City of Las Vegas

PLANNING COMMISSION AGENDA

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

LAS VEGAS CITY COUNCIL

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

COMMISSIONERS

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

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

September 23, 2010

6:00 PM

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

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

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

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

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

PLANNING COMMISSION MEETING RULES OF CONDUCT:

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

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

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

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

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

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

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

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

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

BUSINESS ITEMS:

1. CALL TO ORDER

2. ANNOUNCEMENT: COMPLIANCE WITH OPEN MEETING LAW

3. ROLL CALL

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

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

CONSENT ITEMS:

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

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 POD 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-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 APPROVAL.

13. 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.

14. 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.

15. 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.

16. 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.

17. 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.

18. 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.

19. 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.

20. 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.

21. 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

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

23. 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.

24. 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.

25. 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.

26. 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.

27. 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.

28. 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.

29. 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.

30. 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 WAIVERS OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS TO ALLOW A ZERO-FOOT BUFFER ALONG A PORTION OF THE EAST PROPERTY LINE WHERE EIGHT FEET IS REQUIRED AND ALONG THE SOUTH PERIMETER WHERE SIX 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.

31. SUP-38860 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CARDENAS MARKETS, INC. - OWNER: LAMANZA, LLC - Request for a Special Use Permit FOR A 500 SQUARE-FOOT ACCESSORY PACKAGE LIQUOR OFF-SALE USE WITHIN A PROPOSED 66,926 SQUARE FOOT RETAIL ESTABLISHMENT (GROCERY STORE) 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. DIR-39495 - DIRECTOR'S BUSINESS - PUBLIC HEARING - Election of the Planning Commission Vice Chairman for the remainder of 2010. Staff has NO RECOMMENDATION.

39. 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:

40. 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**

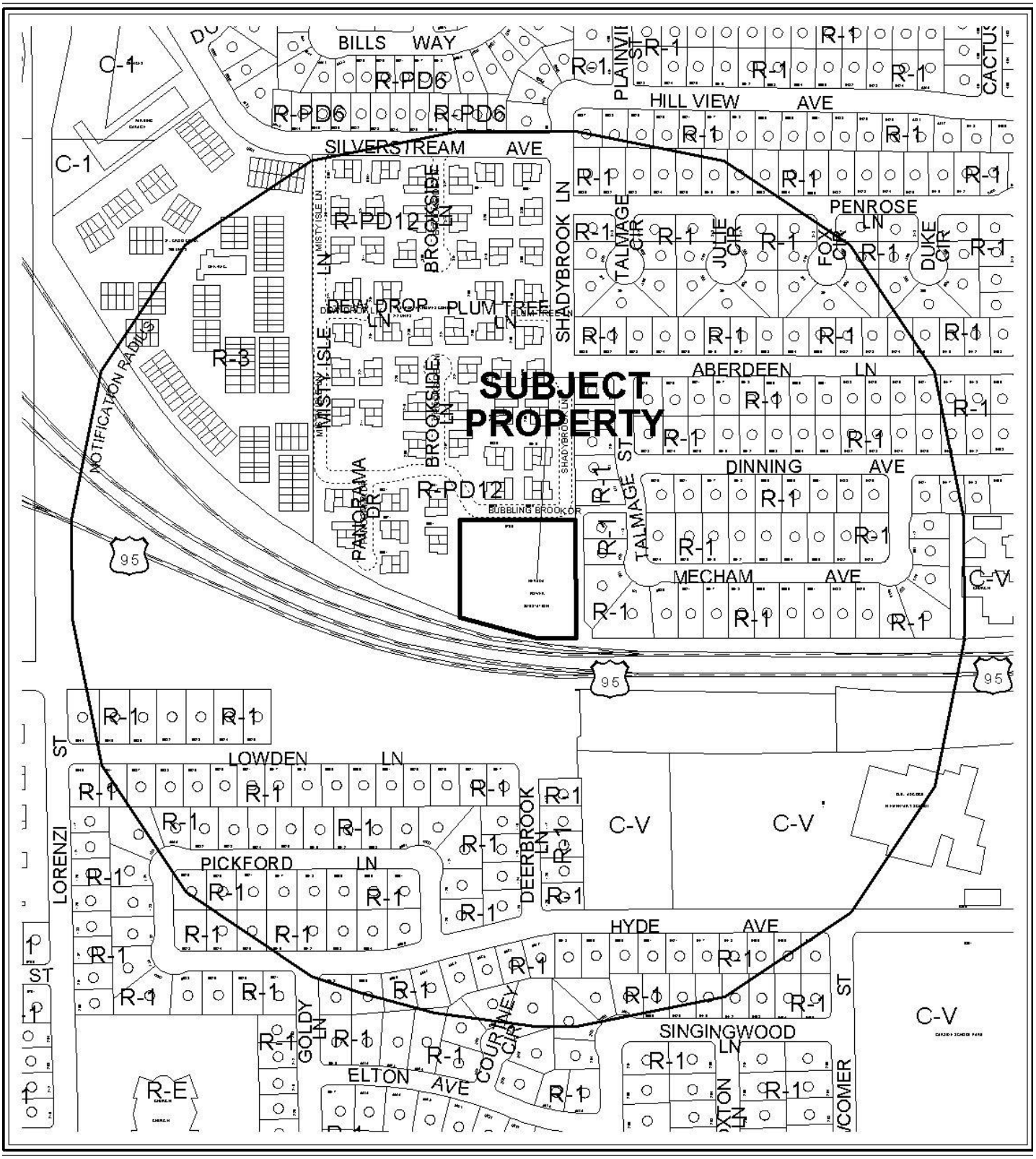
SUBJECT:
ZON-38968 - REZONING - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: NV ENERGY - Request for a Rezoning FROM: R-4 (HIGH DENSITY RESIDENTIAL) TO: C-V (CIVIC) on 1.95 acres at the southwest corner of Bubbling Brook Drive and Shadybrook Lane (APN 138-26-402-001), Ward 1 (Tarkanian). Staff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

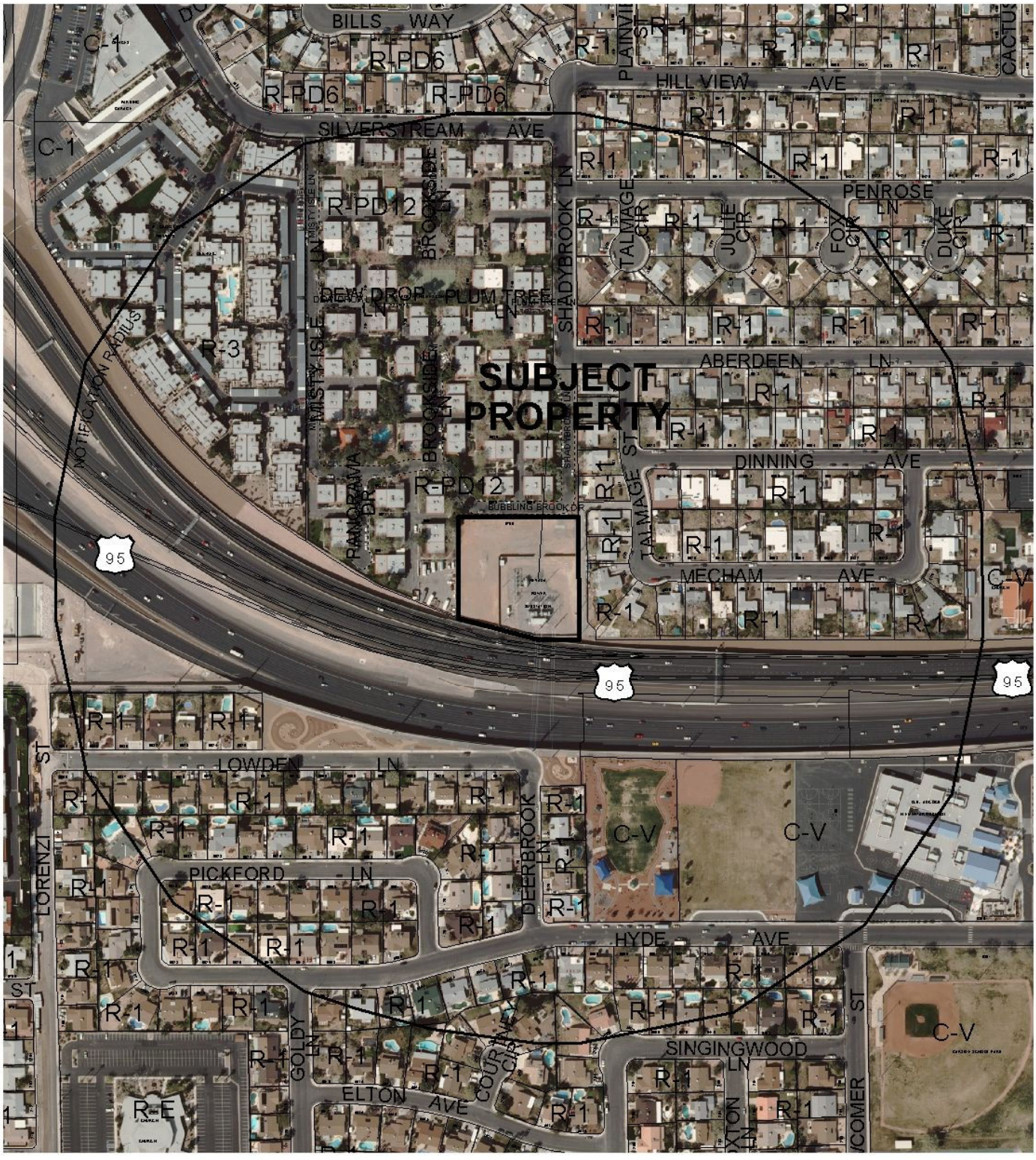
CASE: **ZON-38968**

RADIUS: 1000 FT

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

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

N



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CASE: **ZON-38968**

RADIUS: 1000 FT

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

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: SEPTEMBER 23, 2010
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: APPLICANT: CITY OF LAS VEGAS - OWNER: NV ENERGY

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
ZON-38968	Staff recommends APPROVAL.	N/A

JG

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

** STAFF REPORT **

PROJECT DESCRIPTION

The subject site contains an Electric Utility Substation on approximately 1.95 acres, located at the southwest corner Bubbling Brook Drive and Shadybrook Lane. The applicant is requesting a Rezoning from R-4 (High Density Residential) to the C-V (Civic) district. Staff recommends approval of this request, as the requested Rezoning is compatible with the adjacent surrounding zoning districts and in conformance with the existing PF (Public Facilities) General Plan designation. If denied, the site will retain its existing Zoning designation.

ISSUES

- The proposed Rezoning will allow conformance with the current land use designation of PF (Public Facilities).
- The existing use of the subject site as an Electric Utility Substation is a permissible use in the C-V (Civic) zoning district, and is consistent with the existing General Plan designation.
- No changes to the existing site are proposed with this request.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
01/16/63	The Board of City Commissioners approved an Annexation (A-0023-62) of property generally located south of Owens Avenue, west of Jones Boulevard, north of Fremont Street and east of Rainbow Boulevard, comprising 560 acres. The subject parcel was included in the annexation.
05/23/63	The Board of Zoning Adjustment approved a Special Use Permit (U-0039-63) at the southwest corner of Bubbling Brook Drive and Shadybrook Lane to allow construction, operation and maintenance of a Substation for an Electrical Utility Service.

Most Recent Change of Ownership	
07/30/63	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
There are no recorded Building Permits or Business Licenses for this location.

Pre-Application Meeting	
07/22/10	A pre-application meeting was conducted internally, as the City is the applicant for the request.

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

Field Check	
08/19/10	Staff conducted a field check and noted a well maintained Electric Utility Substation.

Details of Application Request	
Site Area	
Net Acres	1.95

Surrounding Property	***Existing Land Use Per Title 19.04***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Electric Utility Substation	PF (Public Facilities)	R-4 (High Density Residential)
North	Condominiums	MLA (Medium-Low Attached Residential)	R-PD12 (Residential Planned Development-12 Units Per Acre)
South	Single-Family Residential	L (Low Density Residential)	R-1 (Single Family Residential)
East	Single-Family Residential	L (Low Density Residential)	R-1 (Single Family Residential)
West	Condominiums	MLA (Medium-Low Attached Residential)	R-PD12 (Residential Planned Development-12 Units Per Acre)

Master Plan Areas	***Yes***	***No***	***Compliance***
Master Plan Area		X	N/A

Special Purpose and Overlay Districts	*Yes*	*No*	*Compliance*
Special Purpose and Overlay Districts			
A-O (Airport Overlay) District (175 feet)	X		Y
Trails		X	N/A
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

Functional Classification of Street(s)	*Governing Document*	*Street Width (Feet)*	*Compliance with Street Section*
Unnamed alley	N/A	20 feet	N/A

ANALYSIS

The subject site contains an existing Electric Utility Substation, which is a permissible use in the proposed C-V (Civic) zoning district, and is allowed by the existing PF (Public Facilities) General Plan land use designation. The existing Electric Utility Substation is within the A-O (Airport Overlay) District and meets the restriction of 175 feet. The proposed Rezoning will bring the site into conformance with the existing land use designation.

As the proposed C-V (Civic) zoning district is consistent with the existing PF (Public Facilities) General Plan designation, and the proposal is compatible with the surrounding land uses, staff is recommending approval of this request.

FINDINGS (ZON-38968)

In order to approve a Rezoning application, pursuant to Title 19.18.040, the Planning Commission or City Council must affirm the following:

1. **The proposal conforms to the General Plan.**

   The proposed C-V (Civic) zoning district is consistent with the existing PF (Public Facilities) General Plan land use category.

2. **The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts.**

   The uses allowed by the C-V (Civic) zoning district are compatible with the surrounding land uses and zoning districts.

3. **Growth and development factors in the community indicate the need for or appropriateness of the rezoning.**

   The subject site has a land use designation of PF (Public Facilities). Rezoning of the subject site will allow conformance with the existing land use designation of the subject site.

4. **Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district.**

   Site access is provided off of an unnamed alley, which is 20 feet wide. Access is adequate in size to meet the requirements of the existing Electric Utility Substation.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 23

NOTICES MAILED 428

APPROVALS 0

PROTESTS 0

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

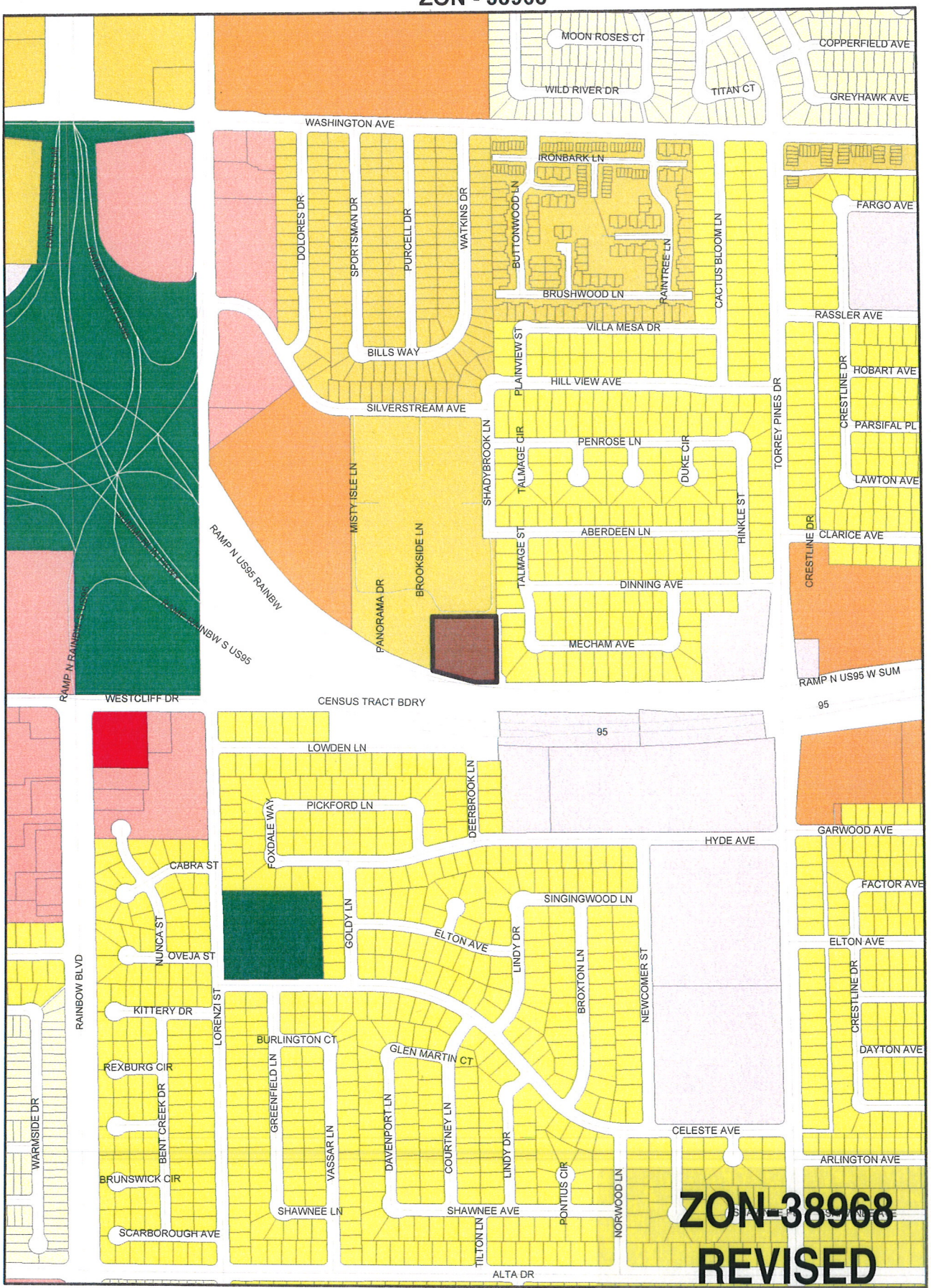
FOR DEPARTMENT USE ONLY

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.

Revised 10/27/08

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**

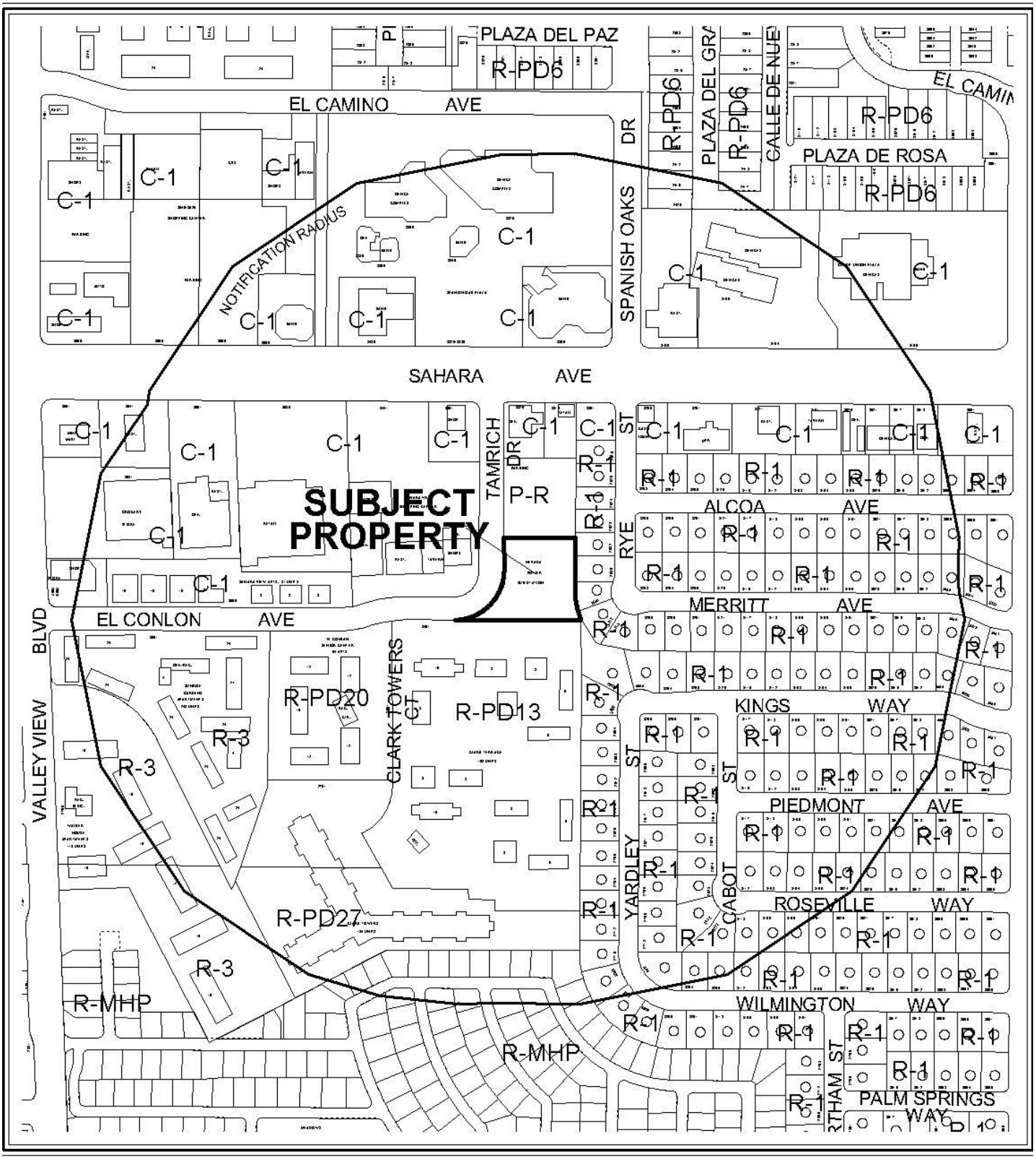
SUBJECT:
ZON-38971 - REZONING - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: NV ENERGY - Request for a Rezoning FROM: P-R (PROFESSIONAL OFFICE AND PARKING) TO: C-V (CIVIC) on 1.03 acres at 2525 Tamrich Drive (APN 162-08-103-005), Ward 1 (Tarkanian). Staff recommends APPROVAL.

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

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: SEPTEMBER 23, 2010
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: APPLICANT: CITY OF LAS VEGAS - OWNER: NV ENERGY

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
ZON-38971	Staff recommends APPROVAL.	N/A

JG

** STAFF REPORT **

PROJECT DESCRIPTION

The subject site contains an Electric Utility Substation on approximately 1.03 acres, located at 2525 Tamrich Drive. The applicant is requesting a Rezoning from P-R (Professional Office and Parking) to the C-V (Civic) district. Staff recommends approval of this request, as the requested Rezoning is compatible with the adjacent surrounding zoning districts and in conformance with the existing PF (Public Facilities) General Plan designation. If denied, the site will retain its existing Zoning designation.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
07/28/77	The Board of Zoning Adjustments approved a Variance (V-0057-77) to allow construction, operation and maintenance of a Sub-station for an Electrical Utility Service at 2525 Tamrich Drive.
01/26/98	The City Council approved a Special Use Permit (U-0113-97) to allow a 100-foot high communications monopole at 2525 Tamrich Drive. The Planning Commission recommended approval.

Most Recent Change of Ownership	
10/25/77	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
06/04/98	A building permit (98011684) was issued for a 60'x6' Chain Link Fence at 2525 Tamrich Drive. The permit was finaled 08/11/98.
06/04/98	A building permit (98011679) was issued for a 100 foot high communications monopole at 2525 Tamrich Drive. The permit was finaled 08/11/98.

Pre-Application Meeting	
07/26/10	A pre-application meeting was conducted internally, as the City is the applicant for the request.

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

Field Check	
08/19/10	Staff conducted a field check and noted a well maintained Electric Utility Substation.

Details of Application Request	
Site Area	
Net Acres	1.03

Surrounding Property	***Existing Land Use Per Title 19.04***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Electric Utility Substation	PF (Public Facilities)	P-R (Professional Office and Parking)
North	Parking Lot	SC (Service Commercial)	P-R (Professional Office and Parking)
South	Apartments	ML (Medium-Low Residential)	R-PD13 (Residential Planned Development-13 Units per Acre)
East	Single-Family Residential	L (Low Density Residential)	R-1 (Single Family Residential)
West	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)

Master Plan Areas	***Yes***	***No***	***Compliance***
Master Plan Area		X	N/A
Special Purpose and Overlay Districts	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts			
A-O (Airport Overlay) District (200 feet)	X		Y
Trails		X	N/A
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

Functional Classification of Street(s)	*Governing Document*	*Street Width (Feet)*	*Compliance with Street Section*
Tamrich Drive – local street	N/A	65 feet	Y

ANALYSIS

The subject site contains an existing Electric Utility Substation, which is a permissible use in the proposed C-V (Civic) zoning district, and is allowed by the existing PF (Public Facilities) General Plan land use designation. The existing Electric Utility Substation is within the A-O (Airport Overlay) District and meets the restriction of 200 feet. The proposed Rezoning will bring the site into conformance with the existing land use designation.

As the proposed C-V (Civic) zoning district is consistent with the existing PF (Public Facilities) General Plan designation, and the proposal is compatible with the surrounding land uses, staff is recommending approval of this request.

FINDINGS (ZON-38971)

In order to approve a Rezoning application, pursuant to Title 19.18.040, the Planning Commission or City Council must affirm the following:

1. **The proposal conforms to the General Plan.**

   The proposed C-V (Civic) zoning district is consistent with the existing PF (Public Facilities) General Plan land use category.

2. **The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts.**

   The uses allowed by the C-V (Civic) zoning district are compatible with the surrounding land uses and zoning districts.

3. **Growth and development factors in the community indicate the need for or appropriateness of the rezoning.**

   The subject site has a land use designation of PF (Public Facilities). Rezoning of the subject site will allow conformance with the existing land use designation of the subject site.

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

Site access is provided off of Tamrich Drive, a 65-foot wide local street. Access is adequate in size to meet the requirements of the existing Electric Utility Substation.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 23

NOTICES MAILED 523

APPROVALS 0

PROTESTS 0

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~~: 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) 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

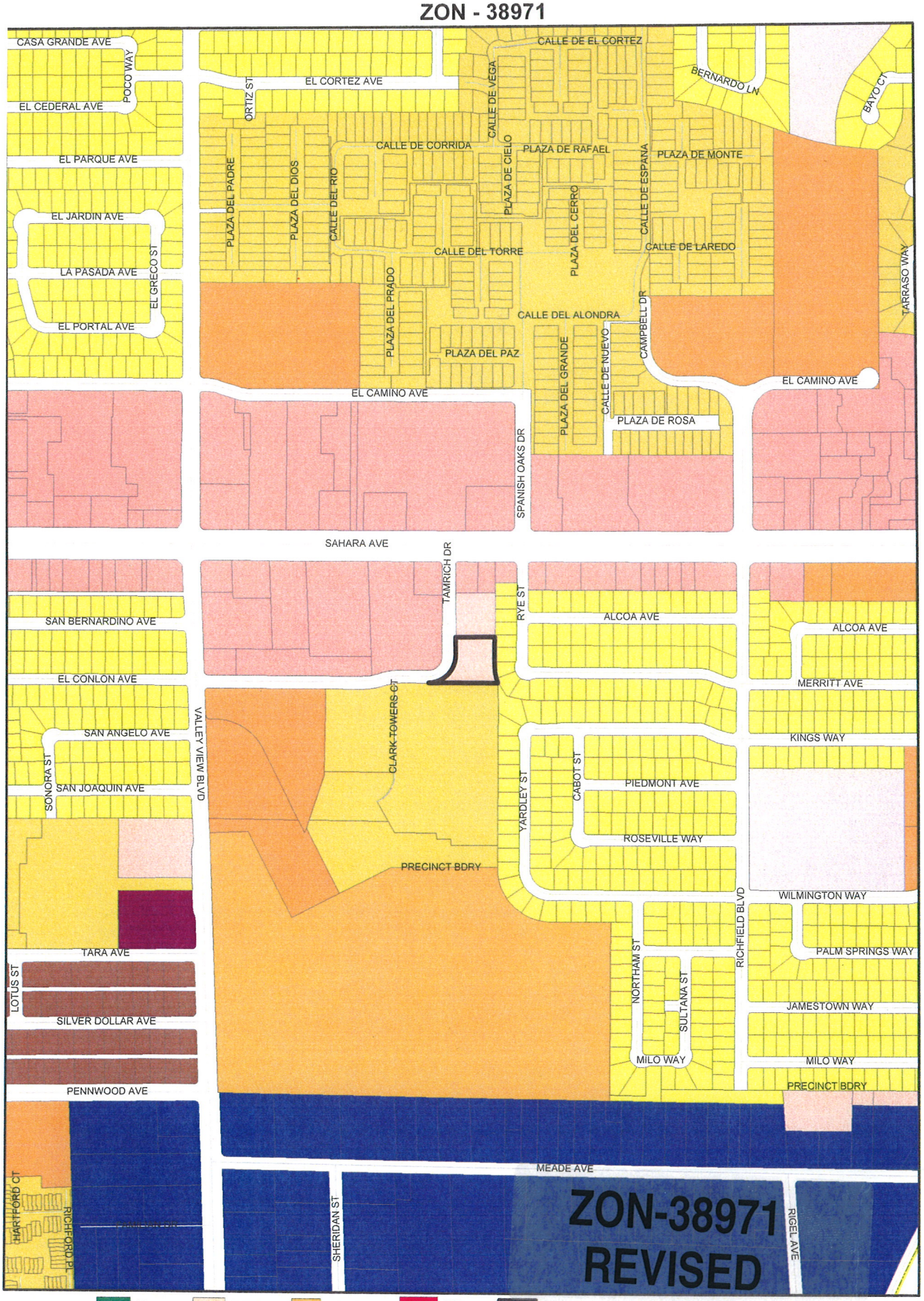
Notary Public - State of Nevada
COUNTY OF CLARK
NORA LARES
No. 06-103908-1 My Appointment Expires Nov. 9, 2013

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.

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



ZONING

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

Subject Parcel
City Limits
ROI Zoning

FROM 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
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-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**

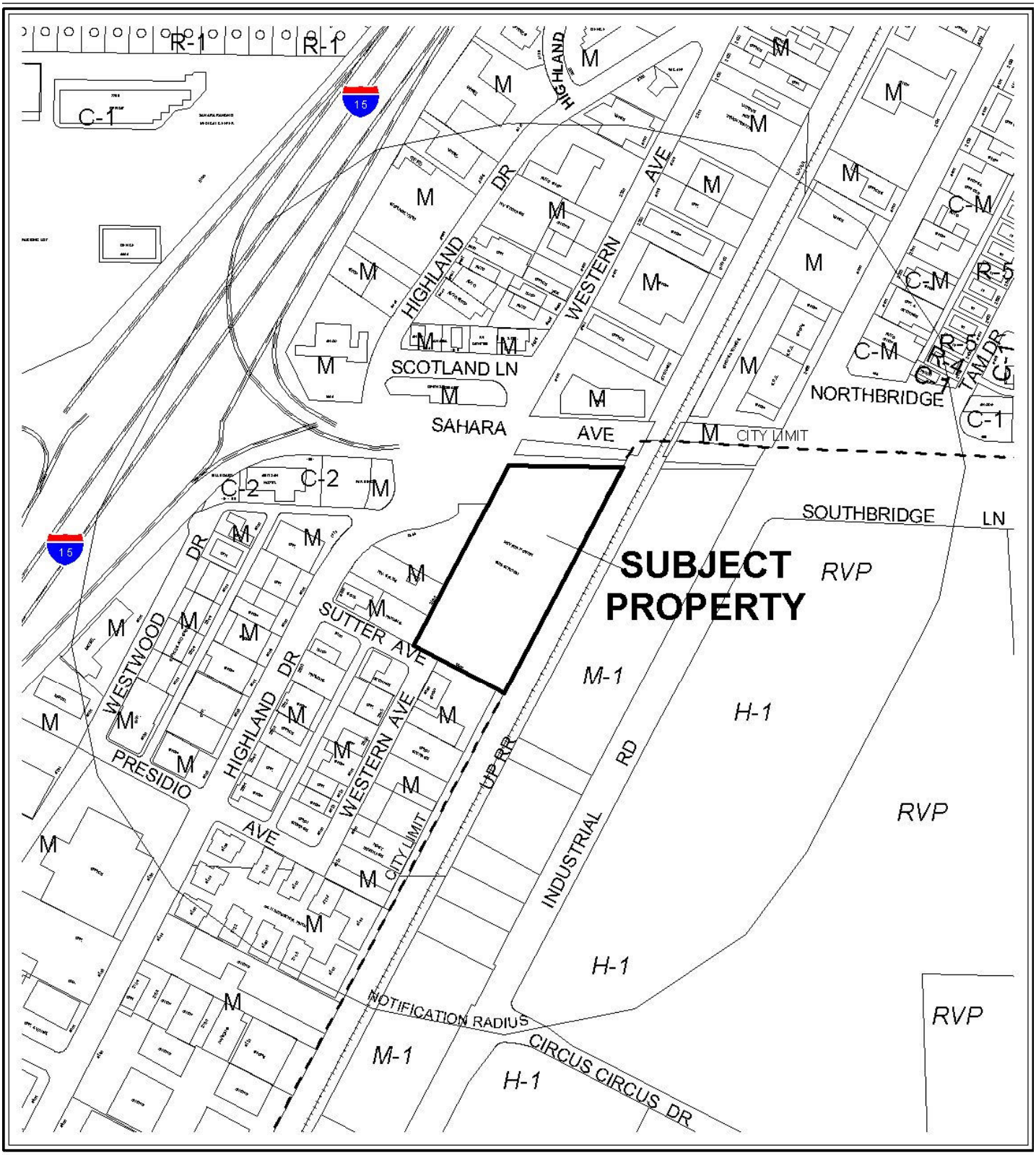
SUBJECT:
ZON-38978 - REZONING - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: NV ENERGY - Request for a Rezoning FROM: M (INDUSTRIAL) TO: C-V (CIVIC) on 4.08 acres at 2500 Highland Drive (APN 162-09-103-002), Ward 1 (Tarkanian). Staff recommends APPROVAL.

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)

0 300 600 Feet

CASE: **ZON-38978**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

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

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: SEPTEMBER 23, 2010
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: APPLICANT: CITY OF LAS VEGAS - OWNER: NV ENERGY

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
ZON-38978	Staff recommends APPROVAL.	N/A

JG

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

** STAFF REPORT **

PROJECT DESCRIPTION

The subject site contains an Electric Utility Substation on approximately 4.08 acres, located at 2500 Highland Drive. The applicant is requesting a Rezoning from M (Industrial) to the C-V (Civic) district. Staff recommends approval of this request, as the requested Rezoning is compatible with the adjacent surrounding zoning districts and in conformance with the existing PF (Public Facilities) General Plan designation. If denied, the site will retain its existing Zoning designation.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
10/03/60	City Council approved a Rezoning (Z-0062-60) at 2500 Highland Drive to change the zoning of the site from R-E (Residential Estates) to M (Industrial). Planning Commission and staff recommended approval.
05/17/06	City Council approved a General Plan Amendment (GPA-9219) to change the Future Land Use designation to Commercial, Mixed Use, Industrial and Public Facilities on various parcels located within the proposed Las Vegas Redevelopment Plan area and within the proposed Redevelopment Plan expansion area. Planning Commission and staff recommended approval.
12/06/07	Planning Commission approved a Special Use Permit (SUP-25217) for an electrical utility transmission line over 15,000 volts at 2500 Highland Drive. Staff recommended approval.
01/28/10	Planning Commission approved a one year Extension of Time (EOT-36826) for an electrical utility transmission line over 15,000 volts at 2500 Highland Drive. Staff recommended approval.

Most Recent Change of Ownership	
06/02/61	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
There are no recorded Building Permits or Business Licenses for this location.

Pre-Application Meeting	
07/22/10	A pre-application meeting was conducted internally, as the City is the applicant for the request.

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

Field Check	
08/19/10	Staff conducted a field check and noted a well maintained Electric Utility Substation.

Details of Application Request	
Site Area	
Net Acres	4.08

Surrounding Property	***Existing Land Use Per Title 19.04***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Electric Utility Substation	PF (Public Facilities)	M (Industrial)
North	Warehouse	LI/R (Light Industrial/Research)	M (Industrial)
South	Auto Garage	LI/R (Light Industrial/Research)	M (Industrial)
East	Clark County/ Railroad	Clark County/ Railroad	Clark County/ Railroad
West	Undeveloped/ Sexually Oriented Business	LI/R (Light Industrial/Research)	M (Industrial)

Master Plan Areas	***Yes***	***No***	***Compliance***
Master Plan Area		X	
Special Purpose and Overlay Districts	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts			
A-O (Airport Overlay) District (175 feet)	X		Y
Trails	X		Y
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area	X		Y
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

JG

Functional Classification of Street(s)	*Governing Document*	*Street Width (Feet)*	*Compliance with Street Section*
Sutter Avenue – local street	N/A	50 feet	Y

ANALYSIS

The subject site contains an existing Electric Utility Substation, which is a permissible use in the proposed C-V (Civic) zoning district, and is allowed by the existing PF (Public Facilities) General Plan land use designation. The existing Electric Utility Substation is within the A-O (Airport Overlay) District and meets the restriction of 175 feet. A Multi-Use Non Equestrian Trail which runs parallel to the eastern property line has been approved, but has not been constructed at the present time. The subject property is also within the Las Vegas Redevelopment Plan Area, and meets Goal and Objective # 8, which is to ensure adequate utility capacity to accommodate redevelopment and new development. The proposed Rezoning will bring the site into conformance with the existing PF (Public Facilities) land use designation.

As the proposed C-V (Civic) zoning district is consistent with the existing PF (Public Facilities) General Plan designation, and the proposal is compatible with the surrounding land uses, staff is recommending approval of this request.

FINDINGS (ZON-38978)

In order to approve a Rezoning application, pursuant to Title 19.18.040, the Planning Commission or City Council must affirm the following:

1. **The proposal conforms to the General Plan.**

   The proposed C-V (Civic) zoning district is consistent with the existing PF (Public Facilities) General Plan land use category.

2. **The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts.**

   The uses allowed by the C-V (Civic) zoning district are compatible with the surrounding land uses and zoning districts.

3. **Growth and development factors in the community indicate the need for or appropriateness of the rezoning.**

The subject site has a land use designation of PF (Public Facilities). Rezoning of the subject site will allow conformance with the existing land use designation of the subject site.

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

Site access is provided off of Sutter Avenue, a 50-foot wide local street. Although entry may be limited, there are limited anticipated access requirements for the existing substation

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 18

NOTICES MAILED 80

APPROVALS 0

PROTESTS 0

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*** 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

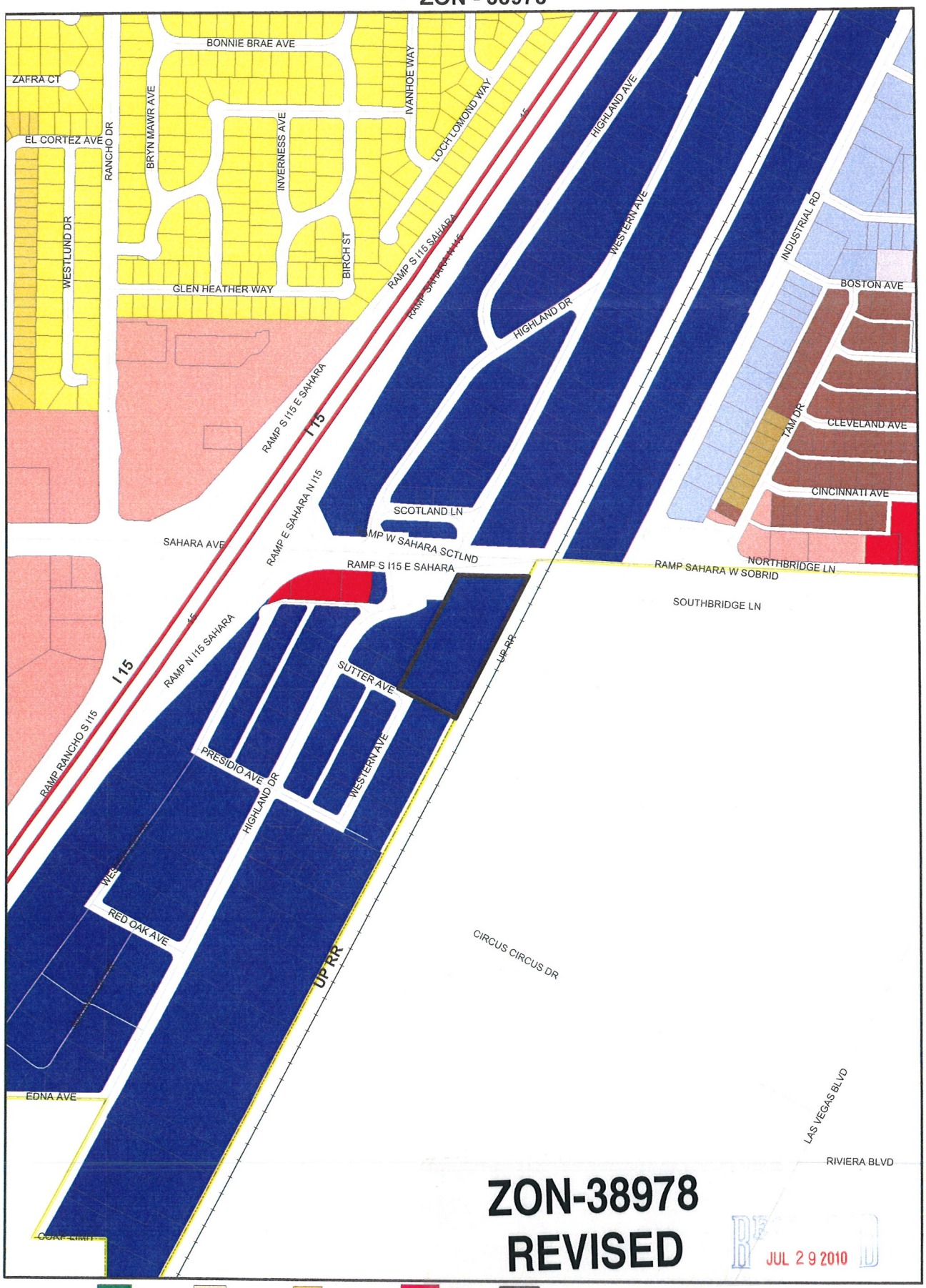
FOR DEPARTMENT USE ONLY

Case #	ZON-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
DEVELOPMENT SERVICES CENTER
731 S. Fourth Street
Las Vegas, NV 89101

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

July 27, 2010

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

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

Dear Mr. Gebeke:

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

Sincerely,

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

AR:nl

Mayor
Oscar B. Goodman

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

City Manager
Elizabeth N. Fretwell

07101-001-06-09

ZON-38978

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**

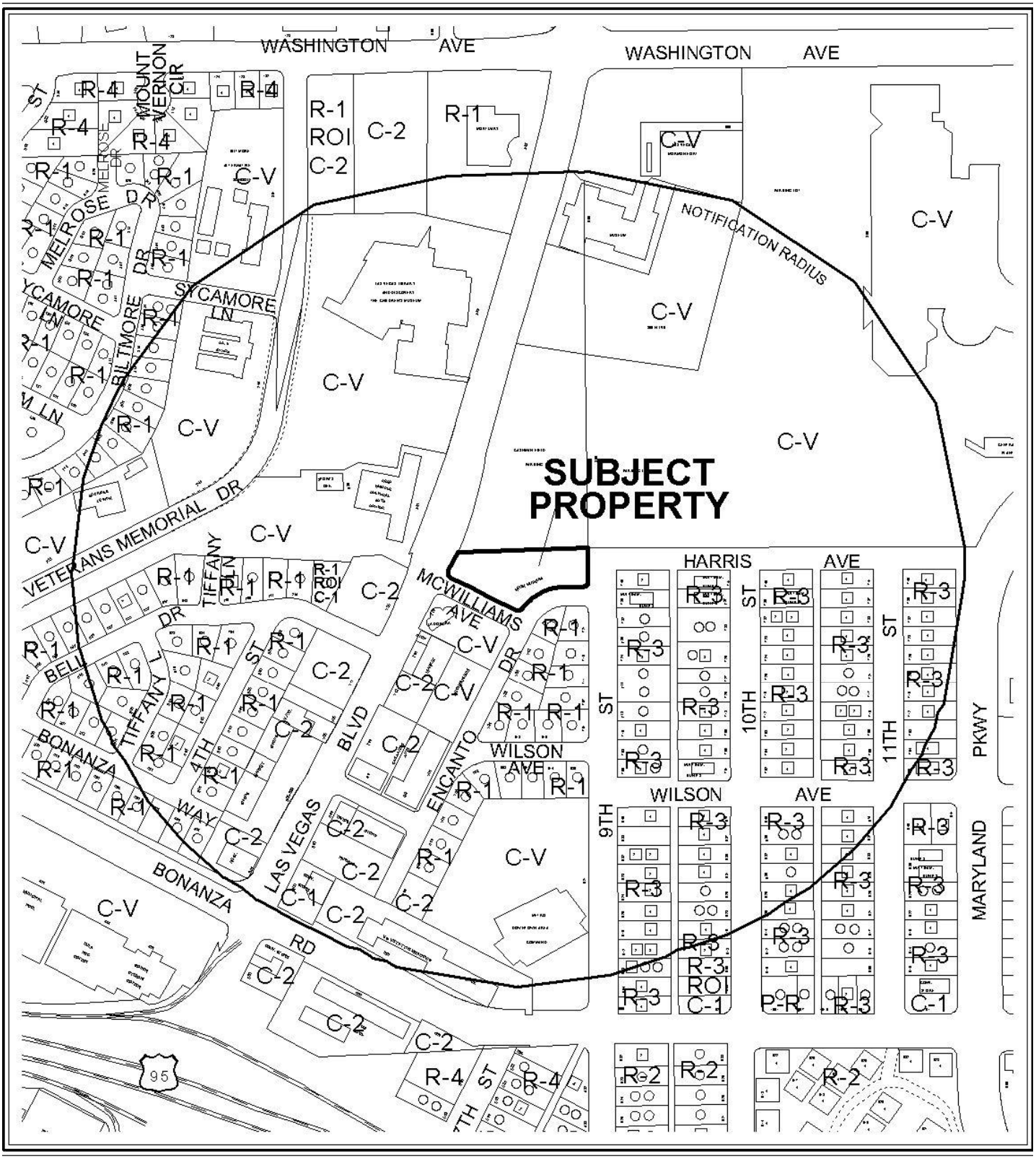
SUBJECT:
VAR-39237 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request for a Variance TO ALLOW A PROPOSED SIGN HEIGHT OF 42 FEET WHERE 37 FEET IS THE MAXIMUM ALLOWED on 1.0 acres at the northeast corner of Las Vegas Boulevard and McWilliams Avenue (APN 139-27-805-004), C-V (Civic)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

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: SEPTEMBER 23, 2010
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: APPLICANT/OWNER: CITY OF LAS VEGAS

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAR-39237	Staff recommends APPROVAL, subject to conditions:	

** CONDITIONS **

VAR-39237 CONDITIONS

Planning and Development

1. Conformance to the Conditions of Approval for Rezoning (ZON-18755), and Site Development Plan Review (SDR-18751) shall be required.

2. The freestanding sign shall be no taller than 42 feet and have a surface area no greater than 505 square feet.

3. This approval shall be void two years from the date of final approval, unless a building permit has been issued for new construction. An Extension of Time may be filed for consideration by the City of Las Vegas.

4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

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

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is requesting a Variance to allow a proposed 42-foot tall freestanding sign where 37-feet is the maximum height allowed at 810 North Las Vegas Boulevard. The project is a component of the overall Neon Museum and Boneyard Complex and will be located in the new Neon Boneyard Park. The sign meets the minimum design criteria of the Las Vegas Boulevard Scenic Byway Signage Overlay and will be an asset to the Byway. Therefore, staff recommends approval with conditions. If denied, the sign would have to conform to Title 19.14.060(c) standards.

ISSUES

- A previous Variance (VAR-34515) was approved for a height of 37 feet and surface area of 505 feet. However, there were embellishments on the sign that increased the height to 42-feet that were not factored into the original request and therefore, a new Variance is required.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
01/07/04	The City Council approved a Rezoning (ZON-3256) and a related Site Development Plan Review (SDR-3257) application for a portion of the subject site. The Planning Commission and staff both recommended approval of the requests. The Site Development Plan Review application (SDR-3257) expired in January 2006, as no building permits were submitted; however, the subject properties have since been hard zoned to C-V (Civic).
02/21/07	The City Council approved a Rezoning application (ZON-18755) from C-1 (Limited Commercial) to C-V (Civic) for a site located on the east side of Las Vegas Boulevard, north and south of McWilliams Avenue.
02/21/07	The City Council approved a Site Development Plan Review (SDR-18751) for a 2,768 square-foot museum and park for a site located on the east side of Las Vegas Boulevard, north and south of McWilliams Avenue
Pre-Application Meeting	
08/17/10	A pre-application conference was conducted with the applicant; issues were discussed regarding the need for a sign variance and the need for the sign to meet the Las Vegas Boulevard Scenic Byway signage standards for neon and/or animation.

Neighborhood Meeting
A neighborhood meeting is not required for this application request, nor was one held.

Field Check	
08/19/10	Staff conducted a field check of the subject site. The site was found to be fenced and under construction for a new city park.

Most Recent Change of Ownership	
03/07/05	A deed was recorded for a change in ownership to the City of Las Vegas.

Related Building Permits/Business Licenses	
12/30/09	Public Works issued a permit (L-37069) for a public park that will complement the Neon Museum at Las Vegas Boulevard and McWilliams Avenue. The park will include picnic facilities, passive recreation space and enhanced landscaping.

Details of Application Request	
Site Area	
Net Acres	1.0 acres

Surrounding Property	*Existing Land Use Per Title 19.04*	*Planned or Special Land Use Designation*	*Existing Zoning District*
Subject Property	Undeveloped	PF (Public Facilities)	C-V (Civic)
North	Parking Lot	PF (Public Facilities)	C-V (Civic)
South	Museum	PF (Public Facilities)	C-V (Civic)
East	Single-Family Residences; Multi-Family Residential Residences	MXU (Mixed-Use)	R-1 (Single-Family Residential); R-3 (Medium-Density Residential)
West	Cultural Facility; Undeveloped	PF (Public Facilities)	C-V (Civic)

Master Plan Areas	*Yes*	*No*	*Compliance*
Master Plan Area			

Downtown North Plan	X		Y

Special Purpose and Overlay Districts	*Yes*	*No*	*Compliance*
Special Purpose and Overlay Districts			
C-V (Civic) District	X		Y
A-O (200-Feet Airport Overlay) District	X		Y
Las Vegas Boulevard Scenic Byway Overlay District	X		Y
Trails	X		Y
Las Vegas Redevelopment Plan Area	X		Y
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Freestanding Signs: *[VAR-34515]*		
Standards	***Allowed***	***Provided***
Maximum Number	1 / Street frontage 1 total	1/ Street frontage 1 total
Maximum Area	505 Square Feet	505 Square Feet
Maximum Height	37 Feet	42 Feet
Minimum Setback	5 Feet	5 Feet
Illumination	75% Exposed Neon and/or Animated	Animated with the use of L.E.D. lighting

ANALYSIS

The proposed sign is for the Neon Boneyard Park which is a component of the Neon Museum complex located at 770 North Las Vegas Boulevard. The sign is also located within both the Cultural Corridor and the Las Vegas Boulevard Scenic Byway. Staff has reviewed the sign for conformance with the standards outlined within the Scenic Byway Signage Overlay District and found that it is within those standards. Although the sign is using L.E.D. lighting instead of neon, the fact that the letters will be animated and set up in a chasing pattern meets the standards established. The sign, as proposed, will be an asset to the Scenic Byway program.

A previous Variance (VAR-34515) was approved to allow a 37 foot tall, 18-foot wide sign with a surface area of 505 square feet where the C-V (Civic) zoning designation only permitted signs to be 12 feet tall with a surface area of 48 square feet. The oversized sign was requested as a vital part of the overall Neon Museum complex. This Variance is needed as the embellishments at the top of the sign were not included in the height calculations. Thus, the sign will be 42-feet high and requires an additional five feet in height Variance. The sign is 42 feet tall and 18 feet wide featuring a lattice surface area. Attached to the lattice are replicas of historic neon lettering spelling out the word “neon.” The letters will be animated and light up in a chasing pattern from

top to bottom. An atomic star will be offset to the right of the lettering. The lighting proposed is L.E.D. instead of neon due to the reduced maintenance costs over time. The sign will be supported by a six foot wide, 27'- 9" high concrete pylon with smooth cement plaster finish in a vista sandalwood color.

This project is governed by the Downtown North Land Use Plan that calls out this parcel as part of the Cultural Corridor set aside for cultural amenities. The park and the proposed signage meet the requirements called for in this plan. The park is also covered by the C-V (Civic) District that allows for public uses and a City Park is within these allowed uses. A 200-Foot Airport Overlay and the Las Vegas Boulevard Scenic Byway Signage Overlay also apply to this project. The proposed sign is under 200 feet high and therefore is in compliance with this requirement. The proposed sign also meets the minimum standards called for in the Las Vegas Boulevard Scenic Byway Signage Overlay.

The proposed sign would be an asset to the Las Vegas Boulevard Scenic Byway and as the park is a civic asset, the visibility is needed. Since the proposed sign was addressed in the approved Variance (VAR-34515) application and only material changes are being made to the overall sign, staff is recommending approval, with conditions. If denied, the sign could only be 37 feet tall.

FINDINGS (VAR-39237)

In accordance with the provisions of Title 19.18.070(B), Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.18.070(L) states:

> "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

This sign was addressed in the Site Development Review process which determined a Variance was required. A Variance (VAR-34515) was subsequently approved by City Council. However, the embellishments at the top of the sign were not included in the height calculations and thus a five-foot discrepancy exists which required a new Variance. The proposed sign will still meet the Scenic Byway Signage Overlay requirements and will be an added feature for the Cultural Corridor for visibility of the new park. Therefore, the public good would be served.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 16

NOTICES MAILED 166

APPROVALS 0

PROTESTS 0

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
CITY OF LAS VEGAS
DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: VARIANCE

Project Address (Location) 810 N. LAS Vegas BLVD.

Project Name NEON BONEYARD SIGN **Proposed Use** _____

Assessor's Parcel #(s) 139-27-805-004 **Ward #** 5

General Plan: existing PF proposed N/A **Zoning:** existing 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* [signature]

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

Print Name Doug Rankin

Subscribed and sworn before me

This 19th day of August, 20 10.

[signature]

Notary Public in and for said County and State

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:	[signature]

*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

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

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

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

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

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

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

HSS3"x3"x1/4" SUPPORT FRAME

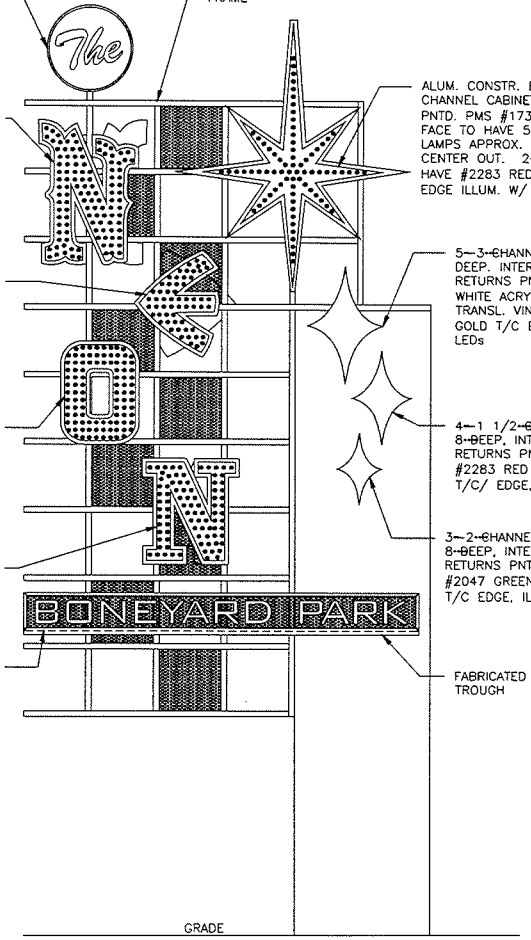
ALUM. CONSTR. BOX CHANNEL CABINET 10"DEEP PNTD. PMS #173 RED, SEMI GLOSS. FACE TO HAVE 5 WATT COLD CATHODE LAMPS APPROX. 4"O.C., CHASE ON FROM CENTER OUT. 2"OUTSIDE CHANNEL TO HAVE #2283 RED ACRYLIC FACE W/ RED T/C EDGE ILLUM. W/ RED LEDs

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

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

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

FABRICATED ALUM. LIGHT TROUGH



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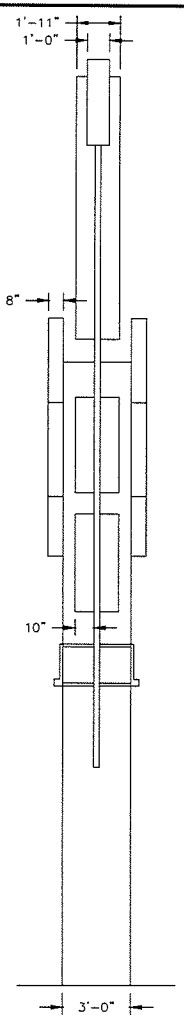
SCALE: 3/16" = 1'-0"



2 WEST ELEVATION - SIDE
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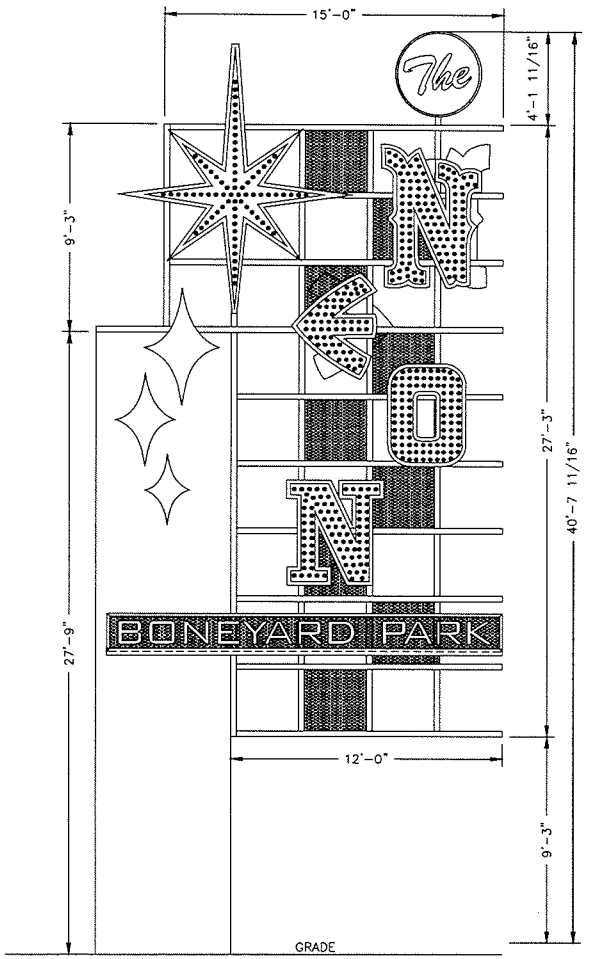


3 NORTH ELEVATION
SCALE: 3/16" = 1'-0"

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

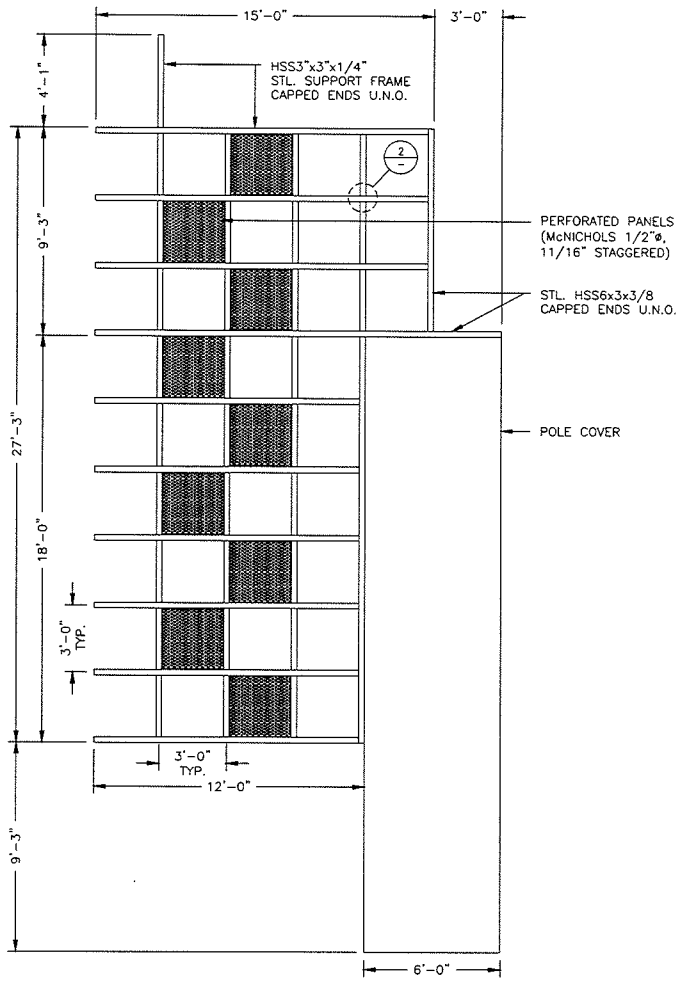
DESIGN NO: S-050710B	PROJECT MGR.: L. MORGAN
DRAWN BY: D. DUPREE	DATE: MAY 11, 2010
JOB NO: 21-04327	

SHEET NO: S-1
OF: 14

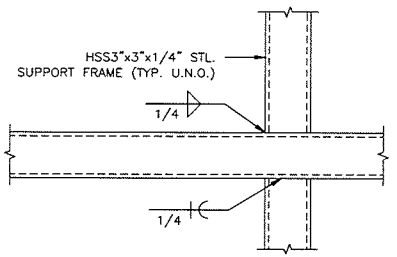
Drawing file: NEON BONEYARD LAS VEGAS, NV #21-04327 STEEL SUPPORT VERSION.dwg

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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SIGN COMPANY
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(760) 941-0715

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NEON BONEYARD PARK
CITY OF LAS VEGAS
LAS VEGAS, NV

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

SHEET NO: S-2
OF: 14

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

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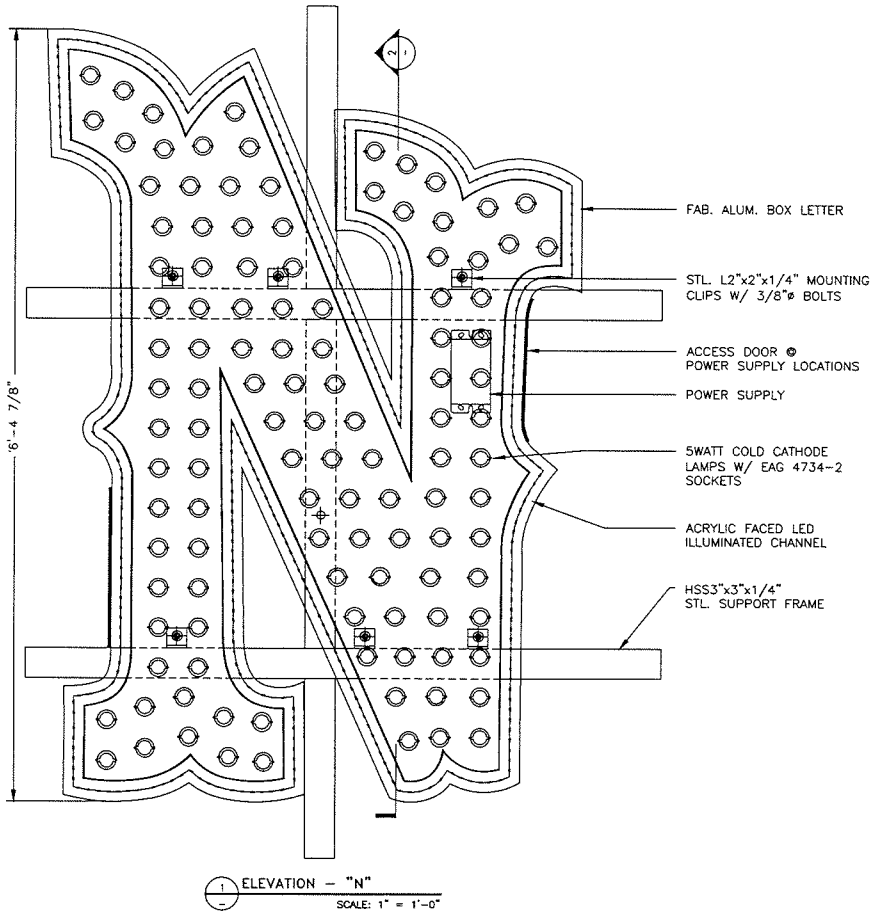
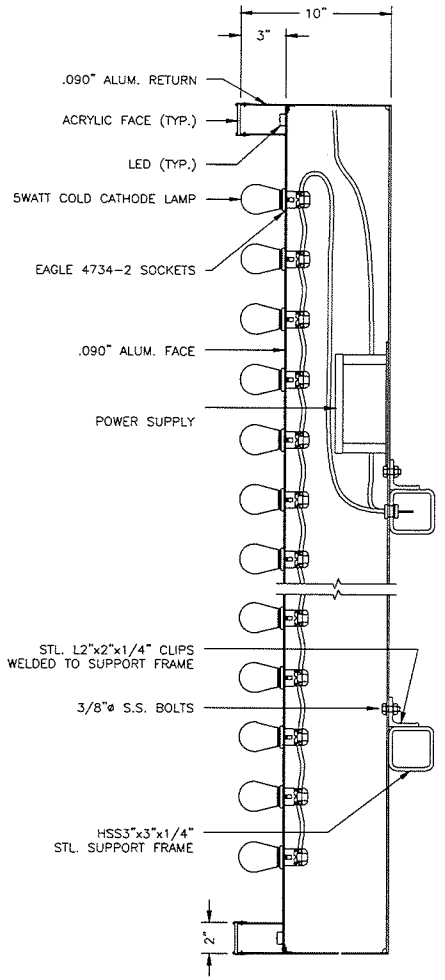
AUG 19 2010



1 ELEVATION – "N"
SCALE: 1" = 1'-0"



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

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SIGN COMPANY
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NEON BONEYARD PARK

CITY OF LAS VEGAS
LAS VEGAS, NV

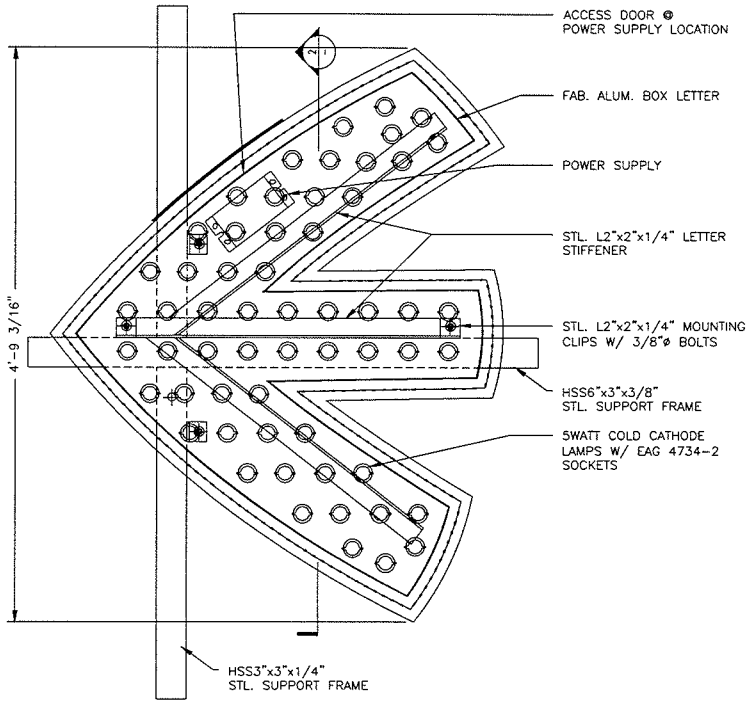
DESIGN NO: S-050710B	PROJECT MGR.: L. MORGAN
DRAWN BY: D. DUPREE	DATE: MAY 11, 2010
JOB NO: 21-04327	

SHEET NO: S-4
OF: 14

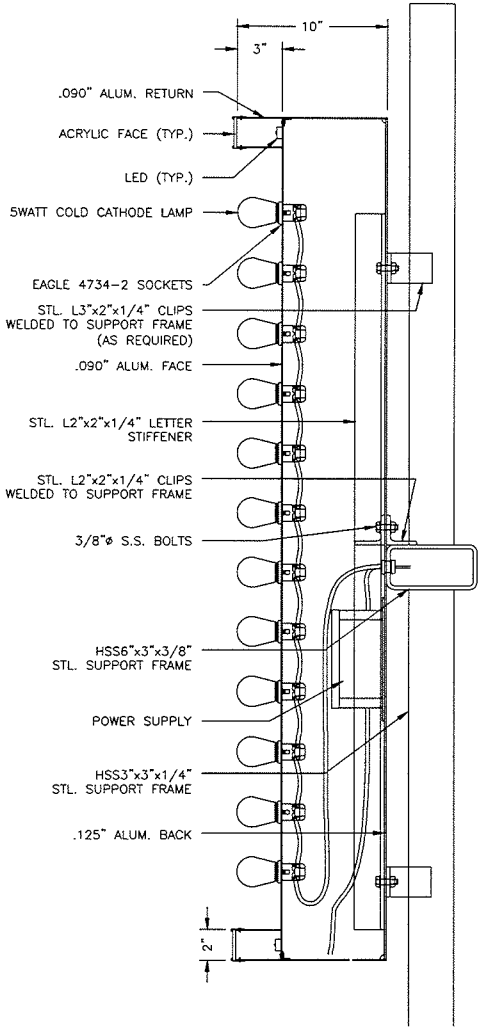
Drawing file: NEON BONEYARD LAS VEGAS, NV #21-04327 STEEL SUPPORT VERSION.dwg

AUG 19 2010

VAR-39237



1 ELEVATION – "C"
SCALE: 1" = 1'-0"



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

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SIGN COMPANY
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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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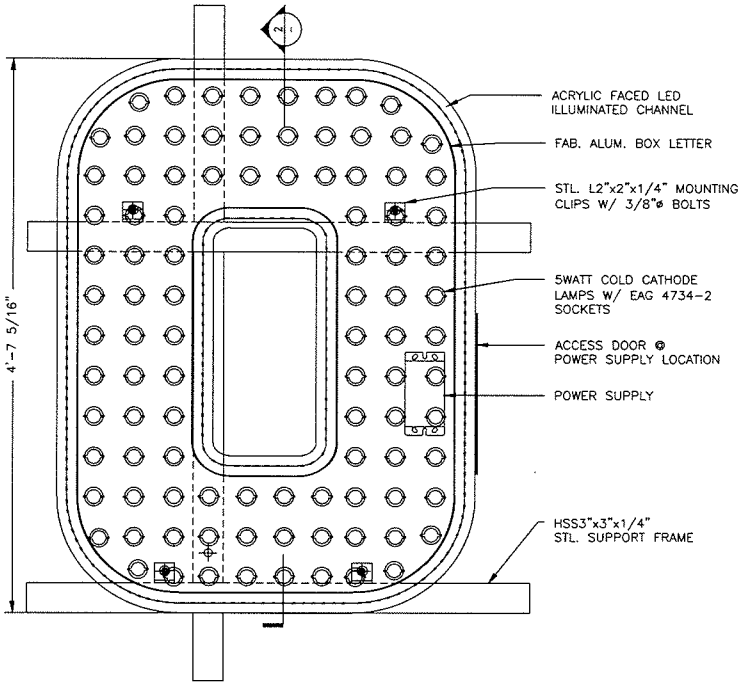
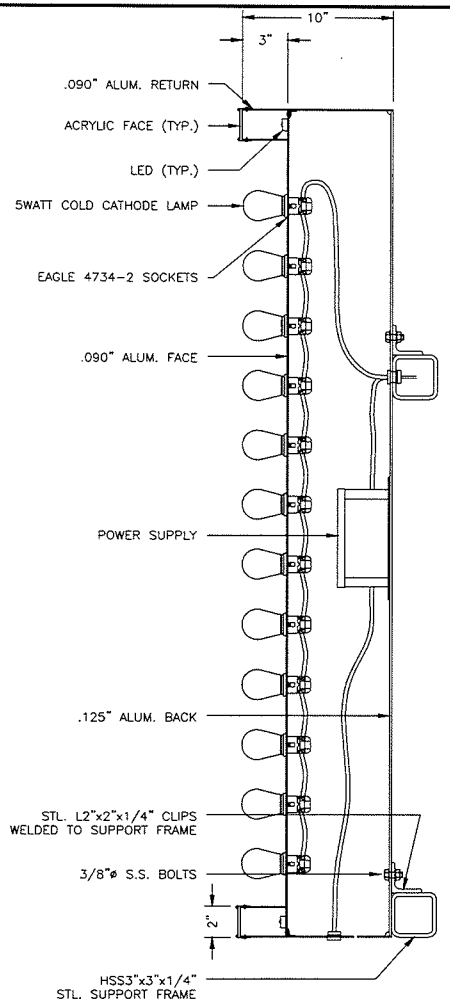


1 ELEVATION – "O"
SCALE: 1" = 1'-0"



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

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SIGN COMPANY
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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

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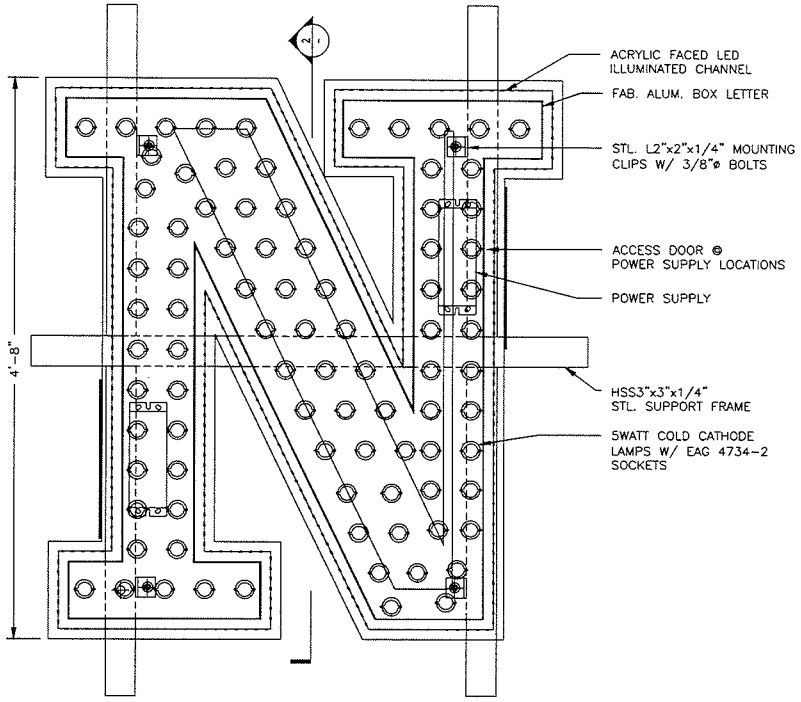
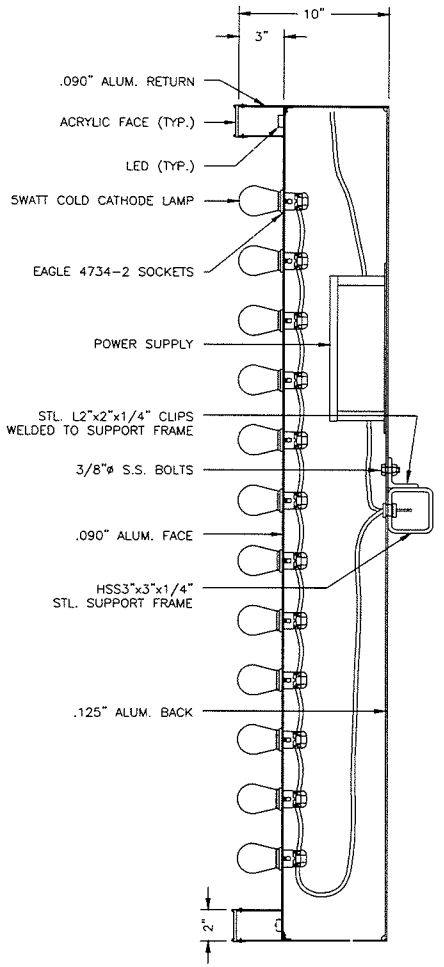


1 ELEVATION – "N"
SCALE: 1" = 1'-0"



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

FEDERAL HEATH
SIGN COMPANY
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NEON BONEYARD PARK
CITY OF LAS VEGAS
LAS VEGAS, NV

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

SHEET NO: S-7
OF: 14

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

AUG 19 2010

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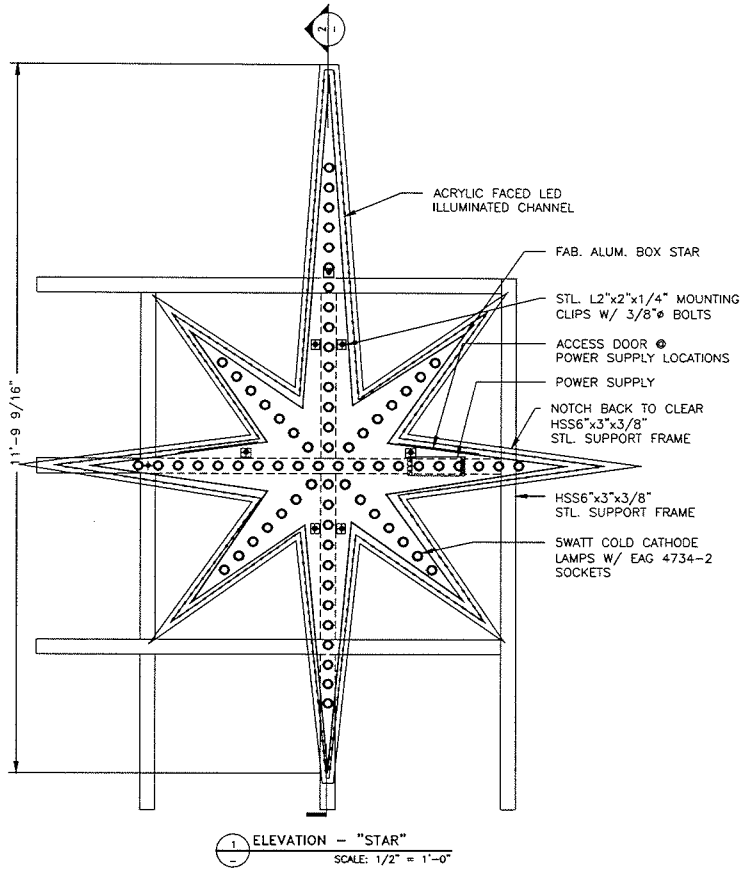
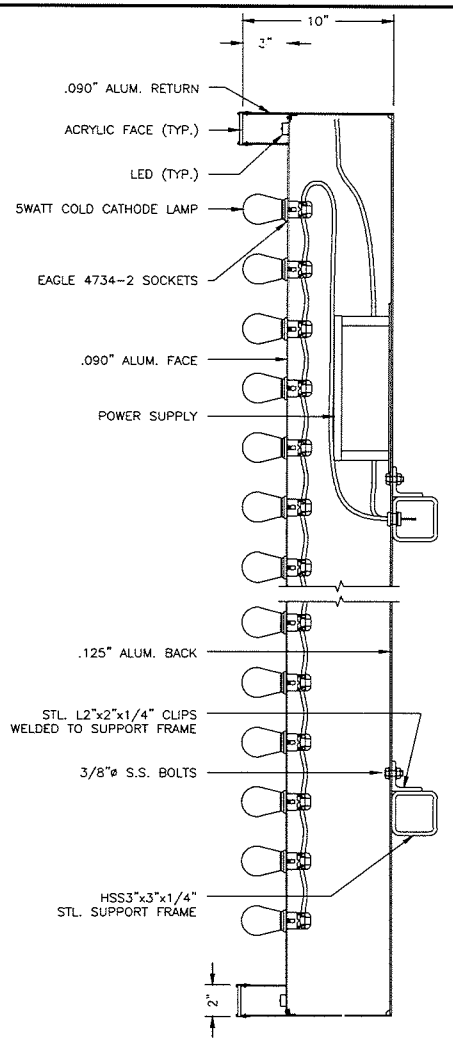


1 ELEVATION – "STAR"
SCALE: 1/2" = 1'-0"



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

FEDERAL HEATH
SIGN COMPANY
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NEON BONEYARD PARK
CITY OF LAS VEGAS
LAS VEGAS, NV

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

SHEET NO: S-8
OF: 14

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

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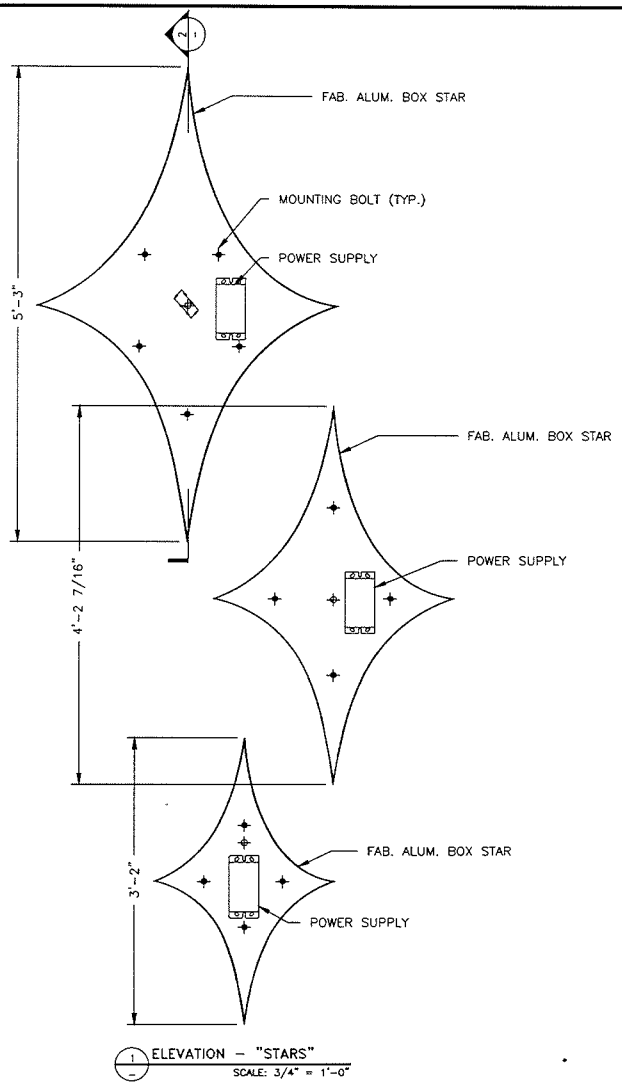
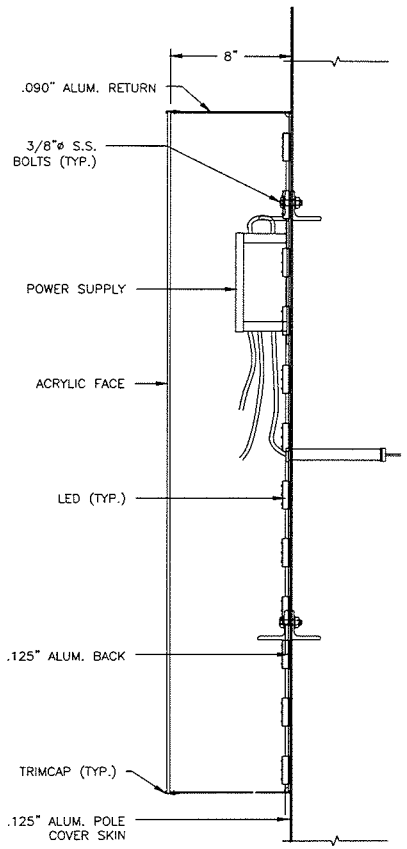


1 ELEVATION – "STARS"
SCALE: 3/4" = 1'-0"



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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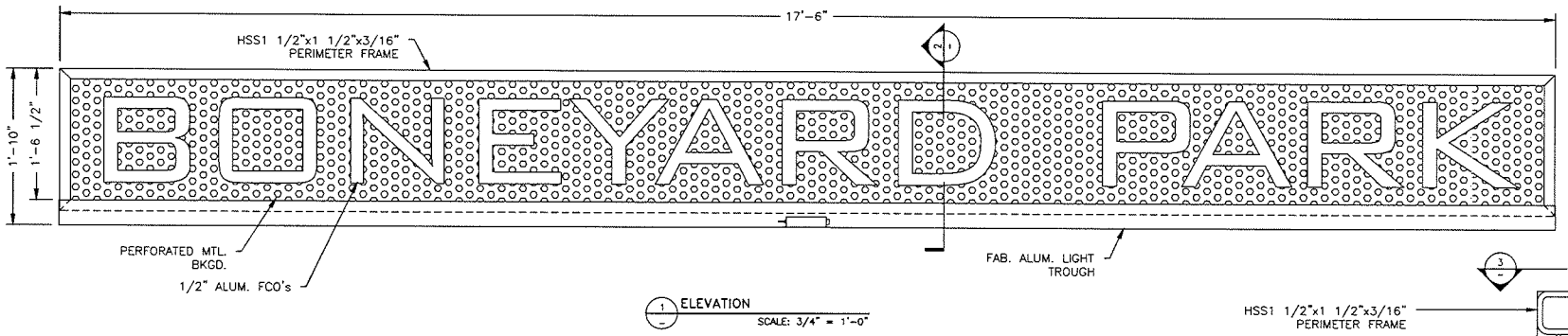
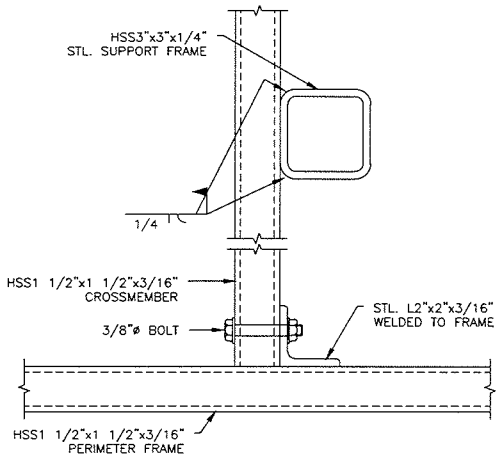
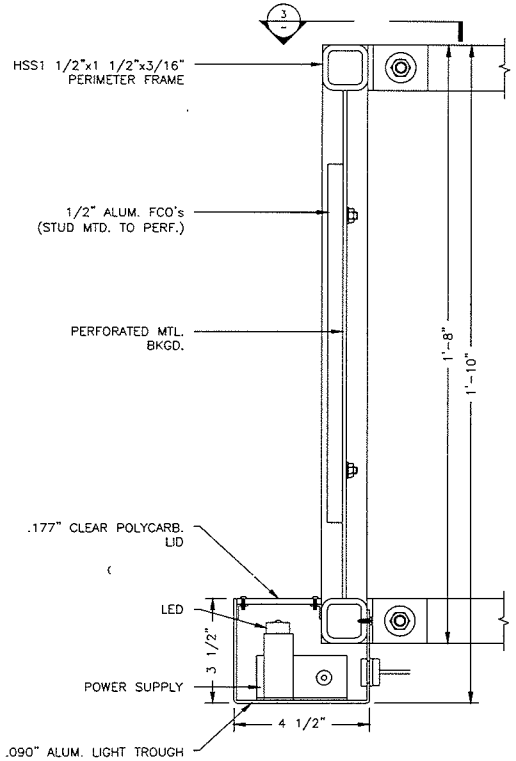


1 ELEVATION
SCALE: 3/4" = 1'-0"



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



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

FEDERAL HEATH
SIGN COMPANY
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NEON BONEYARD PARK
CITY OF LAS VEGAS
LAS VEGAS, NV

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

SHEET NO: S-10
OF: 14

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

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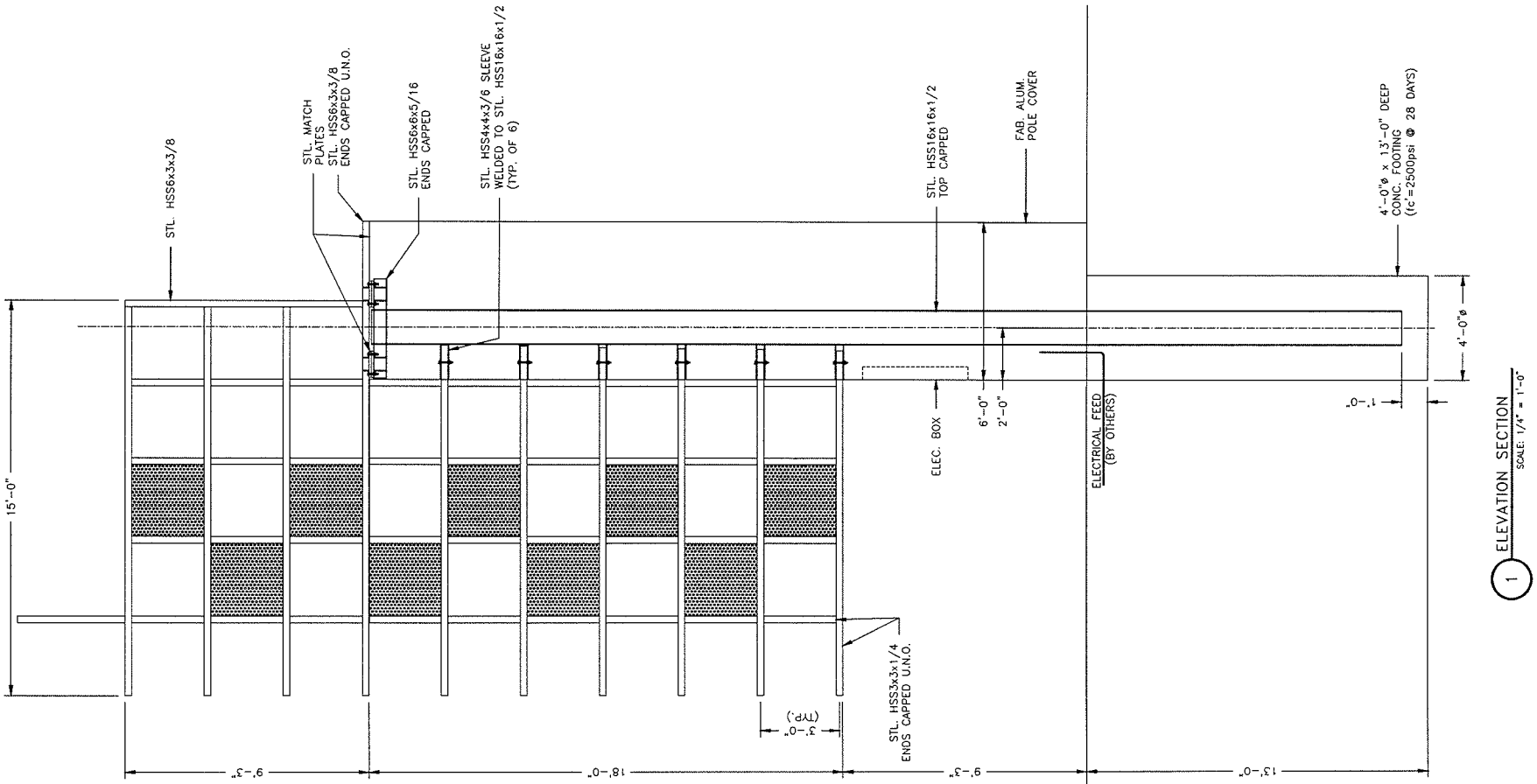

1 ELEVATION SECTION
SCALE: 1/4" = 1'-0"

STRUCTURAL OPTION #1

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

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

SHEET NO: S-11
OF: 14

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

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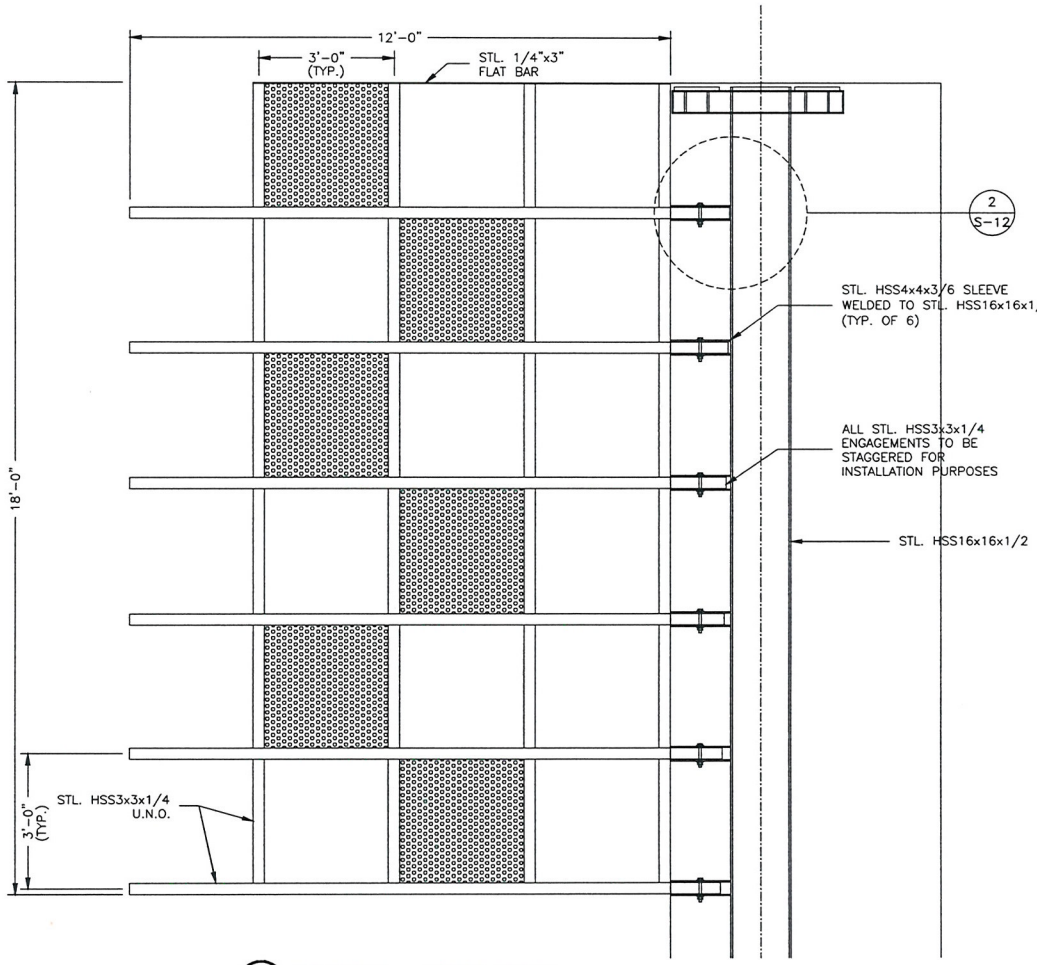
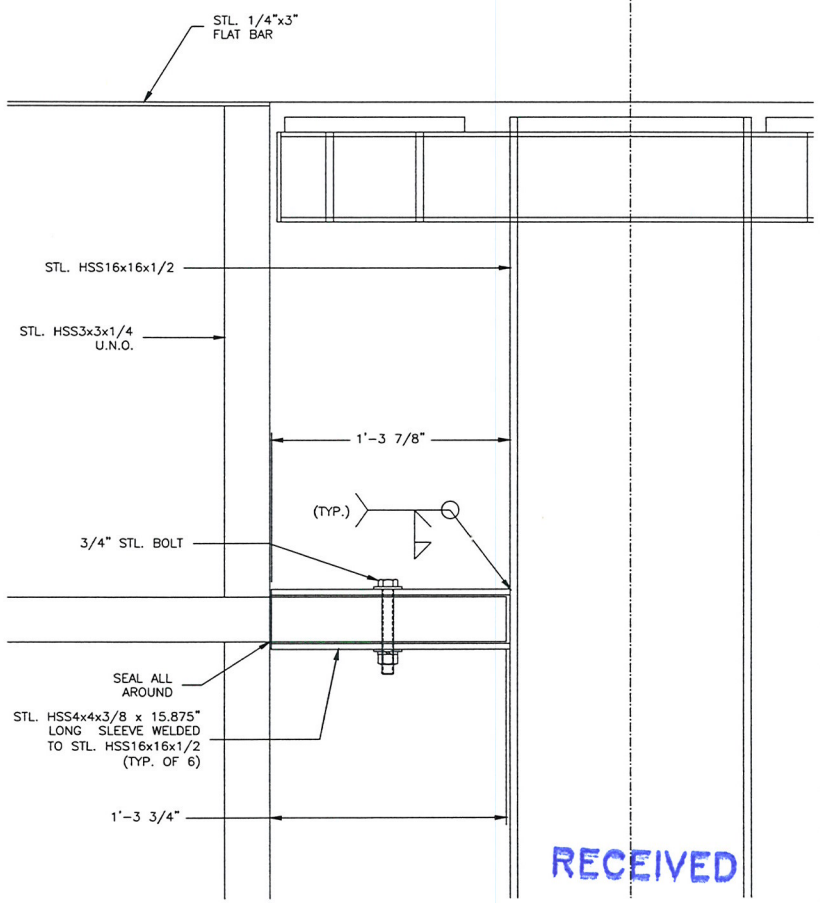


1 ELEVATION – LOWER FRAME
SCALE: 3/8" = 1'-0"



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

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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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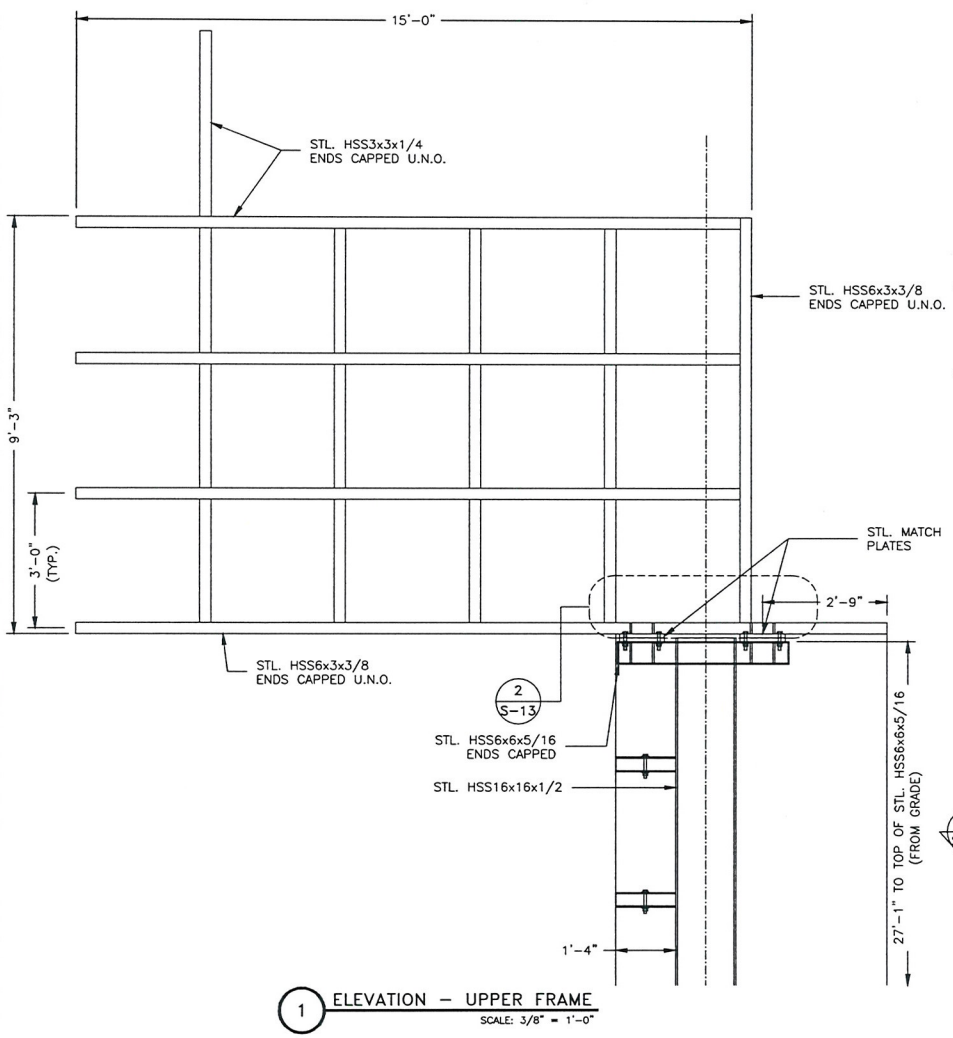
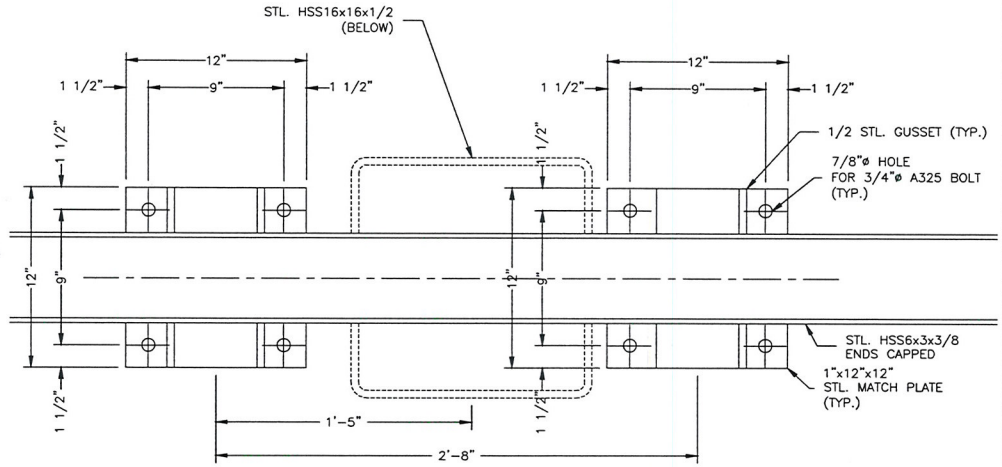
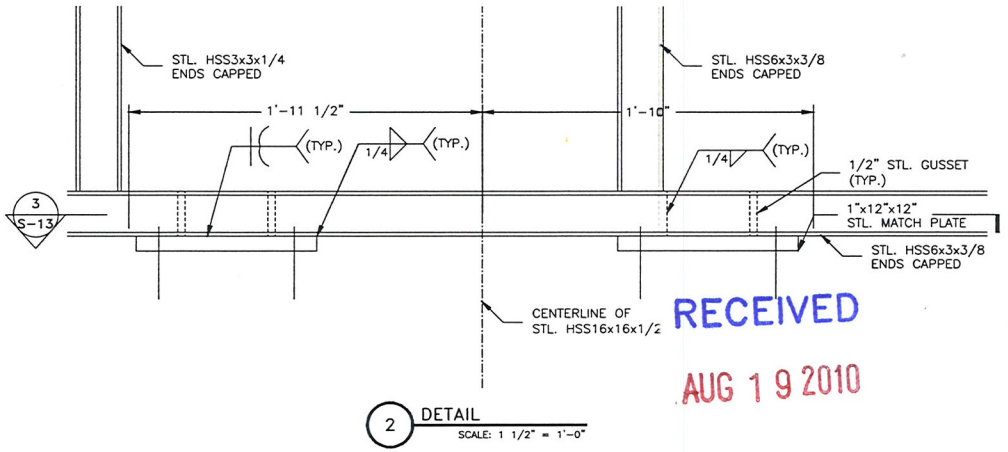


1 ELEVATION – UPPER FRAME
SCALE: 3/8" = 1'-0"



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



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

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STRUCTURAL OPTION #1

FEDERAL HEATH
SIGN COMPANY
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NEON BONEYARD PARK
CITY OF LAS VEGAS
LAS VEGAS, NV

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

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OF: 14

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

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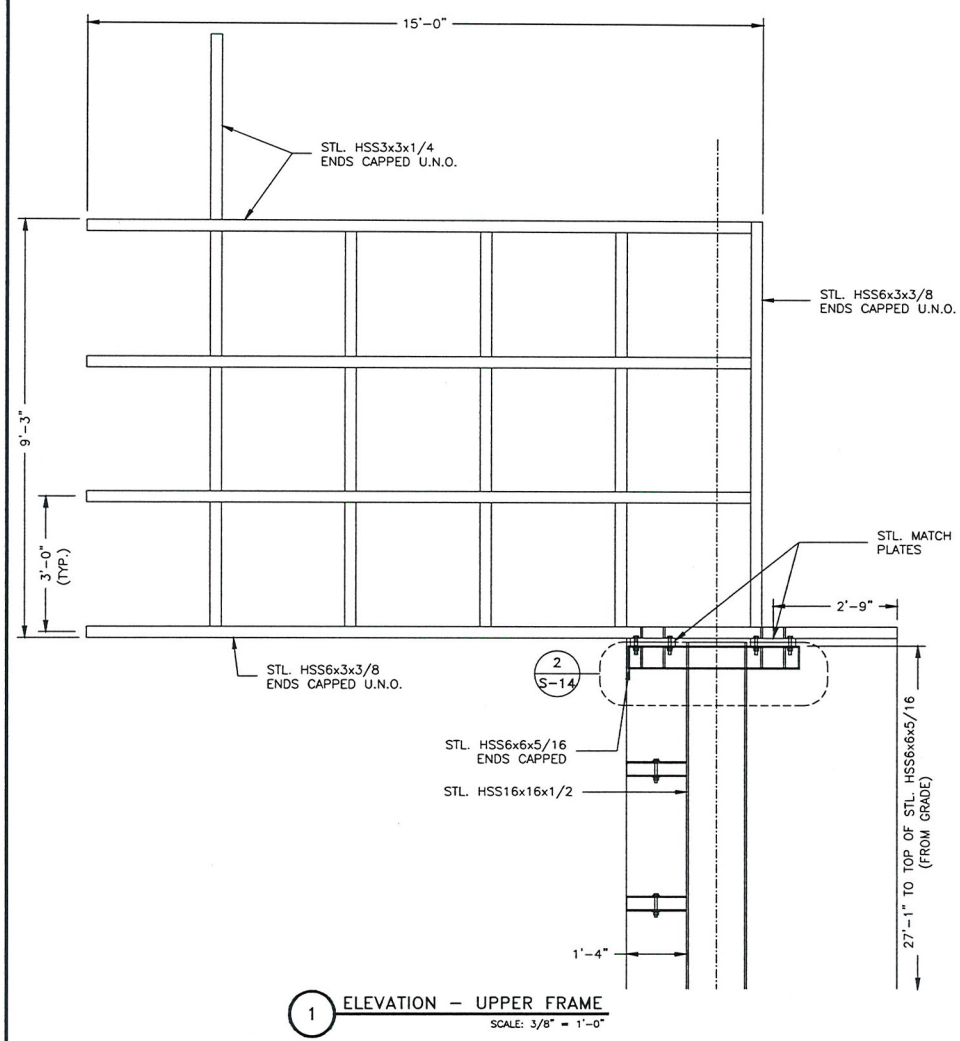
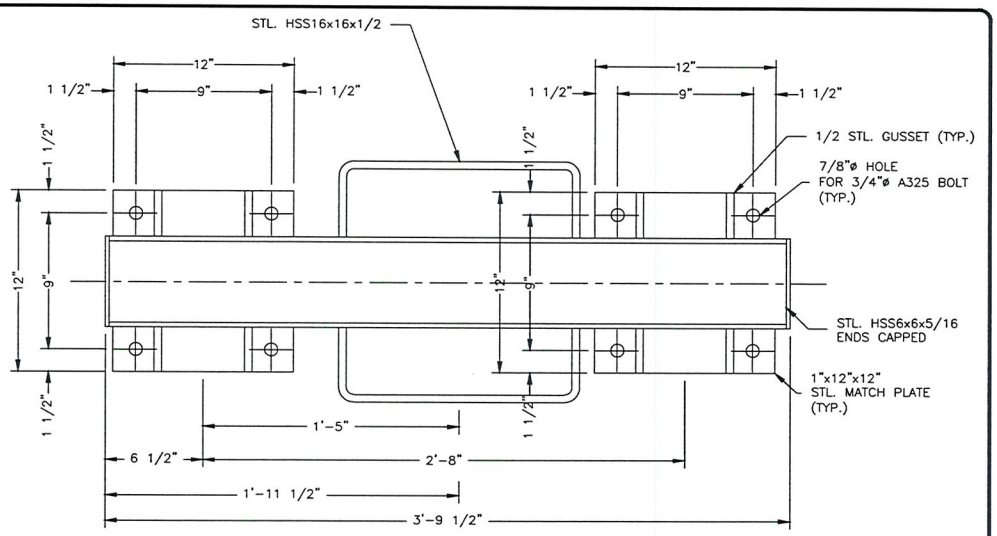
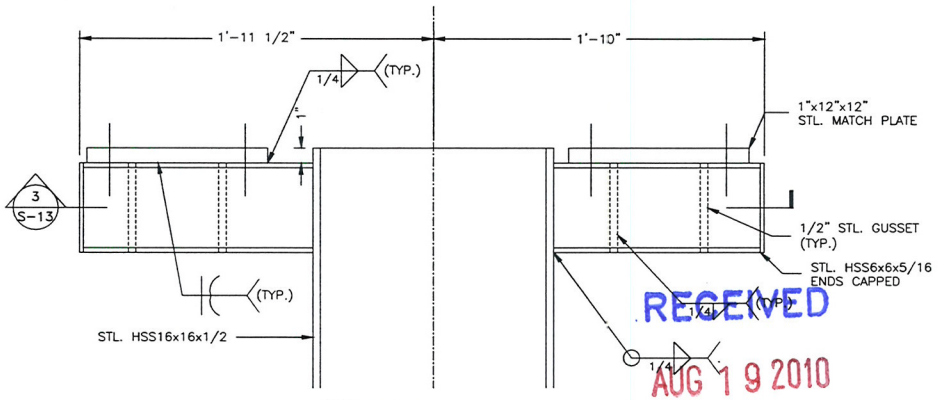


1 ELEVATION – UPPER FRAME
SCALE: 3/8" = 1'-0"



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



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

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STRUCTURAL OPTION #1

FEDERAL HEATH
SIGN COMPANY
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NEON BONEYARD PARK
CITY OF LAS VEGAS
LAS VEGAS, NV

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

SHEET NO: S-14
OF: 14

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

VAR-39237

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**

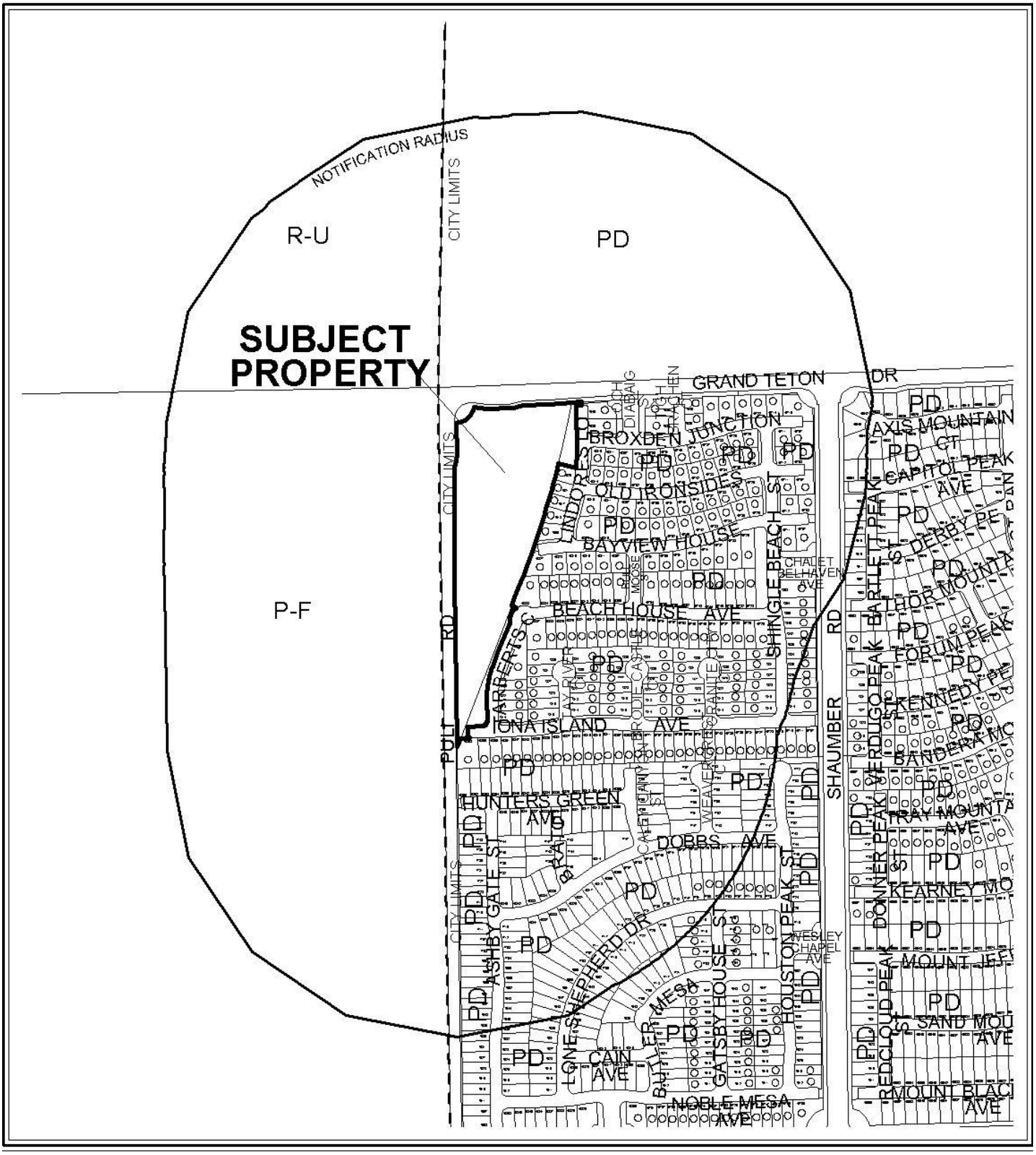
SUBJECT:
WVR-39089 - WAIVER - PUBLIC HEARING - APPLICANT/OWNER: KB HOME NEVADA, INC. - Request for a Waiver of Title 18.12 TO ALLOW AN INTERNAL INTERSECTION OFFSET OF 115 FEET WHERE 125 FEET IS REQUIRED AND TO ALLOW PRIVATE STREETS TO TERMINATE IN DEAD-END STUBS WHERE CULS-DE-SAC ARE REQUIRED on 8.06 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

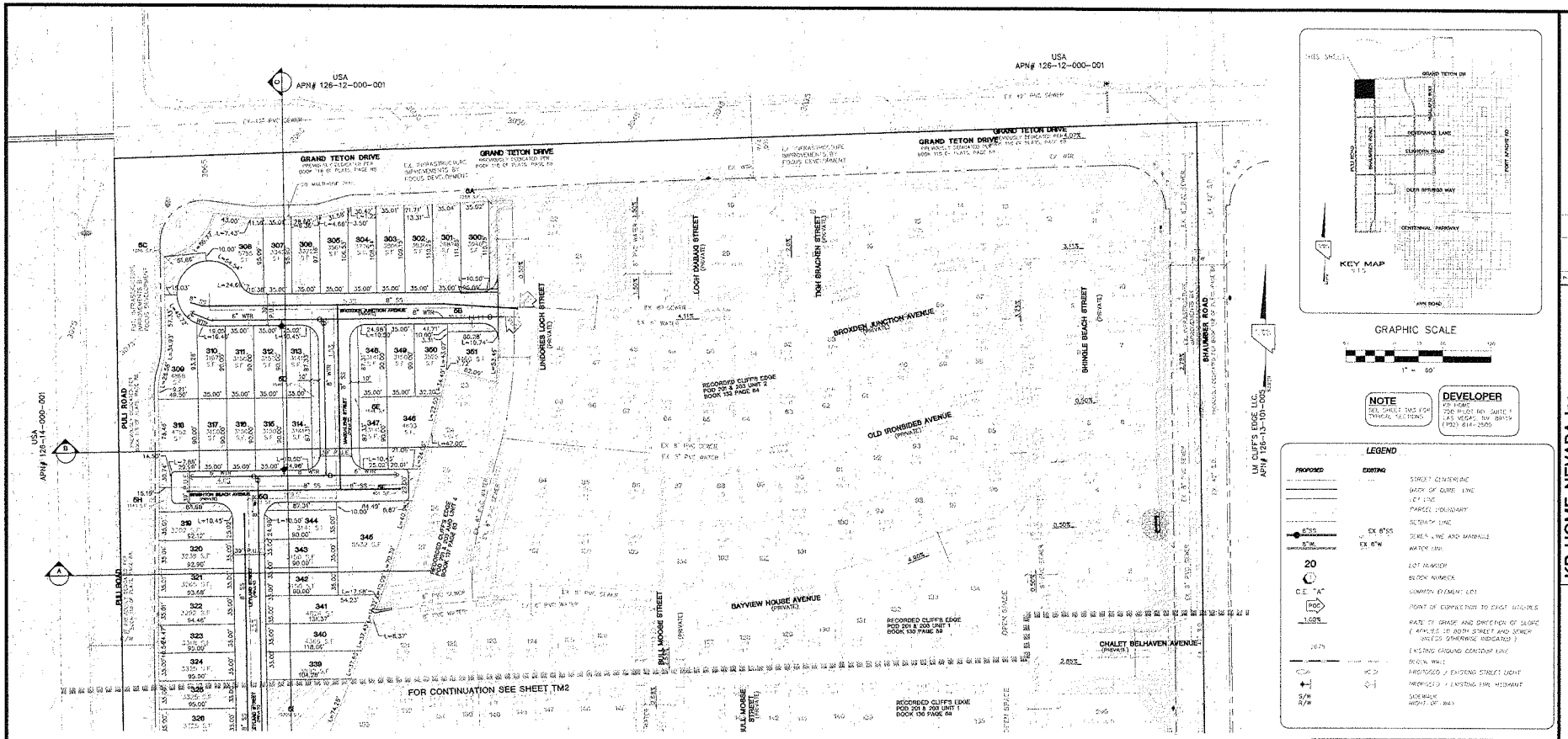
FOR DEPARTMENT USE ONLY

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
730 PILOT RD. SUITE F
LAS VEGAS, NV. 89119
(702) 614-2505

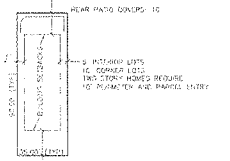
LEGEND

PROPOSED	EXISTING	
		STREET CENTERLINE
		BACK OF CURB LINE
		LOT LINE
		PARCEL BOUNDARY
		SETBACK LINE
SS 8"SDR	EX 8"SS	SEWER LINE AND MANHOLE
W 8"DR	EX 8"W	WATER LINE
20		LOT NUMBER
C.E. "A"		BLOCK NUMBER
POC		COMMON ELEMENT LOT
1.50%		POINT OF CONNECTION TO EXIST UTILITIES
2.00%		RATE OF GRADE AND DIRECTION OF SLOPE (APPLIES TO BOTH STREET AND SEWER UNLESS OTHERWISE INDICATED)
		EXISTING GROUND CONTOUR LINE
		RETAIN WALL
		PROPOSED / EXISTING STREET LIGHT
		PROPOSED / EXISTING FIRE HYDRANT
S/W R/W		SIDEWALK RIGHT OF WAY

SITE DATA (UNIT 5 ONLY)

PROPOSED ZONING	RC
NET AREA	5.94± ACRES
GROSS AREA	6.01± ACRES
NUMBER OF LOTS	20 LOTS
PROPOSED DENSITY (GAP=8.6 DU/AC)	3.45 DU/AC
NUMBER OF COMMON ELEMENT(S)	1
OPEN SPACE REQUIRED (50 LOTS x 375 sf)	1,906 sf
OPEN SPACE PROVIDED	4175 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, 126-13-110-020, AND 126-13-110-041

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 = 0.014 MGD
   PEAK FLOW (PF=4.5) = 0.063 MGD
5. EXISTING STORMDRAINS TO COMPLY WITH CLIFF'S EDGE DESIGN GUIDELINES
6. STORM WATER TO SURFACE DRAIN ON STREETS
7. THIS DEVELOPMENT IS A PORTION OF A MASTER PLAN SHOWN BY SUMMA CORP. PLANNED AREA
8. THIS DEVELOPMENT DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE AS DESIGNATED BY FEMA (FEL NO. 32003C0125D.)
9. ALL INTERIOR TEMPER AND WATER MAINS ARE 8" UNLESS OTHERWISE SHOWN
10. ALL INTERIOR STREETS ARE PRIVATE 28' WIDE UNLESS OTHERWISE SHOWN
11. ALL INTERIOR PROPERTY LINE RADII = 20'. AT INTERSECTIONS AND 30' EXTERIOR PROPERTY LINE RADII
12. THIS SUBDIVISION WILL HAVE CC&RS IN TO MAINTAIN LANDSCAPING IN PERIMETERS BY THE HOME OWNERS ASSOCIATION
13. COMMON ELEMENTS AND LANDSCAPING PER CLIFF'S EDGE DESIGN GUIDELINES
14. THERE ARE NO KNOWN FAULTS OR FISSURES ON OR NEAR THIS SITE
15. SEEPS, SPRINGS, OR OTHER INDICATIONS OF HIGH GROUND WATER LEVELS NEAR, NOT NOTED ON THE SURVEY PROPERTY
16. THE BOUNDARY FOR THIS PROJECT IS FROM SURVEY BOUNDARY. ALL LOT DIMENSIONS ARE PRELIMINARY AND WILL VARY FROM FINAL MAP
17. NO EXISTING STRUCTURES ON SITE LOCATION



NOTE: ARCHITECTURAL PROJECTIONS MAY PROJECT A MAXIMUM 3' INTO REQUIRED SETBACKS, BUT BE NO CLOSER THAN 5' TO ANY SLOPE 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

1-702-229-6611

BASIS OF BEARING
THE BASIS OF BEARINGS FOR THIS PROJECT IS NORTH DEGREES EAST BEING THE EAST LINE OF THE NORTHWEST QUARTER (NW 1/4) OF THE SECTION 24, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN ON A RECORD OF SURVEY ON FILE IN THE CLARK COUNTY, NEVADA, RECORDERS OFFICE IN FILE 123 AT PAGE 37.

PROJECT BENCHMARK
PROJECT DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
CLARK COUNTY GEODETIC CONTROL - 1000.XXX
NAVD88 ELEVATION: 781.794 METERS (2564.62 FEET)
RIVET AND SQUARE ALUMINUM PLATE IN A CONCRETE CYLINDER, LOCATED 25 SOUTH & 30' EAST OF GRAND CANYON DRIVE AND OLD CORON AVENUE, 1 WEST OF ELECTRICAL MARKER

RECEIVED
SEP 08 2010

WVR-39089
TMP-39088
REVISED

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

KB HOME NEVADA Inc.
3855 BUDGET AVE.
LAS VEGAS, NV 89118
(702) 258-3400

CITY OF LAS VEGAS

TENTATIVE MAP

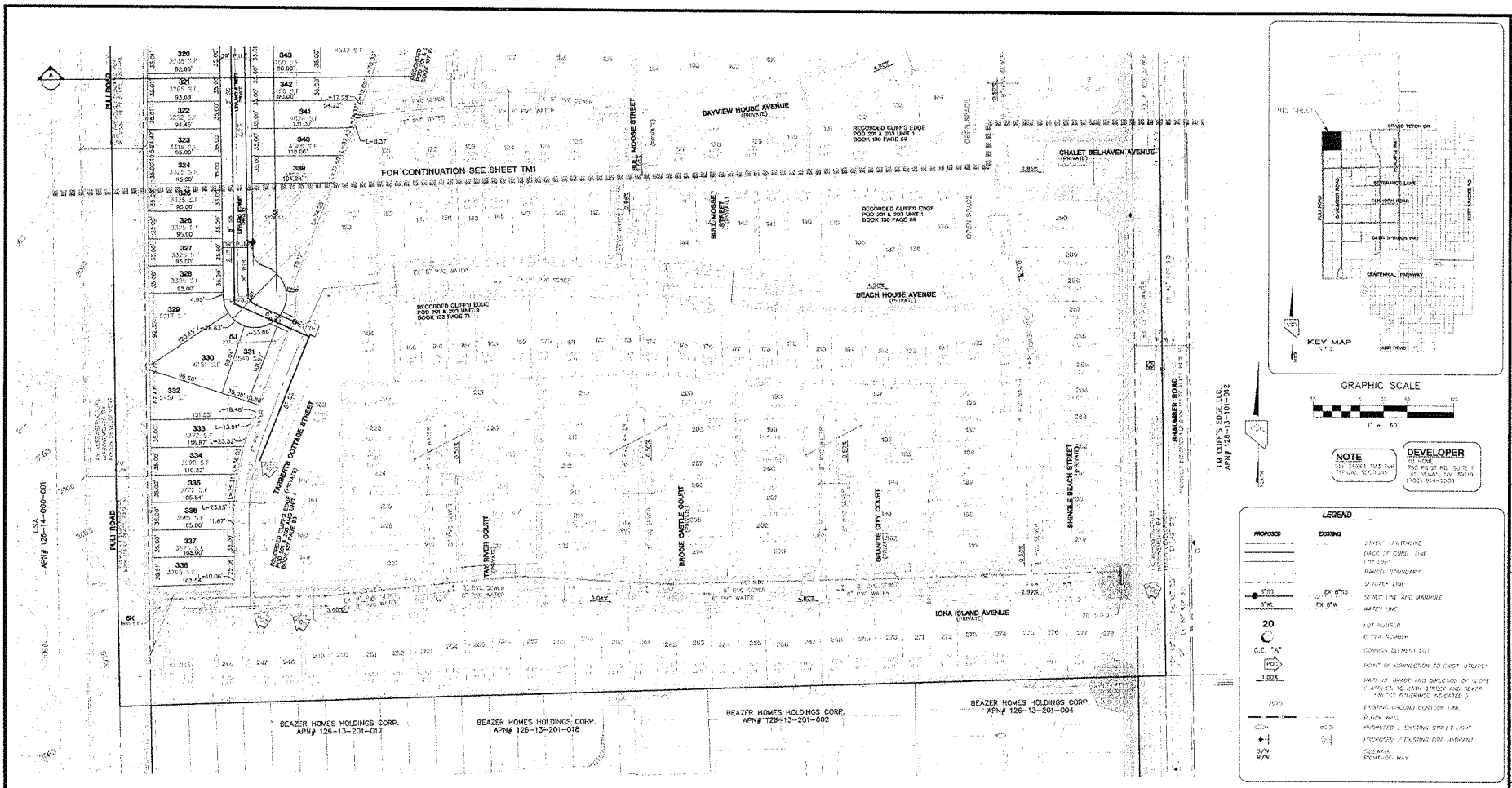
CLIFF'S EDGE
POD 201 & 203
UNIT 5

2727 SOUTH RAINBOW BOULEVARD
LAS VEGAS, NEVADA 89146-5148
PH. (702) 873-7250 FAX (702) 252-2297 WEB WWW.KJNV.COM
CONSULTING ENGINEERS ● PLANNERS ● LAND SURVEYORS

DRAWN BY:	DATE:
MJD	Feb. 17, 10
DESIGNED BY:	DATE:
MJD	Feb. 17, 10
CHECKED BY:	DATE:
KJN	Feb. 17, 10
PROJECT NO:	SCALE: 1"=60' HORIZ. NA VERT.
5335-5	

KENNETH F. NICHOLSON
No. 10539
CIVIL
EXPIRES 12-31-11

SHEET
TM1
1 OF 5 SHEETS
DRAWING NO.



Call before you Dig 1-800-227-2600

Call before you Overhead 1-702-227-2929

Call before you Underground 1-702-455-7511

1-702-229-6611

BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS PROJECT IS NORTH 90°58'16" EAST BEING THE EAST LINE OF THE NORTHWEST QUARTER (NE 1/4) OF THE SECTION 24, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN ON A RECORD OF SURVEY ON FILE IN THE CLARK COUNTY, NEVADA RECORDER'S OFFICE, IN FILE 123 AT PAGE 32.

PROJECT BENCHMARK

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

CLARK COUNTY VERTICAL CONTROL: 1000 ENG.
NAVD88 ELEVATION: 707.794 METERS (2,584.62 FEET)

RIVET AND SQUARE ALUMINUM PLATE IN A CONCRETE CYLINDER, LOCATED 20' SOUTH & 50' EAST OF GRAND CANYON DRIVE AND RED COACH AVENUE, 1' WEST OF ELECTRICAL VAULT.

RECEIVED SEP 08 2010

KB HOME NEVADA Inc.
5455 SAHARA 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.VTNINV.COM
CONSULTING ENGINEERS ● PLANNERS ● LAND SURVEYORS

TENTATIVE MAP

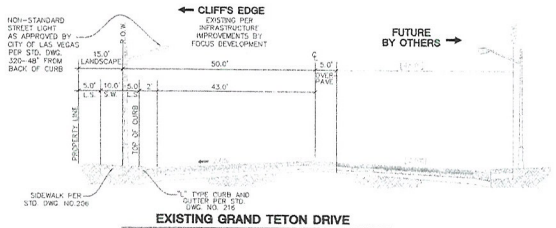
CLIFF'S EDGE
POD 201 & 203
UNIT 5

DRAWN BY: MJD Feb. 17, 10
DESIGNED BY: MJD Feb. 17, 10
CHECKED BY: MJD Feb. 17, 10
PROJECT NO. 6335-5
SCALE: 1"=60' HORIZ. NA VERT.

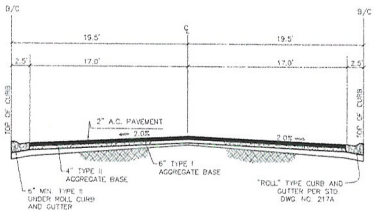
PROFESSIONAL ENGINEER STATE OF NEVADA
KENNETH F. NICHOLSON
CIVIL
No. 10539
EXPIRES 12-31-11

SHEET TM2
2 OF 5 SHEETS
DRAWING NO.

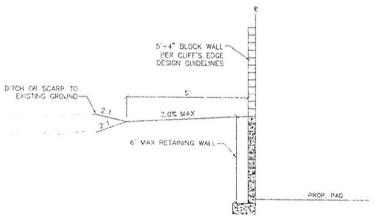
WVR-39089
TMP-39088
REVISED



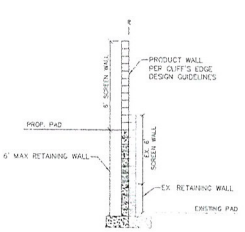
EXISTING GRAND TETON DRIVE
DEVIATION FROM STANDARDS
100.0' R.O.W.
N.T.S.



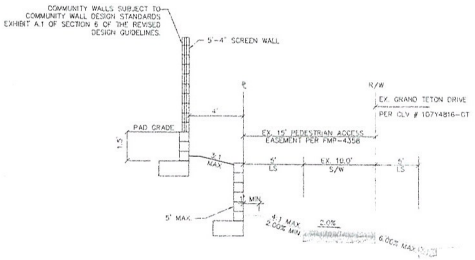
TYPICAL INTERIOR STREET SECTION
39.0' B/C
N.T.S.



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
SEP 08 2010

WVR-39089
TMP-39088
REVISED

REV.	DATE	BY	REVISION
7			
6			
5			
4			
3			
2			
1			

KB HOME NEVADA Inc.
10161 PARK RUN DRIVE
LAS VEGAS, NV 89118
(702) 255-4400

CITY OF LAS VEGAS

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

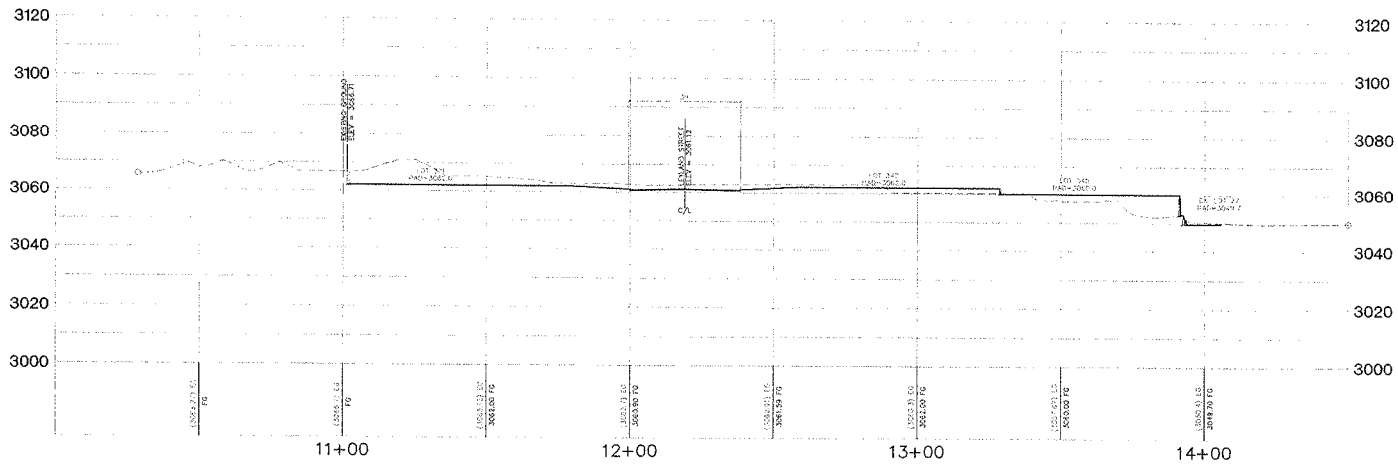
TENTATIVE MAP

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. 6353-5
SCALE: N/A
HORIZ. NA
VERT.

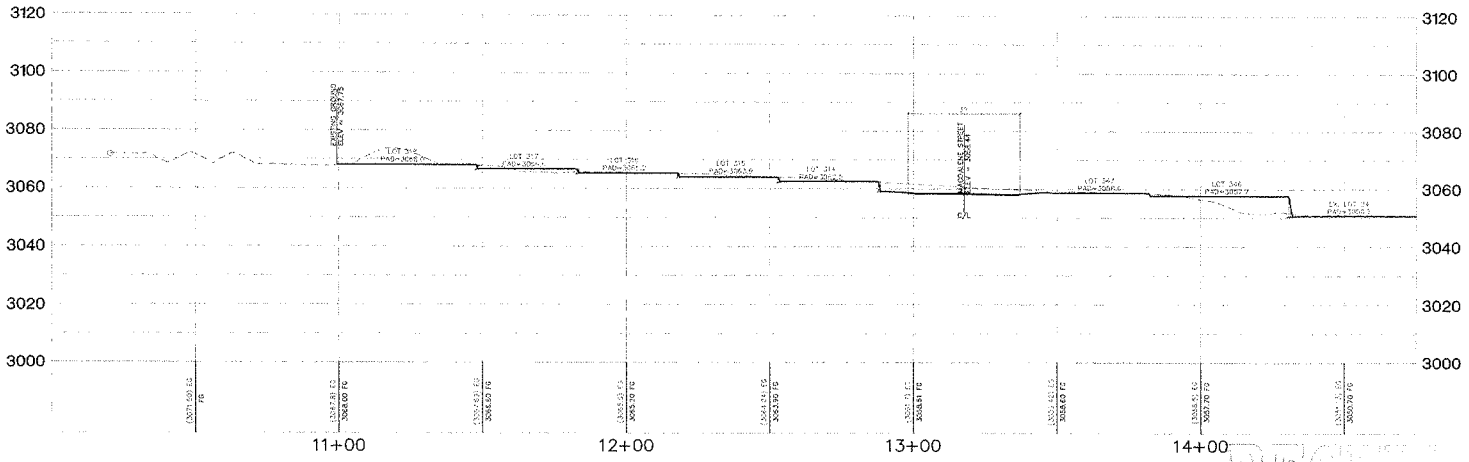
PROFESSIONAL ENGINEER STATE OF NEVADA
KENNETH F. NICHOLSON
No. 10539
CIVIL
EXPIRES 12-31-11

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
SEP 08 2010

KB HOME NEVADA Inc.
5655 BADURA AVE.
LAS VEGAS, NV 89118
(702) 355-8400

CITY OF LAS VEGAS

2727 SOUTH RANDOM BOULEVARD
LAS VEGAS, NEVADA 89146-5149
PH (702) 873-7350 FAX (702) 362-2597 WEB WWW.VTNNV.COM
CONSULTING ENGINEERS • PLANNERS • LAND SURVEYORS

TENTATIVE MAP

CLIFF'S EDGE
POD 201 & 203
UNIT 5

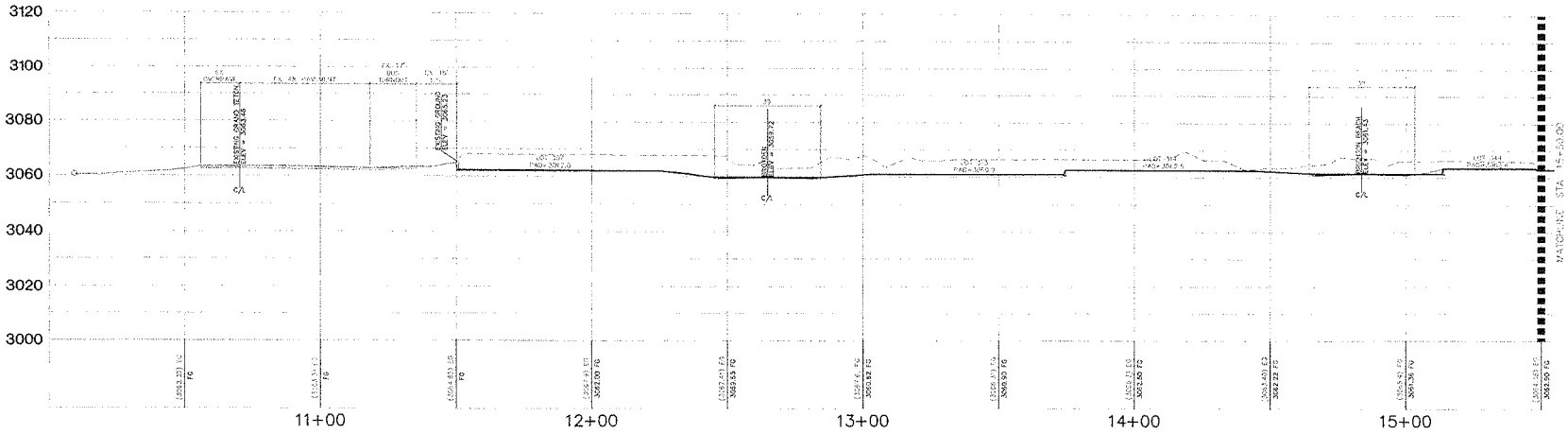
REV	DATE	BY	REVISION
7			
6			
5			
4			
3			
2			
1			

DRAWN BY: MND Feb. 17, 10
DESIGNED BY: MDD Feb. 17, 10
CHECKED BY: KFN Feb. 17, 10
PROJECT NO. 6335-3
SCALE: 1"=20' HORIZ. 1"=20' VERT.

PROFESSIONAL ENGINEER
KENNETH F. NICHOLSON
CIVIL
NO. 10639
EXPIRES 12-31-11

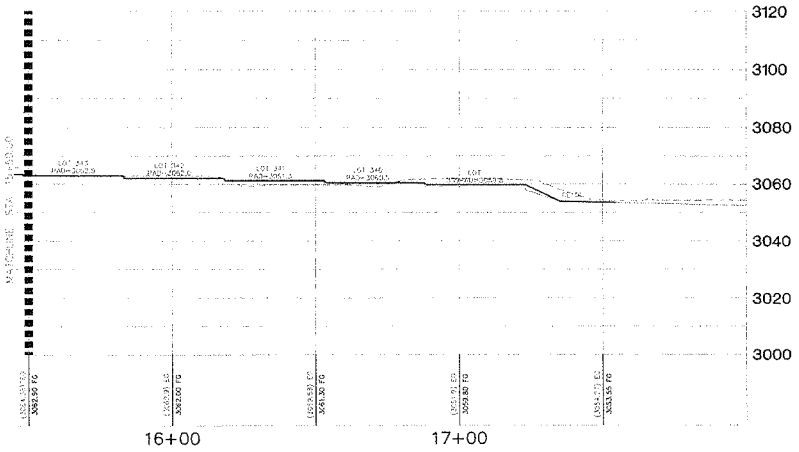
SHEET
TM4
4 OF 5 SHEETS
DRAWING NO

WVR-39089
TMP-39088
REVISED



CROSS SECTION C

SCALE
HORZ = 1"=20'
VERT = 1"=10'



CROSS SECTION C

SCALE
HORZ = 1"=20'
VERT = 1"=10'

RECEIVED
SEP 08 2010

WVR-39089
TMP-39088
REVISED

KB HOME NEVADA Inc.
5635 SAHARA AVE.
LAS VEGAS, NEVADA 89146
(702) 228-4900

CITY OF LAS VEGAS

2727 SOUTH RAINBOW BOULEVARD
LAS VEGAS, NEVADA 89146-5148
PH. (702) 873-7550 FAX (702) 362-2237 WEB WWW.KTGNV.COM
CONSULTING ENGINEERS ● PLANNERS ● LAND SURVEYORS

TENTATIVE MAP

CLIFFS EDGE
POD 201 & 203
UNIT 5

NO	DATE	BY	REVISION
7			
6			
5			
4			
3			
2			
1			

DRAWN BY: WKD — Feb. 17, 10
DESIGNED BY: MJD — Feb. 17, 10
CHECKED BY: KFN — Feb. 17, 10
PROJECT NO.: 5335-5
SCALE: 1"=50' HORZ. 1"=20' VERT.

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

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

Chino Valley, Arizona Office
140 North Highway 89
Chino Valley, AZ 86323-5944
Office 928.636.1146 fax 928.636.1568
www.vtnnv.com

consulting engineers • planners • surveyors

PROVIDENCE

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

7/29/10

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

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

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

Dear Christa:

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

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

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

RECEIVED
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**

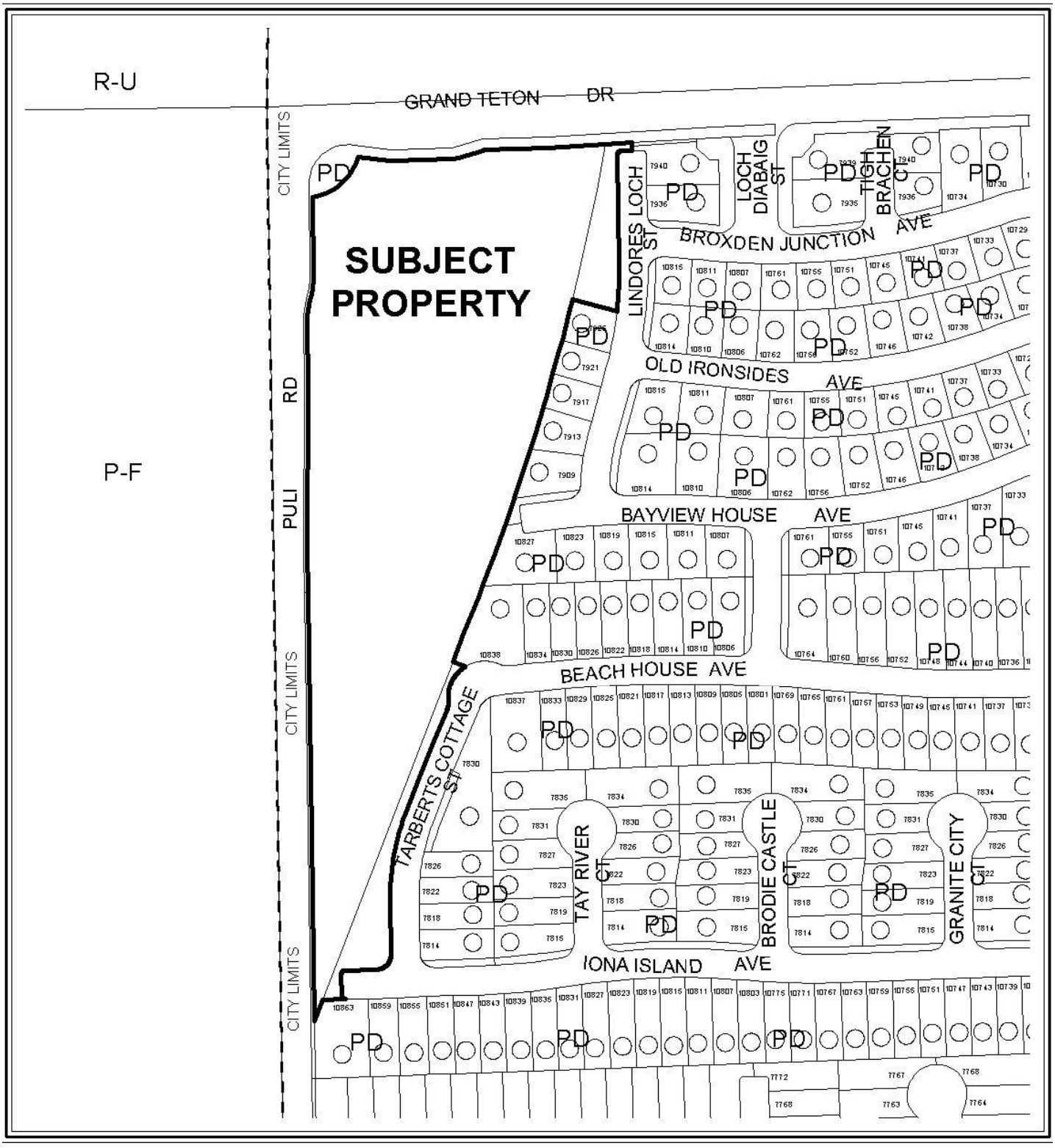
SUBJECT:
TMP-39088 - TENTATIVE MAP - CLIFF'S EDGE POD 201 AND 203 UNIT 5 - APPLICANT/OWNER: KB HOME NEVADA, INC. - Request for a Tentative Map FOR A 52-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 8.06 acres adjacent to the southeast corner of Puli Road and Grand Teton Drive (APNs 126-13-110-016, 126-13-118-039 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

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.

Revised 10/27/08

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

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

STREET NAMES

Brighton Beach

Broxden Junction

Leyland

Magdalene

RECEIVED

AUG 04 2010

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

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

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

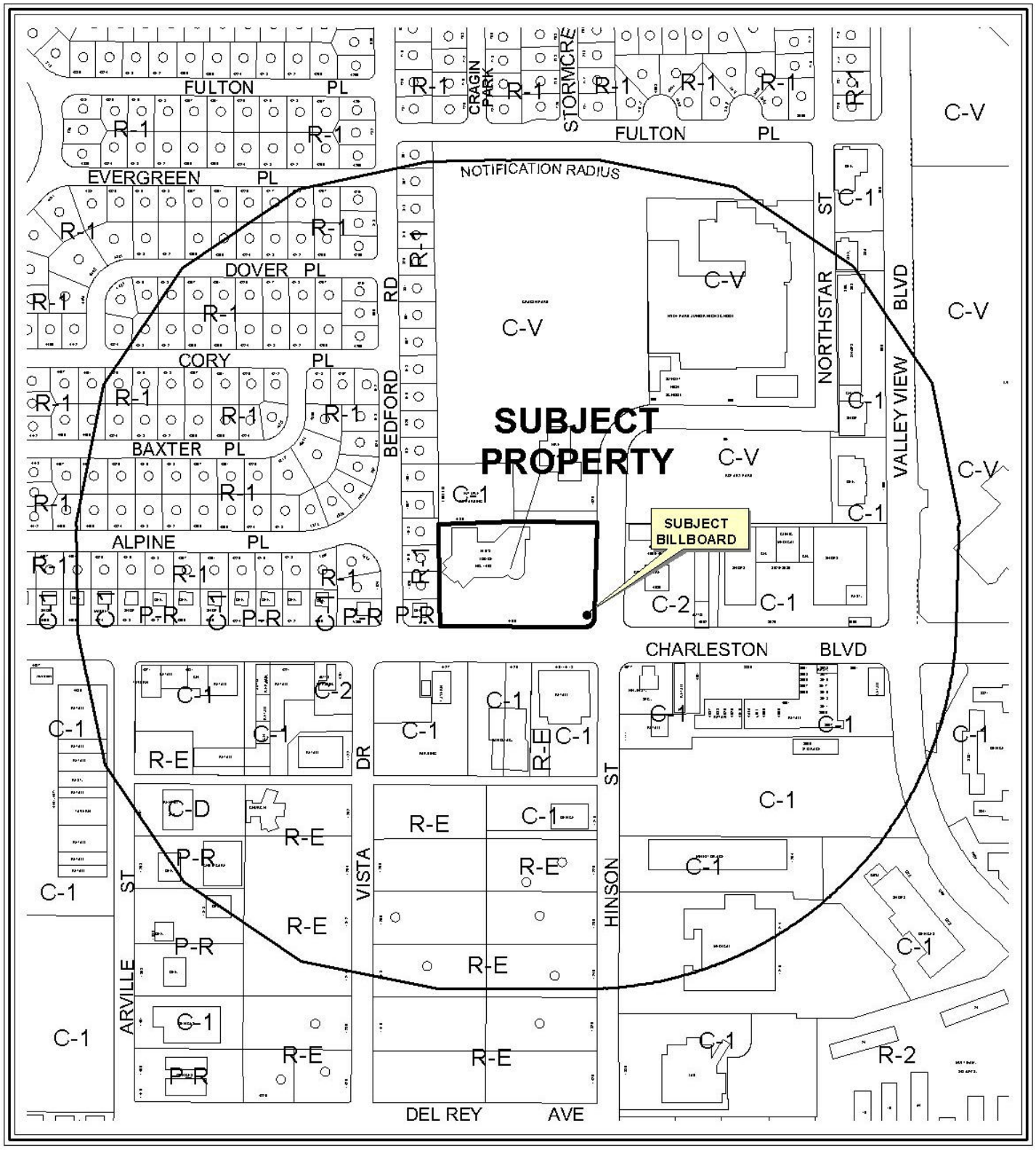
SUBJECT:
RQR-39097 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: LODGE BPOE #1468 - Required Review of a previously approved Special Use Permit (U-0216-90) FOR A 14-FOOT X 48-FOOT OFF-PREMISE SIGN at 4100 West Charleston Boulevard (APN 139-31-801-009), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian). Staff recommends 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-21349



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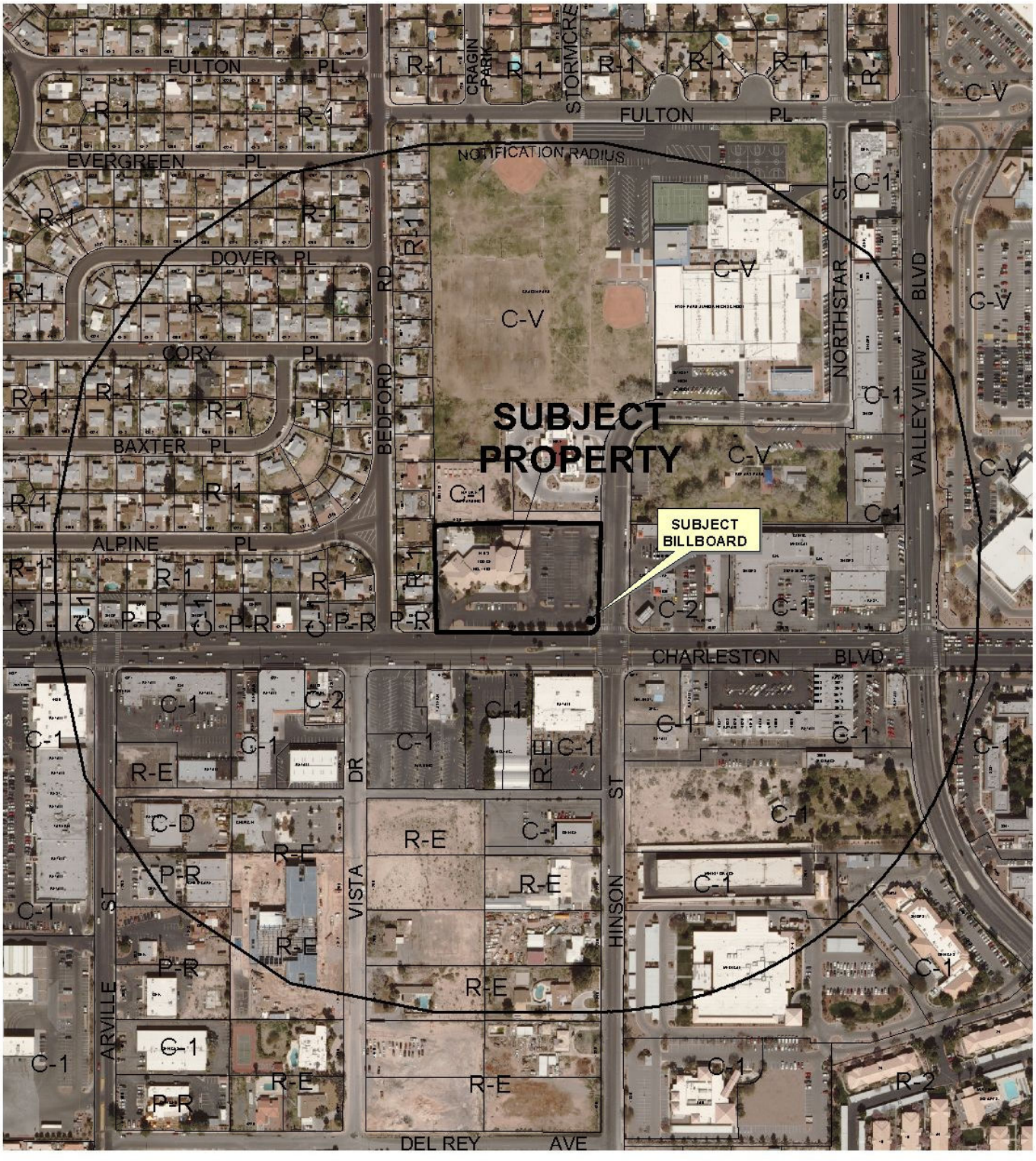
CASE: **RQR-39097**

RADIUS: 1000 FT

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

N



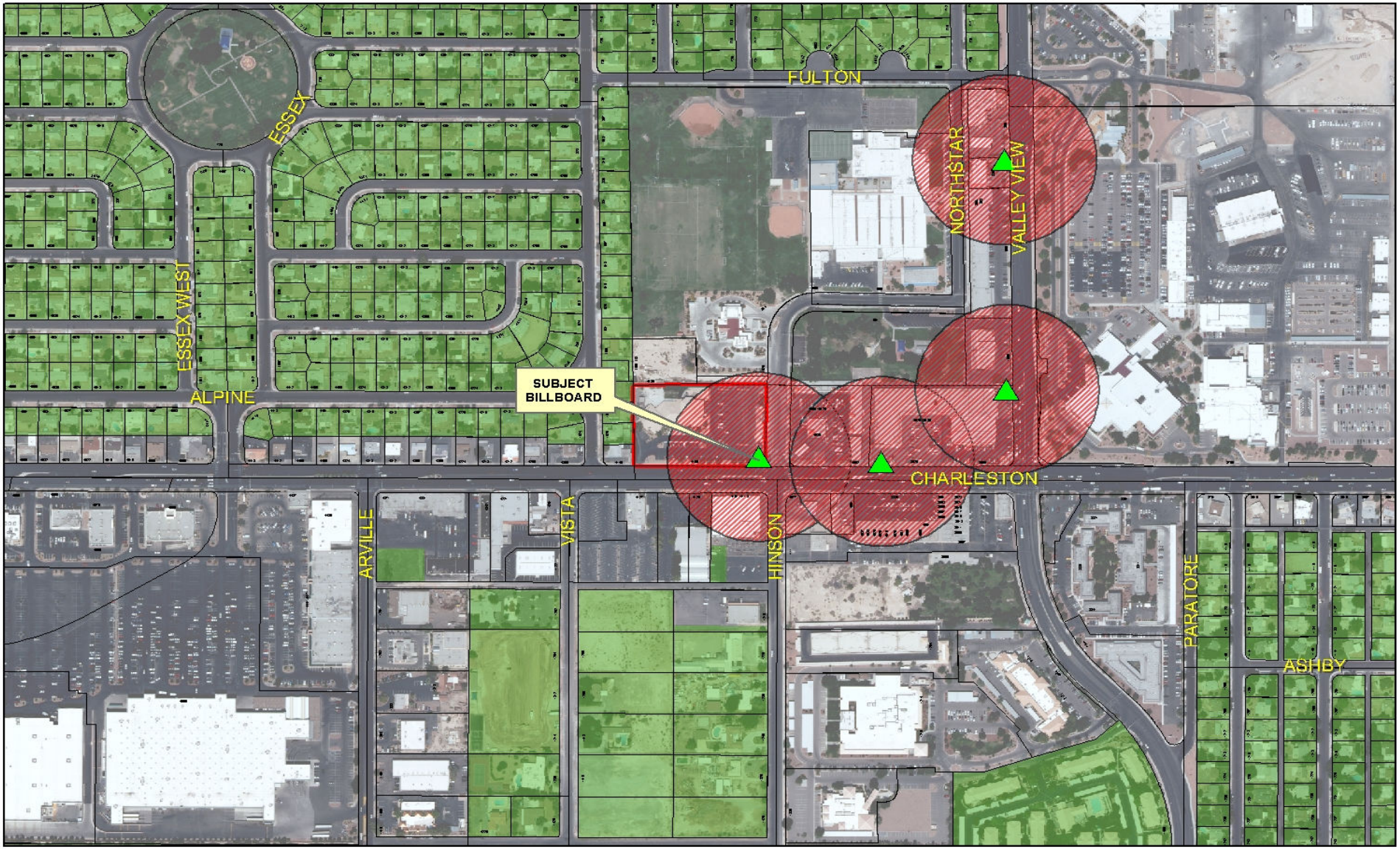
0 400 800 Feet

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

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: SEPTEMBER 23, 2010
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: LODGE BPOE #1468

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
RQR-39097	Staff recommends APPROVAL, subject to conditions:	N/A

** CONDITIONS **

RQR-39097 CONDITIONS

Planning and Development

1. This Special Use Permit (U-0216-90) shall be reviewed in three (3) years, at which time the City Council may require the Off-Premise 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 Sign be removed.

2. The Off-Premise 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 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 Sign.

4. If the existing Off-Premise Sign is voluntarily demolished, this Special Use Permit (U-0216-90) 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. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

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

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Required Three Year Review of an approved Special Use Permit (U-02-16-90) which allowed a 40-foot tall, 14-foot by 48-foot Off-Premise Sign at 4100 West Charleston Boulevard. The Off-Premise Sign is in compliance with code requirements and the sign remains compatible with adjacent land uses. Therefore, staff is recommending approval with conditions. If denied, the Off-Premise Sign would have to be removed.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
12/05/90	The City Council approved the Special Use Permit (U-0216-90) to allow a 40-foot tall, 14-foot by 48-foot Off-Premise Sign on this site, subject to a five-year review. The Board of Zoning Adjustment and staff recommended denial on 10/25/90.
03/20/96	The City Council approved a Required Five-Year Review [U-0216-90(1)] of the Special Use Permit (U-0216-90), which allowed a 40-foot tall, 14 foot by 48 foot Off-Premise Sign on this site, subject to a five-year review. The Board of Zoning Adjustment and staff recommended approval on 02/27/96.
04/06/05	The City Council approved a Required Five Year Review (RQR-5939) of an approved Special Use Permit (U-0216-90), which allowed a 40-foot tall, 14-foot by 48-foot Off-Premise Sign at 4100 West Charleston Boulevard. The Planning Commission recommended denial on 02/24/05, but staff recommended approval.
06/07/06	The City Council approved a request for a Required One Year Review (RQR-12233) of an approved Special Use Permit (U-0216-90), which allowed a 40-foot tall, 14-foot by 48-foot Off-Premise Sign at 4100 West Charleston Boulevard. The Planning Commission and staff recommend approval.
09/05/07	The City Council approved a request for a Required One Year Review (RQR-21349) of an approved Special Use Permit (U-0216-90), which allowed a 40-foot tall, 14-foot by 48-foot Off-Premise Sign at 4100 West Charleston Boulevard. The Planning Commission and staff recommended denial.

Most Recent Change of Ownership	
01/22/88	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
04/01/91	A building permit (#91101575) was issued for the subject sign at 4100 West Charleston Boulevard. The project was completed on 05/01/91.

Pre-Application Meeting
A pre-application meeting is not required, nor was one held.

Neighborhood Meeting
A neighborhood meeting is not required, nor was one held.

Field Check	
08/19/10	During a site visit conducted by staff it was noted that all conditions of approval have been met, and that the sign is maintained in good condition.

Details of Application Request	
Site Area	
Net Acres	2.85

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Private club, Lodge or Fraternal Organization	SC (Service Commercial)	C-1 (Limited Commercial)
North	Fire Station	PR-OS (Parks/Recreation/Open Space)	C-V (Civic)
	Undeveloped	SC (Service Commercial)	C-1 (Limited Commercial)
South	Retail, Banquet Facility and Liquor Establishment (Tavern)	SC (Service Commercial)	C-1 (Limited Commercial)
East	Service Station with Convenience Store, Auto Parts Sales	SC (Service Commercial)	C-2 (General Commercial)

West	Single Family Residential	L (Low Density Residential)	R-1 (Single Family Residential)
	Office	SC (Service Commercial)	P-R (Professional Office and Parking)

Master Plan Areas	***Yes***	***No***	***Compliance***
Master Plan Area		X	N/A
Special Purpose and Overlay Districts	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts			
A-O (Airport Overlay) District	X		Y
Trails		X	N/A
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

DEVELOPMENT STANDARDS

Pursuant to Title 19.14.10, the following standards apply:

Standards	Code Requirement	Provided	Compliance
Location	No Off-Premise Sign may be located within the public right-of-way, within the Off-Premise Sign Exclusionary Zone or within the Las Vegas Boulevard Scenic Byway Overlay District	Not located within the Exclusionary Zone	Y
Zoning	Off-Premise Signs are permitted in the C-1 (Limited Commercial), C-2 (General Commercial), C-M (Commercial/Industrial) and M (Industrial) Zoning Districts only	Located within a C-1 (Limited Commercial) zoning district	Y
Area	No Off-Premise Signs shall have a surface area greater than 672 square feet, except that an embellishment not to exceed five feet above the regular rectangular surface of the sign may be added if the additional area contains no more than 128 square feet	672 square feet	Y
Height	No higher than 40 feet from grade at the point of construction; may be raised to maximum of 55 feet with approval of City Council if significantly obscured from view of travel lanes	Maximum height of 40 feet from grade	Y

Screening	All structural elements of an Off-Premise Sign to which the display panels are attached shall be screened from view	Screened	Y
Off-Premise Sign	At least 300 feet to another Off Premise Sign	400 feet to another Off Premise Sign	Y
Off-Premise Sign	At least 300 feet to the nearest property line of a lot in any "R" zoned district.	400 feet from "R" zoned property to the east.	Y

Functional Classification of Street(s)	*Governing Document*	*Street Width (Feet)*	*Compliance with Street Section*
Primary Arterial – Charleston Boulevard	Master Plan of Streets and Highways	100	Y

ANALYSIS

This is the fifth review of the subject Off-Premise Sign located at 4100 West Charleston Boulevard. The sign has the required building permits with final inspections completed. The subject site is located within the Airport Overlay District (175 feet) and the Off-Premise Sign meets the height restrictions. The Off-Premise Sign is in compliance with code requirements, and it is compatible with surrounding areas; therefore, staff is recommending approval with conditions.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 20

NOTICES MAILED 152

APPROVALS 0

PROTESTS 0

RG

PLANNING & DEVELOPMENT

CITY OF LAS VEGAS

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: LODGE 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

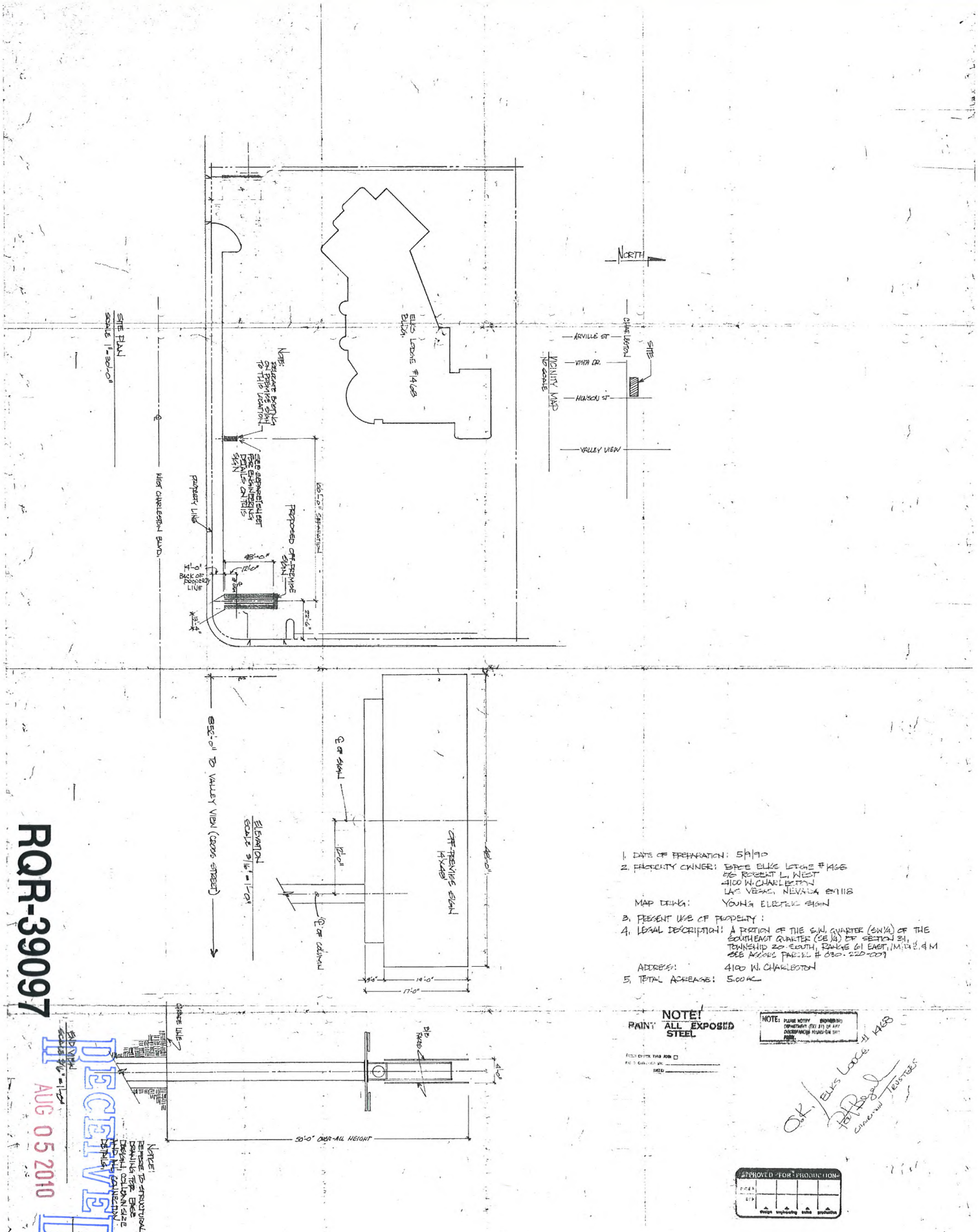
Notary Public in and for said County and State

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 PRINT.

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

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

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

DOUGLAS A. SELBY
CITY MANAGER

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

VOICE 702.229.6011
TDD 702.386.9108
www.lasvegasnevada.gov

October 9, 2007

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

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

Dear Applicant:

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

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

Planning & Development

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

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

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

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

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AUG 05 2010

RQR-39097

5. Deleted at City Council

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

Sincerely,

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

Margo Wheeler, AICP
Director
Planning and Development Department

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

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

RQR-39097

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AUG 05 2010

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**

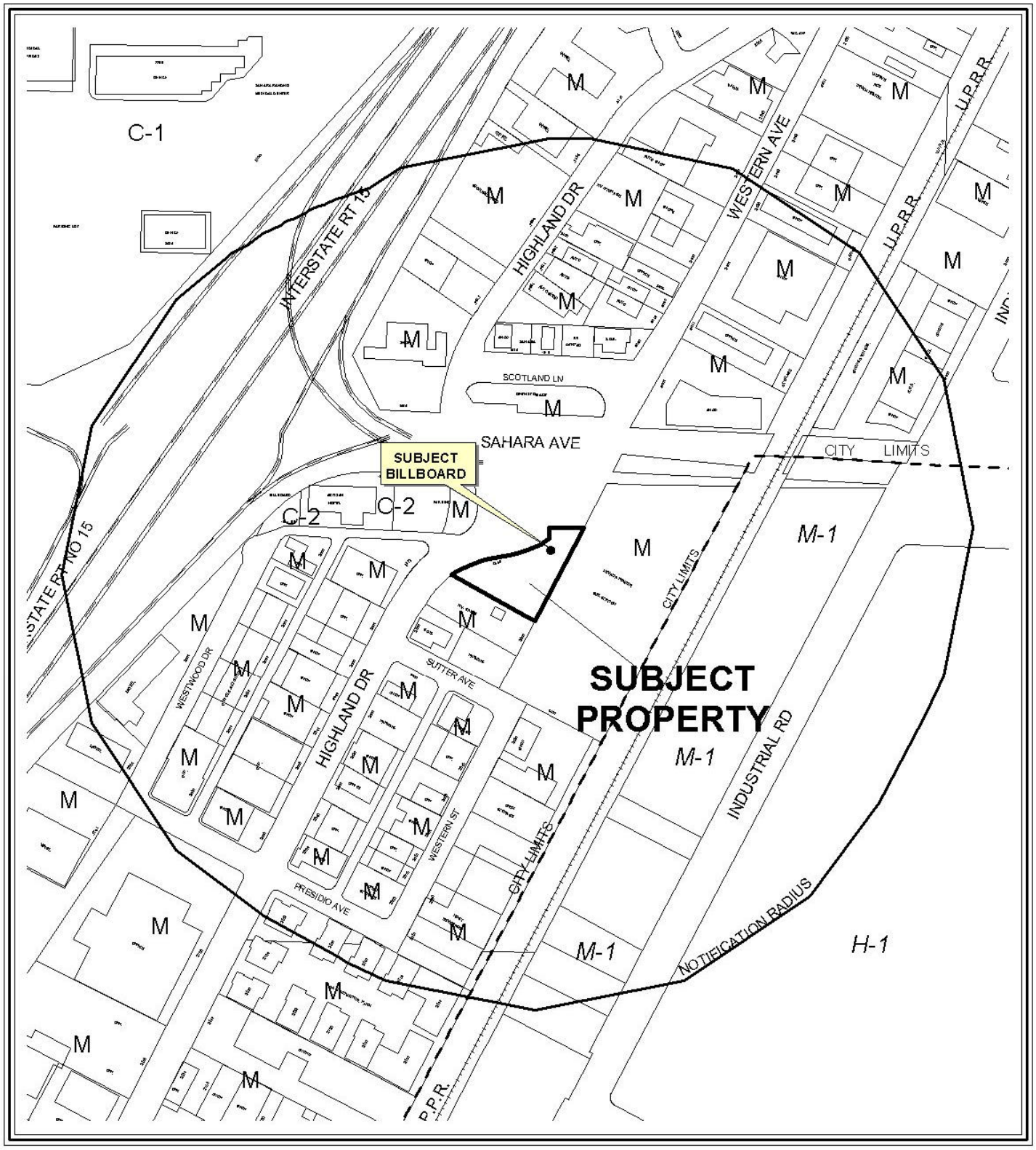
SUBJECT:
RQR-39106 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: LAMAR CENTRAL OUTDOOR, LLC - OWNER: URBAN LAND NEVADA - Required Review of a previously approved Special Use Permit (U-0265-94) FOR A 40-FOOT TALL, 14-FOOT X 48-FOOT OFF-PREMISE SIGN at 2550 Highland Drive (APN 162-09-110-019), M (Industrial)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



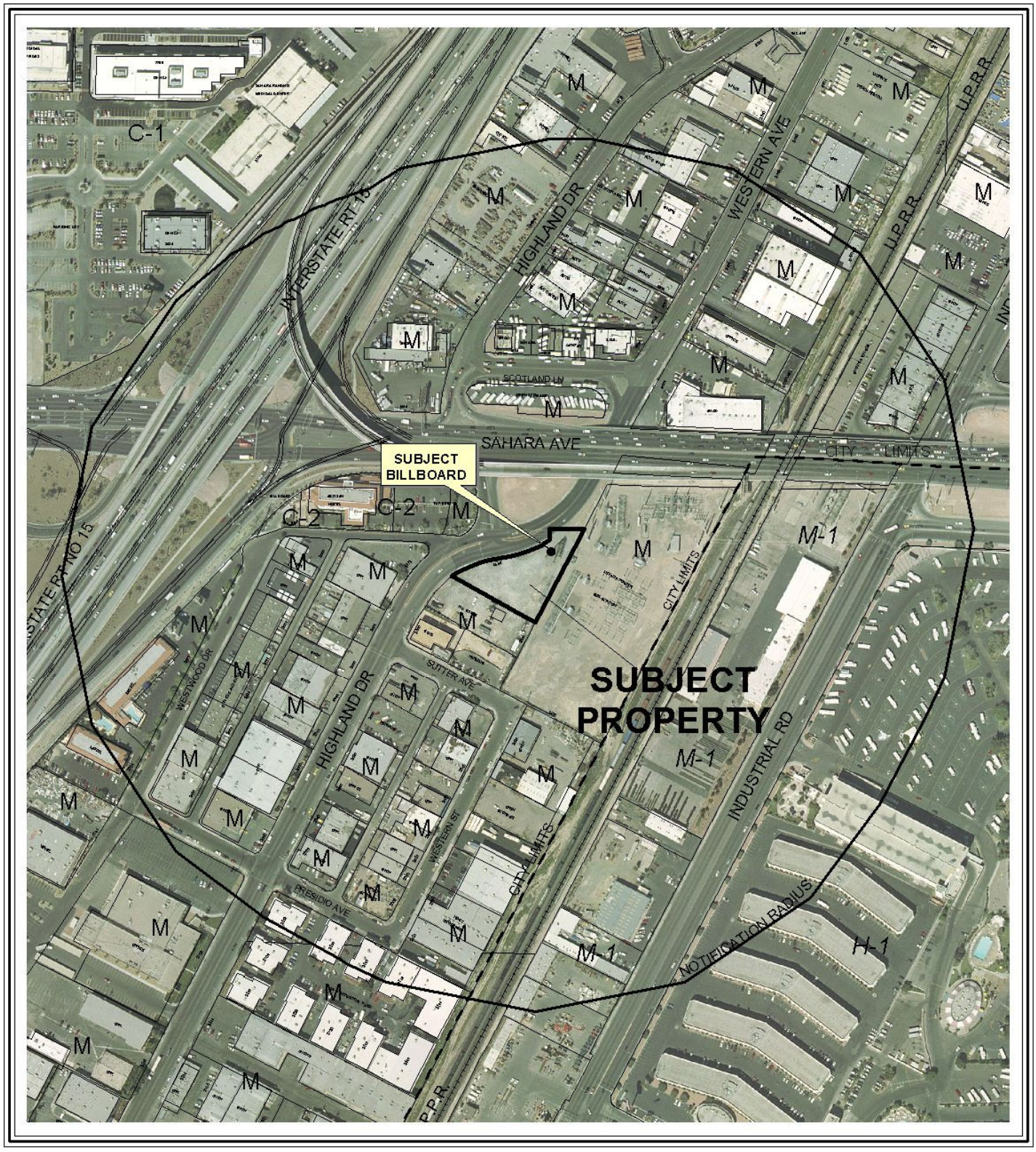
0 200 400 Feet

CASE: **RQR-39106**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

N



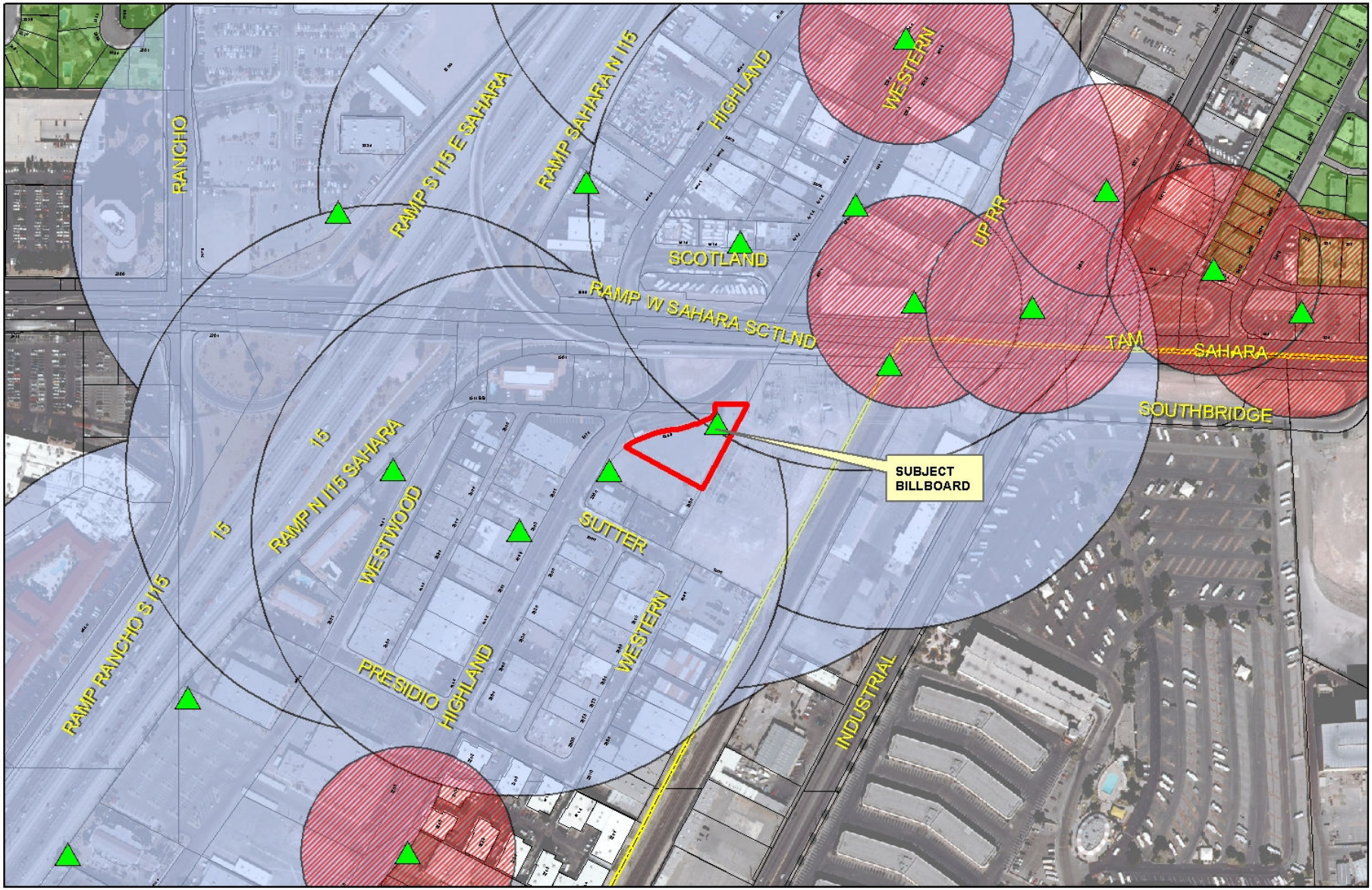
0 200 400 Feet

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

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: SEPTEMBER 23, 2010
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: APPLICANT: LAMAR CENTRAL OUTDOOR, LLC - OWNER: URBAN LAND NEVDA

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
RQR-39106	Staff recommends APPROVAL, subject to conditions:	N/A

** CONDITIONS **

RQR-39106 CONDITIONS

Planning and Development

1. This Special Use Permit (U-0265-94) shall be reviewed in three (3) years, at which time the City Council may require the Off-Premise 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 Sign be removed.

2. The Off-Premise 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 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 Sign.

4. If the existing Off-Premise Sign is voluntarily demolished, this Special Use Permit (U-0265-04) 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.

5. 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 Required Three Year Review of an approved Special Use Permit (U-0265-94) which allowed a 40-foot high, 14-foot x 48-foot Off-Premise Sign at 2550 Highland Drive. The Off-Premise Sign is in compliance with code requirements and the sign remains compatible with adjacent land uses. Therefore, staff is recommending approval with conditions. If denied the Off-Premise Sign would have to be removed.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
12/21/94	The City Council approved a request for a Special Use Permit (U-0265-94) for a 55-foot high, 14-foot by 48-foot Off-Premise Sign on this site, subject to a five-year review. The Board of Zoning Adjustment recommended approval.
02/16/00	The City Council approved a Five-Year Review [U-0265-94 (1)] on an approved Special Use Permit for a 40-foot high, 14-foot by 48-foot Off-Premise Sign, subject to a two-year review. The Planning Commission and staff recommended approval.
04/03/02	The City Council approved a Two-Year Review [U-0265-94 (2)] on an approved Special Use Permit for a 40-foot high, 14-foot by 48-foot Off-Premise Sign, subject to a two-year review. The Planning Commission and staff recommended approval.
07/07/04	The City Council approved a Two-Year Review (RQR-4243) on an approved Special Use Permit (U-0265-94) for a 40-foot high, 14-foot by 48-foot Off-Premise Sign, subject to a three-year review. The Planning Commission and staff recommended approval.
09/06/07	The City Council approved a Three-Year Review (RQR-22324) on an approved Special Use Permit (U-0265-94) for a 40-foot high, 14-foot by 48-foot Off-Premise Sign, subject to a two-year review. The Planning Commission and staff recommended approval.

Most Recent Change of Ownership	
05/03/01	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
01/25/95	A building permit (#95364890) was issued for the subject sign. The permit received a final inspection on 03/02/95.

Pre-Application Meeting
A pre-application meeting is not required, nor was one held.

Neighborhood Meeting
A neighborhood meeting is not required, nor was one held.

Field Check	
08/19/10	During a site visit conducted by staff it was noted that all conditions of approval have been met, and that the sign is maintained in good condition.

Details of Application Request	
Site Area	
Net Acres	0.80

Surrounding Property	***Existing Land Use Per Title 19.04***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	C (Commercial)	M (Industrial)
North	Right-of-Way	Right-of-Way	Right-of-Way
South	Undeveloped	LI/R (Light Industry/Research)	M (Industrial)
East	Utilities	PF (Public Facilities)	M (Industrial)
West	Offices	LI/R (Light Industry/Research)	M (Industrial)
	Hotel	C (Commercial)	

Master Plan Areas	*Yes*	*No*	*Compliance*
Master Plan Area		X	N/A
Special Purpose and Overlay Districts	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts			
A-O (Airport Overlay) District (175-foot)	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area	X		Y
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.14.100, the following standards apply:

Standards	***Code Requirement***	***Provided***	***Compliance***
Location	No Off-Premise Sign may be located within the public right-of-way. May not be located within the Off-Premise Sign Exclusionary Zone except in exempted areas	Not Located within the Exclusionary Zone	Y
Zoning	Off-Premise Signs are permitted in the C-1, C-2, C-M and M Zoning Districts only	Located within a M (Industrial) zoning district	Y
Area	No Off-Premise Signs shall have a surface area greater than 672 square feet, except that an embellishment of not to exceed five feet above the regular rectangular surface of the sign may be added if the additional area contains no more than 128 square feet.	672 SF	Y
Height	No higher than 40 feet from grade at the point of construction	Maximum height of 40 feet from grade	Y

Screening	All structural elements of an Off-Premise Sign to which the display panels are attached shall be screened from view.	Screened	Y
Off-Premise Sign	At least 750 feet to another Off Premise Sign	330 feet to another Off Premise Sign	N
Off-Premise Sign	At least 300 feet to the nearest property line of a lot in any "R" zoned district.	1,400 feet from "R" zoned property to the northeast.	Y
Other	All Off-Premise Signs shall be detached and permanently secured to the ground and shall not be located on property used for residential purposes.	Permanently secured to ground; no residential uses are located on the subject site	Y

Functional Classification of Street(s)	***Governing Document***	***Street Width (Feet)***	***Compliance with Street Section***
Secondary Collector – Highland Drive	Master Plan of Streets and Highways	80	Y

ANALYSIS

This is the fifth review of the subject Off-Premise Sign. The sign is located in an industrial area that is not anticipated to change in the near future. The sign has the required building permits with final inspections completed. It is noted that there are four other Off-Premise Signs within the 750-foot separation radius of the subject Off-Premise Sign. The subject site is located within the Airport Overlay District with a height limit of 175 feet and the existing Off-Premise Sign meets the height restrictions. The property is located within the Las Vegas Redevelopment Plan Area. The Plan presents a series of ideas and recommendations for revitalization which are designed to reduce and eliminate decline and deterioration, stimulate new investment, stabilize the tax base and maintain the viability of existing businesses. The compliance of the Las Vegas Redevelopment Plan Area does not apply for the Required Review of the Off-Premise Sign. The Off-Premise Sign is in compliance with code requirements, and staff is recommending approval with conditions.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 17

NOTICES MAILED 64

APPROVALS 0

PROTESTS 0

RG

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

RECEIVED
AUG 06 2010

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Required Review

Project Address (Location) 2550 Highland Drive

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

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

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

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

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

Additional Information Required Review for an existing billboard

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

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

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

E-mail Address lvlee@aol.com

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

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

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

E-mail Address snaftzger@lamar.com

REPRESENTATIVE Same as Applicant **Contact** _____

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

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

E-mail Address _____

Urban Land of Nevada

Property Owner Signature* By Theodore B. Lee

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

Print Name Theodore B. Lee, President

Subscribed and sworn before me

This 26th day of July, 2010.

_____

Notary Public in and for said County and State

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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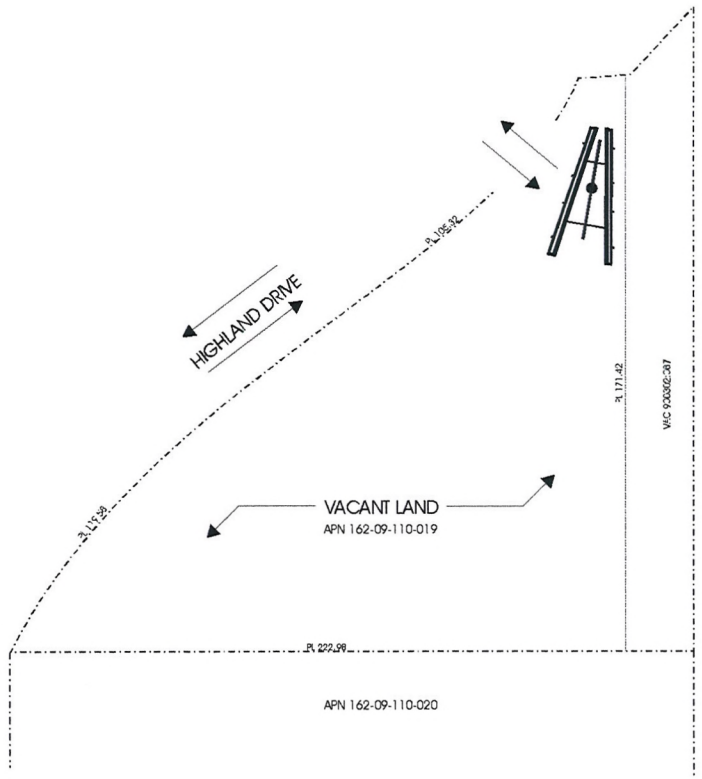
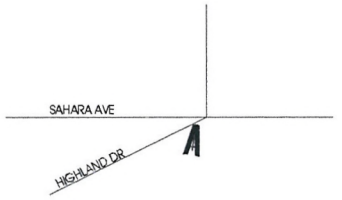


ELEVATION (NO SCALE)



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

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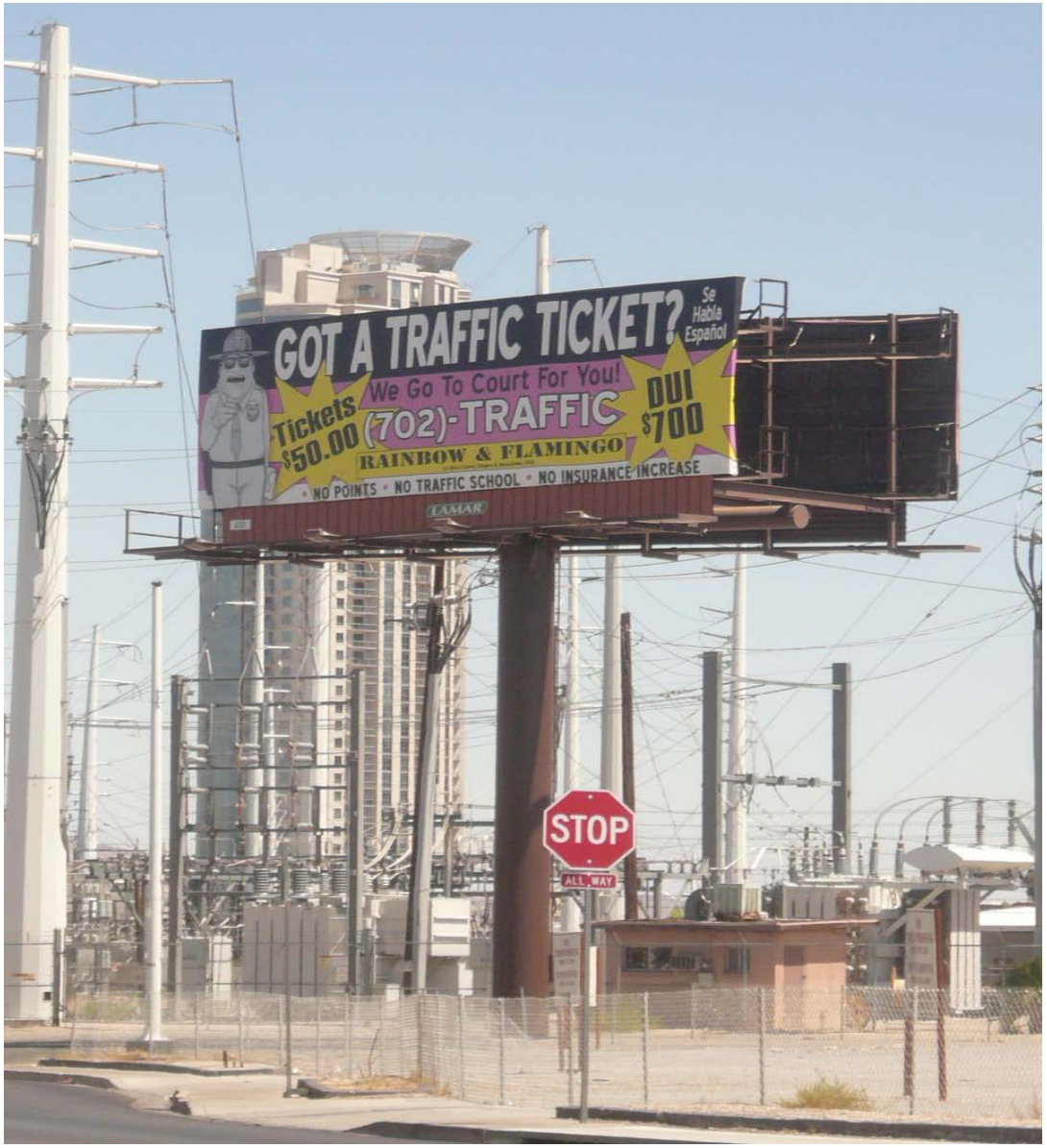
AUG 06 2010

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

RECEIVED
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

RECEIVED
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**

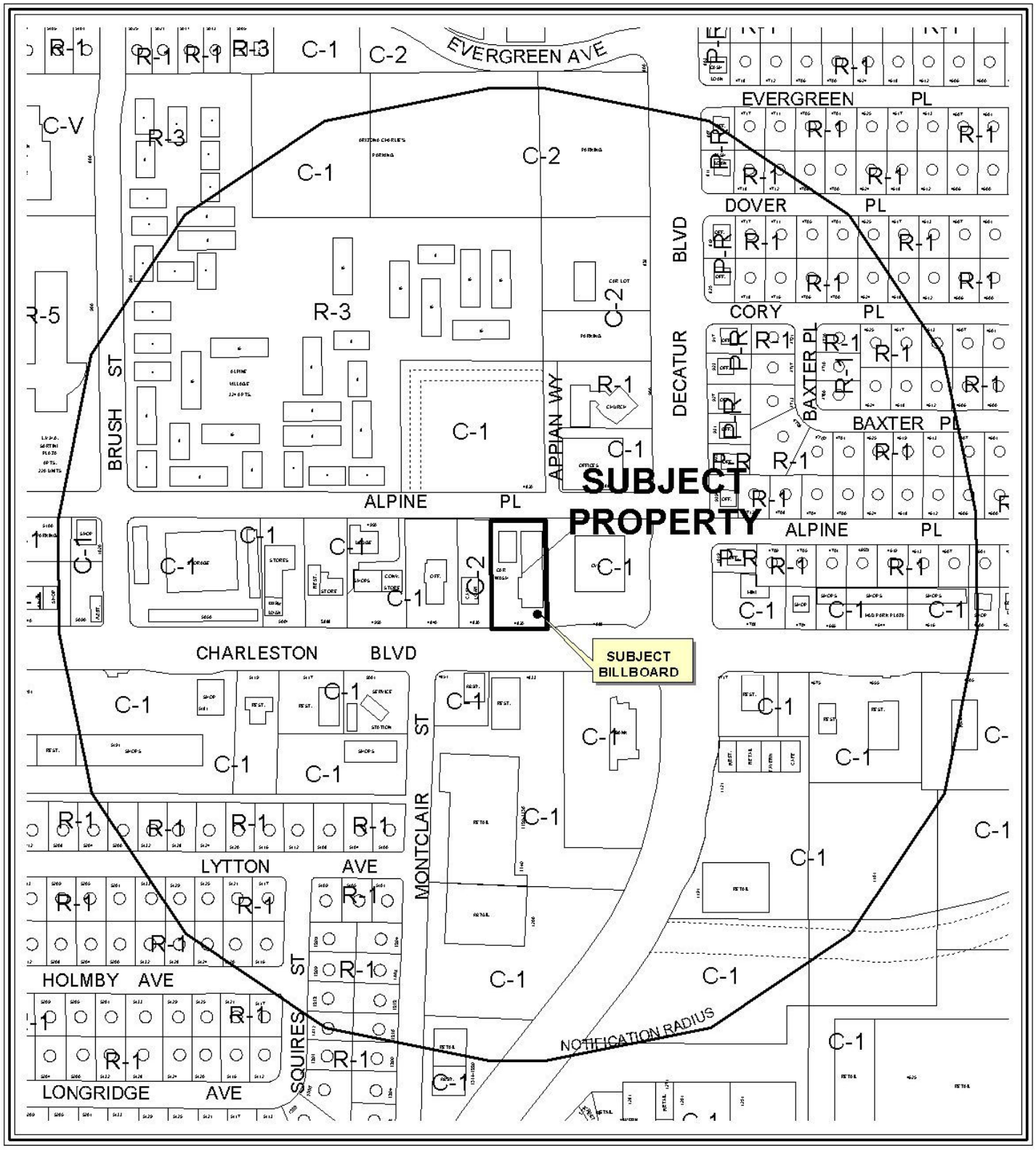
SUBJECT:
RQR-39107 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: LAMAR CENTRAL OUTDOOR, LLC - OWNER: CHARWEST, INC. - Required Review of a previously approved Special Use Permit (U-0262-94) FOR A 40-FOOT TALL, 14-FOOT X 48-FOOT OFF-PREMISE SIGN at 4820 West Charleston Boulevard (APN 138-36-804-008),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

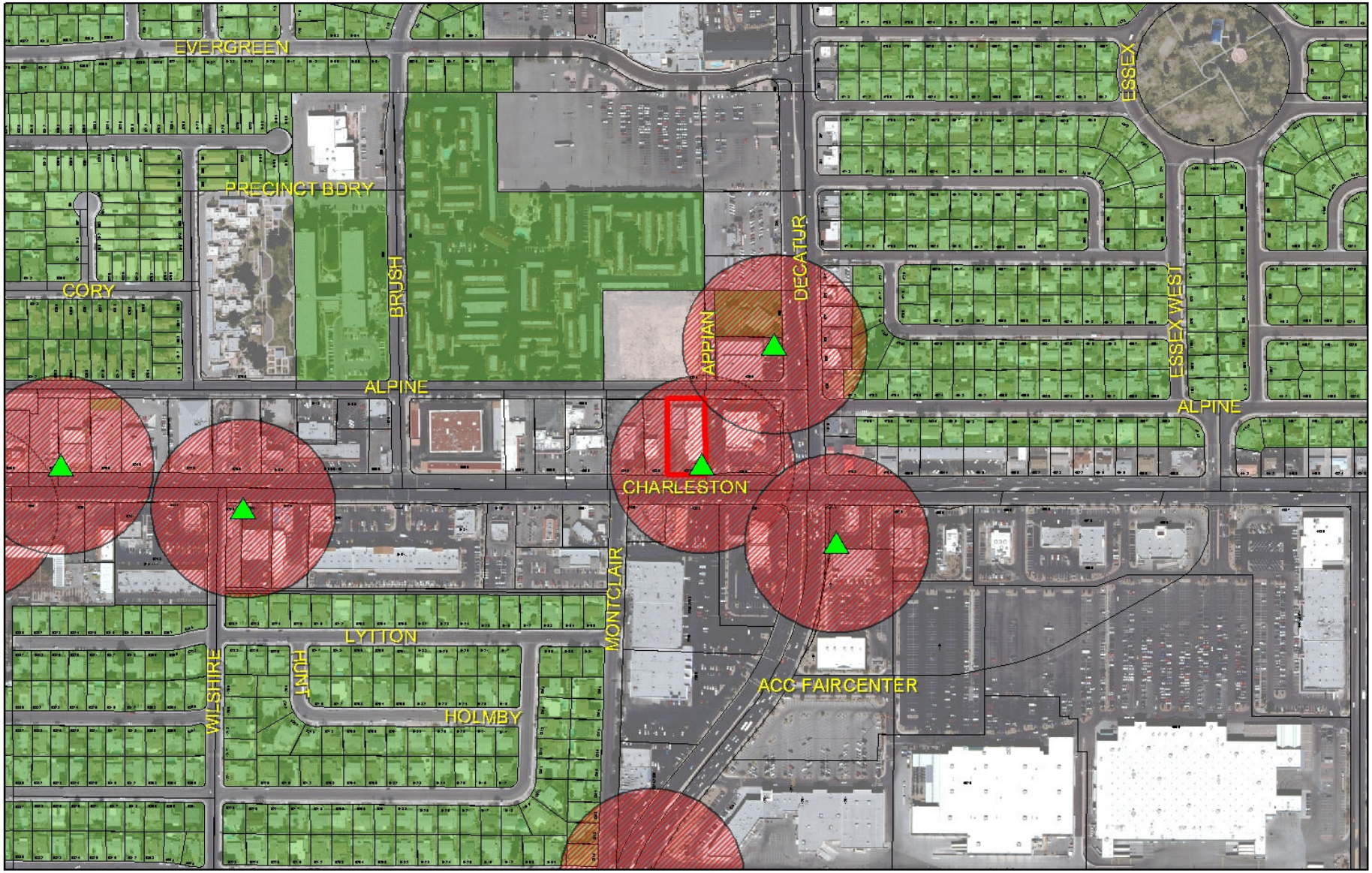
0 400 800 Feet

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

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: SEPTEMBER 23, 2010
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: APPLICANT: LAMAR CENTRAL OUTDOOR, LLC - OWNER: CHARWEST, INC.

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
RQR-39107	Staff recommends APPROVAL, subject to conditions:	N/A

** CONDITIONS **

RQR-39107 CONDITIONS

Planning and Development

1. This Special Use Permit (U-0262-94) shall be reviewed in three (3) years, at which time the City Council may require the Off-Premise 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 Sign be removed.

2. The Off-Premise 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 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 Sign.

4. If the existing off-premise sign is voluntary demolished, this Special Use Permit (U-0262-94) 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.

5. 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 Required Three Year Review of an approved Special Use Permit (U-0262-94) which allowed a 14-foot x 48-foot Off-Premise Sign at 4820 West Charleston Boulevard. The Off-Premise Sign is in compliance with code requirements and the sign remains compatible with adjacent land uses. Therefore, staff is recommending approval with conditions. If denied the Off-Premise Sign would have to be removed.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
12/21/94	The City Council approved a request for a Special Use Permit (U-0262-94) for a 40-foot tall, 14-foot by 48-foot Off-Premise Sign, subject to a five-year review. The Board of Zoning Adjustment recommended denial. Staff recommended approval.
02/16/00	The City Council approved a request for a Five-Year Review [U-0262-94(1)] on an approved Special Use Permit for a 40-foot tall, 14-foot by 48-foot Off-Premise Sign, subject to a two-year review. The Planning Commission and staff recommended approval.
04/03/02	The City Council approved a request for a Two-Year Review [U-0262-94(2)] on an approved Special Use Permit for a 40-foot tall, 14-foot by 48-foot Off-Premise Sign, subject to a two-year review. The Planning Commission and staff recommended approval.
07/07/04	The City Council approved a request for a Two-Year Review (RQR-4240) on an approved Special Use Permit for a 40-foot tall, 14-foot by 48-foot Off-Premise Sign, subject to a three year review. The Planning Commission and staff recommended approval.
09/05/07	The City Council approved a request for a Required Review (RQR-22322) on an approved Special Use Permit for a 40-foot tall, 14-foot by 48-foot Off-Premise Sign, subject to a three-year review. The Planning Commission approval and staff recommended denial.

Most Recent Change of Ownership	
08/21/00	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
01/13/95	A building permit (#95363554) was issued for the subject sign at 4820 West Charleston Boulevard. The building permit received a final inspection on 03/17/95.
02/10/95	A building permit (#95366744) was issued for the electrical service to the subject sign. The electrical permit received a final inspection on 03/17/95.

Pre-Application Meeting
A pre-application meeting is not required, nor was one held.

Neighborhood Meeting
A neighborhood meeting is not required, nor was one held.

Field Check	
08/19/10	During a site visit conducted by staff it was noted that all conditions of approval have been met, and that the sign is maintained in good condition.

Details of Application Request	
Site Area	
Net Acres	0.70

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Car Wash and Off-Premise Sign	GC (General Commercial)	C-2 (General Commercial)
North	Undeveloped	SC (Service Commercial)	C-1 (Limited Commercial)
South	Restaurants and Retail	SC (Service Commercial)	C-1 (Limited Commercial)
East	Retail	SC (Service Commercial)	C-1 (Limited Commercial)
West	Financial Institution, Specified	GC (General Commercial)	C-2 (General Commercial)

Master Plan Areas	*Yes*	*No*	*Compliance*
Master Plan Area		X	N/A
Special Purpose and Overlay Districts	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts			
A-O (Airport Overlay) District (175 feet)	X		Y
Trails		X	N/A
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

DEVELOPMENT STANDARDS

Pursuant to Title 19.14.100, the following standards apply:

Standards	***Code Requirement***	***Provided***	***Compliance***
Location	No Off-Premise Sign may be located within the public right-of-way. May not be located within the Off-Premise Sign Exclusionary Zone except in exempted areas	Not Located within the Exclusionary Zone	Y
Zoning	Off-Premise Signs are permitted in the C-1 (Limited Commercial), C-2 (General Commercial), C-M (Commercial/Industrial) and M (Industrial) Zoning Districts only	Located within a C-2 (General Commercial) zoning district	Y
Area	No Off-Premise Signs shall have a surface area greater than 672 square feet, except that an embellishment of not to exceed five feet above the regular rectangular surface of the sign may be added if the additional area contains no more than 128 square feet.	672 SF	Y
Height	No higher than 40 feet from grade at the point of construction	Maximum height of 40 feet from grade	Y
Screening	All structural elements of an Off-Premise Sign to which the display panels are attached shall be screened from view.	Screened	Y

Off-Premise Sign	At least 300 feet to another Off Premise Sign	465 feet to another Off Premise Sign	Y
Off-Premise Sign	At least 300 feet to the nearest property line of a lot in any "R" zoned district.	437 feet from "R" zoned property to the north.	Y
Other	All Off-Premise Signs shall be detached and permanently secured to the ground and shall not be located on property used for residential purposes.	Permanently secured to ground; no residential uses are located on the subject site.	Y

Functional Classification of Street(s)	***Governing Document***	***Street Width (Feet)***	***Compliance with Street Section***
Primary Arterial - Charleston Boulevard	Master Plan of Streets and Highways	100	Y

ANALYSIS

This is the fifth review of the subject Off-Premise Sign which is located on a property that is used as a car wash. The sign has the required building permits with final inspections completed. The Off-Premise Sign faces Charleston Boulevard, a 100-foot Primary Arterial. The area is primarily commercial in nature with the nearest residential uses buffered by right-of-way and commercial development. The applicant indicated that a large plastic owl is installed inside the sign as a bird deterrent. The subject site is located within the Airport Overlay District with a height limit of 175 feet and the existing Off-Premise Sign meets the height restrictions. The Off-Premise Sign is in compliance with code requirements, and it is compatible with surrounding areas; therefore, staff is recommending approval with conditions.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 19

NOTICES MAILED 131

APPROVALS 0

PROTESTS 0

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

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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.

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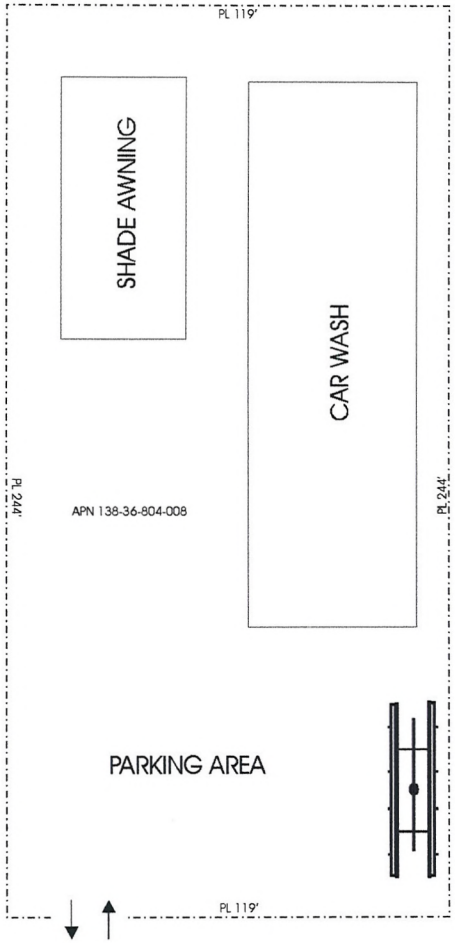
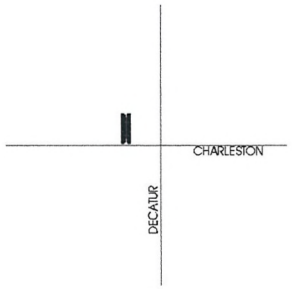


EXISTING 40' TALL
OFF-PREMISE
SIGN

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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RQR-39107 WEST FACE

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AUG 06 2010

RQR-39107 EAST FACE

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

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

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

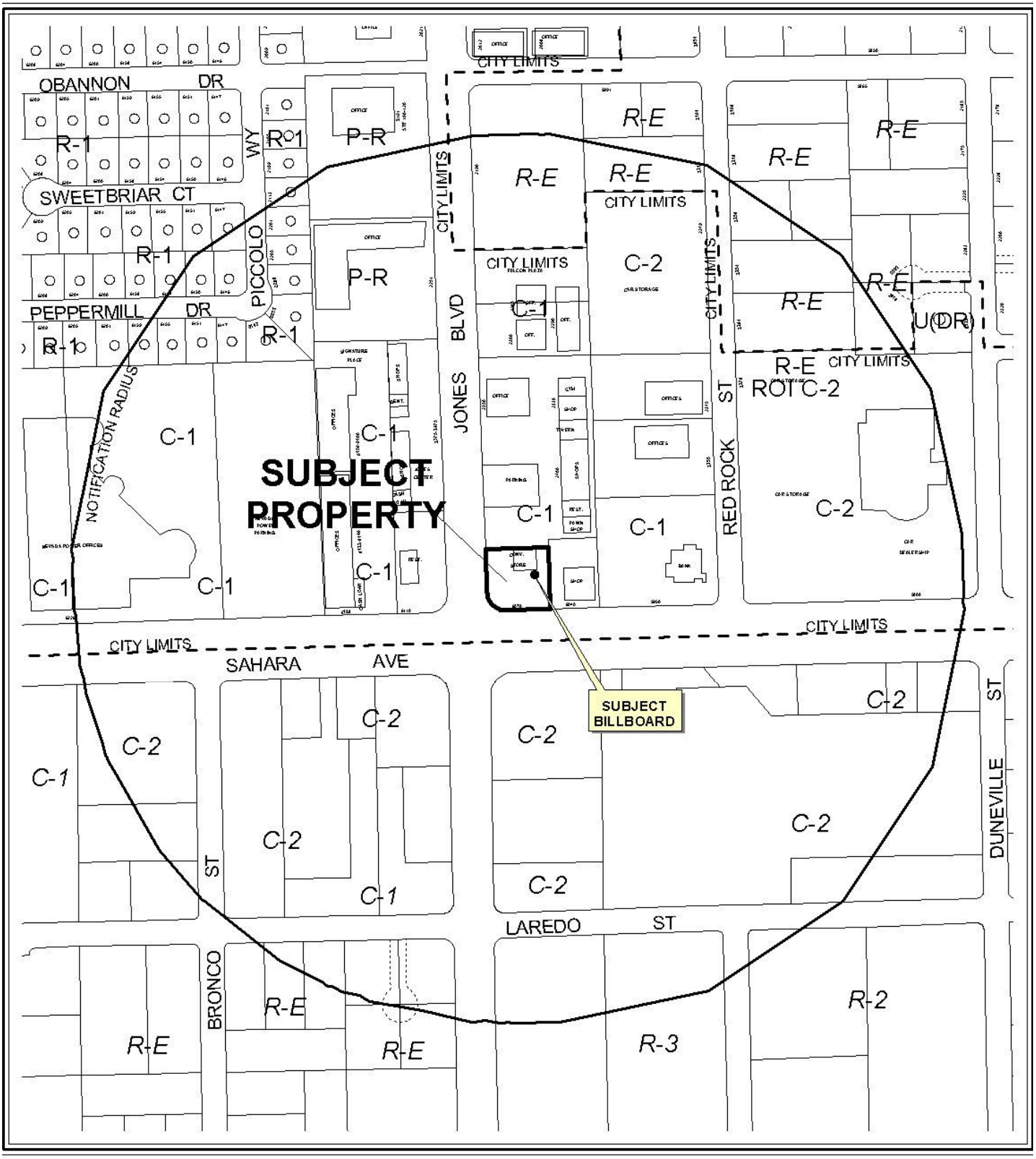
SUBJECT:
RQR-39215 - REQUIRED THREE YEAR REVIEW - PUBLIC HEARING - APPLICANT: LAMAR CENTRAL OUTDOOR, LLC - OWNER: 7-ELEVEN, INC. - Required Review of a previously approved Special Use Permit (U-0315-94) FOR A 40-FOOT TALL, 14-FOOT X 48-FOOT OFF-PREMISE SIGN at 6070 West Sahara Avenue (APN 163-01-401-010),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

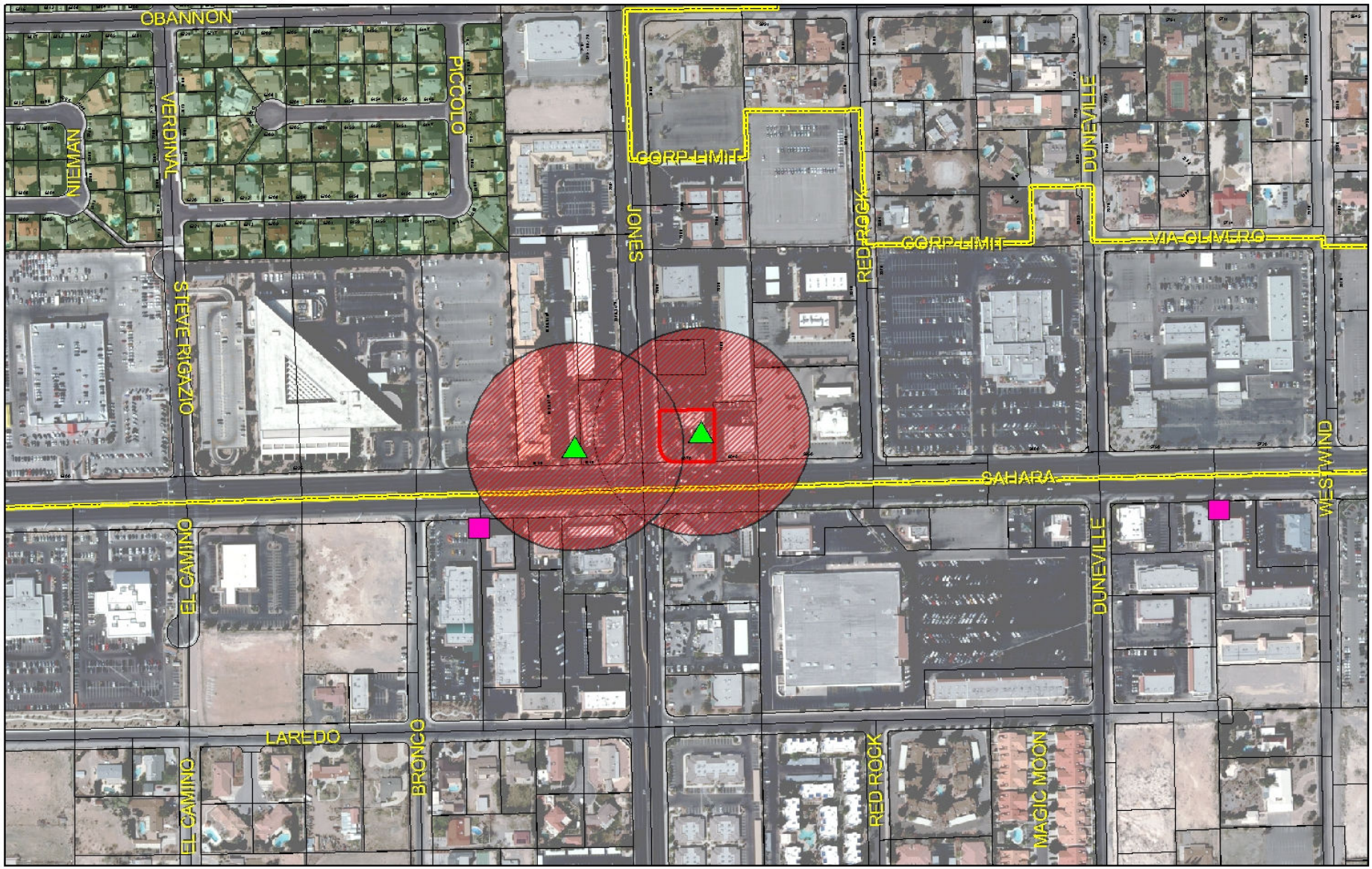
CASE: **RQR-39215**

RADIUS: 1000 FT

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

0 300 600 Feet

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

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: SEPTEMBER 23, 2010
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: APPLICANT: LAMAR CENTRAL OUTDOOR, LLC - OWNER: 7-ELEVEN, INC.

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
RQR-39215	Staff recommends APPROVAL, subject to conditions:	

** CONDITIONS **

RQR-39215 CONDITIONS

Planning and Development

1. Conformance to the conditions of approval of Special Use Permit (U-0315-94) and all subsequent reviews except as amended herein.

2. This Special Use Permit (U-0315-94) shall be placed on an agenda closest to September 23, 2013 at which time the City Council may require cessation of the use. The applicant shall be responsible for the notification costs of the review failure to pay the City for these costs may result in termination of use.

3. If the existing Off-Premise Sign is voluntarily demolished, this Special Use Permit (U-0315-94) shall be expunged and a new Off-Premise Sign shall not be permitted in the same location unless a new Special Use Permit is approved for the new structure.

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 Sign.

5. 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 Required Review of a previously approved Special Use Permit (U-0315-94) for a 40-foot tall, 14-foot by 48-foot Off-Premise Sign located at 6070 West Sahara Avenue. A building permit (#95374861) was issued on 04/26/95 for the installation of an Off-Premise Sign at 6070 West Sahara Avenue with an approved final inspection on 10/12/95. The sign meets current codes and nothing has changed in the area that would render the sign incompatible with nearby land uses; therefore, staff has no objection to the continued use of the sign and is recommending approval. If denied, the Special Use Permit for the Off-Premise Sign would require the sign to be removed.

ISSUES

- This is the fifth Required Review of Special Use Permit (U-0315-94). The last Required Review (RQR-22271) was approved by City Council in 2007, subject to a three-year review.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
01/18/95	The City Council approved a Special Use Permit (U-0315-94) for one 672 square foot (14 foot x 48 foot), 40 foot high off-premise sign on the site, subject to a five year review.
03/01/00	The City Council approved a Required Five Year Review [U-0315-94 (1)] for one 672 square foot (14 foot x 48 foot), 40 foot high off-premise sign on the site, subject to a two-year review. The Planning Commission and staff recommended approval.
05/01/02	The City Council approved the appeal from the denial by the Planning Commission on a required two-year review of a Special Use Permit [U-0315-94 (2)], which allowed a 40-foot high, 14 x 48 foot off-premise sign. The Planning Commission recommended denial and staff recommended approval.
07/07/04	The City Council approved a Required Two Year Review (RQR-4238) of an approved Special Use Permit (U-0315-94) for one 672 square foot (14 foot x 48 foot), 40 foot high off-premise sign on the site, subject to a two-year review. The Planning Commission and staff recommended approval.

09/05/07	The City Council approved a Required Two Year Review (RQR-22271) of an approved Special Use Permit (U-0315-94) for one 672 square foot (14 foot x 48 foot), 40 foot high off-premise sign on the site, subject to a three-year review. The Planning Commission and staff recommended approval.

Most Recent Change of Ownership	
12/30/85	A deed was recorded for a change in ownership to 7-Eleven Corporation.

Related Building Permits/Business Licenses	
04/26/95	A building permit (#95374861) was issued for the subject sign. A final inspection was conducted on 10/12/95.

Pre-Application Meeting
A pre-application meeting is not required for this type of application, nor was one held.

Neighborhood Meeting
A neighborhood meeting is not required for this type of application, nor was one held.

Field Check	
08/19/10	Staff conducted a field check of the subject property. The property was found to be well maintained. The Off-Premise sign was in good repair.

Details of Application Request	
Site Area	
Net Acres	0.50 acres

Surrounding Property	***Existing Land Use Per Title 19.04***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Convenience Store/Gas Station	SC (Service Commercial)	C-1 (Limited Commercial)
North	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
South	Convenience Store/Gas Station	Unincorporated Clark Co.	Unincorporated Clark Co.

YK

East	General Retail	SC (Service Commercial)	C-1 (Limited Commercial)
West	Restaurant	SC (Service Commercial)	C-1 (Limited Commercial)

Special Purpose and Overlay Districts	*Yes*	*No*	*Compliance*
Special Purpose and Overlay Districts		X	
Trails		X	N/A
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

DEVELOPMENT STANDARDS

Standards	*Code Requirement*	*Provided*	*Compliance*
Location	No Off-Premise Sign may be located within public right-of-way	Sign is not located in public right-of-way	Y
Zoning	Off-Premise Signs are permitted in C-1, C-2, C-M, and M zoning districts only.	The sign is located in a C-1 zone	Y
Area	No Off-Premise Sign shall have a surface area greater than 672 square feet, except that an embellishment of not to exceed five feet above the regular rectangular surface of the sign may be added if the additional area contains no more than 128 square feet.	The sign is 672 square feet in size; no embellishment.	Y
Height	No higher than 40 feet from grade at the point of construction: may be raised to a maximum of 55 feet with approval of the City Council if significantly obscured from view of travel lanes.	Sign is 40 feet tall.	Y
Screening	All structural elements of an Off-Premise Sign to which the display panels are attached shall be screened from view.	Structural elements of the sign are screened from public view.	Y

Distance Separation from another Off-Premise Sign	Must be 300 feet between Off-Premise Signs unless along a freeway and then it must be at least 750 feet separation.	This sign is located 335 feet from the nearest Off-Premise Sign and is not along US-95.	Y
Other	All Off-Premise Signs shall be detached and permanently secured to the ground and shall not be located on property used for residential purposes.	Sign is permanently secured to the ground and is located on commercially zoned property.	Y

ANALYSIS

This is the fifth review of the subject Off-Premise Sign. The Off-Premise Sign is located in an area that is not experiencing significant change at this time. The Off-Premise Sign is in good condition. Approval of this request is recommended with an additional review in three years.

FINDINGS

The Off-Premise Sign is located in a C-1 (Limited Commercial) zoning district and meets the distance requirements from other Off-Premise Signs and from residentially zoned properties. The Off-Premise Sign meets all current Title 19 sign standards, has a final inspection completed on a building permit and is in good condition. Therefore, staff has no objection to the continued use of the Off-Premise Sign and recommends approval with another review in three years. Conformance to the conditions of approval of the Special Use Permit (U-0315-94) and all subsequent reviews shall be required.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 4

NOTICES MAILED 149

APPROVALS 0

PROTESTS 0

YK

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

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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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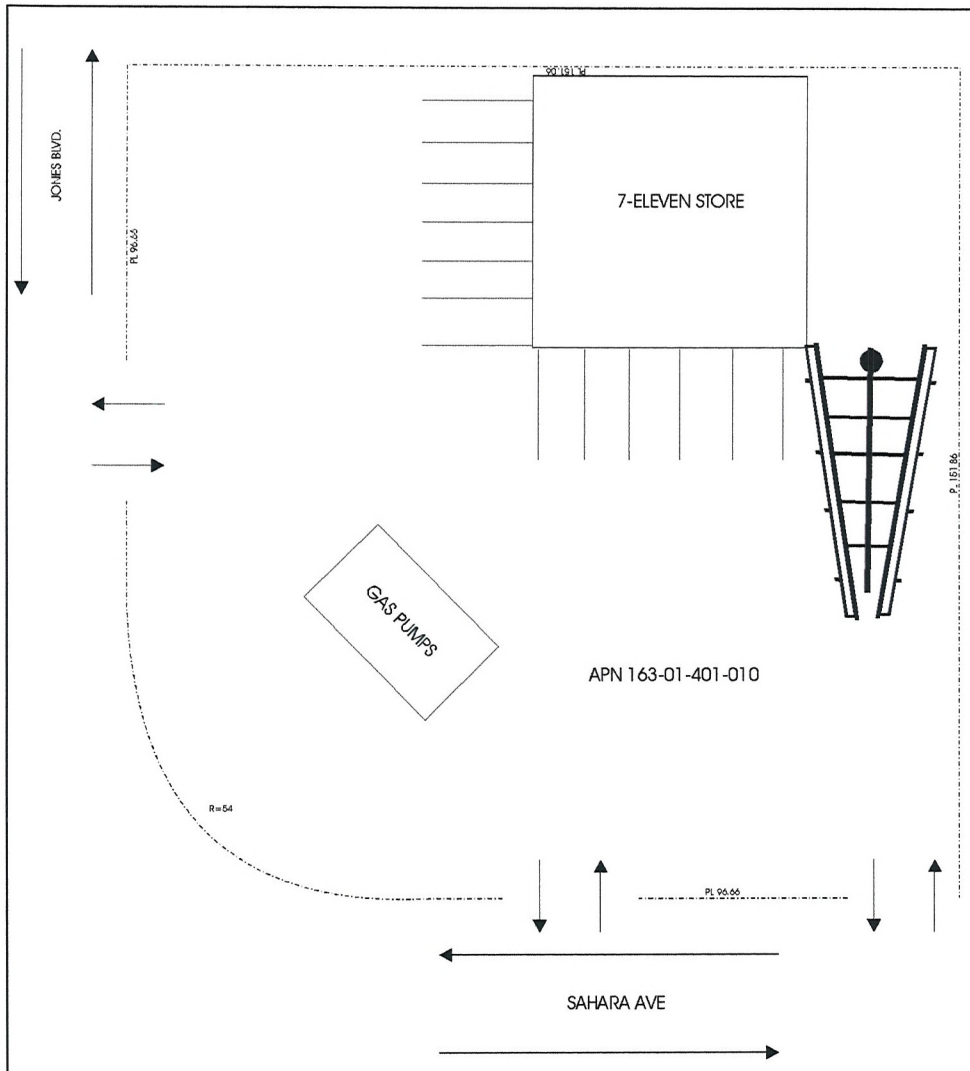
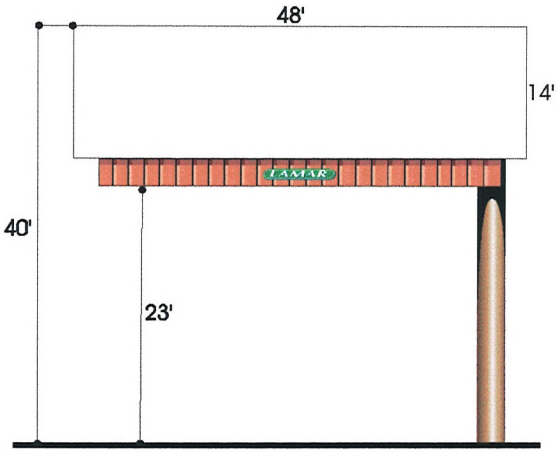
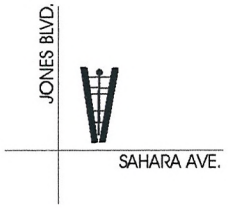




ELEVATION (NO SCALE)



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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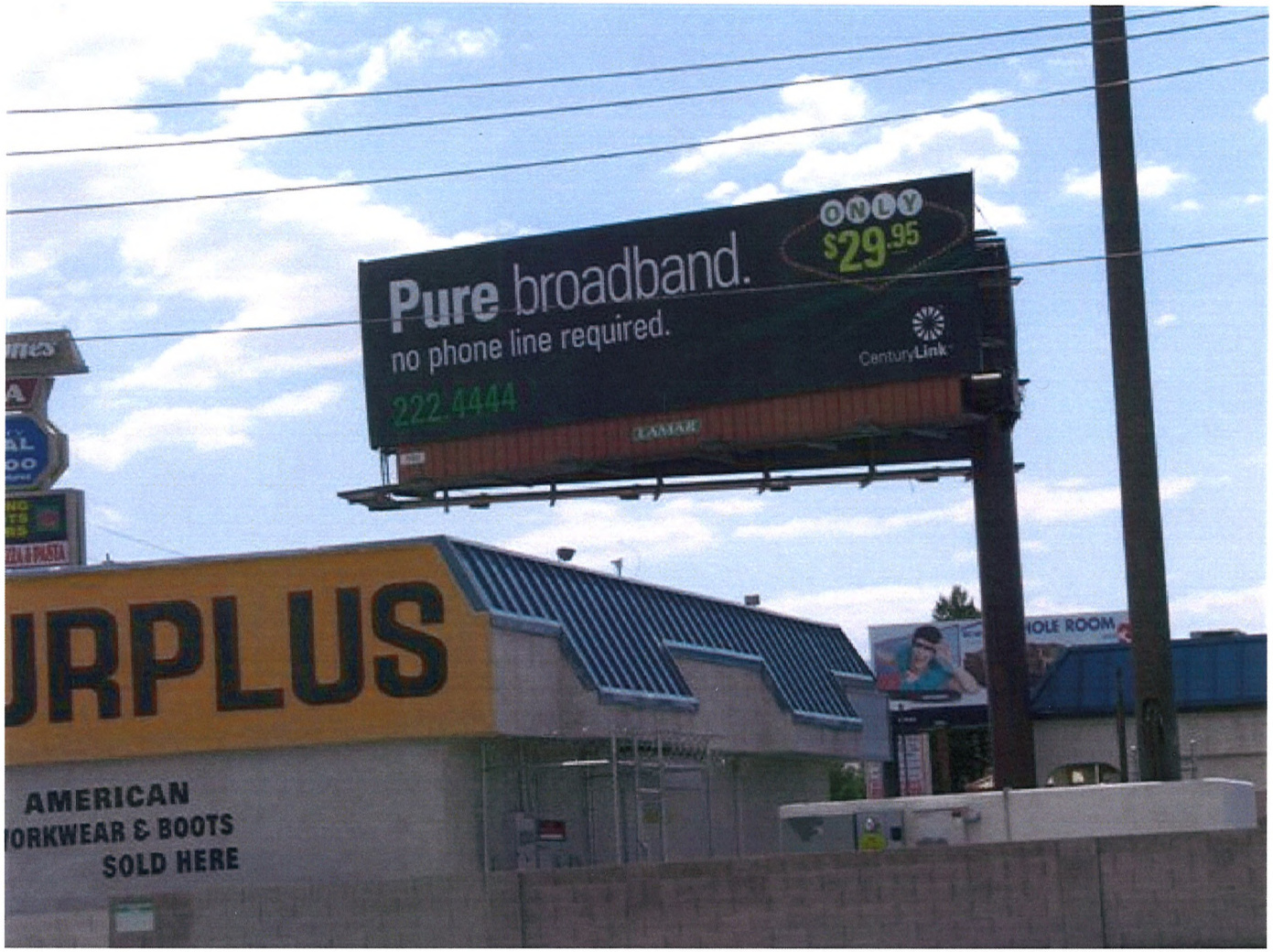
AUG 17 2010



RQR-22271 EAST FACE

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RQR-39215

RQR-22271 WEST FACE

RQR-39215

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AUG 17 2010

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.

RECEIVED

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

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18112-001-6/04

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AUG 17 2010

RQR-39215

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

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

Sincerely,

Stacey Campbell

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

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

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

RECEIVED
AUG 17 2010

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**

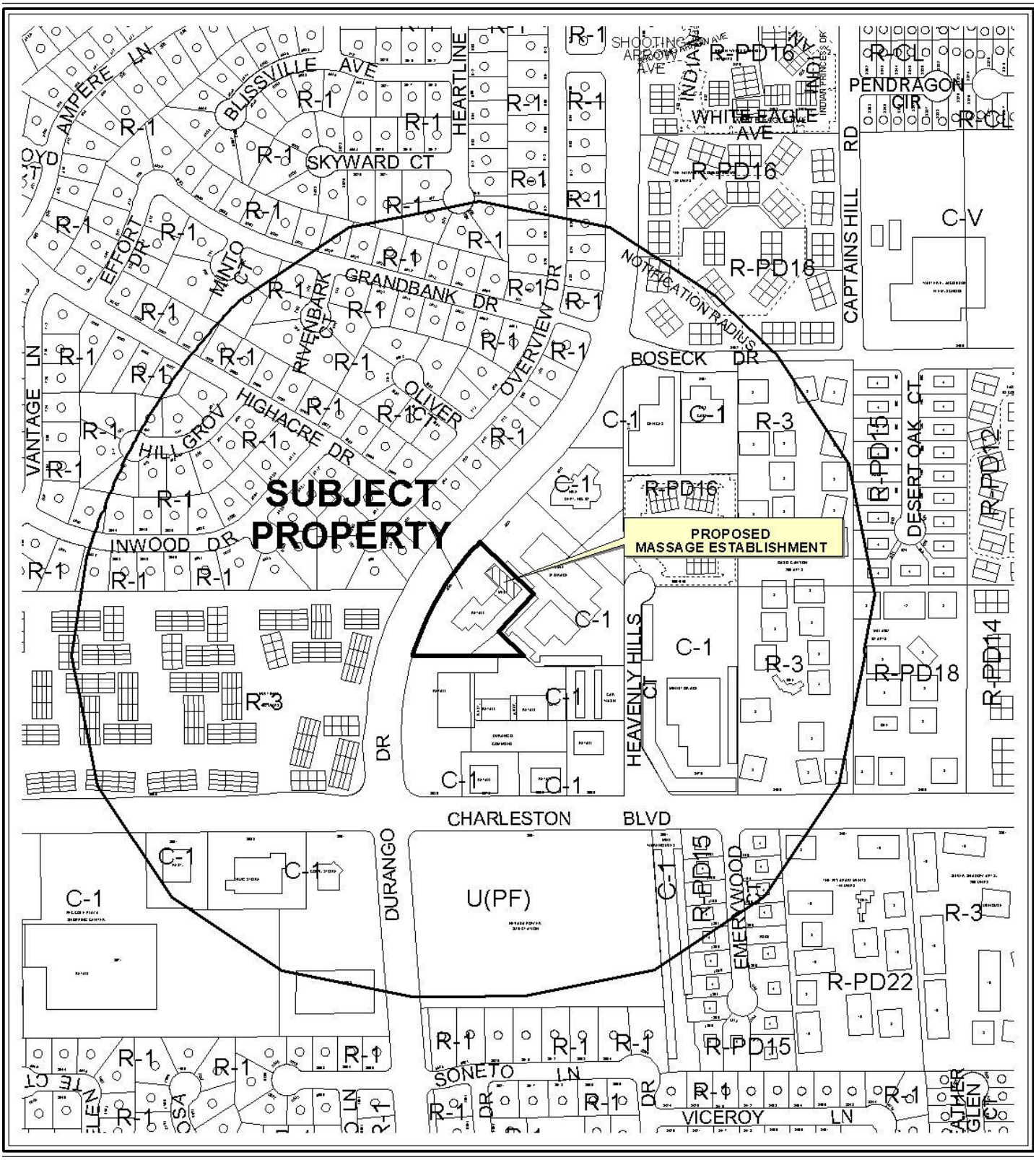
SUBJECT:
SUP-39104 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: PHOENIX PHYSICAL THERAPY AND LONGEVITY CENTER - OWNER: SHINHAN E AND C AMERICA, INC. - Request for a Special Use Permit TO ADD A MASSAGE ESTABLISHMENT USE WITHIN AN EXISTING 3,504 SQUARE-FOOT MEDICAL OFFICE WITH A WAIVER TO ALLOW A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



0 300 600 Feet

CASE: **SUP-39104**

RADIUS: 1000 FT

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

N

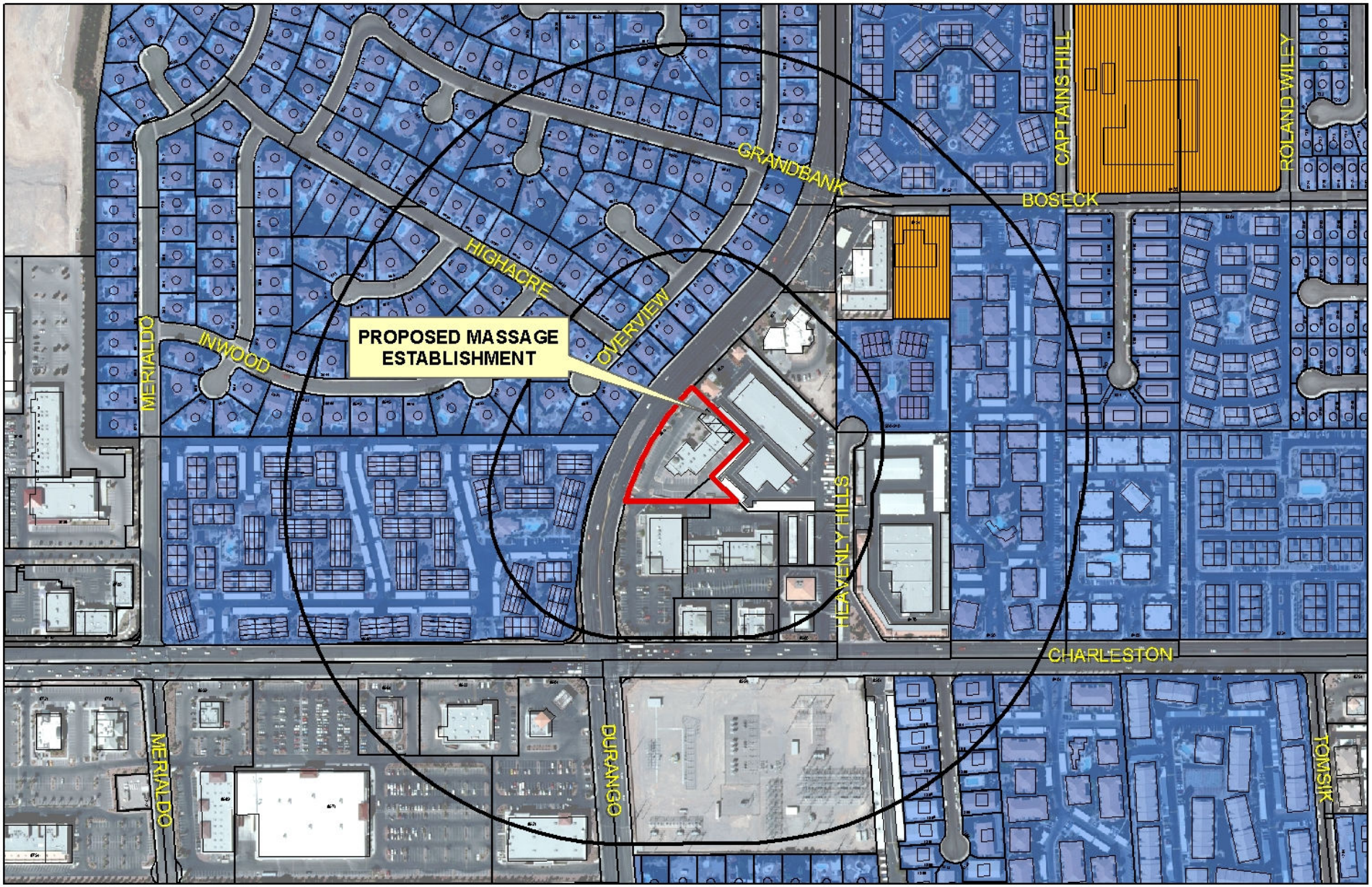
0 300 600 Feet

CASE: **SUP-39104**

RADIUS: 1000 FT

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

N



SUP-39104
Massage Establishment

Business Licenses

- Massage Establishment
- Child Care/ Children Facility

Protected Landuses

- RELIGIOUS
- CITY PARKS
- SCHOOLS

- Subject Property
- Residential Property
- 400' & 1000' Buffer

0 235 470 940 Feet

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: SEPTEMBER 23, 2010
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: APPLICANT: PHOENIX PHYSICAL THERAPY AND LONGEVITY CENTER - OWNER: SHINHAN E AND C AMERICA, INC.

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-39104	Staff recommends APPROVAL, subject to conditions:	N/A

** CONDITIONS **

SUP-39104 CONDITIONS

Planning and Development

1. Conformance to all Minimum Requirements under LVMC Title 19.04.010 for a Massage Establishment use.

2. Conformance to the approved conditions for Rezoning (Z-0034-81), Variance (VAR-11970) and Site Development Plan Review (SDR-1049).

3. 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.

4. All signage shall conform to Title 19 standards. Sign permits shall be obtained for all unpermitted signage within 30 days of final approval, or removed.

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

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

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Special Use Permit for a Massage Establishment use in conjunction with an existing 3,504 square-foot Medical Office located at 950 South Durango Drive, Suite # 120. The Massage Establishment use is required for licensing of therapists providing care for patients; therefore, the use can be conducted in a manner that is harmonious and compatible with surrounding uses, and staff recommends approval with conditions. If this application is denied, the proposed Massage Establishment use cannot be located within the existing Medical Office, nor can a business license be obtained for the use at this location.

ISSUES

- A Massage Establishment use is permitted in the C-1 (Limited Commercial) zoning district with the approval of a Special Use Permit.
- The applicant is requesting a waiver of Title 19.04.010 to allow a 100-foot distance separation from a residential use where 400 feet is required.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
05/20/81	The City Council approved a Rezoning (Z-0034-81) from N-U (Non-Urban) to C-1 (Limited Commercial) at 950 South Durango Drive, which was part of a larger rezoning request. The Planning Commission recommended approval.
11/17/02	The Planning Commission approved a Site Development Plan Review (SDR-1049) and a reduction of the perimeter landscape requirements for a 13,558 square foot retail/commercial building on 1.59 acres located adjacent to the east side of Durango Drive, approximately 450 feet north of Charleston Boulevard. The Planning Commission and staff recommended approval.
04/13/06	The Planning Commission approved a Review of Condition (ROC-11971) #5 of an approved Site Development Plan Review (SDR-1049) which required the sign area on the bell/sign tower to be limited to the area indicated on the submitted building elevations at 950 South Durango Drive. Staff recommended denial.
04/13/06	The Planning Commission approved a Variance (VAR-11970) to allow a one foot setback where five feet is the minimum required for an existing sign at 950 South Durango Drive. Staff recommended denial.

Most Recent Change of Ownership	
04/03/08	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
11/18/03	A building permit (03024486) was issued for rough grading at 950 South Durango Drive. The permit was never finaled.
12/18/03	A building permit (03026778) was issued for on-sites at 950 South Durango Drive. The permit was never finaled.
12/18/03	A building permit (03026777) was issued for a Bell Tower at 950 South Durango Drive. The permit was never finaled.
12/18/03	A building permit (03026776) was issued for the Shell Building Certificate of Completion at 950 South Durango Drive. The permit was finaled on 06/22/06.
03/21/06	A building permit (06002188) was issued for a Tenant Improvement for Certificate of Occupancy at 950 South Durango Drive, Suite # 120. The permit was finaled on 07/01/06.
10/10/07	A business license (P05-00402) for Pet Boarding/Sales was issued at 950 South Durango Drive, Suite # 120. The license was marked out of business 09/15/09.
06/04/10	A building permit (162218) was issued for a Tenant Improvement for Certificate of Occupancy at 950 South Durango Drive, Suite # 120. The permit was finaled on 07/19/10.
08/02/10	A business license (Q07-01828) for a Medical Firm was issued at 950 South Durango Drive, Suite # 120. The license is still active.

Pre-Application Meeting	
07/28/10	A pre-application meeting was held with the applicant where the submittal requirements for a Special Use Permit were discussed.

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

Field Check	
08/19/10	Staff conducted a field check and noted a well maintained Retail and Medical Office complex, with one unpermitted banner on the Medical Office.

Details of Application Request	
Site Area	
Net Acres	1.59

Surrounding Property	***Existing Land Use Per Title 19.04***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Medical Office / Retail	SC (Service Commercial)	C-1 (Limited Commercial)
North	Mini-Storage	SC (Service Commercial)	C-1 (Limited Commercial)
South	Retail	SC (Service Commercial)	C-1 (Limited Commercial)
East	Mini-Storage	SC (Service Commercial)	C-1 (Limited Commercial)
West	Single Family Residence / Condominium	L (Low Density Residential) / M (Medium Density Residential)	R-1 (Single Family Residential) / R-3 (Medium Density Residential)

Master Plan Areas	***Yes***	***No***	***Compliance***
Master Plan Area		X	N/A
Special Purpose and Overlay Districts	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts		X	N/A
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

DEVELOPMENT STANDARDS

Functional Classification of Street(s)	***Governing Document***	***Street Width (Feet)***	***Compliance with Street Section***
Durango Drive-Primary Arterial	Master Plan of Streets and Highways	100 feet	Y

Pursuant to Title 19.04 and 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	
Office, Medical	2,000 SF 1,504 SF	1/200 SF 1/175 SF	10 9				
Office, Dental	1,750 SF	1/200 SF	9				
General Retail	8,510 SF	1/175 SF	49				
TOTAL SPACES REQUIRED			77		75		N
Regular and Handicap Spaces Required			73	4	71	4	N

Waivers		
Requirement	***Request***	***Staff Recommendation***
400-foot distance separation from any parcel zoned for residential use.	To allow a 100-foot distance separation from any parcel zoned for residential use.	Approval

ANALYSIS

A Massage Establishment use is defined by Title 19.20.020 as "a facility which is occupied and used for the purpose of practicing massage therapy as defined in LVMC Chapter 6.52. The term does not include the use accessory massage as defined in this Title." The applicant is requesting a Waiver to allow a 100-foot distance separation from a residential use where 400 feet is required. As the proposed use will be conducted in conjunction with a medical office providing physical therapy, staff can support the Waiver request. An existing bike route runs along the west property line on Durango Drive as designated by the Master Plan Transportation Trails Element, which does not impact the subject site.

The proposed massage establishment use will be operated in conjunction with an existing medical office providing physical therapy in existing treatment rooms. The Massage Establishment use is required for licensing of employees who provide care as a result of changes to NRS in 2009. As there are no rooms that are devoted exclusively to the provision of massage services, parking for the location remains unchanged and calculated for an Office, Medical use. The subject site is currently parking impaired by two spaces for the current uses within the commercial center. Future tenanting of the center will be limited by available parking, and a Variance shall be required for any proposed use that results in an increased parking requirement.

FINDINGS (SUP-39104)

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 Massage Establishment use can be conducted in a manner that is harmonious and compatible with the existing surrounding commercial uses. The proposed use will be operated in conjunction with the existing Medical Office.

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

   The subject site has sufficient on-site for parking as the proposed use requires no additional parking. It is physically suitable for the proposed Massage Establishment 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.**

   Access to the subject is provided by Durango Drive. This street is capable of accommodating the traffic flow created by the site and the 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.**

   If approved, the proposed use on this site will be subject to periodic inspection by regulatory agencies for business licensing and environmental health, and it will therefore not compromise the public health, safety and welfare, or the overall objectives of the General Plan.

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

   The proposed Massage Establishment use meets all applicable conditions of Title 19.04, with the exception of the requested Waiver to allow a 100-foot distance separation from a residential use where 400 feet is required. Staff supports the requested Waiver as the use will be operated in conjunction with a medical office.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 14

NOTICES MAILED 717

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: Shinhan E + C America Inc

Name of Applicant: _____

Name of Representative: Barbara Holland

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Barbara Holland

Print Name: Barbara Holland

authorized agent

Subscribed and sworn before me

This 28th day of July, 2010

Notary Public in and for said County and State

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

RECEIVED
AUG 05 2010

Revised 11-14-06

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

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Massage Establishment

Project Address (Location) 950 S. Durango Suite 120

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

Assessor's Parcel #(s) 138328/6006 **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 P 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.

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, PLATES, 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 5/8 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

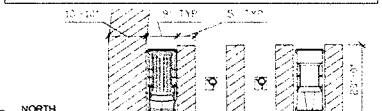
1. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR VARIATIONS TO PLANS BETWEEN BID PROCESS AND FINALIZED APPROVED DOCUMENTS RELEASED FOR CONSTRUCTION. ADDITIONS AND ALTERATIONS MAY BE MADE BETWEEN RELEASE OF BID DOCUMENTS AND FINALIZED CONSTRUCTION DOCUMENTS.
2. DESIGNS HAVE BEEN COMPLETED USING THE CODE STATED 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 INFORMATION.
12. ALL INSPECTIONS REQUIRED BY THE BUILDING CODES, LOCAL BUILDING OFFICIALS, OR BY THESE PLANS SHALL BE PROVIDED BY AN INDEPENDENT INSPECTION COMPANY OR, THE BUILDING DEPARTMENT. INSPECTION REQUIREMENTS STATED HEREIN ARE PARTIAL. COMPLETE INSPECTION REQUIREMENTS SHALL BE AS DIRECTED BY THE LOCAL BUILDING DEPARTMENT. 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 EXCAVATION, SLOPE, SHEETWORK OR CONSTRUCTION DEWATERING SYSTEMS. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR THE SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.

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 - 2005 NEC - 2006 UMC - 2006 UPC - 2003 ICC/ANSI - A117.1 - NFPA 13
Roof Load	- Live (PSF): 20
	Dead (PSF): 14 total
Floor Load	- Live (PSF) 40
	Dead (PSF) 20 total
Wind Load	- 90 MPH basic speed
	Exposure B

1 ENTIRE SHEET REVISED

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

NORTH

1 EXISTING SITE PLAN
Scale: 1/32" = 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, 6-15-2010

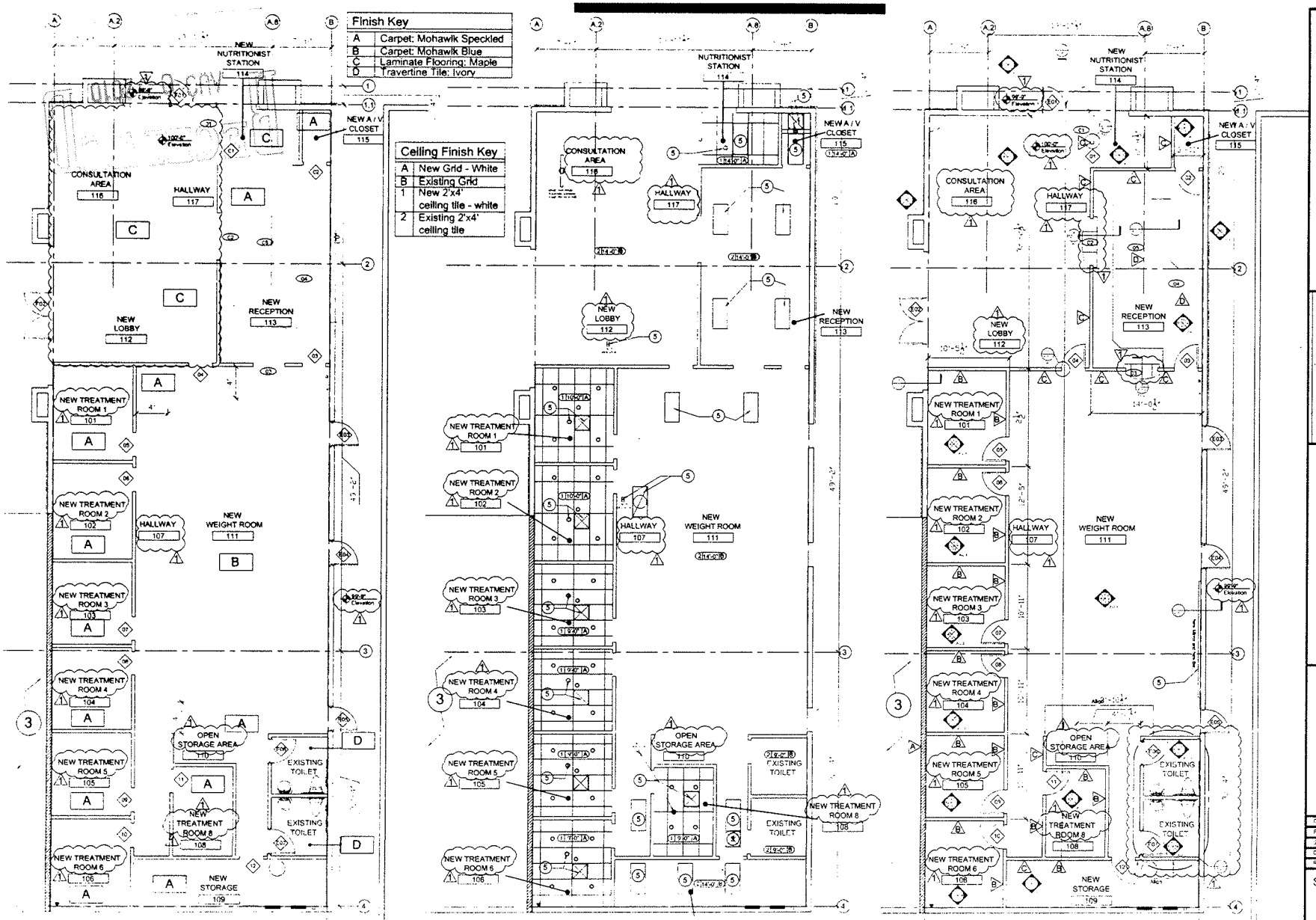
Sheet Number:
A-0.0

AUG 0 5 2010

SUP-39104

Finish Key	
A	Carpet: Mohawk Speckled
B	Carpet: Mohawk Blue
C	Laminate Flooring: Maple
D	Travertine Tile: Ivory

Ceiling Finish Key	
A	New Grid - White
B	Existing Grid
1	New 2'x4' ceiling tile - white
2	Existing 2'x4' ceiling tile



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

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

NORTH

1 PROPOSED PLAN
Scale: " = 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

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AUG 0 5 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

RECEIVED
AUG 05 2010
SUP-39104

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**

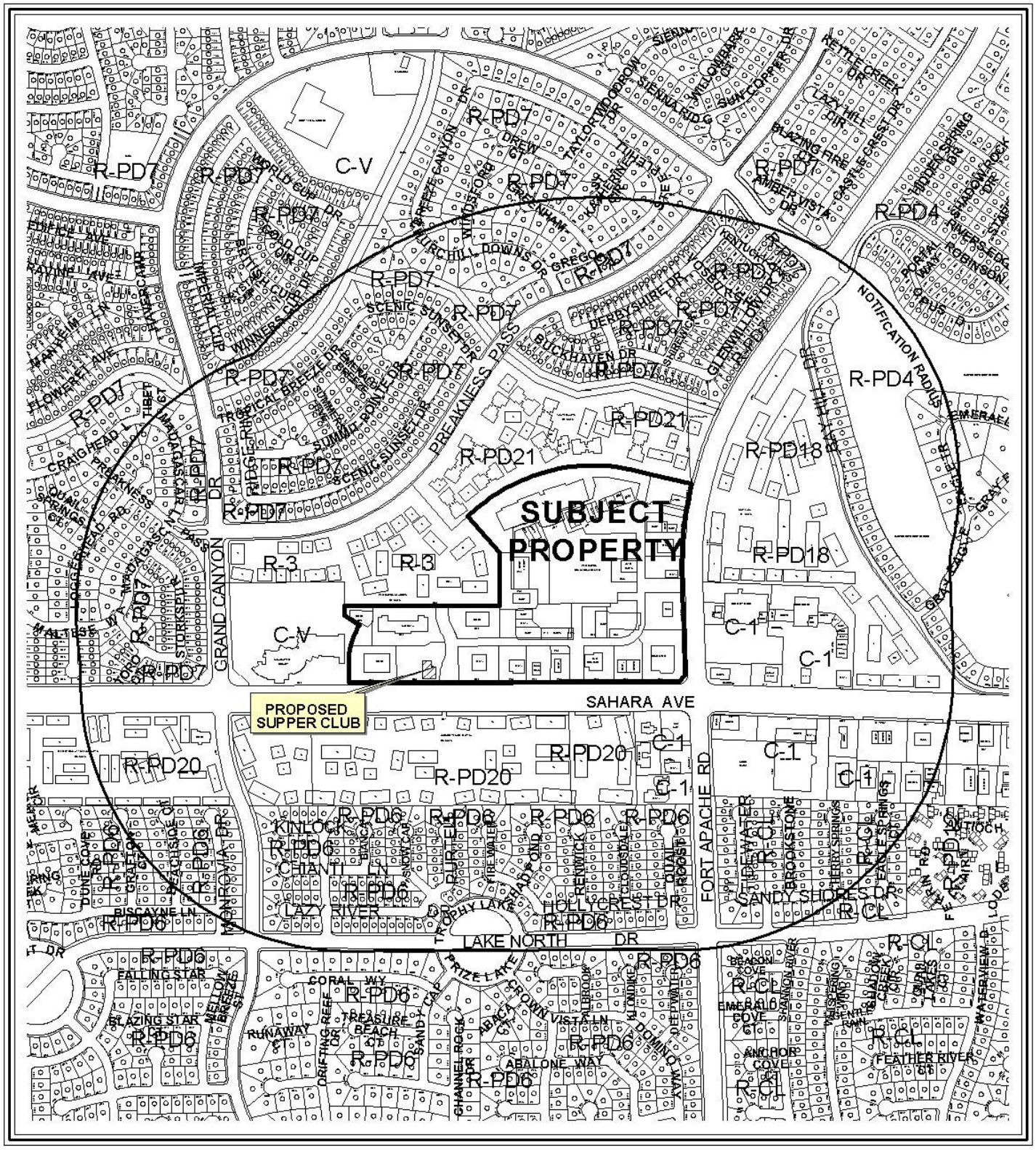
SUBJECT:
SUP-39144 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: WESTSIDE FIREFLY, LLC - OWNER: CONTINENTAL PROPERTY, LLC - Request for a Special Use Permit FOR A PROPOSED 7,000 SQUARE-FOOT SUPPER CLUB IN A FORMER RESTAURANT WITH A WAIVER TO ALLOW A ZERO FOOT SEPARATION DISTANCE WHERE 400 FEET IS 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



0 500 1000 Feet

CASE: **SUP-39144**

RADIUS: 1500 FT

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

N

CASE: **SUP-39144**

RADIUS: 1500 FT

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

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: SEPTEMBER 23, 2010
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: APPLICANT: WESTSIDE FIREFLY, LLC - OWNER: CONTINENTAL PROPERTY, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-39144	Staff recommends APPROVAL, subject to conditions:	

** CONDITIONS **

SUP-39144 CONDITIONS

Planning and Development

1. Conformance to all Minimum Requirements under LVMC Title 19.04.010 for a Supper Club use.

2. Conformance to the Conditions of Approval for Rezoning (Z-0139-88) and Site Development Plan Review [Z-0139-88(28)], except as amended herein.

3. 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.

4. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Department.

5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

6. Approval of this Special Use Permit does not constitute approval of a liquor license.

Conditions Page Two
September 23, 2010 - Planning Commission Meeting

7. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

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

** STAFF REPORT **

PROJECT DESCRIPTION

- This application is a request for a Special Use Permit to re-establish a 7,000 square-foot Supper Club at an existing Restaurant located at 9560 West Sahara Avenue. The existing Restaurant has been previously entitled for the Supper Club use two times since its construction in 1999. The applicant has not proposed any physical alterations to the existing site or structure. Staff recommends approval of this requested Special Use Permit for the Supper Club use with conditions. If denied, the applicant would be allowed to operate a Restaurant use without any permitted alcohol sales.

ISSUES

- A Special Use Permit is required because the previous Supper Club use (SUP-28835) expired after business operations ceased for more than 180 days.
- This request, as presented, requires a Waiver to allow a zero foot separation distance where 400 feet is required from a Church/House of Worship located within the same commercial subdivision.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
02/15/89	The City Council approved a Rezoning (Z-0139-88) for the property located west of Fort Apache Road, between Sahara Avenue and Charleston Boulevard, from N-U (Non Urban) under Resolution of Intent to R-PD4 (Residential Planned Development - 4 Units Per Acre), P-R (Professional Office and Parking), C-1 (Limited Commercial), and C-V (Civic), to R-PD7 (Residential Planned Development- 7 Units Per Acre), R-3 (Medium Density Residence), and C-1 (Limited Commercial) for the proposed use of Single Family Residential, Multifamily Residential, Commercial and Mixed-Use Commercial development. The Planning Commission and staff recommended approval.
09/28/98	The City Council approved the request for a Site Development Plan Review [Z-0139-88(28)] on property located north of Sahara Avenue, approximately 1,400 feet west of Fort Apache Road, for a proposed 6,990 square foot Restaurant. The Planning Commission recommended approval.

10/12/98	The City Council approved a request for a Special Use Permit (U-0090-98) on property located on the north side of Sahara Avenue, for a Supper Club in conjunction with a proposed 6,990 square-foot Restaurant. This entitlement expired on 05/07/2008.
10/15/08	The City Council approved a request for a Special Use Permit (SUP-28835) for a proposed Supper Club with a Waiver to allow a zero-foot distance separation from a Church/House of Worship where 400 feet is required at 9560 W. Sahara Avenue. The Planning Commission recommended approval with staff recommending denial on 8/28/2008. NOTE: This entitlement expired on 08/03/2010.

Most Recent Change of Ownership	
12/28/06	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
01/14/99	Plan Check #C-0167-98 was issued for a new restaurant located at 9560 West Sahara Avenue. This project received a final inspection on 04/23/1999
05/03/99	A Business License (#R09-00924) was issued for a Restaurant located at 9560 West Sahara Avenue.
	A Business License (#L21-00014) was issued for a Supper Club at 9560 West Sahara Avenue. The business ceased operations on 11/07/2008.
08/05/09	A Business License (#R09-01519) was issued for a Restaurant located at 9560 West Sahara Avenue.
	A Business License (#L21-98736) was issued for a Supper Club located at 9560 West Sahara Avenue. The business ceased operations on 02/03/2010.

Pre-Application Meeting	
07/30/10	A pre-application meeting was held with staff to discuss the submittal requirements to re-establish a Supper Club use at 9560 West Sahara Ave. It was determined that a Waiver would still be required as there is a Church/House of Worship located within the commercial subdivision at 9590 West Sahara Avenue.

Neighborhood Meeting
A neighborhood meeting is not required, nor was one held.

Field Check	
08/19/10	A field check was performed by staff. Although unoccupied, the existing Restaurant and landscaping is maintained.

Details of Application Request	
Site Area	
Net Acres	1.28

Surrounding Property	***Existing Land Use Per Title 19.04***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
North	Apartments	M (Medium Density Residential)	R-PD21 (Residential Planned Development – 21 Units per Acre)
			R-3 (Medium Density Residential)
South	Bank	SC (Service Commercial)	C-1 (Limited Commercial)
	Apartments	M (Medium Density Residential)	R-PD20 (Residential Planned Development – 20 Units per Acre)
East	Commercial Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
		M (Medium Density Residential)	R-PD18 (Residential Planned Development – 18 Units per Acre)
West	Library	PF (Public Facilities)	C-V (Civic)
	Church	SC (Service Commercial)	C-1 (Limited Commercial)
	Apartments	M (Medium Density)	R-3 (Medium Density Residential)

Master Plan Areas	***Yes***	***No***	***Compliance***
Master Plan Area		X	NA
Special Purpose and Overlay Districts	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts			
Trails		X	NA
Rural Preservation Overlay District		X	NA
Las Vegas Redevelopment Plan Area		X	NA
Development Impact Notification Assessment		X	NA
Project of Regional Significance		X	NA

MH

Functional Classification of Street(s)	*Governing Document*	*Street Width (Feet)*	*Compliance with Street Section*
Sahara Avenue: *Primary Arterial*	Master Plan of Streets and Highways	100 Feet	Y

Pursuant to Title 19.04 and 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	
Shopping Center	425,720 SF	1:250 SF	1703		2,112		Y
TOTAL SPACES REQUIRED			1,675		2,032		Y
Regular and Handicap Spaces Required			28		80		Y
Loading Spaces	6,690 SF	1:10,000 SF	1		1		Y

Waivers		
Requirement	*Request*	*Staff Recommendation*
A 400-foot distance separation is required between a Supper Club and a House of Worship.	To allow no separation distance.	Approval

ANALYSIS

This application is a request to reestablish a Supper Club at 9560 West Sahara Avenue. Because the previous entitlement (SUP-28835) for such use expired on 08/03/2010, a new Special Use Permit with a Waiver to allow no distance separation from a Church/House of Worship where 400 feet is required is needed prior to licensing.

The subject site is located within a 458,053 square-foot Shopping Center and is consistent with the C-1 (Limited Commercial) zoning district and the SC (Service Commercial) land use designation. The Supper Club use has been established twice in at this Restaurant since construction in 1999, but had expired each time due to a cease in business operations greater than 180 days (six months).

A Church/House of Worship has located within this Shopping Center since the original construction and entitlement of this building as Supper Club, thus requiring the need for a Waiver. Staff finds that there is minimal impact to the existing Church/House of Worship, as this location has previously operated as a Supper Club, along with the consideration for two Supper

Clubs and a Liquor Establishment (Tavern) currently operating within this commercial subdivision.

With exception to the distance separation from the existing Church/House of Worship, the proposed use meets the required Minimum Conditions for the Supper Club use. The provided floor plan adequately satisfies the requirements for the Supper Club use as follows: The restaurant operation is the principal use of the business; access to the 32-seat bar area is through the lobby with a partition between the restaurant area; and the seating for 200 customers within the restaurant area (150 seats inside and 50 seats within a patio area) exceeds the minimum requirement of 125 persons.

FINDINGS (SUP-39144)

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 Supper Club is located in a Shopping Center that contains variety of uses including a Church/House of Worship use. With an approved Waiver of the required 400-foot separation from the Church/House of Worship use, the Supper Club can be conducted in the same harmonious and compatible manner that has been entitled twice at this location.

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

   There are no proposed alterations to the subject site or structure and thus the site retains its physical suitability for a Supper Club use that had been established with the previous entitlements (U-0090-98 and SUP-28835).

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 from Sahara Avenue and Fort Apache Road; both of these streets provide adequate access to meet the requirements of the proposed 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 use will be subject to permit review and inspections prior to operating a Supper Club; therefore, appropriate measures will be taken to protect the health, safety and general welfare of the public.

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

With an approved Waiver, the requested use will satisfy all Minimum Special use Permit requirements for a Supper Club. Staff supports the requested Waiver to allow no separation distance from a Church/House of Worship where 400 feet is required as this use has been previously established twice at this location with no adverse impacts.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 8

NOTICES MAILED 1,514

APPROVALS 0

PROTESTS 0

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

RECEIVED
AUG 10 2010

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit

Project Address (Location) 9560 Sahara Ave.

Project Name Firefly **Proposed Use** Supper Club

Assessor's Parcel #(s) 163-06-816-025 **Ward #** 2

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

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

Gross Acres 1.28 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER Continental Property, LLC **Contact** Tabitha Fiddyment

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

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

E-mail Address _____

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

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

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

E-mail Address tdf@kcnvlaw.com

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

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

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

E-mail Address tdf@kcnvlaw.com

Property Owner Signature* Olga Gregoryan

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

Print Name OLGA GREGORYAN

Subscribed and sworn before me

This 4TH day of AUGUST, 20 10.

- KIMBERLY N. BOHLE

Notary Public in and for said County and State

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

FOR DEPARTMENT USE ONLY

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

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

RECEIVED
AUG 10 2010

Revised 10/27/08

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

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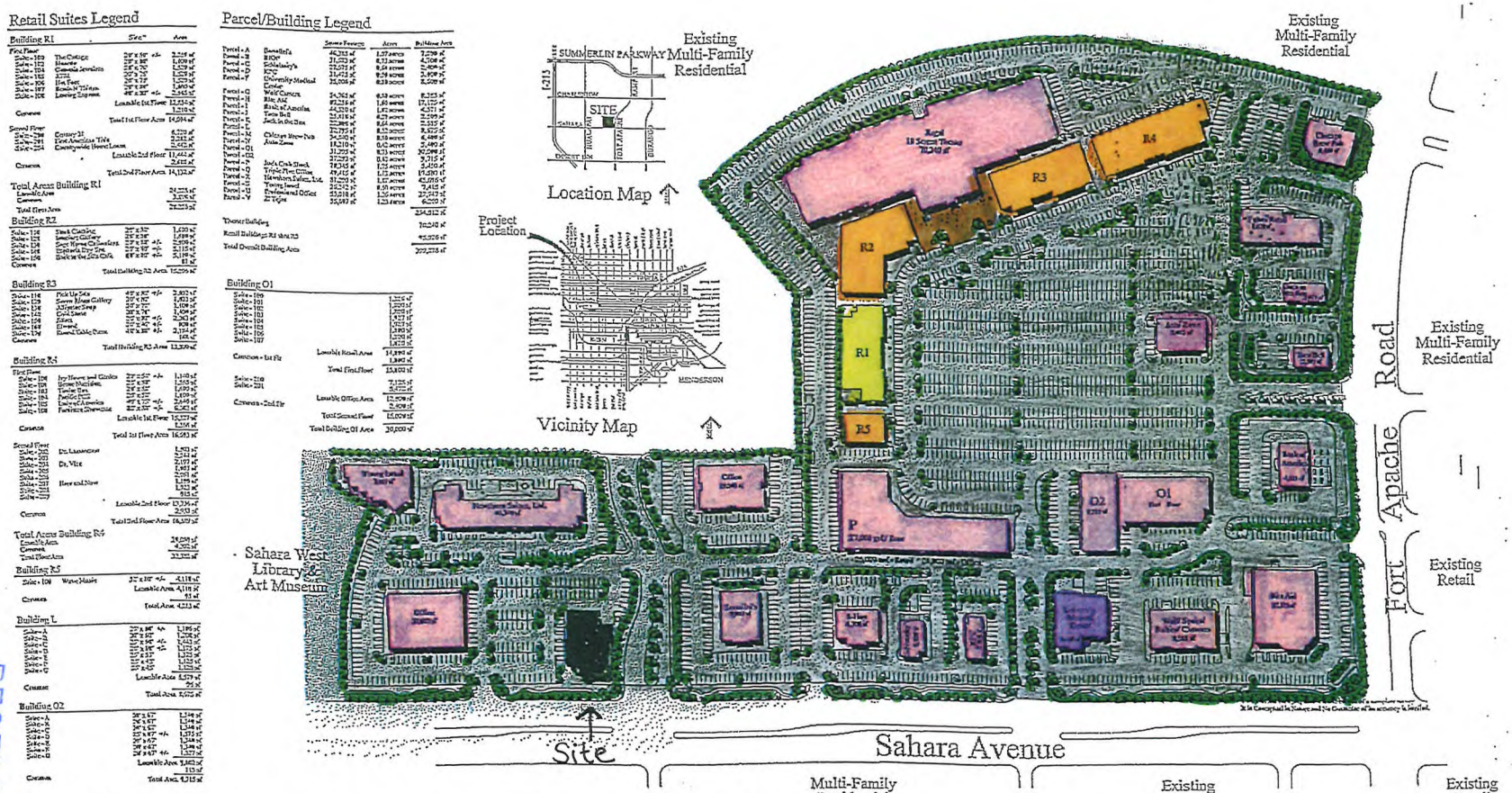

Village Square at Peccole Ranch

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

© COPYRIGHT 2010, PERLMAN ARCHITECTS, INC.

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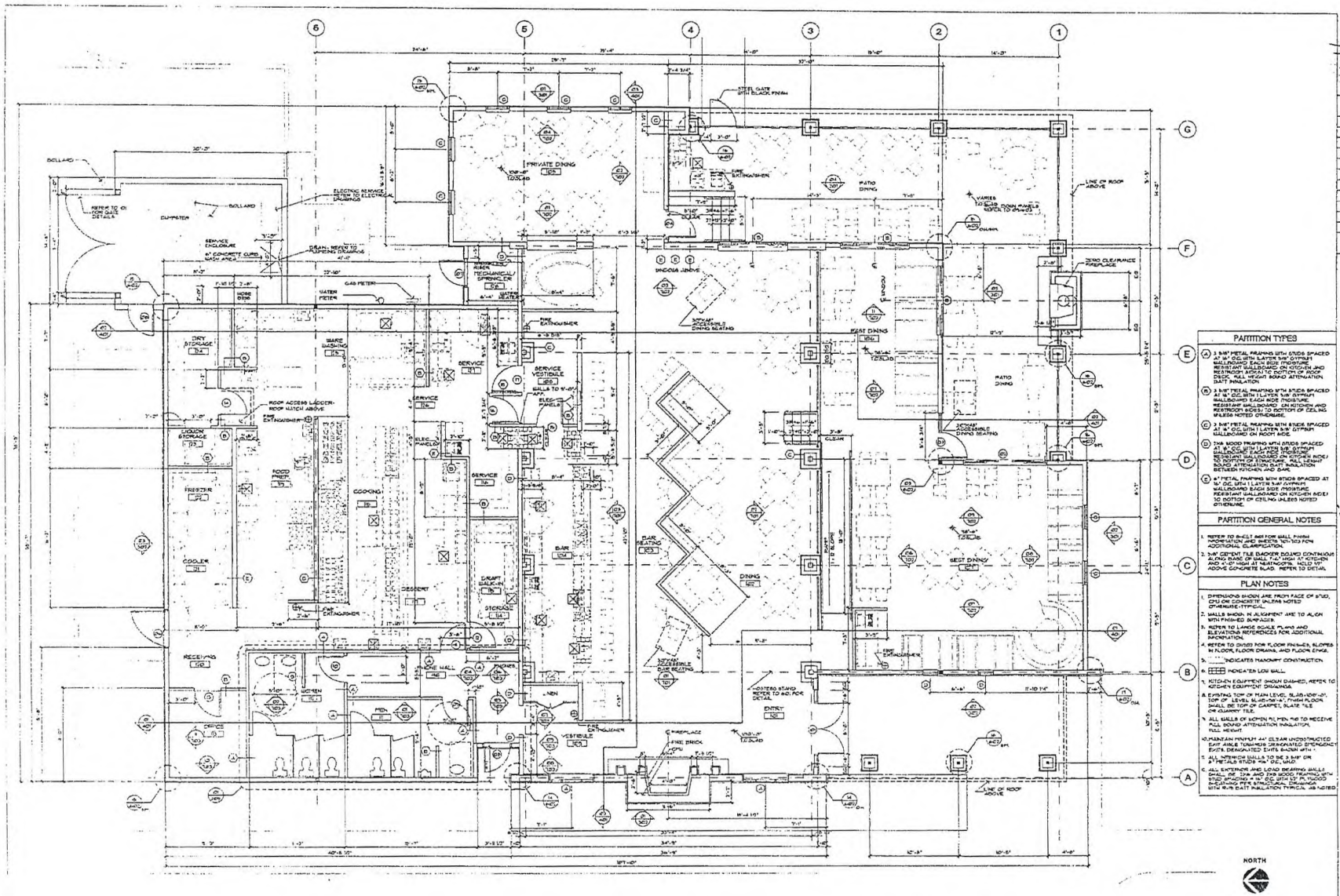

01 FLOOR PLAN
1/4"=1'-0"

SUP-39144

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 DWGS 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-98'-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 3" 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.

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

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Fax: 702.796.7181

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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

RECEIVED
AUG 10 2010

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SUP-39144

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**

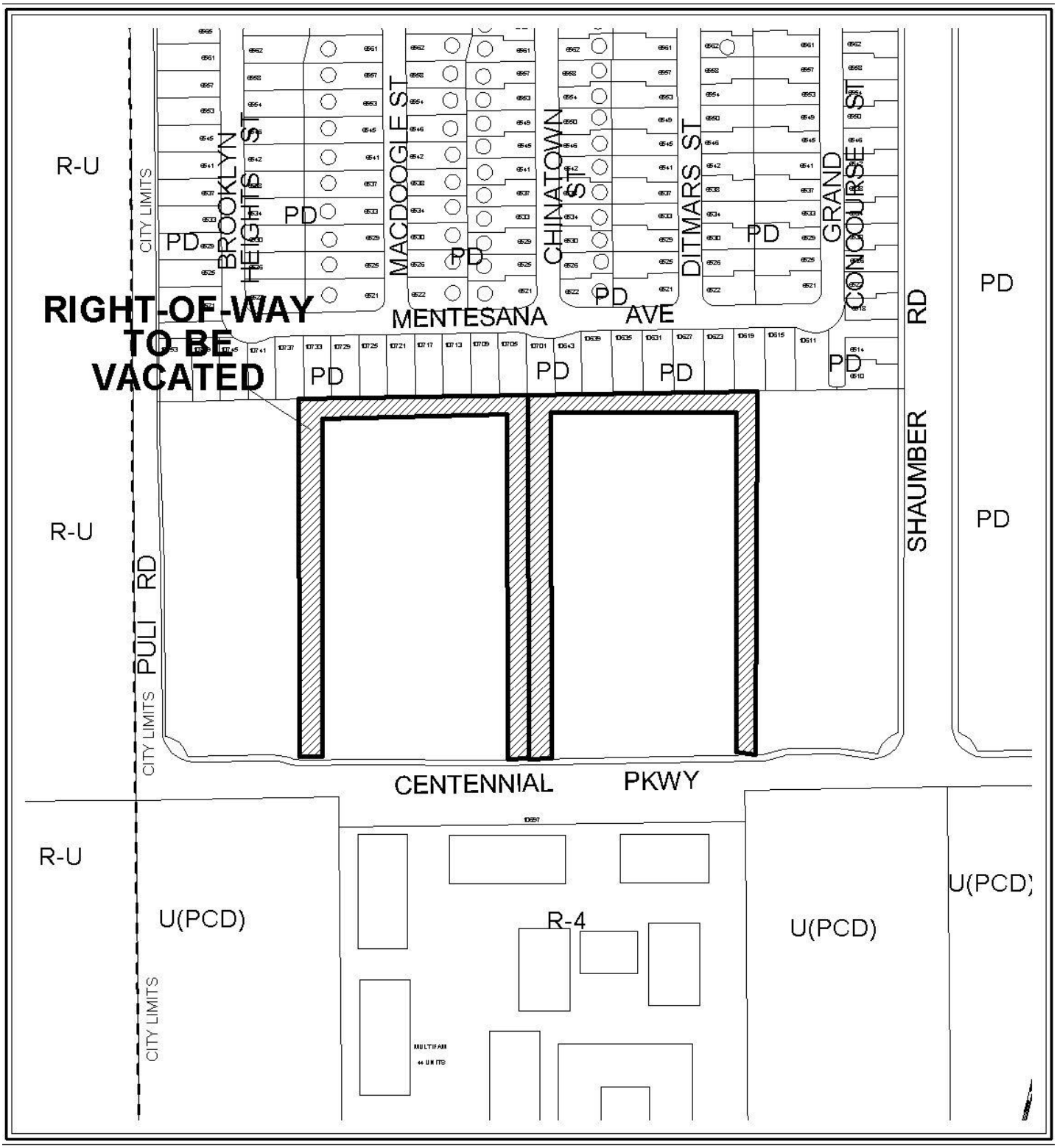
SUBJECT:
VAC-39018 - VACATION - PUBLIC HEARING - APPLICANT: PARDEE HOMES OF NEVADA, INC. - OWNER: HOF FINANCIAL I, LLC - Petition to Vacate U.S. Government Patent Easements generally located approximately 300 feet northwest of the intersection of Shaumber Road and Centennial Parkway, Ward 6 (Ross). Staff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

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: SEPTEMBER 23, 2010
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: APPLICANT: PARDEE HOMES OF NEVADA, INC., - OWNER: HOF FINANCIAL I, LLC.

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAC-39018	Staff recommends APPROVAL, subject to conditions:	

** CONDITIONS **

VAC-39018 CONDITIONS

1. The limits of this Petition of Vacation shall be the U.S. Government Patent Easements generally located approximately 300 feet northwest of the intersection of Shaumber Road and Centennial Parkway.

2. All development shall be in conformance with code requirements and design standards of all City Departments.

3. The Order of Relinquishment of Interest shall not be recorded until all of the conditions of approval have been met provided, however, the conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained.

4. If the Order of Vacation is not recorded within one (1) year after approval by the City of Las Vegas or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.

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

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant proposes to vacate two U.S. Government patent easements generally located approximately 300 feet northwest of the intersection of Shaumber Road and Centennial Parkway. The request is needed to develop a 106-lot residential development within POD 307 of the Cliff's Edge Master Development. Access streets for this parcel are shown on the site plan of a previously approved Tentative Map (TMP-38575). Staff recommends approval, with conditions, as the previously approved Tentative Map addresses access and drainage issues. If denied, the approved development could not move forward, as an Order of Relinquishment of Interest must be recorded prior to approval of construction plans or issuance of a building permit.

ISSUES

- A Vacation is required in order for the 106 lot single-family residential development to proceed as planned and approved in TMP-38575.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
02/14/03	The City Council approved an Annexation (A-0035-02) request for 1,056.68 acres generally located between Hualapai Way on the east, Puli Road on the west, Grand Teton Drive on the north and Centennial Hill Parkway on the south.
02/18/04	The City Council approve a request for a Rezoning (ZON-3241) from: U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] to: PD (Planned Development) on 90.0 acres generally located between Grand Teton Drive, Centennial Parkway, Hualapai Way and the Corporate City Limits.
11/16/05	The City Council approved a General Plan Amendment (GPA-9137) to amend portions of the Cliff's Edge Master Development Plan from: PR-OS (Parks/Recreation/Open Space) and PF (Public Facilities) to: PCD (Planned Community Development) and a request for a Major Modification (MOD-9174) to the Cliff's Edge Master Development Plan and Design..
07/29/10	The City Council approved a Tentative Map (TMP-38575) and a Waiver (WVR-38578) for a 106 lot single-family residential development.

Most Recent Change of Ownership	
12/22/09	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
No building permits or business licenses are on file.

Pre-Application Meeting
A pre-application meeting is not required for this application, nor was one held.

Neighborhood Meeting
A neighborhood meeting is not required, nor was one held.

Field Check	
08/19/10	Staff conducted a field check of the subject property. The property was undeveloped and well maintained.

Details of Application Request	
Site Area	
Net Acres	16.92 acres

Surrounding Property	***Existing Land Use Per Title 19.04***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	PCD (Planned Community Development)	Cliff's Edge RSL (Residential Small Lot up to 15 Du/Ac)
North	Undeveloped	PCD (Planned Community Development)	Cliff's Edge RSL (Residential Small Lot up to 15 Du/Ac)
South	Undeveloped and Condominiums	PCD (Planned Community Development)	U (PCD) Undeveloped and R-4 (High Density Residential)
East	Undeveloped	PCD (Planned Community Development)	Cliff's Edge M (Medium Residential up to 25 Du/Ac)
West	Undeveloped	RC (Residential Community)	Unincorporated Clark County

Master Plan Areas	*Yes*	*No*	*Compliance*
Master Plan Area			
Cliff's Edge	X		Y
Special Purpose and Overlay Districts	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts			
PD (Planned Development) District	X		Y
Trails		X	N/A
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

LEGAL DESCRIPTION

The subject property is legally described as the West, North and East 33.00 feet of the East half (E½) of the Southwest Quarter (SW¼) of the Southwest Quarter (SW¼) of the Southwest Quarter (SW¼) of Section 24, Township 19 South, Range 59 East, M.D.M., City of Las Vegas, Clark County, Nevada, as reserved in the patent recorded in book 20040819, Instrument No. 02260, Clark County Official Records.

ANALYSIS

The patent easements proposed to be vacated are located within the Cliff's Edge Master Plan but Vacations are not directly referred to in the document and thus has no bearing on this request.

Staff has no objection to the vacation application request to relinquish the City's interests in U.S. Government Patent Reservations generally located approximately 300 feet northwest of the intersection of Shaumber Road and Centennial Parkway. As no right-of-way is proposed to be vacated, and thus no franchise rights are involved, it is not necessary to send this Vacation request to the utility companies and franchise holders, nor wait for their responses. Since only City interests are involved, any utility company's interests will need to be addressed with each respective utility company and will not be affected by the City relinquishing its interest.

These two U.S. Government Patent Easements are no longer needed for this parcel as drainage and access has been addressed in the previously approved Tentative Map (TMP-38575) and Waiver (WVR-38578). This project is located within a PD (Planned Development) district and meets the criteria set forth in the Cliff's Edge Master Plan. Staff supports the single-family residential subdivision, and therefore has no objection to the requested petition to vacate the subject Patent Easements in Providence POD 307.

NOTICES MAILED 5

APPROVALS 0

PROTESTS 0

YK

PLANNING & DEVELOPMENT

CITY OF LAS VEGAS

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: HOF Financial 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

All attached

Revised 11-14-06

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.

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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.

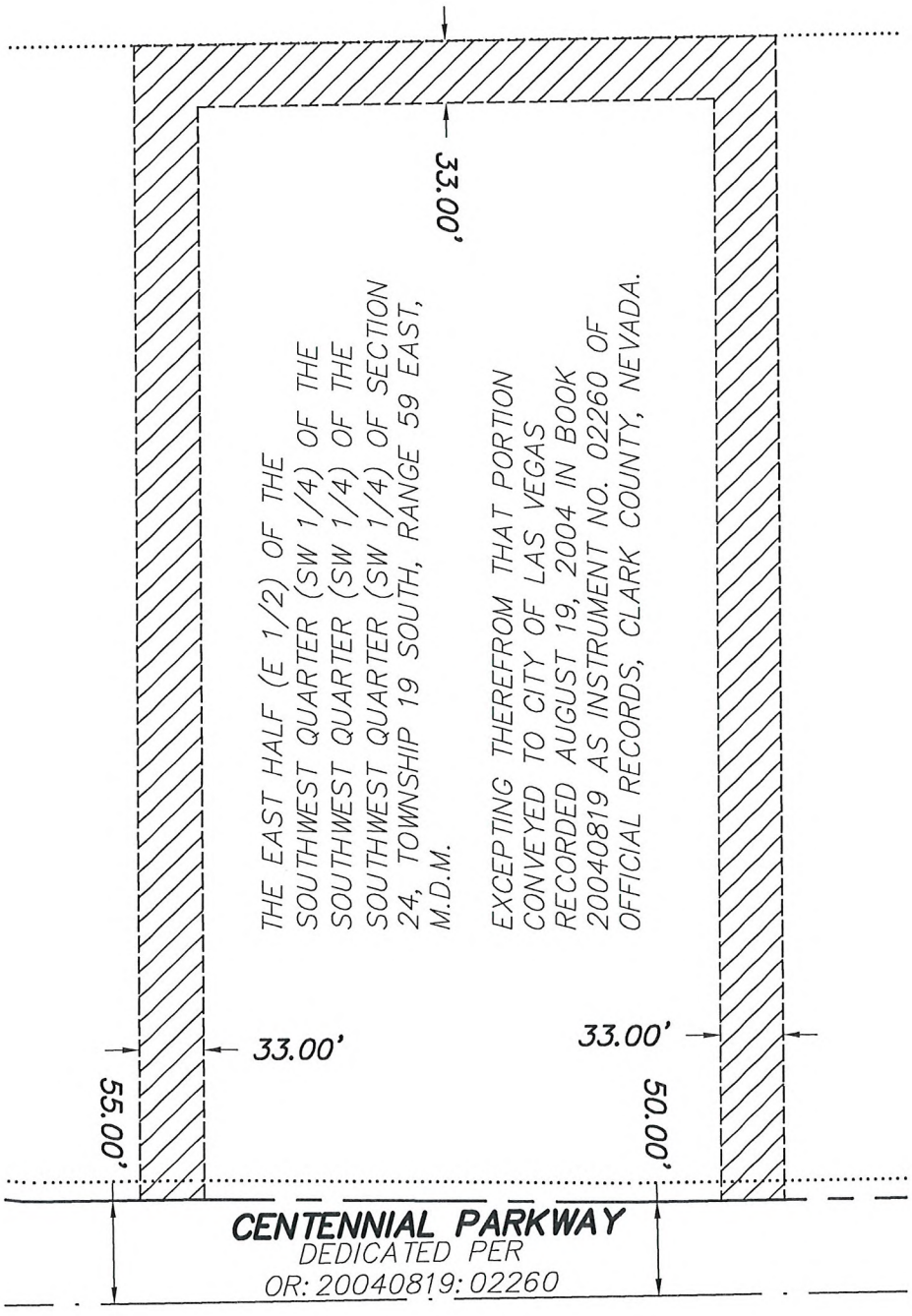
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

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



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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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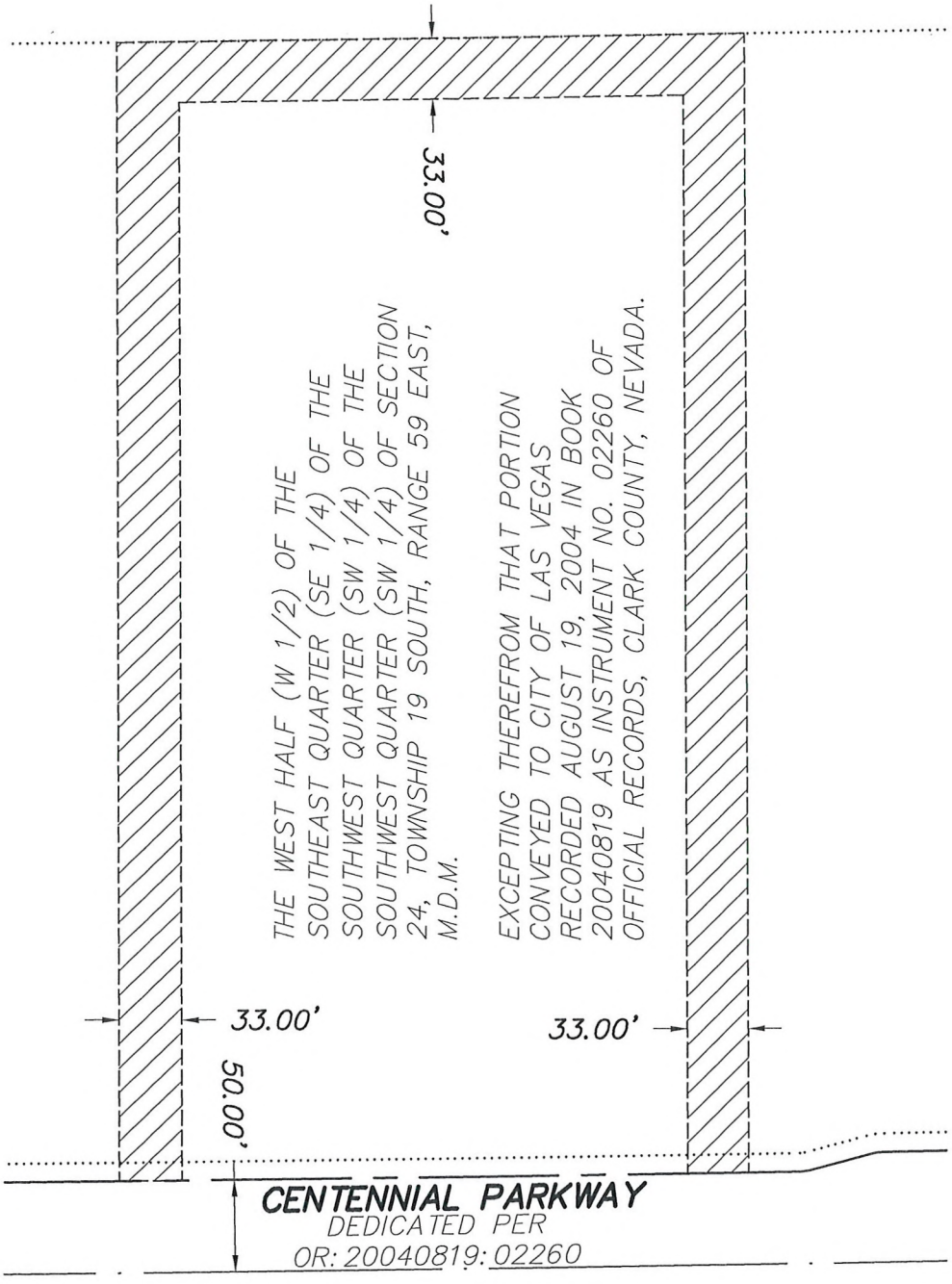
VAC-39018



1" = 100'

"EASEMENT 2"
PAGE 4 OF 4

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

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JUL 29 2010

VAC-39018

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.: **19.**

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

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

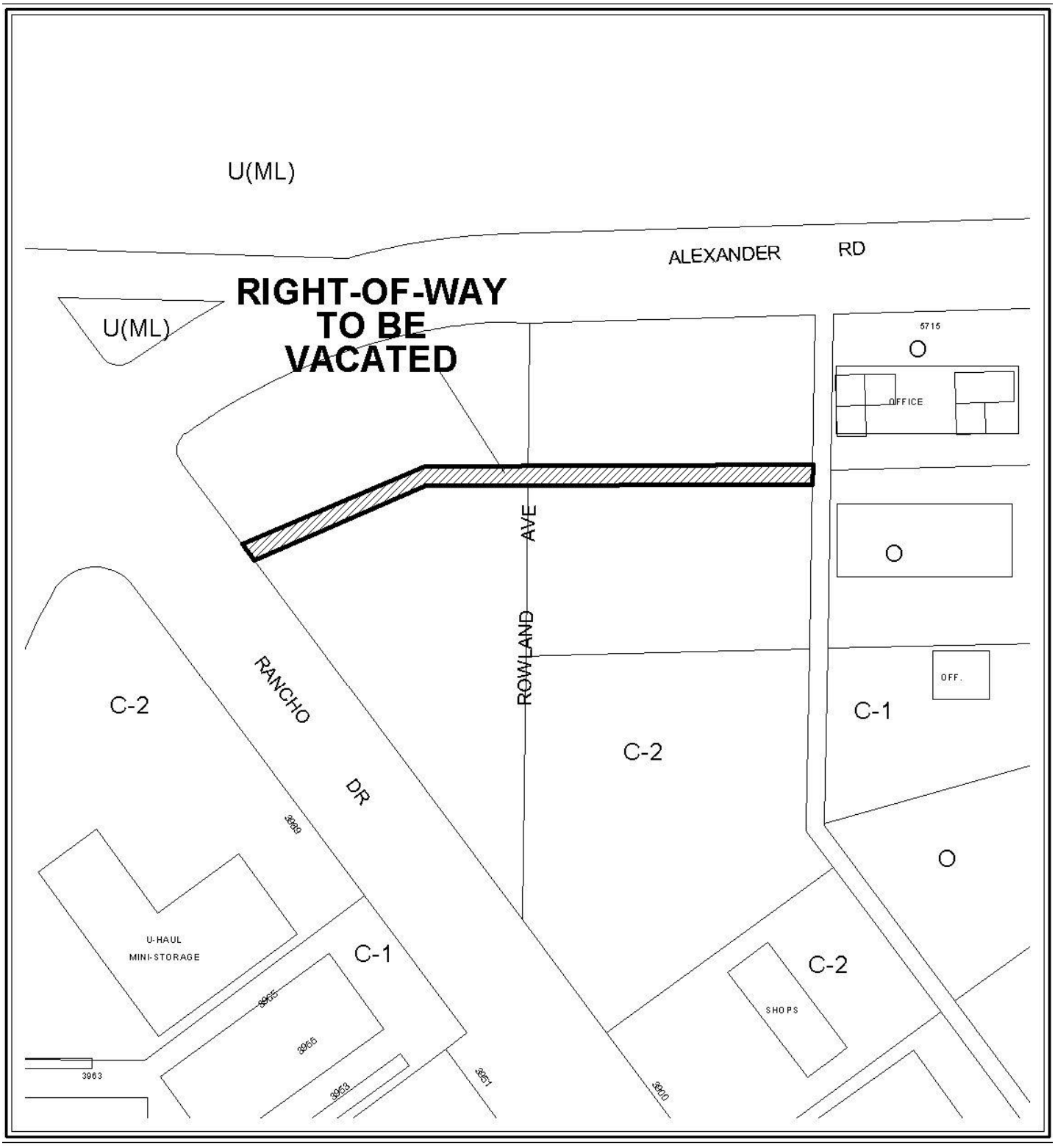
SUBJECT:
VAC-39118 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: ACQUEST VEGAS, LLC - Petition to Vacate a 20-foot wide public drainage easement at the southeast corner of Rancho Drive and Alexander Road, Ward 6 (Ross). Staff recommends APPROVAL.

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

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: SEPTEMBER 23, 2010
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: APPLICANT/OWNER: ACQUEST VEGAS, LLC

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

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAC-39118	Staff recommends APPROVAL, subject to conditions:	

**** CONDITIONS ****

VAC-39118 CONDITIONS

1. The limits of this Petition of Vacation shall be a twenty-foot wide Public Drainage Easement as granted per document numbers 20090213:03814, 20090213:03812, and 20090213:03815 excluding those portions being granted with Parcel Map PMP-38816 on property generally located at the southeast corner of Rancho Drive and Alexander Road.

2. Appropriate alternative drainage easements shall be granted prior to the recordation of this Petition of Vacation.

3. All development shall be in conformance with code requirements and design standards of all City Departments.

4. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.

YK

5. If the Order of Vacation is not recorded within one (1) year after approval by the City of Las Vegas or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant proposes to vacate a drainage easement that is no longer required due to the development of Rancho Drive and Alexander Road. The area proposed to be vacated is 20 feet wide and approximately 400 feet south of the centerline of Alexander Road. Staff recommends approval, with conditions, as the drainage easement is no longer required for the area. If denied, the easement would remain.

ISSUES

- The Vacation is needed in order to fully develop the three parcels for a Veteran's Clinic. The easement is no longer required as the drainage for the area has been addressed by the fully developed adjacent roadways, as well as the approved Site Development Plan Review (SDR-36432).

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
05/12/64	The City Council approved an Annexation (A-002-64) request for a large portion of land in the northwest section of the valley including the parcels of this application.
04/02/03	The City Council approved a General Plan Amendment (GPA-1363) request to amend portions of the Centennial Hills Sector Plan and the Southwest Sector Map from: GC (General Commercial), SC (Service Commercial) and DR (Desert Rural) to: GC (General Commercial), O (Office), PF (Public Facility), ML (Medium-Low Density Residential) and DR (Desert Rural) on property located on, or in close proximity to, both sides of Rancho Drive from Vegas Drive to the northern City limits at Moccasin Road.
01/06/10	The City Council approved a Site Development Plan Review (SDR-36432) request for a proposed 38,000 square-foot clinic with waivers of building placement standards and perimeter landscape buffers. The Planning Commission and staff recommended approval.

Most Recent Change of Ownership	
05/27/10	A deed was recorded for a change in ownership of all three parcels to Acquest Vegas, LLC.

Related Building Permits/Business Licenses	
07/01/10	A Civil Permit (L-38756) was issued for a proposed 38,000 square-foot clinic with waivers of building placement standards and perimeter landscape buffer standards to allow a buffer width of six-feet along a portion of the east perimeter where eight-feet is required and zero-feet between the sidewalk and back of curb along arterial streets (Alexander Road and Rancho Drive) where five-feet is required.

Pre-Application Meeting
A pre-application meeting is not required for this application, nor was one held.

Neighborhood Meeting
A neighborhood meeting is not required, nor was one held.

Field Check	
08/19/10	Staff conducted a field check of the subject site. The property was undeveloped and well maintained.

Details of Application Request	
Site Area	
Net Acres	8.5 acres

Surrounding Property	***Existing Land Use Per Title 19.04***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	GC (General Commercial)	C-2 (General Commercial)
North	Undeveloped	(ML) Medium-Low Density Residential	(Undeveloped) Medium-Low Density
South	Shops	SC (Service Commercial)	C-2 (General Commercial)
East	Undeveloped and Office	O (Office) and SC (Service Commercial)	O (Office) and C-1 (Limited Commercial)
West	Undeveloped and Mini Storage	SC (Service Commercial)	C-2 (General Commercial)

Special Purpose and Overlay Districts	*Yes*	*No*	*Compliance*
Special Purpose and Overlay Districts			
A-O (Airport Overlay 105') District	X		Y
Trails		X	N/A
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

ANALYSIS

The complete build-out of the Rancho Drive and Alexander Road Rights-of-Way has rendered the need for this drainage easement obsolete and therefore, the applicant is requesting that it be vacated in order to develop the parcels as a Veteran's Clinic. Although the project is within the Airport Overlay, this request is not impacted by the 105-foot height limit. Staff supported the clinic development and therefore has no objection to the requested petition to vacate the subject drainage easement.

This Vacation application proposes to vacate an existing 20-foot wide public drainage easement. As no right-of-way is proposed to be vacated, and thus no franchise rights are involved, it is not necessary to send this request to the utility companies and franchise holders, nor wait for their responses. Since only City easements are involved, any utility company interests will not be affected.

NOTICES MAILED 45

APPROVALS 0

PROTESTS 0

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 SHADE-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

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.

Revised 10/27/08

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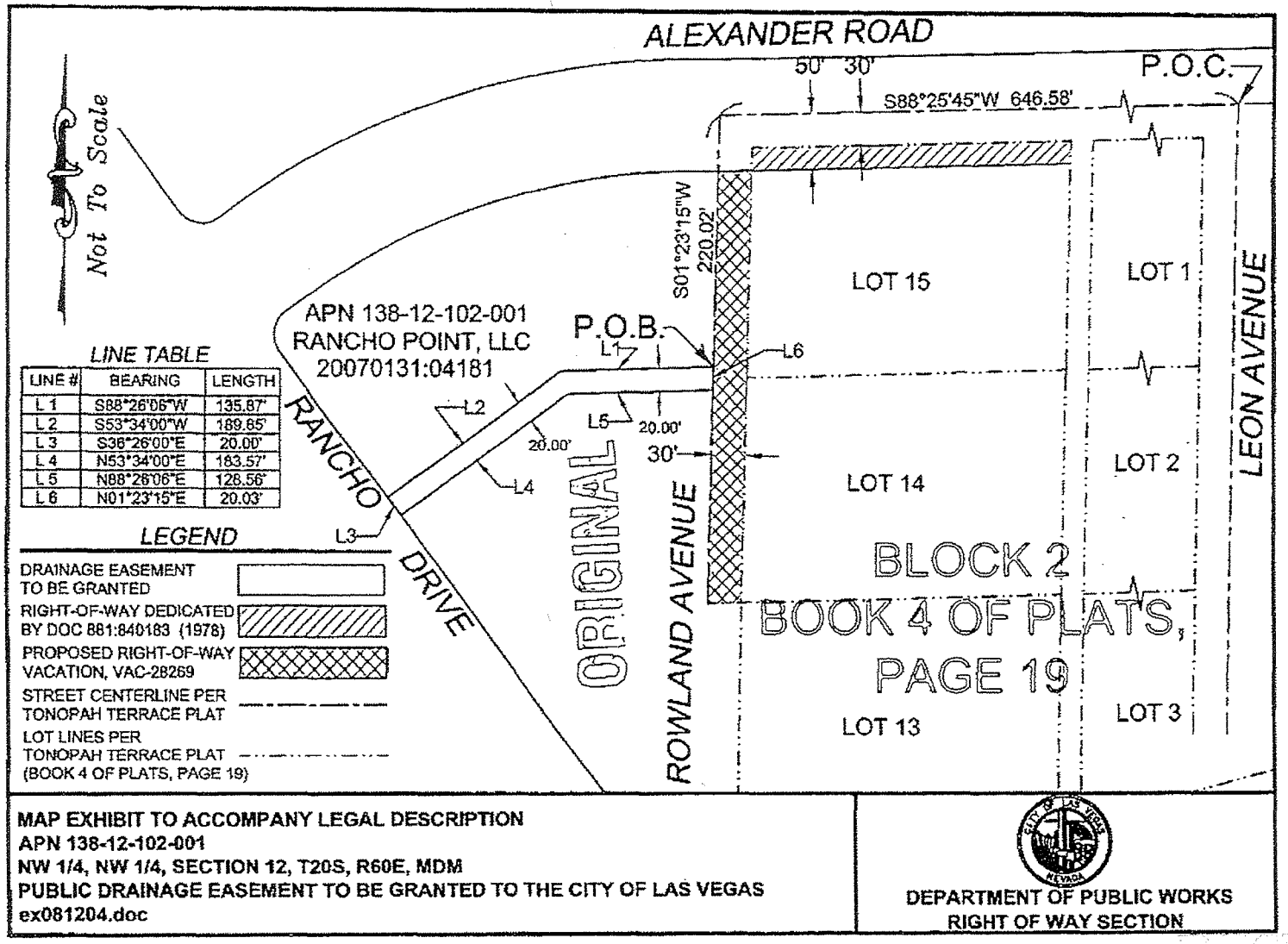

MAP EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION
APN 138-12-102-001
NW 1/4, NW 1/4, SECTION 12, T20S, R60E, MDM
PUBLIC DRAINAGE EASEMENT TO BE GRANTED TO THE CITY OF LAS VEGAS
ex081204.doc

DEPARTMENT OF PUBLIC WORKS
RIGHT OF WAY SECTION

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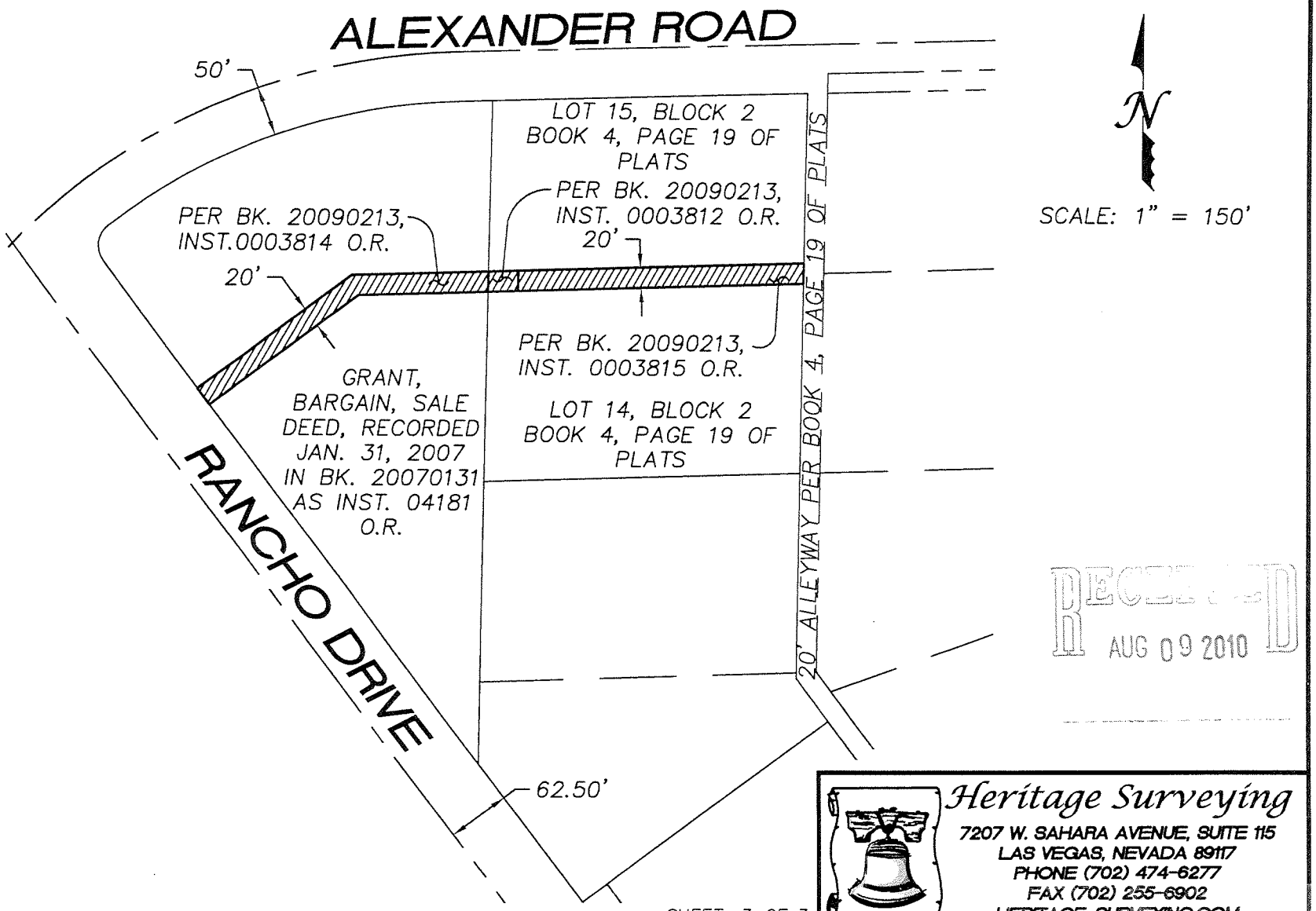
AUG 09 2010

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

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AUG 09 2010

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**

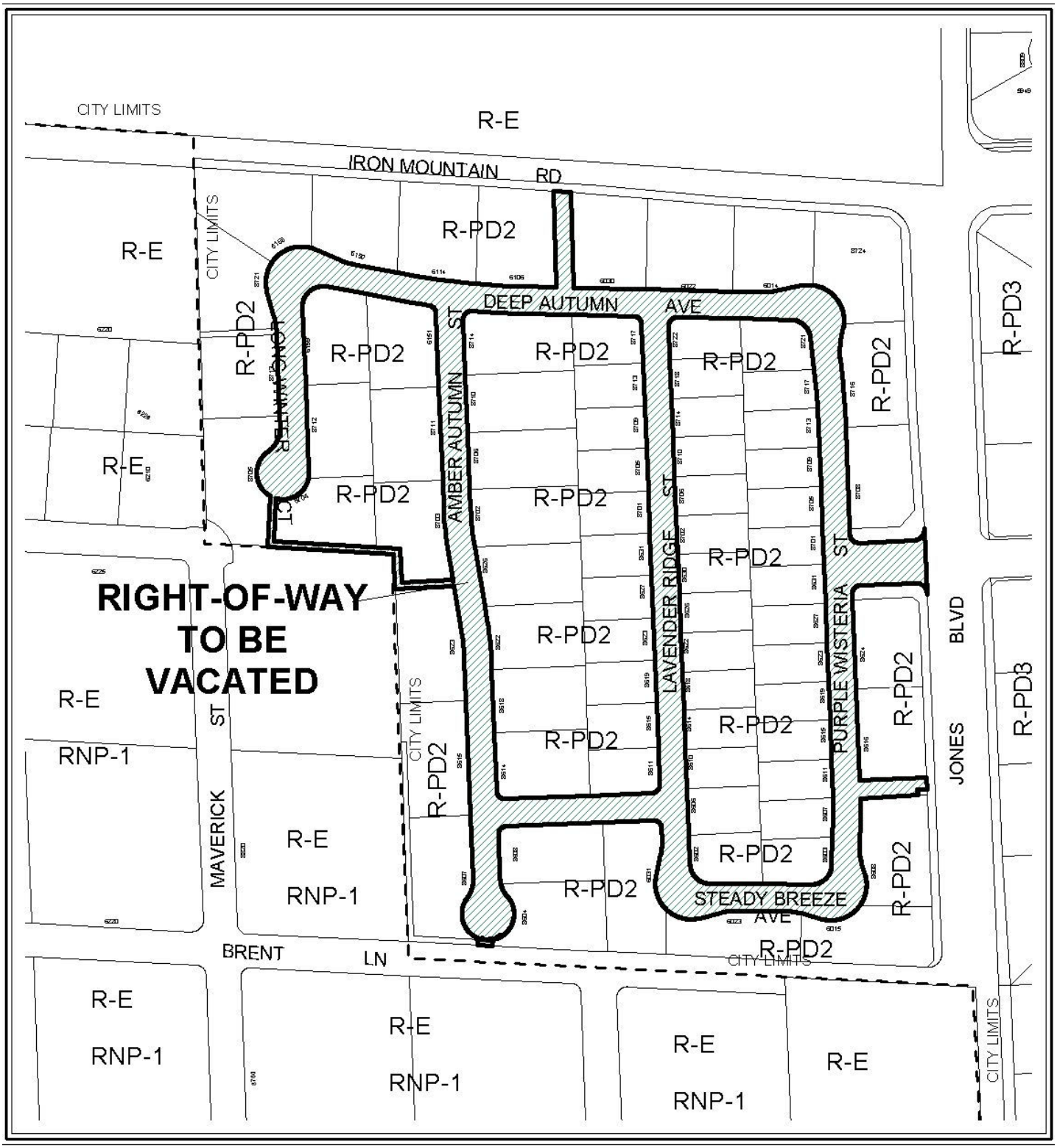
SUBJECT:
VAC-39142 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: WILLIAM LYON HOMES - Petition to Vacate the sewer and drainage easements generally located at the southwest corner of Iron Mountain Road and Jones Boulevard, Ward 6 (Ross). Staff recommends APPROVAL.

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



CASE: **VAC-39142**

0 200 400 Feet

CASE: **VAC-39142**

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: SEPTEMBER 23, 2010
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: APPLICANT/OWNER: WILLIAM LYON HOMES

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAC-39142	Staff recommends APPROVAL, subject to conditions:	

** CONDITIONS **

VAC-39142 CONDITIONS

1. The limits of this Petition of Vacation shall be all of the City of Las Vegas' interest in the recorded plat of Stratton 35, Book 137 Page 54, including but not limited to Public Drainage Easements, Public Sewer Easements, and Public Access Easements located within all private streets and common lots, excluding those areas overlapping the private streets and common elements of the Amended Plat of Stratton 35 [FMP-38588]. This action will vacate only City of Las Vegas interests, and does not affect the interests any other public utility company may have.

2. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress there from shall be provided if required.

3. All development shall be in conformance with code requirements and design standards of all City Departments.

4. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City

right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.

5. If the Order of Vacation is not recorded within one (1) year after approval by the City of Las Vegas or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is requesting to Vacate the existing Public Utility easements in order to match the amended Final Map (FMP-38588). Site access and circulation to the proposed homes as approved by site plan of a previously remain unchanged. Staff recommends approval of this request with conditions, as the previously approved Tentative Map addresses access and drainage issues. If denied, the approved development could not move forward, as an Order of Vacation must be recorded prior to approval of construction plans or issuance of a building permit.

ISSUES

- This Vacation is required in order for the Amended Final Map (FMP-38588) 77-lot Single-Family Residential development to proceed as approved.
- If denied, the approved development could not move forward, as an Order of Vacation must be recorded prior to approval of construction plans or issuance of a building permit.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
08/18/04	The City Council approved the request for a Rezoning (ZON-4200) to R-PD2 (Residential Planned Development – 2 Units Per Acre) and the related Site Development Plan Review (SDR-4198) for a 27-lot single-family residential subdivision on 18.2 acres adjacent to the southeast corner of Iron Mountain Road and Jones Boulevard. The Planning Commission recommended approval and staff recommended denial on 07/08/04.
11/03/04	The City Council approved the request to Annex (ANX-4777) 15.79 acres adjacent to the southeast corner of Maverick Street and Iron Mountain Road. The Planning Commission and staff recommended approval on 8/26/04. The effective date of the annexation was 11/12/2004.
12/01/04	The City Council approved a request for Rezoning (ZON-5302) of the subject property to R-PD2 (Residential Planned Development – 2 Units Per Acre) and the related Site Development Plan Review (SDR-5304) for Phase II of a Residential Planned Development consisting of 33 lots on 15.79 acres. The City Council also approved a related Variance (VAR-5306) to reduce the amount of required open space to 0 acres. The Planning Commission and staff recommended approval for these cases on 11/04/04.

04/28/05	The Planning Commission approved a Tentative Map (TMP-6271) for a 60-lot Single Family Residential Planned Development on 33.39 acres adjacent to the southwest corner of Iron Mountain Road and Jones Boulevard. Staff recommended approval of this request.
01/04/06	The City Council approved a Site Development Plan Review (SDR-9095) for an 83-lot Single Family Residential Planned Development and a Rezoning (ZON-9093) request for Rezoning from R-PD2 (Residential Planned Development – 2 Units per Acre) to R-PD2 (Residential Planned Development - 2 Units per Acre) on 33.39 acres on 33.39 acres adjacent to the southwest corner of Iron Mountain Road and Jones Boulevard. The Planning Commission recommended approval, but staff recommended denial on 12/01/05.
03/09/06	The Planning Commission approved a Variance (VAR-11387) that allowed no open space where 55,364 square-feet is required on 33.39 acres adjacent to the southwest corner of Iron Mountain Road and North Jones Boulevard. Staff recommended approval.
04/13/06	The Planning Commission approved a Tentative Map (TMP-12092) for a 77-lot Single-Family Residential subdivision on 36.68 acres adjacent to the southwest corner of Iron Mountain Road and Jones Boulevard. Staff recommended approval.
07/21/06	The City Council approved a request for a Review of Condition Number 13 (ROC-14027) of an approved Site Development Plan Review (SDR-9095) to allow a minimum lot size of 8,500 square feet where 10,003 square feet is required for a proposed 83-lot Single Family Residential Planned Development on 36.68 acres adjacent to the southwest corner of Iron Mountain Road and Jones Boulevard. Staff recommended approval.
05/15/07	A request for a Final Map Technical Review (FMP-15912) for a 77-lot Single Family Residential Subdivision on 33.61 acres south of Iron Mountain Road and west of Jones Boulevard was approved by the Planning and Development Department. This map was recorded on 06/29/2007.
08/20/08	The City Council approved a Review of Condition Number 14 (ROC-28418) of an approved Site Development Plan Review (SDR-9095) which required the setbacks for this development to be a minimum of 20 feet to the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 7 feet on the side, 15 feet on the corner, and 20 feet in the rear. Staff recommended approval.
08/21/08	The applicant submitted a request for an Amended Final Map Technical Review (FMP-29575) for a 77-lot Single Family Residential Subdivision on 33.61 acres adjacent to the southwest corner of Iron Mountain Road and Jones Boulevard. This map was not recorded.
08/26/10	The request for an Amended Final Map Technical Review (FMP-38588) for a 77-lot Single Family Residential Subdivision on 33.17 acres adjacent to the southwest corner of Iron Mountain Road and Jones Boulevard was approved by the Planning and Development Department. This map has not been recorded.

Most Recent Change of Ownership	
12/30/2009	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
There are no building permits or business licenses associated with this request.

Pre-Application Meeting
A pre-application meeting is not required for this application, nor was one held.

Neighborhood Meeting
A neighborhood meeting is not required, nor was one held.

Field Check	
08/19/2010	A field check was carried out by staff with the following observations: • There has been no construction other than site clearing and grading.

Details of Application Request	
Site Area	
Gross Acres	36.68
Net Acres	33.17

Surrounding Property	***Existing Land Use Per Title 19.04***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	DR (Desert Rural Density Residential)/ RNP (Rural Neighborhood Preservation)	R-PD2 (Residential Planned Development – 2 Units Per Acre) Zone
North	Undeveloped	PR-OS (Parks/Recreation/Open Space)	R-E (Residence Estates)
South	Undeveloped	RNP (Rural Neighborhood Preservation)	R-E (Rural Estates Residential) Clark Preservation) County Designation

East	Single Family Residential	R (Rural Density Residential)	RPD-3 (Residential Planned Development 3 Units Per Acre)
West	Undeveloped/ Single Family Residential	RNP (Rural Neighborhood Preservation)	R-E (Rural Estates Residential) Clark Preservation) County Designation

Master Plan Areas	***Yes***	***No***	***Compliance***
Master Plan Area		X	NA
Special Purpose and Overlay Districts	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts			
R-PD (Residential Planned Development) District	X		Y
Trails	X		Y
Rural Preservation Overlay District		X	NA
Las Vegas Redevelopment Plan Area		X	NA
Development Impact Notification Assessment		X	NA
Project of Regional Significance		X	NA

LEGAL DESCRIPTION

Lying within the northeast quarter (NE¼) of the northeast quarter (NE¼) of section 11, Township 19 South, Range 60 east, M.D.M., City of Las Vegas, Clark County, Nevada, being portions of the common lots of Stratton 35, a common interest community, as shown on that certain map on file in the office of Clark County, Nevada recorder in book 137, page 54 of plats, described as follows: the emergency access easement and public drainage easement within Common Lot C; the City of Las Vegas sewer easement and the emergency access easement within Common Lot D; the public drainage easement within the north 20 feet of Common Lot D and the prolongation thereof across common lot b; the public utility easement within Common Lot E; the public utility easement, City of Las Vegas sewer easement and the public drainage easement within Common Lot F; and the public drainage easement within Common Lot H.

ANALYSIS

This Vacation application proposes to vacate the City of Las Vegas sewer and existing public utility easements. As no right-of-way is proposed to be vacated, and thus no franchise rights are involved, it is not necessary to send this request to the utility companies and franchise holders, nor wait for their responses. Since only City easements are involved; any utility company interests will need to be addressed with each respective utility company and will not be affected by the City vacating its interest.

The Public Utility Easement is no longer needed for this parcel as drainage and access has been addressed in Amended Plat of Stratton 35 (FMP-38588). The proposed Vacation is located within the R-PD2 (Residential Planned Development – 2 Units per Acre) zoning district and meets the criteria set forth by the concurrent approval of the requested Rezoning (ZON-9093) and related Site Development Plan Review (SDR-9095). Staff supports the single-family residential subdivision, and therefore has no objection to the requested petition to vacate the subject Public Utility Easement.

NOTICES MAILED 10

APPROVALS 0

PROTESTS 0

MH

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

RECEIVED
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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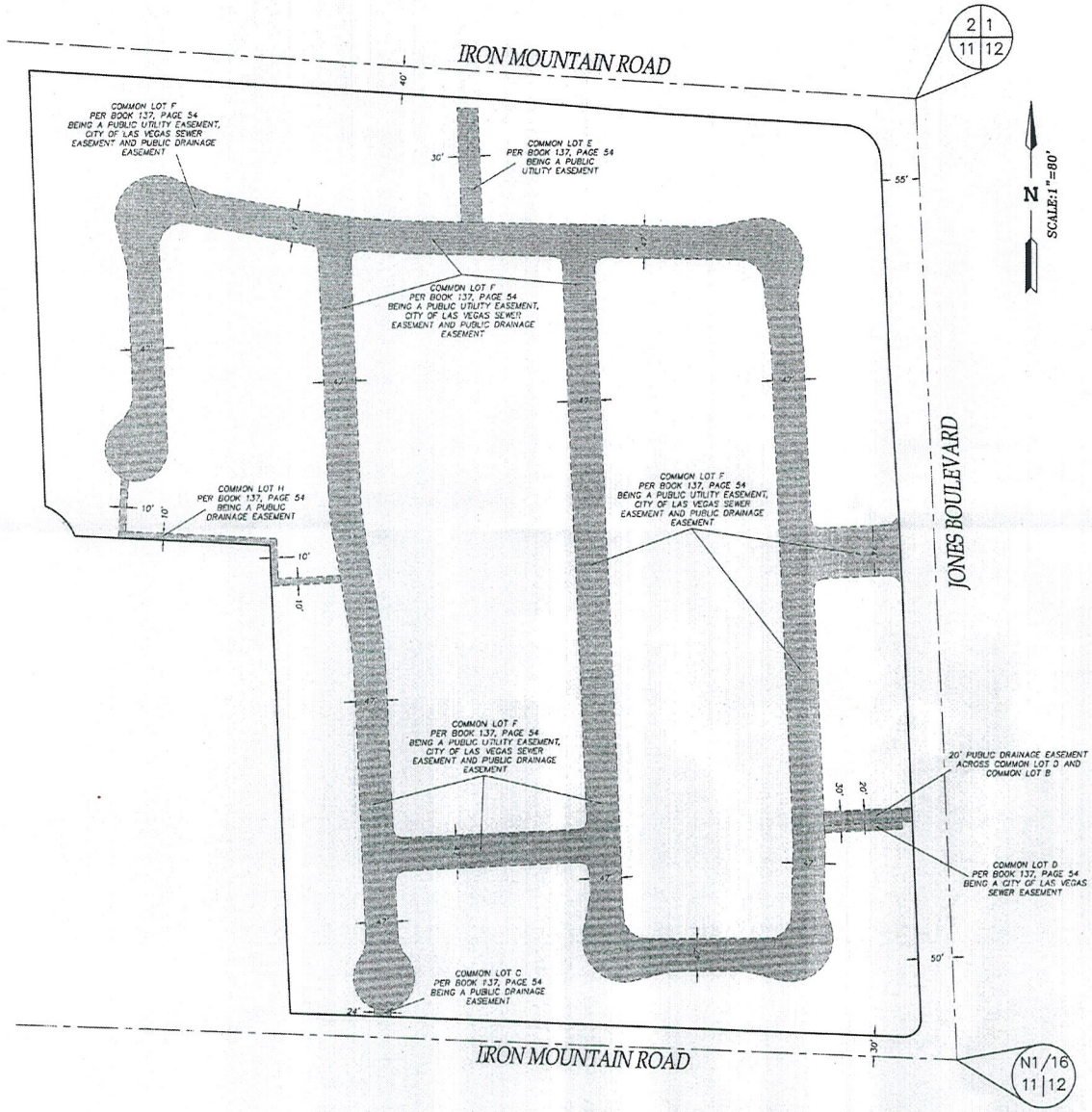
Officers:	Titles:	Division Titles:
"DBA: LYON ARIZONA DIVISION"		
W. Thomas Hickcox	Sr. Vice President	Arizona Division President
Jeffrey D. Carlson	Vice President	V.P.-Land Acquisition
Bryan J. Cazier	Vice President	V.P.-Purchasing
Julie E. Collins	Vice President	V.P.-Operations
Larry Sears	Vice President	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

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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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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.: **21.**

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

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

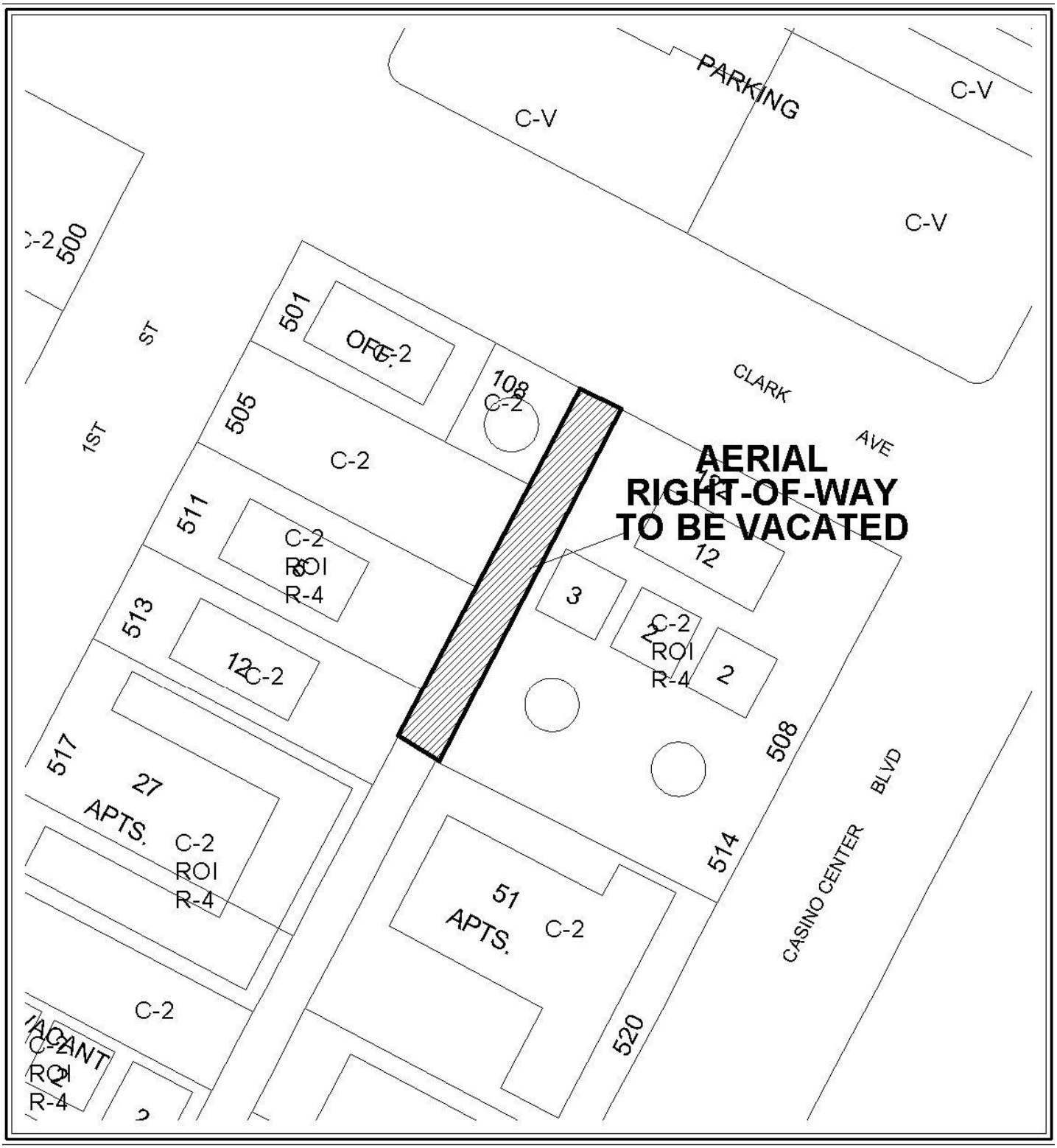
SUBJECT:
VAC-39145 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Petition to Vacate the aerial right-of-way for a portion of an existing 20-foot wide public alley located between Clark Avenue and Bonneville Avenue, and between 1st Street and Casino Center Boulevard, Ward 3 (Reese).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



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CASE: VAC-39145

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0 50 100 Feet

CASE: **VAC-39145**

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: SEPTEMBER 23, 2010
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: APPLICANT/OWNER: CITY OF LAS VEGAS

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAC-39145	Staff recommends APPROVAL, subject to conditions:	

** CONDITIONS **

VAC-39145 CONDITIONS

1. The limits of this Petition of Vacation shall be defined as the aerial right-of-way beginning at 16 feet above the highest point of the roadway constructed along the 20-foot wide alley located between Clark Avenue and Bonneville Avenue and between 1st Street and Casino Center Boulevard.

2. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress there from shall be provided if required.

3. All development shall be in conformance with code requirements and design standards of all City Departments.

MH

Conditions Page Two
September 23, 2010 - Planning Commission Meeting

4. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.

5. If the Order of Vacation is not recorded within one (1) year after approval by the City of Las Vegas or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.

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

** STAFF REPORT **

PROJECT DESCRIPTION

- This application is a 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. The requested vacation is a required step in order to complete the second phase of the Bonneville – Clark Downtown Connector. Staff recommends approval, with conditions as the requested action will not impede current or future traffic flow in the downtown area. If denied, the Bonneville – Clark Connector will not be able to move forward, as designed.

ISSUES

- This Vacation is required to accommodate the second phase of the Bonneville – Clark Connector

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc
There is no history of relevant actions taken on the northern portion of this public alley.

Most Recent Change of Ownership
There is no deed associated with this request as it pertains to aerial rights-of-way.

Related Building Permits/Business Licenses
There are no building permits or business licenses associated with this request.

Pre-Application Meeting
A pre-application meeting is not required for this application, nor was one held.

Neighborhood Meeting
A neighborhood meeting is not required for this type of request, nor was one held.

Field Check	
08/19/2010	A field check was performed by staff with the following observations: • The site to be vacated is located within the northern half of a public alley that terminates at Clark Avenue.

Details of Application Request
Site Area
This request is to vacate the aerial right-of-way.

Surrounding Property	***Existing Land Use Per Title 19.04***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Right-of-Way (Public Alley)	Right-of-Way (Public Alley)	Right-of-Way (Public Alley)
North	Right-of-Way (Clark Avenue)	Right-of-Way (Clark Avenue)	Right-of-Way (Clark Avenue)
South	Right-of-Way (Public Alley)	Right-of-Way (Public Alley)	Right-of-Way (Public Alley)
East	Apartments	C (Commercial)	R-4 (High Density Residential)
West	Office/ Undeveloped/ Apartments	C (Commercial)	C-2 (General Commercial)/ R-4 (High Density Residential)

Master Plan Areas	***Yes***	***No***	***Compliance***
Master Plan Area			
Downtown Centennial Plan	X		Y
Special Purpose and Overlay Districts	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts			
Downtown Centennial Plan Overlay District – Office Core	X		Y
A-O (Airport Overlay) District – 200 Feet	X		Y
Live/Work Overlay District	X		Y
Trails		X	NA
Rural Preservation Overlay District		X	NA
Las Vegas Redevelopment Plan Area		X	NA
Development Impact Notification Assessment		X	NA
Project of Regional Significance		X	NA

LEGAL DESCRIPTION

The above is legally described as being a portion of a 20-foot wide alley right-of-way granted in block 10 of that subdivision known as "Clark's Las Vegas Townsite" on file in the Office of the County Recorder, Clark County Nevada in Book 1 of Plats, at Page 37, lying within the Southwest Quarter (SW 1/4) of Section 34, Township 20 South, Range 61 East, M.D.M., City of Las Vegas, Clark County, Nevada. Excepting therefrom, all areas falling below an elevation of 2,042 feet, being a point a minimum of 18 feet above the highest crown elevation of the "Bonneville Clark Oneway Couplet Phase 1" improvement plans, between Bonneville Avenue and Clark Avenue, as shown on City of Las Vegas Drawing Number 107v5201. Containing 3,498 square feet measured two dimensionally, more or less, as determined by computer methods.

ANALYSIS

If approved, the requested Vacation will remove 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. This is needed in order to accommodate the separation of the pedestrian right-of-way from the vehicular component of the one-way collector. If denied, the completed design for the Collector would have to be resubmitted at significant cost in scheduling and construction.

We present the following information concerning this request to vacate certain public street ROW:

A. Does this vacation request result in uniform or non-uniform right-of-way widths? *N/A as it is to vacate the aerial right-of-way above the alley.*

B. From a traffic handling viewpoint will this vacation request result in a reduced traffic handling capability? *No, since it is above the ground.*

C. Does it appear that the vacation request involves only excess right-of-way? *No, it is for a proposed aerial walkway.*

D. Does this vacation request coincide with development plans of the adjacent parcels? *Yes, it is in conjunction with the City's Bonneville-Clark connector project.*

E. Does this vacation request eliminate public street access to any abutting parcel? *No.*

F. Does this vacation request result in a conflict with any existing City requirements? *No.*

G. Does the Department of Public Works have an objection to this vacation request? *No.*

NOTICES MAILED 2

APPROVALS 0

PROTESTS 0

MH

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

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AUG 10 2010
City of Las Vegas

PLANNING & DEVELOPMENT
CITY OF LAS VEGAS
DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

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

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

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

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

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

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

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

Additional Information _____

PROPERTY OWNER CITY OF LAS VEGAS **Contact** CHERI EDELMAN

Address 400 E. STEWART AVE. **Phone:** 229-5926 **Fax:** _____

City LAS VEGAS **State** NV **Zip** 89101

E-mail Address _____

APPLICANT CHERI EDELMAN **Contact** _____

Address 400 E. STEWART AVE **Phone:** 229-5926 **Fax:** _____

City LAS VEGAS **State** NV **Zip** 89101

E-mail Address _____

REPRESENTATIVE BARTON T. ANDERSON **Contact** _____

Address _____ **Phone:** 229-2198 **Fax:** _____

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

E-mail Address _____

Property Owner Signature* Cheri Edelman

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

Print Name Cheri Edelman

Subscribed and sworn before me

This 8th day of August, 20 10.

Kevin Cerny

Notary Public in and for said County and State

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.

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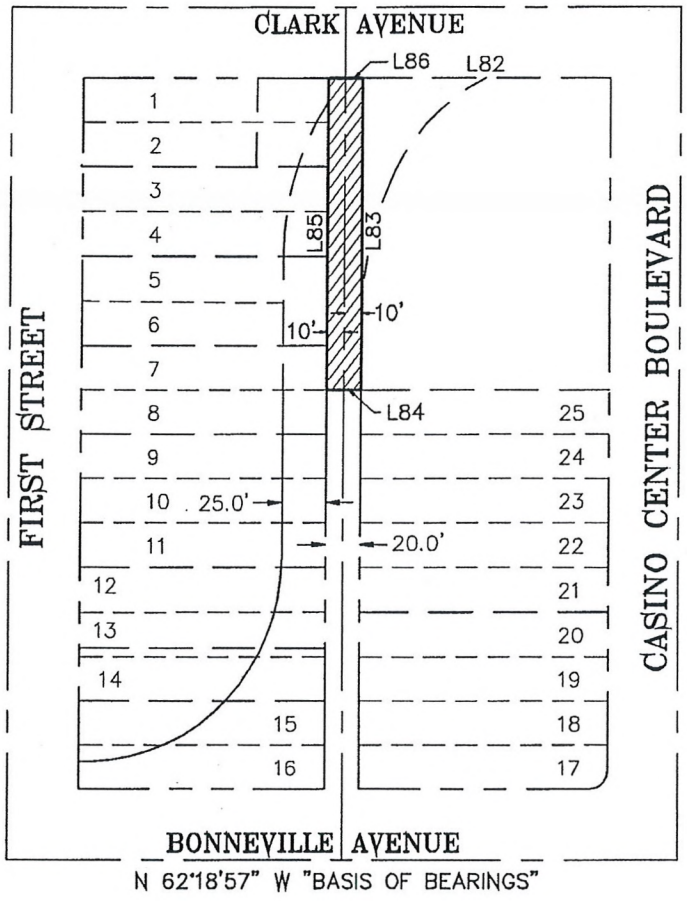

N.T.S.

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

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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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AUG 10 2010
City of Las Vegas

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

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

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

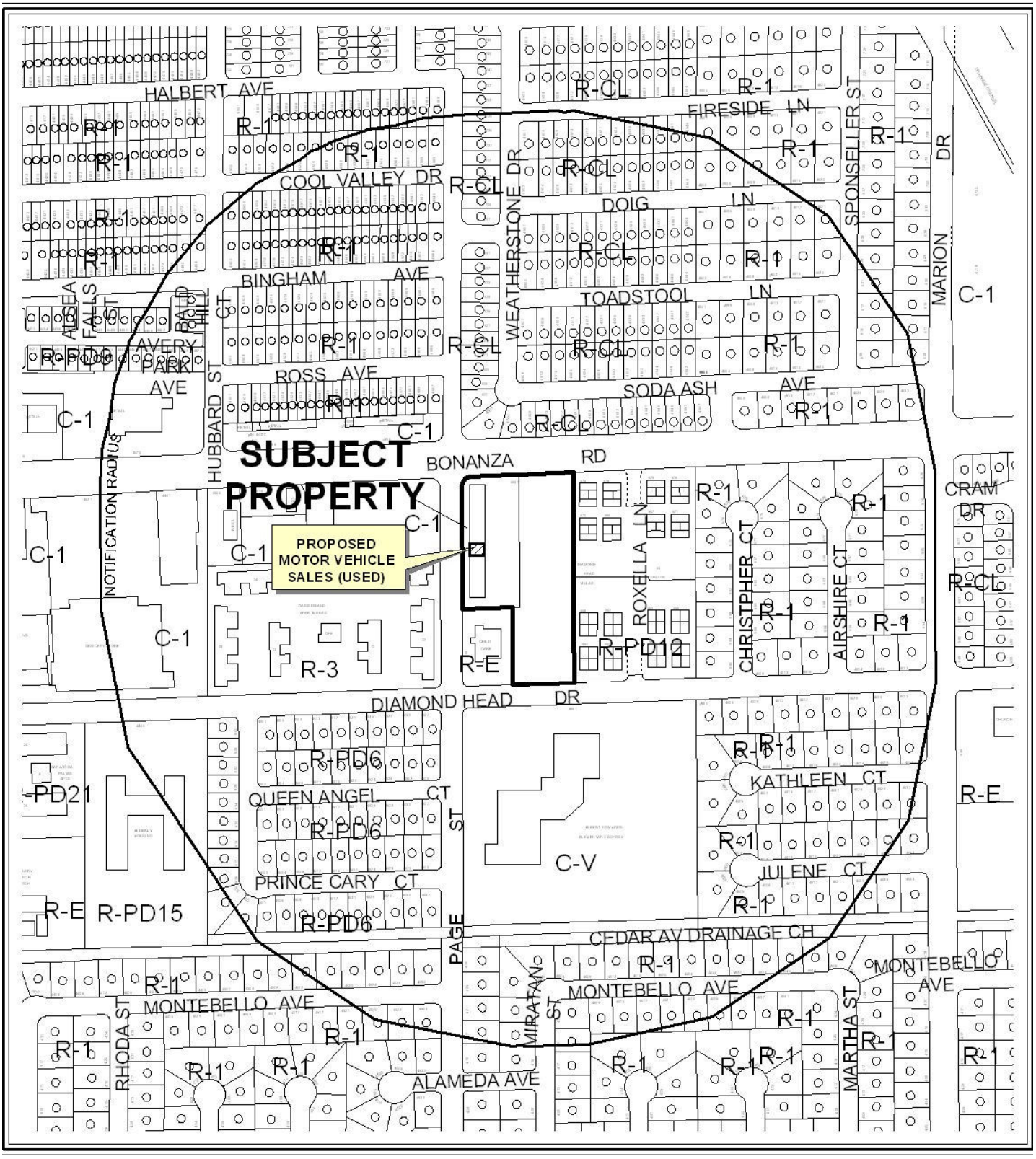
SUBJECT:
ABEYANCE - SUP-38523 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: HECTOR CAMACHO - Request for a Special Use Permit FOR A PROPOSED MOTOR VEHICLE SALES (USED) USE at 4561 East Bonanza Road, Suite #130 (APN 140-32-101-017), C-2 (General Commercial) Zone, Ward 3 (Reese). Staff recommends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

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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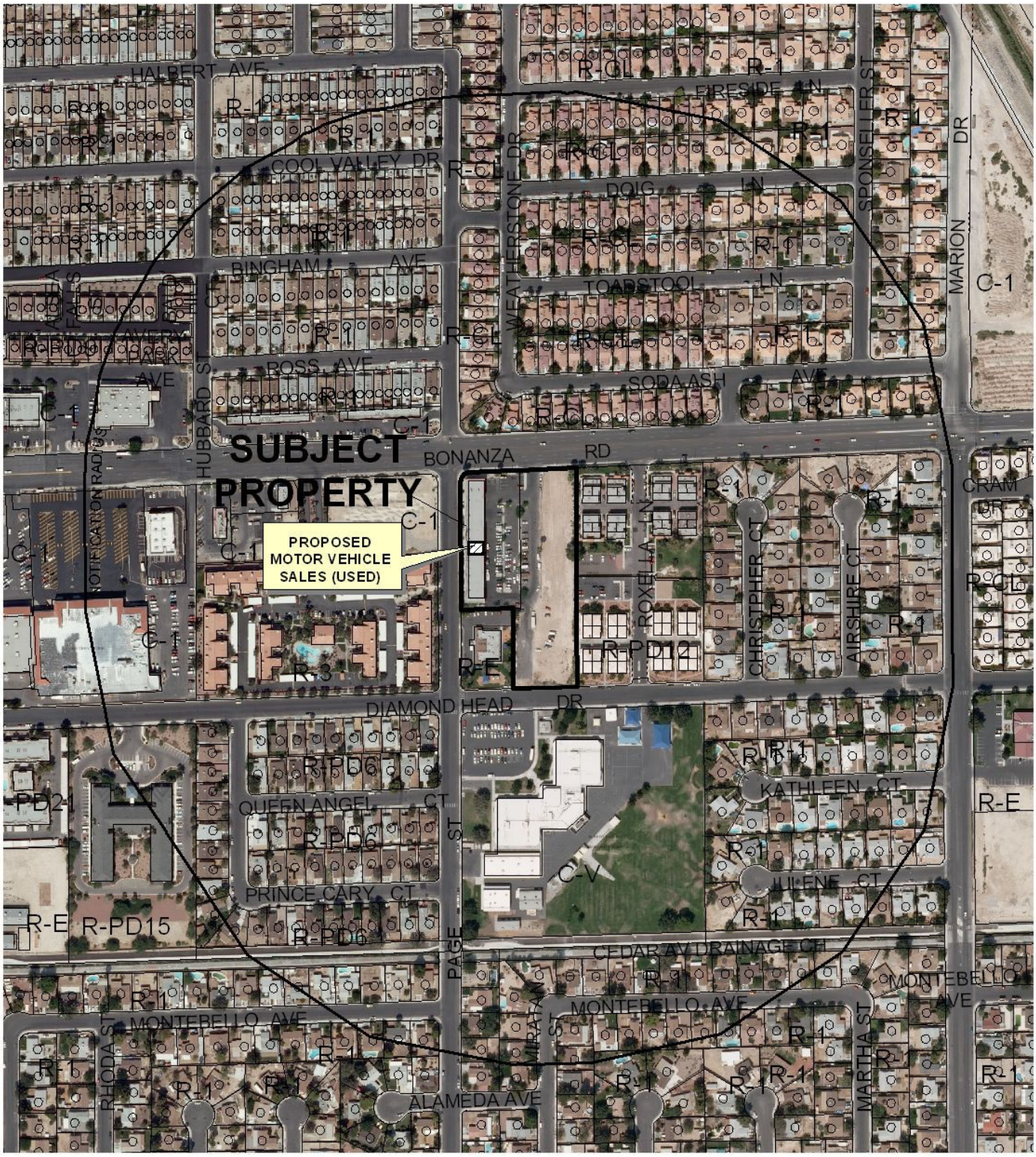
CASE: **SUP-38523**

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

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: SEPTEMBER 23, 2010
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: APPLICANT/OWNER: HECTOR CAMACHO

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-38523	Staff recommends DENIAL, if approved subject to conditions:	N/A

** CONDITIONS **

SUP-38523 CONDITIONS

Planning and Development

1. Display of vehicles for sale shall be limited to the six spaces at the north end of the parking area, as designated in the site plan date stamped 06/11/10.

2. Conformance to all Minimum Requirements under LVMC Title 19.04.010 for a Motor Vehicle Sales (Used) use.

3. Conformance to the approved conditions for Rezoning (ZON-2967), Special Use Permit (SUP-3223), Site Development Plan Review (SDR-3224), Site Development Plan Review (SDR-25148) and Variance (VAR-25220)

4. This approval shall be void two years from the date of final approval, or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

5. No temporary signs such as banners, pennants, inflatable objects, streamers, flags, or other similar attention gaining item or devices shall be displayed upon the subject property without the appropriate permits.

6. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Department.

JG

7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

8. 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 proposed 2,000 square-foot Motor Vehicle Sales (Used) use at 4561 East Bonanza Road, Suite #130. The subject property contains an existing 16,250 square-feet Auto Repair Garage, Major building and has been approved through Site Development Plan Review (SDR-25148) for a 19,500 square-foot General Retail and Restaurant building. In addition, the subject property has also received a parking Variance (VAR-25220) to allow 201 parking spaces where 250 are required. The applicant is proposing to convert a 2,000 square-foot storage area of the existing 16,250 square-foot Auto Repair Garage, Major building into a Motor Vehicle Sales (Used) use. Placing an additional use on the subject property, in addition to the existing and approved uses, will create an overly developed site and will negatively impact the surrounding neighborhood; therefore, staff recommends denial of this request. If this application is denied, the existing 16,250 square-foot Auto Repair Garage, Major building and use would remain.

ISSUES

- 4561 East Bonanza Road, Suites # 125 and # 145 have had permits issued, but were never finaled.
- The applicant currently has six code enforcement cases open at 4561 East Bonanza Road.
- Per Title 19.04 Minimum Special Use Permit Requirement # 7 for the Auto Repair Garage, Major use, no vehicles may be parked on the premises for the purposes of offering the vehicle for sale. Approval of this Special Use Permit request would circumvent this requirement of the previously approved Special Use Permit (SUP-3223).

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
09/02/03	A Code Enforcement complaint (#3208) was issued for various code violations at 4561 East Bonanza Road. The case was resolved on 10/24/03.
10/30/03	A Code Enforcement complaint (#6336) was issued for various code violations at 4561 East Bonanza Road. The case was resolved on 12/15/03.

01/24/04	The City Council approved a General Plan Amendment (GPA-2966) from SC (Service Commercial) to GC (General Commercial), a Rezoning (ZON-2967) from R-E (Residence Estates) Zone under Resolution of Intent to O (Office) and C-1 (Limited Commercial) to C-2 (General Commercial), a Special Use Permit (SUP-3223) and Site Development Plan Review (SDR-3224) for an Auto Repair Garage (Major) and a proposed Self Serve Car Wash on 3.41 acres adjacent to the southeast corner of Bonanza Road and Page Street. The Planning Commission and staff recommended denial of these requests. The area designated Phase Two on the site plan was zoned to C-1 (Limited Commercial) by the City Council.
03/02/04	A Code Enforcement complaint (#10625) was issued for graffiti at 4561 East Bonanza Road. The case was resolved on 03/19/04.
06/21/04	A Code Enforcement complaint (#16380) was issued for trash on the vacant lot portion at 4561 East Bonanza Road. The case was resolved on 06/30/04.
07/27/04	A Code Enforcement complaint (#19314) was issued for various code violations at 4561 East Bonanza Road. The case was resolved on 12/06/04.
10/27/04	A Reversionary Final Map (FMP-5529) was administratively approved by the Planning and Development Department on property located on the southeast corner of Bonanza Road and Page Street. The map was recorded 01/19/05.
03/02/05	A Code Enforcement complaint (#26624) was issued for various code violations at 4561 East Bonanza Road. The case was resolved on 04/04/05.
04/20/06	A Code Enforcement complaint (#40443) was issued for various code violations at 4561 East Bonanza Road. The case was resolved on 07/06/06.
07/21/06	A Code Enforcement complaint (#44724) was issued for various code violations at 4561 East Bonanza Road. The case was resolved on 02/10/07.
11/27/07	A Code Enforcement complaint (#59626) was issued for various code violations at 4561 East Bonanza Road. The case was resolved 08/12/08.
03/19/08	The City Council approved a Site Development Plan Review (SDR-25148) to add a proposed 20,400 square-foot General Retail Development to an existing 16,250 square-foot Auto Repair Garage, Major with Waivers of perimeter landscape buffers to allow a five-foot buffer along a portion of the south property line where 15 feet is required and a five-foot buffer along a portion of the east property line where eight feet is required and a Variance (VAR-25220) to allow 201 parking spaces where 250 spaces are required on 3.41 acres at the southeast corner of Page Street and Bonanza Road. The Planning Commission and staff recommended denial of these requests.
07/16/08	The City Council approved a Special Use Permit (SUP-27933) for a proposed Restaurant with Service Bar with Waivers to allow a zero-foot distance separation from a Child Care Facility and to allow a 58-foot distance separation from a school where 400 feet is required at 4561 East Bonanza Road. The Planning Commission and staff recommended denial of this request.

09/29/08	The Planning and Development Department administratively approved a Parcel Map (PMP-27923) for 3.42 acres located at 4561 East Bonanza Road. The map recorded on 06/09/09.
03/24/09	The Planning and Development Department conducted a Planning Inspection at 4561 East Bonanza Road. At the time of inspection unmaintained landscape, non-permitted temporary signs, graffiti, a non-compliant trash enclosure, vehicles for sale within the parking lot, outside display and faded parking lot striping were noted. The violations were turned over to Code Enforcement 03/26/09 for further action.
04/23/09	The Planning Commission denied a Special Use Permit (SUP-33611) for a proposed Motor Vehicle Sales (Used). The Planning and Development Department staff recommended denial.
05/11/10	A Code Enforcement complaint (#90670) was issued for various code violations at 4561 East Bonanza Road. The case is still open.
05/27/10	A Code Enforcement complaint (#91303) was issued for various code violations at 4561 East Bonanza Road, Suite #110. The case is still open.
05/27/10	A Code Enforcement complaint (#91304) was issued for various code violations at 4561 East Bonanza Road, Suite #130. The case is still open.
05/27/10	A Code Enforcement complaint (#91305) was issued for various code violations at 4561 East Bonanza Road, Suite #140. The case is still open.
05/27/10	A Code Enforcement complaint (#91306) was issued for various code violations at 4561 East Bonanza Road, Suite #145. The case is still open.
07/29/10	The Planning Commission accepted the applicant's request to abey a Special Use Permit (SUP-38523) for a proposed 2,000 square-foot Motor Vehicle Sales (Used) use at 4561 East Bonanza Road, Suite #130.

Most Recent Change of Ownership	
03/01/07	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
01/25/05	A building permit (#05000428) was issued for on-sites at 4561 East Bonanza Road. The permit received final approval 11/22/05.
01/25/05	A building permit (#05000427) was issued for a shell building at 4561 East Bonanza Road. The permit received final approval on 05/17/06.
06/22/06	A business license (#G03-02357) was issued for major auto repair at 4561 East Bonanza Road Suite #110. The license is currently active.
07/25/06	A business licenses (#G02-00753) was issued for an auto repair garage/tire sales at 4561 East Bonanza Road Suite #160. The license is currently active.
10/10/06	A business license (#G03-02372) was issued for major auto repair at 4561 East Bonanza Road Suite #120. The license is currently active.

03/17/07	A building permit (#07000850) was issued for a tenant improvement remodel at 4561 East Bonanza Road, Suite #125. The permit expired 09/08/07 without receiving final approval.

10/04/07	A business licenses (#A39-00431) was issued for auto parts sales at 4561 East Bonanza Road, Suite #160. The license is currently active.
03/04/09	A business licenses (#S02-01136) was issued for a truck driving school at 4561 East Bonanza Road, Suite #130. The license is currently active.
03/09/09	A business license application (#R05-97501) was submitted for a hot dog cart at 4561 East Bonanza Road. The license is currently under review, awaiting proper documentation to be submitted.
03/09/09	A business license application (#G03-97502) was submitted for major auto repair/body work at 4561 East Bonanza Road, Suite #130. The license was reviewed by the Planning and Development Department 03/18/09, and is currently under review by other City departments.
07/23/09	A business license (#G03-97502) was issued for major auto repair/body work at 4561 East Bonanza Road, Suite #130. The license was marked out of business on 09/21/09.
10/26/09	A building permit (#150118) was issued for a non-work certificate of occupancy at 4561 East Bonanza Road, Suite #145. The permit was never finaled.

Pre-Application Meeting	
06/03/10	A pre-application meeting was held with the applicant where elements of submitting a Special Use Permit for Motor Vehicle Sales (Used) were discussed. The topics included the submittal of application materials, meeting dates, and deadlines.

Neighborhood Meeting
A neighborhood meeting is not required, nor was one held.

Field Check	
06/24/10	A poorly maintained site was noted with missing landscaping, disabled vehicles, trash enclosures used for storing various items, a destroyed trash enclosure, trash dumpsters that are out in the open, graffiti on buildings and inaccessible drive aisles. There are open Code Enforcement actions on the subject site.

Details of Application Request	
Site Area	
Net Acres	1.33

Surrounding Property	*Existing Land Use Per Title 19.04*	*Planned or Special Land Use Designation*	*Existing Zoning District*
Subject Property	Automotive Repair Center	GC (General Commercial)	C-2 (General Commercial)
North	Single-Family Residences	ML (Medium Low Density Residential)	R-CL (Single Family Compact-Lot)
South	Child Care Facility/ Elementary School	SC (Service Commercial)/ PF (Public Facilities)	R-E (Residence Estates)/ C-V (Civic)
East	Condominiums	ML (Medium Low Density Residential)	R-PD12 (Residential Planned Development – 12 Units per Acre)
West	Apartments/ Undeveloped	M (Medium Density Residential) / SC (Service Commercial)	R-3 (Medium Density Residential) / C-1 (Limited Commercial)

Master Plan Areas	*Yes*	*No*	*Compliance*
Master Plan Area		X	N/A
Special Purpose and Overlay Districts	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts		X	N/A
Trails		X	N/A
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

DEVELOPMENT STANDARDS

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	
Motor Vehicle Sales (Used)	2,000 SF; 6 Vehicle Display Spaces	1/500 SF of GFA	10				
Existing Auto Repair Garage,	14,250 SF	1/200 SF +5 spaces	77				

JG

Major							

General Retail Store (Furniture Store)	11,280 SF	1/175 SF	65				
Restaurant 2,000 SF or more (without Drive-Through)	3,623 SF	1:50 SF of Public Seating	73				
		1:200 SF of total remaining GFA	13				
General Retail Store (Meat Market)	2,584 SF	1:200 SF of total remaining GFA	12				
TOTAL SPACES REQUIRED			**250**		**201**		**Y**
TOTAL (With Handicapped)			243	7	194	7	Y
Loading Spaces			3		3		Y

ANALYSIS

The applicant is proposing to convert 2,000 square feet of an existing 16,250 square-foot Auto Repair Garage, Major into a Motor Vehicle Sales (Used) establishment. A previous Variance (VAR-25220) approved 201 parking spaces for a 16,250 square-foot Auto Repair Garage, Major, a 6,207 square-foot Restaurant, and 13,315 square-feet of General Retail where 250 parking spaces are required. The applicant was denied a previous a Special Use Permit (SUP-33611) for a proposed 1,000 Motor Vehicle Sales (Used) at this site on 04/23/09. This request would allow vehicle sales in conjunction with an Auto Repair Garage, Major, which was previously approved through Special Use Permit (SUP-3223). This would circumvent a Minimum Special Use Permit Requirement of that use that prohibits the display and sale of vehicles at an Auto Repair Garage, Major site. As such, staff cannot support this request and recommends denial.

FINDINGS (SUP-38523)

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 land use cannot be conducted in a manner that is harmonious and compatible with the existing and surrounding land uses, as the surrounding businesses within the subject property are high-volume uses, and over 20,400 square feet of additional uses have been approved for the site through Site Development Plan Review (SDR-25148). The surrounding parcels are residential and commercial in nature, and the proposed use will not be harmonious or compatible with the adjacent residential land uses, as the proposed use is too intense for the subject property.

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

   The subject site is not physically suitable for the type and intensity of land use proposed, as evidenced by the approved Variance (VAR-25220) for parking. The isolation of this parcel from others zoned C-2 (General Commercial) creates a significant conflict with adjacent, less-intensely zoned properties.

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.**

   Access to the site is provided by Bonanza Road, a 100-foot Primary Arterial as designated by the Master Plan of Streets and Highways, which will provide adequate access to the site. There is only one access driveway to the site with an emergency crash gate at the south end of the site, at Diamond Head Drive, a 60-foot Local Street, which will provide adequate emergency access. The subject property is also adjacent to Page Street, a 60-foot Local Street to the east; however, no access is provided to this roadway.

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 development is subject to permit review and inspection; therefore, appropriate measures will be taken to protect the health, safety and general welfare.

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

   The proposed use meets all of the applicable conditions per Title 19.04; however, the request would allow vehicle sales in conjunction with an Auto Repair Garage, Major, which was previously approved through Special Use Permit (SUP-3223). This would circumvent a Minimum Special Use Permit Requirement of that use that prohibits the display and sale of vehicles at an Auto Repair Garage, Major site.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 14

NOTICES MAILED 543

APPROVALS 0

PROTESTS 0

JG

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: HECTOR CAMACHO

Name of Applicant: SAME

Name of Representative: SAME

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: HECTOR CAMACHO

Subscribed and sworn before me

This 11th day of June, 2010

Jeannie M Becknell

Notary Public in and for said County and State

State of Nevada

County of Clark

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

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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 ABOBE **State** _____ **Zip** _____

E-mail Address _____

REPRESENTATIVE HECTOR **Contact** HECTOR

Address SAME ABOBE **Phone:** 460 1775 **Fax:** _____

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

E-mail Address _____

Property Owner Signature* _____

*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

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

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JUN 11 2010

FOR DEPARTMENT USE ONLY

Case #	SUP-38523
Meeting Date:	7/29/10
Total Fee:	1039 00
Date Received:*	6/11/10
Received By:	M REX

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

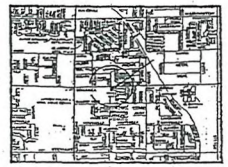
f:\depot\Application Packet\Application Form.pdf

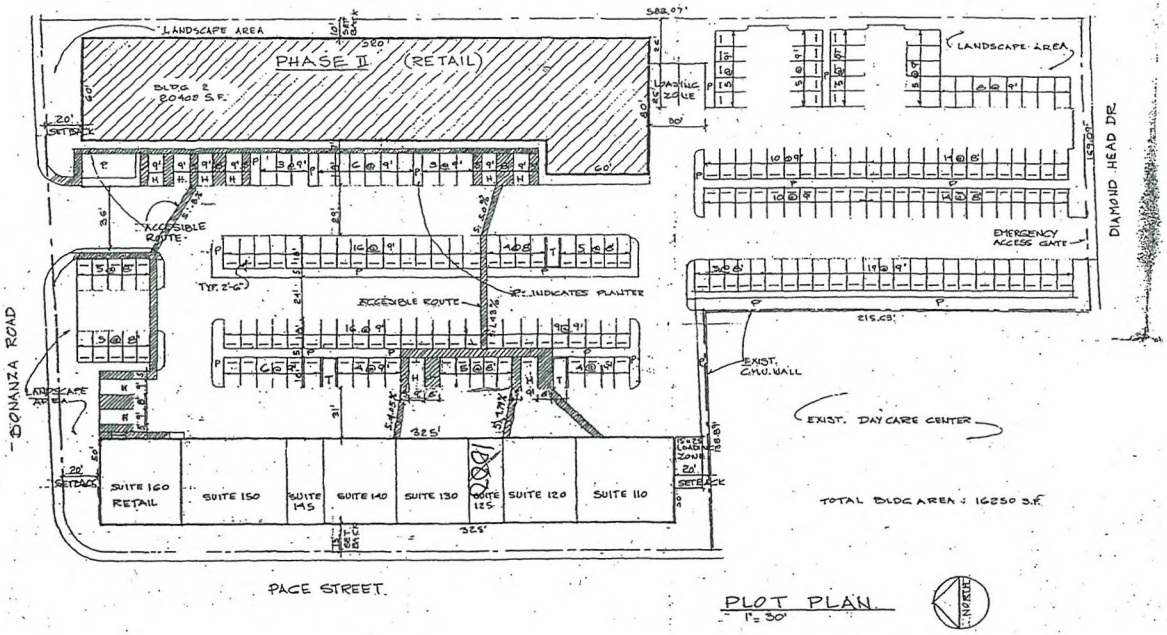
SUP-33611 (S2) Stamped 3-4-09 :PC 4-23-09 Denied

LEGAL DESCRIPTION:

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

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





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

SUP-38523

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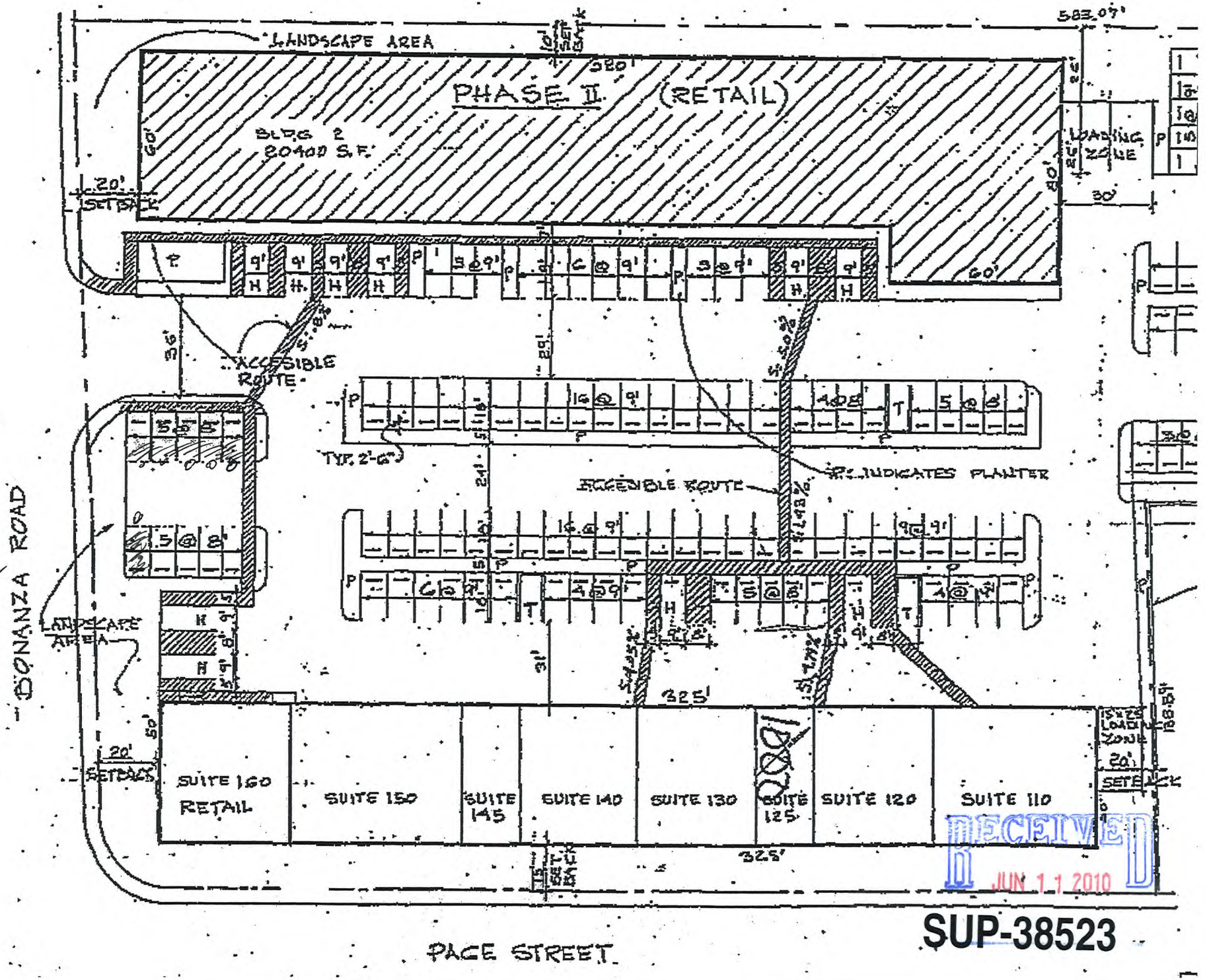
JUN 17 2010



111 DISPLAY AREA

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SUP-38523

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

06/24/10

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

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06/24/10

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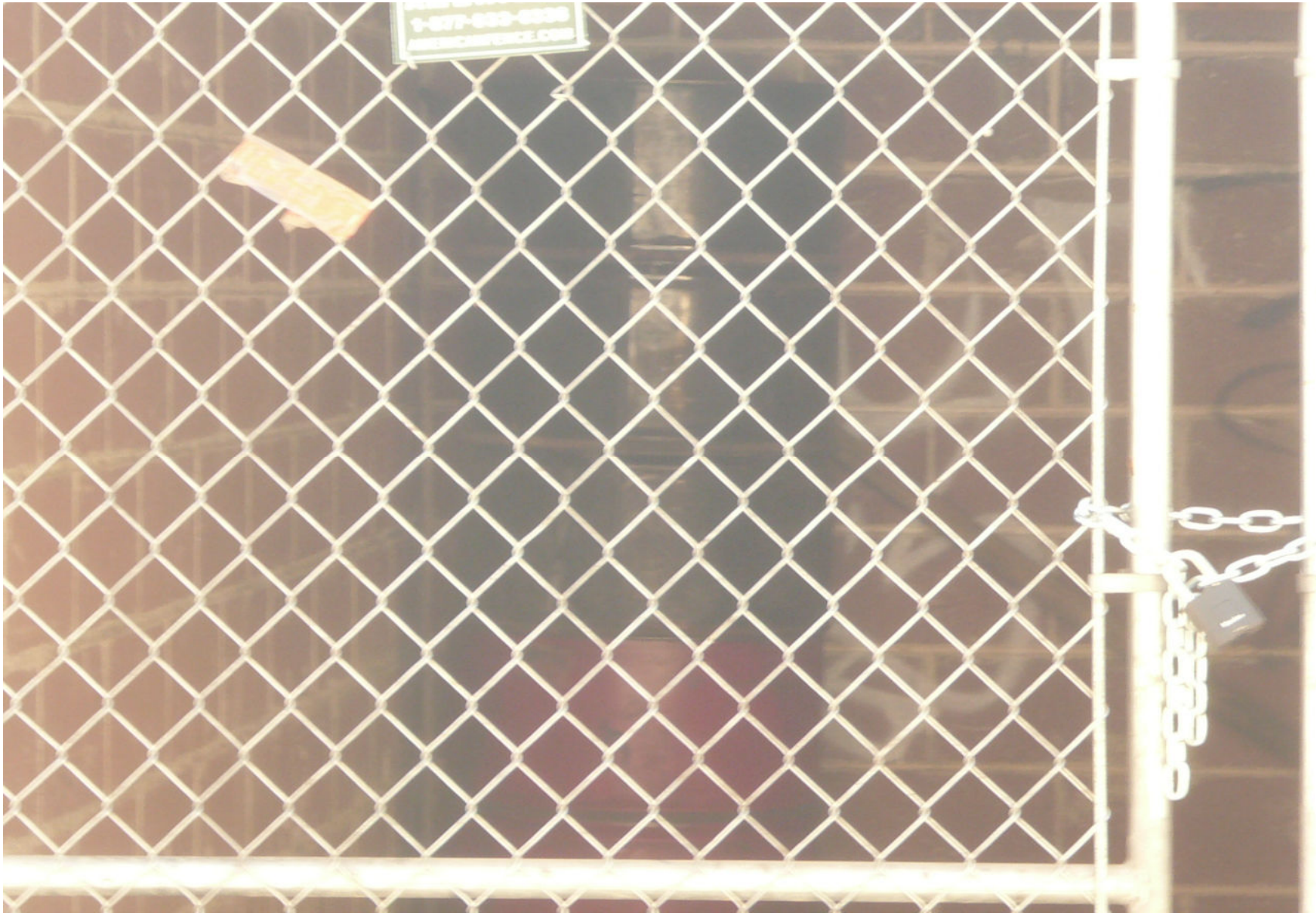
06/24/10



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4561 EAST BONANZA ROAD, SUITE #130

06/24/10

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06/24/10

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06/24/10

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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

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JUN 11 2010

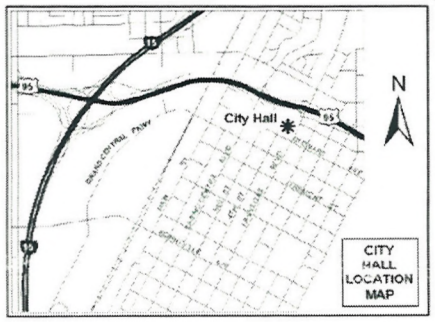
SUP-38523

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

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JUN 21 2010

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

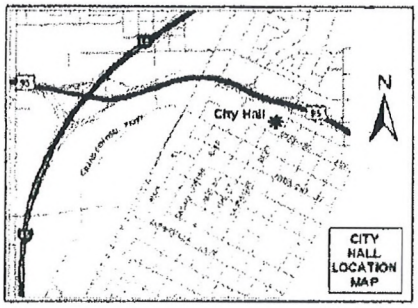
41P

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
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



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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

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JUN 21 2010

41P

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

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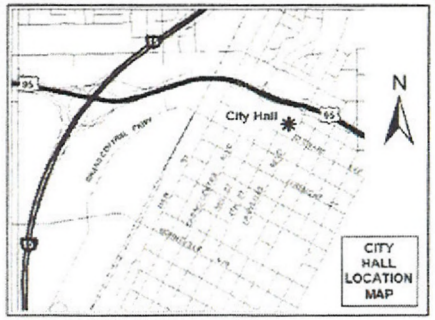

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council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

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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:
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Date:
Name:
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Phone:

☐ PROTEST ☐ APPROVE

RECEIVED
JUN 27 2010

Submitted after final agenda
Date Item 41 A

City of Las Vegas Agenda Item No.: **23.**

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

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

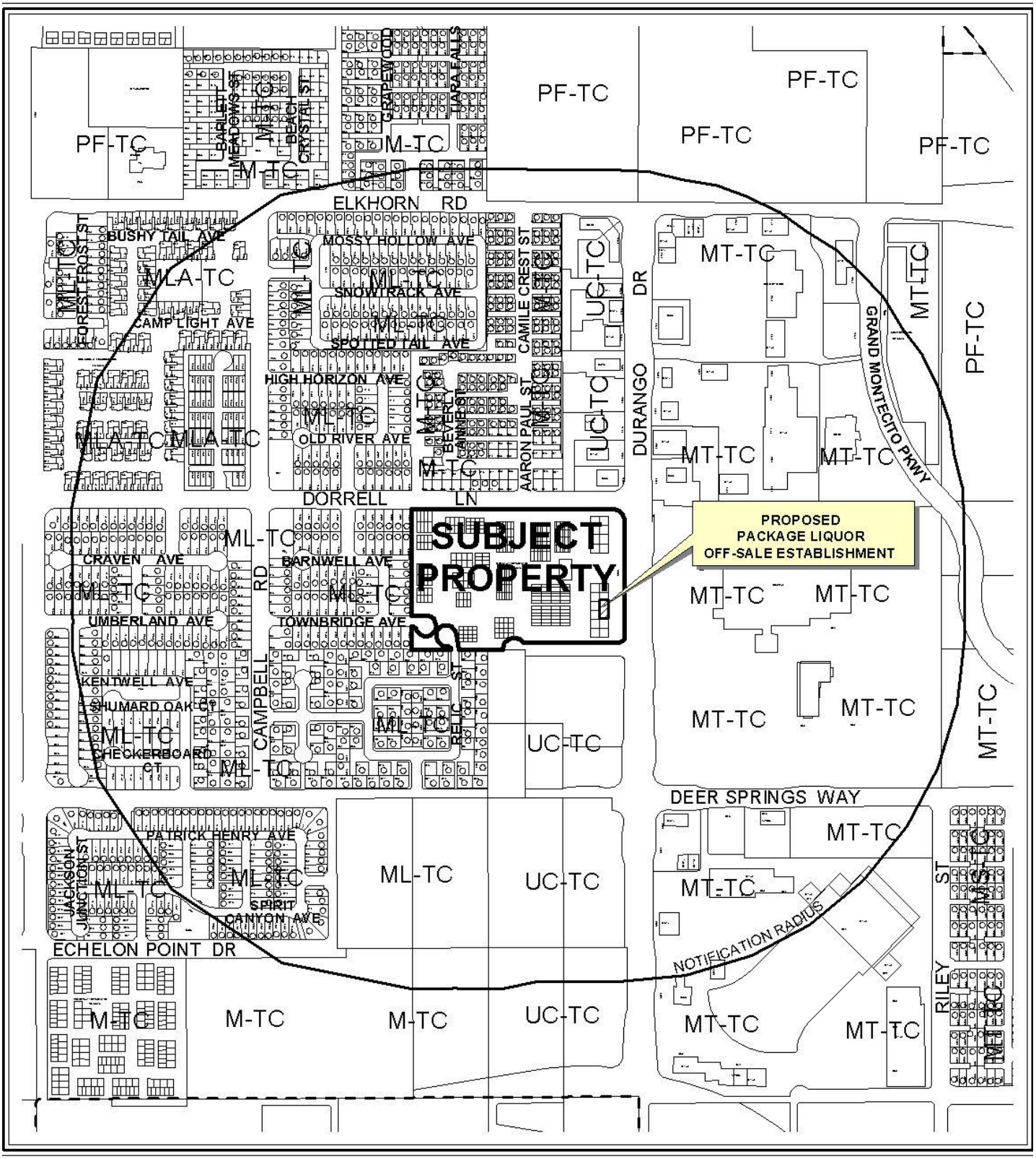
SUBJECT:
ABEYANCE - SUP-38909 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: DURANGO MARKET - OWNER: MNLK, LLC - Request for a Special Use Permit FOR A PACKAGE LIQUOR OFF-SALE ESTABLISHMENT USE WITHIN AN EXISTING 2,326 SQUARE-FOOT GENERAL RETAIL STORE at 6955 North Durango Drive, Suite #1114 (APNs 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

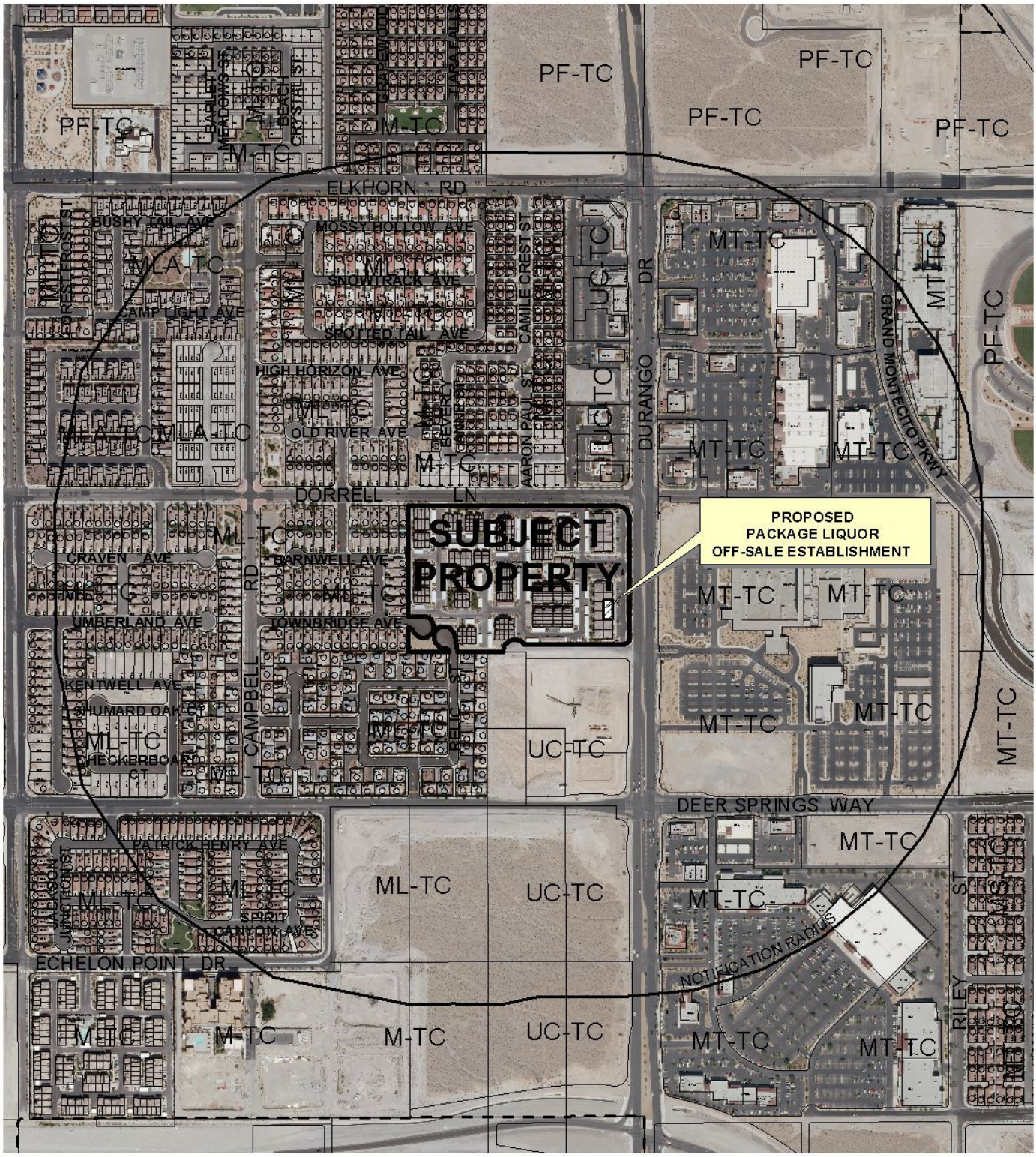


CASE: **SUP-38909**

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

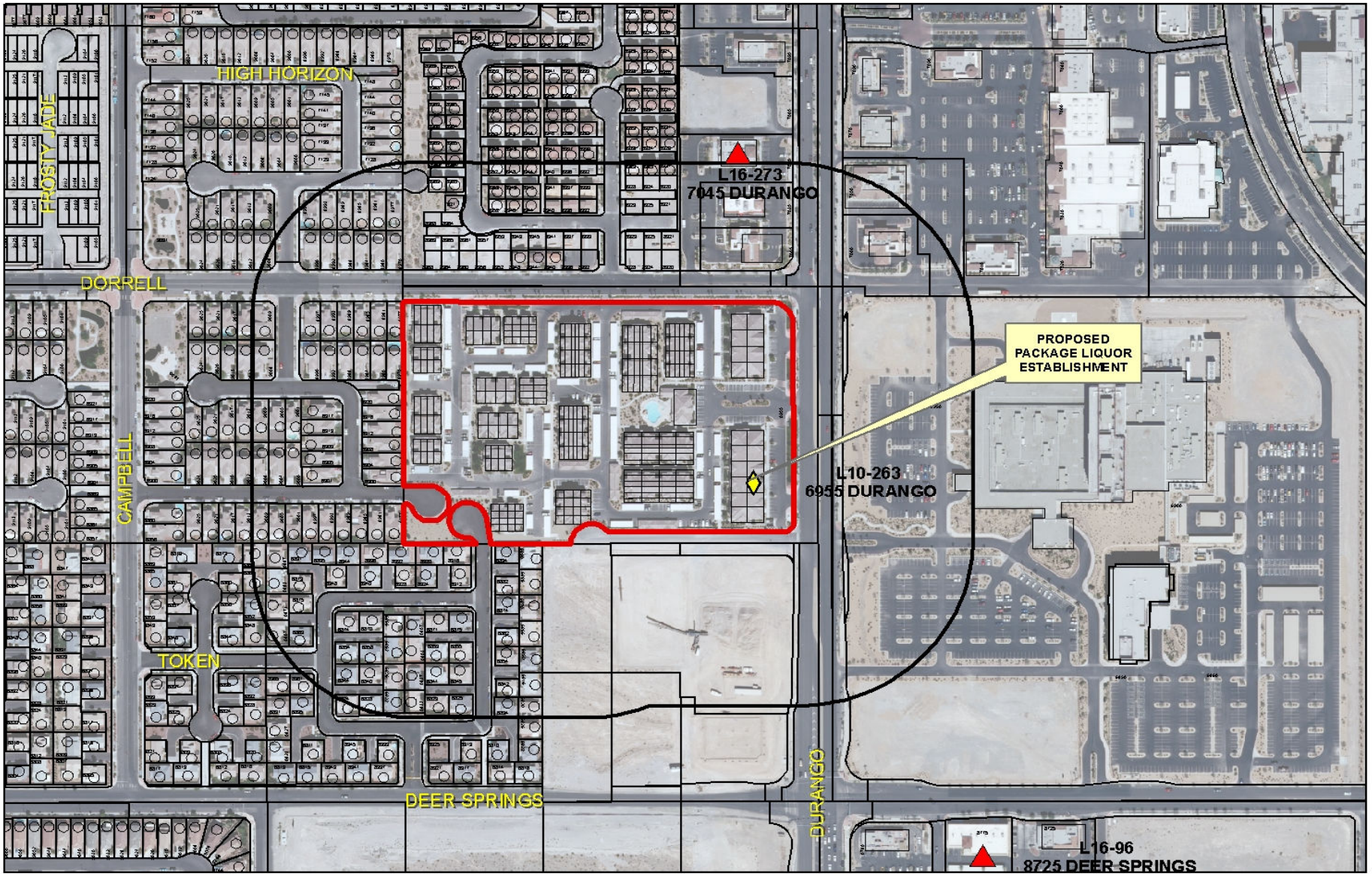
CASE: **SUP-38909**

RADIUS: 1500 FT

ZONING OF SUBJECT PROPERTY:

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

N



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: _____

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JUL 16 2010

Signature of Property Owner: Lisa Straw

Print Name: LISA STRAW

Subscribed and sworn before me

This 7th day of July, 2010

Marguerite B. Lehr

Notary Public in and for said County and State

MARGUERITE BROGAN LEHR

MARGUERITE BROGAN LEHR
Commission # 1852399
Notary Public - California
Orange County
My Comm. Expires Jun 5, 2013

PLANNING & DEVELOPMENT

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

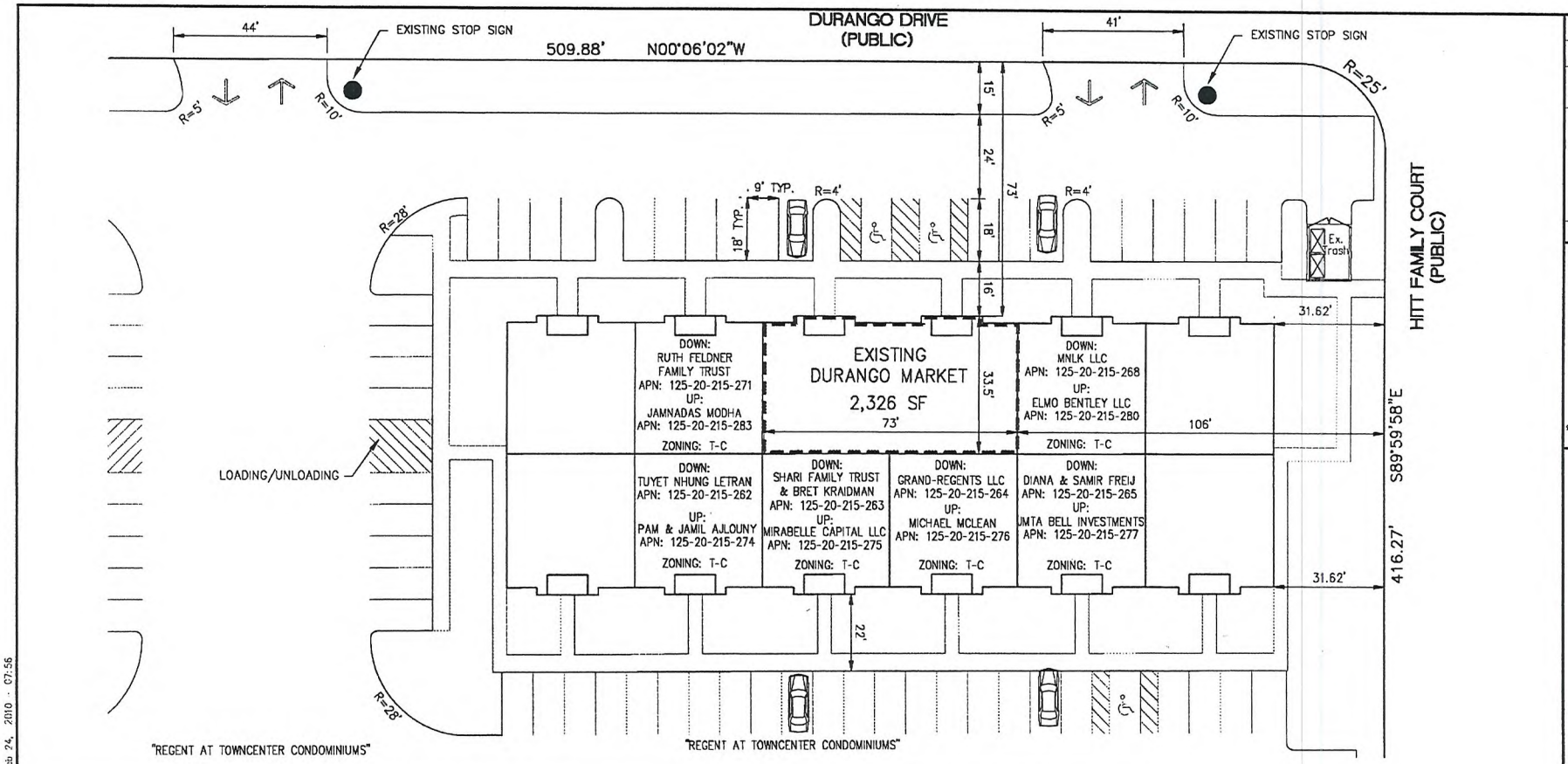
MARGUERITE BROGAN LEHR
Commission # 1852399
Notary Public - California
Orange County
My Comm. Expires Jun 5, 2013

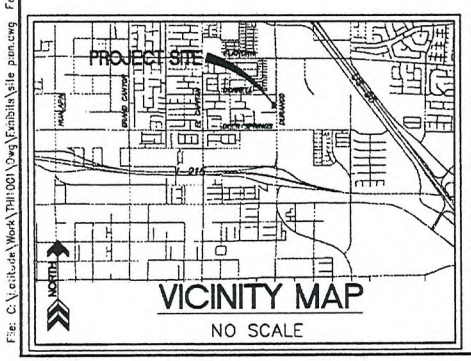
FOR DEPARTMENT USE ONLY

Case #	SUP-38909
Meeting Date:	08260
Total Fee:	WAIVED
Date Accepted:	071610
Accepted By:	

RECEIVED JUL 16 2010

*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

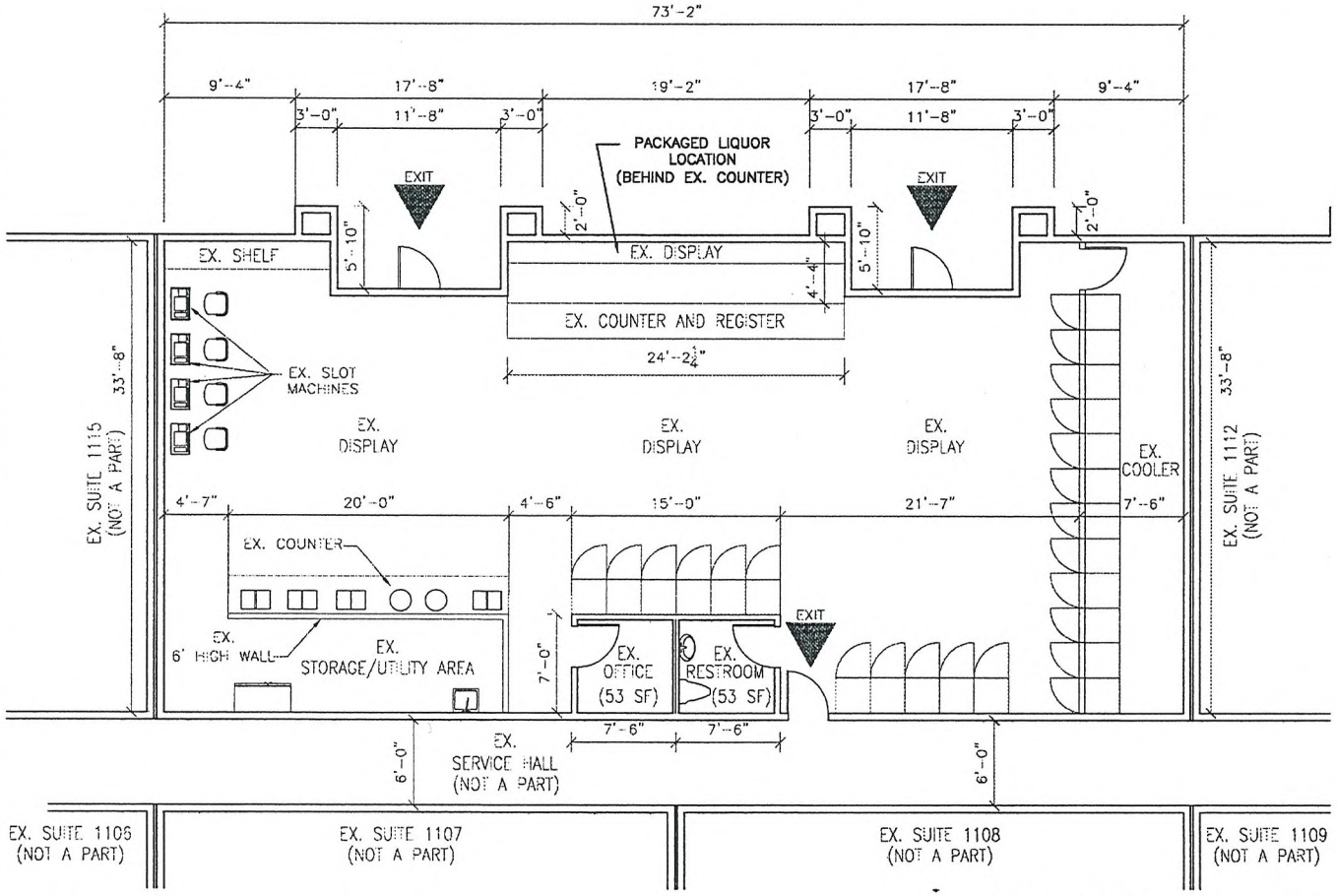
SP-BW
SHEET 1 OF 4

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

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SUP-38909

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JUL 16 2010

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

04/22/10

July 16, 2010

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

To Whom It May Concern:

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

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

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

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

Respectfully,

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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

AUG/16/2010/MON 10:21 AM CANYON RIDGE FAX No. 702 658 9622 P. 001/001

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

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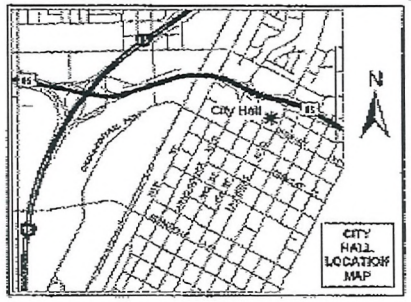

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments:

SUP-38909

Planning Commission Meeting of 8/26/2010

Case: SUP-38909

12520213032
VALENCIA FAMILY LIVING TRUST
9113 UMBERLAND AVE
LAS VEGAS NV 89149-3028

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AUG 16 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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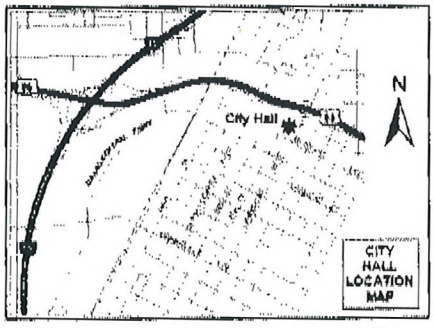
AUG 16 2010

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

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

grocery store is across the street

30P

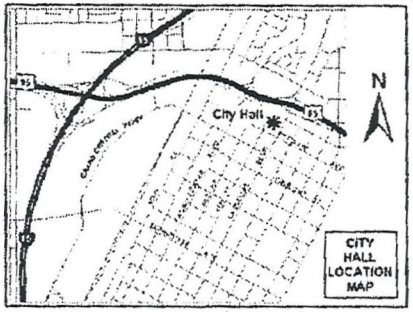
AUG-16-2010 05:11 PM MORANTES 702 655 0818 P.01

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

PRESORTED FIRST CLASS

UNITED STATES POSTAGE
PITNEY BOWES
02 1M
0004279218
$ 00.41⁴
AUG13 2010
MAILED FROM ZIP CODE 89101

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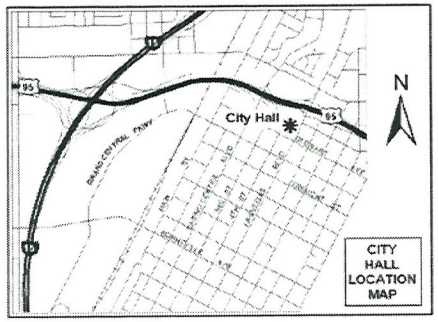

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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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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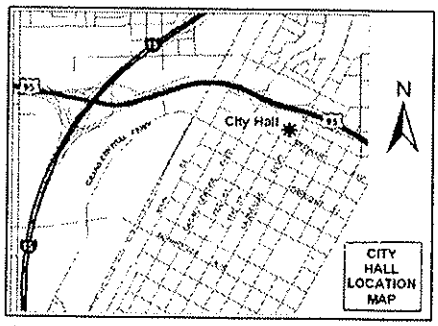

THERE IS NO NEED FOR MORE LIQUOR STORES IN THIS AREA

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

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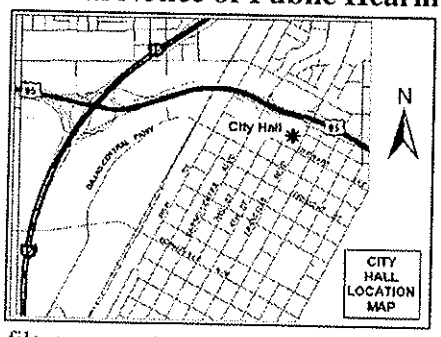

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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SUP-38909

Planning Commission Meeting of 8/26/2010

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Case: SUP-38909

12520215207
OWINGS ERIC J & SONJA C
8591 MOUNTAIN PEAK CIR
LAS VEGAS NV 89147-5277

30P

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Planning & Development Department
Development Services Center
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Las Vegas, Nevada 89101-2986

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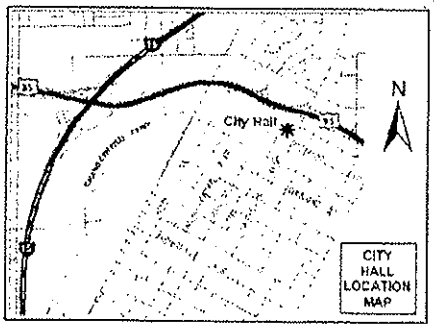

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☐ I SUPPORT this Request

☒ 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-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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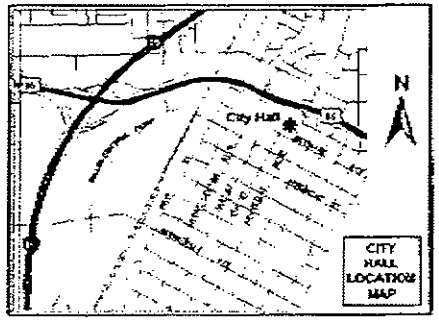

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[X] I SUPPORT this Request
[ ] I OPPOSE this Request

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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City of Las Vegas
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Development Services Center
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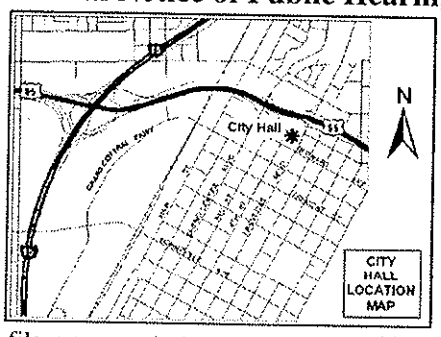

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☑ I SUPPORT this Request ☐ I OPPOSE this Request

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
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Las Vegas, Nevada 89101-2986

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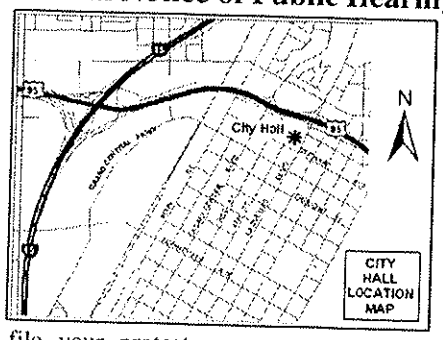

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

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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
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Las Vegas, Nevada 89101-2986

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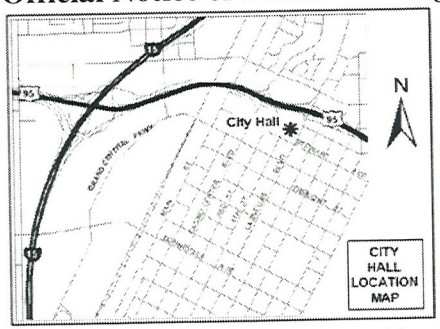

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

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SUP-38909

Planning Commission Meeting of 8/26/2010

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AUG 18 2010

Case: SUP-38909

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

304

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Planning & Development Department
Development Services Center
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Las Vegas, Nevada 89101-2986

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MAILED FROM ZIP CODE 89101

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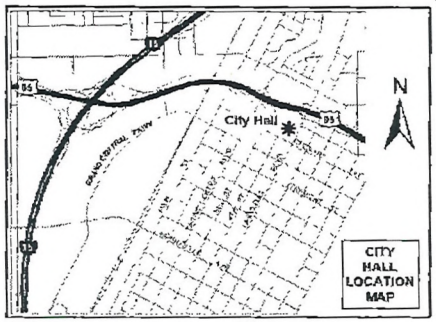

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-38909
Planning Commission Meeting of 8/26/2010

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

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AUG 16 2010

304

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

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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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13A

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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11A

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 Moncabante		9332 Garden Springs 89149
Lee Posey		692 - N 12th St
Marco Dunete		8953 Aurora Bay Court
Randall Murillo		7812 Silver Mallard Las Vegas, NV, 89131.

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13A

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 Beckroft	[signature]	
JEFF McDONALD	[signature]	9851 Twilight Walk LV NV 89144
JACOB DAVIS	[signature]	7715 GATSBY HOUSE ST. LV. 89166
Dean Smith	DEON SMITH	968 [illegible] 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	[signature]	7208 Bombay reef court Las Vegas NV 89109
Cody Leoni	[signature]	6901 Gothic 89149 Marigold
Russel Kahre	[signature]	8250 Grand Canyon Dr
Jon Williamson	[signature]	6643 McDoggle Ave LV NV 89166
Michelle Helton	[signature]	6955 N. Durango Apt 2067
Marcus Carter	[signature]	same
Rachel Hayes	[signature]	Same
Jim Scott	[signature]	7813 MARBLE DOE ST. LAS VEGAS, NV, 89149
Mike Moore	[signature]	6867 Momentus ST Las Vegas N.V. 89149
Stephanie Wallace	[signature]	8573 Melocactus Las Vegas N.V. ~~981~~ 89149
Venus Powers	[signature]	17420 Oldamere Cleve ON 44128
Janis Persha	[signature]	8313 Valley Stream LV NV 89131
Billy Barker	[signature]	7041 Knob Creek St.

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11A

Print Name	Signature	Address
Joshua Sandoval	[illegible]	8540 Amarillo Hill Ave
Leonel Garcia	Leonel Garcia	8540 Amarillo 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	Misty Collett	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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MAR 22 2010

13A

Print Name	Signature	Address
Francisco Mendoza		9473 Milkweed Lane 89166
Betty Saguanpory		9433 Grandview
JOHN COLLINS		9712 SIGNA VALLEY AVE 89149
Jen Wallace		9457 Solitude Canyon Las Vegas, NV 89149
Patrick Lee		10635 Troy Mountain Ave Las Vegas, NV 89166
John Gallagher		1708 Cabin Fever St LV NV 89149
Emogene Bradford	Emogene Bradford	1307 Stonehedge Ct. Ontario, CA 91762
John Duncan		6879 Moments LV NV 89149
Quint Zuhlke		3874 E. Delling Ct LV, NV 89104
Judith Crenshaw		7222 Regent Pond Las Vegas NV. 89166
DAN HACKETT		7625 Garden St LV, NV 89149
Chris Lawrence		7216 Robins Roost St, Las Vegas NV. 89131
Ceil Nugent		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 Lock 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 Casere	Cindy Casere	6955 N. Durango LV NV 89149
~~Kathi Russo~~	Kathi Russo	6955 N Durango LV NV 89149
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	6809 Sweet Pecan St LV NV 89149
Ryan Harney	[illegible]	6955 N Durango. Lv NV 89149
Armando Flores	[illegible]	6955 N. Durango
Tasha Washington	Tasha Washington	8153 Starling View Ct L.V. NV 89166
Benny K. Mahan	Benny Mahan	9232 longhornfall Ct. LV, NV 89149
Colby Smith	[illegible]	8919 mossy Hollow LV NV 89149
MANGEL	[illegible]	9241 LONGHORN FALLS LAS VEGAS 89149
Rick Corbus	[illegible]	6905 N Campbell Rd LL 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]	[illegible]	6809 Sweet Pecan
Jazlyn Gaspard	[illegible]	2951 Siena Heights Henderson, NV 89052
Brandy Davis	[illegible]	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 agave ocean Ave LV NV. 89166
Dante Riley		3572. Tobel Springs
Trey Stanley		702K Knox Circle #103
~~Josh Hyde~~	Josh Hylton	9016 Patrick Henry ave.
~~Melissa Davis~~	Melissa Davis	9016 Patrick Henry ave.
Silvia Tirado	S. Tirado	6955 N Durango Dr 1075
Johnny Sawyer		6643 Weeping Pine 89149
William Morgan		8250 N. GRAND CANYON DR UNIT 1051 LV, NV 89166
RYAN MASSEY		6955 N. Durango Dr Las vegas NV 89149
Hadiza Gines		6824 Relic St. LV, NV 89149.
Charon Williams		6955 N. Durango
Harold Sheppard		11 pame -

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	RESENT 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 Ekhelon 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 Argue	[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 Kathleen 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	[signature]	Regent Regent 6955 N Durango Yes
Richard Dunaway	[signature]	Las Vegas Nv 89149
~~Jeffery Brown~~	J. Brown	Regent 89143
Wendell Lucas	[signature]	7528 cliff Peaks Las Vegas NV 89149
Timothius Beard	[signature]	8916 ATTIC Grace Ave Las Vegas 89149
William Rossol	[signature]	6842 Relic st. LV. NV. 89149
Martin Ramos	[signature]	6955 N. Durango Regents #1107 Las Vegas, NV. 89149
Jennifer Lindsey	[signature]	6955 N. Durango Regents #1107 Las Vegas NV. 89149
Joseph De la Cruz	[signature]	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	[signature]	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 82183 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		9207 Farralon Ridge Ct. LV NV 89149
STACIA MEHL		7621 FABLED FILIGREE ST LAS VEGAS, NV 89149
Sheila Leech		9936 Shark Ridge Las Vegas NV 89149
Thomas Surman		9145 Echelon Pl. Dr. #2078 Las Vegas NV 89149
ROBERT & MACIE COREY		6955 N. DURANGO DR 3101 LAS VEGAS, NV 89149
Cory Marshall		9132 CRAVEN AVE 89149
Anthony Farmer		6958 N. Durango 3876 89149
Steven Grizzell		7837 Dry Dust ct. 89149
REYES, A		3724 CRESCENT CANYON ST.
Chason Hellum		9324 Mountain Rise Ave.
TIFFANY SAMUEL		7148 FOREST FROST LN CV, NV 89149 (702) 234-2292
Lisa ESTEP		8909 Thacking Springs LN NV 89149
Brett Davis		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 Palmae 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 ~~Allen Herle~~	[signature]	7024 Caribou Ridge St #102 LV NV 89149
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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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 BUSHIRE 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 Tilkum 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. NV 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 Pompon PL Las vegas NV 89166
Sahar Korkees	Sahar Korkees	8064 Starling View Court Las vegas NV 89166
Tom Pender	[illegible]	8993 Dorrell LN LV, NV 89149
Randy Berry	Randy Berry	9303 Gilcrease LV NV 89149
DeAndre Barkin	[illegible]	"
Ray Zenee	[illegible]	
Ziad Elias	Ziad Elias	
Sandra Vandenhout	Sandra Vandenhout	6955 N Durango LN NV 89149
Lachelle Fortune	[illegible]	8924 Jennifer Am 89149

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Print Name	Signature	Address
Lorraine Thomas		
Camille Ealy		6829 N. Campbell Ave
Kevin Mulgrew		6541 Macdoogle St.
Nancy McMahan		6705 Blueberry Garden 89129
Karen Meissner		7555 Hecham Ave L.V.
Kyle Flemming		2300 Rock Springs
Sue Kubiak		9303 Gil Ave
Ed Kolesh		10553 Laurelwood Lake Ave
Stacy Henderson		8925 Jamie Lee 89149
Mahmud Ahmad		10738 Arsdale
Chris Meier		316 Harbor Gulf Ct
Shawn Robinson		3305 Morning Wind
David Lee		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

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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 Konie		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	702 271-0228	

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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	[signature]	8937 Elwood Ct Las Vegas NV 89149	702-325-8902	Sirthomas sh3@aol
Christina Watkins	[signature]	8937 Elwood Ct. Las Vegas, NV 89149	702-408-2637	
Jim Schmidt	[signature]	9141 Camp Light Ave #101 Las Vegas NV 89149	702-324-9546	
Jason Garci	[signature]	9297 Palmerhouse ave Las Vegas, NV 89149	(702) 269-5444	
Christina Sarg	[signature]	N/A	N/A	
Michael Maida	[signature]	9824 Fast Elk St Las Vegas N.V 89143	(702) 370-9092	—
Anthony Spence	[signature]	N/A	N/A	
[illegible]	[signature]	N/A	702 2286153	
Marcus Huibok	[signature]	9533 Dorrel Lv LV NV 89142	702-656-2395	
Anthony Mancuso	[signature]	10974 Mountain Willow St. LV NV 89179	702-232-9549	—

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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
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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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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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	

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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
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 DORRELL	7025159145	
DARYL PORTER	Daryl Porter	6955 N. DURANGO #2109	702 349 8363	
KIMBERLY WALLACE	Kimberly Wallace	6955 N Durango #1049	702 834-7480	
Luis Cabrera	Luis 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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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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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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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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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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Printed Name	Signature	Address	Telephone	Email
ROBERT COREY	[signature]	6955 N. DURANGO DR 3101, LAS VEGAS, NV	587-4785	
Ely Prussin	[signature]	8157 Loma Del Rey St. Las Vegas, NV 89131	467-5373	
Jessica Romero	[signature]		494-3241	
JAKE HOLZWORTH	[signature]	10717 Cape Shore Ave Las Vegas, NV 89166	455-5512	
Kieran Coppenbarger	[signature]	5816 DeerSpring Springs	762-2382	
Andrew Vandewalle	[signature]	6955 North Durango	510-3226	
Desmond Abram	[signature]	7545 Oso Blanca	347-565-5252	
Robert Eblen	[signature]	6725 Boston Tea	591-2212	
Melvin Killings	Melvin Killings	8933 Bentonville Ct	416-6780	
Alexander Porter	[signature]	2151 Citrus Hill Ave. apt #2042	638-2899	

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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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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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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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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	—	—

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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	9303 Gilcrease Ave #2207	603-674-7408	kproundtree@hotmail.com
Cody Collins	[illegible]	8317 Winterchase Dr Las Vegas NV 89143	702-994-7199	cody-collins@yahoo.com
ERIN MACKEY	Erin 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	
Paula Lazzaro	Paula Lazzaro	3701 El Conlon Dr LV NV 89102	702-501-1313	
Richard Hill	[illegible]	6955 N. Durango Dr	702-646-9448	
Bill Sublette	W R Sublette	5945 N. Grand Canyon Dr Las Vegas, NV 89149	702-645-9916	billsublette@cox.net

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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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August 27, 2010

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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 AV	702-558-2227	—
CHARLES THOMPSON	Charles Thompson	4664 NELLIS E L.V.	702 510-7731	—

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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 9145 Echalon Point Lv, NV 89141	702) 666-5432	

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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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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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Printed Name	Signature	Address	Telephone	Email
Tony Ingabbe	[illegible]	5505 Greenley Gardens St LVNV 89081	702-689-6082	
Karen Ryan	Karen Ryan	6955 N. Durango 1115-212 LVNV 89149	702 238-3857	
Kenny Payne	[illegible]	9125 Spirit Cayon St. LAS Vegas NV 89149	702 994 8424	KPAYNE@cox.net
Maria Rios	[illegible]	9168 Umberland Ave Las Vegas NV 89132	702 576-4256	
Charles Schaffner	Charles J Schaffner	4813 Palm tree ct 89131	(702) 785-4788	
Megan Cheek	M Cheek	9293 Vervain Ct. 89149	(702) 658-2741	
GILBERT ROLAND	[illegible]	2657 WINDMILL PKWY	702.523-9877	
Chad Girndt	Chad Girndt	8925 Paula Jean	254-733-3577	
Derek Buckler	[illegible]	8925 Paula Jean Ave	512-709-5403	dlbuckler@gmail.com
Dave Franke	[illegible]	7604 Quiet Springs 89149	876-9036	

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Printed Name	Signature	Address	Telephone	Email
Sandra Dietrich		6955 N Durango 3077	702-409-1331	Sandy21@attinet
Joe Martinez		8931 Mossy Hollow	702-762-6870	Tattoojoem@aol.com
Gary Yeargan		9128 Spirit Canyon	702-234-8734	Cookymonstr@hotm
Beth Babcock		N/A	N/A	bconsondunkleman@yahoo.c
Victor Frias		N/A	(702) 327-4978	
Frank Norman		N/A	702-359-9897	
Joel maldonado	Joel maldonado	N/A	409-401-4798	
Alonzo Flores	Alonzo Flores	401 Baker Ave las vegas nv.	(702) 689 3935	
Todd Jackson		7417 Delicious Ct	(702) 542-5055	TEJACKSONSR@YAHOO.COM
Tammi Manden		7417 Delicious Ct	(702) 742-7929	

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August 27, 2010

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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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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	Princess10v103@yahoo.
Darla Baek	Darla Baek	8250 Grand Canyon Dr #177	702809-2666	N/A

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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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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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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 it St.	(702)685-5068	

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Printed Name	Signature	Address	Telephone	Email
MARC MCNEAL	6705 Blue Bell	[illegible]	702 656-7334	
Nichole Bujalski	[illegible]	9232 Longhorn Falls	702 355 8633	
Arthur Guy	[illegible]	9232 Longhorn Falls	702 353 9806	
Irma Padilla	[illegible]	9924 Markhorn	702 405 9406	IPADILLA3513@yahoo
Dion LaBranch	[illegible]	9745 Grand Teton Dr. 1002	702 622-3612	Kneeondion@aol.com
Scott Boutin	[illegible]	7065 Knob Creek St #101 LV NV 89149	702-242-0732	
Greg Robin	[illegible]	9303 Gilcrease	—	—
Howard [illegible]	[illegible]	2015 Penn	702 396-6626	
Tim Smith	[illegible]	6955 N. Durango Apt 2077	702 234 4228	
Brian White	[illegible]	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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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	PRIMORGREY73@HOTMAIL.COM
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 SORKER	Justin Sorker	10151 DORRELL	7023354011	J.SORKER@GMail.c
Brad Coulter	Brad Coulter	9017 High Horizon		—
Courtney Hurdle		3040 E. Charleston	702-475-1696	
Shawn Hutchings	S. Hutchings	9000 Old River Ave	702-8184206	—
Nathan Allen		9313 Palmer House AVE	202-308-6688	
Jose Rivadeneira		Palacio de Loreto AP. de Fam. Osoblanca	702-764-2068	
Brandey Massey		6955 N Durango Dr 1037 Las Vegas, NV 89149	702-683-6177	parents of Zane @ yahoo.com
Casey Rector		7817 Tweetbird St	702-449-9311	
Cameron Hutchings		9000 old river	702-818-4206	
Dean Martin		6913 Gothic Marigold St	360-420-2001	

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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	Robyn 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 Cutlers		4661 Cattle St		
Sean TUTTLE		7855 Deer Springs	(702) —	—

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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 Gunnerding	[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 Nagasubo	[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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Printed Name	Signature	Address	Telephone	Email
Jennie Skeens	[illegible]	7205 Glen Shire Ct 89149	(702) 340-4154	
Diana Wheelock	[illegible]	9017 Dorrell Ln 89149	(702) 325-9320	
Jesse Mascitelli	[illegible]	6923 China Ridge Ct 89149	702-875-5309	
Melissa Blatman	Melissa Blatman	6863 Momentos 89140	461-7264	
CHRISTIAN HDEZ	[illegible]	7545 Osa Blanca	(714) 649 9563	
Gina Perez	[illegible]	8250 Grand Canyon Dr #12183 89166	702-772-0829	
Jillian Miller	Jillian Miller	6817 N Campbell Rd.	(702) 742-0296	
Sharon Breaux	[illegible]	6812 Sweet Pecan St	(702) 541-4152	
Andre William	Andre William	6812 Sweet Pecan St	(702) 883-3807	
[illegible]	[illegible]	4325 W. Rancho Blvd.	486 5000	

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Printed Name	Signature	Address	Telephone	Email
Carmen Escobedo	Carmen Escobedo	6955 N Durango	685-1128	
LAURENCE LONG		8010 Palm Cove Ct	655-1246	
[illegible]		8524 [illegible] Ave	702 363-4635	
RAMA AKASH		9145 ECHELON PT	702 544 4500	
JACKIE SMITH		9145 ECHELON PT	702 238-6475	[illegible]@yahoo.com
Chris Woolman		6955 N Durango	702-752-8502	
Holli Woolman		8900 Goldstone Ave	461-9807	
TED SMITH		8900 GOLDSTONE	461-4867	
DARREN MITCHELL		9113 CRANEN AVE	702 [illegible]	
Nina Gouden		2150 N Tenaya Way #1016	(951) 742-6201	harmaani@yahoo.com

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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 Rigobe	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

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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

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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	

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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**

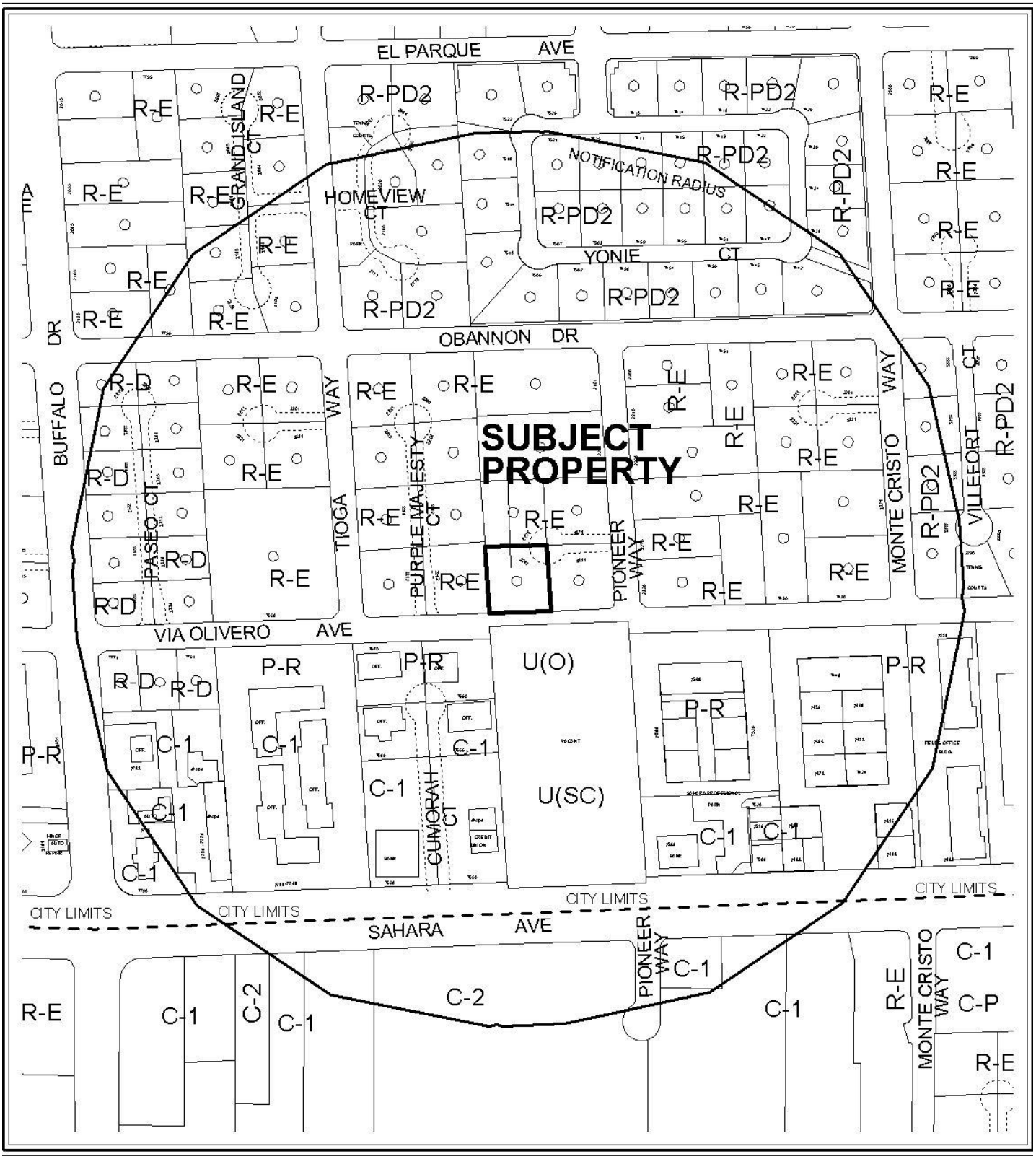
SUBJECT:
VAR-39068 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ROXANNE SHERIDAN - Request for a Variance TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE THREE FEET IS REQUIRED on 0.54 acres at 2281 South Pioneer Way (APN 163-03-402-007), R-E (Residence Estates) Zone, Ward 1 (Tarkanian). Staff recommends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



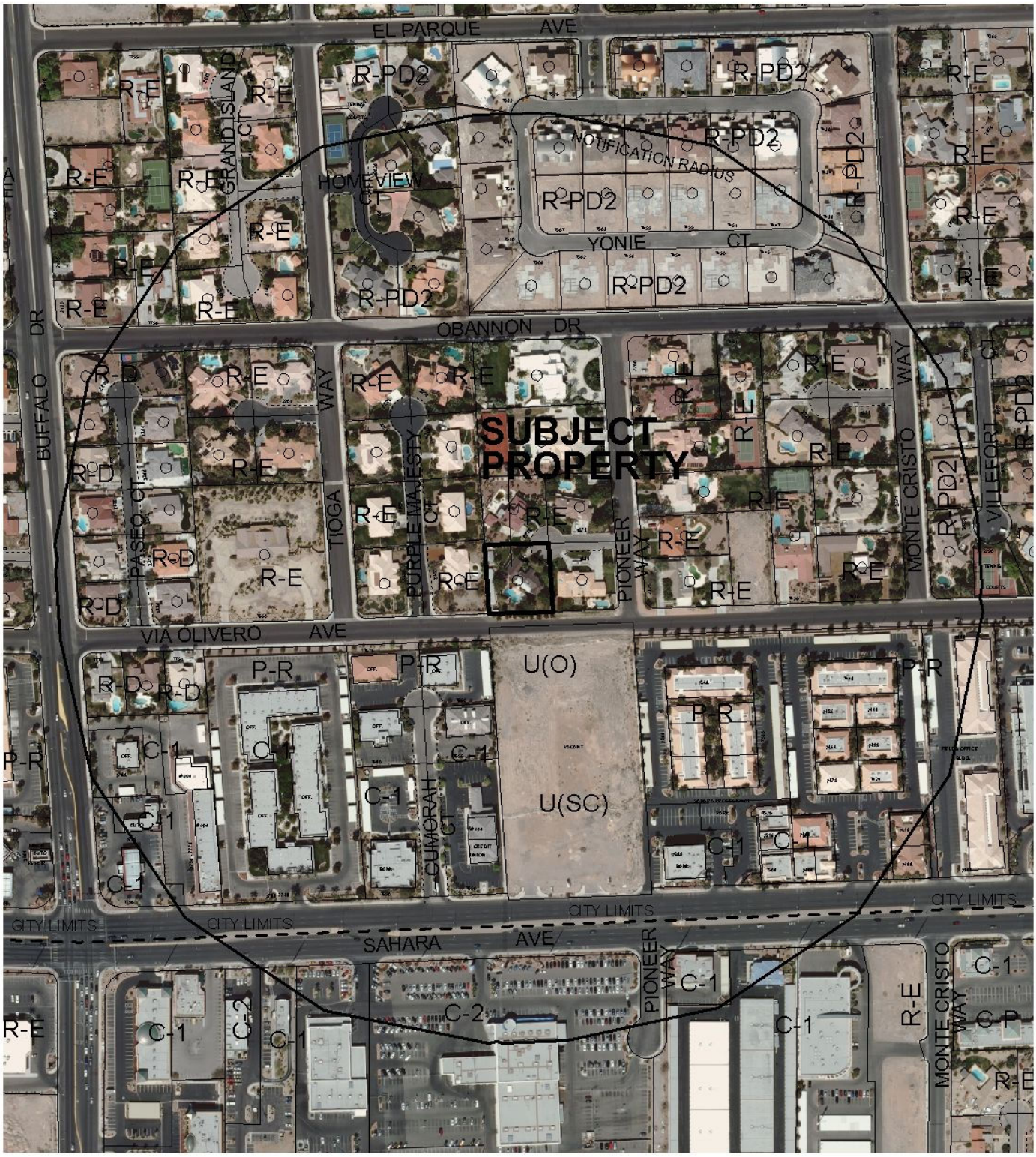
CASE: **VAR-39068 AND SUP-39069**

0 300 600 Feet

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

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: SEPTEMBER 23, 2010
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: APPLICANT/OWNER: ROXANNE SHERIDAN

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAR-39068	Staff recommends DENIAL, if approved subject to conditions:	
SUP-39069	Staff recommends DENIAL, if approved subject to conditions:	VAR-39068

** CONDITIONS **

VAR-39068 CONDITIONS

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-39069) shall be required, if approved.

2. This approval shall be void two years from the date of final approval, unless a final inspection has been approved. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. Prior to occupancy, all necessary building permits for all structures on the site shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Department.

4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

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

SUP-39069 CONDITIONS

Planning and Development

1. Conformance to all Minimum Requirements under LVMC Title 19.04.010 for an Accessory Structure (Class I) use.

2. Approval of and conformance to the Conditions of Approval for Variance (VAR-39068) shall be required.

3. This approval shall be void two years from the date of final approval, unless a final inspection has been approved. An Extension of Time may be filed for consideration by the City of Las Vegas.

4. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Department.

5. One additional parking space for a total of three spaces shall be provided on site in conformance with the provisions of 19.04 and 19.10.

6. Pursuant to Title 18.12.250(C)(1), approval of a second driveway location to Via Olivero shall be obtained from the Director of Public Works within 30 days of final approval.

7. All necessary building permits shall be obtained for all existing accessory structures within 60 days of final approval or the structures shall be removed.

8. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

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

Public Works

10. Prior to the issuance of any building permits, abandon the existing septic tank system per Southern Nevada Health District regulations and connect to the public sewer line in Via Olivero Avenue. Alternatively, provide a letter from the Southern Nevada Health District stating that the existing septic tank is acceptable.

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Special Use Permit for an existing 1,088 square-foot Accessory Structure (Class I) on a developed single-family residential lot at 2281 South Pioneer Way. The lot contains an existing 3,840 square-foot residence and an unpermitted accessory structure totaling 1,088 square feet of building area. Staff recommends denial, as the use does not comply with Title 19 requirements for an Accessory Structure (Class I) use. The structure was built without building permits and with a zero side yard setback. If these applications are denied, the Accessory Structure (Class I) will need to be removed from the property.

ISSUES

- An Accessory Structure (Class I) use is permitted in the R-E (Residence Estates) zoning district with the approval of a Special Use Permit.
- Approval of an associated Variance (VAR-39068) is required prior to approval of a Special Use Permit, to allow a zero-foot side yard setback where three feet is required.
- A second accessory structure is also present on the subject site, but was not included in this review. Building permits are required for all structures on site, as conditioned.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
03/19/86	The City Council approved an Annexation (A-0009-85) of 1,470 acres, including the subject parcel. The Annexation became final on 03/28/86.
11/23/98	The City Council approved a request to amend a portion of the Southwest Sector of the General Plan on properties bounded by the Holmby Avenue Drainage Alignment, Via Olivero Avenue, Rainbow Boulevard and Durango Drive, From: R (Rural Density Residential) To: DR (Desert Rural Density Residential).
08/09/03	A code enforcement case (2262) was processed for a propane tank without permits. The case was resolved on 08/14/03.
11/03/04	A code enforcement case (23553) was processed for a using a residential property having parties and banquets that are catered and/or weddings with valet. The case was resolved on 11/30/04.
05/10/07	A code enforcement case (23553) was processed for a using a residential property having parties and banquets that are catered and/or weddings with valet. The case was resolved on 05/16/07.

12/03/09	A code enforcement case (84553) was processed for a using a residential property having parties and banquets that are catered and/or weddings with valet. Several apartments/guest houses were built on the property which they apparently are renting out. The case is still open.

Most Recent Change of Ownership	
03/29/96	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
C.1986	The single family residence was constructed.

Pre-Application Meeting	
03/26/10	A pre-application meeting was held with the applicant where the submittal requirements for a Special Use Permit were discussed. Topics included: • A Variance will be required for a zero-foot side yard setback.

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

Field Check	
08/19/10	Staff conducted a field check and noted a well maintained Single Family Residence, with multiple unpermitted accessory structures.

Details of Application Request	
Site Area	
Net Acres	.56

Surrounding Property	***Existing Land Use Per Title 19.04***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Single Family Residence	DR (Desert Rural Density Residential)	R-E (Residence Estates)
North	Single Family Residence	DR (Desert Rural Density Residential)	R-E (Residence Estates)
South	Undeveloped	O (Office)	U (Undeveloped)

East	Single Family Residence	DR (Desert Rural Density Residential)	R-E (Residence Estates)
West	Single Family Residence	DR (Desert Rural Density Residential)	R-E (Residence Estates)

Master Plan Areas	***Yes***	***No***	***Compliance***
Master Plan Area		X	N/A
Special Purpose and Overlay Districts	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts		X	N/A
Trails		X	N/A
Rural Preservation Overlay District	X		N
Las Vegas Redevelopment Plan Area		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS
Pursuant to (19.08.040.), the following standards apply:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Lot Size	20,000 SF	23,948 SF	Y
Min. Lot Width	100 Feet	159 Feet	Y
Min. Setbacks (Accessory Structure) • Front • Side • Corner • Rear	 Not Allowed 3 Feet N/A 3 Feet	 N/A 0 Feet N/A 8 Feet	 N/A N N/A Y
Min. Distance Between Buildings	6 Feet	17 Feet	Y
Max. Building Height	Lesser of 2 stories, 35 feet or the height of the principal building	10 Feet	Y
Max. Floor Area (Accessory Structures)	1,920 SF	1,088 SF	Y

Functional Classification of Street(s)	***Governing Document***	***Street Width (Feet)***	***Compliance with Street Section***
Private Street via Pioneer Way	N/A	40-foot	Y
Via Olivero Avenue a local street	N/A	60 feet	Y

Pursuant to Title 19.04 and 19.10, the following parking standards apply:

Parking Requirement						
Use		***Required***		***Provided***		***Compliance***
		Parking Ratio	Parking		Parking	
Single Family Residence	2 spaces per dwelling unit	2		2		Y
Accessory Structure (Class I)	One additional space must be provided beyond the number of spaces normally required	1		0		N
TOTAL SPACES REQUIRED		3		2		N

ANALYSIS

This is a request for a Special Use Permit for an existing unpermitted 1,088 square-foot, single story Accessory Structure, (Class I) on a developed single-family residential lot at 2281 South Pioneer Way. An Accessory Structure (Class I) use is defined by Title 19.20.020 as "an accessory structure which is located on the same residential parcel as a principal dwelling and which, as an ancillary use, provides living quarters, including full kitchen facilities, for the occupants of the principal dwelling or their tenants, domestic employees or temporary guests." If the principal dwelling is owner-occupied, a Class I accessory structure may be offered or occupied as a rental unit. The subject property is located in the Rural Preservation Overlay District and fails to meet Objective # 3, which is to provide adequate buffer areas, as is evidenced by the requested Variance. Located at the southwest corner of the site is a gate that allows access to Via Olivera. Pursuant to Title 18.12.250(C)(1), no more than a single entrance or circular driveway shall be provided for any single-family residential lot, unless approved by the Director of Public Works. The submitted site plan does not indicate the location of an additional space that is required for an Accessory Structure (Class I), pursuant to Title 19.04. Conditions of Approval have been added to address these issues.

Approval of an associated Variance (VAR-39068) is required as the existing Accessory Structure, (Class I) was constructed with a zero-foot side yard setback. Since the hardship is a self-created, staff recommends denial of the Variance and consequently staff recommends denial of this Special Use Permit request.

FINDINGS (VAR-39068)

In accordance with the provisions of Title 19.18.070(B), Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.18.070(L) states:

> "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by constructing the Accessory Structure, (Class I) contrary to Title 19 requirements without obtaining building permits. Removal of the existing Accessory Structure, (Class I) and reconstruction with building permits and inspections would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

FINDINGS (SUP-39069)

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 use is incompatible with the DR (Desert Rural Density Residential) General Plan designation and is located within an existing R-E (Residence Estates) subdivision and is incompatible due to the required buffer areas are not provided from neighboring properties. Therefore, the use cannot be conducted in a manner that is harmonious and compatible with the surrounding residential uses as the requested Variance indicates.

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

The subject site is physically suitable for the type and intensity of the existing Accessory Structure (Class I) use. However, the location of the structure on the lot does not conform to Title 19.08 Development standards.

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.

The main access to the site is from a private street off of Pioneer Way. The site also has a secondary access entry from Via Olivero Way. No more than a single entrance or circular driveway shall be provided for any single-family or duplex residential lot. Except as otherwise permitted by this Chapter or by City standards, or as otherwise approved by the Director of Public Works

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.

If approved, the proposed use on this site will be subject to periodic inspection by regulatory agencies for business licensing and environmental health, and it will therefore not compromise the public health, safety and welfare, or the overall objectives of the General Plan.

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

As conditioned, the proposed use meets all applicable conditions of Title 19.04.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 10

NOTICES MAILED 107

APPROVALS 0

PROTESTS 0

JG

JG

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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City of Las Vegas

CALIFORNIA JURAT WITH AFFIANT STATEMENT

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Signature of Document Signer No. 1

Signature of Document Signer No. 2 (if any)

State of California

County of MARIN

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

1ST (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

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Further Description of Any Attached Document

Title or Type of Document: STATEMENT OF FINANCIAL INTEREST

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

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

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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

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☐ See Statement Below (Lines 1–5 to be completed only by document signer[s], *not* Notary)

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

State of California

County of MARIN

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

1ST (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

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Further Description of Any Attached Document

Title or Type of Document: APPLICATION / PETITION FORM

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

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

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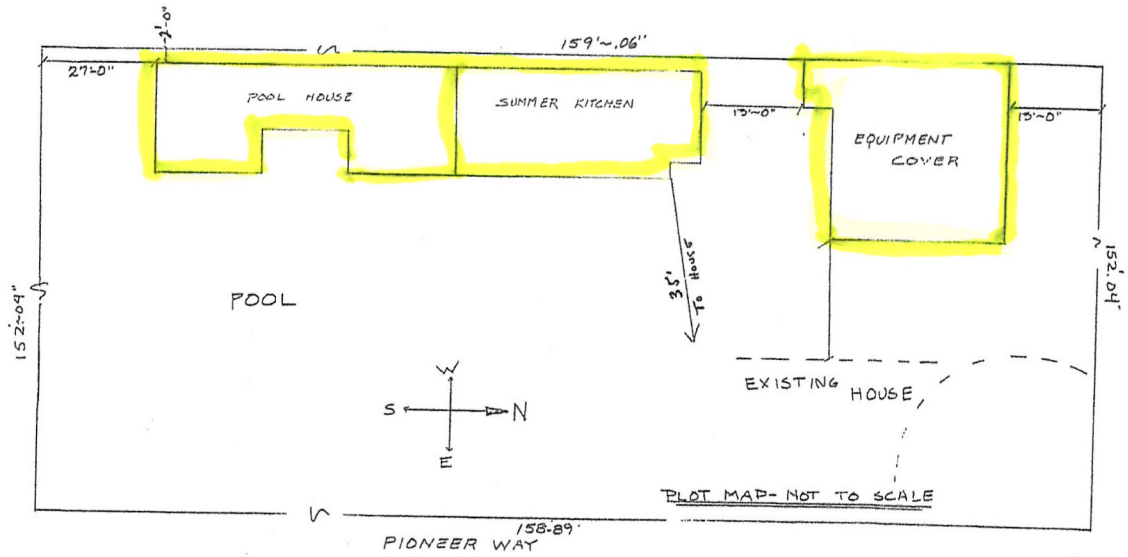
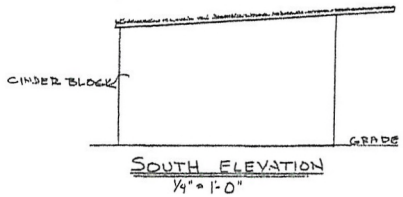
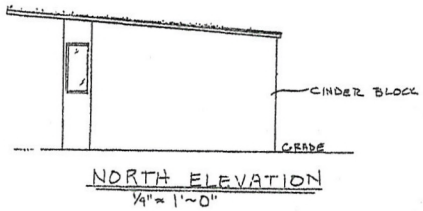
PLOT PLAN VARIANCE





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



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

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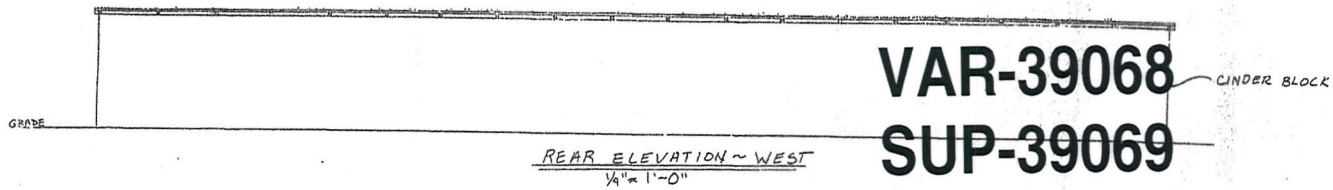
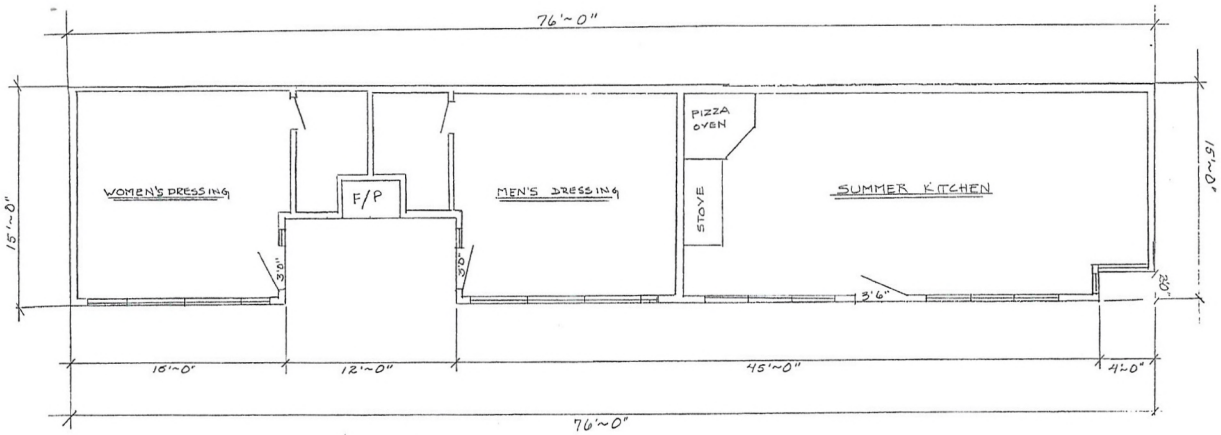


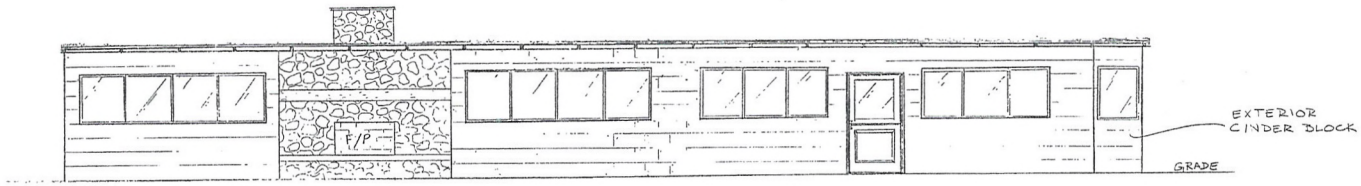
REAR ELEVATION ~ WEST
1/4" = 1'-0"

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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VAR-39068
SUP-39069

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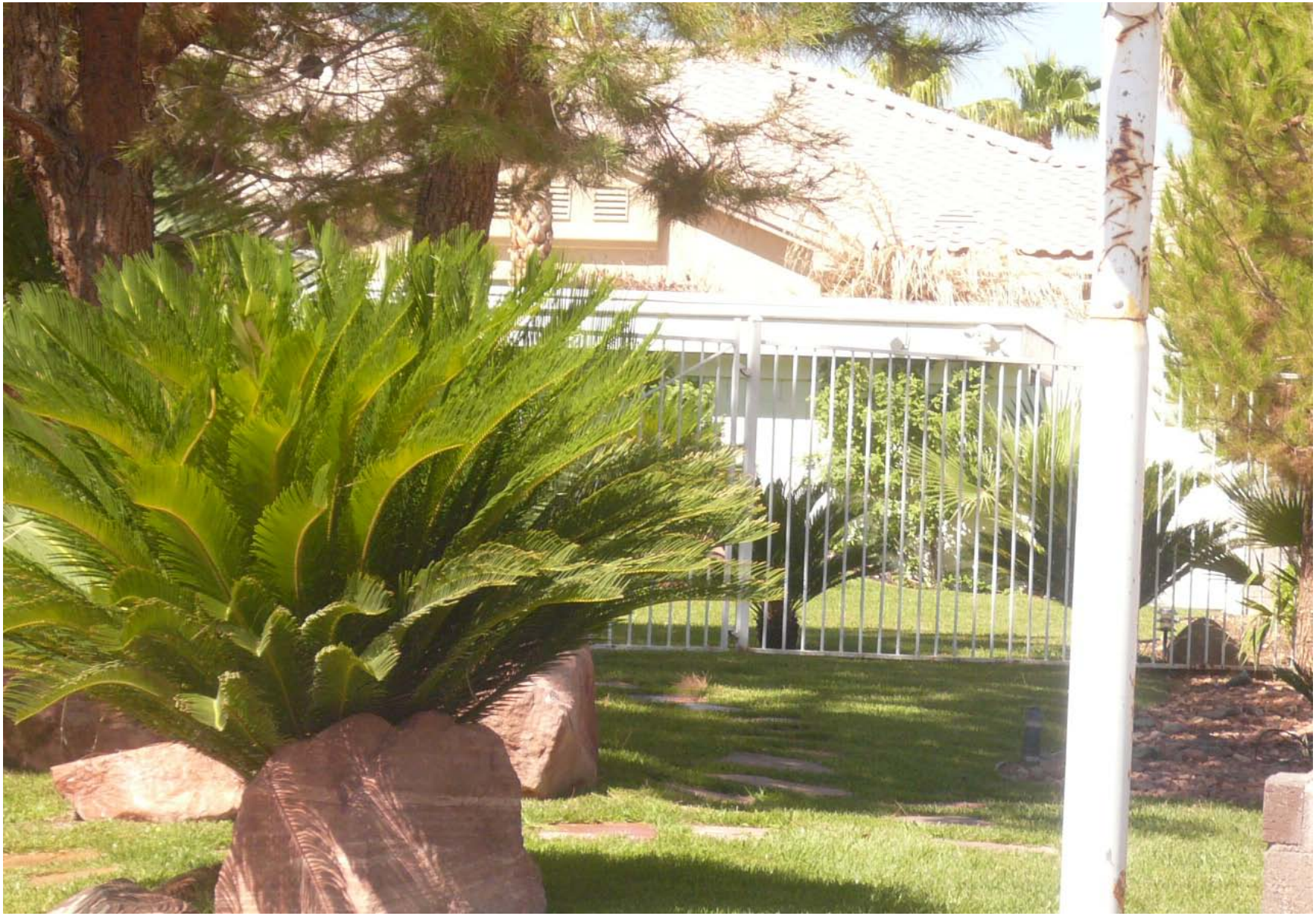
VAR-39068 & SUP-39069 - APPLICANT/OWNER: ROXANNE SHERIDAN
2281 SOUTH PIONEER WAY

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.: **25.**

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 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 CALIFORNIA JURAT

Notary Public in and for said County and State

Revised 11-14-06

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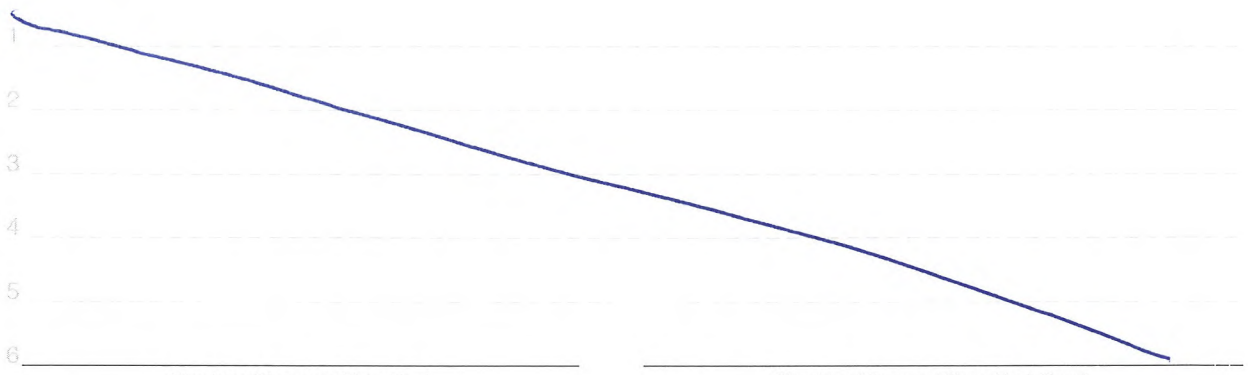

Signature of Document Signer No. 1

Signature of Document Signer No. 2 (if any)

State of California

County of MARIN

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

1ST (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

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Further Description of Any Attached Document

Title or Type of Document: STATEMENT OF FINANCIAL INTEREST

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

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

RIGHT THUMBPRINT OF SIGNER #1	RIGHT THUMBPRINT OF SIGNER #2
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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 (702) FAX 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

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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.: **26.**

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

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

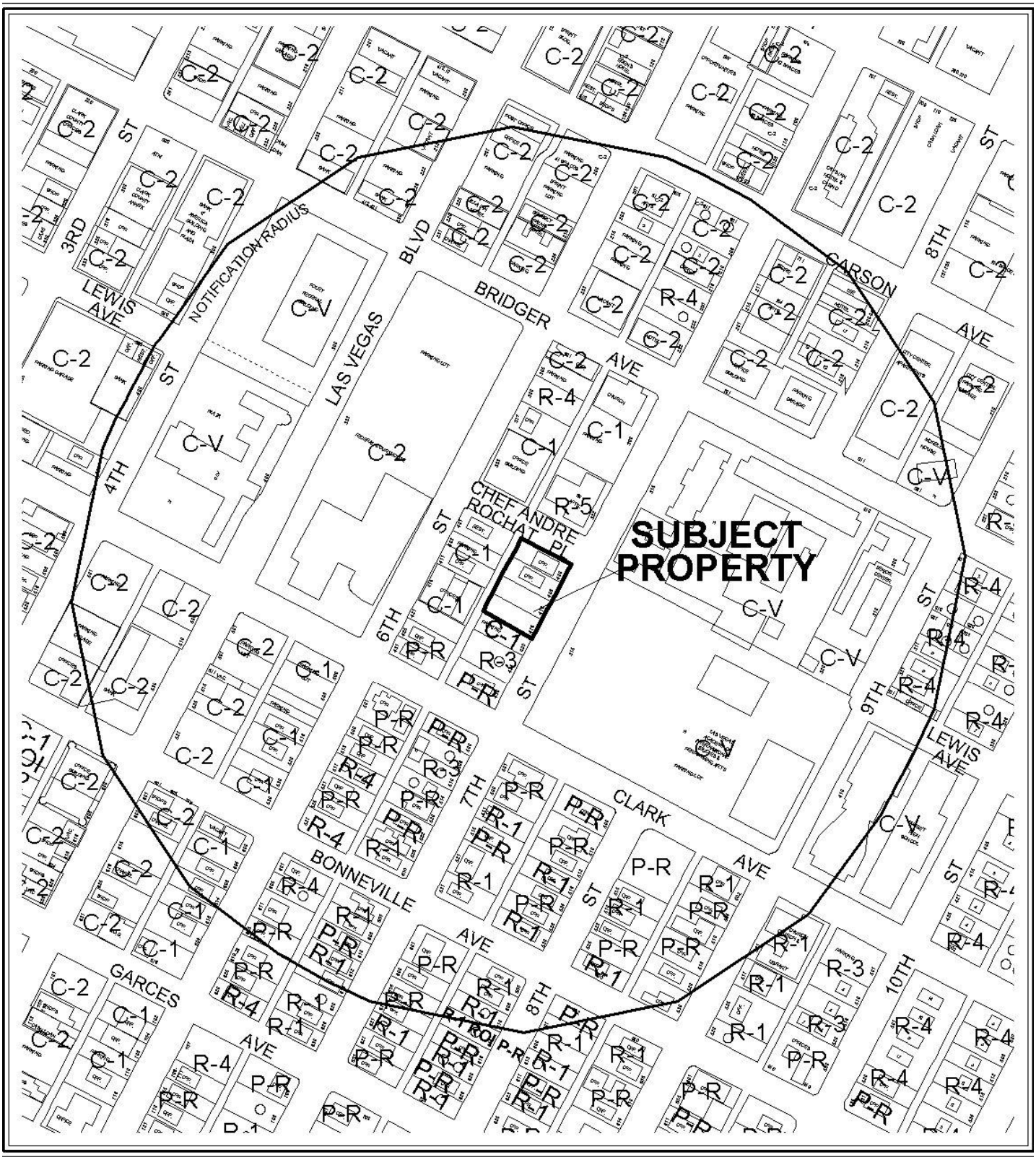
SUBJECT:
VAR-39122 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: EVAPS, LLC - Request for a Variance TO ALLOW ZERO-FOOT SETBACKS WHERE A 10-FOOT SIDE YARD, 15-FOOT CORNER SIDE YARD, AND 20-FOOT FRONT AND REAR YARD SETBACKS ARE REQUIRED, AND TO ALLOW 86% LOT COVERAGE WHERE 50% LOT COVERAGE IS THE MAXIMUM 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

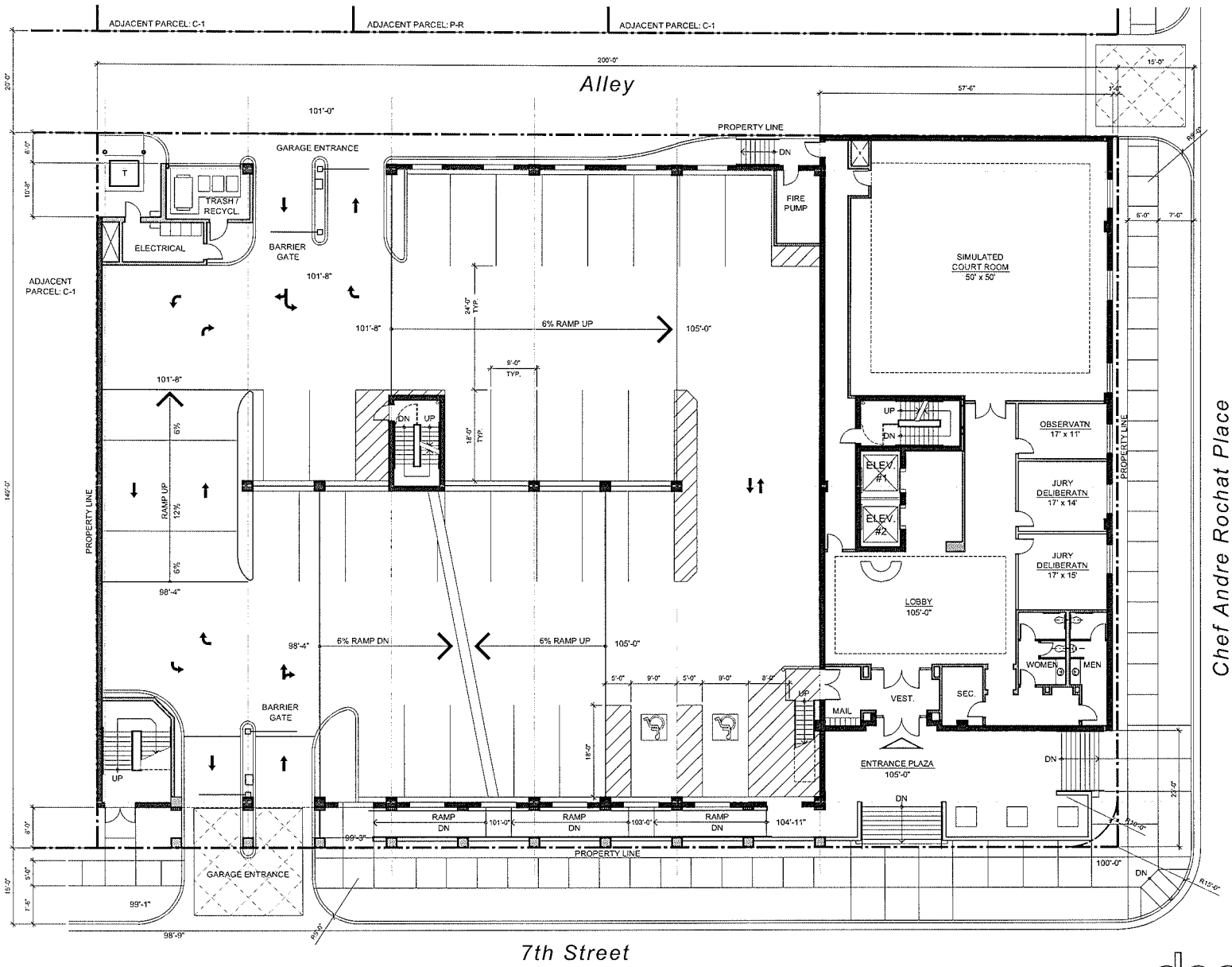
NOTARY PUBLIC
STATE OF NEVADA
County of Clark
KATHRYN D. HARDESTY
Appt. No. 92-0380-1
My Appt. Expires July 30, 2012

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

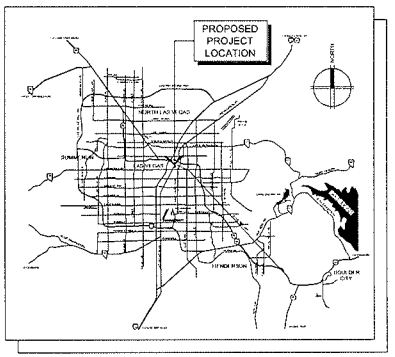
0 10' 20' 40'

1 LEVEL

SITE DATA

APN #	139-34-710-030 139-34-710-031 139-34-710-032 139-34-710-033	
CURRENT ZONING	C-1	
SITE AREA (NET)	28,000 SF	
BUILDING AREAS:		
OFFICE (GROSS):	LEVEL 1	6,587 SF
	LEVEL 2	N/A
	LEVEL 3	16,553 SF
	LEVEL 4	15,996 SF
	LEVEL 5	15,996 SF
TOTAL OFFICE:		55,132 SF GROSS
PARKING GARAGE:	LEVEL 2	14,100 SF
	LEVEL 1	17,600 SF
	LEVEL P1	24,500 SF
	LEVEL P2	24,500 SF
TOTAL PARKING GARAGE:		80,700 SF GROSS
PARKING REQUIRED:		
OFFICE (GROSS) (1/300 SF):		184 SPACES
OF WHICH ACCESSIBLE:		6 SPACES (1 VAN)
PARKING PROVIDED:		
REGULAR:		170 SPACES
COMPACT:		8 SPACES (4.5%)
ACCESSIBLE:		6 SPACES (INCL. 1 VAN)
TOTAL:		184 SPACES
F.A.R (OFFICE+PKG. GARAGE) / SITE:		4.9

VICINITY MAP



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

DR01

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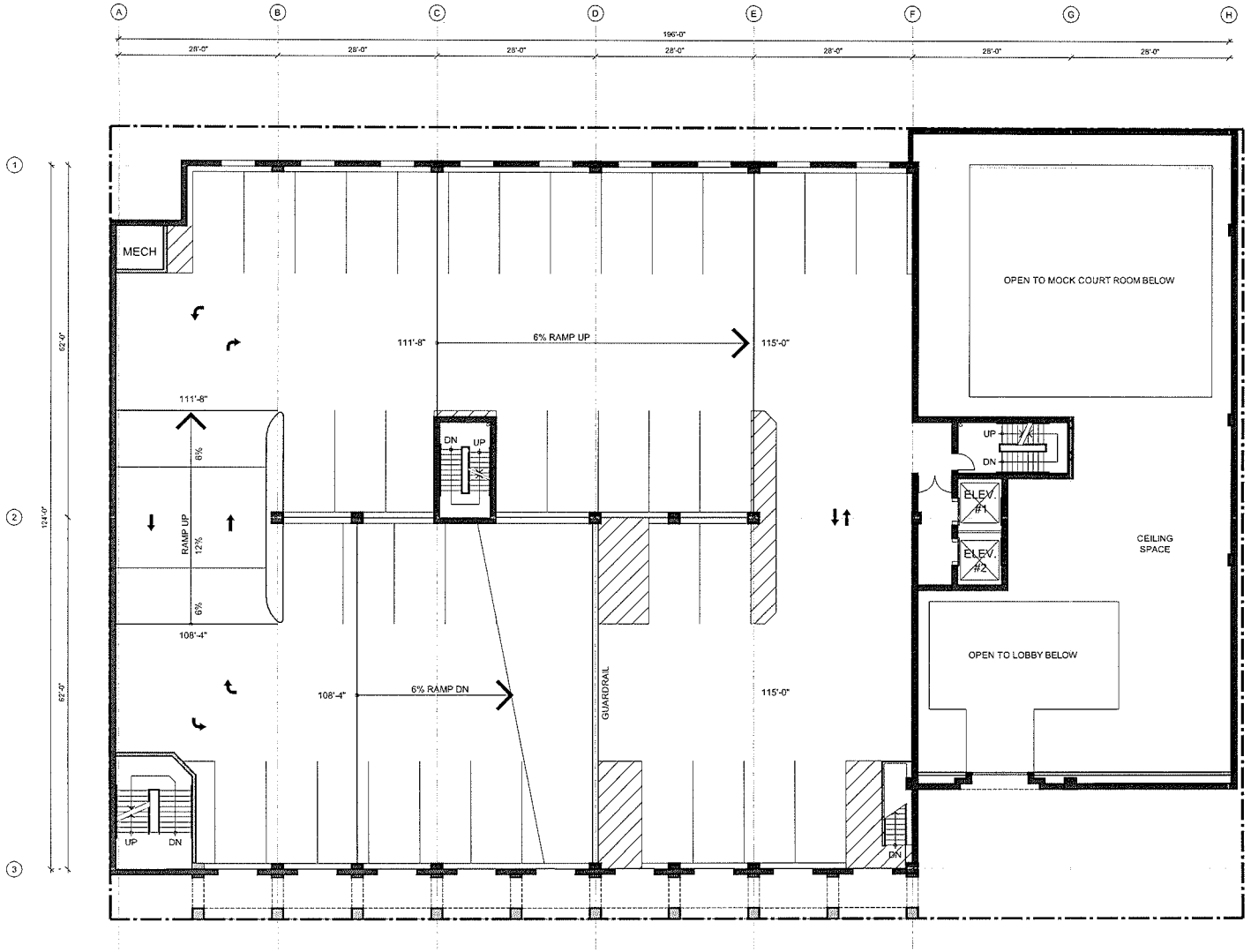
VAR-39122
SDR-39121



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

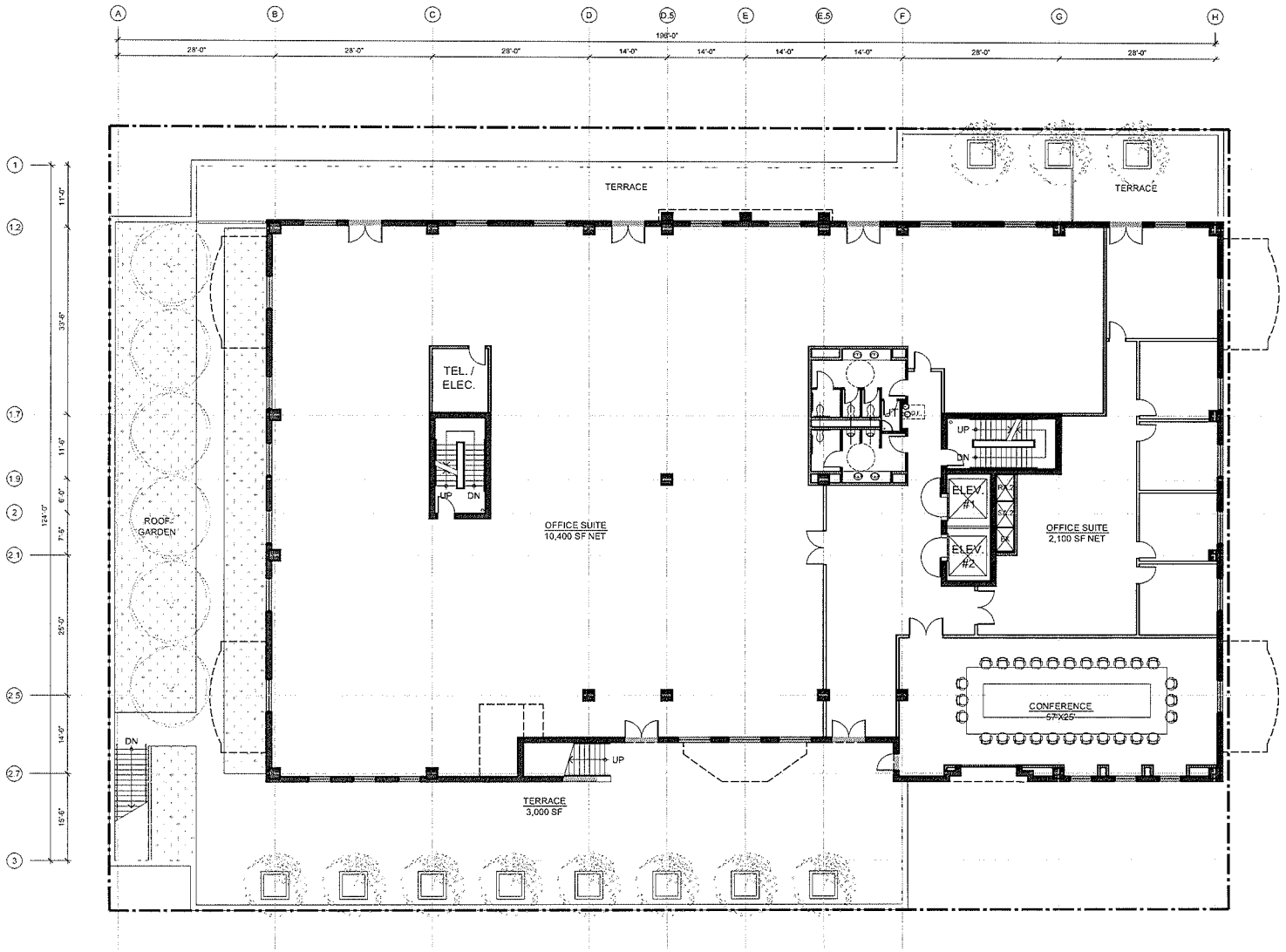
0 10' 20' 40'

NORTH

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

DR02

VAR-39122 RECEIVED
SDR-39121 AUG 09 2010



3 LEVEL

EVAPS Law Offices

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

THIRD FLOOR PLAN

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

0 10' 20' 40'

NORTH

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

DR03

VAR-39122
SDR-39121

RECEIVED
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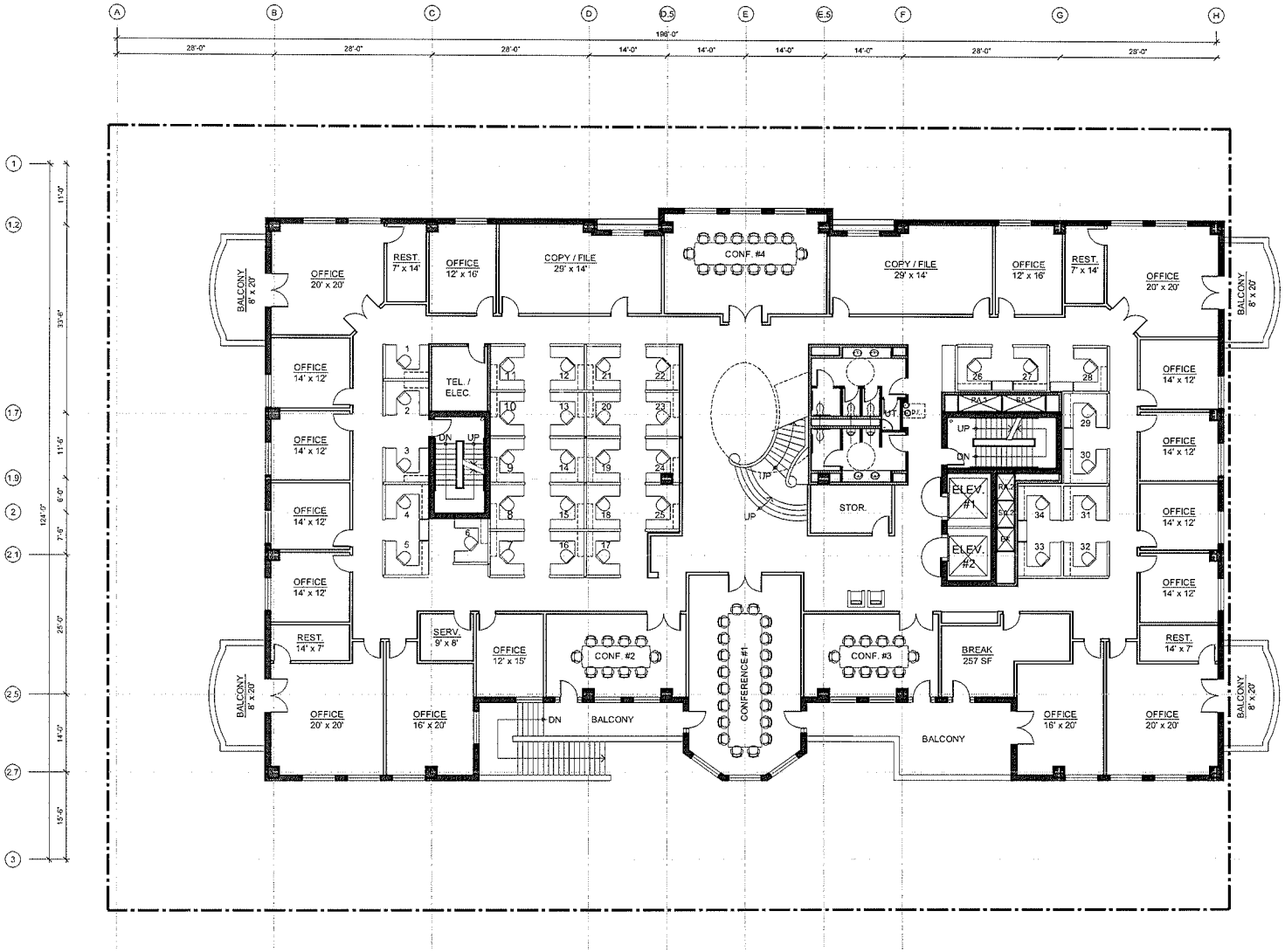

4 LEVEL

EVAPS Law Offices

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

FOURTH FLOOR PLAN

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

0 10' 20' 40'

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

DR04

VAR-39122
SDR-39121

RECEIVED
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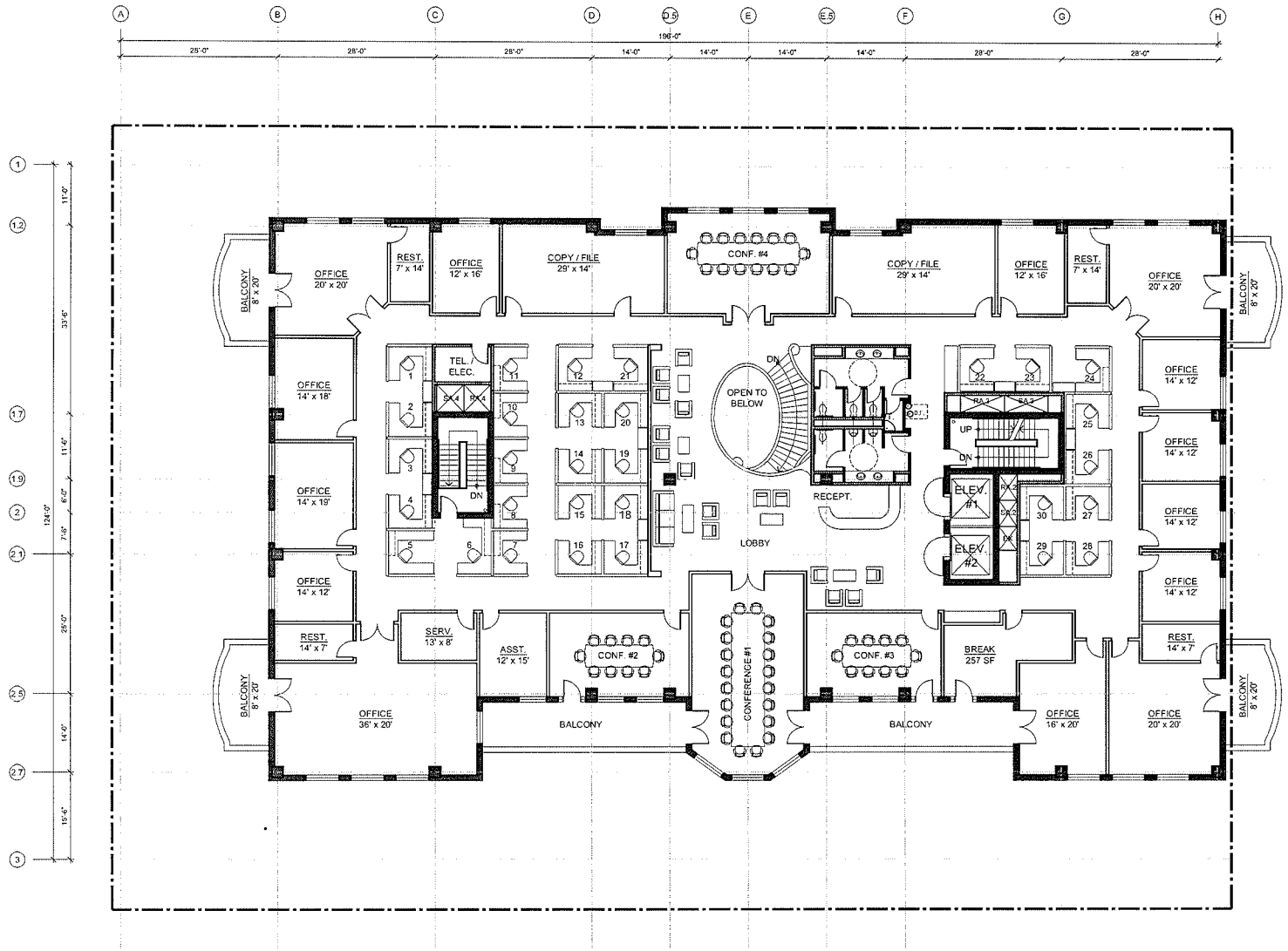


5 LEVEL

EVAPS Law Offices

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

FIFTH FLOOR PLAN

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

0 10' 20' 40'

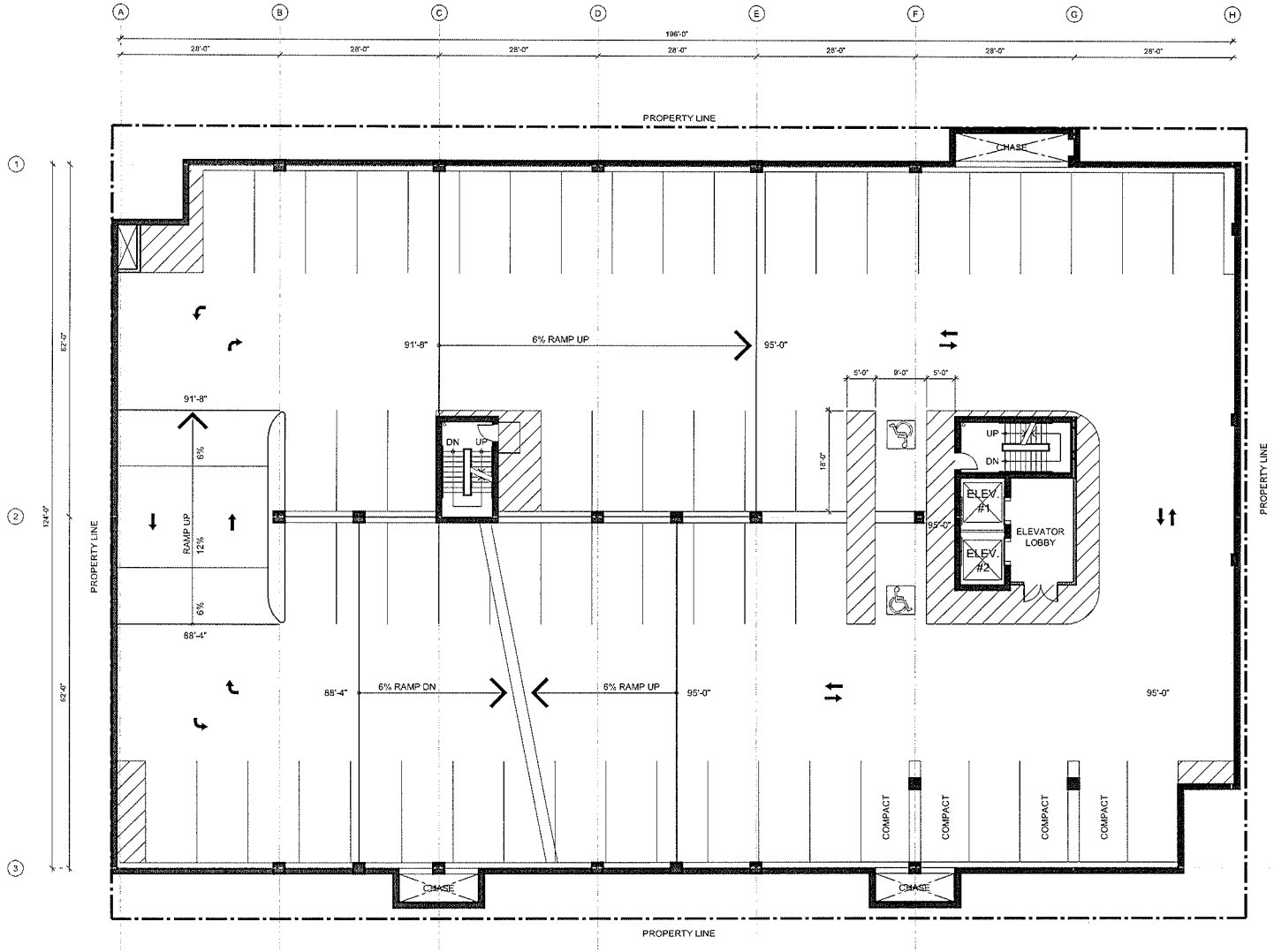
NORTH

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

DR05

RECEIVED
AUG 09 2010

VAR-39122
SDR-39121



P1
LEVEL

EVAPS Law Offices

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

BASEMENT LEVEL 1 FLOOR PLAN

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

0 10' 20' 40'

NORTH

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

DR06

RECEIVED
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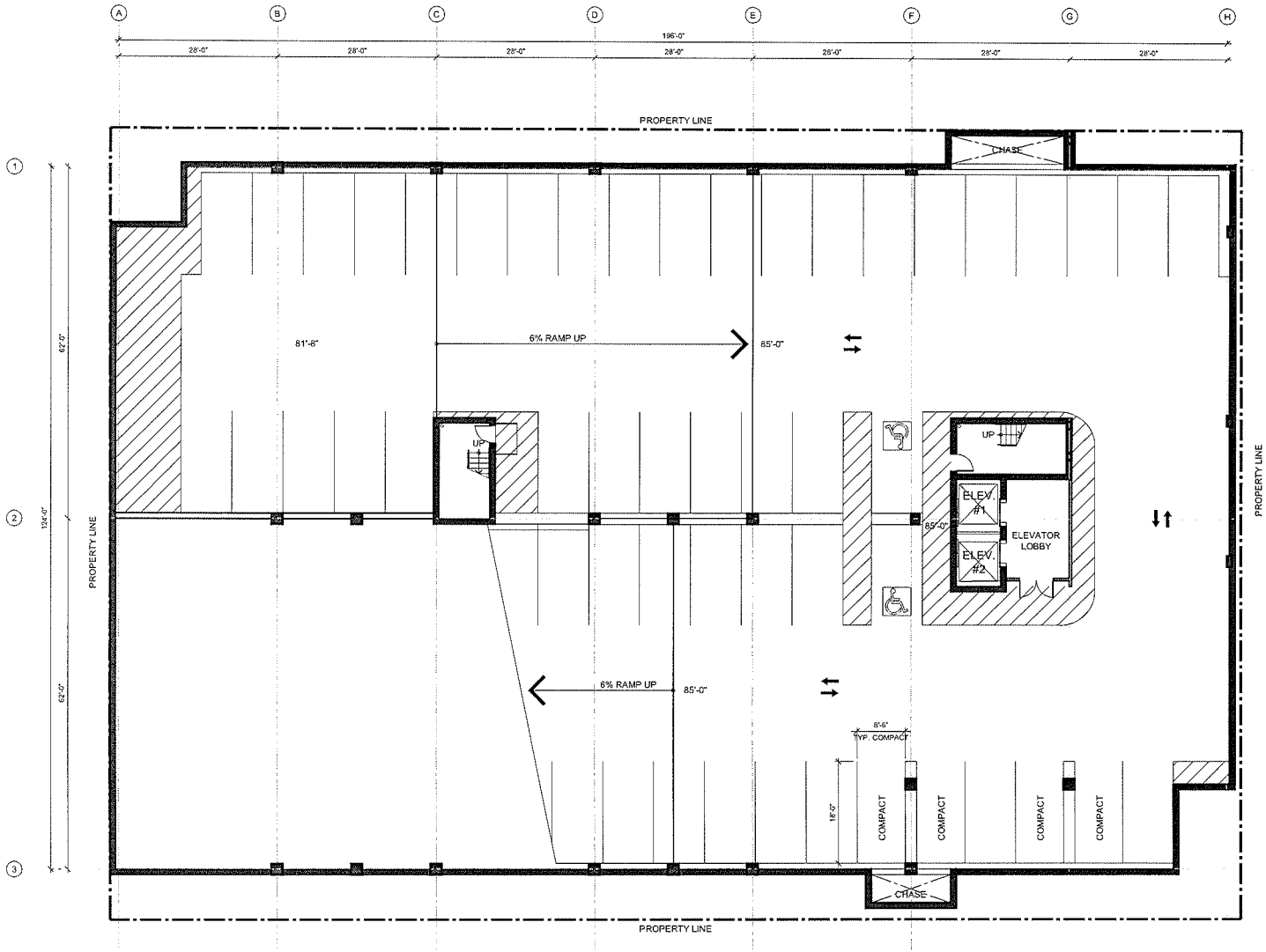
SDR-39121
09/23/10 PC



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

DR07

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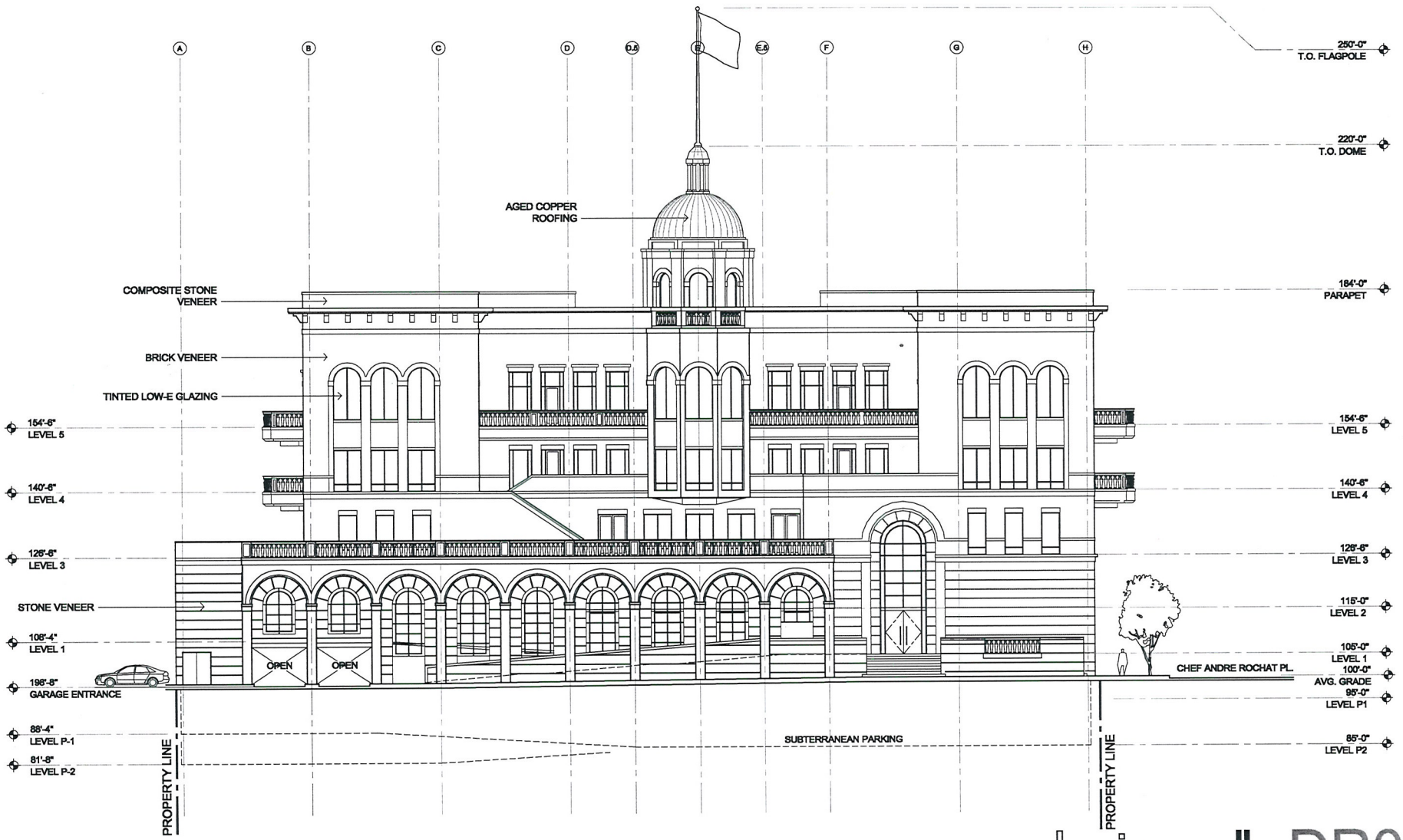

EVAPS Law Offices

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

EAST ELEVATION

SCALE: 1" = 20'-0" BRICK
AUGUST 31, 2010

0 10' 20' 40'

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

DR08

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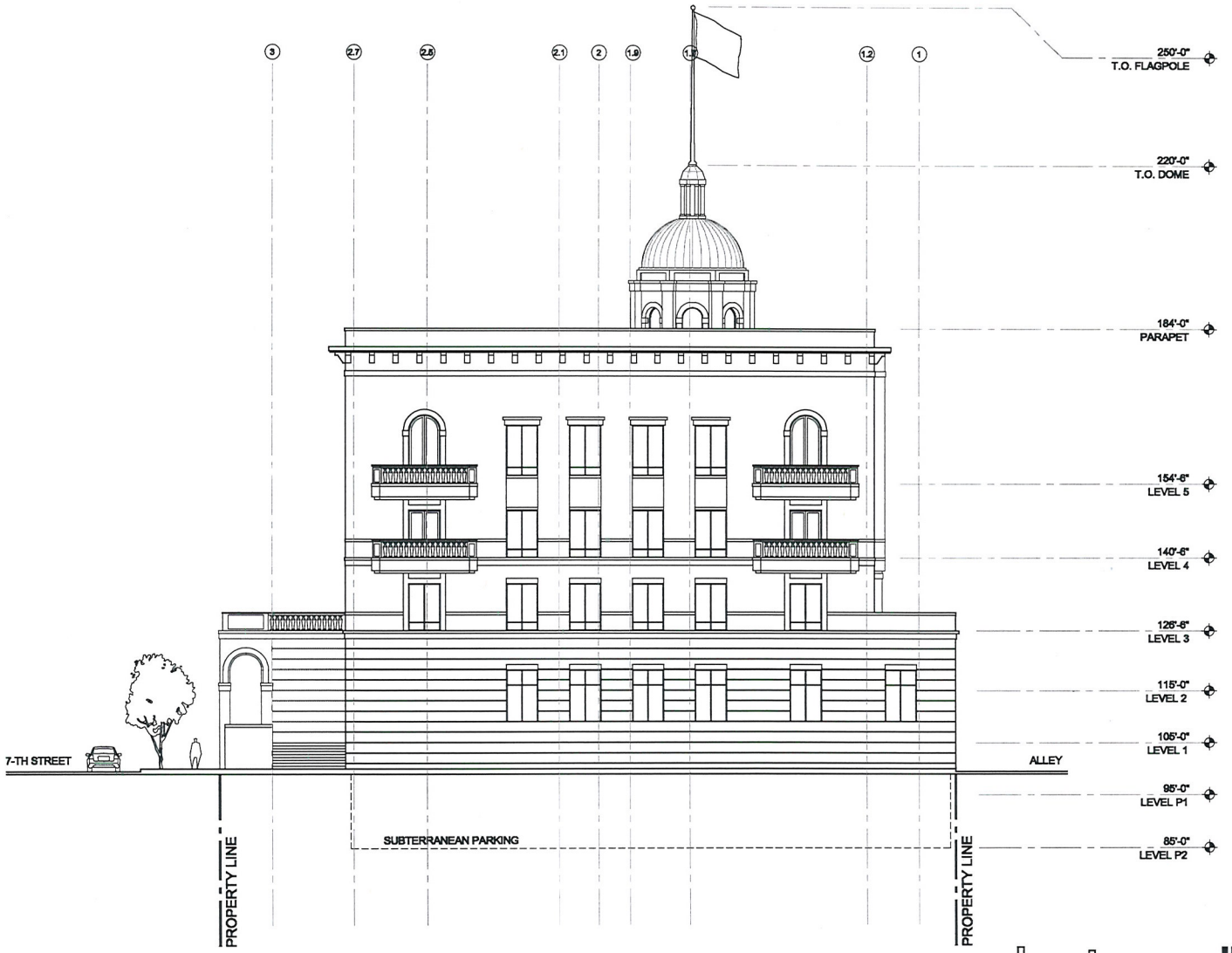
SEP 01 2010

VAR-39122
SDR-39121
REVISED



EVAPS Law Offices

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

NORTH ELEVATION

SCALE: 1" = 20'-0"
AUGUST 31, 2010

0 10' 20' 40'

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

DR09

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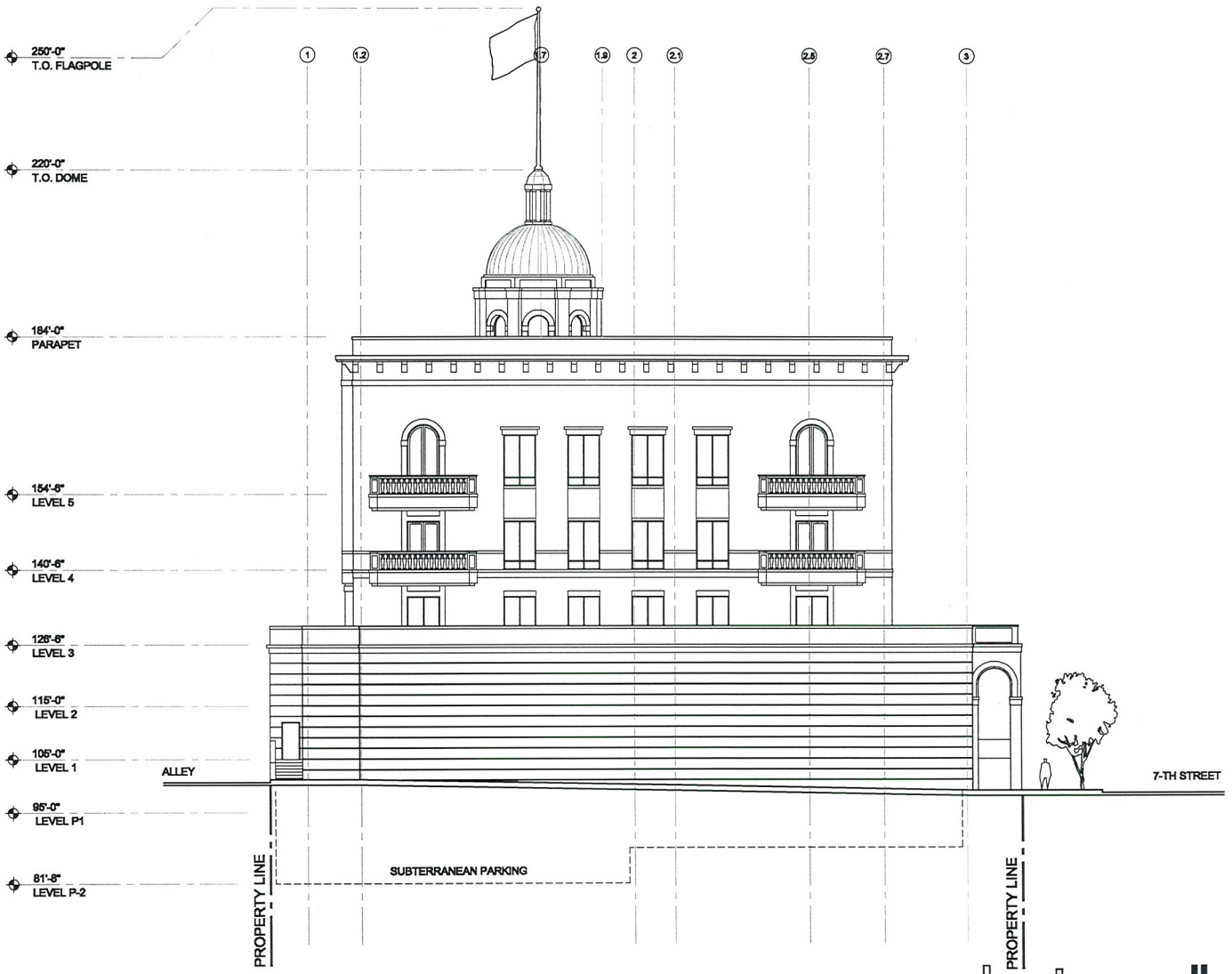
SEP 01 2010

VAR-39122
SDR-39121
REVISED



EVAPS Law Offices

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

SOUTH ELEVATION

SCALE: 1" = 20'-0"
AUGUST 31, 2010

0 10' 20' 40'

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

DR10

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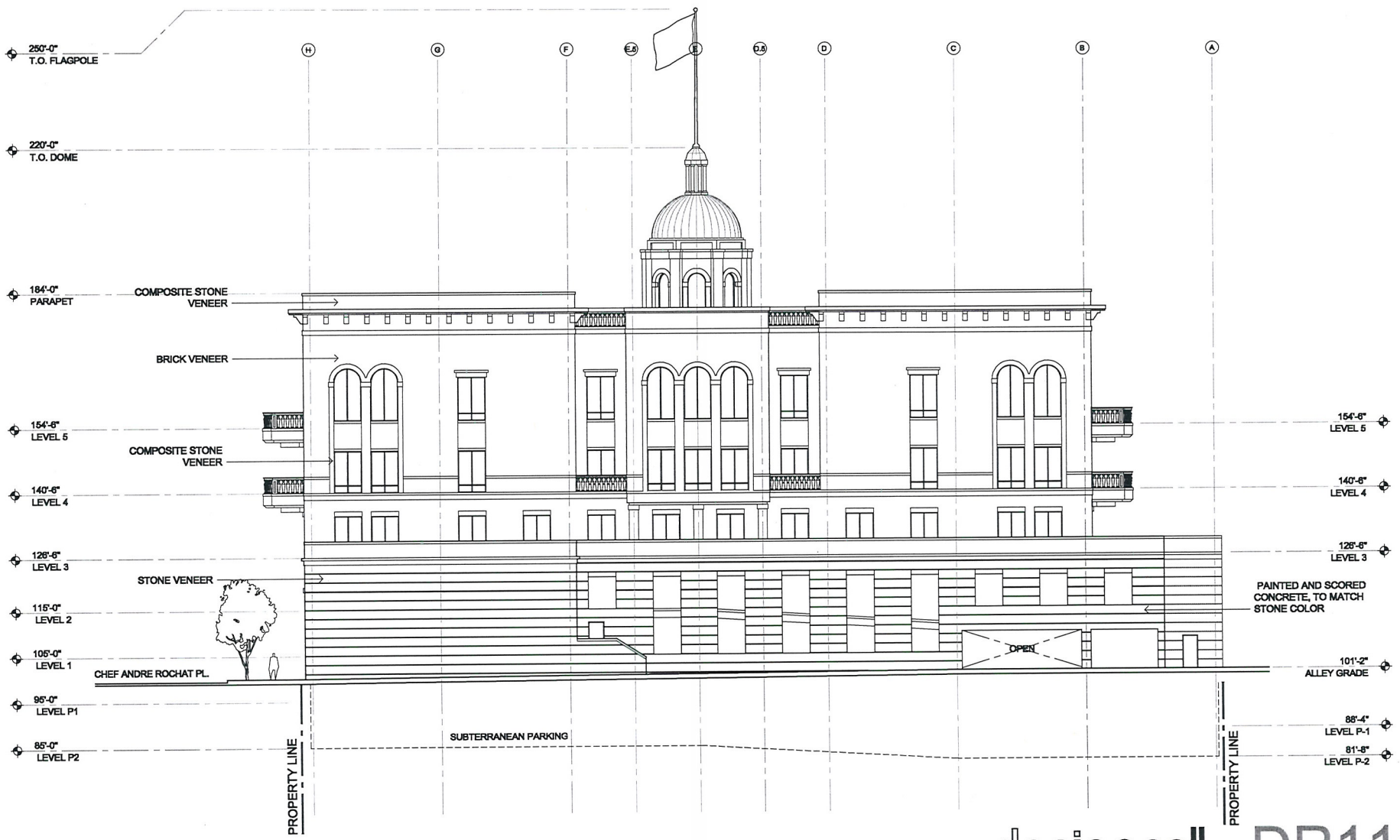
VAR-39122
SDR-39121
REVISED



EVAPS Law Offices

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

WEST ELEVATION

SCALE: 1" = 20'-0"
AUGUST 31, 2010

0 10' 20' 40'

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

DR11

VAR-39122
SDR-39121
REVISED

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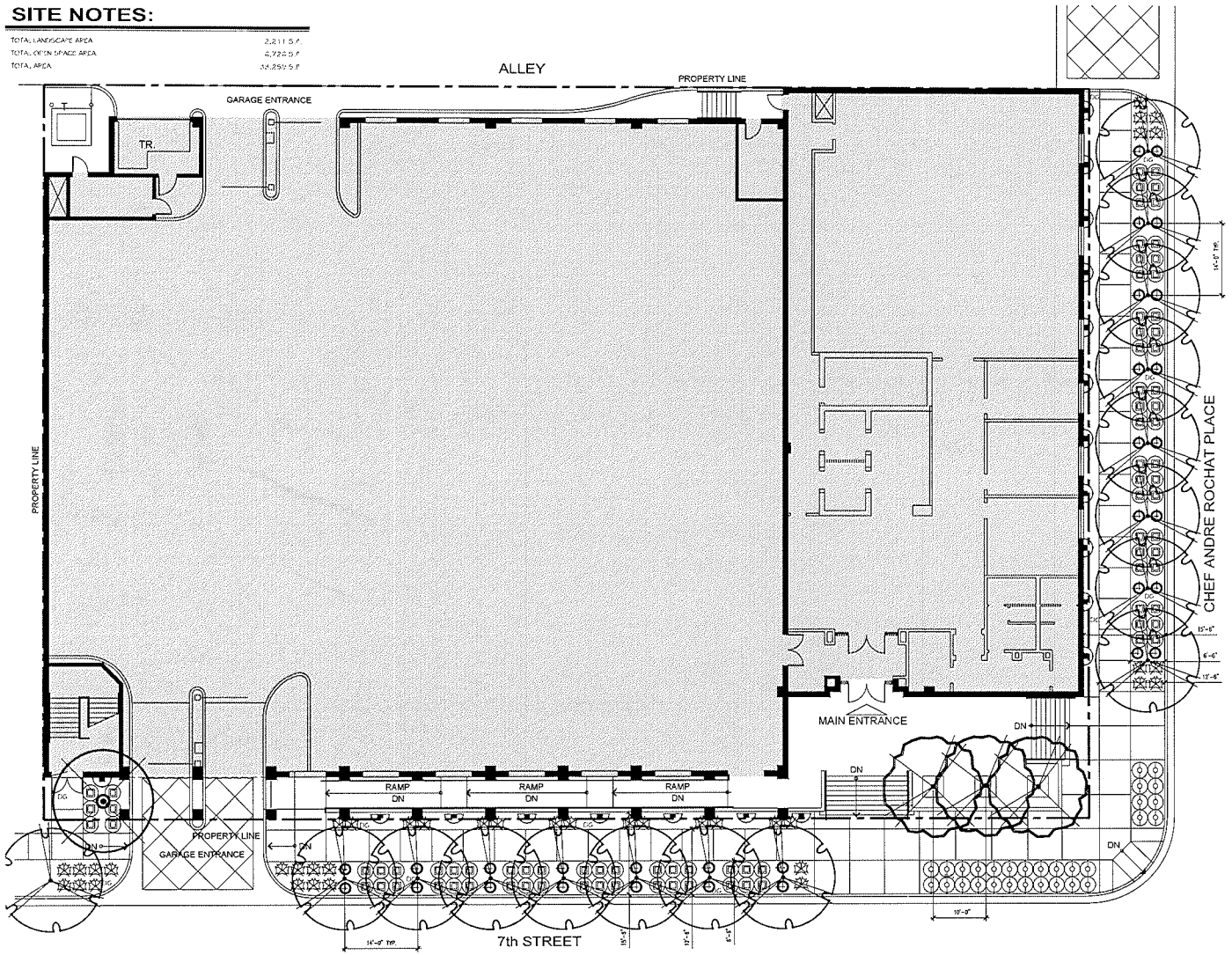
SITE NOTES:

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 CERASTERA 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

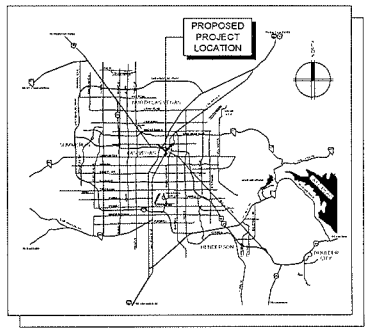
LANDSCAPE ELEMENTS

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

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VAR-39122
SDR-39121

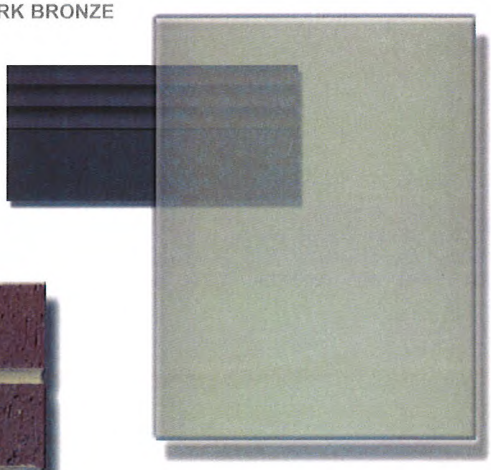
designcell
ARCHITECTURE

MATERIAL FINISHES

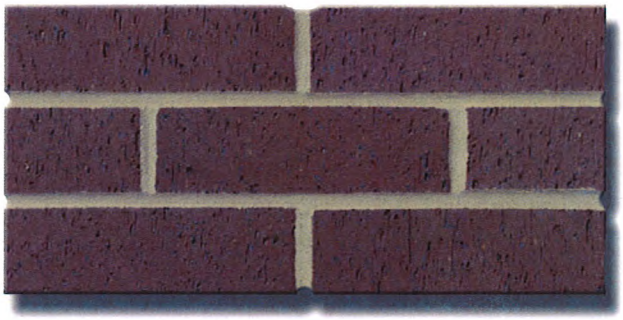
BUILDING BASE:
STONE VENEER

TRIM, ACCENT:
COMPOSITE STONE VENEER

FRAMES:
DARK BRONZE



GLAZING:
SOLARCOOL GRAY, LOW-E



BRICK VENEER

EVAPS LAW OFFICES
LAS VEGAS, NEVADA
AUGUST 9, 2010

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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

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

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

August 9, 2010

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

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

To whom it may concern:

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

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

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

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

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

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

Sincerely,

8/9/10

Scott L. Brown, NCARB date
Principal
DesignCell, LLC

VAR-39122
SDR-39121

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AUG 09 2010

10777 W. TWAIN AVE. LAS VEGAS, NV 89135 T. 702.403.1575 F. 702.403.1576 WWW.DESIGNCELL.CO

City of Las Vegas Agenda Item No.: **27.**

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

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

SUBJECT:
SDR-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 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

RECEIVED

SDR-39121 AUG 09 2010

City of Las Vegas Agenda Item No.: **28.**

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

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

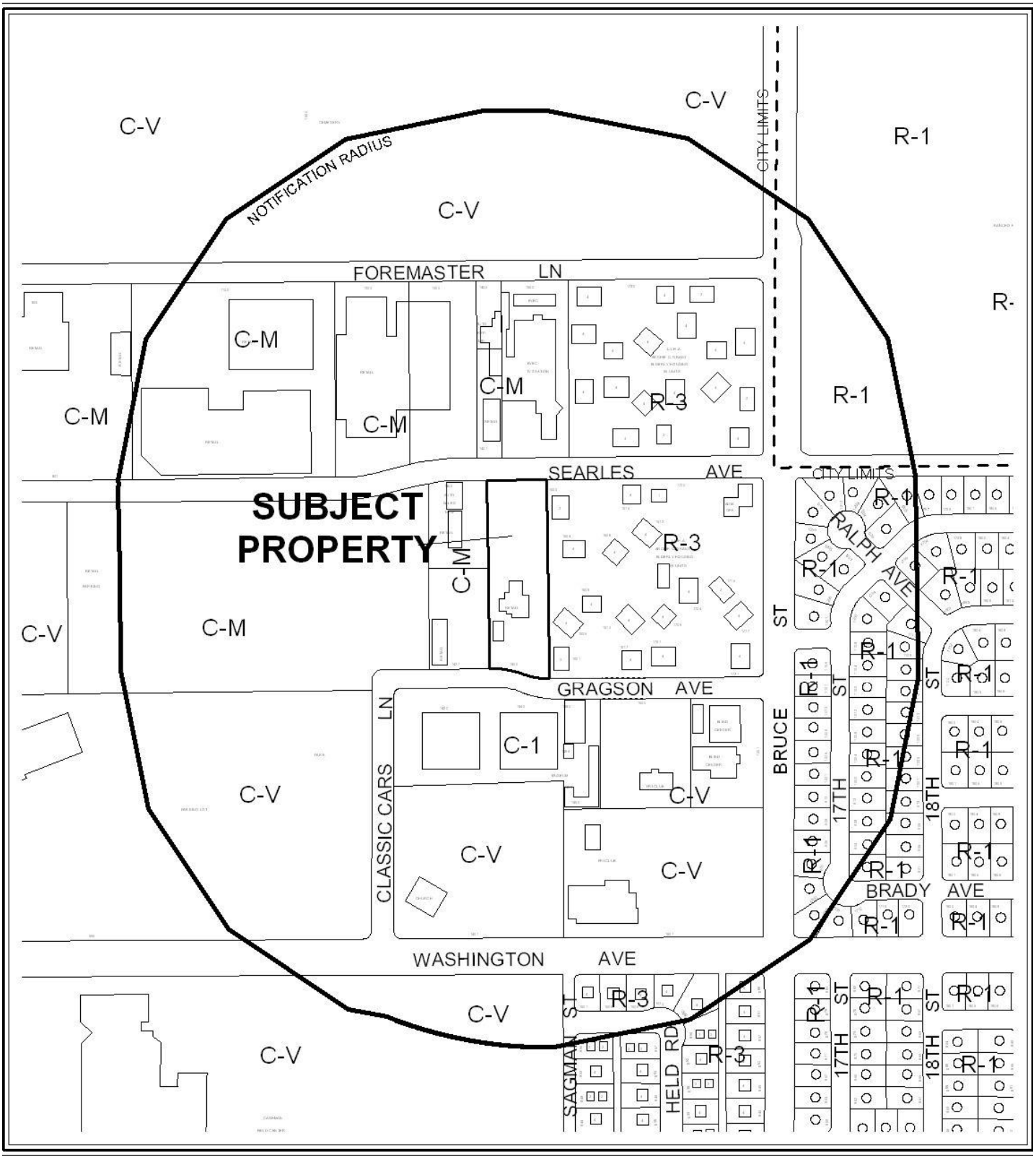
SUBJECT:
VAR-39148 - VARIANCE - PUBLIC HEARING - APPLICANT: A CAB TAXI COMPANY - OWNER: FOUR FOURS, LLC - Request for a Variance TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE EIGHT FEET IS REQUIRED FOR ACCESSORY STRUCTURES on 1.94 acres at 1500 Searles Avenue (APN 139-26-201-004), C-M (Commercial/Industrial)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



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

0 300 600 Feet

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

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: SEPTEMBER 23, 2010
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: APPLICANT: A CAB TAXI COMPANY - OWNER: FOUR FOURS, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAR-39148	Staff recommends DENIAL, if approved subject to conditions:	
SUP-39149	Staff recommends DENIAL, if approved subject to conditions:	VAR-39148
SDR-39147	Staff recommends DENIAL, if approved subject to conditions:	VAR-39148 SUP-39149

** CONDITIONS **

VAR-39148 CONDITIONS

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-39149) and Site Development Plan Review (SDR-39147) shall be required, if approved.

2. This approval shall be void two years from the date of final approval, unless a final inspection has been completed. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Department.

4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

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

SUP-39149 CONDITIONS

Planning and Development

1. Conformance to all Minimum Requirements under LVMC Title 19.04.010 for the Outdoor Storage, Accessory use.

2. Approval of and conformance to the Conditions of Approval for Variance (VAR-39148) and Site Development Plan Review (SDR-39147) shall be required.

3. This approval shall be void two years from the date of final approval, unless a final inspection has been completed. An Extension of Time may be filed for consideration by the City of Las Vegas.

4. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Department.

5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

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

SDR-39147 CONDITIONS

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-39148) and Special Use Permit (SUP-39149) shall be required, if approved.

2. Conformance to the approved conditions for Site Development Plan Review (SDR-35195), except as amended herein.

3. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the auto repair garage building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.

4. All development shall be in conformance with the site plan and landscape plan, date stamped 08/24/10 and building elevations, date stamped 08/10/10, except as amended by conditions herein.

5. A Waiver from Title 19.12.040 is hereby approved, to allow a zero-foot perimeter landscape buffer along a portion of the east property line where eight feet is required.

6. An Exception from Title 19.12.040(B) is hereby approved, to allow 24 trees within perimeter landscape buffers where 37 trees were approved by SDR-35195.

7. Any changes based upon right-of-way, traffic or drainage studies or street improvements required by the city or public utilities shall not reduce the widths of perimeter landscape buffers, height of walls or quantities of plant materials from that on submitted landscape plans date stamped 08/24/10. Any changes based upon subsequently submitted studies must be accommodated elsewhere on the site.

8. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Department.

9. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

10. A revised site plan shall be submitted to and approved by the Planning and Development Department, prior to the issuance of a building permit, to extend the sidewalk adjacent to Gragson Avenue to abut the proposed wall along the south property line.

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

Public Works

12. Prior to submittal of construction plans or the issuance of any building or grading permits for amendments to this Site Plan, whichever may occur first, meet with the Flood Control Section of the Department of Public Works for assistance with establishing final grade elevations, drainage patterns, and required flood protection for this site, and comply with the recommendations of the Flood Control Section. Alternatively, a Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, whichever may occur first.

13. Site development to comply with all applicable conditions of approval for Site Development Plan Review SDR-35195 and all other subsequent site-related actions.

** STAFF REPORT **

PROJECT DESCRIPTION

The site is currently approved for a Taxicab/Limo Yard with a 4,400 square-foot existing office, 1,100 square-foot existing storage building, 300 square-foot existing paint spray booth and a proposed 3,000 square-foot auto maintenance facility. The remainder of the site consists of parking and outside storage containers along the north, south and west perimeters of the site. As part of a request for a Major Amendment to the approved Site Development Plan Review (SDR-35195), the applicant proposes to increase the approved auto maintenance facility from a 30-foot tall, single story 3,000 square-foot building to a 29-foot, two-story 5,000 square-foot facility and move it 76 feet to the north. In addition, a nine-foot by nine-foot supervisor office has been located along the east property line. The applicant also proposes to shift existing storage containers to form a wall along the north side of the site from the west property line to the east. Existing containers along the south property line will be removed from the site. Self-imposed deviations from Title 19 exceeding the approved Site Development Plan Review (SDR-35195) will require an additional variance, waiver, exception and Special Use Permit. Staff recommends denial, as the applicant has provided no evidence of unique or extraordinary circumstances pursuant to Title 19.18.070 that would substantiate the required variance, and the additional waiver, exception and Special Use Permit requested will not be compatible with the adjacent commercial and residential land uses. If denied, the site will remain as previously approved.

ISSUES

- A Special Use Permit for the Outdoor Storage, Accessory use on this site is required because a minimum use condition disallowing storage within required setbacks or buffer yards cannot be met. The applicant proposes that storage containers be located within the west side yard.
- Prior to approval of a Major Amendment to the previously approved Site Development Plan Review, a Variance from Title 19.08.050 is required to allow a zero-foot setback from the east property line where eight feet is required for an existing 81 square-foot accessory building.
- Waivers of Title 19.12.040 are required to allow a zero-foot perimeter landscape buffer for a portion of the east property line where eight feet is required and along the south property line where six feet is required. The City Council approved a previous waiver of this standard through SDR-35195; however, this current request is beyond the scope of that waiver, and buffering will be further reduced along the east property line than was previously approved.
- Permits have not been obtained for the existing 81 square-foot supervisor office. Permits and inspections will be required prior to occupancy of any new buildings.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
05/21/03	The City Council approved a General Plan Amendment (GPA-2249) to amend the Southeast Sector Plan by adopting the Downtown North Land Use Plan. The Planning Commission and staff recommended approval.
05/17/06	The City Council approved a General Plan Amendment (GPA-9219) changing the future land use designation to Industrial on this property as part of an update to the Las Vegas Redevelopment Plan. The Planning Commission and staff recommended approval.
06/18/09	Code Enforcement processed a complaint (79197) that electrical, plumbing and concrete work was being done without a permit at 1500 Searles Avenue. Code Enforcement closed the case on 02/10/10.
10/07/09	The City Council approved a Petition to Vacate (VAC-35193) a 3,126 square-foot portion of public right-of-way generally located on the north side of Gragson Avenue, approximately 580 feet west of Bruce Street. The Planning Commission recommended approval. Staff recommended denial. The Order of Vacation, which only included 2,305 square feet of public right-of-way, was recorded 12/30/09.
10/07/09	The City Council approved a Site Development Plan Review (SDR-35195) for a proposed 8,800 square-foot Taxicab/Limo Yard with ancillary Vehicle Service and Auto Repair within 5,800 square feet of existing buildings and a proposed 3,000 square-foot building with waivers of the perimeter landscape requirements to allow a zero-foot buffer along the west and a portion of the east perimeters where eight feet is required, a six-foot buffer along the south perimeter where 15 feet is required, to allow a zero-foot sidewalk where five feet is required and to allow barbed wire fencing on 1.89 acres at 1500 Searles Avenue. The Planning Commission recommended approval. Staff recommended denial. As conditions of the City Council's approval, no barbed wire was to be allowed on site and the waiver of the requirement for a sidewalk along Gragson Avenue was deleted.
04/20/10	Code Enforcement processed a complaint (89642) that a taxicab company is working on its own vehicles without a license and sending out vehicles without seatbelts and license plates at 1500 Searles Avenue. Code Enforcement resolved the case on 04/22/10, determining that this was not a Code Enforcement issue.
08/26/10	The Planning Commission accepted the applicant's request to withdraw a request for a Major Amendment (SDR-37613) to a previously approved Site Development Plan Review (SDR-35195) to increase the area of Building C from 3,000 square feet to 5,000 square feet with waivers of the perimeter landscape buffer standards to allow a buffer width of zero feet along the east perimeter where eight feet was previously approved and to allow eight perimeter trees where 39 trees were previously approved on 1.89 acres at

	1500 Searles Avenue. Staff had recommended denial.

Most Recent Change of Ownership	
08/07/08	A deed was recorded for a change in ownership.
12/29/09	A deed was recorded for a change in name but retaining the same ownership.

Related Building Permits/Business Licenses	
12/28/61	A building permit (#7174) was issued for an office building and storage building at 1500 Searles Avenue. A final inspection was approved on 05/09/62.
04/30/63	A building permit (#19801) was issued for a 1,024 square-foot service garage at 1500 Searles Avenue. A final inspection was approved on 11/04/64.
07/30/73	A building permit (#12364) was issued for a loading dock at 1500 Searles Avenue.
12/01/83	A building permit (#4641) was issued for a single-faced electric freestanding sign on the interior of the site at 1500 Searles Avenue. A final inspection was approved on 01/27/84.
Pre-1993	A business license (I02-00081) was issued for product delivery at 1500 Searles Avenue. The license was marked out of business on 06/01/09.
03/02/93	A business license (D01-00001) was issued for dairy products and sales at 1500 Searles Avenue after this business changed ownership. The original license pre-dated 1993. This license was marked out of business on 10/18/07.
03/05/02	A building permit (#02003896) was issued for replacement of a four-inch sewer line at 1500 Searles Avenue. A final inspection was completed on 03/06/02.
10/09/09	A building permit (146417) was issued for a tenant improvement remodel for certificate of occupancy for a 4,400 square-foot building at 1500 Searles Avenue. A final inspection was completed on 02/11/10.
10/09/09	A building permit (149327) was issued for demolition work at 1500 Searles Avenue. A final inspection was completed on 10/28/09.
01/05/10	A building permit (154090) was issued for installation of low voltage electrical with conduit for data transmission at 1500 Searles Avenue. A final inspection was completed on 01/20/10.
08/05/10	An application for a building permit (169266) was submitted for a 10-foot combined retaining and screen wall along the south property line at 1500 Searles Avenue. The permit has not yet been issued.
08/05/10	An application for a building permit (169262) was submitted for existing paint mixing and spray booths at 1500 Searles Avenue. This permit has not been issued and is pending approval of SDR-39147.

Pre-Application Meeting	
07/20/10	A pre-application meeting was held with the applicant's representative. The following issues were discussed: • Submittal requirements for a Major Amendment to the approved Site Development Plan Review, a Variance for accessory building setback and a Special Use Permit to allow Outdoor Storage within required setback and buffer yards. • Unless the proposed wall along the south property line meets Title 19.12.075 requirements, a Variance will be required. • Barbed and concertina wire shall be removed from the site per condition of approval of SDR-35195. Chain link gates at the two access points of the site are expected to remain. • A new plan was discussed in which an accessory check-in supervisor booth would be placed along the east property line, requiring a setback variance. • The wall along the east property line was constructed by the property to the east and will remain. • The landscape buffer along the east property line would be reduced further from the approved landscape plan; this will require a waiver of Title 19.12. • The City Council struck the previous request for a waiver of sidewalk requirements along Gragson Avenue; however, the new sidewalk will either need to span the full distance from the curb to the proposed wall or the area in front of the wall, if wide enough, should contain decomposed granite and/or shrubs. • Replacement of palm trees in the parking lot planter islands with shade trees.

Neighborhood Meeting
A neighborhood meeting is not required, nor was one held.

Field Check	
08/19/10	A field check was performed at the site, where the following items were noted: • Storage containers exist along the north and south perimeters and within the interior of the subject site. • The site is surrounded by chain link fencing with the exception of the south perimeter; however, a portion of the chain link fencing along the east side has been dismantled. Barbed wire along the property lines and gates has been removed. • Along the south property line, the site is at a lower grade than Gragson Avenue. • There is little or no landscaping along rights-of-way. • A series of telephone poles are located along the east property line.

Details of Application Request	
Site Area	
Net Acres	1.94

Surrounding Property	***Existing Land Use Per Title 19.04***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Taxicab/Limo Yard	LI/R (Light Industry/Research)	C-M (Commercial/Industrial)
North	TV Broadcasting & Other Communication Service	LI/R (Light Industry/Research)	C-M (Commercial/Industrial)
South	Museum (Private)	C (Commercial)	C-1 (Limited Commercial)
East	Multi-Family Residential (apartments)	ML (Medium Low Density Residential)	R-3 (Medium Density Residential)
West	Museum (Private)	LI/R (Light Industry/Research)	C-M (Commercial/Industrial)
	Building Maintenance Service and Sales	LI/R (Light Industry/Research)	C-M (Commercial/Industrial)
	Commercial, Other than listed (Armored Car Service)	LI/R (Light Industry/Research)	C-M (Commercial/Industrial)

Master Plan Areas	*Yes*	*No*	*Compliance*
Master Plan Area			
Downtown North Plan	X		Y
Special Purpose and Overlay Districts	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts		X	N/A
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area	X		Y
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Standard/Requirement	Previously Approved (SDR-35195)	Proposed (SDR-39147)	Change
Lot size	82,283 SF	84,588 SF	2,305 SF
Building size	8,800 SF	10,800 SF	2,000 SF
Lot coverage (N/A)	10.7%	12.8%	2.1%
Wall height (10' max)	8 feet along north and south property lines	8 feet along north 10 feet along south	0 feet N 2 feet S
Parking Required	66 employees on largest shift; 67 taxis at maximum capacity (133 spaces)	133 spaces	None
Parking Provided	66 employees on largest shift; 67 taxis at maximum capacity (133 spaces)	133 spaces	None
Height of new Building 'C'	30 feet	29 feet	-1 foot
Setbacks (Building 'A')			
• Front (north PL) – 10'	277 feet	277 feet	None
• Side (west PL) – 10'	36 feet	36 feet	None
• Side (east PL) – 10'	44 feet	44 feet	None
• Rear (south PL) – 20'	168 feet	149 feet	-19 feet
Setbacks (Accessory Structures)			
• Front (north PL) – 10'	395 feet	204 feet	-191 feet
• Side (west PL) – 8'	8 feet	10 feet	2 feet
• Side (east PL) – 8'	32 feet	0 feet	-32 feet (100% dev.)
• Rear (south PL) – 8'	8 feet	11 feet	3 feet

Perimeter landscape buffers			
• North – 10’	10 feet	10 feet	None
• South – 15’	6 feet	0 feet	-6 feet (100% dev.)
• East – 8’	0 feet (portion) 472 feet provided	0 feet (portion) 133 feet provided	-339 feet (72% dev.)
• West – 8’	0 feet	0 feet	None
Sidewalk along Gragson Avenue	6 feet	5 feet	-1 foot
Parking lot trees	Exception to allow 0 trees where 23 trees are required	Exception to allow 7 shade trees where 23 trees are required	7 trees/islands
Perimeter buffer trees 75 trees required	Exception to allow 37 trees	Exception to allow 24 trees	-13 trees (35% dev.)
Storage containers	8-foot setback from side PL	0-foot setback	-8 feet (100% dev.)

Functional Classification of Street(s)	***Governing Document***	***Street Width (Feet)***	***Compliance with Street Section***
Searles Avenue – Collector	N/A	60	N/A
Gragson Avenue – Collector	N/A	60	N/A

Pursuant to Title 19.04 and 19.10, the following parking standards apply:

Parking Requirement							
		Required			***Provided***		***Compliance***
			Parking		*Parking*		
Use	***Gross Floor Area or Number of Units***	***Parking Ratio***	Regular	Handi-capped	Regular	Handi-capped	
Taxicab/Limo Yard	66 employees on largest shift; 67 taxis at maximum capacity	One space per employee plus one space per taxi	133		133		Y
TOTAL SPACES REQUIRED			133		133		Y
Compact Spaces (max. 30%)			40		37		Y
Regular and Handicap Spaces Required			128	5	128	5	Y

Waivers		
Requirement	***Request***	***Staff Recommendation***
LVMC 19.12.040(A): Perimeter Landscape Buffer – 8 feet along interior property lines	To allow zero feet along a 377-foot portion of the east perimeter where a 38-foot portion was previously approved at zero feet	Denial
LVMC 19.12.040(A): Perimeter Landscape Buffer – 8 feet along interior property lines (waiver for 6 feet approved by SDR-35195)	To allow zero feet	Denial

Exceptions		
Requirement	***Request***	***Staff Recommendation***
LVMC 19.12.040(B): Perimeter tree spacing – 37 trees approved by SDR-35195	To allow 24 trees	Denial

ANALYSIS

The site is located within the Downtown North Land Use Plan area. The site is also located within the Downtown Redevelopment Area, which designates this site as appropriate for industrial land uses. The Taxicab/Limo Yard use is a permitted use within the C-M (Commercial/Industrial) zoning district, which conforms to the LI/R (Light Industry/Research) land use category. The Land Use Plan Strategy outlined in the Downtown North Land Use Plan emphasizes enhancement of existing commercial properties through the implementation of commercial design standards. In the absence of specific design standards for the Downtown North area, Title 19 development standards will be used to evaluate commercial properties.

An Order of Vacation was recorded in December 2009 that added 2,305 square feet of existing right-of-way in Gragson Avenue to the existing 82,283 square-foot lot. This ensured that existing construction within that portion of right-of-way would be located completely on private property. The grade of the property adjacent to Gragson Avenue is lower than the current right-of-way. In order to adequately screen and protect the property, the applicant has proposed a maximum 10-foot tall decorative block wall spanning the length of the south property line. The

wall meets Title 19.12 retaining, screening and design standards. The sidewalk that was required by the City Council as part of the approval of SDR-35195 is depicted as five feet wide and between one to four feet from the proposed wall. It is recommended that the sidewalk be extended onto the site up to the proposed wall to eliminate the creation of a narrow zone where landscaping cannot survive and hardscaping such as decomposed granite would create maintenance problems. A condition of approval addresses this issue.

The originally approved site plan showed four existing 320 square-foot storage containers on the north side of the site. The amended plan shows three such containers extending from the west property line to the site's north entrance. Accessory Outdoor Storage is a conditional use in a C-M (Commercial/Industrial) zoning district; however, a Special Use Permit is required to allow this configuration of containers, as a Title 19.04 minimum use requirement prohibits all outdoor storage located within required setbacks or buffer yards. Title 19.04 also limits outdoor accessory storage to five percent of the total lot area. Four other shipping containers are located on the site adjacent to the proposed auto repair garage. The total outdoor storage area would increase from 1,280 square feet to 2,240 square feet, still less than the maximum five percent allowed. The shipping containers will be screened by a proposed eight-foot decorative block wall behind the required 10-foot landscape buffer along the north property line. Per Title 19.04, no screening is required from the adjacent C-M-zoned property. The existing approved chain link fence along the west property line will remain. However, all barbed wire has been removed from this fence and all other sections of chain link fencing throughout the property. Staff recommends denial of the Special Use Permit, as it supports Title 19.04 requirements and the encroachment in the side yard is not compatible with the uses on the adjacent property to the west.

The site plan as amended either meets Title 19 development standards or adheres to the previously approved plan, with the exception of an 81 square-foot supervisor office that is proposed to be located along the east property line. Title 19.08 requires accessory structures in a C-M zone to be at least eight feet from the side property line. The request represents a 100 percent deviation from the standard. Because the hardship due to the code requirement is self-imposed, staff recommends denial of the associated Variance (VAR-39148) request.

The amended site plan contains some minor changes from the approved plan. Although the number of parking spaces required and provided have not changed, the location of several of the spaces has shifted. The employee parking area in the center of the site will be covered by a canopy. The trash enclosure has moved from the west property line to a place south of the existing outdoor shipping containers. The proposed auto repair garage (Building 'C') has moved 76 feet to the north. The canopy that had covered the garage and the existing spray booths has been removed. The booths have also shifted slightly from their original positions. These changes are allowed by and compliant with Title 19.

The applicant has requested waivers of perimeter landscape buffer standards along the east and south property lines. A Waiver had been granted through SDR-35195 to allow zero feet of buffer along a portion of the east property line where eight feet was required; however, the new request is beyond the scope of that waiver, as the buffer is proposed to be further reduced along the east property line than was previously approved to allow for parking and placement of the proposed supervisor office. The proposed landscaping does not provide the buffering required for commercial properties adjacent to a residential use. The waiver along the south property line would reduce the previously approved six-foot buffer to zero feet to allow for parking of taxicabs. Staff supports Title 19.12 buffer requirements and does not support the placement of the supervisor office in the proposed location. Therefore, denial of the waivers is recommended.

The exception of Title 19.12 tree spacing requirements is the result of the proposed further reduction of landscape buffer area along the east property line; therefore, staff recommends denial. The reduction in the number of trees is a 35 percent deviation from the amount approved by SDR-35195. There is no exception for parking lot landscaping, as the site was previously approved for zero trees and islands, and the applicant is adding seven trees and islands with this request.

The proposed accessory auto repair garage consists of the same materials as previously approved (painted metal siding), but the height has decreased approximately 1.5 feet from the previously approved structure and it contains a flat, rather than sloped, roof. The large canopy has been removed and there are now two 10-foot tall roll-up bay doors on the east elevation where three 16-foot doors had been approved on the north elevation. Though the proposed building is of similar height to the approved structure, a second floor is proposed for storage purposes. An open floor plan is proposed, similar to the previously approved garage floor plan. The structure is proposed to be shifted 76 feet north of its previous location. The result of this arrangement is a more compact and aesthetically superior building.

FINDINGS (VAR-39148)

In accordance with the provisions of Title 19.18.070(B), Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.18.070(L) states:

> "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by constructing an accessory structure on the east property line without a building permit. Moving the structure out of the eight-foot side yard would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

FINDINGS (SUP-39149)

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 Outdoor Storage, Accessory use can be conducted in a way that is harmonious and compatible with the neighboring properties; however, the encroachment of outdoor shipping containers into the side yard adjacent to the west property line as proposed creates the possibility of a nuisance to the adjoining property and the use is therefore made incompatible.

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

   There is adequate space on the site for storage. Less than three percent of the site is proposed to be occupied by the Outdoor Storage, Accessory use. The site is zoned C-M (Commercial/Industrial), which allows this use within certain parameters.

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.**

   Both Gragson Avenue and Searles Avenue are 60-foot rights-of-way, and are adequate for the primary use, which is for a Taxicab/Limo Yard. These streets are also adequate for any needs concerning the Outdoor Storage, Accessory 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.**

   Location of the proposed storage within required setbacks and buffer yards may compromise the health and safety of the public; this proposal defeats the purpose of setbacks.

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

   The proposed use cannot meet a condition that requires all storage to be located outside of required setbacks or buffer yards. Failure to meet this condition requires approval of a Special Use Permit to conduct the use. The proposal conforms to all other applicable conditions of the use.

FINDINGS (SDR-39147)

In order to approve a Site Development Plan application, per Title 19.18.050 the Planning Commission and/or City Council must affirm the following:

1. **The proposed development is compatible with adjacent development and development in the area;**

   The proposed development is not compatible with adjacent residential, commercial and industrial development in the area. The applicant proposes to place storage and a small office structure along the west and east property lines, as well as reduce required landscape buffer areas from residential property, thereby reducing the amount of landscaping overall.

2. **The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;**

The proposed development as amended does not meet Title 19.08.050 accessory setback standards for commercial properties, nor does it adhere to Title 19.12 landscape buffer zone or tree spacing standards. A Special Use Permit is required for the Outdoor Storage, Accessory use, as storage containers are not proposed to be located within side yard buffers as required by Title 19.04. The use is compatible with the LI/R (Light Industry/Research) land use designation of the Las Vegas Redevelopment Plan Area. The proposed supervisor building, which has already been added to the site, has not yet been permitted by the Department of Building and Safety.

3. **Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

Adequate site access is provided from both Searles Avenue and Gragson Avenue. Existing gates restrict traffic from entering the site during non-business hours. Traffic in the area should not be negatively impacted.

4. **Building and landscape materials are appropriate for the area and for the City;**

Building materials are typical for industrial accessory structures, which are appropriate in this area of the city. The proposed landscape materials are appropriate for this area, but are insufficient in number to adequately buffer this property from neighboring parcels. The applicant is requesting a number of Waivers and Exceptions of Title 19.12 and 19.10.

5. **Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;**

Although building materials are acceptable for the type of development, the proposed auto repair garage building will not be aesthetically compatible with the other existing buildings on the site. Outdoor storage areas will be screened from view of the adjoining residential property and from public rights-of-way.

6. **Appropriate measures are taken to secure and protect the public health, safety and general welfare.**

Several buildings are still in need of building permits or are in the process of being permitted. As a condition of approval, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Department in order to ensure the public health, safety and welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 13

NOTICES MAILED 76

APPROVALS 0

PROTESTS 0

SS

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

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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

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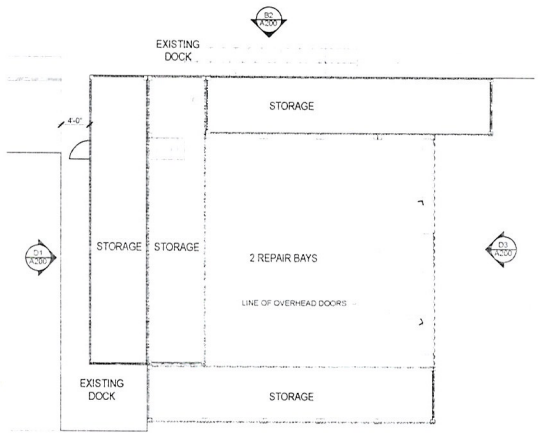
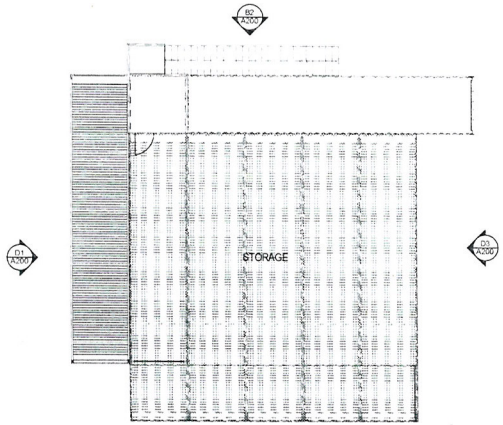


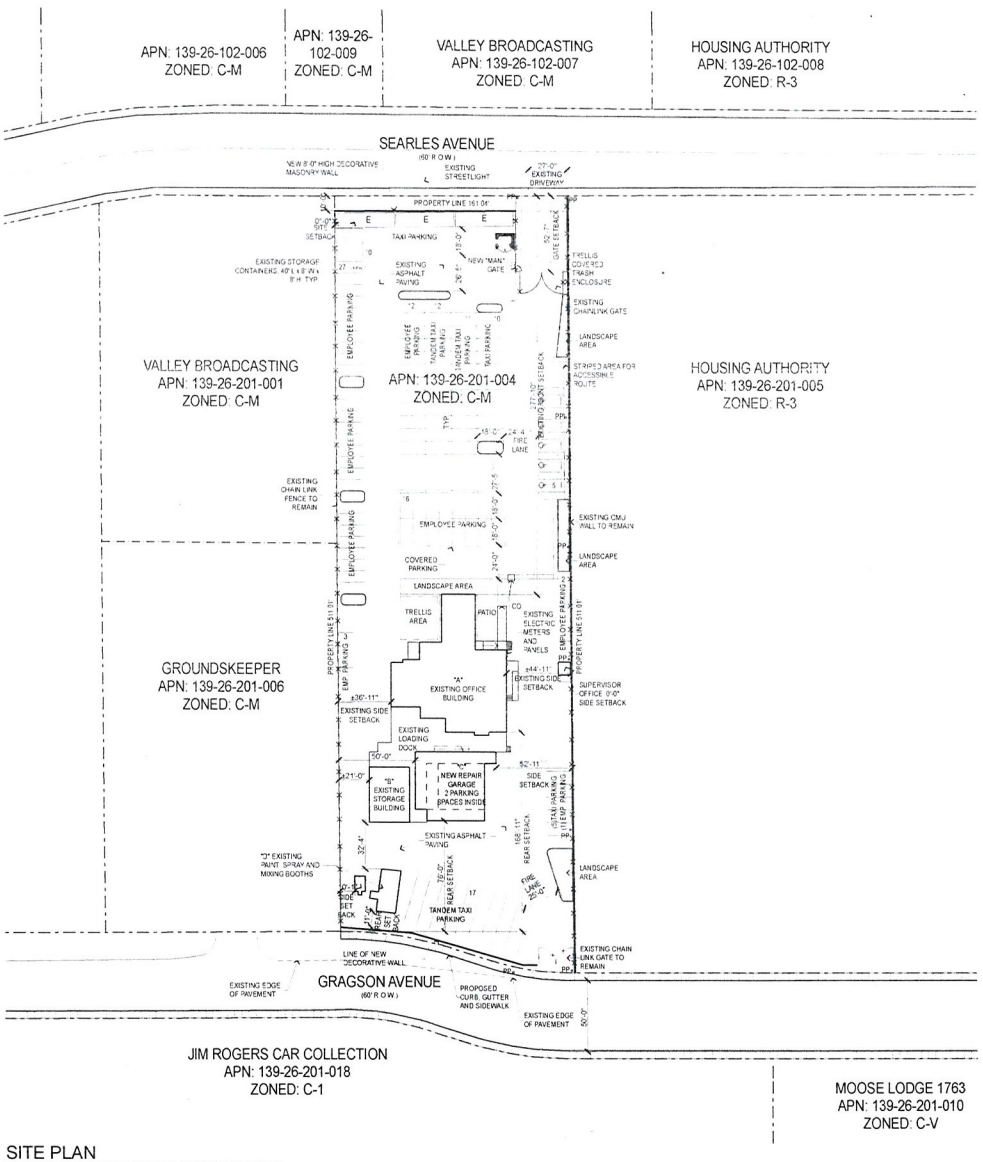
FLOOR PLAN - REPAIR GARAGE

1/8" = 1'-0"



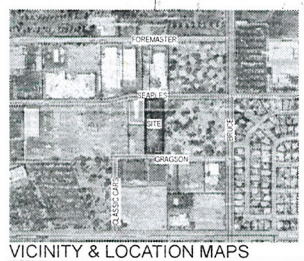
SECOND FLOOR PLAN

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 1.89 GROSS ACRES

SETBACKS - (PRINCIPAL STRUCTURE)

	REQ'D	PROVIDED
FRONT	15'-0"	27'-10"
INTERIOR SIDE	15'-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

DEC

AUG 24 2010

VAR-39148 SUP-39149
SDR-39147 REVISED

SITE PLAN AND FLOOR PLAN

AS100

09.065 A Cab Taxi Company

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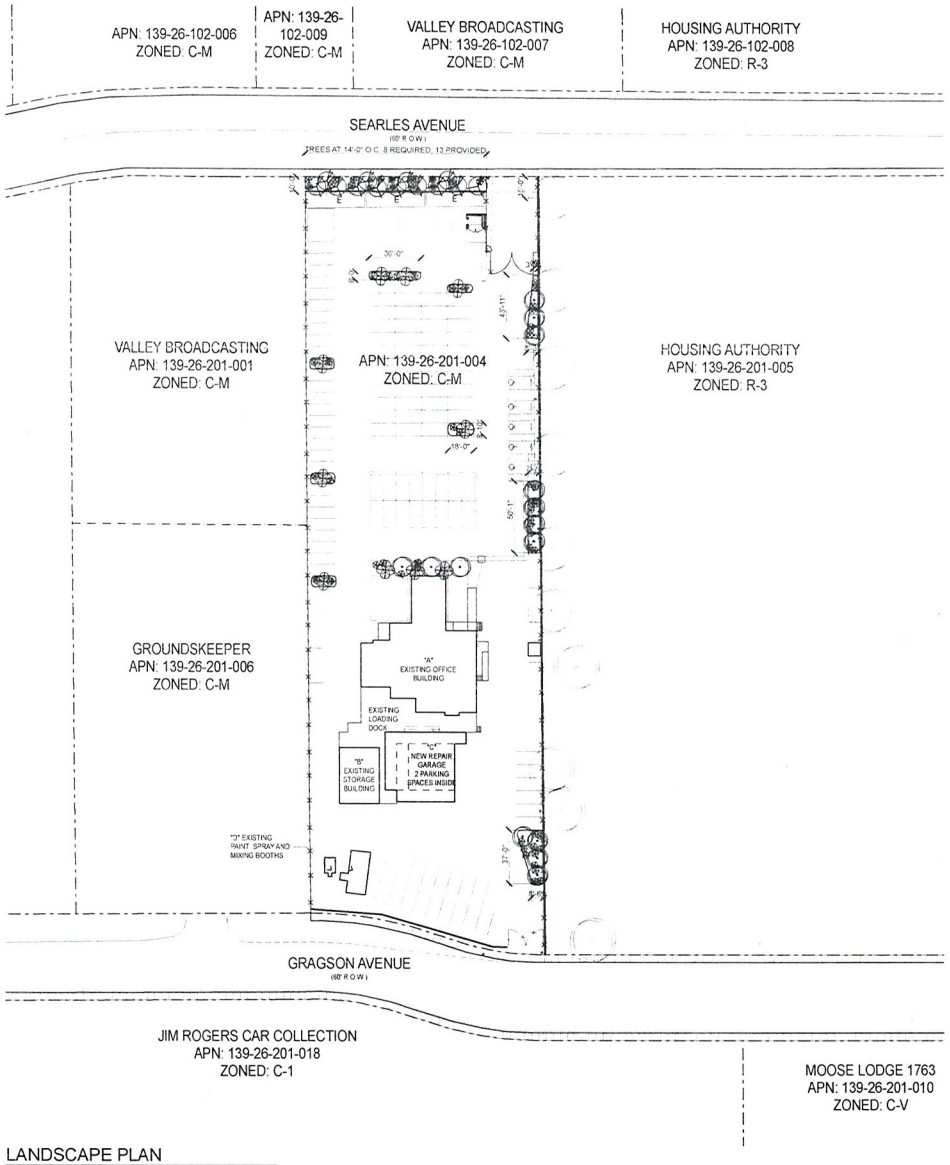
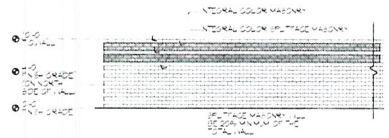


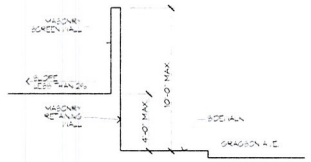
LANDSCAPE PLAN

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)	0'-0"	0'-0"
REAR (ADJ. TO ROW)	15'-0"	0'-0" (WAIVER REQUESTED)

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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

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VAR-39148 SUP-39149
SDR-39147 REVISED

PLANTING PLAN

L100

09.065 A Cab Taxi Company

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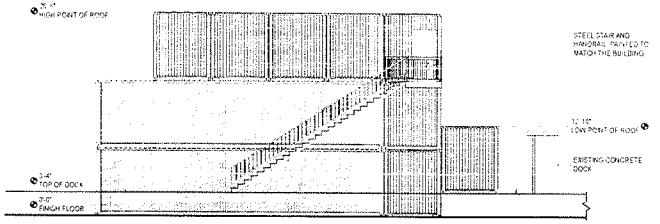
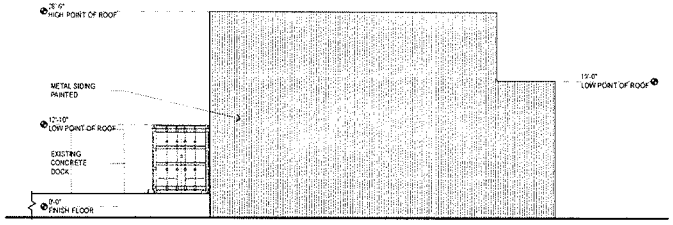
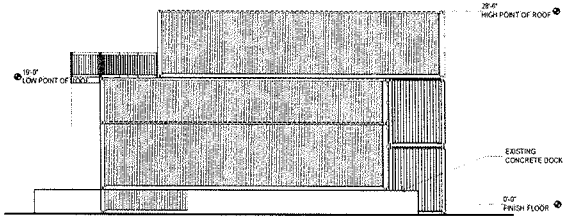


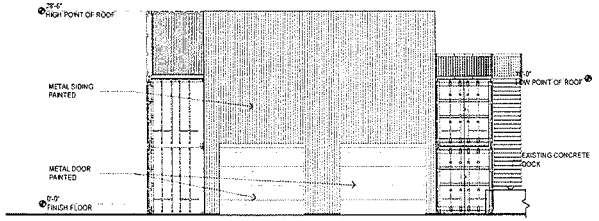
NORTH ELEVATION
1/8" = 1'-0"



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

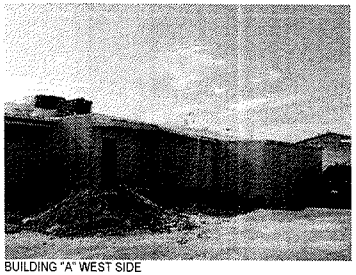
EXTERIOR ELEVATIONS - AUTO REPAIR

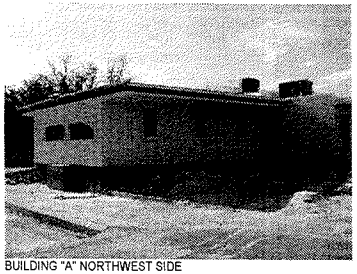
A200

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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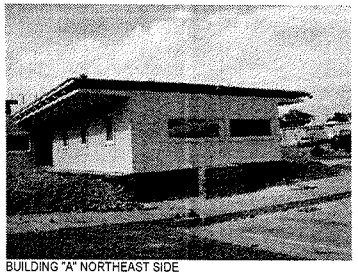
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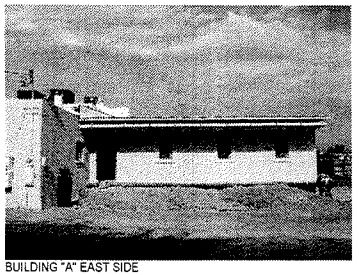
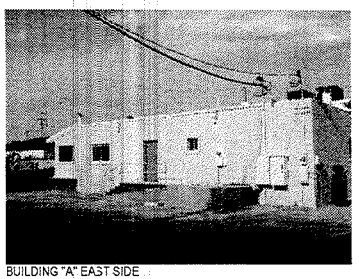
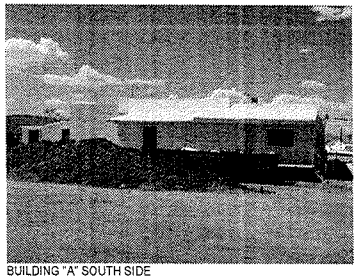

BUILDING "A" EAST SIDE


BUILDING "A" EAST SIDE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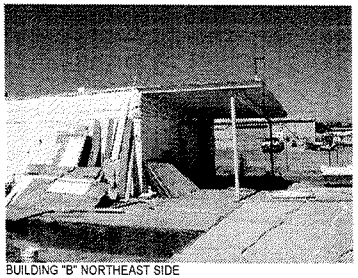
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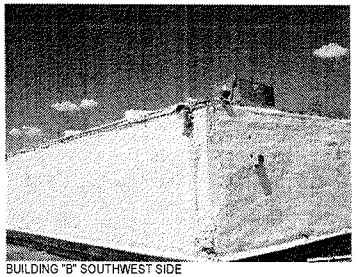
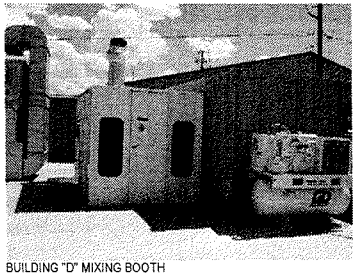
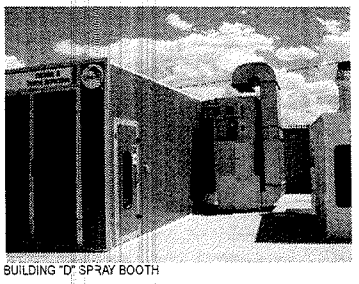
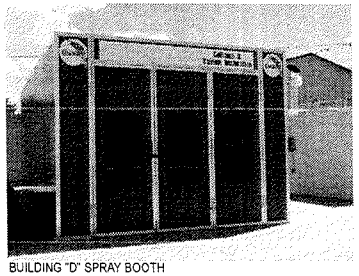
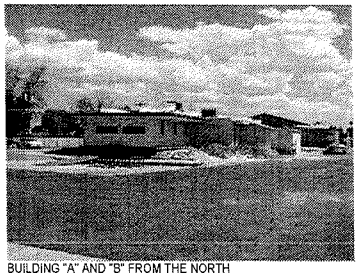
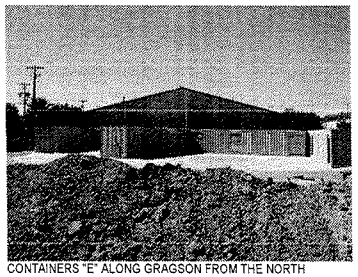

BUILDING "B" SOUTHWEST SIDE

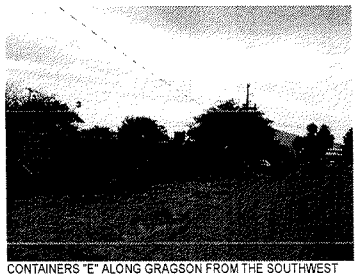

BUILDING "D" MIXING BOOTH

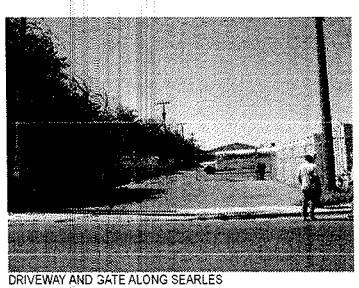

BUILDING "D" SPRAY BOOTH

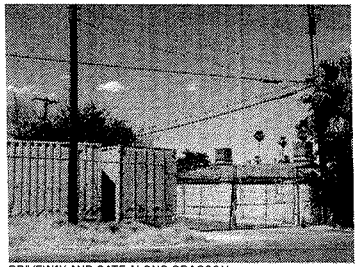

BUILDING "D" SPRAY BOOTH

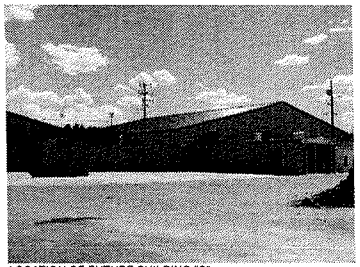

BUILDING "A" AND "B" FROM THE NORTH


CONTAINERS "E" ALONG GRAGSON FROM THE NORTH


CONTAINERS "E" ALONG GRAGSON FROM THE SOUTHWEST


DRIVEWAY AND GATE ALONG SEARLES


DRIVEWAY AND GATE ALONG GRAGSON


LOCATION OF FUTURE BUILDING "C"

Copyright 2010 © by APTUS Architecture

APTUS Architecture
1700 South 4th Street
Suite 206
Las Vegas, Nevada 89104
P 702.839.1200
F 702.839.1213

AUG 10 2010

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

F:\09065 A Cab Taxi Co\DWGS\09065 A Cab Taxi ENTER.mpf, 8/10/2010 9:33 AM, EVAnderson

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:

Architecture
Engineering
Planning
Interiors
Landscape

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

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

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

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

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

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

VAR-39148
SUP-39149
SDR-39147

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

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

aptusgroup.com

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

RECEIVED
AUG 10 2010

VAR-39148
SUP-39149
SDR-39147

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:
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.

RECEIVED
AUG 10 2010

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: Four Fours, LLC

Name of Applicant: A Cab Taxi Co.

Name of Representative: Ballard Spahr, LLP

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

☐ Yes ☒ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Creighton J. Nady

Subscribed and sworn before me

This 4th day of August, 2010

Cindy Lou Ord

Notary Public in and for said County and State

CINDY LOU ORD
Notary Public State of Nevada
No. 00-63415-1
My appt. exp. July 15, 2012

AUG 10 2010

PLANNING & DEVELOPMENT

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.

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

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:
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 WAIVERS OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS TO ALLOW A ZERO-FOOT BUFFER ALONG A PORTION OF THE EAST PROPERTY LINE WHERE EIGHT FEET IS REQUIRED AND ALONG THE SOUTH PERIMETER WHERE SIX 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

FOR DEPARTMENT USE ONLY

Case #	SDR - 39147
Meeting Date:	9.23.10
Total Fee:	$1,030.-
Date Received:*	8.10.10
Received By:	JFA

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

Revised 10/27/08

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

City of Las Vegas Agenda Item No.: **31.**

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

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

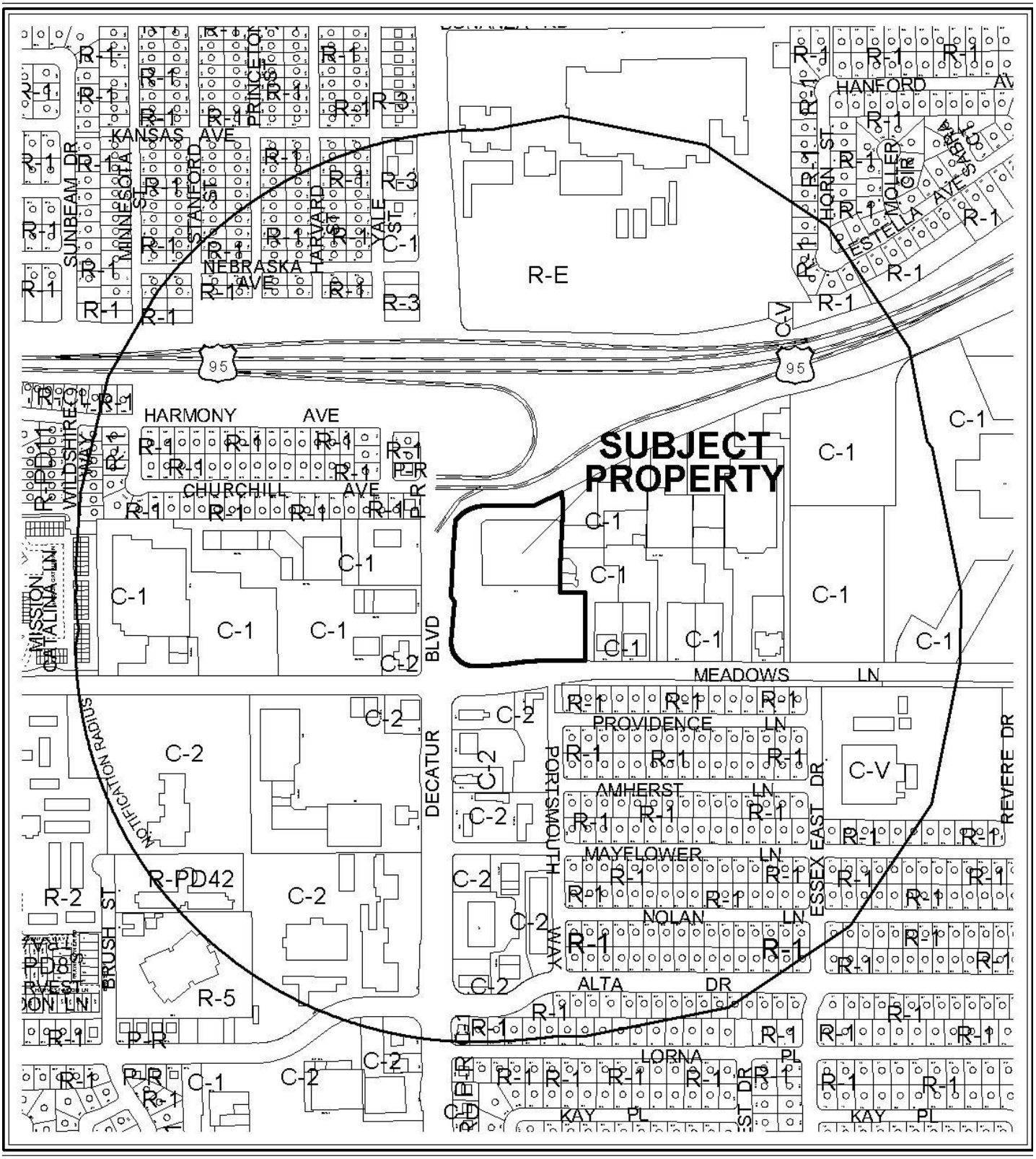
SUBJECT:
SUP-38860 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CARDENAS MARKETS, INC. - OWNER: LAMANZA, LLC - Request for a Special Use Permit FOR A 500 SQUARE-FOOT ACCESSORY PACKAGE LIQUOR OFF-SALE USE WITHIN A PROPOSED 66,926 SQUARE FOOT RETAIL ESTABLISHMENT (GROCERY STORE) at 4700 Meadows Lane (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.	**3**	**Planning Commission Mtg.**	**2**
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, Protest/Support Telephone Log, and Support Email



0 300 600 Feet

CASE: **SUP-38860**

RADIUS: 1500 FT

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

N

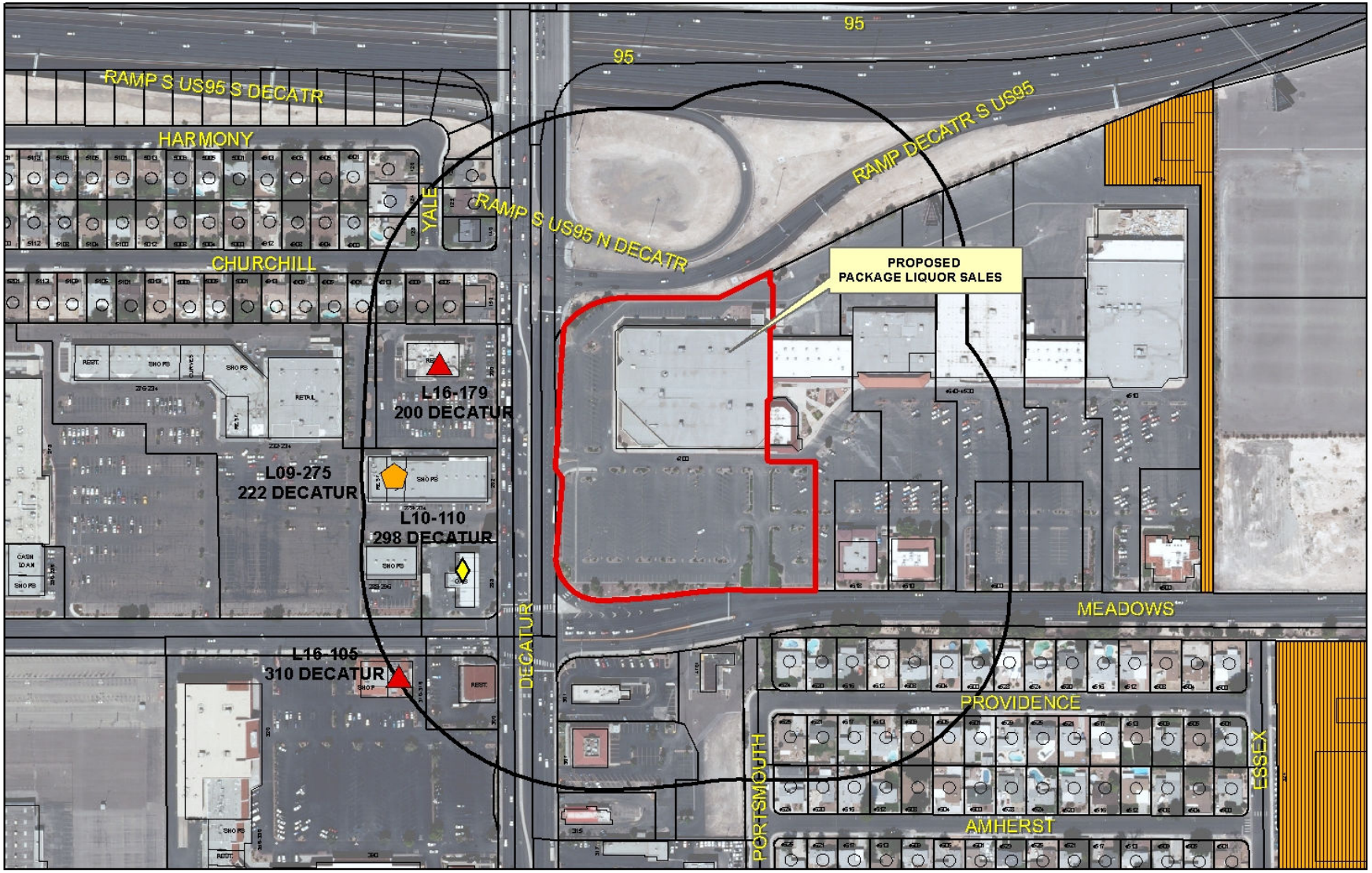
0 300 600 Feet

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

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: SEPTEMBER 23, 2010
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: APPLICANT: CARDENAS MARKETS, INC. - OWNER: LAMANZA, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-38860	Staff recommends APPROVAL, subject to conditions:	SDR-38861

SUP-38860 CONDITIONS

Planning and Development

1. Conformance to all Minimum Requirements under LVMC Title 19.04.010 for an Accessory Package Liquor Off-Sale Establishment use.

2. Conformance to the Conditions of Approval of Site Development Plan Review (SDR-38861), except as amended herein.

3. 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.

4. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Department.

5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

6. Approval of this Special Use Permit does not constitute approval of a liquor license.

MH

Conditions Page Two
September 23, 2010 - Planning Commission Meeting

7. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

8. All beer and wine coolers shall remain in their original manufacturer's configuration of four- or six-packs.

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

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

** STAFF REPORT **

PROJECT DESCRIPTION

This request is for a Special Use Permit to allow an Accessory Package Liquor Off-Sale use within a proposed Grocery Store at 4700 Meadows Lane. Staff recommends approval of this request, with conditions as the use will be operated in conjunction with a Grocery Store and is compatible with adjacent land uses. If denied, the applicant may proceed with the Grocery Store use but may not sell alcoholic beverages.

ISSUES

- Per Title 19.04, the Accessory Package Liquor Off-Sale Use is permissible in the C-1 (Limited Commercial) zoning district with an approved Special Use Permit.
- An associated Minor Site Development Review (SDR-38861) to remodel an existing 77,637 square-foot General Retail Establishment (department store) into a Grocery Store has been administratively approved.
- The display and merchandising area permitted for the Accessory Package Liquor Off-Sale use is limited to 5,570 square feet (10% of the 55,706 square-foot retail portion of the 66,964 square-foot Grocery Store). Per the submitted plans, the area dedicated to alcohol sales is 500 square feet.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
01/23/1974	The City Council denied the request to Rezone (Z-0102-73) 100 acres from R-1 (Single-Family Residential) and C-V (Civic) to C-1 (Limited Commercial) for a Regional Shopping Mall. The Planning Commission recommended approval.
02/05/1975	The Board of City Commissioners adopted Ordinance No. 1014 to Rezone (Z-0102-73) 100 acres from R-1 (Single-Family Residential) and C-V (Civic) to C-1 (Limited Commercial) for a Regional Shopping Mall as required by the District Court and affirmed by the Supreme Court of Nevada.
12/28/1977	The Board of City Commissioners approved a Plot Plan Review (Z-0102-73) for property located at the northeast corner of Decatur Boulevard and Meadows Lane. The City Planning Commission recommended approval on 12/08/1977.

Related Building Permits/Business Licenses	
1978	Building Permits were issued against Plan Check C-0142-78 for a new Retail Building located at 4700 Meadows Lane.
05/10/79	A Business License (#D16-00004) was issued for a Department Store at 4700 Meadows Lane. This license expired and was marked out of business 01/13/2009.
04/28/10	A Building Permit (#161092) was issued for a Non-Work Certificate of Occupancy for 4700 Meadows Lane. A final inspection was completed on 04/28/2010.
04/30/10	A Business License (#G11-00022) was issued for a Mega Store (Department Store) at 4700 Meadows Lane. The license remains active but there were no signs of operation during the field check.
08/16/10	A Building Permit (#170105) was issued over the counter for interior demolition work to a 76,637 square-foot retail building. This permit has not received a final inspection.

Most Recent Change of Ownership	
08/11/2010	A deed was recorded for a change in ownership.

Pre-Application Meeting	
07/13/2010	A pre-application meeting was held with staff to discuss the required process for converting a vacant 70,000 Retail into a Grocery Store with Accessory Liquor Off-Sale. Staff briefed the applicant on the submittal requirements for the Minor Site Development Plan Review, to cover the renovation of the existing structure, and the requirements for a Special Use Permit, to cover the required Special Use Permit for the Accessory Liquor Off-Sale use.

Neighborhood Meeting
A neighborhood meeting is not required for this type of request nor was one held.

Field Check	
08/19/10	Staff conducted a field inspection of the subject site. • There are no businesses currently operating at this location. • The site is currently free of graffiti but has dead vegetation located within some landscape planters. • The rear loading dock has an accumulation of trash but is in good physical condition.

Details of Application Request	
Site Area	
Net Acres	6.8

Surrounding Property	***Existing Land Use Per Title 19.04***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	General Retail	SC (Service Commercial)	C-1 (Limited Commercial)
North	Right of Way (US-95)	Right of Way (US-95)	Right of Way (US-95)
South	Restaurant	GC (General Commercial)	C-2 (General Commercial)
	Minor Auto Repair	GC (General Commercial)	C-2 (General Commercial)
	Landscape buffer	SC (Service Commercial)	C-1 (Limited Commercial)
East	General Retail	SC (Service Commercial)	C-1 (Limited Commercial)
West	Gas Station/General Retail	SC (Service Commercial)	C-1 (Limited Commercial)

Master Plan Areas	***Yes***	***No***	***Compliance***
Master Plan Area		X	NA
Special Purpose and Overlay Districts	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts			
A-O (Airport Overlay) District – 140 Feet	X		Y
Trails		X	NA
Rural Preservation Overlay District		X	NA
Las Vegas Redevelopment Plan Area		X	NA
Development Impact Notification Assessment		X	NA
Project of Regional Significance		X	NA

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
	Gross Floor Area or Number of Units	***Approved Z-0102-73(1)***			***Provided***		***Compliance***
			Parking		*Parking*		
Use		***Parking Ratio***	Regular	Handi-capped	Regular	Handi-capped	
Grocery Store	66,926 SF	1:250	268				Y
General Retail	9,711 SF	1:175	56				Y
TOTAL SPACES REQUIRED			**320**		**406**		Y

MH

TOTAL (With Handicapped)	324	4	413	9	Y

ANALYSIS

The subject site of the proposed use maintains the SC (Service Commercial) land use designation and is located within the C-1 (Limited Commercial) zoning district. The proposed Retail Establishment with Accessory Package Liquor Off-Sale use is permissible only with an approved Special Use Permit.

Regarding the physical impact of the proposed Special Use Permit, only the internal layout of the Grocery Store would be affected. Site access and overall parking count remain unchanged; however, the applicant has updated the existing handicapped parking spaces to meet the current City of Las Vegas Title 19.10.010(G) Handicapped Parking Requirements by providing five additional Handicapped spaces with the required five-foot access to each space.

Per Title 19.04, the description of the Retail Establishment with Accessory Package Liquor Off-Sale use limits the amount of area devoted to the display and merchandising of alcoholic beverages to 10 percent of the retail floor space. The applicant has received approval for an Amendment (SDR-38861) to convert the existing 77,637 square-foot General Retail Establishment (department store) into a 66,926 square foot Grocery Store with 9,711 square-feet of General Retail space sectioned into five leasable suites on the west side of the building. Based upon the Amended floor plan (SDR-38861), the Grocery Store maintains 55,706 square feet of retail area, of which the applicant would be allowed to utilize up to 5,570 square feet of floor space for the display and merchandizing of alcoholic beverages. The applicant has requested 500 square feet of area which constitutes approximately 1% of the retail area. Staff recommends approval of this request, with conditions.

FINDINGS (SUP-38860)

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 adjacent properties, consisting of Shopping Centers to the east and west, the US-95 Expressway to the north, and a Single Family Residential neighborhood separated by a thirty-foot wide landscape buffer with 6-foot high screen wall, are all compatible with the addition of a Grocery Store use where neighborhood.

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

The subject site has been approved (SDR-38861) to convert the thirty-two year old department store into a 66,926 square foot grocery store with 9,711 square feet of leasable commercial suites. The applicant is providing additional landscaping and features that support and encourage pedestrian use and will be providing a needed Grocery Store for the nearby residential neighborhoods.

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.

Access to the subject site is provided from Decatur Boulevard, a 100-foot Primary Arterial, and Meadows Lane, a 70-foot Local Street, as defined by the Master Plan of Streets and Highways and Meadows Lane. Adequate site access to the adjacent roadways and internal site circulation remain unchanged since the originally approved Plot Plan Review (Z-0102-73).

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 use will be subject to permit review and inspections prior to operating a business; therefore, appropriate measures will be taken to protect the health, safety and general welfare of the public.

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

The proposed use meets all Minimum Special use Permit requirements for the Retail Establishment with Accessory Package Liquor Off-Sale use. Because of the size and location of the Grocery Store, the primary use, all separation distance requirements have been met.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 28

NOTICES MAILED 569

APPROVALS 2

PROTESTS 3

MH

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

FOR DEPARTMENT USE ONLY

Case #	SUP-38860
Meeting Date:	9-23-10
Total Fee:	$1280.00
Date Received:*	AUG 12, 2010
Received By:	M. Have

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

Revised 10/27/08

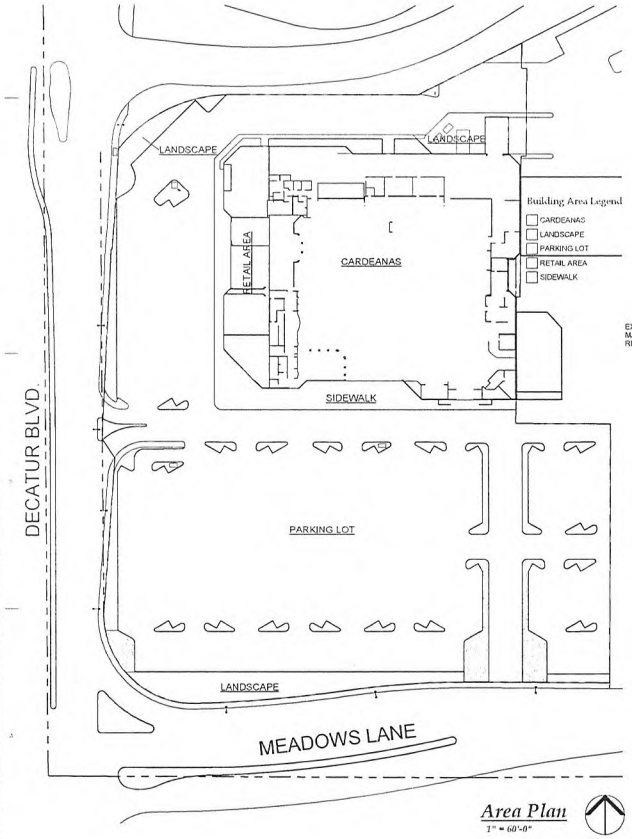
f:\depot\Application Packet\Application Form.pdf

Proposed Tenant Improvement:

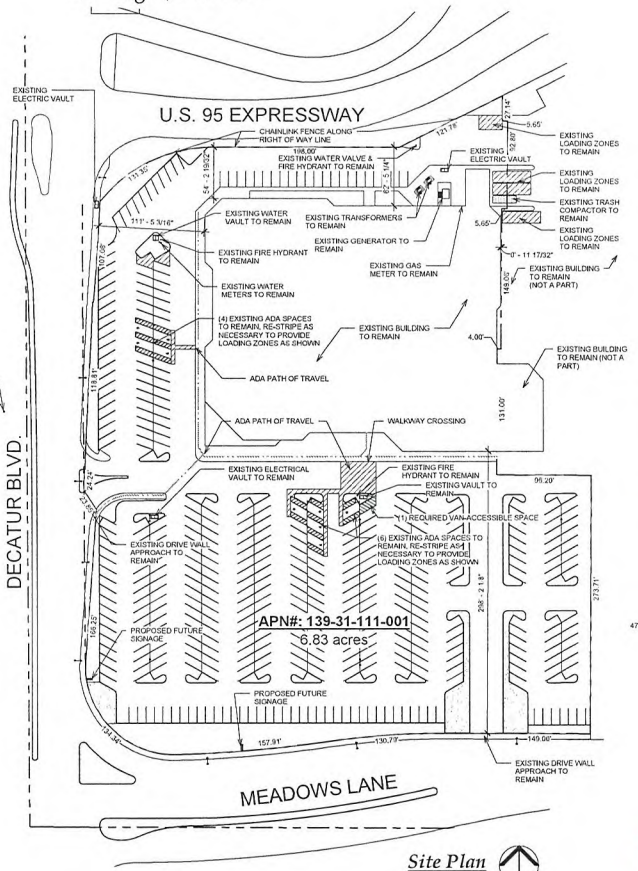
CARDENAS

APN#: 139-31-111-001
4700 Meadows Lane
Las Vegas, Nevada

Area Schedule (Gross Building)		
Name	*Area*	*% Of Lot*
LANDSCAPE	32596 SF	11%
PARKING LOT	175777 SF	59%
SIDEWALK	12807 SF	4%
Exterior Area	221180 SF	74%
CARDEANAS	66055 SF	22%
RETAIL AREA	10582 SF	4%
Gross Building Area	76637 SF	26%
Grand total	297727 SF	100%



Area Plan
1" = 60'-0"



Site Plan
1" = 60'-0"

TENANT:	CARDENAS MARKETS 1040 S. VINTAGE AVE., SUITE A, ONTARIO, CA 91761 TEL. (909) 923-7426 FAX. (909) 535-3157 CONTACT: ROBERT GONZALEZ EMAIL: rgonzalez@cmkts.com
PROJECT ADDRESS:	4700 MEADOWS LANE LAS VEGAS, NEVADA
ARCHITECT:	KENNETH SMALL, AIA SSA ARCHITECTS 4630 SOUTH ARVILLE, SUITE A LAS VEGAS, NEVADA 89103 (702) 873-1718 FAX 873-1720
OCCUPANCY:	M
CONSTRUCTION:	TYPE III-B
FIRE SPRINKLERS:	**EXISTING** - MODIFY AS REQUIRED TO ACCOMMODATE NEW CONSTRUCTION. CONTRACTOR TO SUBMIT PLANS UNDER SEPARATE PERMIT.
ZONING:	C-2
LAND USE:	SC (SERVICE COMMERCIAL)
FLOOR SQUARE FOOTAGE:	76,637 SF

PROJECT DESCRIPTION:

EXISTING MERVYNS TO BE REMOLDED IN TO A NEW 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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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

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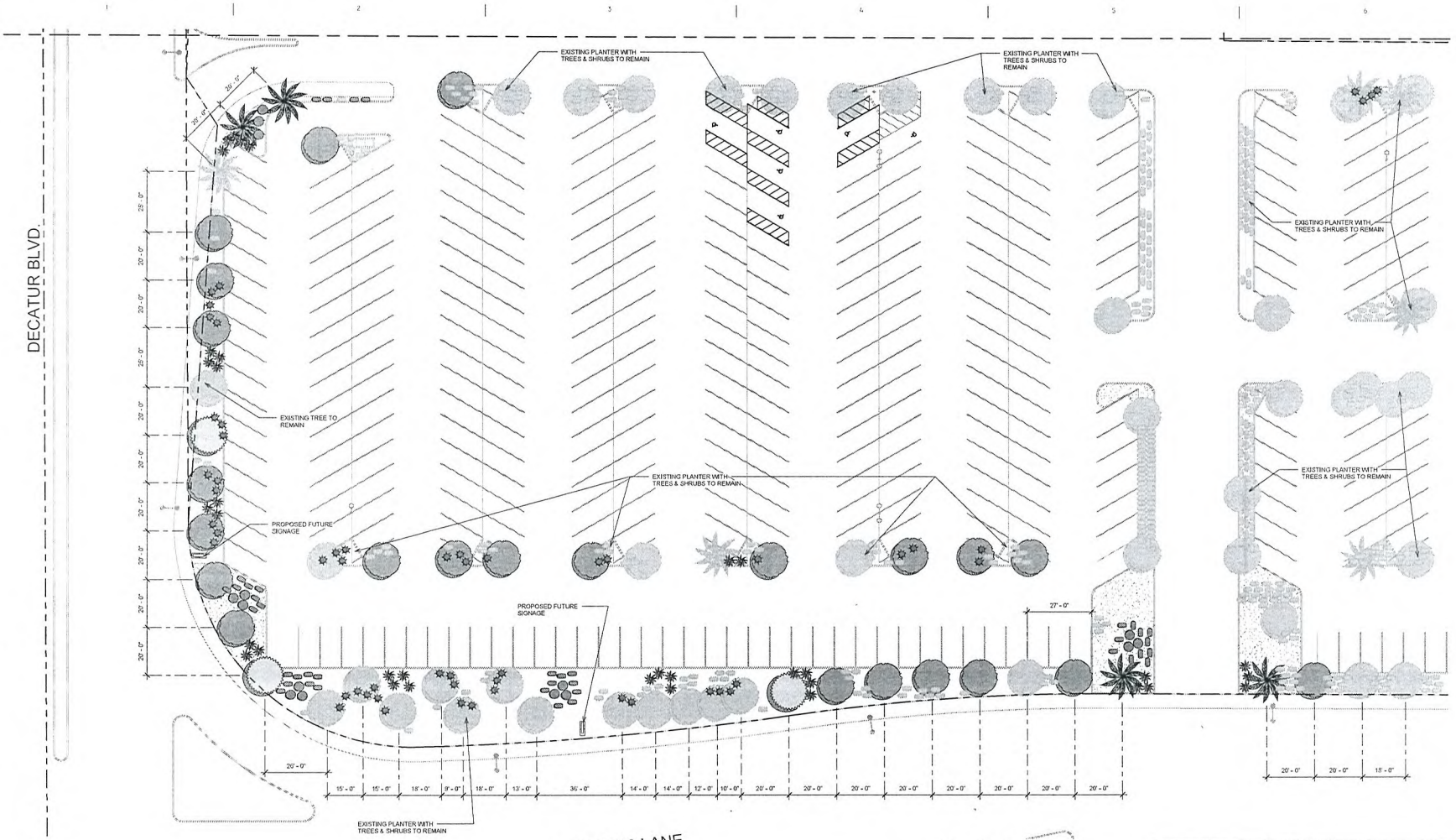
REVISION	DATE

SHEET NAME
DR1

JOB NO. 10 July 2010
RELEASE DATE 09 Aug 10



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

Planting Legend

Planting Schedule (Existing)	
Common Name	Quantity
Shrub (Existing)	
Shrub (Existing)	487
Tree (Existing)	
Palm (Existing)	7
Pine (Existing)	2
Tree (Existing)	57

Planting Schedule				
Common Name	Genus	Species	Size	Quantity
Shrub				
Damianta	Chrysactinia	mexicana	5 gallon	22
Red Yucca	Hesperaloe	parvifolia	5 gallon	43
Sage / Salvia	Salvia	sp.	5 gallon	76
Sierra Gold Dalea	Dalea	capitata	5 gallon	56
Tree				
Acacia (Mulga Tree)	Acacia	aneura	24" box	36
Mediterranean Fan Palm	Chamaerops	humilis	24" box	4
Pine (Aleppo)	Pinus	halepensis	24" box	5

SUP-38860
SDR-38861

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JUL 13 2010
City of Las Vegas

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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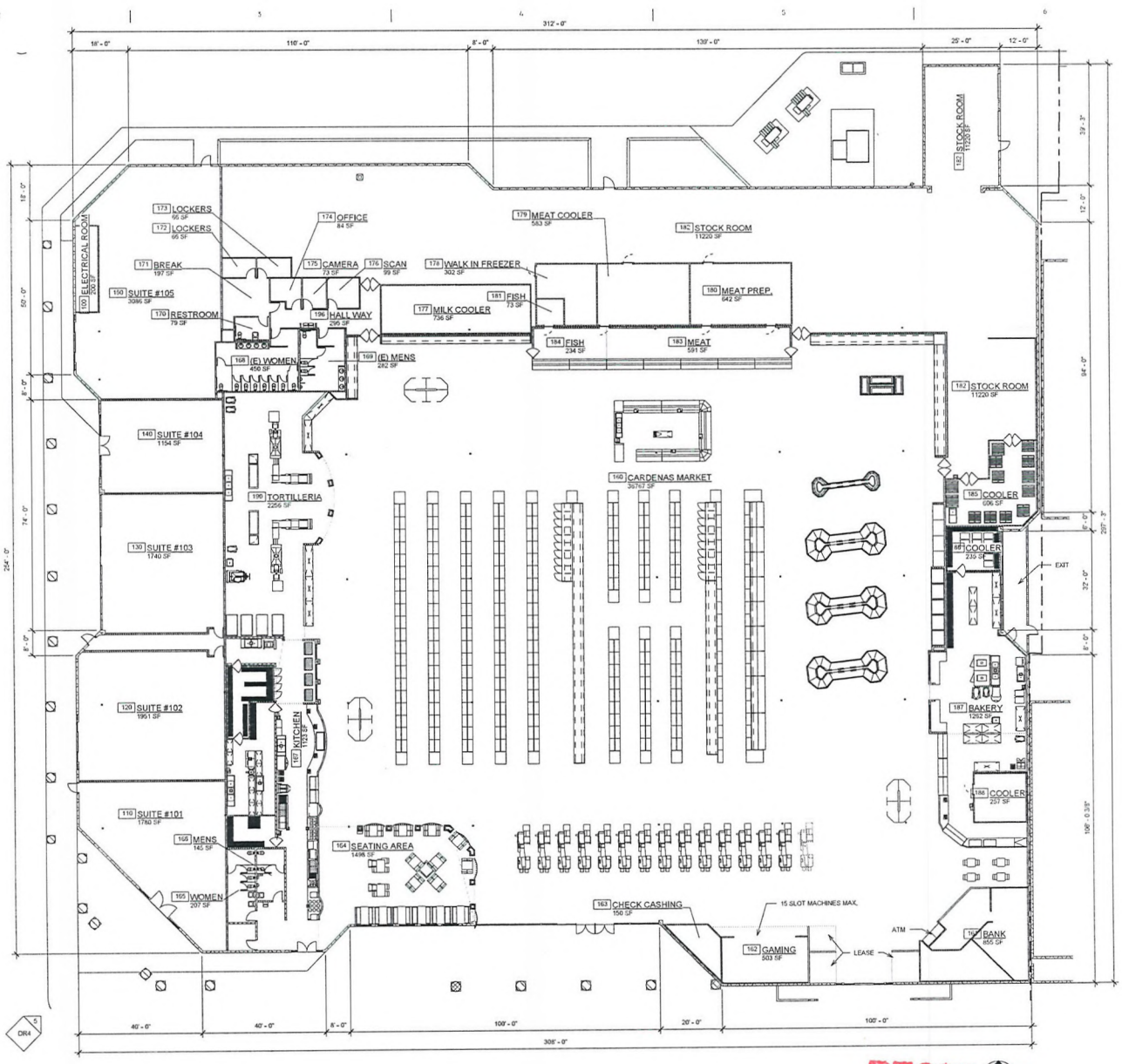
REVISION	DATE

SHEET NAME
OF
DR6

JOB NO: 12 July 2010
RELEASE DATE: 09-NO - 30



SSA ARCHITECTURE

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

SHEET TITLE
Overall Floor Plan

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REVISION	DATE

SHEET NAME
DR2

JOB NO: 12 July 2010
RELEASE DATE: 09/06 - 10

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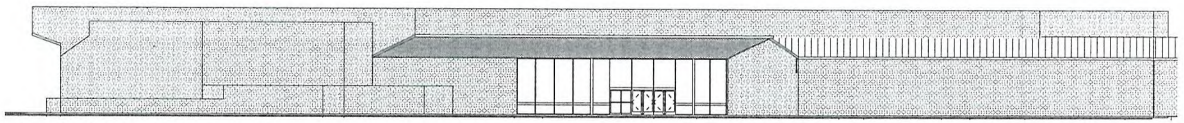
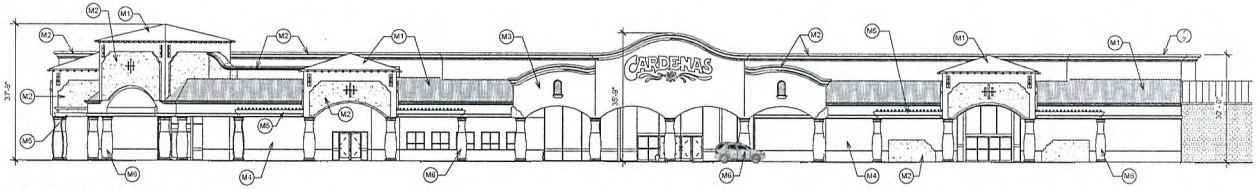
City of Las Vegas

SUP-38860
SDR-38861



Existing South Elevation
1/16" = 1'-0"



South Elevation
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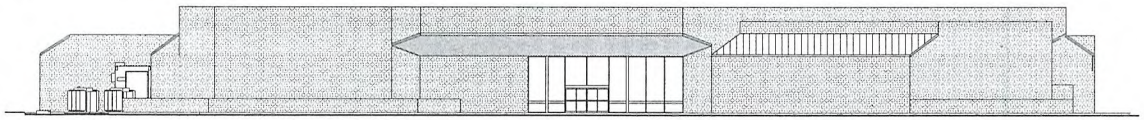

Existing West Elevation
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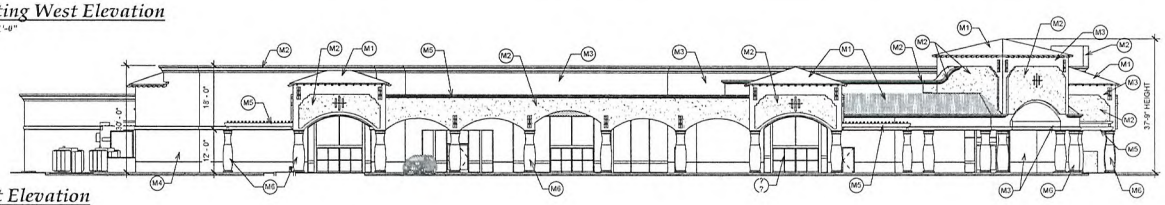


West Elevation
1/16" = 1'-0"

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
△	
△	
△	
△	

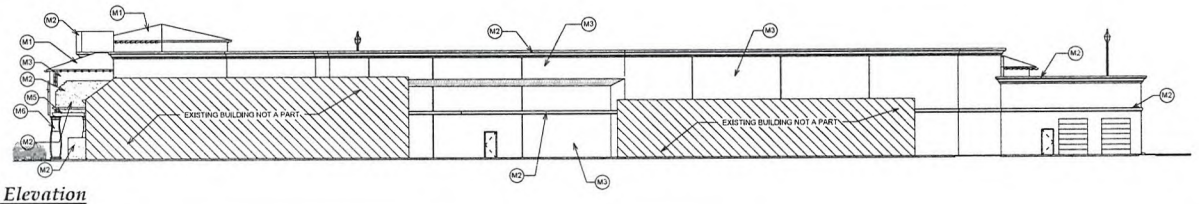
SHEET NAME
OF
DR3
JOB NO: 12 July 2010
RELEASE DATE: 09-065-30

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 (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	BISQUE (DE5118)
M6	PREFABRICATED CONCRETE COLUMN	CONCRETE DESIGNS, INC.	HACIENDA TAN (GHC0)

Existing East Elevation
1/16" = 1'-0"



East Elevation
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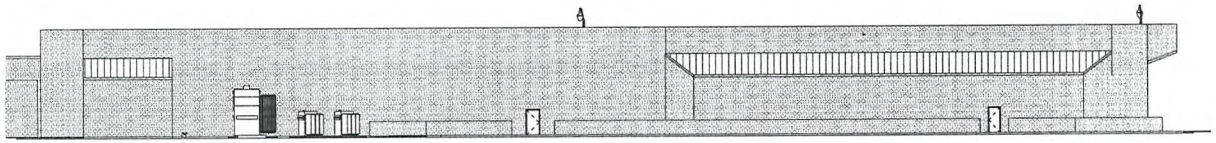
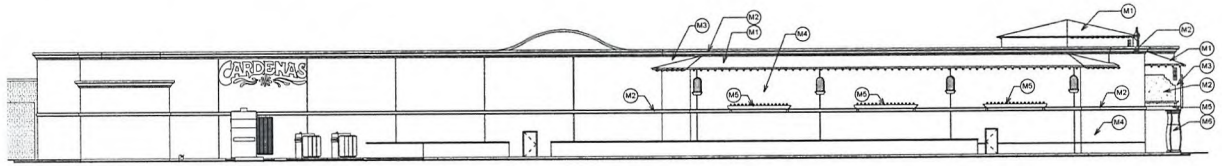
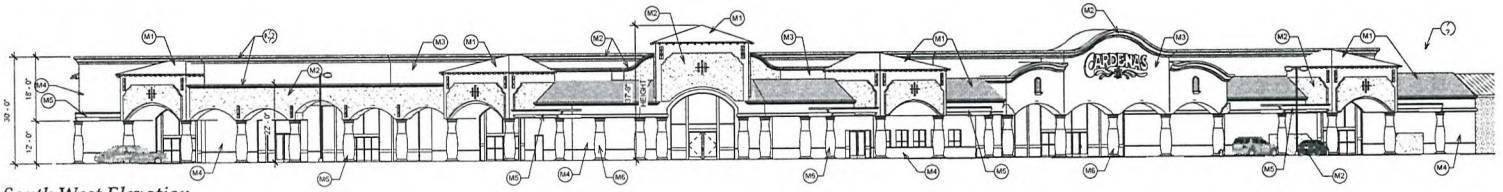


Existing North Elevation
1/16" = 1'-0"



North Elevation
1/16" = 1'-0"



South West Elevation
1/16" = 1'-0"

SUP-38860
SDR-38861

RECEIVED
JUL 13 2010
City of Las Vegas

SSA ARCHITECTURE
4630 South Arville Suite A
Las Vegas, Nevada 89103
(702) 873-1718
FAX: 873-1726

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

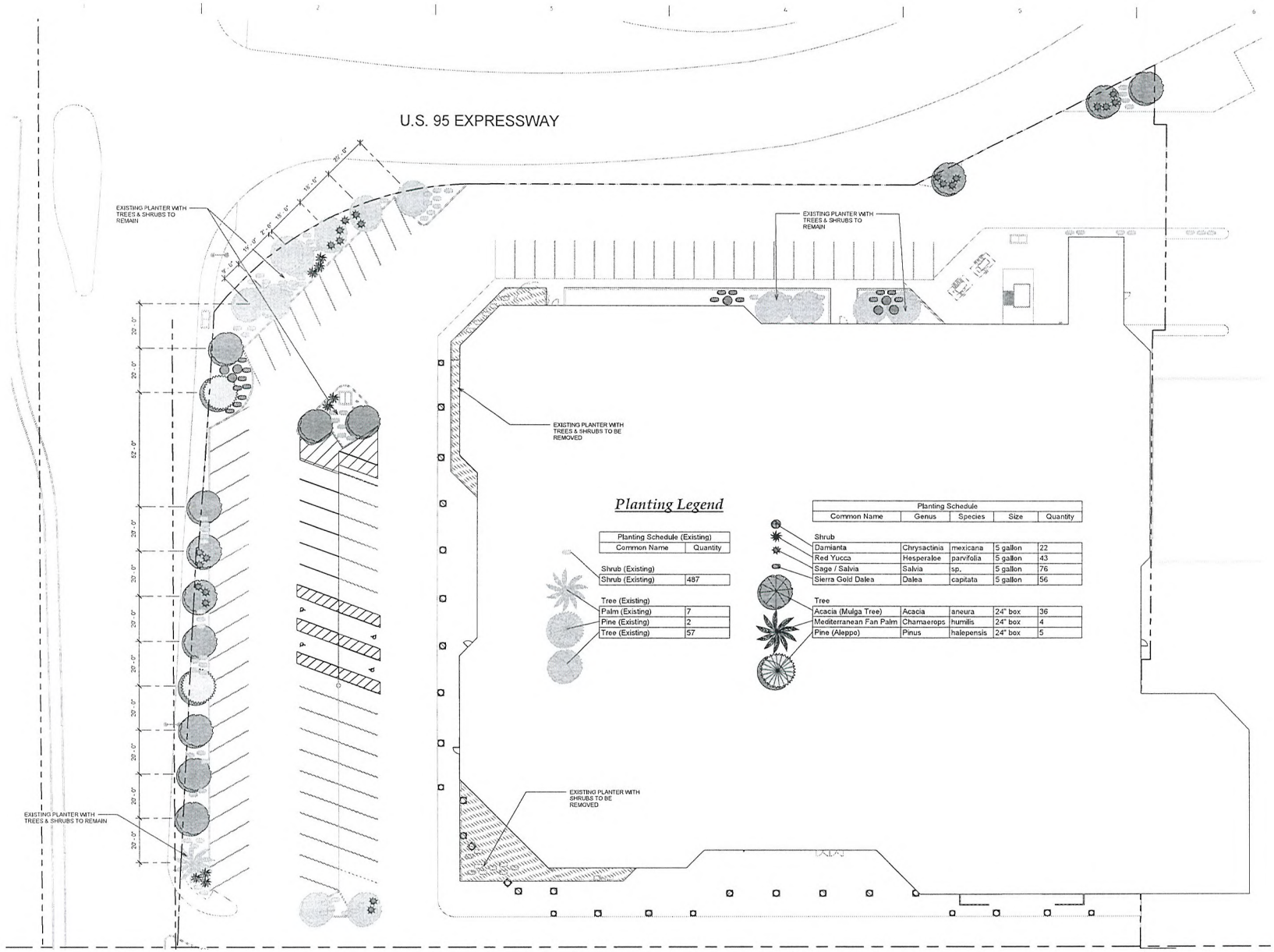
SHEET TITLE
Elevations

THIS WORK IS COPYRIGHTED BY THE ARCHITECTS IN THE YEAR 2010

REVISION	DATE

SHEET NAME
DR4

JOB NO: 11 July 2010
RELEASE DATE: 09-065 - 30



Planting Legend

Planting Schedule (Existing)	
Common Name	Quantity
Shrub (Existing)	
Shrub (Existing)	487
Tree (Existing)	
Palm (Existing)	7
Pine (Existing)	2
Tree (Existing)	57

Planting Schedule				
Common Name	Genus	Species	Size	Quantity
Shrub				
Damianta	Chrysactinia	mexicana	5 gallon	22
Red Yucca	Hesperaloe	parvifolia	5 gallon	43
Sage / Salvia	Salvia	sp.	5 gallon	76
Sierra Gold Dalea	Dalea	capitata	5 gallon	56
Tree				
Acacia (Mulga Tree)	Acacia	aneura	24" box	36
Mediterranean Fan Palm	Chamaerops	humilis	24" box	4
Pine (Aleppo)	Pinus	halepensis	24" box	5

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

SSA ARCHITECTURE
4650 SOUTH ARVILLE, SUITE A
LAS VEGAS, NEVADA 89103
(702) 873-1718
FAX: 873-1726

Cardenas Market
APN#: 139-31-111-001
4700 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

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07/22/10

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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.

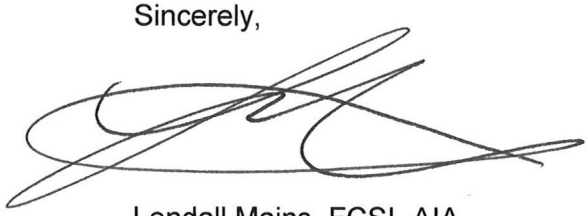
SUP-38860
SDR-38861

RECEIVED
JUL 13 2010
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

Telephone Protest/ Approval Log

Meeting Date: ~~08.26.10 PC~~ 9.23.10 PC **Case Number:** SUP-38860

Date: 08.09.10
Name: Hazel Pennington
Address: 4416 Nolan Ln
Las Vegas Nv 89107
Phone: 870-3781
[X] PROTEST [ ] APPROVE

Date: 08.09.10
Name: Lynn Fralley
Address: 4713 Baxter Place
Las Vegas Nv 89107
Phone: 878-1599
[X] PROTEST [ ] APPROVE

Date: 08.09.10
Name: Juanita Clark
Address: 137 Lorenzi St
Las Vegas Nv 89107
Phone: 877-2438
[ ] PROTEST [X] APPROVE

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

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

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

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**

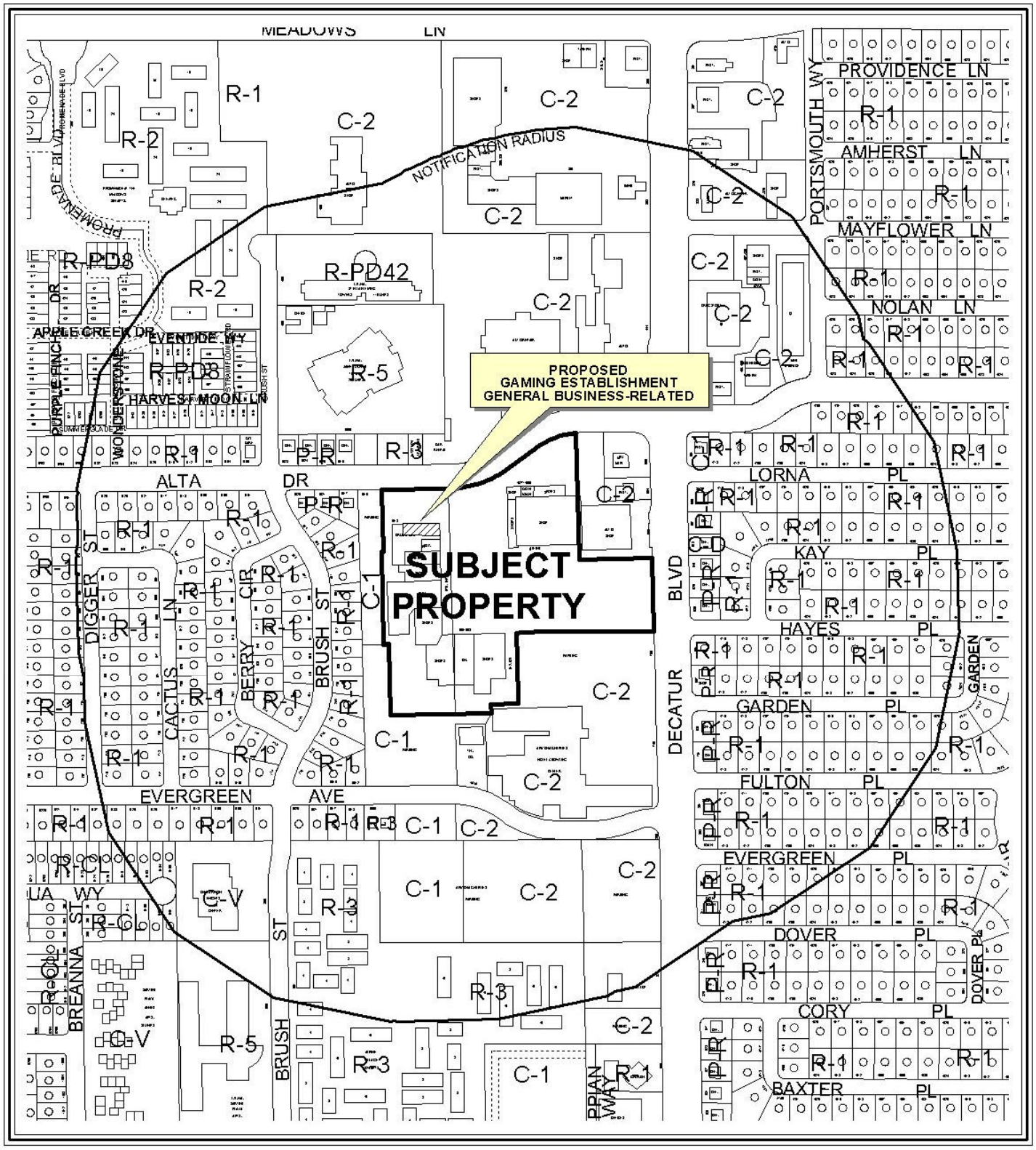
SUBJECT:
SUP-38996 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: RP SLOTS, LLC - OWNER: CHARLESTON HEIGHTS SHOPPING CENTER, LLC - Request for a Special Use Permit FOR A GAMING ESTABLISHMENT, GENERAL BUSINESS-RELATED (10 Gaming Devices) WITHING AN EXISTING 6,440 SQUARE-FOOT GENERAL RETAIL STORE at 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:

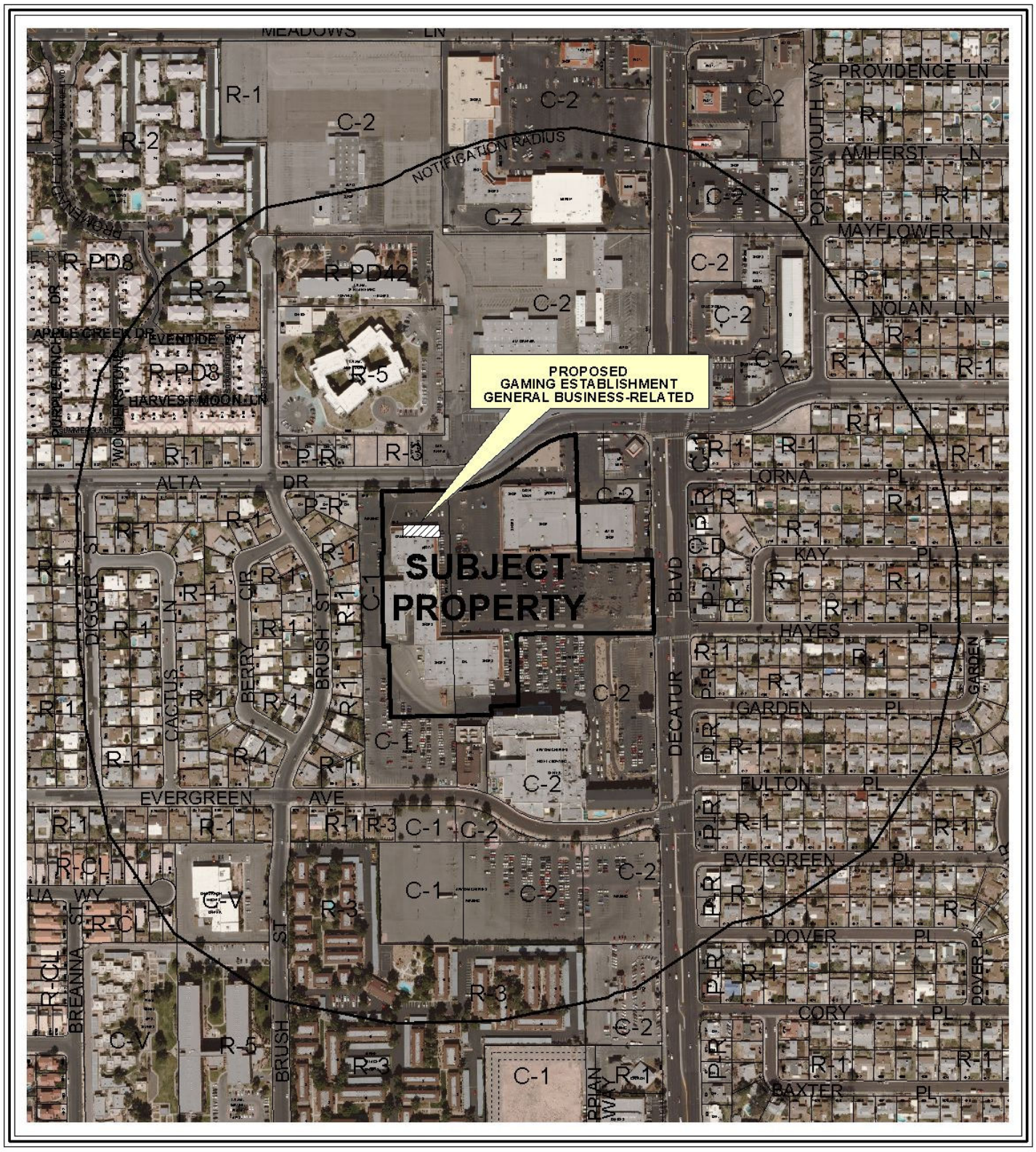
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



CASE: **SUP-38996**

RADIUS: 1000 FT

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



CASE: **SUP-38996**

RADIUS: 1000 FT

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

0 300 600 Feet

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: SEPTEMBER 23, 2010
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: APPLICANT: RP SLOTS, LLC - OWNER: CHARLESTON HEIGHTS SHOPPING CENTER, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-38996	Staff recommends APPROVAL, subject to conditions:	N/A

** CONDITIONS **

SUP-38996 CONDITIONS

Planning and Development

1. Conformance to all Minimum Requirements under LVMC Title 19.04.010 for a Gaming Establishment, General Business-Related use.

2. Approval of this Special Use Permit does not constitute approval of a gaming license.

3. Conformance to the approved conditions for Rezoning (Z-0053-60), Site Development Plan Review (Z-0053-60) and Site Development Plan Review [Z-0053-60(2)].

4. 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.

5. All signage shall conform to Title 19 standards. Sign permits shall be obtained for all unpermitted signage within 30 days of final approval, or removed.

6. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Department.

7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

8. 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 proposed Gaming Establishment, General Business Related (10 Gaming Devices) within an existing 6,440 square-foot General Retail Store located at 542 South Decatur Boulevard. The existing General Retail Store is part of an existing 141,250 square-foot Shopping Center. Staff recommends approval with conditions, as the proposed use meets Title 19 minimum requirements and is compatible with surrounding land uses. If this application is denied the existing 6,440 square-foot General Retail Store would remain.

ISSUES

- A Gaming Establishment, General Business-Related use is permitted in the C-1 (Limited Commercial) zoning district with the approval of a Special Use Permit.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
04/18/61	The Board of City Commissioners approved a Rezoning (Z-0053-60) from R-4 (High Density Residential) to C-1 (Limited Commercial) on property located south of Alta Drive, between Brush Street and Decatur Boulevard. The Planning Commission recommended approval.
10/19/83	The City Council approved a Site Development Plan Review (Z-0053-60) for a proposed addition to an existing shopping center. The Planning Commission recommended approval.
12/21/93	The Planning Commission approved a Site Development Plan Review [Z-0053-60(2)] for a proposed 22,000 square-foot addition to an existing shopping center located at 560 South Decatur Boulevard.
02/10/94	The Planning Commission approved a request for a Review of Condition [Z-0053-60 (3)] regarding landscaping along the west property line and to revise the parking layout on property located at 560 South Decatur Boulevard.

Most Recent Change of Ownership	
08/01/06	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
C.1964	The original shopping center was constructed.
08/01/08	A building permit (117786) was issued for a Tenant Improvement at 542 South Decatur Boulevard. The permit was never finaled.
03/17/09	A business license (D11-00229) was issued for a Drug Store at 542 South Decatur Boulevard. The license is still active.
03/17/09	A business license (Q04-00097) was issued for a Pharmacy at 542 South Decatur Boulevard. The license is still active.
05/25/10	Business license applications were submitted for (C20-96187) Convention Hall Gaming Tax and (G01-96188) Gaming Restricted at 542 South Decatur Boulevard. The applications have been denied by Planning and Development pending approval of a Special Use Permit.

Pre-Application Meeting	
07/20/10	A pre-application meeting was held with the applicant where the submittal requirements for a Special Use Permit were discussed.

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

Field Check	
08/19/10	Staff conducted a field check and noted a well maintained Shopping Center with two unpermitted banners on the Pharmacy.

Details of Application Request	
Site Area	
Net Acres	11.61

Surrounding Property	*Existing Land Use Per Title 19.04*	*Planned or Special Land Use Designation*	*Existing Zoning District*
Subject Property	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
North	Vacant	SC (Service Commercial)	R-3 (Medium Density Residential)
South	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)

East	Shopping Center	SC (Service Commercial)	C-2 (General Commercial)
West	Single Family Residence	L (Low Density Residential)	R-1 (Single Family Residential)

Master Plan Areas	***Yes***	***No***	***Compliance***
Master Plan Area		X	N/A
Special Purpose and Overlay Districts	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts			
A-O (Airport Overlay) District (175 feet)	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

DEVELOPMENT STANDARDS

Functional Classification of Street(s)	***Governing Document***	***Street Width (Feet)***	***Compliance with Street Section***
Decatur Boulevard-Primary Arterial	Master Plan of Streets and Highways	***100 foot***	Y
Alta Drive- Secondary Collector	Master Plan of Streets and Highways	***80 foot***	Y

Pursuant to Title 19.04 and 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	
Shopping Center	141,146 SF	1/250 SF	565		1,430		Y
TOTAL SPACES REQUIRED			565		1,430		Y
Regular and Handicap Spaces Required			536	29	1,400	30	Y

JG

ANALYSIS

A Gaming Establishment, General Business Related use is defined by Title 19.20.020 as "a building or structure which is primarily used for some business other than gaming but in which restricted gaming is permitted pursuant to Title 6. For purposes of the Special Use Permit requirements of this Title, the term does not include a location that has obtained and maintains current licensing and zoning approvals to sell alcoholic beverages." Currently, no licenses have been issued for the sale of alcoholic beverages on this site, and none are proposed. The applicant is requesting 10 Gaming devices to be located at the front of the General Retail Store.

The existing General Retail Store is within the A-O (Airport Overlay) District and meets the restriction of 175 feet. An existing bike route runs along the northern property line on Alta Drive as designated by the Master Plan Transportation Trails Element, which does not impact the subject site.

No additional parking is required for a Gaming Establishment, General Business Related use. There are no minimum use conditions for the Special Use Permit and the use can be conducted in a manner that is compatible with existing and surrounding land uses; therefore, staff recommends approval of this request, with conditions.

FINDINGS (SUP-38996)

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 Gaming Establishment, General Business Related use can be conducted in a manner that is harmonious and compatible with the existing surrounding commercial uses. The proposed use will be operated in conjunction with the existing General Retail Store.

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

   The subject site has more than sufficient on-site parking facilities that make it physically suitable for the proposed Gaming Establishment, General Business Related 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.**

Access to the subject site is provided via Decatur Boulevard and Alta Drive. These streets are capable of accommodating the traffic flow created by the site and the 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.**

   If approved, the proposed use on this site will be subject to periodic inspection by regulatory agencies for business licensing and environmental health, and it will therefore not compromise the public health, safety and welfare, or the overall objectives of the General Plan.

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

   The proposed Gaming Establishment, General Business Related use meets all applicable conditions of Title 19.04.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 29

NOTICES MAILED 424

APPROVALS 0

PROTESTS 0

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

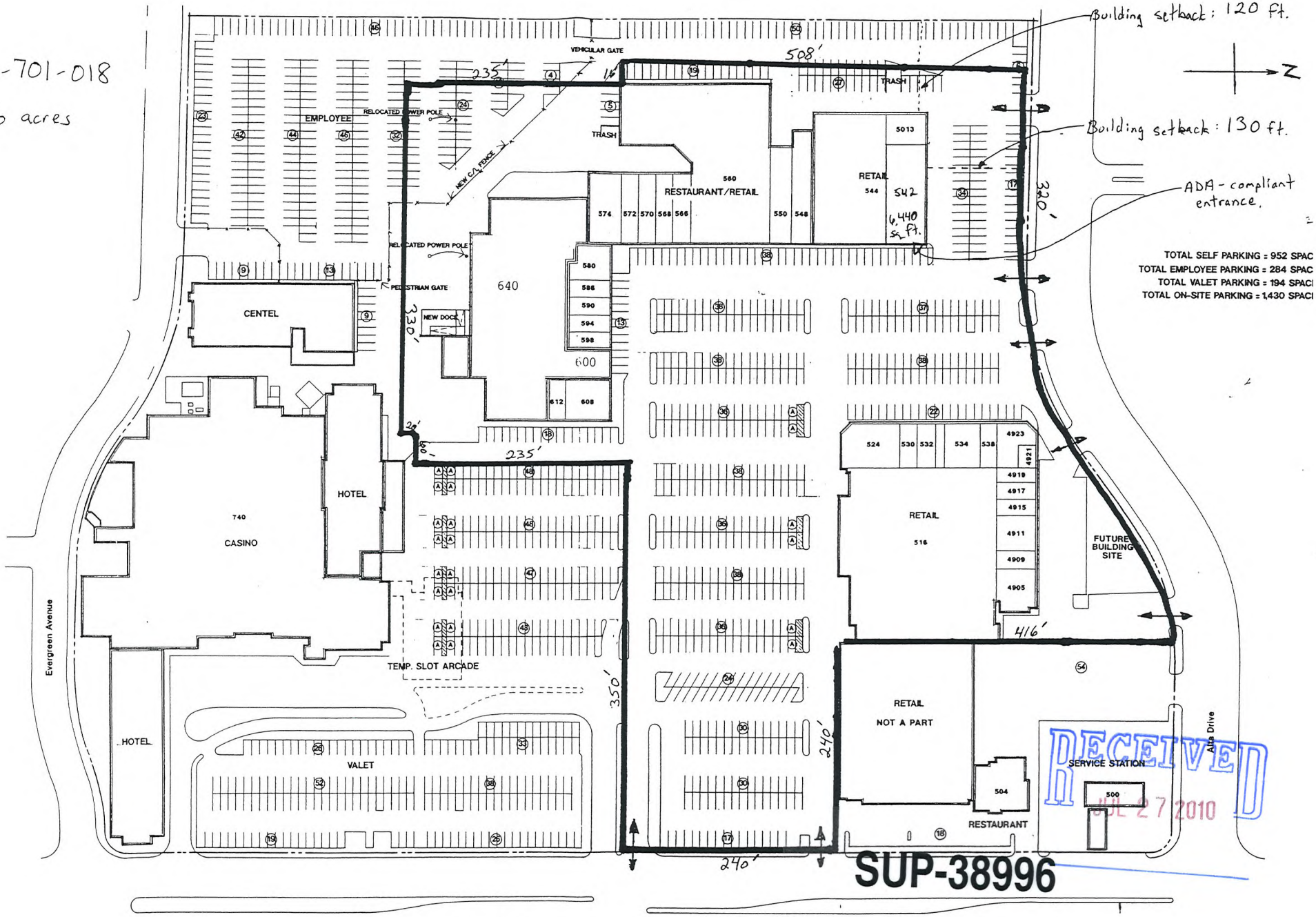
FOR DEPARTMENT USE ONLY

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

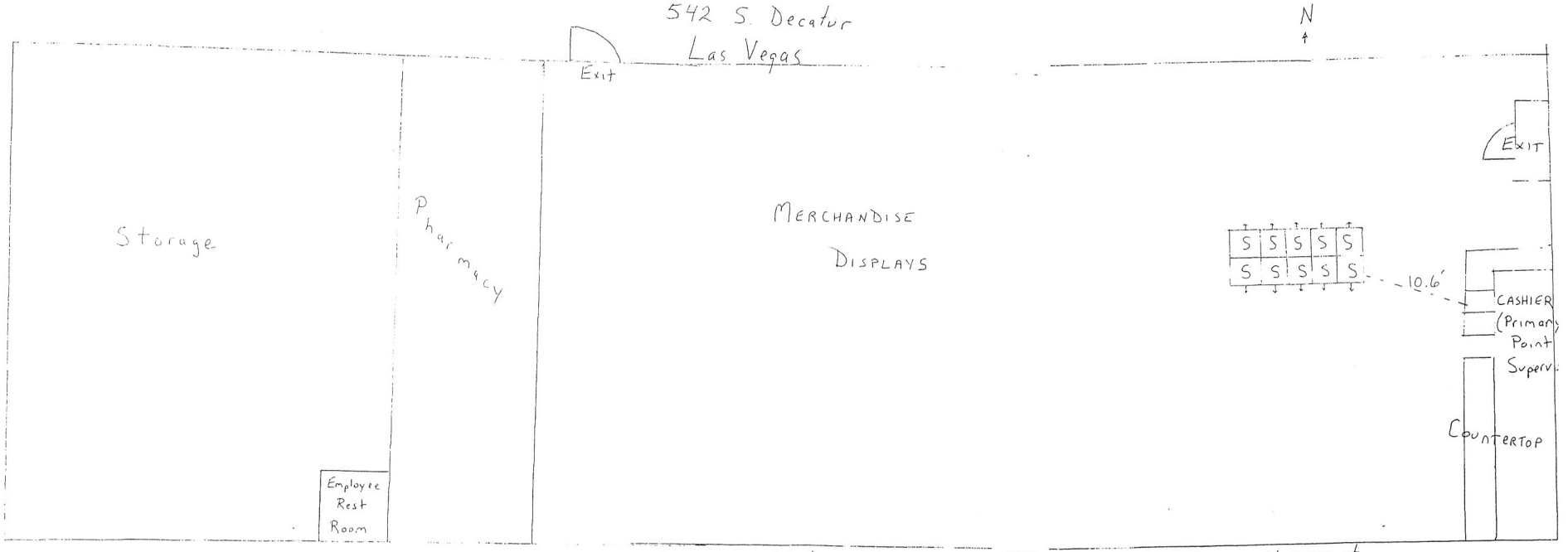
APN
138-36-701-018
11.6 acres



RECEIVED
JUL 27 2010

SUP-38996

DECATUR DRUG
542 S. Decatur
Las Vegas



Length = 140' Width = 46'
Sq Ft = 6,440 ☐'

Public Space · 4,300 ☐

5-22-07

RECEIVED
JUL 27 2010
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

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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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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**

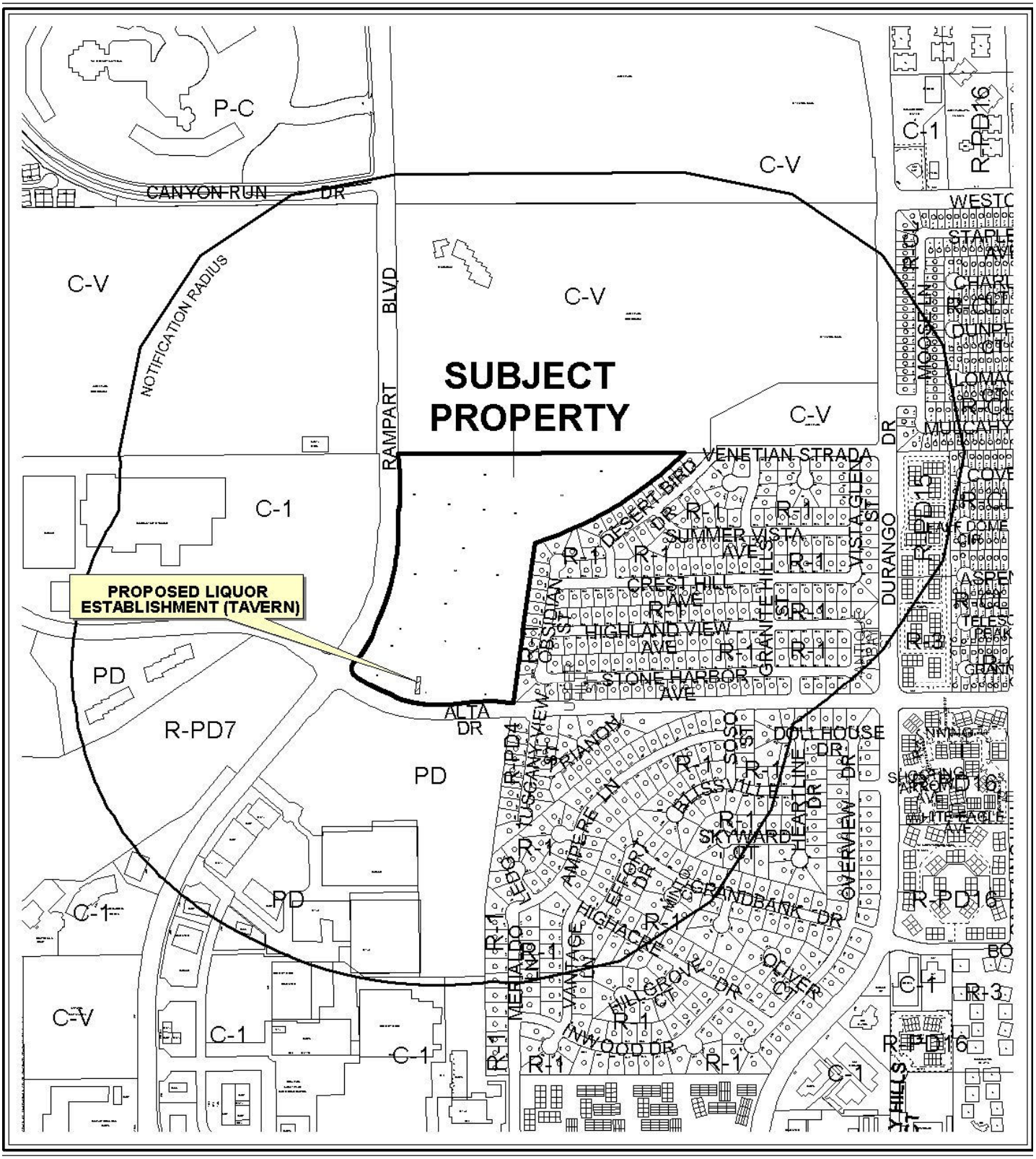
SUBJECT:
SUP-39146 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: GREAT WASH PARK, LLC - Request for a Special Use Permit FOR A LIQUOR ESTABLISHMENT (TAVERN) WITHIN A 28.69-ACRE MIXED USE DEVELOPMENT WITH WAIVERS TO ALLOW A DISTANCE SEPARATION OF 141 FEET FROM A CITY PARK AND TO ALLOW A ZERO-FOOT 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)

SUBJECT PROPERTY
PROPOSED LIQUOR ESTABLISHMENT (TAVERN)
NOTIFICATION RADIUS
CANYON RUN DR
RAMPART BLVD
VENETIAN STRADA
DESERT BIRD DR
SUMMER VISTA AVE
CREST HILL AVE
HIGHLAND VIEW AVE
STONE HARBOR AVE
ALTA DR
DURANGO DR
DOLL HOUSE DR
SKYWARD DR
OVERVIEW DR
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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

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: SEPTEMBER 23, 2010
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: APPLICANT/OWNER: GREAT WASH PARK, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-39146	Staff recommends APPROVAL, subject to conditions:	N/A

** CONDITIONS **

SUP-39146 CONDITIONS

Planning and Development

1. Conformance to all Minimum Requirements under LVMC Title 19.04.010 for a Liquor Establishment (Tavern) use.

2. Conformance to the conditions for Rezoning (ZON-5653), Special Use Permit (SUP-5853) and Site Development Plan Review (SDR-10770) if approved.

3. 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.

4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

5. Approval of this Special Use Permit does not constitute approval of a liquor license.

6. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

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

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

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Special Use Permit for a 6,630 square-foot Liquor Establishment (Tavern) use at 440 South Rampart Boulevard, Suite #180. The proposed use will be located in a Mixed-Use Development that is currently under construction. The Liquor Establishment (Tavern) use complies with all Title 19.04 requirements and can be conducted in a manner that is harmonious and compatible with existing surrounding development and land uses; therefore, staff recommends approval with conditions. If this application is denied, the proposed Liquor Establishment (Tavern) use cannot be located within the subject site, nor can a business license be obtained for the use at this location.

ISSUES

- A Liquor Establishment (Tavern) use is permitted in the C-2 (General Commercial) zoning district with the approval of a Special Use Permit.
- Waivers to allow distance separations of zero feet from another Liquor Establishment (Tavern) and 141 feet from a City Park where 1,500 feet and 400 feet is required, respectively, are required for approved of the Special Use Permit for the Liquor Establishment (Tavern) use.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
01/26/98	The City Council approved a Rezoning (Z-0127-97) from U (Undeveloped) zone, M (Medium Density Residential) and SC (Service Commercial) General Plan Designation), under Resolution of Intent to R-PD16 (Residential Planned Development – 16 Units per Acre), to C-2 (General Commercial) at the northeast corner of the intersection of Alta Drive and Rampart Boulevard. The Planning Commission and staff recommended approval of the request.
03/02/05	The City Council approved a request for a Site Development Plan Review (SDR-5657) to allow a Mixed-Use development to include 700,000 square feet of commercial space and 375 residential condominium units in one 10-story and two five-story residential condominium buildings on 30.21 acres adjacent to the northeast corner of Alta Drive and Rampart Boulevard. The Planning Commission and staff recommended approval of the request.
	The City Council approved a request for a Special Use Permit (SUP-5853) to allow a proposed Mixed-Use commercial and residential development adjacent to the northeast corner of Alta Drive and Rampart Boulevard. The Planning Commission and staff recommended approval of the request.

04/19/06	The City Council approved a request for a Variance (VAR-10773) to allow 3,955 parking spaces where 4,961 parking spaces is the minimum number of parking spaces required for a proposed Mixed-Use development on 28.69 acres at 8750 Alta Drive. The Planning Commission recommended approval, but staff recommended denial of the request.
	The City Council approved a request for a Site Development Plan Review (SDR-10770) for a 10-story Mixed-Use development consisting of 699,000 square feet of commercial space and 340 residential units on 28.69 acres 8750 Alta Drive. The Planning Commission recommended approval, but staff recommended denial of the request.
06/06/07	The City Council approved a Review of Condition (ROC-21668) to modify Condition Number 9 of an approved Site Development Plan Review (SDR-10770) which stated that all perimeter landscape buffers shall comply with the minimum requirements listed in Title 19.12. Tree spacing within the buffers shall conform to the minimum requirements listed in Title 19.12. To allow a four-foot landscape buffer along the south property line where eight feet is the minimum required for an approved mixed-use development on 28.69 acres at 420 South Rampart Boulevard. Staff recommended approval of the request.
07/12/07	The Planning Commission approved a Tentative Parcel Map (TMP-20197) for a 324 unit Mixed-Use development on 28.62 acres at 302 South Rampart Boulevard. Staff recommended approval of the request.
10/01/08	The City Council approved a request for a Special Use Permit (SUP-28998) for a Supper Club and a Waiver to allow a 141-foot separation from a City Park where 400 feet is the minimum required at the northeast corner of Rampart Boulevard and Alta Drive. The Planning Commission and staff recommended approval of the request.
12/17/08	The City Council approved a request for a Special Use Permit (SUP-30583) for a proposed 12,195 square-foot Supper Club and a Waiver to allow a distance separation from a City Park where 400 feet is the minimum required at 440 South Rampart Boulevard, Suite #8120. The Planning Commission and staff recommended approval of the request.
07/01/09	The City Council approved a request for a Special Use Permit (SUP-34175) for a proposed Liquor Establishment, Tavern with a Waiver to allow a zero-foot distance separation from a similar use and a 141-foot distance separation from a City park where 1,500 feet is the minimum required at 330 South Rampart Boulevard, Suite #215. The Planning Commission and staff recommended approval of the request.

Most Recent Change of Ownership	
01/16/04	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
There is no business license history at 440 South Rampart Boulevard, Suite #180, since the building has not received its final certificate of occupancy.	
02/23/09	A Building Permit (#07002891) was issued for a renewal of a permit for a certificate of occupancy for Building #8 at 440 South Rampart Boulevard.

Pre-Application Meeting	
07/28/10	A pre-application meeting was held with the applicant where elements of submitting a Special Use Permit for a Liquor Establishment (Tavern) were discussed The topic included: • A waiver is required due to the proximity of the similar use and a City Park, pursuant to Minimum Special Use Permit requirement Number 5d. • The proposed use is located within a mixed-use development.

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

Field Check	
08/19/10	A site visit was conducted by staff and noted that the subject site for this application is currently under construction.

Details of Application Request	
Site Area	
Gross Acres	28.69

Surrounding Property	***Existing Land Use Per Title 19.04***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Mixed-Use Development (under construction)	GC (General Commercial)	C-2 (General Commercial)
North	Angel Park	PR-OS (Parks/Recreation and Open Space)	C-V (Civic)
South	Shopping Center	SC (Service Commercial)	PD (Planned Development)

East	Single-Family Dwellings	L (Low Density Residential)	R-1 (Single Family Residential)
West	Casino	SC (Service Commercial)	C-1 (Limited Commercial)

Master Plan Areas	***Yes***	***No***	***Compliance***
Master Plan Area		X	N/A
Special Purpose and Overlay Districts	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts		X	N/A
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

DEVELOPMENT STANDARDS

Functional Classification of Street(s)	***Governing Document***	***Street Width (Feet)***	***Compliance with Street Section***
Primary Arterial – Rampart Boulevard	Master Plan of Streets and Highways	100	Y
Secondary Collector – Alta Drive		80	Y

Pursuant to Title 19.04 and 19.10, the following parking standards apply:

Parking Requirement							
		Required			***Provided***		***Compliance***
			Parking		*Parking*		
Use	***Gross Floor Area or Number of Units***	***Parking Ratio***	Regular	Handi-capped	Regular	Handi-capped	
Mixed-Use	794,482 SF & 340 Residential Units	Case-by case basis (when originally approved)					
TOTAL SPACES REQUIRED			4,961		3,955		
Regular and Handicap Spaces Required			4,891	70	3,895	60	Y*

*Per approved Variance (VAR-10773).

Waivers		
Requirement	***Request***	***Staff Recommendation***
1,500-foot distance separation from other Liquor Establishment (Tavern) and City Park	To allow distance separation of zero feet from other Liquor Establishment and 141 feet from City Park.	Approval

ANALYSIS

The Liquor Establishment (Tavern) use is defined by Title 19.20 as a facility which sells alcoholic beverages for consumption on the premises where the same are sold and authorizes the sale, to consumers only and not for resale, of alcoholic beverages in original sealed or corked containers, for consumption off the premises where the same are sold.

The applicant is requesting Waivers of the required 1,500-foot distance separation from a similar use and from a City Park, pursuant to Minimum Special Use Permit requirement Number 5d. The first Waiver is from a similar use and requires a zero-foot distance separation, as there are taverns located at the adjacent Angel Park Golf Club and also within the subject Mixed-Use development, as approved through Special Use Permit (SUP-34175). The second Waiver is from a City Park, which is approximately 141 feet from the proposed Tavern. There was a previous Special Use Permit (SUP-34175) for a Liquor Establishment (Tavern) use within the Mixed-Use development.

As the proposed Liquor Establishment (Tavern) will be located within the Mixed-Use development, the distance separation requirement can be waived per Title 19.04. The development has a minimum net site area of 28.69 acres and the minimum is 15 acres. The Mixed-Use development has a gross floor area of nonresidential space greater than 250,000 square feet. The proposed Liquor Establishment (Tavern) is a compatible use with neighboring commercial and residential uses within the approved Mixed-Use development. The proposed use will be compatible and harmonious with the existing uses and future surrounding land uses; therefore, staff recommends approval with conditions.

FINDINGS (SUP-39146)

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 Supper Club is a compatible use with neighboring commercial and residential uses within the approved Mixed-Use development. Therefore, the proposed use will be compatible and harmonious with the existing uses and future surrounding land uses.

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

   The site is physically suitable for this type of use and the intensity is appropriate in this area of the City. Ample site access is provided and adequate parking is being provided in accordance with the approved Variance (VAR-10773) for the Mixed-Use development. The proposed Liquor Establishment, Tavern is appropriate in these types of Mixed-Use developments.

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.**

   The subject site is accessed by Rampart Boulevard and Alta Drive. Both streets are sufficient to accommodate the amount of vehicular trips associated with the proposed 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.**

   Approval of the Special Use Permit is consistent with the General Plan, and will not compromise the public health, safety, or welfare.

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

   The proposed use does not meet all Minimum Special Use Permit Requirements pursuant to Title 19.04 due to the proximity to a City Park and another Liquor Establishment (Tavern). The requested Waivers of the minimum distance separation requirement are appropriate for the proposed use within a Mixed-Use development.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 12

NOTICES MAILED 732

APPROVALS 0

PROTESTS 0

RG

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: Great Wash Park LLC, Tivoli Village at Queensridge

Name of Representative: Brown Brown & Premsrirut - Contact Lora Dreja

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 7th day of September, 20 10

Cynthia Callegaro

Notary Public in and for said County and State

NOTARY PUBLIC
CYNTHIA CALLEGARO
STATE OF NEVADA - COUNTY OF CLARK
MY APPOINTMENT EXP. MARCH 22, 2011
No: 07-2542-1

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SEP 08 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.

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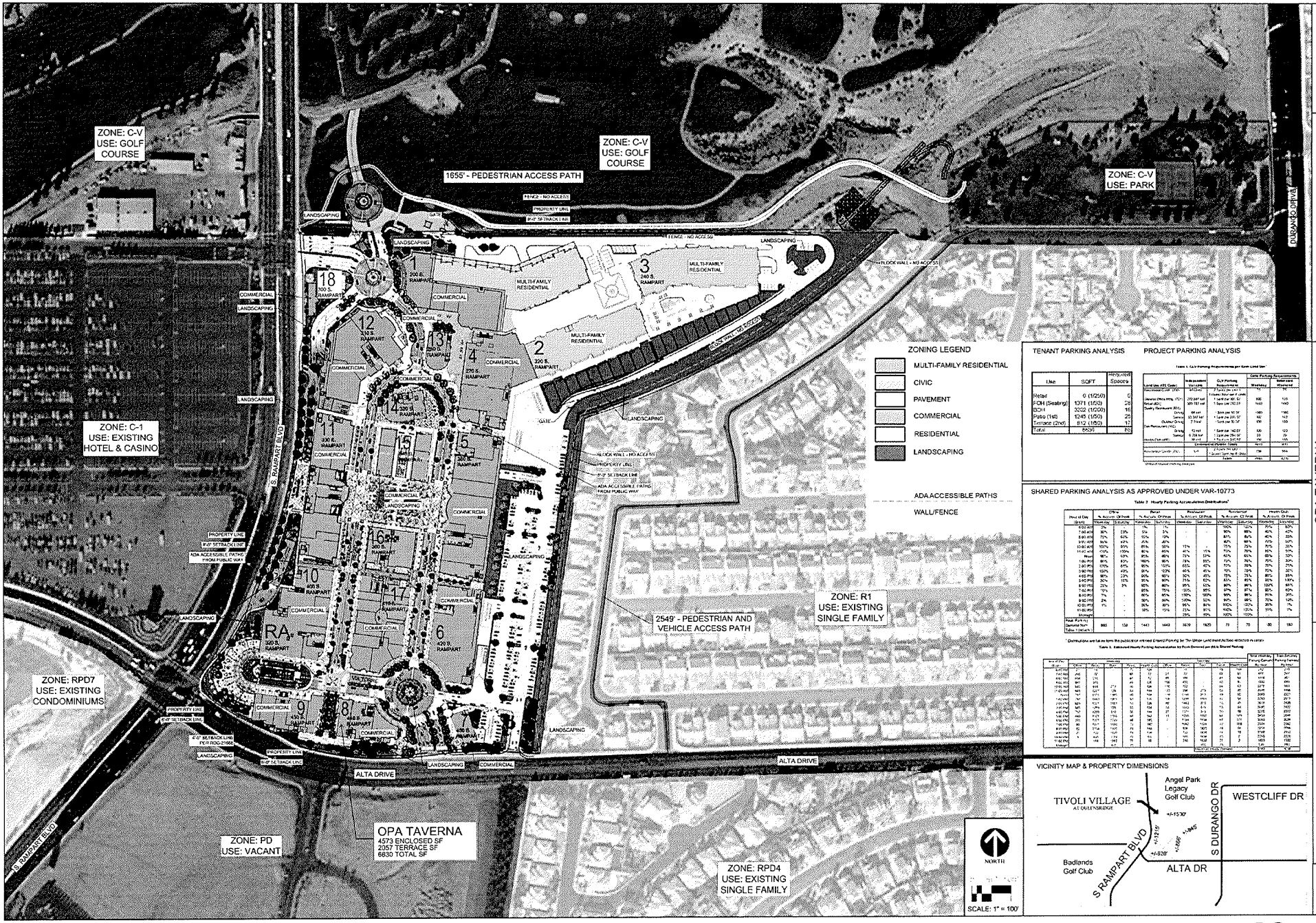


TENANT PARKING ANALYSIS

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

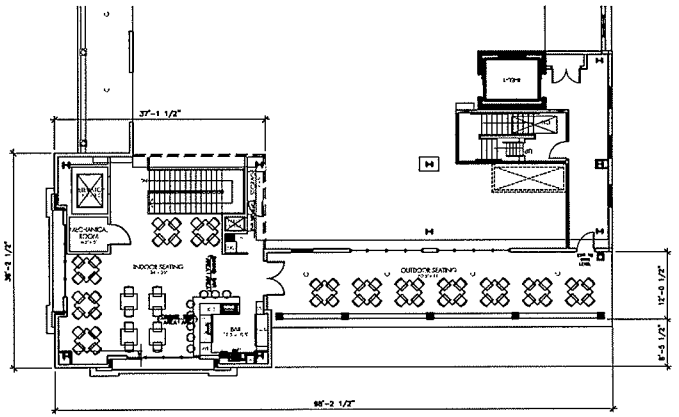
AUG 10 2010

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

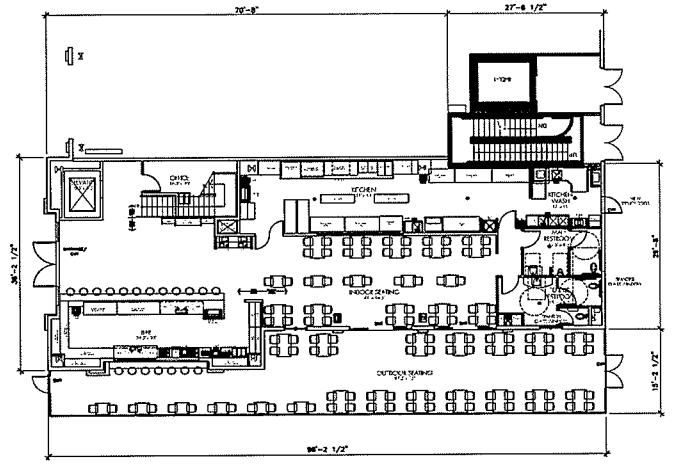
01

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

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

Very truly yours,

Lora Dreja
Land Entitlements

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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**

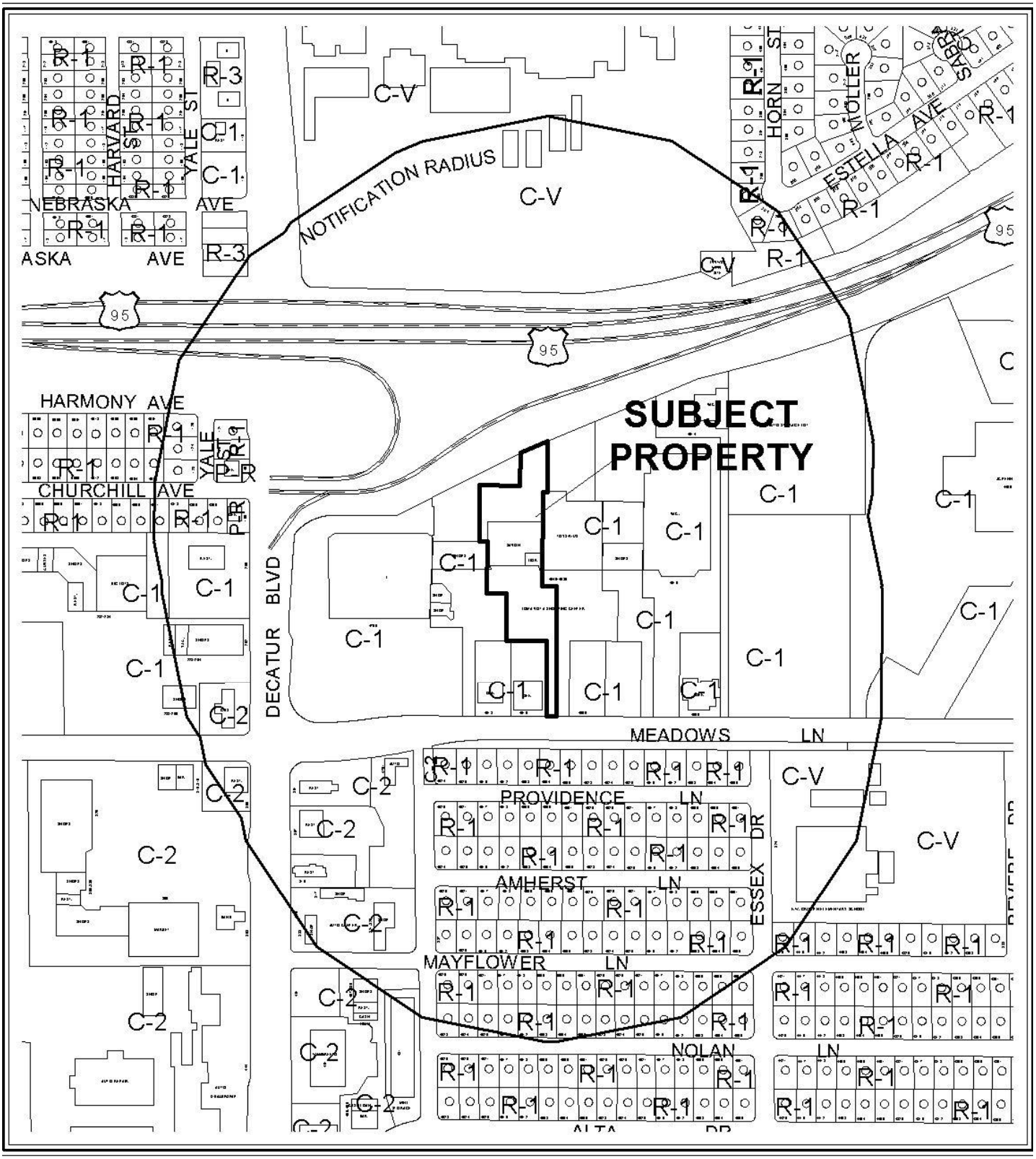
SUBJECT:
SUP-39219 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: OPPORTUNITY VILLAGE - OWNER: AFTON MEADOWS, LLC - Request for a Special Use Permit FOR A PROPOSED 25,062 SQUARE-FOOT THRIFTSHOP, NON-PROFIT WITHIN AN EXISTING BUILDING at 4600 Meadows Lane (APN 139-31-110-002), C-1 (Limited Commercial) 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

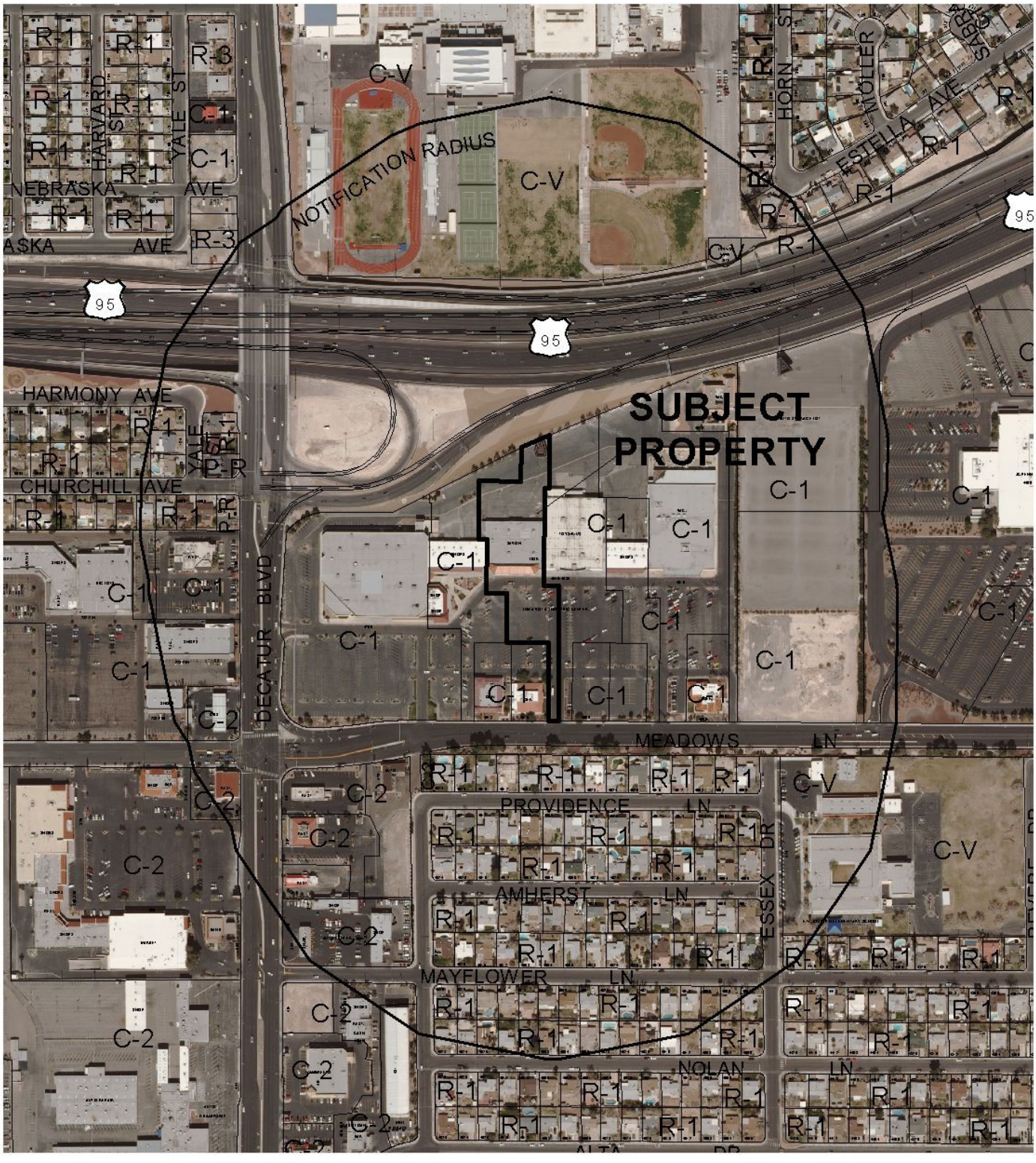


CASE: **SUP-39219**

RADIUS: 1000 FT

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

0 300 600 Feet



CASE: **SUP-39219**

RADIUS: 1000 FT

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

0 300 600 Feet

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: SEPTEMBER 23, 2010
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: APPLICANT: OPPORTUNITY VILLAGE, ARC - OWNER: AFTON MEADOWS, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-39219	Staff recommends APPROVAL, subject to conditions:	

** CONDITIONS **

SUP-39219 CONDITIONS

Planning and Development

1. Conformance to all Minimum Requirements under LVMC Title 19.04.010 for a Thriftshop, Non-Profit 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. No outside display, sales or storage of merchandise shall be permitted.

4. Donations shall only be delivered and accepted during hours of operation.

5. The site shall remain free of trash, rubble and graffiti at all times.

6. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Department.

7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

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

YK

** STAFF REPORT **

PROJECT DESCRIPTION

Opportunity Village is a non-profit organization established to assist developmental disabled people to contribute and function in society. The organization accepts donations of clothing, household goods and furniture for re-sale to the community. The organization was forced to find a new location after a fire gutted their current Main Street location in downtown. The proposed site has been utilized as a retail establishment for over thirty years and thus the proposed use is compatible for the location. The applicant states that the hours of operation will be 9:00 a.m. to 6:00 p.m. Monday thru Saturday and 10:00 a.m. to 4:00 p.m. on Sunday. Staff recommends approval with conditions. If denied, Opportunity Village would not be able to operate at this location.

ISSUES

- Title 19.04 allows Thrift Shop, Non-Profit use in a C-1 (Limited Commercial) Zone with an approved Special Use Permit.
- No outside display, storage or sales are permitted; this is a non-waivable Special Use Permit Requirement.
- The delivery of donations will be limited to the hours of operation only as stated by the applicant.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
01/23/74	The City Council denied Rezoning (Z-0102-73) from R-1 (Single-Family Residential) to C-1 (Limited Commercial) for a regional shopping mall. The Planning Commission recommended approval.
02/04/74	The Eighth Judicial District Court of the State of Nevada ordered the City to grant the Rezoning (Z-0102-73) application.

Most Recent Change of Ownership	
05/13/83	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
1980	The building was constructed in 1980 for a J.C. Penny's retail store.
02/10/09	The City's Code Enforcement division closed a violation (#73835) for trash/graffiti/landscaping.

YK

Pre-Application Meeting	
08/20/10	Staff reviewed the requirements for a Special Use Permit application. No specific concerns were raised at this time.

Neighborhood Meeting
A neighborhood meeting is not required, nor was one held.

Field Check	
08/19/10	Staff conducted a field inspection of the subject site. The site was vacant and free of graffiti; howeve, there were small piles of rubble at the rear of the building.

Details of Application Request	
Site Area	
Net Acres	2.75 acres

Surrounding Property	***Existing Land Use Per Title 19.04***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Vacant	SC (Service Commercial)	C-1 (Limited Commercial)
North	US-95 Right-of-Way	US-95 Right-of-Way	US-95 Right-of-Way
South	Vacant	SC (Service Commercial)	C-1 (Limited Commercial)
East	General Retail	SC (Service Commercial)	C-1 (Limited Commercial)
West	General Retail	SC (Service Commercial)	C-1 (Limited Commercial)

Special Purpose and Overlay Districts	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts			
A-O (140' Airport Overlay) District	X		Y
Trails		X	N/A
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

YK

Functional Classification of Street(s)	*Governing Document*	*Street Width (Feet)*	*Compliance with Street Section*
Meadows Lane	N/A	73 feet	Y

DEVELOPMENT STANDARDS

Pursuant to Title 19.04 and 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	
Shopping Center	25,062 SF	1 per 250 SF	101		111		Y
TOTAL SPACES REQUIRED			101		111		Y
Regular and Handicap Spaces Required			96	5	106	5	Y
Loading Spaces	25,062 SF	2 per 10,000 – 29,999 SF	2		2		Y

ANALYSIS

This is a request for a Special Use Permit for a Thrift Shop, Non-Profit use for Opportunity Village. The applicants' current location at 915 S. Main Street suffered a devastating fire in June requiring the relocation of the store. Title 19 allows a Thrift Shop, Non-Profit use in the C-1 (Limited Commercial) district with an approved Special Use Permit. There is a minimum Special Use Permit Requirement that prohibits all outdoor display, sales or storage of merchandise. This provision is not waivable. The applicant is proposing the use of storage bins in the rear of the store for donations. This will not be permitted. However, the applicant also states that the majority of donations are picked-up by Opportunity Village trucks. There will be a specific condition that prohibits the outside storage of merchandise that will include all donations.

The site is subject to a 140-foot Airport Overlay. This proposal does not adjust the height of the building and thus the overlay requirement is met.

FINDINGS (SUP-39219)

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 Thrift Shop, Non-Profit use can be conducted in a manner that is harmonious and compatible with the existing surrounding commercial uses.

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

   The site was designed for a large retail establishment with ample parking for the size of the project.

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.**

   Access to the site is via Meadows Lane, which will be adequate to meet the requirements of the Thriftshop, Non-Profit 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.**

   If approved, the proposed use on the site will be subject to periodic inspection by business licensing inspectors, and it will therefore not compromise the public health, safety and welfare, or the overall objectives of the General Plan.

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

   The proposed Thrift Shop, Non-Profit use meets all applicable conditions of Title 19.04.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 27

NOTICES MAILED 154

APPROVALS 0

PROTESTS 0

YK

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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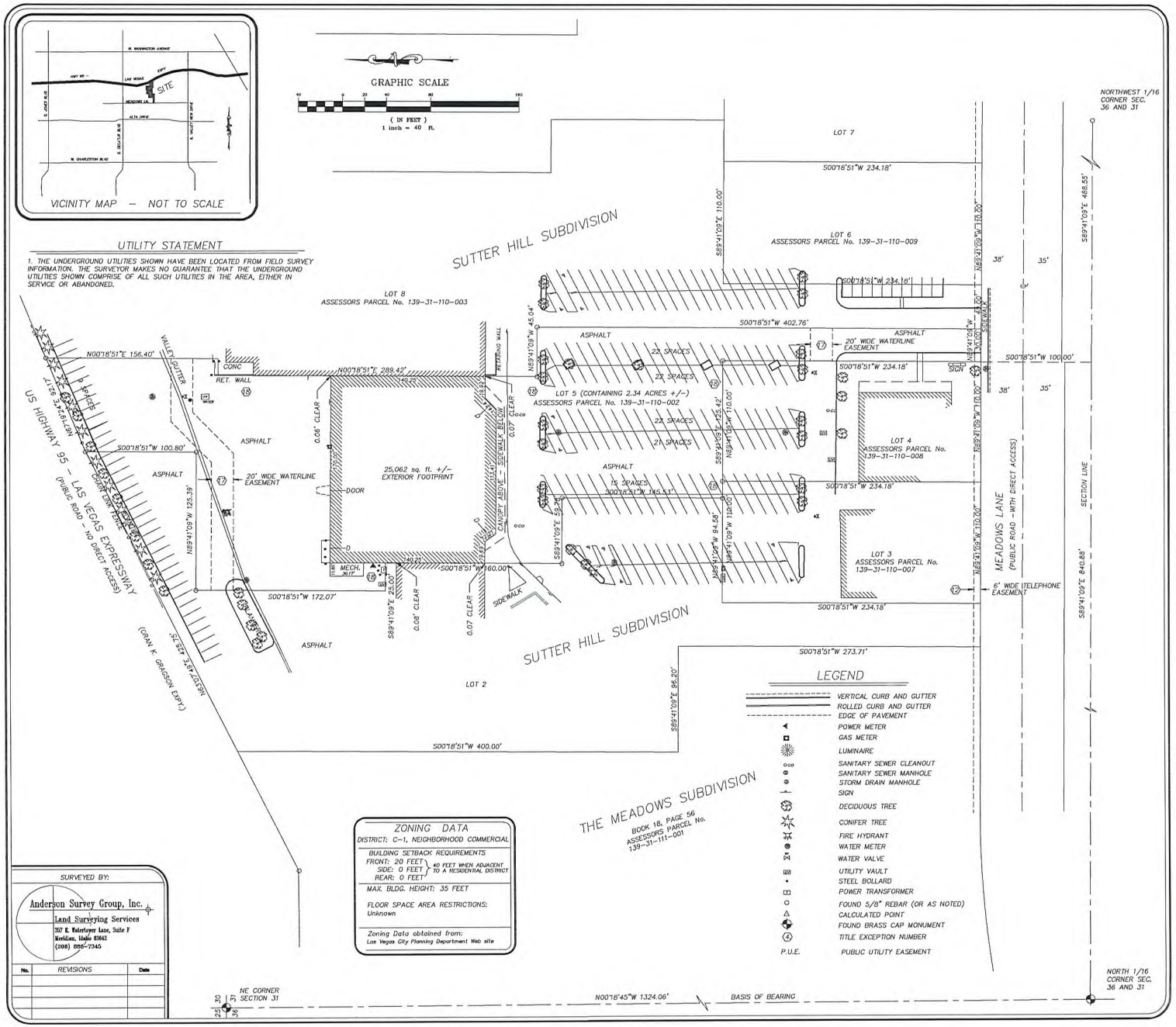
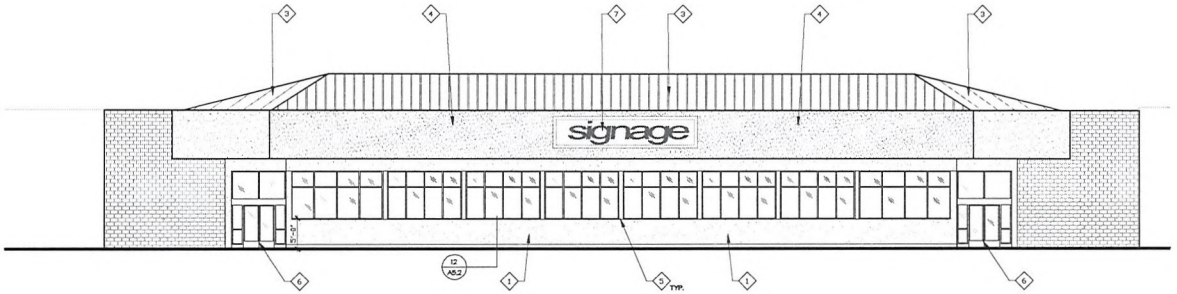
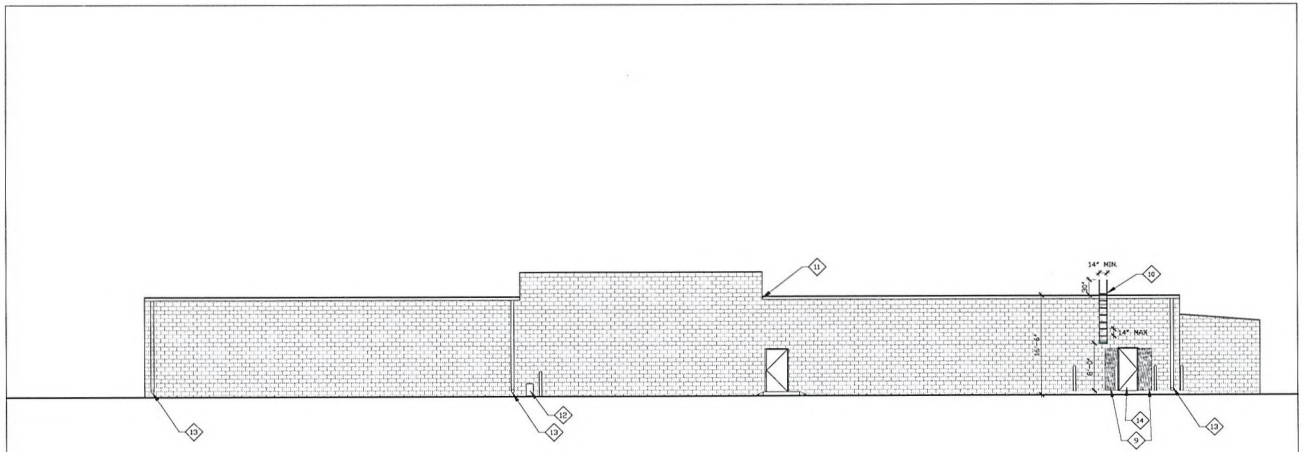

VICINITY MAP – NOT TO SCALE
GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.
UTILITY STATEMENT
1. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE OF ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE 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
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
25,062 sq. ft. +/- EXTERIOR FOOTPRINT
ASPHALT
22 SPACES
75 SPACES
CONC
RET. WALL
CHAIN LINK FENCE
VALLEY GUTTER
SIDEWALK
CANOPY ABOVE
MECH. 30.17'
DOOR
20' WIDE WATERLINE EASEMENT
6' WIDE TELEPHONE EASEMENT
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 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 145.33'
S00°18'51"W 273.71'
N89°41'09"W 125.39'
S89°41'09"E 65.20'
S89°41'09"E 468.55'
S89°41'09"E 840.88'
N89°41'09"W 45.04'
N89°41'09"W 110.00'
N89°41'09"W 94.58'
N89°41'09"W 110.00'
N89°41'09"W 110.00'
N89°41'09"W 110.00



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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JOHN HAMILTON ARCHITECT
32122 VENICE BOULEVARD TELEPHONE 310-383-3505
SUITE A 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
Date:
Drawn by: MMC
Checked by: JPH
Drawing Number A3.1

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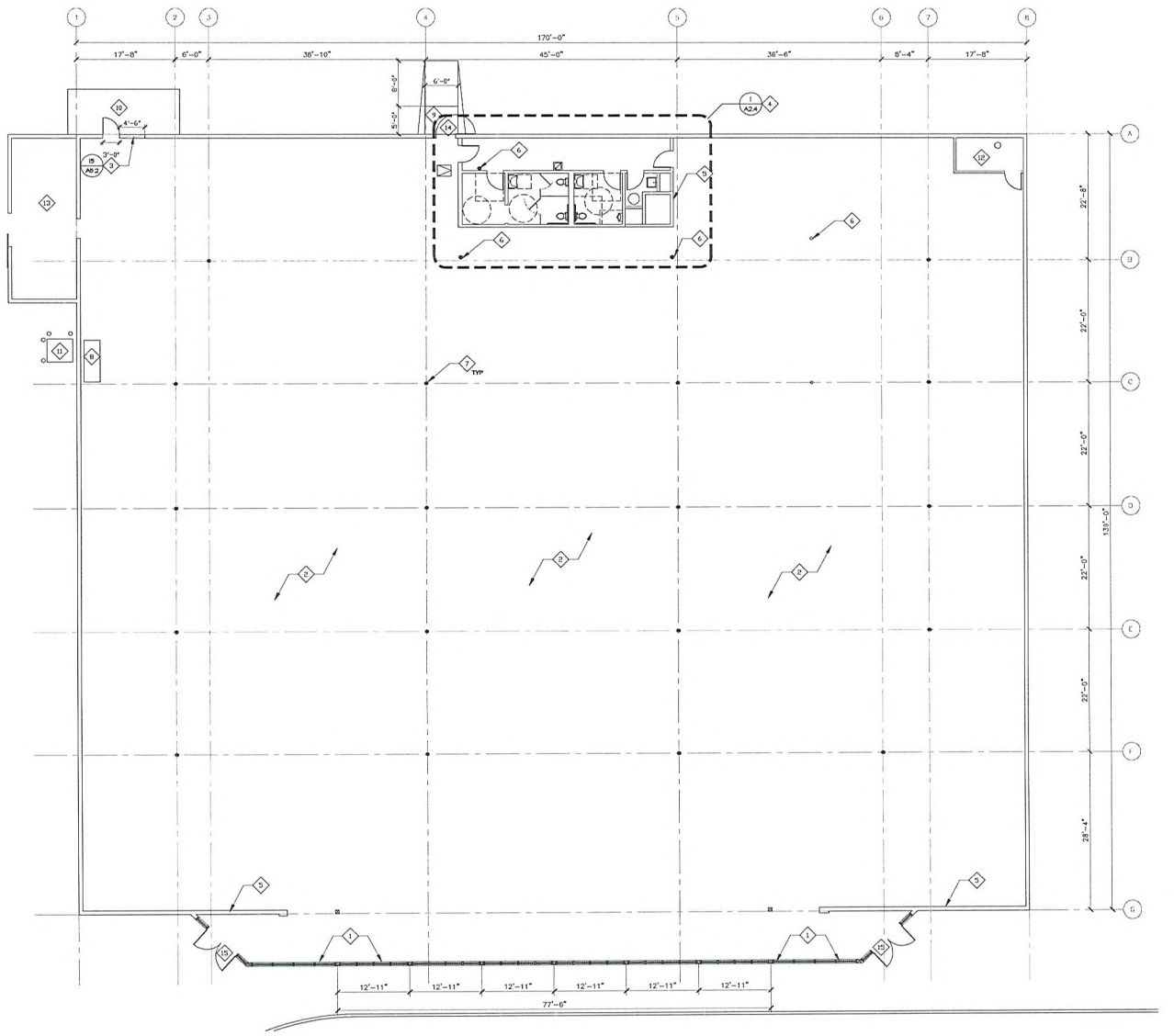

1 FLOOR PLAN
1/8"=1'-0"

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.

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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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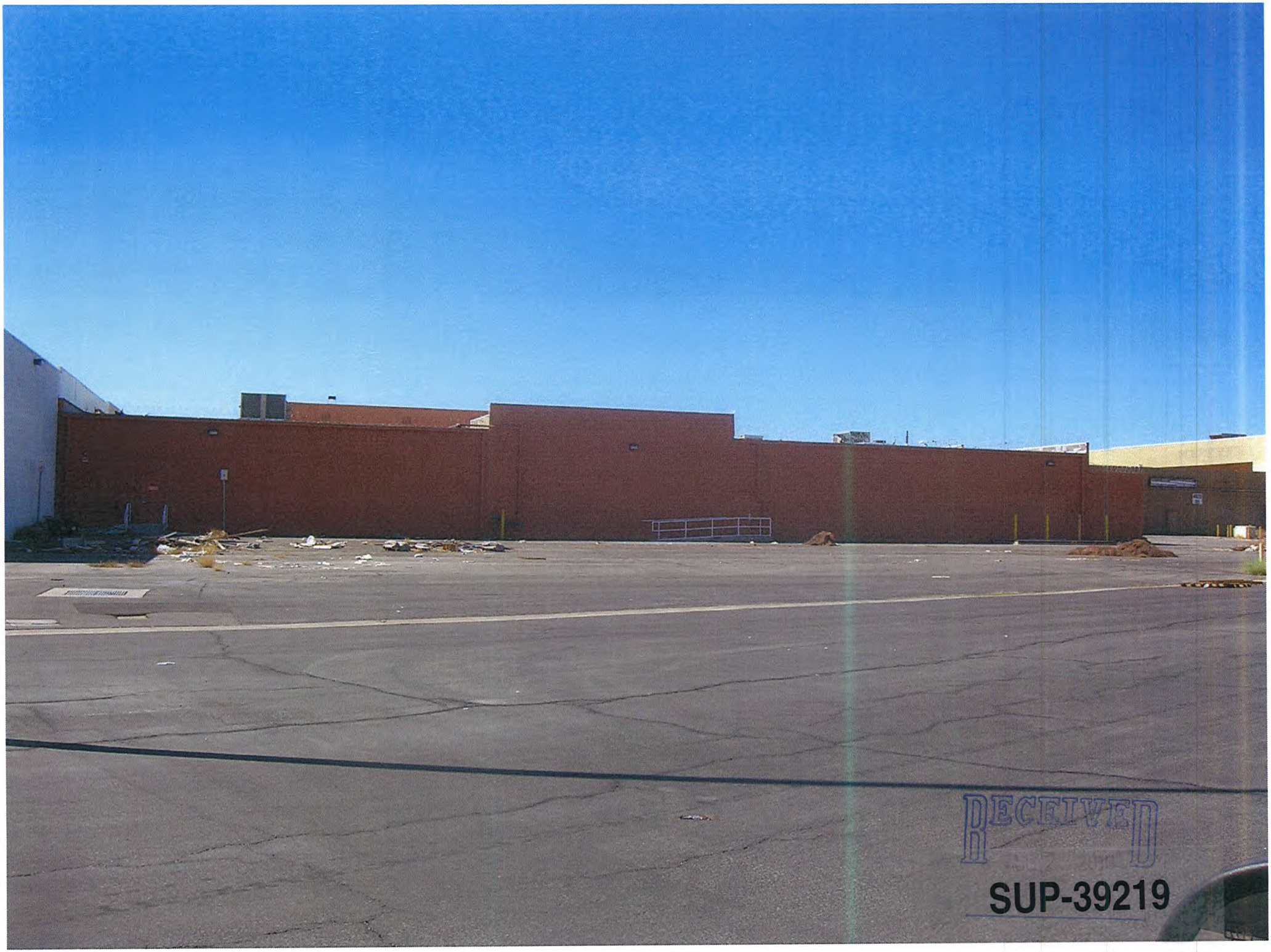
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SUP-39219 - APPLICANT: OPPORTUNITY VILLAGE - OWNER: AFTON MEADOWS, LLC
4600 MEADOWS LANE

08/19/10

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4600 MEADOWS LANE

08/19/10

OPPORTUNITY VILLAGE
LAS VEGAS' FAVORITE CHARITY

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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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Lawrence Weekly
Stephen Wynn

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

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

Sincerely,

William Risley
Requesting Special Use Permit Applicant

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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**

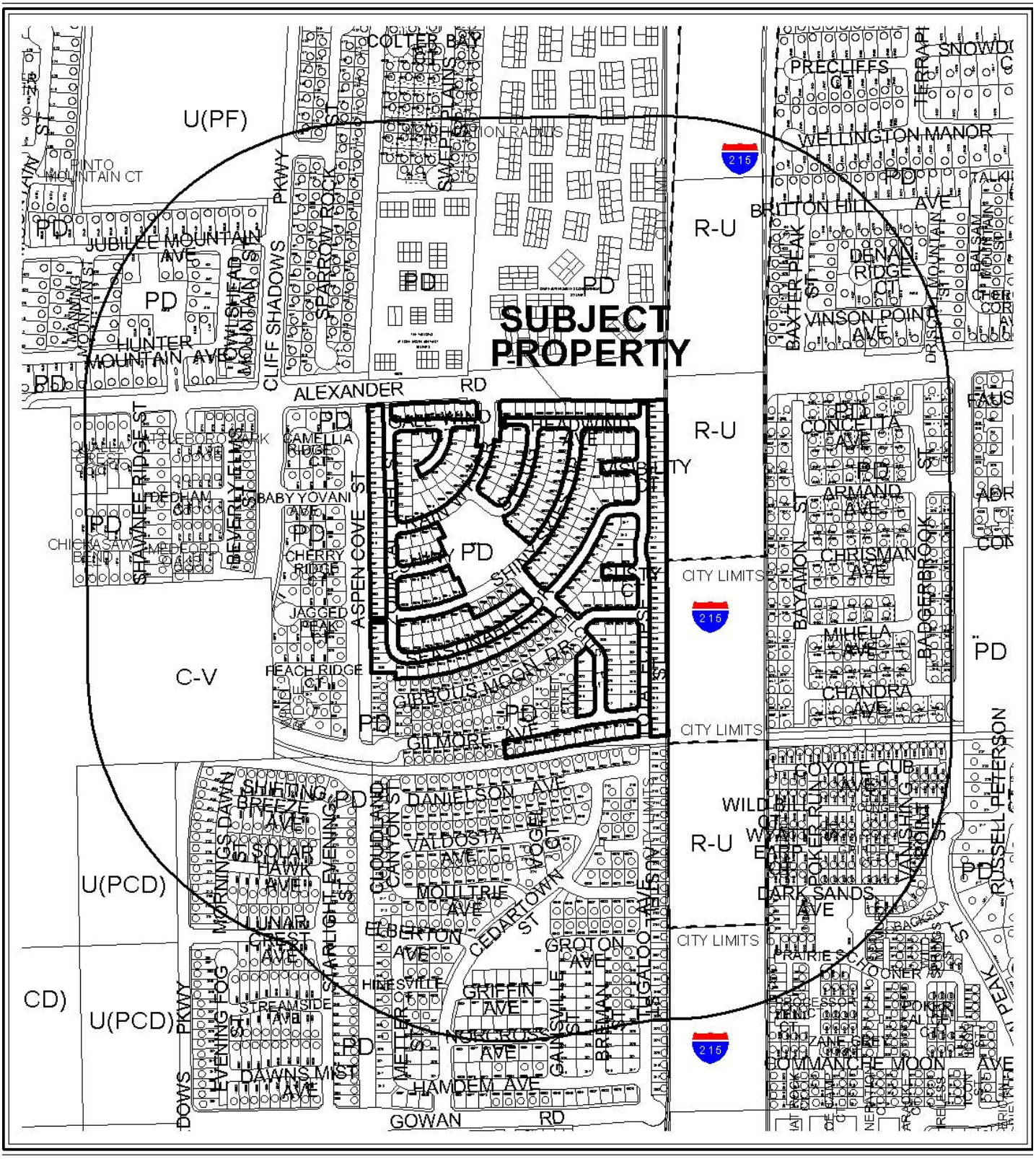
SUBJECT:
SDR-39117 - MAJOR SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: RB HILLSIDE, LLC - Request for a Major Amendment of a previously approved Site Development Plan Review (SDR-8635) TO ADD ALTERNATE MODEL HOME PLANS AND TO ALLOW AN EIGHT-FOOT GARAGE 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



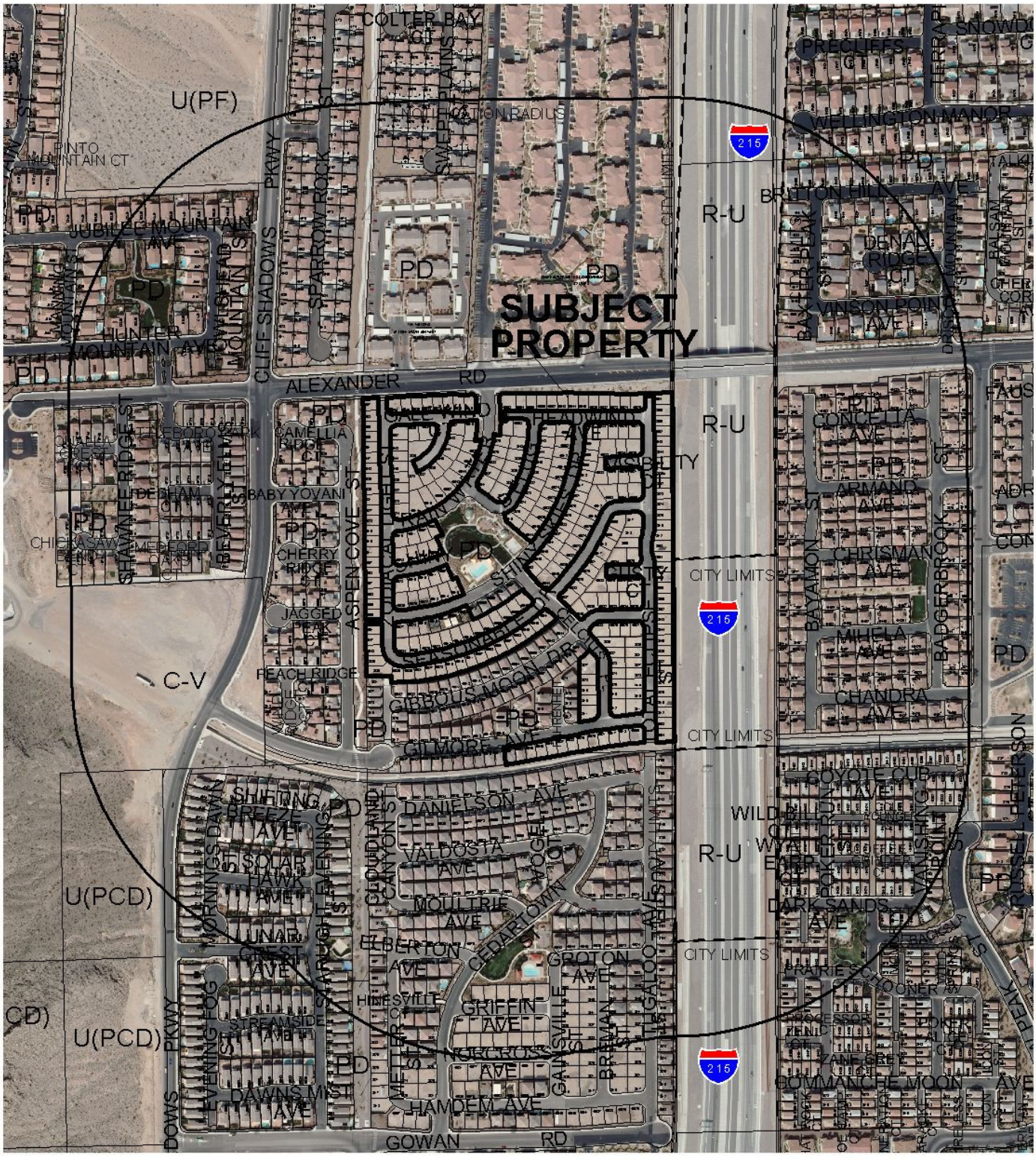
0 300 600 Feet

CASE: **SDR-39117**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

N



0 300 600 Feet

CASE: **SDR-39117**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: SEPTEMBER 23, 2010
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: APPLICANT: RICHMOND AMERICAN HOMES - OWNER: RB HILLSIDE, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SDR-39117	Staff recommends DENIAL, if approved subject to conditions:	N/A

** CONDITIONS **

SDR-39117 CONDITIONS

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-8635) shall be required, if approved, except as amended herein.

2. This approval shall be void two years from the date of final approval. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. All development shall be in conformance with the site plan date stamped 08/19/10, and building elevations, date stamped 08/19/10 and 08/26/10, except as amended by conditions herein.

4. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Department.

5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

6. The standards for this development shall include a Minimum lot size of 1,855 square feet and Building height shall not exceed two stories or 35 feet, whichever is less.

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

Public Works

8. The distance from the face of the garage door to the back of sidewalk (or curb, if no sidewalk is proposed) shall be a minimum distance of 18 feet or a maximum distance of 8 feet to prevent a vehicle in the driveway from encroaching into the vehicular or pedestrian travel corridor.

9. The developer shall disclose to potential buyers of all lots shown on the approved Site Plan in which the garage door is less than eighteen feet that parking in the driveway will impede pedestrian traffic and shall not be allowed. This condition shall be included on the CC&Rs and shall be enforced by the Homeowner's Association.

10. Site development to comply with all applicable previous conditions of approval for Site Development Plan Review SDR-8635, the Alexander/215 Final Map and all other site-related actions.

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Major Amendment to a previously approved Site Development Plan Review (SDR-8635) for a 371-lot single family residential development to add five alternate model home plans and to allow an eight-foot garage setback where six feet or less or 18 feet or greater is required. There are 80 lots that were developed by the previous developer that conform to the approved Site Development Plan Review, which leaves 291 lots presently undeveloped. Staff recommends denial, as the proposed request of eight feet would encourage residents to park in the driveway, resulting in blockage of sidewalks and streets. Six feet or less discourages residents from parking in the driveway and 18 feet or greater can accommodate driveway parking without sidewalk or street obstruction. If this application is denied, the 291 remaining lots can only be developed as previously approved.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
06/14/99	The City Council approved a request for Rezoning (Z-0024-99) from U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development) Zone on approximately 227 acres located on the west side of the proposed Beltway, between Cheyenne Avenue and Lone Mountain Road. The Planning Commission and staff recommended approval.
07/05/01	The City Council approved a Site Development Plan Review [Z-0024-99(24)] for a proposed 340-unit Senior Living Facility on approximately 30 acres located on the south side of the Alexander Road alignment and on the west side of the Western Beltway alignment. The Planning Commission and staff recommended approval.
10/01/03	The City Council approved a request for an Extension of Time (EOT-2623) on an approved Site Development Plan Review [Z-0024-99(24)] for a proposed 340-unit Senior Living Facility on approximately 30 acres located on the south side of the Alexander Road alignment and on the west side of the Western Beltway alignment. The Planning Commission and staff recommended approval. The Planning Commission and staff recommended approval.

11/02/05	The City Council approved a Major Modification (MOD-8637) to the Lone Mountain West Master Development Plan to amend section 2.3.4 Medium-Low Density Residential to allow 3-story dwellings where 2 stories is the maximum allowed and to amend tables 2, 3, and 4 to reflect the proposed changes in land use designations and to change the land use designation from MFM (Multi-Family Medium Residential) to ML (Medium-Low Density Residential) on 30.0 acres adjacent to the southwest corner of Alexander Road the I-215 Beltway. The Planning Commission recommended approval, staff recommended denial.
11/02/05	The City Council approved a Site Development Plan Review (SDR-8635) for a proposed 371-lot single family residential development and a waiver of section 3.5.3 of the Lone Mountain West Master Development Plan to allow a 3.5 foot setback where a setback of less than two feet or more than ten feet is required on 30.0 acres adjacent to the southwest corner of Alexander Road and the I-215 Beltway. The Planning Commission recommended approval, staff recommended denial.
11/02/05	The City Council approved a Variance (VAR-8636) to allow 95,028 square feet of open space where 122,430 square feet of open space is required for a proposed 371-lot single family residential development on 30.00 acres adjacent to the southwest corner of Alexander Road the 215 Beltway. The Planning Commission recommended approval, staff recommended denial.
11/02/05	The City Council approved a Variance (VAR-8962) to allow 557 parking spaces where 742 parking spaces are required for a proposed 371-lot single family residential development on 30.00 acres adjacent to the south of Alexander Road and east of the 215 Beltway. The Planning Commission recommended approval, staff recommended denial.
11/02/05	The City Council approved a Waiver (WVR-8638) of Title 18.12.130 to allow 770-foot and 180-foot length private drives where 150 feet is the maximum length allowed for a proposed 371-lot single-family residential development on 30.0 acres adjacent to the southwest corner of Alexander Road and the I-215 Beltway. The Planning Commission recommended approval, staff recommended denial.
12/01/05	The Planning Commission approved a Variance (VAR-9903) to allow retaining walls with a maximum of eight feet where six feet is the maximum height allowed on 30.0 acres adjacent to the southwest corner of Alexander Road and the I-215 Beltway. Staff recommended approval.
12/01/05	The Planning Commission approved a Tentative Map (TMP-9901) for a 371-lot single family residential development on 30.00 acres adjacent to the southwest corner of Alexander Road the 215 Beltway. Staff recommended approval.

02/01/06	The City Council approved a Review of Condition (ROC-10964) of conditions #6 and #30 of an approved Site Development Plan Review (SDR-8635) to allow front yard setbacks of six feet to the front of the garage and five feet to the front of the house, where 18 feet is the minimum required to the front of the garage and 10 feet is the minimum required to the front of the house for an approved single-family residential development on 30.0 acres at the southwest corner of Alexander Road and the 215 Beltway. Staff recommended denial.
05/05/06	A Final Map (FMP-11314) was recorded for a 371-lot single family residential development on 30.00 acres adjacent to the southwest corner of Alexander Road the 215 Beltway.
06/21/06	The City Council approved a Variance (VAR-12913) to allow one enclosed off-street parking space where two enclosed off-street spaces is the minimum required for 371 lots on 30.0 acres adjacent to the southwest corner of Alexander Road and the I-215 Beltway. The Planning Commission recommended approval, staff recommended denial.
06/18/08	The City Council approved a Variance (VAR-27287) to allow 432 parking spaces where 557 spaces were allowed on 30.0 acres at the southwest corner of Alexander Road and I-215. The Planning Commission recommended approval, staff recommended denial.

Most Recent Change of Ownership	
02/12/10	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
01/26/06	A building permit (#58544) was issued for site grading on 10 acres. The permit was finaled on 01/26/06.
03/28/06	A building permit (#62458) was issued for site grading on 20 acres. The permit was finaled on 03/28/06.
06/27/06	A building permit (#66403) was issued for retaining walls. The permit was finaled on 03/17/07.
07/14/06	A building permit (#06004646) was issued for park on-sites at the subject development. The permit was finaled on 03/01/07.
10/05/06	A building permit (#67909) was issued for a community pool/spa. The permit was finaled on 03/24/07.

Pre-Application Meeting	
07/20/10	A pre-application meeting was held with the applicant, where the submittal requirements for a Major Amendment to a Site Development Plan Review were discussed.

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

Field Check	
08/19/10	Staff conducted a field check and noted a well maintained partially developed single family residential subdivision.

Details of Application Request	
Site Area	
Net Acres	30.0

Surrounding Property	***Existing Land Use Per Title 19.04***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Single Family Homes / Graded Single Family Lots	ML (Medium Low Density Residential)	PD (Planned Development)
North	Multi Family Residential	MFM (Multi-Family Medium Residential)	PD (Planned Development)
South	Single Family Homes	ML (Medium Low Density Residential)	PD (Planned Development)
East	I-215 Beltway	ROW (Right-of-Way)	ROW (Right-of-Way)
West	Single Family Homes	ML (Medium Low Density Residential)	PD (Planned Development)

Master Plan Areas	***Yes***	***No***	***Compliance***
Master Plan Area			
Lone Mountain West	X		Y
Special Purpose and Overlay Districts	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts			
PD (Planned Development) 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

DEVELOPMENT STANDARDS

Pursuant to (SDR-8635) and (ROC-10964), the following standards apply:

Standard	*Approved*	*Proposed*	*Compliance*
Min. Lot Size	1,855 SF	1,855 SF	Y
Min. Lot Width	35 Feet	35 Feet	Y
Min. Setbacks			
• Front- (House/Garage)	5/6 Feet	5/8 or 18+ Feet	N
• Side	3.5 Feet	3.5 Feet	Y
• Corner	3.5 Feet	3.5 Feet	Y
• Rear	5 Feet	5 Feet	Y
Min. Distance Between Buildings	7 Feet	7 Feet	Y
Max. Building Height	3 stories or 35 feet, whichever is less	2 stories or 35 feet, whichever is less	Y

Functional Classification of Street(s)	*Governing Document*	*Street Width (Feet)*	*Compliance with Street Section*
Private Streets	FMP-11314	39	Y

Pursuant to (SDR-8635) and (VAR-27287), the following parking standards apply:

Use	*Gross Floor Area or Number of Units*	*Required Per Title 19.04* *Parking* Regular	*Approved (VAR-27287)* *Parking* Regular
Single Family, Detached	371 Units (2 spaces per dwelling unit)	742	432
TOTAL		742	432
Percent Deviation			42%

ANALYSIS

The proposed models conform to the Lone Mountain West Design Standards for single family residential. The proposed models are also located in the PD (Planned Development) District and achieve one of the goals of the district, by providing a variety of housing types to achieve variety and integration of economic and redevelopment opportunities. An existing Multi-Use Non-Equestrian Trail runs along the north property line on Alexander Road as designated by the Master Plan Transportation Trails Element, which does not impact the subject site.

The applicant is proposing to add five alternate model home plans. The previously approved Site Development Plan Review (SDR-8635) permitted homes to be up to three stories or 35 feet, whichever is less. The applicant is proposing models having a height of two stories or 35 feet, whichever is less. However, the alternate homes will have a larger footprint. The applicant is also requesting to allow an eight-foot garage setback, where six feet or less or 18 feet or greater is required. As the applicant has presented no compelling evidence for the change in setbacks, staff recommends denial. The existing setback of six feet or less discourages residents from parking in the driveway, and 18 feet or greater can accommodate driveway parking without sidewalk or street obstruction. The proposed request of eight feet would encourage residents to park in driveways, resulting in blockage of sidewalks and streets.

The Department of Public Works has expressed concern in the past regarding vehicles blocking driveways and consequently, pedestrian paths. Public works has consistently recommended that the distance from the face of the garage door to the front property line shall be a minimum distance of 18 feet or a maximum distance of five feet to avoid potential issues with vehicles blocking pedestrian and vehicular travel corridors. On February 1, 2006 the previous developers of this site were approved to move the minimum garage door distance from the front property line from five feet to six feet. As the proposed eight-foot garage setback would encourage parking in the driveway, resulting in impediments to the sidewalks and streets. Therefore, staff recommends denial.

FINDINGS (SDR-39117)

In order to approve a Site Development Plan application, per Title 19.18.050 the Planning Commission and/or City Council must affirm the following:

1. **The proposed development is compatible with adjacent development and development in the area;**

   The proposed development is not compatible with adjacent development and development in the area, as the requested increase of the minimum driveway length would encourage parking that would block pedestrian and vehicular circulation within the subdivision.

2. **The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;**

   The applicant has recently purchased existing lots previously graded and owned by a different developer and would like to construct homes with different floor plans which requires certain driveways to be a minimum of eight feet in length to keep driveway slopes within City threshold requirements. This request is self imposed in nature, due to the fact

that the developer could design the floor plans for new models so that they could be accommodated under the current conditions.

3. **Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

   Adequate site access is provided from Alexander Road, which is designated as 80-foot Secondary Collector by the Master Plan of Streets and Highways.

4. **Building and landscape materials are appropriate for the area and for the City;**

   The building materials are appropriate for the area and will retain a residential appearance for the site. The landscape materials, as conditioned, are appropriate for the area and for the city.

5. **Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;**

   The proposed five new model home elevations are appropriate for the single family residential subdivision and are harmonious and compatible with the surrounding area.

6. **Appropriate measures are taken to secure and protect the public health, safety and general welfare.**

   Proposed development on the site will be subject to permit review and inspection, thereby protecting the public's health, safety and general welfare. However, the potential for parked vehicles in the eight-foot driveways could present safety issues for both pedestrians and moving vehicles.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 16

NOTICES MAILED 1,361

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-39117** APN: 137-12-114-001-077;122-126;158-304;310-371

Name of Property Owner: RB Hillside LLC

Name of Applicant: Richmond American Homes

Name of Representative: Thomason Consulting Engineers

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Jeff Barcy

Print Name: JEFF BARCY

Subscribed and sworn before me

This 21 day of JULY, 2010

Aimee Moreno

Notary Public in and for said County and State

AIMEE MARLETH GAJON MORENO
Commission # 1846418
Notary Public - California
Marin County
My Comm. Expires Apr 25, 2013

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Hillside
APN's

137-12-114-001
137-12-114-002
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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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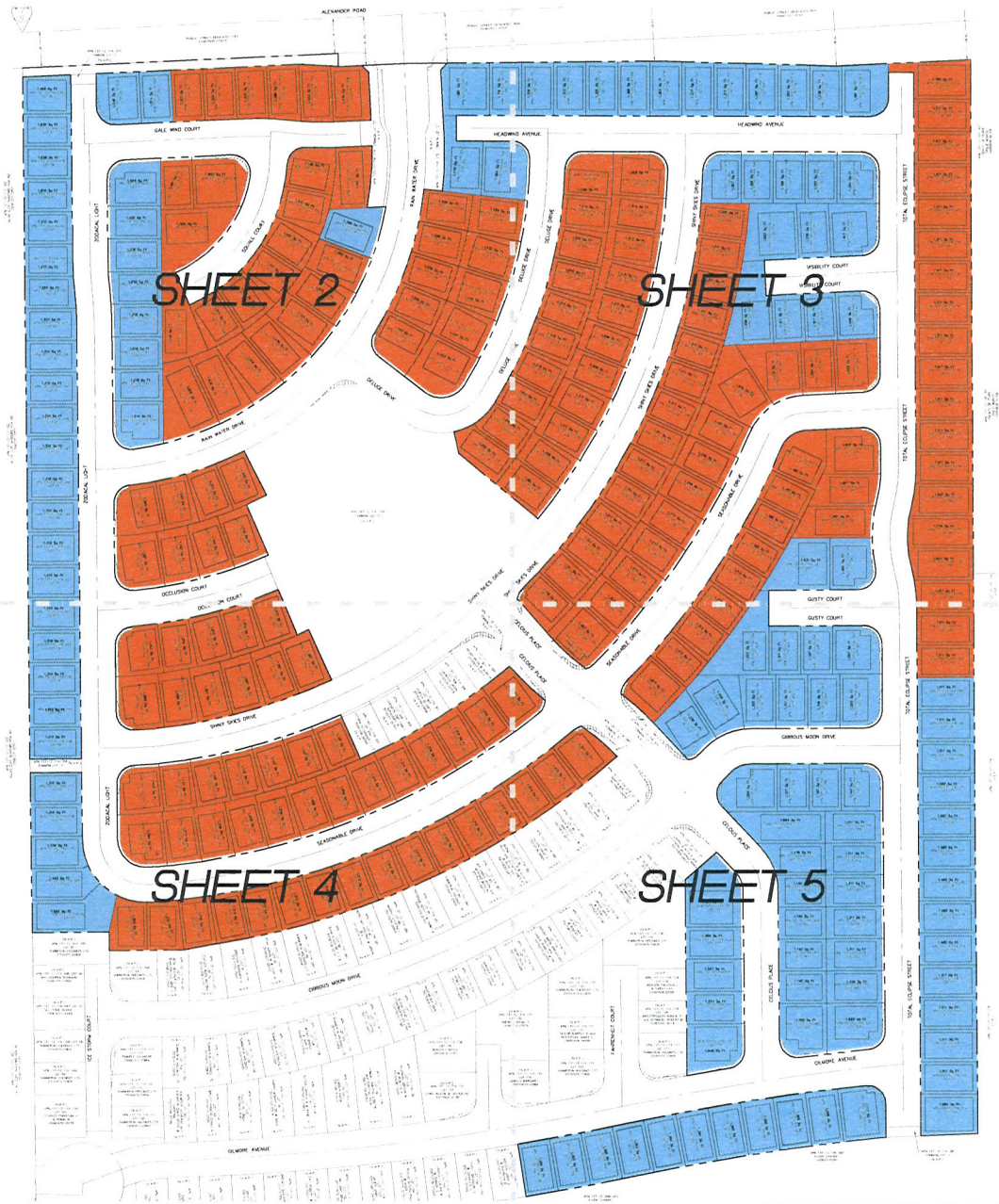
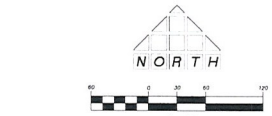
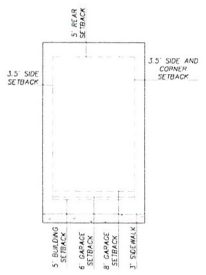
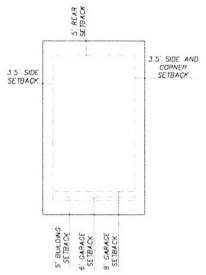
Revised 10/27/08



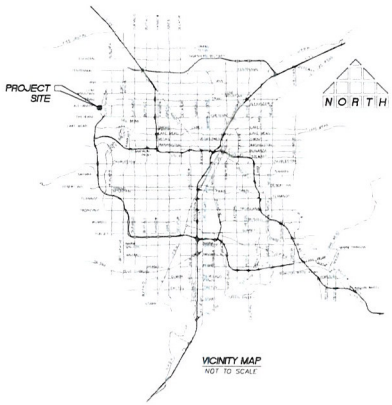




PROPOSED LOT SETBACKS W/ SIDEWALK
SCALE: 1" = 20'



PROPOSED LOT SETBACKS
SCALE: 1" = 20'



VICINITY MAP
NOT TO SCALE

LEGEND

- PROPERTY LINE / RIGHT-OF-WAY
- STREET CENTERLINE
- LOTLINE
- 30' ROLL CURB
- BUILDING SETBACK
- LOTS - NOT A PART
- 6'/18'+ GARAGE SETBACK
- 8'/18'+ GARAGE SETBACK
- MAXIMUM BUILDING ENVELOPE

TABLE #1
GARAGE SETBACK BREAKDOWN

PROPOSED GARAGE SETBACK	NUMBER OF LOTS
6'/18'	167
8'/18'	124
	291 TOTAL

TABLE #2
STREET SLOPE / DRIVEWAY SLOPE CONSTRAINTS ANALYSIS

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

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

THE MAXIMUM STREEET SLOPE FOR THIS DEVELOPMENT IS 6.16%

TABLE #3
EFFECTIVE LOT DEPTH

EFFECTIVE LOT DEPTH	NUMBER OF LOTS
53'	65
54'	8
55'	70
56'	36
57'	13
58'	4
59'	26
60'	9
63'	33
64'	2
65'	3
75'	2
	291 TOTAL

SDR-39117
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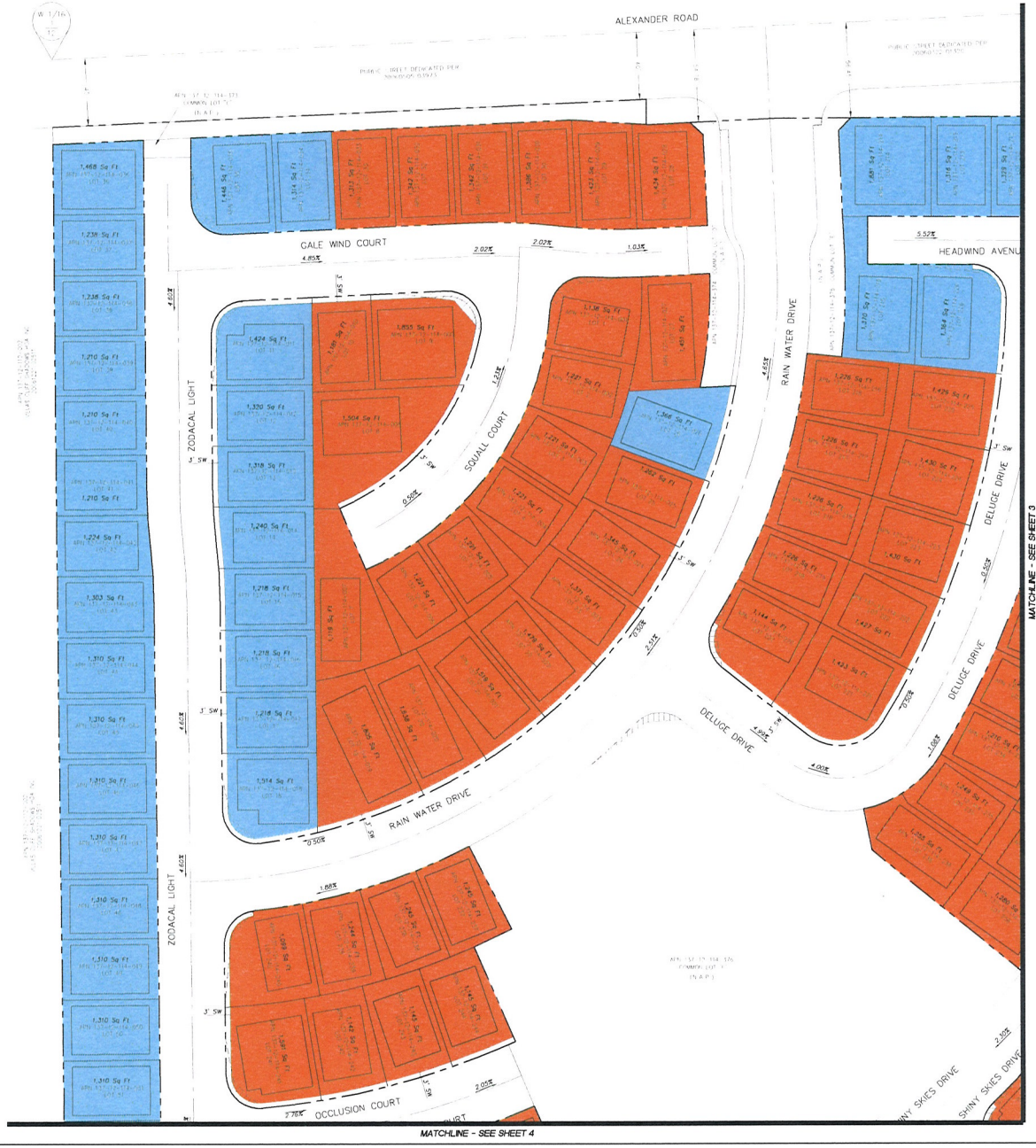
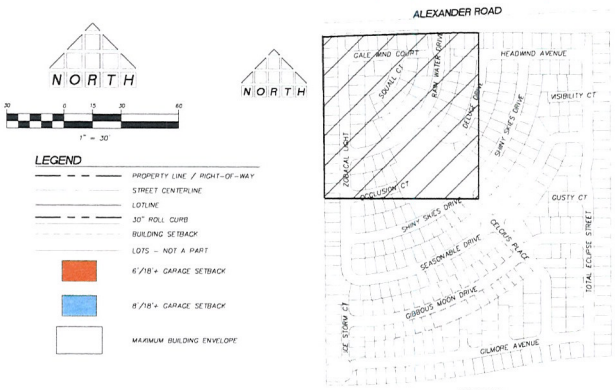
THOMASON CONSULTING ENGINEERS
1237 E. MAIN STREET, SUITE 400
LAS VEGAS, NEVADA 89101
702-932-6125 FAX: 702-932-6129

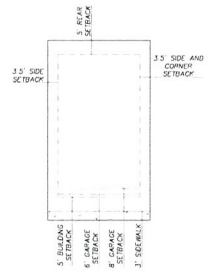
RICHMOND AMERICAN HOMES
ALEXANDER / 215

CITY OF LAS VEGAS
MAJOR AMENDMENT TO SDR EXHIBIT

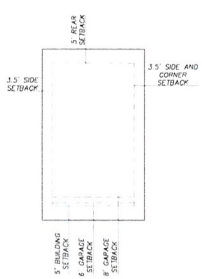
SHEET 1
1 5







PROPOSED LOT SETBACKS W/ SIDEWALK
SCALE 1" = 20'



PROPOSED LOT SETBACKS
SCALE 1" = 20'

SDR-39117

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THOMASON CONSULTING ENGINEERS
3277 E. WARM SPRINGS ROAD, SUITE 400
LAS VEGAS, NEVADA 89120
702-932-6125 FAX 702-932-6129

RICHMOND AMERICAN HOMES
ALEXANDER / 215
CITY OF LAS VEGAS
MAJOR AMENDMENT TO SDR EXHIBIT

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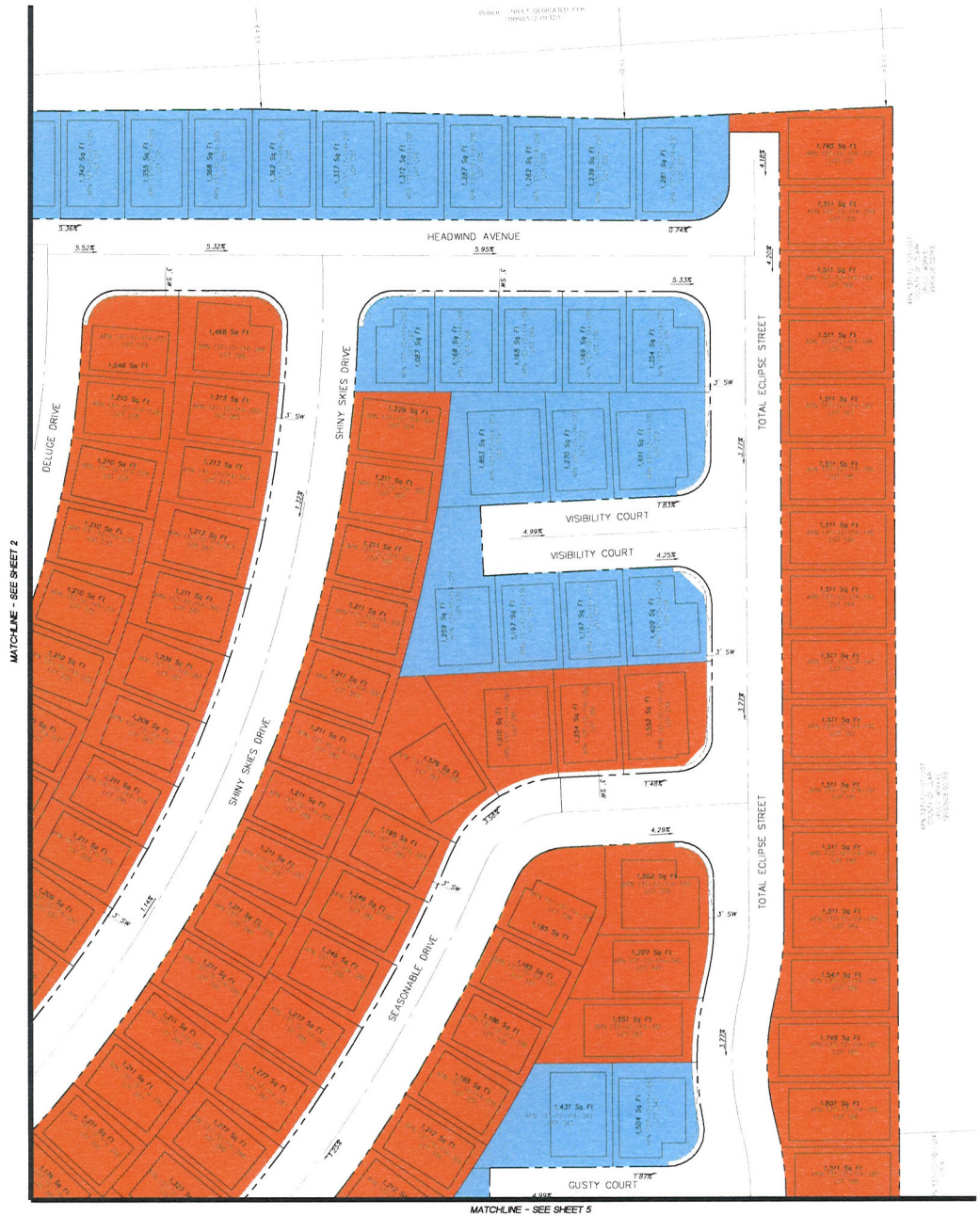
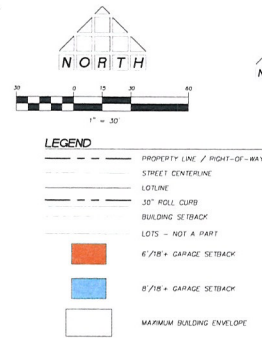
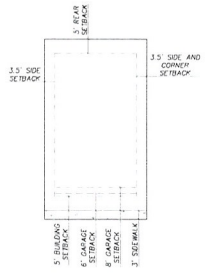
SHEET 2 OF 5

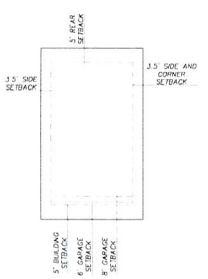




KEY MAP
NOT TO SCALE



PROPOSED LOT SETBACKS W/ SIDEWALK
SCALE 1" = 20'



PROPOSED LOT SETBACKS
SCALE 1" = 20'

LOT NUMBER	APN	SETBACK
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2	137-12-114-002	6
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4	137-12-114-004	6
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SDR-39117

REVISED

AUG 19 2010

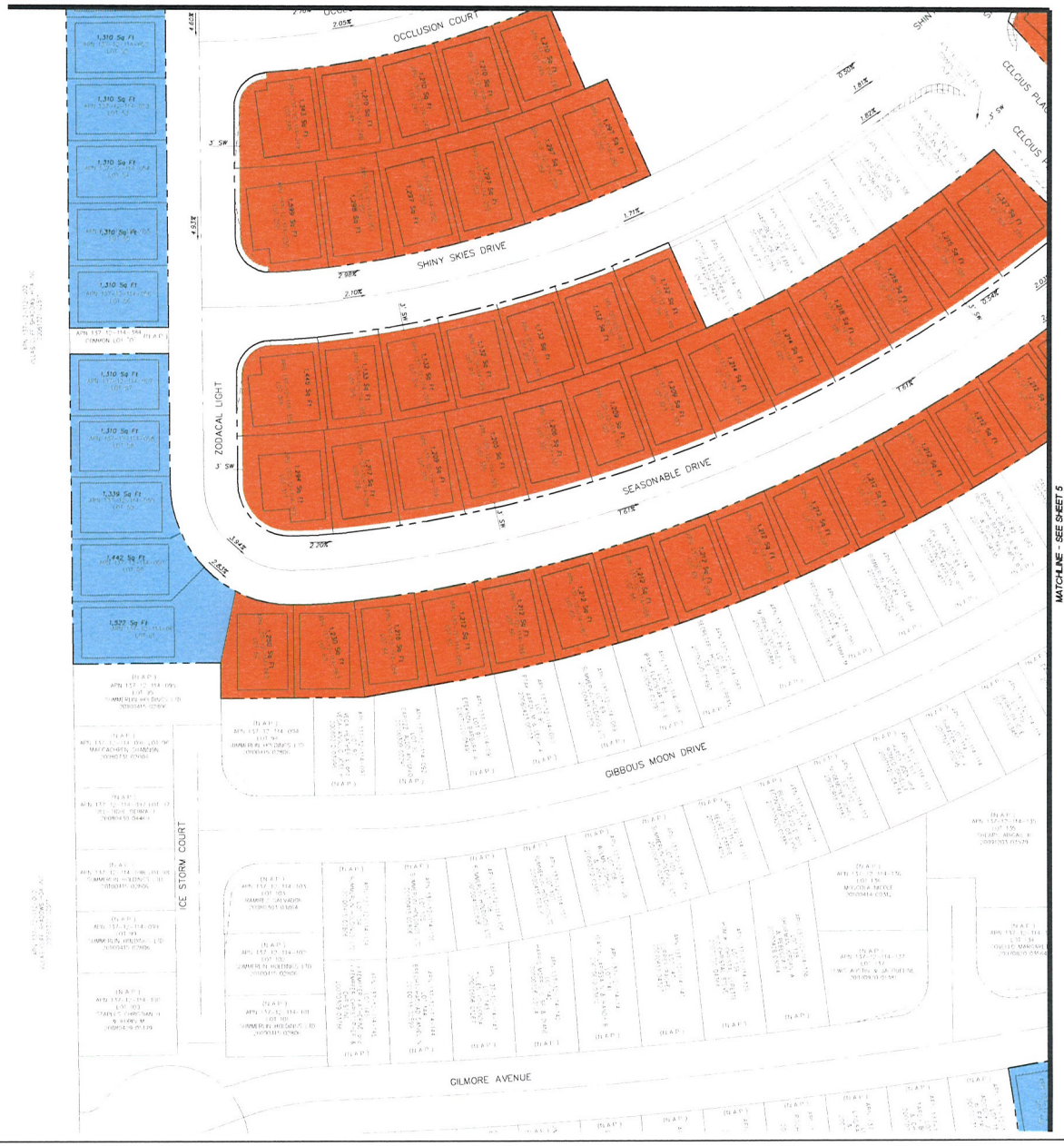
T THOMASON
C CONSULTING
E ENGINEERS
3277 E. WARM SPRINGS ROAD, SUITE 400
LAS VEGAS, NEVADA 89120
702-932-6125 FAX: 702-932-6129

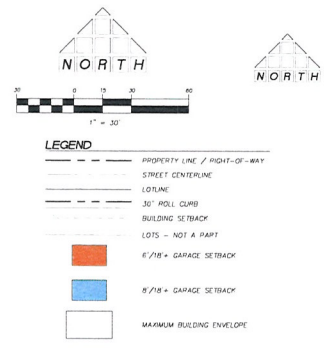
RICHMOND AMERICAN HOMES
ALEXANDER / 215

CITY OF LAS VEGAS
MAJOR AMENDMENT TO SDR EXHIBIT

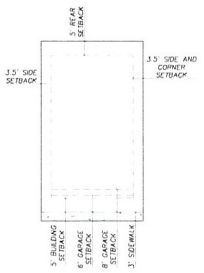
001.10118

3 of 5

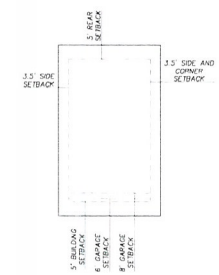




KEY MAP
NOT TO SCALE



PROPOSED LOT SETBACKS W/ SIDEWALK
SCALE 1" = 20'



PROPOSED LOT SETBACKS
SCALE 1" = 20'

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PROJECT NO. 001.10118

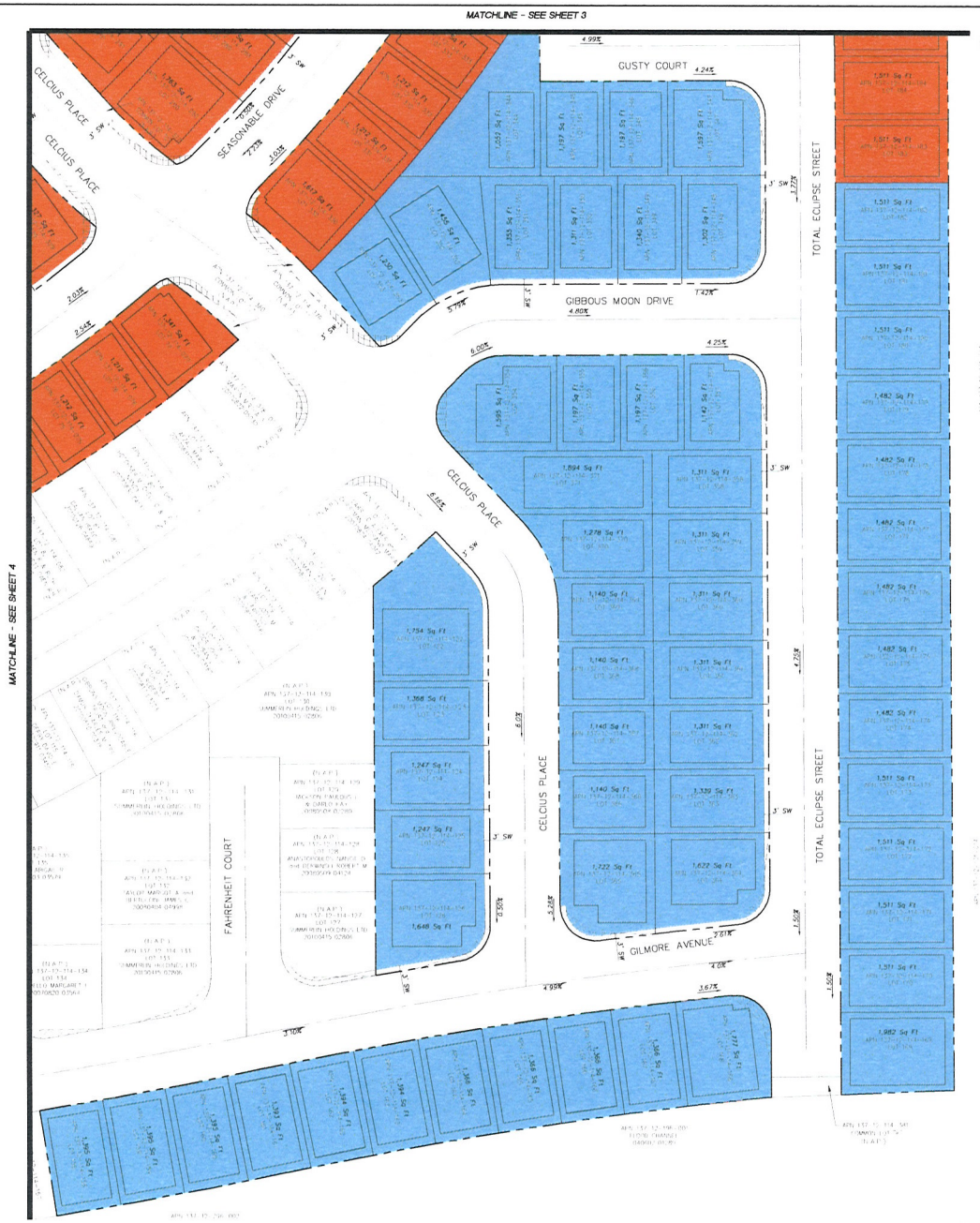
1 7/7/10 KRJ VERSION - 1

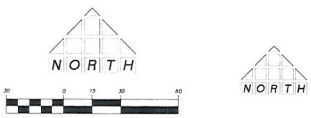
T THOMASON
C CONSULTING
E ENGINEERS
3277 E. WARM SPRINGS ROAD, SUITE 400
LAS VEGAS, NEVADA 89120
702-932-6125 FAX: 702-932-6129

RICHMOND AMERICAN HOMES
ALEXANDER / 215

CITY OF LAS VEGAS
MAJOR AMENDMENT TO SDR EXHIBIT

SHEET 4 OF 5

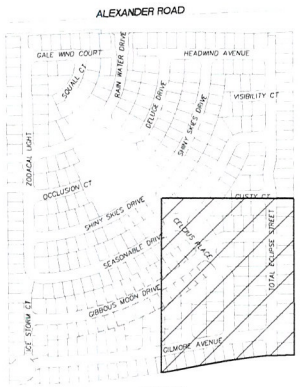




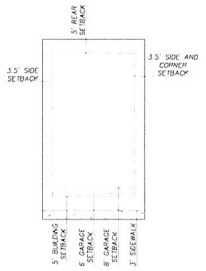
NORTH

LEGEND

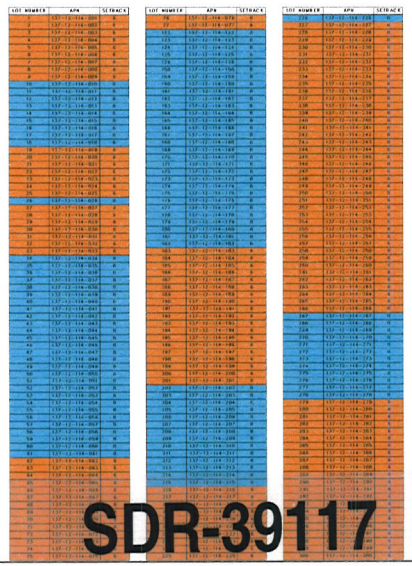
- PROPERTY LINE / RIGHT-OF-WAY
- STREET CENTERLINE
- LOTLINE
- 30" ROLL CURB
- BUILDING SETBACK
- LOTS - NOT A PART
- 6'/18'+ GARAGE SETBACK
- 8'/18'+ GARAGE SETBACK
- MAXIMUM BUILDING ENVELOPE

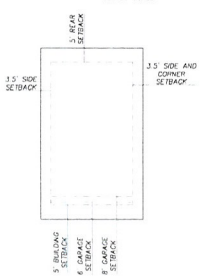


KEY MAP
NOT TO SCALE

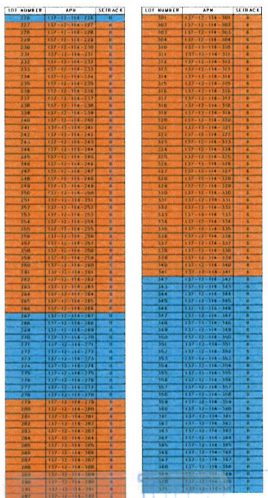


PROPOSED LOT SETBACKS W/ SIDEWALK
SCALE 1" = 20'





PROPOSED LOT SETBACKS
SCALE 1" = 20'



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THOMASON CONSULTING ENGINEERS
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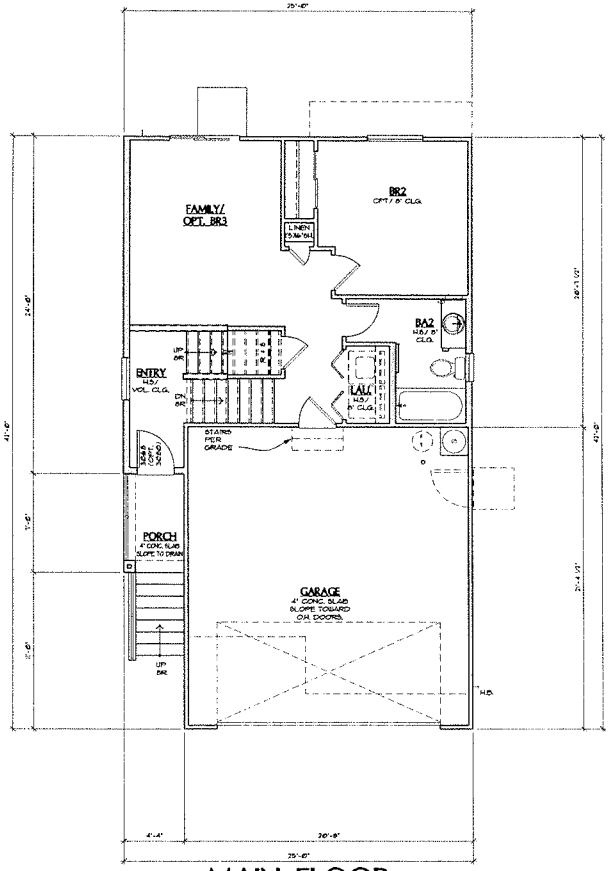
001.10118

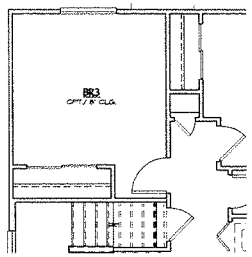
RICHMOND AMERICAN HOMES
ALEXANDER / 215

CITY OF LAS VEGAS
MAJOR AMENDMENT TO SDR EXHIBIT

SHEET 5 OF 5

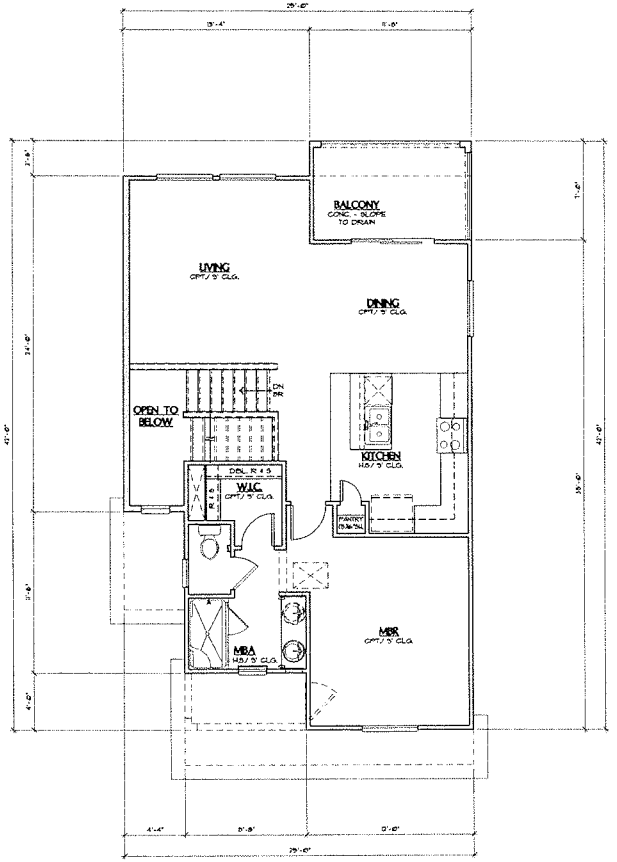


MAIN FLOOR
ELEVATION 'A' SHOWN



OPT. BR3

SQUARE FOOTAGE CALC.			
	FINISHED	OPT. FINISHED	UNFINISHED
2 CAR GARAGE	-	-	441 SQ. FT.
PORCH AREA	-	-	30 SQ. FT.
BALCONY	-	-	60 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

RICHMOND AMERICAN HOMES

HILLSIDE
LAS VEGAS

PLAN 1
1,280 SQ. FT.

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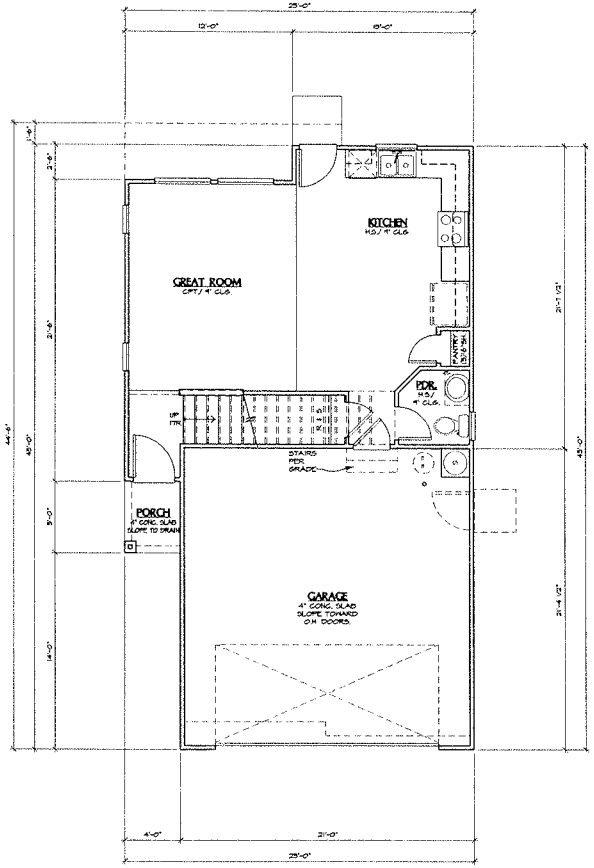
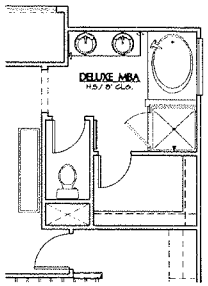
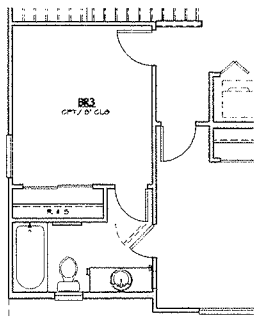


MAIN FLOOR
ELEVATION 'A' SHOWN

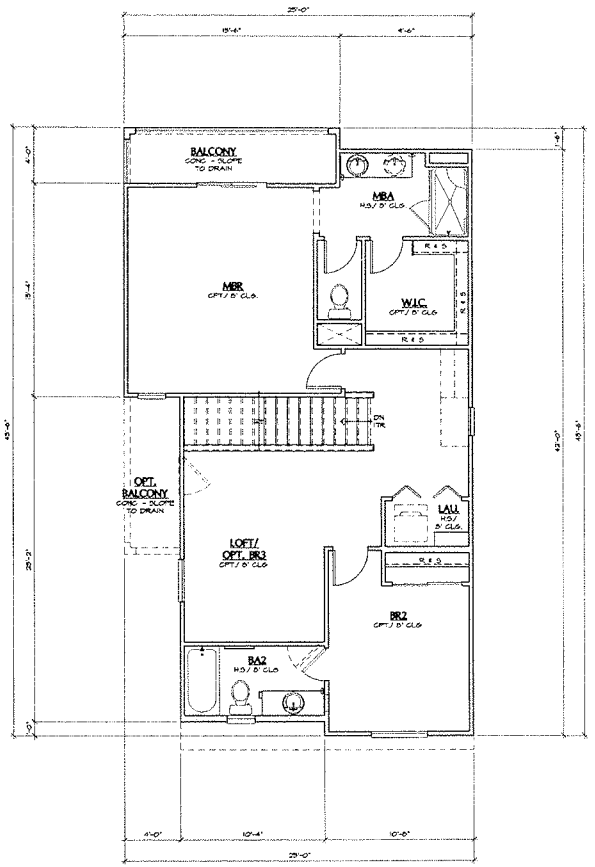


OPT. DELUXE MBA



OPT. BR3

SQUARE FOOTAGE CALC.			
	FINISHED	OPT. FINISHED	UNFINISHED
2 CAR GARAGE	-	-	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.

AUG 19 2010

SDR-39117
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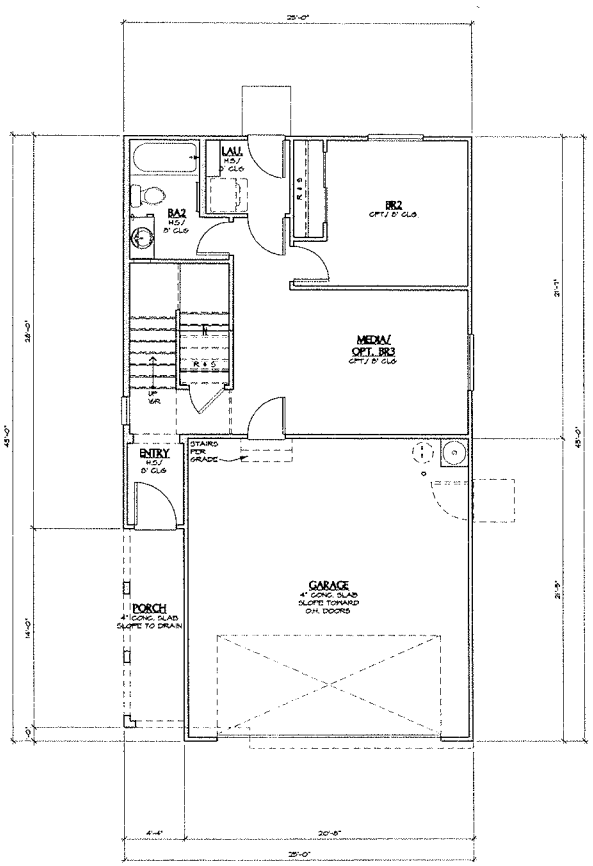
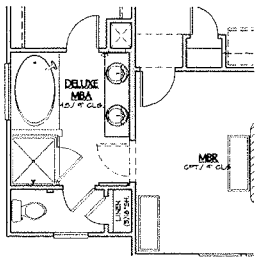
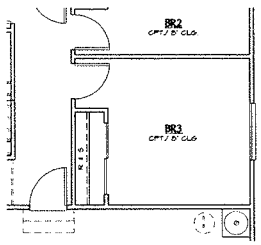


MAIN FLOOR
ELEVATION 'A' SHOWN

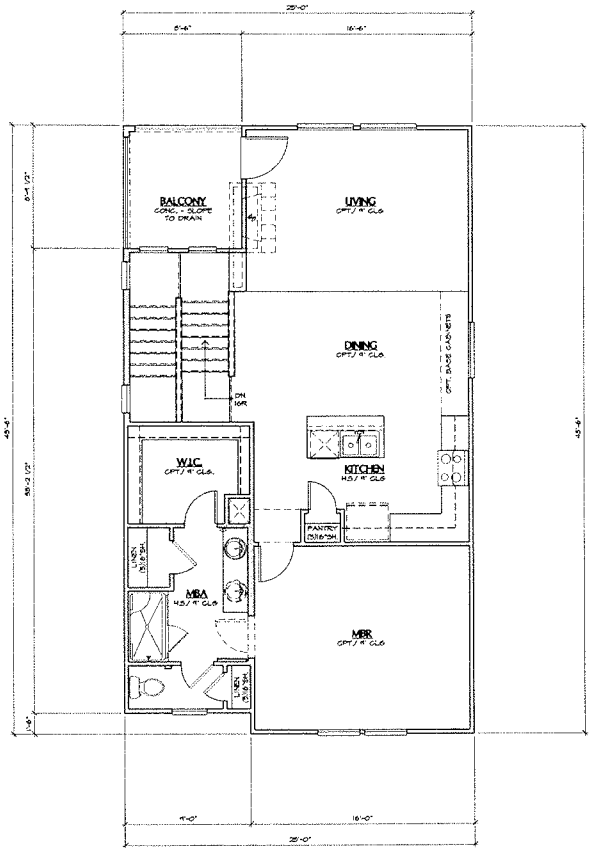


OPT. DELUXE MBA



OPT. BR3

SQUARE FOOTAGE CALC.			
	FINISHED	OPT. FINISHED	UNFINISHED
2 CAR GARAGE	-	-	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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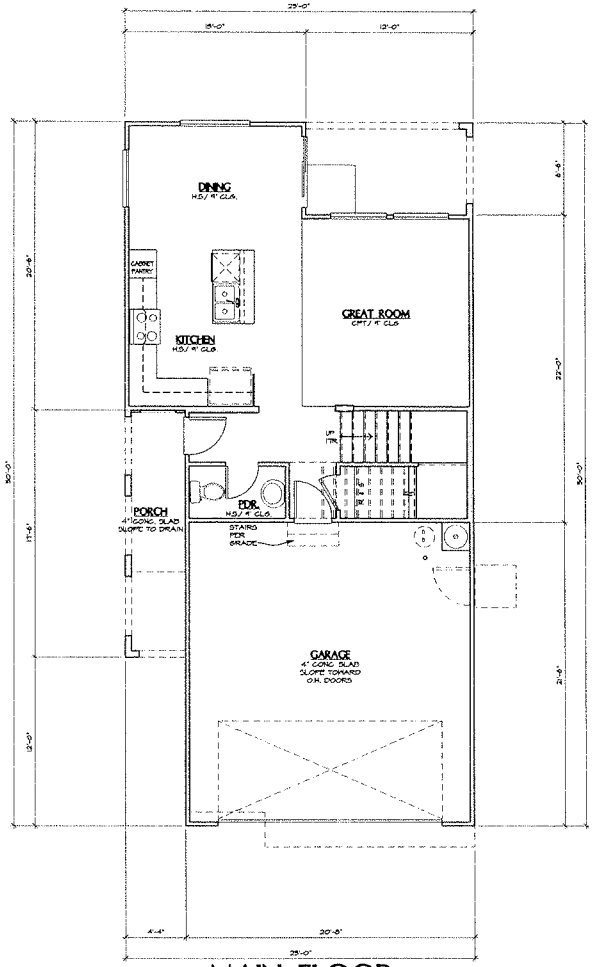
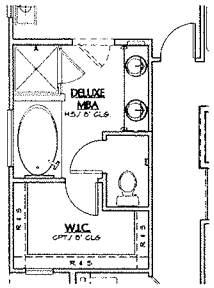
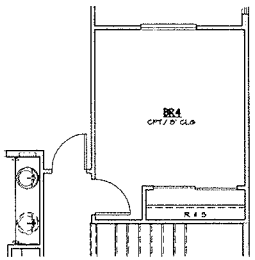


MAIN FLOOR
ELEVATION 'A' SHOWN

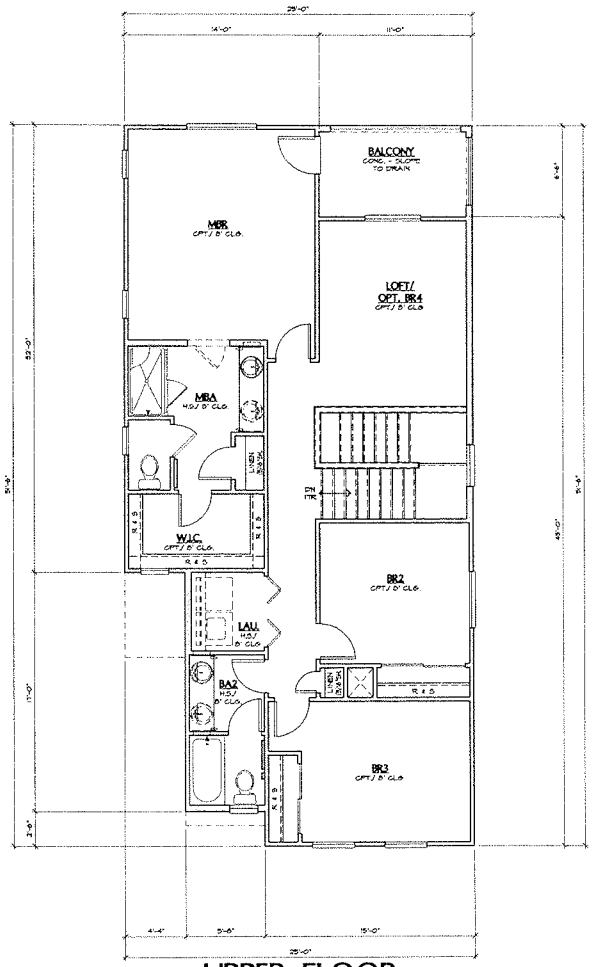


OPT. DELUXE MBA



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

RICHMOND AMERICAN HOMES

HILLSIDE
LAS VEGAS

PLAN 4
1,633 SQ. FT.

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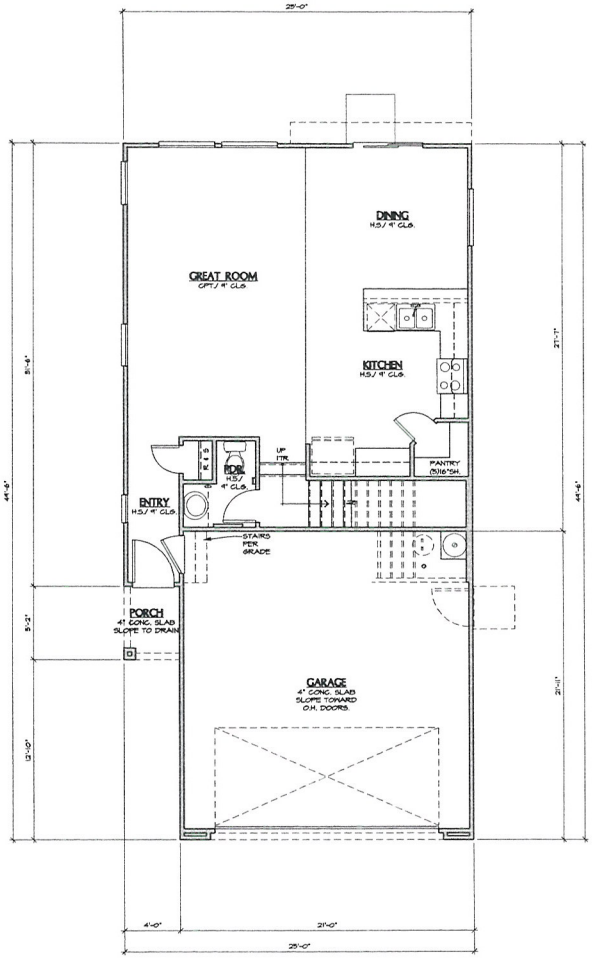
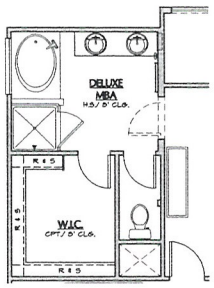
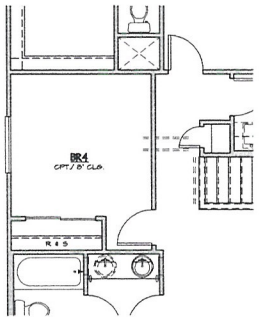


MAIN FLOOR
ELEVATION 'A' SHOWN

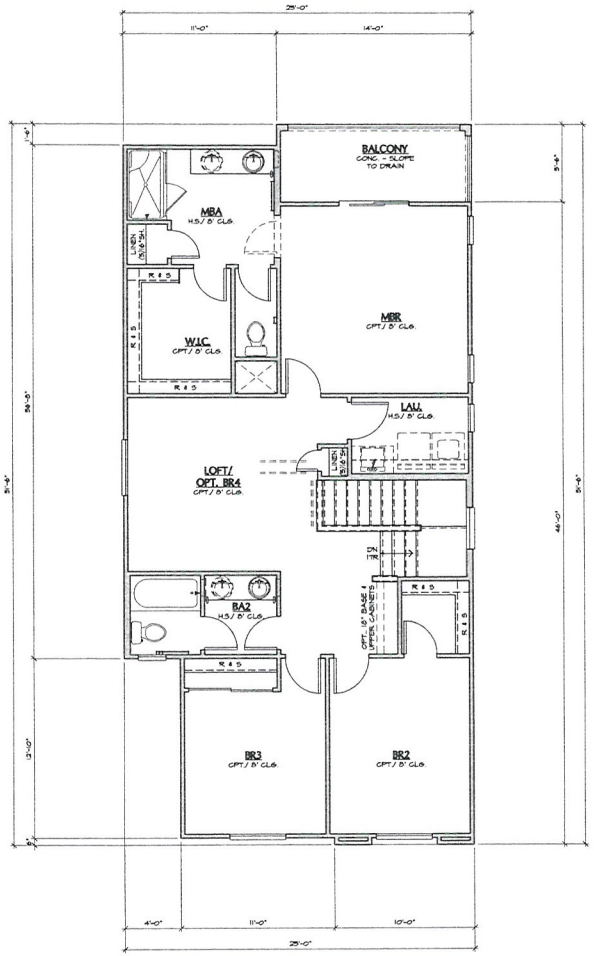


OPT. DELUXE MBA



OPT. BR4

SQUARE FOOTAGE CALC.			
	FINISHED	OPT. FINISHED	UNFINISHED
2 CAR GARAGE	-	-	449 SQ. FT.
PORCH AREA	-	-	21 SQ. FT.
BALCONY	-	-	76 SQ. FT.
FIRST FLOOR	706 SQ. FT.	-	-
SECOND FLOOR	1072 SQ. FT.	-	-
TOTAL	1778 SQ.FT.		-



UPPER FLOOR
ELEVATION 'A' SHOWN

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RICHMOND AMERICAN HOMES

HILLSIDE
LAS VEGAS

PLAN 5
1,778 SQ. FT.

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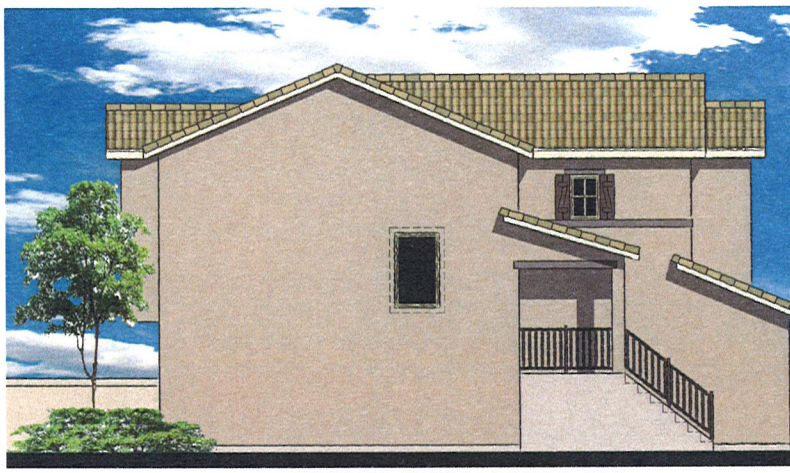
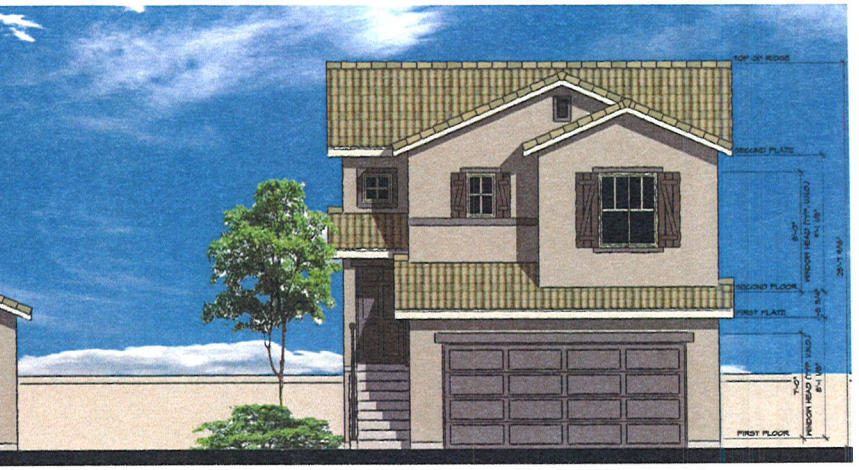
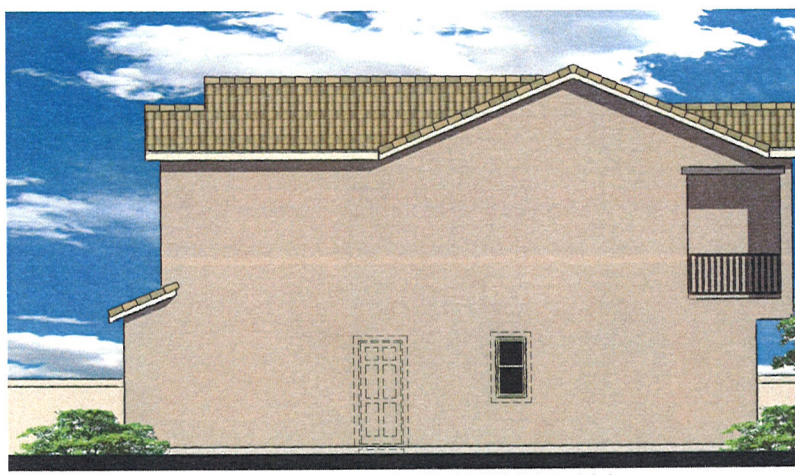


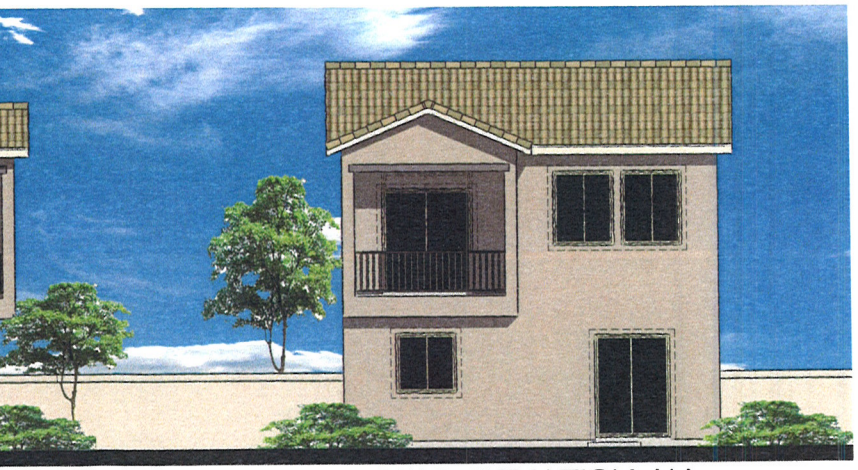
RIGHT ELEVATION 'A'



FRONT ELEVATION 'A'



LEFT ELEVATION 'A'



REAR ELEVATION 'A'

RICHMOND AMERICAN HOMES

HILLSIDE
LAS VEGAS

PLAN 1
1,280 SQ. FT.

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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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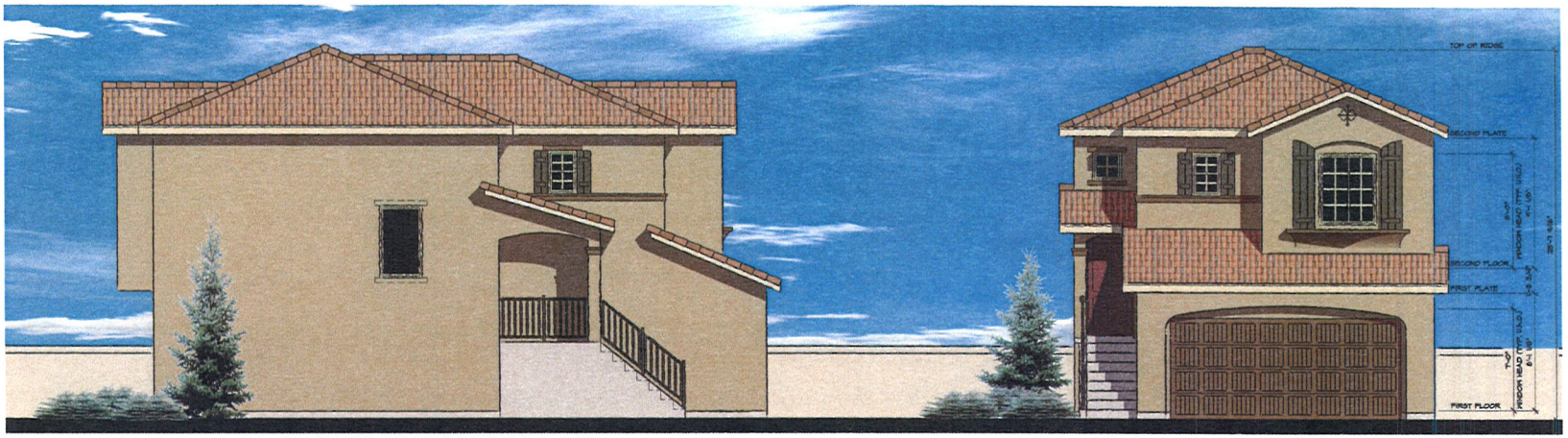
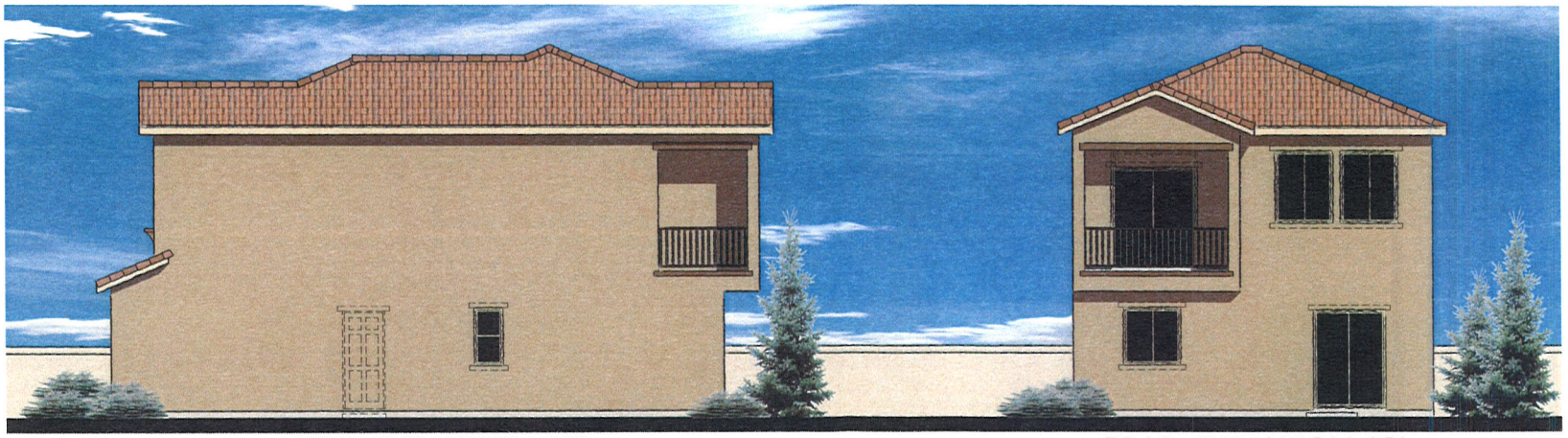


RIGHT ELEVATION 'C'

FRONT ELEVATION 'C'



LEFT ELEVATION 'C'

REAR ELEVATION 'C'

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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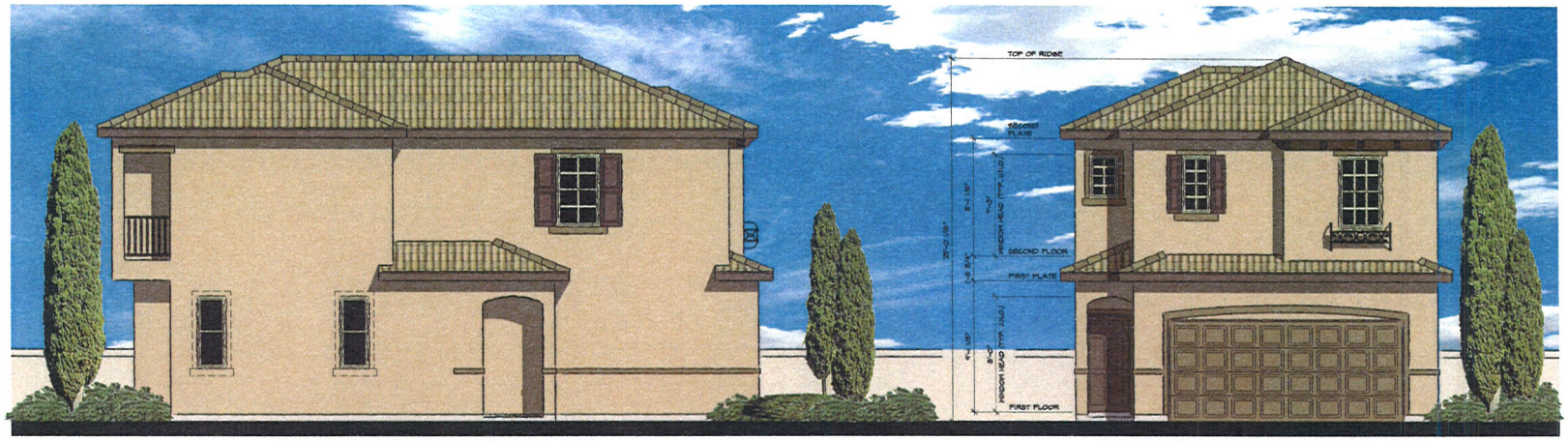
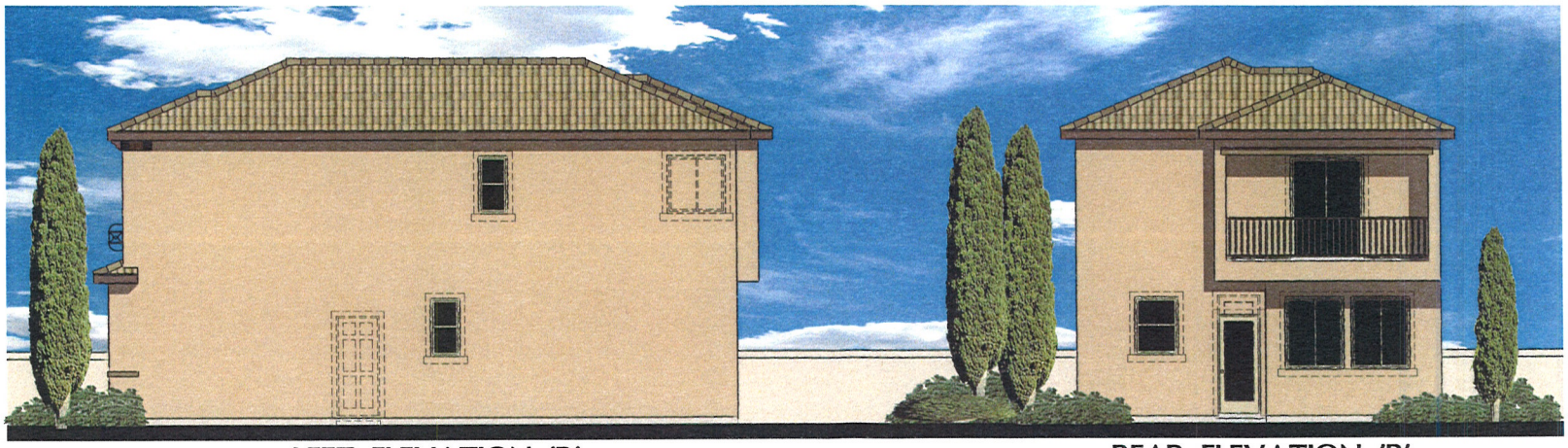


RIGHT ELEVATION 'B'

FRONT ELEVATION 'B'



LEFT ELEVATION 'B'

REAR ELEVATION 'B'

RICHMOND AMERICAN HOMES

HILLSIDE
LAS VEGAS

PLAN 2
1,378 SQ. FT.

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RICHMOND AMERICAN HOMES

HILLSIDE
LAS VEGAS

PLAN 2
1,378 SQ. FT.

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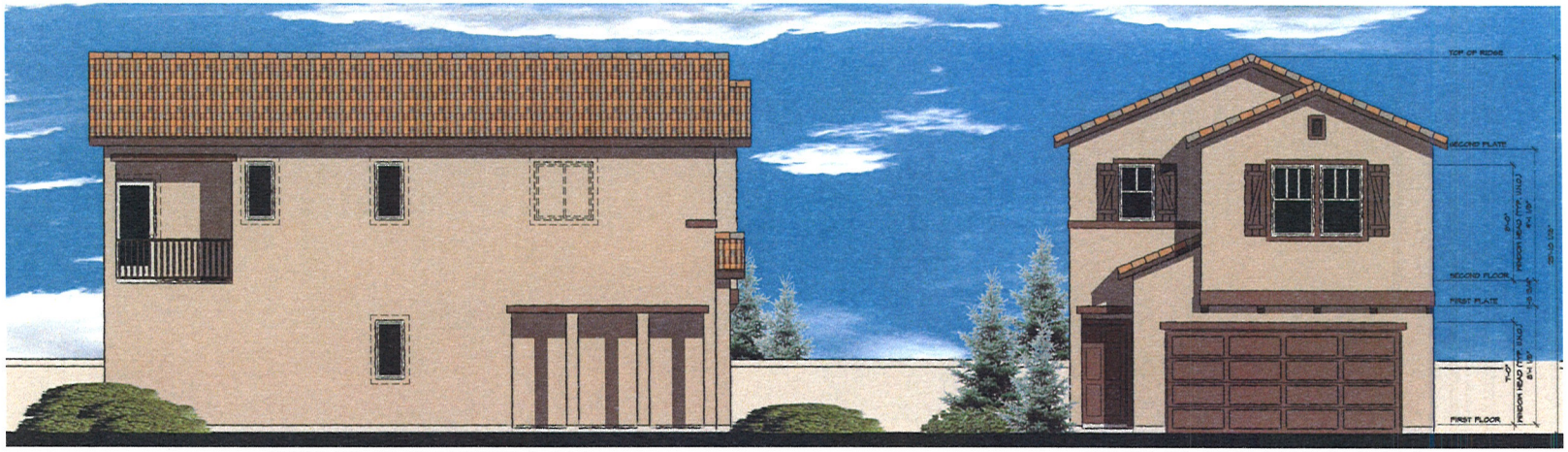
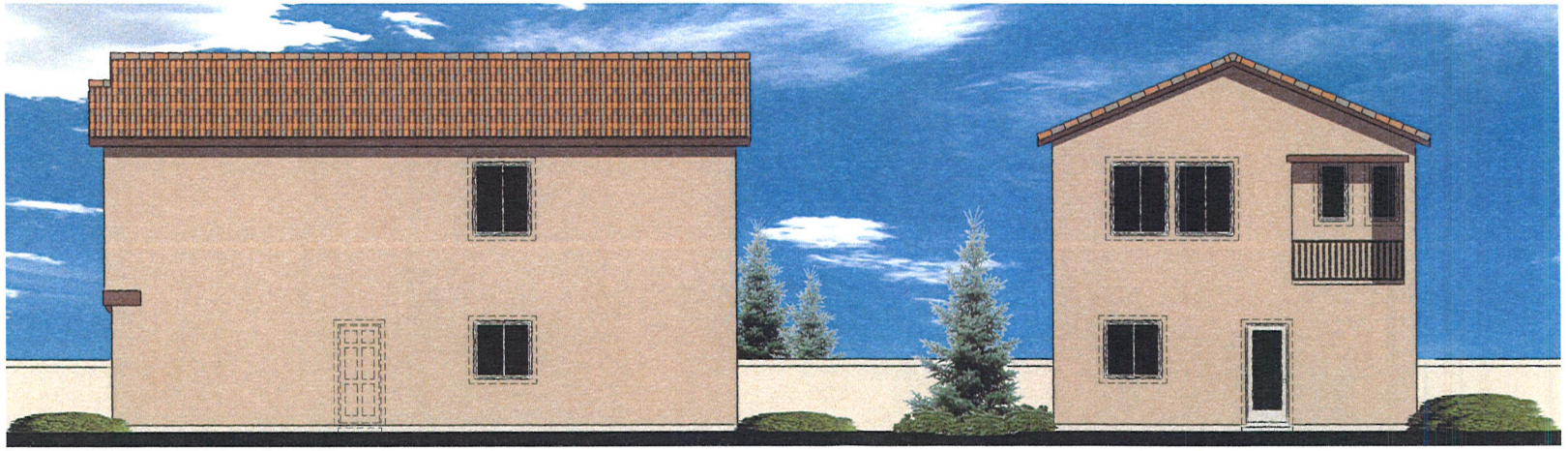


RIGHT ELEVATION 'A'

FRONT ELEVATION 'A'



LEFT ELEVATION 'A'

REAR ELEVATION 'A'

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RICHMOND AMERICAN HOMES

HILLSIDE
LAS VEGAS

PLAN 3
1,473 SQ. FT.

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HILLSIDE
LAS VEGAS

PLAN 3
1,473 SQ. FT.

RECEIVED AUG 19 2010

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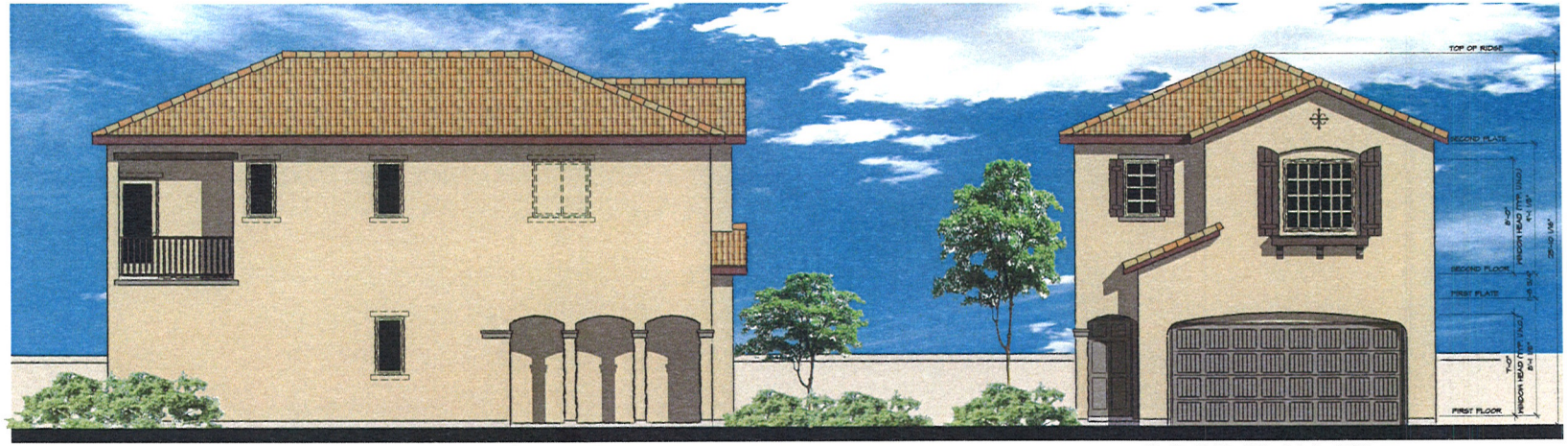
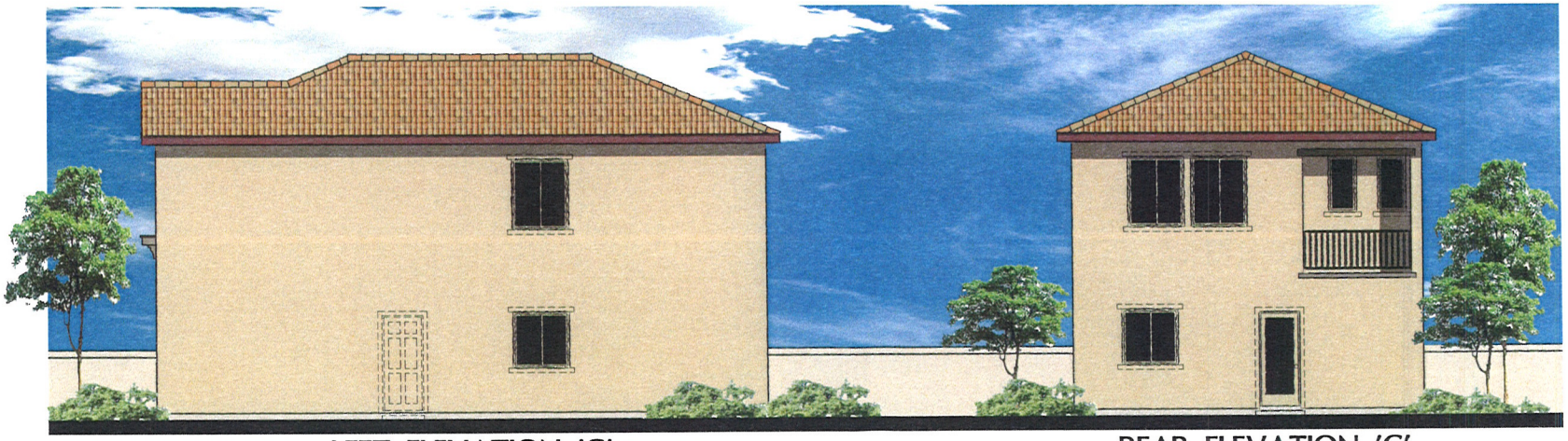


RIGHT ELEVATION 'C'

ROOF PLAN 'C'



LEFT ELEVATION 'C'

REAR ELEVATION 'C'

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HILLSIDE
LAS VEGAS

PLAN 3
1,473 SQ. FT.

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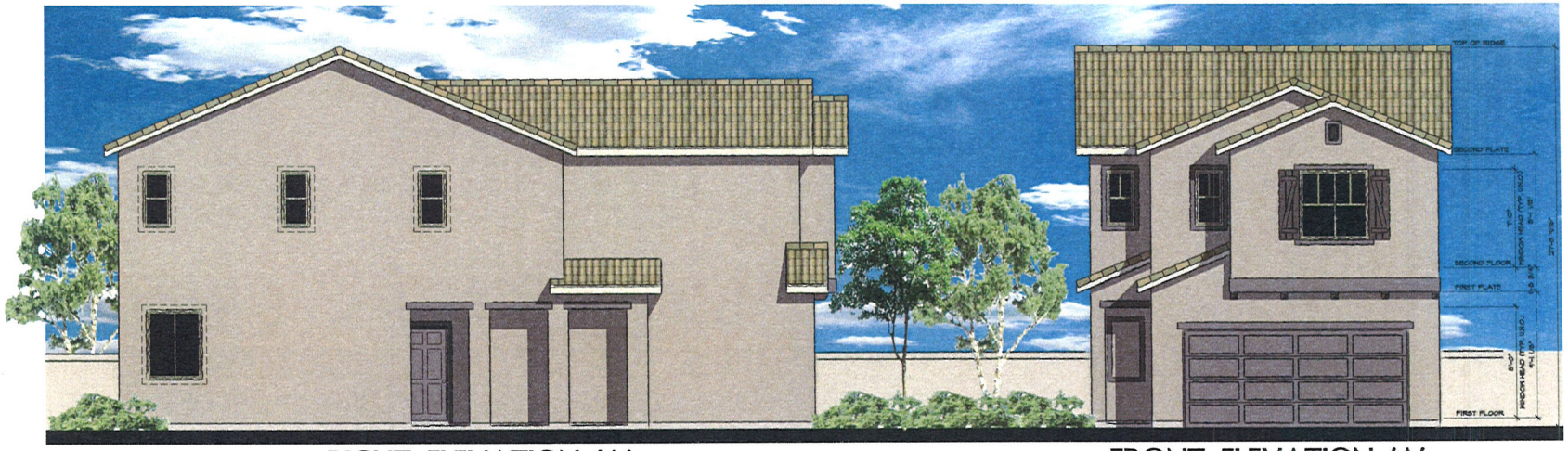
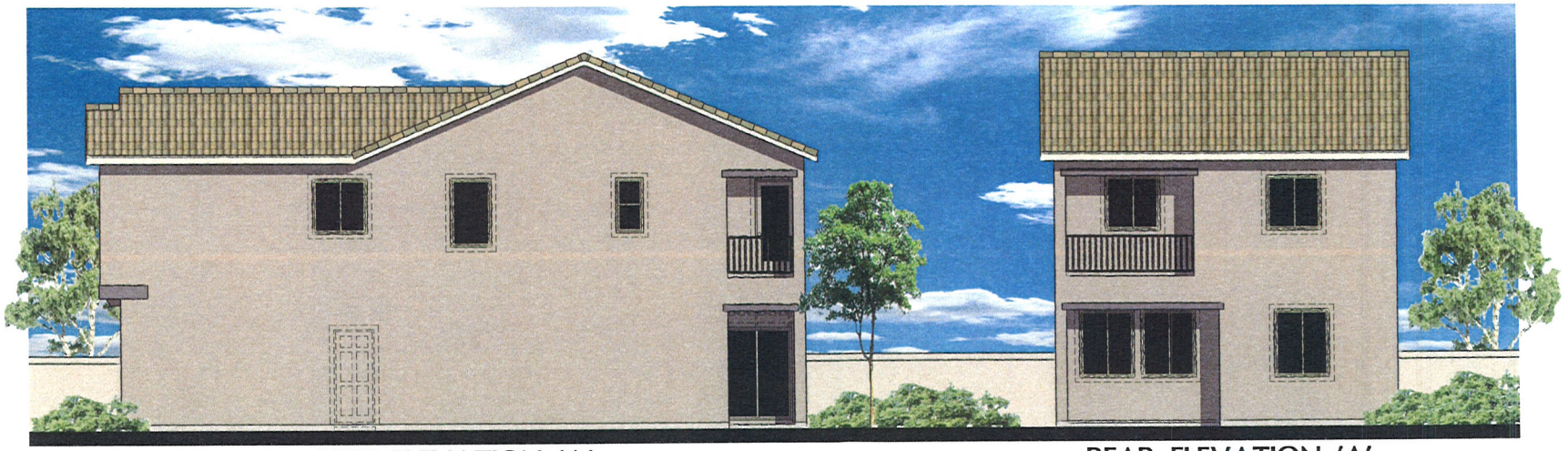


RIGHT ELEVATION 'A'

FRONT ELEVATION 'A'



LEFT ELEVATION 'A'

REAR ELEVATION 'A'

RICHMOND AMERICAN HOMES

HILLSIDE
LAS VEGAS

PLAN 4
1,633 SQ. FT.

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PLAN 5
1,778 SQ. FT.

HILLSIDE
LAS VEGAS

RICHMOND AMERICAN HOMES

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PLAN 5
1,778 SQ. FT.

HILLSIDE
LAS VEGAS

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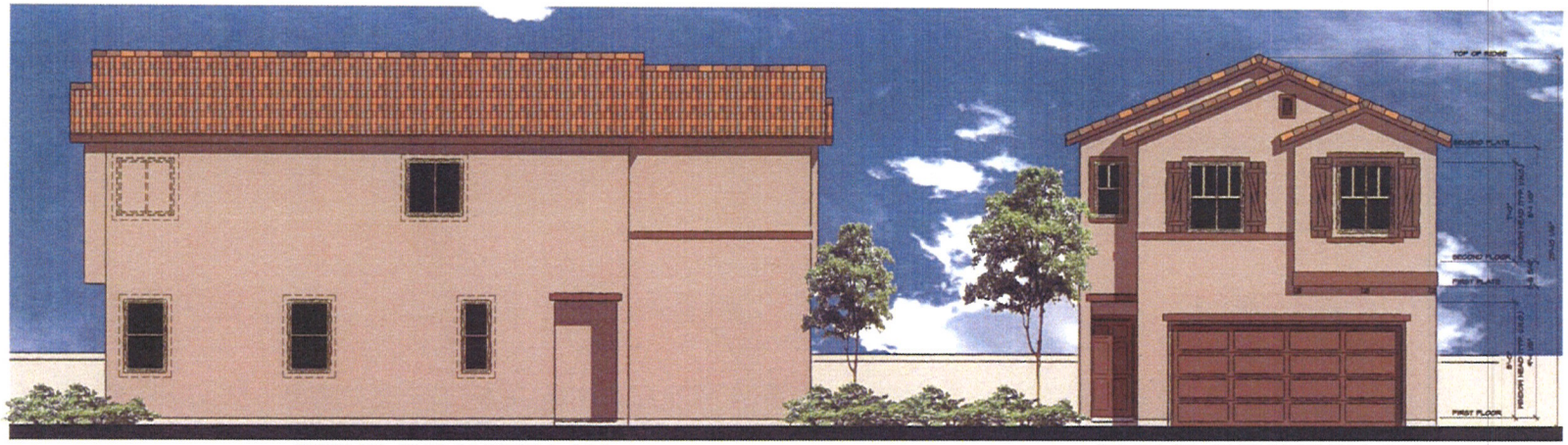

RIGHT ELEVATION 'A'

FRONT ELEVATION 'A'

LEFT ELEVATION 'A'

REAR ELEVATION 'A'

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RICHMOND AMERICAN HOMES

HILLSIDE
LAS VEGAS

PLAN 5
1,778 SQ. FT.

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Apple Bark	1BCCS0431
Mansard Trim	1MACS0431H
Mansard Hip Starter	1MICS0431
Mansard Apex 3-Way	1M3CS0431

Sandstorm	1BCCS0026
Mansard Trim	1MACS0026H

Desert Sunset	1BCCS6676

Charcoal Brown Blend	1BCCS1132
Mansard Trim	1MACS1132H
Mansard Hip Starter	1MICS1132
Mansard Apex 3-Way	1M3CS1132

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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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AUG 09 2010

SDR-39117

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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AUG 09 2010

SDR-39117

BODY
6080 Utterly Beige

SCHEME 8

TRIM
6081 Down Home

FASCIA & FRONT DOOR
6006 Black Bean

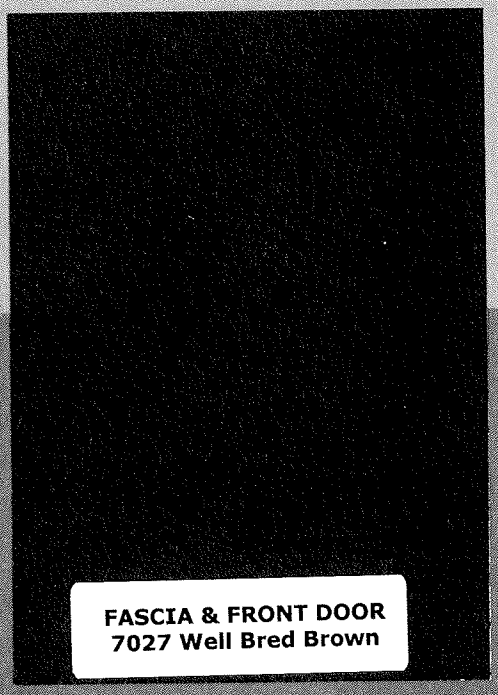
RECEIVED
AUG 09 2010

SDR-39117

GARAGE DOOR
6080 Utterly Beige

BODY
6120 Portabello

SCHEME 7



FASCIA & FRONT DOOR
7027 Well Bred Brown

TRIM
6143 Basket Beige

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AUG 09 2010

SDR-39117

~~GARAGE~~ DOOR
6120 Portabello

SCHEME 6

BODY
7539 Cork Wedge

TRIM
6102 Portabello

FASCIA & FRONT DOOR
6013 Bitter Chocolate

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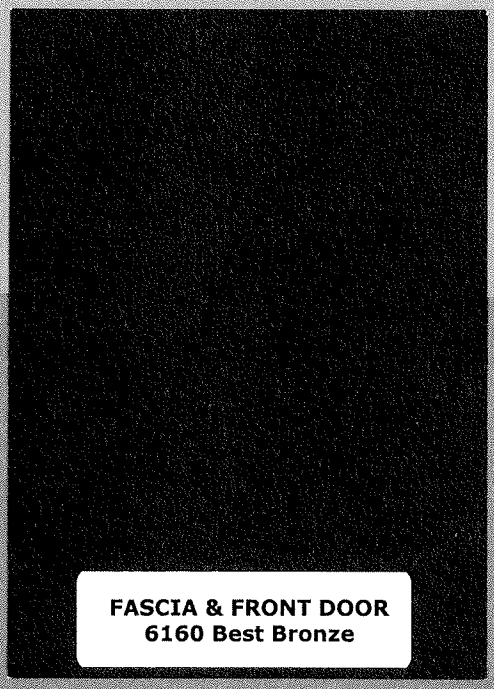
GARAGE DOOR
7539 Cork Wedge

SCHEME 5

BODY
6158 Sawdust

TRIM
6143 Basket Beige



FASCIA & FRONT DOOR
6160 Best Bronze

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GARAGE DOOR
6158 Sawdust

BODY
7513 Sanderling

SCHEME 4

TRIM
7556 Crème

FASCIA, FRONT DOOR
& SHUTTERS
2848 Roycroft Pewter

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SDR-39117

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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AUG 09 2010

SDR-39117

GARAGE DOOR
6102 Portabello

SCHEME 2

BODY
6133 Muslin

TRIM
7008 Alabaster

FASCIA, FRONT DOOR
& SHUTTERS
7705 Wheat Penny

GARAGE DOOR
6150 Universal Khaki

RECEIVED
AUG 09 2010

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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AUG 19 2010

driveway would exceed CLV allowed driveway slopes on the downhill side of the driveway if the uphill side of the driveway was to be higher than the adjacent top of curb grade. Therefore TCE is requesting garage setbacks of 6', 8', or 18'+ dependent on the slope of the existing street to maintain CLV approvable driveway slopes. These driveway lengths will also keep the distance between the house finish floor and the garage finish floor under two feet which is preferable to prospective home buyers. The following table breaks down the number of lots that would be requested for each driveway length.

PROPOSED GARAGE SETBACK	MAXIMUM STREET SLOPE	NUMBER OF LOTS WITH 3' SIDEWALK	NUMBER OF LOTS WITHOUT 3' SIDEWALK	TOTAL NUMBER OF LOTS
6 FEET	4.50%	65	102	167
8 FEET	6.00%	32	92	124

As shown in the table above, only 32 of the 291 lots would have a garage setback of 8' adjacent to a sidewalk producing an effective driveway length of 11' with the added 3' sidewalk.

The proposed garage setback distances are based upon the perpendicular distance from the face of the garage to the front property line (back of curb or sidewalk if it exists) for linear streets and from the nearest garage corner to the front property line on curvilinear streets. Due to the curvilinear street design of this project the actual driveway lengths may exceed the proposed garage setbacks based upon the angle at which the driveway intersects the front property line. The exact driveway length for each lot can not be determined until the plot plan stage of the project when the final driveway design is completed based upon the architectural house plan chosen for that lot.

This request for a Major Amendment to the SDR is similar to the previously approved Review of Condition for this project (ROC-10964) which was approved to allow a 5' front house setback and a 6' garage setback. Approval of this Major Amendment will allow Richmond American Homes greater flexibility in designing 2 story floor plan houses to fit on the smaller compact lots of the Alexander – 215 subdivision.

Please place this request for a Major Amendment to the SDR on the next available Planning Commission agenda. If you have any questions or need additional information, please call me at 932-6125.

Sincerely,

Kurt Johansen, P.E
Senior Project Manager

3277 East Warm Springs Road, Suite 400
Las Vegas, Nevada 89120
Phone (702) 932-6125 • Fax (702) 932-6129

SDR-39117
REVISED

August 6, 2010

City of Las Vegas
Planning and Development
731 South 4th Street
Las Vegas, NV 89101-6706

RE: Alexander/215 (Hillside) Project

Dear Sir or Madam,

I am writing this letter on behalf of the Homeowner's Association for Hillside in full support of Richmond American's plans. In summary, we are excited about the prospects of a homebuilder starting construction and support their application to the planning commission; very few of us want to live in a half-built community.

We had a Homeowners Association meeting on August 5, 2010 to review and discuss Richmond American's plans to build at Hillside. In addition to residents of Hillside, in attendance were Brian Walsh from Richmond American homes and Council Liaison Anthony Ruggiero, who was there to listen to the questions and concerns of the residents.

Brian Walsh made a presentation to the homeowners to discuss the product that they intend to build on the Hillside lots which included large diagrams and architectural drawings, and also discussed the setback variance for the driveways that they need so that they can fit their homes to the lots. None of our residents raised any concerns about five to eight foot driveways; most of the questions were whether the new product would blend in somewhat with the older homes, and what the new color scheme would look like so that as a whole the community looked nice. There were also questions about the location of the model homes and phasing of the community. The residents expressed a desire for two-story homes and said that they did not want any additional three story homes because it would potentially block their views. Views are a very important part of why many Hillside homeowners choose to live here, and have a significant impact on home values. Because the five to eight foot driveway variance would obviate the need for three story homes on a number of the lots, there is additional support for the driveway variance which will allow Richmond American to do two story homes on all their lots and preserve more views for the existing homeowners.

A motion was made to support Richmond American and its application to the planning commission for the variance on driveway lengths to allow Richmond to fit its product to the lots, and the motion was passed.

Please do not hesitate to contact me should you have any questions.

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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. Staff Report
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 MEMO

PLANNING COMMISSION MEETING DATE: SEPTEMBER 24, 2010
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: APPLICANT/OWNER: CITY OF LAS VEGAS

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
DIR-39291	Staff has NO RECOMMENDATION	

RTS

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

** STAFF REPORT **

PROJECT DESCRIPTION

This is an introduction for discussion purposes of the proposed Unified Development Code (UDC) chapters related to General Provisions, Permitted Uses, Nonconforming Uses and Structures and Definitions and Measures.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
05/29/08	The Planning & Development Department introduced the form-based code project to the Planning Commission at the Planning Commission Workshop.
03/23/09	At the Joint City Council and Planning Commission Workshop, the form-based code project was described as being a critical component for implementing corridor plans and walkable community plans.
03/26/09	The Planning & Development Department introduced the form-based code project to the Southern Nevada Home Builders Association (SNHBA) at their Community Development Committee meeting.
05/28/09	Project update presented at Planning Commission meeting under a Director's Business Item (DIR-34177).
01/28/10	The Planning & Development Department provided an update on the form-based code project to the Southern Nevada Home Builders Association (SNHBA) at their Community Development Committee meeting.
01/28/10	The Planning & Development Department held their first Customer Feedback Group meeting with representatives from various stakeholder groups.
03/04/10	The Planning & Development Department provided an overview and update on the form-based code project to the National Association of Industrial and Office Properties (NAIOP) at their membership meeting.
05/13/10	The Planning & Development Department provided an update on the form-based code project to the Planning Commission at the Planning Commission Workshop.

Neighborhood Meeting	
n/a	A neighborhood meeting has not yet been held. The public input sessions are being scheduled for October 2010.

ANALYSIS

Introduction:

Title 19 of the Las Vegas Municipal Code, which is the city's zoning regulations, was last revised in 1997. As the city continues to grow and mature, codes must be updated to reflect changing conditions and adopted initiatives. Consequently, Planning & Development staff has initiated revisions to Title 19 to reflect current development patterns and incorporate new initiatives, such as sustainability and transit-oriented development. A form-based code approach has been selected as the appropriate format for the code revision, as a means to promote understanding and application of zoning regulations. A form-based code is characterized by the following two qualities: the use of diagrams and visual examples to explain regulations, and an emphasis on regulating the form of the built environment.

Draft Organization:

Currently, staff is proposing to organize the revision into generalized chapters that address the requirements of both the current subdivision regulation and zoning code as one comprehensive title. The merging of these two titles (Title 18 and 19) will create a Unified Development Code (UDC) for the city that will provide greater assurance that development is occurring in conformance with the master plan. UDCs streamline the development process by weaving development standards together, reducing conflicts between standards and providing staff and the community a single point of reference for standards and regulations related to development.

At this time staff is presenting draft chapters for Chapter 19.00 – General Provisions, Chapter 19.12 – Permitted Uses, Chapter 19.16 – Nonconforming Uses and Structures and Chapter 19.18 – Definitions and Measures. The following table summarizes the substantive changes reflected in these four chapters from their corresponding existing regulations:

Proposed Chapter Reference/Subject	Summary of Substantive Change
19.00 – General Provisions	• Merged Title 18 and 19 elements related to the stated purpose, reference title, administration, interpretation, enforcement and fee schedule • Relocated Official Zoning Map sections
19.12 – Permitted Uses	• Reorganized Permitted Uses Table by eliminating the categorical listing and alphabetizing the uses • Separated the use/district matrix from the description/requirements text associated with each use • Relocated the Off-Premise Sign section to this chapter
19.14 – Nonconforming Uses and Structures	• No substantive changes from currently adopted non-conformity provisions

19.18 – Definitions and Measures	• Merged Title 18 and 19 elements related to how terms and phases are defined • Addressed a number of inconsistent definitions and added many illustrations to provide greater clarity • Added a Subchapter to address how measurements and calculations are intended to be done

Partnerships:

Staff has worked with a wide variety of stakeholders in the review of the proposed revisions. As the draft document is completed and moves through the adoption process staff will continue to work with these groups to address the public and development industries concerns and questions. Groups department staff is working with includes:

- ***Customer Feedback Group*** – Staff has worked representatives of the development community and other stakeholder groups to review various aspects of the proposed code revision. This group consists of representatives of various community and professional organizations, including the Southern Nevada Home Builders Association (SNHBA), National Association of Industrial and Office Properties (NAIOP), Regional Transportation Commission (RTC) and Clark County School District (CCSD). Additional, the group contains land use attorneys, architects and private sector planning professionals.

- ***Southern Nevada Home Builders Association (SNHBA)*** – In addition to the Customer Feedback Group, staff has worked with representatives of the SNHBA's Community Development Subcommittee in reviewing their industries specific concerns.

- ***Regional Transportation Commission (RTC)*** – As mentioned above, staff has reviewed RTC transportation plans in connection with proposed street sections and TOD standards. Staff continues to work with the RTC regarding the location of future transportation infrastructure projects, like the Downtown Transit Center, and how the city can capitalize on those improvements in the planning for future TOD districts, corridors or projects.

- ***Public Works Department*** – The revisions anticipated as a part of this project extend beyond the Planning and Development Department. Staff has been working closely with members of the city's Public Works Department to ensure that goals and proposed changes are achievable across the range of interests represented by the two departments. Areas where the staff has been working collaboratively include the merge of Titles 18 and 19 into a UDC, addressing street widths and streetscapes as a part of the improved streets effort, and working on site development standards that integrate Low Impact Development (LID) principles as a part of the city's stormwater management program.

Timeline*:

- Upcoming events:
  - Mid-October 2010 — Three neighborhood meetings to present the draft code and receive comments
  - October 21, 2010 — Planning Commission review of the proposed Unified Development Code (UDC) chapters related to Complete Streets, Residential Districts - Purpose and Development and Design Standards and Applications and Procedures
  - November 18, 201 — Public hearing before the Planning Commission to discuss the remaining draft UDC chapters, project overall and make a recommendation to the City Council
  - 1st Quarter 2011 — Based on the actions of the Planning Commission, the City Council will receive the revised code in ordinance form for their action
  - 2nd Quarter 2010 — Provided the City Council adopts the revisions, staff training and public outreach regarding any changes and how to use the new code will be conducted

* All time frames are tentative based the current available information and resources; anticipated action by the Commission and Council and the staff's progress so far on this project. Any changes could advance or delay the occurrence of these events.

NOTICES MAILED NEWSPAPER ONLY

APPROVALS 0

PROTESTS 0

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:
DIR-39495 - DIRECTOR'S BUSINESS - PUBLIC HEARING - Election of the Planning Commission Vice Chairman for the remainder of 2010. Staff has NO RECOMMENDATION.

P.C.: FINAL 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.: **39.**

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.: **40.**

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