



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.

October 21, 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 SEPTEMBER 23, 2010
5. Any Items from the Planning Commission, staff and/or the applicant wish to be stricken or held in abeyance to a future meeting may be brought forward and acted upon at this time.

CONSENT ITEMS:

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

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

ONE MOTION - ONE VOTE

THE FOLLOWING ARE ITEMS THAT MAY BE CONSIDERED IN ONE MOTION/ONE VOTE. THEY ARE CONSIDERED

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

7. GPA-39192 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request for a General Plan Amendment FROM: PF (PUBLIC FACILITIES) TO: C (Commercial) on 5.76 acres on the south side of U.S. 95, east of Casino Center Boulevard (APNs 139-34-501-004, 008, 139-34-510-045, 139-34-512-001 and 005), Ward 5 (Barlow).
8. ZON-39193 - REZONING RELATED TO GPA-39192 - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request for a Rezoning FROM: C-V (CIVIC) TO: C-2 (GENERAL COMMERCIAL) on 4.07 acres on the south side of U.S. 95, east of Casino Center Boulevard (APNs 139-34-501-004, 008 and 139-34-512-001), Ward 5 (Barlow).
9. GPA-39326 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request for a General Plan Amendment FROM: PF (PUBLIC FACILITIES) TO: MXU (MIXED-USE) on 6.82 acres at 741 Veterans Memorial Drive and 821 North Las Vegas Boulevard (APNs 139-27-708-014 and 016), Ward 5 (Barlow).
10. ZON-39327 - REZONING RELATED TO GPA-39326 - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request for a Rezoning FROM: C-V (CIVIC) TO: C-2 (GENERAL COMMERCIAL) on 6.82 acres at 741 Veterans Memorial Drive and 821 North Las Vegas Boulevard (APNs 139-27-708-014 and 016), Ward 5 (Barlow).
11. GPA-39334 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS, ET AL- Request for a General Plan Amendment FROM: PF (PUBLIC FACILITIES) TO: C (COMMERCIAL) on 2.12 acres at the northwest corner of Las Vegas Boulevard and Gass Avenue (APNs 139-34-410-149 and 152 through 156), Ward 3 (Reese).
12. GPA-39339 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: NV ENERGY - Request for a General Plan Amendment FROM: C (COMMERCIAL) TO: PF (PUBLIC FACILITIES) on 0.25 acres at 325 South Main Street (APN 139-34-210-005), Ward 3 (Reese).
13. ZON-39341 - REZONING RELATED TO GPA-39339 - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: NV ENERGY - Request for a Rezoning FROM: C-M (COMMERCIAL-INDUSTRIAL) TO: C-V (CIVIC) on 0.25 acres at 325 South Main Street (APN 139-34-210-005) Ward 3 (Reese).
14. GPA-39347 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: NV ENERGY - Request for a General Plan Amendment FROM: C (COMMERCIAL) AND MXU (MIXED-USE) TO: PF (PUBLIC FACILITIES) on 0.81 acres at 701 South Main Street (APNs 139-34-310-001 and 002), Ward 3 (Reese).
15. ZON-39348 - REZONING RELATED TO GPA-39347 - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: NV ENERGY - Request for a Rezoning FROM: C-M (COMMERCIAL INDUSTRIAL) TO: C-V (CIVIC) on 0.81 acres at 701 South Main Street (APNs 139-34-310-001 and 002), Ward 3 (Reese).
16. GPA-39349 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: NV ENERGY - Request for a General Plan Amendment FROM: MXU (MIXED-USE) TO: PF (PUBLIC FACILITIES) on 0.16 acres at 1000 South 1st Street (APN 139-34-410-011) Ward 3 (Reese).

17. ZON-39350 - REZONING RELATED TO GPA-39349 - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: NV ENERGY - Request for a Rezoning FROM: C-M (COMMERCIAL/INDUSTRIAL) TO: C-V (CIVIC) on 0.16 acres at 1000 South 1st Street (APN 139-34-410-011), Ward 3 (Reese).
18. GPA-39357 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: NV ENERGY - Request for a General Plan Amendment FROM: MXU (MIXED-USE) AND C (COMMERCIAL) TO: PF (PUBLIC FACILITIES) on 1.17 acres at the southwest corner of Clark Avenue and 14th Street (APNs 139-34-811-060 and 139-35-410-011), Ward 3 (Reese).
19. ZON-39358 - REZONING RELATED TO GPA-39357 - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: NV ENERGY - Request for a General Plan Amendment FROM: R-2 (MEDIUM-LOW DENSITY RESIDENTIAL) TO: C-V (CIVIC) on 1.17 acres at the southwest corner of Clark Avenue and 14th Street (APNs 139-34-811-060 and 139-35-410-011), Ward 3 (Reese).
20. RQR-39424 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: CBS OUTDOOR - OWNER: SAHARA RANCHO OFFICE CTR, LLC - Required Review of an Approved Variance (V-0154-94) WHICH ALLOWED A 90-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN on 12.6 acres at 2300 South Rancho Drive (APN 162-04-412-005), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).
21. RQR-39434 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: LAMAR OUTDOOR ADVERTISING - OWNER: LIPKIN 1992 TRUST - Required Review of an previously approved Special Use Permit (U-0104-02) WHICH ALLOWED A 40- FOOT TALL, 14-FOOT X 48-FOOT OFF-PREMISE SIGN at 1501 Western Avenue (APN 162-04-605-005), M (Industrial) Zone, Ward 3 (Reese).
22. RQR-39435 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: LAMAR CENTRAL OUTDOOR, LLC - OWNER: ERNEST A. BECKER III - Required Review of a previously approved Special Use Permit (U-0185-89) WHICH ALLOWED A 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN at 1361 South Decatur Boulevard (APN 162-06-211-001), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).
23. RQR-39465 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Required Review of a previously approved Site Development Review Plan (SDR-25269) FOR A GOVERNMENT FACILITY (FIRE STATION) WITH WAIVERS OF ALL LANDSCAPING REQUIREMENTS on 4.51 acres at 9043 Ackerman Avenue (APN 125-08-401-004), C-2 (General Commercial) Zone, Ward 6 (Ross).
24. RQR-39501 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: CLEAR CHANNEL OUTDOOR, INC. - OWNER: POOLE-SANFORD, LLC - Required Review of a previously approved Special Use Permit (U-0010-97) FOR A 40-FOOT TALL, 14-FOOT X 48-FOOT OFF-PREMISE SIGN at 3901 North Rancho Drive (APN 138-12-110-004), C-1 (Limited Commercial) Zone, Ward 6 (Ross).
25. SUP-39143- SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CORNERSTONE COMPANY - OWNER: CHETAK DEVELOPMENT, INC. - Request for a Special Use Permit FOR A PROPOSED 7,000 SQUARE-FOOT GUN CLUB, SKEET, TARGET RANGE OR ARCHERY CLUB (INDOOR) at 2233 South Las Vegas Boulevard (APN 162-03-410-007), C-2 (General Commercial) Zone, Ward 3 (Reese).
26. VAC-39480 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: RANCHO CIRCLE SHOPPING CENTER, LLC - Petition to Vacate a 12-foot wide public drainage easement at 320 North Rancho Drive (APN 139-29-801-004), C-2 (General Commercial) Zone, Ward 5 (Barlow).
27. TMP-39484 - TENTATIVE MAP - RANCHO CIRCLE SHOPPING CENTER - APPLICANT/OWNER: RANCHO

CIRCLE SHOPPING CENTER, LLC - Request for a Tentative Map FOR A ONE LOT COMMERCIAL SUBDIVISION on 4.65 acres at 320 North Rancho Drive (APN 139-29-801-004), C-2 (General Commercial) Zone, Ward 5 (Barlow).

PUBLIC HEARING ITEMS

28. TABLED - RENOTIFICATION - ROC-36960 - REVIEW OF CONDITION - PUBLIC HEARING - APPLICANT/OWNER: SHARON ROTH - Request for a Review of Condition to delete Condition Numbers 3 and 5 of a previously approved Rezoning (ZON-3474) WHICH REQUIRED A COMPREHENSIVE SITE DEVELOPMENT PLAN TO ILLUSTRATE THE LOCATION OF JOINT DRIVEWAYS, JOINT PARKING AND ACCESS AGREEMENTS, A CONSISTENT LANDSCAPING PLAN AND A TRAFFIC IMPACT ANALYSIS on 0.15 acres at 708 South Jones Boulevard (APN 138-25-310-003), P-R (Professional Office and Parking) Zone, Ward 1 (Tarkanian). NOTE: THE ADDRESS HAS BEEN AMENDED TO 708 NORTH JONES BOULEVARD
29. TABLED - RENOTIFICATION - SDR-36959 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ROC-36960 - PUBLIC HEARING - APPLICANT/OWNER: SHARON ROTH - Request for a Site Development Plan Review FOR THE PROPOSED CONVERSION OF A SINGLE-FAMILY RESIDENCE TO A 1,770 SQUARE-FOOT OFFICE, MEDICAL WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS TO ALLOW A ZERO-FOOT BUFFER ALONG THE WEST PERIMETER WHERE 15 FEET IS REQUIRED AND ZERO-FOOT BUFFERS ALONG THE NORTH AND SOUTH PERIMETERS WHERE FIVE FEET IS REQUIRED on 0.15 acres at 708 South Jones Boulevard (APN 138-25-310-003), P-R (Professional Office and Parking) Zone, Ward 1 (Tarkanian). NOTE: THE ADDRESS HAS BEEN AMENDED TO 708 NORTH JONES BOULEVARD
30. GPA-39489 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: SEQUOIA ELECTRIC - OWNER: SAGEBRUSH PROPERTY VENTURES, LLC - Request for a General Plan Amendment FROM: SC (SERVICE COMMERCIAL) TO: LI/R (LIGHT INDUSTRY/RESEARCH) on 1.21 acres at 4485 North Rainbow Boulevard (APN 138-03-602-013), Ward 4 (Anthony).
31. ZON-39490 - REZONING RELATED TO GPA-39489 - PUBLIC HEARING - APPLICANT: SEQUOIA ELECTRIC - OWNER: SAGEBRUSH PROPERTY VENTURES, LLC - Request for a Rezoning FROM: C-1 (LIMITED COMMERCIAL) TO: C-M (COMMERCIAL/INDUSTRIAL) on 1.21 acres at 4485 North Rainbow Boulevard (APN 138-03-602-013), Ward 4 (Anthony).
32. VAR-39492 - VARIANCE RELATED TO GPA-39489 AND ZON-39490 - PUBLIC HEARING - APPLICANT: SEQUOIA ELECTRIC - OWNER: SAGEBRUSH PROPERTY VENTURES, LLC - Request for a Variance TO ALLOW A ZERO-FOOT REAR YARD SETBACK WHERE 20 FEET IS REQUIRED AND A ZERO-FOOT SIDE YARD SETBACK WHERE TEN FEET IS REQUIRED on 1.21 acres at 4485 North Rainbow Boulevard (APN 138-03-602-013), C-1 (Limited Commercial) Zone [PROPOSED: C-M (Commercial/Industrial)], Ward 4 (Anthony).
33. SDR-39491 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-39489, ZON-39490 AND VAR-39492 - PUBLIC HEARING - APPLICANT: SEQUOIA ELECTRIC - OWNER: SAGEBRUSH PROPERTY VENTURES, LLC - Request for Site Development Plan Review TO ADD A PROPOSED 8,880 SQUARE-FOOT HEAVY MACHINERY AND EQUIPMENT (RENTAL, SALES AND SERVICE) BUILDING AT AN EXISTING 4,000 SQUARE-FOOT OFFICE SITE, WITH A WAIVER OF PERIMETER LANDSCAPE STANDARDS TO ALLOW A FIVE-FOOT BUFFER ALONG THE SOUTH PROPERTY LINE WHERE EIGHT FEET IS REQUIRED on 1.21 acres at 4485 North Rainbow Boulevard (APN 138-03-602-013), C-1 (Limited Commercial) Zone [PROPOSED: C-M (Commercial/Industrial)], Ward 4 (Anthony).
34. ZON-39320 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: KENYON LIMITED PARTNERSHIP - Request for a Rezoning FROM: R-4 (HIGH DENSITY RESIDENTIAL) TO: C-1 (LIMITED COMMERCIAL) on 0.20 acres at 820 South 7th Street (APN 139-34-410-234), Ward 3 (Reese).
35. ZON-39455 - REZONING - PUBLIC HEARING - APPLICANT: LAURICH PROPERTIES, INC. - OWNER: GRAND CANYON SQUARE, LLC - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: PD (PLANNED DEVELOPMENT) on 25.48 acres at the northwest corner of Horse Drive and Oso Blanca Road (APN 125-07-601-005), Ward 6 (Ross).
36. SDR-39453 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-39455 - PUBLIC HEARING - APPLICANT: LAURICH PROPERTIES, INC. - OWNER: GRAND CANYON VILLAGE SQUARE, LLC - Request for a Site Development Plan Review FOR A PROPOSED 250,267 SQUARE-FOOT SHOPPING CENTER on a 25.48 acres

at the northwest corner of Horse Drive and Oso Blanca Road (APN 125-07-601-005), Ward 6 (Ross).

37. VAR-39099 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: CLARK COUNTY LEGAL SERVICES PROGRAM - Request for a Variance TO ALLOW 92 PARKING SPACES WHERE 118 PARKING SPACES ARE REQUIRED on 0.98 acres at 721 East Charleston Boulevard (APNs 139-34-410-244 and 245), C-1 (Limited Commercial) Zone, Ward 3 (Reese).
38. VAR-39100 - VARIANCE RELATED TO VAR-39099 - PUBLIC HEARING - APPLICANT/OWNER: CLARK COUNTY LEGAL SERVICES PROGRAM - Request for a Variance TO ALLOW A 10-FOOT FRONT YARD SETBACK WHERE 20-FEET IS REQUIRED, A 5-FOOT SIDE YARD SETBACK WHERE 10-FEET IS REQUIRED, A 10-FOOT CORNER SIDE YARD SETBACK WHERE 15-FEET IS REQUIRED AND AN EIGHT- FOOT REAR YARD SETBACK WHERE 20-FEET IS REQUIRED on 0.98 acres at 721 East Charleston Boulevard (APNs 139-34-410-244 and 245), C-1 (Limited Commercial) Zone, Ward 3 (Reese).
39. SDR-39098 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-39099 AND VAR-39100 - PUBLIC HEARING - APPLICANT/OWNER: CLARK COUNTY LEGAL SERVICES PROGRAM - Request for a Site Development Plan Review FOR A PROPOSED 32,500 SQUARE-FOOT, TWO-STORY OFFICE BUILDING WITH A THREE STORY PARKING GARAGE WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER WIDTH REQUIREMENTS TO ALLOW BUFFERS OF ZERO FEET ALONG THE NORTH, SOUTH AND EAST PERIMETERS WHERE 15 FEET IS REQUIRED AND ZERO FEET ALONG THE WEST PERIMETER WHERE EIGHT FEET IS REQUIRED on 0.98 acres at 721 East Charleston Boulevard (APNs 139-34-410-244 and 245), C-1 (Limited Commercial) Zone, Ward 3 (Reese).
40. VAR-39458 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: CLARK COUNTY LEGAL SERVICES PROGRAM - Request for a Variance TO ALLOW A 10-FOOT FRONT YARD SETBACK WHERE 20 FEET IS REQUIRED, A ZERO FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED, A SIX-FOOT CORNER SIDE YARD SETBACK WHERE 15 FEET IS REQUIRED, A FIVE-FOOT REAR YARD SETBACK WHERE 20 FEET IS REQUIRED AND TO ALLOW 82% LOT COVERAGE WHERE 50% IS THE MAXIMUM ALLOWED on 0.98 acres at 721 East Charleston Boulevard (APNs 139-34-410-244 and 245), C-1 (Limited Commercial) Zone, Ward 3 (Reese).
41. SDR-39457 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-39458 - PUBLIC HEARING - APPLICANT/OWNER: CLARK COUNTY LEGAL SERVICES PROGRAM - Request for a Site Development Plan Review FOR A THREE STORY, 128-FOOT TALL PARKING GARAGE WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS TO ALLOW ZERO FEET ALONG THE SOUTH AND WEST PERIMETERS WHERE EIGHT FEET IS REQUIRED, SIX FEET ALONG THE NORTH PERIMETER WHERE EIGHT FEET IS REQUIRED AND ZERO FEET ALONG THE EAST PERIMETER WHERE 15 FEET IS REQUIRED on 0.98 acres at 721 East Charleston Boulevard (APNs 139-34-410-244 and 245), C-1 (Limited Commercial) Zone, Ward 3 (Reese).
42. VAR-39335 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: KELLY AND IWONA HULSEY - Request for a Variance TO ALLOW 38 PARKING SPACES WHERE 88 ARE REQUIRED on 1.25 acres at 4125 West Charleston Boulevard (APNs 162-06-510-023 and 024), C-2 (General Commercial) Zone, Ward 1 (Tarkanian).
43. VAR-39337 - VARIANCE RELATED TO VAR-39335 - PUBLIC HEARING - APPLICANT/OWNER: KELLY AND IWONA HULSEY - Request for a Variance TO ALLOW A 10-FOOT TALL WALL WHERE EIGHT FEET IS ALLOWED on 1.25 acres at 4125 West Charleston Boulevard (APNs 162-06-510-023 and 024), C-2 (General Commercial) Zone, Ward 1 (Tarkanian).
44. SDR-39338 - SITE DEVELOPMENT REVIEW PLAN RELATED TO VAR-39335 AND VAR-39337 - PUBLIC HEARING - APPLICANT/OWNER: KELLY AND IWONA HULSEY - Request for a Site Development Plan Review FOR AN EXISTING 15,776 SQUARE-FOOT WEDDING CHAPEL AND BANQUET FACILITY on 1.25 acres at 4125 West Charleston Boulevard (APNs 162-06-510-023 and 024), C-2 (General Commercial) Zone, Ward 1 (Tarkanian).
45. VAR-39361 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: YADIDIA SARAF - Request for a Variance TO ALLOW AN EIGHT-FOOT CORNER SIDE YARD SETBACK WHERE 15 FEET IS REQUIRED on 0.15 acres at 4805 Apawana Lane (APN 138-25-613-041), R-1 (Single Family Residence) Zone, Ward 5 (Barlow).
46. VAR-39433 - VARIANCE - PUBLIC HEARING - APPLICANT: LAMAR CENTRAL OUTDOOR, LLC - OWNER: D&W, INC. - Request for a Variance TO ALLOW A 60-FOOT TALL OFF PREMISE SIGN WHERE 50-FEET IS THE

MAXIMUM HEIGHT ALLOWED on 14.49 acres at 120 North Jones Boulevard (APN 138-25-404-004), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

47. SUP-39432 - SPECIAL USE PERMIT RELATED TO VAR-39433 - PUBLIC HEARING - APPLICANT: LAMAR CENTRAL OUTDOOR, LLC - OWNER: D&W, INC. - Request for a Special Use Permit FOR A PROPOSED 60-FOOT TALL 14-FOOT X 48-FOOT OFF-PREMISE ADVERTISING SIGN at 120 North Jones Boulevard (APN 138-25-404-004), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).
48. VAR-39468 - VARIANCE - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: PROVIDENCE 207, LLC - Request for a Variance TO ALLOW THE GARAGE SETBACK TO BE LESS SEVEN FEET OR LESS, OR GREATER THAN 18 FEET WHERE THE APPROVED SETBACK IS FIVE FEET OR LESS, OR GREATER THAN 18 FEET, A FRONT YARD SETBACK OF THREE FEET WHERE EIGHT FEET IS REQUIRED AND TO ALLOW LOT 21 AND LOT 103 TO HAVE A SETBACK OF 7 FEET WHERE THE MINIMUM ALLOWED IS 10 FEET on 20.9 acres adjacent to the southwest corner of Farm Road and Hualapai Way (APNs Multiple), PD (Planned Development) Zone, Ward 6 (Ross).
49. ROC-39470 - REVIEW OF CONDITION RELATED TO VAR-39468 - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: PROVIDENCE 207, LLC - Request for a Review of Condition #1 of a previously approved Variance (VAR-13245) TO MODIFY THE REQUIREMENT TO FIRE SPRINKLE ALL LOTS BY LIMITING THE REQUIREMENT TO LOTS 22, 92, 98, 102, 135 and 136 ONLY on 20.9 acres adjacent to the southwest corner of Farm Road and Hualapai Way (APNs Multiple), PD (Planned Development) Zone, Ward 6 (Ross).
50. VAR-39475 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: RICHMOND AMERICAN HOMES - Request for a Variance TO ALLOW AN EIGHT-FOOT SOLID FRONT YARD WALL WHERE A FIVE-FOOT WALL WITH TWO FEET SOLID AND THREE FEET OPEN IS THE MAXIMUM HEIGHT ALLOWED on .54 acres at 6315 and 6335 El Campo Grande Avenue (APNs 125-26-812-008 and 009), R-PD3 (Residential Planned Development - 3 Units Per Acre) Zone, Ward 6 (Ross).
51. SDR-39474 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-39475 - PUBLIC HEARING - APPLICANT/OWNER: RICHMOND AMERICAN HOMES - Request for a Major Amendment to a previously approved Site Development Plan Review (SDR-17698) FOR REVISED THE SETBACKS FOR A 32-LOT RESIDENTIAL SUBDIVISION on 10.30 acres adjacent to the northwest and northeast corners of Ann Road and Mustang Street (APNs 125-26-812-001 through 032), R-PD3 (Residential Planned Development - 3 Units Per Acre) Zone, Ward 6 (Ross).
52. VAR-39487 - VARIANCE - PUBLIC HEARING - APPLICANT: COPPER SANDS, INC.- OWNER: RANCHO TORREY DEVELOPMENT, LLC - Request for a Variance TO ALLOW 252 PARKING SPACES WHERE 262 IS REQUIRED on 6.41 acres at 4660 North Rancho Drive (APN 138-02-113-001), C-1 (Limited Commercial) Zone, Ward 6 (Ross).
53. SUP-39488 - SPECIAL USE PERMIT RELATED TO VAR-39487 - PUBLIC HEARING - APPLICANT: COPPER SANDS, INC.- OWNER: RANCHO TORREY DEVELOPMENT, LLC - Request for a Special Use Permit FOR A 120-BED CONVALESCENT CARE FACILITY at 4660 North Rancho Drive (APN 138-02-113-001), C-1 (Limited Commercial) Zone, Ward 6 (Ross).
54. SDR-39485 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-39487 AND SUP-39488 - PUBLIC HEARING - APPLICANT: COPPER SANDS, INC. - OWNER: RANCHO TORREY DEVELOPMENT, LLC - Request for a Site Development Plan Review FOR A TWO-STORY, 13,400 SQUARE-FOOT BUILDING ADDITION on 6.41 acres at 4660 North Rancho Drive (APN 138-02-113-001), C-1 (Limited Commercial) Zone, Ward 6 (Ross).
55. SUP-39365 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MONEYTREE, INC. - OWNER: KATSAM, LLC - Request for a Special Use Permit FOR AN AUTO TITLE LOAN USE WITHIN AN EXISTING 2,681 SQUARE-FOOT FINANCIAL INSTITUTION, SPECIFIED WITH A WAIVERS TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM RESIDENTIAL USE, WHERE 200 FEET IS REQUIRED at 9470 West Sahara Avenue (APN 163-06-816-029), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson).
56. SUP-39367 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MONEYTREE, INC. - OWNER: KATSAM, LLC - Request for a Special Use Permit FOR AN AUTO TITLE LOAN USE WITHIN AN EXISTING 2,291 SQUARE-FOOT NON-CONFORMING FINANCIAL INSTITUTION, SPECIFIED WITH WAIVERS TO A ALLOW ZERO-FOOT DISTANCE SEPARATION FROM A RESIDENTIAL USE WHERE 200 FEET IS REQUIRED, TO

ALLOW A 970-FOOT DISTANCE SEPARATION FROM A FINANCIAL INSTITUTION, SPECIFIED WHERE 1,000 FEET IS REQUIRED AND TO ALLOW 24-HOUR OPERATION WHERE 8:00 AM TO 11:00 PM IS ALLOWED at 7291 West Lake Mead Boulevard, Suite #120 (APN 138-22-712-004), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

57. SUP-39412 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: THE GOLD DEPOSIT - OWNER: G G P IVANHOE II, INC. - Request for a Special Use Permit FOR A SECONDHAND DEALER (JEWELRY AND PRECIOUS METALS) at 4300 Meadows Lane (APN 139-31-510-019), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).
58. SUP-39440 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: GREAT WASH PARK, LLC - Request for a Special Use Permit FOR A SUPPER CLUB WITH A WAIVER TO ALLOW A 141-FOOT DISTANCE SEPARATION FROM A PARK WHERE 400 FEET IS THE MINIMUM REQUIRED at 420 Rampart Boulevard, Suite #80 (APN 138-32-601-003), C-2 (General Commercial) Zone, Ward 2 (Wolfson).
59. SUP-39441 - 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 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 #80 (APN 138-32-601-003), C-2 (General Commercial) Zone, Ward 2 (Wolfson).
60. SUP-39454 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: PYAAR INDIA RESTAURANT - OWNER: DAVID L. JEWKES, RECEIVER - Request for a Special Use Permit TO ADD A BEER/WINE/COOLER ON-SALE ESTABLISHMENT USE TO AN EXISTING 2,200 SQUARE-FOOT RESTAURANT WITH A WAIVER TO ALLOW A ZERO FEET DISTANCE SEPARATION FROM A CHURCH OR SYNAGOGUE WHERE 400 FEET IS REQUIRED at 9350 West Sahara Avenue, Suite #150 (APN 163-06-816-034), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson).
61. SUP-39460 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: VARADERO CUBAN RESTAURANT - OWNER: RANCHO SANTA FE ENTERPRISE, LTD - Request for a Special Use Permit FOR A PROPOSED 1,220 SQUARE-FOOT BEER/WINE/COOLER ON-SALE ESTABLISHMENT at 5081 North Rainbow Boulevard, Suite #100 (APN 125-34-712-004), C-2 (General Commercial) Zone, Ward 6 (Ross).
62. SUP-39471 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ROI ZALACH - OWNER: URBAN LAND OF NEVADA - Request for a Special Use Permit FOR A PROPOSED SECONDHAND DEALER USE (JEWELRY) WITHIN AN EXISTING 1,200 SQUARE-FOOT JEWELRY STORE at 376 West Sahara Avenue (APN 162-04-807-001), C-1 (Limited Commercial) Zone, Ward 3 (Reese).
63. SDR-39394 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: SCA DESIGN, LLC - OWNER: 521 SOUTH THIRD, LLC - Request for a Site Development Plan Review FOR A PROPOSED 8,303 SQUARE-FOOT OFFICE BUILDING on 0.16 acres at 521 South 3rd Street (APN 139-34-301-009), C-2 (General Commercial) Zone, Ward 3 (Reese).
64. SDR-39469 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: TEAM FORD - OWNER: RYAN, M. E. LLC - Request for a Site Development Plan Review FOR A PROPOSED 7,000 SQUARE-FOOT AUTO REPAIR GARAGE, MINOR on 18.6 acres at 5446 Drexel Road (APN 125-34-515-005), PD (Planned Development) Zone, Ward 6 (Ross).

DIRECTOR'S BUSINESS:

65. TXT-38353 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion and possible action to amend Title 19.14 and Title 19.20 to define standards for building wrap signage.
66. TXT-39452 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion and possible action to amend the Town Center Development Standards Manual to revise applicable land use districts for the Auto Repair Garage (Minor) use in Town Center.
67. DIR-38197 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request to adopt the West Charleston Corridor Plan, Ward 1 (Tarkanian).

68. DIR-39292 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Presentation of the proposed Unified Development Code (UDC) chapters related to Complete Streets, Residential Districts - Purpose and Development and Design Standards and Applications and Procedures, All Wards

CITIZENS PARTICIPATION:

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 21, 2010

DEPARTMENT: PLANNING AND DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

SUBJECT:

CALL TO ORDER



AGENDA SUMMARY PAGE

PLANNING COMMISSION MEETING OF: OCTOBER 21, 2010

DEPARTMENT: PLANNING AND DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

SUBJECT:

ANNOUNCEMENT: COMPLIANCE WITH OPEN MEETING LAW



AGENDA SUMMARY PAGE

PLANNING COMMISSION MEETING OF OCTOBER 21, 2010

DEPARTMENT: PLANNING AND DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

SUBJECT:

ROLL CALL



AGENDA SUMMARY PAGE
PLANNING COMMISSION MEETING OF OCTOBER 21, 2010

DEPARTMENT: PLANNING AND DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

SUBJECT:

APPROVAL OF THE FINAL MINUTES FOR THE PLANNING COMMISSION MEETING
OF SEPTEMBER 23, 2010



AGENDA SUMMARY PAGE

PLANNING COMMISSION MEETING OF: OCTOBER 21, 2010

DEPARTMENT: PLANNING AND DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ **Consent** ☒ **Discussion**

SUBJECT:

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



AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 21, 2010

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☒ **Consent** ☐ **Discussion**

SUBJECT:

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

MAY GO TO CITY COUNCIL ON 11/21/10 OR MAY BE FINAL ACTION
(Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

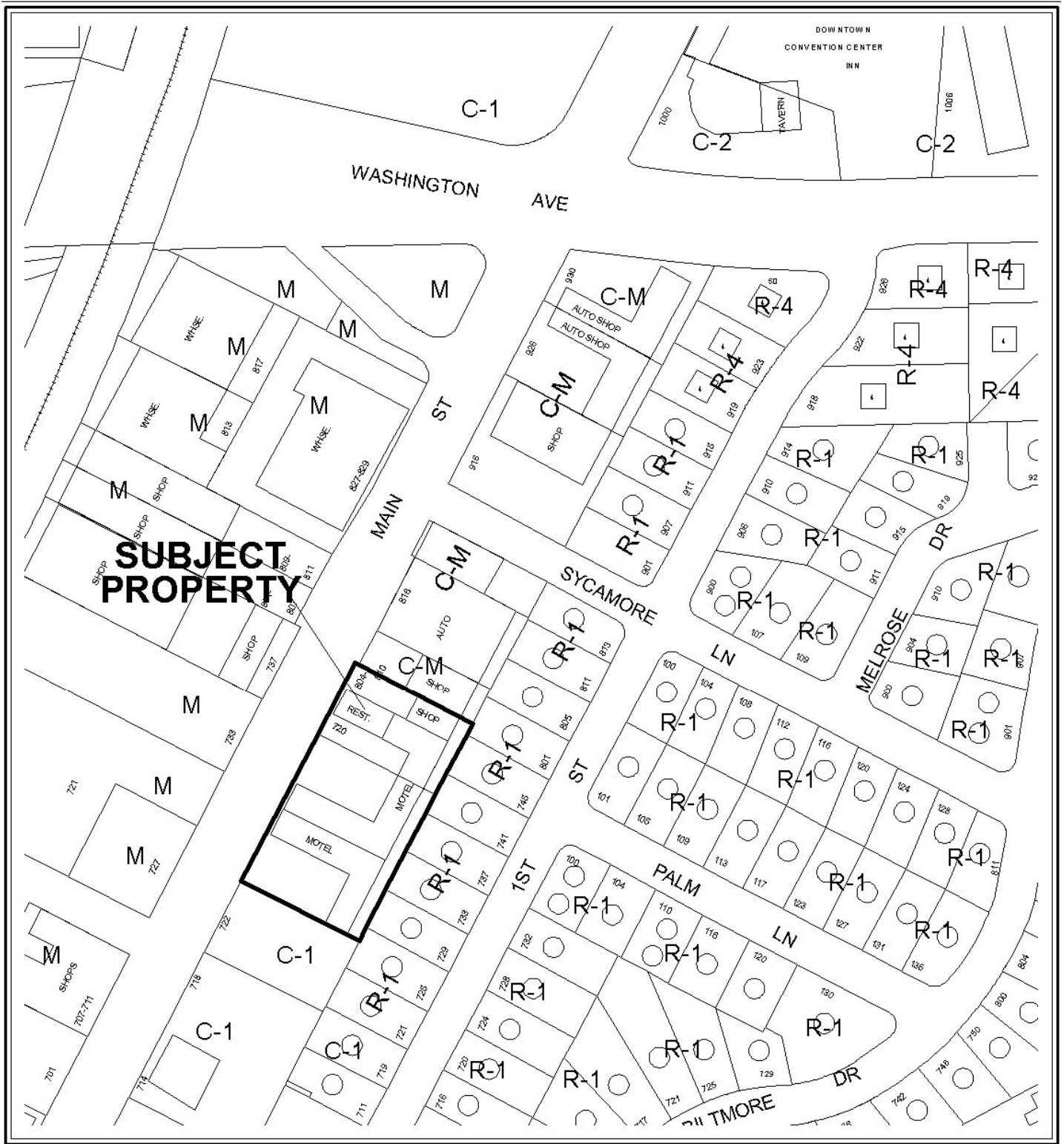
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RECOMMENDATION:

Staff recommends 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: **TMP-38862**

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



CASE: **TMP-38862**

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



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **TMP-38862** APN: 139-27-707-004 & 139-27-707-005
Name of Property Owner: D & G Hotel Group, LLC
Name of Applicant: D & G Hotel Group, LLC
Name of Representative: Douglas Da Silva

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: _____

Print Name: _____

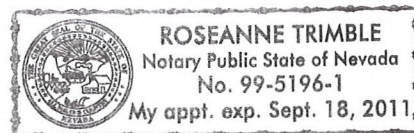
Douglas Da Silva

Subscribed and sworn before me

This 18th day of June, 2010

Roseanne Trimble

Notary Public in and for said County and State



RECEIVED

JUL 14 2010

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Tentative map / Commercial Subdivision
 Project Address (Location) 700 & 720 N. Main St. Las Vegas NV
 Project Name Regency Motel Proposed Use Commercial Subdivision
 Assessor's Parcel #(s) 139-27-707-004 & 139-27-707-005 Ward # 5
 General Plan: existing _____ proposed _____ Zoning: existing _____ proposed _____
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres _____ Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER D & G Hotel Group LLC Contact Douglas Da Silva
 Address 9509 Queens Walk Circle Phone: 539-2000 Fax: _____
 City Las Vegas NV State NV Zip 89117
 E-mail Address dasilva55@yahoo.com

APPLICANT D & G Hotel Group LLC Contact Douglas Da Silva
 Address 9509 Queens Walk Circle Phone: 539-2000 Fax: _____
 City Las Vegas State NV Zip 89117
 E-mail Address dasilva55@yahoo.com

REPRESENTATIVE Douglas Da Silva Contact _____
 Address 9509 Queens Walk Circle Phone: 539-2000 Fax: _____
 City Las Vegas State NV Zip 89117
 E-mail Address dasilva55@yahoo.com

Property Owner Signature* _____

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

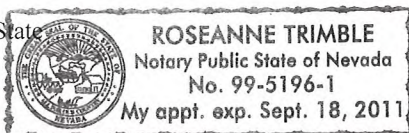
Print Name Douglas Da Silva

Subscribed and sworn before me

This 18th day of June, 20 10.

Roseanne Trimble

Notary Public in and for said County and State



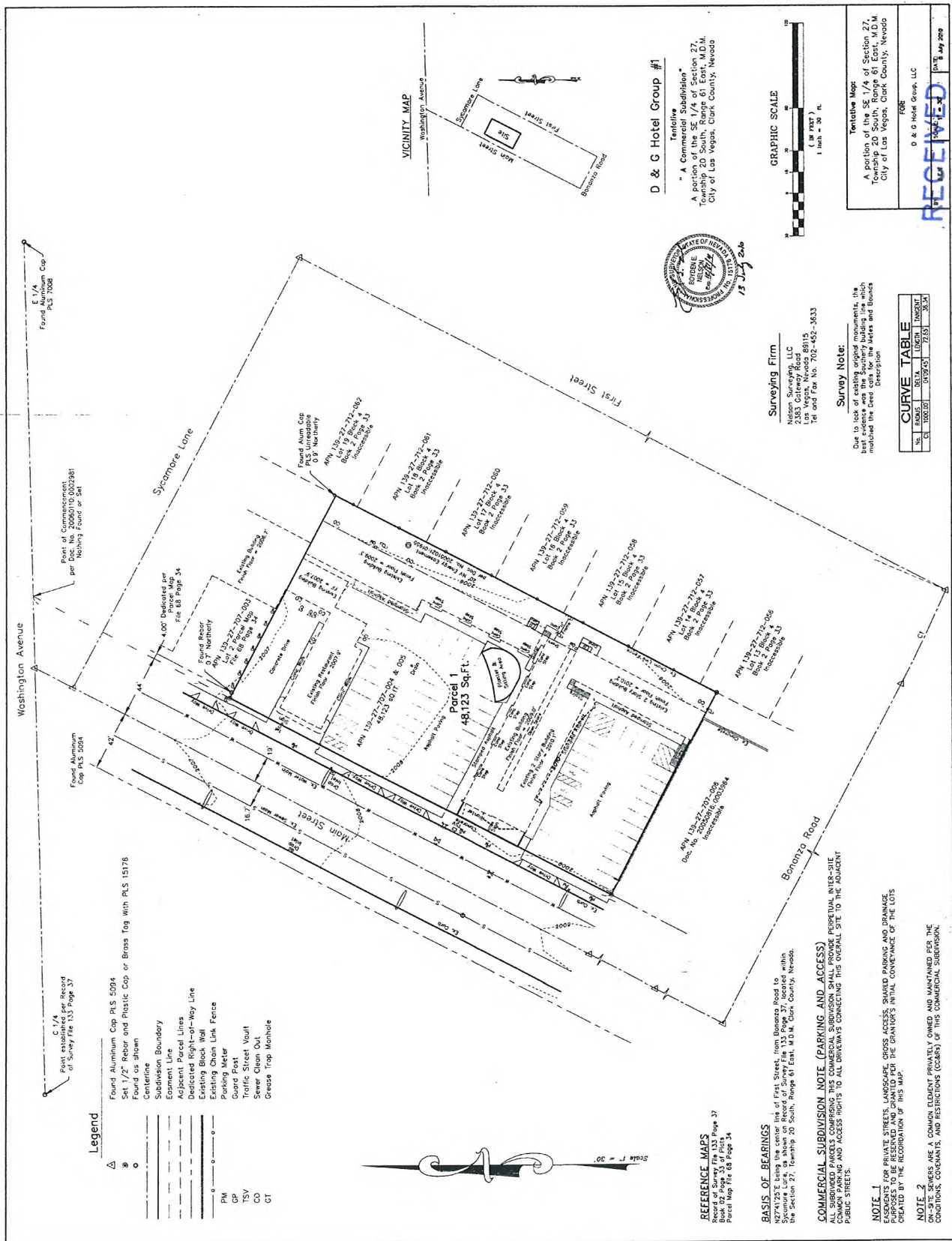
Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	<u>TMP-38862</u>
Meeting Date:	<u>8/26/10</u>
Total Fee:	<u>150.00</u>
Date Received:	<u>7/14/10</u>
Received By:	<u>AM</u>

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

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



TMP-38862

JUL 14 2010

RECEIVED

JUL 12 2010



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

June 18, 2010

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

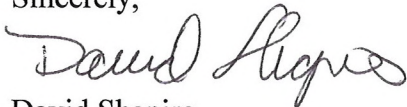
Re: Property located at 700 & 720 N. Main St., Las Vegas, NV
Parcel #'s 139-27-707-004 & 139-27-707-005

Attn: Planning Staff and Commission:

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

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

Sincerely,



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

DS/rt

RECEIVED

RECEIVED
JUL 14 2010
TMP-38862

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 21, 2010

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

GPA-39192 - GENERAL PLAN AMENDMENT - PUBLIC HEARING -
APPLICANT/OWNER: CITY OF LAS VEGAS - Request for a General Plan Amendment
FROM: PF (PUBLIC FACILITIES) TO: C (Commercial) on 5.76 acres on the south side of U.S.
95, east of Casino Center Boulevard (APNs 139-34-501-004, 008, 139-34-510-045, 139-34-512-
001 and 005), Ward 5 (Barlow).

C.C.: 11/17/2010

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

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RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report - GPA-39192 and ZON-39193
3. Supporting Documentation
4. Photos - GPA-39192 and ZON-39193
5. Justification Letter - GPA-39192 and ZON-39193

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 21, 2010

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

ZON-39193 - REZONING RELATED TO GPA-39192 - PUBLIC HEARING -
APPLICANT/OWNER: CITY OF LAS VEGAS - Request for a Rezoning FROM: C-V (CIVIC)
TO: C-2 (GENERAL COMMERCIAL) on 4.07 acres on the south side of U.S. 95, east of
Casino Center Boulevard (APNs 139-34-501-004, 008 and 139-34-512-001), Ward 5 (Barlow).

C.C.: 11/17/2010

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

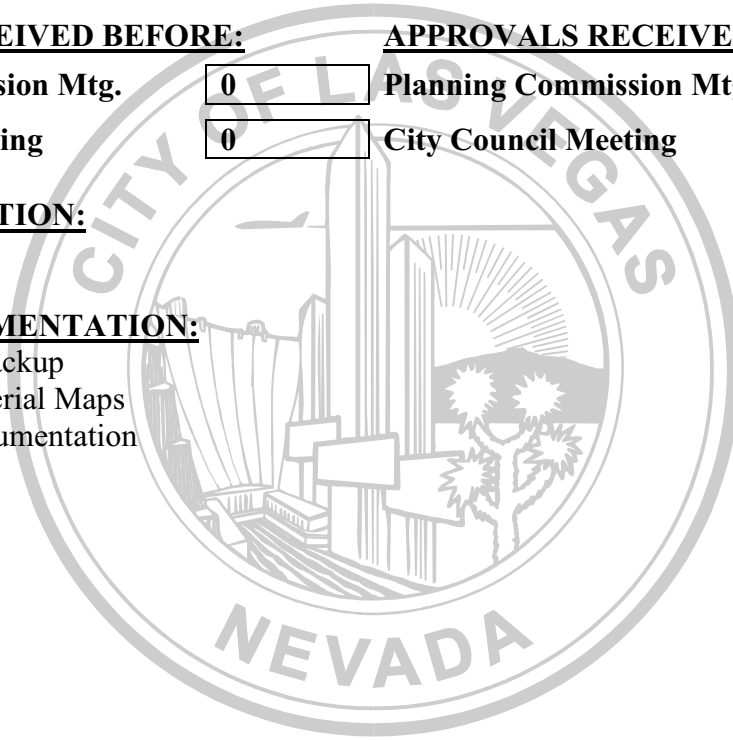
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RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

1. Consolidated Backup
2. Location and Aerial Maps
3. 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.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 21, 2010

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

GPA-39326 - GENERAL PLAN AMENDMENT - PUBLIC HEARING -
APPLICANT/OWNER: CITY OF LAS VEGAS - Request for a General Plan Amendment
FROM: PF (PUBLIC FACILITIES) TO: MXU (MIXED-USE) on 6.82 acres at 741 Veterans
Memorial Drive and 821 North Las Vegas Boulevard (APNs 139-27-708-014 and 016), Ward 5
(Barlow).

C.C.: 11/17/2010

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

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RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report - GPA-39326 and ZON-39327
3. Supporting Documentation
4. Photos - GPA-39326 and ZON-39327
5. Justification Letter - GPA-39326 and ZON-39327

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 21, 2010

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

ZON-39327 - REZONING RELATED TO GPA-39326 - PUBLIC HEARING -

APPLICANT/OWNER: CITY OF LAS VEGAS - Request for a Rezoning FROM: C-V (CIVIC)

TO: C-2 (GENERAL COMMERCIAL) on 6.82 acres at 741 Veterans Memorial Drive and 821 North Las Vegas Boulevard (APNs 139-27-708-014 and 016), Ward 5 (Barlow).

C.C.: 11/17/2010

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

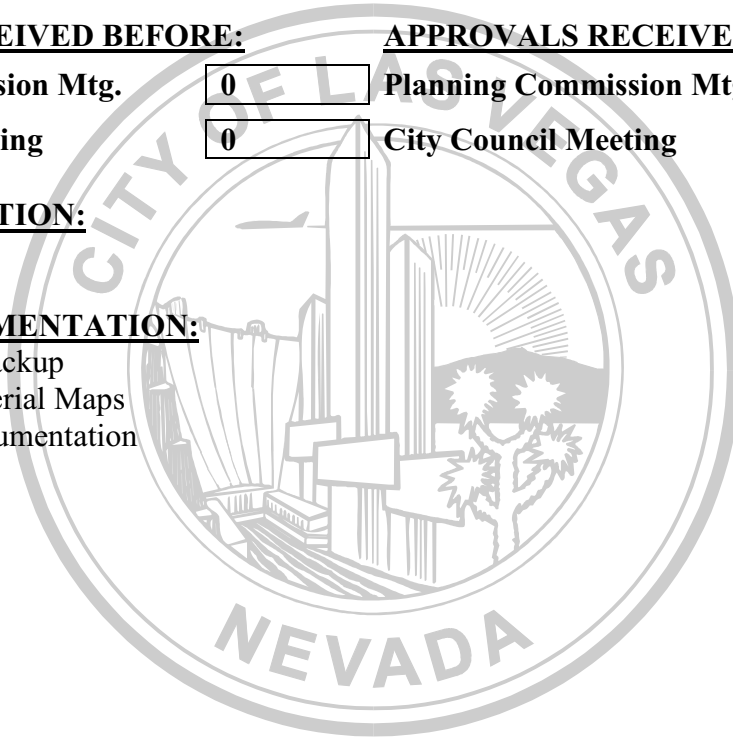
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RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

1. Consolidated Backup
2. Location and Aerial Maps
3. 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.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 21, 2010

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

GPA-39334 - GENERAL PLAN AMENDMENT - PUBLIC HEARING -
APPLICANT/OWNER: CITY OF LAS VEGAS, ET AL- Request for a General Plan
Amendment FROM: PF (PUBLIC FACILITIES) TO: C (COMMERCIAL) on 2.12 acres at the
northwest corner of Las Vegas Boulevard and Gass Avenue (APNs 139-34-410-149 and 152
through 156), Ward 3 (Reese).

C.C.: 11/17/2010

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

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RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 21, 2010

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

GPA-39339 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: NV ENERGY - Request for a General Plan Amendment FROM: C (COMMERCIAL) TO: PF (PUBLIC FACILITIES) on 0.25 acres at 325 South Main Street (APN 139-34-210-005), Ward 3 (Reese).

C.C.: 11/17/2010

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

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RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report - GPA-39339 and ZON-39341
3. Supporting Documentation
4. Photos - GPA-39339 and ZON-39341
5. Justification Letter - GPA-39339 and ZON-39341

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 21, 2010

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

ZON-39341 - REZONING RELATED TO GPA-39339 - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: NV ENERGY - Request for a Rezoning FROM: C-M (COMMERCIAL-INDUSTRIAL) TO: C-V (CIVIC) on 0.25 acres at 325 South Main Street (APN 139-34-210-005) Ward 3 (Reese).

C.C.: 11/17/2010

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

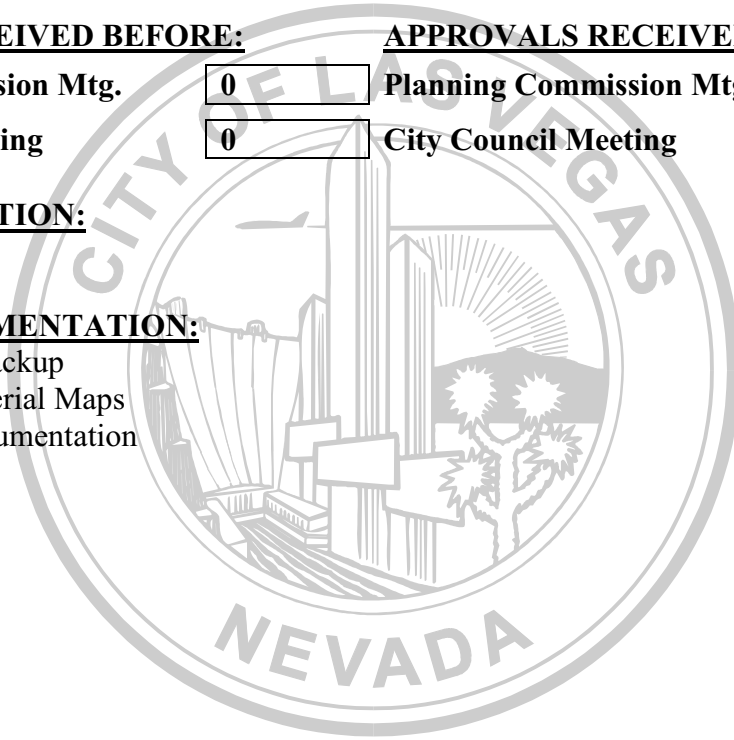
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RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

1. Consolidated Backup
2. Location and Aerial Maps
3. 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.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 21, 2010

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

GPA-39347 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: NV ENERGY - Request for a General Plan Amendment FROM: C (COMMERCIAL) AND MXU (MIXED-USE) TO: PF (PUBLIC FACILITIES) on 0.81 acres at 701 South Main Street (APNs 139-34-310-001 and 002), Ward 3 (Reese).

C.C.: 11/17/2010

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

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RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report - GPA-39347 and ZON-39348
3. Supporting Documentation
4. Photos - GPA-39347 and ZON-39348
5. Justification Letter - GPA-39347 and ZON-39348

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 21, 2010

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

ZON-39348 - REZONING RELATED TO GPA-39347 - PUBLIC HEARING - APPLICANT:
CITY OF LAS VEGAS - OWNER: NV ENERGY - Request for a Rezoning FROM: C-M
(COMMERCIAL INDUSTRIAL) TO: C-V (CIVIC) on 0.81 acres at 701 South Main Street
(APNs 139-34-310-001 and 002), Ward 3 (Reese).

C.C.: 11/17/2010

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

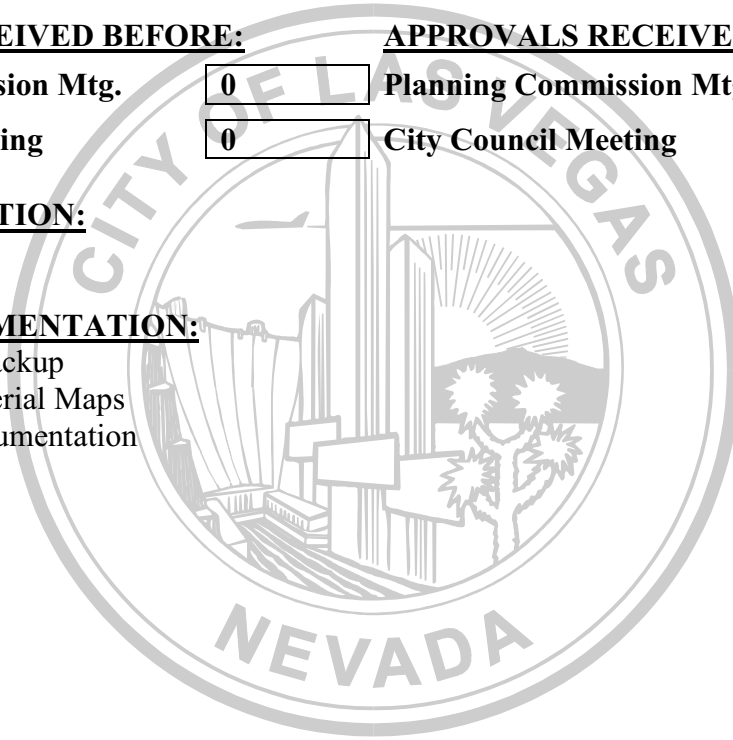
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RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

1. Consolidated Backup
2. Location and Aerial Maps
3. 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.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 21, 2010

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

GPA-39349 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: NV ENERGY - Request for a General Plan Amendment FROM: MXU (MIXED-USE) TO: PF (PUBLIC FACILITIES) on 0.16 acres at 1000 South 1st Street (APN 139-34-410-011) Ward 3 (Reese).

C.C.: 11/17/2010

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

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RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report - GPA-39349 and ZON-39350
3. Supporting Documentation
4. Photos - GPA-39349 and ZON-39350
5. Justification Letter - GPA-39349 and ZON-39350

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 21, 2010

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

ZON-39350 - REZONING RELATED TO GPA-39349 - PUBLIC HEARING - APPLICANT:
CITY OF LAS VEGAS - OWNER: NV ENERGY - Request for a Rezoning FROM: C-M
(COMMERCIAL/INDUSTRIAL) TO: C-V (CIVIC) on 0.16 acres at 1000 South 1st Street
(APN 139-34-410-011), Ward 3 (Reese).

C.C.: 11/17/2010

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

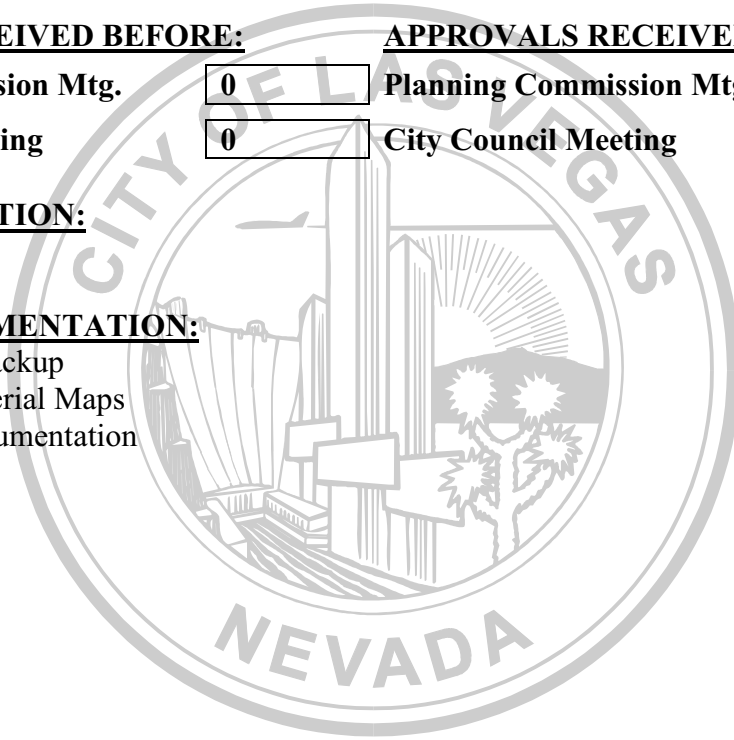
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RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

1. Consolidated Backup
2. Location and Aerial Maps
3. 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.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 21, 2010

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

GPA-39357 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: NV ENERGY - Request for a General Plan Amendment FROM: MXU (MIXED-USE) AND C (COMMERCIAL) TO: PF (PUBLIC FACILITIES) on 1.17 acres at the southwest corner of Clark Avenue and 14th Street (APNs 139-34-811-060 and 139-35-410-011), Ward 3 (Reese).

C.C.: 11/17/2010

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

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RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report - GPA-39357 and ZON-39358
3. Supporting Documentation
4. Photos - GPA-39357 and ZON-39358
5. Justification Letter - GPA-39357 and ZON-39358

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 21, 2010

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

ZON-39358 - REZONING RELATED TO GPA-39357 - PUBLIC HEARING - APPLICANT:
CITY OF LAS VEGAS - OWNER: NV ENERGY - Request for a General Plan Amendment
FROM: R-2 (MEDIUM-LOW DENSITY RESIDENTIAL) TO: C-V (CIVIC) on 1.17 acres at
the southwest corner of Clark Avenue and 14th Street (APNs 139-34-811-060 and 139-35-410-
011), Ward 3 (Reese).

C.C.: 11/17/2010

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

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RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

1. Consolidated Backup
2. Location and Aerial Maps
3. 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.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 21, 2010

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

RQR-39424 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: CBS OUTDOOR - OWNER: SAHARA RANCHO OFFICE CTR, LLC - Required Review of an Approved Variance (V-0154-94) WHICH ALLOWED A 90-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN on 12.6 acres at 2300 South Rancho Drive (APN 162-04-412-005), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

If Approved, C.C.: 11/17/2010

If Denied, P.C.: Final Action(Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

0

RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 21, 2010

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

RQR-39434 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: LAMAR
OUTDOOR ADVERTISING - OWNER: LIPKIN 1992 TRUST - Required Review of an
previously approved Special Use Permit (U-0104-02) WHICH ALLOWED A 40- FOOT TALL,
14-FOOT X 48-FOOT OFF-PREMISE SIGN at 1501 Western Avenue (APN 162-04-605-005),
M (Industrial) Zone, Ward 3 (Reese).

If Approved, C.C.: 11/17/2010

If Denied, P.C.: Final Action(Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 21, 2010

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

RQR-39435 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: LAMAR
CENTRAL OUTDOOR, LLC - OWNER: ERNEST A. BECKER III - Required Review of a
previously approved Special Use Permit (U-0185-89) WHICH ALLOWED A 40-FOOT TALL,
14-FOOT BY 48-FOOT OFF-PREMISE SIGN at 1361 South Decatur Boulevard (APN 162-06-
211-001), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

If Approved, C.C.: 11/17/2010

If Denied, P.C.: Final Action(Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 21, 2010

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

RQR-39465 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Required Review of a previously approved Site Development Review Plan (SDR-25269) FOR A GOVERNMENT FACILITY (FIRE STATION) WITH WAIVERS OF ALL LANDSCAPING REQUIREMENTS on 4.51 acres at 9043 Ackerman Avenue (APN 125-08-401-004), C-2 (General Commercial) Zone, Ward 6 (Ross).

If Approved, C.C.: 11/17/2010

If Denied, P.C.: Final Action(Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

0

RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 21, 2010

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

RQR-39501 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: CLEAR CHANNEL OUTDOOR, INC. - OWNER: POOLE-SANFORD, LLC - Required Review of a previously approved Special Use Permit (U-0010-97) FOR A 40-FOOT TALL, 14-FOOT X 48-FOOT OFF-PREMISE SIGN at 3901 North Rancho Drive (APN 138-12-110-004), C-1 (Limited Commercial) Zone, Ward 6 (Ross).

If Approved, C.C.: 11/17/2010

If Denied, P.C.: Final Action(Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 21, 2010

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

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

MAY GO TO CITY COUNCIL ON 11/17/10 OR MAY BE FINAL ACTION
(Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

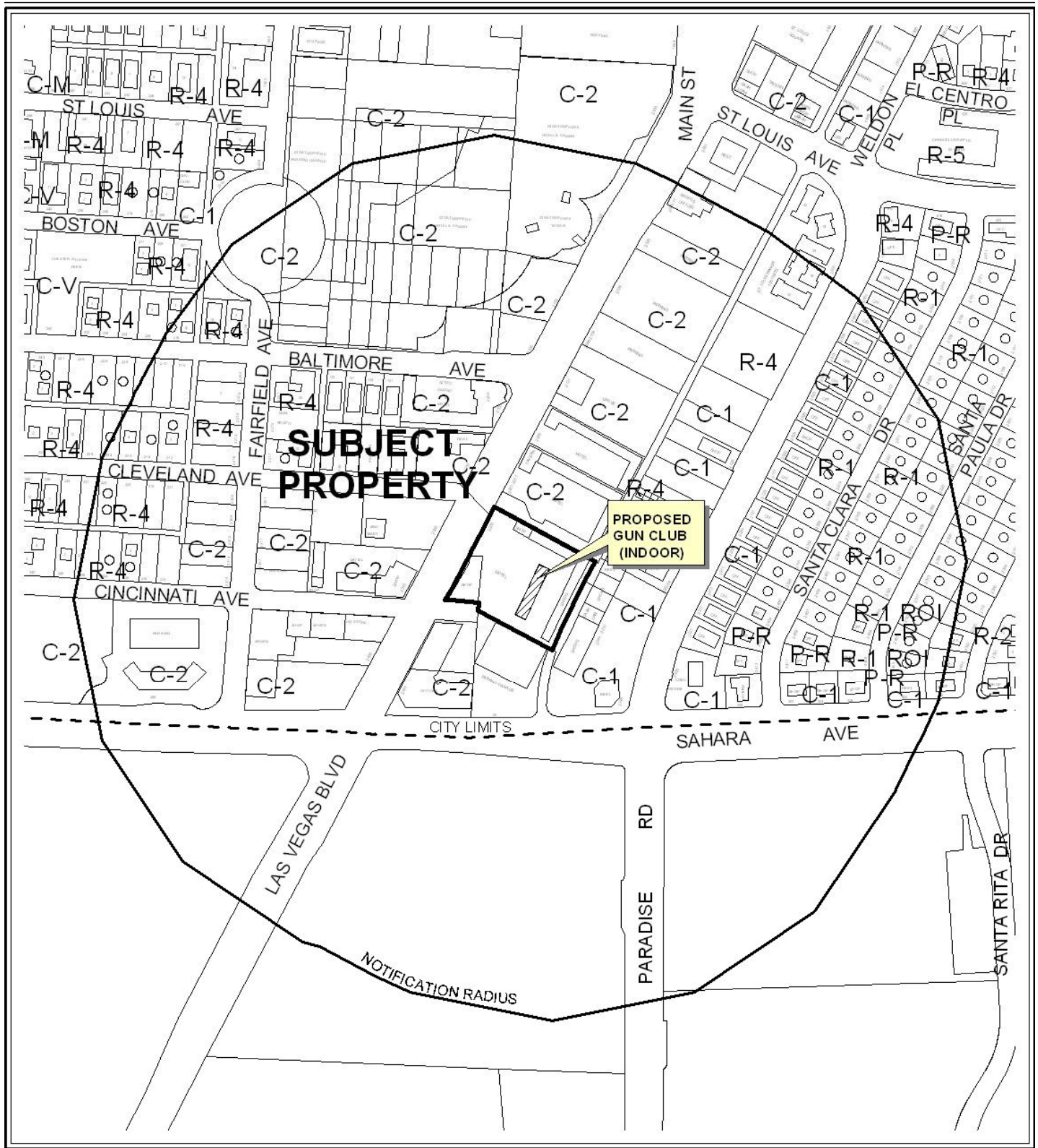
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RECOMMENDATION:

Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:

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



CASE: **SUP-39143**

RADIUS: 1000 FT.

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

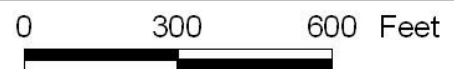




CASE: **SUP-39143**

RADIUS: 1000 FT.

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





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: Chetak Development, Inc.

Name of Applicant: Cornerstone Company

Name of Representative: Cornerstone Company - Justin M. Michaels

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

☒ Yes

☐ No

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

City Official: Richard W. Truesdell

Partner(s): Will Kemp

APN: 162-03-410-007

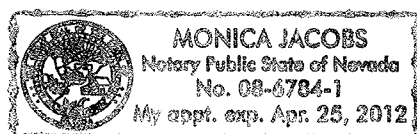
Signature of Property Owner: *Will Kemp, Pres.*

Print Name: Will Kemp

Subscribed and sworn before me

This 21 day of June, 2010

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



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

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

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

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

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

Property Owner Signature* [Signature]

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

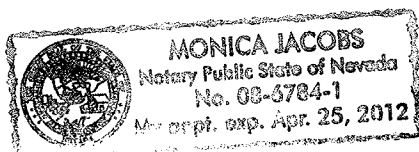
Print Name Will Kemp

Subscribed and sworn before me

This 21 day of June, 20 10

Notary Public in and for said County and State

Revised 10/27/08



FOR DEPARTMENT USE ONLY

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

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

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Site Plan

VICINITY MAP



LOCATION MAP

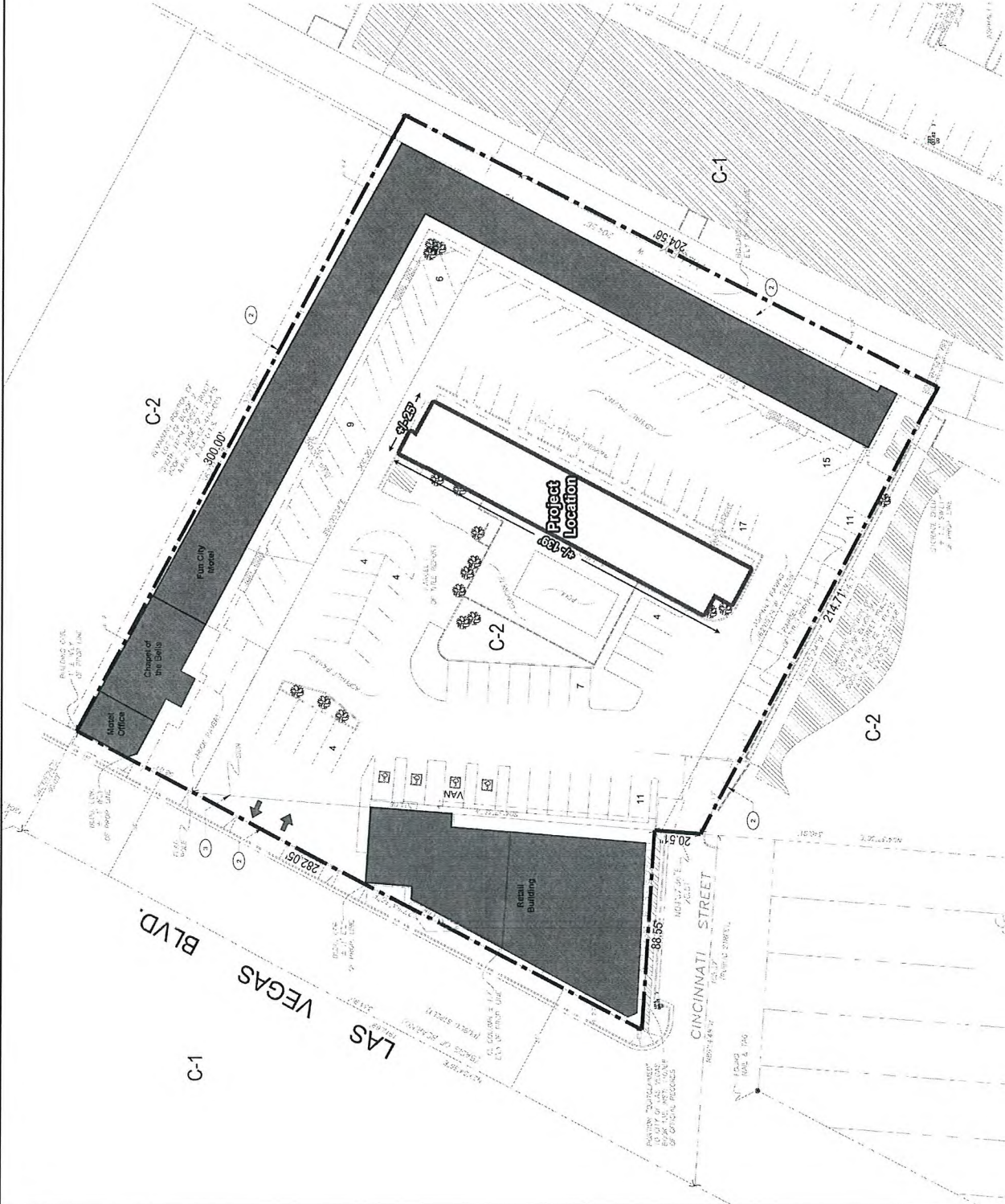


KEYNOTES

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

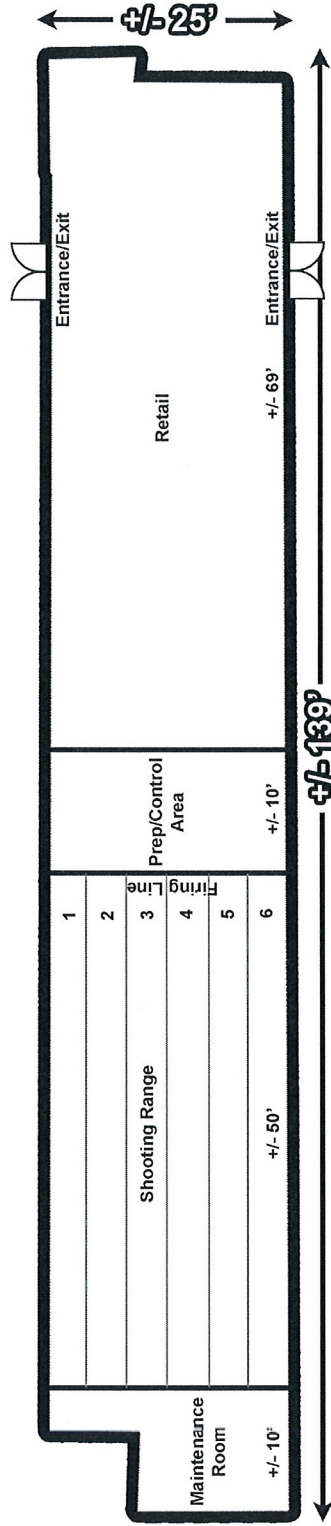
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AUG 10 2010

SUP-39143



1 ENLARGED SITE PLAN

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

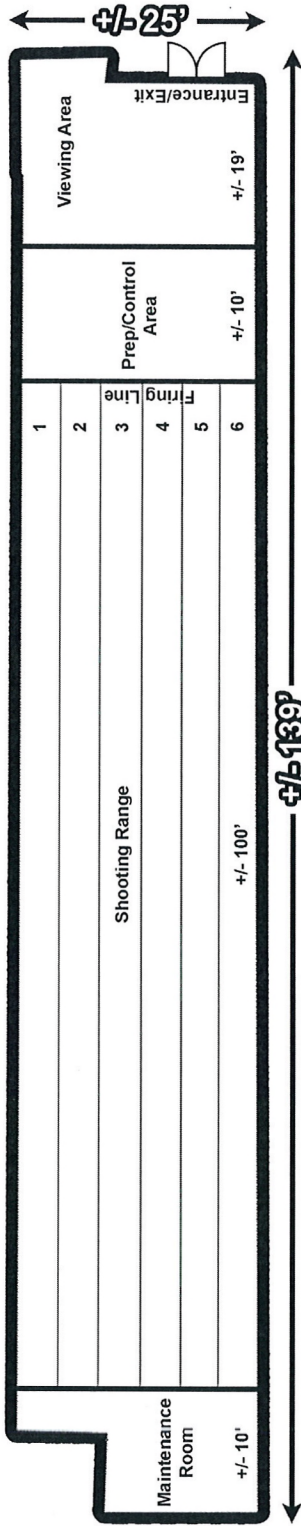


Floor Plan 1st Floor



RECEIVED
AUG 10 2010

SUP-39143



Floor Plan **2nd Floor**



RECEIVED
AUG 10 2010
SUP-39143



SUP-39143 - APPLICANT: CORNERSTONE COMPANY - OWNER: CHETAK DEVELOPMENT, INC.

2233 SOUTH LAS VEGAS BOULEVARD

08/19/10



SUP-39143 - APPLICANT: CORNERSTONE COMPANY - OWNER: CHETAK DEVELOPMENT, INC.

2233 SOUTH LAS VEGAS BOULEVARD

08/19/10



SUP-39143 - APPLICANT: CORNERSTONE COMPANY - OWNER: CHETAK DEVELOPMENT, INC.

2233 SOUTH LAS VEGAS BOULEVARD

08/19/10



SUP-39143 - APPLICANT: CORNERSTONE COMPANY - OWNER: CHETAK DEVELOPMENT, INC.

2233 SOUTH LAS VEGAS BOULEVARD

08/19/10



Cornerstone Company

Commercial Real Estate Services

August 3, 2010

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

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

Dear Planning and Development Department,

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

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

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

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

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

Thank you,

Justin M. Michaels
Cornerstone Company

SUP-39143

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 21, 2010

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

VAC-39480 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: RANCHO CIRCLE SHOPPING CENTER, LLC - Petition to Vacate a 12-foot wide public drainage easement at 320 North Rancho Drive (APN 139-29-801-004), C-2 (General Commercial) Zone, Ward 5 (Barlow).

C.C.: 11/17/2010

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report - VAC-39480 and TMP-39484
3. Supporting Documentation
4. Photos - VAC-39480 and TMP-39484
5. Justification Letter - VAC-39480 and TMP-39484

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 21, 2010

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

TMP-39484 - TENTATIVE MAP - RANCHO CIRCLE SHOPPING CENTER -
APPLICANT/OWNER: RANCHO CIRCLE SHOPPING CENTER, LLC - Request for a
Tentative Map FOR A ONE LOT COMMERCIAL SUBDIVISION on 4.65 acres at 320 North
Rancho Drive (APN 139-29-801-004), C-2 (General Commercial) Zone, Ward 5 (Barlow).

P.C.: Final Action

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

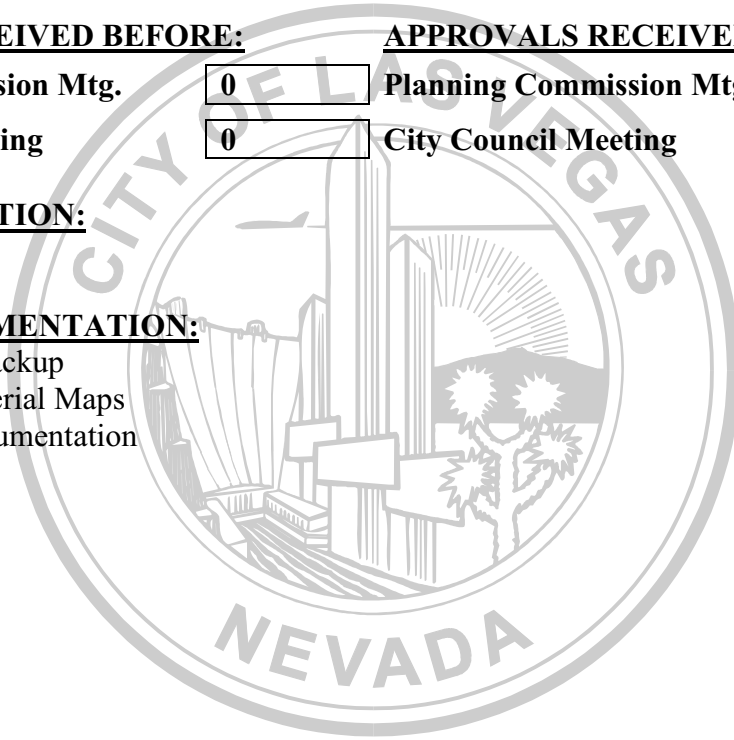
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RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

1. Consolidated Backup
2. Location and Aerial Maps
3. 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.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 21, 2010

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

TABLED - RENOTIFICATION - ROC-36960 - REVIEW OF CONDITION - PUBLIC HEARING - APPLICANT/OWNER: SHARON ROTH - Request for a Review of Condition to delete Condition Numbers 3 and 5 of a previously approved Rezoning (ZON-3474) WHICH REQUIRED A COMPREHENSIVE SITE DEVELOPMENT PLAN TO ILLUSTRATE THE LOCATION OF JOINT DRIVEWAYS, JOINT PARKING AND ACCESS AGREEMENTS, A CONSISTENT LANDSCAPING PLAN AND A TRAFFIC IMPACT ANALYSIS on 0.15 acres at 708 South Jones Boulevard (APN 138-25-310-003), P-R (Professional Office and Parking) Zone, Ward 1 (Tarkanian). Staff recommends APPROVAL. **NOTE: THE ADDRESS HAS BEEN AMENDED TO 708 NORTH JONES BOULEVARD**

MAY GO TO CITY COUNCIL ON 11/17/10 OR MAY BE FINAL ACTION
(Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

2

City Council Meeting

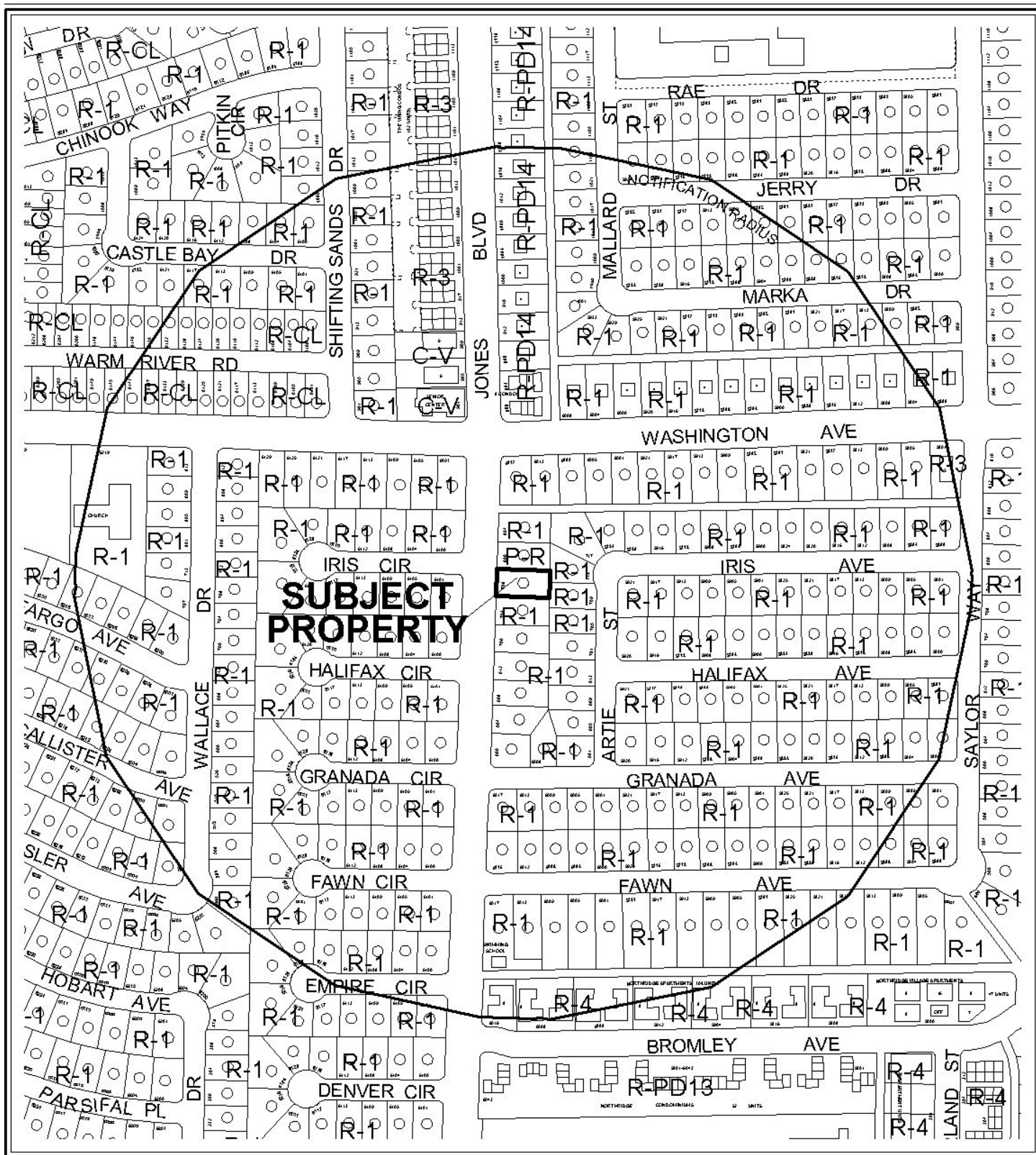
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RECOMMENDATION:

Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:

1. Location and Aerial Maps – ROC-36960 and SDR-36959
2. Condition and Staff Report – ROC-36960 and SDR-36959
3. Supporting Documentation
4. City Council Approval Letter for ZON-3474
5. Photos – ROC-36960 and SDR-36959
6. Justification Letter – ROC-36960 and SDR-36959
7. Protest/Support Postcards – ROC-36960 and SDR-36959



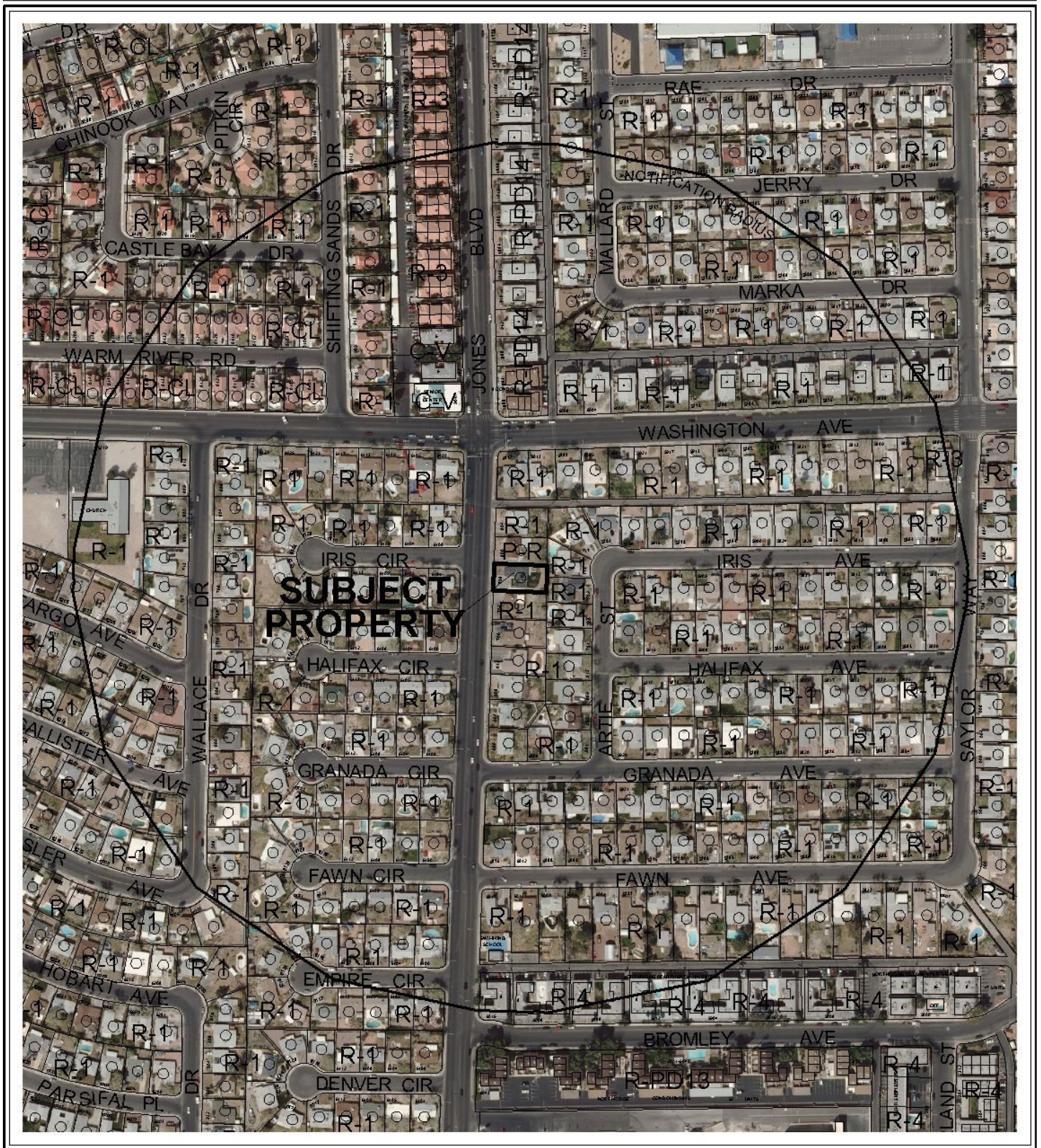
CASE: ROC-36960 AND SDR-36959

RADIUS: 1000 FT

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

0 300 600 Feet





CASE: **ROC-36960 AND SDR-36959**

RADIUS: 1000 FT

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





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ROC-36960** APN: 13825310003

Name of Property Owner: Dr. Sharon Roth, OMD

Name of Applicant: Dr. Sharon Roth, OMD

Name of Representative: NA

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

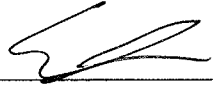
☒ No

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: Sharon Roth 

Print Name: Sharon Roth Eric CASADIA

Subscribed and sworn before me

This 3rd day of November, 2009

M. S. Peterson
Notary Public in and for said County and State

Revised 11-14-06



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



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: _____
 Project Address (Location) 708 N Jones Blvd, Las Vegas 89107
 Project Name Roth Medical Office Proposed Use Acupuncture Office
 Assessor's Parcel #(s) 13825310003 Ward # 1
 General Plan: existing _____ proposed _____ Zoning: existing P-R proposed P-R
 Commercial Square Footage 1,350 SF Floor Area Ratio _____
 Gross Acres 0.19 acres Lots/Units 1 Density _____
 Additional Information _____

PROPERTY OWNER Dr. Sharon Roth, OMD Contact _____
 Address 101 S Rainbow Blvd, Ste 22 Phone: (702) 259-6996 Fax: (702) 259-6995
 City Las Vegas State NV Zip 89145
 E-mail Address srothlac@cox.net

APPLICANT Dr. Sharon Roth, OMD Contact _____
 Address 101 S Rainbow Blvd, Ste 22 Phone: (702) 259-6996 Fax: (702) 259-6995
 City Las Vegas State NV Zip 89145
 E-mail Address srothlac@cox.net

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

Property Owner Signature* Sharon Roth

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

Print Name Sharon Roth Eric Labastida

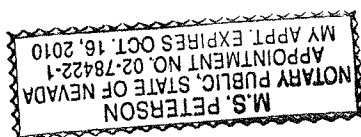
Subscribed and sworn before me

This 3rd day of November, 2009

Don A. Peterson

Notary Public in and for said County and State

Revised 10/27/08

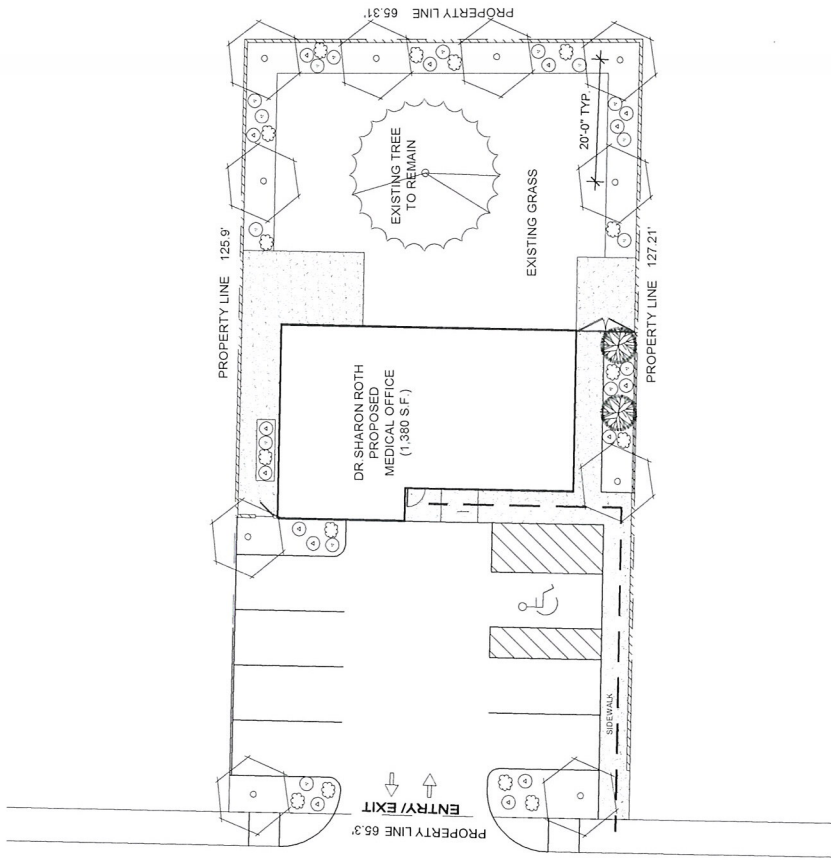


FOR DEPARTMENT USE ONLY

Case # REC-36960
 Meeting Date: 1/29/2010
 Total Fee: 830.00
 Date Received: 12/15/09
 Received By: W. 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:\deptof\Application Packet\Application Form.pdf



1 LANDSCAPE PLAN

SCALE: 1" = 20'-0"



PLANTING LEGEND

LANDSCAPE PLANTER AREA: 1,127 S.F. (13.65%)

TREES:

Symbol	Common / Botanical Name	SIZE
	SHOE STRING ACACIA/ ACACIA STENOPHYLLA	24" BOX
	COLORADO MESQUITE / PROSOPIS ALBA	15 GALLON

SHRUBS:

-  — CREOSOTE BUSH / LARREA
 — TEXAS RANGER / LEUCOPHYLLUM
 — DEER GRASS / MUEHLBERGIA

LANDSCAPE MATERIALS:

3/4" DECOMPOSED GRANITE 2" MIN. DEEP INSTALLED IN ALL PLANTING AREAS.



LANDSCAPE NOTES

1. 3/4" DECOMPOSED GRANITE (MIN. 2" THICK LAYER) AT ALL PLANTING AREAS UNLESS NOTED.
2. TREES IN PLANTED @ AVG. 20-40° C. IN OFFSET ROWS WITHIN LANDSCAPE AREA
3. ROOT BARRIERS TO BE USED FOR TREES' PLANTED 5' WITHIN PUBLIC R.O.W
4. LANDSCAPE AREAS TO RECEIVE COMPLETE AUTOMATIC PERMANENT UNDERGROUND DRIP IRRIGATION SYSTEM
5. NOTE: ALLEYS TREE MAINT. ARE APPROXIMATELY 13'-14" TALL WHEN PLANTED. THEY TAKE 10-20 YEARS TO REACH THERE MATURE AVERAGE HEIGHT OF 40'-

[illegible]

LM
CONSTRUCTION CO.

6165 S. SANDHILL RD.
LAS VEGAS, NEVADA 89120
(702) 262-6032, FAX (702) 262-6150
NEVADA LIC. # 00425994

LANDSCAPE PLAN	DR. SHARON ROTH PROPOSED MEDICAL FACILITY 708 N. JONES BLVD LAS VEGAS, NEVADA 89107
----------------	--

△	_____
△	_____
△	_____
△	_____
△	_____
△	_____
DRAWN BY: MB	
CHECKED BY: -	
JOB NUMBER: P-50	
DATE: 8-24-10	

ROC-36960
SDR-36959

CONTRACTOR
 L.M. CONSTRUCTION CO.
 6106 S. SANDHILL RD.
 LAS VEGAS, NEVADA 89120
 (702) 262-6033 FAX (702) 262-6150
 NEVADA LIC. # 00425564

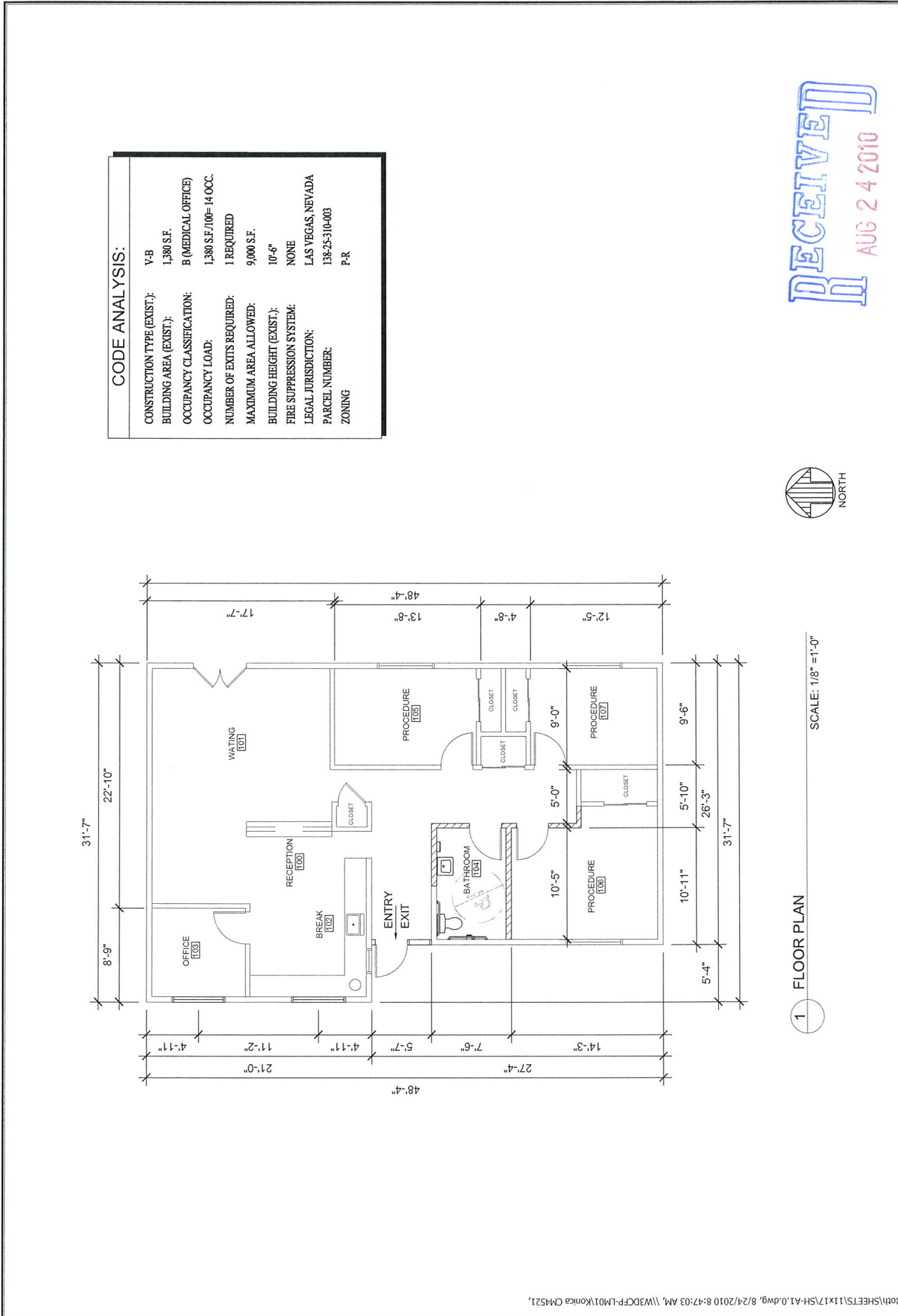
CLIENT
 Las Vegas Medical
 (Please Print Name)
 (Please Print Address)
 (Please Print City, State, Zip)
 (Please Print Phone Number)
 (Please Print E-mail Address)

DATE: 8-24-10
 DRAWN BY: MB
 CHECKED BY: JMB
 DESIGNED BY: JMB

FLOOR PLAN
 DR. SHARON ROTH
 PROPOSED MEDICAL FACILITY
 708 N. JONES BLVD
 LAS VEGAS, NEVADA 89107

CONSTRUCTION TYPE (EXIST.): V-B
 BUILDING AREA (EXIST.): 1,380 S.F.
 OCCUPANCY CLASSIFICATION: B (MEDICAL OFFICE)
 OCCUPANCY LOAD: 1,380 S.F./100= 14 OCC.
 NUMBER OF EXITS REQUIRED: 1 REQUIRED
 MAXIMUM AREA ALLOWED: 9,000 S.F.
 BUILDING HEIGHT (EXIST.): 10'-6"
 FIRE SUPPRESSION SYSTEM: NONE
 LEGAL JURISDICTION: LAS VEGAS, NEVADA
 PARCEL NUMBER: 138-25-310-003
 ZONING: P-R

RECEIVED
 AUG 24 2010
 A1.0



ROC-36960
 SDR-36959

CONTRACTOR
 L.M. CONSTRUCTION CO.
 6108 S. SANDHILL RD.
 LAS VEGAS, NEVADA 89120
 (702) 262-0503 FAX (702) 262-6150
 NEVADA LIC. # 00425564

CLIENT
 DR. SHARON ROTH
 708 N. JONES BLVD
 LAS VEGAS, NEVADA 89107

DATE: 8-24-10
 DRAWN BY: MLL
 CHECKED BY: JES
 PROJECT NO: 0956

EXTERIOR MATERIALS

1	NEW 7/8" THICK EXTERIOR CEMENT PLASTER
2	EXISTING EXTERIOR CEMENT PLASTER
3	EXISTING ASPHALT SHINGLES
4	EXISTING WINDOWS
5	NEW WINDOWS
6	EXISTING DOORS
7	NEW STORE FRONT ENTRY
8	NEW PARAPET W/SMOOTH EXTERIOR PLASTER FINISH
9	EXISTING EXTERIOR TRIM
10	NEW EXTERIOR TRIM
11	EXISTING AC UNIT

EXTERIOR COLORS

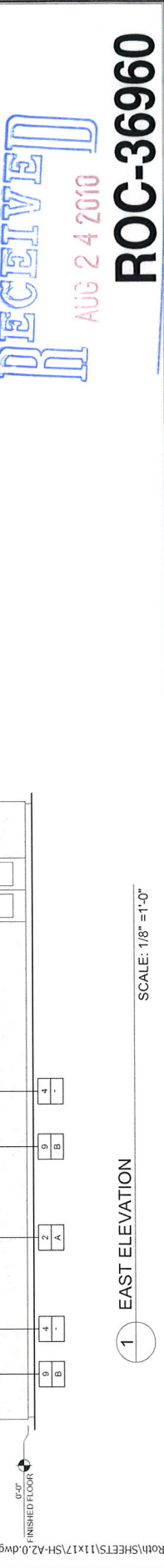
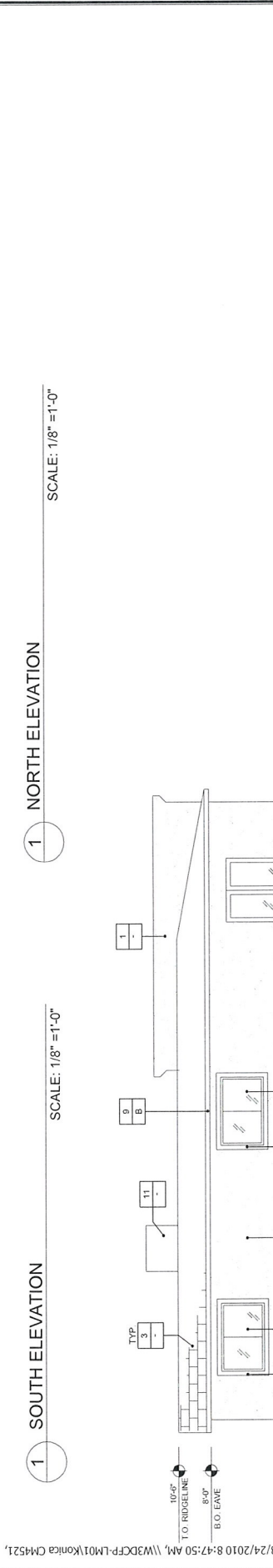
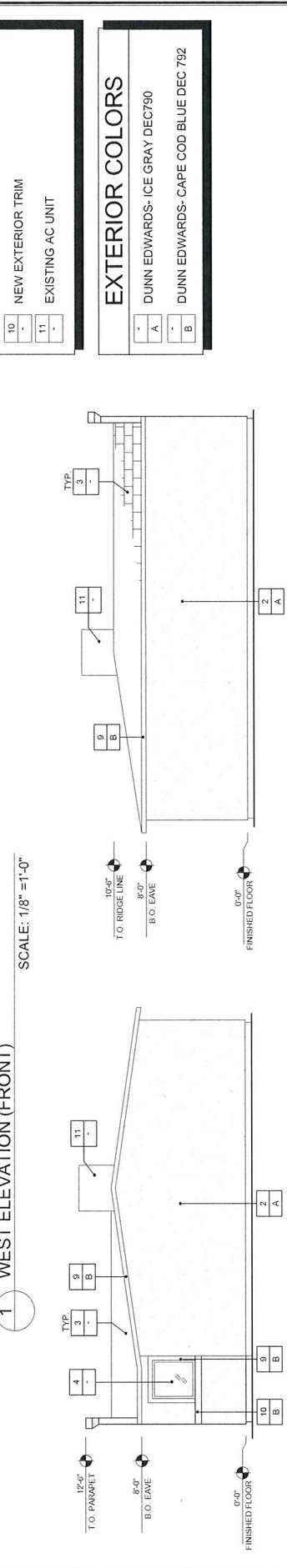
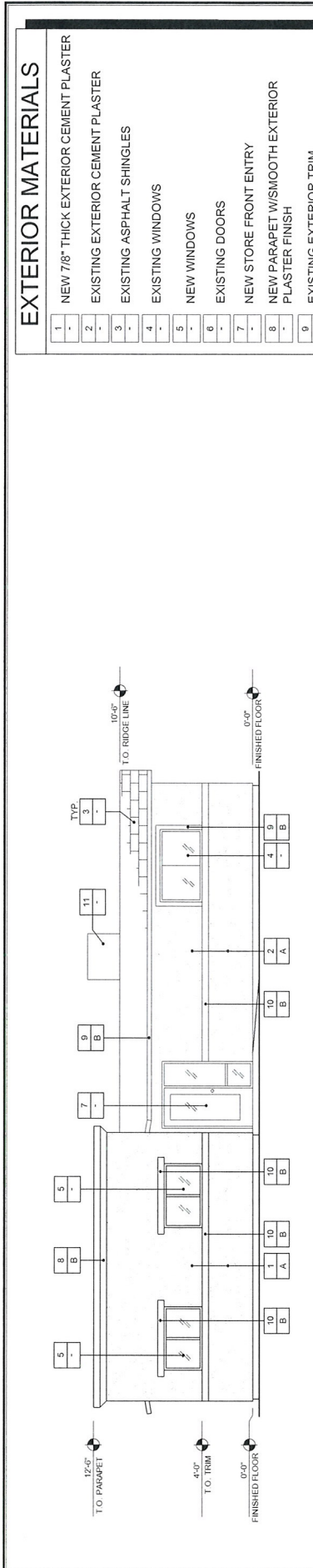
A	DUNN EDWARDS- ICE GRAY DEC790
B	DUNN EDWARDS- CAPE COD BLUE DEC 792

ELEVATIONS

DR. SHARON ROTH
 PROPOSED MEDICAL FACILITY
 708 N. JONES BLVD
 LAS VEGAS, NEVADA 89107

ROC-36960
SDR-36959

Received
 AUG 24 2010





041771

February 19, 2004

MAYOR
OSCAR B. GOODMAN

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

CITY MANAGER
DOUGLAS A. SELBY

Ms. Melanie Bittner, et al
800 North Jones Boulevard
Las Vegas, Nevada 89107

RE: ZON-3474 - REZONING
CITY COUNCIL MEETING OF FEBRUARY 18, 2004
Related to GPA-3388

Dear Ms. Bittner:

The City Council at a regular meeting held February 18, 2004 APPROVED the request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: P-R (PROFESSIONAL OFFICES AND PARKING) on 1.7 acres at 600 - 804 North Jones Boulevard (APN: 138-25-310-001 through 009). The Notice of Final Action was filed with the Las Vegas City Clerk on February 19, 2004.

Planning and Development

1. A General Plan Amendment (GPA-3388) from L (Low Density Residential) to an O (Office) land use designation approved by the City Council
2. A Resolution of Intent with a two-year time limit.
3. A comprehensive site development plan, including all lots, shall be submitted for approval by the Planning and Development Department and the Department of Public Works prior to the issuance of a Certificate of Occupancy for any of these lots. This plan shall show the location of joint driveways, a consistent landscaping plan and joint parking and access agreements.

Public Works

4. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
5. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings. Comply with the

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

VOICE 702.229.6011
TTY 702.386.9108
www.ci.las-vegas.nv.us

68112-012-6/03

ROC-36960
01/28/10 PC

Ms. Melanie Bittner, et al
ZON-3474 – Page Two
February 19, 2004

recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

6. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this overall site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.
7. Provide a copy of a recorded Joint Access Agreement between all parcels comprising this site prior to the issuance of any permits. All parking and driveways shall be designed and constructed such that no vehicles must back out onto Jones Boulevard or Granada Avenue. Where individual lots are not large enough to accommodate two way traffic into and out of the parking lots, adjacent parcels shall come in together to provide appropriate two way traffic handling.

Sincerely,



Angela Crolli
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk

cc: See Attached List

ROC-36960
01/28/10 PC

Ms. Melanie Bittner, et al
ZON-3474 – Page Three
February 19, 2004

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

Mr. Roy Dowling
4001 North Torrey Pines Drive
Las Vegas, Nevada 89108

Ms. Susan H. Linton
704 North Jones Boulevard
Las Vegas, Nevada 89107

Mr. Terry Hinse
708 North Jones Boulevard
Las Vegas, Nevada 89107

Mr. Ralph Lampman
Fidelity Trust
3157 North Rainbow Boulevard, Suite #305
Las Vegas, Nevada 89108

Ms. Kathleen Hamzag
Mr. Rashed Murat
3097 South Decatur Boulevard
Las Vegas, Nevada 89102

Mr. Raul Sanchez
700 North Jones Boulevard
Las Vegas, Nevada 89107

Mr. Daniel Robson, Jr.
612 North Jones Boulevard
Las Vegas, Nevada 89107

ROC-36960
01/28/10 PC



**ROC-36960 AND SDR-36959 - APPLICANT/OWNER: SHARON ROTH
708 NORTH JONES BOULEVARD**

01/07/10



**ROC-36960 AND SDR-36959 - APPLICANT/OWNER: SHARON ROTH
708 NORTH JONES BOULEVARD**

01/07/10



**ROC-36960 AND SDR-36959 - APPLICANT/OWNER: SHARON ROTH
708 NORTH JONES BOULEVARD**

01/07/10



6165 S. SANDHILL RD. • LAS VEGAS, NV 89118 • (702) 262-6032 • FAX: (702) 262-6150

WWW.LMCONSTRUCTIONCO.COM

August 23, 2010

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

Attn: Planning and Development Department

Subject: SDR-36959 and ROC-36960
APN: 138-25-310-003

The original application including items SDR-36959 and ROC-36960 are being requested to be removed from the table and placed on the next Planning Commission agenda. The original project site plan, floor plan, elevations and landscape plan have been revised and are being re-submitted for a new Site Development Plan Review.

The revised project is requesting the proposed conversion of a single family residence of 1,770 s.f. into a 1,380 s.f. Medical office building. We are requesting the waivers of perimeter landscape buffer at the West property line of the building to allow a minimum 6-foot wide landscape planters on each side of the drive where 15 feet landscape buffer is required. In addition we are requesting the North and South perimeter landscape buffers be reduced to a zero-foot buffer at the parking areas and along the side of the building where 5 feet are required. To compensate for this planter areas have been added to the plans, please see landscape plans AL1.0 for locations. Due to the constraints of the site we feel we have added as much landscaping as is possible and still meet the parking requirements. The revised plans will meet the cities parking requirements and therefore the request for a parking variance will not be required.

In regard to the original application for the review of conditions ROC-36960, adjacent property owners along N. Jones Blvd will not be participating in a joint request for the review of conditions. There will be no joint driveways or cross access agreements with other properties.

For the revised submittal LM Construction Co. will act as Sharon Roth's representative, please see attached letter. All other information required for the original submittal has not changed and remains accurate.

Larry Monkmarsh
LM Construction Co. LLC

B-2 License # 0042596A – Unlimited
C4 License # 0047156 – Limit \$400,000.00

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AUG 24 2010

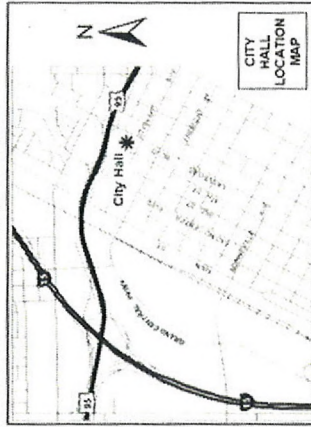
ROC-36960

SDR-36959

REVISED

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

Return Service Requested
Official Notice of Public Hearing



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

☐ I SUPPORT
this Request

☒ I OPPOSE
this Request

Please use available blank space on card for your comments.

SDR-36959

Planning Commission Meeting of 1/28/2010

PRESORTED
FIRST CLASS



RECEIVED
JAN 27 2010

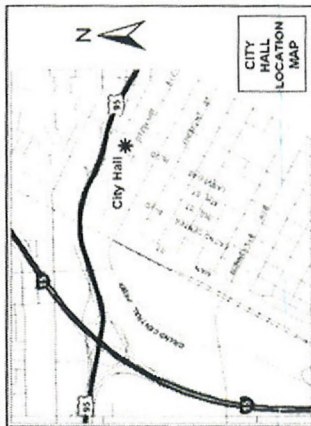
Case: SDR-36959
13826713016
ERNETTE WILLIAM
2035 HALLWOOD DR
LAS VEGAS NV 89119-6177

Submitted after final agenda

Date 1/27/10 Item 28P

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.

SDR-36959

Planning Commission Meeting of 2/25/2010



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10 FEB 18 PM 3:19
PLANNING AND
DEVELOPMENT

Case: SDR-36959
13825310029
MARKHOUSE EDWARD F & CAROL M
5808 FAWN AVE
LAS VEGAS NV 89107-1429

Submitted after final agenda

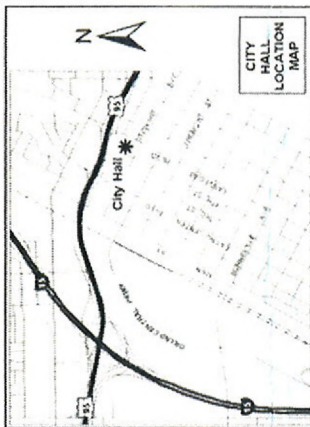
Date

Item 10P

LAUSD 11 29107

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POSTAGE
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AT
NEW YORK, NY
PERMIT NO. 1000
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FEB 12 2010
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MAILED FROM ZIP CODE 89101
PITNEY BOWES

Return Service Requested Official Notice of Public Hearing



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

I SUPPORT
this Request

I OPPOSE
this Request

Please use available blank space on card for your comments.

SDR-36959

Planning Commission Meeting of 2/25/2010

Case: SDR-369559
138253
GRANITO LORENZO & HUMBERTO
5817 W WASHINGTON AVE
LAS VEGAS NV 89101
AND
DEVELOPMENT
FEB 24 PM 4:34

RECEIVED

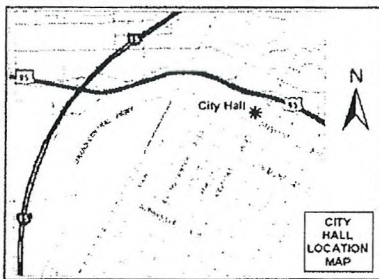
Submitted after final agenda

Date _____

Item 10p

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.

SDR-36959

Planning Commission Meeting of 2/25/2010

= I support this project to improve the overall neighborhood as long as it does not affect the value of properties and it does make a benefit to keep the streets nice and clean =

13826619015
HERNANDEZ ENEDELIA
7720 CRENSHAW WY
LAS VEGAS NV 89129-5498

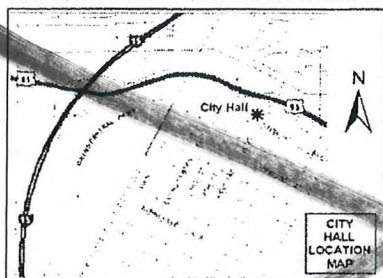
Case: SDR-36959

LAUSD11 89129

|||||

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.

VAR-36958 & ROC-36960

Planning Commission Meeting of 2/25/2010

= I support this project to improve the overall neighborhood as long as it does not affect the value of properties and it does make a benefit to keep the streets nice and clean =

13826619015
HERNANDEZ ENEDELIA
7720 CRENSHAW WY
LAS VEGAS NV 89129-5498

Case: VAR-36958

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FEB 16 2010

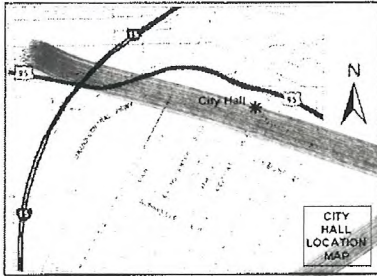
LAUSD11 89129

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10A

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.

SDR-36959

Planning Commission Meeting of 2/25/2010

= I support this project to improve the overall neighborhood as long as it does not affect the value of properties and it does make a benefit to keep the streets nice and clean =

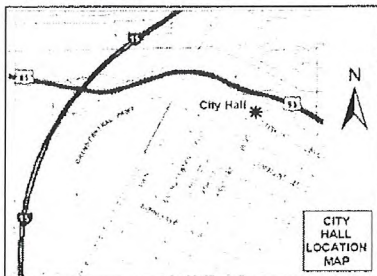
Case: SDR-36959
13826619015
HERNANDEZ ENEDELIA
7720 CRENSHAW WY
LAS VEGAS NV 89129-5498

LAUSD11 2/25/2010

|||||

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.

VAR-36958 & ROC-36960

Planning Commission Meeting of 2/25/2010

= I support this project to improve the overall neighborhood as long as it does not affect the value of properties and it does make a benefit to keep the streets nice and clean =

Case: VAR-36958
13826619015
HERNANDEZ ENEDELIA
7720 CRENSHAW WY
LAS VEGAS NV 89129-5498

RECEIVED
FEB 16 2010

LAUSD11 2/25/2010

|||||

9A

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 21, 2010

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

ABEYANCE - RENOTIFICATION - SDR-36959 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ROC-36960 - PUBLIC HEARING - APPLICANT/OWNER: SHARON ROTH - Request for a Site Development Plan Review FOR THE PROPOSED CONVERSION OF A SINGLE-FAMILY RESIDENCE TO A 1,770 SQUARE-FOOT OFFICE, MEDICAL WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS TO ALLOW A ZERO-FOOT BUFFER ALONG THE WEST PERIMETER WHERE 15 FEET IS REQUIRED AND ZERO-FOOT BUFFERS ALONG THE NORTH AND SOUTH PERIMETERS WHERE FIVE FEET IS REQUIRED on 0.15 acres at 708 South Jones Boulevard (APN 138-25-310-003), P-R (Professional Office and Parking) Zone, Ward 1 (Tarkanian) Staff recommends DENIAL. **NOTE: THE ADDRESS HAS BEEN AMENDED TO 708 NORTH JONES BOULEVARD**

MAY GO TO CITY COUNCIL ON 11/17/10 OR MAY BE FINAL ACTION
(Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

3

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

1

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-36959** APN: 13825310003

Name of Property Owner: Dr. Sharon Roth, OMD

Name of Applicant: Dr. Sharon Roth, OMD

Name of Representative: NA

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: Sharon Roth

Print Name: Sharon Roth ERIC LABASTIDA

Subscribed and sworn before me

This 3rd day of November, 2009

M. S. Peterson

Notary Public in and for said County and State

Revised 11-14-06



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

RECEIVED

DEC 15 2009



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: _____
 Project Address (Location) 708 N Jones Blvd, Las Vegas 89107
 Project Name Roth Medical Office Proposed Use Acupuncture Office
 Assessor's Parcel #(s) 13825310003 Ward # 1
 General Plan: existing _____ proposed _____ Zoning: existing P-R proposed P-R
 Commercial Square Footage 1,350 SF Floor Area Ratio _____
 Gross Acres 0.19 acres Lots/Units 1 Density _____
 Additional Information _____

PROPERTY OWNER Dr. Sharon Roth, OMD Contact _____
 Address 101 S Rainbow Blvd, Ste 22 Phone: (702) 259-6996 Fax: (702) 259-6995
 City Las Vegas State NV Zip 89145
 E-mail Address srothlac@cox.net

APPLICANT Dr. Sharon Roth, OMD Contact _____
 Address 101 S Rainbow Blvd, Ste 22 Phone: (702) 259-6996 Fax: (702) 259-6995
 City Las Vegas State NV Zip 89145
 E-mail Address srothlac@cox.net

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

Property Owner Signature* Sharon Roth

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

Print Name Sharon Roth, Eric Lebestida

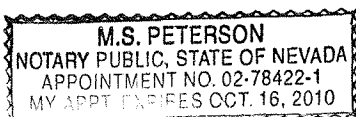
Subscribed and sworn before me

This 3rd day of November, 2009

Dr. A. Peterson

Notary Public in and for said County and State

Revised 10/27/08



FOR DEPARTMENT USE ONLY

Case #	<u>SDR-36957</u>
Meeting Date:	<u>11/28/09</u>
Total Fee:	<u>1090.00</u>
Date Received:	<u>12/15/09</u>
Received By:	<u>MREX</u>

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

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 21, 2010

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

GPA-39489 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: SEQUOIA ELECTRIC - OWNER: SAGEBRUSH PROPERTY VENTURES, LLC - Request for a General Plan Amendment FROM: SC (SERVICE COMMERCIAL) TO: LI/R (LIGHT INDUSTRY/RESEARCH) on 1.21 acres at 4485 North Rainbow Boulevard (APN 138-03-602-013), Ward 4 (Anthony).

C.C.: 11/17/2010

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report - GPA-39489, ZON-39490, VAR-39492 and SDR-39491
3. Supporting Documentation
4. Photos -GPA-39489, ZON-39490, VAR-39492 and SDR-39491
5. Justification Letter - GPA-39489, ZON-39490, VAR-39492 and SDR-39491



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **GPA-39489** APN: 138-03-602-013
Name of Property Owner: Sagebrush Property Ventures
Name of Applicant: Sequoia Electric
Name of Representative: Pacific Design Concepts - Richard Gallegos

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

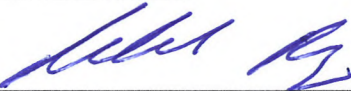
☒ No

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: BLAKE BARSY

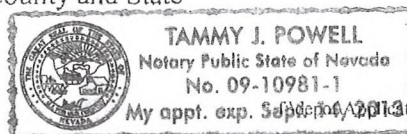
Subscribed and sworn before me

This 7th day of September, 20 10

Tammy J. Powell

Notary Public in and for said County and State

COUNTY: CLARK
STATE: NEVADA



Revised 11-14-06

RECEIVED
SEP 07 2010

My appt. exp. September 2013 on Packet/Statement of Financial Interest.pdf



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: General Plan Amendment
Project Address (Location) 4485 N. Rainbow Blvd.
Project Name Rainbow & Craig Sequoia Est. Proposed Use Industrial
Assessor's Parcel #(s) 138-03-602-013 Ward # 4
General Plan: existing SC proposed L1/R Zoning: existing C-1 proposed CM
Commercial Square Footage 8,880 Floor Area Ratio N/A
Gross Acres 1.21 Lots/Units N/A Density N/A
Additional Information _____

PROPERTY OWNER Sagebrush Property Ventures Contact Blake Barsy
Address 4485 N. Rainbow Blvd. Phone: 454-5842 Fax: 454-7842
City Las Vegas State NV Zip 89108
E-mail Address _____

APPLICANT Sequoia Electric Contact Blake Barsy
Address 4485 N. Rainbow Blvd. Phone: 839-9047 Fax: 454-7842
City Las Vegas State NV Zip 89108
E-mail Address _____

REPRESENTATIVE Pacific Design Concepts Contact Richard Gallegos
Address 3005 W. Horizon Ridge Pkwy #200 Phone: 454-5842 Fax: 454-7842
City Henderson State NV Zip 89052
E-mail Address richardg@pacdesignconcepts.com

Property Owner Signature* [Signature]

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

Print Name BLAKE BARSY

Subscribed and sworn before me

This 7th day of September, 20 10.

Tammy J. Powell

Notary Public in and for said County and State



TAMMY J. POWELL
Notary Public State of Nevada
No. 09-10981-1
My appt. exp. Sept. 14, 2013

Revised 10/27/08

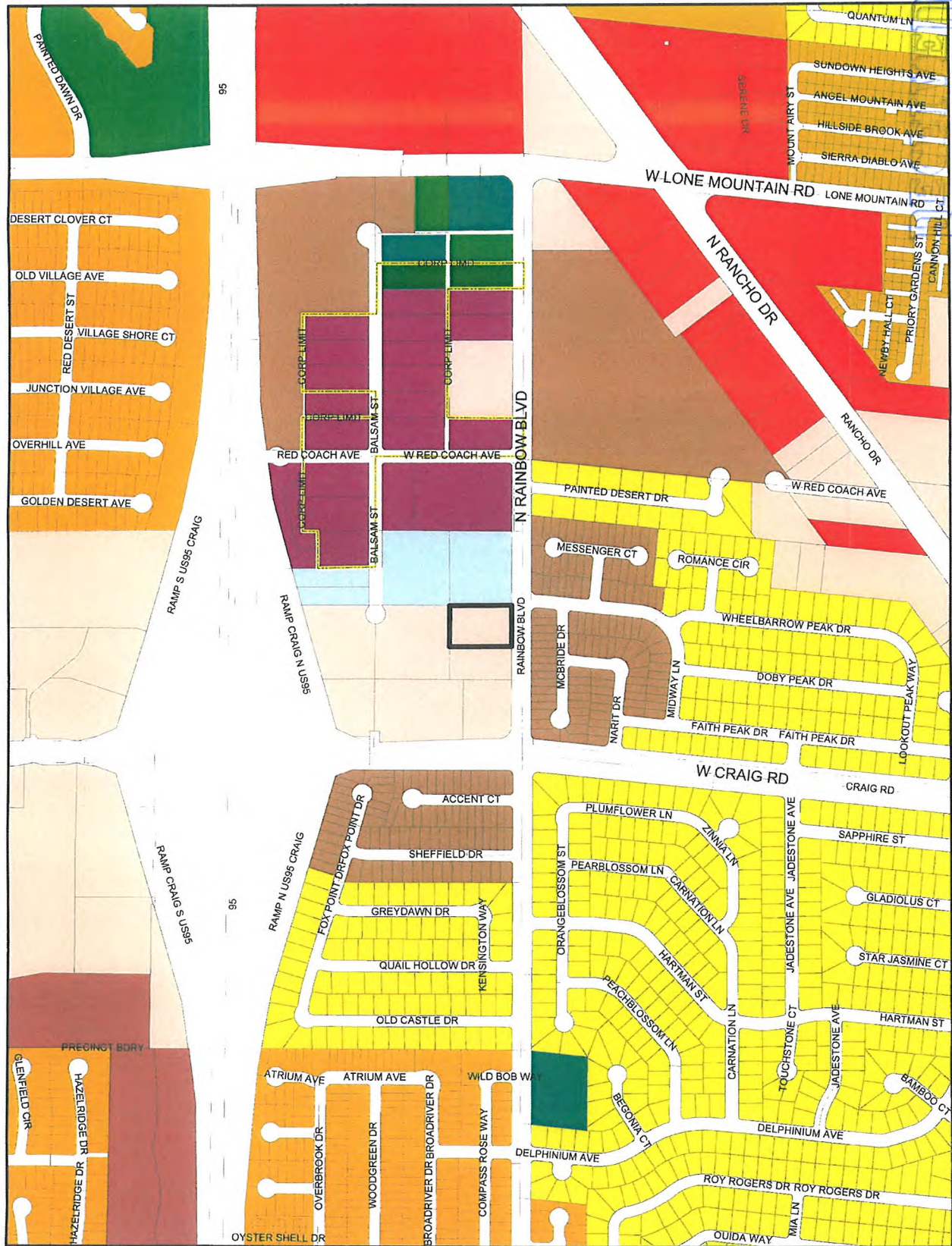
FOR DEPARTMENT USE ONLY

Case #	<u>GPA-39489</u>
Meeting Date:	<u>10/21/10 PC</u>
Total Fee:	<u>\$2,000</u>
Date Received:*	<u>9/7/10</u>
Received By:	<u>[Signature]</u>

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

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

GENERAL PLAN AMENDMENT Parcel: 138-03-602-013



GENERAL PLAN AMENDMENT

Rural Neighborhood Preservation	Medium	Light Industrial / Research	Town Center
Rural Estates	High	Planned Community Development	Resource Conservation
Desert Rural	Office	Downtown Redevelopment Area	Downtown - Commercial
Rural	Service Commercial	Park / Recreation / Open Space	Downtown - Mixed Use
Low	General Commercial	Public Facility	Not in City
Medium - Low	Tourist Commercial	Public Facility - School	Subject Parcel
Medium - Low Attached	Las Vegas Medical District	Public Facility - Clark County	City Limits

FROM SC TO LI/R

GPA-39489



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. 702-259-6307



Printed: September 03, 2010

pacific design concepts, llc

3005 w. horizon ridge pkwy., #200, henderson, nv 89052 (702) 454-5842 fax (702) 454-7842

PDC

September 7, 2010

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

Attn: Romeo Gumarang-Planner

RE: RAINBOW & CRAIG SEQUOIA ELECTRIC PROJECT NO-10-129
APN: 138-03-602-013
GENERAL PLAN AMENDMENT, ZONE CHANGE, SITE DEVELOPMENT REVIEW & VARIANCE
JUSTIFICATION LETTER

Dear Romeo,

We respectfully request favorable consideration for the above referenced project for a General Plan Amendment, Zone Change, Site Development Review & Variance.
General Plan Amendment Justification,

General Plan Amendment Justification

The proposed General Plan Amendment is from SC to LI-R. The subject property is contiguous to industrial planned uses to our North & West.

This request is appropriate base on the following finding of the facts;

1. The density and intensity of the proposed General Amendment is compatible with the existing adjacent land use designation;
2. The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts;
3. There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General plan designation; and
4. The proposed amendment conforms to other applicable adopted plans and policies.

Rezoning Justification

The proposed zone change is from C-1 to CM for a heavy equipment rental facility. The subject property is continuous to industrial zoned land to our North and West.

This request is appropriate based on the following finding of the facts;

5. The proposal conforms to the General Plan.
6. 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.
7. Growth and development factors in the community indicate the need for or appropriateness of the rezoning.
8. 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.

Variance Justification

The proposed variance is to allow zero rear setbacks where 20'-0" is required and a zero right side set back where 10'-0" is required. The variance is necessary for the preservation and enjoyment of the substantial property rights. The property to our West has been granted a zero setback.

The granting of this request will not materially affect the health or safety on persons residing or working in the neighborhood and will not be materially detrimental to the public welfare or injurious to property or improvements. The granting of this request will not adversely affect the City of Las Vegas General Plan.

GPA-39489 ZON-39490
VAR-39492 SDR-39491

RECEIVED
SEP 07 2010

Site Development Review Justification

The proposed Site Development Plan is for a single story 8, 880 sq ft. heavy equipment rental building in conjunction with an existing 4, 000 sq. ft. office building on 1.21 acres.

This request is appropriate based on the following finding of the facts.

1. The proposed development is compatible with adjacent development and development in the area.
2. The proposed development is consistent with the General Plan, Title 19 and the Design Standards Manual, the landscape, wall and buffer Standards, and other duly-adopted city plans, policies and standards.
3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.
4. Building and landscape materials 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.
6. Appropriate measures are taken to secure and protect the public health, safety and general welfare.

Should you have any questions or require additional information please contact our office.

Sincerely,

Richard C. Gallegos
Principal



RCG/pt

Cc: .js.lt.sdr.clv

GPA-39489 ZON-39490
VAR-39492 SDR-39491

RECEIVED
SEP 07 2010

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 21, 2010

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

ZON-39490 - REZONING RELATED TO GPA-39489 - PUBLIC HEARING - APPLICANT: SEQUOIA ELECTRIC - OWNER: SAGEBRUSH PROPERTY VENTURES, LLC - Request for a Rezoning FROM: C-1 (LIMITED COMMERCIAL) TO: C-M (COMMERCIAL/INDUSTRIAL) on 1.21 acres at 4485 North Rainbow Boulevard (APN 138-03-602-013), Ward 4 (Anthony).

C.C.: 11/17/2010

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

1. Consolidated Backup
2. Location and Aerial Maps – ZON-39490, VAR-39492 and SDR-39491
3. 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: **ZON-39490** APN: 138-03-602-013
Name of Property Owner: Sagebrush Property Ventures
Name of Applicant: Sequoia Electric
Name of Representative: Pacific Design Concepts - Richard Gallegos

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: [Signature]

Print Name: BLAKE BARSY

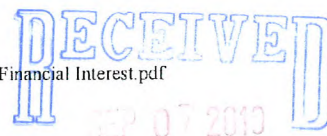
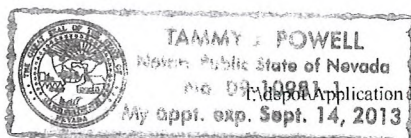
Subscribed and sworn before me

This 7th day of September, 20 10

Tammy Powell
Notary Public in and for said County and State

COUNTY CLARK
STATE NEVADA

Revised 11-14-06





PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: ZONE CHANGE
Project Address (Location) 4485 N. Rainbow Blvd.
Project Name Rainbow & Craig Sequoia Elect. Proposed Use Industrial
Assessor's Parcel #(s) 138-03-602-013 Ward # 4
General Plan: existing SC proposed LIR Zoning: existing C-1 proposed CM
Commercial Square Footage 8,880 Floor Area Ratio N/A
Gross Acres 1.21 Lots/Units N/A Density N/A
Additional Information _____

PROPERTY OWNER Sagebrush Property Ventures Contact Blake Barsy
Address 4485 N. Rainbow Blvd. Phone: 454-5842 Fax: 454-7842
City LAS VEGAS State NV Zip 89108
E-mail Address _____

APPLICANT Sequoia Electric Contact Blake Barsy
Address 4485 N. Rainbow Blvd. Phone: 839-9047 Fax: 454-7842
City LAS VEGAS State NV Zip 89108
E-mail Address _____

REPRESENTATIVE Pacific Design Concepts Contact Richard Gallegos
Address 3005 W. Horizon Ridge Pkwy #200 Phone: 454-5842 Fax: 454-7842
City LAS VEGAS State NV Zip 89052
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.

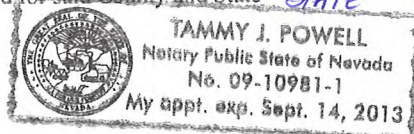
Print Name BLAKE BARSY

Subscribed and sworn before me

This 7th day of September, 20 10.

[Signature]
County CLARK State NEVADA

Notary Public in and for said County and State



Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	<u>ZON - 39490</u>
Meeting Date:	<u>10/21/10 PL</u>
Total Fee:	<u>\$1,200</u>
Date Received:*	<u>9/7/10</u>
Received By:	<u>[Signature]</u>

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

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SEP 07 2010

JUL 07 2010



 C-V
 C-PB
 P-C



Printed: September 03, 2010

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 21, 2010

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

VAR-39492 - VARIANCE RELATED TO GPA-39489 AND ZON-39490 - PUBLIC HEARING - APPLICANT: SEQUOIA ELECTRIC - OWNER: SAGEBRUSH PROPERTY VENTURES, LLC - Request for a Variance TO ALLOW A ZERO-FOOT REAR YARD SETBACK WHERE 20 FEET IS REQUIRED AND A ZERO-FOOT SIDE YARD SETBACK WHERE TEN FEET IS REQUIRED on 1.21 acres at 4485 North Rainbow Boulevard (APN 138-03-602-013), C-1 (Limited Commercial) Zone [PROPOSED: C-M (Commercial/Industrial)], Ward 4 (Anthony).

C.C.: 11/17/2010

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

1. Consolidated Backup
2. Supporting Documentation – VAR-39492 and SDR-39491

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



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-39492** APN: 138-03-602-013

Name of Property Owner: Sagebrush Property Ventures

Name of Applicant: Sequoia Electric

Name of Representative: Pacific Design Concepts-Richard Gallegos

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: [Signature]

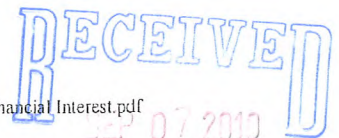
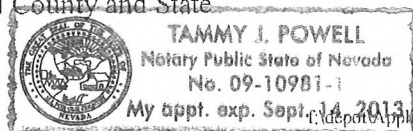
Print Name: BLAKE BARSY

Subscribed and sworn before me

This 7th day of September, 20 10

Tammy J. Powell
Notary Public in and for said County and State

COUNTY CLARK
STATE NEVADA





PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: VARIANCE -
Project Address (Location) 4485 N. Rainbow Blvd.
Project Name Rainbow & Chap Sequoia Electric Proposed Use Industrial
Assessor's Parcel #(s) 138-03-602-013 Ward # 4
General Plan: existing SC proposed U/R Zoning: existing C-1 proposed CM
Commercial Square Footage 8,880 Floor Area Ratio N/A
Gross Acres 1.21 Lots/Units N/A Density N/A
Additional Information _____

PROPERTY OWNER Sagebrush Property Ventures Contact Blake Barsy
Address 4485 N. Rainbow Phone: 454-5842 Fax: 454-7842
City LAS VEGAS State NV Zip 89108
E-mail Address _____

APPLICANT Sequoia Electric Contact Blake Barsy
Address 4485 N. Rainbow Blvd. Phone: 839-9047 Fax: _____
City LAS VEGAS State NV Zip 89108
E-mail Address _____

REPRESENTATIVE Pacific Design Concepts Contact Richard Gallegos
Address 3005 W. Horizon Ridge Pkwy #200 Phone: 454-5842 Fax: 454-7842
City HENDERSON State NV Zip 89052
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.

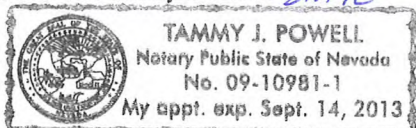
Print Name BLAKE BARSY

Subscribed and sworn before me

This 7th day of September, 20 10.

Tammy J. Powell
County CLARK
State NEVADA

Notary Public in and for said County and State



Revised 10/27/08

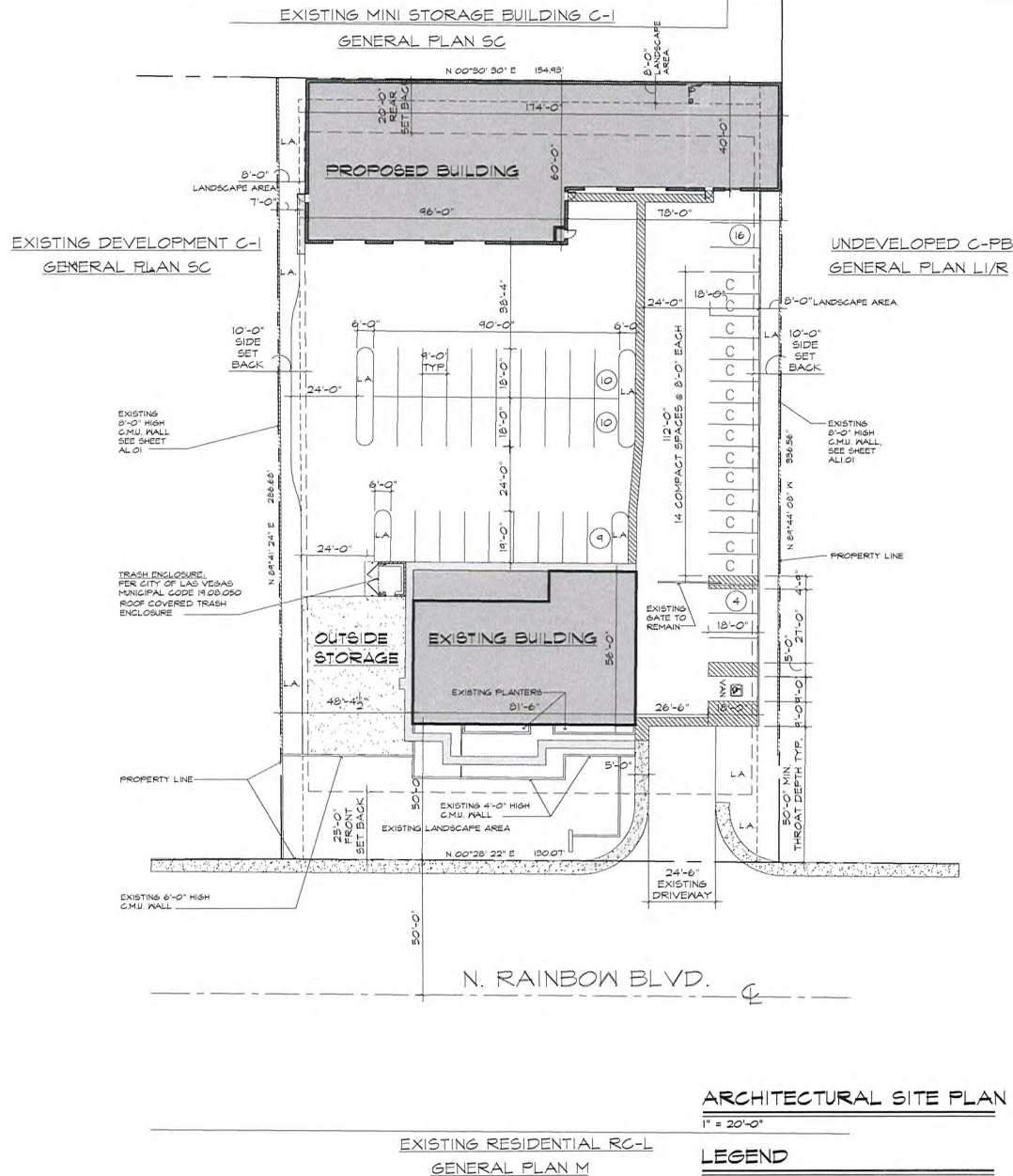
FOR DEPARTMENT USE ONLY

Case #	<u>VAR-39492</u>
Meeting Date:	<u>10/21/10 PC</u>
Total Fee:	<u>\$1,030</u>
Date Received:	<u>9/7/10</u>
Received By:	<u>[Signature]</u>

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

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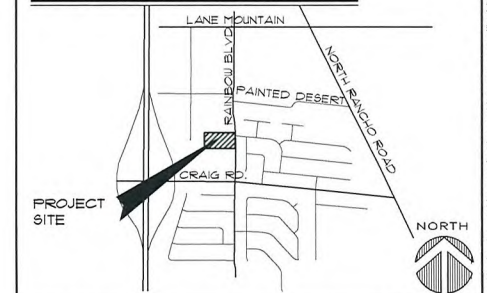
SEP 07 2010



PROJECT DATA:

ASSESSORS PARCEL NUMBER:	138-03-602-013
ACTION REFERENCE NUMBER:	XX
DEVELOPMENT CODE:	TITLE 19- LAS VEGAS ZONING CODE ADOPTION DATE 04-30-2005
GOVERNING JURISDICTION:	CITY OF LAS VEGAS
SPECIAL OVERLAY DISTRICT(S):	N/A
GENERAL PLAN:	SC
PROPOSED GENERAL PLAN:	LI-R
EXISTING LAND USE ZONE:	C-1
PROPOSED LAND USE ZONE:	C-M
SITE AREA:	121 ACRES/ 52,942.4 SF
LOT COVERAGE:	24.34 % (BASED ON ROOF DRIP LINE)
BUILDING HEIGHT:	ALLOWABLE: N/A ACTUAL: 26 FT.
OCCUPANCY GROUP, EXISTING BUILDING:	B
OCCUPANCY GROUP, PROPOSED BUILDING:	S-1
CONSTRUCTION TYPE, EXISTING BUILDING:	V-B
CONSTRUCTION TYPE, PROPOSED BUILDING:	III-B FULLY SPRINKLERED
BUILDING AREA TABULATIONS:	
EXISTING BUILDING AREA:	4,011 SQ. FT.
PROPOSED BUILDING AREA:	8,880 SQ. FT.
TOTAL BUILDING AREA:	12,891 SQ. FT.
PARKING ANALYSIS:	
EXISTING BUILDING AREA 4,011 SQ. FT. / 300 =	13 SPACES
PROPOSED BUILDING AREA 8,880 / 250 =	36 SPACES
NUMBER OF PARKING SPACES REQUIRED:	49 SPACES
NUMBER OF PARKING SPACES PROVIDED: (INCLUDING 14 COMPACT SPACES = 30% OF TOTAL) (INCLUDING 1 VAN ACCESSIBLE SPACE)	49 SPACES

LOCATION MAP/VICINITY:



AERIAL MAP:



VAR-39492
SDR-39491

SEP 07 2010

project title:
pacific design concepts, llc
3005 w. horizon ridge parkway, suite 200
palm springs, ca 92262
(702) 454-5842 fax (702) 454-7842

project title:
RAINBOW AND CRAIG SEQUOIA ELECTRIC
4485 N. RAINBOW BLVD
LAS VEGAS, NV 89108

PRELIMINARY
CONSTRUCTION
09-07-10

project title:
ARCHITECTURAL SITE PLAN LAND USE SUBMITTAL

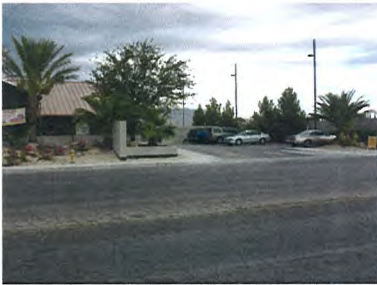
issue dates:	
drawn by:	PT
checked by:	RCG
project no.:	10-128
revisions:	
sheet no.:	AS1.01
of	plans



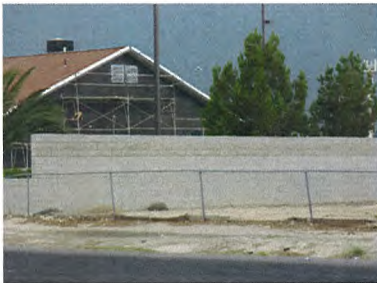
EXISTING LANDSCAPE



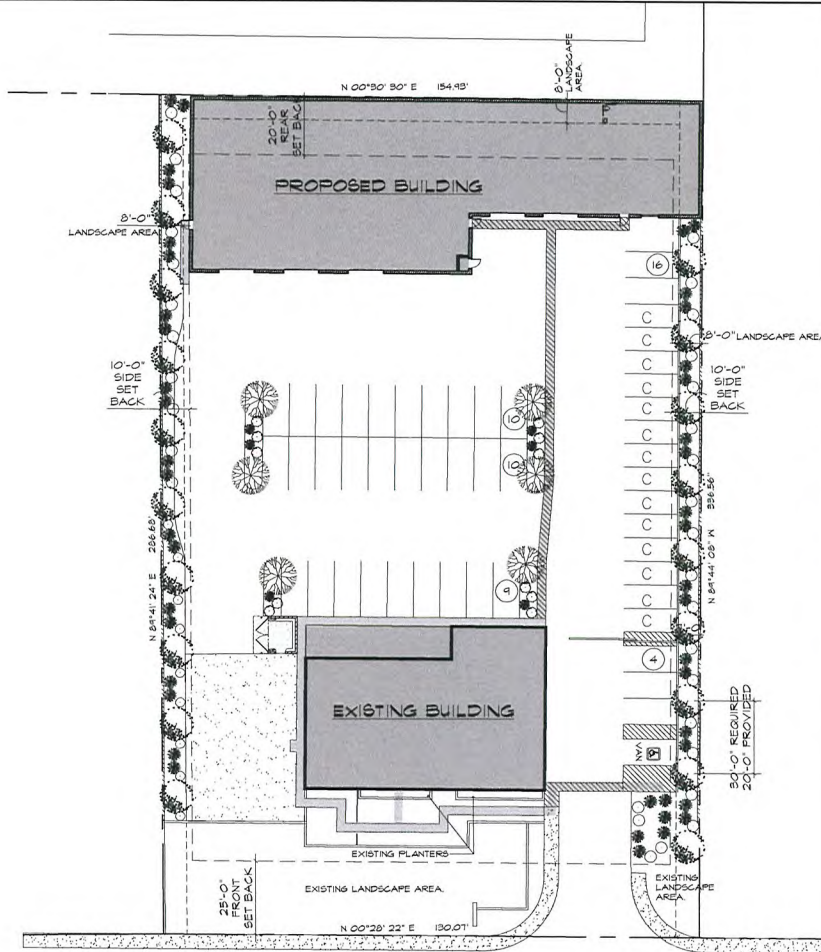
EXISTING LANDSCAPE



EXISTING LANDSCAPE



EXISTING FENCE WALL @ PROPERTY LINE



LEGEND

ACCESSIBLE ROUTE 5% MAX. RUNNING
SLOPE 2% MAX. GROSS SLOPE 11/12" MAX
CHANGE IN ELEVATIONS

LANDSCAPE PLAN

1" = 20'-0"

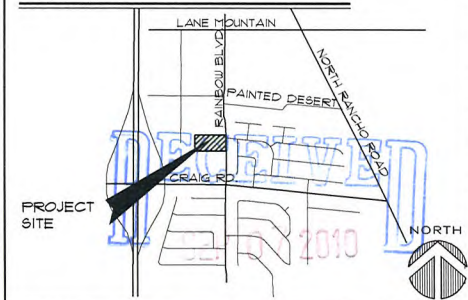
MISCELLANEOUS NOTES

- ALL EXPOSED SOILS TO RECEIVE 2" THICK LAYER OF DECORATIVE GRAVEL OR DECOMPOSED GRANITE.
- ALL TREES AND SHRUBS TO BE SPACED ACCORDING TO CITY OF LAS VEGAS MUNICIPAL CODE 11.2.040.
- ASSORTED 5 GAL SHRUBS TO COVER MORE THAN 60% OF LANDSCAPE AREA WITHIN TWO YEARS OF INSTALLATION.
- TREES SHALL NOT BE PLANTED WITHIN 5' OF A DEDICATED RIGHT-OF-WAY WHEN MATURE.
- ANY TREE WITHIN 5' OF A SIDEWALK / PAVED SURFACE AND/OR WALL SHALL BE PLANTED WITH A ROOT SHIELD DESIGNED TO DIRECT ROOT GROWTH DOWNWARD.
- SPALE DESIGN PER FIGURE 30.64-3.
- DECOMPOSED GRANITE COLOR: PALMING CORAL 1/2" SCREENED
- DECOMPOSED GRANITE SOURCE: VISTA ROCK LAS VEGAS, NEVADA
- DECORATIVE GRAVEL COLOR: RED SANDSTONE 3/4" 3/4"
- DECORATIVE GRAVEL SOURCE: STAR NURSERY LAS VEGAS, NEVADA
- ALL LANDSCAPE AREAS TO RECEIVE COMPLETE AUTOMATIC PERMANENT UNDERGROUND DRIP IRRIGATION SYSTEM.

LANDSCAPE LEGEND

TREES	SIZE	Q	BOTANICAL NAME	COMMON NAME
	24" BOX	19	PISTACIA CHINENSIS	CHINESE PISTACHE
	24" BOX	6	ACACIA SP	ACACIA
SHRUBS	SIZE		BOTANICAL NAME	COMMON NAME
	5 GAL.	46	LEUCOPHYLLUM FRUTESCENS	TEXAS RANGER
	5 GAL.	46	AGAVE AMERICANA	INCENSE CEDAR
	5 GAL.	12	CALEDONIA DECURRENS	CENTURY PLANT

LOCATION MAP/VICINITY:



AERIAL MAP:



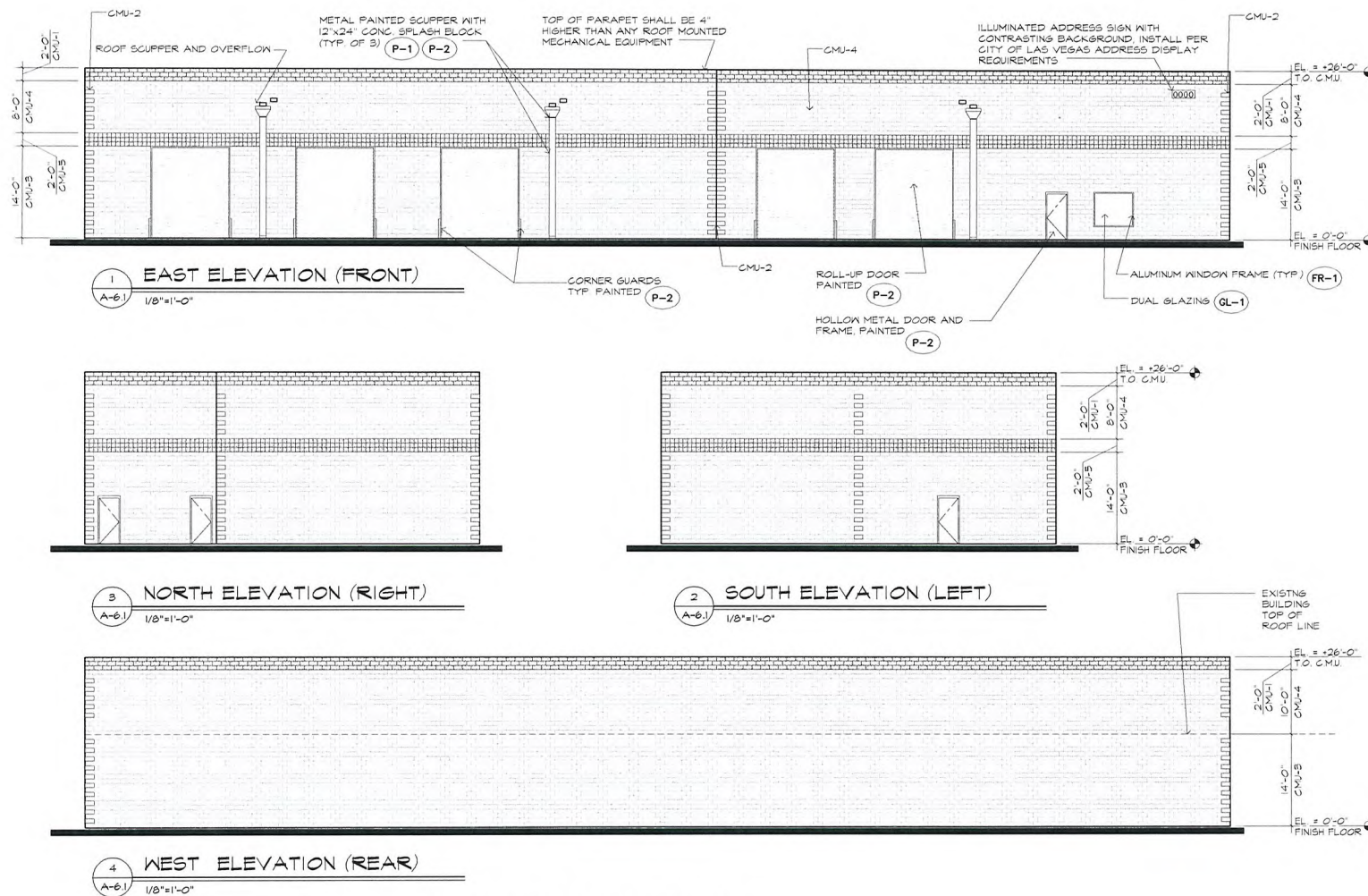
pacific design concepts, llc
3005 w. horizon ridge parkway, suite 200
henderson, nevada 89052
(702) 454-5842 fax (702) 454-7842

PROJECT TITLE:
RAINBOW AND CRAIG
SEQUOIA ELECTRIC
4485 N. RAINBOW BLVD
LAS VEGAS, NV 89108

PRELIMINARY
NOT FOR
CONSTRUCTION
08-07-10

LANDSCAPE PLAN
LAND USE SUBMITTAL

sheet title:
issue dates:
drawn by:
checked by:
project no.:
revisions:
sheet no.:
of sheets:
AL101
© 2008



EXTERIOR FINISH SCHEDULE

NOTE: ALL CMU IS MANUFACTURED BY "ORCO" BLOCK COMPANY OR EQUAL

CMU-1	8" x 8" x 16" SPLIT FACE CONCRETE MASONRY UNIT COLOR: BLACK 250
CMU-2	8" x 8" x 16" SPLIT FACE CONCRETE MASONRY UNIT COLOR: RED BROWN
CMU-3	8" x 8" x 16" PRECISION BLOCK CONCRETE MASONRY UNIT COLOR: WHEAT
CMU-4	8" x 8" x 16" PRECISION BLOCK CONCRETE MASONRY UNIT COLOR: NU-TAD
CMU-5	8" x 8" x 16" SCORED CONCRETE MASONRY UNIT COLOR: BLACK 250

FR-1	1 3/4" x 4" BLACK ANODIZED FINISH ALUMINUM FRAME BY ARCADIA OR EQUAL
GL-1	1" GRAY OR GREEN REFLECTIVE DUAL GLAZING BY HSP INDUSTRIES OR EQUAL
P-1	COLOR TO BE SELECTED BY OWNER TO MATCH W/ CMU-4
P-2	COLOR TO BE SELECTED BY OWNER TO MATCH W/ CMU-3

GENERAL NOTES

- ALL EXPOSED METAL TO BE PAINTED THE SAME AS ADJACENT PAINT/ FINISH COLOR, U. N. O.

VAR-39492
SDR-39491

DECEIVED
SEP 07 2010

pacific design concepts, llc
3005 w. horizon ridge parkway, suite 200
henderson, nevada 89052
(702) 454-5642 fax (702) 454-7842

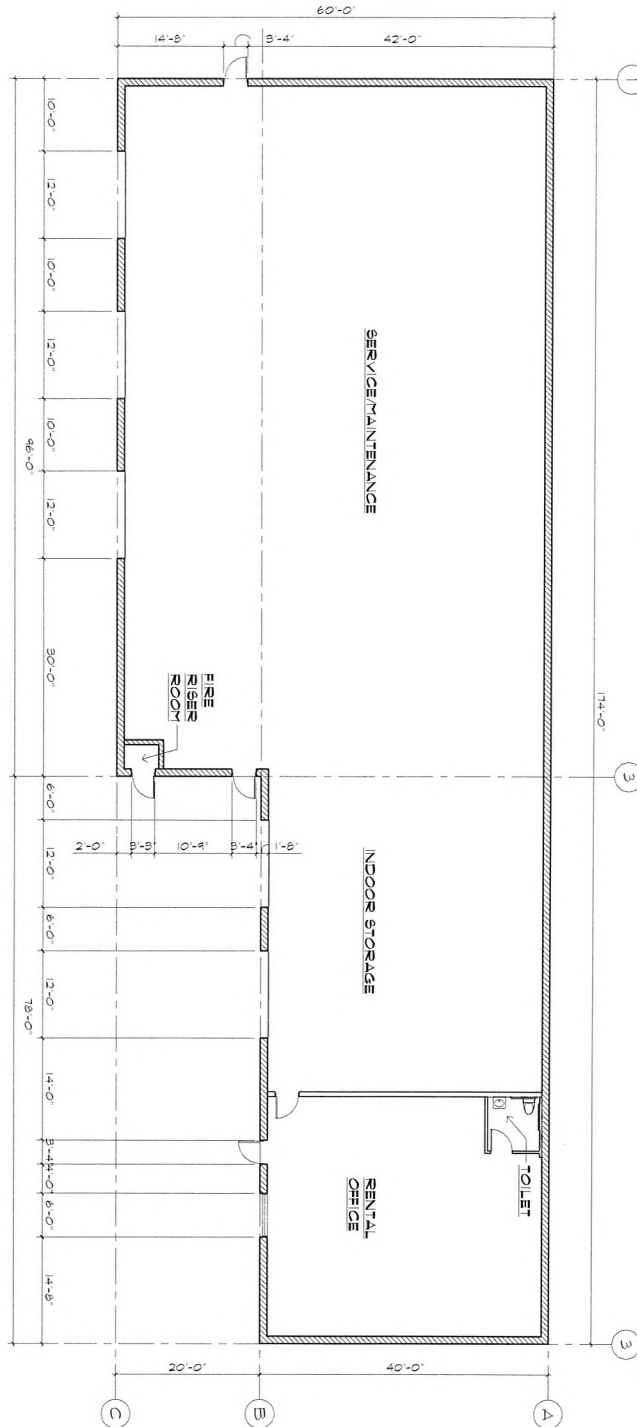
RAINBOW AND CRAIG SEQUOIA ELECTRIC
4485 N. RAINBOW BLVD
LAS VEGAS, NV 89108

PRELIMINARY
NOT FOR CONSTRUCTION
08-07-10

EXTERIOR ELEVATIONS
LAND USE SUBMITTAL

sheet title:
issue dates:
drawn by:
checked by:
project no.:
revisions:
sheet no.:
A6.01
of sheets

as instruments of service shall be subject to change and specifications are the property of the architect and may not be reproduced or used for any purpose without the architect's written consent. copies of the drawings and specifications released by the client may be utilized only for the use and to complete the project for which they were prepared. any other use, including but not limited to, reproduction, distribution, or any other use, without the prior written consent of the architect, is strictly prohibited. the architect shall not be responsible for any errors or omissions in the drawings or specifications, or for any consequences arising therefrom, whether or not such errors or omissions are caused in whole or in part by any negligence on the part of the architect.



FLOOR PLAN
1/8" = 1'-0"
* MAXIMUM OCCUPANT LOAD (PER IBC) = 34



WALL LEGEND
EXTERIOR WALL CONSTRUCTION
8" x 8" x 16 CMU WALL

GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF STUDS CENTER LINE OF GRIDS AND COLUMNS
2. FIELD VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE AND REPORT ANY DISCREPANCIES TO ARCHITECT BEFORE BEGINNING WORK.
3. CONTRACTOR SHALL PROVIDE AND LOCATE ACCESS PANELS AS REQUIRED AFTER INSTALLATION OF MECHANICAL, PLUMBING & ELECTRICAL WORK.
4. APPLIANCES AND OTHER EQUIPMENT BY OWNER (N/C)
5. ALL PARTITIONS ADJACENT TO OR LOCATED AT THE BACK OF PLUMBING FIXTURES SHALL BE CONSTRUCTED WITH MOISTURE RESISTANT GYP. BD.

VAR-39492
SDR-39491

REVISED
SEP 07 2010



CMU-1
8 x 8 x 16 SPLIT
FACE CONCRETE
MASONRY UNIT COLOR:
BLACK 250



CMU-5
8 x 8 x 16 SCORED
CONCRETE MASONRY UNIT
COLOR: BLACK 250



CMU-2
8 x 8 x 16 SPLIT
FACE CONCRETE
MASONRY UNIT COLOR:
RED BROWN



CMU-3
8 x 8 x 16 PRECISION
BLOCK CONCRETE
MASONRY UNIT COLOR:
WHEAT



CMU-4
8 x 8 x 16 PRECISION
BLOCK CONCRETE
MASONRY UNIT COLOR:
NU-FAD

NOTE: ALL C.M.U. IS MANUFACTURED BY "ORCO" BLOCK COMPANY OR EQUAL

(P-1) COLOR TO BE SELECTED BY OWNER TO MATCH W/ CMU- 4

(P-2) COLOR TO BE SELECTED BY OWNER TO MATCH W/ CMU- 3

RECEIVED
SEP 07 2010

RAINBOW AND CRAIG SEQUOIA ELECTRIC

VAR-39492
SDR-39491

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 21, 2010

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SDR-39491 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-39489, ZON-39490 AND VAR-39492 - PUBLIC HEARING - APPLICANT: SEQUOIA ELECTRIC - OWNER: SAGEBRUSH PROPERTY VENTURES, LLC - Request for Site Development Plan Review TO ADD A PROPOSED 8,880 SQUARE-FOOT HEAVY MACHINERY AND EQUIPMENT (RENTAL, SALES AND SERVICE) BUILDING AT AN EXISTING 4,000 SQUARE-FOOT OFFICE SITE, WITH A WAIVER OF PERIMETER LANDSCAPE STANDARDS TO ALLOW A FIVE-FOOT BUFFER ALONG THE SOUTH PROPERTY LINE WHERE EIGHT FEET IS REQUIRED on 1.21 acres at 4485 North Rainbow Boulevard (APN 138-03-602-013), C-1 (Limited Commercial) Zone [PROPOSED: C-M (Commercial/Industrial)], Ward 4 (Anthony).

C.C.: 11/17/2010

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

1. 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-39491** APN: 138-03-602-013
Name of Property Owner: Segebrush Property Ventures
Name of Applicant: Sequoia Electric
Name of Representative: Pacific Design Concepts - Richard Gallegos

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: [Signature]

Print Name: BLAKE BARSY

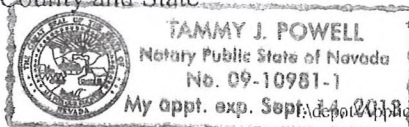
Subscribed and sworn before me

This 7th day of September, 20 10

Tammy J. Powell

Notary Public in and for said County and State

COUNTY CLARK
STATE NEVADA



Revised 11-14-06

RECEIVED
SEP 07 2010



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: SITE DEVELOPMENT REVIEW
Project Address (Location): 4485 N. Rainbow Blvd.
Project Name: Rainbow & Circle Sequoia Hotel Proposed Use: Industrial
Assessor's Parcel #(s): 138-03-602-013 Ward #: 4
General Plan: existing SC proposed U/R Zoning: existing C-1 proposed CM
Commercial Square Footage: 8,880 Floor Area Ratio: N/A
Gross Acres: 1.21 Lots/Units: N/A Density: N/A
Additional Information: _____

PROPERTY OWNER SAGEBRUSH PROPERTY ^{VERNO VEE} Contact: Blake Barsy
Address: 4485 N. Rainbow Blvd. Phone: 839-9047 Fax: 454-7842
City: LAS VEGAS State: NV Zip: 89108
E-mail Address: _____

APPLICANT Sequoia Electric Contact: Blake Barsy
Address: 4485 N. Rainbow Blvd. Phone: 454-5842 Fax: 454-7842
City: LAS VEGAS State: NV Zip: 89108
E-mail Address: _____

REPRESENTATIVE Pacific Design Concepts Contact: Richard Gallegos
Address: 3005 W. Horizon Ridge Pkwy #200 Phone: 454-5842 Fax: 454-7842
City: Henderson State: NV Zip: 89052
E-mail Address: richardg@pacdesignconcepts.com

Property Owner Signature* [Signature]

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

Print Name: BLAKE BARSY

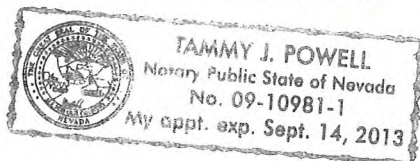
Subscribed and sworn before me

This 7th day of September, 20 10.

[Signature]
COUNTY CLARK
STATE NEVADA

Notary Public in and for said County and State

Revised 10/27/08



FOR DEPARTMENT USE ONLY

Case #	<u>SDR-39491</u>
Meeting Date:	<u>10/21/10 PC</u>
Total Fee:	<u>\$1,030</u>
Date Received:*	<u>9/7/10</u>
Received By:	<u>[Signature]</u>

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

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 21, 2010

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

ZON-39320 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: KENYON LIMITED PARTNERSHIP - Request for a Rezoning FROM: R-4 (HIGH DENSITY RESIDENTIAL) TO: C-1 (LIMITED COMMERCIAL) on 0.20 acres at 820 South 7th Street (APN 139-34-410-234), Ward 3 (Reese).

C.C.: 11/17/2010

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

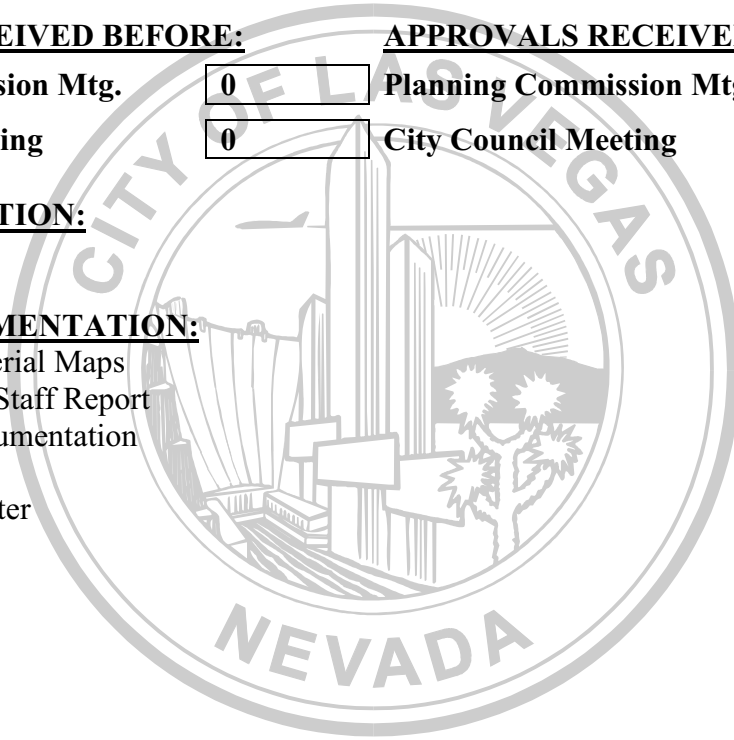
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RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

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



AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 21, 2010

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

ZON-39455 - REZONING - PUBLIC HEARING - APPLICANT: LAURICH PROPERTIES, INC. - OWNER: GRAND CANYON SQUARE, LLC - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: PD (PLANNED DEVELOPMENT) on 25.48 acres at the northwest corner of Horse Drive and Oso Blanca Road (APN 125-07-601-005), Ward 6 (Ross).

C.C.: 11/17/2010

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report - ZON-39455 and SDR-39453
3. Supporting Documentation
4. Photos - ZON-39455 and SDR-39453
5. Justification Letter - ZON-39455 and SDR-39453

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.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 21, 2010

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SDR-39453 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-39455 - PUBLIC HEARING - APPLICANT: LAURICH PROPERTIES, INC. - OWNER: GRAND CANYON VILLAGE SQUARE, LLC - Request for a Site Development Plan Review FOR A PROPOSED 250,267 SQUARE-FOOT SHOPPING CENTER on a 25.48 acres at the northwest corner of Horse Drive and Oso Blanca Road (APN 125-07-601-005), Ward 6 (Ross).

C.C.: 11/17/2010

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

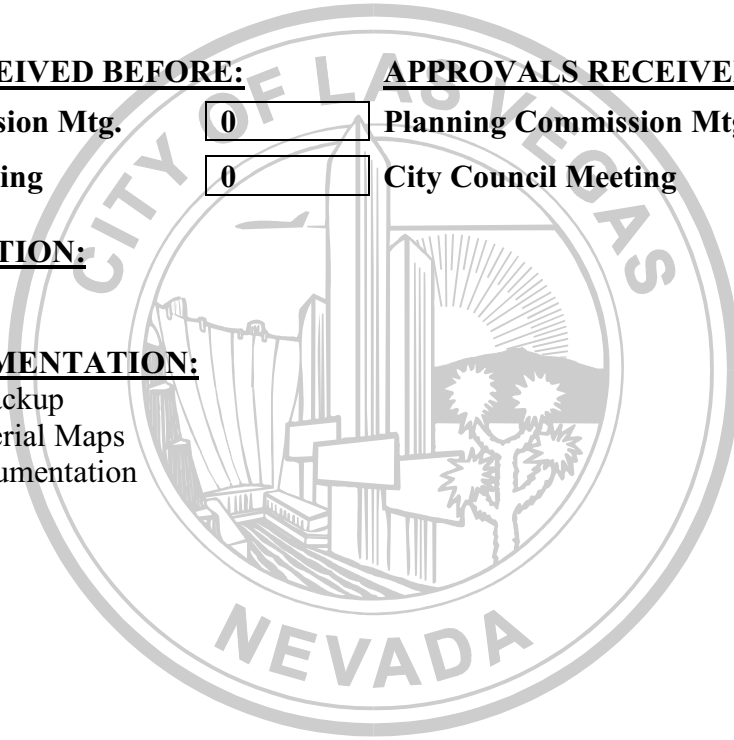
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RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

1. Consolidated Backup
2. Location and Aerial Maps
3. 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.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 21, 2010

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

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

MAY GO TO CITY COUNCIL ON 11/17/10 OR MAY BE FINAL ACTION
(Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

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



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: Clark County Legal Services Program

Name of Applicant: Clark County Legal Services Program

Name of Representative: Russell Rowe / The Capitol Company

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

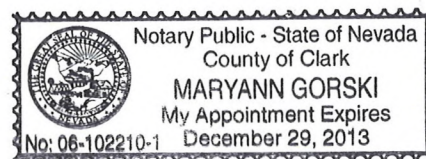
Signature of Property Owner: _____

Print Name: Babara Buckley

Subscribed and sworn before me

This 3 day of August, 2010

Maryann Gorski
Notary Public in and for said County and State



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AUG 05 2010

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

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

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

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

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

FOR DEPARTMENT USE ONLY

Property Owner Signature* _____

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

Print Name BRANDI BUCKLEY

Subscribed and sworn before me

This 3 day of August, 2010

Maryann Gorski

Notary Public in and for said County and State



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

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

jma

SCHEMATIC DESIGN PROGRESS

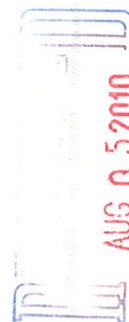
STUDIOS

PROJECT 2009232

07/07/2010

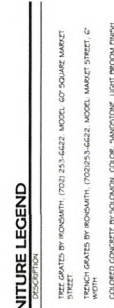
LEGAL AID CENTER OF SOUTHERN NEVADA

VAR-39099
VAR-39100
SDR-39098



The map shows the project site located at the intersection of Las Vegas Blvd. N. and Summerlin Blvd. N. The site is situated between the Summerlin and Las Vegas areas. Major roads shown include Las Vegas Blvd. N., Summerlin Blvd. N., and the Las Vegas Strip. Landmarks such as the New York-New York Hotel & Casino, Flamingo Las Vegas, and the Las Vegas Convention Center are indicated. The map also shows the location of the proposed development relative to the existing infrastructure, including the Las Vegas Strip and the Summerlin area.

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



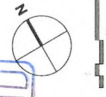
DESCRIPTION
TREE GRATES BY IRONSMITH, (702) 253-6622, MODEL 60" SQUARE MARKET STREET
TRENCH GRATES BY IRONSMITH, (702) 253-6622, MODEL MARKET STREET, 6" WIDE
COLORLED CONCRETE BY SOLOMON, COLOR "MANGROVE", LIGHT IRIDESCENT FINISH

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

SYMBOL	BOTANICAL NAME / COMMON NAME
	PISTACIA CHINENSIS CHINESE PISTACHE

SHEDDING, SEE BELOW

BRITISH FESTIVAL
AUG 05 2010



ma

studios

VAR-39099
VAR-39100
SDR-39098

SITE PLAN/ LANDSCAPE

VAR-39100

SDR-39098

SCHEMATIC DESIGN PROGRESS

LEGAL AID CENTER OF SOUTHERN NEVADA

23494646 14V-37144 1123 751 635.1 1 0.02 5.1 6X(5.1) 15000 0000041000



PHASE I



PHASE II

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jma

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PHASING PLAN

VAR-39099

VAR-39100

SDR-39098

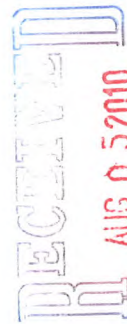
PROJECT 2009232

SCHEMATIC DESIGN PROGRESS

07/07/2010

LEGAL AID CENTER OF SOUTHERN NEVADA

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



studios

OFFICE FLOOR PLAN LEVEL 1

VAR-39099

VAR-39100

SDR-39098

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

PROJECT 2009232

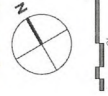
SCHEMATIC DESIGN PROGRESS

LEGAL AID CENTER OF SOUTHERN NEVADA

07/07/2010



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



jma

studios

OFFICE FLOOR PLAN LEVEL 2

VAR-39099

VAR-39100

SDR-39098

PROJECT 2009/232

SCHEMATIC DESIGN PROGRESS

07/07/2010

LEGAL AID CENTER OF SOUTHERN NEVADA

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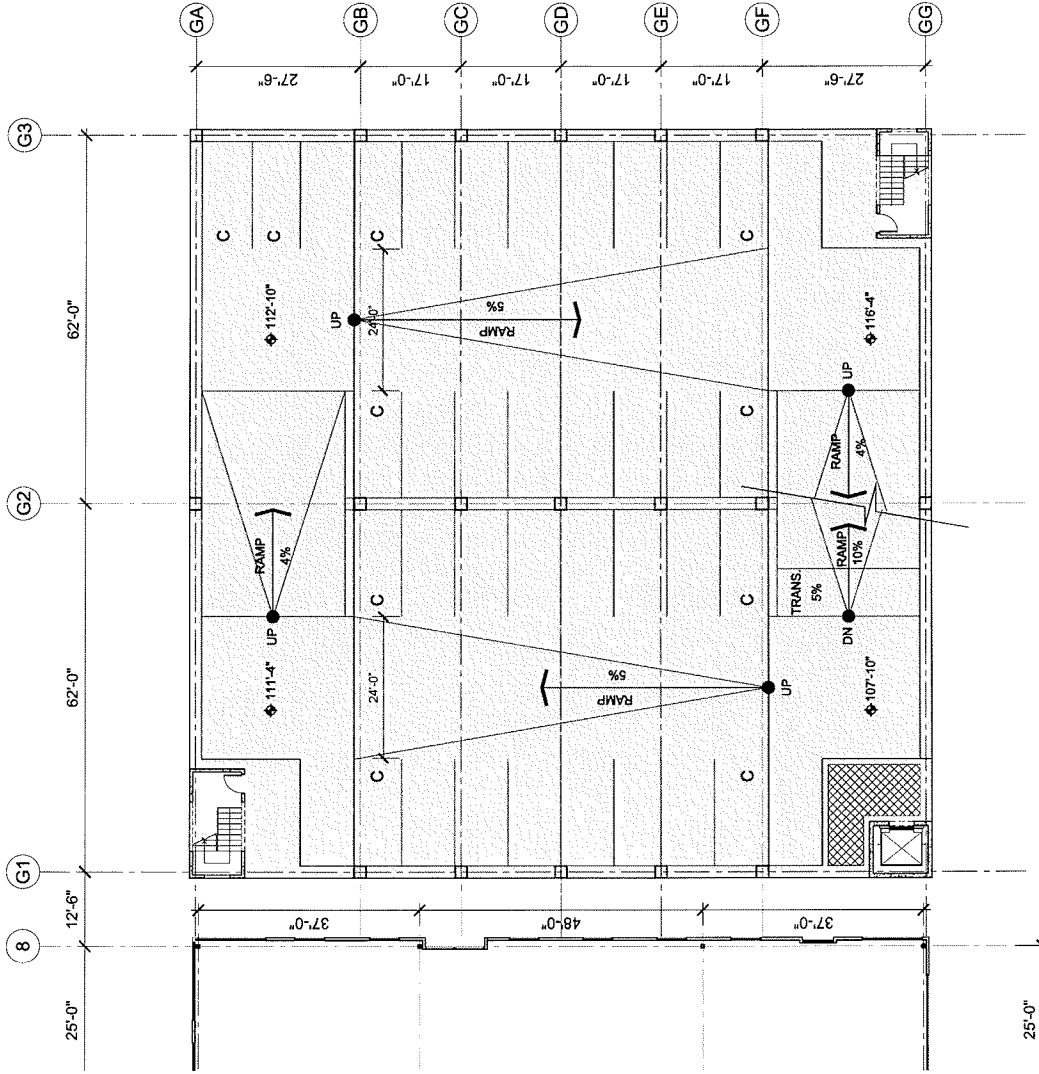


PARK GARAGE LEVEL

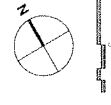
VAR-39099
VAR-39100
SDR-39098

SCHEMATIC DESIGN PROGRESS

FEAL AND THE SOUTHERN



RECORDED
AUG 0 5 2010



jma

studios

PARKING GARAGE LEVEL 2

VAR-39099

VAR-39100

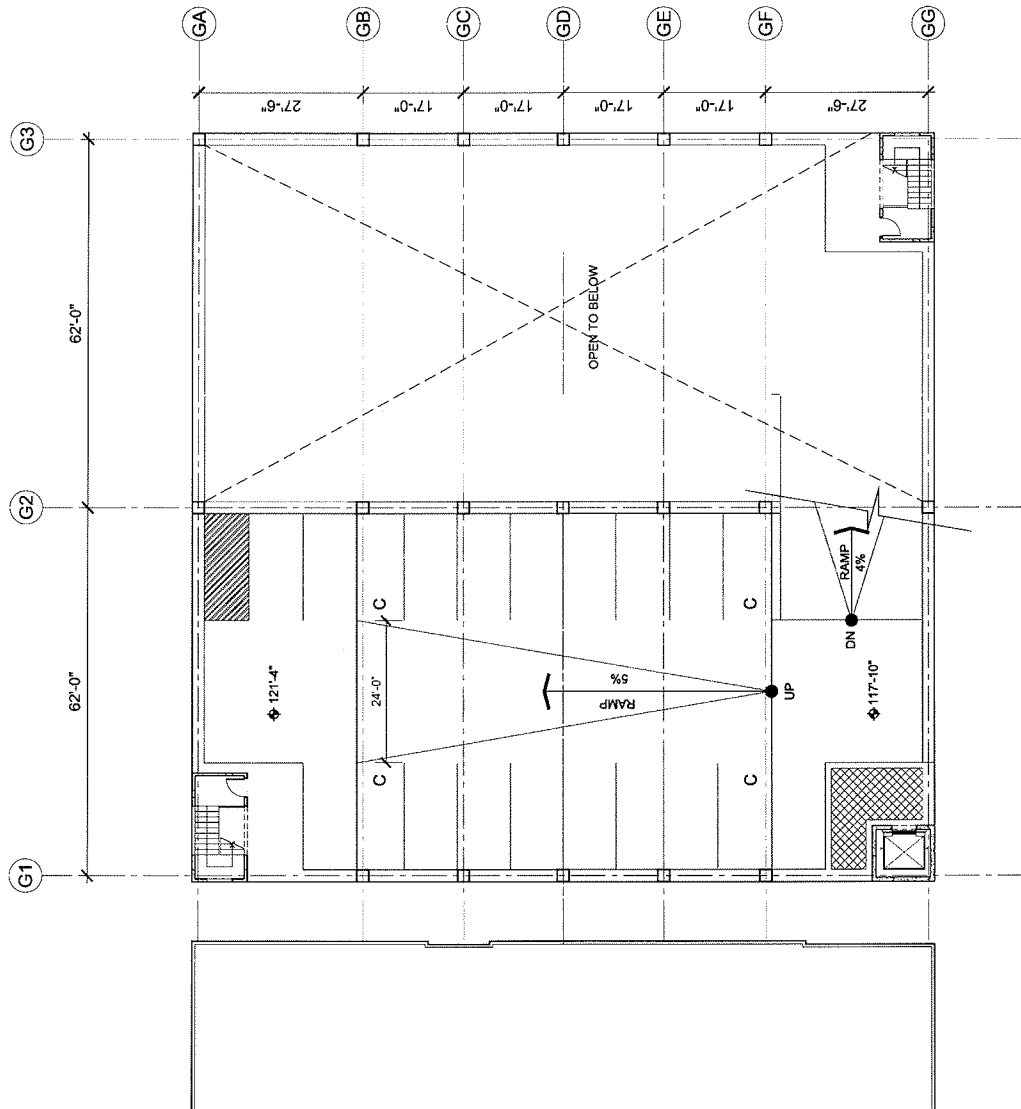
SDR-39098

PROJECT ADDRESS

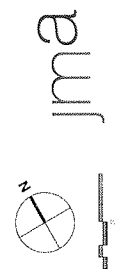
SCHEMATIC DESIGN PROGRESS

LEGAL AID CENTER OF SOUTHERN NEVADA

11.01.2010



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AUG 05 2010



JMA
studios

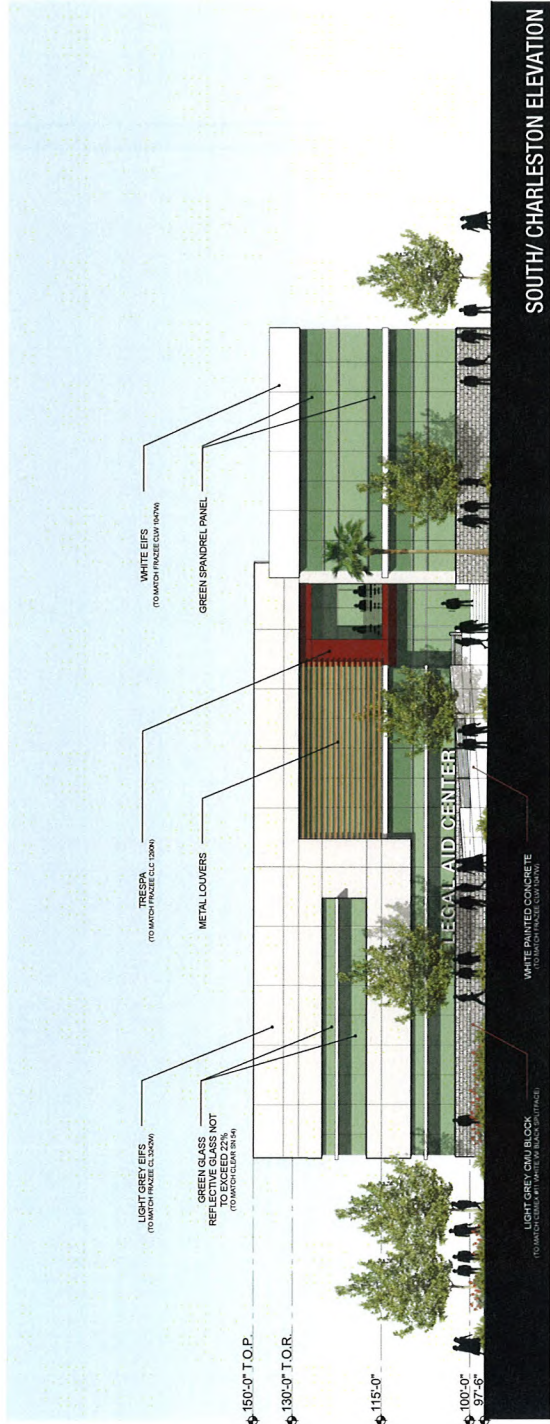
PARKING GARAGE LEVEL 3

VAR-39099
VAR-39100
SDR-39098

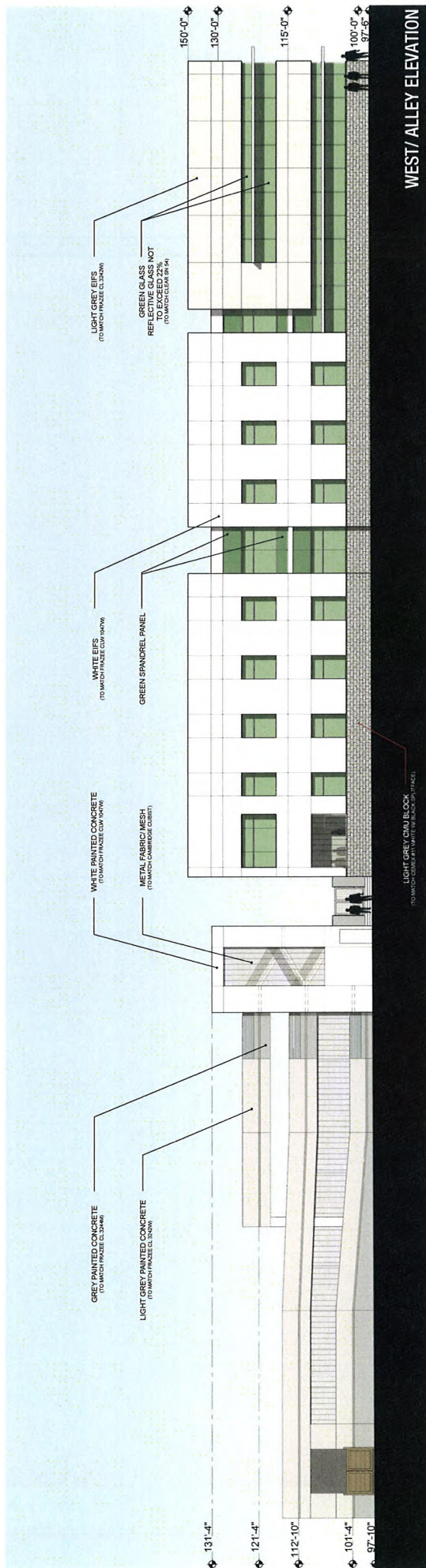
PERMIT DRAWING

SCHEMATIC DESIGN PROGRAM

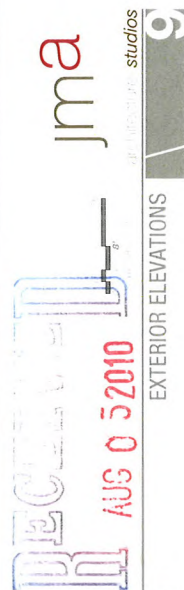
LEGAL AID CENTER OF SOUTHERN NEVADA



SOUTH/ CHARLESTON ELEVATION



WEST/ ALLEY ELEVATION



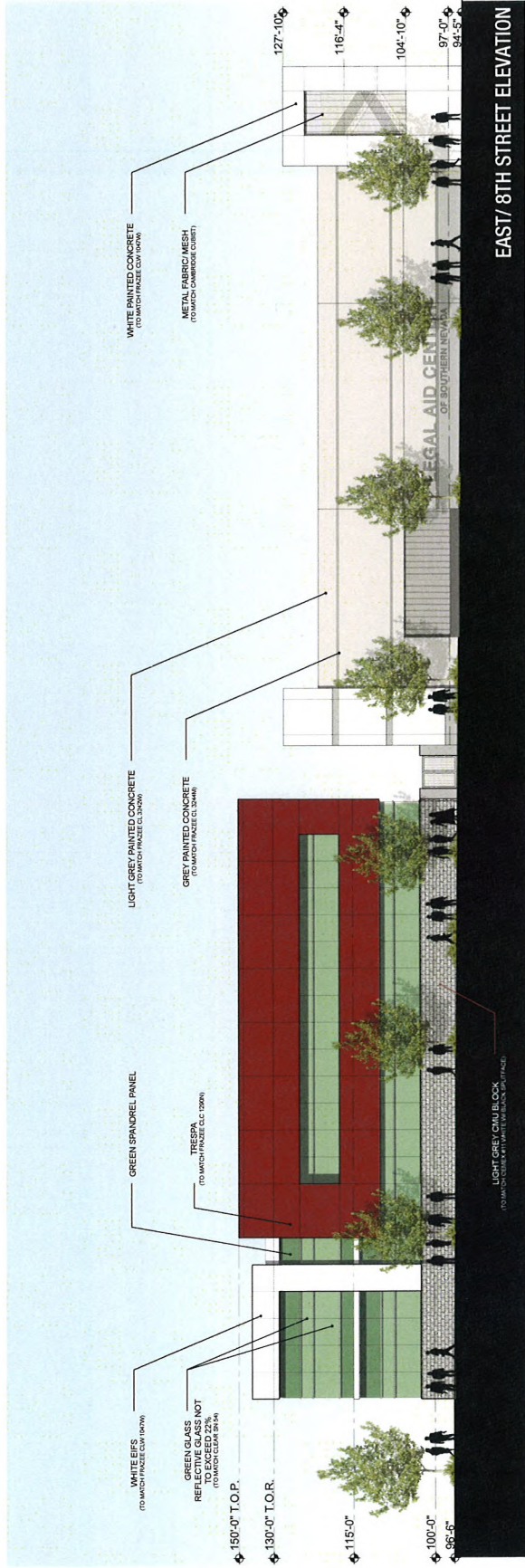
VAR-39099
VAR-39100
SDR-39098

PROJECT 2009232

SCHEMATIC DESIGN PROGRESS

07/07/2010

LEGAL AID CENTER OF SOUTHERN NEVADA



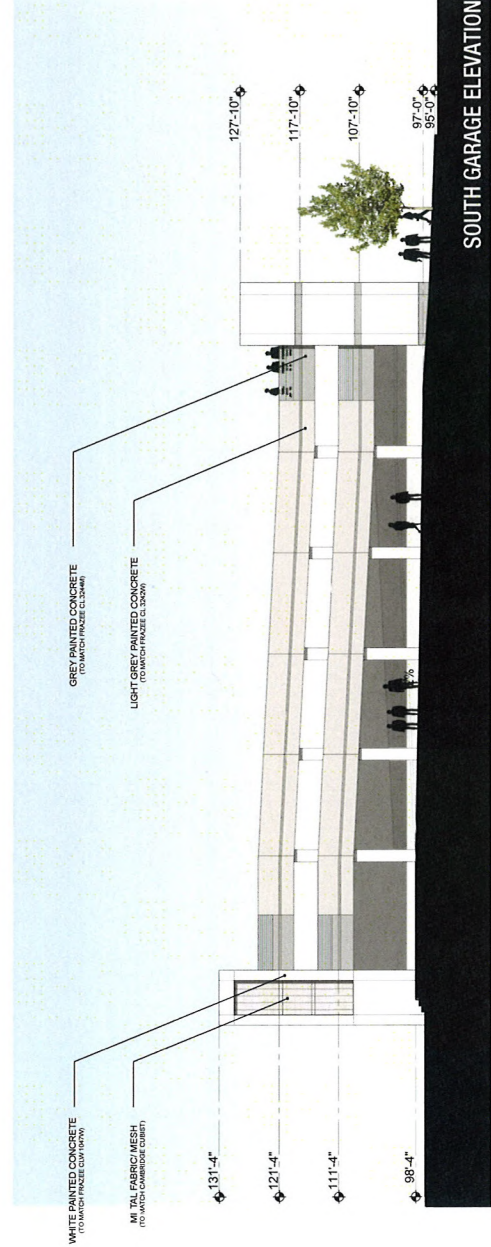
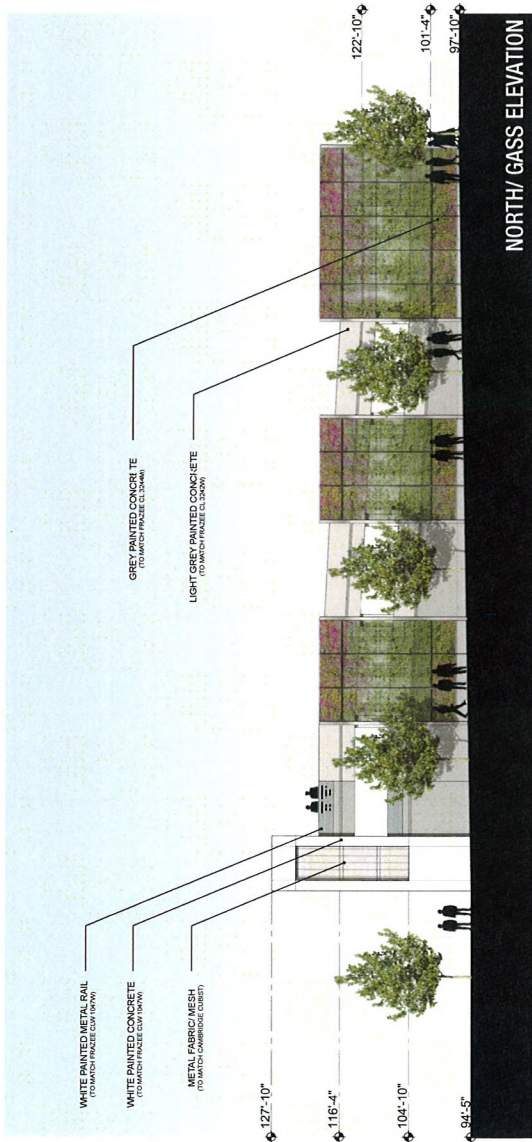
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AUG 05 2010

AUG 05 2010

studios

LEGAL AID CENTER OF SOUTHERN NEVADA

VAR-39100
SDR-39098





jma

studios

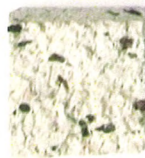
RECEIVED
AUG 05 2010

VAR-39099
VAR-39100
SDR-39098

PROJECT 2009232

SCHEMATIC DESIGN PROGRESS
07/07/2010

LEGAL AID CENTER OF SOUTHERN NEVADA



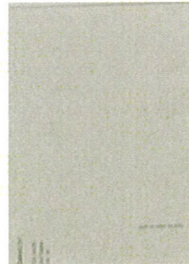
CMU - CEMEX #11
WHITE W/ BLACK SPLUT-FACE



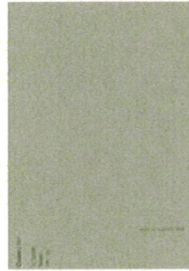
TRESPA - METEON
EXTERIOR (GARNET RED)



SUNGUARD GLAZING
SUPERNETRAL 68 ON GREEN



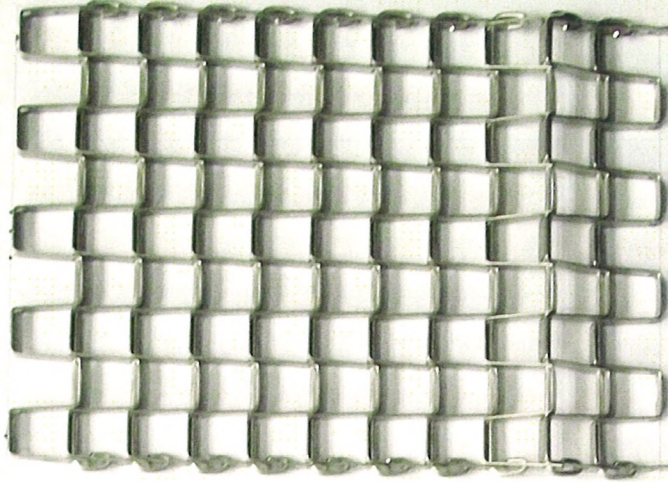
FRAZEE COLORLIFE
CLW 104TW - DEER FEATHER



FRAZEE COLORLIFE
CL 8242W - SNEPTIC



FRAZEE COLORLIFE
CL 3244W - TURBO



CAMBRIDGE ARCHITECTURAL - CUBIST
EXTERIOR - STAINLESS STEEL - FLEXIBLE



VAR-39099, VAR-39100 & SDR-39098 - APPLICANT/OWNER: CLARK COUNTY LEGAL SERVICES
PROGRAM

721 EAST CHARLESTON BOULEVARD

08/19/10



**VAR-39099, VAR-39100 & SDR-39098 - APPLICANT/OWNER: CLARK COUNTY LEGAL SERVICES
PROGRAM**

721 EAST CHARLESTON BOULEVARD

08/19/10

THE CAPITOL COMPANY

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

August 4, 2010

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

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

Dear Mr. Howe:

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

Site Development Plan Review

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

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

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

VAR-39099
VAR-39100
SDR-39098

RECEIVED
AUG 05 2010

Parking Variance

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

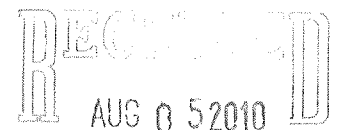
	Current Application	Previously Approved
Required	118	130
Provided	92	84
Reduction	26 or 22%	46 or 35%

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

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

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

VAR-39099
VAR-39100
SDR-39098



Setback Variance

The second variance request is for reduced setbacks as follows:

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

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

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

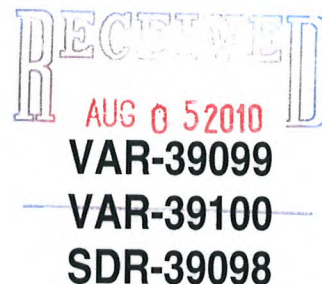
When completed this project will add a vibrant, new structure to Charleston Boulevard and the Downtown Redevelopment area that will set a standard for small-sized office buildings. Moreover, it will allow LACSN to continue providing legal access to the poor, indigent, elderly and immigrant communities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

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

Sincerely,



Russell M. Rowe, Esq.



AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 21, 2010

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

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

MAY GO TO CITY COUNCIL ON 11/17/10 OR MAY BE FINAL ACTION
(Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

1. Consolidated Backup
2. Supporting Documentation

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



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: Clark County Legal Services Program

Name of Applicant: Clark County Legal Services Program

Name of Representative: Russell Rowe / The Capitol Company

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: _____

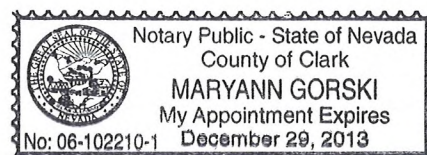
Print Name: Barbara Buckley

Subscribed and sworn before me

This 3 day of August, 2010

Maryann Gorski

Notary Public in and for said County and State



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

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

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

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

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

Property Owner Signature* _____

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

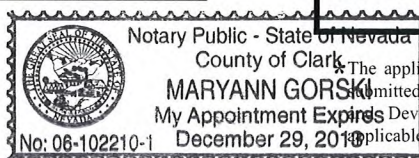
Print Name BARBARA BUCKLEY

Subscribed and sworn before me

This 3 day of August, 2010

Maryann Gorski

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

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

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 21, 2010

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

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

MAY GO TO CITY COUNCIL ON 11/17/10 OR MAY BE FINAL ACTION
(Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

1. Consolidated Backup
2. Supporting Documentation

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



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: Clark County Legal Services Program

Name of Applicant: Clark County Legal Services Program

Name of Representative: Russell Rowe / The Capitol Company

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

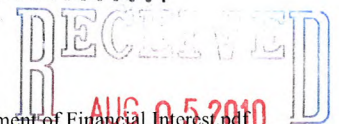
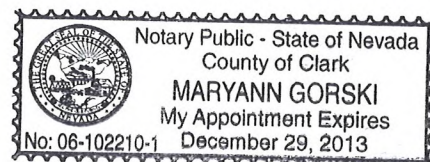
Signature of Property Owner: _____

Print Name: Barbara Buckley

Subscribed and sworn before me

This 3 day of August, 20 10

Maryann Gorski
Notary Public in and for said County and State



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

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

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

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

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

FOR DEPARTMENT USE ONLY

Property Owner Signature* [Signature]

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

Print Name BARBARA BUCKLEY

Subscribed and sworn before me

This 3 day of August, 20 10

Maryann Gorski

Notary Public in and for said County and State



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

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

SDR 39098
Clark County Legal Services Program

721 E. Charleston Avenue

Proposed 32.5 thousand square foot office building.

Traffic produced by proposed development:

Proposed Increase	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	32.5	11.01	358
AM Peak Hour			1.55	50
PM Peak Hour			1.49	48

Existing traffic on all nearby streets:

Charleston Blvd

Average Daily Traffic (ADT)	32,313
PM Peak Hour (heaviest 60 minutes)	2,585

Gass Avenue

Average Daily Traffic (ADT)	2,375
PM Peak Hour (heaviest 60 minutes)	190

8th Street

Average Daily Traffic (ADT)	1,024
PM Peak Hour (heaviest 60 minutes)	82

Traffic Capacity of adjacent streets:

Adjacent Street ADT Capacity

Charleston Blvd	51,800
Gass Avenue	16,300
8th Street	12,225

This project is expected to add 358 trips per day on Charleston Blvd., Gass Ave. and 8th St. This will increase traffic on Charleston Blvd. by about 1 percent, Gass Ave. by about 15 percent and on 8th St. by about 35 percent. Currently, Charleston Blvd. is at about 62 percent of capacity, Gass Ave. is at about 15 percent of capacity and 8th St. is at about 2 percent of capacity.

Based on Peak Hour use, this development will add about 50 additional cars into the area in the peak hour, or about one every minute.

Note that this report assumes all traffic from this development uses all named streets.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 21, 2010

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

VAR-39458 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: CLARK COUNTY LEGAL SERVICES PROGRAM - Request for a Variance TO ALLOW A 10-FOOT FRONT YARD SETBACK WHERE 20 FEET IS REQUIRED, A ZERO FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED, A SIX-FOOT CORNER SIDE YARD SETBACK WHERE 15 FEET IS REQUIRED, A FIVE-FOOT REAR YARD SETBACK WHERE 20 FEET IS REQUIRED AND TO ALLOW 82% LOT COVERAGE WHERE 50% IS THE MAXIMUM ALLOWED on 0.98 acres at 721 East Charleston Boulevard (APNs 139-34-410-244 and 245), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

P.C.: Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

1. Location and Aerial Maps - VAR-39458 and SDR-39457
2. Conditions and Staff Report - VAR-39458 and SDR-39457
3. Supporting Documentation
4. Photos - VAR-39458 and SDR-39457
5. Justification Letter - VAR-39458 and SDR-39457

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 21, 2010

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SDR-39457 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-39458 - PUBLIC HEARING - APPLICANT/OWNER: CLARK COUNTY LEGAL SERVICES PROGRAM - Request for a Site Development Plan Review FOR A THREE STORY, 128-FOOT TALL PARKING GARAGE WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS TO ALLOW ZERO FEET ALONG THE SOUTH AND WEST PERIMETERS WHERE EIGHT FEET IS REQUIRED, SIX FEET ALONG THE NORTH PERIMETER WHERE EIGHT FEET IS REQUIRED AND ZERO FEET ALONG THE EAST PERIMETER WHERE 15 FEET IS REQUIRED on 0.98 acres at 721 East Charleston Boulevard (APNs 139-34-410-244 and 245), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

P.C.: Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

1. Consolidated Backup
2. Location and Aerial Maps
3. 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.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 21, 2010

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

VAR-39335 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: KELLY AND IWONA HULSEY - Request for a Variance TO ALLOW 38 PARKING SPACES WHERE 88 ARE REQUIRED on 1.25 acres at 4125 West Charleston Boulevard (APNs 162-06-510-023 and 024), C-2 (General Commercial) Zone, Ward 1 (Tarkanian).

P.C.: Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

1. Location and Aerial Maps - VAR-39335, VAR-39337 and SDR-39338
2. Conditions and Staff Report - VAR-39335, VAR-39337 and SDR-39338
3. Supporting Documentation
4. Photos - VAR-39335, VAR-39337 and SDR-39338
5. Justification Letter - VAR-39335, VAR-39337 and SDR-39338

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 21, 2010

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

VAR-39337 - VARIANCE RELATED TO VAR-39335 - PUBLIC HEARING -
APPLICANT/OWNER: KELLY AND IWONA HULSEY - Request for a Variance TO
ALLOW A 10-FOOT TALL WALL WHERE EIGHT FEET IS ALLOWED on 1.25 acres at
4125 West Charleston Boulevard (APNs 162-06-510-023 and 024), C-2 (General Commercial)
Zone, Ward 1 (Tarkanian).

P.C.: Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

1. 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.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 21, 2010

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SDR-39338 - SITE DEVELOPMENT REVIEW PLAN RELATED TO VAR-39335 AND
VAR-39337 - PUBLIC HEARING - APPLICANT/OWNER: KELLY AND IWONA HULSEY
- Request for a Site Development Plan Review FOR AN EXISTING 15,776 SQUARE-FOOT
WEDDING CHAPEL AND BANQUET FACILITY on 1.25 acres at 4125 West Charleston
Boulevard (APNs 162-06-510-023 and 024), C-2 (General Commercial) Zone, Ward 1
(Tarkanian).

P.C.: Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

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RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

1. Consolidated Backup
2. Supporting Documentation

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AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 21, 2010

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

VAR-39361 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: YADIDIA SARAF
- Request for a Variance TO ALLOW AN EIGHT-FOOT CORNER SIDE YARD SETBACK
WHERE 15 FEET IS REQUIRED on 0.15 acres at 4805 Apawana Lane (APN 138-25-613-041),
R-1 (Single Family Residence) Zone, Ward 5 (Barlow).

P.C.: Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

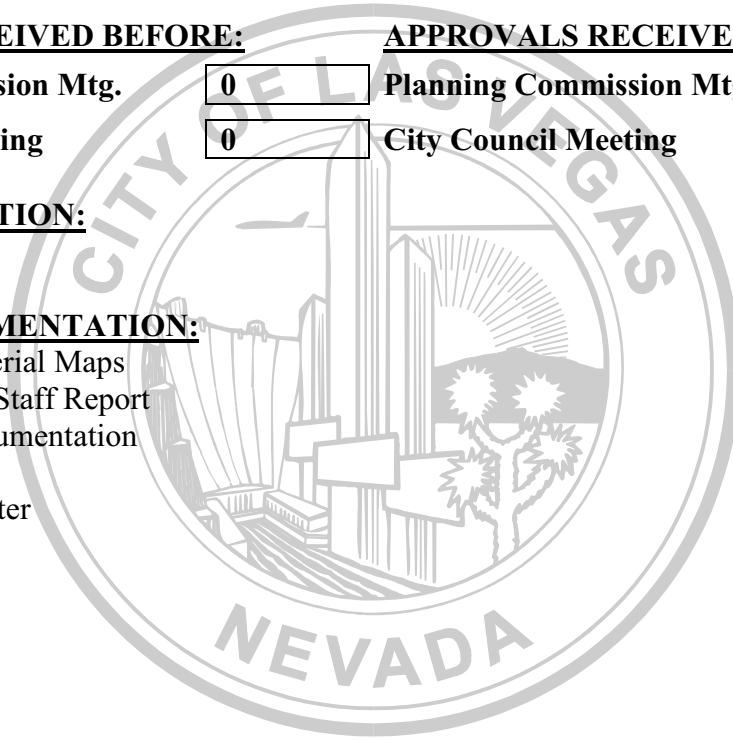
0

RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

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



AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 21, 2010

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

VAR-39433 - VARIANCE - PUBLIC HEARING - APPLICANT: LAMAR CENTRAL OUTDOOR, LLC - OWNER: D&W, INC. - Request for a Variance TO ALLOW A 60-FOOT TALL OFF PREMISE SIGN WHERE 50-FEET IS THE MAXIMUM HEIGHT ALLOWED on 14.49 acres at 120 North Jones Boulevard (APN 138-25-404-004), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

P.C.: Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

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RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

1. Location and Aerial Maps - VAR-39433 and SUP-39432
2. Conditions and Staff Report - VAR-39433 and SUP-39432
3. Supporting Documentation
4. Photos - VAR-39433 and SUP-39432
5. Justification Letter - VAR-39433 and SUP-39432

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 21, 2010

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SUP-39432 - SPECIAL USE PERMIT RELATED TO VAR-39433 - PUBLIC HEARING -
APPLICANT: LAMAR CENTRAL OUTDOOR, LLC - OWNER: D&W, INC. - Request for a
Special Use Permit FOR A PROPOSED 60-FOOT TALL 14-FOOT X 48-FOOT OFF-
PREMISE ADVERTISING SIGN at 120 North Jones Boulevard (APN 138-25-404-004), C-1
(Limited Commercial) Zone, Ward 1 (Tarkanian).

P.C.: Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

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RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

1. Consolidated Backup
2. Supporting Documentation

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 21, 2010

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

VAR-39468 - VARIANCE - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: PROVIDENCE 207, LLC - Request for a Variance TO ALLOW THE GARAGE SETBACK TO BE LESS SEVEN FEET OR LESS, OR GREATER THAN 18 FEET WHERE THE APPROVED SETBACK IS FIVE FEET OR LESS, OR GREATER THAN 18 FEET, A FRONT YARD SETBACK OF THREE FEET WHERE EIGHT FEET IS REQUIRED AND TO ALLOW LOT 21 AND LOT 103 TO HAVE A SETBACK OF 7 FEET WHERE THE MINIMUM ALLOWED IS 10 FEET on 20.9 acres adjacent to the southwest corner of Farm Road and Hualapai Way (APNs Multiple), PD (Planned Development) Zone, Ward 6 (Ross).

P.C.: Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

1. Location and Aerial Maps - VAR-39468 and ROC-39470
2. Conditions and Staff Report - VAR-39468 and ROC-39470
3. Supporting Documentation
4. Photos - VAR-39468 and ROC-39470
5. Justification Letter - VAR-39468 and ROC-39470

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 21, 2010

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

ROC-39470 - REVIEW OF CONDITION RELATED TO VAR-39468 - PUBLIC HEARING -
APPLICANT: RICHMOND AMERICAN HOMES - OWNER: PROVIDENCE 207, LLC -
Request for a Review of Condition #1 of a previously approved Variance (VAR-13245) TO
MODIFY THE REQUIREMENT TO FIRE SPRINKLE ALL LOTS BY LIMITING THE
REQUIREMENT TO LOTS 22, 92, 98, 102, 135 and 136 ONLY on 20.9 acres adjacent to the
southwest corner of Farm Road and Hualapai Way (APNs Multiple), PD (Planned Development)
Zone, Ward 6 (Ross).

P.C.: Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

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RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

1. Consolidated Backup
2. Supporting Documentation
3. City Council Approval Letter for VAR-13245

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 21, 2010

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

VAR-39475 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: RICHMOND AMERICAN HOMES - Request for a Variance TO ALLOW AN EIGHT-FOOT SOLID FRONT YARD WALL WHERE A FIVE-FOOT WALL WITH TWO FEET SOLID AND THREE FEET OPEN IS THE MAXIMUM HEIGHT ALLOWED on .54 acres at 6315 and 6335 El Campo Grande Avenue (APNs 125-26-812-008 and 009), R-PD3 (Residential Planned Development - 3 Units Per Acre) Zone, Ward 6 (Ross).

P.C.: Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report - VAR-39475 and SDR-39474
3. Supporting Documentation
4. Photos - VAR-39475 and SDR-39474
5. Justification Letter - VAR-39475 and SDR-39474

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 21, 2010

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SDR-39474 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-39475 - PUBLIC HEARING - APPLICANT/OWNER: RICHMOND AMERICAN HOMES - Request for a Major Amendment to a previously approved Site Development Plan Review (SDR-17698) FOR REVISED THE SETBACKS FOR A 32-LOT RESIDENTIAL SUBDIVISION on 10.30 acres adjacent to the northwest and northeast corners of Ann Road and Mustang Street (APNs 125-26-812-001 through 032), R-PD3 (Residential Planned Development - 3 Units Per Acre) Zone, Ward 6 (Ross).

P.C.: Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

0

RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

1. Consolidated Backup
2. Location and Aerial Maps
3. Supporting Documentation
4. City Council Approval Letter for SDR-17698

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.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 21, 2010

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

VAR-39487 - VARIANCE - PUBLIC HEARING - APPLICANT: COPPER SANDS, INC.-
OWNER: RANCHO TORREY DEVELOPMENT, LLC - Request for a Variance TO ALLOW
252 PARKING SPACES WHERE 262 IS REQUIRED on 6.41 acres at 4660 North Rancho
Drive (APN 138-02-113-001), C-1 (Limited Commercial) Zone, Ward 6 (Ross).

P.C.: Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

1. Location and Aerial Maps - VAR-39487, SUP-39488 and SDR-39485
2. Conditions and Staff Report - VAR-39487, SUP-39488 and SDR-39485
3. Supporting Documentation
4. Photos - VAR-39487, SUP-39488 and SDR-39485
5. Justification Letter - VAR-39487, SUP-39488 and SDR-39485

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 21, 2010

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SUP-39488 - SPECIAL USE PERMIT RELATED TO VAR-39487 - PUBLIC HEARING -
APPLICANT: COPPER SANDS, INC.- OWNER: RANCHO TORREY DEVELOPMENT,
LLC - Request for a Special Use Permit FOR A 120-BED CONVALESCENT CARE
FACILITY at 4660 North Rancho Drive (APN 138-02-113-001), C-1 (Limited Commercial)
Zone, Ward 6 (Ross).

P.C.: Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

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RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

1. Consolidated Backup
2. Supporting Documentation

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 21, 2010

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SDR-39485 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-39487 AND SUP-39488 - PUBLIC HEARING - APPLICANT: COPPER SANDS, INC. - OWNER: RANCHO TORREY DEVELOPMENT, LLC - Request for a Site Development Plan Review FOR A TWO-STORY, 13,400 SQUARE-FOOT BUILDING ADDITION on 6.41 acres at 4660 North Rancho Drive (APN 138-02-113-001), C-1 (Limited Commercial) Zone, Ward 6 (Ross).

P.C.: Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

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RECOMMENDATION:

Staff recommends

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.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 21, 2010

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SUP-39365 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MONEYTREE, INC. - OWNER: KATSAM, LLC - Request for a Special Use Permit FOR AN AUTO TITLE LOAN USE WITHIN AN EXISTING 2,681 SQUARE-FOOT FINANCIAL INSTITUTION, SPECIFIED WITH A WAIVERS TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM RESIDENTIAL USE, WHERE 200 FEET IS REQUIRED at 9470 West Sahara Avenue (APN 163-06-816-029), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson).

P.C.: Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

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RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 21, 2010

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SUP-39367 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MONEYTREE, INC. - OWNER: KATSAM, LLC - Request for a Special Use Permit FOR AN AUTO TITLE LOAN USE WITHIN AN EXISTING 2,291 SQUARE-FOOT NON-CONFORMING FINANCIAL INSTITUTION, SPECIFIED WITH WAIVERS TO A ALLOW ZERO-FOOT DISTANCE SEPARATION FROM A RESIDENTIAL USE WHERE 200 FEET IS REQUIRED, TO ALLOW A 970-FOOT DISTANCE SEPARATION FROM A FINANCIAL INSTUTION, SPECIFIED WHERE 1,000 FEET IS REQUIRED AND TO ALLOW 24-HOUR OPERATION WHERE 8:00 AM TO 11:00 PM IS ALLOWED at 7291 West Lake Mead Boulevard, Suite #120 (APN 138-22-712-004), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

P.C.: Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

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RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 21, 2010

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SUP-39412 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: THE GOLD DEPOSIT - OWNER: G G P IVANHOE II, INC. - Request for a Special Use Permit FOR A SECONDHAND DEALER (JEWELRY AND PRECIOUS METALS) at 4300 Meadows Lane (APN 139-31-510-019), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

P.C.: Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

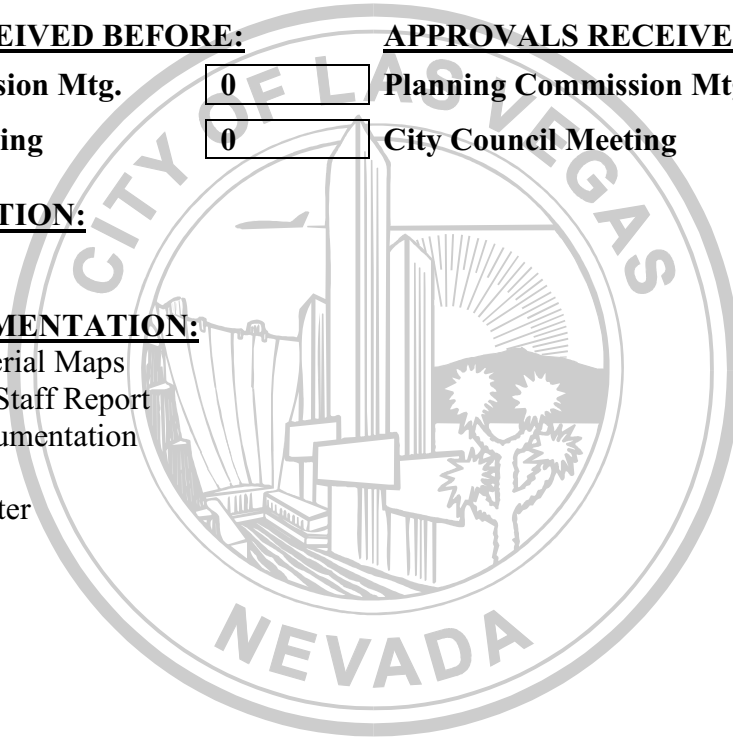
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RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

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



AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 21, 2010

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SUP-39440 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: GREAT WASH PARK, LLC - Request for a Special Use Permit FOR A SUPPER CLUB WITH A WAIVER TO ALLOW A 141-FOOT DISTANCE SEPARATION FROM A PARK WHERE 400 FEET IS THE MINIMUM REQUIRED at 420 Rampart Boulevard, Suite #80 (APN 138-32-601-003), C-2 (General Commercial) Zone, Ward 2 (Wolfson).

P.C.: Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

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RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 21, 2010

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SUP-39441 - 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 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 #80 (APN 138-32-601-003), C-2 (General Commercial) Zone, Ward 2 (Wolfson).

P.C.: Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

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RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 21, 2010

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SUP-39454 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: PYAAR INDIA RESTAURANT - OWNER: DAVID L. JEWKES, RECEIVER - Request for a Special Use Permit TO ADD A BEER/WINE/COOLER ON-SALE ESTABLISHMENT USE TO AN EXISTING 2,200 SQUARE-FOOT RESTAURANT WITH A WAIVER TO ALLOW A ZERO FEET DISTANCE SEPARATION FROM A CHURCH OR SYNAGOGUE WHERE 400 FEET IS REQUIRED at 9350 West Sahara Avenue, Suite #150 (APN 163-06-816-034), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson).

P.C.: Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

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RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 21, 2010

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SUP-39460 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: VARADERO CUBAN RESTAURANT - OWNER: RANCHO SANTA FE ENTERPRISE, LTD - Request for a Special Use Permit FOR A PROPOSED 1,220 SQUARE-FOOT BEER/WINE/COOLER ON-SALE ESTABLISHMENT at 5081 North Rainbow Boulevard, Suite #100 (APN 125-34-712-004), C-2 (General Commercial) Zone, Ward 6 (Ross).

P.C.: Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

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RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 21, 2010

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SUP-39471 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ROI ZALACH - OWNER: URBAN LAND OF NEVADA - Request for a Special Use Permit FOR A PROPOSED SECONDHAND DEALER USE (JEWELRY) WITHIN AN EXISTING 1,200 SQUARE-FOOT JEWELRY STORE at 376 West Sahara Avenue (APN 162-04-807-001), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

P.C.: Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

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RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 21, 2010

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SDR-39394 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT:
SCA DESIGN, LLC - OWNER: 521 SOUTH THIRD, LLC - Request for a Site Development
Plan Review FOR A PROPOSED 8,303 SQUARE-FOOT OFFICE BUILDING on 0.16 acres at
521 South 3rd Street (APN 139-34-301-009), C-2 (General Commercial) Zone, Ward 3 (Reese).

P.C.: Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

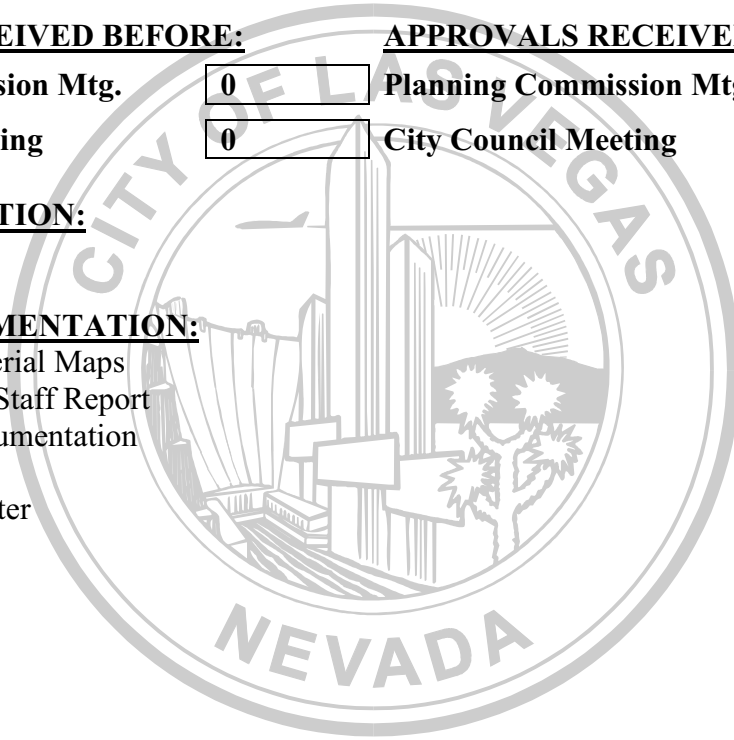
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RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

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



AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 21, 2010

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SDR-39469 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT:
TEAM FORD - OWNER: RYAN, M. E. LLC - Request for a Site Development Plan Review
FOR A PROPOSED 7,000 SQUARE-FOOT AUTO REPAIR GARAGE, MINOR on 18.6 acres
at 5446 Drexel Road (APN 125-34-515-005), PD (Planned Development) Zone, Ward 6 (Ross).

P.C.: Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

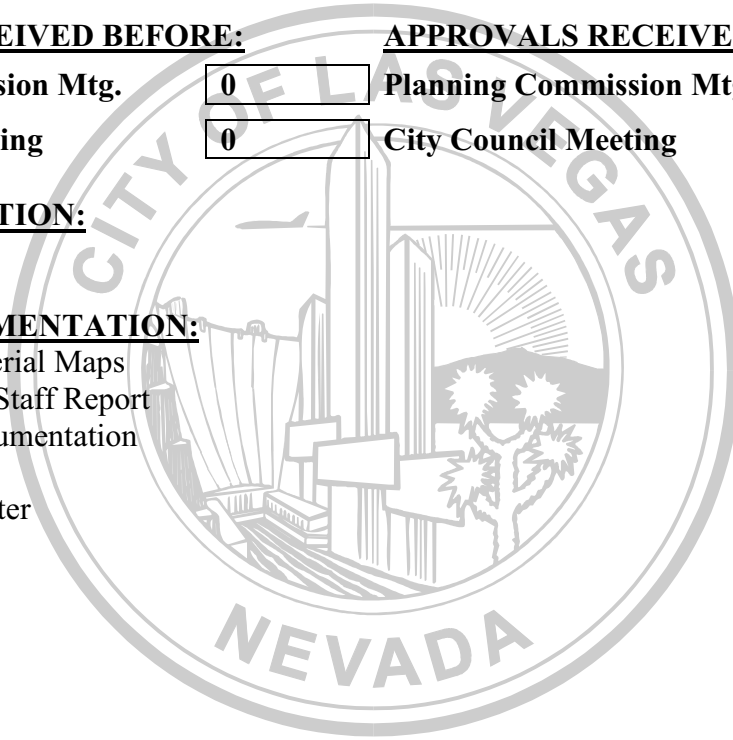
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RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

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



AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 21, 2010

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

TXT-38353 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion and possible action to amend Title 19.14 and Title 19.20 to define standards for building wrap signage.

This Item Will be Forwarded to City Council In Ordinance Form

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

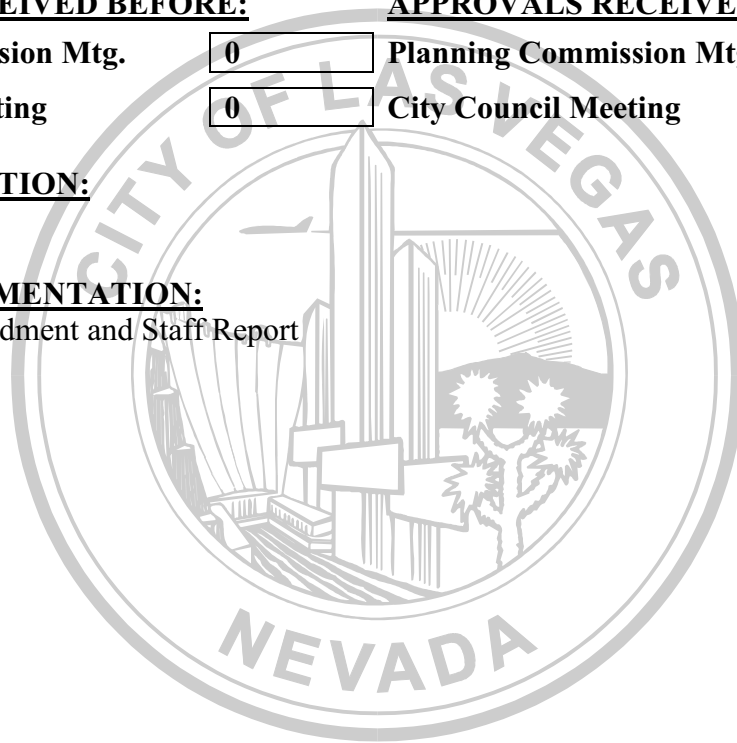
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RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

1. Proposed Amendment and Staff Report



AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 21, 2010

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

TXT-39452 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion and possible action to amend the Town Center Development Standards Manual to revise applicable land use districts for the Auto Repair Garage (Minor) use in Town Center.

This Item Will be Forwarded to City Council In Ordinance Form

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

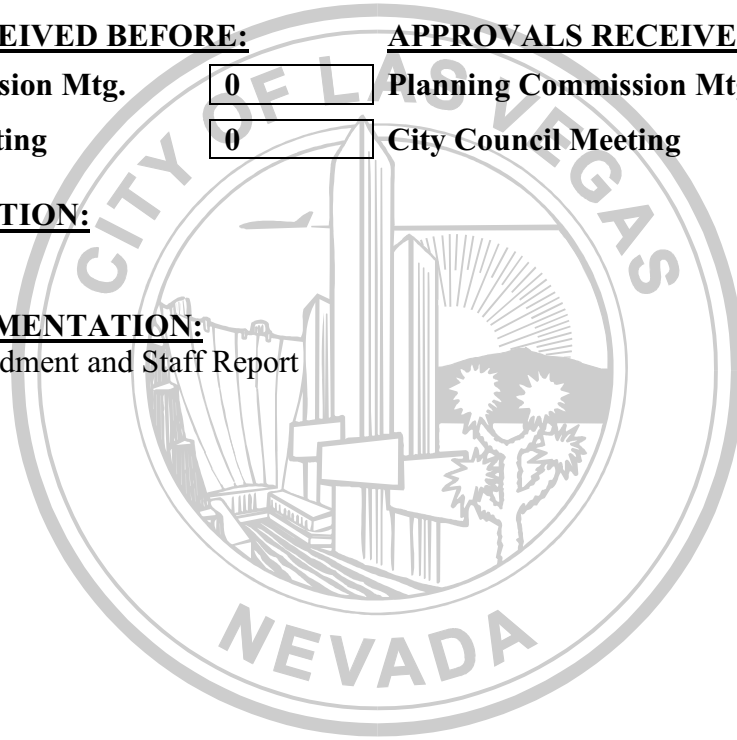
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RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

1. Proposed Amendment and Staff Report



AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 21, 2010

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

DIR-38197 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request to adopt the West Charleston Corridor Plan, Ward 1 (Tarkanian).

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

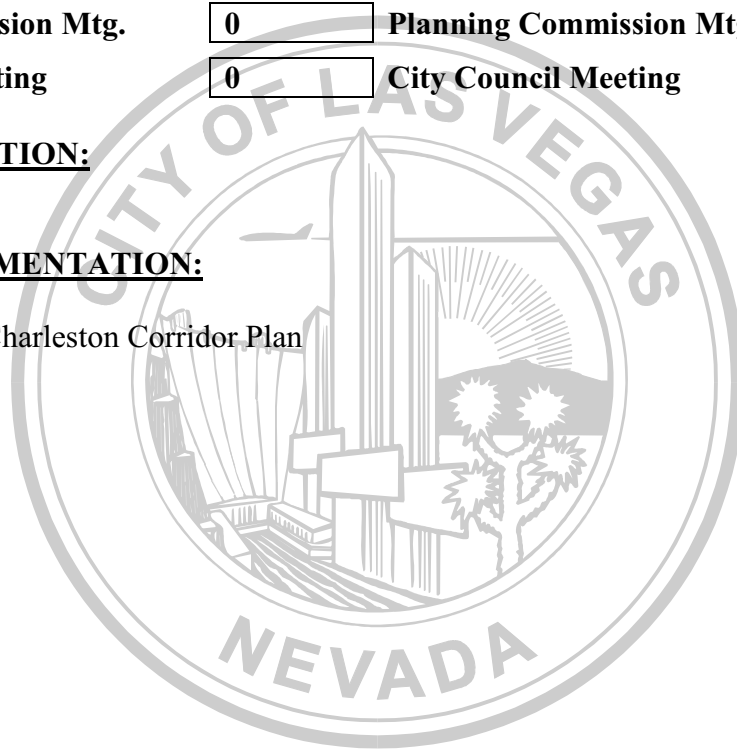
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RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

1. Staff Report
2. DRAFT West Charleston Corridor Plan



AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 21, 2010

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

DIR-39292 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Presentation of the proposed Unified Development Code (UDC) chapters related to Complete Streets, Residential Districts - Purpose and Development and Design Standards and Applications and Procedures, All Wards

No Action

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

1. Unified Development Code Chapter on Complete Streets
2. Unified Development Code Chapter on Residential Districts
3. Unified Development Code Chapter on Purpose and Development and Design Standards

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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

