey	6955 N Durango The Regent
Robert Hayes	Robert Hayes	8005 D. MARY LN LV RV 89131
Marc Williams	Marc Williams	Donoble lane C.N.N.V 89131
Erica Jackson	Erica Jackson	89149 8556 Pinellia
Katherine Kinney	Katherine Kinney	6955 N Durango #2111 -
Milton Ham	Milton Ham	1912 S. Star Hill RD
Courtney LeFay	Courtney LeFay	6955 N. Durango LV, NV 89149

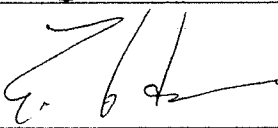
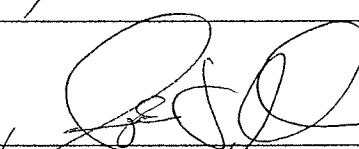
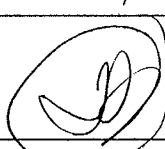
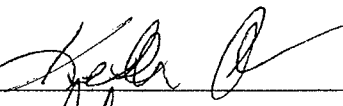
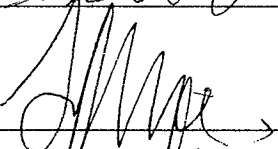
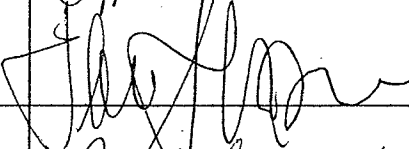
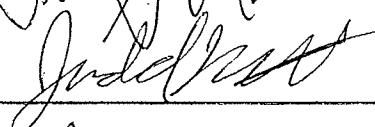
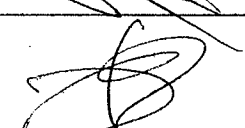
Print Name	Signature	Address
FRED R PALILEO		6454 ALBINA CREEK ST LV, NV 89149
Michael Wheeler		6901 GOTHIC MARIGOLDS LAS VEGAS, NV.
GINA RUAN		9132 A PINE GROVE AVE LAS VEGAS, NV. 89149
Jason Simpson		8945 Brian Christopher Ave Las Vegas NV 89149
Danny Moran		8755 N. Durango #108 LV, NV 89149 - 6955
Crystal Wiley		9315 Arden Park LV NV 89149
Dorcas Gray		9321 Palomino Ranch LV NV 89030
Cheryl Williams		11201 S. Owens LV NV 89149
RYAN TAYLOR		7144 ANTIQUE OLIVE ST 89149
Cara Williams		8201 STANWELL AVE 89145
Coleman Harris		2116 Bachelor Court 89128
D. Payne		#3085 89149 6955 N DURANGO
Juan		1105 TONASSIN CT 89002

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Print Name	Signature	Address
Tammi McCabe	Tammi McCabe	6800 Sweet Pea St LV NV 89149
Ryan Harney	Ryan Harney	6955 N Durango Lv NV 89149
Armando Flores	Armando Flores	6955 N. Durango
Tasha Washington	Tasha Washington	8153 Stalling View Ct L.V. NV 89160
Benn K. Mahan	Benny Mahan	9232 Longhorn Fall Ct. LV NV 89149
Colby Smith	Colby Smith	8919 Mossy Hollow LV NV 89149
MARCEL	Marcel	9241 LONGHORN FALLS LAS VEGAS 89149
Rick Corbus	Rick Corbus	6905 N Campbell Rd LL NV 89149
BOBBY CORBUS	Bobby Corbus	6905 N. Campbell Rd. Las Vegas NV 89149
Jason Bower	Jason Bower	6955 N. Durango #2091 Las Vegas, NV 89149
Elmer	Elmer	6800 Sweet Pea St REC
Vazlyn Gaspard	Vazlyn Gaspard	2951 Siena Heights Henderson, NV 89052
Brandy Davis	Brandy Davis	9100 Bushy Tail Ave LV NV 89149

Print Name	Signature	Address
Tom Kousan		6929 Chama Parkway Ct Las Vegas, NV 89149
Clemente Polk	Clemente Polk	6929 Rigel Apts. Las Vegas, NV 89149
Aisha Mitchell		9113 Craven Avenue Las Vegas, NV 89149
Darren Mitchell		9113 Craven Avenue Las Vegas, NV 89149
Jason J Dow		9144 Craven Ave. LV NV 89149
Travis Hernandez	Travis Hernandez	9413 Sandy Ref Ave LV NV 89147
KEITH OYAMA		10639 Foothill Court Ave. LV NV 89135
Anne Maria		6955 Regent 20401.
Derek Shales		6955 N. Durango Dr. 7416 Fencerow St Las Vegas NV 89130
Judd Melton		
Houston Bradford	Houston Bradford	1307 W. Spunka sp Centruv, CA 91202
Darin Cassatt		6075 Montross St. Las Vegas NV 89149
Vinny Banni		7409 Royal Cypress St Las Vegas NV 89149

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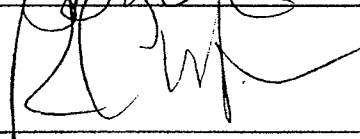
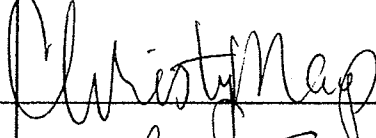
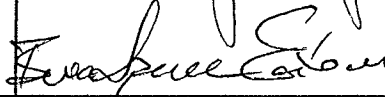
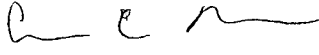
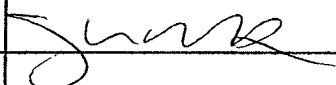
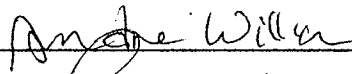
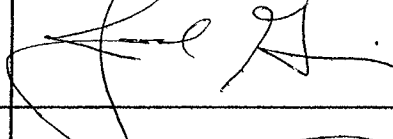
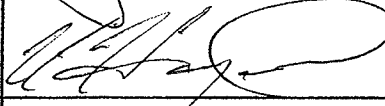
Print Name	Signature	Address
Kelli Gomez	Kelli Gomez	9056 Patrick Henry Ave LV NV
Rudy Zepeda	Rudy Zepeda	11812 agave ocean Ave LV NV. 89166
Quante Riley	Quante Riley	3572. Tobac Springs
Tracy Smith	Tracy Smith	702K Knob Creek #103
Josh Hylton	Josh Hylton	9016 Patrick Henry Ave.
Melissa Davis	Melissa Davis	9016 Patrick Henry Ave.
Silvia Tiranda	Silvia Tiranda	6955 N Durango Dr 1075
Johnny Sewerzky	Johnny Sewerzky	6643 Weeping Pine 89149
William Morgan	William Morgan	8250 N. GRAND CANYON DR UNIT 1051 LV, NV 89166
RYAN MASSEY	Ryan Massey	6955 N. Durango Dr Las Vegas NV 89149
Hadiza Gines	Hadiza Gines	6874 Relic St. LV, NV 89149.
Charon Williams	Charon Williams	6955 N. Durango
Harold Sheppard	Harold Sheppard	11 same.

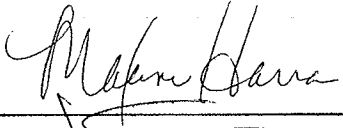
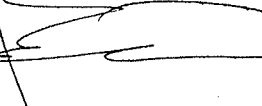
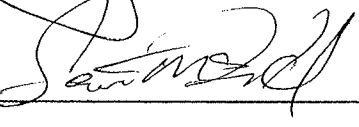
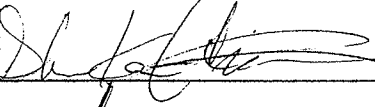
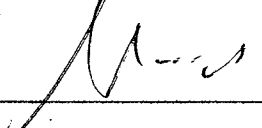
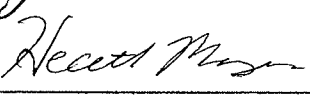
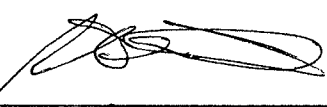
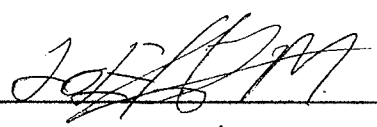
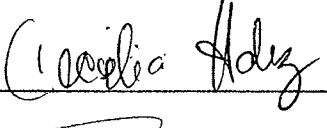
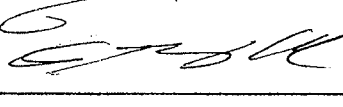
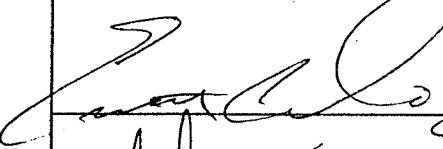
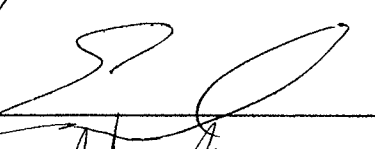
Print Name	Signature	Address
EBONY POLK	<i>Ebony Polk</i>	6955 N. DURANGO LV NV 89149
NATHANIEL HILL	<i>Nathaniel Hill</i>	7873 Ellendale St. Las Vegas, NV 89149
Karen Ryan	<i>Karen Ryan</i>	6955 N. Durango 1115-212 Las Vegas, NV 89149
Greg Fiance	<i>[Signature]</i>	8912 Discovery Road
Burk Bosche	<i>[Signature]</i>	6855 DESERT ISLAND Las Vegas 89149
Tahirah Williams	<i>[Signature]</i>	6709 Kostner St LV NV 89149
MARK WILLIAMS	<i>Martel Williams</i>	6709 Kostner St LV NV 89149
Tami Ruckhadel	<i>[Signature]</i>	9145 Echelon Park Rd. LV NV 89149
Dwaine Sanders	<i>[Signature]</i>	9303 Gilcrease AVE.
Steve Devany	<i>[Signature]</i>	7015 Knobs Creek St #103. LV. 89145
Jane [unclear]	<i>Jane [unclear]</i>	7313 DUSTY Cloud LV NV 89149
Paula Gifford	<i>[Signature]</i>	6905 Trace Hollow St. Las Vegas 89149
Roy Brooks	<i>Roy Brooks</i>	9615 HALEY LAS VEGAS, NV 89149

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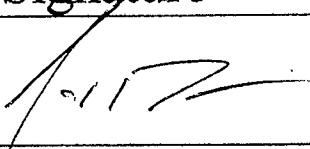
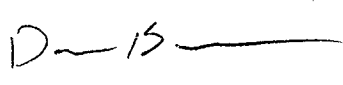
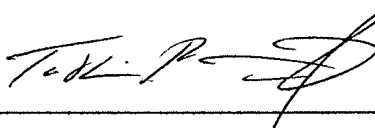
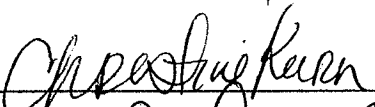
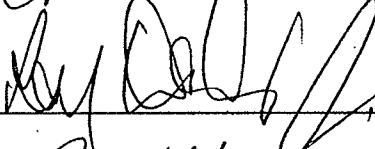
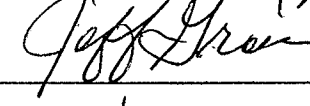
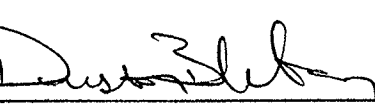
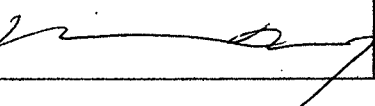
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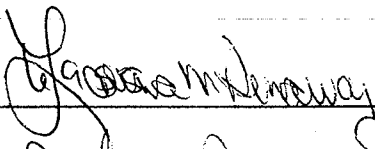
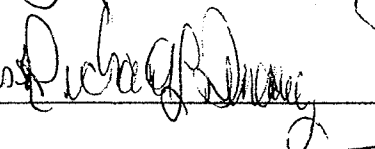
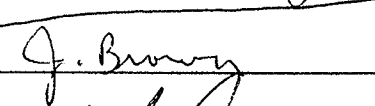
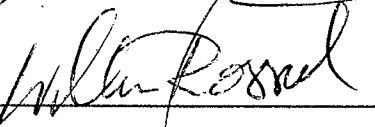
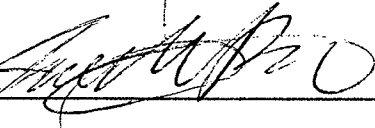
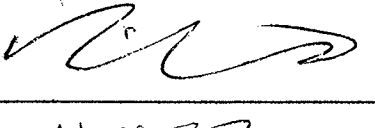
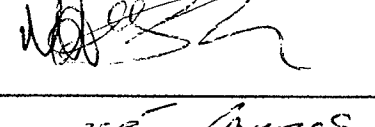
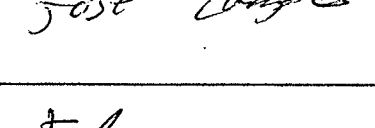
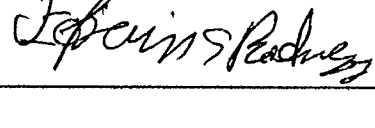
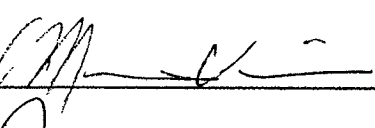
Print Name	Signature	Address
Allyson Vela Cruz		9145 Edgemon Point 1008 LV NV 89149
JACKIE TAYLOR		REGENT Apt 302 6555 N. DURANGO DR
STEPHANIE BUTLER		7034 Riva Ridge LV NV 89149
Rod Chetee		4303 Giltcrease Ave #1080 LV, NV 89149
Rendall Larden		9017 High Horizon LV NV 89149
Christy Map		9017 High Horizon LV NV 89149
Spencer Eaton		8527 Myrsine Ct, Las Vegas, NV 89149
Aaron Mack		9551 HAVASU CANYON AVE LV, NV 89168
Sharon Breax		6812 Sweet Recon St LV NV 89149
Andre Williams		6812 Sweet Recon St LV NV 89149
Joe Garcia		6864 Pipit LV NV 89166
Chris Hagood		9335 White Waterfall Ave Las Vegas, NV 89149
ANOREN HONINWAY		6816 MYSTIC PLAINCK LV, NV, 89149.

Print Name	Signature	Address
Maxine Harran		6840 Armistead LV NV 89149
J. EVANS		9145 E. Brown Pkwy Dr LV, NV 89149
Scott McDonald		4141 HAZE RIDGE VEGAS NV 89129
Anderson Shameka		↓
T. Bixby		9116 CRAVEN 89149
Heath Morzinski		7633 Sonora view 89149
Peter Kornilb		7605 Seda CT LAS VEGAS NV 89149
Lorenzo Derasmo		9745 Grand Teton Dr. #3009, 89166, Las Vegas
		8414 W Farm Rd Las Vegas 89131
Cecilia Hernandez		6180 Donald Nelson LV 89131
Thavis Agui		16151 W. Dorrell Lane 89166 LV
		8249 Brilliant Ran pon pl.
Melina Jatzek		10219 Hendrick Dr. Las Vegas 89166

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Print Name	Signature	Address
Jon Delgado		9145 Dorrell Ln. Las Vegas NV. 89149
Dawn Belisle		9145 Dorrell Ln. Las Vegas NV 89149
Tamethius Beard		8916 ATTIC Grace Las Vegas 89149
Christine Kaen		6167 Matise AP Las Vegas NV 89131
RAY DODGE		10732 KNICKERBOCKER AVE LV NV 89166
Jeff Groom		7175 N. Durango #250 L.V. NV. 89149
Mary Munde		10397 KATHARON Ave Las Vegas Nev
Dustin Dorton		9303 Gilcrease LV, NV 89149
Bryan Mosser		7106 Brighton Village LV, NV 89166
chris Benites		9425 Santana Siesta LV NV 89166
Krista Benites		9425 Santan Siesta LV NV 89166
Ron Parrish		6855-N Durango 2002
MATT MOODY		9325 Harbor Stream Las Vegas NV 89149

Print Name	Signature	Address
Lorna Dunaway		Regent Regent 6045 N Durango Dr Las Vegas NV 89149
Richard Dunaway		6045 N Durango Dr Las Vegas NV 89149
Jeffery Brown		Regent 89143
Wendell Lucas		7528 cliff feds Las Vegas NV 89149
Terrellius Beard		8916 ATTIC Grace Ave Las Vegas 89149
William Rossol		6842 Relic St. LV. NV. 89149
Martin Ramos		6955 N. Durango #1107 Las Vegas, NV. 89149
Jennifer Lindsey		6955 N. Durango #1107 Las Vegas NV. 89149
Joseph De la Cruz		6955 N. Durango #1107 Las Vegas, NV. 89149
Jose Carlos		1401 Mt Lamber AT PT 175 Las Vegas NV 89140
Epain Rodriguez		2234 Crawford St. Apt 5 Noy Las Vegas NV. 89030
Marcus Winn		8401 W. Charleston Zip 89117
JOANNE, DAN FILIPPONE		REGENT 6955 N. DURANGO DR. APT 2038

Print Name	Signature	Address
JEREMY BRONSTON	Jeremy Bronston	0303 GILCREASE AVE LAS VEGAS 89149
PATTY SHOGREN	Patty Shogren	4820 Hwy Welf #101 Las Vegas, NV 89149
MIKE LaCasse Nick Foll	Mike LaCasse Nicholas Foll	904 Claven Ave LV NV 89149 6955 N Durango Dr #1071 LU NV 89149
ROBERT KINAW	Robert L. Kinlan	9303 GILCREASE AVE UNIT 1215 L.V. NEV 89149
VONSHAILA REED	Von Shaila Reed	6955 N Durango Las Vegas NV. 2059
MEGAN DIAMOND	Megan D	4745 Grand Terrace Las Vegas NV 89166
JUAN FORD	Juan Ford	1477 S. KENTON APT # 95 S.B. C.A 92324
HAEN RUTAS	Haen Rutas	3660 TEAK HOLLOW CT LAS VEGAS, NV 89147
TERESA MAYS	Teresa Mays	6955 N. Durango Dr. Unit 1048 LAS VEGAS, NV 89149
Hugo Moraga Tammy Brown	Hugo M. Moraga Tammy Brown	7340 RIST GLOW (2007) 9182 Dorrell LV NV 89149
Paul Reynolds	Paul Reynolds	6848 Tropic Aire St
Ed Doyle	Ed Doyle	7216 Silver Valley St LV NV 89149

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Print Name	Signature	Address
Chris Graham	Chris Graham	7412 Beguiling CT Las Vegas NV 89149
CSILLA PENTER	Csilla Penter	9745 GRAND TETON LN, NV 89166
SCOTT BOUTIN	Scott Boutin	7065 KINGS CREEK ST 161 Las Vegas NV, 89149
ANGEL L.	Angel Lopez	2837 LOVELY PING.
William E Dante	William E Dante	9325 HAMSTEAD HILLS Las Vegas NV 89149
Willie Foreman	Willie Foreman	8359 TAMAR SAJE CT Las Vegas 89149
Anthony Wisdom	Anthony Wisdom	9016 DORRELL LN Las Vegas NV 89149
Anthony LeHauto	Anthony LeHauto	6955 N Durango LAS VEGAS 89149 Regent Apt
Courtney DelValle	Courtney DelValle	6955 N Durango LAS VEGAS NV 89149
Jacci Taylor	Jacci Taylor	6955 N Durango Dr Unit 3030 LV NV 89149
VIVIAN CATAO	Vivian Catao	2375 E TROPICANA AVE 81183 LAS VEGAS, NV 89119
Joel Bello	Joel Bello	9057 Captivity Ave Las Vegas NV 89149
KARSHA FOX	Karsha Fox	9128 Craven Ave Las Vegas NV 89149

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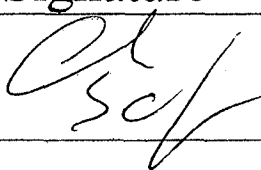
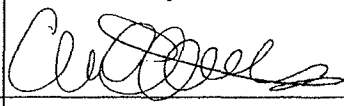
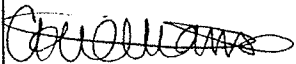
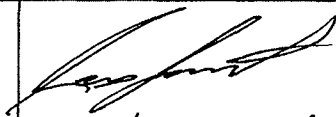
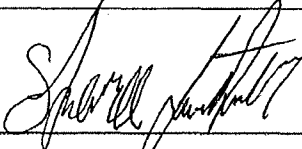
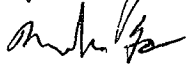
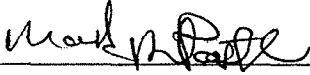
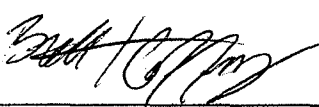
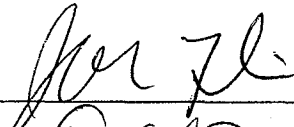
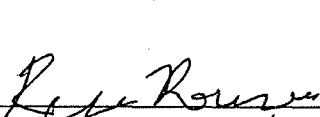
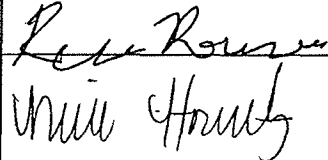
Print Name	Signature	Address
Cindy Nunn	Cindy Nunn	7920 Farallon Ridge Ct. LV NV 89149
Stacia Webb	Stacia Webb	7621 Fabled Filigree S LAS VEGAS, NV 89149
Shila Leach	Shila Leach	9936 Sharp Ridge Las Vegas NV 89149
Thomas Surman	Thomas Surman	9145 Echelon Pt. Dr. #207D Las Vegas NV 89149
ROBERT & MACIE COREY	Macie Corey	6955 N. DURANGO DR 3101 LAS VEGAS, NV 89149
Cathy Marshall	Cathy Marshall	9132 CRAVEN AVE 89149
Anthony Farnon	Anthony Farnon	6958 N. Durango 3876 89149
Steve Grizzell	Steve Grizzell	7837 DRY DUST ct. 89149
PETESIA	Petesia	3724 CRESCENT canyon st.
Chason Helman	Chason Helman	9324 - Mountain Rise Ave.
TIFFANY Samuel	Tiffany Samuel	7148 Forest Frost Dr LV, NV 89149 (702) 234-2292
Lisa Ester	Lisa Ester	8909 Thrush Springs LV NV 89149
Brett Davis	Brett Davis	6905 Campbell LV NV 89149

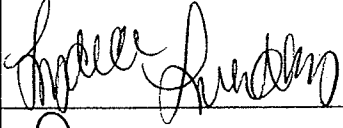
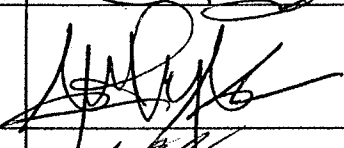
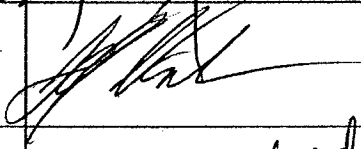
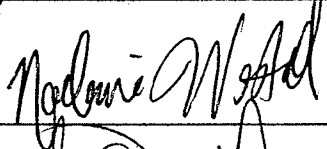
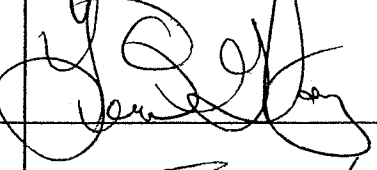
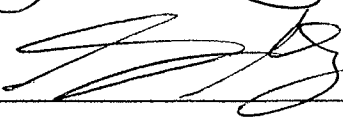
Print Name	Signature	Address
Jenna Stock	Jenna Stock	9136 Spirit Canyon Las Vegas NV 89149
Kevin Korie	Kevin Korie	7119 Noble Range St Las Vegas NV 89149
Paul Hiles	Paul Hiles	89149 6955 Regent
Kristine Mazinter	Kristine Mazinter	8941 David Allen Ct LV, NV 89149
Jintee Moss	Jr. Moss	1620 Palmal Way W NV 89128
Crystal Alcantara	Crystal Alcantara	7400 Cedarburg Las Vegas, NV 89181
Brad Gomez	Brad Gomez	9056 Patrick Henry Ave Las Vegas NV 89149
Donna Pett	Donna Pett	848 N. Rainbow Blvd #106 Las Vegas, NV 89107
DANIEL DOWNES	Daniel Downes	4952 GREY MESA LAS VEGAS, NV 89149
Alex McNeil	Alex McNeil	9016 Willowbrook 89149
Dave Frankl	Dave Frankl	7609 Nect Springs St LV NV 89149
Joni Urie	Joni Urie	9382 OLYMPIA FALLS LV, NV 89149
Mike Urie	Mike Urie	9382 OLYMPIA FALLS LV, NV, 89149

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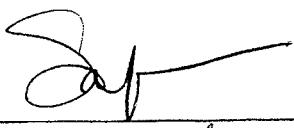
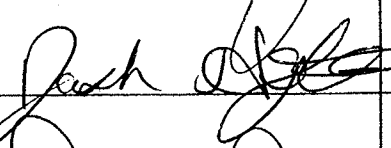
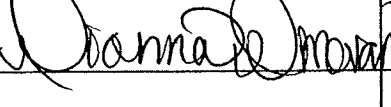
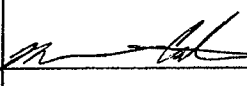
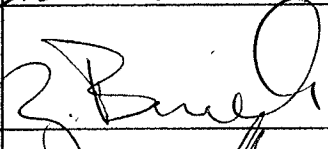
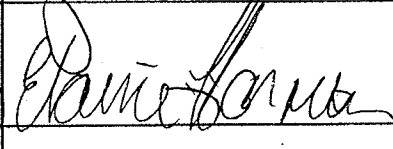
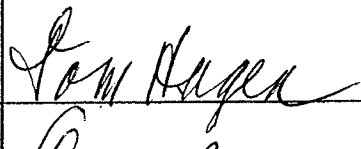
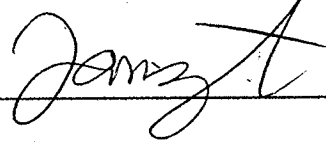
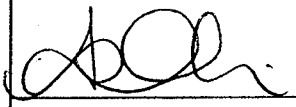
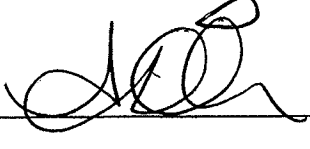
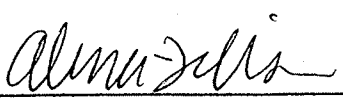
Print Name	Signature	Address
CHRIS SCHAEFER		7837 MONTAUK FALLS 89149
Alyson Williams		10938 Florence Hills LV NV 89149
Christine Williams		6955 NDorango Dr. Ste 1115-217 Las Vegas, NV 89149
James Lassiter		8943 Sunshade CT 89147
Sheree Lassiter		9545 Sunshade CT 89147
Michael Forage		10324 HighBridge Ct LAS VEGAS NV 89160
MARK Postley		9854 gold CREEK Cv 89149
Brett COFFERS		7717 Granberg Ct. LV, NV 89131
John Glinn		8960 High Horizon Las Vegas, NV 89149
ADK Dion LaBrach		9145 Echelon Point Pr. 1055 Las Vegas, NV 89149
Allen Herle		7024 Caribou Ridge #102 LV NV 89149
Rene Bernier		7024 Caribou Ridge #102 LV NV 89149
Allen Herle Nicole Horwitz		7824 Territorial St LV NV 89149

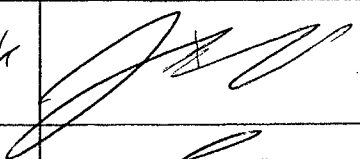
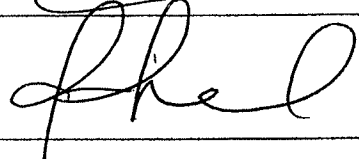
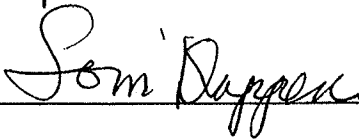
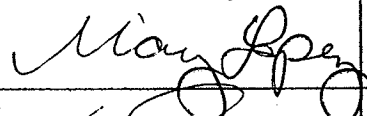
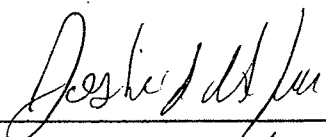
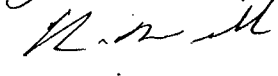
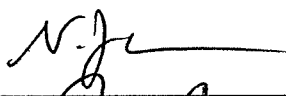
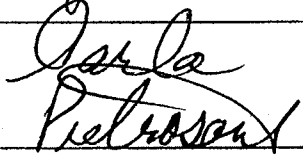
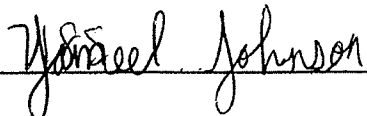
Print Name	Signature	Address
Eric W Roberts		6955 N Durango Drive LV NV 89149
Lydia Lunding		4774 Havasu Canyon W, NV 89149
Anthony Rogers		8939 Mossy Hollow LV NV 89149
Tamisha Brooks		9303 Gilcrease LV, NV 89149
Dawn Polick		3220 Villa Pisani LV NV 89031
Carrie Filmer		9317 Palmer House Ave. Las Vegas, NV 89149
Chris Higgins		7652 FADED FIREBREE 89149
Brandon Dial		6955 N Durango #2015 89149
Anthony Arseni		6955 N. Durango #1110 89149
Jeff Vandever		8500 N. Grand Canyon R. Las Vegas NV. 89146
Nadene Wood		8917 Sheep Ranch Ct. Las Vegas, NV 89143
Leisa Glans		8557 Alcazar Ct. LV, NV 89149
Gary Matthews		3906 Tower 71 89101

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MAR 22 2010

13A

Print Name	Signature	Address
Sal Vereen		7628 Timy Tortoise St. 89149
Elliott Chase Krebs		9353 Cranesbill Ct
Joshua T Hytton		9016 Patrick Honary ave 89149
Dianna Donagan		8923 Old River Ave L.V. NV 89149
marcus carter		6955 N. Durango Apt. 1059 89149
1 Dayma Bonilla		6955 N. Durango Apt 2047 89149
Elaine Harmon		6955 N. Durango Dr Unit 1060
TOM HAGAN		6955 N. DURANGO DR. Apt 1036 89149
KARON BROWN		6955 N. DURANGO DR. Apt 1088 89149
Jonaz Taturan		6955 N. Durango Dr. Apt 2075
HEATHER RAMBERG		915 6930 Relic St. LV NV 89149
		7342 Tanglewood 89166
Alina Fensh		7140 Jensen St 89149

Print Name	Signature	Address
HARRY RENNER		6656 BILTMORE BLVD 89149
Jeff Lodwick		9145 Echelon Pk 89149
Tom Catidant		7613 Tiny Tortoise CASV 95 89149
JOE NEMEROW		1204 BUSH STREET LV, NV 89149
Tom DAPPEN		6955 N DURANGO DR. # 1037 89149
Mary Lopez		7859 ASKEW 89166
Kathy Suter		2423 Grandview Ave. Oakland CA 94601
MORGAN KOSMICK		8109 PANDOR ST LV, NV 89131
Joshua Hatfield		8451 Quarantine Ave LV NV 89149
Chris Welch		8129 TILKMAN DR LV NV 89166
Nicholas Taraborrell		6912 Gothic Mansfield ST LV NV 89149
CARLA PIETROSANO		9018 DORRELL L.V. 89149
Jameel JOHNSON		7185 S. Campbell

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MAR 22 2010

13A

Print Name	Signature	Address
Billy Griffith	Will. Griffith	9117 CRAVE AVE. L.V., Nev. 89149
Ashley Martin	Ashley Martin	1150 Durango Apt #2130
Melissa Meyer	Melissa M.	6955 N. Durango dr. Apt #310
Diana Kopanos	D. Kopanos	7128 Antique Olive S.V. N.V. 89149
Lissa O'Farrell	Lissa O'Farrell	9060 Entrenching L.V. - 89149
Rafael Villan	Rafael Villan	1900 E. Proctor Ave LV 89119
Sacob Hughes	Sacob Hughes	6816 Armistead St. LV 89149
James McKen	James McKen	6816 Armistead St 89149
Calder Kurez	Calder Kurez	6955 N. Durango 89149
Jesus V	Jesus V	1001 INTERLUDE
KAREN WARREN	Karen Warren	9303 Gilcrease Ave #1213 89149
HAZEL GONZALES	Hazel Gonzales	9303 Horseshoe Basin Ave 89149
Laura Miller	Laura Miller	8272 Brilliant Pampas Pl W NV 89164

Print Name	Signature	Address
Leonard Whitte	<i>L Whitte</i>	8272 Brilliant Pkwy PL Las Vegas NV 89166
Sahar Korkees	<i>Sahar Kuhn</i>	8064 Starling View Court Las Vegas NV 89166
Tom Pender	<i>Tom Pender</i>	8993 Dorrell LN LV, NV 89149
Ramsey Berry	<i>Ramsey Berry</i>	9303 Gilcrease LV NV 89149
DeAndre Baker	<i>DeAndre Baker</i>	"
Ray Zene	<i>Ray Zene</i>	
Ziad Elias	<i>Ziad Elias</i>	
Samuel Vanden	<i>Samuel Vanden</i>	6955 N. Durango LN NV 89149
Lachelle Fortune	<i>Lachelle Fortune</i>	8924 Jennifer Ave 89149

RECEIVED

MAR 22 2010

6A

Print Name	Signature	Address
Lorraine Thomas	for Thomas	
Camille Ealy	Camille Ealy	6829 N. Campbell St
Kevin Molygram		6541 Macdouggle St.
Nancy McMahon		6705 Blueben Gorda
Karen Molesner	Karen Molesner	7555 Hickam Ave L.V. 89129
Kyle Fleming		2300 ROCK OPRIALS
Sue Kubiak	Sue Kubiak	9303 Gil Ave
Ed Holuch	Ed Holuch	10553 Laurelwood Lake Ave
Stacy Henderson	Stacy Henderson	8925 Janice Lee 89149
MARCO AND	MARCO AND	10738 Arden
Chris Meier		316 Harbor Gulf Ct
Shawn Robinson		3305 Morning Wind
David Lee		7820 golden Talon

Print Name	Signature	Address
Harvard College	<i>[Signature]</i>	8932 David Allen Ct
Romeo Lee	<i>[Signature]</i>	8931 Appleton
Kent Derry	<i>[Signature]</i>	0943

RECEIVED

MAR 22 2010

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

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

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

MAY GO TO CITY COUNCIL ON 10/20/10 OR MAY BE FINAL ACTION
(Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

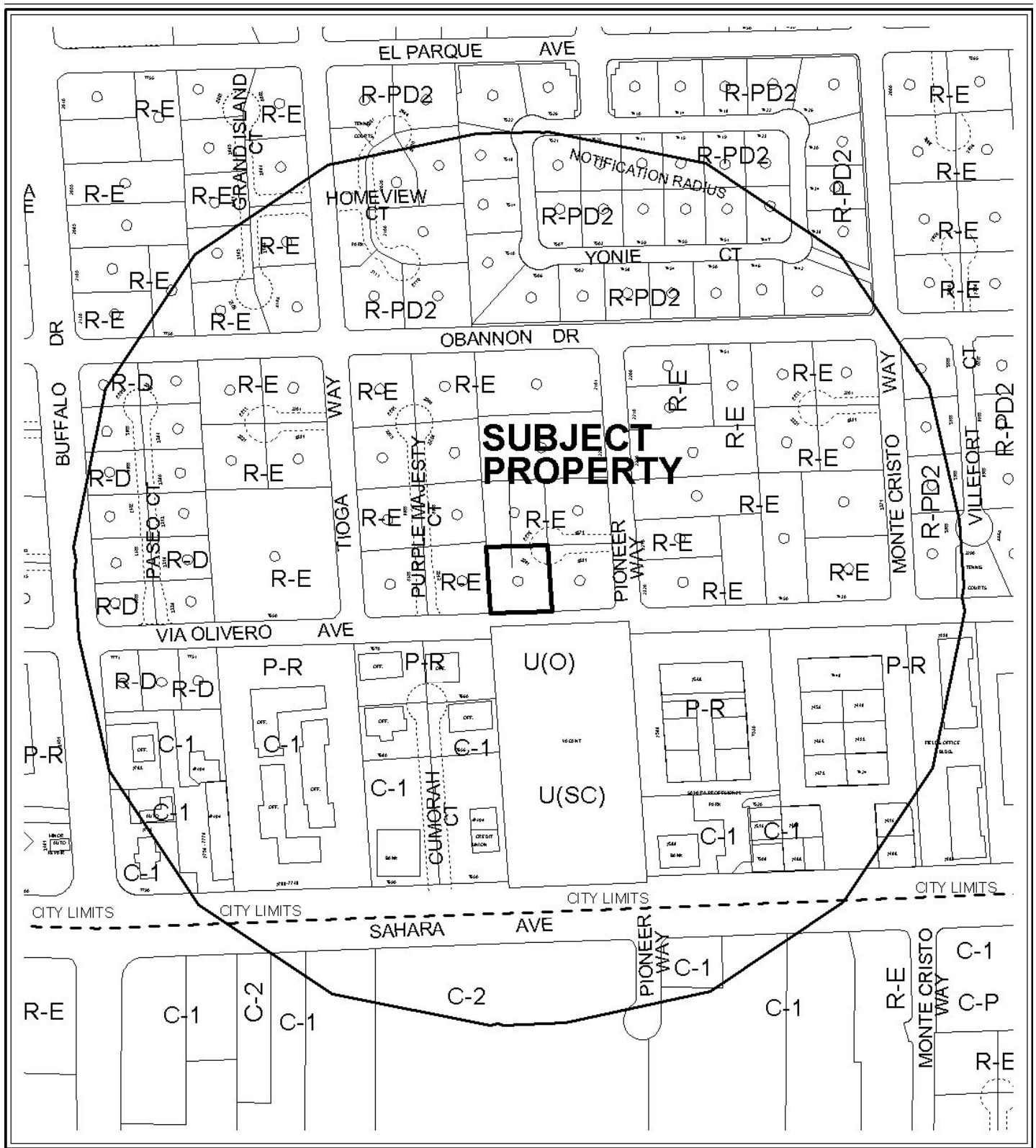
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RECOMMENDATION:

Staff recommends DENIAL.

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

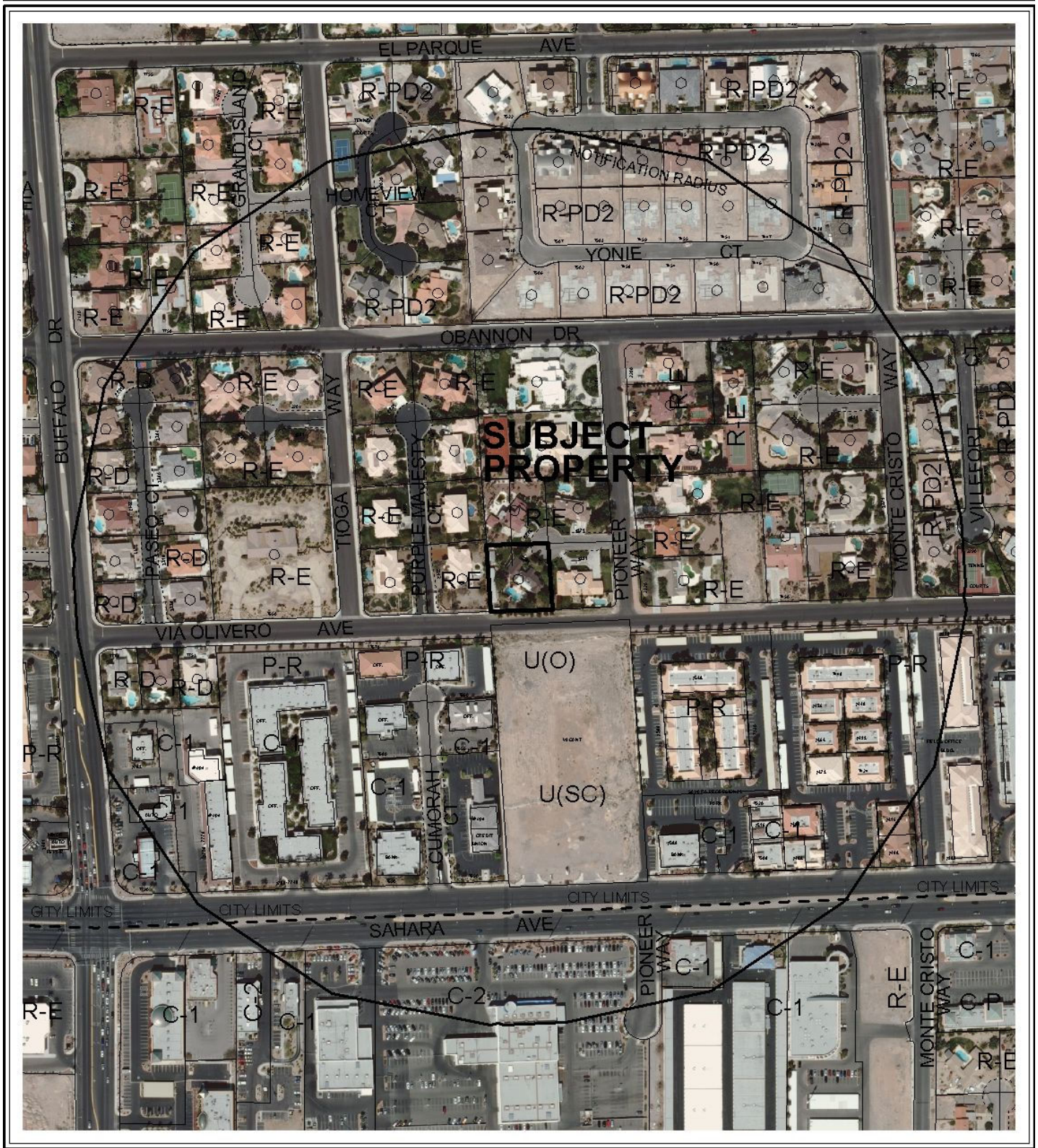


CASE: **VAR-39068 AND SUP-39069**

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)





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

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

 Yes

 ✓ No

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

City Official: N/A

Partner(s): N/A

APN: N/A

Signature of Property Owner: Roxanne W. Sheridan

Print Name: Roxanne Zona Sheridan

AKA Roxanne Welsh Sheridan

Subscribed and sworn before me

This day of , 20

 Notary Public in and for said County and State

SEE ATTACHED CALIFORNIA JURAT

RECEIVED

AUG 03 2010

City of Las Vegas

CALIFORNIA JURAT WITH AFFIANT STATEMENT

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

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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

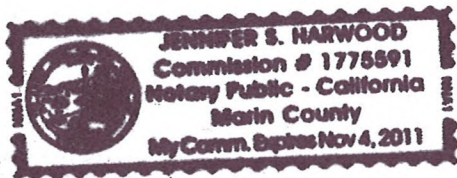
proved to me on the basis of satisfactory evidence
to be the person who appeared before me (.) (,)

(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

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

APPLICATION / PETITION FORM

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

Additional Information

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

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

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

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

This _____ day of _____, 20 _____

Notary Public in and for said County and State

SEE ATTACHED
 CALIFORNIA
 JURAT

FOR DEPARTMENT USE ONLY

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

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

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

CALIFORNIA JURAT WITH AFFIANT STATEMENT

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

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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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Further Description of Any Attached Document

Title or Type of Document: APPLICATION/PETITION FORM

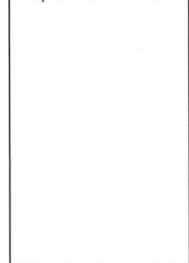
Document Date: JULY 1, 2010 Number of Pages: 1

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

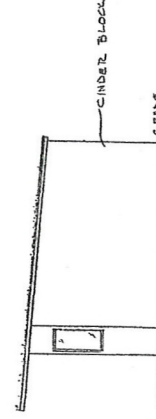
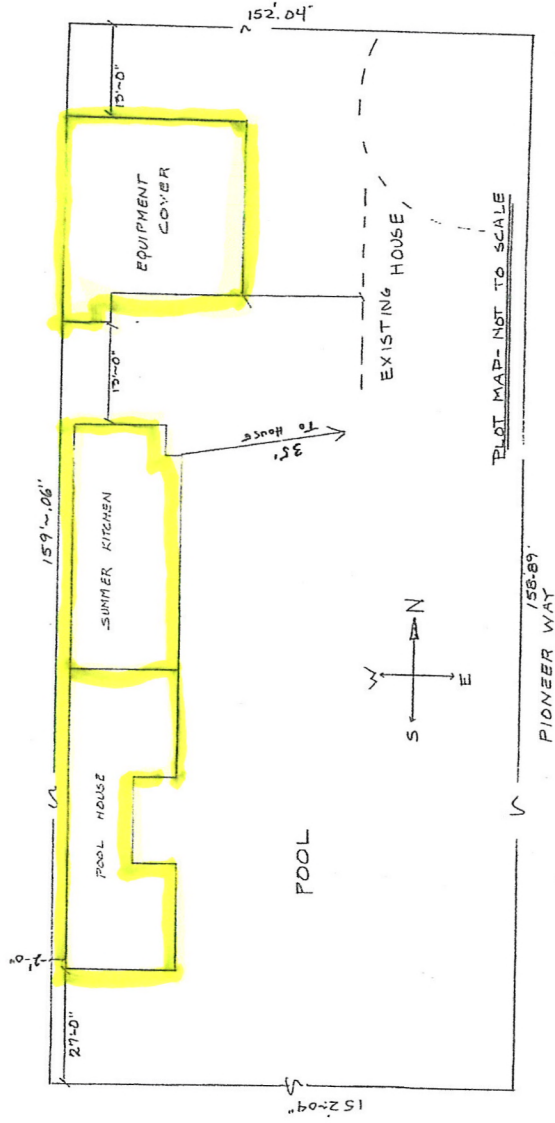
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OF SIGNER #2
Top of thumb here



PLOT PLAN VARIANCE



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



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

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AUG 03 2010

City of Las Vegas

VAR-39068

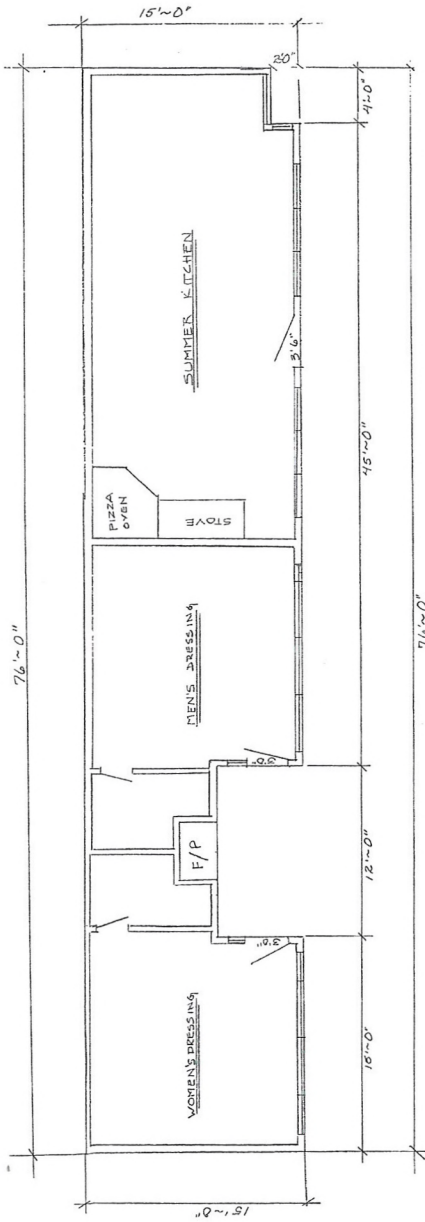
SUP-39069

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

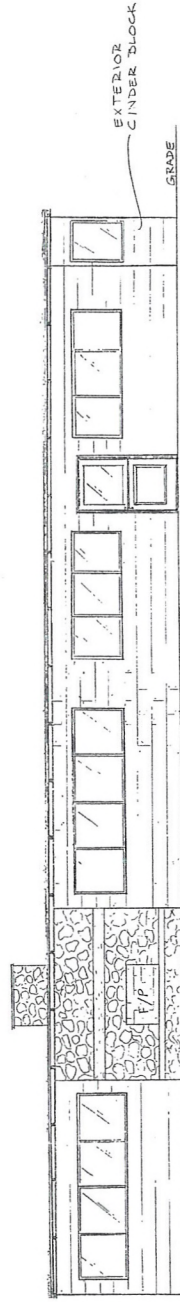
CINDER BLOCK

GRADE

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

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



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AUG -3 2010

VAR-39068
SUP-39069



RECEIVED

AUG -3 2010

VAR-39068
SUP-39069



RECEIVED

AUG -3 2010

VAR-39068
SUP-39069



RECEIVED

AUG - 3 2010

VAR-39068
SUP-39069



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AUG -3 2010

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

February 18, 2010

VIA FACSIMILE (702) 474-0352

Planning Department
City of Las Vegas

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

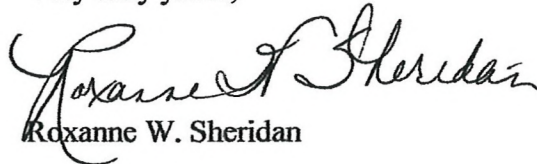
To Whom It May Concern:

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

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

Thank you for your assistance in this matter.

Very truly yours,


Roxanne W. Sheridan

/rs

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AUG 03 2010
City of Las Vegas

VAR-39068
SUP-39069

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

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

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

MAY GO TO CITY COUNCIL ON 10/20/10 OR MAY BE 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 DENIAL.

BACKUP DOCUMENTATION:

1. Consolidated Backup
2. Supporting Documentation

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



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

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

 Yes

✓ No

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

City Official: n/a

Partner(s): n/a

APN: n/a

Signature of Property Owner: Roxanne Sheridan

Print Name: Roxanne Zana Sheridan

AKA Roxanne Welch Sheridan

Subscribed and sworn before me

This day of , 20

Notary Public in and for said County and State

SEE ATTACHED.
CALIFORNIA JURAT

RECEIVED

AUG 03 2010

City of Las Vegas

CALIFORNIA JURAT WITH AFFIANT STATEMENT

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

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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

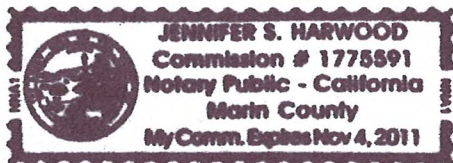
proved to me on the basis of satisfactory evidence
to be the person who appeared before me (.) (.)

(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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Further Description of Any Attached Document

Title or Type of Document: STATEMENT OF FINANCIAL INTEREST

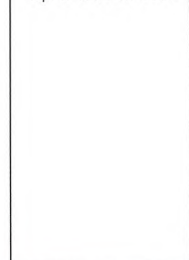
Document Date: JULY 1, 2010 Number of Pages: 1

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

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OF SIGNER #1
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RIGHT THUMBPRINT
OF SIGNER #2
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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

Revised 10/27/08

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

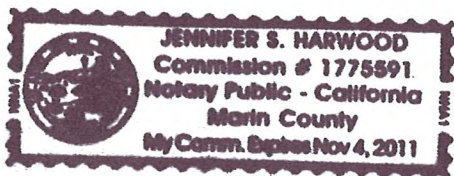
proved to me on the basis of satisfactory evidence
to be the person who appeared before me (.) (.)

(and

(2) _____
Name of Signer

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

Signature _____
Signature of Notary Public



Place Notary Seal Above

OPTIONAL

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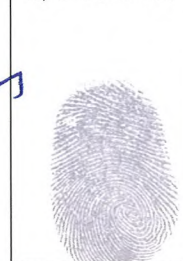
Further Description of Any Attached Document

Title or Type of Document: APPLICATION / PETITION FORM

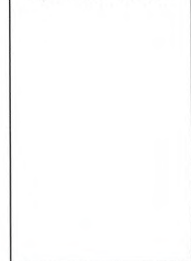
Document Date: JULY 1, 2010 Number of Pages: 1

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).

Staff recommends

MAY GO TO CITY COUNCIL ON 10/20/10 OR MAY BE 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

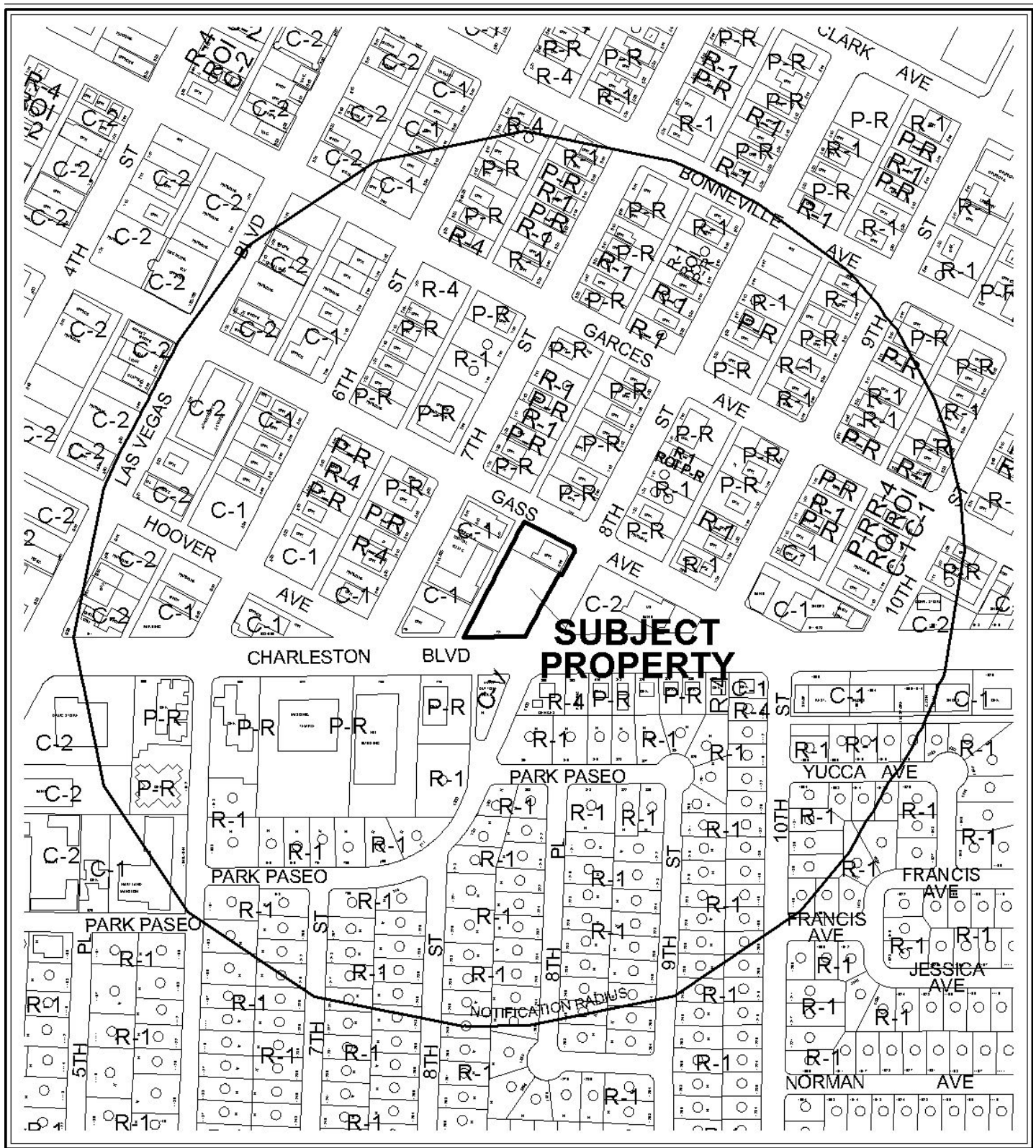
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RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

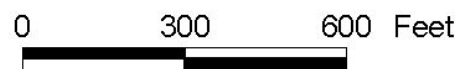
1. Location and Aerial Maps - VAR-39099, VAR-39100 and SDR-39098
2. Conditions and Staff Report - VAR-39099, VAR-39100 and SDR-39098
3. Supporting Documentation
4. Photos - VAR-39099, VAR-39100 and SDR-39098
5. Justification Letter - VAR-39099, VAR-39100 and SDR-39098

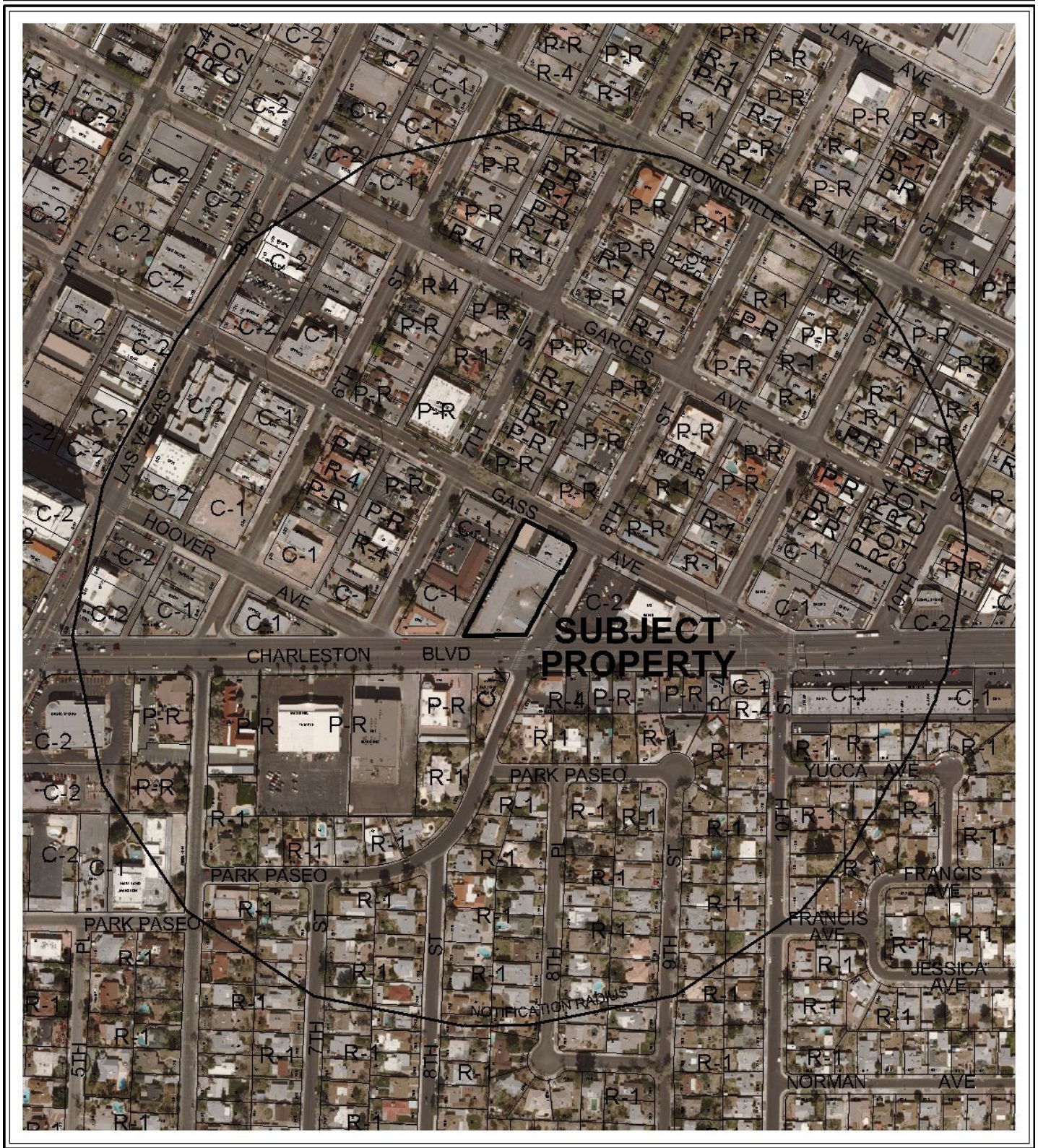


CASE: **VAR-39099; VAR-39100 AND SDR-39098**

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: _____

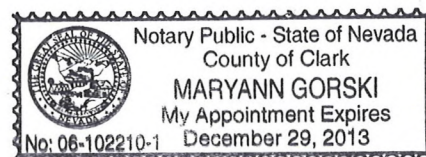
Signature of Property Owner: _____

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, 2010

Maryann Gorski

Notary Public in and for said County and State



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

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

jma

SCHEMATIC DESIGN PROGRESS

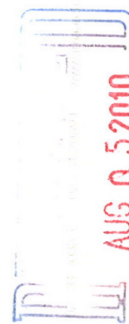
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PROJECT 2009232

07/07/2010

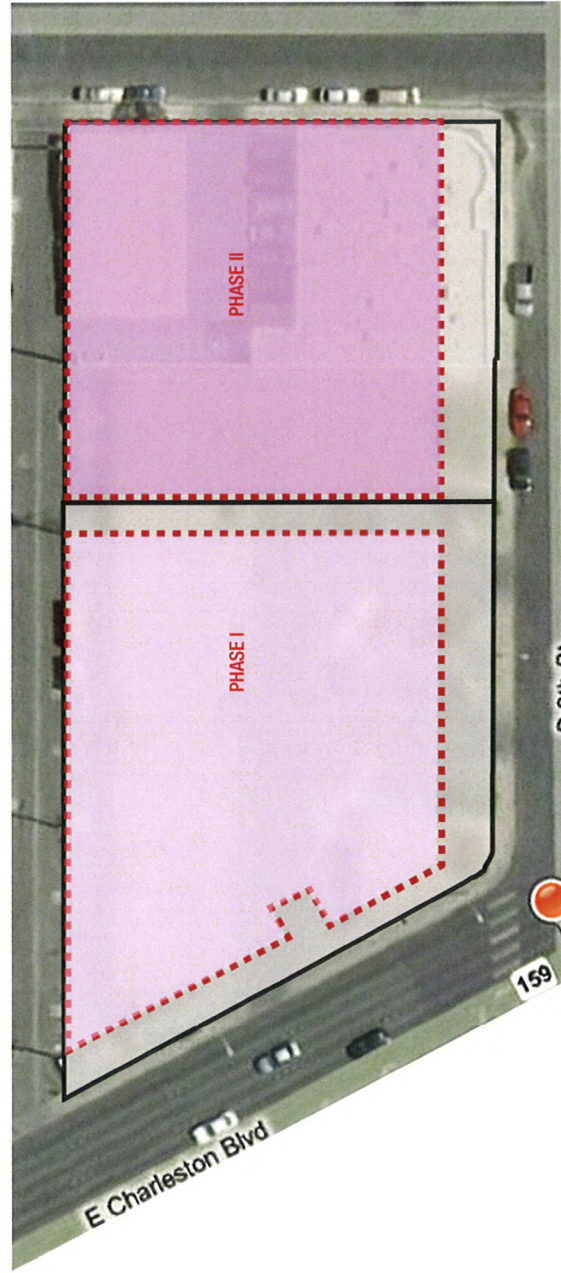
LEGAL AID CENTER OF SOUTHERN NEVADA

VAR-39099
VAR-39100
SDR-39098





PHASE I



PHASE II

RECEIVED
AUG 05 2010



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studios

PHASING PLAN

VAR-39099

VAR-39100

SDR-39098

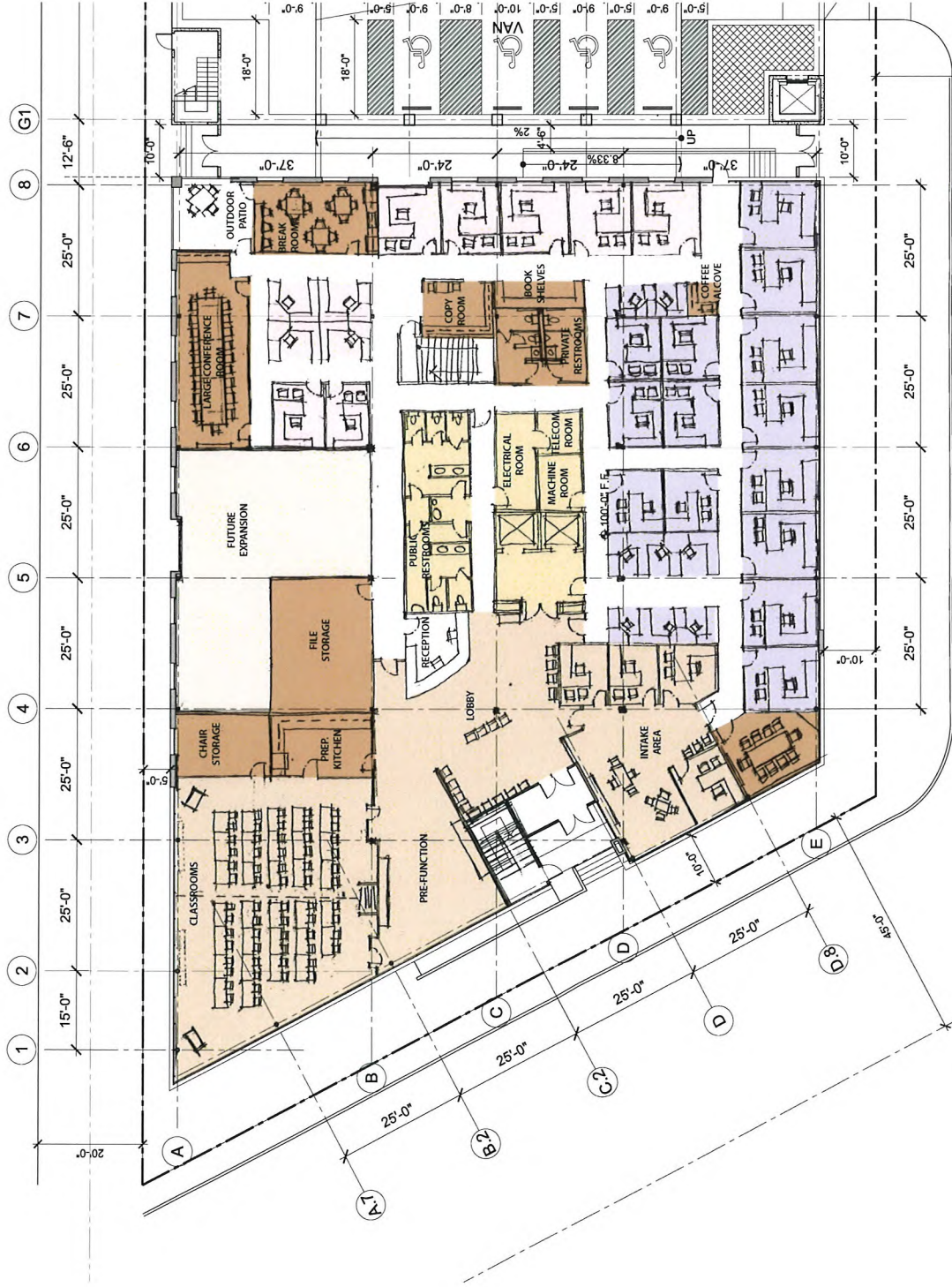
PROJECT 2009232

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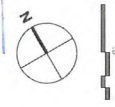
07/07/2010

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'S PROJECT
- BUILDING CORE
- DOMESTIC VIOLENCE
- CONSUMER RIGHTS & SOCIAL SECURITY
- ADMINISTRATION
- FUTURE EXPANSION



RECEIVED
AUG 05 2010



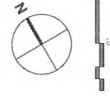
studios

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

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



- 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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studios

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OFFICE FLOOR PLAN LEVEL 2

VAR-39099

VAR-39100

SDR-39098

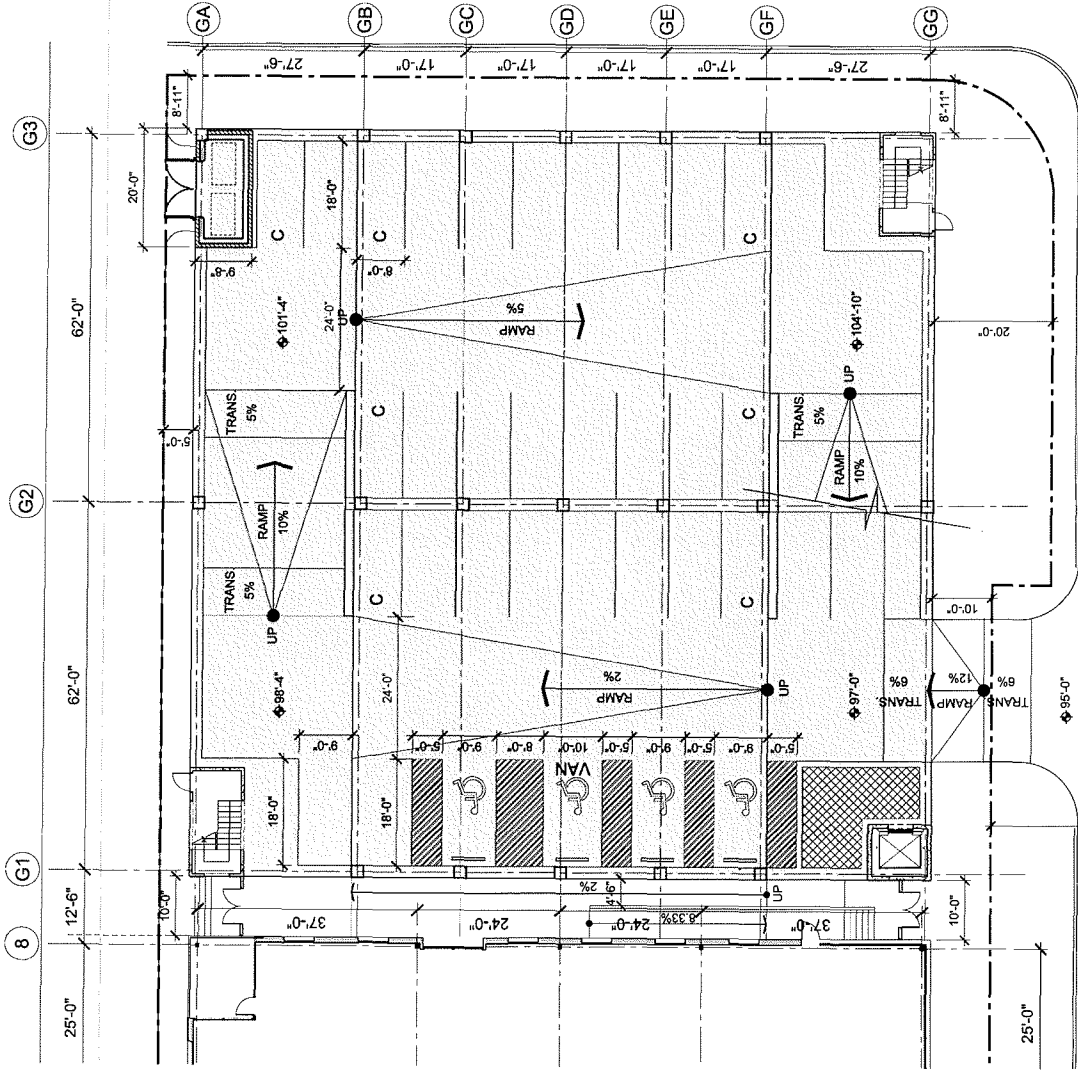
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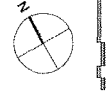
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LEGAL AID CENTER OF SOUTHERN NEVADA

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AUG 0 5 2010



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PARKING GARAGE LEVEL 1

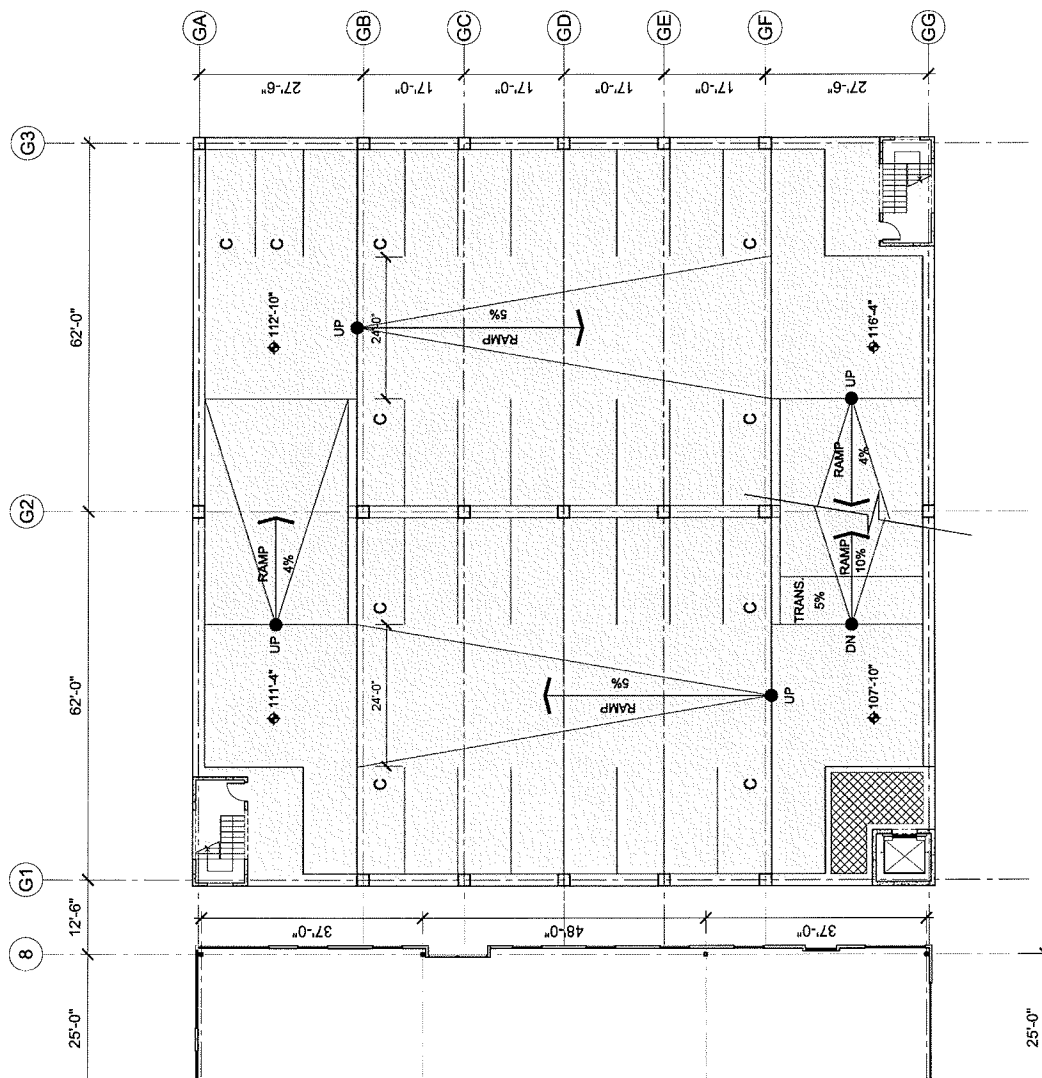
VAR-39099
VAR-39100
SDR-39098

SCHEMATIC DESIGN PROGRESS

LEGAL AID CENTER OF SOUTHERN NEVADA

DATE: 01/19/2010

11.10.1010



LEGAL AID CENTER OF SOUTHERN NEVADA

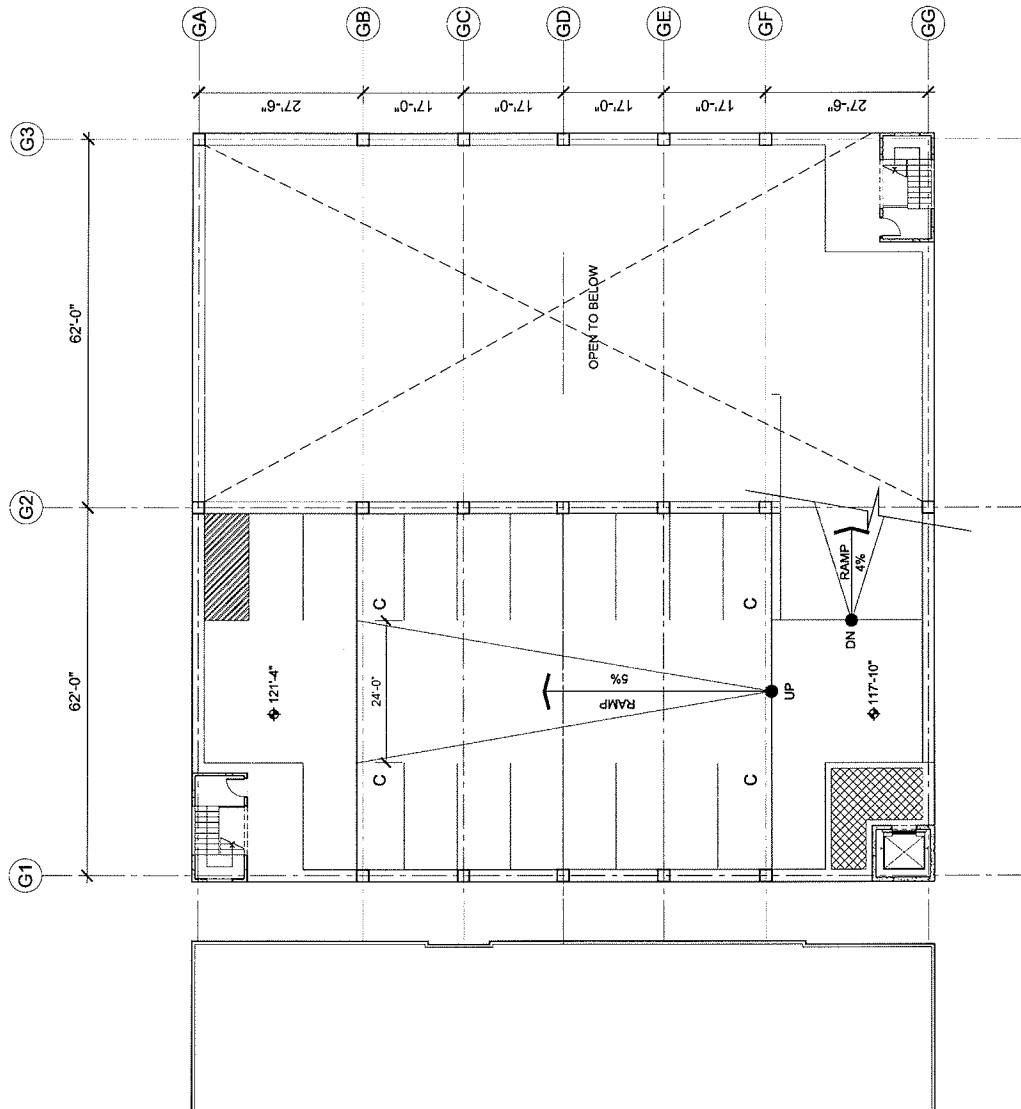
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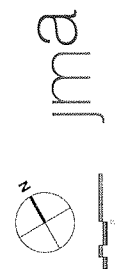
PARKING GARAGE LEVEL 2

VAR-39099
VAR-39100
SDR-39098

REC-11
AUG 05 2010



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AUG 05 2010



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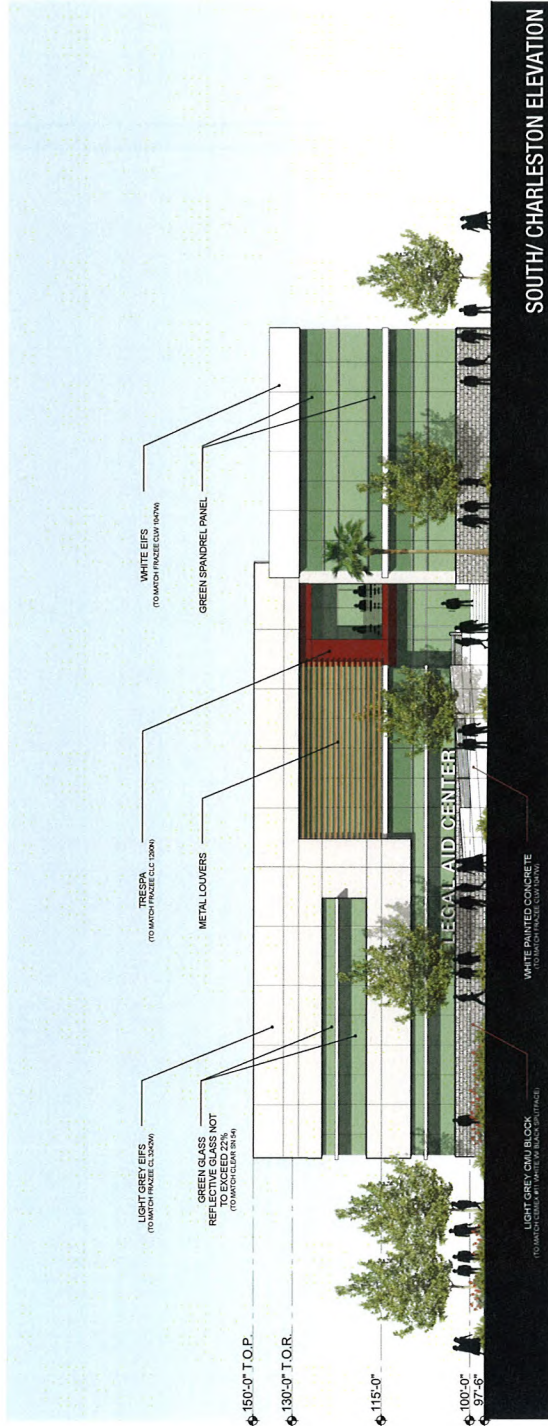
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VAR-39099
VAR-39100
SDR-39098

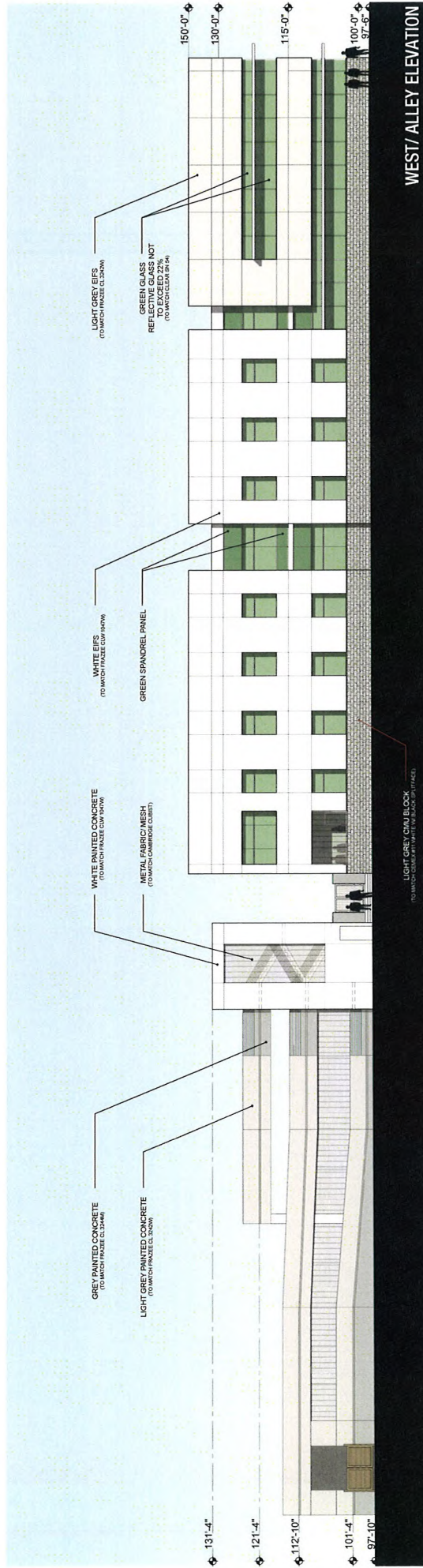
PERMIT DRAWING

SCHEMATIC DESIGN PROGRAM

LEGAL AID CENTER OF SOUTHERN NEVADA



SOUTH/ CHARLESTON ELEVATION



WEST/ ALLEY ELEVATION

RECORDED
AUG 05 2010

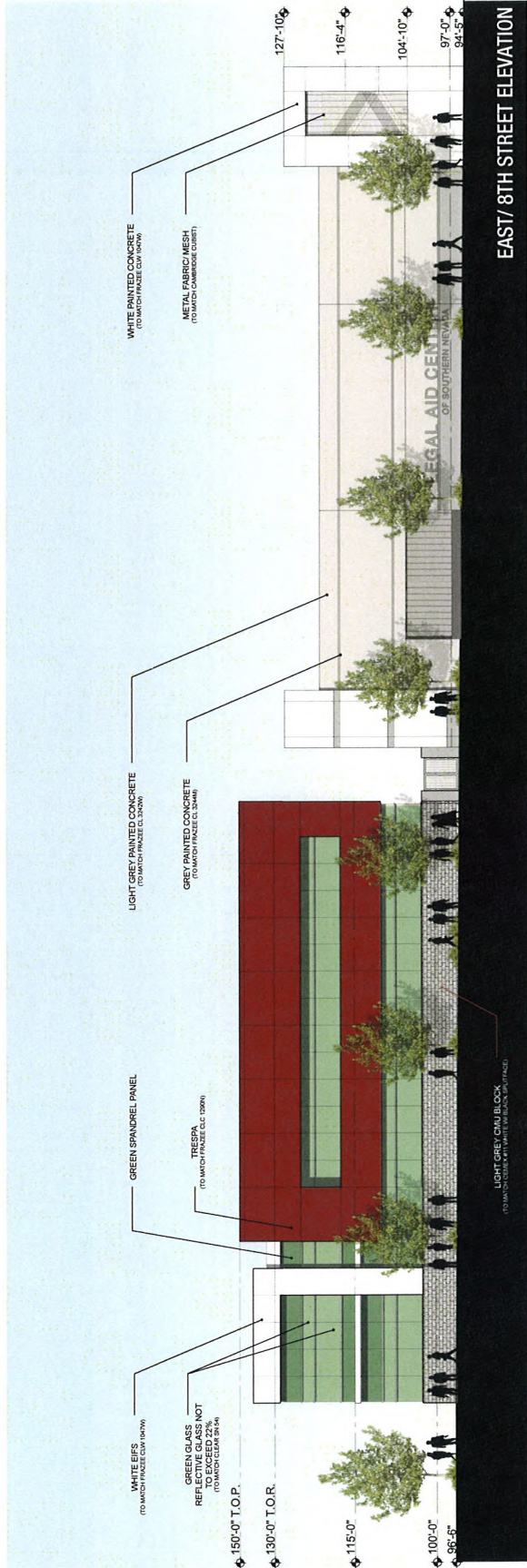
jma
architectural studios

EXTERIOR ELEVATIONS

VAR-39099
VAR-39100
SDR-39098

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

PROJECT 2009232



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EXTERIOR ELEVATIONS

VAR-39099

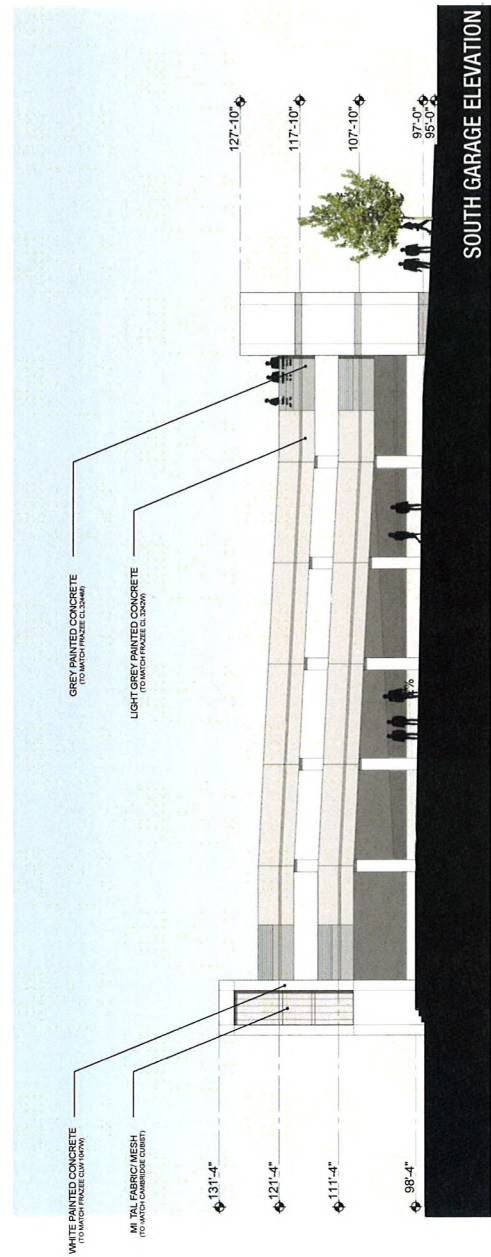
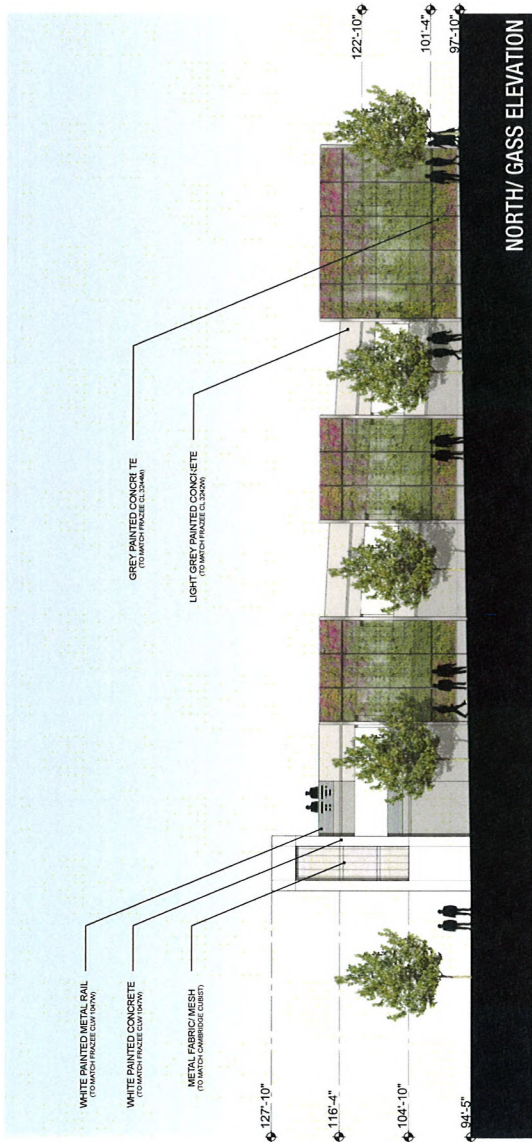
VAR-39100

SDR-39098

LEGAL AID CENTER OF SOUTHERN NEVADA

SCHEMATIC DESIGN PROGRESS

PROJECT 2009232



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 www.jma-studios.com

VAR-39099
 VAR-39100
 SDR-39098



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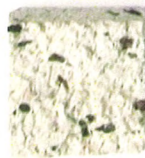
RECEIVED
AUG 05 2010

VAR-39099
VAR-39100
SDR-39098

PROJECT 2009232

SCHEMATIC DESIGN PROGRESS
07/07/2010

LEGAL AID CENTER OF SOUTHERN NEVADA



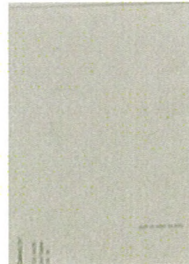
CMU - CEMEX #11
WHITE W/ BLACK SPLUT-FACE



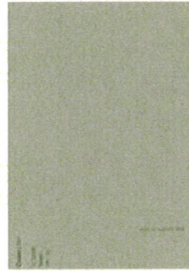
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EXTERIOR (GARNET RED)



SUNGUARD GLAZING
SUPERNETRAL 68 ON GREEN



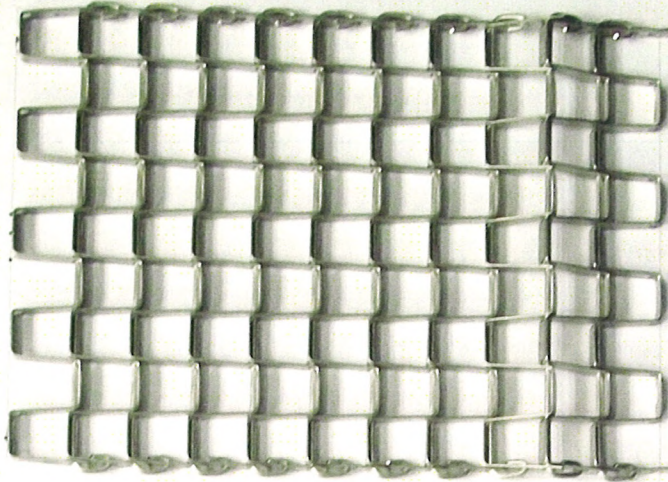
FRAZEE COLORLIFE
CLW 104TW - DEER FEATHER



FRAZEE COLORLIFE
CL 8242W - SNEPTIC



FRAZEE COLORLIFE
CL 3244W - TURBO



CAMBRIDGE ARCHITECTURAL - CUBIST
EXTERIOR - STAINLESS STEEL - FLEXIBLE

THE CAPITOL COMPANY

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

August 4, 2010

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

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

Dear Mr. Howe:

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

Site Development Plan Review

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

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

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

VAR-39099
VAR-39100
SDR-39098

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AUG 05 2010

Parking Variance

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

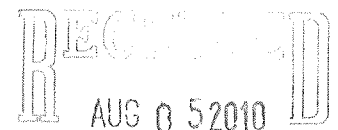
	Current Application	Previously Approved
Required	118	130
Provided	92	84
Reduction	26 or 22%	46 or 35%

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%.

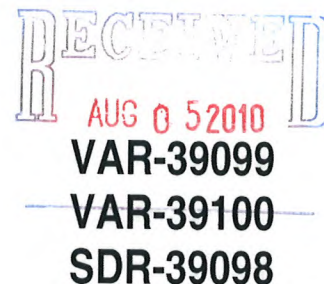
When completed this project will add a vibrant, new structure to Charleston Boulevard and the Downtown Redevelopment area that will set a standard for small-sized office buildings. Moreover, it will allow LACSN to continue providing legal access to the poor, indigent, elderly and immigrant communities 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). Staff recommends

MAY GO TO CITY COUNCIL ON 10/20/10 OR MAY BE FINAL ACTION
(Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

1. Consolidated Backup
2. Supporting Documentation

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



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: Clark County Legal Services Program

Name of Applicant: Clark County Legal Services Program

Name of Representative: Russell Rowe / The Capitol Company

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: _____

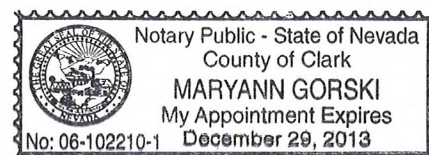
Print Name: Barbara Buckley

Subscribed and sworn before me

This 3 day of August, 2010

Maryann Gorski

Notary Public in and for said County and State



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

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

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

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

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

Property Owner Signature* _____

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

Print Name BARBARA BUCKLEY

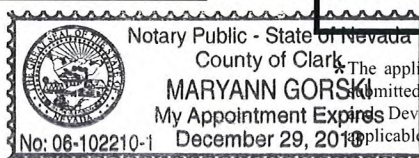
Subscribed and sworn before me

This 3 day of August, 2010

Maryann Gorski

Notary Public in and for said County and State

Revised 10/27/08



FOR DEPARTMENT USE ONLY

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

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

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

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

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

MAY GO TO CITY COUNCIL ON 10/20/10 OR MAY BE 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: _____

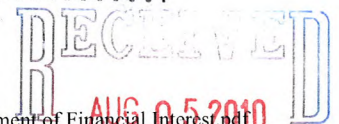
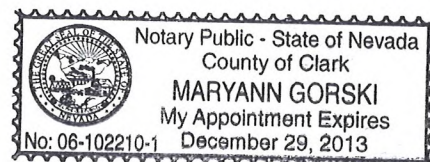
Signature of Property Owner: _____

Print Name: Barbara Buckley

Subscribed and sworn before me

This 3 day of August, 2010

Maryann Gorski
Notary Public in and for said County and State



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

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

Project Address (Location) 721 E. Charleston

Project Name Legal Aid Center of Southern Nevada Proposed Use Office

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

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

Commercial Square Footage 35,200 Floor Area Ratio .49

Gross Acres 1.63 Lots/Units - Density -

Additional Information _____

PROPERTY OWNER Clark County Legal Services Program Contact Terry Bratton

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

City Las Vegas State NV Zip 89101

E-mail Address tbratton@lacs.org

APPLICANT Clark County Legal Services Program Contact Terry Bratton

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

City Las Vegas State NV Zip 89101

E-mail Address tbratton@lacs.org

REPRESENTATIVE The Capitol Company Contact Russell Rowe

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

City Las Vegas State NV Zip 89135

E-mail Address rowe@thecapitolcompany.com

FOR DEPARTMENT USE ONLY

Property Owner Signature* [Signature]

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

Print Name BARBARA BUCKLEY

Subscribed and sworn before me

This 3 day of August, 20 10

Maryann Gorski

Notary Public in and for said County and State



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

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

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). Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 10/20/10 OR MAY BE 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

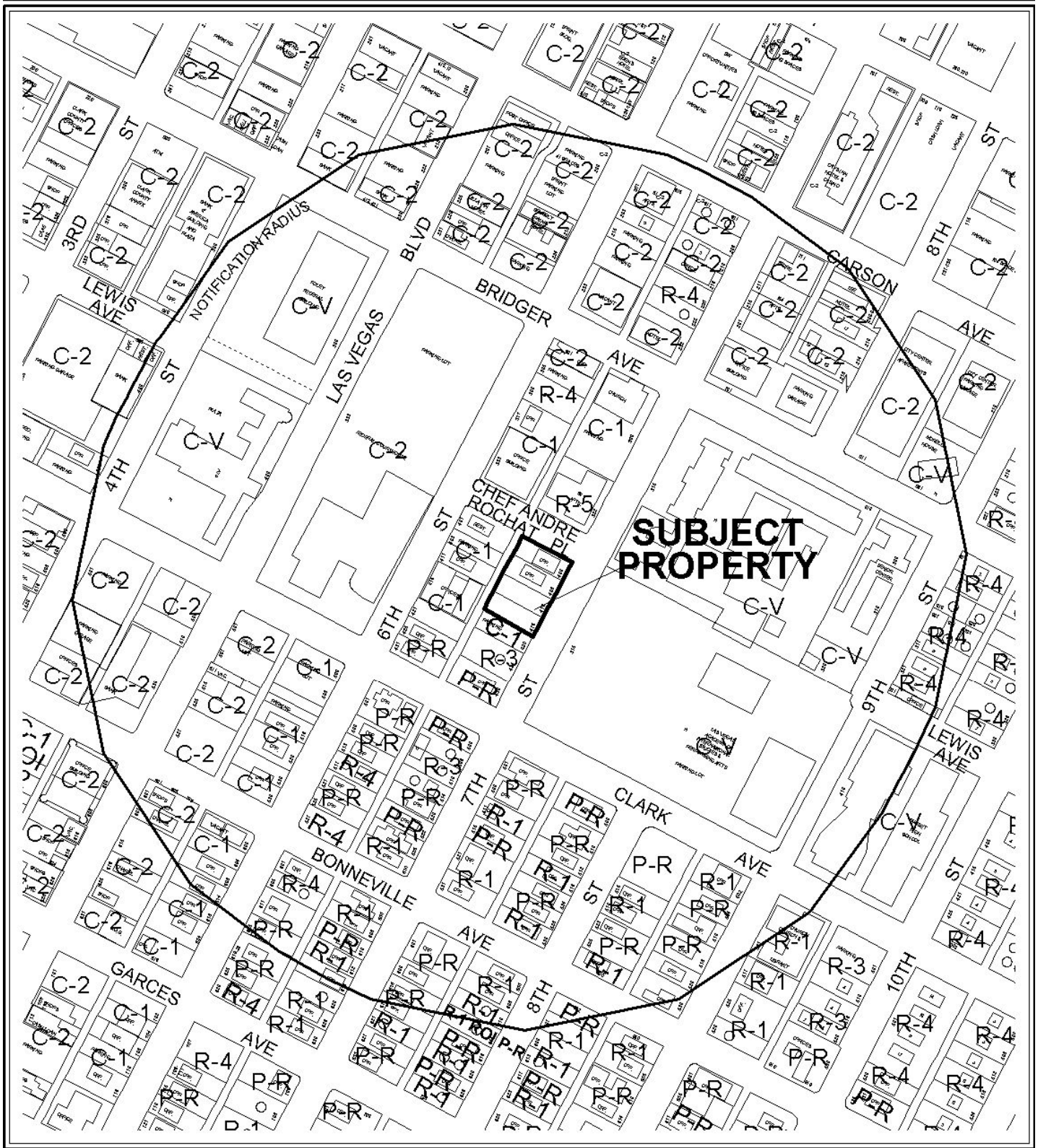
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RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

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



CASE: VAR-39122 AND SDR-39121

RADIUS: 1000 FT

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





CASE: VAR-39122 AND SDR-39121

RADIUS: 1000 FT

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

0 300 600 Feet





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: EVAPS, LLC

Name of Applicant: Robert T. Eglet

Name of Representative: Scott Brown, Architect

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

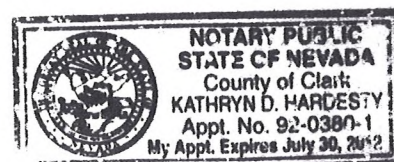
Signature of Property Owner: _____

Robert T. Eglet
Print Name: Robert T. Eglet

Subscribed and sworn before me

This 9th day of July, 2010

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



RECEIVED

AUG 09 2010

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

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

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

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

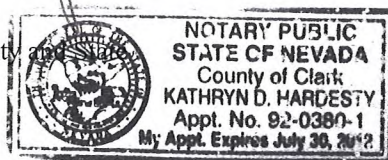
REPRESENTATIVE DesignCell Architecture Contact Scott Brown, Architect
 Address 10777 West Twain Ave. #125 Phone: (702) 403-1575 Fax: (877) 403-1575
 City Las Vegas State NV Zip 89135
 E-mail Address scott@designcell.cc

Property Owner Signature* [Signature]
 * An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.
 Print Name Robert T. Eglet

Subscribed and sworn before me
 This 9th day of August, 20 10.

Kathryn D. Hardesty

Notary Public in and for said County



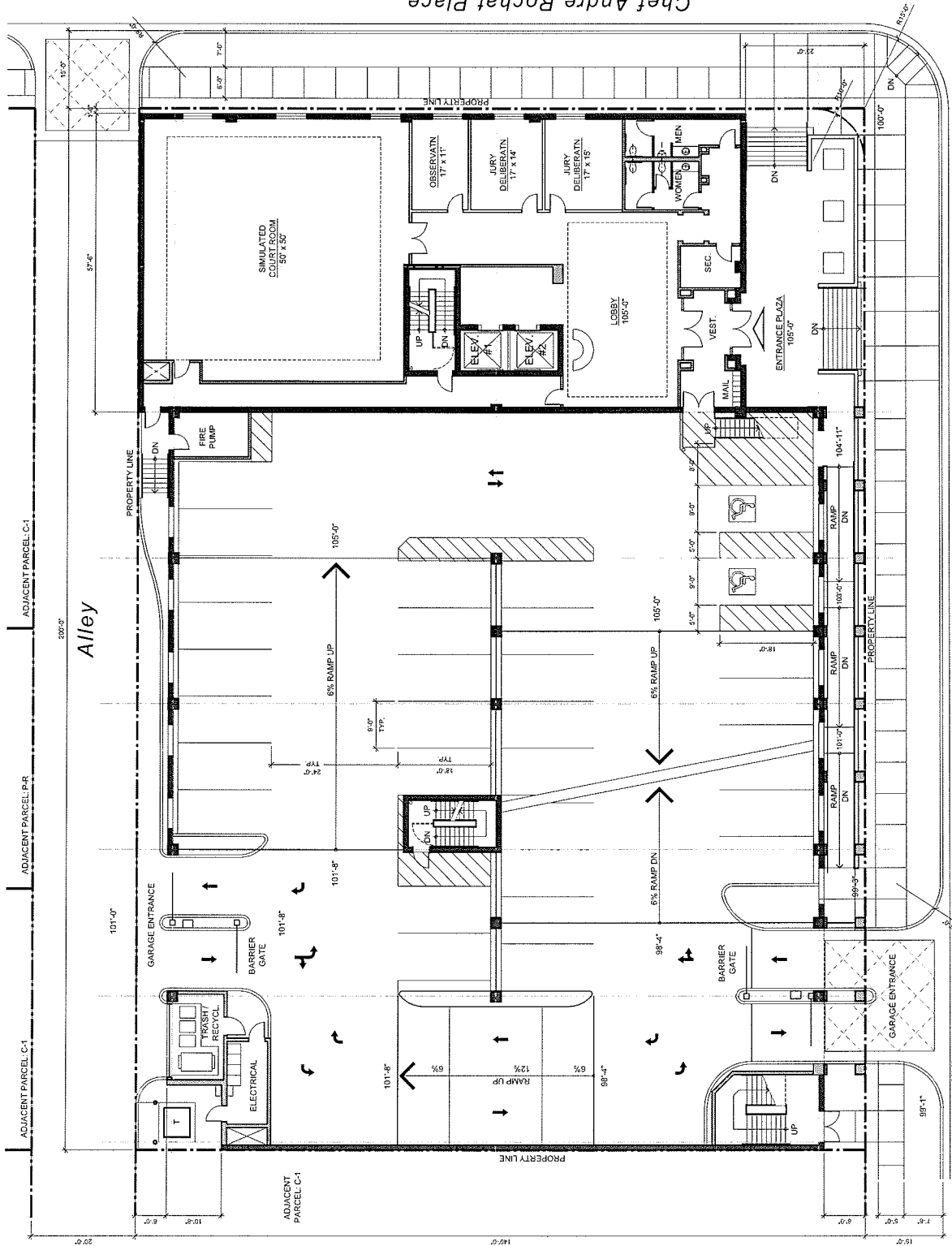
FOR DEPARTMENT USE ONLY

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

RECEIVED
AUG 09 2010

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

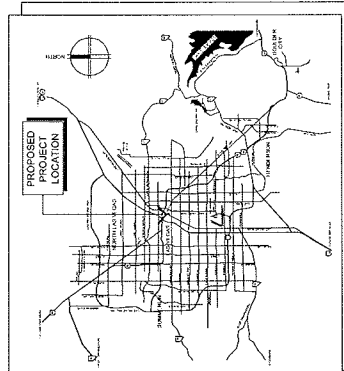
f:\depot\Application Packet\Application Form.pdf



SITE DATA

APN #	139-34-710-030 139-34-710-031 139-34-710-032 139-34-710-033
CURRENT ZONING	26,000 SF
SITE AREA (NET)	
BUILDING AREAS:	
OFFICE (GROSS):	LEVEL 1 6,887 SF LEVEL 2 N/A LEVEL 3 16,553 SF LEVEL 4 15,966 SF LEVEL 5 10,959 SF
TOTAL OFFICE:	50,325 SF GROSS
PARKING GARAGE:	LEVEL 2 14,000 SF LEVEL 3 14,000 SF LEVEL P1 24,500 SF LEVEL P2 24,500 SF
TOTAL PARKING GARAGE:	89,700 SF GROSS
PARKING REQUIRED:	
OFFICE (GROSS) / 7000 S.F.	184 SPACES
OF WHICH ACCESSIBLE:	8 SPACES (1 VAN)
PARKING PROVIDED:	
ACCESSIBLE:	178 SPACES
COMPACT:	8 SPACES (8.5%)
ACCESSIBLE:	6 SPACES (INCL. 1 VAN)
TOTAL:	184 SPACES
F&B:	4.9
OFFICE + PKG GARAGE/SITE:	

VICINITY MAP



Chef Andre Rochat Place

7th Street

SITE PLAN / FIRST FLOOR PLAN

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

AUGUST 9, 2010

EVAPS Law Offices

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

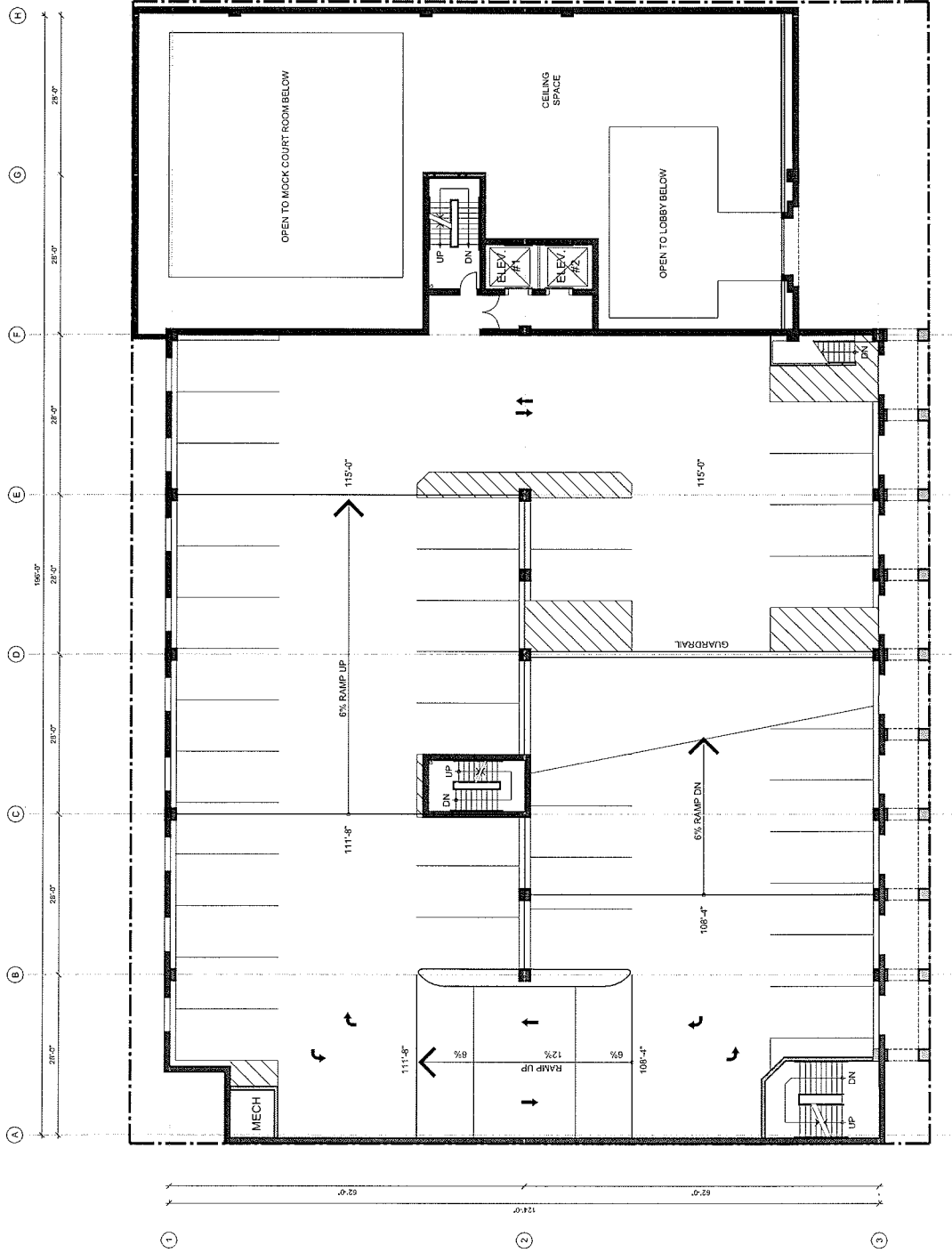
designer PRO

10777 W. TWAIN AVE, STE 125 T 702-403-4575
LAS VEGAS, NV 89135 WWW.RESIGNANCE.COM

VAR-39122

SDR-39121

AUG 09 2010



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LAS VEGAS, NEVADA 89101

SECOND FLOOR PLAN

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



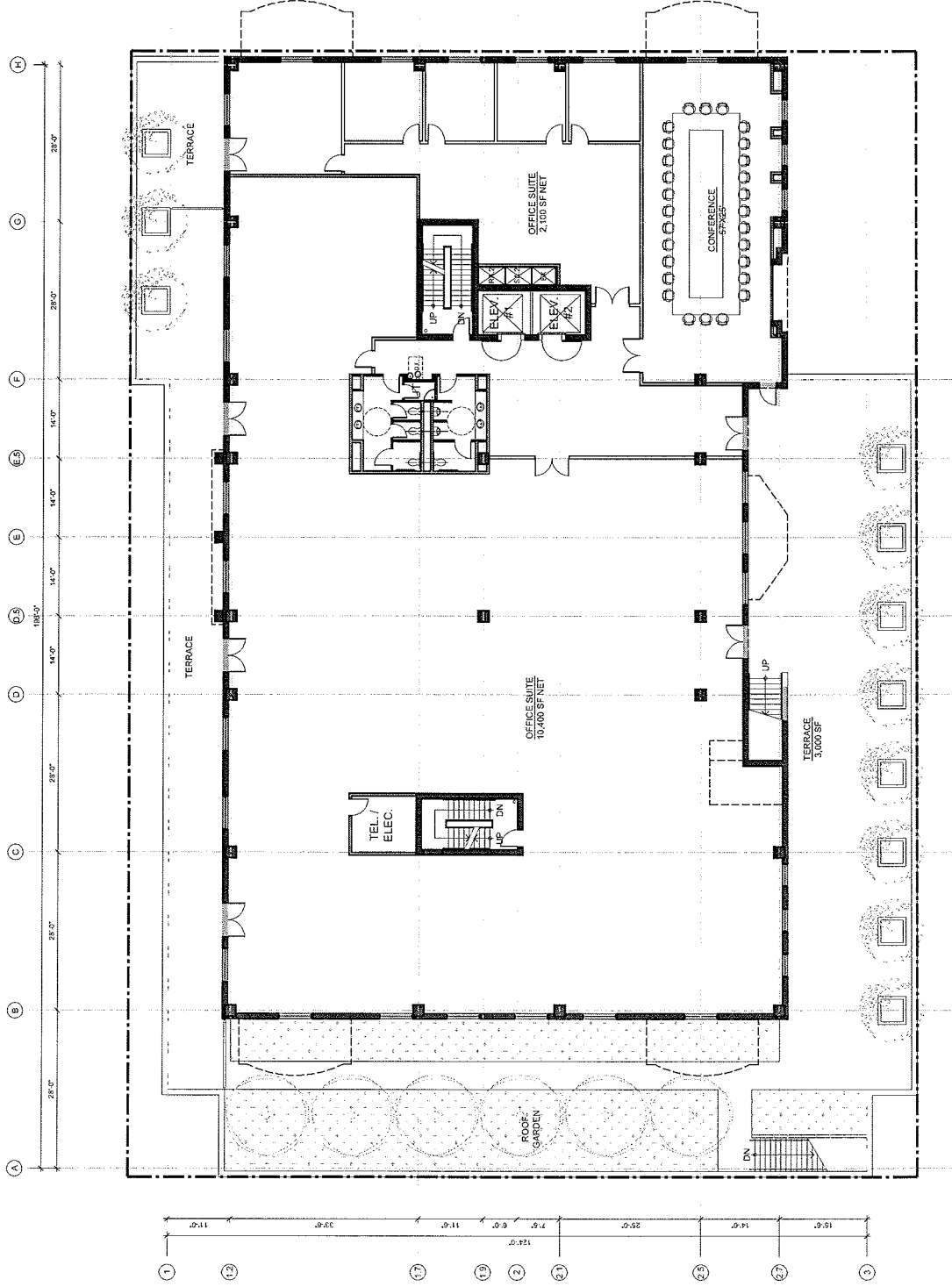
designcell DR02

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

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2
LEVEL

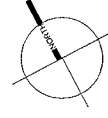
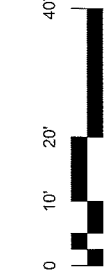


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SWC OF 7th & CHEF ANDRE ROCHAT
LAS VEGAS, NEVADA 89101

THIRD FLOOR PLAN

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



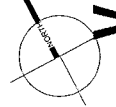
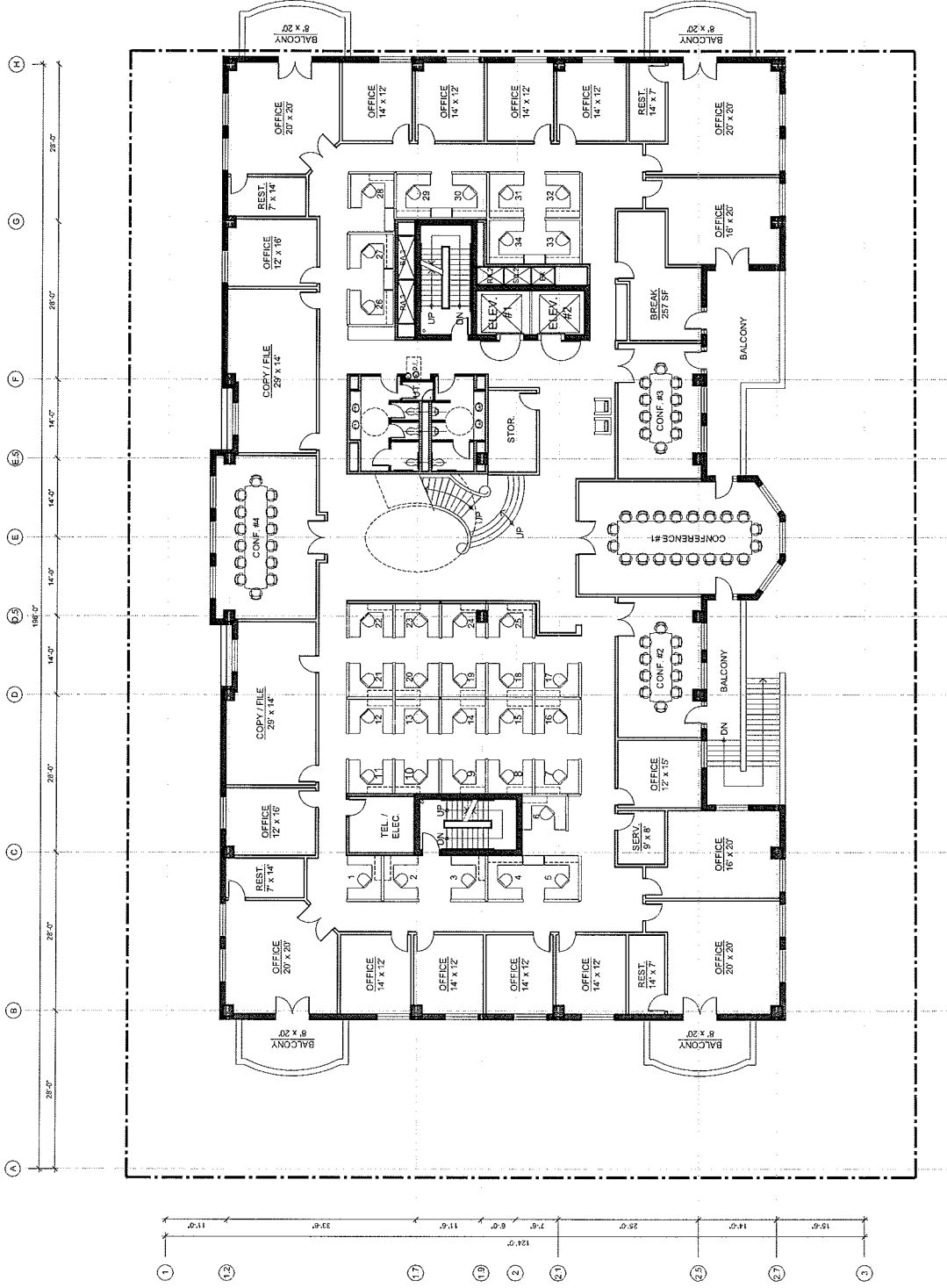
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LAS VEGAS, NV 89135 WWW.DESIGNCELL.CC

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LEVEL 3



designcell DR04

10777 W. TWAIN AVE., STE 125
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WWW.DESIGNCELL.COM

VAR-39122

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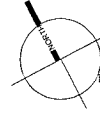
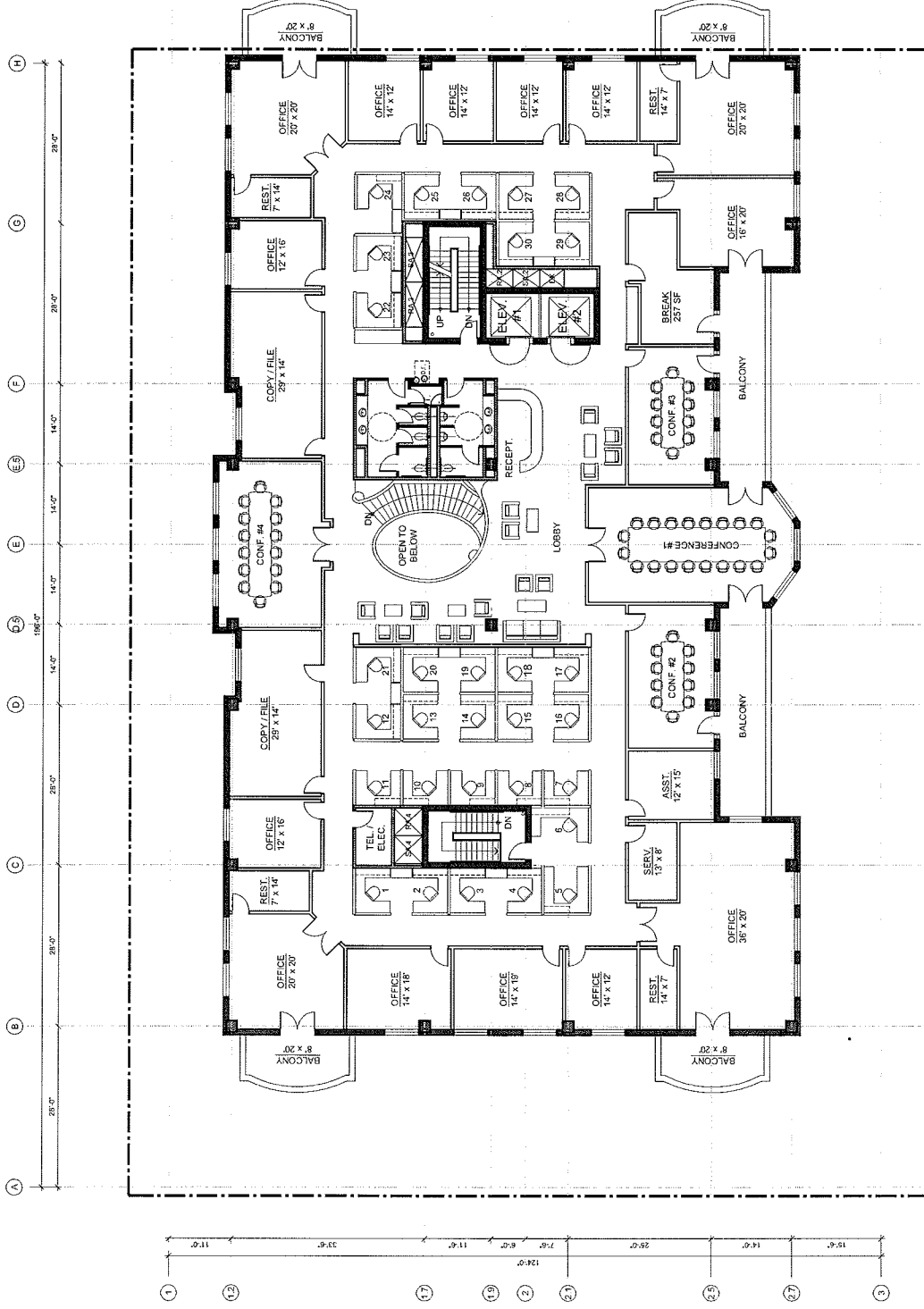
SDR-39121

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LAS VEGAS, NEVADA 89101

FOURTH FLOOR PLAN

SCALE: 1" = 20'-0"
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designcel DR05

10777 W. TWIN AVE. STE 125 T. 702-419-1576
LAS VEGAS, NV 89135 WWW.DESIGNCEL.COM

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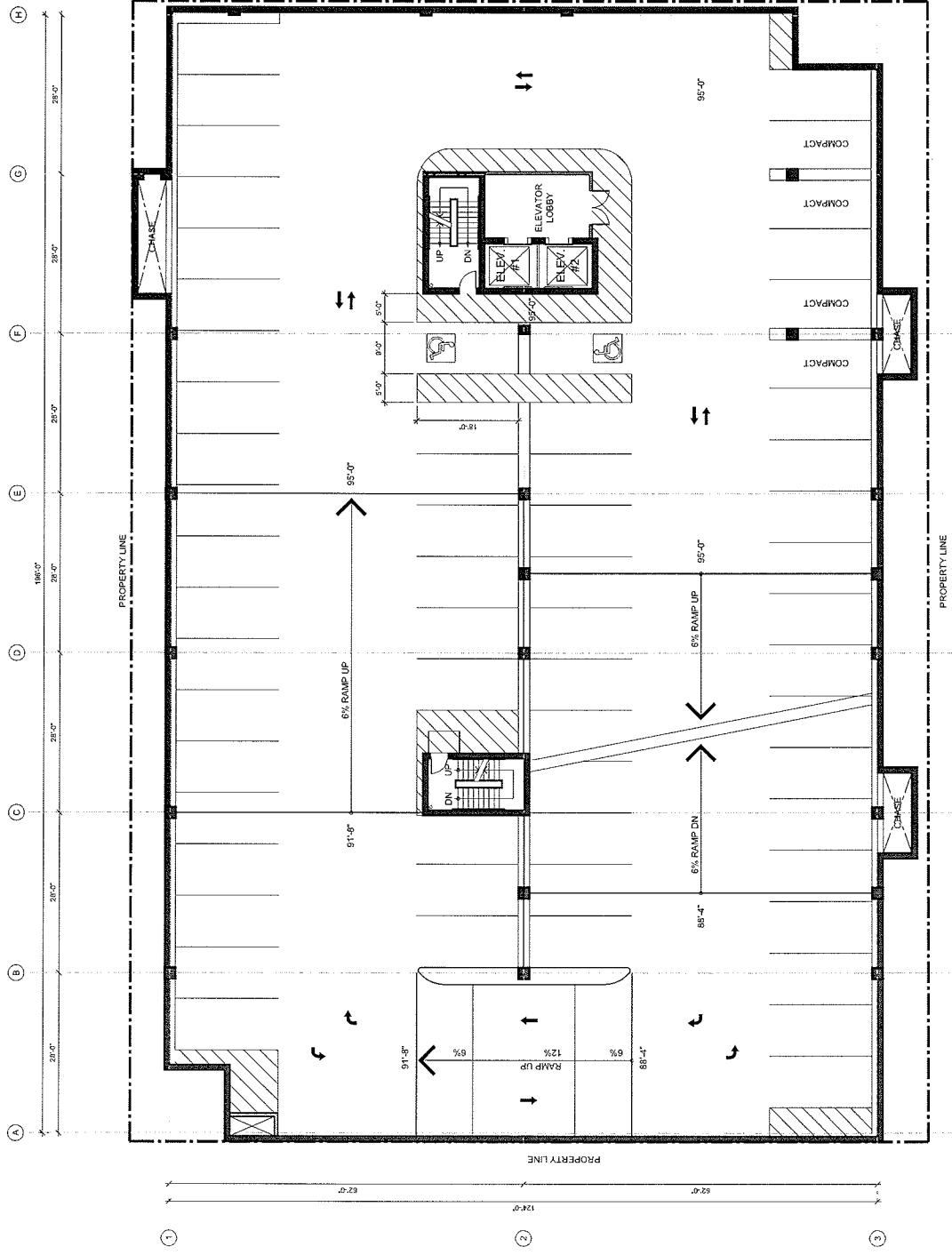
VAR-39122
SDR-39121

EVAPS Law Offices

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

FIFTH FLOOR PLAN

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



BASEMENT LEVEL 1 FLOOR PLAN

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

EVAPS Law Offices

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

A

B

C

D

E

F

G

H

226'-0"
T.O. FLAGPOLE

196'-0"
T.O. DOME

184'-0"
PARAPET

154'-6"
LEVEL 5

140'-6"
LEVEL 4

126'-6"
LEVEL 3

115'-0"
LEVEL 2

105'-0"
LEVEL 1

100'-0"
AVG. GRADE
95'-0"
LEVEL P-1

85'-0"
LEVEL P-2

AGED COPPER
ROOFING

COMPOSITE STONE
VENEER

BRICK VENEER

TINTED LOW-E GLAZING

154'-6"
LEVEL 5

140'-6"
LEVEL 4

126'-6"
LEVEL 3

STONE VENEER

108'-4"
LEVEL 1

138'-8"
GARAGE ENTRANCE

88'-4"
LEVEL P-1

81'-8"
LEVEL P-2

CHEF ANDRE ROCHAT PL.

PROPERTY LINE

SUBTERRANEAN PARKING

PROPERTY LINE

EVAPS Law Offices

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

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

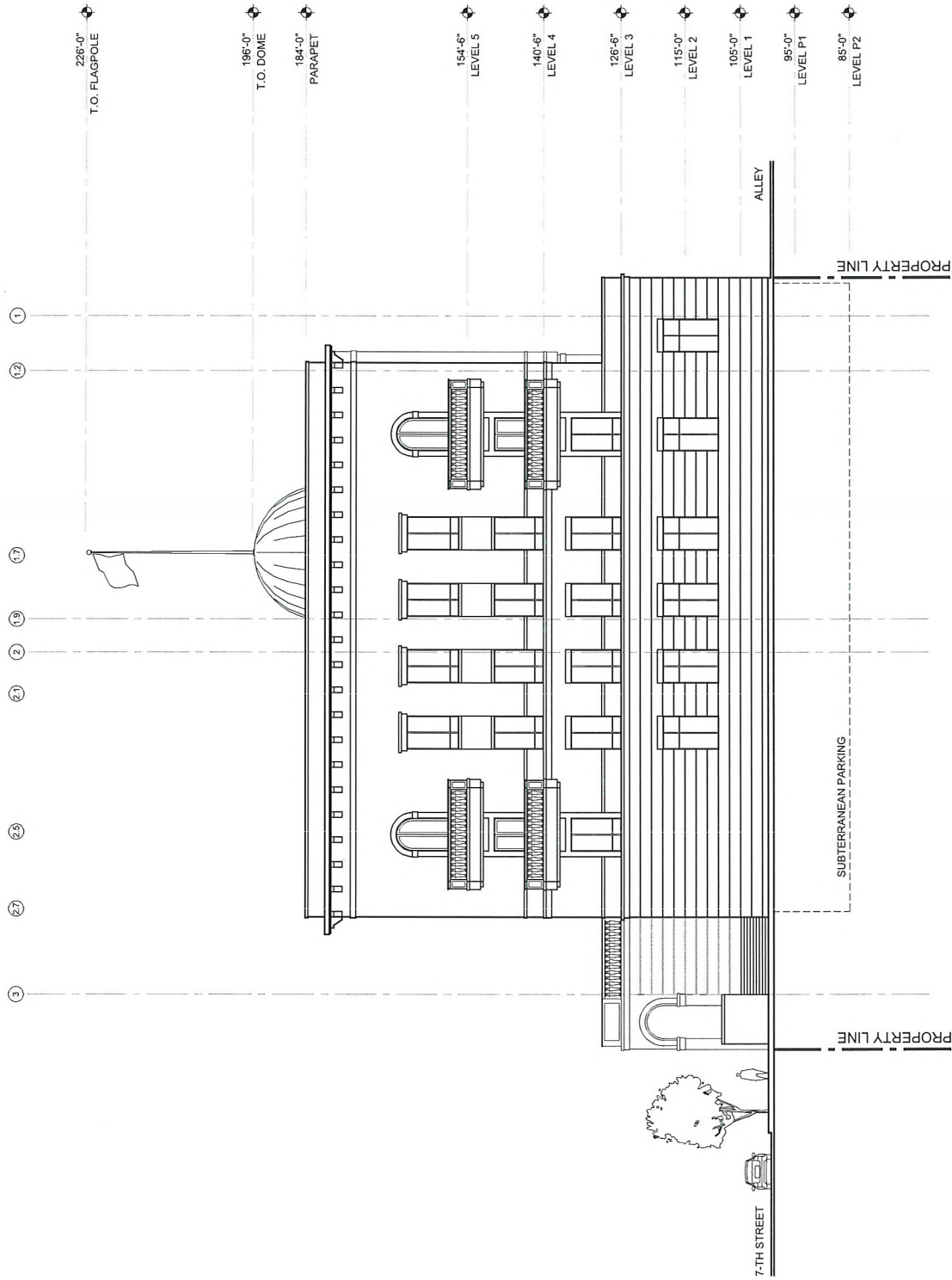


designcell DR08

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

VAR-39122
SDR-39121

AUG 09 2010



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

NORTH ELEVATION

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

designcell DR09

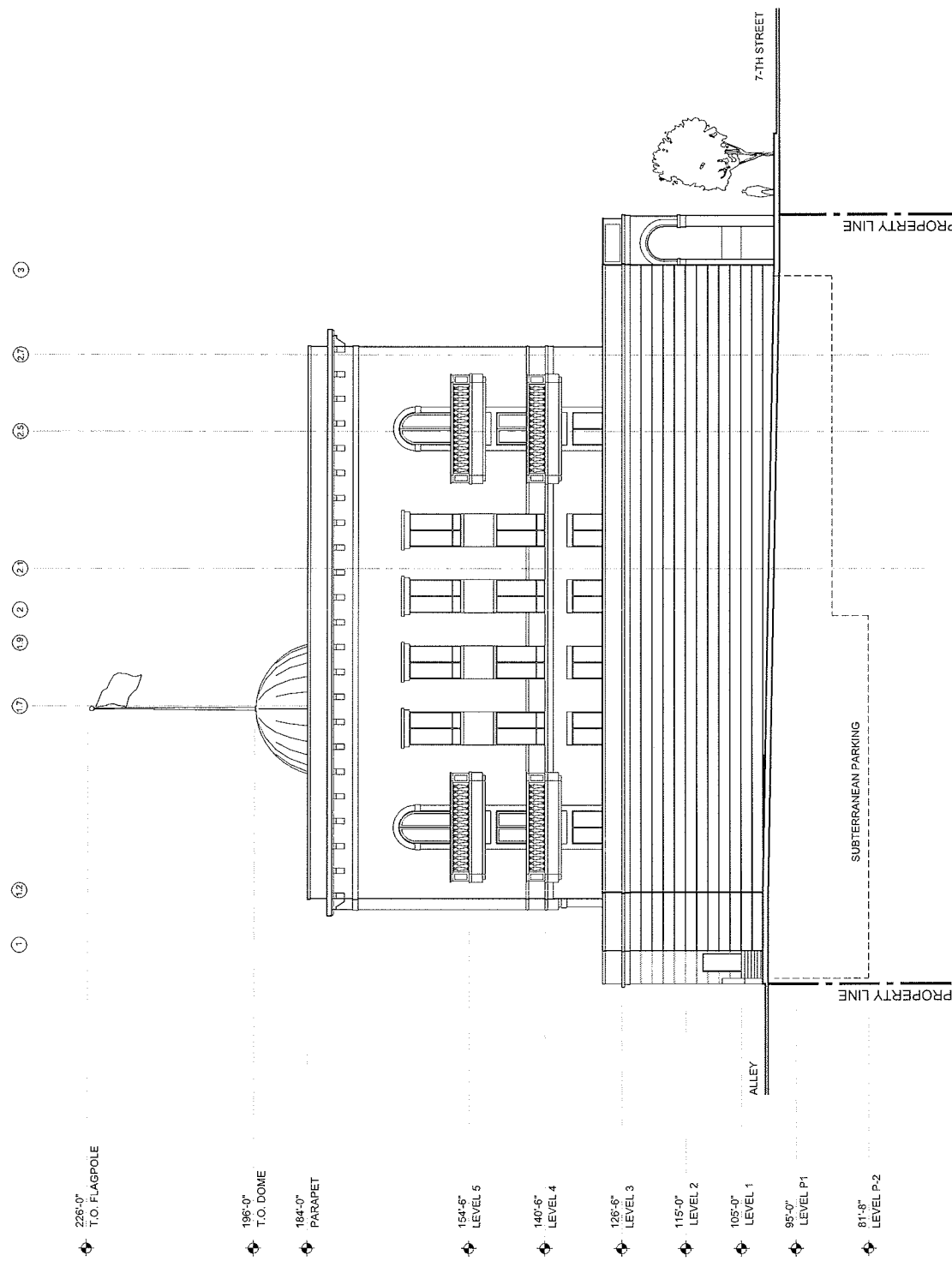
10777 W. TWAIN AVE. STE 125 T. 702-403-1575
LAS VEGAS, NV 89135 WWW.DESIGNCELL.CC

VAR-39122

SDR-39121

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AUG 09 2010



228'-0"
T.O. FLAGPOLE

196'-0"
T.O. DOME

184'-0"
PARAPET

154'-6"
LEVEL 5

140'-6"
LEVEL 4

126'-6"
LEVEL 3

115'-0"
LEVEL 2

105'-0"
LEVEL 1

95'-0"
LEVEL P1

81'-8"
LEVEL P-2

EVAPS Law Offices

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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LAS VEGAS, NV 89135
T 702-403-1575
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09/23/10 PC

AUG 09 2010

(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

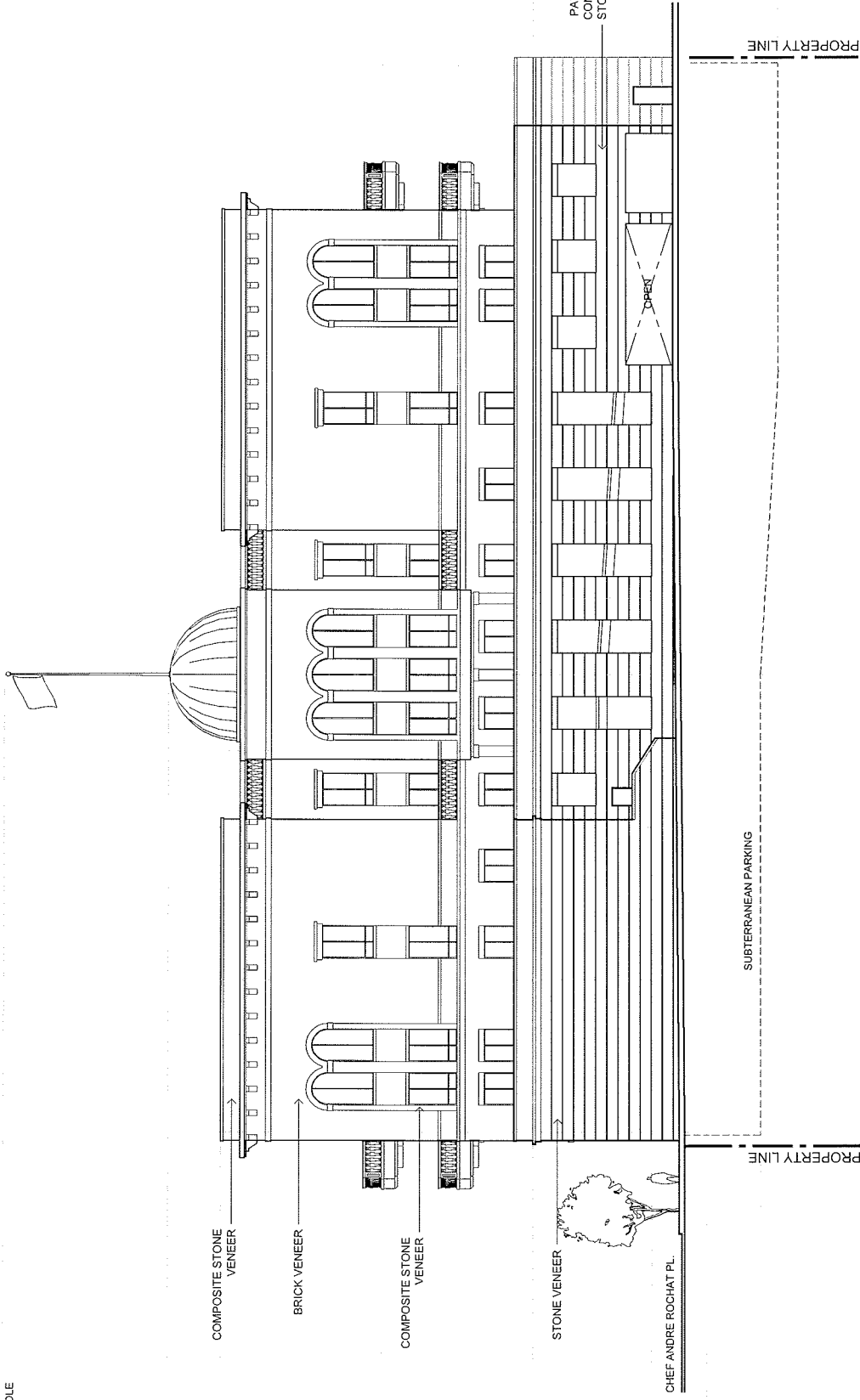
126'-6"
LEVEL 3

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

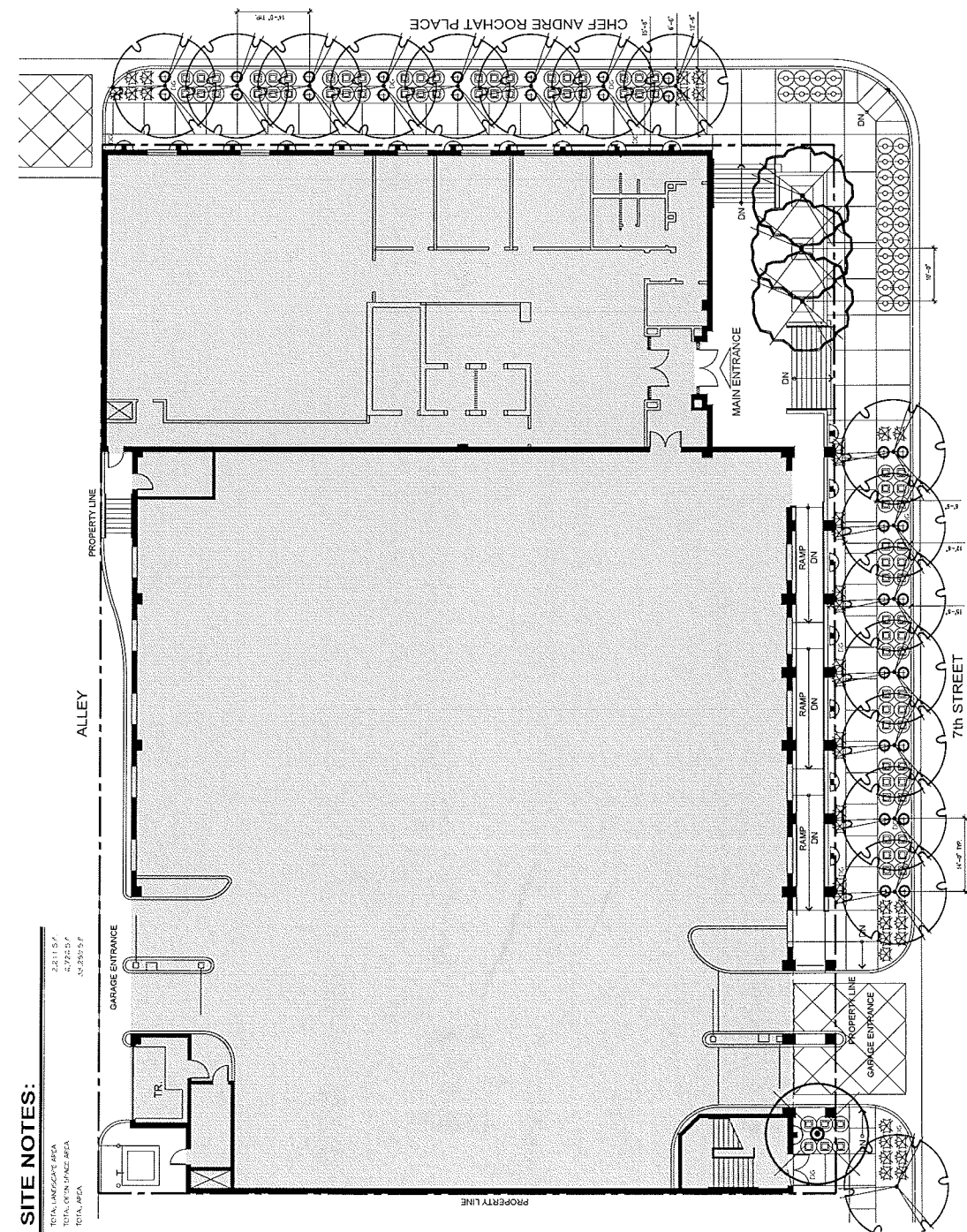
10777 W. TWAIN AVE, STE 125 T. 702-403-1575
LAS VEGAS, NV 89135 WWW.DESIGNNCEL.COM

VAR-39122
SDR-39121

AUG 09 2010

SITE NOTES:

TOTAL IMPOSED AREA
5,211 S.F.
TOTAL OPEN SPACE AREA
5,723 S.F.
TOTAL AREA
10,934 S.F.



LEVEL 1
PLANTING LEGEND

TREES	SYMBOL	INSTALLATION	QUANTITY	MINIMUM SIZE
		10' x 12' x 10'	1	10' x 12' x 10'
		10' x 12' x 10'	1	10' x 12' x 10'
		10' x 12' x 10'	1	10' x 12' x 10'
		10' x 12' x 10'	1	10' x 12' x 10'

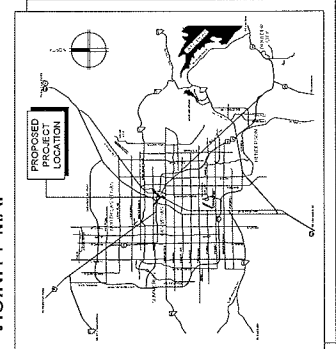
SHRUBS	SYMBOL	INSTALLATION	QUANTITY	MINIMUM SIZE
		10' x 12' x 10'	1	10' x 12' x 10'
		10' x 12' x 10'	1	10' x 12' x 10'
		10' x 12' x 10'	1	10' x 12' x 10'
		10' x 12' x 10'	1	10' x 12' x 10'

LANDSCAPE ELEMENTS	SYMBOL	DESCRIPTION	QUANTITY	DETAIL
		10' x 12' x 10'	1	10' x 12' x 10'
		10' x 12' x 10'	1	10' x 12' x 10'
		10' x 12' x 10'	1	10' x 12' x 10'
		10' x 12' x 10'	1	10' x 12' x 10'

PLANTING NOTES

1. SEE SHEET L&S FOR PLANTING DETAILS.
2. COULD BE PLANTED WITHIN 5 FEET OF A CURB OR 10 FEET OF A WALL SHALL BE PLANTED WITH A 10' x 12' x 10' PLANT.
3. COULD BE PLANTED WITHIN 5 FEET OF A CURB OR 10 FEET OF A WALL SHALL BE PLANTED WITH A 10' x 12' x 10' PLANT.
4. ANY TREE PLANTED WITHIN 5 FEET OF A CURB OR 10 FEET OF A WALL SHALL BE PLANTED WITH A 10' x 12' x 10' PLANT.

VICINITY MAP



designcell DR12

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

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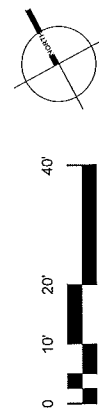
VAR-39122
SDR-39121

EVAPS Law Offices

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

PRELIMINARY PLANTING PLAN

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





MATERIAL FINISHES



BUILDING BASE:
STONE VENEER

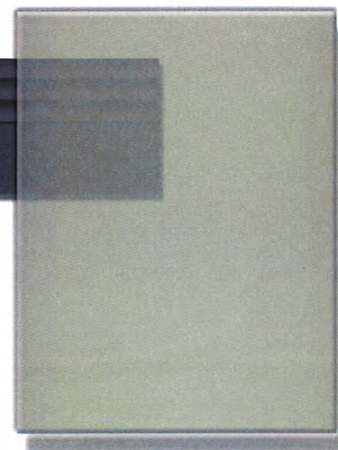


TRIM, ACCENT:
COMPOSITE STONE VENEER

FRAMES:
DARK BRONZE



BRICK VENEER



GLAZING:
SOLARCOOL GRAY, LOW-E

EVAPS LAW OFFICES
LAS VEGAS, NEVADA
AUGUST 9, 2010

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VAR-39122
SDR-39121
AUG 09 2010

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

August 9, 2010

CLV Planning & Development

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

Re: 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'.

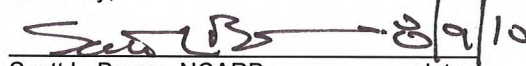
A historic and traditional office building is envisioned by the property owner. The tenants are expected to be predominantly law firms and related office users. The building is designed to have a classical architectural theme consisting of arches, brick veneer, colonnade, and a capitol dome.

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,



Scott L. Brown, NCARB
Principal
DesignCell, LLC

8/9/10
date

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 5-STORY, 96-FOOT TALL, 55,132 SQUARE-FOOT OFFICE BUILDING WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER WIDTH REQUIREMENTS TO ALLOW BUFFERS OF ZERO FEET WHERE 15 FEET IS REQUIRED ON THE EAST, WEST AND NORTH PERIMETERS AND EIGHT FEET IS REQUIRED ON THE SOUTH PERIMETER on 0.65 acres at 400 South 7th Street (APNs 139-34-710-030, 031, 032, 033), C-1 (Limited Commercial) Zone, Ward 3 (Reese). Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 10/20/10 OR MAY BE 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 DENIAL.

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): _____

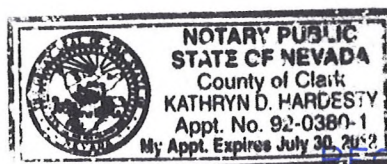
APN: _____

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.

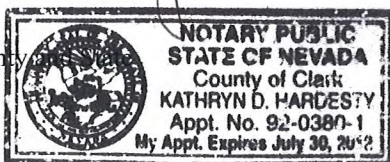
Print Name Robert T. Eglet

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.

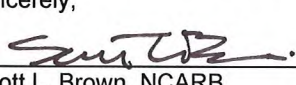
By a separate application we are also requesting a variance for the required setbacks and site coverage. The proposed design requires zero lot setbacks on all sides. This meets the spirit and a language of the urban area. Zero setback as an element of urban site development is a requirement in an adjacent 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). Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 10/20/10 OR MAY BE 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

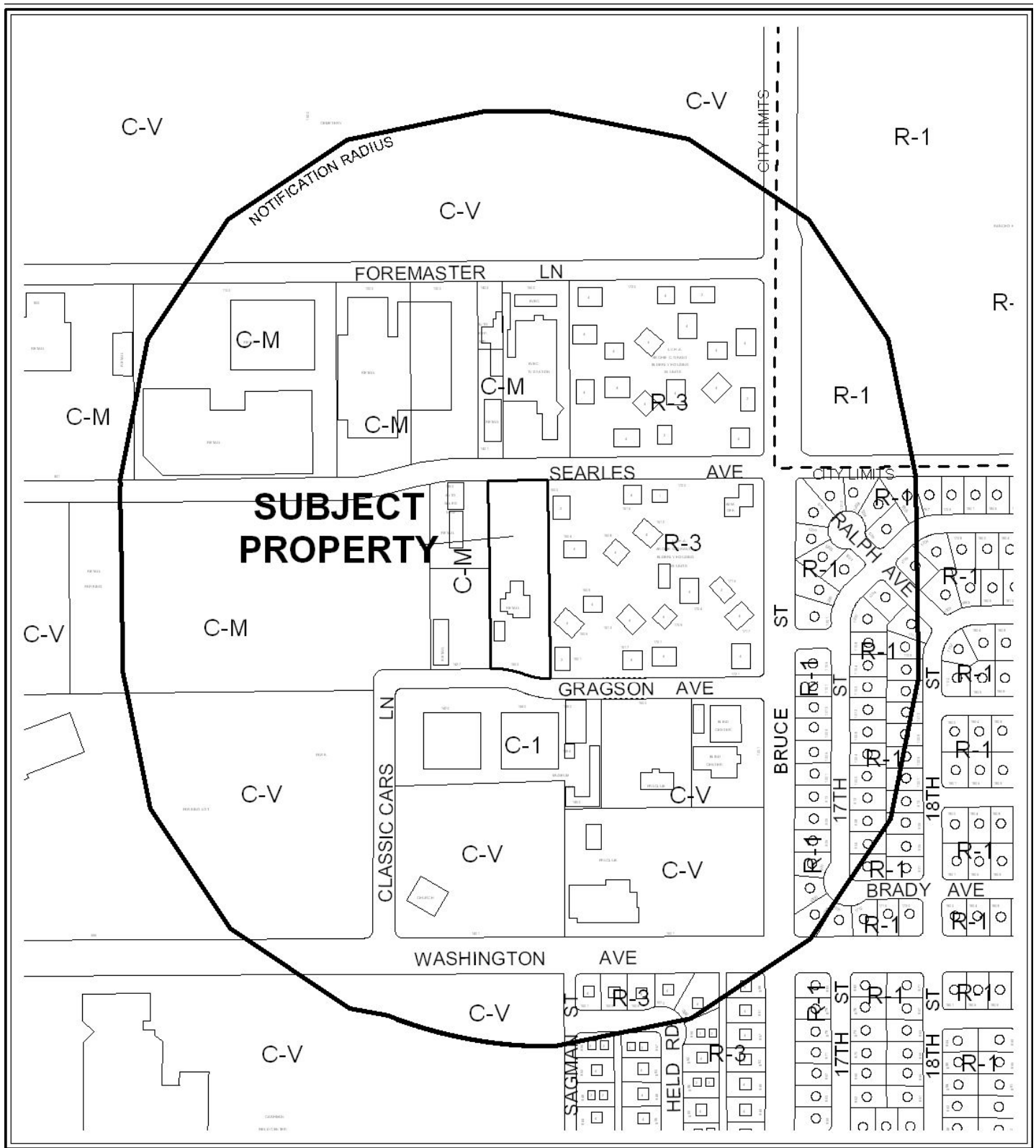
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RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

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



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

RADIUS: 1000 FT

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

0 300 600 Feet





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

RADIUS: 1000 FT

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

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: _____

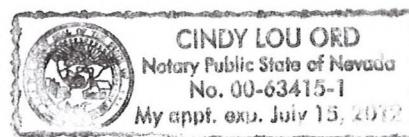
Signature of Property Owner: _____

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 LLR proposed n/a Zoning: existing CM proposed n/a
 Commercial Square Footage _____ Floor Area Ratio n/a
 Gross Acres 1.89 Lots/Units n/a Density n/a
 Additional Information _____

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

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

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

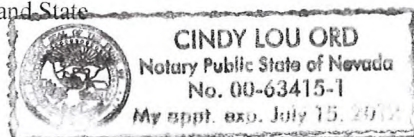
Print Name Creighton J. Nady

Subscribed and sworn before me

This 14th day of August, 20 10

Cindy Lou Ord

Notary Public in and for said County and State



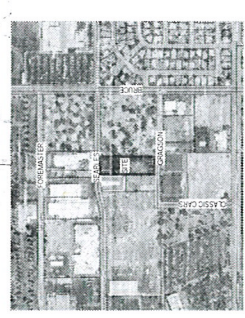
Revised 10/27/08

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

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AS100

©2005 A Cab Taxi Company



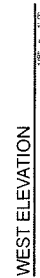
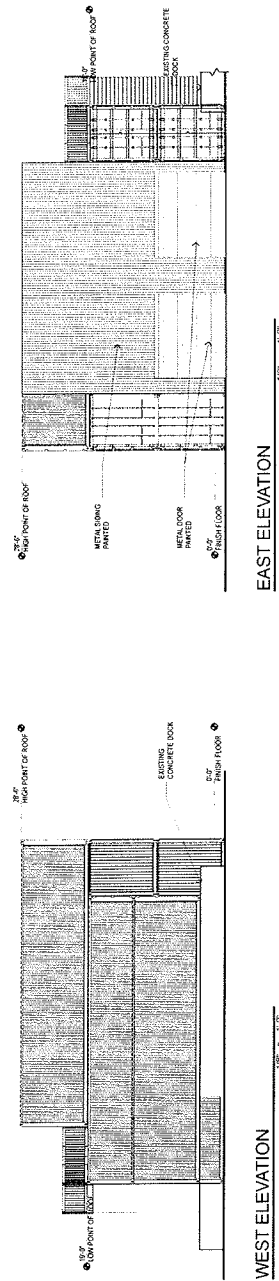
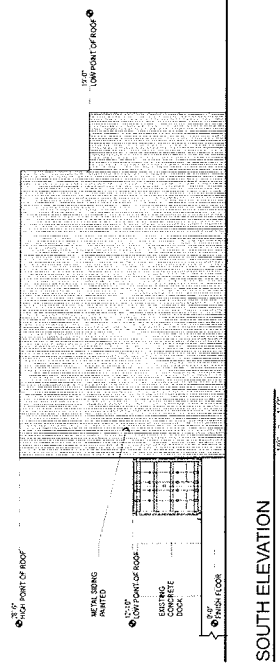
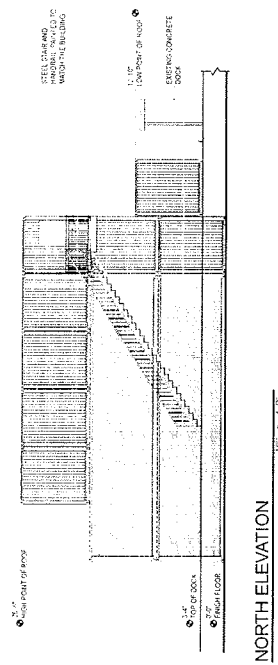
1500 Searles Avenue
Las Vegas, Nevada 89101

City of Las Vegas Sec Development Review Submittal	08/08/10
City of Las Vegas Sec Development Review Submittal (Rev)	08/24/10

VAR-39148 SUP-39149
SDR-39147 REVISED

1200 South 4th Street
Suite 206
Las Vegas, Nevada 89104
p 702.839.1200

Las Vegas, Nevada 89104
P 702.839.1200



EXTERIOR
ELEVATIONS -
AUTO REPAIR

VAR-39148
SUP-39149
SDR-39147

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

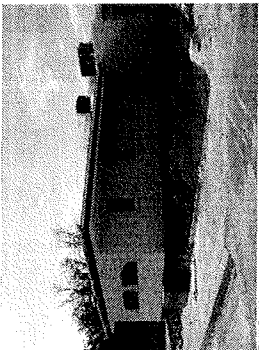
A Cab Taxi Company
Site Development Review
1500 Searles Avenue
Las Vegas, Nevada 89101

APTUS Architecture
1205 South 4th Street
Suite 206
Las Vegas, Nevada 89104
702.839.1200
info@aptusarch.com

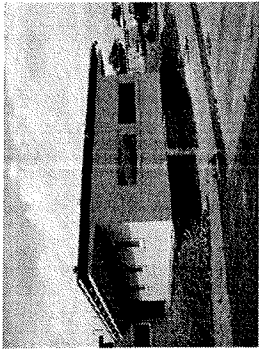
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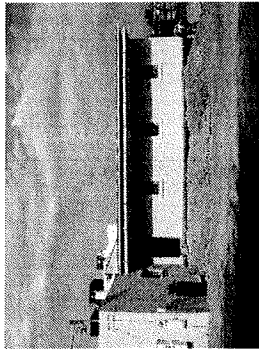
BUILDING 'A' WEST SIDE



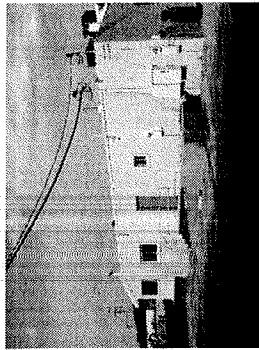
BUILDING 'A' NORTHWEST SIDE



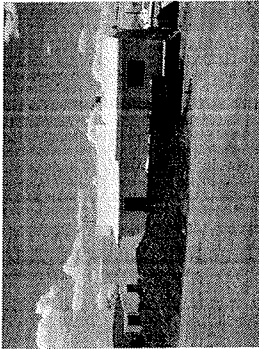
BUILDING 'A' NORTHEAST SIDE



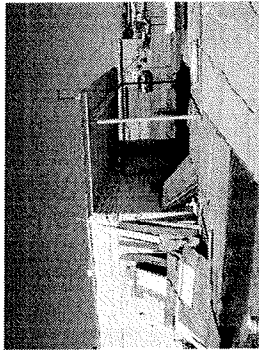
BUILDING 'A' EAST SIDE



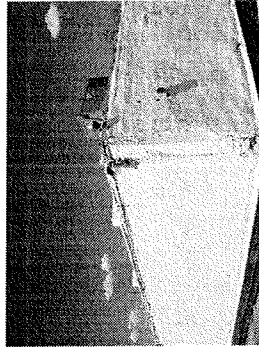
BUILDING 'A' EAST SIDE



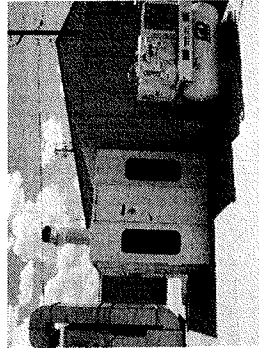
BUILDING 'A' SOUTH SIDE



BUILDING 'B' NORTHEAST SIDE



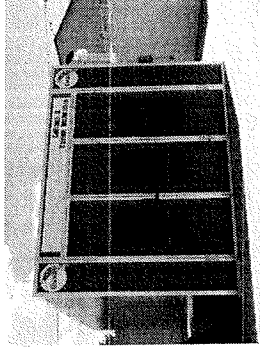
BUILDING 'B' SOUTHWEST SIDE



BUILDING 'D' MIXING BOOTH



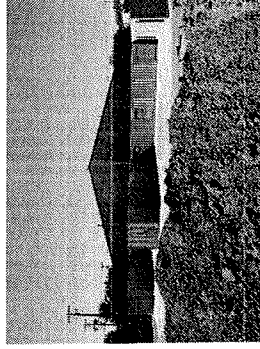
BUILDING 'D' SPRAY BOOTH



BUILDING 'D' SPRAY BOOTH



BUILDING 'A' AND 'B' FROM THE NORTH



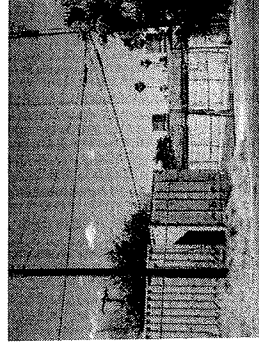
CONTAINERS 'E' ALONG GRAGSON FROM THE NORTH



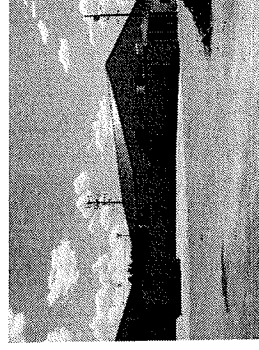
CONTAINERS 'E' ALONG GRAGSON FROM THE SOUTHWEST



DRIVEWAY AND GATE ALONG SEARLES



DRIVEWAY AND GATE ALONG GRAGSON



LOCATION OF FUTURE BUILDING 'C'

EXISTING
PHOTOS

A201

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

APRUS Architecture
1500 S. Las Vegas Ave., Suite 200
Las Vegas, NV 89106
P: 702.391.1200
F: 702.391.1212

Las Vegas, Nevada 89101

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

VAR-39148
SUP-39149
SDR-39147

AUG 10 2010

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.

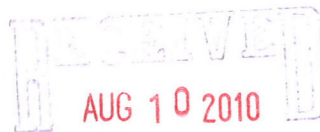
We are requesting a waiver (in addition to the waivers already approved with the previous SDR) to provide a 0'-0" landscape buffer where an 8'-0" landscape buffer is required along the east property line and to provide a 0'-0" landscape buffer where 15'-0" landscape buffer is required along the southern 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). Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 10/20/10 OR MAY BE 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 DENIAL.

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: _____

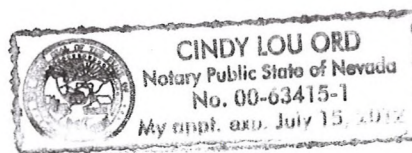
Signature of Property Owner: _____

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* [Signature]

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

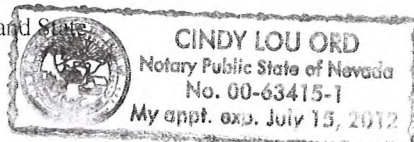
Print Name Creighton J. Nady

Subscribed and sworn before me

This 4th day of August, 2010

Cindy Lou Ord

Notary Public in and for said County and State



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>[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

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). Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 10/20/10 OR MAY BE 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

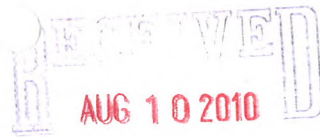
RECOMMENDATION:

Staff recommends DENIAL.

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: _____

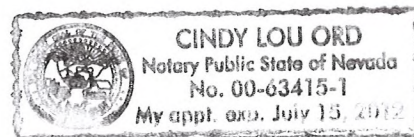
Signature of Property Owner: _____

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

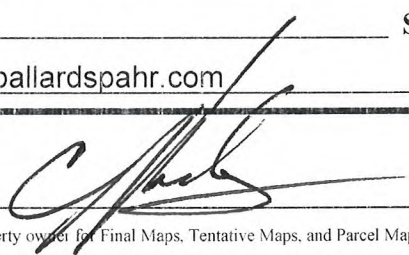
APPLICATION / PETITION FORM

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* 

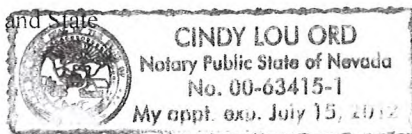
*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

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:

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). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 10/20/10 OR MAY BE 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

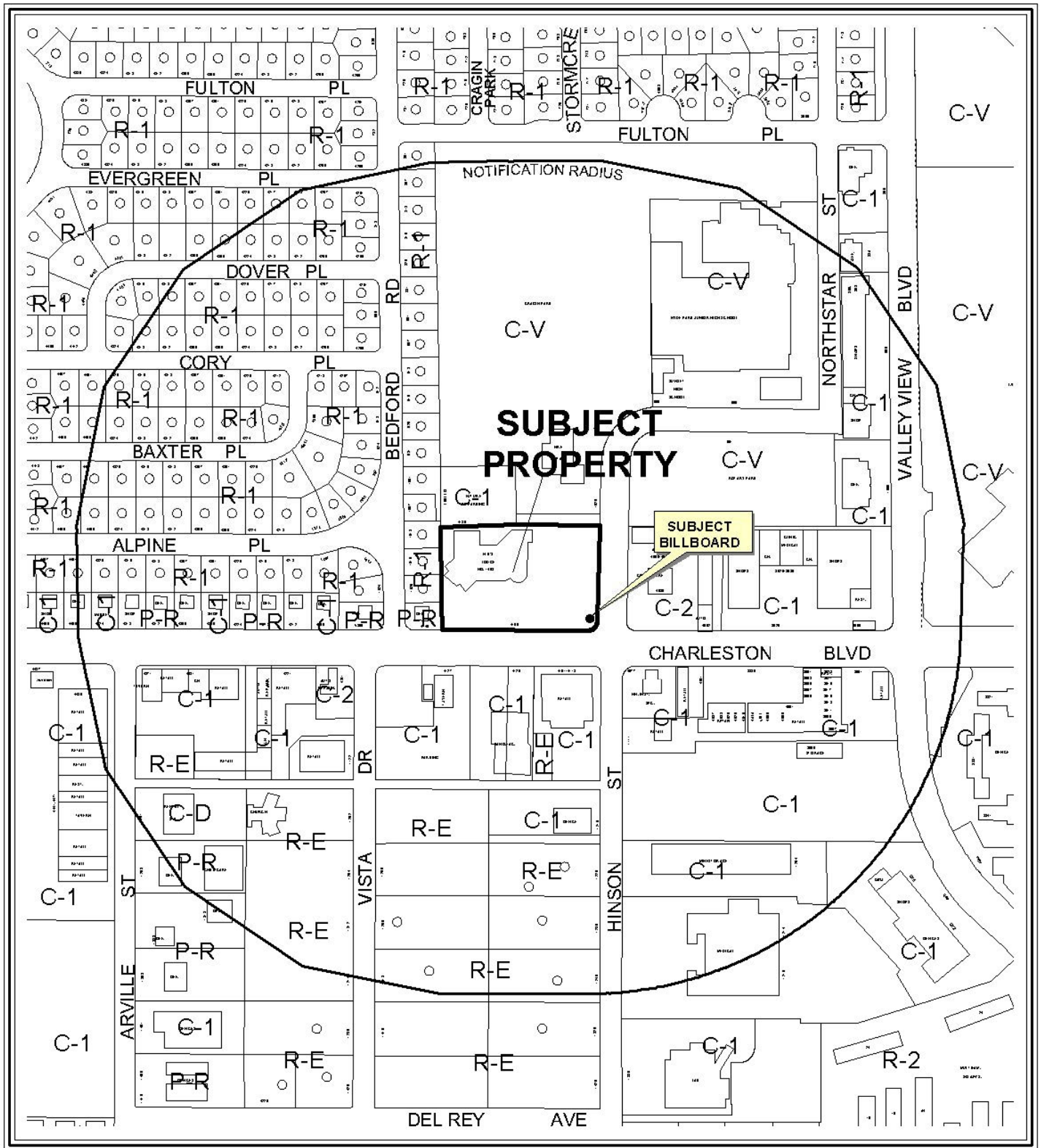
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RECOMMENDATION:

Staff recommends APPROVAL, subject to conditions:

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

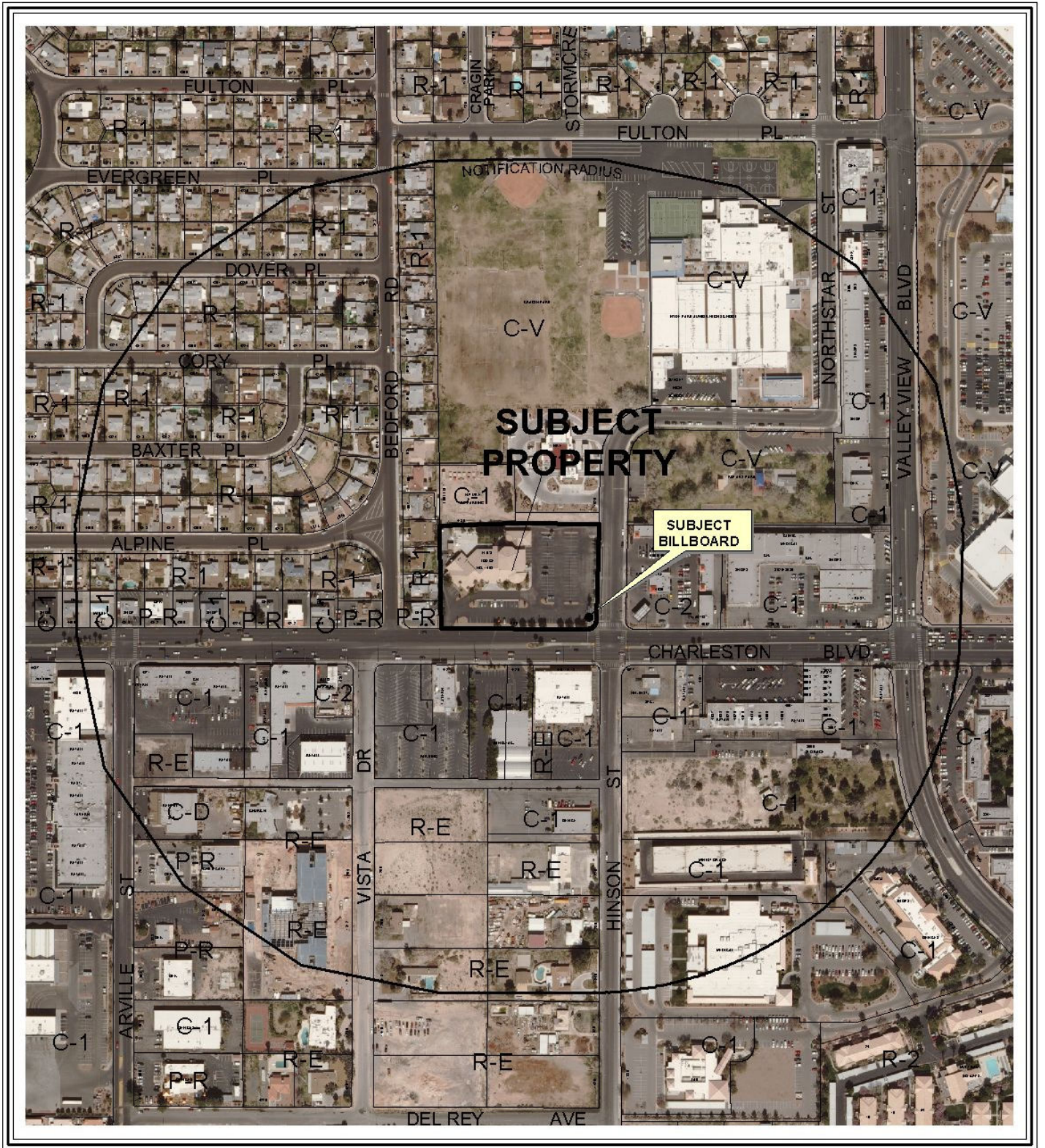


CASE: **RQR-39097**

RADIUS: 1000 FT

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





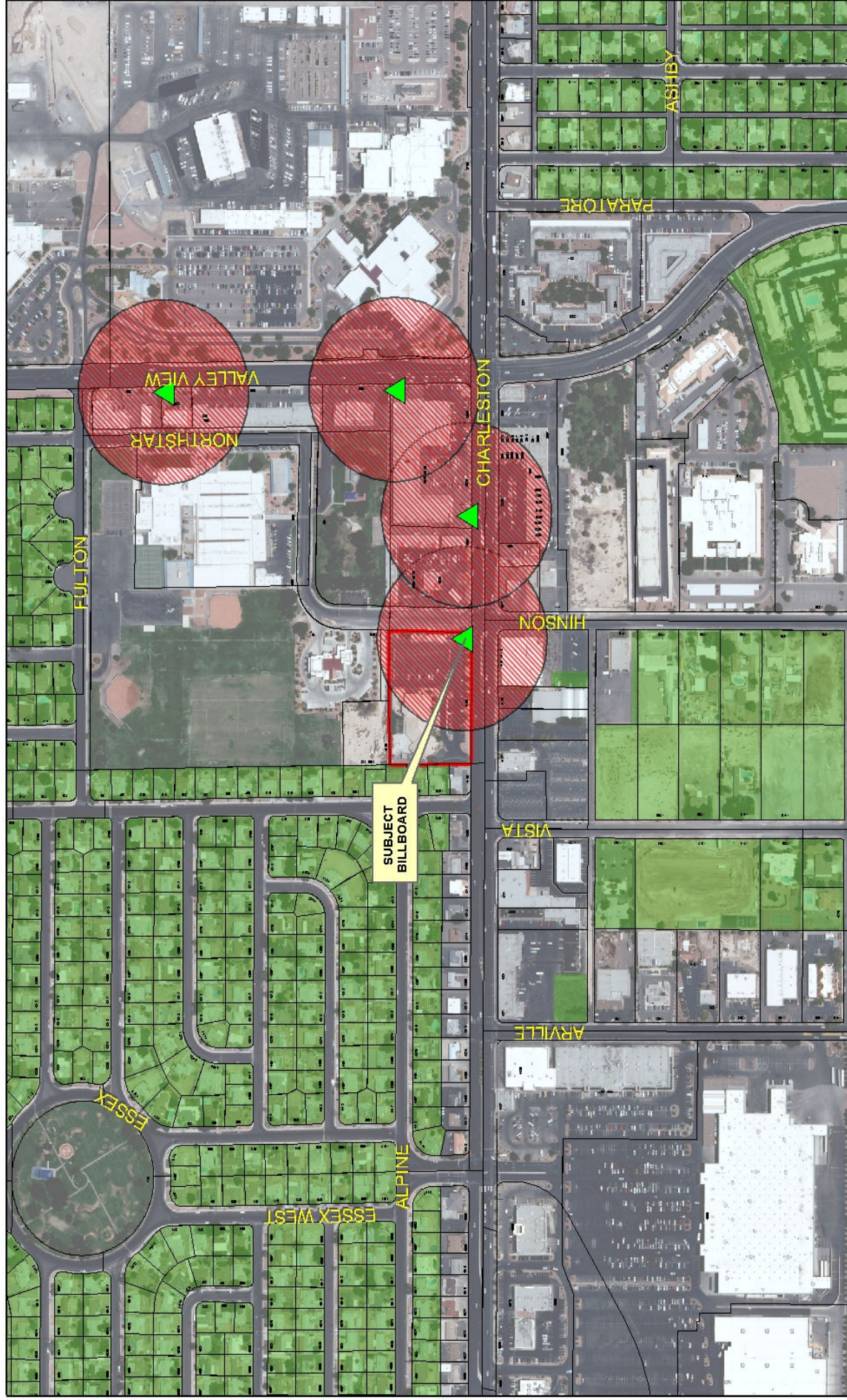
CASE: **RQR-39097**

RADIUS: 1000 FT

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

0 400 800 Feet





RQR-39097

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

City of Las Vegas Billboard Data

- Residential Zoned Property
- ▨ 300 Foot Buffer Around Billboard
- Off Premise Sign Exclusion Area
- 750 Foot Buffer Around Freeway Billboard
- Exempt - Off Premise Area Sign Area

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: LODGE BROE

Name of Applicant: Clear Channel Outdoor

Name of Representative: Rod Carter

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

Yes ☒ No

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: Lee B. Smith

Print Name: LEE BUTTS TRUSTEE CHAIRMAN

Subscribed and sworn before me

This 3 day of August, 2010

Jordyn Sears
Notary Public in and for said County and State



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

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

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

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

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

Property Owner Signature* Lee Butts

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

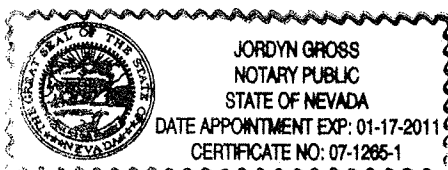
Print Name LEE BUTTS TRUSTEE CHAIRMAN

Subscribed and sworn before me

This 3 day of August, 20 10.

Jordyn Gross

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

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

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



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

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

DOUGLAS A. SELBY
CITY MANAGER



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

VOICE 702.229.6011
TDD 702.386.9108
www.lasvegasnevada.gov

October 9, 2007

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

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

Dear Applicant:

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

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

Planning & Development

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

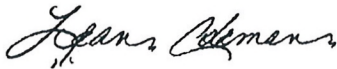
RECEIVED
AUG 05 2010

RQR-39097

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

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

Sincerely,



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



Margo Wheeler, AICP
Director
Planning and Development Department

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

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

RQR-39097

RECEIVED
AUG 05 2010

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

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

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.

MAY GO TO CITY COUNCIL ON 10/20/10 OR MAY BE 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

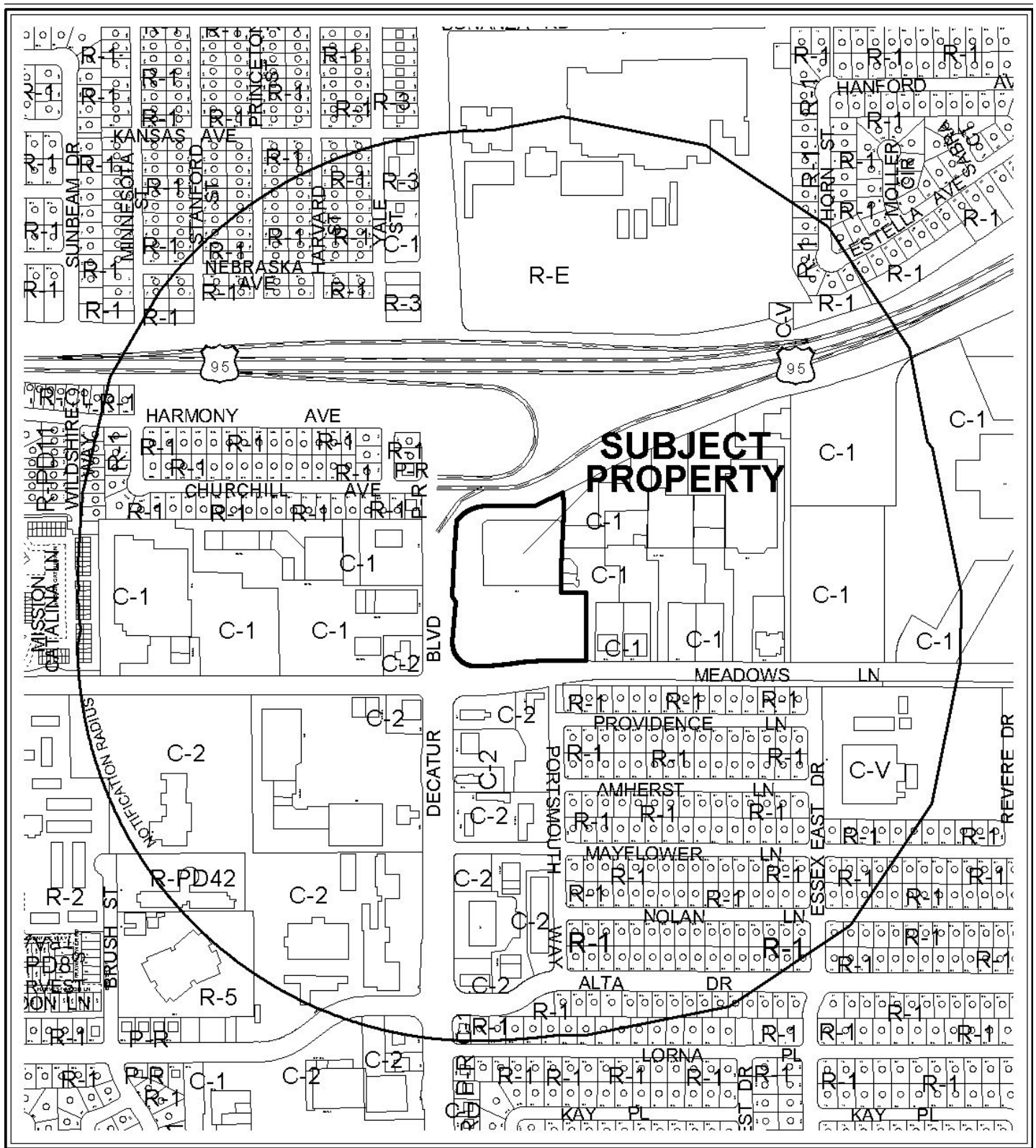
0

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 and Support Email



CASE: **SUP-38860**

RADIUS: 1500 FT

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

0 300 600 Feet

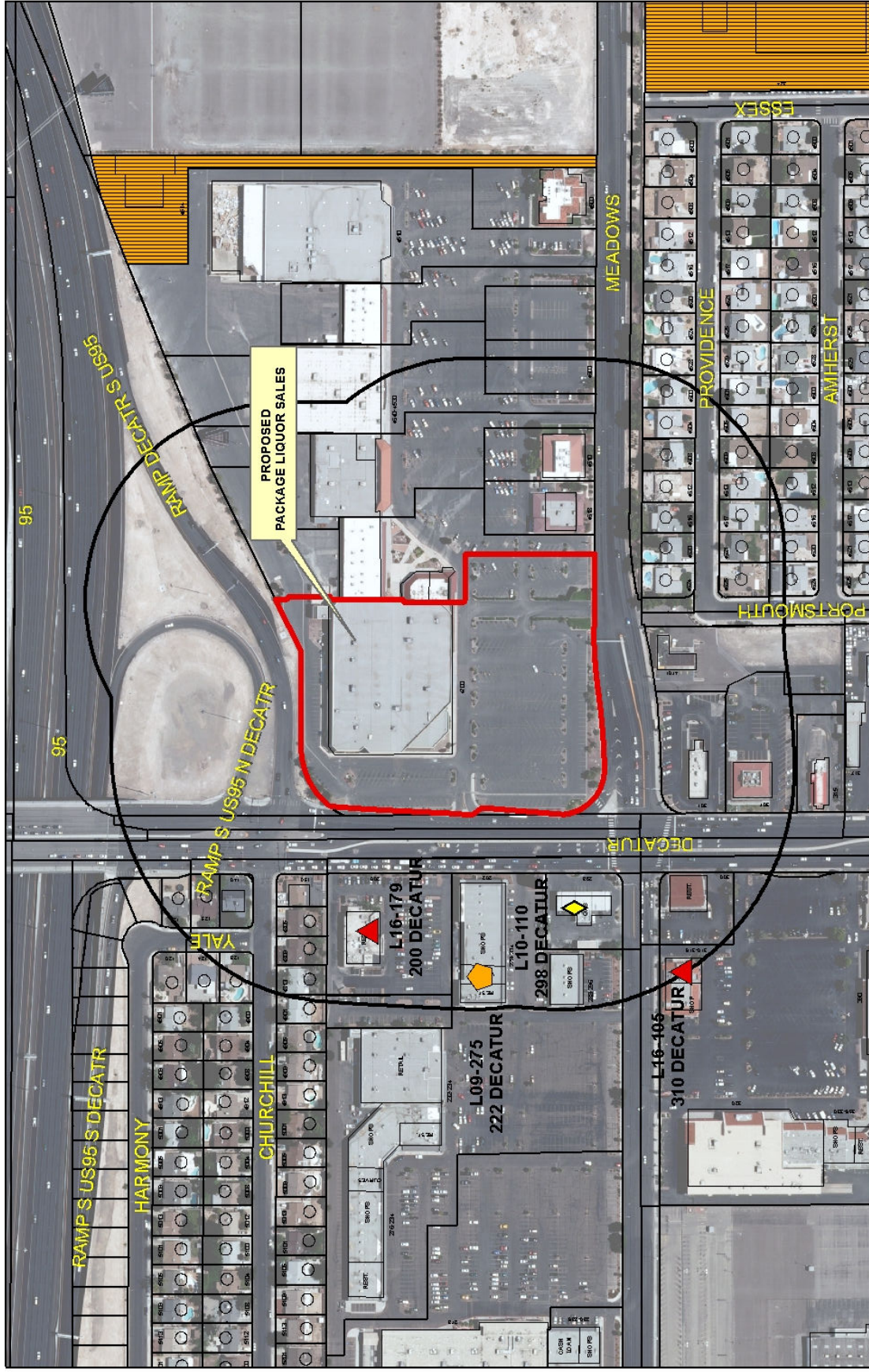




CASE: SUP-38860

RADIUS: 1500 FT

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



SUP-38860

Package Liquor Sales

Business Licenses

- Child Care/Children Facility
- Beer/Wine/Cooler On Sale
- Beer/Wine/Cooler Off Sales

- Beer/Wine/Cooler On-Off Sale
- Package Liquor Sales

- Supper Club/Restaurant Service Bar
- Tavern

- RELIGIOUS
- CITY PARKS
- SCHOOLS
- Subject Property
- 400 foot buffer





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: _____

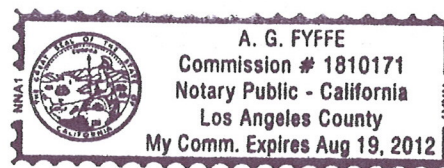
Signature of Property Owner: [Signature]

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* _____

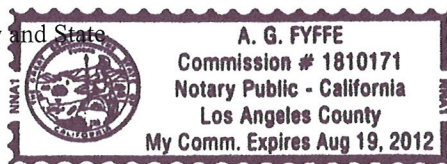
* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name Steve Glusker

Subscribed and sworn before me A.G. Fyffe

This 29th day of July, 20 10

Notary Public in and for said County and State

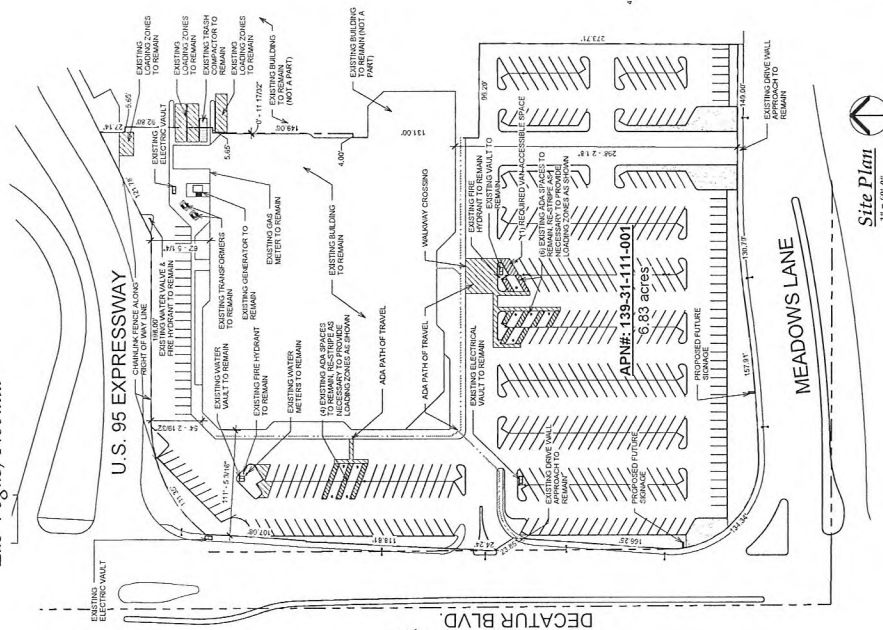
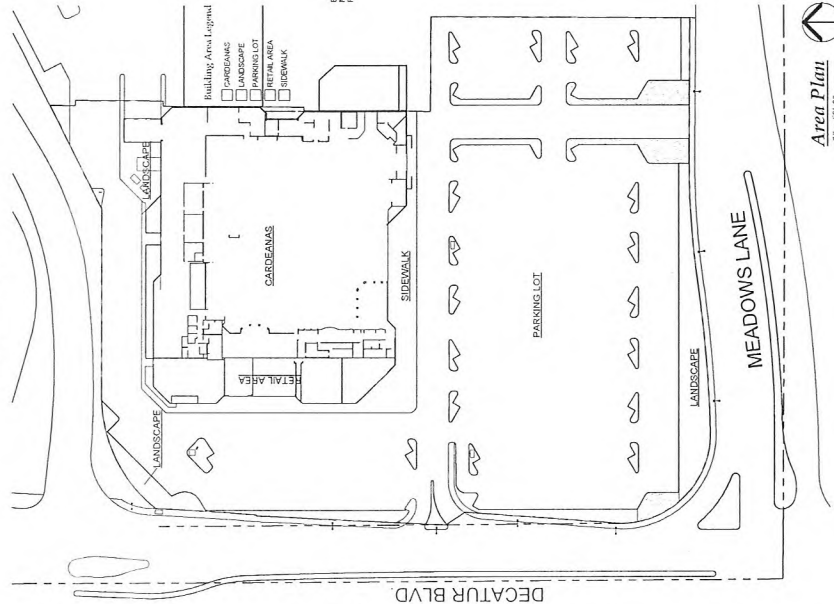


FOR DEPARTMENT USE ONLY

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.

Area Schedule (Gross Building)		
Name	Area	% of Tot
LANDSCAPE	32906 SF	11%
PARKING LOT	175717 SF	59%
SIDEWALK	12807 SF	4%
Exterior Area	271090 SF	74%
CARLOANAS	16605 SF	22%
RETAIL AREA	10542 SF	4%
Gross Building Area	176377 SF	26%
Grand Total	273727 SF	



ON SITE LOADING PROVIDED = 4 SPACES (

76.637 SF

4 SPACES (EXISTING)

 $\tau_D =$

100

287

100

504

2000

711A

surface

Overall Floor Plan

Landscaping Plan

C

2

•

5

SSA ARCHITECTURE
4050 1-4TH AVE. S.W.
LAKE WALES, FL 33853
(813) 932-2718
Fax: 813-1726

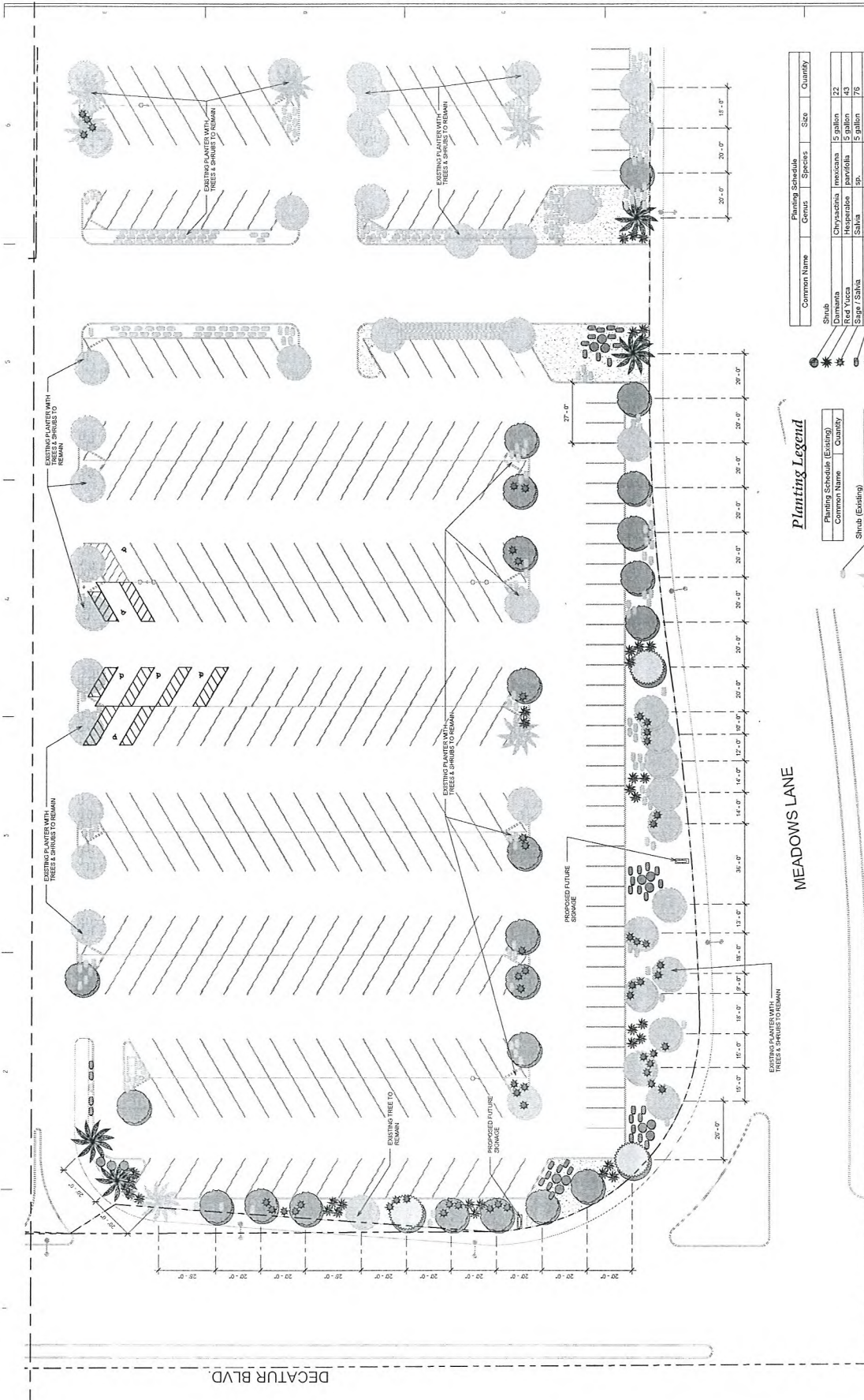
Cardenas Market
APN#: 139-31-111-001
4700 Mendocino Lane
Las Vegas, Nevada

REVISION	DATE
△	
△	
△	
△	

OF
DRI
JOB NO. 02 July 2010
RELEASE DATE 09 Aug 98

JUL 13 2010
SUP-38860

City of Las Vegas
SDR-38861



Planting Legend

Common Name	Planting Schedule	Species	Size	Quantity
Shrub				
Chrysanthemum	5 gallon	Chrysanthemum	5 gallon	22
Red Yucca	5 gallon	Red Yucca	5 gallon	43
San Diego Red Yucca	5 gallon	San Diego Red Yucca	5 gallon	58
Tree				
Acacia (Mullein Tree)	24" box	Acacia	24" box	35
Mediterranean Fan Palm	24" box	Chamaecyparis	24" box	4
Pine (Juniper)	24" box	Juniper	24" box	4

RECEIVED
 JUL 13 2010
 City of Las Vegas

SUP-38860
SDR-38861

Landscaping Plan - South
 1" = 20'-0"

MEADOWS LANE

DECATUR BLVD.



SSA ARCHITECTURAL
3400 S. Las Vegas Blvd., Suite 100
Las Vegas, NV 89102
Tel: 702.735.1234
Fax: 702.735.1235

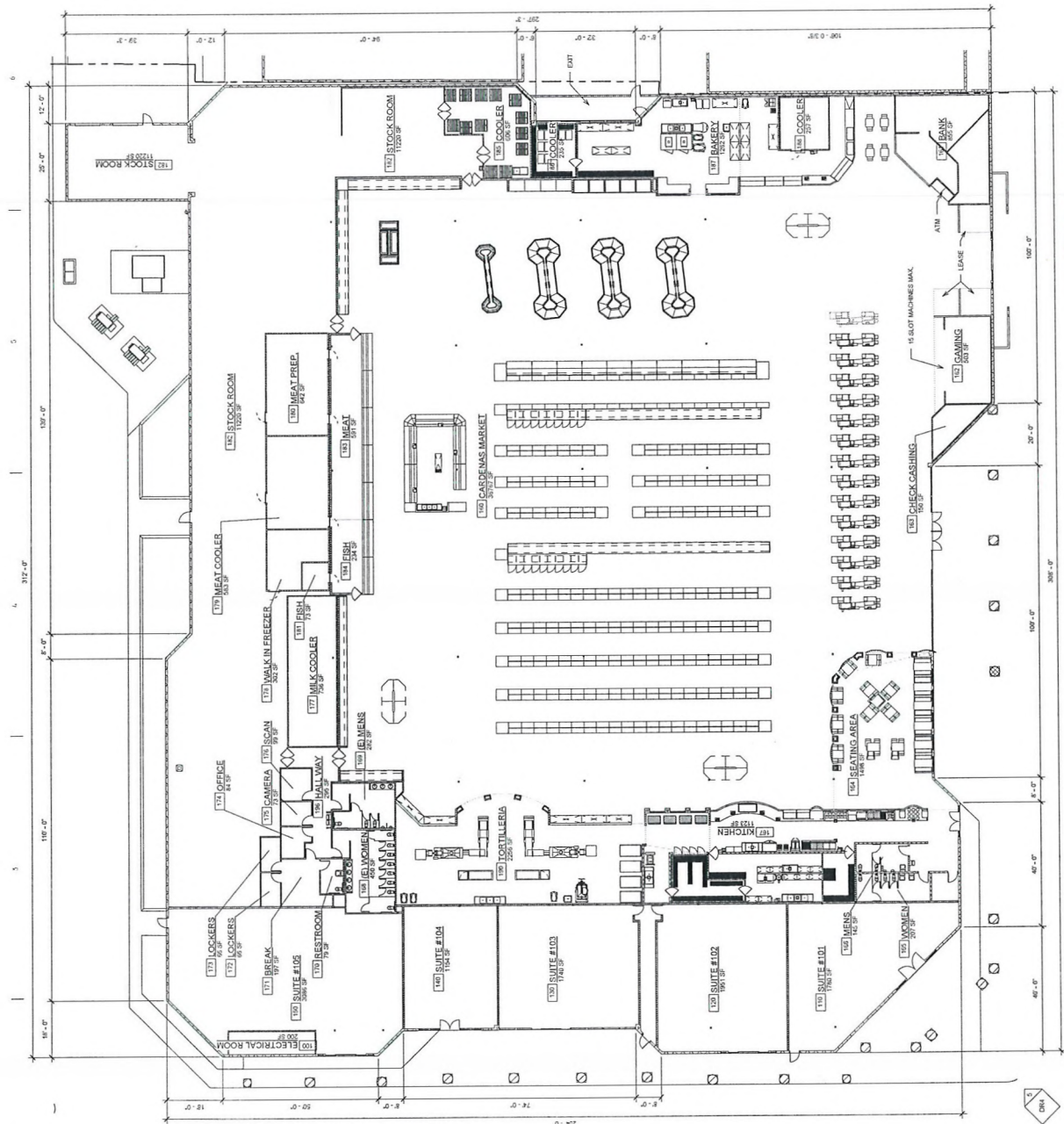
Cardenas Market
APN# 130-31-11-001
4700 Meadows Lane
Las Vegas, Nevada

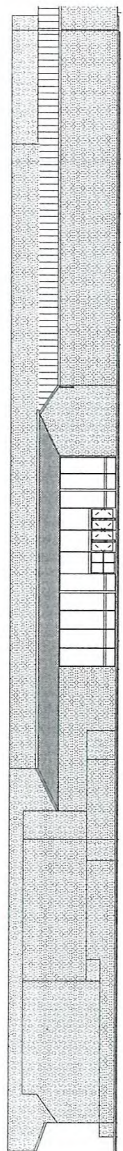
SHEET TITLE
**Overall
Floor Plan**

THIS WORK IS TO BE APPROVED
BY THE CITY OF LAS VEGAS
FOR THE PROJECT
DATE: 07-13-2010

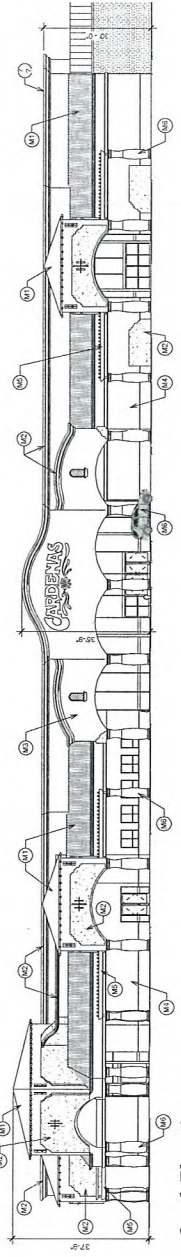
REVISION	DATE
1	
2	
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4	

SHEET NAME
DR2
JOB NO. 12-04-000
RELEASE DATE 07-13-2010

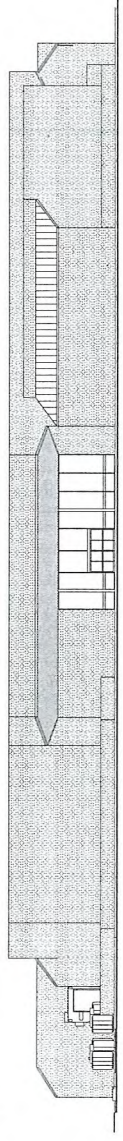




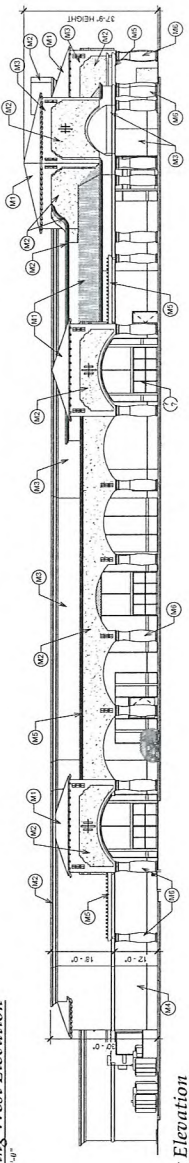
Existing South Elevation
 1/8" = 1'-0"



South Elevation
 1/8" = 1'-0"



Existing West Elevation
 1/8" = 1'-0"



West Elevation
 1/8" = 1'-0"

MARK	DESCRIPTION	MATERIAL LEGEND	MANUFACTURER	MODEL
1	ROOFING - ASPHALT/FLY	ROOFING	ROOFING	ROOFING
2	WALLS - CONCRETE	WALLS	WALLS	WALLS
3	WALLS - STUCCO	WALLS	WALLS	WALLS
4	WALLS - STUCCO	WALLS	WALLS	WALLS
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99	WALLS - STUCCO	WALLS	WALLS	WALLS
100	WALLS - STUCCO	WALLS	WALLS	WALLS

SUP-38860
SDR-38861

RECEIVED
JUL 13 2010
City of Las Vegas



SHEET TITLE

Elevations

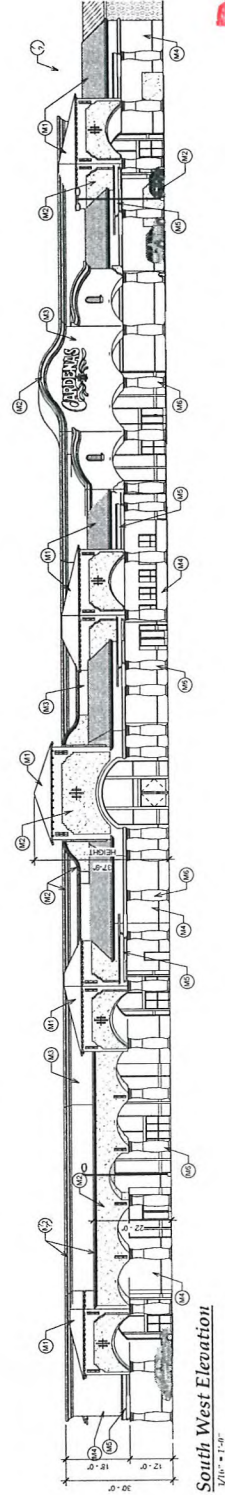
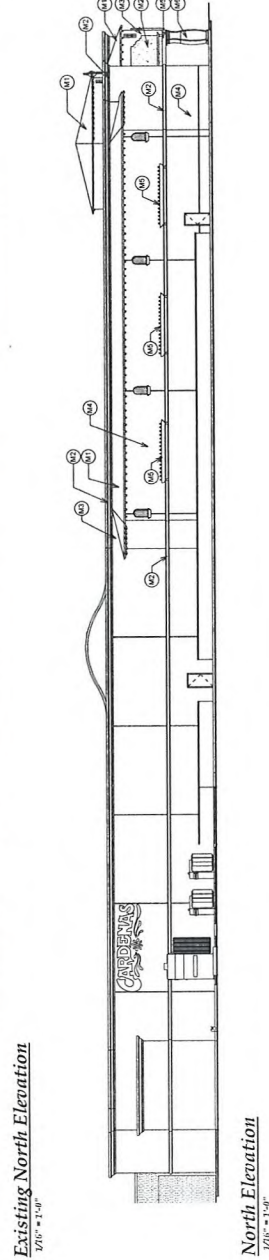
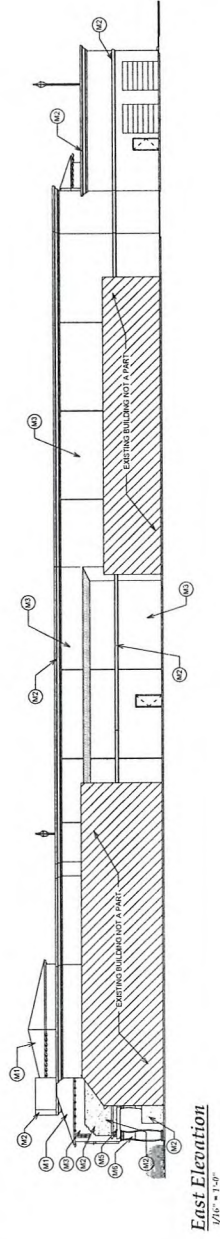
THIS WORK IS COPYRIGHTED
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FIRM. NO REPRODUCTION
OR TRANSMISSION IN ANY
FORM OR BY ANY MEANS
ELECTRONIC OR MECHANICAL,
INCLUDING PHOTOCOPYING,
RECORDING, OR BY ANY
INFORMATION STORAGE AND
RETRIEVAL SYSTEM, IS
PERMITTED WITHOUT THE
WRITTEN PERMISSION OF
THE ARCHITECTS.

REVISION	DATE
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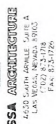
SHEET NAME

DR4

2/16 NO. 42 046-2010
 RELEASE DATE 09 AUG. '90



SUP-38860
SDR-38861



Cardenas Market
A.P.N# 139-31-111-001
44700 Mendocino Lane
Las Vegas, Nevada

SHEET TITLE:
**Landscaping
Plan -
North**

THIS WORK IS COPYRIGHTED
BY THE ARCHITECTS IN THE
YEAR 2010

REVISION	DATE
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DR5

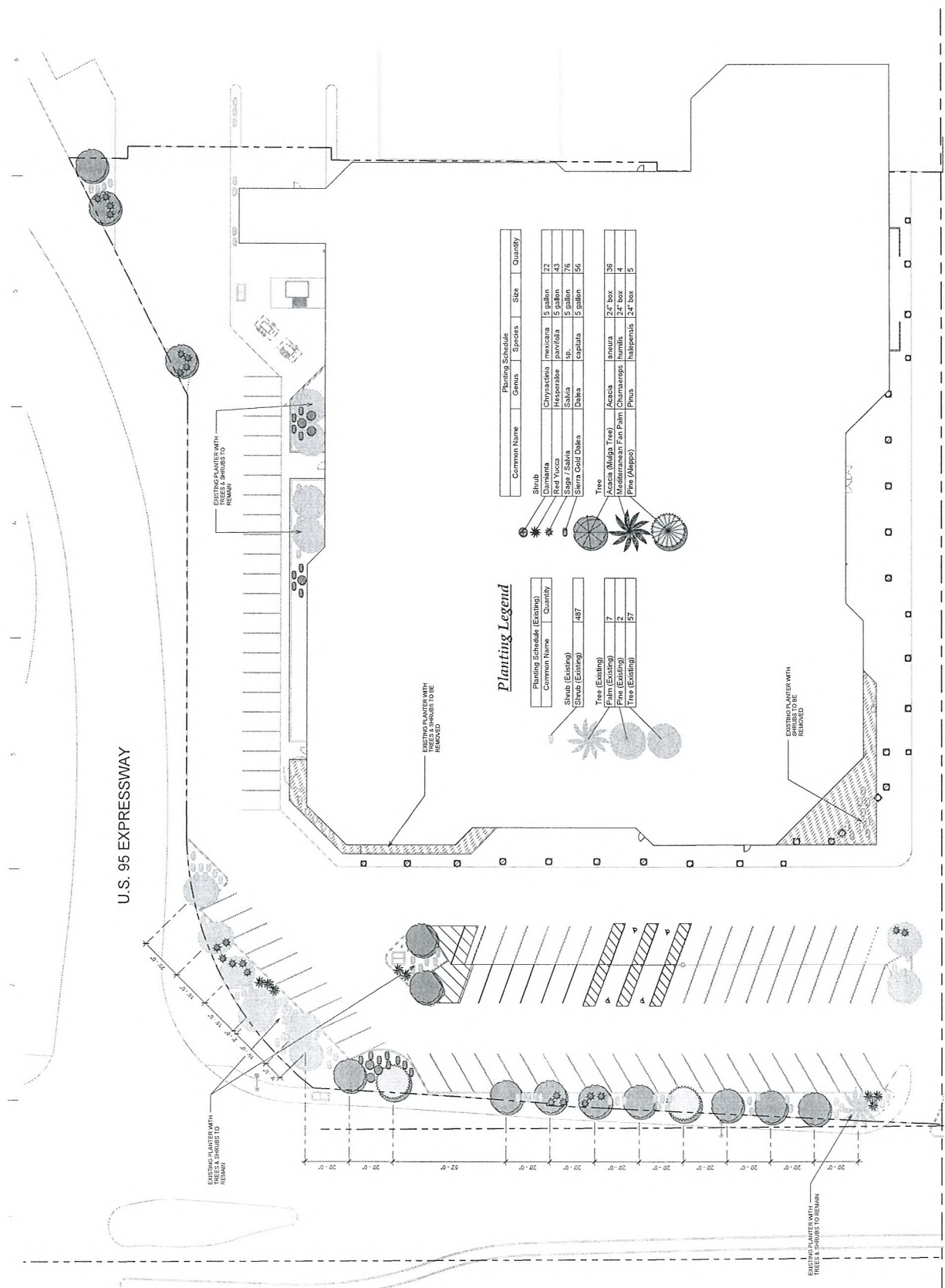
RECEIVED

JUL 13 2010

City of Las Vegas

SUP-38860

SDR-38861



Landscaping Plan - North
1" = 20'-0"

Landscaping Plan - North
1" = 20'-0"

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.

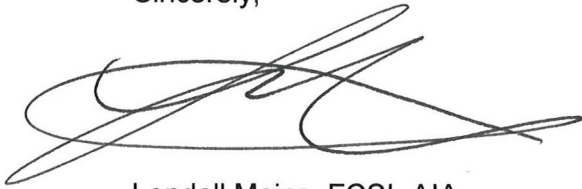
The Cardenas family in 1979 opened their first supermarket. Today, Cardenas Markets cater to shoppers, with a wide variety of products from Mexico and Central and South America. The stores feature extensive meat and produce departments, bakeries, and tortillerias.

SUP-38860
SDR-38861

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JUL 13 2010
City of Las Vegas

On behalf of Cardenas Markets, SSA Architecture has been authorized and directed to request an Administrative Approval for the proposed changes to the existing building. Since the facility will contain a grocery store with accessory uses of a package liquor off-sale establishment of approximately 500 square feet and a gaming area of approximately 503 square feet which require state licenses we are also requesting a special use permit for these items separate from the Administrative approval. The overall Cardenas Market area will be 66,055 square feet and there will also be five retail spaces totaling 10,582 square feet along the Decatur Blvd. side for lease to complementary businesses of the Cardenas Market.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Lendall Mains', with a stylized, sweeping flourish extending to the right.

Lendall Mains, FCSI, AIA
Architect



PACPROP LLC.

July 8, 2010

City of Las Vegas
C/O Mr. Robert Gonzalez
Cardenas Markets, Inc.
Via email

Re: Former Mervyn's, 4700 Meadows Lane, Las Vegas, NV

Ladies/Gentlemen:

We are under contract to purchase from an affiliate of Developers Diversified Realty the former Mervyn's store at the above address. Upon close of escrow, we will be leasing the building to Cardenas Markets, Inc. It is our understanding that Cardenas will be making modifications to both the interior and exterior so they can utilize the building as a supermarket. In order to accomplish this, we understand that Cardenas is in the process of obtaining various planning and building approvals from the city which require our consent. We hereby consent.

For your records, I attach the first and last page of the executed purchase contract for the property.

A notarized acknowledgement is also attached.

Please call with any questions.

Sincerely,

Steve Glusker
Manager

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JUL 13 2010
City of Las Vegas

SUP-38860
SDR-38861

MEADOWS NEIGHBORHOOD
PRESERVATION ASSOC.

August 11, 2010

City of Las Vegas
Planning Commission
400 Stewart Avenue
Las Vegas, NV 89101

RECEIVED
AUG 12 2010

P&D

Dear Commissioners,

The Meadows Neighborhood Preservation Assoc. , in total agreement, is totally in disagreement for case #SUP38860 regarding Cardenas going into the vacant Mervyns building on Meadows Lane and Alta.

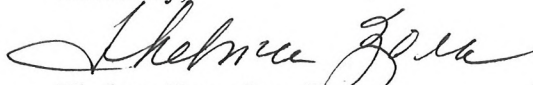
Bette Craik
President

Our neighborhood, which has a multitude of senior original homeowners, want their peaceful living back and we don't think this business will contribute to that cause.

Thank you for your consideration,

Thelma Zora
Sec. - Treas.

Sincerely,



Thelma Zora, Sec. Treas.
C Councilwoman Lois Tarkanian

Elva Decker
Director

Linda Nalley
Director

Carman Burney

From: Rob Levrant
Sent: Thursday, August 26, 2010 7:47 AM
To: Carman Burney
Subject: SUP-38860

Carman –

I received this feedback regarding the SUP-38860 from the Easy Street Neighborhood Association in support of the proposal.

From: fernando coronado [mailto:desertwolf102255@hotmail.com]
Sent: Thursday, August 26, 2010 6:48 AM
To: Rob Levrant
Subject: Support for the Cardenas Market

Dear Rob and City Planners of Las Vegas,

Regarding case number SUP-38860, the building of a Cardenas Market at Decatur and Meadows Lane, we from the Easy Street Neighborhood Association, just around the corner would like to show not only our support but our encouragement in this project. We feel that this will be a very good thing because ever since the Vons, previously located there, went out of business the area has looked near abandoned and all of us who used that grocery store had to travel further. So not only will this help to fill empty buildings, it will also be very useful to the area to have a quality and family-owned establishment in the area. So please note that the Easy Street Neighborhood Association welcomes this project with open arms and hopes to see Cardenas open its doors soon.

Thank you Fernando Coronado-President of the Easy Street Neighborhood Association

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 (10 Gaming Devices) WITHIN AN EXISTING 6,440 SQUARE-FOOT GENERAL RETAIL STORE at 542 South Decatur Boulevard (APN 138-36-701-018), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 10/20/10 OR MAY BE FINAL ACTION
(Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

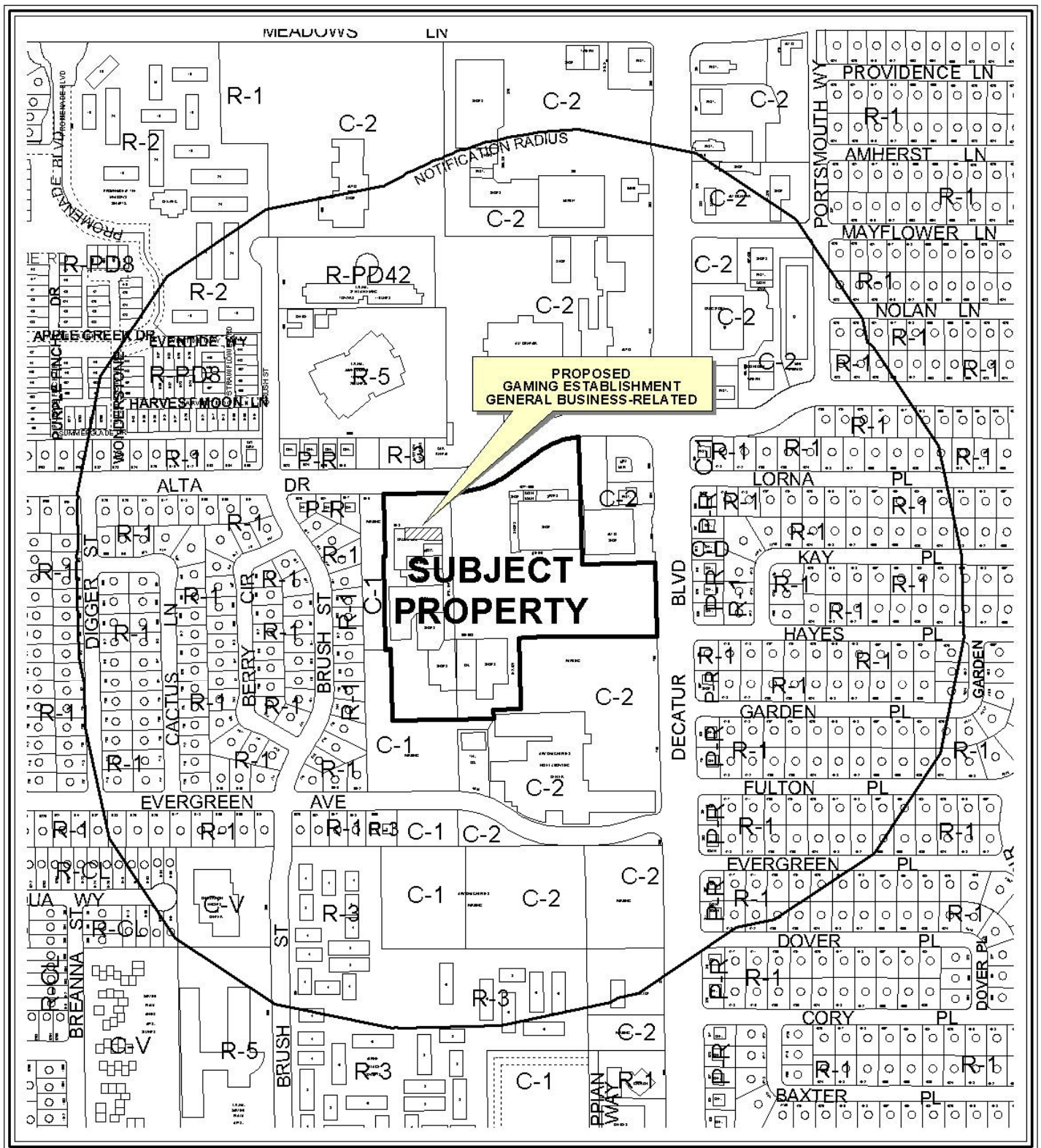
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RECOMMENDATION:

Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:

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



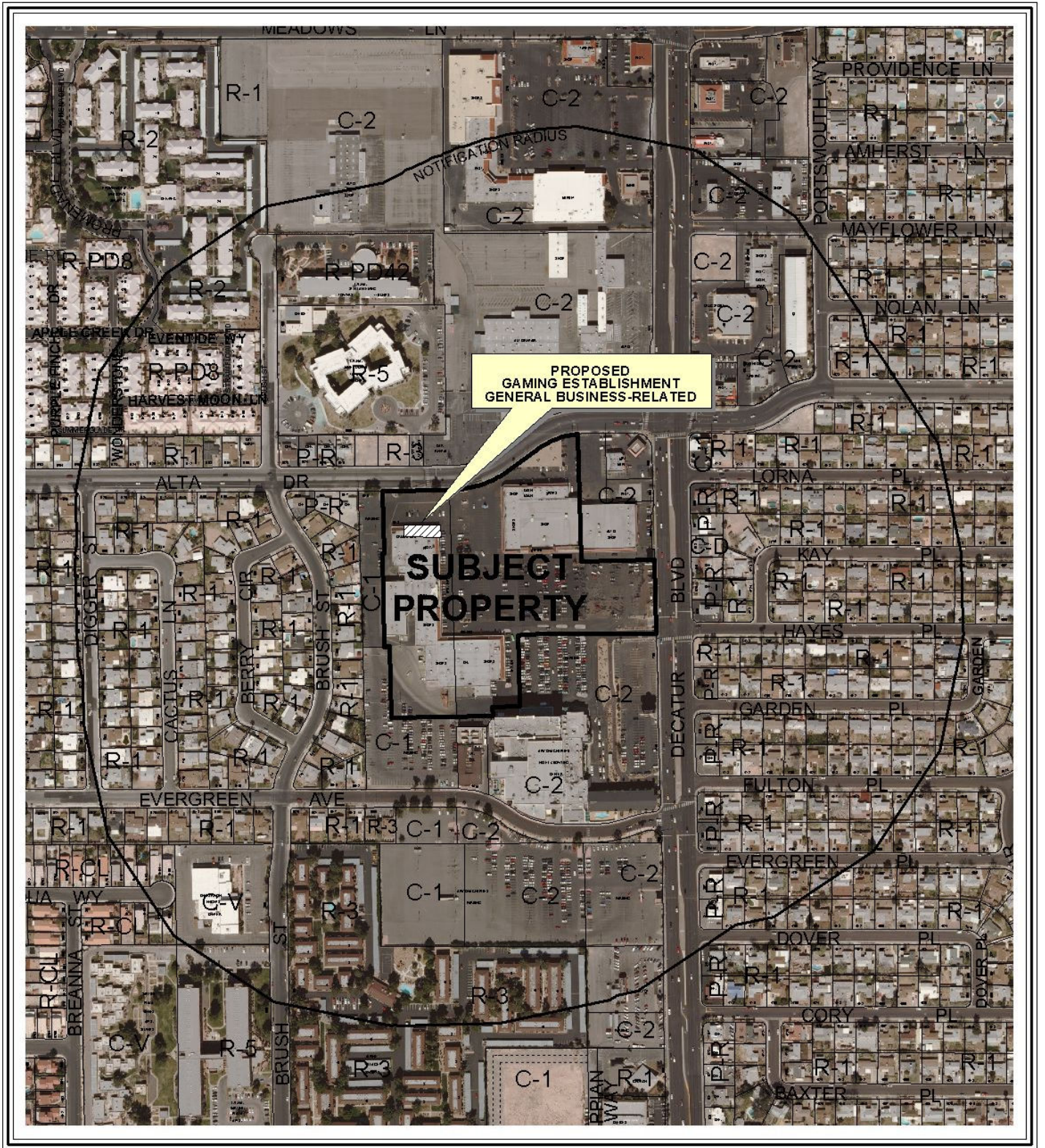
CASE: SUP-38996

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 Bunny W. Becker

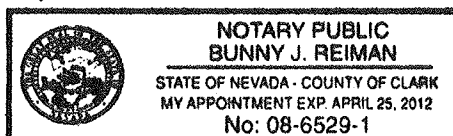
Subscribed and sworn before me

This 21 day of July, 20 10

Bunny J. Reiman

Notary Public in and for said County and State

Revised 10/27/08



FOR DEPARTMENT USE ONLY

Case #	<u>SUP-38996</u>
Meeting Date:	<u>9/23/10 PL</u>
Total Fee:	<u>\$1,030</u>
Date Received:	<u>7/27/10</u>
Received By:	<u>[Signature]</u>

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

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

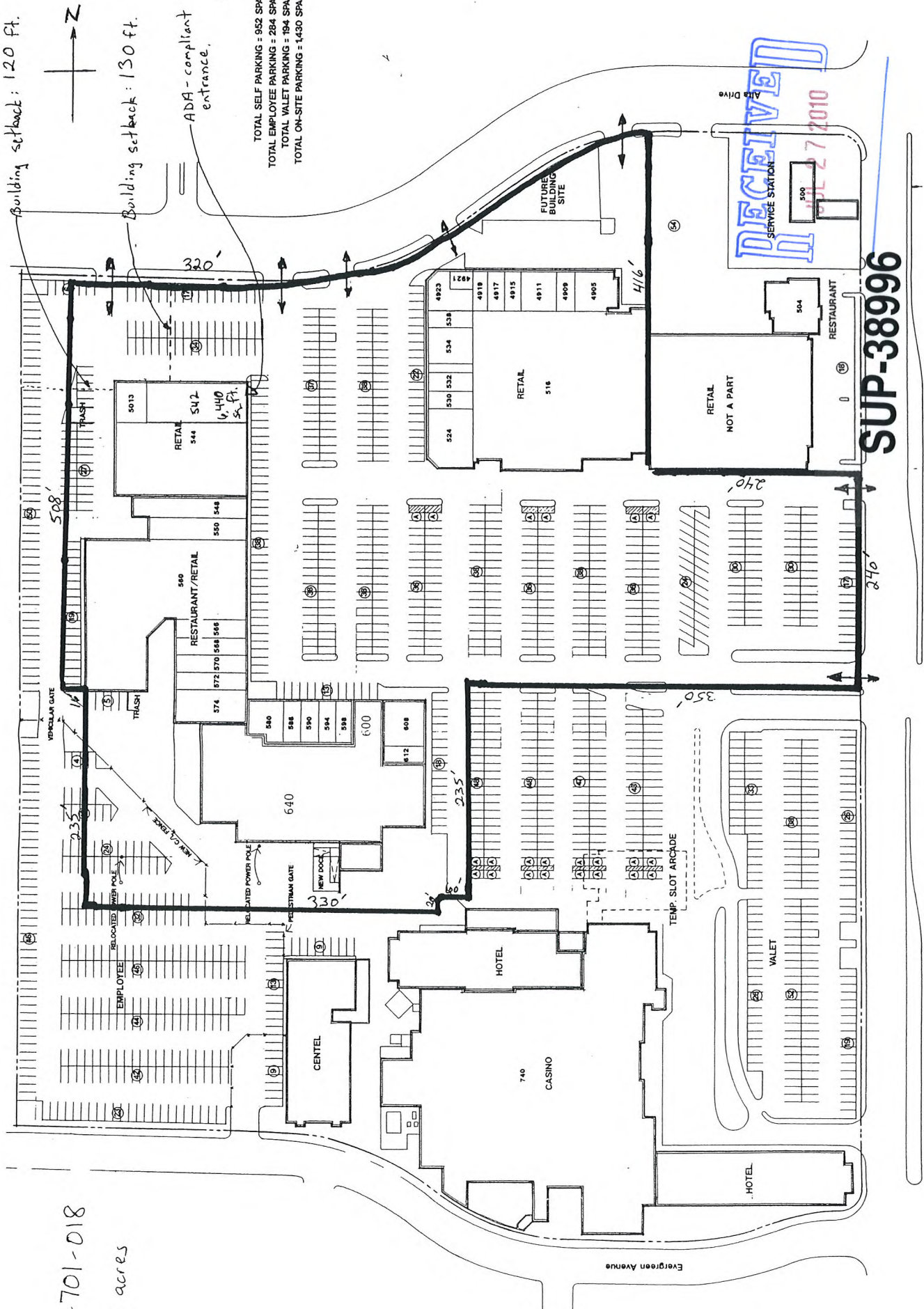
138-36-701-018

Building setback: 120 ft.

Building setback: 130 ft.

ADA-compliant
entrance.

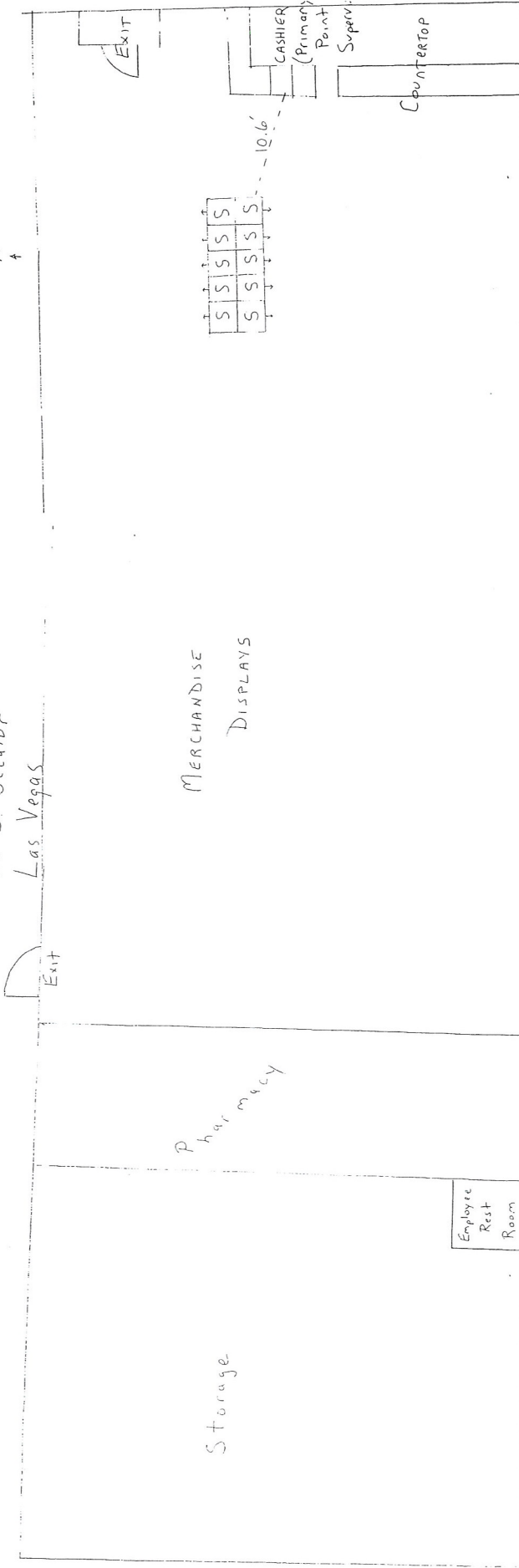
TOTAL SELF PARKING = 952 SPAC
TOTAL EMPLOYEE PARKING = 284 SPAC
TOTAL VALET PARKING = 194 SPAC
TOTAL ON-SITE PARKING = 1,430 SPAC



SUP-38996

DECATUR URUG
542 S. Decatur
Las Vegas

N
↑



LENGTH = 140' WIDTH = 46'
Sq Ft = 6,440 sq ft

Public Space: 4,300 sq ft

5-22-07

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JUL 27 2010
SUP-38996

RP Slots, LLC
542 S. Decatur Blvd
Las Vegas, NV 89107

July 8, 2010

JUSTIFICATION LETTER

Planning & Development
City of Las Vegas
Las Vegas, NV

RE: RP Slots, LLC Application for Slot Route Operation at 542 S. Decatur Blvd.

Dear Sir or Madam:

Please consider this to be our justification letter in connection with the Special Use Permit process for the above-referenced project. The location at 542 S. Decatur has been a pharmacy with slot machines since the early 1960's.

In February 2009 when Wellcare Pharmacy became the new pharmacy operator, the existing gaming machines were removed and the gaming license surrendered. RP Slots, LLC submitted an application with the City and the State of Nevada to be licensed as a slot route operator, with the intent of operating gaming at this location. It took over a year for the licensing process to conclude, and in May 2010, both the State and City approved RP Slots, LLC as a slot route operator.

RP Slots, LLC then submitted an application to both the City and State to operate slots at 542 S. Decatur. I have been advised that because gaming has been ceased at this location for over 12 months (although the delay was solely caused by the time required to obtain necessary approvals from the

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-39143- SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CORNERSTONE COMPANY - OWNER: CHETAK DEVELOPMENT, INC. - Request for a Special Use Permit FOR A PROPOSED 7,000 SQUARE-FOOT GUN CLUB, SKEET, TARGET RANGE OR ARCHERY CLUB (INDOOR) at 2233 South Las Vegas Boulevard (APN 162-03-410-007), C-2 (General Commercial) Zone, Ward 3 (Reese). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 10/20/10 OR MAY BE 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

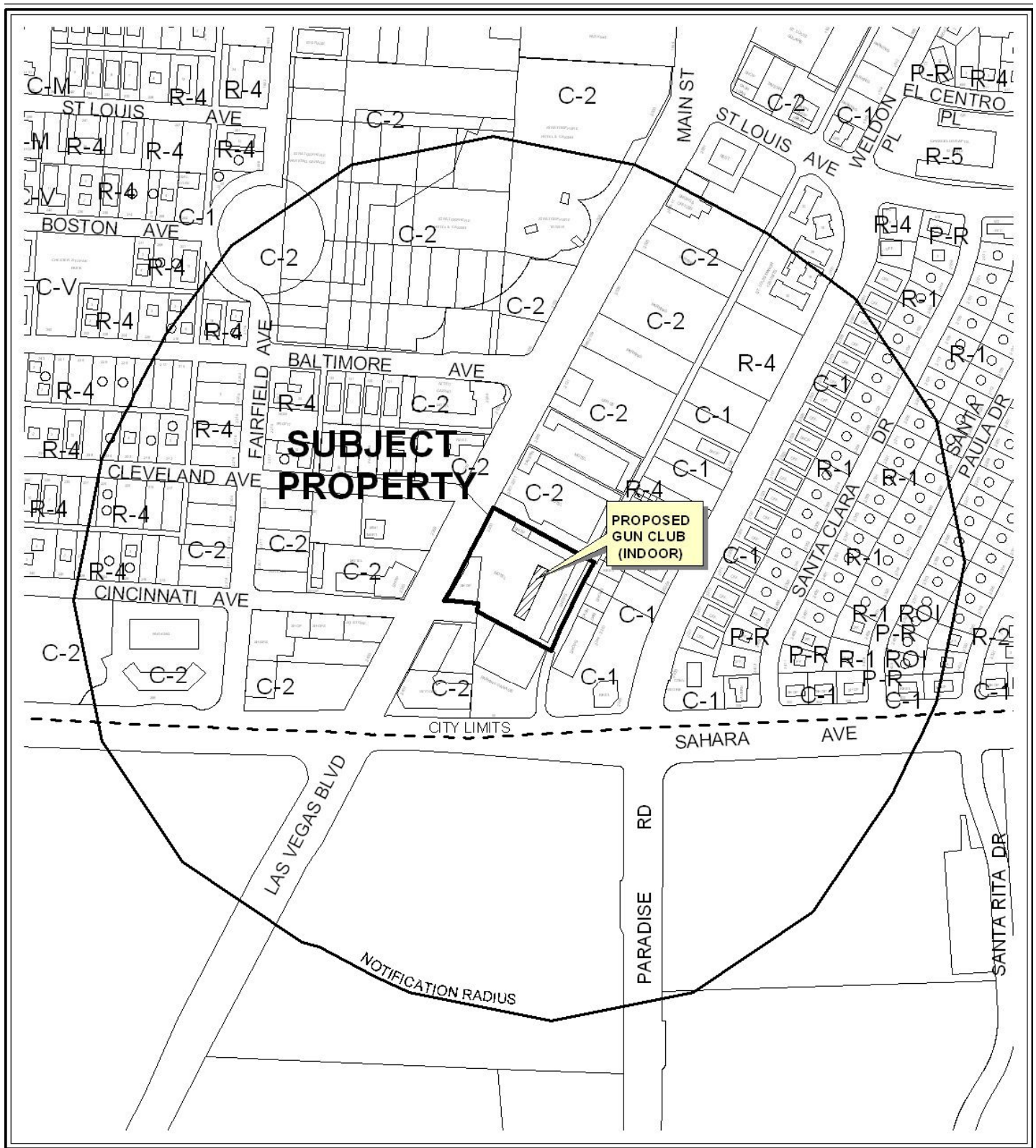
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RECOMMENDATION:

Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:

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



CASE: **SUP-39143**

RADIUS: 1000 FT.

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

0 300 600 Feet





CASE: **SUP-39143**

RADIUS: 1000 FT.

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

0 300 600 Feet





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-39143** APN: 162-03-410-007

Name of Property Owner: Chetak Development, Inc.

Name of Applicant: Cornerstone Company

Name of Representative: Cornerstone Company - Justin M. Michaels

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

☒ Yes

☐ No

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

City Official: Richard W. Truesdell

Partner(s): Will Kemp

APN: 162-03-410-007

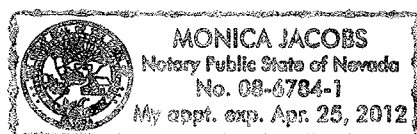
Signature of Property Owner: *Will Kemp, Pres.*

Print Name: Will Kemp

Subscribed and sworn before me

This 21 day of June, 2010

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



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit
 Project Address (Location) 2233 Las Vegas Blvd South
 Project Name Fun City Motel Proposed Use Indoor Rec Facility
 Assessor's Parcel #(s) 162-03-410-007 Ward # 2
 General Plan: existing X proposed _____ Zoning: existing X proposed _____
 Commercial Square Footage 7000 +/- Floor Area Ratio _____
 Gross Acres _____ Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER Chetak Development, Inc Contact Will Kemp
 Address 3800 Howard Hughes Parkway, 17th Floor Phone: 385-6000 Fax: 385-6001
 City Las Vegas State NV Zip 89169
 E-mail Address _____

APPLICANT Cornerstone Company Contact Justin M. Michaels
 Address 9901 Covington Cross Dr. Suite 170 Phone: 383-3033 Fax: 383-8576
 City Las Vegas State NV Zip 89144
 E-mail Address jmichaels@cornerstonecompany.com

REPRESENTATIVE Cornerstone Company Contact Justin M. Michaels
 Address 9901 Covington Cross Dr. Suite 170 Phone: 383-3033 Fax: 383-8576
 City Las Vegas State NV Zip 89144
 E-mail Address jmichaels@cornerstonecompany.com

Property Owner Signature* [Signature]

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

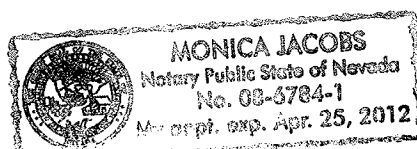
Print Name Will Kemp

Subscribed and sworn before me

This 21 day of June, 20 10

Notary Public in and for said County and State

Revised 10/27/08



FOR DEPARTMENT USE ONLY

Case #	<u>SUP-39143</u>
Meeting Date:	<u>9/23/10</u>
Total Fee:	<u>\$1030⁰⁰</u>
Date Received:	<u>10 AUG 2010</u>
Received By:	<u>M. Hon</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

Site Plan

VICINITY MAP



LOCATION MAP

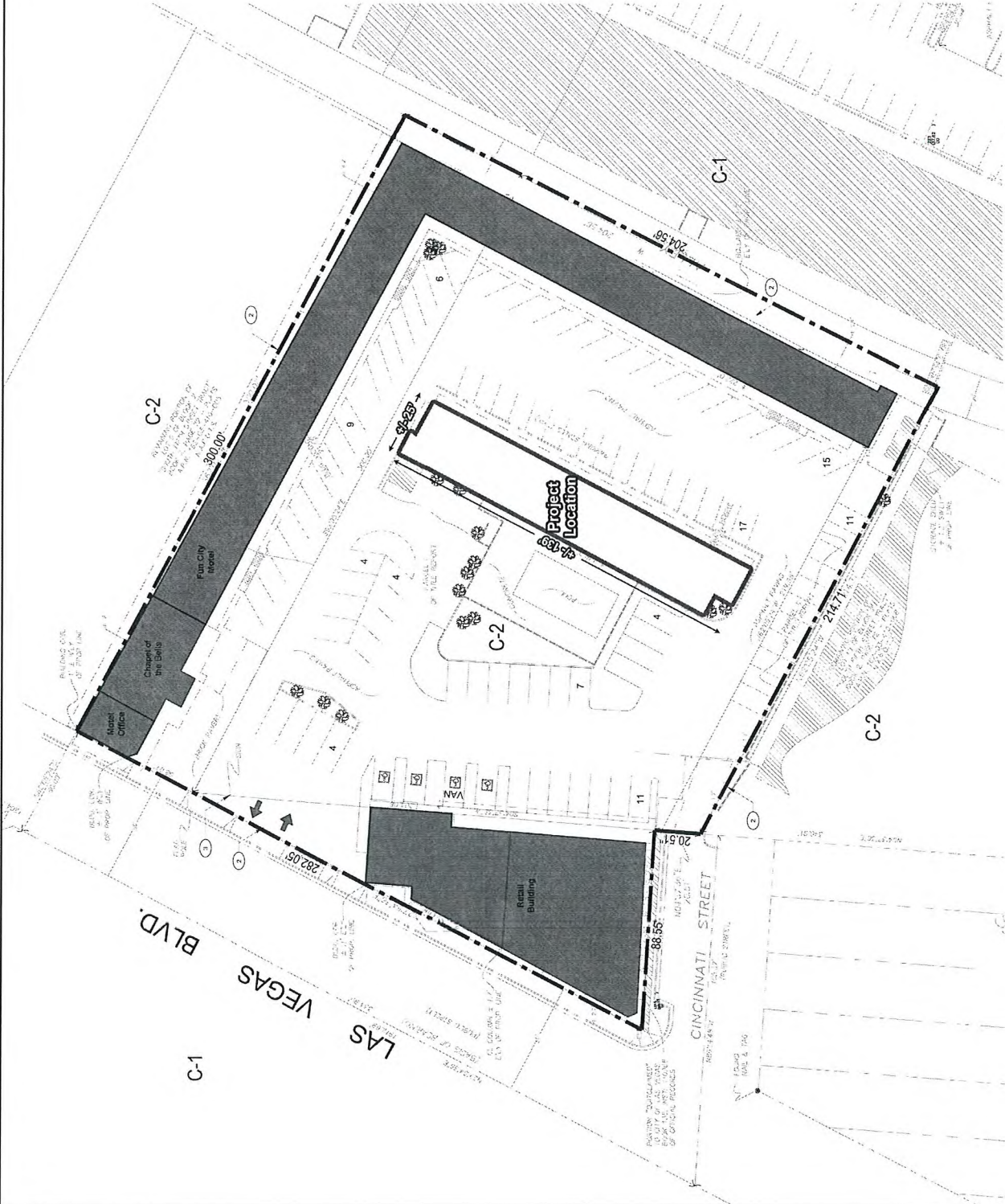


KEYNOTES

- ② PROPERTY LINE
- ③ 15'-0" LONG X 2'-6" WIDE X 30'-0" HIGH FREE STANDING SIGNAGE

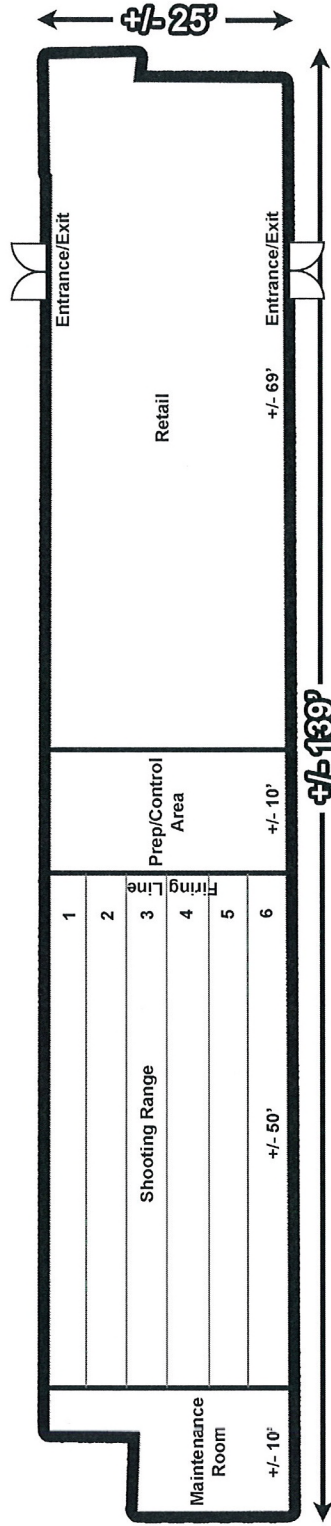
RECEIVED
AUG 10 2010

SUP-39143



1 ENLARGED SITE PLAN

AS1.01 SCALE: 1/2"=1'-0"

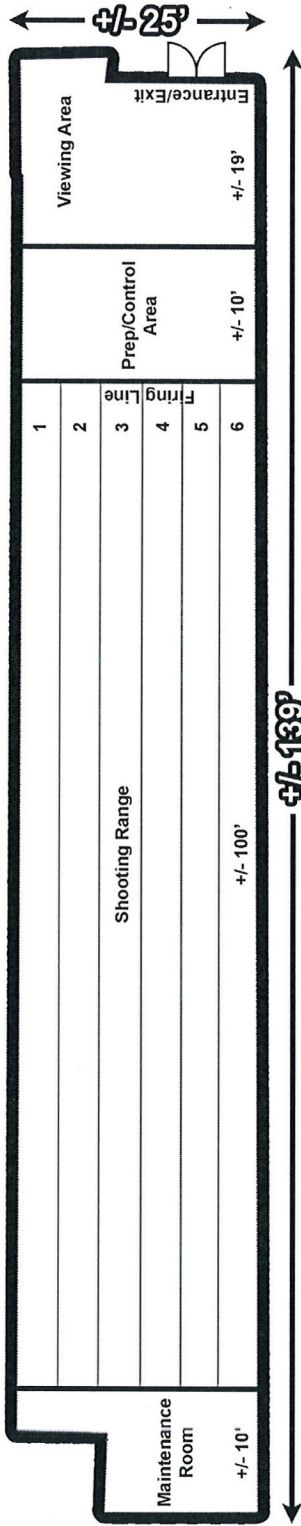


Floor Plan 1st Floor



RECEIVED
AUG 10 2010

SUP-39143



Floor Plan **2nd Floor**



RECEIVED
AUG 10 2010
SUP-39143



Cornerstone Company

Commercial Real Estate Services

August 3, 2010

City of Las Vegas
Planning and Development
731 South 4th Street
Las Vegas, NV 89101

RE: Justification Letter – Special Use Permit – APN: 162-03-410-007

Dear Planning and Development Department,

Enclosed is an application for a Special Use Permit for an indoor Gun Club, Skeet or Target Range, or Archery Club for that property located at the northeast corner of Cincinnati Avenue and Las Vegas Blvd., more specifically described as APN: 162-03-410-007 (the "Property") by Cornerstone Company.

The Property consists of 1.9 acres of land zoned C-2 (General Commercial). Cornerstone Company proposes to develop an approximately 7,000 square foot indoor Gun Club Establishment with a retail store for related services. The proposed Gun Club Establishment will be located in an existing building on the Property.

The proposed use is appropriate because the property is zoned C-2 which permits the use when accompanied with a Special Use Permit.

The proposed Gun Club Establishment will provide a first rate operation to serve the tourists and residents in the area.

Therefore, we respectfully request the approval of the Special Use Permit. If you have any questions, please contact me at (702) 383-3033.

Thank you,

Justin M. Michaels
Cornerstone Company

SUP-39143

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

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SUP-39146 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: GREAT WASH PARK, LLC - Request for a Special Use Permit FOR A LIQUOR ESTABLISHMENT (TAVERN) WITHIN A 28.69-ACRE MIXED USE DEVELOPMENT 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 1,500 FEET IS REQUIRED at 440 South Rampart Boulevard, Suite #180 (APN 138-32-601-003), C-2 (General Commercial) Zone, Ward 2 (Wolfson). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 10/20/10 OR MAY BE 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

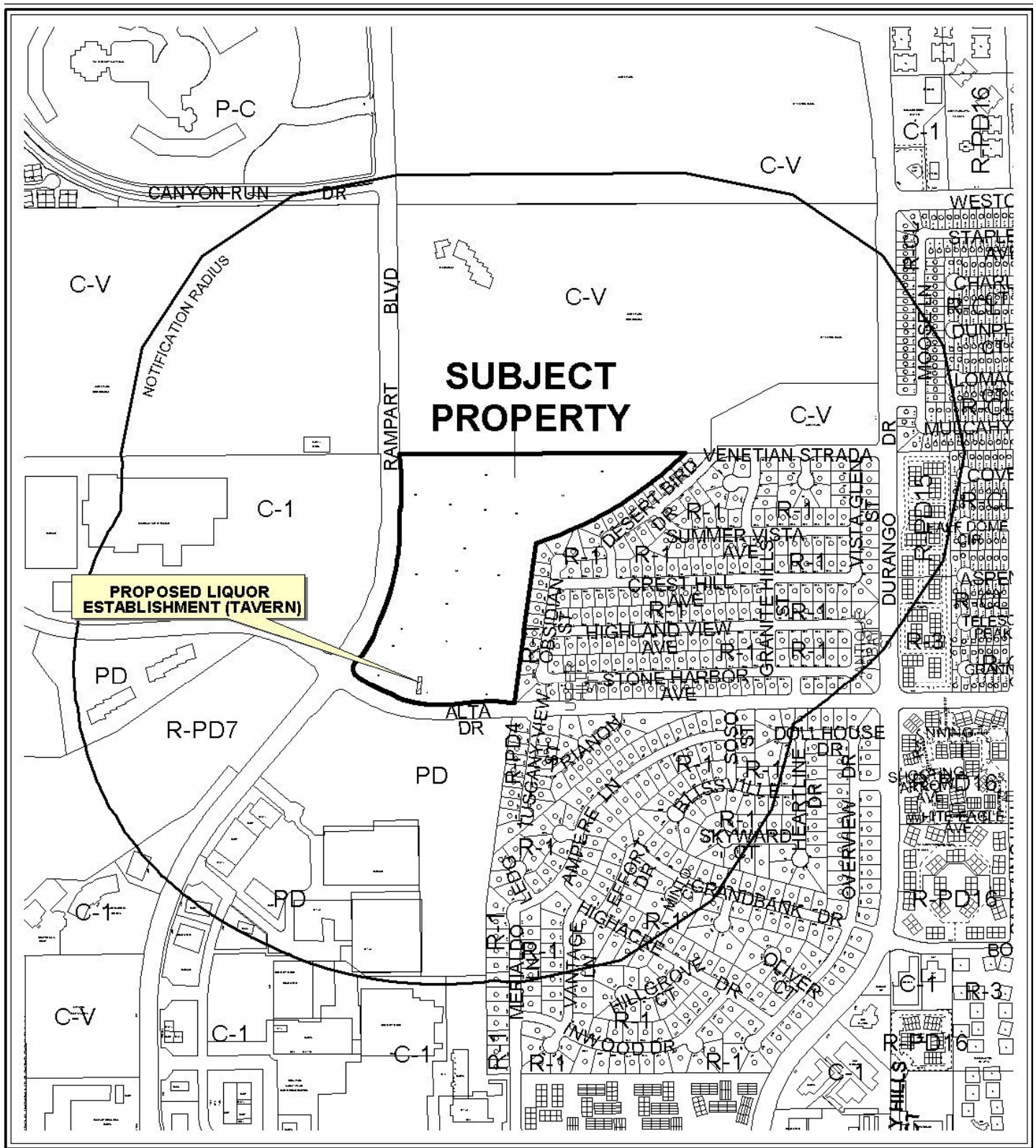
0

RECOMMENDATION:

Staff recommends APPROVAL, subject to conditions:

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)





CASE: **SUP-39146**

RADIUS: 1500 FT

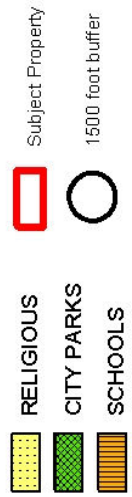
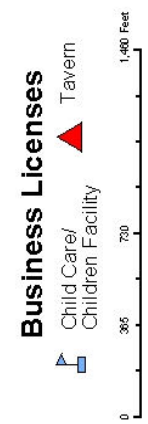
ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)

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: _____

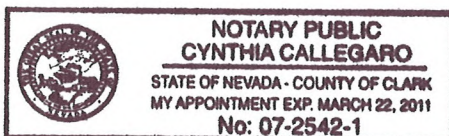
Signature of Property Owner: 

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 & Premsrut Contact Lora Dreja
Address 520 South Fourth Street Phone: (702) 384-5563 Fax: (702) 385-1023
City Las Vegas State Nevada Zip 89101
E-mail Address lora@brownlawlv.com

Property Owner Signature* [Signature]

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

Print Name Todd D. Davis

Subscribed and sworn before me

This 9th day of August, 20 10.
Cynthia Callegaro

Notary Public in and for said County and State

Revised 10/27/08



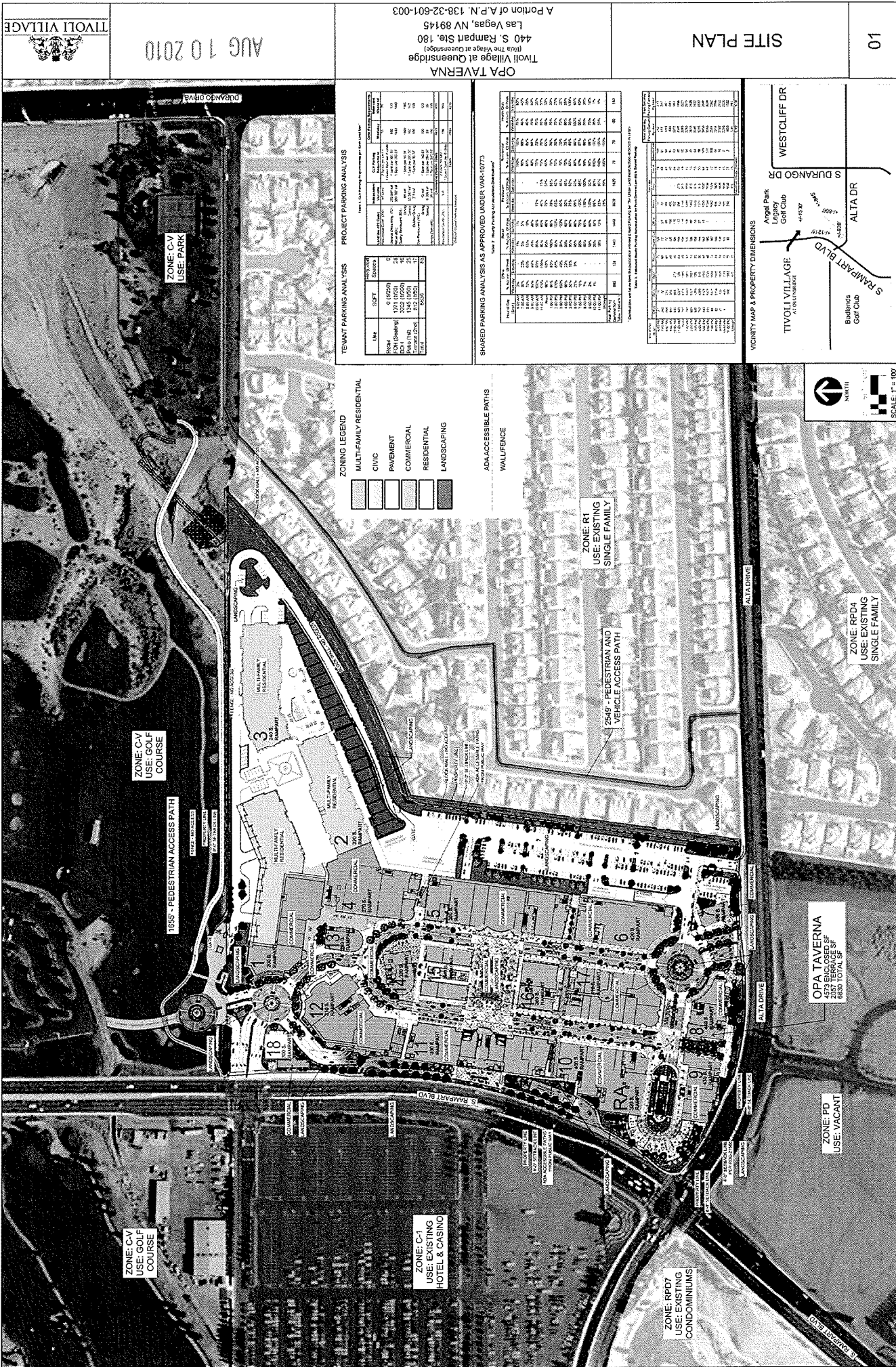
FOR DEPARTMENT USE ONLY

Case #	<u>SUP-39146</u>
Meeting Date:	<u>9/23/10</u>
Total Fee:	<u>1250.00</u>
Date Received:	<u>8/10/10</u>
Received By:	<u>LHM</u>

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

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

RECEIVED
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

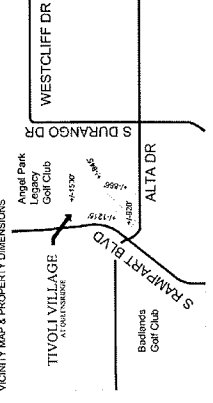
Use	Ratio	Minimum	Maximum
Hotel	1:100	100	100
Office	1:100	100	100
Restaurant	1:100	100	100
Retail	1:100	100	100
Medical	1:100	100	100
Public	1:100	100	100
Other	1:100	100	100

Table 2: Shared Parking Requirements

Use	Ratio	Minimum	Maximum
Hotel	1:100	100	100
Office	1:100	100	100
Restaurant	1:100	100	100
Retail	1:100	100	100
Medical	1:100	100	100
Public	1:100	100	100
Other	1:100	100	100

Table 3: Shared Parking Requirements

Use	Ratio	Minimum	Maximum
Hotel	1:100	100	100
Office	1:100	100	100
Restaurant	1:100	100	100
Retail	1:100	100	100
Medical	1:100	100	100
Public	1:100	100	100
Other	1:100	100	100



SUP-39146

ZONING LEGEND

Symbol	Description
[Symbol]	MULTI-FAMILY RESIDENTIAL
[Symbol]	CVIC
[Symbol]	PAVEMENT
[Symbol]	COMMERCIAL
[Symbol]	RESIDENTIAL
[Symbol]	LANDSCAPING

ADA ACCESSIBLE PATHS

Path	Length	Width	Surface
Path 1	100'	10'	Asphalt
Path 2	150'	10'	Asphalt
Path 3	200'	10'	Asphalt
Path 4	250'	10'	Asphalt
Path 5	300'	10'	Asphalt

ADA ACCESSIBLE PATHS

Path	Length	Width	Surface
Path 1	100'	10'	Asphalt
Path 2	150'	10'	Asphalt
Path 3	200'	10'	Asphalt
Path 4	250'	10'	Asphalt
Path 5	300'	10'	Asphalt



SCALE: 1" = 100'

AUG 10 2010

9755 West Charleston Blvd. Las Vegas, Nevada 89117 Phone 702-940-9220 Fax 702-940-9211

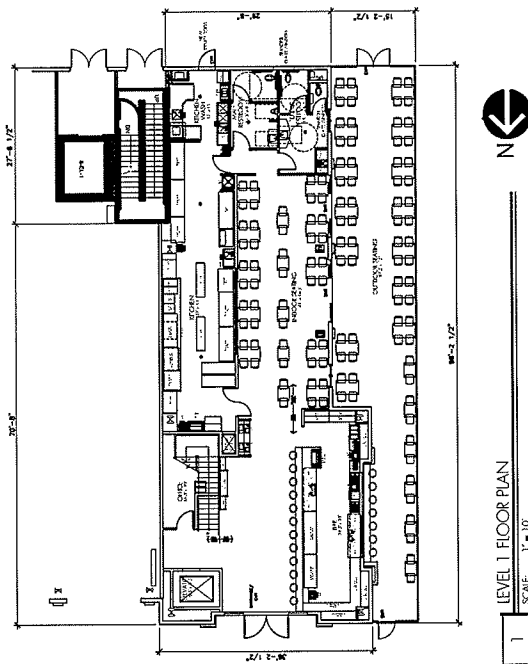
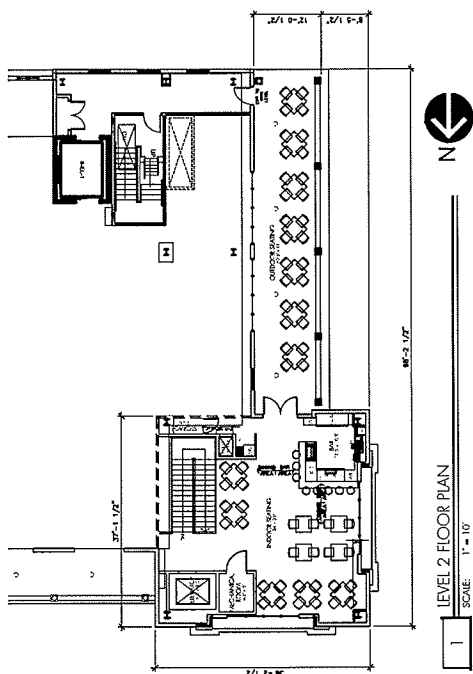
OPALVERNNA
Tivoli Village At Queensridge
(f/k/a Th Village At Queensridge)
440 S. Rampart Boulevard, Suite 180
Las Vegas, NV 89145
a Portion of APN # 138-32-601-003

SCALE DRAWING NOTE	
	North Arrow:

Drawn By:	
Check By:	
Job Number:	10503
Date:	JULY 30, 2010

1
A

SUP-39146



SEATING COUNT	
QTY	ROOM NAME
18	MAIN BAR SEATING
50	INDOOR SEATING AT MAIN LEVEL
68	OUTDOOR SEATING AT MAIN LEVEL
28	INDOOR SEATING AT UPPER LEVEL
28	OUTDOOR SEATING AT UPPER LEVEL
■	BAR AT UPPER LEVEL
201	TOTAL COMING SEATING

OCCUPANT LOAD		OCCUPANT LOAD	
OCCUPANT LOAD	SQ. FT. FLOOR AREA	OCCUPANT LOAD	SQ. FT. FLOOR AREA
1	100	17	1700
2	200	18	1800
3	300	19	1900
4	400	20	2000
5	500	21	2100
6	600	22	2200
7	700	23	2300
8	800	24	2400
9	900	25	2500
10	1000	26	2600
11	1100	27	2700
12	1200	28	2800
13	1300	29	2900
14	1400	30	3000
15	1500	31	3100
16	1600	32	3200
17	1700	33	3300
18	1800	34	3400
19	1900	35	3500
20	2000	36	3600
21	2100	37	3700
22	2200	38	3800
23	2300	39	3900
24	2400	40	4000
25	2500	41	4100
26	2600	42	4200
27	2700	43	4300
28	2800	44	4400
29	2900	45	4500
30	3000	46	4600
31	3100	47	4700
32	3200	48	4800
33	3300	49	4900
34	3400	50	5000
35	3500	51	5100
36	3600	52	5200
37	3700	53	5300
38	3800	54	5400
39	3900	55	5500
40	4000	56	5600
41	4100	57	5700
42	4200	58	5800
43	4300	59	5900
44	4400	60	6000
45	4500	61	6100
46	4600	62	6200
47	4700	63	6300
48	4800	64	6400
49	4900	65	6500
50	5000	66	6600
51	5100	67	6700
52	5200	68	6800
53	5300	69	6900
54	5400	70	7000
55	5500	71	7100
56	5600	72	7200
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58	5800	74	7400
59	5900	75	7500
60	6000	76	7600
61	6100	77	7700
62	6200	78	7800
63	6300	79	7900
64	6400	80	8000
65	6500	81	8100
66	6600	82	8200
67	6700	83	8300
68	6800	84	8400
69	6900	85	8500
70	7000	86	8600
71	7100	87	8700
72	7200	88	8800
73	7300	89	8900
74	7400	90	9000
75	7500	91	9100
76	7600	92	9200
77	7700	93	9300
78	7800	94	9400
79	7900	95	9500
80	8000	96	9600
81	8100	97	9700
82	8200	98	9800
83	8300	99	9900
84	8400	100	10000
85	8500		
86	8600		
87	8700		
88	8800		
89	8900		
90	9000		
91	9100		
92	9200		
93	9300		
94	9400		
95	9500		
96	9600		
97	9700		
98	9800		
99	9900		
100	10000		

ROOM SQUARE FOOTAGE		ROOM NAME
AREA		ACTUAL
N/A		BASH AREA
3202		SEATING AREA
1371		PAINT SEATING
1245		TOWARD SEATING
812		TOTAL
6630		

LAW OFFICE

Brown, Brown & Premsrirut

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS

520 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101-6520

TELEPHONE (702) 384-5563

FACSIMILE (702) 385-1023

EMAIL: jbrown@brownlawlv.com

JAY H. BROWN
DAVID T. BROWN
PUOY K. PREMSRIRUT

August 10, 2010

City of Las Vegas
Planning & Development
731 S Fourth Street
Las Vegas, Nevada 89101

Re: Special Use Permit with separation waivers for Opa Tavern Liquor Establishment within Tivoli Village at Queensridge Parcel 138-32-601-003

Dear Sir/Madam;

Please consider this request to allow a Liquor Establishment (tavern) within a previously approved mixed use development (SUP-5853). The site is located within a 29 acre commercial and residential development located at the northeast corner of Alta Drive and Rampart Boulevard.

Opa Taverna uses a unique two-story design. The first story has indoor and outdoor table seating. There is also a bar on the first level that is surrounded by stools placed both indoor and outdoor. The second story also offers an outdoor terraced seating area and additional indoor seating area. Patrons may also be seated at a small bar within the interior of the second story.

This establishment expects to have more alcohol sales than food sales and therefore should be considered a Liquor Establishment (tavern). The parking allocation for this restaurant is grandfathered into the project-wide parking agreement. Please reference VAR-10773 that approved 3,955 spaces where 4,961 would otherwise be required.

Please also refer to ordinance 6013 that permits a waiver of the 1500 foot separation requirement between taverns and protected uses when the proposed tavern is located in a mixed use district. This Use Permit request requires the application of ordinance 6013 in order to Opa Taverna operate amongst previously approved taverns within Tivoli village as well as exist within 1500 feet of a City Park. Therefore, separation waivers are needed between taverns and from a tavern to a City Park.

The Tivoli Village mixed use development is situated on a parcel on which the north easternmost corner measures 160 feet from a playground within Angel Park (138-32-501-003). It is important to note that the commercial portion of this 30 acre parcel is on the westernmost side of the mixed use area. Consequently approximately 560 feet of mid-rise residential development is situated between the commercial portion of Tivoli Villages and the subject playground. Further, the subject suite is at the opposite end of the mixed-use parcel thereby providing more than 1000 feet from the front door of the supper-club to the property line of the playground. It is also notable that there are two barriers between this park and Tivoli Village. The first is an approximate 600 foot fence along the northern boundary of the property. The second is a drainage channel that is more than 20 feet deep. As a result, a pedestrian must walk more than 2600 feet to the park while there is no direct vehicular access. For this reason, the park is suitably protected from this liquor establishment.

SUP-39146

RECEIVED

AUG 10 2010

If you have additional concerns please phone me at 598-1408.

Very truly yours,


Lora Dreja
Land Entitlements

RECEIVED

AUG 10 2010

SUP-39146

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

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SUP-39219 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: OPPORTUNITY VILLAGE - OWNER: AFTON MEADOWS, LLC - Request for a Special Use Permit FOR A PROPOSED 25,062 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). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 10/20/10 OR MAY BE 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

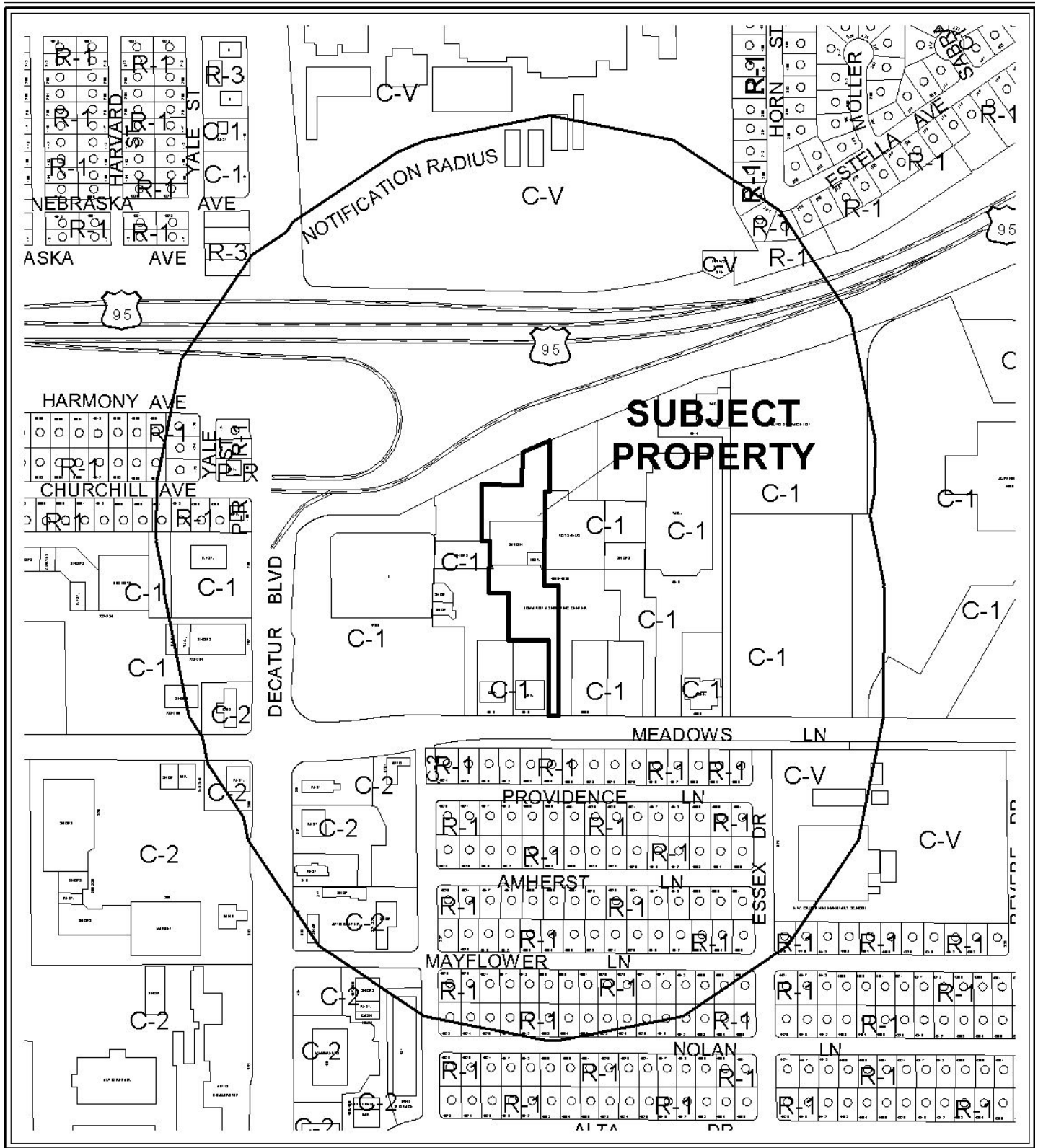
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RECOMMENDATION:

Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:

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



CASE: SUP-39219

RADIUS: 1000 FT

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

0 300 600 Feet





CASE: SUP-39219

RADIUS: 1000 FT

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





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-39219** APN: 139-3111-0002

Name of Property Owner: Afton Meadows, LLC

Name of Applicant: Opportunity Village ARC

Name of Representative: ~~Steve~~ Bill Risley

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

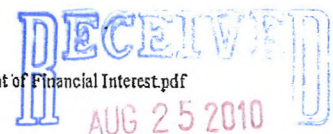
Signature of Property Owner: 

Print Name: Steve Boss, Managing Member

Subscribed and sworn before me

This _____ day of _____, 20____

Notary Public in and for said County and State



State of California)

County of Los Angeles)

Subscribed and sworn to (or affirmed) before me on this 23rd day of August, 2010,
by Steve Boss, proved to me on the basis of satisfactory evidence to be the person(s) who
appeared before me.



Signature P. Kusumi

RECEIVED
AUG 25 2010



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: OPPORTUNITY VILLAGE THRIFTSTORE
Project Address (Location) 4600 MEADOWS LANE, LAS VEGAS NV, 89107
Project Name OPPORTUNITY VILLAGE THRIFTSTORE Proposed Use COMMERCIAL
Assessor's Parcel #(s) 139-31-110-002 Ward # _____
General Plan: existing X proposed _____ Zoning: existing X proposed _____
Commercial Square Footage 25,062 SF Floor Area Ratio _____
Gross Acres 2.008 Lots/Units 5 Density _____
Additional Information _____

PROPERTY OWNER AFTON MEADOWS LLC Contact STEVE BOSS
Address 2600 MISSION STREET Phone: _____ Fax: _____
City SAN MARINO State CA Zip 91108
E-mail Address _____

APPLICANT OPPORTUNITY VILLAGE Contact BILL RISLEY
Address 6050 SOUTH BUFFALO Phone: (702) 880-4078 Fax: (702) 266-0652
City LAS VEGAS State NV Zip 89113
E-mail Address risleyb@opportunityvillage.org

REPRESENTATIVE OPPORTUNITY VILLAGE Contact BILL RISLEY
Address 6050 SOUTH BUFFALO Phone: (702) 880-4078 Fax: (702) 266-0652
City LAS VEGAS State NV Zip 89113
E-mail Address risleyb@opportunityvillage.org

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 BOSS

Subscribed and sworn before me

This _____ day of _____, 20 _____

Notary Public in and for said County and State

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	<u>SUP - 39325</u> ²¹⁹
Meeting Date:	<u>9-23-10</u>
Total Fee:	<u>1,030</u>
Date Received:*	<u>8/25/10</u>
Received By:	<u>[Signature]</u>

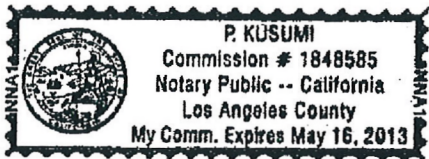
*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

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

State of California)

County of Los Angeles)

Subscribed and sworn to (or affirmed) before me on this 25th day of August, 2010,
by Steve Boss, proved to me on the basis of satisfactory evidence to be the person(s) who
appeared before me.



Signature _____

P. Kusumi

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④	NEW STUCCO - 1/8" SAND FINISH. COLOR AND PAINT PER OWNER.
④	NEW STOREFRONT SYSTEM. PROVIDE STOREFRONT SYSTEM TO FIT BETWEEN EXISTING WALLS. BRUSHED ALUMINUM FINISH. GLAZING PER EDC GLAZIERS.
④	PART STANDING BEAM ROOF. REPAIR ALL SURFACE IRREGULARITIES AND REPAIR ALL LEAKS. EXTERIOR GROUND PER OWNER.
④	REPAIR STUCCO ON MARSHED AS NECESSARY AND REPAIR ALL DRY-ROTTED FRAMING MEMBERS. PROVIDE SMOOTH TRANSITION BETWEEN EXISTING AND NEW FINISHES.
④	EXISTING STEEL TUBES COLUMN TO REMAIN. PAINT AND REPAIR AS NECESSARY TO PROVIDE SMOOTH AND EARLY PAINTE-FINISH.
④	NEW JOIST LUGS @ 8" ON HORN. 2" x 4" x 10" JOISTS. JOISTS TO MATCH 8" ON HORN @ 8" BY 18". PROVIDE SMOOTH FINISH.
④	SHOWN BY OTHERS. NOT A PART OF THIS PROJECT. SHOWN FOR REFERENCE ONLY.
④	EXISTING ADJACENT RETAIL STORES. SHOWN FOR REFERENCE ONLY.
④	NEW PAVILION AT 2ND FLOOR. 2X12 FLOOR FRAMING. 1/2" EXTERIOR STUCCO OVER 2 LAYERS 18" FIBER OVERLAP. PROVIDE SMOOTH FINISH.
④	NEW ROOF ACCESS LADDER. SEE ROOF ACCESS DETAILS.
④	CONTRACTOR TO REPAIR DOWNPOUT AT THIS LOCATION TO DIVERST DRAINAGE ALONG EXISTING EXIST DOWNPOUT BELOW.
④	EXISTING GAS METER TO REMAIN, NO CHANGES TO GAS METER PROPOSED.
④	EXISTING GUTTER DOWNPOUT TO REMAIN. PROVIDE AS NECESSARY.
④	NEW 2" x 4" x 10" EXTERIOR GROUND STEEL DOOR. PAINT LOOKING HARDWARE. PAINT FINISH.

PROJECT:
Commercial Retail
Tenant Improvement
4600 Meadows LN
Las Vegas, NV 89107

[illegible]

CLIENT:
Steve Boss
Afton Properties
2600 Mission Street, Suite 100
San Marino, CA 91108

PHONE: (626) 799-3319
FAX: (626) 799-3277

FRONT
ELEVATION

Project:	0027	Drawing Number
Date:		A3.1
Drawn by:	NMO	
Checked by:	JPH	

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Journal of Clinical Medicine 2022, 11(17), 4918



- ✓ **2ND STOREY/FLOOR SYSTEM, BRUSHED ALUMINUM FINISH, GLAZING TO BE PROVIDED AS INDICATED IN BIDD. CALLOUTS.**
- ✓ **GRIND ALL SURFACE IRREGULARITIES AS NECESSARY AND REMOVE ALL EXISTING FLOORING.**
- ✓ **REMOVE EXISTING DOORS AT THIS LOCATION AND PROVIDE MDO STUD INFL. FOR 2" P-2 ACCESS DOOR FOR FUTURE TIE-INS. REPAIR AND FINISH.**
- ✓ **FOR RESTROOM DETAILS, INCLUDING CONDITIONS AND ACCESSIBILITY, SEE DETAILS AND ENLARGEMENT ON SHEET A-4.**
- ✓ **REPAIR FLUERING ALONG THIS WALL AS NECESSARY TO PROVIDE A SMOOTH, PAINTABLE, SURFACE.**
- ✓ **EXISTING COLUIMN TO REMAIN. PROVIDE REPAIR TO COLUIMN PAINS AS NECESSARY TO PROVIDE A SMOOTH, PAINTABLE SURFACE.**
- ✓ **PRIMER EXISTING COLUIMN AND REPAIR 2" SURFACE IRREGULARITIES TO PREPARE FOR PAINT.**
- ✓ **LOCATION OF NEW ELECTRICAL, BATHROOM, SEE BIDD. CALL OUTS. FINISH, PROVIDE CLAMPERS AS REQUIRED, PROVIDE ELECTRICAL EQUIPMENT.**
- ✓ **EXISTING CONFINING ACCESSIBLE RAMP TO REMAIN. CONTRACTOR TO PROVIDE STEPPING ON RAMP AS NECESSARY TO OBTAIN LINE FROM FINISHING AREA OF BUILDING.**
- ✓ **EXISTING LANDING AREA, PROVIDE CONTRASTING FINISH ON EDGE OF DOOR, REPAIR GRADIOS / SPALLING AS NECESSARY.**
- ✓ **EXISTING TRANSOM OVER REAR DOOR, SEE ELECTRICAL PLANS FOR DETAILS.**
- ✓ **FIRE RISE DOORS, PROVIDE PARTITION WALLS AND 3" OF DOOR AS INDICATED TO PROVIDE ACCESS ROOM FOR FUTURE EQUIPMENT.**
- ✓ **TEAR DOWN, PRIME ALL WALLS AND REPAIR ALL SURFACE IRREGULARITIES TO PREPARE ROOM FOR FUTURE TENDRY.**
- ✓ **EXISTING EXTERIOR HARDWARE AS NECESSARY.**
- ✓ **NEW DOUBLE DOORS AS A PART OF NEW PARTICULAR SYSTEM, 2"x2" P-2 STOREY/FLOOR DOORS.**

[illegible]

Project:	0027	Drawing Number	A2.1
Date:			
Drawn by:			
Checked by:			

JOHN HAMILTON ARCHITECT
12245 VENICE BOULEVARD TELEPHONE 310-338-1500
SUITE NO. TWENTY-FIVE FACSIMILE 310-338-8600
LOS ANGELES, CA 90066 HAMILTONARCHITECTS.NET

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~~SUP-39219~~

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Larry Carter – Treasurer
Terri Sturm – Past Chair

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Kenneth Burns
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Michael Carr
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D. Clifford Miller
Richard Morgan
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Tiffany Tiberti

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Lynette Chappell
Jeryllyn Clayton
Michael Gaughan, Sr.
Judge Lloyd George
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Joyce Luman
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Nick Naff
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Tony Orlando
Mark Robertson
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Larry Scheffler
Glenn Smith
E. Parry Thomas
Bill Walters
John Wasserburger
Mark Wayman
Lawrence Weekly
Stephen Wynn
Executive Director:
Edward R. Guthrie

William (Bill) Risley
Director of Building Services
Opportunity Village, ARC
6050 S. Buffalo Drive
Las Vegas, NV 89113
W: 702-880-4078
F: 702-258-6944
risleyb@opportunityvillage.org

August 23, 2010

Planning & Development Department
City of Las Vegas

Dear Planning & Development Department,

Opportunity Village, ARC (OV) is requesting a "Special Use Permit" from the City of Las Vegas. On July 11, 2010, Opportunity Village, ARC, (OV) sustained heavy damage in a building fire at our thrift store location, 921 South Main St. This fire will require OV to rebuild the structure, with an estimated completion time of 2 years. To mitigate the impact on our clients with intellectual disabilities and to help alleviate the economic effect, we need to re-establish an OV thrift store in a temporary location for approximately 2 years until the Main Street location can be rebuilt.

OV has found a suitable temporary location at 4600 Meadows Ln, Las Vegas, NV. It is appropriately sized at 25,062 SF with the proper infrastructure and is demographically correct. Together with ADA accessibility and large amount of parking, this location is ideally suited. The property is currently zoned C1. We are requesting a "Special Use Permit" to allow the thrift store to operate at this location. There is a similar store located at 4530 Meadows Lane, Suite 1

Donations are made primarily by OV truck pick up. Access is available at the rear of the building for off loading and customer pickup of oversized items. Anyone making donations at the store will be directed to the rear of the building where specific storage bins will be located for this purpose. There are four steel bollards at the loading door two will have to be removed to facilitate the use of a forklift. It is our intention to place dumpsters for trash at the rear to mitigate the current trash problem. Combined, these measures will ensure the location will remain clean, neat and not adversely impact current businesses.

The location is fully functional as is and OV will not perform any Tenant Improvements to the building. We will place signage on the building structure and will follow all regulations and requirements as set forth by the City of Las Vegas. Maximum occupancy is expected to be 250. We will employ approximately 35 people. Our hours of operation will be 9:00am to 6:00pm, Monday through

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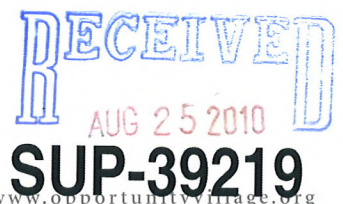
Saturday and 10:00am to 4:00pm on Sunday. We will be transferring our business license from our old thrift store location at 921 South Main Street to this new location.

Opportunity Village Thrift Store is a known and loved icon of Las Vegas with an established customer base and as such we feel the presence of this temporary location will be a valuable addition to the area and offer a much needed service to the local community.

Sincerely,

William Risley

Requesting Special Use Permit Applicant



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 Amendment of a previously approved Site Development Plan Review (SDR-8635)
TO ADD ALTERNATE MODEL HOME PLANS AND TO ALLOW AN EIGHT-FOOT
GARAGE SETBACK WHERE SIX FEET OR LESS OR 18 FEET OR GREATER 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 [ML (Medium Low Density Residential) Lone Mountain West Special Land
Use Designation], Ward 4 (Anthony). Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 10/20/10 OR MAY BE 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

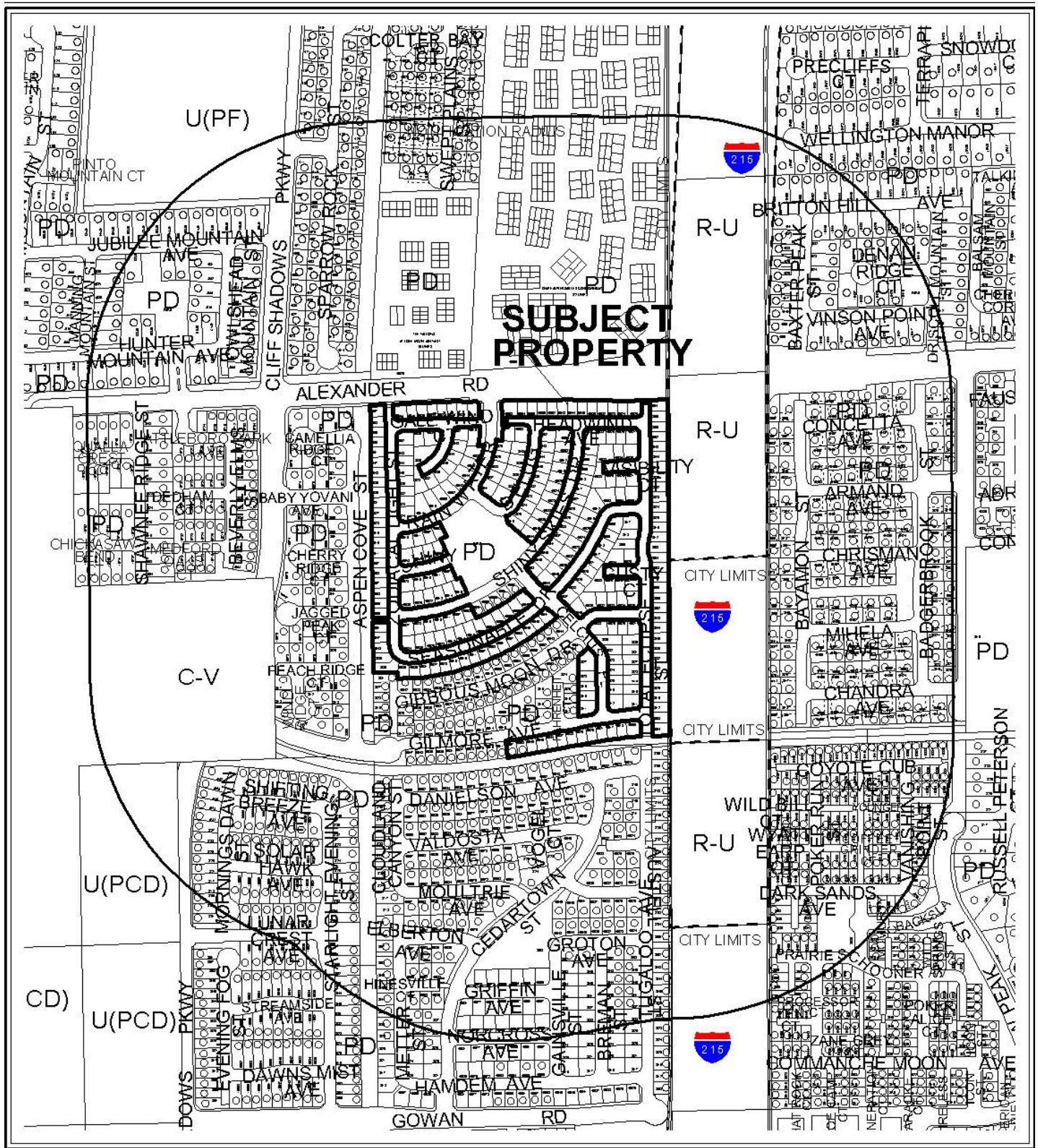
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RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

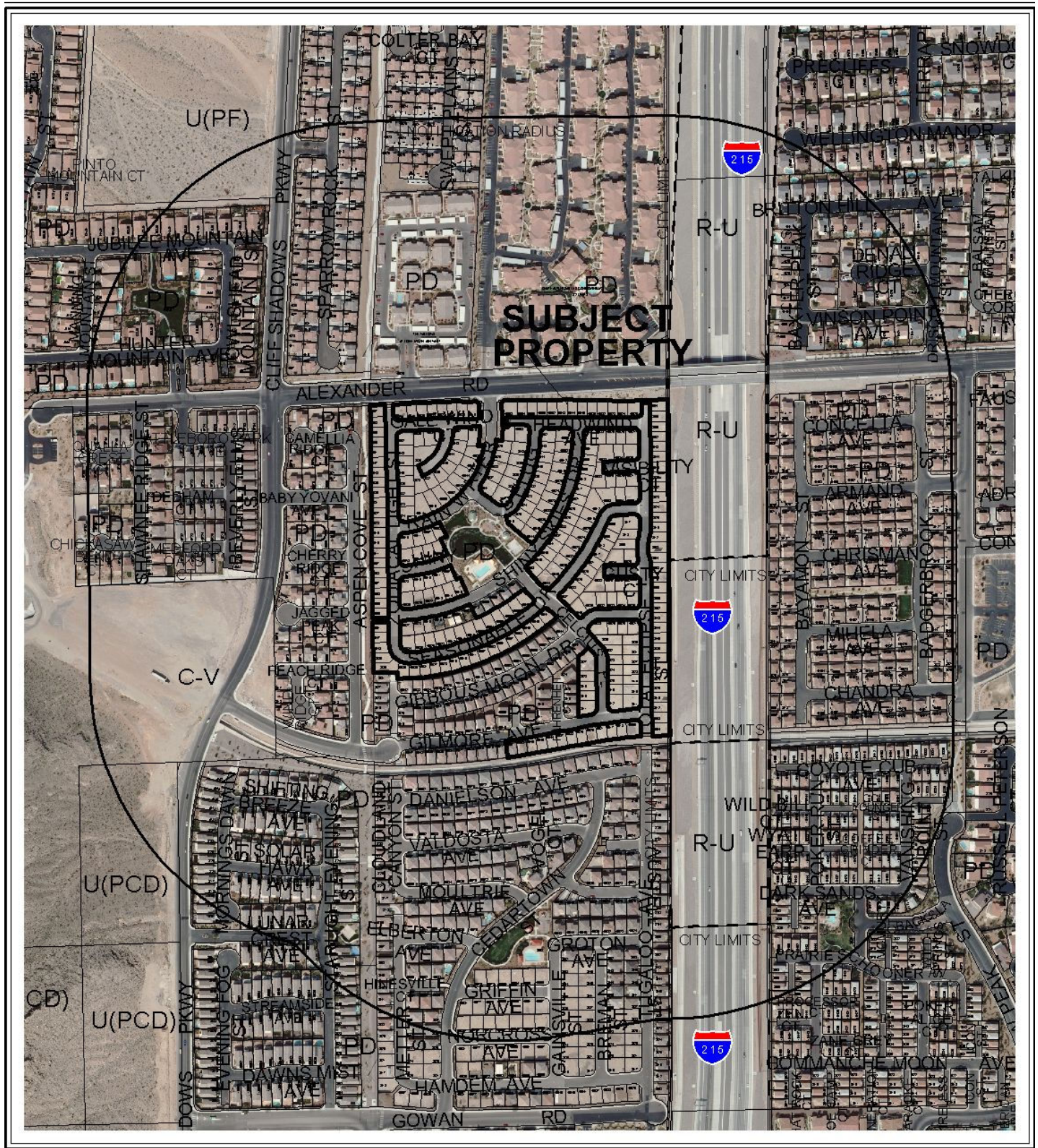
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. City Council Approval Letter for SDR-8635
6. Justification Letter



CASE: **SDR-39117**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)



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: _____

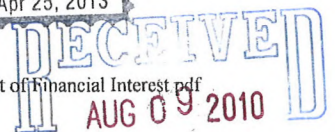
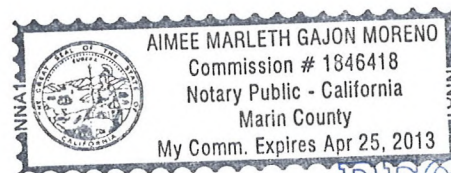
Signature of Property Owner: _____

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 •
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SDR-39117

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			137-12-114-371

SDR-39117

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PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Site Development Plan Review
 Project Address (Location) Alexander / 215
 Project Name Alexander 215 Proposed Use SFR
 Assessor's Parcel #(s) 137-12-114-001-077; 122-126; 158-304; 310-371 Ward # 4
 General Plan: existing - proposed - 310-371 Zoning: existing PD proposed PD
 Commercial Square Footage - Floor Area Ratio -
 Gross Acres Lots/Units Density
 Additional Information

PROPERTY OWNER RB Hillside LLC Contact JEFF BARCY
 Address 97 Round Hill Rd Phone: 415-435-3201 Fax: 415-789-5274
 City TIBURON State CA Zip 94920
 E-mail Address jbarcy@ridgeback-partners.com

APPLICANT Richmond American Homes Contact Brian Walsh
 Address 7770 S Dean Martin Phone: (702) 617-8400 Fax: (702) 617-8499
 City Las Vegas State Nevada Zip 89139
 E-mail Address Brian.Walsh@mdch.com

REPRESENTATIVE Thomason Consulting Engineers Contact Sonia Macias
 Address 3277 E. Warm Springs #400 Phone: (702) 932-6125 Fax: (702) 932-6129
 City Las Vegas State NV Zip 89120
 E-mail Address smacias@tce-lv.com

Property Owner Signature* Jeff Barcy

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

Print Name JEFF BARCY

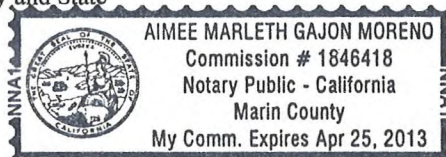
Subscribed and sworn before me

This 21 day of JULY, 2010

JEFF BARCY Notary Public

Notary Public in and for said County and State

Revised 10/27/08



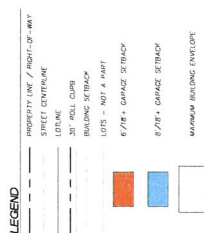
FOR DEPARTMENT USE ONLY

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'		31
64'		7
65'		3
75'		2
		291 TOTAL

PROPOSED SETBACK	MAXIMUM GARAGE STREET SLOPE
6'	4.50%
8'	6.00%

E. MAXIMUM STREET SLOPE IS 12% UPON A DRIVEWAY SLOPE. THIS IS THE MAXIMUM ALLOWED BY THE CLV.

F. MAXIMUM STREET SLOPE FOR THIS DEVELOPMENT IS 6.16%.

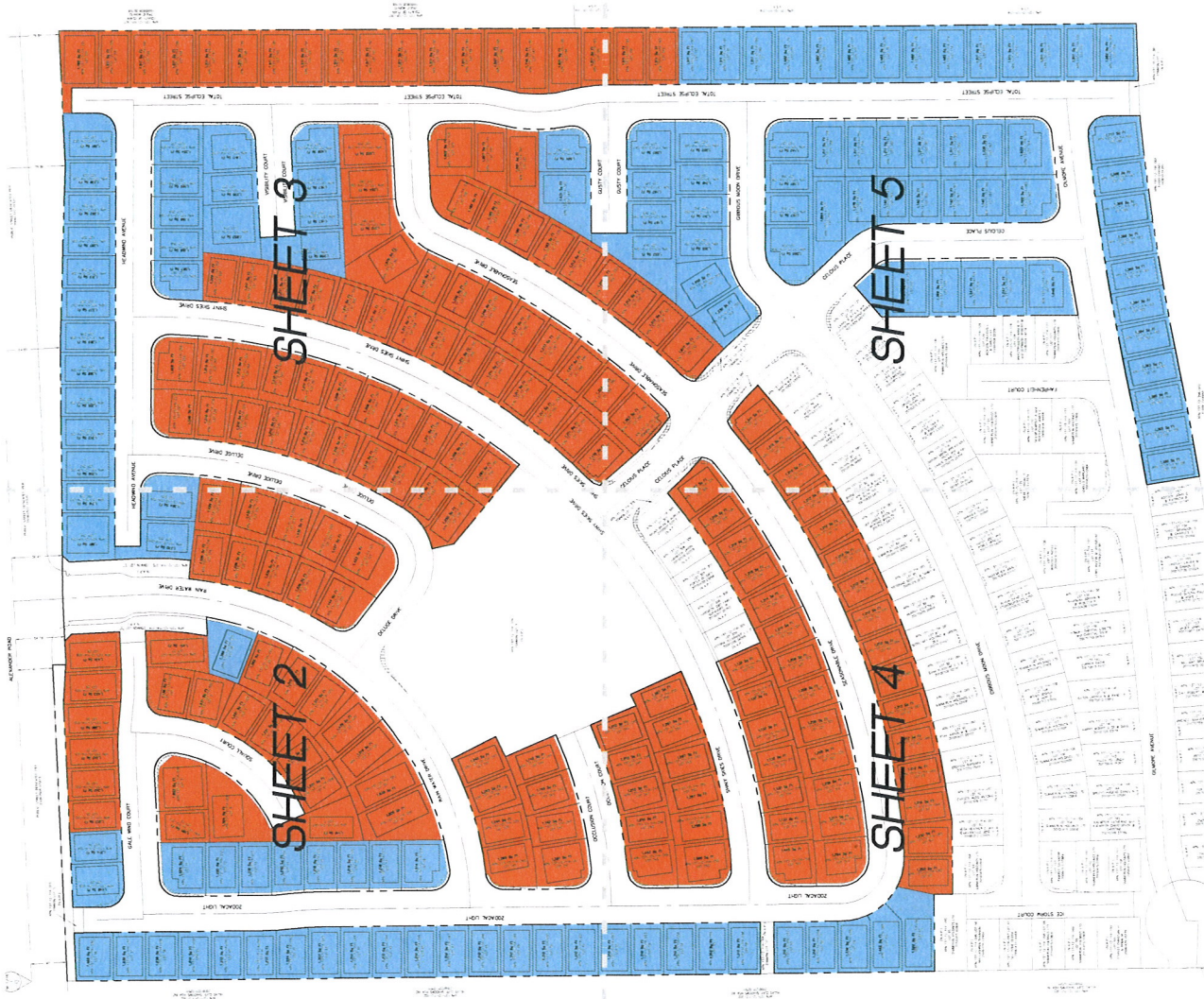
TABLE #1 GARAGE SETBACK BREAKDOWN	PROPOSED GARAGE SETBACK	NUMBER OF LOTS
	6' / 8'	167
	8' / 18'	124
		291 TOTAL

THE MAXIMUM STREET SLOPE
FOR THIS DEVELOPMENT IS 6.16%.

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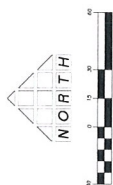
SDR-39117

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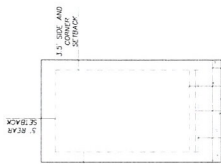
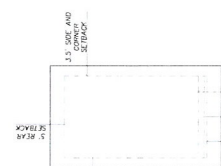
THOMSON CONSULTING ENGINEERS
3277 E. MAIN SPRINGS ROAD, SUITE 400
LAS VEGAS, NEVADA 89120
FAX 702-932-6125
702-932-6121

81101100



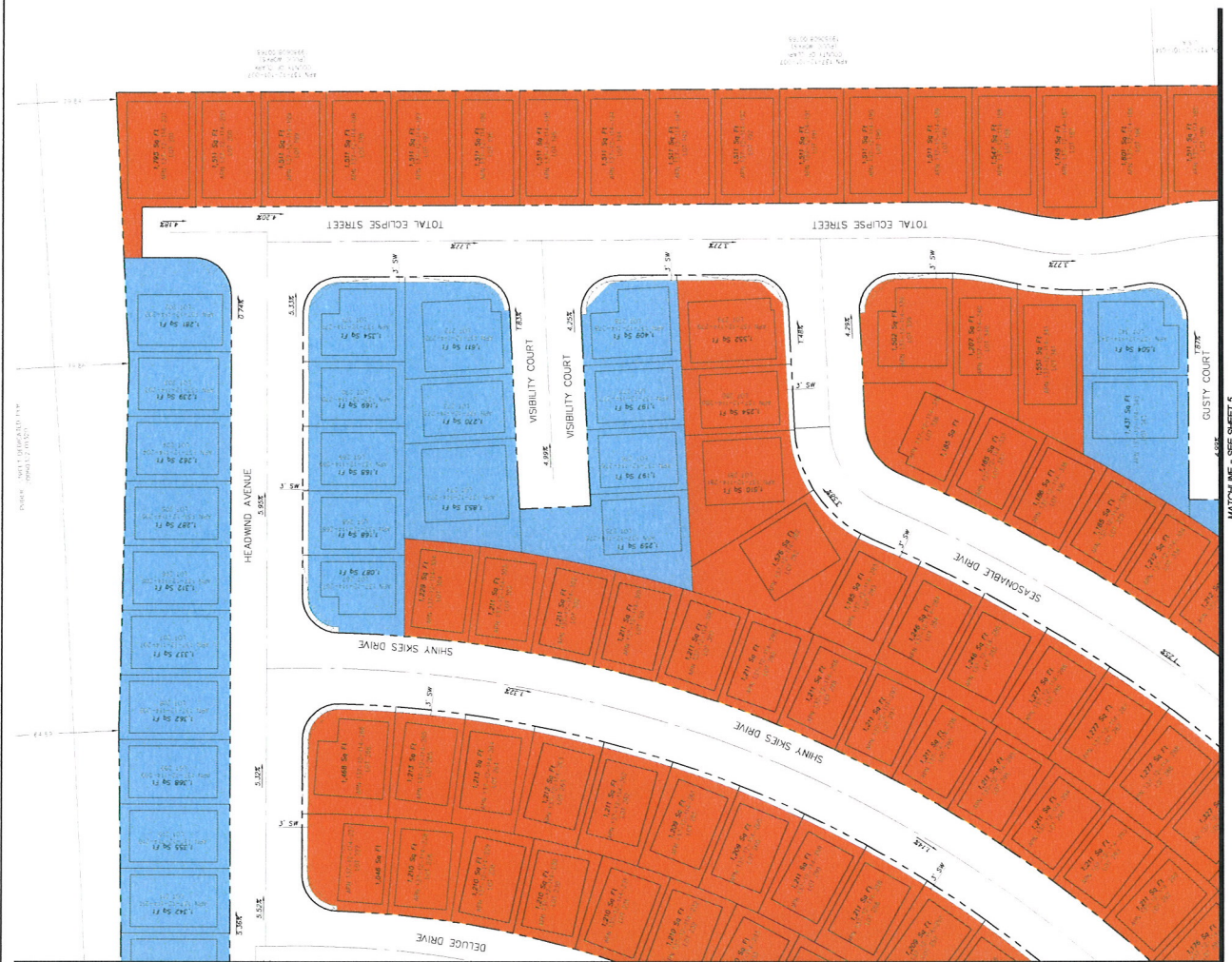
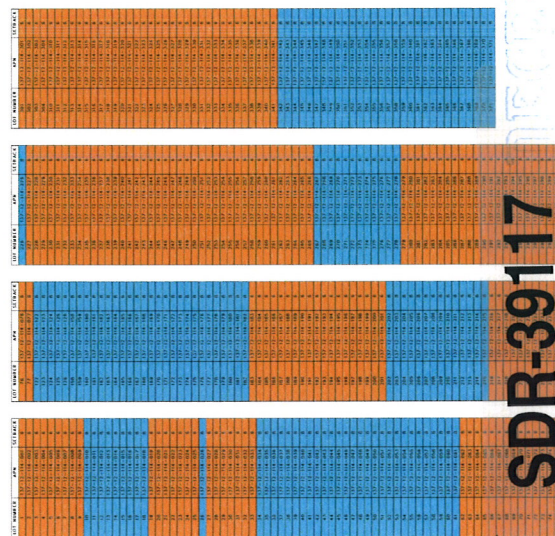
LEGEND					
PROPERTY LINE / RIGHT-OF-WAY					
STREET CENTERLINE					
LOTLINE					
LOT ROLL CURB					
BUILDING SETBACK					
LOTS - NOT A PART					
6' MIN. GARAGE SETBACK					
8' MIN. GARAGE SETBACK					
MAXIMUM BUILDING ENVELOPE					

KEY MAP
NOT TO SCALE



PROPOSED LOT SETBACKS W/ SIDEWALK

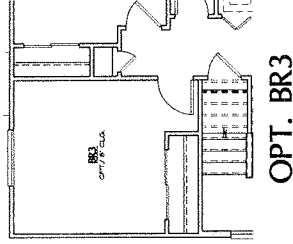
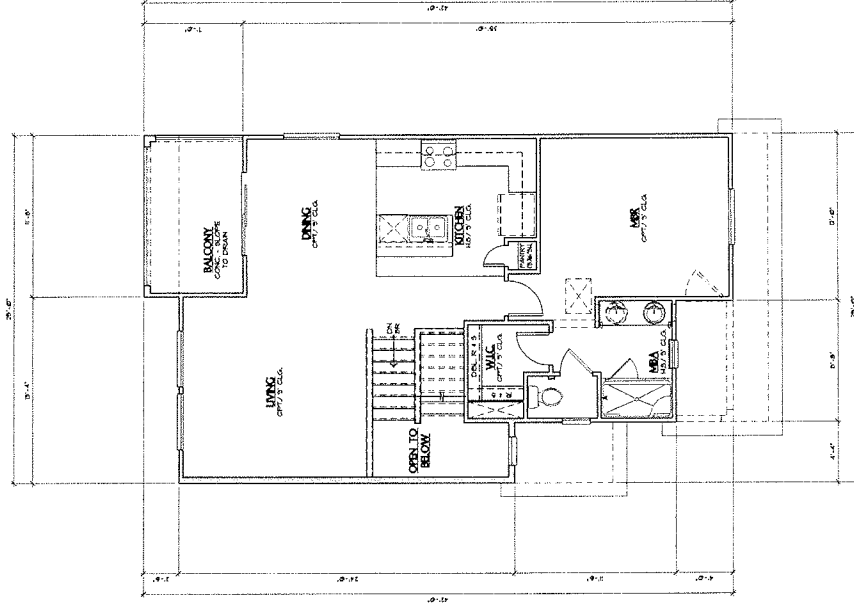
PROPOSED LOT SETBACKS



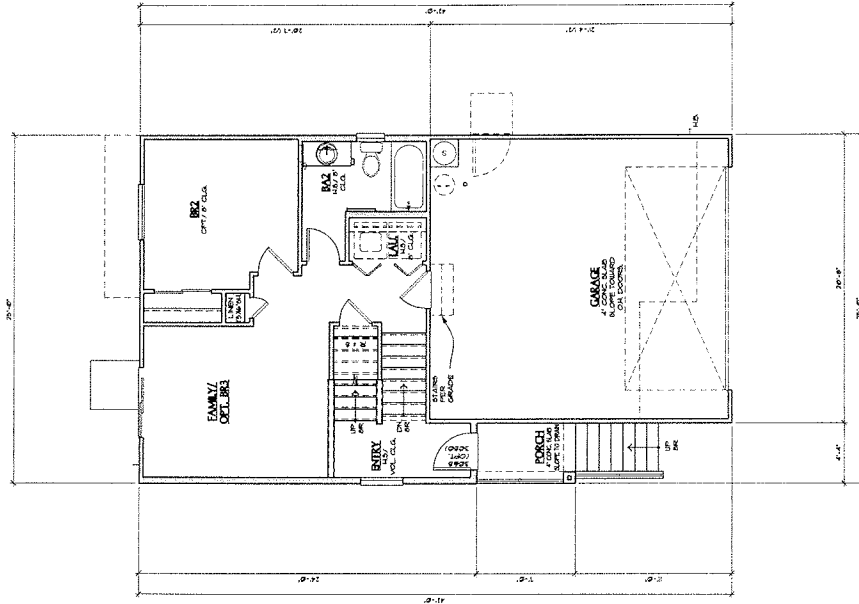
WATCH ME - SEE SHEET 5

WATCHLINE - SEE SHEET 2

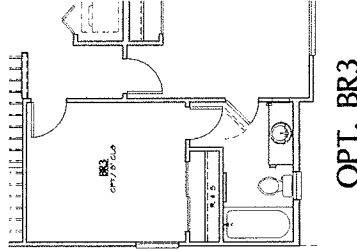
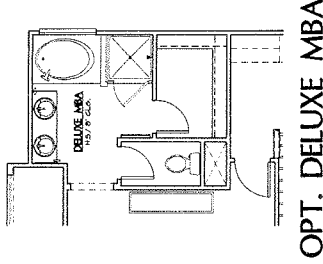
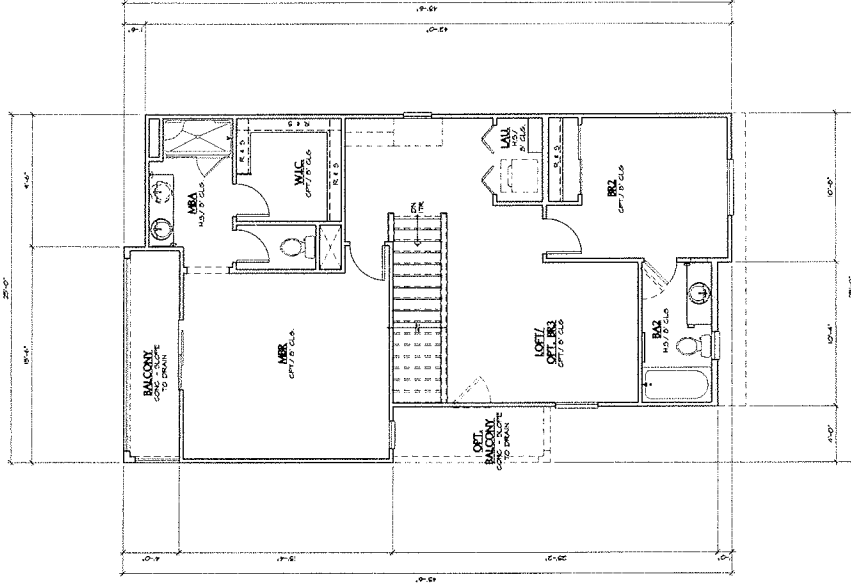




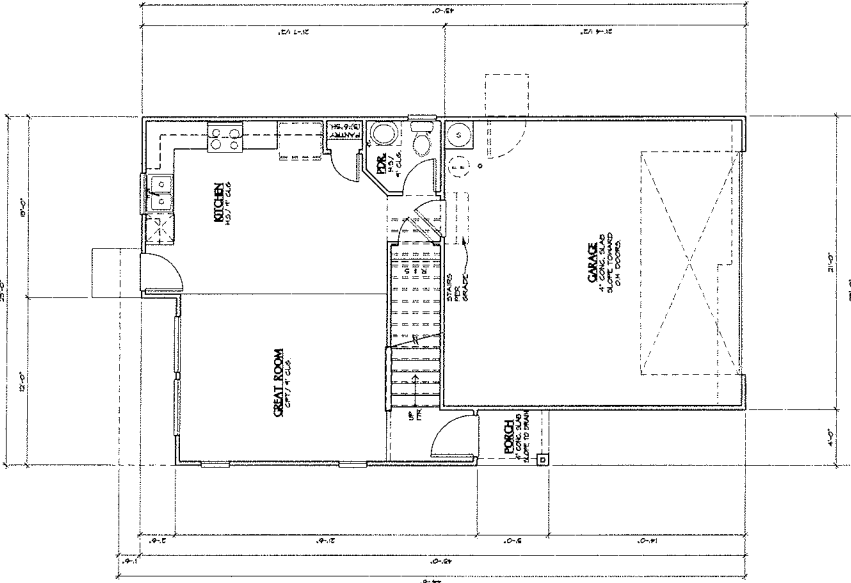
SQUARE FOOTAGE CALC.			
	FINISHED	OPT. FINISHED	UNFINISHED
3 CAR GARAGE	-	-	448.50 SQ. FT.
PORCH AREA	-	-	30.50 SQ. FT.
BALCONY	-	-	80.50 SQ. FT.
OPT. BALCONY + WDR	-	-	35.50 SQ. FT.
FIRST FLOOR	931.50 SQ. FT.	-	-
SECOND FLOOR	-	144.50 SQ. FT.	-
TOTAL	280.50 SQ. FT.	-	-



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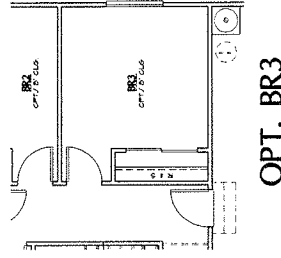
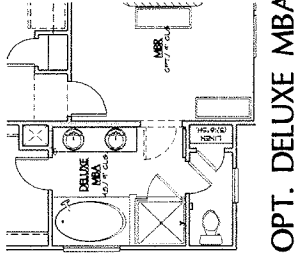
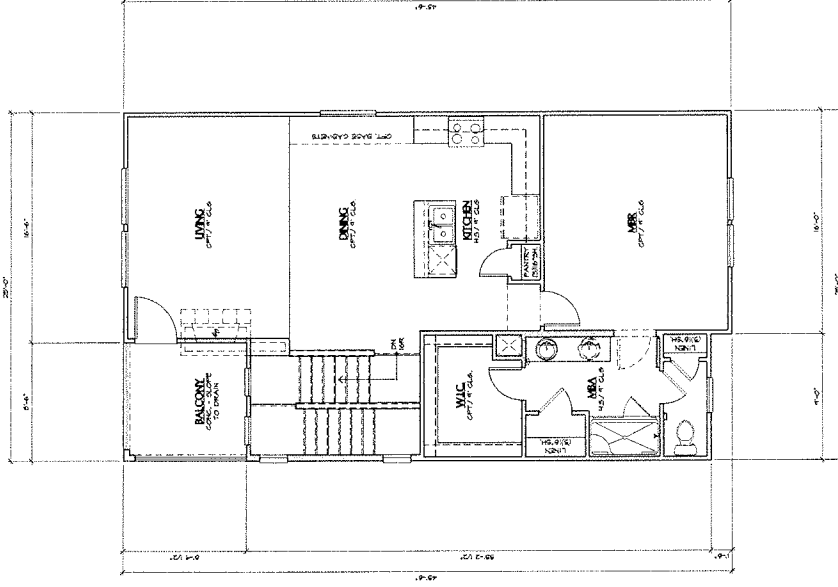
SQUARE FOOTAGE CALC.			
	FINISHED	OPT. FINISHED	UNFINISHED
2 CAR GARAGE	-	-	142.50 FT.
PORCH AREA	-	-	20.50 FT.
OPT. BALCONY & LOFT	-	-	45.50 FT.
FIRST FLOOR	725.50 FT.	-	-
SECOND FLOOR	587.50 FT.	-	-
TOTAL	-	-	-



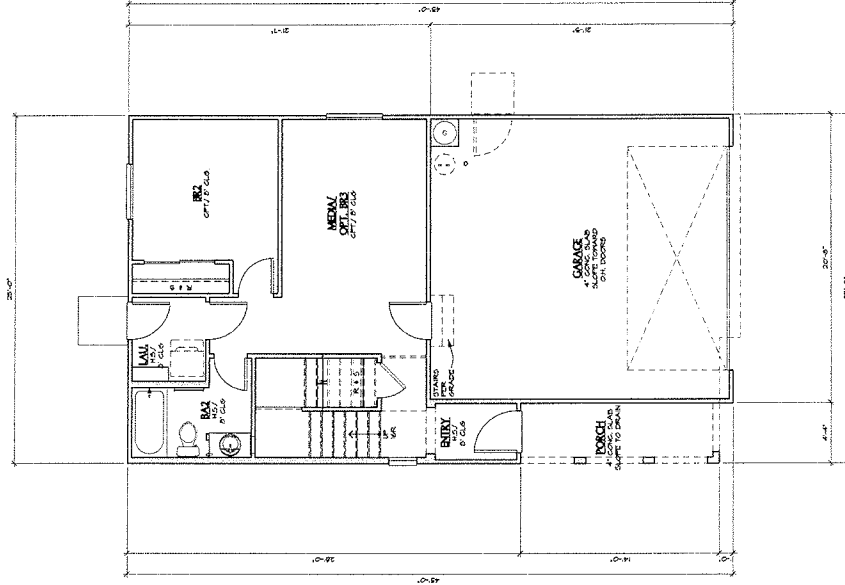
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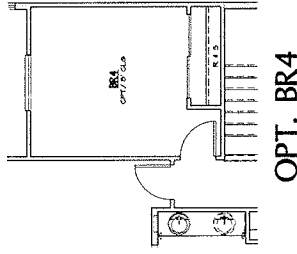
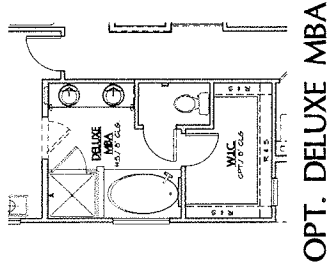
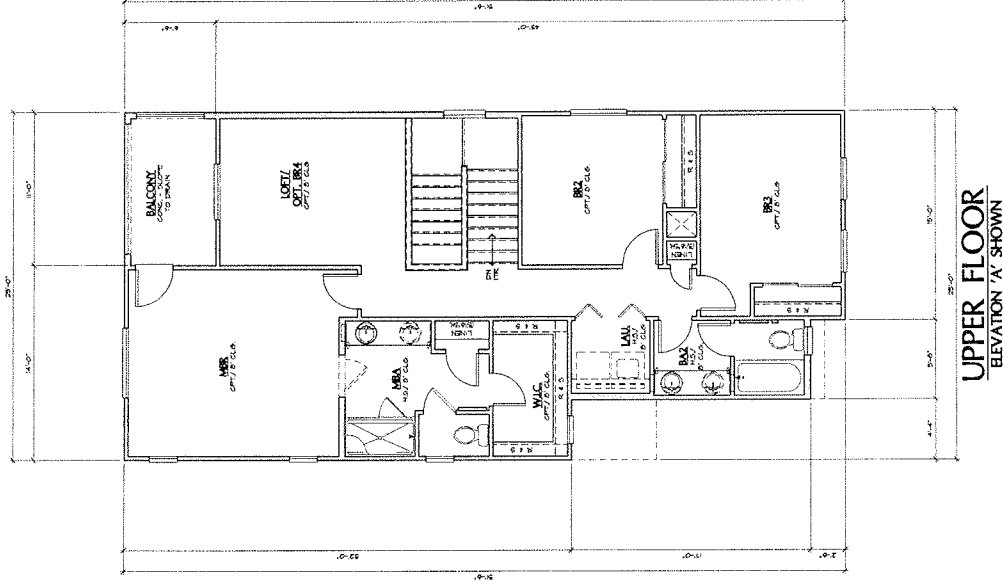
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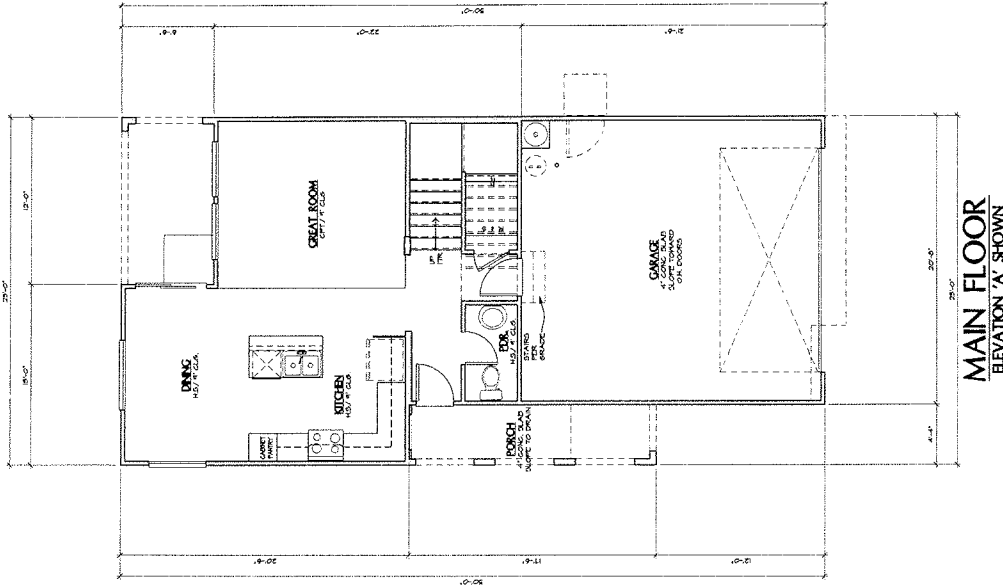
SQUARE FOOTAGE CALC			
	FINISHED	OPT. FINISHED	UNFINISHED
2 CAR GARAGE	-	-	544.00 FT.
POORCH AREA	-	-	8.50 FT.
BALCONY	-	-	75.00 FT.
FIRST FLOOR	544.00 FT.	-	-
SECOND FLOOR	-	544.00 FT.	-
TOTAL	544.00 FT.	1,088.00 FT.	-

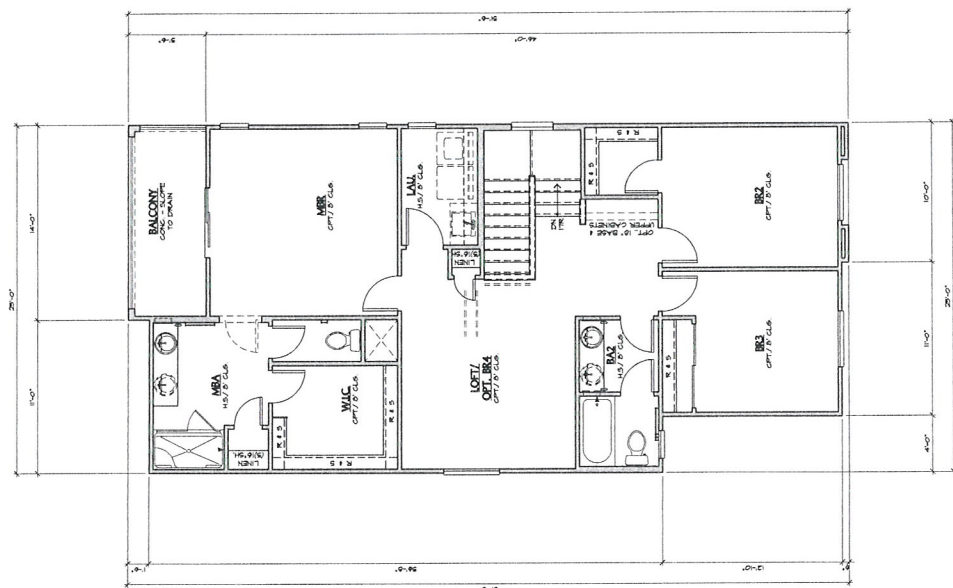


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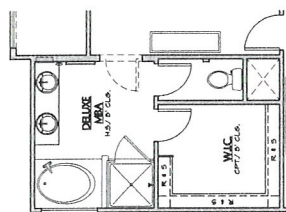


SQUARE FOOTAGE CALC			
	FINISHED	OPT. FINISHED	UNFINISHED
2 CAR GARAGE	-	-	400 SQ. FT.
POORCH AREA	-	-	30 SQ. FT.
BALCONY	-	-	30 SQ. FT.
FIRST FLOOR	400 SQ. FT.	-	-
SECOND FLOOR	400 SQ. FT.	-	-
TOTAL	800 SQ. FT.	-	-

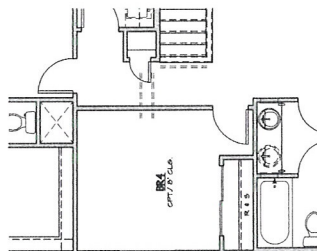




UPPER FLOOR
ELEVATION 'A' SHOWN

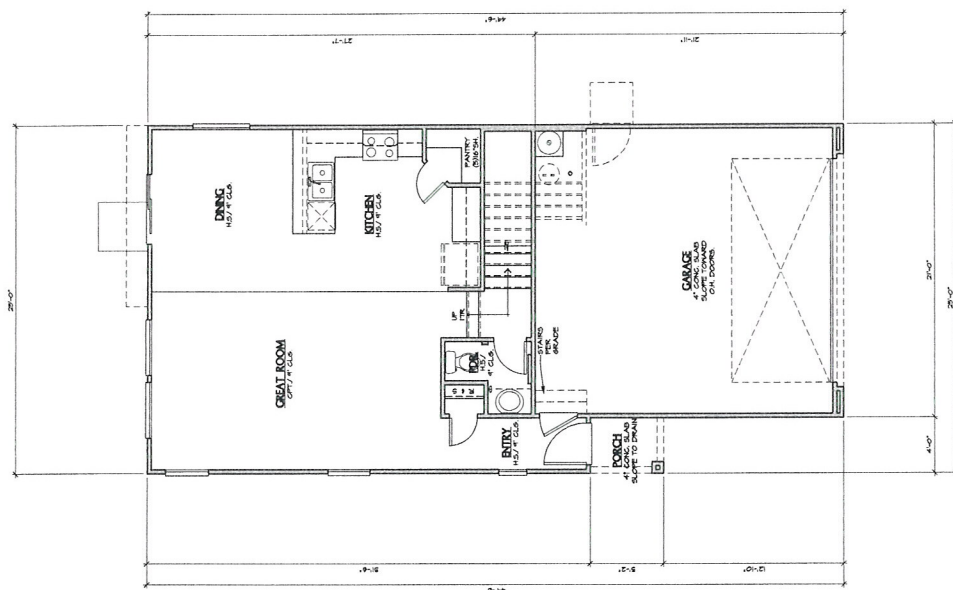


OPT. DELUXE MBA



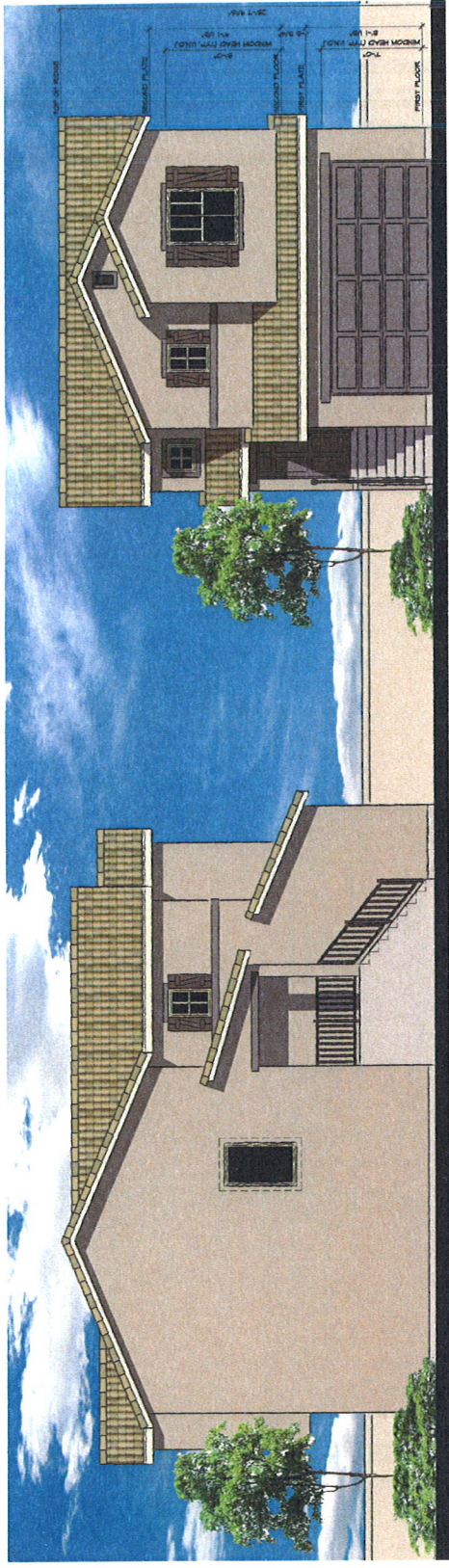
OPT. BR4

SQUARE FOOTAGE CALC.		
	FINISHED	UNFINISHED
2 CAR GARAGE	=	444 SQ. FT.
PORCH AREA	=	21 SQ. FT.
BALCONY	=	16 SQ. FT.
FIRST FLOOR	1046 SQ. FT.	=
SECOND FLOOR	1072 SQ. FT.	=
TOTAL	2118 SQ. FT.	=

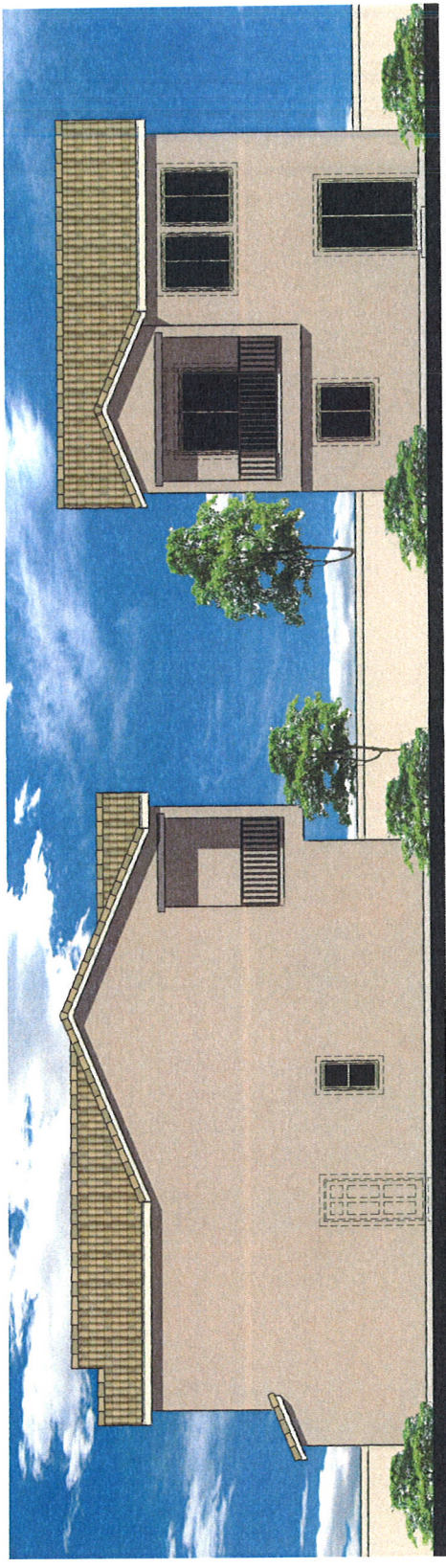


MAIN FLOOR
ELEVATION 'A' SHOWN

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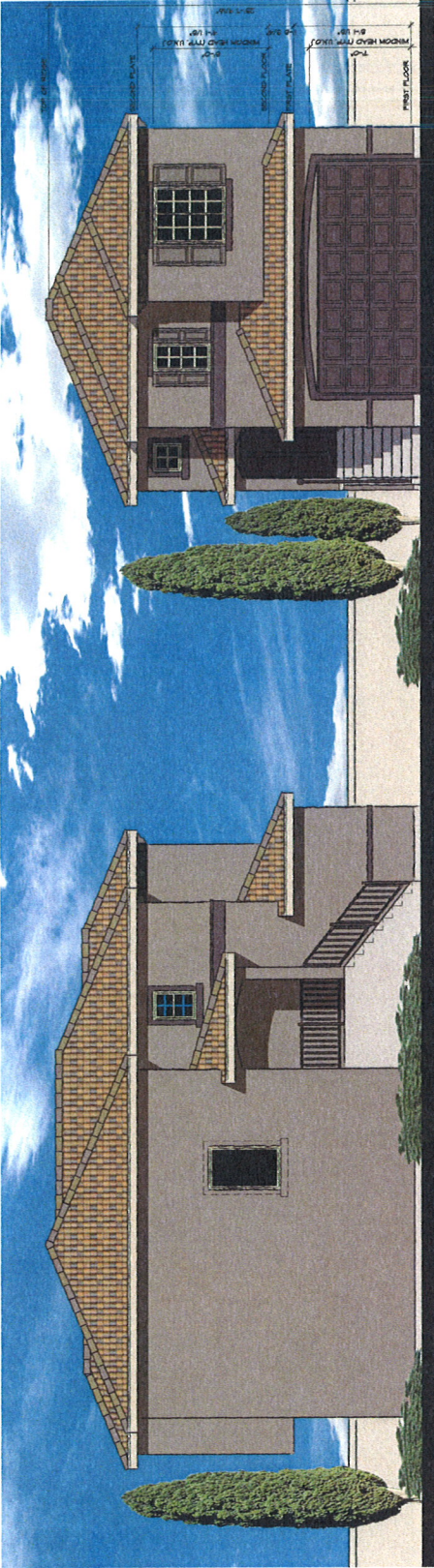
RIGHT ELEVATION 'A'



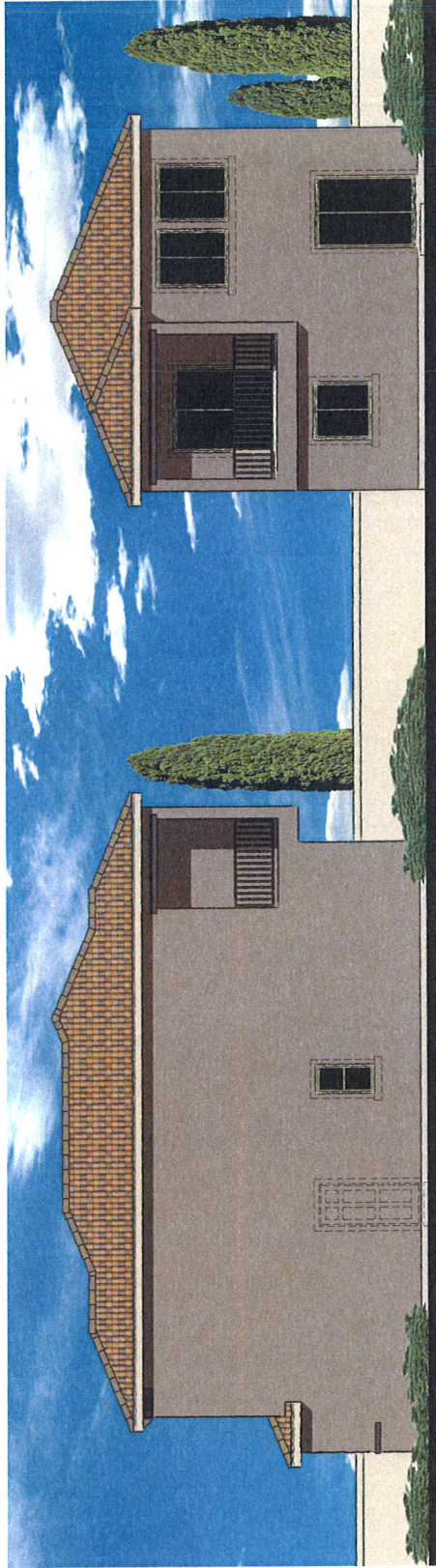
LEFT ELEVATION 'A'

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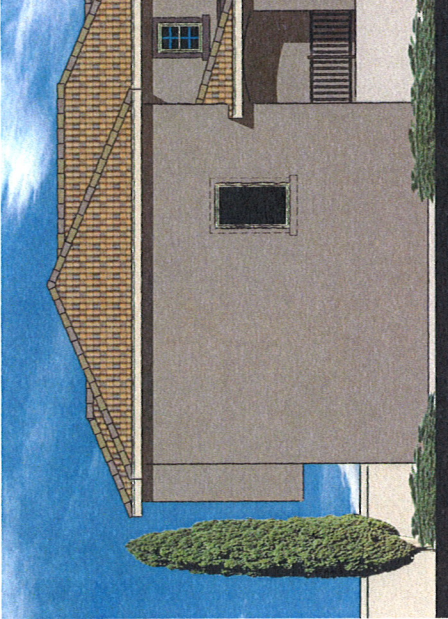
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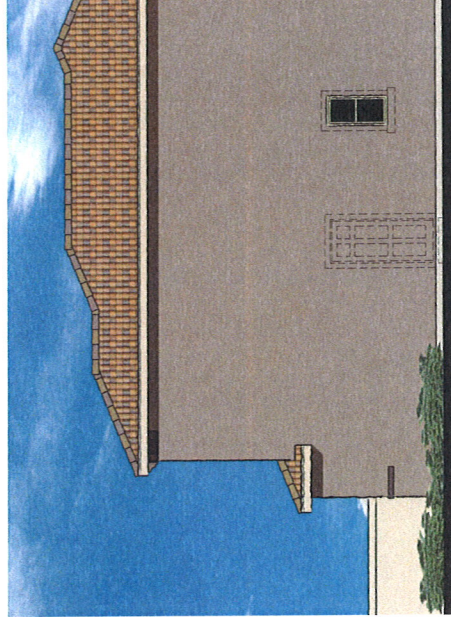
FRONT ELEVATION 'B'



REAR ELEVATION 'B'



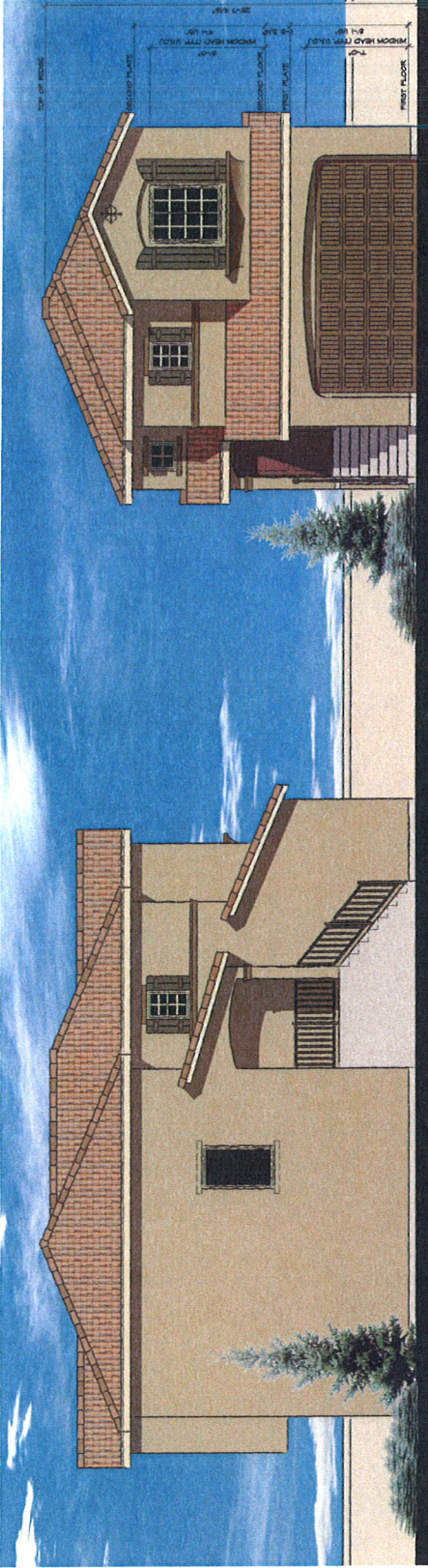
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LEFT ELEVATION 'B'

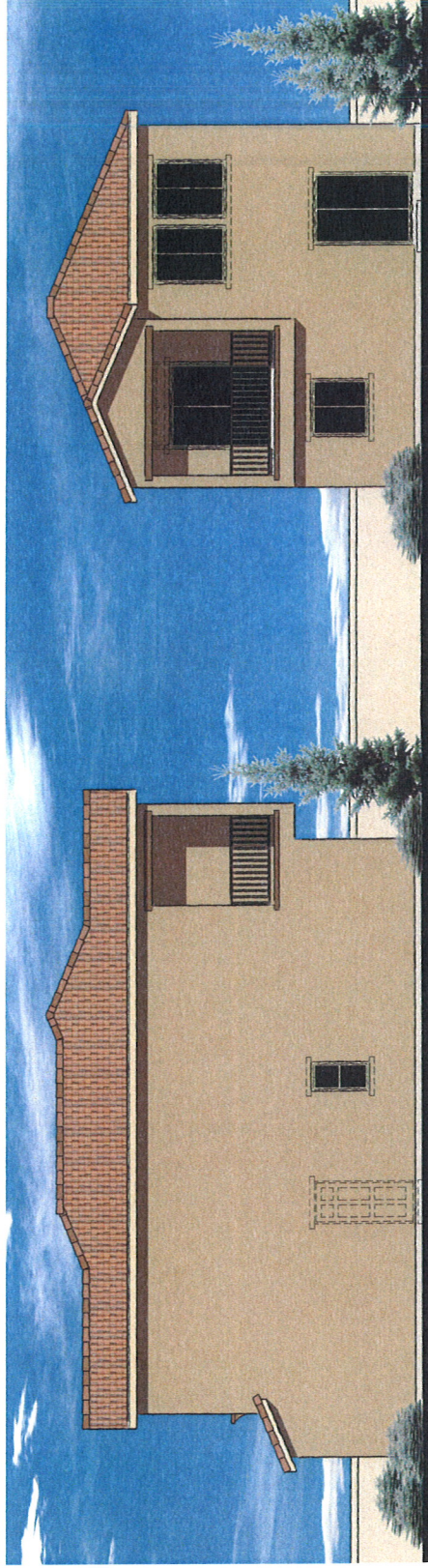
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FRONT ELEVATION 'C'

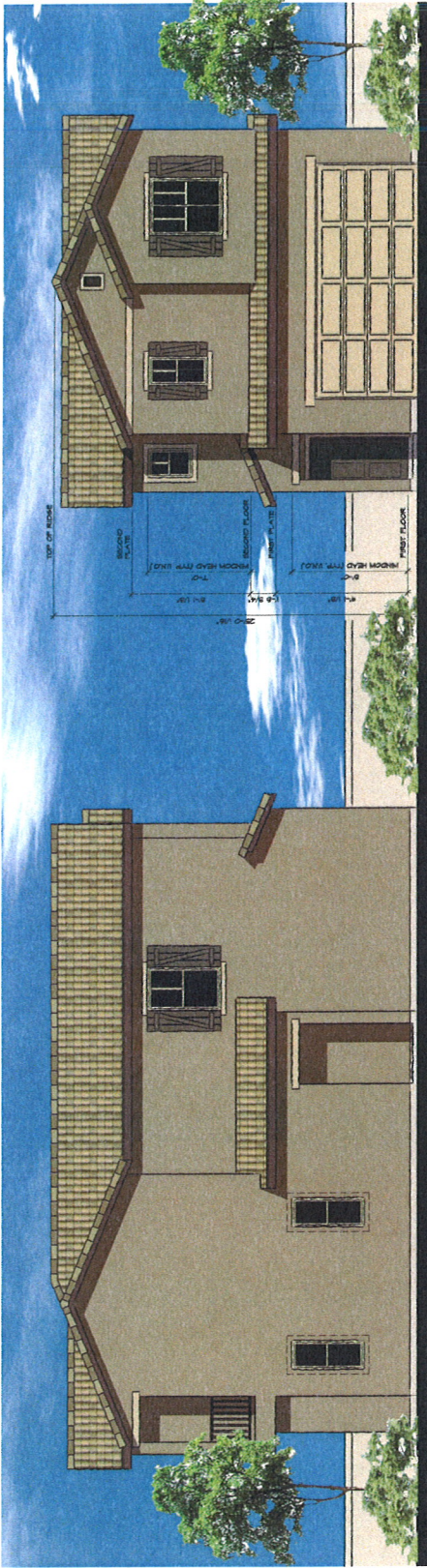
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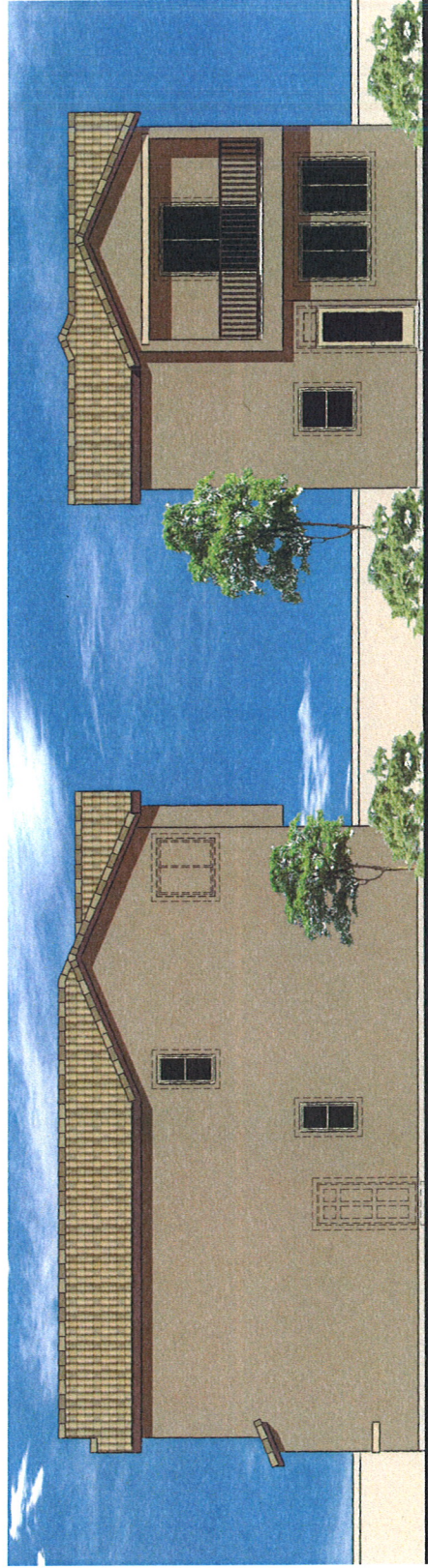
REAR ELEVATION 'C'

LEFT ELEVATION 'C'

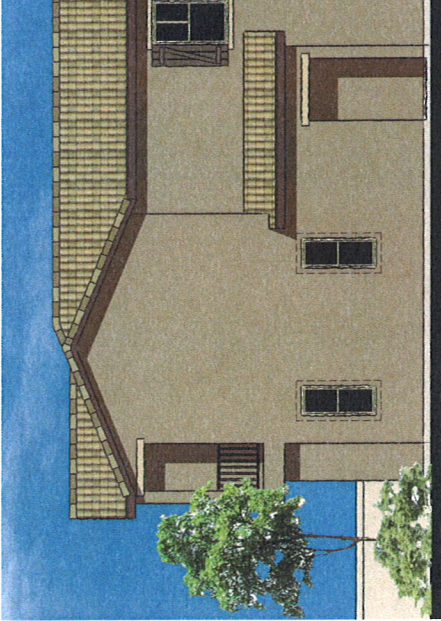
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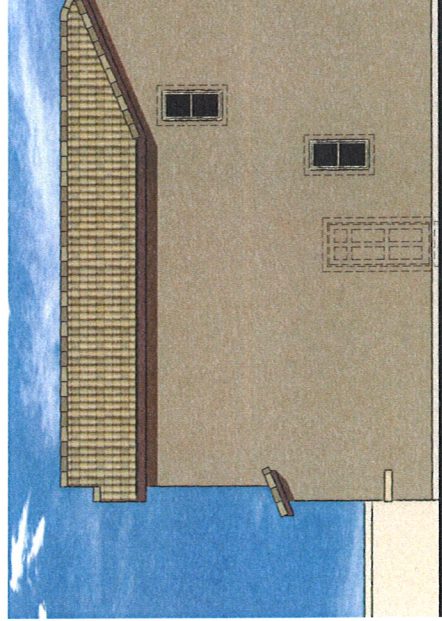
FRONT ELEVATION 'A'



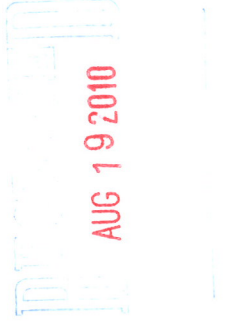
REAR ELEVATION 'A'



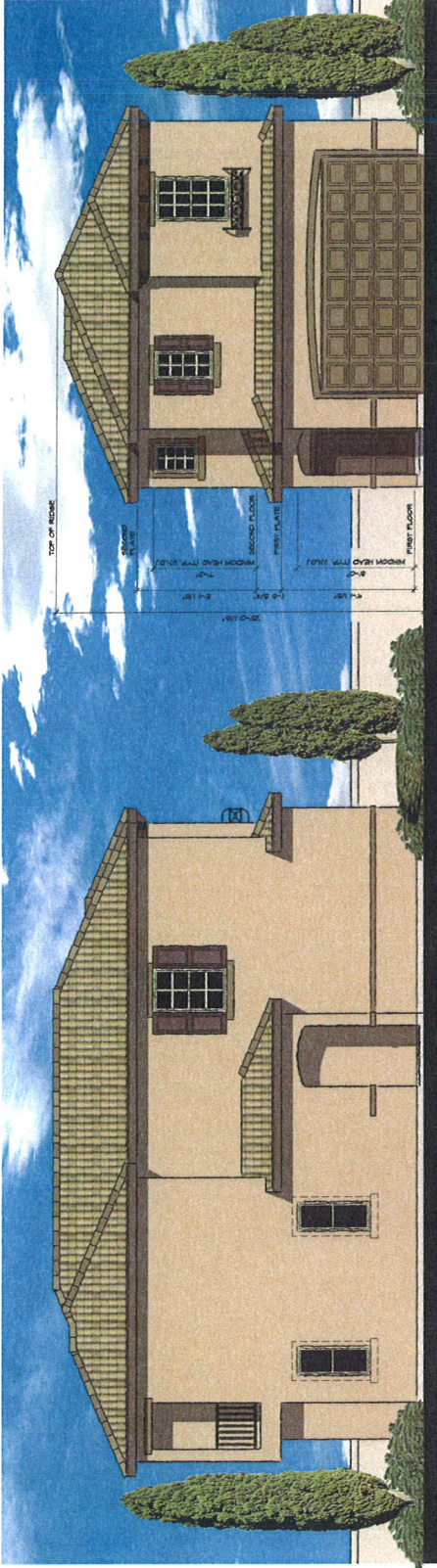
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LEFT ELEVATION 'A'

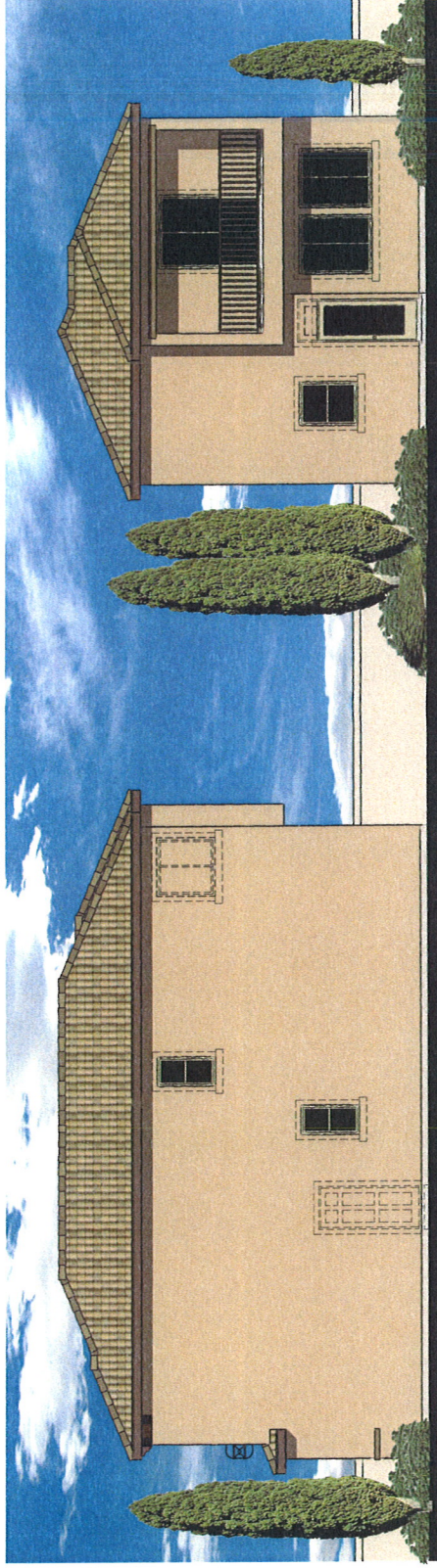


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FRONT ELEVATION 'B'

RIGHT ELEVATION 'B'

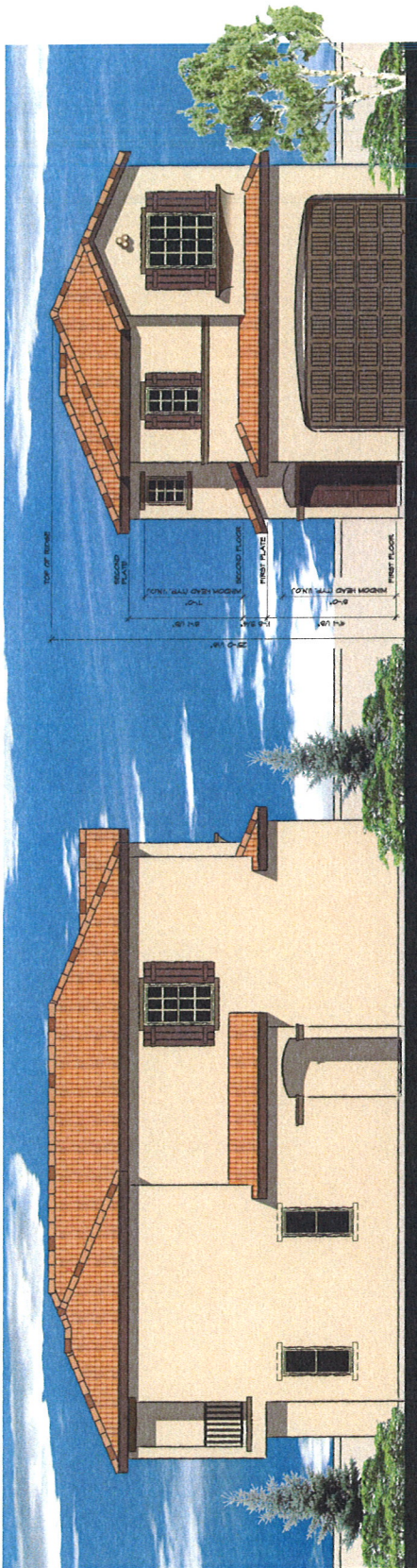


REAR ELEVATION 'B'

LEFT ELEVATION 'B'

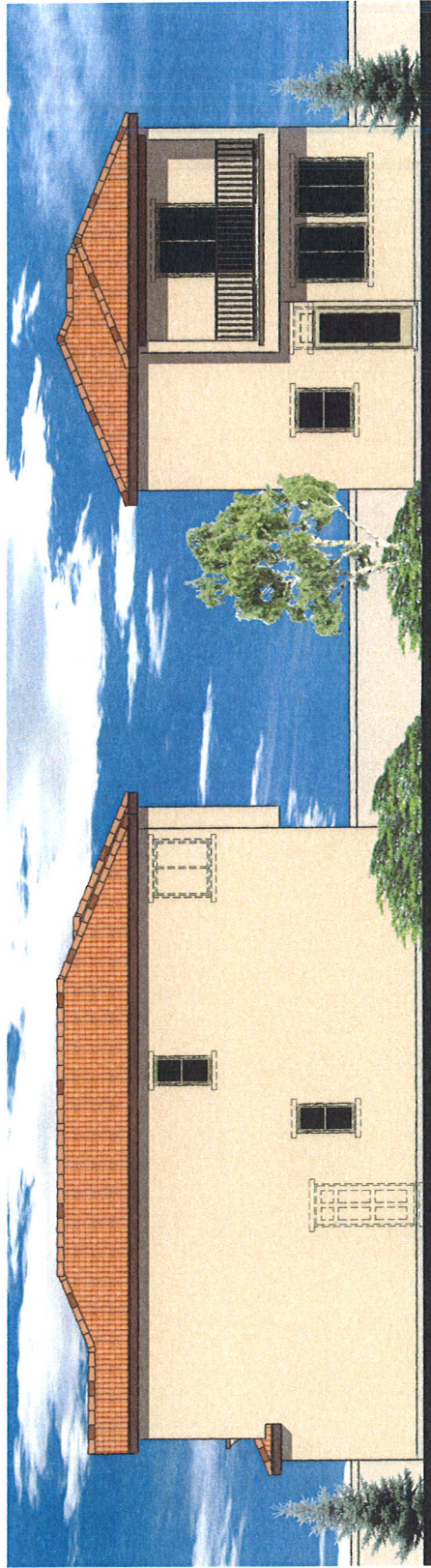
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FRONT ELEVATION 'C'

RIGHT ELEVATION 'C'

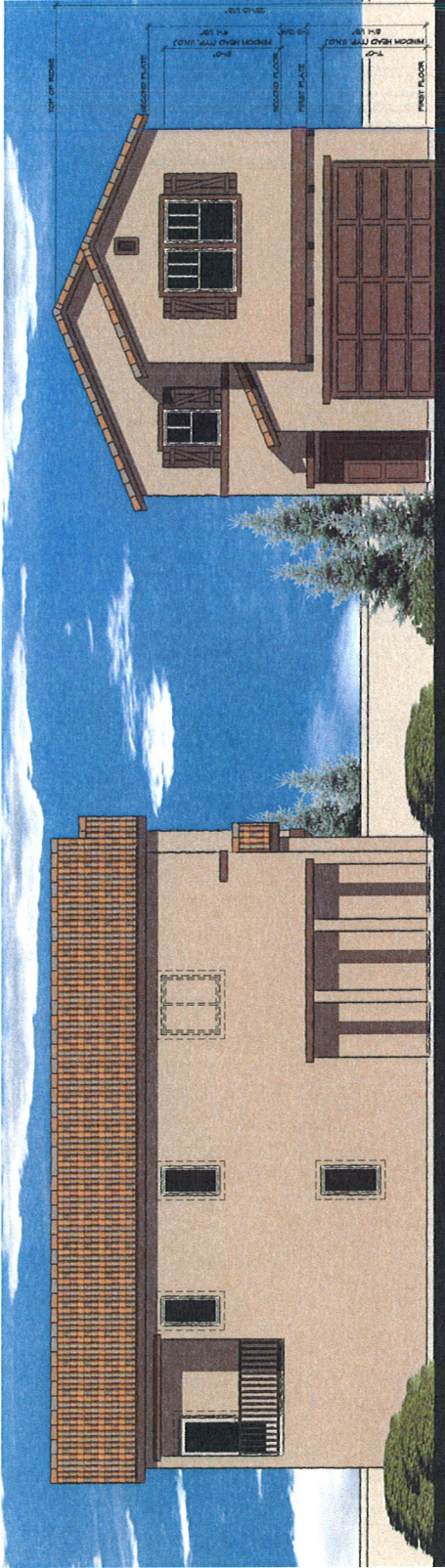


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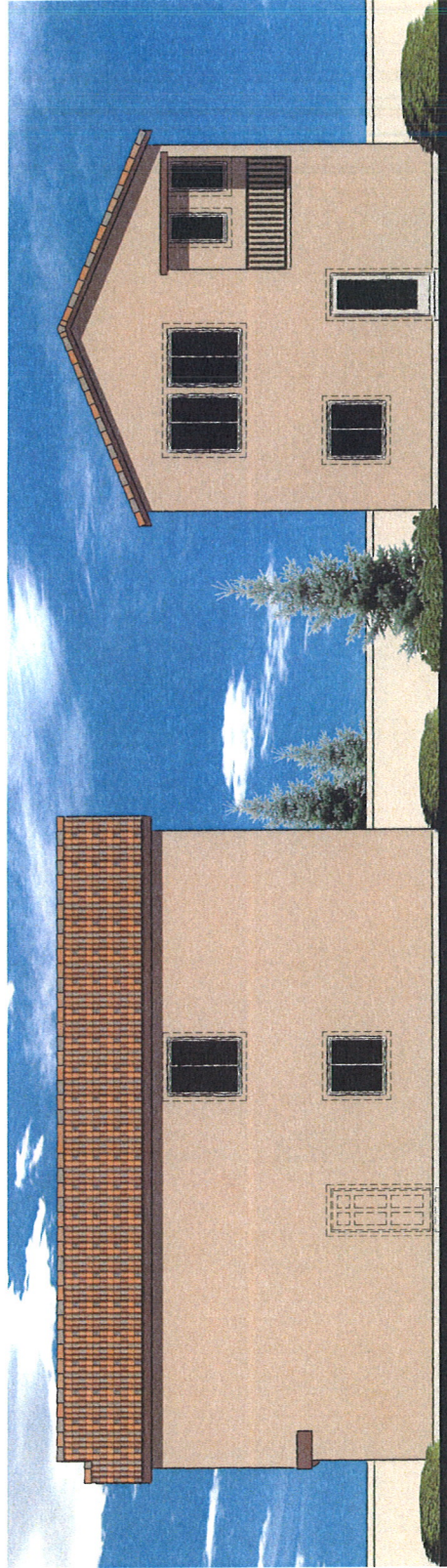
LEFT ELEVATION 'C'

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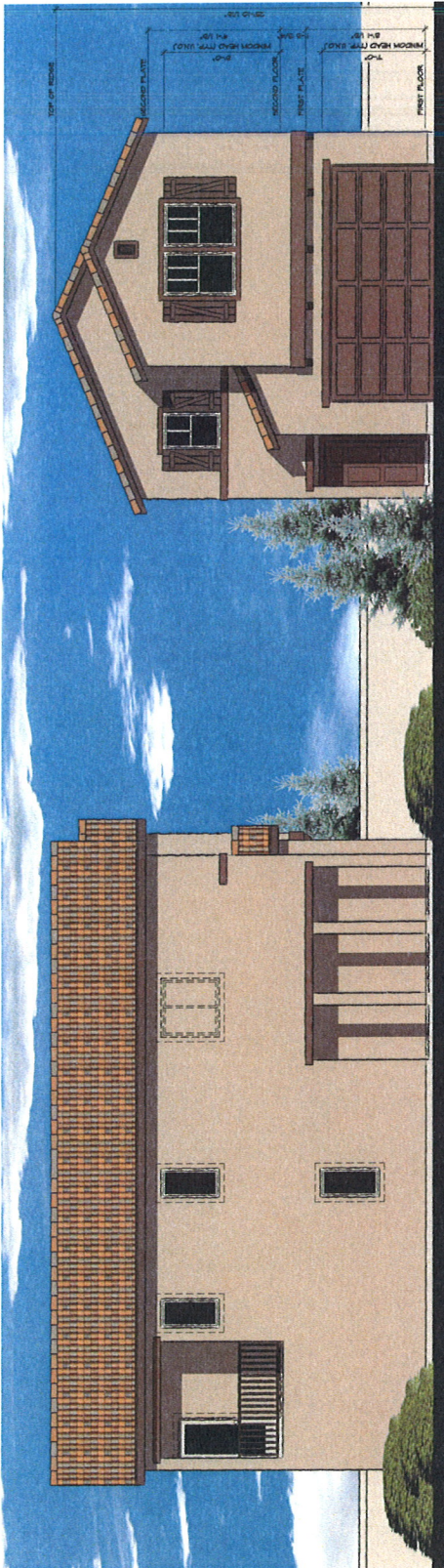
REVISION
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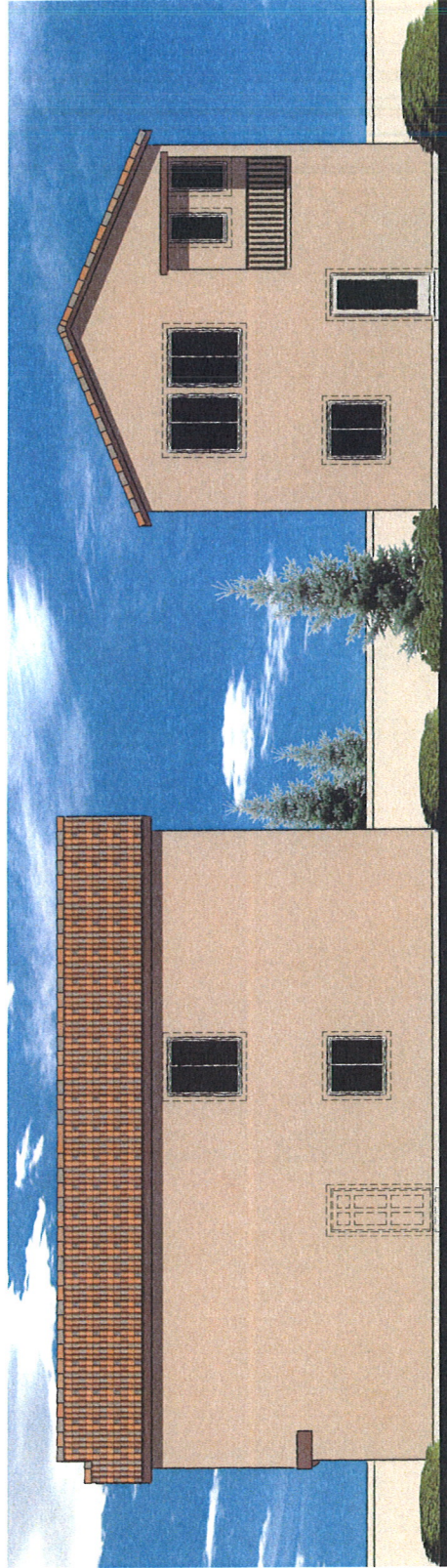
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REAR ELEVATION 'A'



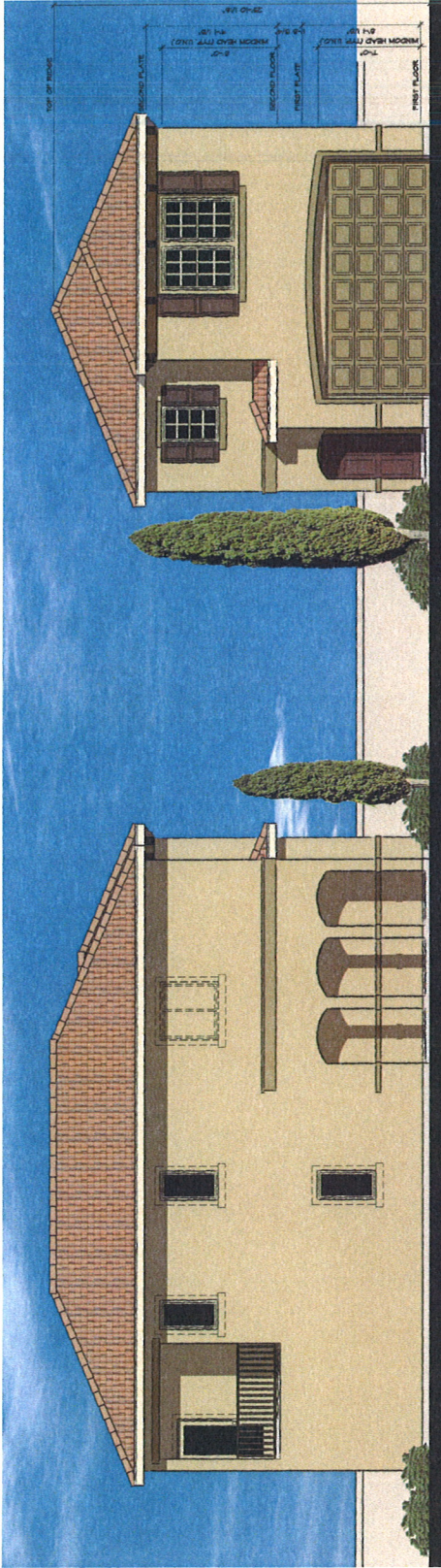
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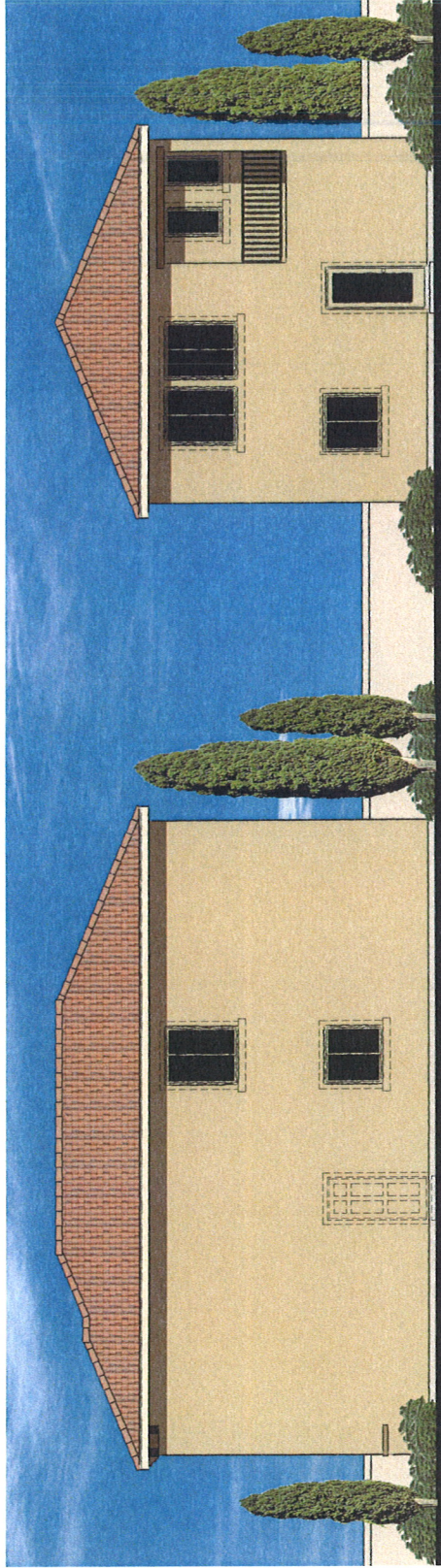
LEFT ELEVATION 'A'

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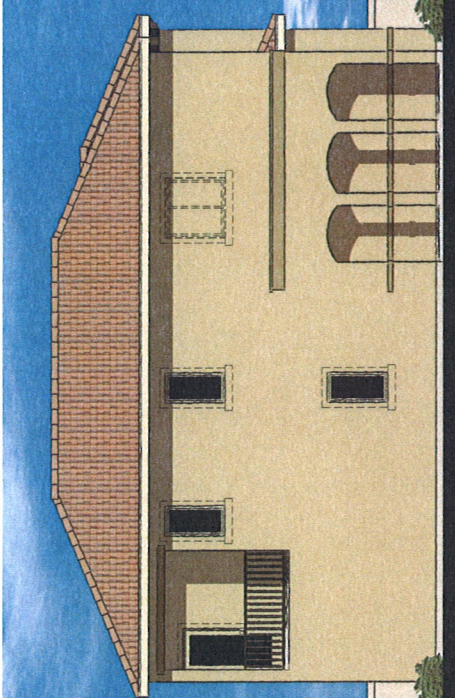
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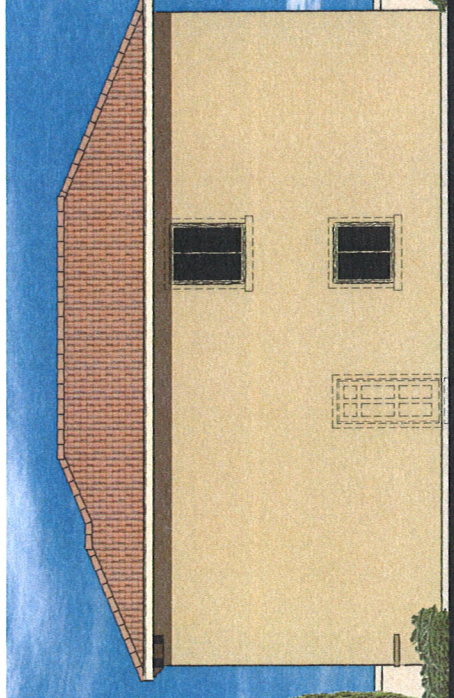
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REAR ELEVATION 'B'



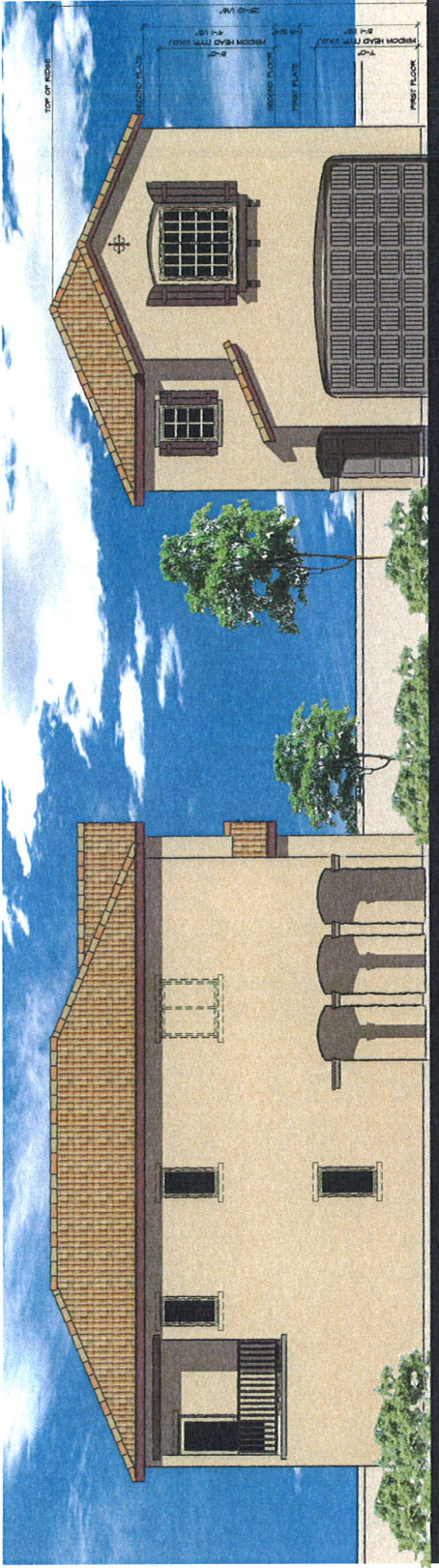
RIGHT ELEVATION 'B'



LEFT ELEVATION 'B'

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RIGHT ELEVATION 'C'

ROOF PLAN 'C'



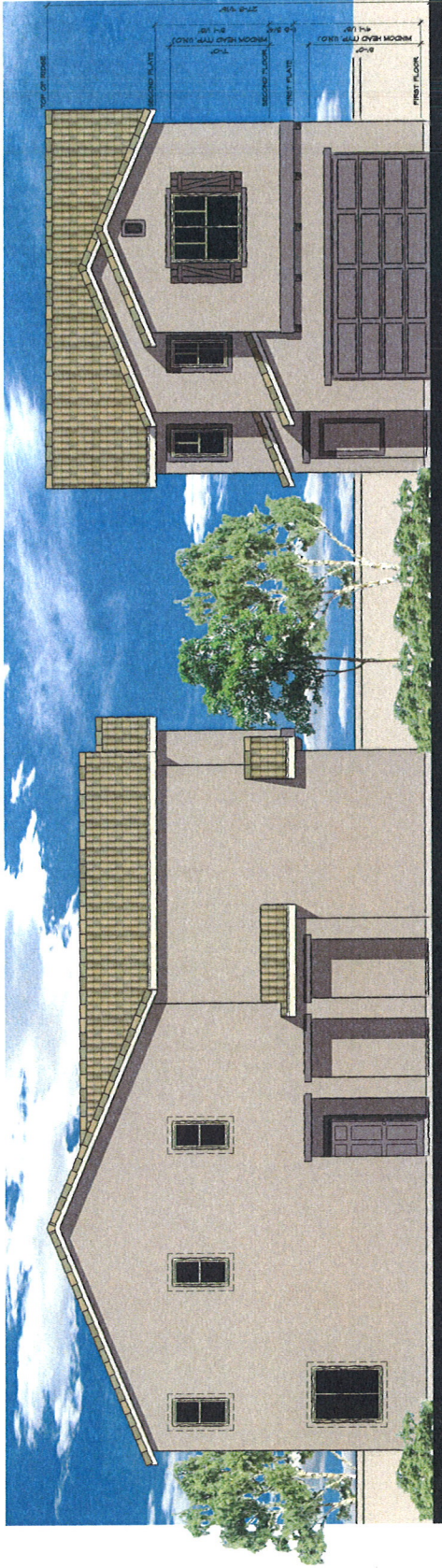
LEFT ELEVATION 'C'

REAR ELEVATION 'C'

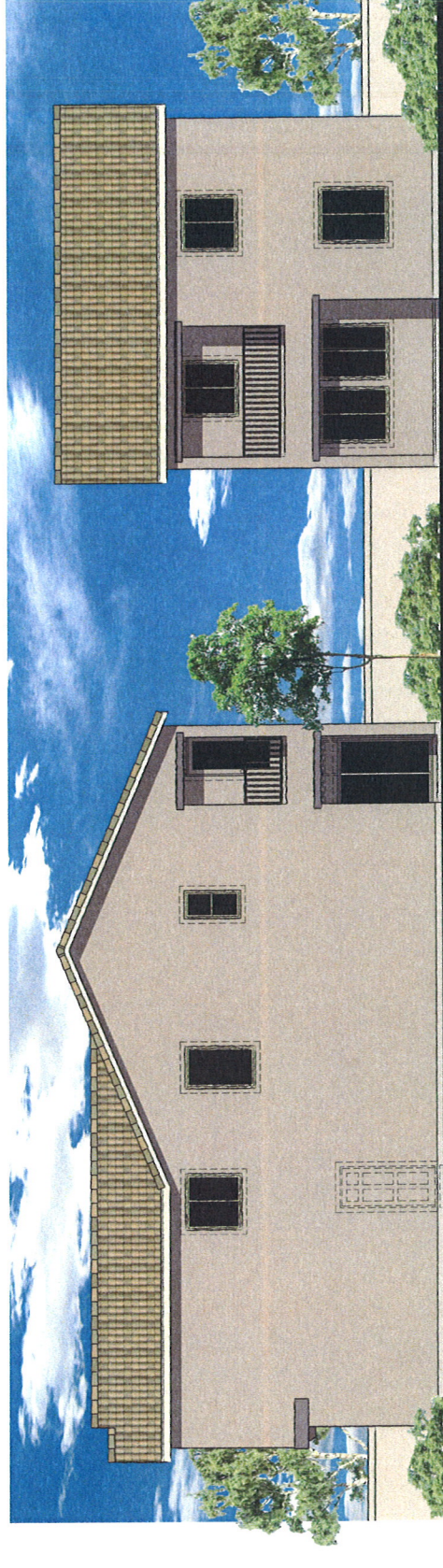
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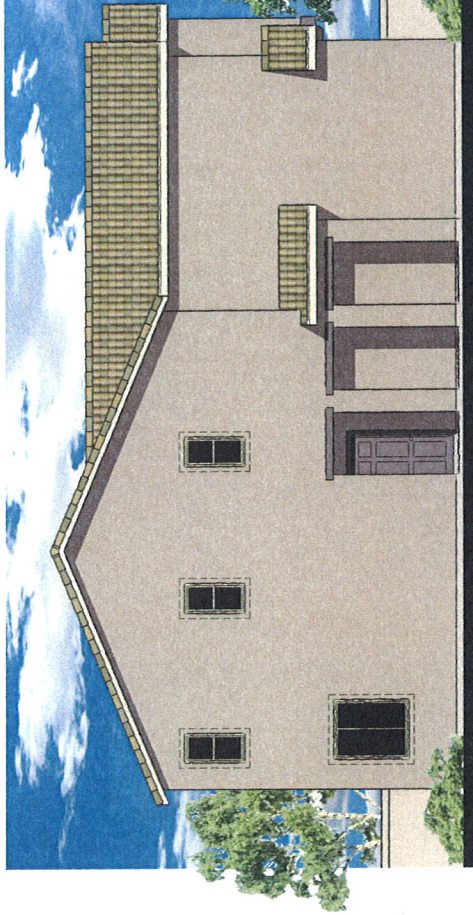
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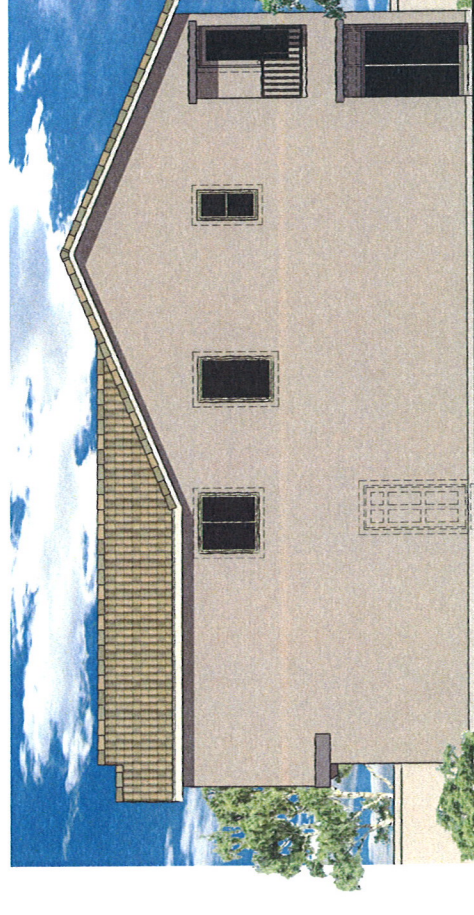
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REAR ELEVATION 'A'



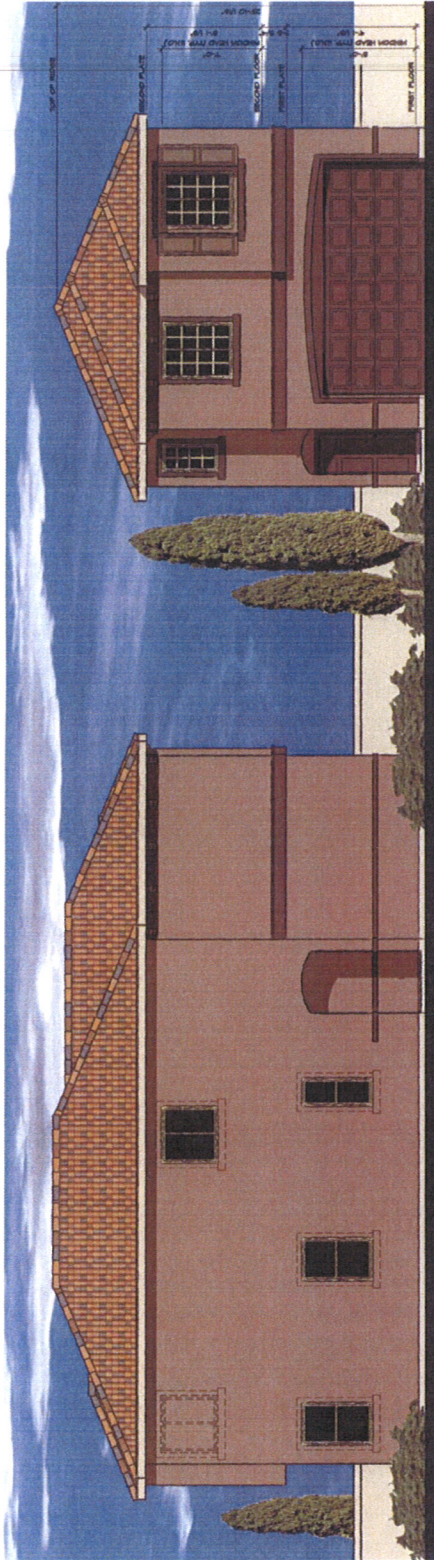
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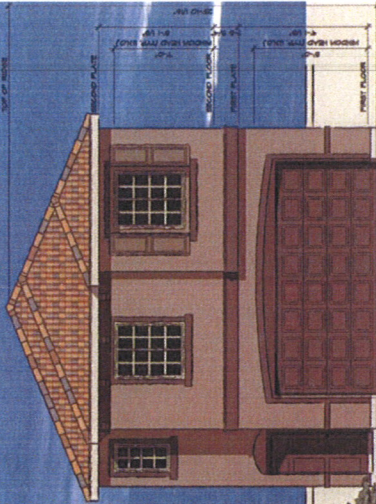
LEFT ELEVATION 'A'

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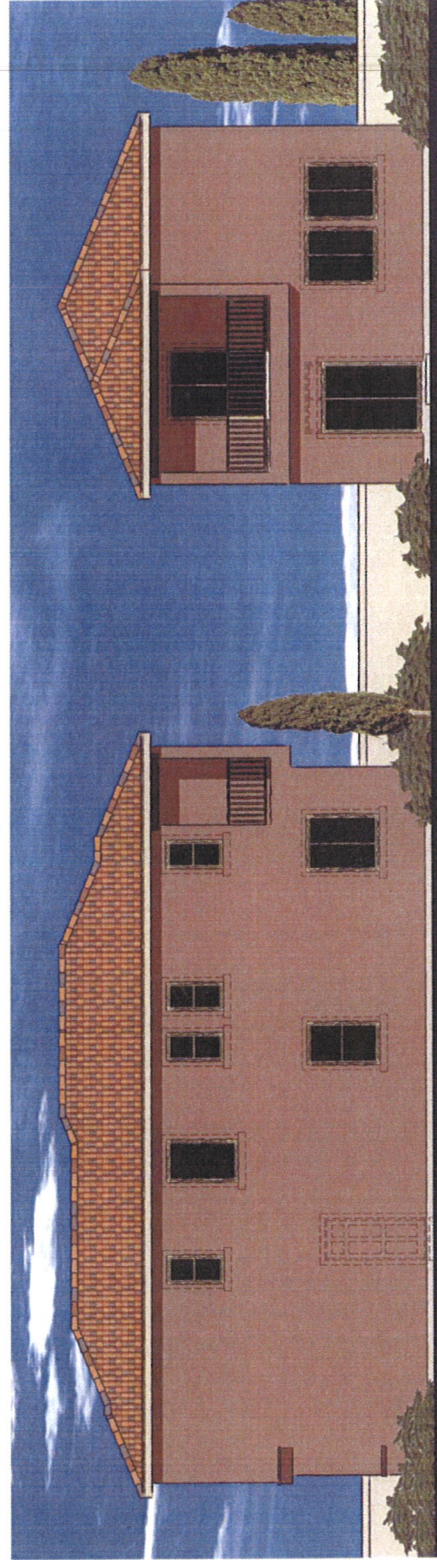
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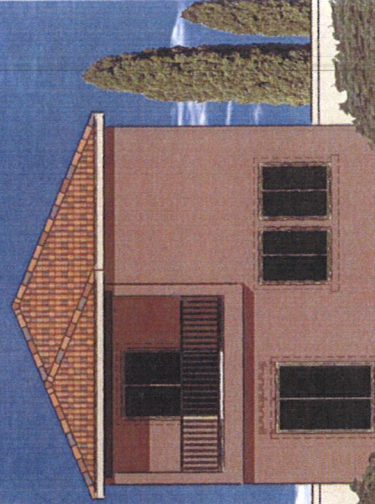
RIGHT ELEVATION 'B'



FRONT ELEVATION 'B'



LEFT ELEVATION 'B'



REAR ELEVATION 'B'

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REVISED



FRONT ELEVATION 'C'

RIGHT ELEVATION 'C'



REAR ELEVATION 'C'

LEFT ELEVATION 'C'

SDR-39117 REVISED

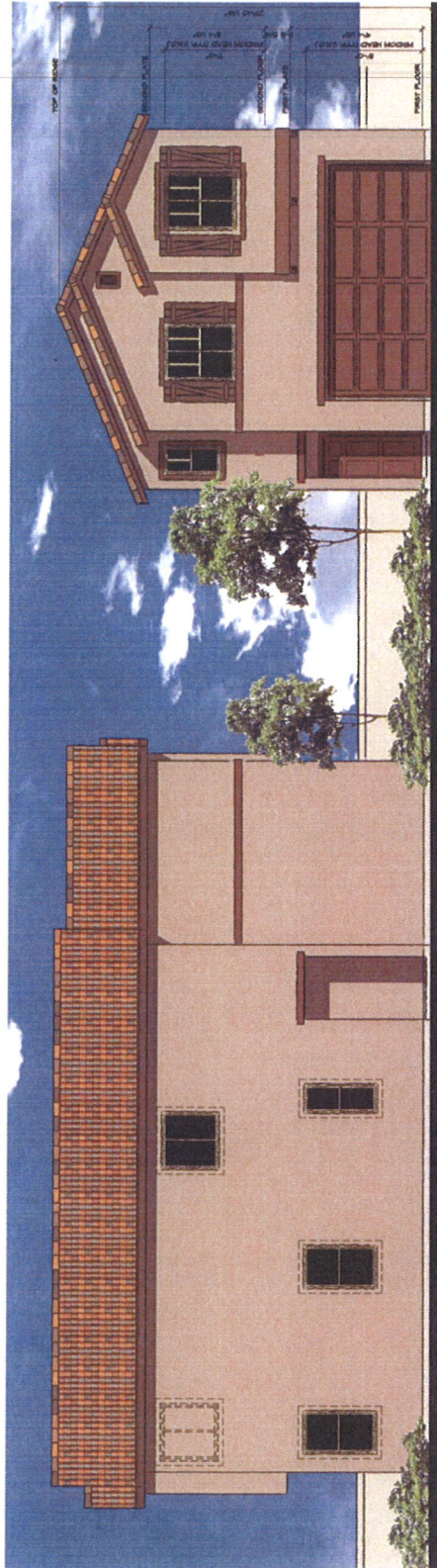
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REAR ELEVATION 'A'



LEFT ELEVATION 'A'

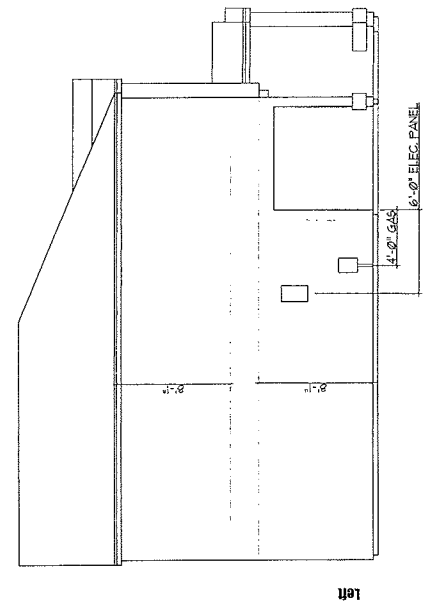
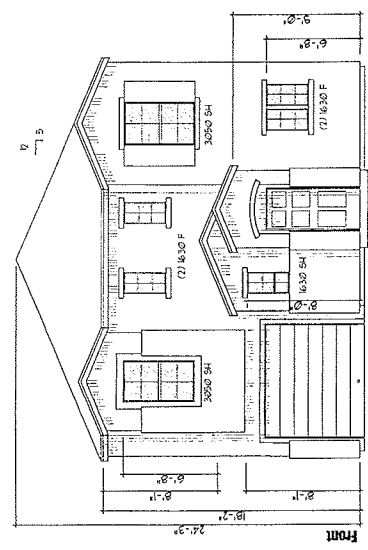
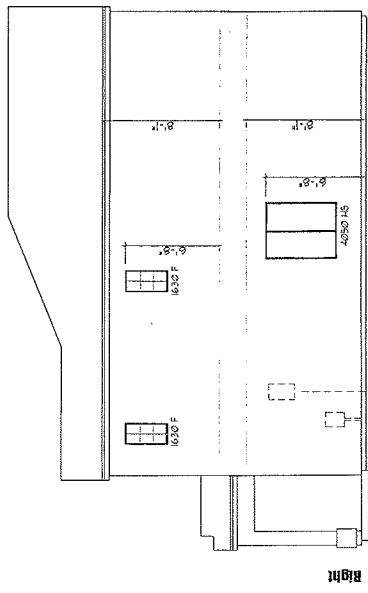
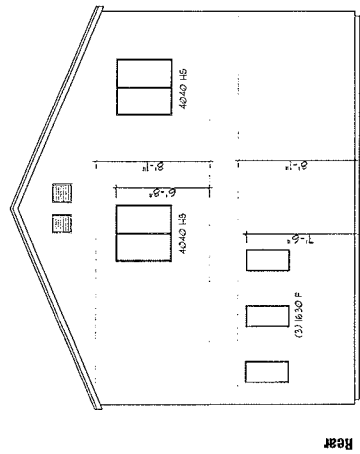
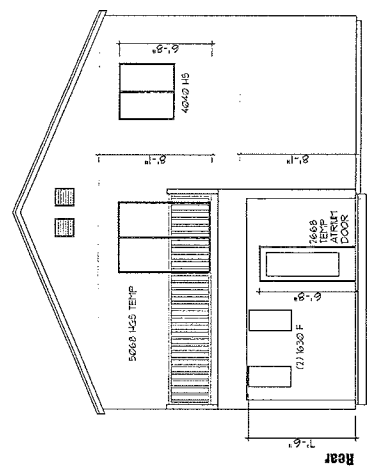
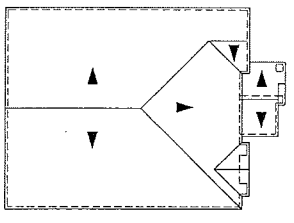


RIGHT ELEVATION 'A'

FRONT ELEVATION 'A'

☐ PERMIT ☐ PLANS CHECK ☐ MODEL AS BUILT ☐ PRODUCTION AS BUILT	NY CONTRACTOR LICENSE COUNTY BUSINESS LICENSE CITY BUSINESS LICENSE HENDERSON BUSINESS LICENSE TRACY LEE VANCE, PRESIDENT OF DESIGN	ASTORIA HOMES More for Your Money.™ ASTORIA HOMES 1000 PM 21st Ave Unit 100 Astoria, OR 97103-3811 PHONE (503) 325-1100 FAX (503) 325-1101	ASTORIA HOMES DRAWN BY: PLAN NUMBER:
		ASTORIA @ ALEXANDER	DATE: 7 533-2

A - ROOF PLAN



**REAR DECK / PATIO OPTION
ON PREMIUM LOTS ONLY**

Deck Notes:

BALCONIES, LANDINGS, EXTERIOR STAIRWAYS, OCCUPIED ROOFS AND SIMILAR SURFACES EXPOSED TO WEATHER AND SEALED UNDERNEATH SHOULD BE WATERPROOFED AND SLOPED A MINIMUM OF 1/4" UNIT VERTICAL OF 12 UNITS HORIZONTAL (2% SLOPE) FOR DRAINAGE.

Post Notes.

Post Notes:
OPEN GUARDRAIL SHALL HAVE
INTERMEDIATE RAILS OR AN
ORNAMENTAL PATTERN SUCH THAT
A SPHERE 4 INCHES IN DIAMETER
CANNOT PASS THRU.

Жолд:

BAR GRILLS, GATES OR SIMILAR DEVICES MAY BE INSTALLED ON EMERGENCY ESCAPE WINDOWS, DOORS, OR WINDOW WELLS, PROVIDED THE DEVICES ARE EQUIPPED WITH APPROVED RELEASE MECHANISMS THAT ARE OBTAINABLE FROM THE INSIDE WITHOUT A KEY OR SPECIAL KNOWLEDGE OR EFFORT.

Note:

INSTALL POST DECKING AFTER
WEATHER PROFFING. DECK TO BE
FINISHED AFTER IRON INSTALLED
W/ DESERT GRETE CLASS "A"
ICBO FIRE RATED DEL.
WATERPROOF SYSTEM.

Book Keynotes:

1. CONC. ROOF TILE
2. 2X6 FASCIA
3. 6" FLASHING • ALL VALLEYS
4. 1X12 LOWERED ATTIC VENT
5. 1"-5" LOW PROFILE VENTS (OR EQUAL)

NOTES

INSTALLED R-GUARD / RADIANT
 BARRIER FOAM @ ALL GABLE
 ENDS TYP. R34.12
 ALL EXT. WALLS PAPER INSULATION
 WITH PAPER BACKED INSULATION
 TYP.
 THERMAL BARRIER TO BE
 INSTALLED AND COMPLY WITH
 SECTION R102.25

Roof Ventilation:

- 533 ROOF VENTILATION**
- 914 / 50 • 6.40 • 144 • 135
61 H-S LOW PROFILE VENTS (OR EQUAL) W/REE
61 H-S LOW PROFILE VENTS (OR EQUAL) W/REE
TOTAL: 130
- 714 • 1/2 LOWERED ATTIC VENTS (OR EQUAL)
W/REE AREA (SQ. IN.) EA. • 65
TOTAL: 130
- TOTAL VENTILATION PROVIDED: 1206
- 533 LOW ENTRY ROOF VENTILATION**
- 61 / 50 • 6.40 • 144 • 56
61 H-S LOW PROFILE ROOF VENTS (OR EQUAL)
W/REE AREA (SQ. IN.) EA. • 111
TOTAL: 121
- TOTAL VENTILATION PROVIDED: 112

Elevation Keynotes:

1. CONC. ROOF TILE.
2. (1) COAT SPANISH LACE OR DASH LACE STUCCO OVER ONE INCH (1") FOAM ATOP OF IRC APPROVED BUILDING PAPER.
3. 2" X 6" FASCIA STUCCO FINISH.
4. 14" X 12" LOUVERED ATTIC VENT.
5. 2" X 4" FOAM PLANT- ON STUCCO FINISH.
6. 2" X 12" FOAM PLANT- ON STUCCO FINISH.
7. 5" X 48" PLASTIC BAUTTERS (R320U1 AND R320U2).
8. 5" X 60" PLASTIC BAUTTERS (R320U1 AND R320U2).

APPROVED
DATE: 11.02.05
APPROVED DATE: 10.06.05
CITY AND GOVERNMENT
CITY OF LAS VEGAS

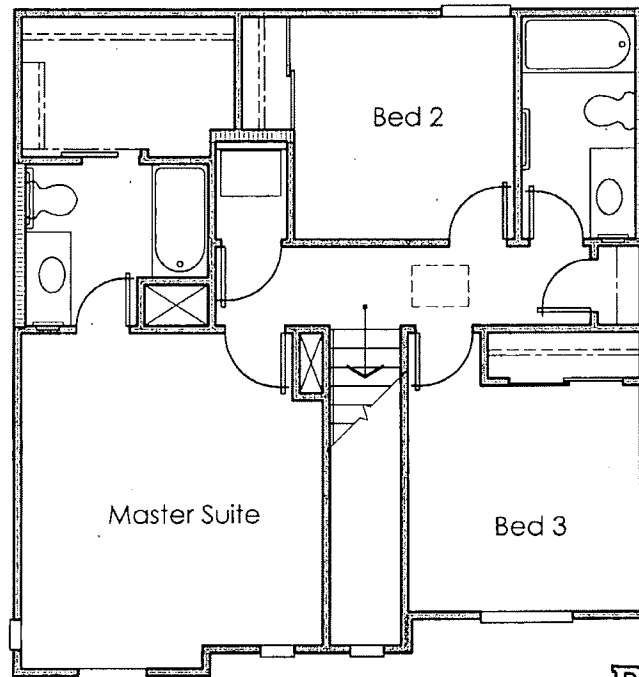
533-A ELEVATION

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

SDR-8635
11-2-05 CC

SDR-39117
REVISED

APPROVED
 ADDITION OF ADDITIONAL FLOOR PLAN ELEVATION
 BY 2744 12/20/07
 CURRENT PLANNING DIVISION
 CITY OF LAS VEGAS



RECEIVED
 DEC 13 2007



FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ASTORIA HOMES

Plan 537

3 BD / 2.5 BA

PROJECT: HILLSIDE II (AKA: Astoria at Alexander/215)

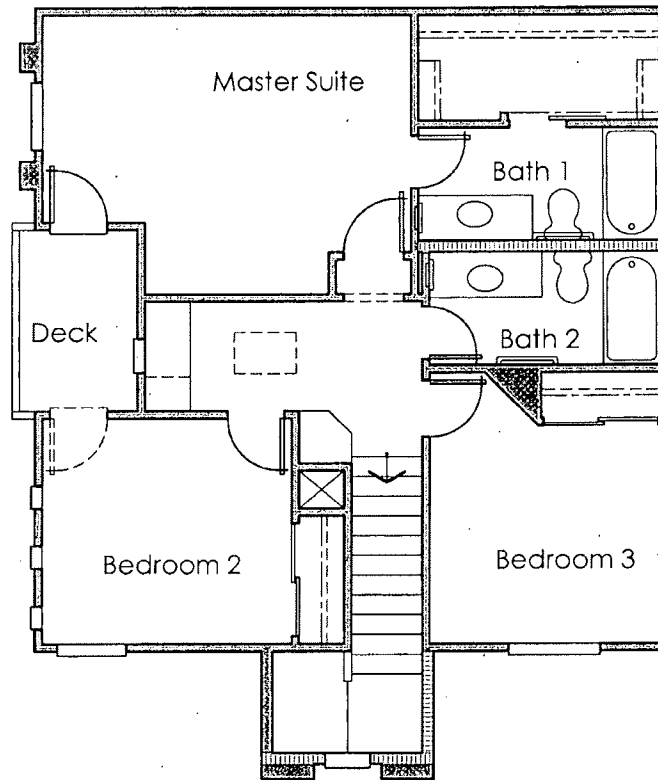
DATE: 12-3-2007

SCALE: 1/8" = 1'-0"

FIRST FLOOR	520 SQ.FT.
SECOND FLOOR	765 SQ.FT.
GARAGE	228 SQ.FT.
TOTAL LIVING	1285 SQ.FT.

SDR-39117
 REVISED

APPROVED
 ADJUV APPROVAL OF ADDITIONAL FLOOR PLANS
 BY 12/22/2007 PLANNING DIVISION
 CURRENT PLANNING DIVISION
 CITY OF LAS VEGAS



RECEIVED
 DEC 13 2007



FRONT ELEVATION - CORNER LOT

SCALE: 1/8" = 1'-0"

ASTORIA HOMES

Plan 557

3 BD / 2.5 BA

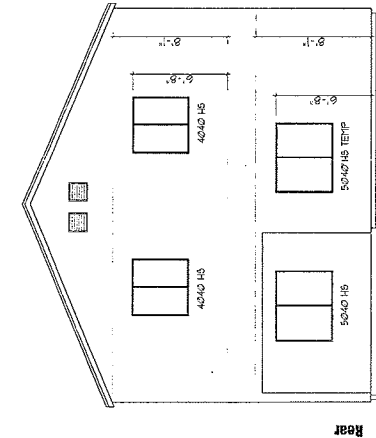
PROJECT: **HILLSIDE II** (AKA: Astoria at Alexander/215)

DATE: 12-3-2007

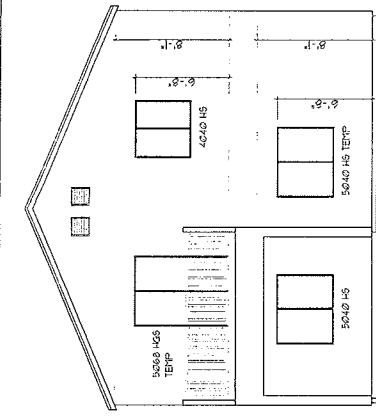
SCALE: 1/8" = 1'-0"

FIRST FLOOR	559 SQ.FT.
SECOND FLOOR	734 SQ.FT.
GARAGE	208 SQ.FT.
TOTAL LIVING	1293 SQ.FT.

SDR-39117
REVISED

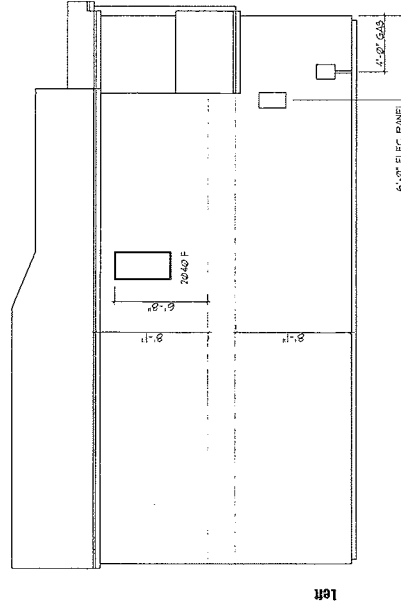


Rear

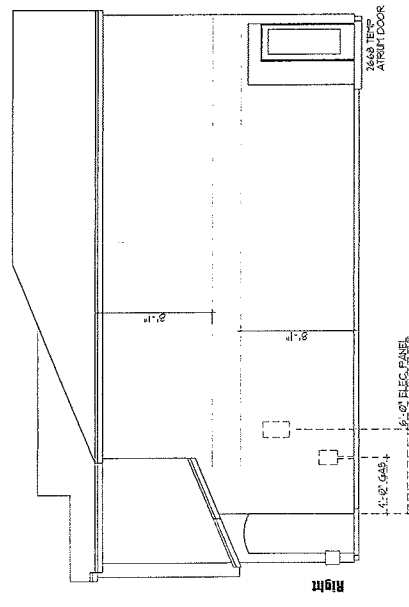


Rear

REAR DECK / PATIO OPTION ON PREMIUM LOTS ONLY

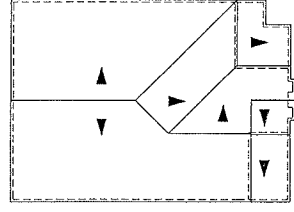


Left



Right

A-ROOF PLAN SCALE: 1/8" = 1'-0"



Roof Keynotes:

1. CONC. ROOF TILE
2. 2X6 FASCIA
3. 2X6 FLASHING - ALL VALLEYS
4. 1/2" LOUVERED ATTIC VENT
5. 1/2" LOUVERED ATTIC VENT (OR EQUAL)

NOTE:
BAR GRILLS, GATES OR OTHER DEVICES
SHALL BE INSTALLED TO PROTECT
THE DECKING FROM THE ELEMENTS.
THE DECKING SHALL BE INSTALLED
TO WEATHER AND SEALED
UNDERNEATH SHOULD BE KEPT AT
MINIMUM 1/4" UNIT VERTICAL OF
DRAINAGE.

Deck Notes:

BALCONIES, LADING, EXTERIOR
DOORS, AND OTHER DECKING
SHALL BE WEATHERED AND SEALED
TO WEATHER AND SEALED
UNDERNEATH SHOULD BE KEPT AT
MINIMUM 1/4" UNIT VERTICAL OF
DRAINAGE.

Note:

INSTALL POST DECKING AFTER
WEATHER PROTECTA DECK TO BE
INSTALLED. THE DECKING SHALL
BE WEATHERED AND SEALED
UNDERNEATH SHOULD BE KEPT AT
MINIMUM 1/4" UNIT VERTICAL OF
DRAINAGE.

Roof Ventilation:

- 6/11 ROOF VENTILATION
- 6/11 ROOF VENTILATION
- 6/11 ROOF VENTILATION
- 6/11 ROOF VENTILATION
- 6/11 ROOF VENTILATION

TOTAL: 1296
6/11 ROOF VENTILATION (OR EQUAL)
TOTAL: 1296

TOTAL VENTILATION PROVIDED: 1296

- 6/11 ROOF VENTILATION
- 6/11 ROOF VENTILATION
- 6/11 ROOF VENTILATION
- 6/11 ROOF VENTILATION
- 6/11 ROOF VENTILATION

TOTAL: 1296
6/11 ROOF VENTILATION (OR EQUAL)
TOTAL: 1296

TOTAL VENTILATION PROVIDED: 1296

- 6/11 ROOF VENTILATION
- 6/11 ROOF VENTILATION
- 6/11 ROOF VENTILATION
- 6/11 ROOF VENTILATION
- 6/11 ROOF VENTILATION

TOTAL: 1296
6/11 ROOF VENTILATION (OR EQUAL)
TOTAL: 1296

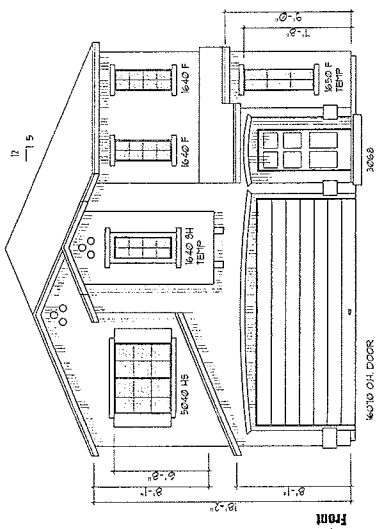
TOTAL VENTILATION PROVIDED: 1296

Elevation Keynotes:

1. CONC. ROOF TILE
2. 2X6 FASCIA
3. 2X6 FLASHING - ALL VALLEYS
4. 1/2" LOUVERED ATTIC VENT
5. 1/2" LOUVERED ATTIC VENT (OR EQUAL)
6. 1/2" LOUVERED ATTIC VENT
7. 1/2" LOUVERED ATTIC VENT
8. 1/2" LOUVERED ATTIC VENT
9. 1/2" LOUVERED ATTIC VENT
10. 1/2" LOUVERED ATTIC VENT
11. 1/2" LOUVERED ATTIC VENT
12. 1/2" LOUVERED ATTIC VENT

TOTAL: 1296
6/11 ROOF VENTILATION (OR EQUAL)
TOTAL: 1296

611-A ELEVATION SCALE: 1/4" = 1'-0"



Front

ASTORIA HOMES

More for Your Money.

ASTORIA @ ALEXANDER

DATE: 7
DRAWN BY: ASTORIA HOMES
PLAN NUMBER: 611-2

PERMIT
PLANS CHECK
MODEL AS BUILT
PRODUCTION AS BUILT

ASTORIA HOMES
1000 N. 10TH AVE. SUITE 100
ASTORIA, OR 97103

RECEIVED
OCT 2 2 005

SDR-8135 11-2-05 CC

RECEIVED
OCT 2 0 2005

SDR-39117

REVISED

APPROVED
BY:  SDR-8635
11-2-05 CC

PLANNING/COMPLIANCE DATE: 10.06.05
BY:  SDR-8635
11-2-05 CC

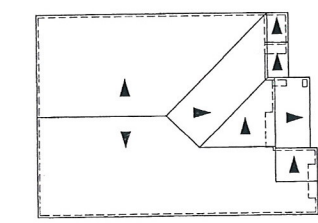
DATE: ?
DRAWN BY: ASTORIA HOMES
PLAN NUMBER: 825-2

ASTORIA @
ALEXANDER

ASTORIA HOMES
More for Your Money.
TM

NV CONTRACTOR LICENSE
COUNTY BUSINESS LICENSE
CITY BUSINESS LICENSE
HENDERSON BUSINESS LICENSE
TRACY LEE VICE PRESIDENT OF DESIGN

PERMIT
PLANS CHECK
MODEL AS BUILT
PRODUCTION AS BUILT



A-ROOF PLAN
SCALE: 1/8" = 1'-0"

Roof Keynotes:

1. CONG. ROOF TILE
2. 2" X 6" FASCIA
3. 4" FLUWING - ALL VALLEYS
4. 1/2" X 1" COVERED ATTIC VENT
5. 1/2" X 1" PROFILE VENTS (OR EQUAL)

Roof Ventilation:

825 ROOF VENTILATION

1/2" X 1" COVERED ATTIC VENTS (OR EQUAL) W/ WIRE
AREA (52 N) EA • 12
TOTAL • 896

1/2" X 1" PROFILE VENTS (OR EQUAL) W/ WIRE
AREA (52 N) EA • 12
TOTAL • 130

TOTAL VENTILATION PROVIDED: 1026

825 LOU ROOF VENTILATION • DECK

1/2" X 1" COVERED ATTIC VENTS (OR EQUAL) W/ WIRE
AREA (52 N) EA • 12
TOTAL • 130

TOTAL VENTILATION PROVIDED: 112

825 LOU ROOF VENTILATION • ENTRY

1/2" X 1" COVERED ATTIC VENTS (OR EQUAL) W/ WIRE
AREA (52 N) EA • 12
TOTAL • 130

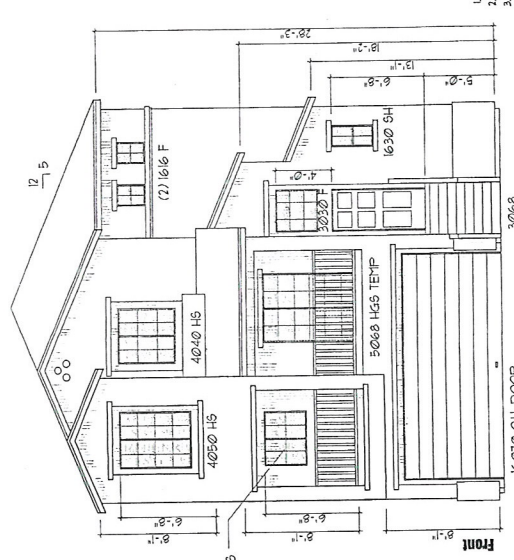
TOTAL VENTILATION PROVIDED: 112

Deck Notes:

BALCONIES, LANDING, EXTERIOR STAIRWAYS, OCCUPIED ROOFS AND SHILAR SURFACES EXPOSED TO WEATHER SHALL BE UNDERPROOFED AND SLOPED A MINIMUM OF 1/4" PER FOOT FOR DRAINAGE.

Note:

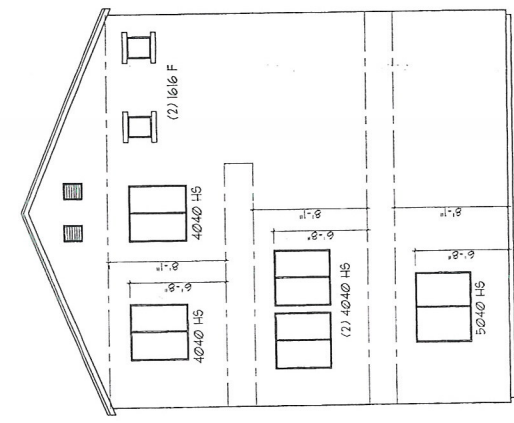
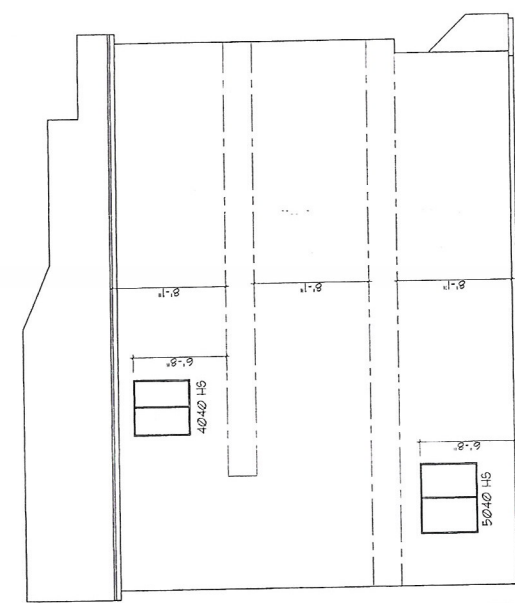
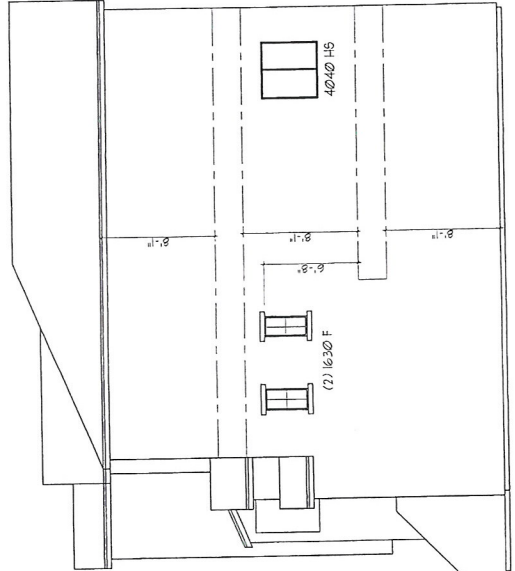
INSTALL POST DECKING AFTER FINISH FLOORING IS INSTALLED. W/ DECKING CRETE CLASS "A" 1500 PSI RATED DBL WATERPROOF SYSTEM.



825-A ELEVATION
SCALE: 1/4" = 1'-0"

Elevation Keynotes:

1. CONG. ROOF TILE
2. 1" COAT SPANISH LAZE OR DASH LAZE STUCCO OVER ONE INCH (1") BUILDING PAPER
3. 2" X 6" FASCIA STUCCO FINISH
4. 1/2" X 1" COVERED ATTIC VENT
5. 1/2" X 1" PROFILE VENTS (OR EQUAL) W/ WIRE
6. 1/2" X 1" PORT PLANT ON STUCCO FINISH
7. 1/2" X 1" PORT PLANT ON STUCCO FINISH
8. 1/2" X 1" PORT PLANT ON STUCCO FINISH





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

RECEIVED
AUG 09 2010

SDR-39117

GARAGE DOOR
7003 Toque White

BODY
6121 Whole Wheat

SCHEME 11

TRIM
6123 Baugette

FASCIA & FRONT DOOR
2803 Rookwood
Terra Cotta

RECEIVED
AUG 09 2010

SDR-39117

GARAGE DOOR
7008 Alabaster

BODY
2823 Rookwood Clay

SCHEME 10

TRIM
6103 Tea Chest

FASCIA & FRONT DOOR
7735 Palm Leaf

RECEIVED
AUG 09 2010

SDR-39117

GARAGE DOOR
7526 Maison Blanche

BODY
6150 Universal Khaki

SCHEME 9

TRIM
6151 Quiver Tan

FASCIA & FRONT DOOR
7020 Black Fox

RECEIVED
AUG 09 2010

SDR-39117

GARAGE DOOR
6126 Navajo White

BODY
6080 Utterly Beige

SCHEME 8

TRIM
6081 Down Home

FASCIA & FRONT DOOR
6006 Black Bean

RECEIVED
AUG 09 2010

SDR-39117

GARAGE DOOR
6080 Utterly Beige

BODY
6120 Portabello

SCHEME 7

TRIM
6143 Basket Beige

FASCIA & FRONT DOOR
7027 Well Bred Brown

RECEIVED
AUG 09 2010

SDR-39117

GARAGE DOOR
6120 Portabello

BODY
7539 Cork Wedge

SCHEME 6

TRIM
6102 Portabello

FASCIA & FRONT DOOR
6013 Bitter Chocolate

RECEIVED
AUG 09 2010

SDR-39117

GARAGE DOOR
7539 Cork Wedge

BODY
6158 Sawdust

SCHEME 5

TRIM
6143 Basket Beige

FASCIA & FRONT DOOR
6160 Best Bronze

RECEIVED
AUG 09 2010

SDR-39117

GARAGE DOOR
6158 Sawdust

BODY
7513 Sanderling

SCHEME 4

TRIM
7556 Crème

**FASCIA, FRONT DOOR
& SHUTTERS**
2848 Roycroft Pewter

RECEIVED
AUG 09 2010

SDR-39117

GARAGE DOOR
7032 Warm Stone

BODY
6101 Sands of Time

SCHEME 3

TRIM
6105 Divine White

**FASCIA, FRONT DOOR
& SHUTTERS**
6083 Sable

RECEIVED
AUG 09 2010

SDR-39117

GARAGE DOOR
6102 Portabello

BODY
6133 Muslin

SCHEME 2

TRIM
7008 Alabaster

**FASCIA, FRONT DOOR
& SHUTTERS**
7705 Wheat Penny

RECEIVED
AUG 09 2010

SDR-39117

GARAGE DOOR
6150 Universal Khaki

BODY
6120 Believable Buff

SCHEME 1

TRIM
7011 Natural Choice

FASCIA, FRONT DOOR & SHUTTERS
6090 Java

RECEIVED
AUG 09 2010

SDR-39117

GARAGE DOOR
6122 Camelback

T ☐ THOMASON
C ☐ CONSULTING
E ☐ ENGINEERS

August 19, 2010

City of Las Vegas
Planning & Development
731 S. 4th Street
Las Vegas, NV 89101

Reference: Alexander - 215
Major Amendment to Site Development Review
APN #137-12-114-001-077;122-126;158-304;310-371

On behalf of Richmond American Homes, we respectfully request your consideration of the attached Major Amendment to the Site Development Review doe Alexander-215.

Location:

The proposed site is located on Alexander Road and I-215 within Section 12, Township 20 South, Range 59 East.

Request:

At this time we are requesting the approval of a Major Amendment to a Site Development Review application to update the existing SDR for the Alexander-215 project (SDR-8635). Richmond American Homes is contemplating the purchase of the remaining lots in the Alexander-215 subdivision and would like to offer different architectural house plans in the place of those originally approved with SDR-8635 and reduce the front setbacks of those originally approved with SDR-8635.

Richmond American Homes proposes **A)** to offer different architectural house plans, **B)** to reduce the front setback from the approved 10' setback to a 5' setback and **C)** to reduce the existing garage setback from the approved 18' setback to a distance of 6', 8', or 18'+ depending on the lot and constraints.

Richmond American Homes wants to offer two story house products on the Alexander – 215 project instead of the two and three story house product offered by the previous developer. In order to achieve this more desirable house plan, Richmond American Homes will need a larger foundation footprint than what was required for the existing house plans. Therefore, Richmond American Homes is requesting reduced front setbacks to achieve a two story house with a comparable square footage of a three story house on the same sized lot.

This project has an existing grade change of more than 90 vertical feet from the northwest corner down to the southeast corner of the project. This significant elevation difference resulted in the previously approved design of street slopes reaching 6.0 percent. With the steepness of the street, a 5 foot long

3277 East Warm Springs Road, Suite 400
Las Vegas, Nevada 89120
Phone (702) 932-6125 • Fax (702) 932-6129

SDR-39117
REVISED
AUG 19 2010

driveway would exceed CLV allowed driveway slopes on the downhill side of the driveway if the uphill side of the driveway was to be higher than the adjacent top of curb grade. Therefore TCE is requesting garage setbacks of 6', 8', or 18'+ dependent on the slope of the existing street to maintain CLV approvable driveway slopes. These driveway lengths will also keep the distance between the house finish floor and the garage finish floor under two feet which is preferable to prospective home buyers. The following table breaks down the number of lots that would be requested for each driveway length.

PROPOSED GARAGE SETBACK	MAXIMUM STREET SLOPE	NUMBER OF LOTS WITH 3' SIDEWALK	NUMBER OF LOTS WITHOUT 3' SIDEWALK	TOTAL NUMBER OF LOTS
6 FEET	4.50%	65	102	167
8 FEET	6.00%	32	92	124

As shown in the table above, only 32 of the 291 lots would have a garage setback of 8' adjacent to a sidewalk producing an effective driveway length of 11' with the added 3' sidewalk.

The proposed garage setback distances are based upon the perpendicular distance from the face of the garage to the front property line (back of curb or sidewalk if it exists) for linear streets and from the nearest garage corner to the front property line on curvilinear streets. Due to the curvilinear street design of this project the actual driveway lengths may exceed the proposed garage setbacks based upon the angle at which the driveway intersects the front property line. The exact driveway length for each lot can not be determined until the plot plan stage of the project when the final driveway design is completed based upon the architectural house plan chosen for that lot.

This request for a Major Amendment to the SDR is similar to the previously approved Review of Condition for this project (ROC-10964) which was approved to allow a 5' front house setback and a 6' garage setback. Approval of this Major Amendment will allow Richmond American Homes greater flexibility in designing 2 story floor plan houses to fit on the smaller compact lots of the Alexander – 215 subdivision.

Please place this request for a Major Amendment to the SDR on the next available Planning Commission agenda. If you have any questions or need additional information, please call me at 932-6125.

Sincerely,



Kurt Johansen, P.E
Senior Project Manager

3277 East Warm Springs Road, Suite 400
Las Vegas, Nevada 89120
Phone (702) 932-6125 • Fax (702) 932-6129

SDR-39117
REVISED

August 6, 2010

City of Las Vegas
Planning and Development
731 South 4th Street
Las Vegas, NV 89101-6706

RE: Alexander/215 (Hillside) Project

Dear Sir or Madam,

I am writing this letter on behalf of the Homeowner's Association for Hillside in full support of Richmond American's plans. In summary, we are excited about the prospects of a homebuilder starting construction and support their application to the planning commission; very few of us want to live in a half-built community.

We had a Homeowners Association meeting on August 5, 2010 to review and discuss Richmond American's plans to build at Hillside. In addition to residents of Hillside, in attendance were Brian Walsh from Richmond American homes and Council Liaison Anthony Ruggiero, who was there to listen to the questions and concerns of the residents.

Brian Walsh made a presentation to the homeowners to discuss the product that they intend to build on the Hillside lots which included large diagrams and architectural drawings, and also discussed the setback variance for the driveways that they need so that they can fit their homes to the lots. None of our residents raised any concerns about five to eight foot driveways; most of the questions were whether the new product would blend in somewhat with the older homes, and what the new color scheme would look like so that as a whole the community looked nice. There were also questions about the location of the model homes and phasing of the community. The residents expressed a desire for two-story homes and said that they did not want any additional three story homes because it would potentially block their views. Views are a very important part of why many Hillside homeowners choose to live here, and have a significant impact on home values. Because the five to eight foot driveway variance would obviate the need for three story homes on a number of the lots, there is additional support for the driveway variance which will allow Richmond American to do two story homes on all their lots and preserve more views for the existing homeowners.

A motion was made to support Richmond American and its application to the planning commission for the variance on driveway lengths to allow Richmond to fit its product to the lots, and the motion was passed.

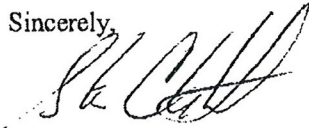
Please do not hesitate to contact me should you have any questions.

RECEIVED
AUG 09 2010

SPR-39117 A

182

Sincerely,



Steve Christal
Board of Directors
Hillside HOA

RECEIVED
AUG 09 2010

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

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

DIR-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

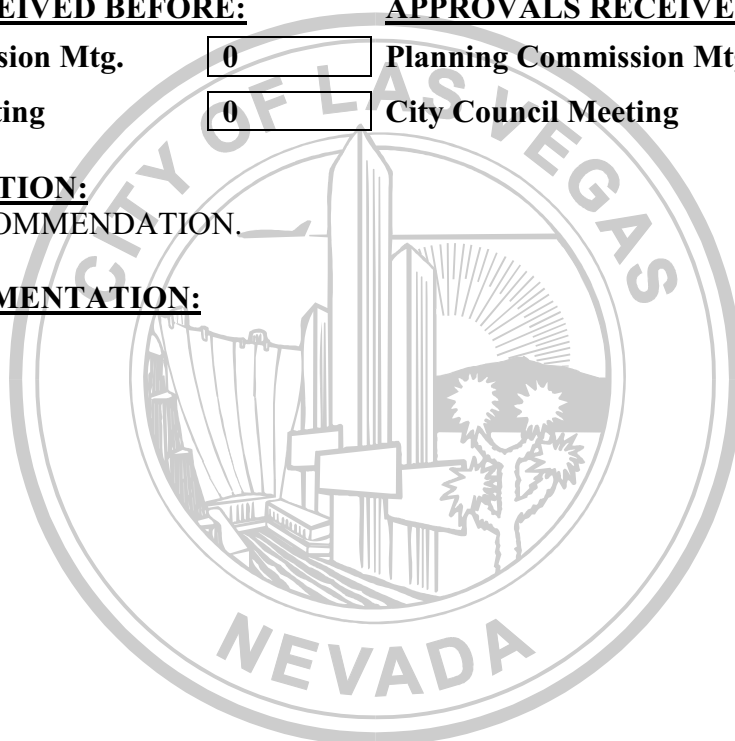
0

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:

DIR-39291 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Presentation of the proposed Unified Development Code (UDC) chapters related to General Provisions, Permitted Uses, Nonconforming Uses and Structures and Definitions and Measures, All Wards. 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

0

RECOMMENDATION:

Staff has NO RECOMMENDATION.

BACKUP DOCUMENTATION:

1. DRAFT Unified Development Code General Provision Chapter
2. DRAFT Unified Development Permitted Use Chapter
3. DRAFT Unified Development Nonconforming Uses and Structures Chapter
4. DRAFT Unified Development Definitions and Measures Chapter

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. Staff has NO RECOMMENDATION.

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff has NO RECOMMENDATION.

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

