City of Las Vegas

# PLANNING COMMISSION AGENDA

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

**LAS VEGAS CITY COUNCIL**

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

**COMMISSIONERS**

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

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

# September 23, 2010
## 6:00 PM

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

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

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

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

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

**PLANNING COMMISSION MEETING RULES OF CONDUCT:**

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

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

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

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

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

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

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

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

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

## BUSINESS ITEMS:

1. CALL TO ORDER

2. ANNOUNCEMENT: COMPLIANCE WITH OPEN MEETING LAW

3. ROLL CALL

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

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

## CONSENT ITEMS:

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

## 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 of Bubbling Brook Drive and Shadybrook Lane (APN 138-26-402-001), Ward 1 (Tarkanian). Staff recommends APPROVAL.

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). Staff recommends APPROVAL.

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). Staff recommends APPROVAL.

9. VAR-39237 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request for a Variance TO ALLOW A PROPOSED SIGN HEIGHT OF 42 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.

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). Staff recommends APPROVAL.

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). Staff recommends APPROVAL.

12. RQR-39106 - REQUIRED 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.

13. RQR-39107 - REQUIRED 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.

14. RQR-39215 - REQUIRED THREE YEAR REVIEW - PUBLIC HEARING - APPLICANT: LAMAR CENTRAL OUTDOOR, LLC - OWNER: 7-ELEVEN, INC. - Required Review of a previously 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.

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 TO ADD A MASSAGE ESTABLISHMENT USE WITHIN AN EXISTING 3,504 SQUARE-FOOT MEDICAL OFFICE 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.

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). Staff recommends APPROVAL.

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). Staff recommends APPROVAL.

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

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

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). Staff recommends APPROVAL.

## 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). Staff recommends DENIAL.

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). Staff recommends DENIAL.

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). Staff recommends DENIAL.

25. 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 SETBACKS ARE 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.

26. 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 FIVE-STORY, 120-FOOT TALL, 55,132 SQUARE-FOOT OFFICE BUILDING WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER WIDTH REQUIREMENTS TO ALLOW ZERO-FOOT BUFFERS WHERE 15 FEET IS REQUIRED ON THE NORTH AND EAST PERIMETERS AND EIGHT FEET IS REQUIRED ON THE SOUTH AND WEST PERIMETERS 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.

27. 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.

28. 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 THE REQUIRED SETBACK AND LANDSCAPE BUFFER AREA ALONG THE WEST PERIMETER at 1500 Searles Avenue (APN 139-26-201-004), C-M (Commercial/Industrial) Zone, Ward 5 (Barlow). Staff recommends DENIAL.

29. 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.

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

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

32. SUP-38996 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: RP SLOTS, LLC - OWNER: CHARLESTON HEIGHTS SHOPPING CENTER, LLC - Request for a Special Use Permit FOR A GAMING ESTABLISHMENT, GENERAL BUSINESS-RELATED (10 Gaming Devices) WITHING 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.

33. 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.

34. 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.

35. 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 Alexander Road and Clark County 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.

## DIRECTOR'S BUSINESS:

36. DIR-39288 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Update on Long Range Planning Items. Staff has NO RECOMMENDATION.

37. 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.

38. 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.

## CITIZENS PARTICIPATION:

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

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

## *AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT*

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

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

**SUBJECT:**
CALL TO ORDER

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

## *AGENDA SUMMARY PAGE*

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

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

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

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

## *AGENDA SUMMARY PAGE*

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

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

**SUBJECT:**
ROLL CALL

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

# *AGENDA SUMMARY PAGE*

## PLANNING COMMISSION MEETING OF SEPTEMBER 23, 2010

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

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

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

## *AGENDA SUMMARY PAGE*

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

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

**SUBJECT:**

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

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

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

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

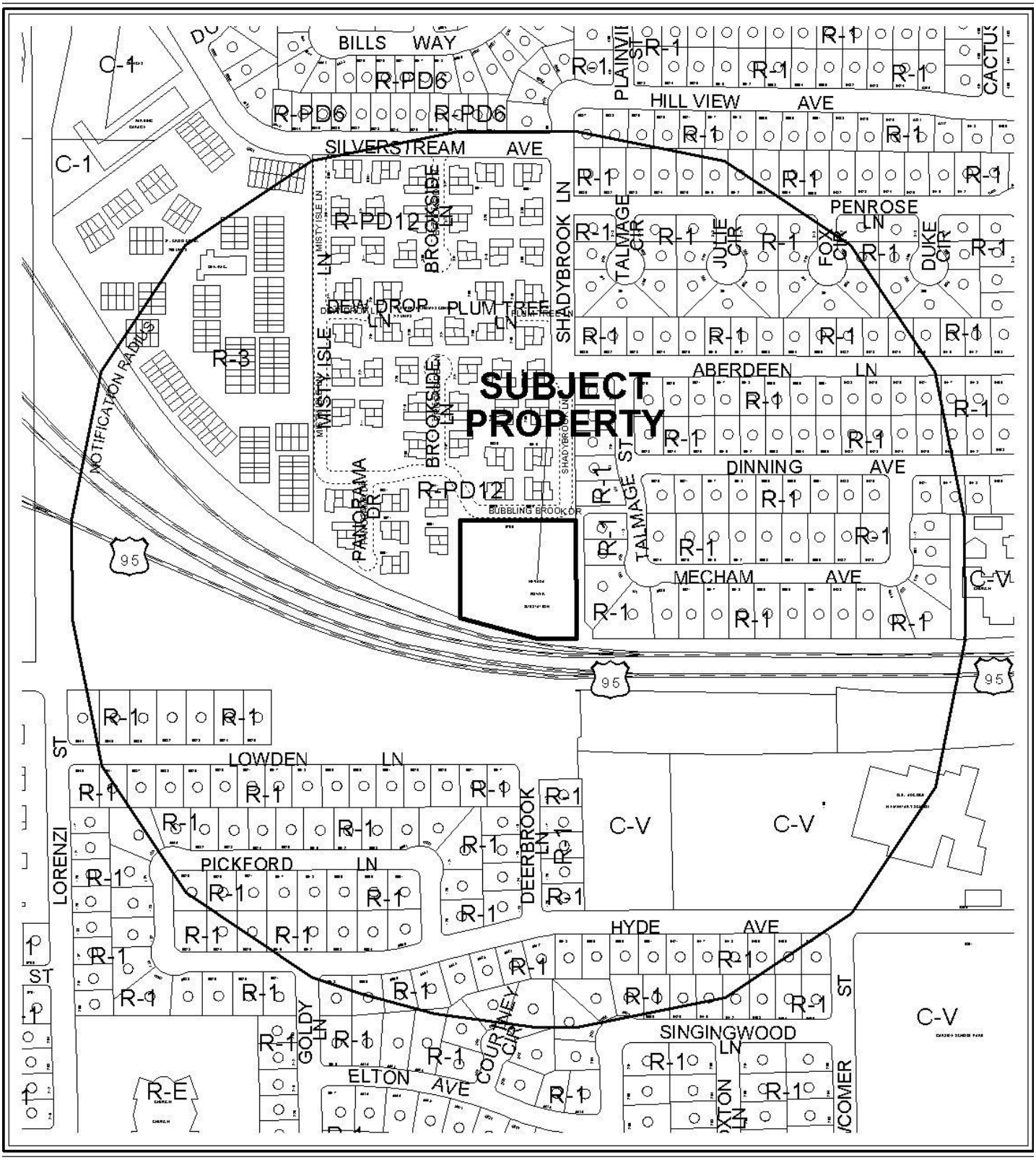
**SUBJECT:**
ZON-38968 - REZONING - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: NV ENERGY - Request for a Rezoning FROM: R-4 (HIGH DENSITY RESIDENTIAL) TO: C-V (CIVIC) on 1.95 acres at the southwest corner of Bubbling Brook Drive and Shadybrook Lane (APN 138-26-402-001), Ward 1 (Tarkanian).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

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

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

**RECOMMENDATION:**
Staff recommends APPROVAL.

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




0 300 600 Feet

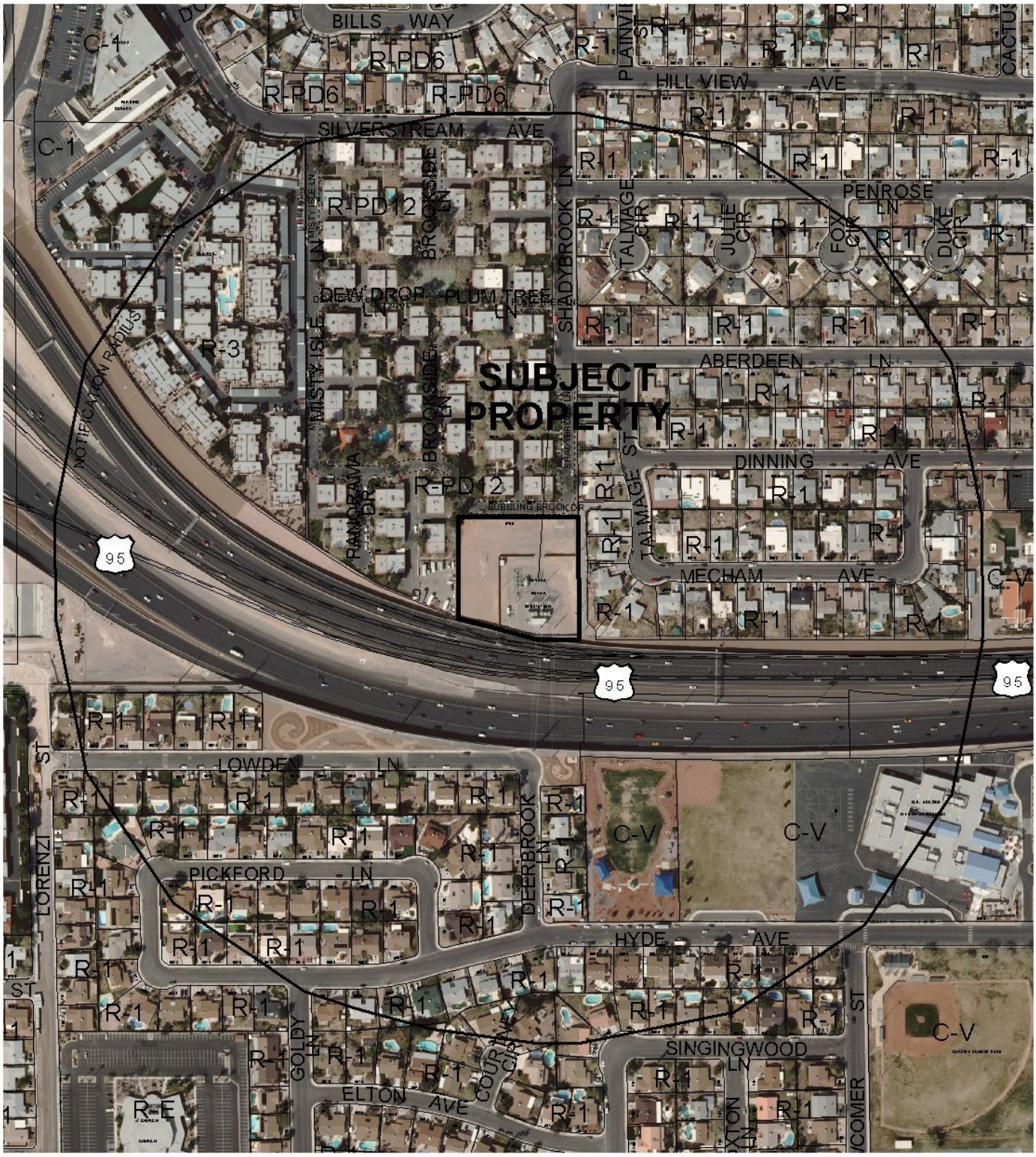
**CASE:** **ZON-38968**

**RADIUS:** 1000 FT

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

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

N




**CASE:** **ZON-38968**

**RADIUS:** 1000 FT

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

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

# PLANNING & DEVELOPMENT DEPARTMENT

## STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: NV Energy

Name of Applicant: City of Las Vegas

Name of Representative: Andy Reed

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

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

Print Name: Andrew P. Reed

Subscribed and sworn before me

This 27TH day of July, 2010

Notary Public in and for said County and State

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

PLANNING & DEVELOPMENT

# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

**Application/Petition For:** REZONING

**Project Address (Location)** 6700 Bubbling Brook Drive

**Project Name** NVE Substation **Proposed Use** No change

**Assessor's Parcel #(s)** 138-26-402-001 **Ward #** 1

**General Plan:** existing PF proposed N/A **Zoning:** existing R-4 proposed C-V

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

**Gross Acres** 1.95 **Lots/Units** N/A **Density** N/A

**Additional Information**

**PROPERTY OWNER** NV Energy **Contact** Tom Dombrowski

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

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

**E-mail Address** TDombrowski@nvenergy.com

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

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

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

**E-mail Address**

**REPRESENTATIVE** **Contact**

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

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

**E-mail Address**

AUTHORIZED AGENT

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

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

**Print Name** Andrew P. Reed

Subscribed and sworn before me

This 27TH day of July, 20 10.

Notary Public in and for said County and State

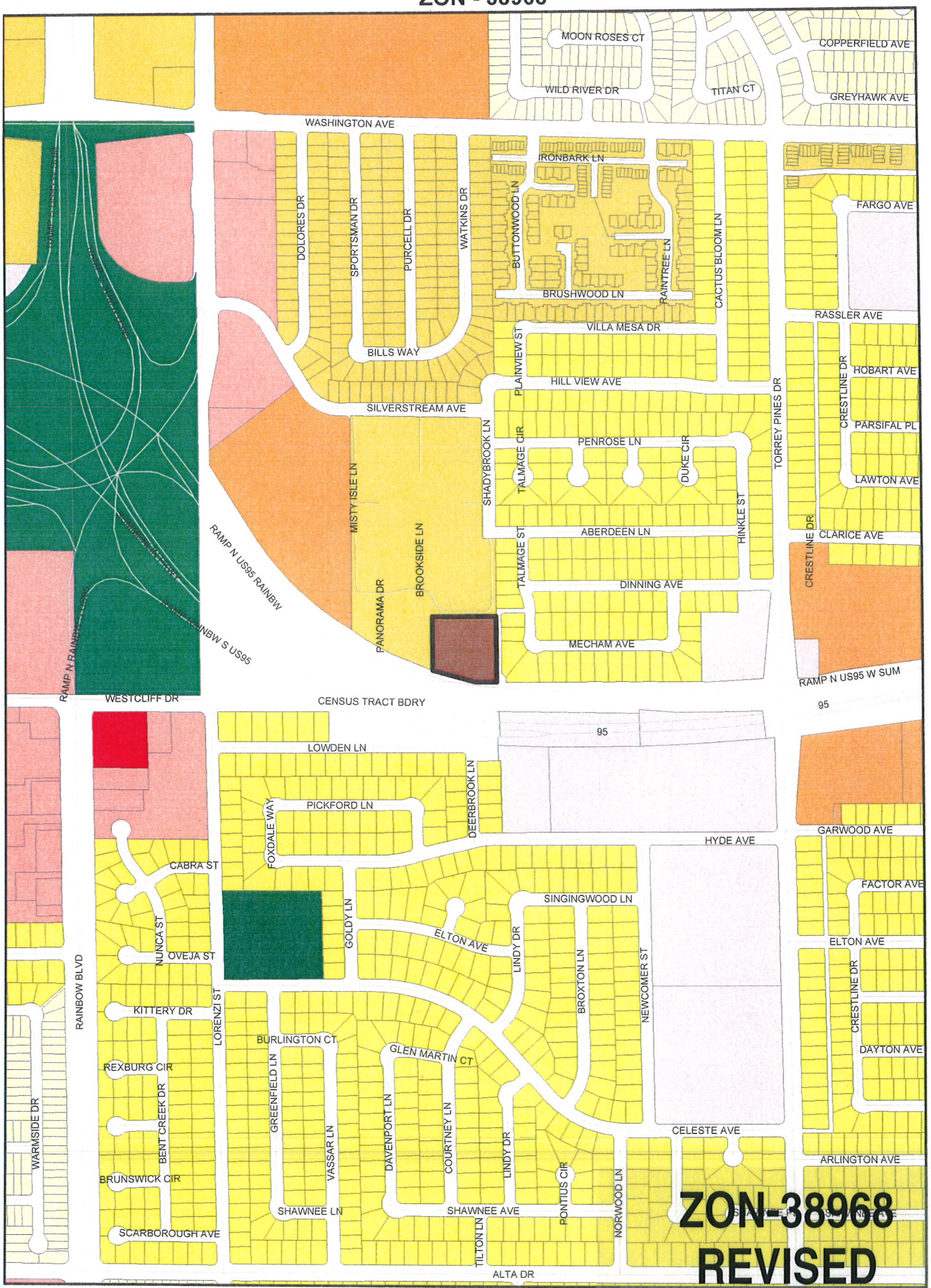
Notary Public - State of Nevada
COUNTY OF CLARK
NORA LARES
No. 06-103908-1 My Appointment Expires Nov. 9, 2013

*FOR DEPARTMENT USE ONLY*

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

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

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




**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 | | |
| R-PD | R-4 | C-D | C-M | | |
| R-1 | R-5 | C-1 | M | | |
| C-V | | | | | |
| C-PB | | | | | |
| P-C | | | | | |

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

RECEIVED
JUL 29 2010

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

PLANNING & DEVELOPMENT

Printed: August 16, 2010

ZON-38968 - APPLICANT: CITY OF LAS VEGAS - OWNER: NV ENERGY
SOUTHWEST CORNER BUBBLING BROOK DRIVE AND SHADYBROOK LANE

08/19/10

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

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

July 27, 2010

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

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

Dear Mr. Gebeke:

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

Sincerely,

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

AR:nl

Mayor
Oscar B. Goodman

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

City Manager
Elizabeth N. Fretwell

07101-001-06-09

ZON-38968

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

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

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

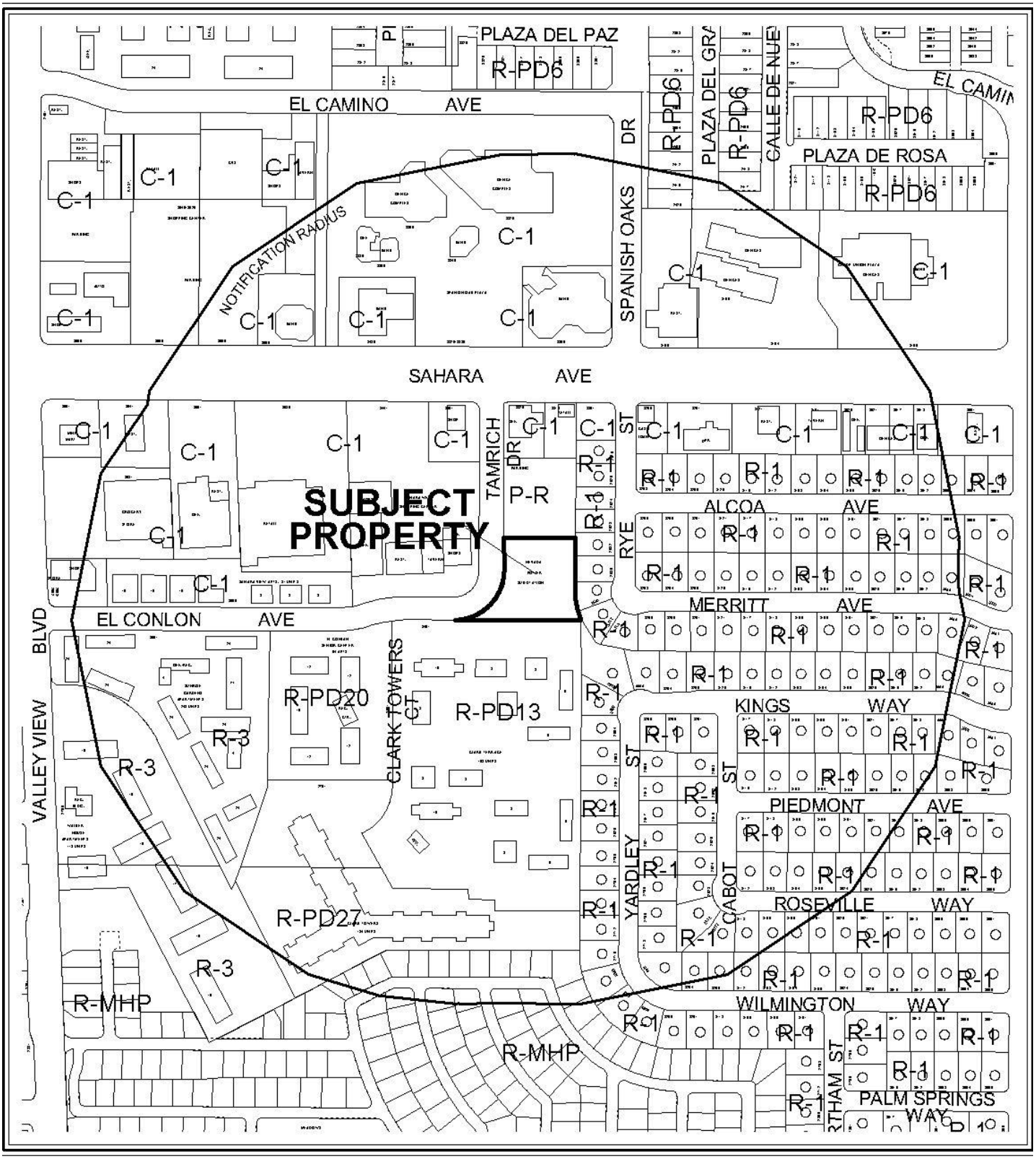
**SUBJECT:**
ZON-38971 - REZONING - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: NV ENERGY - Request for a Rezoning FROM: P-R (PROFESSIONAL OFFICE AND PARKING) TO: C-V (CIVIC) on 1.03 acres at 2525 Tamrich Drive (APN 162-08-103-005), Ward 1 (Tarkanian). Staff recommends APPROVAL.

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

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

**RECOMMENDATION:**
Staff recommends APPROVAL.

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




0 300 600 Feet

**CASE:** **ZON-38971**

**RADIUS:** 1000 FT

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

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

N

0 300 600 Feet

**CASE:** **ZON-38971**

**RADIUS:** 1000 FT

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

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

N

# PLANNING & DEVELOPMENT DEPARTMENT

## STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: NV Energy

Name of Applicant: City of Las Vegas

Name of Representative: Andy Reed

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

AUTHORIZED AGENT

Signature of ~~Property Owner~~: _____

Print Name: Andrew P. Reed

Subscribed and sworn before me

This 27TH day of July, 2010

_____

Notary Public in and for said County and State

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

PLANNING & DEVELOPMENT

# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

**Application/Petition For:** Rezoning

**Project Address (Location)** Tamrich Drive and Sahara Avenue

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

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

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

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

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

**Additional Information** _____

**PROPERTY OWNER** NV Energy **Contact** Tom Dombrowski

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

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

**E-mail Address** TDombrowski@nvenergy.com

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

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

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

**E-mail Address** _____

**REPRESENTATIVE** _____ **Contact** _____

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

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

**E-mail Address** _____

AUTHORIZED AGENT

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

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

**Print Name** Andrew P. Reed

Subscribed and sworn before me

This 27TH day of July, 2010.

Nora Lares

Notary Public in and for said County and State

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

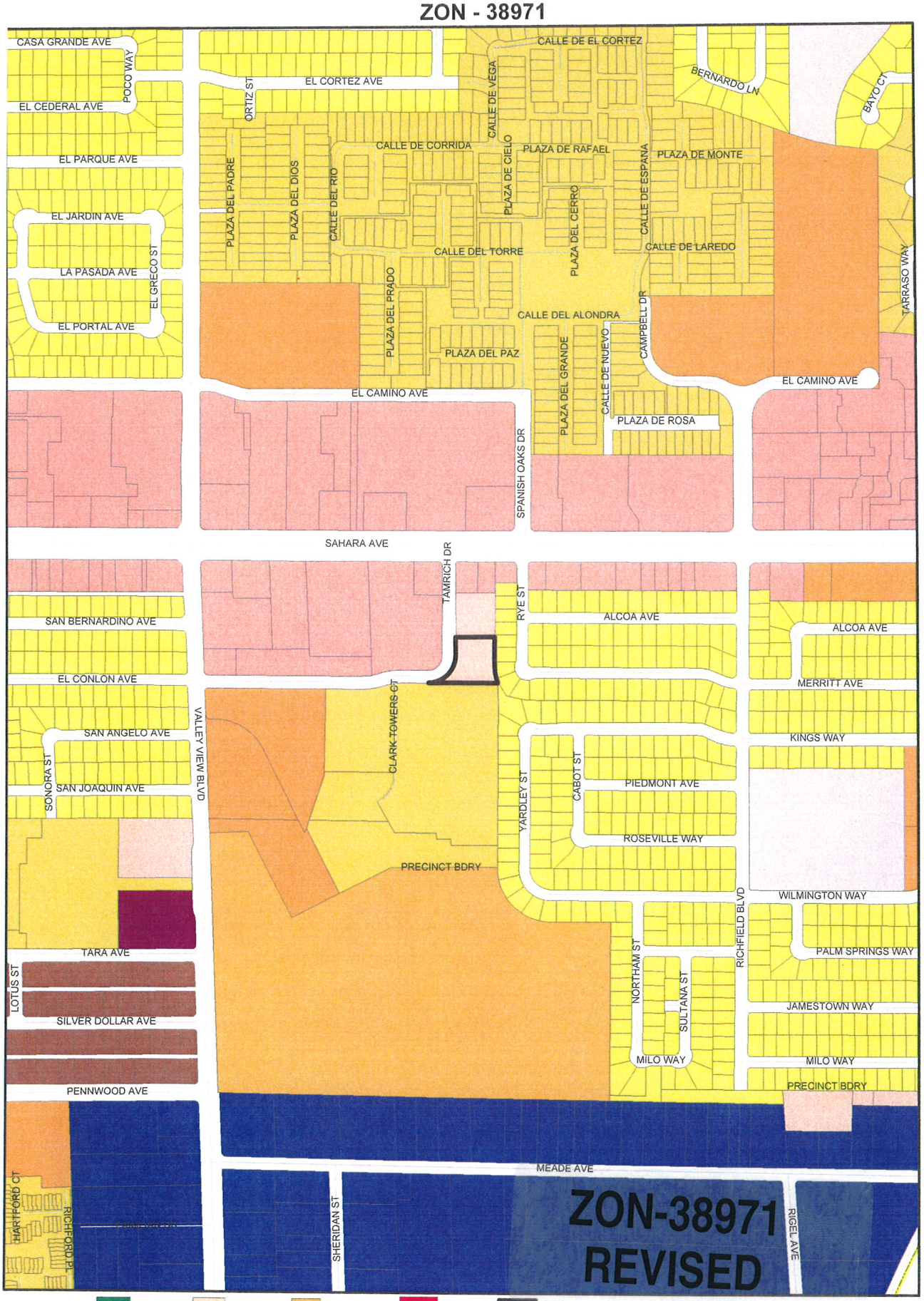
*FOR DEPARTMENT USE ONLY*

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

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

Revised 10/27/08

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




**ZONING**

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

## FROM P-R TO C-V

RECEIVED
JUL 29 2010

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

Printed: August 16, 2010

ZON-38971 - APPLICANT: CITY OF LAS VEGAS - OWNER: NV ENERGY
2525 TAMRICH DRIVE

08/19/10

ZON-38971 - APPLICANT: CITY OF LAS VEGAS - OWNER: NV ENERGY
2525 TAMRICH DRIVE

08/19/10

PLANNING & DEVELOPMENT
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Fax: 702-474-0352
TTY 702-386-9108
www.lasvegasnevada.gov

July 27, 2010

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

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

Dear Mr. Gebeke:

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

Sincerely,

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

AR:nl

Mayor
Oscar B. Goodman

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

City Manager
Elizabeth N. Fretwell

07101-001-06-09

ZON-38971

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

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

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

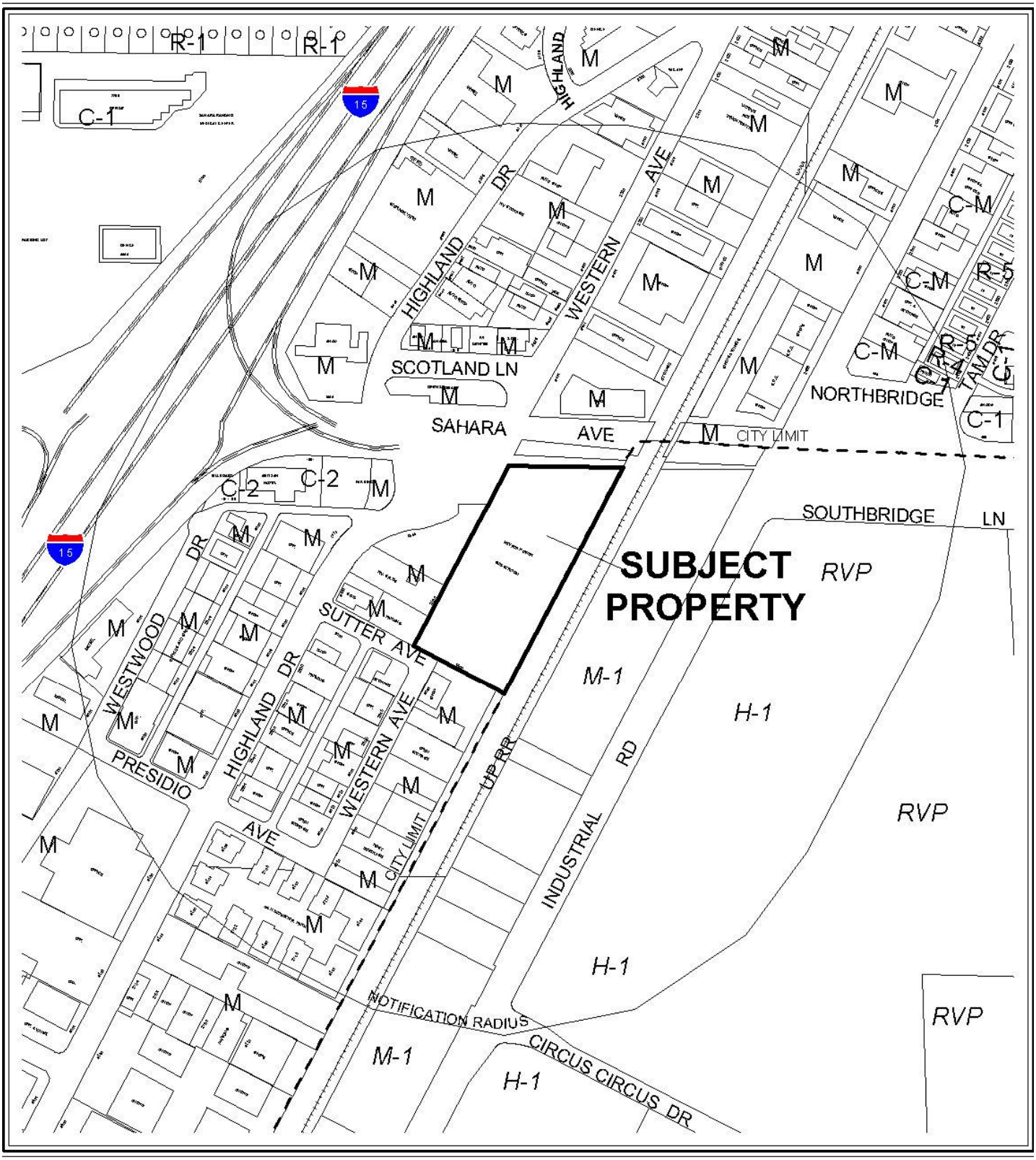
**SUBJECT:**
ZON-38978 - REZONING - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: NV ENERGY - Request for a Rezoning FROM: M (INDUSTRIAL) TO: C-V (CIVIC) on 4.08 acres at 2500 Highland Drive (APN 162-09-103-002), Ward 1 (Tarkanian). Staff recommends APPROVAL.

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

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

**RECOMMENDATION:**
Staff recommends APPROVAL.

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




0 300 600 Feet

**CASE:** **ZON-38978**

**RADIUS:** 1000 FT

**ZONING OF SUBJECT PROPERTY:** M (INDUSTRIAL)

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

N

0 300 600 Feet

**CASE:** **ZON-38978**

**RADIUS:** 1000 FT

**ZONING OF SUBJECT PROPERTY:** M (INDUSTRIAL)

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

# PLANNING & DEVELOPMENT DEPARTMENT

## STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: NV Energy

Name of Applicant: City of Las Vegas

Name of Representative: Andy Reed

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

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

Print Name: Andrew P. Reed

Subscribed and sworn before me

This 27TH day of July, 2010

Notary Public in and for said County and State

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

PLANNING & DEVELOPMENT

# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

**Application/Petition For:** Rezoning

**Project Address (Location)** 1400 Sutter Avenue

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

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

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

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

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

**Additional Information** _____

**PROPERTY OWNER** NV Energy **Contact** Tom Dombrowski

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

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

**E-mail Address** TDombrowski@nvenergy.com

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

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

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

**E-mail Address** _____

**REPRESENTATIVE** _____ **Contact** _____

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

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

**E-mail Address** _____

AUTHORIZED AGENT

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

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

**Print Name** Andrew P. Reed

Subscribed and sworn before me

This 27TH day of July, 2010.

Nora Lares

Notary Public in and for said County and State

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

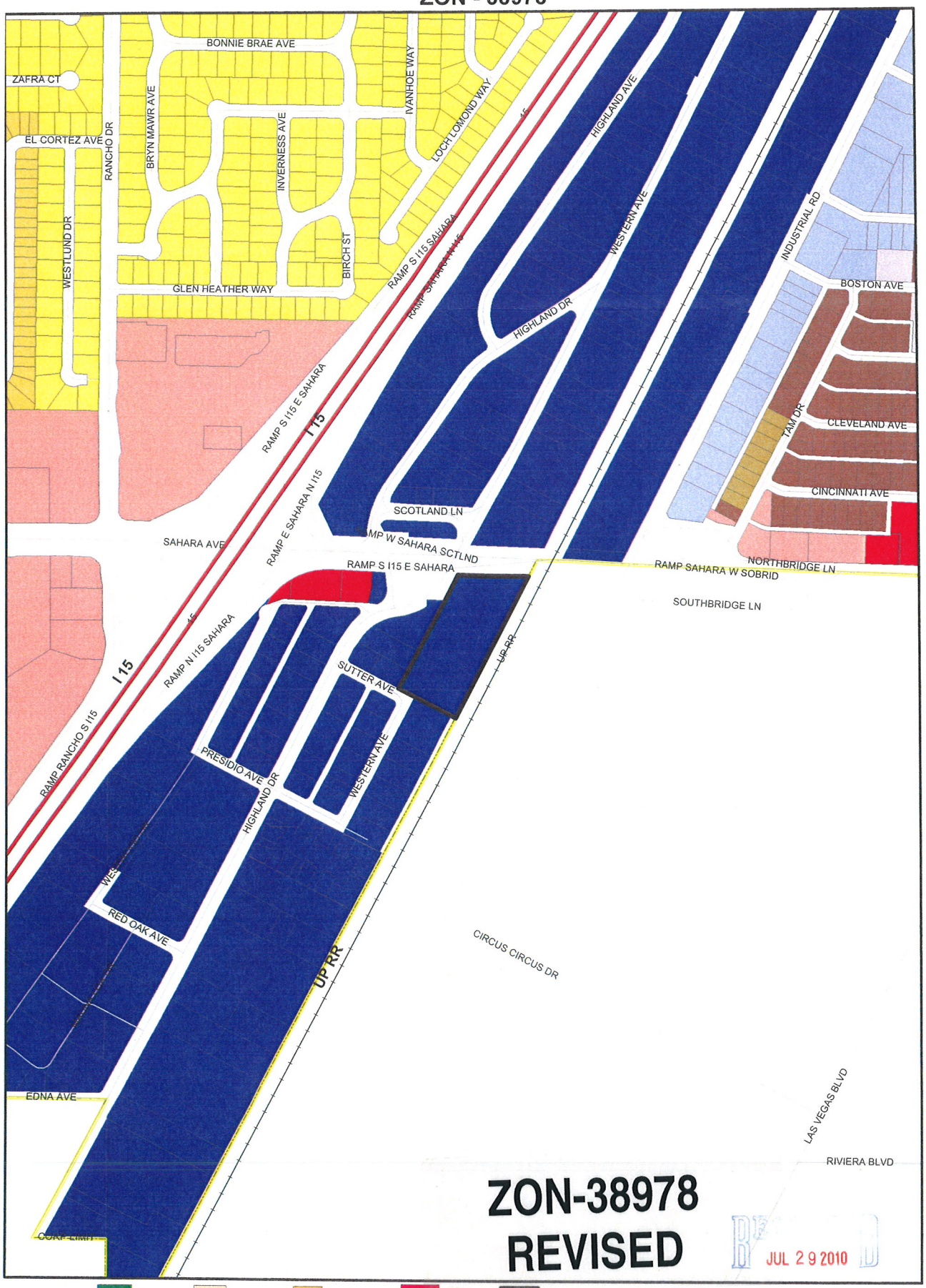
*FOR DEPARTMENT USE ONLY*

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

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

Revised 10/27/08

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




# ZON-38978
# REVISED

RECEIVED
JUL 29 2010

**ZONING**

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

## FROM M TO C-V

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

PLANNING & DEVELOPMENT

Printed: August 16, 2010

ZON-38978 - APPLICANT: CITY OF LAS VEGAS - OWNER: NV ENERGY
2500 HIGHLAND DRIVE

08/19/10

ZON-38978 - APPLICANT: CITY OF LAS VEGAS - OWNER: NV ENERGY
2500 HIGHLAND DRIVE

08/19/10

PLANNING & DEVELOPMENT
CITY OF LAS VEGAS
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Voice: 702-229-6301
Fax: 702-474-0352
TTY 702-386-9108
www.lasvegasnevada.gov

July 27, 2010

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

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

Dear Mr. Gebeke:

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

Sincerely,

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

AR:nl

Mayor
Oscar B. Goodman

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

City Manager
Elizabeth N. Fretwell

07101-001-06-09

ZON-38978

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

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

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

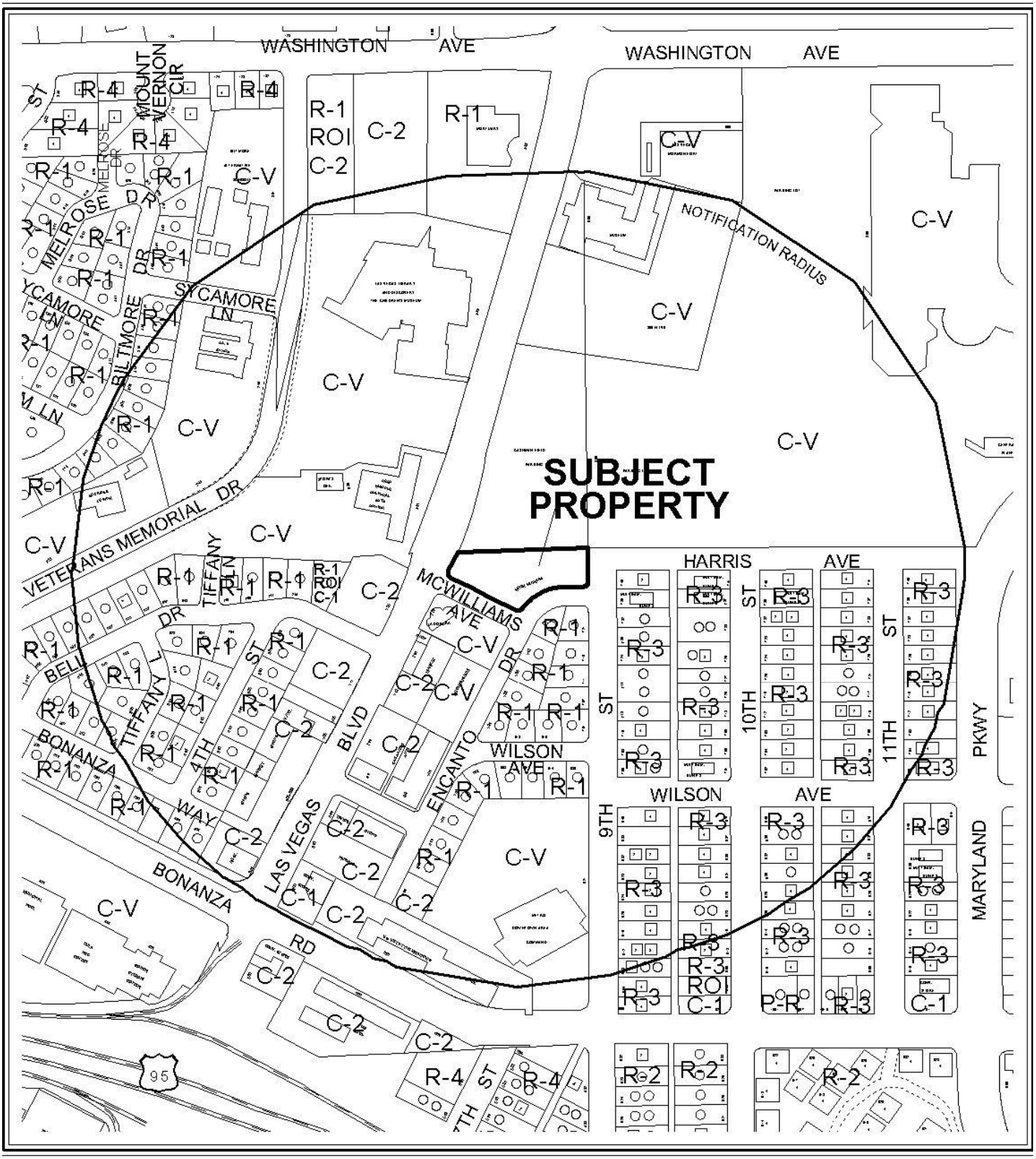
**SUBJECT:**
VAR-39237 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request for a Variance TO ALLOW A PROPOSED SIGN HEIGHT OF 42 FEET WHERE 37 FEET IS THE MAXIMUM ALLOWED on 1.0 acres at the northeast corner of Las Vegas Boulevard and McWilliams Avenue (APN 139-27-805-004), C-V (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:** | | **APPROVALS RECEIVED BEFORE:** | |
|---|---|---|---|
| **Planning Commission Mtg.** | **0** | **Planning Commission Mtg.** | **0** |
| **City Council Meeting** | **0** | **City Council Meeting** | **0** |

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

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




**CASE:** **VAR-39237**

**RADIUS:** 1000 FT

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

0 200 400 Feet

N

**CASE:** **VAR-39237**

**RADIUS:** 1000 FT

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

0 200 400 Feet

N

# PLANNING & DEVELOPMENT DEPARTMENT

## STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: City of Las Vegas

Name of Applicant: Doug Rankin

Name of Representative: Doug Rankin

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: 139-27-805-004

Signature of Property Owner: DJ Rankin

Print Name: Doug Rankin

Subscribed and sworn before me

This 19th day of August, 2010

Notary Public in and for said County and State

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

PLANNING & DEVELOPMENT

# 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*** D Rankin

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

**Print Name** Doug Rankin

Subscribed and sworn before me

This 19th day of AUGUST, 20 10.

Notary Public in and for said County and State

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

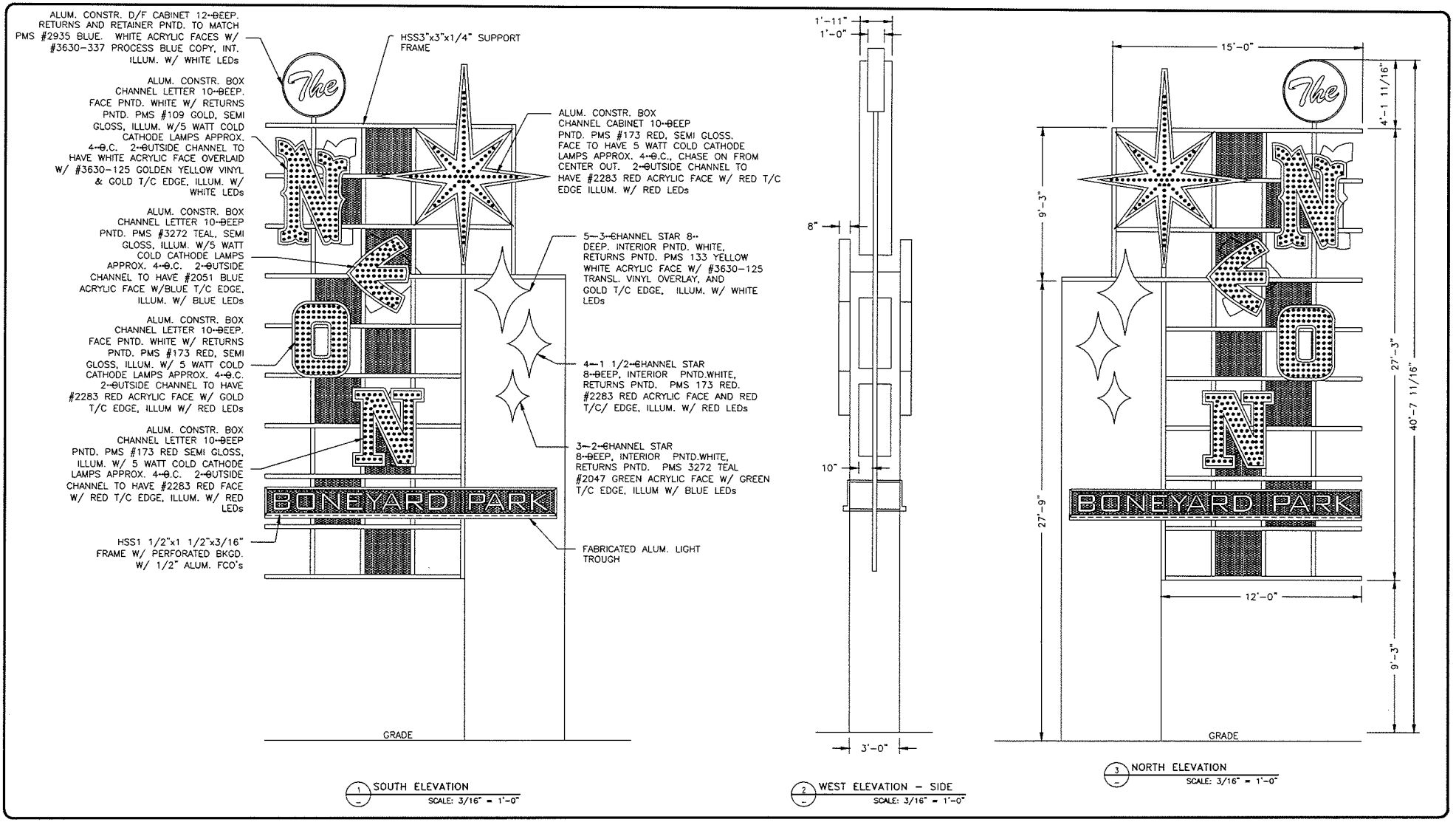
*FOR DEPARTMENT USE ONLY*

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

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

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

Revised 10/27/08




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

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

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

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

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

| NO. | REVISIONS | DATE | BY |
|---|---|---|---|
| 1 | GENERAL REVISIONS | 6/30/10 | PH |
| 2 | GENERAL REVISIONS | 7/15/10 | PH |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |

NEON BONEYARD PARK
CITY OF LAS VEGAS
LAS VEGAS, NV

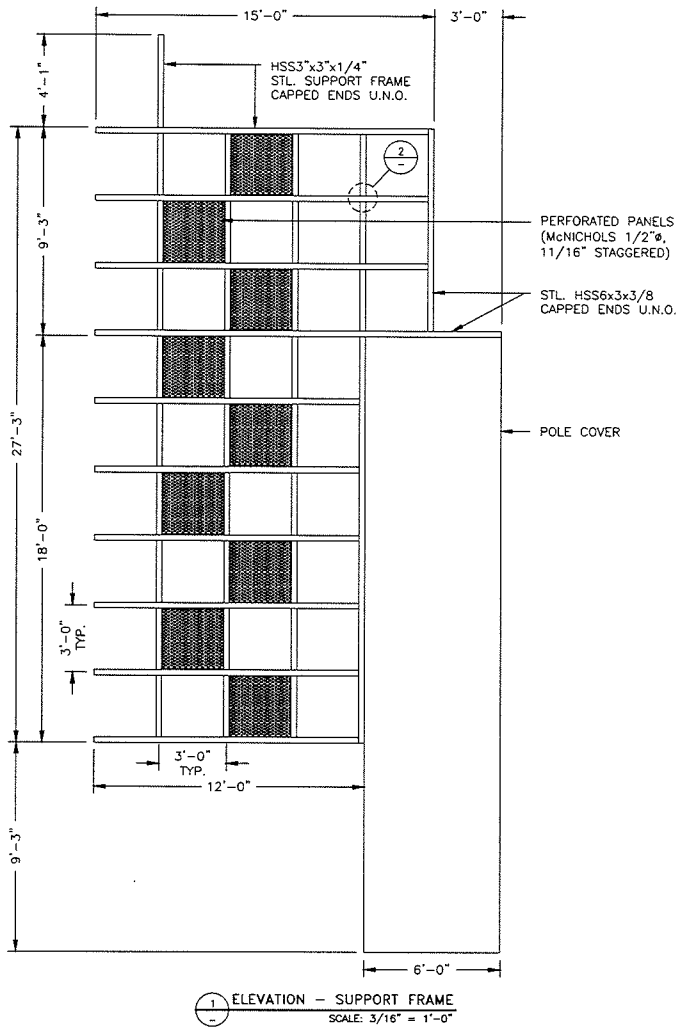
| | |
|---|---|
| DESIGN NO: S-050710B | PROJECT MGR.: L. MORGAN |
| DRAWN BY: D. DUPREE | DATE: MAY 11, 2010 |
| JOB NO: 21-04327 | |

SHEET NO: S-1
OF: 14

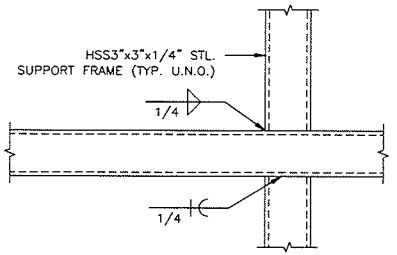
Drawing file: NEON BONEYARD LAS VEGAS, NV #21-04327 STEEL SUPPORT VERSION.dwg

AUG 19 2010

VAR-39237




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




2 TUBE CONNECTION DETAIL
SCALE: 1 1/2" = 1'-0"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NEON BONEYARD PARK
CITY OF LAS VEGAS
LAS VEGAS, NV

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

SHEET NO: S-2
OF: 14

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

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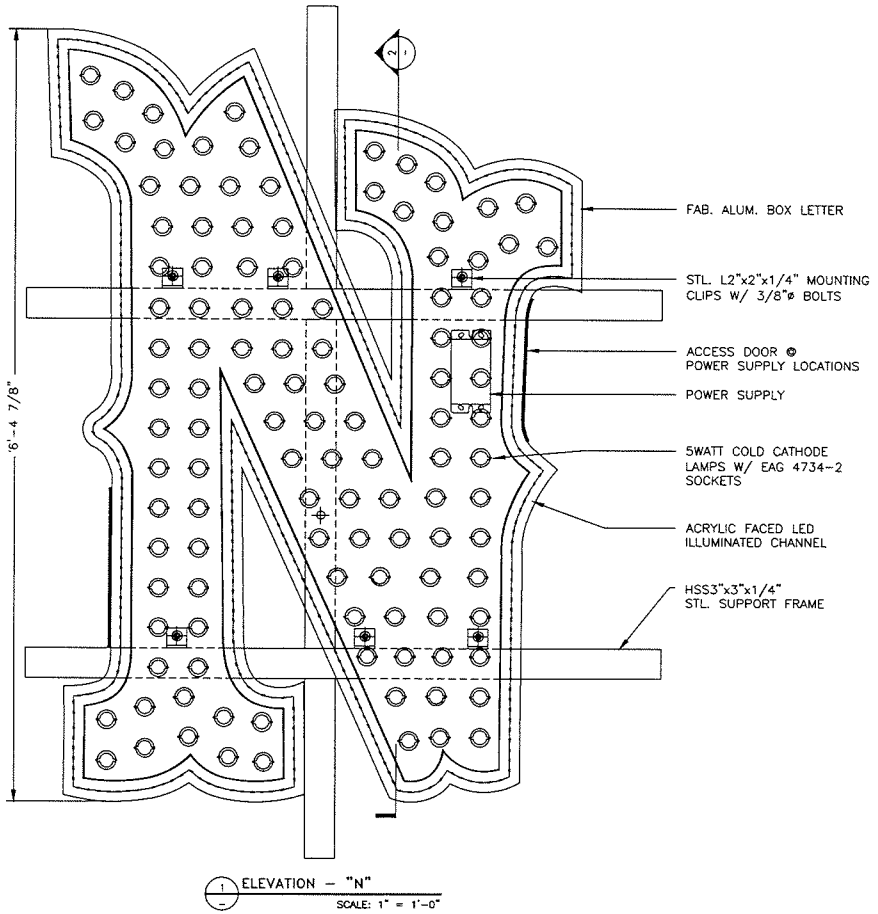
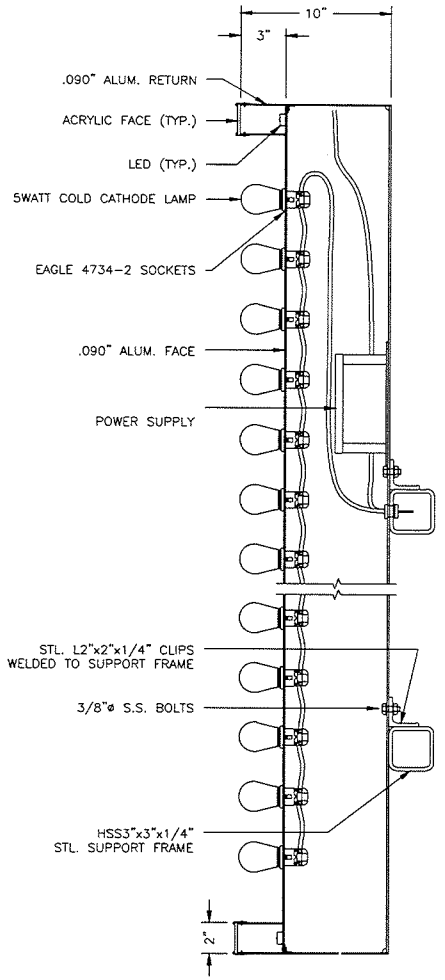



1 ELEVATION – "N"
SCALE: 1" = 1'-0"




2 SECTION DETAIL
SCALE: 1 1/2" = 1'-0"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# NEON BONEYARD PARK

CITY OF LAS VEGAS
LAS VEGAS, NV

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

SHEET NO: S-4
OF: 14

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

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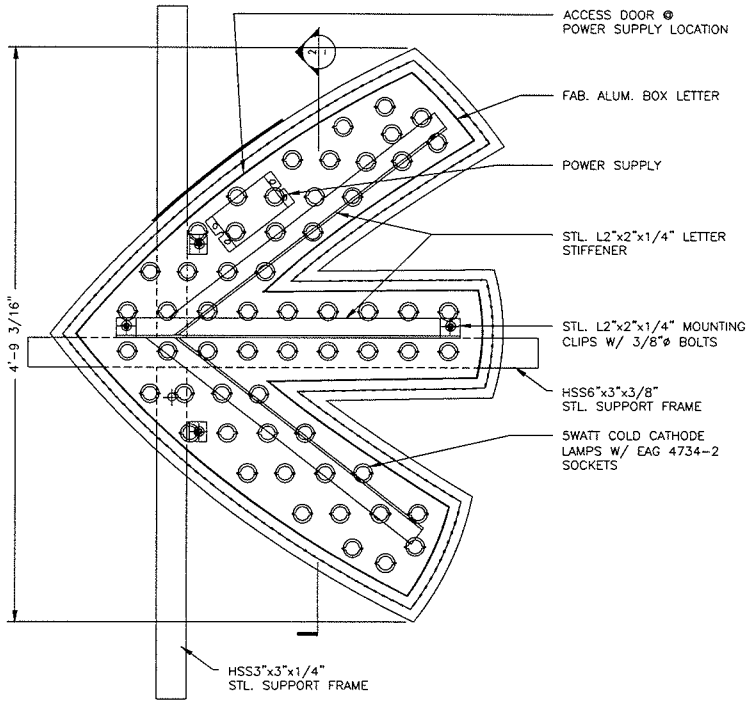
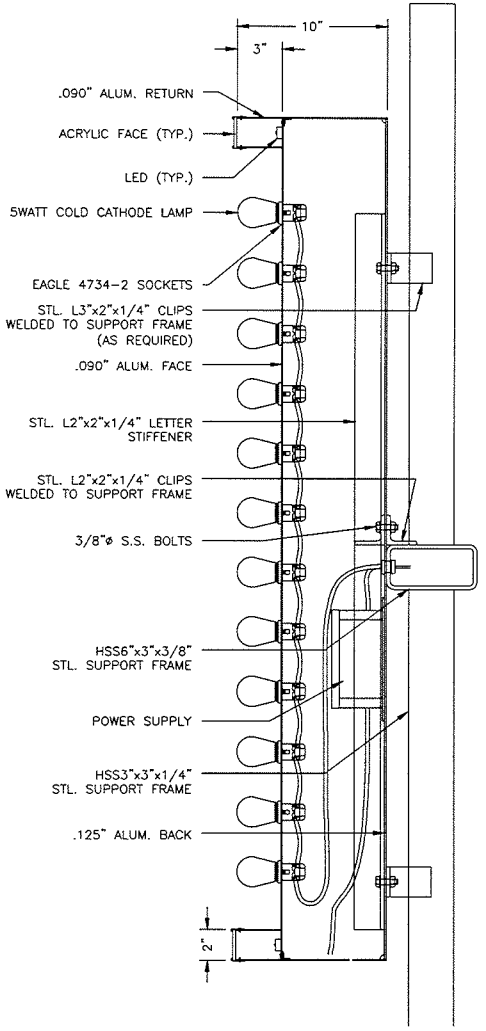



1 ELEVATION – "C"
SCALE: 1" = 1'-0"




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

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NEON BONEYARD PARK
CITY OF LAS VEGAS
LAS VEGAS, NV

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

SHEET NO: S-5
OF: 14

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

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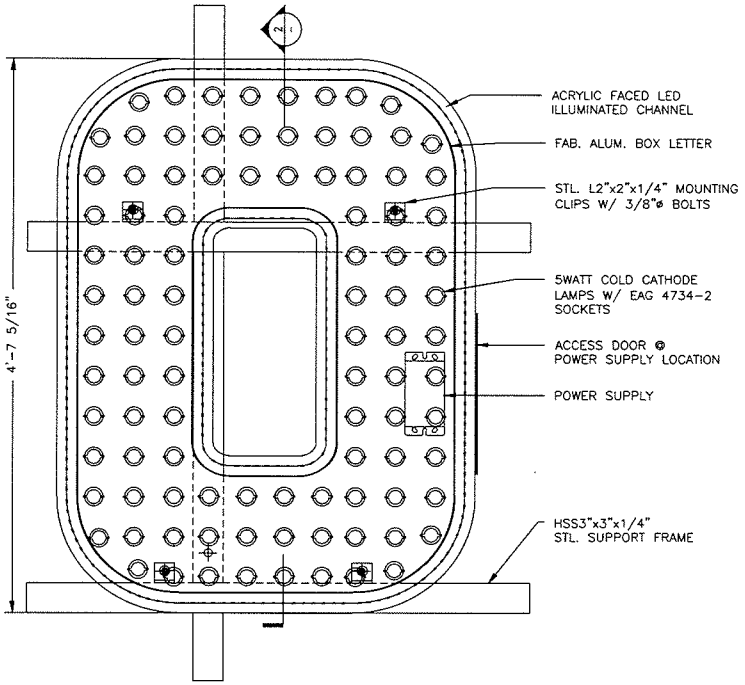
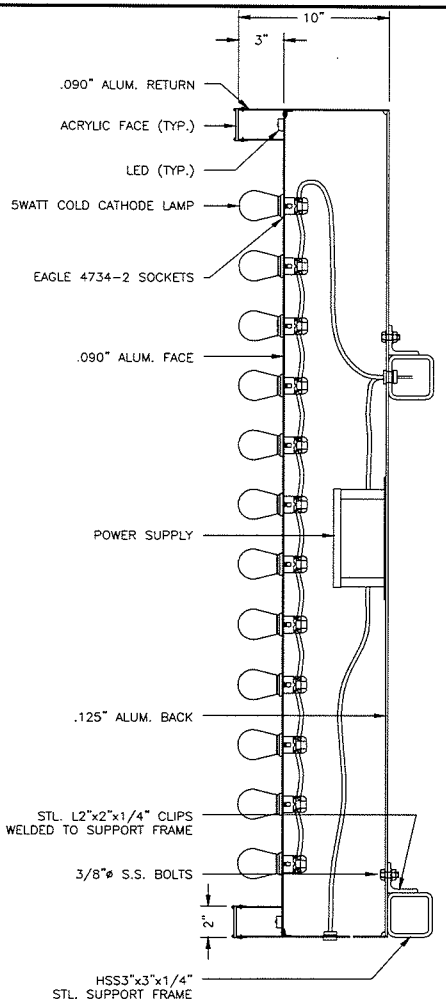
VAR-39237




1 ELEVATION – "0"
SCALE: 1" = 1'-0"




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

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NEON BONEYARD PARK
CITY OF LAS VEGAS
LAS VEGAS, NV

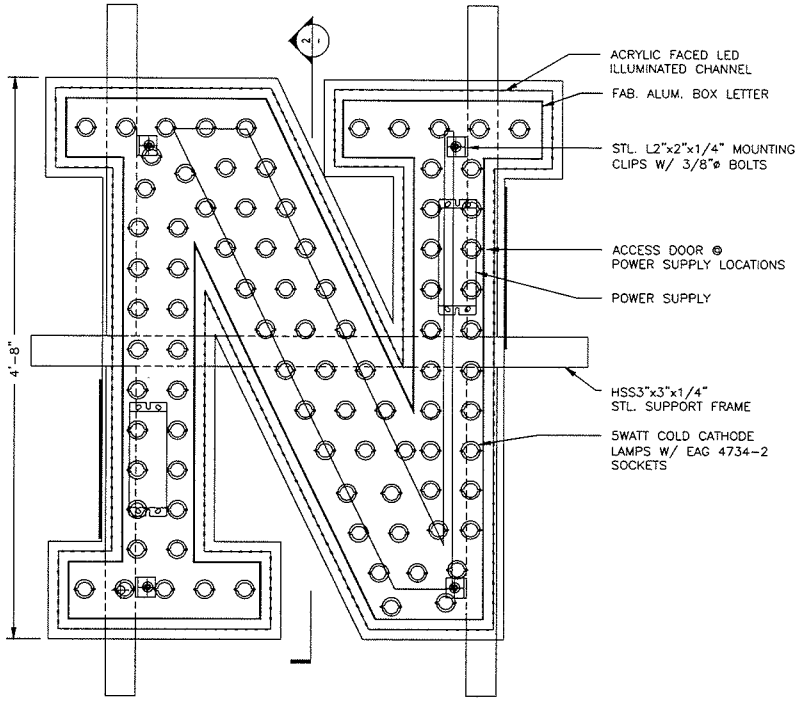
| | |
|---|---|
| DESIGN NO: S-050710B | PROJECT MGR.: L. MORGAN |
| DRAWN BY: D. DUPREE | DATE: MAY 11, 2010 |
| JOB NO: 21-04327 | |

SHEET NO: S-6
OF: 14

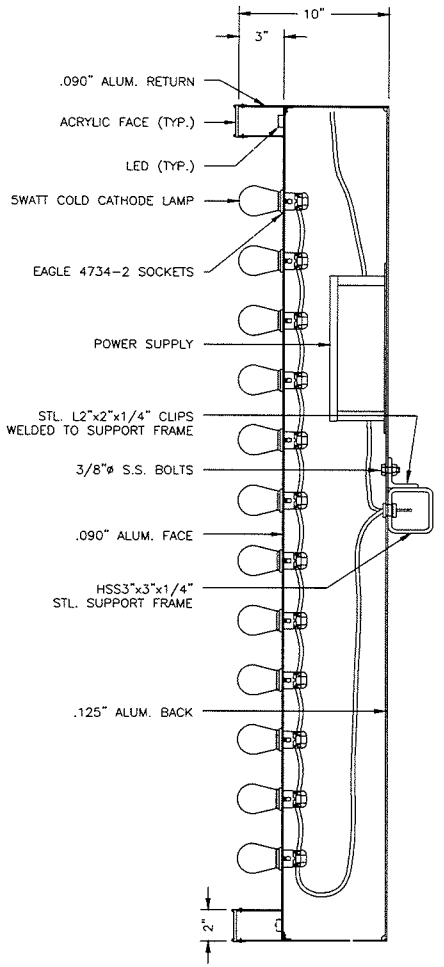
Drawing file: NEON BONEYARD LAS VEGAS, NV #21-04327 STEEL SUPPORT VERSION.dwg

AUG 19 2010

VAR-39237




1 ELEVATION – "N"
SCALE: 1" = 1'-0"




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

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

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

SHEET NO: S-7
OF: 14

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

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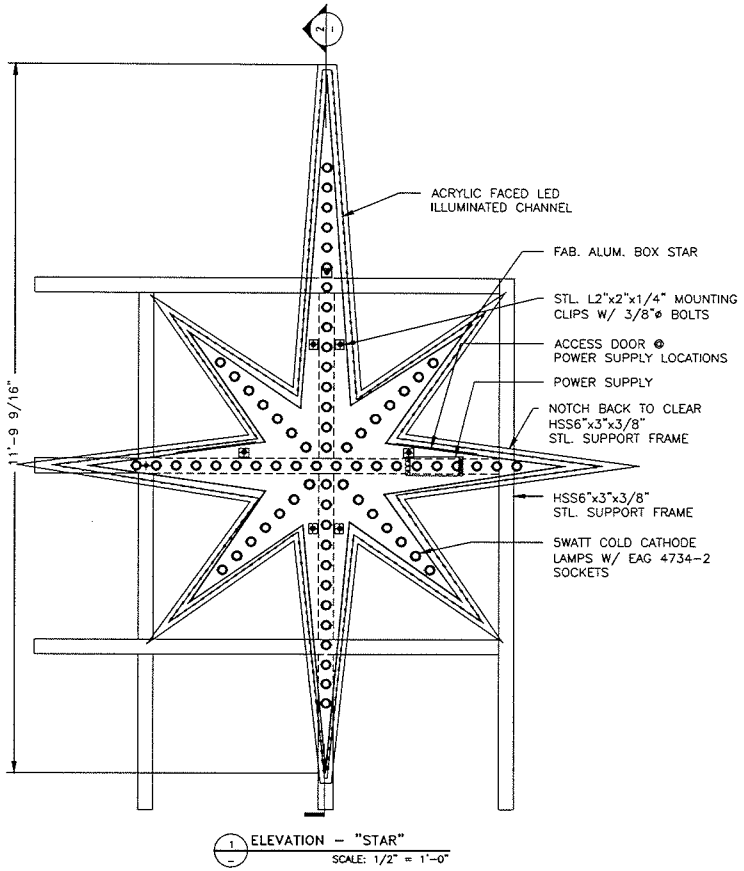
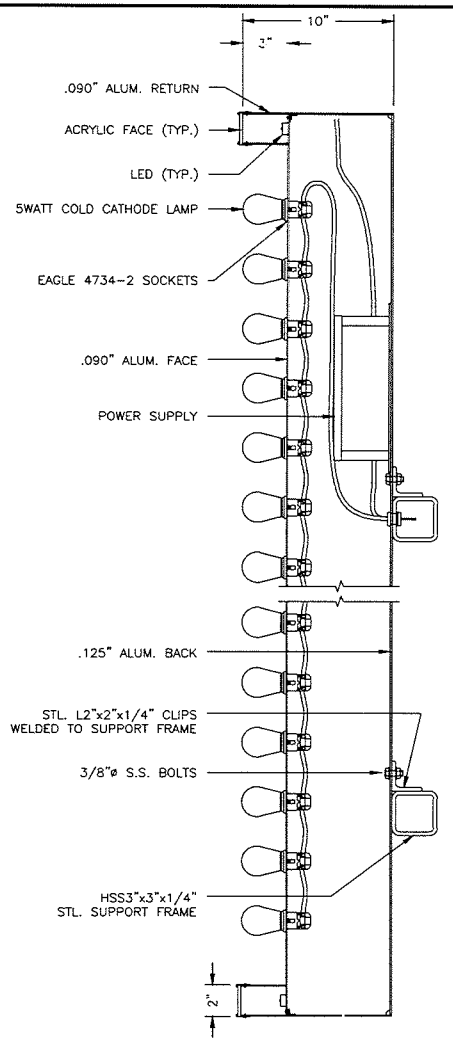



1 ELEVATION – "STAR"
SCALE: 1/2" = 1'-0"




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

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NEON BONEYARD PARK
CITY OF LAS VEGAS
LAS VEGAS, NV

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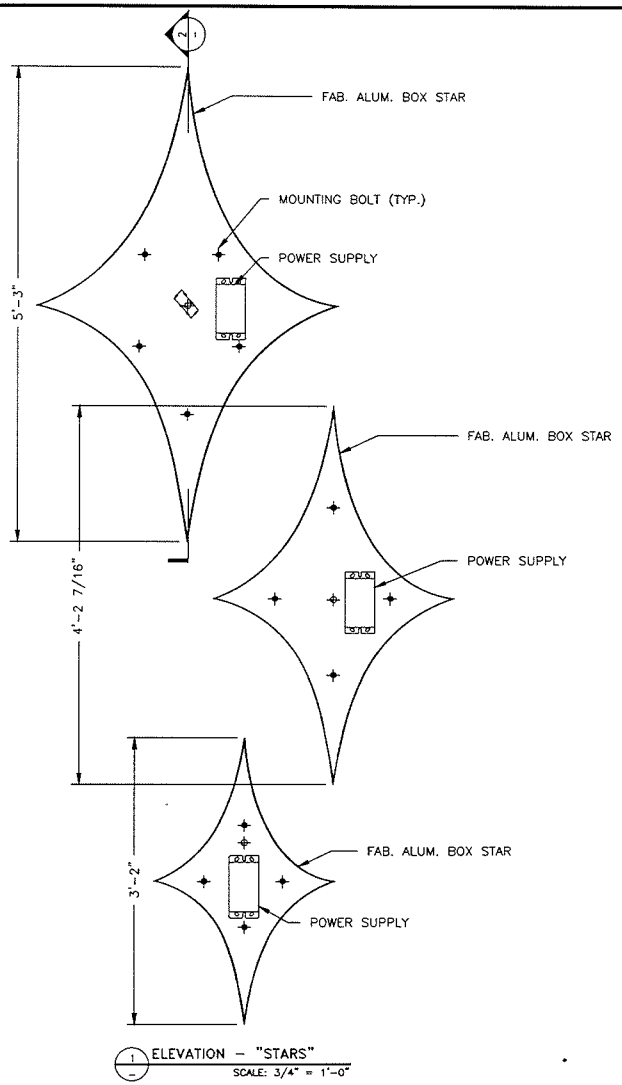
|---|---|
| DESIGN NO: S-0507108 | PROJECT MGR.: L. MORGAN |
| DRAWN BY: D. DUPREE | DATE: MAY 11, 2010 |
| JOB NO: 21-04327 | |

SHEET NO: S-8
OF: 14

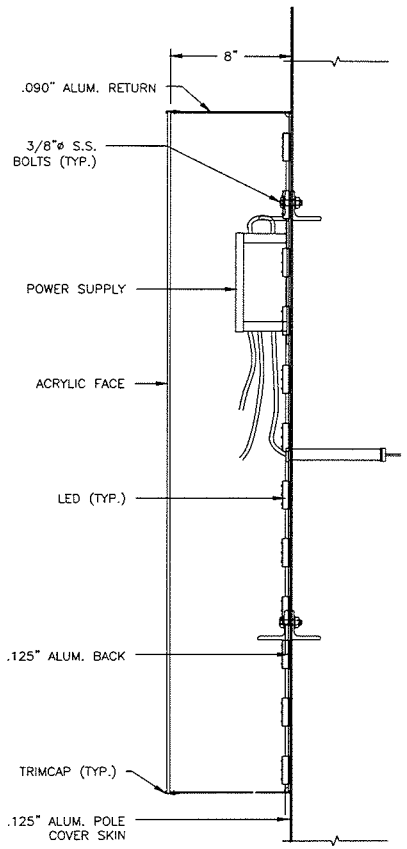
Drawing file: NEON BONEYARD LAS VEGAS, NV #21-04327 STEEL SUPPORT VERSION.dwg

AUG 19 2010

VAR-39237




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




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

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NEON BONEYARD PARK
CITY OF LAS VEGAS
LAS VEGAS, NV

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

SHEET NO: S-9
OF: 14

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

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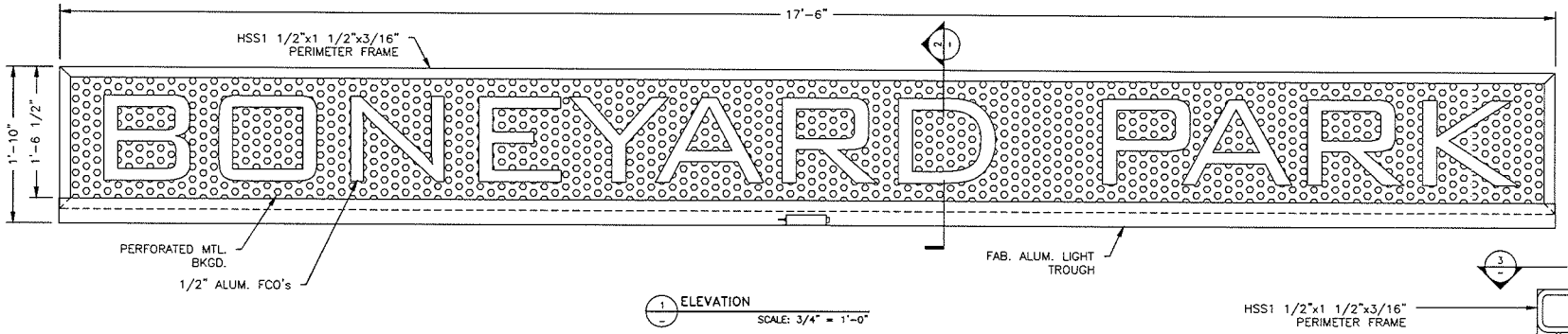
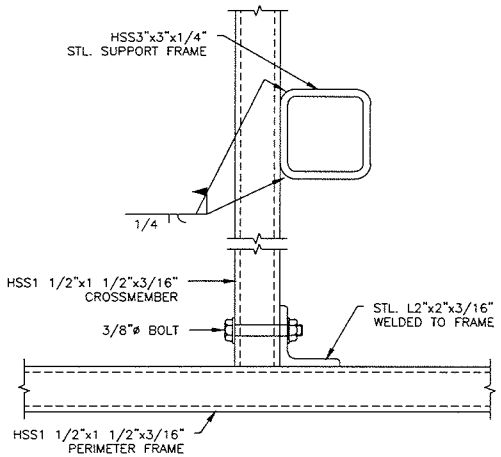
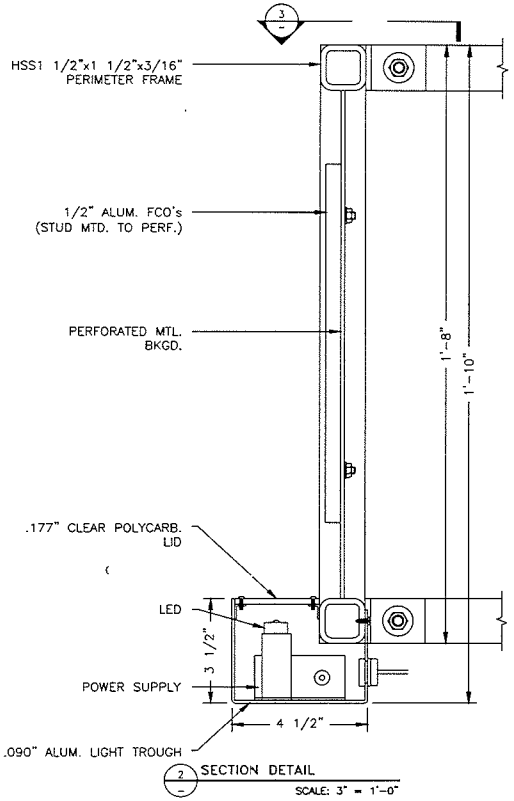



1 ELEVATION
SCALE: 3/4" = 1'-0"




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




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

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NEON BONEYARD PARK
CITY OF LAS VEGAS
LAS VEGAS, NV

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

SHEET NO: S-10
OF: 14

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

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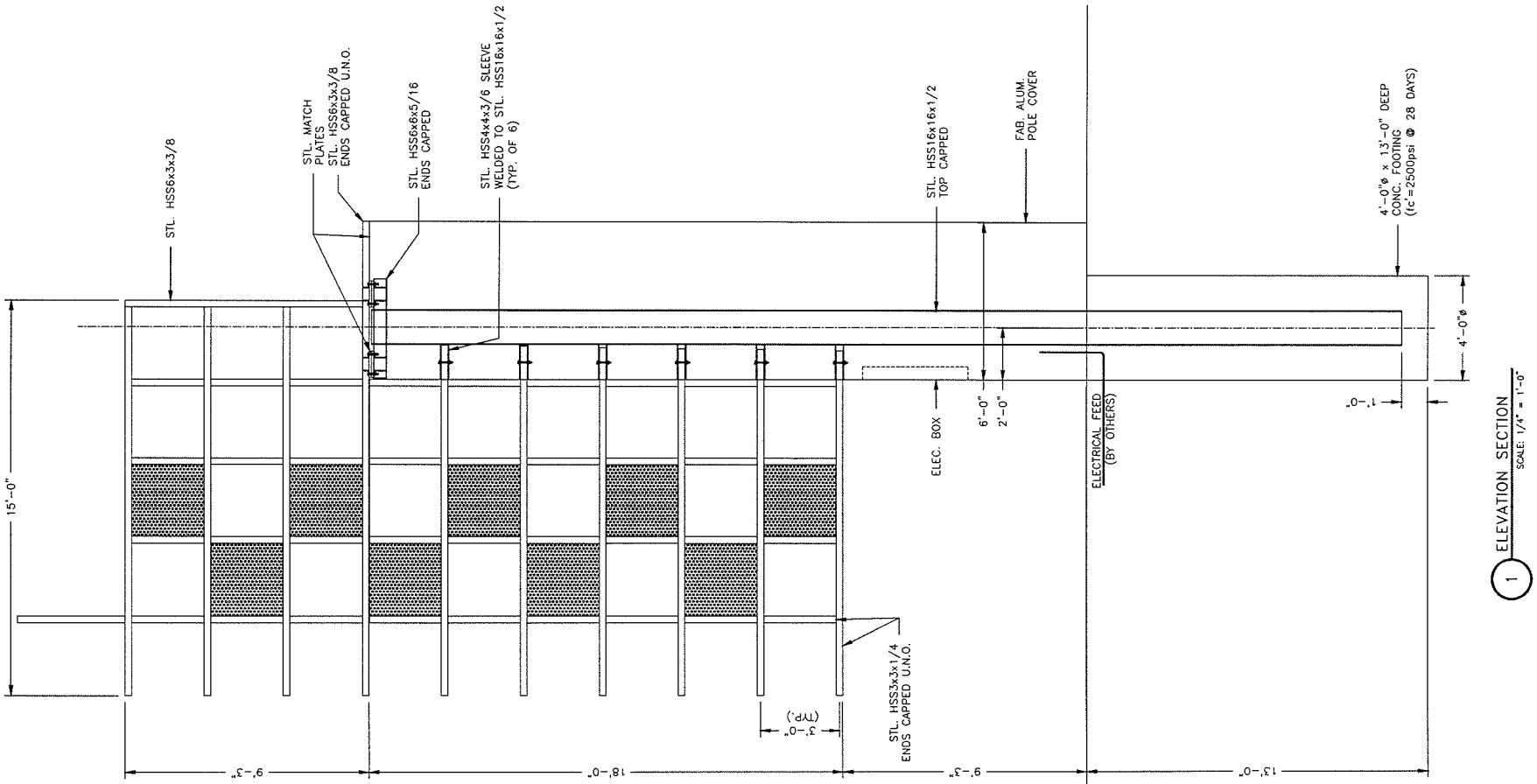


1 ELEVATION SECTION
SCALE: 1/4" = 1'-0"

STRUCTURAL OPTION #1

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NEON BONEYARD PARK
CITY OF LAS VEGAS
LAS VEGAS, NV

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

SHEET NO: S-11
OF: 14

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

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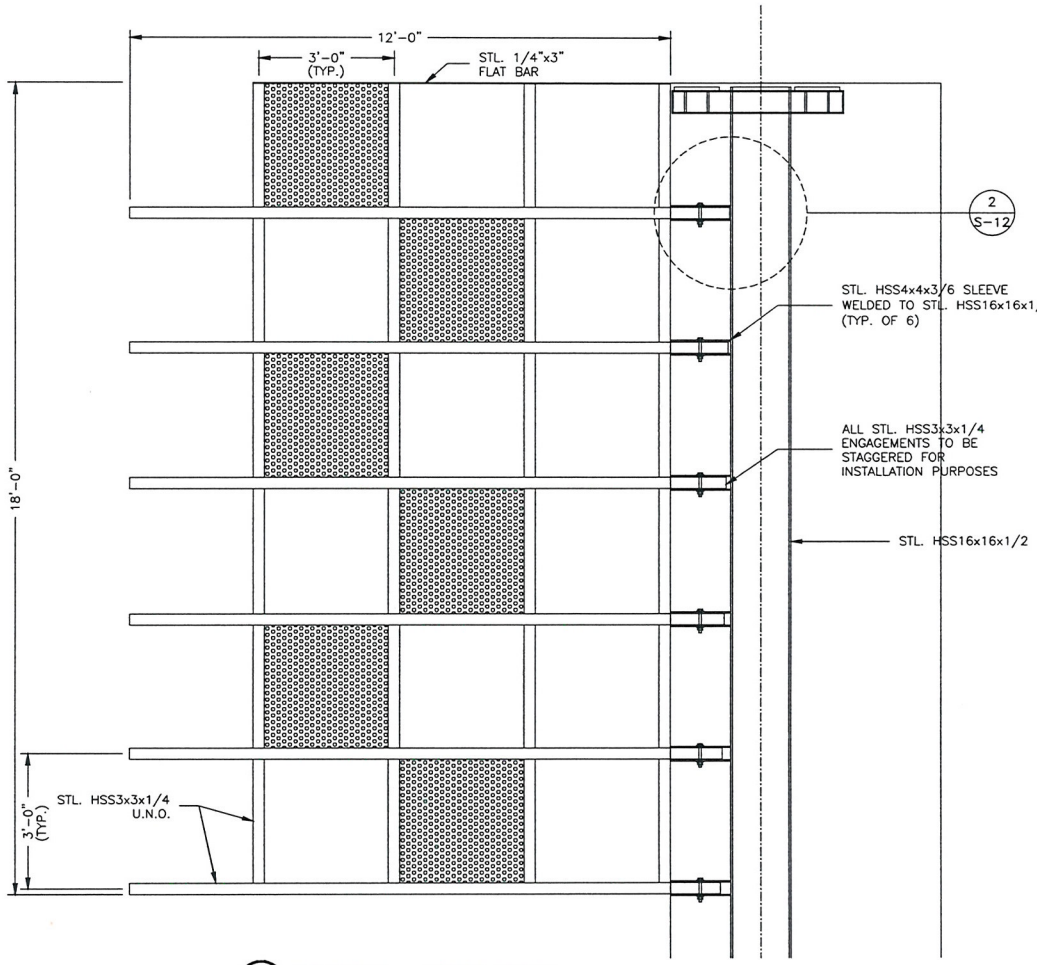
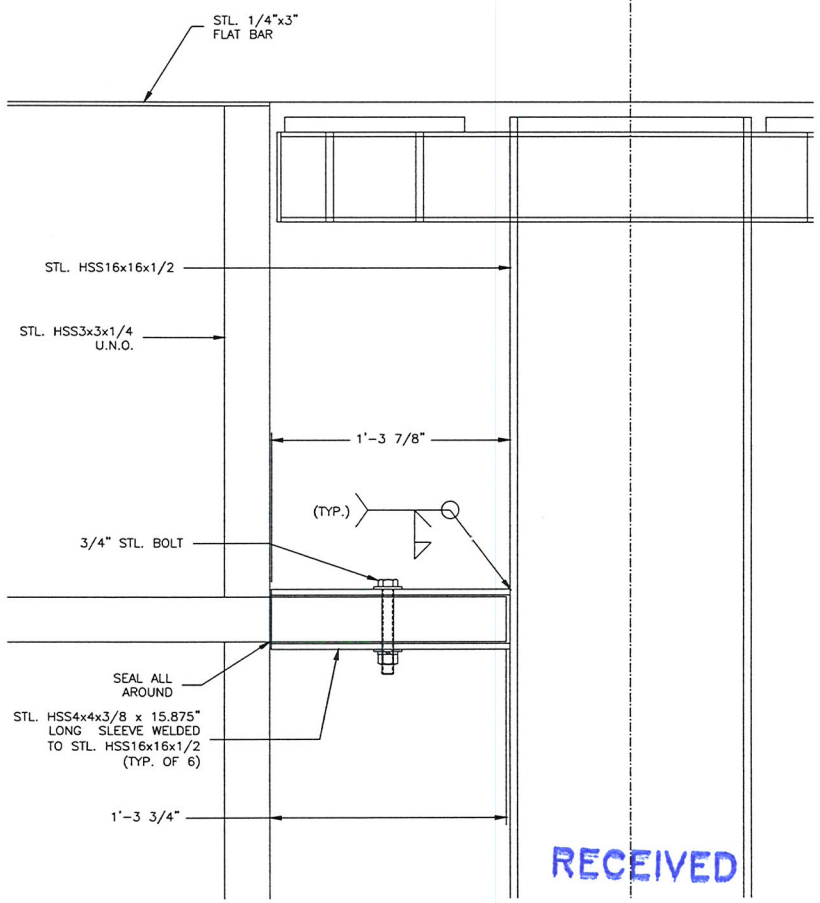



1 ELEVATION – LOWER FRAME
SCALE: 3/8" = 1'-0"




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

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STRUCTURAL OPTION #1

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NEON BONEYARD PARK
CITY OF LAS VEGAS
LAS VEGAS, NV

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

SHEET NO: S-12
OF: 14

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

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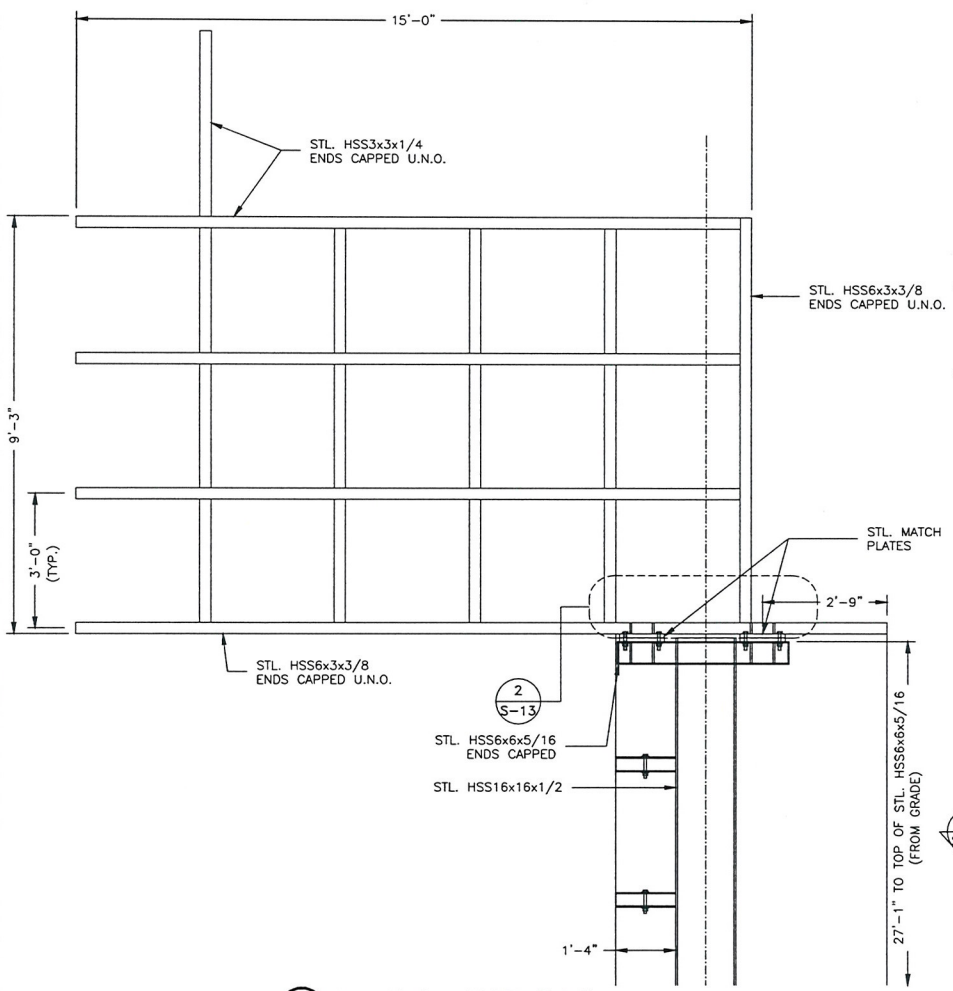
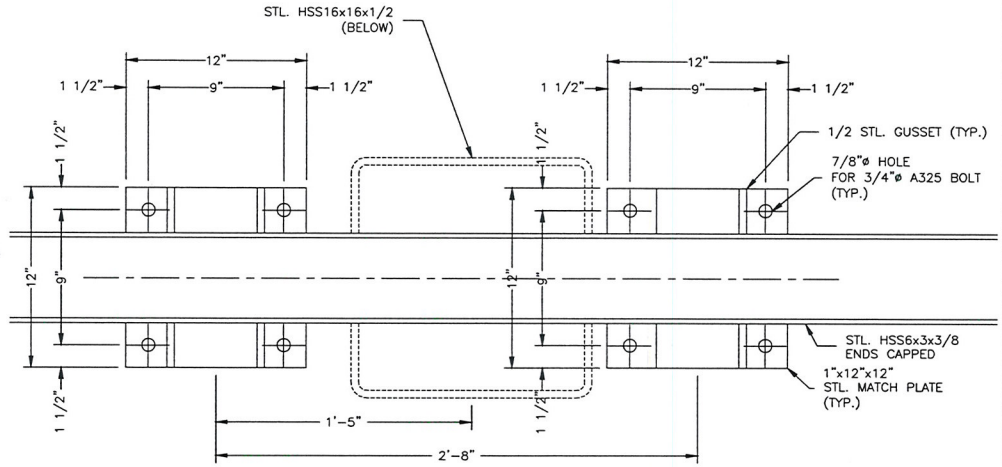
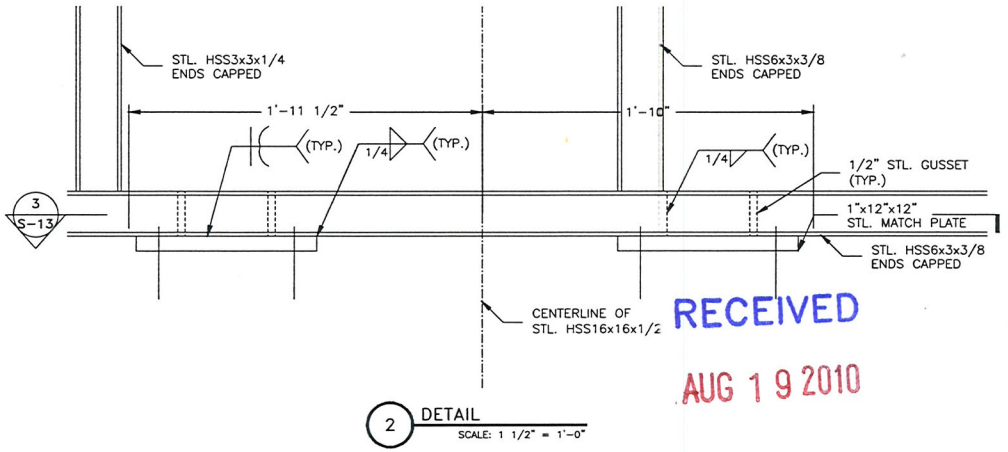



1 ELEVATION – UPPER FRAME
SCALE: 3/8" = 1'-0"




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




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

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STRUCTURAL OPTION #1

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NEON BONEYARD PARK
CITY OF LAS VEGAS
LAS VEGAS, NV

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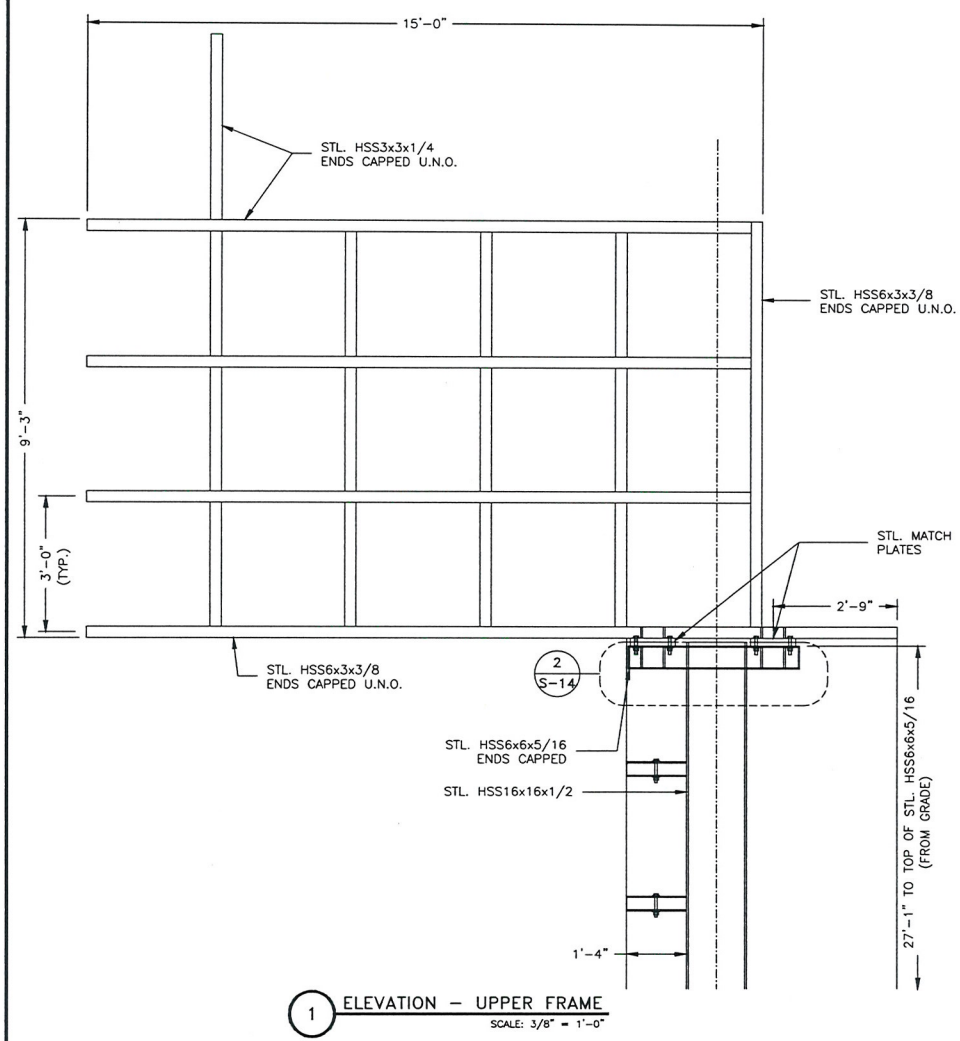
|---|---|
| DESIGN NO: S-050710B | PROJECT MGR.: L. MORGAN |
| DRAWN BY: D. DUPREE | DATE: MAY 11, 2010 |
| JOB NO: 21-04327 | |

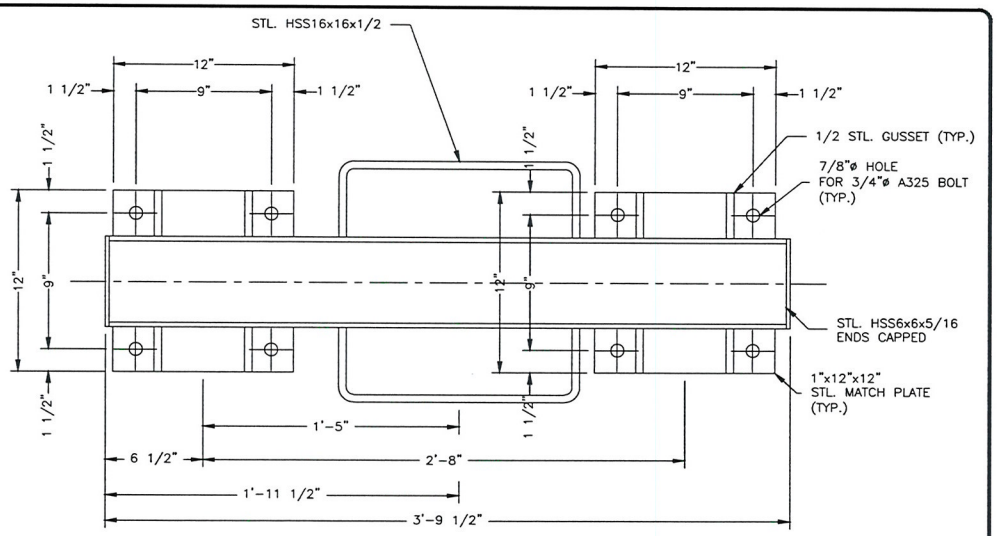
SHEET NO: S-13
OF: 14

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

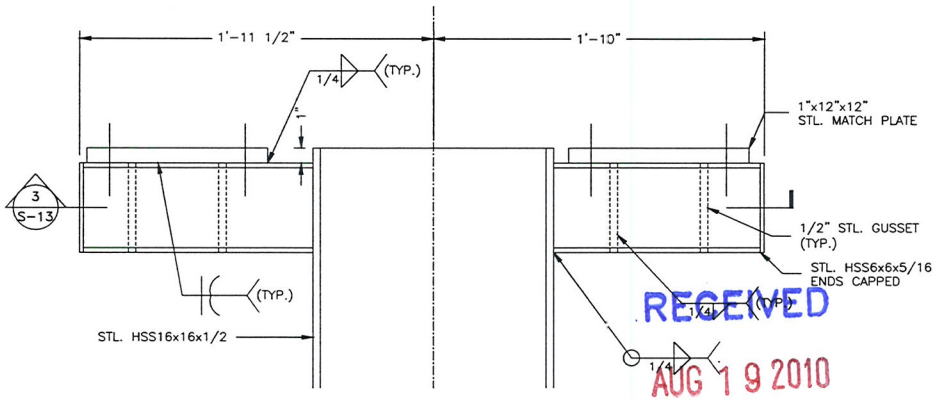
VAR-39237




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




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




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

RECEIVED
AUG 19 2010

STRUCTURAL OPTION #1

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

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

| NO. | REVISIONS | DATE | BY |
|---|---|---|---|
| A | GENERAL REVISIONS | 6/30/10 | PH |
| B | GENERAL REVISIONS | 7/15/10 | PH |
| C | | | |
| D | | | |
| E | | | |
| F | | | |

NEON BONEYARD PARK
CITY OF LAS VEGAS
LAS VEGAS, NV

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

SHEET NO: S-14
OF: 14

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

VAR-39237

VAR-39237 - APPLICANT/OWNER: CITY OF LAS VEGAS
NORTHEAST CORNER OF LAS VEGAS BOULEVARD AND MCWILLIAMS AVENUE

08/19/10

VAR-39237 - APPLICANT/OWNER: CITY OF LAS VEGAS
NORTHEAST CORNER OF LAS VEGAS BOULEVARD AND MCWILLIAMS AVENUE

08/19/10

VAR-39237 - APPLICANT/OWNER: CITY OF LAS VEGAS
NORTHEAST CORNER OF LAS VEGAS BOULEVARD AND MCWILLIAMS AVENUE

08/19/10

August 19, 2010

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

Dear Ms. Wheeler:

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

Thank you,

Yorgo Kagafas

Yorgo Kagafas
Planner II

VAR-39237

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

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

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

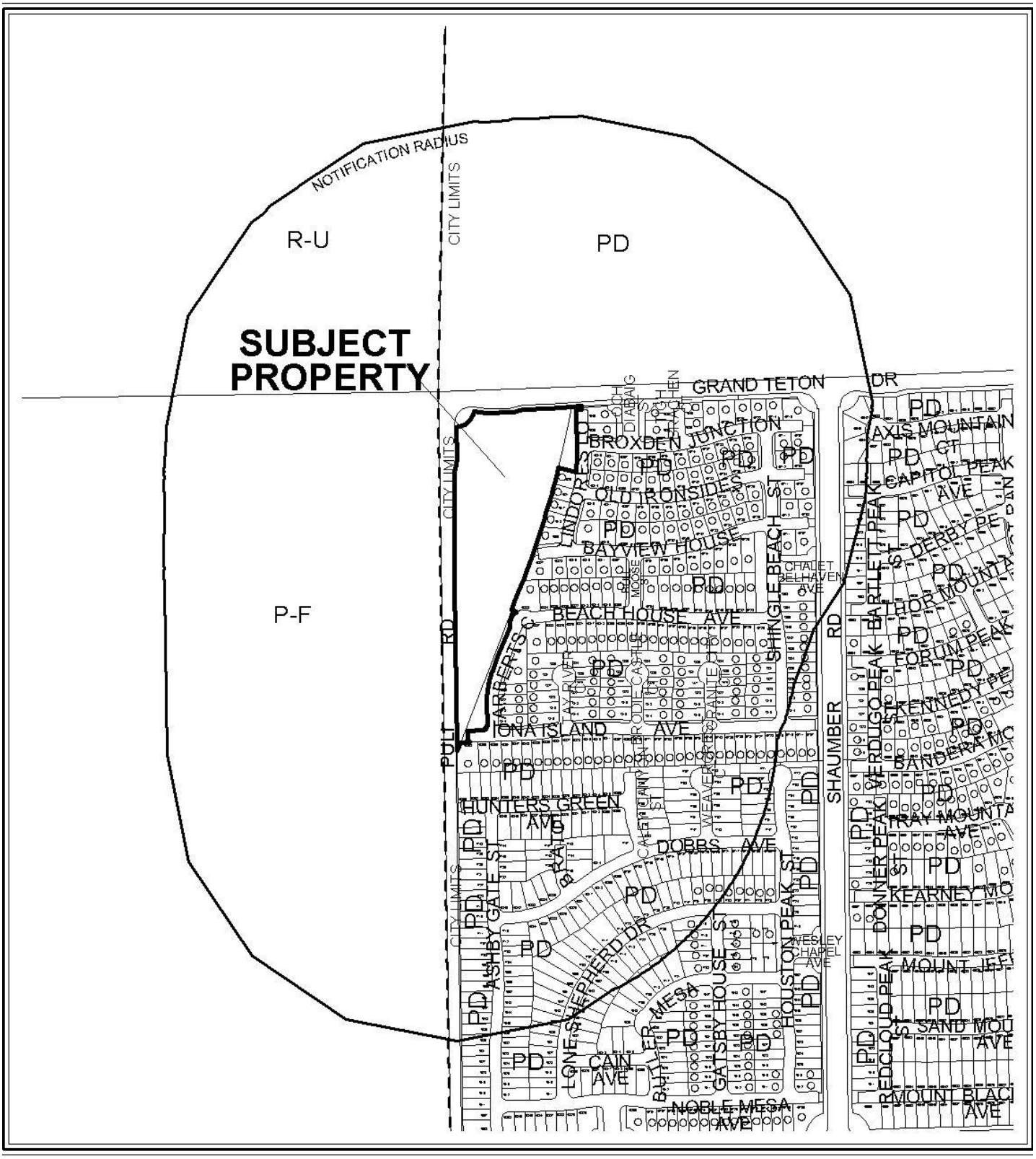
**SUBJECT:**
WVR-39089 - WAIVER - PUBLIC HEARING - APPLICANT/OWNER: KB HOME NEVADA, INC. - Request for a Waiver of Title 18.12 TO ALLOW AN INTERNAL INTERSECTION OFFSET OF 115 FEET WHERE 125 FEET IS REQUIRED AND TO ALLOW PRIVATE STREETS TO TERMINATE IN DEAD-END STUBS WHERE CULS-DE-SAC ARE REQUIRED on 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:** | | **APPROVALS RECEIVED BEFORE:** | |
|---|---|---|---|
| **Planning Commission Mtg.** | **0** | **Planning Commission Mtg.** | **0** |
| **City Council Meeting** | **0** | **City Council Meeting** | **0** |

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

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




**CASE:** **WVR-39089**

**RADIUS:** 1000 FT

**ZONING OF SUBJECT PROPERTY:** PD (PLANNED DEVELOPMENT)

**CASE:** **WVR-39089**

**RADIUS:** 1000 FT

**ZONING OF SUBJECT PROPERTY:** PD (PLANNED DEVELOPMENT)

# 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

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

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

# 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*** _____

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

**Print Name** ROBERT McGIBNEY

State of Nevada
County of Clark
Subscribed and sworn before me

This 18th day of August, 20 10.

by Robert McGibney

Janet E. Love

Notary Public in and for said County and State

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

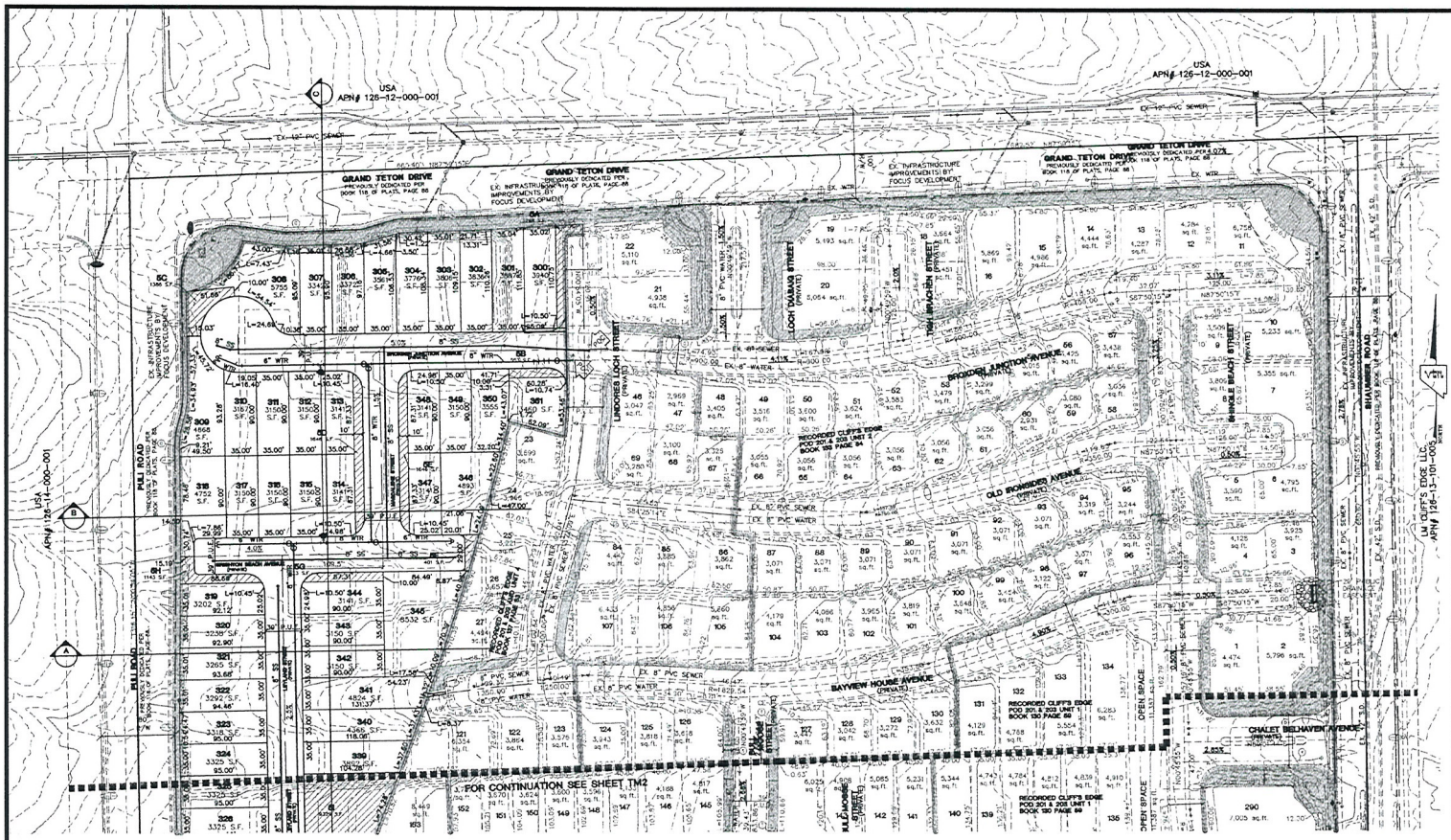
*FOR DEPARTMENT USE ONLY*

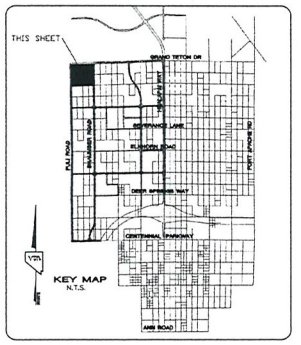
| |
|---|
| **Case #** |
| **Meeting Date:** |
| **Total Fee:** |
| **Date Received:*** |
| **Received By:** |

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

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

Revised 10/27/08




GRAPHIC SCALE

1" = 60'

**NOTE**
SEE SHEET TM3 FOR TYPICAL SECTIONS

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

**LEGEND**

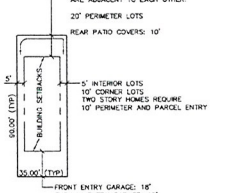
| PROPOSED | EXISTING | |
|---|---|---|
| | | STREET CENTERLINE |
| | | BACK OF CURB LINE |
| | | LOT LINE |
| | | PARCEL BOUNDARY |
| | | SETBACK LINE |
| 8"SS | EX. 8"SS | SEWER LINE AND MANHOLE |
| 6"W | EX. 8"W | WATER LINE |
| 20 | | LOT NUMBER |
| (1) | | BLOCK NUMBER |
| C.E. "A" | | COMMON ELEMENT LOT |
| POC | | POINT OF CONNECTION TO EXIST. UTILITIES |
| 1.00% | | RATE OF GRADE AND DIRECTION OF SLOPE ( APPLIES TO BOTH STREET AND SEWER UNLESS OTHERWISE INDICATED ) |
| 2675 | | EXISTING GROUND CONTOUR LINE |
| | | BLOCK WALL |
| | | PROPOSED / EXISTING STREET LIGHT |
| | | PROPOSED / EXISTING FIRE HYDRANT |
| S/W R/W | | SIDEWALK RIGHT-OF-WAY |

1. ALL IMPROVEMENTS SHALL CONFORM TO THE UNIFORM STANDARDS AND SPECIFICATIONS OF CLARK COUNTY, NEVADA.
2. UTILITY SERVICES PROVIDED AS FOLLOWS:
   WATER..... LAS VEGAS VALLEY WATER DISTRICT
   ELECTRIC..... NV ENERGY
   GAS..... SOUTHWEST GAS CORPORATION
   SEWER..... CITY OF LAS VEGAS
   SOLID WASTE DISPOSAL..... SILVER STATE DISPOSAL SERVICE
   TELEPHONE..... CENTURY LINK
3. UTILITY EASEMENTS TO BE DEDICATED TO RESPECTIVE AGENCIES.
4. SEWER CONTRIBUTION : (BASED ON 52 LOTS)
   AVERAGE DAILY FLOW = 0.013 MGD.
   PEAK FLOW (PF=3.5) = 0.0455 MGD.
5. BUILDING SETBACKS TO COMPLY WITH CLIFFS EDGE DESIGN GUIDELINES.
6. STORM WATER TO SURFACE DRAIN ON STREETS.
7. THIS DEVELOPMENT IS A PORTION OF A MASTER PLAN SHOWN BY CLIFFS EDGE PLANNED AREA.
8. THIS DEVELOPMENT DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE AS DESIGNATED BY FEMA PHL NO. 32003C1750 E.
9. ALL INTERIOR SEWER AND WATER MAINS ARE 8" UNLESS OTHERWISE SHOWN.
10. ALL INTERIOR STREETS ARE PRIVATE 39' WIDE UNLESS OTHERWISE SHOWN.
11. ALL INTERIOR PROPERTY LINE RADIUS = 20', AT INTERSECTIONS AND 30', EXTERIOR PROPERTY LINE RADIUS.
12. THIS SUBDIVISION WILL HAVE CC&R'S & TO MAINTAIN LANDSCAPING IN PERPETUITY BY THE HOME OWNER'S ASSOCIATION.
13. COMMON ELEMENTS AND LANDSCAPING PER CLIFFS EDGE DESIGN GUIDELINES.
14. THERE ARE NO OBSERVABLE FAULTS OR FISSURES ON OR NEAR THIS SITE.
15. SEEPS, SPRINGS, OR OTHER INDICATIONS OF HIGH GROUND WATER LEVELS WERE NOT NOTED ON THE SUBJECT PROPERTY.
16. THE BOUNDARY FOR THIS PROJECT IS FROM SURVEY BOUNDARY; ALL LOT DIMENSIONS ARE PRELIMINARY AND WILL VARY FROM FINAL MAP
17. NO EXISTING STRUCTURES ON SITE LOCATION.

**SITE DATA (UNIT 5 ONLY)**

| | |
|---|---|
| PROPOSED ZONING : | ML |
| NET AREA : | 5.91± ACRES |
| GROSS AREA | 8.06± ACRES |
| NUMBER OF LOTS : | 52 |
| PROPOSED DENSITY : (CAP=8.0 DU/AC) | 6.45 DU/AC |
| NUMBER OF COMMON ELEMENTS : | 11 |
| OPEN SPACE REQUIRED: (52 LOTS x 25 sf) | 1300 sf |
| OPEN SPACE PROVIDED: | 22,452 sf |
| GUEST PARKING REQUIRED: (0.2 x 52) | 11 SPACES |
| RESIDENT PARKING REQUIRED: | 104 SPACES |
| RESIDENT PARKING PROVIDED: | 208 SPACES |

APN'S 126-13-110-016, 126-13-118-036, AND 126-13-118-041




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

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

Call before you Dig 1-800-227-2600

Call before you Overhead 1-702-227-2929

Call before you Underground 1-702-455-7511 CLARK COUNTY TRAFFIC OPERATIONS 1-702-229-6611 LAS VEGAS AREA COMPUTERIZED TRAFFIC SYSTEM

**BASIS OF BEARING**

THE BASIS OF BEARINGS FOR THIS PROJECT IS NORTH 00°08'16" EAST BEING THE EAST LINE OF THE NORTHWEST QUARTER (NE 1/4) OF THE SECTION 24, TOWNSHIP 19 SOUTH, RANGE 58 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN ON A RECORD OF SURVEY ON FILE IN THE CLARK COUNTY, NEVADA, RECORDER'S OFFICE IN FILE 123 AT PAGE 32.

**PROJECT BENCHMARK**

PROJECT DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

CLARK COUNTY VERTICAL CONTROL: 1000.696
NAVD88 ELEVATION: 787.794 METERS (2584.62 FEET)

RIVET AND SQUARE ALUMINUM PLATE IN A CONCRETE CYLINDER, LOCATED 25' SOUTH & 50' EAST OF GRAND CANYON DRIVE AND RED COACH AVENUE, 1' WEST OF ELECTRICAL VAULT.

RECEIVED
AUG 26 2010

WVR-39089
TMP-39088
REVISED

| REV | DATE | BY | REVISION |
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KB HOME NEVADA Inc.
5555 BADURA AVE.
LAS VEGAS, NV. 89118
(702) 240-4000

CITY OF LAS VEGAS

3227 SOUTH RAINBOW BOULEVARD
LAS VEGAS, NEVADA 89146-5148
PH. (702) 873-1550 FAX (702) 362-2987 WEB WWW.KTGY.COM
CONSULTING ENGINEERS ● PLANNERS ● LAND SURVEYORS

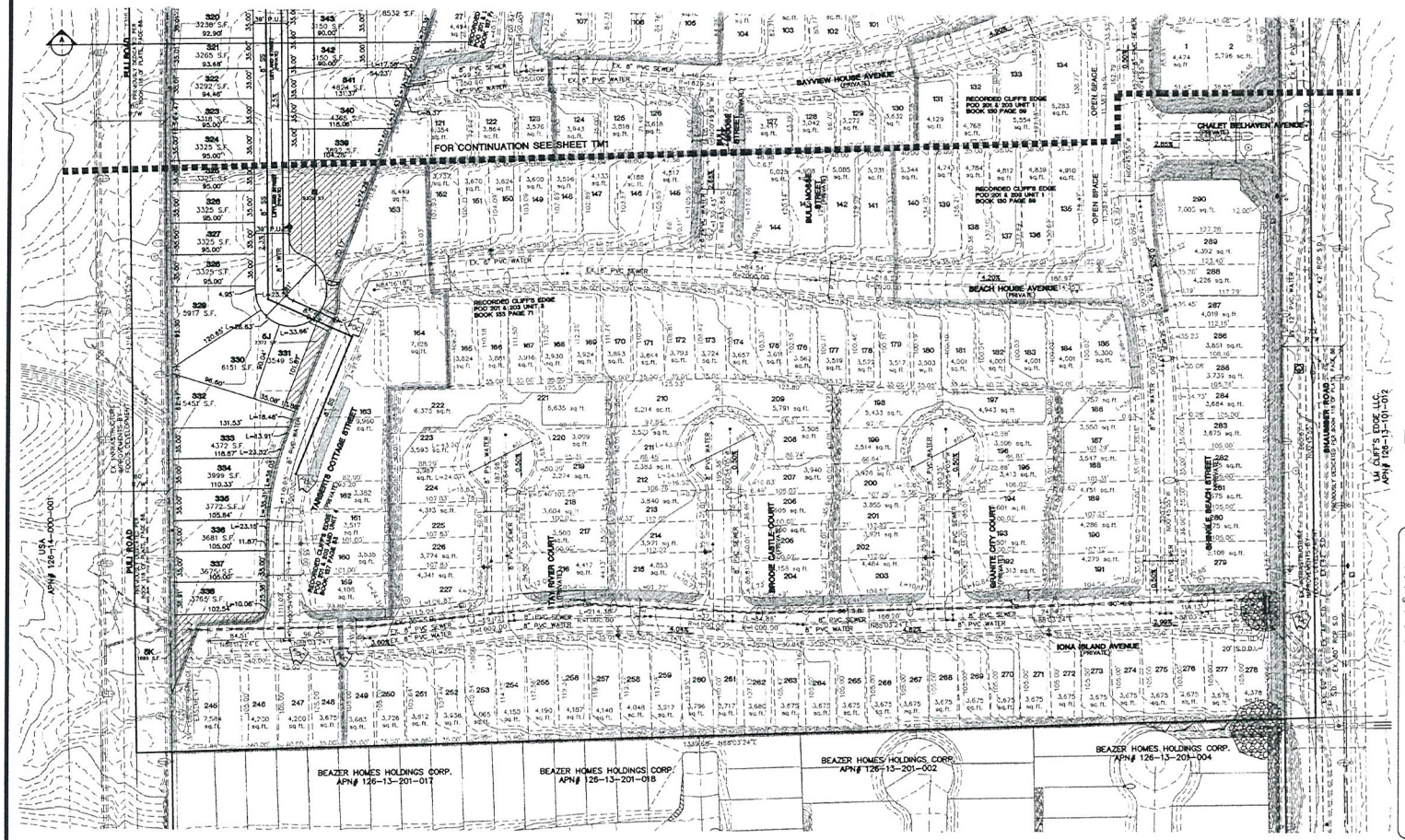

TENTATIVE MAP

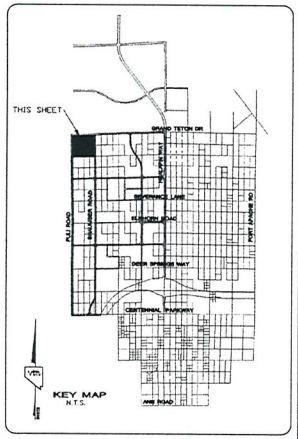
CLIFF'S EDGE
POD 201 & 203
UNIT 6

| | | |
|---|---|---|
| DRAWN BY: | | Feb. 17, 10 |
| DESIGNED BY: | | Feb. 17, 10 |
| CHECKED BY: | | Feb. 17, 10 |
| PROJECT NO. | 8335-5 | SCALE: 1"=60' HORIZ. NA VERT. |

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

SHEET
TM1
1 OF 5 SHEETS
DRAWING NO.




GRAPHIC SCALE

1" = 60'

**NOTE**
SEE SHEET TM3 FOR TYPICAL SECTIONS

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

**LEGEND**

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

Call before you Dig
1-800-227-2600

Call before you Overhead
1-702-227-2929

**BASIS OF BEARING**

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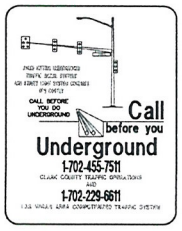
**PROJECT BENCHMARK**

PROJECT DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

CLARK COUNTY VERTICAL CONTROL: 1C00:6N6
NAVD88 ELEVATION: 787.794 METERS (2584.62 FEET)

RIVET AND SQUARE ALUMINUM PLATE IN A CONCRETE CYLINDER, LOCATED 25' SOUTH & 50' EAST OF GRAND CANYON DRIVE AND RED COACH AVENUE, 1' WEST OF ELECTRICAL VAULT.




Call before you Underground
1-702-455-7511
CLARK COUNTY TRAFFIC OPERATIONS
AND
1-702-229-6611
LAS VEGAS AREA COMPUTERIZED TRAFFIC SYSTEM

RECEIVED
AUG 26 2010

WVR-39089
~~TMP-39088~~
REVISED

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**KB HOME NEVADA Inc.**
5455 BADURA AVE.
LAS VEGAS, NV. 89118
(702) 254-5400

CITY OF LAS VEGAS

2727 SOUTH RAINBOW BOULEVARD
LAS VEGAS, NEVADA 89146-5148
PH. (702) 873-7550 FAX (702) 362-2597 WEB WWW.VTNNV.COM
CONSULTING ENGINEERS ● PLANNERS ● LAND SURVEYORS

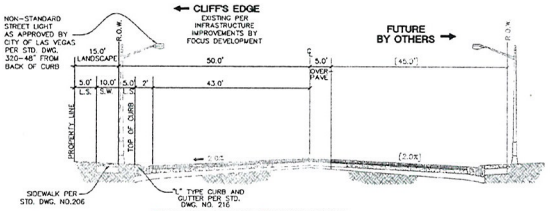
TENTATIVE MAP

CLIFFS EDGE
POD 201 & 203
UNIT 5

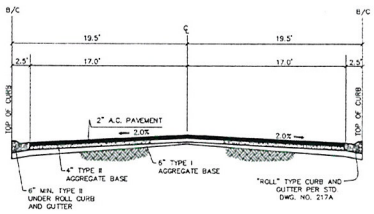
DRAWN BY: MKD Feb. 17, 10
DESIGNED BY: MKD Feb. 17, 10
CHECKED BY: KFN Feb. 17, 10
PROJECT NO: 8335-5
SCALE: 1"=60' HORIZ. NA VERT.

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

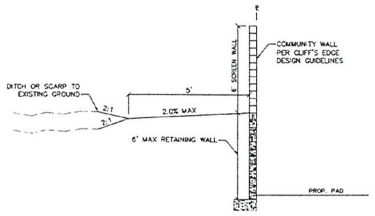
SHEET
TM2
2 OF 5 SHEETS
DRAWING NO.



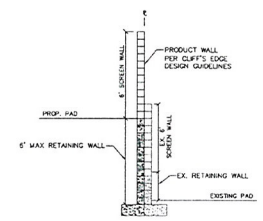

**EXISTING GRAND TETON DRIVE**
**DEVIATION FROM STANDARDS**
**100.0' R.O.W.**
N.T.S.



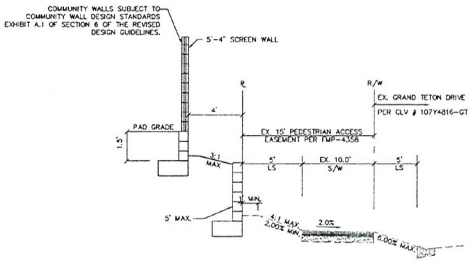

**TYPICAL INTERIOR STREET SECTION**
**39.0' B/C**
N.T.S.




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




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




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

RECEIVED
AUG 26 2010

**WVR-39089**
**~~TMP-39088~~**
**REVISED**

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**KB HOME NEVADA Inc.**
5455 BADURA AVE.
LAS VEGAS, NV. 89118
(702) 266-8400

**CITY OF LAS VEGAS**
2727 SOUTH RAINBOW BOULEVARD
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PH. (702) 873-7550 FAX (702) 362-2597 WEB WWW.VTNNV.COM
CONSULTING ENGINEERS ● PLANNERS ● LAND SURVEYORS

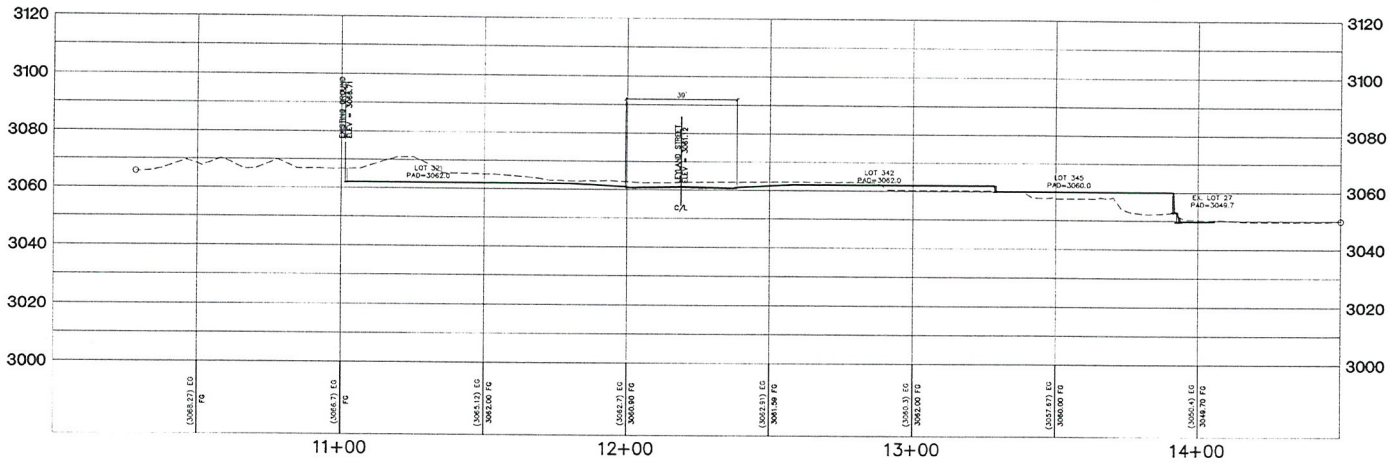
**TENTATIVE MAP**

**CLIFF'S EDGE**
**POD 201 & 203**
**UNIT 5**

DRAWN BY: MKD — Feb. 17, 10
DESIGNED BY: MKD — Feb. 17, 10
CHECKED BY: KFN — Feb. 17, 10
PROJECT NO: 8335-5
SCALE: N/A HORIZ. NA VERT.

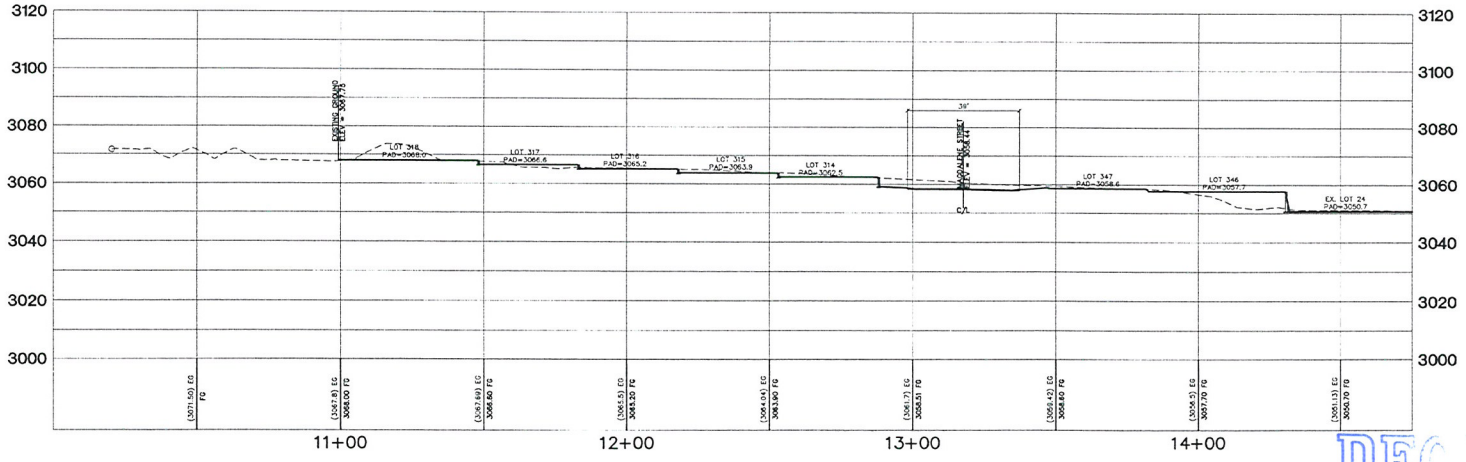
PROFESSIONAL ENGINEER — STATE OF NEVADA — KENNETH F. NICHOLSON — CIVIL — No. 10539 — EXPIRES 12-31-11

SHEET
**TM3**
3 OF 5 SHEETS
DRAWING NO.




## CROSS SECTION A

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




## CROSS SECTION B

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

RECEIVED
AUG 26 2010

**WVR-39089**

~~**TMP-39088**~~

**REVISED**

KB HOME NEVADA Inc.
5830 BADURA AVE.
LAS VEGAS, NV. 89118
(702) 384-3400

CITY OF LAS VEGAS

TENTATIVE MAP

CLIFF'S EDGE
POD 201 & 203
UNIT 6

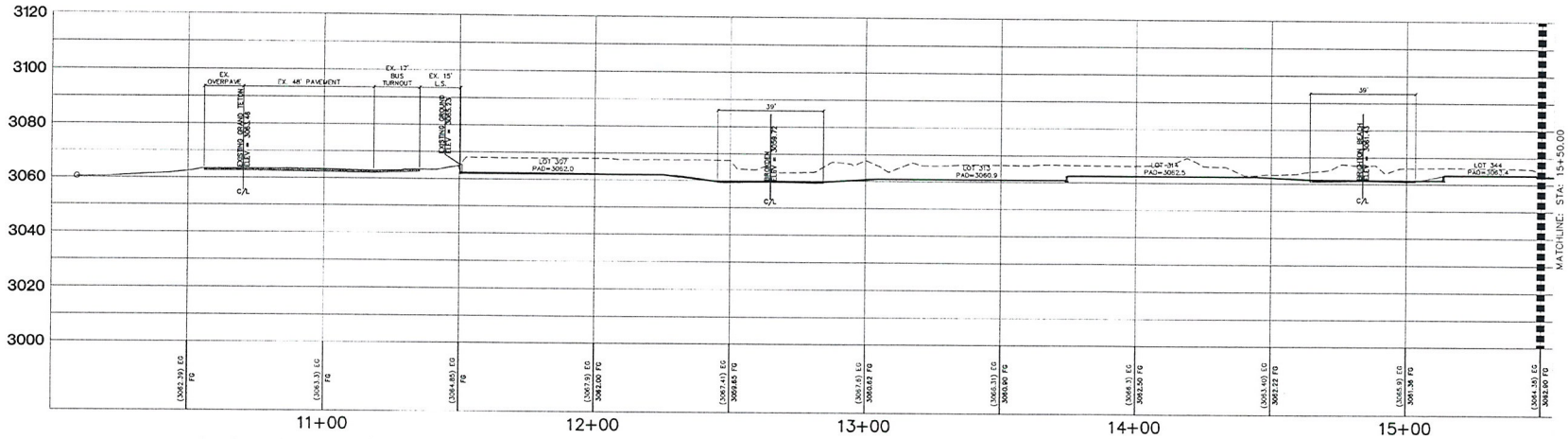
2727 SOUTH RAINBOW BOULEVARD
LAS VEGAS, NEVADA 89146-5148
PH. (702) 873-7500 FAX (702) 362-2597 WEB WWW.VTNNV.COM
CONSULTING ENGINEERS ● PLANNERS ● LAND SURVEYORS

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

DRAWN BY: MKG Feb. 17, 10
DESIGNED BY: MKG Feb. 17, 10
CHECKED BY: KTN Feb. 17, 10
SCALE: 1"=20' HORZ. 1"=20' VERT.
PROJECT NO: 5335-5

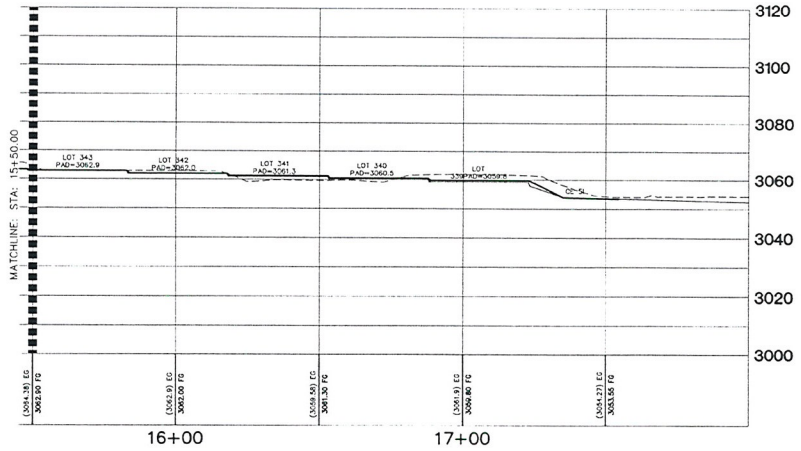
PROFESSIONAL ENGINEER
KENNETH T. NICHOLSON
CIVIL
No. 10539
STATE OF NEVADA
EXPIRES 12-31-11

SHEET
TM4
4 OF 5 SHEETS
DRAWING NO.




## CROSS SECTION C

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




## CROSS SECTION C

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

RECEIVED
AUG 26 2010

WVR-39089
~~TMP-39088~~
REVISED

KB HOME NEVADA Inc.
5655 BADURA AVE.
LAS VEGAS, NV. 89118
(702) 266-8400

CITY OF LAS VEGAS

2727 SOUTH RAINBOW BOULEVARD
LAS VEGAS, NEVADA 89146-5148
PH. (702) 873-7550 FAX (702) 362-2597 WEB WWW.VTNNV.COM
CONSULTING ENGINEERS ● PLANNERS ● LAND SURVEYORS

TENTATIVE MAP

CLIFF'S EDGE
POD 201 & 203
UNIT 5

| REV | DATE | BY | REVISION |
|---|---|---|---|
| 1 | | | |
| 2 | | | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |

DRAWN BY: MKD Feb. 17, 10
DESIGNED BY: MKD Feb. 17, 10
CHECKED BY: KPH Feb. 17, 10
PROJECT NO: 5335-5
SCALE: 1"=20' HORIZ. 1"=20' VERT.

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

SHEET
TM5
5 OF 5 SHEETS
DRAWING NO.

WVR-39089 & TMP-39088 - APPLICANT/OWNER: KB HOME NEVADA, INC.
SOUTHEAST CORNER OF PULI ROAD AND GRAND TETON DRIVE

08/19/10

WVR-39089 & TMP-39088 - APPLICANT/OWNER: KB HOME NEVADA, INC.
SOUTHEAST CORNER OF PULI ROAD AND GRAND TETON DRIVE

08/19/10

WVR-39089 & TMP-39088 - APPLICANT/OWNER: KB HOME NEVADA, INC.
SOUTHEAST CORNER OF PULI ROAD AND GRAND TETON DRIVE

08/19/10

WVR-39089 & TMP-39088 - APPLICANT/OWNER: KB HOME NEVADA, INC.
SOUTHEAST CORNER OF PULI ROAD AND GRAND TETON DRIVE

08/19/10

WVR-39089 & TMP-39088 - APPLICANT/OWNER: KB HOME NEVADA, INC.
SOUTHEAST CORNER OF PULI ROAD AND GRAND TETON DRIVE

08/19/10

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

RECEIVED
AUG 26 2010

WVR-39089
TMP-39088
REVISED

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

Office
140 North Highway 89
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
AUG 04 2010



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

PROVIDENCE
*Master Planned Community*



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

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

Sincerely,
Providence Design Review Committee

Calvin Champlin
Senior Vice President of Entitlements

cc via email: Chris Dingell – Focus

Enclosures (none)

RECEIVED
AUG 04 2010

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

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

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

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

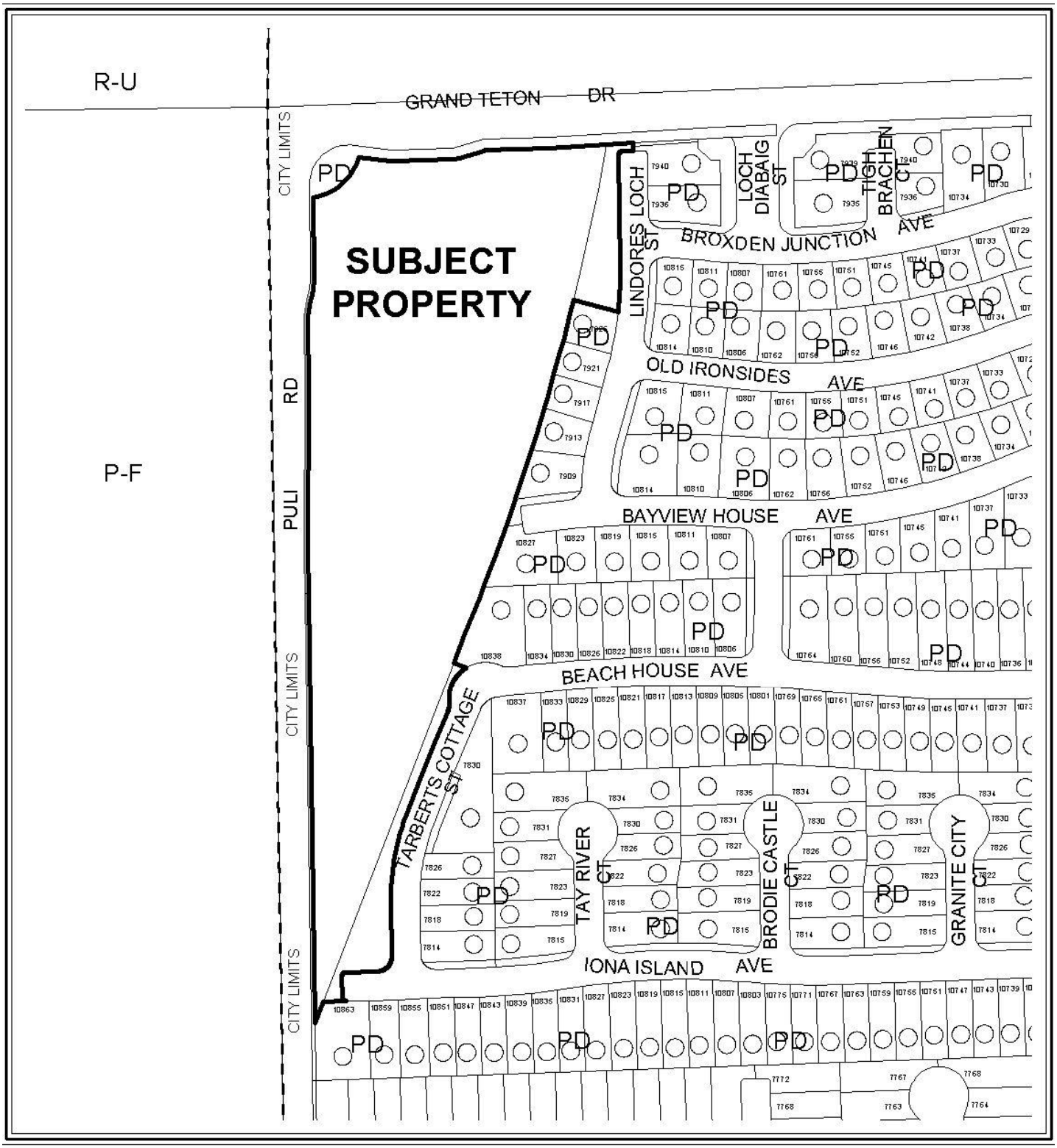
**SUBJECT:**
TMP-39088 - TENTATIVE MAP - CLIFF"S EDGE PODS 201 AND 203 UNIT 5 - APPLICANT/OWNER: KB HOME NEVADA, INC. - Request for a Tentative Map FOR A 52-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 8.06 acres adjacent to the southeast corner of Puli Road and Grand Teton Drive (APNs 126-13-110-016,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

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

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




0 100 200 Feet

**CASE: TMP-39088**

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

N

0 100 200 Feet

**CASE: TMP-39088**

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

N

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

# PLANNING & DEVELOPMENT DEPARTMENT

## STATEMENT OF FINANCIAL INTEREST

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

_____
Notary Public in and for said County and State

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

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

# 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*** _____

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

**Print Name** ROBERT McGIBNEY

State of Nevada
County of Clark

Subscribed and sworn before me

This 18th day of August, 2010.

by Robert McGibney.

Janet E. Love

Notary Public in and for said County and State

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

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:\depot\Application Packet\Application Form.pdf

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

STREET NAMES

Brighton Beach

Broxden Junction

Leyland

Magdalene

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AUG 04 2010

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

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

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

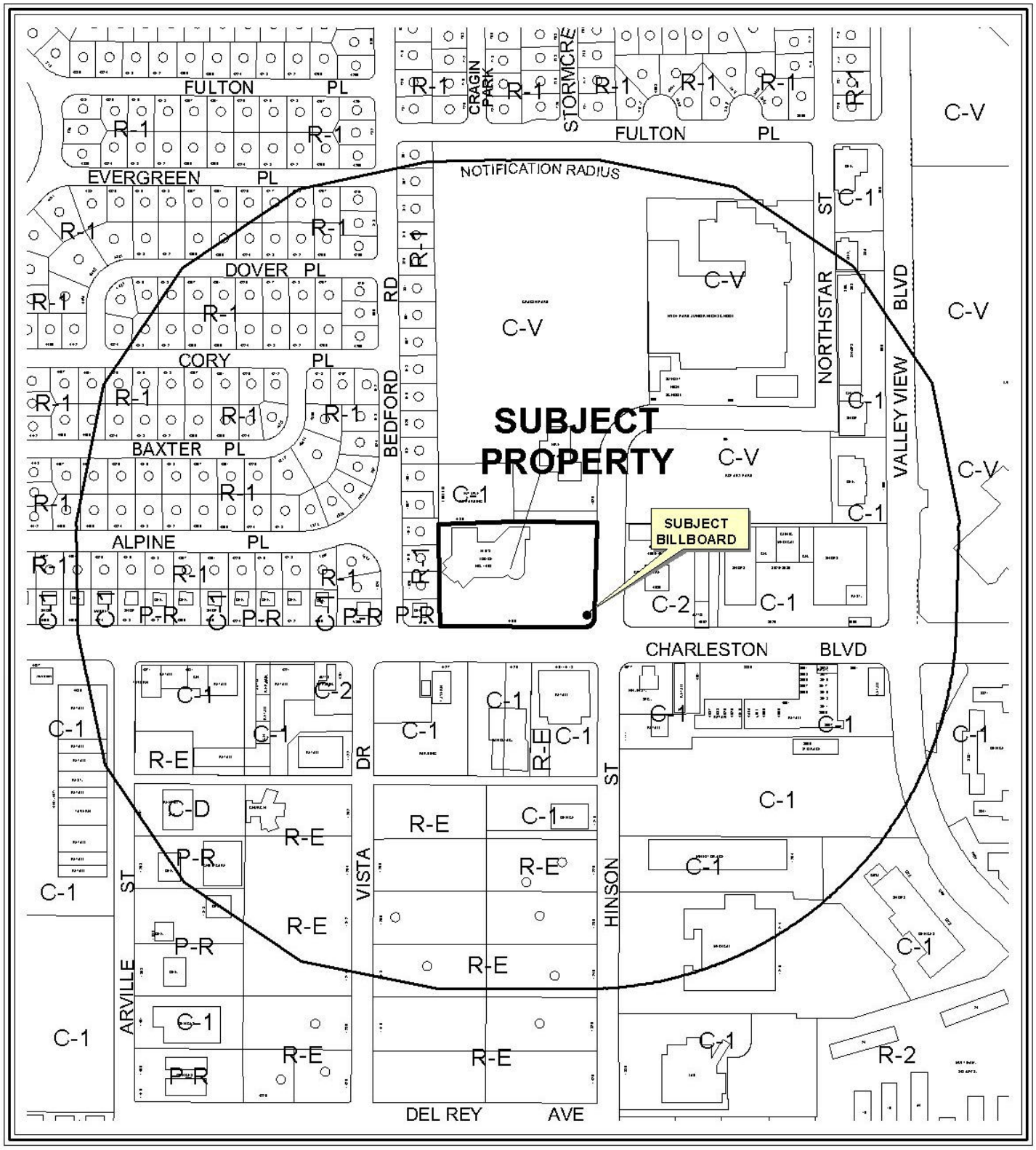
**SUBJECT:**
RQR-39097 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: LODGE BPOE #1468 - Required Review of a previously approved Special Use Permit (U-0216-90) FOR A 14-FOOT X 48-FOOT OFF-PREMISE SIGN at 4100 West Charleston Boulevard (APN 139-31-801-009), C-1 (Limited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

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

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

**RECOMMENDATION:**
Staff recommends DENIAL.

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



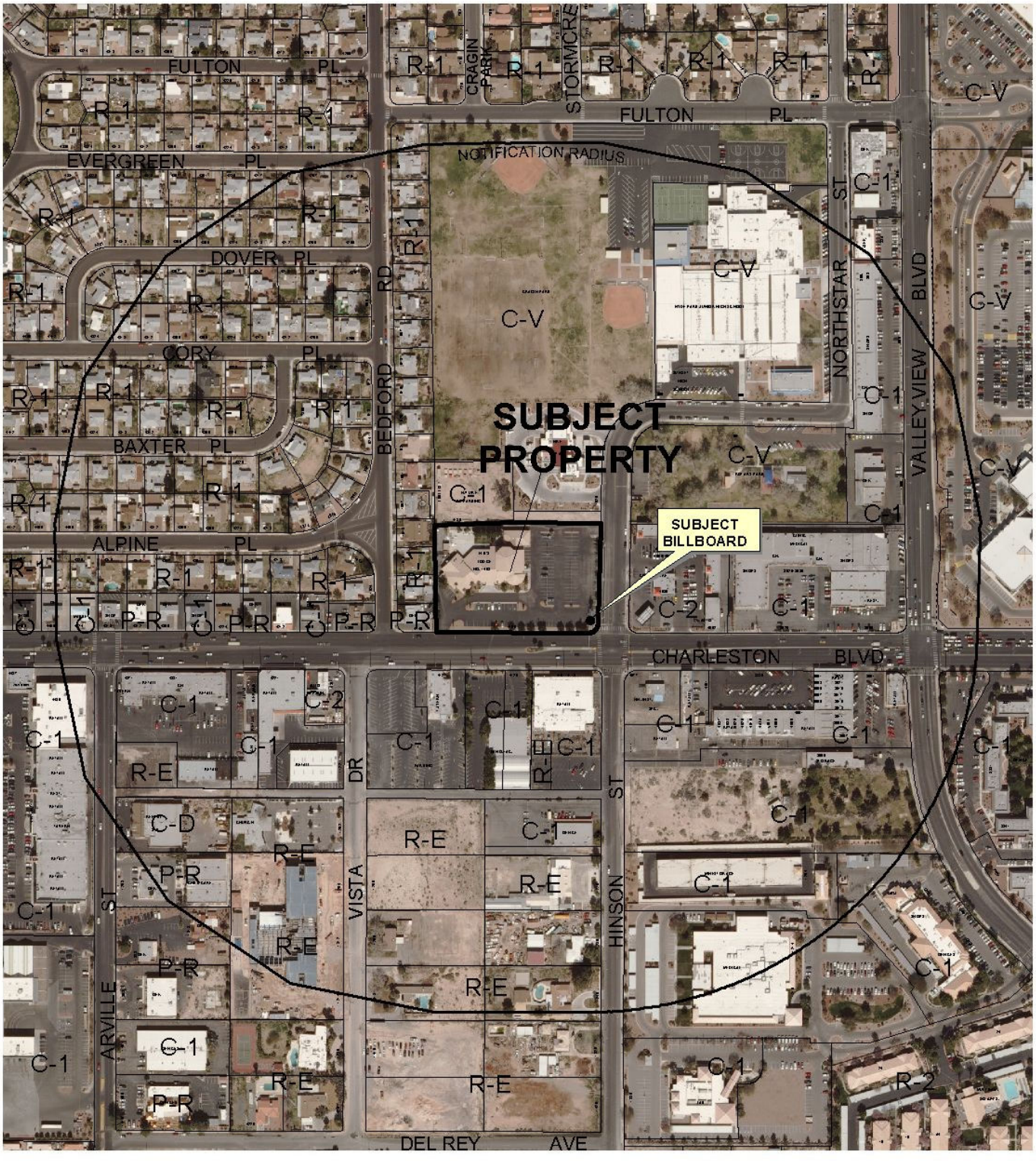

0 400 800 Feet

**CASE:** **RQR-39097**

**RADIUS:** 1000 FT

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

N



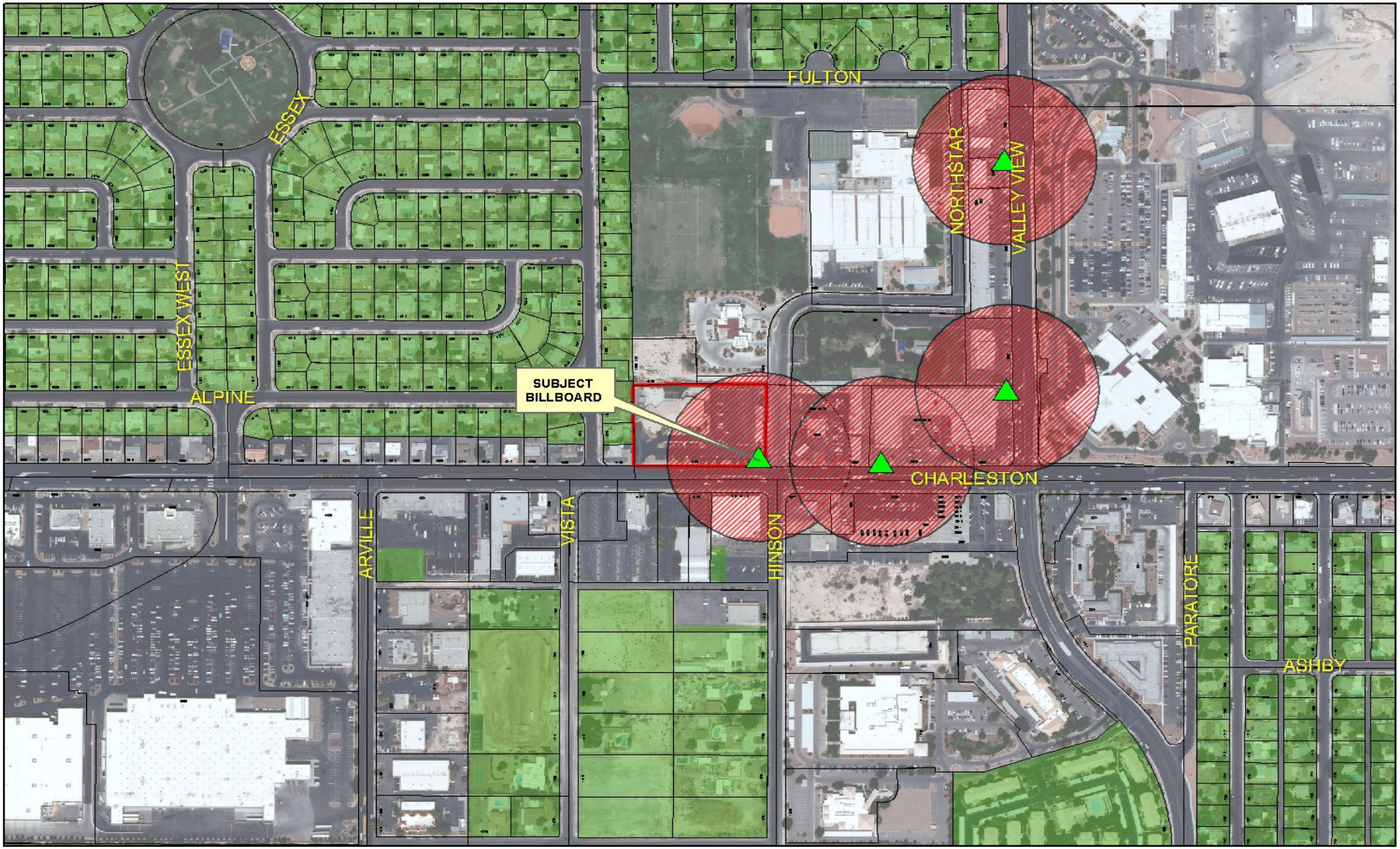

0 400 800 Feet

**CASE:** **RQR-39097**

**RADIUS:** 1000 FT

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

N




**RQR-39097**

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

**City of Las Vegas Billboard Data**

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

N

PLANNING & DEVELOPMENT

# PLANNING & DEVELOPMENT DEPARTMENT

## STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: LODGE BPOE

Name of Applicant: Clear Channel Outdoor

Name of Representative: Rod Carter

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

_____Yes _X_____No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Lee Butts

Print Name: LEE Butts TRUSTEE CHAIRMAN

Subscribed and sworn before me

This 3 day of August, 2010

Jordyn Gross

Notary Public in and for said County and State

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

RECEIVED
AUG 05 2010

PLANNING & DEVELOPMENT

# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

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

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

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

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

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

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

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

**Additional Information** _____

**PROPERTY OWNER** LODGE BPOE **Contact** LEE BUTTS

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

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

**APPLICANT** Clear Channel Outdoor **Contact** ROD Carter

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

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

**REPRESENTATIVE** Same As Applicant **Contact** _____

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

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

**Property Owner Signature*** Lee Butts

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

**Print Name** LEE BUTTS TRUSTEE CHAIRMAN

Subscribed and sworn before me

This 3 day of August, 20 10.

Jordyn Gross

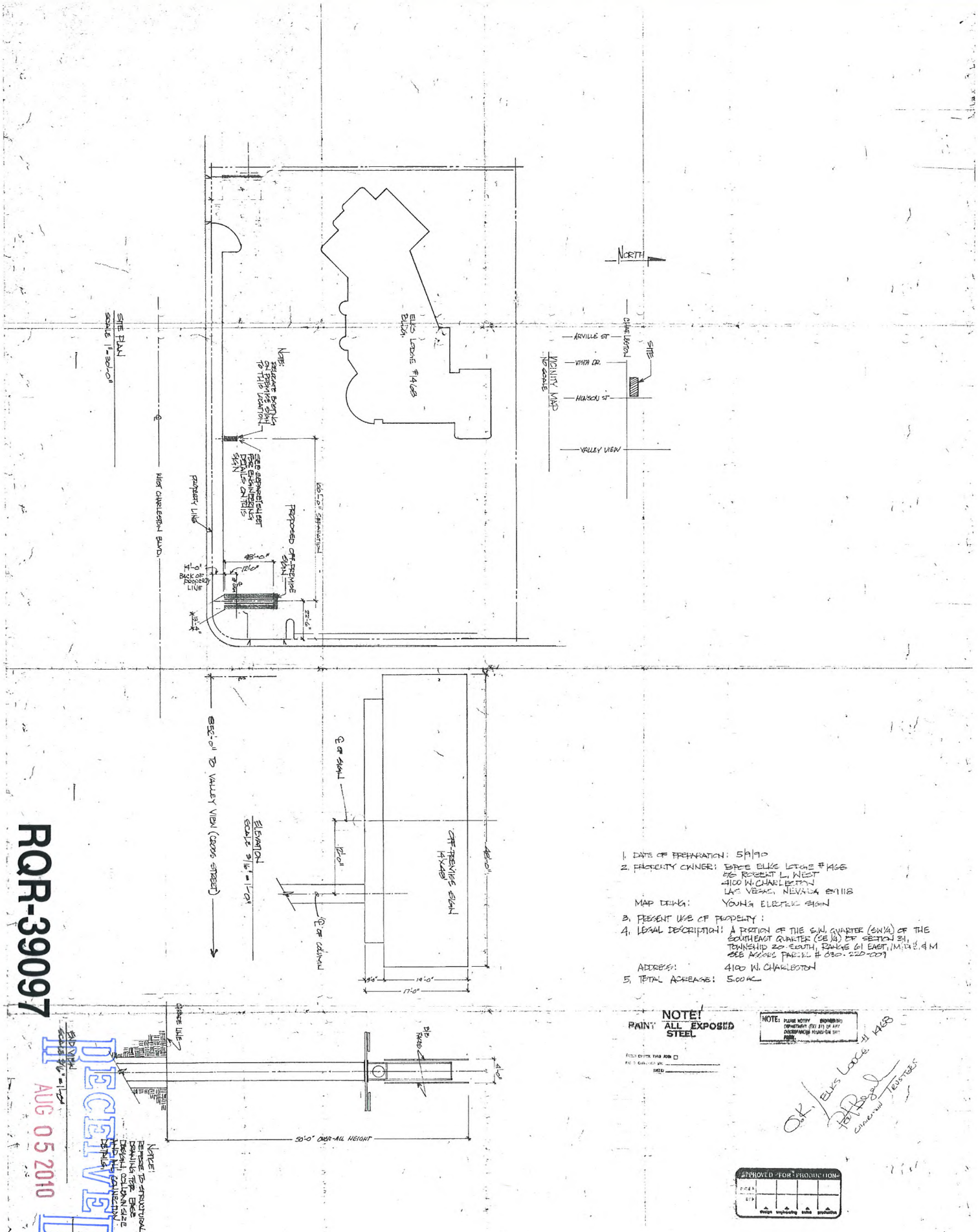
Notary Public in and for said County and State

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

***FOR DEPARTMENT USE ONLY***

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

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




1. DATE OF PREPARATION: 5/9/90
2. PROPERTY OWNER: BPOE ELKS LODGE #1468
   96 ROBERT L. WEST
   4100 W. CHARLESTON
   LAS VEGAS, NEVADA 89118
   MAP DRWG: YOUNG ELECTRIC SIGN
3. PRESENT USE OF PROPERTY:
4. LEGAL DESCRIPTION: A PORTION OF THE S.W. QUARTER (SW1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 31, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.B. & M
   SEE ASSESS PARCEL # 030-220-009
   ADDRESS: 4100 W. CHARLESTON
5. TOTAL ACREAGE: 5.00 AC

**NOTE!**
**PAINT ALL EXPOSED STEEL**

NOTE: PLEASE NOTIFY ENGINEERING DEPARTMENT (TEL 31) OF ANY DISCREPANCIES FOUND ON THIS PAGE.

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

O.K. ELKS LODGE #1468
Cameron Trustees

APPROVED FOR PRODUCTION
DATE
SIGN
sign engineering sales production

RQR-39097

RECEIVED
AUG 05 2010

LAS VEGAS DIVISION
YOUNG ELECTRIC SIGN COMPANY
YESCO 5119 So. Cameron St., Las Vegas, Nev. 89118 (702) 876-8080

| PROD. APPROVAL | DATE | BY | DRAWINGS | DESIGN NO. | SHEET NO. | SCALE | DATE | BY |
|---|---|---|---|---|---|---|---|---|
| CLIENT | | | ORIG. DES. | | 1 OF 1 | NOTED | 5/8/90 | BRENT |
| SALES | | | REVISIONS | | " | " | 3/4/91 | BRENT |
| DESIGN | | | | | | | | |
| ESTIMATING | | | | | | | | |
| ENGINEERING | | | | | | | | |
| EXPEDITING | | | | | | | | |

FIRM NAME/LOCATION ADDRESS
BPOE ELKS LODGE #1468
4100 WEST CHARLESTON BLVD
LAS VEGAS, NEVADA

SALESPERSON VINE VAN TILE

FILE DESIGN NUMBER

W.O. NUMBER

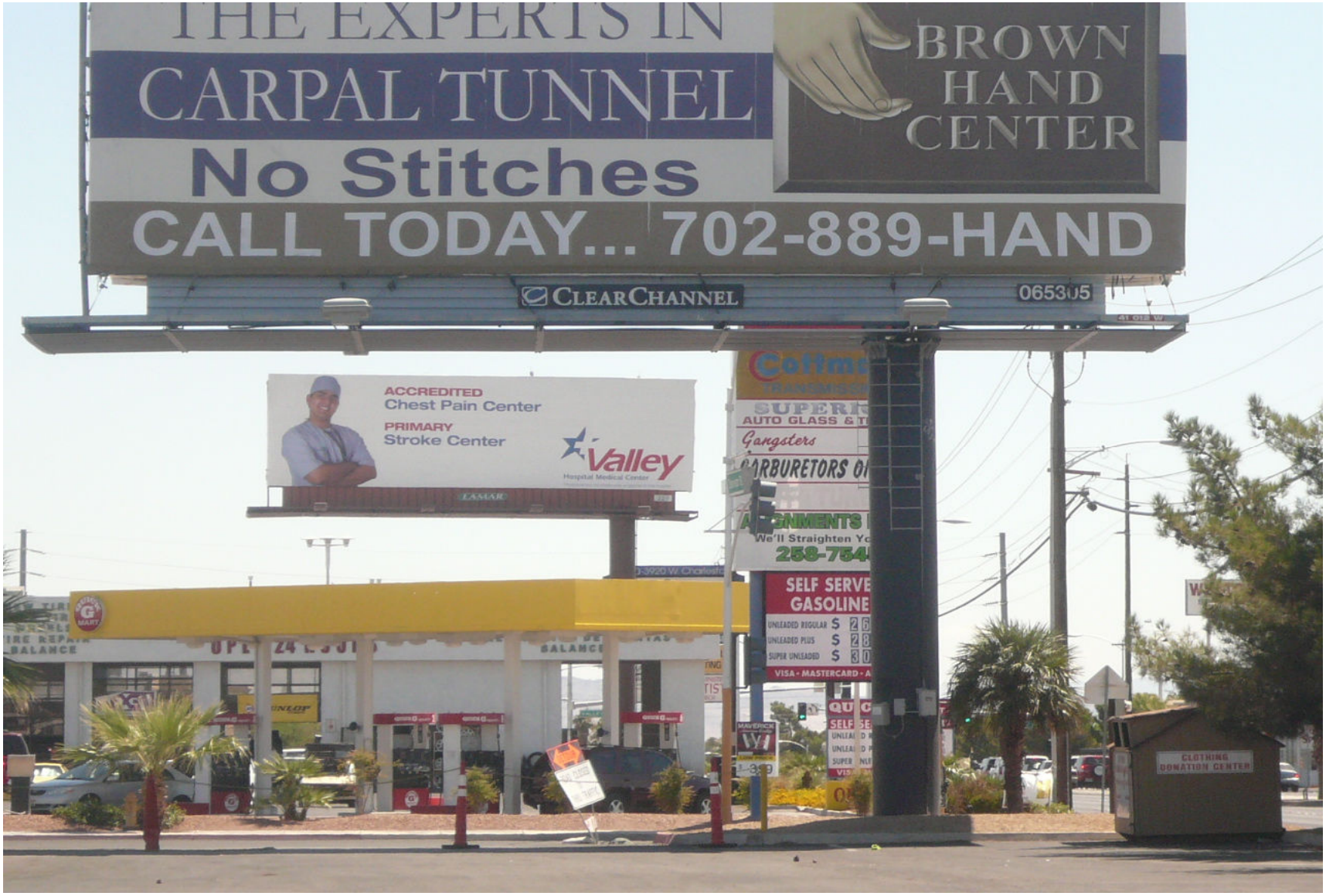
NOTE: COST FOR PROVIDING NECESSARY ELECTRICAL WIRING TO SIGN AREA IS NOT INCLUDED IN SIGN PROPOSAL.

FILE DESIGN NUMBER

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

RQR-39097 - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: LODGE BPOE #1468
4100 WEST CHARLESTON BOULEVARD
6070 WEST SAHARA AVENUE

08/19/10




RQR-39097 - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: LODGE BPOE #1468
4100 WEST CHARLESTON BOULEVARD
6070 WEST SAHARA AVENUE

08/19/10

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

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

DOUGLAS A. SELBY
CITY MANAGER

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

VOICE 702.229.6011
TDD 702.386.9108
www.lasvegasnevada.gov

October 9, 2007

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

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

Dear Applicant:

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

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

Planning & Development

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

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

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

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

RECEIVED
AUG 05 2010

**RQR-39097**

5. Deleted at City Council

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

Sincerely,

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

Margo Wheeler, AICP
Director
Planning and Development Department

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

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

**RQR-39097**

RECEIVED
AUG 05 2010

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

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

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

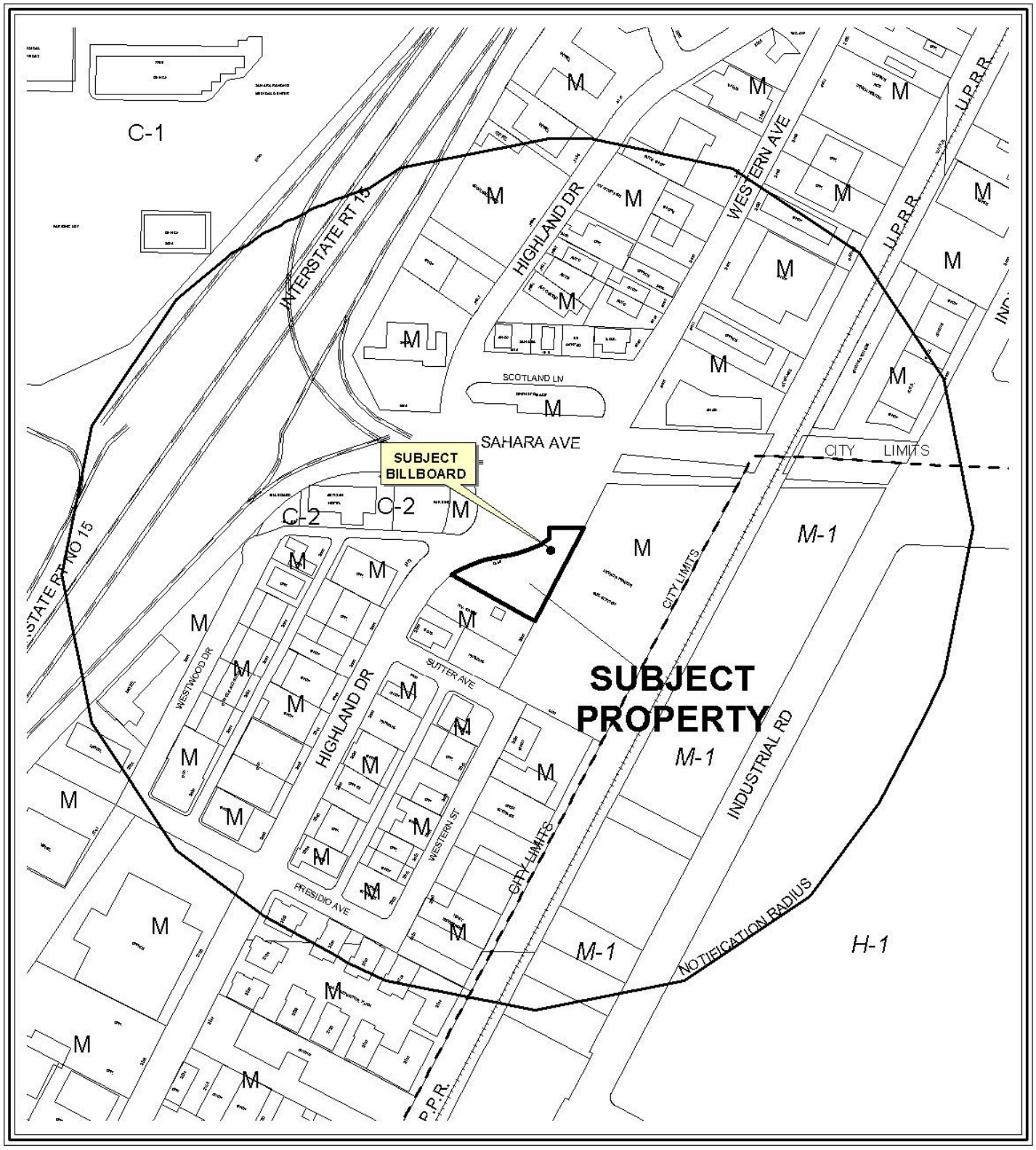
**SUBJECT:**
RQR-39106 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: LAMAR CENTRAL OUTDOOR, LLC - OWNER: URBAN LAND NEVADA - Required Review of a previously approved Special Use Permit (U-0265-94) FOR A 40-FOOT TALL, 14-FOOT X 48-FOOT OFF-PREMISE SIGN at 2550 Highland Drive (APN 162-09-110-019), M (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:** | | **APPROVALS RECEIVED BEFORE:** | |
|---|---|---|---|
| **Planning Commission Mtg.** | **0** | **Planning Commission Mtg.** | **0** |
| **City Council Meeting** | **0** | **City Council Meeting** | **0** |

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

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



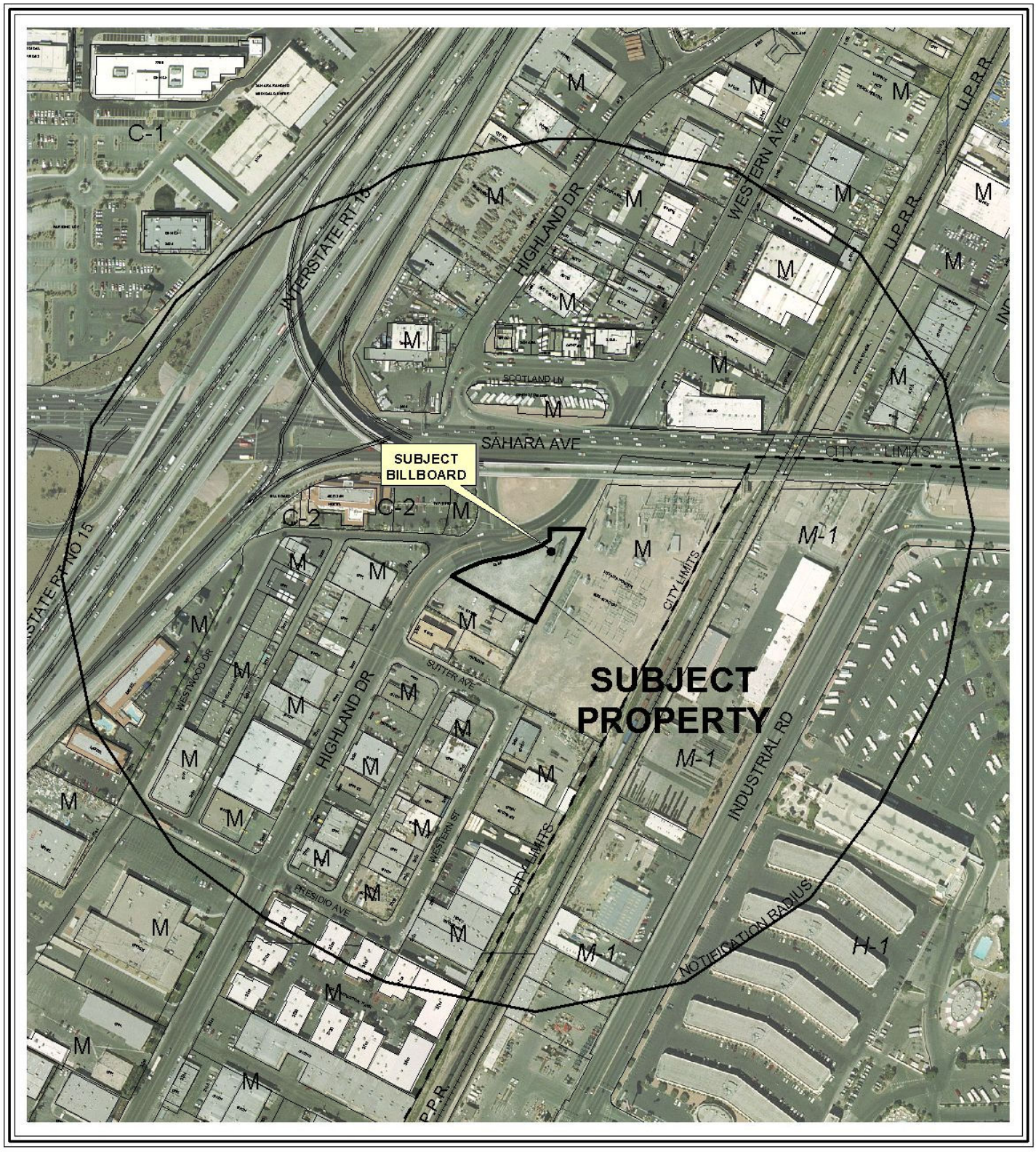

0 200 400 Feet

**CASE:** **RQR-39106**

**RADIUS:** 1000 FT

**ZONING OF SUBJECT PROPERTY:** M (INDUSTRIAL)

N



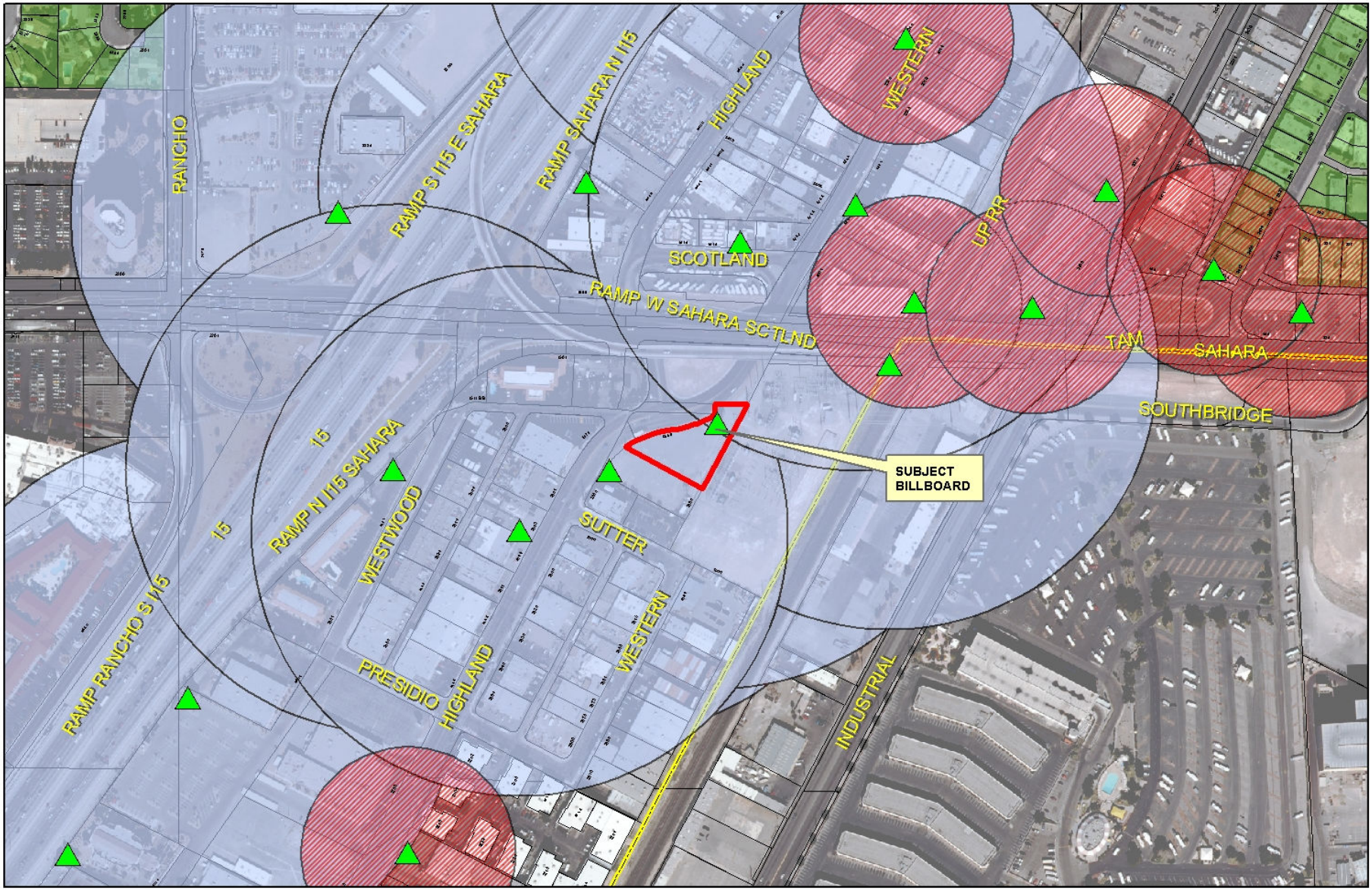

0 200 400 Feet

**CASE:** **RQR-39106**

**RADIUS:** 1000 FT

**ZONING OF SUBJECT PROPERTY:** M (INDUSTRIAL)

N




**RQR-39106**

**City of Las Vegas Billboard Data**

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

N

PLANNING & DEVELOPMENT DEPARTMENT

# STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: Urban Land Nevada

Name of Applicant: Lamar Central Outdoor, LLC

Name of Representative: _____

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Urban Land of Nevada

Signature of Property Owner: By Theodore B. Lee

Print Name: Theodore B. Lee, President

Subscribed and sworn before me

This 26th day of July, 2010

_____

Notary Public in and for said County and State

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

Revised 11-14-06

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

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AUG 06 2010

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

**Application/Petition For:** Required Review

**Project Address (Location)** 2550 Highland Drive

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

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

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

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

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

**Additional Information** Required Review for an existing billboard

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

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

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

**E-mail Address** lvlee@aol.com

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

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

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

**E-mail Address** snaftzger@lamar.com

**REPRESENTATIVE** Same as Applicant **Contact** _____

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

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

**E-mail Address** _____

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

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

**Print Name** Theodore B. Lee, President

Subscribed and sworn before me

This 26th day of July, 2010.

_____

Notary Public in and for said County and State

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

***FOR DEPARTMENT USE ONLY***

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

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

Revised 10/27/08

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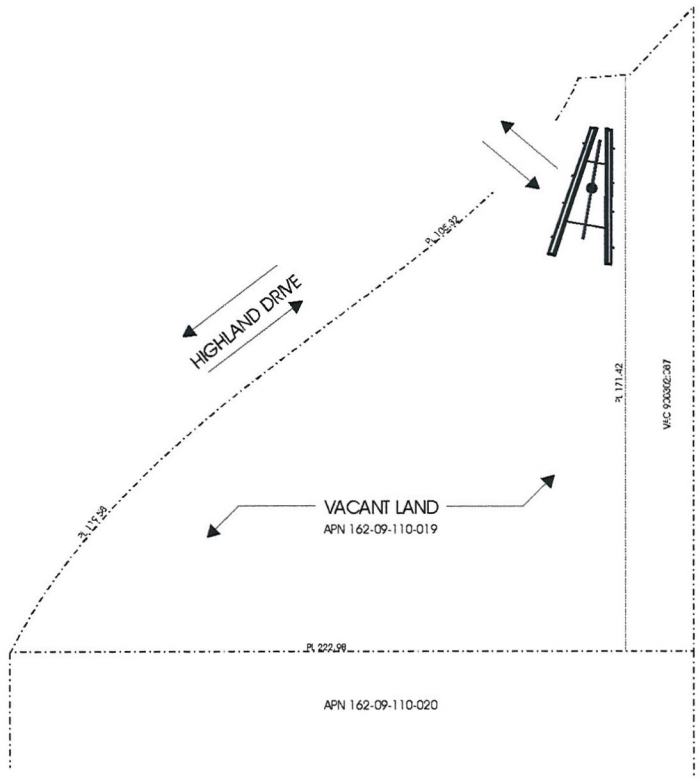
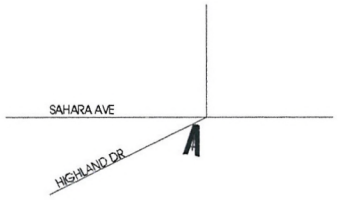


**ELEVATION** (NO SCALE)




VICINITY MAP (NO SCALE)

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

**RQR-39106**

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**RQR-39106**

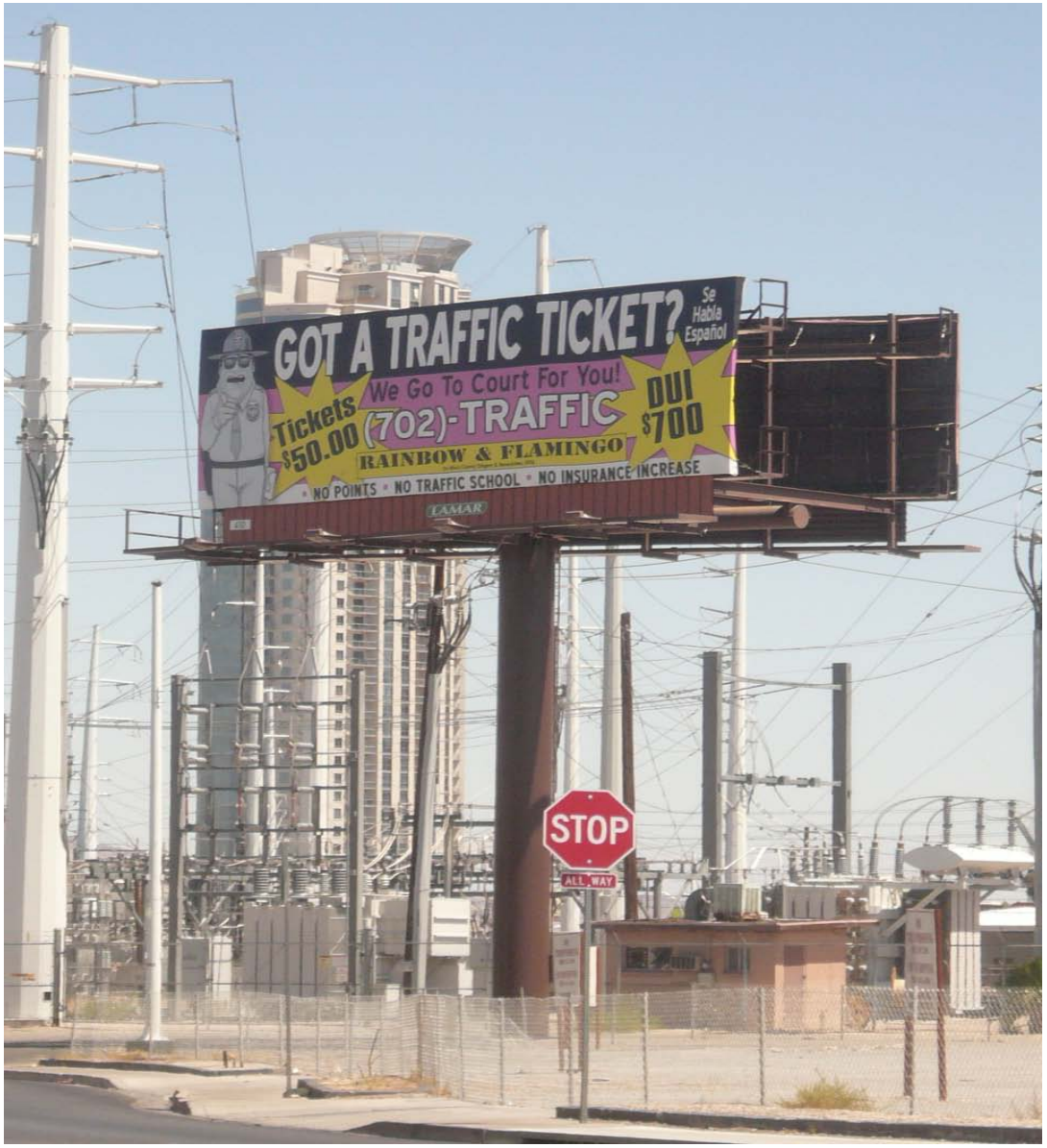
RECEIVED
AUG 06 2010

**RQR-39106 - APPLICANT: LAMAR CENTRAL OUTDOOR, LLC - OWNER: URBAN LAND NEVADA**
**2550 HIGHLAND DRIVE**

08/19/10

RQR-39106 - APPLICANT: LAMAR CENTRAL OUTDOOR, LLC - OWNER: URBAN LAND NEVADA
2550 HIGHLAND DRIVE

08/19/10




**RQR-39106 - APPLICANT: LAMAR CENTRAL OUTDOOR, LLC - OWNER: URBAN LAND NEVADA**
**2550 HIGHLAND DRIVE**

08/19/10

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

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

DOUGLAS A. SELBY
CITY MANAGER

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

VOICE 702.229.6011
TDD 702.386.9108
www.lasvegasnevada.gov

October 9, 2007

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

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

Dear Applicant:

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

Planning & Development

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

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

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

**RQR-39106**

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AUG 06 2010

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

Sincerely,

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

Margo Wheeler, AICP
Director
Planning and Development Department

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

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

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

**RQR-39106**

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AUG 06 2010

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

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

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

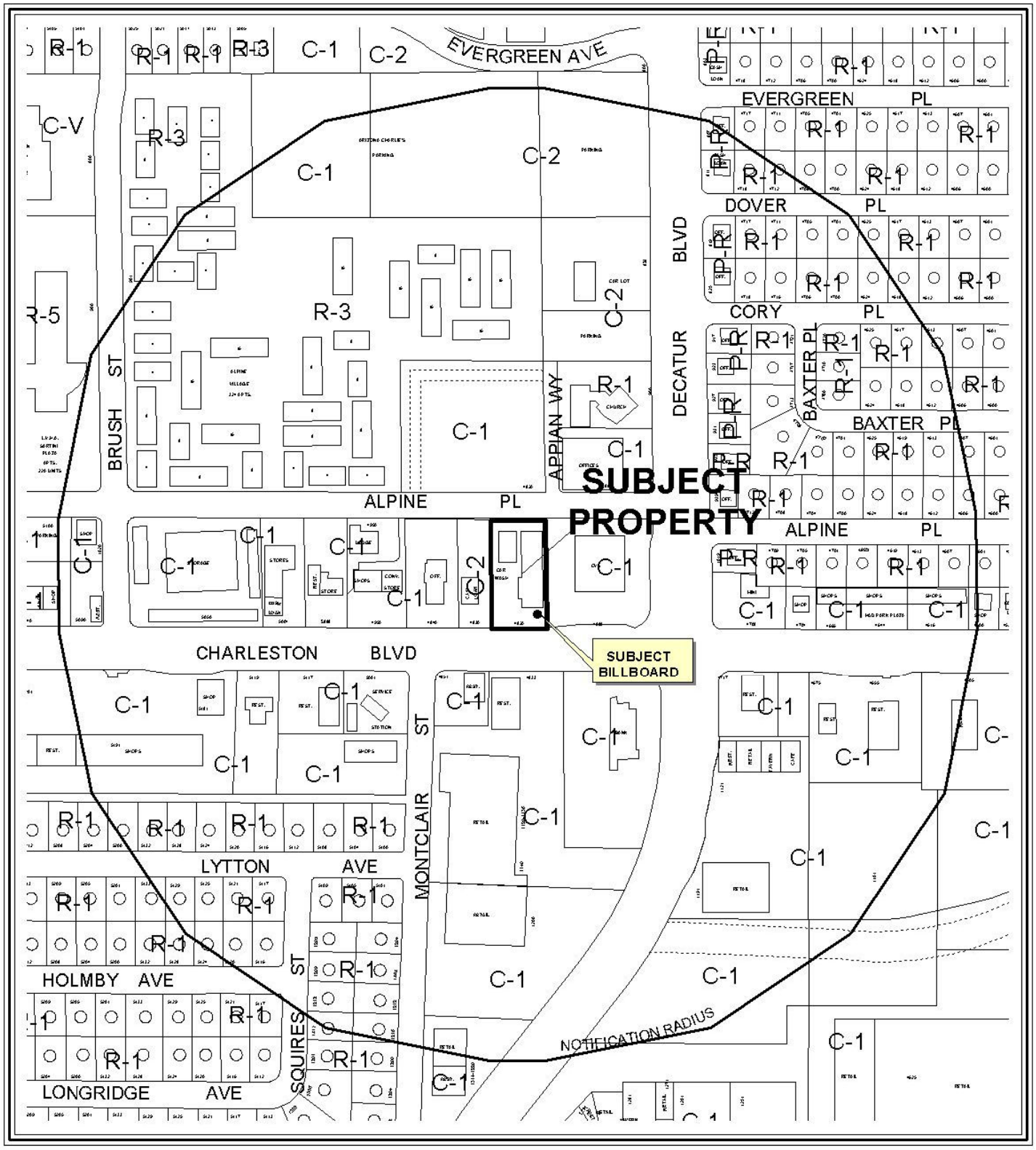
**SUBJECT:**
RQR-39107 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: LAMAR CENTRAL OUTDOOR, LLC - OWNER: CHARWEST, INC. - Required Review of a previously approved Special Use Permit (U-0262-94) FOR A 40-FOOT TALL, 14-FOOT X 48-FOOT OFF-PREMISE SIGN at 4820 West Charleston Boulevard (APN 138-36-804-008),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

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

**BACKUP DOCUMENTATION:**
1. Location, 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




0 300 600 Feet

**CASE:** **RQR-39107**

**RADIUS:** 1000 FT

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

N

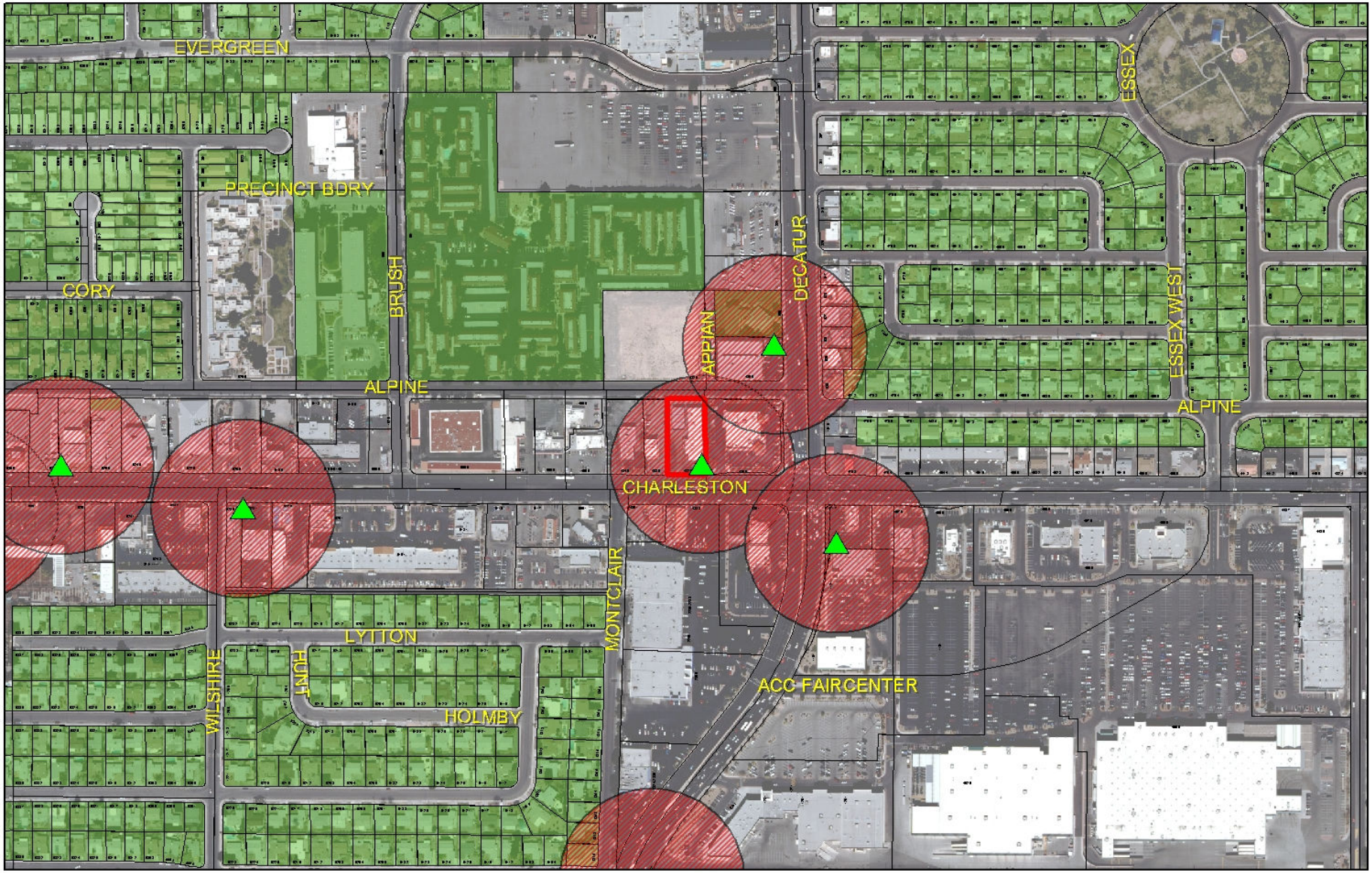
0 400 800 Feet

**CASE:** **RQR-39107**

**RADIUS:** 1000 FT

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

N




**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

N

PLANNING & DEVELOPMENT DEPARTMENT

# STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: Charwest, Inc.

Name of Applicant: Lamar Central Outdoor, LLC

Name of Representative: _____

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

☐ Yes ☒ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: ROBERT L. SCHMIDT

Subscribed and sworn before me

This 28th day of July, 2010

_____

Notary Public in and for said County and State

Revised 11-14-06

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

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

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AUG 06 2010

PLANNING & DEVELOPMENT

# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

**Application/Petition For:** Required Review

**Project Address (Location)** 4820 W. Charleston Blvd.

**Project Name** Charwest Review **Proposed Use** billboard

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

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

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

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

**Additional Information** Required Review for an existing billboard

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

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

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

**E-mail Address** _____

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

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

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

**E-mail Address** snaftzger@lamar.com

**REPRESENTATIVE** Same as Applicant **Contact** _____

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

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

**E-mail Address** _____

**Property Owner Signature*** _____

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

**Print Name** ROBERT L. SCHMIDT

Subscribed and sworn before me

This 28th day of July, 20 10.

_____

Notary Public in and for said County and State

Revised 10/27/08

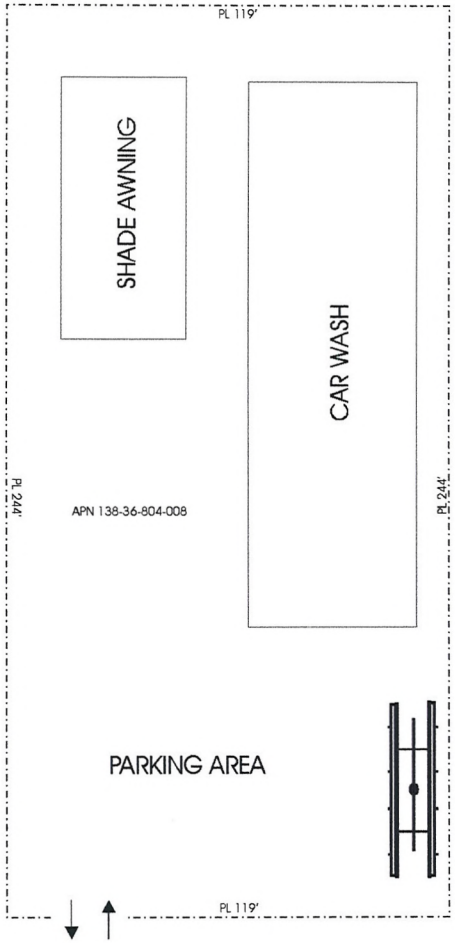
Notary Public
State of Washington
CHRISTOPHER G SCHUESSLER
My Appointment Expires Jul 19, 2013

*FOR DEPARTMENT USE ONLY*

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

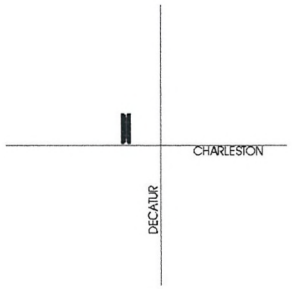
*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

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




EXISTING 40' TALL
OFF-PREMISE
SIGN

**ELEVATION** (NO SCALE)




VICINITY MAP (NO SCALE)

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

**RQR-39107**

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AUG 06 2010

**RQR-39107** WEST FACE

RECEIVED
AUG 06 2010

**RQR-39107** EAST FACE

RECEIVED
AUG 06 2010

RQR-39107 - APPLICANT: LAMAR CENTRAL OUTDOOR, LLC - OWNER: CHARWEST, INC.
4820 WEST CHARLESTON BOULEVARD

08/19/10

LAS VEGAS CITY COUNCIL

OSCAR B GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

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

DOUGLAS A SELBY
CITY MANAGER

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

VOICE 702 229 6011
TDD 702 386 9108
www lasvegasnevada gov

September 7, 2007

Charwest
4820 West Charleston Boulevard
Las Vegas, Nevada 89107

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

Dear Applicant:

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

Planning & Development

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

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

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

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

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

**RQR-39107**

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AUG 06 2010

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

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

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

Sincerely,

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

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

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

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

**RQR-39107**

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AUG 06 2010

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

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

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

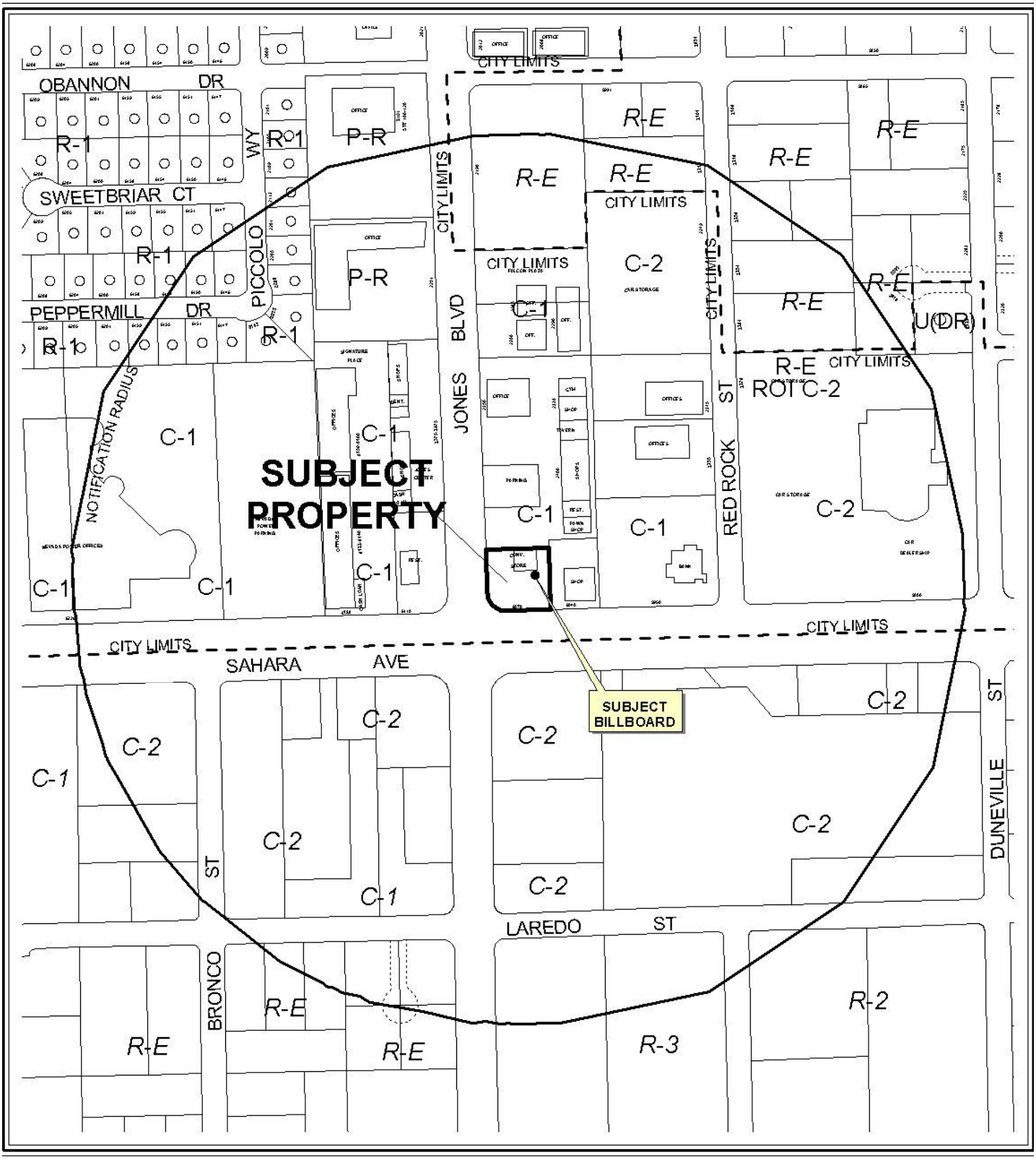
**SUBJECT:**
RQR-39215 - REQUIRED THREE YEAR REVIEW - PUBLIC HEARING - APPLICANT: LAMAR CENTRAL OUTDOOR, LLC - OWNER: 7-ELEVEN, INC. - Required Review of a previously approved Special Use Permit (U-0315-94) FOR A 40-FOOT TALL, 14-FOOT X 48-FOOT OFF-PREMISE SIGN at 6070 West Sahara Avenue (APN 163-01-401-010),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

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

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




0 300 600 Feet

**CASE:** **RQR-39215**

**RADIUS:** 1000 FT

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

N

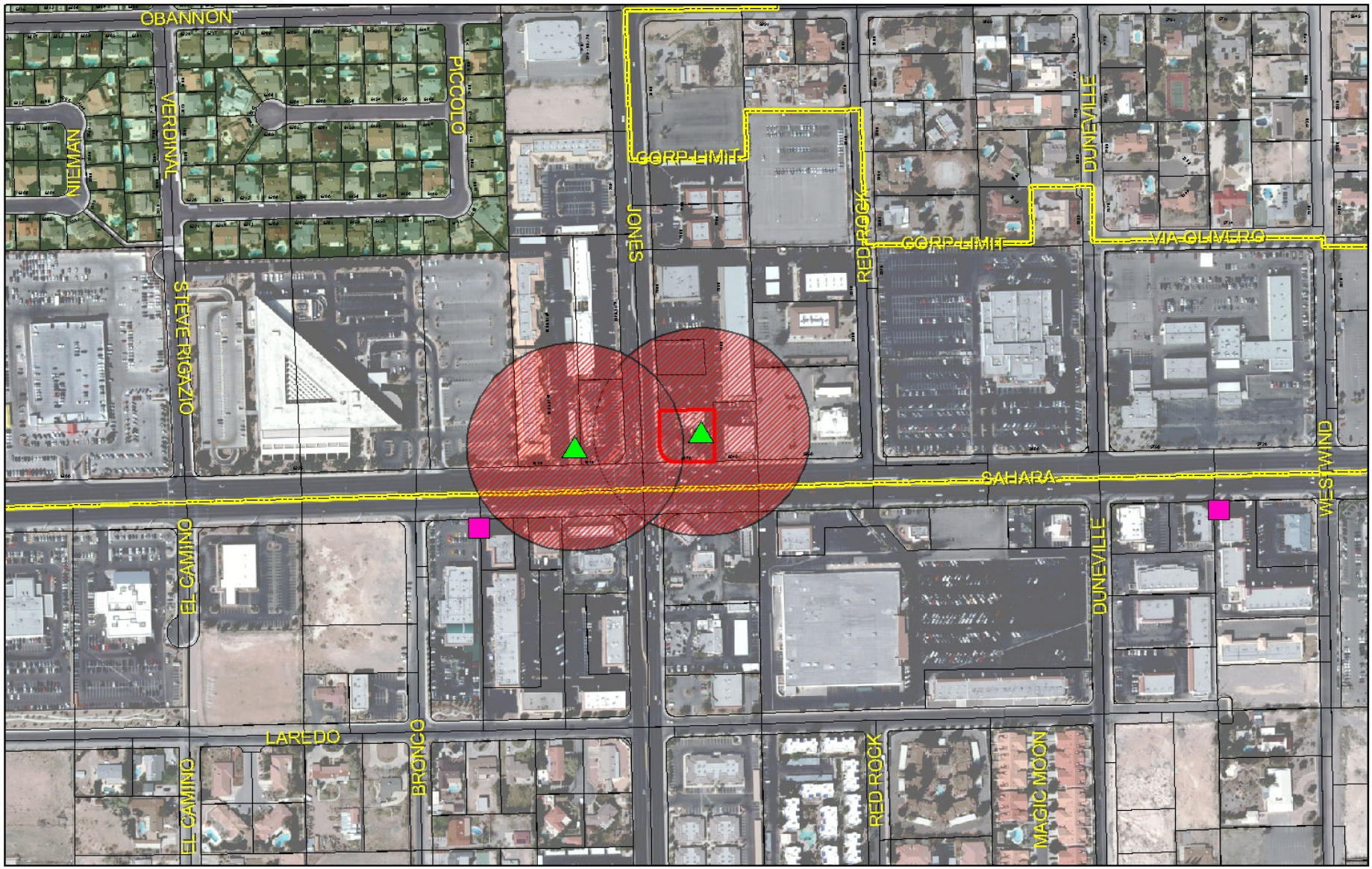
0 300 600 Feet

**CASE:** **RQR-39215**

**RADIUS:** 1000 FT

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

N




**RQR-39215**

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

**City of Las Vegas Billboard Data**

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

N

PLANNING & DEVELOPMENT DEPARTMENT

# STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: 7-Eleven, Inc.

Name of Applicant: Lamar Central Outdoor, LLC

Name of Representative: _____

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

☐ **Yes** ☑ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

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

Print Name: MARIJAN SMITH

Subscribed and sworn before me

This 13th day of August, 2010

Gricelda Herrera

Notary Public in and for said County and State

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

Revised 11-14-06

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

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AUG 17 2010

PLANNING & DEVELOPMENT

# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

**Application/Petition For:** Required Review

**Project Address (Location)** 6070 W. Sahara Ave.

**Project Name** 7-Eleven review **Proposed Use** billboard

**Assessor's Parcel #(s)** 163-01-401-010 **Ward #** 1

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

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

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

**Additional Information** Required Review for an existing billboard

**PROPERTY OWNER** 7-Eleven, Inc. **Contact** _____

**Address** P.O. Box 711 **Phone:** _____ **Fax:** _____

**City** Dallas **State** TX **Zip** 75521

**E-mail Address** _____

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

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

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

**E-mail Address** snaftzger@lamar.com

**REPRESENTATIVE** Same as Applicant **Contact** _____

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

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

**E-mail Address** _____

**Property Owner Signature*** 7-ELEVEN, INC. 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

Gricelda Herrera
Notary Public, State of Texas
My Comm. Expires 04/28/2013

Revised 10/27/08

*FOR DEPARTMENT USE ONLY*

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

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

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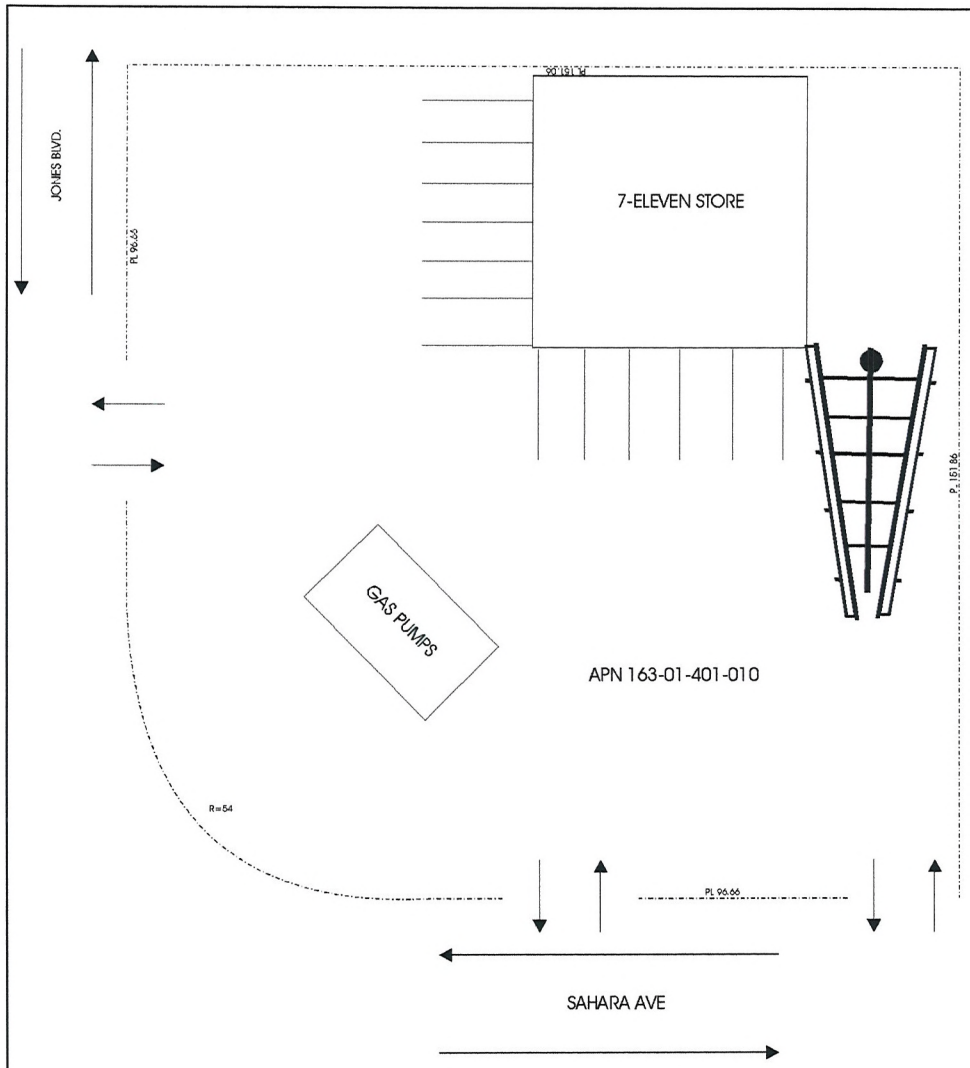
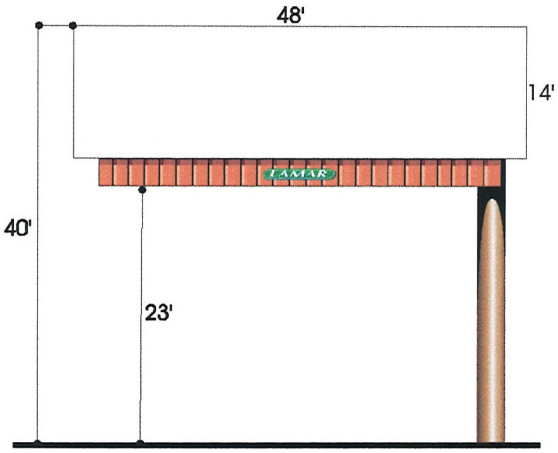
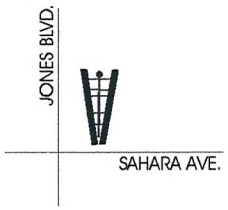



**ELEVATION** (NO SCALE)




VICINITY MAP (NO SCALE)

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

**RQR-39215**

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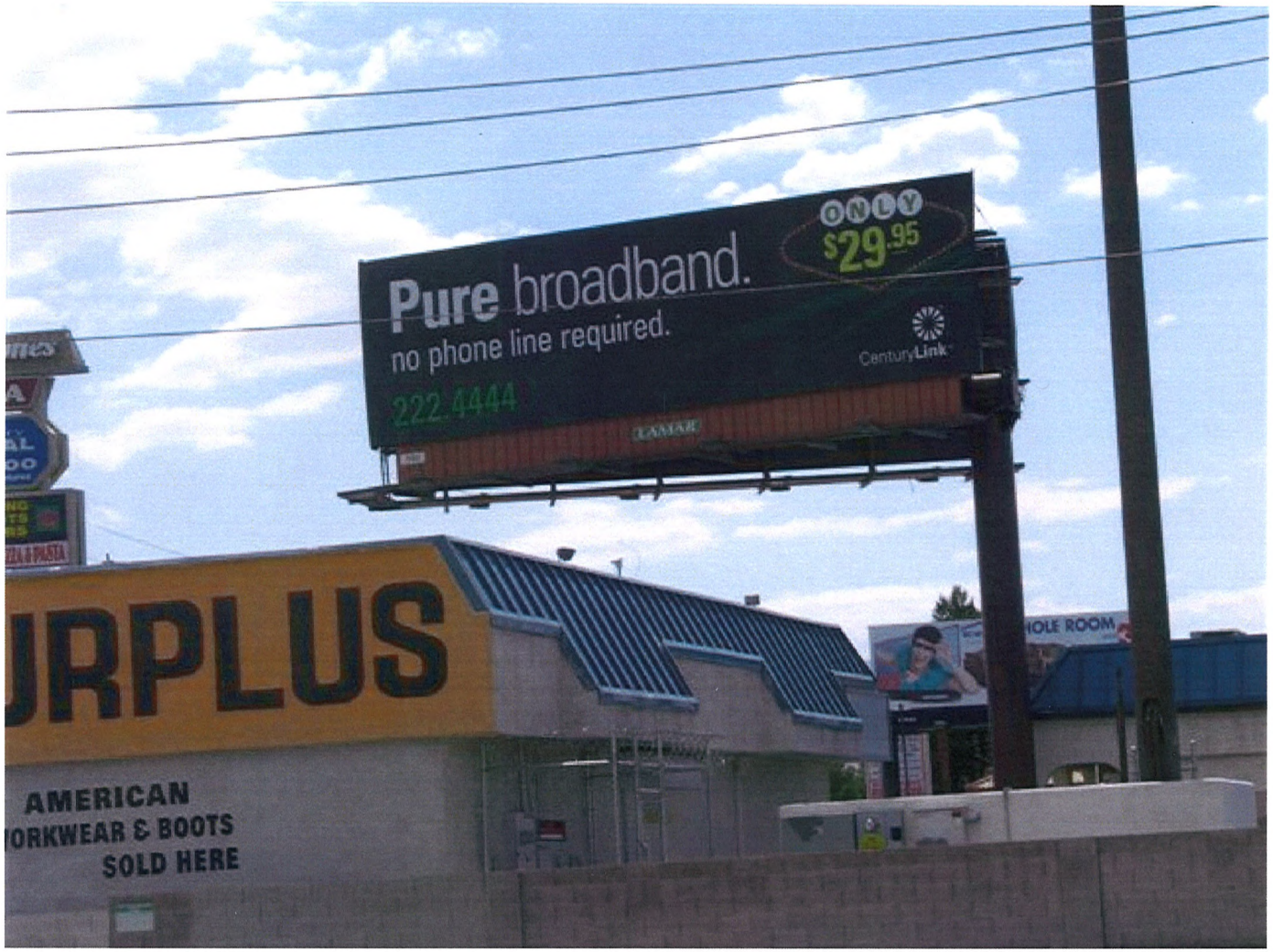


RQR-22271 EAST FACE

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**RQR-39215**

RQR-22271 WEST FACE

**RQR-39215**

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**RQR-39215 - APPLICANT: LAMAR CENTRAL OUTDOOR, LLC - OWNER: 7-ELEVEN, INC.**
**6070 WEST SAHARA AVENUE**

08/19/10

RQR-39215 - APPLICANT: LAMAR CENTRAL OUTDOOR, LLC - OWNER: 7-ELEVEN, INC.
6070 WEST SAHARA AVENUE

08/19/10

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**

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

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

Sincerely,

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

Margo Wheeler, AICP
Director
Planning and Development Department

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

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

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

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AUG 17 2010

RQR-39215

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
LAWRENCE WEEKLY
MICHAEL MACK
JANET MONCRIEF
STEVE WOLFSON

DOUGLAS A. SELBY
CITY MANAGER

July 12, 2004

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

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

Dear Mr. Thompson:

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

Planning and Development

1. The Special Use Permit shall be reviewed in three (3) years at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign is removed.

2. If the existing off-premise advertising sign structure is removed, this Special Use Permit shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19 including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19 has been approved for the new structure by the City Council.

3. The off-premise advertising (billboard) sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premise advertising (billboard) sign.

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

VOICE 702.229.6011
TDD 702.386.9108
www.lasvegasnevada.gov
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RQR-39215

4. The property owner shall keep the property properly maintained and graffiti-free at all times. Failure to perform required maintenance may result in fines and/or removal of the off-premise advertising sign.

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

Sincerely,

Stacey Campbell

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

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

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

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AUG 17 2010

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

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

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

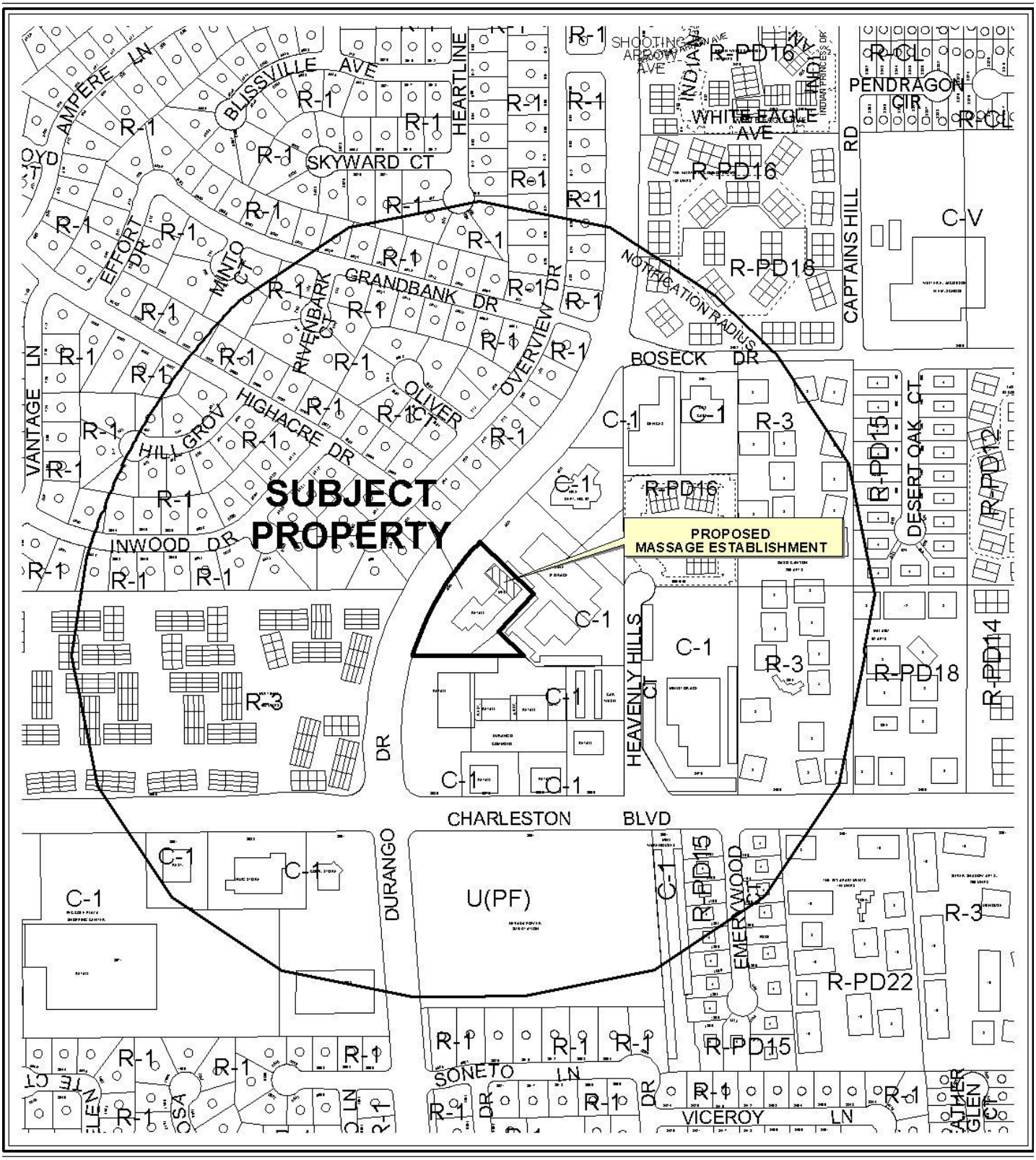
**SUBJECT:**
SUP-39104 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: PHOENIX PHYSICAL THERAPY AND LONGEVITY CENTER - OWNER: SHINHAN E AND C AMERICA, INC. - Request for a Special Use Permit TO ADD A MASSAGE ESTABLISHMENT USE WITHIN AN EXISTING 3,504 SQUARE-FOOT MEDICAL OFFICE WITH A WAIVER TO ALLOW 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:** | | **APPROVALS RECEIVED BEFORE:** | |
|---|---|---|---|
| **Planning Commission Mtg.** | **0** | **Planning Commission Mtg.** | **0** |
| **City Council Meeting** | **0** | **City Council Meeting** | **0** |

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

**BACKUP DOCUMENTATION:**
1. Location, 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)

N

PLANNING & DEVELOPMENT

# PLANNING & DEVELOPMENT DEPARTMENT

## STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: Shinhan E + C America Inc

Name of Applicant: _____

Name of Representative: Barbara Holland

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Barbara Holland

Print Name: Barbara Holland

authorized agent

Subscribed and sworn before me

This 28th day of July, 2010

Notary Public in and for said County and State

GINGER ALLEN
Notary Public State of Nevada
No. 05-98068-1
My appt. exp. Mar. 29, 2013

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AUG 05 2010

Revised 11-14-06

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# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

**Application/Petition For:** Massage Establishment

**Project Address (Location)** 950 S. Durango Suite 120

**Project Name** Phoenix Physical Therapy & Longevity Center **Proposed Use** Massage

**Assessor's Parcel #(s)** 138328/6006 **Ward #** 2

**General Plan:** existing SC proposed — **Zoning:** existing C-1 proposed —

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

**Gross Acres** 1.45 **Lots/Units** — **Density** —

**Additional Information** _____

**PROPERTY OWNER** Shinhan E & C America Inc **Contact** Ruby Abraham

**Address** P.O. Box 7440 **Phone:** 702 385-5611 **Fax:** 702 385 3759

**City** Las Vegas **State** NEV **Zip** 89125

**E-mail Address** rabraham@hlrealty.com

**APPLICANT** Phoenix Physical Therapy & Longevity Center **Contact** Eugene Kaufman

**Address** 950 S. Durango Dr. #120 **Phone:** 702-583-6200 **Fax:** 702-582-6201

**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

GINGER ALLEN
Notary Public State of Nevada
No. 05-98068-1
My appt. exp. Mar. 29, 2013

***FOR DEPARTMENT USE ONLY***

| | |
|---|---|
| **Case #** | SUP-39104 |
| **Meeting Date:** | 9/23/10 |
| **Total Fee:** | $1030.00 |
| **Date Accepted:** | 08/05/10 |
| **Accepted By:** | JFM |

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

Revised 10/27/08

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# GENERAL STRUCTURAL NOTES

## COLD FORMED STEEL FRAMING

1. ALL COLD-FORMED STEEL FRAMING SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND IN ACCORDANCE WITH THE LATEST EDITION OF "SPECIFICATION FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS" BY THE AMERICAN IRON AND STEEL INSTITUTE.
2. STRUCTURAL DRAWINGS TYPICALLY SHOW ONLY THE PRIMARY STRUCTURAL FRAMING ELEMENTS OF THE SYSTEM. CONTRACTOR SHALL PROVIDE ALL ACCESSORIES INCLUDING TRACKS, WEB STIFFENERS, BLOCKING, J-NOTCH, CLIP ANGLES, REINFORCEMENTS, FASTENING DEVICES, BRACING AND OTHER ACCESSORIES AS RECOMMENDED BY THE MANUFACTURER TO PROVIDE A COMPLETE FRAMING SYSTEM.
3. STEEL FOR 12, 14 AND 16 GAGE STUDS AND JOISTS SHALL HAVE MINIMUM YIELD STRENGTH OF 50 KSI. STEEL FOR ALL 18, 20 AND 25 GAGE STUDS AND JOISTS, ALL GAGES OF TRACK, ALL DIAGONAL TENSION STRAPS OR BRACES, AND BRIDGING SHALL HAVE MINIMUM YIELD STRENGTH OF 33 KSI. STEEL SHALL BE GALVANIZED OR THOROUGHLY COATED WITH RUST INHIBITIVE PAINT AT ALL LOCATIONS.
4. FASTENING OF COMPONENTS SHALL BE WITH SELF-TAPPING SCREWS OR WELDS. ALL WELDS OF GALVANIZED STEEL SHALL BE TOUCHED UP WITH ZINC-RICH PAINT. ALL WELDS OF CARBON SHEET STEEL SHALL BE TOUCHED UP WITH PAINT.
5. ALL STUDS SHALL BE SECURELY SEATED FOR FULL END BEARING ON TOP AND BOTTOM TRACK, UNLESS NOTED OTHERWISE. PROVIDE DOUBLE STUDS AT ALL JAMBS, CORNERS, INTERSECTIONS, AND BEAM BEARING.
6. Lateral bracing shall be provided by use of gypsum board and gypsum sheathing or by horizontal straps or cold-rolled channels. Bracing shall conform to Section D3 of the ANSI Specification.
7. SCREWS SHALL BE SELF-TAPPING PAN HEAD HEX HEAD, OR WAFER HEAD SHEET METAL SCREWS. A SCREW OF A LARGER DIAMETER SHALL REPLACE SCREWS, WHICH ARE REMOVED, WHERE THE REPLACEMENT IS MADE INTO AN EXISTING HOLE. REPLACE ALL SCREWS WHICH STRIP OUT MATERIAL. SCREWS SHALL BE SPACED NO CLOSER THAN 3/8 INCH ON CENTER AND WITH A MINIMUM FREE EDGE DISTANCE OF 1/2 INCH. SIZE CLIP ANGLES AND FLAT CLIPS TO MAINTAIN MINIMUM SCREW SPACING AND EDGE DISTANCES NOTED ABOVE. ALL SCREWS #8 AND LARGER SHALL HAVE A MINIMUM HEAD SIZE OF 5/16 INCH.
8. ALL WELDING SHALL BE PERFORMED BY WELDERS EXPERIENCED IN LIGHT GAGE, STRUCTURAL STEEL FRAMING WORK.
9. STUDS SIZE WHERE NOT SPECIFICALLY NOTED ON DETAILS SHALL BE 1-5/8 INCH WIDE BY 3-1/2 INCH DEEP BY 20 GAGE MINIMUM. TRACK SIZE WHERE NOT SPECIFICALLY NOTED ON DETAILS SHALL BE 1" WIDE BY 3-1/2 INCH BY 20 GAGE MINIMUM.
10. JOISTS, STUDS, TRACK, ETC., SHALL HAVE STEEL THICKNESS AND EFFECTIVE SECTION PROPERTIES AS LISTED IN THE METAL STUD MANUFACTURERS ASSOCIATION MANUAL, ICC ER NO 4943, OR EQUIVALENT.

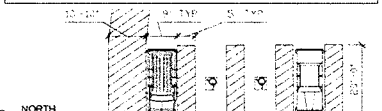
## SPECIAL CONDITIONS, REQUIREMENTS AND NOTES TO OWNER, DEVELOPER AND CONTRACTORS

1. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR VARIATIONS TO PLANS BETWEEN BID PROCESS AND FINALIZED APPROVED DOCUMENTS RELEASED FOR CONSTRUCTION. ADDITIONS AND ALTERATIONS MAY BE MADE BETWEEN RELEASE OF BID DOCUMENTS AND FINALIZED CONSTRUCTION DOCUMENTS.
2. DESIGNS HAVE BEEN COMPLETED USING THE CODE STATED IN THE BASIS FOR DESIGN. OTHER SPECIALIZED CODES OR DIRECTIVES (HUD, OSHA, ASSHTO, ETC.) ARE NOT USED IN THE PREPARATION OF THESE DOCUMENTS AND ARE NOT REFERENCED.
3. THESE DRAWINGS HAVE BEEN PREPARED USING STANDARDS OF PROFESSIONAL CARE AND COMPLETENESS NORMALLY EXERCISED UNDER SIMILAR CIRCUMSTANCES BY REPUTABLE STRUCTURAL ENGINEERS IN THIS OR SIMILAR LOCALITIES. THEY NECESSARILY ASSUME THAT THE WORK DEPICTED WILL BE PERFORMED BY AN EXPERIENCED CONTRACTOR, SUBCONTRACTOR AND/OR WORKPERSONS WHO HAVE A WORKING KNOWLEDGE OF THE APPLICABLE CODE STANDARDS AND REQUIREMENTS AND OF INDUSTRY ACCEPTED STANDARD GOOD PRACTICE. AS NOT EVERY CONDITION OR ELEMENT IS (OR CAN BE) EXPLICITLY SHOWN ON THESE DRAWINGS, IT IS UNDERSTOOD THAT THE CONTRACTOR WILL USE INDUSTRY ACCEPTED STANDARD GOOD PRACTICE FOR ALL WORK NOT EXPLICITLY SHOWN.
4. CALCULATION AND DESIGN OF MISCELLANEOUS NON-STRUCTURAL ITEMS, NON-STRUCTURAL WALLS AND PREFABRICATED STRUCTURAL ITEMS, ARE NOT INCLUDED AND IS TO BE PROVIDED BY OTHERS UNLESS SPECIFICALLY NOTED ON THESE DRAWINGS.
5. THESE DRAWINGS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DESIGN AND PROVIDE TEMPORARY SHORING, BRACING, SUPPORTS, ETC. AS REQUIRED FOR THE PROTECTION OF LIFE AND PROPERTY DURING CONSTRUCTION. CONSTRUCTION MATERIALS SHALL BE UNIFORMLY SPREAD OUT SUCH THAT DESIGN LIVE LOAD PER SQUARE FOOT AS STATED HEREIN IS NOT EXCEEDED.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EXCAVATION PROCEDURES INCLUDING SHORING AND PROTECTION OF ADJACENT PROPERTY, STRUCTURES, STREETS AND UTILITIES IN ACCORDANCE WITH THE LOCAL BUILDING DEPARTMENT. ALL WORK OR CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES, REGULATIONS, SAFETY REQUIREMENTS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL DIMENSIONS, CONDITIONS AND ELEVATIONS WITH ARCHITECTURAL DRAWINGS PRIOR TO START OF CONSTRUCTION.
8. WHERE REFERENCE IS MADE TO VARIOUS TEST STANDARDS FOR MATERIALS, SUCH STANDARDS SHALL BE THE LATEST EDITION AND/OR ADDENDA.
9. OPTIONS ARE FOR CONTRACTOR'S CONVENIENCE. IF AN OPTION IS USED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY CHANGES AND SHALL COORDINATE ALL DETAILS.
10. TYPICAL DETAILS AND NOTES SHALL APPLY, THOUGH NOT NECESSARILY INDICATED AT A SPECIFIC LOCATION ON PLANS. WHERE NO DETAILS ARE SHOWN, CONSTRUCTION SHALL CONFORM TO SIMILAR WORK ON THE PROJECT. DETAILS MAY SHOW ONLY ONE SIDE OF CONNECTION OR MAY OMIT INFORMATION FOR CLARITY. WHERE DISCREPANCIES OCCUR BETWEEN DRAWINGS, NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL STRUCTURAL NOTES AND TYPICAL DETAILS.
11. ALL OPENINGS ARE NOT SHOWN ON THESE DRAWINGS. ESTABLISH AND VERIFY ALL OPENINGS AND INSERTS FOR ARCHITECTURAL, MECHANICAL, PLUMBING AND ELECTRICAL WITH APPROPRIATE TRADES. DRAWINGS AND SUBCONTRACTORS PRIOR TO CONSTRUCTION. OPENINGS MAY REQUIRE ADDITIONAL REINFORCING OR SUPPORTS AS SHOWN ON TYPICAL DETAILS. IF TYPICAL DETAILS FOR ALL CONDITIONS ARE NOT INCLUDED HEREIN, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REQUEST IN WRITING ADDITIONAL DETAILS.
12. ALL INSPECTIONS REQUIRED BY THE BUILDING CODES, LOCAL BUILDING OFFICIALS, OR BY THESE PLANS SHALL BE PROVIDED BY AN INDEPENDENT INSPECTION COMPANY OR, THE BUILDING DEPARTMENT. INSPECTION REQUIREMENTS STATED HEREIN ARE PARTIAL. COMPLETE INSPECTION REQUIREMENTS SHALL BE AS DIRECTED BY THE LOCAL BUILDING DEPARTMENT. CITY VISITS BY THE ENGINEER DO NOT CONSTITUTE AN INSPECTION, UNLESS SPECIFICALLY CONTRACTED FOR.
13. SHOP DRAWINGS SHALL BE SUBMITTED FOR ALL STRUCTURAL ITEMS. SHOP DRAWINGS ARE REVIEWED ONLY FOR GENERAL COMPLIANCE WITH THE STRUCTURAL DRAWINGS. REVIEW DOES NOT INDICATE THAT THE SHOP DRAWINGS ARE CORRECT OR COMPLETE. RESPONSIBILITY FOR CORRECTNESS SHALL REST WITH THE CONTRACTOR. ANY CHANGES, SUBSTITUTIONS, OR DEVIATIONS FROM CONTRACT DRAWINGS SHALL BE CLOUDED. ANY OF THE AFOREMENTIONED SHALL NOT BE CONSIDERED APPROVED AFTER ENGINEER'S REVIEW UNLESS SPECIFICALLY NOTED ACCORDINGLY. THE SHOP DRAWINGS DO NOT SUPERSEDE OR REPLACE THE ORIGINAL CONTRACT DRAWINGS. ANY ENGINEERING PROVIDED BY OTHERS AND SUBMITTED FOR REVIEW SHALL BEAR THE SEAL OF AN AUTHORIZED PROFESSIONAL ENGINEER. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE ADEQUACY OF ANY SUCH ENGINEERING DESIGN SUBMITTED BY OTHERS. ALLOW TWO WORKING DAYS FOR THE ENGINEER TO REVIEW EACH SUBMITTAL.

| | SHEET INDEX |
|---|---|
| A-0.0 | Cover Sheet |
| A-0.1 | Egress Plan and Structural Connection Details |
| EX-1.0 | Existing Plan, Demolition Plan |
| A-1.0 | Proposed Plans |
| A-2.0 | Interior Elevations |
| A-2.1 | Interior Elevations |
| A-2.2 | Interior Elevations |
| A-2.3 | Interior Elevations |
| A-3.0 | Exterior Elevations |
| A-4.0 | Building Sections |
| A-5.0 | Typical Wall Sections and Details |
| A-6.0 | Schedules |
| E-1.0 | Power Plan |
| E-2.0 | Lighting Plan |

KEY NOTES

1. Modify existing door handles so that customers don't burn their hands.
2. Location of replacement signage. See electric plans for power requirments.
3. Separate tenant space.
4. Remove existing ceiling tile, grid, lighting, all HVAC grills and fixtures, and sprinkler heads. Carefully place aside for reuse.
5. Location of mirror and stretch bar.
6. Relocated item.




3 EXISTING ACCESSIBLE PARKING
Scale: 1/16" = 1'-0"

## BUILDING ANALYSIS

| | |
|---|---|
| Existing Shell Construction Type | - V - A (sprinkled) |
| Proposed Interior Construction Type | - IIB (sprinkled) |
| Occupancy Type | - B - Clinic, Outpatient |
| Allowable Occupant Load - TI (Occupancy B, only) | - 36 people |
| **Actual Occupant Load - TI (based on mixed use occupancy see Egress Plan 1/A-0.1)** | **- 49 people** |
| Sprinkled | - YES |
| Allowable Area - Total Building | - 18,000 square feet |
| Actual Area - Adjacent Unit 130 (Occupancy M) | - 1,966 square feet |
| Actual Area - Adjacent Unit 140 (Occupancy B) | - 1,750 square feet |
| Actual Area - Adjacent Unit 150 (Occupancy M) | - 4,505 square feet |
| Actual Area - Adjacent Unit 170 (Vacant) | - 2,009 square feet |
| **Actual Area - TI - Unit 120** | **- 3,504 square feet** |
| Actual Area - Total Building | - 13,734 square feet |
| Allowable Number of Stories | - 3 |
| Actual Number of Stories | - 1 |
| Max. Allowable Building Height | - 50'-0" |
| Actual Building Height | - 39'-4" |
| Required Number of Exits | - 2 |
| Actual Number of Exits | - 5 |
| Required Parking Stalls | - 35 (includes HC stalls) |
| Required Handicap Parking | - 7 |
| Actual Parking Stalls | - 19 (includes HC stalls) |
| Actual Handicap Parking | - 4 |

| Plumbing Fixtures | Required | Provided |
|---|---|---|
| Toilets (Male) | - 1 | -1 |
| Lavatories (Male) | - 1 | -1 |
| Toilets (Female) | - 1 | -1 |
| Lavatories (Female) | - 1 | -1 |

GENERAL NOTES

- All door hinge framing shall be located 4" off of perpendicular wall.
- Existing bathrooms shall be striped of all finishes. New finishes shall be put in place.
- All data points shall be homerunned to AV Closet 115.
- All existing lighting fixture bulbs shall be replace with a 'warm' light.
- Maintain all walls and Fire rated walls.

## PROJECT DESCRIPTION

Existing structure - A 3,504 square feet tenant unit fit out for a Physical Therapist Office.

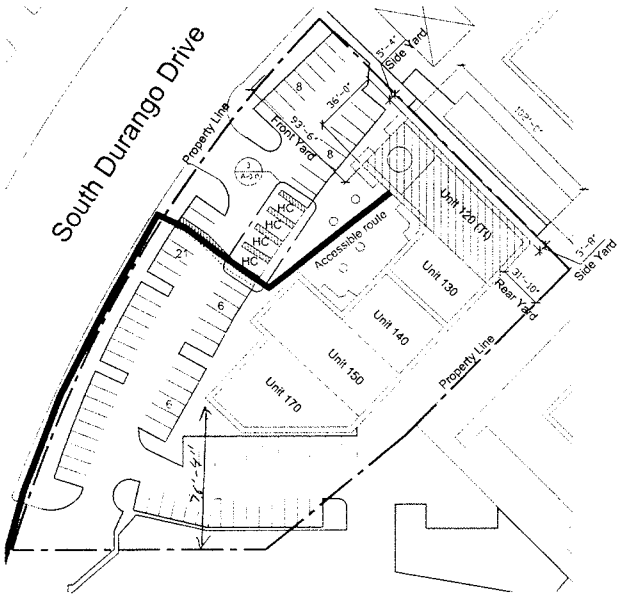
- The interior shall be renovated to add a Lobby, Reception area, Nutritionist Office, AV Closet, 7 (seven) - Message Therapy Offices, Storage Closet, and a Weight Room. The 2 (two) - existing bathrooms shall be refinished and handicap accessible.
- A new sign will be attached to the exterior of the building in the place of the existing sign.

## SITE ANALYSIS

| | |
|---|---|
| Zoning | - C1 |
| Plat / Lot | - Plat Book 80 Page 82 Lot 5 |
| Parcel Number | - 138.32.816.006 |
| Lot Size | - 1.47 acres |
| Tenant Unit Square Footage | - 3,504 sq-ft |
| Elevation | - 2655 ft |
| Earthquake Zone | - 2B |

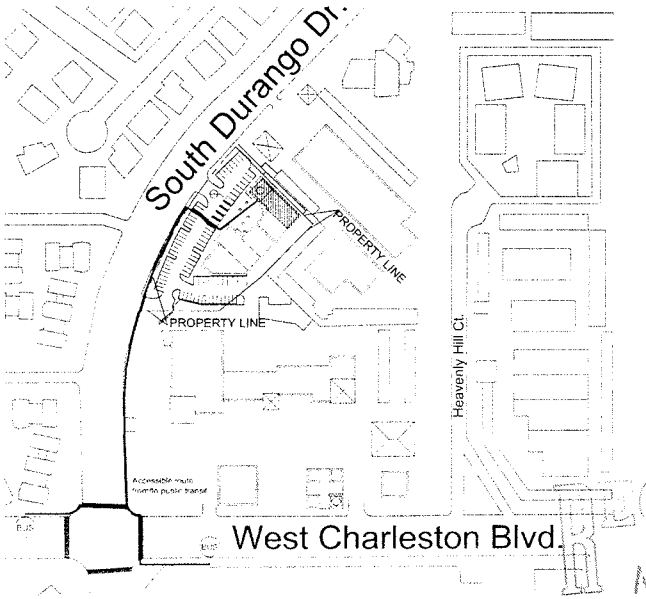
## SITE ANALYSIS

| | |
|---|---|
| Building Codes | - 2006 IBC<br>- 2005 NEC<br>- 2006 UMC<br>- 2006 UPC<br>- 2003 ICC/ANSI - A117.1<br>- 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 |




1 ENTIRE SHEET REVISED

2 EXISTING PARKING PLAN
Scale: 1/16" = 1'-0"




NORTH

1 EXISTING SITE PLAN
Scale: 1/16" = 1'-0"

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

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

Drawing Name:
COVER SHEET

| | |
|---|---|
| Date | 4-16-2010 |
| Project Number | |
| Scale | Varies |
| Drawn By | CLM |
| Revised | 5-17-2010 / 6-18-2010 |

Sheet Number:
A-0.0

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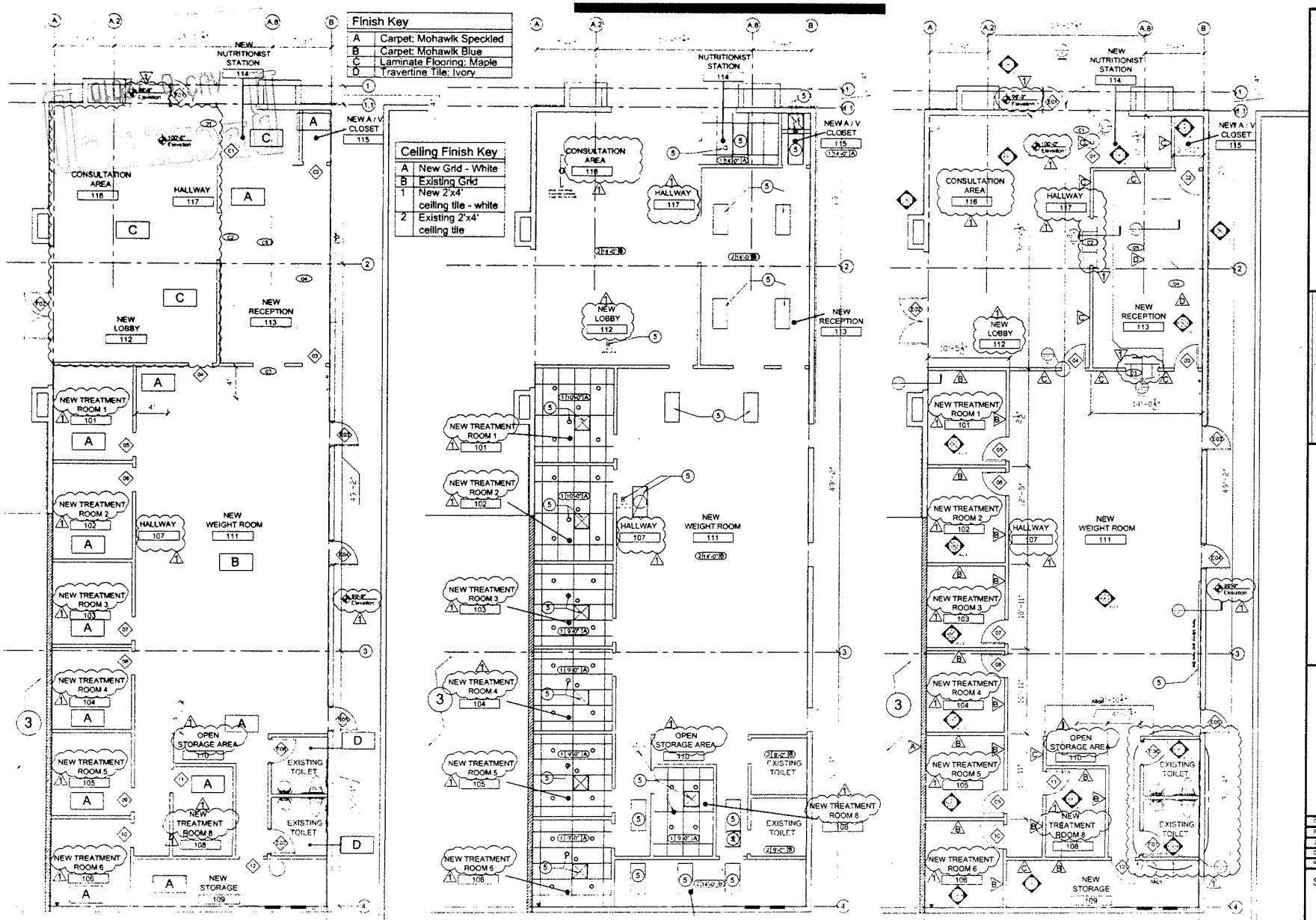
SUP-39104




PROPOSED FLOOR FINISH PLAN
Scale: 1/8" = 1'-0"

2 PROPOSED RCP
Scale: 1/8" = 1'-0"

1 PROPOSED PLAN
Scale: 1/8" = 1'-0"

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

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

Drawing Name:
PROPOSED Floor Plans

Date: 4-16-2010
Project Number:
Scale: Varies
Drawn By: DCM
Revised: 5-17-2010

Sheet Number:
A-1.0

SUP-39104

Received
AUG 05 2010

SUP-39104 - APPLICANT: PHOENIX PHYSICAL AND LONGEVITY CENTER - OWNER: SHINHAN E AND C AMERICA, INC.
950 SOUTH DURANGO DRIVE, SUITE #120

08/19/10

# PHOENIX PHYSICAL THERAPY AND LONGEVITY CENTER

950 S. Durango Drive, Suite #120, Las Vegas, NV 89145
Tel: 702-583-6200 Fax: 702-583-6201
Online: www.PhysicalTherapy.us


Friday, July 30, 2010

## Justification Letter

Dear Sir and/or Madam:

We are a Physical Therapy center that offers post-trauma and preventive medical care to our patients. One of our medically effective services is a manual therapy called "Soft Tissue Oxygenation". This hands-on technique is a form of a massage. It is performed by specially trained licensed massage therapists and physical therapists. This massage technique is known in Europe, Asia, Australia, and New Zealand as "medical massage" due to it therapeutic qualities.

On July 13, 2010, we were informed by the Business License Department that due to law changes in 2009, Physical Therapy facilities must receive a Special-Use Permit in order to perform any type of manual therapy on their clients. So in order for us to be in compliance, we are asking for this Special-Use Permit.

This service is vital to health and recovery of our patients. Soft Tissue Oxygenation Therapeutic Massage is the only type of "massage" that we offer (going to offer) our clients. We do not plan to be a regular cosmetic massage center or a spa because we are a medical facility.

We kindly ask for your assistance in this matter in order to be in compliance with the City of Las Vegas. Only Nevada licensed massage therapists and Nevada licensed physical therapists will be performing Soft Tissue Oxygenation Therapeutic Massage treatments.

We are requesting a waiver for a 300-feet where 400-feet is required between us and a residentially zoned property. Our property is 100-feet across Durango Drive from the closest residential property.

If there is anything else that I need to provide you, please call me on my cell phone. My contact information is:
Eugene Kaufman
Cell: 702-622-5628
Email: Eugene@PhysicalTherapy.us

Thank you so much for your service. I await your further instructions.

Eugene Kaufman, MBA
Director of Practice Development
Corporate Secretary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SUP-39104

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

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

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

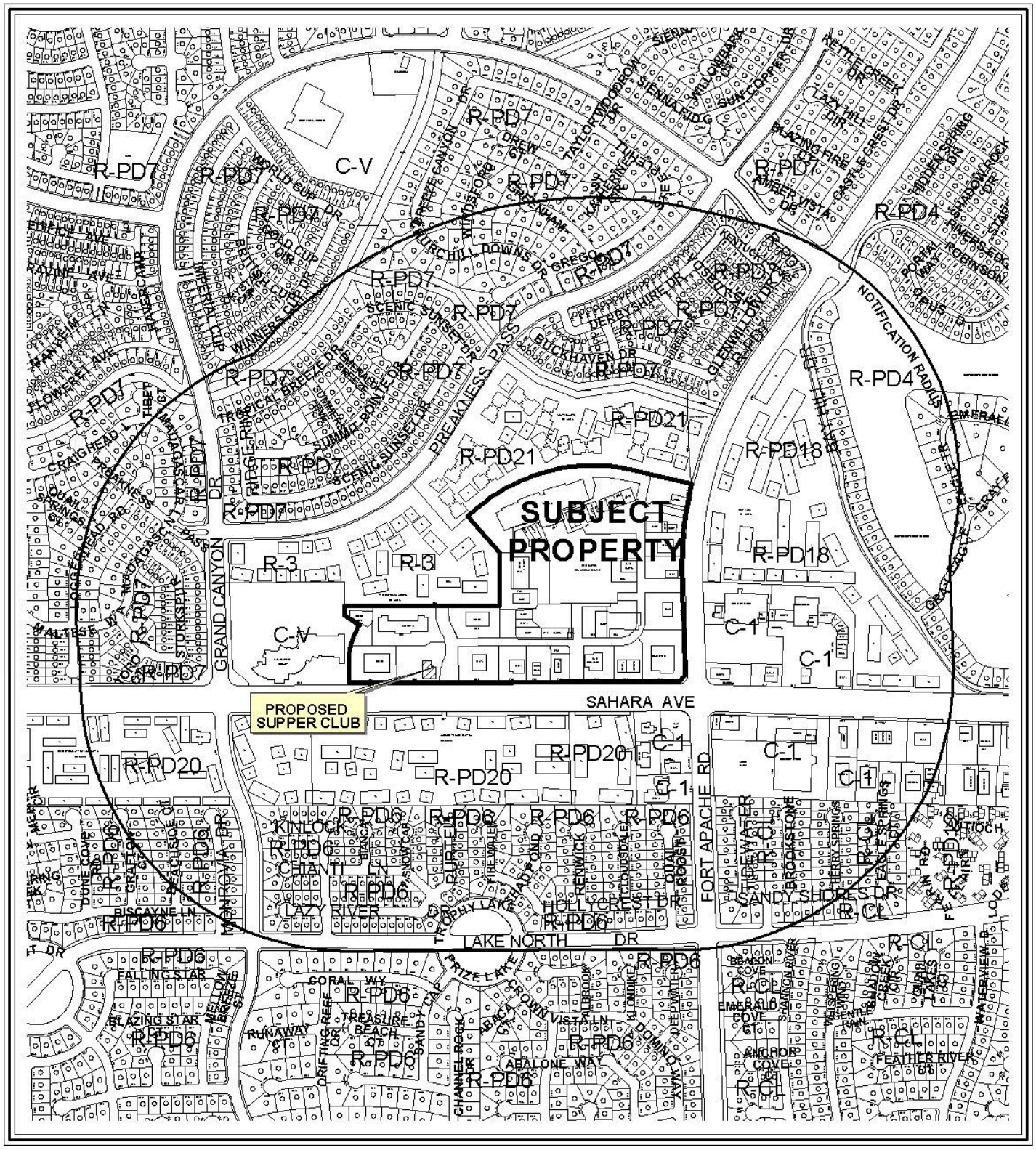
**SUBJECT:**
SUP-39144 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: WESTSIDE FIREFLY, LLC - OWNER: CONTINENTAL PROPERTY, LLC - Request for a Special Use Permit FOR A PROPOSED 7,000 SQUARE-FOOT SUPPER CLUB IN A FORMER RESTAURANT WITH A WAIVER TO ALLOW A ZERO FOOT SEPARATION DISTANCE WHERE 400 FEET 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:** | | **APPROVALS RECEIVED BEFORE:** | |
|---|---|---|---|
| **Planning Commission Mtg.** | **0** | **Planning Commission Mtg.** | **0** |
| **City Council Meeting** | **0** | **City Council Meeting** | **0** |

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

**BACKUP DOCUMENTATION:**
1. Location, 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

N

0 500 1000 Feet

**CASE:** **SUP-39144**

**RADIUS:** 1500 FT

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

N

PLANNING & DEVELOPMENT

# PLANNING & DEVELOPMENT DEPARTMENT

## STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: Continental Property, LLC

Name of Applicant: Firefly Westside, LLC

Name of Representative: Tabitha Fiddyment

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

_____Yes ___X___No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Olga Gregoryan

Print Name: OLGA GREGORYAN

Subscribed and sworn before me

This 4TH day of AUGUST, 2010

- KIMBERLY N. BOHLE

Notary Public in and for said County and State

COUNTY OF: CLARK STATE OF: NEVADA

KIMBERLY N. BOHLE
Notary Public, State of Nevada
Appointment No. 08-6788-1
My Appt. Expires Jun 13, 2012



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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 Fiddyment

**Address** 605 Hermosa Canyon Dr **Phone:** 792-7000 **Fax:** 796-7181

**City** Las Vegas **State** NV **Zip** 89145

**E-mail Address** _____

**APPLICANT** Firefly Westside, LLC **Contact** Tabitha Fiddyment

**Address** 8345 W Sunset, Ste 250 **Phone:** 792-7000 **Fax:** 796-7181

**City** Las Vegas **State** NV **Zip** 89113

**E-mail Address** tdf@kcnvlaw.com

**REPRESENTATIVE** Kaempfer Crowell Renshaw Gronauer & Fiorentino **Contact** Tabitha Fiddyment

**Address** 8345 W Sunset, Ste 250 **Phone:** 792-7000 **Fax:** 796-7181

**City** Las Vegas **State** NV **Zip** 89113

**E-mail Address** tdf@kcnvlaw.com

**Property Owner Signature*** Olga Gregoryan

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

**Print Name** OLGA GREGORYAN

Subscribed and sworn before me

This 4TH day of AUGUST, 20 10.

- KIMBERLY N. BOHLE

Notary Public in and for said County and State

KIMBERLY N. BOHLE
Notary Public, State of Nevada
Appointment No. 08-6788-1
My Appt. Expires Jun 13, 2012

*FOR DEPARTMENT USE ONLY*

| | |
|---|---|
| **Case #** | SUP-39144 |
| **Meeting Date:** | 9/23/10 |
| **Total Fee:** | 1280.00 |
| **Date Received:*** | 8/10/10 |
| **Received By:** | LHM |

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

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Revised 10/27/08

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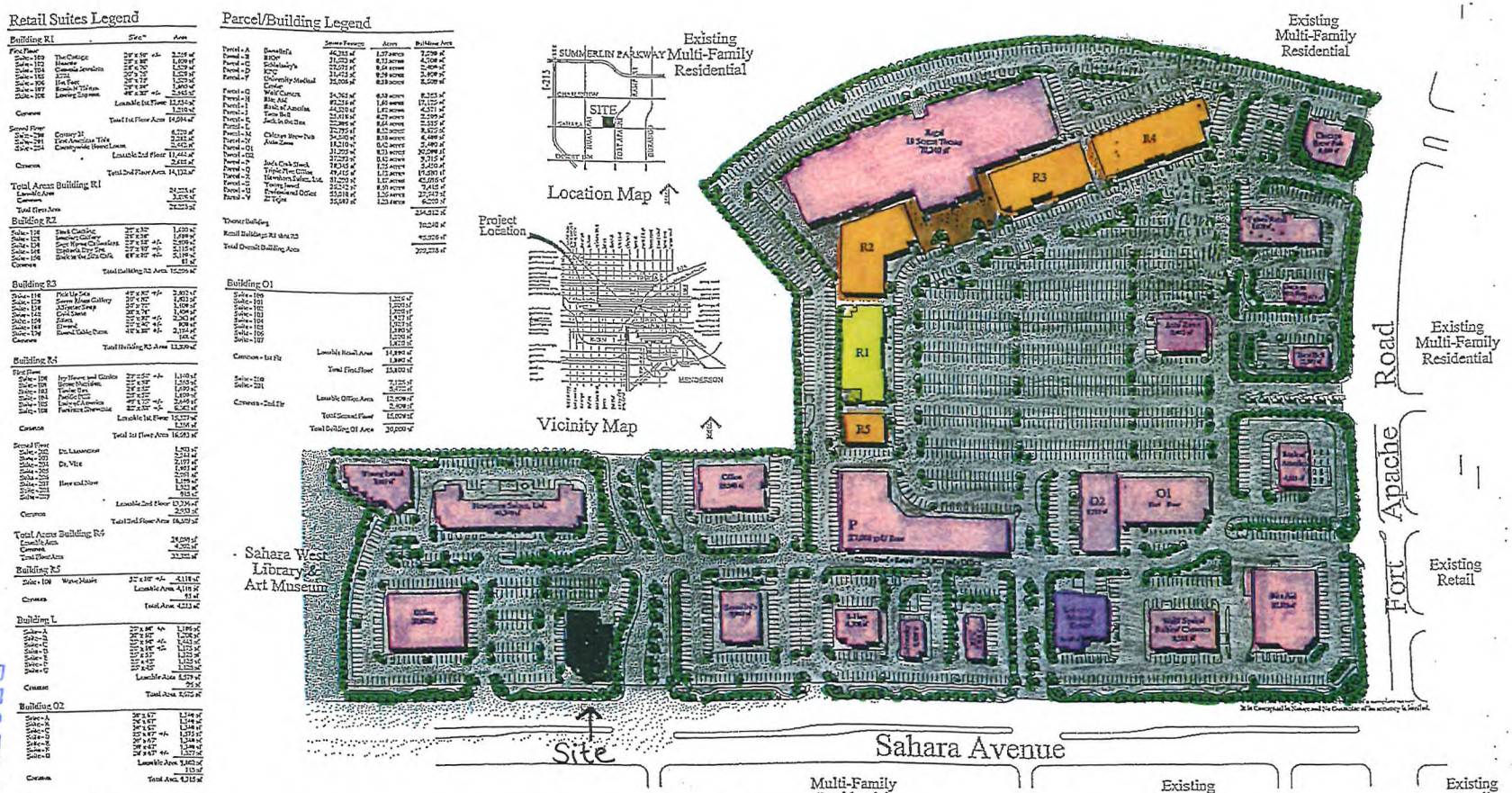


# Village Square at Peccole Ranch

Triple Five Nevada Development Corporation

**SUP-39144**

NWC Sahara Avenue and Fort Apache Road, Las Vegas, Nevada

Master Site Plan

Scale: 1" = 80'

Perlman

2220 CORPORATE CIRCLE, SUITE 200
HENDERSON, NEVADA 89074
702.990.9400 702.990.9222 fax

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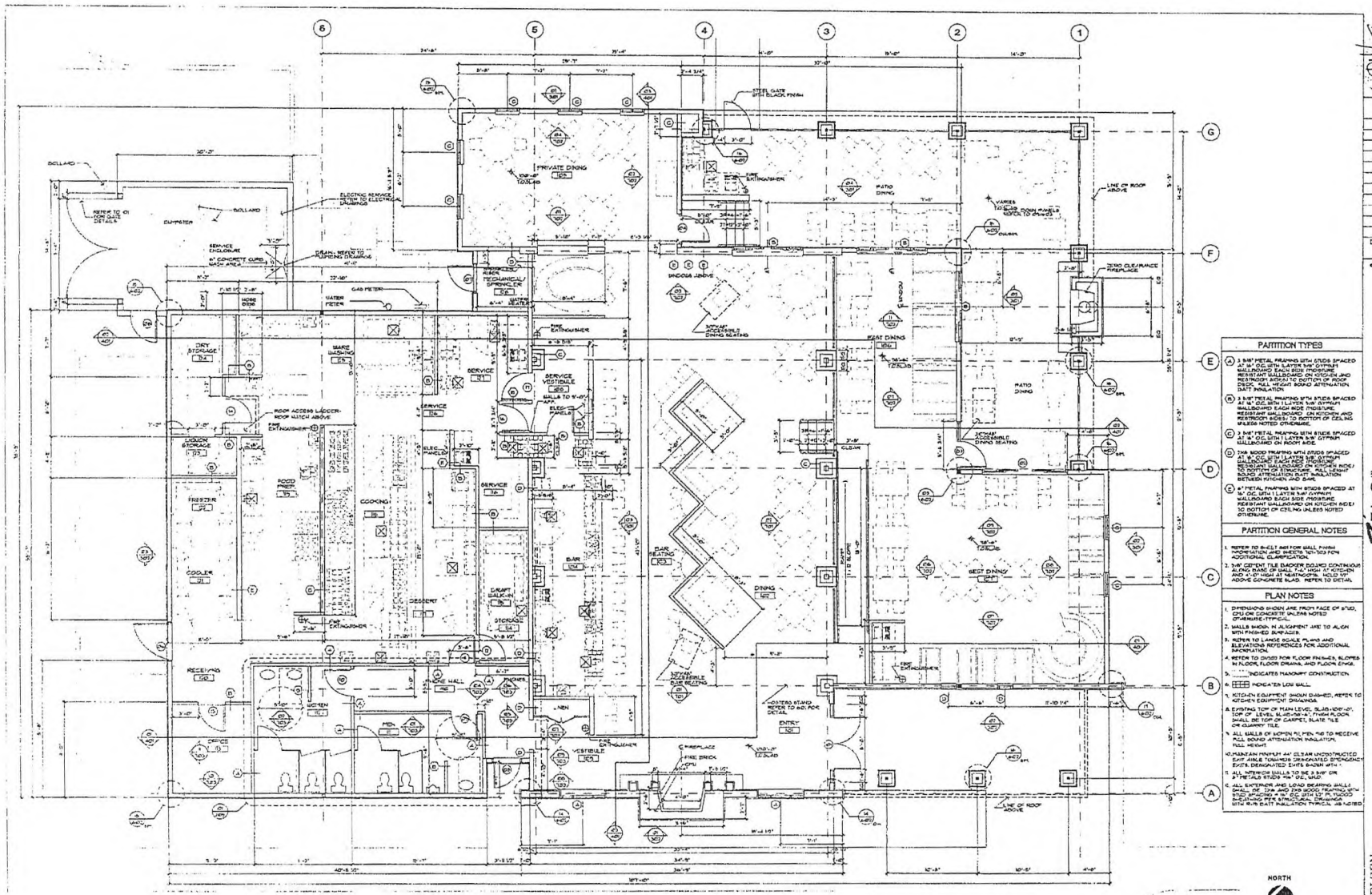


## PARTITION TYPES

A. 3 5/8" METAL FRAMING WITH STUDS SPACED AT 16" O.C. WITH 1 LAYER 5/8" GYPSUM WALLBOARD EACH SIDE (MOISTURE RESISTANT WALLBOARD ON KITCHEN AND RESTROOM SIDES) TO BOTTOM OF ROOF DECK. FULL HEIGHT SOUND ATTENUATION BATT INSULATION.

B. 3 5/8" METAL FRAMING WITH STUDS SPACED AT 16" O.C. WITH 1 LAYER 5/8" GYPSUM WALLBOARD EACH SIDE (MOISTURE RESISTANT WALLBOARD ON KITCHEN AND RESTROOM SIDES) TO BOTTOM OF CEILING UNLESS NOTED OTHERWISE.

C. 3 5/8" METAL FRAMING WITH STUDS SPACED AT 16" O.C. WITH 1 LAYER 5/8" GYPSUM WALLBOARD ON ROOF SIDE.

D. 2X6 WOOD FRAMING WITH STUDS SPACED AT 16" O.C. WITH 1 LAYER 5/8" GYPSUM WALLBOARD EACH SIDE (MOISTURE RESISTANT WALLBOARD ON KITCHEN SIDE) TO BOTTOM OF STRUCTURE. FULL HEIGHT SOUND ATTENUATION BATT INSULATION BETWEEN KITCHEN AND BAR.

E. 6" METAL FRAMING WITH STUDS SPACED AT 16" O.C. WITH 1 LAYER 5/8" GYPSUM WALLBOARD EACH SIDE (MOISTURE RESISTANT WALLBOARD ON KITCHEN SIDE) TO BOTTOM OF CEILING UNLESS NOTED OTHERWISE.

## PARTITION GENERAL NOTES

1. REFER TO SHEET A01 FOR WALL FINISH INFORMATION AND SHEETS 701-703 FOR ADDITIONAL CLARIFICATION.
2. 5/8" CEMENT TILE BACKER BOARD CONTINUOUS ALONG BASE OF WALL 7'-0" HIGH AT KITCHEN AND 4'-0" HIGH AT NEATNOOTS. HOLD 1/2" ABOVE CONCRETE SLAB. REFER TO DETAIL.

## PLAN NOTES

1. DIMENSIONS SHOWN ARE FROM FACE OF STUD, CMU OR CONCRETE UNLESS NOTED OTHERWISE-TYPICAL.
2. WALLS SHOWN IN ALIGNMENT ARE TO ALIGN WITH FINISHED SURFACES.
3. REFER TO LARGE SCALE PLANS AND ELEVATIONS REFERENCES FOR ADDITIONAL INFORMATION.
4. REFER TO DWG03 FOR FLOOR FINISHES, SLOPES IN FLOOR, FLOOR DRAINS, AND FLOOR EMKS.
5. ____ INDICATES MASONRY CONSTRUCTION.
6. ⊞ INDICATES LOW WALL.
7. KITCHEN EQUIPMENT SHOWN DASHED, REFER TO KITCHEN EQUIPMENT DRAWINGS.
8. EXISTING TOP OF MAIN LEVEL SLAB-108'-0", TOP OF LEVEL SLAB-108'-6", FINISH FLOOR SHALL BE TOP OF CARPET, SLATE TILE OR QUARRY TILE.
9. ALL WALLS OF WOMEN PLUMEN PIO TO RECEIVE FULL SOUND ATTENUATION INSULATION, FULL HEIGHT.
10. MAINTAIN MINIMUM 44" CLEAR UNOBSTRUCTED EXIT AISLE TOWARDS DESIGNATED EMERGENCY EXITS. DESIGNATED EXITS SHOWN WITH -
11. ALL INTERIOR WALLS TO BE 3 5/8" OR 6" METALS STUDS @16" O.C., UNO.
12. ALL EXTERIOR AND LOAD BEARING WALLS SHALL BE 12X6 AND 2X6 WOOD FRAMING WITH STUD SPACING @ 16" O.C. WITH 1/2" PLYWOOD SHEATHING PER STRUCTURAL DRAWINGS WITH R-15 BATT INSULATION TYPICAL AS NOTED.

01 FLOOR PLAN
1/4"=1'-0"

SUP-39144

Revisions

Date: 07.08.98

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Tejas Grill
WELLINGTON VILLAGE SQUARE
LAS VEGAS, NEVADA

NELSEN ARCHITECTS, INC.
SCOTTSDALE AUSTIN
7031 E. CAMELBACK ROAD SUITE 100 SCOTTSDALE, ARIZONA 85251
PHONE (602) 946-6600 FAX (602) 919-6601

Sheet 201

Project No. 98004

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SUP-39144 - APPLICANT: WESTSIDE FIREFLY, LLC - OWNER: CONTINENTAL PROPERTY, LLC
9560 WEST SAHARA AVENUE

08/19/10

SUP-39144 - APPLICANT: WESTSIDE FIREFLY, LLC - OWNER: CONTINENTAL PROPERTY, LLC
9560 WEST SAHARA AVENUE

08/19/10

SUP-39144 - APPLICANT: WESTSIDE FIREFLY, LLC - OWNER: CONTINENTAL PROPERTY, LLC
9560 WEST SAHARA AVENUE

08/19/10

KAEMPFER CROWELL

KAEMPFER CROWELL RENSHAW GRONAUER & FIORENTINO

ATTORNEYS AT LAW

LAS VEGAS OFFICE

TABITHA D. FIDDYMENT
tfiddyment@kcnvlaw.com
702.792.7051

LAS VEGAS OFFICE
8345 West Sunset Road
Suite 250
Las Vegas, NV 89113
Tel: 702.792.7000
Fax: 702.796.7181

RENO OFFICE
5470 Kietzke Lane
Suite 140
Reno, NV 89511
Tel: 775.852.3900
Fax: 775.882.0257

CARSON CITY OFFICE
510 W. Fourth Street
Carson City, NV 89703
Tel: 775.884.8300
Fax: 775.882.0257

July 23, 2010

Steve Gebeke
CITY OF LAS VEGAS
PLANNING DEPARTMENT
731 S. Fourth Street
Las Vegas, NV 89101

***Re: Justification Letter – APN 163-06-816-025***
***Special Use Permit Application***
***Firefly Westside, LLC***

Dear Steve:

This office represents the applicant in the above referenced matter. This application is a request for a special use permit to allow for a reduced separation between a supper club with alcohol sales and a place of worship within an existing commercial shopping center. The shopping center is generally located on the northwest corner of Sahara Avenue and Fort Apache Road.

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

The restaurant is located within 400 feet of an existing place of worship. The place of worship is located at 9590 Sahara Avenue just east and slightly north of the subject pad site within the same commercial shopping center. The subject restaurant pad site was previously approved for and operated as a supper club with alcohol while the place of worship operated in its existing location. The latest restaurant closed late last year and the approvals have since expired. However, there are several other supper clubs with alcohol approved and currently in operation within the shopping center today. Clearly, all uses have operated harmoniously with one another and the alcohol sales have not had any adverse impacts on the existing place of worship.

We appreciate your kind consideration of our request. Should you have any questions, please call me. Thank you very much.

Sincerely,

KAEMPFER CROWELL RENSHAW
GRONAUER & FIORENTINO

Tabitha Fiddyment

Tabitha D. Fiddyment

TDF/sli

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SUP-39144

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

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

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

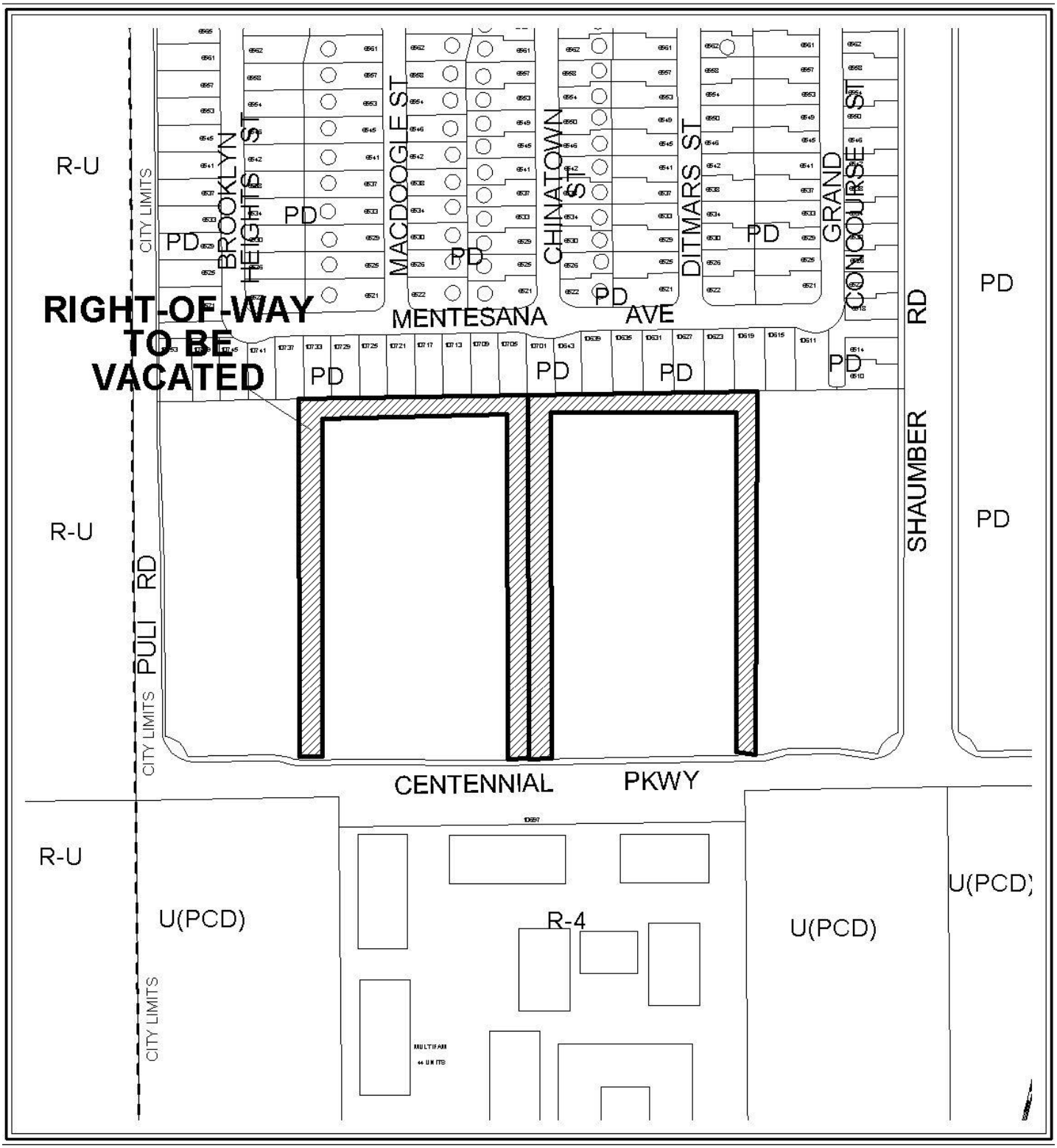
**SUBJECT:**
VAC-39018 - VACATION - PUBLIC HEARING - APPLICANT: PARDEE HOMES OF NEVADA, INC. - OWNER: HOF FINANCIAL I, LLC - Petition to Vacate U.S. Government Patent Easements generally located approximately 300 feet northwest of the intersection of Shaumber Road and Centennial Parkway, Ward 6 (Ross).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

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

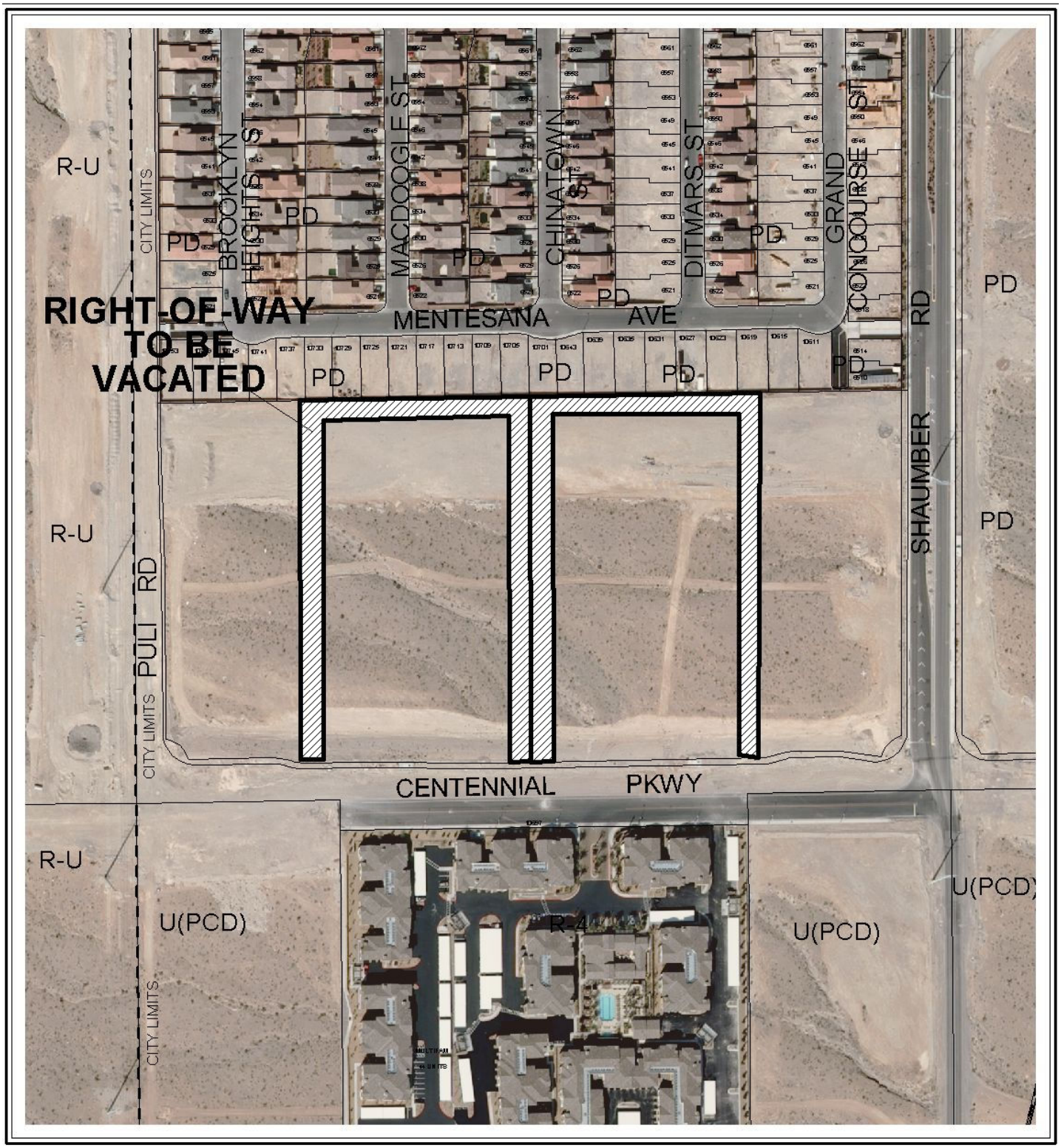
| **PROTESTS RECEIVED BEFORE:** | | **APPROVALS RECEIVED BEFORE:** | |
|---|---|---|---|
| **Planning Commission Mtg.** | **0** | **Planning Commission Mtg.** | **0** |
| **City Council Meeting** | **0** | **City Council Meeting** | **0** |

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

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




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




0 200 400 Feet

CASE: **VAC-39018**

N

PLANNING & DEVELOPMENT

# 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 Hanifan Group

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

_____Yes _____X_____No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____
Authorized Representative - 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

See attached

**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

D. STOCKER
Commission # 1834451
Notary Public - California
Orange County
My Comm. Expires Feb 12, 2013

PLANNING & DEVELOPMENT

# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

**Application/Petition For:** Vacation and Abandonment

**Project Address (Location)** Centennial Parkway / Shaumber Road

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

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

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

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

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

**Additional Information** _____

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

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

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

**E-mail Address** _____

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

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

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

**E-mail Address** _____

**REPRESENTATIVE** Slater Hanifan Group **Contact** Chelsea Peltier

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

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

**E-mail Address** cpeltier@shg-inc.com

**Property Owner Signature*** _____

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

**Print Name** Russ Wakeham, VP HOF Financial I, LLC

Subscribed and sworn before me

This _____ day of _____, 20 _____.

_____

Notary Public in and for said County and State

See attached

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:\depot\Application Packet\Application Form.pdf

**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.

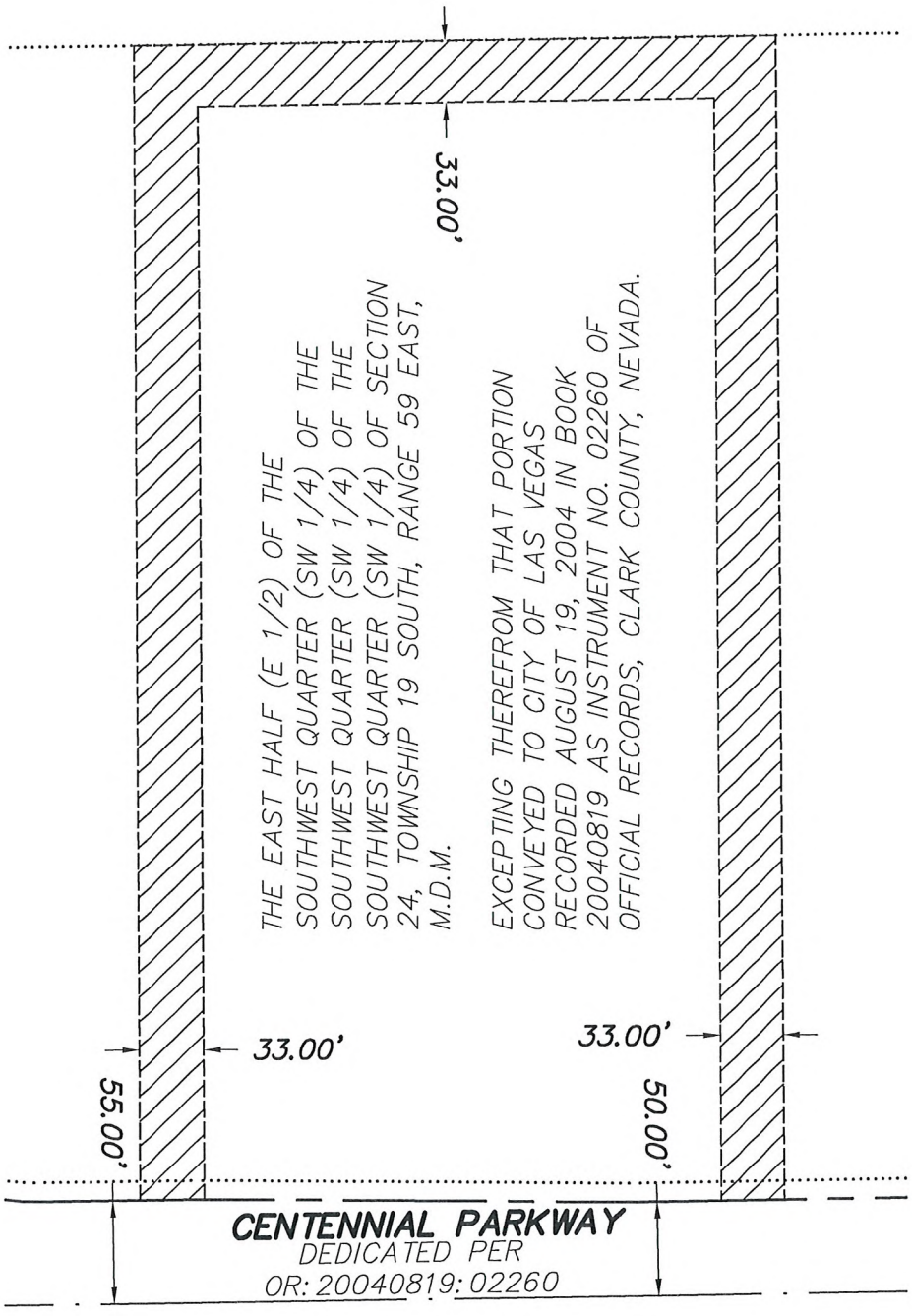
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal. [SEAL]

D. Stocker

Signature

D. STOCKER
Commission # 1834451
Notary Public - California
Orange County
My Comm. Expires Feb 12, 2013



1" = 100'

"EASEMENT 1"
PAGE 3 OF 4

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

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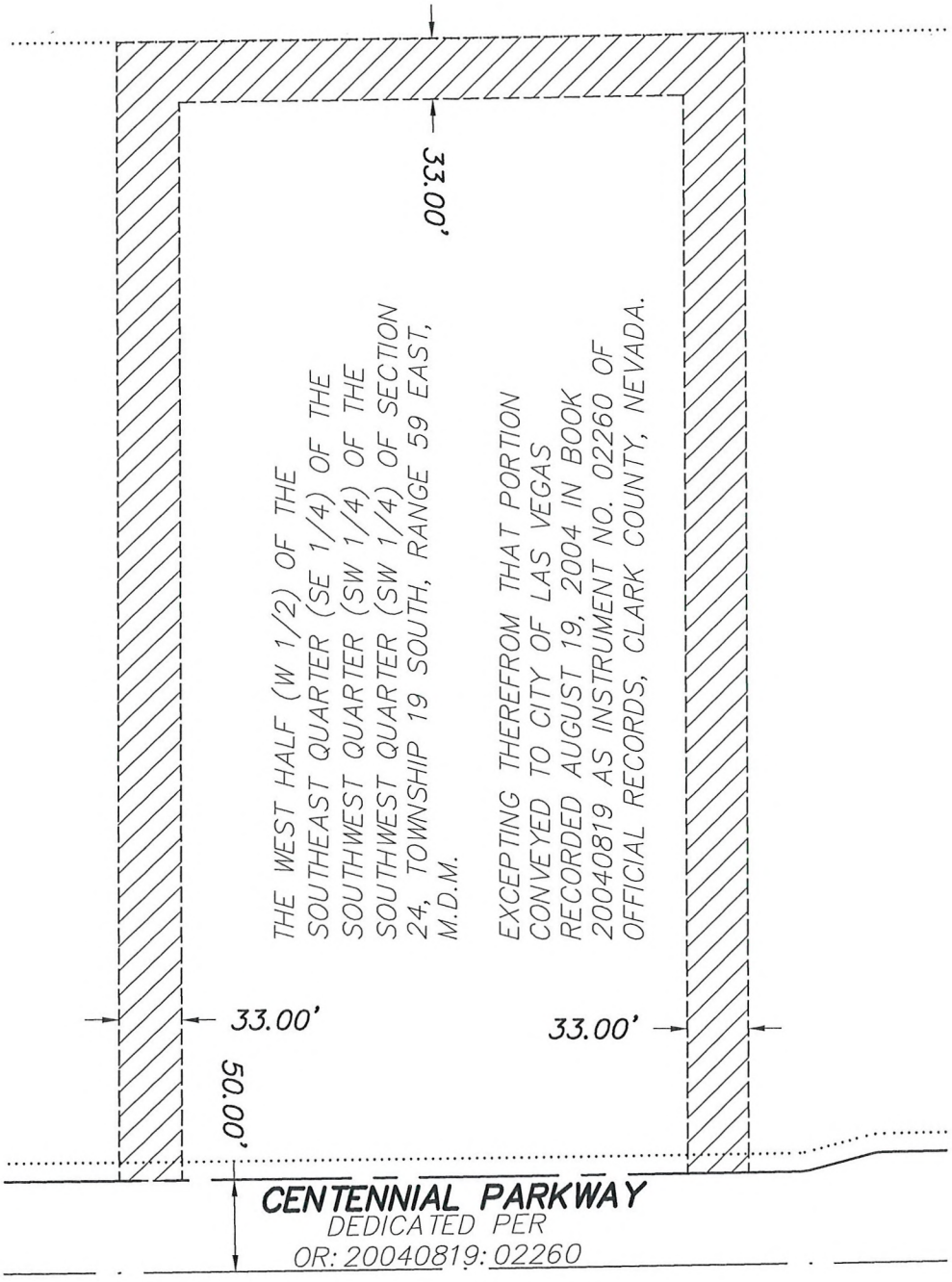
JUL 29 2010

**VAC-39018**




1" = 100'

"EASEMENT 2"
PAGE 4 OF 4


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


VAC-39018

VAC-39018 - APPLICANT: PARDEE HOMES OF NEVADA, INC. - OWNER: HOF FINANCIAL I, LLC
SHAUMBER ROAD AND CENTENNIAL PARKWAY

08/19/10

VAC-39018 - APPLICANT: PARDEE HOMES OF NEVADA, INC. - OWNER: HOF FINANCIAL I, LLC
SHAUMBER ROAD AND CENTENNIAL PARKWAY

08/19/10

VAC-39018 - APPLICANT: PARDEE HOMES OF NEVADA, INC. - OWNER: HOF FINANCIAL I, LLC
SHAUMBER ROAD AND CENTENNIAL PARKWAY

08/19/10

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS

PAR1002.001

July 20, 2010

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

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

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

**Vacation**

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

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

Sincerely,

**Slater Hanifan Group, Inc.**

James Hackman, P.E.
Project Manager

RECEIVED
JUL 29 2010

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

VAC-39018

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

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

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

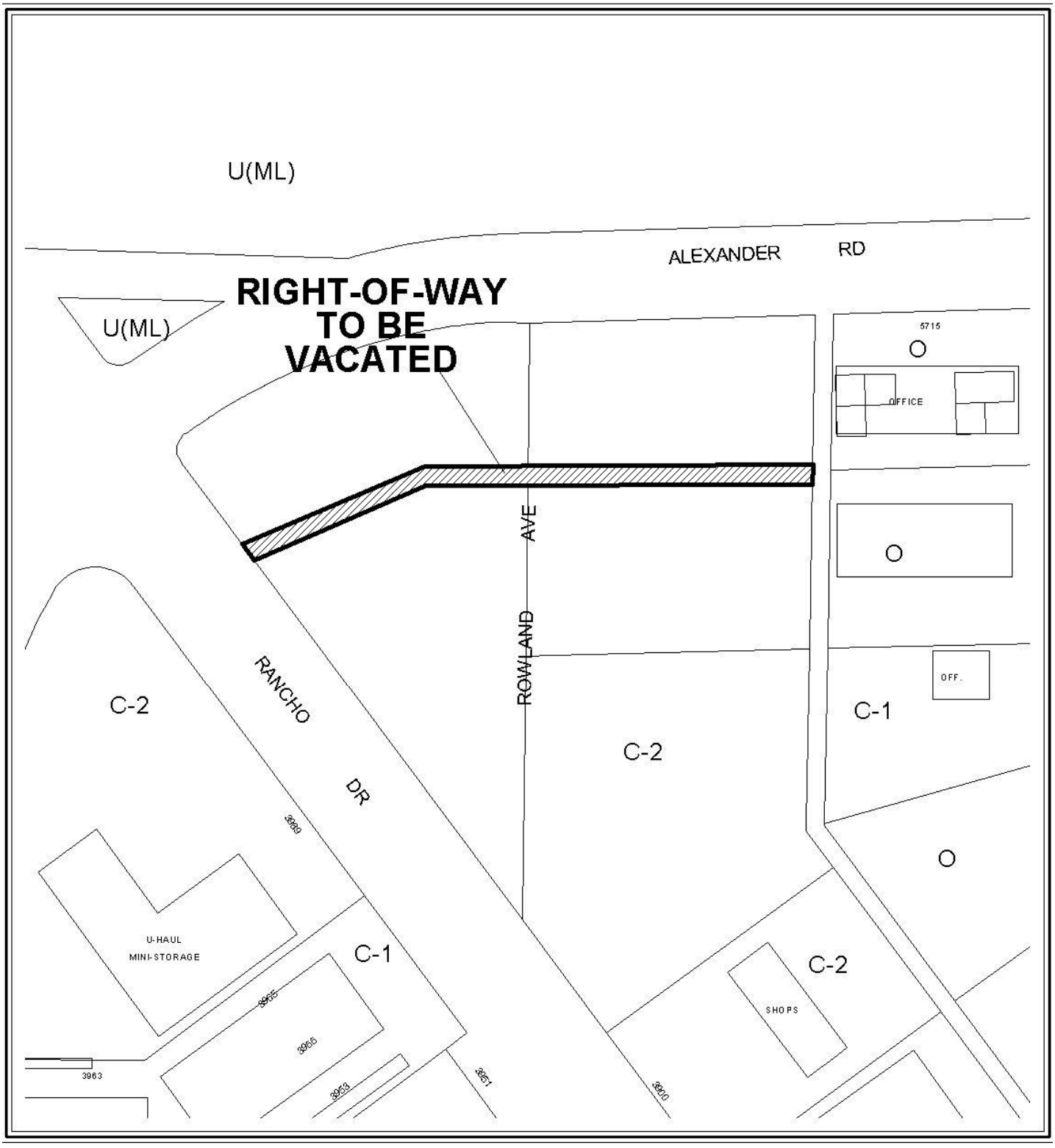
**SUBJECT:**
VAC-39118 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: ACQUEST VEGAS, LLC - Petition to Vacate a 20-foot wide public drainage easement at the southeast corner of Rancho Drive and Alexander Road, Ward 6 (Ross). Staff recommends APPROVAL.

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

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

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

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




**CASE:** **VAC-39118**

0 100 200 Feet

CASE: **VAC-39118**

N

# PLANNING & DEVELOPMENT DEPARTMENT

## STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: Acquest Vegas, LLC

Name of Applicant: Acquest Vegas, LLC

Name of Representative: Brian Vandergurgh, Construction Manager

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: William L. Huntress, Managing Member

Subscribed and sworn before me

This 29 day of June, 2010

Cindy Daumen

Notary Public in and for said County and State

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

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AUG 09 2010

PLANNING & DEVELOPMENT

# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

**Application/Petition For:** Acquest Vegas, LLC Vacation of Drainage Easements

**Project Address (Location)** SEC Rancho Drive & Alexander Road, Las Vegas, NV 89130

**Project Name** VA Outpatient Clinic **Proposed Use** Clinic

**Assessor's Parcel #(s)** 138.12.102.001, 002 & 138-12-110-011 **Ward #** 6

**General Plan:** existing N/A proposed N/A **Zoning:** existing C-2 proposed C-2

**Commercial Square Footage** 38,000 **Floor Area Ratio** 10.13 SHOP-MV

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

**Additional Information**

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

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

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

**E-mail Address** huntress@acquestdevelopment.com

**APPLICANT** Same as Owner **Contact**

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

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

**E-mail Address**

**REPRESENTATIVE** Brian Vanderburgh **Contact** same

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

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

**E-mail Address** bvanderburgh@acquestdevelopment.com

**Property Owner Signature*** _____

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

**Print Name** William L. Huntress, Managing Member

Subscribed and sworn before me

This 29 day of June, 2010.

_____

Notary Public in and for said County and State

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

Revised 10/27/08

***FOR DEPARTMENT USE ONLY***

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

*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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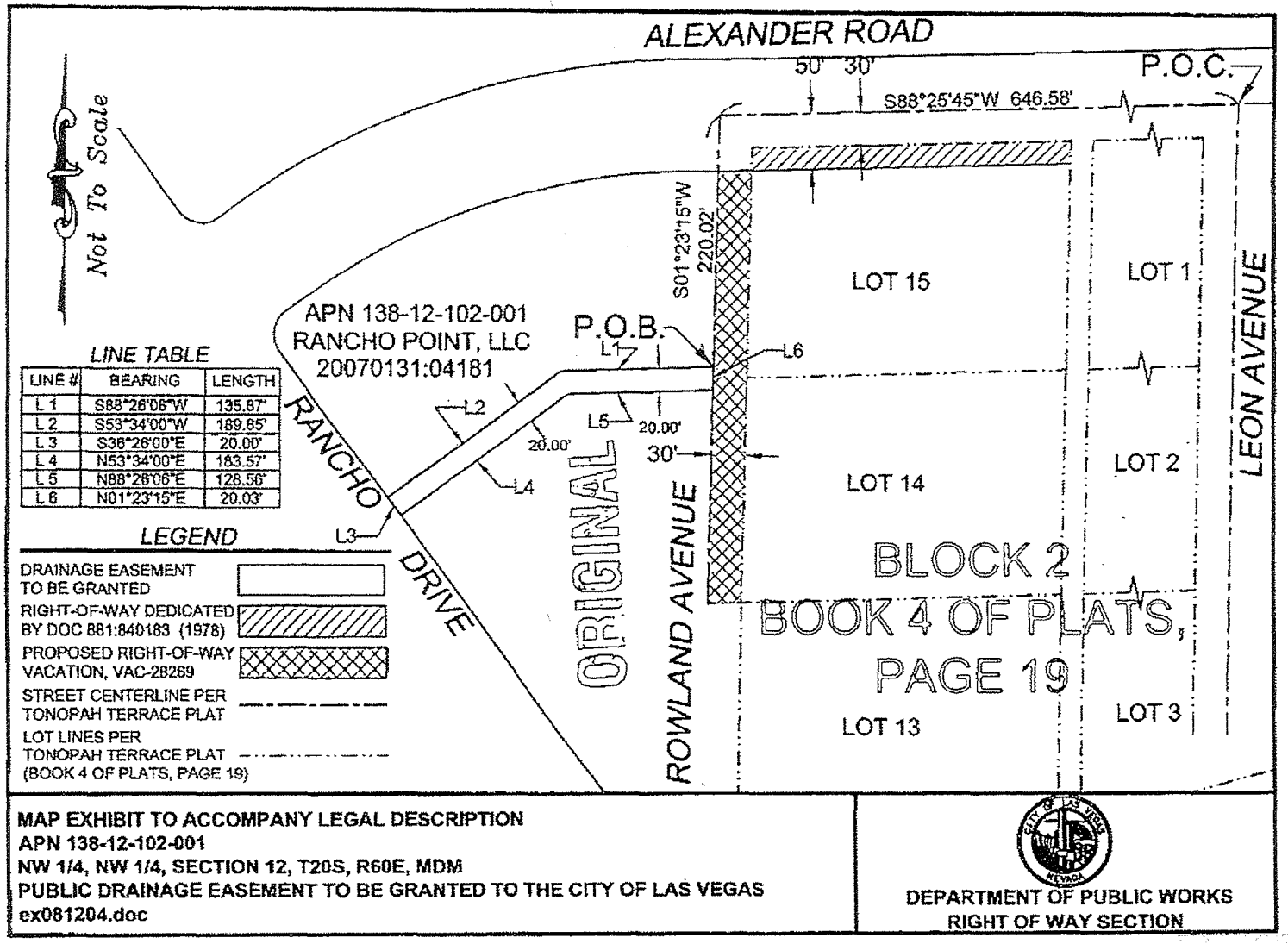


**MAP EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION**
**APN 138-12-102-001**
**NW 1/4, NW 1/4, SECTION 12, T20S, R60E, MDM**
**PUBLIC DRAINAGE EASEMENT TO BE GRANTED TO THE CITY OF LAS VEGAS**
**ex081204.doc**

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

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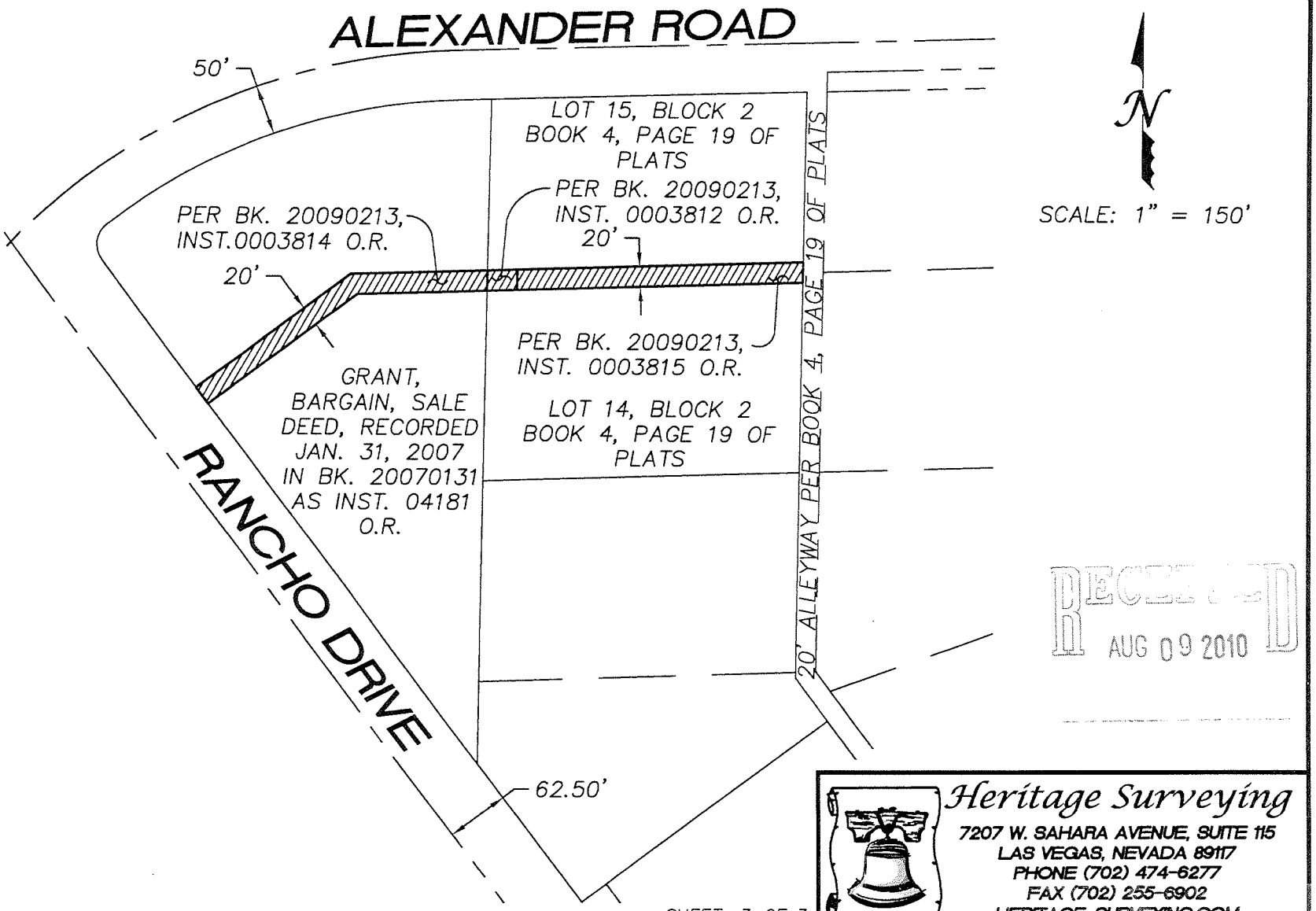
AUG 09 2010

**VAC-39118**

EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

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AUG 09 2010

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

SHEET 3 OF 3

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

VAC-39118

VAC-39118 - APPLICANT/OWNER: ACQUEST VEGAS, LLC
RANCHO ROAD AND ALEXANDER ROAD

08/19/10

VAC-39118 - APPLICANT/OWNER: ACQUEST VEGAS, LLC
RANCHO ROAD AND ALEXANDER ROAD

08/19/10

VAC-39118 - APPLICANT/OWNER: ACQUEST VEGAS, LLC
RANCHO ROAD AND ALEXANDER ROAD

08/19/10

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

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

Project: 512.0029.02

August 6, 2010

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

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

To Whom It May Concern:

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

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

Sincerely,

Paul A Sansoucy Jr, PLS

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

RECEIVED
AUG 09 2010

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

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

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

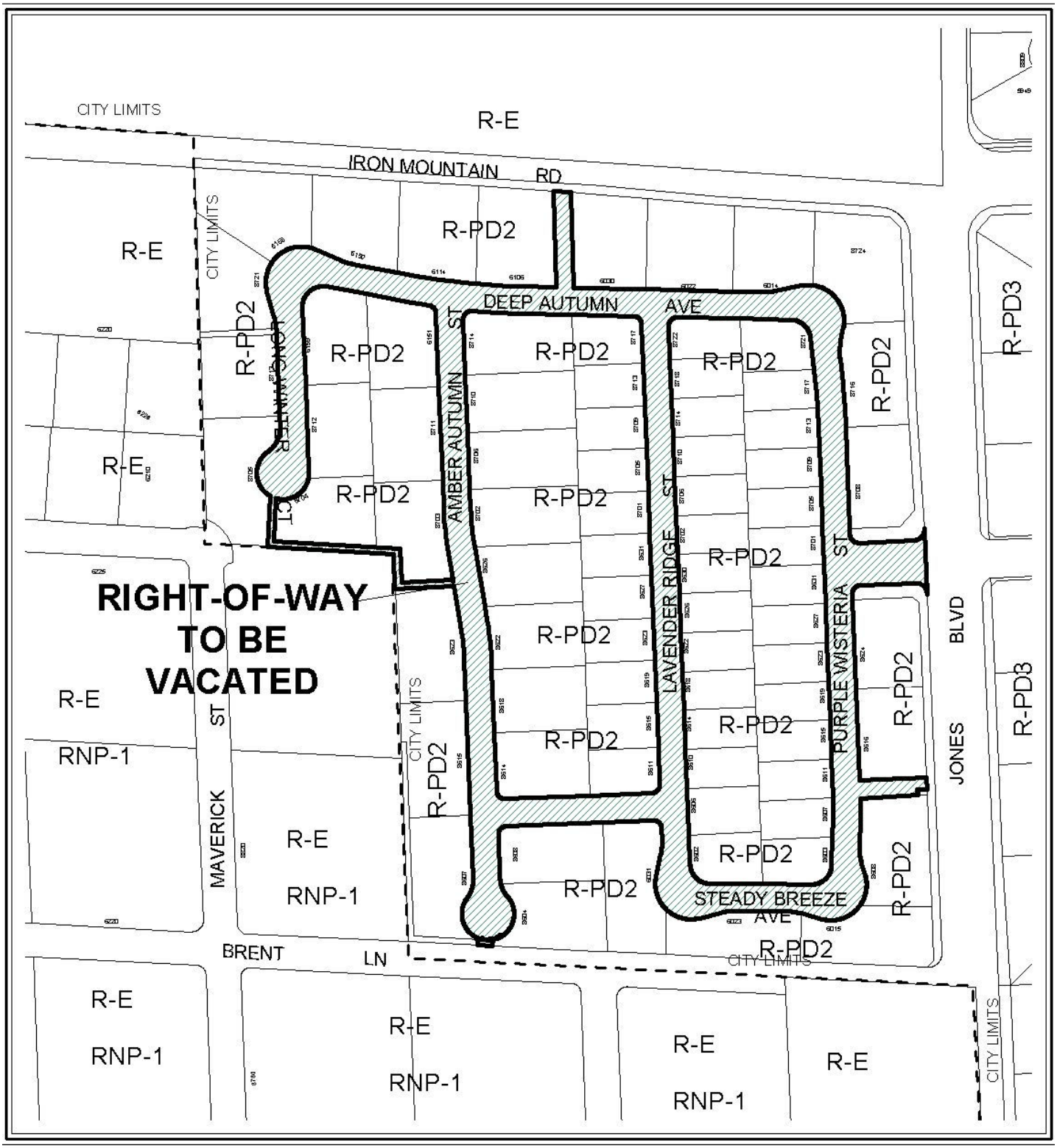
**SUBJECT:**
VAC-39142 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: WILLIAM LYON HOMES - Petition to Vacate the sewer and drainage easements generally located at the southwest corner of Iron Mountain Road and Jones Boulevard, Ward 6 (Ross). Staff recommends APPROVAL.

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

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

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

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

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**CASE: VAC-39142**

N

0 200 400 Feet

**CASE: VAC-39142**

N

COPY

# PLANNING & DEVELOPMENT DEPARTMENT

## STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: William Lyon Homes, INC.

Name of Applicant: William Lyon Homes, INC.

Name of Representative: Taney Engineering, INC.

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: TERRY CONNELLY

Subscribed and sworn before me

This 9 day of August, 2010

Erica J. Morales

Notary Public in and for said County and State

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

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AUG 10 2010
City of Las Vegas

PLANNING & DEVELOPMENT

# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

COPY

**Application/Petition For:** Vacation

**Project Address (Location)** Jones & Iron Mountain

**Project Name** Stratton 35 **Proposed Use** _____

**Assessor's Parcel #(s)** 125-11-511-001 Thru 085 **Ward #** _____

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

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

**Gross Acres** 33.07 **Lots/Units** 77 **Density** _____

**Additional Information** _____

**PROPERTY OWNER** William Lyon Homes **Contact** Scott Swapp

**Address** 500 Pilot Road, Suite G **Phone:** 263-8200 **Fax:** 263-8220

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

**E-mail Address** Scott.swapp@lyonhomes.com

**APPLICANT** William Lyon Homes **Contact** Scott Swapp

**Address** 500 Pilot Road, Suite G **Phone:** 263-8200 **Fax:** 263-8220

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

**E-mail Address** Scott.swapp@lyonhomes.com

**REPRESENTATIVE** Taney Engineering **Contact** Shaelyn Sandoval

**Address** 6030 S. Jones, Suite 100 **Phone:** 362-8844 **Fax:** 362-5233

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

**E-mail Address** Shaes@taneycorp.com

**Property Owner Signature*** _____

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

**Print Name** TERRY CONNELLY

Subscribed and sworn before me

This 9 day of August, 20 10.

Erica J. Morales

Notary Public in and for Clark County and State

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

RECEIVED
AUG 10 2010
City of Las Vegas

*FOR DEPARTMENT USE ONLY*

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

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

# CERTIFICATE OF SECRETARY

COPY

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

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

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

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

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AUG 10 2010
City of Las Vegas

COPY

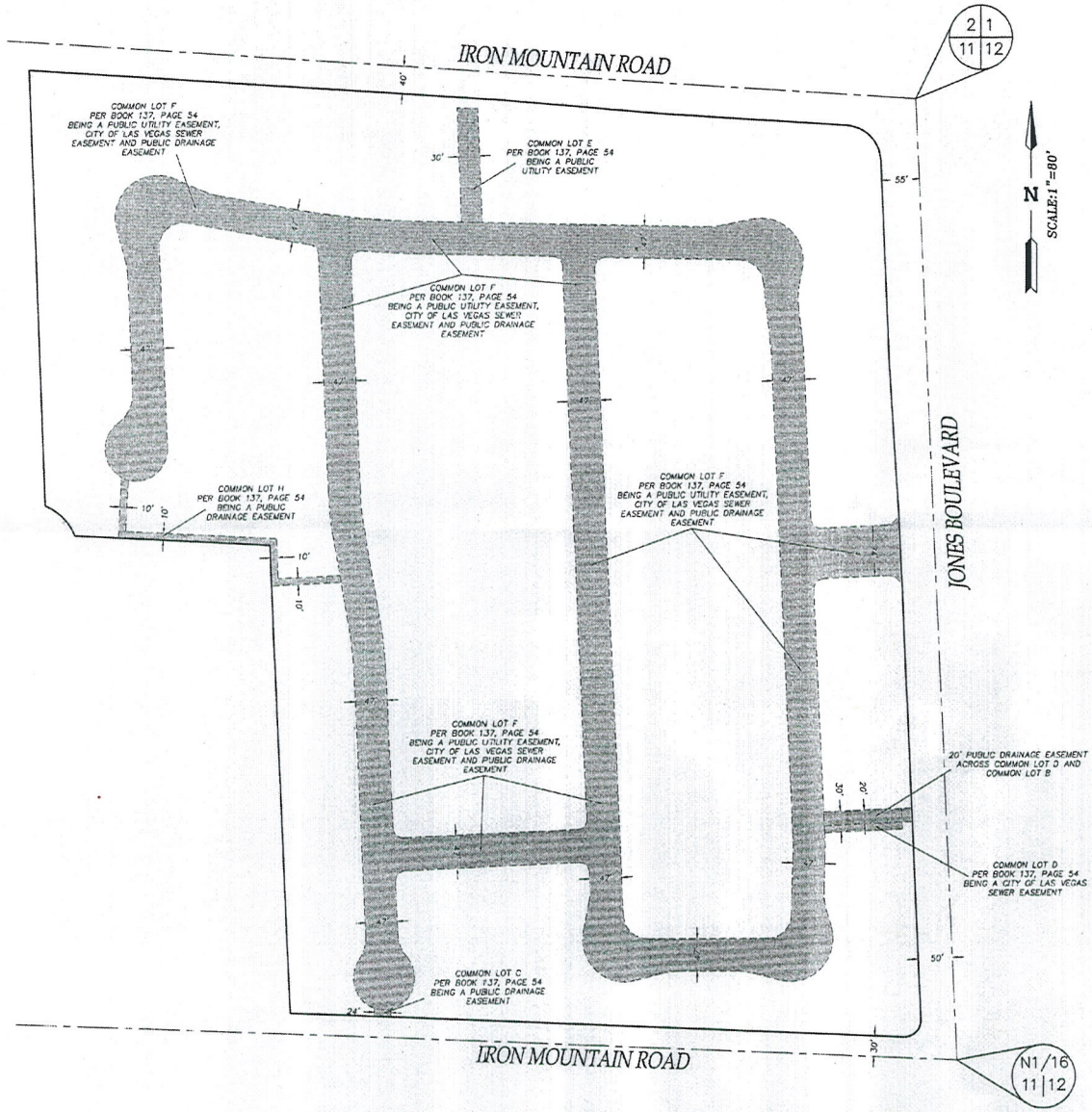
| Officers: | Titles: | Division Titles: |
|---|---|---|
| **"DBA: LYON ARIZONA DIVISION"** | | |
| W. Thomas Hickcox | Sr. Vice President | Arizona Division President |
| Jeffrey D. Carlson | Vice President | V.P.-Land Acquisition |
| Bryan J. Cazier | Vice President | V.P.-Purchasing |
| Julie E. Collins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

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

W. Douglass Harris

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

# VACATION EXHIBIT




*LEGEND*

- PUBLIC EASEMENT TO BE VACATED
- SUBDIVISION BOUNDARY
- CENTERLINE

RECEIVED
AUG 10 2010

RECEIVED
AUG 10 2010
City of Las Vegas


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


VAC-39142

VAC-39142

VAC-39142 - APPLICANT/OWNER: WILLIAM LYON HOMES
IRON MOUNTAIN ROAD AND JONES BOULEVARD

08/19/10

VAC-39142 - APPLICANT/OWNER: WILLIAM LYON HOMES
IRON MOUNTAIN ROAD AND JONES BOULEVARD

08/19/10

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08/19/10

VAC-39142 - APPLICANT/OWNER: WILLIAM LYON HOMES
IRON MOUNTAIN ROAD AND JONES BOULEVARD

08/19/10

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

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

www.lasvegasnevada.gov

July 2, 2010

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

***RE: FMP-38588 - STRATTON 35 AMENDED***

Dear Mr. Swapp:

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

***Planning and Development***

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

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

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

Mayor
Oscar B. Goodman

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

City Manager
Elizabeth N. Fretwell

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City of Las Vegas

**VAC-39142**

***Public Works***

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

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

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

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

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

Sincerely,

Peter Lowenstein, AICP
Planning Supervisor
Planning and Development Department

PL:clb

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

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

August 10, 2010

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

**Re: Stratton 35 Vacation**

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

Thank you,

Shaelyn Sandoval
Taney Engineering

VAC-39142

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City of Las Vegas

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

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

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

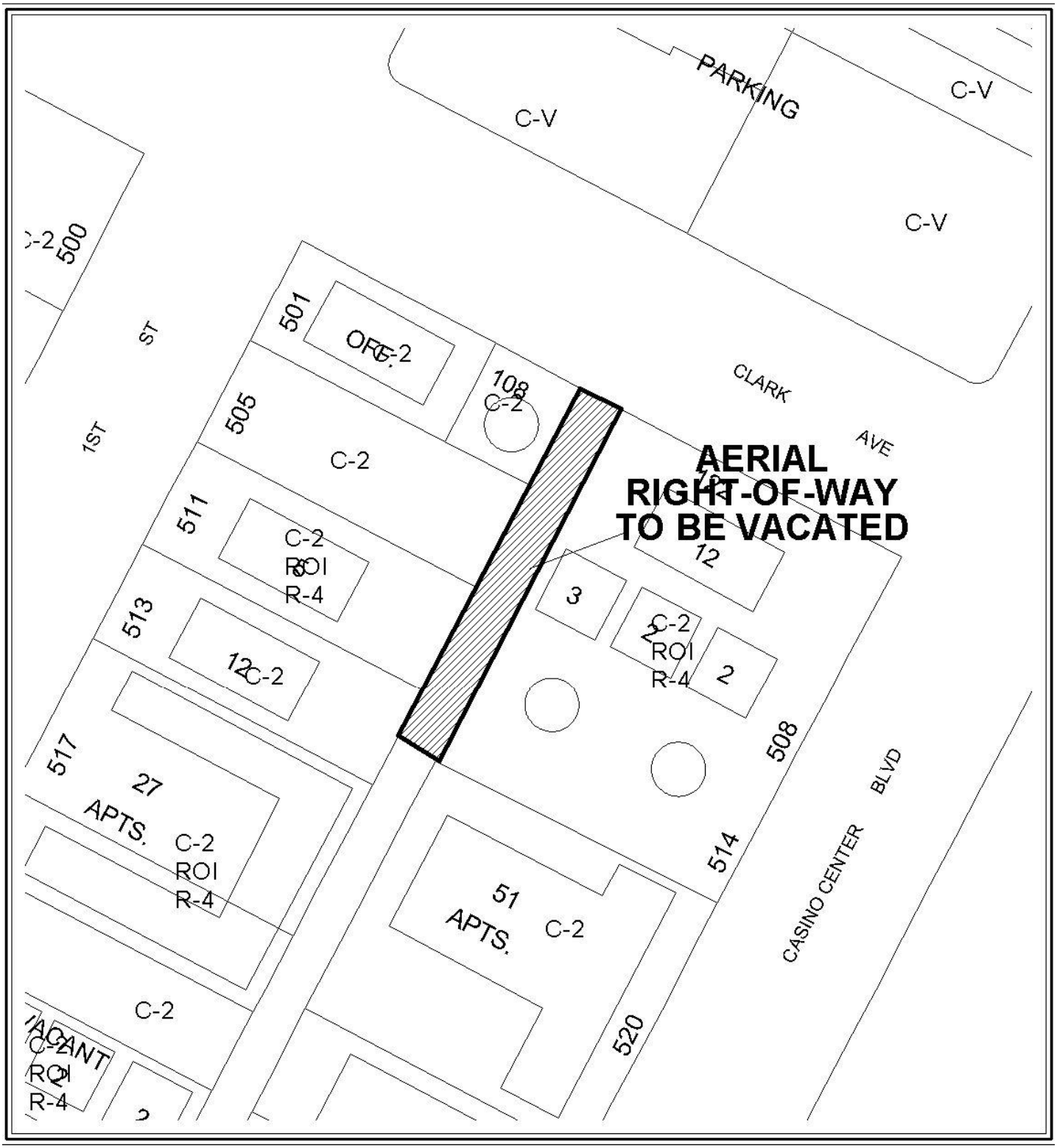
**SUBJECT:**
VAC-39145 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Petition to Vacate the aerial right-of-way for a portion of an existing 20-foot wide public alley located between Clark Avenue and Bonneville Avenue, and between 1st Street and Casino Center Boulevard, Ward 3 (Reese).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

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

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

**RECOMMENDATION:**
Staff recommends 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**

N

0 50 100 Feet

CASE: **VAC-39145**

N

# PLANNING & DEVELOPMENT DEPARTMENT

## STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: CITY OF LAS VEGAS

Name of Applicant: CHERI EDELMAN

Name of Representative: BART ANDERSON

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Cheri Edelman

Print Name: Cheri Edelman

Subscribed and sworn before me

This 9th day of August, 2010

Rosana G. Cogle

Notary Public in and for said County and State

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

RECEIVED
AUG 10 2010
City of Las Vegas

PLANNING & DEVELOPMENT
CITY OF LAS VEGAS
DEVELOPMENT SERVICES CENTER

# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

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

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

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

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

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

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

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

**Additional Information** _____

**PROPERTY OWNER** CITY OF LAS VEGAS **Contact** CHERI EDELMAN

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

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

**E-mail Address** _____

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

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

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

**E-mail Address** _____

**REPRESENTATIVE** BARTON T. ANDERSON **Contact** _____

**Address** _____ **Phone:** 229-2198 **Fax:** _____

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

**E-mail Address** _____

**Property Owner Signature*** Cheri Edelman

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

**Print Name** Cheri Edelman

Subscribed and sworn before me

This 8th day of August, 20 10.

Kevin Cerny

Notary Public in and for said County and State

RECEIVED
AUG 10 2010
City of Las Vegas

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

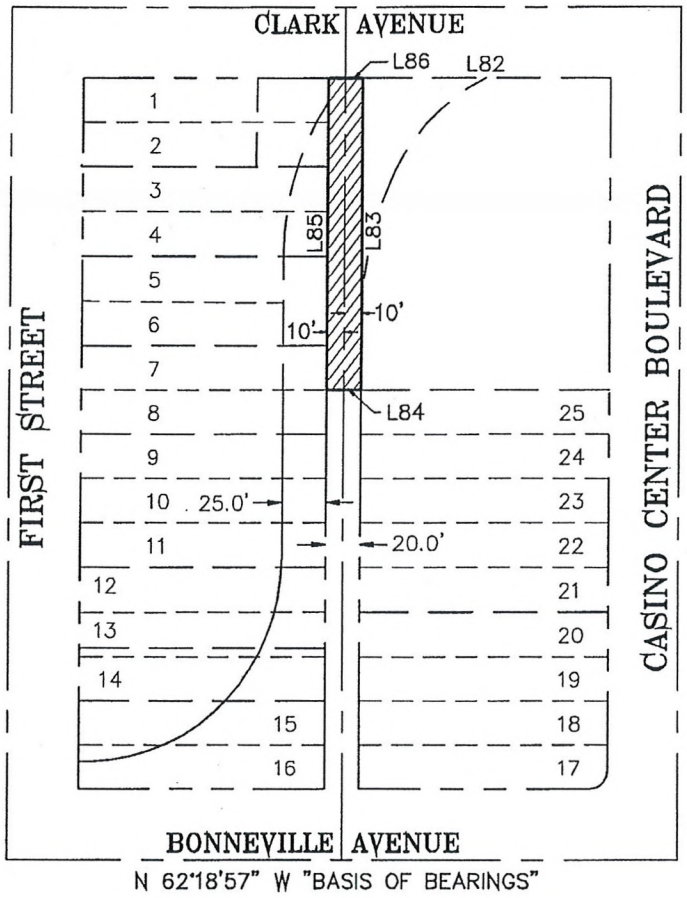
Revised 10/21/08

*FOR DEPARTMENT USE ONLY*

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

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

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




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

VAC-39145 - APPLICANT/OWNER: CITY OF LAS VEGAS
BETWEEN CLARK AVENUE AND BONNEVILLE AVENUE, BETWEEN 1st STREET AND CASINO CENTER BOULEVARD

08/19/10

VAC-39145 - APPLICANT/OWNER: CITY OF LAS VEGAS
BETWEEN CLARK AVENUE AND BONNEVILLE AVENUE, BETWEEN 1st STREET AND CASINO CENTER BOULEVARD

08/19/10

VAC-39145 - APPLICANT/OWNER: CITY OF LAS VEGAS
BETWEEN CLARK AVENUE AND BONNEVILLE AVENUE, BETWEEN 1st STREET AND CASINO CENTER BOULEVARD

08/19/10

VAC-39145 - APPLICANT/OWNER: CITY OF LAS VEGAS
BETWEEN CLARK AVENUE AND BONNEVILLE AVENUE, BETWEEN 1st STREET AND CASINO CENTER BOULEVARD

08/19/10

To whom it may concern:

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

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

Thank you,

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

VAC-39145

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City of Las Vegas

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

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

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

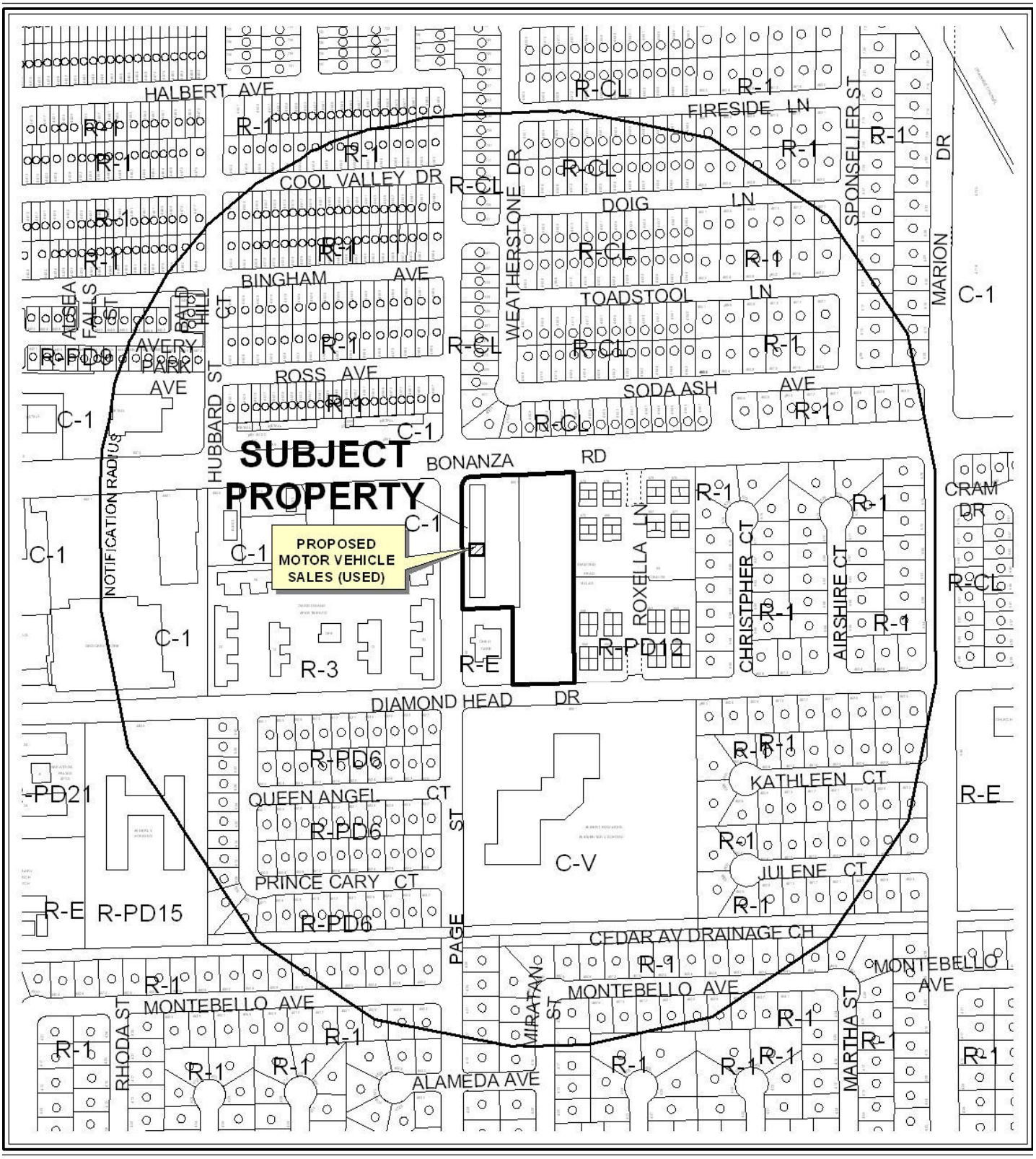
**SUBJECT:**
ABEYANCE - SUP-38523 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: HECTOR CAMACHO - Request for a Special Use Permit FOR A PROPOSED MOTOR VEHICLE SALES (USED) USE at 4561 East Bonanza Road, Suite #130 (APN 140-32-101-017), C-2 (General Commercial) Zone, Ward 3 (Reese). Staff recommends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

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

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

**RECOMMENDATION:**
Staff recommends DENIAL.

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

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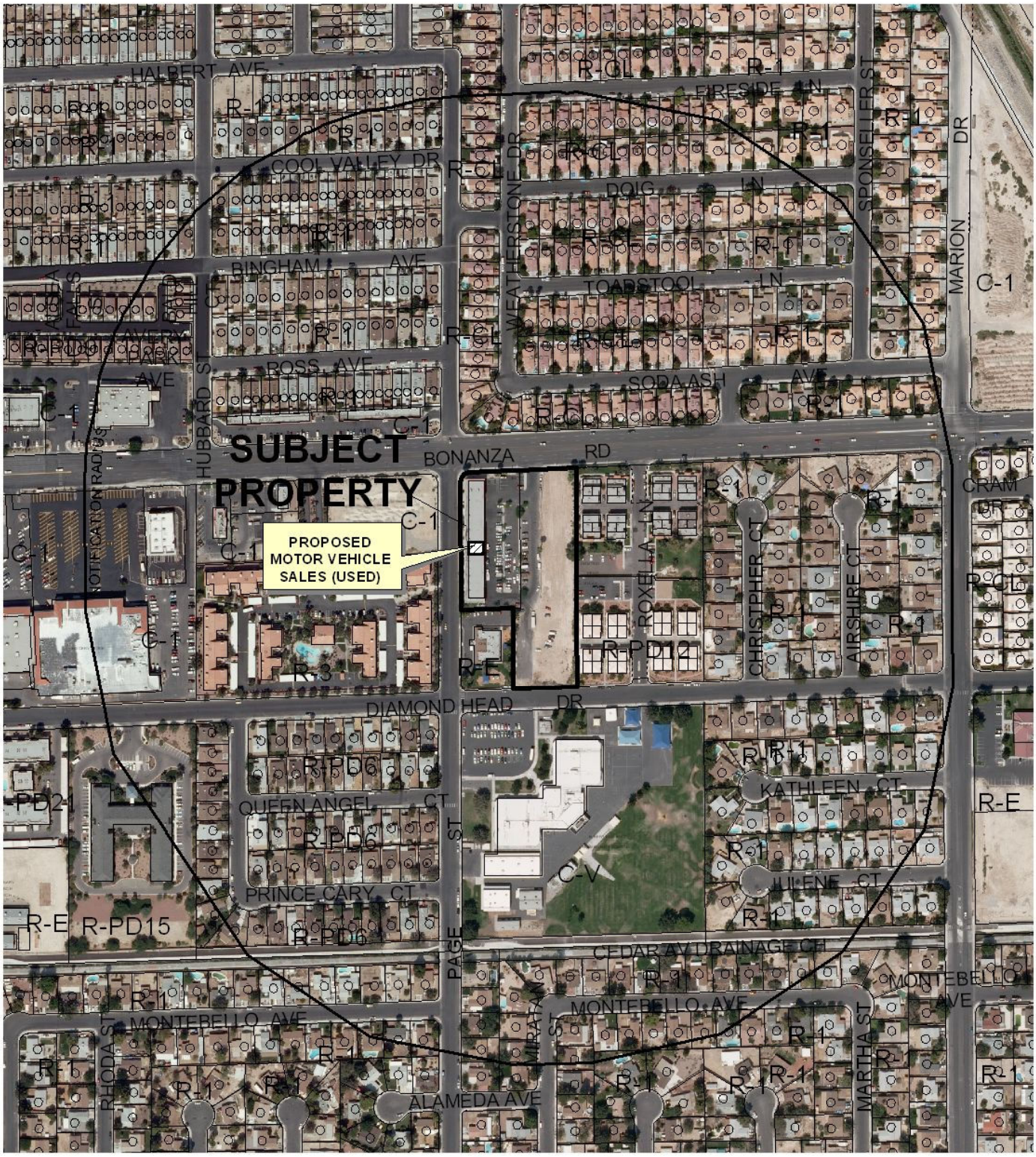
**CASE:** **SUP-38523**

**RADIUS:** 1000

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

N




0 300 600 Feet

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

**RADIUS:** 1000

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

N

# PLANNING & DEVELOPMENT DEPARTMENT

## STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: HECTOR CAMACHO

Name of Applicant: SAME

Name of Representative: SAME

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: HECTOR CAMACHO

Subscribed and sworn before me

This 11th day of June, 2010

Jeannie M Becknell

Notary Public in and for said County and State

State of Nevada

County of Clark

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

RECEIVED
JUN 11 2010

PLANNING & DEVELOPMENT

# 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 GC

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

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

**Additional Information** _____

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

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

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

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

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

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

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

**E-mail Address** _____

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

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

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

**E-mail Address** _____

**Property Owner Signature*** _____

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

**Print Name** _____

Subscribed and sworn before me

This 11th day of June, 20 10.

_____

Notary Public in and for said County and State

State of Nevada
Clark County

Revised 10/27/08

RECEIVED
JUN 11 2010

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

*FOR DEPARTMENT USE ONLY*

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

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

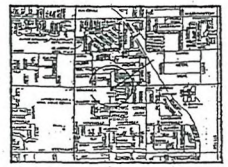
f:\depot\Application Packet\Application Form.pdf

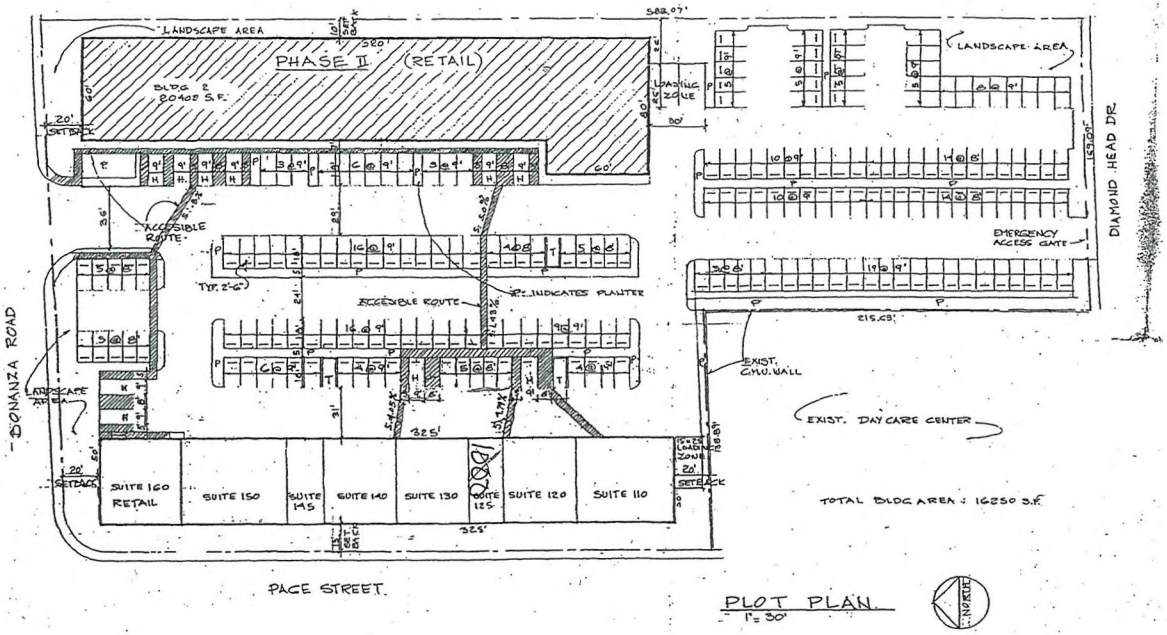
SUP-33611 (S2) Stamped 3-4-09 :PC 4-23-09 Denied

LEGAL DESCRIPTION:

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

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






PLOT PLAN
1" = 30'

BUILDING ANALYSIS

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

PARKING ANALYSIS

PHASE 1 (EXISTING)

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

PHASE 2 (PROPOSED)

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

TOTAL PARKING REQUIRED: 232.7 SPACES.

TOTAL PARKING PROVIDED: 201 SPACES plus 3 loading.

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

SUP-38523

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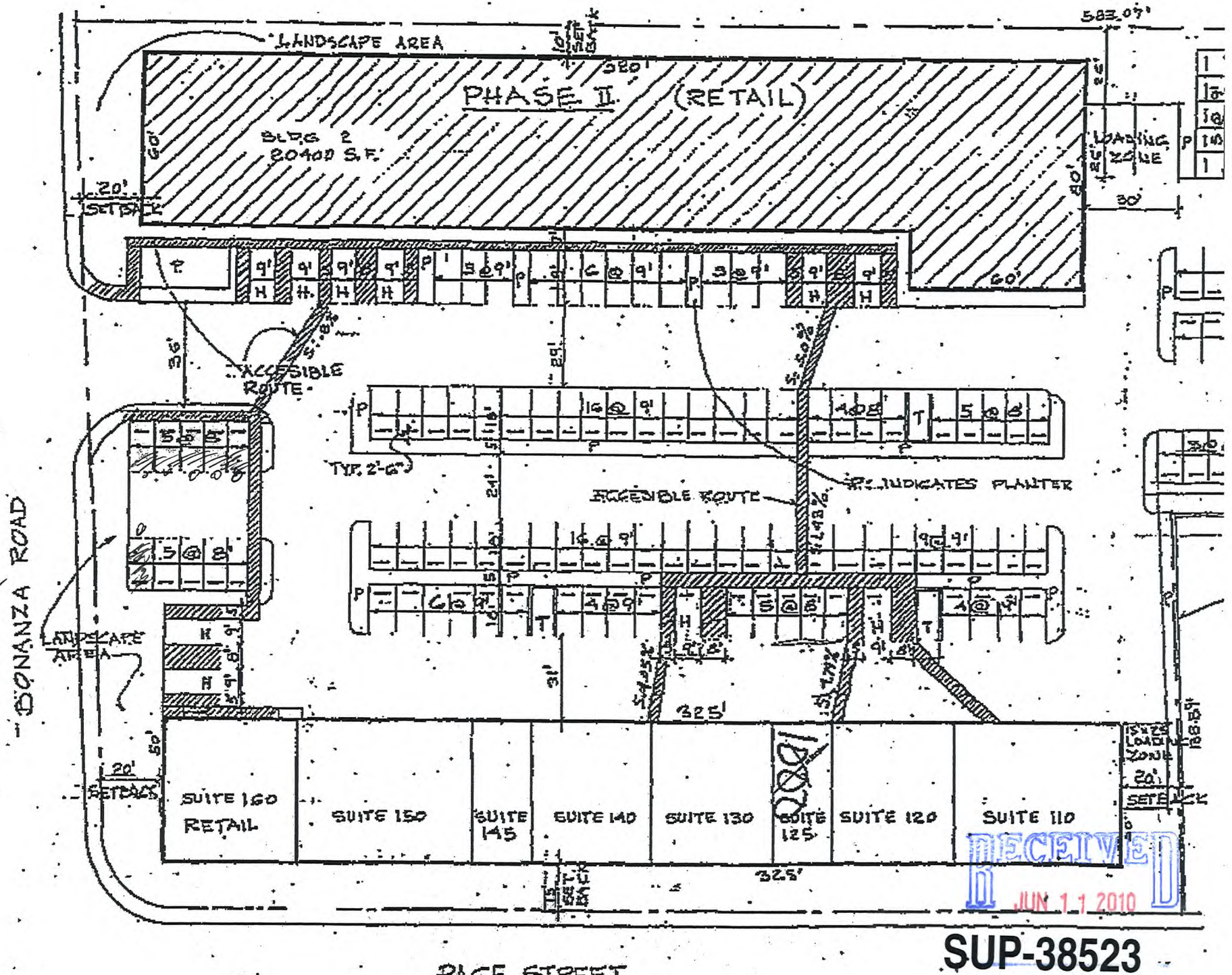
JUN 17 2010




111 DISPLAY AREA

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JUN 11 2010

SUP-38523

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

06/24/10

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

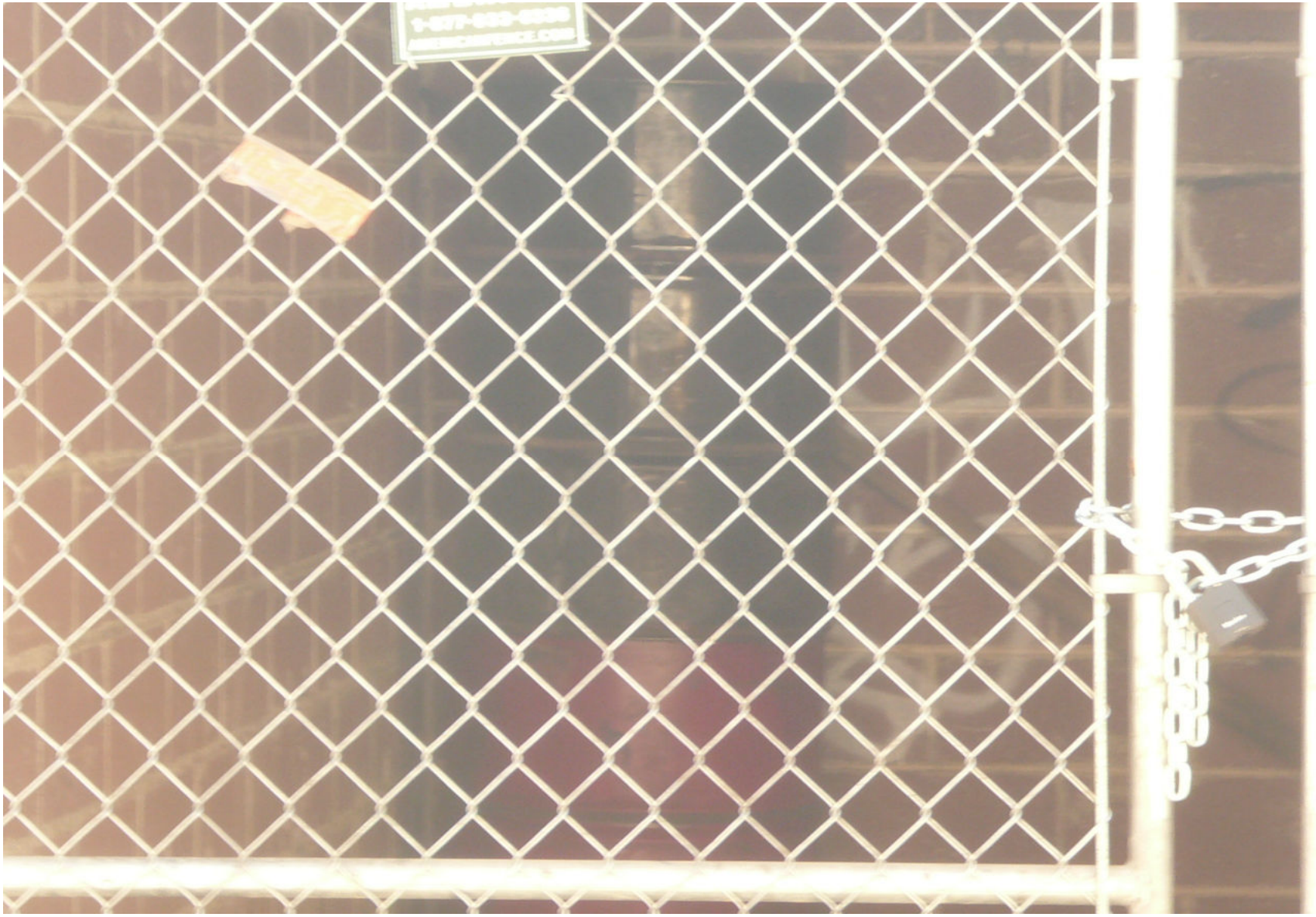
06/24/10

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

06/24/10

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

06/24/10



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

06/24/10

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

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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

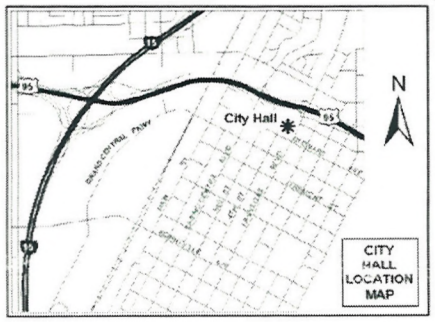
SUP-38523

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

PRESORTED FIRST CLASS

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

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




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

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

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

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

RECEIVED
JUN 21 2010

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

41P

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

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.41⁴
0004279218 JUL 16 2010
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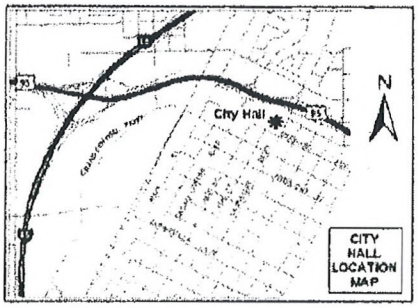


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[ ] I SUPPORT this Request [X] I OPPOSE this Request

Please use available blank space on card for your comments.

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

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

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

RECEIVED
JUN 21 2010

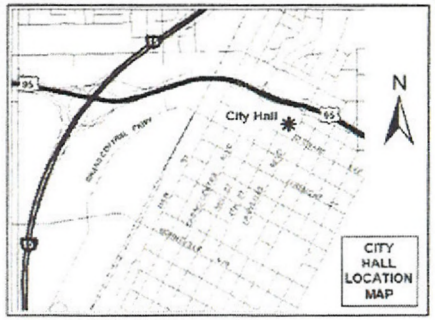
41P

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

PRESORTED FIRST CLASS

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

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

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☐ I SUPPORT this Request ☑ I OPPOSE this Request

Please use available blank space on card for your comments.

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

RECEIVED
JUL 23 2010

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

Submitted after final agenda
Date
Item 41P

# Telephone Protest/ Approval Log

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

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

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

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

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

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

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

4 IP

# Telephone Protest/ Approval Log

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

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

**Phone:** 752-9189

☐ **PROTEST** ☒ **APPROVE**

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

**Phone:**

☐ **PROTEST** ☐ **APPROVE**

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

**Phone:**

☐ **PROTEST** ☐ **APPROVE**

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

**Phone:**

☐ **PROTEST** ☐ **APPROVE**

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

**Phone:**

☐ **PROTEST** ☐ **APPROVE**

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

**Phone:**

☐ **PROTEST** ☐ **APPROVE**

RECEIVED
JUN 27 2010

Submitted after final agenda
Date Item 41 A

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

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

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

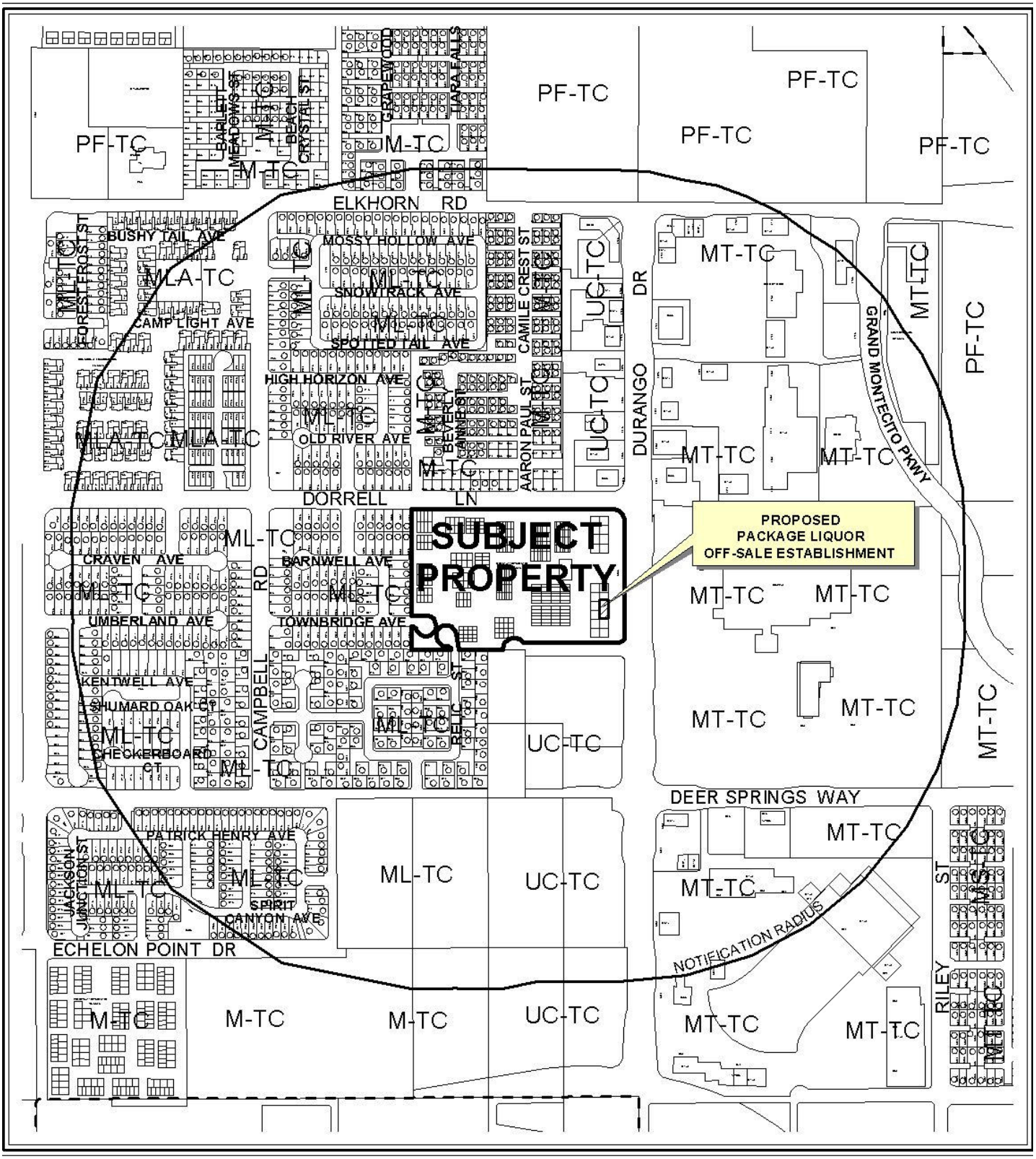
**SUBJECT:**
ABEYANCE - SUP-38909 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: DURANGO MARKET - OWNER: MNLK, LLC - Request for a Special Use Permit FOR A PACKAGE LIQUOR OFF-SALE ESTABLISHMENT USE WITHIN AN EXISTING 2,326 SQUARE-FOOT GENERAL RETAIL STORE at 6955 North Durango Drive, Suite #1114 (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:** | | **APPROVALS RECEIVED BEFORE:** | |
|---|---|---|---|
| **Planning Commission Mtg.** | **4** | **Planning Commission Mtg.** | **821** |
| **City Council Meeting** | **0** | **City Council Meeting** | **0** |

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

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

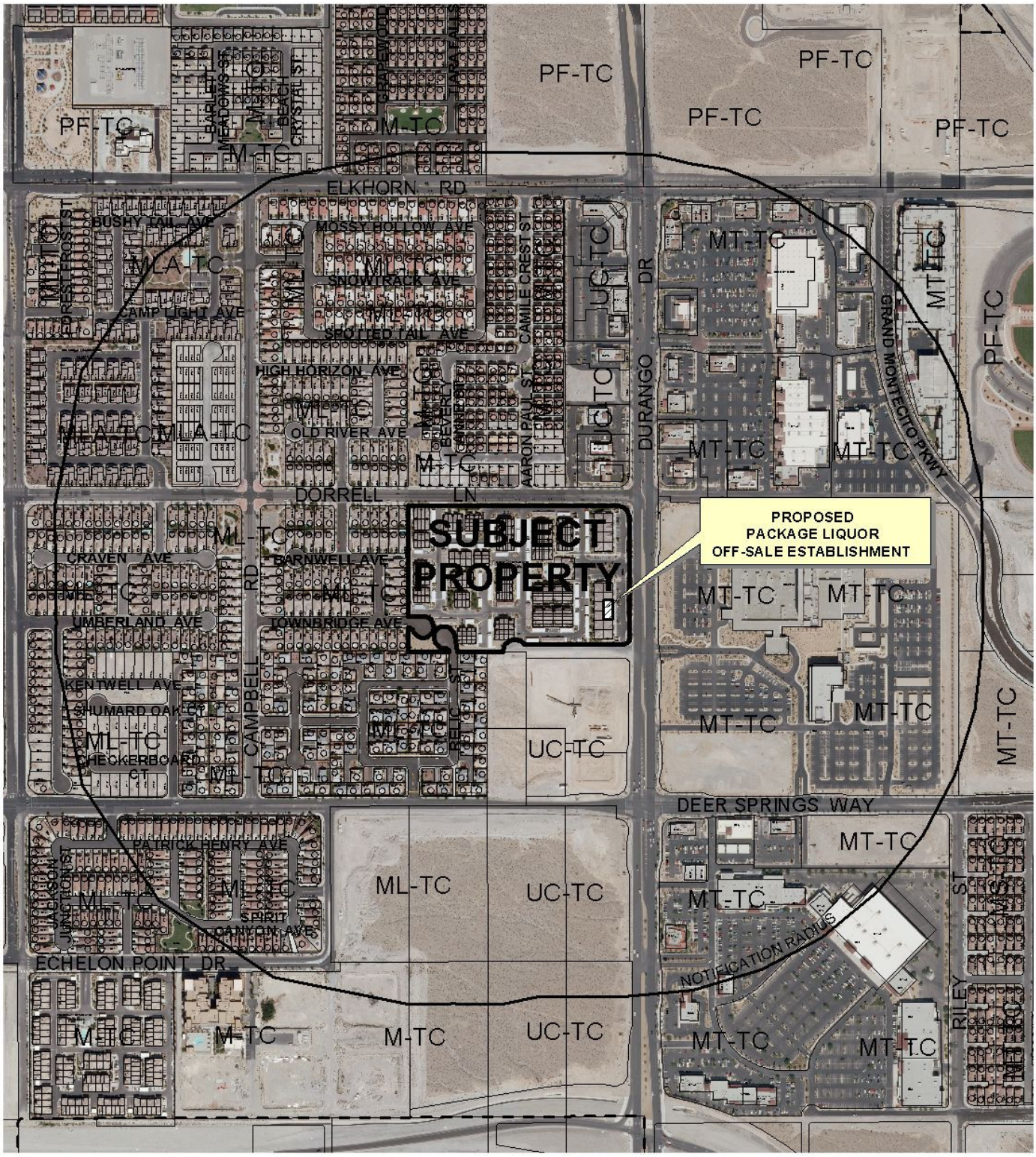



**CASE:** **SUP-38909**

**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:**

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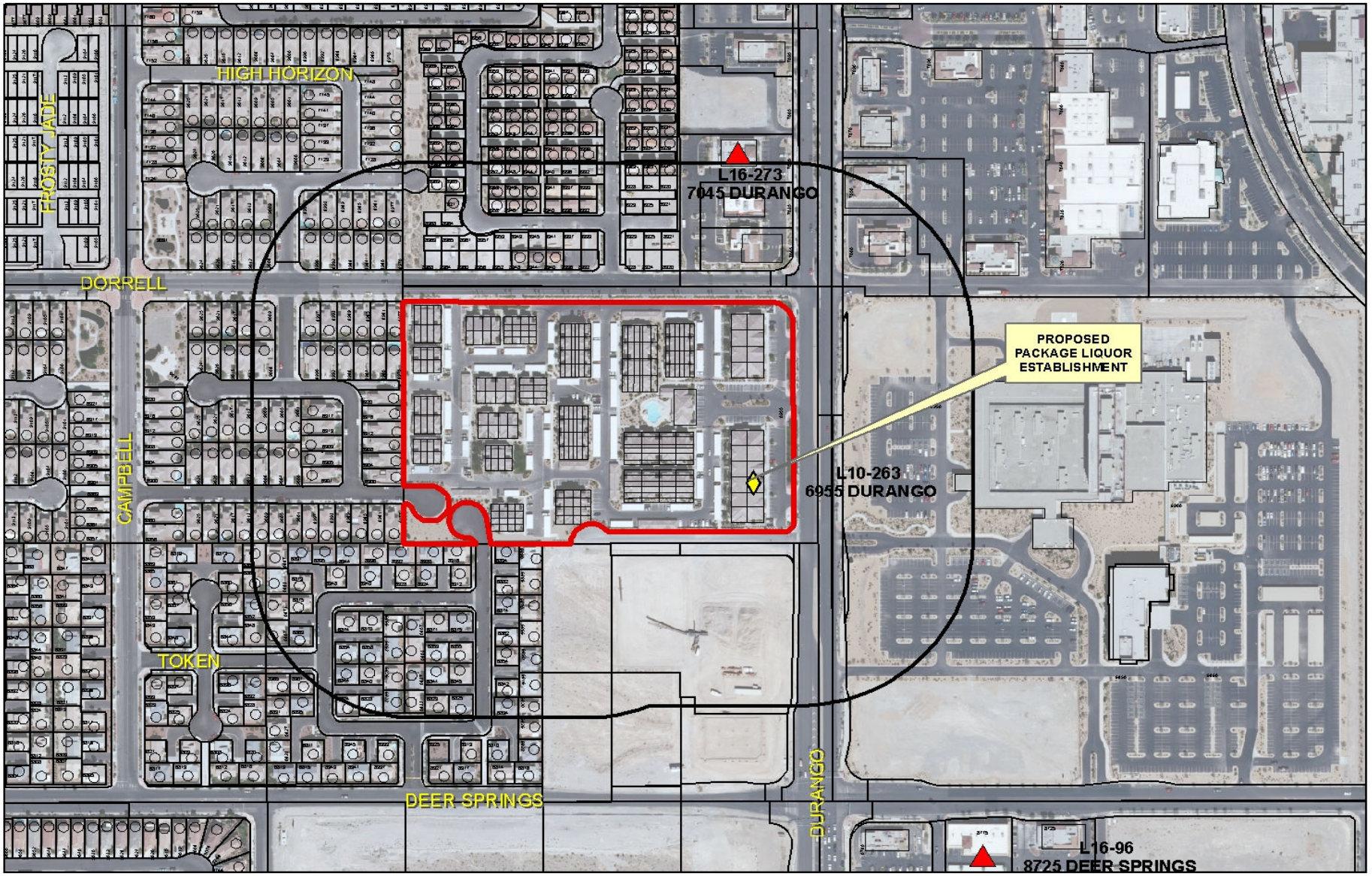



**SUP-38909**

## Business Licenses

- Child Care/ Children Facility
- Beer/Wine/Cooler On Sale
- Beer/Wine/Cooler Off Sales
- Beer/Wine/Cooler On-Off Sale
- Package Liquor Sales
- Supper Club/ Restaurant Service Bar
- Tavern
- RELIGIOUS
- CITY PARKS
- SCHOOLS
- Subject Property
- 400 foot buffer

N

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) **

| *CASE NUMBER* | *RECOMMENDATION* | *REQUIRED FOR APPROVAL* |
|---|---|---|
| **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 **

## 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

| ***Related Relevant City Actions by P&D, Fire, Bldg., etc*** | |
|---|---|
| 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. |

| | |
|---|---|
| 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. |

| | |
|---|---|
| 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 |

| *Surrounding Property* | *Existing Land Use Per Title 19.04* | *Planned or Special Land Use Designation* | *Existing Zoning District* |
|---|---|---|---|
| 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) |

| *Master Plan Areas* | *Yes* | *No* | *Compliance* |
|---|---|---|---|
| **Master Plan Area** | | | |
| Town Center Master Plan | X | | Y |
| ***Special Purpose and Overlay Districts*** | ***Yes*** | ***No*** | ***Compliance*** |
| **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 |

***Pursuant to Title 19.10, the following parking standards apply:***

| ***Parking Requirement*** | | | | | | | |
|---|---|---|---|---|---|---|---|
| | ***Gross Floor Area or Number of Units*** | ***Required*** | | | ***Provided*** | | ***Compliance*** |
| | | | *Parking* | | *Parking* | | |
| ***Use*** | | ***Parking Ratio*** | 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 | | 599 | | Y* |
| **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:

1. **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.**

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** 821

**PROTESTS** 4

SG

# 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 | MNLK, 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: _____

RECEIVED
JUL 16 2010

Signature of Property Owner: Lisa Straw

Print Name: LISA STRAW

Subscribed and sworn before me

This 16th day of July, 2010

Marguerite B. Lehr

Notary Public in and for said County and State

MARGUERITE BROGAN LEHR

MARGUERITE BROGAN LEHR
Commission # 1852399
Notary Public - California
Orange County
My Comm. Expires Jun 5, 2013

# 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, MNLK, 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 MKT **Contact** NATHANIEL TAYLOR

**Address** 6955 N. DURANGO DR. **Phone:** _____ **Fax:** _____

**City** LAS VEGAS **State** NV **Zip** 89149

**E-mail Address** _____

**REPRESENTATIVE** TAYLOR CONSULTING GRP **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 7th day of July, 20 10

Marguerite B. Lehr

MARGUERITE BROGAN LEHR

Notary Public in and for said County and State

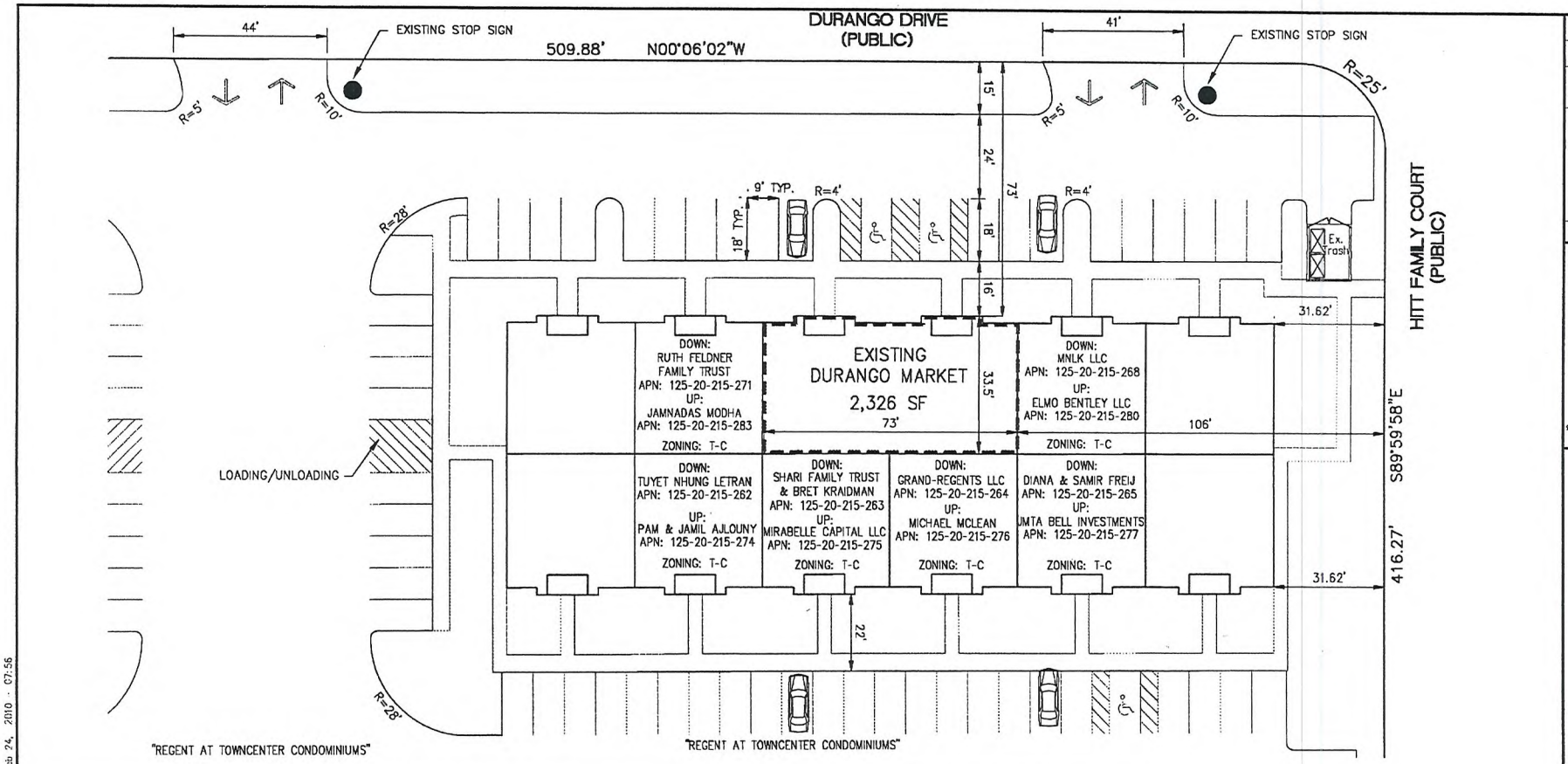
MARGUERITE BROGAN LEHR
Commission # 1852399
Notary Public - California
Orange County
My Comm. Expires Jun 5, 2013

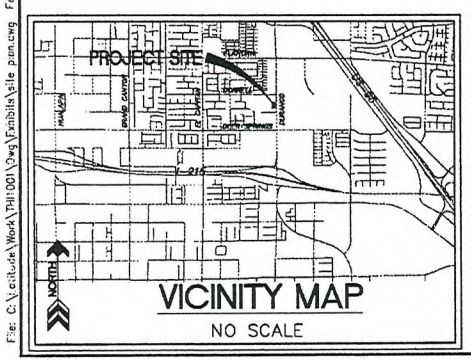
***FOR DEPARTMENT USE ONLY***

| | |
|---|---|
| **Case #** | SUP-38909 |
| **Meeting Date:** | 08260 |
| **Total Fee:** | WAIVED |
| **Date Accepted:** | 071610 |
| **Accepted By:** | |

RECEIVED JUL 16 2010 PLANNING & DEVELOPMENT

*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.




VICINITY MAP
NO SCALE

## LEGEND

- BACK OF CURB
- EGDE OF PAVEMENT
- PROJECT BOUNDARY
- INGRESS/EGRESS ARROWS
- FREESTANDING SIGN
- HANDICAP PARKING STALL

## SITE DATA

| | | |
|---|---|---|
| ASSESSOR PARCEL NUMBERS | = | 125-20-215-269 |
| | = | 125-20-215-270 |
| EXISTING ZONING | = | T-C |
| TOTAL BUILDING AREA | = | 2,326 SF |

NORTH

0 30 60
FEET

RECEIVED
JUL 16 2010

| NO. | DESCRIPTION | DATE | BY | APP. |
|---|---|---|---|---|

LATITUDE CONSULTING, LLC
CIVIL ENGINEERING AND PLANNING
2677 AFRICAN VIOLET AVENUE, HENDERSON, NV 89074
PHONE: (702) 812-8891 FAX: (866) 266-5582

TOMA HERFI, INC.

DURANGO MARKET
SITE PLAN-B+W

DATE: 2/24/10
DRAFTER: DCL
DESIGNER: DCL
CHECKED: DCL
PROJECT NO. THI1001.000

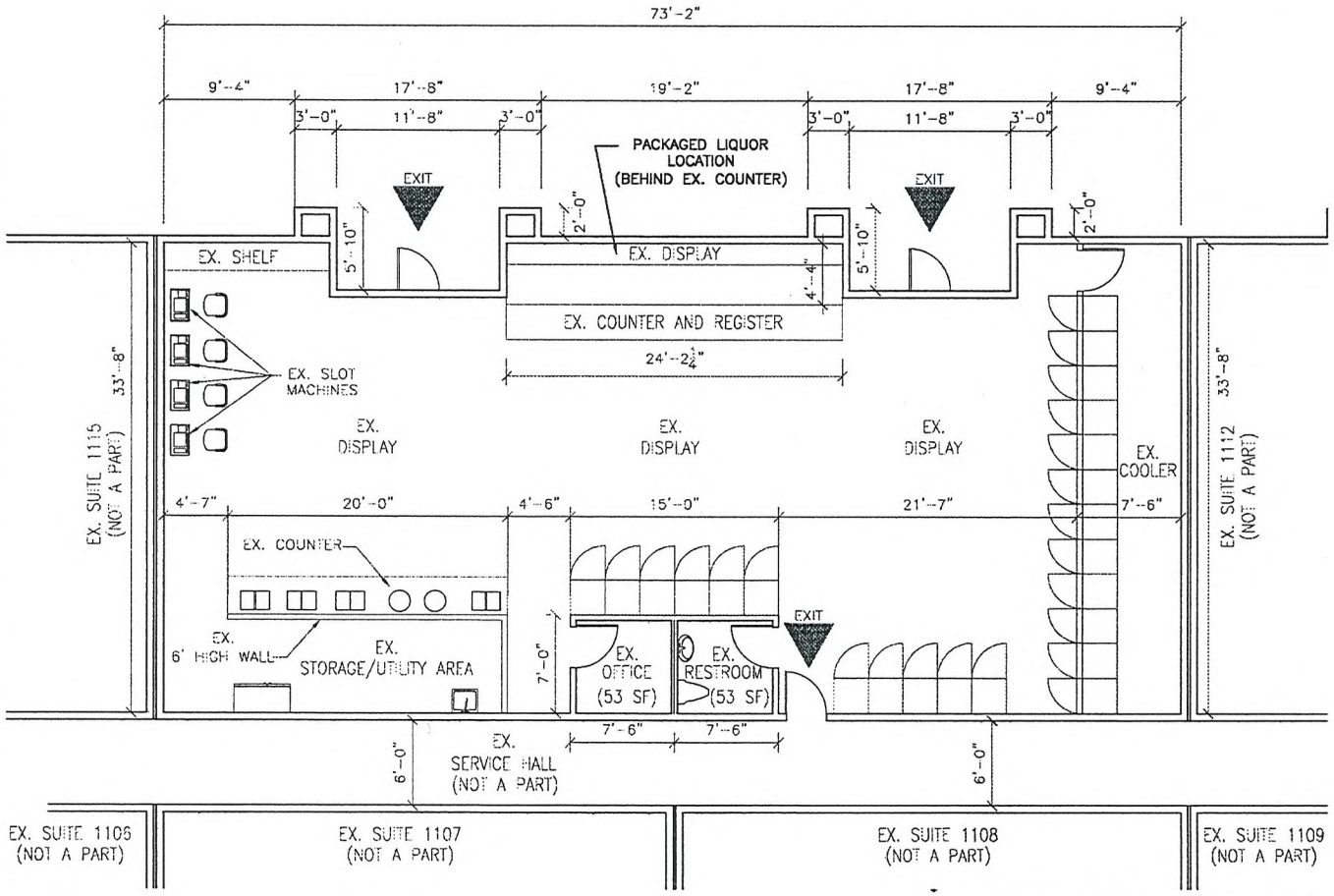
SP-BW
SHEET 1 OF 4

File: C:\Latitude\Work\THI1001\Dwg\Exhibits\site plan.dwg Feb 24, 2010 - 07:56

SUP-38909

## OCCUPANCY LOAD

| | | |
|---|---|---|
| PREVIOUSLY APPROVED TOTAL BUILDING AREA: | = | 2,326 |
| PROPOSED TOTAL BUILDING AREA (UNCHANGED): | = | 2,326 |
| OCCUPANY LOAD FACTOR (SF PER OCCUPANT): | = | 30 |
| MAXIMUM OCCUPANY LOAD: | = | 77 |




## FLOOR PLAN

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

| NO. | DESCRIPTION | DATE | BY | APP. |
|---|---|---|---|---|
| | | | | |

LATITUDE CONSULTING, LLC
CIVIL ENGINEERING AND PLANNING
2877 AFRICAN VIOLET AVENUE, HENDERSON, NV 89074
PHONE: (702) 612-8891 FAX: (866) 286-5582

TOMA HERFI, INC.

DURANGO MARKET
FLOOR PLAN-B+W

DATE: 2/24/10
DRAFTER: DCL
DESIGNER: DCL
CHECKED: DCL
PROJECT NO. TH11001.000

FP-BW
SHEET 3 OF 4

File: C:\Latitude\Work\TH1100\Dwg\Exhibits\Floor Plan.dwg Feb 24, 2010 - 07:58

**SUP-38909**

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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,

RECEIVED
JUL 16 2010

Nathaniel Taylor

Eddie Marogi

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

**SUP-38909**

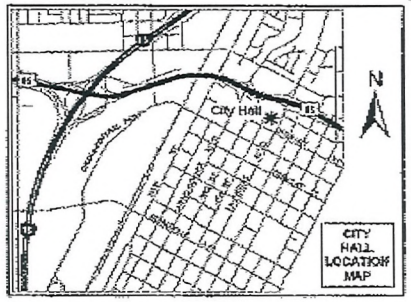
City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.41[4]
0004279218 AUG13 2010
MAILED FROM ZIP CODE 89101

**Return Service Requested**

**Official Notice of Public Hearing**




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

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments:

**SUP-38909**

Planning Commission Meeting of 8/26/2010

Case: SUP-38909

12520213032
VALENCIA FAMILY LIVING TRUST
9113 UMBERLAND AVE
LAS VEGAS NV 89149-3028

RECEIVED
AUG 16 2010

AUG/16/2010/MON 10:21 AM CANYON RIDGE FAX No. 702 658 9622 P. 001/001

30P

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

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AUG 13 2010
MAILED FROM ZIP CODE 89101

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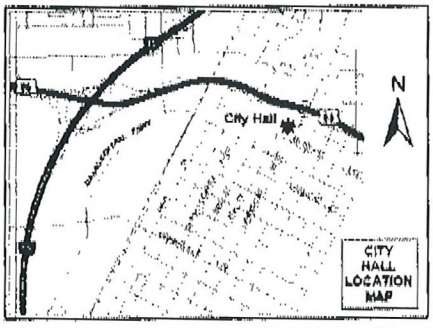


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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

**SUP-38909**
Planning Commission Meeting of 8/26/2010

Case: SUP-38909
12520310025
MORANTES FAMILY TRUST
8656 CACTUS CREEK DR
LAS VEGAS NV 89129-2205

grocery store is across the street

30P

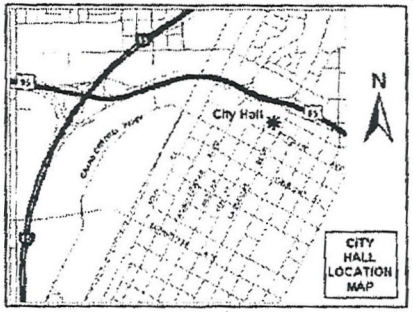
AUG-16-2010 05:11 PM MORANTES 702 655 0818 P.01

Aug 16 10 12:58p rick matto 702 655 7552 p.1

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

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

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AUG 16 2010

301

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

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PITNEY BOWES
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AUG13 2010
MAILED FROM ZIP CODE 89101

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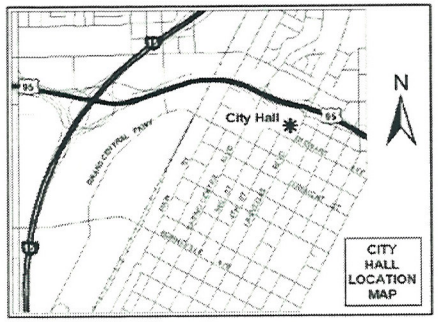


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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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**SUP-38909**

Planning Commission Meeting of 8/26/2010

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Case: SUP-38909

12520112194
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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0004279218 AUG 13 2010
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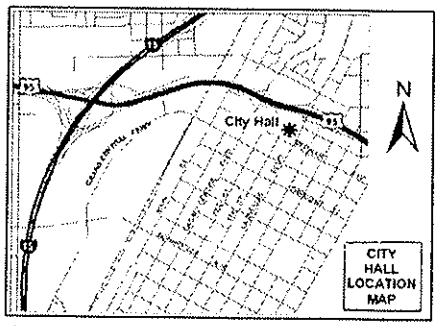


THERE IS NO NEED FOR MORE LIQUOR STORES IN THIS AREA

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. 474-0352

☐ 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

Case: SUP-38909
12520112050
TYSON TRUST
4200 PARADISE RD #1090
LAS VEGAS NV 89169-6577

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AUG 23 2010

30P

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

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MAILED FROM ZIP CODE 89101

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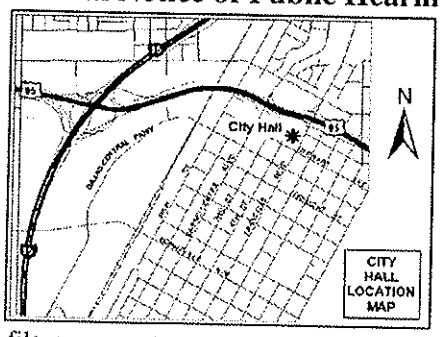


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☐ I SUPPORT this Request

☒ 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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Case: SUP-38909

12520215207
OWINGS ERIC J & SONJA C
8591 MOUNTAIN PEAK CIR
LAS VEGAS NV 89147-5277

30P

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

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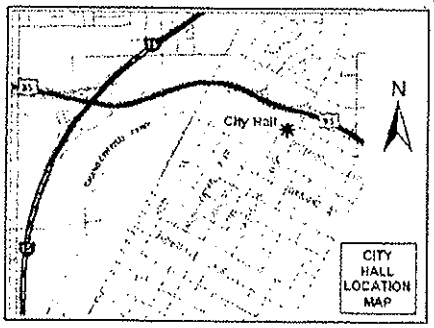


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☐ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

**SUP-38909**

Planning Commission Meeting of 8/26/2010

Case: SUP-38909
12520214016
RAMSAY AMBER K & CHRISTOPHER
9060 W LA MADRE WY
LAS VEGAS NV 89149-3535

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AUG 23 2010

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AUG-19-2010 13:49 FROM:MOORE A/C & HEATING 7026854433 TO:3857268 P.1/1

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

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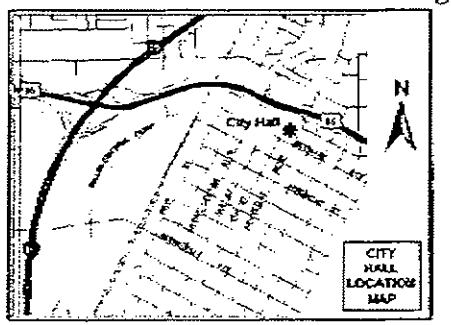
**Official Notice of Public Hearing**

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[X] 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

Case: SUP-38909
12520110009
DAIGNEAU LESA & MICHAEL
8984 HIGH HORIZON AVE
LAS VEGAS NV 89149-3032

FAX051 8949

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AUG 19 2010

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

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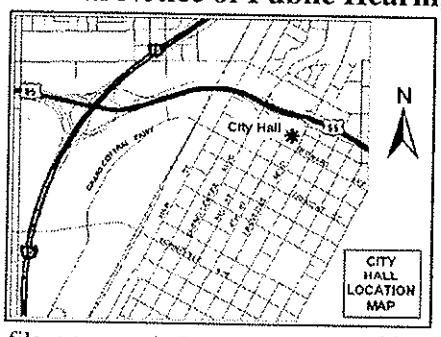


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☑ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

**SUP-38909**

Planning Commission Meeting of 8/26/2010

Case: SUP-38909

12520110032
GIBSON CHARLES MICHAEL & TRACY L
9012 OLD RIVER AVE
LAS VEGAS NV 89149-3033

30A

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

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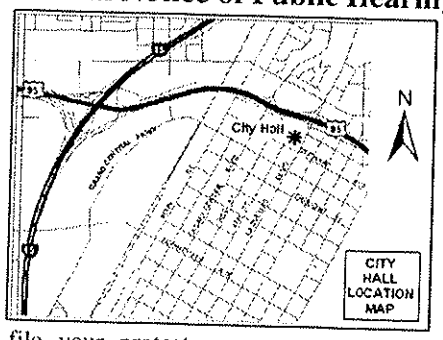


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☒ I SUPPORT this Request ☐ I OPPOSE this Request

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**SUP-38909**

Planning Commission Meeting of 8/26/2010

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Case: SUP-38909

12520213045
CHEN WEI TING & FANG YU
3583 WIND CAVE CT
PLEASANTON CA 94588-5252

30A

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

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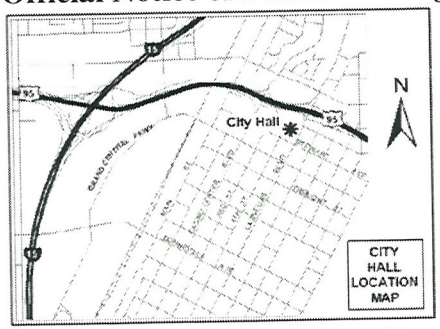


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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

**SUP-38909**

Planning Commission Meeting of 8/26/2010

RECEIVED
AUG 18 2010

Case: SUP-38909

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

304

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

001

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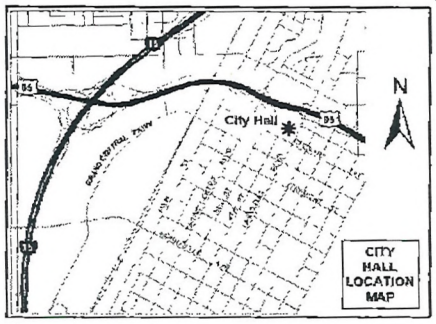


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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

**SUP-38909**

Planning Commission Meeting of 8/26/2010

Case: SUP-38909

12520113040
LEHMAN EDWARD W
9016 SPOTTED TAIL AVE
LAS VEGAS NV 89149-2994

GOIN POSTAL

08/16/2010 16:56 FAX 7029534725

RECEIVED
AUG 16 2010

30A

Meet 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 | | 6916 Winter Ridge Las Vegas 89149 |
| | | 1125 Monte |
| Corey LaFlora | | 7900 Smokey Ridge Ct. L.V. 89131 |
| Dean Kinchen | | 8921 Ethan Patrick L.V. NV. 89149 |
| Ramona Thomas | Ramona Thomas | 8921 Ethan Patrick L.V. NV 89149 |
| Tim Swanson | | 9303 Gilcrease L.V. NV 89149 |
| Chris Voss | | 9522 Grandview Spring Ave N, NV 89166 |

RECEIVED
MAR 22 2010

Submitted at Planning Commission
Date 8-26-10 Item 30 BY NATHAN TAYLOR

6A

| Print Name | Signature | Address |
|---|---|---|
| Josh James | [illegible] | 8524 Copperidge Ave |
| James R. Smith | [illegible] | 2498 Pueblo Canyon Ave. |
| Mark Allen | [illegible] | 8049 Eurovail St |
| Jen Yanik | Jen M Yanik | 6955 N Durango #3082 |
| Erin Turner | Erin Turner | 8941 Carter Montgomery Ave. LV, NV 89149 |
| Verleda Burge | Verleda Burge | 9745 Grand Teton Dr Las Vegas, NV 89146 |
| Veronica Bor | [illegible] | 92341 Gran Montgomery Vegas NV 89148 |
| Jay Lewis | Jay Lewis | 16411 Bayshore lane HB, CA 92649. |
| Steve | [illegible] | 6955 N Durango [illegible] |
| Janie | [illegible] | [illegible] Mountain 32541 |
| Rick | [illegible] | 89148 5554 Jacobs Fields L. LV |
| Amy Tolman | Amy Tolman | 6680 Farm Road 89131 |
| Roshon Williams | Roshon Williams | 10151 Dorrell Lane #2166 Las Vegas NV 89166 |

13A

| Print Name | Signature | Address |
|---|---|---|
| Richard Dunaway | Richard Dunaway | 6955 N. Durango Bldg 2 Apt 1010 |
| Missy Warrick | Missy Warrick | 8961 Blanche Ct 89149 |
| Roger Hernandez | [illegible] | #2074 6955 N. Durango Dr 89149 |
| Amanda Nance | Amanda Nance | 8905 Tumblewood Av 89143 |
| Luke Enackson | [illegible] | 9745 Grand Teton Dr Las Vegas NV. 89149 |
| Justin Monroe | [illegible] | 9120 Entrancing Ave. LV. NV. 89149 |
| Ken Turner | [illegible] | 6955 N. Durango Bldg 3 Apt 3084 LV, NV 89149 |
| Omar Tejeda | [illegible] | 9163 W. Denver Sky Av Las Vegas NV 89142 |
| James Hahn | [illegible] | 6841 Mosh. St LV. 89166 |
| Tony Moore | [illegible] | 9145 Echelon point Dr 1122 |
| Eric Forsstrom | Eric [illegible] | 9232 Jadecrest Dr. LV. NV. 89134 |
| Joe Campise | Joe Campise | 9028 Patrick Henry Las Vegas |
| Mike Green | [illegible] | 3231 Tecata Dr Las Vegas |

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| Print Name | Signature | Address |
|---|---|---|
| Amanda Rogers | Amanda Rogers | 6955 N. Durango #1002 |
| Michelle Addona | Michelle Addona | 6955 N Durango Las Vegas, NV 89149 |
| Thomas Mazintas | [illegible] | 8941 David Allen Ct LV, NV 89149 |
| George Lopez | [illegible] | 6955 N. Durango L. Offices |
| Victor Garcia | [illegible] | 2751 E Bonanza RD 89101 |
| Christy Tarraf | [illegible] | 8948 Snowtrack Ave 89149 |
| Dustin Billinski | Dustin Billinski | 9425 Shadowgate Cr. 89148 |
| Rachel Stricklan | Rachel Stricklan | 6955 N. Durango #2097 |
| Bill Eskew | William Eskew | 5825 Egan Crest Dr. Las Vegas, NV. 89149 |
| Shawn Hutchings | S. Hutchings | 9000 Old River L.V. NV 89149 |
| Abou Bacar Toure | [illegible] | 6701 Bluebell Garden St LV, NV 89149 |
| Madreia Crawford | Madreia Crawford | 6744 Biltmore Gardens LV NV 89149 |
| Alicia Campbell | [illegible] | 9024 Barnwell Las Vegas, NV |

13A

| Print Name | Signature | Address |
|---|---|---|
| Jace Rose | [illegible] | 8917 Wolf Dancer Ave. |
| Felicia Reed | [illegible] | 9009 Barnwell Ave LV NV 89149 |
| Mr Keith Hamlin | [illegible] | 9444 Kingsley Ct |
| Jason Brown | [illegible] | 9529 Grand Grove |
| Heather Swanson | [illegible] | 9579 Grand Grove |
| Steven Z | [illegible] | 6955 N. Durango |
| B. Whitehead | | |
| [illegible] | Alpha Williams | |
| Sheila Joy Burford | [illegible] | 9153 Cumberland Ave. 89149 |
| Chris Powlesland | [illegible] | 9745 Grand Teton |
| Kelly Ford | [illegible] | 7628 Tender Tassle St Lasvegas 89149 |
| Ed DeMeo | Eddie DeMeo | 8112 Cimarron Ridge LV NV 89128 |
| GERAD BUMBERA | Gerad Bumbera | 1213 Silver Prospect L.V. N.V. 89128 |

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| Print Name | Signature | Address |
|---|---|---|
| Rozario Love | Rozario Love | 6500 W. Charleston |
| Paul Matijevich | Paul Matijevich | 6490 Albina Creek St. |
| Mari Stutz | [illegible] | 9561 Patrick Henry |
| Valerie Toledo | Valerie Toledo | 7644 Broad Hill 89149 St |
| [illegible] | [illegible] | 89149 9157 Accomplishment |
| Jacklyn Boyd | J Boyd | 7136 Cabin 89149 Fever St Las Vegas |
| Sylvester Sigler | Sylvester Sigler | 8063 Sierra 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 Meyer | Brandon E Meyer | 1723 Candice St 89149 |
| Gally Weaver | [illegible] | 9145 Echelon Point Dr. LVNV |
| Shawn Offenbacher | [illegible] | 9161 Sconce Ct |
| Grey Hill | Grey Hill | 9025 Old River Ave Las Vegas, NV 89149 |

13A

| Print Name | Signature | Address |
|---|---|---|
| Joe Perez | | 5765 W. Durango Dr |
| Marco Corona | | 7105 Regal Valley L.V. NV 89149 |
| Brandon Osborne | | 7852 Garden Rock St Las Vegas, NV 89149 |
| Gretchen Ford-Wilkes | | 6955 N Durango Las Vegas NV 89149 |
| JAM Fraser | | 7016 Bijonist Las Vegas NV 89149 |
| Jay Montes | | 9337 Dorch Lane. L.V. Nevada. 89149 |
| Joey T. Cotton | | 9315 Avon Park Ave |
| Lovelle Beckem | | LV NV 89122 5621 Melissa Dr. |
| Marissa Demster | | 9301 Grand Gate street |
| Joe Moncasante | | 9332 Garden Springs 89149 |
| Lee Posey | | 692 - N 12th St |
| Marco Dunete | | 8953 Aurora Bay Court |
| Randall Murillo | | 7812 Silver Mallard Las Vegas, NV, 8913. |

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| Print Name | Signature | Address |
|---|---|---|
| Paul Archuit | [signature] | 6935 China Ridge Ct |
| John Shaughnessy | [signature] | 6955 N Durango |
| Rob Gough | [signature] | 9157 fishtail |
| Jacquelinne Gutierrez | [signature] | 9157 fish tail. |
| Phillip Weaver | [signature] | 3790 S. Torrey Pines |
| CHRISTINA CALHOUN | [signature] | 6718 KOSTNER ST |
| ALEX ORLANDO | [signature] | 9076 BUSHY TAIL AVE UNIT 103 LV, NV 89149 |
| Mike Beckstoff | [signature] | |
| JEFF McDONALD | [signature] | 9851 Twilight Walk LV NV 89144 |
| JACOB DAVIS | [signature] | 7715 GATSBY HOUSE ST. LV. 89166 |
| Dean Smith | DEON SMITH | 968 Alawdk W 1 NV |
| CRAIG MATTHEWS | [signature] | 6833 - RELIC LAV, NV |
| Tyler Schroder | [signature] | 7208 Bon Bay Reef Ct Lasvegas NV. 89104 |

12A

| Print Name | Signature | Address |
|---|---|---|
| Cody Wombold | | 7208 Bombay Reef Court Las Vegas NV 89109 |
| Cody Leon | | 6901 Gothic 89149 Marigold |
| Russel Kahre | | 6250 Grand Canyon Dr |
| Jon Williamson | | 6643 McDoogle Ave Las Vegas NV 89166 |
| Michelle Helton | | 10955 N. Durango Apt. 2067 |
| Maras 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 Las Vegas N. V. ~~89~~ 89149 |
| Venus Powers | | 17420 Clarmine Cleveland OH 44128 |
| Janis Persha | | 8313 Valley Stream LV NV 89131 |
| Billy Barker | | 7041 Knob Creek St. |

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| Print Name | Signature | Address |
|---|---|---|
| Joshua Sandoval | [illegible] | 8540 Amarillo Hill Ave |
| Leonel Garcia | Leonel Garcia | 8540 Amarill Ave |
| Chris Jones | [illegible] | 6904 Golden Marigold Dr. |
| DAVID JONES | [illegible] | 6904 GOTHIC MARIGOLD ST. |
| Jess Stewart | [illegible] | 9432 White Ridge |
| DeVonta Jackson | [illegible] | 8920 Attic Grace ave |
| Roxanne Minnick | [illegible] | 9121 Umberland 89149 |
| Carol Kindler | [illegible] | 9121 Umberlan 89149 |
| SERGIO GARCIA | Sergio Garcia | 9545 CABOT FALLS AVE LAS VEGAS NV 89149 |
| Richard Webb | Richard Webb | 6955 N Durango dr. North Las Vegas NV 89149 |
| Javier Gallegos | [illegible] | 6955 N Durango LV NV. 89149 Apr 30 94 |
| Jeremy Kasnick | [illegible] | 9303 Gilcrease Ave #1159 Las Vegas, NV. 89149 |
| Joaquin H | Joaquin Hamon | 6955 North Drugro Drive. 1050 89149 |

12A

| Print Name | Signature | Address |
|---|---|---|
| Norm Stalzer | [signature] | 10425 NU-WAV KAIV L.V. NV. 89124 |
| Oscar Winthrop | [signature] | 6839 Rohling BOULDER 89149 |
| Phaedra Mixon | [signature] | 9145 Echelon Pt Dr. #1017 LV NV 89149 |
| Alfreda Evans | Alfreda Evans | 6717 Bluebell Garden LV NV 89149 |
| Tami Mowrey | [signature] | 7820 Slendermint ct 89149 |
| Brandee Renning | [signature] | 7641 Morning Water St. LV, NV 89149 |
| Misty Collett | [signature] | 7630 Racel St. LV, NV. 89131 |
| Dion Saddlen | Dion Saddlen | 9148 Patrick Henry Ave 89149 |
| India Kimberling | [signature] | 9204 Wild Peach ct 89149 |
| Robert Gitlitz | [signature] | 9745 Grand Teton #3 of 2 LV NV 89166 |
| Aaron Ribas | [signature] | 9312 Thunderfalls ct LV NV 89149 |
| Lanita Antonio | Lanita Antonio | 6995 N. Durango dr. #2113 Las Vegas 89149 |
| Terry Hamblet | [signature] | P.O. Box 34777 LV NV 89133 |

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| Print Name | Signature | Address |
|---|---|---|
| Francisco Mendoza | [signature] | 9473 Milkweed Canyon 89166 |
| Betty Saguanpory | [signature] | 9433 Grandview |
| JOHN COLLINS | [signature] | 9712 SIENNA VALLEY AVE 89149 |
| Jon Wallace | [signature] | 9457 Solitude Canyon Las Vegas, NV 89149 |
| Patrick Lee | [signature] | 10635 Tray Mountain Ave Las Vegas, NV 89166 |
| John Gallagher | [signature] | 1708 Cabin Fever St LV NV 89149 |
| Emogene Brashers | [signature] | 1307 Stonehedge Ct. Ontario, CA 91762 |
| John Drennen | [signature] | 6879 Momentos LV NV 89149 |
| Quint Zuhlke | [signature] | 3874 E. Delling Crt LV, NV 89104 |
| Judith Crenshaw | [signature] | 7222 Regent Pond Las Vegas NV. 89166 |
| DAN HACKELL | [signature] | 7628 GARDEN ST LV, NV 89149 |
| Chris Lawrence | [signature] | 7216 Robins Roost St, Las Vegas NV. 89131 |
| Ceil Nugent | [signature] | 9473 Havasu Canyon LV. NV. 89166 |

13A

| Print Name | Signature | Address |
|---|---|---|
| Ryan Wilson | | 9323 Horseshoe Bend Ave Las Vegas, NV 89149 |
| Ray Cooper | | 5724 N Durango Las Vegas LV NV 89149 |
| MARK RINK | | 8290 W. SAHARA AVE LAS VEGAS NV 89149 |
| WALTER Witter | | 7852 Garden Rock 89149 |
| Michele Ridout | Michele Ridout | Durango 3097 89149 |
| Irene Tobiason | | 6955 N Durango #1112 LV, NV 89149 |
| Mark Sadman | | 8625 Grand Pine 89143 |
| Tamara Fleming | | 8112 Cimarron Ridge DR LV NV 89128 |
| David Schandt | | 6955 N Durango ST LV NV 89149 |
| Bobbi Tsatse | | 6955 N. Durango LV NV 89149 |
| Cindy Castere | Cindy Castere | 6955 N. Durango LV NV 89149 |
| ~~Kathi Russo~~ | Kathi Russo | 6955 N Durango LV NV 89149 |
| Glenda Legakes | Glenda Legakes | 6955 Durango #1002 LV. NV. 89149 |

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| Print Name | Signature | Address |
|---|---|---|
| DONITA PALMER | Donita Palmer | 6955 DURANGO The Regent |
| Edward Lehman | [illegible] | 9016 Spotted Trail Ave. 89149 |
| Kelli Soles | Kelli Soles | 9020 Donnella 89149 |
| Vicktor Mitchell | Vicktor Mitchell | 6955 Durango The Regent |
| Delnicco Wright | Delno Wright | 3550 Paradise 89115 |
| Brittney Mays | Brittney | 3550 Paradise 89115 |
| Brandy Massey | [illegible] | 6955 N Durango The Regent |
| Robert Hayes | [illegible] | 8005 [illegible] LV NV 89131 |
| Marc Williams | [illegible] | Donoble lane L.N N.V 89131 |
| Erica Jackson | Erica Jackson | 89149 8556 Pinellia |
| Katherine Kinney | Katherine Kinney | 6955 N Durango #2111 |
| Milton Ham | Milton Ham | 19125 S. Stirling Hill RD |
| Courtney LeFear | Courtney LeFear | 6955 N. Durango LV, NV 89149 |

13A

| Print Name | Signature | Address |
|---|---|---|
| FRED R PALILEO | [signature] | 6454 ALBINA CREEK ST LV, NV 89149 |
| Michael Wheeler | [signature] | 6901 GOTHIC MARIGOLDS LAS VEGAS, NV. |
| GINA RUAN | [signature] | 9132 ALPINE GROVE AVE LAS VEGAS, NV. 89149 |
| Jason Simpson | [signature] | 8945 Brian Christopher Ave Las Vegas NV 89149 |
| Danny Malan | [signature] | 8955 N. Durango #1075 LV, NV 89149 - 6955 |
| Crystal Wiley | [signature] | 9315 Avon Park LV NV 89149 |
| Dorcas Gray | [signature] | 9321 Palomino Ranch LV NV 89030 |
| Cheryl Williams | [signature] | 4420 S. Owens LV NV 89149 |
| RYAN TAYLOR | [signature] | 7144 ANTIQUE OLIVE ST 89149 |
| Cara Williams | [signature] | 8204 STREAMER CIRC 89145 |
| Coleman Harris | [signature] | 2116 Bachelor Court 89128 |
| D. Payne | [signature] | #3085 89149 6955 N DURANGO |
| Juan | [signature] | 1105 Tomasian ct 89002 |

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| Print Name | Signature | Address |
|---|---|---|
| Tammi McCabe | Tammi McCabe | 6800a Sweet Pecan 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 | 853 Starling View Ct L.V. NV 89106 |
| Bennet K. Mahan | Benny Mahan | 9232 longhorn fall Ct. LV, NV 89149 |
| Colby Smith | | 8919 mossy Hollow LV NV 89149 |
| MANGEL | | 9241 LONGHORN FALLS LAS VEGAS 89149 |
| Rick Corbus | | 6905 N Campbell Rd LV NV 89149 |
| BOBBI CORBUS | Bobbi Corbus | 6905 N. Campbell Rd. Las Vegas NV 89149 |
| Jason Bower | Jason Bower | 6955 N. Durango #2091 Las Vegas, NV 89149 |
| [illegible] | | 680 [illegible] |
| Jazlyn Gaspard | | 2951 Siena Heights Henderson, NV 89052 |
| Brandy Davis | Brandy Davis | 9100 Bushy Tail Ave LV NV 89149 |

12A

| Print Name | Signature | Address |
|---|---|---|
| Tor Hanson | [signature] | 6929 Chinn Ridge Ct Las Vegas, NV 89149 |
| Clemente Polk | Clemente Polk | 6929 Riget Apts. Las Vegas, NV. 81149 |
| Aisha Mitchell | [signature] | 9113 Craven Avenue Las Vegas, NV 89149 |
| Darren Mitchell | [signature] | 9113 Craven Avenue Las Vegas, NV 89149 |
| Jason J Dow | [signature] | 9144 Craven Ave. LV NV. 89149 |
| Travas Henderson | Travas Henderson | 9413 Sandy Reef Ave LV NV 89147 |
| Keith Oyama | [signature] | 10639 Foggy Glen Ave. LV NV 89135 |
| Andrea Mianna | [signature] | 6955 Regent 20401. |
| Derek Shaves | [signature] | 6955 N. Durango Dr. |
| Judd Melton | [signature] | 7416 Fencerow St Las Vegas NV 89131 |
| Houston Bradford | Houston Bradford | 1307 W. Stanton Ave Ontario, CA 91762 |
| David Cassadi | [signature] | 6875 Montoya St. Las Vegas NV 89149 |
| Vinny Barni | [signature] | 7409 Royal Crystal 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 agure ocean Ave LV NV. 89166 |
| Dante Riley | [illegible] | 3572. Tobel Springs |
| Tracy Stanley | [illegible] | 7025 Knob Creek #103 |
| Josh Hylton | Josh Hylton | 9016 Patrick Henry ave. |
| Melissa Davis | Melissa Davis | 9016 Patrick Henry ave. |
| Silvia Tiraada | S. Tiraada | 6955 N Durango Dr 1078 |
| Johnny Szewczyk | [illegible] | 6643 Weeping Pine 89149 |
| William Meligan | [illegible] | 8250 N. GRAND CANYON DR UNIT 1051 LV, NV 89166 |
| RYAN MASSEY | [illegible] | 6955 N. Durango Dr Las vegas NV 89149 |
| Hadiza Gines | [illegible] | 6874 Relic St. lv, nv 89149. |
| Charon Williams | [illegible] | 6955 N. Durango |
| Harold Sheppard | Harold Sheppard | 11 same. |

11A

| Print Name | Signature | Address |
|---|---|---|
| EBONY POLLK | Ebony Pollk | 6955 N. DURANGO LV NV 89149 |
| NATHANIEL Hill | Nathaniel Hill | 7873 Ellendale St. Las Vegas, NV 89149 |
| Karen Ryan | Karen Ryan | 6955 N. Durango 1115-212 Las Vegas, NV 89149 |
| GREG FIDANCE | [illegible] | 8912 Discovery Reef |
| Burk Boschetto | [illegible] | 6855 DESERT ISLAND Las Vegas 89149 |
| Tahirah Williams | [illegible] | 6709 Kostnee St LV NV 89149 |
| MARK Williams | Martelius Williams | 6709 Kostner St LV NV 89149 |
| Tami Ruckdaschel | [illegible] | 9145 Echelon Point Rd. LV NV 89149 |
| DWAINE Sanders | [illegible] | 9303 Gilcrease AVE. |
| Steve Devany | [illegible] | 7025 Knob Creek St #103. LV. 89149 |
| [illegible] | Janet Leadhan | 7313 Dusty Cloud LV NV 89149 |
| Paula Gifford | [illegible] | 6905 Trace Hollow St. Las Vegas 89149 |
| Roy Brooks | Roy Brooks | 9615 HALEY LAS VEGAS, NV 89149 |

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| Print Name | Signature | Address |
|---|---|---|
| Allysm Vela Cruz | A.K. Vela Cruz | 9145 Echelon Point 1008 LV NV 89149 |
| JACKIE TAYLOR | Jackie Taylor | REGENT Apt 3202 6955 N. DURANGO DR |
| STEPHANIE BUTLER | [illegible] | 7434 Riva Ridge LV NV, 89149 |
| Rod Choffee | [illegible] | 9303 Gilcrease Ave #1080 LV, NV 89149 |
| Kendal Carden | Kendal Carden | 9017 High Horizon LV NV 89149 |
| Christy Mays | Christy Mays | 9017 High Horizon LV NV 89149 |
| Spencer Eaton | Spencer Eaton | 8524 Myrsine Ct, Las Vegas, NV. 89149 |
| AARON MACK | [illegible] | 9551 HAVASU CANYON AVE LV, NV 89168 |
| Sharon Breaux | [illegible] | 6812 Sweet Pecon St LV NV 89149 |
| Andre Williams | Andre Willi | 6812 Sweet Pecon St LV NV 89149 |
| Joel Garcia | [illegible] | 6864 Pipil LV NV 89166 |
| Chris Hagood | [illegible] | 9335 White Waterfall Ave Las Vegas, NV 89149 |
| ANDREW HEMINGWAY | A Hemingway | 6816 MYSTIC PLAINCK LV, NV, 89149. |

11A

| Print Name | Signature | Address |
|---|---|---|
| Maxine Harran | Maxine Harran | 6840 Armistead LV NV 89149 |
| J. Evans | [illegible] | 9145 Ekhelow Point Dr LV, NV 89149 |
| Scott McDonald | [illegible] | 4141 Hazeiridge Vegas NV 89129 |
| Shameka Anderson | [illegible] | ↓ |
| T. Bixby | [illegible] | 9116 Craven 89149 |
| Heath Morzinski | Heath Morzinski | 7633 Sonora View 89149 |
| Peter Morrillo | [illegible] | 7605 Seda CT Las Vegas NV 89149 |
| Lorenzo Derasmo | [illegible] | 9745 Grand Teton Dr. #3009, 89166, Las Vegas |
| [illegible] | [illegible] | 8414 W Farm Rd Las Vegas 89131 |
| Cecilia Hernández | Cecilia Hdez | 6180 Donal Nelson LV 89131 |
| Travis Arge | [illegible] | 10151 W. Dolfel Lane 89166, LV |
| [illegible] | [illegible] | 8249 Brilliant Pompon pl. |
| Melina Jadzek | [illegible] | 10219 Headrick 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 Karen | | 6667 Matisse Ave Las Vegas NV 89131 |
| RAY DODGE | | 10732 KNICKERBOCKER AVE LV NV 89166 |
| Jeff Groom | | 7175 No. Durango #250 L.V. NV. 89149 |
| Mary Manda | | 10397 K[illegible] Ave Las Vegas Nev |
| Dustin Burton | | 9303 Gilercrest LV, NV 89149 |
| Bryan Mosser | | 7106 Brighton Village LV, NV 89166 |
| Chris Benites | | 9425 Santana Siesta LV NV 89166 |
| Krista Benites | Krista Benites | 9425 Santan Siesta LV NV 89166 |
| Ron Parrish | | 6955-N Durango 202 |
| MATT MOODY | | 9325 Harbor Stream Las Vegas NV 89149 |

11A

| Print Name | Signature | Address |
|---|---|---|
| Lorna Dunaway | [illegible] | Regent Regent 6955 N Durango Yes |
| Richard Dunaway | [illegible] | Las Vegas Nv 89149 |
| ~~Jeffery Brown~~ | J. Brown | Regent 89143 |
| Wendell Lucas | [illegible] | 7528 cliff Peaks Las Vegas NV 89149 |
| Timothius Beard | [illegible] | 8916 ATTIC Grace Ave Las Vegas 89149 |
| William Rossol | William Rossol | 6842 Relic st. LV. NV. 89149 |
| Martin Ramos | [illegible] | 6955 N. Durango Regents #1107 Las Vegas, NV. 89149 |
| Jennifer Lindsey | [illegible] | 6955 N. Durango Regents #1107 Las Vegas NV. 89149 |
| Joseph De la Cruz | [illegible] | 6955 N. Durango #1107 Las Vegas, NV. 89149. |
| José Campos | José Campos | 1401 N Lamb AT PT 175 las vegas nv 89110 |
| Efrain S Rodriguez | Efrain S Rodriguez | 2234 Crawford St. Apt. 5 Nor las vegas NV. 89030 |
| Marcus Winn | [illegible] | 8401. W. Charleston Zip 89117 |
| JOANNE, DAN FILIPPONE | Joanne Filippone | REGENT 6955 N. DURANGO DR. APT 2038 |

10A

| Print Name | Signature | Address |
|---|---|---|
| JEREMY BRONSTON | Jeremy Bronston | 9303 Gilcrease AVE LAS VEGAS 89149 |
| PATTY SHOGREN | Patty Shogren | 4820 Hrey Wolf #101 Las Vegas, NV 89149 |
| Mike LaCasse Nick Foi | Mike LaCasse Nicholas Foi | 9424 Clavon Ave LV NV 89149 6955 N Durango Dr #1071 LV NV 89149 |
| ROBERT KINAW | Robert A. Kinlaw | 9303 GILCREASE AVE UNIT 1215 L.V. NEV 89149 |
| Vonsheila Reed | Von Shila Reed | 6955 N Durango Las Vegas NV. 2059 |
| MEGAN DIAMOND | Megan D | 9745 Grand Teton Dr Las Vegas NV 89166 |
| JUAN SOTO | [illegible] | 1477 S. KENDALL AP#93 S.B. C.A 92324 |
| HELEN ROJAS | [illegible] | 3660 TEAK HOLLOW CT LAS VEGAS, NV 89147 |
| Teresa MAYS | Teresa Mays | 6955 N. Durango Dr. unit 1048 LAS Vegas, NV 89149 |
| Hugo Morales | Hugo M Mays | 7340 Misty Glow Court |
| Tammy Brown | [illegible] | 9182 Dorrell LV NV 89129 |
| Paul Reynolds | Paul Reynolds | 6848 Tropicaire St |
| Ed Doyle | [illegible] | 7216 Silver Valley St LV NV 89149 |

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| Print Name | Signature | Address |
|---|---|---|
| Chris Graham | [illegible] | 7412 Beguiling CT Las Vegas NV 89149 |
| CSILLA PENTEK | Csilla Pentek | 9745 GRAND TETON LV, NV 89166 |
| SCOTT BOUTIN | [illegible] | 7065 Knob Creek ST 161 Las Vegas NV, 89149 |
| [illegible] | [illegible] | 2837 Lovely Ring. |
| William E Dante JR | William E Dante Jr | 9325 HAMPSTEAD Hills Las Vegas NV 89149 |
| Willie Foreman | [illegible] | 8359 Tamar Sage Ct Las Vegas 89149 |
| Anthony Windom | [illegible] | 9016 DORRELL LN Las Vegas NV 89149 |
| Anthony Realmuto | [illegible] | 6955 N Durango Las Vegas 89149 #1017 Regent Apt |
| Courtney DelValle | Courtney DelValle | 6955 N Durango Las Vegas Nevada |
| Jacci Taylor | Jacci Taylor | 6955 N Durango Dr Unit 3030 LV NV 89149 |
| VIVIAN CATAO | Vivian Catao | 2375 E Tropicana Ave 82-183 Las Vegas, NV 89119 |
| Joel Bello | [illegible] | 9057 Captivating 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 Farralon Ridge Ct. LV NV 89149 |
| Stacia Mehl | Stacia Mehl | 7621 Fabled Filigree St LAS VEGAS, NV 89149 |
| Sheila Leech | Sheila Leech | 9936 Sharp Ridge Las Vegas NV 89149 |
| Thomas Surman | [illegible] | 9145 Echelon Pt. Dr. #2078 Las Vegas NV 89149 |
| ROBERT & MACIE COREY | [illegible] Macie Corey | 6955 N. DURANGO DR 3101 LAS VEGAS, NV 89149 |
| Cary Marshall | [illegible] | 9132 CRAVEN AVE 89149 |
| Anthony Farmer | [illegible] | 6958 N. Durango 3876 89149 |
| Steven Grizzell | [illegible] | 7837 DRY DUST ct. 89149 |
| REYES, A | [illegible] | 3724 CRESCENT canyon st. |
| Chason Hellman | [illegible] | 9324 - Mountain Rise Ave. |
| TIFFANY SAMUEL | Tiffany Samuel | 7148 FOREST FROST ST LV, NV 89149 (702) 234-3292 |
| Lisa Estep | Lisa Estep | 8909 Tracking Springs LV NV 89149 |
| Brett Davis | [illegible] | 6905 Campbell LV NV 89149 |

13A

| Print Name | Signature | Address |
|---|---|---|
| Joanna Stock | Joanna Stock | 9136 Spirit Canyon Las Vegas NV 89149 |
| Kevin Konie | Kevin N. Konie | 7119 Noble Range St Las Vegas NV 89149 |
| Paul Hiles | Paul Hiles | 6955 Regent 89149 |
| Kristine Mazintas | K. Mazintas | 8941 David Allen Ct LV, NV 89149 |
| Jin Hee Moss | Jr. Moss | 1620 Palmal Way LV NV 89128 |
| Crystal Alcantara | Crystal Alcantara | 7400 Cedarguia Las Vegas, NV 89131 |
| Brad Gomez | B. Gomez | 9056 Patrick Henry Ave Las Vegas 89149 |
| Donna Petty | [illegible] | 848 N. Rainbow Blvd #106 Las Vegas, NV 89107 |
| Daniel Downes | [illegible] | 4952 Grey Mesa Las Vegas, NV 89149 |
| Aaron McDial | [illegible] | 9119 Willowdale 89149 |
| Dave Frankl | [illegible] | 7609 Duet 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 | [signature] | 7837 MONTOUR FALLS 89149 |
| Alyson Williams | [signature] | 10938 Florence Hills LV NV 89149 |
| Christine Williams | [signature] | 6955 N Durango Dr. Ste 1115-217 Las Vegas, NV 89149 |
| James Lassiter | [signature] | 9543 Sunshade CT 89147 |
| Sheree Lassiter | [signature] | 9543 Sunshade CT 89147 |
| Michael Forage | [signature] | 10324 High Bridge CT LAS VEGAS NV 89160 |
| MARK Postley | [signature] | 9854 Gold Cake Cv 89149 |
| Brett Coffers | [signature] | 7717 Granberg Ct. LV, NV 89131 |
| John Flinn | [signature] | 8980 High Horizon Las Vegas, NV 89149 |
| [signature] Ton LaBranch | [signature] | 9145 Echelon Point Pr. 1055 Las Vegas, NV 89149 |
| Allen Herle | [signature] | 7024 Caribou Ridge St #102 LV NV 89149 |
| Renee Bernier | [signature] | 7024 Caribou Ridge St #102 LV NV 89149 |
| ~~Allen Herle~~ | | |
| Nicole Horwitz | [signature] | 7824 Territorial St LV NV 89149. |

12A

| Print Name | Signature | Address |
|---|---|---|
| Erik W Roberts | [signature] | 6955 N Durango Drive LV NV 89149 |
| Lydia Lundberg | [signature] | 9473 Havasu Canyon LV, NV 89146 |
| Anthony Rogers | [signature] | 8939 Mossy Hollow LV NV 89149 |
| Tanishe Brookter | Tanishe Brookter | 9303 Gilcrease LV, NV 89149 |
| Duncan Rolice | [signature] | 3220 Villa Pisani LV NV 89031 |
| Curtis Ficarrotta | [signature] | 9317 Palmer House Ave. Las Vegas, NV 89149 |
| Chris Higgins | [signature] | 7652 FABLED FIRIGREE 89149 |
| Brandon Dial | [signature] | 6955 N Durango #2015 89149 |
| Anthony Arsuan | [signature] | 6955 N. Durango #1110 89149 |
| Jeff Vandever | [signature] | 8500 N. Grand Canyon R. Las Vegas NV. 89166 |
| Noelani Westall | Noelani Westall | 8912 Sheep Ranch Ct. Las Vegas, NV 89143 |
| Leisa Glans | [signature] | 8557 Alocasia Ct. LV, NV 89149 |
| Gary Matthews | [signature] | 3906 Tower Dr 89101 |

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MAR 22 2010

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| Print Name | Signature | Address |
|---|---|---|
| Sal Vereen | [signature] | 7628 Tiny Tortoise St. 89149 |
| Elliott Chase Froby | [signature] | 9353 Cranesbill Ct |
| Joshua T Hylton | [signature] | 9016 Patrick Henary ave 89149 |
| Dianna Donovan | [signature] | 8993 Old River Ave LV. NV 89149 |
| Marcus Carter | [signature] | 6955 N. Durango Apt. 2039 89148 |
| Dayma Bonilla | [signature] | 6955 N. Durango Apt 2047 89149 |
| Elaine Harmon | [signature] | 6955 N. Durango Dr Unit 1060 |
| TOM Hagan | [signature] | 6955 N. DURANGO DR. Apt 1036 89149 |
| KARON BROWN | [signature] | 6955 N. DURANGO DR. Apt 1088 89149 |
| Jonaz Taduran | [signature] | 6955. N. Durango Dr. Apt 2025 |
| HEATHER RAMBERG | [signature] | 995 6930 Relic St. LV NV 89149 |
| [signature] | [signature] | 7342 Tanglewood 89166 |
| Alina Felish | [signature] | 7140 Jensen St 89149 |

13A

| Print Name | Signature | Address |
|---|---|---|
| HARRY RENNER | Harry Renner | 6656 BILTMORE PLAZA 89149 |
| Jeff. Lodwick | | 9145 Echelon Pl 89149 |
| Tom Cartidgit | | 7613 Tiny Tortoise CASVegas Nv 89149 |
| JOSH NEMEROW | | 7204 BLUESHIRE CT LV, NV 89149 |
| TOM DAPPEN | Tom Dappen | 6955 N DURANGO D.R. # 1037 89149 |
| Mary Lopez | Mary Lopez | 7859 ASKEW 89166 |
| Kathy Sutton | | 2423 Grande Vista ave. Oakland CA 94601 |
| MORGAN KOSNOSKI | | 8109 PANDOR ST LV, NV 89131 |
| Joshua Hatfield | Joshua Hatfield | 8451 Quarantine Ave LV NV 89149 |
| Chris Welch | | 8129 Tilkani Dr LV NV 89166 |
| Nicholas Taraborrell | N.J. | 6912 Gothic Marigold St LV NV 89149 |
| CARLA PIETROSANO | Carla Pietrosano | 9012 DORRELL L.V. 89149 |
| Jameel Johnson | Jameel Johnson | 7185 S. Campbell |

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| Print Name | Signature | Address |
|---|---|---|
| Billy Griffith | Billy Griffith | 9117 CRANE AVE. L.V., NEV. 89149 |
| Ashley Martin | Ashley Martin | 1150 Durango Apt 8130 |
| Melissa Meyer | Melissa M. | 6955 N. Durango dr. Apt#3100 |
| Diana Kapanos | Diana Kapanos | 7128 Antique Olive L.V. N.V 89149 |
| Lissa Ortiz | Lissa Ortiz | 9060 Entrancing LV. 89149 |
| Rafael Villaul | Rafael Villaul | 1900 E. Flamingo NV LV 89119 |
| Jacob Hughes | Jacob Hughes | 6816 Armistead St. LV 89149 |
| James McKeon | James McKeon | 6816 Armstead st 89149 |
| Calder Kurez | Calder Kurez | 6955 N. Durango 89149 |
| Jesus V | Jesus V | 1001 INTERLODE |
| KAREN WARREN | Karen Warren | 9303 Gilcrease Ave #1213 89149 |
| HAZEL GONZALES | Hazel Gonzales | 9303 Horseshoe Basin Ave 89149 |
| Laura Miller | Laura Miller | 8272 Brilliant Pompon Pl LV NV 89164 |

12A

| Print Name | Signature | Address |
|---|---|---|
| Leonard Whiteside | L Whiteside | 8272 Brilliant Penguin PL Las Vegas NV 89166 |
| Sahar Korkees | Sahar Korkees | 8064 Starling View Court Las vegas NV 89166 |
| Tom Pender | | 8993 Dorrell LN LV, NV 89149 |
| Randy Berry | | 9303 Gilcrease LV NV 89149 |
| DeAndre Baskin | | " |
| Ray Zepeda | | |
| Ziad Elias | | |
| Sandra Vanderhoof | | 6955 N Durango LN NV 89149 |
| Lachelle Fortune | | 8924 Jennifer Ln 89149 |
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MAR 22 2010

6A

| Print Name | Signature | Address |
|---|---|---|
| Lorraine Thomas | [illegible] | |
| Camille Ealy | Camille Ealy | 6829 N. Campbell Rd |
| Kevin Milgram | [illegible] | 6541 Macdoogle St. |
| Nancy McMahan | [illegible] | 6705 Blueben Garden |
| Karen Moessner | Karen K. Moessner | 7555 Hickam Ave L.V. 89129 |
| Kyle Fleming | | 2300 ROCK SPRINGS |
| Sue Kubiak | Sue Kubiak | 9303 Gil Ave |
| Ed Kolesh | Ed Kolesh | 10553 Laurelwood Lake Ave |
| S. Henderson Stacy Henderson | Stacy Henderson | 8925 Jamie Lee 89149 |
| MARIO AMO | MARIO AMO | 10738 Arsham |
| Chris Meier | [illegible] | 316 Harbor Gulf Ct |
| Shawn Robinson | [illegible] | 3305 Morning Wind |
| David Lee | [illegible] | 7820 Golden Talon |

12A

| Print Name | Signature | Address |
|---|---|---|
| Harvorish Collins | [illegible] | 8932 David Allen Ct |
| Romey Lea | Romey Lea | 8931 Appleton |
| Kent Henry | Kent Henry | 8943 |
| | | |
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# PETITION

**August 27, 2010**

RECEIVED
AUG 3 1 2010

**Ward 6 Residents Petition in Support of Durango Market's SUP #38909**

**We the undersigned do support Durango Market's Special Use Permit for a Package Liquor License located at 6955 N. Durango Drive, #1114 Las Vegas, NV 89149**

| Printed Name | Signature | Address | Telephone | Email |
|---|---|---|---|---|
| Jason Quinlan | | 6535 W Quendo Rd | 702-499-1328 | |
| Kim Konle | | 7119 Noble Range | 702-239-2805 | |
| WEN TORRES | | 7208 Hawkstone Ct | 702 [illegible] 9862 | |
| [illegible] | | | 702 337 6651 | |
| Jerry Rodriguez | | 6955 N. Durango DR | 596-3482 | |
| Darian Spriggs | | 6955 N Durango Dr | 283-9254 | |
| ERIK GRIGG | | | 702 378 9376 | |
| Glenn Taylor | | 9524 Grand Grove | 702 233-1130 | |
| Kerry Gutow | | 6623 MacDoyle | 702 425-8469 | |
| [illegible] | | 8952 Miller Point | 702 271-0278 | |

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# PETITION
## August 27, 2010

**Ward 6 Residents Petition in Support of Durango Market's SUP #38909**

**We the undersigned do support Durango Market's Special Use Permit for a Package Liquor License located at 6955 N. Durango Drive, #1114 Las Vegas, NV 89149**

| Printed Name | Signature | Address | Telephone | Email |
|---|---|---|---|---|
| James Thompson | | 8937 Elwood Ct Las Vegas NV 89149 | 702-325-8902 | Sirthomas_jh3@aol |
| Christina Watkins | | 8937 El Wood Ct. Las Vegas, NV 89149 | 702-408-2637 | |
| Jim Schmidt | | 9141 Camp Light Ave #101 Las Vegas NV 89149 | 702-324-9546 | |
| Jason Garcia | | 8297 Palmerhaven ave Las Vegas, NV 89149 | (702) 769-5444 | |
| Christina Sung | | N/A | N/A | |
| Michael Maida | | 9824 Fast Elk St Las Vegas NV 89143 | (702) 370-9092 | |
| Anthony Spence | | N/A | N/A | |
| | | N/A | 702 2886153 | |
| Marcus Hudock | | 9535 Bonnet LV LV NV 89142 | 702-656-2395 | |
| Anthony Mancuso | | 10974 Mountain Willow St. LV NV 89179 | 702-232-9549 | |

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# PETITION

## August 27, 2010

**Ward 6 Residents Petition in Support of Durango Market's SUP #38909**

**We the undersigned do support Durango Market's Special Use Permit for a Package Liquor License located at 6955 N. Durango Drive, #1114 Las Vegas, NV 89149**

| Printed Name | Signature | Address | Telephone | Email |
|---|---|---|---|---|
| Pete Ruscingno | [illegible] | 3025 Treasure Island Rd | 201-696-6664 | |
| Kattrina Finck | [illegible] | 8452 Wandering Sun LV, NV 89129 | 862-485-8861 | |
| Alyssa Naylor | [illegible] | 6955 N Durango RR #2106 | 430-0449 | |
| Mike Estrada | [illegible] | 2887 Lincoln Wood Ave | 360-2887 | |
| [illegible] | Sheryla Lopez | 3851 Flamgo Ave | 6127019297 | |
| Jen O'Connor | Jen O'Connor | 3824 Summer Breeze | 702-875-1031 | |
| David Langford | [illegible] | 9145 Echelon Point Dr. #2107 | 702-372-6357 | |
| Tia Jones | [illegible] | 10151 Dowell Ln | (612)221-9397 | |
| Sal Sigala | [illegible] | 8250 N Grand Canyon Dr | 626)506-8865 | |
| Hiram Tillman | [illegible] | 6955 N. Durango | 608-0883 | Tillman.Hiram@com |

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RECEIVED
AUG 3 1 2010

# PETITION

## August 27, 2010

**Ward 6 Residents Petition in Support of Durango Market's SUP #38909**

**We the undersigned do support Durango Market's Special Use Permit for a Package Liquor License located at 6955 N. Durango Drive, #1114 Las Vegas, NV 89149**

| Printed Name | Signature | Address | Telephone | Email |
|---|---|---|---|---|
| Terrence Young | T. Young | | 845-9295 | |
| Lorin Lewis | [illegible] | 6955 N. Durango Dr. | 472-5634 | Lorinlewis@AOL |
| Albert Tagle | [illegible] | 2305 Tuscarora Ct. 89149 | 702-277-5277 | altagle@cox.net |
| Sophia Apo | [illegible] | 9014 Spotted Tail Ave LV NV | 702-629-8765 | sophia.brownfield@gmail. |
| Sergio Caldera | [illegible] | 3750 E. Bonanza | 702-3001944 | |
| Fernando Rodriguez | Fernando Rodriguez | 2233 McCarran St Apt #B N. Las Vegas N.V. 89030 | 702-401-2866 | |
| Benjamin Rodriguez | Benjamin Rodriguez | 3909 Lighthouse Ave Las Vegas N.V 89110 | 702-459-23-11 | |
| Jeremy Schmitz | [illegible] | 10761 Broxden Junction LV NV 89166 | (702)810-4964 | |
| Abou Bakar Toure | [illegible] | 6701 Bluebell Garden | (702)4279687 | A77Toure@yahoo.com |
| [illegible] | Andrew Bateman | 8813 Crooked Shell Ave | 702 396 9878 | |

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# PETITION

**August 27, 2010**

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**Ward 6 Residents Petition in Support of Durango Market's SUP #38909**

**We the undersigned do support Durango Market's Special Use Permit for a Package Liquor License located at 6955 N. Durango Drive, #1114 Las Vegas, NV 89149**

| Printed Name | Signature | Address | Telephone | Email |
|---|---|---|---|---|
| John Shaughnessy | [signature] | 6955 N Durango Dr. #2042 Las Vegas, NV 89149 | 702 767 5712 | |
| Sandra Vanderhoof | [signature] | 6955 N Durango #3103 | (707) 764-2686 | |
| TAMARA Fleming | [signature] | 8112 Cimarron Ridge | 702 256-1887 | |
| eddie DeMeo | eddie DeMeo | 8117 Bonanza CR | 702 575-7274 | |
| Carol Scarpati | Carol Scarpati | 7537 tuffer Lane | 702 497-3634 | |
| Christy Horsington | [signature] | 9025 Townbridge Ave LV NV 89149 | ~~702~~ | C_hasy@hotmail.com |
| Thomas C Kenney | [signature] | 9041 Adorable Ave Las Vegas NV 89149 | 702-215-9907 | |
| Steven Malaney | [signature] | 100 S Martin L King 2052 Las Vegas NV | 702 742 5922 | SIDEWAYS@MAC |
| Dianna Curtis | [signature] | 8250 N Grand Canyon Dr. | 702.253.7379 | |
| Allyson DelaCruz | [signature] | 9145 Echelon Dr. 1008 | 755 2040 | |

10

# PETITION

## August 27, 2010

### Ward 6 Residents Petition in Support of Durango Market's SUP #38909

**We the undersigned do support Durango Market's Special Use Permit for a Package Liquor License located at 6955 N. Durango Drive, #1114 Las Vegas, NV 89149**

| Printed Name | Signature | Address | Telephone | Email |
|---|---|---|---|---|
| John Rondinella | John Rondinella | 4480 Sirus Ave | 702-400-7736 | |
| DIANE Lechefsky | Diane Lechefsky | 6955 N Durango DR Ste 1115 | 702-955-6552 | |
| Wilbert Davis | Wilbert Davis | 1020 Madison | 7079275174 | |
| Jeff Leonard | Jeff Leonard | 9306 DORELL | 7025159145 | |
| DARYL PORTER | Daryl Porter | 6955 N. DURANGO #2109 | 702 349 8363 | |
| KIMBERLY WALLACE | Kimberly Wallace | 6955 N Durango #1049 | 702 834-7480 | |
| Jules Cabrera | Jules Cabrera | 6955 N. Durango #2074 | 702-810-5431 | |
| Terry Hamblet | Terry Hamblet | PO Box 34777 LV NV | 702-308-7122 | |
| BRIAN THURMAN | Brian Thurman | 9533 SOLITUDE CANYON | 810-516-5976 | |
| Debbie Thurman | Debbie Thurman | 9533 Solitude Canyon | 810-252-9050 | |

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AUG 3 1 2010

# PETITION

## August 27, 2010

**Ward 6 Residents Petition in Support of Durango Market's SUP #38909**

**We the undersigned do support Durango Market's Special Use Permit for a Package Liquor License located at 6955 N. Durango Drive, #1114 Las Vegas, NV 89149**

| Printed Name | Signature | Address | Telephone | Email |
|---|---|---|---|---|
| Zachary Lindsey | Zachary Lindsey | 9305 Grassy Butte Ct | 702-506-8896 | zlindsey@gmail.com |
| Anna D | [illegible] | — | N/A | N/A |
| Brenda F. | Brenda Flores | — | N/A | N/A |
| Vince Truth | Vince Truth | — | — | |
| Dana Brown | Dana Brown | | | browndana34@yahoo.com |
| BRET CATTANEO | [illegible] | — | — | — |
| MICKY MILES | [illegible] | | | |
| Beth Glazman | Beth Glaz | 6955 N. Durango Dr. | 702-466-4101 | blg5980@yahoo |
| Elizabeth Brown | Elizabeth Brown | 6955 N. Durango | | |
| Rena Beals | [illegible] | 6955 N. Durango | — | rbeals25@yahoo |

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# PETITION

## August 27, 2010

**Ward 6 Residents Petition in Support of Durango Market's SUP #38909**

**We the undersigned do support Durango Market's Special Use Permit for a Package Liquor License located at 6955 N. Durango Drive, #1114 Las Vegas, NV 89149**

| Printed Name | Signature | Address | Telephone | Email |
|---|---|---|---|---|
| William DiDonato | [signature] | 6039 Quiet Glow Ave LV, NV | 7026229668 | |
| Krystal Marcondl | [signature] | 2975 C. Karen | | |
| D. Belera | [signature] | 6955 N Durango | | |
| Lynda Friend | [signature] | 9416 Kingsley Ct | 419-6923 | — |
| AARON FRIEND | [signature] | 9416 KINGSLEY CT | 237-1033 | — |
| Calder Kurcz | [signature] | 6809 Sweet Pecan St. | 702-349-9337 | |
| Nicolas Herrera | [signature] | 9164 Willow B. | 715-0137 | |
| Ines Cabrera | [signature] | 6955 N Durango #2074 #1005 | 810-5431 | Cabrera-Ines30@yahoo.com |
| MELISSA PHILLIPS | [signature] | 6955 N DURANGO | — | — |
| Michael Conrad | [signature] | 6914 N Campbell | 602 494-1128 | |

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# PETITION

## August 27, 2010

**Ward 6 Residents Petition in Support of Durango Market's SUP #38909**

**We the undersigned do support Durango Market's Special Use Permit for a Package Liquor License located at 6955 N. Durango Drive, #1114 Las Vegas, NV 89149**

| Printed Name | Signature | Address | Telephone | Email |
|---|---|---|---|---|
| Joe markey | [signature] | 6955 N Durango | 542-1123 | |
| Deb Guenther | [signature] | | 702-218-0663 | |
| Veronica Tillman | [signature] | 6955 N. Durango | 944-8569 | |
| Robert Sipple | [signature] | 9675 Elkhorn Rd | 413-5146 | |
| Michael Sweeney | [signature] | 10028 Village Walk Av | 544-8525 | jfmike@gmail.com |
| MAT SZYGOWSKI | [signature] | 9303 GILCREASE | 885-4689 | |
| EDWARD Jones | [signature] | 6955 N Durango Dr | (312)317-6629 | |
| Blair Brockholm | [signature] | 10316 Mark Kahre Ave | 3199813254 | |
| Curtis Bang | [signature] | 7333 misty glow Ct. | 702-210-3228 | |
| GINA RUAN | [signature] | 9132 AIPINEGROVEAVE #103 | (702)715-3252 | |

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AUG 31 2010

# PETITION

## August 27, 2010

**Ward 6 Residents Petition in Support of Durango Market's SUP #38909**

**We the undersigned do support Durango Market's Special Use Permit for a Package Liquor License located at 6955 N. Durango Drive, #1114 Las Vegas, NV 89149**

| Printed Name | Signature | Address | Telephone | Email |
|---|---|---|---|---|
| Darrel Monfe | | 7656 Lithel Valley | 709.2459556 | |
| JANET HOPKINS | | 9525 Valley Vision Ct | 702-395-5699 | |
| Mike Grimes | | 9457 Solitude Canyon | 702-630-9133 | |
| Stephanie Prentice | | 7029 Overhill Ave | 702-275-4619 | |
| Timothy L Swanson | | 9036 Crease Ave #249 | 9025777564 | |
| Jennifer Wallace | | 9457 Solitude Canyon LV NV 89149 | 702-266-5715 | |
| Jess Stuart | | 9432 white ridge LV NV 89149 | 702-379-4457 | |
| ROBERT SHOOKHOFF | | 9328 LONGHORN FALL CT LV NV 89149 | 702.574-7415 | |
| CRISTIN Walker | | 7428 Midnight Rambler St Las Vegas NV 89149 | 702-242-9272 | |
| Chris Hewitt | | 10151 Dorrell lane LV NV 89166 | 702-406-6007 | |

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AUG 31 2010

# PETITION

## August 27, 2010

**Ward 6 Residents Petition in Support of Durango Market's SUP #38909**

**We the undersigned do support Durango Market's Special Use Permit for a Package Liquor License located at 6955 N. Durango Drive, #1114 Las Vegas, NV 89149**

| Printed Name | Signature | Address | Telephone | Email |
|---|---|---|---|---|
| ROBERT COREY | | 6955 N. DURANGO DR 3101, LAS VEGAS, NV | 587-4785 | |
| Ely Prussin | | 8157 Loma Del Ray St. Las Vegas, NV 89131 | 467-5373 | |
| Jessica Perino | | | 494-3241 | |
| JAKE HOLLOWAY | | 10717 Cape Shore Ave Las Vegas, NV 89166 | 455-3512 | |
| Kieran Copperbarger | | 5816 Deer Spring Springs | 762-2382 | |
| Andrew Vandewalle | | 6955 North Durango | 510-3226 | |
| Desmond Abram | | 7545 Oso Blanca | 347-565-5252 | |
| Robert Eblen | | 6725 Boston Peq | 591-2212 | |
| Melvin Killings | Melvin Killings | 8933 Bartonville Ct | 416-6780 | |
| Alexander Porter | | 2151 Vitruvian Way apt #2042 | 638-2599 | |

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AUG 3 1 2010

# PETITION

## August 27, 2010

**Ward 6 Residents Petition in Support of Durango Market's SUP #38909**

**We the undersigned do support Durango Market's Special Use Permit for a Package Liquor License located at 6955 N. Durango Drive, #1114 Las Vegas, NV 89149**

| Printed Name | Signature | Address | Telephone | Email |
|---|---|---|---|---|
| Damon D | [illegible] | 3800 Dukrest | (702) 416-4146 | |
| Maribeth Pangas | [illegible] | 8057 Farthings Hill | 946-0386 | |
| Breckell Maxwell | [illegible] | 3031 Cone Canyon Ct. | 463-1527 | |
| Andrew Appell | [illegible] | 7763 Lunesheppeld Dr. | 533-0558 | |
| Joe Heidt | [illegible] | 9124 Entrancing | 375-1841 | |
| Josh Brunk | [illegible] | 9425 Medford Falls. | 909 273-3286 | |
| Javarius Millender | [illegible] | 6955 N. Durango | (702) 772-6484 | |
| Rene Villalpando | [illegible] | 9516 Havasu Cyn Ave | 702 629 2169 | sttbllcoach@yahoo |
| Baba Siazan | [illegible] | 8453 Cheerfulness | 700-8[illegible] | |
| [illegible] | [illegible] | 1514 Woodward Heights | 510 8707 | |

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# PETITION

## August 27, 2010

RECEIVED
AUG 31 2010

**Ward 6 Residents Petition in Support of Durango Market's SUP #38909**

**We the undersigned do support Durango Market's Special Use Permit for a Package Liquor License located at 6955 N. Durango Drive, #1114 Las Vegas, NV 89149**

| Printed Name | Signature | Address | Telephone | Email |
|---|---|---|---|---|
| Lynn Wadley | [signature] | 8553 Rothmannia Ct Las Vegas, NV | 702-522-0917 | lwadley@hotmail.com |
| M. Tej | [signature] | 6705 Lookout Lodge Ln NLV NV | 702-845-8301 | mandei@gmail.com |
| Kara Bratton | [signature] | 9194 Brilliant Prairie 89147 | 8104941 | kbatten@gmail.com |
| ENRIQUE MENDEZ | [signature] | 9161 VERANDA CT | 562 533-3268 | ENRIQUE2624@yahoo.com |
| Jesus Oviedo | [signature] | 9161 Veranda CT. | 323 926-6983 | gohkun_2020@yahoo.com |
| Jose Barrer | [signature] | 9049 Sprit Cannyon | 702-4063500 | JoseBarrera@yahoo.com |
| Page Maguire | [signature] | 7099 N. Hualapai | 702-628-0588 | KATMYND@HOTMAIL |
| BRANDON OFFENBACHER | [signature] | ~~9161~~ 9210 Horseshoe Station | 702-804-0409 | — n/a — |
| Heather Caffey | [signature] | 7545 Oso Blanca Ka | (702) 576-1580 | hwhite1980@gmail.com |
| Yerryl SAMUELS | [signature] | 9122 Patricko. | 823 0408 | YSAMUELSA.yahoo.com |

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RECEIVED

AUG 3 1 2010

# PETITION

## August 27, 2010

**Ward 6 Residents Petition in Support of Durango Market's SUP #38909**

**We the undersigned do support Durango Market's Special Use Permit for a Package Liquor License located at 6955 N. Durango Drive, #1114 Las Vegas, NV 89149**

| Printed Name | Signature | Address | Telephone | Email |
|---|---|---|---|---|
| Michelle Elliott | | 6834 Relic St | — | pah04044@yahoo |
| DAVID JACKSON | | ↑ ↑ | — | — |
| Chris Davis | | 1110 Grand Seahorse Ct | — | |
| Grace Quiñones | | 6831 N. Campbell rd | 702-419-4771 | |
| Dorcas Gray | | 616 Cowboy Cross | | Dorcasethan73@yahoo |
| Mary Lopez | | 7859 Askew | (702) 489-2742 | Lopezfamily of3 |
| Alvin Lopez III | | 7859 Askew | (702) 809-9010 | @hotma |
| Leisa Glans | | 8557 Akocasia ct. | 702-478-7108 | |
| Raymond Madonia | | 8923 Mossy Hollow Ave | 702-755-3939 | |
| Clifford Hammontree | | 8828 square knot ave | 702-202-7982 | cliffh899@yahoo.com |

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# PETITION

## August 27, 2010

**Ward 6 Residents Petition in Support of Durango Market's SUP #38909**

**We the undersigned do support Durango Market's Special Use Permit for a Package Liquor License located at 6955 N. Durango Drive, #1114 Las Vegas, NV 89149**

| Printed Name | Signature | Address | Telephone | Email |
|---|---|---|---|---|
| Jon Cureton | [signature] | 4701 Lawrence N Las Vegas | 542-6820 | — |
| Monica Marie | [signature] | 6955 N. Durango, Las Vegas | 202-3511 | — |
| Robert Johnson | [signature] | 6351 Sandpiper Way Las Vegas | 772-5073 | — |
| Tom Stetter | [signature] | 13716 Broadview Junction | 419-5610 | — |
| Carl Moyes | [signature] | 1888 Royal Paynes | 725-3629 | — |
| Terry [illegible] | " " | 9640 Ski Point Dr. | — | — |
| Quency Thomas | [signature] | 8217 Spring Arts Ave | 355-2327 | |
| Christy Magsaroc | [signature] | 7632 Concord Heights | 249-9416 | — |
| Josie Gonzalez | [signature] | | 234 3819 | |
| Donald Colbert | [signature] | 6660 Witshington #267 | — | — |

9

RECEIVED

AUG 3 1 2010

# PETITION

## August 27, 2010

**Ward 6 Residents Petition in Support of Durango Market's SUP #38909**

**We the undersigned do support Durango Market's Special Use Permit for a Package Liquor License located at 6955 N. Durango Drive, #1114 Las Vegas, NV 89149**

| Printed Name | Signature | Address | Telephone | Email |
|---|---|---|---|---|
| Sahar Korkees | Sahar Korkees | 8064 Starling View Court Las Vegas NV 89166 | 702)540-7185 | Sahar_Korkees@yahoo.com. |
| JOANNE FILIPPONE | Joanne M Filippone | 6955 N. DURANGO DR. #2038 89149 | 639-1651 | djgizmo@cox.net |
| DAN CIOFFI | Daniel C. Cioffi | 6955 N. DURANGO DR. #2038 | 234-9072 | |
| Kym Roundtree | K Roundtree | 9203 Gilcreast Ave #2207 | 603-674-7408 | kproundtree@hotmail.com |
| Cody Collins | C Coll | 9317 Winterchase Ln Las Vegas NV 89143 | 702 999 7199 | cody-collins1@yahoo.com |
| ERIN MACKEY | E Mackey | 8985 Old River Ave. LV, NV 89149 | 702-275-0268 | erin_mackey@yahoo.com |
| Lisa Lazzaro | Lisa Lazzaro | 6955 N. Durango Dr LV NV 89149 | 702-742-7200 | |
| Paul Lazzaro | Paul Lazzaro | 3701 El Conlon Dr LV NV 89102 | 702-501-1313 | |
| Richard Hill | R Hill | 6955 N. Durango Dr | 702-476-9445 | |
| Bill Sublette | W R Sublette | 5945 N. Grand Canyon Dr Las Vegas, NV 89149 | 702-645-9916 | billsublette@cox.net |

# PETITION

**August 27, 2010**

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**Ward 6 Residents Petition in Support of Durango Market's SUP #38909**

**We the undersigned do support Durango Market's Special Use Permit for a Package Liquor License located at 6955 N. Durango Drive, #1114 Las Vegas, NV 89149**

| Printed Name | Signature | Address | Telephone | Email |
|---|---|---|---|---|
| Jeff McDonald | [illegible] | 9851 Twilight Walk LV NV 89149 | 702 355-2771 | Jeff2614@Gmail.com |
| Rosanne Shepherd | Rosanne Shepherd | 6908 Trace Hollow ST LV, NV 89149 | 702-750-8148 | |
| Robert C Shepherd | Robert C Shepherd | 6908 Trace Hollow ST LV, NV 89149 | 702-430-0011 | |
| Nathan Herrick | Nathan Herrick | 6908 Trace Hollow St LV, NV 89149 | N/A | |
| Carol Caverley | Carol Caverley | 6955 N. Durango DR #3088 | 702 582-3878 | |
| Mike Caverley | Mike Caverley | 6955 N. Durango DR #3088 | 702 582-3878 | |
| Scott Mosley | Scott E Mosley | 7732 Hand wovenct | 702 403-0920 | |
| Randy Kuehn | [illegible] | Indian Springs NV | 233-4259 | |
| Lisi Rickers | | 9425 Higtwien RC | | |
| Frankie Brown | Frankie Brown | 6955 N. Durango Dr. #3088 | 702-2499 | |

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# PETITION

**August 27, 2010**

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**Ward 6 Residents Petition in Support of Durango Market's SUP #38909**

**We the undersigned do support Durango Market's Special Use Permit for a Package Liquor License located at 6955 N. Durango Drive, #1114 Las Vegas, NV 89149**

| Printed Name | Signature | Address | Telephone | Email |
|---|---|---|---|---|
| ARTURO JAIMES | | 6955 N. DURANGO #2004 | (702) 862-0097 | Libisink2006@yahoo.com |
| Joel Tenpenny | | 9613 Eland Ct | (702) 2029935 | DeeStones79@Hotmail.com |
| Matt Gonser | | 9338 Pencil Cedar Ave | 702 622 2873 | — |
| Chris Jones | | 6904 Gothic Marigold St. LV. NV. 89149 | 702-240-7115 | — |
| Levia Hayes | | 7135 Cabinteeost #101 LV. NV 89149 | 702-562-1686 | |
| Noah Grimm | | 7129 Antique Olive St. 89149 | 702-610-0135 | |
| Teia Harris | | 10001 Peace way #2198 LV. 89147 | 702-927-4885 | sexygirlsatvegas@yahoo |
| Shyce Harris | | 2010 Hidden Cave Ct 89149 | 702-804-1040 | |
| GABES Anchez | | 8997 Darrell Ln | 702-558-2227 | — |
| CHARLES THOMPSON | Charles Thompson | 4664 NELLIS E L.V. | 702 510-7731 | — |

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# PETITION

**August 27, 2010**

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**Ward 6 Residents Petition in Support of Durango Market's SUP #38909**

**We the undersigned do support Durango Market's Special Use Permit for a Package Liquor License located at 6955 N. Durango Drive, #1114 Las Vegas, NV 89149**

| Printed Name | Signature | Address | Telephone | Email |
|---|---|---|---|---|
| Leontyne Sloan | Leontyne Sloan | 2349 Statham Ave NLV 89081 | 702-3996548 | lsloan05@embargmail.com |
| DAWN McConnell | [illegible] | 9928 Kalahari Ct | 702-752-3457 | Inosints@gmail.com |
| Mike Lorenz | [illegible] | 7219 Silver Valley | 702 325 5020 | |
| JOHN M. SIMO | John M. Simo | 6020 MONTECITO WAY | 702) 658-9336 | Flyboy4414@COX.NET |
| Scot Amorose | Scot Amorose | 6732 Boston Tens | 517-294-9140 | |
| Carlos Rentero | Carlos Rentero | 2850 Cedar #120 | 8081242 | |
| Cynthia Cary | [illegible] | 9461 Hala Sa Cary | 324-3188 | Cyn.nauk.yahoo |
| Wednesday Janis | [illegible] | 7049 Knob Creek St #103 | 247-6281 | Wednesdayjanis@gma |
| Daniel Mitchell | Daniel Mitchell | 8250 N Grand Canyon #1281 | 702 351-2639 | Danny2Timeso@yahoo.com |
| DAVID TUTTLE | [illegible] | LV, NV 89166<br>9145 Echalon Point<br>Lv, NV 89141 | 702) 666-5432 | |

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# PETITION

**August 27, 2010**

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**Ward 6 Residents Petition in Support of Durango Market's SUP #38909**

**We the undersigned do support Durango Market's Special Use Permit for a Package Liquor License located at 6955 N. Durango Drive, #1114 Las Vegas, NV 89149**

| Printed Name | Signature | Address | Telephone | Email |
|---|---|---|---|---|
| Matsuda, Nathan | [illegible] | 1712 Mexican Poppy St. Las Vegas, NV. 89128 | (702) 869-0059 | |
| Conroy, Sarah | Sarah Conroy | 6822 Relic St LV NV 89149 | (702) 612-4282 | |
| DARVIOUS ALEXANDER | [illegible] | 7308 LA MONA CRT | (702) 325-2584 | NINASMILIE@YAHOO |
| Thomas MAZINTAS | [illegible] | 8941 David allen ct | (702) 202-1486 | |
| BRETT SCHMIDT | [illegible] | 9145 ECHELON POINT DR LV NV | (702) 782-4055 | |
| Kendall Carder | Kendall Carder | 9017 HORIZON DR. | (702) 3286371 | — |
| SOHA ZORA | Soha Zora | 3637 Oakcliff Dr. LV, 89149 | (702) 685-5525 | |
| Ryan Wilson | [illegible] | 9323 Horseshoe Basin Ave Las Vegas NV 89149 | 702-334-0937 | |
| Kimberly Powell | [illegible] | 10151 Dorrell Lane Las Vegas NV 89166 | (702) 629-6053 | kenvious@yahoo.com |
| KENNETH GIBBONS | [illegible] | 8936 ADDISON WALK CT LAS VEGAS NV 89149 | (702) 215-5325 | |

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# PETITION

## August 27, 2010

**Ward 6 Residents Petition in Support of Durango Market's SUP #38909**

**We the undersigned do support Durango Market's Special Use Permit for a Package Liquor License located at 6955 N. Durango Drive, #1114 Las Vegas, NV 89149**

| Printed Name | Signature | Address | Telephone | Email |
|---|---|---|---|---|
| Hosea Tate | [signature] | 9101 W. Dorrell Ln | (702) 428-5367 | N/A |
| Tamara Fulde | [signature] | 5304 Pacific Opal Ave. LV NV 89131 | (702) 521-5737 | |
| Nelson Holly | [signature] | 6043 Carlsbad Ave LV NV 89156 | 702 883 0008 | N/A |
| Brian Duncan | [signature] | 8152 Hodgson Mill Ct L.V. 89131 | (702) 275-7762 | N/A |
| Kevin Frenchman | [signature] | 3820 Begonia Blush Dr. Las Vegas. 89166 | (702) 354-8325 | N/A |
| Eric Radcliffe | [signature] | 6812 Pleasantville | 702 400 4167 | N/A |
| Paula Gifford | [signature] | 6405 TRACE Hollow | 702 234 1727 | N/A |
| Angela Keesha | [signature] | 8521 LAWSONIA Ct. | 702 481 8973 | |
| M. Jewel Radcliffe | [signature] | 9304 Enchanted Bd | 702-4566151 | |
| Emily Tucker | [signature] | 8993 Dorrell Ln | 702 7567742 | N/A |

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# PETITION

## August 27, 2010

**Ward 6 Residents Petition in Support of Durango Market's SUP #38909**

**We the undersigned do support Durango Market's Special Use Permit for a Package Liquor License located at 6955 N. Durango Drive, #1114 Las Vegas, NV 89149**

| Printed Name | Signature | Address | Telephone | Email |
|---|---|---|---|---|
| Tony Ingabbe | [signature] | 5505 Greenley Gardens St LVNV 89081 | 702-689-6082 | |
| Karen Ryan | [signature] | 6955 N. Durango 1115-212 LVNV 89149 | 702 238-3857 | |
| Kenny Payne | [signature] | 9125 Spirit Cayon St. LAS Vegas NV 89149 | 702 994 8424 | KPAYNE@cox.net |
| [illegible] | [signature] | 9168 Umberland Ave Las Vegas NV 89132 | 702 576-4256 | |
| Charles Schaffner | [signature] | 4813 Palm tree ct 89131 | (702) 785-4788 | |
| Megan Cheek | [signature] | 9293 Vervain Ct. 89149 | (702) 658-2741 | |
| GILBERT ROLAND | [signature] | 2657 WINDMILL PKWY | 702.523-9877 | |
| Chad Girndt | [signature] | 8925 Paula Jean | 254-733-3577 | |
| Derek Buckler | [signature] | 8925 Paula Jean Ave | 512-709-5403 | dlbuckler@gmail.com |
| Dave Franke | [signature] | 7604 Quiet Springs 89149 | 876-9036 | |

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# PETITION

## August 27, 2010

**Ward 6 Residents Petition in Support of Durango Market's SUP #38909**

**We the undersigned do support Durango Market's Special Use Permit for a Package Liquor License located at 6955 N. Durango Drive, #1114 Las Vegas, NV 89149**

| Printed Name | Signature | Address | Telephone | Email |
|---|---|---|---|---|
| Sandra Dietrich | [signature] | 6955 N Durango 3077 | 702-409-1331 | Sandu21@att.net |
| Joe Martinez | [signature] | 8931 Mossy Hollow | 702-762-6870 | Tattoogorm@aol.com |
| Cory Yeargan | [signature] | 9128 Spirit Canyon | 702-234-8734 | Crookymunstr@hotm |
| Seth Babcock | [signature] | N/A | N/A | bronsondunkleman@yahoo.c |
| Victor Frias | [signature] | N/A | (702) 327-4978 | |
| Frank Norman | [signature] | N/A | 702-339-9897 | |
| Joel maldonado | Joel maldonado | N/A | 408-401-4798 | |
| Alonso Flores | Alonso Flores | 901 Baker Ave Las Vegas NV | (702) 689 3935 | |
| Todd Jackson | [signature] | 7417 Delicious Ct | (702) 542-5055 | TEJACKSONSR@YAHOO.com |
| Tammi Maiden | [signature] | 7417 Delicious Ct | (702) 742-7929 | |

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# PETITION

**August 27, 2010**

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**Ward 6 Residents Petition in Support of Durango Market's SUP #38909**

**We the undersigned do support Durango Market's Special Use Permit for a Package Liquor License located at 6955 N. Durango Drive, #1114 Las Vegas, NV 89149**

| Printed Name | Signature | Address | Telephone | Email |
|---|---|---|---|---|
| Christian Guzman | [signature] | 7318 Fools gold st LV NV 89149 | (702) 927-7625 | Christianiguzman@Hotmail.com |
| [illegible] | [signature] | | 702 418 7765 | [illegible]@Hotmail.com |
| Von-Sheila Reed | Von Shila Reed | 6955 N Durango Dr #2059 | 702-541-0523 | |
| Robert Colburn | Robert Colburn | Her 38 Box 105 Mt Charleston 89124 | 702 237 2017 | |
| THOMAS DAKE | [signature] | 9353 LADYFINGER CT | 702-767-9522 | tdake77@hotmail.com |
| Maria Ross | [signature] | 8408 Vivid Violet Ave | 702 515-1551 | RiA603@yahoo |
| [illegible] Digales | [signature] | 8224 Ebony Peak St | 702 376-6871 | [illegible]@gmail |
| Maria Benvenuto | Maria Benvenuto | 8224 Ebony Peak St | 702 3963314 | — |
| Nicole Smith | [signature] | 7545 Oso Blanca Pkwy | 702 629-2253 | Nickey143@aol.com |
| Kyle Dawkins | [signature] | 1 Aclay st LV 89115 | 336/455/0241 | kal_expo@yahoo.com |

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# PETITION
## August 27, 2010

**Ward 6 Residents Petition in Support of Durango Market's SUP #38909**

**We the undersigned do support Durango Market's Special Use Permit for a Package Liquor License located at 6955 N. Durango Drive, #1114 Las Vegas, NV 89149**

| Printed Name | Signature | Address | Telephone | Email |
|---|---|---|---|---|
| Trever Lane | | 8221 Hoffler Ct. | 702-769-4915 | Trevlasvegas@yahoo.com |
| Madreia Crawford | Madreia Crawford | 9457 Milkweed Canyon | 702-576-1548 | madreia@yahoo.com |
| Coleman Harris | | 2116 Bachelor Ct | 702-213-6006 | big.drastik420@gmail.com |
| Matt Litzinger | | 7048 Caribou Ridge St #103 | 702-468-9234 | MAL_Ltz@hotmail.com |
| Randal Murillo | | 5850 Skypointe dr. | 702-275-6635 | |
| Chris Diaz | | 7935 Dexter falls | 702 526-1580 | |
| Charles Fuds | | 9012 Glenstar Gate Ave | 702-630-9752 | info@charlesfud.com |
| Wynikia Nava | | 513 N. 12th st #B | 702-418-8385 | NIKNAKN@TMail.com |
| Shontayia Dennis | | 513 N 12th ST #B | 702 824-2841 | Princess1ov103@yahoo. |
| Darla Baek | Darla Baek | 8250 Grand Canyon Dr #177 | 702809-2666 | N/A |

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# PETITION

## August 27, 2010

**Ward 6 Residents Petition in Support of Durango Market's SUP #38909**

**We the undersigned do support Durango Market's Special Use Permit for a Package Liquor License located at 6955 N. Durango Drive, #1114 Las Vegas, NV 89149**

| Printed Name | Signature | Address | Telephone | Email |
|---|---|---|---|---|
| Rochelle Lemons | [signature] | 6815 Momentos LV NV 89149 | 702)635-6976 | |
| Michael Marg | [signature] | 6955 N Durango | (951)664-5831 | |
| Jeff Ferguson | [signature] | 9333 Gilcrease Ave | 702 942 6600 | |
| George Smith | [signature] | 6777 BlueBell | 702 756-0284 | |
| Karen Brown | [signature] | 6955 no Durango Dr. | 702-441-3856 | Kbecolorblind@aol.co |
| Michael K. Moore | [signature] | 6867 Momentos DR L.V. | 702-818-5303 | Michael KMoore@Live.a |
| DeShawn Temple | [signature] | 6857 Sweet Pecan St | (702)254-0084 | Deshawn@yahoo.com |
| Nick Pfarr | [signature] | 10323 Settlers Run | 336-4500 | |
| JEFF Groom | [signature] | 4712 Bannister Ln | (702)360-0600 | |
| Mike Bailey | [signature] | 7848 Ithaca Falls St. | (702)885-1621 | |

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# PETITION
## August 27, 2010

**Ward 6 Residents Petition in Support of Durango Market's SUP #38909**

**We the undersigned do support Durango Market's Special Use Permit for a Package Liquor License located at 6955 N. Durango Drive, #1114 Las Vegas, NV 89149**

| Printed Name | Signature | Address | Telephone | Email |
|---|---|---|---|---|
| LaWanda Burks | LaWanda Burks | 8451 Lucero Ave | 7023846426 | lllaswondo@aol.com |
| Trish Kerry | | 10359 Softfall Ln | 702 375-9765 | — |
| CLIFF Howay | | 9808 Sienna Valley | 702 648-3011 | — |
| Christy Mays | Christy Mays | 9017 High Horizon | (702)808-8661 | — |
| Nathan Pinkney | | 9421 Moonsplash ct | 702 684-7189 | — |
| Chad Carpenter | | 9540 Victory Garden | 533-5928 | |
| Kimberly S Swanson | Kimberly S Swanson | 9033 mossy Hollow ave | 7026657138 | |
| Kim R | | 9745 E. Teeton Ave #104 | 702 6666 7414 | |
| Andrew White | | 7640 Highland Pony st | 702 461-6695 | — |
| Mari White | | 7640 Highland Pony st | 714-402-3883 | — |

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## August 27, 2010

**Ward 6 Residents Petition in Support of Durango Market's SUP #38909**

**We the undersigned do support Durango Market's Special Use Permit for a Package Liquor License located at 6955 N. Durango Drive, #1114 Las Vegas, NV 89149**

| Printed Name | Signature | Address | Telephone | Email |
|---|---|---|---|---|
| Shawn Lodwick | | LAS Echelon Point | 755-0186 | |
| CRAIG MARALDO | | 6955 N. DURANGO | 515-0951 | |
| JEFF LISTON | | 9525 SPRING SUNSET CT | 496-2323 | |
| Terrell Winbush | | 6955 Durango #2057 | 764-0992 | |
| BRIAN DASHER | | 9268 ENCHANTED GROVE | 301 0877 | |
| Patrice Hall | | 6955 Durango #1108 | 418-7765 | |
| | | 6955 Durango #1071 | 982-3025 | |
| JOHNNY GOMEZ | | 7712 TURTLE HAVEN | 409 8375 | |
| Verleda Burge | | [illegible] Campbell | 313 [illegible] | |
| Dave Woodrow | | 6955 N Durango 2007 | 951-454-7122 | |

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## August 27, 2010

**Ward 6 Residents Petition in Support of Durango Market's SUP #38909**

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| Printed Name | Signature | Address | Telephone | Email |
|---|---|---|---|---|
| JASON DAVIS | Jason Davis | 6224 Sterling Ranch Wy | 702-771-9957 | jbordg@hotmail.com |
| ERIC SWANSON | Eric Swanson | 9033 Mossy Hollow Ave | 702-604-2671 | |
| Paula COBB | Paula Cobb | 7065 Kuch Creek St #101 | 702-591-1822 | |
| James Smith | James Smith | 5968 Running Dog Ct. | 702-561-9234 | |
| Nelson Lee | Nelson Lee | 9465 W. Hammer Ln | 801-571-1515 | |
| Felica Tillman | Felica Tillman | 6995 N. Durango Dr. | (702)656-5778 | fmarkeshia@yahoo.com |
| DANIELLE WHITE | Danielle White | 6955 N. Durango #1008 | 541-591-5028 | |
| DARIO ROMERO | Dario Romero | 6955 N. Durango #1008 | 541 363-2209 | |
| Markeshia Tillman | Felica Tillman | 6995 N. Durango Dr. | (702)656-5778 | fmarkeshia@yahoo.com |
| Louise Tillman | Louise Tillman | 1608 modern H St. | (702)685-5068 | |

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| Printed Name | Signature | Address | Telephone | Email |
|---|---|---|---|---|
| MARC MCNEAL | | 6705 Blue Ball | 702 656-7334 | |
| Nichole Bujalski | | 9232 Longhorn Falls | 7023558633 | |
| Arthur Guy | | 9232 Longhorn Falls | 7023539806 | |
| Tina Padilla | | 9924 Markhorn | 702 405944 | tpadilla3513@yahoo |
| Dion LaBranch | | 9745 Grand Teton Dr. 1002 | 702622-3612 | Kneeondion@aol.com |
| Scott Boutin | | 7065 Knobs Crest St Fol LV NV 89149 | 702-242-0732 | |
| Greg Robin | | 9303 Gilcrease | | |
| Howard | | 2015 Penn | 702 396-6626 | |
| Tim Smith | | 6955 N. Durango Apt 2077 | 702 234 4225 | |
| Brian White | | 8407 Quarentina Ave 89149 | | |

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| Printed Name | Signature | Address | Telephone | Email |
|---|---|---|---|---|
| CARI D Reid | Cari D Reid | PO BOX 130 INDIAN SPRING | 702-555-7261 | N/A |
| ERIN OHAIKA | [illegible] | 9211 Brownstone Lyde | 702-617-2557 | |
| Dominique Lawson | Dominique Lawson | 6955 N. Durango | 510-927-7707 | N/A |
| SHERRY GRAY | [illegible] | 6955 N. Durango | 702-689-8778 ~~323~~ | N/A |
| ESSENCE HANKINS | [illegible] | 6955 N. DURANGO | SAME # | N/A |
| Juan Mura | [illegible] | 8064 Farthing Hill | 702 348-7767 | |
| Earl Alexander | [illegible] | 6955 N Durango | 702 5774761 | N/A |
| Patrice Kelly | [illegible] | 9453 White Ridge | 617 763-2995 | |
| David Blakey | [illegible] | 3091 Durango | 702-3434117 | N/A |
| Melissa Kinas | Melissa Kinas | 7333 Misty Glow Ct | 702-505-0209 | N/A |

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| Printed Name | Signature | Address | Telephone | Email |
|---|---|---|---|---|
| Curtis Wilson | [signature] | 6955 N. Durango Unit 2019 | | wasserkuhlervdub@yahoo |
| Latasha Campbell | [signature] | 6955 N. Durango 2051 | | |
| LAKisha Pitts | [signature] | 6955 N Durango unit 2051 | | Kishap01@yahoo |
| Nicole Sims | [signature] | 8920 Cambridge Glenck | 533-0717 | Nicole-Sims@Apria.com |
| Stacia Mehl | [signature] | 7621 Faded Filigree St | 395-9120 | |
| TOM ZUKAKIS | [signature] | 7621 Faded Filigree St | 595-6061 | |
| EARL ROUSE | [signature] | 6857 Sweet Pecan St LV NV 89149 | 541 2230 | |
| Josh Clayton | [signature] | 8133 Starling View Ct LV, NV 89166 | 261-4647 | |
| LOUIE MORALES | [signature] | 6611 Colorado Spruce Las Vegas NV 89149 | (702)606-9636 | louie25@cox.net |
| MEL APRUEBO | [signature] | 9109 Spirit Canyon LV. NV 89148 | (702)445-5747 | N/A |

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# PETITION

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| Printed Name | Signature | Address | Telephone | Email |
|---|---|---|---|---|
| Jessica Wilson | [signature] | 5701 Pacific Opal Ave Las Vegas NV 89131 | 517974-5377 | Jessicagerman@yahoo.com |
| Kelly Schuster | [signature] | 9312 Thunder Falls Ct. LV, NV 89149 | (702)280-4566 | AKRibas13@gmail.com |
| Esther Diedrich | Esther Diedrich 7212 Gentle Valley LV NV 89149 | | 702655-7228 | Auntmo63@AOL.COM |
| MICHAEL JOHNSTON | [signature] | 13307 PLUTO ROCK LN #102 LAS VEGAS, NV 89128 | (650)776-1108 | [illegible] |
| CHRIS LOWER | [signature] | 10809 Mystic Shore LV NV 89166 | (702)354-6335 | maddynick2003@yahoo.com |
| ROBERT GRAINPIEW | Robert Grainpiew | 9803 Gilcrese L.V. NV. 89149 | (702) 645-2015 | |
| LINDA COLANDER | [signature] | 7320 Silver Spirit St. 89131 | 702 281-3747 | |
| Lauren Fisher | [signature] | 8997 Dorrell Ln 773 | 220-4099 | [illegible] |
| [illegible] | [signature] | | | |
| Robert Szalay | [signature] | 8937 Amy Olivia Ave | (702) 860-6689 | Rob.szalay@yahoo.com |

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| Printed Name | Signature | Address | Telephone | Email |
|---|---|---|---|---|
| Justin Sorken | Just Sorkel | 10151 Dorrell | 702 3354011 | J.Sorken@Gmail.c |
| Bland Coulter | Bland Coulter | 9017 High Horizon | | — |
| Courtney Hurdle | [illegible] | 3040 E. Charlston | 702-475-1696 | |
| Shawn Hutchings | S. Hutchings | 9000 Old River Ave | 702-8184206 | — |
| Nathan Allen | [illegible] | 9313 Palmer House Ave | 702-308-6688 | |
| Jorge Rivadera | [illegible] | Palacio & Loreto Ap. & Fam. Osoblanca | 702-764-2068 | |
| Brandy Massey | [illegible] | 6955 N Durango Dr 1037 Las Vegas, NV 89149 | 702-883-6177 | parents of Zane@yahoo.com |
| Casey Rector | Casey Rector | 7817 Territorial Sk | 702-449-9311 | |
| Cameron Hutchings | C Hutchings | 9000 Old river | 702-818-4206 | |
| Dean Mate | [illegible] | 6913 Gothic Marigold St | 360-420-2001 | |

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**Ward 6 Residents Petition in Support of Durango Market's SUP #38909**

**We the undersigned do support Durango Market's Special Use Permit for a Package Liquor License located at 6955 N. Durango Drive, #1114 Las Vegas, NV 89149**

| Printed Name | Signature | Address | Telephone | Email |
|---|---|---|---|---|
| Michael Borden | | 6955 N Durango 2057 | (702) 373-[illegible] | mjizzle79@yahoo.com |
| Carrie Benner | | 8914 Mossy Hollow Ave | 714) 514-4267 | |
| Robyn Predmore | Roby Predmore | 8984 Barnwell Ave. | 702-395-0986 | |
| Ryan Tate | | 9957 Scenic Walk Ave | 702-373-1033 | |
| Ian Johnson | | 8132 Hesperider Ave. | 702-845-3253 | |
| Shonda Decker | | 4982 N Campbell | 702-242-9740 | |
| Lyndell Lewis | | 7712 Unicorn Tapestry | 702-666-4780 | |
| Joe Kalisek | | 3242 cactus Wheat Lane | | Srider@hotmail.com |
| Jeremy Cullers | | 4661 Cattle St | | |
| Sean TUTTLE | | 7855 Deer Springs | (702) — | — |

10

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# PETITION

## August 27, 2010

**Ward 6 Residents Petition in Support of Durango Market's SUP #38909**

**We the undersigned do support Durango Market's Special Use Permit for a Package Liquor License located at 6955 N. Durango Drive, #1114 Las Vegas, NV 89149**

| Printed Name | Signature | Address | Telephone | Email |
|---|---|---|---|---|
| Angela Jones | [signature] | 9745 Grand Teton | 213-259-7915 | Realtor Angela 661 @ AOL. |
| Dwayne Sanchez | [signature] | 6430 Iguassu Falls | 370-3010 | |
| Laurel Quinn | [signature] | 6529 MacDougle St LV | — | — |
| Jen Messinger | [signature] | 5029 Tropical Cliff | 241-0316 | |
| B Gates | B Gates | 6740 Old Valley | — | — |
| Kevin Harrington | Kevin Harrington | 6955 Durango | 415-684-5569 | — |
| Liana Morgan | [signature] | 9133 Camp Light Ave #101 | 306-0573 | — |
| Rosemary Nagasuba | [signature] | 7545 Oso Blanca rd | 702 581 3141 | — |
| Joey Devine | [signature] | 9453 White Ridge Ave | 702-279-3223 | — |
| Patricia Conat | [signature] | HCR 38 Box 326 Mt. Charleston 89127 | 7024764243 | — |

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# PETITION

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| Printed Name | Signature | Address | Telephone | Email |
|---|---|---|---|---|
| Jennie Skeens | [signature] | 7205 Glen Shire Ct 89149 | (702) 340-4154 | |
| Diana Wheelock | [signature] | 9017 Dorrell Ln 89149 | (702) 325-9320 | |
| Jesse Mascitelli | [signature] | 6923 China Ridge Ct 89149 | 702-875-5309 | |
| Melissa Blatman | Melissa Blatman | 6863 Momentos 89140 | 461-7264 | |
| CHRISTIAN HDEZ | [signature] | 7545 Osa Blanca | (714) 649 9563 | |
| Gina Perez | [signature] | 8250 Grand Canyon Dr #12183 89166 | 702-772-0829 | |
| Jillian Miller | Jillian Miller | 6817 N Campbell Rd. | (702) 742-0296 | |
| Sharon Breaux | [signature] | 6812 Sweet Pecan St | (702) 541-4152 | |
| Andre William | Andre William | 6812 Sweet Pecan St | (702) 883-3807 | |
| [illegible] | [signature] | 4325 W. Rome Blvd. | 486 5000 | |

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# PETITION

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| Printed Name | Signature | Address | Telephone | Email |
|---|---|---|---|---|
| Carmen Escobedo | Carmen Escobedo | 6955 N Durango | 685-1128 | |
| LAURENCE LONG | [illegible] | 8010 Palm Cove Ct | 655-1246 | |
| Josh James | [illegible] | 8529 Copperside Ave | 702 363-4639 | |
| RAMA AKASH | [illegible] | 9145 ECHELON PT | 702 544 4500 | |
| JACKIE SMITH | [illegible] | 9145 ECHELON PT | 702 238-6475 | Qoses@yahoo.com |
| Chris Woolman | Chris Woolman | 6955 N Durango | 702-752-8502 | |
| Holli Woolman | Holli Woolman | 8900 Goldstone Ave | 461-9867 | |
| TED SMITH | [illegible] | 8900 GOLDSTONE | 461-9867 | |
| DARREN MITCHEL | [illegible] | 9113 CRAVEN AVE | 702 768 7918 | |
| Nina Gouden | [illegible] | 2150 N Tenaya Way #1016 | (951) 742-6201 | harmaani@yahoo.com |

8

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# PETITION

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| Printed Name | Signature | Address | Telephone | Email |
|---|---|---|---|---|
| Tom Fava | [signature] | 9069 Tantalizing Ave | 702 755-6999 | Ton2v69@gmail.com |
| Javier | [signature] | NE | 702 4015507 | |
| Victor Ramirez | [signature] | | 702 325-4837 | anothe.wordforthe@gmail |
| Brent Buckley | [signature] | 5051 Villa Pulido St | 702-655-9550 | — |
| Dean Stemmer | [signature] | 1500 Desert Rigade | 702 2105826 | — |
| Sarah Lora | [signature] | 7540 Florine Ave | 702-336-8997 | mylifeismygirl5@gmail.com |
| Tyson Subia | [signature] | 8944 Catlina canyon ct 89149 | 702 4133625 | TMan1121 66 yahoo |
| [signature] Aaron Rounds | [signature] | N/A | N/A | Tasmep18@Gmail |
| DAN FILIPPONE | [signature] | 6955 N DURANGO DR #2038 | N A | N/A |
| Amber Turney | [signature] | 5815 W. Agate Ave | N/A | N/A |

8

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AUG 31 2010

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**Ward 6 Residents Petition in Support of Durango Market's SUP #38909**

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| Printed Name | Signature | Address | Telephone | Email |
|---|---|---|---|---|
| Travis Verzich | [signature] | 6712 old valley st | 355-6278 | JBH24@Hotmail |
| Christina Ley | [signature] | 7560 Swan Cove Ct | 3270125 | Christina Ley |
| Shawn Clayton | [signature] | 8915 Snow Trace | 65851-20 | |
| Gabriel Aadarme | [signature] | 9775 Severence Ln. Las Vegas NV. 89149 | 726-1901 | Kthnxbi@gmail.com |
| D. Scott Dungan | [signature] | 6955 N Durango Dr 89149 | (702)452-9453 | DSCOTTD1701@YAHOO.COM |
| Jason Luxem | [signature] | 9526 Michelle Falls Ave | 702-417-4650 | |
| Jerry Rodriguez | [signature] | 6995 N Durango | 702-927-1081 | |
| Doug Cox | [signature] | 8957 Amy Olivia Ave | 210-787-0529 | |
| Angela Cox | [signature] | 8957 Amy Olivia Ave | 210-478-6828 | |
| Tahira H Bobo | [signature] | 6709 Kostner St | 702-439-4094 | TAstiebud@YAHOO |

9

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AUG 31 2010

# PETITION

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**Ward 6 Residents Petition in Support of Durango Market's SUP #38909**

**We the undersigned do support Durango Market's Special Use Permit for a Package Liquor License located at 6955 N. Durango Drive, #1114 Las Vegas, NV 89149**

| Printed Name | Signature | Address | Telephone | Email |
|---|---|---|---|---|
| Scott Fausle | [signature] | 8945 Rudien Creek Ave LV, NV 89149 | 702-237-1260 | Scottfausle@msn.com |
| Murchelle Jackson | [signature] | 9409 Arcadia Woods Pl. 89149 | 702-478-9895 | ixmonny@yahoo.com |
| Kelli Gomez | [signature] | 9056 Patrick Henry Ave | 702-430-8191 | kgomez65@cox.net |
| Justin Salyer | [signature] | 9303 Gilcrease #1086 | 702-302-6346 | Ali.Revw@Gmail.com |
| Louie Maldonado | [signature] | 8976 High Horizon | 702 883-2215 | |
| Zuyma Bonilla | [signature] | 6955 N. Durango Dr. #2046 | | bonillazay@yahoo.c |
| Richard Koran | [signature] | 9069 TANTALIZING AVE | 678-9695 | |
| Sy Hernandez | [signature] | 6955 N. Durango 2004 | 6863649 | SySy Hernandez@aol.com |
| Gema Jaimes | [signature] | 6955 N DURANGO Dr. #2004 | 862-0097 | gemazart@yahoo.com |
| Aaron McDal | [signature] | 9412 Willow St. | 765-2518 | |

6

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

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

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

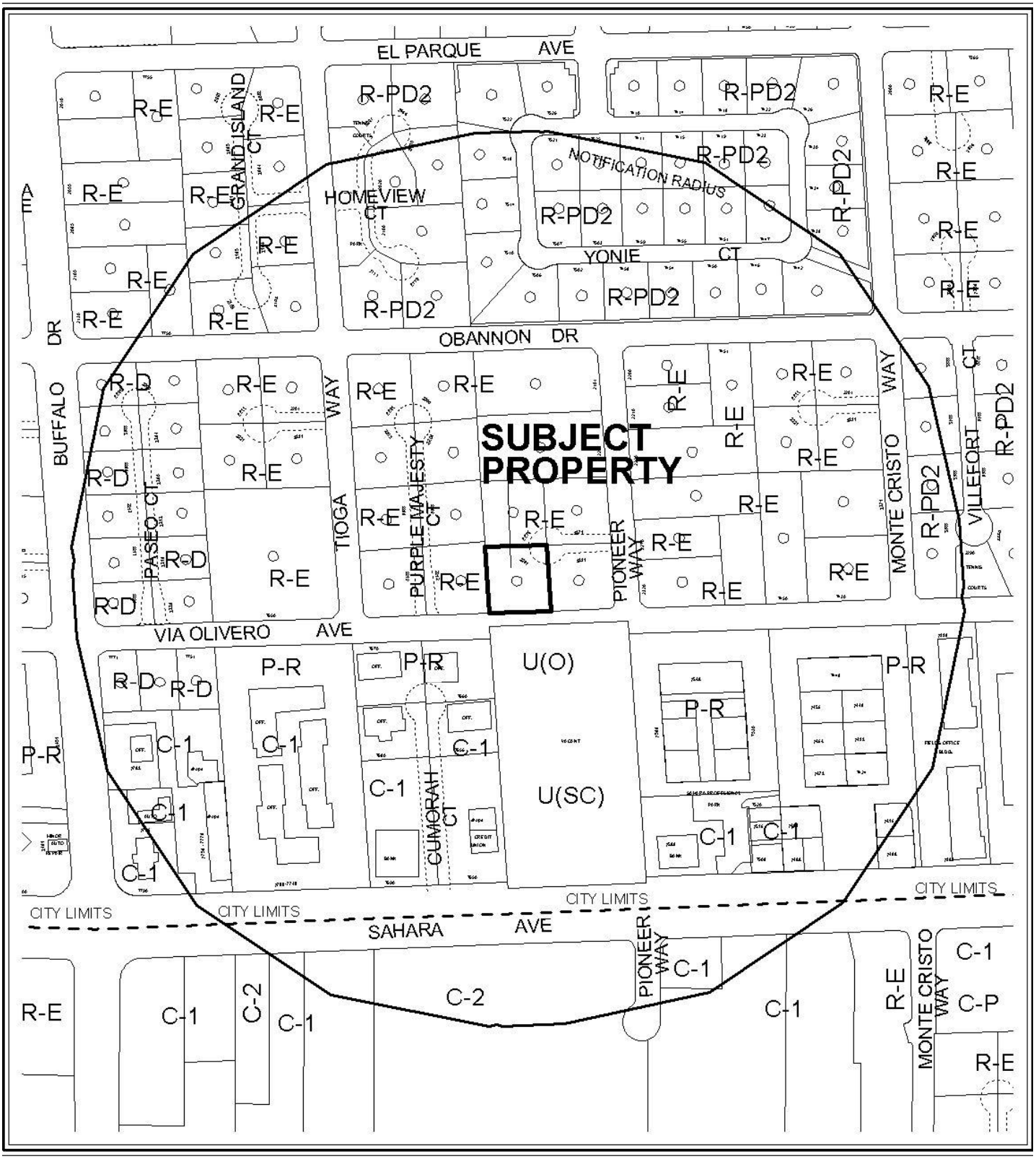
**SUBJECT:**
VAR-39068 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ROXANNE SHERIDAN - Request for a Variance TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE THREE FEET IS REQUIRED on 0.54 acres at 2281 South Pioneer Way (APN 163-03-402-007), R-E (Residence Estates) Zone, Ward 1 (Tarkanian). Staff recommends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

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

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

**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



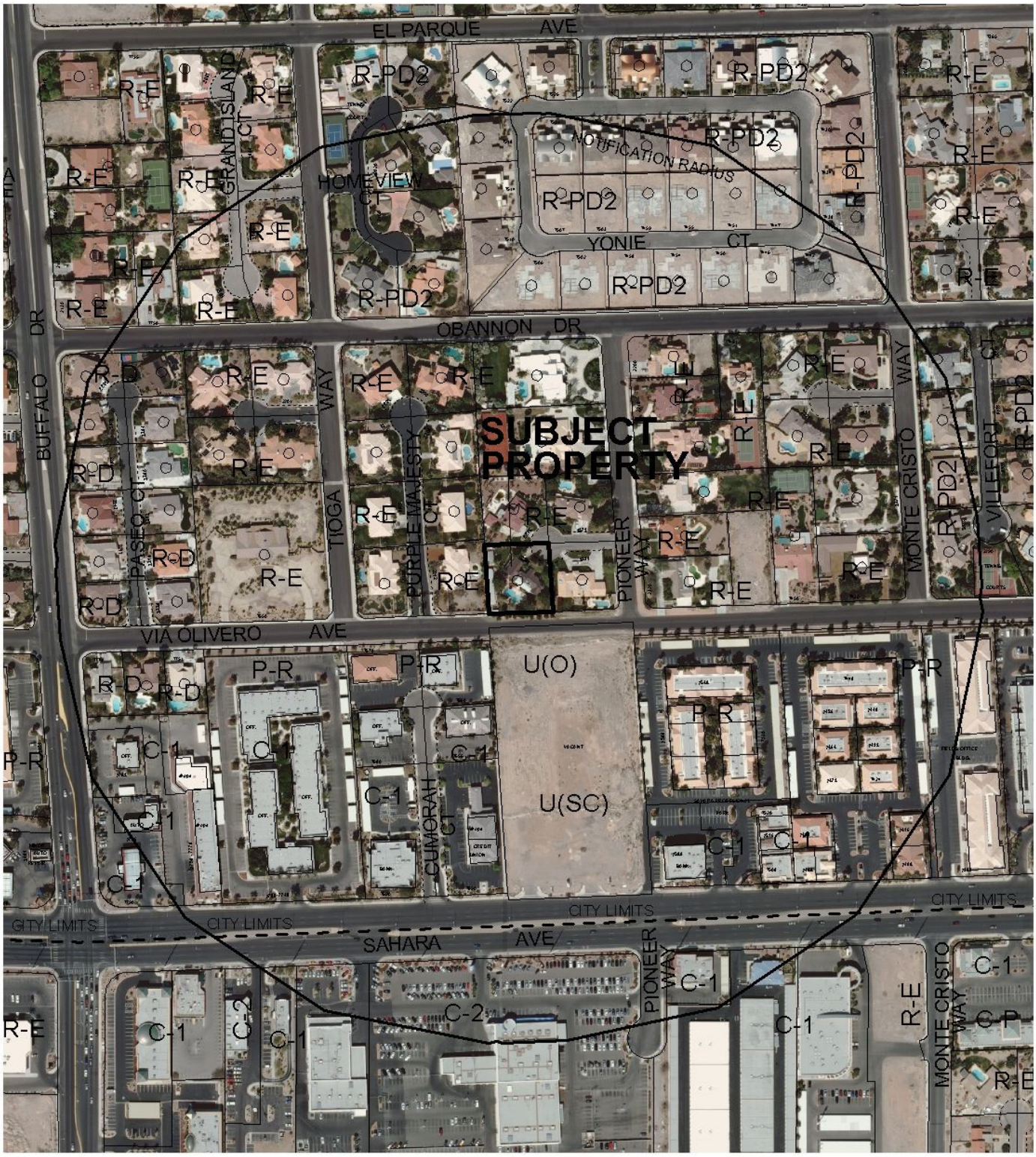

0 300 600 Feet

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

**RADIUS:** 1000 FT

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

N




0 300 600 Feet

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

**RADIUS:** 1000 FT

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

N

PLANNING & DEVELOPMENT

# PLANNING & DEVELOPMENT DEPARTMENT

## STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: Roxanne Sheridan

Name of Applicant: (SAME)

Name of Representative: BILL SPAULDING

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

_____ Yes ✓ No

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

City Official: N/A

Partner(s): N/A

APN: N/A

Signature of Property Owner: Roxanne Z Sheridan

Print Name: Roxanne Zana Sheridan
AKA Roxanne Welsh Sheridan

Subscribed and sworn before me

This _____ day of _____, 20__

SEE ATTACHED CALIFORNIA JURAT

_____
Notary Public in and for said County and State



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AUG 03 2018
City of Las Vegas

# CALIFORNIA JURAT WITH AFFIANT STATEMENT

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

1
2
3
4
5
6

Signature of Document Signer No. 1

Signature of Document Signer No. 2 (if any)

State of California

County of MARIN

Subscribed and sworn to (or affirmed) before me on this 1ST day of JULY, 2010, by

(1) ROXANNE ZONA SHERIDAN,

Name of Signer

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

(and

(2) _____,

Name of Signer

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

Signature _____

Signature of Notary Public

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

Place Notary Seal Above

## OPTIONAL

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

**Further Description of Any Attached Document**

Title or Type of Document: STATEMENT OF FINANCIAL INTEREST

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

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

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

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PLANNING & DEVELOPMENT

# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

**Application/Petition For:** Pool Room / Summer Outdoor Kitchen

**Project Address (Location)** 2281 S. Pioneer Way Las Vegas, NV

**Project Name** Residence **Proposed Use** Pool

**Assessor's Parcel #(s)** ~~310320052~~ 16363402007 **Ward #** 1

**General Plan:** existing DR proposed ____ **Zoning:** existing RE proposed ____

**Commercial Square Footage** ____ **Floor Area Ratio** ____

**Gross Acres** .55 **Lots/Units** ____ **Density** ____

**Additional Information** ____

**PROPERTY OWNER** Roxanne Sheridan **Contact** Bill Spaulding

**Address** 2281 S. Pioneer Way **Phone:** 661-917-6887 **Fax:** N/A

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

**E-mail Address** rzsheridan@aol.com

FAX (702) 228-9496

**APPLICANT** (Same As Owner Above) **Contact** ____

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

**City** ____ **State** ____ **Zip** ____

**E-mail Address** ____

**REPRESENTATIVE** BILL SPAULDING **Contact** BILL

**Address** 39610-87th ST. W. **Phone:** 661-917-6887 **Fax:** ____

**City** LEONA VALLEY **State** CA. **Zip** 93551

**E-mail Address** BILL SPAULDING 55 AT YAHOO.COM

**Property Owner Signature*** Roxanne K Sheridan

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

**Print Name** Roxanne W. Sheridan

AKA Roxanne Zena Sheridan

Subscribed and sworn before me

This ____ day of ____, 20 ____

Notary Public in and for said County and State

SEE ATTACHED CALIFORNIA JURAT

***FOR DEPARTMENT USE ONLY***

| | |
|---|---|
| **Case #** | VAR-39068 |
| **Meeting Date:** | 9-23-10 |
| **Total Fee:** | $30 |
| **Date Accepted:** | 8-31-10 |
| **Accepted By:** | F.S |

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

Revised 10/27/08

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

# CALIFORNIA JURAT WITH AFFIANT STATEMENT

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

1
2
3
4
5
6

Signature of Document Signer No. 1

Signature of Document Signer No. 2 (if any)

State of California

County of MARIN

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

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

(1) ROXANNE ZONA SHERIDAN (Name of Signer),

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

(and

(2) _____ (Name of Signer),

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

Signature _____ (Signature of Notary Public)

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

Place Notary Seal Above

## OPTIONAL

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

**Further Description of Any Attached Document**

Title or Type of Document: APPLICATION / PETITION FORM

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

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

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

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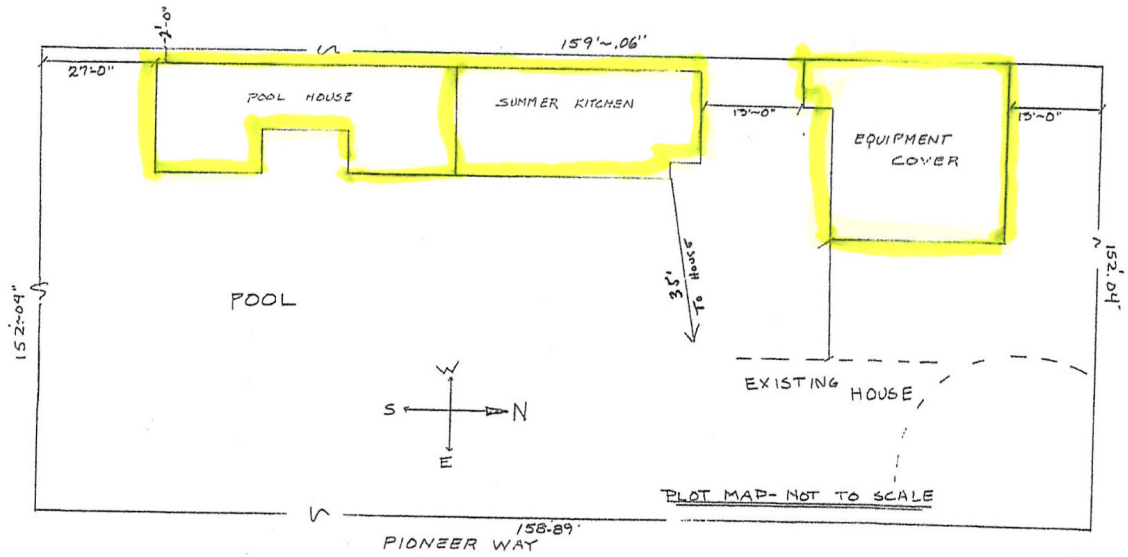
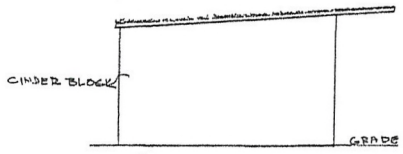
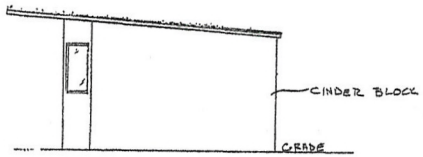
# PLOT PLAN VARIANCE




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




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

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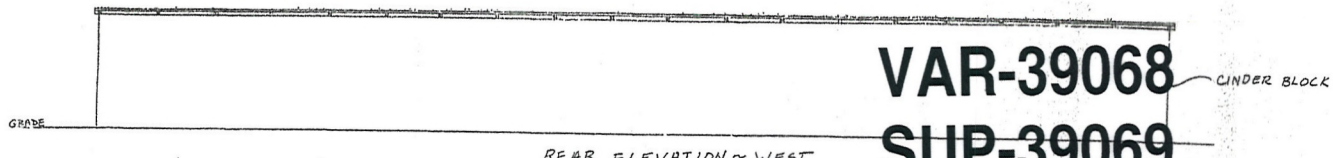
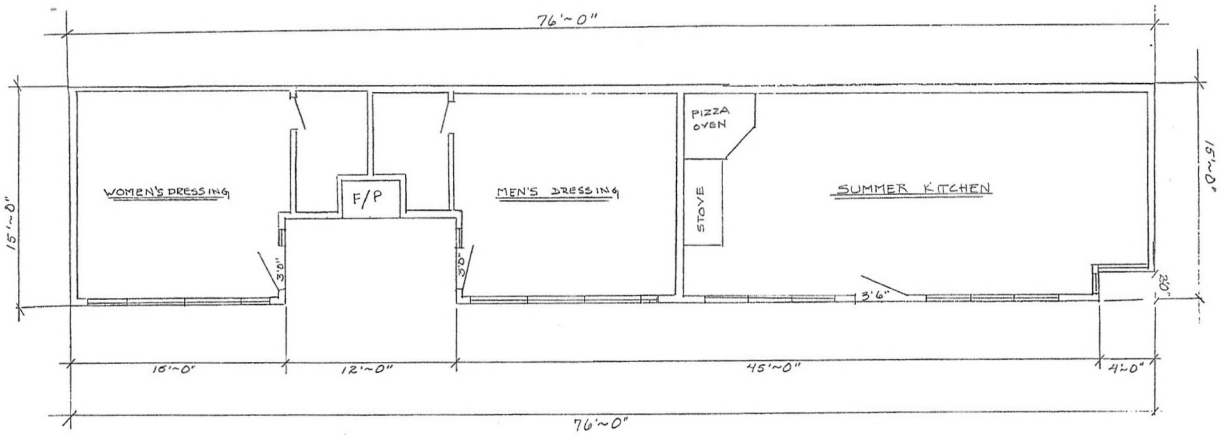
City of Las Vegas



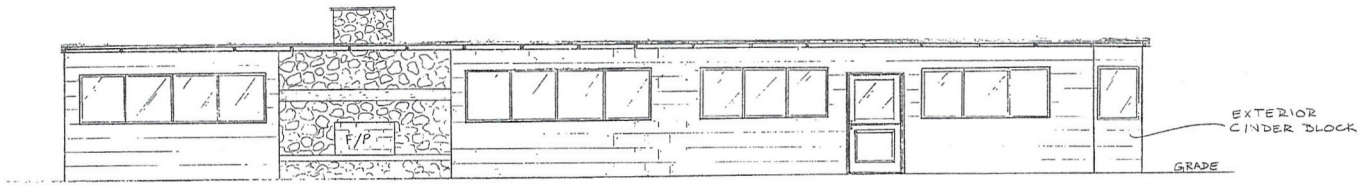

REAR ELEVATION ~ WEST
1/4" = 1'-0"

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

# FLOOR PLAN




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




FRONT ELEVATION
EAST

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

CONTACT: BILL SPAULDING
(661) 917-6887

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JUN 29 2010
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**VAR-39068**
**SUP-39069**

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AUG 03 2010
City of Las Vegas

RECEIVED

AUG - 3 2010

**VAR-39068**

**SUP-39069**

RECEIVED

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

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

RECEIVED
AUG - 3 2010

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

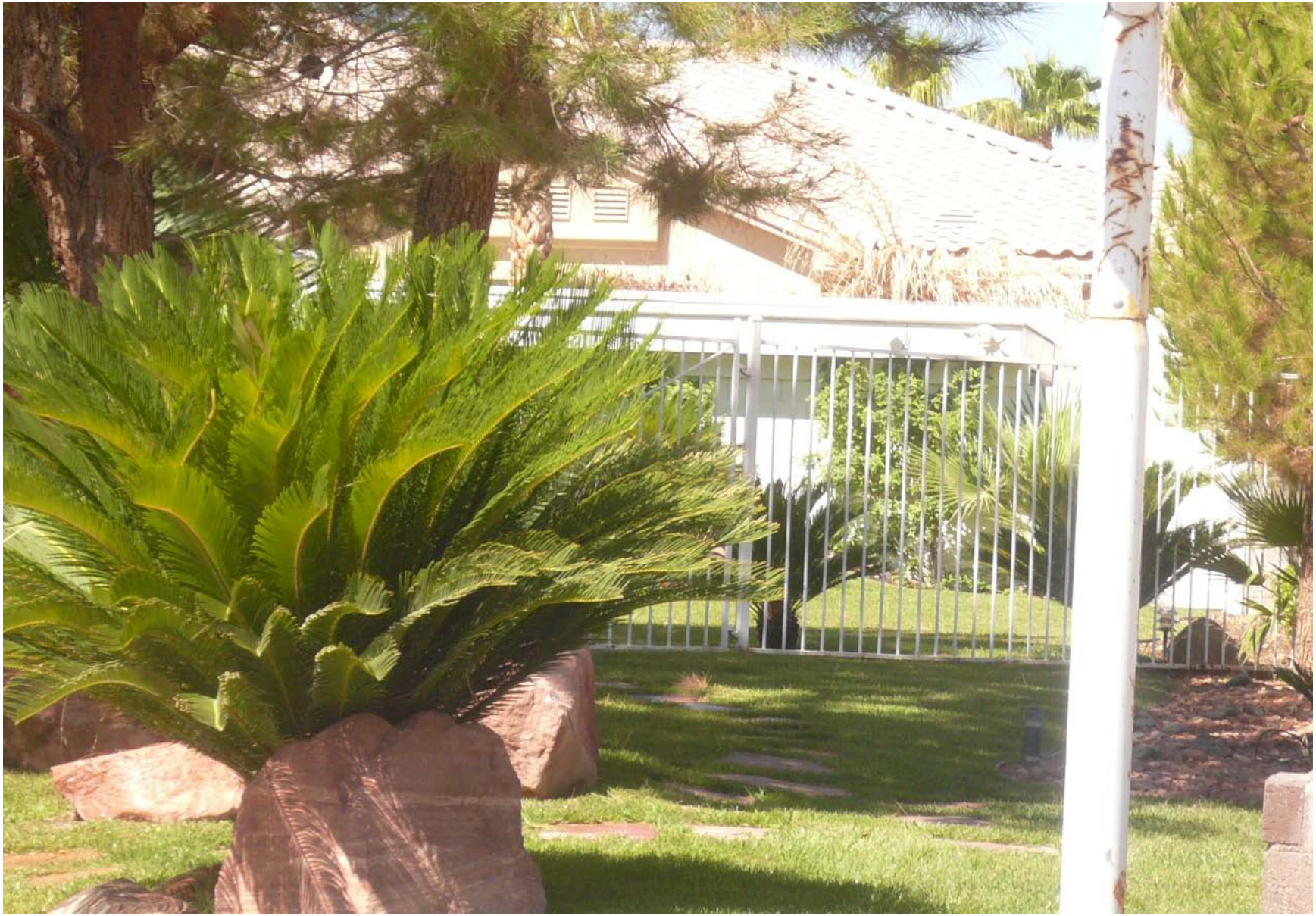
RECEIVED
AUG -3 2010

**VAR-39068 & SUP-39069 - APPLICANT/OWNER: ROXANNE SHERIDAN**
**2281 SOUTH PIONEER WAY**

08/19/10

**VAR-39068 & SUP-39069 - APPLICANT/OWNER: ROXANNE SHERIDAN**
**2281 SOUTH PIONEER WAY**

08/19/10



**VAR-39068 & SUP-39069 - APPLICANT/OWNER: ROXANNE SHERIDAN**
**2281 SOUTH PIONEER WAY**

08/19/10

VAR-39068 & SUP-39069 - APPLICANT/OWNER: ROXANNE SHERIDAN
2281 SOUTH PIONEER WAY

08/19/10

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

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

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

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

**SUBJECT:**
SUP-39069 - SPECIAL USE PERMIT RELATED TO VAR-39068 - PUBLIC HEARING - APPLICANT/OWNER: ROXANNE SHERIDAN - Request for a Special Use Permit FOR A PROPOSED 1,088 SQUARE-FOOT ACCESSORY STRUCTURE (CLASS I) WITH KITCHEN at 2281 South Pioneer Way (APN 163-03-402-007), R-E (Residence Estate) Zone, Ward 1 (Tarkanian). 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:** | | **APPROVALS RECEIVED BEFORE:** | |
|---|---|---|---|
| **Planning Commission Mtg.** | **0** | **Planning Commission Mtg.** | **0** |
| **City Council Meeting** | **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

# PLANNING & DEVELOPMENT DEPARTMENT

## STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-39069 APN: 310320052

Name of Property Owner: Roxanne Sheridan

Name of Applicant: (Same)

Name of Representative: Bill Spaulding

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

_____Yes ✓ _____No

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

City Official: n/A

Partner(s): n/A _____

APN: n/A

Signature of Property Owner: Roxanne T Sheridan

Print Name: Roxanne Tona Sheridan
AKA Roxanne Welsh Sheridan

Subscribed and sworn before me

This _____day of _____, 20__

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

Revised 11-14-06

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

RECEIVED
AUG 03 2010
City of Las Vegas

# CALIFORNIA JURAT WITH AFFIANT STATEMENT

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

1
2
3
4
5
6

Signature of Document Signer No. 1

Signature of Document Signer No. 2 (if any)

State of California

County of MARIN

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

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

(1) ROXANNE ZONIA SHERIDAN (Name of Signer),

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

(and

(2) _____ (Name of Signer),

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

Signature _____ (Signature of Notary Public)

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

Place Notary Seal Above

## OPTIONAL

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

**Further Description of Any Attached Document**

Title or Type of Document: STATEMENT OF FINANCIAL INTEREST

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

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

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

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PLANNING & DEVELOPMENT

# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

**Application/Petition For:** POOL ROOM / SUMMER OUTDOOR KITCHEN

**Project Address (Location)** 2281 S. PIONEER WAY LAS VEGAS, NV

**Project Name** RESIDENCE **Proposed Use** POOL

**Assessor's Parcel #(s)** ~~3108200052~~ 1636340007 **Ward #** _____

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

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

**Gross Acres** .55 **Lots/Units** _____ **Density** _____

**Additional Information** _____

**PROPERTY OWNER** ROXANNE SHERIDAN **Contact** BILL SPAULDING

**Address** 2281 S. PIONEER WAY **Phone:** 661-917-6887 **Fax:** NA

**City** LAS VEGAS NV **State** _____ **Zip** _____

**E-mail Address** rgsheridan@aol.com
RZSHERIDAN@AOL.COM FAX (702) 228-9496

**APPLICANT** (same as owner above) **Contact** _____

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

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

**E-mail Address** _____

**REPRESENTATIVE** BILL SPAULDING **Contact** BILL

**Address** 39610-87th ST. W. **Phone:** 661-917-6887 **Fax:** _____

**City** LEONA VALLEY **State** CA. **Zip** 93551

**E-mail Address** BILL SPAULDING55 AT YAHOO.COM

**Property Owner Signature*** Roxanne K Sheridan

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

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

Subscribed and sworn before me

This _____ day of _____, 20 ____

_____

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

***FOR DEPARTMENT USE ONLY***

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

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

Revised 10/27/08

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

RECEIVED
AUG 03 2010
City of Las Vegas

# CALIFORNIA JURAT WITH AFFIANT STATEMENT

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

1
2
3
4
5
6 _____ _____

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

State of California

County of MARIN

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

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

(1) ROXANNE ZONA SHERIDAN, (Name of Signer)

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

(and

(2) _____, (Name of Signer)

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

Signature _____ (Signature of Notary Public)

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

Place Notary Seal Above

## OPTIONAL

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

**Further Description of Any Attached Document**

Title or Type of Document: APPLICATION / PETITION FORM

Document Date: JULY 1, 2010 Number of Pages: 1

Signer(s) Other Than Named Above: NO OTHER SIGNERS

| RIGHT THUMBPRINT OF SIGNER #1 | RIGHT THUMBPRINT OF SIGNER #2 |
|---|---|
| Top of thumb here | Top of thumb here |

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City of Las Vegas Agenda Item No.: **25.**

## *AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT*
**PLANNING COMMISSION MEETING OF: SEPTEMBER 23, 2010**

**DEPARTMENT: PLANNING & DEVELOPMENT**
**DIRECTOR: M. MARGO WHEELER** ☐ **Consent** ☒ **Discussion**

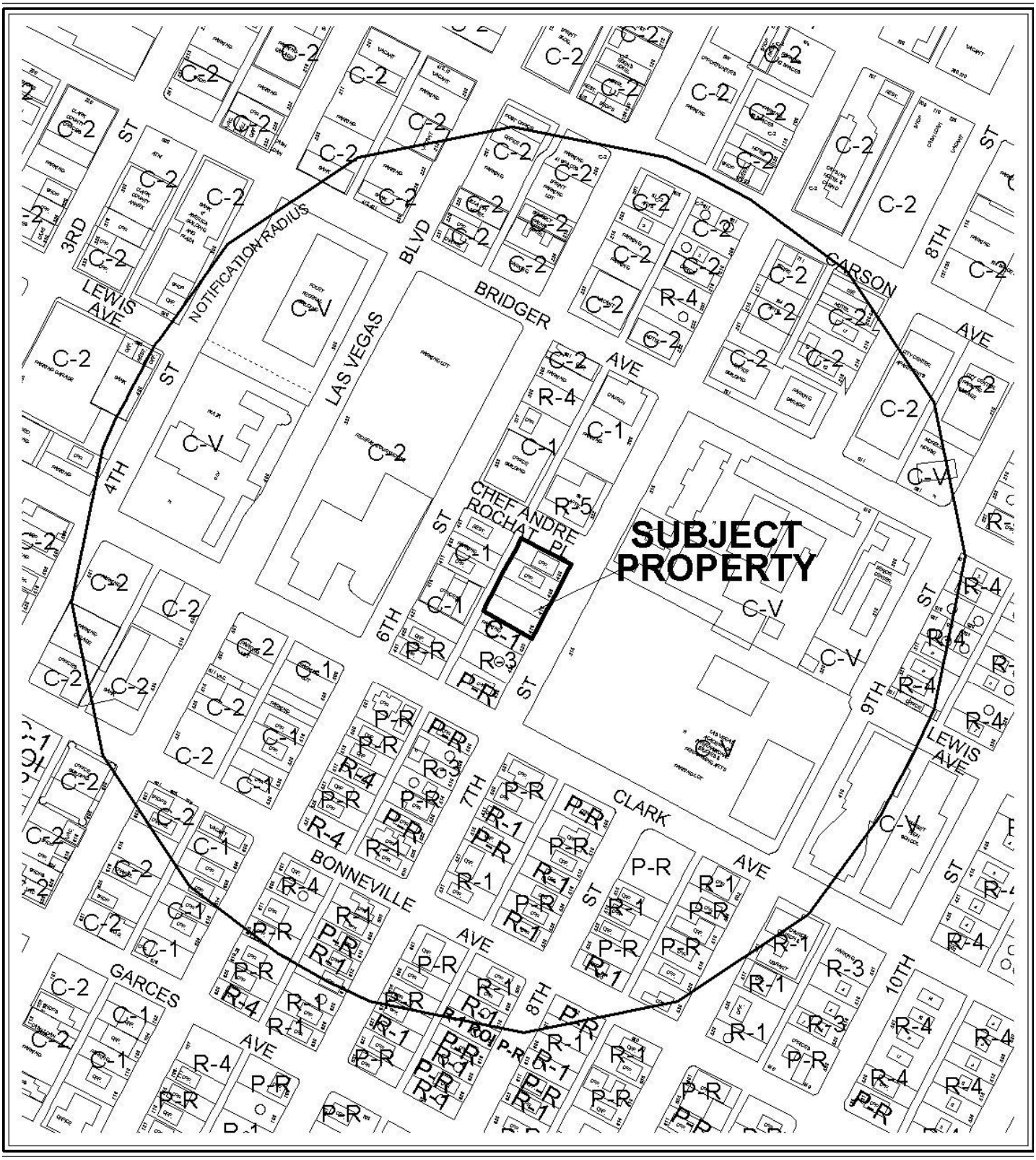
**SUBJECT:**
VAR-39122 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: EVAPS, LLC - Request for a Variance TO ALLOW ZERO-FOOT SETBACKS WHERE A 10-FOOT SIDE YARD, 15-FOOT CORNER SIDE YARD, AND 20-FOOT FRONT AND REAR YARD SETBACKS ARE REQUIRED, AND TO ALLOW 86% LOT COVERAGE WHERE 50% LOT COVERAGE IS THE 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:** | | **APPROVALS RECEIVED BEFORE:** | |
|---|---|---|---|
| **Planning Commission Mtg.** | **0** | **Planning Commission Mtg.** | **0** |
| **City Council Meeting** | **0** | **City Council Meeting** | **0** |

**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




0 300 600 Feet

**CASE:** **VAR-39122 AND SDR-39121**

**RADIUS:** 1000 FT

**ZONING OF SUBJECT PROPERTY:** C-1 (LIMITED COMMERCIAL)

N

0 300 600 Feet

**CASE:** **VAR-39122 AND SDR-39121**

**RADIUS:** 1000 FT

**ZONING OF SUBJECT PROPERTY:** C-1 (LIMITED COMMERCIAL)

N

# PLANNING & DEVELOPMENT DEPARTMENT

## STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-39122** APN: 139-34-710-030, -031, -032, -033

Name of Property Owner: EVAPS, LLC

Name of Applicant: Robert T. Eglet

Name of Representative: Scott Brown, Architect

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ **Yes** ☒ **No**

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Robert T. Eglet

Print Name: Robert T. Eglet

Subscribed and sworn before me

This 9th day of July, 2010

Kathryn D. Hardesty

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
KATHRYN D. HARDESTY
Appt. No. 92-0380-1
My Appt. Expires July 30, 2012

RECEIVED
AUG 09 2010

PLANNING & DEVELOPMENT

# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

**Application/Petition For:** Variance: 19.08.050 no setbacks (all sides) and 86% lot coverage

**Project Address (Location)** 400 South 7th Street

**Project Name** Law Offices **Proposed Use** Office

**Assessor's Parcel #(s)** 139-34-710-030, -031, -032, -033 **Ward #** 3 - Gary Reese

**General Plan:** existing C proposed C **Zoning:** existing C-1 proposed C-1

**Commercial Square Footage** 55,132 SF gross **Floor Area Ratio**

**Gross Acres** 0.65 net **Lots/Units** 1 **Density**

**Additional Information** Multi-story office building with parking garage

**PROPERTY OWNER** EVAPS, LLC **Contact** Robert T. Eglet

**Address** 400 South 4th Street #600 **Phone:** (702) 450-5400 **Fax:** (702) 450-5451

**City** Las Vegas **State** NV **Zip** 89101

**E-mail Address** n/a

**APPLICANT** -Same as Property Owner- **Contact**

**Address** **Phone:** **Fax:**

**City** **State** **Zip**

**E-mail Address**

**REPRESENTATIVE** DesignCell Architecture **Contact** Scott Brown, Architect

**Address** 10777 West Twain Ave. #125 **Phone:** (702) 403-1575 **Fax:** (877) 403-1575

**City** Las Vegas **State** NV **Zip** 89135

**E-mail Address** scott@designcell.cc

**Property Owner Signature*** [signature]

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

**Print Name** Robert T. Eglet

Subscribed and sworn before me

This 9th day of August, 2010.

Kathryn D. Hardesty

Notary Public in and for said County and State

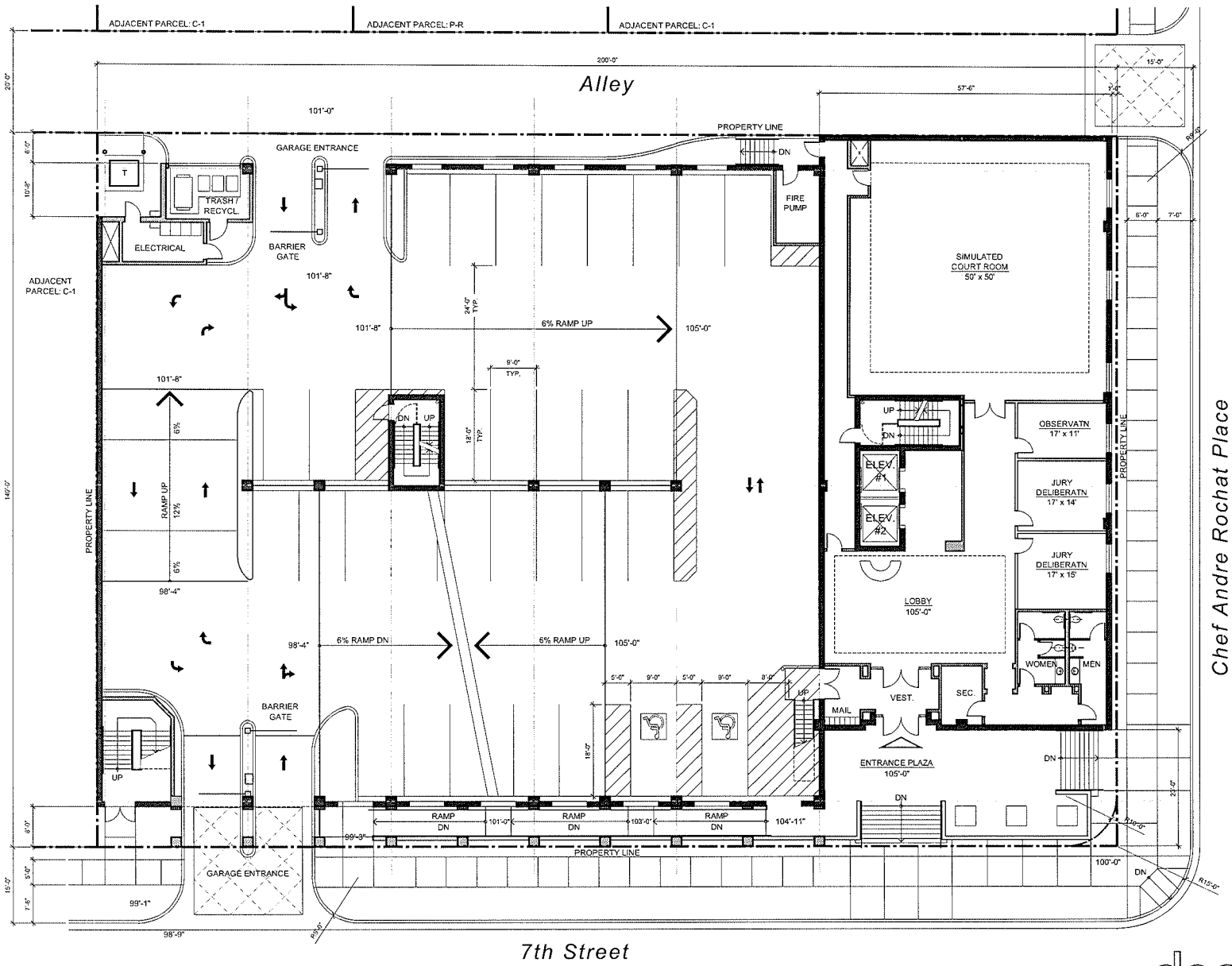
NOTARY PUBLIC
STATE OF NEVADA
County of Clark
KATHRYN D. HARDESTY
Appt. No. 92-0380-1
My Appt. Expires July 30, 2012

RECEIVED
AUG 09 2010

***FOR DEPARTMENT USE ONLY***

| | |
|---|---|
| **Case #** | VAR 39122 |
| **Meeting Date:** | 9/23/10 |
| **Total Fee:** | 830.00 |
| **Date Received:*** | 8/9/10 |
| **Received By:** | LHM |

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.




# EVAPS Law Offices

SWC OF 7th & CHEF ANDRE ROCHAT
LAS VEGAS, NEVADA 89101

## SITE PLAN / FIRST FLOOR PLAN

SCALE: 1" = 20'-0"
AUGUST 9, 2010

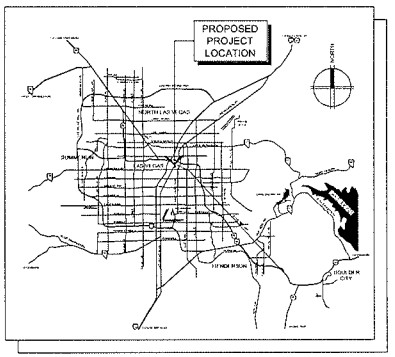
0 10' 20' 40'

1 LEVEL

## SITE DATA

| | | |
|---|---|---|
| APN # | 139-34-710-030<br>139-34-710-031<br>139-34-710-032<br>139-34-710-033 | |
| CURRENT ZONING | C-1 | |
| SITE AREA (NET) | 28,000 SF | |
| BUILDING AREAS: | | |
| OFFICE (GROSS): | LEVEL 1 | 6,587 SF |
| | LEVEL 2 | N/A |
| | LEVEL 3 | 16,553 SF |
| | LEVEL 4 | 15,996 SF |
| | LEVEL 5 | 15,996 SF |
| TOTAL OFFICE: | | 55,132 SF GROSS |
| PARKING GARAGE: | LEVEL 2 | 14,100 SF |
| | LEVEL 1 | 17,600 SF |
| | LEVEL P1 | 24,500 SF |
| | LEVEL P2 | 24,500 SF |
| TOTAL PARKING GARAGE: | | 80,700 SF GROSS |
| PARKING REQUIRED: | | |
| OFFICE (GROSS) (1/300 SF): | | 184 SPACES |
| OF WHICH ACCESSIBLE: | | 6 SPACES (1 VAN) |
| PARKING PROVIDED: | | |
| REGULAR: | | 170 SPACES |
| COMPACT: | | 8 SPACES (4.5%) |
| ACCESSIBLE: | | 6 SPACES (INCL. 1 VAN) |
| TOTAL: | | 184 SPACES |
| F.A.R. (OFFICE+PKG. GARAGE) / SITE: | | 4.9 |

## VICINITY MAP

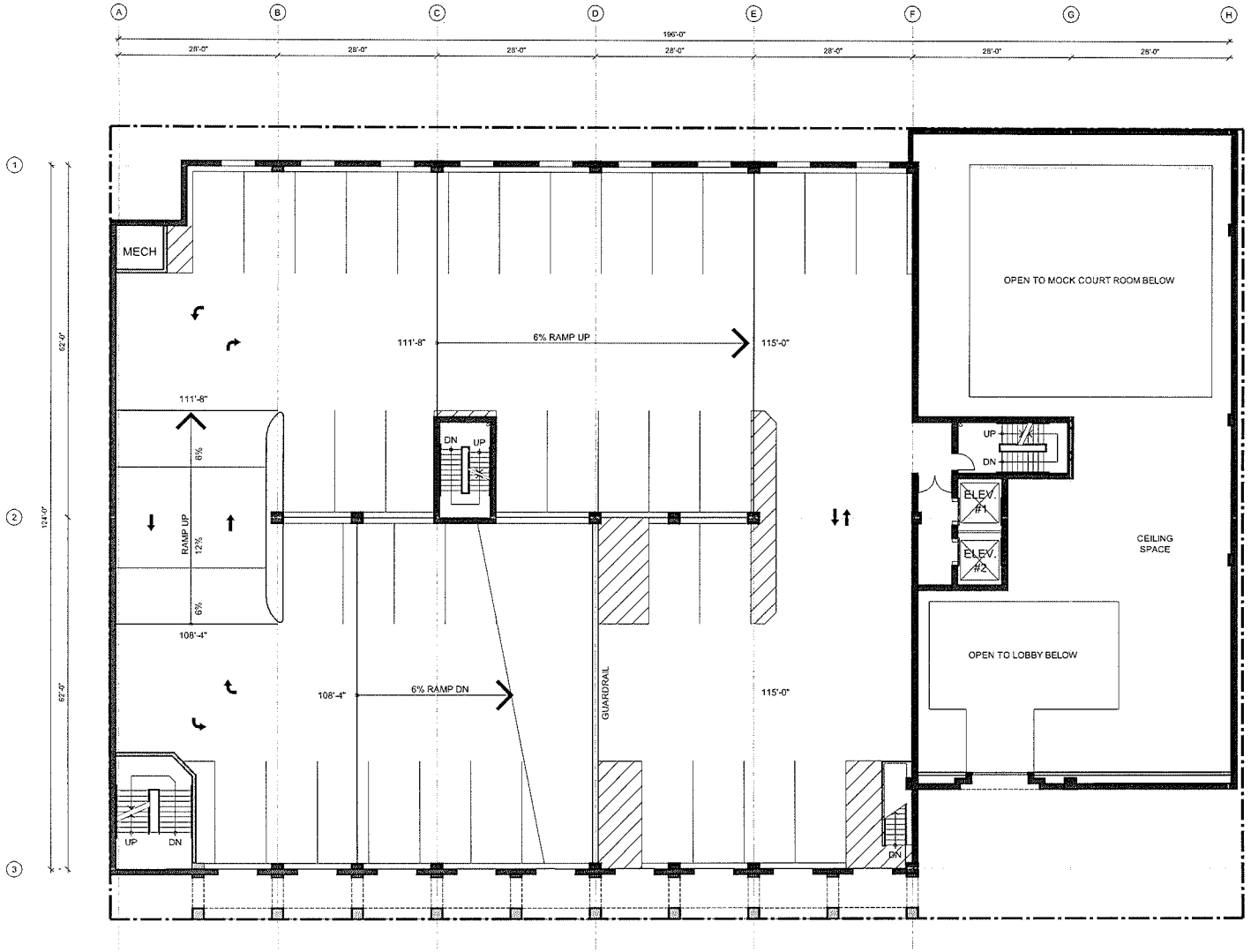



designcell
10777 W.TWAIN AVE, STE 125 T 702-403-1575
LAS VEGAS, NV 89135 WWW.DESIGNCELL.CC

DR01

RECEIVED
AUG 09 2010

**VAR-39122**
**SDR-39121**




2 LEVEL

# EVAPS Law Offices

SWC OF 7th & CHEF ANDRE ROCHAT
LAS VEGAS, NEVADA 89101

## SECOND FLOOR PLAN

SCALE: 1" = 20'-0"
AUGUST 9, 2010

0 10' 20' 40'

NORTH

designcell
10777 W.TWAIN AVE, STE 125 T 702-403-1575
LAS VEGAS, NV 89135 WWW.DESIGNCELL.CC

DR02

VAR-39122
SDR-39121

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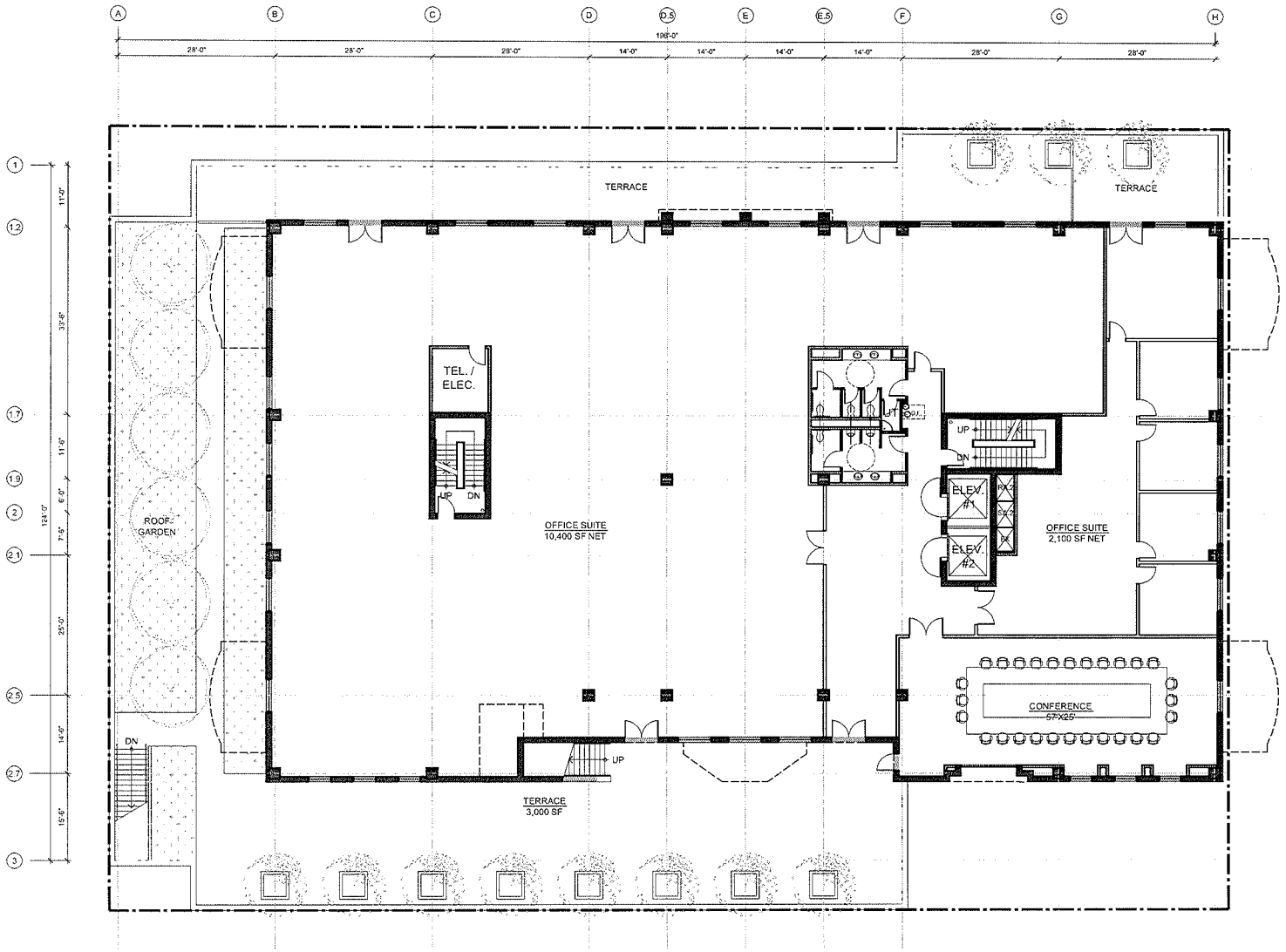
AUG 09 2010




3 LEVEL

# EVAPS Law Offices

SWC OF 7th & CHEF ANDRE ROCHAT
LAS VEGAS, NEVADA 89101

## THIRD FLOOR PLAN

SCALE: 1" = 20'-0"
AUGUST 9, 2010

0 10' 20' 40'

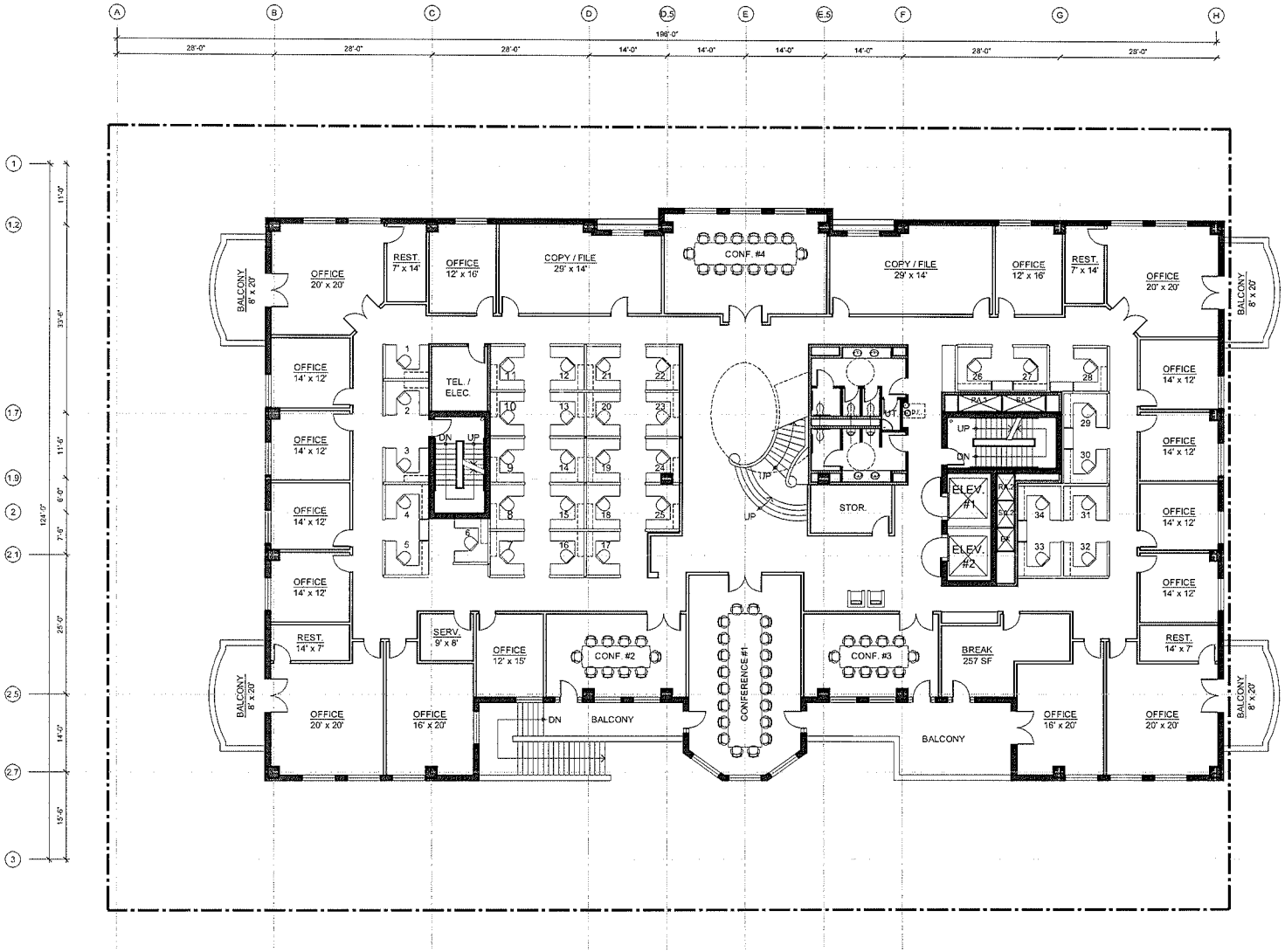
NORTH

designcell
10777 W.TWAIN AVE, STE 125 T 702-403-1575
LAS VEGAS, NV 89135 WWW.DESIGNCELL.CC

DR03

VAR-39122
SDR-39121

RECEIVED
AUG 09 2010




# EVAPS Law Offices

SWC OF 7th & CHEF ANDRE ROCHAT
LAS VEGAS, NEVADA 89101

## FOURTH FLOOR PLAN

SCALE: 1" = 20'-0"
AUGUST 9, 2010

0 10' 20' 40'

NORTH

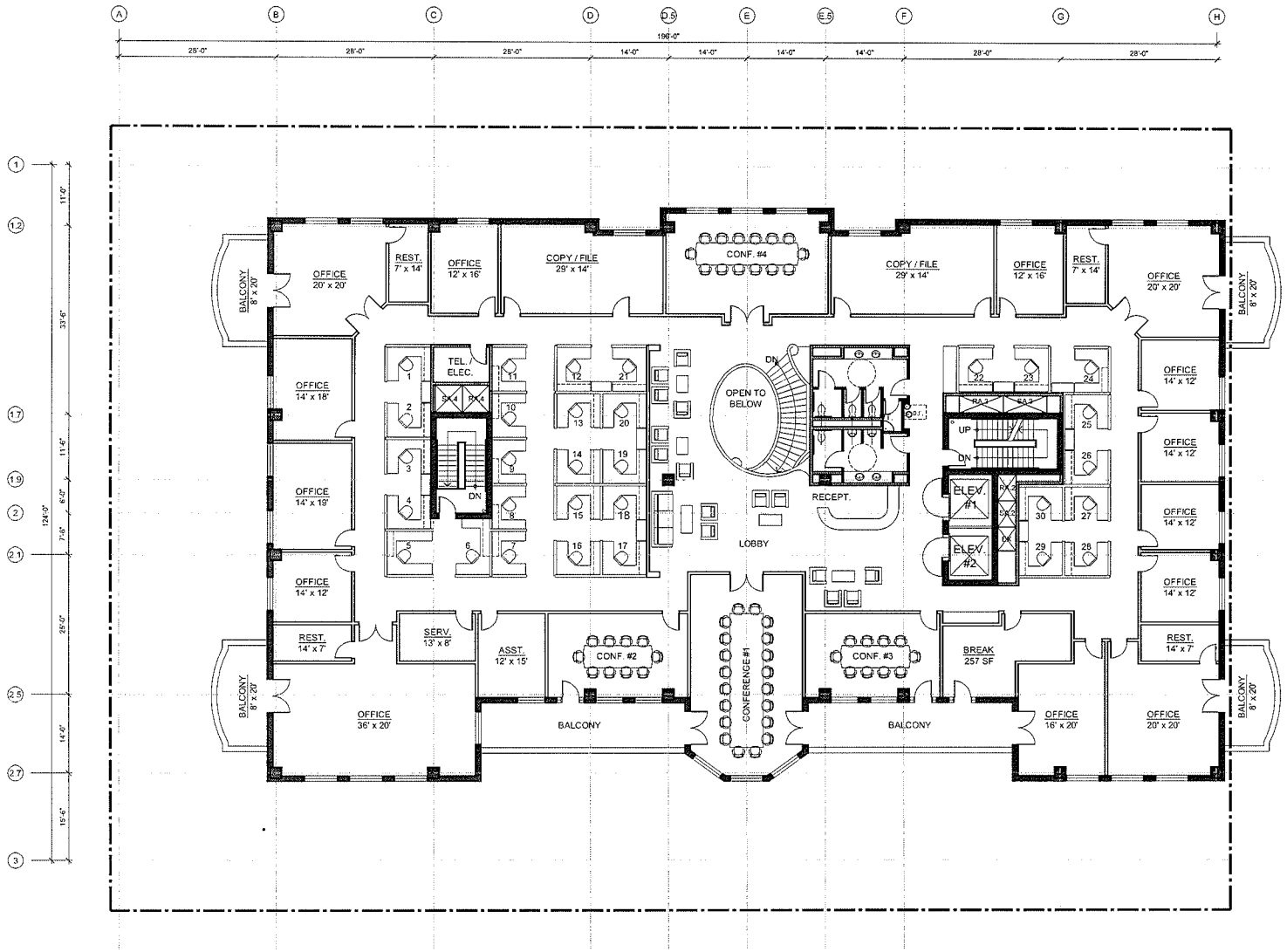
4 LEVEL

designcell
10777 W.TWAIN AVE, STE 125 T 702-403-1575
LAS VEGAS, NV 89135 WWW.DESIGNCELL.CC

DR04

RECEIVED
AUG 09 2010

**VAR-39122**
**SDR-39121**




5 LEVEL

# EVAPS Law Offices

SWC OF 7th & CHEF ANDRE ROCHAT
LAS VEGAS, NEVADA 89101

## FIFTH FLOOR PLAN

SCALE: 1" = 20'-0"
AUGUST 9, 2010

0 10' 20' 40'

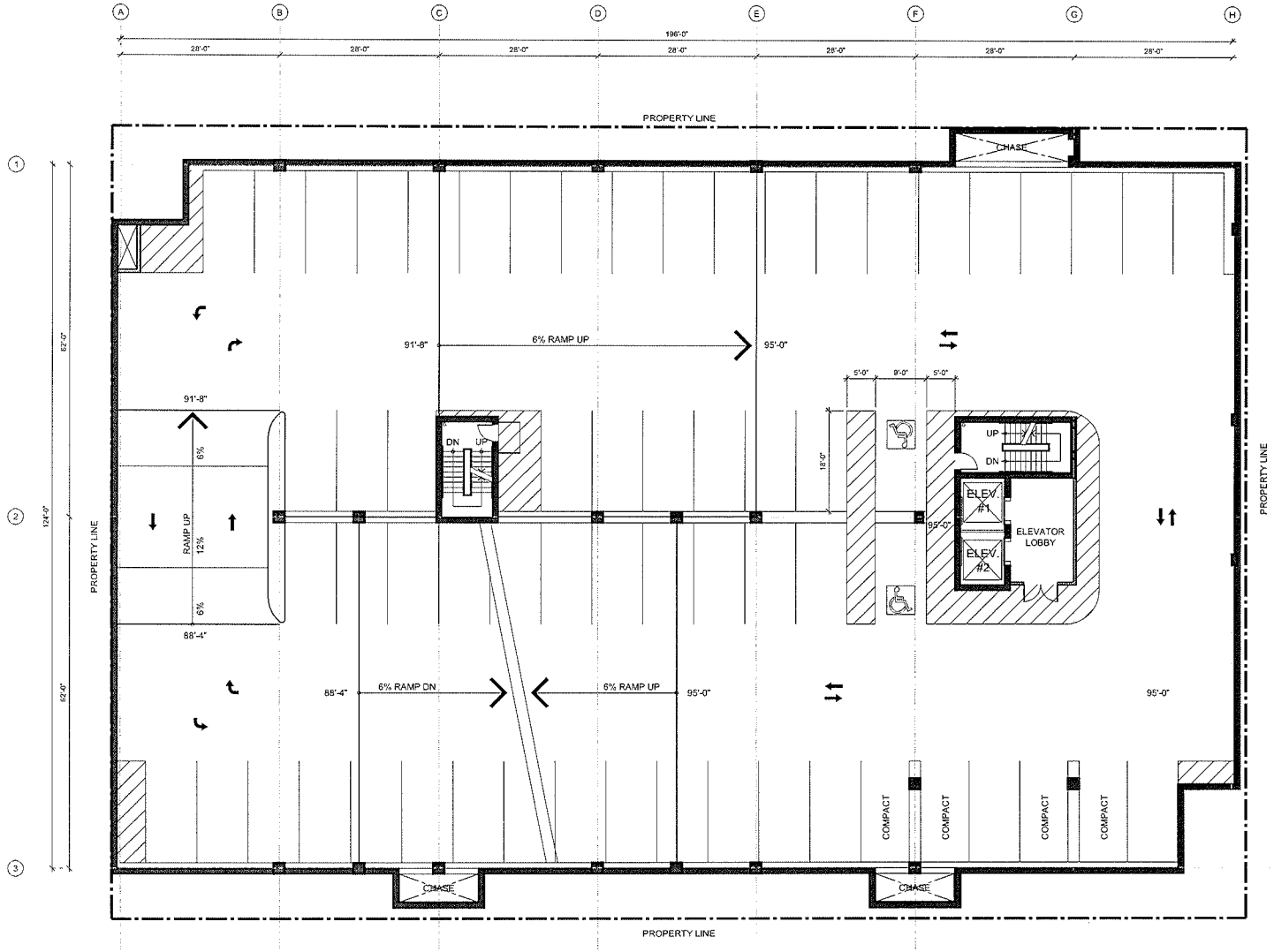
NORTH

designcell
10777 W.TWAIN AVE, STE 125 T 702-403-1575
LAS VEGAS, NV 89135 WWW.DESIGNCELL.CC

DR05

RECEIVED
AUG 09 2010

**VAR-39122**
**SDR-39121**




P1
LEVEL

# EVAPS Law Offices

SWC OF 7th & CHEF ANDRE ROCHAT
LAS VEGAS, NEVADA 89101

## BASEMENT LEVEL 1 FLOOR PLAN

SCALE: 1" = 20'-0"
AUGUST 9, 2010

0 10' 20' 40'

NORTH

designcell
10777 W.TWAIN AVE, STE 125 T 702-403-1575
LAS VEGAS, NV 89135 WWW.DESIGNCELL.CO

DR06

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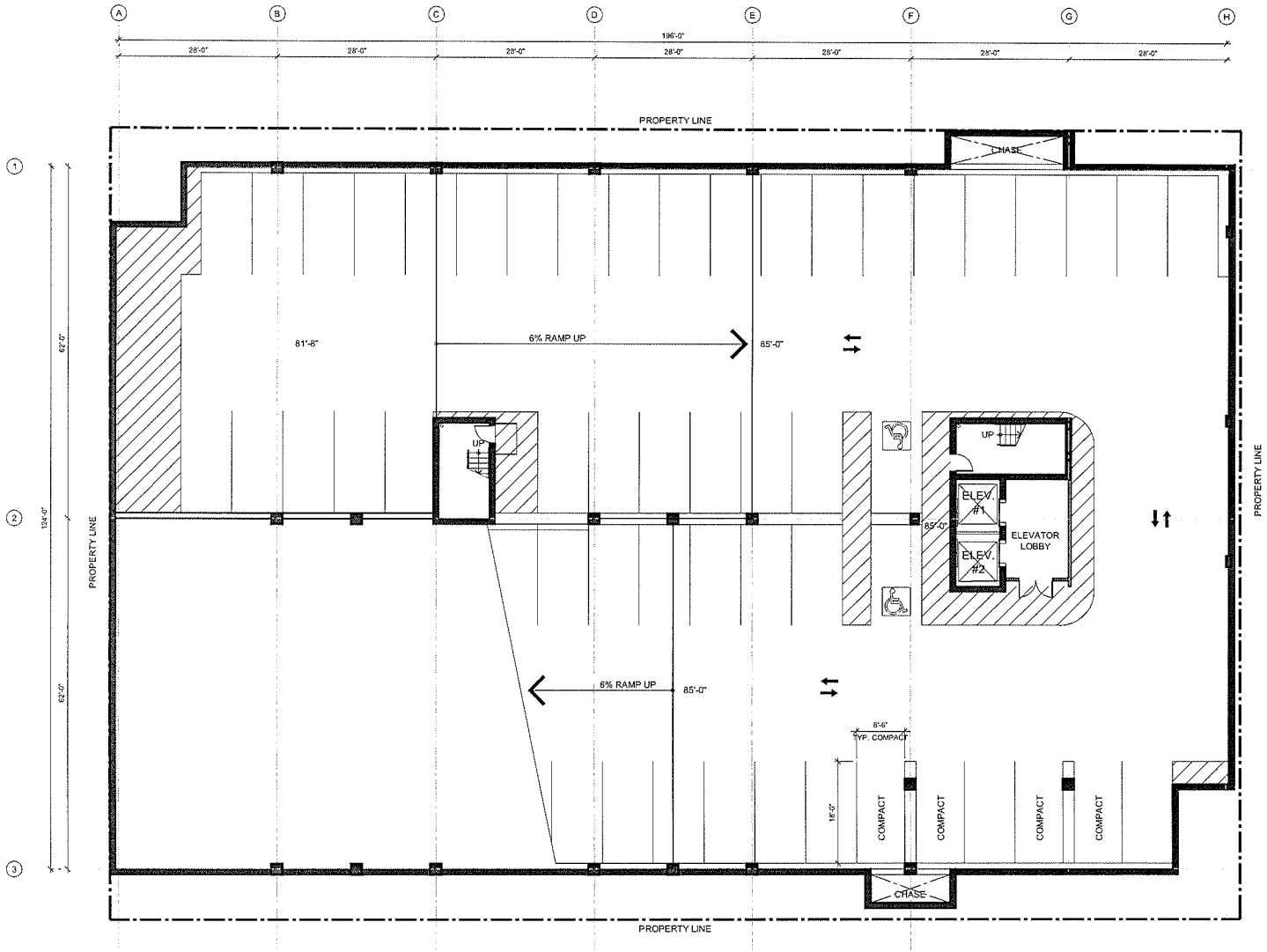
AUG 09 2010

**SDR-39121**
**09/23/10 PC**




P2 LEVEL

# EVAPS Law Offices

SWC OF 7th & CHEF ANDRE ROCHAT
LAS VEGAS, NEVADA 89101

## BASEMENT LEVEL 2 FLOOR PLAN

SCALE: 1" = 20'-0"
AUGUST 9, 2010

0 10' 20' 40'

NORTH

**VAR-39122**
**SDR-39121**

designcell
10777 W.TWAIN AVE, STE 125 T 702-403-1575
LAS VEGAS, NV 89135 WWW.DESIGNCELL.CC

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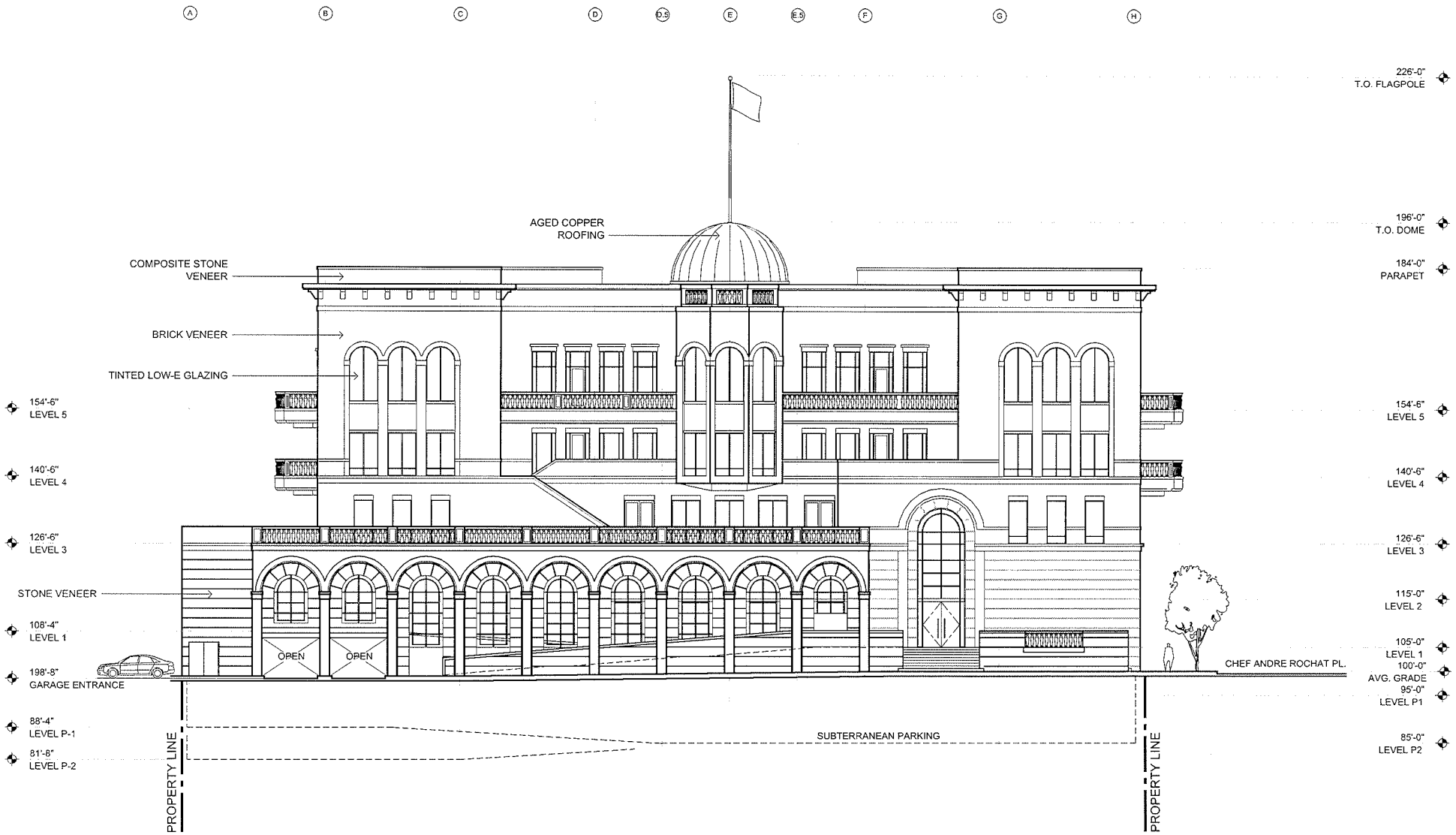



# EVAPS Law Offices

SWC OF 7th & CHEF ANDRE ROCHAT
LAS VEGAS, NEVADA 89101

## EAST ELEVATION

SCALE: 1" = 20'-0" BRICK
AUGUST 9, 2010

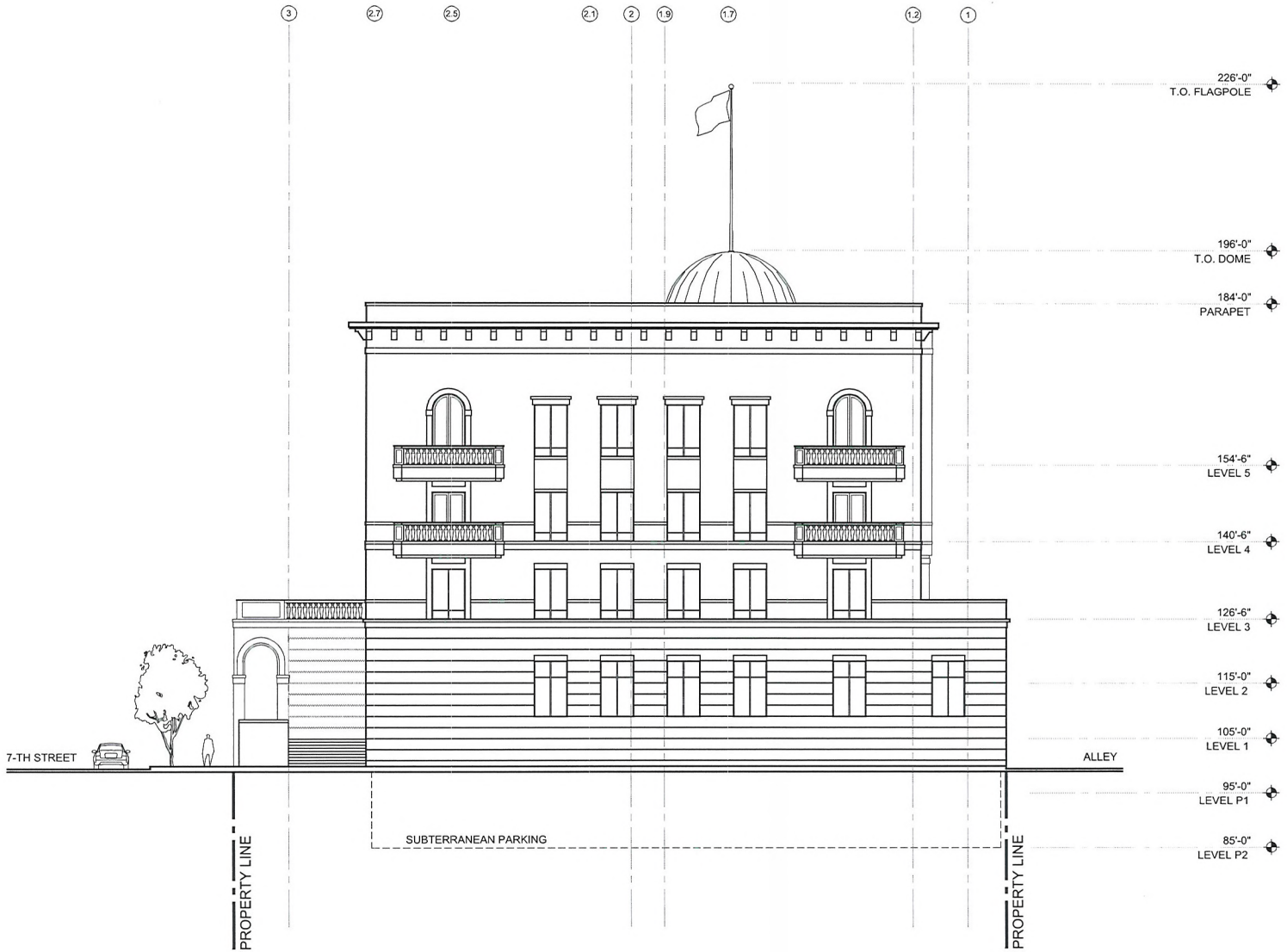
0 10' 20' 40'

designcell
10777 W.TWAIN AVE, STE 125 T 702-403-1575
LAS VEGAS, NV 89135 WWW.DESIGNCELL.CC

DR08

RECEIVED
AUG 09 2010

VAR-39122
SDR-39121




# EVAPS Law Offices

SWC OF 7th & CHEF ANDRE ROCHAT
LAS VEGAS, NEVADA 89101

## NORTH ELEVATION

SCALE: 1" = 20'-0"
AUGUST 9, 2010

0 10' 20' 40'

designcell
10777 W.TWAIN AVE, STE 125 T 702-403-1575
LAS VEGAS, NV 89135 WWW.DESIGNCELL.CC

DR09

**VAR-39122**
**SDR-39121**

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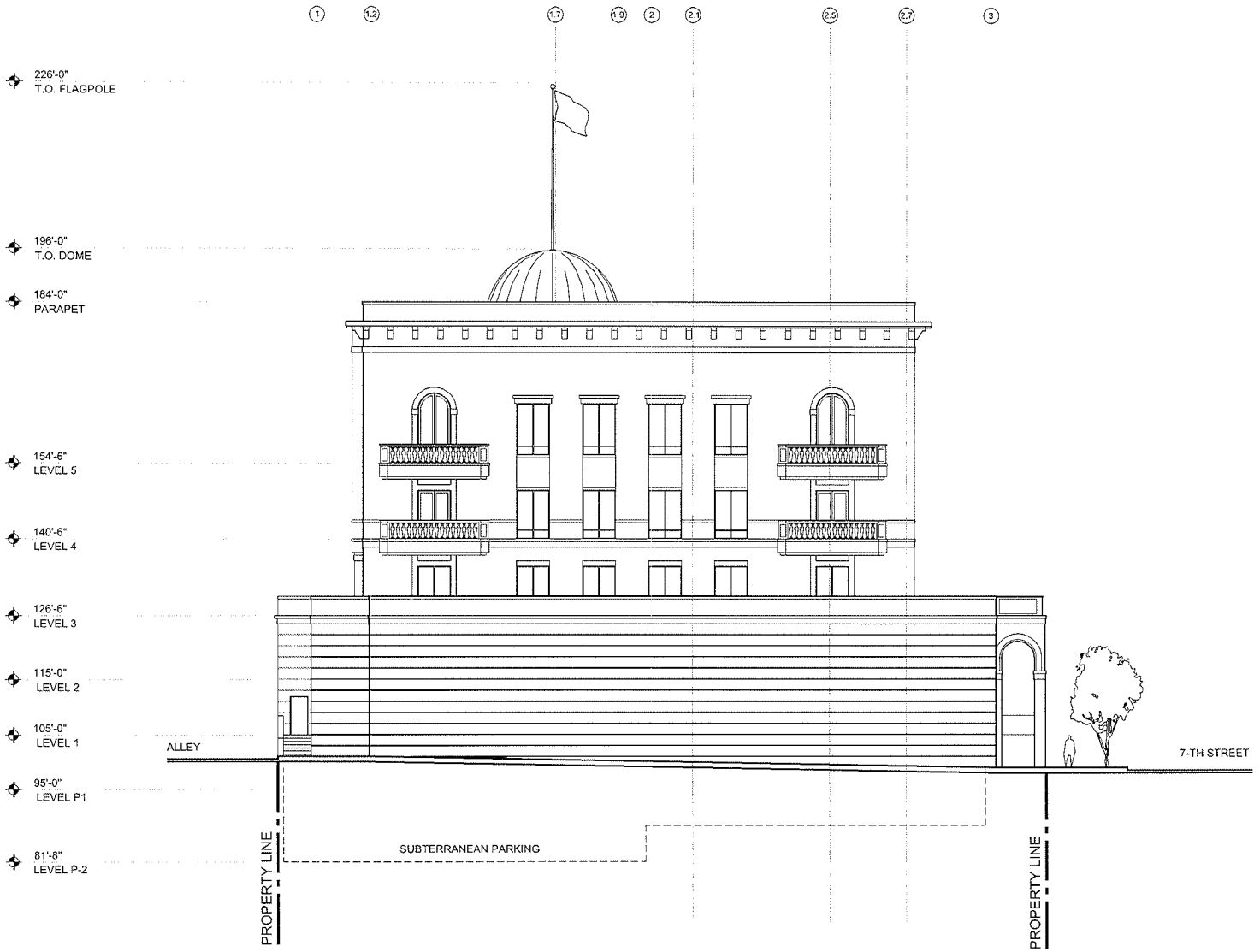


# EVAPS Law Offices

SWC OF 7th & CHEF ANDRE ROCHAT
LAS VEGAS, NEVADA 89101

## SOUTH ELEVATION

SCALE: 1" = 20'-0"
AUGUST 9, 2010

0 10' 20' 40'

designcell
10777 W.TWAIN AVE, STE 125 T 702-403-1575
LAS VEGAS, NV 89135 WWW.DESIGNCELL.CC

DR10

**SDR-39121**
**09/23/10 PC**

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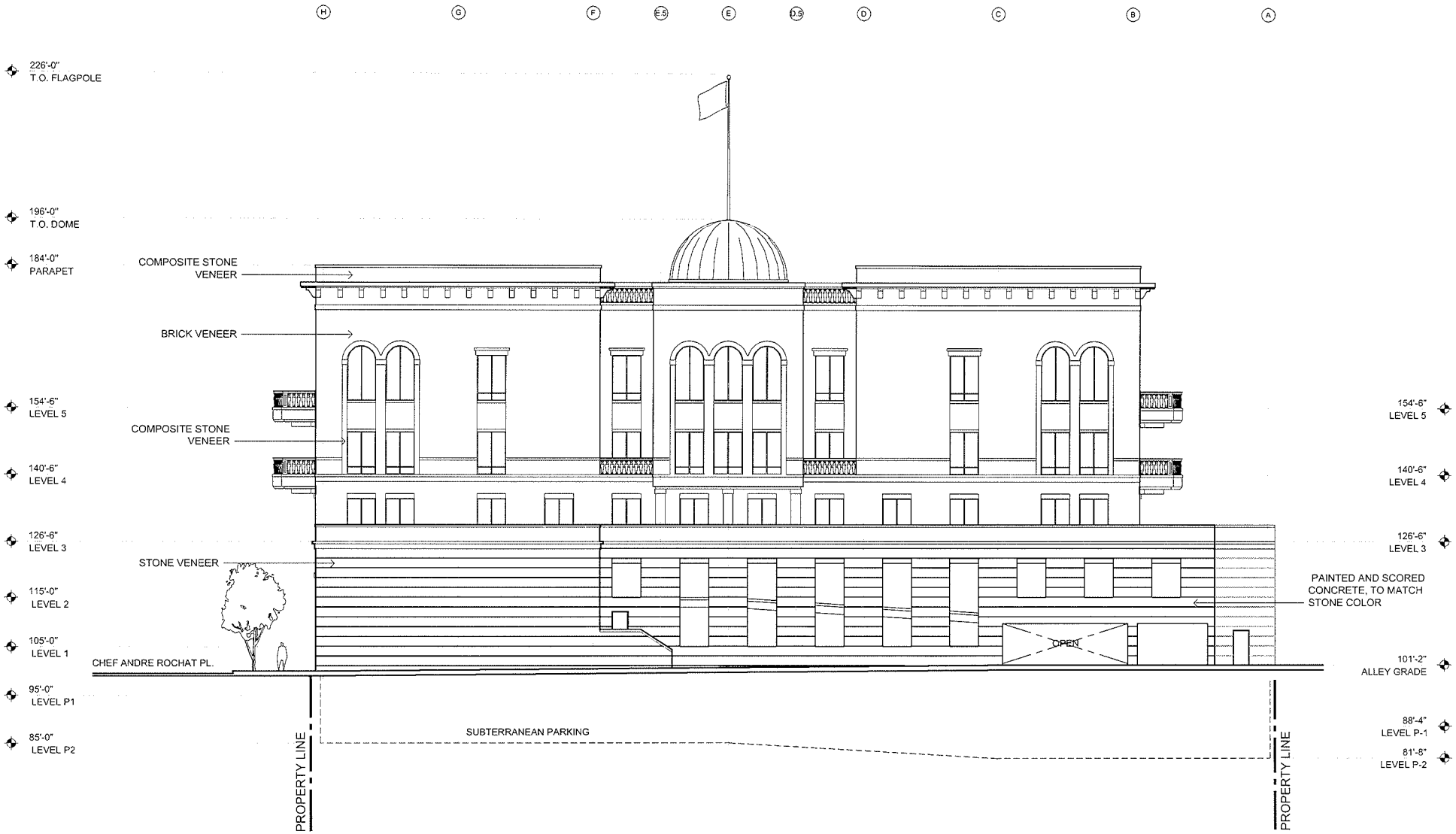
AUG 09 2010




# EVAPS Law Offices

SWC OF 7th & CHEF ANDRE ROCHAT
LAS VEGAS, NEVADA 89101

## WEST ELEVATION

SCALE: 1" = 20'-0"
AUGUST 9, 2010

0 10' 20' 40'

designcell
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LAS VEGAS, NV 89135 WWW.DESIGNCELL.CC

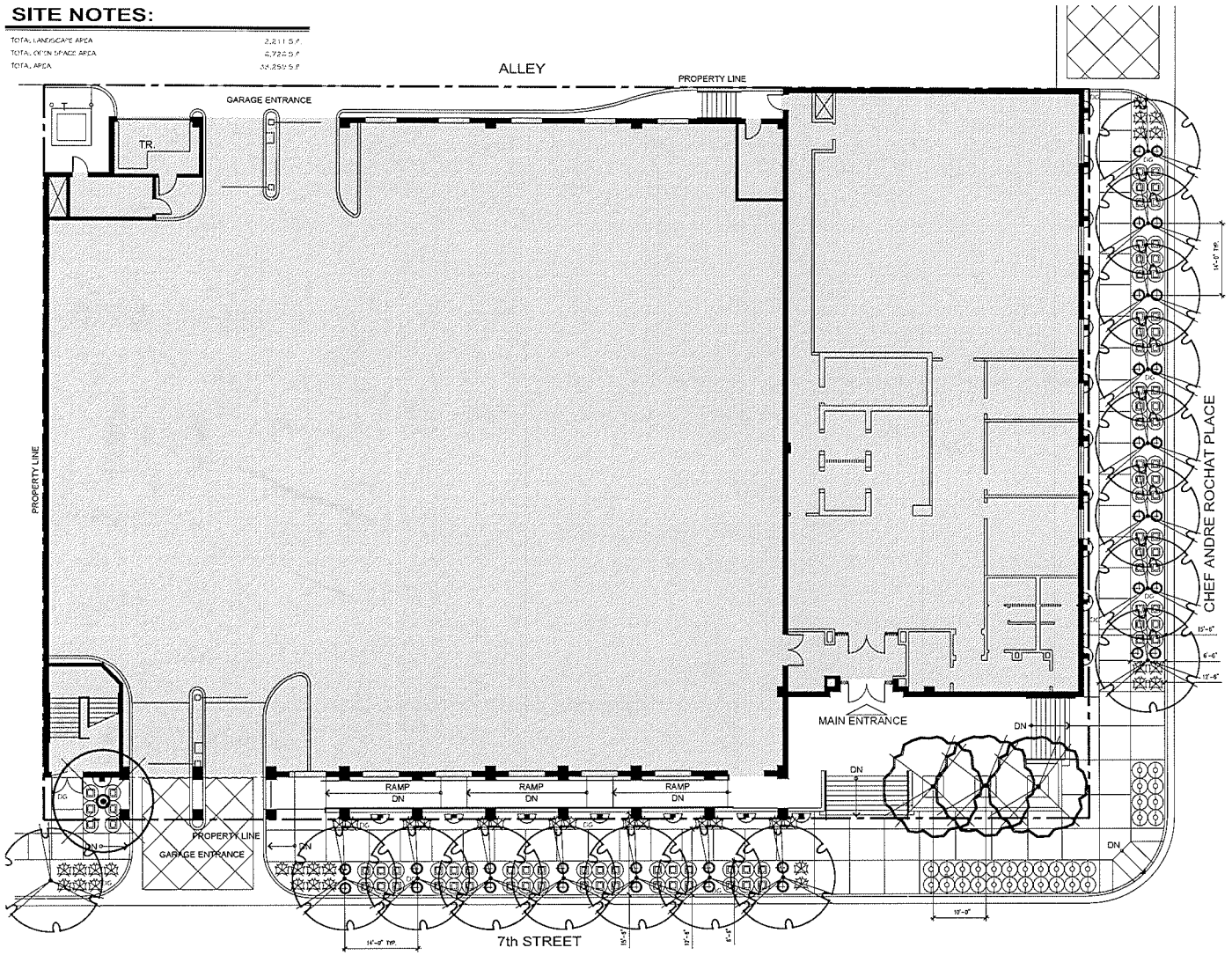
DR11

RECEIVED
AUG 09 2010

**VAR-39122**
**SDR-39121**

## SITE NOTES:

| | |
|---|---|
| TOTAL LANDSCAPE AREA | 2,211 S.F. |
| TOTAL OPEN SPACE AREA | 4,724 S.F. |
| TOTAL AREA | 33,259 S.F. |




southwick LANDSCAPE ARCHITECTS


12 Commerce Center Drive
Henderson NV 89014
www.southwickla.com
702.597.3108


1 LEVEL

## PLANTING LEGEND

### TREES

| SYMBOL | BOTANICAL NAME / COMMON NAME | QTY | CALIPER / MINIMUM SIZE |
|---|---|---|---|
| | ARBUTUS UNEDO / STRAWBERRY TREE / MULTI-TRUNK | 1 | 1 1/2" / 24" BOX |
| | FRAXINUS ANGUSTIFOLIA RAYWOOD / RAYWOOD ASH | 16 | 1 1/2" / 24" BOX |
| | PRUNUS CERASIFERA ATROPURPUREA / PURPLE-LEAF PLUM | 3 | 1 1/4" / 24" BOX |

### SHRUBS

| SYMBOL | BOTANICAL NAME / COMMON NAME | QTY | MINIMUM SIZE |
|---|---|---|---|
| | BUXUS MICROPHYLLA JAPONICA / JAPANESE BOXWOOD | 84 | 5 GALLON |
| | DALEA CAPITATA SIERRA GOLD TM / SIERRA GOLD DALEA | 39 | 5 GALLON |
| | HEDERA HELIX / ENGLISH IVY / VINE | 17 | 5 GALLON |
| | JUNIPERUS HORIZONTALIS BLUE CHIP / BLUE CHIP JUNIPER | 30 | 5 GALLON |
| | VINCA MAJOR / VINCA | 36 | 1 GALLON |

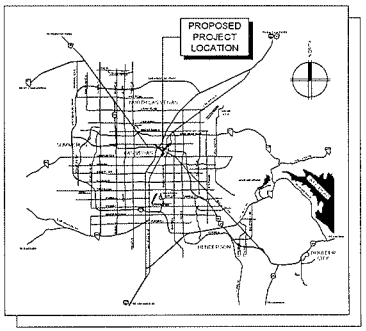
### LANDSCAPE ELEMENTS

| SYMBOL | DESCRIPTION | QTY | DETAIL |
|---|---|---|---|
| DG | CRUSHED SLATE GROUNDCOVER SIZE 1/2" 1 1/2" COLOR BLUE/GRAY 2" MINIMUM DEPTH SEE NOTE #2 | 2,898 S.F. | X LX.XX |

## PLANTING NOTES

1. SEE SHEET LX.XX FOR PLANTING DETAILS
2. CRUSHED SLATE GROUNDCOVER (DG) - INSTALL THE MINIMUM LAYER OF CRUSHED SLATE IN ALL LANDSCAPE AREAS WITHIN LANDSCAPE LIMIT OF WORK EXCEPT WHERE NOTED OTHERWISE. CONTRACTOR TO PROVIDE SAMPLES OF DECOMPOSED GRANITE/ROCK FOR APPROVAL BEFORE PLACING GRANITE. COMPACT SUB-GRADE TO 85% AND APPLY A PRE-EMERGENT HERBICIDE TO SOIL. AFTER PLACING GRANITE RAKE SMOOTH, WET TO ENTIRE DEPTH, ALLOW TO DRY, THEN LIGHTLY SCARIFY SURFACE WITH A LEAF RAKE. APPLY A SECONDARY APPLICATION OF PRE-EMERGENT HERBICIDE TO TOP OF GRANITE. DO NOT ALLOW GRANITE TO TOUCH THE TRUNK OF ANY TREE. INSTALL AFTER INSTALLATION OF PLANT MATERIAL.
4. ANY TREE PLANTED WITHIN 5 FEET OF A SIDEWALK OR WALL SHALL BE PLANTED WITH A ROOT GUARD DESIGNED TO DIRECT ROOT GROWTH DOWNWARD. SEE DETAIL X, SHEET

## VICINITY MAP




# EVAPS Law Offices

SWC OF 7th & CHEF ANDRE ROCHAT
LAS VEGAS, NEVADA 89101

## PRELIMINARY PLANTING PLAN

SCALE: 1" = 10'-0"
AUGUST 9, 2010

0 10' 20' 40'

NORTH

designcell


10777 W.TWAIN AVE, STE 125 T 702-403-1575
LAS VEGAS, NV 89135 WWW.DESIGNCELL.CC


DR12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AUG 09 2010

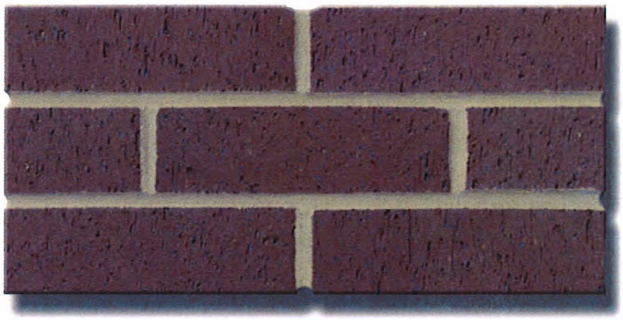

VAR-39122
SDR-39121

designcell
ARCHITECTURE

## MATERIAL FINISHES

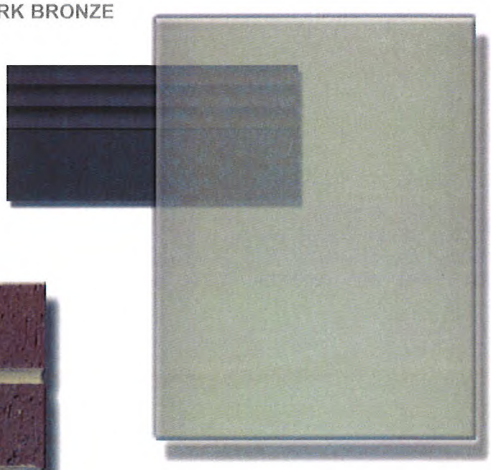
BUILDING BASE:
STONE VENEER

TRIM, ACCENT:
COMPOSITE STONE VENEER



BRICK VENEER

FRAMES:
DARK BRONZE



GLAZING:
SOLARCOOL GRAY, LOW-E

EVAPS LAW OFFICES
LAS VEGAS, NEVADA
AUGUST 9, 2010

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AUG 09 2010

VAR-39122
SDR-39121

VAR-39122 & SDR-39121 - APPLICANT/OWNER: EVAPS, LLC
400 SOUTH 7TH STREET

08/19/10

VAR-39122 & SDR-39121 - APPLICANT/OWNER: EVAPS, LLC
400 SOUTH 7TH STREET

08/19/10

VAR-39122 & SDR-39121 - APPLICANT/OWNER: EVAPS, LLC
400 SOUTH 7TH STREET

08/19/10

VAR-39122 & SDR-39121 - APPLICANT/OWNER: EVAPS, LLC
400 SOUTH 7TH STREET

08/19/10

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08/19/10

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400 SOUTH 7TH STREET

08/19/10

VAR-39122 & SDR-39121 - APPLICANT/OWNER: EVAPS, LLC
400 SOUTH 7TH STREET

08/19/10

August 9, 2010

**CLV Planning & Development**
731 South Fourth Street
Las Vegas, NV 89101
Phone: (702) 229-6301
Fax: (702) 474-7463

**Re: Variance Request (Setbacks and Site Coverage) for a Law Office Building**
**APN: 139-34-710-030, -031, -032, -033**

To whom it may concern:

The purpose of this letter is to request a variance to the provisions of the code regarding setbacks and site coverage ratio for the proposed Law Office Building located at 400 South 7th Street in Las Vegas, Nevada 89101.

All four parcels are currently zoned C-1, for which an office building is best suited. The current general plan designation for this site is 'C'.

A historic and traditional office building is envisioned by the property owner. The tenants are expected to be predominantly law firms and related office users. The building is designed to have a classical architectural theme consisting of arches, brick veneer, colonnade, and a capitol dome.

The building site is situated just outside of downtown centennial office core district. It is designed to fit in the context of the urban neighborhood. The project consists of 3-story office building situated on top of (2) levels above grade parking and (2) levels subterranean parking. The building's parapet height is 84'-0", the top of the dome is 96'-0", and the top of the flag pole is 126'-0" in height which conforms to the unlimited height limit of the C-1 zone.

We are requesting a variance for the required setbacks and site coverage. Code requirements for general C-1 development are 20' (front) 10' (side yard), 15' (corner yard) and 20' (rear yard). In a downtown area, with small lot sizes and anticipated urban core density, conformance to setback requirements would substantially limit the site's development potential. In addition, this property is situated on a corner lot and thus would be greatly impacted by the required setbacks. The proposed design requires zero lot setbacks on all sides. This meets the spirit and a language of the urban area. Zero setback as an element of urban site development is a requirement in the adjacent downtown centennial office core district. The resulting site coverage of 86% is proposed (where 50% is allowed by code) and meets the spirit of code language for urban areas. In this context, given the relatively small site area, setback and lot coverage code conformance would result in substantially less viable project.

We appreciate your assistance in moving forward with this proposed project.

Sincerely,

8/9/10

Scott L. Brown, NCARB date
Principal
**DesignCell, LLC**

**VAR-39122**
**SDR-39121**

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City of Las Vegas Agenda Item No.: **26.**

## *AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT*
**PLANNING COMMISSION MEETING OF: SEPTEMBER 23, 2010**

**DEPARTMENT: PLANNING & DEVELOPMENT**
**DIRECTOR: M. MARGO WHEELER** ☐ **Consent** ☒ **Discussion**

**SUBJECT:**
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 FIVE-STORY, 120-FOOT TALL, 55,132 SQUARE-FOOT OFFICE BUILDING WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER WIDTH REQUIREMENTS TO ALLOW ZERO-FOOT BUFFERS WHERE 15 FEET IS REQUIRED ON THE NORTH AND EAST PERIMETERS AND EIGHT FEET IS REQUIRED ON THE SOUTH AND WEST PERIMETERS 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:** | | **APPROVALS RECEIVED BEFORE:** | |
|---|---|---|---|
| **Planning Commission Mtg.** | **0** | **Planning Commission Mtg.** | **0** |
| **City Council Meeting** | **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

# PLANNING & DEVELOPMENT DEPARTMENT

## STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-39121** APN: 139-34-710-030, -031, -032, -033

Name of Property Owner: EVAPS, LLC

Name of Applicant: Robert T. Eglet

Name of Representative: Scott Brown, Architect, DesignCell, LLC.

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ **Yes** ☒ **No**

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Robert T. Eglet

Subscribed and sworn before me

This 9th day of August, 2010

Kathryn D. Hardesty

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
KATHRYN D. HARDESTY
Appt. No. 92-0380-1
My Appt. Expires July 30, 2012

RECEIVED

AUG 09 2010

PLANNING & DEVELOPMENT
CITY OF LAS VEGAS
DEVELOPMENT SERVICES CENTER

# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

**Application/Petition For:** Site Development Plan Review

**Project Address (Location)** 400 South 7th Street

**Project Name** Law Offices **Proposed Use** Office

**Assessor's Parcel #(s)** 139-34-710-030, -031, -032, -033 **Ward #** 3 - Gary Reese

**General Plan:** existing C proposed C **Zoning:** existing C-1 proposed C-1

**Commercial Square Footage** 55,132 SF gross **Floor Area Ratio**

**Gross Acres** 0.65 net **Lots/Units** 1 **Density**

**Additional Information** Multi-story office building with parking garage

**PROPERTY OWNER** EVAPS, LLC **Contact** Robert T. Eglet

**Address** 400 South 4th Street #600 **Phone:** (702) 450-5400 **Fax:** (702) 450-5451

**City** Las Vegas **State** NV **Zip** 89101

**E-mail Address** n/a

**APPLICANT** -Same as Property Owner- **Contact**

**Address** **Phone:** **Fax:**

**City** **State** **Zip**

**E-mail Address**

**REPRESENTATIVE** DesignCell Architecture **Contact** Scott Brown, Architect

**Address** 10777 West Twain Ave. #125 **Phone:** (702) 403-1575 **Fax:** (877) 403-1575

**City** Las Vegas **State** NV **Zip** 89135

**E-mail Address** scott@designcell.cc

**Property Owner Signature*** _____

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

**Print Name** Robert T. Eglet

Subscribed and sworn before me

This 9th day of August, 2010.

Kathryn D. Hardesty

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
KATHRYN D. HARDESTY
Appt. No. 92-0380-1
My Appt. Expires July 30, 2012

RECEIVED
AUG 09 2010

***FOR DEPARTMENT USE ONLY***

| | |
|---|---|
| **Case #** | SDR-39121 |
| **Meeting Date:** | 9/23/10 |
| **Total Fee:** | 1030.00 |
| **Date Received:*** | 8/9/10 |
| **Received By:** | LHH |

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

**SDR 39121**
**EVAPS, LLC**

# 400 S. 7th Street

Proposed 55.132 thousand square foot office building.

**Traffic produced by proposed development:**

| Proposed Increase | DESCRIPTION | #UNIT | RATE/# UNIT | TOTAL |
|---|---|---|---|---|
| Average Daily Traffic (ADT) | GENERAL OFFICE BUILDING [1000 SF] | 55.132 | 11.01 | 607 |
| AM Peak Hour | | | 1.55 | 85 |
| PM Peak Hour | | | 1.49 | 82 |

**Existing traffic on all nearby streets:**

| **Las Vegas Blvd** | |
|---|---|
| Average Daily Traffic (ADT) | 22,075 |
| PM Peak Hour (heaviest 60 minutes) | 1,766 |

| **Bridger Avenue** | |
|---|---|
| Average Daily Traffic (ADT) | 8,450 |
| PM Peak Hour (heaviest 60 minutes) | 676 |

| **Clark Avenue** | |
|---|---|
| Average Daily Traffic (ADT) | 2,150 |
| PM Peak Hour (heaviest 60 minutes) | 172 |

**Traffic Capacity of adjacent streets:**

| | Adjacent Street ADT Capacity |
|---|---|
| Las Vegas Blvd | 34,500 |
| Bridger Avenue | 25,875 |
| Clark Avenue | 12,225 |

This project is expected to add 607 trips per day on Las Vegas Blvd., 6th Street, Bridger Ave. and Clark Ave. This will increase traffic on Las Vegas Blvd. by about 3 percent, Bridger Ave. by about 7 percent and on Clark Ave. by about 28 percent. Currently, Las Vegas Blvd. is at about 64 percent of capacity, Bridger Ave. is at about 33 percent of capacity and Clark Ave. is at about 6 percent of capacity. Counts are not available for 7th Street, but it is believed to be under capacity.

Based on Peak Hour use, this development will add about 85 additional cars into the area in the peak hour, or about three every two minutes.

Note that this report assumes all traffic from this development uses all named streets.

August 9, 2010

**CLV Planning & Development**

731 South Fourth Street
Las Vegas, NV 89101
Phone: (702) 229-6301
Fax: (702) 474-7463

**Re: Site Development Review for a Law Office Building**
**APN: 139-34-710-030, -031, -032, -033**

To whom it may concern:

The purpose of this letter is to request a Site Development Review for the proposed Law Office Building located at 400 South 7th Street in Las Vegas, Nevada 89101.

All four parcels are currently zoned C-1, for which an office building is best suited. The current general plan designation for this site is 'C'. The site also lies within the Las Vegas High School Neighborhood Historic District. This project intends on conforming to the goals and policies of the current zoning and general plan.

A historic and traditional office building is envisioned by the property owner. The tenants are expected to be predominantly law firms and related office users. The building is designed to have a classical architectural theme consisting of arches, brick veneer, colonnade, and a capitol dome.

The building site is situated just outside of downtown centennial office core district. It is designed to fit in the context of the urban neighborhood. The project consists of 3-story office building situated on top of (2) levels above grade parking and (2) levels subterranean parking. The building's parapet height is 84'-0", the top of the dome is 96'-0", and the top of the flag pole is 126'-0" in height which conforms to the unlimited height limit of the C-1 zone.

By a separate application we are also requesting a variance for the required setbacks and site coverage. The proposed design requires zero lot setbacks on all sides. This meets the spirit and a language of the urban area. Zero setback as an element of urban site development is a requirement in an adjacent downtown centennial office core district. Site coverage of 86% is proposed (where 50% is allowed by code) and meets the spirit of code language for urban areas. In this context setback and lot coverage code conformance would result in substantially less viable project.

As a result of urban design approach that fits downtown area, we are requesting a waiver to reduce the landscape perimeter buffer width. Proposed landscape along the 7th Street and Chef André Rochat Place includes densely spaced trees, shrubs in the planters and vines on building facades, which should adequately compensate for the reduced width of the buffer.

All required parking, totaling 184 spaces is located within the 4-storey (2 of which are subterranean) parking garage. Six (6) ADA parking stalls, including an ADA van accessible parking stall is provided. Please refer to the site plan, floor plans, landscape plans and elevations dated 8-9-10 that accompany this letter.

As you can see, the applicant has made a considerable effort to work with the property and historic nature of the neighborhood. This project is consistent with the surrounding area, the City of Las Vegas Development Code, and does not have any adverse impacts on the area. There are adequate utilities, public transportation, and services to the development. Located in the heart of a successful downtown district, the site presents a great opportunity for this office development.

We appreciate your assistance in moving forward with this proposed project.
Sincerely,

8/9/10

Scott L. Brown, NCARB date
Principal
**DesignCell, LLC**

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**SDR-39121**

AUG 09 2010

City of Las Vegas Agenda Item No.: **27.**

## *AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT*
**PLANNING COMMISSION MEETING OF: SEPTEMBER 23, 2010**

**DEPARTMENT: PLANNING & DEVELOPMENT**
**DIRECTOR: M. MARGO WHEELER** ☐ **Consent** ☒ **Discussion**

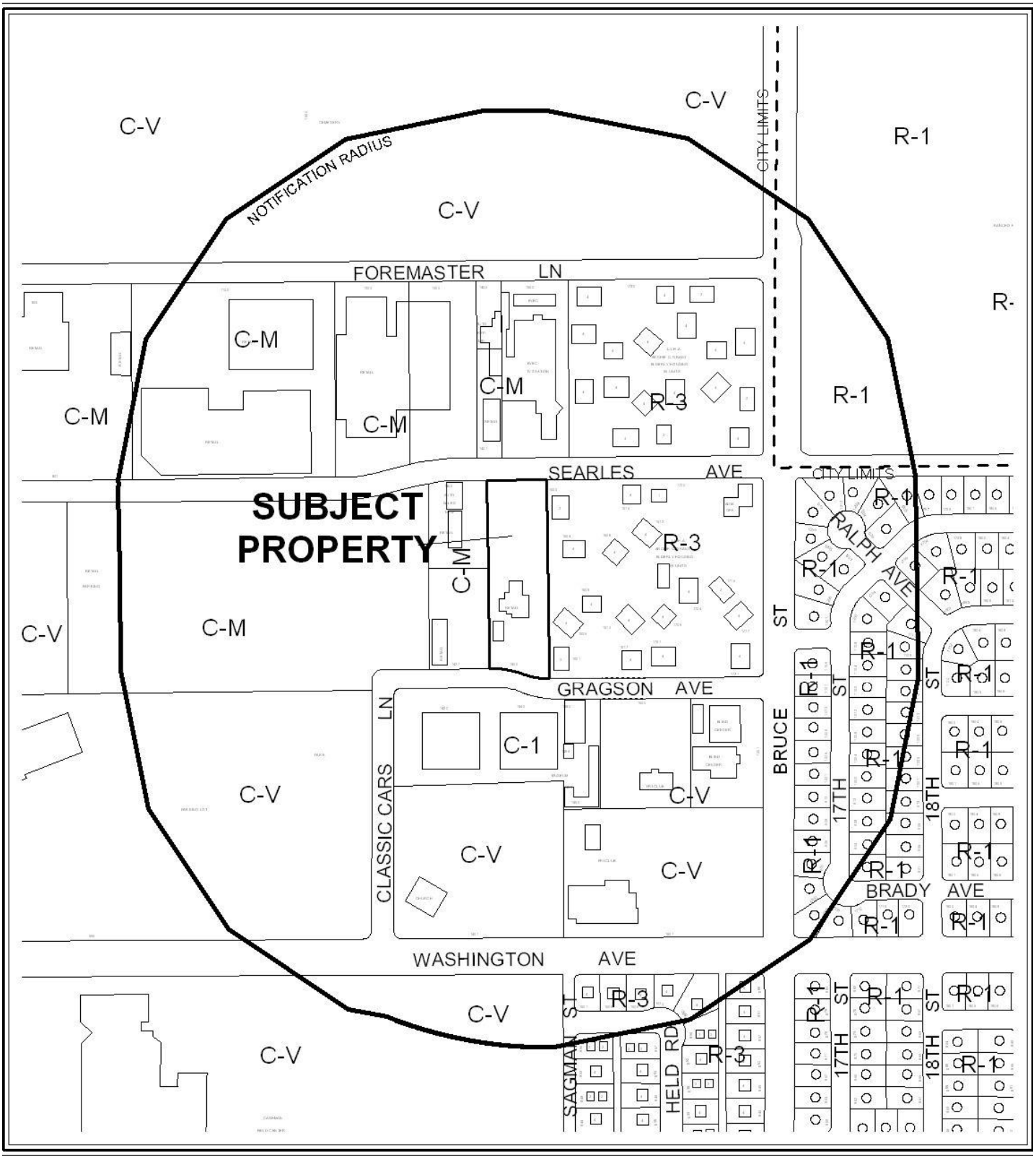
**SUBJECT:**
VAR-39148 - VARIANCE - PUBLIC HEARING - APPLICANT: A CAB TAXI COMPANY - OWNER: FOUR FOURS, LLC - Request for a Variance TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE EIGHT FEET IS REQUIRED FOR ACCESSORY STRUCTURES on 1.94 acres at 1500 Searles Avenue (APN 139-26-201-004), C-M (Commercial/Industrial) 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:** | | **APPROVALS RECEIVED BEFORE:** | |
|---|---|---|---|
| **Planning Commission Mtg.** | **0** | **Planning Commission Mtg.** | **0** |
| **City Council Meeting** | **0** | **City Council Meeting** | **0** |

**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




0 300 600 Feet

**CASE:** **VAR-39148; SUP-39149; SDR-39147**

**RADIUS:** 1000 FT

**ZONING OF SUBJECT PROPERTY:** C-M (COMMERCIAL/INDUSTRIAL)

N

0 300 600 Feet

**CASE:** **VAR-39148; SUP-39149; SDR-39147**

**RADIUS:** 1000 FT

**ZONING OF SUBJECT PROPERTY:** C-M (COMMERCIAL/INDUSTRIAL)

N

RECEIVED
AUG 10 2010

PLANNING & DEVELOPMENT

# PLANNING & DEVELOPMENT DEPARTMENT

## STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-39148** APN: 139-26-201-004

Name of Property Owner: Four Fours, LLC

Name of Applicant: A Cab Taxi Co.

Name of Representative: Ballard Spahr, LLP

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ **Yes** ☒ **No**

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Creighton J. Nady

Subscribed and sworn before me

This 4th day of August, 2010

Cindy Lou Ord

Notary Public in and for said County and State

CINDY LOU ORD
Notary Public State of Nevada
No. 00-63415-1
My appt. exp. July 15, 2012

RECEIVED
AUG 10 2010

PLANNING & DEVELOPMENT

# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

**Application/Petition For:** Variance to allow 0' setback where 8' is required

**Project Address (Location)** 1500 Searles

**Project Name** A Cab Taxi Co. **Proposed Use** Taxi/Limo Yard

**Assessor's Parcel #(s)** 139-26-201-004 **Ward #** 5- Barlow

**General Plan:** existing LI-R proposed n/a **Zoning:** existing CM proposed n/a

**Commercial Square Footage** _____ **Floor Area Ratio** n/a

**Gross Acres** 1.89 **Lots/Units** n/a **Density** n/a

**Additional Information** _____

**PROPERTY OWNER** Four Fours, LLC **Contact** Jay Nady

**Address** 1500 Searles Ave **Phone:** (702) 277-1333 **Fax:** _____

**City** Las Vegas **State** NV **Zip** 89101

**E-mail Address** cjnoui@yahoo.com

**APPLICANT** A Cab Taxi Co. **Contact** Jay Nady

**Address** 1500 Searles **Phone:** (702) 277-1333 **Fax:** _____

**City** Las Vegas **State** NV **Zip** 89101

**E-mail Address** cjnoui@yahoo.com

**REPRESENTATIVE** Ballard Spahr, LLP **Contact** Bill Curran

**Address** 100 City Parkway, Suite 1750 **Phone:** (702) 471-7000 **Fax:** (866) 381-5357

**City** Las Vegas **State** NV 89102 **Zip** 89106

**E-mail Address** curranb@ballardspahr.com

**Property Owner Signature*** _____

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

**Print Name** Creighton J. Nady

Subscribed and sworn before me

This 4th day of August, 20 10.

Cindy Lou Ord

Notary Public in and for said County and State

CINDY LOU ORD
Notary Public State of Nevada
No. 00-63415-1
My appt. exp. July 15, 2014

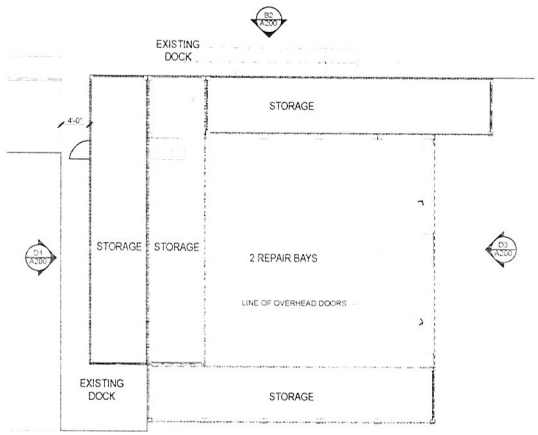
*FOR DEPARTMENT USE ONLY*

| | |
|---|---|
| Case # | VAR-39148 |
| Meeting Date: | 9.23.10 |
| Total Fee: | $ 830.- |
| Date Received:* | 8.10.10 |
| Received By: | JFA |

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

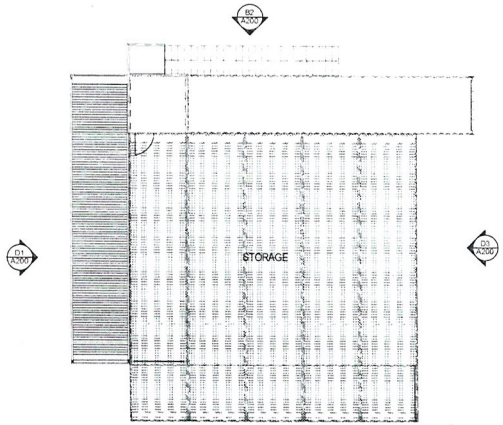
Revised 10/27/08

f:\depot\Application Packet\Application Form.pdf



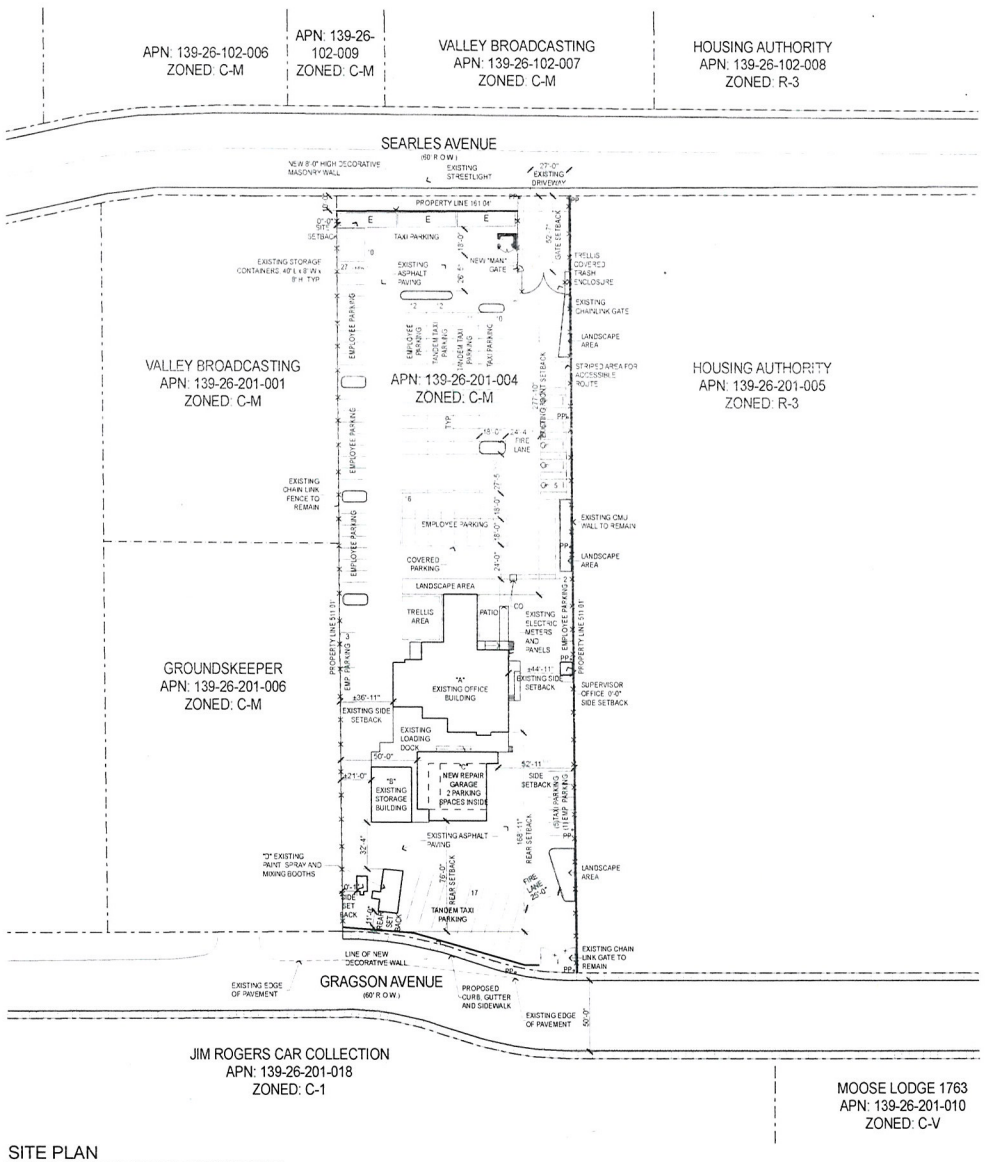

FLOOR PLAN - REPAIR GARAGE

1/8" = 1'-0"



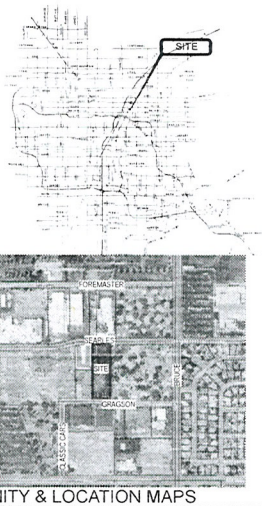

SECOND FLOOR PLAN

1/8" = 1'-0"




SITE PLAN

1" = 40'




VICINITY & LOCATION MAPS

## Site and Project Information

### SITE DATA

| | |
|---|---|
| PARCEL NUMBER | 139-26-201-004 |
| JURISDICTION | CITY OF LAS VEGAS - 89101 |
| EXISTING GENERAL PLAN | LIGHT INDUSTRIAL / RESEARCH |
| EXISTING ZONING | C-M |
| PROPOSED USE | TAXI / LIMO YARD, AUTO REPAIR GARAGE (MINOR), AUTO PAINT AND BODY REPAIR SHOP, OUTDOOR STORAGE |
| SITE AREA | 82,283 SF<br>1.89 GROSS ACRES |

SETBACKS - (PRINCIPAL STRUCTURE)

| | REQ'D | PROVIDED |
|---|---|---|
| FRONT | 15'-0" | 27'-10" |
| INTERIOR SIDE | 10'-0" | 36'-11", 44'-11" |
| REAR | 20'-0" | 168'-11" |

SETBACKS - (ACCESSORY STRUCTURE)

| | REQ'D | PROVIDED |
|---|---|---|
| FRONT | 15'-0" | 470'-6" |
| INTERIOR SIDE | 8'-0" | 0'-0", 6'-0", 50'-0" (Variance Requested) |
| REAR | 8'-0" | 76'-0" |

| | |
|---|---|
| MAX HEIGHT | N/A |
| ACTUAL HEIGHT | 28'-6" |
| LOT COVERAGE ALLOWED | N/A |
| ACTUAL LOT COVERAGE | 10.7% |
| % OF OUTSIDE STORAGE ALLOWED | 5% |
| ACTUAL % OF OUTSIDE STORAGE | 3.9% |

### BUILDING INFORMATION

| | |
|---|---|
| CODE | 2006 INTERNATIONAL BUILDING CODE |
| CONSTRUCTION TYPE | VB |
| OCCUPANCY | B/F/S-1 |
| FIRE SPRINKLERS PROVIDED | NO |

BUILDING AREAS

| | |
|---|---|
| A EXISTING OFFICE BUILDING (± 16' HIGH) | 4,400 SF |
| B EXISTING STORAGE BUILDING (± 16' HIGH) | 1,100 SF |
| C NEW REPAIR GARAGE 28'-4" HIGH) | 3000 SF (1st) + 2000 SF (2nd) = 5,000 SF |
| D EXISTING PAINT SPRAY AND MIXING BOOTH (± 11' HIGH) | 300 SF |
| E STORAGE CONTAINER (8' X 40') TYP. OF 3 (± 8' HIGH) | 960 SF |
| TOTAL | 11,760 SF |

### PARKING AREA

| BUILDING AREA | REQUIRED PARKING | PROVIDED |
|---|---|---|
| # OF EMPLOYEES ON LARGEST SHIFT | 66 | 66 |
| # OF TAXIS @ MAXIMUM CAPACITY | 67 | 67 |
| STANDARD PARKING SPACES PROVIDED | | 91 |
| COMPACT PARKING SPACES PROVIDED | | (28%) 37 |
| HANDICAPPED SPACES PROVIDED | | 5 |
| TOTAL PARKING | | 133 |

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0' 10' 40' 80'

# A Cab Taxi Company
## Site Development Review
1500 Searles Avenue
Las Vegas, Nevada 89101

City of Las Vegas Site Development Review Submittal 08.10.10
City of Las Vegas Site Development Review Submittal (Rev 1) 08.24.10

**VAR-39148 SUP-39149**
**SDR-39147 REVISED**

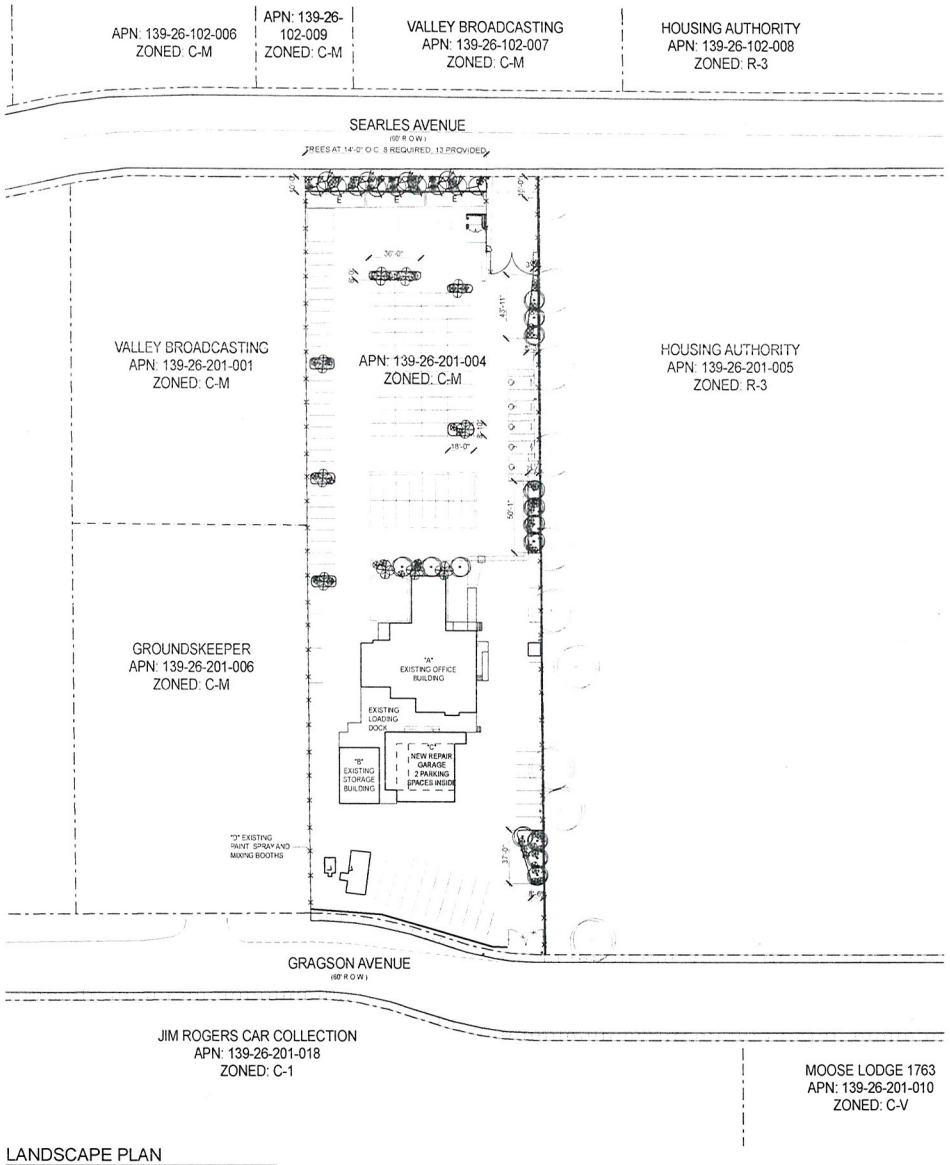
DEC AUG 24 2010

SITE PLAN AND FLOOR PLAN

AS100

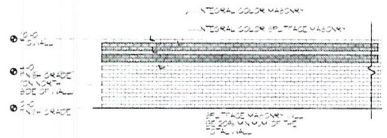
09.065 A Cab Taxi Company

F:\09.065 A Cab Taxi Co\DWG\09065 A Cab Taxi DR Revised.pln 8/24/2010 10:34 AM KNorman



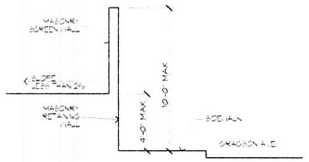

LANDSCAPE PLAN

1" = 40'



WALL ELEVATION

1" = 10'



WALL SECTION

1/4" = 1'-0"

LANDSCAPE SCHEDULE

| SYMBOL | COMMON NAME | BOTANICAL NAME | SIZE |
|---|---|---|---|
| TREES | | | |
| | HONEY LOCUST | prosopis | 24" Box |
| | SHOESTRING ACACIA | acacia stenophylla | 24" Box |
| | PURPLE ROBE LOCUST | robinia pseudoacacia | 24" Box |
| | WESTERN HONEY MESQUITE | prosopis glandulosa | 24" Box |
| | EXISTING TREES | --- | --- |
| SHRUBS | | | |
| | TEXAS RANGER | leucophyllum frutescens 'Green Cloud' | 5 gal |
| | CREPE MYRTLE | lagerstroemia indica | 5 gal |
| GROUND COVER | | | |
| | LANTANA | lantana | 5 gal |
| | REGAL MIST FOUNTAIN GRASS | muhlenbergia capillaris 'regal mist' | 5 gal |
| ROCK MULCH | SIZE | COLOR | DEPTH |
| | 3/8" CRUSHED GRANITE | TO BE SELECTED BY ARCHITECT FROM MANUFACTURERS STD COLORS | MIN. 2" DEEP |

LANDSCAPE BUFFERS

| | REQ'D | PROVIDED |
|---|---|---|
| FRONT (ADJ. TO ROW) | 10'-0" | 10'-0" |
| INTERIOR SIDE (ADJ. TO RESIDENTIAL) | 8'-0" | 0'-0" (WAIVER REQUESTED) |
| INTERIOR SIDE (ADJ. TO INDUSTRIAL) | 8'-0" | 0'-0" |
| REAR (ADJ. TO ROW) | 15'-0" | 0'-0" (WAIVER REQUESTED) |

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0' 10' 40' 80'

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1500 Searles Avenue
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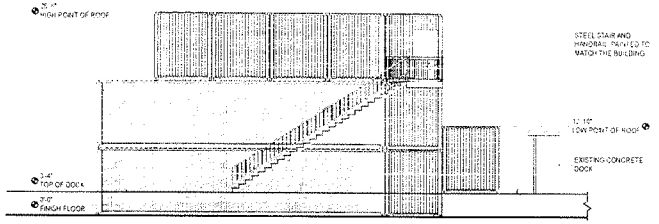
**SDR-39147 REVISED**

PLANTING PLAN

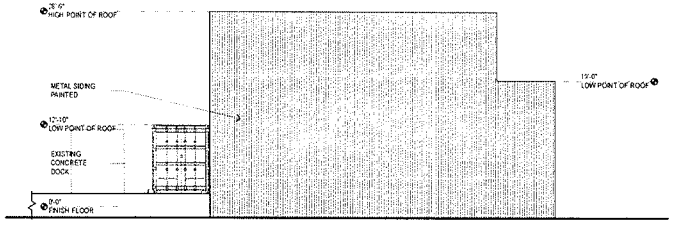
L100

09.065 A Cab Taxi Company

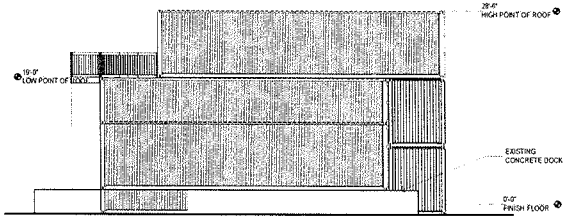
F:\09.065 A Cab Taxi Co\DWG\09065 A Cab Taxi DR Revised.pln 8/24/2010 10:36 AM kthornton



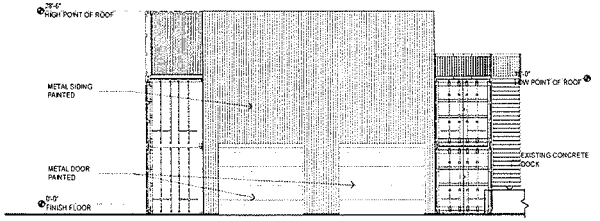

NORTH ELEVATION
1/8" = 1'-0"




SOUTH ELEVATION
1/8" = 1'-0"




WEST ELEVATION
1/8" = 1'-0"




EAST ELEVATION
1/8" = 1'-0"

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0' 4' 8' 16'

# A Cab Taxi Company
## Site Development Review
1500 Searles Avenue
Las Vegas, Nevada 89101

City of Las Vegas Site Development Review Submittal 08.10.10

**VAR-39148**
**SUP-39149**
**SDR-39147**

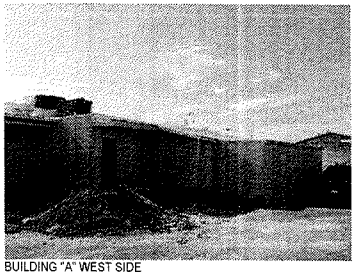
EXTERIOR ELEVATIONS - AUTO REPAIR

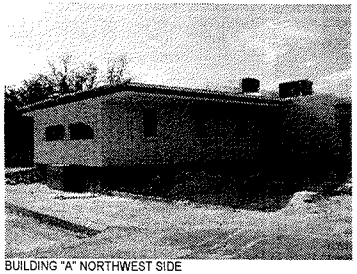
A200

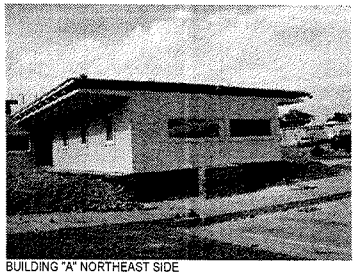
09065 A Cab Taxi Company

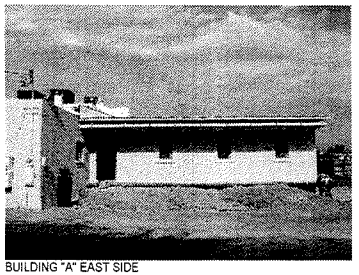
AUG 1 0 2010

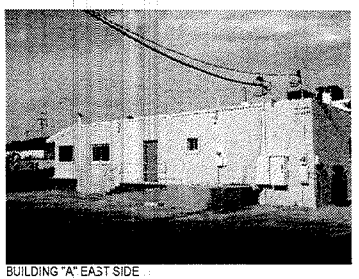
F:\09065 A Cab Taxi Co\DWG\09065 A Cab Taxi DR Revised.pln 8/10/2010 9:33 AM SNeumann

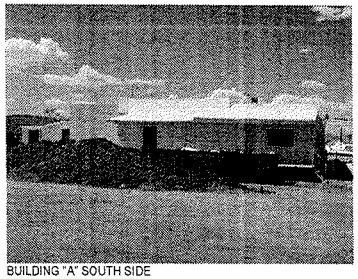

BUILDING "A" WEST SIDE

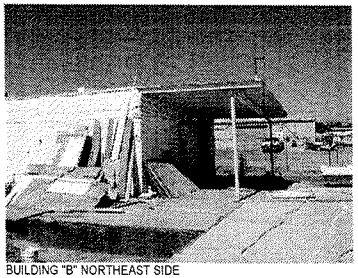

BUILDING "A" NORTHWEST SIDE

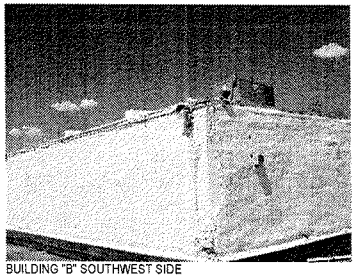

BUILDING "A" NORTHEAST SIDE

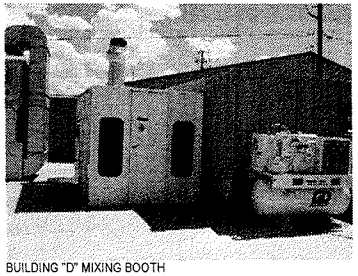

BUILDING "A" EAST SIDE

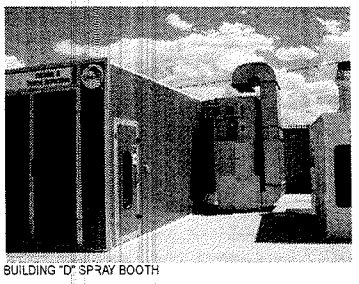

BUILDING "A" EAST SIDE

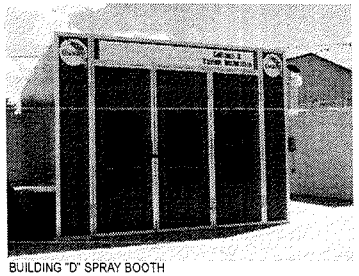

BUILDING "A" SOUTH SIDE

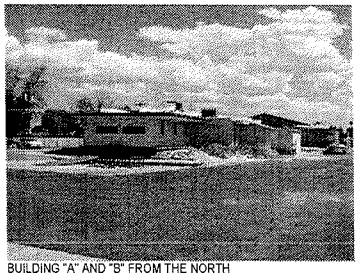

BUILDING "B" NORTHEAST SIDE

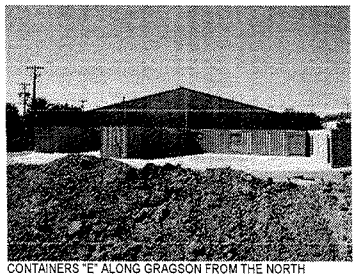

BUILDING "B" SOUTHWEST SIDE

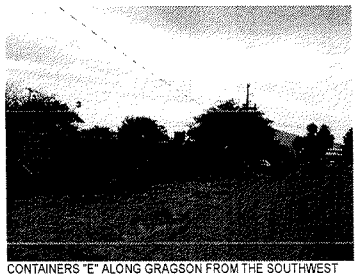

BUILDING "D" MIXING BOOTH

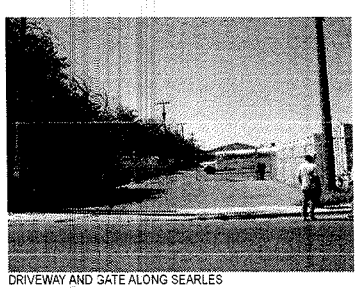

BUILDING "D" SPRAY BOOTH

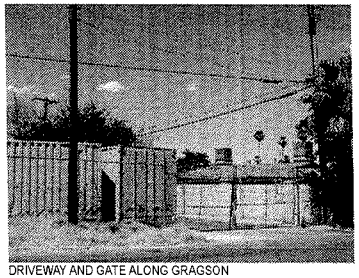

BUILDING "D" SPRAY BOOTH

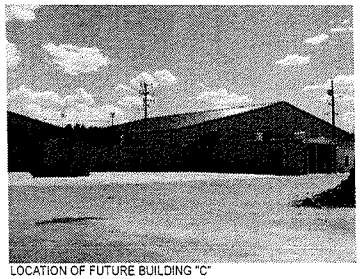

BUILDING "A" AND "B" FROM THE NORTH


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"

F:\09065 A Cab Taxi Co\DWGS\09065 A Cab Taxi ENTITLE.dwg, 8/10/2010 9:33 AM, Adam

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A Cab Taxi Company
Site Development Review
1500 Searles Avenue
Las Vegas, Nevada 89101

City of Las Vegas Site Development Review Submittal 08.13.10

**VAR-39148**
**SUP-39149**
**SDR-39147**

EXISTING PHOTOS

A201

09065 A Cab Taxi Company

VAR-39148, SUP-39149 & SDR-39147 - APPLICANT: A TAXI CAB COMPANY - OWNER: FOUR FOURS, LLC

1500 SEARLES AVENUE

08/19/10

VAR-39148, SUP-39149 & SDR-39147 - APPLICANT: A TAXI CAB COMPANY - OWNER: FOUR FOURS, LLC
1500 SEARLES AVENUE

08/19/10

VAR-39148, SUP-39149 & SDR-39147 - APPLICANT: A TAXI CAB COMPANY - OWNER: FOUR FOURS, LLC
1500 SEARLES AVENUE

08/19/10

VAR-39148, SUP-39149 & SDR-39147 - APPLICANT: A TAXI CAB COMPANY - OWNER: FOUR FOURS, LLC
1500 SEARLES AVENUE

08/19/10

VAR-39148, SUP-39149 & SDR-39147 - APPLICANT: A TAXI CAB COMPANY - OWNER: FOUR FOURS, LLC
1500 SEARLES AVENUE

08/19/10

VAR-39148, SUP-39149 & SDR-39147 - APPLICANT: A TAXI CAB COMPANY - OWNER: FOUR FOURS, LLC
1500 SEARLES AVENUE

08/19/10

VAR-39148, SUP-39149 & SDR-39147 - APPLICANT: A TAXI CAB COMPANY - OWNER: FOUR FOURS, LLC

1500 SEARLES AVENUE

08/19/10

VAR-39148, SUP-39149 & SDR-39147 - APPLICANT: A TAXI CAB COMPANY - OWNER: FOUR FOURS, LLC
1500 SEARLES AVENUE

08/19/10

VAR-39148, SUP-39149 & SDR-39147 - APPLICANT: A TAXI CAB COMPANY - OWNER: FOUR FOURS, LLC
1500 SEARLES AVENUE

08/19/10

VAR-39148, SUP-39149 & SDR-39147 - APPLICANT: A TAXI CAB COMPANY - OWNER: FOUR FOURS, LLC

1500 SEARLES AVENUE

08/19/10

VAR-39148, SUP-39149 & SDR-39147 - APPLICANT: A TAXI CAB COMPANY - OWNER: FOUR FOURS, LLC

1500 SEARLES AVENUE

08/19/10

VAR-39148, SUP-39149 & SDR-39147 - APPLICANT: A TAXI CAB COMPANY - OWNER: FOUR FOURS, LLC
1500 SEARLES AVENUE

08/19/10

APTUS

August 10, 2010

City of Las Vegas Planning and Development
731 South Fourth Street
Las Vegas, Nevada 89101

**Re: A Cab Taxi Dispatch Center**
APN: 139-26-201-004
Major Modification to SDR-35195
Special Use Permit
Variance

AUG 10 2010

To Whom It May Concern:

Enclosed please find the required application materials associated with the following requests:

- Major modifications to an existing Site Development Plan Review for a Taxi Yard with waivers of a portion of the landscaping requirement.
- Special Use Permit for outside storage within the side setback
- Variance for 0'-0" side setback where 8'-0" is required

A Cab Taxi Co. has been operating at its existing site located at 4444 South Valley View since 2004 and received its first medallion from the Taxicab Authority in 2001. Its current site on .86 acres has continually met the company's needs since that time. The recent condemnation of the existing site to facilitate the expansion of Harmon Avenue has required that the business be relocated. The proposed 1.89 acre site located at 1500 Searles Avenue is a suitable location for the permitted use within a C-M zone. A Cab has been operating out of the Searles location for approximately 6 months.

The existing office building has been remodeled to accommodate the company's approximately 12 non-driver employees. Adequate parking for both these employees, as well as those drivers who may bring a personal vehicle to work is provided, although experience has shown that many employees choose public transportation instead of driving private vehicles. The Certificate of Occupancy has been granted for this structure as of 02.11.10.

Accessory buildings on site reflect the site's use for limited maintenance of company owned vehicles. Auto Repair Garage (Minor) and Auto Paint and Body Repair Shop are both Conditional Uses in the C-M zone, and any maintenance performed on site will consist only of preventative or basic maintenance such as oil changes, tire changing, and minor paint jobs to keep the taxis prepared for their usual schedules. No fueling services will be offered, and more intense body work, such as that associated with vehicles involved in collisions, will be performed elsewhere. As required, the repair and service work will be performed within the proposed building in an area which will be completely enclosed. The repair garage previously shown on the site has been relocated just south of the existing office building and a portion of the parking has been relocated along the southern property line and the eastern property line.

We are requesting a variance for the eastern (side setback) of the Supervisor Shelter of 0'-0" where 8'-0" is required. This structure allows the cab drivers to download their information to the computer for billing purposes.

**VAR-39148**
**SUP-39149**
**SDR-39147**

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Planning
Interiors
Landscape

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3750 Sante Fe Avenue
Suite 106
Riverside, California 92507
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F 951.823.0550

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We are also requesting a special use permit to allow outside storage within the side setback at the north end of the property. This will help to provide a buffer from the site to the street and will provide a continuous landscape strip.

We are requesting a waiver (in addition to the waivers already approved with the previous SDR) to provide a 0'-0" landscape buffer where an 8'-0" landscape buffer is required along the east property line and to provide a 0'-0" landscape buffer where 15'-0" landscape buffer is required along the southern property line. A sidewalk along Gragson has been shown on the plans at the councilman's request. The existing trees on the residential side of the wall offer an adequate buffer between the two properties.

If you have any questions or need additional information regarding anything with respect to these requests, please do not hesitate to contact my office.

Sincerely,

Kristen G. Neuman

Kristen G. Neuman, AIA
APTUS Architecture

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AUG 10 2010

**VAR-39148**
**SUP-39149**
**SDR-39147**

City of Las Vegas Agenda Item No.: **28.**

## *AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT*
### PLANNING COMMISSION MEETING OF: SEPTEMBER 23, 2010

**DEPARTMENT: PLANNING & DEVELOPMENT**
**DIRECTOR: M. MARGO WHEELER** ☐ **Consent** ☒ **Discussion**

**SUBJECT:**
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 THE REQUIRED SETBACK AND LANDSCAPE BUFFER AREA ALONG THE WEST PERIMETER 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:** | | **APPROVALS RECEIVED BEFORE:** | |
|---|---|---|---|
| **Planning Commission Mtg.** | **0** | **Planning Commission Mtg.** | **0** |
| **City Council Meeting** | **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.**

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PLANNING & DEVELOPMENT

# PLANNING & DEVELOPMENT DEPARTMENT

## STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-39149** APN: 139-26-201-004

Name of Property Owner: Four Fours, LLC

Name of Applicant: A Cab Taxi Co.

Name of Representative: Ballard Spahr, LLP

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes ☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Creighton J. Nady

Subscribed and sworn before me

This 4th day of August, 2010

Cindy Lou Ord

Notary Public in and for said County and State

CINDY LOU ORD
Notary Public State of Nevada
No. 00-63415-1
My appt. exp. July 15, 2012

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AUG 10 2010

PLANNING & DEVELOPMENT

# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

**Application/Petition For:** Special Use Permit to allow outside storage in a side yard setback

**Project Address (Location)** 1500 Searles

**Project Name** A Cab Taxi Co. **Proposed Use** Taxi/Limo Yard

**Assessor's Parcel #(s)** 139-26-201-004 **Ward #** 5- Barlow

**General Plan:** existing LI-R proposed n/a **Zoning:** existing CM proposed n/a

**Commercial Square Footage** _____ **Floor Area Ratio** n/a

**Gross Acres** 1.89 **Lots/Units** n/a **Density** n/a

**Additional Information** _____

**PROPERTY OWNER** Four Fours, LLC **Contact** Jay Nady

**Address** 1500 Searles Ave **Phone:** (702) 277-1333 **Fax:** _____

**City** Las Vegas **State** NV **Zip** 89101

**E-mail Address** cjnoui@yahoo.com

**APPLICANT** A Cab Taxi Co. **Contact** Jay Nady

**Address** 1500 Searles **Phone:** (702) 277-1333 **Fax:** _____

**City** Las Vegas **State** NV **Zip** 89101

**E-mail Address** cjnoui@yahoo.com

**REPRESENTATIVE** Ballard Spahr, LLP **Contact** Bill Curran

**Address** 100 City Parkway, Suite 1750 **Phone:** (702) 471-7000 **Fax:** (866) 381-5357

**City** Las Vegas **State** NV 89102 **Zip** 89106

**E-mail Address** curranb@ballardspahr.com

**Property Owner Signature*** _____

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

**Print Name** Creighton J. Nady

Subscribed and sworn before me

This 4th day of August, 2010.

Cindy Lou Ord

Notary Public in and for said County and State

CINDY LOU ORD
Notary Public State of Nevada
No. 00-63415-1
My appt. exp. July 15, 2012

Revised 10/27/08

*FOR DEPARTMENT USE ONLY*

| | |
|---|---|
| Case # | SUP - 39149 |
| Meeting Date: | 9.23.10 |
| Total Fee: | $1,030.- |
| Date Received:* | 8.10.10 |
| Received By: | JRA |

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

City of Las Vegas Agenda Item No.: **29.**

## *AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT*
### PLANNING COMMISSION MEETING OF: SEPTEMBER 23, 2010

**DEPARTMENT: PLANNING & DEVELOPMENT**
**DIRECTOR: M. MARGO WHEELER** ☐ **Consent** ☒ **Discussion**

**SUBJECT:**
SDR-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:** | | **APPROVALS RECEIVED BEFORE:** | |
|---|---|---|---|
| **Planning Commission Mtg.** | **0** | **Planning Commission Mtg.** | **0** |
| **City Council Meeting** | **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.**

RECEIVED
AUG 10 2010

PLANNING & DEVELOPMENT

# PLANNING & DEVELOPMENT DEPARTMENT

## STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-39147** APN: 139-26-201-004

Name of Property Owner: Four Fours, LLC

Name of Applicant: A Cab Taxi Co.

Name of Representative: Ballard Spahr, LLP

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ **Yes** ☒ **No**

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Creighton J. Nady

Subscribed and sworn before me

This 4th day of August, 2010

Cindy Lou Ord

Notary Public in and for said County and State

CINDY LOU ORD
Notary Public State of Nevada
No. 00-63415-1
My appt. exp. July 15, 2012

AUG 1 0 2010

PLANNING & DEVELOPMENT

# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

**Application/Petition For:** Major Modification to previously approved SDR-35195

**Project Address (Location)** 1500 Searles

**Project Name** A Cab Taxi Co. **Proposed Use** Taxi/Limo Yard

**Assessor's Parcel #(s)** 139-26-201-004 **Ward #** 5- Barlow

**General Plan:** existing LI-R proposed n/a **Zoning:** existing CM proposed n/a

**Commercial Square Footage** _____ **Floor Area Ratio** n/a

**Gross Acres** 1.89 **Lots/Units** n/a **Density** n/a

**Additional Information** _____

**PROPERTY OWNER** Four Fours, LLC **Contact** Jay Nady

**Address** 1500 Searles Ave **Phone:** (702) 277-1333 **Fax:** _____

**City** Las Vegas **State** NV **Zip** 89101

**E-mail Address** cjnoui@yahoo.com

**APPLICANT** A Cab Taxi Co. **Contact** Jay Nady

**Address** 1500 Searles **Phone:** (702) 277-1333 **Fax:** _____

**City** Las Vegas **State** NV **Zip** 89101

**E-mail Address** cjnoui@yahoo.com

**REPRESENTATIVE** Ballard Spahr, LLP **Contact** Bill Curran

**Address** 100 City Parkway, Suite 1750 **Phone:** (702) 471-7000 **Fax:** (866) 381-5357

**City** Las Vegas **State** NV 89102 **Zip** 89106

**E-mail Address** curranb@ballardspahr.com

**Property Owner Signature*** _____

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

**Print Name** Creighton J. Nady

Subscribed and sworn before me

This 4th day of August, 20 10.

Cindy Lou Ord

Notary Public in and for said County and State

CINDY LOU ORD
Notary Public State of Nevada
No. 00-63415-1
My appt. exp. July 15, 2012

Revised 10/27/08

***FOR DEPARTMENT USE ONLY***

| | |
|---|---|
| Case # | SDR - 39147 |
| Meeting Date: | 9.23.10 |
| Total Fee: | $ 1,030.- |
| Date Received:* | 8.10.10 |
| Received By: | JFA |

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

f:\depot\Application Packet\Application Form.pdf

City of Las Vegas Agenda Item No.: **31.**

## *AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT*
### PLANNING COMMISSION MEETING OF: SEPTEMBER 23, 2010

**DEPARTMENT: PLANNING & DEVELOPMENT**
**DIRECTOR: M. MARGO WHEELER** ☐ **Consent** ☒ **Discussion**

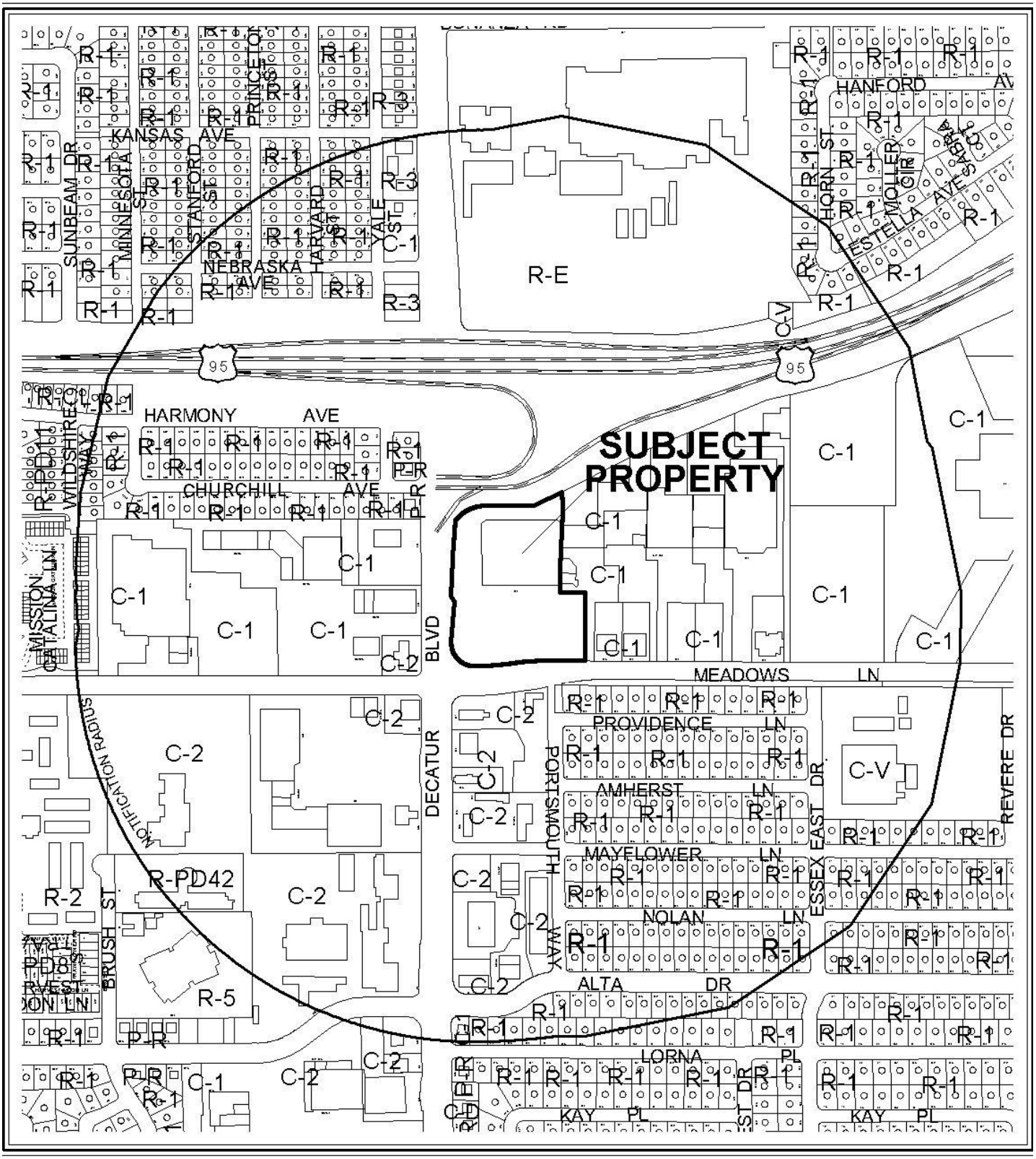
**SUBJECT:**
SUP-38860 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CARDENAS MARKETS, INC. - OWNER: PACPROP - Request for a PROPOSED RETAIL ESTABLISHMENT (GROCERY STORE) WITH ACCESSORY PACKAGE LIQUOR OFF-SALE at 4700 Meadows Lane (APN 139-31-111-001), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian). Staff recommends APPROVAL.

**MAY GO TO CITY COUNCIL ON 10/20/10 OR MAY BE FINAL ACTION**
**(Unless Appealed Within 10 Days)**

| **PROTESTS RECEIVED BEFORE:** | | **APPROVALS RECEIVED BEFORE:** | |
|---|---|---|---|
| **Planning Commission Mtg.** | **1** | **Planning Commission Mtg.** | **0** |
| **City Council Meeting** | **0** | **City Council Meeting** | **0** |

**RECOMMENDATION:**
Staff recommends APPROVAL, subject to conditions:

**BACKUP DOCUMENTATION:**
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letters
6. Protest Letter and Support Email




0 300 600 Feet

**CASE:** **SUP-38860**

**RADIUS:** 1500 FT

**ZONING OF SUBJECT PROPERTY:** C-1 (LIMITED COMMERCIAL)

N

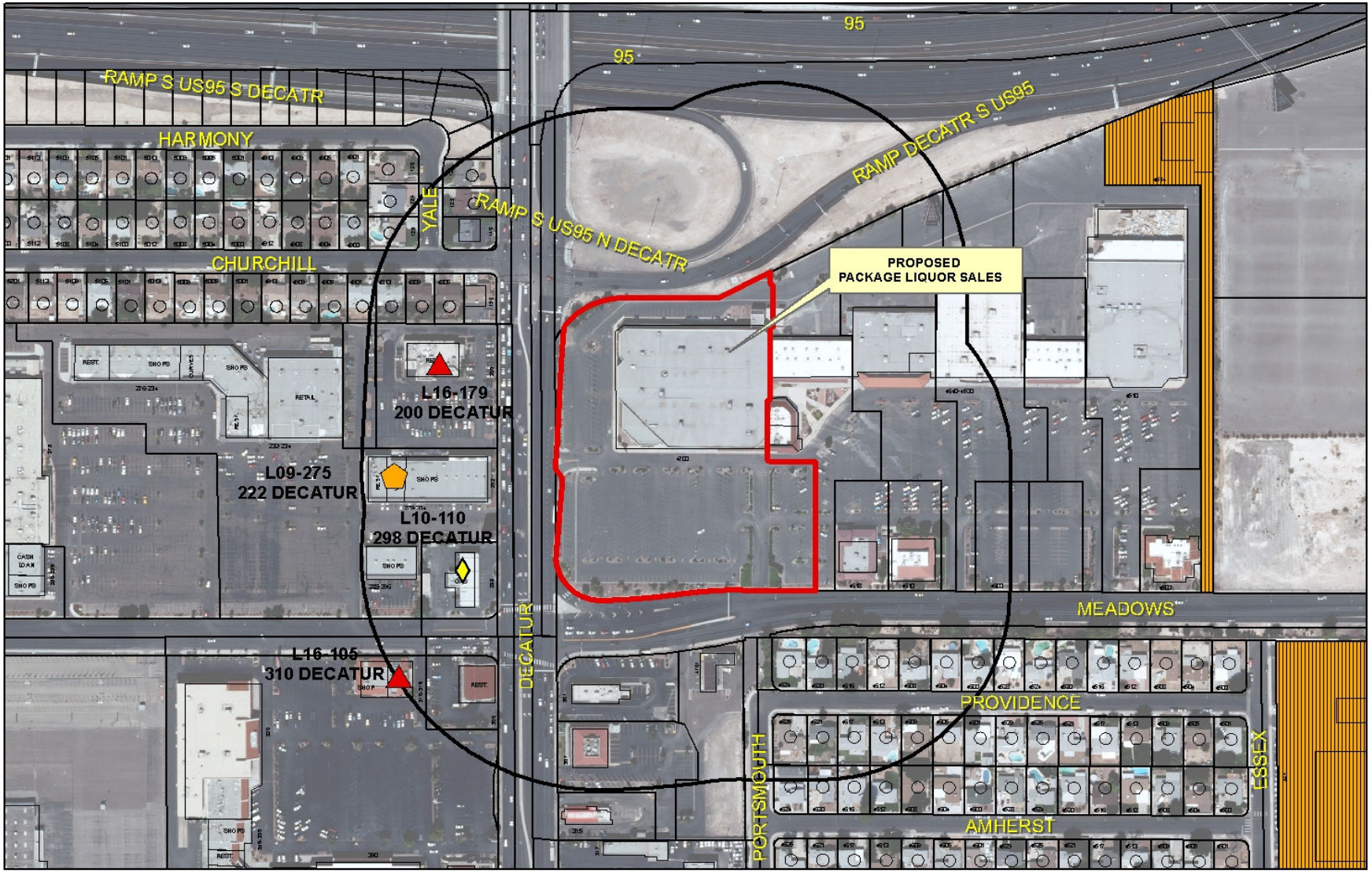
0 300 600 Feet

**CASE:** **SUP-38860**

**RADIUS:** 1500 FT

**ZONING OF SUBJECT PROPERTY:** C-1 (LIMITED COMMERCIAL)

N




**SUP-38860**

**Package Liquor Sales**

**Business Licenses**

- Child Care/ Children Facility
- Beer/Wine/Cooler On Sale
- Beer/Wine/Cooler Off Sales
- Beer/Wine/Cooler On-Off Sale
- Package Liquor Sales
- Supper Club/ Restaurant Service Bar
- Tavern

- RELIGIOUS
- CITY PARKS
- SCHOOLS
- Subject Property
- 400 foot buffer

N

# PLANNING & DEVELOPMENT DEPARTMENT

## STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-38860** APN: 1393111001

Name of Property Owner: PACPROP / LAMANZA

Name of Applicant: CARDENAS MARKET

Name of Representative: LENDALL MAINS

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ **Yes** ☒ **No**

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Steve Glusker

Subscribed and sworn before me A. G. Fyffe

This 29th day of July, 2010

_____

Notary Public in and for said County and State

A. G. FYFFE
Commission # 1810171
Notary Public - California
Los Angeles County
My Comm. Expires Aug 19, 2012

PLANNING & DEVELOPMENT

# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

**Application/Petition For:** Cardenas Market #30

**Project Address (Location)** 4700 Meadows Lane

**Project Name** Cardenas Market #30 **Proposed Use** Grocery Store

**Assessor's Parcel #(s)** 13931111001 **Ward #** _____

**General Plan:** existing _____ proposed _____ **Zoning:** existing C1 proposed C1

**Commercial Square Footage** 76,678 square feet **Floor Area Ratio** 25.8%

**Gross Acres** 6.81 **Lots/Units** 1 **Density** _____

**Additional Information** Special Use Permit for Liquor and Gaming

**PROPERTY OWNER** PACPROP / LAMANZA **Contact** Steve Glusker

**Address** 12100 Wilshire Boulevard, Suite 1025 **Phone:** (310) 447-0707 **Fax:** (310) 447-0936

**City** Los Angeles **State** CA **Zip** 90025

**E-mail Address** steve@ppgla.com

**APPLICANT** Cardenas **Contact** Robert Gonzalez

**Address** 1040 S. Vintage Ave., Suite #A **Phone:** (909) 923-7426 **Fax:** (909) 201-7262

**City** Ontario **State** CA **Zip** 91761

**E-mail Address** rgonzalez@cmkts.com

**REPRESENTATIVE** SSA Architecture **Contact** Lendall Mains

**Address** 4630 S. Arville St., Suite A **Phone:** (702) 873-1718 **Fax:** (702) 873-1726

**City** Las Vegas, **State** NV **Zip** 89103

**E-mail Address** mains@smallstudioassociates.com

**Property Owner Signature*** _____

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

**Print Name** Steve Glusker

Subscribed and sworn before me A.G. Fyffe

This 29th day of July, 20 10.

_____

Notary Public in and for said County and State

A. G. FYFFE
Commission # 1810171
Notary Public - California
Los Angeles County
My Comm. Expires Aug 19, 2012

Revised 10/27/08

***FOR DEPARTMENT USE ONLY***

| | |
|---|---|
| **Case #** | SUP-38860 |
| **Meeting Date:** | 9-23-10 |
| **Total Fee:** | $1280.00 |
| **Date Received:*** | AUG 12, 2010 |
| **Received By:** | M. Have |

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

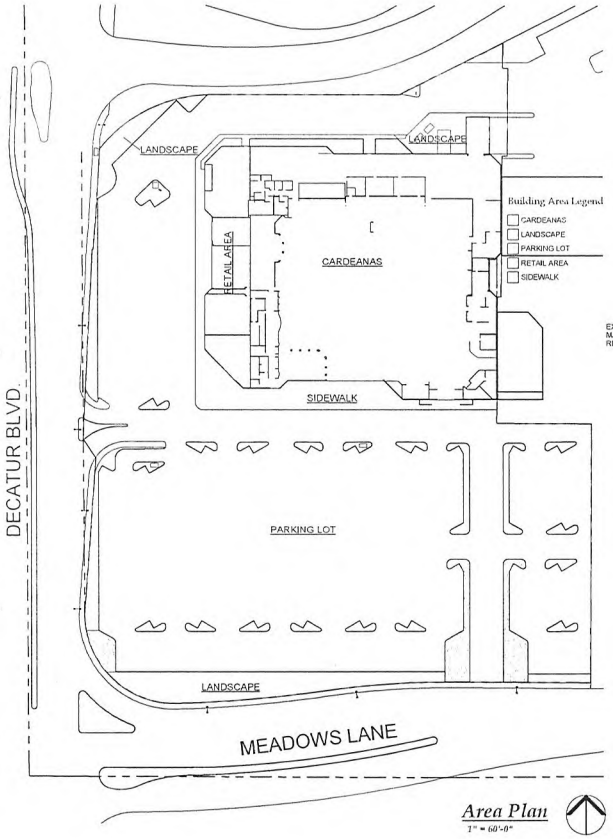
f:\depot\Application Packet\Application Form.pdf

*Proposed Tenant Improvement:*

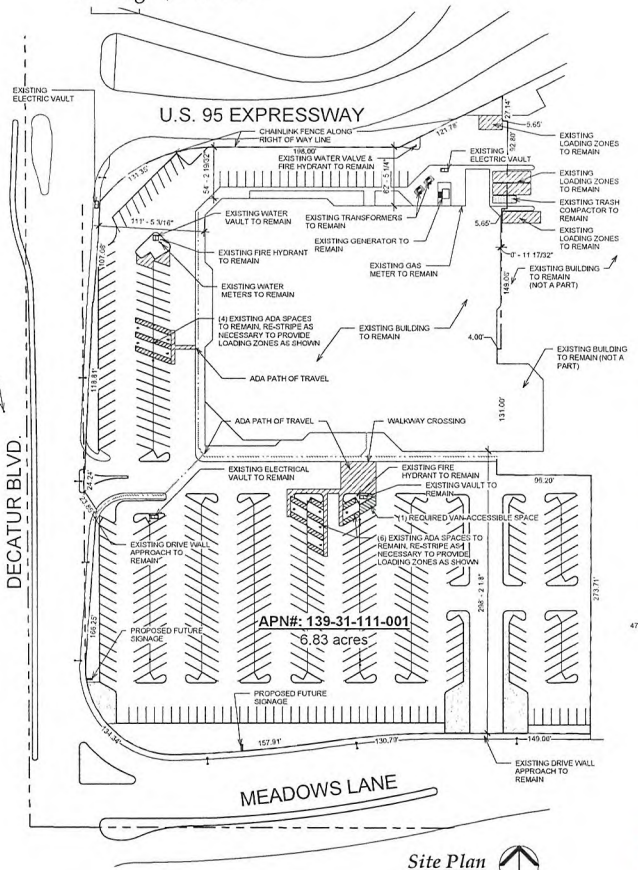
# CARDENAS

*APN#: 139-31-111-001*
*4700 Meadows Lane*
*Las Vegas, Nevada*

| *Area Schedule (Gross Building)* | | |
|---|---|---|
| *Name* | *Area* | *% Of Lot* |
| LANDSCAPE | 32596 SF | 11% |
| PARKING LOT | 175777 SF | 59% |
| SIDEWALK | 12807 SF | 4% |
| Exterior Area | 221180 SF | 74% |
| CARDEANAS | 66055 SF | 22% |
| RETAIL AREA | 10582 SF | 4% |
| Gross Building Area | 76637 SF | 26% |
| Grand total | 297727 SF | 100% |




*Area Plan*
*1" = 60'-0"*




*Site Plan*
*1" = 60'-0"*

| | |
|---|---|
| ***TENANT:*** | CARDENAS MARKETS<br>1040 S. VINTAGE AVE., SUITE A, ONTARIO, CA 91761<br>TEL. (909) 923-7426 FAX. (909) 535-3157<br>CONTACT: ROBERT GONZALEZ<br>EMAIL: rgonzalez@cmkts.com |
| ***PROJECT ADDRESS:*** | 4700 MEADOWS LANE<br>LAS VEGAS, NEVADA |
| ***ARCHITECT:*** | KENNETH SMALL, AIA<br>SSA ARCHITECTS<br>4630 SOUTH ARVILLE, SUITE A<br>LAS VEGAS, NEVADA 89103<br>(702) 873-1718<br>FAX 873-1720 |
| ***OCCUPANCY:*** | M |
| ***CONSTRUCTION:*** | TYPE III-B |
| ***FIRE SPRINKLERS:*** | **EXISTING** - MODIFY AS REQUIRED TO ACCOMMODATE NEW CONSTRUCTION. CONTRACTOR TO SUBMIT PLANS UNDER SEPARATE PERMIT. |
| ***ZONING:*** | C-2 |
| LAND USE: | SC (SERVICE COMMERCIAL) |
| ***FLOOR SQUARE FOOTAGE:*** | 76,637 SF |

PROJECT DESCRIPTION:

EXISTING MERVYNS TO BE REMOLDED IN TO A NEW CÁRDENAS GROCERY STORE.

***PARKING REQUIREMENTS:***

| | |
|---|---|
| 72,700SF RETAIL AT 1/250SF = | 291 SPACES |
| 3,948SF TORTILLERIA AND SEATING AT 1/100SF = | 40 SPACES |
| REQUIRED PARKING = | 331 SPACES |
| PROVIDED PARKING = | 413 SPACES |
| HANDICAPPED SPACES REQUIRED = | 9 SPACES |
| HANDICAPPED SPACES PROVIDED = | 10 SPACES |
| (1 ADDITIONAL SPACE NEEDED) | |
| ON SITE LOADING REQUIRED 15'W X 25'D = | 4 SPACES |
| ON SITE LOADING PROVIDED = | 4 SPACES (EXISTING) |

*Vicinity Map*

| *Sequence Of Drawings* | |
|---|---|
| *Number* | *Description* |
| DR1 | Site Plan |
| DR2 | Overall Floor Plan |
| DR3 | Elevations |
| DR4 | Elevations |
| DR5 | Landscaping Plan - North |
| DR6 | Landscaping Plan - South |

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JUL 13 2010
City of Las Vegas

**SUP-38860**
**SDR-38861**


SSA ARCHITECTURE
4630 SOUTH ARVILLE, SUITE A
LAS VEGAS, NEVADA 89103
(702) 873-1718
FAX 873-1720


*Cardenas Market*
*APN#: 139-31-111-001*
*4700 Meadows Lane*
*Las Vegas, Nevada*

SHEET TITLE
*Site Plan*

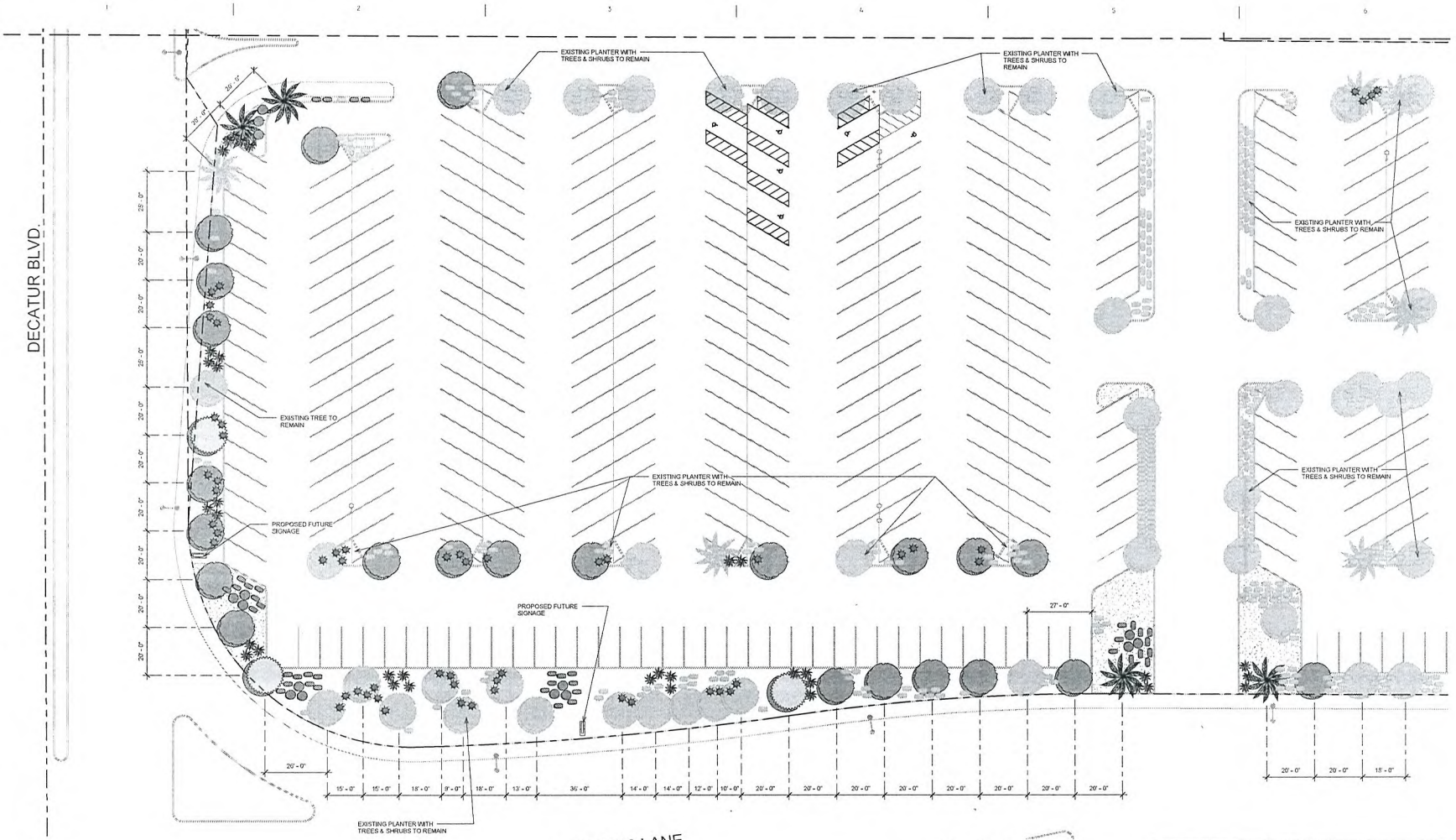

THIS WORK IS COPYRIGHTED BY THE ARCHITECT(S) IN THE YEAR 2010


| REVISION | DATE |
|---|---|
| | |

SHEET NAME

SHEET NO. **DR1**

JOB NO. 10 July 2010
RELEASE DATE




Landscaping Plan - South
1" = 20'-0"

## Planting Legend

| Planting Schedule (Existing) | |
|---|---|
| Common Name | Quantity |
| Shrub (Existing) | |
| Shrub (Existing) | 487 |
| Tree (Existing) | |
| Palm (Existing) | 7 |
| Pine (Existing) | 2 |
| Tree (Existing) | 57 |

| Planting Schedule | | | | |
|---|---|---|---|---|
| Common Name | Genus | Species | Size | Quantity |
| Shrub | | | | |
| Damianta | Chrysactinia | mexicana | 5 gallon | 22 |
| Red Yucca | Hesperaloe | parvifolia | 5 gallon | 43 |
| Sage / Salvia | Salvia | sp. | 5 gallon | 76 |
| Sierra Gold Dalea | Dalea | capitata | 5 gallon | 56 |
| Tree | | | | |
| Acacia (Mulga Tree) | Acacia | aneura | 24" box | 36 |
| Mediterranean Fan Palm | Chamaerops | humilis | 24" box | 4 |
| Pine (Aleppo) | Pinus | halepensis | 24" box | 5 |

SSA ARCHITECTURE
4650 South Decatur, Suite A
Las Vegas, Nevada 89103
(702) 873-1778
Fax: 873-1720

Cardenas Market
APN#: 139-31-111-001
4700 Meadows Lane
Las Vegas, Nevada

SHEET TITLE
Landscaping Plan - South

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| REVISION | DATE |
|---|---|
| | |
| | |
| | |
| | |

SHEET NAME
OF
DR6

JOB NO: 12 July 2010
RELEASE DATE: 09-NOV-10

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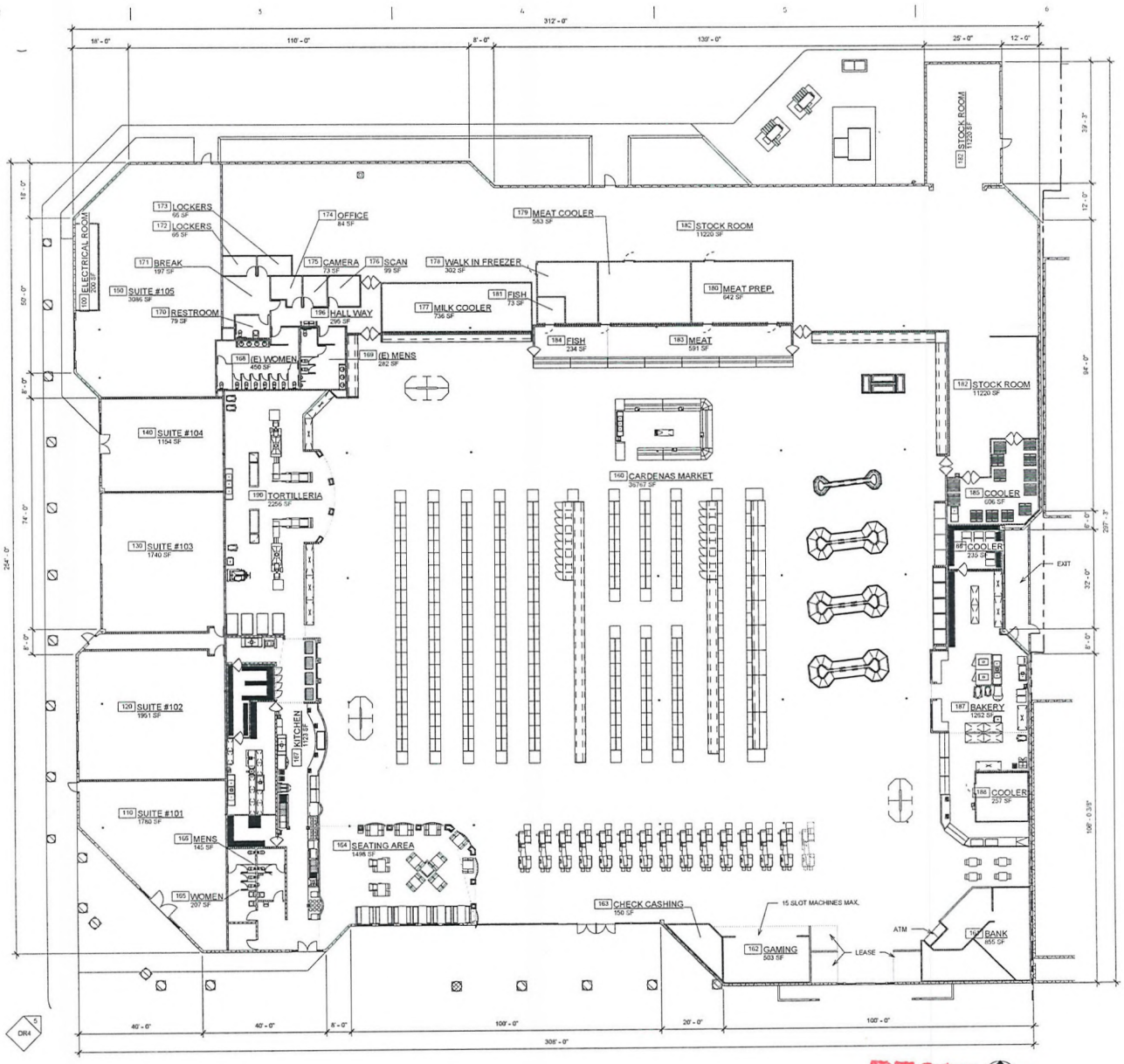
JUL 13 2010
City of Las Vegas

SUP-38860
SDR-38861




Floor Plan

SSA ARCHITECTURE

*Cardenas Market*
*APN#: 139-31-111-001*
*4700 Meadows Lane*
*Las Vegas, Nevada*

SHEET TITLE
*Overall Floor Plan*

THIS WORK IS COPYRIGHTED BY THE ARCHITECTS, IN THE YEAR 2010

| REVISION | DATE |
|---|---|
| | |

SHEET NAME
DR2

JOB NO: 12 July 2010
RELEASE DATE: 09/06 - 10

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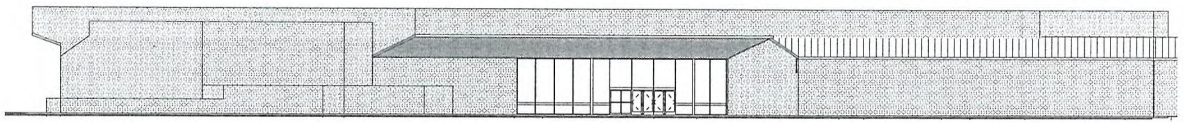
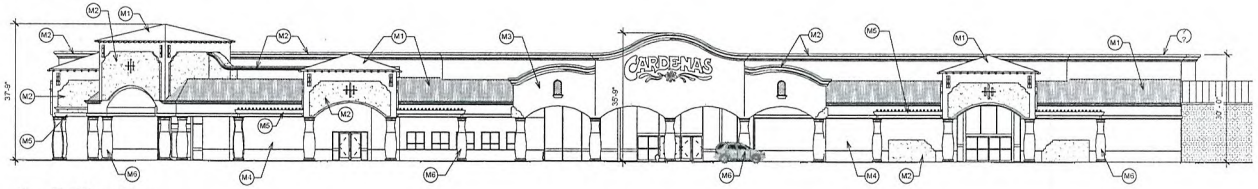
JUL 13 2010
City of Las Vegas

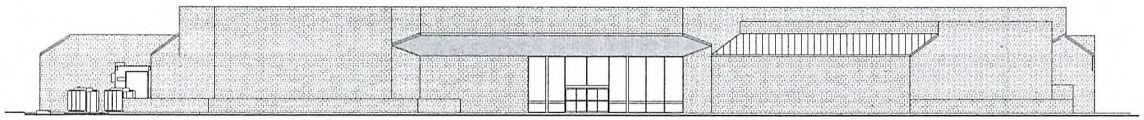
SUP-38860
SDR-38861



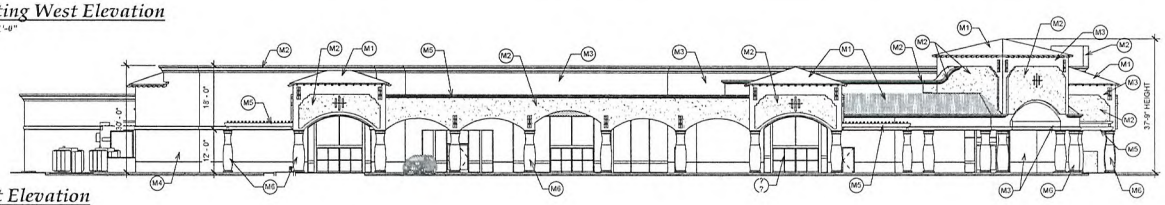
*Existing South Elevation*
1/16" = 1'-0"




*South Elevation*
1/16" = 1'-0"



*Existing West Elevation*
1/16" = 1'-0"




*West Elevation*
1/16" = 1'-0"

| MATERIAL LEGEND | | | |
|---|---|---|---|
| MARK | DESCRIPTION | MANUFACTURER | MODEL |
| M1 | ROOFING - CAPISTRANO | EAGLE ROOFING | KONA RED RANGE (3698) |
| M2 | FOAM TRIM & ACCENT STUCCO COLOR | DUNN EDWARDS PAINT | NEUTRAL VALLEY (DE6119) |
| M3 | MAIN STUCCO COLOR | DUNN EDWARDS PAINT | DAY LILY (DEQ317) |
| M4 | LIGHT ACCENT STUCCO COLOR | DUNN EDWARDS PAINT | TERRACOTTA SAND (DE6136) |
| M5 | WOOD TRELLIS COLOR | DUNN EDWARDS PAINT | BBQ (DE5118) |
| M6 | PREFABRICATED CONCRETE COLUMN | CONCRETE DESIGNS, INC. | HACIENDA TAN (GH20) |

SSA ARCHITECTURE
4650 South Arville, Suite A
Las Vegas, Nevada 89103
(702) 873-4718
Fax: 873-1726

*Cardenas Market*
*APN#: 139-31-111-001*
*4700 Meadows Lane*
*Las Vegas, Nevada*

SHEET TITLE
*Elevations*

THIS WORK IS COPYRIGHTED BY THE ARCHITECTS IN THE YEAR 2010

| REVISION | DATE |
|---|---|
| △ | |
| △ | |
| △ | |
| △ | |

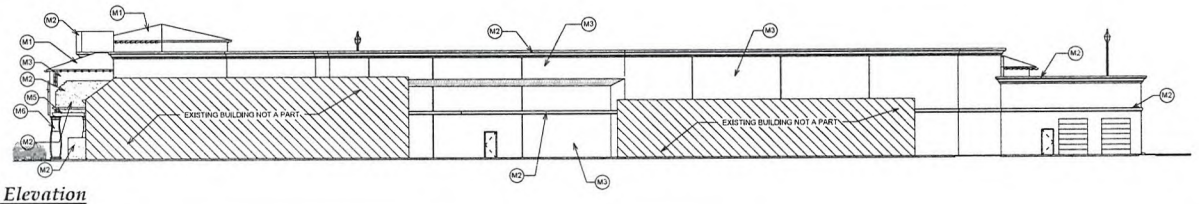
SHEET NAME
OF
DR3
JOB NO: 12 July 2010
RELEASE DATE: 09-065-30

RECEIVED
JUL 13 2010
City of Las Vegas

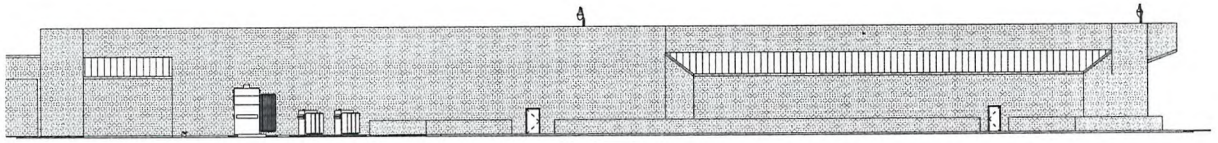
SUP-38860
SDR-38861

| MATERIAL LEGEND | | | |
|---|---|---|---|
| MARK | DESCRIPTION | MANUFACTURER | MODEL |
| M1 | ROOFING - CAPISTRANO | EAGLE ROOFING | KONA RED RANGE (3598) |
| M2 | FOAM TRIM & ACCENT STUCCO COLOR | DUNN EDWARDS PAINT | NEUTRAL VALLEY (DE5119) |
| M3 | MAIN STUCCO COLOR | DUNN EDWARDS PAINT | DAY LILY (DEC317) |
| M4 | LIGHT ACCENT STUCCO COLOR | DUNN EDWARDS PAINT | TERRACOTTA SAND (DE5136) |
| M5 | WOOD TRELLIS COLOR | DUNN EDWARDS PAINT | BBQ (DE5118) |
| M6 | PREFABRICATED CONCRETE COLUMN | CONCRETE DESIGNS, INC. | HACIENDA TAN (GHC0) |

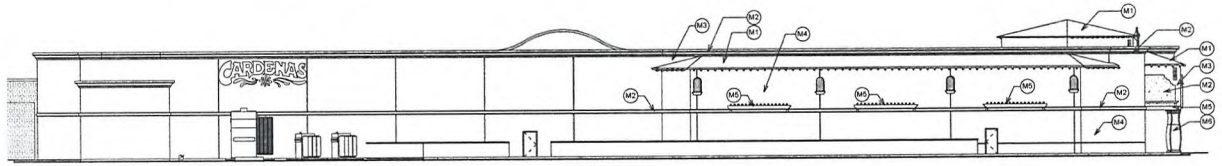
*Existing East Elevation*
1/16" = 1'-0"



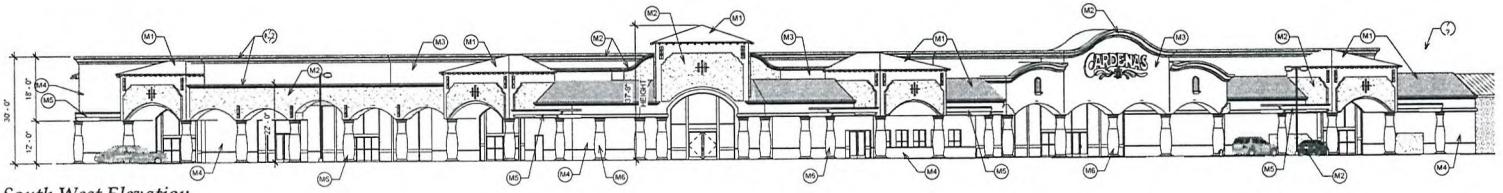

*East Elevation*
1/16" = 1'-0"



*Existing North Elevation*
1/16" = 1'-0"




*North Elevation*
1/16" = 1'-0"




*South West Elevation*
1/16" = 1'-0"

SSA ARCHITECTURE
4630 South Arville Suite A
Las Vegas, Nevada 89103
(702) 873-1718
FAX: 873-1726

*Cardenas Market*
*APN#: 139-31-111-001*
*4700 Meadows Lane*
*Las Vegas, Nevada*

SHEET TITLE
*Elevations*

THIS WORK IS COPYRIGHTED BY THE ARCHITECTS IN THE YEAR 2010

| REVISION | DATE |
|---|---|
| | |

SHEET NAME
DR4

JOB NO: 11 July 2010
RELEASE DATE: 09-065 - 30

**SUP-38860**
**SDR-38861**

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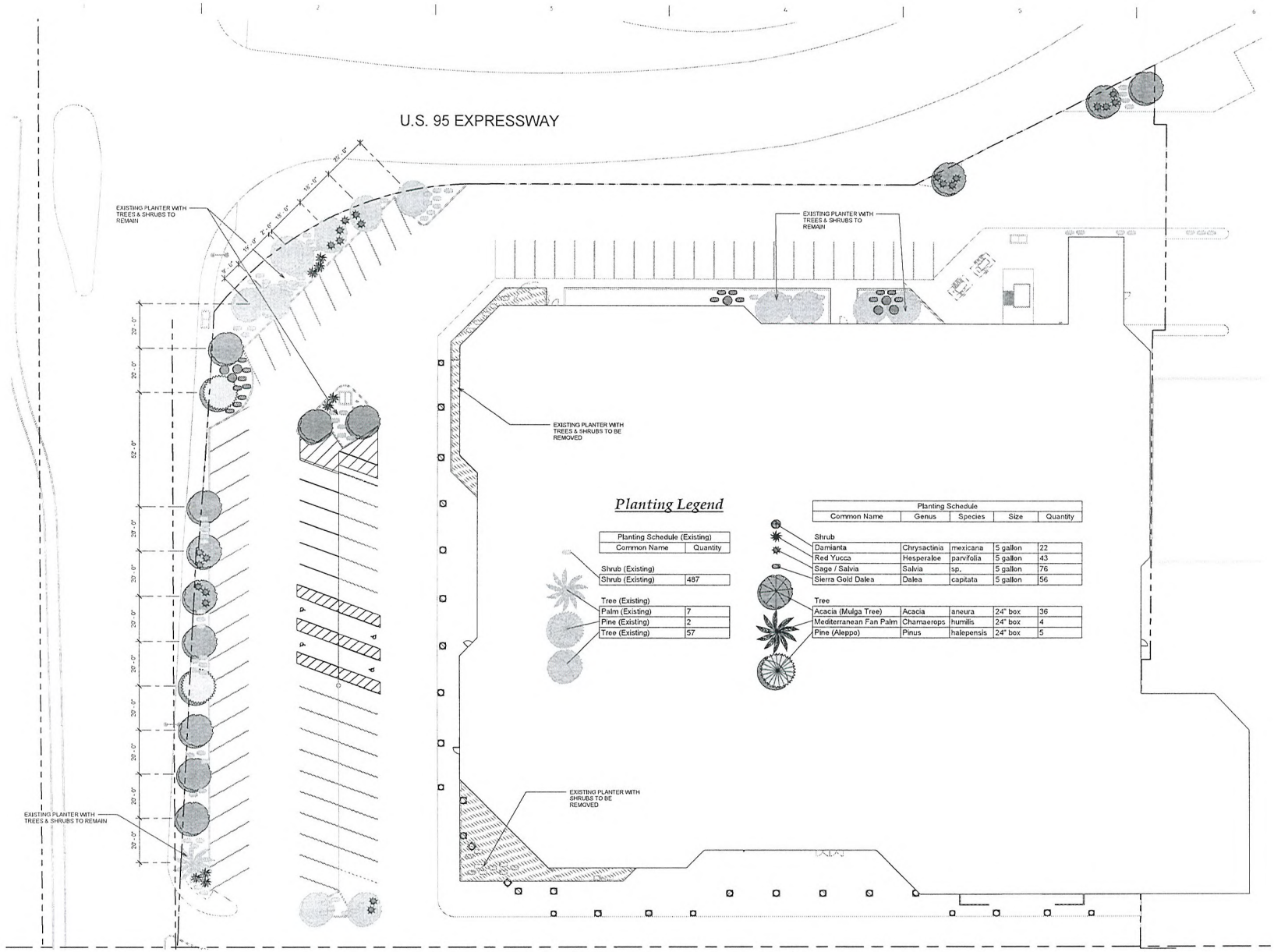
City of Las Vegas




## Planting Legend

| Planting Schedule (Existing) | |
|---|---|
| Common Name | Quantity |
| Shrub (Existing) | |
| Shrub (Existing) | 487 |
| Tree (Existing) | |
| Palm (Existing) | 7 |
| Pine (Existing) | 2 |
| Tree (Existing) | 57 |

| Planting Schedule | | | | |
|---|---|---|---|---|
| Common Name | Genus | Species | Size | Quantity |
| Shrub | | | | |
| Damianta | Chrysactinia | mexicana | 5 gallon | 22 |
| Red Yucca | Hesperaloe | parvifolia | 5 gallon | 43 |
| Sage / Salvia | Salvia | sp. | 5 gallon | 76 |
| Sierra Gold Dalea | Dalea | capitata | 5 gallon | 56 |
| Tree | | | | |
| Acacia (Mulga Tree) | Acacia | aneura | 24" box | 36 |
| Mediterranean Fan Palm | Chamaerops | humilis | 24" box | 4 |
| Pine (Aleppo) | Pinus | halepensis | 24" box | 5 |

Landscaping Plan - North
1" = 20'-0"

SSA ARCHITECTURE
4650 SOUTH ARVILLE, SUITE A
LAS VEGAS, NEVADA 89103
(702) 873-1718
FAX: 873-1726

Cardenas Market
APN#: 139-31-111-001
4700 Meadows Lane
Las Vegas, Nevada

SHEET TITLE
Landscaping Plan - North

THIS WORK IS COPYRIGHTED BY THE ARCHITECTS IN THE YEAR 2010

| REVISION | DATE |
|---|---|
| △ | |
| △ | |
| △ | |
| △ | |

SHEET NAME
OF
DR5
JOB NO: 12 July 2010
RELEASE DATE: 09-965-30

SUP-38860
SDR-38861

RECEIVED
JUL 13 2010
City of Las Vegas

SUP-38860 - APPLICANT: CARDENA MARKETS, INC. - OWNER: PACPROP
4700 MEADOWS LANE

07/22/10

SUP-38860 - APPLICANT: CARDENA MARKETS, INC. - OWNER: PACPROP
4700 MEADOWS LANE

07/22/10

SUP-38860 - APPLICANT: CARDENA MARKETS, INC. - OWNER: PACPROP
4700 MEADOWS LANE

07/22/10

SUP-38860 - APPLICANT: CARDENA MARKETS, INC. - OWNER: PACPROP
4700 MEADOWS LANE

07/22/10

SUP-38860 - APPLICANT: CARDENA MARKETS, INC. - OWNER: PACPROP
4700 MEADOWS LANE

07/22/10

SUP-38860 - APPLICANT: CARDENA MARKETS, INC. - OWNER: PACPROP
4700 MEADOWS LANE

07/22/10

SSA Architecture
4630 S. Arville Street · Suite A
Las Vegas, Nevada 89103-5341
702.8731718 · 702.8731726 *fax*
*web site* www.ssarch.org

July 12, 2010

Development Services Center
Planning Department
731 South Fourth Street
Las Vegas, NV 89101,

Re: Justification Letter for Cardenas Market #30
4700 Meadows Lane

Dear Sir or Madam:

Enclosed please find all of the exhibits and application for the proposed Cardenas Market at the location of Highway 95, Meadows Lane and Decatur Blvd. The proposed market will provide new vitality for this area and a face lift for the existing closed Mervyn's Store.

As you are well aware, Cardenas Markets have several locations in Las Vegas at 4421 East Bonanza Road and 4500 East Tropicana Ave. This store will be the third store established in Southern Nevada and the 30th family store and will help to rejuvenate the Decatur and 95 area.

The existing building will remain as is in size with a new façade and new covered entry walk areas. The building is buffered adequately from the residential properties and will bring a neighborhood market to this area and help the existing and future businesses along Decatur Blvd. The hours of operation are seven days a week from 6:00 a.m. to 11:00 p.m. The site, parking, infrastructure, sewer, water, roadway, gas and electric are existing.

We are required to have 331 parking spaces and 413 parking spaces are provided. We are also upgrading the existing Accessible parking from the original 8 to the required 9 plus adding 1 van space for a total of 10. All accessible spaces are being brought up to Title 19 with the 5' access isles on both sides and the 8' access isle on the passenger side of the van parking. We have also done a comprehensive site review of the existing landscape and are adding trees and shrubs in the spirit of Title 19 along Decatur Blvd. and Meadows lane that are spaced 20' apart with 4 shrubs per tree and in the existing parking islands we are adding trees where they are missing with additional shrubs for a minimum of 1 tree per island and 4 shrubs per tree. The proposed signage is also shown on the site plan with one sign on Decatur Blvd. and one sign on Meadows Lane. The minimal adverse affects during construction will all be mitigated appropriately and the end result will be an extraordinary commercial establishment.

The Cardenas family in1979 opened their first supermarket. Today, Cardenas Markets cater to shoppers, with a wide variety of products from Mexico and Central and South America. The stores feature extensive meat and produce departments, bakeries, and tortillerias.



**SUP-38860**
**SDR-38861**

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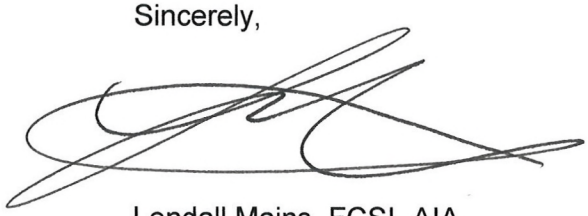
City of Las Vegas

SSA ARCHITECTURE

On behalf of Cardenas Markets, SSA Architecture has been authorized and directed to request an Administrative Approval for the proposed changes to the existing building. Since the facility will contain a grocery store with accessory uses of a package liquor off-sale establishment of approximately 500 square feet and a gaming area of approximately 503 square feet which require state licenses we are also requesting a special use permit for these items separate from the Administrative approval. The overall Cardenas Market area will be 66,055 square feet and there will also be five retail spaces totaling 10,582 square feet along the Decatur Blvd. side for lease to complementary businesses of the Cardenas Market.

Sincerely,



Lendall Mains, FCSI, AIA
Architect

SSA Architecture, Small Studio Associates, LLC
4630 S Arville Suite A, Las Vegas, Nevada 89103

**SUP-38860**
**SDR-38861**

PACPROP LLC.

July 8, 2010

City of Las Vegas
C/O Mr. Robert Gonzalez
Cardenas Markets, Inc.
Via email

**Re: Former Mervyn's, 4700 Meadows Lane, Las Vegas, NV**

Ladies/Gentlemen:

We are under contract to purchase from an affiliate of Developers Diversified Realty the former Mervyn's store at the above address. Upon close of escrow, we will be leasing the building to Cardenas Markets, Inc. It is our understanding that Cardenas will be making modifications to both the interior and exterior so they can utilize the building as a supermarket. In order to accomplish this, we understand that Cardenas is in the process of obtaining various planning and building approvals from the city which require our consent. We hereby consent.

For your records, I attach the first and last page of the executed purchase contract for the property.

A notarized acknowledgement is also attached.

Please call with any questions.

Sincerely,

Steve Glusker
Manager

RECEIVED
JUL 13 2010
City of Las Vegas

SUP-38860
SDR-38861

12100 Wilshire Boulevard, Suite 1025 · Los Angeles, CA 90025 · (310) 447-0707 Fax (310) 447-0936

# MEADOWS NEIGHBORHOOD PRESERVATION ASSOC.

RECEIVED
AUG 12 2010
P&D

August 11, 2010

City of Las Vegas
Planning Commission
400 Stewart Avenue
Las Vegas, NV 89101

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.

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,

Sincerely,

Thelma Zora, Sec. Treas.
C Councilwoman Lois Tarkanian

**Bette Craik**
**President**

**Thelma Zora**
**Sec. - Treas.**

**Elva Decker**
**Director**

**Linda Nalley**
**Director**

**4416 ALTA DRIVE - LAS VEGAS - NV - 89107 - (702-870-4002)**

P

## 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

City of Las Vegas Agenda Item No.: **32.**

## *AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT*
**PLANNING COMMISSION MEETING OF: SEPTEMBER 23, 2010**

**DEPARTMENT: PLANNING & DEVELOPMENT**
**DIRECTOR: M. MARGO WHEELER** ☐ **Consent** ☒ **Discussion**

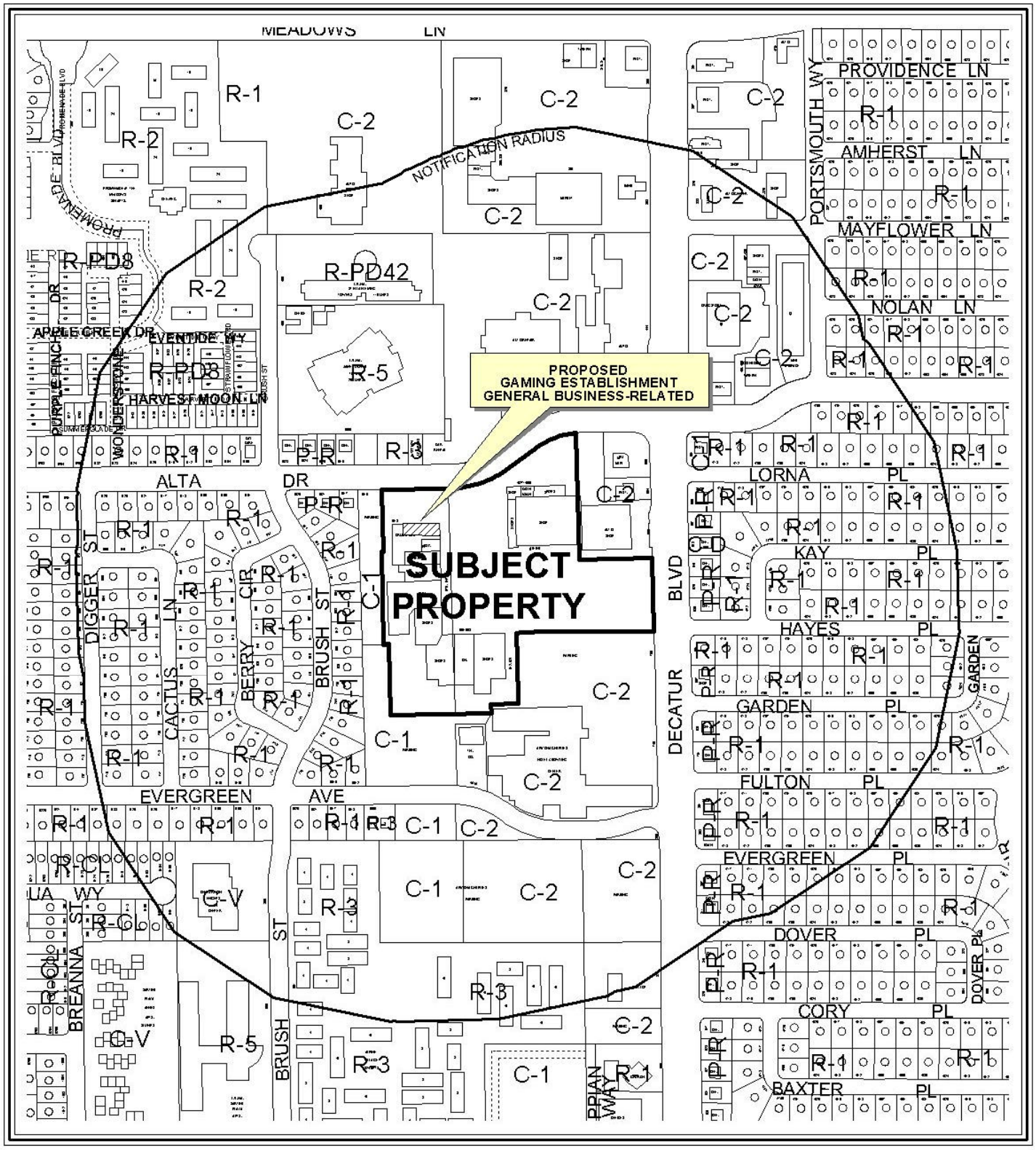
**SUBJECT:**
SUP-38996 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: RP SLOTS, LLC - OWNER: CHARLESTON HEIGHTS SHOPPING CENTER, LLC - Request for a Special Use Permit FOR A GAMING ESTABLISHMENT, GENERAL BUSINESS-RELATED (10 Gaming Devices) WITHING AN EXISTING 6,440 SQUARE-FOOT GENERAL RETAIL STORE 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:** | | **APPROVALS RECEIVED BEFORE:** | |
|---|---|---|---|
| **Planning Commission Mtg.** | **0** | **Planning Commission Mtg.** | **0** |
| **City Council Meeting** | **0** | **City Council Meeting** | **0** |

**RECOMMENDATION:**
Staff recommends APPROVAL, subject to conditions:

**BACKUP DOCUMENTATION:**
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter




0 300 600 Feet

**CASE:** **SUP-38996**

**RADIUS:** 1000 FT

**ZONING OF SUBJECT PROPERTY:** C-1 (LIMITED COMMERCIAL)

N

0 300 600 Feet

**CASE:** **SUP-38996**

**RADIUS:** 1000 FT

**ZONING OF SUBJECT PROPERTY:** C-1 (LIMITED COMMERCIAL)

N

# PLANNING & DEVELOPMENT DEPARTMENT

## STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-38996** APN: 138-36-701-018

Name of Property Owner: Charleston Heights Shopping Center, LLC

Name of Applicant: RP Slots, LLC

Name of Representative: _____

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ **Yes** ☒ **No**

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Barry W. Backer

Subscribed and sworn before me

This 01 day of July, 20 10

Bunny J. Reiman

Notary Public in and for said County and State

NOTARY PUBLIC
BUNNY J. REIMAN
STATE OF NEVADA - COUNTY OF CLARK
MY APPOINTMENT EXP. APRIL 25, 2012
No: 08-6529-1

RECEIVED
JUL 27 2010

PLANNING & DEVELOPMENT

# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

**Application/Petition For:** RP Slots, LLC

**Project Address (Location)** 542 S. Decatur

**Project Name** RP Slots, LLC **Proposed Use** Gaming General / Business Related

**Assessor's Parcel #(s)** 138-36-701-018 **Ward #** 1

**General Plan:** existing SC proposed ____ **Zoning:** existing C-1 proposed ____

**Commercial Square Footage** 6,440 SqFt **Floor Area Ratio** ____

**Gross Acres** ~~1.61~~ **Lots/Units** ____ **Density** ____

**Additional Information** ____

**PROPERTY OWNER** Charleston Heights Shopping Center, LLC **Contact** ____

**Address** 50 S. Jones **Phone:** ____ **Fax:** ____

**City** Las Vegas **State** NV **Zip** 89107

**E-mail Address** ____

**APPLICANT** RP Slots, LLC **Contact** Roger Szepelak

**Address** 542 S. Decatur **Phone:** 283-1088 **Fax:** 870-1063

**City** Las Vegas **State** NV **Zip** 89107

**E-mail Address** RMSz64@hotmail.com

**REPRESENTATIVE** ____ **Contact** ____

**Address** ____ **Phone:** ____ **Fax:** ____

**City** ____ **State** ____ **Zip** ____

**E-mail Address** ____

**Property Owner Signature*** [signature]

* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

**Print Name** Barry W. Becker

Subscribed and sworn before me

This 21 day of July, 2010.

[signature]

Notary Public in and for said County and State

NOTARY PUBLIC
BUNNY J. REIMAN
STATE OF NEVADA - COUNTY OF CLARK
MY APPOINTMENT EXP. APRIL 25, 2012
No: 08-6529-1

*FOR DEPARTMENT USE ONLY*

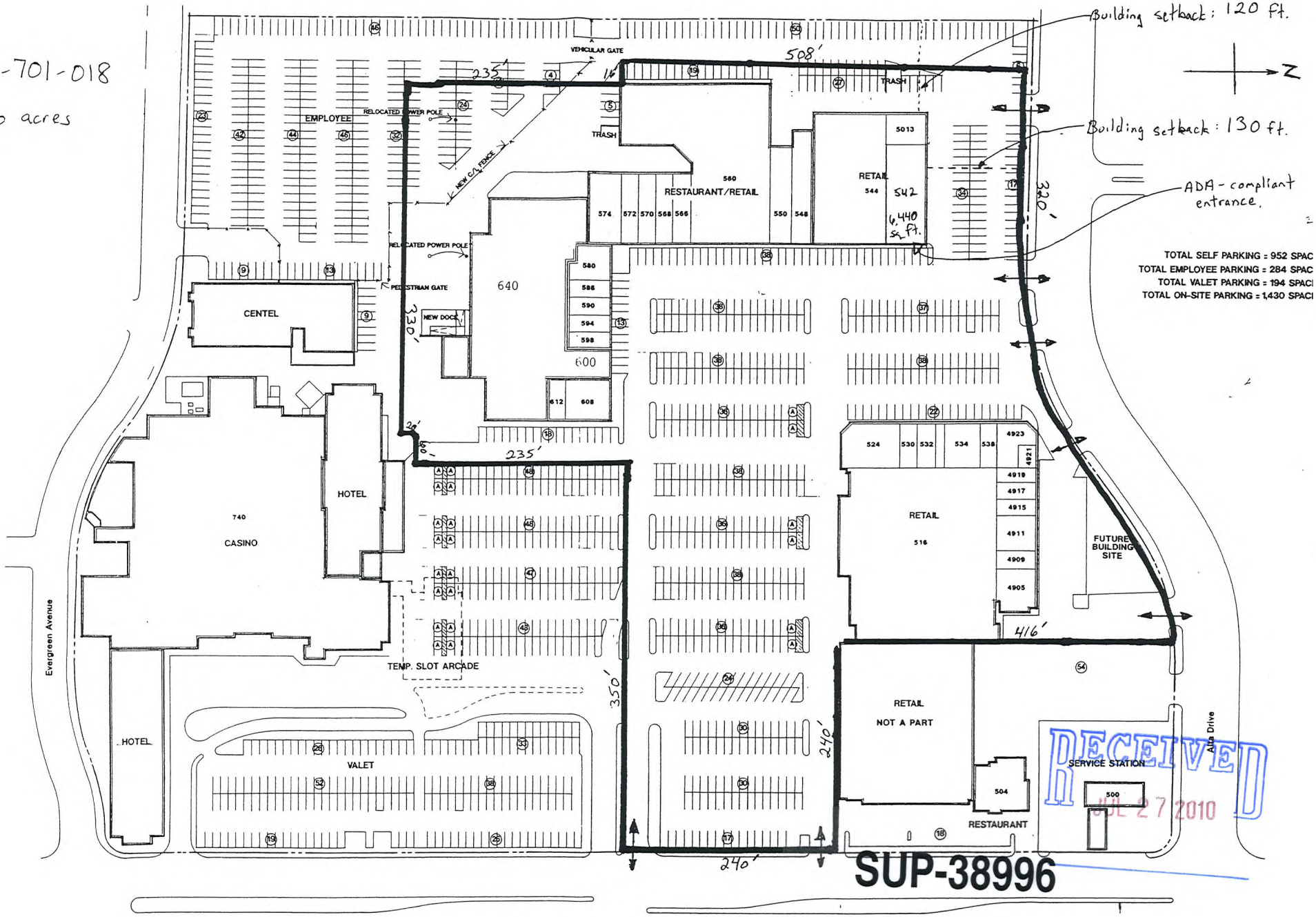
| | |
|---|---|
| Case # | SUP-38996 |
| Meeting Date: | 9/23/10 PC |
| Total Fee: | $ 1,050 |
| Date Received:* | 7/27/10 |
| Received By: | |

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

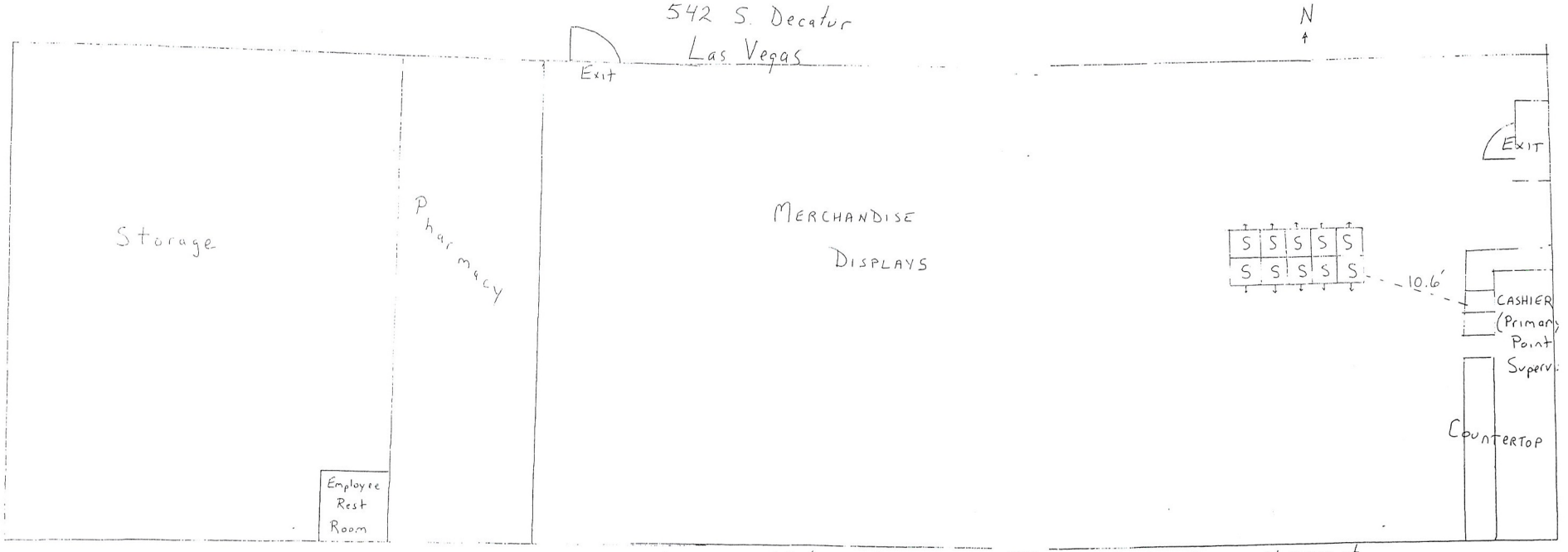
Revised 10/27/08

f:\depot\Application Packet\Application Form.pdf

APN
138-36-701-018
11.6 acres



DECATUR DRUG
542 S. Decatur
Las Vegas




Length = 140' Width = 46'
Sq Ft = 6,440 ☐'

Public Space · 4,300 ☐'

5-22-07

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SUP-38996

SUP-38996 - APPLICANT: RP SLOTS, LLC - OWNER: CHARLESTON HEIGHTS SHOPPING CENTER
542 SOUTH DECATUR BOULEVARD

08/19/10

SUP-38996 - APPLICANT: RP SLOTS, LLC - OWNER: CHARLESTON HEIGHTS SHOPPING CENTER
542 SOUTH DECATUR BOULEVARD

08/19/10

# 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
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SUP-38996

State), the City requires a Special Use Permit in order to re-establish gaming at the location.

It is important to recognize that approval of this request will restore the location to the exact same nature that it had operated for over 40 years. The operation has always been deemed to be harmonious and compatible with surrounding land uses. The physical site is suitable and street facilities are adequate. Approval of the Special Use Permit will not be inconsistent with or compromise the public health, safety and welfare.

Hours of operation will be unchanged: Mon-Sat 7a-9p and Sunday 8a-5p. Number of employees will be unchanged with four. State Gaming approval is being obtained concurrently. The current owners of RP Slots, LLC had previously operated slots in this location from January 2008 - February 2009, under the corporate entity of DDRT, LLC.

This letter is being submitted with the Pre-Application Conference Request Form.

I will be happy to provide any additional information necessary to expedite this process.

Sincerely,

Roger M. Szepelak
Managing Member
RP Slots, LLC

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JUL 27 2010
SUP-38996

City of Las Vegas Agenda Item No.: **33.**

## *AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT*
### PLANNING COMMISSION MEETING OF: SEPTEMBER 23, 2010

**DEPARTMENT: PLANNING & DEVELOPMENT**
**DIRECTOR: M. MARGO WHEELER** ☐ **Consent** ☒ **Discussion**

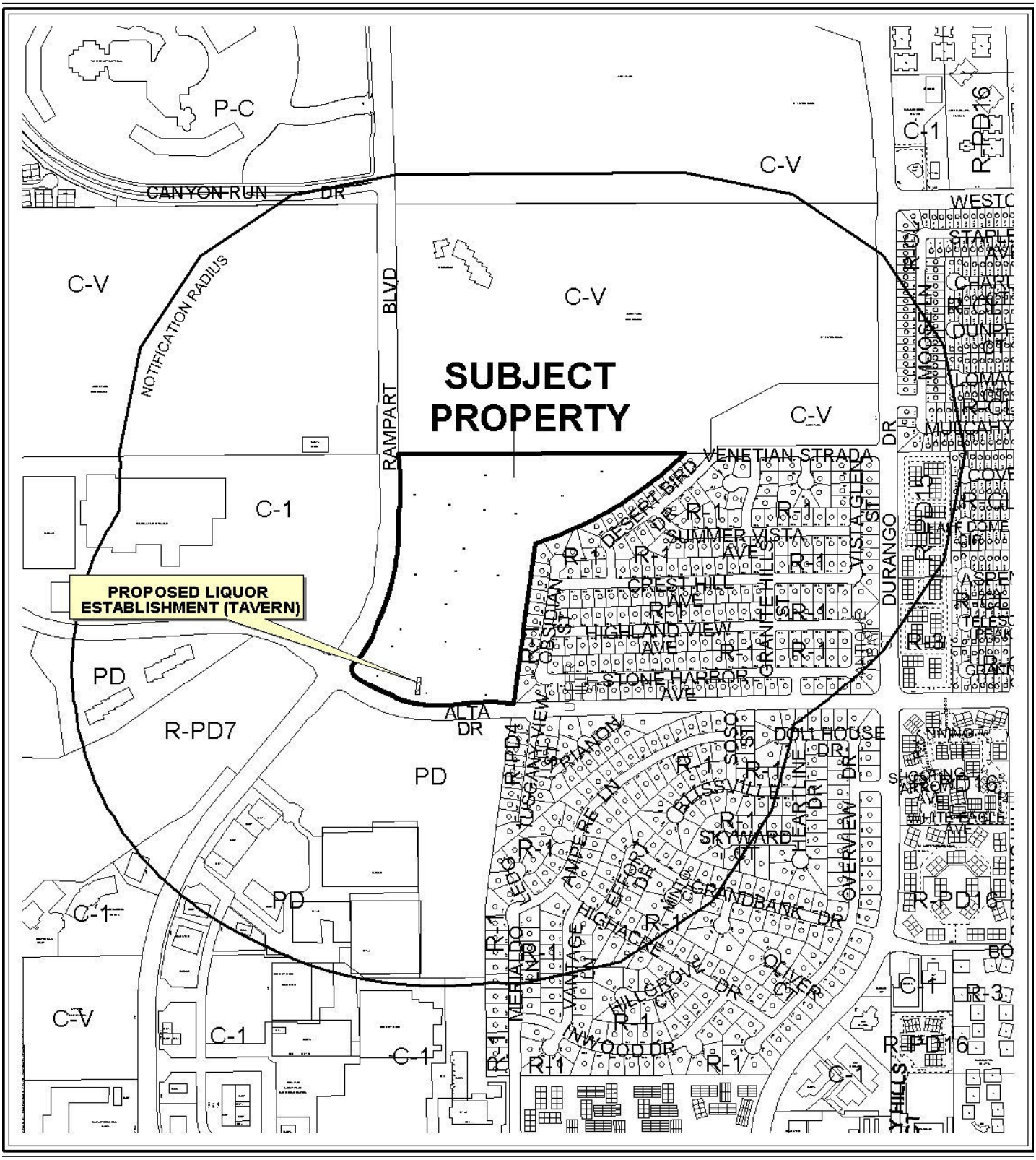
**SUBJECT:**
SUP-39146 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: GREAT WASH PARK, LLC - Request for a Special Use Permit FOR A LIQUOR ESTABLISHMENT (TAVERN) WITHIN A 28.69-ACRE MIXED USE DEVELOPMENT WITH WAIVERS TO ALLOW A DISTANCE SEPARATION OF 141 FEET FROM A CITY PARK AND TO ALLOW A 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:** | | **APPROVALS RECEIVED BEFORE:** | |
|---|---|---|---|
| **Planning Commission Mtg.** | **0** | **Planning Commission Mtg.** | **0** |
| **City Council Meeting** | **0** | **City Council Meeting** | **0** |

**RECOMMENDATION:**
Staff recommends APPROVAL, subject to conditions:

**BACKUP DOCUMENTATION:**
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter




**CASE:** **SUP-39146**

**RADIUS:** 1500 FT

**ZONING OF SUBJECT PROPERTY:** C-2 (GENERAL COMMERCIAL)

0 300 600 Feet

N

**CASE:** **SUP-39146**

**RADIUS:** 1500 FT

**ZONING OF SUBJECT PROPERTY:** C-2 (GENERAL COMMERCIAL)

0 300 600 Feet

N

**SUP-39146**

**Taverns**

**Business Licenses**

Child Care/ Children Facility

Tavern

0 365 730 1,460 Feet

RELIGIOUS

CITY PARKS

SCHOOLS

Subject Property

1500 foot buffer

N

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

# PLANNING & DEVELOPMENT DEPARTMENT

## STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-39146** APN: 138-32-601-003

Name of Property Owner: Great Wash Park LLC

Name of Applicant: Opa Taverna

Name of Representative: Lora Dreja of Brown Brown & Premsrirut

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ **Yes** ☒ **No**

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Todd D. Davis

Subscribed and sworn before me

This 5th day of August, 2010

Cynthia Callegaro

Notary Public in and for said County and State

NOTARY PUBLIC
CYNTHIA CALLEGARO
STATE OF NEVADA - COUNTY OF CLARK
MY APPOINTMENT EXP. MARCH 22, 2011
No: 07-2542-1



RECEIVED
AUG 10 2010

PLANNING & DEVELOPMENT

# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

**Application/Petition For:** Special Use Permit for Liquor Establishment (Tavern)

**Project Address (Location)** within Tivoli Village, 440 S. Rampart Boulevard, Suite 180

**Project Name** Opa Taverna **Proposed Use** Tavern

**Assessor's Parcel #(s)** 138-32-601-003 **Ward #** 2 -Wolfsen

**General Plan:** existing GC proposed GC **Zoning:** existing C - 2 proposed C - 2

Back Area - 3202 sqft Front Area - 1371 sqft Patio Area - 1245 sqft Terrace area - 812 sqft

**Commercial Square Footage** Total Sqft 6,630 **Floor Area Ratio** See SUP - 5853

**Gross Acres** 29+ **Lots/Units** N/A **Density** N/A

**Additional Information** Subject Use Permit is on a portion of a 29 acre C - 2 zoned parcel that holds a mixed use permit SUP-5853. See also ordinance 6013.

**PROPERTY OWNER** Great Wash Park LLC **Contact** Vickie DeHart

**Address** 9755 West Charleston Boulevard **Phone:** (702) 940-6930 **Fax:** (702) 940-6931

**City** Las Vegas **State** Nevada **Zip** 89117

**E-mail Address** vickie@ehbinc.com

**APPLICANT** Great Wash Park LLC - Tivoli Village at at Queensridge **Contact** Cynthia Callegaro

**Address** 1215 South Fort Apache Road, Suite 240 **Phone:** (702) 946-6680 **Fax:** (702) 946-6681

**City** Las Vegas **State** Nevada **Zip** 89117

**E-mail Address** ccallegaro@ehbinc.com

**REPRESENTATIVE** Brown Brown & Premsrirut **Contact** Lora Dreja

**Address** 520 South Fourth Street **Phone:** (702) 384-5563 **Fax:** (702) 385-1023

**City** Las Vegas **State** Nevada **Zip** 89101

**E-mail Address** lora@brownlawlv.com

**Property Owner Signature*** _____

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

**Print Name** Todd D. Davis

Subscribed and sworn before me

This 9th day of August, 20 10.

Cynthia Callegaro

Notary Public in and for said County and State

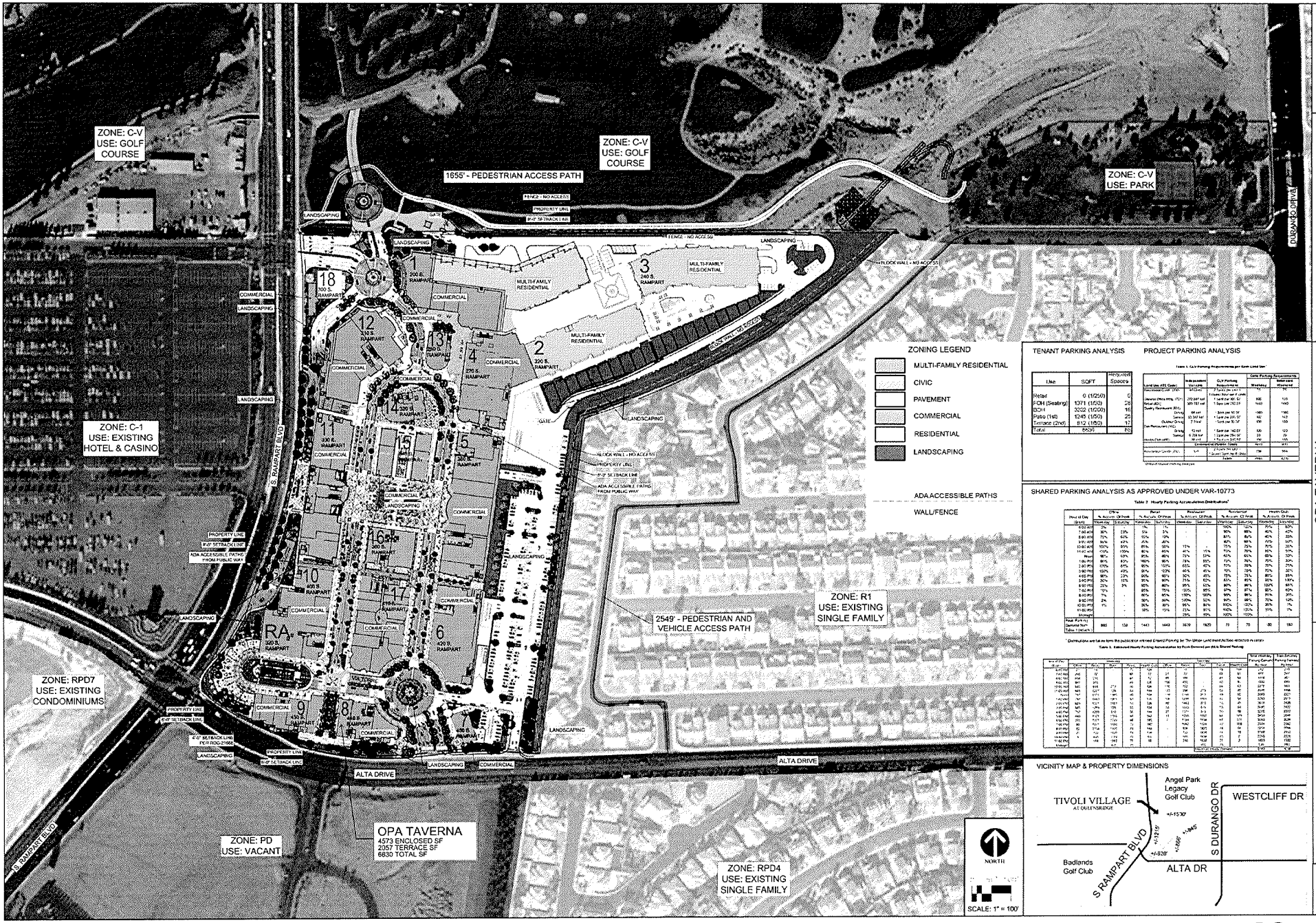
NOTARY PUBLIC
CYNTHIA CALLEGARO
STATE OF NEVADA - COUNTY OF CLARK
MY APPOINTMENT EXP. MARCH 22, 2011
No: 07-2542-1

*FOR DEPARTMENT USE ONLY*

| | |
|---|---|
| Case # | SUP-39146 |
| Meeting Date: | 9/23/10 |
| Total Fee: | 1250.00 |
| Date Received:* | 8/10/10 |
| Received By: | LHM |

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

RECEIVED
AUG 10 2010




TENANT PARKING ANALYSIS

| Use | SQFT | Required Spaces |
|---|---|---|
| Retail | 0 (1/250) | 0 |
| FOH (Seating) | 1371 (1/50) | 28 |
| BOH | 3022 (1/200) | 16 |
| Patio (1st) | 1245 (1/50) | 25 |
| Terrace (2nd) | 812 (1/50) | 17 |
| Total | 6530 | 86 |

PROJECT PARKING ANALYSIS

SHARED PARKING ANALYSIS AS APPROVED UNDER VAR-10773

VICINITY MAP & PROPERTY DIMENSIONS




TIVOLI VILLAGE

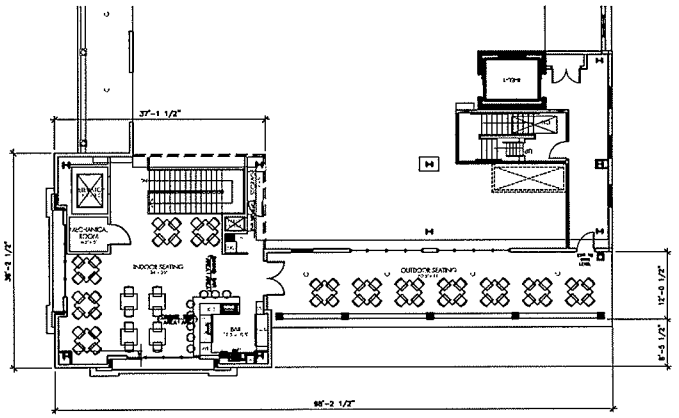
AUG 10 2010

OPA TAVERNA
Tivoli Village at Queensridge
(f/k/a The Village at Queensridge)
440 S. Rampart Ste. 180
Las Vegas, NV 89145
A Portion of A.P.N. 138-32-601-003

SITE PLAN

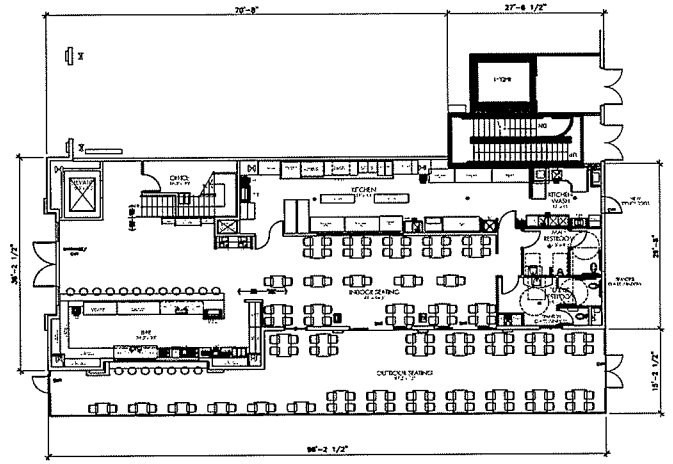
01

SUP-39146




1 LEVEL 2 FLOOR PLAN
SCALE: 1" = 10'

N




1 LEVEL 1 FLOOR PLAN
SCALE: 1" = 10'

N

| SEATING COUNT | |
|---|---|
| QTY | ROOM NAME |
| 19 | MAIN BAR SEATING |
| 50 | INDOOR SEATING AT MAIN LEVEL |
| 88 | OUTDOOR SEATING AT MAIN LEVEL |
| 28 | INDOOR SEATING AT UPPER LEVEL |
| 28 | OUTDOOR SEATING AT UPPER LEVEL |
| 8 | BAR AT UPPER LEVEL |
| 201 | TOTAL COMBINE SEATING |

| OCCUPANT LOAD | | | |
|---|---|---|---|
| OCCUPANT LOAD SPACE | SQ.FT. | OCC. LOAD FACT. | OCC. LOAD |
| OFFICE | 537 | 300 | 1 |
| INDOOR DINING SEATING | | TABLE SEATING | 79 |
| OUTDOOR DINING SEATING | | TABLE SEATING | 90 |
| KITCHEN | 773 | 200 | 4 |
| OFFICE | 157 | 300 | 1 |
| STORAGE/MACHINE ROOM | 57 | 300 | 1 |
| BAR | | FIXED SEATING | 20 |
| MALE & FEMALE | 530 | 300 | 1 |
| | | TOTAL BUILDING OCCUPANTS: | 314 |

| ROOM SQUARE FOOTAGE | |
|---|---|
| AREA | ROOM NAME |
| N/A | RETAIL |
| 3202 | BACK AREA |
| 1371 | SEATING AREA |
| 1245 | PATIO SEATING |
| 812 | TERRACE SEATING |
| 6630 | TOTAL |

RECEIVED
AUG 10 2010

PINNACLE ARCHITECTURAL STUDIO, INC.
9755 West Charleston Blvd Las Vegas, Nevada 89117 Phone (702) 940-6920 Fax (702) 940-6921

OPA TAVERNA
Tivoli Village At Queensridge
(f/k/a Th Village At Queensridge)
440 S. Rampart Boulevard, Suite 180
Las Vegas, NV 89145
a Portion of APN #138-32-601-003

Revisions:

SCALE DRAWING NOTE

Drawn By:
Check By:
Job Number: 10503
Date: JULY 30, 2010

A-1

SUP-39146

SUP-39146 - APPLICANT/OWNER: GREAT WASH PARK, LLC
440 SOUTH RAMPART BOULEVARD, SUITE #180

08/19/10

SUP-39146 - APPLICANT/OWNER: GREAT WASH PARK, LLC
440 SOUTH RAMPART BOULEVARD, SUITE #180

08/19/10

LAW OFFICE

Brown, Brown & Premsrirut

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS
520 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101-6520

JAY H. BROWN
DAVID T. BROWN
PUOY K. PREMSRIRUT

TELEPHONE (702) 384-5563
FACSIMILE (702) 385-1023
EMAIL: jbrown@brownlawlv.com

August 10, 2010

City of Las Vegas
Planning & Development
731 S Fourth Street
Las Vegas, Nevada 89101

Re: Special Use Permit with separation waivers for Opa Tavern Liquor Establishment within Tivoli Village at Queensridge Parcel 138-32-601-003

Dear Sir/Madam;

Please consider this request to allow a Liquor Establishment (tavern) within a previously approved mixed use development (SUP-5853). The site is located within a 29 acre commercial and residential development located at the northeast corner of Alta Drive and Rampart Boulevard.

Opa Taverna uses a unique two-story design. The first story has indoor and outdoor table seating. There is also a bar on the first level that is surrounded by stools placed both indoor and outdoor. The second story also offers an outdoor terraced seating area and additional indoor seating area. Patrons may also be seated at a small bar within the interior of the second story.

This establishment expects to have more alcohol sales than food sales and therefore should be considered a Liquor Establishment (tavern). The parking allocation for this restaurant is grandfathered into the project-wide parking agreement. Please reference VAR-10773 that approved 3,955 spaces where 4,961 would otherwise be required.

Please also refer to ordinance 6013 that permits a waiver of the 1500 foot separation requirement between taverns and protected uses when the proposed tavern is located in a mixed use district. This Use Permit request requires the application of ordinance 6013 in order to Opa Taverna operate amongst previously approved taverns within Tivoli village as well as exist within 1500 feet of a City Park. Therefore, separation waivers are needed between taverns and from a tavern to a City Park.

The Tivoli Village mixed use development is situated on a parcel on which the north easternmost corner measures 160 feet from a playground within Angel Park (138-32-501-003). It is important to note that the commercial portion of this 30 acre parcel is on the westernmost side of the mixed use area. Consequently approximately 560 feet of mid-rise residential development is situated between the commercial portion of Tivoli Villages and the subject playground. Further, the subject suite is at the opposite end of the mixed-use parcel thereby providing more than 1000 feet from the front door of the supper-club to the property line of the playground. It is also notable that there are two barriers between this park and Tivoli Village. The first is an approximate 600 foot fence along the northern boundary of the property. The second is a drainage channel that is more than 20 feet deep. As a result, a pedestrian must walk more than 2600 feet to the park while there is no direct vehicular access. For this reason, the park is suitably protected from this liquor establishment.

SUP-39146

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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

City of Las Vegas Agenda Item No.: **34.**

## *AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT*
**PLANNING COMMISSION MEETING OF: SEPTEMBER 23, 2010**

**DEPARTMENT: PLANNING & DEVELOPMENT**
**DIRECTOR: M. MARGO WHEELER** ☐ **Consent** ☒ **Discussion**

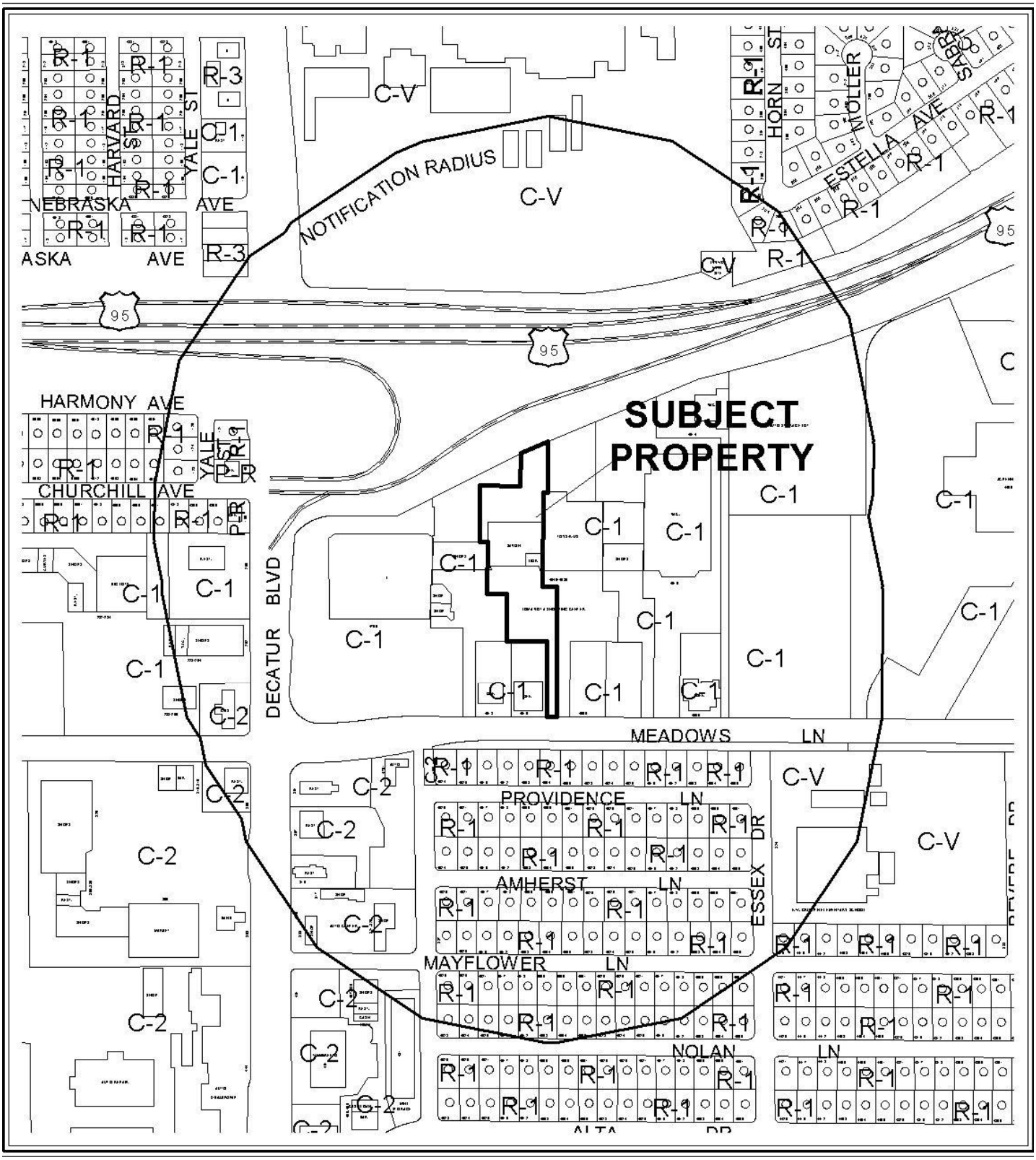
**SUBJECT:**
SUP-39219 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: OPPORTUNITY VILLAGE - OWNER: AFTON MEADOWS, LLC - Request for a Special Use Permit FOR A PROPOSED 25,062 SQUARE-FOOT THRIFTSHOP, NON-PROFIT WITHIN AN EXISTING BUILDING at 4600 Meadows Lane (APN 139-31-110-002), C-1 (Limited Commercial) 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:** | | **APPROVALS RECEIVED BEFORE:** | |
|---|---|---|---|
| **Planning Commission Mtg.** | **0** | **Planning Commission Mtg.** | **0** |
| **City Council Meeting** | **0** | **City Council Meeting** | **0** |

**RECOMMENDATION:**
Staff recommends APPROVAL, subject to conditions:

**BACKUP DOCUMENTATION:**
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



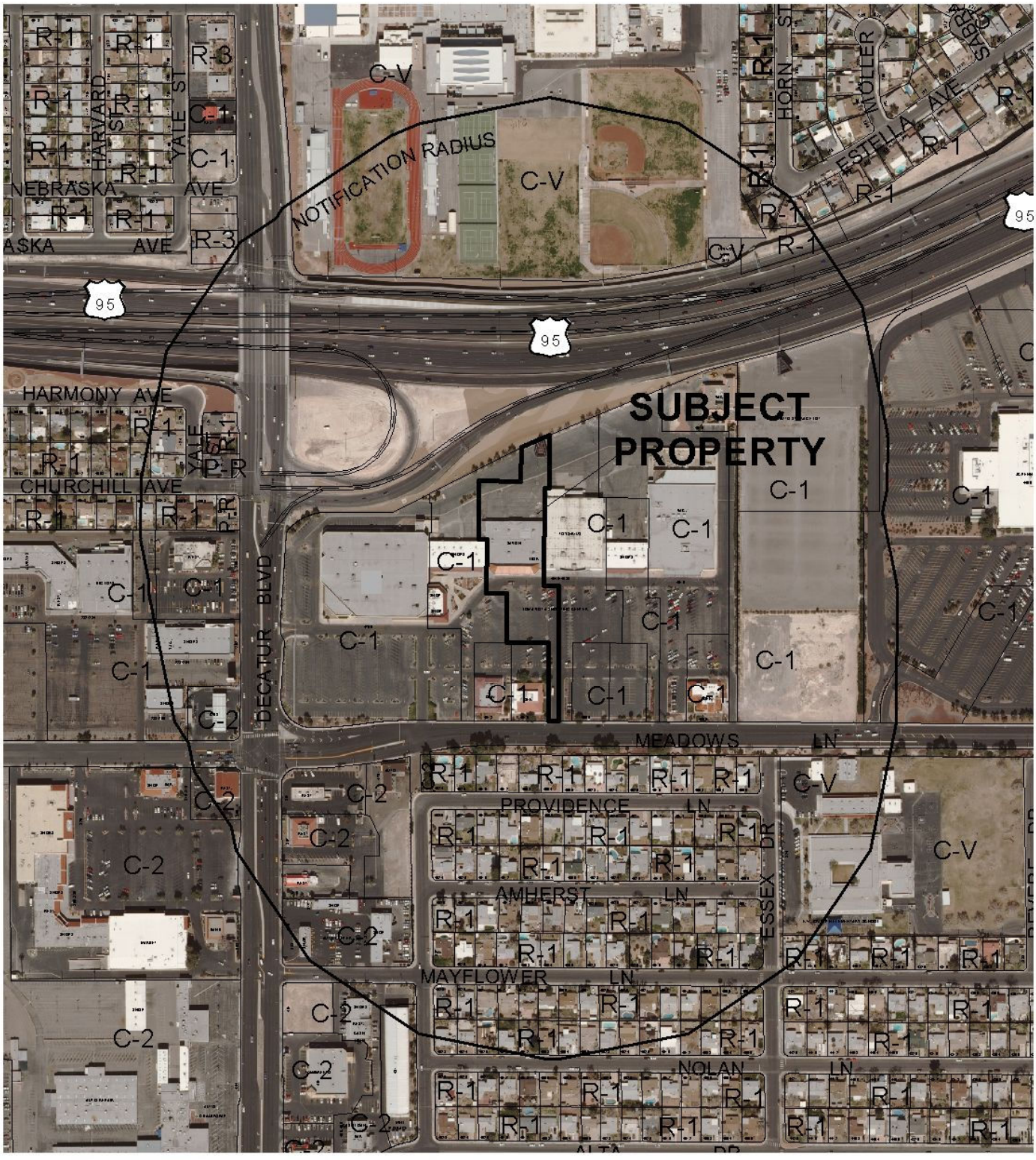

**CASE:** **SUP-39219**

**RADIUS:** 1000 FT

**ZONING OF SUBJECT PROPERTY:** C-1 (LIMITED COMMERCIAL)

0 300 600 Feet

N




0 300 600 Feet

**CASE:** **SUP-39219**

**RADIUS:** 1000 FT

**ZONING OF SUBJECT PROPERTY:** C-1 (LIMITED COMMERCIAL)

N

# 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



RECEIVED AUG 25 2010

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.

P. KUSUMI
Commission # 1848585
Notary Public -- California
Los Angeles County
My Comm. Expires May 16, 2013

Signature P. Kusumi

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AUG 25 2010

PLANNING & DEVELOPMENT

# 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) 256-0652

**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) 256-0652

**City** LAS VEGAS **State** NV **Zip** 89113

**E-mail Address** risleyb@opportunityvillage.org

**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 BOSS

Subscribed and sworn before me

This _____ day of _____, 20 _____.

_____

Notary Public in and for said County and State

*FOR DEPARTMENT USE ONLY*

| | |
|---|---|
| Case # | SUP - 39219 (39325) |
| Meeting Date: | 9-23-10 |
| Total Fee: | 1,030 |
| Date Received:* | 8/25/10 |
| Received By: | |

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

Revised 10/27/08

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.

P. KUSUMI
Commission # 1848585
Notary Public -- California
Los Angeles County
My Comm. Expires May 16, 2013

Signature P. Kusumi

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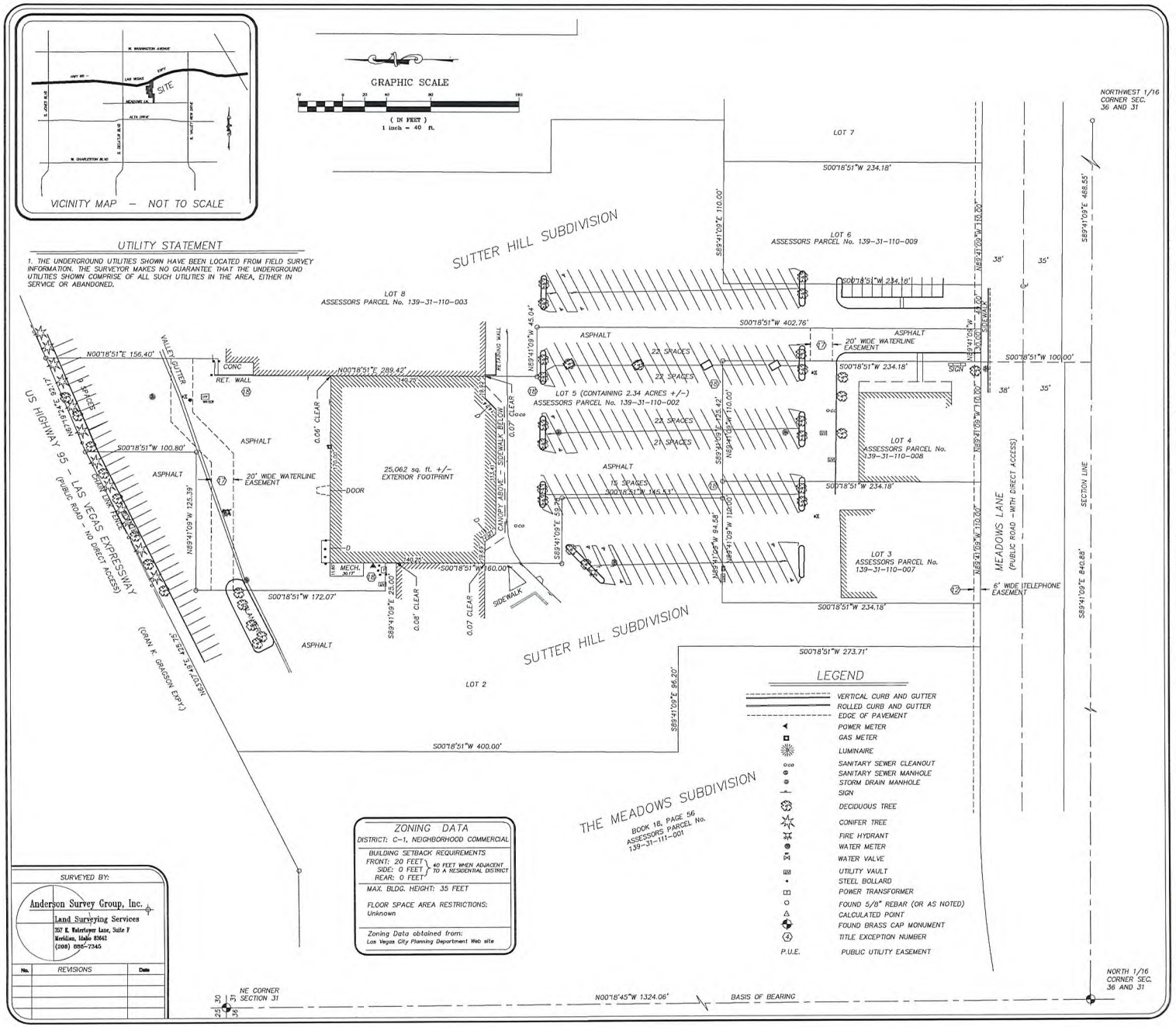
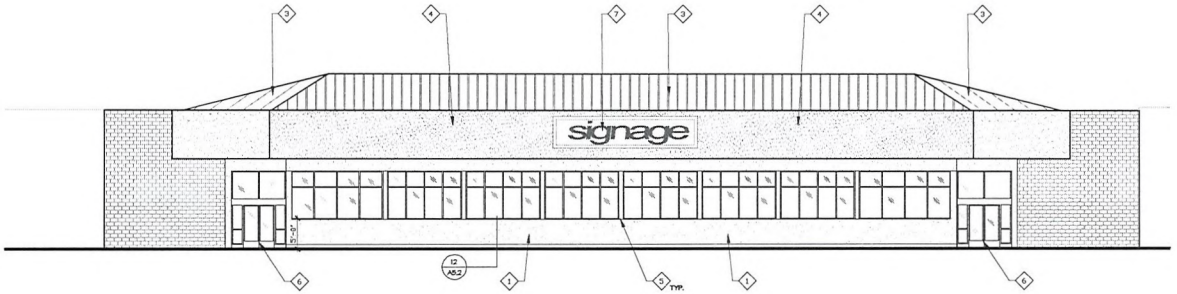
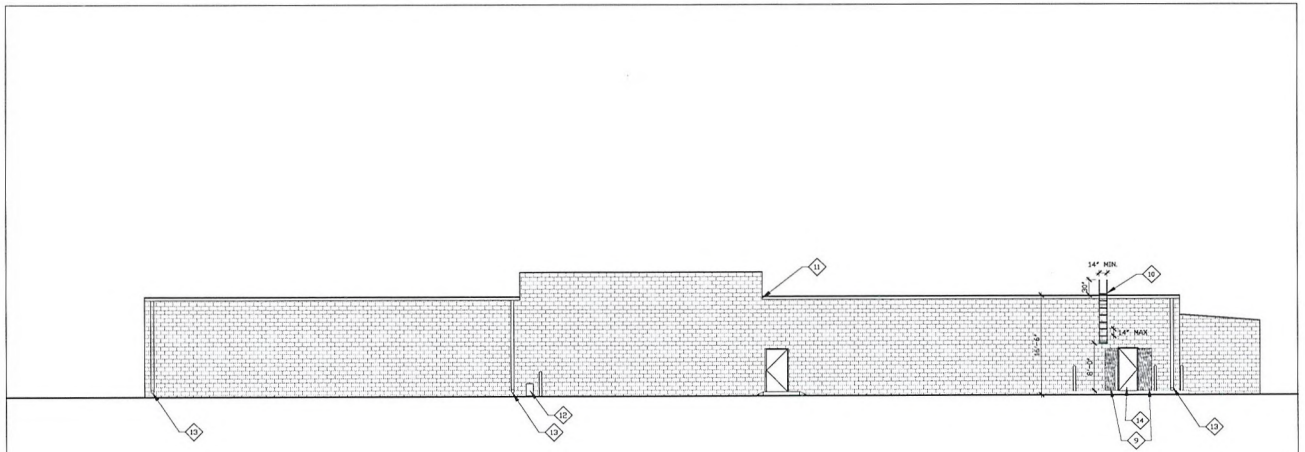
AUG 25 2010


VICINITY MAP – NOT TO SCALE
GRAPHIC SCALE
( IN FEET )
1 inch = 40 ft.
UTILITY STATEMENT
1. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE OF ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED.
SUTTER HILL SUBDIVISION
LOT 8
ASSESSORS PARCEL No. 139-31-110-003
LOT 7
LOT 6
ASSESSORS PARCEL No. 139-31-110-009
LOT 5 (CONTAINING 2.34 ACRES +/-)
ASSESSORS PARCEL No. 139-31-110-002
LOT 4
ASSESSORS PARCEL No. 139-31-110-008
LOT 3
ASSESSORS PARCEL No. 139-31-110-007
LOT 2
25,062 sq. ft. +/- EXTERIOR FOOTPRINT
MEADOWS LANE
(PUBLIC ROAD - WITH DIRECT ACCESS)
US HIGHWAY 95 - LAS VEGAS EXPRESSWAY
(PUBLIC ROAD - NO DIRECT ACCESS)
(GRAN K. GRAHAM EXPY.)
THE MEADOWS SUBDIVISION
BOOK 18, PAGE 56
ASSESSORS PARCEL No.
139-31-111-001
ASPHALT
CONC
RET. WALL
CHAIN LINK FENCE
RETAINING WALL
SIDEWALK
CANOPY ABOVE
DOOR
MECH.
20' WIDE WATERLINE EASEMENT
6' WIDE TELEPHONE EASEMENT
22 SPACES
21 SPACES
15 SPACES
SIGN
N00°18'51"E 156.40'
N00°18'51"E 289.42'
S00°18'51"W 100.80'
S00°18'51"W 172.07'
S00°18'51"W 145.53'
S00°18'51"W 60.00'
S00°18'51"W 400.00'
S00°18'51"W 234.18'
S00°18'51"W 402.76'
S00°18'51"W 100.00'
S00°18'51"W 273.71'
S00°18'51"W 234.18'
S00°18'51"W 145.53'
S00°18'51"W 94.58'
S89°41'09"E 468.55'
S89°41'09"E 840.88'
S89°41'09"E 66.20'
N89°41'09"W 45.04'
N89°41'09"W 110.00'
N89°41'09"W 125.39'
N89°41'09"W 170.00'
N89°41'09"W 4.20'
N89°41'09"W 3.00'
S89°41'09"E 3.00'
S89°41'09"E 110.00'
S89°41'09"E 25




## 1 FRONT ELEVATION

1/8"=1'-0"




## 2 REAR ELEVATION

1/8"=1'-0"

## Reflected Ceiling Plan Keynotes

1. NEW STUCCO - 7/8" SAND FINISH. COLOR AND PAINT PER OWNER.
2. NEW STOREFRONT SYSTEM. PROVIDE STOREFRONT SYSTEM TO FIT BETWEEN EXISTING COLUMNS. BRUSHED ALUMINUM FINISH. GLAZING PER IECC CALCULATIONS.
3. PAINT STANDING SEAM ROOF. REPAIR ALL SURFACE IRREGULARITIES AND REPAIR ALL LEAKS. EXTERIOR GRADE PAINT PER OWNER.
4. REPAIR STUCCO ON MANSARD AS NECESSARY AND REPAIR ALL DRY-ROTTED FRAMING MEMBERS. PROVIDE SMOOTH TRANSITION BETWEEN EXISTING AND NEW FINISHES.
5. EXISTING STEEL TUBE COLUMN TO REMAIN. PAINT AND REPAIR AS NECESSARY TO PROVIDE SMOOTH AND EASILY PAINTABLE FINISH.
6. NEW DOUBLE DOOR STOREFRONT. 3'-0" x 7'-0" DBL DOORS. DOORS TO MATCH STOREFRONT SYSTEM. PROVIDE PANIC HARDWARE.
7. SIGNAGE BY OTHERS. NOT A PART OF THIS PERMIT. SHOWN FOR REFERENCE ONLY.
8. EXISTING ADJACENT RETAIL STORES. SHOWN FOR REFERENCE ONLY.
9. NEW INFILL AT THIS LOCATION. 2X STUD WALL FRAMING, 7/8" EXTERIOR STUCCO OVER 2 LAYERS 15# FELT OVER 3/4" OSB. PROVIDE 5/8" TYPE-X DRYWALL AT INTERIOR.
10. NEW ROOF ACCESS LADDER. SEE ROOF ACCESS LADDER DETAILS.
11. CONTRACTOR TO REPAIR DOWNSPOUT AT THIS LOCATION TO DIVERT DRAINAGE AROUND EXTERIOR EXIT DOOR BELOW.
12. EXISTING GAS METER TO REMAIN. NO CHANGES TO GAS METER PROPOSED.
13. EXISTING GUTTER DOWNSPOUT TO REMAIN. PAINT AS NECESSARY.
14. NEW 3'-0" X 7'-0" EXTERIOR GRADE STEEL DOOR. PROVIDE LOCKING HARDWARE. PAINT FINISH.

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AUG 25 2010

**SUP-39219**

JOHN HAMILTON ARCHITECT
32122 VENICE BOULEVARD TELEPHONE 310-383-3505
SUITE 3 FACSIMILE 310-388-3506
LOS ANGELES, CA 90066 HAMILTONARCHITECTS.NET

PROJECT:
Commercial Retail
Tenant Improvement
4600 Meadows LN
Las Vegas, NV 89107

| NO. | DATE | REVISION |
|---|---|---|
| | 8.15.2007 | Project Begin |

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: | MMC | |
| Checked by: | JPH | |

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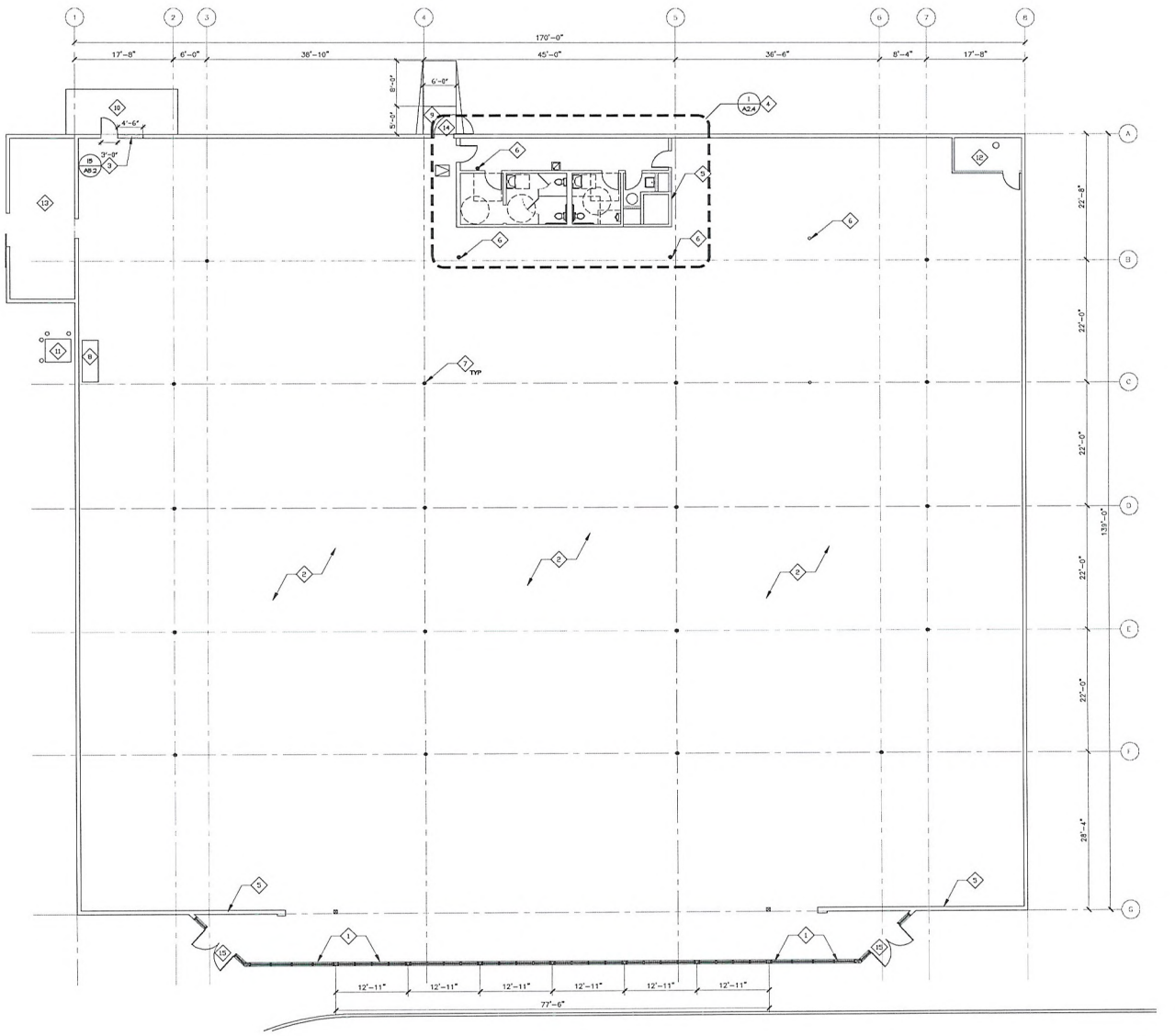


1 FLOOR PLAN
1/8"=1'-0"

## Floor Plan Keynotes

1. (N) STOREFRONT SYSTEM. BRUSHED ALUMINUM FINISH. GLAZING TO BE PROVIDED AS INDICATED IN IECC CALCULATIONS.
2. GRIND ALL SURFACE IRREGULARITIES AS NECESSARY AND REMOVE ALL EXISTING FLOORING.
3. REMOVE EXISTING DOORS AT THIS LOCATION AND PROVIDE WOOD STUD INFILL FOR (N) 3'-0" ACCESS DOOR PER FUTURE TENANT REQUIREMENTS.
4. FOR RESTROOM DETAILS, INCLUDING DIMENSIONS AND ACCESSIBILITY, SEE DETAILS AND ENLARGEMENT ON SHEET A2.4
5. REPAIR FURRING ALONG THIS WALL AS NECESSARY TO PROVIDE A SMOOTH, PAINTABLE, SURFACE.
6. EXISTING COLUMN TO REMAIN. PROVIDE REPAIR TO COLUMN FINISH AS NECESSARY TO PROVIDE A SMOOTH, PAINTABLE SURFACE.
7. PRIMER EXISTING COLUMNS AND REMOVE ALL SURFACE IRREGULARITIES TO PREPARE FOR PAINT.
8. LOCATION OF NEW ELECTRICAL SWITCHGEAR. SEE ALSO ELECTRICAL PLANS. PROVIDE CLEARANCES AS REQUIRED AROUND ELECTRICAL EQUIPMENT.
9. EXISTING CONFORMING ACCESSIBLE RAMP TO REMAIN. CONTRACTOR TO PROVIDE STRIPING ON RAMP AS NECESSARY TO DELINEATE AREA FROM PARKING AREA AT REAR OF BUILDING.
10. EXISTING LOADING AREA. PROVIDE CONTRASTING FINISH ON EDGE OF DOCK. REPAIR CRACKS / SPALLING AS NECESSARY.
11. EXISTING TRANSFORMER TO REMAIN. SEE ELECTRICAL PLANS FOR DETAILS.
12. FIRE RISER ACCESS. PROVIDE PARTITION WALL AND 3'-0" DOOR AS INDICATED TO PROVIDE ACCESS ROOM FOR FIRE RISER EQUIPMENT. DOOR TO BE LABELED IN 2" BLOCK LETTERS INDICATING THE USAGE OF SAID AREA.
13. TRASH ROOM. PRIME ALL WALLS AND REPAIR ALL SURFACE IRREGULARITIES TO PREPARE ROOM FOR FUTURE TENANT.
14. EXISTING EXIT DOOR TO REMAIN. REPAIR PANIC HARDWARE AS NECESSARY.
15. NEW DOUBLE DOORS AS A PART OF NEW STOREFORNT SYSTEM. 3'-0" X 7'-0" STOREFRONT DOORS.

RECEIVED
AUG 25 2010

SUP-39219


JOHN HAMILTON ARCHITECT
1240 VENICE BOULEVARD TELEPHONE 310-398-1500
SUITE NO. TWENTY-FIVE FACSIMILE 310-398-8600
LOS ANGELES, CA 90066 HAMILTONARCHITECTS.NET


PROJECT:
Commercial Retail
Tenant Improvement
4600 Meadows LN
Las Vegas, NV 89107

| NO. | DATE | REVISION |
|---|---|---|
| | 8.15.2007 | Project Begin |

CLIENT:
Steve Boss
Afton Properties
2600 Mission Street, Suite 100
San Marino, CA 91108

PHONE: (626) 799-3319
FAX: (626) 799-3277

FLOOR PLAN

| | | |
|---|---|---|
| Project: | 0027 | Drawing Number |
| Date: | - | A2.1 |
| Drawn by: | - | |
| Checked by: | JPH | |

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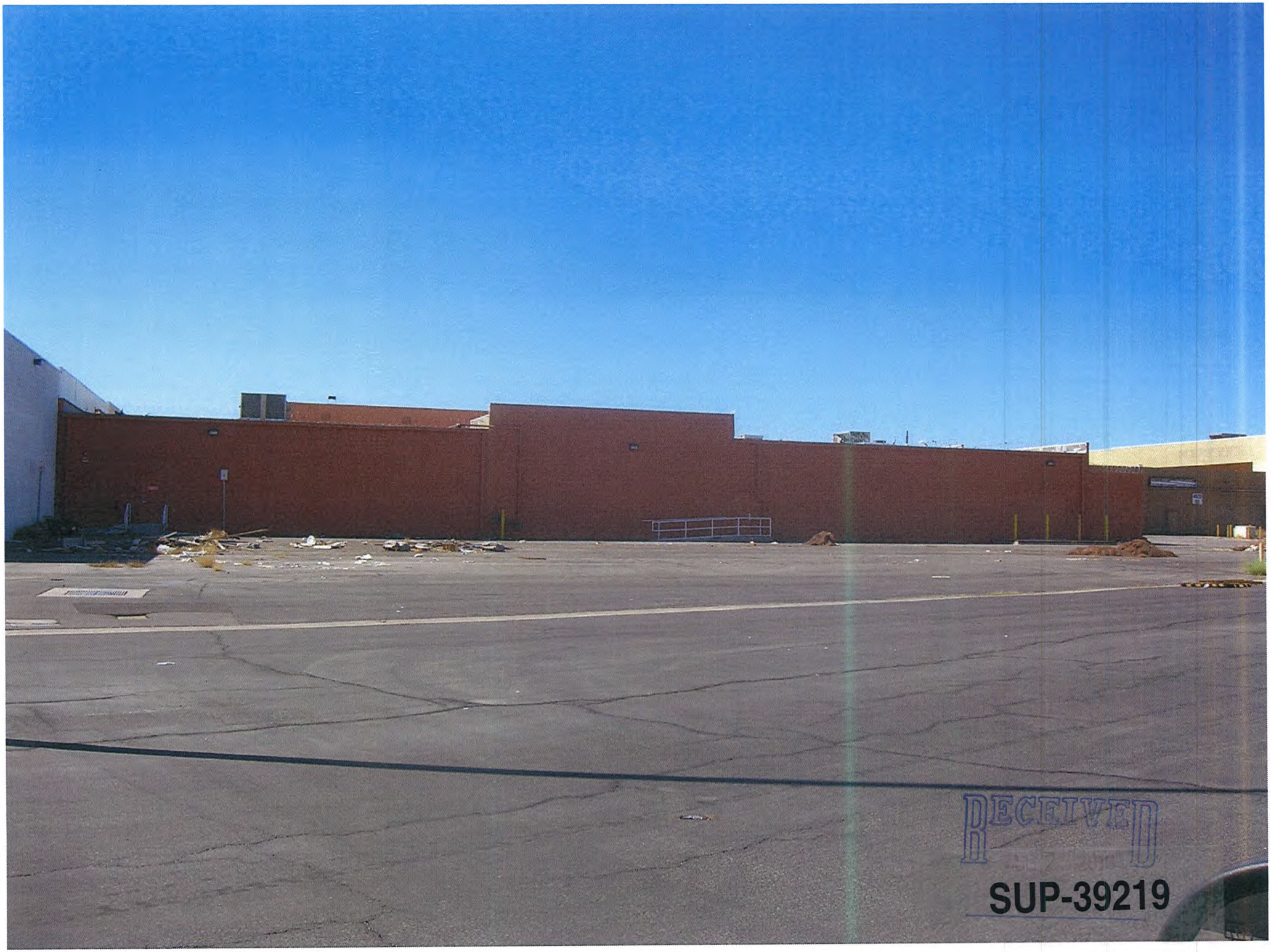
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SUP-39219 - APPLICANT: OPPORTUNITY VILLAGE - OWNER: AFTON MEADOWS, LLC
4600 MEADOWS LANE

08/19/10

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08/19/10

OPPORTUNITY VILLAGE
LAS VEGAS' FAVORITE CHARITY

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Mark Stark – 2nd Vice Chair
Jeff Cooper – Secretary
Larry Carter – Treasurer
Terri Sturm – Past Chair
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Thom Reilly
Kitty Rodman
Tom Schoeman
Harold Sells
Jack Sheehan
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Tim O'Callaghan
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Bob McDonald
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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 employee approximately 35 people. Our hours of operation will be 9:00am to 6:00pm, Monday through

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OPPORTUNITY VILLAGE

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Bill Walters
John Wasserburger
Mark Wayman
Lawrence Weekly
Stephen Wynn

**Executive Director:**
Edward R. Guthrie

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



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6300 W. Oakey Blvd., Las Vegas, Nevada 89146 • ph: 702.259.3700 • fax: 702.259.3753 • www.opportunityvillage.org

City of Las Vegas Agenda Item No.: **35.**

## *AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT*
**PLANNING COMMISSION MEETING OF: SEPTEMBER 23, 2010**

**DEPARTMENT: PLANNING & DEVELOPMENT**
**DIRECTOR: M. MARGO WHEELER** ☐ **Consent** ☒ **Discussion**

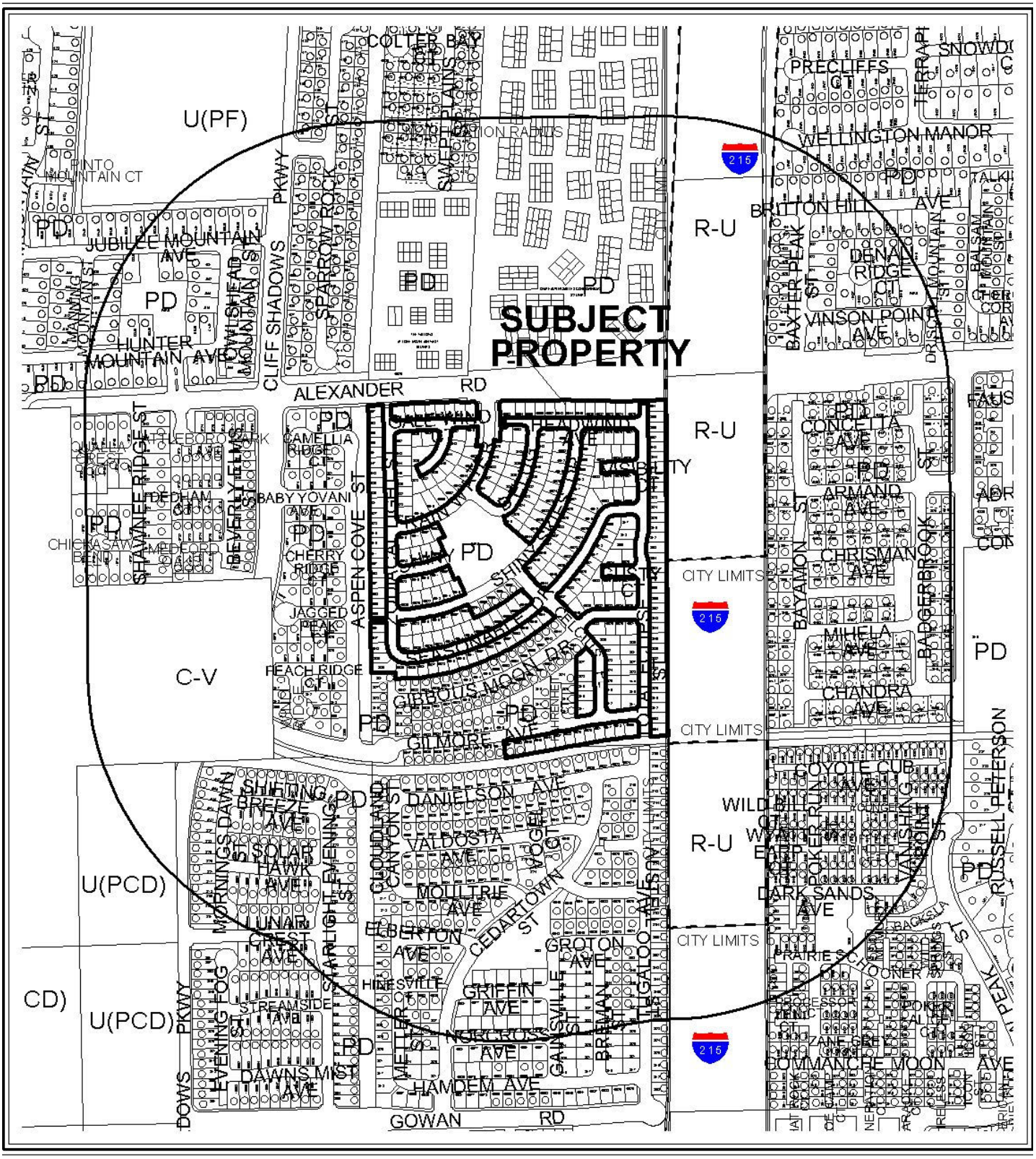
**SUBJECT:**
SDR-39117 - MAJOR SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: RB HILLSIDE, LLC - Request for a Major Amendment of a previously approved Site Development Plan Review (SDR-8635) TO ADD ALTERNATE MODEL HOME PLANS AND TO ALLOW AN EIGHT-FOOT GARAGE SETBACK WHERE SIX FEET OR LESS OR 18 FEET OR GREATER IS REQUIRED at the southwest corner of Alexander Road and Clark County 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:** | | **APPROVALS RECEIVED BEFORE:** | |
|---|---|---|---|
| **Planning Commission Mtg.** | **0** | **Planning Commission Mtg.** | **0** |
| **City Council Meeting** | **0** | **City Council Meeting** | **0** |

**RECOMMENDATION:**
Staff recommends DENIAL.

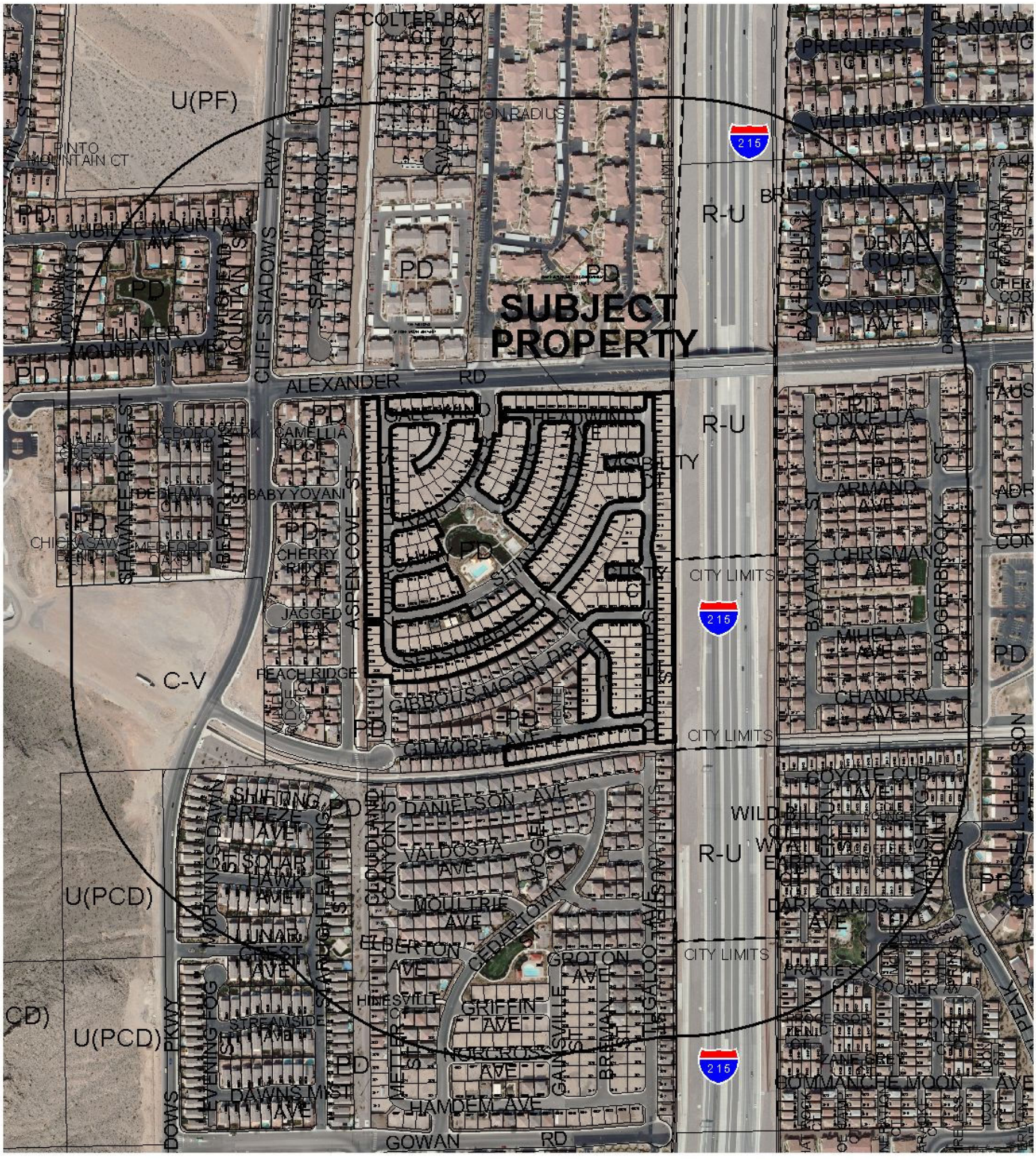
**BACKUP DOCUMENTATION:**
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. City Council Approval Letter for SDR-8635
6. Justification Letter




**CASE:** **SDR-39117**

**RADIUS:** 1000 FT

**ZONING OF SUBJECT PROPERTY:** PD (PLANNED DEVELOPMENT)




0 300 600 Feet

**CASE:** **SDR-39117**

**RADIUS:** 1000 FT

**ZONING OF SUBJECT PROPERTY:** PD (PLANNED DEVELOPMENT)

N

PLANNING & DEVELOPMENT

# PLANNING & DEVELOPMENT DEPARTMENT

## STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-39117** APN: 137-12-114-001-077;122-126;158-304;310-371

Name of Property Owner: RB Hillside LLC

Name of Applicant: Richmond American Homes

Name of Representative: Thomason Consulting Engineers

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ **Yes** ☒ **No**

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Jeff Barcy

Print Name: JEFF BARCY

Subscribed and sworn before me

This 21 day of JULY, 2010

Aimee Moreno

Notary Public in and for said County and State

AIMEE MARLETH GAJON MORENO
Commission # 1846418
Notary Public - California
Marin County
My Comm. Expires Apr 25, 2013

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# Hillside
# APN's

137-12-114-001
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**SDR-39117**

PLANNING & DEVELOPMENT
DEVELOPMENT SERVICES CENTER

# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

**Application/Petition For:** Site Development Plan Review

**Project Address (Location)** Alexander / 215

**Project Name** Alexander 215 **Proposed Use** SFR

**Assessor's Parcel #(s)** 137-12-114-001-077;122-126;158-304;3 **Ward #** 4

**General Plan:** existing - proposed - **Zoning:** existing PD proposed PD

**Commercial Square Footage** - **Floor Area Ratio** -

**Gross Acres** _____ **Lots/Units** _____ **Density** _____

**Additional Information** _____

**PROPERTY OWNER** RB Hillside LLC **Contact** JEFF BARCY

**Address** 97 ROUND HILL RD **Phone:** 415-435-3201 **Fax:** 415-789-5274

**City** TIBURON **State** CA **Zip** 94920

**E-mail Address** jbarcy@ridgeback-partners.com

**APPLICANT** Richmond American Homes **Contact** Brian Walsh

**Address** 7770 S Dean Martin **Phone:** (702) 617-8400 **Fax:** (702) 617-8499

**City** Las Vegas **State** Nevada **Zip** 89139

**E-mail Address** Brian.Walsh@mdch.com

**REPRESENTATIVE** Thomason Consulting Engineers **Contact** Sonia Macias

**Address** 3277 E. Warm Springs #400 **Phone:** (702) 932-6125 **Fax:** (702) 932-6129

**City** Las Vegas **State** NV **Zip** 89120

**E-mail Address** smacias@tce-lv.com

**Property Owner Signature*** _____

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

**Print Name** JEFF BARCY

Subscribed and sworn before me

This 21 day of JULY, 20 10.

JEFF BARCY

Notary Public in and for said County and State

AIMEE MARLETH GAJON MORENO
Commission # 1846418
Notary Public - California
Marin County
My Comm. Expires Apr 25, 2013

***FOR DEPARTMENT USE ONLY***

| | |
|---|---|
| **Case #** | SDR-39117 |
| **Meeting Date:** | 9/23/10 |
| **Total Fee:** | $1,030 |
| **Date Received:*** | 8/9/10 |
| **Received By:** | BLS. |

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

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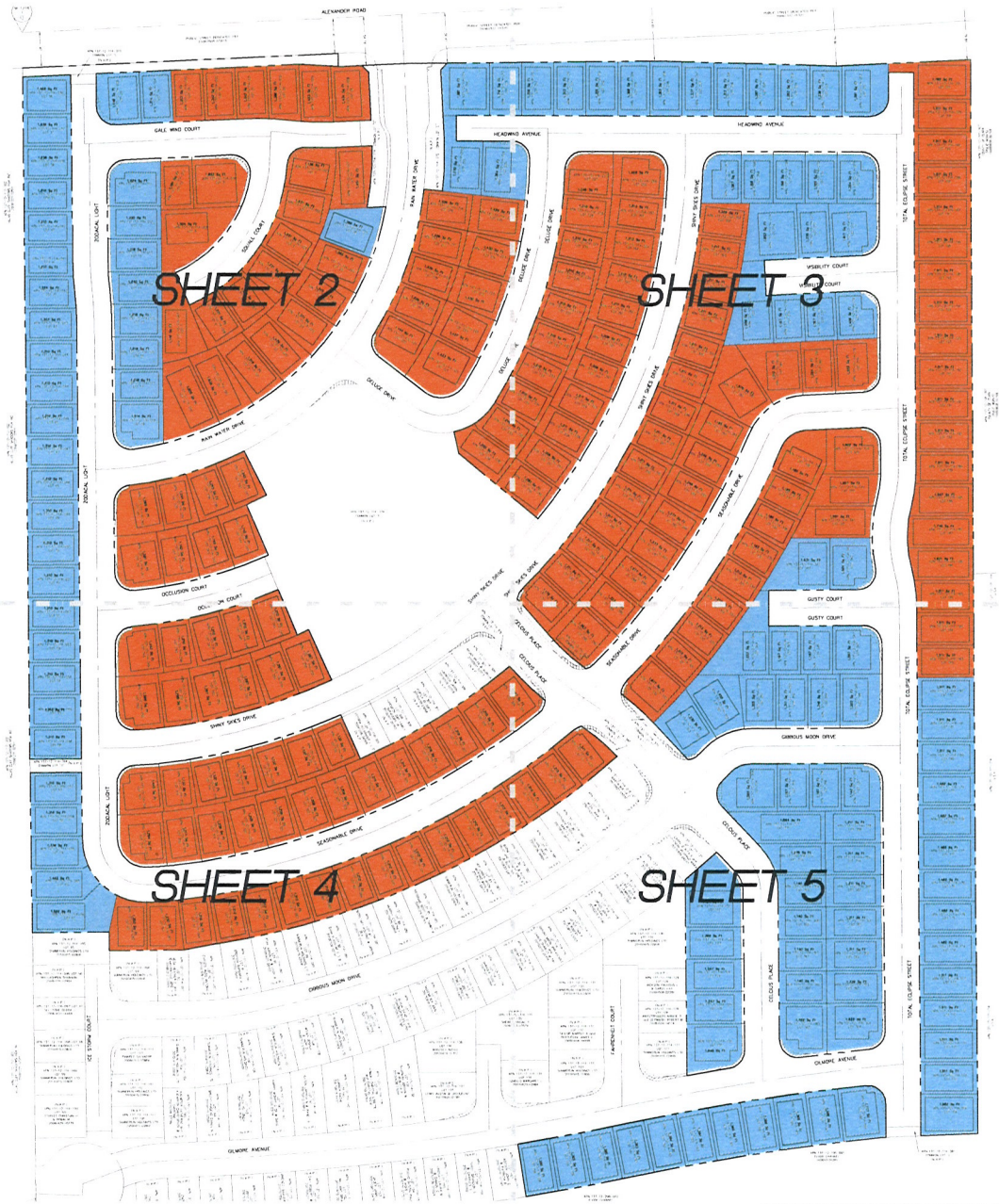
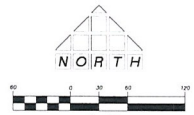
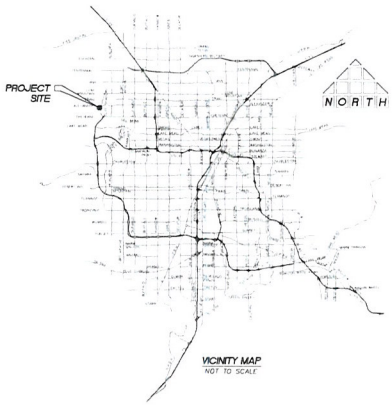
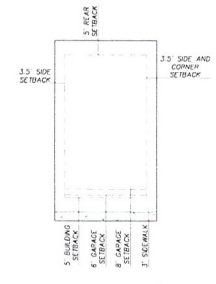
Revised 10/27/08



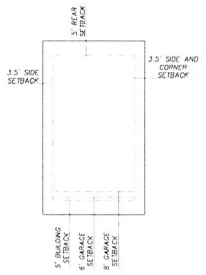




VICINITY MAP
NOT TO SCALE




PROPOSED LOT SETBACKS W/ SIDEWALK
SCALE: 1" = 20'




PROPOSED LOT SETBACKS
SCALE: 1" = 20'

LEGEND

- PROPERTY LINE / RIGHT-OF-WAY
- STREET CENTERLINE
- LOTLINE
- 30" ROLL CURB
- BUILDING SETBACK
- LOTS - NOT A PART
- 6'/18'+ GARAGE SETBACK
- 8'/18'+ GARAGE SETBACK
- MAXIMUM BUILDING ENVELOPE

TABLE #1
GARAGE SETBACK BREAKDOWN

| PROPOSED GARAGE SETBACK | NUMBER OF LOTS |
|---|---|
| 6'/18' | 167 |
| 8'/18' | 124 |
| | 291 TOTAL |

TABLE #2
STREET SLOPE / DRIVEWAY SLOPE CONSTRAINTS ANALYSIS

| PROPOSED GARAGE SETBACK | MAXIMUM STREET SLOPE |
|---|---|
| 6' | 4.50% |
| 8' | 6.00% |

THE MAXIMUM STREET SLOPE IS BASED UPON A DRIVEWAY SLOPE OF 12%. THIS IS THE MAXIMUM ALLOWED BY THE CLV.

THE MAXIMUM STREET SLOPE FOR THIS DEVELOPMENT IS 6.16%.

TABLE #3
EFFECTIVE LOT DEPTH

| EFFECTIVE LOT DEPTH | NUMBER OF LOTS |
|---|---|
| 53' | 85 |
| 54' | 8 |
| 55' | 70 |
| 56' | 36 |
| 57' | 13 |
| 58' | 4 |
| 59' | 26 |
| 60' | 9 |
| 63' | 33 |
| 64' | 2 |
| 65' | 3 |
| 75' | 2 |
| | 291 TOTAL |

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1 7/7/10 KRJ VERSION - 1

001.10118

THOMASON CONSULTING ENGINEERS
3277 E. WARM SPRINGS ROAD, SUITE 400
LAS VEGAS, NEVADA 89120
702-932-6125 FAX: 702-932-6129

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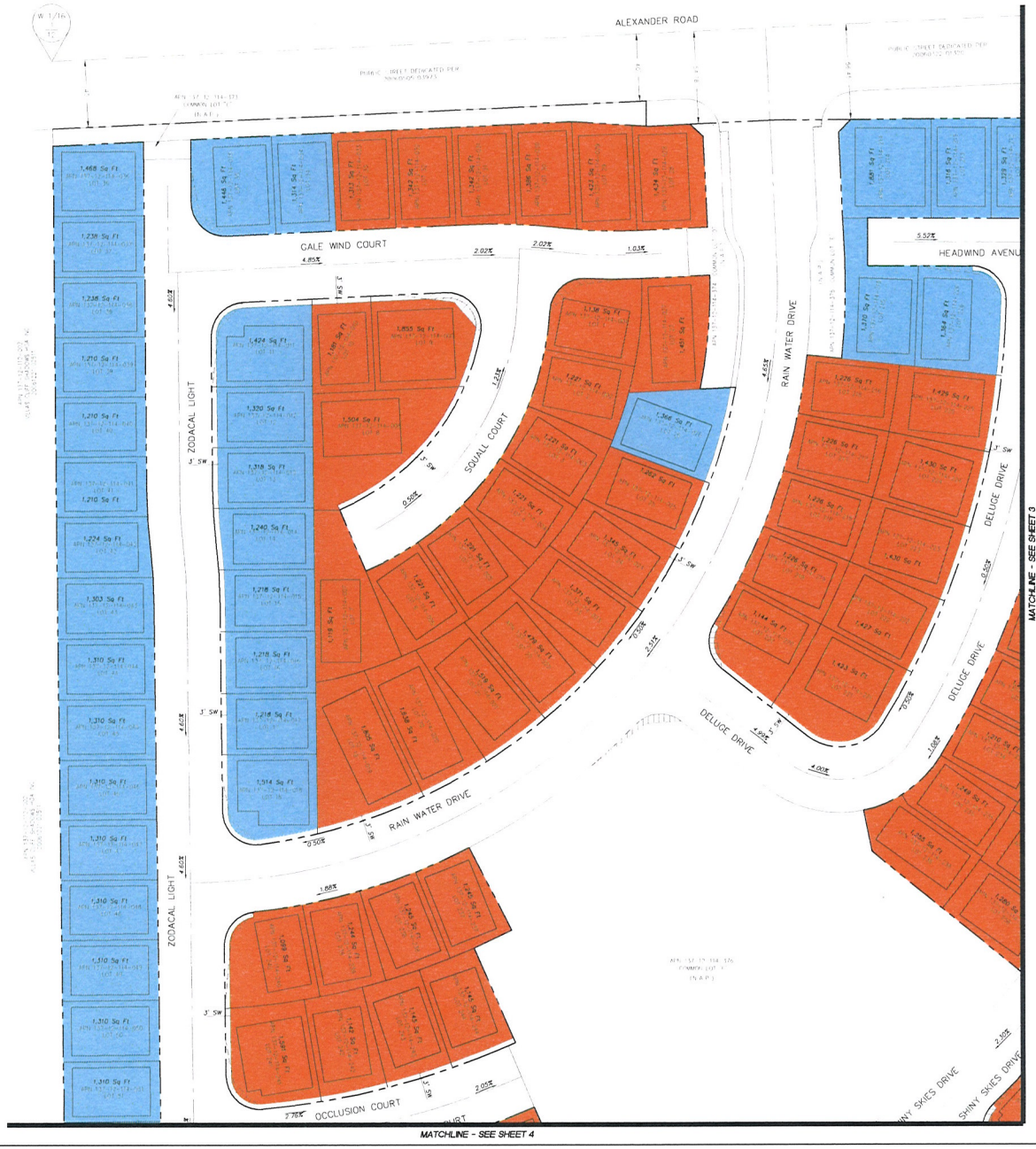
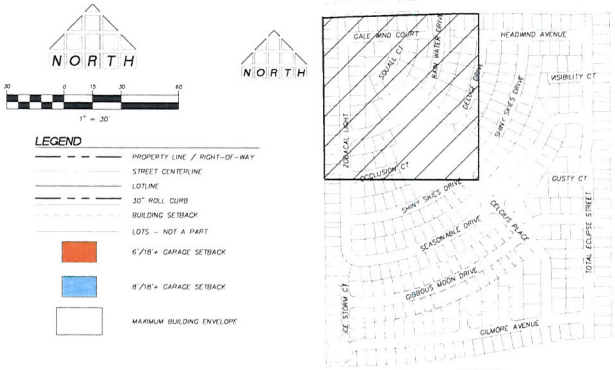
ALEXANDER / 215

CITY OF LAS VEGAS
MAJOR AMENDMENT TO SDR EXHIBIT

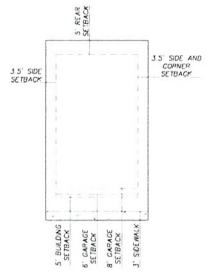
SHEET 1 OF 5



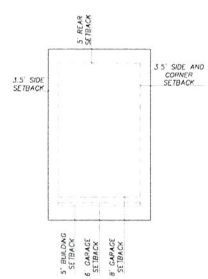










PROPOSED LOT SETBACKS W/ SIDEWALK
SCALE 1" = 20'




PROPOSED LOT SETBACKS
SCALE 1" = 20'

SDR-39117

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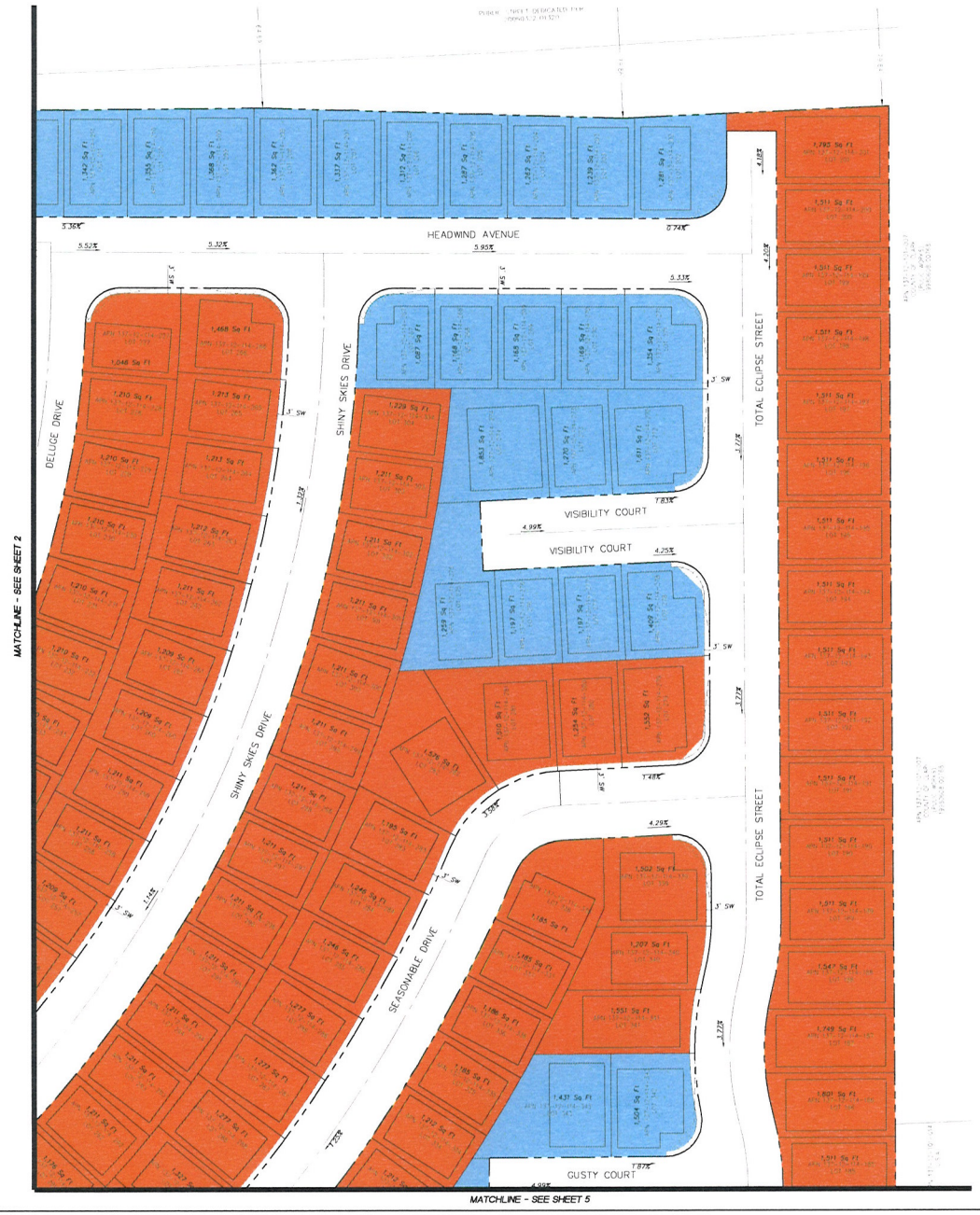
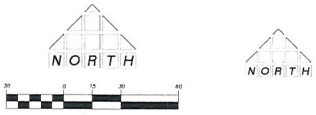
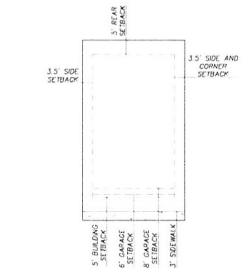
MAJOR AMENDMENT TO SDR EXHIBIT

001.10.18

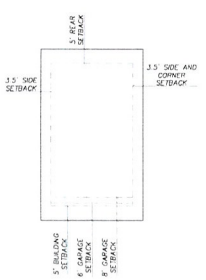
SHEET 2 OF 5




PROPOSED LOT SETBACKS W/ SIDEWALK
SCALE 1" = 20'




PROPOSED LOT SETBACKS
SCALE 1" = 20'

LEGEND

- PROPERTY LINE / RIGHT-OF-WAY
- STREET CENTERLINE
- LOTLINE
- 30" ROLL CURB
- BUILDING SETBACK
- LOTS - NOT A PART
- 6'/18'+ GARAGE SETBACK
- 8'/18'+ GARAGE SETBACK
- MAXIMUM BUILDING ENVELOPE

KEY MAP
NOT TO SCALE

SDR-39117

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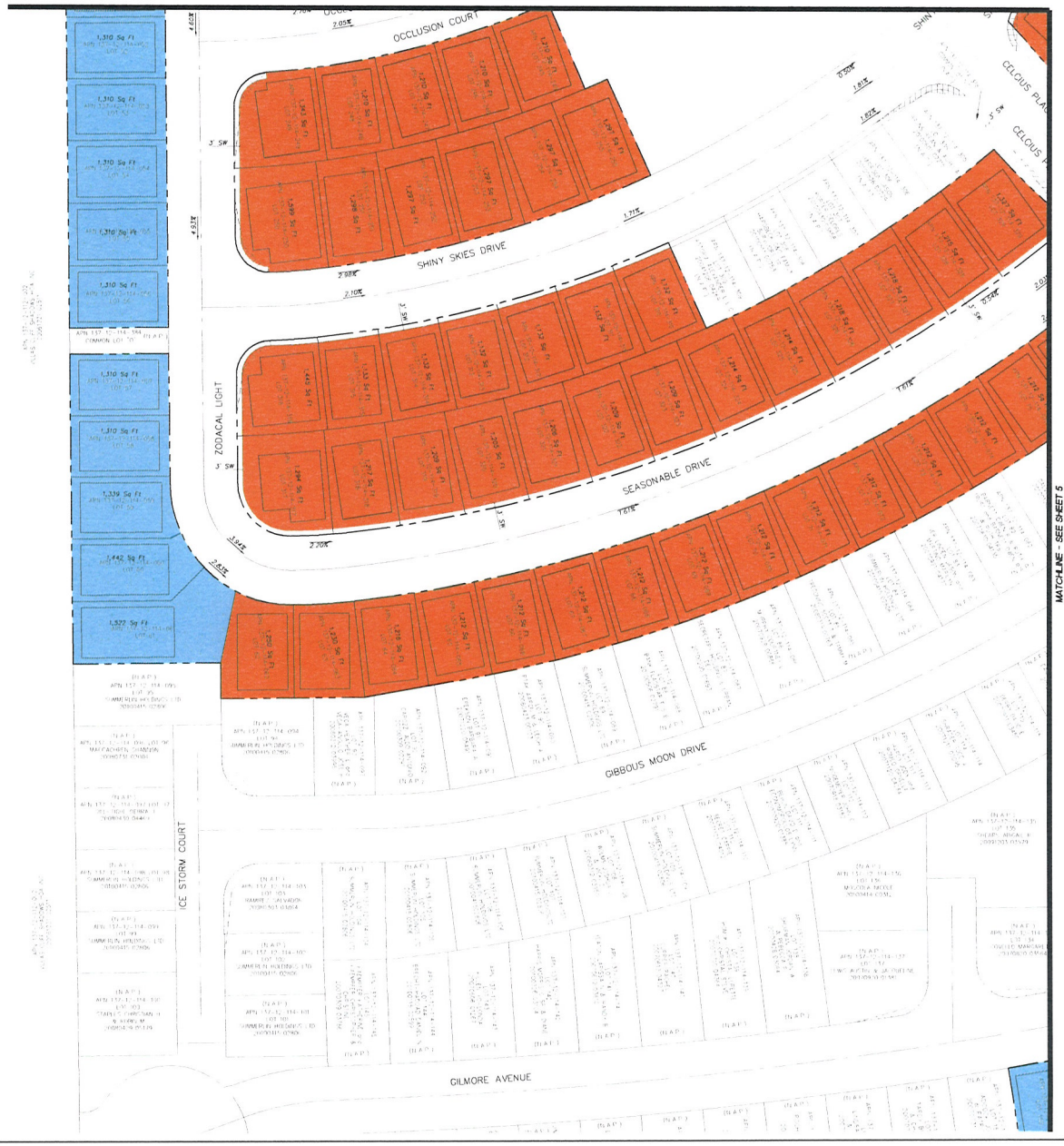
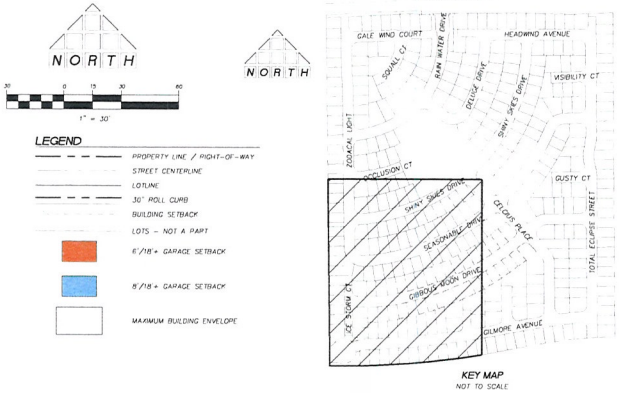
CITY OF LAS VEGAS
MAJOR AMENDMENT TO SDR EXHIBIT

3 3 5

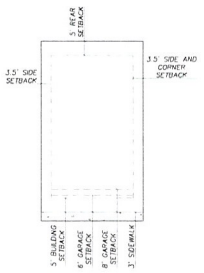


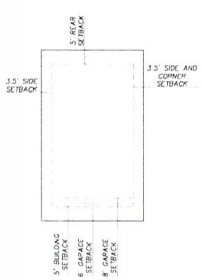




KEY MAP
NOT TO SCALE




PROPOSED LOT SETBACKS W/ SIDEWALK
SCALE 1" = 20'




PROPOSED LOT SETBACKS
SCALE 1" = 20'

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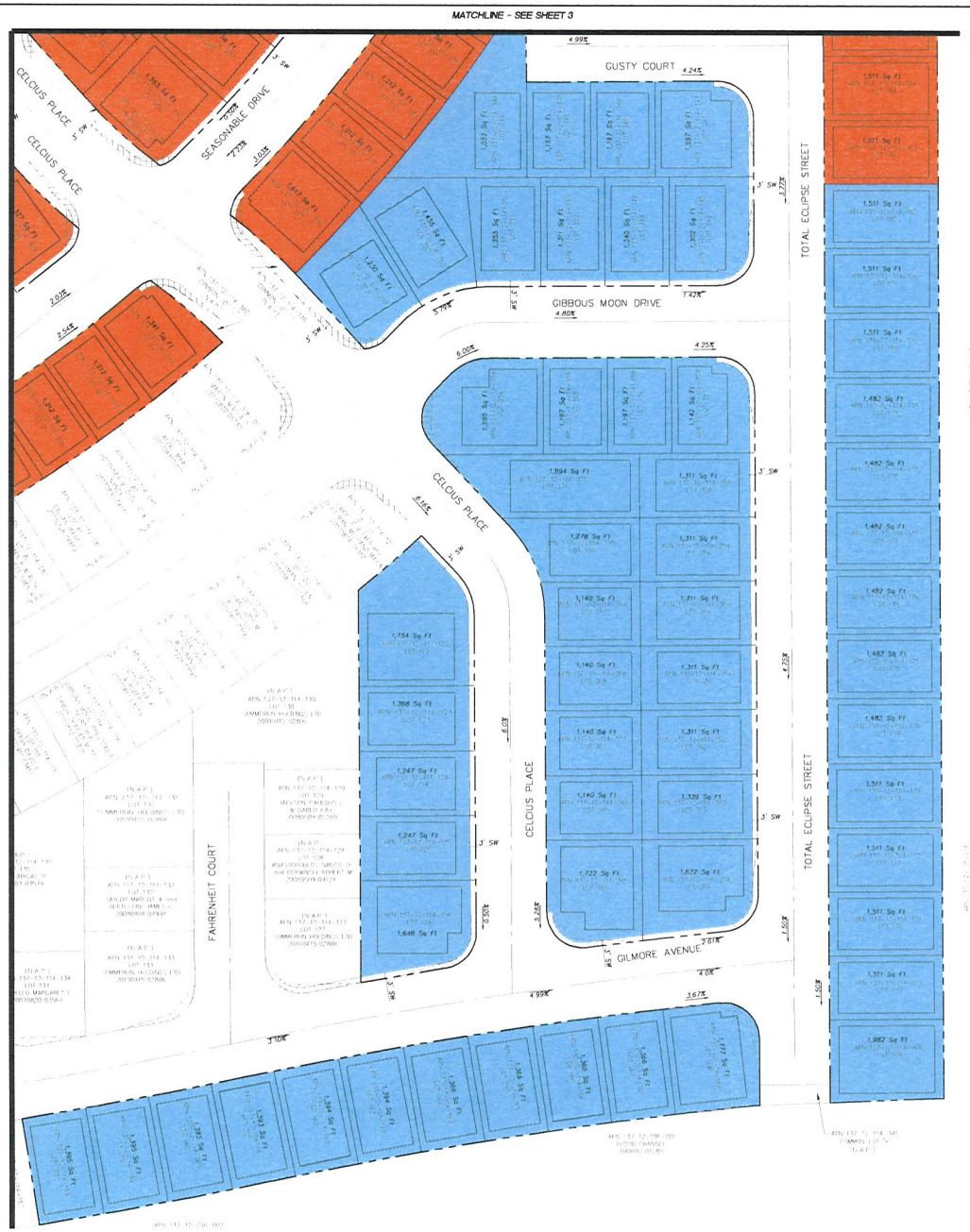
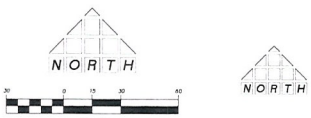
SHT 4 OF 5



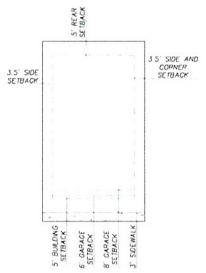




NORTH

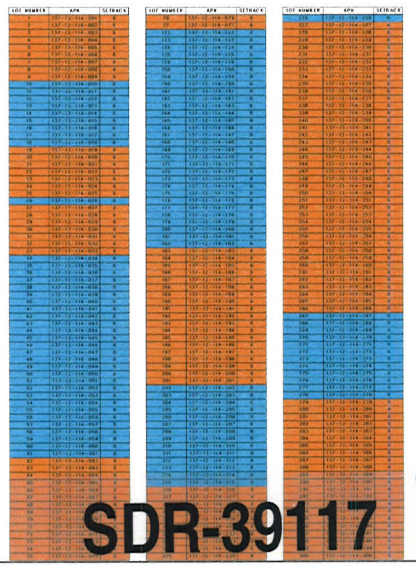
LEGEND

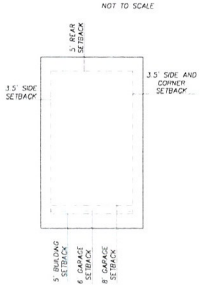
- PROPERTY LINE / RIGHT-OF-WAY
- STREET CENTERLINE
- LOTLINE
- 30" ROLL CURB
- BUILDING SETBACK
- LOTS - NOT A PART
- 6'/18'+ GARAGE SETBACK
- 8'/18'+ GARAGE SETBACK
- MAXIMUM BUILDING ENVELOPE

KEY MAP
NOT TO SCALE

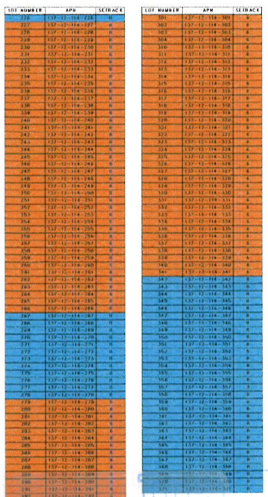



PROPOSED LOT SETBACKS W/ SIDEWALK
SCALE 1" = 20'






PROPOSED LOT SETBACKS
SCALE 1" = 20'



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LAS VEGAS, NEVADA 89120
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RICHMOND AMERICAN HOMES
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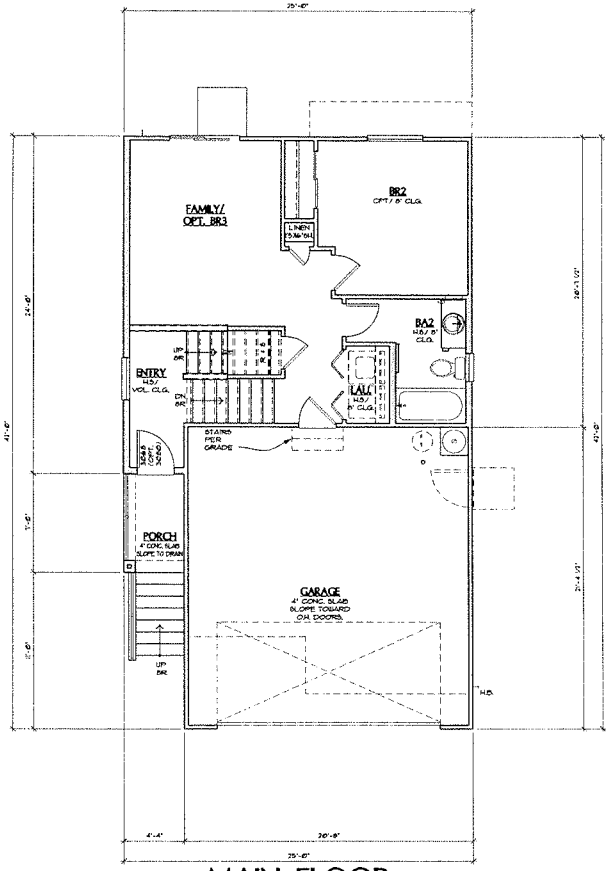
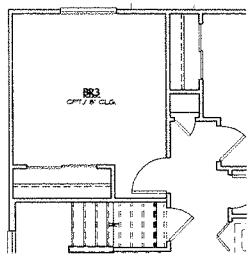
CITY OF LAS VEGAS
MAJOR AMENDMENT TO SDR EXHIBIT

SHEET 5
5 OF 5

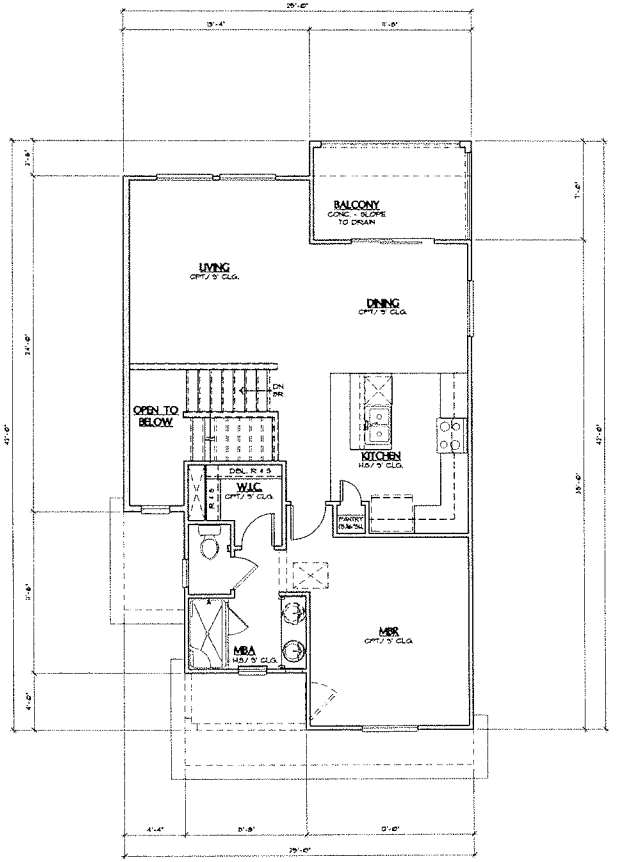



MAIN FLOOR
ELEVATION 'A' SHOWN




OPT. BR3

| SQUARE FOOTAGE CALC. | | | |
|---|---|---|---|
| | FINISHED | OPT. FINISHED | UNFINISHED |
| 2 CAR GARAGE | - | - | 441 SQ. FT. |
| PORCH AREA | - | - | 30 SQ. FT. |
| BALCONY | - | - | 80 SQ. FT. |
| OPT. BALCONY @ MBR | - | - | 35 SQ. FT. |
| FIRST FLOOR | 931 SQ. FT. | - | - |
| SECOND FLOOR | 149 SQ. FT. | - | - |
| TOTAL | 1280 SQ FT | | - |




UPPER FLOOR
ELEVATION 'A' SHOWN

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RICHMOND AMERICAN HOMES

HILLSIDE
LAS VEGAS

PLAN 1
1,280 SQ. FT.

SDR-39117
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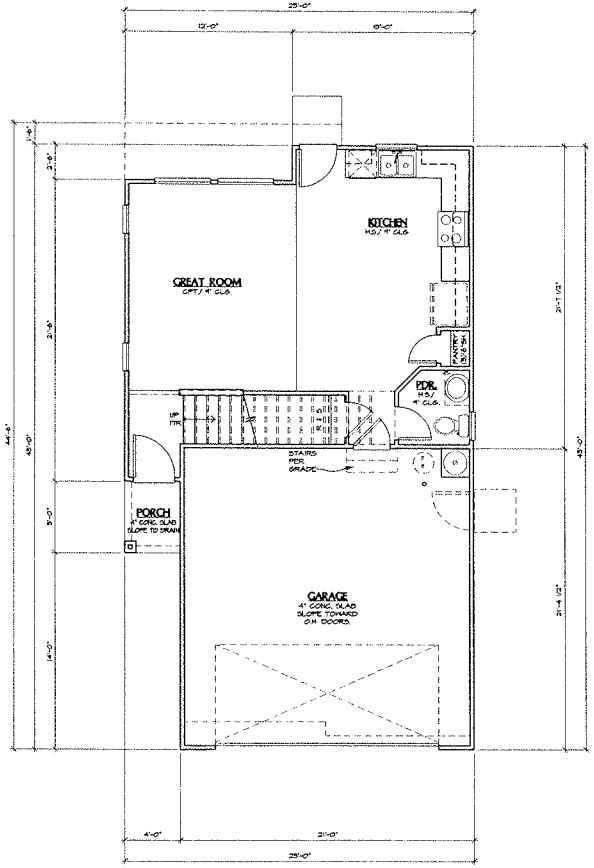
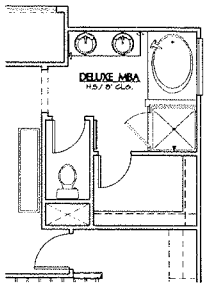
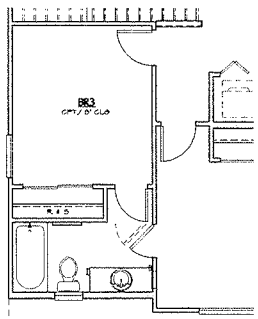



## MAIN FLOOR
ELEVATION 'A' SHOWN

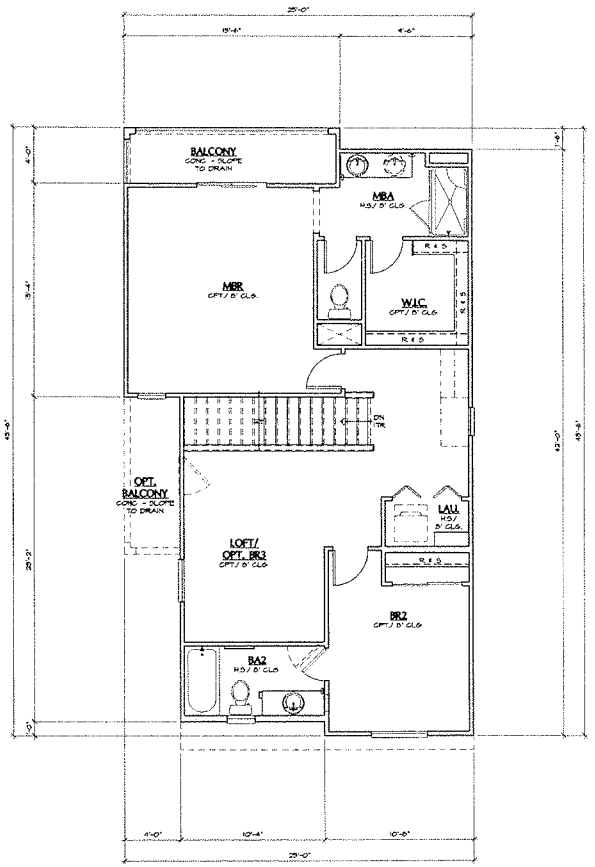



## OPT. DELUXE MBA




## OPT. BR3

| SQUARE FOOTAGE CALC. | | | |
|---|---|---|---|
| | FINISHED | OPT. FINISHED | UNFINISHED |
| 2 CAR GARAGE | - | - | 446 SQ. FT. |
| | | | |
| PORCH AREA | - | - | 20 SQ. FT. |
| BALCONY | - | - | 61 SQ. FT. |
| OPT. BALCONY @ LOFT | - | - | 45 SQ. FT. |
| FIRST FLOOR | 521 SQ. FT. | - | - |
| | | | |
| SECOND FLOOR | 857 SQ. FT. | - | - |
| TOTAL | 1378 SQ FT. | | - |




## UPPER FLOOR
ELEVATION 'A' SHOWN

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RICHMOND AMERICAN HOMES

HILLSIDE
LAS VEGAS

PLAN 2
1,378 SQ. FT.

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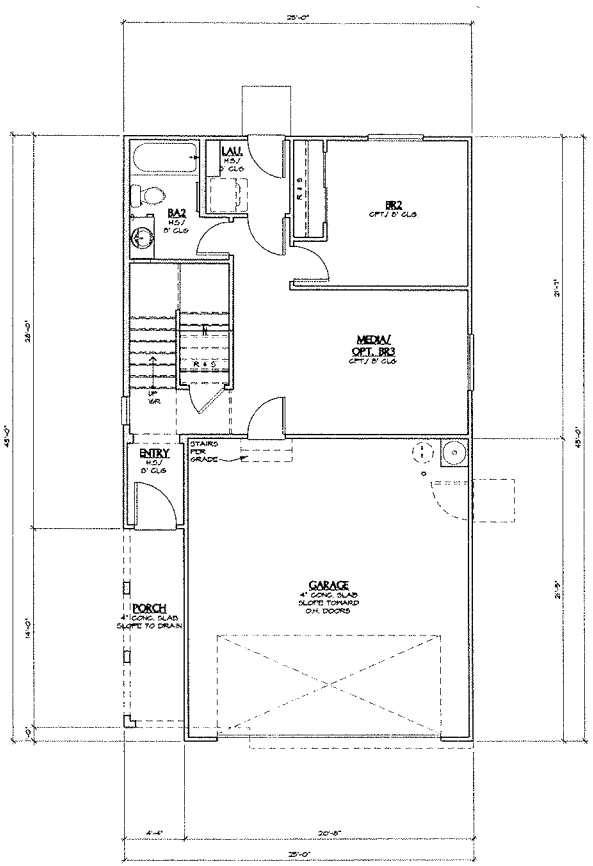
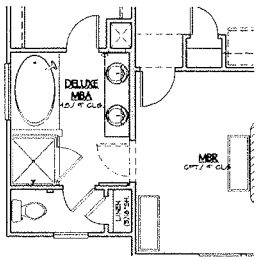
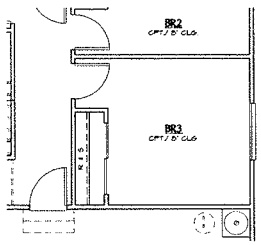



MAIN FLOOR
ELEVATION 'A' SHOWN

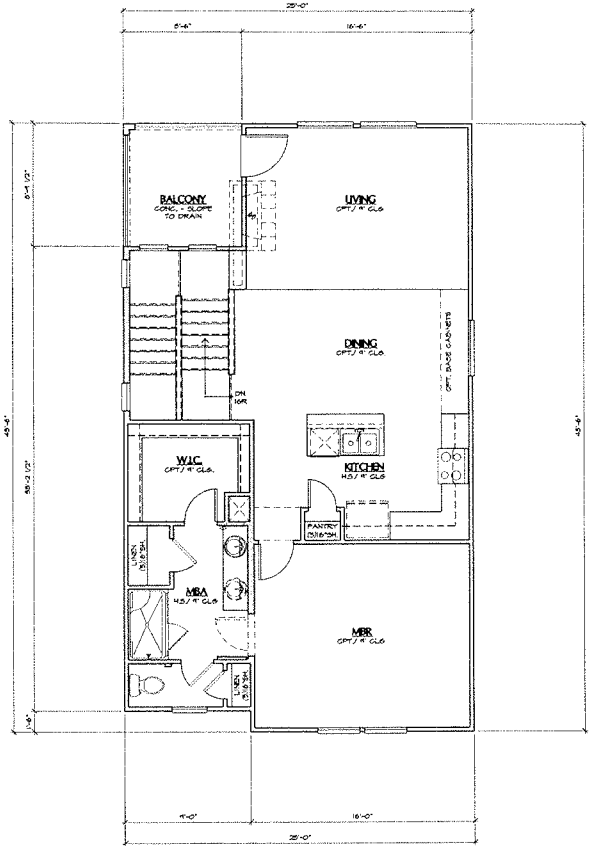



OPT. DELUXE MBA




OPT. BR3

| SQUARE FOOTAGE CALC. | | | |
|---|---|---|---|
| | FINISHED | OPT. FINISHED | UNFINISHED |
| 2 CAR GARAGE | - | - | 441 SQ. FT. |
| PORCH AREA | - | - | 61 SQ. FT. |
| BALCONY | - | - | 75 SQ. FT. |
| FIRST FLOOR | 569 SQ. FT. | - | - |
| SECOND FLOOR | 904 SQ. FT. | - | - |
| TOTAL | 1473 SQ FT | | - |




UPPER FLOOR
ELEVATION 'A' SHOWN

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RICHMOND AMERICAN HOMES

HILLSIDE
LAS VEGAS

PLAN 3
1,473 SQ. FT.

SDR-39117
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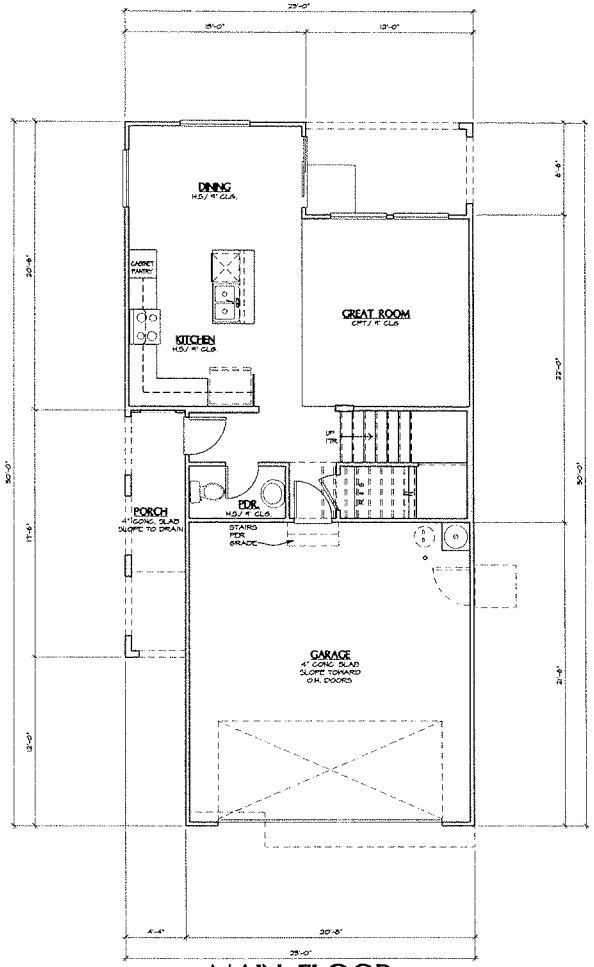
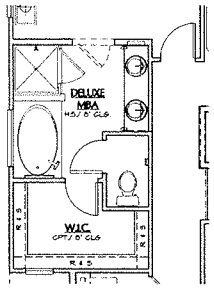
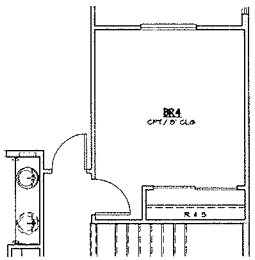



MAIN FLOOR
ELEVATION 'A' SHOWN

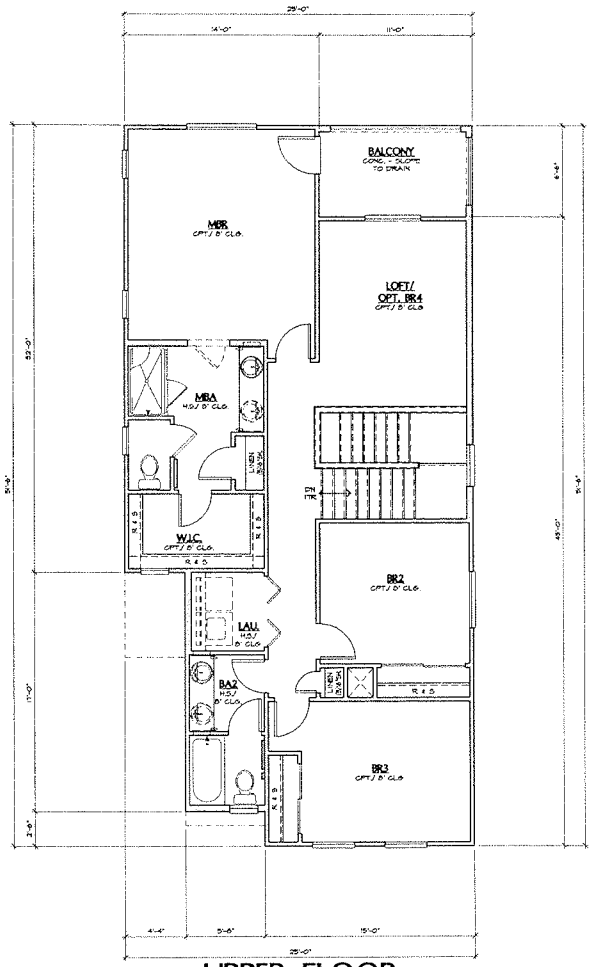



OPT. DELUXE MBA




OPT. BR4

| SQUARE FOOTAGE CALC. | | | |
|---|---|---|---|
| | FINISHED | OPT. FINISHED | UNFINISHED |
| 2 CAR GARAGE | - | - | 444 SQ. FT. |
| PORCH AREA | - | - | 76 SQ. FT. |
| BALCONY | - | - | 72 SQ. FT. |
| FIRST FLOOR | 600 SQ. FT. | - | - |
| SECOND FLOOR | 1033 SQ. FT. | - | - |
| TOTAL | 1633 SQ.FT. | | - |




UPPER FLOOR
ELEVATION 'A' SHOWN

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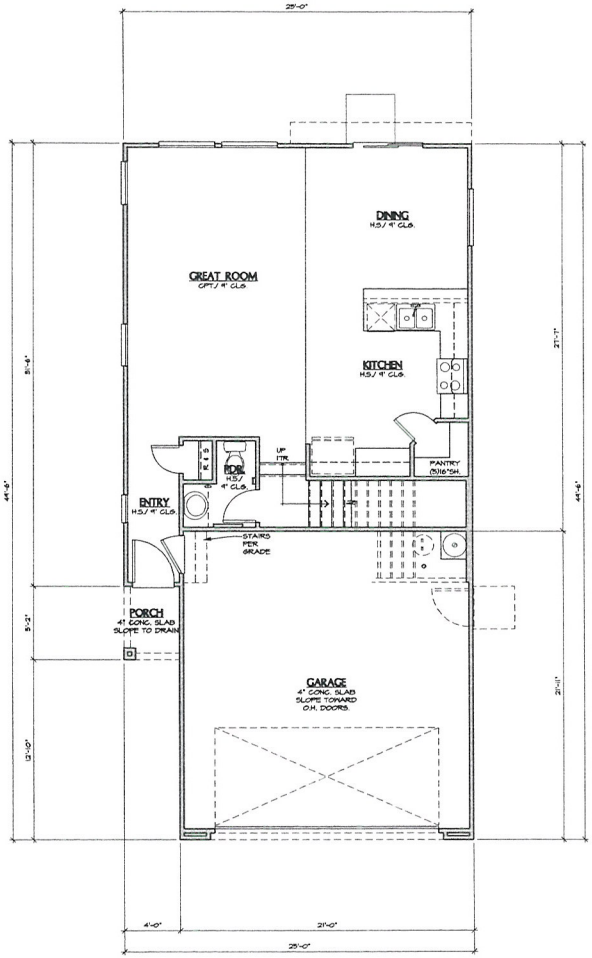
RICHMOND AMERICAN HOMES

HILLSIDE
LAS VEGAS

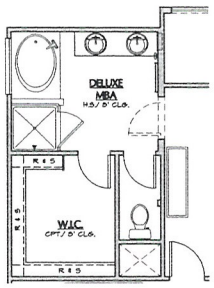
PLAN 4
1,633 SQ. FT.

**SDR-39117**
**REVISED**

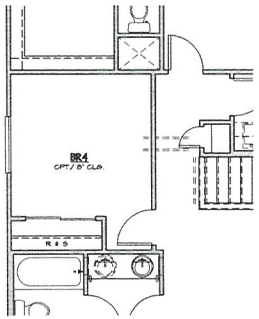
AUG 19 2010




MAIN FLOOR
ELEVATION 'A' SHOWN

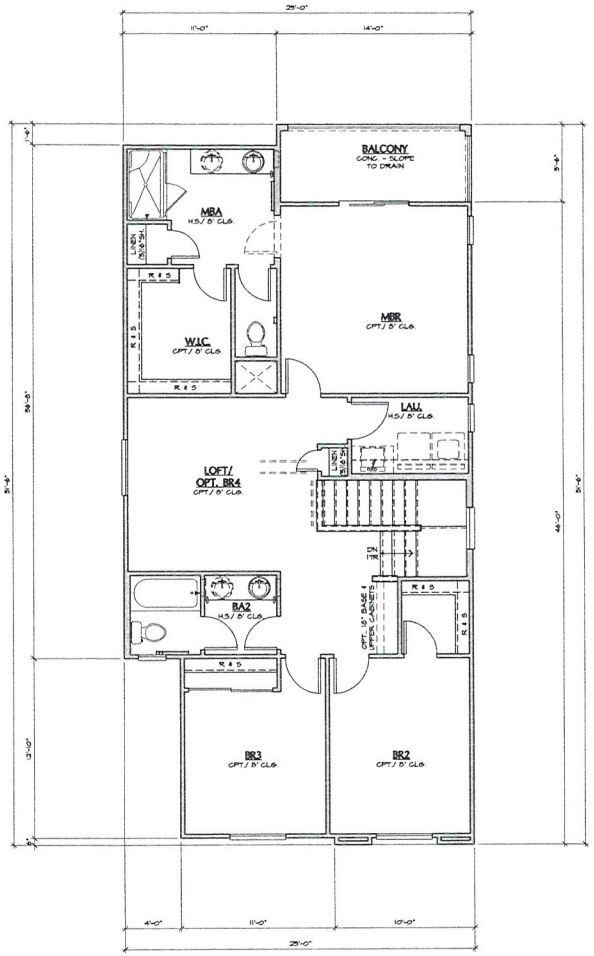



OPT. DELUXE MBA




OPT. BR4

| SQUARE FOOTAGE CALC. | | | |
|---|---|---|---|
| | FINISHED | OPT. FINISHED | UNFINISHED |
| 2 CAR GARAGE | - | - | 449 SQ. FT. |
| PORCH AREA | - | - | 21 SQ. FT. |
| BALCONY | - | - | 76 SQ. FT. |
| FIRST FLOOR | 706 SQ. FT. | - | - |
| SECOND FLOOR | 1072 SQ. FT. | - | - |
| TOTAL | 1778 SQ.FT. | | - |




UPPER FLOOR
ELEVATION 'A' SHOWN

RICHMOND AMERICAN HOMES

HILLSIDE
LAS VEGAS

PLAN 5
1,778 SQ. FT.

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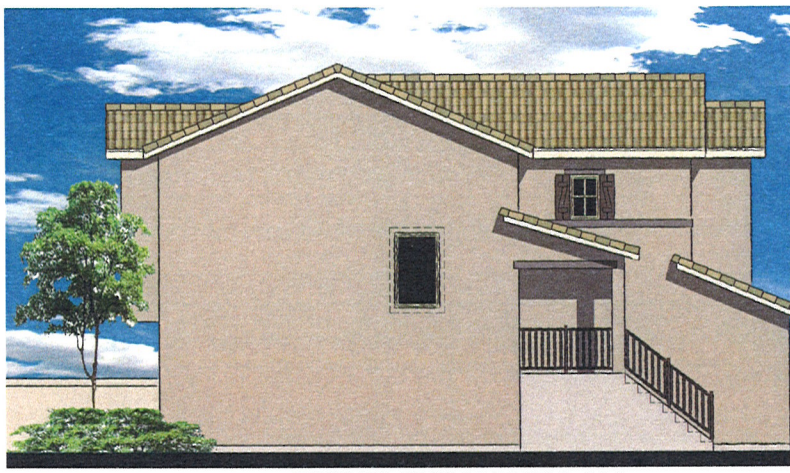
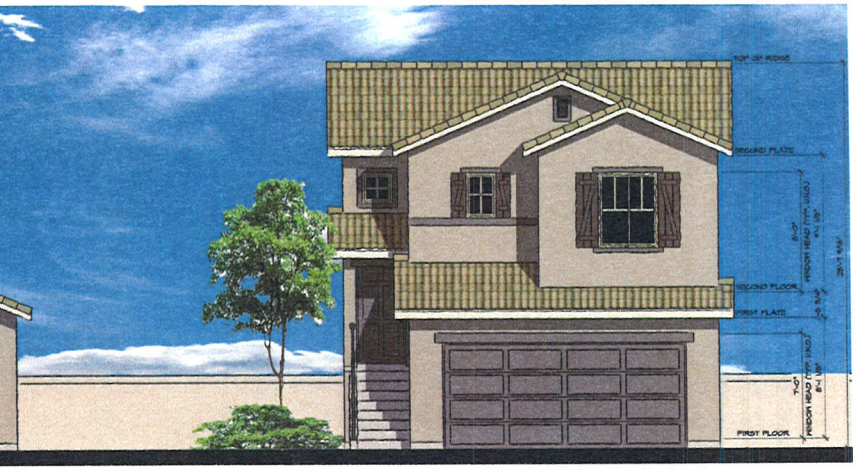
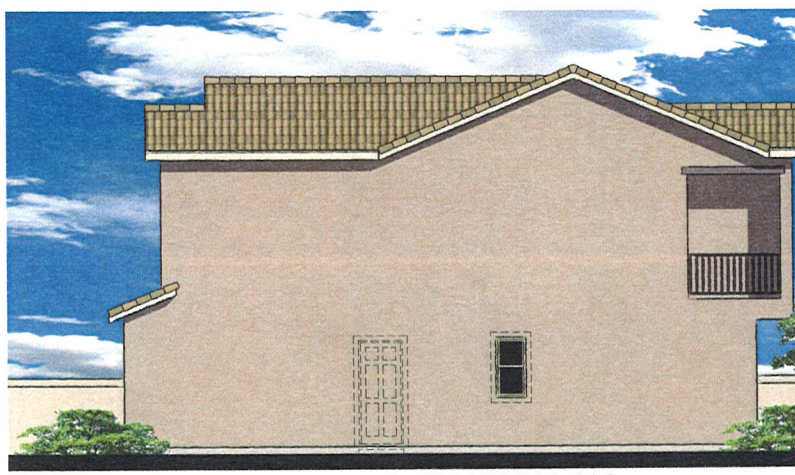


RIGHT ELEVATION 'A'




FRONT ELEVATION 'A'



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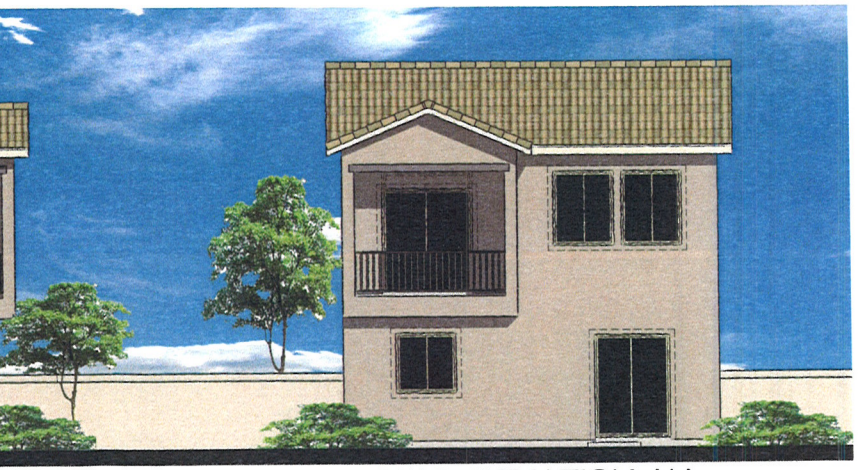

REAR ELEVATION 'A'

RICHMOND AMERICAN HOMES

HILLSIDE
LAS VEGAS

PLAN 1
1,280 SQ. FT.

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RICHMOND AMERICAN HOMES

HILLSIDE
LAS VEGAS

PLAN 1
1,280 SQ. FT.



FRONT ELEVATION 'B'



RIGHT ELEVATION 'B'



REAR ELEVATION 'B'



LEFT ELEVATION 'B'

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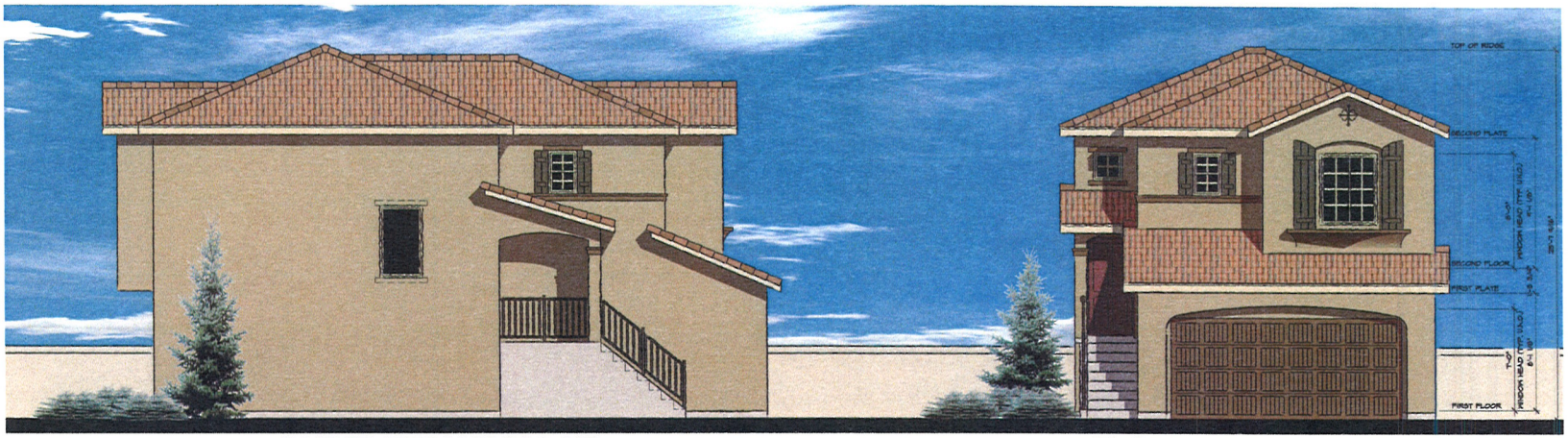
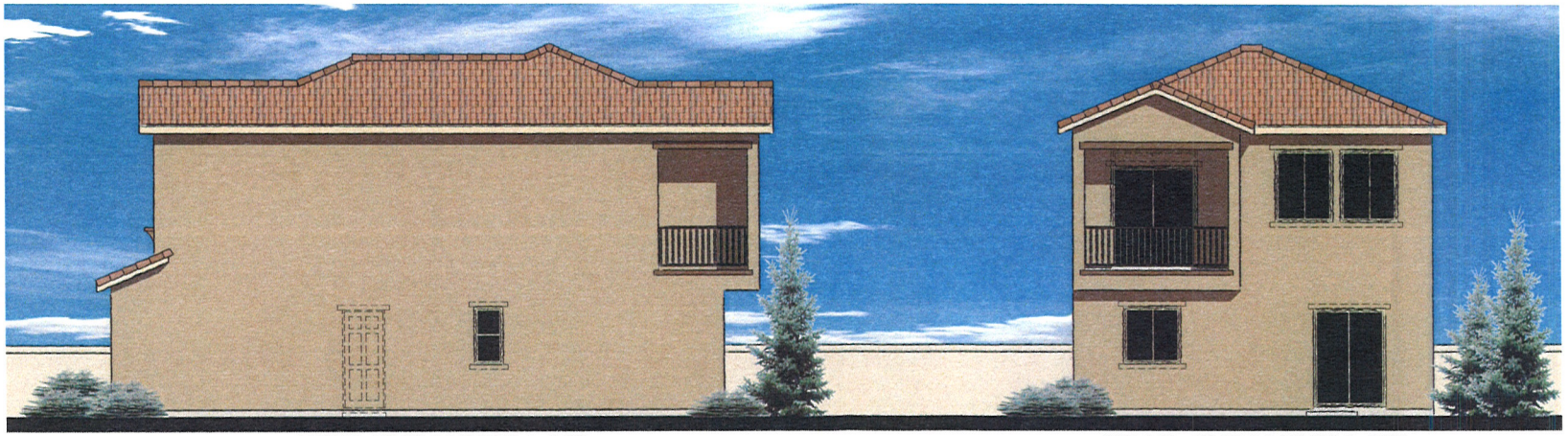


RIGHT ELEVATION 'C'




FRONT ELEVATION 'C'



LEFT ELEVATION 'C'



REAR ELEVATION 'C'

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RICHMOND AMERICAN HOMES

HILLSIDE
LAS VEGAS

PLAN 1
1,280 SQ. FT.

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RICHMOND AMERICAN HOMES

HILLSIDE
LAS VEGAS

PLAN 2
1,378 SQ. FT.




FRONT ELEVATION 'A'

RIGHT ELEVATION 'A'



REAR ELEVATION 'A'

LEFT ELEVATION 'A'

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**SDR-39117**
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FRONT ELEVATION 'B'



RIGHT ELEVATION 'B'



REAR ELEVATION 'B'



LEFT ELEVATION 'B'

**SDR-39117**
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PLAN 2
1,378 SQ. FT.

HILLSIDE
LAS VEGAS

RICHMOND AMERICAN HOMES

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HILLSIDE
LAS VEGAS

PLAN 2
1,378 SQ. FT.




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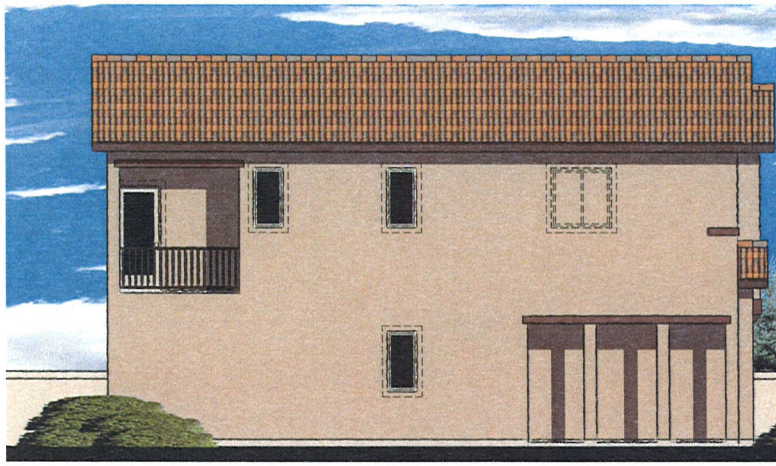
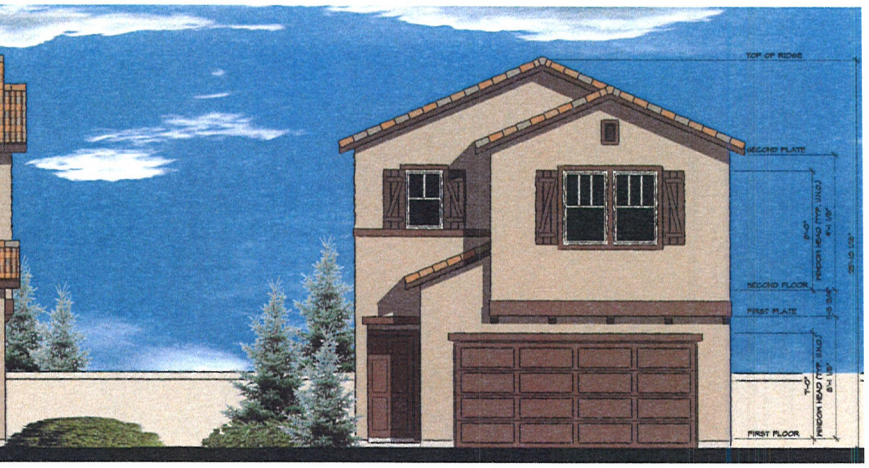
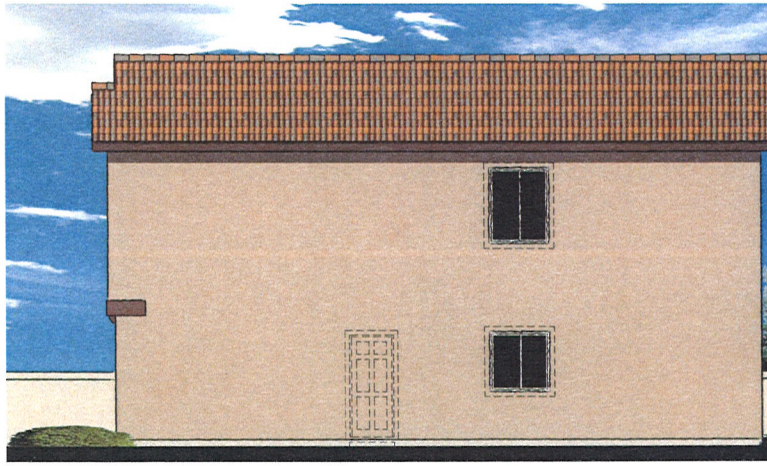


RIGHT ELEVATION 'A'




FRONT ELEVATION 'A'



LEFT ELEVATION 'A'

REAR ELEVATION 'A'

RICHMOND AMERICAN HOMES

HILLSIDE
LAS VEGAS

PLAN 3
1,473 SQ. FT.

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RICHMOND AMERICAN HOMES

HILLSIDE
LAS VEGAS

PLAN 3
1,473 SQ. FT.



FRONT ELEVATION 'B'



RIGHT ELEVATION 'B'



REAR ELEVATION 'B'



LEFT ELEVATION 'B'

AUG 19 2010

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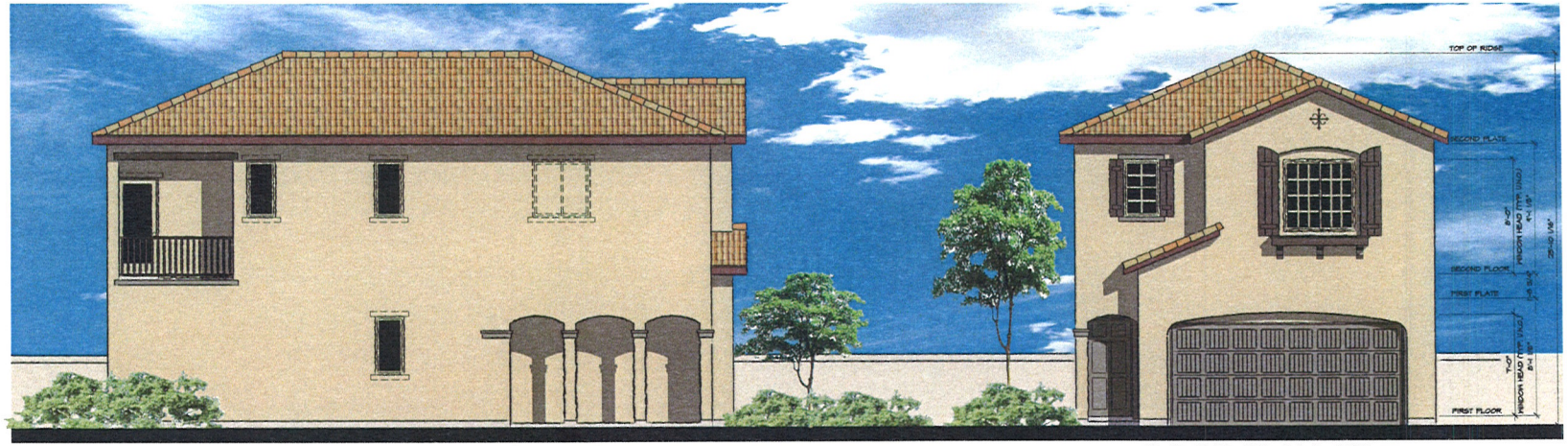
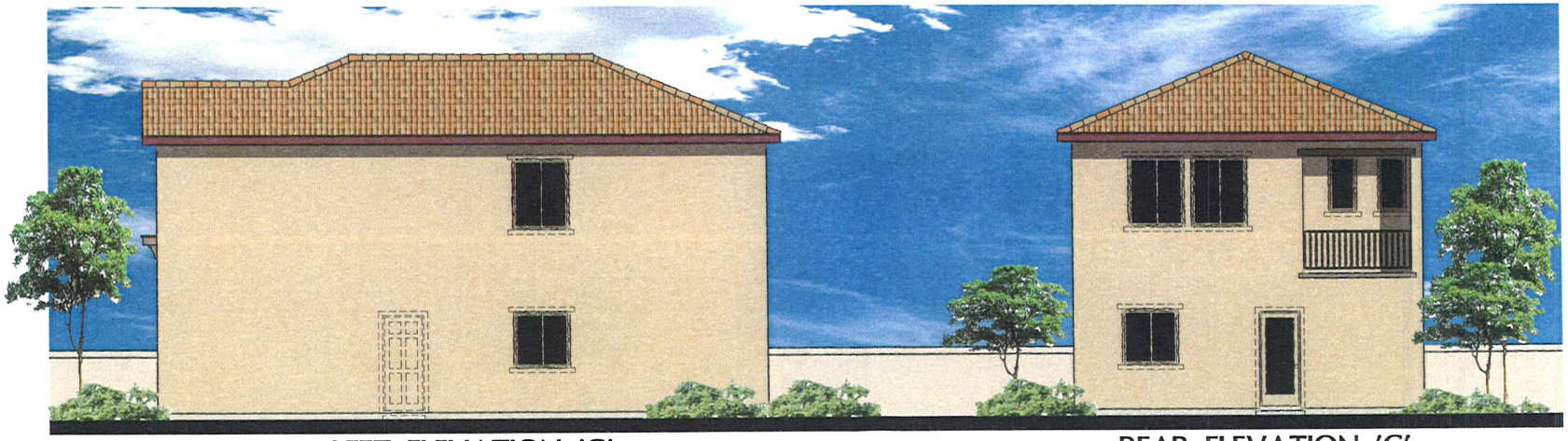
**REVISED**




RIGHT ELEVATION 'C'

ROOF PLAN 'C'



LEFT ELEVATION 'C'

REAR ELEVATION 'C'

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**SDR-39117**
**REVISED**

RICHMOND AMERICAN HOMES

HILLSIDE
LAS VEGAS

PLAN 3
1,473 SQ. FT.

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RICHMOND AMERICAN HOMES

HILLSIDE
LAS VEGAS

PLAN 4
1,633 SQ. FT.




FRONT ELEVATION 'A'

RIGHT ELEVATION 'A'



REAR ELEVATION 'A'

LEFT ELEVATION 'A'

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**SDR-39117**
**REVISED**

FRONT ELEVATION 'B'

RIGHT ELEVATION 'B'

REAR ELEVATION 'B'

LEFT ELEVATION 'B'

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**SDR-39117**
**REVISED**

PLAN 5
1,778 SQ. FT.

HILLSIDE
LAS VEGAS

RICHMOND AMERICAN HOMES

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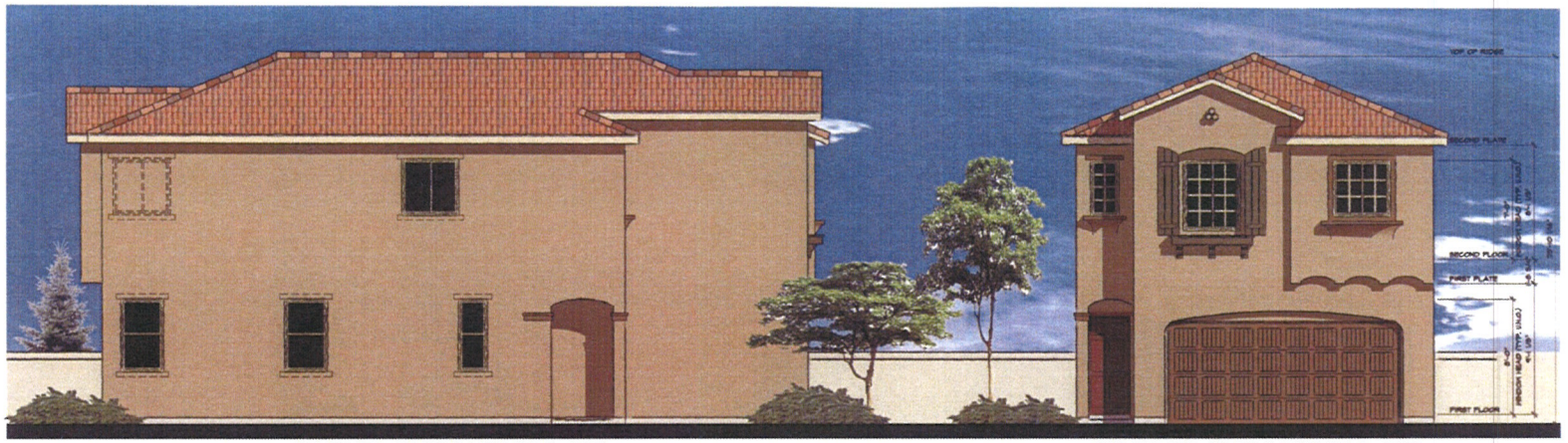

RIGHT ELEVATION 'C'

FRONT ELEVATION 'C'

LEFT ELEVATION 'C'

REAR ELEVATION 'C'

RICHMOND AMERICAN HOMES

HILLSIDE
LAS VEGAS

PLAN 5
1,778 SQ. FT.

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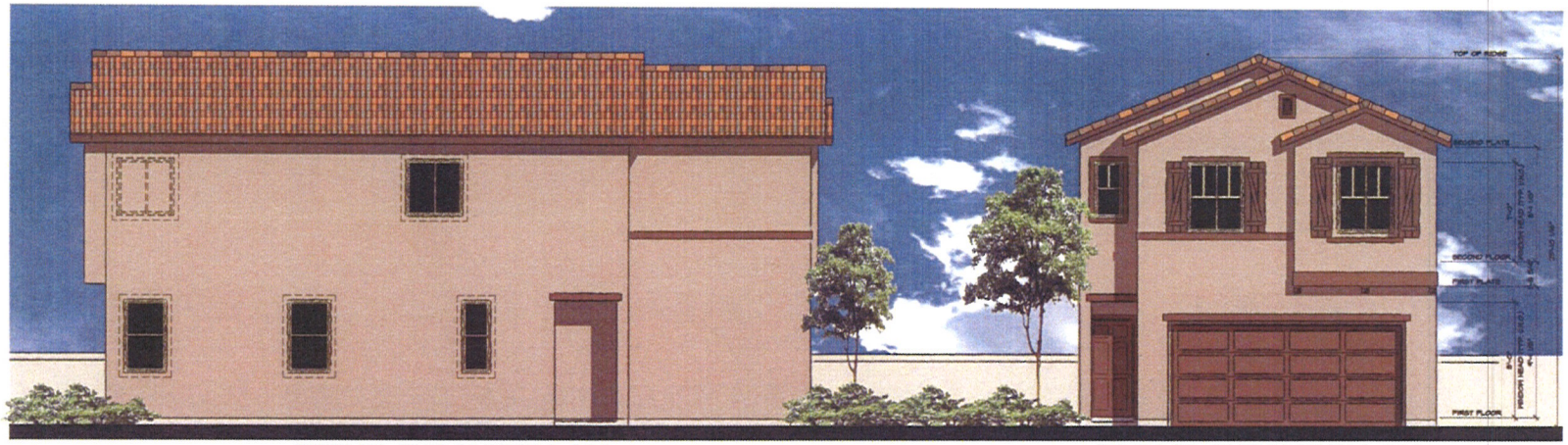

RIGHT ELEVATION 'A'

FRONT ELEVATION 'A'

LEFT ELEVATION 'A'

REAR ELEVATION 'A'

RICHMOND AMERICAN HOMES

HILLSIDE

LAS VEGAS

PLAN 5

1,778 SQ. FT.

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**SDR-39117**
**REVISED**

| | |
|---|---|
| Apple Bark | 1BCCS0431 |
| Mansard Trim | 1MACS0431H |
| Mansard Hip Starter | 1MICS0431 |
| Mansard Apex 3-Way | 1M3CS0431 |

| | |
|---|---|
| Sandstorm | 1BCCS0026 |
| Mansard Trim | 1MACS0026H |

| | |
|---|---|
| Desert Sunset | 1BCCS6676 |

| | |
|---|---|
| Charcoal Brown Blend | 1BCCS1132 |
| Mansard Trim | 1MACS1132H |
| Mansard Hip Starter | 1MICS1132 |
| Mansard Apex 3-Way | 1M3CS1132 |

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**SDR-39117**

SCHEME 12

BODY
7037 Balanced Beige

TRIM
7039 Virtual Taupe

FASCIA & FRONT DOOR
6069 French Roast

GARAGE DOOR
7003 Toque White

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SCHEME 11

BODY
6121 Whole Wheat

TRIM
6123 Baugette

FASCIA & FRONT DOOR
2803 Rookwood
Terra Cotta

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GARAGE DOOR
7008 Alabaster

BODY
2823 Rookwood Clay

SCHEME 10

TRIM
6103 Tea Chest

FASCIA & FRONT DOOR
7735 Palm Leaf

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GARAGE DOOR
7526 Maison Blanche

SCHEME 9

BODY
6150 Universal Khaki

TRIM
6151 Quiver Tan

FASCIA & FRONT DOOR
7020 Black Fox

GARAGE DOOR
6126 Navajo White

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BODY
6080 Utterly Beige

SCHEME 8

TRIM
6081 Down Home

FASCIA & FRONT DOOR
6006 Black Bean

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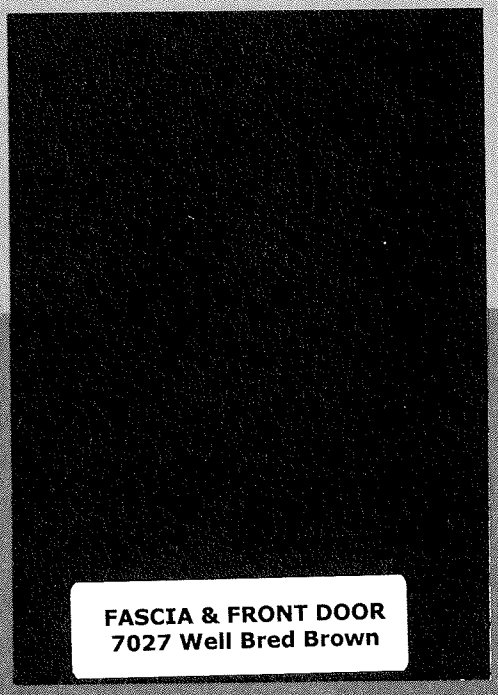
GARAGE DOOR
6080 Utterly Beige

BODY
6120 Portabello

SCHEME 7

TRIM
6143 Basket Beige



FASCIA & FRONT DOOR
7027 Well Bred Brown

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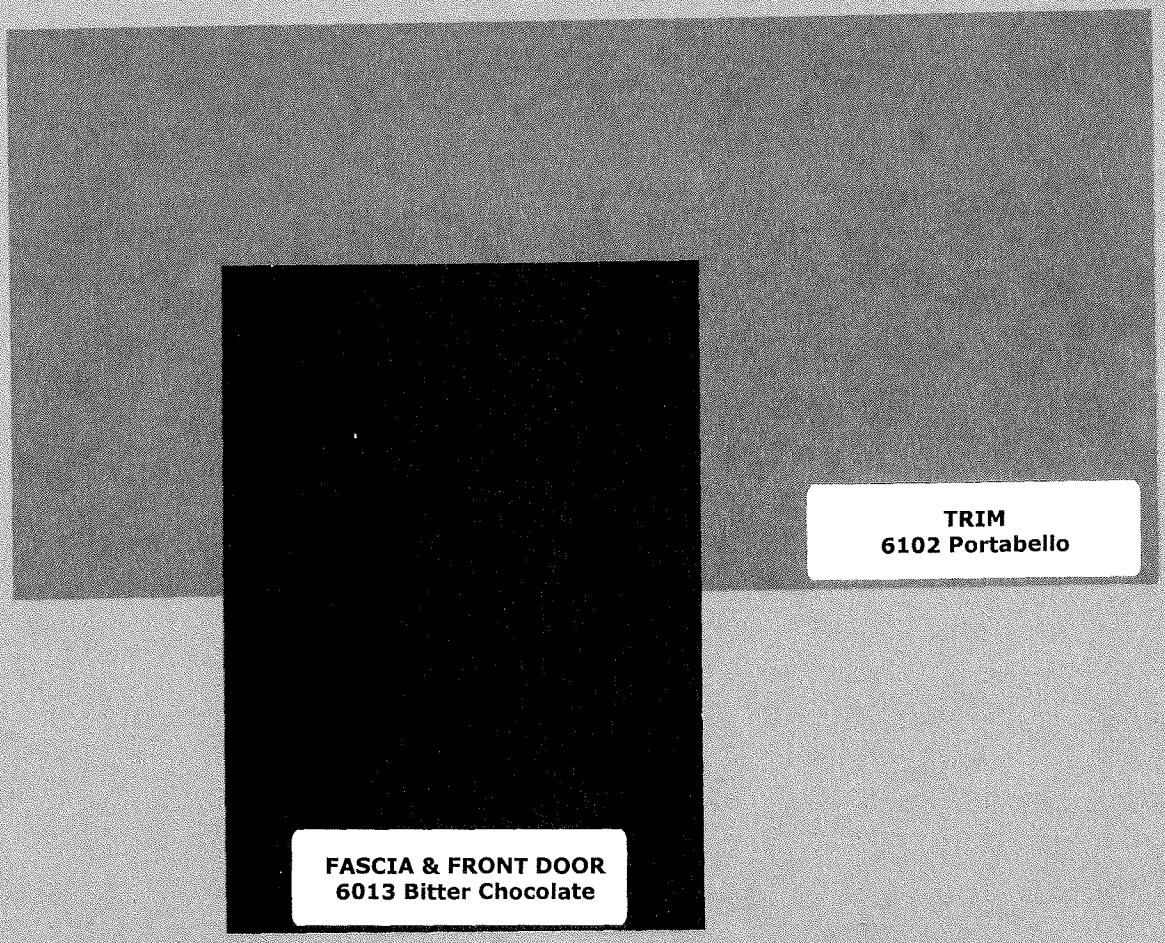
~~GARAGE~~ DOOR
6120 Portabello

SCHEME 6

BODY
7539 Cork Wedge



TRIM
6102 Portabello

FASCIA & FRONT DOOR
6013 Bitter Chocolate

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SDR-39117

GARAGE DOOR
7539 Cork Wedge

SCHEME 5

BODY
6158 Sawdust

TRIM
6143 Basket Beige

FASCIA & FRONT DOOR
6160 Best Bronze

GARAGE DOOR
6158 Sawdust

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BODY
7513 Sanderling

SCHEME 4

TRIM
7556 Crème

FASCIA, FRONT DOOR
& SHUTTERS
2848 Roycroft Pewter

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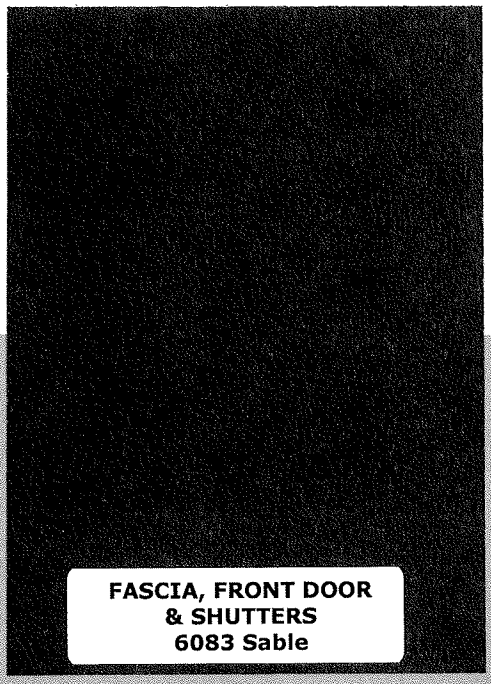
GARAGE DOOR
7032 Warm Stone

SCHEME 3

BODY
6101 Sands of Time

TRIM
6105 Divine White



FASCIA, FRONT DOOR
& SHUTTERS
6083 Sable

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GARAGE DOOR
6102 Portabello

SCHEME 2

BODY
6133 Muslin

TRIM
7008 Alabaster

FASCIA, FRONT DOOR
& SHUTTERS
7705 Wheat Penny

GARAGE DOOR
6150 Universal Khaki

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SDR-39117

BODY
6120 Believable Buff

SCHEME 1

TRIM
7011 Natural Choice

FASCIA, FRONT DOO
R & SHUTTERS
6090 Java

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SDR-39117

GARAGE DOOR
6122 Camelback

SDR-39117 - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: RB HILLSIDE, LLC
SOUTHWEST CORNER OF ALEXANDER ROAD AND I-215

08/19/10

SDR-39117 - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: RB HILLSIDE, LLC
SOUTHWEST CORNER OF ALEXANDER ROAD AND I-215

08/19/10

SDR-39117 - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: RB HILLSIDE, LLC
SOUTHWEST CORNER OF ALEXANDER ROAD AND I-215

08/19/10

T THOMASON
C CONSULTING
E ENGINEERS

August 19, 2010

City of Las Vegas
Planning & Development
731 S. 4th Street
Las Vegas, NV 89101

**Reference:** **Alexander - 215**
**Major Amendment to Site Development Review**
**APN #137-12-114-001-077;122-126;158-304;310-371**

On behalf of Richmond American Homes, we respectfully request your consideration of the attached Major Amendment to the Site Development Review doe Alexander-215.

**Location:**

The proposed site is located on Alexander Road and I-215 within Section 12, Township 20 South, Range 59 East.

**Request:**

At this time we are requesting the approval of a Major Amendment to a Site Development Review application to update the existing SDR for the Alexander-215 project (SDR-8635). Richmond American Homes is contemplating the purchase of the remaining lots in the Alexander-215 subdivision and would like to offer different architectural house plans in the place of those originally approved with SDR-8635 and reduce the front setbacks of those originally approved with SDR-8635.

Richmond American Homes proposes **A)** to offer different architectural house plans, **B)** to reduce the front setback from the approved 10' setback to a 5' setback and **C)** to reduce the existing garage setback from the approved 18' setback to a distance of 6', 8', or 18'+ depending on the lot and constraints.

Richmond American Homes wants to offer two story house products on the Alexander – 215 project instead of the two and three story house product offered by the previous developer. In order to achieve this more desirable house plan, Richmond American Homes will need a larger foundation footprint than what was required for the existing house plans. Therefore, Richmond American Homes is requesting reduced front setbacks to achieve a two story house with a comparable square footage of a three story house on the same sized lot.

This project has an existing grade change of more than 90 vertical feet from the northwest corner down to the southeast corner of the project. This significant elevation difference resulted in the previously approved design of street slopes reaching 6.0 percent. With the steepness of the street, a 5 foot long

3277 East Warm Springs Road, Suite 400
Las Vegas, Nevada 89120
Phone (702) 932-6125 • Fax (702) 932-6129

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driveway would exceed CLV allowed driveway slopes on the downhill side of the driveway if the uphill side of the driveway was to be higher than the adjacent top of curb grade. Therefore TCE is requesting garage setbacks of 6', 8', or 18'+ dependent on the slope of the existing street to maintain CLV approvable driveway slopes. These driveway lengths will also keep the distance between the house finish floor and the garage finish floor under two feet which is preferable to prospective home buyers. The following table breaks down the number of lots that would be requested for each driveway length.

| PROPOSED GARAGE SETBACK | MAXIMUM STREET SLOPE | NUMBER OF LOTS WITH 3' SIDEWALK | NUMBER OF LOTS WITHOUT 3' SIDEWALK | TOTAL NUMBER OF LOTS |
|---|---|---|---|---|
| 6 FEET | 4.50% | 65 | 102 | 167 |
| 8 FEET | 6.00% | 32 | 92 | 124 |

As shown in the table above, only 32 of the 291 lots would have a garage setback of 8' adjacent to a sidewalk producing an effective driveway length of 11' with the added 3' sidewalk.

The proposed garage setback distances are based upon the perpendicular distance from the face of the garage to the front property line (back of curb or sidewalk if it exists) for linear streets and from the nearest garage corner to the front property line on curvilinear streets. Due to the curvilinear street design of this project the actual driveway lengths may exceed the proposed garage setbacks based upon the angle at which the driveway intersects the front property line. The exact driveway length for each lot can not be determined until the plot plan stage of the project when the final driveway design is completed based upon the architectural house plan chosen for that lot.

This request for a Major Amendment to the SDR is similar to the previously approved Review of Condition for this project (ROC-10964) which was approved to allow a 5' front house setback and a 6' garage setback. Approval of this Major Amendment will allow Richmond American Homes greater flexibility in designing 2 story floor plan houses to fit on the smaller compact lots of the Alexander – 215 subdivision.

Please place this request for a Major Amendment to the SDR on the next available Planning Commission agenda. If you have any questions or need additional information, please call me at 932-6125.

Sincerely,

Kurt Johansen, P.E
Senior Project Manager

3277 East Warm Springs Road, Suite 400
Las Vegas, Nevada 89120
Phone (702) 932-6125 • Fax (702) 932-6129

**SDR-39117**
**REVISED**

August 6, 2010

City of Las Vegas
Planning and Development
731 South 4th Street
Las Vegas, NV 89101-6706

RE: Alexander/215 (Hillside) Project

Dear Sir or Madam,

I am writing this letter on behalf of the Homeowner's Association for Hillside in full support of Richmond American's plans. In summary, we are excited about the prospects of a homebuilder starting construction and support their application to the planning commission; very few of us want to live in a half-built community.

We had a Homeowners Association meeting on August 5, 2010 to review and discuss Richmond American's plans to build at Hillside. In addition to residents of Hillside, in attendance were Brian Walsh from Richmond American homes and Council Liaison Anthony Ruggiero, who was there to listen to the questions and concerns of the residents.

Brian Walsh made a presentation to the homeowners to discuss the product that they intend to build on the Hillside lots which included large diagrams and architectural drawings, and also discussed the setback variance for the driveways that they need so that they can fit their homes to the lots. None of our residents raised any concerns about five to eight foot driveways; most of the questions were whether the new product would blend in somewhat with the older homes, and what the new color scheme would look like so that as a whole the community looked nice. There were also questions about the location of the model homes and phasing of the community. The residents expressed a desire for two-story homes and said that they did not want any additional three story homes because it would potentially block their views. Views are a very important part of why many Hillside homeowners choose to live here, and have a significant impact on home values. Because the five to eight foot driveway variance would obviate the need for three story homes on a number of the lots, there is additional support for the driveway variance which will allow Richmond American to do two story homes on all their lots and preserve more views for the existing homeowners.

A motion was made to support Richmond American and its application to the planning commission for the variance on driveway lengths to allow Richmond to fit its product to the lots, and the motion was passed.

Please do not hesitate to contact me should you have any questions.

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SDR-39117 A
1 of 2

Sincerely,

Steve Christal
Board of Directors
Hillside HOA

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AUG 09 2010

City of Las Vegas Agenda Item No.: **36.**

## *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:** | | **APPROVALS RECEIVED BEFORE:** | |
|---|---|---|---|
| **Planning Commission Mtg.** | **0** | **Planning Commission Mtg.** | **0** |
| **City Council Meeting** | **0** | **City Council Meeting** | **0** |

**RECOMMENDATION:**
Staff has NO RECOMMENDATION.

**BACKUP DOCUMENTATION:**
NONE

City of Las Vegas Agenda Item No.: **37.**

## *AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT*
### PLANNING COMMISSION MEETING OF: SEPTEMBER 23, 2010

**DEPARTMENT: PLANNING & DEVELOPMENT**
**DIRECTOR: M. MARGO WHEELER** ☐ **Consent** ☒ **Discussion**

**SUBJECT:**
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:** | | **APPROVALS RECEIVED BEFORE:** | |
|---|---|---|---|
| **Planning Commission Mtg.** | **0** | **Planning Commission Mtg.** | **0** |
| **City Council Meeting** | **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

City of Las Vegas Agenda Item No.: **38.**

## *AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT*
**PLANNING COMMISSION MEETING OF: SEPTEMBER 23, 2010**

**DEPARTMENT: PLANNING & DEVELOPMENT**
**DIRECTOR: M. MARGO WHEELER** ☐ **Consent** ☒ **Discussion**

**SUBJECT:**
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:** | | **APPROVALS RECEIVED BEFORE:** | |
|---|---|---|---|
| **Planning Commission Mtg.** | **0** | **Planning Commission Mtg.** | **0** |
| **City Council Meeting** | **0** | **City Council Meeting** | **0** |

**RECOMMENDATION:**
Staff has NO RECOMMENDATION.

**BACKUP DOCUMENTATION:**
1. Proposed Amendments and Staff Report

City of Las Vegas Agenda Item No.: **39.**

## *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