City of Las Vegas

PLANNING COMMISSION AGENDA

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

LAS VEGAS CITY COUNCIL

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

COMMISSIONERS

Richard Truesdell, Chair
Steven Evans, Vice Chair
Byron Goynes
Glenn E. Trowbridge
Vicki Quinn
Gus W. Flangas
Todd L. Moody

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.

ONE MOTION - ONE VOTE

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

6. 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). Staff recommends APPROVAL.

7. 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). Staff recommends APPROVAL.

8. 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). Staff recommends APPROVAL.

9. 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). Staff recommends APPROVAL.

10. 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). Staff recommends APPROVAL.

11. 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). Staff recommends APPROVAL.

12. 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). Staff recommends APPROVAL.

13. 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). Staff recommends APPROVAL.

14. 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). Staff recommends APPROVAL.

15. 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). Staff recommends APPROVAL.

16. 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). Staff recommends APPROVAL.

17. 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 1.19 acres at the southwest corner of Clark Avenue and 14th Street (APNs 139-34-811-060 and 139-35-410-011), Ward 3 (Reese). Staff recommends APPROVAL.

18. 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 1.19 acres at the southwest corner of Clark Avenue and 14th Street (APNs 139-34-811-060 and 139-35-410-011), Ward 3 (Reese). Staff recommends APPROVAL.

19. RQR-39424 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: CBS OUTDOOR - OWNER: SAHARA RANCHO OFFICE CENTER, LLC - Required Review of an Approved Variance (V-0154-94) WHICH ALLOWED A 90-FOOT TALL, 14-FOOT X 48-FOOT OFF-PREMISE SIGN on 12.6 acres at 2320 South Rancho Drive (APN 162-04-412-005), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian). Staff recommends APPROVAL.

20. RQR-39434 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: LAMAR OUTDOOR ADVERTISING - OWNER: LIPKIN 1992 TRUST - Required Review of a previously approved Special Use Permit (U-0104-02) WHICH ALLOWED A 40-FOOT TALL, 14-FOOT X 48-FOOT OFF-PREMISE SIGN at 1509 Western Avenue (APN 162-04-605-005), M (Industrial) Zone, Ward 3 (Reese). Staff recommends APPROVAL.

21. 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). Staff recommends APPROVAL.

22. RQR-39465 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Required Review of a previously approved Site Development Plan Review (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). Staff recommends APPROVAL.

23. 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). Staff recommends APPROVAL.

24. 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.

25. 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). Staff recommends APPROVAL.

26. 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 CITY PARK WHERE 400 FEET IS THE MINIMUM REQUIRED at 420 South Rampart Boulevard, Suite #180 (APN 138-32-601-003), C-2 (General Commercial) Zone, Ward 2 (Wolfson). Staff recommends APPROVAL.

27. 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 28.44-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 #B190 (APN 138-32-601-003), C-2 (General Commercial) Zone, Ward 2 (Wolfson). Staff recommends APPROVAL.

28. 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-FOOT 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). Staff recommends APPROVAL.

29. 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 BEER/WINE/COOLER ON-SALE ESTABLISHMENT USE WITHIN AN EXISTING 1,240 SQUARE-FOOT RESTAURANT at 5081 North Rainbow Boulevard, Suite #100 (APN 125-34-712-004), C-2 (General Commercial) Zone, Ward 6 (Ross). Staff recommends APPROVAL.

30. 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). Staff recommends APPROVAL.

31. 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). Staff recommends APPROVAL.

32. 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). Staff recommends APPROVAL.

33. 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 CARWASH AND MINI-LUBE FACILITY on 18.6 acres at 5446 Drexel Road (APN 125-34-515-005), PD (Planned Development) Zone, Ward 6 (Ross). Staff recommends APPROVAL.

PUBLIC HEARING ITEMS

34. TABLED - RENOTIFICATION - ROC-36960 - REVIEW OF CONDITION RELATED TO VAR-36958 - 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 SITE AREA AND ADDRESS HAVE BEEN AMENDED

TO 0.19 ACRES AT 708 NORTH JONES BOULEVARD. VARIANCE (VAR-36958) IS NO LONGER REQUIRED.

35. SDR-36959 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-36958 AND 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 APPROVAL. NOTE: THE APPLICATION HAS BEEN AMENDED TO A 1,380 SQUARE-FOOT OFFICE, MEDICAL WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS TO ALLOW A SIX-FOOT BUFFER ALONG THE WEST PERIMETER AND ZERO-FOOT BUFFERS ALONG PORTIONS OF THE NORTH AND SOUTH PERIMETERS ON 0.19 ACRES AT 708 NORTH JONES BOULEVARD. VARIANCE (VAR-36958) IS NO LONGER REQUIRED.

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

37. ABEYANCE - SDR-39121 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-39122 - PUBLIC HEARING - APPLICANT/OWNER: EVAPS, LLC - Request for a Site Development Plan Review FOR A PROPOSED FIVE-STORY, 120-FOOT TALL, 55,132 SQUARE-FOOT OFFICE BUILDING WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER WIDTH REQUIREMENTS TO ALLOW ZERO-FOOT BUFFERS WHERE 15 FEET IS REQUIRED ON THE NORTH AND EAST PERIMETERS AND EIGHT FEET IS REQUIRED ON THE SOUTH AND WEST PERIMETERS on 0.65 acres at 400 South 7th Street (APNs 139-34-710-030, 031, 032, 033), C-1 (Limited Commercial) Zone, Ward 3 (Reese). Staff recommends DENIAL.

38. TABLED - RENOTIFICATION - SUP-37362 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CASH AMERICA/SUPER PAWN - OWNER: NORTHSHORE PLAZA, LLC - Request for a Special Use Permit FOR A PAWN SHOP WITH WAIVERS TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A RESIDENTIALLY ZONED PROPERTY AND A FINANCIAL INSTITUTION, SPECIFIED WHERE 200 FEET AND 1,000 FEET, RESPECTIVELY, ARE REQUIRED at 8400 West Cheyenne Avenue (APN 138-09-420-005), C-1 (Limited Commercial) Zone, Ward 4 (Anthony). Staff recommends DENIAL.

39. 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). Staff recommends DENIAL.

40. 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). Staff recommends DENIAL.

41. 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). Staff recommends DENIAL.

42. 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 a Site Development Plan Review FOR THE ADDITION OF A PROPOSED 9,000 SQUARE-FOOT HEAVY MACHINERY AND EQUIPMENT (RENTAL, SALES AND SERVICE) BUILDING TO A SITE THAT CONTAINS AN EXISTING 4,011 SQUARE-FOOT OFFICE, WITH A WAIVER OF PERIMETER LANDSCAPE STANDARDS TO ALLOW A SEVEN-FOOT BUFFER ALONG A PORTION OF 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). Staff recommends DENIAL.

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

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

45. VAR-39099 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: CLARK COUNTY LEGAL SERVICES PROGRAM - Request for a Variance TO ALLOW ZERO PARKING SPACES WHERE 118 PARKING SPACES ARE REQUIRED on 0.71 acres at 721 East Charleston Boulevard (APNs 139-34-410-244 and 245), C-1 (Limited Commercial) Zone, Ward 3 (Reese). Staff recommends DENIAL.

46. 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 FIVE-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED, AND A 10-FOOT CORNER SIDE YARD SETBACK WHERE 15 FEET IS REQUIRED on 0.71 acres at 721 East Charleston Boulevard (APN 139-34-410-245), C-1 (Limited Commercial) Zone, Ward 3 (Reese). Staff recommends DENIAL.

47. 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 WAIVERS OF THE PERIMETER LANDSCAPE BUFFER WIDTH REQUIREMENTS TO ALLOW BUFFERS OF ZERO FEET ALONG THE EAST PERIMETER WHERE 15 FEET IS REQUIRED, ZERO FEET ALONG THE WEST AND NORTH PERIMETERS WHERE EIGHT FEET IS REQUIRED AND 10 FEET ALONG THE SOUTH PERIMETER WHERE 15 FEET IS REQUIRED on 0.71 acres at 721 East Charleston Boulevard (APN 139-34-410-245), C-1 (Limited Commercial) Zone, Ward 3 (Reese). Staff recommends DENIAL.

48. 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 the southwest corner of Gass Avenue and 8th Street (APNs 139-34-410-244 and 245), C-1 (Limited Commercial) Zone, Ward 3 (Reese). Staff recommends DENIAL.

49. 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, 33-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, ZERO FEET ALONG THE NORTH AND EAST PERIMETERS WHERE 15 FEET IS REQUIRED on 0.98 acres at the southwest corner of Gass Avenue and 8th Street (APNs 139-34-410-244 and 245), C-1 (Limited Commercial) Zone, Ward 3 (Reese). Staff recommends DENIAL.

50. 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 FOR AN EXISTING ROOM ADDITION on 0.15 acres at 4805 Apawana Lane (APN 138-25-613-041), R-1 (Single Family Residence) Zone, Ward 5 (Barlow). Staff recommends DENIAL.

51. VAR-39433 - VARIANCE - PUBLIC HEARING - APPLICANT: LAMAR CENTRAL OUTDOOR, LLC - OWNER: D&W, INC. - Request for a Variance TO ALLOW A 65-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). Staff recommends DENIAL.

52. 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 65-FOOT TALL 14-FOOT X 48-FOOT OFF-PREMISE SIGN at 120 North Jones Boulevard (APN 138-25-404-004), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian). Staff recommends DENIAL.

53. VAR-39468 - VARIANCE - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: PROVIDENCE 207, LLC - Request for a Variance TO ALLOW THE GARAGE SETBACK TO BE SEVEN FEET OR LESS, WHERE FIVE FEET OR LESS IS REQUIRED; A FRONT YARD, SECOND-STORY SETBACK OF THREE FEET WHERE EIGHT FEET IS REQUIRED; AND REAR AND SIDE YARD SETBACKS OF 7 FEET WHERE 10 FEET IS REQUIRED ON LOTS 21 AND 103 on 20.9 acres adjacent to the southwest corner of Farm Road and Hualapai Way (APNs Multiple), PD (Planned Development) Zone, Ward 6 (Ross). Staff recommends DENIAL.

54. ROC-39470 - REVIEW OF CONDITION - 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). Staff recommends DENIAL.

55. 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). Staff recommends APPROVAL.

56. 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) TO REDUCE THE FRONT YARD SETBACKS FROM 20 FEET TO 10 FEET, THE SIDE YARD SETBACKS FROM NINE FEET TO FIVE FEET AND TO ADD NEW MODEL HOMES 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). Staff recommends APPROVAL.

57. VAR-39487 - VARIANCE - PUBLIC HEARING - APPLICANT: COPPER SANDS, INC.- OWNER: RANCHO TORREY DEVELOPMENT, LLC - Request for a Variance TO ALLOW 252 PARKING SPACES WHERE 259 ARE REQUIRED on 6.41 acres at 4660 North Rancho Drive (APN 138-02-113-001), C-1 (Limited Commercial) Zone, Ward 6 (Ross). Staff recommends APPROVAL.

58. 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). Staff recommends APPROVAL.

59. SDR-39485 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-39487 AND SUP-39488 - MAJOR AMENDMENT- PUBLIC HEARING - APPLICANT: COPPER SANDS, INC. - OWNER: RANCHO TORREY DEVELOPMENT, LLC - Request for a Major Amendment to a previously approved Site Development Plan Review (SDR-16503) TO REPLACE BUILDINGS 3, 4, 5 AND 6 WITH ONE, TWO-STORY BUILDING AND TO REPLACE BUILDINGS 7 AND 8 WITH ONE, TWO-STORY BUILDING, AND TO ADD A SECOND DRIVEWAY ACCESS TO TORREY PINES DRIVE on 6.41 acres at 4660 North Rancho Drive (APN 138-02-113-001), C-1 (Limited Commercial) Zone, Ward 6 (Ross). Staff recommends APPROVAL.

60. 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 WAIVER TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A 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). Staff recommends APPROVAL.

61. 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 NONCONFORMING FINANCIAL INSTITUTION, SPECIFIED WITH WAIVERS TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A RESIDENTIAL USE WHERE 200 FEET IS REQUIRED, A 970-

FOOT DISTANCE SEPARATION FROM A FINANCIAL INSTUTION, SPECIFIED WHERE 1,000 FEET IS REQUIRED AND 24-HOUR OPERATIONS 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). Staff recommends DENIAL.

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

DIRECTOR'S BUSINESS:

63. 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. Staff has NO RECOMMENDATION.

64. TXT-39658 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion and possible action to amend 19.04.010 Table 2 Sexually Oriented Business Conditional Use Regulation 4 to allow an existing Nude Show or Sexual Encounter Center to be increased, enlarged, extended or altered within the confines of the existing legal lot on which it is located, within the Downtown Centennial Plan area. Staff has NO RECOMMENDATION.

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

66. DIR-39829 - DIRECTOR'S BUSINESS - PUBLIC HEARING - Update Section (VI)(A) of the City of Las Vegas Planning Commission Rules and Regulations. Staff recommends APPROVAL.

CITIZENS PARTICIPATION:

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

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: OCTOBER 21, 2010

DEPARTMENT: PLANNING AND DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

SUBJECT:
CALL TO ORDER

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

AGENDA SUMMARY PAGE

PLANNING COMMISSION MEETING OF: OCTOBER 21, 2010

DEPARTMENT: PLANNING AND DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

SUBJECT:
ANNOUNCEMENT: COMPLIANCE WITH OPEN MEETING LAW

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

AGENDA SUMMARY PAGE

PLANNING COMMISSION MEETING OF OCTOBER 21, 2010

DEPARTMENT: PLANNING AND DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

SUBJECT:
ROLL CALL

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

AGENDA SUMMARY PAGE

PLANNING COMMISSION MEETING OF 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

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

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

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

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

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

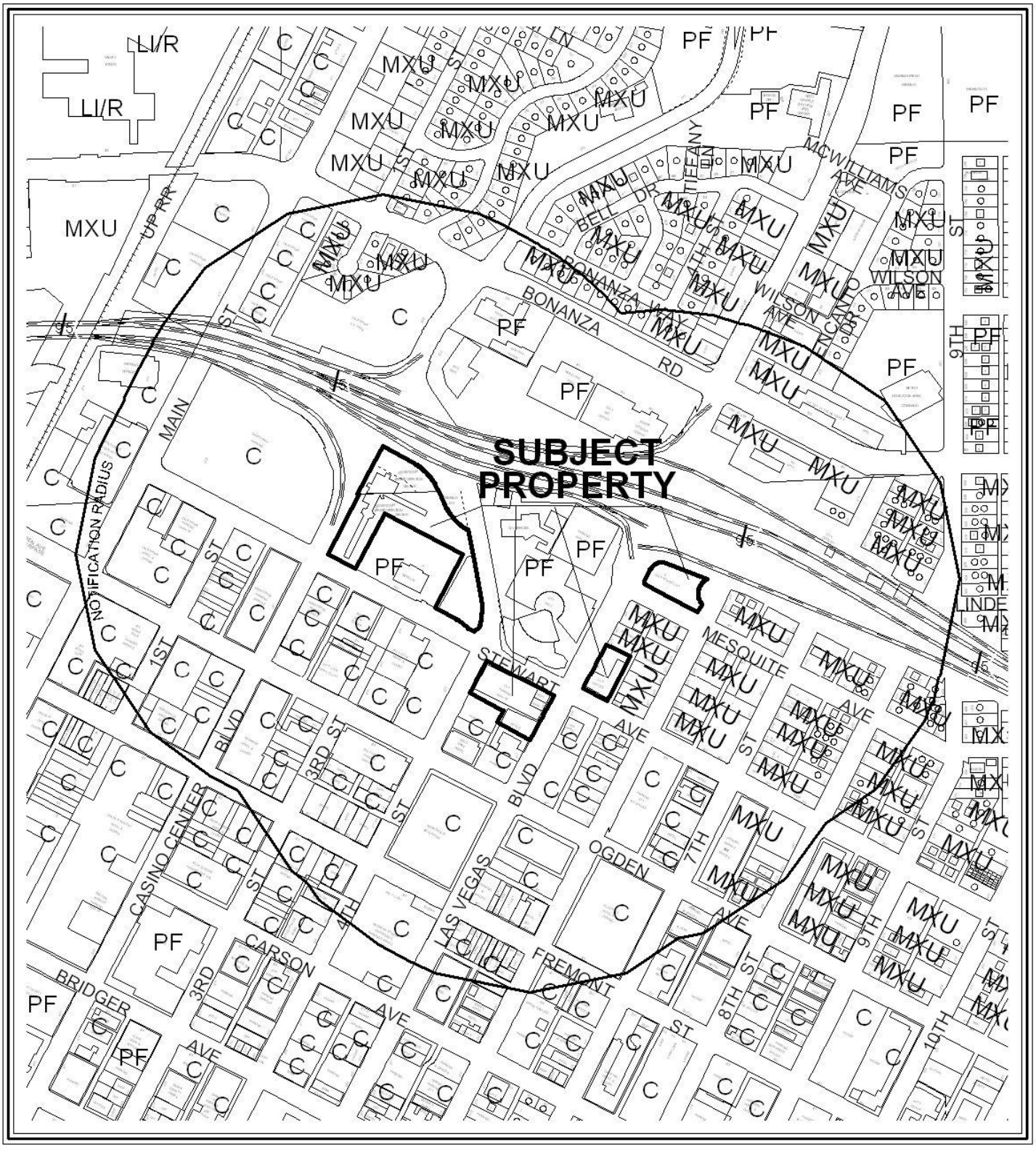
SUBJECT:
GPA-39192 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request for a General Plan Amendment FROM: PF (PUBLIC FACILITIES) TO: C (COMMERCIAL) on 5.76 acres on the south side of U.S. 95, east of Casino Center Boulevard (APNs 139-34-501-004, 008, 139-34-510-045,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

C.C.: 11/17/2010

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

RECOMMENDATION:
Staff recommends APPROVAL.

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. 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



CASE: **GPA-39192**

RADIUS: 1000 FT

GENERAL PLAN LAND USE OF SUBJECT PROPERTY :

PF (PUBLIC FACILITIES)

PROPOSED GENERAL PLAN LAND USE OF SUBJECT PROPERTY :

C (Commercial)



0 300 600 Feet

CASE: **GPA-39192**

RADIUS: 1000 FT

GENERAL PLAN LAND USE OF SUBJECT PROPERTY :

PF (PUBLIC FACILITIES)

PROPOSED GENERAL PLAN LAND USE OF SUBJECT PROPERTY :

C (Commercial)

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-39192 APN: 139-34-501-004, 005 and 008
139-34-510-045
139-34-512-001, 005

Name of Property Owner: City of Las Vegas

Name of Applicant: City of Las Vegas

Name of Representative: Andy Reed

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Andrew P. Reed

Print Name: Andrew P. Reed

Subscribed and sworn before me

This 27th day of August, 2010

Nora Lares

Notary Public in and for said County and State

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

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: General Plan Amendment

Project Address (Location) NEC Stwart/Csino Ctr; SW & NE LVB/Stwart; NE Stwart/Mesquite

Project Name 139-34-512-001, 005 / 139-34-501-004, ~~007~~, 008 **Proposed Use** _____

Assessor's Parcel #(s) 139-34-510-045 **Ward #** 5

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

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

Gross Acres ~~7.74~~ 5.76 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER City of Las Vegas **Contact** _____

Address 400 Stewart Avenue **Phone:** _____ **Fax:** _____

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

E-mail Address _____

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

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

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

E-mail Address _____

REPRESENTATIVE _____ **Contact** _____

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

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

E-mail Address _____

Property Owner Signature* Andrew P Reed

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

Print Name Andrew P. Reed

Subscribed and sworn before me

This 27th day of August, 2010.

Nora Lares

Notary Public in and for said County and State

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

FOR DEPARTMENT USE ONLY

Case #	GPA-39192
Meeting Date:	10-21-10
Total Fee:	0
Date Received:*	
Received By:	A Reed

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

Revised 10/27/08

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

GENERAL PLAN AMENDMENT Parcel: 139-34-501-004 and 088, 139-34-510-045, 139-34-512-001 and 005 GPA-39192



GENERAL PLAN AMENDMENT

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

FROM PF TO C

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

Printed: September 03, 2010



GPA-39192 & ZON-39193 - APPLICANT/OWNER: CITY OF LAS VEGAS
SOUTH SIDE OF US 95, EAST OF CASINO CENTER BOULEVARD

09/16/10



GPA-39192 & ZON-39193 - APPLICANT/OWNER: CITY OF LAS VEGAS
SOUTH SIDE OF US 95, EAST OF CASINO CENTER BOULEVARD

09/16/10



GPA-39192 & ZON-39193 - APPLICANT/OWNER: CITY OF LAS VEGAS
SOUTH SIDE OF US 95, EAST OF CASINO CENTER BOULEVARD

09/16/10



GPA-39192 & ZON-39193 - APPLICANT/OWNER: CITY OF LAS VEGAS
SOUTH SIDE OF US 95, EAST OF CASINO CENTER BOULEVARD

09/16/10



GPA-39192 & ZON-39193 - APPLICANT/OWNER: CITY OF LAS VEGAS
SOUTH SIDE OF US 95, EAST OF CASINO CENTER BOULEVARD

09/16/10



GPA-39192 & ZON-39193 - APPLICANT/OWNER: CITY OF LAS VEGAS
SOUTH SIDE OF US 95, EAST OF CASINO CENTER BOULEVARD

09/16/10



GPA-39192 & ZON-39193 - APPLICANT/OWNER: CITY OF LAS VEGAS
SOUTH SIDE OF US 95, EAST OF CASINO CENTER BOULEVARD

09/16/10

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

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

August 30, 2010

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

RE: Application GPA-39192

Dear Mr. Gebeke:

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

Sincerely,

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

AR:nl

RECEIVED
AUG 3 1 2010

Mayor
Oscar B. Goodman

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

City Manager
Elizabeth N. Fretwell

CITY OF LAS VEGAS NEVADA

07101-001-06-09

GPA-39192

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

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). Staff recommends APPROVAL.

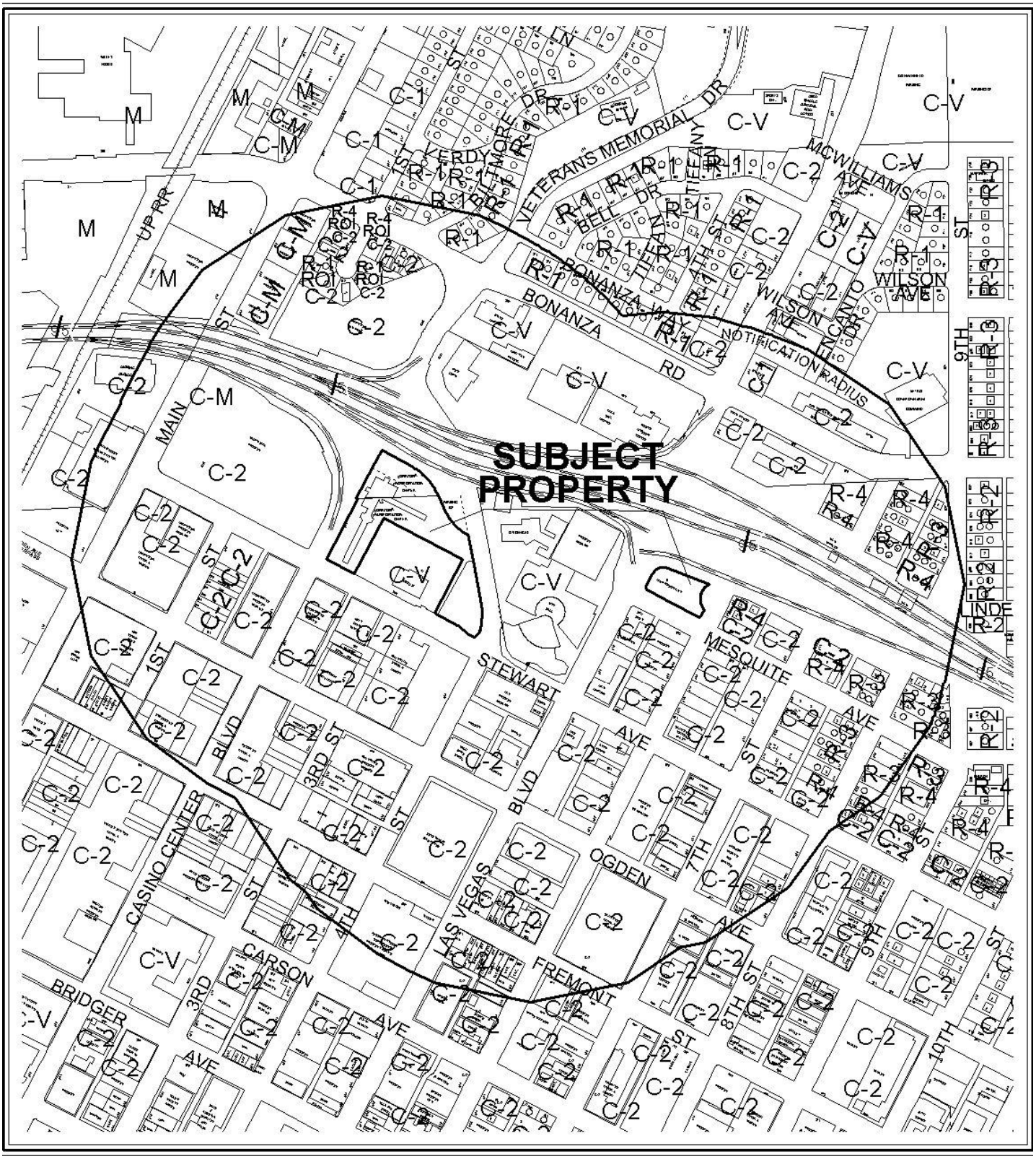
C.C.: 11/17/2010

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

RECOMMENDATION:
Staff recommends APPROVAL.

BACKUP DOCUMENTATION:
1. 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.



CASE: **ZON-39193**

RADIUS: 1000FT

0 300 600 900 Feet

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

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

N



CASE: **ZON-39193**

RADIUS: 1000FT

0 300 600 900 Feet

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

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

N

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-39193 APN: 139-34-501-004, 007, 008 and 13934-512-001

Name of Property Owner: City of Las Vegas

Name of Applicant: City of Las Vegas

Name of Representative: Andy Reed

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Andrew P. Reed

Print Name: Andrew P. Reed

Subscribed and sworn before me

This 27th day of August, 2010

Nora Lares

Notary Public in and for said County and State

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

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Rezoning

Project Address (Location) NEC of Stewart and Las Vegas Blvd; NEC of Stewart and Mesquite

Project Name _____ **Proposed Use** _____

Assessor's Parcel #(s) 139-34-501-004, 007 and 008; 512-001 **Ward #** 5

General Plan: existing PF proposed C **Zoning:** existing C-V proposed C-2

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

Gross Acres ~~6.05~~ 4.07 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER City of Las Vegas **Contact** _____

Address 400 Stewart Avenue **Phone:** _____ **Fax:** _____

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

E-mail Address _____

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

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

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

E-mail Address _____

REPRESENTATIVE _____ **Contact** _____

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

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

E-mail Address _____

Property Owner Signature* Andrew P. Reed

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

Print Name Andrew P. Reed

Subscribed and sworn before me

This 27th day of August, 2010.

Mora Lares

Notary Public in and for said County and State

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

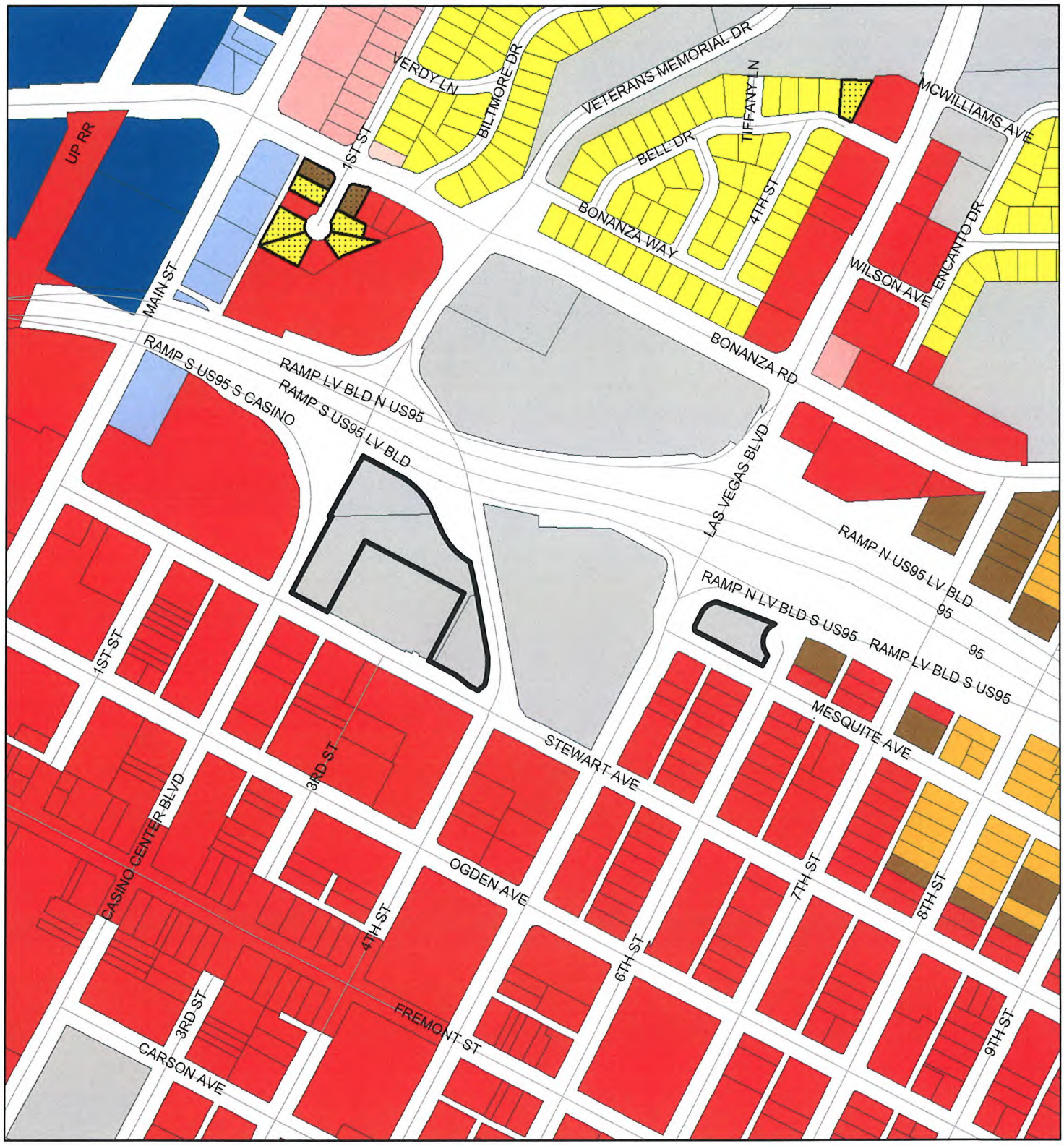
FOR DEPARTMENT USE ONLY

Case #	ZON-39193
Meeting Date:	10-21-10
Total Fee:	0
Date Received:*	
Received By:	

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

REZONING Parcel: 139-34-501-004 and 008 and 139-34-512-001

ZON - 39193



ZONING

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

FROM C-V TO C-2

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

Printed: September 03, 2010

August 17, 2010

Steve Gebeke
Planning and Development Department
731 S. 4 TH Street
Las Vegas NV 89101

RE: Application ZON-39193
Assessor's Parcel Number 139-34-501-004, 007 and 008 and 139-34-512-001

Dear Mr. Gebeke:

In regard to this parcel, staff has determined that the existing General Plan designation and zoning classifications are inconsistent with future development. In order to resolve this inconsistency and ensure that future development is compatible with existing development, staff is proposing to change the Zoning Designation of these sites to C-2 (General Commercial). Please call me at 229-6882 with any questions.

Sincerely,

Andrew P. Reed

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

RECEIVED
AUG 3 1 2010

ZON-39193

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

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

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

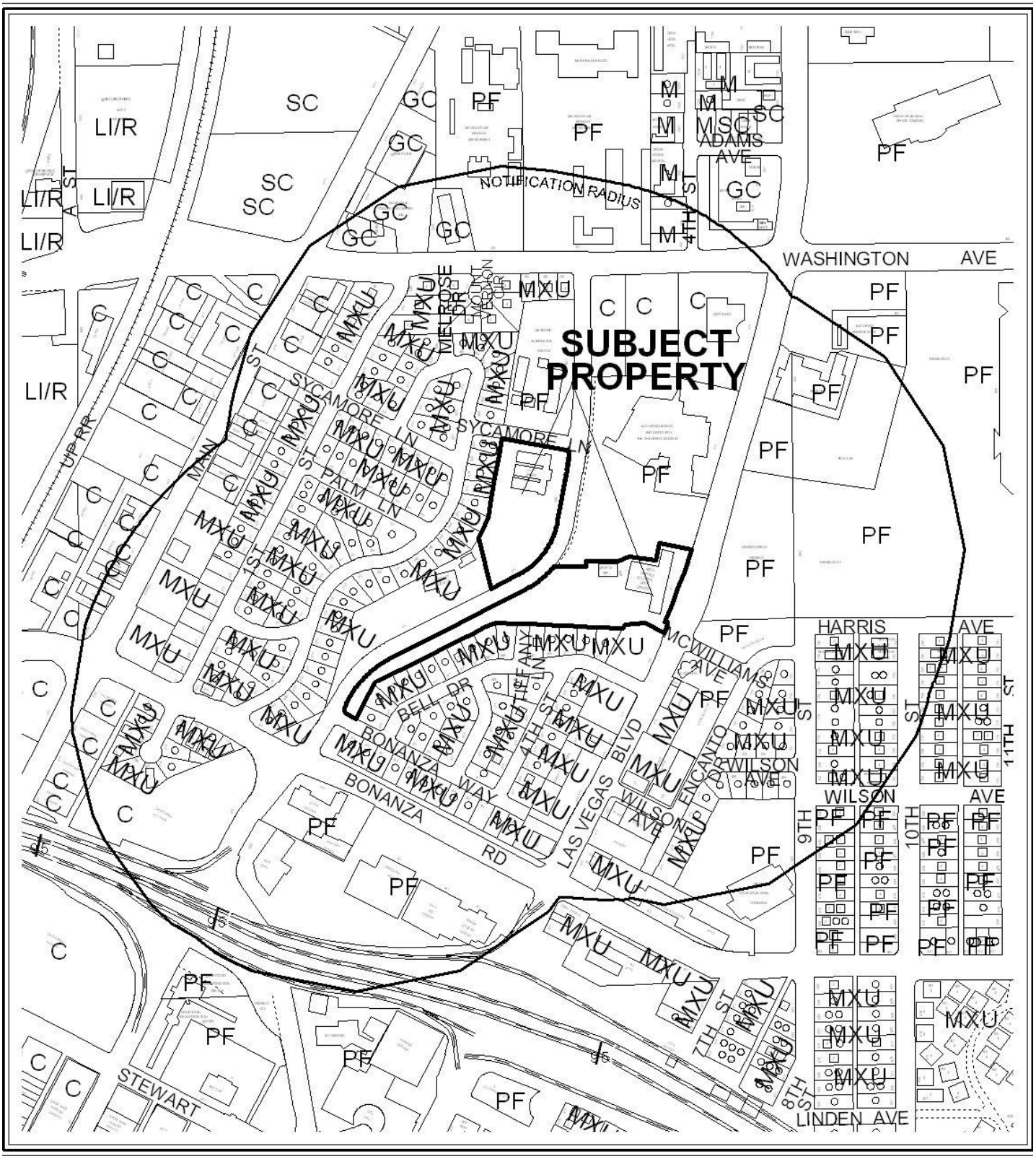
SUBJECT:
GPA-39326 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request for a General Plan Amendment FROM: PF (PUBLIC FACILITIES) TO: MXU (MIXED USE) on 6.82 acres at 741 Veterans Memorial Drive and 821 North Las Vegas Boulevard (APNs 139-27-708-014 and 016), Ward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

C.C.: 11/17/2010

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

RECOMMENDATION:
Staff recommends APPROVAL.

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. 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



0 300 600 Feet

CASE: **GPA-39326**

RADIUS: 1000 FT

GENERAL PLAN LAND USE OF SUBJECT PROPERTY :

PF (PUBLIC FACILITIES)

PROPOSED GENERAL PLAN LAND USE OF SUBJECT PROPERTY :

MXU (MIXED USE)

N



0 300 600 Feet

CASE: **GPA-39326**

RADIUS: 1000 FT

GENERAL PLAN LAND USE OF SUBJECT PROPERTY :

PF (PUBLIC FACILITIES)

PROPOSED GENERAL PLAN LAND USE OF SUBJECT PROPERTY :

MXU (MIXED USE)

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **GPA-39326** APN: 139-27-708-014 and 016

Name of Property Owner: City of Las Vegas

Name of Applicant: _____

Name of Representative: Andy Reed

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Andrew P Reed

Print Name: Andrew P. Reed

Subscribed and sworn before me

This 27th day of August, 2010

Nora Lares

Notary Public in and for said County and State

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

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: General Plan Amendment

Project Address (Location) Veterans Memorial Drive, north of Bonanza Road

Project Name _____ **Proposed Use** _____

Assessor's Parcel #(s) 139-27-708-014, 016 **Ward #** 5

General Plan: existing PF proposed MXU **Zoning:** existing ~~C-2~~ C-V proposed C-2

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

Gross Acres 6.82 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER City of Las Vegas **Contact** _____

Address 400 Stewart Avenue **Phone:** _____ **Fax:** _____

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

E-mail Address _____

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

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

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

E-mail Address _____

REPRESENTATIVE _____ **Contact** _____

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

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

E-mail Address _____

Property Owner Signature* Andrew P. Reed

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

Print Name Andrew P. Reed

Subscribed and sworn before me

This 27th day of August, 2010.

Nora Lares

Notary Public in and for said County and State

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

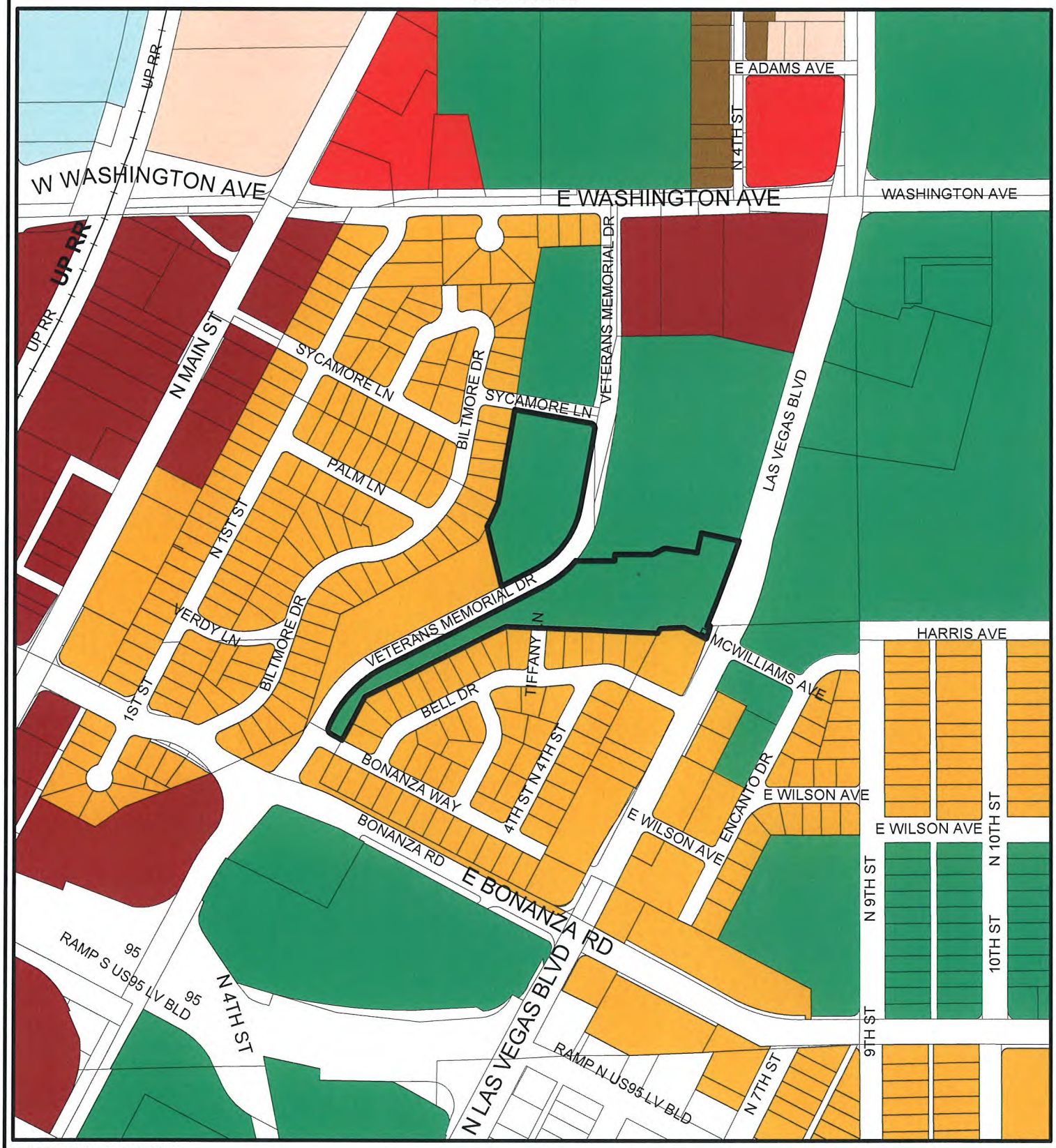
Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	GPA-39326
Meeting Date:	10-21-10
Total Fee:	0
Date Received:*	8-30-10
Received By:	

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

GENERAL PLAN AMENDMENT Parcel: 139-27-708-014 and 016
GPA-39326



GENERAL PLAN AMENDMENT

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

FROM PF TO MXU

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

Printed: September 03, 2010



GPA-39326 & ZON-39327 - APPLICANT/OWNER: CITY OF LAS VEGAS
741 VETERANS MEMORIAL DRIVE AND 821 LAS VEGAS BOULEVARD NORTH

09/16/10



GPA-39326 & ZON-39327 - APPLICANT/OWNER: CITY OF LAS VEGAS
741 VETERANS MEMORIAL DRIVE AND 821 LAS VEGAS BOULEVARD NORTH

09/16/10



GPA-39326 & ZON-39327 - APPLICANT/OWNER: CITY OF LAS VEGAS
741 VETERANS MEMORIAL DRIVE AND 821 LAS VEGAS BOULEVARD NORTH

09/16/10



GPA-39326 & ZON-39327 - APPLICANT/OWNER: CITY OF LAS VEGAS
741 VETERANS MEMORIAL DRIVE AND 821 LAS VEGAS BOULEVARD NORTH

09/16/10



GPA-39326 & ZON-39327 - APPLICANT/OWNER: CITY OF LAS VEGAS
741 VETERANS MEMORIAL DRIVE AND 821 LAS VEGAS BOULEVARD NORTH

09/16/10



GPA-39326 & ZON-39327 - APPLICANT/OWNER: CITY OF LAS VEGAS
741 VETERANS MEMORIAL DRIVE AND 821 LAS VEGAS BOULEVARD NORTH

09/16/10



GPA-39326 & ZON-39327 - APPLICANT/OWNER: CITY OF LAS VEGAS
741 VETERANS MEMORIAL DRIVE AND 821 LAS VEGAS BOULEVARD NORTH

09/16/10



GPA-39326 & ZON-39327 - APPLICANT/OWNER: CITY OF LAS VEGAS
741 VETERANS MEMORIAL DRIVE AND 821 LAS VEGAS BOULEVARD NORTH

09/16/10



GPA-39326 & ZON-39327 - APPLICANT/OWNER: CITY OF LAS VEGAS
741 VETERANS MEMORIAL DRIVE AND 821 LAS VEGAS BOULEVARD NORTH

09/16/10



GPA-39326 & ZON-39327 - APPLICANT/OWNER: CITY OF LAS VEGAS
741 VETERANS MEMORIAL DRIVE AND 821 LAS VEGAS BOULEVARD NORTH

09/16/10



GPA-39326 & ZON-39327 - APPLICANT/OWNER: CITY OF LAS VEGAS
741 VETERANS MEMORIAL DRIVE AND 821 LAS VEGAS BOULEVARD NORTH

09/16/10



GPA-39326 & ZON-39327 - APPLICANT/OWNER: CITY OF LAS VEGAS
741 VETERANS MEMORIAL DRIVE AND 821 LAS VEGAS BOULEVARD NORTH

09/16/10

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

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

August 30, 2010

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

RE: Application GPA-39326
Assessor's Parcel Number 139-27-708-014 and 016

Dear Mr. Gebeke:

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

Sincerely,

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

AR:nl

RECEIVED
AUG 31 2010

Mayor
Oscar B. Goodman

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

City Manager
Elizabeth N. Fretwell

CITY OF LAS VEGAS NEVADA

07101-001-06-09

GPA-39326

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

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). Staff recommends APPROVAL.

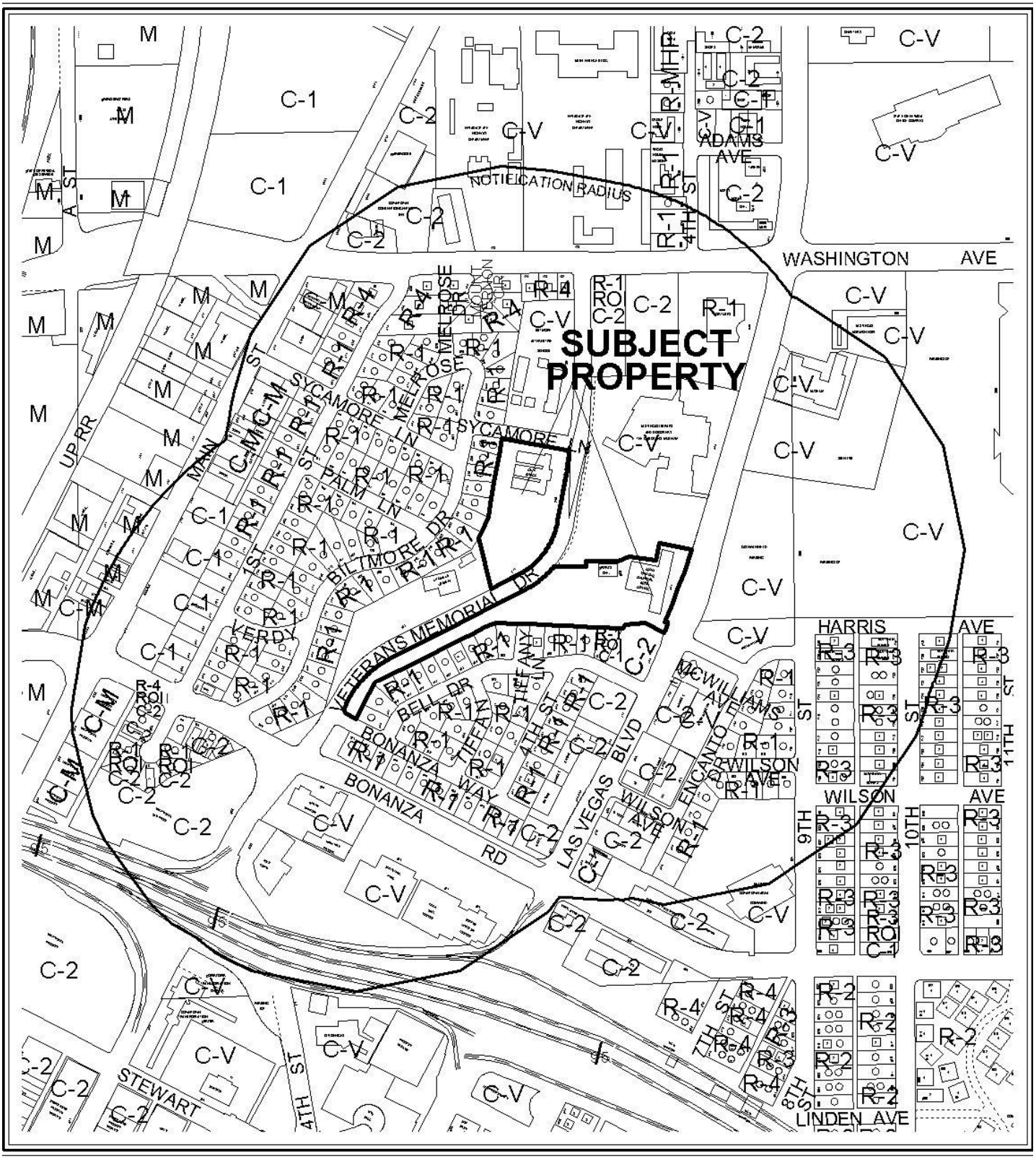
C.C.: 11/17/2010

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

RECOMMENDATION:
Staff recommends APPROVAL.

BACKUP DOCUMENTATION:
1. 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.



CASE: **ZON-39327**

RADIUS: 1000FT

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

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



0 200 400 Feet

CASE: **ZON-39327**

RADIUS: 1000FT

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

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

N

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-39327 APN: 139-27-708-014 and 016

Name of Property Owner: City of Las Vegas

Name of Applicant: _____

Name of Representative: Andy Reed

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Andrew P Reed

Print Name: Andrew P. Reed

Subscribed and sworn before me

This 27th day of August, 2010

Nora Lares

Notary Public in and for said County and State

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

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Rezoning

Project Address (Location) Veterans Memorial Drive, north of Bonanza Road

Project Name _____ **Proposed Use** _____

Assessor's Parcel #(s) 139-27-708-014, 016 **Ward #** 5

General Plan: existing PF proposed MXU **Zoning:** existing ~~C-2~~ C-V proposed C-2

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

Gross Acres 6.82 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER City of Las Vegas **Contact** _____

Address 400 Stewart Avenue **Phone:** _____ **Fax:** _____

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

E-mail Address _____

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

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

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

E-mail Address _____

REPRESENTATIVE _____ **Contact** _____

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

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

E-mail Address _____

Property Owner Signature* Andrew P. Reed

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

Print Name Andrew P. Reed

Subscribed and sworn before me

This 27th day of August, 2010.

Nora Lares

Notary Public in and for said County and State

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

FOR DEPARTMENT USE ONLY

Case #	ZON-39327
Meeting Date:	10-21-10
Total Fee:	Ø
Date Received:*	8-30-10
Received By:	

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

Revised 10/27/08

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

REZONING Parcel: 139-27-708-014 and 016

ZON - 39327



ZONING

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

FROM C-V TO C-2

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

Printed: September 03, 2010

PLANNING & DEVELOPMENT

August 17, 2010

Steve Gebeke
Planning and Development Department
731 S. 4 TH Street
Las Vegas NV 89101

RE: Application ZON-39327

Dear Mr. Gebeke:

In regard to this parcel, staff has determined that the existing General Plan designation and zoning classifications are inconsistent with future development. In order to resolve this inconsistency and ensure that future development is compatible with existing development, staff is proposing to change the Zoning Designation of these sites to C-2 (General Commercial). Please call me at 229-6882 with any questions.

Sincerely,

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

RECEIVED
AUG 31 2010

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

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

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

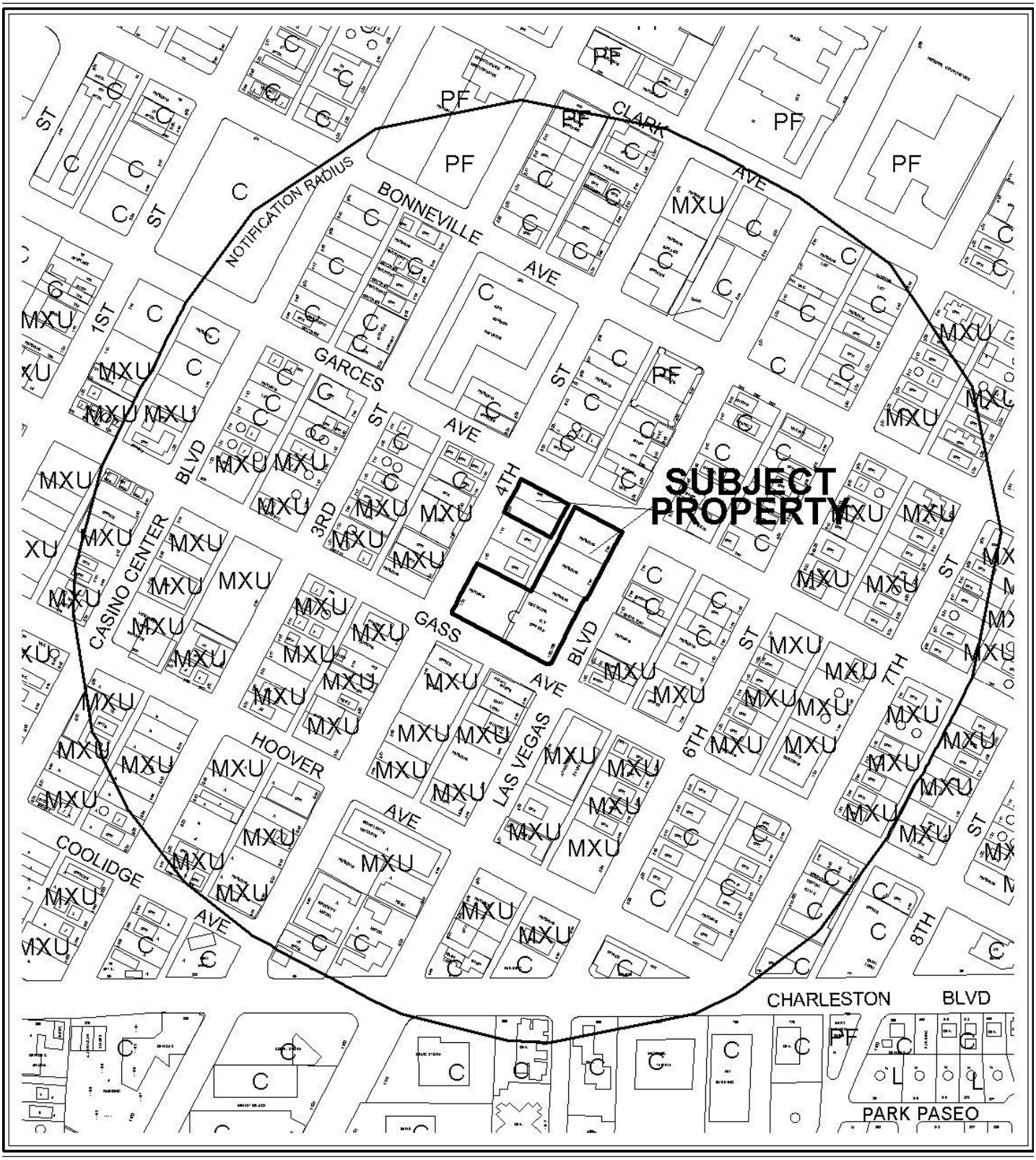
SUBJECT:
GPA-39334 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS, ET AL- Request for a General Plan Amendment FROM: PF (PUBLIC FACILITIES) TO: C (COMMERCIAL) on 2.12 acres at the northwest corner of Las Vegas Boulevard and Gass Avenue (APNs 139-34-410-149 and 152 through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

C.C.: 11/17/2010

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

RECOMMENDATION:
Staff recommends APPROVAL.

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



0 300 600 Feet

CASE: **GPA-39334**

RADIUS: 1000 FT

GENERAL PLAN LAND USE OF SUBJECT PROPERTY:

PF (PUBLIC FACILITIES)

PROPOSED GENERAL PLAN LAND USE OF SUBJECT PROPERTY:

C (Commercial)

N



0 300 600 Feet

CASE: **GPA-39334**

RADIUS: 1000 FT

GENERAL PLAN LAND USE OF SUBJECT PROPERTY:

PF (PUBLIC FACILITIES)

PROPOSED GENERAL PLAN LAND USE OF SUBJECT PROPERTY:

C (Commercial)

N

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-39334 APN: 139-34-410-149 and 152 through 156

Name of Property Owner: City of Las Vegas ET AL

Name of Applicant: City of Las Vegas

Name of Representative: _____

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Andrew P Reed

Print Name: Andrew P. Reed

Subscribed and sworn before me

This 27th day of August, 2010

Nora Lares

Notary Public in and for said County and State

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

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: General Plan Amendment

Project Address (Location) Northwest corner of Las Vegas Blvd and Gass Avenue

Project Name _____ **Proposed Use** _____

Assessor's Parcel #(s) 139-34-410-149 and 152 thru156 **Ward #** 3

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

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

Gross Acres 2.12 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER City of Las Vegas ET AL **Contact** _____

Address 400 Stewart Avenue **Phone:** _____ **Fax:** _____

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

E-mail Address _____

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

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

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

E-mail Address _____

REPRESENTATIVE _____ **Contact** _____

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

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

E-mail Address _____

Property Owner Signature* Andrew P. Reed

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

Print Name Andrew P. Reed

Subscribed and sworn before me

This 27th day of August, 2010.

Nora Lares

Notary Public in and for said County and State

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COUNTY OF CLARK
NORA LARES
No. 06-103908-1 My Appointment Expires Nov. 9, 2013

FOR DEPARTMENT USE ONLY

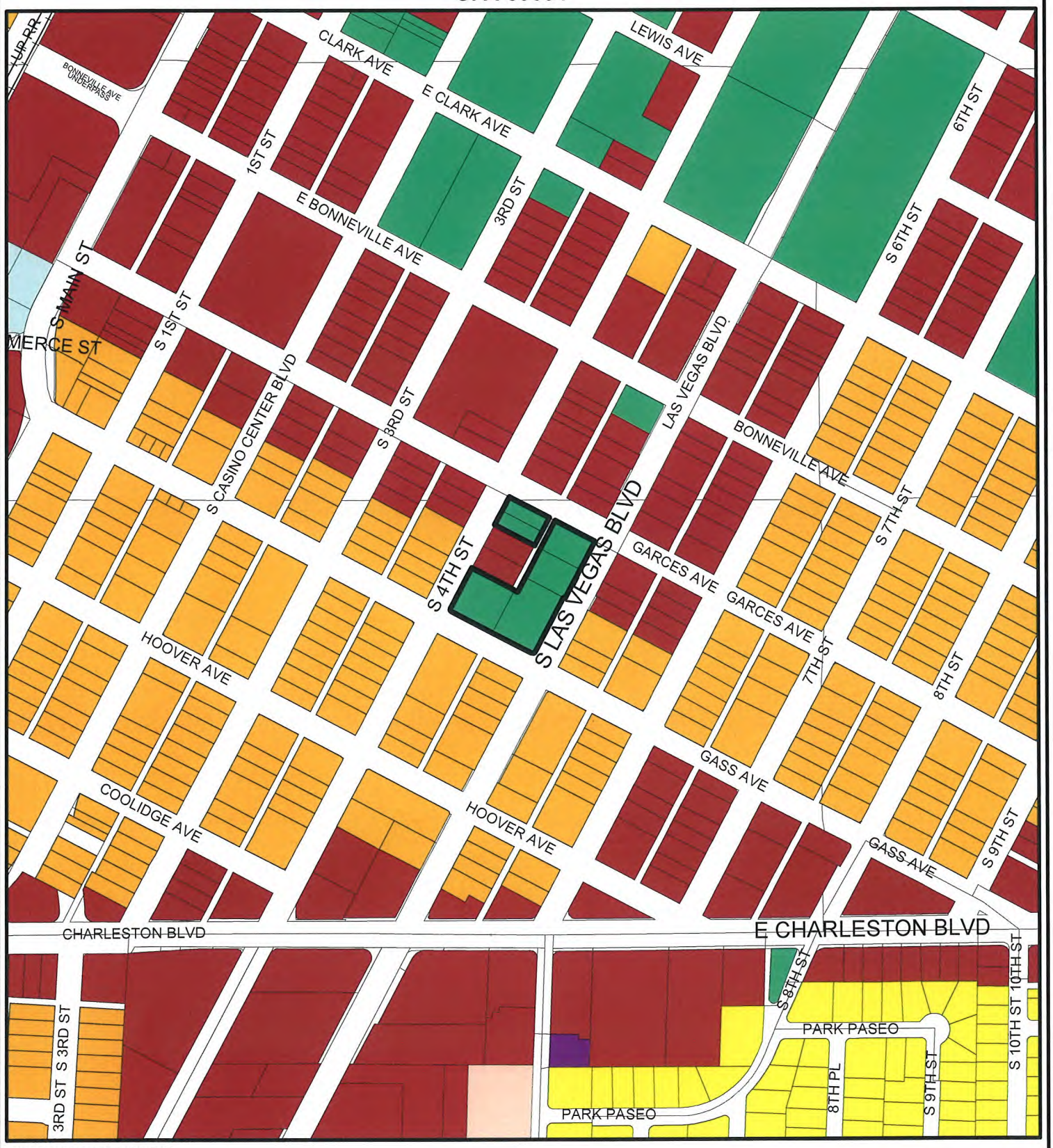
Case #	GPA-39334
Meeting Date:	10-21-10
Total Fee:	0
Date Received:*	8-30-10
Received By:	

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

Revised 10/27/08

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

GENERAL PLAN AMENDMENT Parcel: 139-34-410-149 and 152 through 156
GPA-39334



GENERAL PLAN AMENDMENT

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

FROM PF TO C

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

Printed: September 03, 2010



GPA-39334 - APPLICANT/OWNER: CITY OF LAS VEGAS, ET AL
NORTHWEST CORNER OF LAS VEGAS BOULEVARD AND GASS AVENUE

09/16/10



GPA-39334 - APPLICANT/OWNER: CITY OF LAS VEGAS, ET AL
NORTHWEST CORNER OF LAS VEGAS BOULEVARD AND GASS AVENUE

09/16/10



GPA-39334 - APPLICANT/OWNER: CITY OF LAS VEGAS, ET AL
NORTHWEST CORNER OF LAS VEGAS BOULEVARD AND GASS AVENUE

09/16/10



GPA-39334 - APPLICANT/OWNER: CITY OF LAS VEGAS, ET AL
NORTHWEST CORNER OF LAS VEGAS BOULEVARD AND GASS AVENUE

09/16/10



GPA-39334 - APPLICANT/OWNER: CITY OF LAS VEGAS, ET AL
NORTHWEST CORNER OF LAS VEGAS BOULEVARD AND GASS AVENUE

09/16/10



GPA-39334 - APPLICANT/OWNER: CITY OF LAS VEGAS, ET AL
NORTHWEST CORNER OF LAS VEGAS BOULEVARD AND GASS AVENUE

09/16/10



GPA-39334 - APPLICANT/OWNER: CITY OF LAS VEGAS, ET AL
NORTHWEST CORNER OF LAS VEGAS BOULEVARD AND GASS AVENUE

09/16/10



GPA-39334 - APPLICANT/OWNER: CITY OF LAS VEGAS, ET AL
NORTHWEST CORNER OF LAS VEGAS BOULEVARD AND GASS AVENUE

09/16/10



GPA-39334 - APPLICANT/OWNER: CITY OF LAS VEGAS, ET AL
NORTHWEST CORNER OF LAS VEGAS BOULEVARD AND GASS AVENUE

09/16/10



GPA-39334 - APPLICANT/OWNER: CITY OF LAS VEGAS, ET AL
NORTHWEST CORNER OF LAS VEGAS BOULEVARD AND GASS AVENUE

09/16/10



GPA-39334 - APPLICANT/OWNER: CITY OF LAS VEGAS, ET AL
NORTHWEST CORNER OF LAS VEGAS BOULEVARD AND GASS AVENUE

09/16/10



GPA-39334 - APPLICANT/OWNER: CITY OF LAS VEGAS, ET AL
NORTHWEST CORNER OF LAS VEGAS BOULEVARD AND GASS AVENUE

09/16/10



GPA-39334 - APPLICANT/OWNER: CITY OF LAS VEGAS, ET AL
NORTHWEST CORNER OF LAS VEGAS BOULEVARD AND GASS AVENUE

09/16/10



GPA-39334 - APPLICANT/OWNER: CITY OF LAS VEGAS, ET AL
NORTHWEST CORNER OF LAS VEGAS BOULEVARD AND GASS AVENUE

09/16/10



GPA-39334 - APPLICANT/OWNER: CITY OF LAS VEGAS, ET AL
NORTHWEST CORNER OF LAS VEGAS BOULEVARD AND GASS AVENUE

09/16/10

PLANNING & DEVELOPMENT
CITY OF LAS VEGAS
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TTY 702-386-9108
www.lasvegasnevada.gov

August 30, 2010

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

RE: Application GPA-39334
Assessor's Parcel Number 139-34-410-149 and 152 through 156

Dear Mr. Gebeke:

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

Sincerely,

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

AR:nl

Mayor
Oscar B. Goodman

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

City Manager
Elizabeth N. Fretwell

RECEIVED
AUG 31 2010

CITY OF LAS VEGAS NEVADA
07101-001-06-09

GPA-39334

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

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

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

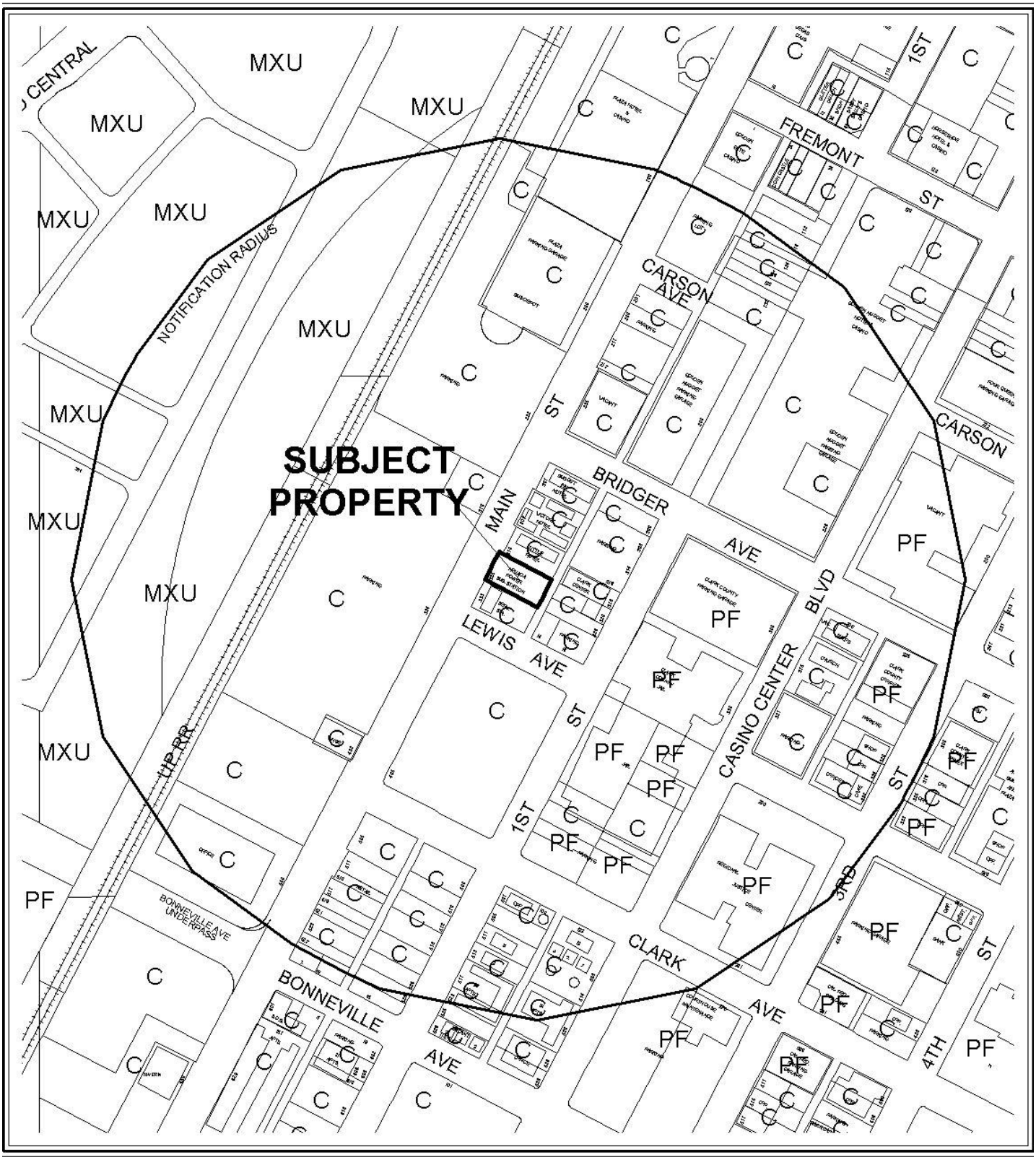
SUBJECT:
GPA-39339 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: NV ENERGY - Request for a General Plan Amendment FROM: C (COMMERCIAL) TO: PF (PUBLIC FACILITIES) on 0.25 acres at 325 South Main Street (APN 139-34-210-005), Ward 3 (Reese). Staff recommends APPROVAL.

C.C.: 11/17/2010

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

RECOMMENDATION:
Staff recommends APPROVAL.

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. 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



CASE: **GPA-39339**

RADIUS: 1000 FT

GENERAL PLAN LAND USE OF SUBJECT PROPERTY:

C (Commercial)

PROPOSED GENERAL PLAN LAND USE OF SUBJECT PROPERTY:

PF (Public Facility)



0 300 600 Feet

CASE: **GPA-39339**

RADIUS: 1000 FT

GENERAL PLAN LAND USE OF SUBJECT PROPERTY:

C (Commercial)

PROPOSED GENERAL PLAN LAND USE OF SUBJECT PROPERTY:

PF (Public Facility)

N

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **GPA-39339** APN: 139-34-210-005

Name of Property Owner: NV Energy

Name of Applicant: City of Las Vegas

Name of Representative: _____

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Andrew P. Reed

Print Name: Andrew P. Reed

Subscribed and sworn before me

This 27th day of August, 2010

Nora Lares

Notary Public in and for said County and State

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

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: General Plan Amendment

Project Address (Location) 325 S. Main Street

Project Name _____ **Proposed Use** _____

Assessor's Parcel #(s) 139-34-210-005 **Ward #** 3

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

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

Gross Acres 0.25 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER NV Energy **Contact** _____

Address P.O. Box 98910 **Phone:** _____ **Fax:** _____

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

E-mail Address _____

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

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

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

E-mail Address _____

REPRESENTATIVE _____ **Contact** _____

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

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

E-mail Address _____

Property Owner Signature* Andrew P. Reed

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

Print Name Andrew P. Reed

Subscribed and sworn before me

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Nora Lares

Notary Public in and for said County and State

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

FOR DEPARTMENT USE ONLY

Case #	GPA-39339
Meeting Date:	10-21-10
Total Fee:	~~0~~
Date Received:*	09-30-10
Received By:	

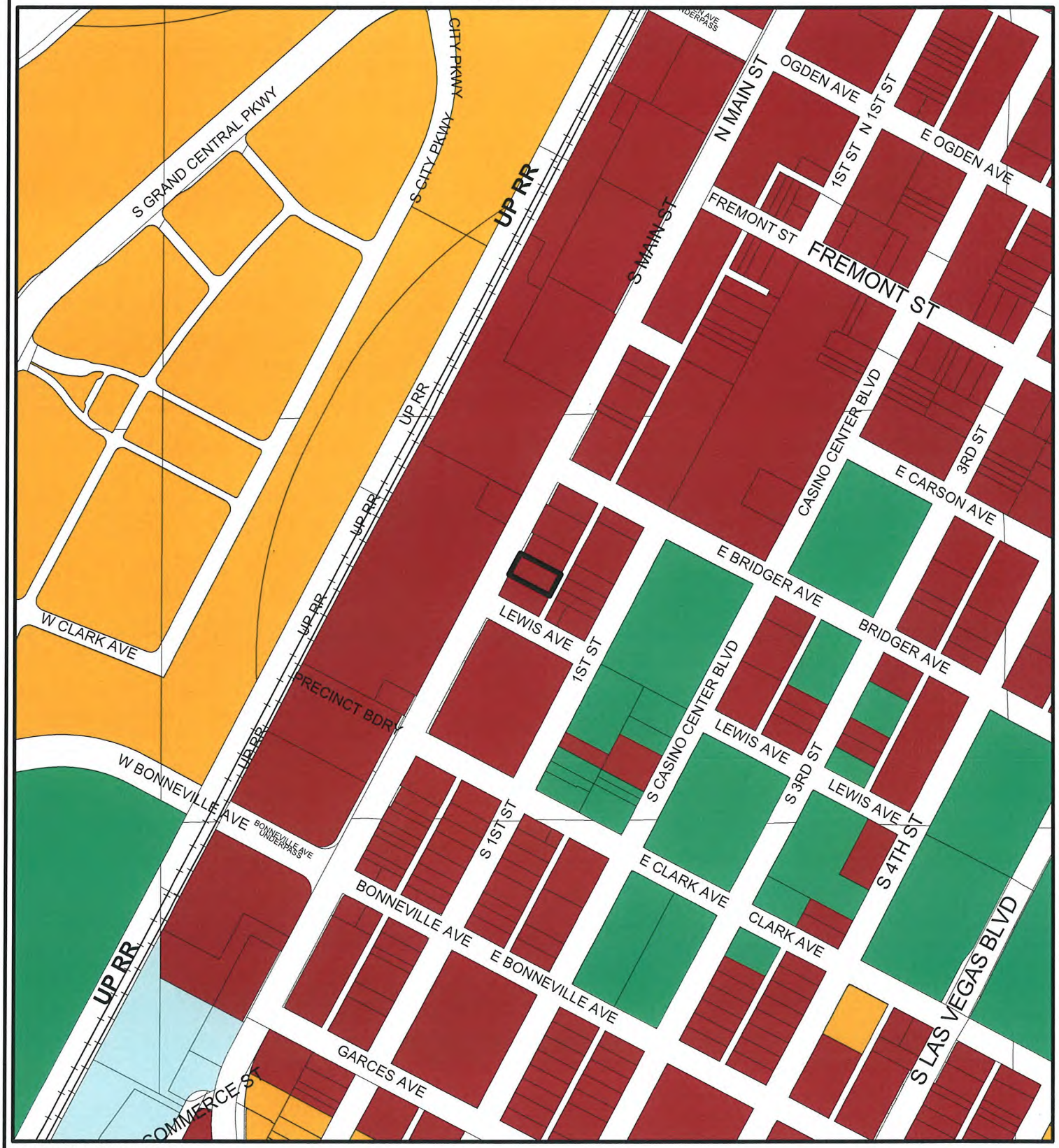
*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

Revised 10/27/08

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

GENERAL PLAN AMENDMENT Parcel: 139-34-210-005

GPA-39339



GENERAL PLAN AMENDMENT

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

FROM C TO PF

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

Printed: September 03, 2010

PLANNING & DEVELOPMENT



GPA-39339 & ZON-39341 - APPLICANT: CITY OF LAS VEGAS - OWNER: NV ENERGY
325 SOUTH MAIN STREET

09/16/10



GPA-39339 & ZON-39341 - APPLICANT: CITY OF LAS VEGAS - OWNER: NV ENERGY
325 SOUTH MAIN STREET

09/16/10

PLANNING & DEVELOPMENT
DEVELOPMENT SERVICES CENTER
731 S. Fourth Street
Las Vegas, NV 89101

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

August 30, 2010

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

RE: Application GPA-39339
Assessor's Parcel Number 139-34-210-005

Dear Mr. Gebeke:

In regard to this parcel, staff has determined that the existing General Plan designation and zoning classifications are inconsistent with possible future development. In order to resolve this inconsistency and ensure that future development is compatible with existing development, staff is proposing to change the General Plan Designation of these sites to PF (Public Facilites). Please call me at 229-6882 with any questions.

Sincerely,

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

AR:nl

Mayor
Oscar B. Goodman

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

City Manager
Elizabeth N. Fretwell

RECEIVED
AUG 3 1 2010

GPA-39339

07101-001-06-09

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

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). Staff recommends APPROVAL.

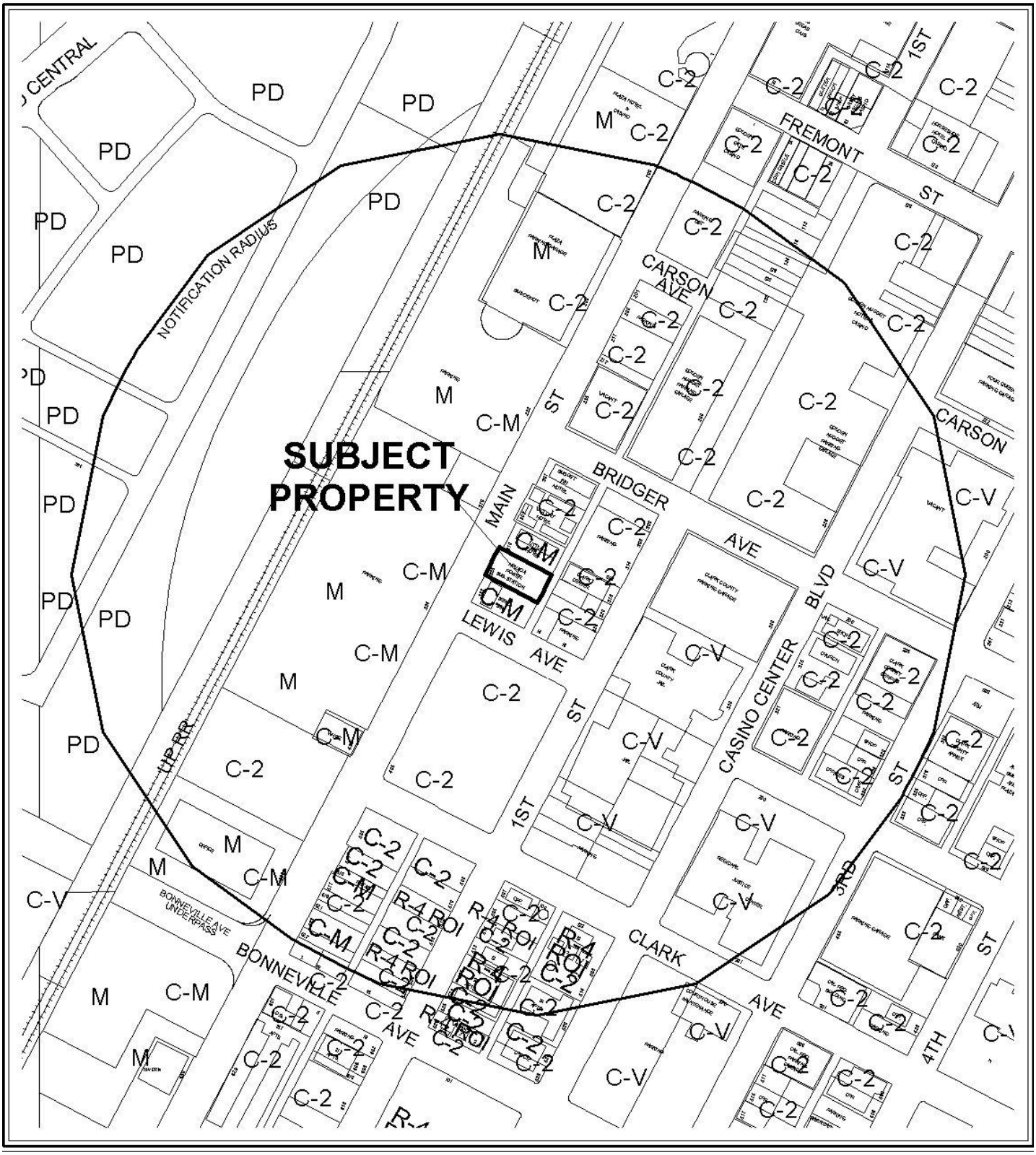
C.C.: 11/17/2010

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

RECOMMENDATION:
Staff recommends APPROVAL.

BACKUP DOCUMENTATION:
1. 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.



0 300 600 Feet

CASE: **ZON-39341**

RADIUS: 1000FT

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

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

N



0 300 600 Feet

CASE: **ZON-39341**

RADIUS: 1000FT

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

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

N

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-39341 APN: 139-34-210-005

Name of Property Owner: NV Energy

Name of Applicant: City of Las Vegas

Name of Representative: _____

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Andrew P. Reed

Subscribed and sworn before me

This 27th day of August, 2010

_____
Notary Public in and for said County and State

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

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Rezoning

Project Address (Location) 325 S. Main Street

Project Name _____ **Proposed Use** _____

Assessor's Parcel #(s) 139-34-210-005 **Ward #** 3

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

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

Gross Acres 0.25 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER NV Energy **Contact** _____

Address P.O. Box 98910 **Phone:** _____ **Fax:** _____

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

E-mail Address _____

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

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

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

E-mail Address _____

REPRESENTATIVE _____ **Contact** _____

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

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

E-mail Address _____

Property Owner Signature* Andrew P. Reed

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

Print Name Andrew P. Reed

Subscribed and sworn before me

This 27th day of August, 2010.

Notary Public in and for said County and State

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

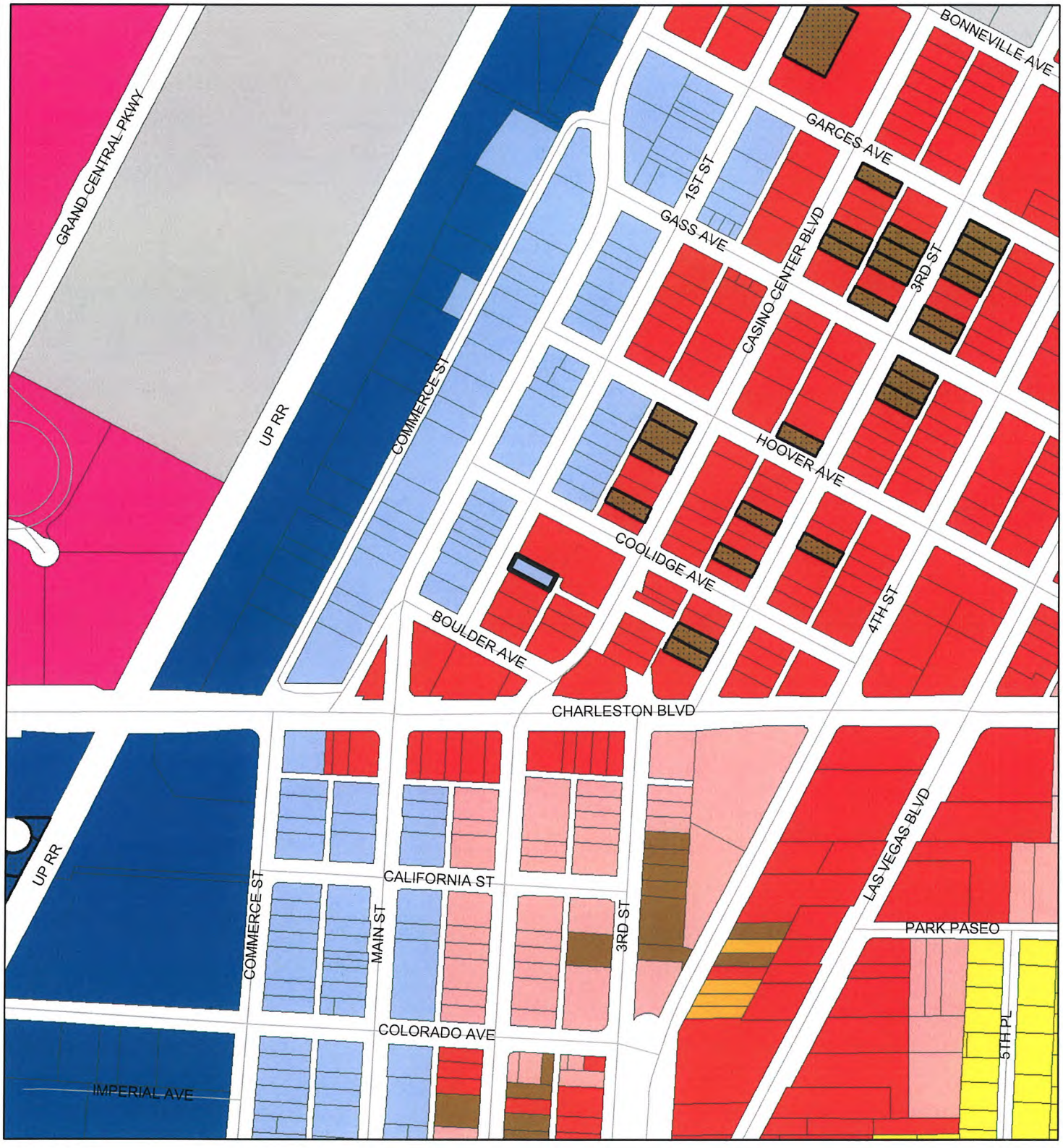
FOR DEPARTMENT USE ONLY

Case #	ZON-39341
Meeting Date:	10-21-10
Total Fee:	0
Date Received:*	8-30-10
Received By:	

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

REZONING Parcel: 139-34-210-005

ZON - 39341



ZONING

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

FROM C-M TO C-V

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

Printed: September 03, 2010

PLANNING & DEVELOPMENT
CITY OF LAS VEGAS
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731 S. Fourth Street
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Voice: 702-229-6301
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TTY 702-386-9108
www.lasvegasnevada.gov

August 30, 2010

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

RE: Application ZON-39341
Assessor's Parcel Number 139-34-210-005

Dear Mr. Gebeke:

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

Sincerely,

Andrew P. Reed

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

RECEIVED
AUG 31 2010

AR:nl

Mayor
Oscar B. Goodman

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

City Manager
Elizabeth N. Fretwell

CITY OF LAS VEGAS NEVADA

07101-001-06-09

ZON-39341

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

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

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

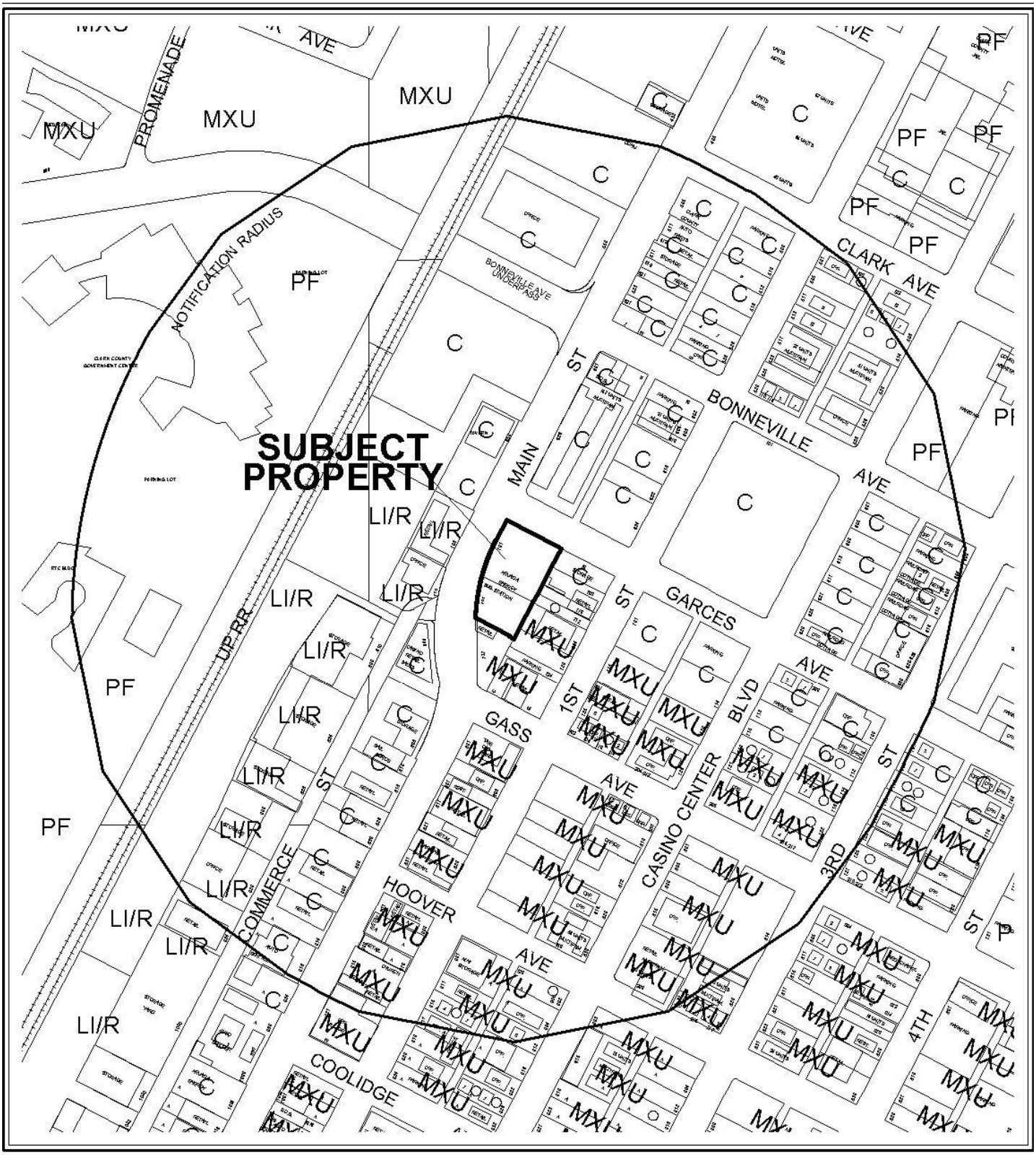
SUBJECT:
GPA-39347 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: NV ENERGY - Request for a General Plan Amendment FROM: C (COMMERCIAL) AND MXU (MIXED USE) TO: PF (PUBLIC FACILITIES) on 0.81 acres at 701 South Main Street (APNs 139-34-310-001 and 002), Ward 3 (Reese).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

C.C.: 11/17/2010

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

RECOMMENDATION:
Staff recommends APPROVAL.

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. 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



0 300 600 Feet

CASE: **GPA-39347**

RADIUS: 1000 FT

GENERAL PLAN LAND USE OF SUBJECT PROPERTY :

C (COMMERCIAL) AND MXU (MIXED-USE)

PROPOSED PLAN LAND USE OF SUBJECT PROPERTY :

PF (Public Facility)

N



0 300 600 Feet

CASE: **GPA-39347**

RADIUS: 1000 FT

GENERAL PLAN LAND USE OF SUBJECT PROPERTY :

C (COMMERCIAL) AND MXU (MIXED-USE)

PROPOSED PLAN LAND USE OF SUBJECT PROPERTY :

PF (Public Facility)

N

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **GPA-39347** APN: 139-34-310-001 and 002

Name of Property Owner: NV Energy

Name of Applicant: City of Las Vegas

Name of Representative: _____

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Andrew P. Reed

Subscribed and sworn before me

This 27th day of August, 2010

Nora Lares

Notary Public in and for said County and State

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

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: General Plan Amendment

Project Address (Location) 701 S. Main Street

Project Name _____ **Proposed Use** _____

Assessor's Parcel #(s) 139-34-310-001, 002 **Ward #** 3

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

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

Gross Acres 0.81 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER NV Energy **Contact** _____

Address P.O. Box 98910 **Phone:** _____ **Fax:** _____

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

E-mail Address _____

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

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

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

E-mail Address _____

REPRESENTATIVE _____ **Contact** _____

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

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

E-mail Address _____

Property Owner Signature* Andrew P. Reed

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

Print Name Andrew P. Reed

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This 27th day of August, 20 10.

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Notary Public in and for said County and State

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

FOR DEPARTMENT USE ONLY

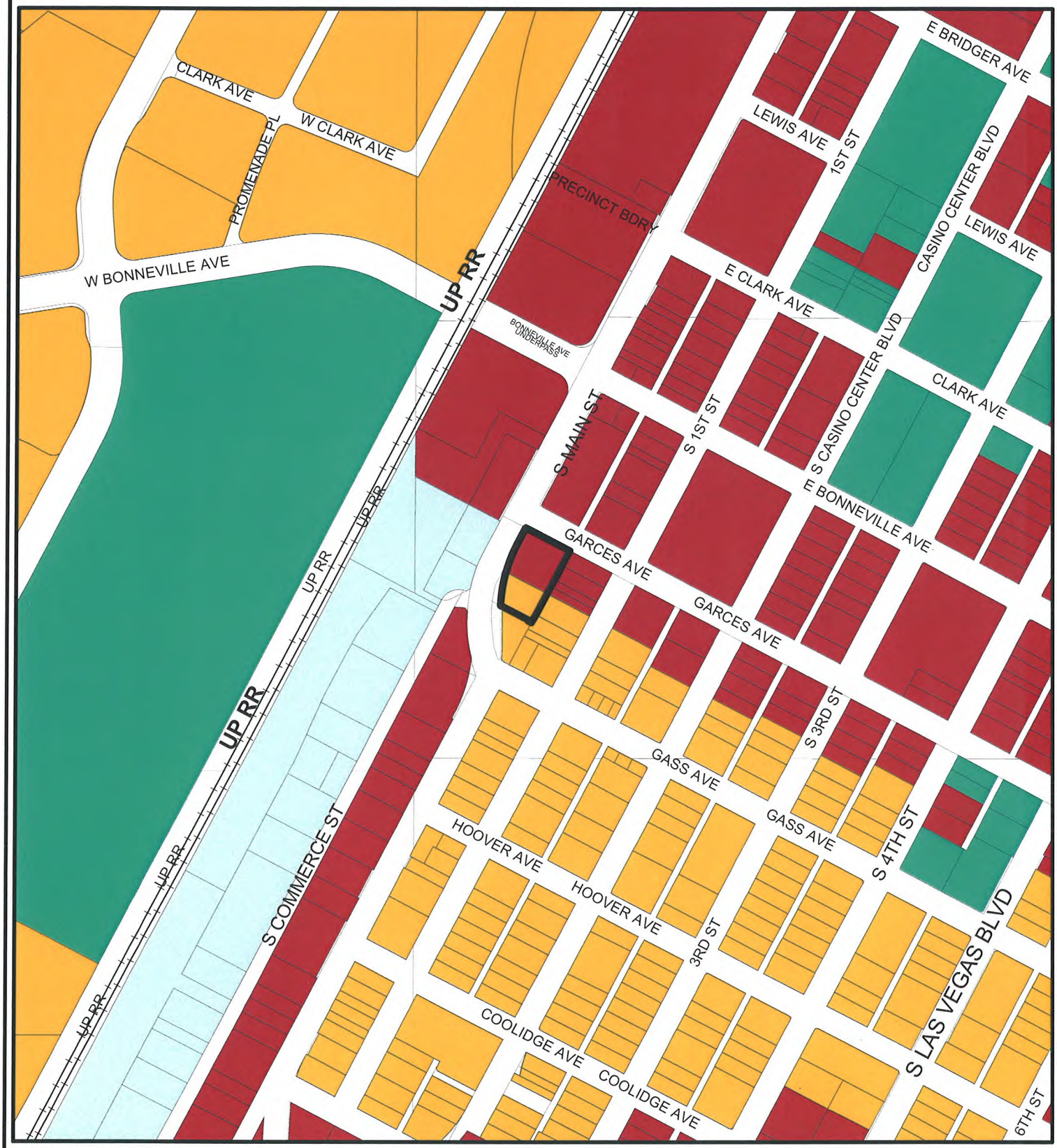
Case #:	GPA-39347
Meeting Date:	10-21-10
Total Fee:	0
Date Received:*	8-30-10
Received By:	

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

Revised 10/27/08

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

GENERAL PLAN AMENDMENT Parcel: 139-34-310-001 and 002
GPA-39347



GENERAL PLAN AMENDMENT

FROM C and MXUTO PF

- Rural Neighborhood Preservation
- Rural Estates
- Desert Rural
- Rural
- Low
- Medium - Low
- Medium
- High
- Office
- Service Commercial
- General Commercial
- Tourist Commercial
- Light Industrial / Research
- Planned Community Development
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- Public Facility
- Public Facility - School
- Town Center
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- Downtown - Mixed Use
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- Subject Parcel

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Geographic Information System
Planning & Development Dept.
702-229-6301

Printed: September 02, 2010

PLANNING & DEVELOPMENT



GPA-39347 & ZON-39348 - APPLICANT: CITY OF LAS VEGAS - OWNER: NV ENERGY
701 SOUTH MAIN STREET

09/16/10

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

August 30, 2010

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

RE: Application GPA-39347
Assessor's Parcel Number 139-34-310-001 and 002

Dear Mr. Gebeke:

In regard to this parcel, staff has determined that the existing General Plan designation and zoning classifications are inconsistent with possible future development. In order to resolve this inconsistency and ensure that future development is compatible with existing development, staff is proposing to change the General Plan Designation of these sites to PF (Public Facilites). Please call me at 229-6882 with any questions.

Sincerely,

Andrew P. Reed

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

AR:nl

Mayor
Oscar B. Goodman

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

City Manager
Elizabeth N. Fretwell

CITY OF LAS VEGAS NEVADA

07101-001-06-09

GPA-39347

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

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). Staff recommends APPROVAL.

C.C.: 11/17/2010

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
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City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL.

BACKUP DOCUMENTATION:
1. Consolidated Backup
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3. Supporting Documentation

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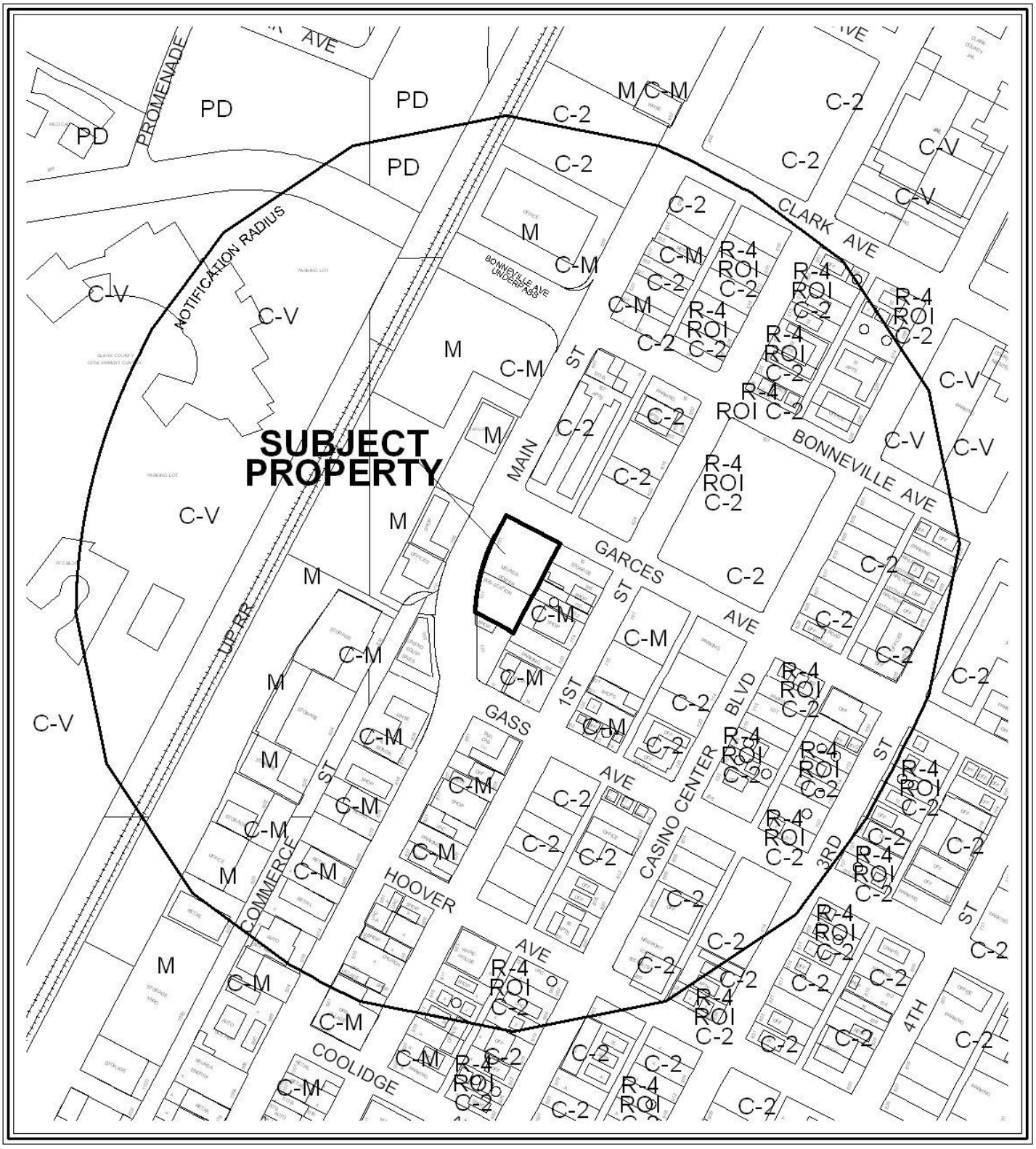

CASE: **ZON-39348**

RADIUS: 1000FT

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

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



0 300 600 Feet

CASE: **ZON-39348**

RADIUS: 1000FT

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

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

N

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-39348** APN: 139-34-310-001 and 002

Name of Property Owner: NV Energy

Name of Applicant: City of Las Vegas

Name of Representative: _____

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Andrew P. Reed

Print Name: Andrew P. Reed

Subscribed and sworn before me

This 27th day of August, 2010

Nora Lares

Notary Public in and for said County and State

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

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Rezoning

Project Address (Location) 701 S. Main Street

Project Name _____ **Proposed Use** _____

Assessor's Parcel #(s) 139-34-310-001, 002 **Ward #** 3

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

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

Gross Acres 0.81 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER NV Energy **Contact** _____

Address P.O. Box 98910 **Phone:** _____ **Fax:** _____

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

E-mail Address _____

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

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

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

E-mail Address _____

REPRESENTATIVE _____ **Contact** _____

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

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

E-mail Address _____

Property Owner Signature* Andrew P. Reed

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

Print Name Andrew P. Reed

Subscribed and sworn before me

This 27th day of August, 2010.

Nora Lares

Notary Public in and for said County and State

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

FOR DEPARTMENT USE ONLY

Case #	ZON-39348
Meeting Date:	10-21-10
Total Fee:	0
Date Received:*	8-30-10
Received By:	

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

Revised 10/27/08

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REZONING Parcel: 139-34-310-001 and 002
ZON - 39348



ZONING

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

FROM C-M TO C-V

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

Printed: September 02, 2010

PLANNING & DEVELOPMENT

August 30, 2010

Steve Gebeke
Planning and Development Department
731 S. 4 TH Street
Las Vegas NV 89101

RE: Application ZON-39348
Assessor's Parcel Number 139-34-310-001 and 002

Dear Mr. Gebeke:

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

Sincerely,

Andrew P. Reed

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

RECEIVED
AUG 3 1 2010

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

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

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

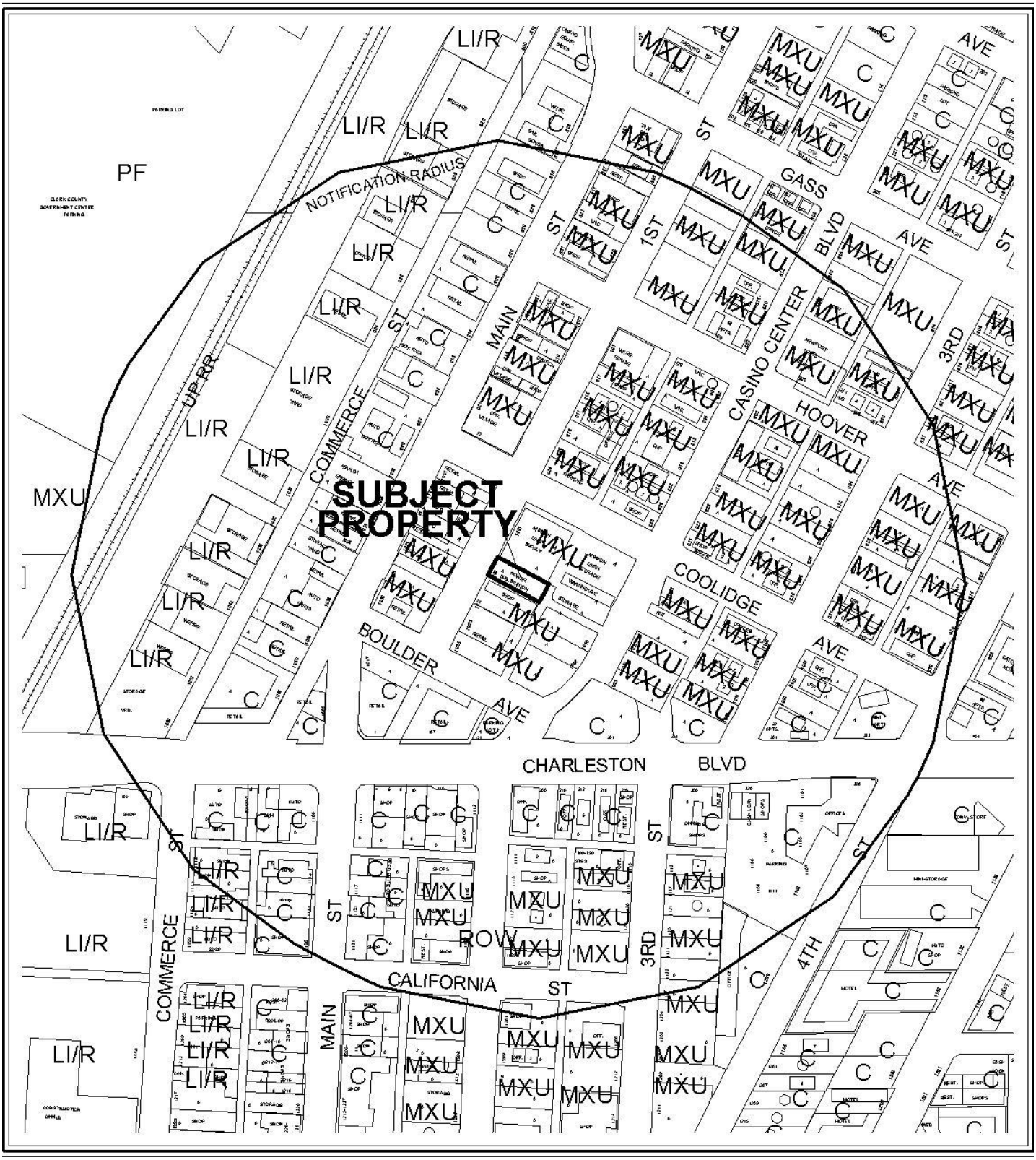
SUBJECT:
GPA-39349 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: NV ENERGY - Request for a General Plan Amendment FROM: MXU (MIXED USE) TO: PF (PUBLIC FACILITIES) on 0.16 acres at 1000 South 1st Street (APN 139-34-410-011) Ward 3 (Reese). Staff recommends APPROVAL.

C.C.: 11/17/2010

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

RECOMMENDATION:
Staff recommends APPROVAL.

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. 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



0 300 600 Feet

CASE: **GPA-39349**

RADIUS: 1000 FT

GENERAL PLAN LAND USE OF SUBJECT PROPERTY:

MXU (Mixed Use)

PROPOSED GENERAL PLAN LAND USE OF SUBJECT PROPERTY:

PF (Public Facility)

N



0 300 600 Feet

CASE: **GPA-39349**

RADIUS: 1000 FT

GENERAL PLAN LAND USE OF SUBJECT PROPERTY:

MXU (Mixed Use)

PROPOSED GENERAL PLAN LAND USE OF SUBJECT PROPERTY:

PF (Public Facility)

N

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **GPA-39349** APN: 139-34-410-011

Name of Property Owner: NV Energy

Name of Applicant: City of Las Vegas

Name of Representative: Andy Reed

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Andrew P. Reed

Subscribed and sworn before me

This 27th day of August, 2010

_____

Notary Public in and for said County and State

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

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: General Plan Amendment

Project Address (Location) 1000 S. 1ST Street

Project Name _____ **Proposed Use** _____

Assessor's Parcel #(s) 139-34-410-011 **Ward #** 3

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

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

Gross Acres 0.16NV **Lots/Units** _____ **Density** _____

Additional Information _____

_____

PROPERTY OWNER NV Energy **Contact** _____

Address P.O. Box 98910 **Phone:** _____ **Fax:** _____

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

E-mail Address _____

APPLICANT _____ **Contact** _____

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

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

E-mail Address _____

REPRESENTATIVE _____ **Contact** _____

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

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

E-mail Address _____

Property Owner Signature* Andrew P. Reed

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

Print Name Andrew P. Reed

Subscribed and sworn before me

This 27th day of August, 2010.

Mrs Jones

Notary Public in and for said County and State

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

FOR DEPARTMENT USE ONLY

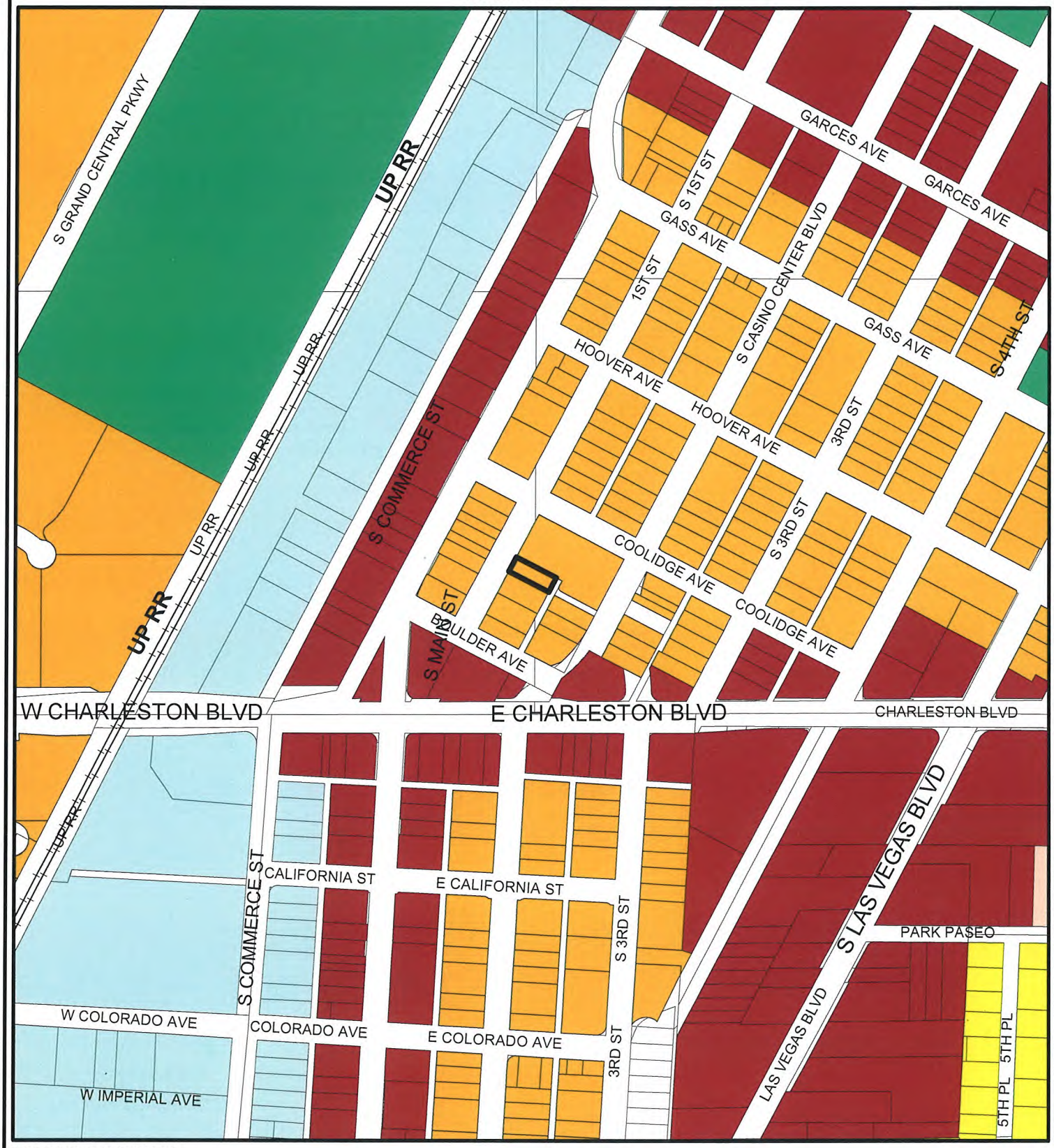
Case #	GPA-39349
Meeting Date:	10-21-10
Total Fee:	0
Date Received:*	8-30-10
Received By:	A Reed

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

Revised 10/27/08

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

GENERAL PLAN AMENDMENT Parcel: 139-34-410-011
GPA-39349



GENERAL PLAN AMENDMENT

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

FROM MXU TO PF

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

Printed: September 03, 2010



GPA-39349 & ZON-39350 - APPLICANT: CITY OF LAS VEGAS - OWNER: NV ENERGY
1000 SOUTH 1ST STREET

09/16/10



GPA-39349 & ZON-39350 - APPLICANT: CITY OF LAS VEGAS - OWNER: NV ENERGY
1000 SOUTH 1ST STREET

09/16/10

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

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

August 30, 2010

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

RE: Application GPA-39349
Assessor's Parcel Number 139-34-410-011

Dear Mr. Gebeke:

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

Sincerely,

Andrew P. Reed

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

AR:nl

RECEIVED
AUG 31 2010

Mayor
Oscar B. Goodman

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

City Manager
Elizabeth N. Fretwell

CITY OF LAS VEGAS NEVADA

07101-001-06-09

GPA-39349

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

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). Staff recommends APPROVAL.

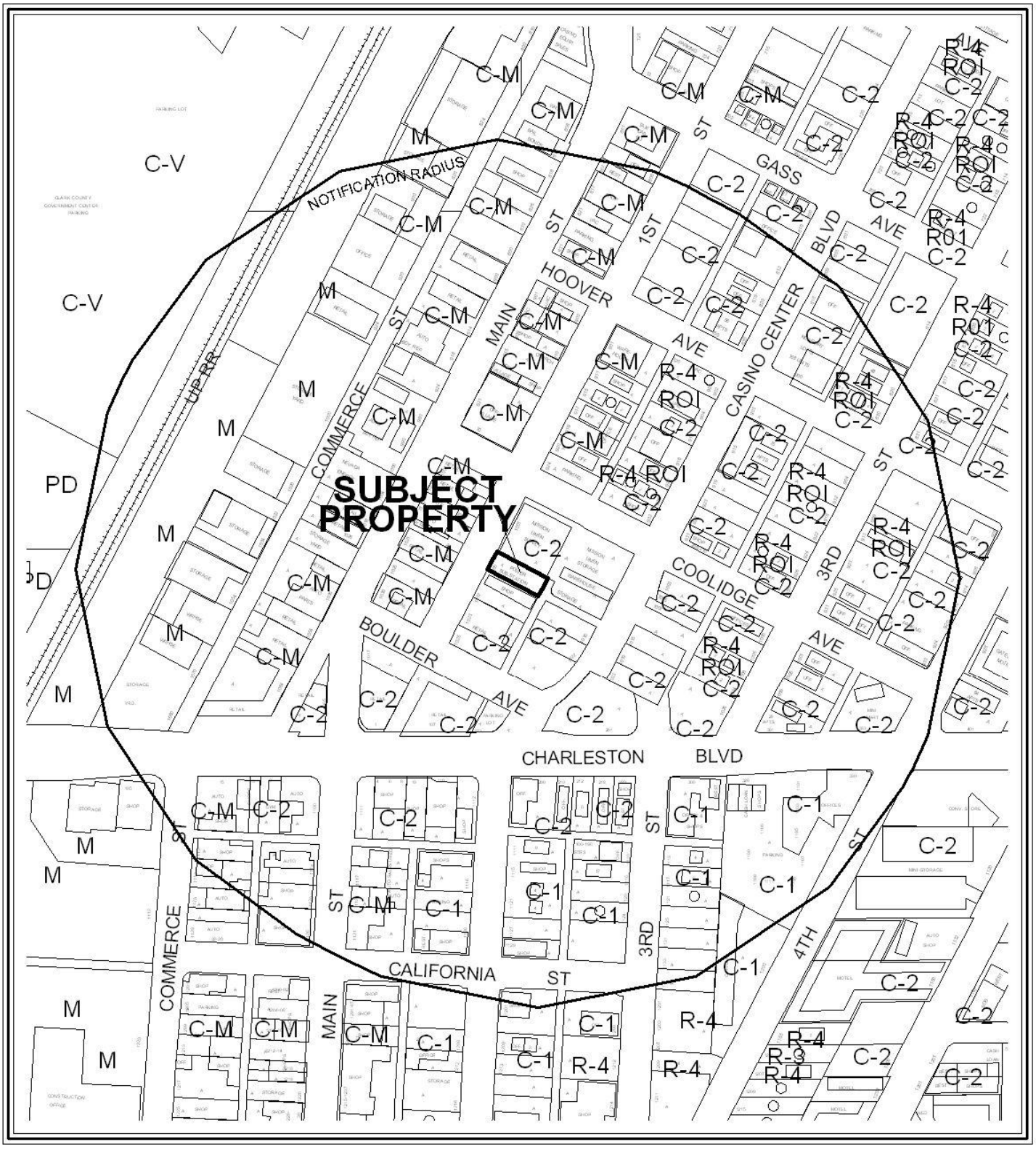
C.C.: 11/17/2010

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

RECOMMENDATION:
Staff recommends APPROVAL.

BACKUP DOCUMENTATION:
1. 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.



CASE: **ZON-39350**

RADIUS: 1000FT

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

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



0 300 600 Feet

CASE: **ZON-39350**

RADIUS: 1000FT

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

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

N

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-39350** APN: 139-34-410-011

Name of Property Owner: NV Energy

Name of Applicant: City of Las Vegas

Name of Representative: Andy Reed

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Andrew P. Reed

Subscribed and sworn before me

This 27th day of August, 2010

_____
Notary Public in and for said County and State

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

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Rezoning

Project Address (Location) 1000 S. 1ST Street

Project Name _____ **Proposed Use** _____

Assessor's Parcel #(s) 139-34-410-011 **Ward #** 3

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

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

Gross Acres 0.16NV **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER NV Energy **Contact** _____

Address P.O. Box 98910 **Phone:** _____ **Fax:** _____

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

E-mail Address _____

APPLICANT _____ **Contact** _____

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

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

E-mail Address _____

REPRESENTATIVE _____ **Contact** _____

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

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

E-mail Address _____

Property Owner Signature* Andrew P. Reed

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

Print Name Andrew P. Reed

Subscribed and sworn before me

This 27th day of August, 20 10.

Nora Lares

Notary Public in and for said County and State

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

FOR DEPARTMENT USE ONLY

Case #	ZON-39350
Meeting Date:	10-21-10
Total Fee:	0
Date Received:*	8-30-10
Received By:	A. Reed

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

Revised 10/27/08

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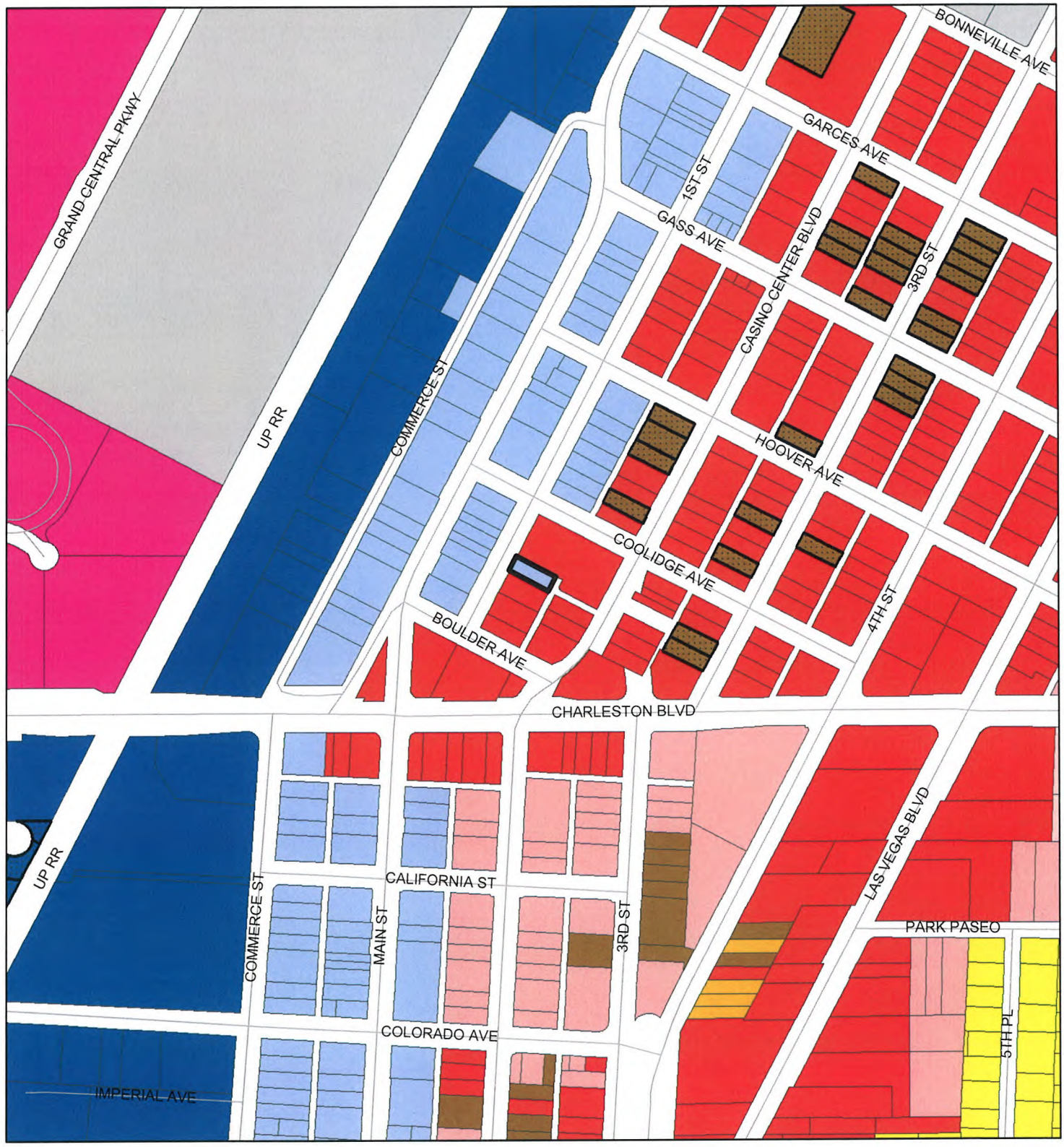
REZONING Parcel: 139-34-410-011

ZON - 39350



ZONING

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

FROM C-M TO C-V

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

Printed: September 03, 2010

PLANNING & DEVELOPMENT

August 30, 2010

Steve Gebeke
Planning and Development Department
731 S. 4 TH Street
Las Vegas NV 89101

RE: Application ZON-39350
Assessor's Parcel Number 139-34-410-001

Dear Mr. Gebeke:

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

Sincerely,

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

RECEIVED
AUG 3 1 2010

ZON-39350

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

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

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

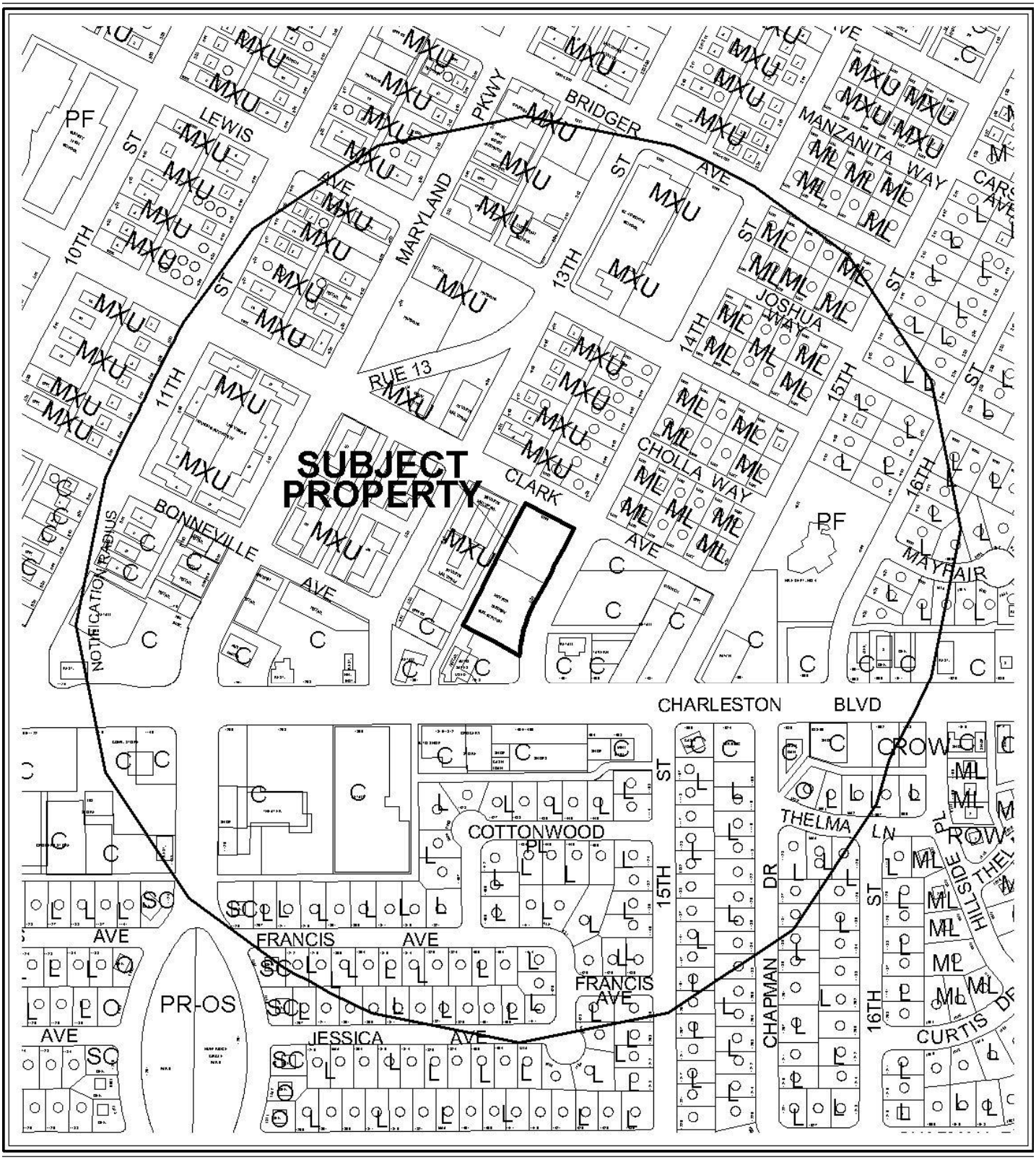
SUBJECT:
GPA-39357 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: NV ENERGY - Request for a General Plan Amendment FROM: MXU (MIXED USE) AND C (COMMERCIAL) TO: PF (PUBLIC FACILITIES) on 1.19 acres at the southwest corner of Clark Avenue and 14th Street (APNs 139-34-811-060 and 139-35-410-011), Ward 3 (Reese). Staff recommends APPROVAL.

C.C.: 11/17/2010

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

RECOMMENDATION:
Staff recommends APPROVAL.

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. 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



0 300 600 Feet

CASE: **GPA-39357**

RADIUS: 1000 FT

GENERAL PLAN LAND USE OF SUBJECT PROPERTY :

MXU (MIXED USE) AND C (COMMERCIAL)

PROPOSED GENERAL PLAN LAND USE OF SUBJECT PROPERTY :

PF (PUBLIC FACILITIES)

N



CASE: **GPA-39357**

RADIUS: 1000 FT

GENERAL PLAN LAND USE OF SUBJECT PROPERTY :

MXU (MIXED USE) AND C (COMMERCIAL)

PROPOSED GENERAL PLAN LAND USE OF SUBJECT PROPERTY :

PF (PUBLIC FACILITIES)

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **GPA-39357** APN: 139-34-811-060 and 139-35-410-011

Name of Property Owner: NV Energy

Name of Applicant: City of Las Vegas

Name of Representative: Andy Reed

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Andrew P. Reed

Print Name: Andrew P. Reed

Subscribed and sworn before me

This 27th day of August, 2010

Notary Public in and for said County and State

Notary Public - State of Nevada
COUNTY OF CLARK
NORA LARES
No. 06-103908-1 My Appointment Expires Nov. 8, 2013

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: General Plan Amendment

Project Address (Location) 1300 Clark Avenue and 520 South 14TH Street

Project Name _____ **Proposed Use** _____

Assessor's Parcel #(s) 139-34-811-060 and 139-35-410-011 **Ward #** 3

General Plan: existing MXU/C proposed PF **Zoning:** existing R-2 proposed C-V

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

Gross Acres 1.14 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER NV Energy **Contact** _____

Address P.O. Box 98910 **Phone:** _____ **Fax:** _____

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

E-mail Address _____

APPLICANT City of Las Vegas **Contact** _____

Address 731 S. 4TH Street **Phone:** _____ **Fax:** _____

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

E-mail Address _____

REPRESENTATIVE _____ **Contact** _____

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

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

E-mail Address _____

Property Owner Signature* Andrew P Reed

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

Print Name Andrew P. Reed

Subscribed and sworn before me

This 27th day of August, 20 10.

Nora Lares

Notary Public in and for said County and State

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

FOR DEPARTMENT USE ONLY

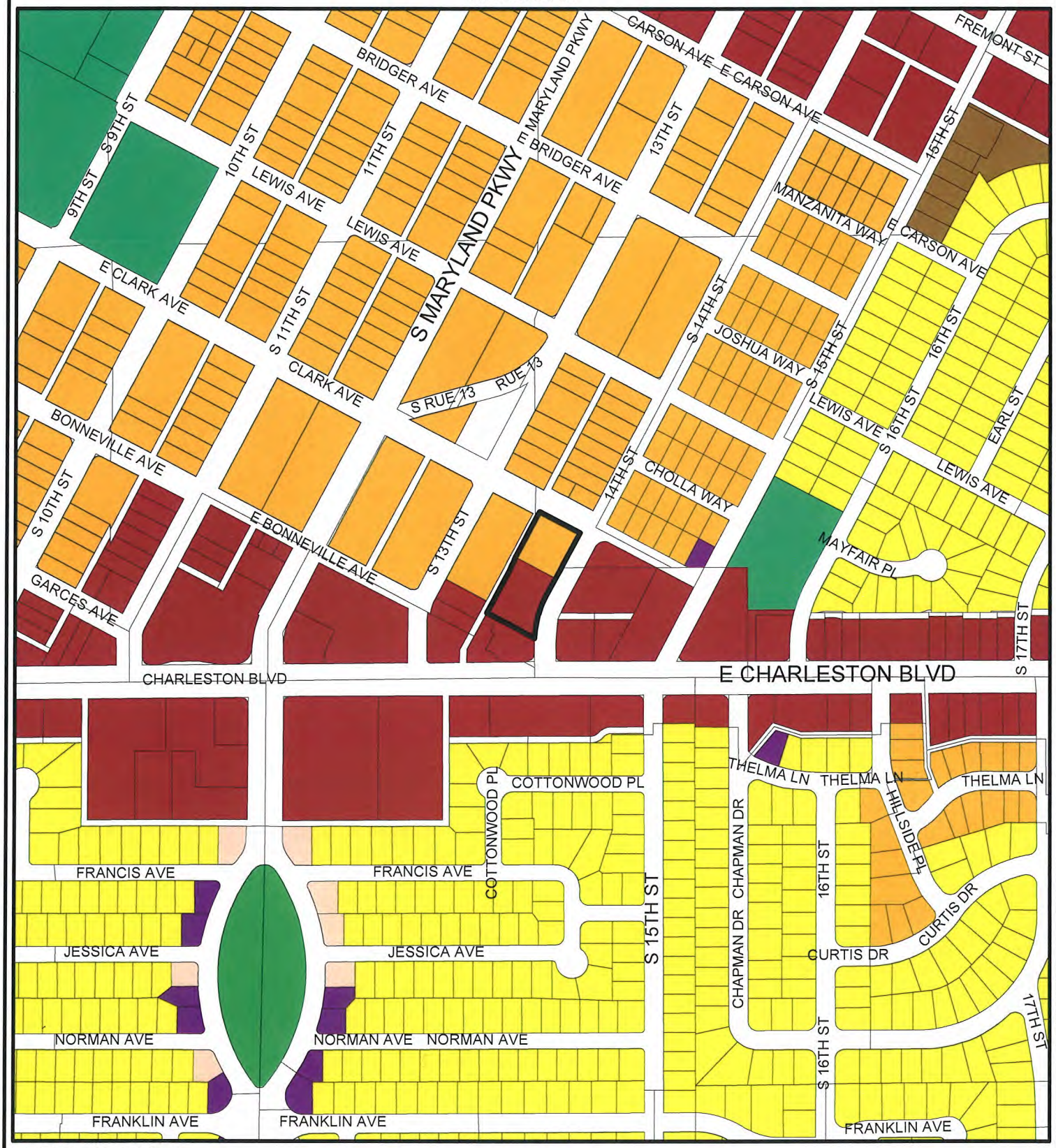
Case #	GPA-39357
Meeting Date:	10-21-10
Total Fee:	0
Date Received:*	8-27-10
Received By:	

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

Revised 10/27/08

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

GENERAL PLAN AMENDMENT Parcel: 139-34-811-060 and 139-35-410-011
GPA-39357



GENERAL PLAN AMENDMENT

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

FROM MXU AND C TO PF

GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only

Geographic Information System
Planning & Development Dept.
702-229-6301

Printed: September 03, 2010



GPA-39357 & ZON-39358 - APPLICANT: CITY OF LAS VEGAS - OWNER: NV ENERGY
SOUTHWEST CORNER OF CLARK AVENUE AND 14TH STREET

09/16/10



GPA-39357 & ZON-39358 - APPLICANT: CITY OF LAS VEGAS - OWNER: NV ENERGY
SOUTHWEST CORNER OF CLARK AVENUE AND 14TH STREET

09/16/10



GPA-39357 & ZON-39358 - APPLICANT: CITY OF LAS VEGAS - OWNER: NV ENERGY
SOUTHWEST CORNER OF CLARK AVENUE AND 14TH STREET

09/16/10



GPA-39357 & ZON-39358 - APPLICANT: CITY OF LAS VEGAS - OWNER: NV ENERGY
SOUTHWEST CORNER OF CLARK AVENUE AND 14TH STREET

09/16/10

PLANNING & DEVELOPMENT
DEVELOPMENT SERVICES CENTER
731 S. Fourth Street
Las Vegas, NV 89101

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

August 30, 2010

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

RE: Application GPA-39357
Assessor's Parcel Number 139-34-811-060 and 139-35-410-011

Dear Mr. Gebeke:

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

Sincerely,

Andrew P. Reed

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

AR:nl

RECEIVED
AUG 31 2010

Mayor
Oscar B. Goodman

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

City Manager
Elizabeth N. Fretwell

07101-001-06-09

GPA-39357

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

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 1.19 acres at the southwest corner of Clark Avenue and 14th Street (APNs 139-34-811-060 and 139-35-410-011), Ward 3 (Reese). Staff recommends APPROVAL.

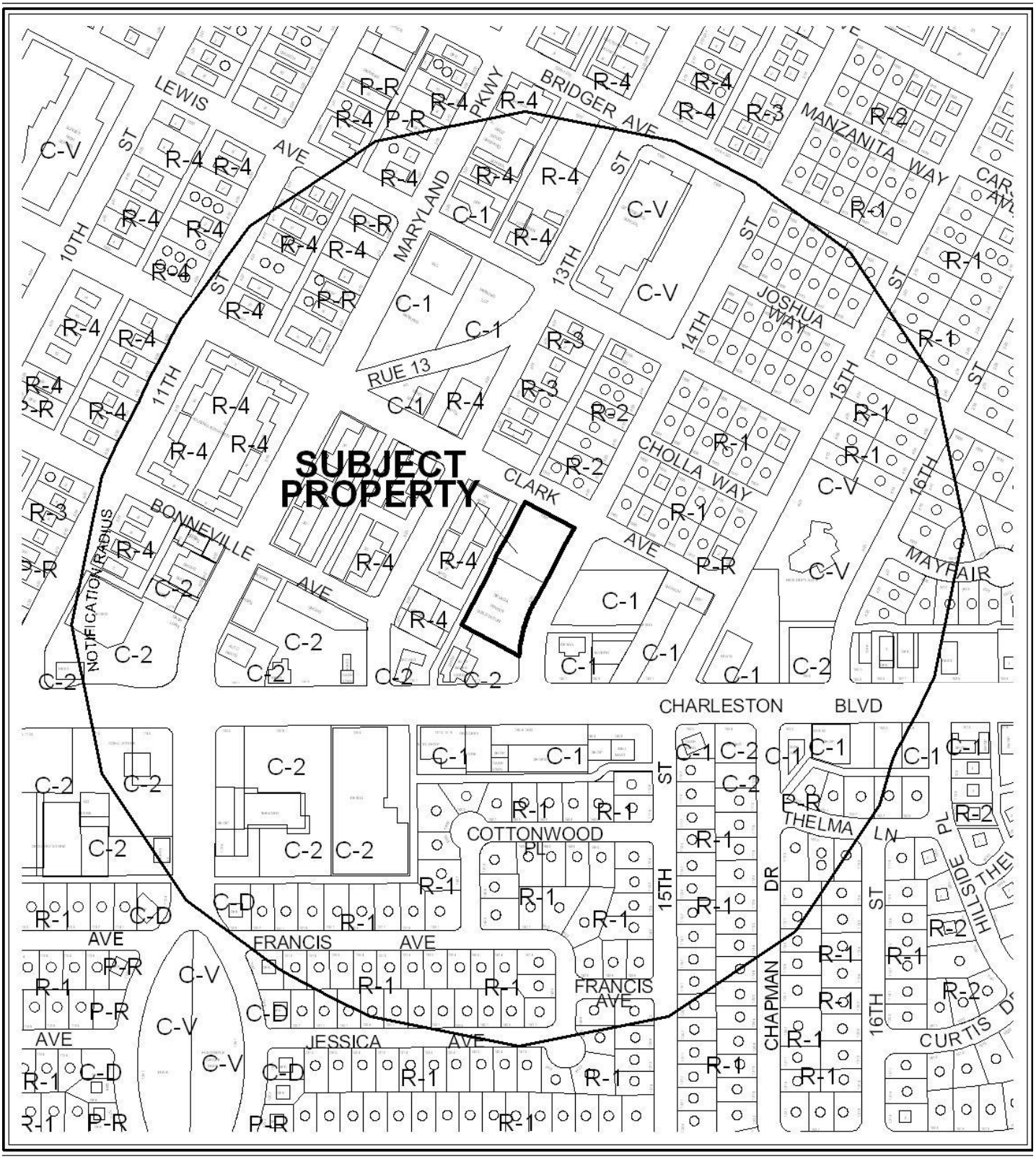
C.C.: 11/17/2010

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

RECOMMENDATION:
Staff recommends APPROVAL.

BACKUP DOCUMENTATION:
1. 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.



CASE: **ZON-39358**

RADIUS: 1000FT

ZONING OF SUBJECT PROPERTY: R-2 (MEDIUM-LOW DENSITY RESIDENTIAL)

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



0 200 400 Feet

CASE: **ZON-39358**

RADIUS: 1000FT

ZONING OF SUBJECT PROPERTY: R-2 (MEDIUM-LOW DENSITY RESIDENTIAL)

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

N

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-39358 APN: 139-34-811-060 and 139-35-410-011

Name of Property Owner: NV Energy

Name of Applicant: City of Las Vegas

Name of Representative: Andy Reed

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Andrew P. Reed

Print Name: Andrew P. Reed

Subscribed and sworn before me

This 27th day of August, 2010

Nora Lares

Notary Public in and for said County and State

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

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Rezoning

Project Address (Location) 1300 Clark Avenue and 520 South 14TH Street

Project Name _____ **Proposed Use** _____

Assessor's Parcel #(s) 139-34-811-060 and 139-35-410-011 **Ward #** 3

General Plan: existing MXU/C proposed PF **Zoning:** existing R-2 proposed C-V

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

Gross Acres 1.14 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER NV Energy **Contact** _____

Address P.O. Box 98910 **Phone:** _____ **Fax:** _____

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

E-mail Address _____

APPLICANT City of Las Vegas **Contact** _____

Address 731 S. 4TH Street **Phone:** _____ **Fax:** _____

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

E-mail Address _____

REPRESENTATIVE _____ **Contact** _____

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

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

E-mail Address _____

Property Owner Signature* Andrew P. Reed

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

Print Name Andrew P. Reed

Subscribed and sworn before me

This 27th day of August, 2010.

Notary Public in and for said County and State

Notary Public - State of Nevada
COUNTY OF CLARK
NORA LARES
No. 06-103908-1 My Appointment Expires Nov. 8, 2013

FOR DEPARTMENT USE ONLY

Case #	ZON-39358
Meeting Date:	10-21-10
Total Fee:	0
Date Received:*	8-27-10
Received By:	

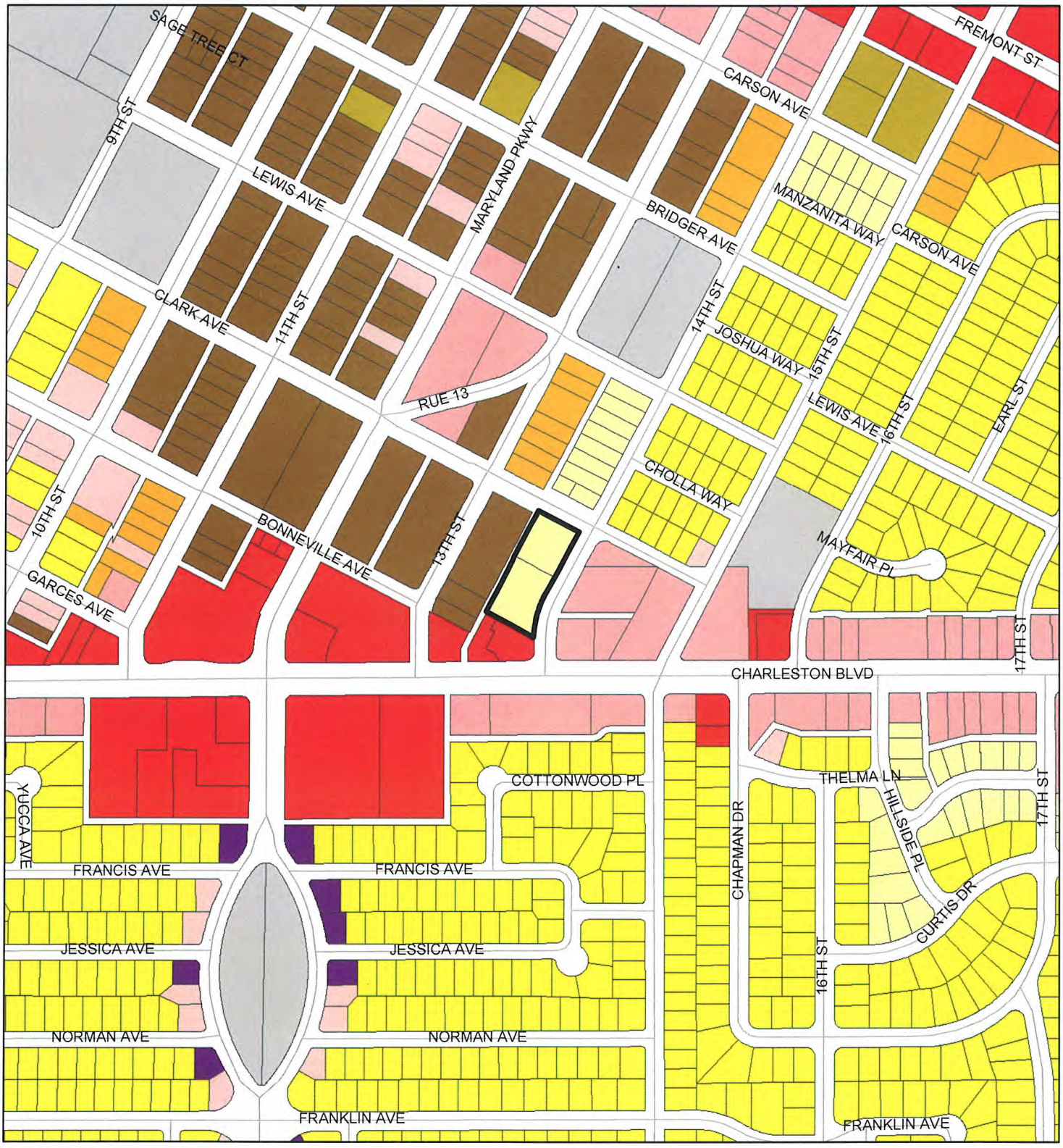
*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

Revised 10/27/08

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

REZONING Parcel: 139-34-811-060 and 139-35-410-011

ZON - 39358



ZONING

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

FROM R-2 TO C-V

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

Printed: September 03, 2010

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

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

August 30, 2010

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

RE: Application ZON-39358
Assessor's Parcel Number 139-34-811-060 and 139-35-410-011

Dear Mr. Gebeke:

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

Sincerely,

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

AR:nl

RECEIVED
AUG 31 2010

Mayor
Oscar B. Goodman

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

City Manager
Elizabeth N. Fretwell

07101-001-06-09

ZON-39358

City of Las Vegas Agenda Item No.: **19.**

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

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

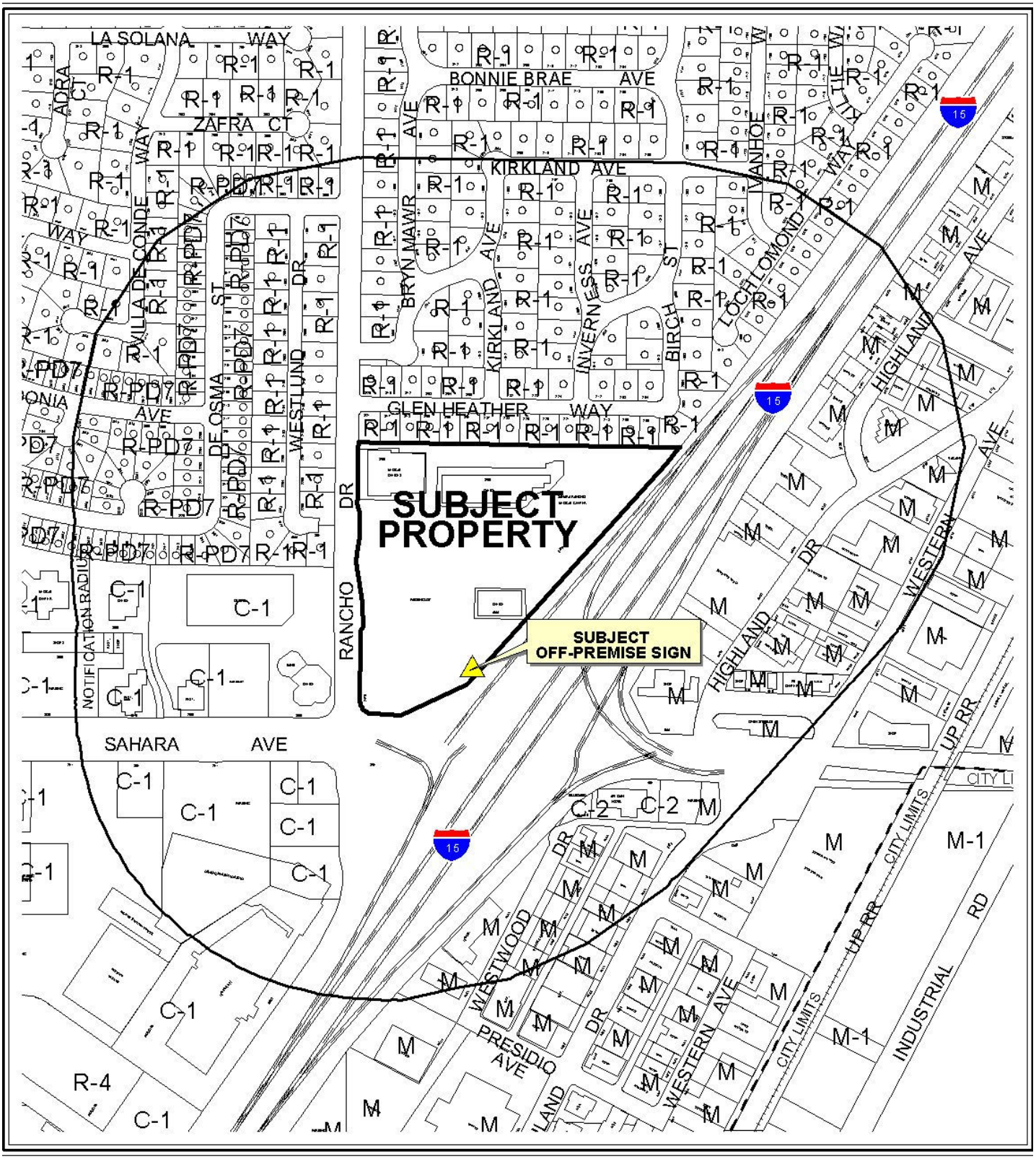
SUBJECT:
RQR-39424 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: CBS OUTDOOR - OWNER: SAHARA RANCHO OFFICE CENTER, LLC - Required Review of an Approved Variance (V-0154-94) WHICH ALLOWED A 90-FOOT TALL, 14-FOOT X 48-FOOT OFF-PREMISE SIGN on 12.6 acres at 2320 South Rancho Drive (APN 162-04-412-005), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian). 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:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. City Council Approval Letter for V-154-94



CASE: **RQR-39424**

RADIUS: 1000 FT

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



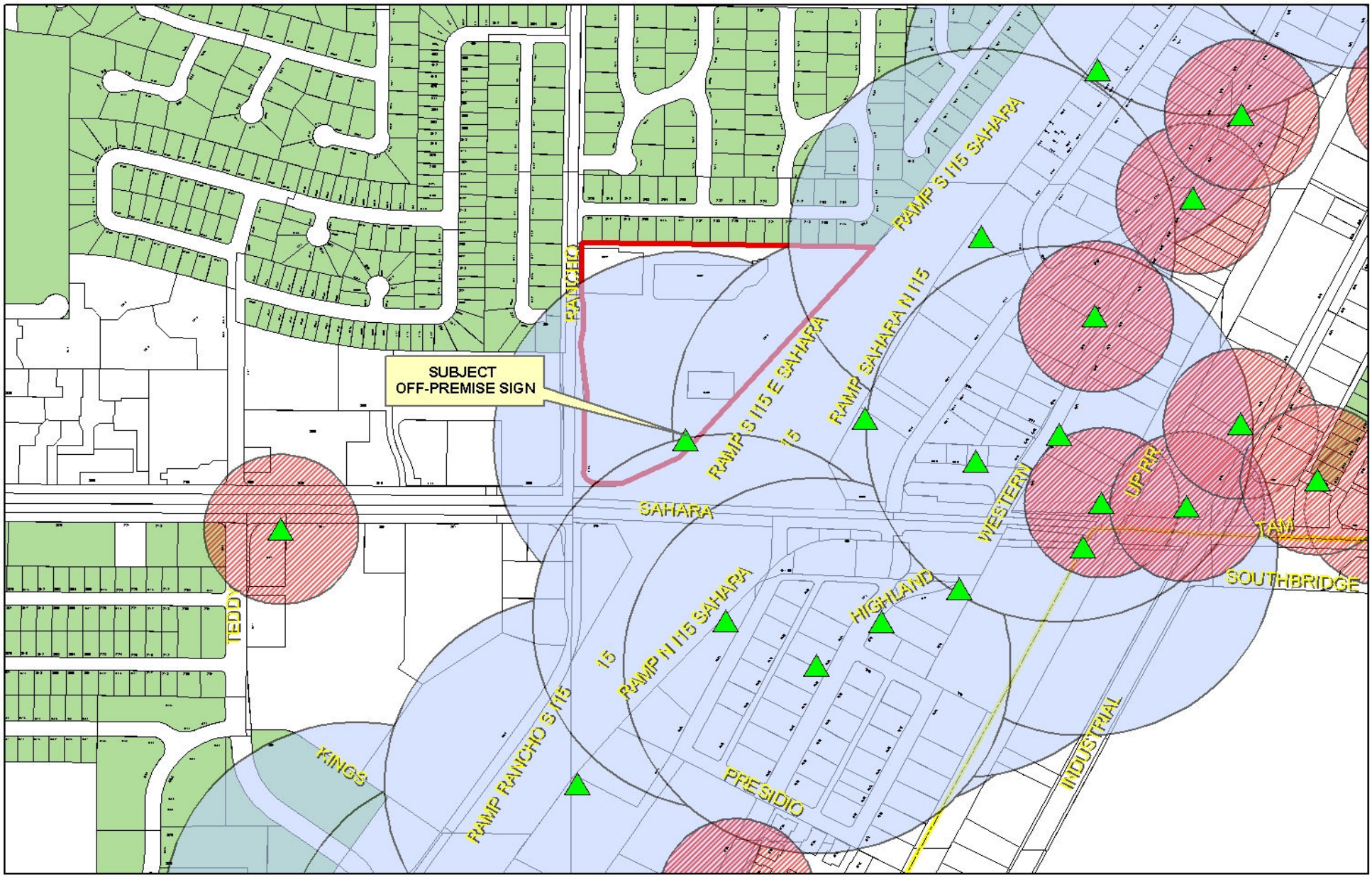
0 300 600 Feet

CASE: **RQR-39424**

RADIUS: 1000 FT

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

N



RQR-39424

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

City of Las Vegas Billboard Data

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

N

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **RQR-39424** APN: 162-04-412-005

Name of Property Owner: Sahara Rancho Medical

Name of Applicant: CBS Outdoor

Name of Representative: Ryan Arnold

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: Leon H. Steinberg MD

Print Name: LEON H. STEINBERG

Subscribed and sworn before me

This 31st day of August, 2010

_____

Notary Public in and for said County and State

NOTARY PUBLIC
SABINE BELLAMY
STATE OF NEVADA - COUNTY OF CLARK
MY APPOINTMENT EXP. JULY 6, 2013
No: 09-10488-1

RECEIVED
SEP 02 2010

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Required One Year Review of a Billboard

Project Address (Location) 2320 S. Rancho Drive

Project Name _____ **Proposed Use** Off-Premise Sign

Assessor's Parcel #(s) 162-04-412-005 **Ward #** 1

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

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

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

Additional Information _____

PROPERTY OWNER Sahara Rancho OFFICE CENTER, LLC **Contact** Melba Buday

Address 2250 S. Rancho Drive Suite 225 **Phone:** (702) 384-1494 **Fax:** _____

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

E-mail Address _____

APPLICANT CBS Outdoor **Contact** Scott Christensen

Address 1731 Workman St **Phone:** (323) 276-7382 **Fax:** (323) 225-0240

City Los Angeles **State** CA **Zip** 90031

E-mail Address scott.christensen@cbsoutdoor.com

REPRESENTATIVE The Skancke Company **Contact** Ryan Arnold

Address 2620 Regatta Drive Suite 102 **Phone:** (702) 870-7068 **Fax:** (702) 541-9563

City Las Vegas **State** NV **Zip** 89128

E-mail Address Ryan@skancke.net

Property Owner Signature* Leon H. Steinberg MD

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

Print Name LEON H. STEINBERG MD

Subscribed and sworn before me

This 31st day of August, 2010.

Notary Public in and for said County and State

NOTARY PUBLIC
SABINE BELLAMY
STATE OF NEVADA - COUNTY OF CLARK
MY APPOINTMENT EXP. JULY 6, 2013
No: 09-10488-1

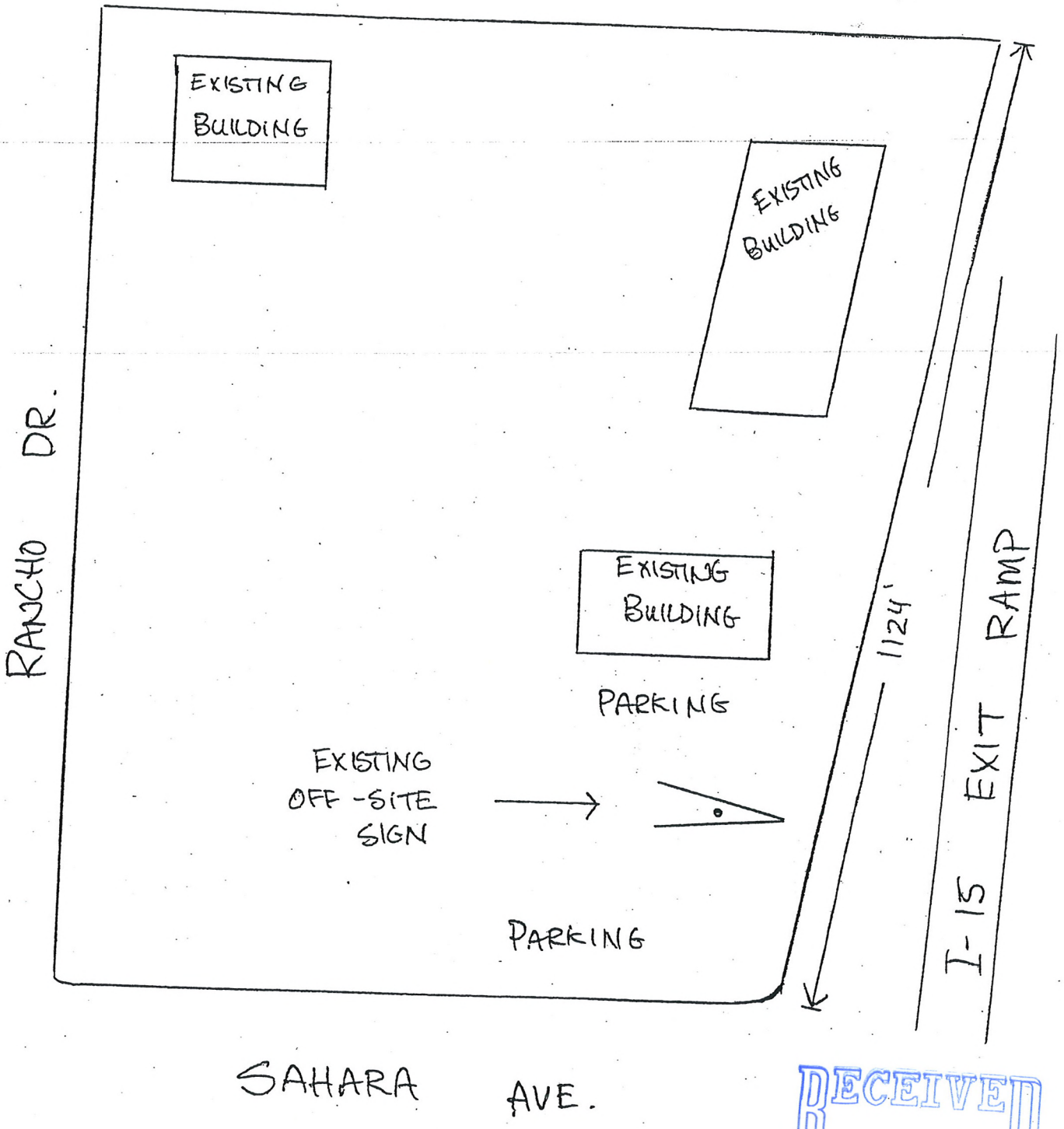
Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	RQR-39424
Meeting Date:	10/21/10
Total Fee:	$800
Date Received:*	9/2/10
Received By:	

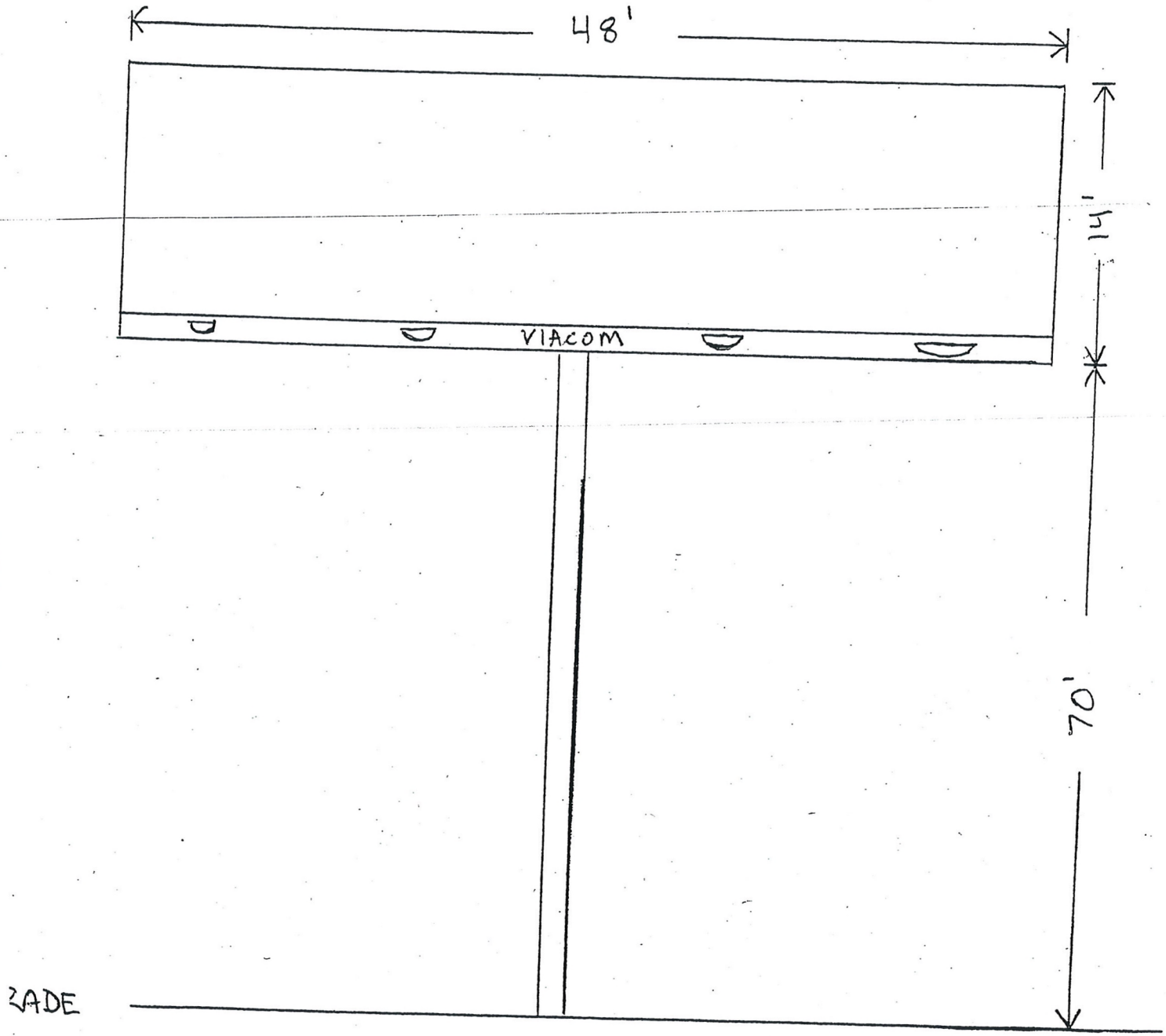
* The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

SITE MAP



RECEIVED
SEP 02 2010
RQR-39424

SITE ELEVATION



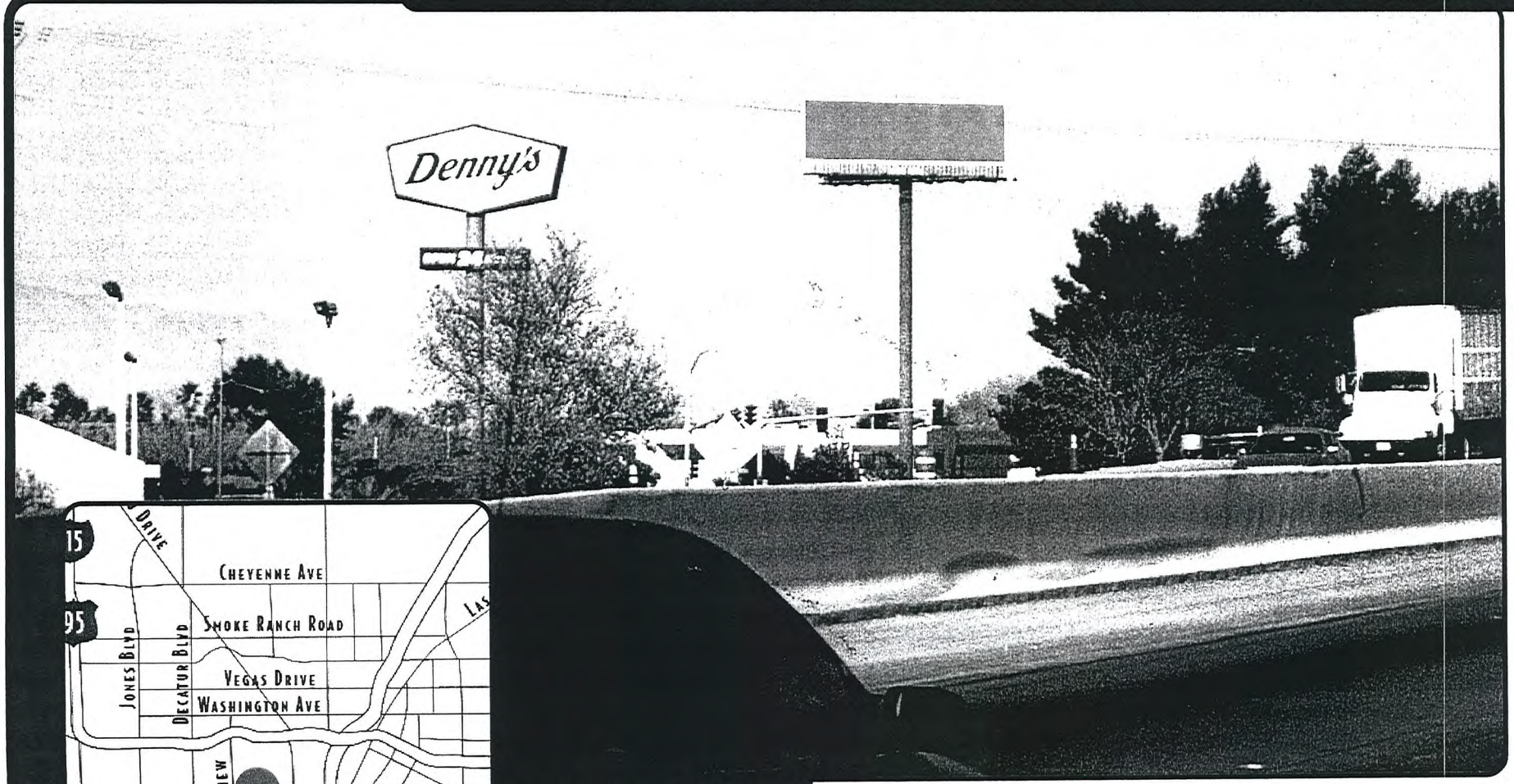
RECEIVED
SEP 02 2010

RQR-39424

LAS VEGAS

#1119

I-15 W/L N/O SAHARA • SOUTH FACE



14' x 48'

DEC 152,000

RECEIVED
SEP 02 2010

RQR-39424

VIACOM OUTDOOR



RQR-39424 - APPLICANT: CBS OUTDOOR - OWNER: SAHARA RANCHO OFFICE CENTER, LLC
2320 SOUTH RANCHO DRIVE

09/16/10



RQR-39424 - APPLICANT: CBS OUTDOOR - OWNER: SAHARA RANCHO OFFICE CENTER, LLC
2320 SOUTH RANCHO DRIVE

09/16/10



RQR-39424 - APPLICANT: CBS OUTDOOR - OWNER: SAHARA RANCHO OFFICE CENTER, LLC
2320 SOUTH RANCHO DRIVE

09/16/10



RQR-39424 - APPLICANT: CBS OUTDOOR - OWNER: SAHARA RANCHO OFFICE CENTER, LLC
2320 SOUTH RANCHO DRIVE

09/16/10



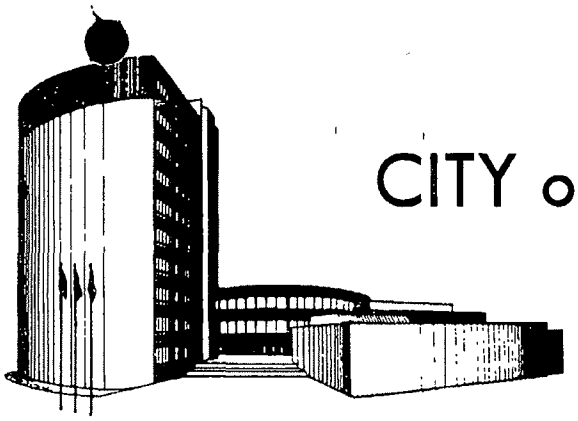
RQR-39424 - APPLICANT: CBS OUTDOOR - OWNER: SAHARA RANCHO OFFICE CENTER, LLC
2320 SOUTH RANCHO DRIVE

09/16/10

MAYOR
JAN LAVERTY JONES

COUNCILMEN
ARNIE ADAMSEN
SCOTT HIGGINSON
FRANK HAWKINS JR.
KEN BRASS

CITY MANAGER
LARRY K. BARTON



CITY of LAS VEGAS

January 11, 1995

Dr. Leon H. Steinberg, M.D.
Sahara Rancho Medical Center
2300 South Rancho Drive
Las Vegas, Nevada 89102

RE: V-154-94 - VARIANCE RELATED TO Z-30-73(1)

Dear Dr. Steinberg:

The City Council at a regular meeting held December 21, 1994 CONSIDERED the application of Sahara Rancho Medical Center to allow a 14 foot x 48 foot off-premise advertising (billboard) sign; and to allow a height of 55 feet above an elevated freeway where 30 feet above the elevated freeway is the maximum height allowed on property located at 2320 South Rancho Drive, in Zoning District C-1.

The City Council ALLOWED the 14 x 48 foot sign, but DENIED the request to increase the sign height from 30 feet above the elevated freeway to 55 feet, subject to:

1. The height of the sign is restricted to 30 feet above the elevated freeway as agreed to by the applicant.

2. This use shall be reviewed in five years at which time the Board may require that the sign be removed.

3. The applicant obtaining an off-premise sign certificate from the Department of Community Planning and Development within 30 days of City Council approval of this request.

4. Conformance to the plot plan and elevations.

5. Satisfaction of City Code requirements and design standards of all City departments.

400 E. STEWART AVENUE • LAS VEGAS, NEVADA 89101-2986
(702) 229-6011 (VOICE) • (702) 386-9108 (TDD)

RQR-39424

An approved Variance or Special Use Permit must be exercised within one year or it becomes null and void, unless a request for an Extension of Time is duly filed with the Department of Community Planning and Development for consideration and approval by the appropriate board.

Sincerely,

Kathleen M. Tighe

KATHLEEN M. TIGHE
City Clerk JA

/cmp

cc: Dept. of Community Planning & Development
Dept. of Public Works
Dept. of Fire Services
Dept. of Building & Safety
Land Development Services

Mr. Marshall Coalter
26525 Jefferson Avenue
Murietta, California 92562

RQR-39424

City of Las Vegas Agenda Item No.: **20.**

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

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

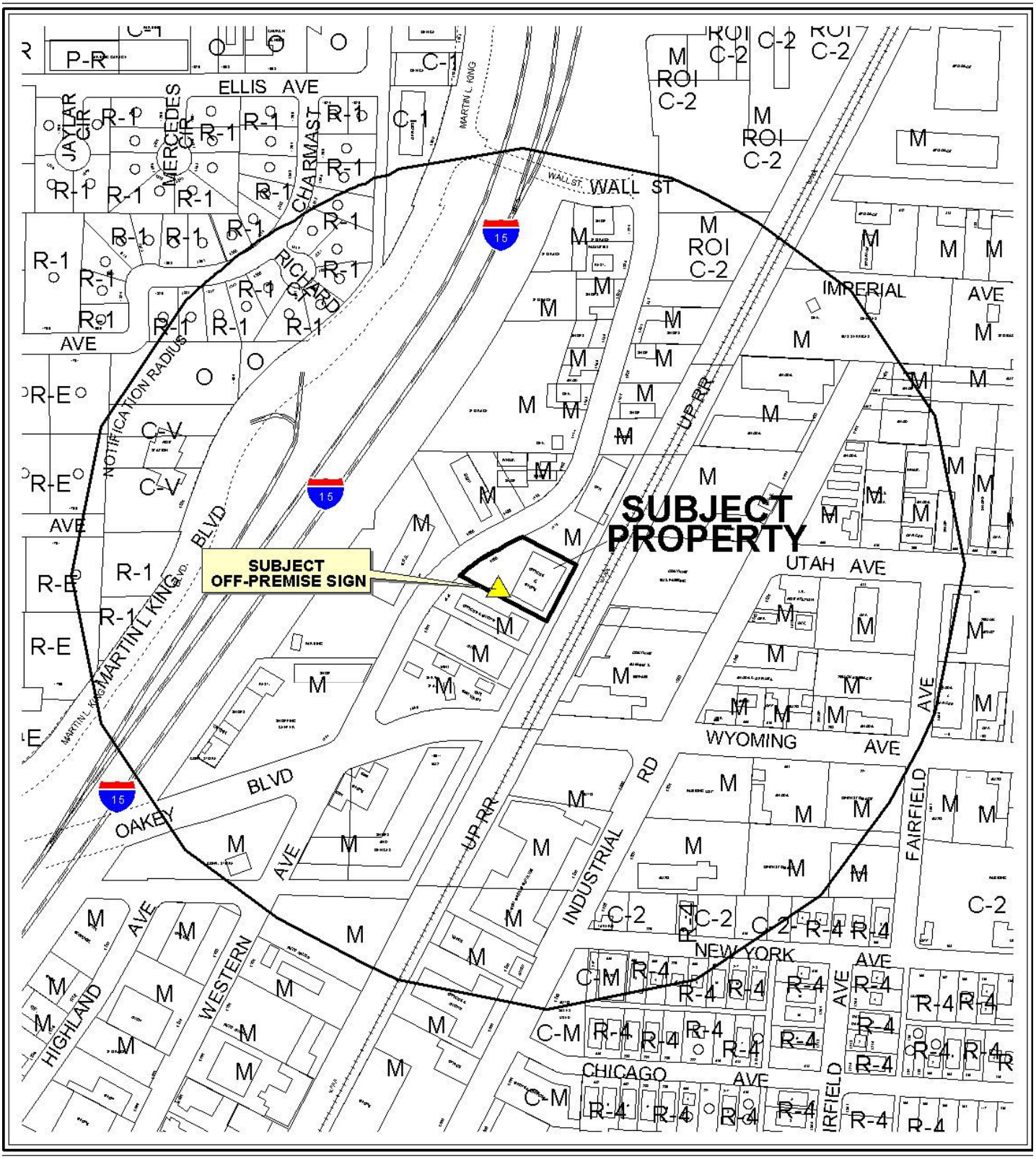
SUBJECT:
RQR-39434 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: LAMAR OUTDOOR ADVERTISING - OWNER: LIPKIN 1992 TRUST - Required Review of a previously approved Special Use Permit (U-0104-02) WHICH ALLOWED A 40-FOOT TALL, 14-FOOT X 48-FOOT OFF-PREMISE SIGN at 1509 Western Avenue (APN 162-04-605-005), M (Industrial) 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:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. City Council Approval Letter for U-0104-02

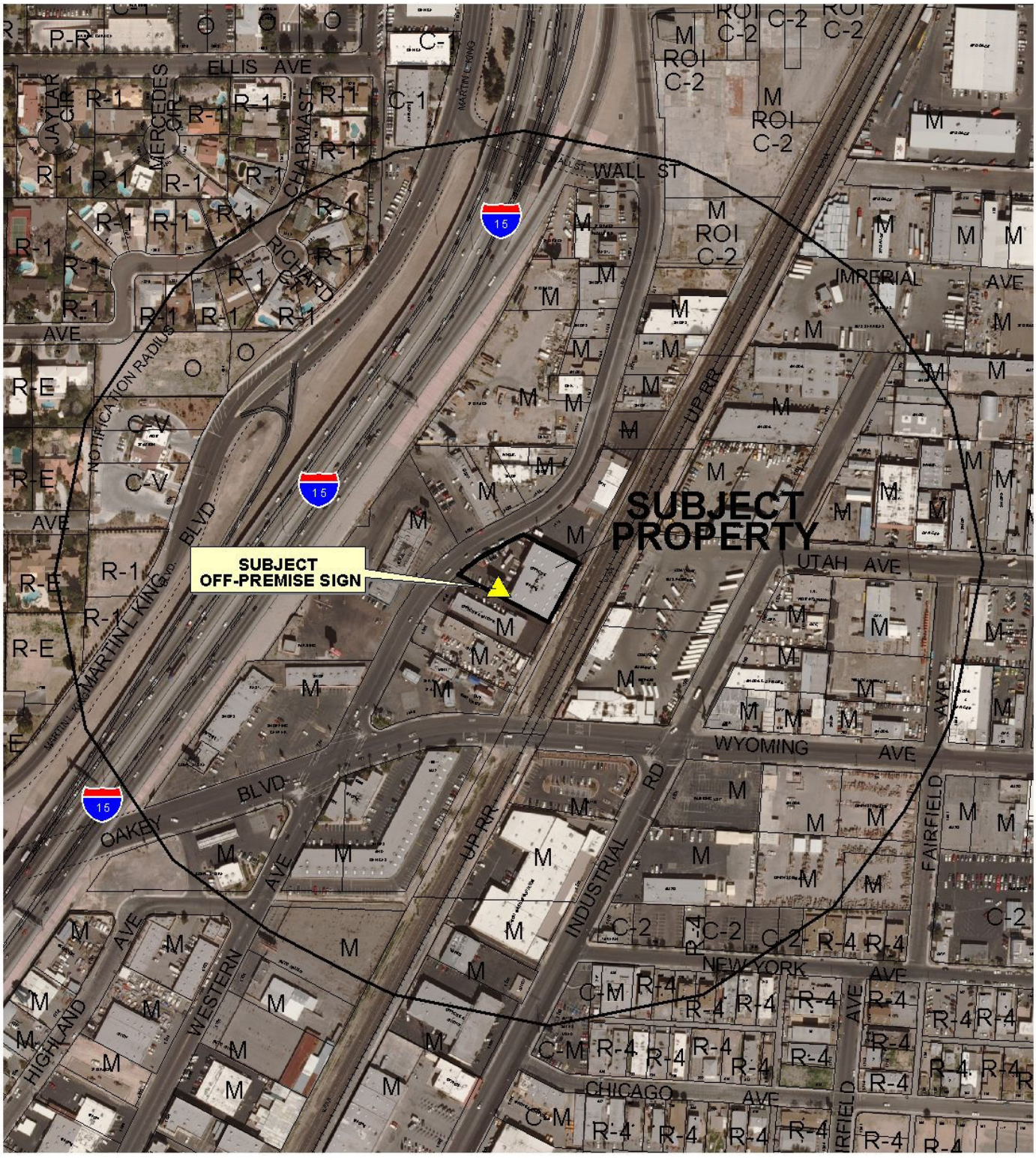


0 300 600 Feet

CASE: **RQR-39434**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)



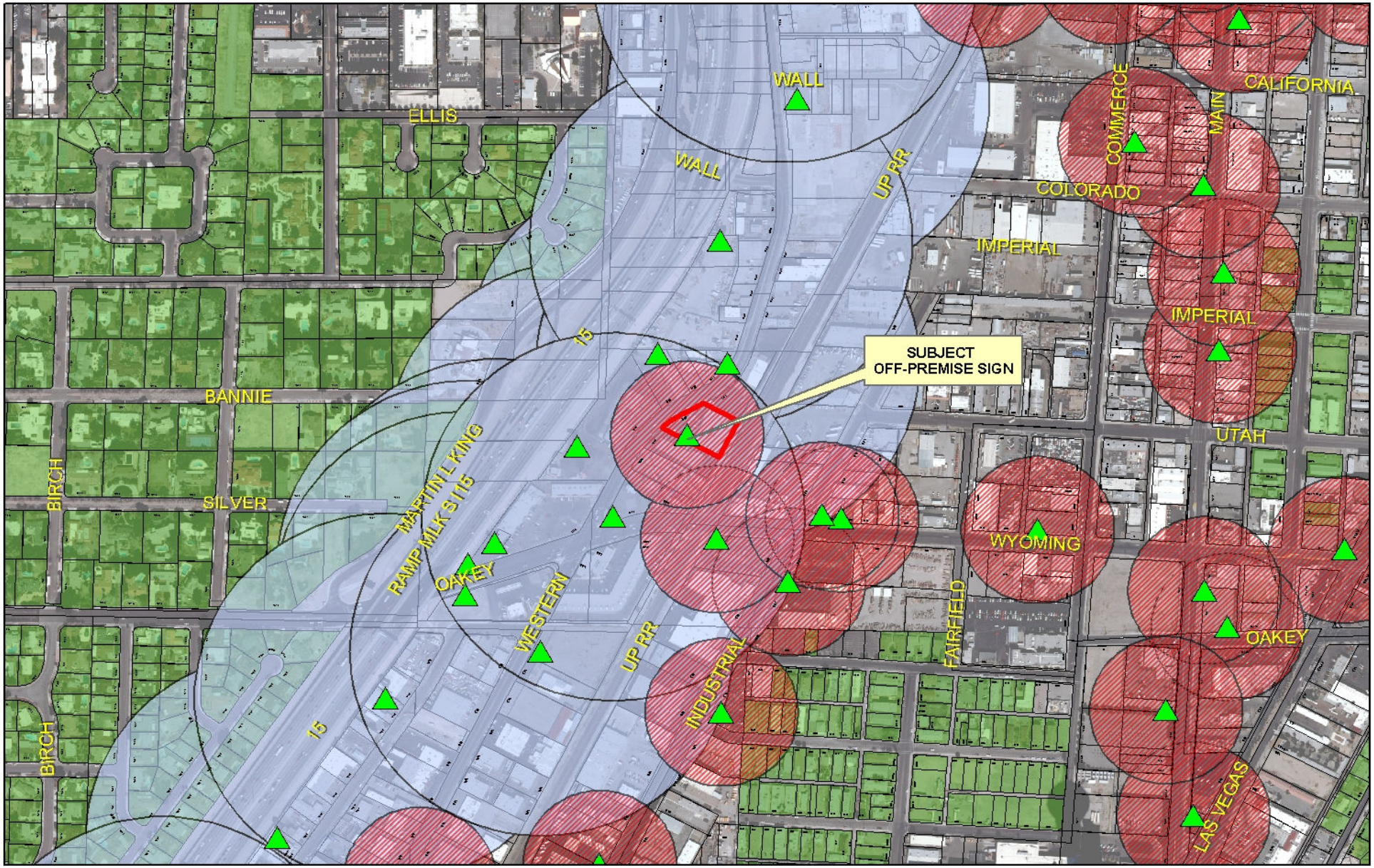
0 300 600 Feet

CASE: **RQR-39434**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

N



RQR-39434

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

City of Las Vegas Billboard Data

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

N

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

RECEIVED
SEP 02 2010

Case Number: **RQR-39434** APN: 162-04-605-005

Name of Property Owner: Lipkin 1992 Trust & Arlene M. Lipkin trs

Name of Applicant: Lamar Central Outdoor, LLC

Name of Representative: Same as Applicant

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: Arlene Lipkin

Print Name: ARLENE LIPKIN

Subscribed and sworn before me

This 24 day of August, 2010

Notary Public in and for said County and State

MONICA REITSMA
Notary Public, State of Nevada
Appointment No. 01-69819-1
My Appt. Expires Aug 24, 2012

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

SEP 0 2 2010

APPLICATION / PETITION FORM

Application/Petition For: Required Review

Project Address (Location) 1509 Western Ave.

Project Name Lipkin Billboard **Proposed Use** off-premise sign

Assessor's Parcel #(s) 162-04-605-005 **Ward #** 3

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

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

Gross Acres .79 **Lots/Units** _____ **Density** _____

Additional Information Required Review for existing billboard

PROPERTY OWNER Lipkin 1992 Trust, Arlene Lipkin **Contact** Arlene Lipkin

Address 1509 Western Avenue **Phone:** _____ **Fax:** _____

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

E-mail Address _____

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

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

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

E-mail Address _____

REPRESENTATIVE Same as Applicant **Contact** _____

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

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

E-mail Address _____

Arlene Lipkin

Property Owner Signature* Arlene Lipkin

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

Print Name ARLENE LIPKIN

Subscribed and sworn before me

This 24 day of August, 20 10.

_____

Notary Public in and for said County and State

MONICA REITSMA
Notary Public, State of Nevada
Appointment No. 01-69819-1
My Appt. Expires Aug 24, 2012

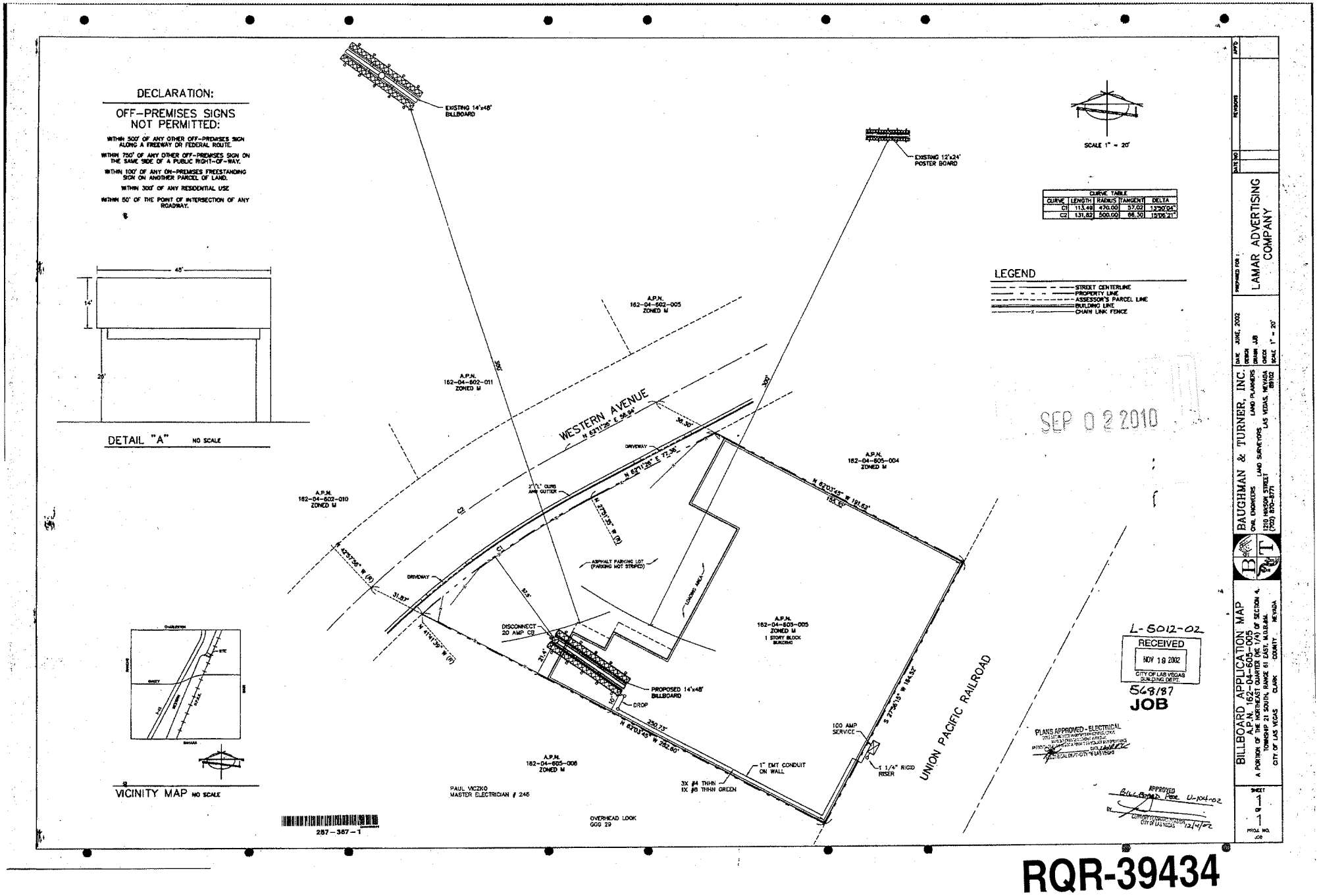
Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	RQR 89434
Meeting Date:	10.21.10
Total Fee:	$800.-
Date Received:*	9.2.10
Received By:	JFR

*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


DECLARATION:
OFF-PREMISES SIGNS NOT PERMITTED:
WITHIN 500' OF ANY OTHER OFF-PREMISES SIGN ALONG A FREEWAY OR FEDERAL ROUTE.
WITHIN 750' OF ANY OTHER OFF-PREMISES SIGN ON THE SAME SIDE OF A PUBLIC RIGHT-OF-WAY.
WITHIN 100' OF ANY ON-PREMISES FREESTANDING SIGN ON ANOTHER PARCEL OF LAND.
WITHIN 300' OF ANY RESIDENTIAL USE
WITHIN 50' OF THE POINT OF INTERSECTION OF ANY ROADWAY.
DETAIL "A" NO SCALE
VICINITY MAP NO SCALE
EXISTING 14'x48' BILLBOARD
EXISTING 12'x24' POSTER BOARD
SCALE 1" = 20'
CURVE TABLE
CURVE | LENGTH | RADIUS | TANGENT | DELTA
C1 | 113.49 | 470.00 | 57.02 | 13°50'04"
C2 | 131.82 | 500.00 | 66.30 | 15°06'21"
LEGEND
STREET CENTERLINE
PROPERTY LINE
ASSESSOR'S PARCEL LINE
BUILDING LINE
CHAIN LINK FENCE
A.P.N. 162-04-602-005 ZONED M
A.P.N. 162-04-602-011 ZONED M
A.P.N. 162-04-602-010 ZONED M
A.P.N. 162-04-605-004 ZONED M
A.P.N. 162-04-605-005 ZONED M
A.P.N. 162-04-605-006 ZONED M
WESTERN AVENUE
UNION PACIFIC RAILROAD
DRIVEWAY
ASPHALT PARKING LOT (PARKING NOT STRIPED)
LOADING AREA
DISCONNECT 20 AMP CB
PROPOSED 14'x48' BILLBOARD
DROP
100 AMP SERVICE
1 1/4" RIGID RISER
1" EMT CONDUIT ON WALL
3X #4 THHN
1X #8 THHN GREEN
PAUL VICZKO MASTER ELECTRICIAN # 246
OVERHEAD LOOK GGG 29
SEP 0 2 2010
L-5012-02
RECEIVED
NOV 19 2002
CITY OF LAS VEGAS BUILDING DEPT.
568187
JOB
PLANS APPROVED - ELECTRICAL
APPROVED
BILLBOARD PER U-104-02
CITY OF LAS VEGAS
12/4/02
287-387-1
BAUGHMAN & TURNER, INC.
CIVIL ENGINEERS LAND SURVEYORS LAND PLANNERS
1210 HINSON STREET LAS VEGAS, NEVADA 89102
(702) 870-8771
DATE JUNE, 2002
DESIGN
DRAWN JJB
CHECK
SCALE 1" = 20'
PREPARED FOR:
LAMAR ADVERTISING COMPANY
BILLBOARD APPLICATION MAP
A.P.N. 162-04-605-005
A PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 4, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.B.&M.
CITY OF LAS VEGAS CLARK COUNTY NEVADA
SHEET 1 OF 1
PROJ. NO.

RQR-39434



RECEIVED
SEP 0 2 2010
RQR-39434

RECEIVED
SEP 0 2 2010
RQR-39434





RQR-39434 - APPLICANT: LAMAR OUTDOOR ADVERTISING - OWNER: LIPKIN 1992 TRUST
1509 WESTERN AVENUE

09/16/10



RQR-39434 - APPLICANT: LAMAR OUTDOOR ADVERTISING - OWNER: LIPKIN 1992 TRUST
1509 WESTERN AVENUE

09/16/10



RQR-39434 - APPLICANT: LAMAR OUTDOOR ADVERTISING - OWNER: LIPKIN 1992 TRUST
1509 WESTERN AVENUE

09/16/10

MAYOR
OSCAR B GOODMAN

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

CITY MANAGER
DOUGLAS A SELBY

October 17, 2002

Ms Arlene Lipkin
Lipkin Trust
1509 Western Avenue
Las Vegas, Nevada 89101

RE U-0104-02 - SPECIAL USE PERMIT
CITY COUNCIL MEETING OF OCTOBER 16, 2002

Dear Ms. Lipkin

The City Council at a regular meeting held October 16, 2002 APPROVED the request for a Special Use Permit FOR A 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN on property located at 1501 Western Avenue (APN 162-04-605-005), M (Industrial) Zone The Notice of Final Action was filed with the Las Vegas City Clerk on October 17, 2002 This approval is subject to

Planning and Development

1 This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council

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

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

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

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

VOICE 702 229 6011
TTY 702 386 9108
www ci las-vegas nv us

68112-012-8/02

RQR-39434

5 The entire face-area of both sides of the off-premise advertising (billboard) sign shall be signage area or its border framework; none of the supporting structure shall be visible aside from the support pole

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

Sincerely,

Doreen Araujo

DOREEN ARAUJO
DEPUTY CITY CLERK II for
BARBARA JO RONEMUS, CITY CLERK

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

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

RQR-39434

City of Las Vegas Agenda Item No.: **21.**

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

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

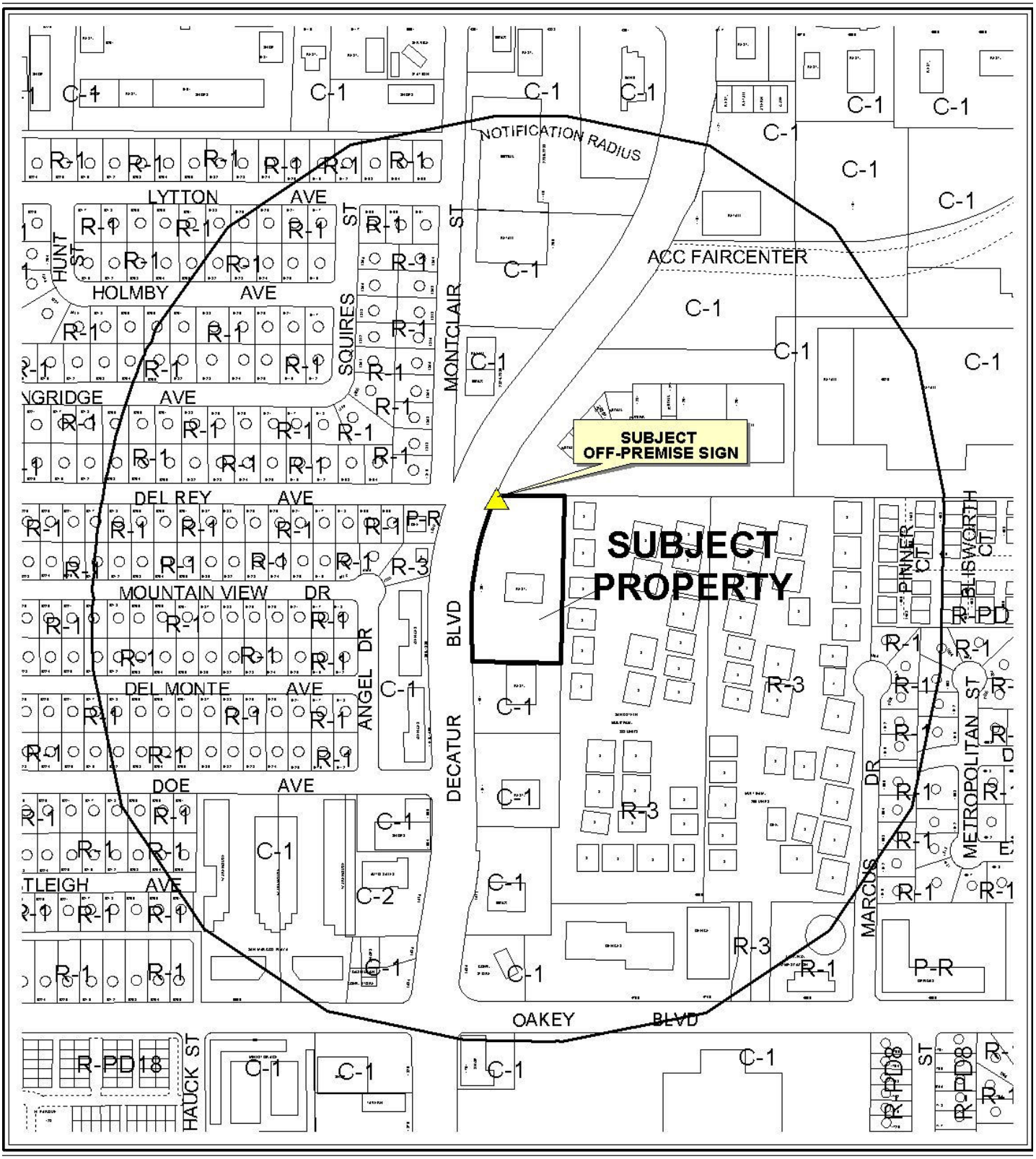
SUBJECT:
RQR-39435 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: LAMAR CENTRAL OUTDOOR, LLC - OWNER: ERNEST A. BECKER III - Required Review of a previously approved Special Use Permit (U-0185-89) WHICH ALLOWED A 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN at 1361 South Decatur Boulevard (APN 162-06-211-001), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian). 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:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. City Council Approval Letter for U-0185-89



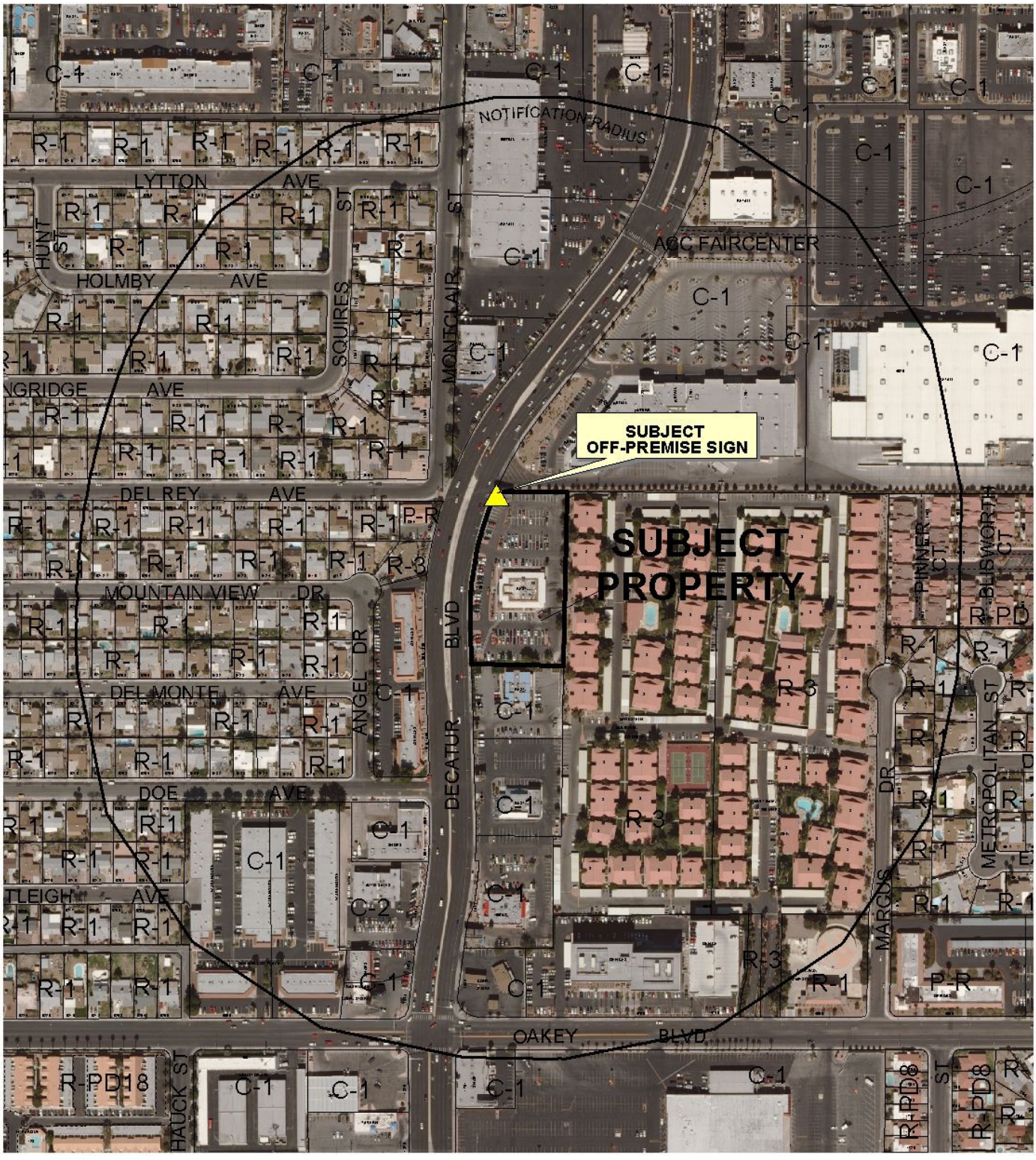
0 300 600 Feet

CASE: **RQR-39435**

RADIUS: 1000 FT

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

N



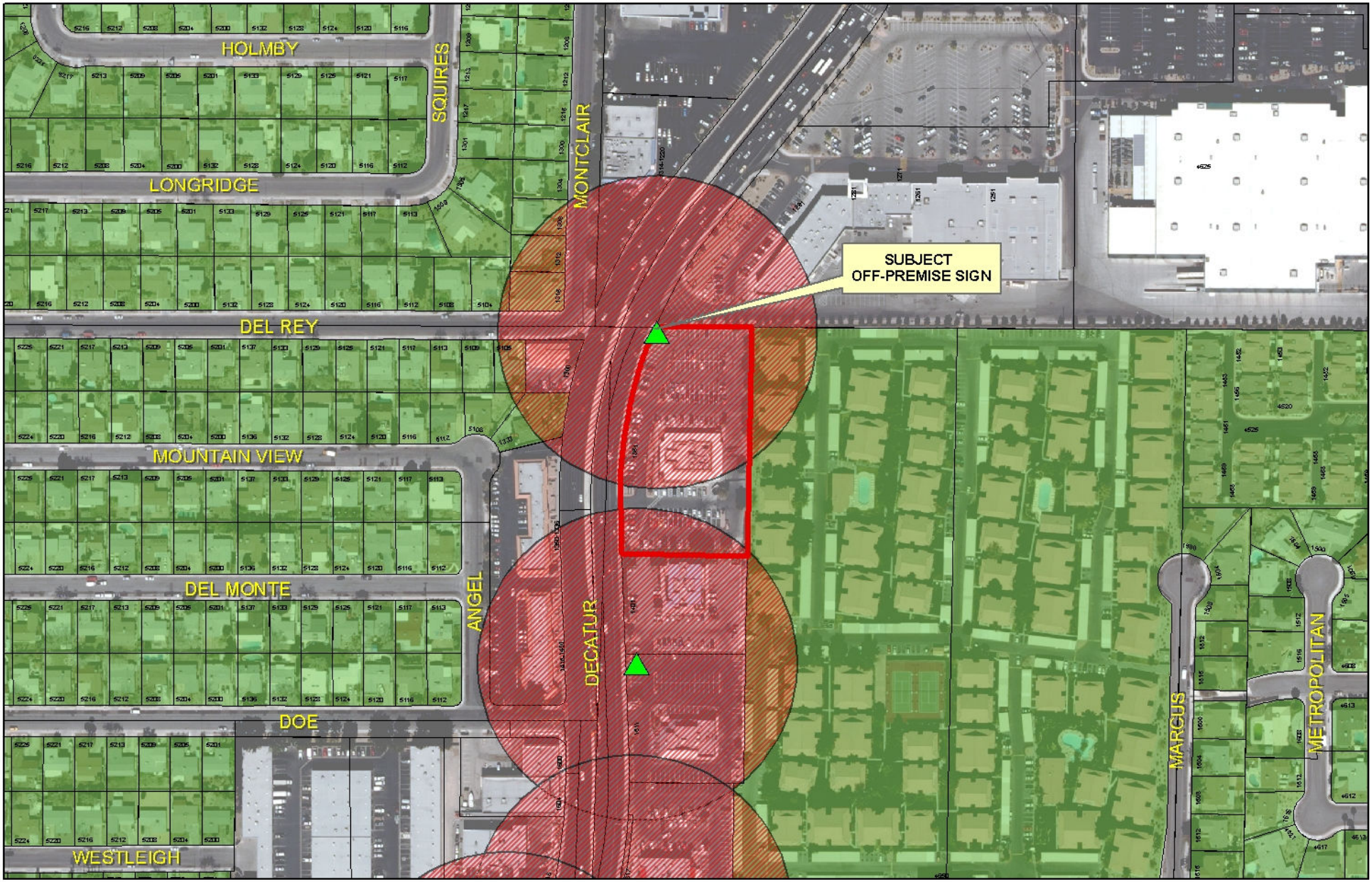
0 300 600 Feet

CASE: **RQR-39435**

RADIUS: 1000 FT

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

N



RQR-39435

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

City of Las Vegas Billboard Data

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

N

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

RECEIVED
SEP 02 2010

Case Number: **RQR-39435** APN: 162-06-211-001

Name of Property Owner: Ernest A. Becker III, MEB Family Trust

Name of Applicant: Lamar Central Outdoor, LLC

Name of Representative: Same as Applicant

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: Mary E Becker TTSE Ernest A Becker III TTSE

Print Name: MARY E BECKER ERNEST BECKER

Subscribed and sworn before me

This 25 day of August, 2010

Rosa Valantasis

Notary Public in and for said County and State

NOTARY PUBLIC
ROSA VALANTASIS
STATE OF NEVADA - COUNTY OF CLARK
MY APPOINTMENT EXP. AUG. 29, 2012
No: 08-7819-1

PLANNING & DEVELOPMENT DEPARTMENT

RECEIVED
SEP 02 2010

APPLICATION / PETITION FORM

Application/Petition For: Required Review

Project Address (Location) 1361 S. Decatur Blvd.

Project Name Becker Billboard **Proposed Use** off-premise sign

Assessor's Parcel #(s) 162-06-211-001 **Ward #** 1

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

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

Gross Acres 2.3 AC. **Lots/Units** _____ **Density** _____

Additional Information Required review for existing billboard

PROPERTY OWNER Ernest A. Becker III, MEB Family Trust **Contact** _____
Easement Holder

Address 50 S. Jones Blvd Ste. #100 **Phone:** 878-1903 **Fax:** _____

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

E-mail Address _____

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

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

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

E-mail Address snaftzger@lamar.com

REPRESENTATIVE Same as Applicant **Contact** _____

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

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

E-mail Address _____

Property Owner Signature* _____

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

Print Name MARY E. BECKER (Bruce F. Becker)

Subscribed and sworn before me

This 25 day of August, 20 10.

Rosa Valantasis

Notary Public in and for said County and State

NOTARY PUBLIC
ROSA VALANTASIS
STATE OF NEVADA - COUNTY OF CLARK
MY APPOINTMENT EXP. AUG. 29, 2012
No: 08-7819-1

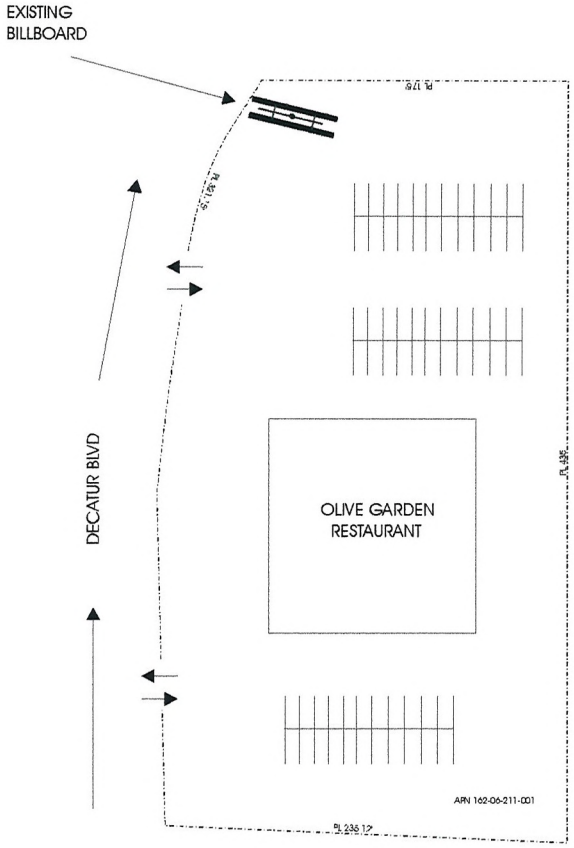
FOR DEPARTMENT USE ONLY

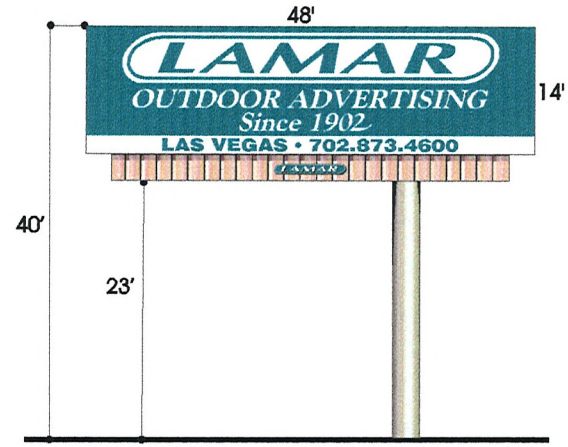
Case #	R&R 39435
Meeting Date:	10.21.10
Total Fee:	$ 800.-
Date Received:*	9.2.10
Received By:	AA

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

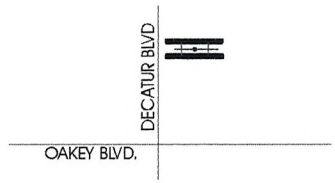
f:\depot\Application Packet\Application Form.pdf

Revised 10/27/08





ELEVATION (NO SCALE)



VICINITY MAP (NO SCALE)

RECEIVED
SEP 02 2010

LAMAR OUTDOOR ADVERTISING		
SCALE: 1" = 30'	DATE: 08/25/10	DRAWN BY: S.NAFTZGER
ERNEST BECKER FAM. TRUST SITE PLAN		
APN 162-06-211-001		DRAWING NUMBER:

RQR-39435

RECEIVED
SEP 02 2010

RQR-39435



RECEIVED
SEP 02 2010





RQR-39435 - APPLICANT: LAMAR OUTDOOR ADVERTISING - OWNER: ERNEST A. BECKER III
1361 SOUTH DECATUR BOULEVARD

09/16/10



RQR-39435 - APPLICANT: LAMAR OUTDOOR ADVERTISING - OWNER: ERNEST A. BECKER III
1361 SOUTH DECATUR BOULEVARD

09/16/10

MAYOR RON LURIF

COUNCILMEN
BOB NOLEN
STEVE MILLER
ARNIE ADAMSEN
SCOTT HIGGINSON

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

February 12, 1990

General Mills Restaurants, Inc.
On Behalf of Mayflower Construction Company
6770 Lake Ellenor Drive
Orlando, Florida 32809

RE U-185-89 - SPECIAL USE PERMIT

Gentlemen:

The City Council at a regular meeting held January 17, 1990 APPROVED the application of General Mills Restaurant, Inc. on behalf of Mayflower Construction Company, for a Special Use Permit to rebuild an existing 14 foot x 48 foot off-premise advertising (billboard) sign, on property located at 1351 South Decatur Boulevard, in Zoning District R-3 (under Resolution of Intent to C-1), subject to:

1. A review be conducted in five years with the sign being subject to removal at that time.

2. Conformance to the plot plan and elevations.

3 Satisfaction of City Code requirements and design standards of all City departments.

Sincerely,

KATHLEEN M. TIGHE
City Clerk

KMT.cmp

cc Dept. of Community Planning and Development
Dept. of Public Works
Dept. of Building and Safety
Dept of Fire Services
Land Development Services

Mayflower Construction Company
50 South Jones Boulevard
Las Vegas, Nevada 89107

Ronco
2655 Western Avenue
Las Vegas, Nevada 89103

RQR-39435

400 E STEWART AVENUE • LAS VEGAS NEVADA 89101 • (702) 386-6011

CITY OF LAS VEGAS NEVADA

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

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

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

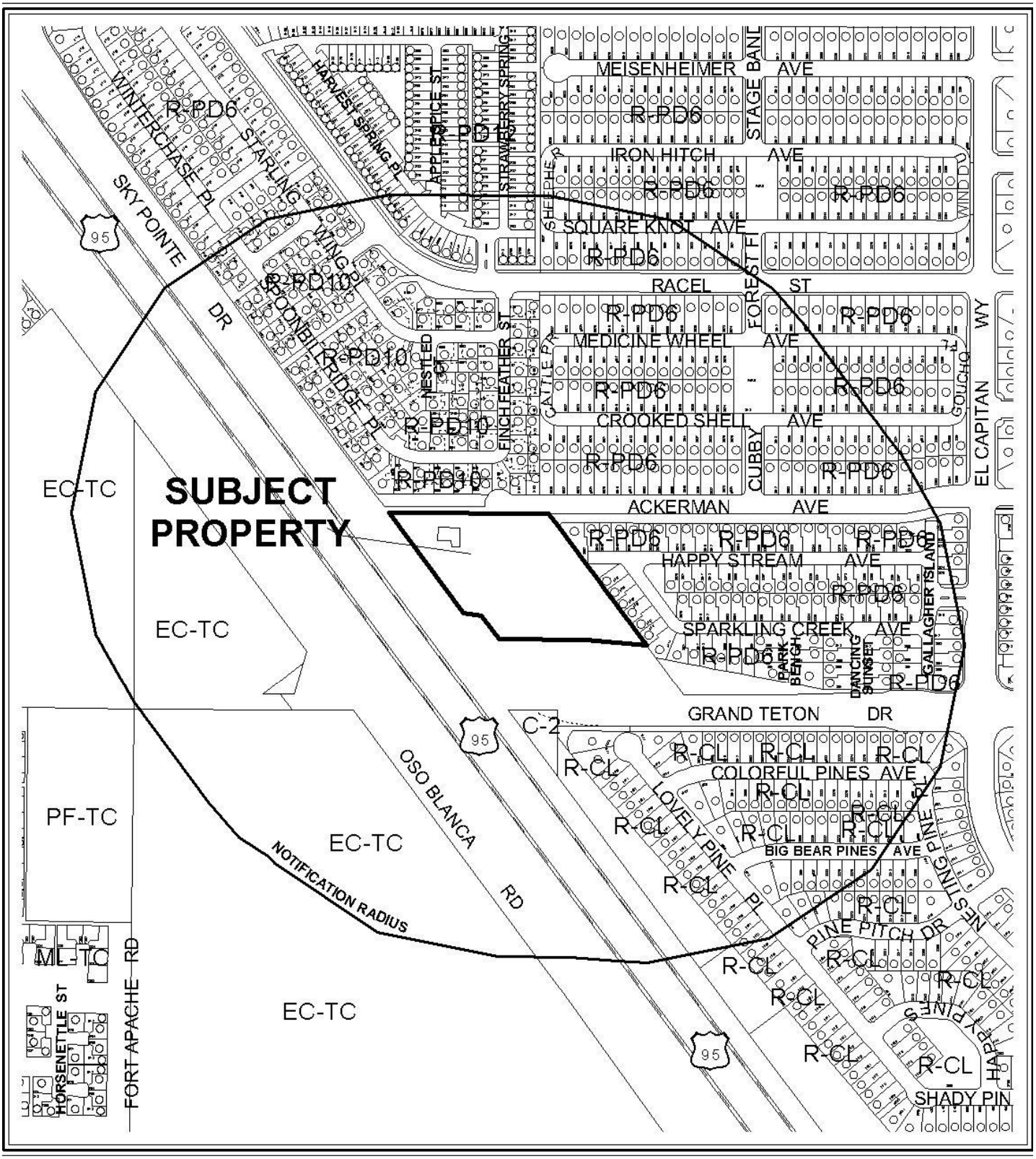
SUBJECT:
RQR-39465 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Required Review of a previously approved Site Development Plan Review (SDR-25269) FOR A GOVERNMENT FACILITY (FIRE STATION) WITH WAIVERS OF ALL LANDSCAPING REQUIREMENTS on 4.51 acres at 9043 Ackerman Avenue (APN 125-08-401-004), C-2 (General Commercial) Zone, Ward 6 (Ross). 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:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. City Council Approval Letter for SDR-25269



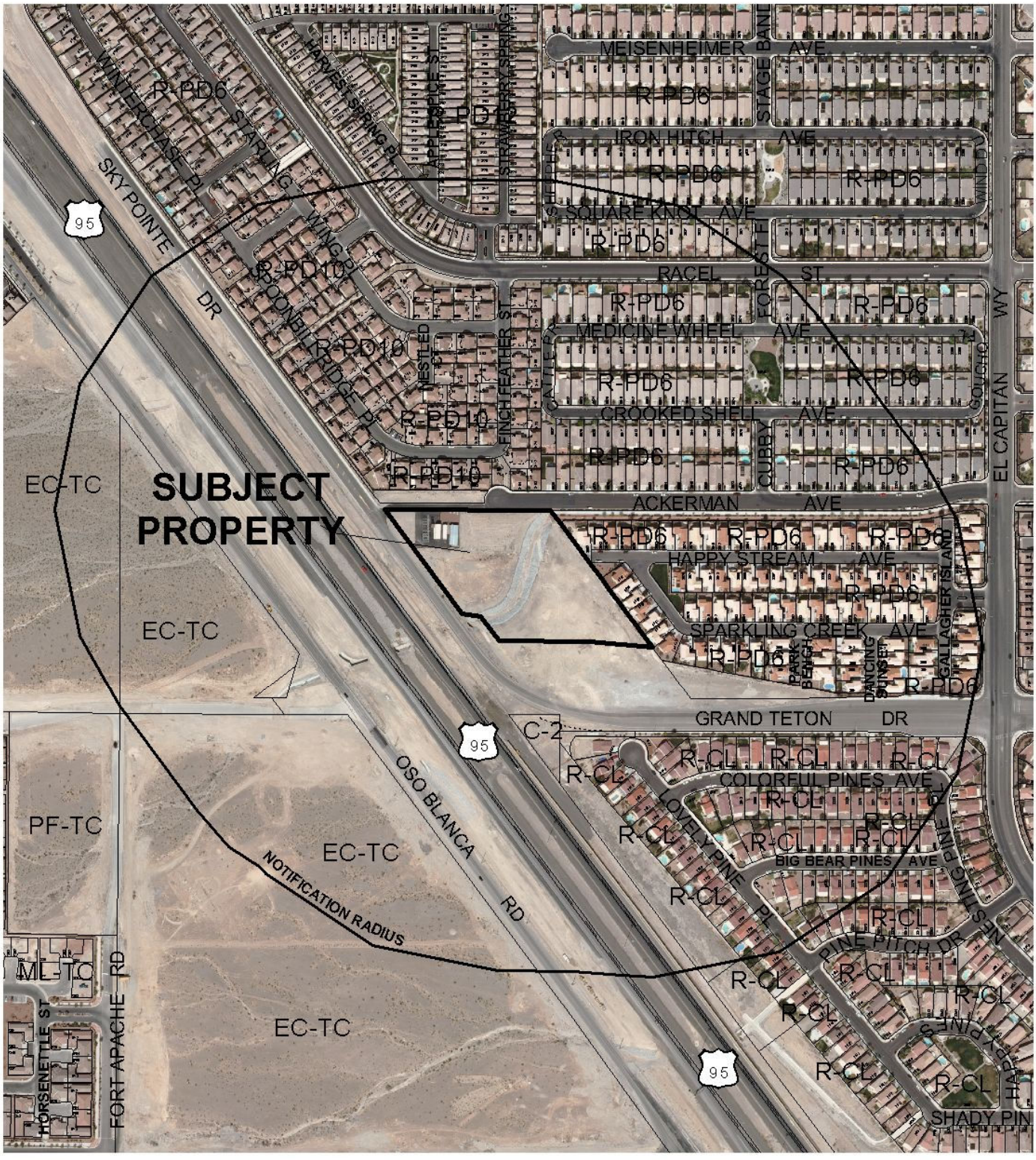
0 400 800 Feet

CASE: **RQR-39465**

RADIUS: 1000 FT

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

N



CASE: **RQR-39465**

RADIUS: 1000 FT

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

0 400 800 Feet

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **RQR-39465** APN: 125-08-401-004

Name of Property Owner: City of Las Vegas

Name of Applicant: City of Las Vegas

Name of Representative: City of Las Vegas / Samuel D. Tolman, AIA, NCARB

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: Jorge Cervantes

Print Name: JORGE CERVANTES

Subscribed and sworn before me – Jorge Cervantes –

This 30th day of September, 2010

Christina Strong

Notary Public in and for said County and State

CHRISTINA STRONG
Notary Public State of Nevada
No. 07-1185-1
My appt. exp. Jan. 4, 2011

PLANNING & DEVELOPMENT
CITY OF LAS VEGAS
DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Two Year Review of SDR

Project Address (Location) 9043 Ackerman Avenue

Project Name Temporary Fire Station #141 **Proposed Use** Fire Station

Assessor's Parcel #(s) 125-08-401-004 **Ward #** 6

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

Commercial Square Footage 1,920 s.f. **Floor Area Ratio** _____

Gross Acres 4.5 **Lots/Units** _____ **Density** _____

Additional Information Total site area is 4.5 acres, actual developed area is only 13,425 s.f.

PROPERTY OWNER City of Las Vegas **Contact** Jorge Cervantes, P.E.

Address 400 Stewart Avenue **Phone:** 229-6906 **Fax:** _____

City Las Vegas **State** Nevada **Zip** 89101

E-mail Address jcervantes@lasvegasnevada.gov

APPLICANT City of Las Vegas **Contact** Samuel D. Tolman, AIA

Address 400 Stewart Avenue **Phone:** 229-2091 **Fax:** 464-2560

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

E-mail Address stolman@lasvegasnevada.gov

REPRESENTATIVE City of Las Vegas **Contact** Samuel D. Tolman, AIA

Address 400 Stewart Avenue **Phone:** 229-2091 **Fax:** 464-2560

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

E-mail Address stolman@lasvegasnevada.gov

Property Owner Signature* Jorge Cervantes

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

Print Name JORGE CERVANTES

Subscribed and sworn before me

This 1st day of September, 20 10.

Pamela Samuolis

Notary Public in and for said County and State

PAMELA SAMUOLIS
Notary Public State of Nevada
No. 00-63724-1
My appt. exp. July 11, 2012

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	RQR-39465
Meeting Date:	10/21/10
Total Fee:	$800
Date Received:*	9/7/10
Received By:	

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

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

RECEIVED
SEP 07 2010
PLANNING

CURVE DATA:					
CURVE	POINT OF RADIUS	RADIUS	DELTA	LENGTH	TANGENT
①	10+57.43, 9.07'LT	28.00'	56°41'56"	27.71'	15.11'
②	10+93.17, 58.00'RT	48.00'	28°03'11"	23.50'	11.98'
③	10+99.16, 58.00'RT	28.00'	127°52'32"	62.52'	57.27'

SITE INFORMATION

ASSESSOR'S PARCEL # 125-08-401-004
SITE AREA: 196,020 S.F. (4.5 ACRES)
FLOOR/AREA RATIO: 1 %
BUILDING AREA: 1,920 S.F.
PARKING REQUIRED: 1 SPACE PER 300 S.F. GROSS BLDG AREA=6.4 SPACES
PARKING PROVIDED: 6 SPACES / 1 VAN ACCESSIBLE H/C PARKING SPACE
LANDSCAPE AREA: NONE PROVIDED, WAIVER REQUESTED

NOTE:

FINISH FLOOR ELEVATION MUST BE MINIMUM OF 18" ABOVE FINISH GRADE.

Call before you Dig
Call 811
1-800-227-2600
1-702-455-7544

Avoid cutting overhead utility lines, it's costly.
Call before you do Overhead
1-702-593-5111
OVERHEAD SERVICE ALERT

Call before you Dig Underground
1-702-455-7511
1-702-229-6611

BASIS OF BEARINGS:

CENTERLINE OF EL CAPTAN WAY, BEARS N00°08'30"E, BETWEEN GRAND TETON DR. AND HORSE DR., AS SHOWN ON THE PARCEL MAP RECORDED IN FILE 101, PAGE 13, CLARK COUNTY, NEVADA, RECORDS.

BENCHMARK:

CLV BM SLVD 17046, RIVET & PLATE IN TOP OF CURB, SW CORNER OF EL CAPTAN WAY AND GRAND TETON DR. ELEV. 2613.72' (NAVD 88)

GRAPHIC SCALE
20 0 20 40
(IN FEET)
1 inch = 20 ft.

SPRING MOUNTAIN RANCH
UNIT 91 PB 108 PG 53

ACKERMAN AVE

SKY PONTOON DR

US 95 400' ROW

ASPHALT

ROUNDED CONC. TOP 1/2" CROWN

REMOVE & DISPOSE OF EXISTING CONC. BOLLARD

6" CONC. FILLED STEEL PIPE PAINT SAFETY YELLOW

TYPE II AGG. BASE

STEEL PIPE BOLLARD CONC. FOOTING

10"x10"x1/2" THICK PLATE WELDED ALL AROUND

BOLLARD

PROTECT-IN-PLACE EXISTING RIP-RAP

EXISTING DRAINAGE CHANNEL PER CLV DWG. No. 5271-4701

PORTABLE K-RAIL BARRIER SYST.

MATCH EXISTING

42"MHSP-WTR

8"SS

8"SW

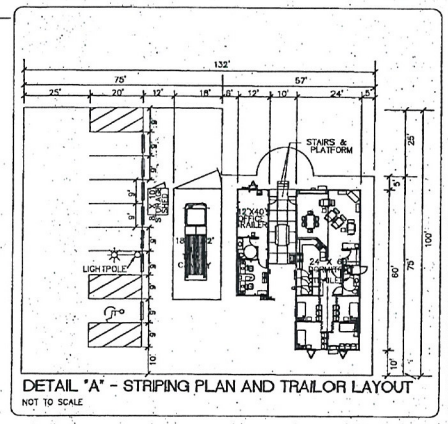
8"G

8"GAS

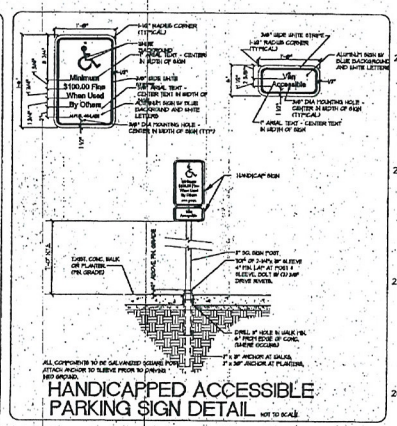
8"W

CONSTRUCTION NOTES:

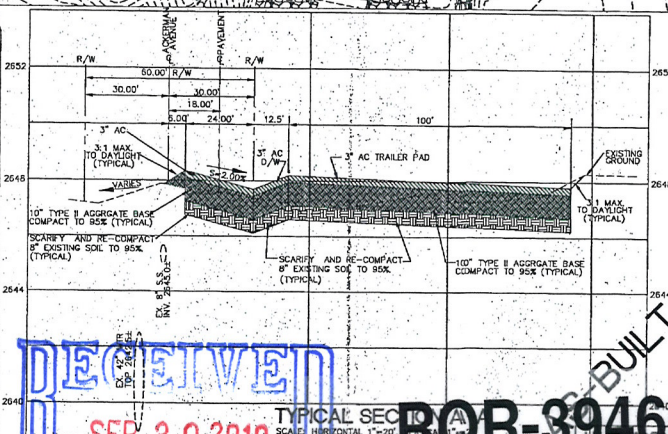
1. CONSTRUCT 3" AC. SEE TYPICAL SECTION A-A ON THIS SHEET.
2. CONSTRUCT 3" AC TRAILOR PAD. SEE TYPICAL SECTION A-A ON THIS SHEET.
3. CONSTRUCT 3" AC DRIVEWAY. SEE TYPICAL SECTION A-A ON THIS SHEET.
4. INSTALL SIGN POLE AND SIGN PER USD 249A. "PRIVATE DRIVEWAY – FIRE DEPARTMENT ONLY".
5. INSTALL PRECAST BUMPER BLOCK PER USD 238. SEE DETAIL "A" ON THIS SHEET.
6. INSTALL 4" WIDE WHITE PAINT PAVEMENT MARKINGS. SEE DETAIL "A" ON THIS SHEET.
7. INSTALL WHITE PAINT CHEVRON PAVEMENT MARKINGS. SEE DETAIL "A" ON THIS SHEET.
8. INSTALL WHITE PAINT HANDICAP PAVEMENT MARKINGS. SEE DETAIL "A" ON THIS SHEET.
9. REMOVE AND RELOCATE EXISTING "NO DUMPING" SIGN ON NEW PERMANENT POST AS SHOWN PER USD 249A.
10. EXISTING DIRT PILE TO BE REMOVED AS REQUIRED TO COMPLETE AC PAVEMENT CONSTRUCTION.
11. CONSTRUCT 4" MIN. (OR MATCH EXISTING) AC PAVEMENT OVER 16" TYPE II AGGREGATE BASE WITHIN NDOT RIGHT-OF-WAY. SCARIFY & RECOMPACT 8" EX. SOIL TO 95%.
12. NOT USED.
13. HANDICAPPED ACCESSIBLE PARKING SIGN, SEE DETAIL ON THIS SHEET.
14. INSTALL BOLLARD. SEE DETAIL THIS SHEET.



DETAIL "A" - STRIPING PLAN AND TRAILOR LAYOUT
NOT TO SCALE



HANDICAPPED ACCESSIBLE PARKING SIGN DETAIL NOT TO SCALE



TYPICAL SECTION A-A
SCALE: HORIZONTAL 1"=20' VERTICAL 1"=2'

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SEP 30 2010

AS-BUILT

RQR-39465

REVISED

NO	DATE	DESCRIPTION	APP'D
		REVISIONS	

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DESIGN SECTION
CITY ENGINEER: JORGE CERVANTES, P.E.
PROJECT MANAGER: ROSA A. CORTEZ, P.E.
DESIGNED BY: GJJ
DRAWN BY: GJJ
CHECKED BY: RAC
DATE: 1/25/2008

TITLE: CITY OF LAS VEGAS
TEMPORARY FIRE STATION NO. 101

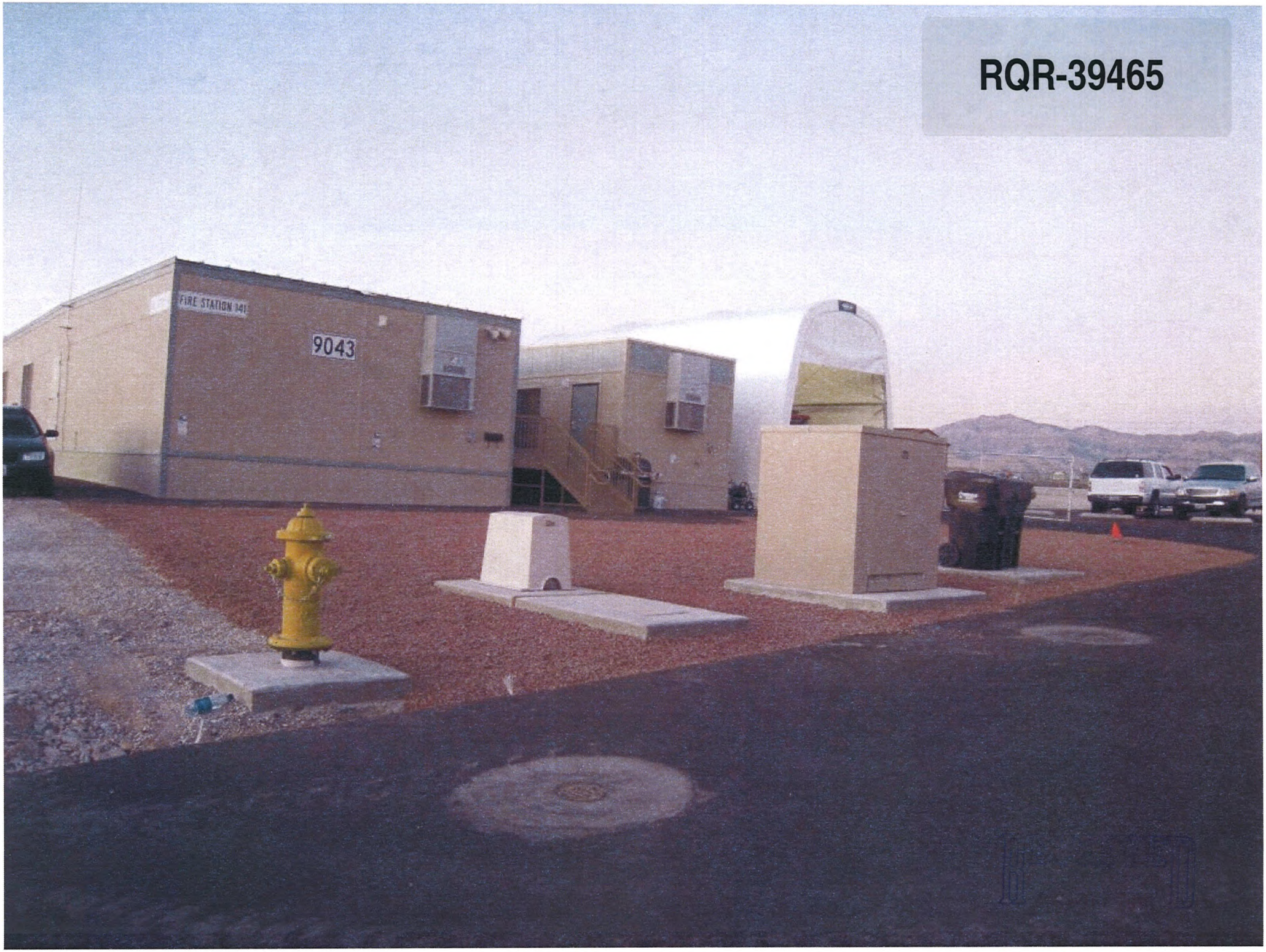
SHEET: GRADING + SITE PLAN

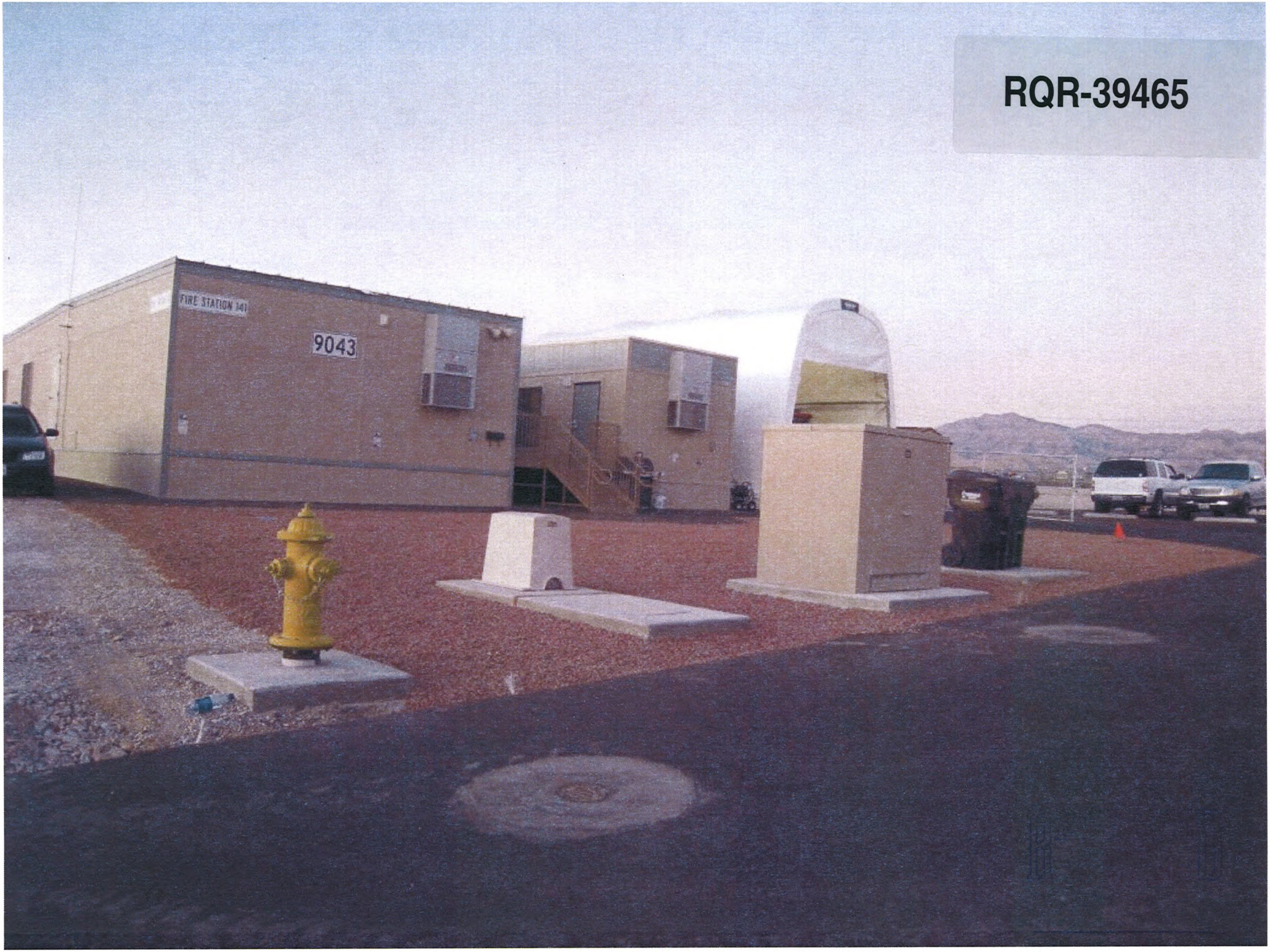
PROFESSIONAL ENGINEER STATE OF NEVADA
ROSA ARAGONEZ CORTEZ
No. 17505
CIVIL

Sheet C-3
3 of 7
DRAWING NO. 630.106


RQR-39465

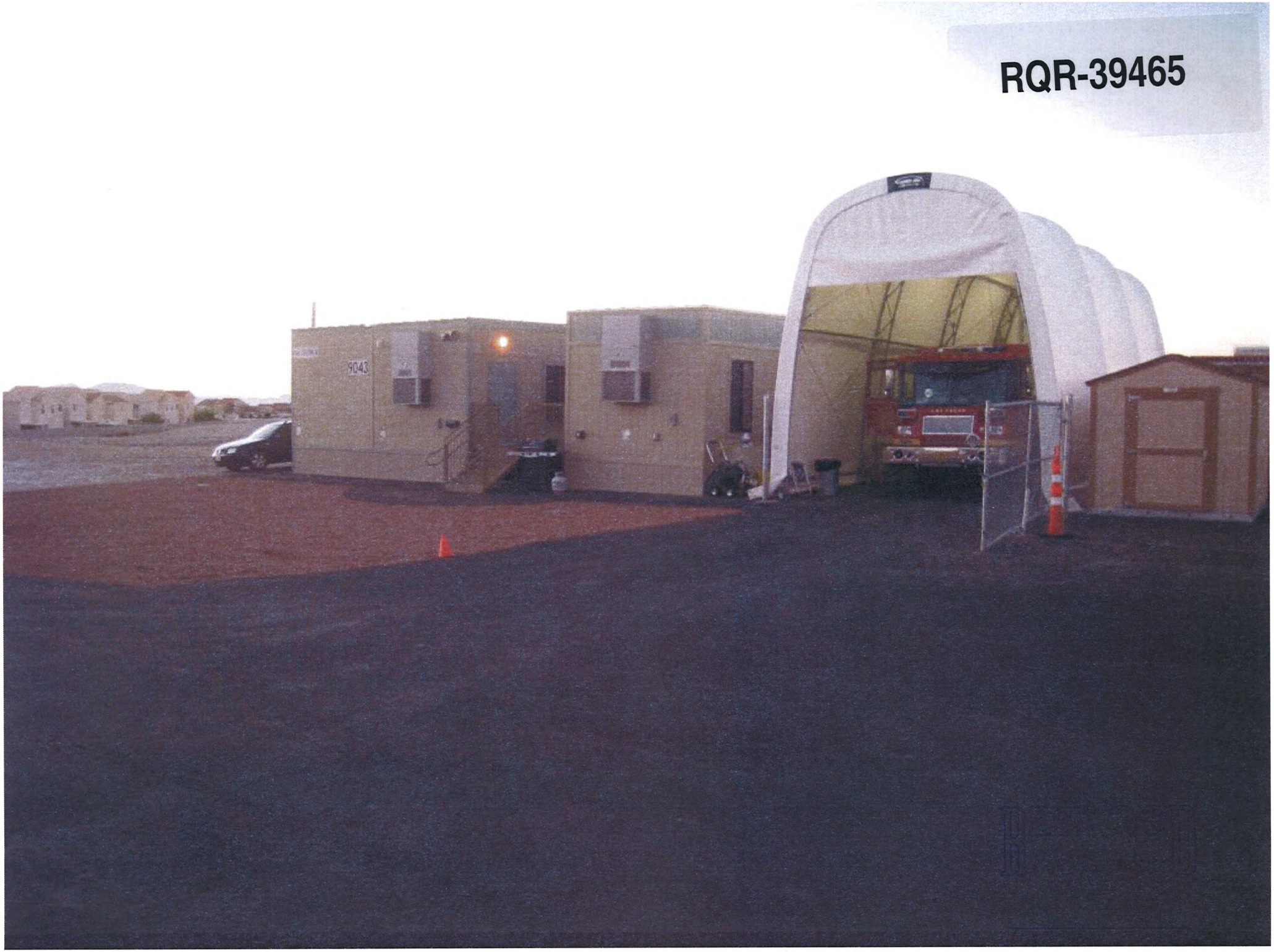

RQR-39465


RQR-39465
FIRE STATION 141
9043


RQR-39465
FIRE STATION 141
9043


8043

RQR-39465




9043



RQR-39465 - APPLICANT/OWNER: CITY OF LAS VEGAS
9034 ACKERMAN AVENUE

09/16/10



RQR-39465 - APPLICANT/OWNER: CITY OF LAS VEGAS
9034 ACKERMAN AVENUE

09/16/10



RQR-39465 - APPLICANT/OWNER: CITY OF LAS VEGAS
9034 ACKERMAN AVENUE

09/16/10



RQR-39465 - APPLICANT/OWNER: CITY OF LAS VEGAS
9034 ACKERMAN AVENUE

09/16/10



RQR-39465 - APPLICANT/OWNER: CITY OF LAS VEGAS
9034 ACKERMAN AVENUE

09/16/10



RQR-39465 - APPLICANT/OWNER: CITY OF LAS VEGAS
9034 ACKERMAN AVENUE

09/16/10

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER
731 S Fourth Street
Las Vegas, NV 89101

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



Mayor
Oscar B. Goodman

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

City Manager
Douglas A. Selby

07101-001-06-07

December 7, 2007

The fire station has been build

Mr. Sam Tolman, AIA
City of Las Vegas
400 Stewart Avenue
Las Vegas, Nevada 89101

RE: SDR-25269 - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Tolman:

Your Request for a Site Development Plan Review FOR A PROPOSED GOVERNMENT FACILITY (FIRE STATION) WITH WAIVERS OF ALL LANDSCAPING REQUIREMENTS on 4.51 acres adjacent to the south side of Ackerman Avenue, east of Sky Pointe Drive (APN 125-08-401-004), C-2 (General Commercial) Zone, Ward 6 (Ross), was considered by the Planning Commission on December 6, 2007.

The Planning Commission voted to ***APPROVE*** your request, subject to the following:

Planning and Development

1. This Site Development Review shall be reviewed in two years from the date of final approval at a Public Hearing.

2. Conformance to the conditions for Rezoning (ZON-1364) if approved.

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

4. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 10/23/07, except as amended by conditions herein.

5. A Waiver from the landscaping requirements of Title 19.12 is hereby approved, to allow no landscaping for a temporary fire station.

6. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

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SEP 07 2010
RQR-39465

7. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.

8. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaires. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

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

Public Works

10. Dedicate appropriate right-of-way adjacent to this site for the terminus of Ackerman Avenue prior to the issuance of any permits. Coordinate with the Right-of-Way Section of the Department of Public Works for assistance in the preparation of appropriate documents prior to the issuance of any permits for this site.

11. Improvements associated with the proposed temporary roadway adjacent to this site shall meet the approval of the City Engineer; provide appropriate signage to identify the temporary roadway as "Emergency Access Only" unless otherwise allowed by the City Engineer.

12. All temporary improvements installed with this project shall be removed and replaced with permanent improvements meeting current City Standards upon the removal of the temporary use or conversion to a permanent use, whichever may occur first.

13. Contact the City Engineer's Office at 229-6272 to coordinate the development of this project with the Grand Teton Overpass project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.

14. All private improvements and landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

15. Obtain an Occupancy Permit from the Nevada Department of Transportation for all private improvements, if any, in the Sky Pointe Drive public right-of-way adjacent to this site.

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RQR-39465

16. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to the issuance of any building or grading permits.

This action by the Planning Commission on ***December 6, 2007*** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision or there is a review action filed by the City Council within the same time period. The Notice of Final Action was filed with the Las Vegas City Clerk on ***December 7, 2007***.

Sincerely,

Andrew P. Reed

Andrew P. Reed, AICP
Planning Supervisor
Current Planning Division

AR:dm

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SEP 07 2010
RQR-39465

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

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

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

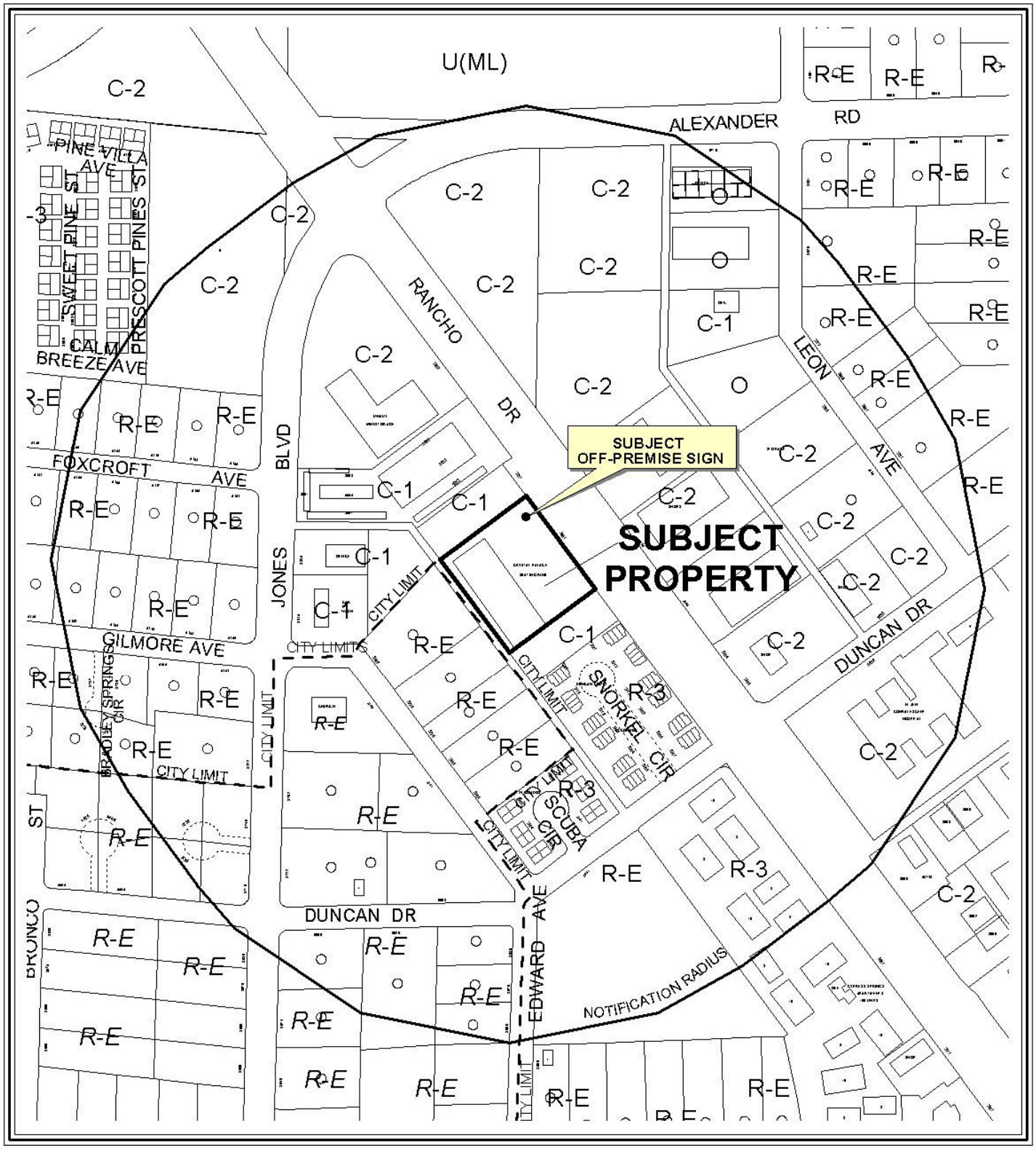
SUBJECT:
RQR-39501 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: CLEAR CHANNEL OUTDOOR, INC. - OWNER: POOLE-SANFORD, LLC - Required Review of a previously approved Special Use Permit (U-0010-97) FOR A 40-FOOT TALL, 14-FOOT X 48-FOOT OFF-PREMISE SIGN at 3901 North Rancho Drive (APN 138-12-110-004), C-1 (Limited Commercial) Zone, Ward 6 (Ross). 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:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. City Council Approval Letter for RQR-22126



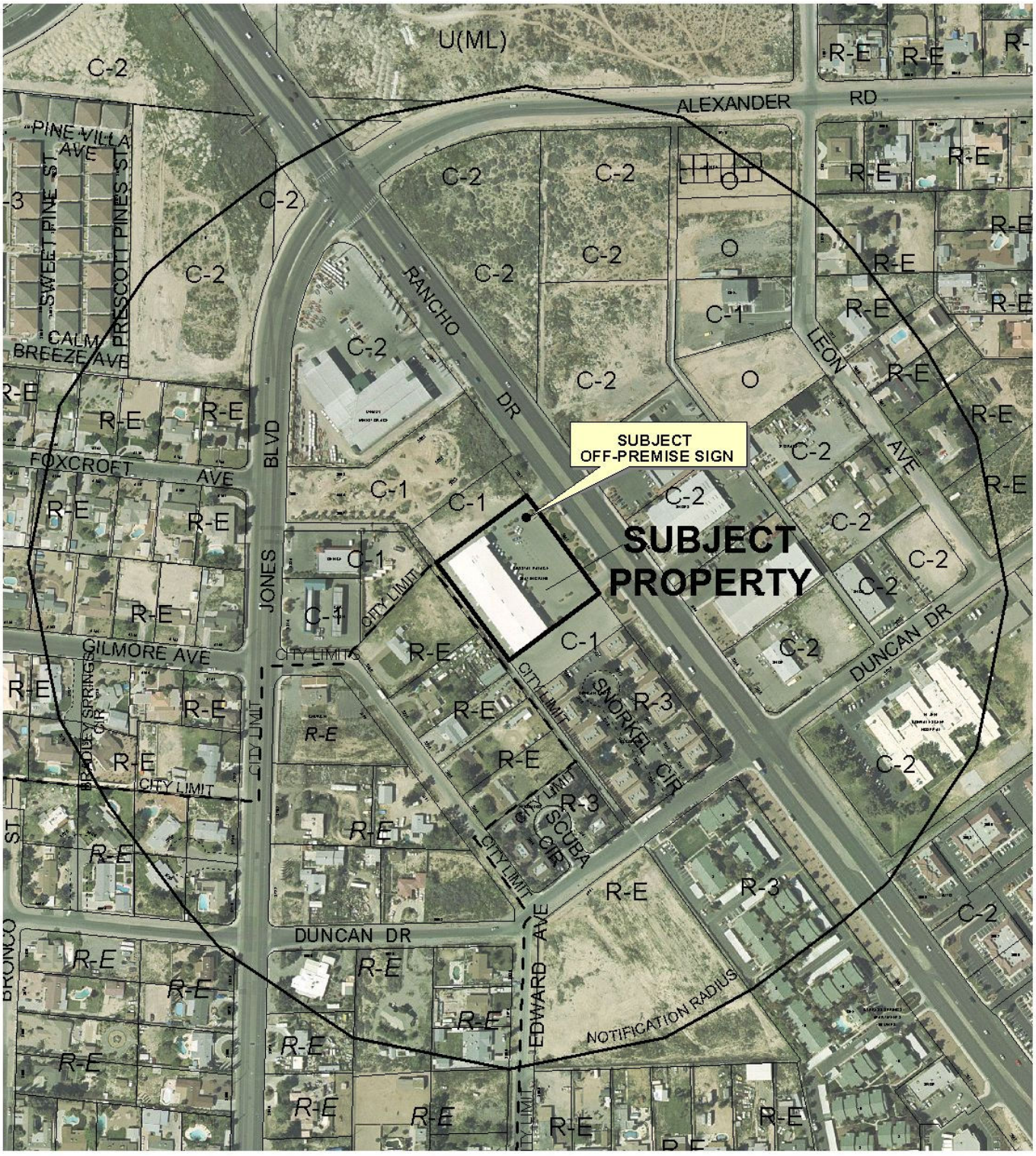
0 300 600 Feet

CASE: **RQR-39501**

RADIUS: 1000 FT

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

N



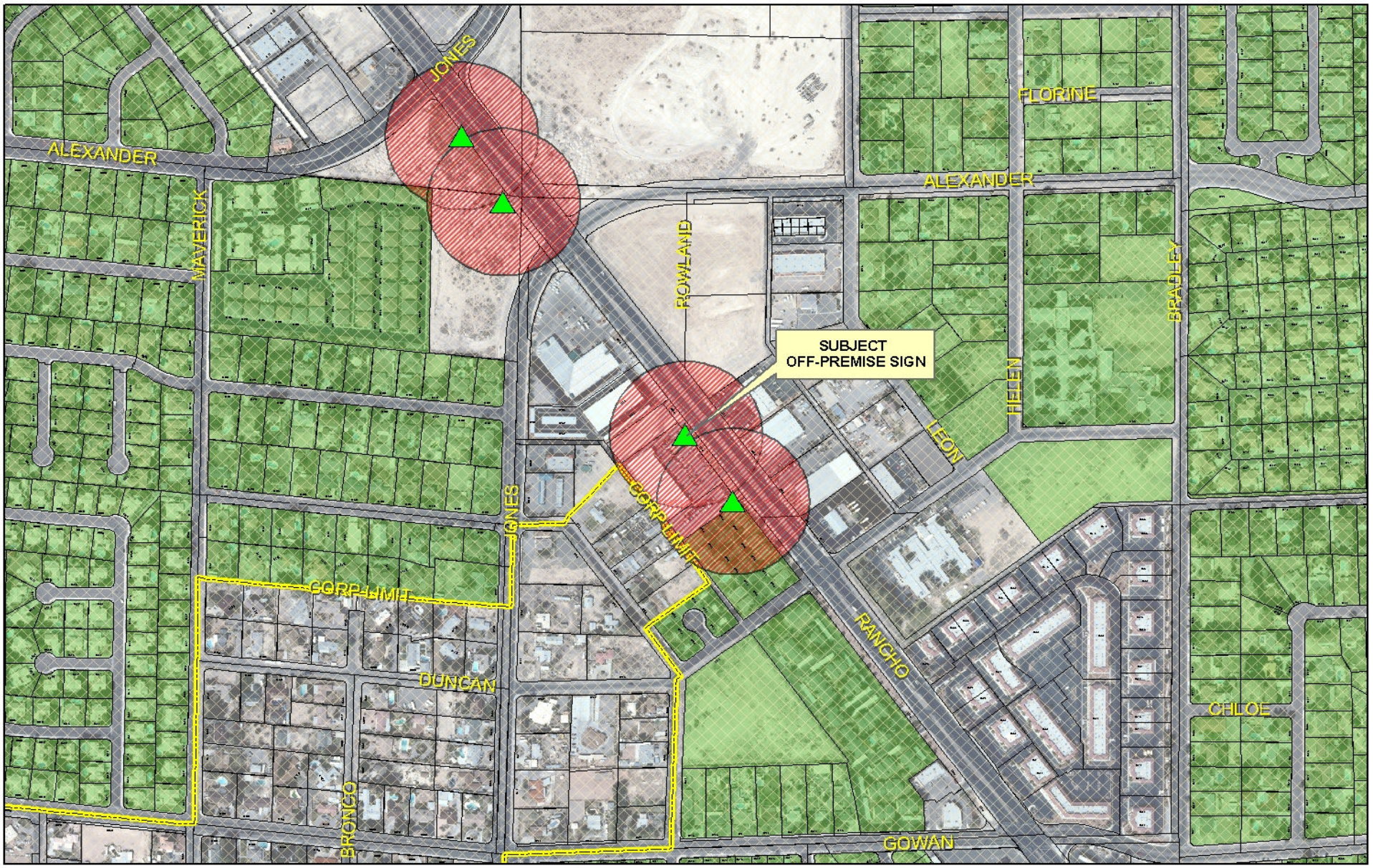
0 300 600 Feet

CASE: **RQR-39501**

RADIUS: 1000 FT

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

N



RQR-39501

City of Las Vegas Billboard Data

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

N

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

501

Case Number: RQR-39501 APN: 138 12 110 004

Name of Property Owner: POOLE - SanFord LLC

Name of Applicant: Clear Channel Outdoor

Name of Representative: Rod Carter

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

_____ Yes __X__ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: [signature]

Print Name: Larry Sanford

Subscribed and sworn before me

This 8TH day of SEPTEMBER, 2010

J. DEFALCO
Notary Public State of Nevada
No. 01-66461-1
My Appt. Exp. February 1, 2014

J DeFalco
Notary Public in and for said County and State

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SEP 08 2010

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: RQR-22126 U-0010-97

Project Address (Location) 3901 N. RANCHO DR

Project Name REQUIRED REVIEW for an Existing Billboard **Proposed Use** existing

Assessor's Parcel #(s) 138 12 110 004 **Ward #** 6

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

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

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

Additional Information _____

PROPERTY OWNER POOLE-SANFORD LLC **Contact** Larry Sanford

Address 3901 N. RANCHO Rd. **Phone:** 325-2440 **Fax:** _____

City Las Vegas **State** NV **Zip** 89108

E-mail Address _____

APPLICANT Clear Channel Outdoor **Contact** Rod Carter

Address 2880-B Meade Ave., Suite 350 **Phone:** 238 7209 **Fax:** 238 7260

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

E-mail Address rodcarter@clearchannel.com

REPRESENTATIVE Same As Above **Contact** _____

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

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

E-mail Address _____

Property Owner Signature* _____

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

Print Name LARRY Sanford

Subscribed and sworn before me

This 8TH day of SEPTEMBER, 20 10

J. DeFalco

Notary Public in and for said County and State

J. DEFALCO
Notary Public State of Nevada
No. 01-66461-1
My Appt. Exp. February 1, 2014

FOR DEPARTMENT USE ONLY

Case #	RQR-39501
Meeting Date:	10/21/10 PC
Total Fee:	$800
Date Accepted:	9/8/10
Accepted By:	

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

Revised 10/27/08

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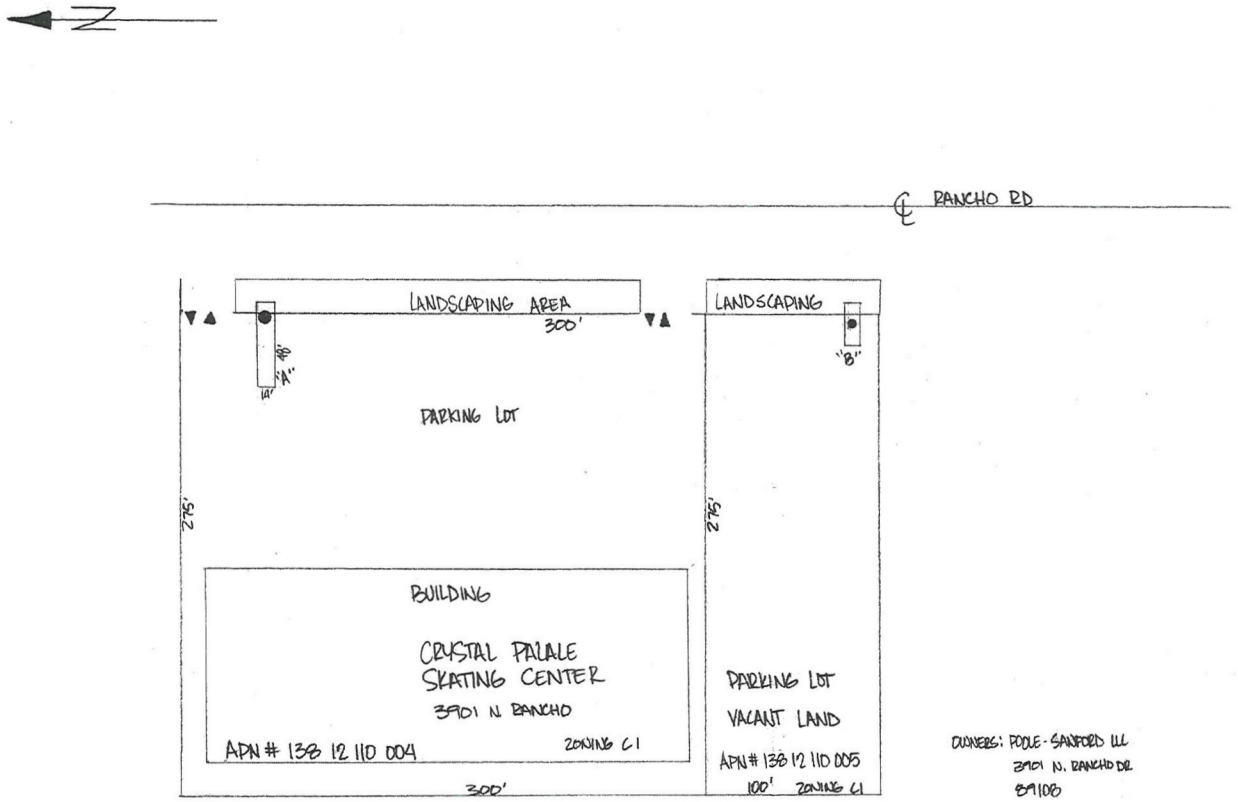
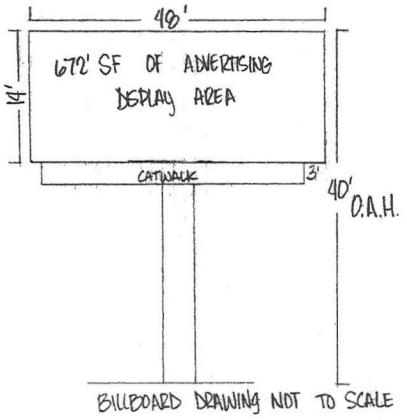
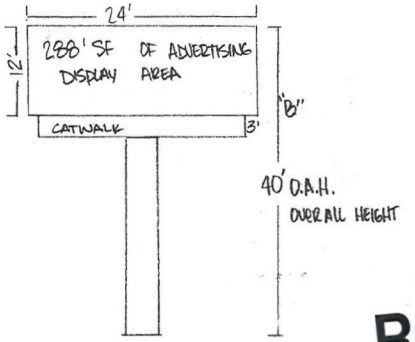


OWNERS: POOLE-SANFORD LLC
3901 N. RANCHO DR
89108



BILLBOARD DRAWING NOT TO SCALE



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RQR-39501

CRYSTAL PALACE SKATING CENTER

SCALE: 1" = 50'	APPROVED BY:	DRAWN BY ROD CARVALHO
DATE: 8/15/2007		REVISED
POOLE-SANFORD LLC		
3901 NORTH RANCHO		DRAWING NUMBER



RQR-39501 - APPLICANT: CLEAR CHANNEL OUTDOOR, INC. - OWNER: POOLE-SANFORD, LLC
3901 NORTH RANCHO DRIVE

09/16/10



RQR-39501 - APPLICANT: CLEAR CHANNEL OUTDOOR, INC. - OWNER: POOLE-SANFORD, LLC
3901 NORTH RANCHO DRIVE

09/16/10

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

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

DOUGLAS A. SELBY
CITY MANAGER



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

VOICE 702.229.6011
TDD 702.386.9108
www.lasvegasnevada.gov

November 9, 2007

Mr. Larry Sanford
Poole-Sanford LLC
3901 North Rancho Drive
Las Vegas, Nevada 89108

RE: RQR-22126 – REQUIRED REVIEW
CITY COUNCIL MEETING OF NOVEMBER 7, 2007

Dear Mr. Sanford:

The City Council at a regular meeting held November 7, 2007 considered the Appeal by the Denial by the Planning Commission of request for a Required Three Year Review of an approved Special Use Permit (U-0010-97) WHICH ALLOWED A 40-FOOT HIGH, 14-FOOT X 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 3901 North Rancho Drive (APN: 138-12-110-004), C-1 (Limited Commercial) Zone.

The City Council granted the Appeal; thereby, APPROVING the Required Three Year Review. The Notice of Final Action was filed with the Las Vegas City Clerk on November 8, 2007. This approval is subject to:

Planning & Development

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

2. All of the supporting structure shall be repainted, as required by the Planning and Development Department, within 30 days of final approval of this review by the City Council. Failure to perform the required painting may result in fines and/or removal of the Off-Premise Advertising (Billboard) Sign.

3. The applicant shall provide written approval from the Nevada Department of Transportation (NDOT) within 60 days stating that the sign's location is acceptable.

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

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RQR-39501

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

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

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

Sincerely,

Lean Coleman

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

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

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

Mr. Paul Larsen
Lionel Sawyer & Collins
1700 Bank of America Plaza
Las Vegas, Nevada 89101

RQR-39501

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SEP 08 2010

City of Las Vegas Agenda Item No.: **24.**

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

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

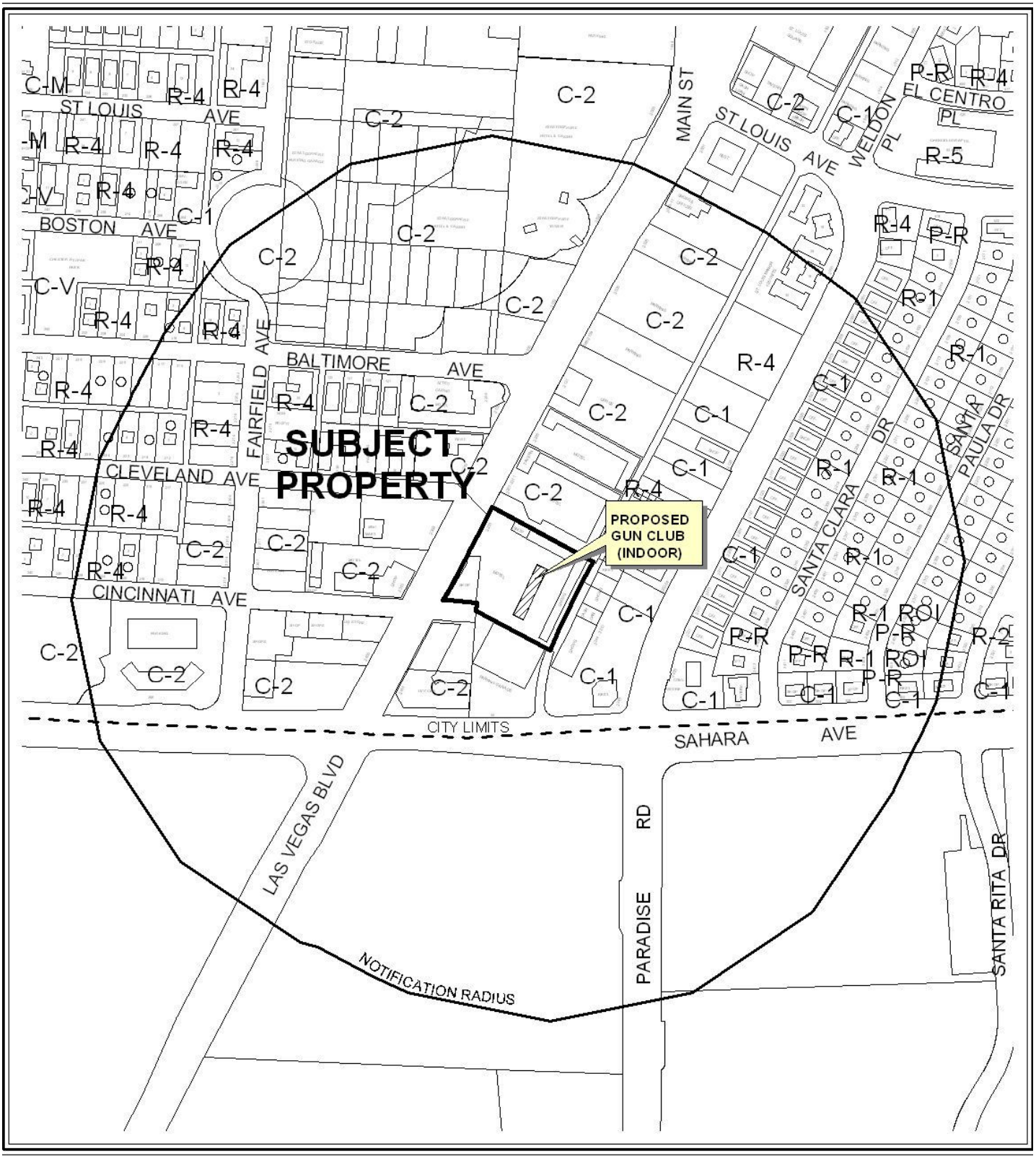
SUBJECT:
SUP-39143 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CORNERSTONE COMPANY - OWNER: CHETAK DEVELOPMENT, INC. - Request for a Special Use Permit FOR A PROPOSED 7,000 SQUARE-FOOT GUN CLUB, SKEET, TARGET RANGE OR ARCHERY CLUB (INDOOR) at 2233 South Las Vegas Boulevard (APN 162-03-410-007), 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:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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



0 300 600 Feet

CASE: **SUP-39143**

RADIUS: 1000 FT.

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

N



0 300 600 Feet

CASE: **SUP-39143**

RADIUS: 1000 FT.

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

N

PLANNING & DEVELOPMENT

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

Notary Public in and for said County and State

MONICA JACOBS
Notary Public State of Nevada
No. 08-6784-1
My appt. exp. Apr. 25, 2012

PLANNING & DEVELOPMENT

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* ____

*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

MONICA JACOBS
Notary Public State of Nevada
No. 08-6784-1
My appt. exp. Apr. 25, 2012

FOR DEPARTMENT USE ONLY

Case #	SUP-39143
Meeting Date:	9/23/10
Total Fee:	$1030.00
Date Received:*	10 AUG 2010
Received By:	M. Hom

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

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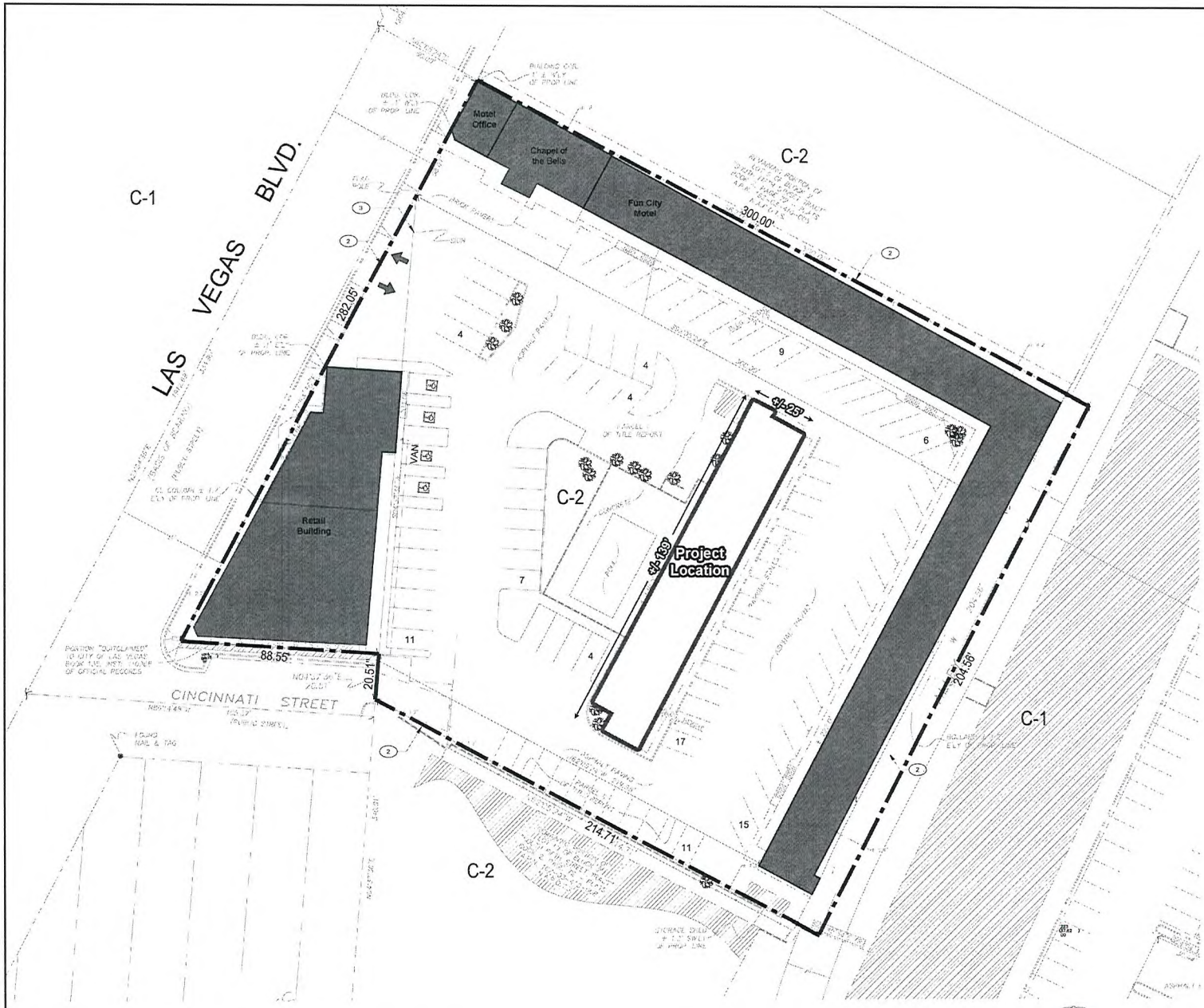
Revised 10/27/08

Site Plan



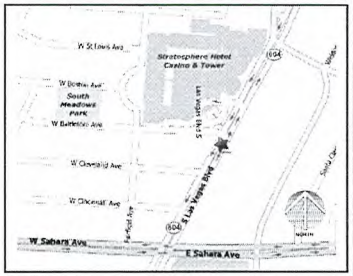
1 AS1.01 **ENLARGED SITE PLAN**
SCALE: 1:250

NORTH

VICINITY MAP



LOCATION MAP



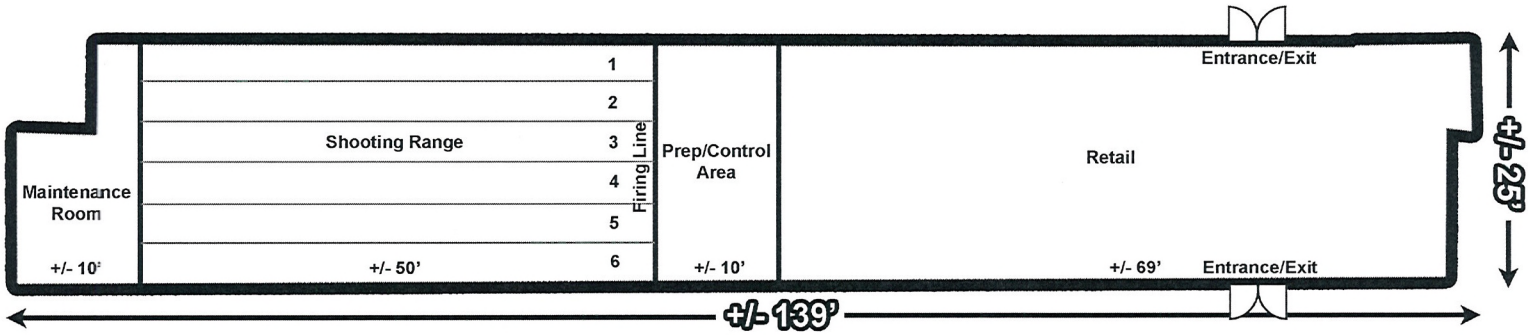
KEYNOTES

(2) PROPERTY LINE

(3) 15'-0" LONG x 2'-6" WIDE x 30'-0" HIGH FREE STANDING SIGNAGE

RECEIVED
AUG 10 2010

SUP-39143



Floor Plan
1st Floor

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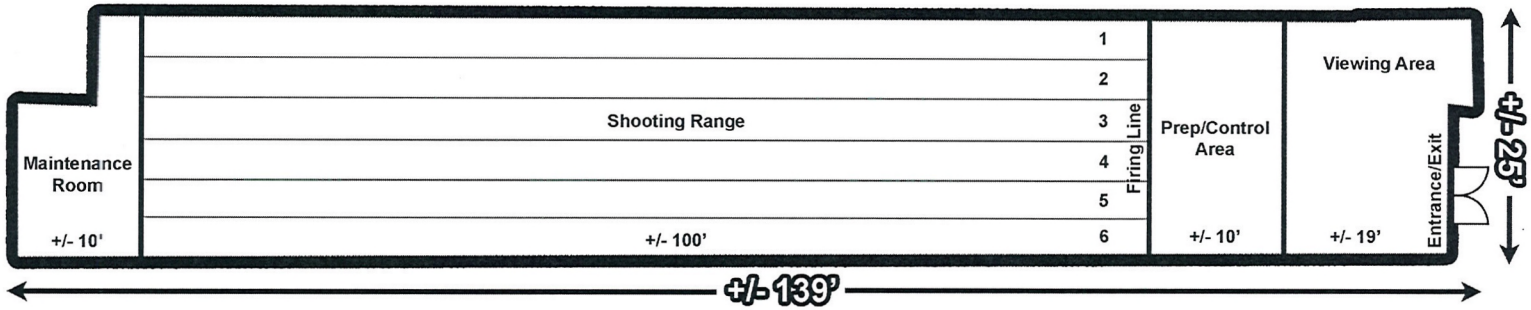
AUG 10 2010

SUP-39143



Floor Plan
2nd Floor

RECEIVED
AUG 10 2010
SUP-39143



SUP-39143



RECEIVED
SEP 21 2010

SUP-39143



RECEIVED
SEP 21 2010

SUP-39143



SUP-39143 - APPLICANT: CORNERSTONE COMPANY - OWNER: CHETAK DEVELOPMENT, INC.
2233 LAS VEGAS BOULEVARD SOUTH

09/16/10



SUP-39143 - APPLICANT: CORNERSTONE COMPANY - OWNER: CHETAK DEVELOPMENT, INC.
2233 LAS VEGAS BOULEVARD SOUTH

09/16/10



SUP-39143 - APPLICANT: CORNERSTONE COMPANY - OWNER: CHETAK DEVELOPMENT, INC.
2233 LAS VEGAS BOULEVARD SOUTH

09/16/10



SUP-39143 - APPLICANT: CORNERSTONE COMPANY - OWNER: CHETAK DEVELOPMENT, INC.
2233 LAS VEGAS BOULEVARD SOUTH

09/16/10

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

Phone: (702) 383-3033 • Fax: (702) 383-8576 • 9901 Covington Cross Drive, Suite 170, Las Vegas, NV 89144

City of Las Vegas Agenda Item No.: **25.**

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

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

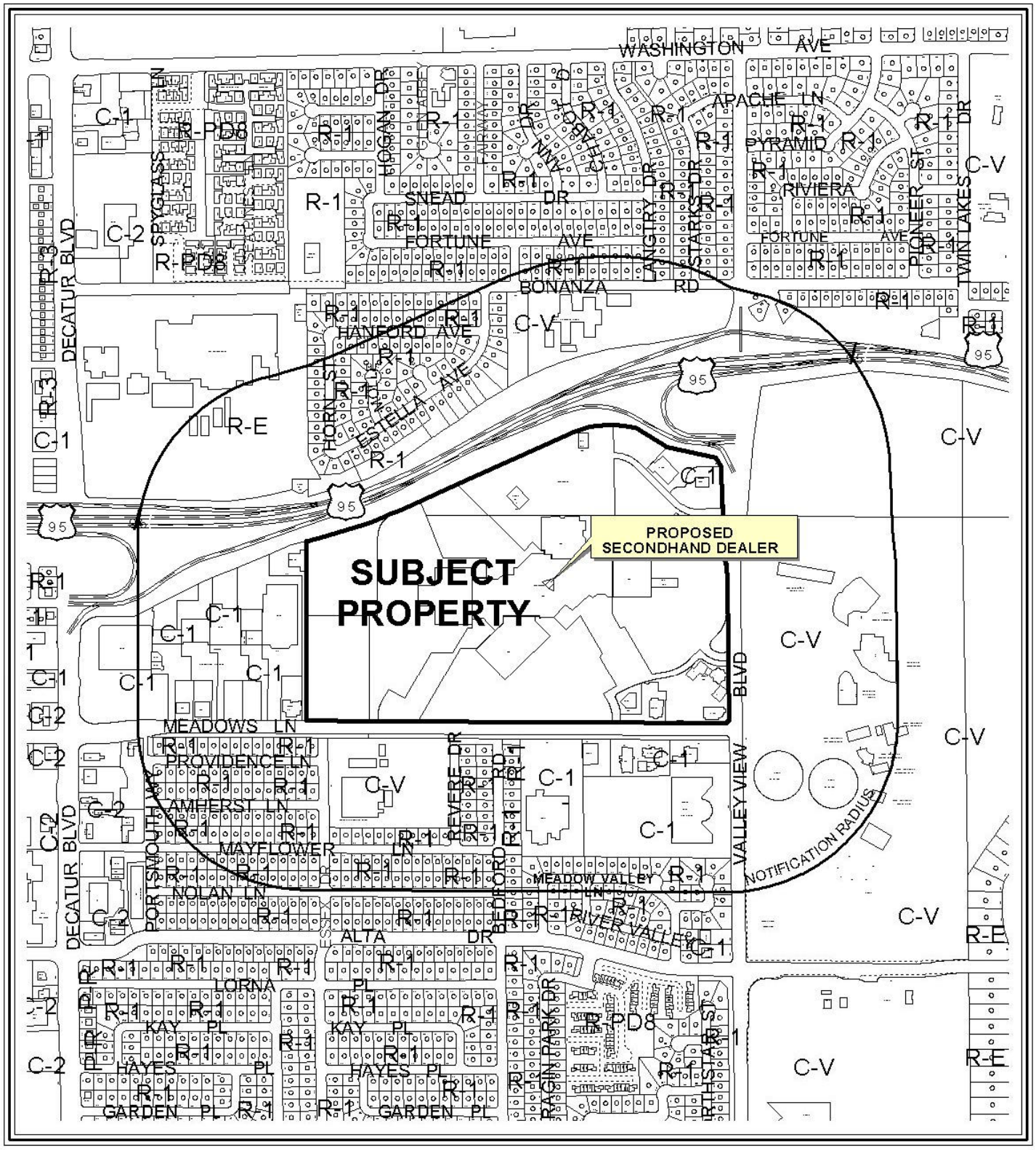
SUBJECT:
SUP-39412 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: THE GOLD DEPOSIT - OWNER: G G P IVANHOE II, INC. - Request for a Special Use Permit FOR A SECONDHAND DEALER (JEWELRY AND PRECIOUS METALS) at 4300 Meadows Lane (APN 139-31-510-019), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian). 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:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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



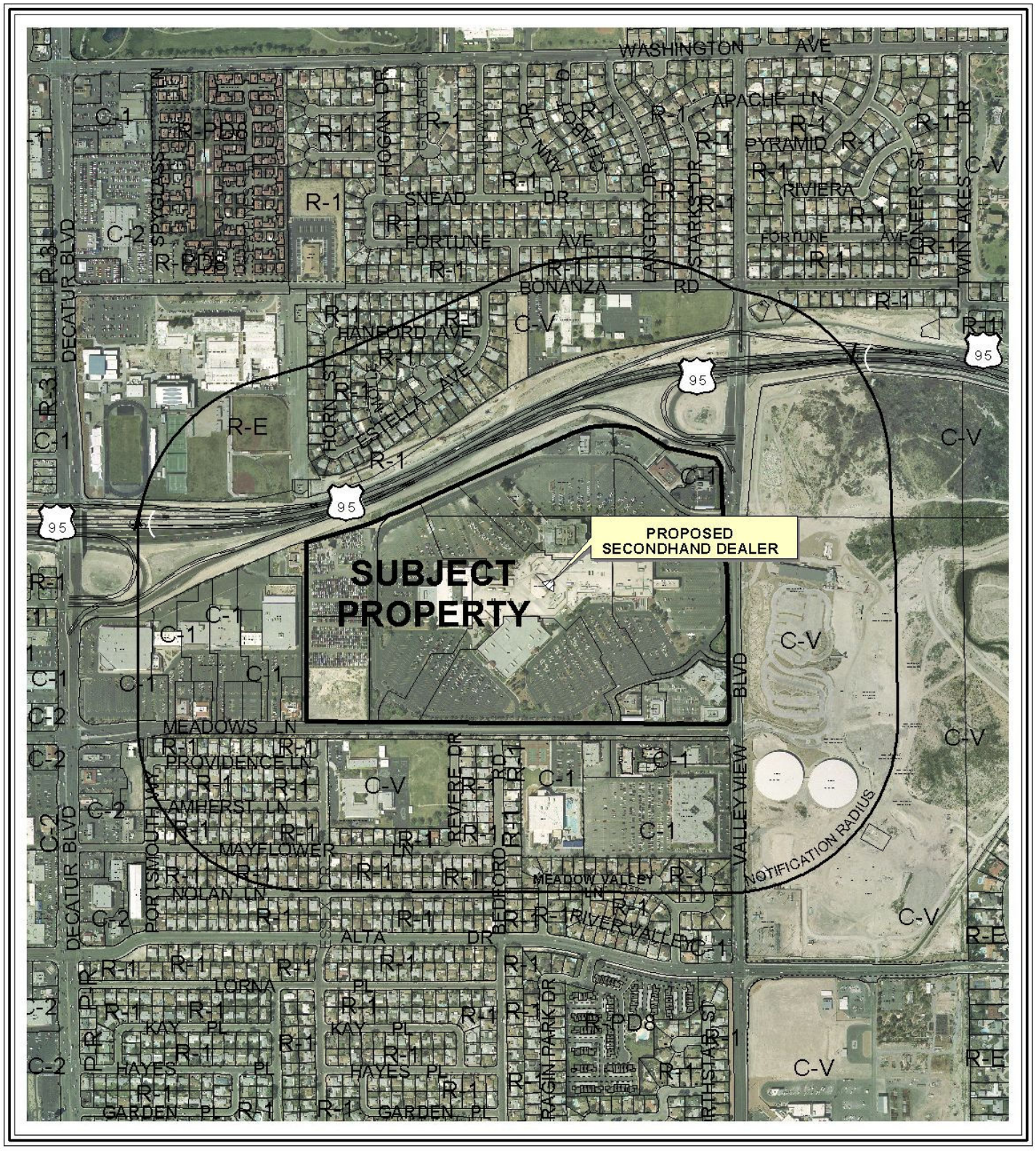
0 600 1200 Feet

CASE: **SUP-39412**

RADIUS: 1000 FT

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

N



0 600 1200 Feet

CASE: **SUP-39412**

RADIUS: 1000 FT

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

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: The Gold Deposit

Project Address (Location) 4300 Meadows Ln # 6506 Las Vegas NV 89107

Project Name _____ Proposed Use _____

Assessor's Parcel #(s) 139315 10019 Ward # 1

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

Commercial Square Footage _____ Floor Area Ratio _____

Gross Acres _____ Lots/Units _____ Density _____

Additional Information _____

Ivanhoe II, Inc.

PROPERTY OWNER GGP Meadows Mall, LLC Contact General Counsel

Address 4300 Meadows Lane, Suite 10 Phone: 702 878 3331 Fax: 702 878 3138

City Las Vegas State NV Zip 89107

E-mail Address Ron.Gern@GGP.com

APPLICANT The Gold Deposit Contact Damon Cortazzo

Address 2180 E Warm Springs Rd # 165 Phone: 570-983-7630 Fax: 570-561-1415

City Las Vegas State NV Zip 89119

E-mail Address DCORTAZZO@AOL.com

REPRESENTATIVE _____ Contact _____

Address _____ Phone: _____ Fax: _____

City _____ State _____ Zip _____

E-mail Address _____

Property Owner Signature* _____

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

Print Name Ronald L. Gern

Subscribed and sworn before me

This 13th day of August, 2010.

Dorothy C Maleski

Notary Public in and for: Cook County + State of Illinois

Revised 10/27/08

"OFFICIAL SEAL"
Dorothy C Maleski
Notary Public, State of Illinois
My Commission Expires 7/10/2013

FOR DEPARTMENT USE ONLY

Case #	SUP-39412
Meeting Date:	10/21/10
Total Fee:	1,030
Date Received:*	9/1/10
Received By:	

APPROVAL

*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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PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-39412** APN: _____

Name of Property Owner: GGP Meadows Mall, LLC

Name of Applicant: The Gold Deposit

Name of Representative: _____

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company? Parent Company is a public entity, it's possible anyone could own stock in the parent entity.

☐ 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: Ronald L. Gern

Subscribed and sworn before me

This 13th day of August, 2010

Dorothy C. Maleski

Notary Public in and for said Cook County + State of Illinois

APPROVAL

Revised 11-14-06

"OFFICIAL SEAL"
Dorothy C Maleski
Notary Public, State of Illinois
My Commission Expires 7/10/2013

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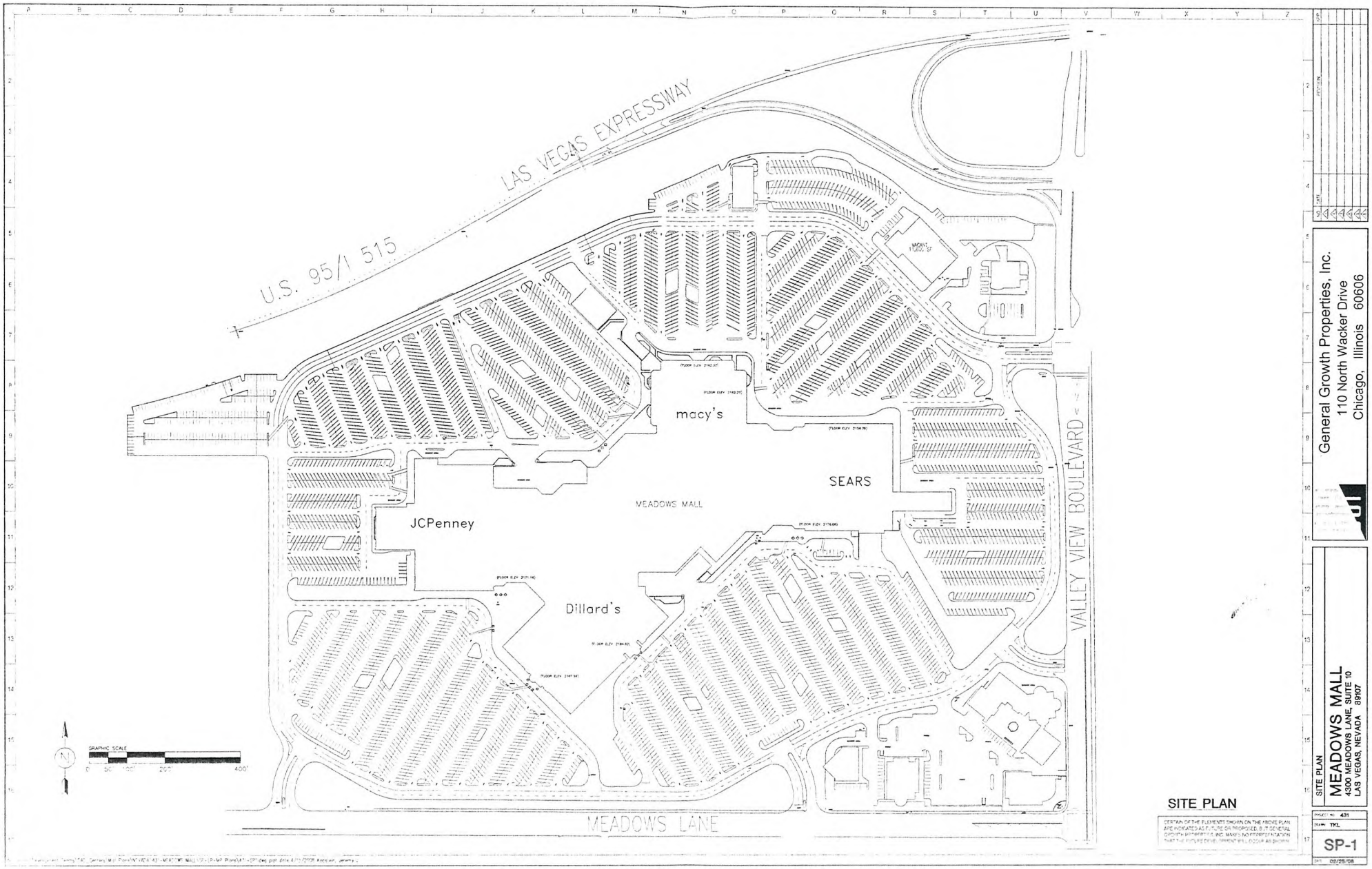
RECEIVED
SEP 01 2010



SITE PLAN

CERTAIN OF THE ELEMENTS SHOWN ON THE ABOVE PLAN ARE INDICATED AS FUTURE OR PROPOSED, BUT GENERAL GROWTH PROPERTIES, INC. MAKES NO REPRESENTATION THAT THE FUTURE DEVELOPMENT WILL OCCUR AS SHOWN.

General Growth Properties, Inc.
110 North Wacker Drive
Chicago, Illinois 60606

SITE PLAN
MEADOWS MALL
4300 MEADOWS LANE, SUITE 10
LAS VEGAS, NEVADA 89107

PROJECT NO: 431
DRAWN: TKL
SP-1
DATE: 08/25/08

SUP-39412

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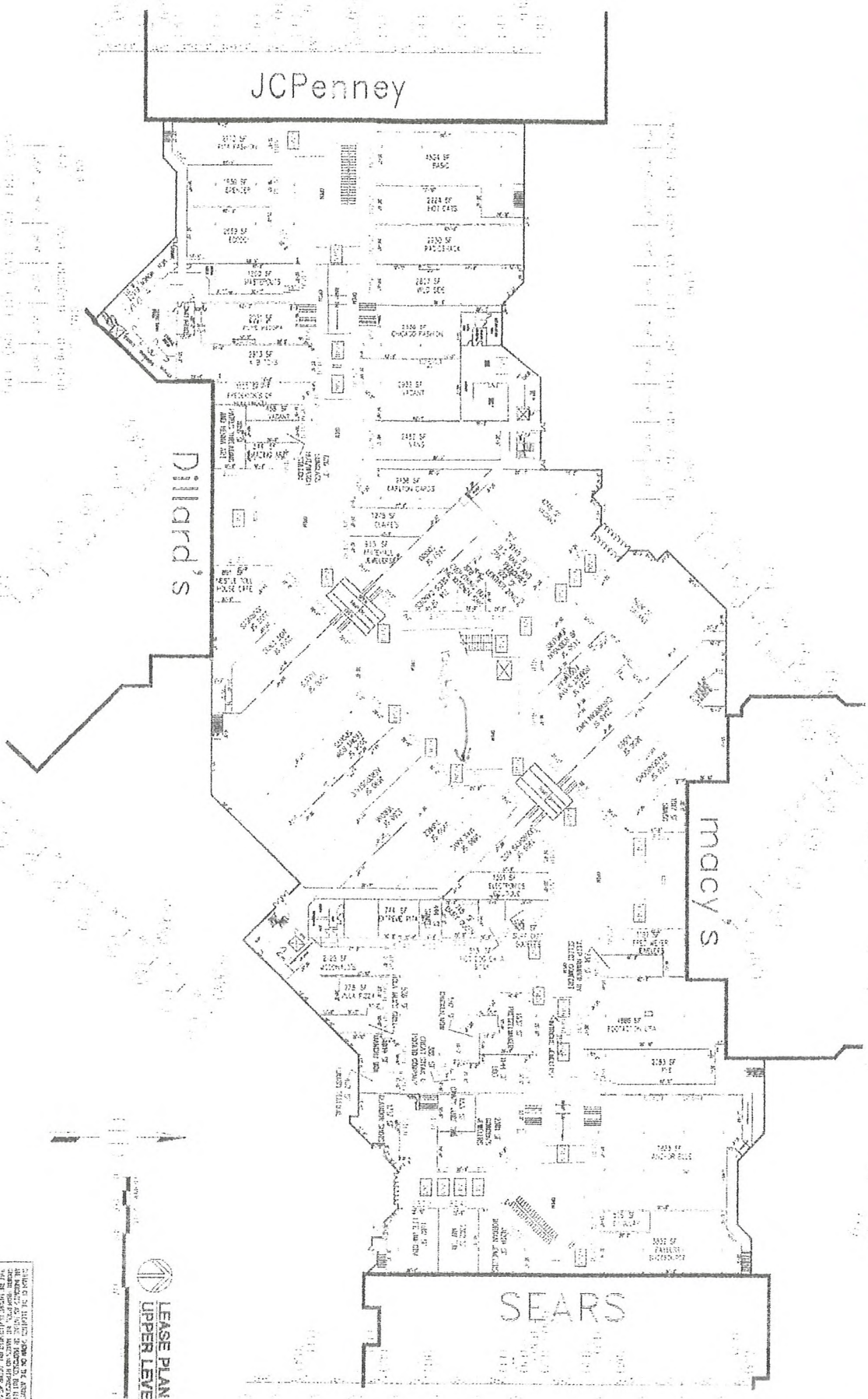
SEP 01 2010



RECEIVED
SEP 01 2010

LEASE PLAN - UPPER LEVEL

SUP-39412

BUSINESS DEVELOPMENT PLAN - UPPER LEVEL

MEADOWS MALL
4900 MEADOWS LANE, SUITE 10

General Growth Properties, Inc.
110 North Wacker Drive

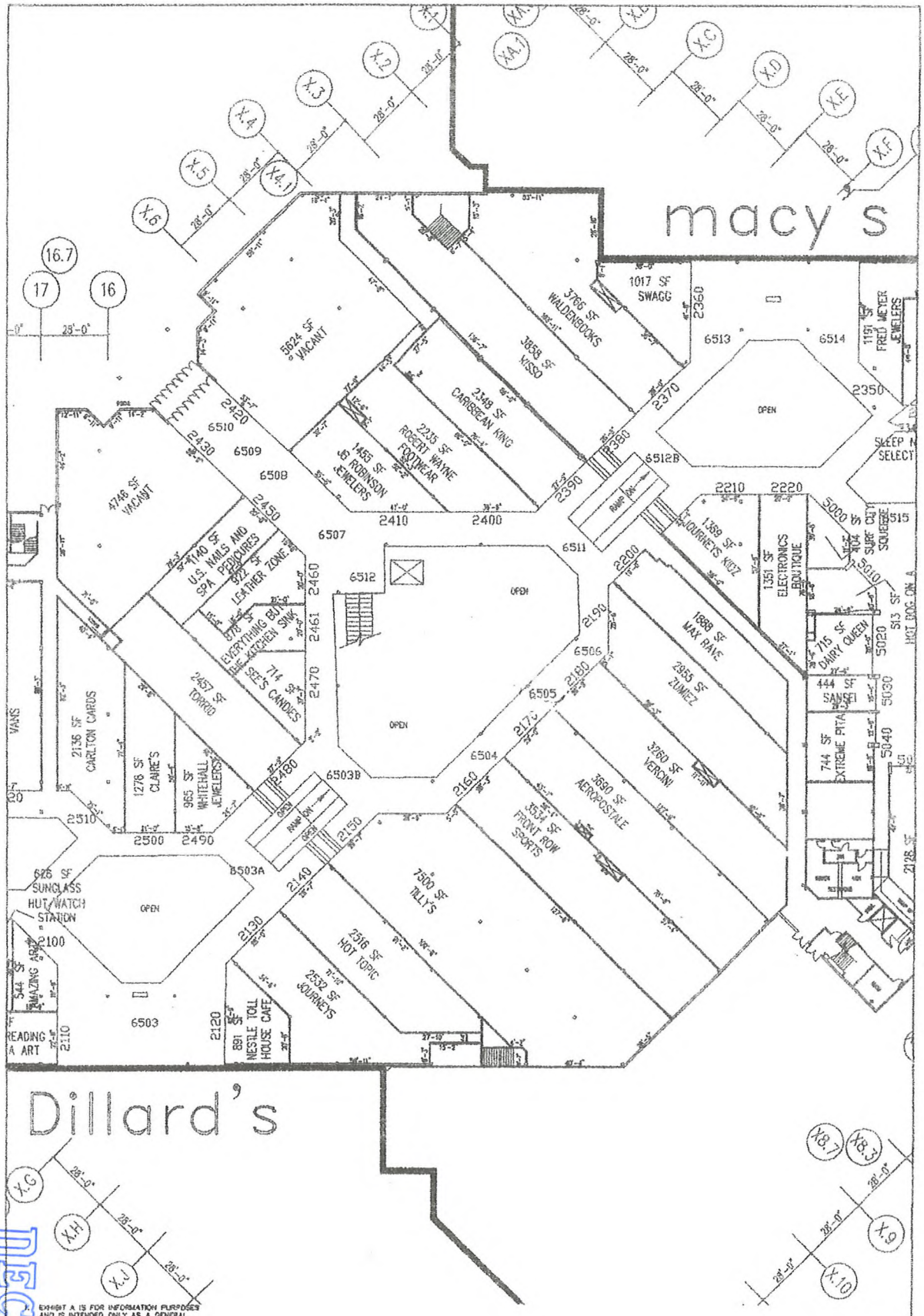


EXHIBIT A IS FOR INFORMATION PURPOSES AND IS INTENDED ONLY AS A GENERAL DESCRIPTION OF CONTEMPLATED, BUT NOT COVENANTED, IMPROVEMENTS TO BE MADE AS A PART OF THE SHOPPING CENTER.

SPECIFIC NAMES, LOCATIONS, DIMENSIONS OF ANY STORES, ENTRANCES, OR IMPROVEMENTS ARE NOT INTENDED TO BE NOR SHOULD BE OR HAVE BEEN RELIED UPON AND ARE SUBJECT TO CHANGE, MODIFICATION AND DELETION BY LANDLORD OR OTHER PARTIES, AND IS NOT A REPRESENTATION OR WARRANTY AS TO THE OPENING OR CONTINUED OPERATION OF ANY STORE NAMED OR DEPICTED ON THIS EXHIBIT A.

RECEIVED
SEP 01 2010

SUP-39412

UPPER LEVEL

EXHIBIT A	MEADOWS MALL LAS VEGAS, NEVADA	GENERAL GROWTH PROPERTIES, INC 110 N. WACKER DRIVE CHICAGO, IL 60606


SUP-39
The Gold Deposit
IMMEDIAT
$$ CASH
FOR GOLD
WE BUY
GOLD, SILVER, JEWELRY
PRICES PAID!
SELL YOUR GOLD & GET EXTRA CASH TO PAY OFF YOUR BILLS!
THE GOLD DEPOSIT
FAMILY PLANS
$59.99
FOR 2 LINES
ANDROID ARE HERE
reading
enna


The Gold Deposit
IMMEDIATE
$$ CASH $$
FOR GOLD
WE BUY
GOLD, SILVER, JEWELRY, COINS



SUP-39412 - APPLICANT: THE GOLD DEPOSIT - OWNER: GGP IVANHOE II, INC.
4300 MEADOWS LANE

09/16/10



SUP-39412 - APPLICANT: THE GOLD DEPOSIT - OWNER: GGP IVANHOE II, INC.
4300 MEADOWS LANE

09/16/10

The Gold Deposit will offer convenient service to people who wish to sell their unwanted gold, silver or platinum jewelry and coins. It is a small business that will operate out of a cart in the mall and there will be no adverse effect on the facility whatsoever. We will do business during the normal designated mall hours. The operating characteristics are the same as other carts/kiosks at the mall. There will be one or two full time employees. It will be compatible with the facility in terms of traffic generation, noise and other external impacts.

The customers items are categorized by element and purity (For Example: 10K Gold, 14K Gold, 18K Gold, 22K Gold, 24K Gold, Platinum and Silver) to determine value. Each category is then examined and weighed. The customer is able to observe and ask any questions. They will then be given a free price quote for the items they have brought in.

I have attached a list of the malls where this type of business is operating for your reference.

The cart/kiosk will typically have less than one thousand dollars cash in the register, and the items purchased are kept inside a safe which will be inside the cart/kiosk.

Damon Contazzo
owner

Dam C

SUP-39412

RECEIVED
SEP 01 2010

City of Las Vegas Agenda Item No.: **26.**

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

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

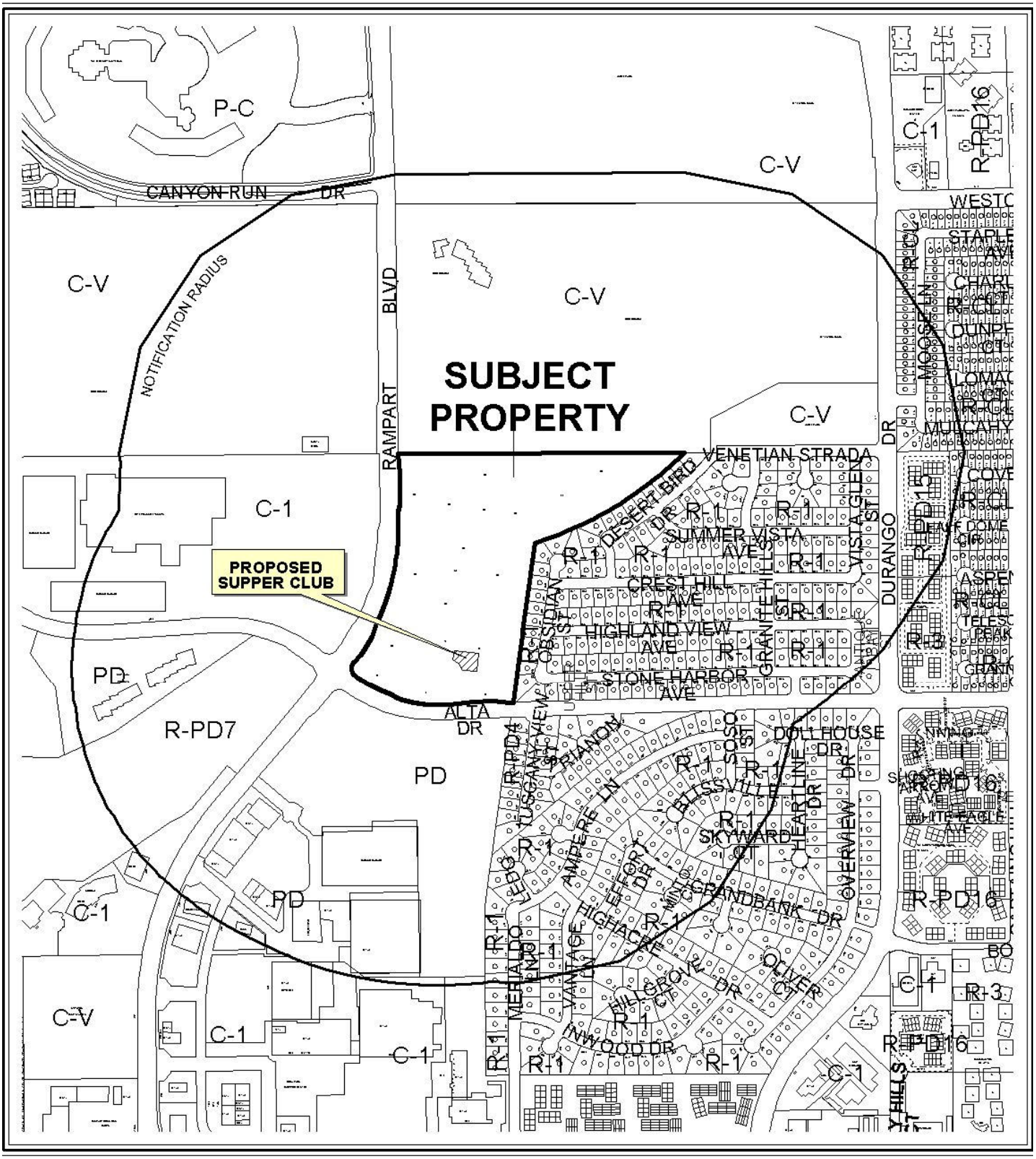
SUBJECT:
SUP-39440 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: GREAT WASH PARK, LLC - Request for a Special Use Permit FOR A SUPPER CLUB WITH A WAIVER TO ALLOW A 141-FOOT DISTANCE SEPARATION FROM A CITY PARK WHERE 400 FEET IS THE MINIMUM REQUIRED at 420 South Rampart Boulevard, Suite #180 (APN 138-32-601-003), C-2 (General Commercial) Zone, Ward 2 (Wolfson). Staff recommends APPROVAL.

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

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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



CASE: **SUP-39440**

RADIUS: 1500 FT

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

0 300 600 Feet

N



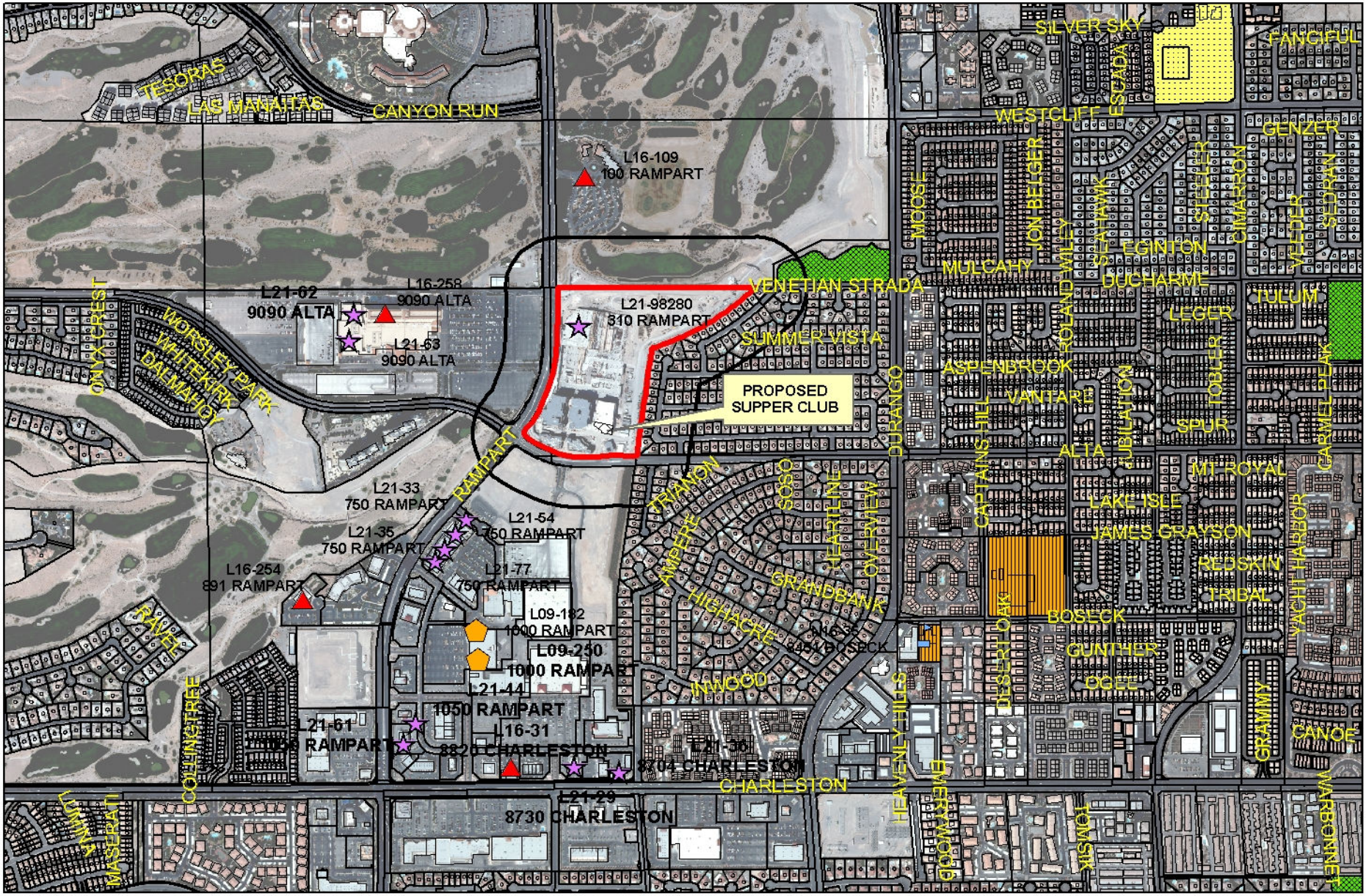
CASE: **SUP-39440**

RADIUS: 1500 FT

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

0 300 600 Feet

N



Supper Club
SUP-39440

Business Licenses

- Tavern
- Supper Club/ Restaurant Service Bar
- Beer/Wine/Cooler On Sale
- Child Care/ Children Facility
- RELIGIOUS
- CITY PARKS
- SCHOOLS
- Subject Property
- 400 foot buffer

N

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: 3UP-394140 APN: 138-32-601-003

Name of Property Owner: Great Wash Park LLC

Name of Applicant: Great Wash Park LLC, Tivoli Village at Queensridge

Name of Representative: Brown Brown & Premsrirut - Contact Lora Dreja

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Todd D. Davis

Subscribed and sworn before me

This 7th day of SEPTEMBER, 20 10

Cynthia Callegaro

Notary Public in and for said County and State

NOTARY PUBLIC
CYNTHIA CALLEGARO
STATE OF NEVADA - COUNTY OF CLARK
MY APPOINTMENT EXP. MARCH 22, 2011
No: 07-2542-1

RECEIVED
SEP 08 2010

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit for Liquor Establisment (Supper Club) LCD

Project Address (Location) within Tivoli Village, 420 S. Rampart Boulevard, Suite ~~80~~ #190

Project Name Brio Tuscan Grille **Proposed Use** Supper Club

Assessor's Parcel #(s) 138-32-601-003 **Ward #** 2 - Wolfsen

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

Back Area - 7,178 sqft Front Area - 2,021 sqft Patio Area - 1,391 sqft

Commercial Square Footage Total sqft - 10,590 **Floor Area Ratio** See SUP - 5853

Gross Acres 29+ **Lots/Units** N/A **Density** N/A

Additional Information Subject Use Permit is on a portion of a 29 acres C - 2 zoned parcel that holds a mixed use permit SUP - 5853. See also ordiance 6013.

PROPERTY OWNER Great Wash Park LLC **Contact** Vickie DeHart

Address 9755 West Charleston Boulevard **Phone:** (702) 946-6930 **Fax:** (702) 940-6931

City Las Vegas **State** Nevada **Zip** 89117

E-mail Address vickie@ehbinc.com

APPLICANT Great Wash Park LLC - Tivoli Village at Queensridge **Contact** Cynthia Callegaro

Address 1215 South Fort Apache Road, Suite 240 **Phone:** (702) 946-6680 **Fax:** (702) 946-6681

City Las Vegas **State** Nevada **Zip** 89117

E-mail Address ccallegaro@ehbinc.com

REPRESENTATIVE Brown Brown & Premsrirut **Contact** Lora Dreja

Address 520 South Fourth Street **Phone:** (702) 384-5563 **Fax:** (702) 385-1023

City Las Vegas **State** Nevada **Zip** 89101

E-mail Address lora@brownlawlv.com

Property Owner Signature* _____

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

Print Name Todd D. Davis

Subscribed and sworn before me

This 1st day of September, 20 10.

Cynthia Callegaro

Notary Public in and for said County and State

NOTARY PUBLIC
CYNTHIA CALLEGARO
STATE OF NEVADA - COUNTY OF CLARK
MY APPOINTMENT EXP. MARCH 22, 2011
No: 07-2542-1

FOR DEPARTMENT USE ONLY

Case #	SUP - 39440
Meeting Date:	~~1,280.00~~ 10/21/10
Total Fee:	1,280.00
Date Received:*	9/3/10
Received By:	

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

Revised 10/27/08

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TENANT PARKING ANALYSIS

Use	SQFT	Required Spaces
Retail	0 (1/250)	0
FOH (Seating)	2021 (1/50)	40
BOH	7178 (1/200)	36
Patio (1st)	1391 (1/56)	25
Terrace (2nd)	(1/50)	0
Total	10590	101

PROJECT PARKING ANALYSIS

Table 1. CLV Parking Requirements per Each Land Use[1]

Land Use (ITE Code)	Independent Variable	CLV Parking Requirement	Code Parking Requirements Estimated Weekday	Code Parking Requirements Estimated Weekend
Residential Condo (230)	48 Units	2 Spots per Unit + 1 Guest Spot per 8 Units	75	75
General Office Bldg. (710)	272,597 sqf	1 Spot per 300 SF	865	131
Hotel (500)	286,787 sqf	1 Spot per 200 SF	1443	1443
Quality Restaurant (931)				
Dining	68 sqf	1 Spot per 50 SF	1360	1360
Bar/Lounge	97 sqf	1 Spot per 200 SF	162	162
Outdoor Dining	7.5 sqf	1 Spot per 50 SF	150	150
Deli Restaurant (932)				
Dining	12 sqf	1 Spot per 100 SF	120	120
Bar/Lounge	6,778 sqf	1 Spot per 200 SF	20	20
Health Club (492)	34 sqf	1 Spot per 200 SF	0	0
		Commercial Portion Totals	4675	3611
Residential Condo (230)	300	2 Spots per Unit + 1 Guest Spot per 8 Units	588	588
		Totals	4681	4739

Without Shared Parking Analysis

SHARED PARKING ANALYSIS AS APPROVED UNDER VAR-10773

Table 2. Hourly Parking Accumulation Distributions[1]

Hour of Day (Start)	Office % Accum. Of Peak Weekday	Office % Accum. Of Peak Saturday	Retail % Accum. Of Peak Weekday	Retail % Accum. Of Peak Saturday	Restaurant % Accum. Of Peak Weekday	Restaurant % Accum. Of Peak Saturday	Residential % Accum. Of Peak Weekday	Residential % Accum. Of Peak Saturday	Health Club % Accum. Of Peak Weekday	Health Club % Accum. Of Peak Saturday
6:00 AM	3%	-	1%	0%	-	-	89%	90%	70%	60%
7:00 AM	30%	20%	5%	0%	-	-	90%	90%	40%	40%
8:00 AM	85%	60%	15%	10%	-	-	85%	85%	40%	30%
9:00 AM	95%	80%	35%	30%	-	-	83%	83%	70%	50%
10:00 AM	100%	90%	90%	80%	10%	-	78%	78%	70%	50%
11:00 AM	100%	100%	95%	85%	40%	10%	73%	73%	80%	50%
Noon	80%	80%	100%	90%	70%	40%	73%	73%	60%	50%
1:00 PM	80%	80%	100%	90%	75%	60%	73%	73%	70%	30%
2:00 PM	95%	60%	95%	90%	90%	60%	73%	73%	70%	30%
3:00 PM	100%	40%	90%	100%	40%	40%	73%	73%	70%	30%
4:00 PM	90%	20%	80%	90%	40%	40%	73%	73%	60%	30%
5:00 PM	50%	10%	35%	90%	70%	60%	85%	85%	60%	100%
6:00 PM	20%	5%	30%	90%	90%	90%	90%	90%	50%	85%
7:00 PM	10%	-	20%	70%	100%	90%	97%	97%	80%	70%
8:00 PM	5%	-	10%	50%	100%	90%	100%	100%	80%	30%
9:00 PM	3%	-	5%	30%	100%	90%	99%	99%	70%	10%
10:00 PM	1%	-	0%	10%	70%	90%	100%	100%	30%	1%
11:00 PM	-	-	0%	0%	70%	90%	100%	100%	10%	1%
Midnight	-	-	-	-	70%	90%	100%	100%	-	-
Peak Parking Demand With Table 1 (shaded)	385	133	1443	1443	1820	1820	75	75	180	180

[1] Distributions are taken from the publication entitled *Shared Parking* by The Urban Land Institute(See attached excerpt)

Table 3. Estimated Hourly Parking Accumulation by Peak Demand per [U.L.I] *Shared Parking*

Hour of Day (Start)	Weekday Office	Weekday Retail	Weekday Rest.	Weekday Health Club	Weekend Office	Weekend Retail	Weekend Rest.	Weekend Health Club	Total Weekday Parking Demand By Hour	Total Saturday Parking Demand By Hour
6:00 AM	37	14	-	70	14	-	84	84	205	205
7:00 AM	266	72	-	68	72	14	-	84	411	351
8:00 AM	751	216	-	68	144	72	-	84	1015	801
9:00 AM	841	505	-	68	504	432	-	84	1518	1168
10:00 AM	885	928	272	35	1296	1152	272	95	2772	2850
11:00 AM	885	1371	1361	53	1368	1224	1361	95	3744	3748
Noon	707	1371	1306	49	1152	1152	1224	95	3640	3323
1:00 PM	707	1443	1361	53	1296	1296	1224	95	3753	3313
2:00 PM	885	1371	1162	53	1296	1152	1224	95	3614	3419
3:00 PM	885	1371	1224	53	1152	1152	1224	95	3614	3419
4:00 PM	796	1299	1088	49	1152	1152	1224	95	3556	3277
5:00 PM	442	1371	1361	49	1296	1296	1224	95	3644	3464
6:00 PM	177	1443	1361	49	1296	1296	1224	95	3698	3515
7:00 PM	88	1371	1633	72	1296	1224	1224	95	3814	3602
8:00 PM	44	1156	1633	72	1296	1152	1224	95	3754	3567
9:00 PM	27	722	1633	74	648	720	1224	95	3764	3487
10:00 PM	9	433	1728	76	432	432	1224	95	3356	3299
11:00 PM	-	144	1555	76	72	144	1156	76	1865	1452
Midnight	-	-	453	76	-	-	816	76	1345	892
								Maximum Hourly Demand	3764	3698

VICINITY MAP & PROPERTY DIMENSIONS

RECEIVED
SEP 03 2010

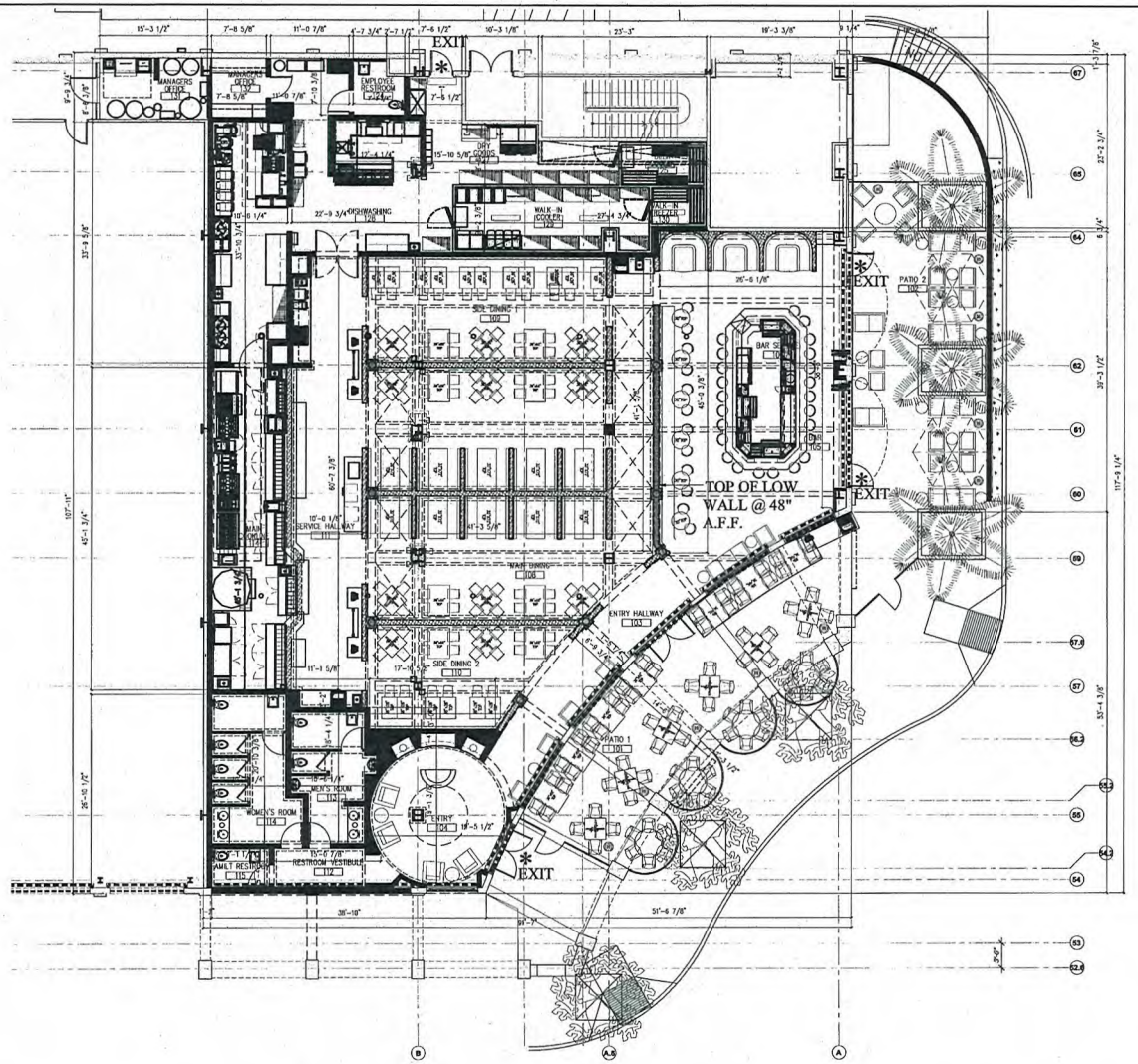
SUP-39440

TIVOLI VILLAGE

BRIO
Tivoli Village at Queensridge
(fka The Village at Queensridge)
420 S. Rampart Ste. 180
Las Vegas, NV 89145
A Portion of A.P.N. 138-32-601-003

SITE PLAN

01



1 AWNING	6 BLACK IRON EXTERIOR METAL GATE DETAIL C/A-14.1	12 CURTAINS	19 NOT USED
1A BLACK IRON STRING LIGHT POST DETAIL A/A-14.1	7 BLACK IRON EXTERIOR METAL RAIL DETAILS M,J,F/A-14.1	13 BLACK IRON PAPER HOLDER DETAIL D/A-14.1	19 BLACK IRON EXTERIOR SIDE STATION
2 ITALIAN 'RELIEF' PEDESTAL URN WITH PALM	8 'HENRI STUDIO' HANDLE URN #8420 – RUST STONE FINISH WITH 8" X 60" SPIRAL JUNIPER	14 RESTROOM MIRROR	20 LAGUNA UMBRELLA – 11'-0" DIA.
3 COAT RACK DETAIL C/A-14.1	9 BLACK IRON BAKERS RACK DETAIL G/A-14.1	15 NOT USED	21 GLASS PANEL DETAIL E/A14.1 AND D/A14.3
4 FLAT SCREEN TELEVISION – FINAL LOCATIONS TO BE DETERMINED BY BBRG	10 POS STATION	16 NOT USED	22 NOT USED
5 'HENRI STUDIO' PLANTER BOX	11 LAMP	17 NOT USED	23 POS STATION – SEASONAL

A HOSTESS STAND REFER TO DETAIL A/A-12.0	G POS STATION REFER TO DETAIL G/A-12.2	N NOT USED	
B HOSTESS CABINET REFER TO DETAIL B/A-12.0	H BEVERAGE STATION REFER TO DETAIL H/A-12.2	P BANQUETTE SEATING DIVIDER	
C SODA STATION REFER TO DETAIL C/A-12.0	J NOT USED	Q HOLLYWOOD BOOTH SEATING REFER TO DETAIL Q/A-12.5	
D POS STATION REFER TO DETAIL D/A-12.1	K PIZZA PICK-UP REFER TO DETAIL K/A-12.3	R WINE CABINET AT BAR – REFER TO DETAIL R ON SHEET A-12.6	
E POS STATION/TABLE COVERS REFER TO DETAIL E/A-12.1	L EXPO STATION REFER TO DETAIL L/A-12.3	S MARBLE COUNTERTOPS – NO MILLWORK BELOW	
F BREAD STATION REFER TO DETAIL F/A-12.1	M POS STATION REFER TO DETAIL M/A12.4		

SEATING AND ACCESSORY GENERAL NOTES

SLOPE FLOOR 1/2% TO DRAIN IN BACK OF HOUSE AS REQUIRED. COORDINATE EQUIPMENT LEVEL FLOOR REQUIREMENTS WITH FSE PROVIDER

SEE EXTERIOR ELEVATIONS FOR LOCATION OF EXTERIOR SIGNAGE.

REFER TO SHEET A-15.2 FOR FINISH SCHEDULE

'HENRI STUDIOS' POTS, URN, AND PLANTERS TO RECEIVE A "RUSTSTONE" FINISH. COORDINATE WITH BBRG CONSTRUCTION COORDINATOR FOR QUANTITY AND LOCATIONS.

"FSE" PROVIDER MUST FIELD MEASURE AREAS AT BOOTH LOCATIONS PRIOR TO BOOTH FABRICATION.

RAILING DIMENSIONS MEASURE FROM CENTERLINE OF POST.

COORDINATE ARTWORK LOCATIONS WITH BBRG PROJECT COORDINATOR.

GC TO COORDINATE ALL BLOCKING AS REQUIRED FOR ACCESSORIES WITH THE BBRG CONSTRUCTION COORDINATOR, AND THE ACCESSORIES FABRICATORS AND INSTALLERS INCLUDING BUT NOT LIMITED TO CURTAINS, SIGNAGE, IRON BRACKETS, RESTROOM ACCESSORIES, MIRRORS, AND TELEVISIONS.

COORDINATE QUANTITY AND LOCATION OF ALL IRONWORK NOT INDICATED ON THE PLAN WITH BBRG CONSTRUCTION COORDINATOR.

GC TO SUPPLY TREES FOR PATIO POTS AND ENTRY URNS. PLANTS TO BE THE INDIGENOUS EQUIVALENT OF 4–5' ARBORVITAES FOR THE SQUARE PLANTERS AND 4–5' SPIRAL JUNIPERS FOR THE LARGE HANDLE URNS.

POTS AND PLANTERS TO HAVE DRAINAGE HOLES IN THE BOTTOM AND COME PACKAGED WITH BURLAP POTATO SACKS THAT ARE TO BE USED TO LINE THE PLANTER/POT BEFORE INSTALLING THE TREES.

GC TO COORDINATE PLANTING/INSTALLATION SCHEDULE WITH OWNER.

REFER TO DETAIL E/A14.1 FOR GLASS DIVIDER BRACKETS

GC TO COORDINATE FINAL SHADE AND CURTAIN LAYOUT WITH BBRG CONSTRUCTION COORDINATOR AND CURTAIN/SHADE FABRICATOR.

GC TO PROVIDE BLOCKING FOR CURTAIN RODS AND BRACKETS AND SHADES TO BE SECURELY FASTENED TO WALL AND CEILING – COORDINATE REQUIREMENTS AND LOCATIONS WITH CURTAIN CONTRACTOR.

GC TO COORDINATE ALL BLOCKING WITH THE BBRG CONSTRUCTION COORDINATOR PRIOR TO DRYWALL INSTALLATION.

CURTAIN CONTRACTOR TO PURCHASE ALL REQUIRED HARDWARE FOR CURTAINS AND SHEERS FROM 'FORTIN IRONWORKS'

COORDINATE ALL FINAL SOFT SEATING ARRANGEMENTS WITH BBRG'S INTERIOR DESIGNER.

TELEVISIONS ARE TO BE MOUNTED AT 7'-2" AFF AT LOCATIONS INDICATED ON PLAN. GC TO INSTALL BLOCKING AS REQUIRED FOR MOUNTING.

MAXIMUM OCCUPANCY

ACTUAL FRONT OF HOUSE DINING + CALCULATED BACK OF HOUSE/STAFF + STANDING = 374 OCCUPANTS

SEATING COUNTS

	TABLES	SEATS
BAR	9	59
DINING	45	167
PIZZA BAR	–	NA
SOFT SEATING	–	16
INTERIOR TOTALS	54	242
PATIO DINING	18	70
SOFT SEATING	–	30
EXTERIOR TOTALS	18	100
RESTAURANT TOTALS	72	342

SQUARE FOOTAGE CHART

INDOOR+OUTDOOR

	SF
"BACK AREA" (SEE NOTE BELOW)	7,178
SEATING (INDOOR)	2,021
PATIO SEATING (OUTDOOR)	1,381
TOTAL	10,590

NOTE:
INCLUDED IN "BACK AREA" CALCULATION (AS REQUESTED BY LANDLORD) - ENTRY VESTIBULE, LOBBY/HOST DESK, HOSTESS STATION, BACKBAR, WAIT STATIONS, RESTROOMS (PUBLIC AND STAFF), EMPLOYEE LOCKER AREA, MANAGERS OFFICE, KITCHEN AND MISC. STORAGE, MAIN SERVICE/COOKLINE, KITCHEN PREP AREA, DISH WASH, JANITORIAL, MECHANICAL, E.C.H., CIRCULATION, F.C.H., CIRCULATION, MISC. DEAD SPACE, PATIO SERVICE AREA, & ANY OTHER DINING NOT SPECIFICALLY DESIGNATED FOR CUSTOMER DINING.

RECEIVED
SEP 03 2010

SUP-39440

STORE NUMBER: ##

BRIO

BRAVO BRIO RESTAURANT GROUP
18 N. MAIN STREET, STE 4 CHAGRIN FALLS, OH 44022
tel. (440) 247-2680 fax (440) 247-2681

BRIO TUSCAN GRILLE
Tivoli Village At Queensridge
(f/k/a The Village At Queensridge)
420 South Rampart Blvd. - STE. 180
Las Vegas, NV 89145
A Portion of APN # 138-32-601-003

RSA ARCHITECTS, LLC
18 NORTH MAIN STREET
CHAGRIN FALLS, OHIO 44022
TELEPHONE: (440) 247-3990
FAX (440) 247-3385
www.rsaarchitects.com

RSA ARCHITECTS

ISSUED FOR -
SUP APPLICATION
DATE - 08.30.10

PROJECT #: 1053

SEATING AND ACCESSORY PLAN

SHEET NUMBER: A-02.0



SUP-39440 - APPLICANT/OWNER: GREAT WASH PARK, LLC
420 SOUTH RAMPART BOULEVARD, SUITE #180

09/16/10

LAW OFFICE

Brown, Brown & Premsrirut

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS

520 SOUTH FOURTH STREET

LAS VEGAS, NEVADA 89101-6520

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

TELEPHONE (702) 384-5563
FACSIMILE (702) 385-1023
EMAIL: jbrown@brownlawlv.com

September 3, 2010

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

Re: Special Use Permit for Brio Tuscan Grille, a supper club within Tivoli Village at Queensridge Parcel 138-32-601-003

Dear Sir/Madam;

Please consider this request to allow a supper club within a previously approved mixed use development (SUP-5853). The site is located within a 29 acre commercial and residential development located at the northeast corner of Alta Drive and Rampart Boulevard. Specifically, Brio is a grade level restaurant located at the south rotary within the district, that shares sub-grade parking with other commercial tenants.

Brio Tuscan Grille meets Title 19 requirements for a supper club including seating capacity, kitchen hours, staffing levels, and restaurant/lounge separation. The parking allocation for this restaurant is grandfathered into the project-wide parking agreement. Please reference VAR-10773 that approved 3,955 spaces where 4,961 would otherwise be required.

This application requires a waiver of separation distance to allow less than 400 feet from the property line of the subject parcel to the property line of the nearest city park. The Tivoli Village mixed use development is situated on a parcel on which the north easternmost corner measures 141 feet from a playground within Angel Park (138-32-501-003). It is important to note that the commercial portion of this 30 acre parcel is on the westernmost side of the mixed use area. Consequently approximately 560 feet of mid-rise residential development is situated between the commercial portion of Tivoli Villages and the subject playground. It is also notable that there are two barriers between this park and Tivoli Village. The first is an approximate 600 foot fence along the northern boundary of the property. The second is a drainage channel that is more than 20 feet deep. As a result, a pedestrian must walk 1655 feet to the park while there is no direct vehicular access. For this reason, the park is suitably protected from this supper club.

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

RECEIVED
SEP 03 2010
SUP-39440

Very truly yours,

Lora Dreja
Land Entitlements
Law Offices of Jay Brown

RECEIVED
SEP 03 2010
SUP-39440

City of Las Vegas Agenda Item No.: **27.**

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

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

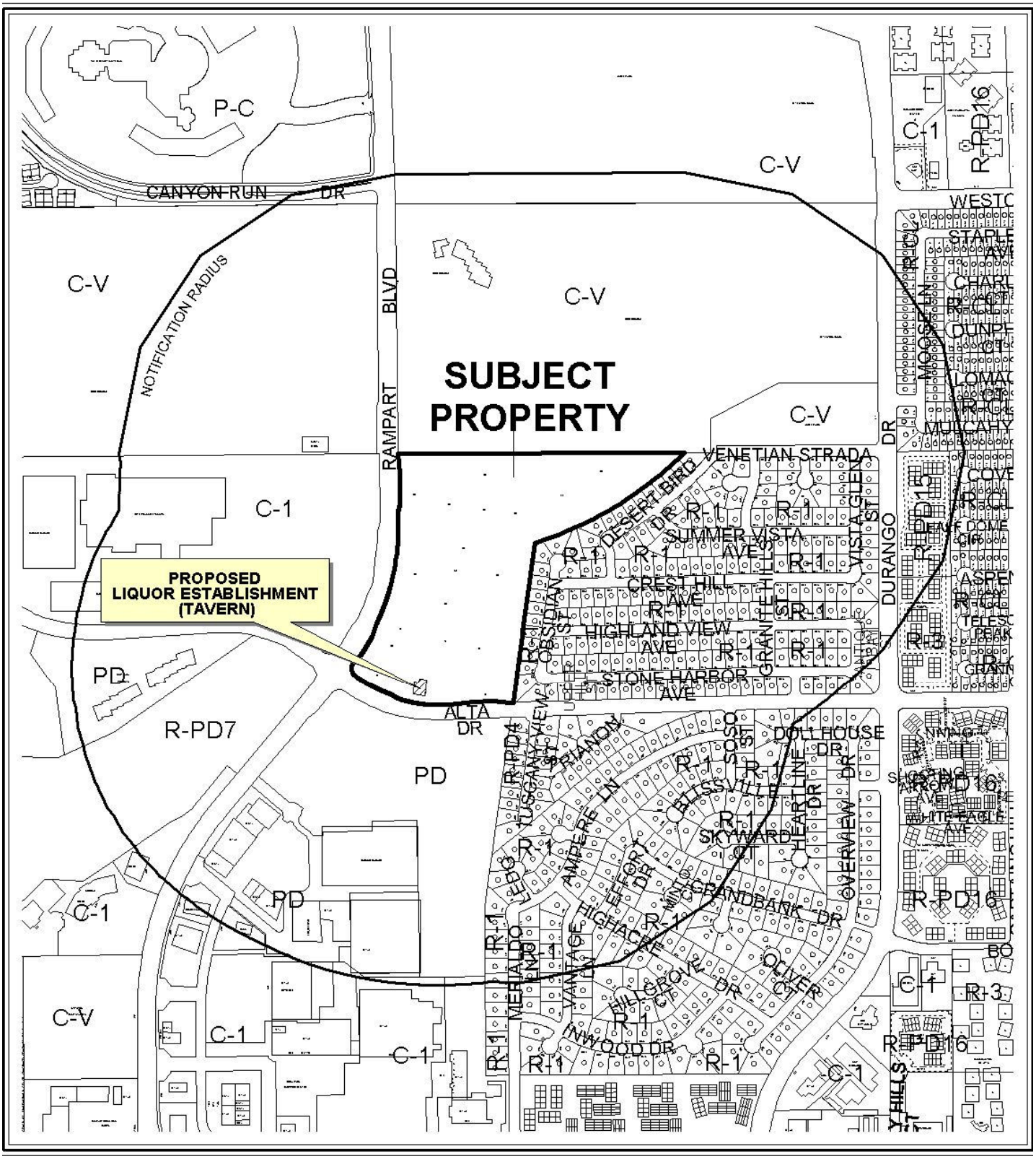
SUBJECT:
SUP-39441 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: GREAT WASH PARK, LLC - Request for a Special Use Permit FOR A LIQUOR ESTABLISHMENT (TAVERN) WITHIN A 28.44-ACRE MIXED-USE DEVELOPMENT WITH WAIVERS TO ALLOW A DISTANCE SEPARATION OF 141 FEET FROM A PARK AND TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A SIMILAR USE WHERE 1,500 FEET IS REQUIRED at 440 South Rampart Boulevard, Suite #B190 (APN 138-32-601-003), C-2 (General Commercial) Zone, Ward 2 (Wolfson). 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:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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



CASE: **SUP-39441**

RADIUS: 1500 FT

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



CASE: **SUP-39441**

RADIUS: 1500 FT

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

0 300 600 Feet

N



SUP-39441

Taverns

Business Licenses

Child Care/ Children Facility

Tavern

0 360 720 1,440 Feet

RELIGIOUS

CITY PARKS

SCHOOLS

Subject Property

1500 foot buffer

N

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-39441 APN: 138-32-601-003

Name of Property Owner: Great Wash Park LLC

Name of Applicant: Great Wash Park LLC, Tivoli Village at Queensridge

Name of Representative: Brown Brown & Premsrirut - Contact Lora Dreja

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Todd D. Davis

Subscribed and sworn before me

This 7th day of SEPTEMBER, 20 10

Cynthia Callegaro

Notary Public in and for said County and State

NOTARY PUBLIC
CYNTHIA CALLEGARO
STATE OF NEVADA - COUNTY OF CLARK
MY APPOINTMENT EXP. MARCH 22, 2011
No: 07-2542-1

RECEIVED
SEP 08 2010

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit for Liquor Establisment (Tavern) LD

Project Address (Location) within Tivoli Village, 440 S. Rampart Boulevard, Suite ~~80~~ B190

Project Name Ratskeller **Proposed Use** Tavern

Assessor's Parcel #(s) 138-32-601-003 **Ward #** 2 - Wolfsen

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

Back Area - 3,783 sqft Front Area - 3,021 sqft Retail Area - 133 sqft

Commercial Square Footage Total sqft - 6,937 **Floor Area Ratio** See SUP - 5853

Gross Acres 29+ **Lots/Units** N/A **Density** N/A

Additional Information Subject Use Permit is on a portion of a 29 acres C - 2 zoned parcel that holds a mixed use permit SUP - 5853. See also ordiance 6013.

PROPERTY OWNER Great Wash Park LLC **Contact** Vickie DeHart

Address 9755 West Charleston Boulevard **Phone:** (702) 946-6930 **Fax:** (702) 940-6931

City Las Vegas **State** Nevada **Zip** 89117

E-mail Address vickie@ehbinc.com

APPLICANT Great Wash Park LLC - Tivoli Village at Queensridge **Contact** Cynthia Callegaro

Address 1215 South Fort Apache Road, Suite 240 **Phone:** (702) 946-6680 **Fax:** (702) 946-6681

City Las Vegas **State** Nevada **Zip** 89117

E-mail Address ccallegaro@ehbinc.com

REPRESENTATIVE Brown Brown & Premsrirut **Contact** Lora Dreja

Address 520 South Fourth Street **Phone:** (702) 384-5563 **Fax:** (702) 385-1023

City Las Vegas **State** Nevada **Zip** 89101

E-mail Address lora@brownlawlv.com

Property Owner Signature* _____

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

Print Name Todd D. Davis

Subscribed and sworn before me

This 31st day of August, 20 10.

Cynthia Callegaro

Notary Public in and for said County and State

NOTARY PUBLIC
CYNTHIA CALLEGARO
STATE OF NEVADA - COUNTY OF CLARK
MY APPOINTMENT EXP. MARCH 22, 2011
No: 07-2542-1

FOR DEPARTMENT USE ONLY

Case #	SUP-39441
Meeting Date:	10/21/10
Total Fee:	1,280
Date Received:*	9/3/10
Received By:	

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

Revised 10/27/08

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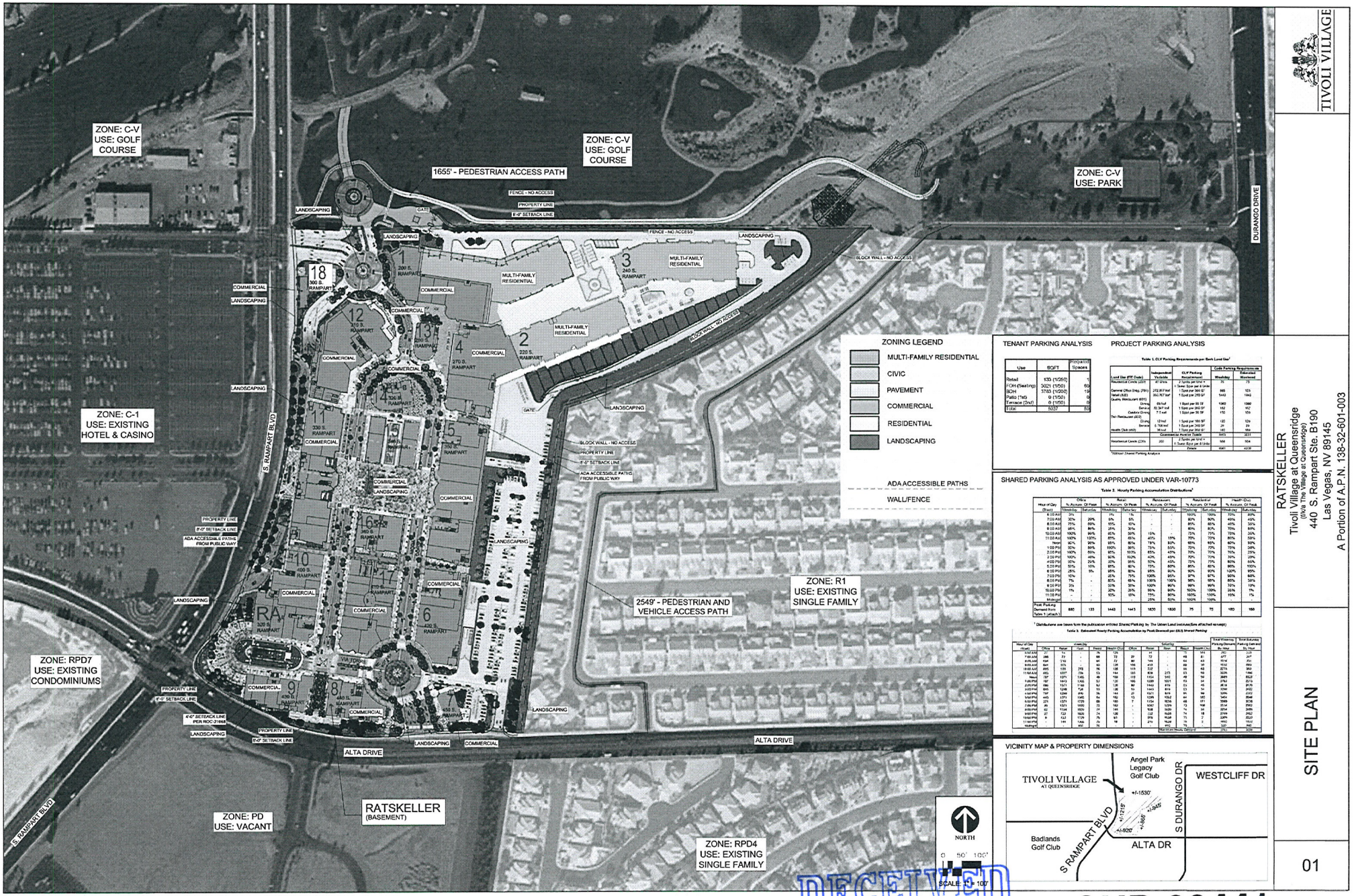


TENANT PARKING ANALYSIS

Use	SQFT	Required Spaces
Retail	930 (1/250)	1
F&B (Seating)	3021 (1/50)	60
BOH	3783 (1/200)	19
Patio (Tkt)	0 (1/50)	0
Terrace (2nd)	0 (1/50)	0
Total	8037	80

PROJECT PARKING ANALYSIS

Table 1. CLV Parking Requirements per Bank Land Use[1]

Land Use (ITE Code)	Independent Variable	CLV Parking Requirement	Code Parking Requirements on Extended Weekend
Residential Condo (230)	47 Units	2 Spots per Unit + 1 Guest Spot per 4 Units	75
General Office Bldg. (701)	272,907 sqf	1 Spot per 300 SF	910
Retail (820)	262,767 sqf	1 Spot per 250 SF	1049
Quality Restaurant (931)	Dining: 69 sqf	1 Spot per 50 SF	1380
	Terrace: 72,347 sqf	1 Spot per 200 SF	362
	Outdoor Dining: 0 sqf	1 Spot per 50 SF	170
Fast Restaurant (934)	Dining: 12 sqf	1 Spot per 100 SF	120
	Terrace: 6,758 sqf	1 Spot per 200 SF	34
Health Club (492)	36 sqf	1 Spot per 200 SF	180
	Commercial Hotel in Table		3031
Residential Condo (230)	200	2 Spots per Unit + 1 Guest Spot per 4 Units	500
	Private		4431

[1] Without Shared Parking Analysis

SHARED PARKING ANALYSIS AS APPROVED UNDER VAR-10773

Table 2. Hourly Parking Accumulation Distributions[1]

Hour of Day (Start)	Office % Accum. Of Peak Weekday	Office % Accum. Of Peak Saturday	Retail % Accum. Of Peak Weekday	Retail % Accum. Of Peak Saturday	Restaurant % Accum. Of Peak Weekday	Restaurant % Accum. Of Peak Saturday	Health Club % Accum. Of Peak Weekday	Health Club % Accum. Of Peak Saturday
6:00 AM	5%	-	1%	1%	10%	10%	70%	80%
7:00 AM	30%	20%	5%	5%	-	-	80%	90%
8:00 AM	75%	60%	15%	10%	-	-	85%	95%
9:00 AM	95%	80%	25%	30%	-	-	90%	95%
10:00 AM	100%	90%	45%	50%	10%	-	75%	75%
11:00 AM	100%	100%	80%	80%	40%	10%	70%	70%
Noon	90%	90%	95%	80%	70%	50%	65%	60%
1:00 PM	90%	85%	100%	90%	75%	65%	70%	60%
2:00 PM	90%	80%	85%	100%	65%	45%	70%	70%
3:00 PM	90%	60%	85%	100%	65%	45%	70%	70%
4:00 PM	90%	25%	70%	95%	50%	45%	75%	75%
5:00 PM	50%	10%	85%	80%	70%	60%	85%	85%
6:00 PM	25%	5%	95%	80%	95%	90%	90%	90%
7:00 PM	10%	-	85%	70%	100%	90%	90%	90%
8:00 PM	5%	-	80%	65%	100%	100%	95%	95%
9:00 PM	5%	-	50%	30%	100%	90%	90%	90%
10:00 PM	5%	-	20%	20%	90%	100%	85%	85%
11:00 PM	-	-	10%	10%	90%	100%	80%	80%
Midnight	-	-	-	-	25%	50%	100%	100%
Peak Parking Demand from Table 1 (attach.)	880	133	1443	1443	1830	1830	75	75	180	180

[1] Distributions are taken from the publication entitled Shared Parking by The Urban Land Institute (See attached excerpt)

Table 3. Calculated Hourly Parking Accumulation by Peak Demand per ULI Shared Parking

Hour of Day (Start)	Office Weekday	Retail Weekday	Retail Saturday	Restaurant Weekday	Restaurant Saturday	Health Club Weekday	Health Club Saturday	Total Weekday Parking Demand By Hour	Total Saturday Parking Demand By Hour
6:00 AM	44	14	-	18	-	53	60	129	60
7:00 AM	266	72	-	18	-	60	68	417	68
8:00 AM	664	216	144	18	-	68	68	914	212
9:00 AM	841	360	432	126	18	68	68	1,353	518
10:00 AM	885	648	720	126	72	57	57	1,716	849
11:00 AM	885	1,037	720	504	144	53	53	2,479	1,010
Noon	797	1,371	1,440	882	1,008	49	45	3,127	2,493
1:00 PM	797	1,443	1,440	945	1,008	49	45	3,234	2,493
2:00 PM	797	1,443	1,368	819	1,008	53	53	3,112	2,429
3:00 PM	797	1,443	1,224	819	1,008	53	53	3,112	2,285
4:00 PM	797	1,299	648	630	1,008	57	57	2,783	1,770
5:00 PM	442	1,371	432	882	1,008	57	57	2,752	1,554
6:00 PM	221	1,371	1,224	1,197	1,008	61	61	2,853	2,353
7:00 PM	89	1,371	1,080	1,197	1,008	61	61	2,718	2,209
8:00 PM	44	1,371	936	1,197	1,008	61	61	2,574	2,065
9:00 PM	44	1,371	720	1,197	1,008	61	61	2,358	1,849
10:00 PM	44	1,299	432	1,134	1,008	57	57	2,134	1,554
11:00 PM	-	1,299	216	1,134	1,008	53	53	2,086	1,330
Midnight	-	1,299	216	1,134	1,008	53	53	2,086	1,330

VICINITY MAP & PROPERTY DIMENSIONS

RECEIVED
SEP 30 2010

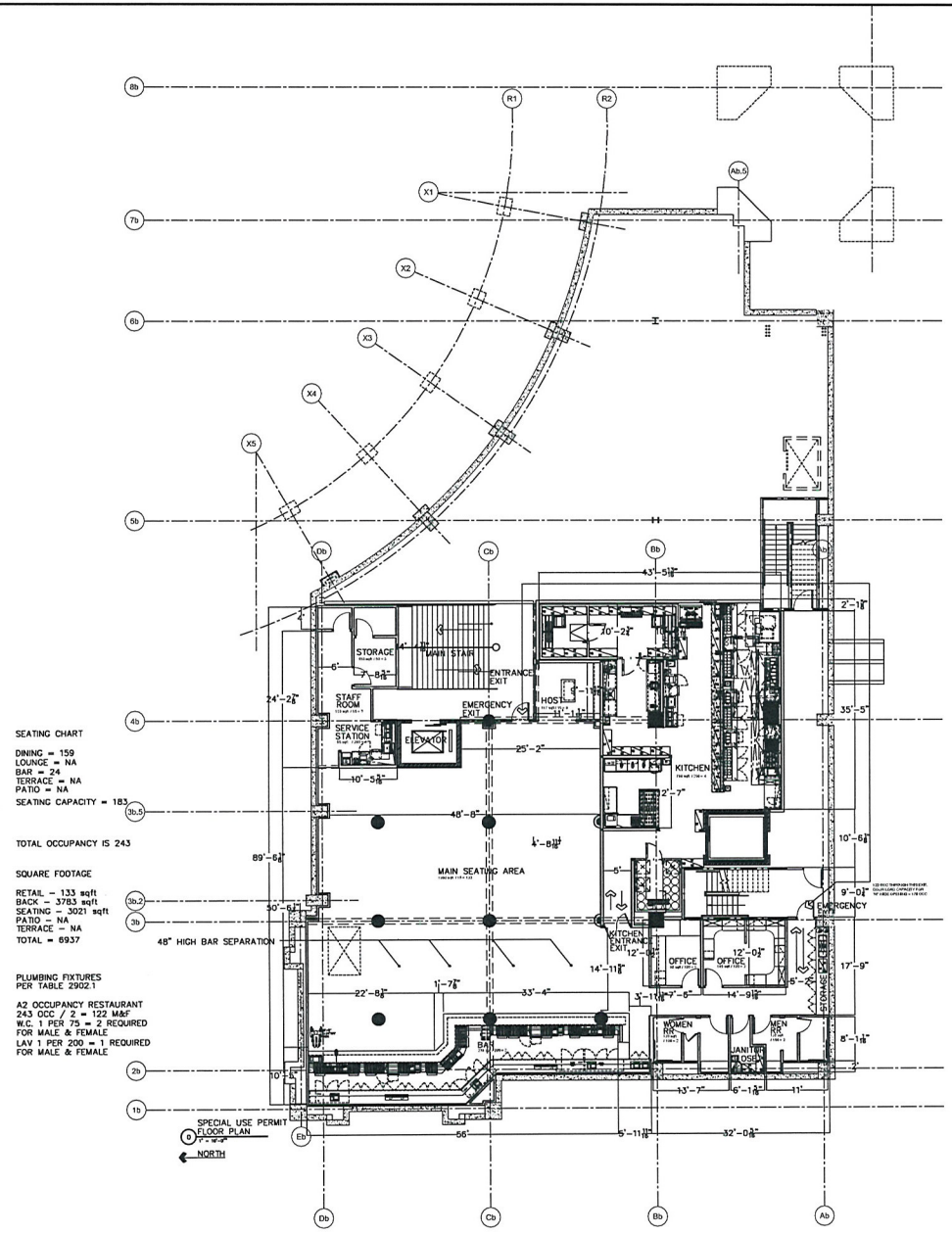
SUP-39441
REVISED

TIVOLI VILLAGE

RATSKELLER
Tivoli Village at Queensridge
(f/k/a The Village at Queensridge)
440 S. Rampart Ste. B190
Las Vegas, NV 89145
A Portion of A.P.N. 138-32-601-003

SITE PLAN

01



SEATING CHART

DINING = 159
LOUNGE = NA
BAR = 24
TERRACE = NA
PATIO = NA
SEATING CAPACITY = 183

TOTAL OCCUPANCY IS 243

SQUARE FOOTAGE

RETAIL = 133 sqft
BACK = 3783 sqft
SEATING = 3021 sqft
PATIO = NA
TERRACE = NA
TOTAL = 6937

PLUMBING FIXTURES
PER TABLE 2902.1

A2 OCCUPANCY RESTAURANT
243 OCC / 2 = 122 M&F
W.C. 1 PER 75 = 2 REQUIRED
FOR MALE & FEMALE
LAV 1 PER 200 = 1 REQUIRED
FOR MALE & FEMALE

RECEIVED
SEP 3 0 2010

SUP-39441
REVISED

WESTAR ARCHITECTS

Ratskeller
Tivoli Village @ Queensridge
F/K/A The Village @ Queensridge
440 S. Rampart Blvd, Suite B190 Las Vegas, NV 89145
A Portion of APN # 138-32-601-003

NUMBER	REVISION DESCRIPTION	DATE
1	-	-
2	-	-
3	-	-
4	-	-
5	-	-
6	-	-
7	-	-

PROJECT NUMBER 10044
DRAWN BY PM
CHECKED BY LH
REVISED 08/30/10
SCALE AS NOTED

SHEET NUMBER SUP
SUP Submittal

SUP Submittal - NOT FOR CONSTRUCTION



SUP-39441 - APPLICANT/OWNER: GREAT WASH PARK, LLC
420 SOUTH RAMPART BOULEVARD, SUITE B190

09/16/10

LAW OFFICE

Brown, Brown & Premsrirut

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS
520 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101-6520

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

TELEPHONE (702) 384-5563
FACSIMILE (702) 385-1023
EMAIL: jbrown@brownlawlv.com

September 3, 2010

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

Re: Special Use Permit with separation waivers for Ratskeller Liquor Establishment (tavern/brewery) within Tivoli Village at Queensridge Parcel 138-32-601-003

Dear Sir/Madam;

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

Ratskeller is a brewery that is uniquely located on a sub-grade level of a mixed use shopping area. It serves German food, beer and possibly liquors.

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

Please also refer to ordinance 6013 that permits an applicant to request a waiver for the 1500 foot minimum separation requirement between Liquor Establishment and protected uses when the proposed tavern is located in a mixed use district. This Use Permit request requires the application of ordinance 6013 in order for Ratskeller to operate one the same property as previously approved taverns within Tivoli Village. This request also requires the application of ordinance 6013 to allow this tavern a 0 foot separation between to the tavern located on Angel Park Golf Course that is the adjacent property. A third waiver is required to allow this tavern to be located approximately 141 feet from the boundary of a children's play ground located at Angel Park. This distance is measured property line to property line. The actual walking distance from the proposed tavern is more than 1500 feet and the pathway is encumbered by numerours other buildings, fences and drainage channels. There is not a direct route to drive from this establishment to the park.

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

Very truly yours,

Lora Dreja
Land Entitlements

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SEP 03 2010
SUP-39441

City of Las Vegas Agenda Item No.: **28.**

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

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

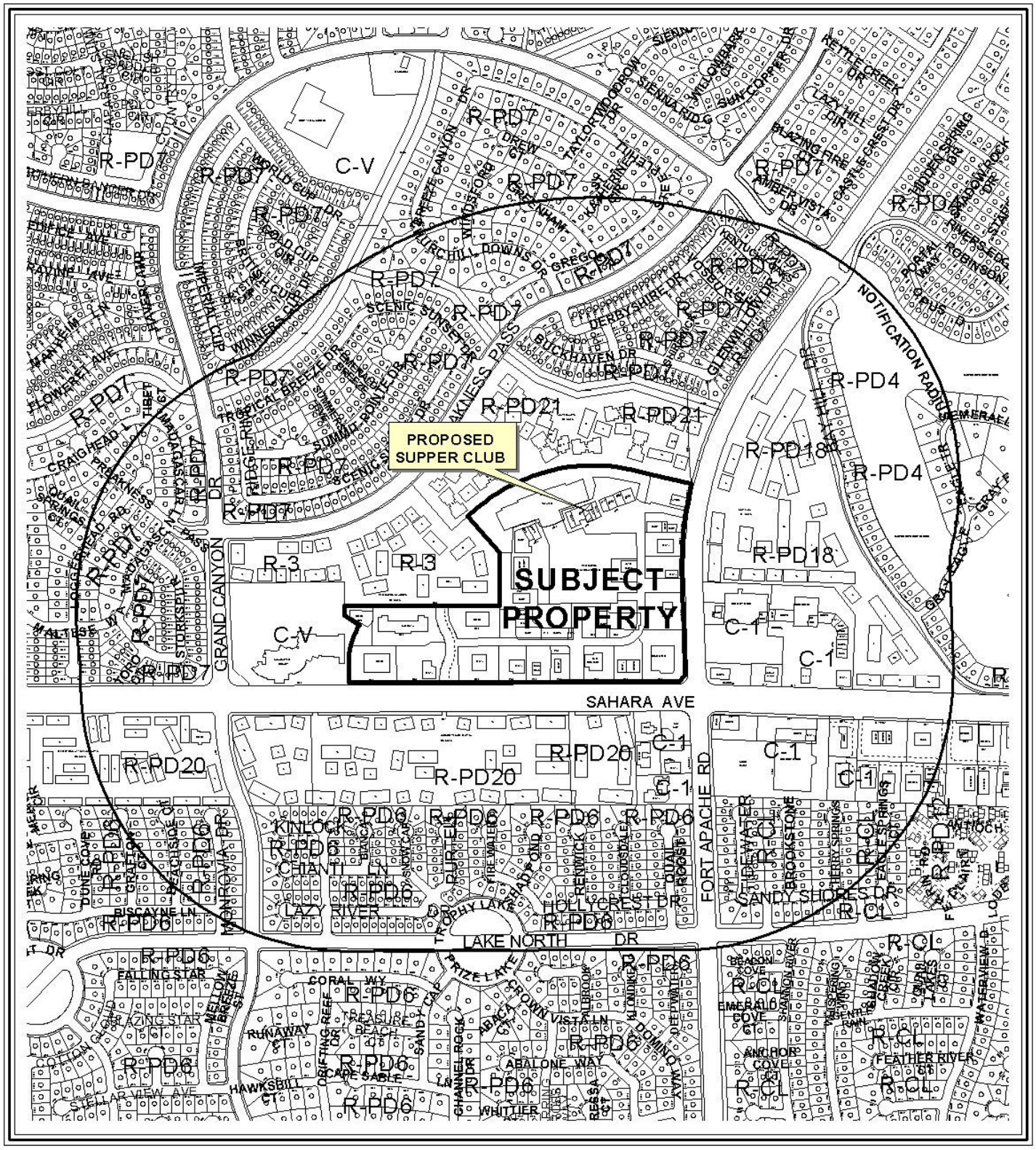
SUBJECT:
SUP-39454 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: PYAAR INDIA RESTAURANT - OWNER: DAVID L. JEWKES, RECEIVER - Request for a Special Use Permit TO ADD A BEER/WINE/COOLER ON-SALE ESTABLISHMENT USE TO AN EXISTING 2,200 SQUARE-FOOT RESTAURANT WITH A WAIVER TO ALLOW A ZERO-FOOT DISTANCE 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). 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:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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



0 500 1000 Feet

CASE: **SUP-39454**

RADIUS: 1500 FT

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

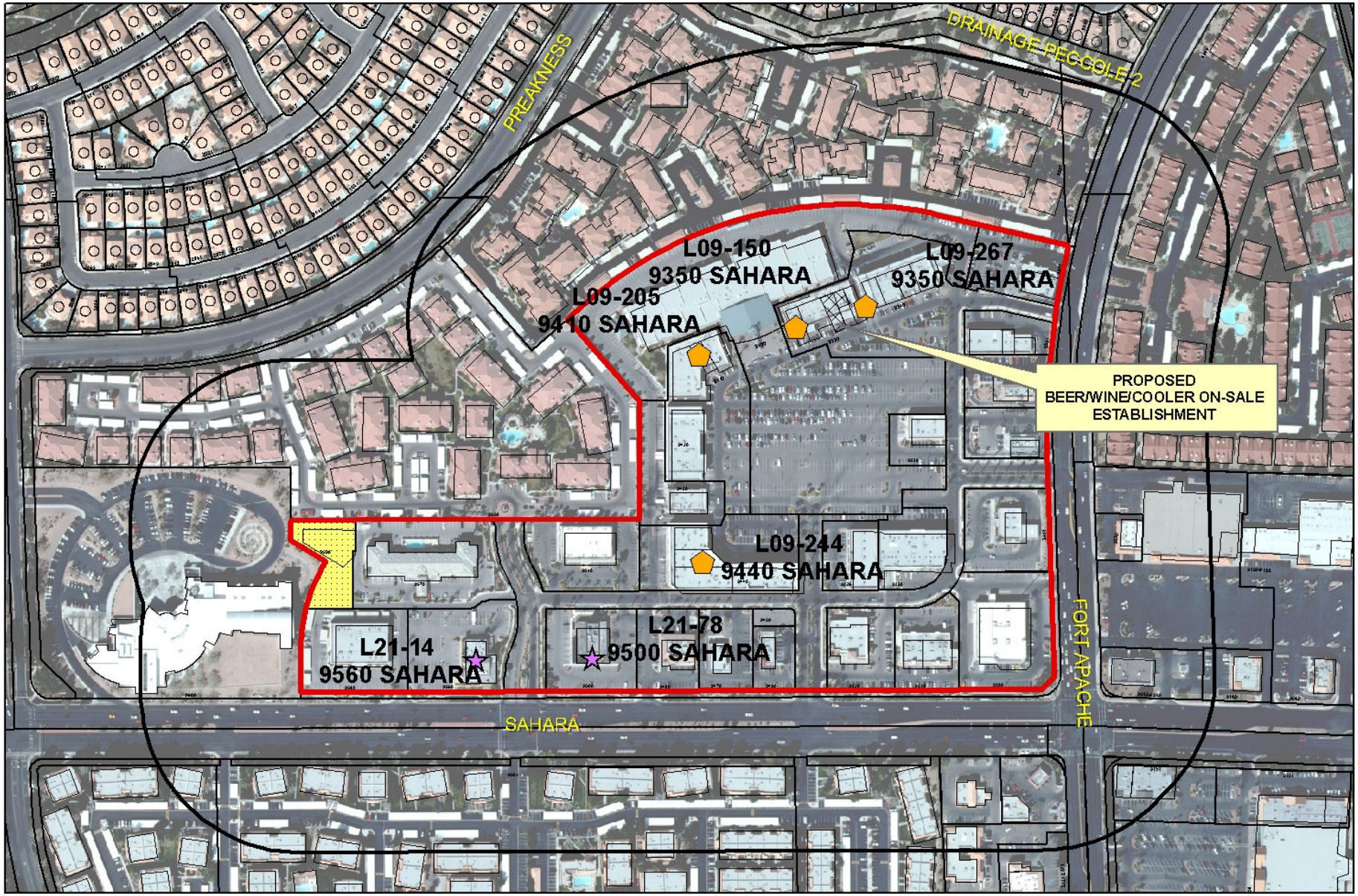
N



CASE: **SUP-39454**

RADIUS: 1500 FT

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



SUP-39454
PROPOSED BEER/WINE/COOLER ON-SALE ESTABLISHMENT

Business Licenses

- Beer/Wine/Cooler On Sale
- Tavern
- Supper Club/ Restaurant Service Bar
- Child Care/ Children Facility

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

N

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-39454** APN: 163-06-816-034

(LY) Name of Property Owner: Village Square Shopping Center, LLC (the property currently is in Receivership)

Name of Applicant: Harold Lyke

Name of Representative: Hilary Kloepfer

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: Hilary Kloepfer

Print Name: Hilary Kloepfer as agnt

Subscribed and sworn before me

This 30th day of August, 2010

Laurene Palma

Notary Public in and for said County and State

LAURENE PALMA
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 3-21-2013
Certificate No: 05-95600-1

Revised 11-14-06

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

RECEIVED
SEP 07 2010

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Beer & Wine Licence

Project Address (Location) 9350 W. Sahara Ave Las Vegas NV 89117

Project Name RYAAR India Restaurant **Proposed Use** _____

Assessor's Parcel #(s) 163-06-816-034 **Ward #** 2 - Wolfson

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

Commercial Square Footage 2,200 **Floor Area Ratio** 20.1

Gross Acres 0.37 **Lots/Units** 58 **Density** _____

Additional Information The Property is currently in Receivership.

PROPERTY OWNER Village Square Shopping Center, LLC **Contact** Regina Davis

Address 3800 Howard Hughes PKWY Suite 1200 **Phone:** 702 430-5800 **Fax:** 702-360-9128

City Las Vegas, NV **State** NV **Zip** 89117

E-mail Address regina.davis@Triplefive.com

APPLICANT HAROLD Lyke **Contact** HAROLD Lyke

Address 9350 W. Sahara Ave **Phone:** 739-0968 **Fax:** _____

City Las Vegas **State** NV **Zip** 89117

E-mail Address h31lyke786@yahoo.com

REPRESENTATIVE Commerce, TNP **Cont...** Hilary Kloepfer

Address 3800 Howard Hughes PKWY #1200 **Phone:** 702 951-9840 **Fax:** 702-951-0050

City Las Vegas **State** NV **Zip** 89169

E-mail Address H.Kloepfer@TNPRE.com

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SEP 07 2010

Property Owner Signature* Hilary Kloepfer

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

Print Name Hilary Kloepfer as agent

Subscribed and sworn before me

This 30th day of August, 2010

Laurene Palma

Notary Public in and for said County and State

LAURENE PALMA
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 3-21-2013
Certificate No: 05-95600-1

FOR DEPARTMENT USE ONLY

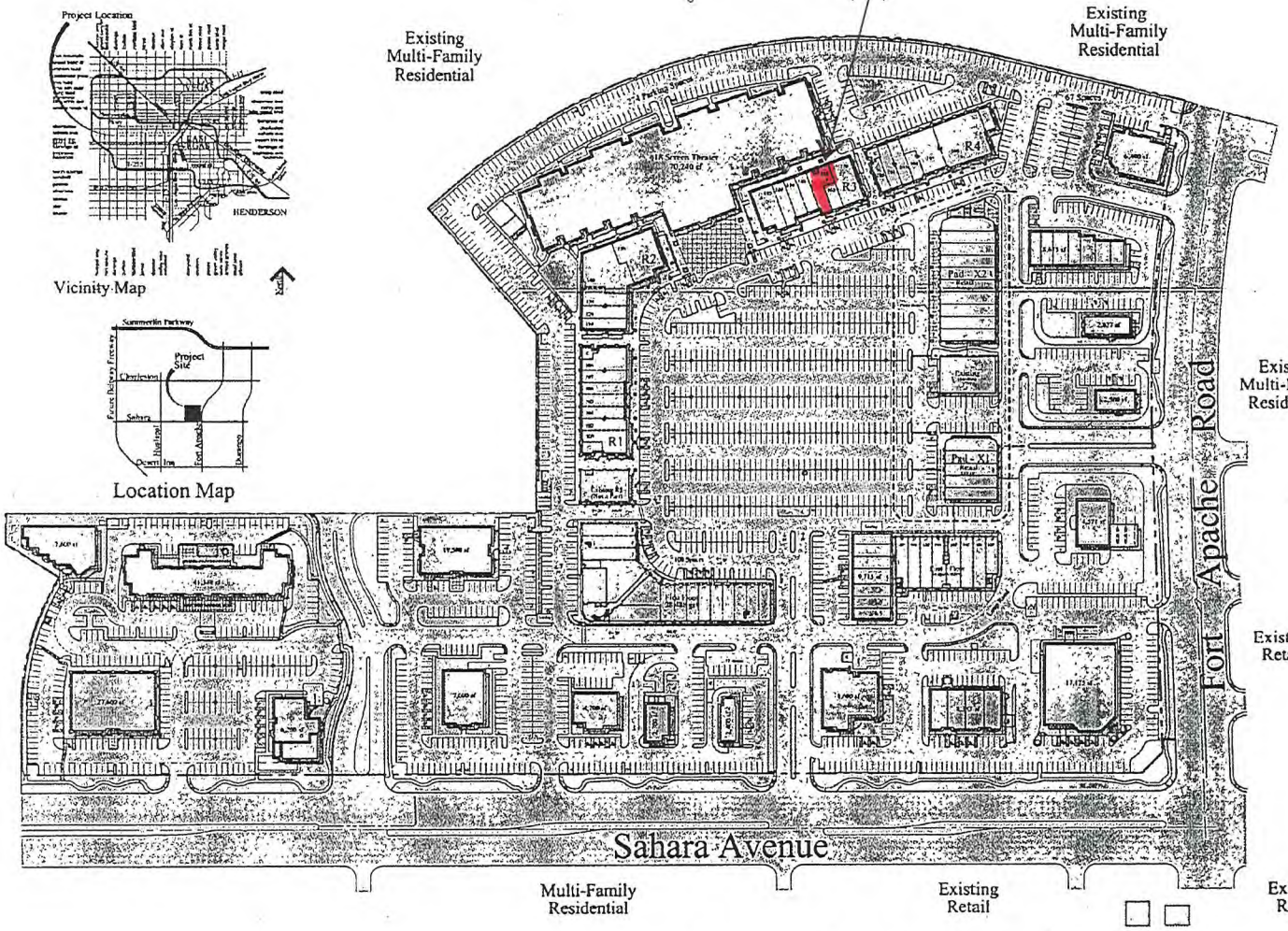
Case #	SUP-39454
Meeting Date:	10/21/10 PC
Total Fee:	1,280.00
Date Received:*	9/7/10
Received By:	

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

Revised 10/27/08

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

Pyaar India Restaurant
9350 W. Sahara Ave # 150
Las Vegas 89117



SITE INFORMATION

ZONING
C1 -Local Business District (APN 163-06-816-005)
(APN 163-06-816-019)
(APN 163-06-816-034)
(APN 163-06-816-036)

BUILDING AREA EXISTING

Existing Theater	60,000 g.s.f
Existing Retail/Office	144,130 g.s.f
Existing Pad	221,588 g.s.f
Existing Total	425,720 g.s.f

BUILDING AREA PROPOSED

Proposed Retail	
X1	8,500 g.s.f
X2	18,000 g.s.f
Total Proposed Retail	26,500 g.s.f
Total Proposed	26,500 g.s.f
GRAND TOTAL	452,220 g.s.f

PARKING REQUIRED

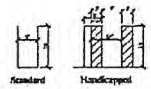
Total Building Area (Existing + Proposed)	452,220 g.s.f
Total Parking Required (At 4 spaces / 1000 g.s.f.)	1,809 spaces

PARKING PROVIDED

Total Parking Provided	2,237 spaces
TOTAL PARKING SURPLUS	428 spaces

Overall Site Area:	1,590,443.2 g.s.f (36.5 Acres)
New Overall Bldg Area: (Includes proposed expansion)	452,220 g.s.f (10.4 Acres)
F.A.R.	0.284

----- LOCATION OF SITE EXPANSION



Typical Parking Spaces

Note:
This plan has been prepared without benefit of a complete survey.
It is Conceptual in Nature and No Guarantee of its accuracy is implied.



OVERALL SITE PLAN

VILLAGE SQUARE
LAS VEGAS, NEVADA

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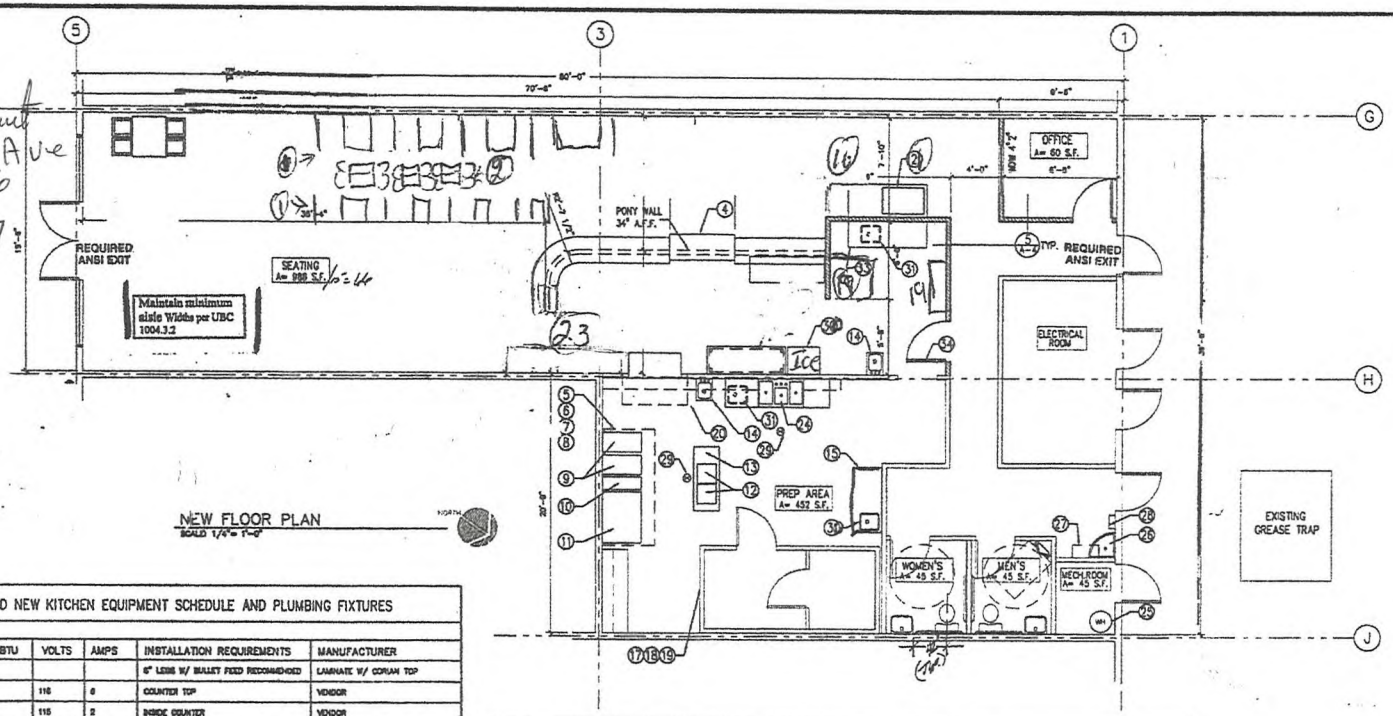
SEP 07 2010
SUP-39454

Pyaar
India Restaurant
9350 W. Sahara Ave
#150
Las Vegas 89117



NEW FLOOR PLAN
SCALE 1/4"= 1'-0"

EXISTING TO REMAIN, RELOCATED, AND NEW KITCHEN EQUIPMENT SCHEDULE AND PLUMBING FIXTURES

ITEM	EQUIPMENT DESCRIPTION	HW	CW	WASTE	BTU	VOLTS	AMPS	INSTALLATION REQUIREMENTS	MANUFACTURER
1	Booths							6" LEGS W/ BALLET FEED RECOMMENDED	LAMINATE W/ CORIAN TOP
2	Table Chairs		x	INDIRECT		115	6	COUNTER TOP	VENDOR
	CARBONATOR			RPZ VALVE		115	2	INSIDE COUNTER	VENDOR
3	NOT USED								
4	SERVICE COUNTER ADA +34" A.F.F.							SEAL TO FLOOR	CUSTOM
5	10'0" S.S. HOOD U.L./NSF (EXISTING TO REMAIN)	Fryer, Range, Refrigerator, Freezer			118	LIGHTS		EXISTING	LANGIN
6	EXHAUST BLOWER				ROOF 208	10		ELEC. INTERLOCK TO MAKE UP AIR	ACME
7	MAKE UP AIR		x ROOF		ROOF 208	5		ELEC. INTERLOCK TO EXHAUST BLOWER	CHAMPION
8	FIRE SUPPRESSION								ANSUL
9	(2) DEEP GAS FRYERS A.G.A./NSF (EXISTING TO REMAIN)				120,000/ 150,000			EXISTING	AMERICAN RANGE
10	2 BURNER HOT PLATE U.L./NSF (EXISTING TO REMAIN)				60,000			EXISTING	AMERICAN RANGE
11	4' FLAT GRIDDLE U.L./NSF (EXISTING TO REMAIN)				60,000			EXISTING	AMERICAN RANGE
12	TWO COUNTER FOOD WARMERS U.L. / NSF					120/120	19/19	COUNTERTOP	ACRAFT
13	R/S WORK TABLE U.L. / NSF (RELOCATED)							EXISTING	TURBO AIR
14	(2) HANDSINKS (EXISTING TO REMAIN)	x	x	INDIRECT				EXISTING	EVEREST
15	6' Warmer							OPEN BASE – 6" LEGS	EVEREST
16	Buffet Table								
17	WALK-IN COMBINATION FREEZ/ REFRIG. (EXISTING TO REMAIN)			R/C		230	15 FUSE	EXISTING	KOOL STAR
18	BOX LIGHTS					115	LIGHTS	INSIDE WALK-IN	
19				INDIRECT				MOUNT ON WALK-IN BOX WALL	VENDOR
20	SANDWICH TABLE U.L. / NSF			R/C		115	5	CASTERS	EVEREST
21	Coolers								
22	Salad Buffet							KEG STORAGE	NEW AGE
23	Work table							POST TYPE	LPL
24	3 COMP. TUB POT SINK (18"x18") U.L. / NSF (EXISTING TO REMAIN)	x	x	INDIRECT				EXISTING	EVEREST
25	GAS WATER HEATER (SEE PLANS) (EXISTING TO REMAIN)		x					EXISTING	COMMERCIAL

NEW KITCHEN EQUIPMENT SCHEDULE AND PLUMBING FIXTURES

ITEM	EQUIPMENT DESCRIPTION	HW	CW	WASTE	BTU	VOLTS	AMPS	INSTALLATION REQUIREMENTS	MANUFACTURER
26	MOP SINK (EXISTING TO REMAIN)	x	x	INDIRECT (VERIFY)				EXISTING	EVEREST
27	5/S SHELF TYPE STORAGE U.L./NSF (EXISTING TO REMAIN)							EXISTING	CUSTOM
28	MOP RACK (EXISTING TO REMAIN)							EXISTING	RUBBERMAID
29	FLOOR DRAINS (EXISTING TO REMAIN)							EXISTING	WINN HOLT
30	HANDSINK								
31	FLOOR SINKS (EXISTING TO REMAIN)							EXISTING	
32	CASH REGISTER (EXISTING TO BE RELOCATED)							EXISTING	
33	RACK SHELVING								
34	SWINGING DOOR (EXISTING TO BE RELOCATED)								
35								EXISTING	

REVIEWED
BY [signature] 12/2/10
LAS VEGAS FIRE DEPARTMENT

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SEP 07 2010
BY

KITCHEN GENERAL NOTES

FLOOR:
FLOORS ARE TO BE SMOOTH NONABSORBENT SURFACE, QUARRY TILE OR EPOXY SEAL THROUGH OUT THAT MEETS OR EXCEEDS FEDERAL SPECIFICATIONS FOR:
ASTM C650: CHEMICAL RESISTANT
ASTM C22: OIL RESISTANT
MANUFACTURER: SEMCO, INC. OR EQUAL QUALITY.
PRODUCT: X-POXY, Arch.\coat – High gloss finish or equal

WALLS:
ALL REQUIRED WALLS MUST BE COVER WITH "FRP" 8 FEET HIGH A.F.F. (MIN.)

CEILING:
INSTALL WASHABLE, SMOOTH, LIGHT-COLORED CEILING TILES AS REQUIRED

OCCUPANT LOAD CALCULATION PER TABLE 10-A

USE OCCUPANCY	AREA S.F.	OCCUPANT LOAD FAC.	MAX. OCPNTS	EXIT REQ.	EXIT PROVIDED
DINING & SEATING AREA	988	15	66		
KITCHEN & PREP. AREA	1,252	200	7		
OFFICE	60	100	1		
RESTROOMS AREA	60	N/A	N/A		
TOTAL	2,400		74	2	2

POST SIGN "OCCUPANT LOAD" ---- 74 MAX. OCCUPANTS NEAR MAIN ENTRY

WALL LEGEND

NEW METAL INTERIOR PARTITION:

THESE PLANS ARE PREPARED AND SUBMITTED BY THE CONTRACTOR AS AN EXCEPTION TO NRS 623.330 FOR WORK UNDER CONTRACTOR LICENSE CATEGORY AUTHORIZED UNDER NRS 624

CONTRACTOR: Randy Bowlers

REVISIONS

DRAWING TITLE: NEW FLOOR PLAN

DATE: 10.24.03
JOB NO.
SHEET: A-1b
of sheets

SUP-39454


pyaar
india restaurant
9350 W. Sahara Ave #150
Las Vegas 89117
Suite 1
COLD STO
CREAMERY
SUP-39454


Pyaar India Restaurant
9350 W. Sahara Ave #150
Las Vegas 89117
Suite 150
SUP-39454



SUP-39454 - APPLICANT: PYAAR INDIA RESTAURANT - OWNER: DAVID L. JEWKES, RECEIVER
9350 WEST SAHARA AVENUE, SUITE #150

09/16/10

Commissioners,
Planning Department
City of Las Vegas NV 89101

Sept 7th 2010

Dear Madam/Sir,

I request a Beer and Wine permit be granted to Pyaar India Restaurant at 9350 W. Sahara Ave #150 Las Vegas NV 89115, since all my Customers wish to have a Glass of wine or a beer before their meals.

Presently I have three employees, and with the grant of the Beer and Wine license hope to employ more people.

Thanking you

Sincerely,

Harold Lyke

Harold Lyke
Owner
Pyaar India Restaurant
9350 W. Sahara Ave #150
Las Vegas NV 89117
702-739-0968

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SEP 07 2010
SUP-39454

City of Las Vegas Agenda Item No.: **29.**

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

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

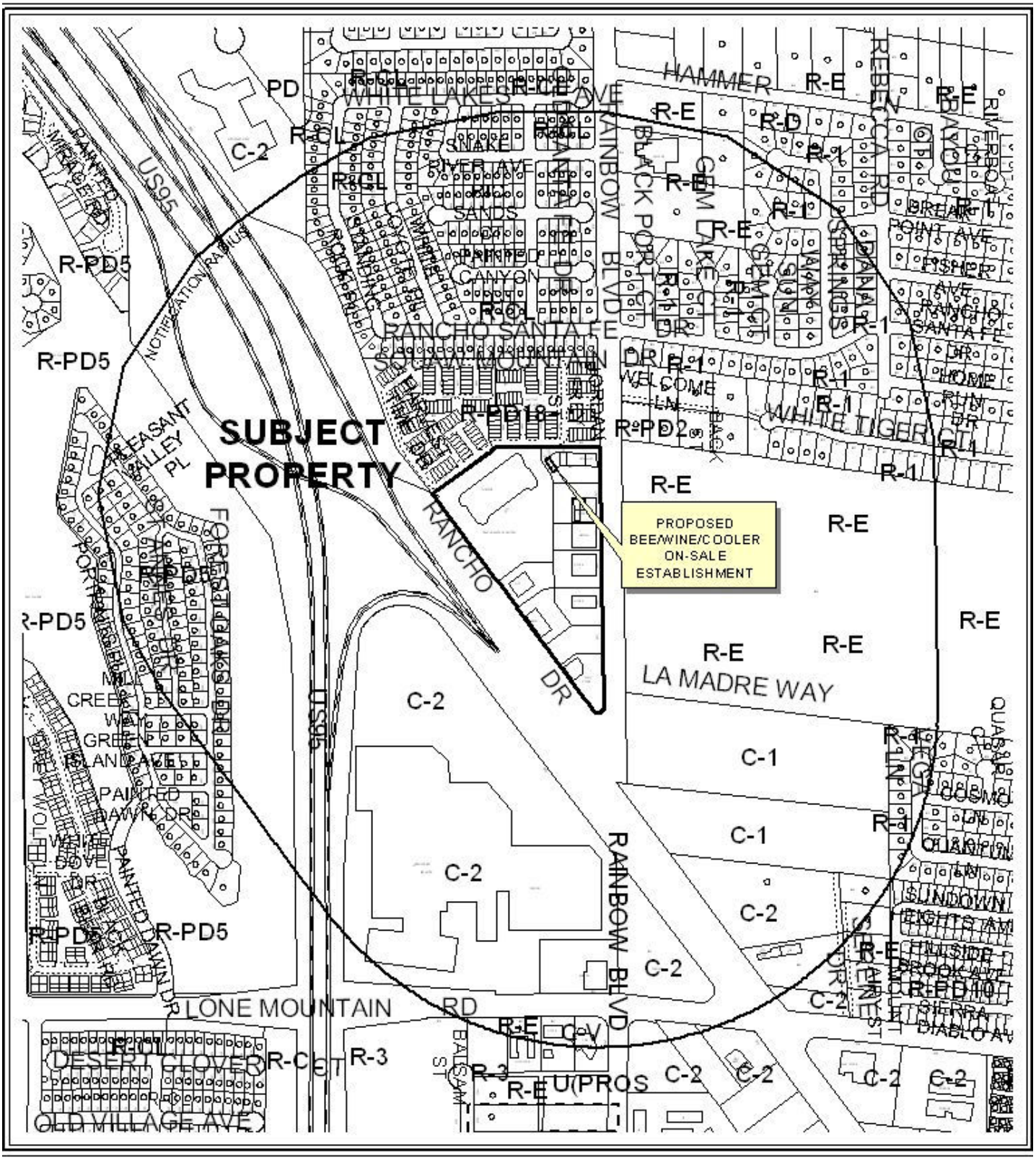
SUBJECT:
SUP-39460 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: VARADERO CUBAN RESTAURANT - OWNER: RANCHO SANTA FE ENTERPRISE, LTD - Request for a Special Use Permit FOR A PROPOSED BEER/WINE/COOLER ON-SALE ESTABLISHMENT USE WITHIN AN EXISTING 1,240 SQUARE-FOOT RESTAURANT at 5081 North Rainbow Boulevard, Suite #100 (APN 125-34-712-004), C-2 (General Commercial) Zone, Ward 6 (Ross). 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:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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



0 200 400 Feet

CASE: **SUP-39460**

RADIUS: 1500FT

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

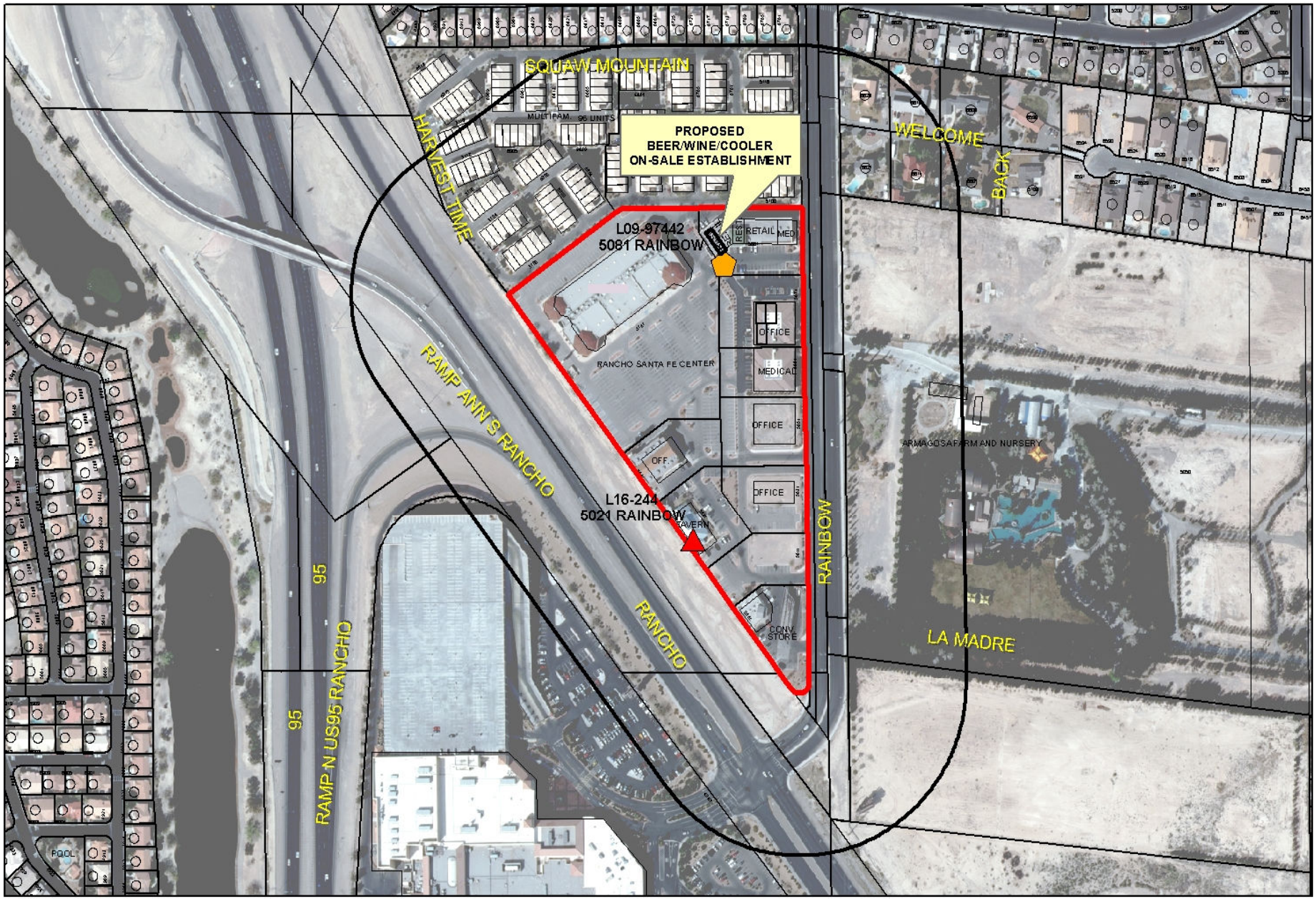


0 200 400 Feet

CASE: **SUP-39460**

RADIUS: 1500FT

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



SUP-39460

Business Licenses

- Tavern
- Supper Club/ Restaurant Service Bar
- Beer/Wine/Cooler On Sale
- Child Care/ Children Facility
- RELIGIOUS
- CITY PARKS
- SCHOOLS
- Subject Property
- 400 foot buffer

N

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-39460** APN: 125.34.712.004

Name of Property Owner: Rancho Santa Fe Enterprises LTD.

Name of Applicant: Varadero Cuban Restaurant

Name of Representative: Karen H. Ross

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: Samuel Ventura

Subscribed and sworn before me

This 13 day of August, 2010

_____

Notary Public in and for said County and State

JAKKE CLINE-HICKS
Notary Public State of Nevada
No. 07-3057-1
My appt. exp. Apr. 17, 2011

RECEIVED
SEP 07 2010

PLANNING & DEVELOPMENT

CITY OF LAS VEGAS

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Varadero Cuban Restaurant

Project Address (Location) 5081 N. Rainbow Blvd # 100 Las Vegas, NV 89130

Project Name Varadero Cuban Restaurant **Proposed Use** SUP- beer/wine on-sale

Assessor's Parcel #(s) 125-34-712-004 **Ward #** _____

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

Commercial Square Footage 1240 **Floor Area Ratio** 1/15

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

Additional Information _____

PROPERTY OWNER Rancho Santa Fe Enterprises **Contact** Samuel Ventura

Address 4431 S. Eastern Ave, Ste 2 **Phone:** 457-7676 **Fax:** 8949336

City Las Vegas **State** NV **Zip** _____

E-mail Address venturaenterprises@hotmail.com

APPLICANT Varadero Cuban Restaurant **Contact** Mary Gonzalez

Address 5081 N. Rainbow Blvd. #100 **Phone:** _____ **Fax:** N/A

City Las Vegas **State** NV **Zip** 89130

E-mail Address mgonzalez610@yahoo.com

REPRESENTATIVE Karen H. Ross **Contact** Karen H. Ross

Address 9480 S. Eastern Ave #220 **Phone:** 4854152 **Fax:** 4854125

City Las Vegas **State** NV **Zip** 89123

E-mail Address karenross@khrlawgroup.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 Samuel Ventura on behalf of Rancho Santa Fe Enterprises

Subscribed and sworn before me

This 12 day of August, 2010.

_____

Notary Public in and for said County and State

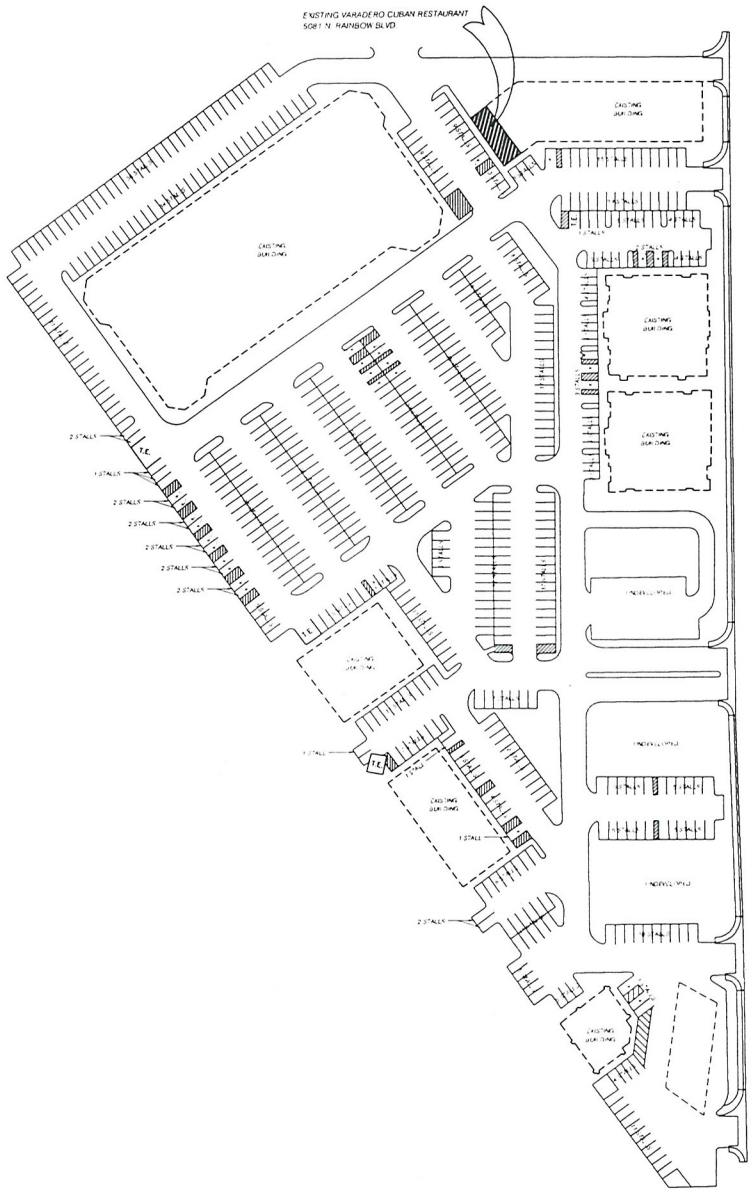
JAKKE CLINE-HICKS
Notary Public State of Nevada
No. 07-3057-1
My appt. exp. Apr. 17, 2011

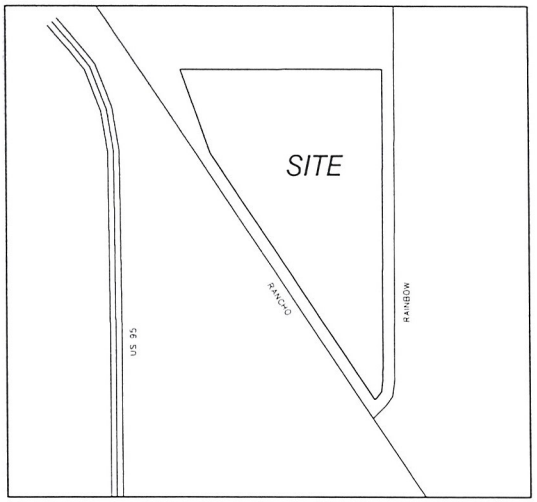
RECEIVED
SEP 07 2010

FOR DEPARTMENT USE ONLY

Case #	SUP-39460
Meeting Date:	10/21/10
Total Fee:	$ 1280.00
Date Received:*	9/7/10
Received By:	

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





NORTH
1" = 60'

GRAPHIC SCALE
(IN FEET)

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SEP 28 2010

PARKING ANAYLYSIS

GROSS FLOOR AREA 118,993 (SHOPPING CENTER)
PARKING REQUIREMENT 1 PER 250 SQUARE FEET OF GROSS FLOOR AREA
TOTAL PARKING REQUIRED 476 STALLS
HANDICAPPED PARKING REQUIRED 9 STALLS
TOTAL PARKING PROVIDED 629 STALLS
HANDICAPPED PARKING PROVIDED 28 STALLS
STANDARD PARKING PROVIDED 601 STALLS

SUP-39460
REVISED

CLIENT: THE LAW OFFICE OF KAREN H. ROSS
9480 SOUTH EASTERN AVE. SUITE 220 LAS VEGAS, NEVADA 89123
PHONE (702) 485-4135 FAX (702) 485-4125

PREPARED: JFR Associates Ltd.
CIVIL ENGINEERS & LAND SURVEYORS
4880 W. UNIVERSITY, SUITE B-2 PH (702) 876-2241
LAS VEGAS, NEVADA 89103 FAX (702) 876-8395

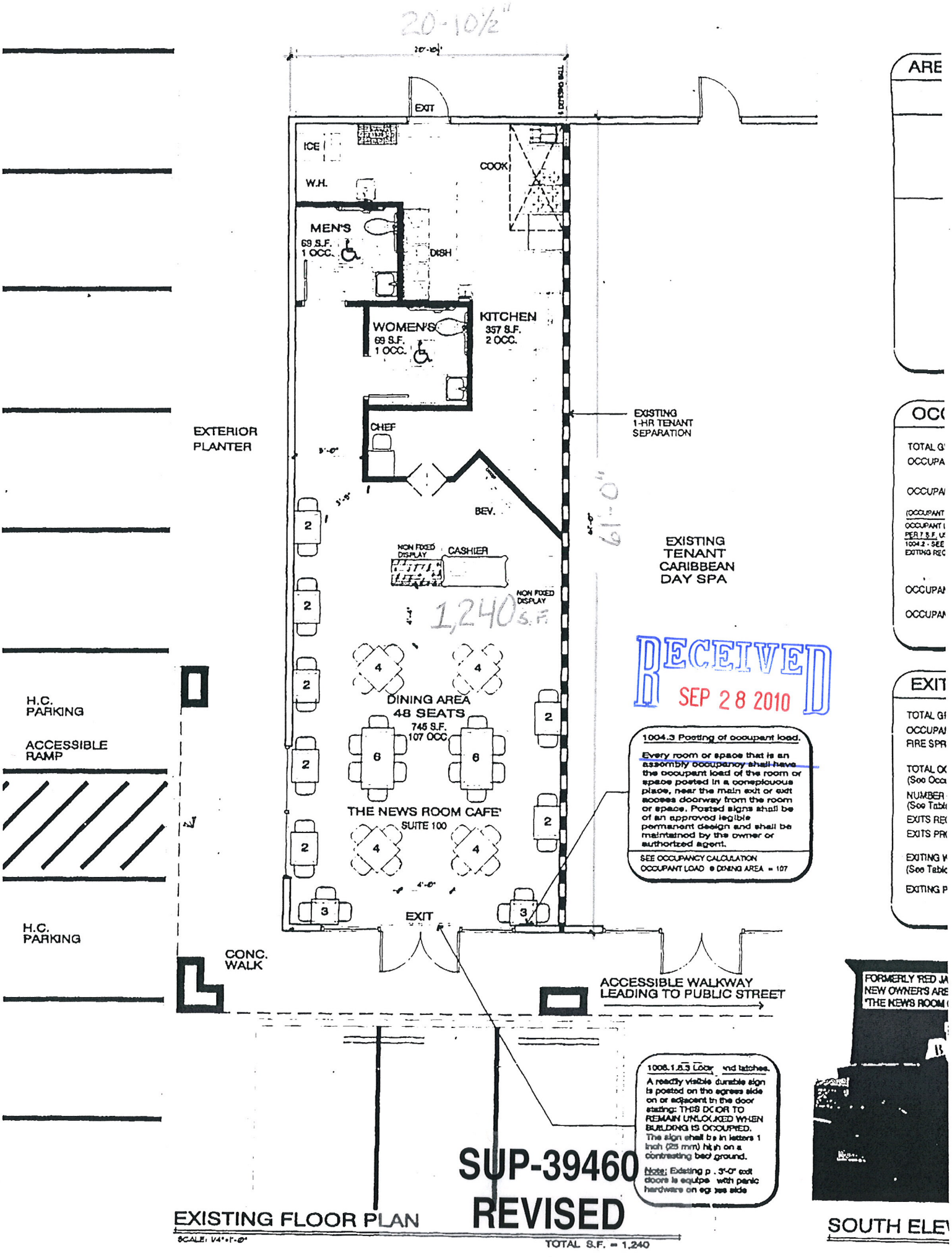
REV | DATE | BY | DESCRIPTION

SHEET: EXISTING SITE PLAN
PROJECT: VARADERO CUBAN RESTAURANT
CITY OF LAS VEGAS, NEVADA

DRAWN BY: LP | 9-27-10
DESIGNED BY:
CHECKED BY:
PROJECT NO:
SCALE: 1"=60'
VERT: N.A.

SEAL

SHEET S1
SHEET 1 OF 1 SHEETS


20-10½"
EXIT
ICE
COOK
W.H.
MEN'S
69 S.F.
1 OCC.
DISH
WOMEN'S
69 S.F.
1 OCC.
KITCHEN
357 S.F.
2 OCC.
CHEF
BEV.
EXISTING
1-HR TENANT
SEPARATION
EXTERIOR
PLANTER
NON FIXED DISPLAY
CASHIER
NON FIXED DISPLAY
1,240 S.F.
EXISTING
TENANT
CARIBBEAN
DAY SPA
DINING AREA
48 SEATS
745 S.F.
107 OCC
THE NEWS ROOM CAFE'
SUITE 100
EXIT
H.C.
PARKING
ACCESSIBLE
RAMP
H.C.
PARKING
CONC.
WALK
ACCESSIBLE WALKWAY
LEADING TO PUBLIC STREET
1004.3 Posting of occupant load.
Every room or space that is an assembly occupancy shall have the occupant load of the room or space posted in a conspicuous place, near the main exit or exit access doorway from the room or space. Posted signs shall be of an approved legible permanent design and shall be maintained by the owner or authorized agent.
SEE OCCUPANCY CALCULATION
OCCUPANT LOAD @ DINING AREA = 107
1008.1.8.3 Door and latches.
A readily visible durable sign is posted on the egress side on or adjacent to the door stating: THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED. The sign shall be in letters 1 inch (25 mm) high on a contrasting background.
Note: Existing p . 3'-0" exit doors is equipe with panic hardware on egress side
RECEIVED
SEP 28 2010
SUP-39460
REVISED
EXISTING FLOOR PLAN
SCALE: 1/4"=1'-0"
TOTAL S.F. = 1,240
SOUTH ELE
FORMERLY RED J
NEW OWNER'S ARE
"THE NEWS ROOM



SUP-39460 - APPLICANT: VARADERO CUBAN RESTAURANT - OWNER: RANCHO SANTA FE ENTERPRISE, LTD
5081 NORTH RAINBOW BOULEVARD, SUITE #100

09/16/10



SUP-39460 - APPLICANT: VARADERO CUBAN RESTAURANT - OWNER: RANCHO SANTA FE ENTERPRISE, LTD
5081 NORTH RAINBOW BOULEVARD, SUITE #100

09/16/10



SUP-39460 - APPLICANT: VARADERO CUBAN RESTAURANT - OWNER: RANCHO SANTA FE ENTERPRISE, LTD
5081 NORTH RAINBOW BOULEVARD, SUITE #100

09/16/10

The Law Office of Karen H. Ross
9480 S. Eastern Avenue, Ste. 220 Las Vegas, NV 89123 | T 702.485.4152 | F 702.485.4125 | www.lawofficeofkarenhross.com

August 12, 2010

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

RE: ***EL MAMBI BUSINESS CORPORATION D/B/A VARADERO CUBAN RESTAURANT***

To Whom It May Concern:

The purpose of this letter is to demonstrate the need for the issuance of a special use permit for the above referenced business establishment located at 5081 N. Rainbow Blvd., Suite 100, Las Vegas, Nevada 89130, a C-2 designation. For the reasons set forth below, El Mambi Business Corporation, Inc., a Nevada corporation, doing business as Varadero Cuban Restaurant (the "Restaurant") hereby submits this letter for justification for the issuance of same.

Pursuant to Chapter 19.04.050 of the City Code, an establishment located within a C-2 designation may have a permissible use to serve and sell beer/wine upon receipt of a Special Use Permit, provided there is seating for 45 and the establishment is not located within 400 feet of any church, synagogue, school, childcare facility of city park. Here, the intended use of the property pertains to the operation of a restaurant serving cuban cuisine with beer and wine for on-premise consumption. Attached herein is the Proximity Restriction Certification reflecting the absence of any church, synagogue, school, childcare facility of city park within 400 feet of the Restaurant, as well as the floor plan reflecting seating for 48 persons.

In light of the foregoing, blighted nature of the surrounding area, and added measure of culture to the community, the Restaurant is respectfully requesting the issuance of Special Use Permit to enable the sale of beer and wine to its patrons in connection with meals.

Sincerely,

Karen H. Ross, Esq.

RECEIVED
SEP 07 2010

Enclosures: //
As Stated

Cc: Client

SUP-39460

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

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

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

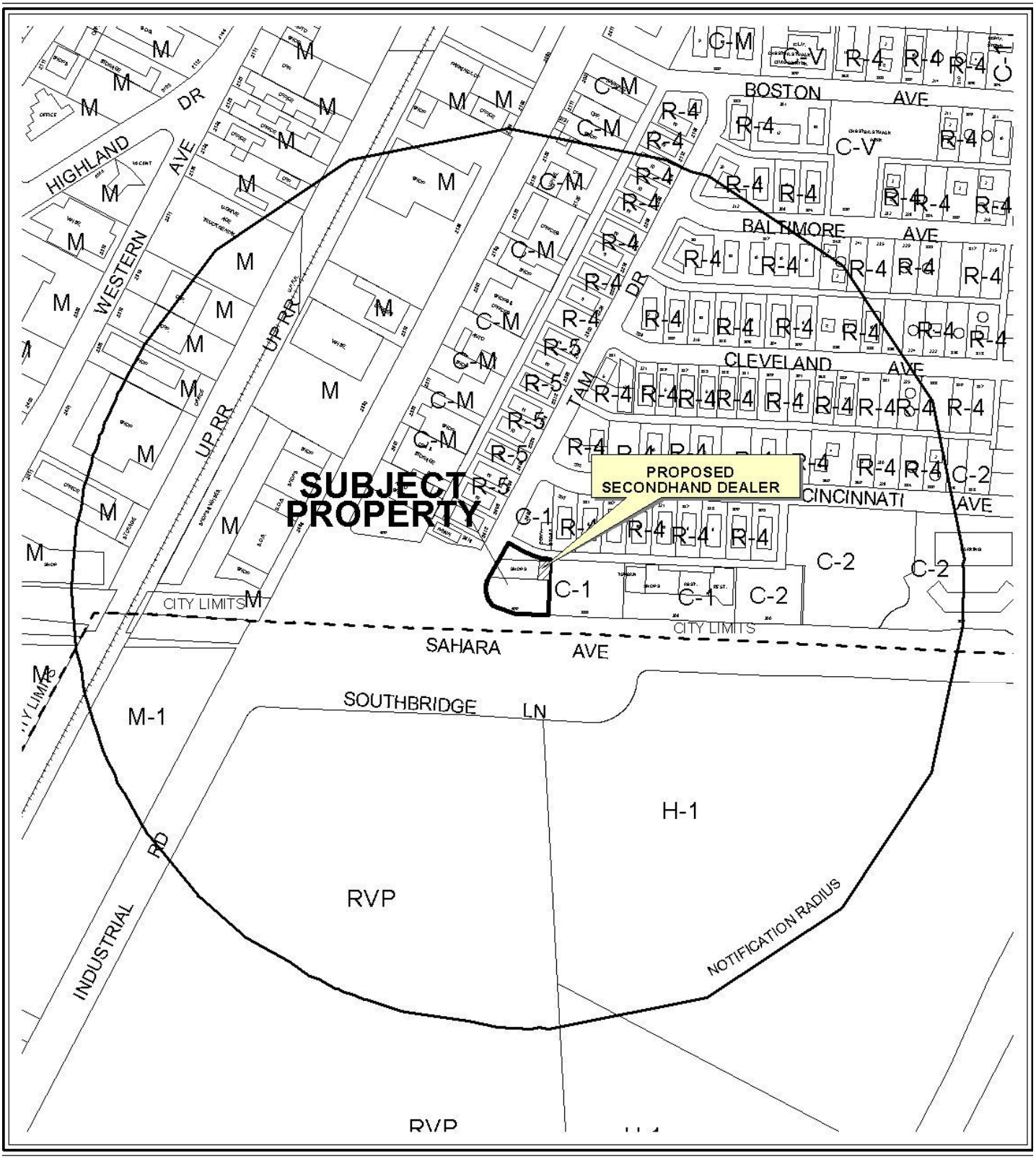
SUBJECT:
SUP-39471 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ROI ZALACH - OWNER: URBAN LAND OF NEVADA - Request for a Special Use Permit FOR A PROPOSED SECONDHAND DEALER USE (JEWELRY) WITHIN AN EXISTING 1,200 SQUARE-FOOT JEWELRY STORE at 376 West Sahara Avenue (APN 162-04-807-001), C-1 (Limited Commercial) Zone, Ward 3 (Reese). 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:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

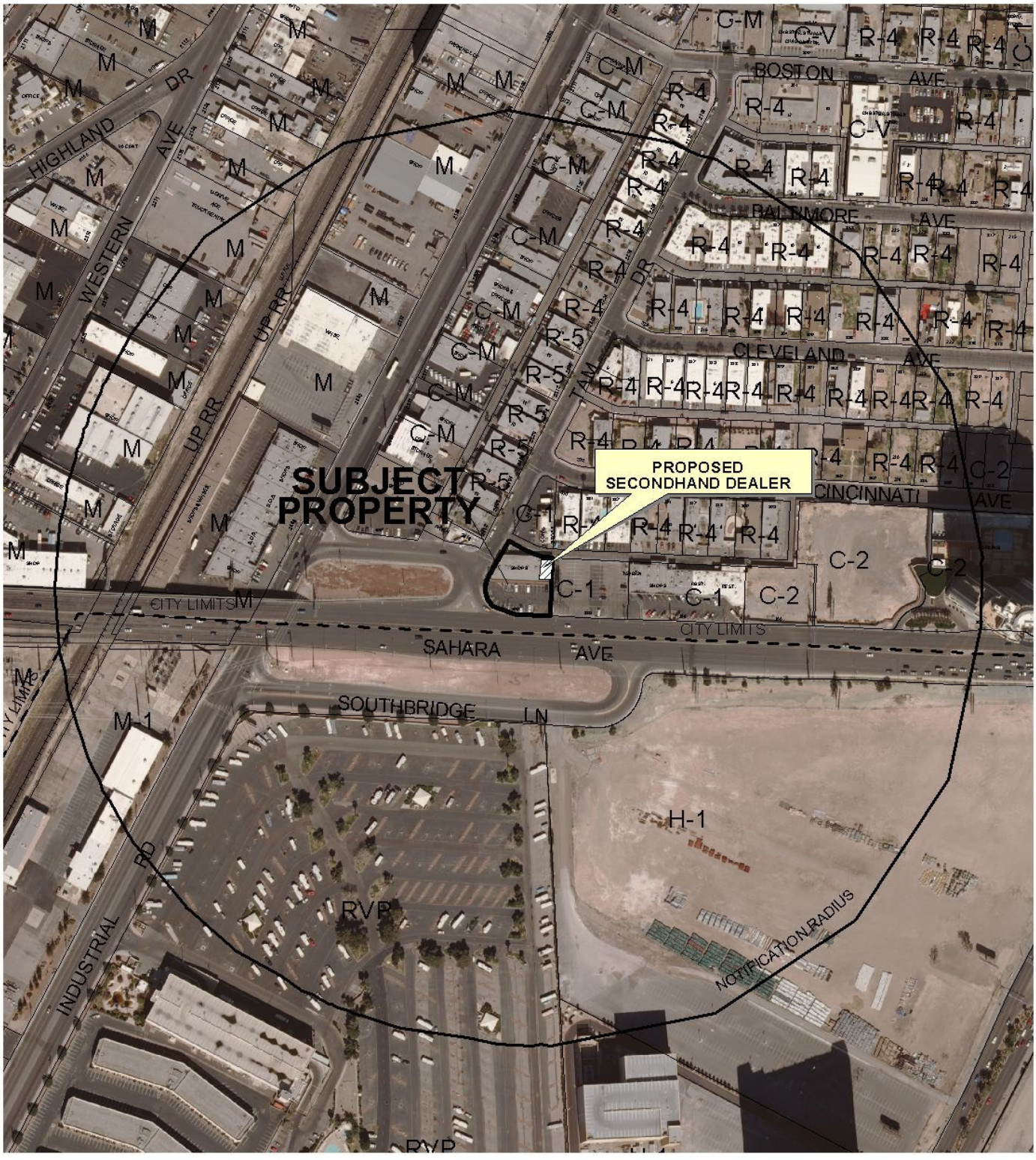
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



CASE: **SUP-39471**

RADIUS: 1000 FT

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



0 300 600 Feet

CASE: **SUP-39471**

RADIUS: 1000 FT

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

N

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-39471** APN: 162-04-807-001

Name of Property Owner: Urban Land of Nevada

Name of Applicant: Roi Zalach

Name of Representative: Leni Skaar

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: Ernest Lee

Print Name: Ernest Lee

Subscribed and sworn before me

This 22 day of June, 2010

Lucille E Cummings

Notary Public in and for said County and State

Clark County Nevada

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
LUCILLE E. CUMMINGS
No: 04-92605-1
My Appointment Expires Nov. 10, 2012

RECEIVED
SEP 07 2010
City of Las Vegas

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Secondhand Dealer

Project Address (Location) 376 West Sahara Avenue

Project Name Star Jewelry **Proposed Use** Jewelry Store

Assessor's Parcel #(s) 162-04-807-001 **Ward #** 3

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

Commercial Square Footage 1,200 **Floor Area Ratio** .062

Gross Acres .44 **Lots/Units** 1 **Density** N/A

Additional Information

PROPERTY OWNER Urban Land of Nevada **Contact** E. Lee

Address 3271 South Highland Drive, Suite 704 **Phone:** 369-9595 **Fax:**

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

E-mail Address ernestlee@gmail.com

APPLICANT Roi Zalach **Contact** Roi Zalach

Address 376 W. SAHARA AVE. **Phone:** (702) 445-4777 **Fax:** (702) 522-7885

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

E-mail Address star4000@gmail.com

REPRESENTATIVE Bradshaw & Associates **Contact** Leni Skaar

Address 2815 West Lake Mead Blvd., Suite 102 **Phone:** (702) 321-5609 **Fax:** (702) 647-6924

City North Las Vegas **State** NV **Zip** 89032

E-mail Address leni.skaar@yahoo.com

Property Owner Signature* Ernest Lee

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

Print Name Ernest Lee

Subscribed and sworn before me

This 22 day of June, 20 10 .

Lucille E. Cummings

Clark County Nevada

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
LUCILLE E. CUMMINGS
No: 04-92605-1
My Appointment Expires Nov. 10, 2012

FOR DEPARTMENT USE ONLY

Case #	SUP-39471
Meeting Date:	10-21-10
Total Fee:	$3P
Date Received:*	9-7-10
Received By:	F.S

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

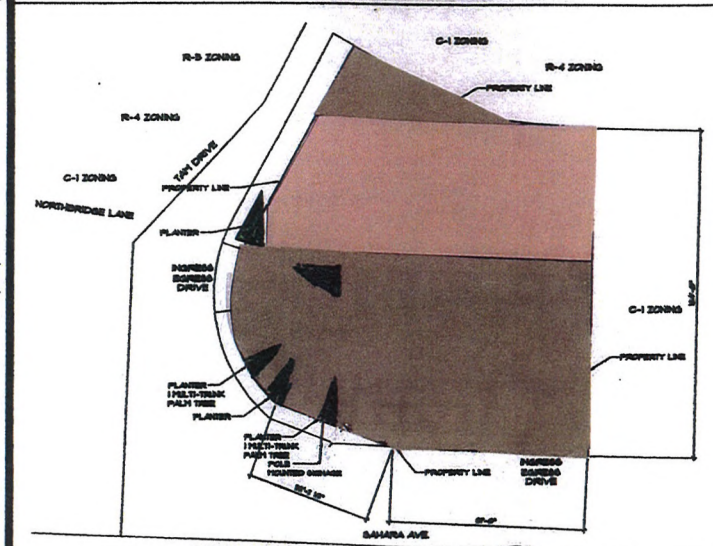
PROJECT DIRECTORY

PROPERTY OWNER
URBAN LAND NEVADA C/O T LEE
[illegible] S. HIGHLAND DRIVE #104
LAS VEGAS, NEVADA [illegible]

AREA MAP



PROJECT LOCATION



SITE PLAN

NOT TO SCALE

PROJECT

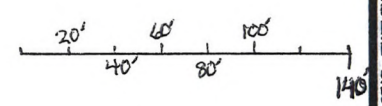
STAR JEWELRY

AT

376 W. SAHARA AVENUE
LAS VEGAS, NV. 89102

PROJECT DATA

ASSESSOR'S PARCEL NUMBER:	[illegible]
ZONING CLASSIFICATION	LIMITED COMMERCIAL DISTRICT (C-1)
AREA OF TENANT SPACE:	[illegible] SF. (APPROX. GROSS)
OCCUPANT LOAD:	24 OCCUPANTS-SEE PLAN
NUMBER OF EXITS:	REQUIRED: 1 PROVIDED: 2
BUILDING SQUARE FOOTAGE:	[illegible]
PROPERTY SQUARE FOOTAGE:	[illegible]
PROPOSED USE:	JEWELRY STORE CLASS III
PARKING ANALYSIS: PER CHAPTER [illegible] TABLE 2	[illegible] SF. GROSS FLOOR AREA OR 7 SPACES
PARKING PROVIDED:	20 SPACES PLUS 1 ADA VAN ACCESSIBLE 1 ADA ACCESSIBLE



sca design

Project: 376 W. SAHARA AVE. - STAR JEWELRY

Sheet Title: PROJECT INFORMATION, SITE PLAN AND GENERAL INFORMATION

Sheet No. A1

Project No. [illegible]

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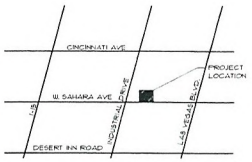
City of Las Vegas

SUP-39471

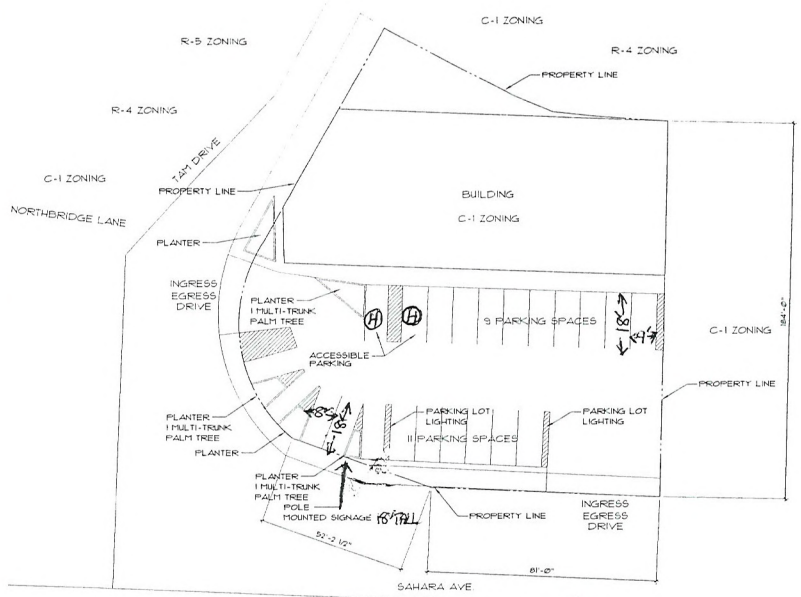
PROJECT DIRECTORY

PROPERTY OWNER
URBAN LAND NEVADA C/O T LEE
3271 S. HIGHLAND DRIVE #104
LAS VEGAS, NEVADA 89109

AREA MAP



PROJECT LOCATION



SITE PLAN

NOT TO SCALE

PROJECT

STAR JEWELRY

AT

376 W. SAHARA AVENUE
LAS VEGAS, NV. 89102

PROJECT DATA

ASSESSOR'S PARCEL NUMBER:	162-04-807-001
ZONING CLASSIFICATION	LIMITED COMMERCIAL DISTRICT (C-1)
AREA OF TENANT SPACE:	1,212 S.F. (APPROX. GROSS)
OCCUPANT LOAD:	24 OCCUPANTS-SEE PLAN
NUMBER OF EXITS:	REQUIRED: 1 PROVIDED: 2
BUILDNG SQUARE FOOTAGE:	8,055
PROPERTY SQUARE FOOTAGE:	19,166
PROPOSED USE:	JEWELRY STORE CLASS III
PARKING ANALYSIS: PER CHAPTER 19.04 TABLE 2	1:175 S.F. GROSS FLOOR AREA OR 7 SPACES
PARKING PROVIDED:	20 SPACES PLUS 1 ADA VAN ACCESSIBLE 1 ADA ACCESSIBLE

10' 50' 25' 100'

Consultants

sca design
9017 S. Pecos Road, Suite 4450
Henderson, Nevada 89074
T 702-719-2020 F 702-269-9673

Seal

Project: 376 W. SAHARA AVE. - STAR JEWELRY

Sheet Title: PROJECT INFORMATION, SITE PLAN AND GENERAL INFORMATION

No. | Revision

Dwg. Scale: AS SHOWN | Date: 07.28.10

Drawn By: MSA | Checked By: MSA

Sheet No. A1

Project No. 10104

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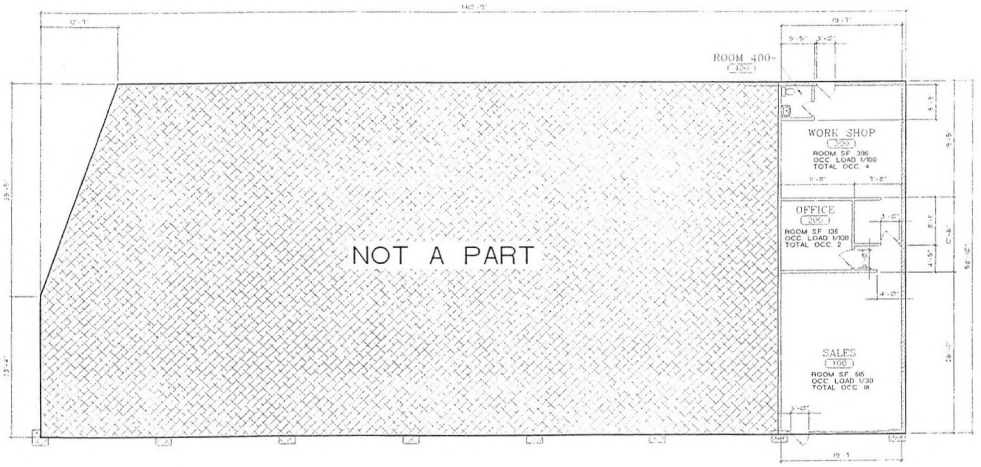
SEP 07 2010
City of Las Vegas

SUP-39471



FLOOR PLAN

1"=2'-0"

PROJECT

STAR JEWELRY

AT

376 W. SAHARA AVENUE
LAS VEGAS, NV. 89102

PROJECT DATA

ASSESSOR'S PARCEL NUMBER	161-04-801-001
ZONING CLASSIFICATION	LIMITED COMMERCIAL DISTRICT (C-1)
AREA OF TENANT SPACE	120 SF ± APPROX GROSS
OCCUPANT LOAD	24 OCCUPANTS-SEE PLAN
NUMBER OF EXITS	REQUIRED 1 PROVIDED 2
BUILDING SQUARE FOOTAGE	8,055
PROPERTY SQUARE FOOTAGE	19,166
PROPOSED USE	JEWELRY STORE CLASS III
PARKING ANALYSIS PER CHAPTER 19.04 TABLE 2	1,175 SF GROSS FLOOR AREA OR 7 SPACES
PARKING PROVIDED	20 SPACES PLUS 1 ADA VAN ACCESSIBLE 1 ADA ACCESSIBLE

10' 20' 30' 40'

sca design
3607 S. Pecos Road, Suite 4450
Henderson, Nevada 89074
T 702-778-2020 F 702-263-8673

Project: 376 W. SAHARA AVE - STAR JEWELRY
Sheet title: PROJECT INFORMATION AND FLOOR PLAN
Date: 07.26.10
Scale: AS SHOWN
Drawn By: MSA
Checked By: MSA

Sheet No.
A2

Project No. 1004

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City of Las Vegas

SUP-39471



SUP-39471 - APPLICANT: ROI ZALACH - OWNER: URBAN LAND OF NEVADA
376 WEST SAHARA AVENUE

09/16/10



SUP-39471 - APPLICANT: ROI ZALACH - OWNER: URBAN LAND OF NEVADA
376 WEST SAHARA AVENUE

09/16/10

BRADSHAW & ASSOCIATES

Zoning • Variances
Special Use

A Land Use Consulting Company

August 10, 2010

Dear Madam or Sir,

On behalf of my client, Roi Zalach, I am requesting a Special Use Permit to allow a Secondhand Dealer at 376 West Sahara Avenue. The Assessors Parcel Number is 162-04-807-001.

The store would be located within an existing retail center which is zoned C-1. Because the property has been utilized over the years by several businesses with the same parking requirements, we are asking that a determination of Parking-Impaired Development be made for this site, as per Title 19.10.010(C)(1).

Other existing C-1 businesses are located to the north and east of the site. On the west are C-M uses and the south side of Sahara, located in unincorporated Clark County, is vacant land planned as Commercial Tourist.

My client intends to operate a jewelry store and, in order to be competitive with similar businesses, wishes to be able to take in previously owned jewelry as trade for new items and to upgrade or repair his customer's stones or settings with replacements which may have originally been utilized in other pieces.

Because the property is situated in a long established retail area with a variety of uses, including convenience stores, restaurants, taverns and other shops, we believe a jewelry store with a Secondhand Dealer's license is appropriate at this location and will be a welcome addition to the shopping choices available to the nearby residents.

Yours truly,

Leni Skaar

Leni Skaar

RECEIVED
SEP 07 2010
City of Las Vegas
SUP-39471

7464 W. Sahara Ave • Las Vegas, NV 89117 • Office 702.492.0708 • Fax 702.492.0709

City of Las Vegas Agenda Item No.: **31.**

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

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

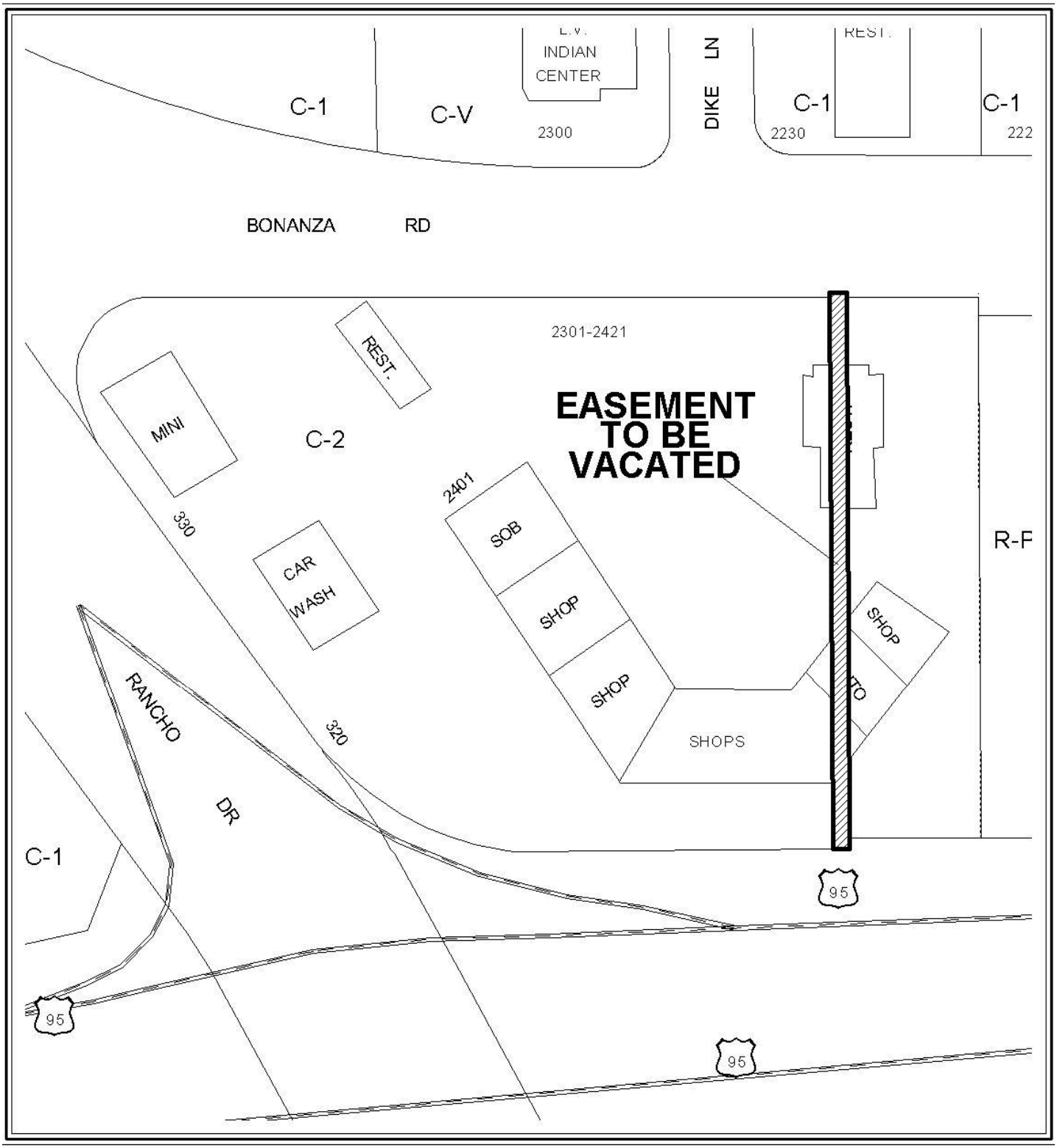
SUBJECT:
VAC-39480 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: RANCHO CIRCLE SHOPPING CENTER, LLC - Petition to Vacate a 12-foot wide public drainage easement at 320 North Rancho Drive (APN 139-29-801-004), C-2 (General Commercial) Zone, Ward 5 (Barlow). Staff recommends APPROVAL.

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

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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

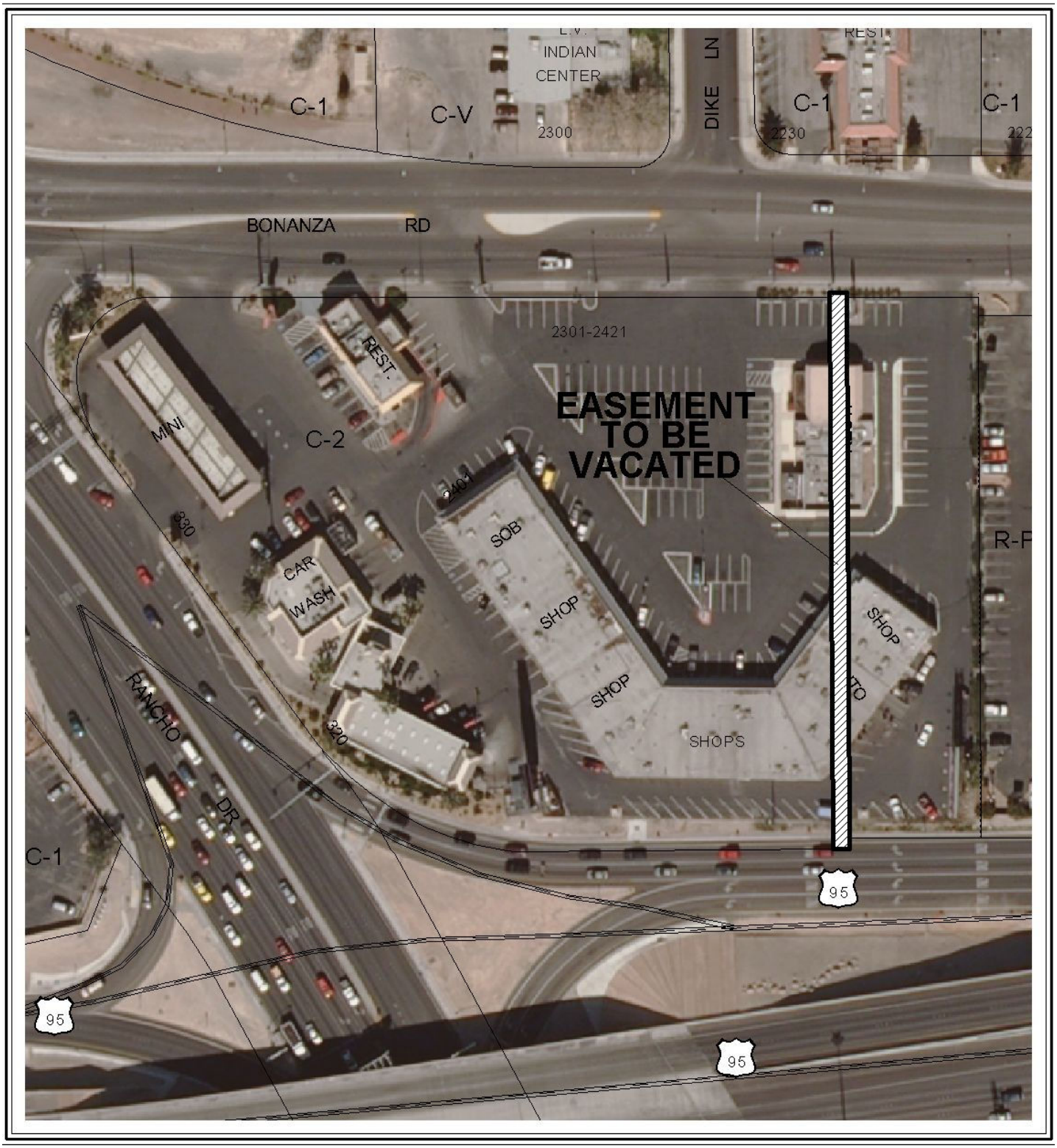


0 100 200 Feet

CASE: VAC-39480

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

N



0 100 200 Feet

CASE: VAC-39480

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

N

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAC-39480** APN: 139-29-801-004

Name of Property Owner: RANCHO CIRCLE SHOPPING CENTER, LLC

Name of Applicant: RANCHO CIRCLE SHOPPING CENTER, LLC

Name of Representative: WALKER ENGINEERING, LLC

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____ MANAGER

Print Name: JOHN D. BAYER

Subscribed and sworn before me

This 1 day of September, 20 10

_____

Notary Public in and for said County and State

TREASEA WOLF
Notary Public, State of Nevada
Appointment No. 03-85495-1
My Appt. Expires Dec 5, 2011

RECEIVED
SEP 07 2010

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: VACATION OF DRAINAGE EASEMENT

Project Address (Location) 320 N. RANCHO

Project Name SEC BONANZA & RANCHO **Proposed Use** COMMERCIAL

Assessor's Parcel #(s) 139-29-801-004 **Ward #** _____

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

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

Gross Acres 4.62 **Lots/Units** 1 **Density** _____

Additional Information EXISTING COMMERCIAL CENTER THAT OWNER WOULD LIKE TO CREATE ONE LOT COMMERCIAL SUBDIVISION

PROPERTY OWNER RANCHO CIRCLE SHOPPING CE **Contact** JOHN D. BAYER,Manager

Address 4270 DECATUR, SUITE B-11 **Phone:** 968-8056 **Fax:** 968-8001

City LAS VEGAS **State** NV **Zip** 89103

E-mail Address _____

APPLICANT RANCHO CIRCLE SHOPPING CENTER **Contact** JOHN D. BAYER,Manager

Address 4270 DECATUR, SUITE B-11 **Phone:** 968-8056 **Fax:** 968-8001

City LAS VEGAS **State** NV **Zip** 89103

E-mail Address _____

REPRESENTATIVE WALKER ENGINEERING, LLC **Contact** JODY BELSICK, PE

Address 5765 S. RAINBOW BLVD., SUITE 101 **Phone:** 873-5197 **Fax:** 873-5346

City LAS VEGAS **State** NV **Zip** 89118

E-mail Address jbelsick@walker-eng.com

Property Owner Signature* _____ MANAGER

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

Print Name JOHN D. BAYER

Subscribed and sworn before me

This 1 day of September, 20 10.

_____

Notary Public in and for said County and State

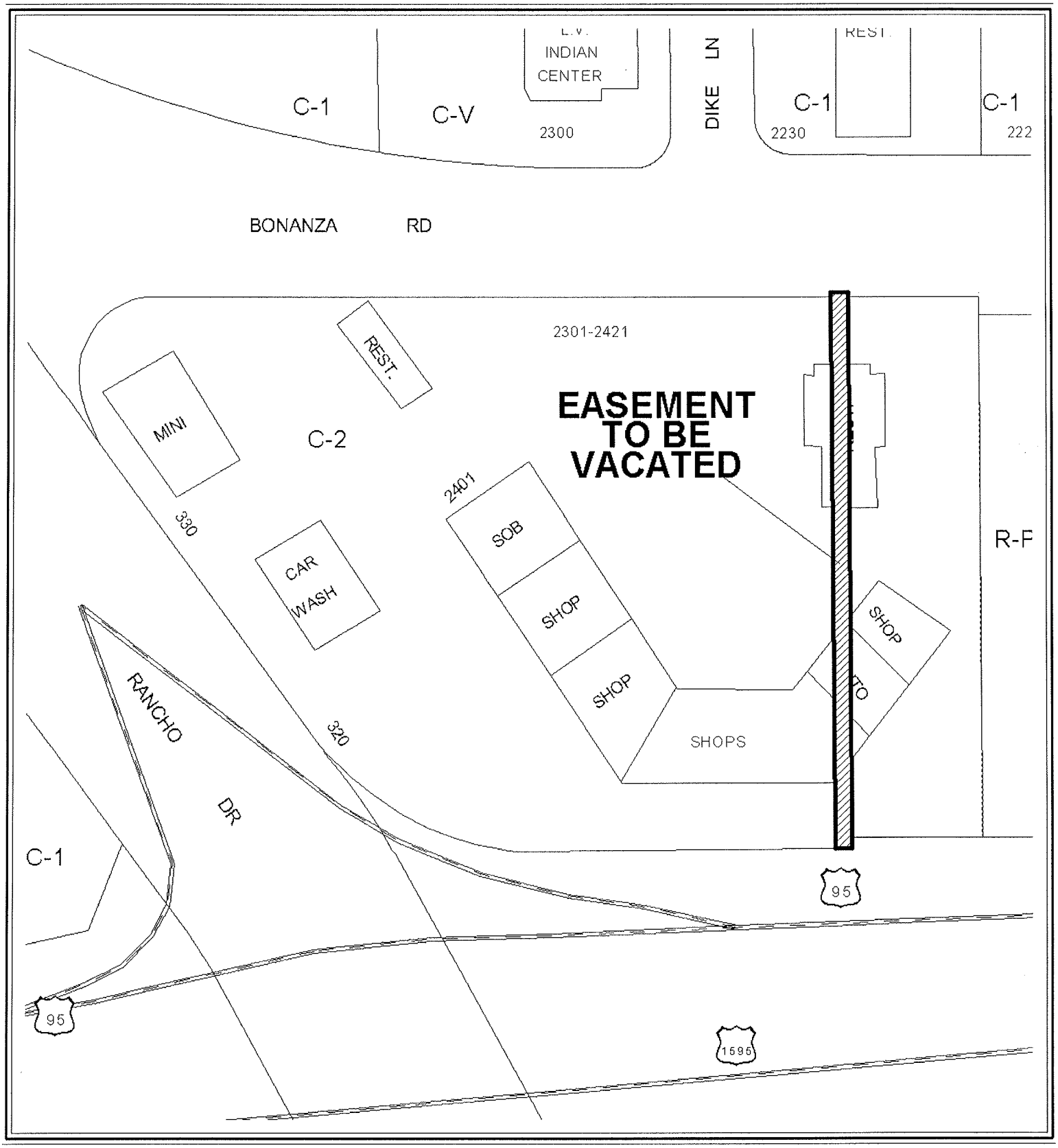
TREASEA WOLF
Notary Public, State of Nevada
Appointment No. 03-85495-1
My Appt. Expires Dec 5, 2011

RECEIVED
SEP 07 2010

FOR DEPARTMENT USE ONLY

Case #	VAC-39490
Meeting Date:	10/21/10
Total Fee:	$1000.00
Date Received:*	9/7/10
Received By:	JFmed

*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.

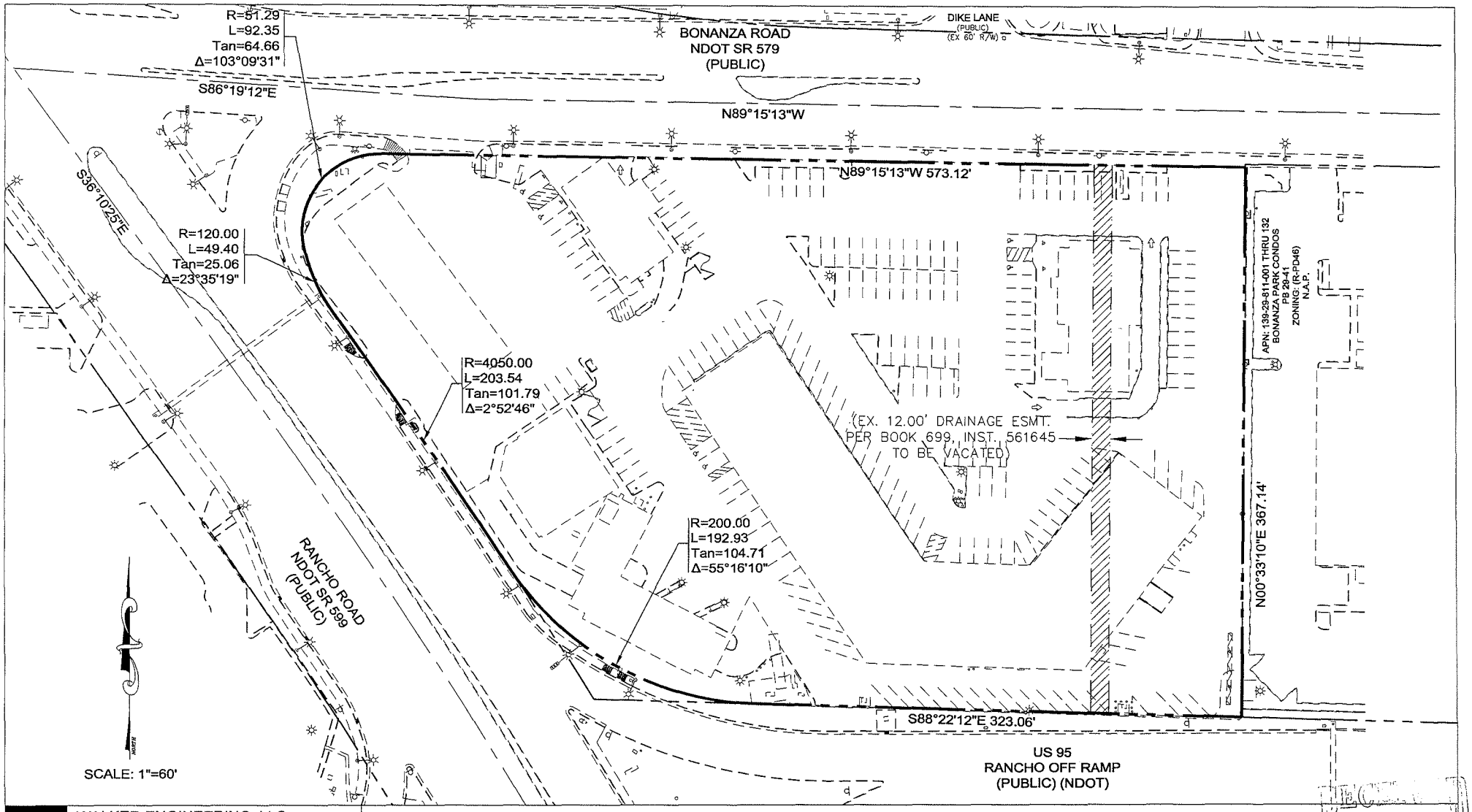


0 100 200 Feet

CASE: VAC-39480

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

N



WALKER ENGINEERING, LLC
5765 S. RAINBOW BLVD.
SUITE 101
LAS VEGAS, NV 89118
TEL: 702.873.5197
FAX: 702.873.5346
meeting your land development needs

RANCHO CIRCLE SHOPPING CENTER
SEC BONANZA & RANCHO
DRAINAGE EASEMENT
VACATION EXHIBIT

FILED
SEP 07 2010

VAC-39480



VAC-39480 & TMP-39484 - APPLICANT/OWNER: RANCHO CIRCLE SHOPPING CENTER
320 NORTH RANCHO DRIVE

09/16/10



VAC-39480 & TMP-39484 - APPLICANT/OWNER: RANCHO CIRCLE SHOPPING CENTER
320 NORTH RANCHO DRIVE

09/16/10



VAC-39480 & TMP-39484 - APPLICANT/OWNER: RANCHO CIRCLE SHOPPING CENTER
320 NORTH RANCHO DRIVE

09/16/10



VAC-39480 & TMP-39484 - APPLICANT/OWNER: RANCHO CIRCLE SHOPPING CENTER
320 NORTH RANCHO DRIVE

09/16/10

WALKER ENGINEERING, LLC

September 7, 2010
WE Project No. 1198.00

City of Las Vegas
Planning and Development Department
731 S. 4th Street
Las Vegas, Nevada 89101

RE: Vacation of Drainage Easement for "SEC Bonanza & Rancho"
APN: 139-29-801-004

To whom it may concern:

This application is for a vacation of an existing 12' wide public drainage easement that runs north-south through the existing shopping center located on the Southeast corner (SEC) of Bonanza and Rancho within Clark County Assessor's Parcel Number 139-29-801-004.

Since the existing commercial center drains to the northeast and there is an existing building directly over the existing drainage easement, it is no longer necessary. We have been directed by City of Las Vegas Land Development to vacate this existing easement in order to move forward with the proposed commercial subdivision.

We look forward to working with Planning & Development for a favorable recommendation for this vacation. Please do not hesitate to contact our office if you have any questions or require any additional information.

Sincerely,
WALKER ENGINEERING, LLC

Treasea Wolf, P.E.
Project Manager

cc: Rancho Circle Shopping Center, LLC

RECEIVED
SEP 07 2010

5765 South Rainbow Blvd.
Suite 101
Las Vegas, Nevada, 89118
Phone: 702.873.5197
Fax: 702.873.5346
www.walker-eng.com

VAC-39480

City of Las Vegas Agenda Item No.: **32.**

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). Staff recommends APPROVAL.

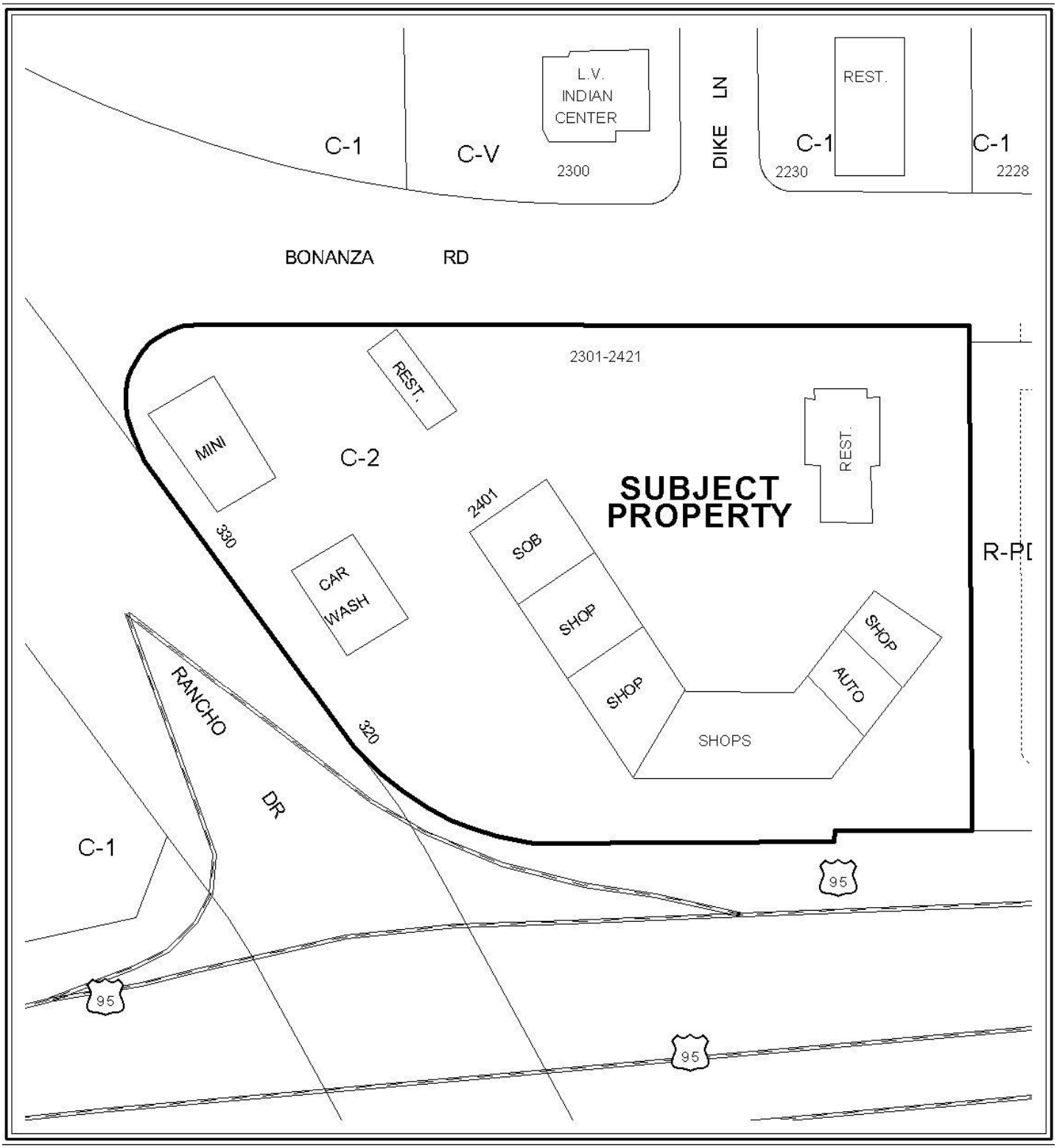
MAY GO TO CITY COUNCIL ON 11/17/10 OR MAY BE FINAL ACTION
(Unless Appealed Within 7 Days)

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. 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.



0 100 200 Feet

CASE: TMP-39484

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

N



0 100 200 Feet

CASE: TMP-39484

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

N

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **TMP-39484** APN: 139-29-801-004

Name of Property Owner: RANCHO CIRCLE SHOPPING CENTER, LLC

Name of Applicant: RANCHO CIRCLE SHOPPING CENTER, LLC

Name of Representative: WALKER ENGINEERING, LLC

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____ MANAGER

Print Name: JOHN D. BAYER

Subscribed and sworn before me

This 1 day of September, 2010

_____

Notary Public in and for said County and State

TREASEA WOLF
Notary Public, State of Nevada
Appointment No. 03-85495-1
My Appt. Expires Dec 5, 2011

RECEIVED
SEP 07 2010

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: TENTATIVE MAP

Project Address (Location) 320 N. RANCHO

Project Name SEC BONANZA & RANCHO **Proposed Use** COMMERCIAL

Assessor's Parcel #(s) 139-29-801-004 **Ward #** _____

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

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

Gross Acres 4.62 **Lots/Units** 1 **Density** _____

Additional Information EXISTING COMMERCIAL CENTER THAT OWNER WOULD LIKE TO CREATE ONE LOT COMMERCIAL SUBDIVISION

PROPERTY OWNER RANCHO CIRCLE SHOPPING CE **Contact** JOHN D. BAYER, Manager

Address 4270 DECATUR, SUITE B-11 **Phone:** 968-8056 **Fax:** 968-8001

City LAS VEGAS **State** NV **Zip** 89103

E-mail Address _____

APPLICANT RANCHO CIRCLE SHOPPING CENTER **Contact** JOHN D. BAYER, Manager

Address 4270 DECATUR, SUITE B-11 **Phone:** 968-8056 **Fax:** 968-8001

City LAS VEGAS **State** NV **Zip** 89103

E-mail Address _____

REPRESENTATIVE WALKER ENGINEERING, LLC **Contact** JODY BELSICK, PE

Address 5765 S. RAINBOW BLVD., SUITE 101 **Phone:** 873-5197 **Fax:** 873-5346

City LAS VEGAS **State** NV **Zip** 89118

E-mail Address jbelsick@walker-eng.com

Property Owner Signature* _____ MANAGER

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

Print Name JOHN D. BAYER

Subscribed and sworn before me

This 1 day of September, 20 10.

_____

Notary Public in and for said County and State

TREASEA WOLF
Notary Public, State of Nevada
Appointment No. 03-85495-1
My Appt. Expires Dec 5, 2011

RECEIVED
SEP 07 2010

Revised 10/27/08

FOR DEPARTMENT USE ONLY

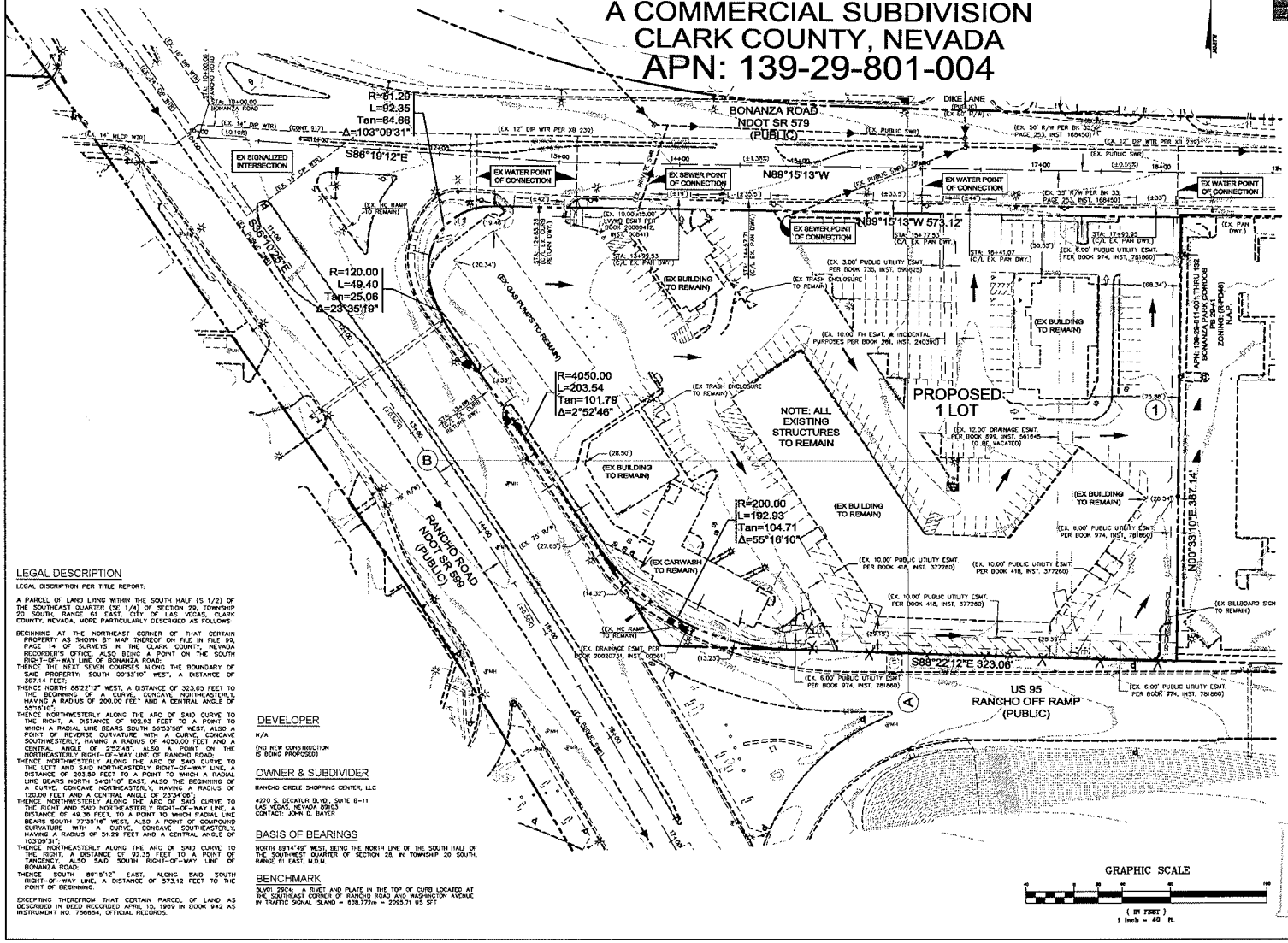
Case #	TMP-39484
Meeting Date:	10/21/10
Total Fee:	750.00
Date Received:*	9/7/10
Received By:	JFmuller

*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.

TENTATIVE MAP
FOR
RANCHO CIRCLE SHOPPING CENTER
SEC BONANZA & RANCHO
A COMMERCIAL SUBDIVISION
CLARK COUNTY, NEVADA
APN: 139-29-801-004



VICINITY MAP
N.T.S.



GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

1 EX. SCREEN WALL SECTION (NOT TO SCALE)

LEGEND

- CENTER LINE
- PROPERTY LINE
- SUBDIVISION BOUNDARY
- RIGHT OF WAY LINE
- EX 5' INDEX CONTOUR
- EX INTERMEDIATE CONTOUR
- EX SEWER MANHOLE
- EX STORM DRAIN MANHOLE
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- EXISTING WATER
- PROPOSED WATER
- EXISTING SEWER
- PROPOSED SEWER
- EXISTING STORM DRAIN
- DIRECTION OF STORM FLOWS
- EXISTING EDGE OF PAVEMENT
- PROPOSED EDGE OF PAVEMENT
- EXISTING EASEMENT
- EASEMENT TO BE VACATED
- CROSS SECTION - SEE SEPARATE DRAWING FOR THESE (A)

GENERAL PROJECT INFORMATION & NOTES

LAND USE ZONING: C-2	UTILITY SERVICES WATER: LAS VEGAS VALLEY WATER DISTRICT
GROSS ACRES: 4.62 ACRES	SEWER: CITY OF LAS VEGAS SANITATION DEPARTMENT
TOTAL NO. OF LOTS: 1 (PROPOSED)	GARBAGE: REPUBLIC SERVICES
	POWER: NV ENERGY
	TEL: CENTURY LINK
	NAT GAS: SOUTHWEST GAS
	CABLE: COX COMMUNICATIONS

NOTES
1. THIS SUBDIVISION IS NOT PART OF A MASTER PLAN.
2. LANDSCAPING ON-SITE WILL BE MAINTAINED BY THE OWNER.
3. IT IS ANTICIPATED THAT CC&R'S WILL BE FILED CONCURRENTLY WITH THE FINAL MAP.
4. COMMERCIAL GENERAL IS THE EXISTING USE OF THIS PROJECT.
5. THERE ENCLOSURES FOR THIS PROJECT WILL REMAIN AS INDICATED ON THIS MAP.
6. PER FEMA MAP NO. 32003C2170E DATED SEPTEMBER 27, 2002 SITE IS IN ZONE X WHICH IS IDENTIFIED AS AN AREA NOT IN A FLOOD ZONE.
7. WATER AND SEWER POINT OF CONNECTIONS ARE TO REMAIN AS INDICATED, SERVICE IS TAKEN FROM BONANZA.
8. THERE ARE NO KNOWN FAULT OR FISSURES ON THIS SITE.
9. PROJECT SITE IS FULLY DEVELOPED, NO GROUNDWATER ENCOUNTERED TO DEPTHS OF 20 FEET.

NOTE
THIS SITE IS NOT PROPOSED FOR RESERVATION/ DEDICATION FOR PUBLIC PARKS, SCHOOLS, PLAYGROUNDS, AND/OR OTHER PUBLIC USES.

STORM DRAIN NOTE
CLARK COUNTY REGIONAL FLOOD CONTROL DISTRICT LCRA 0004, LAS VEGAS CREEK-RANCHO MASTER PLANNED 12'x6' RCB IS LOCATED WITHIN THE WEST SIDE OF RANCHO AND IS NOT AFFECTED BY THIS MAP.

LEGAL DESCRIPTION

LEGAL DISCRIPTION PER TITLE REPORT:

A PARCEL OF LAND LYING WITHIN THE SOUTH HALF (S 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 29, TOWNSHIP 20 SOUTH, RANGE 61 EAST, CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THAT CERTAIN PROPERTY AS SHOWN BY MAP THEREOF ON FILE IN FILE 99, PAGE 14 OF SURVEYS IN THE CLARK COUNTY, NEVADA RECORDER'S OFFICE, ALSO BEING A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF BONANZA ROAD;
THENCE THE NEXT SEVEN COURSES ALONG THE BOUNDARY OF SAID PROPERTY: SOUTH 00°33'10" WEST, A DISTANCE OF 387.14 FEET;
THENCE NORTH 88°22'12" WEST, A DISTANCE OF 323.06 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 200.00 FEET AND A CENTRAL ANGLE OF 55°16'10";
THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 192.93 FEET TO A POINT TO WHICH A RADIAL LINE BEARS SOUTH 56°53'58" WEST, ALSO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 4050.00 FEET AND A CENTRAL ANGLE OF 2°52'46", ALSO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF RANCHO ROAD;
THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT AND SAID NORTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 203.59 FEET TO A POINT TO WHICH A RADIAL LINE BEARS NORTH 54°21'10" EAST, ALSO THE BEGINNING OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 120.00 FEET AND A CENTRAL ANGLE OF 23°35'06";
THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT AND SAID NORTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 49.36 FEET, TO A POINT TO WHICH RADIAL LINE BEARS SOUTH 77°35'16" WEST, ALSO A POINT OF COMPOUND CURVATURE WITH A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 51.29 FEET AND A CENTRAL ANGLE OF 103°09'31";
THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 92.35 FEET TO A POINT OF TANGENCY, ALSO SAID SOUTH RIGHT-OF-WAY LINE OF BONANZA ROAD;
THENCE SOUTH 89°15'12" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 573.12 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN DEED RECORDED APRIL 15, 1969 IN BOOK 942 AS INSTRUMENT NO. 756854, OFFICIAL RECORDS.

DEVELOPER

N/A

(NO NEW CONSTRUCTION IS BEING PROPOSED)

OWNER & SUBDIVIDER

RANCHO CIRCLE SHOPPING CENTER, LLC

4270 S. DECATUR BLVD., SUITE B-11
LAS VEGAS, NEVADA 89103
CONTACT: JOHN G. BAYES

BASIS OF BEARINGS

NORTH 89°14'49" WEST, BEING THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 29, IN TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M.

BENCHMARK

SLVD1 29CH: A RIVET AND PLATE IN THE TOP OF CURB LOCATED AT THE SOUTHEAST CORNER OF RANCHO ROAD AND WASHINGTON AVENUE IN TRAFFIC SIGNAL ISLAND = 628.773m = 2095.71 US SFT

WE
WALKER ENGINEERING, LLC
5765 S. RAINBOW BLVD.
SUITE 101
LAS VEGAS, NV 89118
TEL: 702.873.5197
FAX: 702.873.5346

STATE OF NEVADA — PROFESSIONAL ENGINEER — No. 13263 — JOHN G. BAYES

APPROVAL	DATE	INITIALS

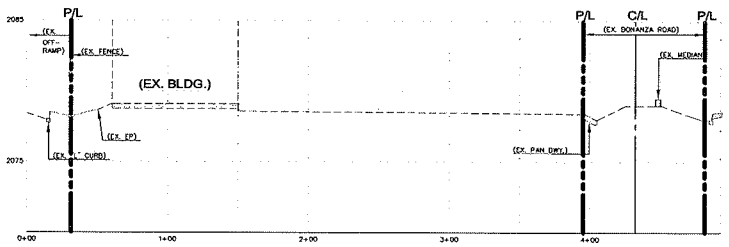
REVISIONS	DATE	REV	DESCRIPTION OF REVISION

RANCHO CIRCLE SHOPPING CENTER, LLC
SEC BONANZA & RANCHO
TENTATIVE MAP

SUBMITTAL NO. 1
DATE: SEPTEMBER 7, 2010
WE PROJECT NO. 1198.00
AGENCY NO. TM-
SHEET NO.: TM
1 OF 1 SHEETS

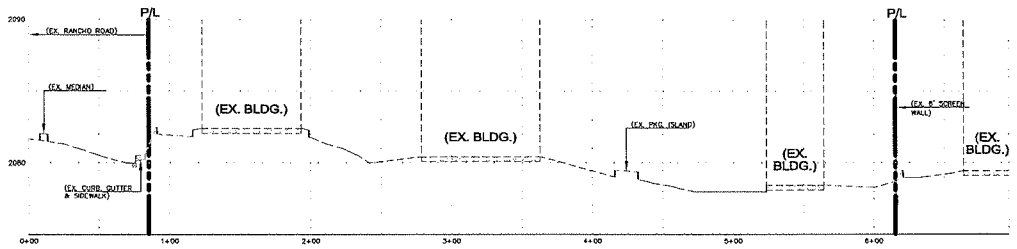
RECEIVED
SEP 07 2010

TMP-39484



A NORTH-SOUTH CROSS SECTION

HORIZ. SCALE: 1"=40'
VERT. SCALE: 1"=4'



B EAST-WEST CROSS SECTION

HORIZ. SCALE: 1"=40'
VERT. SCALE: 1"=4'

RECEIVED
SEP 07 2010

WALKER ENGINEERING, LLC
5765 S. RAINBOW BLVD.
SUITE 101
LAS VEGAS, NV 89118
TEL: 702.873.5197
FAX: 702.873.5346

REVISIONS

DATE	REVISION DESCRIPTION OF REVISION	DATE	INITIALS

APPROVAL

RANCHO CIRCLE SHOPPING CENTER, LLC
SEC BONANZA & RANCHO

CROSS SECTIONS

SUBMITTAL NO. 1
DATE: SEPTEMBER 7, 2010
WE PROJECT NO.
1198.00
AGENCY NO.
TM-
SHEET NO.:
CS
1 OF 1 SHEETS

TMP-39484

City of Las Vegas Agenda Item No.: **33.**

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

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

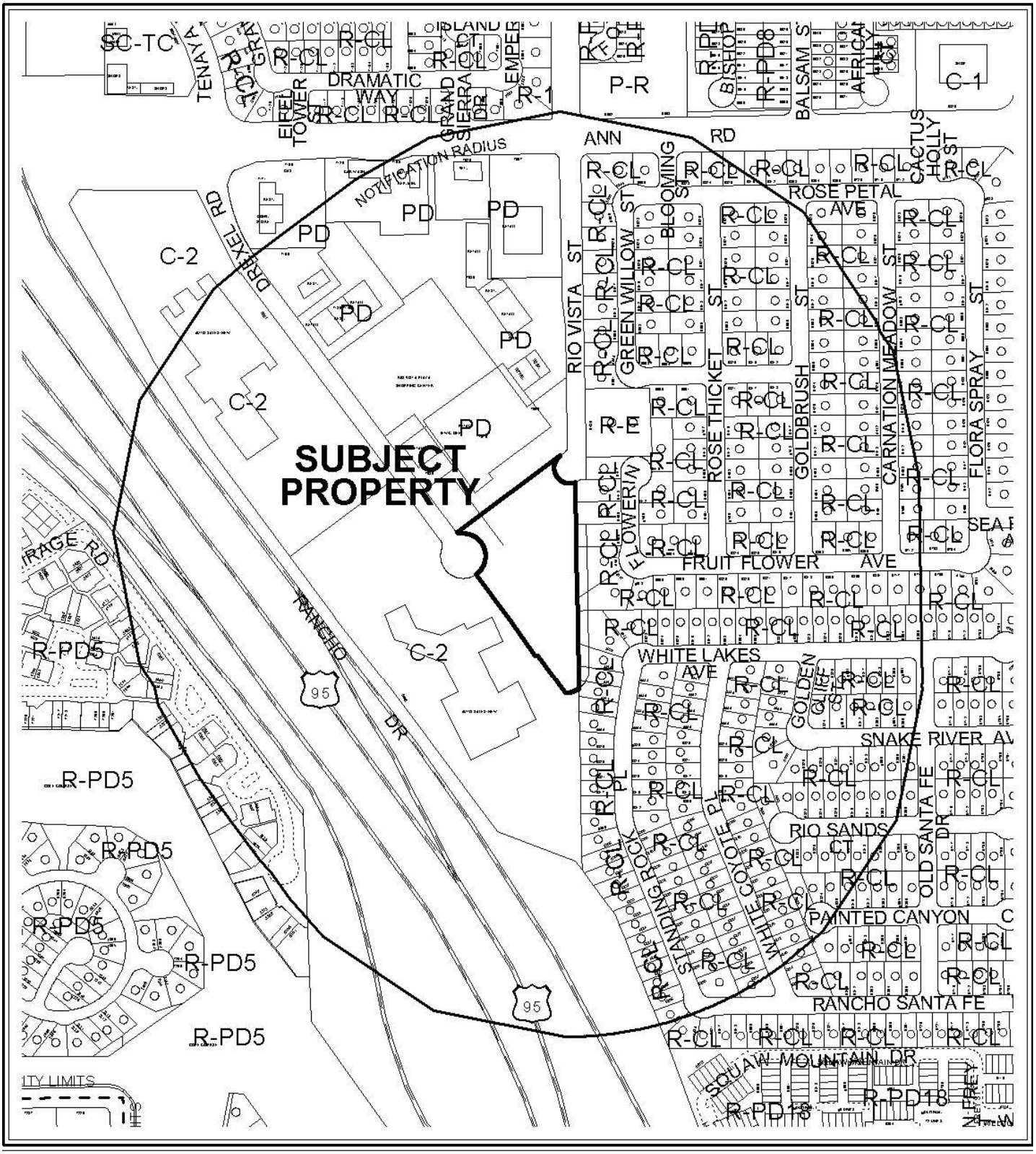
SUBJECT:
SDR-39469 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: TEAM FORD - OWNER: RYAN, M. E. LLC - Request for a Site Development Plan Review FOR A PROPOSED 7,000 SQUARE-FOOT CARWASH AND MINI-LUBE FACILITY on 18.6 acres at 5446 Drexel Road (APN 125-34-515-005), PD (Planned Development) Zone, Ward 6 (Ross). 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:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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



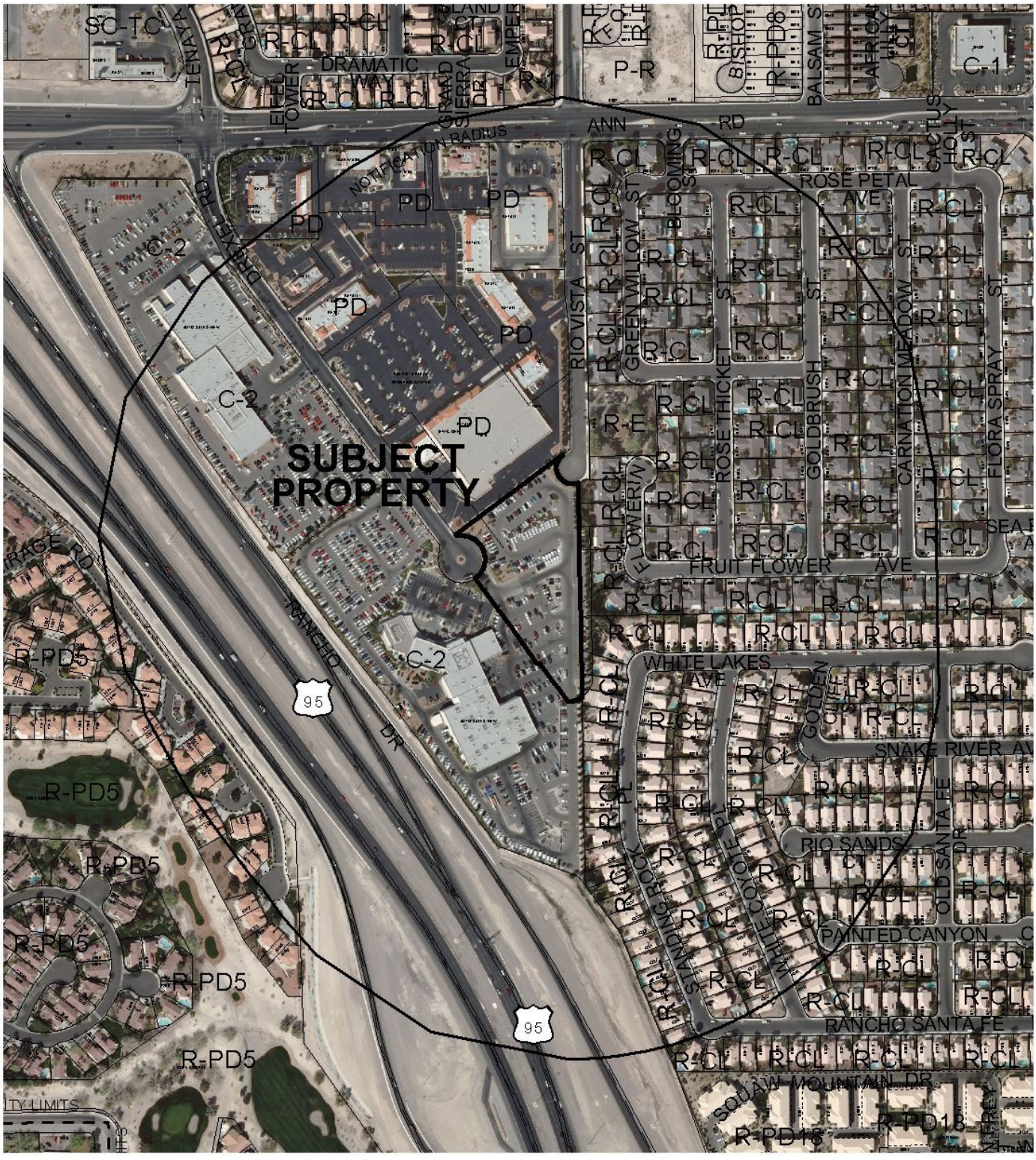
0 400 800 Feet

CASE: **SDR-39469**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

N



0 400 800 Feet

CASE: **SDR-39469**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-39469** APN: 125-34-515-005

Name of Property Owner: Ryan, M E, LLC

Name of Applicant: Team Ford

Name of Representative: Doug Purvis, (Douglas G. Purvis Architect Ltd.)

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: Edward Jallegos — ME RYAN

Print Name: EDWARD J ALLEGOS

Subscribed and sworn before me

This 2 day of Sept, 2010

See Ingold

Notary Public in and for said County and State

Notary Public - State of Nevada
County of Clark
SUE INGOLD
My Appointment Expires
January 16, 2014
No: 94-1371-1

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PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Site Design Review

Project Address (Location) 5446 Drexel Road

Project Name Team Ford Quick Lane **Proposed Use** Lube/Oil/Car Wash

Assessor's Parcel #(s) 125-34-515-005 **Ward #** _____

General Plan: existing SC proposed nc **Zoning:** existing P-D proposed nc

Commercial Square Footage 7,272 **Floor Area Ratio** na

Gross Acres 18.6 **Lots/Units** na **Density** na

Additional Information _____

PROPERTY OWNER Ryan, M E, LLC **Contact** Edward J Olliges

Address 5446 Drexel Road **Phone:** (702) 870-7221 **Fax:** (702) 877-6575

City Las Vegas **State** NV **Zip** 89130

E-mail Address _____

APPLICANT Team Ford **Contact** _____

Address 5445 Drexel Road **Phone:** (702) 395-5100 **Fax:** (702) 395-5192

City Las Vegas **State** NV **Zip** 8913

E-mail Address _____

REPRESENTATIVE Purvis Architects **Contact** Doug Purvis

Address 2545 Quail Wood Court **Phone:** (702) 876-9690 **Fax:** (702) 876-9691

City Henderson **State** NV **Zip** 89074

E-mail Address doug@purvisarchitects.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 EDWARD J. OLLIGES

Subscribed and sworn before me

This 31st day of AUGUST, 20 10.

_____

Notary Public in and for said County and State

Notary Public - State of Nevada
County of Clark
DIANE Y. WOODS
My Appointment Expires
January 16, 2014
No: 02-72739-1

Revised 10/27/08

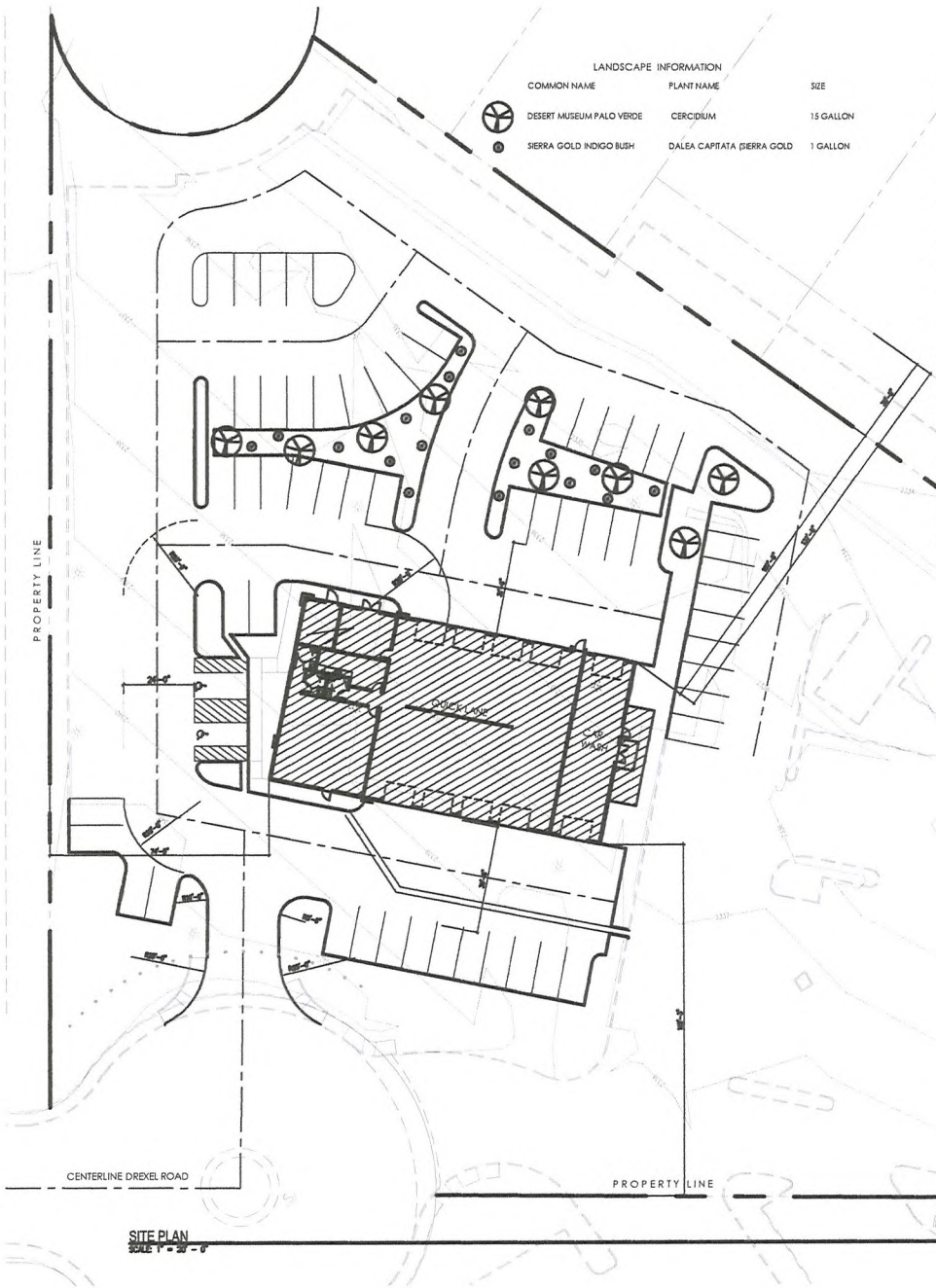
FOR DEPARTMENT USE ONLY

Case #	SDR-39469
Meeting Date:	10/21/10
Total Fee:	$1,030
Date Received:*	9/7/10
Received By:	

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

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

RECEIVED
SEP 07 2010



SITE PLAN
SCALE 1" = 20'-0"

LANDSCAPE INFORMATION

	COMMON NAME	PLANT NAME	SIZE
	DESERT MUSEUM PALO VERDE	CERCIDIUM	15 GALLON
	SIERRA GOLD INDIGO BUSH	DALEA CAPITATA (SIERRA GOLD	1 GALLON

SITE INFORMATION

PARCEL NUMBER	125-34-515-005
JURISDICTION	CITY OF LAS VEGAS - 89130
EXISTING GENERAL PLAN	SC
EXISTING ZONONG	PD
PROPOSED USE	AUTO LUBE / CAR WASH
SITE AREA	128,425 S.F. / 2.95 ACRES
BUILDING SETBACKS	PER Z-74-97 (4)
MAXIMUM HEIGHT	PER Z-74-97 (4)
ACTUAL HEIGHT	20'
PARKING REQUIRED	1,100 @ 1/150 and 6,072 S.F. @ 5 + 1/200 S.F. =44
SPACES @ 9' X 18' PROVIDED	75
HANDICAP SPACES PROVIDED	2
DELIVERY SPACE PROVIDED	1
TOTAL PARKING PROVIDED	78
BUILDING AREA	7,272 S.F.
CODE	2006 IBC
CONSTRUCTION TYPE	III B
OCCUPANCY	B
FIRE SPRINKLERS	YES

PROJECT LOCATION



VICINITY MAP

20' 100'
GRAPHIC SCALE

RECEIVED
SEP 07 2010

SDR-39469

NORTH

Drawings as Instruments of Service are the sole property of the Architect, and any use or reproduction in whole or in part without his written consent is strictly prohibited.

Drawings and Specifications remain the sole property of the Design Professional.

Copies of the Drawings and Specifications retained by the Client may be used only for his use and for occupying the Project for which they were prepared and not for the construction of any other Project.

CONSULTANT

REVISION # DESCRIPTION DATE

PROJECT TITLE

TEAM FORD QUICK LANE

5446 DREXEL ROA LAS VEGAS, NV 89130

DOUGLAS G PURVIS ARCHITECT, LTD
ARCHITECTSTUDIO
2545 Quail Wood Court
Henderson, NV 89074
Tel 702.876.9690 Fax 702.876.9691
emaildoug@purviarchitects.com

PROJECT NO.: 10007
DRAWN BY: DGP
CHECKED BY: DGP
ISSUE DATE: 08.03.10

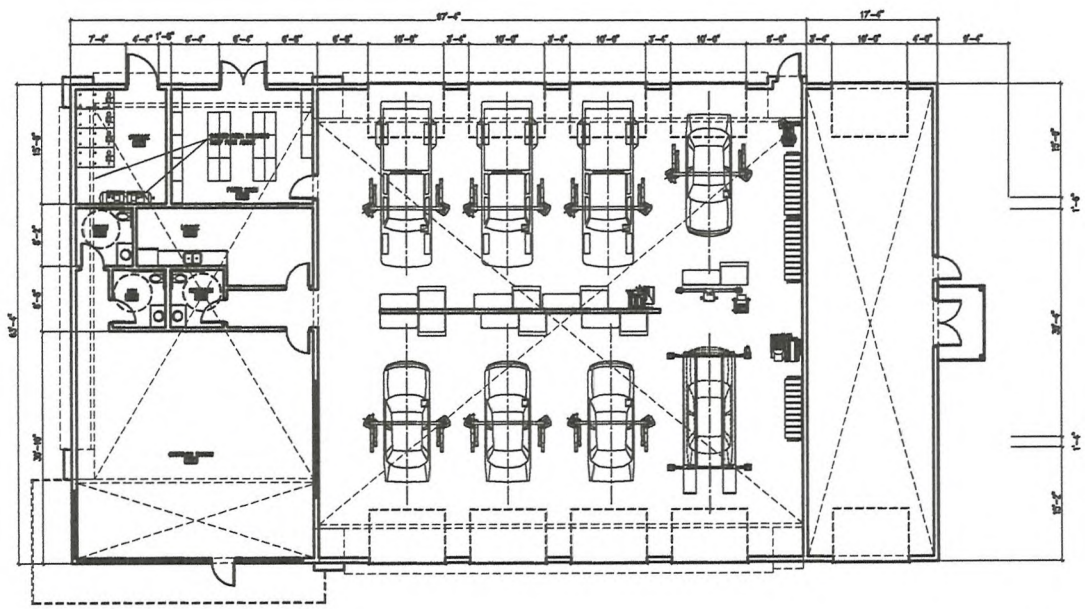
DOUGLAS G PURVIS REGISTERED No. 2340 ARCHITECT STATE OF NEVADA

SHEET TITLE

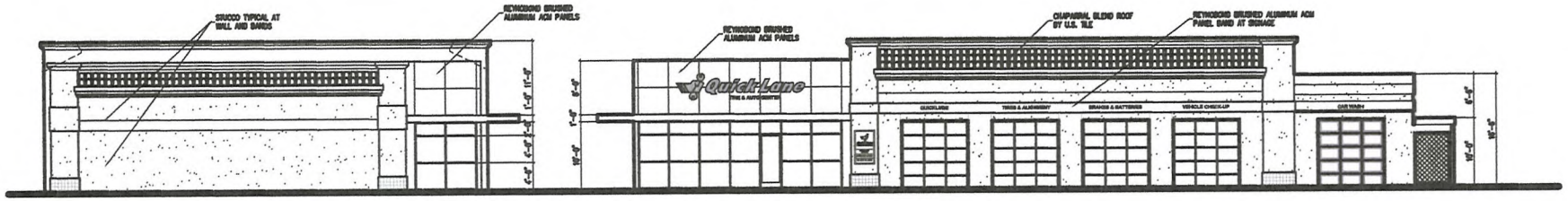
QUICK LANE SITE PLAN

SHEET NUMBER

AS.1

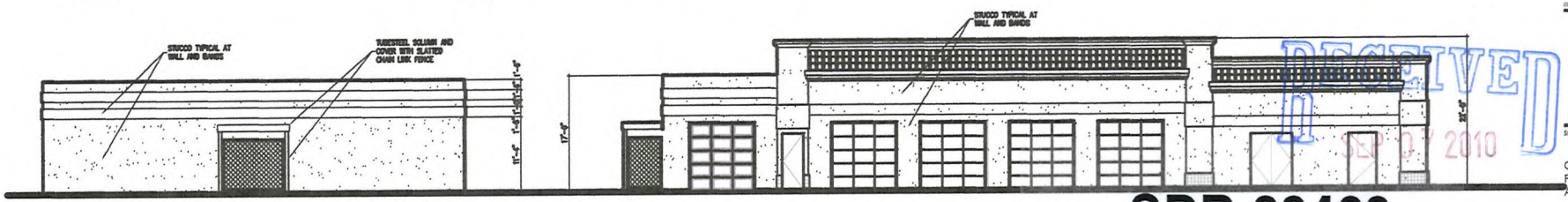


FLOOR PLAN
SCALE: 1/8" = 1'-0"



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

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



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

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

RECEIVED
SEP 07 2010
SDR-39469

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CONSULTANT

REVISION # DESCRIPTION DATE

PROJECT TITLE

TEAM FORD QUICK LANE

5446 DREXEL ROA LAS VEGAS, NV 89130

DOUGLAS P. PURVIS ARCHITECT, LTD
ARCHITECTSTUDIO
2545 Quail Wood Court
Henderson, NV 89074
tel 702.876.9690 fax 702.876.9691
email:dpurvis@purvisarchitects.com

PROJECT NO: 10.007
DRAWN BY: DGP
CHECKED BY: DGP
ISSUE DATE: 08.03.10

DOUGLAS G. PURVIS REGISTERED No. 2340 ARCHITECT STATE OF NEVADA

SHEET TITLE

QUICK LANE FLOOR PLAN AND ELEVATIONS

SHEET NUMBER

A.1

SDR 39469
Team Ford

5446 Drexel Road

Proposed 7 thousand square foot auto repair garage, minor.

Traffic produced by proposed development:

Existing Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	AUTOMOBILE PART SALES [1000SF]	7	61.91	433
AM Peak Hour			2.21	15
PM Peak Hour			5.98	42

Existing traffic on all nearby streets:

Drexel Rd	
Average Daily Traffic (ADT)	9,138
PM Peak Hour (heaviest 60 minutes)	731

Ann Rd	
Average Daily Traffic (ADT)	23,363
PM Peak Hour (heaviest 60 minutes)	1,869

Traffic Capacity of adjacent streets:

	Adjacent Street ADT Capacity
Drexel Rd	16,300
Ann Rd	51,800

This project is expected to add 433 trips per day on Drexel Rd. and Ann Rd. This will increase traffic on Drexel Rd. by about 5 percent and on Ann Rd. by about 2 percent. Currently, Drexel is at about 56 percent of capacity and Ann is at about 45 percent of capacity.

Based on Peak Hour use, this development will add about 42 additional cars into the area in the peak hour, or about three every two minutes.

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



SDR-39469 - APPLICANT: TEAM FORD - OWNER: RYAN, M.E. LLC
5446 DREXEL ROAD

09/16/10



SDR-39469 - APPLICANT: TEAM FORD - OWNER: RYAN, M.E. LLC
5446 DREXEL ROAD

09/16/10



SDR-39469 - APPLICANT: TEAM FORD - OWNER: RYAN, M.E. LLC
5446 DREXEL ROAD

09/16/10



SDR-39469 - APPLICANT: TEAM FORD - OWNER: RYAN, M.E. LLC
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09/16/10



SDR-39469 - APPLICANT: TEAM FORD - OWNER: RYAN, M.E. LLC
5446 DREXEL ROAD

09/16/10

August 30, 2010

City of Las Vegas
Planning & Development Department
731 South 4th, Street
Las Vegas, Nevada

RE: Project #583 Team Ford – Justification Letter
Site Development Plan
APN # 125-34-515-005

To Whom It May Concern:

We are submitting this project justification letter for your review and consideration. We are currently representing as "applicant' on behalf of Team Ford in their evaluation and development of a new "Quick Lane" service facility of approximately 7,000 sf, within the limits of their existing property at the above referenced location. This new facility would be an extension of their existing service line which includes oil changes, minor tune-ups and service currently being conducted within their existing facility as well as provide a more efficient car wash system to conserve water, power and also to enhance the clients experience with shorter wait times associated with scheduled or unscheduled visits.).

The current use of the site is for parking, receiving inventory and display of available autos within the current Team Ford Dealership. We are requesting formal approval of our site development plan for the new "Quick Lane" facility. This proposal conforms to the General Plan, SDR's Z-0074-97(10) and (11), and is compatible with the surrounding land uses and zoning districts within the same area. The facility will also be designed in compliance with and conforming to the architectural design guidelines outlined in the Rio Vista Plaza Planned Development document Z-74-97(4), 1-14-99 PC.

As part of a National rebranding program being facilitated by the Ford organization, Team Ford will be making many enhancements to its existing facility and services to become more customer centric and present a new and consistent image with other dealerships across the country. One of those improvements includes the addition of the "Quick Lane" facility to provide the customers a more efficient solution to services currently being provided within the existing sales/service building. As this is not a new service line, it is not anticipated that "Quick Lane" will generate any additional traffic that is not currently purchasing or servicing their vehicles at this time.

Team Ford anticipates that this new facility would create approximately 20 full time jobs for the short term construction project and 8 - 10 full time permanent employment opportunities once the project is completed. It is anticipated that the hours of operation at this facility would be consistent with the existing operation Monday thru Friday 7:00AM – 7:00PM, Saturday 7:00AM – 6:00PM and closed on Sunday.

SDR-39469

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At this time we are unaware of requirements for any State licenses specific to the use requested.

Team Ford will be employing numerous sustainability concepts into the project to reduce its carbon footprint and minimize the utilization of natural resources on a long term basis. Some of the concepts being considered include recycling the water associated with a state of the art high efficiency car wash system, low flow fixtures, a light color palate, recycled content on steel and concrete materials in addition to regionally manufactured materials although they will not be seeking a LEED Certification.

Please let us know if you have any questions or if I can be of additional assistance in the review and approval of this request. Thank you in advance for your consideration!

Sincerely,

Douglas G. Purvis
President – Purvis Architects

cc: Joe Garcia – SR Construction
Moriah Curran – SR Construction
Tom Strickland – Suncoast Development
Steve Olliges – Team Ford
Al McDonald – Team Ford

SDR-39469

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SEP 07 2010

City of Las Vegas Agenda Item No.: **34.**

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

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

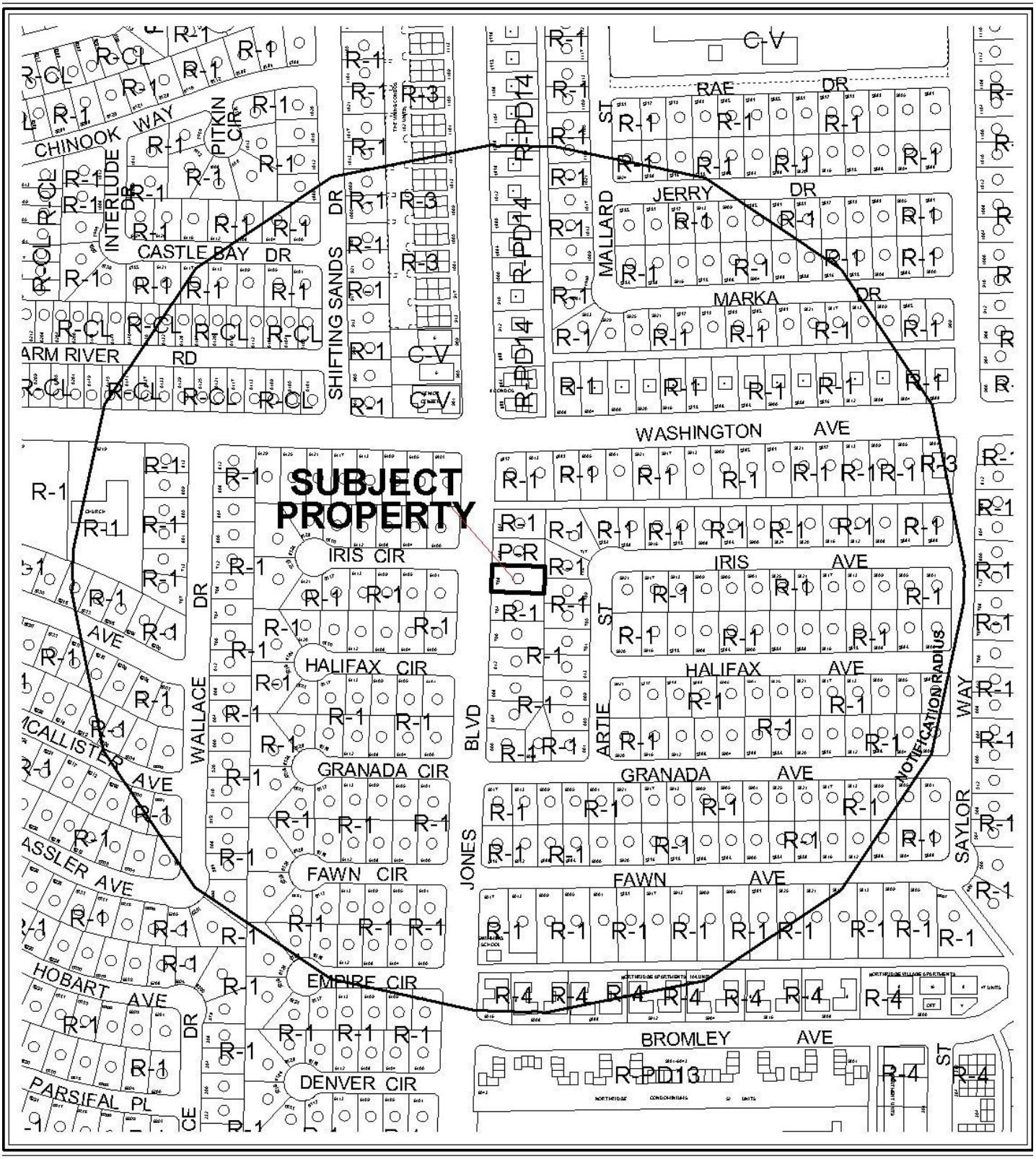
SUBJECT:
ROC-36960 - REVIEW OF CONDITION RELATED TO VAR-36958 - PUBLIC HEARING - APPLICANT/OWNER: SHARON ROTH - Request for a Review of Condition to delete Condition Numbers 3 and 5 of a previously approved Rezoning (ZON-3474) WHICH REQUIRED A COMPREHENSIVE SITE DEVELOPMENT PLAN TO ILLUSTRATE THE LOCATION 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 SITE AREA AND ADDRESS HAVE BEEN AMENDED TO 0.19 ACRES AT 708 NORTH JONES BOULEVARD. VARIANCE (VAR-36958) IS NO LONGER REQUIRED.**

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

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**6**	**Planning Commission Mtg.**	**2**
City Council Meeting	**0**	**City Council Meeting**	**0**

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



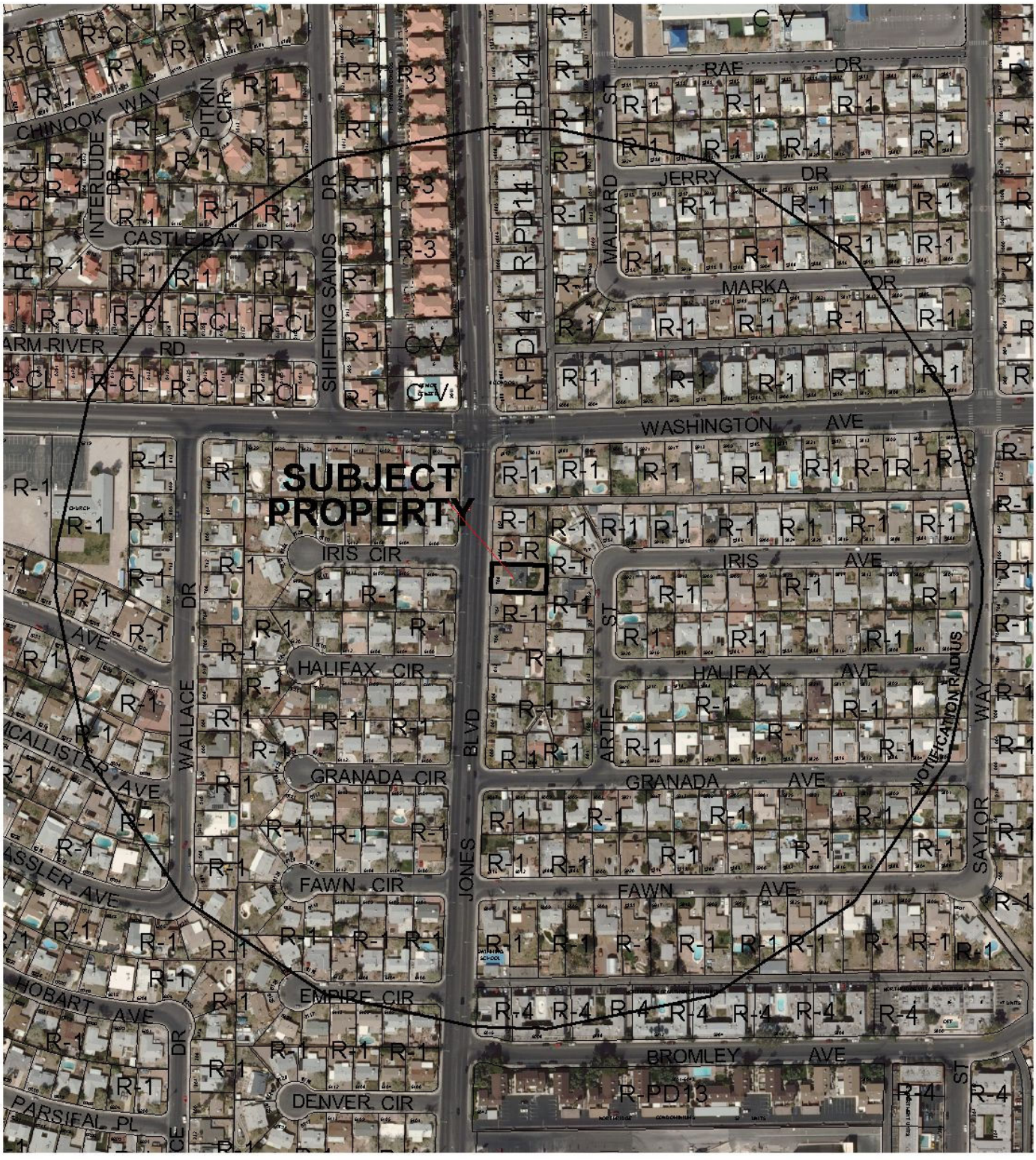
CASE: **ROC-36960 AND SDR-36959**

0 400 800 Feet

RADIUS: 1000 FT

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

N



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

0 400 800 Feet

RADIUS: 1000 FT

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

N

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 Canastra

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

M.S. PETERSON
NOTARY PUBLIC, STATE OF NEVADA
APPOINTMENT NO. 02-78422-1
MY APPT EXPIRES OCT. 16, 2010

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

PLANNING & DEVELOPMENT

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.

M.S. Peterson

Notary Public in and for said County and State

M.S. PETERSON
NOTARY PUBLIC, STATE OF NEVADA
APPOINTMENT NO. 02-78422-1
MY APPT. EXPIRES OCT. 16, 2010

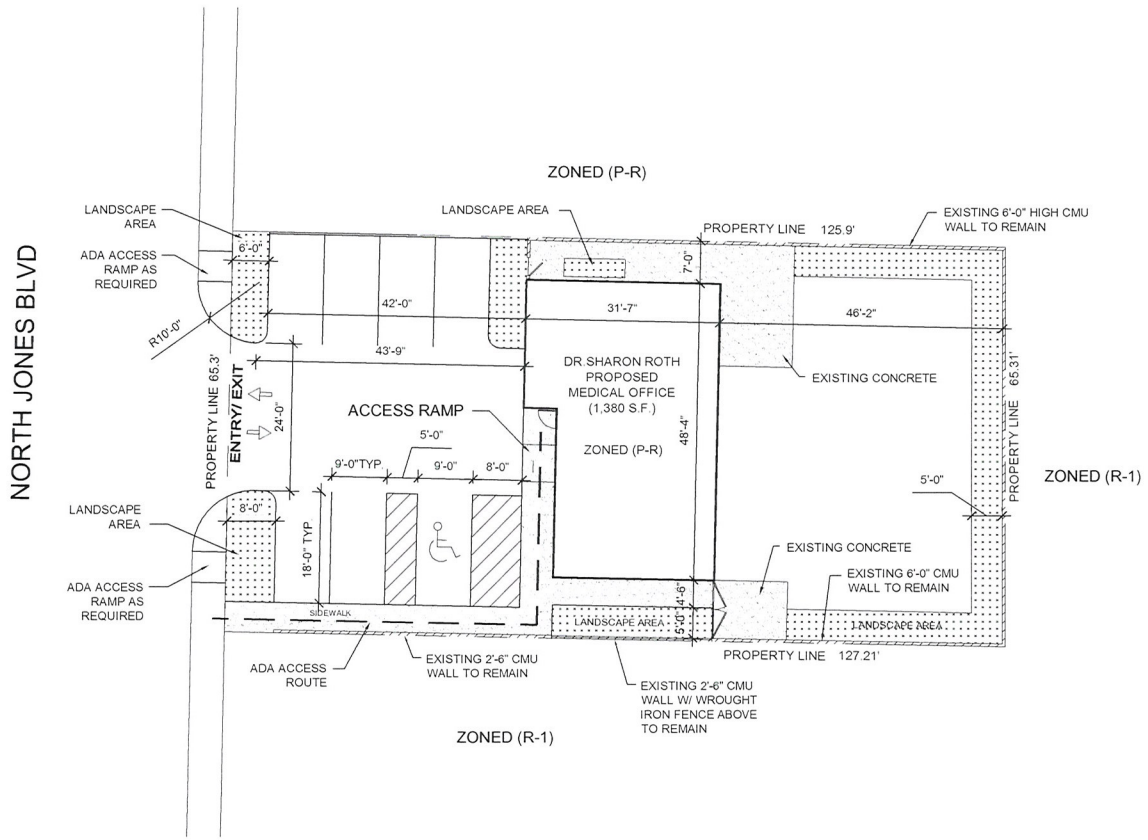
Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	ROC-3C960
Meeting Date:	11/29/2010
Total Fee:	830.00
Date Received:*	12/15/09
Received By:	M. REX

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

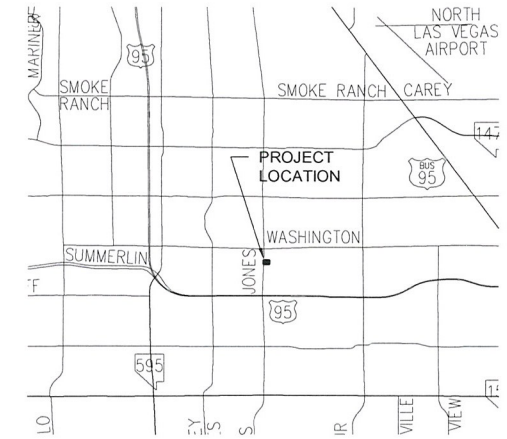
f:\dcpot\Application Packet\Application Form.pdf



1 SITE PLAN

SCALE: 1" =20'-0"

NORTH



VICINITY MAP

SCALE: N.T.S.

SITE SUMMARY

LAS VEGAS APN: 138-25-310-003
ZONED : P-R

SITE TOTALS

TOTAL SITE ACREAGE: 0.19 ACRES (8,265 S.F.)
BUILDING AREA: 1,380 S.F.
FLOOR AREA RATIO: 16.7%
OCCUPANCY: 14 OCC.

PARKING

MEDICAL OFFICE: 1 STALL PER 200= 1380/200=7
TOTAL PARKING REQUIRED = 7 STALLS

PARKING PROVIDED = 7 STALLS

TOTAL HANDICAP PARKING REQUIRED =1 STALLS
TOTAL HANDICAP PARKING PROVIDED =1 STALLS

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ROC-36960
SDR-36959

CONTRACTOR:
I.M. CONSTRUCTION CO.
(Company Name)
0043268A
(Contractors License #)
Larry Mosakowski
(Plans Prepared By)
(Signature)

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LM CONSTRUCTION CO.
6166 S. SANDHILL RD
LAS VEGAS, NEVADA 89120
(702) 262-4444 FAX (702) 262-4450
NEVADA, LIC. # 0043268A

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

DRAWN BY: MB
CHECKED BY: -
JOB NUMBER: P250
DATE: 8-24-10

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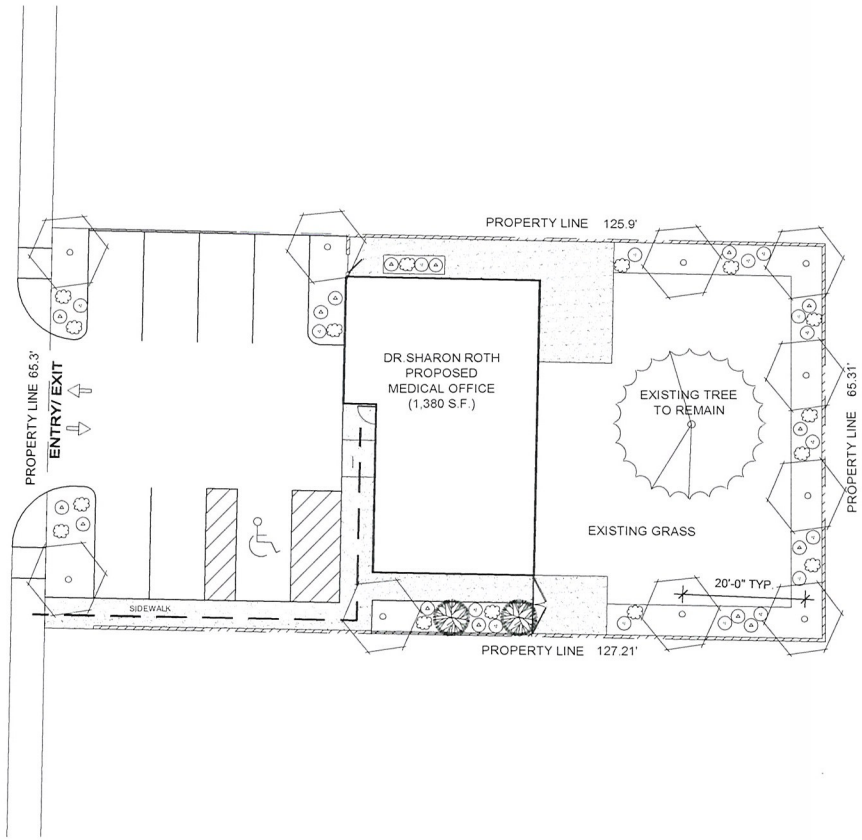
NORTH JONES BLVD



1 LANDSCAPE PLAN

SCALE: 1" =20'-0"

NORTH

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	5 GAL.
	TEXAS RANGER / LEUCOPHYLLUM	5 GAL.
	DEER GRASS / MUHLENBERGIA	5 GAL.

LANDSCAPE MATERTIALS:

NOT SHOWN — 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. TREE'S PLANTED @ AVG. 20'-0" O.C. IN OFFSET ROWS IN INTENSE LANDSCAPE AREA.
3. ROOT BARRIERS TO BE USED FOR TREE'S PLATED 5' WITHIN PUBLIC R.O.W.
4. ALL LANDSCAPE AREA'S TO RECEIVE COMPLETE AUTOMATIC PERMANENT UNDERGROUND DRIP IRRIGATION SYSTEM.
5. NOTE: ALEPPO PINE ARE APPROXIMATLEY 13'-14' TALL WHEN PLANTED. THEY TAKE 10-20 YEARS TO REACH THERE MATURE AVERAGE HEIGHT OF 40'.

ROC-36960
SDR-36959

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AUG 24 2010

CONTRACTOR:
LM CONSTRUCTION CO.
(Company Name)
0042956A
(Contractors License #)
Larry Moskowitz
(Plans Prepared By)
(Signature)

LM CONSTRUCTION CO.
6166 S. SANDHILL RD
LAS VEGAS, NEVADA 89120
(702) 262-6032, FAX (702) 262-6150
NEVADA LIC. # 0042956A

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

DRAWN BY: MB
CHECKED BY: -
JOB NUMBER: P250
DATE: 8-24-10

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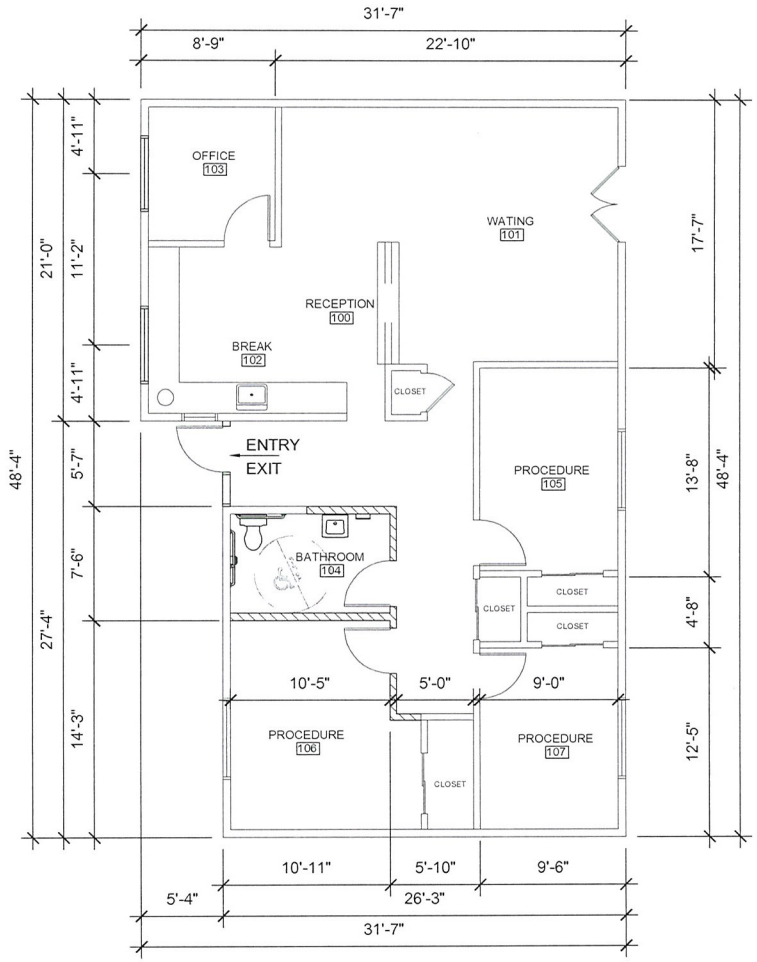

1 FLOOR PLAN

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

NORTH

CODE ANALYSIS:

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

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ROC-36960

SDR-36959

CONTRACTOR:

I.M.C. CONSTRUCTION CO.
(Company Name)

P. (60) 5566A
(Contractor's License #)

Justin Moss
(Print Prepared By)

(Signature)

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LM CONSTRUCTION CO.
6166 S. SANDHILL RD
LAS VEGAS, NEVADA 89120
(702) 262-4032, FAX (702) 262-4150
NEVADA LIC. # 0042566A

FLOOR PLAN

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

DRAWN BY: MB
CHECKED BY: -
JOB NUMBER: P250
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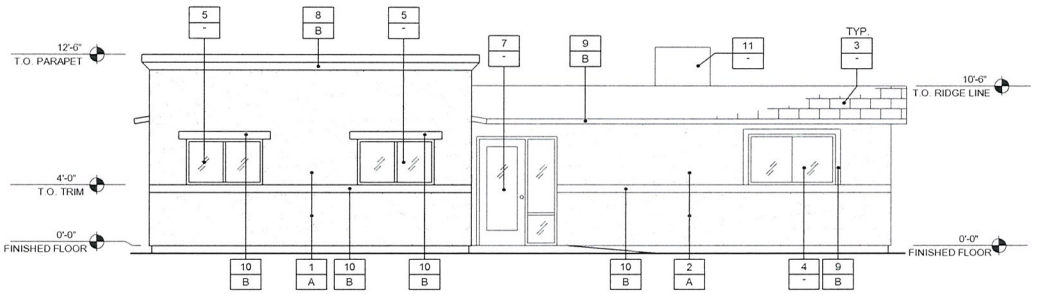
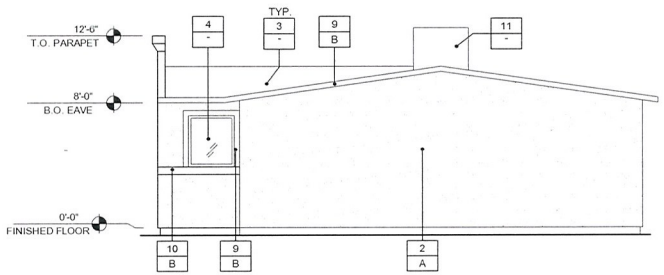


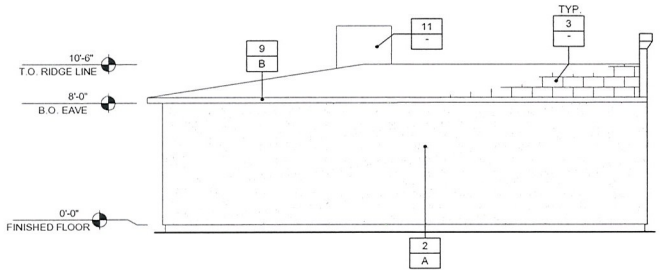
1 WEST ELEVATION (FRONT)

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



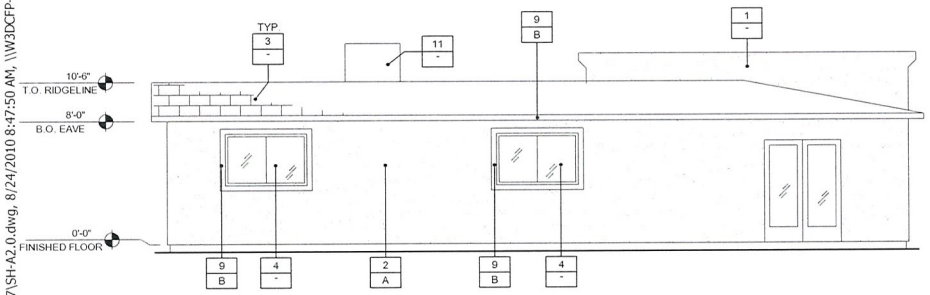
1 SOUTH ELEVATION

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



1 NORTH ELEVATION

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



1 EAST ELEVATION

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

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

CONTRACTOR:
I.M. CONSTRUCTION CO.
(Company Name)
0042599A
(Contractor License #)
Ian Mackie
(Print Name)
(Print Prepared By)
(Signature)
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LM CONSTRUCTION CO.
6166 S. SANDHILL RD
LAS VEGAS, NEVADA 89120
(702) 262-8032 FAX (702) 262-8150
NEVADA LIC # 0042599A

ELEVATIONS

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

DRAWN BY: MB
CHECKED BY: -
JOB NUMBER: P250
DATE: 8-24-10

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ROC-36960

SDR-36959

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

09/16/10



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

09/16/10



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

09/16/10



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

February 19, 2004

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

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

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

cc: See Attached List

ROC-36960
01/28/10 PC

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

LM CONSTRUCTION CO.

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 Monkarsh
LM Construction Co. LLC

RECEIVED
AUG 24 2010
ROC-36960
SDR-36959
REVISED

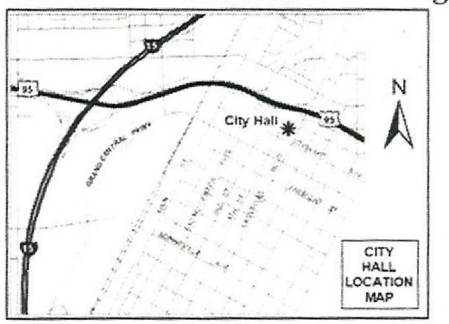
B-2 License # 0042596A – Unlimited
C4 License # 0047156 – Limit $400,000.00

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

PRESORTED FIRST CLASS

UNITED STATES POSTAGE
PITNEY BOWES
02 1M
0004279218
$ 00.41⁴
JAN 15 2010
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



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

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-36959

Planning Commission Meeting of 1/28/2010

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 28

KAVDS11 89119

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

PRESORTED FIRST CLASS

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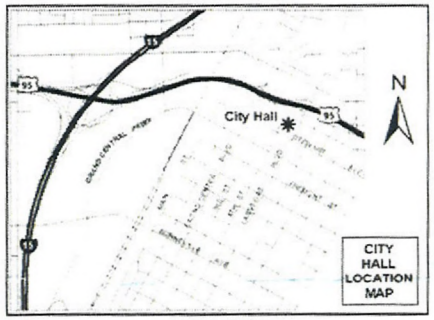
0004279218 FEB 12 2010
MAILED FROM ZIPCODE 89101

Return Service Requested
Official Notice of Public Hearing



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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-36959

Planning Commission Meeting of 2/25/2010

RECEIVED
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

LAVDS11 89107

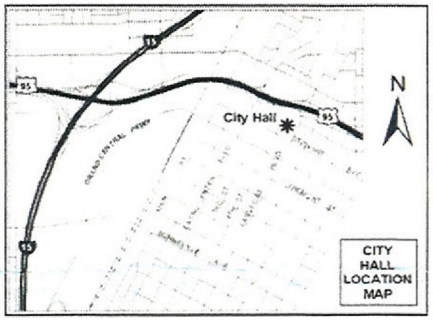
Submitted after final agenda
Date
Item 10P

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

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.41⁴
0004279218 FEB 12 2010
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-36959

Planning Commission Meeting of 2/25/2010

Case: SDR-36959

1382531013
GRANITTO LORENZO & HUMBERTO
5817 W WASHINGTON AVE
LAS VEGAS NV 89107-4713

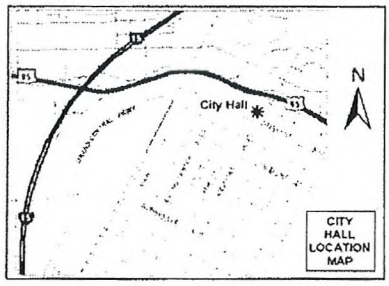
RECEIVED
10 FEB 24 PM 4:34
PLANNING AND DEVELOPMENT

LAVDS11 89107

Submitted after final agenda
Date
Item 10

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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[X] 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=

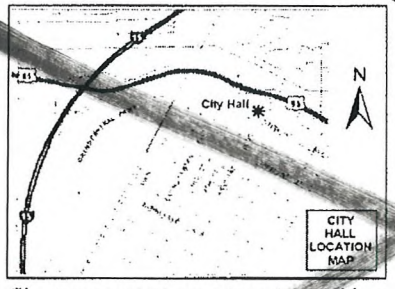
Case: SDR-36959

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

LAVDS11 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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[X] 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

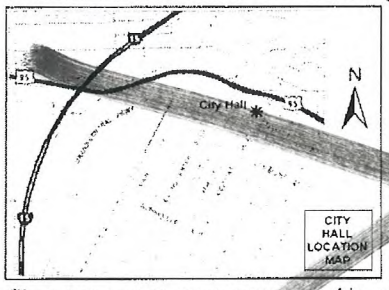
RECEIVED
FEB 16 2010

LAVDS11 89129

10 A

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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[X] 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=

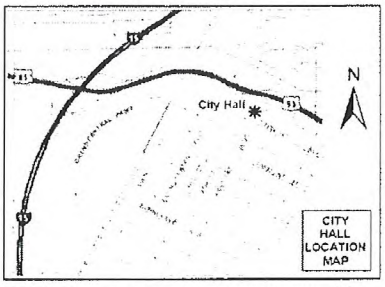
Case: SDR-36959

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

LAV0511 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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[X] 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

LAV0511 89129

9A

City of Las Vegas Agenda Item No.: **35.**

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

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

SUBJECT:
SDR-36959 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-36958 AND 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 APPROVAL. **NOTE: THE APPLICATION HAS BEEN AMENDED TO A 1,380 SQUARE-FOOT OFFICE, MEDICAL WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS TO ALLOW A SIX-FOOT BUFFER ALONG THE WEST PERIMETER AND ZERO-FOOT BUFFERS ALONG PORTIONS OF THE NORTH AND SOUTH PERIMETERS ON 0.19 ACRES AT 708 NORTH JONES BOULEVARD. VARIANCE (VAR-36958) IS NO LONGER REQUIRED.**

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

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**3**	**Planning Commission Mtg.**	**1**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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

M.S. PETERSON
NOTARY PUBLIC, STATE OF NEVADA
APPOINTMENT NO. 02-78422-1
MY APPT. EXPIRES OCT. 16, 2010

RECEIVED
DEC 15 2009

Revised 11-14-06

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

PLANNING & DEVELOPMENT

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 E

* 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, 20 09.

M. S. Peterson

Notary Public in and for said County and State

M.S. PETERSON
NOTARY PUBLIC, STATE OF NEVADA
APPOINTMENT NO. 02-78422-1
MY APPT. EXPIRES OCT. 16, 2010

FOR DEPARTMENT USE ONLY

Case #	SDR-36957
Meeting Date:	11/28/10
Total Fee:	1080.00
Date Received:*	12/15/09
Received By:	MREX

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

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

Revised 10/27/08

City of Las Vegas Agenda Item No.: **36.**

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

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

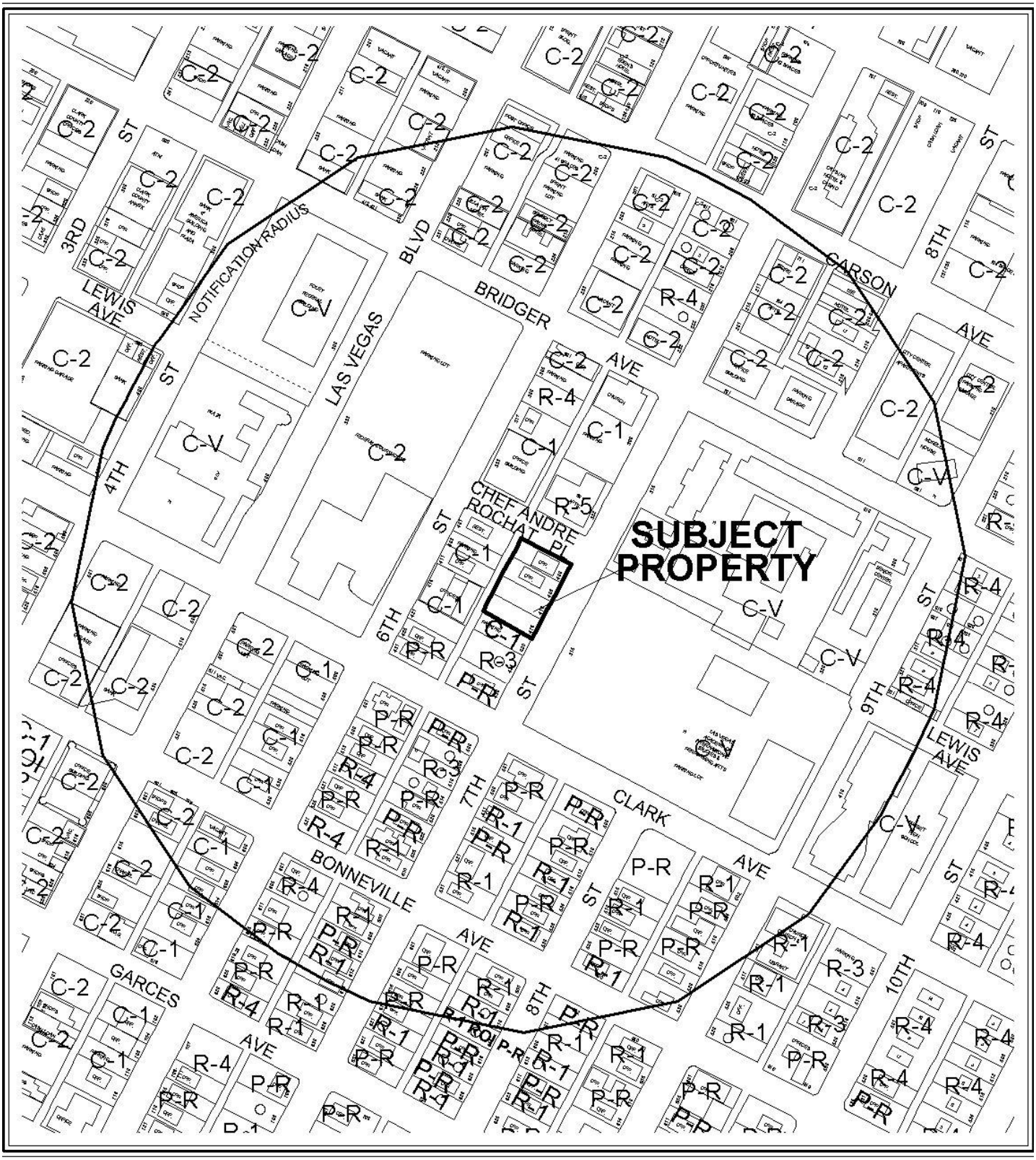
SUBJECT:
ABEYANCE - VAR-39122 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: EVAPS, LLC - Request for a Variance TO ALLOW ZERO-FOOT SETBACKS WHERE A 10-FOOT SIDE YARD, 15-FOOT CORNER SIDE YARD, AND 20-FOOT FRONT AND REAR YARD SETBACKS ARE REQUIRED, AND TO ALLOW 86% LOT COVERAGE WHERE 50% LOT COVERAGE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

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

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**1**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends DENIAL.

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - VAR-39122 and SDR-39121
2. Conditions and Staff Report - VAR-39122 and SDR-39121
3. Supporting Documentation
4. Photos - VAR-39122 and SDR-39121
5. Justification Letter - VAR-39122 and SDR-39121
6. Support Postcard – VAR-39122 and SDR-39121



0 300 600 Feet

CASE: **VAR-39122 AND SDR-39121**

RADIUS: 1000 FT

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

N



0 300 600 Feet

CASE: **VAR-39122 AND SDR-39121**

RADIUS: 1000 FT

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

N

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: EVAPS, LLC

Name of Applicant: Robert T. Eglet

Name of Representative: Scott Brown, Architect

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Robert T. Eglet

Print Name: Robert T. Eglet

Subscribed and sworn before me

This 9th day of July, 2010

Kathryn D. Hardesty

Notary Public in and for said County and State

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

RECEIVED
AUG 09 2010

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Variance: 19.08.050 no setbacks (all sides) and 86% lot coverage

Project Address (Location) 400 South 7th Street

Project Name Law Offices **Proposed Use** Office

Assessor's Parcel #(s) 139-34-710-030, -031, -032, -033 **Ward #** 3 - Gary Reese

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

Commercial Square Footage 55,132 SF gross **Floor Area Ratio**

Gross Acres 0.65 net **Lots/Units** 1 **Density**

Additional Information Multi-story office building with parking garage

PROPERTY OWNER EVAPS, LLC **Contact** Robert T. Eglet

Address 400 South 4th Street #600 **Phone:** (702) 450-5400 **Fax:** (702) 450-5451

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

E-mail Address n/a

APPLICANT -Same as Property Owner- **Contact**

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

City **State** **Zip**

E-mail Address

REPRESENTATIVE DesignCell Architecture **Contact** Scott Brown, Architect

Address 10777 West Twain Ave. #125 **Phone:** (702) 403-1575 **Fax:** (877) 403-1575

City Las Vegas **State** NV **Zip** 89135

E-mail Address scott@designcell.cc

Property Owner Signature* [signature]

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

Print Name Robert T. Eglet

Subscribed and sworn before me

This 9th day of August, 2010.

Kathryn D. Hardesty

Notary Public in and for said County and State

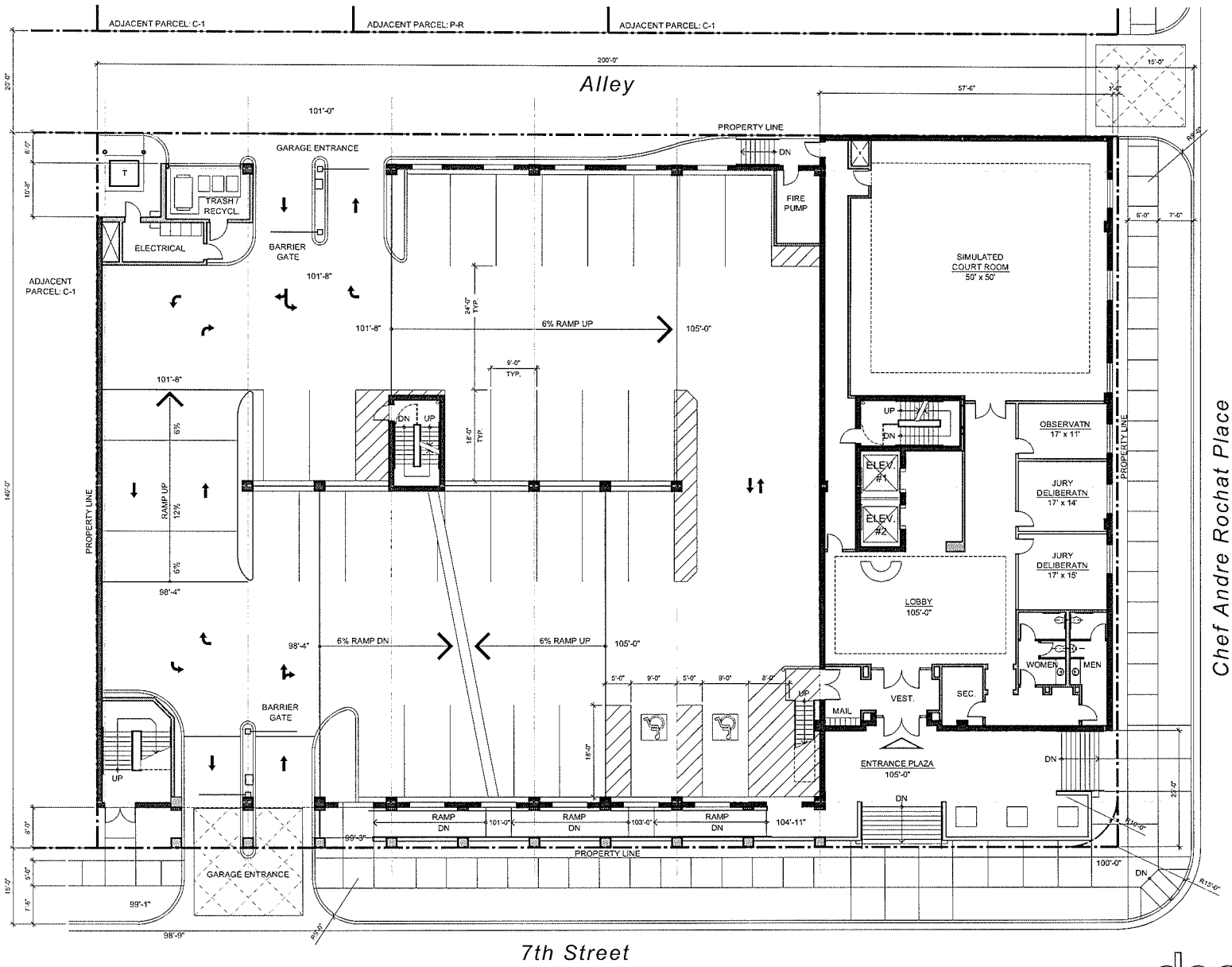
NOTARY PUBLIC
STATE OF NEVADA
County of Clark
KATHRYN D. HARDESTY
Appt. No. 92-0380-1
My Appt. Expires July 30, 2012

RECEIVED
AUG 09 2010

FOR DEPARTMENT USE ONLY

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

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



EVAPS Law Offices

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

SITE PLAN / FIRST FLOOR PLAN

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

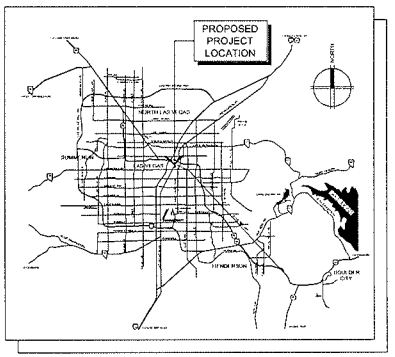
0 10' 20' 40'

1 LEVEL

SITE DATA

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

VICINITY MAP

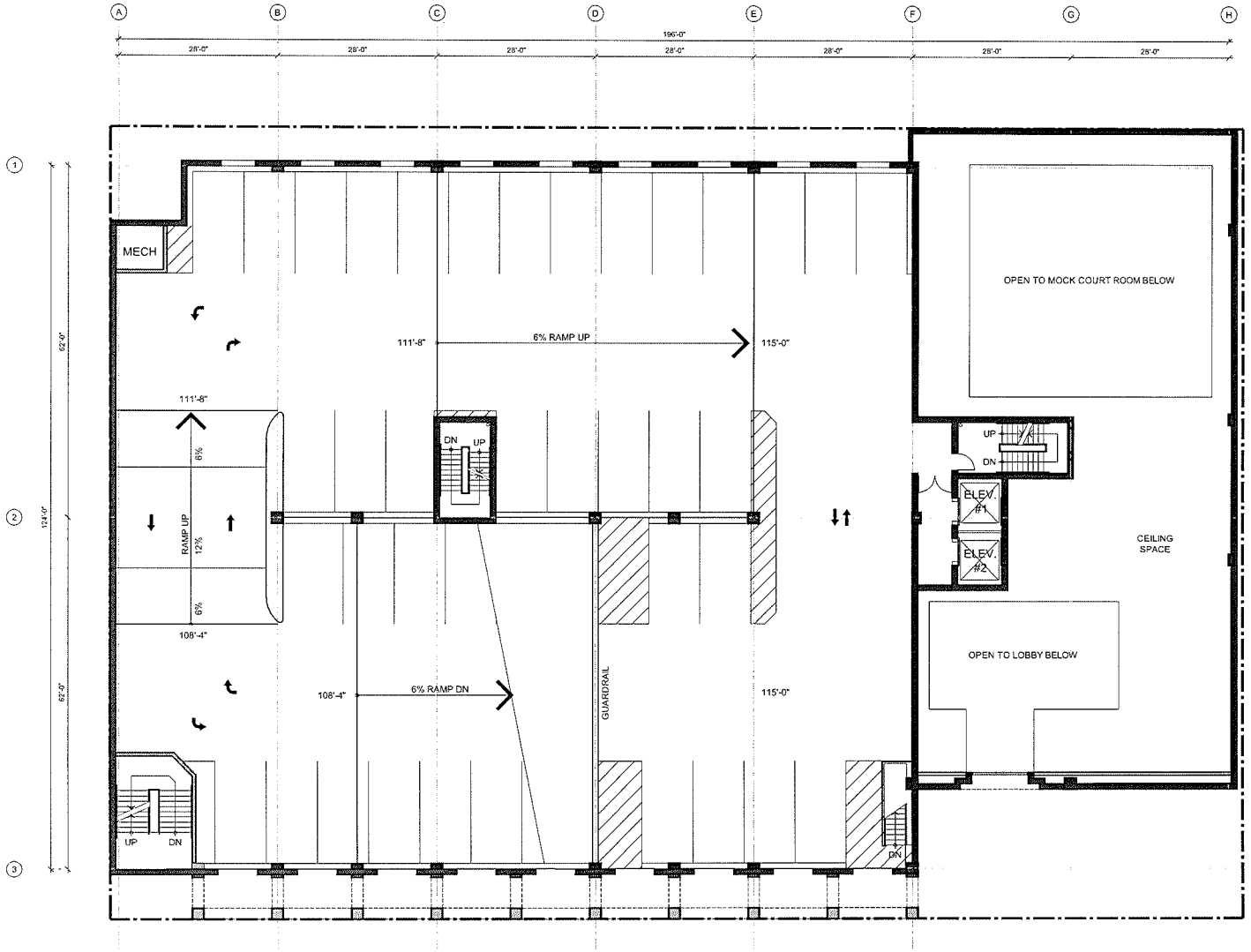


designcell
10777 W.TWAIN AVE, STE 125 T 702-403-1575
LAS VEGAS, NV 89135 WWW.DESIGNCELL.CC

DR01

RECEIVED
AUG 09 2010

VAR-39122
SDR-39121



2 LEVEL

EVAPS Law Offices

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

SECOND FLOOR PLAN

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

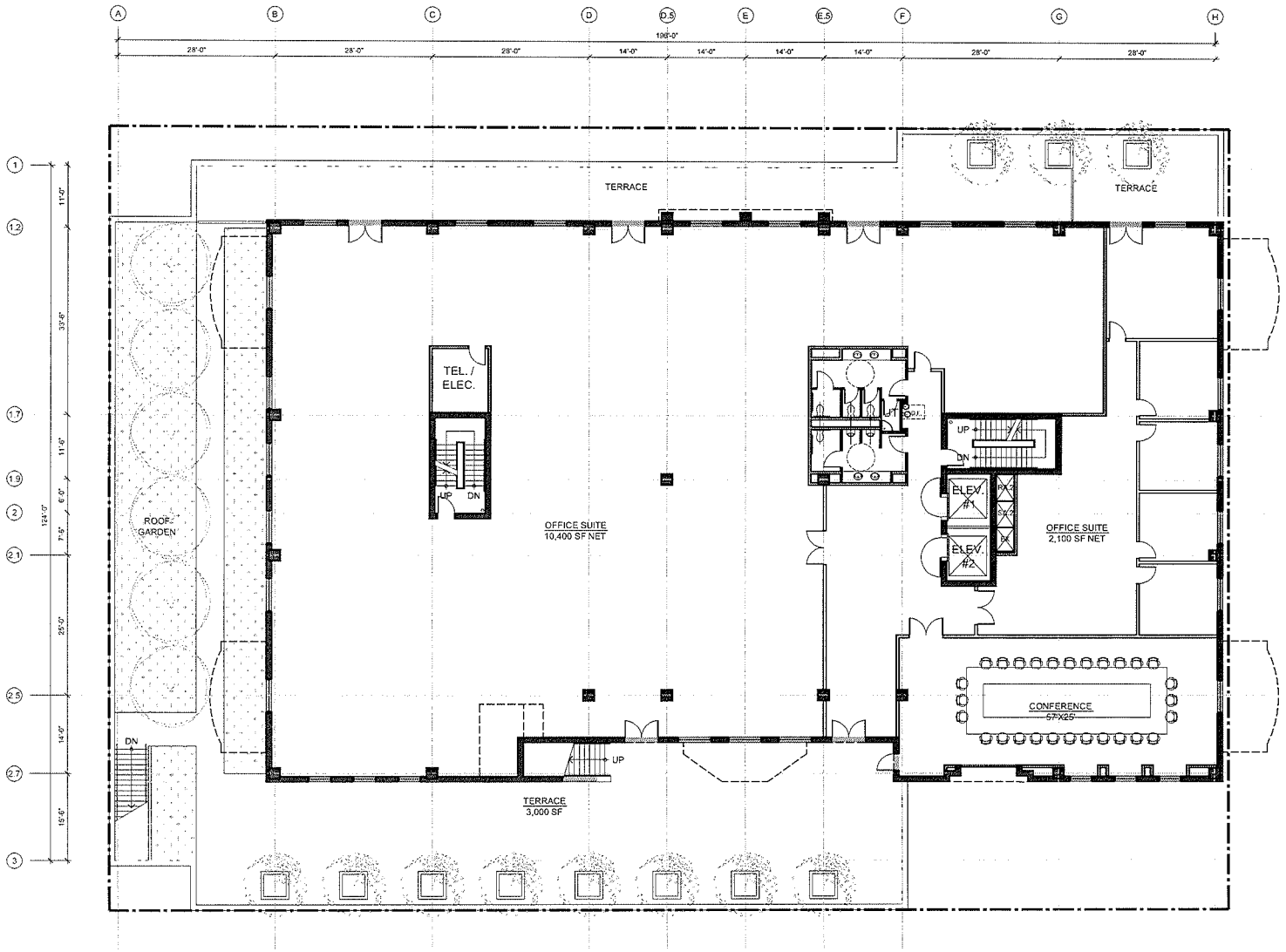
0 10' 20' 40'

NORTH

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

DR02

VAR-39122 RECEIVED
SDR-39121 AUG 09 2010



3 LEVEL

EVAPS Law Offices

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

THIRD FLOOR PLAN

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

0 10' 20' 40'

NORTH

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

DR03

VAR-39122
SDR-39121

RECEIVED
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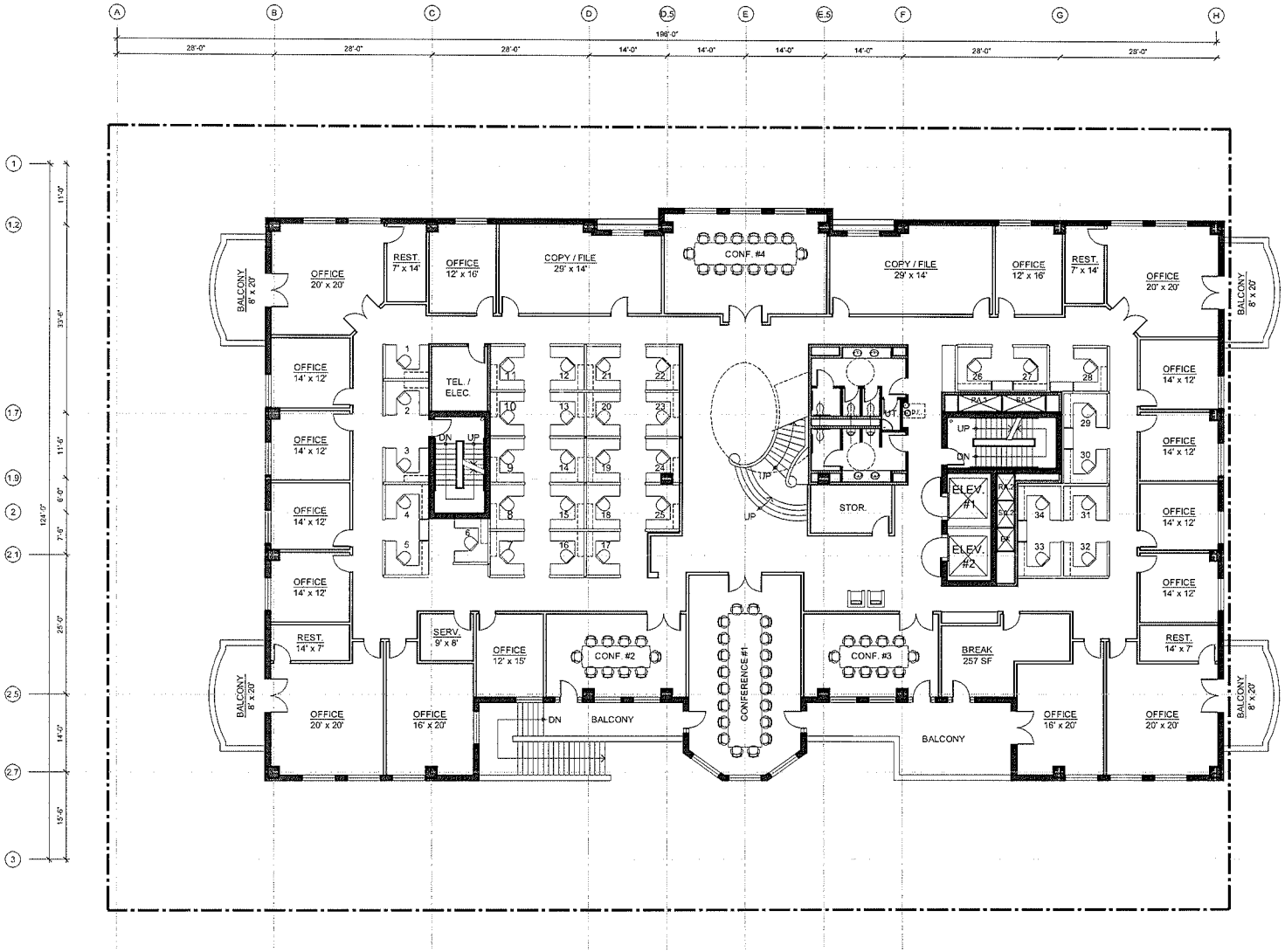

4 LEVEL

EVAPS Law Offices

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

FOURTH FLOOR PLAN

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

0 10' 20' 40'

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

DR04

VAR-39122
SDR-39121

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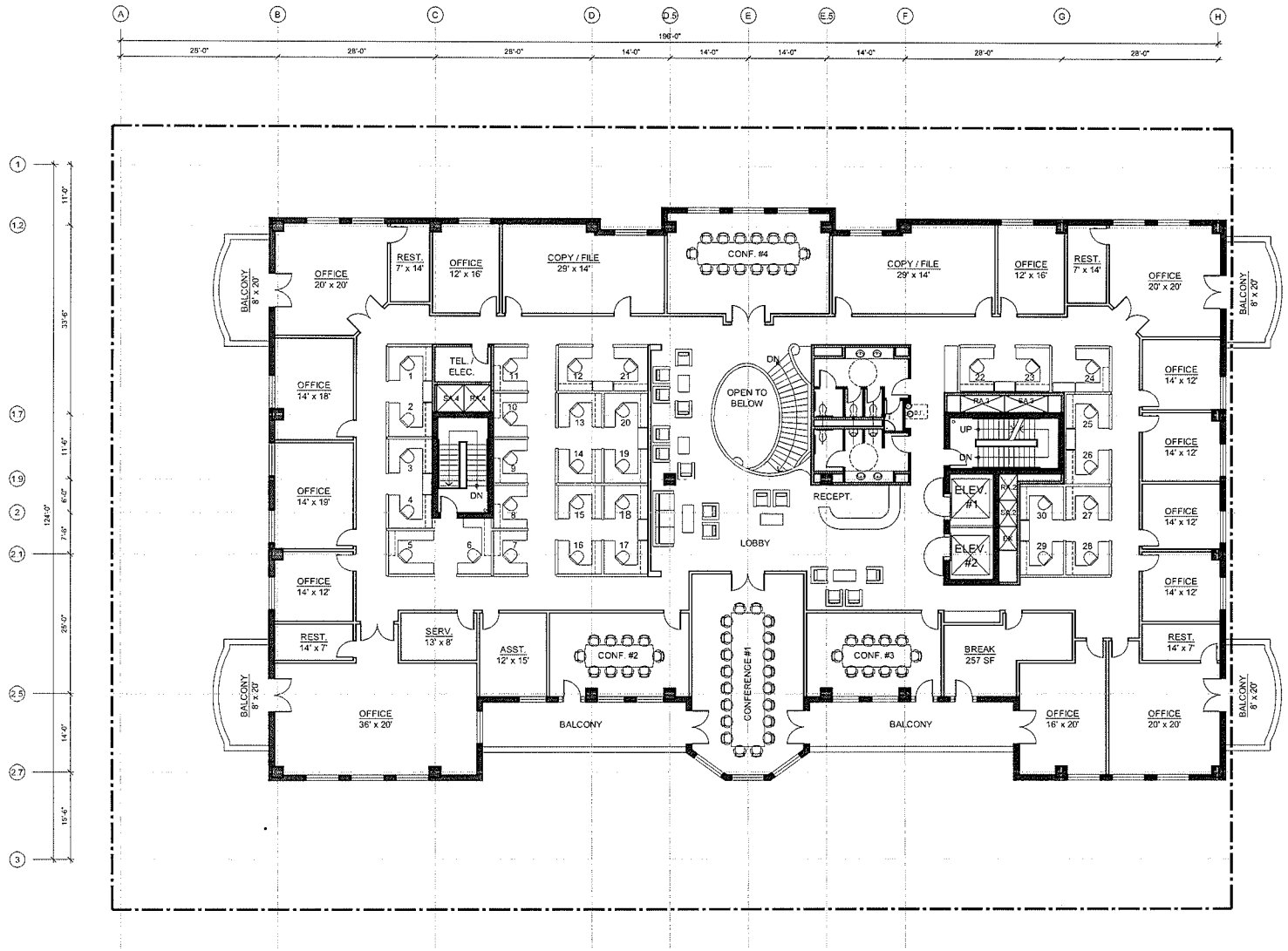


5 LEVEL

EVAPS Law Offices

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

FIFTH FLOOR PLAN

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

0 10' 20' 40'

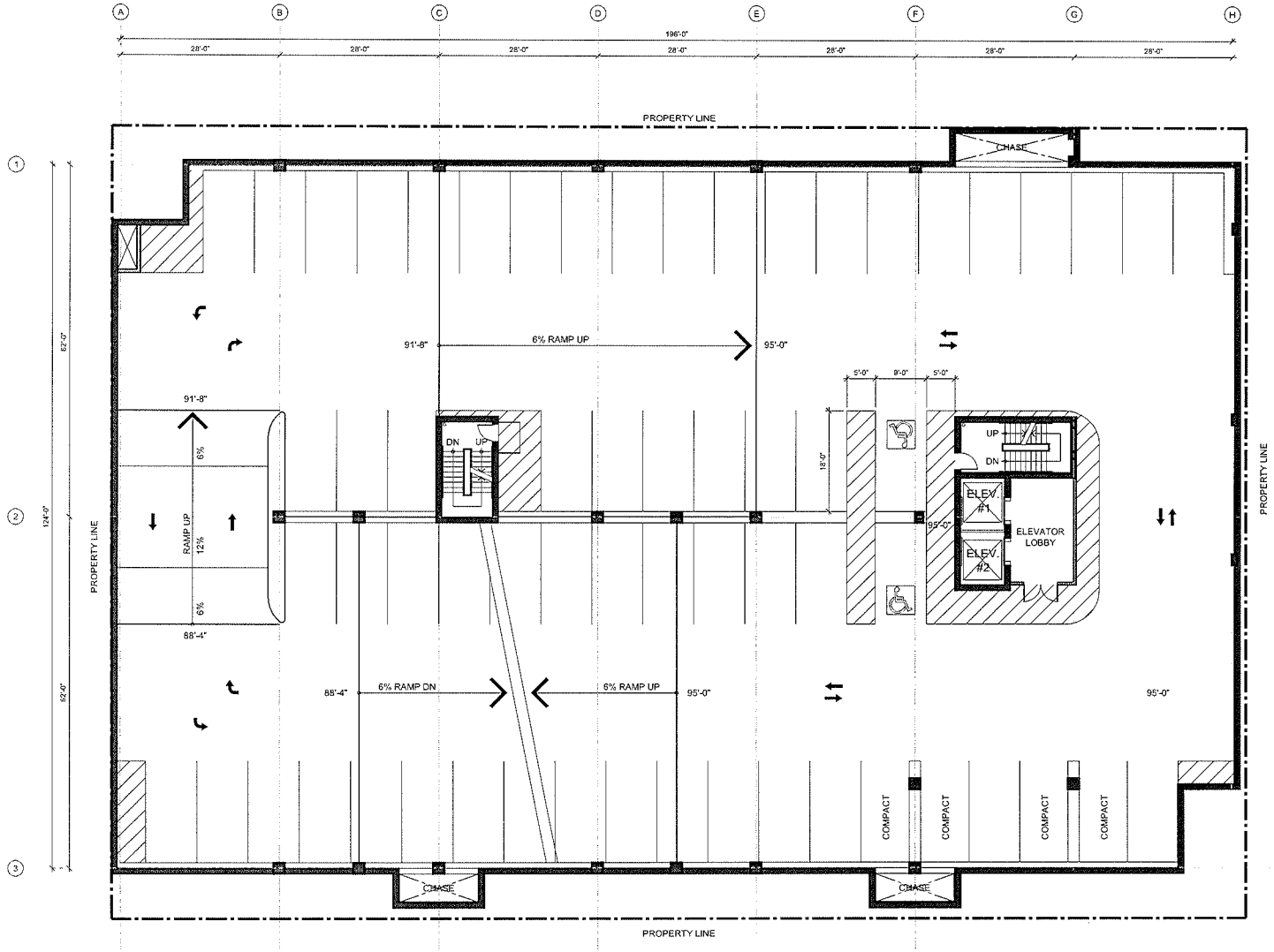
NORTH

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

DR05

RECEIVED
AUG 09 2010

VAR-39122
SDR-39121



P1
LEVEL

EVAPS Law Offices

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

BASEMENT LEVEL 1 FLOOR PLAN

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

0 10' 20' 40'

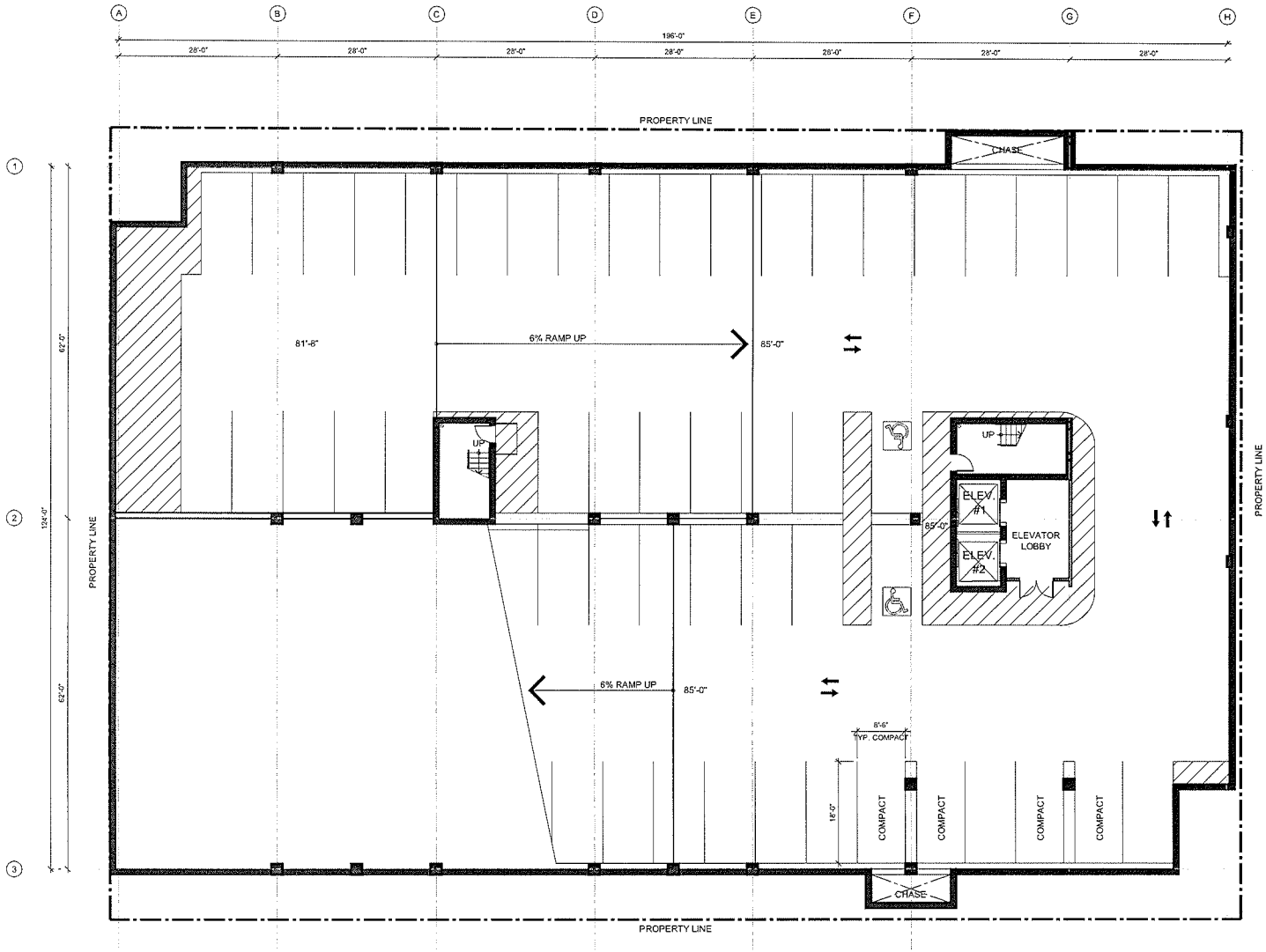
NORTH

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

DR06

RECEIVED
AUG 09 2010

SDR-39121
09/23/10 PC



P2 LEVEL

EVAPS Law Offices

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

BASEMENT LEVEL 2 FLOOR PLAN

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

0 10' 20' 40'

NORTH

VAR-39122
SDR-39121

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

DR07

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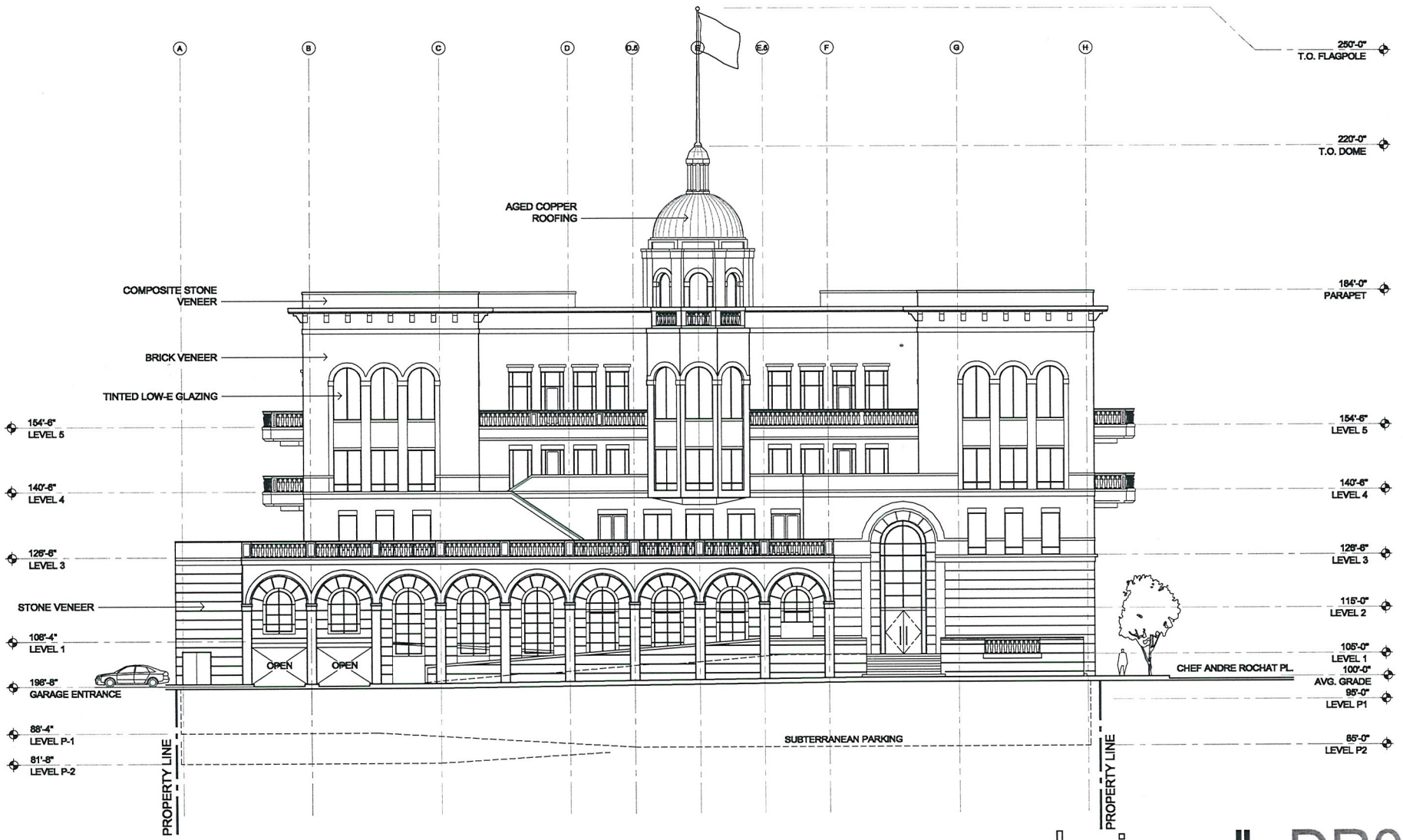

EVAPS Law Offices

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

EAST ELEVATION

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

0 10' 20' 40'

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

DR08

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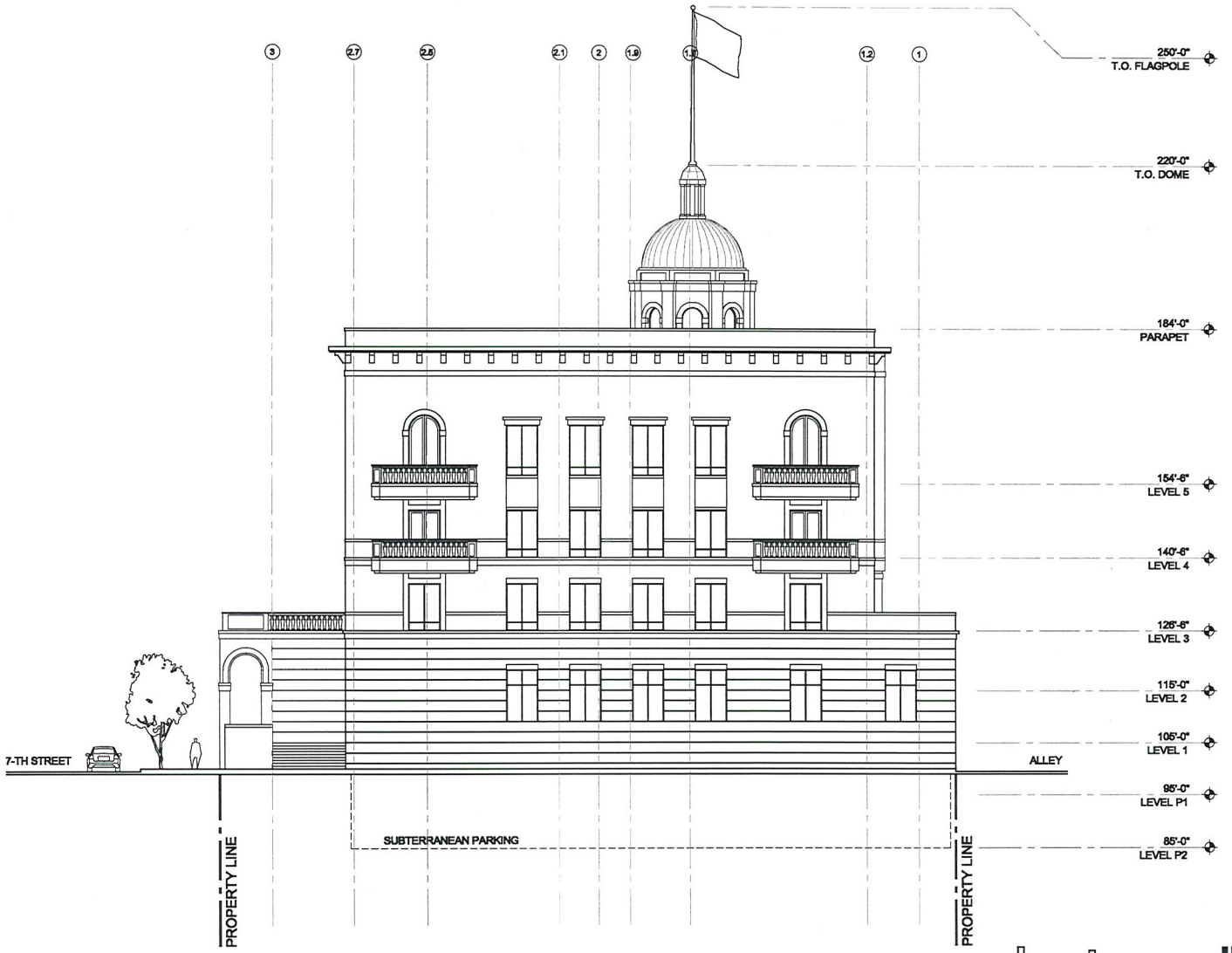
SEP 01 2010

VAR-39122
SDR-39121
REVISED



EVAPS Law Offices

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

NORTH ELEVATION

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

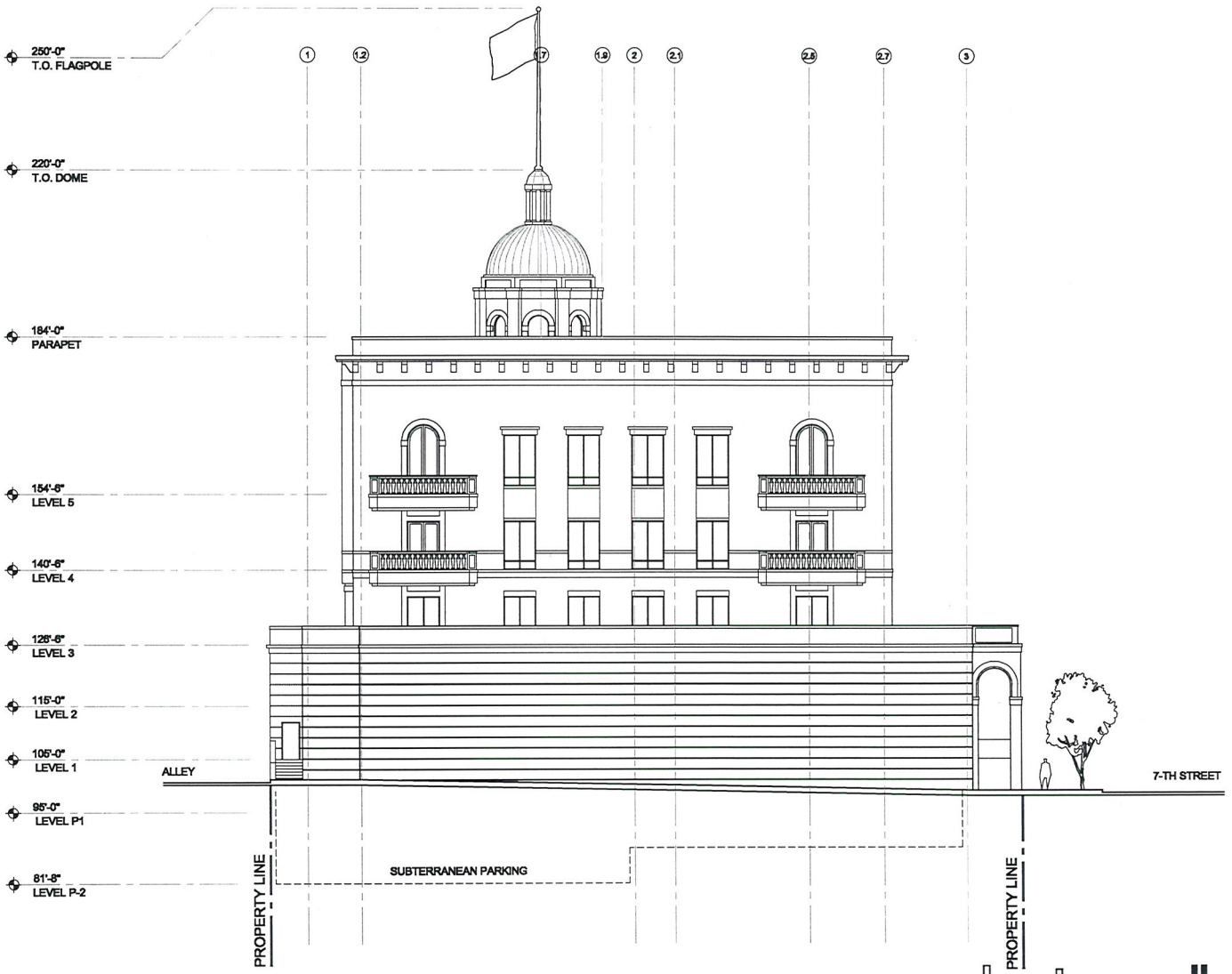
0 10' 20' 40'

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

DR09

RECEIVED
SEP 01 2010

VAR-39122
SDR-39121
REVISED



EVAPS Law Offices

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

SOUTH ELEVATION

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

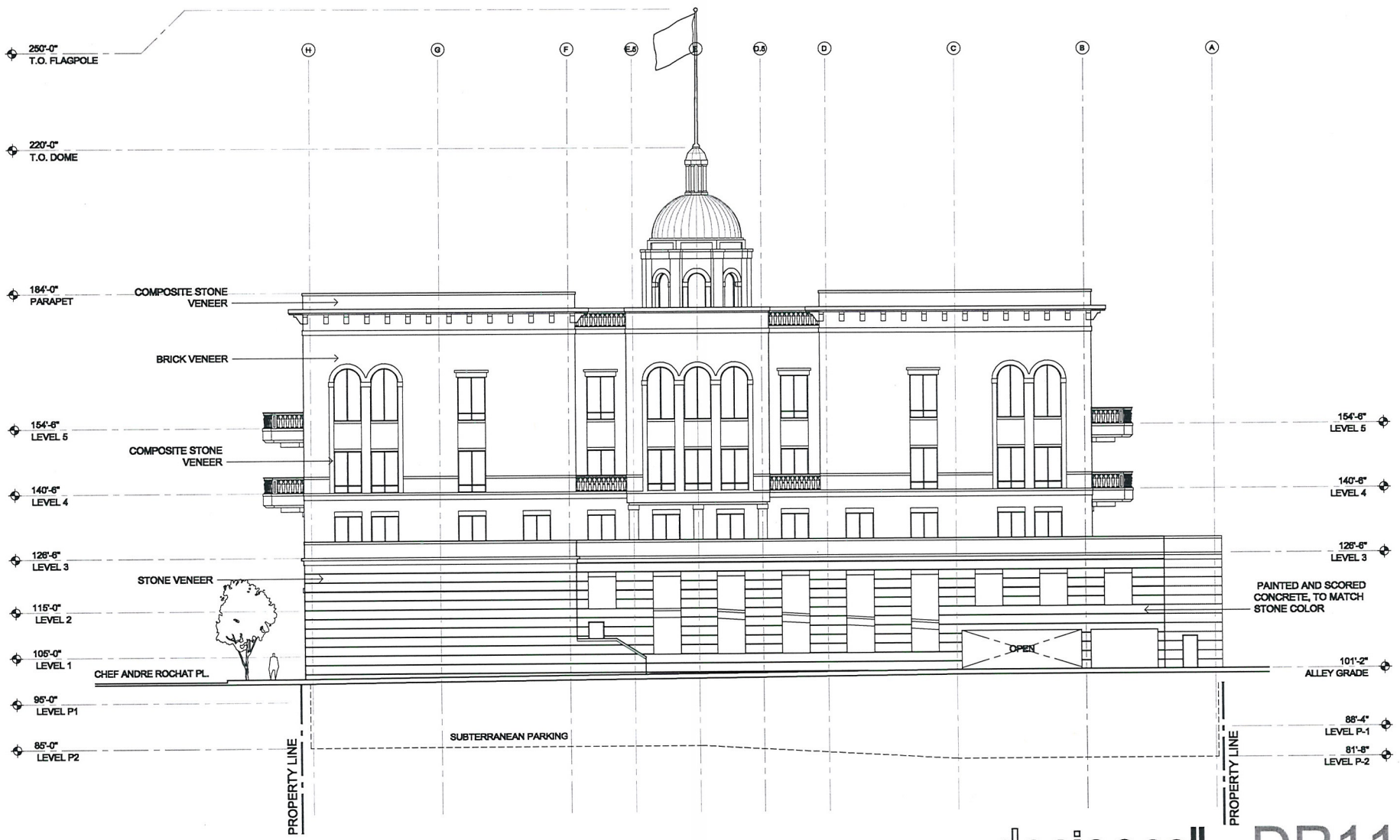
0 10' 20' 40'

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

DR10

RECEIVED
SEP 01 2010

VAR-39122
SDR-39121
REVISED



EVAPS Law Offices

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

WEST ELEVATION

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

0 10' 20' 40'

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

DR11

VAR-39122
SDR-39121
REVISED

RECEIVED
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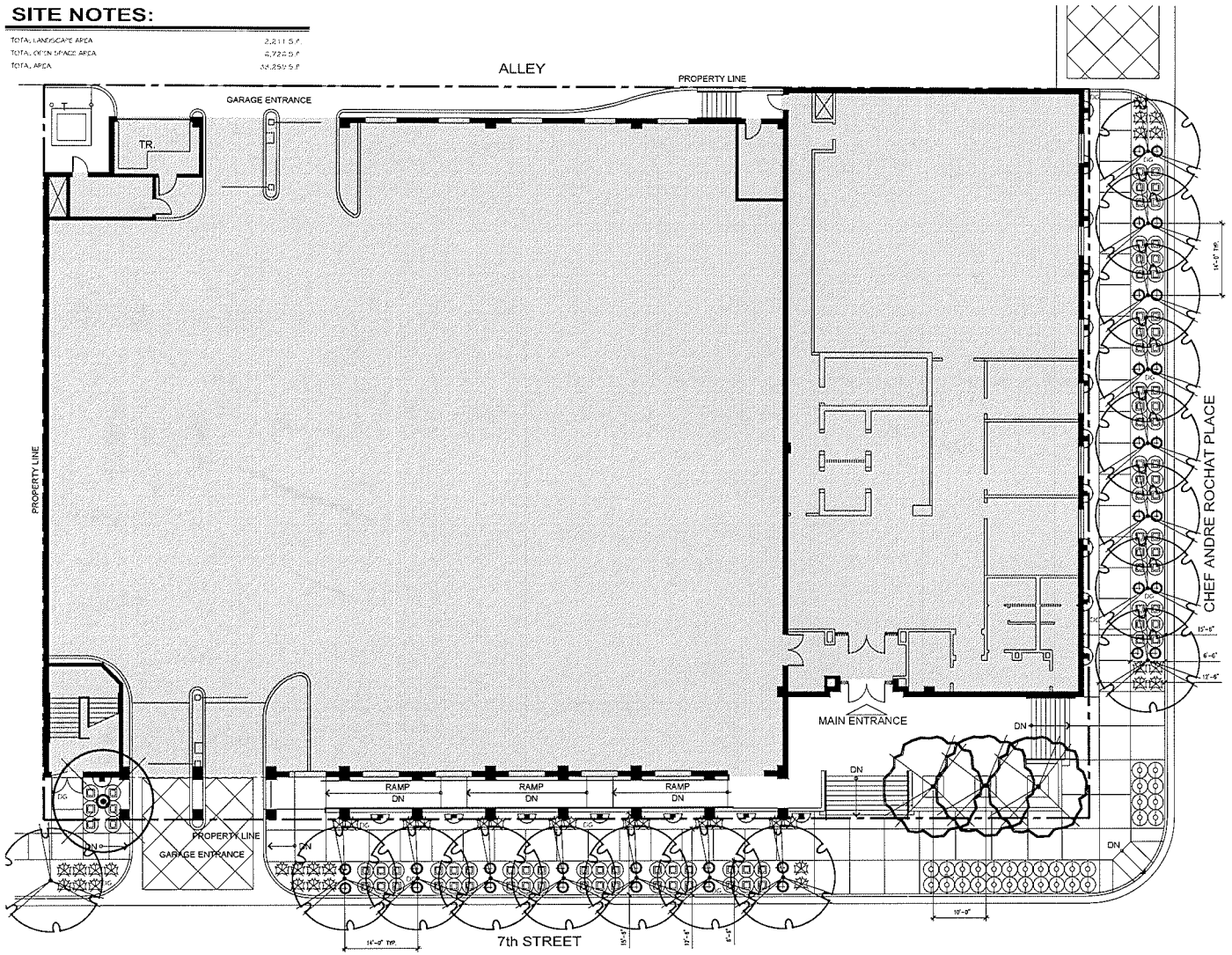
SITE NOTES:

TOTAL LANDSCAPE AREA	2,211 S.F.
TOTAL OPEN SPACE AREA	4,724 S.F.
TOTAL AREA	33,259 S.F.



southwick LANDSCAPE ARCHITECTS

12 Commerce Center Drive
Henderson NV 89014

www.southwickla.com
702.597.3108

1 LEVEL

PLANTING LEGEND

TREES

SYMBOL	BOTANICAL NAME / COMMON NAME	QTY	CALIPER / MINIMUM SIZE
	ARBUTUS UNEDO / STRAWBERRY TREE / MULTI-TRUNK	1	1 1/2" / 24" BOX
	FRAXINUS ANGUSTIFOLIA RAYWOOD / RAYWOOD ASH	16	1 1/2" / 24" BOX
	PRUNUS CERASIFERA ATROPURPUREA / PURPLE-LEAF PLUM	3	1 1/4" / 24" BOX

SHRUBS

SYMBOL	BOTANICAL NAME / COMMON NAME	QTY	MINIMUM SIZE
	BUXUS MICROPHYLLA JAPONICA / JAPANESE BOXWOOD	84	5 GALLON
	DALEA CAPITATA SIERRA GOLD TM / SIERRA GOLD DALEA	39	5 GALLON
	HEDERA HELIX / ENGLISH IVY / VINE	17	5 GALLON
	JUNIPERUS HORIZONTALIS BLUE CHIP / BLUE CHIP JUNIPER	30	5 GALLON
	VINCA MAJOR / VINCA	36	1 GALLON

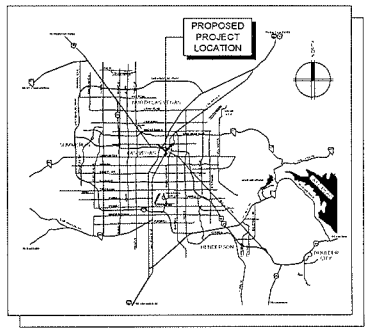
LANDSCAPE ELEMENTS

SYMBOL	DESCRIPTION	QTY	DETAIL
DG	CRUSHED SLATE GROUNDCOVER SIZE 1/2" 1 1/2" COLOR BLUE/GRAY 2" MINIMUM DEPTH SEE NOTE #2	2,898 S.F.	X LX.XX

PLANTING NOTES

1. SEE SHEET LX.XX FOR PLANTING DETAILS
2. CRUSHED SLATE GROUNDCOVER (DG) - INSTALL THE MINIMUM LAYER OF CRUSHED SLATE IN ALL LANDSCAPE AREAS WITHIN LANDSCAPE LIMIT OF WORK EXCEPT WHERE NOTED OTHERWISE. CONTRACTOR TO PROVIDE SAMPLES OF DECOMPOSED GRANITE/ROCK FOR APPROVAL BEFORE PLACING GRANITE. COMPACT SUB-GRADE TO 85% AND APPLY A PRE-EMERGENT HERBICIDE TO SOIL. AFTER PLACING GRANITE RAKE SMOOTH, WET TO ENTIRE DEPTH, ALLOW TO DRY, THEN LIGHTLY SCARIFY SURFACE WITH A LEAF RAKE. APPLY A SECONDARY APPLICATION OF PRE-EMERGENT HERBICIDE TO TOP OF GRANITE. DO NOT ALLOW GRANITE TO TOUCH THE TRUNK OF ANY TREE. INSTALL AFTER INSTALLATION OF PLANT MATERIAL.
4. ANY TREE PLANTED WITHIN 5 FEET OF A SIDEWALK OR WALL SHALL BE PLANTED WITH A ROOT GUARD DESIGNED TO DIRECT ROOT GROWTH DOWNWARD. SEE DETAIL X, SHEET

VICINITY MAP



EVAPS Law Offices

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

PRELIMINARY PLANTING PLAN

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

0 10' 20' 40'

NORTH

designcell

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

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VAR-39122
SDR-39121

designcell
ARCHITECTURE



MATERIAL FINISHES

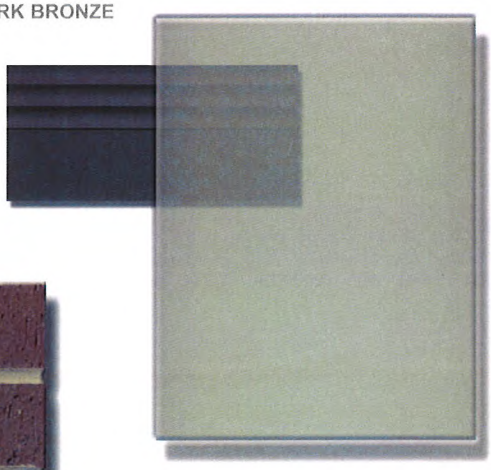


BUILDING BASE:
STONE VENEER

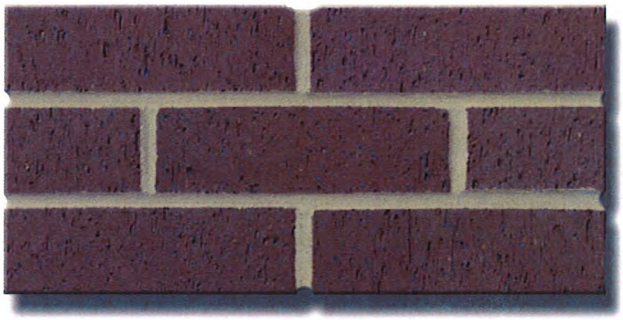


TRIM, ACCENT:
COMPOSITE STONE VENEER

FRAMES:
DARK BRONZE



GLAZING:
SOLARCOOL GRAY, LOW-E



BRICK VENEER

EVAPS LAW OFFICES
LAS VEGAS, NEVADA
AUGUST 9, 2010

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AUG 09 2010

VAR-39122
SDR-39121



VAR-39122 & SDR-39121 - APPLICANT/OWNER: EVAPS, LLC
400 SOUTH 7TH STREET

08/19/10



VAR-39122 & SDR-39121 - APPLICANT/OWNER: EVAPS, LLC
400 SOUTH 7TH STREET

08/19/10



VAR-39122 & SDR-39121 - APPLICANT/OWNER: EVAPS, LLC
400 SOUTH 7TH STREET

08/19/10



VAR-39122 & SDR-39121 - APPLICANT/OWNER: EVAPS, LLC
400 SOUTH 7TH STREET

08/19/10

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

August 9, 2010

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

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

To whom it may concern:

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

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

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

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

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

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

Sincerely,

8/9/10

Scott L. Brown, NCARB date
Principal
DesignCell, LLC

VAR-39122
SDR-39121

RECEIVED
AUG 09 2010

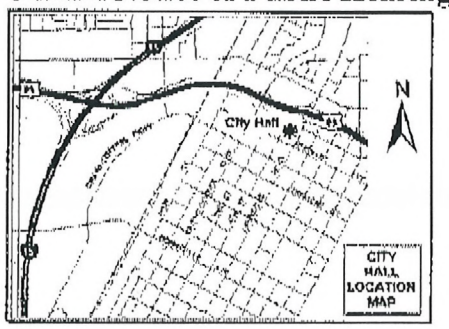
10777 W. TWAIN AVE. LAS VEGAS, NV 89135 T. 702.403.1575 F. 702.403.1576 WWW.DESIGNCELL.CO

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

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.41⁴
0004279218 SEP 10 2010
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



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

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-39122 & SDR-39121
Planning Commission Meeting of 9/23/2010

Case: VAR-39122
13934611046
SENIOR NEVADA BENEFIT GROUP L P
1600 BECKE CIR
LAS VEGAS NV 89104-3322

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SEP 13 2010

26-27 A

City of Las Vegas Agenda Item No.: **37.**

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

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

SUBJECT:
ABEYANCE - SDR-39121 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-39122 - PUBLIC HEARING - APPLICANT/OWNER: EVAPS, LLC - Request for a Site Development Plan Review FOR A PROPOSED FIVE-STORY, 120-FOOT TALL, 55,132 SQUARE-FOOT OFFICE BUILDING WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER WIDTH REQUIREMENTS TO ALLOW ZERO-FOOT BUFFERS WHERE 15 FEET IS REQUIRED ON THE NORTH AND EAST PERIMETERS AND EIGHT FEET IS REQUIRED ON THE SOUTH AND WEST PERIMETERS on 0.65 acres at 400 South 7th Street (APNs 139-34-710-030, 031, 032, 033), C-1 (Limited Commercial) Zone, Ward 3 (Reese). Staff recommends DENIAL.

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

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**1**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends DENIAL.

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

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

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: EVAPS, LLC

Name of Applicant: Robert T. Eglet

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

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Robert T. Eglet

Subscribed and sworn before me

This 9th day of August, 2010

Kathryn D. Hardesty

Notary Public in and for said County and State

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

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AUG 09 2010

PLANNING & DEVELOPMENT

CITY OF LAS VEGAS

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Site Development Plan Review

Project Address (Location) 400 South 7th Street

Project Name Law Offices **Proposed Use** Office

Assessor's Parcel #(s) 139-34-710-030, -031, -032, -033 **Ward #** 3 - Gary Reese

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

Commercial Square Footage 55,132 SF gross **Floor Area Ratio**

Gross Acres 0.65 net **Lots/Units** 1 **Density**

Additional Information Multi-story office building with parking garage

PROPERTY OWNER EVAPS, LLC **Contact** Robert T. Eglet

Address 400 South 4th Street #600 **Phone:** (702) 450-5400 **Fax:** (702) 450-5451

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

E-mail Address n/a

APPLICANT -Same as Property Owner- **Contact**

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

City **State** **Zip**

E-mail Address

REPRESENTATIVE DesignCell Architecture **Contact** Scott Brown, Architect

Address 10777 West Twain Ave. #125 **Phone:** (702) 403-1575 **Fax:** (877) 403-1575

City Las Vegas **State** NV **Zip** 89135

E-mail Address scott@designcell.cc

Property Owner Signature* _____

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

Print Name Robert T. Eglet

Subscribed and sworn before me

This 9th day of August, 2010.

Kathryn D. Hardesty

Notary Public in and for said County and State

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

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AUG 09 2010

FOR DEPARTMENT USE ONLY

Case #	SDR-39121
Meeting Date:	9/23/10
Total Fee:	1030.00
Date Received:*	8/9/10
Received By:	LHH

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

SDR 39121
EVAPS, LLC

400 S. 7th Street

Proposed 55.132 thousand square foot office building.

Traffic produced by proposed development:

Proposed Increase	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	55.132	11.01	607
AM Peak Hour			1.55	85
PM Peak Hour			1.49	82

Existing traffic on all nearby streets:

Las Vegas Blvd	
Average Daily Traffic (ADT)	22,075
PM Peak Hour (heaviest 60 minutes)	1,766

Bridger Avenue	
Average Daily Traffic (ADT)	8,450
PM Peak Hour (heaviest 60 minutes)	676

Clark Avenue	
Average Daily Traffic (ADT)	2,150
PM Peak Hour (heaviest 60 minutes)	172

Traffic Capacity of adjacent streets:

	Adjacent Street ADT Capacity
Las Vegas Blvd	34,500
Bridger Avenue	25,875
Clark Avenue	12,225

This project is expected to add 607 trips per day on Las Vegas Blvd., 6th Street, Bridger Ave. and Clark Ave. This will increase traffic on Las Vegas Blvd. by about 3 percent, Bridger Ave. by about 7 percent and on Clark Ave. by about 28 percent. Currently, Las Vegas Blvd. is at about 64 percent of capacity, Bridger Ave. is at about 33 percent of capacity and Clark Ave. is at about 6 percent of capacity. Counts are not available for 7th Street, but it is believed to be under capacity.

Based on Peak Hour use, this development will add about 85 additional cars into the area in the peak hour, or about three every two minutes.

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

August 9, 2010

CLV Planning & Development

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

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

To whom it may concern:

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

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

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

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

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

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

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

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

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

8/9/10

Scott L. Brown, NCARB date
Principal
DesignCell, LLC

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SDR-39121 AUG 09 2010

City of Las Vegas Agenda Item No.: **38.**

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

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

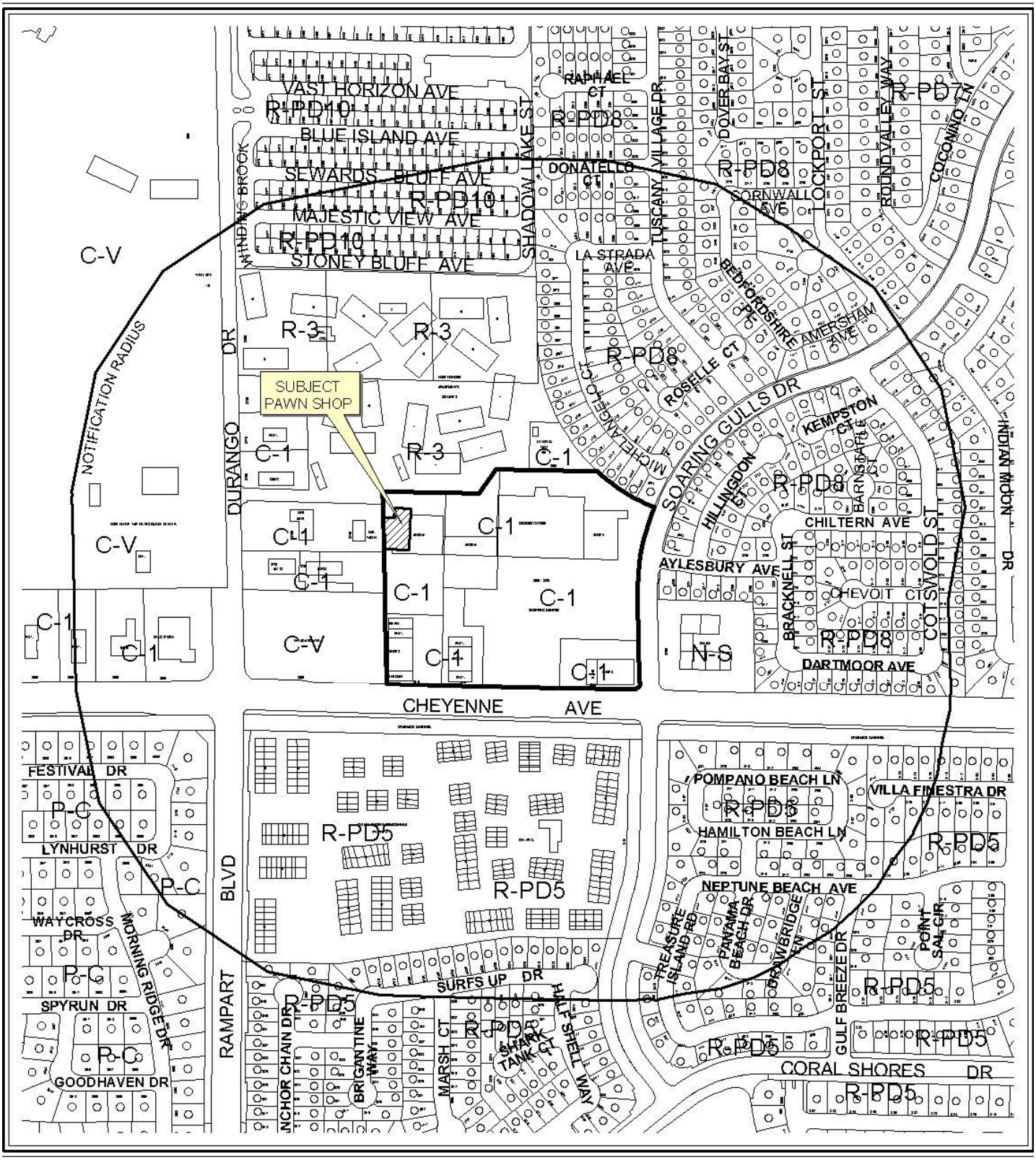
SUBJECT:
TABLED - RENOTIFICATION - SUP-37362 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CASH AMERICA/SUPER PAWN - OWNER: NORTHSHORE PLAZA, LLC - Request for a Special Use Permit FOR A PAWN SHOP WITH WAIVERS TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A RESIDENTIALLY ZONED PROPERTY AND A FINANCIAL INSTITUTION, SPECIFIED WHERE 200 FEET AND 1,000 FEET, RESPECTIVELY, ARE REQUIRED at 8400 West Cheyenne Avenue (APN 138-09-420-005), C-1 (Limited Commercial) Zone, Ward 4 (Anthony). Staff recommends DENIAL.

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

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**47**	**Planning Commission Mtg.**	**1**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends DENIAL.

BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Request to Untable Letter Submitted by Kaempfer Crowell Renshaw Gronauer & Fiorentino
6. Justification Letter
7. Protest/Support Postcards and Protest Telephone Log



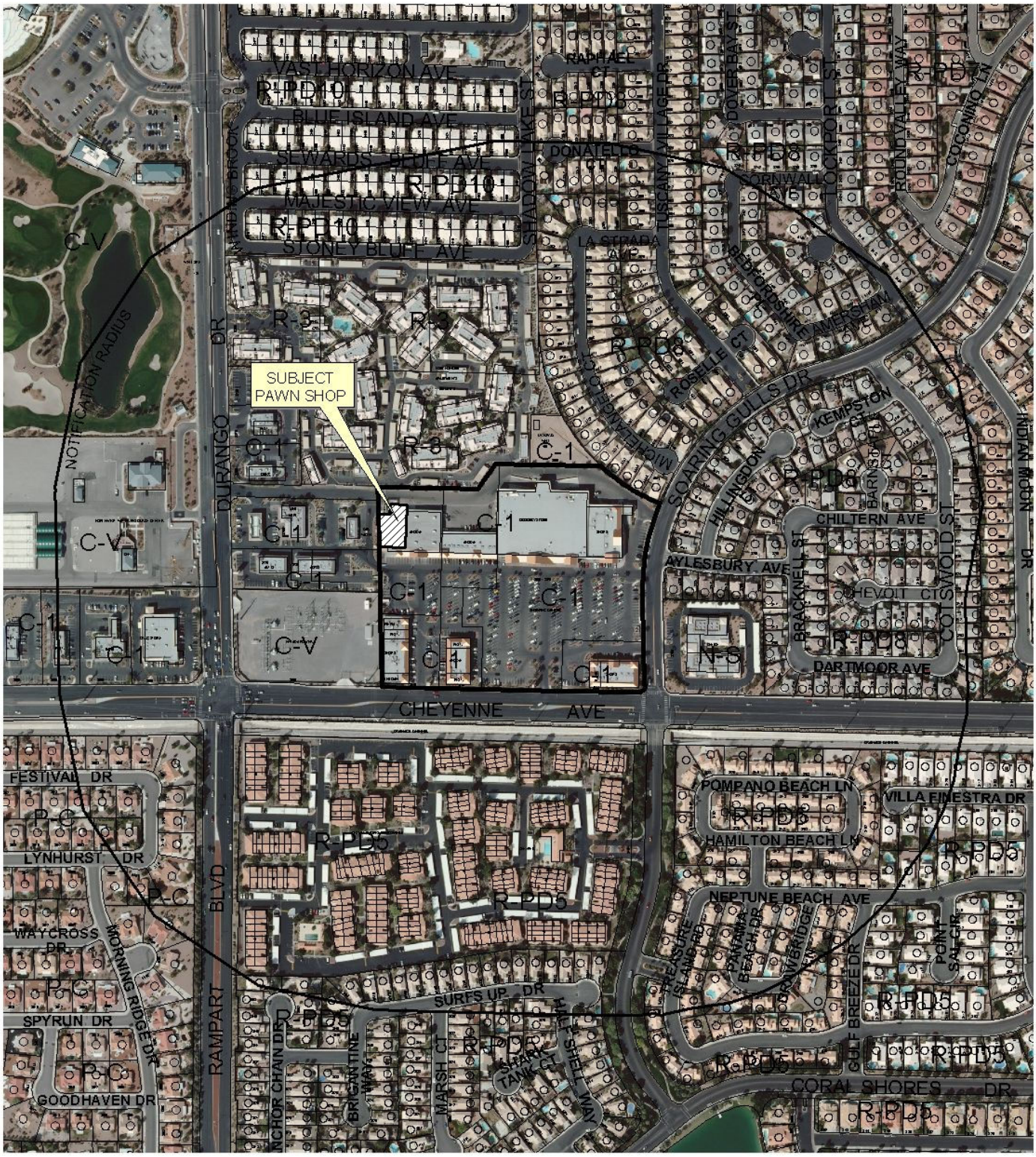
0 500 1000 Feet

CASE: **SUP-37362**

RADIUS: 1000 FT

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

N



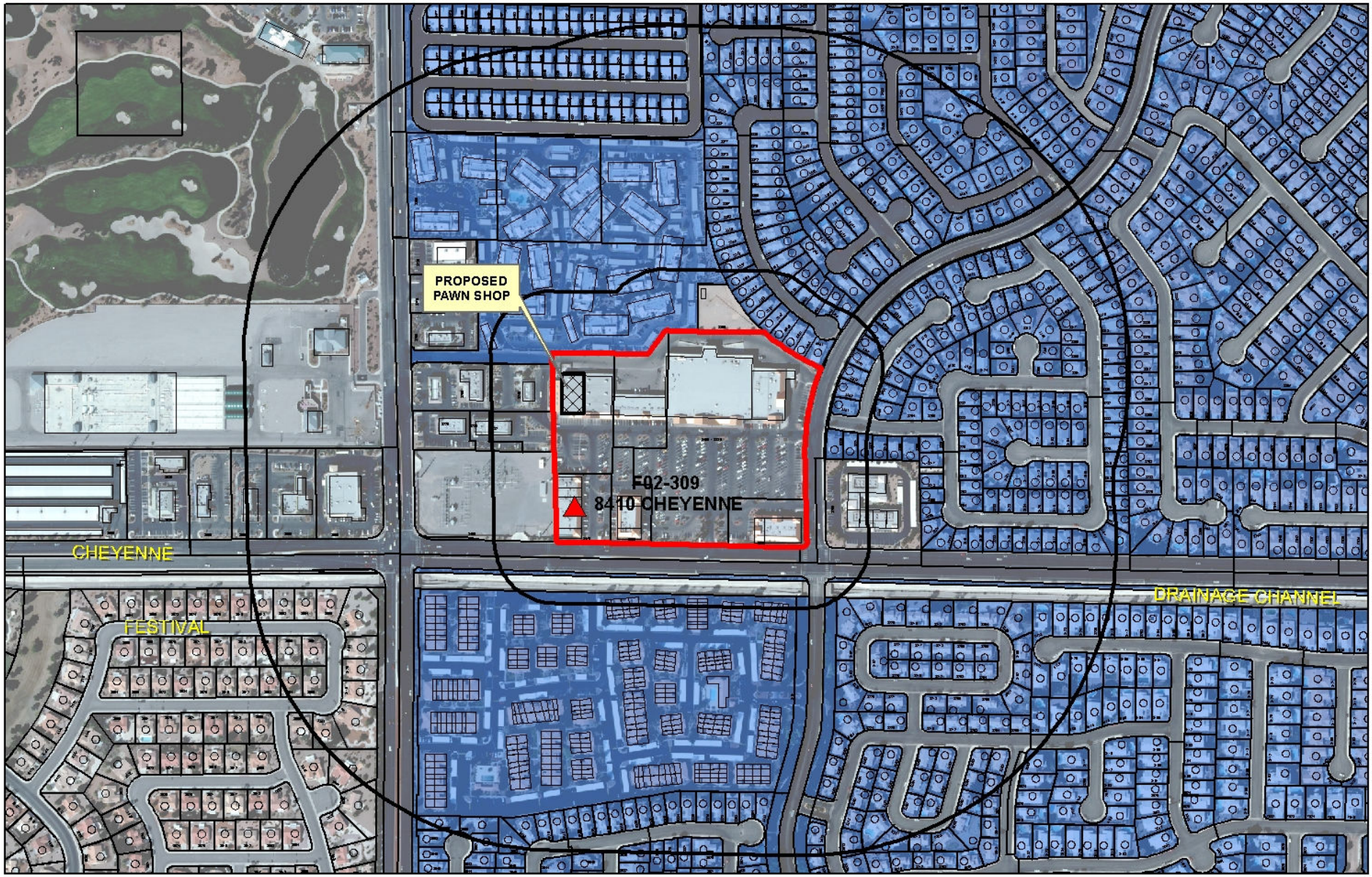
0 500 1000 Feet

CASE: **SUP-37362**

RADIUS: 1000 FT

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

N



SUP-37362

Financial Business Locations

Financial Institution, Specified

Pawnshops

Automobile Title Loan

Subject Property

Residential Property

200ft & 1000ft Buffer

N

0 280 560 1,120 Feet

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-37362** APN: 138-09-420-005

Name of Property Owner: Northshore Plaza, LLC

Name of Applicant: Cash America/Super Pawn

Name of Representative: Jennifer Lazovich -- Kaempfer Crowell

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], Pres.

Print Name: Richard Gordon

Subscribed and sworn before me

This 29 day of Jan, 2010

[signature]

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
LAURA GROSETH
Appt. No. 98-3646-1
My Appt. Expires July 1, 2010

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FEB 08 2010

Revised 11-14-06

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

393052.1

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit for a Pawn Shop

Project Address (Location) 8400 W. Cheyenne Avenue

Project Name Super Pawn **Proposed Use** Pawn Shop

Assessor's Parcel #(s) 138-09-420-005 **Ward #** 4

General Plan: existing _____ **proposed** N/A **Zoning: existing** C-1 **proposed** N/A

Commercial Square Footage 13,000 +/- **Floor Area Ratio** _____

Gross Acres _____ **Lots/Units** 1 **Density** _____

Additional Information See attached justification letter

PROPERTY OWNER Northshore Plaza, LLC **Contact** _____

Address 8400 W. Cheyenne Avenue **Phone:** _____ **Fax:** _____

City Las Vegas **State** Nevada **Zip** 89129

E-mail Address _____

APPLICANT Cash America/Super Pawn **Contact** Caroline Ciocca

Address 3021 Business Lane **Phone:** 735-4444 **Fax:** 739-7888

City Las Vegas **State** Nevada **Zip** 89103

E-mail Address cciocca@casham.com

REPRESENTATIVE Kaempfer Crowell Renshaw Gronauer & Fiorentino **Contact** Jennifer Lazovich

Address 8345 W. Sunset Road, Suite 250 **Phone:** 792-7000 **Fax:** 796-7181

City Las Vegas **State** Nevada **Zip** 89113

E-mail Address jlazovich@kcnvlaw.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 Richard Gordon

Subscribed and sworn before me

This 29 day of Jan, 20 10.

_____

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
LAURA GROSETH
Appt. No. 98-3646-1
My Appt. Expires July 1, 2010

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	SUP-37362
Meeting Date:	3/25/2010
Total Fee:	1030.00
Date Received:*	2/8/10
Received By:	M REX

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

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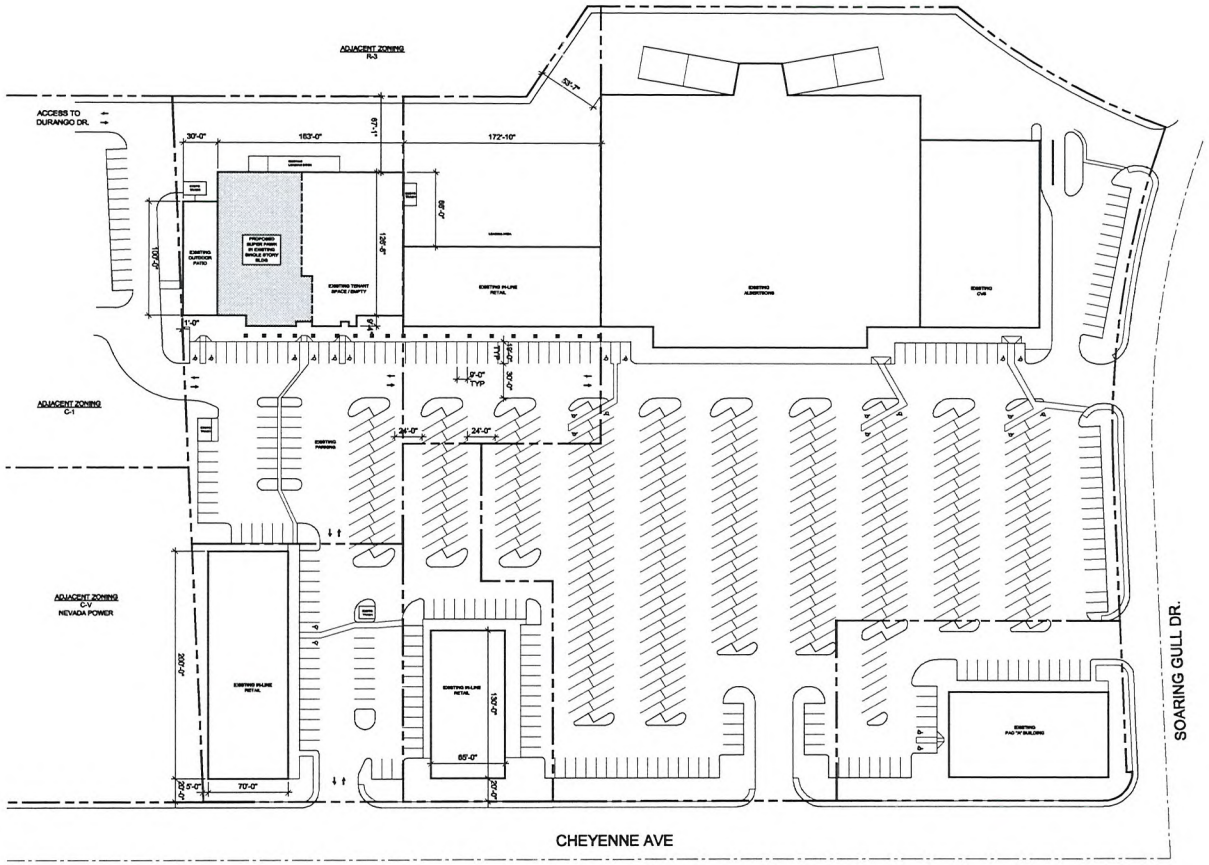


EXISTING SITE PLAN

PROJECT DESCRIPTION

THIS PROJECT IS A REMODEL OF A PORTION OF AN EXISTING COMMERCIAL BUILDING CONVERTING IT FROM FORMER HARDWARE STORE INTO A PAWN SHOP USE. THE BUILDING IS EXISTING. ARCHITECTURAL PLANS DEPICT A PORTION OF EXISTING SINGLE STORY BUILDING THAT IS APPROXIMATELY 9,650 SF.

SITE DATA

SITE DATA:

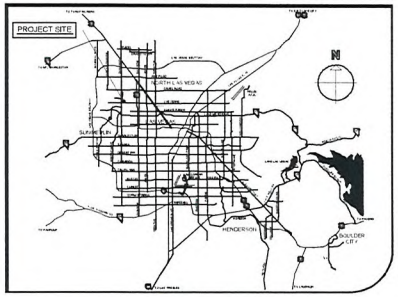
JURISTICTION:	LAS VEGAS
APN #	138-09-420-005
SITE AREA:	1.74 ACRES
EXISTING BLDG. FOOTPRINT:	24,500 SF
LOT COVERAGE:	32.2 %
CURRENT ZONING:	C-1 LIMITED COMMERCIAL DISTRICT

PARKING CALCULATION:

TENANT NAME	AREA (SF)
SUPER PAWN	9,650
PAD A	10,500
PAD B	8,450
PAD C	14,000
ADJACENT TENANT	21,426
IN-LINE SHOPS	12,133
GROCERY STORE	62,279
DRUG STORE	17,275
TOTAL	155,713

TOTAL PARKING REQUIRED: (1/250 SF)	623
TOTAL PARKING PROVIDED	600
ACCESSIBLE PARKING REQUIRED	13
ACCESSIBLE PARKING PROVIDED	23

VICINITY MAP



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CASH AMERICA SUPER PAWN
8400 W CHEYENNE AVE. LAS VEGAS, NV 89129

SUP-37362
REVISED
03/25/10 PC

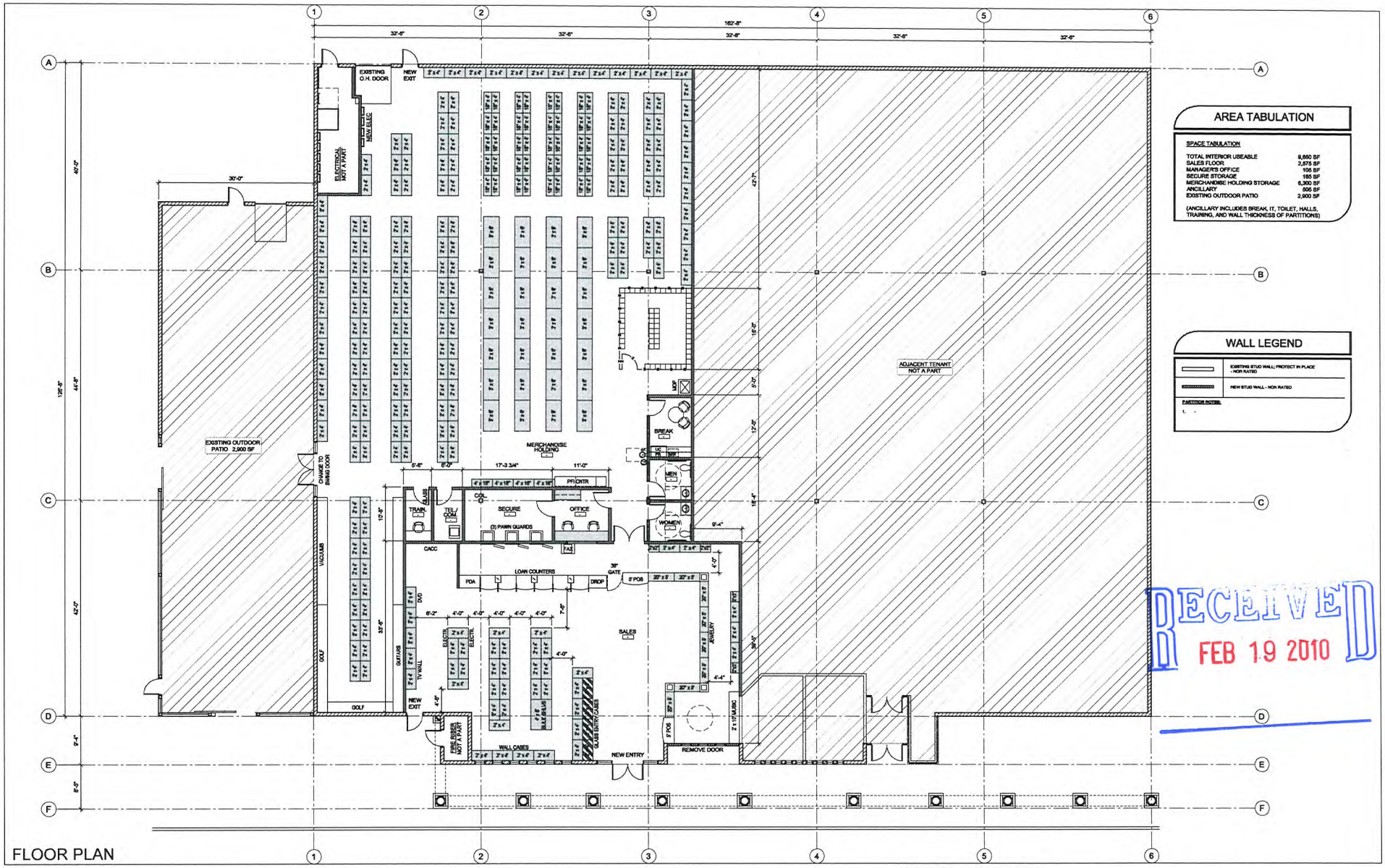
PROJECT NO: 10.005
DATE: 02/18/10

0 25' 50' 100'
SCALE: 1"=50'-0"

NORTH

SHEET NO:
DR-01

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



FLOOR PLAN

CASH AMERICA SUPER PAWN
8400 W. CHEYENNE LAS VEGAS, NV

SUP-37362
REVISED
03/25/10 PC

PROJECT NO: 10 005
DATE: 2/18/10

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

NORTH

SHEET NO:
DR-02

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



SUP-37362 - APPLICANT: CASH AMERICA/SUPER PAWN - OWNER NORTHSHORE PLAZA, LLC
8400 WEST CHEYENNE AVENUE

09/16/10



SUP-37362 - APPLICANT: CASH AMERICA/SUPER PAWN - OWNER NORTHSHORE PLAZA, LLC
8400 WEST CHEYENNE AVENUE

09/16/10



SUP-37362 - APPLICANT: CASH AMERICA/SUPER PAWN - OWNER NORTHSHORE PLAZA, LLC
8400 WEST CHEYENNE AVENUE

09/16/10

KAEMPFER CROWELL

KAEMPFER CROWELL RENSHAW GRONAUER & FIORENTINO

ATTORNEYS AT LAW

LAS VEGAS OFFICE

JENNIFER LAZOVICH
jlazovich@kcnvlaw.com
702.792.7050

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

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

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

September 9, 2010

VIA HAND DELIVERY

Doug Rankin
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT
731 S. 4th Street
Las Vegas, NV 89101

Re: ***Request to Place SUP-37362***
Cash America – 8400 West Cheyenne Avenue

Dear Mr. Rankin:

We respectfully request that SUP-37362 be placed on a City of Las Vegas Planning Commission agenda. This item was tabled at the March 25, 2010 Planning Commission hearing. We are enclosing a check in the amount of $500.00 to cover re-notification fees. At this time, we have no changes to the plans that are currently on file with the City of Las Vegas.

It is our understanding that this item will be placed on the October 21, 2010 agenda for the Planning Commission.

If you need any additional information, please do not hesitate to contact me.

Sincerely,

KAEMPFER CROWELL RENSHAW
GRONAUER & FIORENTINO

Jennifer Lazovich

JJL/sfm
cc: Caroline Ciocca
Anthony Ruggiero

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SEP 10 2010

KAEMPFER CROWELL

KAEMPFER CROWELL RENSHAW GRONAUER & FIORENTINO

ATTORNEYS AT LAW
LAS VEGAS OFFICE

ANTHONY J. CELESTE
aceleste@kcnvlaw.com
702.693.4215

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

RENO OFFICE
5585 Kietzke Lane
Reno, NV 89511
Tel: 775.852.3900
Fax: 775.852.3982

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

February 18, 2010

VIA HAND DELIVERY

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

Re: Second Revised Justification Letter – Special Use Permit to Allow for a Pawn Shop & Waiver of Separation Requirements
8400 W. Cheyenne (APN: 138-09-420-005)

To Whom It May Concern:

Please be advised this office represents Cash America/SuperPawn (the "Applicant"). The Applicant is seeking a special use permit for a pawn shop in the above referenced location (the "Site"). The Site is zoned C-1. Pawn shops are allowed in a C-1 zone with the approval of a special use permit. Additionally, the Applicant is seeking a waiver for: (i) the 200 foot distance requirement to a residential use and (ii) the 1000 foot distance requirement from any other payday use.

The Applicant is a well established and highly regarded pawn shop operator throughout the Las Vegas valley. The Applicant is proposing to locate in an existing building, formerly occupied by a Sears Hardware Store. The building is approximately 9,650 square feet with an additional 2,900 square foot existing outdoor storage area. The existing building is part of a large commercial center with an Albertson's, Blockbuster, and CVS.

The Applicant is requesting a use permit to allow for a pawn shop. Accessory uses such as jewelry sales, payday loans/cash checking services and second hand sales will be included. Since the Applicant is proposing to locate in an existing building, waivers of the distance requirements are necessary. The property line of the existing building abuts an apartment complex. However, the actual distance is approximately 120 feet measured from the rear existing building to the closest apartment unit. The existing building and the apartment units are separated by drive aisles for both the shopping center and the apartment complex. The entrance into SuperPawn would be about 260 feet from the nearest apartment unit. Additionally, the Applicant is seeking a waiver from the required distance to another payday loan use. Similar to the residential separation, the property line from the existing building to the payday loan use abut each other. However, the actual distance between the proposed SuperPawn and the existing payday loan use is about 170 feet. There are no existing pawn shops within the required distance separation.

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SUP-37362
REVISED
03/25/10 PC

KAEMPFER
CROWELL

SuperPawn would be an appropriate business in the vacant building. The hours of operation would be 9:00 a.m. to 7:00 p.m. Therefore, the limited hours of operation would not be detrimental to the residential use and would be compatible with the existing shopping center's hours of operation.

Thank you, in advance, for your consideration of this request. If you need any additional information, please do not hesitate to contact me.

Sincerely,

KAEMPFER CROWELL RENSHAW
GRONAUER & FIORENTINO

Anthony J. Celeste

AJC/dmf

Cc: Caroline Ciocca

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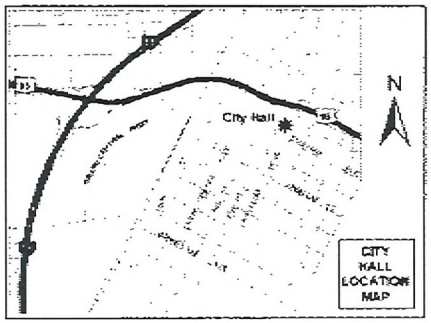
FEB 19 2010

SUP-37362
REVISED
03/25/10 PC

09/25/2009 03:11 8088857000 S4 PAGE 01

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

Return Service Requested
Official Notice of Public Hearing



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

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-37362

Planning Commission Meeting of 3/25/2010

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Case: SUP-37362
13816120254
HELM GORDON LAVERN
64-5272 PUANUANU PL
KAMUELA HI 96743-8220

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MAR 16 2010

ASP

Mar. 15. 2010 6:57AM AGGREGATE IND. No. 5542 P. 1

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

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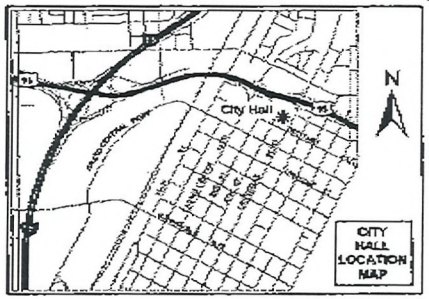

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Please use available blank space on card for your comments.

SUP-37362

Planning Commission Meeting of 3/25/2010

Case: SUP-37362
13809411009
LONGO ROBERT & SHARON
3345 INDIAN MOON DR
LAS VEGAS NV 89129-7325

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Planning & Development Department

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

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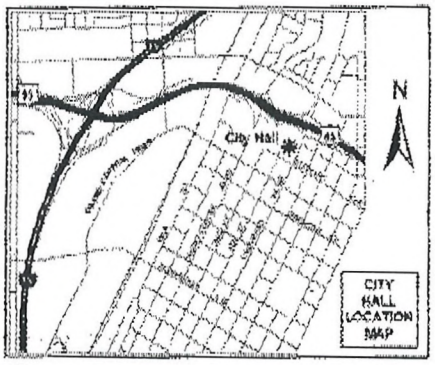

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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SUP-37362

Planning Commission Meeting of 3/25/2010

Case: SUP-37362

13809413013
YOUNG BEN D & LARENDA G
7872 MORNING FLOWER
LAS VEGAS NV 89129-2138

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City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
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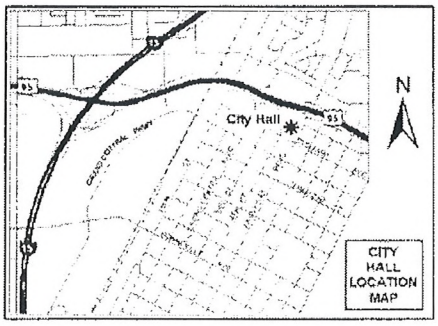

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SUP-37362

Planning Commission Meeting of 3/25/2010

Case: SUP-37362
13817512016
WEISROCK CARL J REVOCABLE TRUST
8508 FESTIVAL DR
LAS VEGAS NV 89134-8610

AAVDS11 89134

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MAR 15 2010

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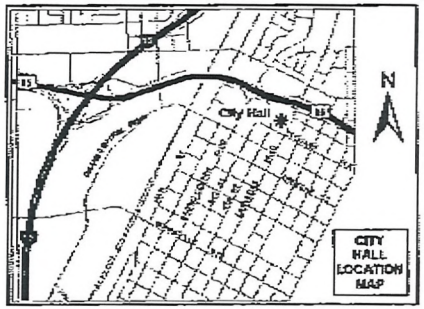

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SUP-37362

Planning Commission Meeting of 3/25/2010

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Case: SUP-37362

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STOUGHTON ALETHEA W
8105 GREENWICH CT
LAS VEGAS NV 89129-7364

AAVDS11 89129

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Development Services Center
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Las Vegas, Nevada 89101-2986

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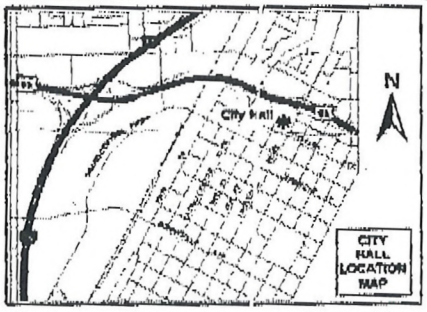

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-37362
Planning Commission Meeting of 3/25/2010

Case: SUP-37362
13809419029
LEWIS SUZAN D
2731 PARSONS RUN CT
HENDERSON NV 89074-1907

AAVDS11 89074

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

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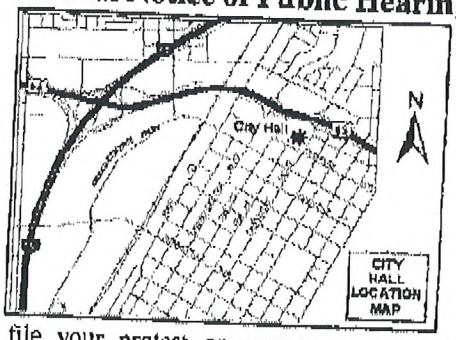

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☐ I SUPPORT this Request

☑ I OPPOSE this Request

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SUP-37362

Planning Commission Meeting of 3/25/2010

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Case: SUP-37362
13809417013
ROBERTO ELANA E & JOSEPH M
8264 ROSELLE CT
LAS VEGAS NV 89129-2155

258

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

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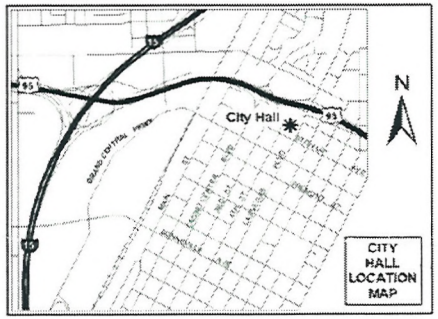
Official Notice of Public Hearing



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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-37362

Planning Commission Meeting of 3/25/2010

Case: SUP-37362

13816111069
FEE FAMILY TRUST
3029 DRAWBRIDGE LN
LAS VEGAS NV 89128-7058

AAVDS11 89128

25p

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

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UNITED STATES POSTAGE PITNEY BOWES
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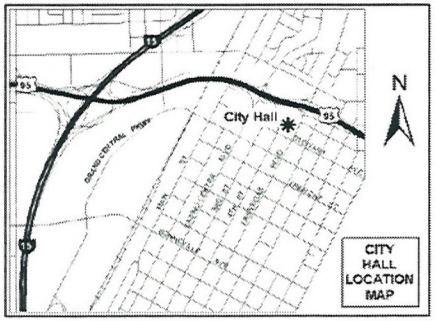

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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SUP-37362

Planning Commission Meeting of 3/25/2010

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MAR 16 2010

Case: SUP-37362
13816111020
DRYDEN TRUST
10640 HERITAGE HILLS DR
LAS VEGAS NV 89134-5213

AAUDS11 89134

25P

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

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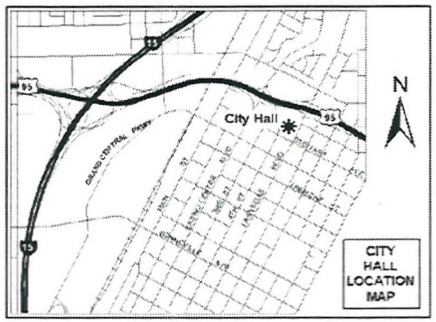

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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SUP-37362

Planning Commission Meeting of 3/25/2010

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Case: SUP-37362

13809313060
SHABAREKH ALBERT & MARIE
8401 SEWARDS BLUFF AVE
LAS VEGAS NV 89129-7374

AAVD511 89129

25P

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

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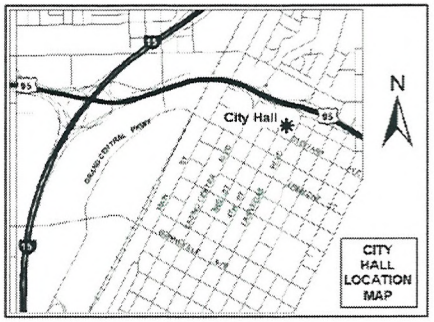

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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SUP-37362

Planning Commission Meeting of 3/25/2010

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Case: SUP-37362
13809315005
MULLEN JOSEPH W & RENA R FAM TR
8216 CORNWALL AVE
LAS VEGAS NV 89129-7362

AAVDS11 89129

250

City of Las Vegas
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0004279218 MAR 12 2010
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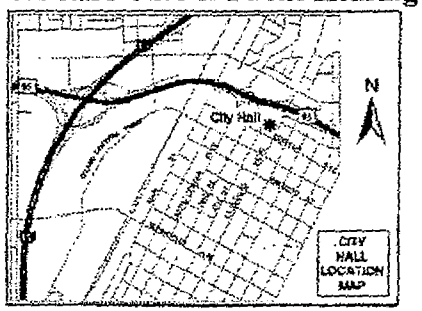

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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SUP-37362

Planning Commission Meeting of 3/25/2010

Case: SUP-37362

13816120010
OELKE R J
P O BOX 94311
LAS VEGAS NV 89193-4311

Submitted after final agenda
Date
Item 16P

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MAR 18 2010

Mar 18 2010 7:34PM RA Holdings 702 436-2133 p.1

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0004278218 MAR 12 2010
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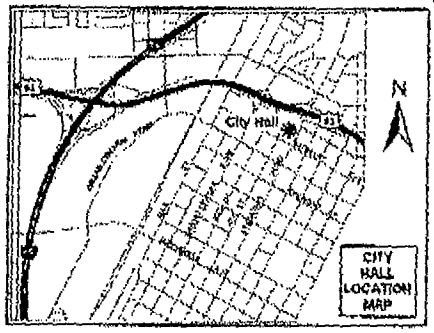

PAWN SHOPS BRING TROUBLE
THE FARTHER THEY ARE AWAY
THE BETTER.

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-37362
Planning Commission Meeting of 3/25/2010

Case: SUP-37362
13816120231
STERN KEVIN REVOCABLE TRUST
13111 BASSETT ST
NORTH HOLLYWOOD CA 91605-4726

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MAR 18 2010

Submitted after final agenda
Date Item 25P

City of Las Vegas
Planning & Development Department
Development Services Center
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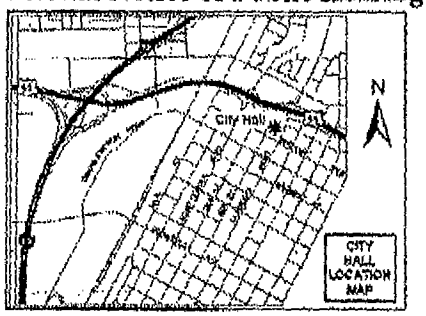

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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SUP-37362

Planning Commission Meeting of 3/25/2010

Case: SUP-37362
13809413067
GILMAN BRETT D & VICKI L
8105 CHILTERN AVE
LAS VEGAS NV 89129-7389

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Submitted after final agenda
Date Item 25P

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

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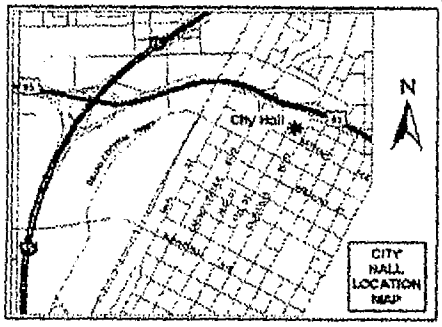

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☐ I SUPPORT this Request ☑ I OPPOSE this Request

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SUP-37362

Planning Commission Meeting of 3/25/2010

Case: SUP-37362
13816120098
LOSITO KAREN E & PAUL T
1918 S CLUB DR
WELLINGTON FL 33414-9075

AAVDS11 33414

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Submitted after final agenda
Date Item 25P

City of Las Vegas
Planning & Development Department
Development Services Center
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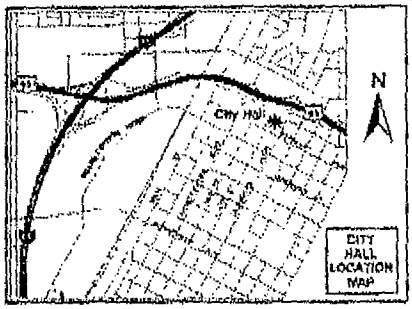

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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SUP-37362
Planning Commission Meeting of 3/25/2010

Case: SUP-37362

13809413039
STOUT RICHARD E
3308 BARNSTABLE CT
LAS VEGAS NV 89129-6709

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MAR 18 2010

Submitted after final agenda

Date Item 25P

PAGE 01/01

DEAN & ANDREA DYCK

0040158676

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Development Services Center
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Las Vegas, Nevada 89101-2986

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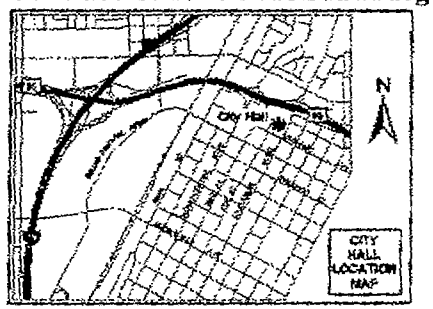

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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SUP-37362

Planning Commission Meeting of 3/25/2010

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0004219218 MAR 12 2010
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Case: SUP-37362
13816120068
DYCK DEAN & ANDREA
21255 89TH AVE
LANGLEY BC V1M2E2
CANADA 00000-0000

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0029983401

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Date
Item 25H

City of Las Vegas
Planning & Development Department
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Las Vegas, Nevada 89101-2986

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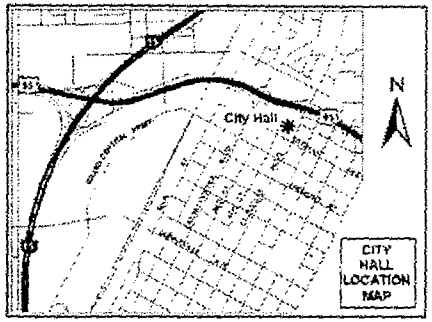

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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SUP-37362
Planning Commission Meeting of 3/25/2010

MAR 19 2010

Case: SUP-37362
13816111080
KSKSLLC
4004 MOUNTAIN TREK ST
LAS VEGAS NV 89129-3668

AADC 411 89129

Submitted after final agenda
Date
Item 25

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

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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SUP-37362
Planning Commission Meeting of 3/25/2010

138161116038
MCALEARNEY SHARON M REVOCABLE
2208 NEPTUNE BEACH AVE
LAS VEGAS NV 89128-7076

Case: SUP-37362

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Date
Item 25 P

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

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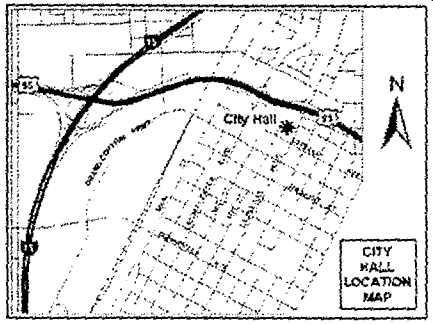

MAR 19 2010

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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SUP-37362
Planning Commission Meeting of 3/25/2010

Case: SUP-37362
13816120150
TOOBIAN BIJAN & HAYDEH
18938 PASADERO DR
TARZANA CA 91356-5122

Submitted after final agenda
Date
Item 25P

AAUDS11 91356

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

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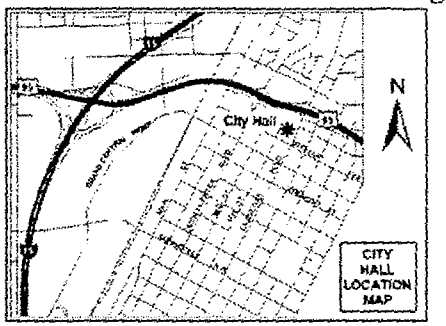

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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SUP-37362
Planning Commission Meeting of 3/25/2010

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Case: SUP-37362
13816120164
TOOBIAN BIJAN & BAYDAH
18938 PASADERO DR
TARZANA CA 91356-5122

AAUDE11 91356

Submitted after final agenda
Date
Item 25

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

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UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.41⁴
0004279218 MAR 12 2010
MAILED FROM ZIP CODE 89101

MAR 19 2010

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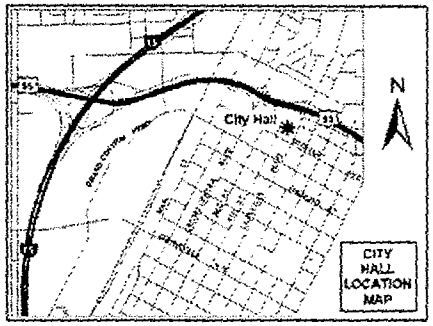

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-37362
Planning Commission Meeting of 3/25/2010

Case: SUP-37362
13809411016
WASHINGTON ROSIE LEE
3313 INDIAN MOON DR
LAS VEGAS NV 89129-7323

AAUDE11 89129

Submitted after final agenda
Date
Item 25

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

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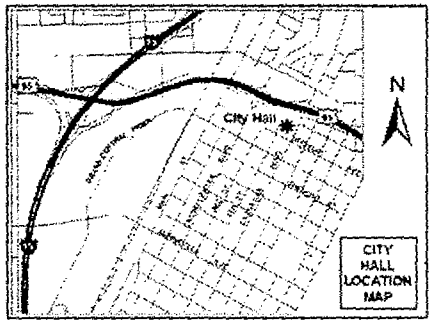

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SUP-37362

Planning Commission Meeting of 3/25/2010

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0004279218 MAR 12 2010
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MAR 19 2010

Case: SUP-37362
13809318055
G M S HORIZONS I L L C
%G SAUTER
2620 REGATTA DR #102
LAS VEGAS NV 89128-6892

AAVDS11 89128

Submitted after final agenda
Date
Item 25P

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

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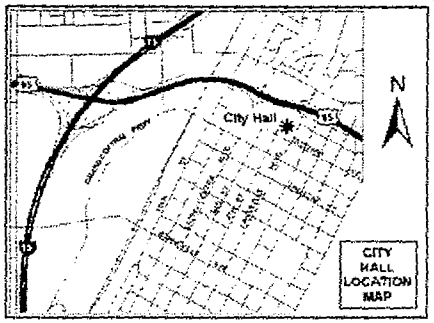

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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SUP-37362

Planning Commission Meeting of 3/25/2010

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0004279218 MAR 12 2010
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10 MAR 25 AM 11:1
PLANNING AND DEVELOPMENT

Case: SUP-37362

13809322005
MAYORGA FAMILY TRUST
9420 WISDOM VALLEY AVE
LAS VEGAS NV 89149-0162

Submitted after final agenda
Date
Item 25

AAVDS11 89149

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

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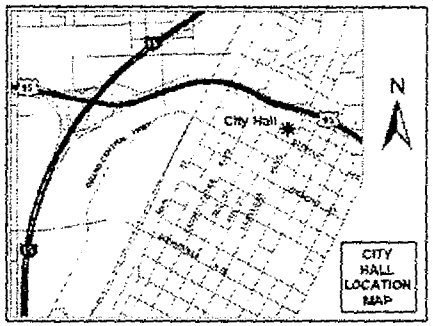

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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SUP-37362

Planning Commission Meeting of 3/25/2010

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10 MAR 25 AM 11:24
PLANNING & DEVELOPMENT

Case: SUP-37362

13816111039
MCALEARNEY SHARON M REVOCABLE
8208 NEPTUNE BEACH AVE
LAS VEGAS NV 89128-7076

AAUDS11 89128

Submitted after final agenda
Date
Item 25R

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

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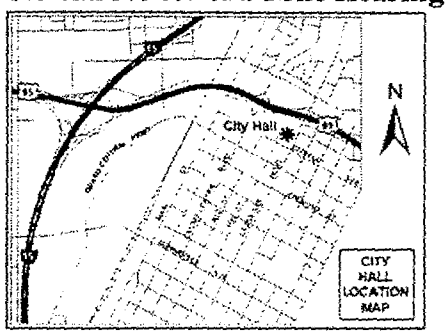

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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SUP-37362
Planning Commission Meeting of 3/25/2010

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PLANNING AND DEVELOPMENT

Case: SUP-37362

13809313115
BROOKS CARMEN & STUART
10566 COLEBROOK ST
SUNLAND CA 91040-1402

AAUDS11 91040

Submitted after final agenda
Date
Item #67

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

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
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0004279218 MAR 12 2010
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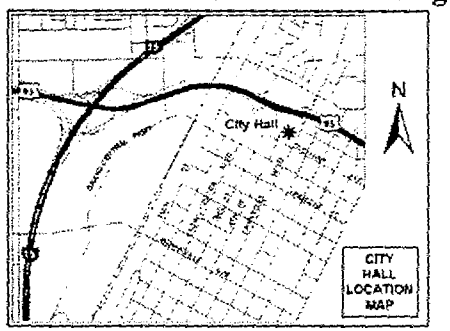
Official Notice of Public Hearing



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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-37362
Planning Commission Meeting of 3/25/2010

RECEIVED
10 MAR 25 AM 11:25
PLANNING AND DEVELOPMENT

Case: SUP-37362

13816113006
DANING AMY JO
8332 SURFS UP DR
LAS VEGAS NV 89128-7003

Submitted after final agenda
Date
Item 75

AAVOS11 89128

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

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
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0004279218 MAR 12 2010
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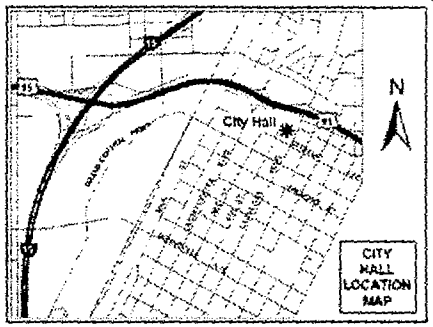

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

~~SUP-37362~~
Planning Commission Meeting of 3/25/2010

MAR 19 2010

Case: SUP-37362
13809318009
SAUTER GAIL M TRUST
2620 REGATTA DR #102
LAS VEGAS NV 89128-6892

Submitted after final agenda
Date
Item 25P

AAUDS11 89128

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

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
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MAILED FROM ZIP CODE 89101

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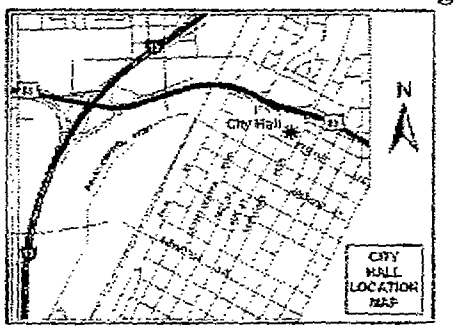

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-37362
Planning Commission Meeting of 3/25/2010

Case: SUP-37362
13816111082
HASTINGS MARTIN D
8105 SAPPHIRE BAY CIR
LAS VEGAS NV 89128-7738

Submitted after final agenda
Date
Item 25P

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MAR 23 2010

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

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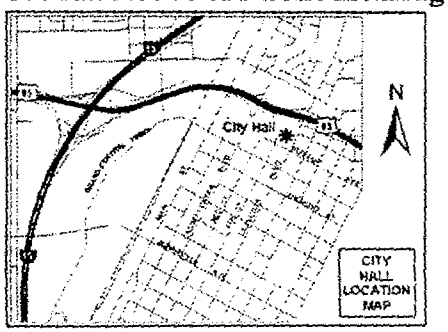

TERRIBLE IDEA – IT WILL HASTEN THE DECLINE OF PROPERTY VALUES IN THE SURROUNDING NEIGHBORHOODS.

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

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

~~SUP~~-37362
Planning Commission Meeting of 3/25/2010

Case: SUP-37362
13809313049
ESTREICHER HERBERT A & JUDITH K
8445 SEWARDS BLUFF AVE
LAS VEGAS NV 89129-7376

MAR 19 2010

AAVDS11 89129

Submitted after final agenda
Date
Item 25P

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

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02 1M $ 00.41⁴
0004279219 MAR 13 2010
MAILED FROM ZIPCODE 89101

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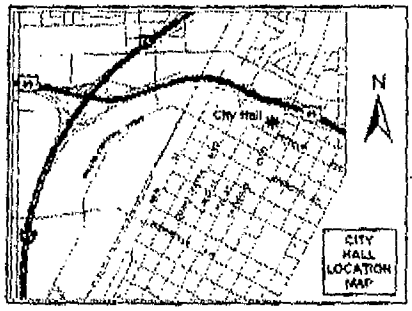

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-37362

Planning Commission Meeting of 3/25/2010

Case: SUP-37362

13809413053
BURNS LESLIE
8217 AYLESBURY AVE
LAS VEGAS NV 89129-7342

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MAR 24 2010

Submitted after final agenda

Date Item 25P

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

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UNITED STATES POSTAGE
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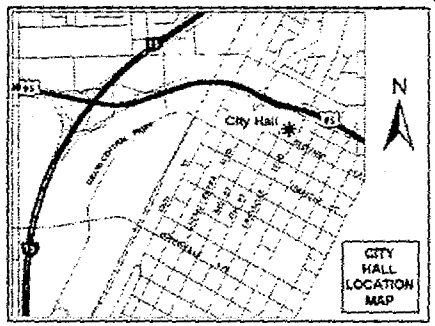

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-37362
Planning Commission Meeting of 3/25/2010

MAR 19 2010

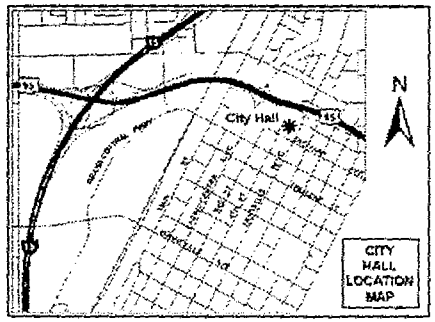
Case: SUP-37362
13809313089
DAIGLE CLIFTON & LORNA FAM TR
8445 MAJESTIC VIEW AVE
LAS VEGAS NV 89129-2101

AADC 111 89129

Submitted after final agenda
Date
Item 25

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

Return Service Requested
Official Notice of Public Hearing



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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-37362

Planning Commission Meeting of 3/25/2010

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MAILED FROM ZIP CODE 89101

RECEIVED
MAR 19 2010

Case: SUP-37362
13809413024
MICHEL PETER J & POLLY C
3344 HILLINGDON CT
LAS VEGAS NV 89129-7328

AAVDS11 89129

Submitted after final agenda
Date
Item 25

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

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
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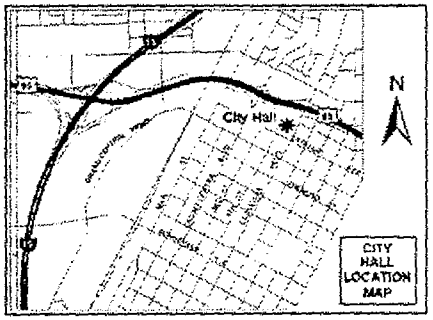
Official Notice of Public Hearing



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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-37362
Planning Commission Meeting of 3/25/2010

PAWN SHOPS BRING CRIME, CHILDREN, WALK THAT WAY TO SHOOL AND BACK EVERYDAY. I HOPE THE COUNTY CARES ENOUGH NOT TO ALLOW THIS BUILDING

Case: SUP-37362
13809313074
ROMO MATI R
8452 MAJESTIC VIEW AVE
LAS VEGAS NV 89129-7399

MAR 19 2010

AAUDF11 89129

Submitted after final agenda
Date
Item 25P

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

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.41⁴
0004279218 MAR 12 2010
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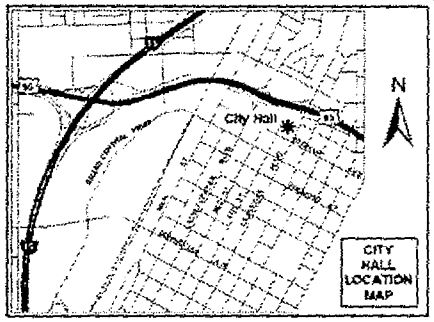
Return Service Requested
Official Notice of Public Hearing



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MAR 22 2010

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☐ I SUPPORT this Request

☑ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-37362
Planning Commission Meeting of 3/25/2010

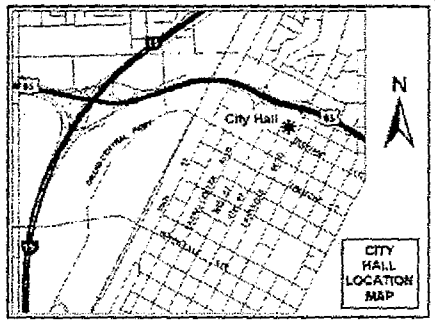
Case: SUP-37362
13809313106
SIMON COKI L L C
1652 MANNING AVE
LOS ANGELES CA 90024-5810

AAUDE11 90024

Submitted after final agenda
Date
Item 25P

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 ☒ OPPOSE this Request

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SUP-37362

Planning Commission Meeting of 3/25/2010

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MAR 22 2010

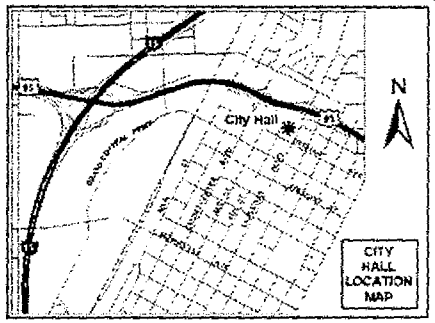
Case: SUP-37362
13816120024
LEAVITT FAMILY TRUST
17010 BUTTERFIELD TRL
POWAY CA 92064-1332

AAVDS11 92064

Submitted after final agenda
Date
Item 25P

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

Return Service Requested
Official Notice of Public Hearing



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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-37362

Planning Commission Meeting of 3/25/2010

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MAR 23 2010

Case: SUP-37362

13809413057
GLASSER JOAN B
3325 HILLINGDON CT
LAS VEGAS NV 89129-7328

AAVDP11 89129

Submitted after final agenda
Date
Item 25P

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

PRESORTED FIRST CLASS

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MAR 23 2010

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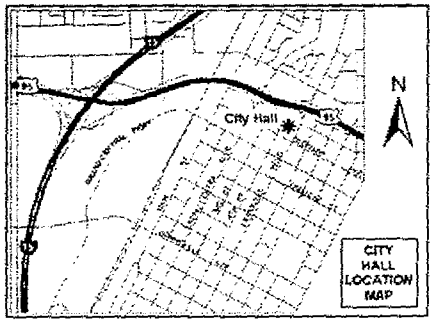

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-37362
Planning Commission Meeting of 3/25/2010

Case: SUP-37362
13809413010
GLASSER JOAN B
3325 HILLINGTON CT
LAS VEGAS NV 89129-7328

Submitted after final agenda
Date
Item 75P

AAUDE11 89129

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

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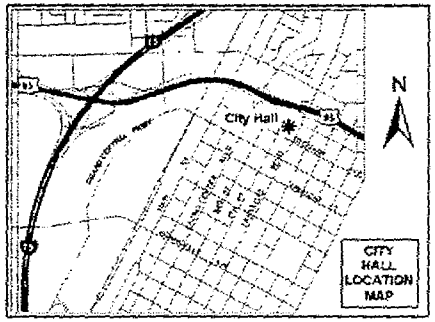

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-37362
Planning Commission Meeting of 3/25/2010

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MAR 22 2010

Case: SUP-37362
13816120224
LEAVITT ROBERT A & PENELOPE N
17010 BUTTERFIELD TRL
POWAY CA 92064-1332

Submitted after final agenda
Date
Item 25P

AAVDS11 92064

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

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
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0004279218 MAR 12 2010
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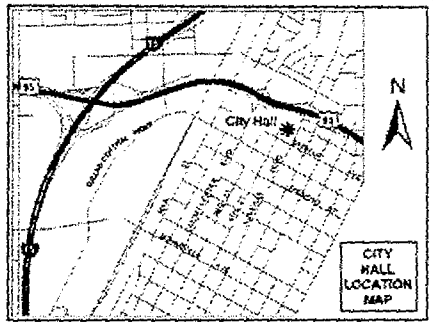
Official Notice of Public Hearing



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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-37362
Planning Commission Meeting of 3/25/2010

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MAR 22 2010

Case: SUP-37362
13809318051
M K T HOLDINGS L L C
7976 LOOKOUT ROCK CIR
LAS VEGAS NV 89129-5366

Submitted after final agenda
Date
Item 25

AAUDE11 89129

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

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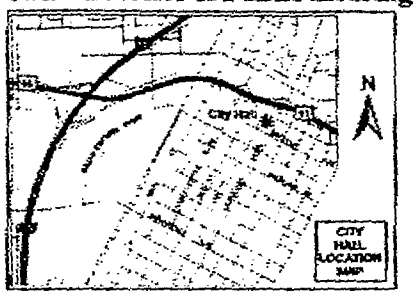

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-37362

Planning Commission Meeting of 3/25/2010

Case: SUP-37362
13816120047
ONG CHENG A
1977 BEACH BLVD
PACIFICA CA 94044-2510

AAVDS11 94044

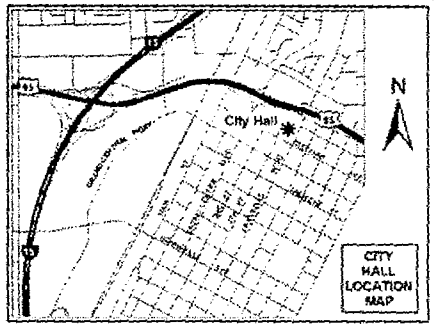
Submitted after final agenda
Date
Item 15P

RECEIVED
MAR 22 2010

Mar-22-2010 08:28 AM HSBC BANK USA, N.A. 14155640849

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 Strongly oppose!

Please use available blank space on card for your comments.

SUP-37362

Planning Commission Meeting of 3/25/2010

MAR 22 2010

UNITED STATES POSTAGE PITNEY BOWES

PRESORTED FIRST CLASS

02 1M $ 00.41⁴
0004279218 MAR 12 2010
MAILED FROM ZIP CODE 89101

This is a residential community. With a crime. Robbery in the area this will impact & further increase the accessibility for disposing stolen properties. Very bad for this neighborhood!

Case: SUP-37362
13809413062
LLASUS CARMELO M & LUDY S M
8125 CHILTERN AVE
LAS VEGAS NV 89129-7389

AAVDS11 89129

Submitted after final agenda
Date
Item 25

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

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.41⁴
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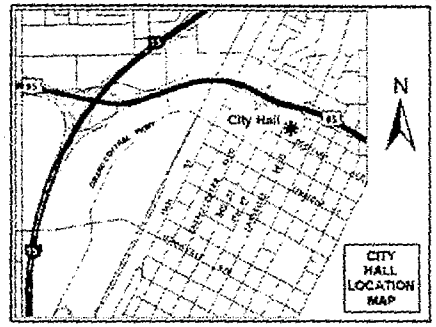

Whether it is true or not, there is at least a perception that Pawn Shops are located in low income, high crime areas. My property value has fallen over 50% already. Don't drive it down more!

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-37362

Planning Commission Meeting of 3/25/2010

Case: SUP-37362
13816111032
NICHOLS RALEIGH B & MELISSA C
3152 MAPLE WOOD WY
LAS VEGAS NV 89128-7096

RECEIVED
MAR 19 2010

891283709S C023

Submitted after final agenda
Date
Item 25

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

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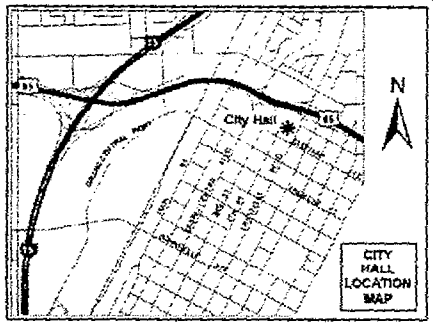
Official Notice of Public Hearing



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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-37362

Planning Commission Meeting of 3/25/2010

PRESORTED FIRST CLASS

UNITED STATES POSTAGE
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0004279218 MAR 12 2010
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MAR 19 2010

Case: SUP-37362
13817512019
HIRNI TERRY D & JUDITH
3128 RICHLAND DR
LAS VEGAS NV 89134-863

AAVDS11 89134

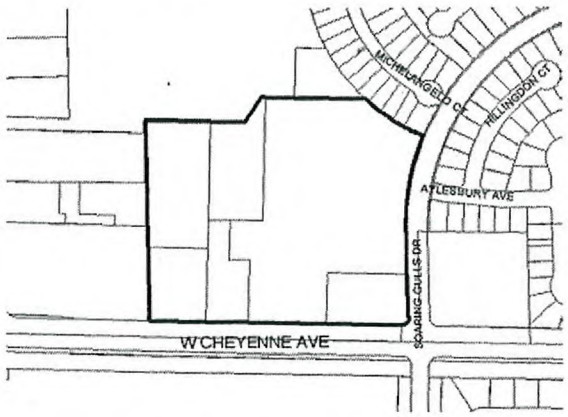
Submitted after final agenda
Date Item 25

Application Information

SUP-37362 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CASH AMERICA/SUPER PAWN - OWNER: NORTHSHORE PLAZA, LLC - Request for a Special Use Permit FOR A PAWN SHOP WITH WAIVERS TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A RESIDENTIALLY ZONED PROPERTY AND A FINANCIAL INSTITUTION, SPECIFIED WHERE 200-FEET AND 1000-FEET, RESPECTIVELY, ARE REQUIRED at 8400 West Cheyenne Avenue (APN 138-09-420-005), C-1 (Limited Commercial) Zone, Ward 4 (Anthony)

I do not want this or what it will bring to my neighborhood. I live in the subdivision directly behind the shopping center and it's a nice place to live. I want to keep it that way.

Application Location



The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting:	Planning Commission
Date:	***March 25, 2010***
Time:	6:00 P.M.
Location:	City Council Chambers 400 Stewart Avenue Las Vegas, Nevada

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Planning and Development Department, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. You may not receive an additional notice for the City Council meeting. For further information, please call (702) 229-6301 (TDD 386-9108) http://www.lasvegasnevada.gov.

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

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
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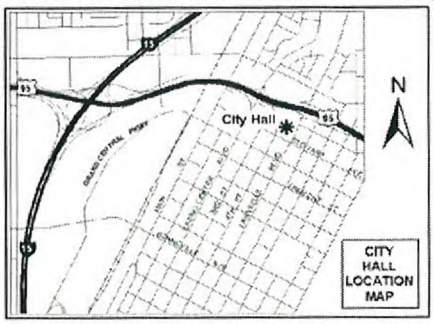
0004279218 MAR 12 2010
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



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

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-37362
Planning Commission Meeting of 3/25/2010

Case: SUP-37362
13809417005
DOMNITZ JENNIFER L
3300 TUSCANY VILLAGE DR
LAS VEGAS NV 89129-2156

Submitted after final agenda

Date 3/25/10 - Item 25

AAUDS11 A3123

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

PRESORTED FIRST CLASS

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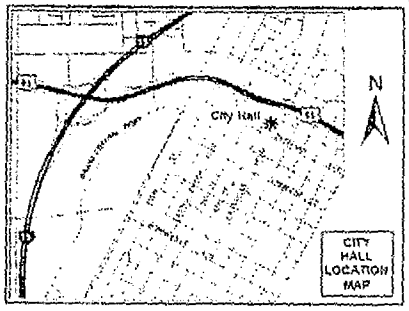
Return Service Requested
Official Notice of Public Hearing



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

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-37362
Planning Commission Meeting of 3/25/2010

Case: SUP-37362
13809413042
ANGELL TAMARA W
3305 BARNSTAPLE CT
LAS VEGAS NV 89129-6709

AAVDS11 89129

RECEIVED
MAR 18 2010

Submitted after final agenda
Date Item 25A

Telephone Protest/ Approval Log

Meeting Date: 03/25/10 **Case Number:** SUP-37362

Date: 03/18/10
Name: Ludy Llasus
Address: 8125 Chiltoon Ave
LV 89129
Phone: 656-0584
[X] **PROTEST** [ ] **APPROVE**

Date:
Name:
Address:
Phone:
[ ] **PROTEST** [ ] **APPROVE**

Date:
Name:
Address:
Phone:
[ ] **PROTEST** [ ] **APPROVE**

Date:
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Date:
Name:
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Phone:
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Date:
Name:
Address:
Phone:
[ ] **PROTEST** [ ] **APPROVE**

Submitted after final agenda
Date [redacted] Item 75P

City of Las Vegas Agenda Item No.: **39.**

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

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

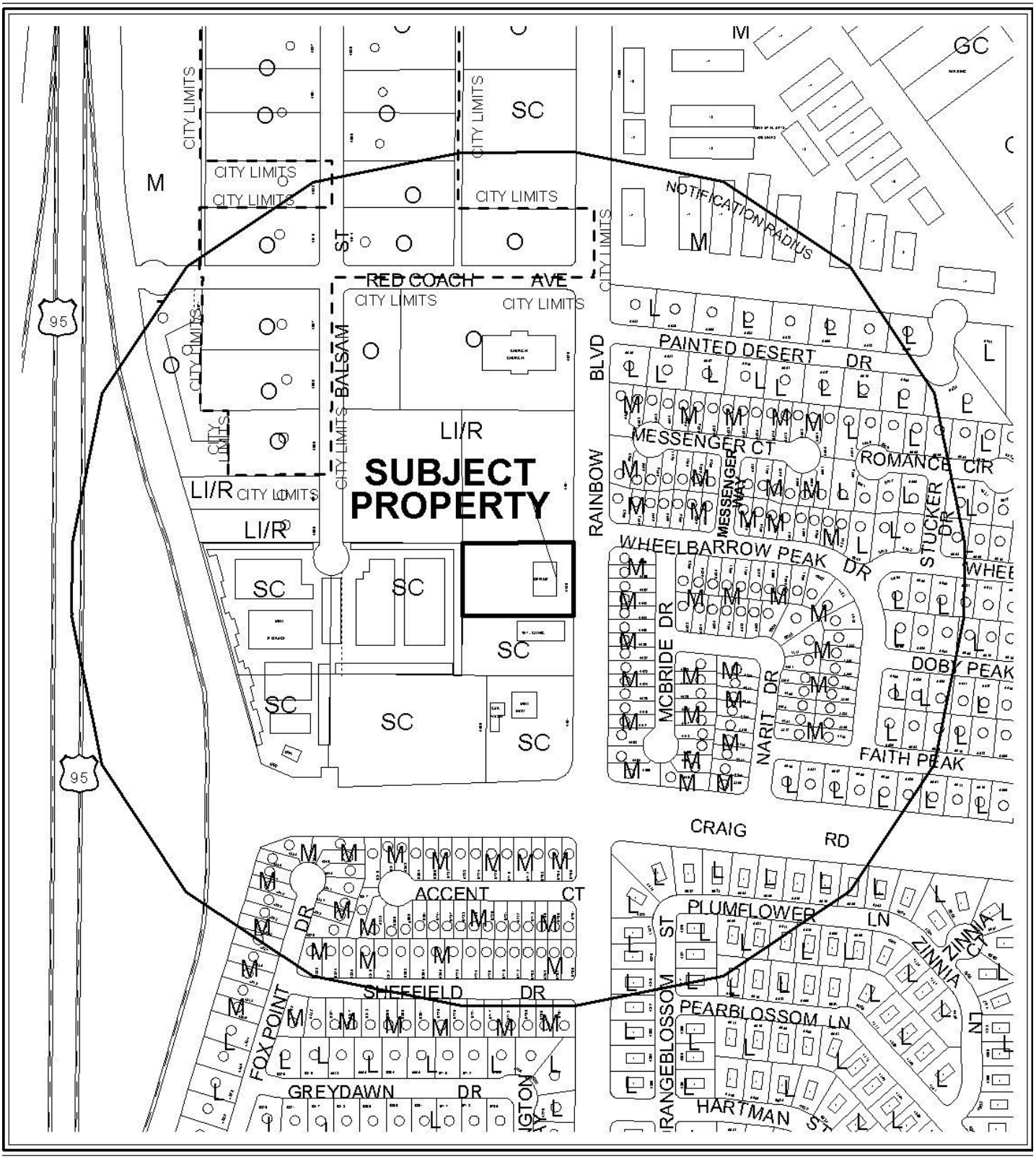
SUBJECT:
GPA-39489 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: SEQUOIA ELECTRIC - OWNER: SAGEBRUSH PROPERTY VENTURES, LLC - Request for a General Plan Amendment FROM: SC (SERVICE COMMERCIAL) TO: LI/R (LIGHT INDUSTRY/RESEARCH) on 1.21 acres at 4485 North Rainbow Boulevard (APN 138-03-602-013),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

C.C.: 11/17/2010

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

RECOMMENDATION:
Staff recommends DENIAL.

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



CASE: **GPA-39489**

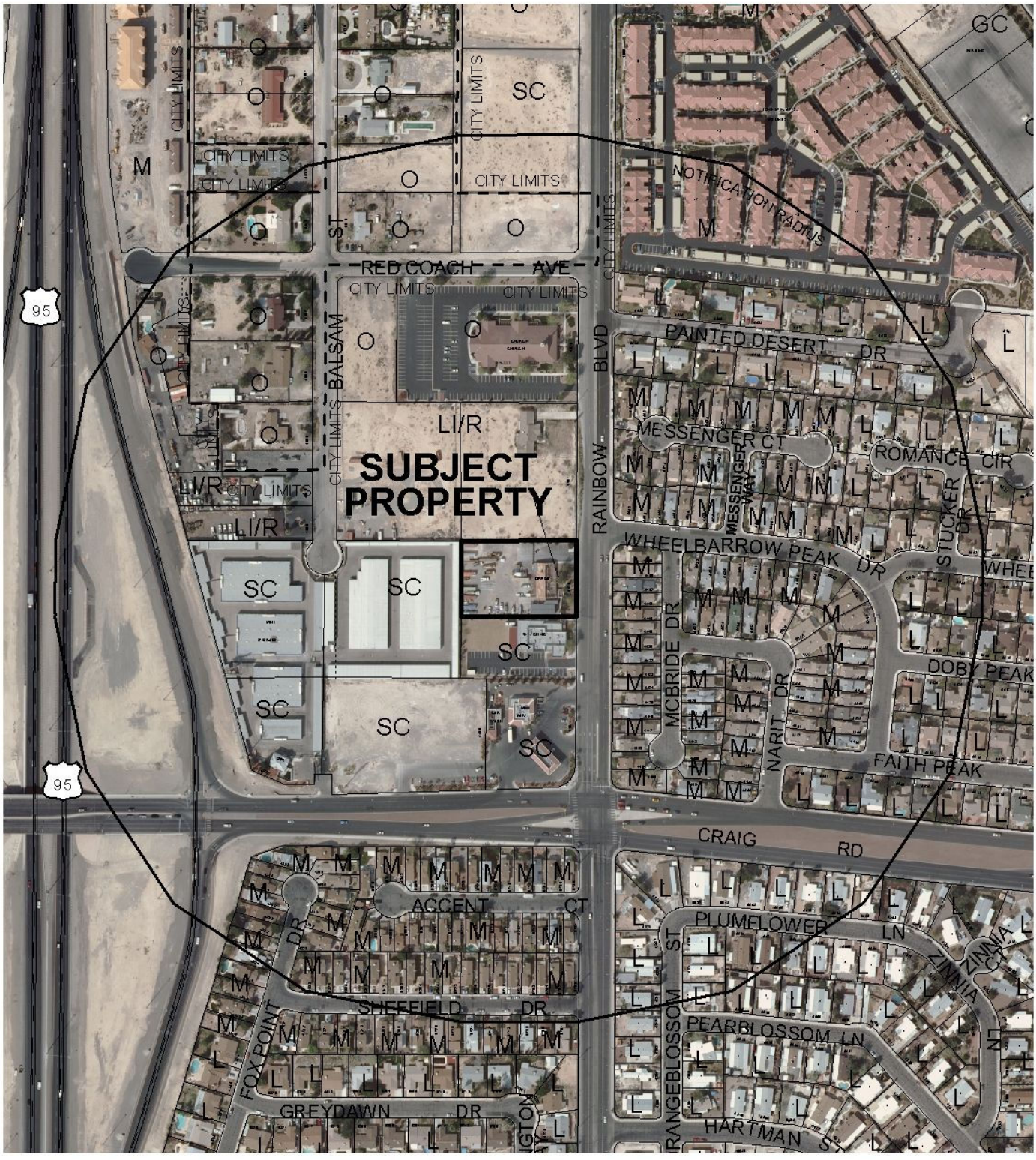
RADIUS: 1000 FT

0 300 600 Feet

GENERAL PLAN LAND USE OF SUBJECT PROPERTY : C-1 (LIMITED COMMERCIAL)

PROPOSED GENERAL PLAN LAND USE OF SUBJECT PROPERTY :
C-M (COMMERCIAL/INDUSTRIAL)

N



CASE: **GPA-39489**

RADIUS: 1000 FT

0 300 600 Feet

GENERAL PLAN LAND USE OF SUBJECT PROPERTY : C-1 (LIMITED COMMERCIAL)

PROPOSED GENERAL PLAN LAND USE OF SUBJECT PROPERTY :
C-M (COMMERCIAL/INDUSTRIAL)

N

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

_____

Notary Public in and for said County and State

COUNTY: CLARK
STATE: NEVADA

TAMMY J. POWELL
Notary Public State of Nevada
No. 09-10981-1
My appt. exp. September 21, 2013

RECEIVED
SEP 07 2010

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: General Plan Amendment

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 LI/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:** 454-9842 **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:** 454-9842 **Fax:** 454-7842

City Henderson **State** NV **Zip** 89052

E-mail Address rchardg@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] Notary Public in and for said County and State COUNTY CLARK STATE NEVADA

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

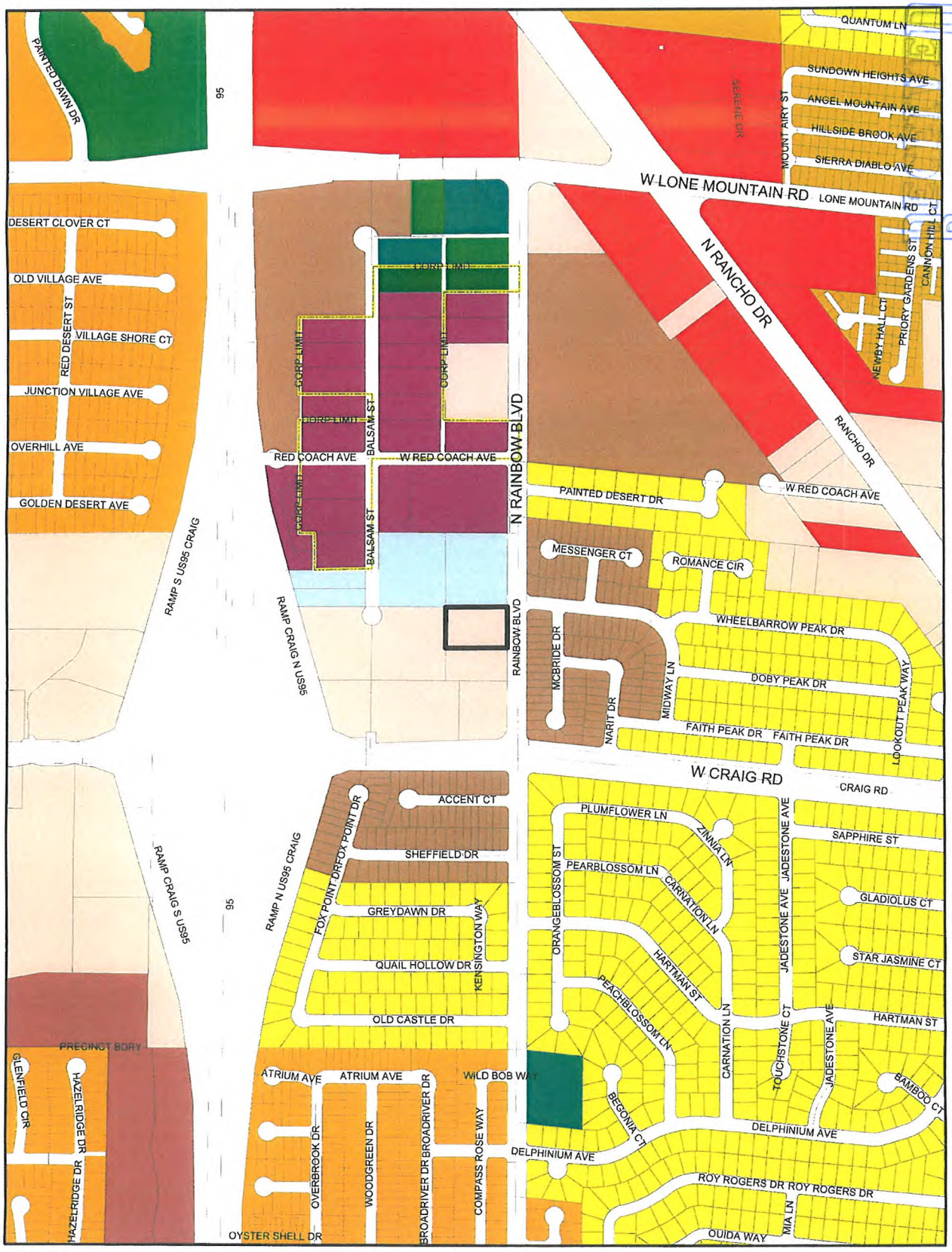
Case #	GPA-39489
Meeting Date:	10/21/10 PC
Total Fee:	$2,000
Date Received:*	9/7/10
Received By:	

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

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

RECEIVED SEP 07 2010

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 702 229-6301

PLANNING & DEVELOPMENT

Printed: September 03, 2010



GPA-39489, ZON-39490, VAR-39492 & SDR-39491 - APPLICANT: SEQUOIA ELECTRIC - OWNER
SAGEBRUSH PROPERTY VENTURES, LLC
4485 NORTH RAINBOW BOULEVARD

09/16/10



GPA-39489, ZON-39490, VAR-39492 & SDR-39491 - APPLICANT: SEQUOIA ELECTRIC - OWNER SAGEBRUSH PROPERTY VENTURES, LLC
4485 NORTH RAINBOW BOULEVARD

09/16/10



GPA-39489, ZON-39490, VAR-39492 & SDR-39491 - APPLICANT: SEQUOIA ELECTRIC - OWNER SAGEBRUSH PROPERTY VENTURES, LLC
4485 NORTH RAINBOW BOULEVARD

09/16/10



GPA-39489, ZON-39490, VAR-39492 & SDR-39491 - APPLICANT: SEQUOIA ELECTRIC - OWNER SAGEBRUSH PROPERTY VENTURES, LLC
4485 NORTH RAINBOW BOULEVARD

09/16/10



GPA-39489, ZON-39490, VAR-39492 & SDR-39491 - APPLICANT: SEQUOIA ELECTRIC - OWNER SAGEBRUSH PROPERTY VENTURES, LLC
4485 NORTH RAINBOW BOULEVARD

09/16/10



GPA-39489, ZON-39490, VAR-39492 & SDR-39491 - APPLICANT: SEQUOIA ELECTRIC - OWNER SAGEBRUSH PROPERTY VENTURES, LLC
4485 NORTH RAINBOW BOULEVARD

09/16/10



GPA-39489, ZON-39490, VAR-39492 & SDR-39491 - APPLICANT: SEQUOIA ELECTRIC - OWNER SAGEBRUSH PROPERTY VENTURES, LLC
4485 NORTH RAINBOW BOULEVARD

09/16/10



GPA-39489, ZON-39490, VAR-39492 & SDR-39491 - APPLICANT: SEQUOIA ELECTRIC - OWNER SAGEBRUSH PROPERTY VENTURES, LLC
4485 NORTH RAINBOW BOULEVARD

09/16/10



GPA-39489, ZON-39490, VAR-39492 & SDR-39491 - APPLICANT: SEQUOIA ELECTRIC - OWNER SAGEBRUSH PROPERTY VENTURES, LLC
4485 NORTH RAINBOW BOULEVARD

09/16/10



GPA-39489, ZON-39490, VAR-39492 & SDR-39491 - APPLICANT: SEQUOIA ELECTRIC - OWNER SAGEBRUSH PROPERTY VENTURES, LLC
4485 NORTH RAINBOW BOULEVARD

09/16/10



GPA-39489, ZON-39490, VAR-39492 & SDR-39491 - APPLICANT: SEQUOIA ELECTRIC - OWNER SAGEBRUSH PROPERTY VENTURES, LLC
4485 NORTH RAINBOW BOULEVARD

09/16/10



GPA-39489, ZON-39490, VAR-39492 & SDR-39491 - APPLICANT: SEQUOIA ELECTRIC - OWNER SAGEBRUSH PROPERTY VENTURES, LLC
4485 NORTH RAINBOW BOULEVARD

09/16/10

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

September 23, 2010
September 30, 2010 Revised

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
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;

1. The proposal conforms to the General Plan.
2. The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts.
3. Growth and development factors in the community indicate the need for or appropriateness of the rezoning.
4. Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district.

Variance Justification
The proposed variance is to allow zero rear (West) setbacks where 20'-0" is required and a zero right side (North) set back where 10'-0" is required.

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

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

1. The variance is necessary for the preservation and enjoyment of the substantial property rights.
2. The property to our West has been granted a zero setback.
3. 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.
4. The granting of this request will not adversely affect the City of Las Vegas General Plan.

RECEIVED
OCT 01 2010

Site Development Review Justification
The proposed Site Development Plan is for a single story 9, 000 sq ft. heavy equipment rental building in conjunction with an existing 4, 011 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.

Waiver Requested
We respectfully request a waiver to allow a 7'-0" wide landscape buffer for a length of approximately 25 feet. Where 8'-0" is required. The waiver is necessary to comply with the exit requirements and ADA laws requiring minimum sidewalk widths.

Exception Requested
We respectfully request to allow 8parking lot tress where 14 are required. We have provided 6 additional trees at the perimeter to offset the deficient parking lot trees so that the total quantity of trees has been provided.

Applicant will provide appropriate closure material and method to eliminate gap between existing building and proposed building at west property line and to meet title 19 requirements.

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
REVISED

City of Las Vegas Agenda Item No.: **40.**

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). Staff recommends DENIAL.

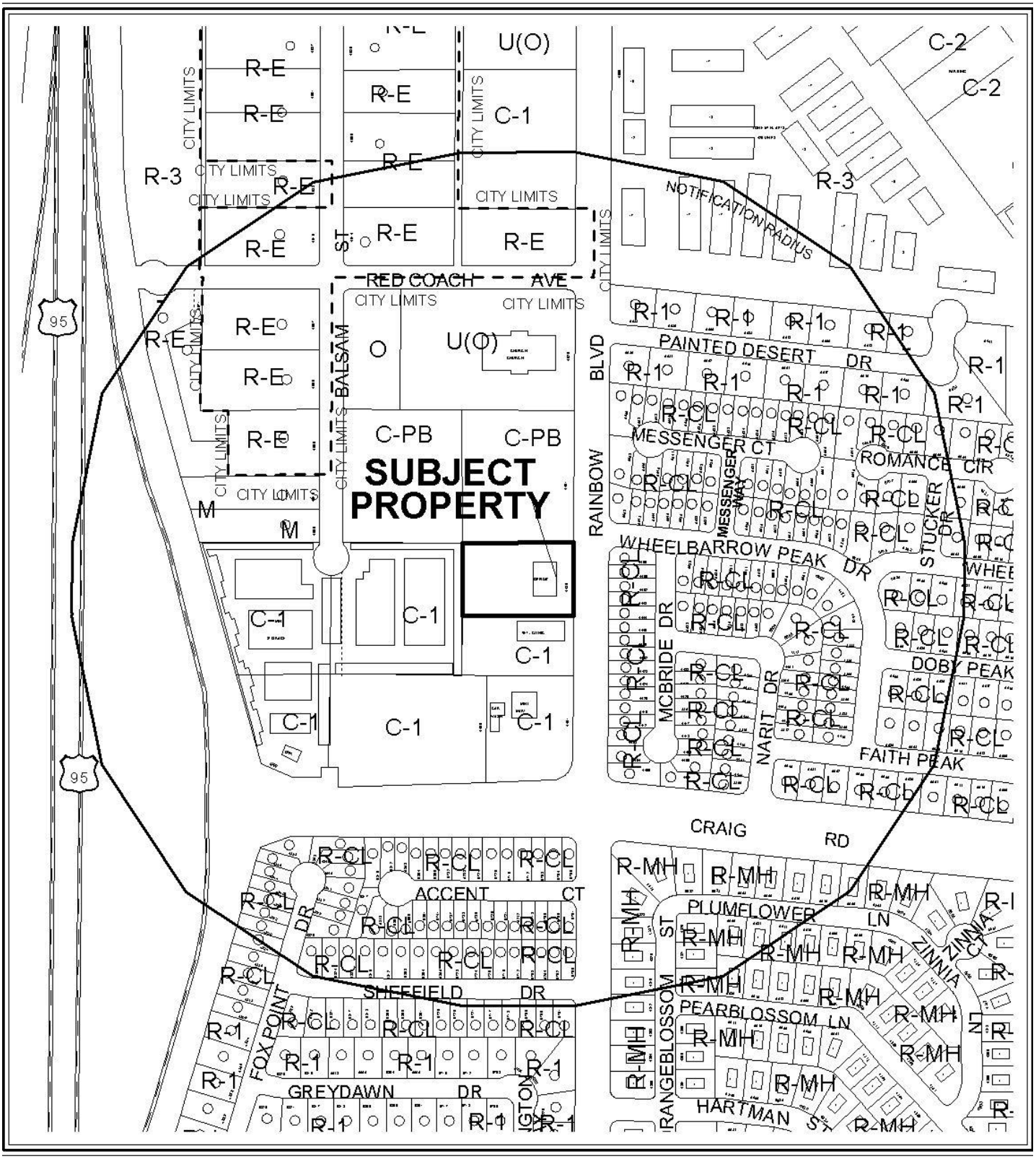
C.C.: 11/17/2010

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

RECOMMENDATION:
Staff recommends DENIAL.

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.



CASE: **ZON-39490; VAR-39492 AND SDR-39491**

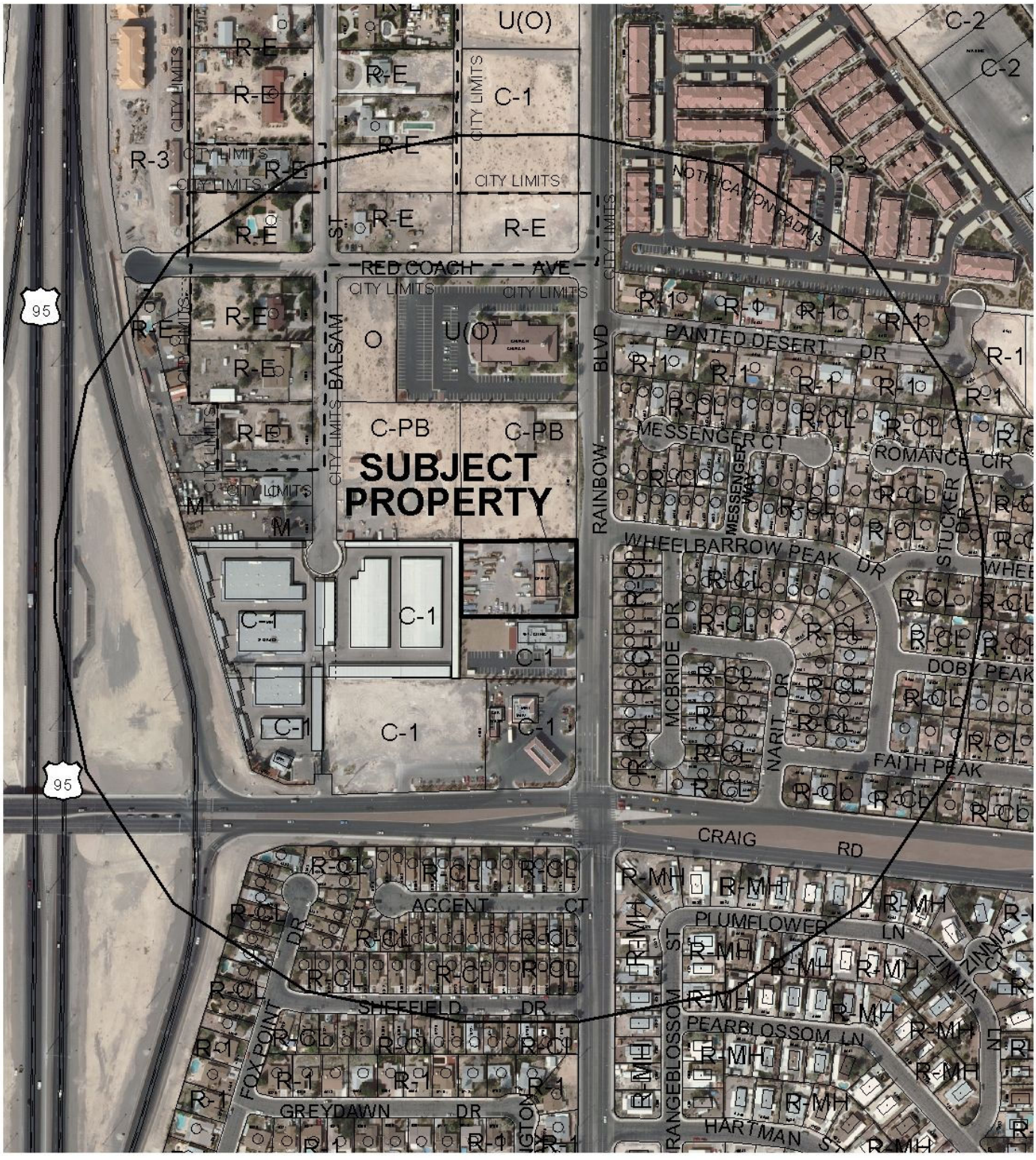
0 300 600 Feet

RADIUS: 1000 FT

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

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

N



CASE: **ZON-39490; VAR-39492 AND SDR-39491**

0 300 600 Feet

RADIUS: 1000 FT

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

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

N

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: _____

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

TAMMY J. POWELL
Notary Public State of Nevada
No. 93-1098-1
My appt. exp. Sept. 14, 2013

Revised 11-14-06

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

RECEIVED
SEP 07 2010

PLANNING & DEVELOPMENT

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 H/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 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] Tammy Powell

Notary Public in and for said County and State COUNTY CLARK STATE NEVADA

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

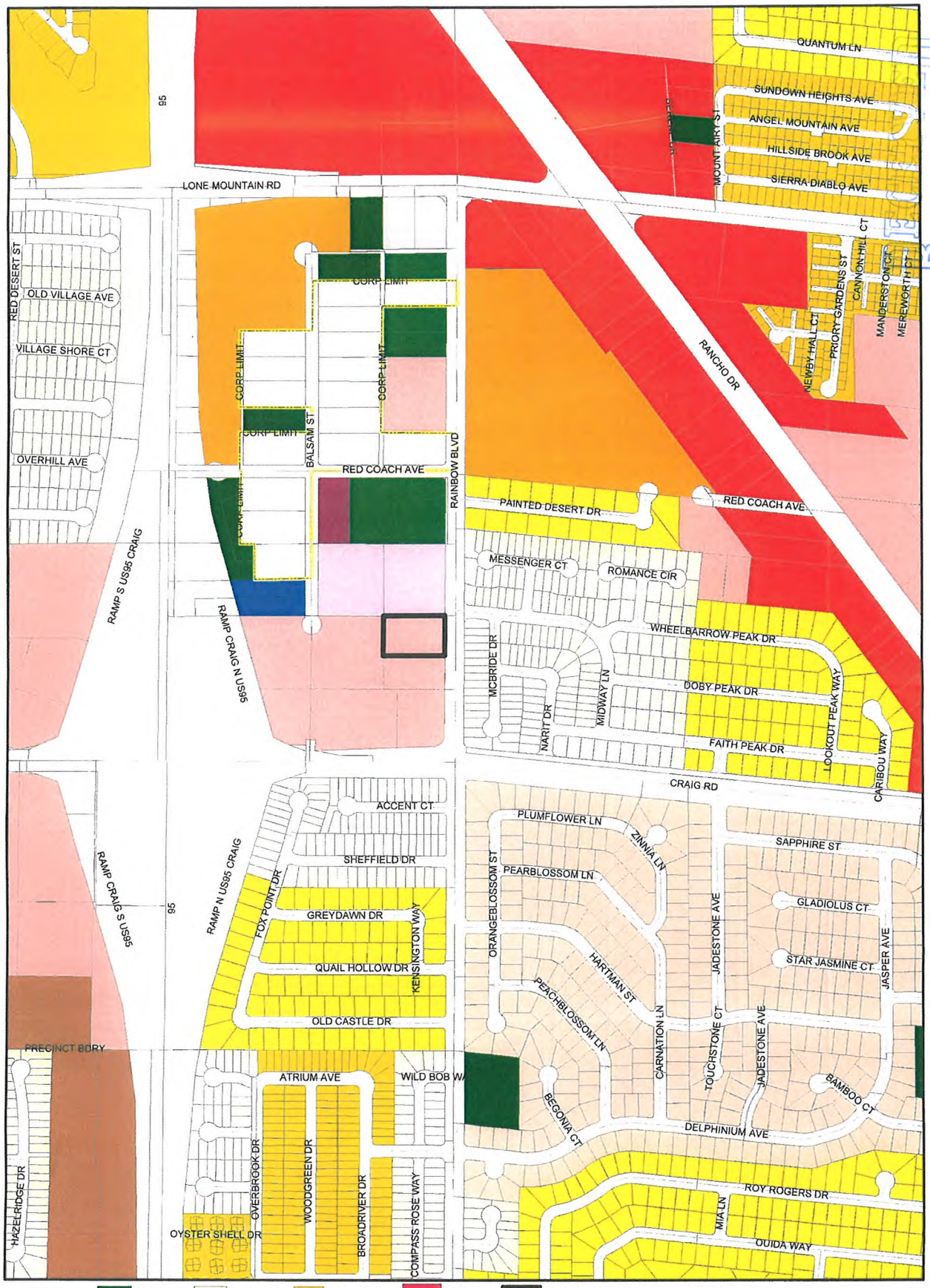
Case #	ZON-39490
Meeting Date:	10/21/10 PC
Total Fee:	$1,200
Date Received:*	9/7/10
Received By:	

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

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

RECEIVED
SEP 07 2010

REZONING Parcel: 138-03-602-013



ZONING

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

FROM C-1 TO C-M

ZON-39490

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

Printed: September 03, 2010

City of Las Vegas Agenda Item No.: **41.**

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). Staff recommends DENIAL.

C.C.: 11/17/2010

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

RECOMMENDATION:
Staff recommends DENIAL.

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: _____

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

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

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SEP 07 2010

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: VARIANCE - ~~SPR~~

Project Address (Location) 4485 N. Rainbow Blvd.

Project Name Rainbow & Craig Sequoia Electric **Proposed Use** Industrial

Assessor's Parcel #(s) 138-03-602-013 **Ward #** 4

General Plan: existing SC proposed H/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.

[signature]

Notary Public in and for said County and State STATE NEVADA COUNTY CLARK

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 #	VAR-39492
Meeting Date:	10/21/10 PC
Total Fee:	$1,030
Date Received:*	9/7/10
Received By:	

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

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

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#1 EXISTING FENCE WALL @ SOUTH SIDE



#2 EXISTING FENCE WALL @ NORTH SIDE

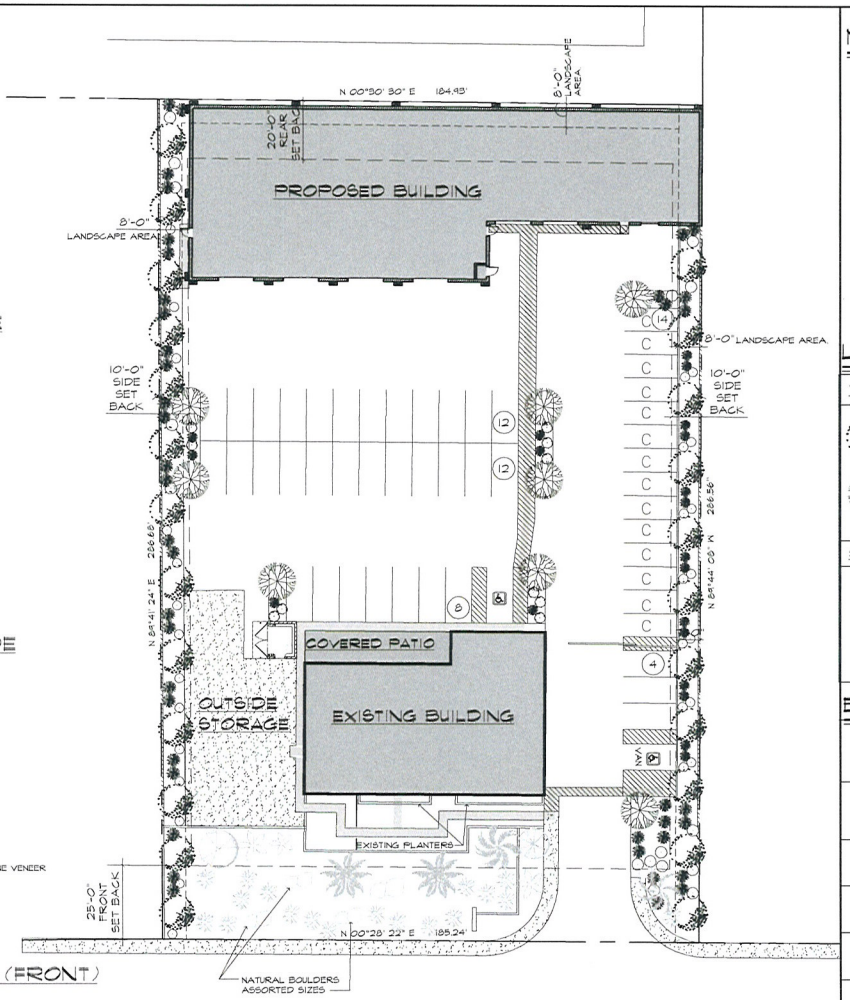


STONE VENEER

#3 EXISTING FENCE WALL @ EAST SIDE (FRONT)



EXISTING LANDSCAPE
AT FRONT OF EXISTING BUILDING



MISCELLANEOUS NOTES

1. ALL EXPOSED SOILS TO RECEIVE 2" THICK LAYER OF DECORATIVE GRAVEL OR DECOMPOSED GRANITE.
2. ALL TREES AND SHRUBS TO BE SPACED ACCORDING TO CITY OF LAS VEGAS MUNICIPAL CODE 14.12.040
3. ASSORTED 5 GAL SHRUBS TO COVER MORE THAN 60% OF LANDSCAPE AREA WITHIN TWO YEAS OF INSTALLATION
4. TREES SHALL NOT BE PLANTED WITHIN 5' OF A DEDICATED RIGHT-OF-WAY WHEN MATURE
5. 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.
6. SWALE DESIGN PER FIGURE 30.64-9.
7. DECOMPOSED GRANITE COLOR: PALAMINO CORAL 1/2" SCREENED
   DECOMPOSED GRANITE SOURCE: VISTA ROCK LAS VEGAS, NEVADA
   DECORATIVE GRAVEL COLOR: RED SANDSTONE 3/4" 2/4"
   DECORATIVE GRAVEL SOURCE: STAR NURSERY LAS VEGAS, NEVADA
8. ALL LANDSCAPE AREAS TO RECEIVED COMPLETE AUTOMATIC PERMANENT UNDERGROUND DRIP IRRIGATION SYSTEM.

LANDSCAPE LEGEND

TREES	SIZE	Q	BOTANICAL NAME	COMMON NAME
	24" BOX	24	PISTACIA CHINENSIS	CHINESE PISTACHE
	24" BOX	8	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	CALOCEDRUS DECURRENS	CENTURY PLANT

EXISTING LANDSCAPE LEGEND

	14'	2	EXISTING DATE PALMS TO REMAIN
	10'	4	EXISTING MEXICAN FAN PALMS TO REMAIN
	6'	2	EXISTING CANARY ISLAND DATE PALM TO REMAIN
	48" BOX	1	EXISTING MONDEL PINE TO REMAIN
	48" BOX	1	EXISTING EVERGREEN ELM TO REMAIN
	15 GAL.	16	EXISTING ERAPE MYRTLE TO REMAIN

PERIMETER TREES	
REQUIRED 1 PER 30 LINEAR FEET (540 L.F / 30) =	18 TREES
PROVIDED	= 24 TREES
PARKING LOT TREES	
REQUIRED 1 PER 6 STALLS	= 14 TREES
PROVIDED	= 8 TREES

LEGEND

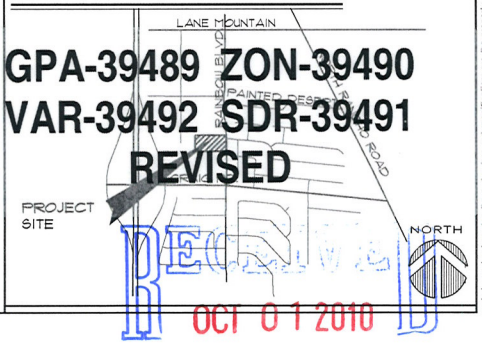
ACCESSIBLE ROUTE 5% MAX. RUNNING SLOPE 2% MAX. CROSS SLOPE W/1/2" MAX CHANGE IN ELEVATIONS

LANDSAPE PLAN

1" = 20'-0"

NORTH

LOCATION MAP/VICINITY:



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

RECEIVED
OCT 01 2010

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
09-07-10

sheet title:
LANDSCAPE PLAN

LAND USE SUBMITTAL

issue dates:
drawn by: PT
checked by: RCG
project no.: 10-129
revisions:

sheet no.
AL1.01

of sheets

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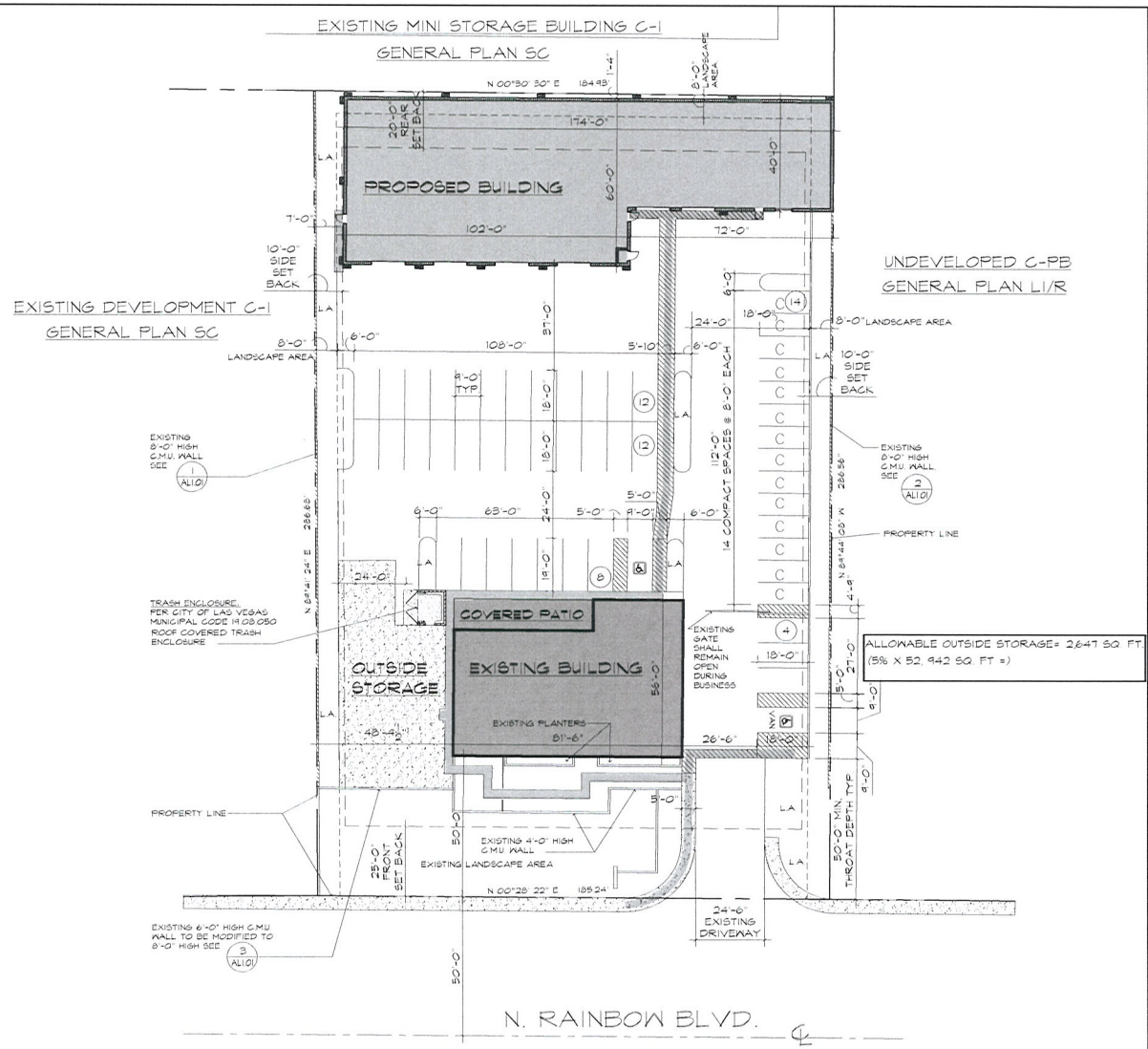


ARCHITECTURAL SITE PLAN

1" = 20'-0"

NORTH

LEGEND

ACCESSIBLE ROUTE 5% MAX. RUNNING SLOPE 2% MAX. CROSS SLOPE 1/1/2" MAX CHANGE IN ELEVATIONS

LANDSCAPE AREA

PROJECT DATA:

ASSESSORS PARCEL NUMBER:	138-03-601-013
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:	1.21 ACRES/ 52,942.4 SF
LOT COVERAGE	24.34 % (BASED ON ROOF DRIP LINE)
BUILDING HEIGHT: ALLOWABLE:	N/A
ACTUAL:	24 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

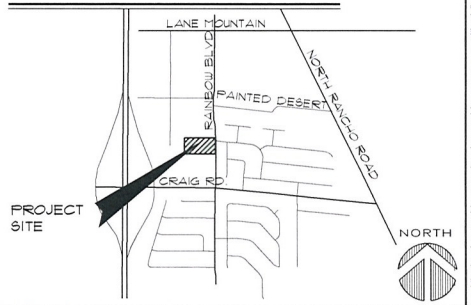
BUILDING AREA TABULATIONS

EXISTING BUILDING AREA:	4, 011 SQ. FT.
PROPOSED BUILDING AREA:	9, 000 SQ. FT.
TOTAL BUILDING AREA	13, 011 SQ. FT.

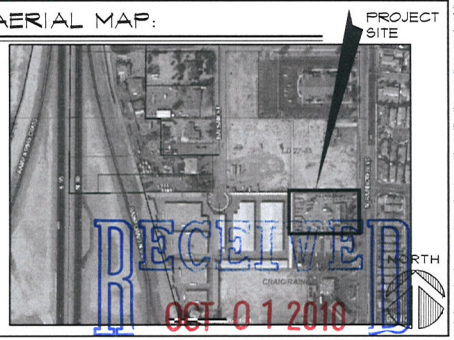
PARKING ANALYSIS

EXISTING BUILDING AREA 4, 011 SQ FT. / 300 = 13.37=	14 SPACES
PROPOSED BUILDING AREA 9, 000 / 250 =	36 SPACES
NUMBER OF PARKING SPACES REQUIRED	50 SPACES
NUMBER OF PARKING SPACES PROVIDED. (INCLUDING 14 COMPACT SPACES = (30% OF TOTAL) (INCLUDING 2 ACCESSIBLE SPACES WITH ONE VAN SPACE)	50 SPACES

LOCATION MAP/VICINITY:



AERIAL MAP:



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

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
09-07-10

sheet title:
ARCHITECTURAL
SITE PLAN
LAND USE SUBMITTAL

issue dates:
drawn by: RT
checked by: RCG
project no.: 10-129
revisions:
sheet no.: AS1.01
of sheets

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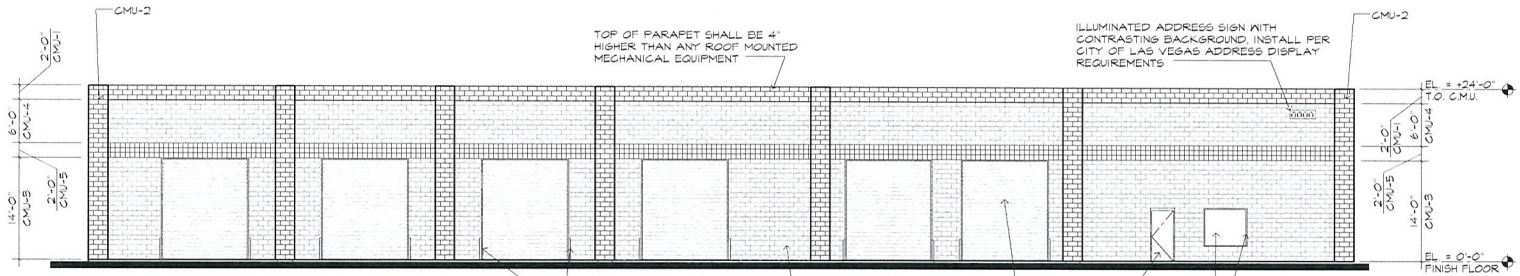
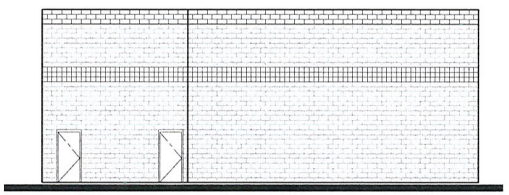
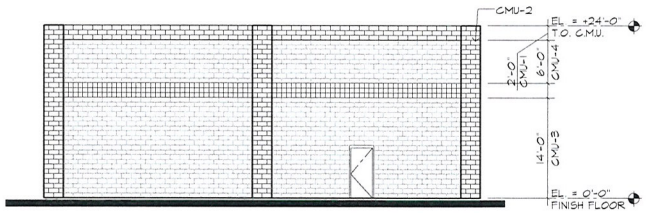


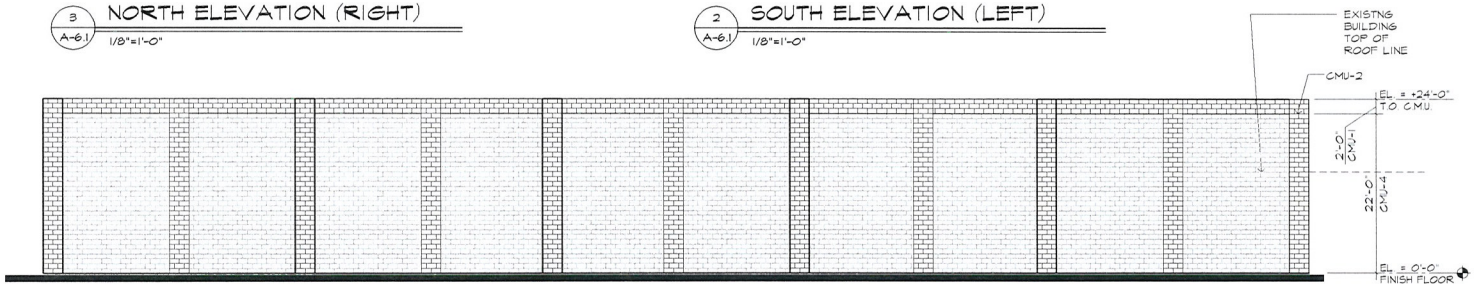
1 A-6.1 EAST ELEVATION (FRONT)
1/8"=1'-0"



3 A-6.1 NORTH ELEVATION (RIGHT)
1/8"=1'-0"



2 A-6.1 SOUTH ELEVATION (LEFT)
1/8"=1'-0"



4 A-6.1 WEST ELEVATION (REAR)
1/8"=1'-0"

EXTERIOR FINISH SCHEDULE

NOTE: ALL C.M.U. 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-FAD

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 HGP 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

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

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

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
09-07-10

sheet title:
EXTERIOR ELEVATIONS
LAND USE SUBMITTAL

issue dates:
drawn by: PT
checked by: RCG
project no.: 10-129
revisions:

sheet no.
A6.01
of sheets

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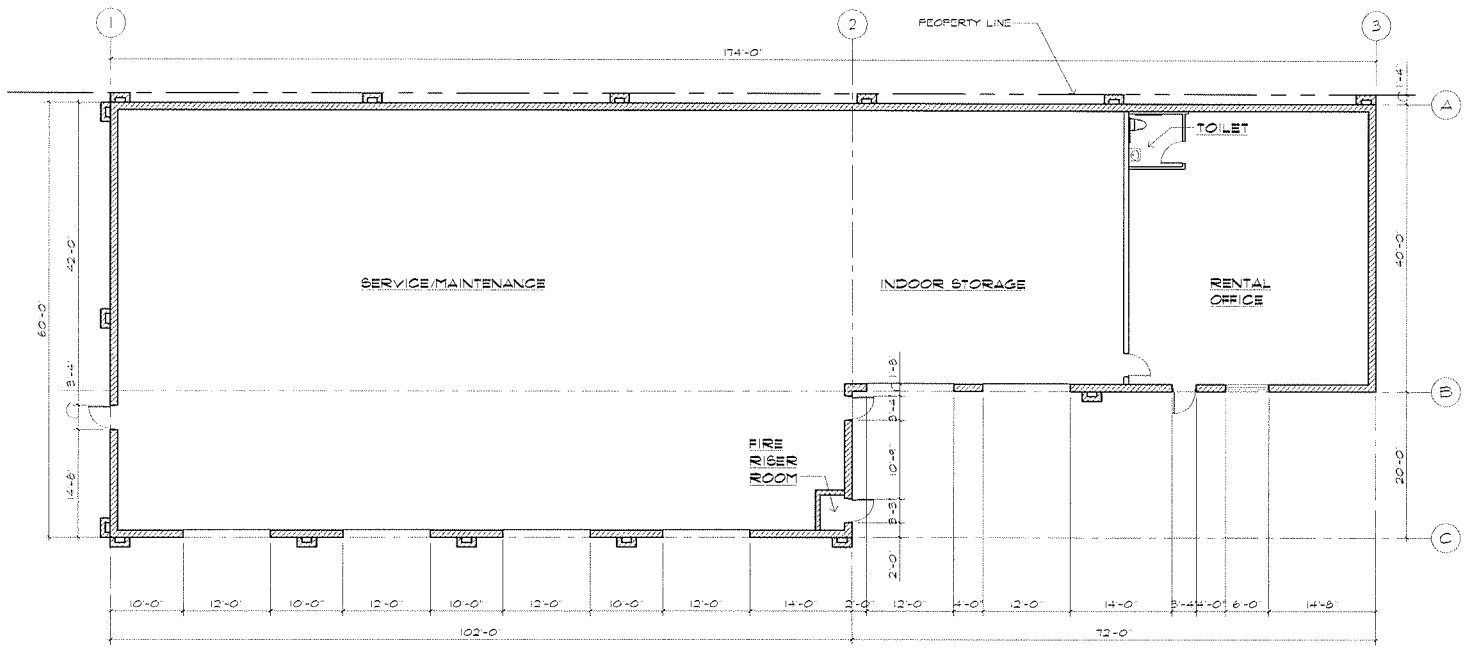

FLOOR PLAN

1/8" = 1'-0"

* MAXIMUM OCCUPANT LOAD (PER IBC) = 89

NORTH

WALL LEGEND

EXTERIOR WALL CONSTRUCTION
8 x 8 x 16 C.M.U. 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 DUCTS, PLUMBING & ELECTRICAL WORK
4. APPLIANCES AND OTHER EQUIPMENT BY OWNER (N.I.C.)
5. ALL PARTITIONS ADJACENT TO OR LOCATED AT THE BACK OF PLUMBING FIXTURES SHALL BE CONSTRUCTED WITH MOISTURE RESISTANT GYP. BD.

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

PUBLIC HEARING
SEP 24 2010

pacific design concepts, llc
3005 w. horizon ridge parkway, suite 200
henderson, nevada 89052 (702) 454-7842
(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
09-07-10

sheet title:
FLOOR PLAN
LAND USE SUBMITTAL

case dates:
drawn by: PT
checked by: RCG
project no.: 10-129
revisions:

sheet no.
A1.01

of sheets

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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

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SEP 07 2010

VAR-39492
SDR-39491

RAINBOW AND CRAIG SEQUOIA ELECTRIC

pacific design concepts, llc
3005 w. horizon ridge parkway, suite 200 henderson, nevada 89052 ph. 454-5842

City of Las Vegas Agenda Item No.: **42.**

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 a Site Development Plan Review FOR THE ADDITION OF A PROPOSED 9,000 SQUARE-FOOT HEAVY MACHINERY AND EQUIPMENT (RENTAL, SALES AND SERVICE) BUILDING TO A SITE THAT CONTAINS AN EXISTING 4,011 SQUARE-FOOT OFFICE, WITH A WAIVER OF PERIMETER LANDSCAPE STANDARDS TO ALLOW A SEVEN-FOOT BUFFER ALONG A PORTION OF 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). Staff recommends DENIAL.

C.C.: 11/17/2010

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

RECOMMENDATION:
Staff recommends 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-39491** 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

_____

Notary Public in and for said County and State

COUNTY CLARK

STATE NEVADA

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

Revised 11-14-06

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

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SEP 07 2010

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: SITE DEVELOPMENT REVIEW

Project Address (Location) 4485 N. Rainbow Blvd.

Project Name Rainbow & Craig Sequoia Elec **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 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:** 454-9842 **Fax:** 454-7842

City LAS VEGAS **State** NV **Zip** 89108

E-mail Address

REPRESENTATIVE Pacific Design Concepts **Contact** Richard Gallegos

Address 3009 W. Horizon Ridge Pkwy #220 **Phone:** 454-9842 **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]

Notary Public in and for said County and State COUNTY CLARK STATE NEVADA

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 #	SDR-39491
Meeting Date:	10/21/10 PC
Total Fee:	$1,030
Date Received:*	9/7/10
Received By:	

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

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

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SDR 39491
Sequoia Electric

4485 N. Rainbow Boulevard

Proposed 8.88 thousand square foot expansion of an existing contractor's yard.

Traffic produced by proposed development:

Existing Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	INDUSTRIAL PARK [1000 SF]	4	6.96	28
AM Peak Hour			0.84	3
PM Peak Hour			0.86	3

Proposed Increase	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	INDUSTRIAL PARK [1000 SF]	8.88	6.96	62
AM Peak Hour			0.84	7
PM Peak Hour			0.86	8

Project Total	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	INDUSTRIAL PARK [1000 SF]	12.88	6.96	90
AM Peak Hour			0.84	10
PM Peak Hour			0.86	11

Existing traffic on all nearby streets:

Rainbow Blvd	
Average Daily Traffic (ADT)	9,338
PM Peak Hour (heaviest 60 minutes)	747

Craig Rd	
Average Daily Traffic (ADT)	33,588
PM Peak Hour (heaviest 60 minutes)	2,687

Traffic Capacity of adjacent streets:

	Adjacent Street ADT Capacity
Rainbow Blvd	16,300
Craig Rd	51,800

This project is expected to add 62 trips per day on Rainbow Blvd. and Craig Rd. This will increase traffic on Rainbow Blvd. and Craig Rd. by less than 1 percent. Currently, Rainbow is at about 57 percent of capacity and Craig is at about 65 percent of capacity.

Based on Peak Hour use, this development will add about 8 additional cars into the area in the peak hour, or about one every eight minutes.

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

City of Las Vegas Agenda Item No.: **43.**

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/OWNER: GRAND CANYON VILLAGE SQUARE, LLC - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: PD (PLANNED DEVELOPMENT) on a portion of 25.48 acres at the northwest corner of Horse Drive and Oso Blanca Road (APN 125-07-601-005), Ward 6 (Ross). Staff recommends APPROVAL.

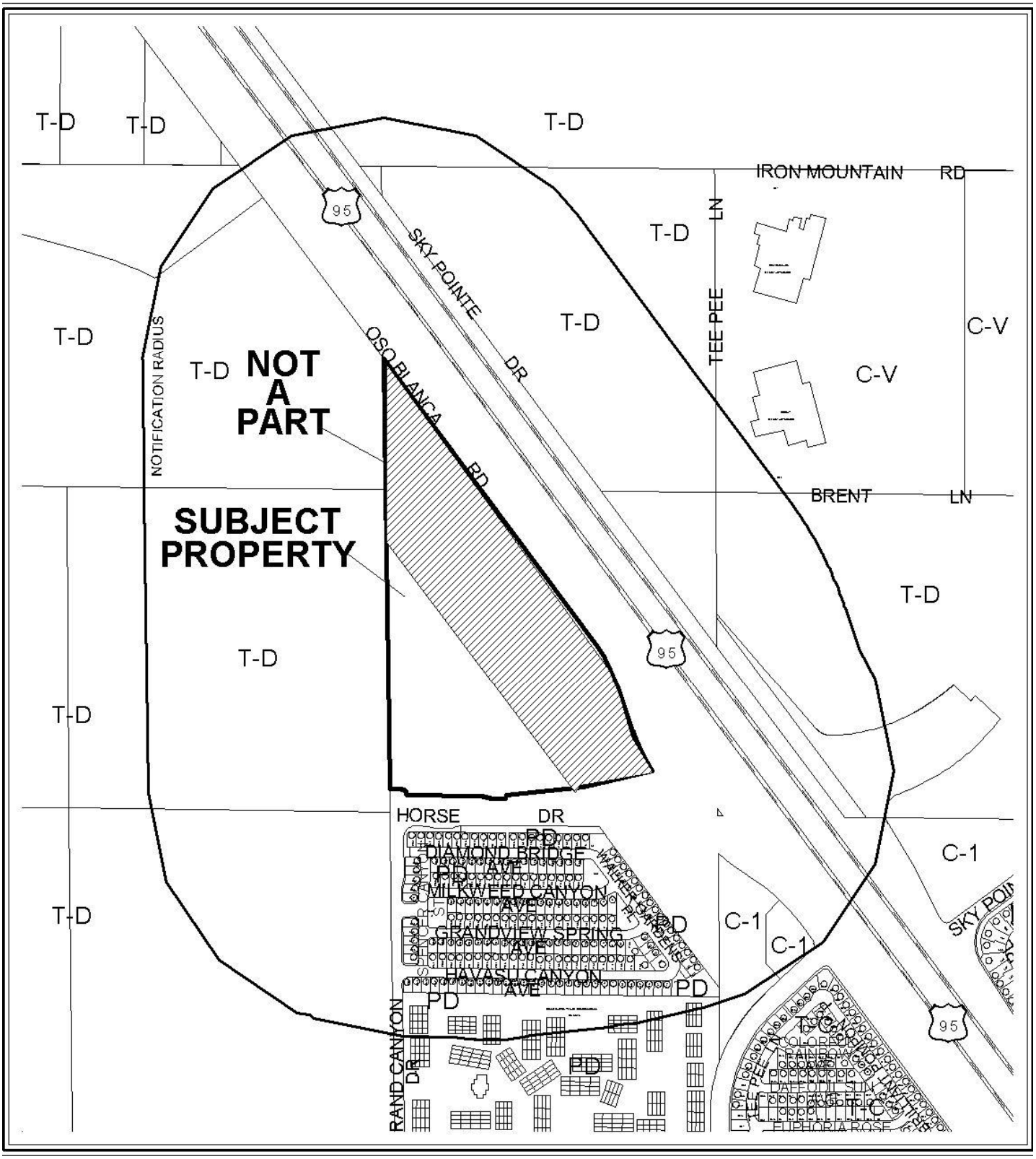
C.C.: 11/17/2010

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

RECOMMENDATION:
Staff recommends APPROVAL.

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. 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.



0 300 600 Feet

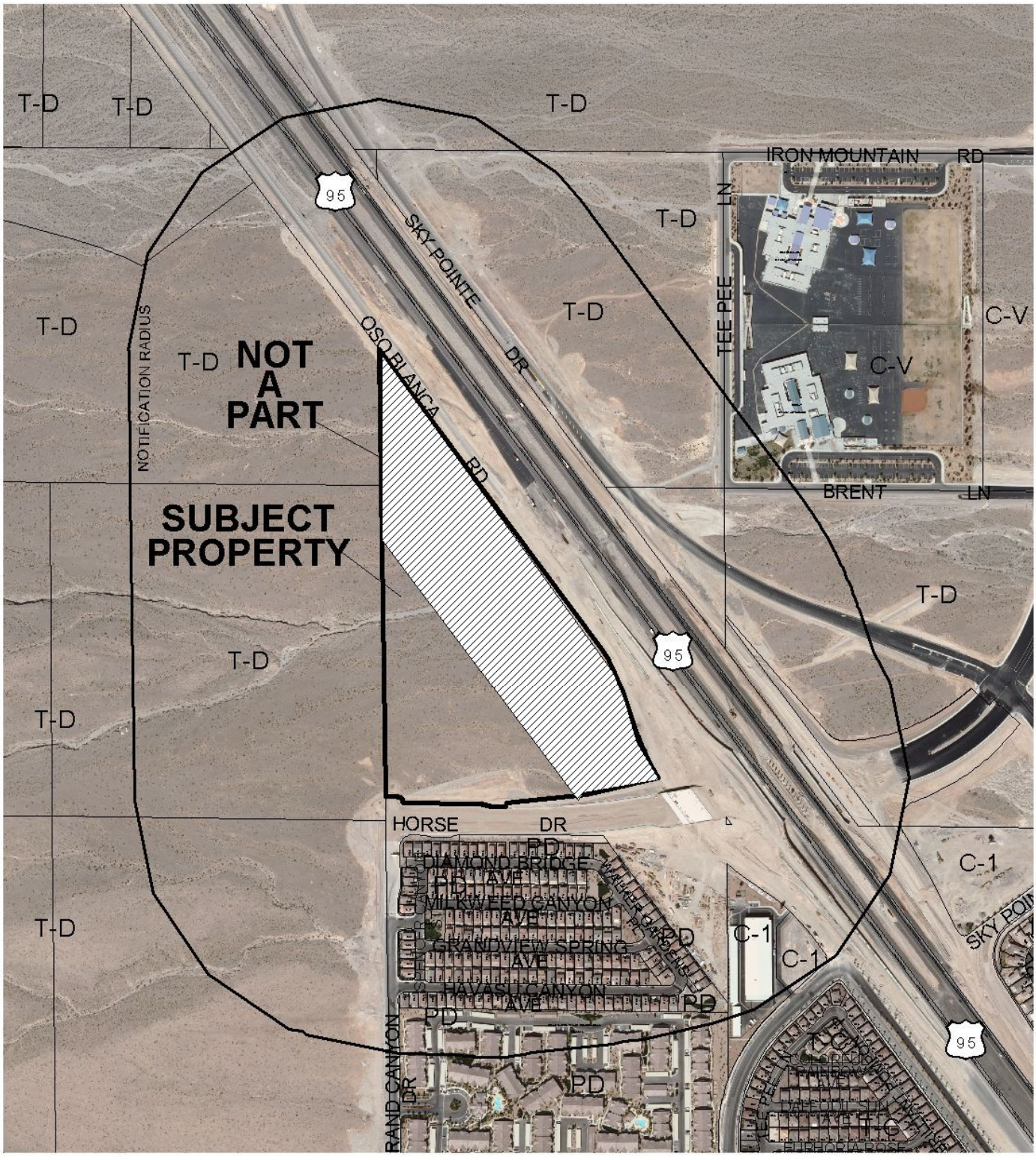
CASE: **ZON-39455**

RADIUS: 1000 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

N



0 300 600 Feet

CASE: **ZON-39455**

RADIUS: 1000 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

N

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-39455** APN: 125-07-601-005

Name of Property Owner: Grand Canyon Village Square, LLC

Name of Applicant: Grand Canyon Village Square, LLC

Name of Representative: Mark H. Fiorentino - Kaempfer Crowell Renshaw Gronauer & Fiorentino

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

_____Yes ___X___No

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

City Official: _____

Partner(s): _____ _____

APN: _____

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Signature of Property Owner: Hank Gordon

Print Name: Hank Gordon

Subscribed and sworn before me

This 30 day of August, 2010

Ann Pierce

Notary Public in and for said County and State

ANN PIERCE
Notary Public State of Nevada
No. 93-4798-1
My appt. exp. Oct. 17, 2011

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Rezoning

Project Address (Location) Horse & 95

Project Name Horse & 95 Retail Center **Proposed Use** Shopping Center

Assessor's Parcel #(s) 125-07-601-005 **Ward #** 6

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

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

Gross Acres approx 25 **Lots/Units** 1 **Density** _____

Additional Information See attached justification letter

PROPERTY OWNER Grand Canyon Village Square, LLC **Contact** Hank Gordon

Address 1770 N. Buffalo #101 **Phone:** 220-4500 **Fax:** N/A

City Las Vegas **State** NV **Zip** 89128

E-mail Address N/A

APPLICANT Grand Canyon Village Square, LLC **Contact** Hank Gordon

Address 1770 N. Buffalo Dr., Ste. 101 **Phone:** 220-4500 **Fax:** N/A

City Las Vegas **State** NV **Zip** 89128

E-mail Address N/A

REPRESENTATIVE Kaempfer Crowell Renshaw Gronauer & Fiorentino **Contact** Mark H. Fiorentino

Address 8345 West Sunset Road, Suite 250 **Phone:** 792-7000 **Fax:** 796-7181

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

E-mail Address mfiorentino@kcnvlaw.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 Hank Gordon

Subscribed and sworn before me

This 23 day of September, 20 10.

_____

Notary Public in and for said County and State

ANN PIERCE
Notary Public State of Nevada
No. 93-4798-1
My appt. exp. Oct. 17, 2011

FOR DEPARTMENT USE ONLY

Case #	ZON-39455
Meeting Date:	10/21/10
Total Fee:	$1200.00
Date Received:*	9/7/10
Received By:	

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

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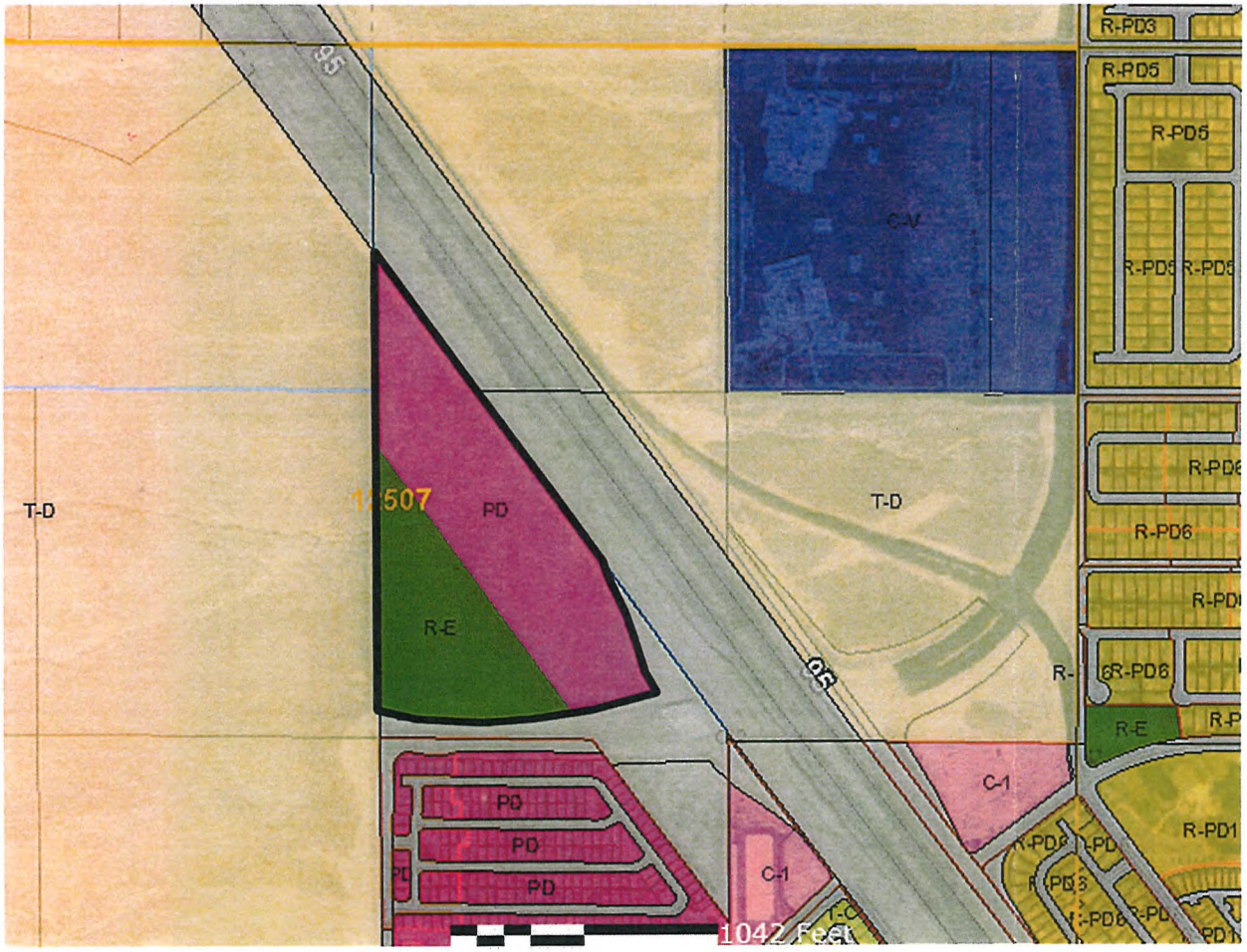
Revised 10/27/08

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

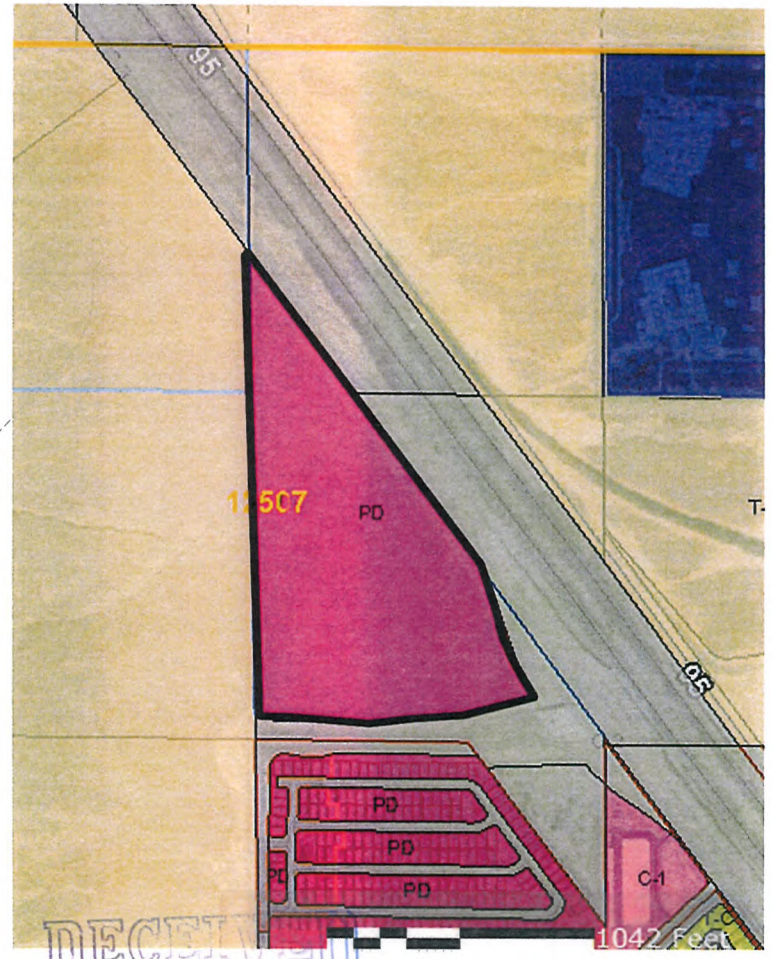
Existing Zoning

125-07-601-005



Proposed Zoning

Request 25.48 acres to be zoned PD



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ZON-39455

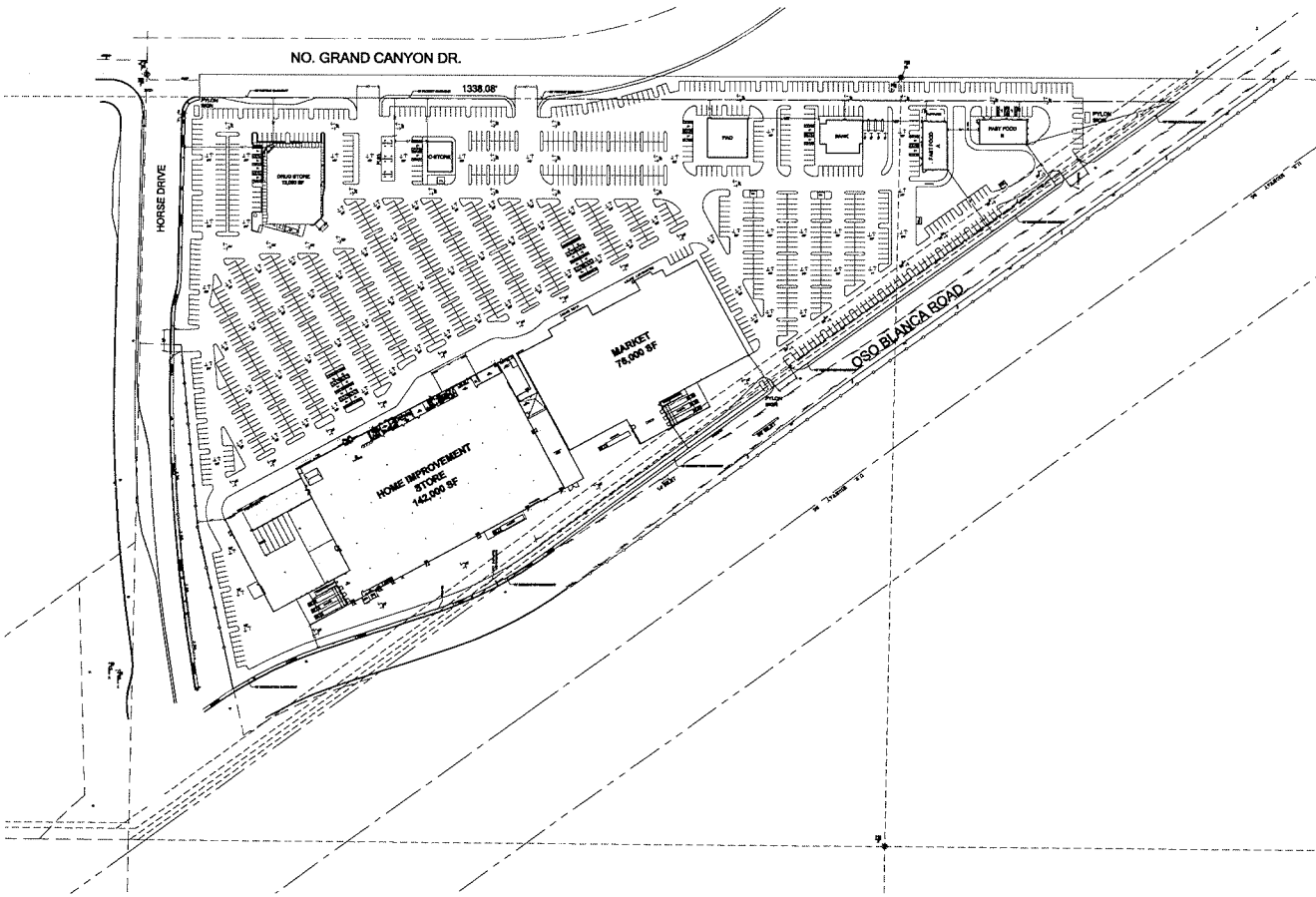
Sheet Title
10-067 : Project Number
8-11-2010 : Date

NORTH

Horse and US 95 Retail Center

Las Vegas, NV 89166

MOSER architecture studio



Site Information

Horse and Oso Blanca, Las Vegas, NV 89166

Jurisdiction	Las Vegas, NV
Current Zoning	R-E, PD
Proposed Zoning	PD
Planned Landuse	Planned Community Development
APN #:	125-07-601-005

Area (approximate, to be verified)

Gross Area:	1,109,909 s.f.	25.48 acres
Net Area:	1,039,655 s.f.	23.87 acres

Building Area

Building	Use	Gross
Home Improvement Center	retail	142,000 s.f.
Market	retail	76,000 s.f.
Fast Food A	restaurant	3,787 s.f.
Fast Food B	restaurant	3,815 s.f.
Pad	retail	5,040 s.f.
Bank	retail	4,195 s.f.
C- Store	retail	2,430 s.f.
Drug Store	retail	13,000 s.f.
Total Area	**Total Area**	**250,267 s.f.**

Parking — **per 19.04 Table 2**

Shopping Center	1 per 250 sf	=	1,001 spaces
	Total spaces required		**1,001** spaces
	Total Provided parking spaces		**1,382** spaces
Accessible parking	20 spaces + 1 for each 100 sf over 1,000		24 Required, 28 Provided
Loading Spaces			7 Required, 7 Provided

Building Height

	Allowed	35'-0"
	Provided	35'-0"
Three (3) Pilon Signs	Allowed	60'
	Provided	60'

Landscape

Parking lot landscaping to conform to 19.12
Adjacent to Horse and Grand Canyon - 15'
Minimum Zone at Interior Lot Lines - 8'
Trees located 1 per 30 linear feet

Open Space

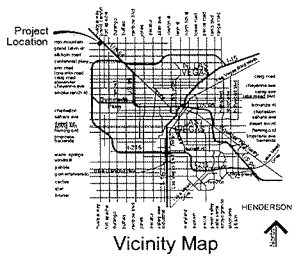
Plaza Space required: 50 sf per gross acre
Required: 1,274 Provided: 1,274

Lot Coverage

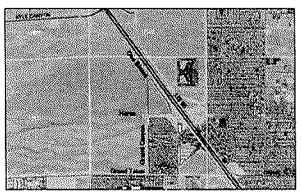
Allowed: 50% Provided: 22.5%

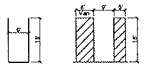
Setbacks

Front	Required:	20 ft	Provided:	49 ft. Minimum *See Site plan for Setback Dimensions
Side Street - G.C.	Required:	10 ft	Provided:	68 ft. Minimum *See Site plan for Setback Dimensions
Side Street - OSO Blanca	Required:	10 ft	Provided:	48 ft. Minimum *See Site plan for Setback Dimensions
Rear	Required:	20 ft	Provided:	273 ft. Minimum *See Site plan for Setback Dimensions



Vicinity Map


Location Map


Typical Parking Spaces


Fire Turning Radius


CMU Wall C-C

Horse and US 95 Retail Center

Las Vegas, NV 89166

NORTH

Scale 1" = 100'

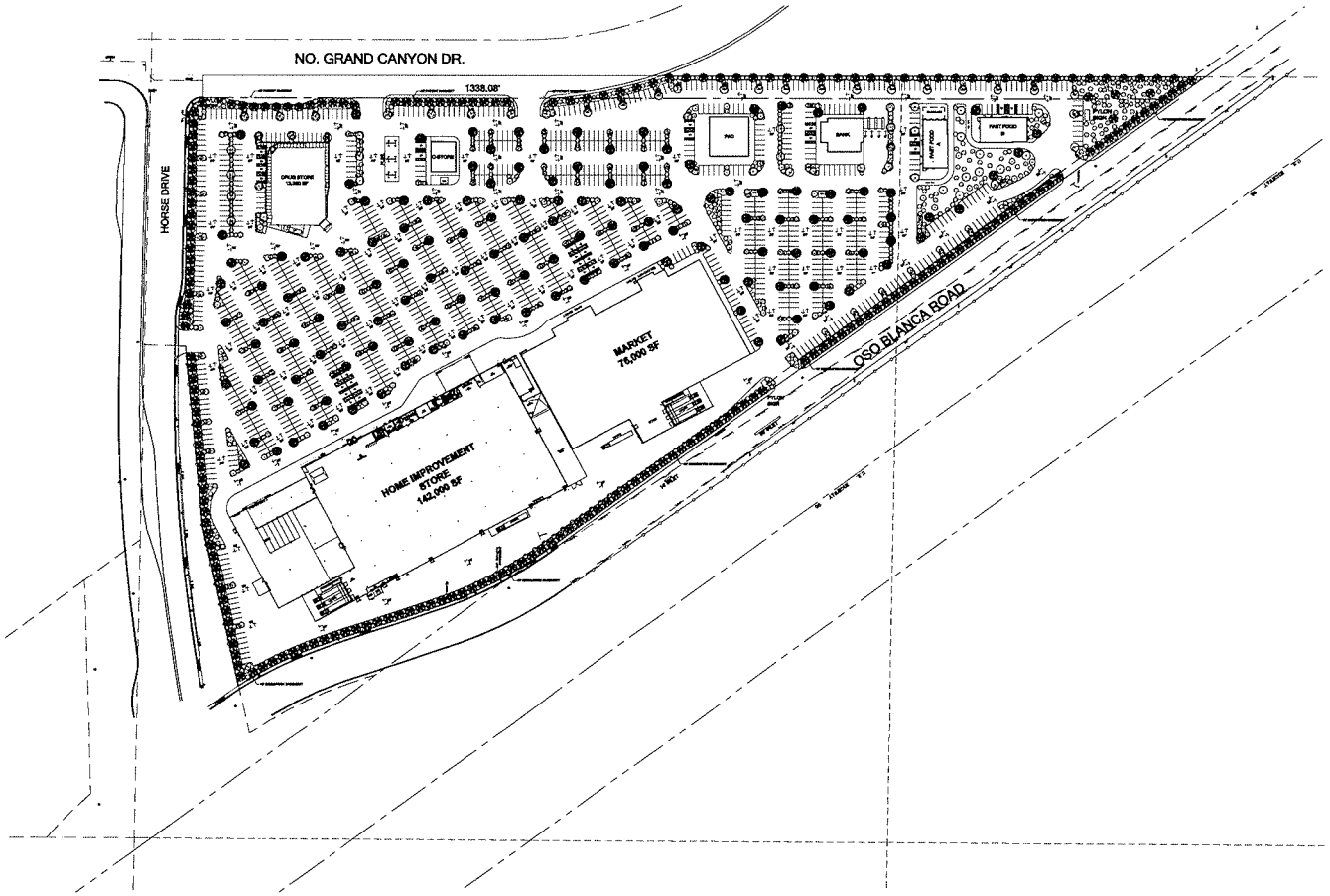
0 50 100 200

MOSER architecture studio

Conceptual Site Plan — Sheet Title
10-067 — Project Number
10-05-2010 — Date

ZON-39455
SDR-39453
REVISED

OCT 06 2010



Plant List

SYM	QTY	SIZE	SPACING	COMMON NAME	BOTANICAL NAME
	0	24" Box	20-30' On Center	MODESTO ASH	FRAXINUS VELUTINA 'MODESTO'
	135	24" Box	20-30' On Center	TEXAS MOUNTAIN LAUREL	SOPHURA SECUNDIFLORA
	63	24" Box	20-30' On Center	HOLLY OAK	QUERCUS ILEX
	210	24" Box	20-30' On Center	MONDEL PINE	PINUS ELDARICA
	0	Height Varies	Varies, See Setback Requirements	MEXICAN BLUE PALM	BRAHEA ARMATA
	153	24" Box	Varies, See Setback Requirements	PURPLE LEAF PLUMS	PRUNUS CERASIFERA
	1155	1-5 Gallon	N/A	Ornamental Ground Shrubs and Cover	Ornamental Ground Shrubs and Cover
		N/A	N/A	*Xeroscape	

* Xeroscape- No turf to be used. Only rock, Crushed rock or other Low-water use approved ground cover will be used
* All plant material per Apprendix B Grand Canyon Village Plan Pallete
* All landscaping is per Title 19 12 040 G Street Trees

Conceptual Landscape Plan Sheet Title
10-067 Project Number
10-05-2010 Date

NORTH

Scale 1" = 100'

0 50 100 200

MOSER architecture studio

Horse and US 95 Retail Center

Las Vegas, NV 89166

ZON-39455
SDR-39453
REVISED

OCT 06 2010



ZON-39455 & SDR-39453 - APPLICANT/OWNER: GRAND CANYON VILLAGE SQUARE, LLC
NWC HORSE DRIVE AND OSO BLANCA ROAD

09/16/10



ZON-39455 & SDR-39453 - APPLICANT/OWNER: GRAND CANYON VILLAGE SQUARE, LLC
NWC HORSE DRIVE AND OSO BLANCA ROAD

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ZON-39455 & SDR-39453 - APPLICANT/OWNER: GRAND CANYON VILLAGE SQUARE, LLC
NWC HORSE DRIVE AND OSO BLANCA ROAD

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ZON-39455 & SDR-39453 - APPLICANT/OWNER: GRAND CANYON VILLAGE SQUARE, LLC
NWC HORSE DRIVE AND OSO BLANCA ROAD

09/16/10

KAEMPFER CROWELL

ATTORNEYS AT LAW

KAEMPFER CROWELL RENSHAW GRONAUER & FIORENTINO

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

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

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

MARK H. FIORENTINO
mfiorentino@kcnvlaw.com
702.693.4261

September 7, 2010

VIA HAND DELIVERY

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

Re: Justification Letter – APN 125-07-601-005

To Whom It May Concern:

Please be advised that this office represents Grand Canyon Village Square LLC ("The Applicant"). The Applicant is proposing a zone change and site development plan review for a commercial shopping center on property approximately 26 acres in size. The property is on the northwest corner of Horse Drive and US 95, more particularly described as assessor's parcel number 125-07-601-005.

The Applicant is requesting a rezoning of the parcel from R-E/PD within the Grand Canyon Village Master Development Plan to a PD zone. A portion of the property is already zoned PD and the Applicant is seeking uniform zoning on the entire parcel.

The Applicant is also submitting a site development plan review for an approximately 250,267 square foot commercial shopping center consisting of large and small scale retail establishments, fast food establishments, retails pads, a convenience store, a drug store, and bank. The buildings are design in the Spanish style of architecture with tile roofs and EFIS earth tone exterior walls. All required setbacks, landscaping and parking requirements are being met. The buildings are a maximum height of 35 feet. There are no waivers of variances being requested with this project.

The applications are justified for a number of reasons. Those include:

1) the applications conform to the Grand Canyon Village Master Development Plan;

2) the applications are consistent with the City's General Plan;

3) the proposed development is compatible with existing and proposed uses in the area; and

4) the proposed development will provide uses to support existing and planned residential communities in the area.

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ZON-39455
SDR-39453

KAEMPFER
CROWELL

Thank you for your consideration of this application. If you have any questions, please do not hesitate to contact Ann Pierce or me.

Sincerely,

KAEMPFER CROWELL RENSHAW
GRONAUER & FIORENTINO

Mark Fiorentino by Ann

Mark H. Fiorentino

MHF/sfm

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SEP 07 2010

ZON-39455
SDR-39453

City of Las Vegas Agenda Item No.: **44.**

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

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

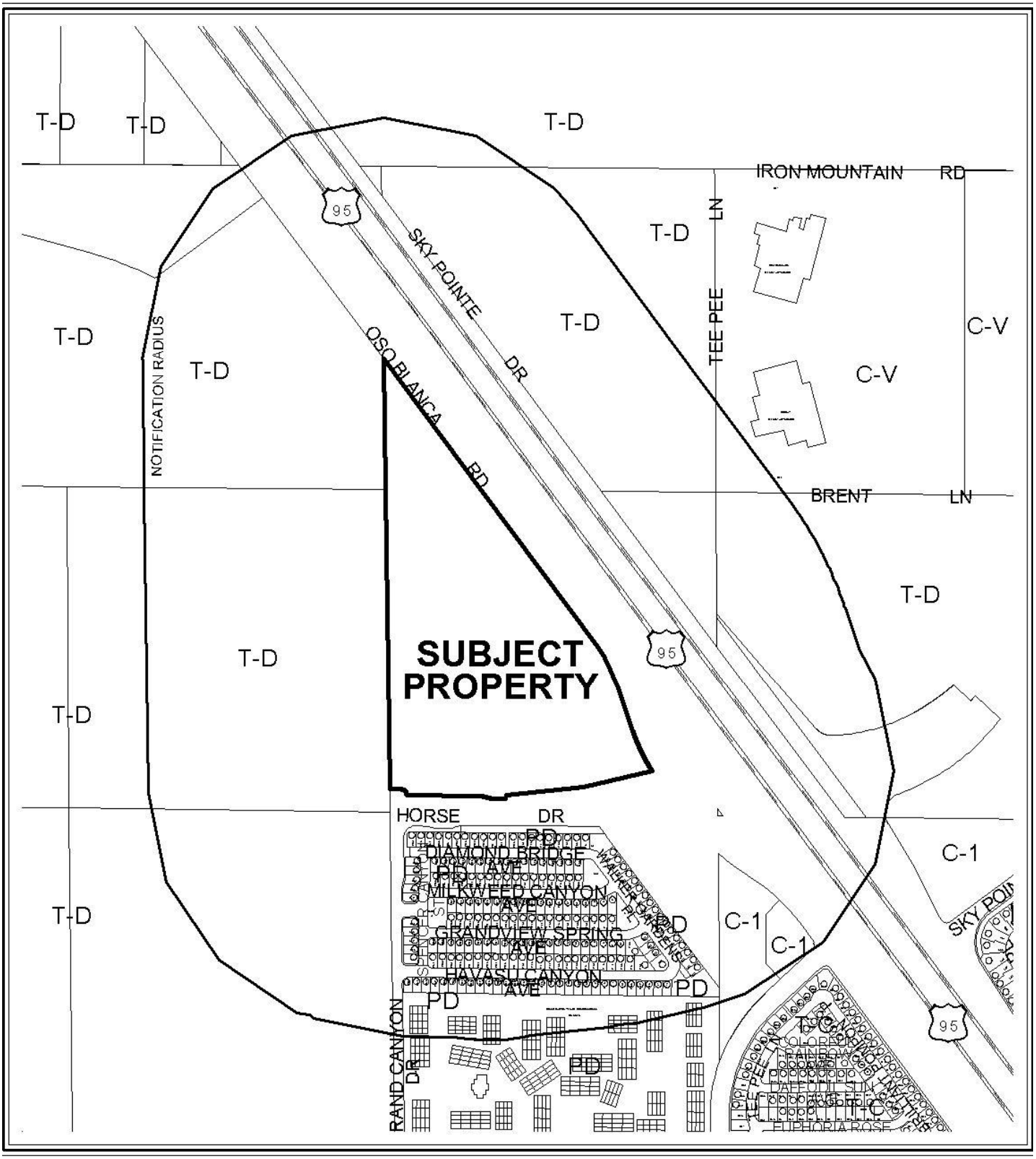
SUBJECT:
SDR-39453 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-39455 - PUBLIC HEARING - APPLICANT/OWNER: GRAND CANYON VILLAGE SQUARE, LLC - Request for a Site Development Plan Review FOR A PROPOSED 250,267 SQUARE-FOOT SHOPPING CENTER on 25.48 acres at the northwest corner of Horse Drive and Oso Blanca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

C.C.: 11/17/2010

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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



CASE: **SDR-39453**

RADIUS: 1000 FT

0 300 600 Feet

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT) AND R-E (RESIDENCE ESTATES)

PROPOSED ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

N



CASE: **SDR-39453**

RADIUS: 1000 FT

0 300 600 Feet

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT) AND R-E (RESIDENCE ESTATES)

PROPOSED ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

N

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

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-39453** APN: 125-07-601-005

Name of Property Owner: Grand Canyon Village Square, LLC

Name of Applicant: Grand Canyon Village Square, LLC

Name of Representative: Mark H. Fiorentino - Kaempfer Crowell Renshaw Gronauer & Fiorentino

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

_____ Yes __X__ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Hank Gordon, TRUSTEE

Print Name: Hank Gordon

Subscribed and sworn before me

This 30 day of August, 2010

Ann Pierce

Notary Public in and for said County and State

ANN PIERCE
Notary Public State of Nevada
No. 93-4798-1
My appt. exp. Oct. 17, 2011

RECEIVED
SEP 07 2010

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Site Development Plan Review

Project Address (Location) Horse & 95

Project Name Horse & 95 Retail Center **Proposed Use** Shopping Center

Assessor's Parcel #(s) 125-07-601-005 **Ward #** 6

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

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

Gross Acres approx 25 **Lots/Units** 1 **Density** _____

Additional Information See attached justification letter

PROPERTY OWNER Grand Canyon Village Square, LLC **Contact** Hank Gordon

Address 1770 N. Buffalo #101 **Phone:** 220-4500 **Fax:** N/A

City Las Vegas **State** NV **Zip** 89128

E-mail Address N/A

APPLICANT Grand Canyon Village Square, LLC **Contact** Hank Gordon

Address 1770 N. Buffalo Dr., Ste. 101 **Phone:** 220-4500 **Fax:** N/A

City Las Vegas **State** NV **Zip** 89128

E-mail Address N/A

REPRESENTATIVE Kaempfer Crowell Renshaw Gronauer & Fiorentino **Contact** Mark H. Fiorentino

Address 8345 West Sunset Road, Suite 250 **Phone:** 792-7000 **Fax:** 796-7181

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

E-mail Address mfiorentino@kcnvlaw.com

Property Owner Signature* Hank Gordon

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

Print Name Hank Gordon

Subscribed and sworn before me

This 23 day of September, 20 10.

Ann Pierce

Notary Public in and for said County and State

ANN PIERCE
Notary Public State of Nevada
No. 93-4798-1
My appt. exp. Oct. 17, 2011

FOR DEPARTMENT USE ONLY

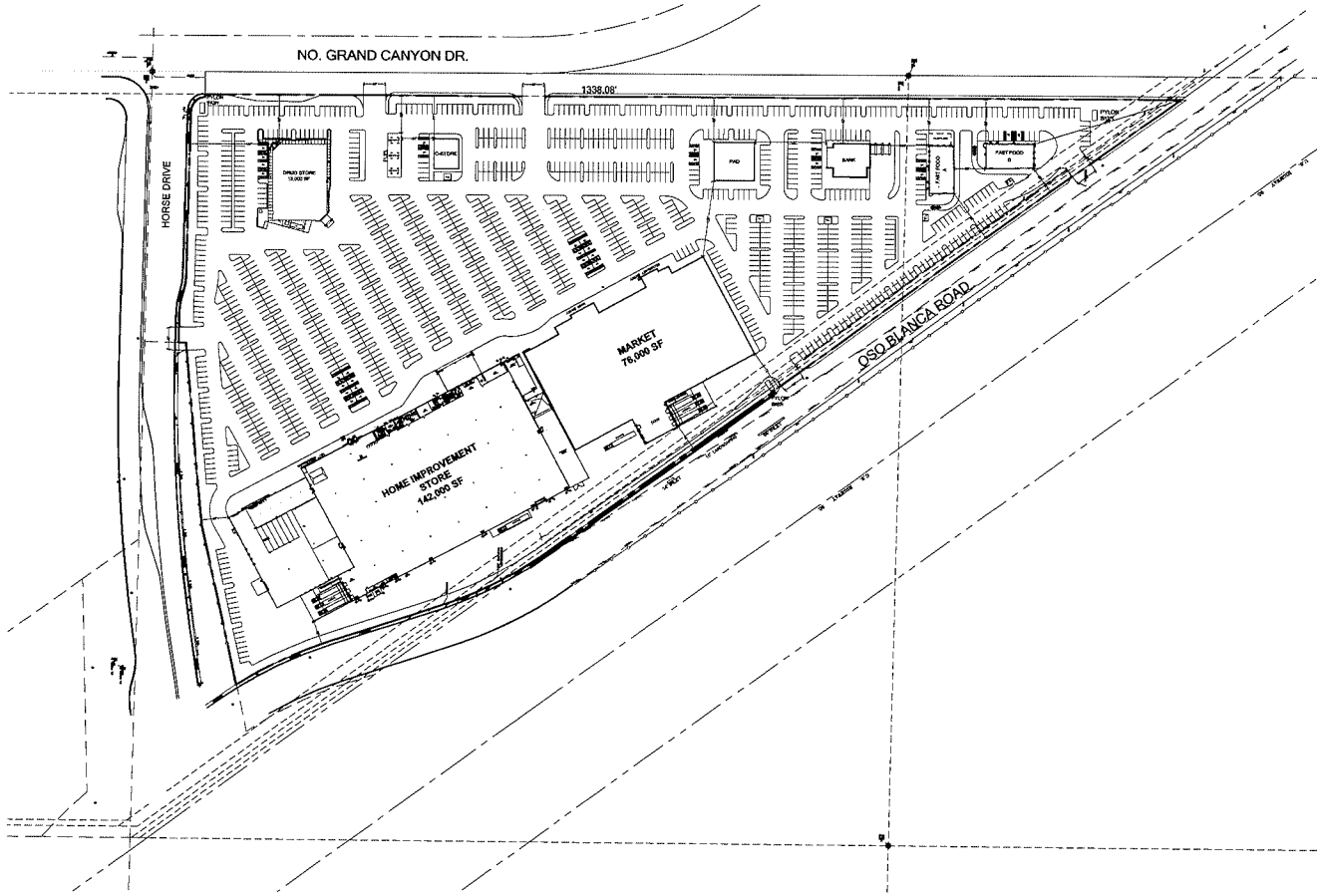
Case #	SDR-39453
Meeting Date:	10/21/10
Total Fee:	$ 1030.00
Date Received:*	9/7/10
Received By:	

SEP 07 2010

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

Revised 10/27/08

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



Site Information

Horse and Oso Blanca, Las Vegas, NV 89166

Jurisdiction	Las Vegas, NV
Current Zoning	RE, PD
Proposed Zoning	PD
Planned Landuse	Planned Community Development
APN #:	125-07-601-005

Area (approximate, to be verified)

Gross Area:	1,109,909 s.f.	25.48 acres
Net Area:	1,039,655 s.f.	23.87 acres

Building Area

Building	Use	Gross
Home Improvement Center	retail	142,000 s.f.
Market	retail	76,000 s.f.
Fast Food A	restaurant	3,787 s.f.
Fast Food B	restaurant	3,815 s.f.
Pad	retail	5,040 s.f.
Bank	retail	4,196 s.f.
C-Store	retail	2,430 s.f.
Drug Store	retail	13,000 s.f.
Total Area	Total Area	250,267 s.f.

Parking

Shopping Center	per 19.04 Table 2 1 per 250 sf	=	1,001 spaces
	Total spaces required		1,001 spaces
	Total Provided parking spaces		1,339 spaces
Accessible parking	20 spaces + 1 for each 100 s/over 1,000	24 Required	28 Provided
Loading Spaces		7 Required	7 Provided
Building Height	Allowed	35'-0"	
	Provided	35'-0"	
Three (3) Pylon Signs	Allowed	60'	
	Provided	60'	

Landscape
Parking lot landscaping to conform to 19.12
Adjacent to Horse and Grand Canyon - 15'
Minimum Zone at Interior Lot Lines - 8'
Trees located 1 per 30 linear feet

Open Space
Plaza Space required 50 s/f per gross acre

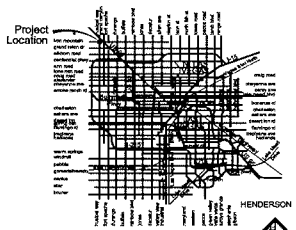
Required:	1,274	Provided:	1,274

Lot Coverage

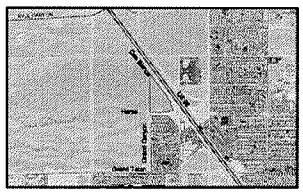
Allowed:	60%	Provided:	52.5%

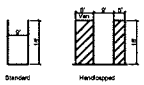
Setbacks

Front	Required:	20 ft.	Provided:	49 ft. Minimum *See Site plan for Setback Dimensions
Side Street - G.C.	Required:	10 ft.	Provided:	65 ft. Minimum *See Site plan for Setback Dimensions
Side Street - OSO Blanca	Required:	10 ft.	Provided:	48 ft. Minimum *See Site plan for Setback Dimensions
Rear	Required:	20 ft.	Provided:	273 ft. Minimum *See Site plan for Setback Dimensions



Vicinity Map


Location Map



Typical Parking Spaces


Fire Turning Radius


CMU Wall C-C

Conceptual Site Plan : Sheet Title
10-067 : Project Number
9-13-2010 : Date

Horse and US 95 Retail Center

Las Vegas, NV 89166

NORTH

Scale: 1" = 100'

0 50 100 200

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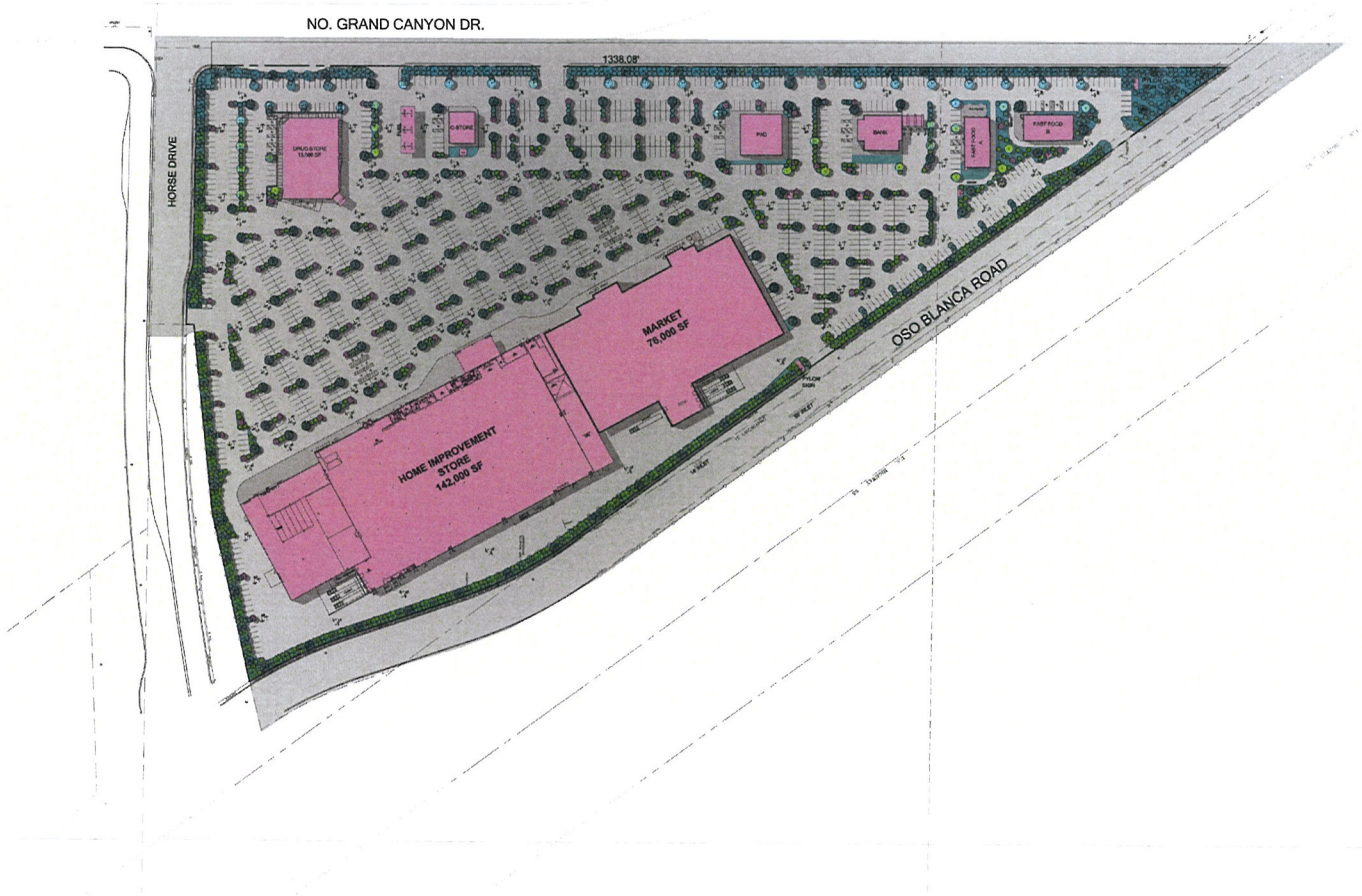

Site Information

Horse and Oso Blanca, Las Vegas, NV 89166

Jurisdiction	Las Vegas, NV
Current Zoning	R-E, PD
Proposed Zoning	PD
Planned Landuse	Planned Community Development
APN #:	125-07-601-005

Area (approximate, to be verified)

Gross Area	1,109,909 s.f	25.48 acres
Net Area	1,039,655 s.f.	23.87 acres

Building Area

Building	Use	Gross
Home Improvement Center	retail	142,000 s.f.
Market	retail	76,000 s.f.
Fast Food A	restaurant	3,787 s.f.
Fast Food B	restaurant	3,815 s.f.
Pad	retail	5,040 s.f.
Bank	retail	4,195 s.f.
C- Store	retail	2,430 s.f.
Drug Store	retail	13,000 s.f.
Total Area	**Total Area**	**250,267 s.f.**

Parking — **per 19.04 Table 2**

Shopping Center	1 per 250 sf	=	1,001 spaces
	Total spaces required		**1,001** spaces
	Total Provided parking spaces		1,327 spaces
Accessible parking	20 spaces +1 for each 100 sf over 1,000		24 Required, 28 Provided
Loading Spaces			7 Required, 7 Provided

Building Height

	Allowed	35'
	Provided	35'
Three (3) Pilon Signs	Allowed	60'
	Provided	60'

Landscape

Parking lot landscaping to conform to 19.12
Adjacent to Horse and Grand Canyon - 15'
Minimum Zone at Interior Lot Lines- 8'
Trees located 1 per 30 linear feet

Open Space

Plaza Space required — 50 sf per gross acre — Required: 1,274 Provided: 1,274

Lot Coverage

Allowed : 50% Provided : 22.5%

Setbacks

Front	Required:	20 ft.	Provided:	49 ft. Minimum *See Site plan for Setback Dimensions
Side Street - G.C.	Required:	10 ft.	Provided:	68 ft. Minimum *See Site plan for Setback Dimensions
Side Street - OSO Blanca	Required:	10 ft.	Provided:	48 ft. Minimum *See Site plan for Setback Dimensions
Rear	Required:	20 ft.	Provided:	273 ft. Minimum *See Site plan for Setback Dimensions

Conceptual Plan : Sheet Title
10-067 : Project Number
9-13-2010 : Date

Horse and US 95 Retail Center

Las Vegas, NV 89166

NORTH

Scale: 1" = 100'

0 50 100 200

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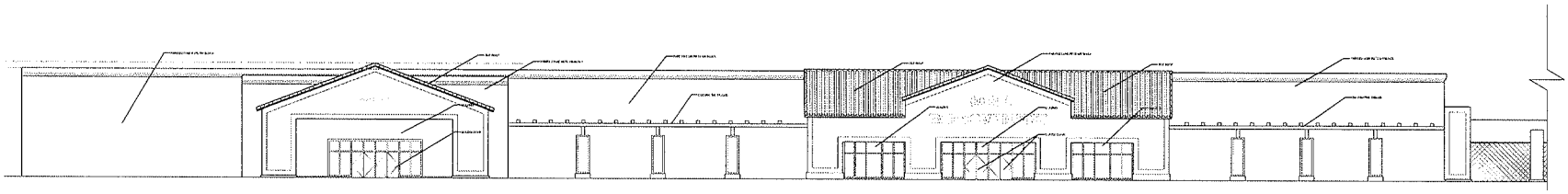
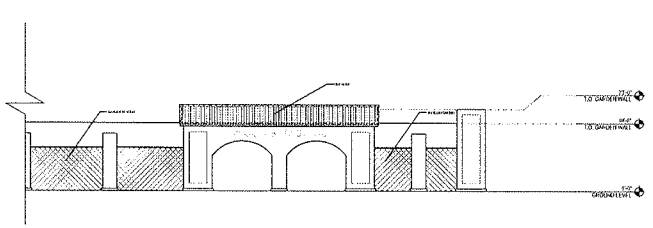
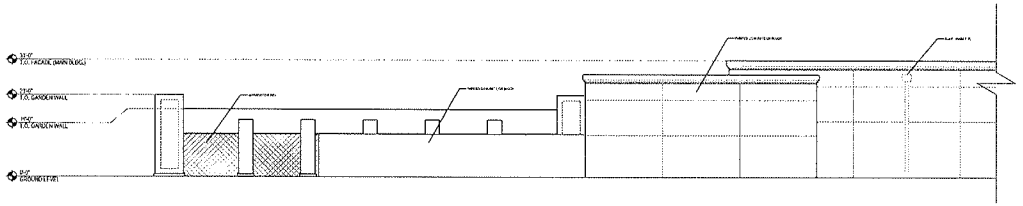


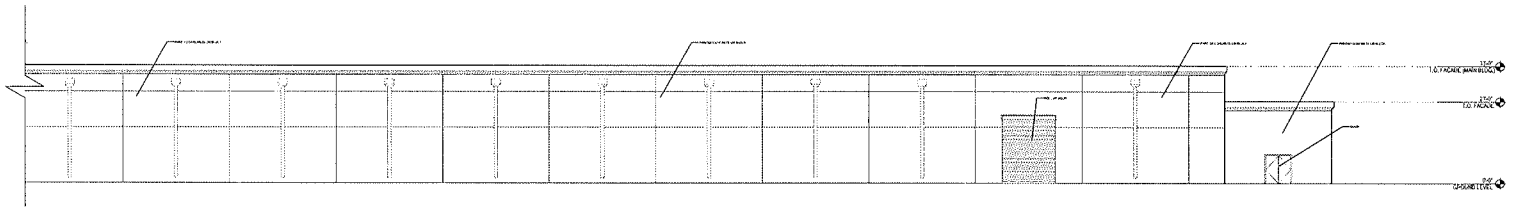
1 ELEVATION HOME IMPROVEMENT
SCALE : 1/16" = 1'-0"



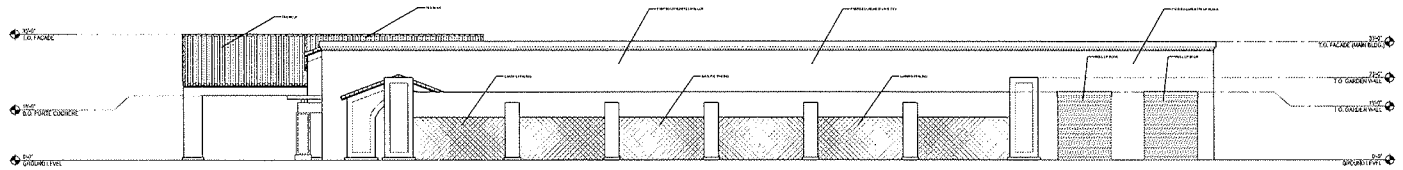
2 ELEVATION HOME IMPROVEMENT
SCALE : 1/16" = 1'-0"



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



4 ELEVATION HOME IMPROVEMENT
SCALE : 1/16" = 1'-0"



5 ELEVATION HOME IMPROVEMENT
SCALE : 1/16" = 1'-0"

Elevations : Sheet Title
10-067 : Project Number
9-2-2010 : Date

Horse and US 95 Retail Center

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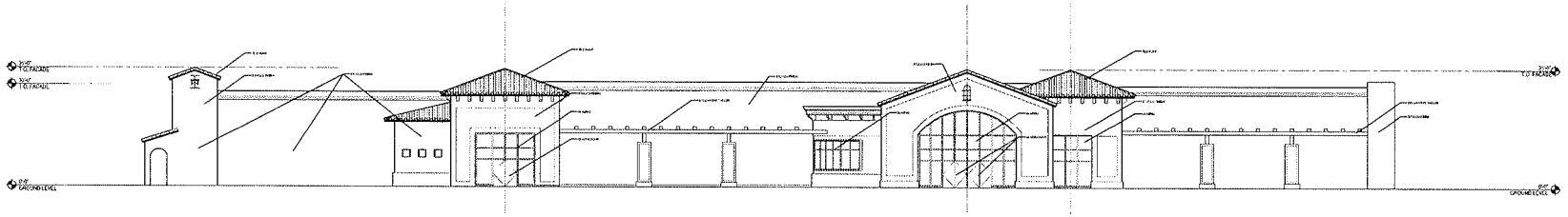
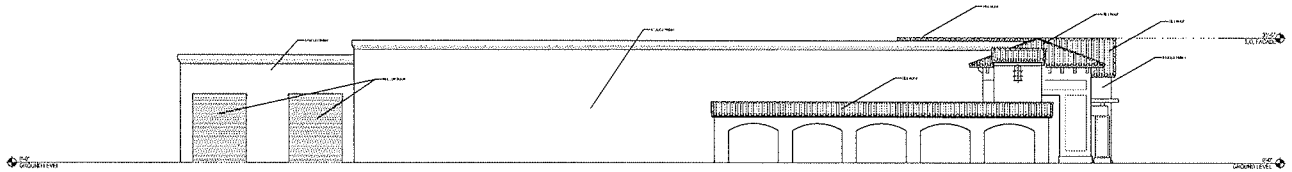


1 ELEVATION MARKET
SCALE : 1/16"=1'-0"



2 ELEVATION MARKET
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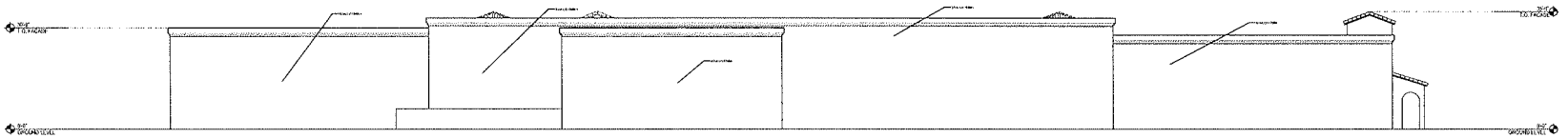

3 ELEVATION MARKET
SCALE : 1/16"=1'-0"

N / A

4 ELEVATION MARKET
SCALE : 1/16"=1'-0"

Horse and US 95 Retail Center

Las Vegas, NV 89166

Elevations : Sheet Title
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9-2-2010 : Date

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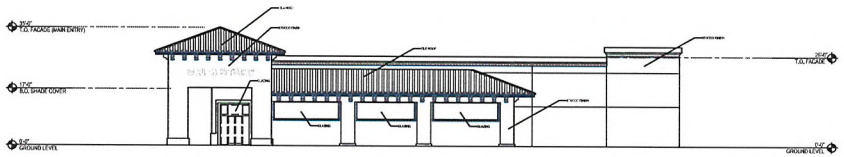
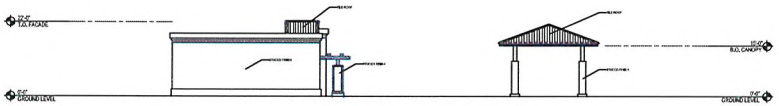
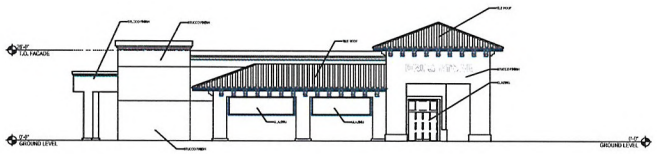


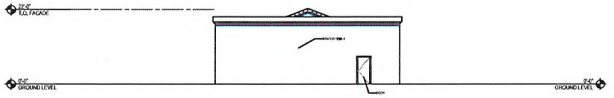
5 ELEVATION DRUG STORE
SCALE : 1/16"=1'-0"



1 ELEVATION CONVENIENCE STORE
SCALE : 1/16"=1'-0"



6 ELEVATION DRUG STORE
SCALE : 1/16"=1'-0"



2 ELEVATION CONVENIENCE STORE
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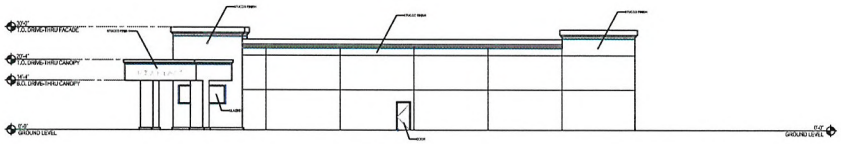
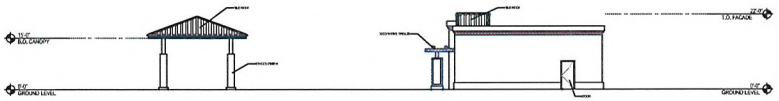
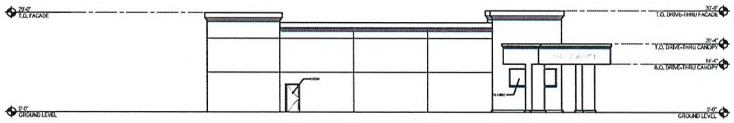


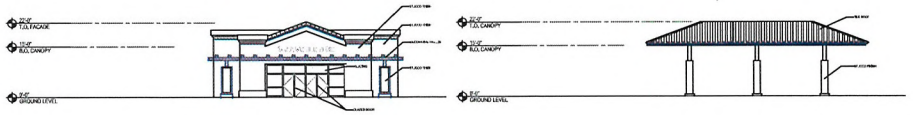
7 ELEVATION DRUG STORE
SCALE : 1/16"=1'-0"



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



8 ELEVATION DRUG STORE
SCALE : 1/16"=1'-0"



4 ELEVATION CONVENIENCE STORE
SCALE : 1/16"=1'-0"

Elevations : Sheet Title
10-067 : Project Number
9-2-2010 : Date

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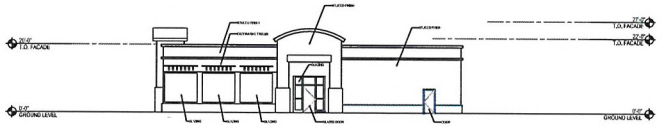
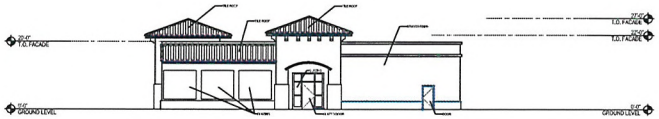


5 ELEVATION FAST FOOD B
SCALE : 1/16"=1'-0"



1 ELEVATION FAST FOOD A
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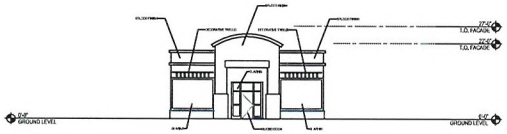

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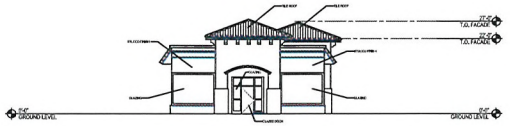

2 ELEVATION FAST FOOD A
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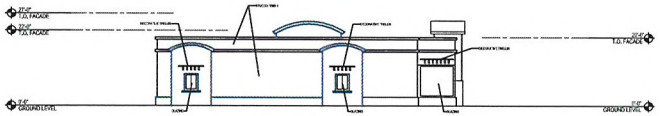

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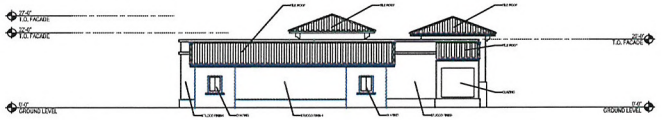
SCALE : 1/16"=1'-0"



3 ELEVATION FAST FOOD A
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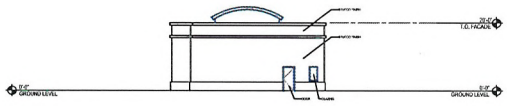
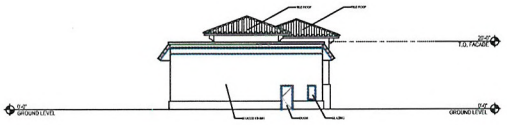


8
SCALE : 1/16"=1'-0"



4 ELEVATION FAST FOOD A
SCALE : 1/16"=1'-0"

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9-2-2010 : Date

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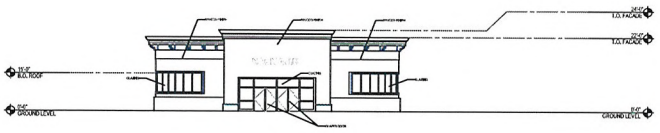
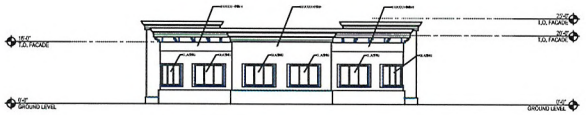
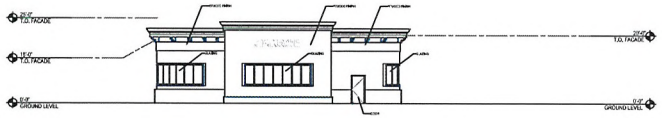


5 ELEVATION RETAIL STORE
SCALE : 1/16"=1'-0"



6 ELEVATION RETAIL STORE
SCALE : 1/16"=1'-0"



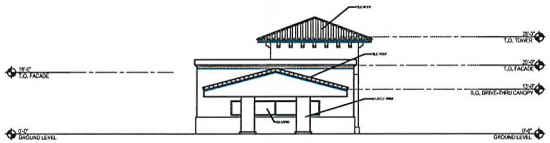
7 ELEVATION RETAIL STORE
SCALE : 1/16"=1'-0"



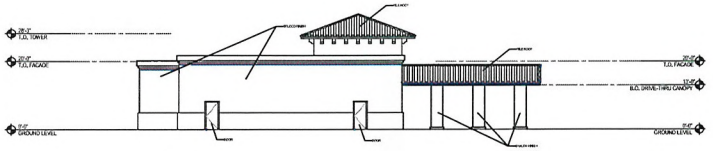
8 ELEVATION RETAIL STORE
SCALE : 1/16"=1'-0"



1 ELEVATION BANK
SCALE : 1/16"=1'-0"



2 ELEVATION BANK
SCALE : 1/16"=1'-0"



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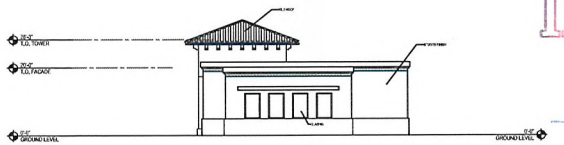

4 ELEVATION BANK
SCALE : 1/16"=1'-0"

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Elevations : Sheet Title
10-067 : Project Number
9-2-2010 : Date

Horse and US 95 Retail Center

Las Vegas, NV 89166

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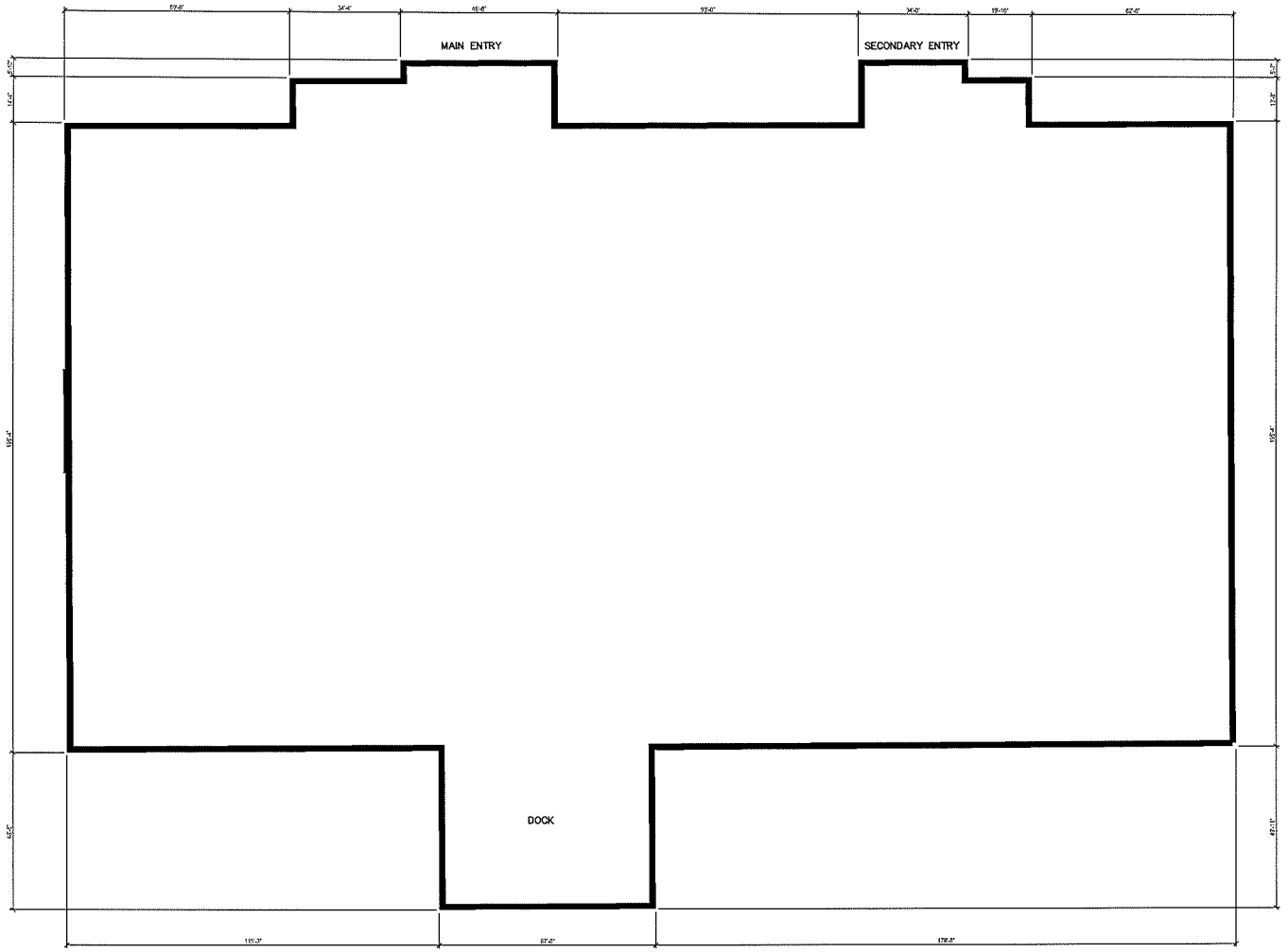

1 FLOOR PLAN MARKET
SCALE : 1/16"=1'-0"

AREA: 76,000 s.f.

Floor Plan 1 : Sheet Title
10-067 : Project Number
8-2-2010 : Date

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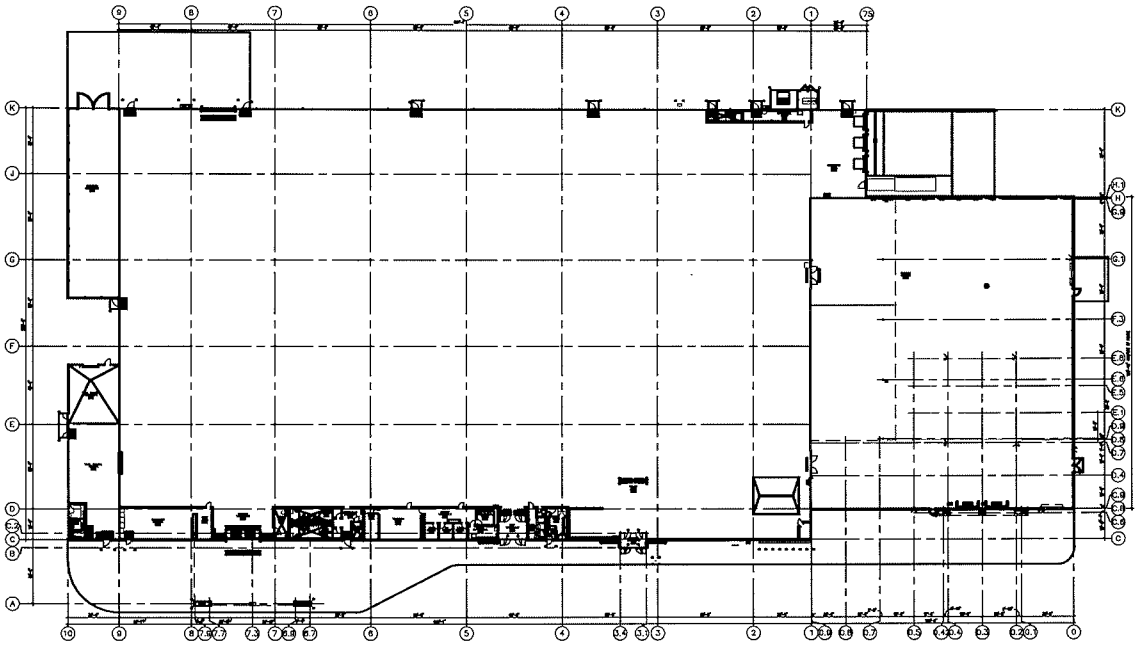

2 FLOOR PLAN HOME IMPROVEMENT STORE
SCALE : 1/32" = 1'-0"

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AREA: 142,000 s.f.

Floor Plan 2 : Sheet Title
10-067 : Project Number
8-2-2010 : Date

Horse and US 95 Retail Center

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Scale: 1/32" = 1'-0"
0 16 32 64

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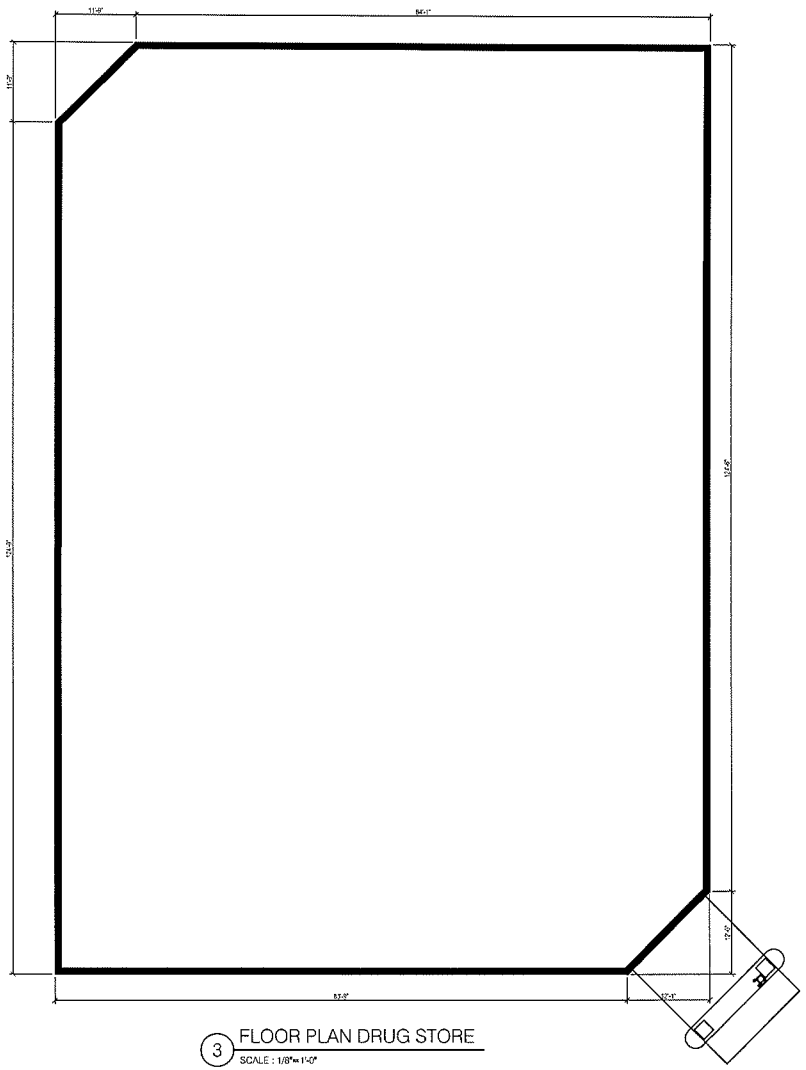
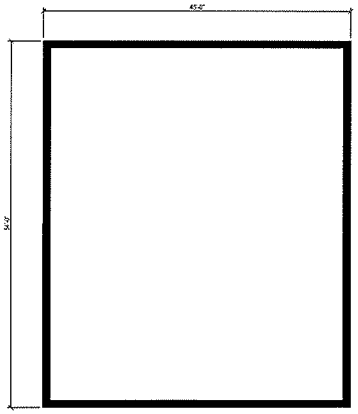


3 FLOOR PLAN DRUG STORE
SCALE : 1/8"=1'-0"



4 FLOOR PLAN C-STORE
SCALE : 1/8"=1'-0"

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AREA:
DRUG STORE: 13,000 s.f.
C - STORE: 2,430 s.f.

Floor Plans 3 & 4 : Sheet Title
10-067 : Project Number
8-2-2010 : Date

Horse and US 95 Retail Center

Las Vegas, NV 89166

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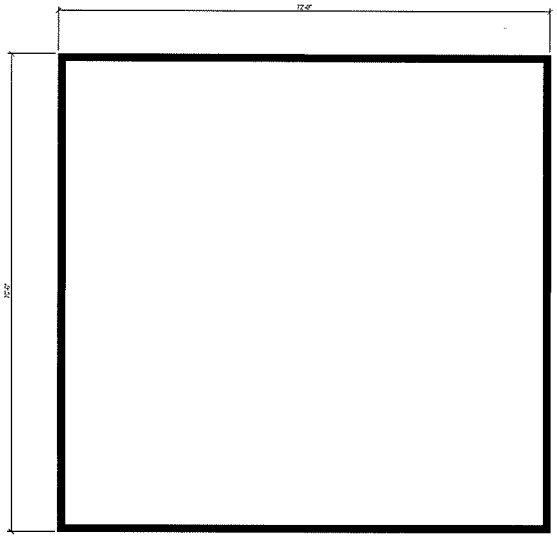
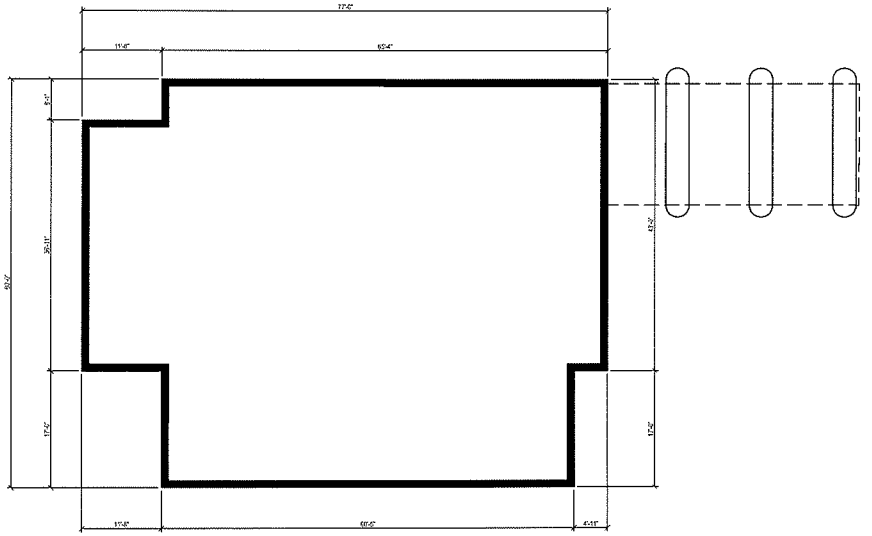
SDR-39453



5 FLOOR PLAN PAD
SCALE : 1/8"=1'-0"



6 FLOOR PLAN BANK
SCALE : 1/8"=1'-0"

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AREA:
PAD: 5,040 s.f.
BANK: 4,195 s.f.

Floor Plans 5 & 6 : Sheet Title
10-067 : Project Number
8-2-2010 : Date

Horse and US 95 Retail Center

Las Vegas, NV 89166

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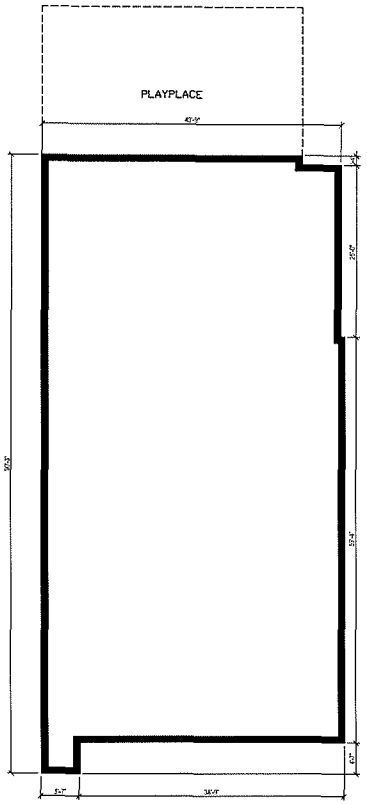
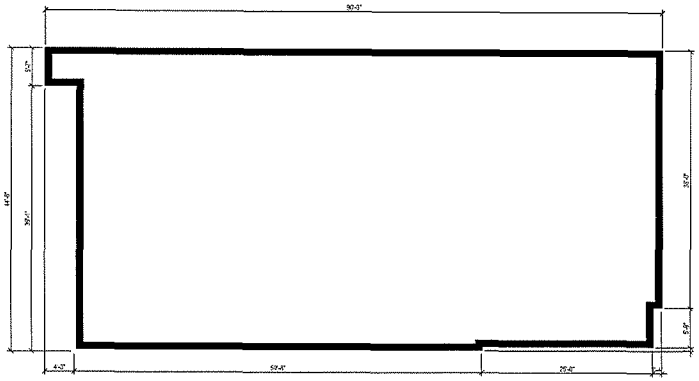
SDR-39453



7 FLOOR PLAN FAST FOOD A
SCALE : 1/8"=1'-0"



8 FLOOR PLAN FAST FOOD B
SCALE : 1/8"=1'-0"

AREA:
FAST FOOD A: 3,787 s.f.
FAST FOOD B: 3,815 s.f.

Floor Plans 7 & 8 : Sheet Title
10-067 : Project Number
8-2-2010 : Date

Horse and US 95 Retail Center

Las Vegas, NV 89166

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SDR-39453

MOSER architecture studio

COLOR BOARD

ROOF TILE



Product Name: California Mission Blend

Product Sku: 1HBCS6464

Reflectance: 0.19
Emittance: 0.91
SRI: 18

PRIMARY	SECONDARY	ACCENT - 1	ACCENT - 2
SW 7571 Casa Blanca	FN117 SW 6116 Tatami Tan	FN112 SW 6111 Coconut Husk	SW 7703 Earthen Jug

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SEP 07 2010

5975 Edmond Street, Suite 115 Las Vegas, NV 89118 Phone: 702.322.1177 Fax: 702.322

SDR-39453

SDR 39453
Laurich Properties

NWC Horse Dr. & Oso Blanca Rd.

Proposed 250.267 thousand square foot shopping center.

Traffic produced by proposed development:

	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	BUILDING MATERIALS &LUMBER STORE [1000 SF]	142	45.16	6,413
AM Peak Hour			2.60	369
PM Peak Hour			4.49	638

	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SUPERMARKET [1000 SF]	76	102.24	7,770
AM Peak Hour			3.59	273
PM Peak Hour			10.50	798

	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	PHRM/DRUGSTORE W/O DRIVE THRU [1000 SF]	13	90.06	1,171
AM Peak Hour			3.20	42
PM Peak Hour			8.42	109

	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	FAST-FOOD WITH DRIVE-THRU [1000 SF]	7.602	496.12	3,772
AM Peak Hour			49.35	375
PM Peak Hour			33.84	257

	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SHOPPING CENTER [1000 SF]	5.04	42.94	216
AM Peak Hour			1.00	5
PM Peak Hour			3.73	19

	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	DRIVE-IN BANK [1000 SF]	4.195	148.15	621
AM Peak Hour			12.35	52
PM Peak Hour			25.82	108

	DESCRIPTION	#UNIT	RATE/#	TOTAL

			UNIT	
Average Daily Traffic (ADT)	CONVENIENCE MARKET W/GAS [1000 SF]	2.43	845.60	2,055
AM Peak Hour			43.90	107
PM Peak Hour			59.69	145

Project Total	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SHOPPING CENTER [1000 SF]	250.267	42.94	22,018
AM Peak Hour			1.00	1,222
PM Peak Hour			3.73	2,074

Traffic Capacity of adjacent streets:

	Adjacent Street ADT Capacity
Horse Dr.	51,800
Grand Canyon Dr.	34,500
Oso Blanca Rd.	34,500

This project is expected to add 22,018 trips per day on Horse Dr., Grand Canyon Dr. and Oso Blanca Rd. This represents about 43 % of the capacity of Horse Dr. and 64% of the capacities of Grand Canyon Dr. and Oso Blanca Rd. No counts are available for Horse Dr., Grand Canyon Dr. or Oso Blanca Rd. in this vicinity.

Based on Peak Hour use, this development will add about 2,074 additional cars into the area in the peak hour, or about thirty five every minute.

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

City of Las Vegas Agenda Item No.: **45.**

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

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

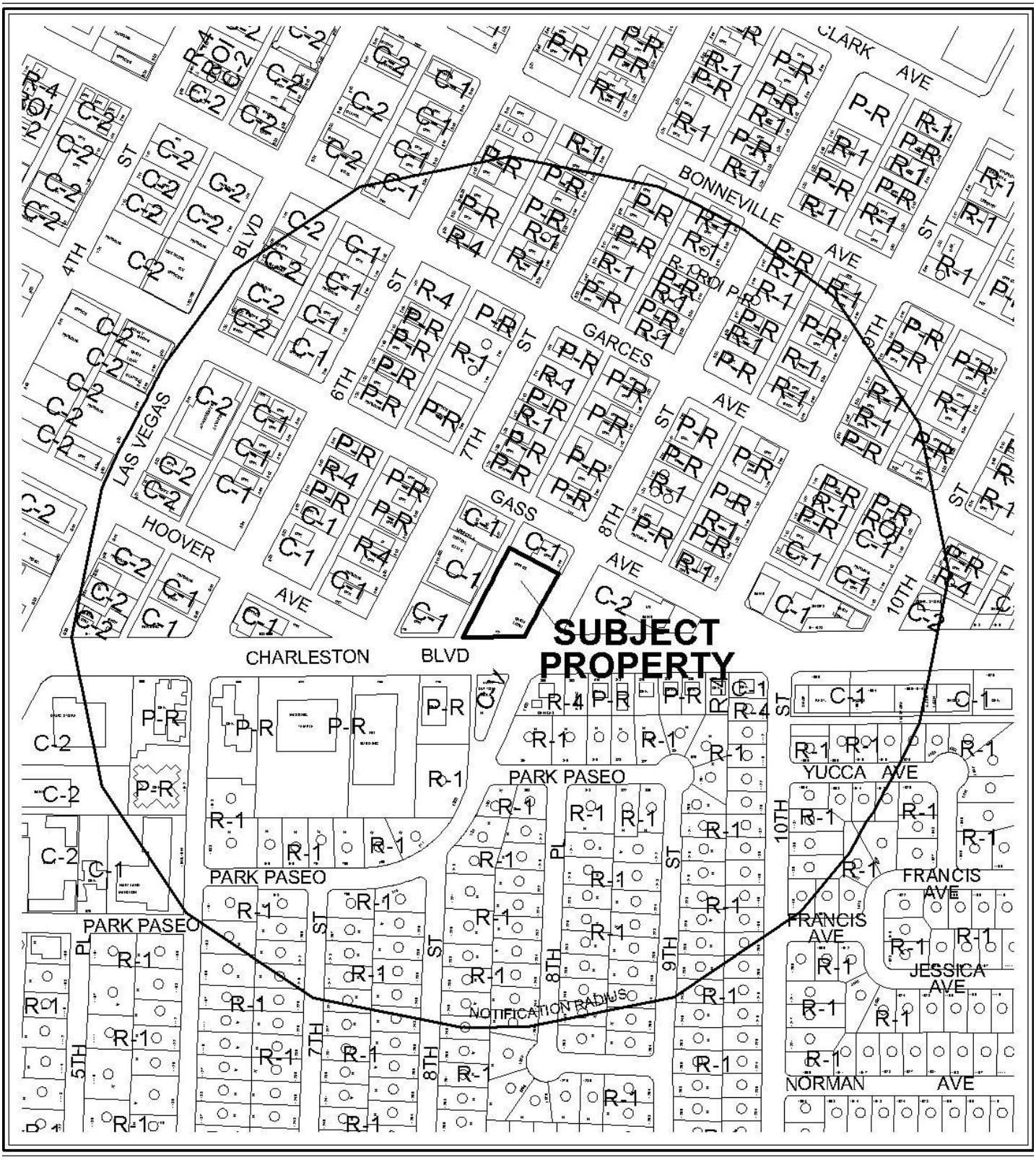
SUBJECT:
VAR-39099 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: CLARK COUNTY LEGAL SERVICES PROGRAM - Request for a Variance TO ALLOW ZERO PARKING SPACES WHERE 118 PARKING SPACES ARE REQUIRED on 0.71 acres at 721 East Charleston Boulevard (APNs 139-34-410-244 and 245), C-1 (Limited Commercial) Zone, Ward 3 (Reese). Staff recommends DENIAL.

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

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

RECOMMENDATION:
Staff recommends DENIAL.

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



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

0 300 600 Feet

RADIUS: 1000 FT

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

N



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

0 300 600 Feet

RADIUS: 1000 FT

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

N

PLANNING & DEVELOPMENT

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: Barbara Buckley

Subscribed and sworn before me

This 3 day of August, 2010

Maryann Gorski

Notary Public in and for said County and State

Notary Public - State of Nevada
County of Clark
MARYANN GORSKI
My Appointment Expires
No: 06-102210-1 December 29, 2013

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AUG 05 2010

PLANNING & DEVELOPMENT
CITY OF LAS VEGAS
DEVELOPMENT SERVICES CENTER

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@lacsn.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@lacsn.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* [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

Notary Public - State of Nevada
County of Clark
MARYANN GORSKI
My Appointment Expires
December 29, 2013
No: 06-102210-1

FOR DEPARTMENT USE ONLY

Case #	VAR-39099
Meeting Date:	9-23-10
Total Fee:	$830.00
Date Received:*	8-5-10
Received By:	J Fowler

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

Revised 10/27/08

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

jma

SCHEMATIC DESIGN

studios

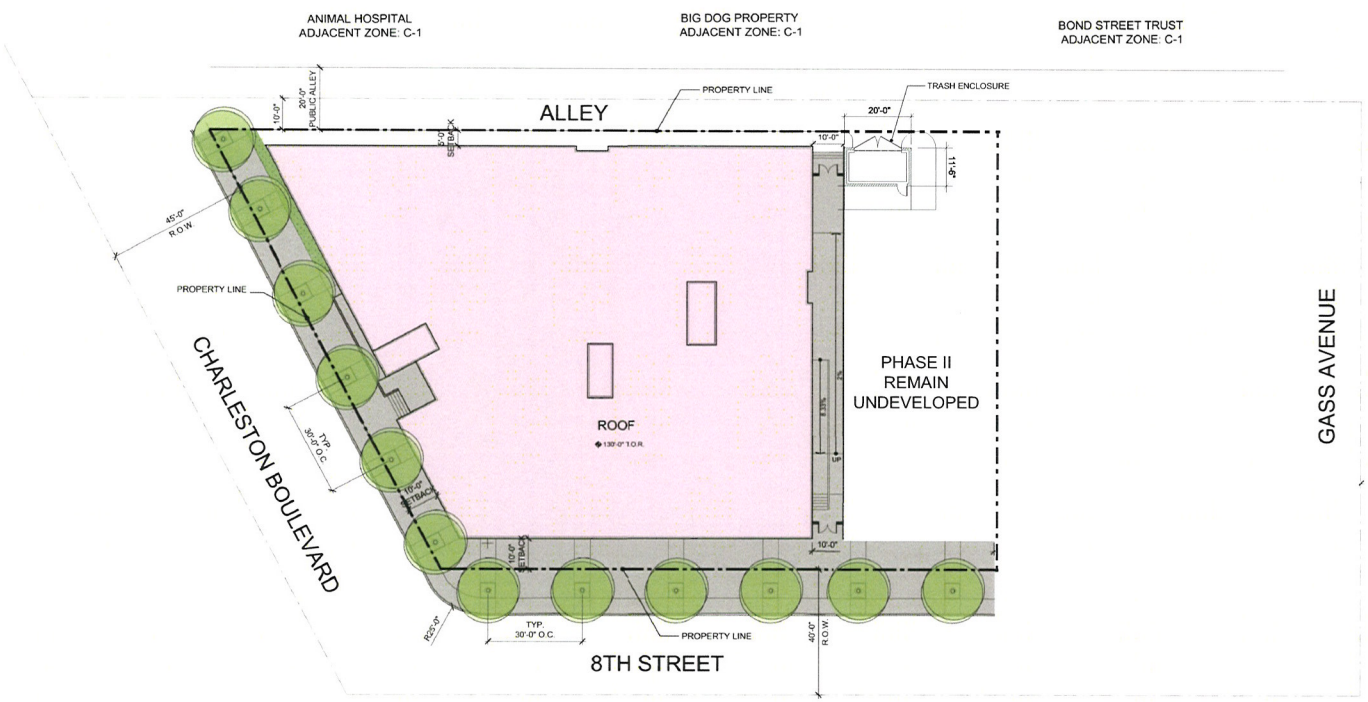
PROJECT 2009232

09/02/2010

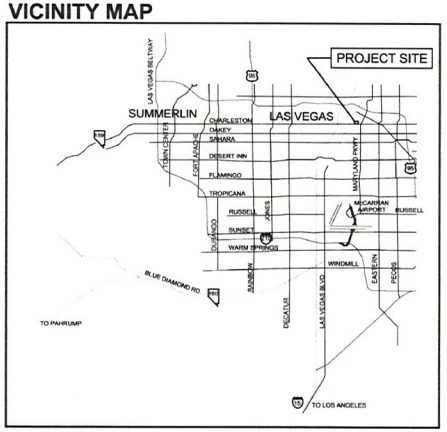
LEGAL AID CENTER OF SOUTHERN NEVADA- OFFICE BUILDING

VAR-39099 VAR-39100
SDR-39098 REVISED

SEP 24 2010



VICINITY MAP



SITE ANALYSIS

SITE AREA	0.71 AC (NET) 1.12 AC(GROSS)
APN#	139-34-410-245
CURRENT ZONING	C-1
F.A.R. (FLOOR AREA RATIO)	0.72
LOT COVERAGE	57%
OFFICE AREA	35,200 SF

PARKING ANALYSIS

PARKING REQUIREMENT (CITY OF LAS VEGAS)

PARKING REQUIRED (1 SPACE PER 300 SF @ 35,200 SF)	118 SPACES
PARKING PROVIDED	0 SPACES

PLANTING LEGEND

SYMBOL	BOTANICAL NAME / COMMON NAME
	PISTACIA CHINENSIS CHINESE PISTACHE
	SHRUBS, SEE BELOW

SUGGESTED SHRUBS

BOTANICAL NAME / COMMON NAME
ALOE SINKATANA ALOE
DALEA CAPITATA 'SIERRA GOLD' SIERRA GOLD DALEA
FESTUCA GLAUCA BLUE FESCUE
HESPERALOE FUNIFERA GIANT HESPERALOE
LEUCOPHYLLUM LANGMANIAE RIO BRAVO
MANFREDA MACULOSA TEXAS TUBEROSE
SALVIA DORRII DESERT SAGE
TETRANEURIS ACAULIS ANGELITA DAISY
TRADESCANTIA PALLIDA PURPLE HEART
VINCA MINOR PERIWINKLE
YUCCA BACCATA BANANA YUCCA
ZEPHYRANTHES SPECIES RAIN LILY

SITE FURNITURE LEGEND

SYMBOL	DESCRIPTION
	TREE GRATES BY IRONSMITH, (702) 253-6622. MODEL: 60" SQUARE MARKET STREET.
	TRENCH GRATES BY IRONSMITH, (702)253-6622. MODEL: MARKET STREET, 6" WIDTH.
	COLORED CONCRETE BY SOLOMON. COLOR: SANDSTONE. LIGHT BROOM FINISH.

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VAR-39099 VAR-39100
SDR-39098 REVISED

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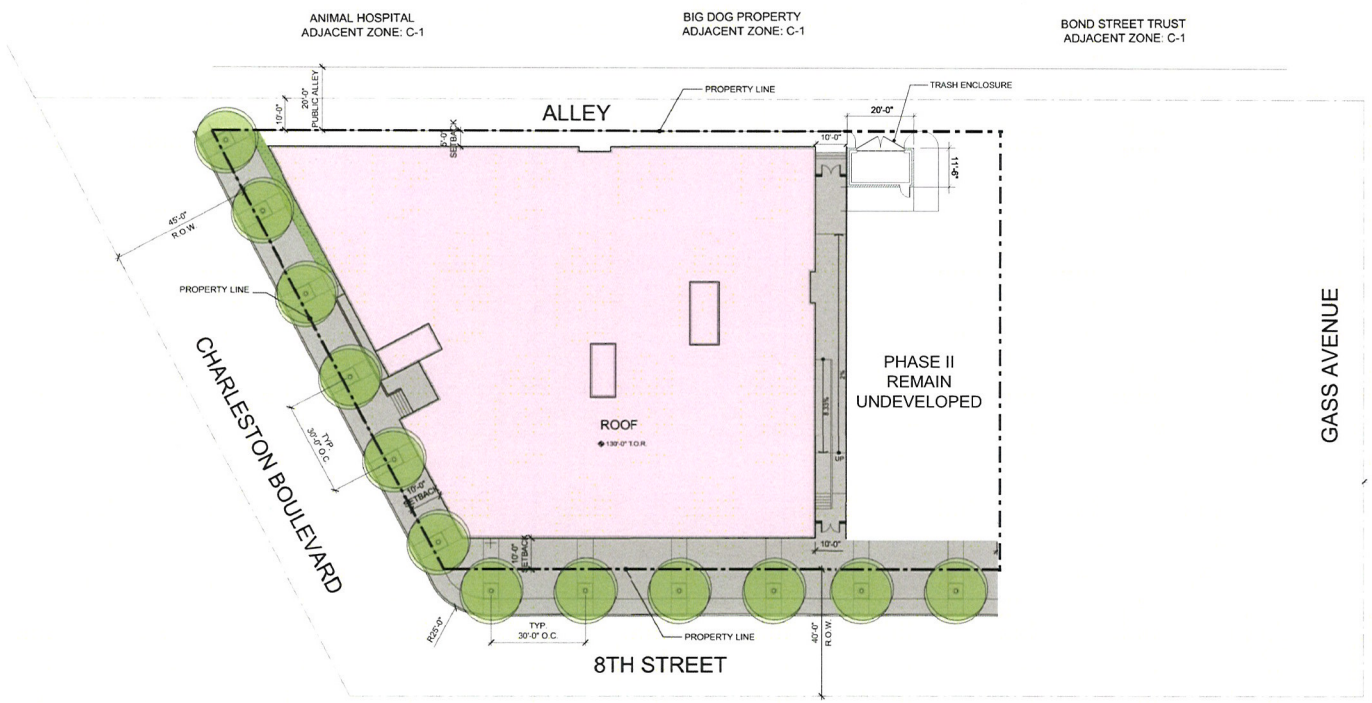
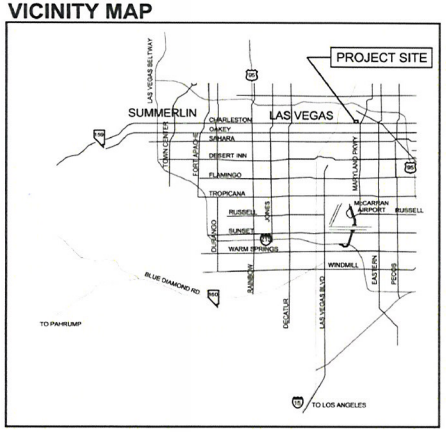
SITE PLAN/ LANDSCAPE

2

10150 COVINGTON CROSS DRIVE | LAS VEGAS NV 89144 | 702.731.2033 T | 702.731.2039 F | www.jmaarch.com



VICINITY MAP



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VAR-39099 VAR-39100
SDR-39098 REVISED

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LEGAL AID CENTER OF SOUTHERN NEVADA

SCHEMATIC DESIGN PROGRESS
09/02/2010

PROJECT 2009232

SITE PLAN/ LANDSCAPE

2

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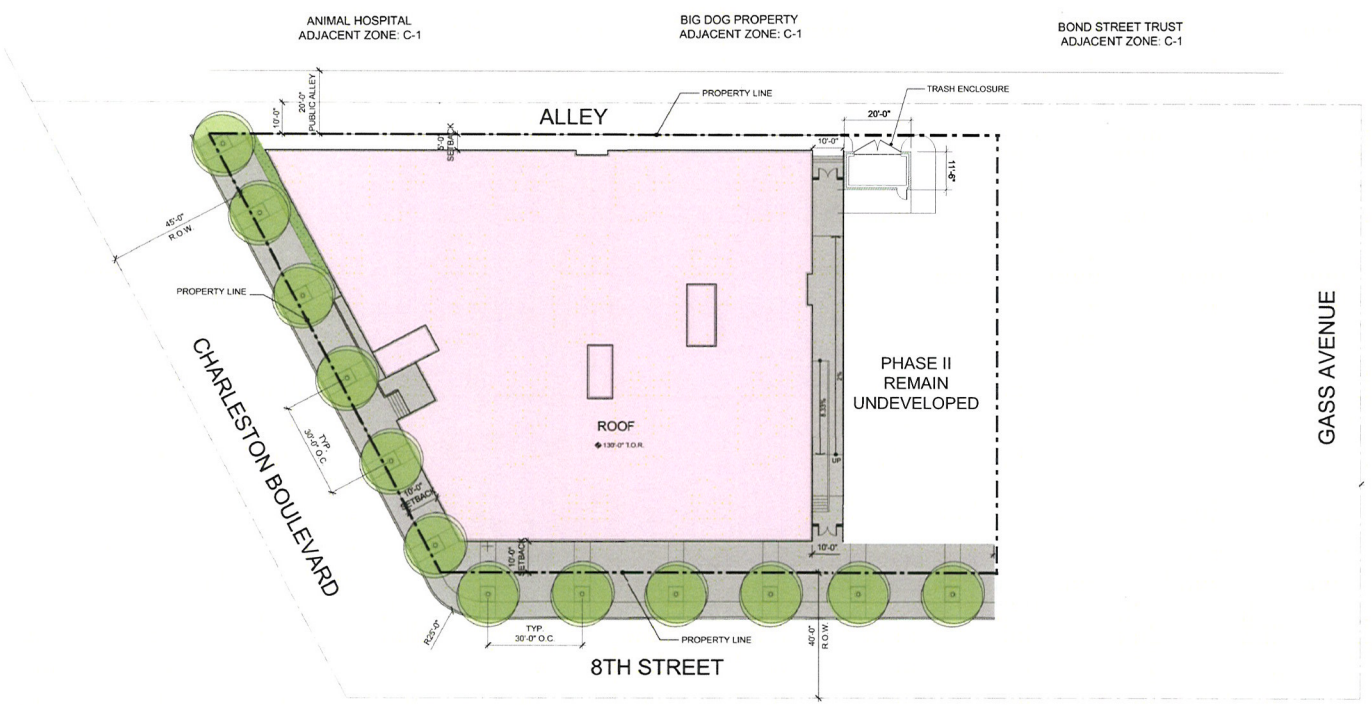

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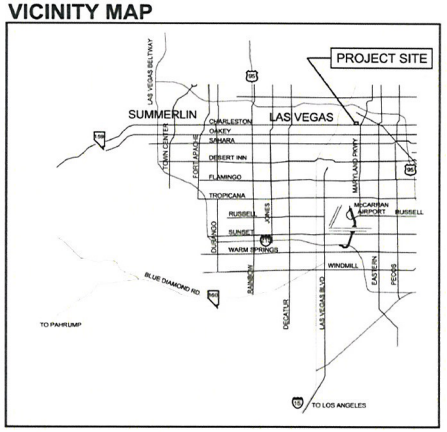

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VAR-39099 VAR-39100
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SCHEMATIC DESIGN PROGRESS
09/02/2010

PROJECT 2009232

SITE PLAN/ LANDSCAPE

2

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SDR-39098 REVISED

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

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SCHEMATIC DESIGN PROGRESS
09/02/2010
PROJECT 2009232

OFFICE FLOOR PLAN LEVEL 1

3

1610 COVINGTON CROSS DRIVE | LAS VEGAS, NV 89144 | 702.341.2033 T | 702.341.2099 F | www.jmaarch.com



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SDR-39098 REVISED

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

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SCHEMATIC DESIGN PROGRESS
09/02/2010
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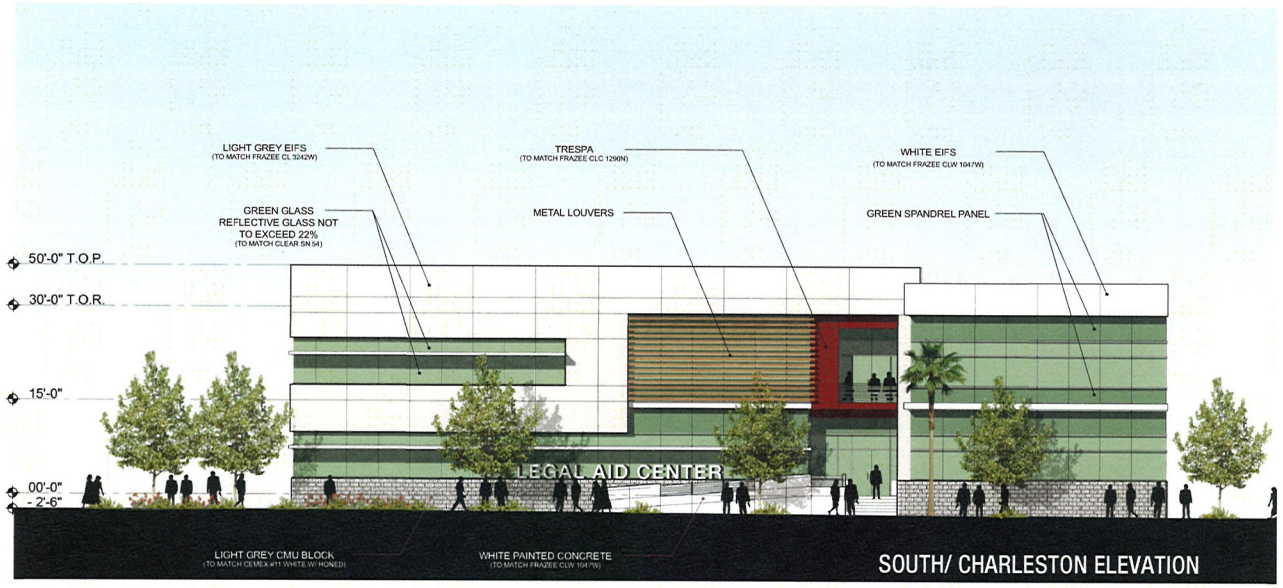
OFFICE FLOOR PLAN LEVEL 2
4

1950 COVINGTON CROSS DRIVE | LAS VEGAS, NV 89144 | 702.731.2033 T | 702.731.2099 F | www.jmaarch.com





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VAR-39099 VAR-39100
SDR-39098 REVISED

LEGAL AID CENTER OF SOUTHERN NEVADA

SCHEMATIC DESIGN PROGRESS
09/02/2010

PROJECT 2009232

EXTERIOR ELEVATIONS

5

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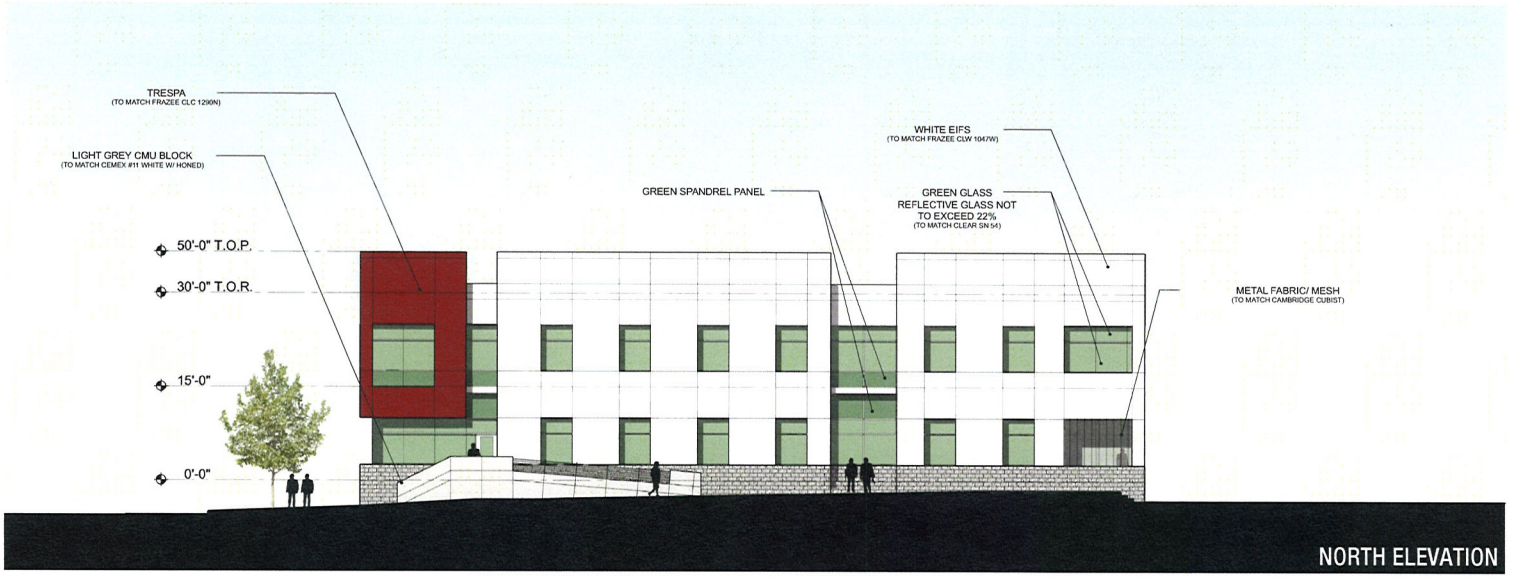

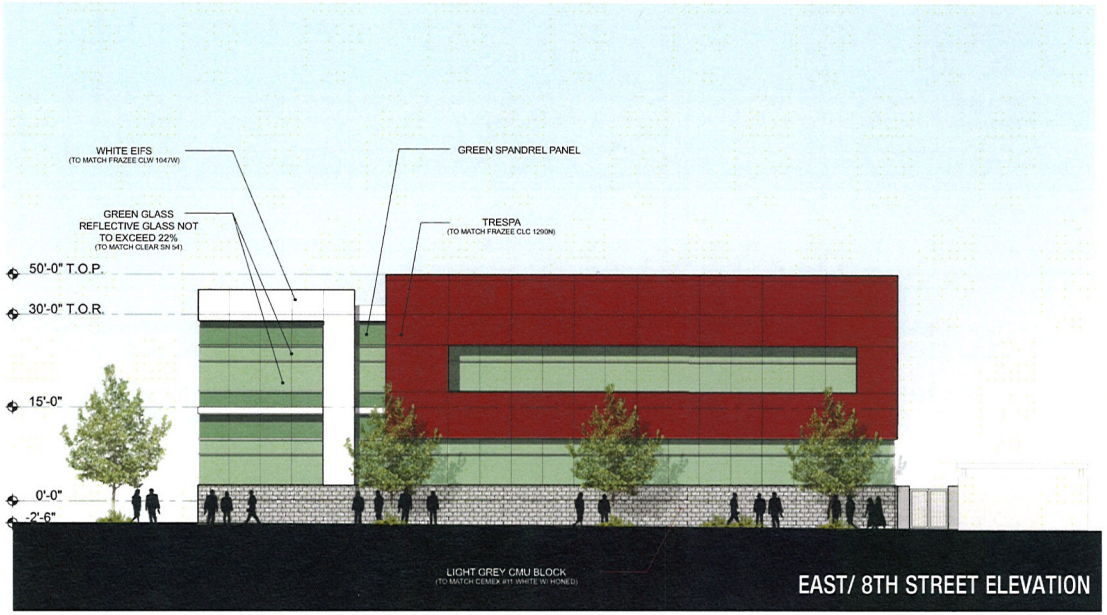

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VAR-39099 VAR-39100
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EXTERIOR ELEVATIONS

6

LEGAL AID CENTER OF SOUTHERN NEVADA

SCHEMATIC DESIGN PROGRESS
09/02/2010

PROJECT 2009232

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VAR-39099 VAR-39100
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LEGAL AID CENTER OF SOUTHERN NEVADA | SCHEMATIC DESIGN PROGRESS | PROJECT 2009232
09/02/2010

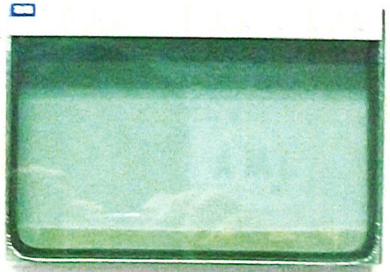
10190 COVINGTON CROSS DRIVE | LAS VEGAS, NV 89144 | 702.851.2055 T | 702.851.2069 F | www.jmaarch.com



CMU - CEMEX #11
WHITE W/ BLACK SPLITFACE



TRESPA - METEON
EXTERIOR GARNET RED



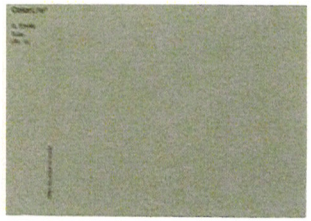
SUNGUARD GLAZING
SUPERNEUTRAL 68 ON GREEN



FRAZEE COLORLIFE
[illegible]



FRAZEE COLORLIFE
[illegible]



FRAZEE COLORLIFE
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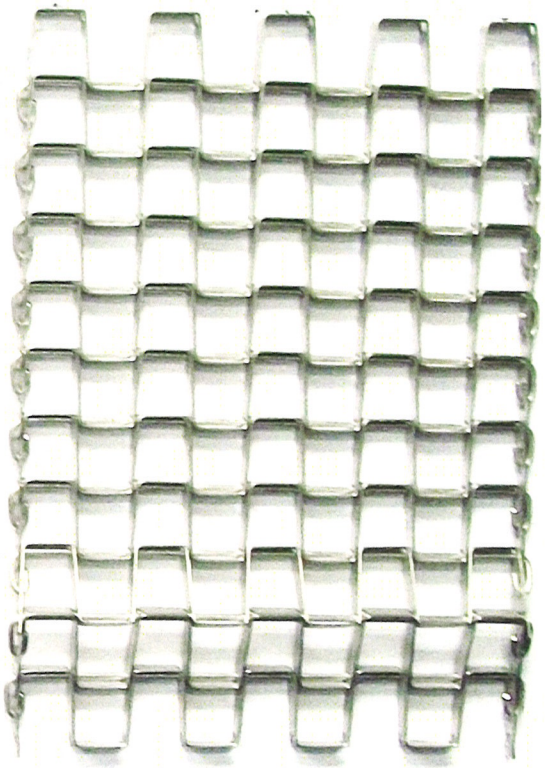

CAMBRIDGE ARCHITECTURAL - CUBIST
EXTERIOR - STAINLESS STEEL - FLEXIBLE

SEP 24 2010

VAR-39099 VAR-39100
SDR-39098 REVISED

jma
architects studios

EXTERIOR MATERIAL BOARD

1050 COVINGTON CROSS DRIVE | LAS VEGAS, NV 89144 | 702.731.2000 T | 702.731.2001 F | www.jmaarch.com



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

09/16/10



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

09/16/10

THE CAPITOL COMPANY

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

September 5, 2010

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

Re: Justification Letter, Office Building
Legal Aid Center of Southern Nevada
APNs: 139-34-410-245

Dear Mr. Kagafas:

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). The previous approvals for the relevant applications are provided in this letter for your reference.

Site Development Plan Review

The project proposes a 32,500 square-foot office building (previously approved at 39,000 square feet), two story structure 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
North	8 feet	**Zero feet**	Zero feet
West (alley)	8 feet	**Zero feet**	Zero feet
South	15 feet	**10 feet**	10 feet
East	15 feet	**Zero feet**	10 feet

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SEP – 7 2010

VAR-39099 VAR-39100
VAR-39458 SDR-39098
SDR-39457

Variance: Parking

In addition to the SDR the applicant is requesting the following parking variance:

	Current Application		Previously Approved
	Temporary	**Permanent**	
Required	**118**	**118**	130
Provided	**0 (zero)**	**92**	84
Reduction	**118 or 100%**	**26 or 22%**	46 or 35%

The project is being built in two phases; the first phase being the construction of the new building on the vacant parcel. Once completed, LACSN staff will move out of their existing building on the adjacent parcel and into the new building. The existing building will then be demolished and the parking garage will be constructed. Consequently, during the construction of the parking garage the applicant will require a variance for zero parking spaces. However, once the parking garage is constructed the project will have 92 parking spaces, representing a 22% reduction in parking or 26 spaces. Notably, the previously approved project was granted a parking variance equaling a 35% reduction or 46 spaces. This revised project will ultimately provide a superior parking solution than the previous project for the applicant's limited parking needs.

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.

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VAR-39099 VAR-39100
VAR-39458 SDR-39098
SDR-39457

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.

Moreover, LACSN's existing building site contains only 22 parking spaces and has not experienced any parking problems for staff or clients. The 61 available parking spaces along the street within close proximity of the site is almost three times the amount currently provided at the existing building. Consequently, the brief period of time during which zero parking is available for the construction of the parking garage will not present any parking issues for staff or clients.

Variance: Setback & Lot Coverage

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	**45 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 57% where a maximum of 50% is allowed. Again, much of this area of downtown has been built at 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%. This application represents a 31% reduction in the lot coverage request compared to the previously approved project.

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

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SEP - 7 2010

VAR-39099 VAR-39100
VAR-39458 SDR-39098
SDR-39457

the poor, indigent, elderly and immigrant communities in southern Nevada at a location that is accessible to all citizens of our community.

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

Sincerely,

Russell M. Rowe, Esq.

cc Cherie Guzman, JMA

RECEIVED
SEP - 7 2010

VAR-39099 VAR-39100
VAR-39458 SDR-39098
SDR-39457

City of Las Vegas Agenda Item No.: **46.**

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 FIVE-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED, AND A 10-FOOT CORNER SIDE YARD SETBACK WHERE 15 FEET IS REQUIRED on 0.71 acres at 721 East Charleston Boulevard (APN 139-34-410-245), C-1 (Limited Commercial) Zone, Ward 3 (Reese). Staff recommends DENIAL.

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

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

RECOMMENDATION:
Staff recommends DENIAL.

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

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

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **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

Notary Public - State of Nevada
County of Clark
MARYANN GORSKI
My Appointment Expires
No: 06-102210-1 December 29, 2013

RECEIVED
AUG 05 2010

PLANNING & DEVELOPMENT

CITY OF LAS VEGAS

DEVELOPMENT SERVICES CENTER

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@lacsn.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@lacsn.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* [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

Notary Public - State of Nevada
County of Clark
MARYANN GORSKI
My Appointment Expires
December 29, 2013
No: 06-102210-1

FOR DEPARTMENT USE ONLY

Case #	VAR-39100
Meeting Date:	9/23/10
Total Fee:	$930.00
Date Received:*	8-5-10
Received By:	J Franco

* 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.

City of Las Vegas Agenda Item No.: **47.**

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 WAIVERS OF THE PERIMETER LANDSCAPE BUFFER WIDTH REQUIREMENTS TO ALLOW BUFFERS OF ZERO FEET ALONG THE EAST PERIMETER WHERE 15 FEET IS REQUIRED, ZERO FEET ALONG THE WEST AND NORTH PERIMETERS WHERE EIGHT FEET IS REQUIRED AND 10 FEET ALONG THE SOUTH PERIMETER WHERE 15 FEET IS REQUIRED on 0.71 acres at 721 East Charleston Boulevard (APN 139-34-410-245), C-1 (Limited Commercial) Zone, Ward 3 (Reese). Staff recommends DENIAL.

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

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

RECOMMENDATION:
Staff recommends DENIAL.

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

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

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-39098** APN: 139-34-410-244 & 245

Name of Property Owner: Clark County Legal Services Program

Name of Applicant: Clark County Legal Services Program

Name of Representative: Russell Rowe / The Capitol Company

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ **Yes** ☒ **No**

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Barbara Buckley

Subscribed and sworn before me

This 3 day of August, 2010

Maryann Gorski

Notary Public in and for said County and State

Notary Public - State of Nevada
County of Clark
MARYANN GORSKI
My Appointment Expires
No: 06-102210-1 December 29, 2013

RECEIVED
AUG 05 2010

PLANNING & DEVELOPMENT

CITY OF LAS VEGAS

DEVELOPMENT SERVICES CENTER

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@lacsn.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@lacsn.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* [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

Notary Public - State of Nevada
County of Clark
MARYANN GORSKI
My Appointment Expires
No: 06-102210-1 December 29, 2013

FOR DEPARTMENT USE ONLY

Case #	SDR-39098
Meeting Date:	09/23/10
Total Fee:	$1030.00
Date Received:*	8/05/10
Received By:	

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

Revised 10/27/08

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.

City of Las Vegas Agenda Item No.: **48.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 21, 2010

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

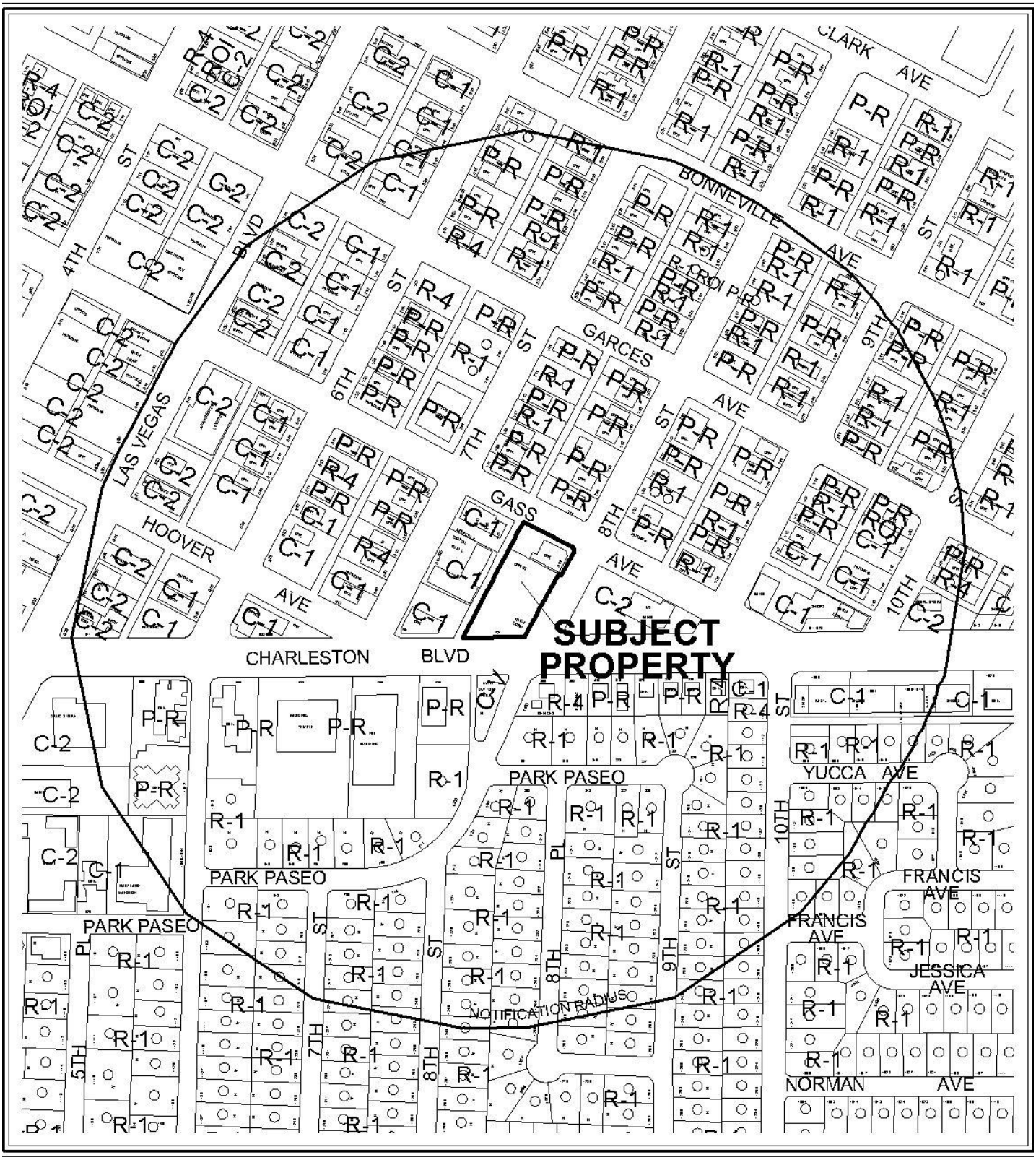
SUBJECT:
VAR-39458 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: CLARK COUNTY LEGAL SERVICES PROGRAM - Request for a Variance TO ALLOW A 10-FOOT FRONT YARD SETBACK WHERE 20 FEET IS REQUIRED, A ZERO-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED, A SIX-FOOT CORNER SIDE YARD SETBACK WHERE 15 FEET IS 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 the southwest corner of Gass Avenue and 8th Street (APNs 139-34-410-244 and 245), C-1 (Limited Commercial) Zone, Ward 3 (Reese). Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 11/17/10 OR MAY BE FINAL ACTION
(Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends DENIAL.

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - VAR-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



CASE: VAR-39458 AND SDR-39457

0 300 600 Feet

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)

N



CASE: **VAR-39458 AND SDR-39457**

0 300 600 Feet

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)

N

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-39458** APN: 139-34-410-244,a portion of 139-34-410-245

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: _____

RECEIVED
SEP 07 2010

Signature of Property Owner: _____

Print Name: Barbara Buckley

Subscribed and sworn before me

This 2 day of September, 20 10

Maryann Gorski
Notary Public in and for said County and State

Notary Public - State of Nevada
County of Clark
MARYANN GORSKI
My Appointment Expires
No: 06-102210-1 December 29, 2013

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Variance (VAR)

Project Address (Location) 800 S. 8th Street

Project Name Legal Aid Center of Southern Nevada Garage **Proposed Use** Office

Assessor's Parcel #(s) 139-34-410-244 & a portion of 139-34-410-245 **Ward #** 3

General Plan: existing C proposed C **Zoning:** existing C-1 proposed C-1

Commercial Square Footage - **Floor Area Ratio** -

Gross Acres .72 **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@lacsn.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@lacsn.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

RECEIVED SEP 07 2010

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 2 day of September, 2010.

Maryann Gorski

Notary Public in and for said County and State

Notary Public - State of Nevada
County of Clark
MARYANN GORSKI
My Appointment Expires
No: 06-102210-1 December 29, 2013

FOR DEPARTMENT USE ONLY

Case #	VAR-39458
Meeting Date:	10/21/10
Total Fee:	830.00
Date Received:*	9/7/10
Received By:	

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

jma

SCHEMATIC DESIGN

studios

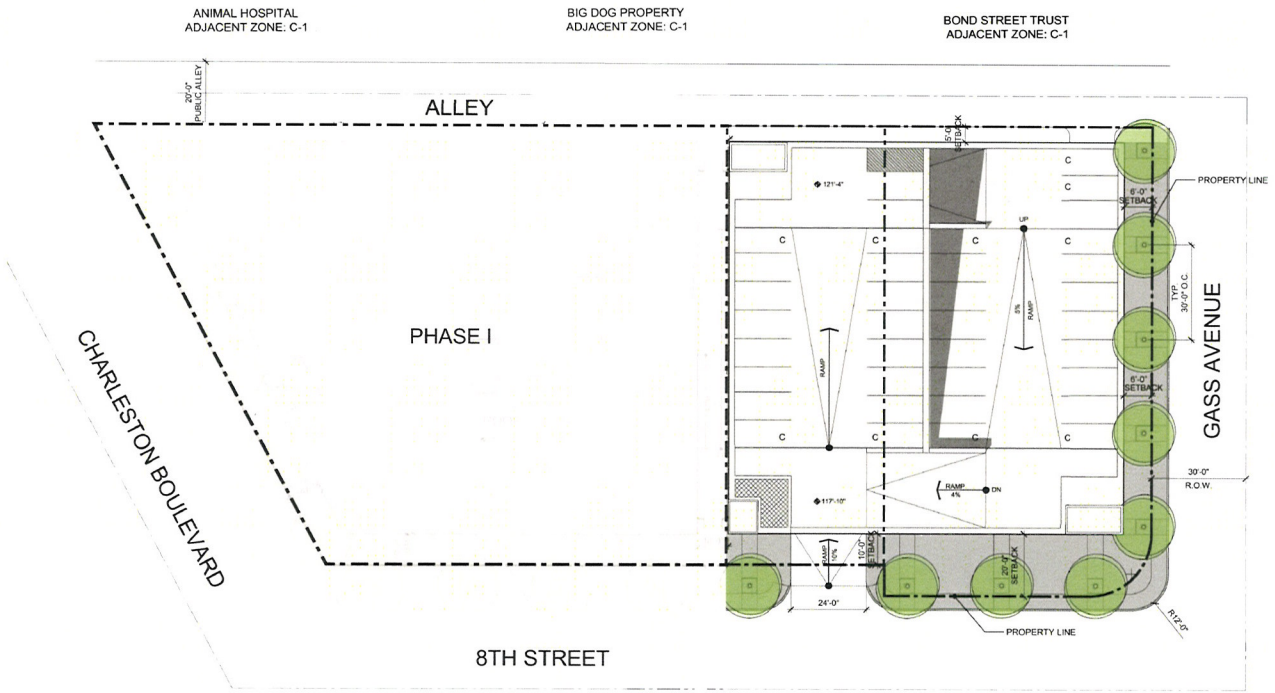
PROJECT 2009232

09/02/2010

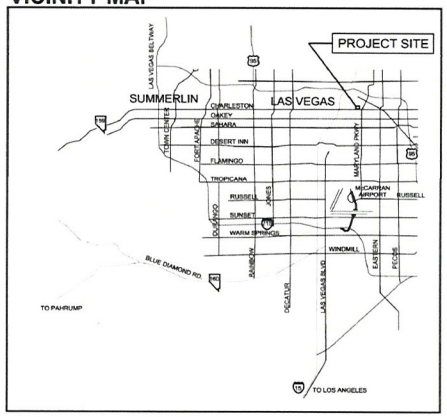
LEGAL AID CENTER OF SOUTHERN NEVADA- PARKING GARAGE

SEP 24 2010

VAR-39458
SDR-39457
REVISED



VICINITY MAP



SITE ANALYSIS

SITE AREA	.98 AC (NET) 1.63 AC(GROSS)
APN#	A PORTION OF 139-34-410-245 139-34-410-244
CURRENT ZONING	C-1
F.A.R. (FLOOR AREA RATIO)	0
LOT COVERAGE	36.81%

PARKING ANALYSIS

PARKING PROVIDED	92 SPACES
(INCLUDING 4 HANDICAP PARKING SPACES)	
(INCLUDING 22 COMPACT PARKING SPACES)	

PLANTING LEGEND

SYMBOL	BOTANICAL NAME / COMMON NAME
	PISTACIA CHINENSIS CHINESE PISTACHE
	SHRUBS, SEE BELOW

SUGGESTED SHRUBS

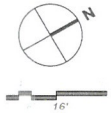
BOTANICAL NAME / COMMON NAME
ALOE SINKATANA ALOE
DALEA CAPITATA 'SIERRA GOLD' SIERRA GOLD DALEA
FESTUCA GLAUCA BLUE FESCUE
HESPERALOE FUNIFERA GIANT HESPERALOE
LEUCOPHYLLUM LANGMANIAE RIO BRAVO
MANFREDA MACULOSA TEXAS TUBEROSE
SALVIA DORRII DESERT SAGE
TETRANEURIS ACAULIS ANGELITA DAISY
TRADESCANTIA PALLIDA PURPLE HEART
VINCA MINOR PERIWINKLE
YUCCA BACCATA BANANA YUCCA
ZEPHYRANTHES SPECIES RAIN LILY

SITE FURNITURE LEGEND

SYMBOL	DESCRIPTION
	TREE GRATES BY IRONSMITH, (702) 253-6622, MODEL: 60" SQUARE MARKET STREET.
	TRENCH GRATES BY IRONSMITH, (702)253-6622, MODEL: MARKET STREET, 6" WIDTH.
	COLORED CONCRETE BY SOLOMON, COLOR: SANDSTONE, LIGHT BROOM FINISH.

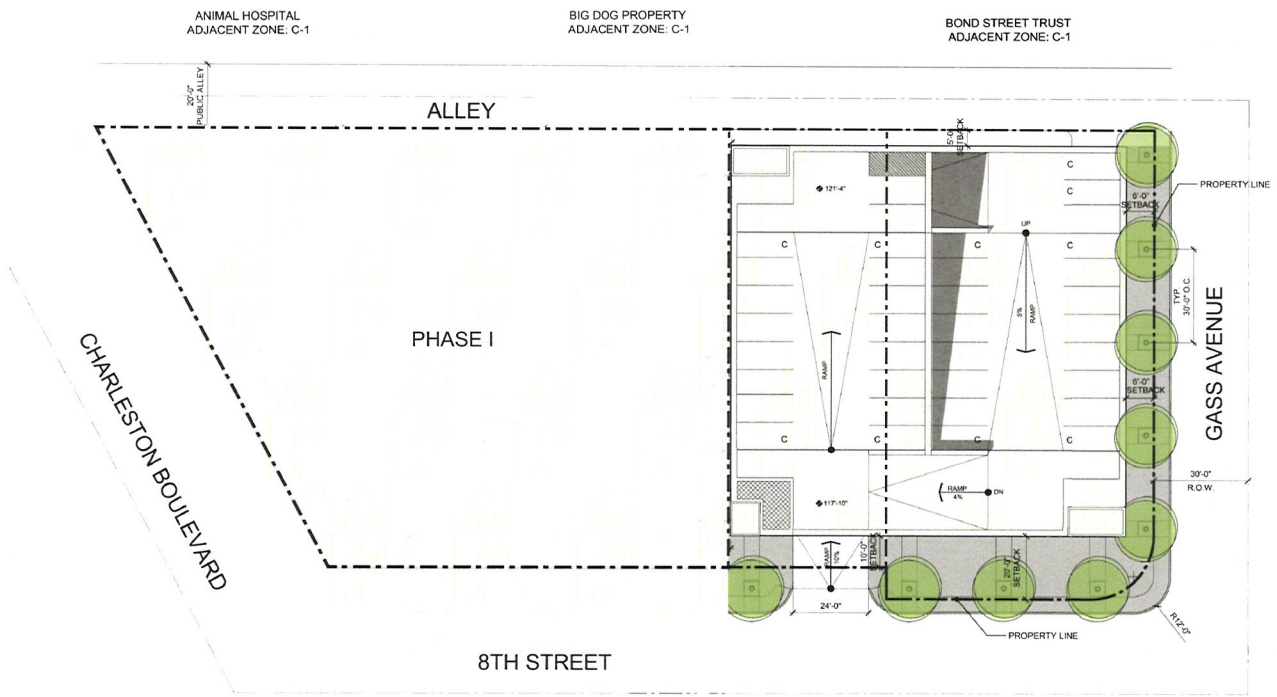
SEP 24 2010

VAR-39458
SDR-39457
REVISED

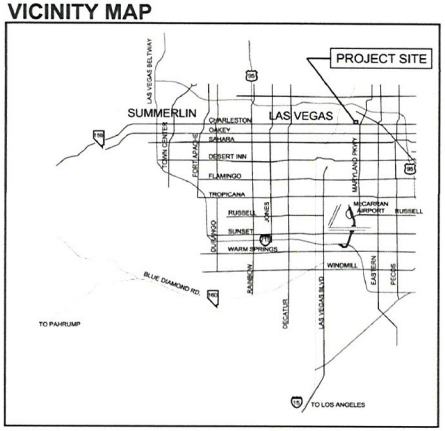


jma studios

1495 COVINGTON CROSS DRIVE | LAS VEGAS, NV 89144 | 702.251.2055 ET | 702.251.2099 F | www.jmaarch.com



VICINITY MAP



SITE ANALYSIS

SITE AREA	.98 AC (NET) 1.63 AC(GROSS)
APN#	A PORTION OF 139-34-410-245 139-34-410-244
CURRENT ZONING	C-1
F.A.R. (FLOOR AREA RATIO)	0
LOT COVERAGE	36.81%

PARKING ANALYSIS

PARKING PROVIDED	92 SPACES
(INCLUDING 4 HANDICAP PARKING SPACES)	
(INCLUDING 22 COMPACT PARKING SPACES)	

PLANTING LEGEND

SYMBOL	BOTANICAL NAME / COMMON NAME
	PISTACIA CHINENSIS CHINESE PISTACHE
	SHRUBS, SEE BELOW

SUGGESTED SHRUBS

BOTANICAL NAME / COMMON NAME
ALOE SINKATANA ALOE
DALEA CAPITATA 'SIERRA GOLD' SIERRA GOLD DALEA
FESTUCA GLAUCA BLUE FESCUE
HESPERALOE FUNIFERA GIANT HESPERALOE
LEUCOPHYLLUM LANGMANIAE RIO BRAVO
MANFREDA MACULOSA TEXAS TUBEROSE
SALVIA DORRII DESERT SAGE
TETRANEURIS ACAULIS ANGELITA DAISY
TRADESCANTIA PALLIDA PURPLE HEART
VINCA MINOR PERIWINKLE
YUCCA BACCATA BANANA YUCCA
ZEPHYRANTHES SPECIES RAIN LILY

SITE FURNITURE LEGEND

SYMBOL	DESCRIPTION
	TREE GRATES BY IRONSMITH, (702) 253-6622, MODEL: 60" SQUARE MARKET STREET.
	TRENCH GRATES BY IRONSMITH, (702)253-6622, MODEL: MARKET STREET, 6" WIDTH
	COLORED CONCRETE BY SOLOMON, COLOR: SANDSTONE, LIGHT BROOM FINISH.

VAR-39458
SDR-39457
REVISED

SEP 24 2010

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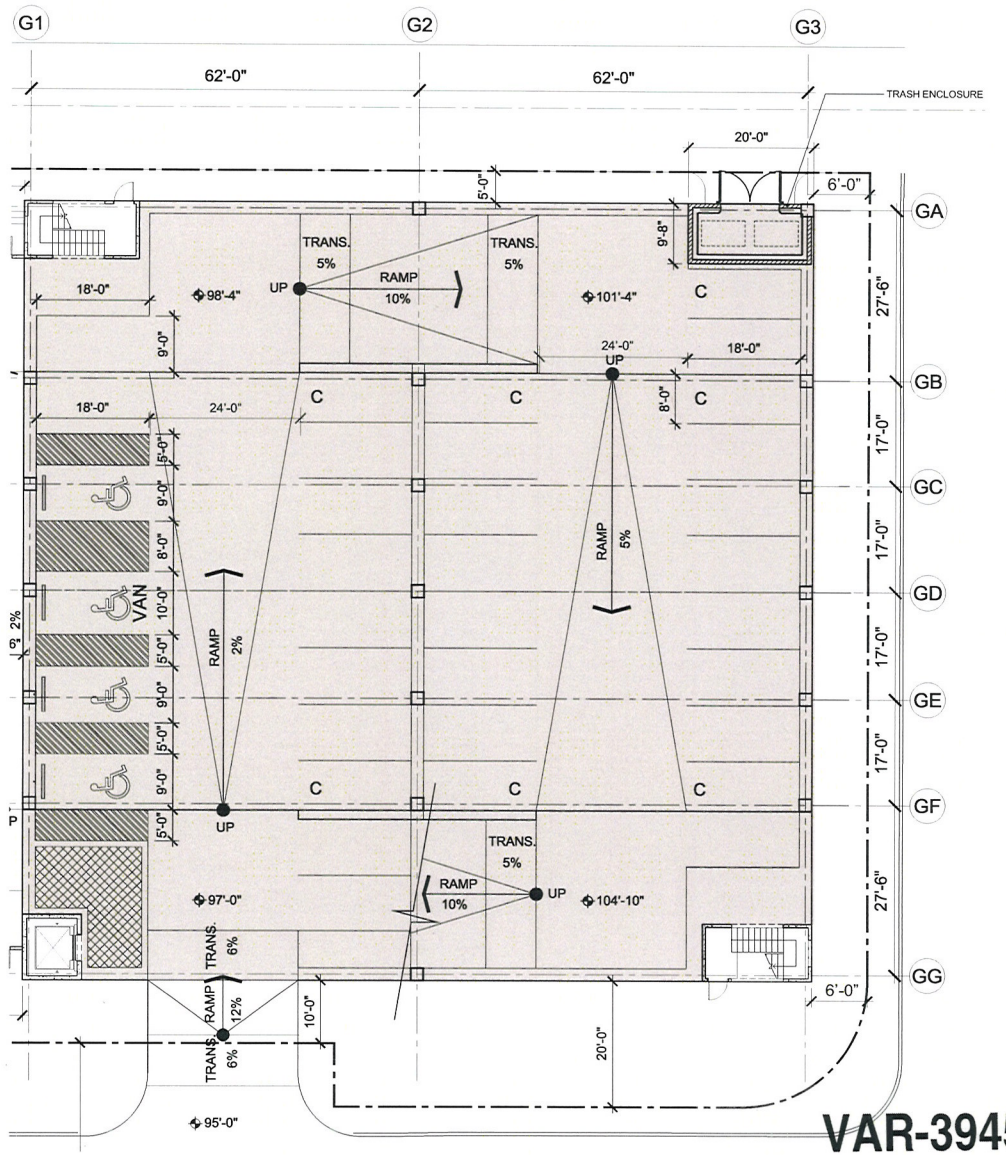


SEP 24 2010

VAR-39458
SDR-39457
REVISED

jma architecture studios

LEGAL AID CENTER OF SOUTHERN NEVADA

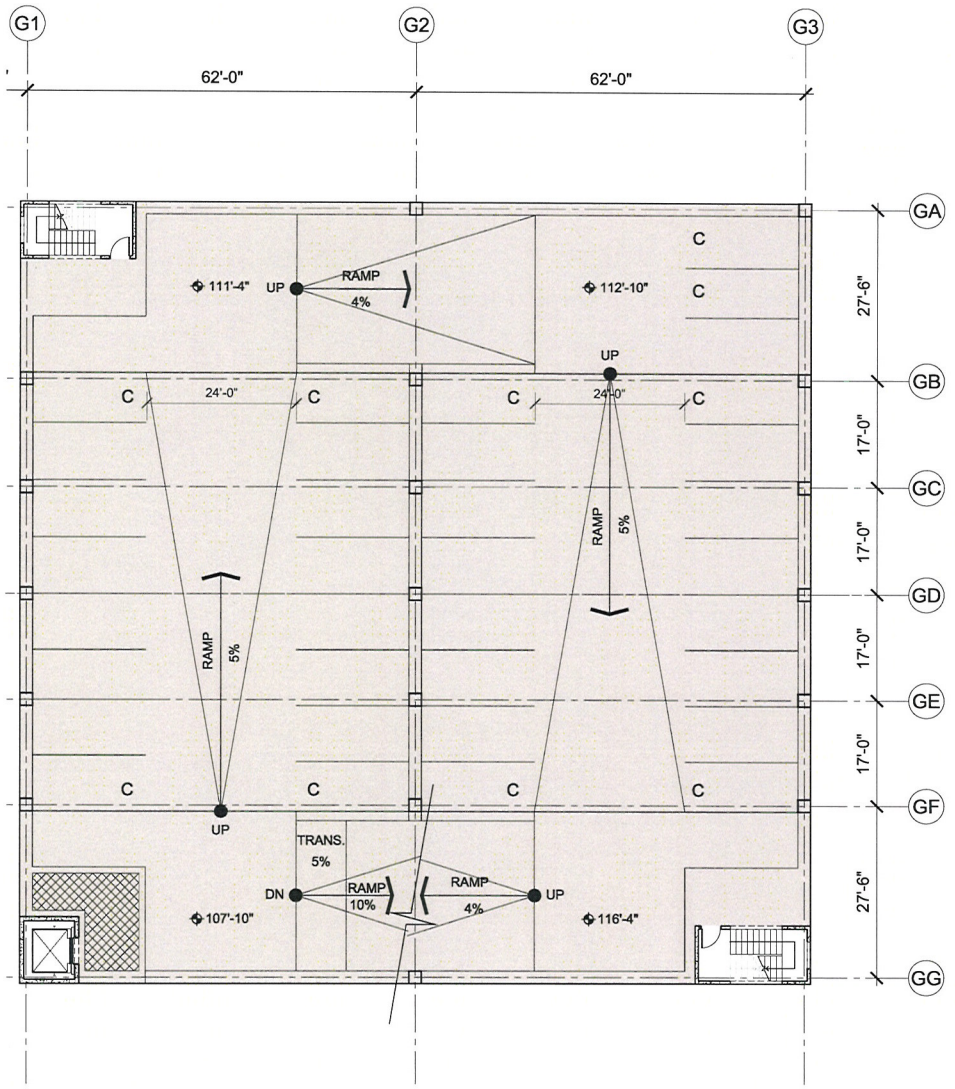
SCHEMATIC DESIGN PROGRESS
09/02/2010

PROJECT 2009232

PARKING GARAGE LEVEL 1

3

10150 COVINGTON CROSS DRIVE | LAS VEGAS NV 89144 | 702.731.2033 T | 702.731.2039 F | www.jmaarch.com



VAR-39458
SDR-39457
REVISED

SEP 24 2010

jma
architecture studios

LEGAL AID CENTER OF SOUTHERN NEVADA

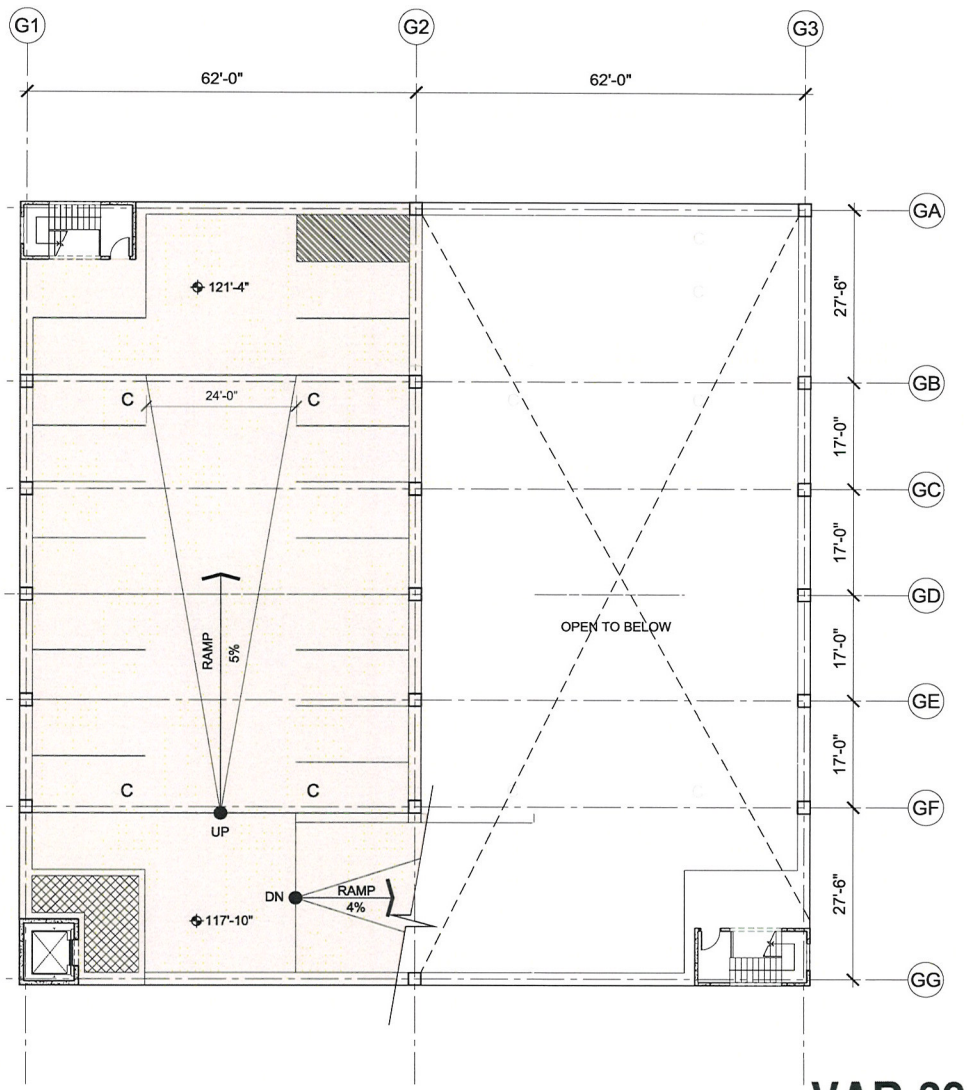
SCHEMATIC DESIGN PROGRESS
09/02/2010

PROJECT 2009232

PARKING GARAGE LEVEL 2

4

10180 COVINGTON CROSS DRIVE | LAS VEGAS, NV 89144 | 702.731.2033 T | 702.731.2039 F | www.jmaarch.com



VAR-39458
SDR-39457
REVISED

SEP 24 2010

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architecture studios

PARKING GARAGE LEVEL 3

5

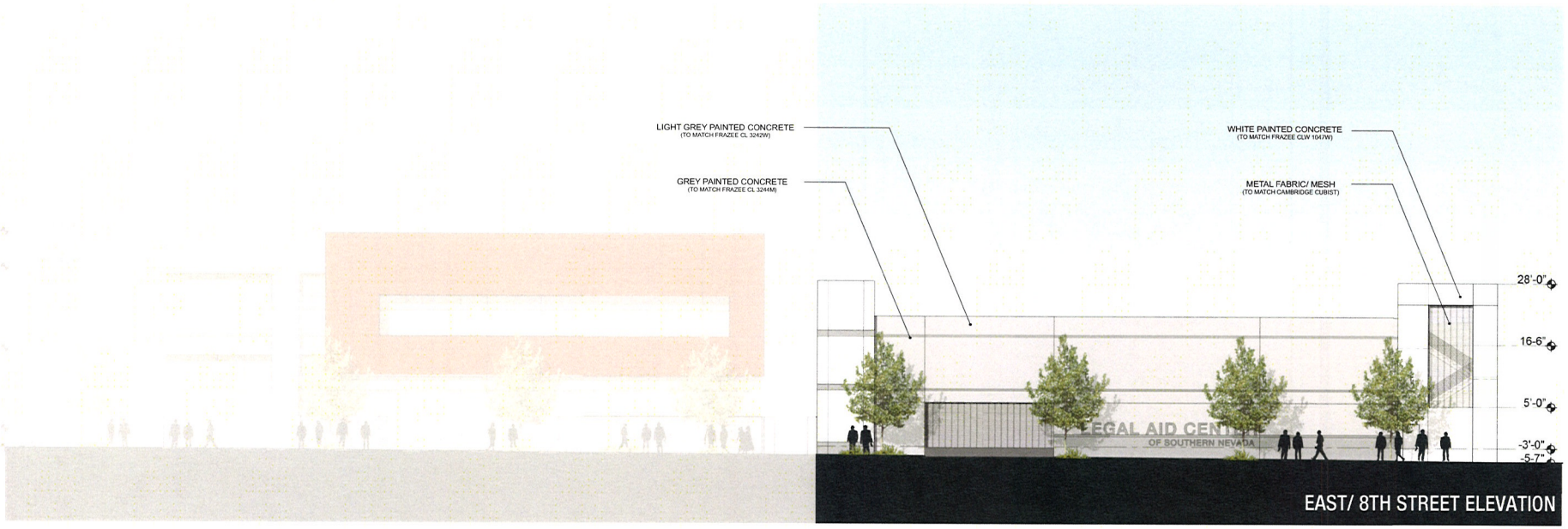
LEGAL AID CENTER OF SOUTHERN NEVADA

SCHEMATIC DESIGN PROGRESS

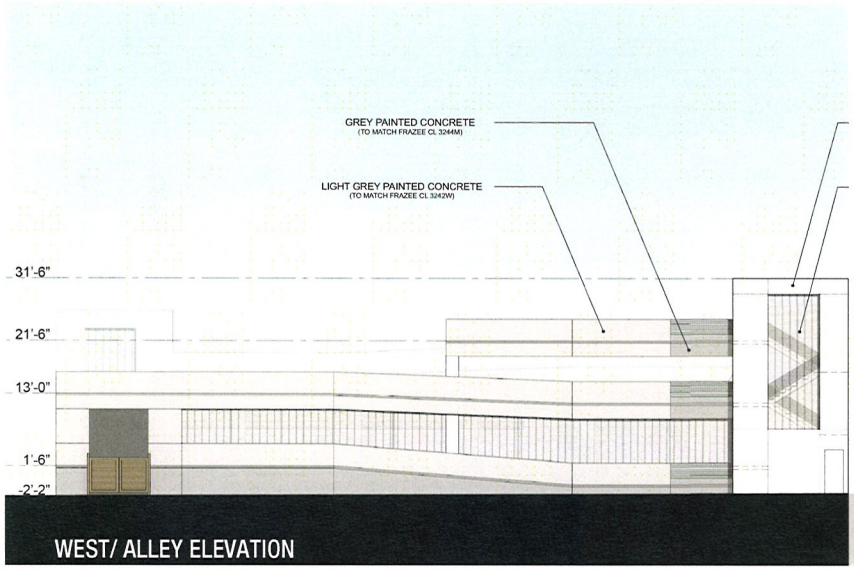
09/02/2010

PROJECT 2009232

10150 COVINGTON CROSS DRIVE | LAS VEGAS NV 89144 | 702.731.2033 T | 702.731.2039 F | www.jmaarch.com



EAST/ 8TH STREET ELEVATION



WEST/ ALLEY ELEVATION

SEP 24 2010

VAR-39458
SDR-39457
REVISED

LEGAL AID CENTER OF SOUTHERN NEVADA

SCHEMATIC DESIGN PROGRESS
09/02/2010

PROJECT 2009232

EXTERIOR ELEVATIONS

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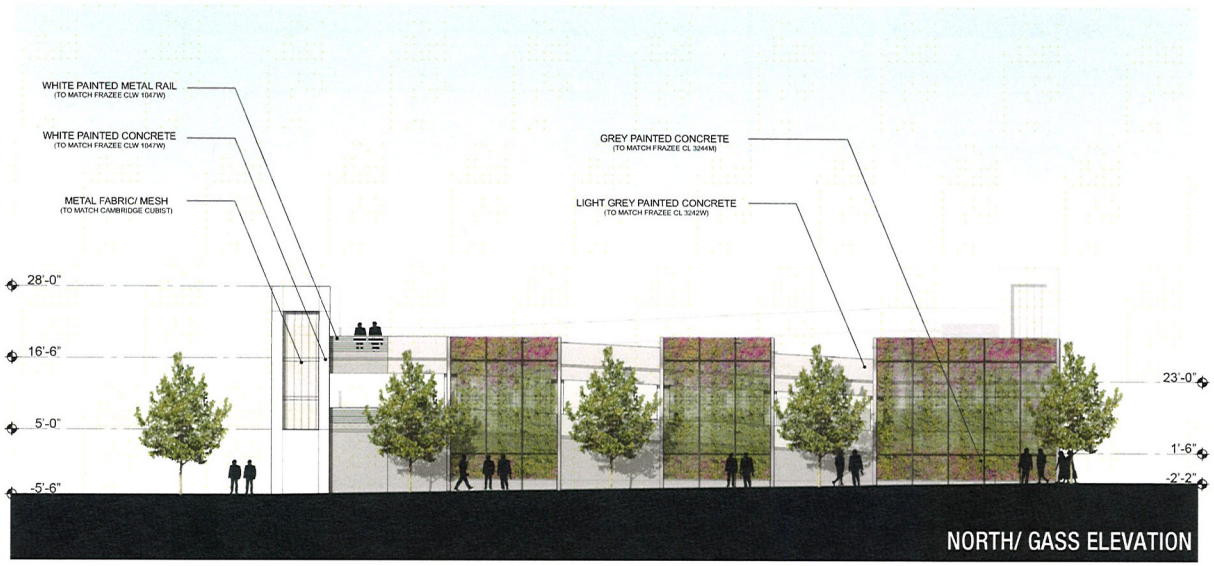
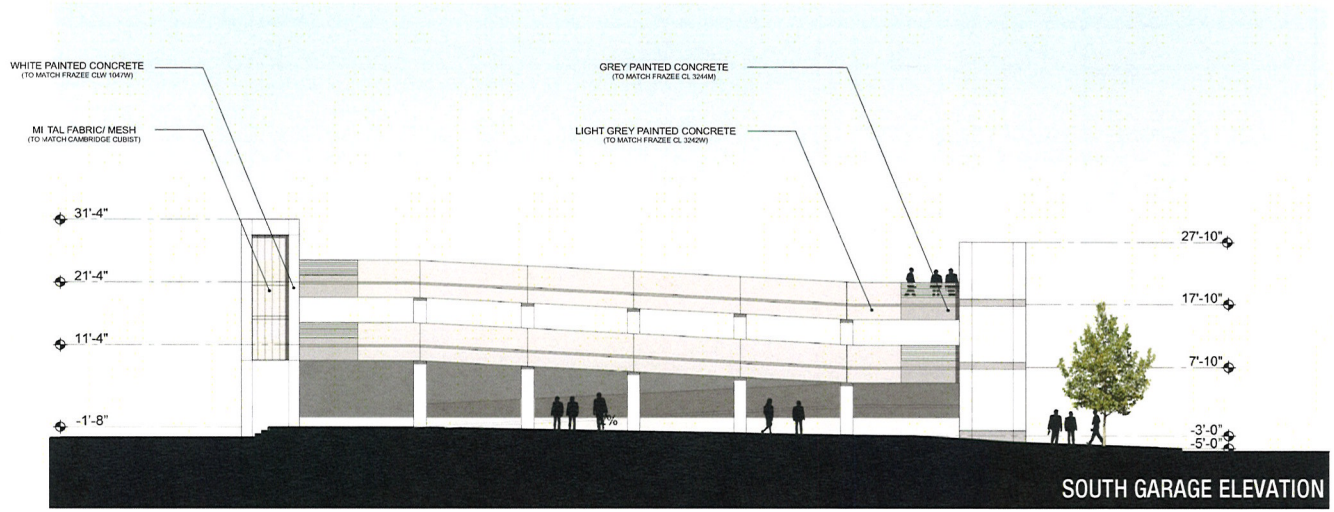
6

10150 COVINGTON CROSS DRIVE | LAS VEGAS, NV 89144 | 702.731.2033 | 702.731.2039 | www.jmaarch.com





SEP 24 2010

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VAR-39458
SDR-39457
REVISED

LEGAL AID CENTER OF SOUTHERN NEVADA

SCHEMATIC DESIGN PROGRESS
09/02/2010

PROJECT 2009232

EXTERIOR ELEVATIONS

7



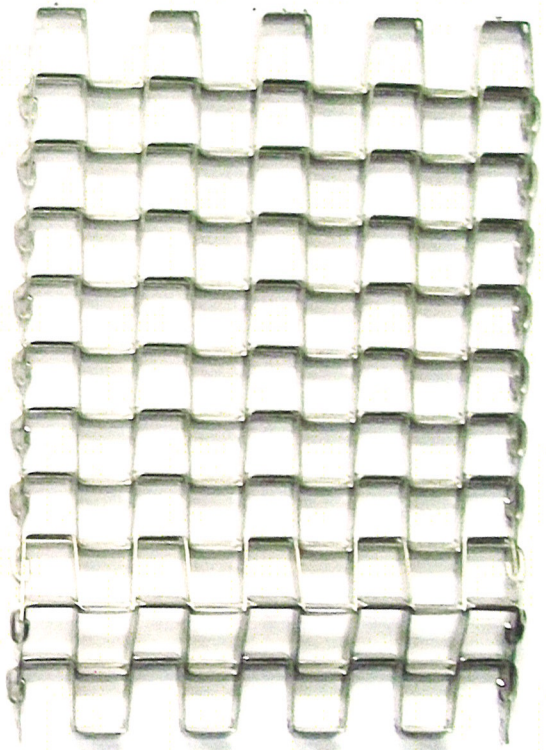
FRAZEE COLORLIFE
CLW 1047W - DEER FEATHER



FRAZEE COLORLIFE
CL 3242W - SKEPTIC



FRAZEE COLORLIFE
CL 3244M - TURBO



CAMBRIDGE ARCHITECTURAL - CUBIST
EXTERIOR - STAINLESS STEEL - FLEXIBLE

SEP 24 2010

jma

studios

VAR-39458
SDR-39457
REVISED



VAR-39458 & SDR-39457 - APPLICANT/OWNER: CLARK COUNTY LEGAL SERVICES PROGRAM
SWC GASS AVENUE AND 8TH STREET

09/16/10



VAR-39458 & SDR-39457 - APPLICANT/OWNER: CLARK COUNTY LEGAL SERVICES PROGRAM
SWC GASS AVENUE AND 8TH STREET

09/16/10

THE CAPITOL COMPANY

PUBLIC POLICY AND GOVERNMENT AFFAIRS
10100 W. Charleston Blvd., Suite 200, Las Vegas, NV 89135

September 5, 2010

Yorgo Kagafas, Planner II
City of Las Vegas
Planning and Development Department
731 S. Fourth Street
Las Vegas, NV 89101

Re: Justification Letter, Parking Garage
Legal Aid Center of Southern Nevada
APNs: 139-34-410-244 and a Portion of 139-34-410-245

Dear Mr. Kagafas:

This firm represents Legal Aid Center of Southern Nevada (LACSN) with respect to the development of a three story parking garage located at the southwest corner of Gass Avenue 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. 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 parking garage is associated with a related but separate application for an office building on the adjacent parcel to the south which will serve as the new headquarters for LACSN. The parking garage will serve as the required parking for staff and clients of LACSN's new building.

The parking structure will consist of multi-tone grey and white paints while also including metal fabric/mesh along the stairwells. The garage will be open on all sides except along Eighth Street for aesthetics. The entrance to the parking garage on Eighth Street will be gated for security during non-business hours.

A waiver of perimeter landscaping requirements is requested as part of the SDR applications as follows:

	Required	Provided
South	8 feet	**Zero feet**
West (alley)	8 feet	**Zero feet**
North	8 feet	**6 feet**
East	15 feet	**Zero/20 feet**

SEP 07 2010
VAR-39099 VAR-39100
VAR-39458 SDR-39098
SDR-39457

Variance: Setback & Lot Coverage

The parking garage will require the following reduced setbacks as follows:

	Required	Provided
Front	20 feet	**10 feet (portion)**
Side	10 feet	**Zero feet**
Corner Side	15 feet	**6 feet**
Rear	20 feet	**5 feet**

The proposed setbacks conform to the existing development in the area where reduced or no setback is more of the standard. Notably, the parking garage and the new office building on the adjacent parcel will ultimately set on one parcel when the project is complete. Consequently, while a zero setback is shown for the corner side (adjacent to the new building), there will actually be a 10-foot separation between the parking garage and the new office building.

Along with the setback variance is a request for lot coverage of ~~87%~~ 82% 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. The lot coverage previously approved for this site was 83%.

When completed this parking garage, along with the its companion office building, 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 fee free to contact me should you have any questions or need additional information.

Sincerely,

Russell M. Rowe, Esq.

cc: Cherie Guzman, JMA

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SEP 07 2010
VAR-39099 VAR-39100
VAR-39458 SDR-39098
SDR-39457

City of Las Vegas Agenda Item No.: **49.**

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, 33-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, ZERO FEET ALONG THE NORTH AND EAST PERIMETERS WHERE 15 FEET IS REQUIRED on 0.98 acres at the southwest corner of Gass Avenue and 8th Street (APNs 139-34-410-244 and 245), C-1 (Limited Commercial) Zone, Ward 3 (Reese). Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 11/17/10 OR MAY BE FINAL ACTION
(Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends DENIAL.

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. 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.

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-39457** APN: 139-34-410-244,a portion of 139-34-410-245

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

RECEIVED
SEP 07 2010

Subscribed and sworn before me

This 2 day of September, 2010

Maryann Gorski
Notary Public in and for said County and State

Notary Public - State of Nevada
County of Clark
MARYANN GORSKI
My Appointment Expires
December 29, 2013
No: 06-102210-1

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Site Development Plan Review (SDR)

Project Address (Location) 800 S. 8th Street

Project Name Legal Aid Center of Southern Nevada Garage **Proposed Use** Parking Garage

Assessor's Parcel #(s) 139-34-410-244 & a portion of 139-34-410-245 **Ward #** 3

General Plan: existing C proposed C **Zoning:** existing C-1 proposed C-1

Commercial Square Footage - **Floor Area Ratio** -

Gross Acres .72 **Lots/Units** - **Density** -

Additional Information

PROPERTY OWNER Clark County Legal Services Program **Contact** Terry Bratton

Address 800 South Eighth Street **Phone:** 386-1070 **Fax:** 366-0569

City Las Vegas **State** NV **Zip** 89101

E-mail Address tbratton@lacsn.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@lacsn.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

RECEIVED SEP 07 2010

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 2 day of September, 20 10.

Maryann Gorski

Notary Public in and for said County and State

Notary Public - State of Nevada
County of Clark
MARYANN GORSKI
My Appointment Expires
No: 06-102210-1 December 29, 2013

FOR DEPARTMENT USE ONLY

Case #	SDR-39457
Meeting Date:	10/21/10
Total Fee:	$ 1,030.00
Date Received:*	9/7/10
Received By:	

The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

Revised 10/27/08

City of Las Vegas Agenda Item No.: **50.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 21, 2010

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

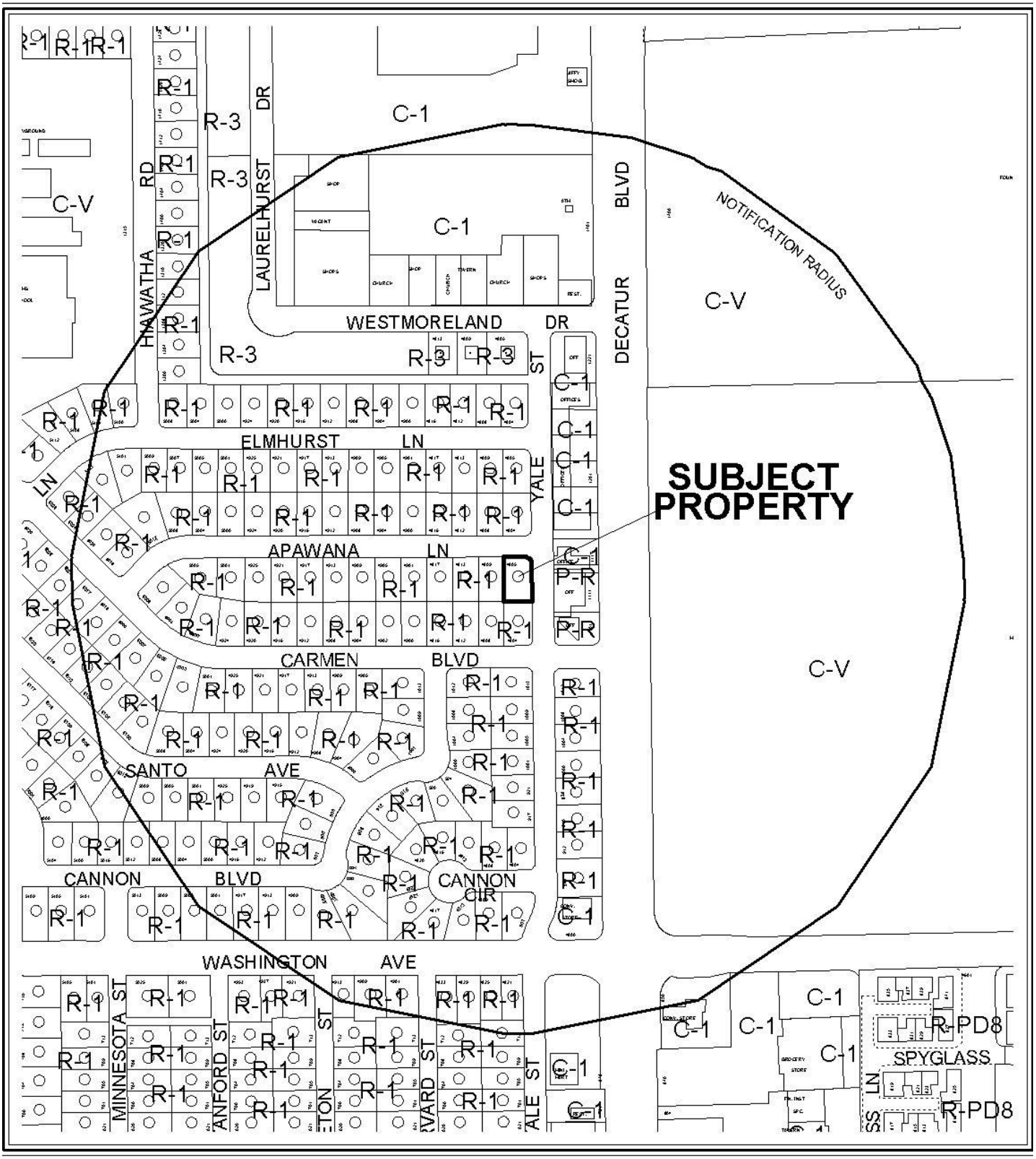
SUBJECT:
VAR-39361 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: YADIDIA SARAF - Request for a Variance TO ALLOW AN EIGHT-FOOT CORNER SIDE YARD SETBACK WHERE 15 FEET IS REQUIRED FOR AN EXISTING ROOM ADDITION on 0.15 acres at 4805 Apawana Lane (APN 138-25-613-041), R-1 (Single Family Residence) Zone, Ward 5 (Barlow). Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 11/17/10 OR MAY BE FINAL ACTION
(Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends DENIAL.

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



CASE: **VAR-39361**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL)



0 300 600 Feet

CASE: **VAR-39361**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL)

N

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-39361** APN: 138-25-613-041

Name of Property Owner: Yadidia Saraf

Name of Applicant: Yadidia Saraf

Name of Representative: _____

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ **Yes** ☒ **No**

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: YADIDIA SARAF

Subscribed and sworn before me

This 10TH day of AUGUST, 2010

_____
Notary Public in and for said County and State

LUTHER L. WILSON
Notary Public, State of Nevada
Appt No. 03-79768-1 DUPLICATE
My Appt. Expires Jan. 12, 2011

RECEIVED
AUG 30 2010

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: variance

Project Address (Location) 4805 Apawana Ln.

Project Name carport conversion **Proposed Use** storage

Assessor's Parcel #(s) 138-25-613-041 **Ward #** _____

General Plan: existing _____ proposed _____ **Zoning:** existing _____ proposed _____

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres _____ **Lots/Units** _____ **Density** _____

Additional Information 8' FEET WHERE 15' IS REQUIRED

PROPERTY OWNER Yadidia Saraf **Contact** _____

Address 2929 cape verde ln **Phone:** (310) 874-2393 **Fax:** (702) 463-5093

City las vegas **State** nv **Zip** 89128

E-mail Address centralwest@aol.com

APPLICANT SAME **Contact** _____

Address _____ **Phone:** _____ **Fax:** _____

City _____ **State** _____ **Zip** _____

E-mail Address _____

REPRESENTATIVE DENNIS E RUSK ARCHITECT **Contact** _____

Address 3530 W TORINO AVE **Phone:** 373-7983 **Fax:** _____

City LAS VEGAS **State** _____ **Zip** _____

E-mail Address DERUSKARCHITECT@EMBARQMAIL.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 Yadidia Saraf

Subscribed and sworn before me

This 24TH day of MAY, 2010.

_____

Notary Public in and for said County and State

LUTHER L. WILSON
Notary Public, State of Nevada
Appt No. 03-79768-1 DUPLICATE
My Appt. Expires Jan. 12, 2011

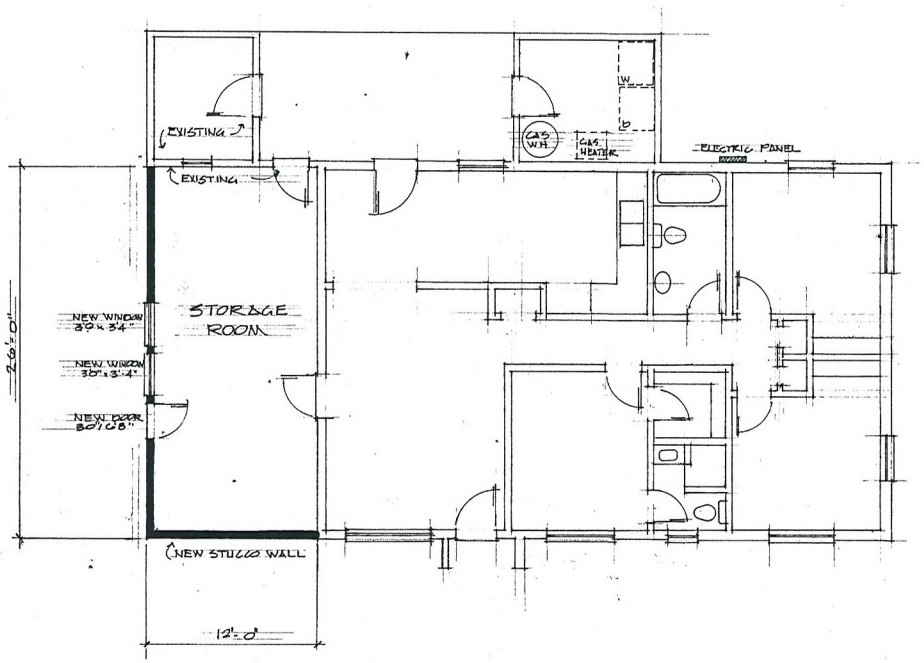
FOR DEPARTMENT USE ONLY

Case #	VAR-39361
Meeting Date:	10-21-10 PC
Total Fee:	830.00
Date Received:*	8/30/10
Received By:	

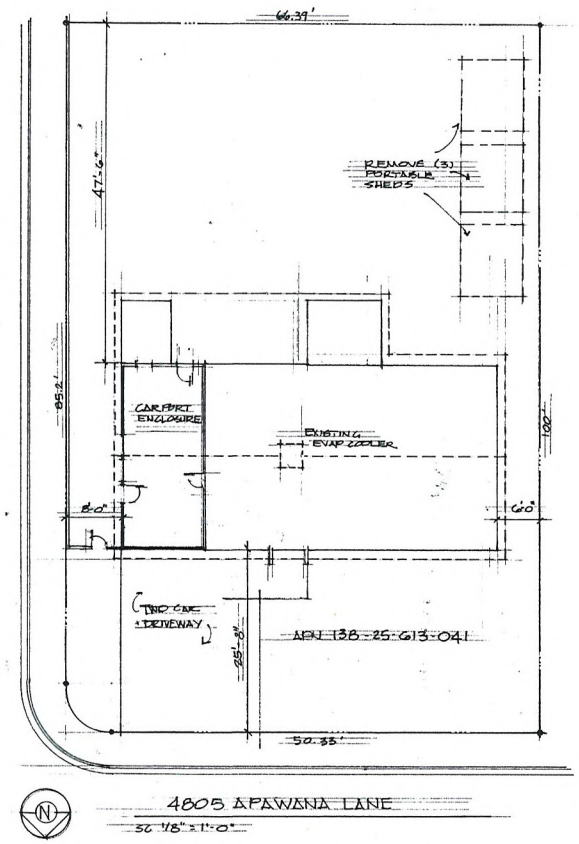
*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

Revised 10/27/08

f:\depot\Application Packet\Application Form.pdf



FLOOR PLAN
SC 1/4" = 1'-0"



4805 APAWANA LANE
SC 1/8" = 1'-0"

DENNIS E. RUSK
ARCHITECT, LLC

SITE PLAN

CARPORT ENCLOSURE
4805 APAWANA LANE
LAS VEGAS, NEVADA 89101

Revisions:

Date: 03.17.10
Project No.: 10105
Drawn By: DER
Check By:
Sheet No.: A1.0

RECEIVED
AUG 30 2010
VAR-39361


VAR-39361
RECEIVED
AUG 3 0 2010


RECEIVED
AUG 30 2018
VAR-39361



VAR-39361 - APPLICANT/OWNER: YADIDIA SARAF
4805 APAWANA LANE

09/16/10



VAR-39361 - APPLICANT/OWNER: YADIDIA SARAF
4805 APAWANA LANE

09/16/10



VAR-39361 - APPLICANT/OWNER: YADIDIA SARAF
4805 APAWANA LANE

09/16/10



VAR-39361 - APPLICANT/OWNER: YADIDIA SARAF
4805 APAWANA LANE

09/16/10



VAR-39361 - APPLICANT/OWNER: YADIDIA SARAF
4805 APAWANA LANE

09/16/10



VAR-39361 - APPLICANT/OWNER: YADIDIA SARAF
4805 APAWANA LANE

09/16/10

MEMORANDUM

DENNIS E. RUSK ARCHITECT, LLC
NSBA 1309
3530 WEST TORINO AVE
LAS VEGAS, NEVADA 89120
(702)373-7983 phone
DERUSKARCHITECT@EMBARQMAIL.COM

DATE: June 9, 2010

TO WHOM: City of Las Vegas Planning Dept.

PROJECT: 4805 Apawana Lane

ITEM: Justification letter

Dear Sirs:

Code enforcement discovered that a carport enclosure was built without permits at 4805 Apawana Lane. The carport was built, as best as I can research either as part of the original residence or added years ago. The enclosed carport now is eight feet from the side yard on a corner lot where fifteen feet is required. The side yard sidewalk is elevated from the street sidewalk with a CMU wall. No visual obstructions exist as the front yard gate is twenty-five feet back from the corner intersection.

This request is for a variance of seven feet on the side yard to allow for the carport enclosure used as a storage room.

Sincerely,

Dennis E. Rusk Architect

RECEIVED
AUG 3 0 2010
VAR-39361

City of Las Vegas Agenda Item No.: **51.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 21, 2010

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

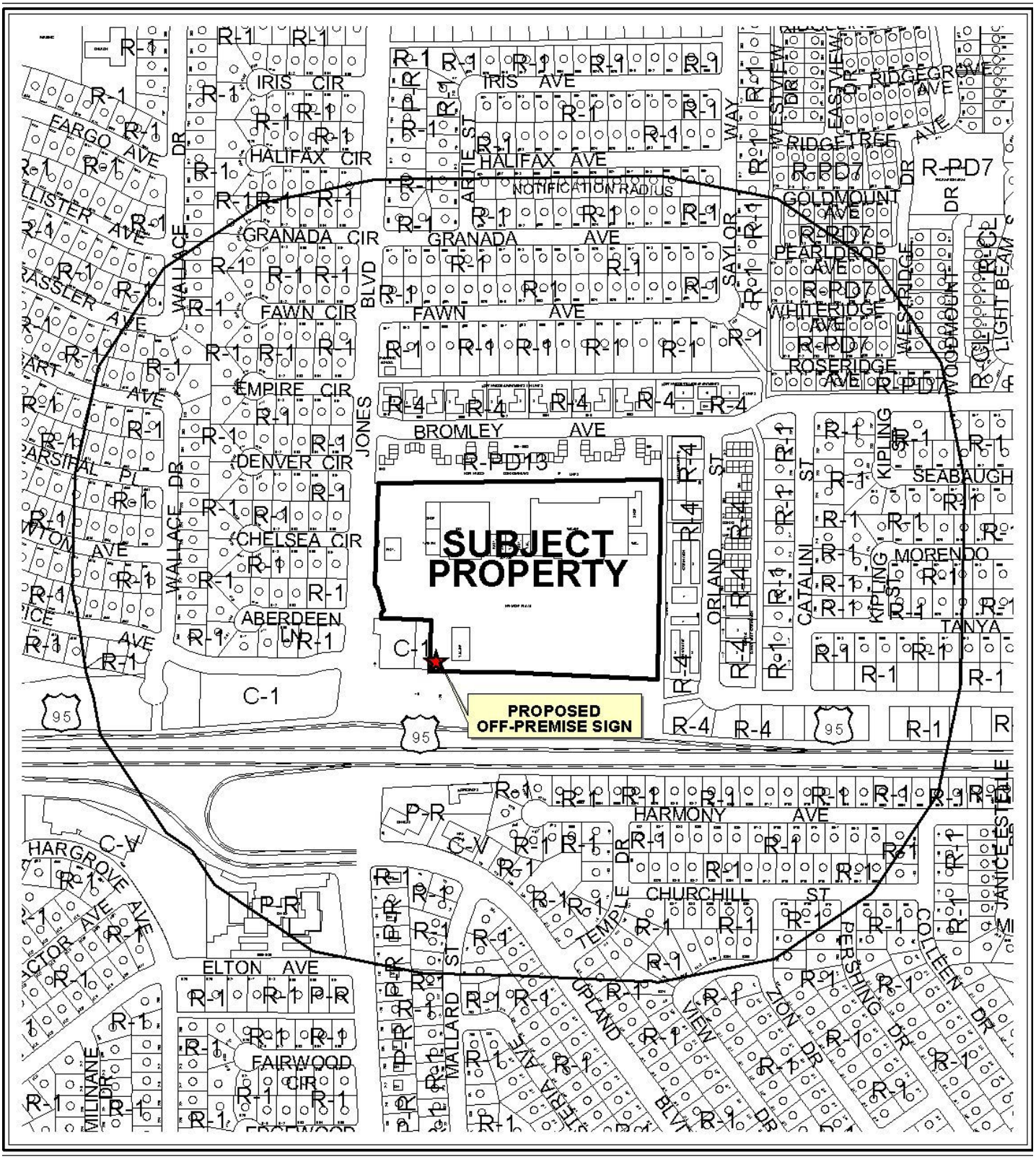
SUBJECT:
VAR-39433 - VARIANCE - PUBLIC HEARING - APPLICANT: LAMAR CENTRAL OUTDOOR, LLC - OWNER: D&W, INC. - Request for a Variance TO ALLOW A 65-FOOT TALL OFF PREMISE SIGN WHERE 50 FEET IS THE MAXIMUM HEIGHT ALLOWED on 14.49 acres at 120 North Jones Boulevard (APN 138-25-404-004), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian). Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 11/17/10 OR MAY BE FINAL ACTION
(Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends DENIAL.

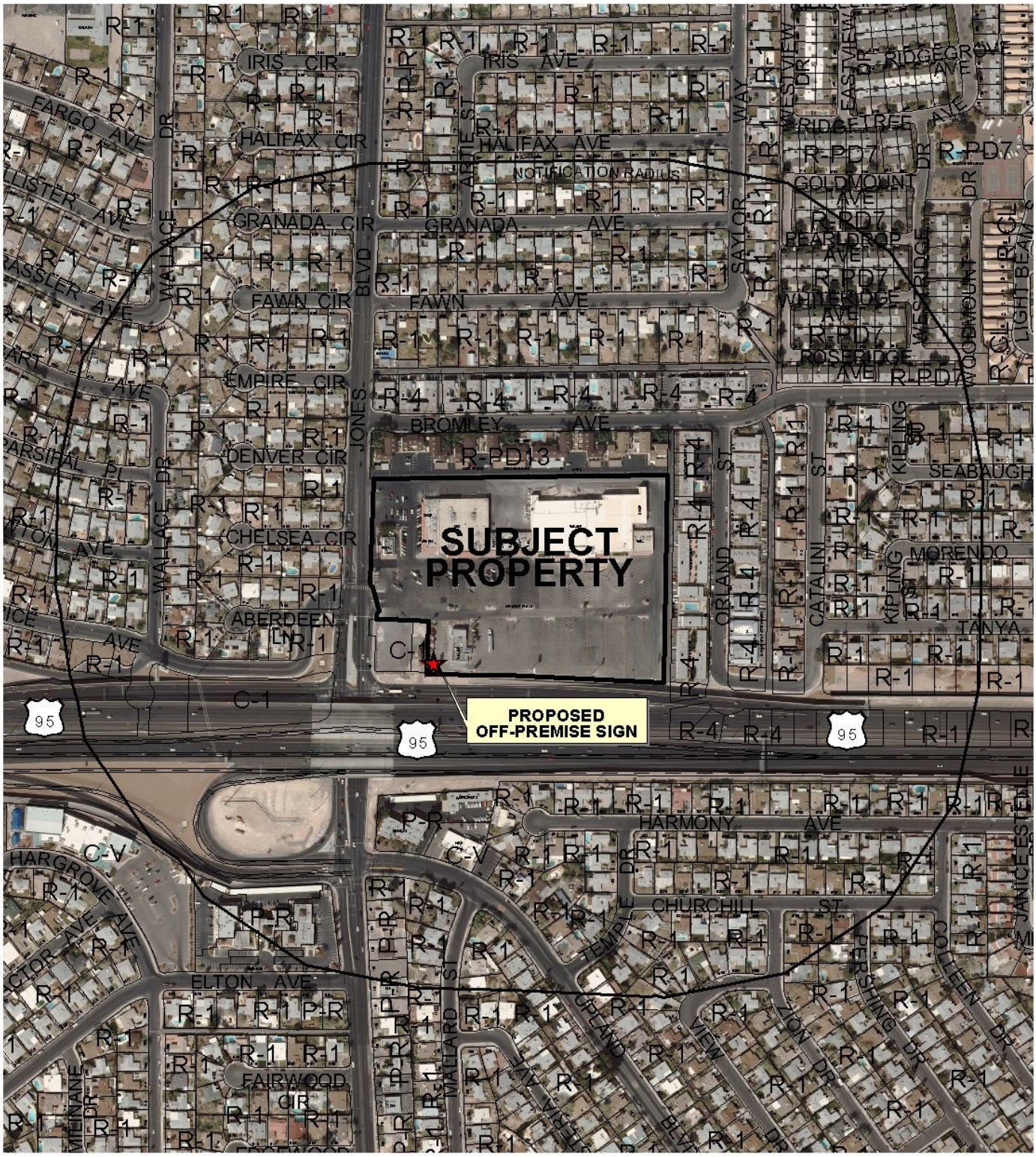
BACKUP DOCUMENTATION:
1. Location and Aerial Maps - VAR-39433 and SUP-39432
2. Conditions and Staff Report - VAR-39433 and SUP-39432
3. Supporting Documentation
4. Photos - VAR-39433 and SUP-39432
5. Justification Letter - VAR-39433 and SUP-39432



CASE: **VAR-39433 AND SUP-39432**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)



CASE: **VAR-39433 AND SUP-39432**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

0 300 600 Feet

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

SEP 0 2 2010

Case Number: **VAR-39433** APN: 138-25-404-004

Name of Property Owner: D&W Inc. c/o General Growth Properties (GGP)

Name of Applicant: Lamar Central Outdoor, LLC

Name of Representative: WENDELL E. TOBLER

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: Wendell E Tobler

Print Name: WENDELL E. TOBLER

Subscribed and sworn before me

This 14 day of July, 2010

Shari L. Perry

Notary Public in and for said County and State

SHARI L. PERRY
Notary Public State of Nevada
No. 99-56449-1
My appt. exp. June 19, 2011

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

RECEIVED SEP 0 2 2010

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) 120 N. Jones Blvd.

Project Name US 95 / Jones Relocation **Proposed Use** Off-premise sign

Assessor's Parcel #(s) 138-25-404-004 **Ward #** 1

General Plan: existing SC proposed ____ **Zoning:** existing C-1 proposed ____

Commercial Square Footage 672 **Floor Area Ratio** ____

Gross Acres 12.8 **Lots/Units** ____ **Density** ____

Additional Information ____

PROPERTY OWNER D& W Inc. c/o GGP **Contact** Cynthia Stanley-Lee

Address 4300 Meadows Lane **Phone:** (702) 878-3331 **Fax:** ____

City Las Vegas **State** NV **Zip** 89107

E-mail Address ____

APPLICANT Lamar Central Outdoor, LLC **Contact** Scott Naftzger

Address 1863 Helm Drive **Phone:** (702) 873-4600 **Fax:** (702) 873-4344

City Las Vegas **State** NV **Zip** 89119

E-mail Address snaftzger@lamar.com

REPRESENTATIVE Same as Applicant **Contact** ____

Address ____ **Phone:** ____ **Fax:** ____

City ____ **State** ____ **Zip** ____

E-mail Address ____

Property Owner Signature* Wendell E. Tobler

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps

Print Name WENDELL E. TOBLER

Subscribed and sworn before me

This 14 day of July, 20 10.

Shari L. Perry

Notary Public in and for said County and State

SHARI L. PERRY
Notary Public State of Nevada
My appointment expires ____, 2011

Revised 10/27/08

FOR DEPARTMENT USE ONLY

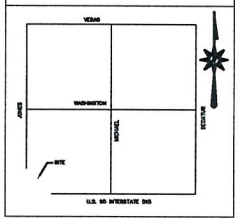
Case #	VAR 39433
Meeting Date:	10.21.10
Total Fee:	$830.-
Date Received:*	9.2.10
Received By:	JFA

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

f:\depot\Application Packet\Application Form.pdf

PARKING ANALYSIS		
TYPE OF SPACE	TOTAL EXISTING	REQUIRED BY ZONING
REGULAR	699	468
HANDICAP	22	9
TOTAL	721	477
TAKEN BY NEW SIGN	1	
TOTAL	720	477

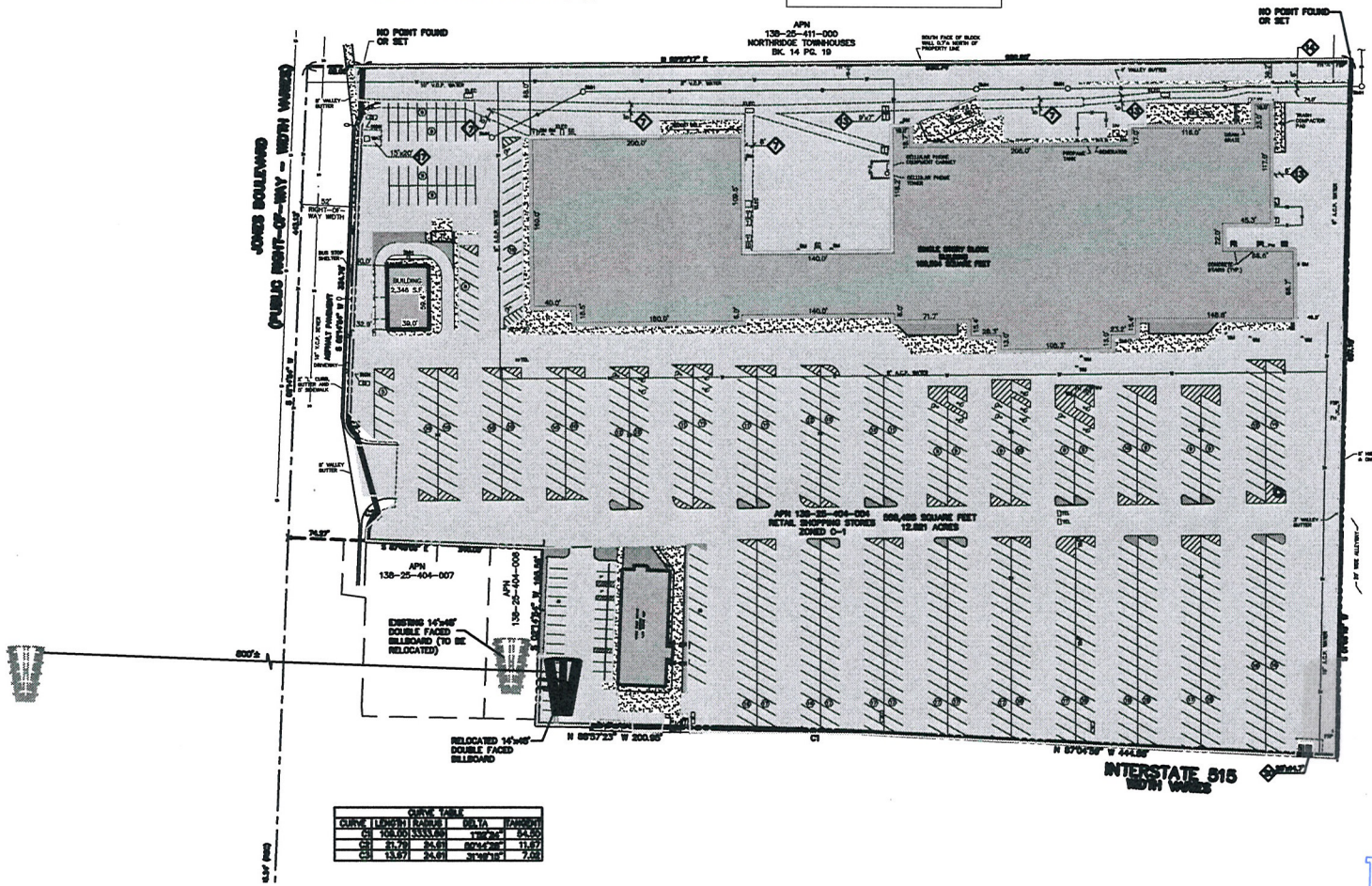
VICINITY MAP NOT TO SCALE



SCALE 1" = 80'

BASIS OF BEARING

NORTH 00°14'54" EAST – THE WEST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M. AS SHOWN ON NEVADA HIGHWAY DEPARTMENT DRAWINGS.



LEGEND

- POINT FOUND AS NOTED
- STREET CENTERLINE
- PROPERTY LINE
- BUILDING LINE
- BLOCK WALL
- CHAIN LINK FENCE
- OVERHEAD POWER & TELEPHONE LINE
- EDGE OF PAVEMENT
- STREETLIGHT
- AREA LIGHT
- POWER TRANSFORMER
- ELECTRIC VAULT
- POWER POLE
- GUY ANCHOR
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- WATER VAULT
- SANITARY SEWER MANHOLE
- GAS METER
- ELECTRICAL CABINET
- TRASH ENCLOSURE
- SIGN
- FIRE STAND PIPE
- POWER METER
- PARKING SPACES

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	TANGENT
C1	105.00'	5330.00'	1°08'06"	54.52'
C2	21.79'	24.61'	50°44'26"	11.67'
C3	13.97'	24.61'	32°30'15"	7.20'

VAR-39433
SUP-39432
REVISED

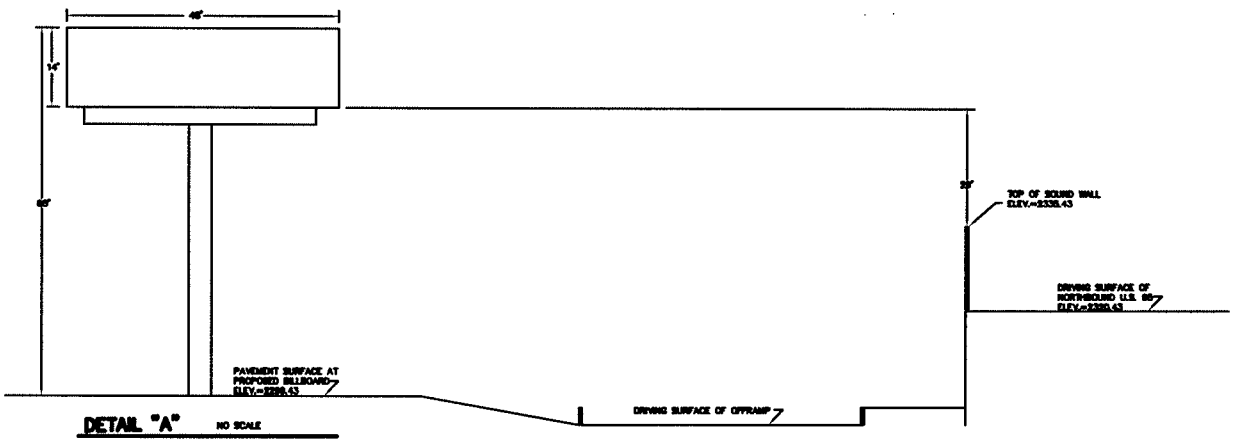
RECEIVED
SEP 28 2010

BILLBOARD PLAN
A.P.N. 138-25-404-004
A PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M.
CITY OF LAS VEGAS CLARK COUNTY NEVADA

BAUGHMAN & TURNER, INC.
CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS
1210 HINSON STREET LAS VEGAS, NEVADA 89102
PH. (702) 870-5777 FAX (702) 870-2666

LAMAR ADVERTISING

SHEET 1 OF 2 SHEETS



DETAIL "A" NO SCALE



DECLARATION:

OFF-PREMISES SIGNS NOT PERMITTED:

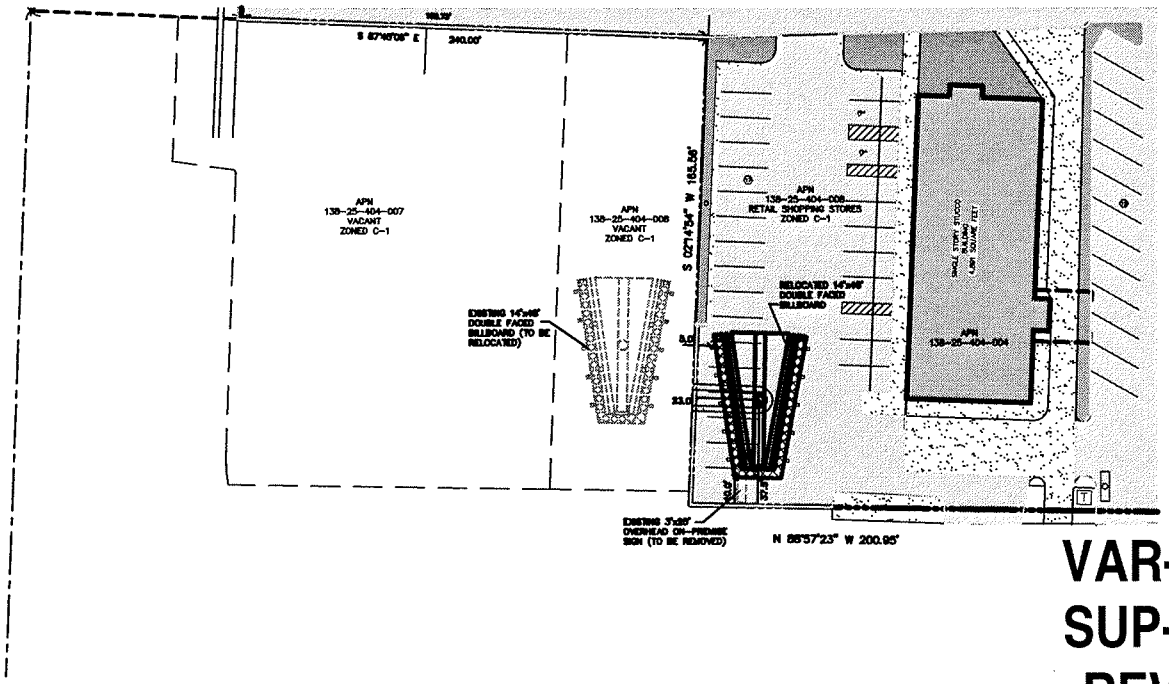
WITHIN 750' OF ANY OTHER OFF-PREMISES SIGN ALONG A FREEWAY OR FEDERAL ROUTE.

WITHIN 300' OF ANY OTHER OFF-PREMISES SIGN ON THE SAME SIDE OF A PUBLIC RIGHT-OF-WAY.

WITHIN 300' OF ANY RESIDENTIALLY ZONED PROPERTY.

WITHIN 50' OF THE POINT OF INTERSECTION OF ANY ROADWAY.

TO FLAG OVER ANY BUILDING OR STRUCTURE.



VAR-39433
SUP-39432
REVISED

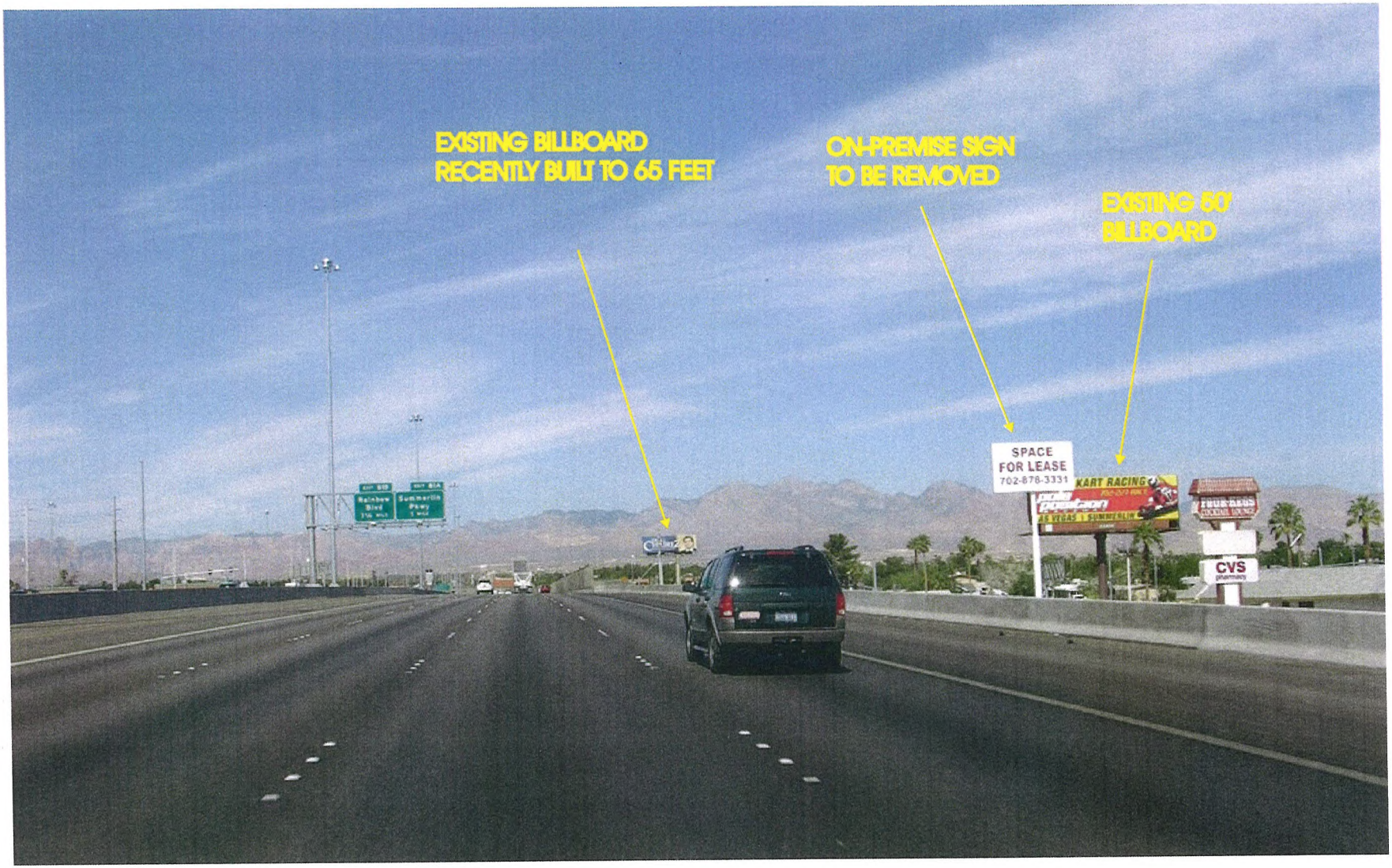
SEP 28 2010

LAMAR ADVERTISING

BAUGHMAN & TURNER, INC.
CIVIL ENGINEERS LAND SURVEYORS LAND PLANNERS
1210 HINSON STREET LAS VEGAS, NEVADA 89102
PH. (702) 870-5771 FAX (702) 878-2895

BILLBOARD PLAN
A.P.N. 138-25-404-004
A PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 26, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M.
CITY OF LAS VEGAS CLARK COUNTY NEVADA

SHEET 2 OF 2



CURRENT VIEW

RECEIVED
SEP 02 2010

VAR-39433
SUP-39432



VIEW WITH ON -PREMISE SIGN REMOVED AND BILLBOARD RELOCATED AND REBUILT TO 65'

RECEIVED
SEP 02 2010

VAR-39433
SUP-39432



EASTBOUND VISIBILITY AT 65' OVERALL HEIGHT.

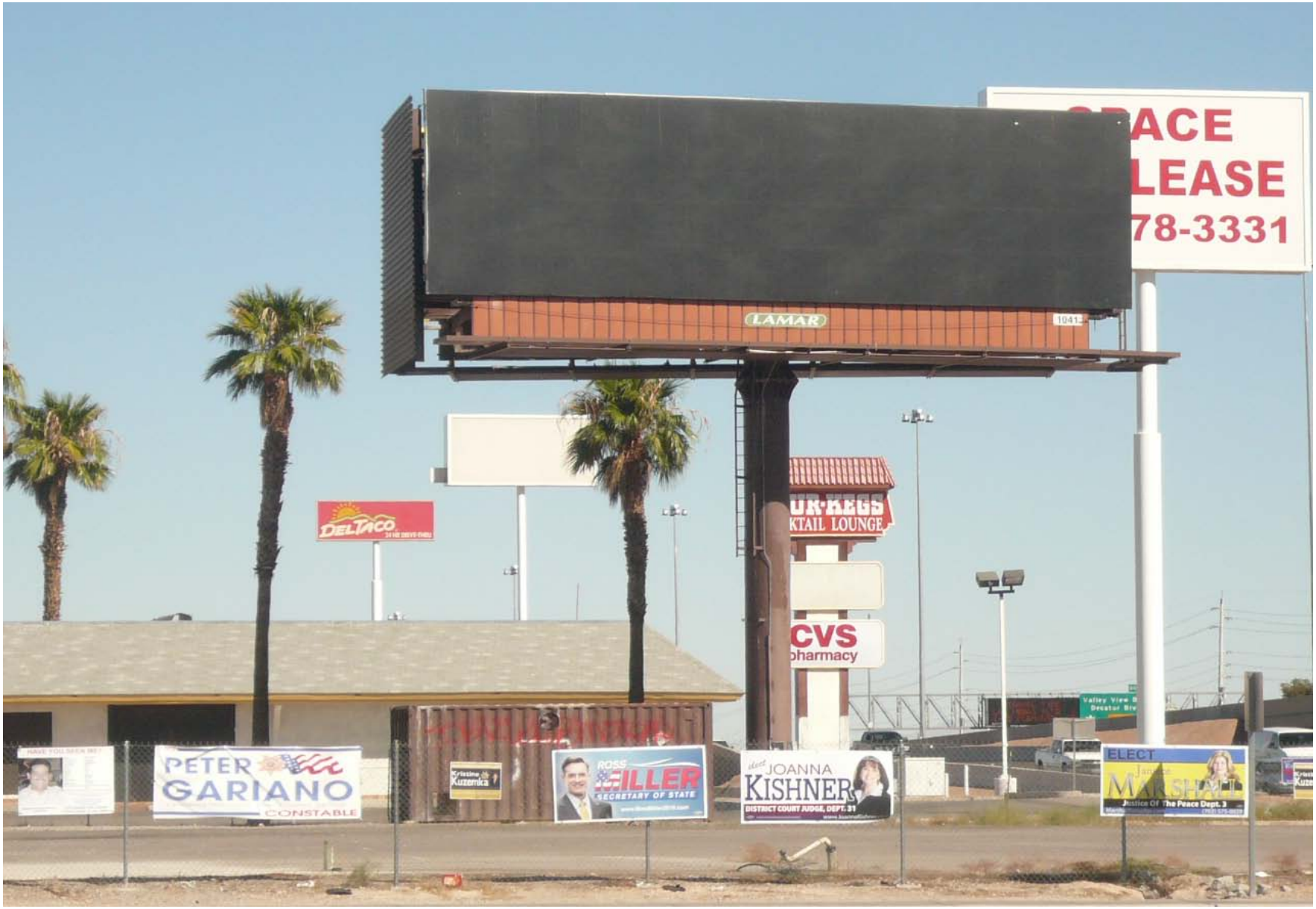
RECEIVED
SEP 0 2 2010

VAR-39433
SUP-39432



VAR-39433 & SUP-39432 - APPLICANT: LAMAR CENTRAL OUTDOOR, LLC – OWNER: D&W, INC.
120 NORTH JONES BOULEVARD

09/16/10



VAR-39433 & SUP-39432 - APPLICANT: LAMAR CENTRAL OUTDOOR, LLC – OWNER: D&W, INC.
120 NORTH JONES BOULEVARD

09/16/10



VAR-39433 & SUP-39432 - APPLICANT: LAMAR CENTRAL OUTDOOR, LLC – OWNER: D&W, INC.
120 NORTH JONES BOULEVARD

09/16/10



VAR-39433 & SUP-39432 - APPLICANT: LAMAR CENTRAL OUTDOOR, LLC – OWNER: D&W, INC.
120 NORTH JONES BOULEVARD

09/16/10



VAR-39433 & SUP-39432 - APPLICANT: LAMAR CENTRAL OUTDOOR, LLC – OWNER: D&W, INC.
120 NORTH JONES BOULEVARD

09/16/10

LAMAR ADVERTISING COMPANY

SEP 0 2 2010

May 17, 2010

City of Las Vegas
Planning and Development
731 S. 4th Street
Las Vegas, NV 89101

Dear Sir:

Lamar Central Outdoor, LLC ("Lamar") desires to construct a new 65' tall billboard upon the southwest portion of the property located at 120 N. Jones Blvd (APN 138-25-404-004). In conjunction with the construction of the new billboard, Lamar will remove its existing billboard (Special Use Permit U-0107-96) located upon the adjacent property at 110 N. Jones Blvd (APN 138-25-404-008). In addition, Lamar will remove the existing on-premise "For Lease" sign located on the subject property at 120 N. Jones Blvd.

With the removal of its existing billboard on the adjacent property, the new billboard will conform to all codified separation distance requirements from other billboards and residential properties. Just as the existing billboard is now, the new billboard would be within 60' of, and oriented toward, the US 95 Highway. The property upon which the proposed sign would be located is zoned C-1 and is not located in the billboard exclusionary zone.

In addition, Lamar desires a Variance to construct the new sign to an overall height of 65' due to the existence of a nearby noise abatement wall to the west of the proposed location. At 65' overall height, the sign would be 43' above the top of the sound wall which is less than the 45' allowed by code. Also, the height of 65' is consistent with the height of an existing billboard located approximately 800' to the west of the proposed site that was recently approved by the City Council. Although the code permits an existing sign to be raised to 65' with a Minor Site Development Plan Review when it is obstructed by a noise abatement wall, it requires a Variance for new signs to be permitted at 65' under the same circumstances.

This application is, in essence, a relocation of a conforming billboard with a variance to allow unobstructed viewing over a noise abatement wall. It is not the construction of an additional billboard adding to the overall number of signs in the City of Las Vegas. As

1863 Helm Drive • Las Vegas, Nevada 89119
PH. (702) 873-4600 FAX (702) 873-4344

VAR-39433
SUP-39432

well, the Variance request for 65' overall height is consistent with what the City permits for existing signs when a noise abatement wall is present.

Also, if approved, Lamar would like permission to construct the new column prior to removal of the old structure. Our plan is to use the head of the old sign with a new column, so permission to construct the new column before complete demolition of the old sign would allow us to simply lift the old head onto the new column. This would preclude the need to have a large crane and tractor trailer hauler on site twice.

Lamar respectfully requests your approval.

Sincerely,

Scott Naftzger
Lease Manager
Lamar Central Outdoor, LLC

VAR-39433
SUP-39432

City of Las Vegas Agenda Item No.: **52.**

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 65-FOOT TALL 14-FOOT X 48-FOOT OFF-PREMISE SIGN at 120 North Jones Boulevard (APN 138-25-404-004), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian). Staff recommends DENIAL.

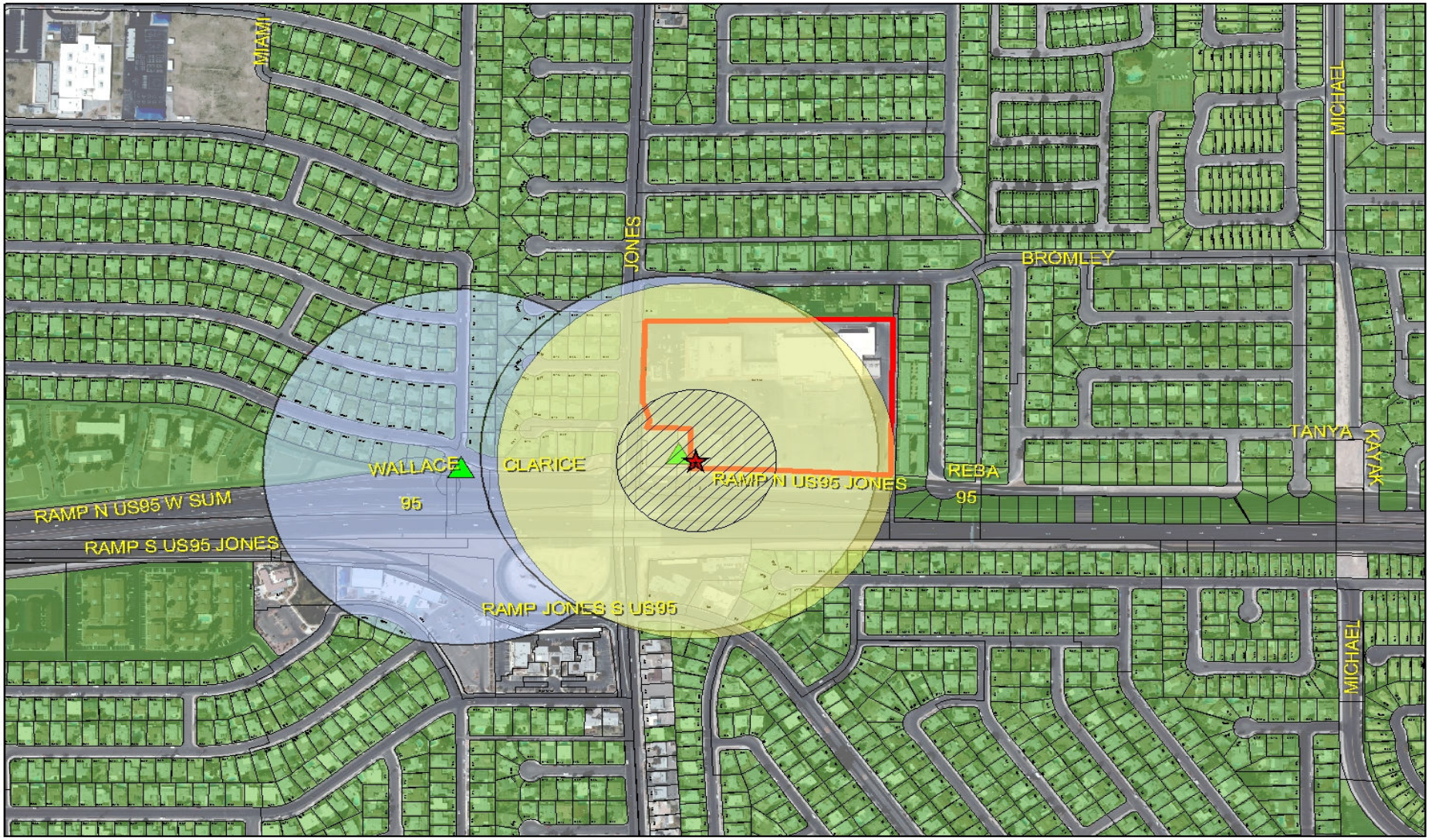
MAY GO TO CITY COUNCIL ON 11/17/10 OR MAY BE FINAL ACTION
(Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends DENIAL.

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Special Map
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.



SUP-39432

- Subject Parcel
- City of Las Vegas Billboard Location
- Clark County Billboard Location
- Proposed Billboard

City of Las Vegas Billboard Data

- 300 Foot Buffer Around Billboard
- 750 Foot Buffer Around Freeway Billboard
- Proposed 300 Foot Billboard Buffer
- Proposed 750 Foot Freeway Billboard Buffer
- Residential Zoned Property
- Off Premise Sign Exclusion Area
- Exempt - Off Premise Area Sign Area

N

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

SEP 0 2 2010

Case Number: **SUP-39432** APN: 138-25-404-004

Name of Property Owner: D&W, Inc. c/o General Growth Properties (GGP)

Name of Applicant: Lamar Central Outdoor, LLC

Name of Representative: WENDELL E. TOBLER

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: Wendell E Tobler

Print Name: WENDELL E TOBLER

Subscribed and sworn before me

This 14 day of July, 2010

Shari L. Perry

Notary Public in and for said County and State

SHARI L. PERRY
Notary Public State of Nevada
No. 99-56449-1
My appt. exp. June 19, 2011

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

SEP 0 2 2010

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit

Project Address (Location) 120 N. Jones Blvd

Project Name US 95 / Jones Relocation - BILLBOARD **Proposed Use** Off-premise sign

Assessor's Parcel #(s) 138-25-404-004 **Ward #** 1

General Plan: existing SC proposed ____ **Zoning:** existing C-1 proposed ____

Commercial Square Footage 672 **Floor Area Ratio** ____

Gross Acres 12.8 **Lots/Units** ____ **Density** ____

Additional Information Application for a new billboard in conjunction with the removal of an existing billboard on an adjacent property.

PROPERTY OWNER D&W Inc. c/o GGP **Contact** Cynthia Stanley-Lee

Address 4300 Meadows Lane **Phone:** (702) 878-3331 **Fax:** ____

City Las Vegas **State** NV **Zip** 89107

E-mail Address ____

APPLICANT Lamar Central Outdoor, LLC **Contact** Scott Naftzger

Address 1863 Helm Drive **Phone:** (702) 873-4600 **Fax:** (702) 873-4344

City Las Vegas **State** NV **Zip** 89119

E-mail Address snaftzger@lamar.com

REPRESENTATIVE Same as Applicant **Contact** ____

Address ____ **Phone:** ____ **Fax:** ____

City ____ **State** ____ **Zip** ____

E-mail Address ____

Property Owner Signature* Wendell E Tobler

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name WENDELL E TOBLER

Subscribed and sworn before me

This 17 day of July, 2010.

Shari L. Perry

Notary Public in and for said County and State

SHARI L. PERRY
Notary Public State of Nevada
No. 99-56449-1
My appt. exp. June 19, 2011

FOR DEPARTMENT USE ONLY

Case #	SUP 39432
Meeting Date:	10.21.10
Total Fee:	$1,030.—
Date Received:*	9.2.10
Received By:	JFR

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

f:\depot\Application Packet\Application Form.pdf

Revised 10/27/08

City of Las Vegas Agenda Item No.: **53.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 21, 2010

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

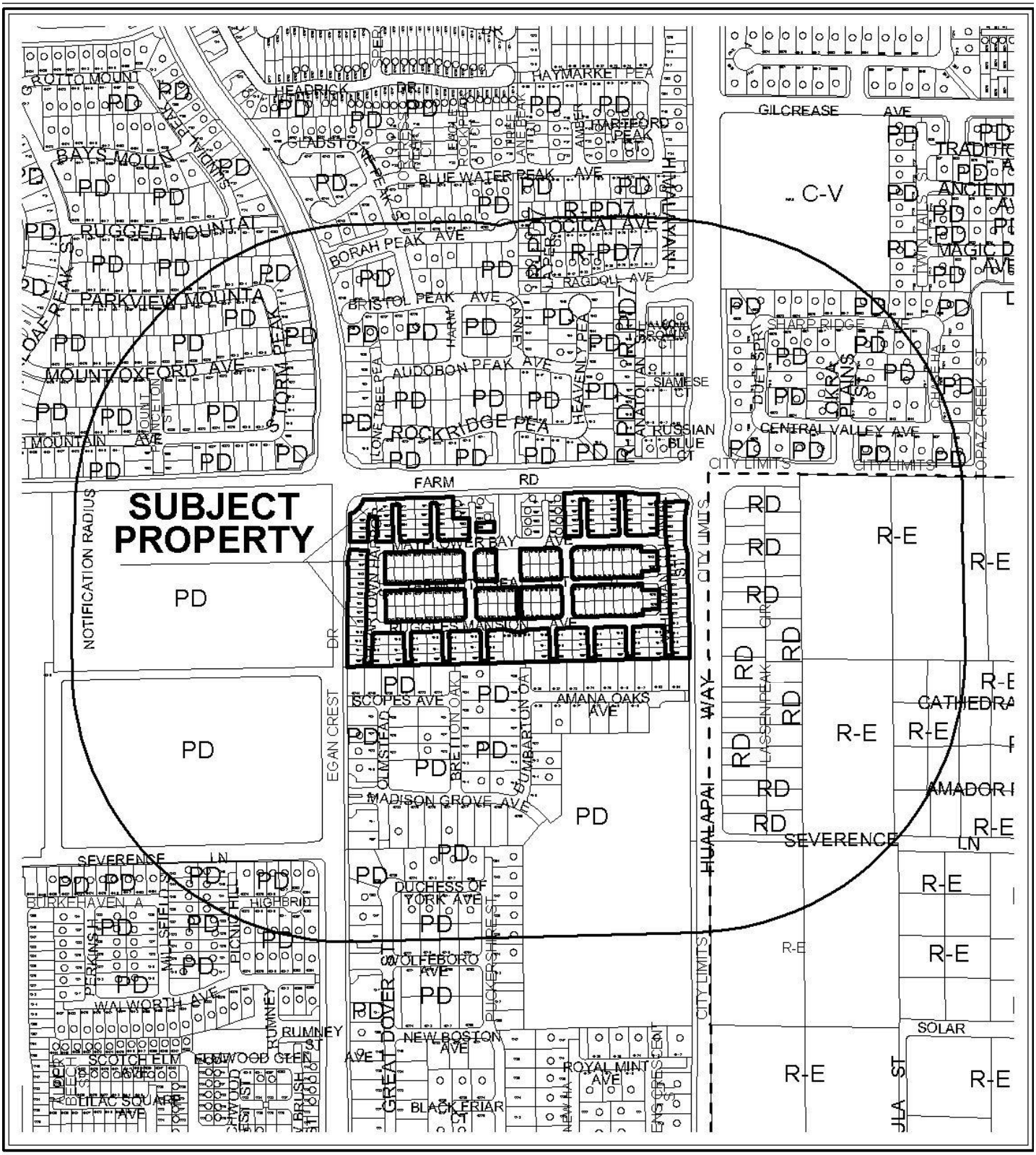
SUBJECT:
VAR-39468 - VARIANCE - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: PROVIDENCE 207, LLC - Request for a Variance TO ALLOW THE GARAGE SETBACK TO BE SEVEN FEET OR LESS, WHERE FIVE FEET OR LESS IS REQUIRED; A FRONT YARD, SECOND-STORY SETBACK OF THREE FEET WHERE EIGHT FEET IS REQUIRED; AND REAR AND SIDE YARD SETBACKS OF 7 FEET WHERE 10 FEET IS REQUIRED ON LOTS 21 AND 103 on 20.9 acres adjacent to the southwest corner of Farm Road and Hualapai Way (APNs Multiple), PD (Planned Development) Zone, Ward 6 (Ross). Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 11/17/10 OR MAY BE FINAL ACTION
(Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends DENIAL.

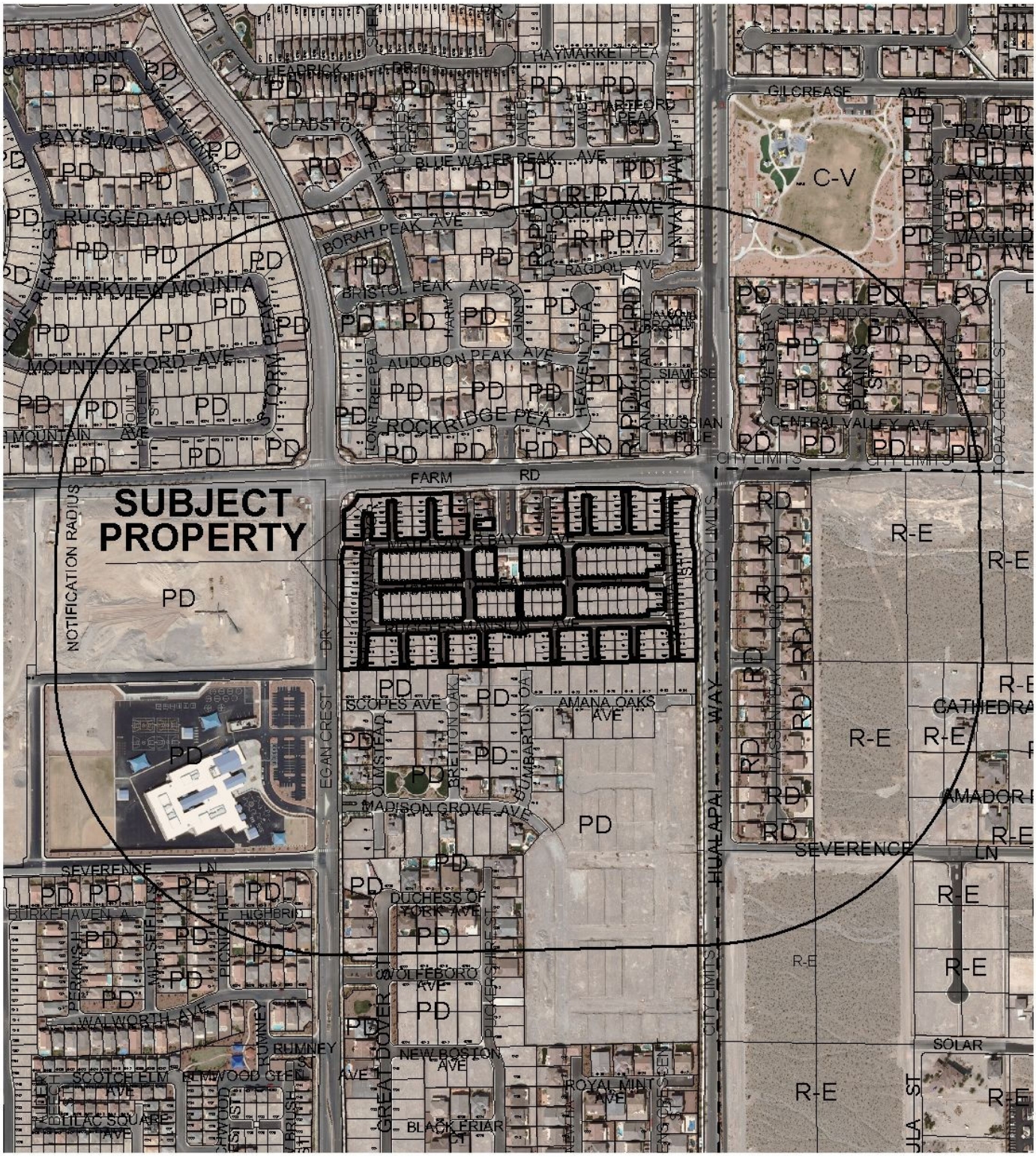
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



CASE: VAR-39468

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)



0 300 600 Feet

CASE: **VAR-39468**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

N

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-39468** APN: 126-13-713-009-122, 126-13-713-127-129

Name of Property Owner: Providence 207, LLC.

Name of Applicant: Richmond American Homes

Name of Representative: Slater Hanifan Group

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

_____Yes _____X_____No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Joel H. Farkas, Manager

Subscribed and sworn before me

This 2ND day of September, 2010

_____

Notary Public in and for said County and State

County of Arapahoe

State of Colorado

my commission expires: 01-27-2013

TONI SERRA NOTARY PUBLIC STATE OF COLORADO

RECEIVED
SEP 07 20..
City of Las Vegas

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) Hualapai / Farm

Project Name Providence POD 113 - Emerson **Proposed Use**

Assessor's Parcel #(s) 126-13-713-009-122,126-13-713-127-2## **Ward #**

General Plan: existing proposed **Zoning:** existing PD proposed

Commercial Square Footage N/A **Floor Area Ratio** N/A

Gross Acres **Lots/Units** **Density**

Additional Information

PROPERTY OWNER Providence 207, LLC **Contact**

Address 9033 E. Easter Pl # 112 **Phone:** 720-362-5995 **Fax:** 720-362-7116

City Centennial **State** CO **Zip** 80112-2150

E-mail Address

APPLICANT Richmond American Homes **Contact** Christine Frazzitta

Address 7770 S. Dean Martin Drive # 410 **Phone:** (702) 617-8439 **Fax:**

City Las Vegas **State** Nevada **Zip** 89139

E-mail Address Christine.Frazzitta@mdch.com

REPRESENTATIVE Slater Hanifan Group **Contact** Chelsea Peltier

Address 5740 S. Arville St. # 216 **Phone:** (702) 284-5300 **Fax:** (702) 284-5399

City Las Vegas **State** Nevada **Zip** 89118

E-mail Address cpeltier@shg-inc.com

Property Owner Signature* Joel H. Farkas

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name Joel H. Farkas, Manager

Subscribed and sworn before me

This 2ND day of September, 20 10

Toni Serra

Notary Public in and for said County and State

County of Arapahoe

State of Colorado

my commission expires: 01-27-2013

TONI SERRA NOTARY PUBLIC STATE OF COLORADO

FOR DEPARTMENT USE ONLY

Case #	VAR-39468
Meeting Date:	10-21-10
Total Fee:	
Date Received:*	9-7-10
Received By:	F.S

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

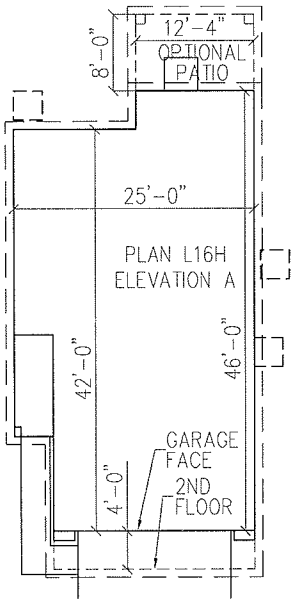


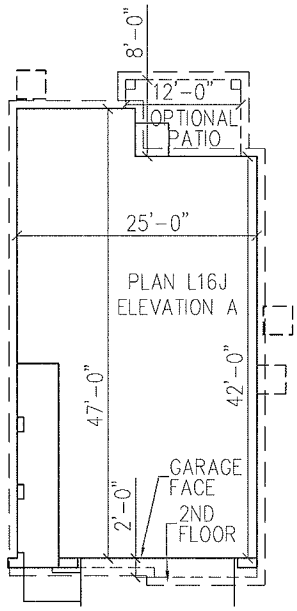
RECEIVED
SEP 07 2010
City of Las Vegas

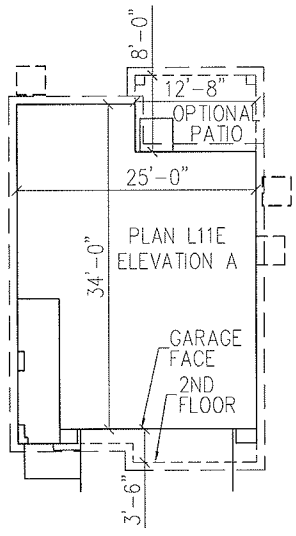
VAR-39468
ROC-39470

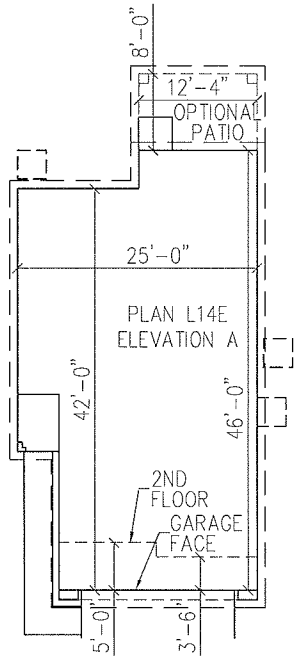
SLATER HANIFAN GROUP CONSULTING ENGINEERS & PLANNERS 5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118 PHONE (702) 284-5300 FAX (702) 284-5399	RICHMOND AMERICAN HOMES **PROVIDENCE POD 113 EMERSON** **SITE PLAN**	DATE: 8/13/10 DRAFTER: DESIGNER: MAK CHECKED: TJS	PROJECT NO. RAH1005-001 **EX-1** SHEET 1 OF 2

j:\rah1005-001 providence pod 113\dwg\figures\100903 rah1005-001 site plan-product exhibit.dwg 9/3/2010 3:33 PM Matt Key









VAR-39468
ROC-39470

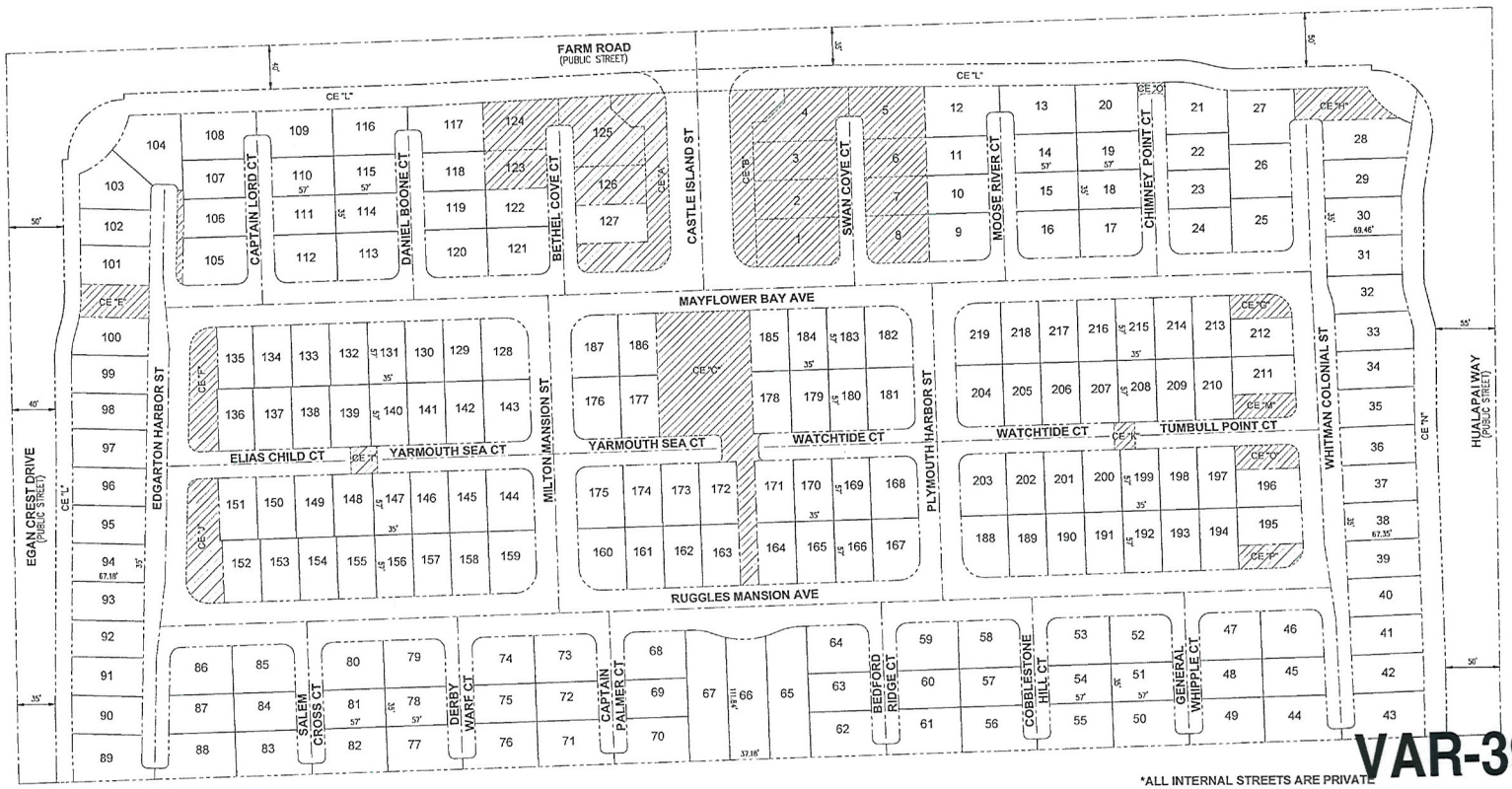
SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

RICHMOND AMERICAN HOMES

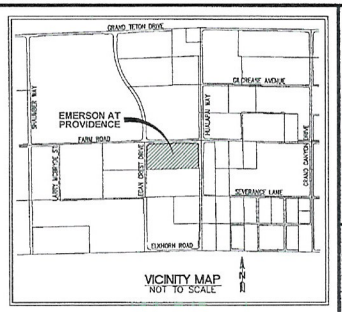
PROVIDENCE POD 113 EMERSON
PRODUCT EXHIBIT

DATE: 8/13/10	PROJECT NO. RAH1005-001
DRAFTER:	
DESIGNER: MAK	**EX-2**
CHECKED: TJS	SHEET 2 OF 2

j:\rah1005-001 providence pod 113\dwg\figures\100903 rah1005-001 site plan-product exhibit.dwg 9/3/2010 3:33 PM Matt Key



*ALL INTERNAL STREETS ARE PRIVATE



SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #214, LAS VEGAS, NV 89118
PHONE (702) 384-4300 FAX (702) 384-4399

NO.	DESCRIPTION	DATE	BY	APP DATE	APP

RICHMOND AMERICAN HOMES
PROVIDENCE POD 113 EMERSON
SITE PLAN

DATE: 9/3/10
DRAFTER: DSP
DESIGNER: MK
CHECKED: TJS
PROJECT NO.
RAH1005-001

EX-1
SHEET 1 OF 1

VAR-39468
ROC-39470

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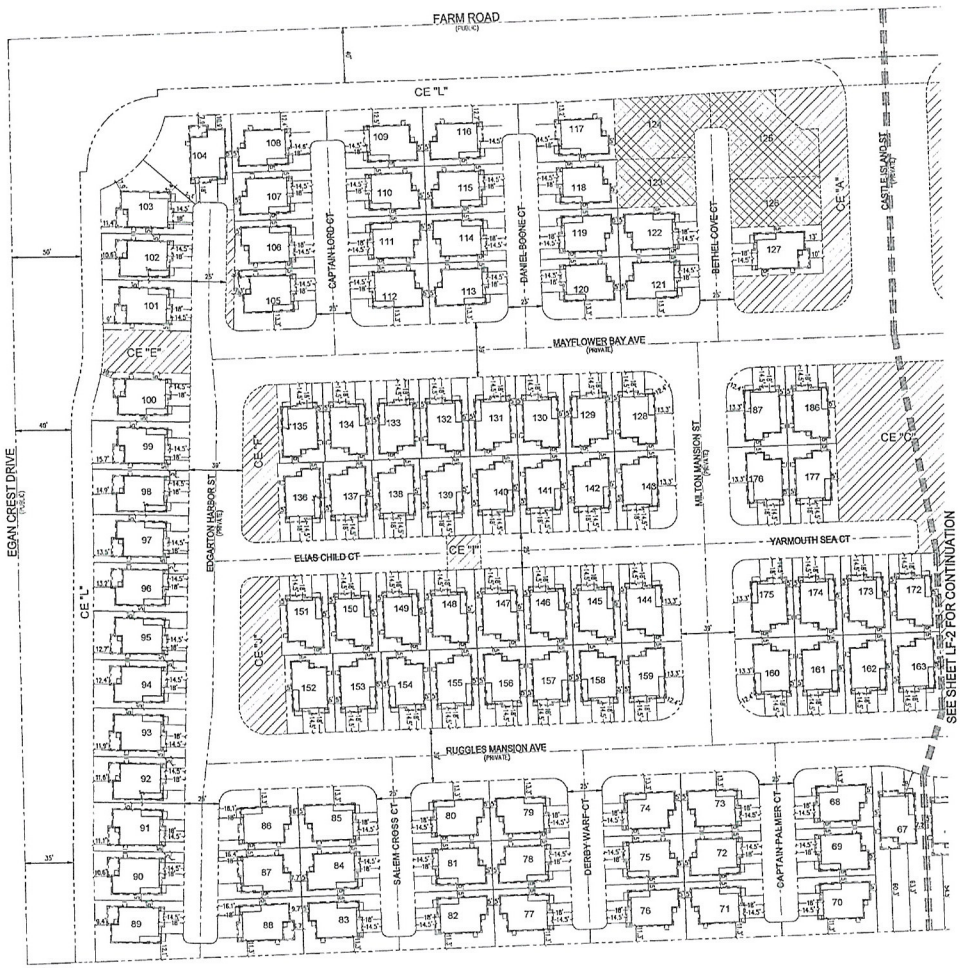
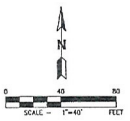
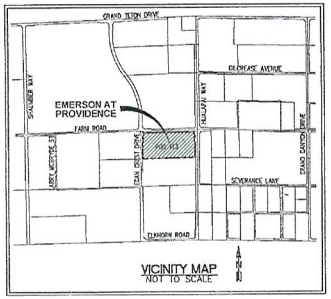
SEP 07 2010
City of Las Vegas







SETBACKS

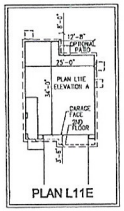
SEE CLIFF'S EDGE MASTER DEVELOPMENT PLAN AND DESIGN GUIDELINES

LOTS FRONTING COURT STREETS COMPLY TO RESIDENTIAL SMALL LOT (MAIN LOT CLUSTER), SECTION 3.2.3

LOTS FRONTING NEIGHBORHOOD STREETS COMPLY TO RESIDENTIAL SMALL LOT (CONVENTIONAL), SECTION 3.2.4

FRONT (LIVING AREA OR PORCH)	
NEIGHBORHOOD STREET:	
SINGLE STORY ELEMENT	= 15', 5' TO PORCH
TWO STORY ELEMENT	= 17' (5' ALLOWED FOR UP TO 50% OF WALL PLANE)
COURT STREET:	= 3' (LIVING AREA, PORCH, COURTYARD/PATIO GATE)
GARAGE	= LESS THAN 5' OR 18'+
INTERIOR PROPERTY LINE	
SIDE	= 3'
REAR	= 7' (3' ALLOWED FOR UP TO 50% OF WALL PLANE)
PARCEL PROPERTY LINE	= 10'
PATIO COVERS	= 5'
REAR 2ND STORY BALCONY	= 7'
BUILDING SEPARATION	= 6'
PRIVATE YARD SPACE	= 150 SF (10' MINIMUM DIMENSION)

WE UNDERSTAND AT THE TIME OF P-LOG SUBMITTAL, A COPY OF THE APPROVED DOCUMENTATION FROM THE MASTER DEVELOPER SHALL BE SUBMITTED TO VERIFY ALL REQUIREMENTS OF SECTION'S 3.2 AND 3.3 SPECIFICALLY WITH REGARDS TO PRODUCT PLOTTING, SETBACKS, OFFSETS, AND ADJACENT SETBACK/FLOOR PLAN REQUIREMENTS HAVE BEEN REVIEWED AND APPROVED BY THE MASTER DEVELOPER.



CONDITIONS OF APPROVAL

VAC-13240, TMP-11442, & WDD-10531

- DEVELOPMENT SHALL CONFORM TO CLIFF'S EDGE MASTER DEVELOPER PLAN STANDARDS

LEGEND

- PHASE LINE
- MATCHLINE
- ROADWAY CENTERLINE
- RIGHT-OF-WAY/PROPERTY LINE
- LOT LINE
- EASEMENT LINE
- 23 LOT NUMBER
- PRIVATE STREET LIGHT
- PUBLIC STREET LIGHT
- FIRE HYDRANT
- SCARP
- NOT A PART
- EXISTING HOMES

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VAR-39468

ROC-39470

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 384-5300 FAX (702) 384-5399

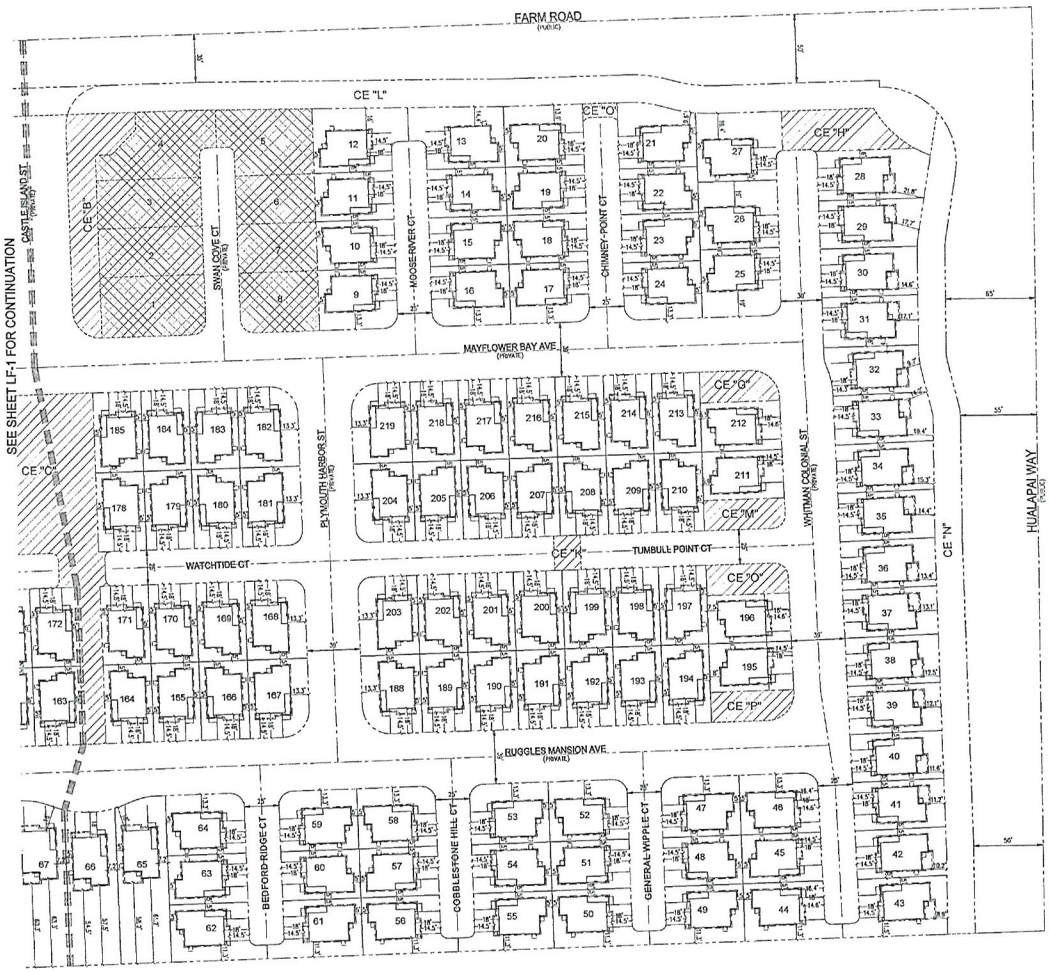
RICHMOND AMERICAN HOMES

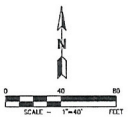
PROVIDENCE POD 113 EMERSON

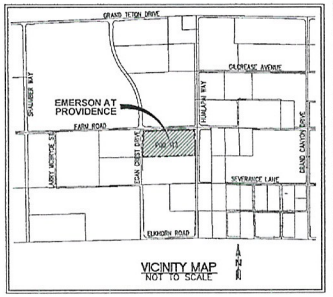
PLAN L11E (ELLIOT) LOT FIT

DATE: 8/18/10
DRAFTER:
DESIGNER: MAK
CHECKED: TJS
PROJECT NO. RAH1005-001

LF-1
SHEET 1 OF 9







SETBACKS

SEE CLIFF'S EDGE MASTER DEVELOPMENT PLAN AND DESIGN GUIDELINES

LOTS FRONTING COURT STREETS COMPLY TO RESIDENTIAL SMALL LOT (VAN LOT CLUSTER); SECTION 3.2.3

LOTS FRONTING NEIGHBORHOOD STREETS COMPLY TO RESIDENTIAL SMALL LOT (CONVENTIONAL); SECTION 3.2.4

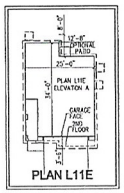
FRONT (LIVING AREA OR PORCH)	
NEIGHBORHOOD STREET:	
SINGLE STORY ELEVATION	= 8', 5' TO PORCH
TWO STORY ELEVATION	= 12' (5' ALLOWED FOR UP TO 50% OF WALL PLANE)
COURT STREET:	= 3' (LIVING AREA, PORCH, COURTYARD/PATIO GATE)
GARAGE	= LESS THAN 5' OR 18'+
INTERIOR PROPERTY LINE	
SIDE	= 3'
REAR	= 7' (3' ALLOWED FOR UP TO 50% OF WALL PLANE)
PARCEL PROPERTY LINE	= 10'
PATIO COVERS	= 5'
REAR 2ND STORY BALCONY	= 7'
BUILDING SEPARATION	= 6'
PRIVATE YARD SPACE	= 150 SF (10' MINIMUM DIMENSION)

WE UNDERSTAND AT THE TIME OF P-LOD SUBMITTAL A COPY OF THE APPROVED DOCUMENTATION FROM THE MASTER DEVELOPER SHALL BE SUBMITTED TO VERIFY ALL REQUIREMENTS OF SECTION'S 3.2 AND 3.3 SPECIFICALLY WITH REGARDS TO PRODUCT PLOTTING, SETBACKS, OFFSETS, AND ADJACENT SETBACK/FLOOR PLAN REQUIREMENTS HAVE BEEN REVIEWED AND APPROVED BY THE MASTER DEVELOPER.

CONDITIONS OF APPROVAL

VAC-12045, SUP-11447, & WDD-10531

- DEVELOPMENT SHALL CONFORM TO CLIFF'S EDGE MASTER DEVELOPER PLAN STANDARDS



LEGEND

- PHASE LINE
- MATCHLINE
- ROADWAY CENTERLINE
- RIGHT-OF-WAY/PROPERTY LINE
- LOT LINE
- EASEMENT LINE
- 23 LOT NUMBER
- PRIVATE STREET LIGHT
- PUBLIC STREET LIGHT
- FIRE HYDRANT
- SCARP
- NOT A PART
- EXISTING HOMES

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VAR-39468
ROC-39470

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
8748 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5599 FAX (702) 284-5599

NO	DESCRIPTION	DATE	BY	APP. DATE	APP.

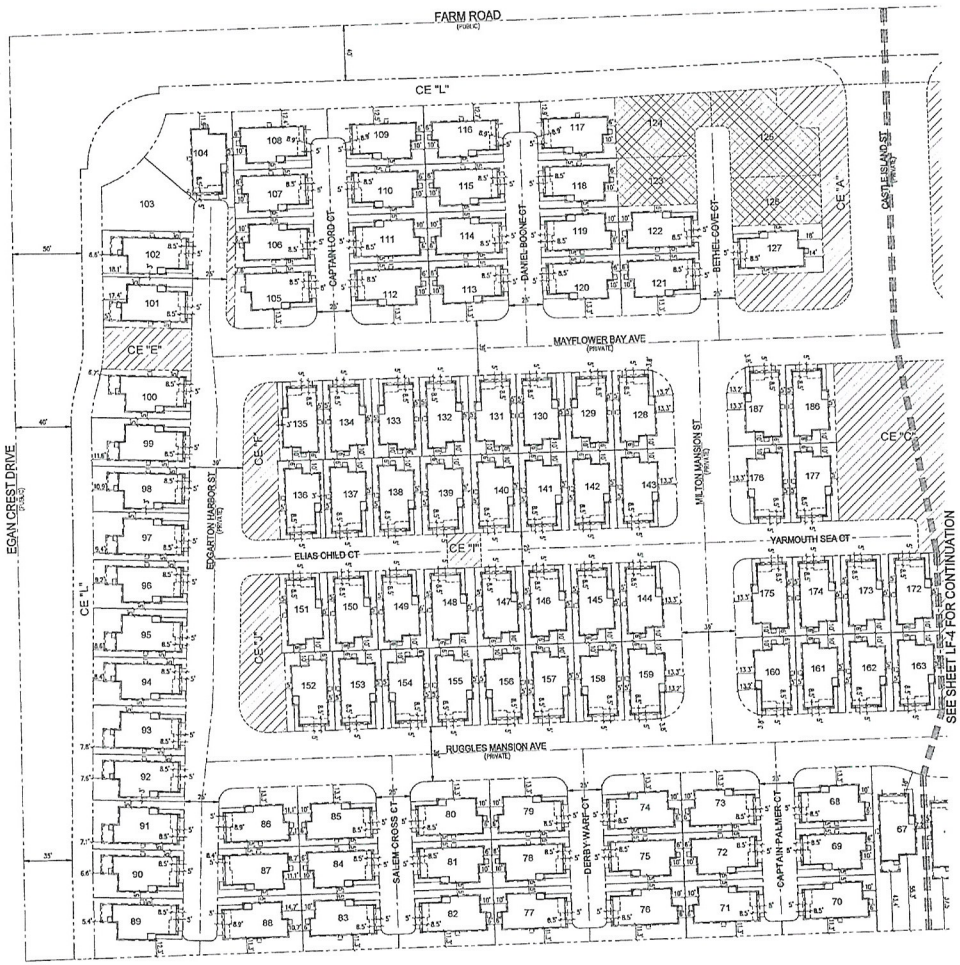
RICHMOND AMERICAN HOMES

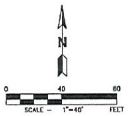
PROVIDENCE POD 113 EMERSON

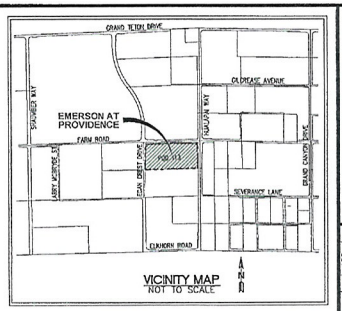
PLAN L11E (ELLIOT) LOT FIT

DATE: 8/18/10
DRAFTER:
DESIGNER: MAK
CHECKED: TJS
PROJECT NO.
RAH1005-001

LF-2
SHEET 2 OF 9







SETBACKS

SEE CLIFF'S EDGE MASTER DEVELOPMENT PLAN AND DESIGN GUIDELINES

LOTS FRONTING COURT STREETS COMPLY TO RESIDENTIAL SMALL LOT (AKA LOT CLUSTER): SECTION 3.2.3

LOTS FRONTING NEIGHBORHOOD STREETS COMPLY TO RESIDENTIAL SMALL LOT (CONVENTIONAL): SECTION 3.2.4

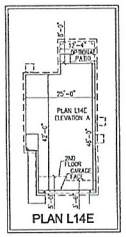
FRONT (LIVING AREA OR PORCH)	
NEIGHBORHOOD STREET:	
SINGLE STORY ELEMENT	= 8'; 5' TO PORCH
TWO STORY ELEMENT	= 12' (8' ALLOWED FOR UP TO 50% OF WALL PLANE)
COURT STREET:	= 3' (LIVING AREA, PORCH, COURTYARD/PATIO GATE)
GARAGE	= LESS THAN 5' OR 18'+
INTERIOR PROPERTY LINE	
SIDE	= 3'
REAR	= 7' (3' ALLOWED FOR UP TO 50% OF WALL PLANE)
PARCEL PROPERTY LINE	= 10'
PATIO COVERS	= 5'
REAR 2ND STORY BALCONY	= 7'
BUILDING SEPARATION	= 6'
PRIVATE YARD SPACE	= 150 SF (10' MINIMUM DIMENSION)

WE UNDERSTAND AT THE TIME OF F-LOG SUBMITTAL, A COPY OF THE APPROVED DOCUMENTATION FROM THE MASTER DEVELOPER SHALL BE SUBMITTED TO VERIFY ALL REQUIREMENTS OF SECTION'S 3.2 AND 3.3 SPECIFICALLY WITH REGARDS TO PRODUCT PLOTTING, SETBACKS, OFFSETS, AND ADJACENT SETBACK/FLOOR PLAN REQUIREMENTS HAVE BEEN REVIEWED AND APPROVED BY THE MASTER DEVELOPER.

CONDITIONS OF APPROVAL

VAC-13245, TMP-11447, & WDR-10531

- DEVELOPMENT SHALL CONFORM TO CLIFF'S EDGE MASTER DEVELOPER PLAN STANDARDS



LEGEND

- PHASE LINE
- PATHLINE
- ROADWAY CENTERLINE
- RIGHT-OF-WAY/PROPERTY LINE
- LOT LINE
- EASEMENT LINE
- 23 LOT NUMBER
- PRIVATE STREET LIGHT
- PUBLIC STREET LIGHT
- FIRE HYDRANT
- SCARP
- NOT A PART
- EXISTING HOMES

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VAR-39468
ROC-39470

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5748 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 384-6399
FAX (702) 384-6399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

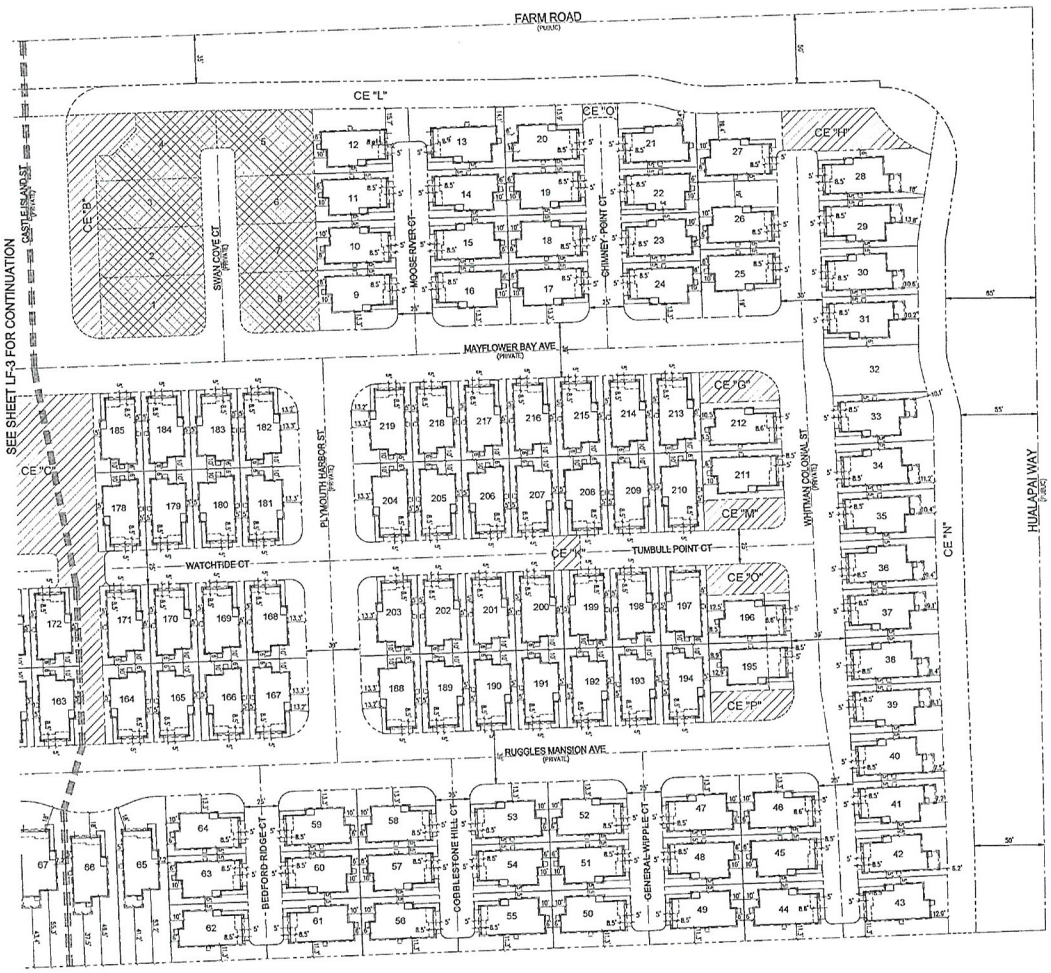
RICHMOND AMERICAN HOMES

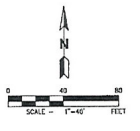
PROVIDENCE POD 113 EMERSON

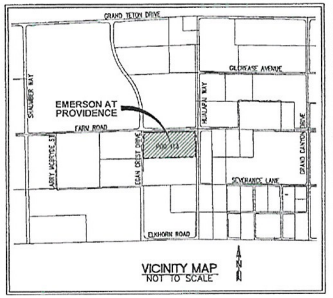
PLAN L14E (EMILIA) LOT FIT

DATE: 8/18/10
DRAFTER:
DESIGNER: MAK
CHECKED: TJS
PROJECT NO. RAH1005-001

LF-3
SHEET 3 OF 9







SETBACKS

SEE CLIFF'S EDGE MASTER DEVELOPMENT PLAN AND DESIGN GUIDELINES

LOTS FRONTING COURT STREETS COMPLY TO RESIDENTIAL SMALL LOT (NAR LOT CLUSTER); SECTION 3.2.3

LOTS FRONTING NEIGHBORHOOD STREETS COMPLY TO RESIDENTIAL SMALL LOT (CONVENTIONAL); SECTION 3.2.4

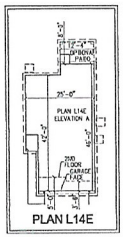
FRONT (LIVING AREA OR PORCH)	
NEIGHBORHOOD STREET:	
SINGLE STORY ELEMENT	= 8', 5' TO PORCH
TWO STORY ELEMENT	= 12' (5' ALLOWED FOR UP TO 60% OF WALL PLANE)
COURT STREET:	= 3' (LIVING AREA, PORCH, COURTYARD/PATIO GATE)
GARAGE	= LESS THAN 5' OR 18'+
INTERIOR PROPERTY LINE	
SIDE	= 3'
REAR	= 7' (3' ALLOWED FOR UP TO 50% OF WALL PLANE)
PARCEL PROPERTY LINE	= 10'
PATIO COVERS	= 5'
REAR 2ND STORY BALCONY	= 7'
BUILDING SEPARATION	= 6'
PRIVATE YARD SPACE	= 150 SF (10' MINIMUM DIMENSION)

WE UNDERSTAND AT THE TIME OF F-LOG SUBMITTAL, A COPY OF THE APPROVED DOCUMENTATION FROM THE MASTER DEVELOPER SHALL BE SUBMITTED TO VERIFY ALL REQUIREMENTS OF SECTION'S 3.3 AND 3.3 SPECIFICALLY WITH REGARDS TO PRODUCT FOOTPRINT, SETBACKS, OFFSETS, AND ADJACENT SETBACK/FLOOR PLAN REQUIREMENTS HAVE BEEN REVIEWED AND APPROVED BY THE MASTER DEVELOPER.

CONDITIONS OF APPROVAL

WVC-13245, TMP-11442, & WDD-10531

- DEVELOPMENT SHALL CONFORM TO CLIFF'S EDGE MASTER DEVELOPER PLAN STANDARDS



LEGEND

- PHASE LINE
- MATCHLINE
- ROADWAY CENTERLINE
- RIGHT-OF-WAY/PROPERTY LINE
- LOT LINE
- EASEMENT LINE
- 23 LOT NUMBER
- PRIVATE STREET LIGHT
- PUBLIC STREET LIGHT
- FIRE HYDRANT
- SCARP
- NOT A PART
- EXISTING HOMES

RECEIVED

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PHONE (702) 254-5300 FAX (702) 254-5399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

RICHMOND AMERICAN HOMES

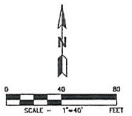
PROVIDENCE POD 113 EMERSON

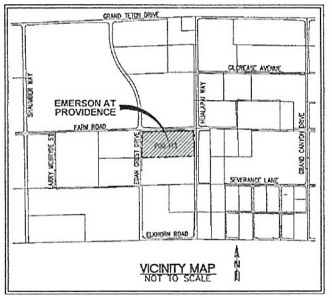
PLAN L14E (EMILIA) LOT FIT

DATE: 8/18/10
DRAFTER:
DESIGNER: MAK
CHECKED: TJS
PROJECT NO. RAH1005-001

LF-4
SHEET 4 OF 9







VICINITY MAP
NOT TO SCALE

SETBACKS

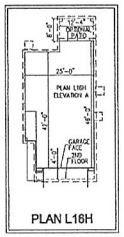
SEE CLIFF'S EDGE MASTER DEVELOPMENT PLAN AND DESIGN GUIDELINES

LOTS FRONTING COURT STREETS COMPLY TO RESIDENTIAL SMALL LOT (VAN LOT CLUSTER); SECTION 3.2.3

LOTS FRONTING NEIGHBORHOOD STREETS COMPLY TO RESIDENTIAL SMALL LOT (CONVENTIONAL); SECTION 3.2.4

FRONT (LIVING AREA OR PORCH)	
NEIGHBORHOOD STREET:	
SINGLE STORY ELEMENT	= 8', 5' TO PORCH
TWO STORY ELEMENT	= 12' (8' ALLOWED FOR UP TO 60% OF WALL PLANE)
COURT STREET:	= 3' (LIVING AREA, PORCH, COURTYARD/PATIO GATE)
GARAGE	= LESS THAN 5' OR 18'+
INTERIOR PROPERTY LINE	
SIDE	= 3'
REAR	= 7' (3' ALLOWED FOR UP TO 50% OF WALL PLANE)
PARCEL PROPERTY LINE	= 10'
PATIO COVERS	= 5'
REAR 2ND STORY BALCONY	= 7'
BUILDING SEPARATION	= 6'
PRIVATE YARD SPACE	= 150 SF (10' MINIMUM DIMENSION)

WE UNDERSTAND AT THE TIME OF P-LOG SUBMITTAL, A COPY OF THE APPROVED DOCUMENTATION FROM THE MASTER DEVELOPER SHALL BE SUBMITTED TO VERIFY ALL REQUIREMENTS OF SECTION'S 3.3 AND 3.3 SPECIFICALLY WITH REGARDS TO PRODUCT PLOTTING, SETBACKS, OFFSETS, AND ADJACENT SETBACK/FLOOR PLAN REQUIREMENTS HAVE BEEN REVIEWED AND APPROVED BY THE MASTER DEVELOPER.



PLAN L16H

CONDITIONS OF APPROVAL

VAC-13245, TMP-11447, & WDD-10531

- DEVELOPMENT SHALL CONFORM TO CLIFF'S EDGE MASTER DEVELOPER PLAN STANDARDS

LEGEND

- PHASE LINE
- MATCHLINE
- ROADWAY CENTERLINE
- RIGHT-OF-WAY/PROPERTY LINE
- LOT LINE
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- 23 LOT NUMBER
- PRIVATE STREET LIGHT
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2748 S. ARVILLE STREET #215, LAS VEGAS, NV 89118
PHONE (702) 294-5300 FAX (702) 294-5399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

RICHMOND AMERICAN HOMES

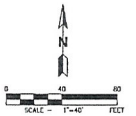
PROVIDENCE POD 113 EMERSON
PLAN L16H (EVA) LOT FIT

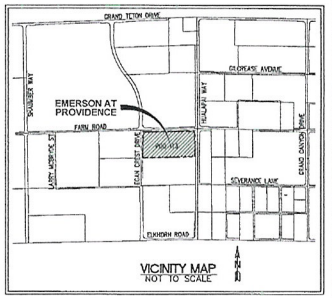
DATE: 8/18/10
DRAFTER:
DESIGNER: MAK
CHECKED: TJS
PROJECT NO.
RAH1005-001

LF-5
SHEET 5 OF 9

VAR-39468
ROC-39470







SETBACKS

SEE CLIFF'S EDGE MASTER DEVELOPMENT PLAN AND DESIGN GUIDELINES

LOTS FRONTING COURT STREETS COMPLY TO RESIDENTIAL SMALL LOT (MW LOT CLUSTER); SECTION 3.2.3

LOTS FRONTING NEIGHBORHOOD STREETS COMPLY TO RESIDENTIAL SMALL LOT (CONVENTIONAL); SECTION 3.2.4

FRONT (LIVING AREA OR PORCH)
- NEIGHBORHOOD STREET:
  - SINGLE STORY ELEMENT = 8', 5' TO PORCH
  - TWO STORY ELEMENT = 12' (6' ALLOWED FOR UP TO 60% OF WALL PLANE)
- COURT STREET: = 3' (LIVING AREA, PORCH, COURTYARD/PATIO GATE)
- GARAGE = LESS THAN 5' OR 18'+

INTERIOR PROPERTY LINE
- SIDE = 3'
- REAR = 7' (3' ALLOWED FOR UP TO 50% OF WALL PLANE)

PARCEL PROPERTY LINE = 10'

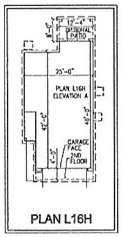
PATIO COVERS = 5'

REAR 2ND STORY BALCONY = 7'

BUILDING SEPARATION = 6'

PRIVATE YARD SPACE = 150 SF (10' MINIMUM DIMENSION)

WE UNDERSTAND AT THE TIME OF P-LOS SUBMITTAL, A COPY OF THE APPROVED DOCUMENTATION FROM THE MASTER DEVELOPER SHALL BE SUBMITTED TO VERIFY ALL REQUIREMENTS OF SECTIONS 3.3 AND 3.5 SPECIFICALLY WITH REGARDS TO PRODUCT PLOTTING, SETBACKS, OFFSETS, AND ADJACENT SETBACK/FLOOR PLAN REQUIREMENTS HAVE BEEN REVIEWED AND APPROVED BY THE MASTER DEVELOPER.



CONDITIONS OF APPROVAL

VAC-13245, TMP-11447, & WDD-10531

- DEVELOPMENT SHALL CONFORM TO CLIFF'S EDGE MASTER DEVELOPER PLAN STANDARDS

LEGEND

- PHASE LINE
- MATCHLINE
- ROADWAY CENTERLINE
- RIGHT-OF-WAY/PROPERTY LINE
- LOT LINE
- EASEMENT LINE
- 23 LOT NUMBER
- PRIVATE STREET LIGHT
- PUBLIC STREET LIGHT
- FIRE HYDRANT
- SCARP
- NOT A PART
- EXISTING HOMES

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 254-5388
FAX (702) 254-5389

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

RICHMOND AMERICAN HOMES

PROVIDENCE POD 113 EMERSON

PLAN L16H (EVA) LOT FIT

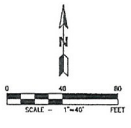
DATE: 8/18/10
DRAFTER:
DESIGNER: MAK
CHECKED: TJS
PROJECT NO. RAH1005-001

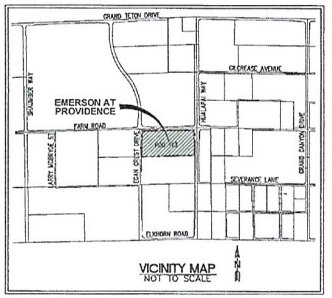
LF-6
SHEET 6 OF 9

RECEIVED
SEP - 7 2010

VAR-39468
ROC-39470







SETBACKS

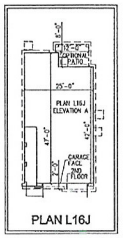
SEE CITY'S EDGE MASTER DEVELOPMENT PLAN AND DESIGN GUIDELINES

LOTS FRONTING COURT STREETS COMPLY TO RESIDENTIAL SMALL LOT (VAN LOT CLUSTER); SECTION 3.3.3

LOTS FRONTING NEIGHBORHOOD STREETS COMPLY TO RESIDENTIAL SMALL LOT (CONVENTIONAL); SECTION 3.2.4

FRONT (LIVING AREA OR PORCH)	
NEIGHBORHOOD STREET:	
SINGLE STORY ELEMENT	= 8'; 5' TO PORCH
TWO STORY ELEMENT	= 10' (6' ALLOWED FOR UP TO 50% OF WALL PLANE)
COURT STREET:	= 3' (LIVING AREA, PORCH, COURTYARD/PATIO GATE)
GARAGE	= LESS THAN 5' OR 18'+
INTERIOR PROPERTY LINE	
SIDE	= 3'
REAR	= 7' (5' ALLOWED FOR UP TO 50% OF WALL PLANE)
PARCEL PROPERTY LINE	= 10'
PATIO COVERS	= 5'
REAR 2ND STORY BALCONY	= 7'
BUILDING SEPARATION	= 6'
PRIVATE YARD SPACE	= 150 SF (10' MINIMUM DIMENSION)

WE UNDERSTAND AT THE TIME OF P-LOG SUBMITTAL, A COPY OF THE APPROVED ROC/DOCUMENTATION FROM THE MASTER DEVELOPER SHALL BE SUBMITTED TO VERIFY ALL REQUIREMENTS OF SECTIONS 3.3 AND 3.5 SPECIFICALLY WITH REGARDS TO PRODUCT PLOTTING, SETBACKS, OFFSETS, AND ADJACENT SETBACK/FLOOR PLAN REQUIREMENTS HAVE BEEN REVIEWED AND APPROVED BY THE MASTER DEVELOPER.



PLAN L16J

CONDITIONS OF APPROVAL

VAC-13245, TWP-11442, & WDD-10531

- DEVELOPMENT SHALL CONFORM TO CITY'S EDGE MASTER DEVELOPER PLAN STANDARDS

LEGEND

- PHASE LINE
- MATCHLINE
- ROADWAY CENTERLINE
- RIGHT-OF-WAY/PROPERTY LINE
- LOT LINE
- EASEMENT LINE
- 23 LOT NUMBER
- PRIVATE STREET LIGHT
- PUBLIC STREET LIGHT
- FIRE HYDRANT
- SCARP
- NOT A PART
- EXISTING HOMES

RECEIVED

SEP - 7 2010

VAR-39468

ROC-39470

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300
FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

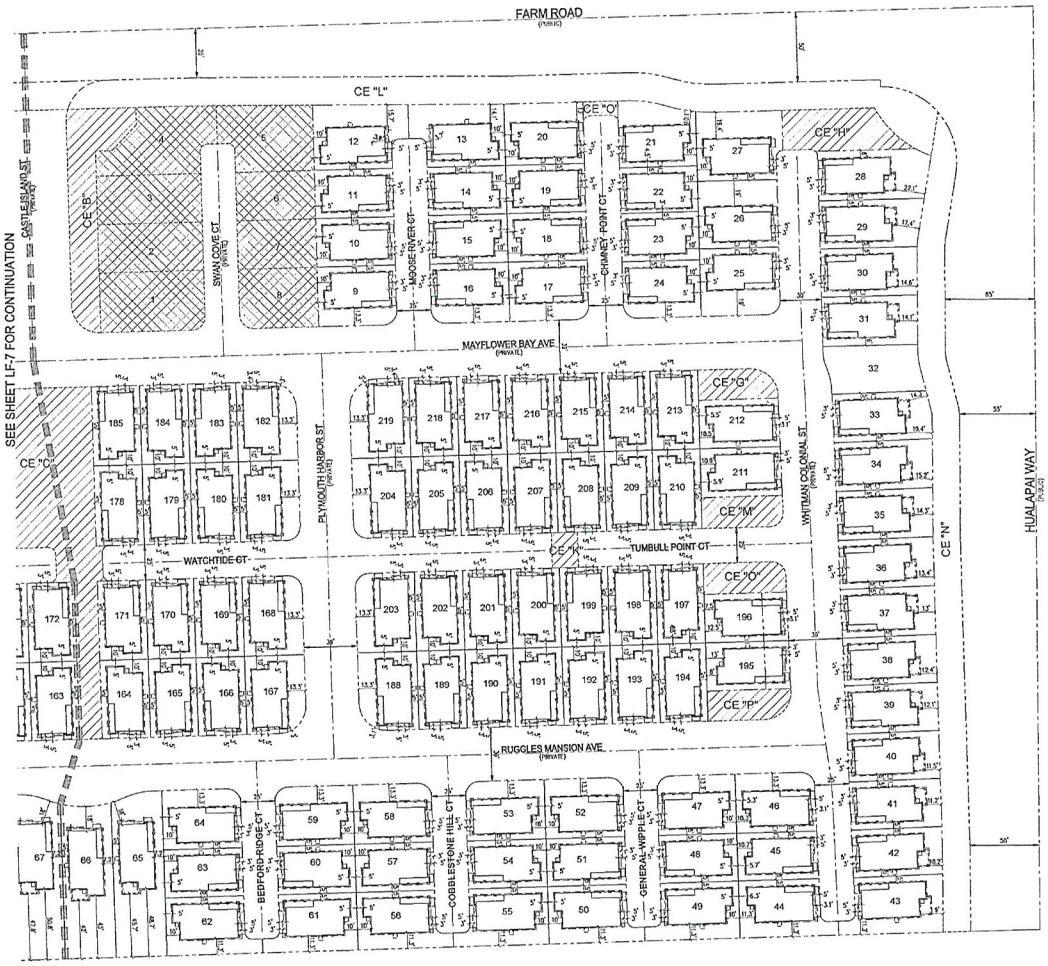
RICHMOND AMERICAN HOMES

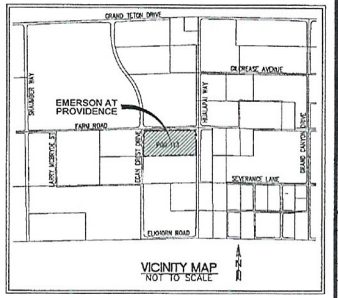
PROVIDENCE POD 113 EMERSON

PLAN L16J (EVA) LOT FIT

DATE: 8/18/10
DRAFTER:
DESIGNER: MAK
CHECKED: TJS
PROJECT NO. RAH1005-001

LF-7
SHEET 7 OF 9





SETBACKS

SEE CLIFF'S EDGE MASTER DEVELOPMENT PLAN AND DESIGN GUIDELINES

LOTS FRONTING COURT STREETS COMPLY TO RESIDENTIAL SMALL LOT (VAN LOT CLUSTER); SECTION 3.2.3

LOTS FRONTING NEIGHBORHOOD STREETS COMPLY TO RESIDENTIAL SMALL LOT (CONVENTIONAL); SECTION 3.2.4

FRONT (LIVING AREA OR PORCH)

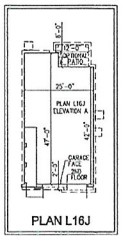
NEIGHBORHOOD STREET:	
SINGLE STORY ELEMENT	= 8', 5' TO PORCH
TWO STORY ELEMENT	= 13' (8' ALLOWED FOR UP TO 50% OF WALL PLANE)
COURT STREET:	= 3' (LIVING AREA, PORCH, COURTYARD/PATIO GATE)
GARAGE	= LESS THAN 5' OR 18'+
INTERIOR PROPERTY LINE	
SIDE	= 3'
REAR	= 7' (3' ALLOWED FOR UP TO 50% OF WALL PLANE)
PARCEL PROPERTY LINE	= 10'
PATIO COVERS	= 5'
REAR 2ND STORY BALCONY	= 7'
BUILDING SEPARATION	= 6'
PRIVATE YARD SPACE	= 150 SF (10' MINIMUM DIMENSION)

WE UNDERSTAND AT THE TIME OF P-LOC SUBMITTAL A COPY OF THE APPROVED DOCUMENTATION FROM THE MASTER DEVELOPER SHALL BE SUBMITTED TO VERIFY ALL REQUIREMENTS OF SECTION'S 3.2 AND 3.3 SPECIFICALLY WITH REGARDS TO PRODUCT PLOTTING, SETBACKS, OFFSETS, AND ADJACENT SETBACK/FLOOR PLAN REQUIREMENTS HAVE BEEN REVIEWED AND APPROVED BY THE MASTER DEVELOPER.

CONDITIONS OF APPROVAL

VAC-13245, TMP-11447, & WDD-10531

- DEVELOPMENT SHALL CONFORM TO CLIFF'S EDGE MASTER DEVELOPER PLAN STANDARDS



PLAN L16J

LEGEND

- PHASE LINE
- MATCHLINE
- ROADWAY CENTERLINE
- RIGHT-OF-WAY/PROPERTY LINE
- LOT LINE
- EASEMENT LINE
- 23 LOT NUMBER
- PRIVATE STREET LIGHT
- PUBLIC STREET LIGHT
- FIRE HYDRANT
- SCARP
- NOT A PART
- EXISTING HOMES

RECEIVED
SEP - 7 2010

SLATER HANIFAN GROUP
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3740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 254-5300 FAX (702) 254-5399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

RICHMOND AMERICAN HOMES

PROVIDENCE POD 113 EMERSON

PLAN L16J (EVA) LOT FIT

DATE: 8/18/10
DRAFTER:
DESIGNER: MAK
CHECKED: TJS
PROJECT NO.
RAH1005-001

LF-8
SHEET 8 OF 9

VAR-39468
ROC-39470

PROVIDENCE POD 113 (EMERSON)

STRUCTURAL OPTION THAT IMPACT LOT FIT FOR ALL PLANS IS AN 8-FT PATIO COVER OPTION.

O	=	PLAN WILL NOT FIT
X	=	PLAN WILL FIT WITH ALL OPTIONS
X-1	=	PLAN WILL FIT WITH ALL ELEVATIONS (NO PATIO OPTION)
*	=	REQUIRES WAIVER
NAP	=	NOT A PART

LOT NO.	PLAN L11E	PLAN L14E	PLAN L16H	PLAN L16J
1	NAP	NAP	NAP	NAP
2	NAP	NAP	NAP	NAP
3	NAP	NAP	NAP	NAP
4	NAP	NAP	NAP	NAP
5	NAP	NAP	NAP	NAP
6	NAP	NAP	NAP	NAP
7	NAP	NAP	NAP	NAP
8	NAP	NAP	NAP	NAP
9	X-1	X-1	X-1*	X-1
10	X-1	X-1	X-1*	X-1
11	X-1	X-1	X-1*	X-1
12	X-1	X-1	X-1*	X-1
13	X-1	X-1	X-1*	X-1
14	X-1	X-1	X-1*	X-1
15	X-1	X-1	X-1*	X-1
16	X-1	X-1	X-1*	X-1
17	X-1	X-1	X-1*	X-1
18	X-1	X-1	X-1*	X-1
19	X-1	X-1	X-1*	X-1
20	X-1	X-1	X-1*	X-1
21	X-1*	X-1	X-1*	X-1
22	X-1	X-1	X-1*	X-1
23	X-1	X-1	X-1*	X-1
24	X-1	X-1	X-1*	X-1
25	X-1	X-1	X-1*	X-1
26	X-1	X-1	X-1*	X-1
27	X-1	X-1	X-1*	X-1
28	X	X	X*	X
29	X	X	X*	X
30	X	X	X*	X
31	X	X	X*	X*
32	X	O	O	O
33	X	X	X*	X*
34	X	X	X*	X*
35	X	X	X*	X*
36	X	X	X*	X*
37	X	X	X*	X*
38	X	X	X*	X*
39	X	X	X*	X*
40	X	X	X*	X*
41	X	X	X*	X
42	X	X	X-1*	X
43	X	X-1	X-1*	X
44	X-1	X-1	X-1*	X-1
45	X-1	X-1	X-1*	X-1
46	X-1	X-1	X-1*	X-1
47	X-1	X-1	X-1*	X-1
48	X-1	X-1	X-1*	X-1
49	X-1	X-1	X-1*	X-1
50	X-1	X-1	X-1*	X-1

LOT NO.	PLAN L11E	PLAN L14E	PLAN L16H	PLAN L16J
51	X-1	X-1	X-1*	X-1
52	X-1	X-1	X-1*	X-1
53	X-1	X-1	X-1*	X-1
54	X-1	X-1	X-1*	X-1
55	X-1	X-1	X-1*	X-1
56	X-1	X-1	X-1*	X-1
57	X-1	X-1	X-1*	X-1
58	X-1	X-1	X-1*	X-1
59	X-1	X-1	X-1*	X-1
60	X-1	X-1	X-1*	X-1
61	X-1	X-1	X-1*	X-1
62	X-1	X-1	X-1*	X-1
63	X-1	X-1	X-1*	X-1
64	X-1	X-1	X-1*	X-1
65	X	X	X	X
66	X	X	X	X
67	X	X	X	X
68	X-1	X-1	X-1*	X-1
69	X-1	X-1	X-1*	X-1
70	X-1	X-1	X-1*	X-1
71	X-1	X-1	X-1*	X-1
72	X-1	X-1	X-1*	X-1
73	X-1	X-1	X-1*	X-1
74	X-1	X-1	X-1*	X-1
75	X-1	X-1	X-1*	X-1
76	X-1	X-1	X-1*	X-1
77	X-1	X-1	X-1*	X-1
78	X-1	X-1	X-1*	X-1
79	X-1	X-1	X-1*	X-1
80	X-1	X-1	X-1*	X-1
81	X-1	X-1	X-1*	X-1
82	X-1	X-1	X-1*	X-1
83	X-1	X-1	X-1*	X-1
84	X-1	X-1	X-1*	X-1
85	X-1	X-1	X-1*	X-1
86	X-1	X-1	X-1*	X-1
87	X-1	X-1	X-1*	X-1
88	X	X-1	X-1*	X-1
89	X	X	X-1*	X
90	X	X	X-1*	X
91	X	X	X*	X
92	X	X	X*	X*
93	X	X	X*	X*
94	X	X	X*	X*
95	X	X	X*	X*
96	X	X	X*	X*
97	X	X	X*	X*
98	X	X	X*	X*
99	X	X	X*	X*
100	X	X	X-1*	X*
101	X	X	X-1*	X
102	X	X	X-1*	X
103	X*	O	O	O
104	X	X-1	O	X
105	X	X-1	X-1*	X-1
106	X-1	X-1	X-1*	X-1
107	X-1	X-1	X-1*	X-1
108	X-1	X-1	X-1*	X-1
109	X-1	X-1	X-1*	X-1
110	X-1	X-1	X-1*	X-1

LOT NO.	PLAN L11E	PLAN L14E	PLAN L16H	PLAN L16J
111	X-1	X-1	X-1*	X-1
112	X-1	X-1	X-1*	X-1
113	X-1	X-1	X-1*	X-1
114	X-1	X-1	X-1*	X-1
115	X-1	X-1	X-1*	X-1
116	X-1	X-1	X-1*	X-1
117	X-1	X-1	X-1*	X-1
118	X-1	X-1	X-1*	X-1
119	X-1	X-1	X-1*	X-1
120	X-1	X-1	X-1*	X-1
121	X-1	X-1	X-1*	X-1
122	X-1	X-1	X-1*	X-1
123	NAP	NAP	NAP	NAP
124	NAP	NAP	NAP	NAP
125	NAP	NAP	NAP	NAP
126	NAP	NAP	NAP	NAP
127	X	X-1	X-1*	X-1
128	X-1	X-1	X-1*	X-1*
129	X-1	X-1	X-1*	X-1*
130	X-1	X-1	X-1*	X-1*
131	X-1	X-1	X-1*	X-1*
132	X-1	X-1	X-1*	X-1*
133	X-1	X-1	X-1*	X-1*
134	X-1	X-1	X-1*	X-1*
135	X-1	X-1	X-1*	X-1*
136	X-1	X-1	X-1*	X-1
137	X-1	X-1	X-1*	X-1
138	X-1	X-1	X-1*	X-1
139	X-1	X-1	X-1*	X-1
140	X-1	X-1	X-1*	X-1
141	X-1	X-1	X-1*	X-1
142	X-1	X-1	X-1*	X-1
143	X-1	X-1	X-1*	X-1
144	X-1	X-1	X-1*	X-1
145	X-1	X-1	X-1*	X-1
146	X-1	X-1	X-1*	X-1
147	X-1	X-1	X-1*	X-1
148	X-1	X-1	X-1*	X-1
149	X-1	X-1	X-1*	X-1
150	X-1	X-1	X-1*	X-1
151	X-1	X-1	X-1*	X-1*
152	X-1	X-1	X-1*	X-1*
153	X-1	X-1	X-1*	X-1*
154	X-1	X-1	X-1*	X-1*
155	X-1	X-1	X-1*	X-1*
156	X-1	X-1	X-1*	X-1*
157	X-1	X-1	X-1*	X-1*
158	X-1	X-1	X-1*	X-1*
159	X-1	X-1	X-1*	X-1*
160	X-1	X-1	X-1*	X-1*
161	X-1	X-1	X-1*	X-1*
162	X-1	X-1	X-1*	X-1*
163	X-1	X-1	X-1*	X-1*
164	X-1	X-1	X-1*	X-1*
165	X-1	X-1	X-1*	X-1*
166	X-1	X-1	X-1*	X-1*
167	X-1	X-1	X-1*	X-1*
168	X-1	X-1	X-1*	X-1
169	X-1	X-1	X-1*	X-1
170	X-1	X-1	X-1*	X-1

LOT NO.	PLAN L11E	PLAN L14E	PLAN L16H	PLAN L16J
171	X-1	X-1	X-1*	X-1
172	X-1	X-1	X-1*	X-1
173	X-1	X-1	X-1*	X-1
174	X-1	X-1	X-1*	X-1
175	X-1	X-1	X-1*	X-1
176	X-1	X-1	X-1*	X-1
177	X-1	X-1	X-1*	X-1
178	X-1	X-1	X-1*	X-1
179	X-1	X-1	X-1*	X-1
180	X-1	X-1	X-1*	X-1
181	X-1	X-1	X-1*	X-1
182	X-1	X-1	X-1*	X-1*
183	X-1	X-1	X-1*	X-1*
184	X-1	X-1	X-1*	X-1*
185	X-1	X-1	X-1*	X-1*
186	X-1	X-1	X-1*	X-1*
187	X-1	X-1	X-1*	X-1*
188	X-1	X-1	X-1*	X-1*
189	X-1	X-1	X-1*	X-1*
190	X-1	X-1	X-1*	X-1*
191	X-1	X-1	X-1*	X-1*
192	X-1	X-1	X-1*	X-1*
193	X-1	X-1	X-1*	X-1*
194	X-1	X-1	X-1*	X-1*
195	X-1	X-1	X-1*	X-1*
196	X-1	X-1	X-1*	X-1*
197	X-1	X-1	X-1*	X-1
198	X-1	X-1	X-1*	X-1
199	X-1	X-1	X-1*	X-1
200	X-1	X-1	X-1*	X-1
201	X-1	X-1	X-1*	X-1
202	X-1	X-1	X-1*	X-1
203	X-1	X-1	X-1*	X-1
204	X-1	X-1	X-1*	X-1
205	X-1	X-1	X-1*	X-1
206	X-1	X-1	X-1*	X-1
207	X-1	X-1	X-1*	X-1
208	X-1	X-1	X-1*	X-1
209	X-1	X-1	X-1*	X-1
210	X-1	X-1	X-1*	X-1
211	X-1	X-1	X-1*	X-1*
212	X-1	X-1	X-1*	X-1*
213	X-1	X-1	X-1*	X-1*
214	X-1	X-1	X-1*	X-1*
215	X-1	X-1	X-1*	X-1*
216	X-1	X-1	X-1*	X-1*
217	X-1	X-1	X-1*	X-1*
218	X-1	X-1	X-1*	X-1*
219	X-1	X-1	X-1*	X-1*

WE UNDERSTAND AT THE TIME OF P-LOG SUBMITTAL, A COPY OF THE APPROVED DOCUMENTATION FROM THE MASTER DEVELOPER SHALL BE SUBMITTED TO VERIFY ALL REQUIREMENTS OF SECTION'S 3.2 AND 3.3 SPECIFICALLY WITH REGARDS TO PRODUCT PLOTTING, SETBACKS, OFFSETS, AND ADJACENT SETBACK/FLOOR PLAN REQUIREMENTS HAVE BEEN REVIEWED AND APPROVED BY THE MASTER DEVELOPER.

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SETBACKS AND WAIVERS

SEE CLIFT'S EDGE MASTER DEVELOPMENT PLAN AND DESIGN GUIDELINES

LOTS FRONTING COURT STREETS COMPLY TO RESIDENTIAL SMALL LOT (VANE LOT CLUSTER), SECTION 3.2.3

LOTS FRONTING NEIGHBORHOOD STREETS COMPLY TO RESIDENTIAL SMALL LOT (CONVENTIONAL), SECTION 3.2.4

FRONT (LIVING AREA OR PORCH)	
NEIGHBORHOOD STREET:	
SINGLE STORY ELEMENT	= 8'; 5' TO PORCH
*TWO STORY ELEMENT	= 12' (8' ALLOWED FOR UP TO 60% OF WALL PLANE) (REQUESTING 3')
COURT STREET:	= 3' (LIVING AREA, PORCH, COURTYARD/PATIO GATE)
*GARAGE	= LESS THAN 5' OR 18'+ (REQUESTING 7')
INTERIOR PROPERTY LINE	
SIDE	= 3'
REAR	= 7' (3' ALLOWED FOR UP TO 50% OF WALL PLANE)
*PARCEL PROPERTY LINE	= 10' (REQUESTING 7')
PATIO COVERS	= 5'
REAR 2ND STORY BALCONY	= 7'
BUILDING SEPARATION	= 6'
PRIVATE YARD SPACE	= 150 SF (10' MINIMUM DIMENSION)

VAR-39468
ROC-39470

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #116, LAS VEGAS, NEVADA 89118
PHONE (702) 254-5300 FAX (702) 254-5399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

RICHMOND AMERICAN HOMES

PROVIDENCE POD 113 EMERSON
LOT FIT MATRIX

DATE: 8/18/10
DRAFTER:
DESIGNER: MAK
CHECKED: TJS
PROJECT NO.
RAH1005-001

LF-9
SHEET 9 OF 9

J:\rah\005-001 providence pod 113\Cad\Drawings\RAH1005-01 providence pod 113 lot fit.dwg 8/20/2010 3:11 PM Matt Kay

RICHMOND®
AMERICAN HOMES

PROJECT DATA

PROJECT:	EMERSON at PROVIDENCE
MUNICIPALITY:	CITY OF LAS VEGAS
PLAN:	L16J - EVA
DATE:	07/14/2010

ENERGY COMPLIANCE:	RESCHECK
CONTRACTOR'S NAME:	RICHMOND AMERICAN HOMES of NEVADA, INC.
LICENSE CLASSIFICATION & NUMBER:	STATE CONTRACTOR LICENSE #0026417
DRAWINGS PREPARED BY:	R.H.J.A.

ADOPTED CODES

BUILDING:	2006	INTERNATIONAL RESIDENTIAL CODE
MECHANICAL:	2006	UNIFORM MECHANICAL CODE (IAMPO version)
PLUMBING:	2006	UNIFORM PLUMBING CODE (IAMPO version)
ELECTRICAL:	2005	NATIONAL ELECTRICAL CODE
ENERGY:	2006	INTERNATIONAL ENERGY CONSERVATION CODE
	2006	SOUTHERN NEVADA REGIONAL CODE INTERPRETATIONS BY SNBO
NOTE:		MUST COMPLY WITH ALL STATE AND LOCAL CODES IN EFFECT IN THE JURISDICTION IN WHICH THE WORK IS TO BE PERFORMED.

REQUIREMENTS FOR ARCHITECTURAL APPROVAL (ALL LOTS)

SHEETS	DESCRIPTION
.	.

REQUIREMENTS FOR ENHANCED REAR LOTS

NOTE: THE OPTIONS LISTED ABOVE WILL BE STANDARD AS NOTED TO COMPLY WITH DEVELOPER AND/OR CITY REQUIREMENTS. THERE MAY BE ADDITIONAL OPTIONS AVAILABLE THAT ARE NOT LISTED ABOVE.

SQUARE FOOTAGE CALC.

	FINISHED	OPT. FINISHED	UNFINISHED
2 CAR GARAGE	-	-	452 SQ. FT.
PORCH AREA	-	-	92 SQ. FT.
OPT. COVERED PATIO	-	-	91 SQ. FT.
FIRST FLOOR	591 SQ. FT.	-	-
SECOND FLOOR	1072 SQ. FT.	-	-
TOTAL	1663 SQ.FT.		-

DATE	DELTA	REVISION
30AUG2010	1	PLANNING REVISION

DRAWING SHEET INDEX

SHEET		DESCRIPTION
A0.0	a	COVER SHEET & SHEET INDEX
A1.0	a	ARCHITECTURAL FOUNDATION PLAN & OPTIONS
A1.1	a	FIRST FLOOR PLAN & OPTIONS
A1.2	a	SECOND FLOOR PLAN & OPTIONS
A2.1	a	ELEVATION A
A2.2	a	ELEVATION B
A2.3	a	ELEVATION C
A3.0	a	NOT USED
A3.0	a	OPT. COVERED PATIO - PLANS
	b	OPT. COVERED PATIO - ELEVATIONS
A4.1	a	ROOF PLANS
A4.2	a	BUILDING SECTIONS
A5.1	a	FLOORING BREAKS - FIRST FLOOR
	b	FLOORING BREAKS - SECOND FLOOR
A01.0	a	INTERIOR & COMMON DETAILS
A01.0	a	EXTERIOR ELEVATION DETAILS
	b	EXTERIOR ELEVATION DETAILS
	c	EXTERIOR ELEVATION DETAILS
	d	EXTERIOR ELEVATION DETAILS
	e	EXTERIOR ELEVATION DETAILS
A01.2	a	THERMAL BARRIER DETAILS
	b	THERMAL BARRIER DETAILS
A01.3	a	1-HOUR FIRE RATED DETAILS
E0.0	a	ELECTRICAL SPECS, NOTES, LEGEND & SHEET INDEX
E1.1	a	FIRST FLOOR ELECTRICAL PLAN, OPTIONS & LOAD CALCS
E1.2	a	SECOND FLOOR ELECTRICAL PLAN, OPTIONS & LOAD CALCS
M0.0		IECC REPORT & MECHANICAL LOAD CALCS
M1.1		MECHANICAL PLAN - ELEVATIONS A, B & C
P1.1	a	FIRST FLOOR PLUMBING PLAN
P1.2	a	SECOND FLOOR PLUMBING PLAN
S0.0	a	STRUCTURAL SPECIFICATIONS AND NOTES
	b	STRUCTURAL SPECIFICATIONS AND NOTES
S1.0	a	FOUNDATION PLAN L16J AND OPTIONS
S1.2	a	FLOOR FRAMING PLAN L16J AND OPTIONS
S1.3	a	ROOF FRAMING PLAN L16J AND OPTIONS
	b	ROOF FRAMING PLAN L16J AND OPTIONS
S0	1	POST-TENSIONED FOUNDATION DETAILS
	1.1	POST-TENSIONED FOUNDATION DETAILS
	2	GENERAL FRAMING DETAILS
	2.1	GENERAL FRAMING DETAILS
	2.2	GENERAL FRAMING DETAILS
	3	ROOF FRAMING DETAILS
	4	FLOOR FRAMING DETAILS

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Revisions:
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LAS VEGAS
EMERSON

Plan Number:
L16J

Plan Name:
EVA

Sheet Title:
COVER SHEET & SHEET INDEX

Sheet Number:
A0.0
a

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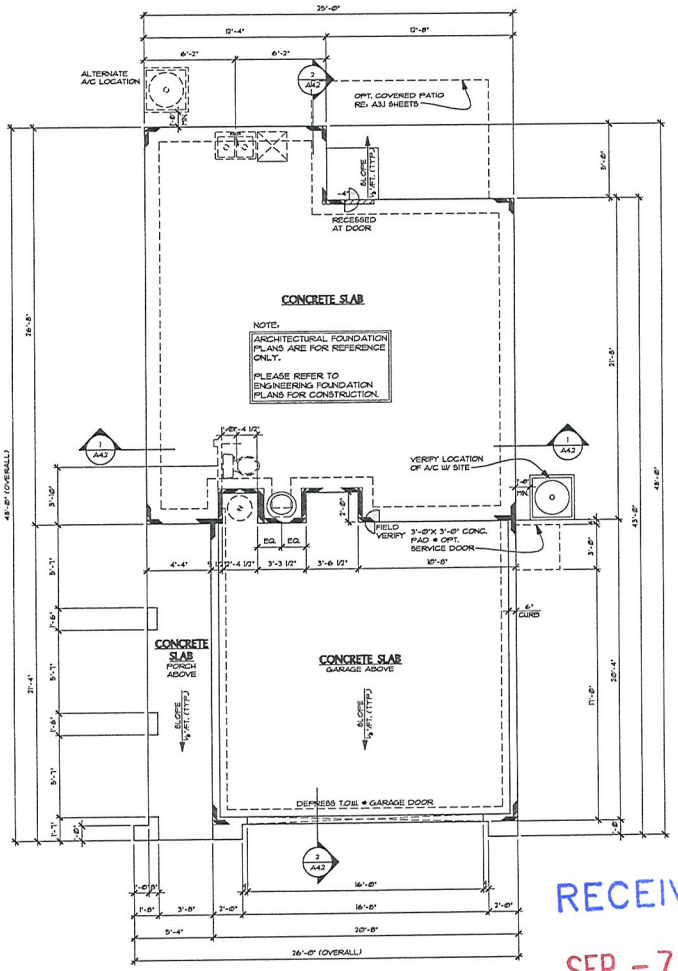

ARCHITECTURAL FOUNDATION PLAN AT ELEVATION A

1 SCALE: 1/4"=1'-0"

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LAS VEGAS EMERSON 1

Plan Number:
L16J

Plan Name:
EVA

Sheet Title:
ARCHITECTURAL FOUNDATION PLAN

Sheet Number:
A1.0
a

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ROC-39470

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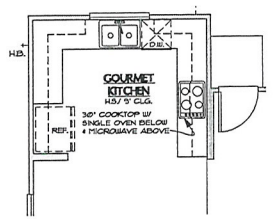
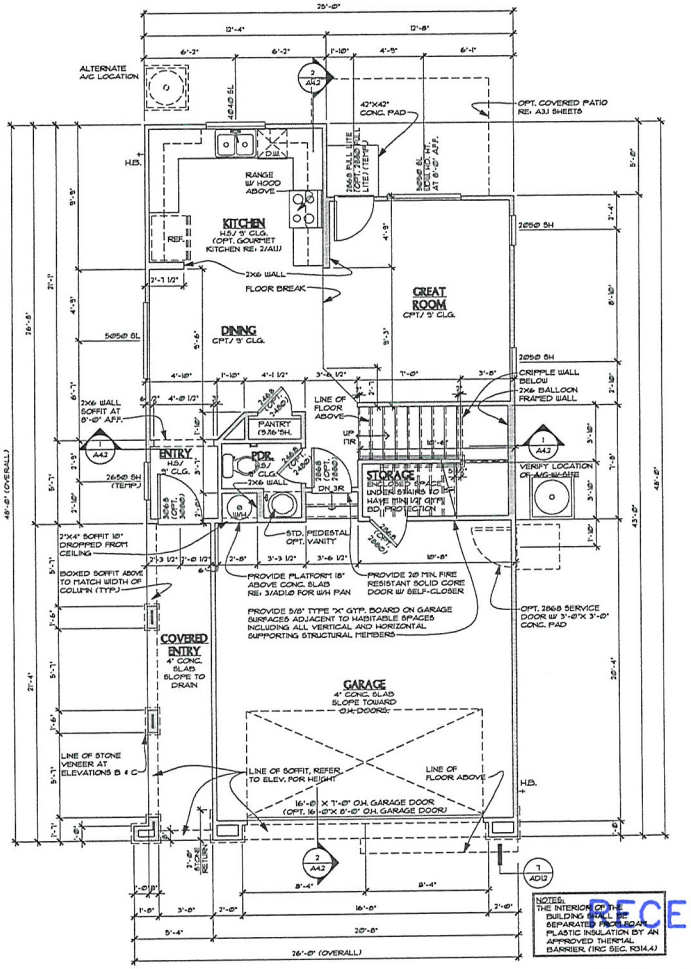


2 OPT. GOURMET KITCHEN
SCALE: ¼"=1'-0" SIMILAR AT ALL ELEVATIONS



1 FIRST FLOOR PLAN AT ELEVATION A (SIM. @ ELV'S. B & C)
SCALE: ¼"=1'-0"

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LAS VEGAS EMERSON 1

Plan Number:
L16J

Plan Name:
EVA

Sheet Title:
FIRST FLOOR PLAN & OPTIONS

Sheet Number:
A1.1
a

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ROC-39470

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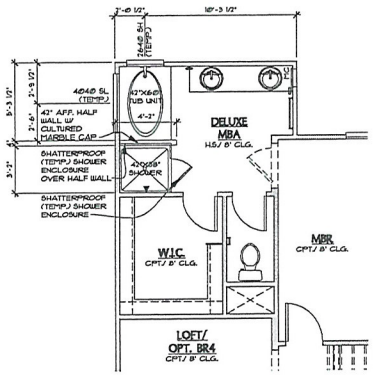
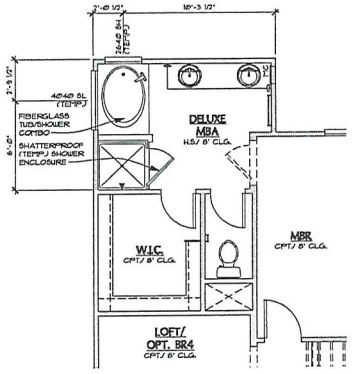
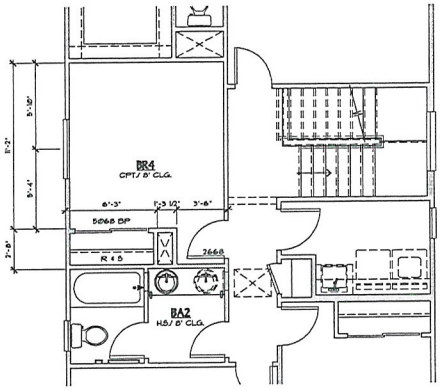


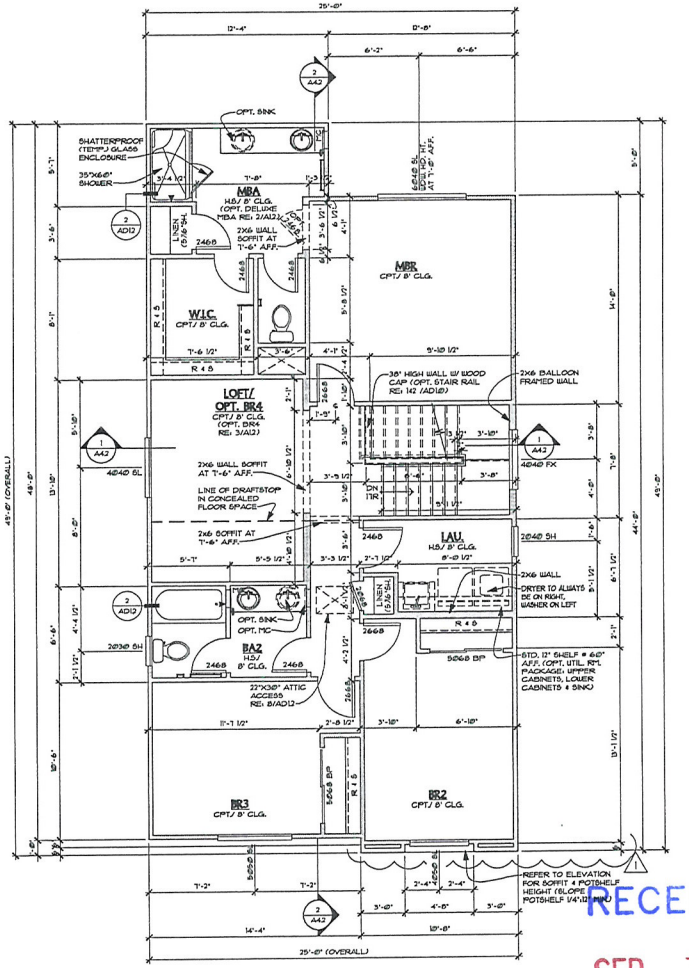
2b OPT. DELUXE MBA #2
SCALE: ¼"=1'-0" SIMILAR AT ALL ELEVATIONS



2a OPT. DELUXE MBA #1
SCALE: ¼"=1'-0" SIMILAR AT ALL ELEVATIONS



3 OPT. BR4
SCALE: ¼"=1'-0" SIMILAR AT ALL ELEVATIONS



1 SECOND FLOOR PLAN AT ELEVATION A (SIM. @ ELV'S. B & C)
SCALE: ¼"=1'-0"

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Revisions:
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LAS VEGAS
EMERSON 1

Plan Number:
L16J

Plan Name:
EVA

Sheet Title:
SECOND FLOOR PLAN & OPTIONS

Sheet Number:
A1.2
a

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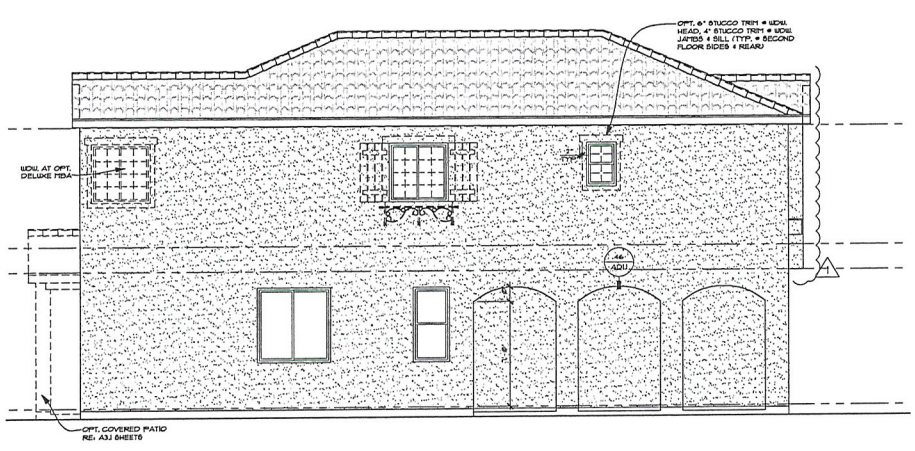
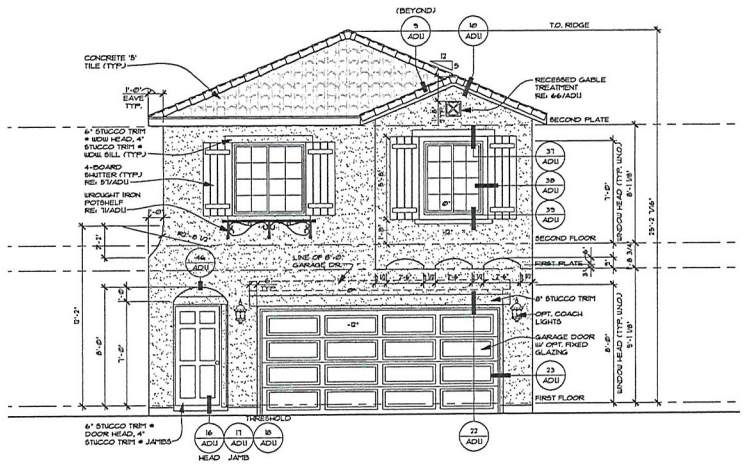
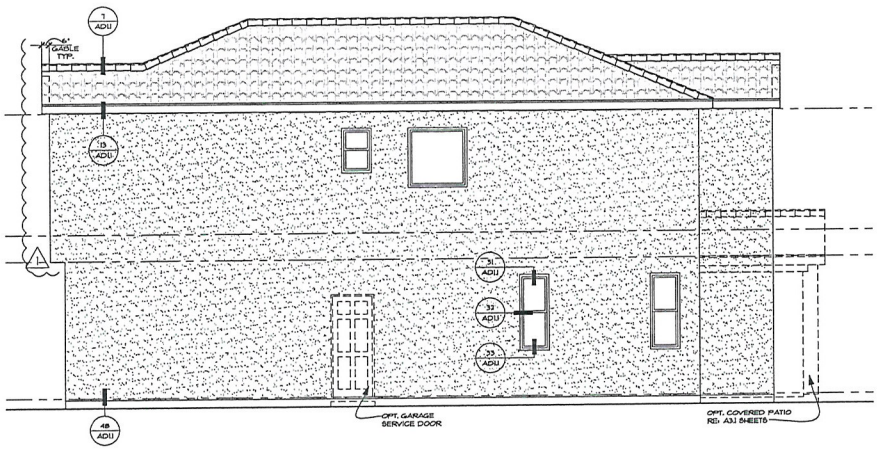


3 LEFT ELEVATION A
SCALE: ¼"=1'-0"

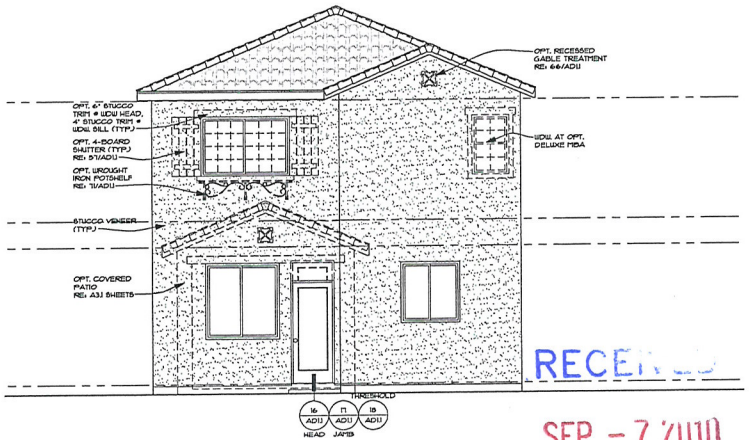
NOTE: ENHANCEMENTS AT VISIBLE SIDE & REAR ELEVATIONS SHOWN DASHED



1 FRONT ELEVATION A
SCALE: ¼"=1'-0"



4 RIGHT ELEVATION A
SCALE: ¼"=1'-0"



2 REAR ELEVATION A
SCALE: ¼"=1'-0"

NOTE: ENHANCEMENTS AT VISIBLE SIDE & REAR ELEVATIONS SHOWN DASHED

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Revisions:
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LAS VEGAS EMERSON 1

Plan Number:
L16J

Plan Name:
EVA

Sheet Title:
ELEVATION A

Sheet Number:
A2.1
a

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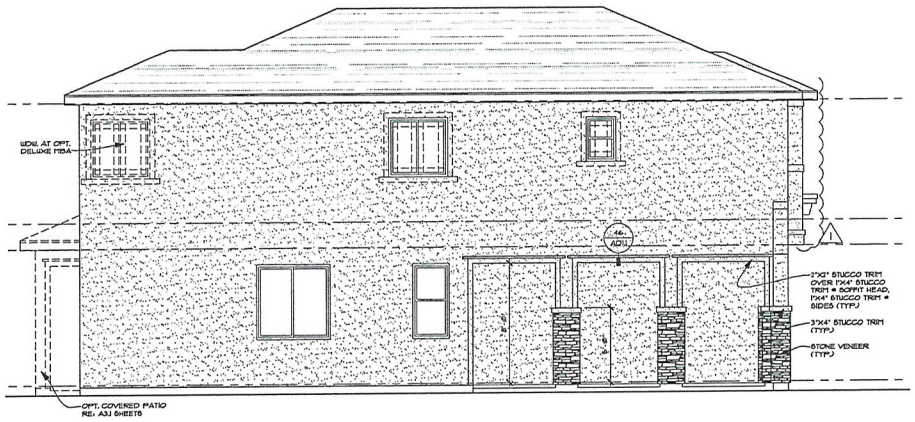
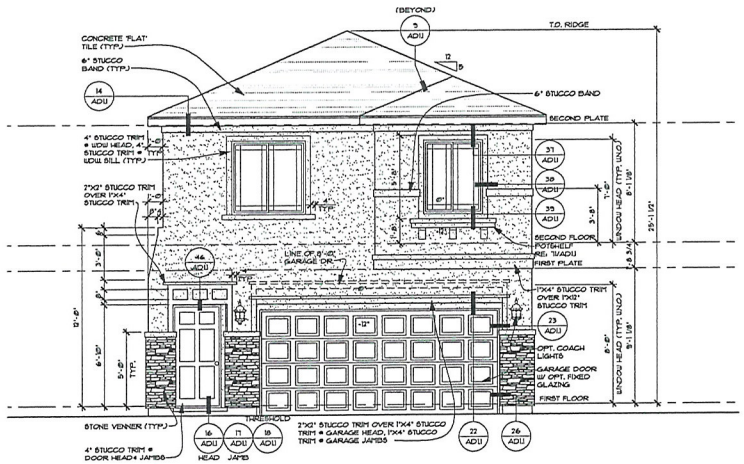
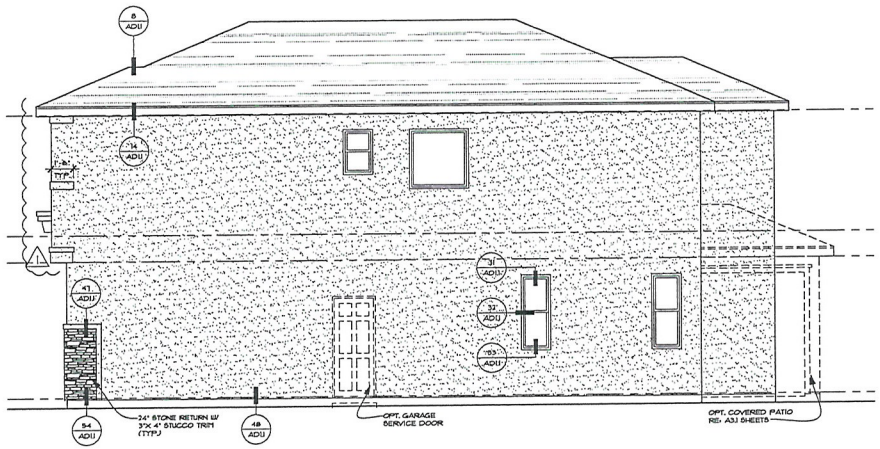


3 LEFT ELEVATION B
SCALE: 1/4"=1'-0"

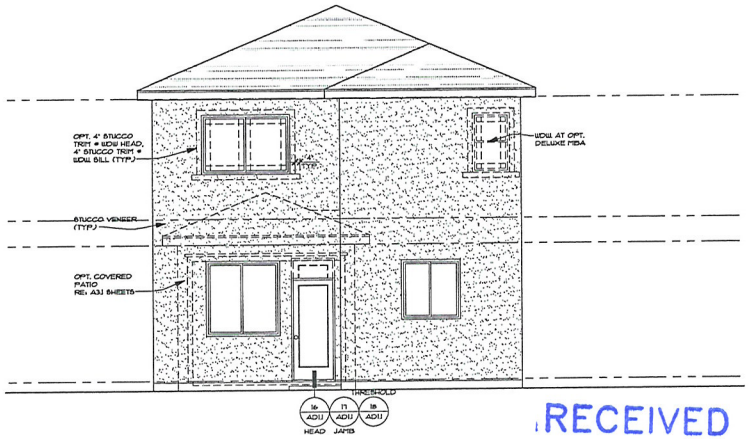
NOTE: ENHANCEMENTS AT VISIBLE SIDE & REAR ELEVATIONS SHOWN DASHED



1 FRONT ELEVATION B
SCALE: 1/4"=1'-0"



4 RIGHT ELEVATION B
SCALE: 1/4"=1'-0"



2 REAR ELEVATION B
SCALE: 1/4"=1'-0"

NOTE: ENHANCEMENTS AT VISIBLE SIDE & REAR ELEVATIONS SHOWN DASHED

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LAS VEGAS EMERSON

Plan Number: L16J

Plan Name: EVA

Sheet Title: ELEVATION B

Sheet Number: A2.2 a

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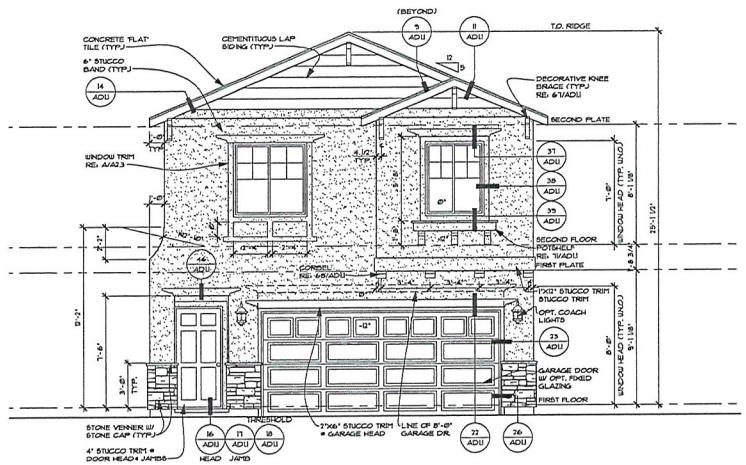
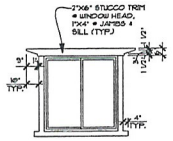
3 LEFT ELEVATION C
SCALE: ¼"=1'-0"

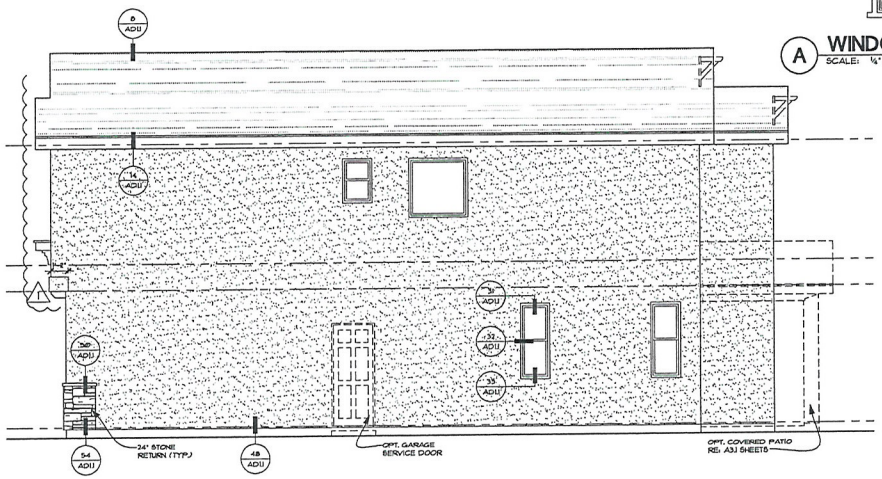
NOTE: ENHANCEMENTS AT VISIBLE SIDE & REAR ELEVATIONS SHOWN DASHED



1 FRONT ELEVATION C
SCALE: ¼"=1'-0"



A WINDOW TRIM (TYP.)
SCALE: ¼"=1'-0"



4 RIGHT ELEVATION C
SCALE: ¼"=1'-0"



2 REAR ELEVATION C
SCALE: ¼"=1'-0"

NOTE: ENHANCEMENTS AT VISIBLE SIDE & REAR ELEVATIONS SHOWN DASHED

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Revisions:
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LAS VEGAS EMERSON

Plan Number:
L16J

Plan Name:
EVA

Sheet Title:
ELEVATION C

Sheet Number:
A2.3
a

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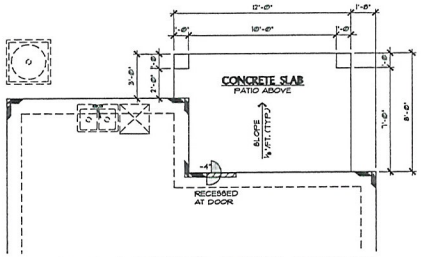
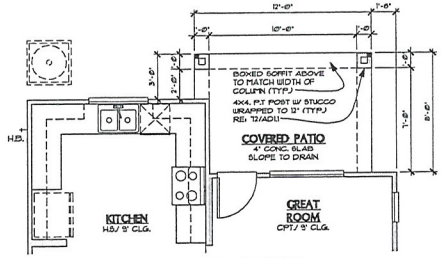


OPT. COVERED PATIO PARTIAL
ARCHITECTURAL FOUNDATION PLAN

1 SCALE: 1/4"=1'-0" RE: SHEET A1.0 FOR ADDITIONAL NOTES & DIMENSIONS



OPT. COVERED PATIO
PARTIAL FIRST FLOOR PLAN

2 SCALE: 1/4"=1'-0" RE: SHEET A1.1 FOR ADDITIONAL NOTES & DIMENSIONS

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LAS VEGAS
EMERSON 1

Plan Number:

L16J

Plan Name:

EVA

Sheet Title:

OPT. COVERED PATIO

Sheet Number:

A3.1
a

Z:\Architectural_Nevada\Las Vegas\Las Vegas Division\Washington (Emerson)\L16J - EVA\L16J - Eva Floor Plans.dwg, 9/7/2010 8:53:08 AM, rstone



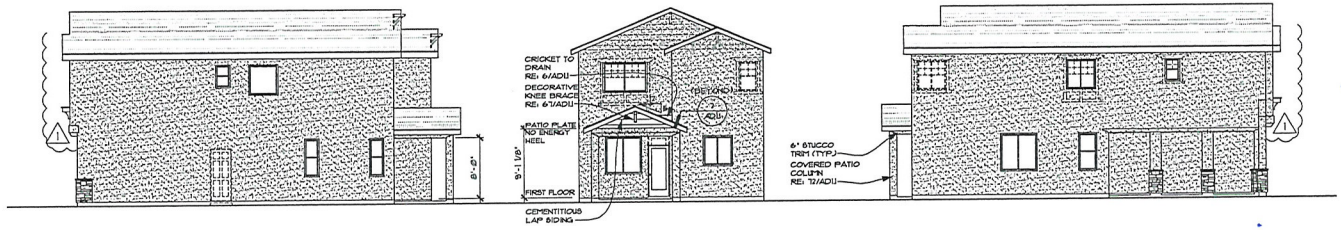
3 OPT. COVERED PATIO RIGHT, REAR & LEFT ELEVATION A
SCALE: 1/4"=1'-0"

NO CHANGE AT ELEVATION A
RE: SHEET A2.1 FOR ADDITIONAL NOTES & DIMENSIONS



4 OPT. COVERED PATIO RIGHT, REAR & LEFT ELEVATION B
SCALE: 1/4"=1'-0"

NO CHANGE AT ELEVATION A
RE: SHEET A2.2 FOR ADDITIONAL NOTES & DIMENSIONS



5 OPT. COVERED PATIO RIGHT, REAR & LEFT ELEVATION C
SCALE: 1/4"=1'-0"

NO CHANGE AT ELEVATION A
RE: SHEET A2.3 FOR ADDITIONAL NOTES & DIMENSIONS

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Date: 07/14/2010
Drawn By: RH.J.A.
Revisions:
1-PLANNINGREVISION-30AUG10

LAS VEGAS EMERSON 1

Plan Number:
L16J

Plan Name:
EVA

Sheet Title:
OPT. COVERED PATIO ELEVATIONS

Sheet Number:
A3.1
b

Z:\Architectural_Nevada\Las Vegas\Las Vegas Division\Wasmington (Emerson)\L16J - Eva\L16J - Eva - Elev Sects.dwg, 8/20/2010 8:33:16 AM, rakins

RICHMOND AMERICAN HOMES

PROJECT DATA

PROJECT:	EMERSON at PROVIDENCE
MUNICIPALITY:	CITY OF LAS VEGAS
PLAN:	L16H - ERIN
DATE:	07/14/2010

ENERGY COMPLIANCE:	REScheck
CONTRACTOR'S NAME:	RICHMOND AMERICAN HOMES of NEVADA, INC.
LICENSE CLASSIFICATION & NUMBER:	STATE CONTRACTOR LICENSE #0026417
DRAWINGS PREPARED BY:	RHJA.

ADOPTED CODES

BUILDING:	2006	INTERNATIONAL RESIDENTIAL CODE
MECHANICAL:	2006	UNIFORM MECHANICAL CODE (IAMPO version)
PLUMBING:	2006	UNIFORM PLUMBING CODE (IAMPO version)
ELECTRICAL:	2005	NATIONAL ELECTRICAL CODE
ENERGY:	2006	INTERNATIONAL ENERGY CONSERVATION CODE
	2006	SOUTHERN NEVADA REGIONAL CODE INTERPRETATIONS BY SNBO
NOTE:		MUST COMPLY WITH ALL STATE AND LOCAL CODES IN EFFECT IN THE JURISDICTION IN WHICH THE WORK IS TO BE PERFORMED.

REQUIREMENTS FOR ARCHITECTURAL APPROVAL (ALL LOTS)

SHEETS	DESCRIPTION
-	-

REQUIREMENTS FOR ENHANCED REAR LOTS

NOTE: THE OPTIONS LISTED ABOVE WILL BE STANDARD AS NOTED TO COMPLY WITH DEVELOPER AND/OR CITY REQUIREMENTS. THERE MAY BE ADDITIONAL OPTIONS AVAILABLE THAT ARE NOT LISTED ABOVE.

SQUARE FOOTAGE CALC.

	FINISHED	OPT. FINISHED	UNFINISHED
2 CAR GARAGE	-	-	443 SQ. FT.
PORCH AREA	-	-	46 SQ. FT.
OPT. COVERED PATIO	-	-	99 SQ. FT.
FIRST FLOOR	574 SQ. FT.	-	-
SECOND FLOOR	1063 SQ. FT.	-	-
TOTAL	1637 SQ.FT.		-

DATE	DELTA	REVISION
-	-	-

DRAWING SHEET INDEX

SHEET		DESCRIPTION
A0.0	a	COVER SHEET & SHEET INDEX
A1.0	a	ARCHITECTURAL FOUNDATION PLAN & OPTIONS
A1.1	a	FIRST FLOOR PLAN & OPTIONS
A1.2	a	SECOND FLOOR PLAN & OPTIONS
A2.1	a	ELEVATION A
A2.2	a	ELEVATION B
A2.3	a	ELEVATION C
A3.0	a	NOT USED
A3.1	a	OPT. COVERED PATIO - PLANS
	b	OPT. COVERED PATIO - ELEVATIONS
A4.1	a	ROOF PLANS
A4.2	a	BUILDING SECTIONS
A5.1	a	FLOORING BREAKS - FIRST FLOOR
	b	FLOORING BREAKS - SECOND FLOOR
A01.0	a	INTERIOR & COMMON DETAILS
A01.1	a	EXTERIOR ELEVATION DETAILS
	b	EXTERIOR ELEVATION DETAILS
	c	EXTERIOR ELEVATION DETAILS
	d	EXTERIOR ELEVATION DETAILS
	e	EXTERIOR ELEVATION DETAILS
A01.2	a	THERMAL BARRIER DETAILS
	b	THERMAL BARRIER DETAILS
A01.3	a	EXTERIOR ELEVATION DETAILS (1 HOUR) FIRE RATED
E0.0	a	ELECTRICAL SPECS, NOTES, LEGEND & SHEET INDEX
E1.1	a	FIRST FLOOR ELECTRICAL PLAN, OPTIONS & LOAD CALCS
E1.2	a	SECOND FLOOR ELECTRICAL PLAN, OPTIONS & LOAD CALCS
M0.0		IECC REPORT & MECHANICAL LOAD CALCS
M1.1		MECHANICAL PLAN - ELEVATIONS A & C
M1.2		MECHANICAL PLAN - ELEVATION B
P1.1	a	FIRST FLOOR PLUMBING PLAN
P1.2	a	SECOND FLOOR PLUMBING PLAN
S0.0	a	STRUCTURAL SPECIFICATIONS & NOTES
	b	STRUCTURAL SPECIFICATIONS & NOTES
S1.0	a	POST-TENSIONED FOUNDATION PLAN
S1.1		NOT USED
S1.2	a	FLOOR & LOW ROOF FRAMING PLAN
S1.3	a	ROOF FRAMING PLAN
	b	ROOF FRAMING PLAN
S0	1	POST-TENSIONED FOUNDATION DETAILS
	1.1	POST-TENSIONED FOUNDATION DETAILS
	2	GENERAL FRAMING DETAILS
	2.1	GENERAL FRAMING DETAILS
	2.2	GENERAL FRAMING DETAILS
	3	ROOF FRAMING DETAILS
	4	FLOOR FRAMING DETAILS

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Date: 07/14/2010

Drawn By: RHJA.

Revisions:

LAS VEGAS
EMERSON

Plan Number:
L16H

Plan Name:
ERIN

Sheet Title:
COVER SHEET
&
SHEET INDEX

Sheet Number:
A0.0
a

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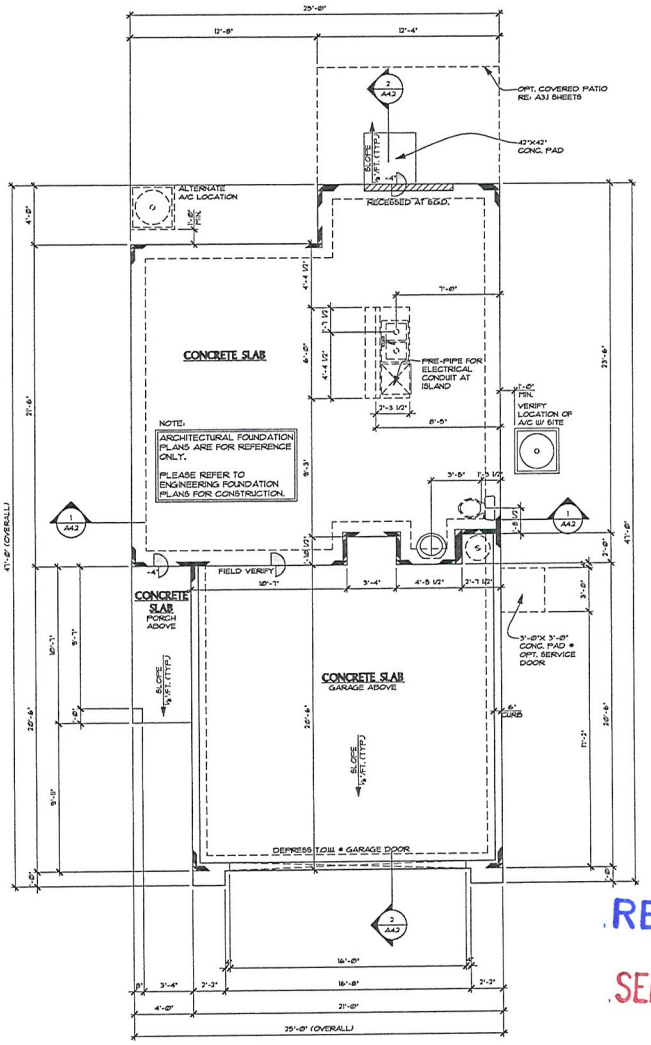

ARCHITECTURAL FOUNDATION
PLAN AT ELEVATION A (SIM. @ ELEV'S. B & C)

1 SCALE: 1/4"=1'-0"

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Date: 07/14/2010
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Revisions:

LAS VEGAS WARMINGTON

Plan Number: L16H

Plan Name: ERIN

Sheet Title: ARCHITECTURAL FOUNDATION PLAN

Sheet Number: A1.0 a

VAR-39468
ROC-39470

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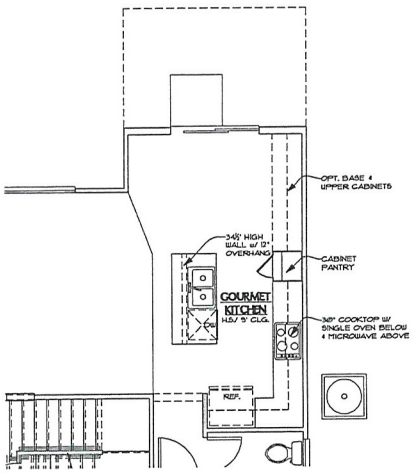
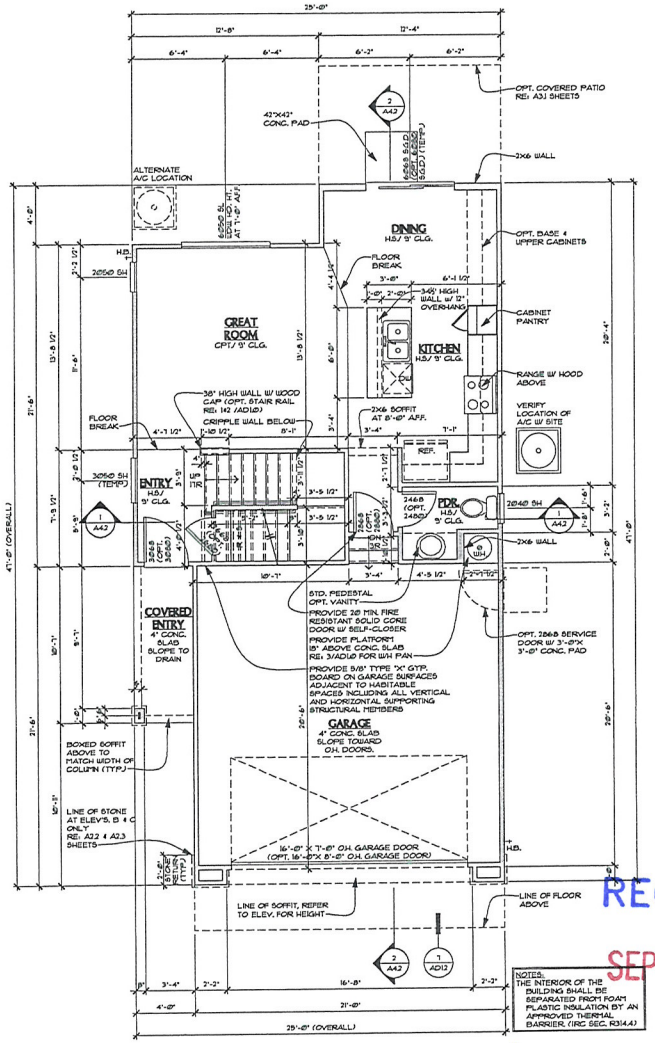


1 OPT. GOURMET KITCHEN
SCALE: ¼"=1'-0" SIMILAR AT ALL ELEVATIONS



FIRST FLOOR
1 PLAN AT ELEVATION A (SIM. @ ELEV'S. B & C)
SCALE: ¼"=1'-0"

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Revisions:

LAS VEGAS WARMINGTON

Plan Number: L16H

Plan Name: ERIN

Sheet Title: FIRST FLOOR PLAN & OPTIONS

Sheet Number: A1.1 a

VAR-39468
ROC-39470

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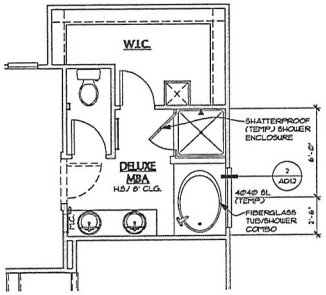
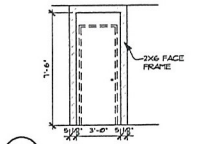
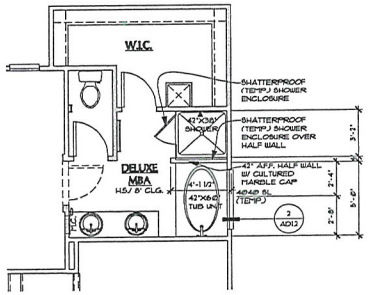


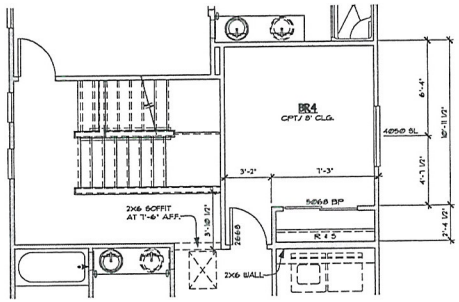
2a OPT. DELUXE MBA #1
SCALE: ¼"=1'-0" SIMILAR AT ALL ELEVATIONS



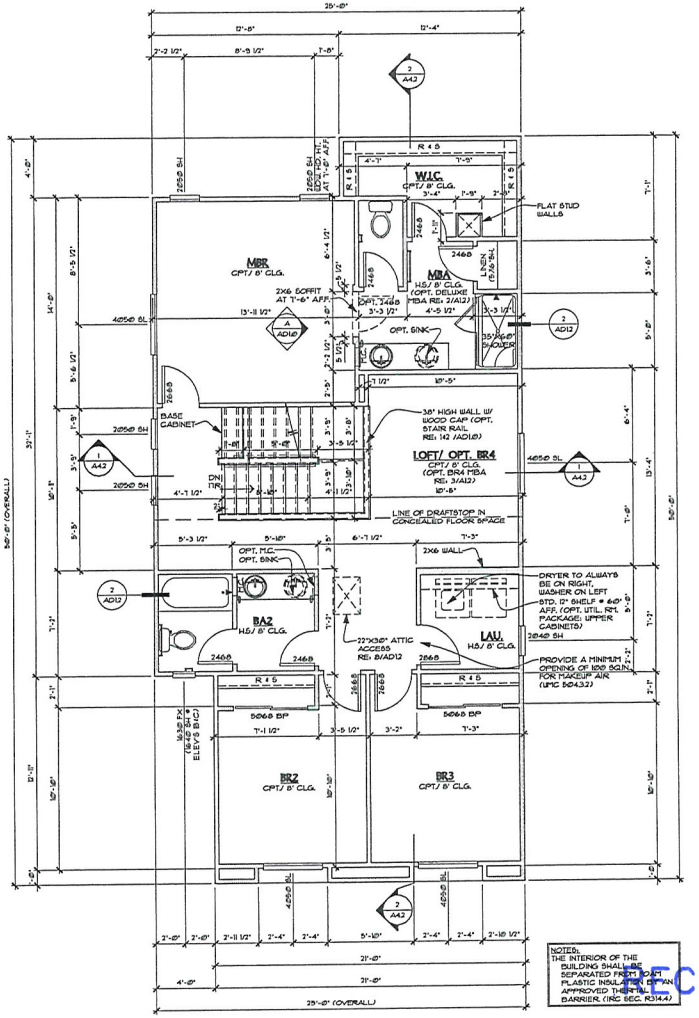
A SCALE: ¼"=1'-0"



2b OPT. DELUXE MBA #2
SCALE: ¼"=1'-0" SIMILAR AT ALL ELEVATIONS



3 OPT. BEDROOM 4
SCALE: ¼"=1'-0" SIMILAR AT ALL ELEVATIONS



SECOND FLOOR
1 PLAN AT ELEVATION A (SIM. @ ELEV'S. B & C)
SCALE: ¼"=1'-0"

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Revisions:

LAS VEGAS WARMINGTON

Plan Number: L16H

Plan Name: ERIN

Sheet Title: SECOND FLOOR PLAN & OPTIONS

Sheet Number: A1.2 a

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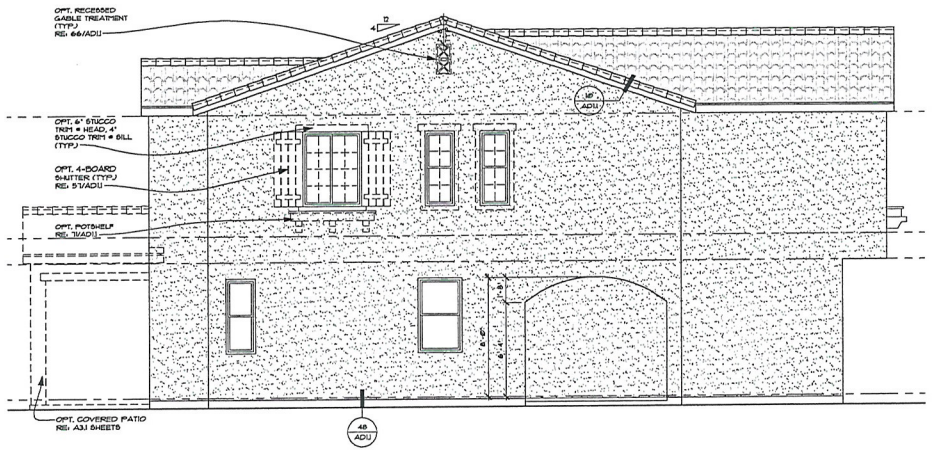
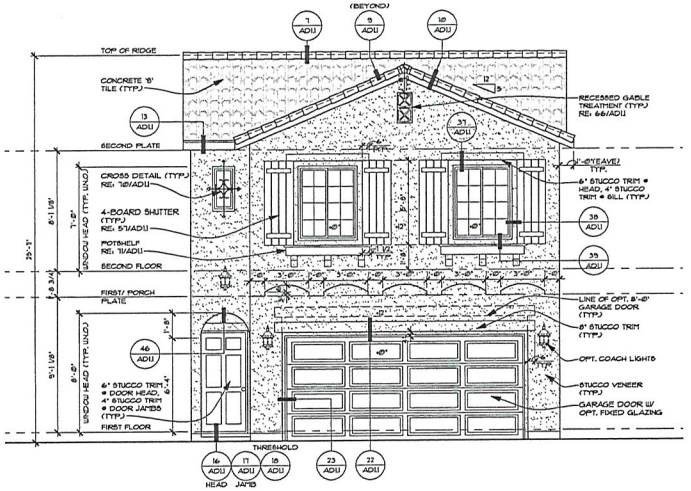
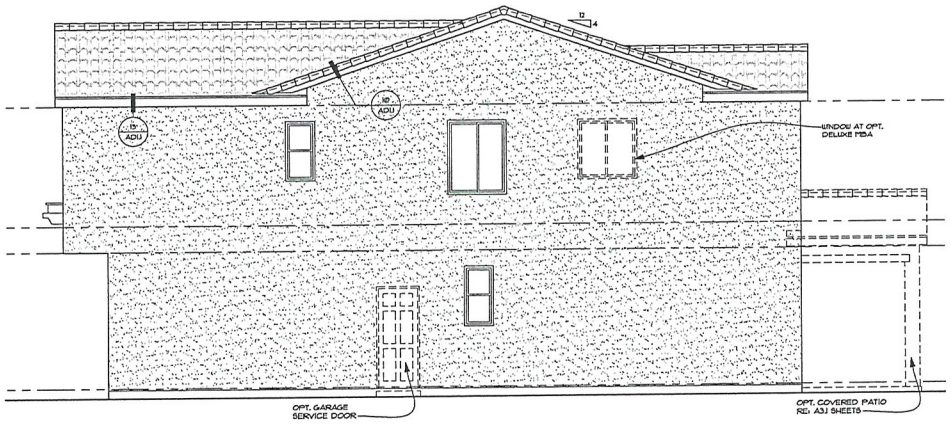


3 LEFT ELEVATION A
SCALE: 1/4"=1'-0"

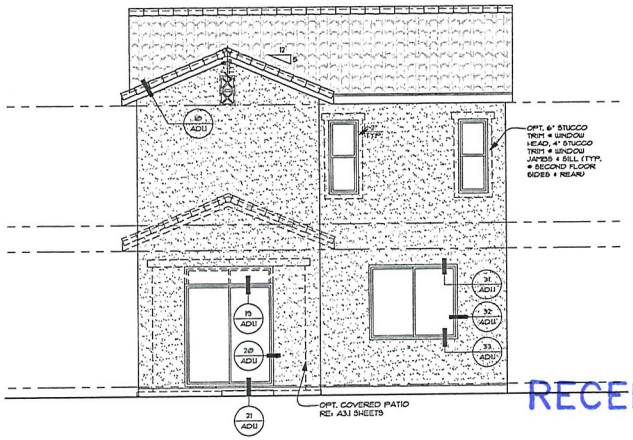
NOTE: ENHANCEMENTS @ VISIBLE SIDE & REAR ELEVATIONS SHOWN DASHED



1 FRONT ELEVATION A
SCALE: 1/4"=1'-0"



4 RIGHT ELEVATION A
SCALE: 1/4"=1'-0"



2 REAR ELEVATION A
SCALE: 1/4"=1'-0"

NOTE: ENHANCEMENTS @ VISIBLE SIDE & REAR ELEVATIONS SHOWN DASHED

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Date: 07/14/2010
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Revisions:

LAS VEGAS WARMINGTON

Plan Number: L16H

Plan Name: ERIN

Sheet Title: ELEVATION A

Sheet Number: A2.1 a

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ROC-39470

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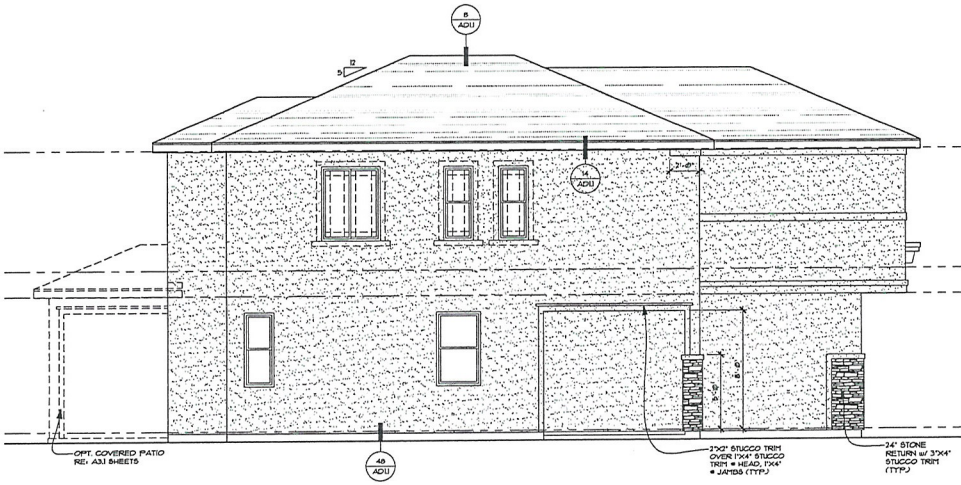
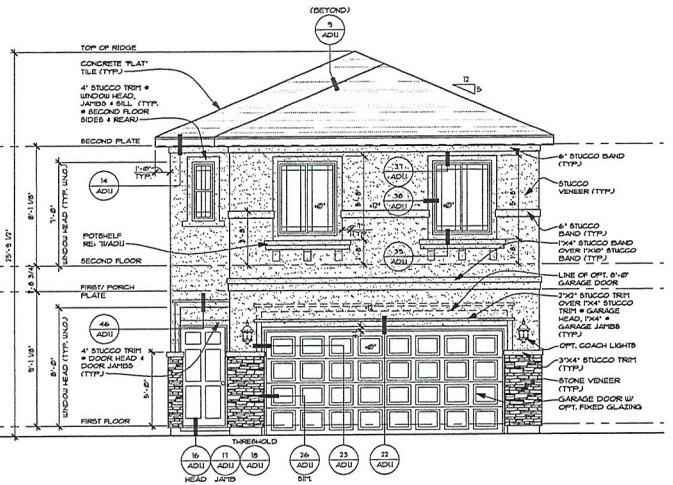
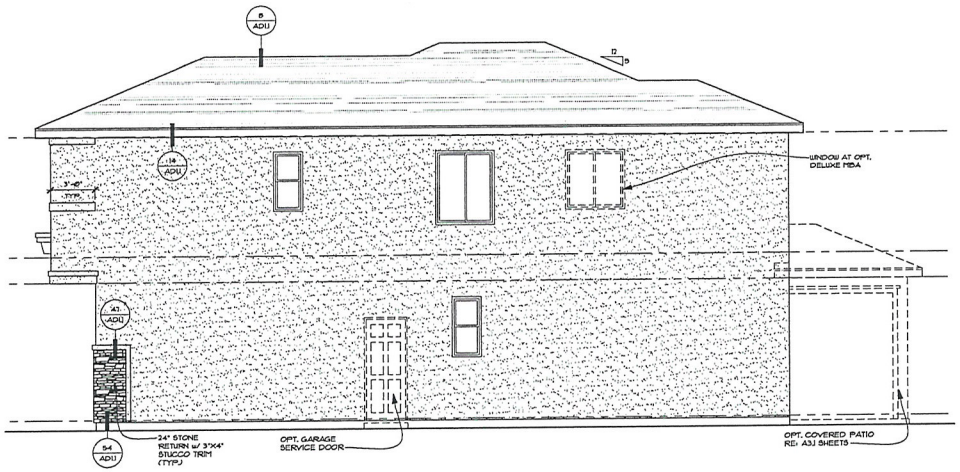


3 LEFT ELEVATION B
SCALE: ¼"=1'-0"

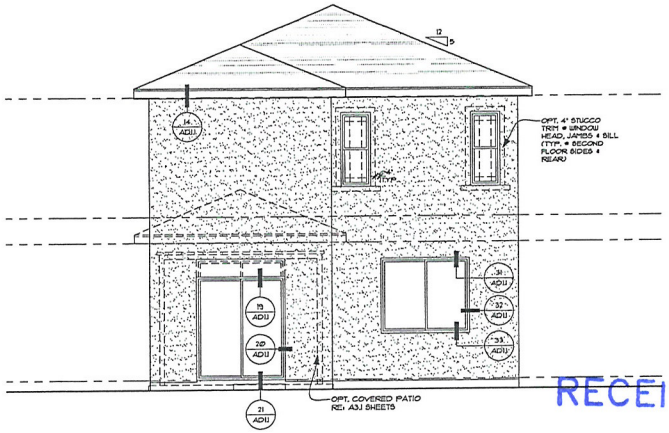
NOTE: ENHANCEMENTS @ VISIBLE SIDE & REAR ELEVATIONS SHOWN DASHED



1 FRONT ELEVATION B
SCALE: ¼"=1'-0"



4 RIGHT ELEVATION B
SCALE: ¼"=1'-0"



2 REAR ELEVATION B
SCALE: ¼"=1'-0"

NOTE: ENHANCEMENTS @ VISIBLE SIDE & REAR ELEVATIONS SHOWN DASHED

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Revisions:

LAS VEGAS WARMINGTON

Plan Number:
L16H

Plan Name:
ERIN

Sheet Title:
ELEVATION B

Sheet Number:
A2.2
a

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ROC-39470

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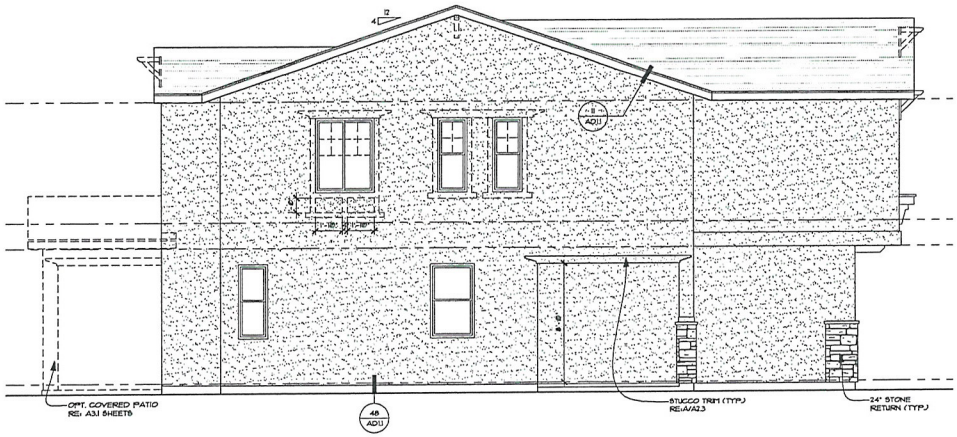
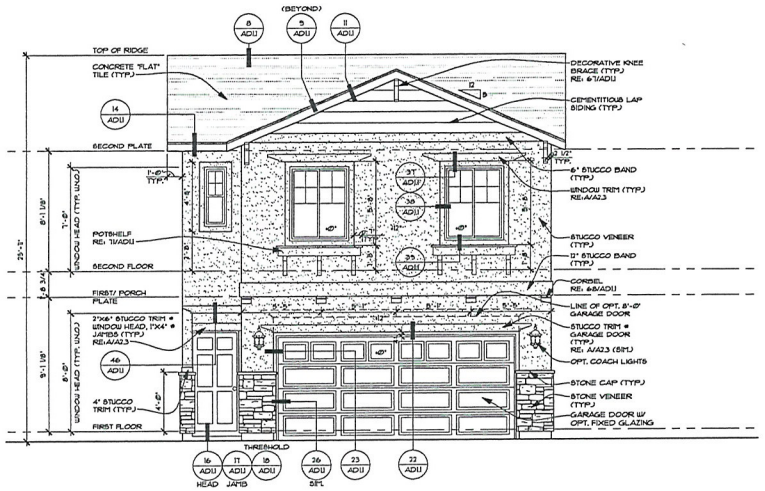


3 LEFT ELEVATION C
SCALE: ¼"=1'-0"

NOTE: ENHANCEMENTS @ VISIBLE SIDE & REAR ELEVATIONS SHOWN DASHED



1 FRONT ELEVATION C
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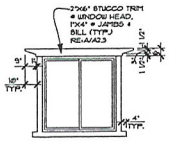

A WINDOW TRIM (TYP.)
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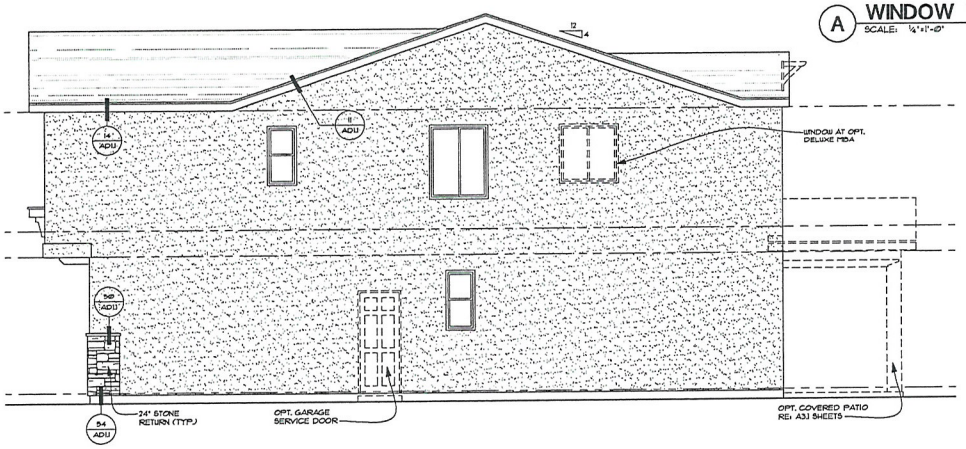

4 RIGHT ELEVATION C
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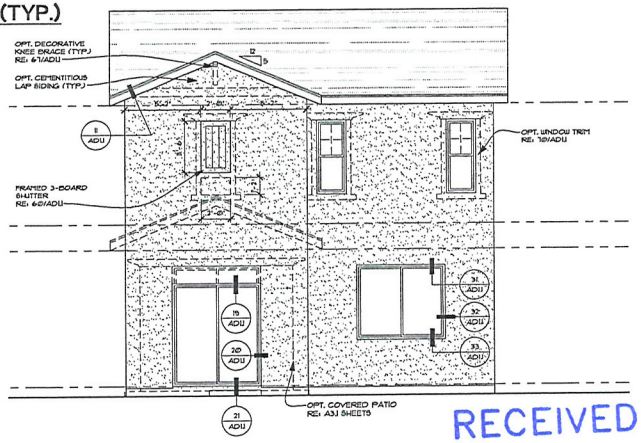

2 REAR ELEVATION C
SCALE: ¼"=1'-0"

NOTE: ENHANCEMENTS @ VISIBLE SIDE & REAR ELEVATIONS SHOWN DASHED

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Revisions:

LAS VEGAS WARMINGTON

Plan Number: L16H

Plan Name: ERIN

Sheet Title: ELEVATION C

Sheet Number: A2.3 a

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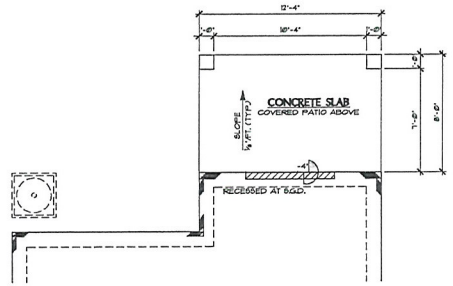
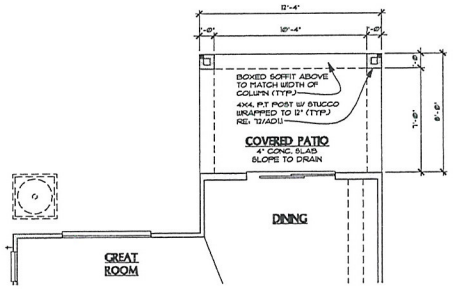


OPT. COVERED PATIO
1 PARTIAL ARCHITECTURAL FOUNDATION PLAN
SCALE: ¼"=1'-0"
SIMILAR AT ALL ELEVATIONS
RE: SHEET A1.0 FOR ADDITIONAL NOTES & DIMENSIONS



OPT. COVERED
2 PATIO PARTIAL FLOOR PLAN PLAN
SCALE: ¼"=1'-0"
SIMILAR AT ALL ELEVATIONS
RE: SHEET A1.1 FOR ADDITIONAL NOTES & DIMENSIONS

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Date: 07/14/2010
Drawn By: RHJA
Revisions:

LAS VEGAS
WARMINGTON

Plan Number:
L16H

Plan Name:
ERIN

Sheet Title:
OPT. COVERED PATIO PLANS

Sheet Number:
A3.1
a

VAR-39468
ROC-39470

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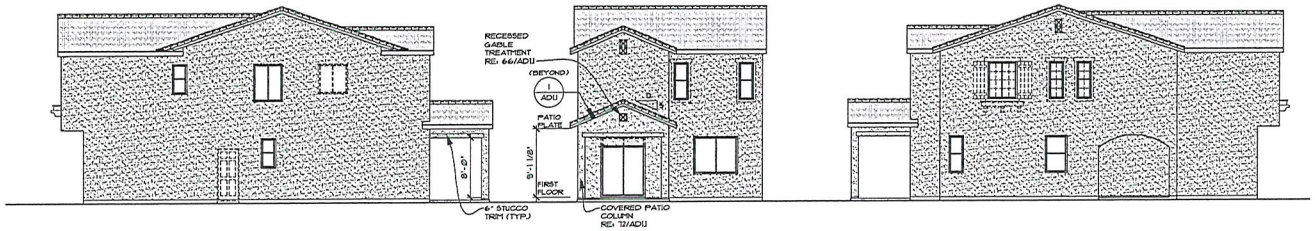
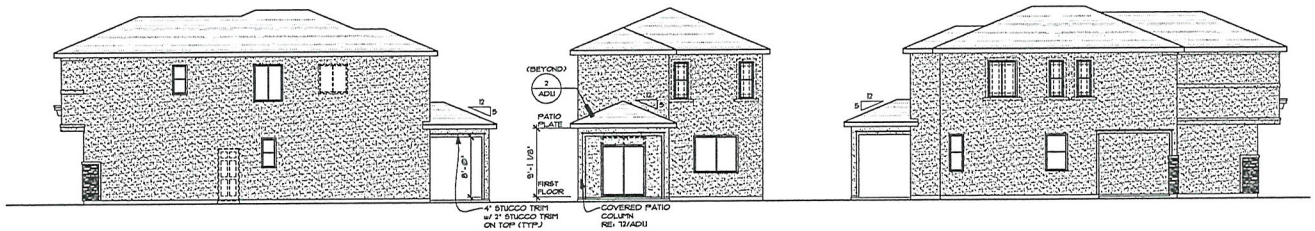


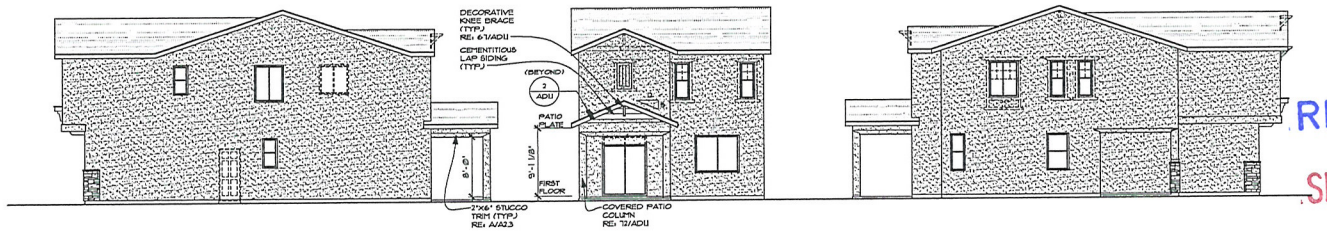
3 OPT. COVERED PATIO RIGHT, REAR & LEFT ELEVATION A
SCALE: 1/4"=1'-0"

NO CHANGE AT FRONT ELEVATION
RE: SHEET A2.1 FOR ADDITIONAL NOTES & DIMENSIONS



4 OPT. COVERED PATIO RIGHT, REAR & LEFT ELEVATION B
SCALE: 1/4"=1'-0"

NO CHANGE AT FRONT ELEVATION
RE: SHEET A2.2 FOR ADDITIONAL NOTES & DIMENSIONS



5 OPT. COVERED PATIO RIGHT, REAR & LEFT ELEVATION C
SCALE: 1/4"=1'-0"

NO CHANGE AT FRONT ELEVATION
RE: SHEET A2.3 FOR ADDITIONAL NOTES & DIMENSIONS

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ROC-39470

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Date: 07/14/2010
Drawn By: R.H.J.A.
Revisions:

LAS VEGAS WARMINGTON

Plan Number:
L16H

Plan Name:
ERIN

Sheet Title:
OPT. COVERED PATIO ELEVATIONS

Sheet Number:
A3.1
b

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RICHMOND AMERICAN HOMES

PROJECT DATA

PROJECT:	EMERSON at PROVIDENCE
MUNICIPALITY:	CITY OF LAS VEGAS
PLAN:	L14E - EMILIA
DATE:	07/14/2010

ENERGY COMPLIANCE:	RESCHECK
CONTRACTOR'S NAME:	RICHMOND AMERICAN HOMES of NEVADA, INC.
LICENSE CLASSIFICATION & NUMBER:	STATE CONTRACTOR LICENSE #0026417
DRAWINGS PREPARED BY:	R.H.J.A.

ADOPTED CODES

BUILDING:	2006	INTERNATIONAL RESIDENTIAL CODE
MECHANICAL:	2006	UNIFORM MECHANICAL CODE (IAMPO version)
PLUMBING:	2006	UNIFORM PLUMBING CODE (IAMPO version)
ELECTRICAL:	2005	NATIONAL ELECTRICAL CODE
ENERGY:	2006	INTERNATIONAL ENERGY CONSERVATION CODE
	2006	SOUTHERN NEVADA REGIONAL CODE INTERPRETATIONS BY SNBO
NOTE:		MUST COMPLY WITH ALL STATE AND LOCAL CODES IN EFFECT IN THE JURISDICTION IN WHICH THE WORK IS TO BE PERFORMED.

REQUIREMENTS FOR ARCHITECTURAL APPROVAL (ALL LOTS)

SHEETS	DESCRIPTION
-	-

REQUIREMENTS FOR ENHANCED REAR LOTS

NOTE: THE OPTIONS LISTED ABOVE WILL BE STANDARD AS NOTED TO COMPLY WITH DEVELOPER AND/OR CITY REQUIREMENTS. THERE MAY BE ADDITIONAL OPTIONS AVAILABLE THAT ARE NOT LISTED ABOVE.

SQUARE FOOTAGE CALC.

	FINISHED	OPT. FINISHED	UNFINISHED
2 CAR GARAGE	-	-	436 SQ. FT.
PORCH AREA	-	-	26 SQ. FT.
OPT. COVERED PATIO	-	-	99 SQ. FT.
FIRST FLOOR	575 SQ. FT.	-	-
SECOND FLOOR	844 SQ. FT.	-	-
TOTAL	1419 SQ.FT.		-

DATE	DELTA	REVISION
-	-	-

DRAWING SHEET INDEX

SHEET		DESCRIPTION
A0.0	a	COVER SHEET & SHEET INDEX
A1.0	a	ARCHITECTURAL FOUNDATION PLAN- ELEV. A & OPTIONS
A1.1	a	FIRST FLOOR PLAN- ELEV. A & OPTIONS
	b	PARTIAL FIRST FLOOR PLAN- ELEV. B & C
A1.2	a	SECOND FLOOR PLAN & OPTIONS
A2.1	a	ELEVATION A
A2.2	a	ELEVATION B
A2.3	a	ELEVATION C
A3.0	a	NOT USED
A3.1	a	OPT. COVERED PATIO - PLANS
	b	OPT. COVERED PATIO - ELEVATIONS
A4.1	a	ROOF PLANS
A4.2	a	BUILDING SECTIONS
A5.1	a	FLOORING BREAKS - FIRST FLOOR
	b	FLOORING BREAKS - SECOND FLOOR
AD1.0	a	INTERIOR & COMMON DETAILS
AD1.1	a	EXTERIOR ELEVATION DETAILS
	b	EXTERIOR ELEVATION DETAILS
	c	EXTERIOR ELEVATION DETAILS
	d	EXTERIOR ELEVATION DETAILS
	e	EXTERIOR ELEVATION DETAILS
AD1.2	a	THERMAL BARRIER DETAILS
	b	THERMAL BARRIER DETAILS
AD1.3	a	EXTERIOR ELEVATION DETAILS (1 HOUR) FIRE RATED
E0.0	a	ELECTRICAL SPECS, NOTES, LEGEND & SHEET INDEX
E1.1	a	FIRST FLOOR ELECTRICAL PLAN, OPTIONS & LOAD CALCS
E1.2	a	SECOND FLOOR ELECTRICAL PLAN, OPTIONS & LOAD CALCS
M0.0		IECC REPORT & MECHANICAL LOAD CALCS
M1.1		MECHANICAL PLAN - ELEVATIONS A, B & C
P1.1	a	FIRST FLOOR PLUMBING PLAN
P1.2	a	SECOND FLOOR PLUMBING PLAN
S0.0	a	STRUCTURAL SPECIFICATIONS & NOTES
	b	STRUCTURAL SPECIFICATIONS & NOTES
S1.0	a	POST-TENSIONED FOUNDATION PLAN
S1.1		NOT USED
S1.2	a	FLOOR & LOW ROOF FRAMING PLAN
	b	FLOOR & LOW ROOF FRAMING PLAN
S1.3	a	ROOF FRAMING PLAN
	b	ROOF FRAMING PLAN
S0	1	POST-TENSIONED FOUNDATION DETAILS
	1.1	POST-TENSIONED FOUNDATION DETAILS
	2	GENERAL FRAMING DETAILS
	2.1	GENERAL FRAMING DETAILS
	2.2	GENERAL FRAMING DETAILS
	3	ROOF FRAMING DETAILS
	4	FLOOR FRAMING DETAILS

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Date: 07/14/2010
Drawn By: R.H.J.A.
Revisions:

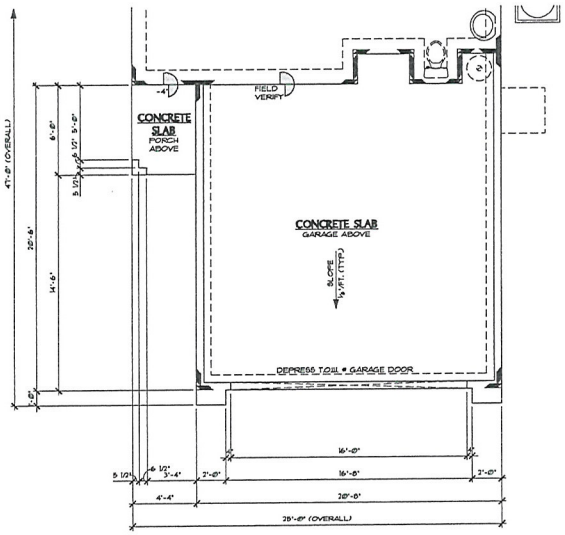
LAS VEGAS
EMERSON

Plan Number:
L14E

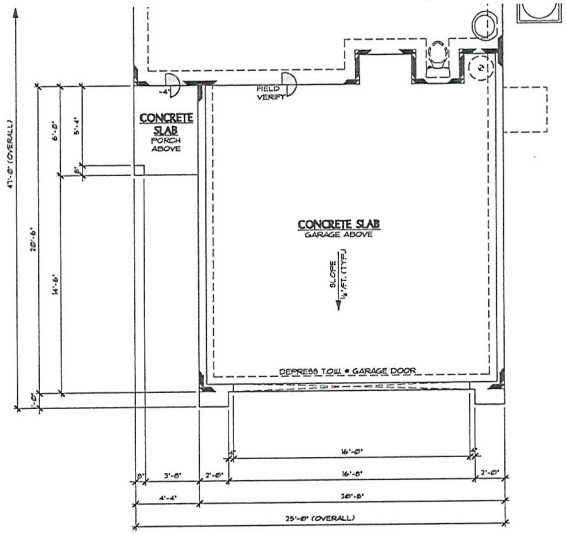
Plan Name:
EMILIA

Sheet Title:
COVER SHEET
&
SHEET INDEX

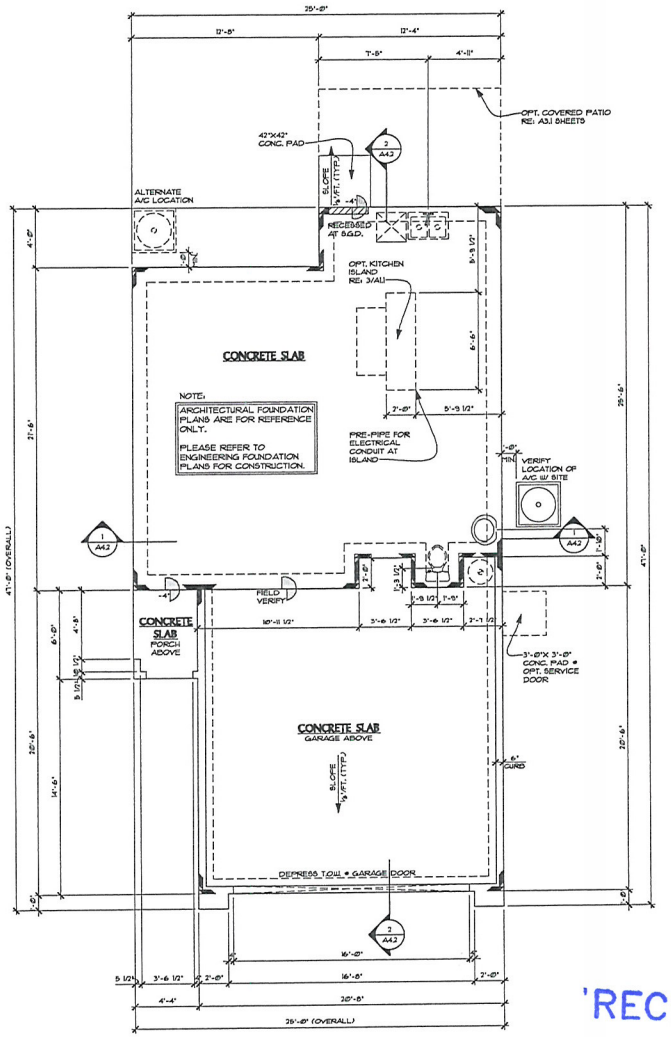
Sheet Number:
A0.0
a



2 ARCHITECTURAL FOUNDATION PLAN AT ELEVATION B
SCALE: 1/4"=1'-0"



3 ARCHITECTURAL FOUNDATION PLAN AT ELEVATION C
SCALE: 1/4"=1'-0"



1 ARCHITECTURAL FOUNDATION PLAN AT ELEVATION A
SCALE: 1/4"=1'-0"

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Date: 07/14/2010
Drawn By: RHJA
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LAS VEGAS WARMINGTON

Plan Number: L14E

Plan Name: EMILIA

Sheet Title: ARCHITECTURAL FOUNDATION PLAN

Sheet Number: A1.0 a

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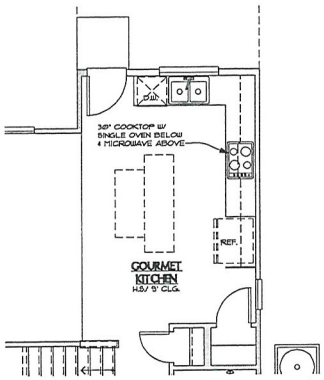
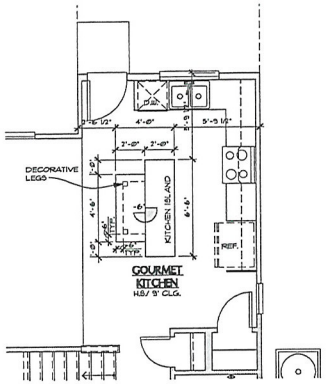
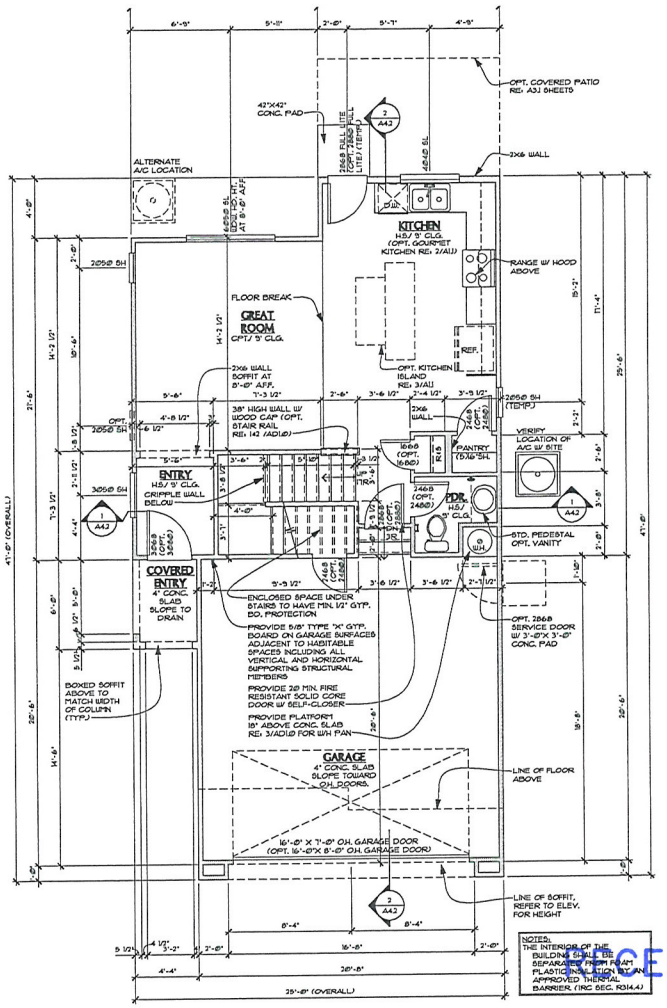


2 OPT. GOURMET KITCHEN
SCALE: 1/4"=1'-0" SIMILAR AT ALL ELEVATIONS



3 OPT. KITCHEN ISLAND
SCALE: 1/4"=1'-0" SIMILAR AT ALL ELEVATIONS



1 FIRST FLOOR PLAN AT ELEVATION A
SCALE: 1/4"=1'-0"

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LAS VEGAS WARMINGTON

Plan Number:
L14E

Plan Name:
EMILIA

Sheet Title:
FIRST FLOOR PLAN & OPTIONS

Sheet Number:
A1.1
a

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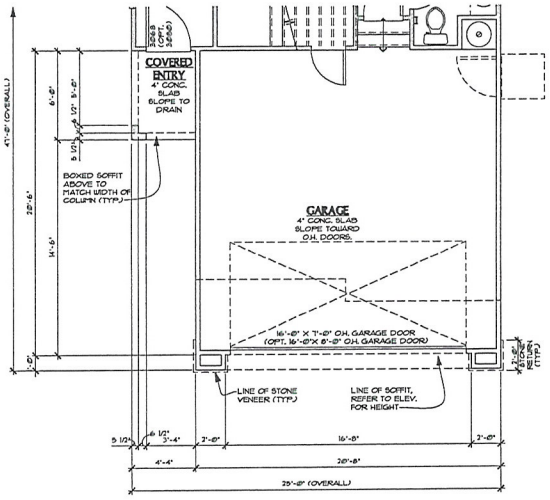
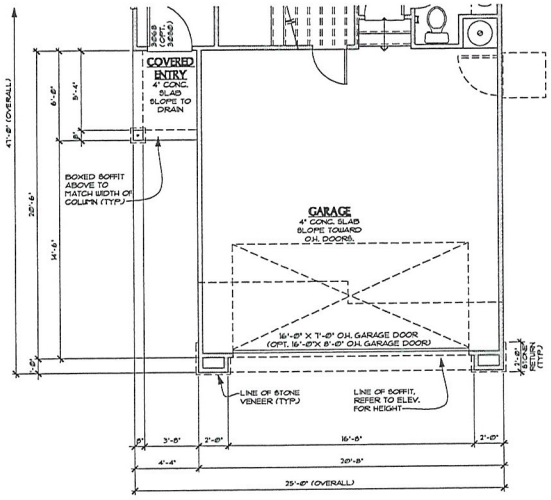


FIRST
4 FLOOR PLAN AT ELEVATION B
SCALE: 1/4"=1'-0"

RE: SHEET A11 FOR ADDITIONAL NOTES & DIMENSIONS



FIRST
5 FLOOR PLAN AT ELEVATION C
SCALE: 1/4"=1'-0"

RE: SHEET A11 FOR ADDITIONAL NOTES & DIMENSIONS

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Date: 07/14/2010
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Revisions:

LAS VEGAS WARMINGTON

Plan Number:
L14E

Plan Name:
EMILIA

Sheet Title:
FIRST FLOOR PLAN & OPTIONS

Sheet Number:
A1.1
b

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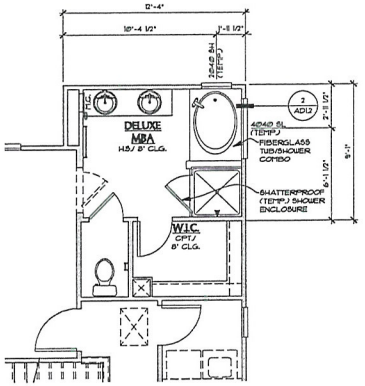
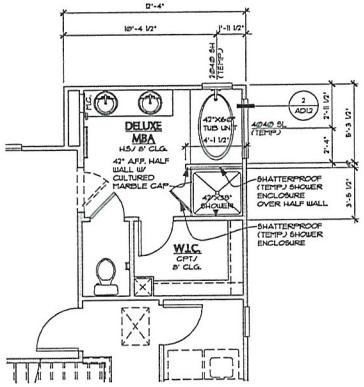
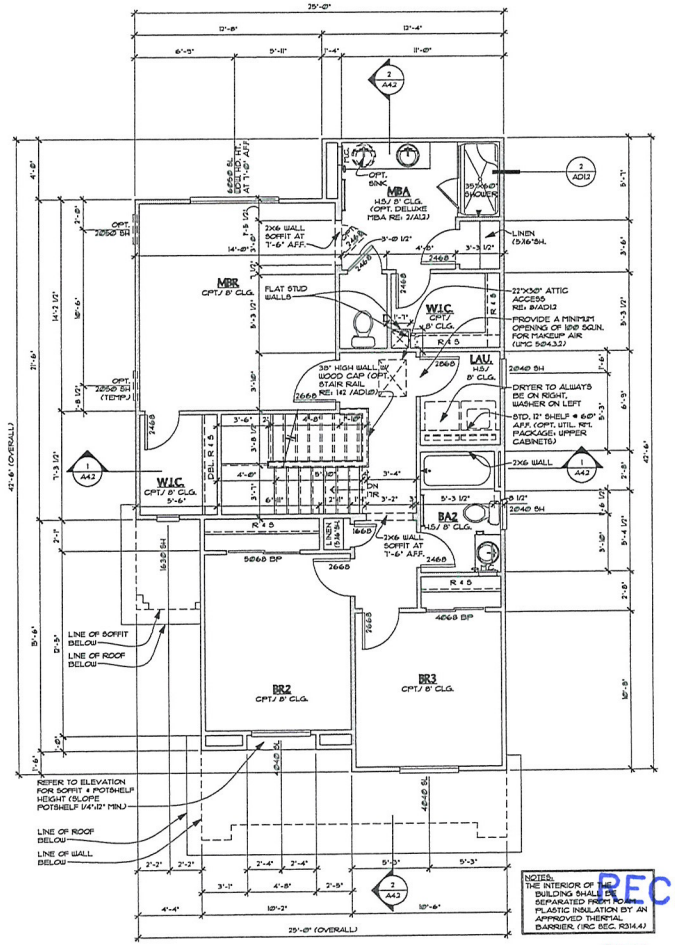


2a OPT. DELUXE MBA #1
SCALE: ¼"=1'-0"



2b OPT. DELUXE MBA #2
SCALE: ¼"=1'-0"



SECOND FLOOR PLAN
AT ELEVATION A (SIM. AT ELEV'S. B & C)
1 SCALE: ¼"=1'-0"

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LAS VEGAS WARMINGTON

Plan Number: L14E

Plan Name: EMILIA

Sheet Title: SECOND FLOOR PLAN & OPTIONS

Sheet Number: A1.2 a

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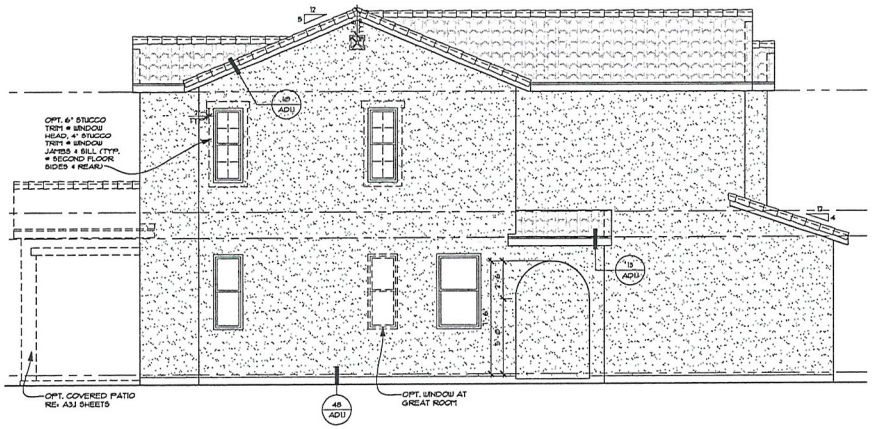
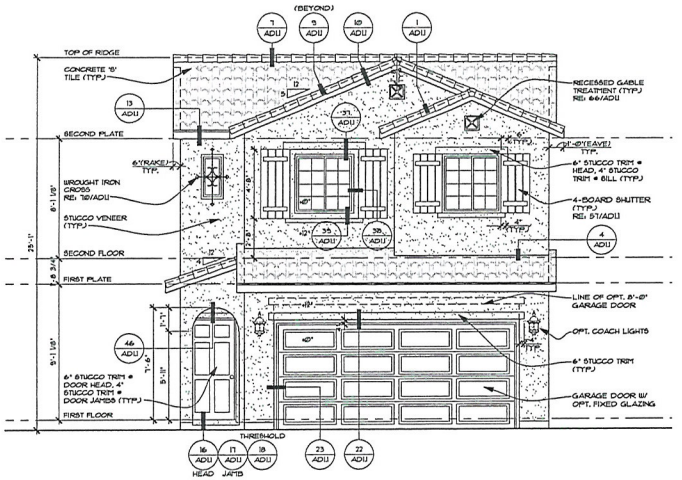
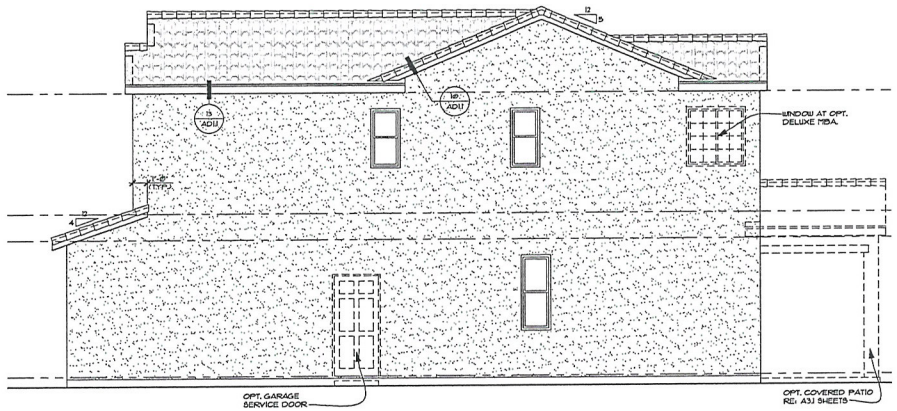


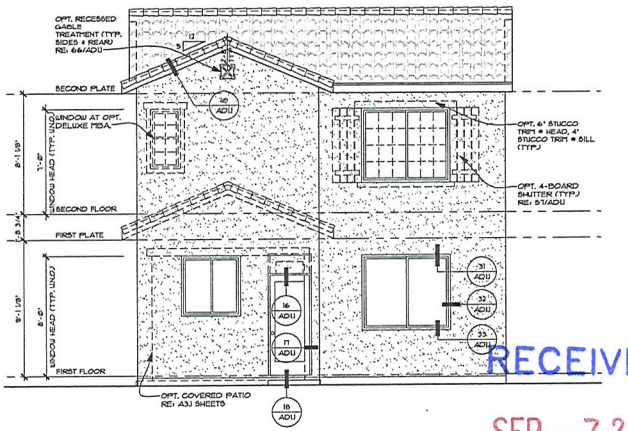
3 LEFT ELEVATION A
SCALE: ¼"=1'-0"
NOTE: ENHANCEMENTS @ VISIBLE SIDE & REAR ELEVATIONS SHOWN DASHED



1 FRONT ELEVATION A
SCALE: ¼"=1'-0"



4 RIGHT ELEVATION A
SCALE: ¼"=1'-0"



2 REAR ELEVATION A
SCALE: ¼"=1'-0"
NOTE: ENHANCEMENTS @ VISIBLE SIDE & REAR ELEVATIONS SHOWN DASHED

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LAS VEGAS WARMINGTON

Plan Number: L14E

Plan Name: EMILIA

Sheet Title: ELEVATION A

Sheet Number: A2.1 a

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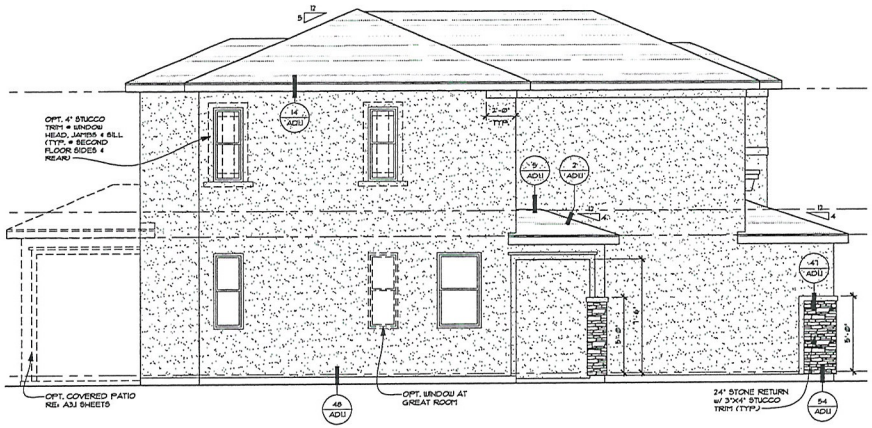
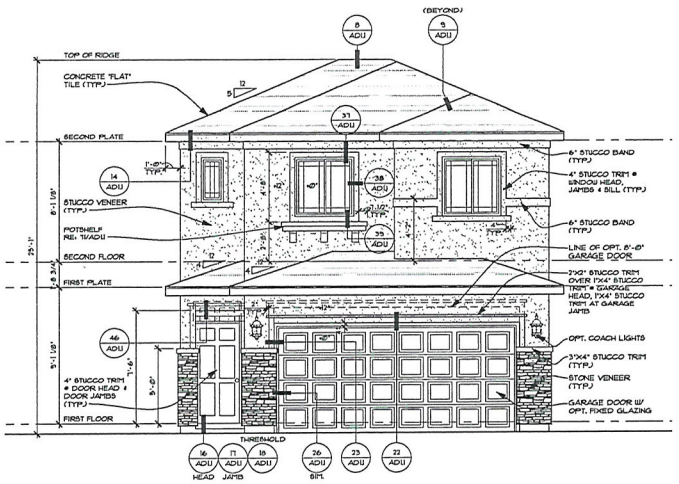


3 LEFT ELEVATION B
SCALE: ¼"=1'-0"
NOTE: ENHANCEMENTS @ VISIBLE SIDE & REAR ELEVATIONS SHOWN DASHED



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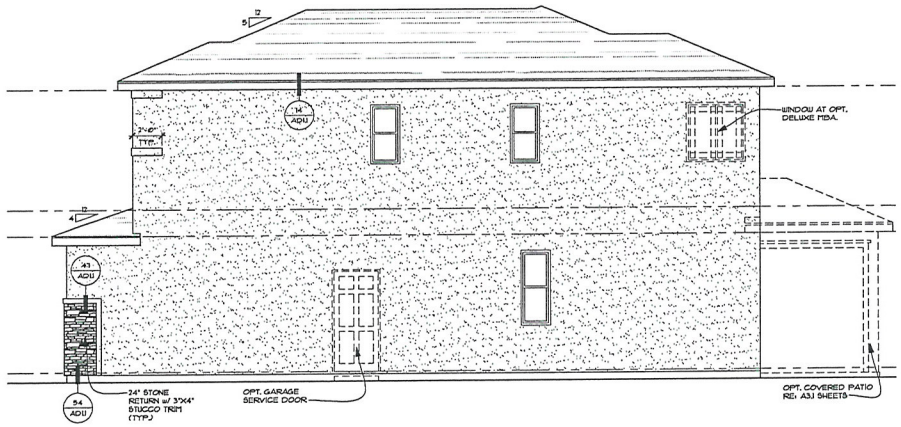

4 RIGHT ELEVATION B
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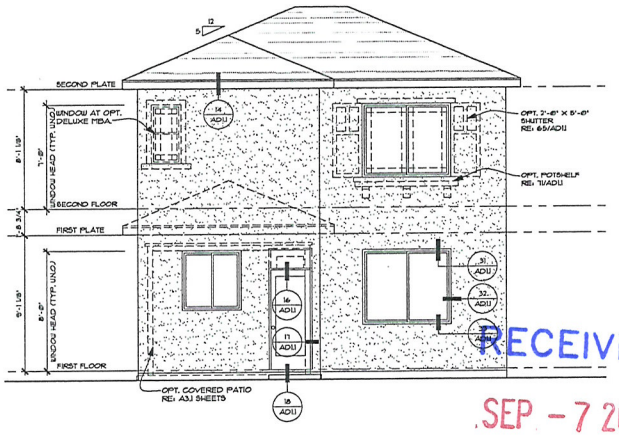

2 REAR ELEVATION B
SCALE: ¼"=1'-0"
NOTE: ENHANCEMENTS @ VISIBLE SIDE & REAR ELEVATIONS SHOWN DASHED

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Date: 07/14/2010
Drawn By: RHJA
Revisions:

LAS VEGAS
WARMINGTON

Plan Number:
L14E

Plan Name:
EMILIA

Sheet Title:
ELEVATION B

Sheet Number:
A2.2
a

VAR-39468
ROC-39470

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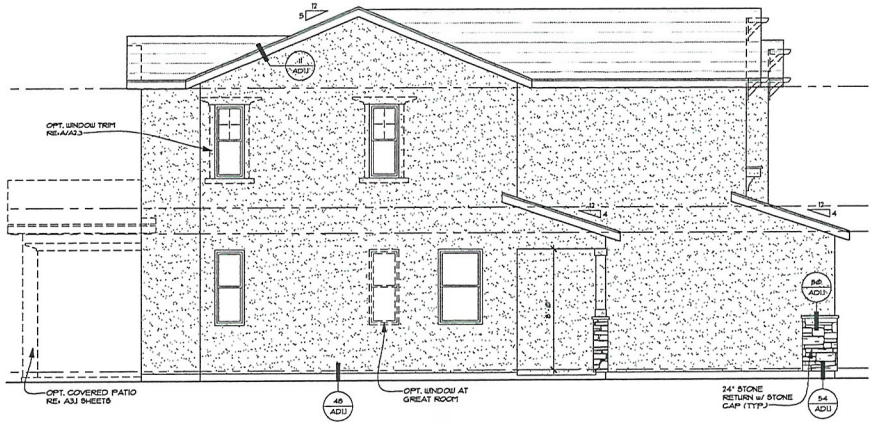
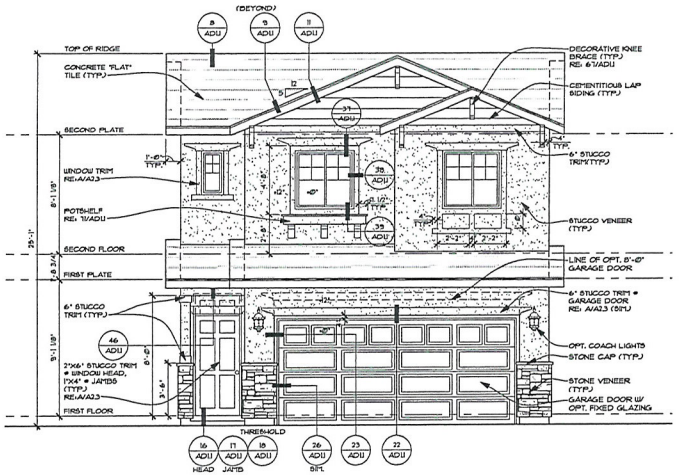


3 LEFT ELEVATION C
SCALE: ¼"=1'-0"

NOTE: ENHANCEMENTS @ VISIBLE SIDE & REAR ELEVATIONS SHOWN DASHED



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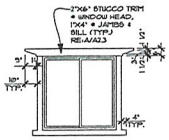

A WINDOW TRIM (TYP.)
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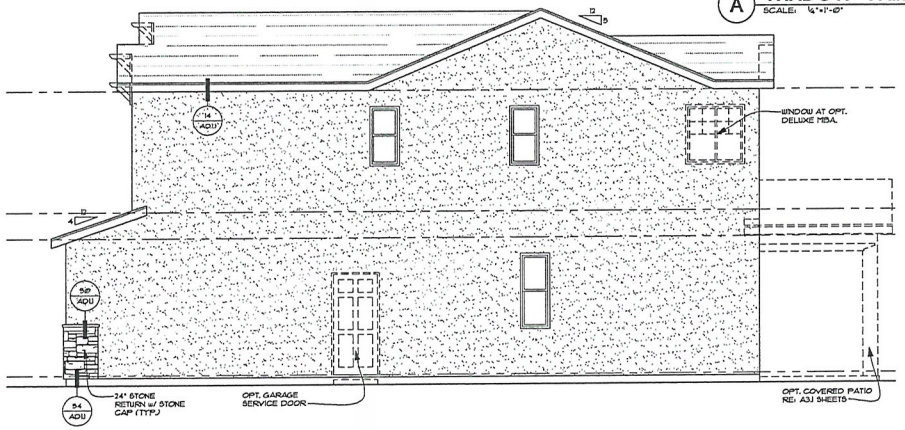

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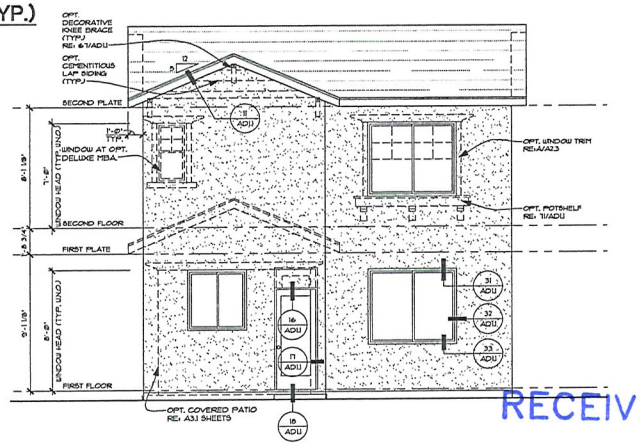

2 REAR ELEVATION C
SCALE: ¼"=1'-0"

NOTE: ENHANCEMENTS @ VISIBLE SIDE & REAR ELEVATIONS SHOWN DASHED

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Date: 07/14/2010
Drawn By: R.H.J.A.
Revisions:

LAS VEGAS WARMINGTON

Plan Number: L14E

Plan Name: EMILIA

Sheet Title: ELEVATION C

Sheet Number: A2.3 a

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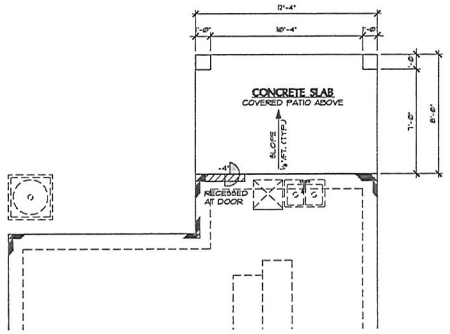
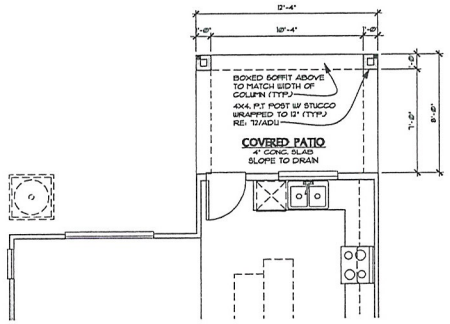


OPT. COVERED PATIO
1 PARTIAL ARCHITECTURAL FOUNDATION PLAN
SCALE: 1/4"=1'-0"

SIMILAR AT ALL ELEVATIONS
RE: SHEET A1.0 FOR ADDITIONAL NOTES & DIMENSIONS



OPT. COVERED
2 PATIO PARTIAL FLOOR PLAN PLAN
SCALE: 1/4"=1'-0"

SIMILAR AT ALL ELEVATIONS
RE: SHEET A1.1 FOR ADDITIONAL NOTES & DIMENSIONS

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Date: 07/14/2010
Drawn By: R.H.J.A.
Revisions:

LAS VEGAS WARMINGTON

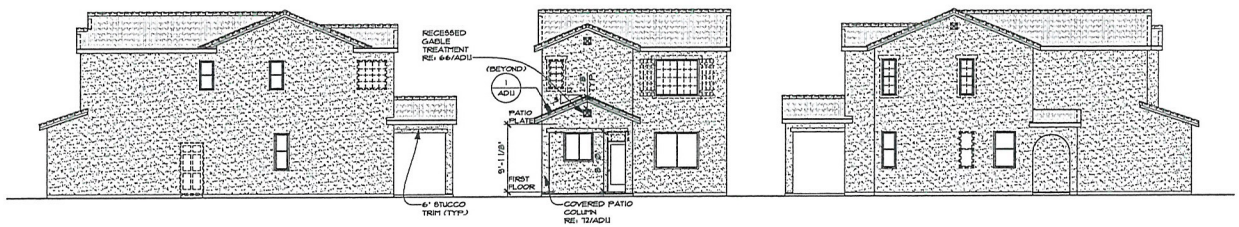
Plan Number:
L14E

Plan Name:
EMILIA

Sheet Title:
OPT. COVERED PATIO PLANS

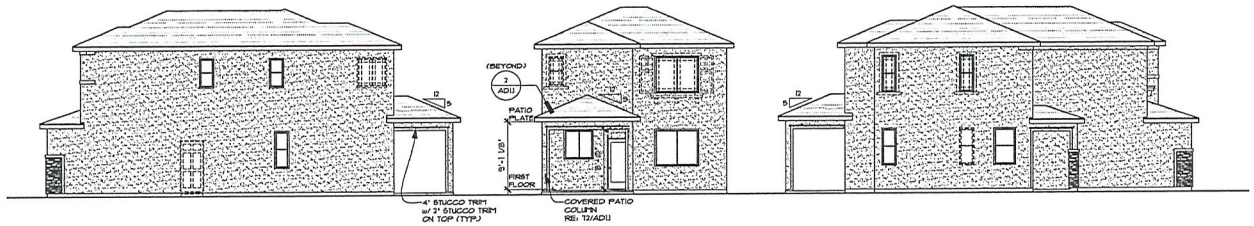
Sheet Number:
A3.1
a

Z:\Architectural_Nevada\Las Vegas\Las Vegas Division\Warmington\L14E - Emilia\L14E - Emilia Floor Plans.dwg 7/15/2010 1:20:01 PM, rakins



3 OPT. COVERED PATIO RIGHT, REAR & LEFT ELEVATION A
SCALE: 1/4"=1'-0"

NO CHANGE AT FRONT ELEVATION
RE: SHEET A2.1 FOR ADDITIONAL NOTES & DIMENSIONS



4 OPT. COVERED PATIO RIGHT, REAR & LEFT ELEVATION B
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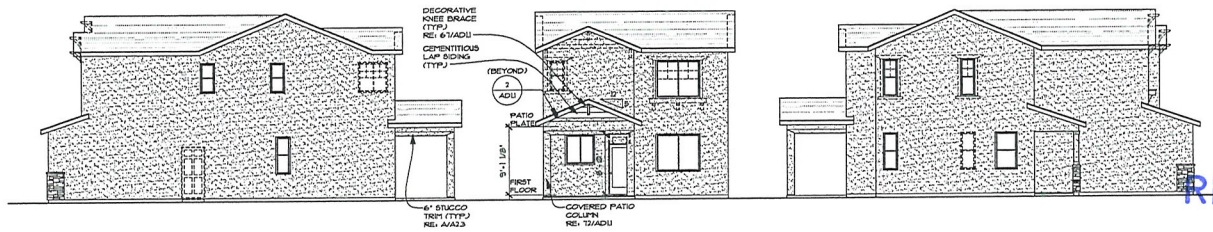
NO CHANGE AT FRONT ELEVATION
RE: SHEET A2.2 FOR ADDITIONAL NOTES & DIMENSIONS



5 OPT. COVERED PATIO RIGHT, REAR & LEFT ELEVATION C
SCALE: 1/4"=1'-0"

NO CHANGE AT FRONT ELEVATION
RE: SHEET A2.3 FOR ADDITIONAL NOTES & DIMENSIONS

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VAR-39468
ROC-39470

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Date: 07/14/2010
Drawn By: R.H.J.A.
Revisions:

LAS VEGAS WARMINGTON

Plan Number: L14E

Plan Name: EMILIA

Sheet Title: OPT. COVERED PATIO ELEVATIONS

Sheet Number: A3.1 b

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RICHMOND AMERICAN HOMES

PROJECT DATA

PROJECT:	EMERSON at PROVIDENCE
MUNICIPALITY:	CITY OF LAS VEGAS
PLAN:	L11E - ELLIOTT
DATE:	07/14/2010

ENERGY COMPLIANCE:	RESCHECK
CONTRACTOR'S NAME:	RICHMOND AMERICAN HOMES of NEVADA, INC.
LICENSE CLASSIFICATION & NUMBER:	STATE CONTRACTOR LICENSE #0026417
DRAWINGS PREPARED BY:	RHJA.

ADOPTED CODES

BUILDING:	2006	INTERNATIONAL RESIDENTIAL CODE
MECHANICAL:	2006	UNIFORM MECHANICAL CODE (IAMPO version)
PLUMBING:	2006	UNIFORM PLUMBING CODE (IAMPO version)
ELECTRICAL:	2005	NATIONAL ELECTRICAL CODE
ENERGY:	2006	INTERNATIONAL ENERGY CONSERVATION CODE
	2006	SOUTHERN NEVADA REGIONAL CODE INTERPRETATIONS BY SNBO
NOTE:		MUST COMPLY WITH ALL STATE AND LOCAL CODES IN EFFECT IN THE JURISDICTION IN WHICH THE WORK IS TO BE PERFORMED.

REQUIREMENTS FOR ARCHITECTURAL APPROVAL (ALL LOTS)

SHEETS	DESCRIPTION
-	-

REQUIREMENTS FOR ENHANCED REAR LOTS

NOTE: THE OPTIONS LISTED ABOVE WILL BE STANDARD AS NOTED TO COMPLY WITH DEVELOPER AND/OR CITY REQUIREMENTS. THERE MAY BE ADDITIONAL OPTIONS AVAILABLE THAT ARE NOT LISTED ABOVE.

SQUARE FOOTAGE CALC.

	FINISHED	OPT. FINISHED	UNFINISHED
2 CAR GARAGE	-	-	426 SQ. FT.
PORCH AREA	-	-	66 SQ. FT.
OPT. COVERED PATIO	-	-	44 SQ. FT.
FIRST FLOOR	502 SQ. FT.	-	-
SECOND FLOOR	600 SQ. FT.	-	-
TOTAL	1102 SQ.FT.		-

DATE	DELTA	REVISION
-	-	-

DRAWING SHEET INDEX

SHEET		DESCRIPTION
A0.0	a	COVER SHEET & SHEET INDEX
A1.0	a	ARCHITECTURAL FOUNDATION PLAN
A1.1	a	FIRST FLOOR PLAN
A1.2	a	SECOND FLOOR PLAN & OPTIONS
A2.1	a	ELEVATION A
A2.2	a	ELEVATION B
A2.3	a	ELEVATION C
A3.0	a	NOT USED
A3.1	a	OPT. COVERED PATIO - PLANS
	b	OPT. COVERED PATIO - ELEVATIONS
A4.1	a	ROOF PLANS
A4.2	a	BUILDING SECTIONS
A5.1	a	FLOORING BREAKS - FIRST FLOOR
	b	FLOORING BREAKS - SECOND FLOOR
AD1.0	a	INTERIOR & COMMON DETAILS
AD1.1	a	EXTERIOR ELEVATION DETAILS
	b	EXTERIOR ELEVATION DETAILS
	c	EXTERIOR ELEVATION DETAILS
	d	EXTERIOR ELEVATION DETAILS
	e	EXTERIOR ELEVATION DETAILS
AD1.2	a	THERMAL BARRIER DETAILS
	b	THERMAL BARRIER DETAILS
AD1.3	a	EXTERIOR ELEVATION DETAILS (1 HOUR) FIRE RATED
E0.0		ELECTRICAL SPECS, NOTES, LEGEND & SHEET INDEX
E1.1		FIRST & SECOND FLOOR ELECTRICAL PLANS, OPTIONS & LOAD CALCS
M0.0		IECC REPORT & MECHANICAL LOAD CALCS
M1.1		MECHANICAL PLAN - ELEVATIONS A & C
M1.2		MECHANICAL PLAN - ELEVATION B
P1.1	a	FIRST FLOOR PLUMBING PLAN
P1.2	a	SECOND FLOOR PLUMBING PLAN
S0.0	a	STRUCTURAL SPECIFICATIONS & NOTES
	b	STRUCTURAL SPECIFICATIONS & NOTES
S1.0	a	POST-TENSIONED FOUNDATION PLAN
S1.1		NOT USED
S1.2	a	FLOOR & LOW ROOF FRAMING PLAN
S1.3	a	ROOF FRAMING PLAN
	b	ROOF FRAMING PLAN
SD	1	POST-TENSIONED FOUNDATION DETAILS
	1.1	POST-TENSIONED FOUNDATION DETAILS
	2	GENERAL FRAMING DETAILS
	2.1	GENERAL FRAMING DETAILS
	2.2	GENERAL FRAMING DETAILS
	3	ROOF FRAMING DETAILS
	4	FLOOR FRAMING DETAILS

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Date: 07/14/2010

Drawn By: RHJA.

Revisions:

LAS VEGAS
EMERSON

Plan Number:

L11E

Plan Name:

ELLIOTT

Sheet Title:

COVER SHEET
&
SHEET INDEX

Sheet Number:

A0.0 a

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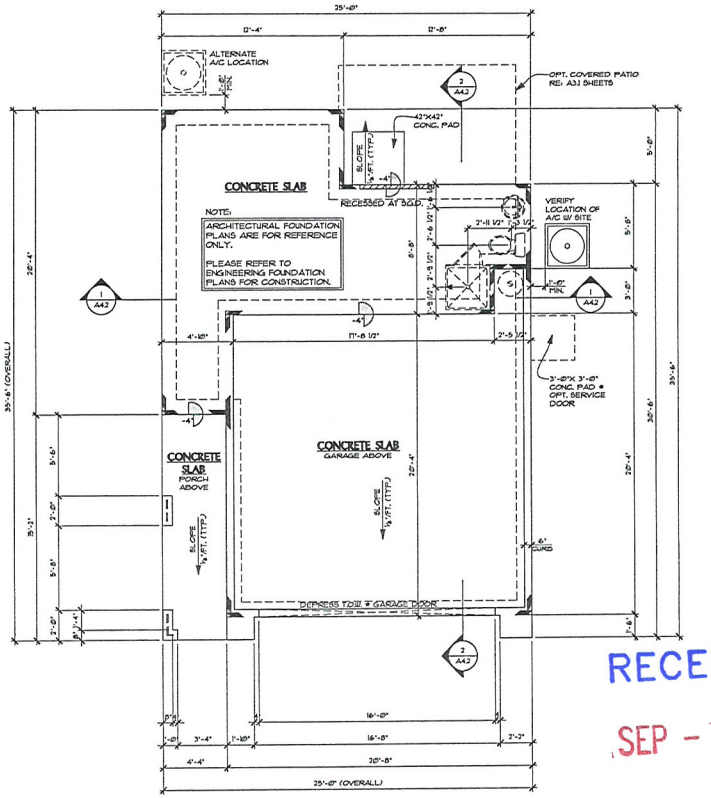
SEP 07 2010
City of Las Vegas
VAR-39468
ROC-39470



ARCHITECTURAL FOUNDATION
1 PLAN AT ELEVATION A (SIM. AT ELEV'S. B & C)
SCALE: 1/4"=1'-0"

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Date: 07/14/2010
Drawn By: RHJA
Revisions:

LAS VEGAS WARMINGTON

Plan Number: L11E

Plan Name: ELLIOTT

Sheet Title: ARCHITECTURAL FOUNDATION PLAN

Sheet Number: A1.0 a

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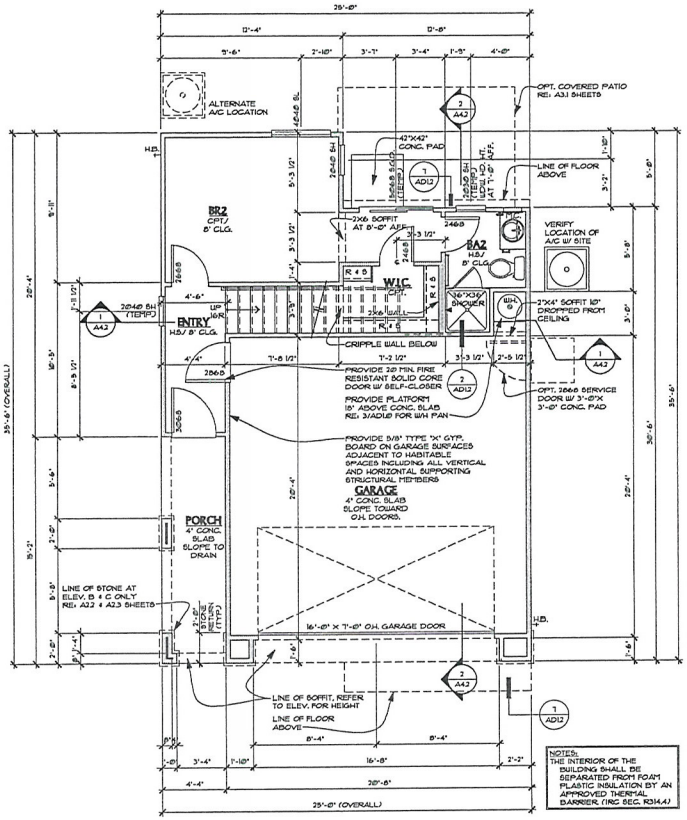
VAR-39468
ROC-39470



FIRST FLOOR PLAN
1 AT ELEVATION A (SIM. AT ELEV'S. B & C)
SCALE: 1/4"=1'-0"

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Date: 07/14/2010
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Revisions:

LAS VEGAS WARMINGTON

Plan Number: L11E

Plan Name: ELLIOTT

Sheet Title: FIRST FLOOR PLAN

Sheet Number: A1.1 a

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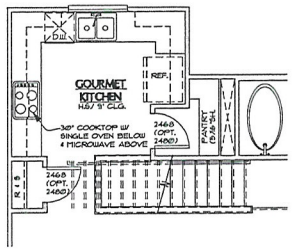

2 OPT. GOURMET KITCHEN
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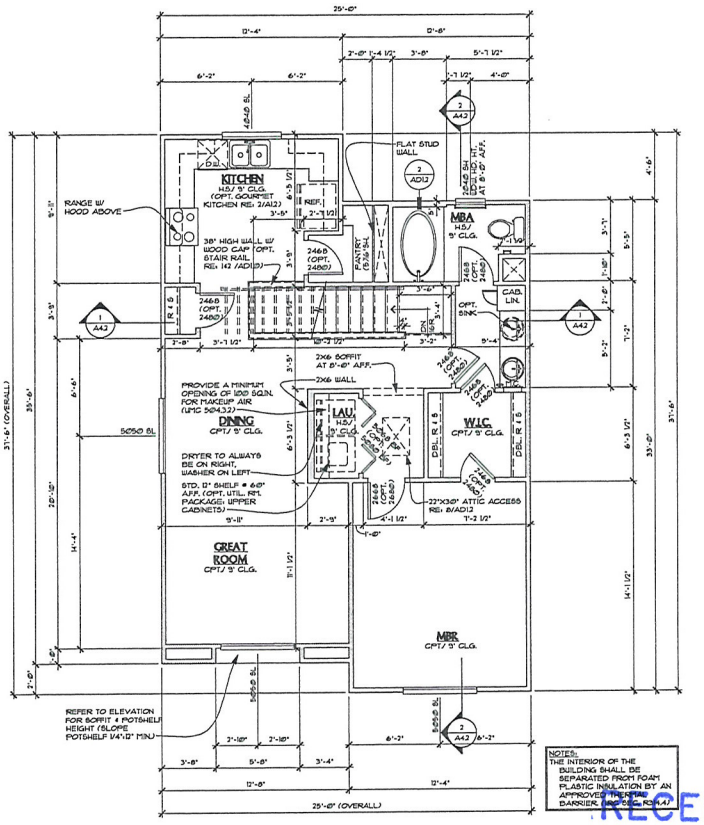

SECOND FLOOR PLAN
AT ELEVATION A (SIM. AT ELEV'S. B & C)
1 SCALE: ¼"=1'-0"

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Revisions:

LAS VEGAS WARMINGTON

Plan Number:
L11E

Plan Name:
ELLIOTT

Sheet Title:
SECOND FLOOR PLAN & OPTIONS

Sheet Number:
A1.2 a

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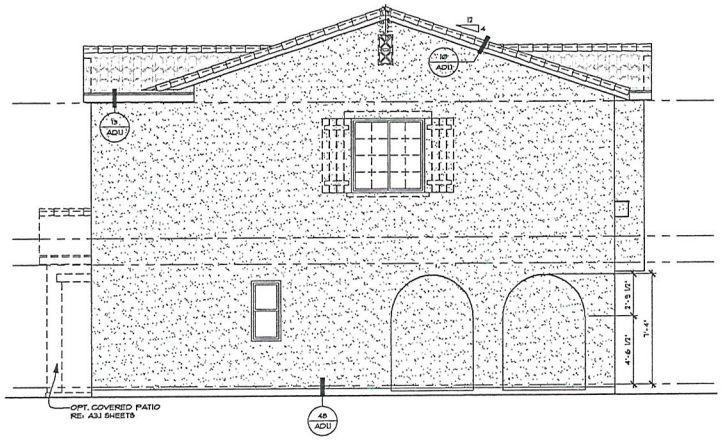
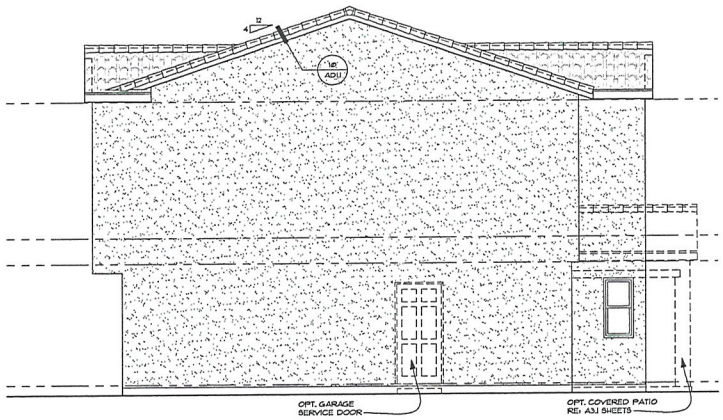


3 LEFT ELEVATION A
SCALE: ¼"=1'-0"

NOTE: ENHANCEMENTS ⊕ VISIBLE SIDE & REAR ELEVATIONS SHOWN DASHED



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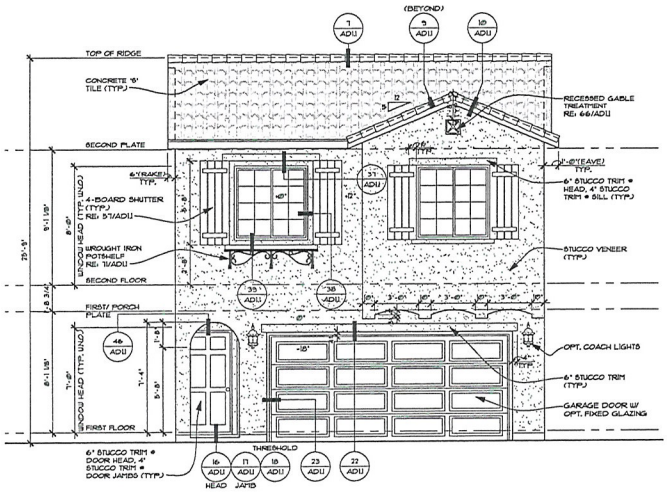

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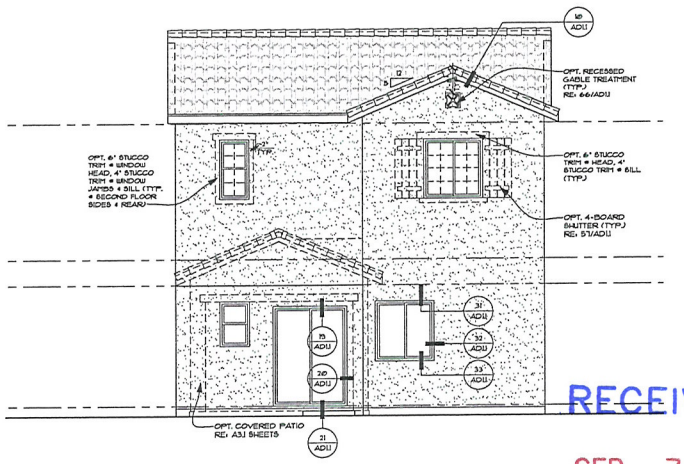

2 REAR ELEVATION A
SCALE: ¼"=1'-0"

NOTE: ENHANCEMENTS ⊕ VISIBLE SIDE & REAR ELEVATIONS SHOWN DASHED

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Date: 07/14/2010
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Revisions:

LAS VEGAS WARMINGTON

Plan Number:
L11E

Plan Name:
ELLIOTT

Sheet Title:
ELEVATION A

Sheet Number:
A2.1
a

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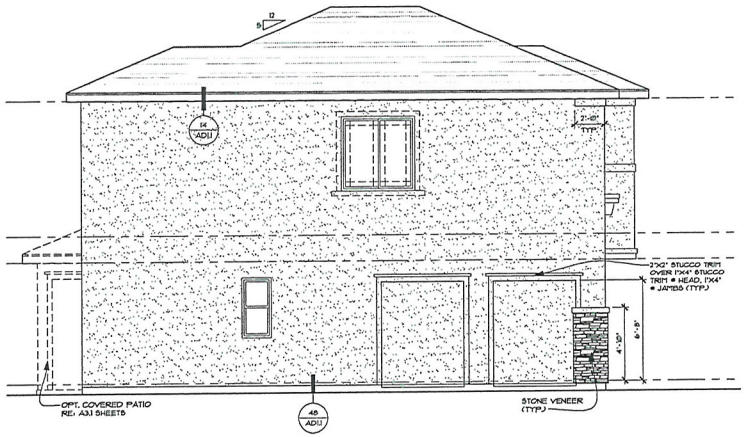
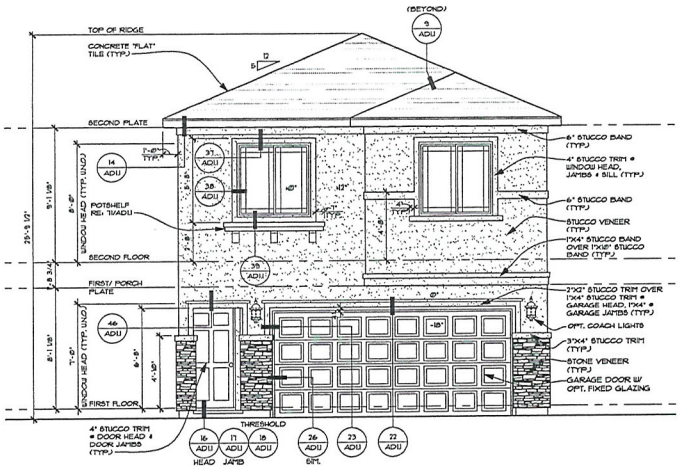


3 LEFT ELEVATION B
SCALE: ¼"=1'-0"

NOTE: ENHANCEMENTS @ VISIBLE SIDE & REAR ELEVATIONS SHOWN DASHED



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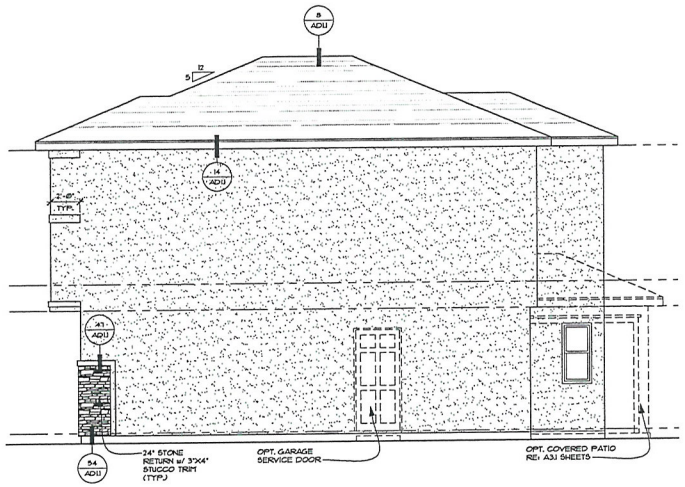

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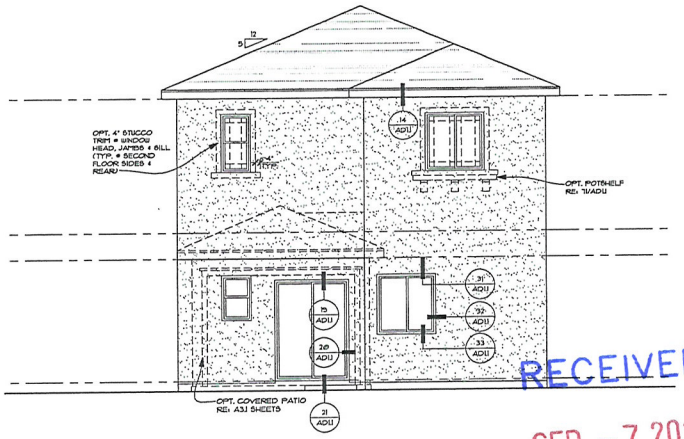

2 REAR ELEVATION B
SCALE: ¼"=1'-0"

NOTE: ENHANCEMENTS @ VISIBLE SIDE & REAR ELEVATIONS SHOWN DASHED

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Date: 07/14/2010
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Revisions:

LAS VEGAS WARMINGTON

Plan Number:
L11E

Plan Name:
ELLIOTT

Sheet Title:
ELEVATION B

Sheet Number:
A2.2
a

VAR-39468
ROC-39470

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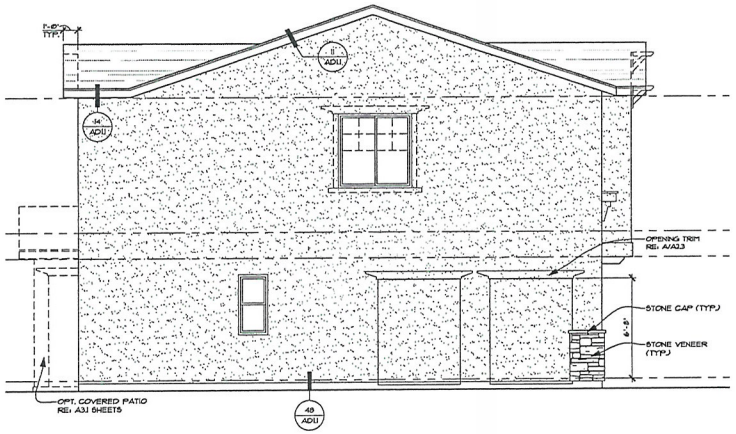
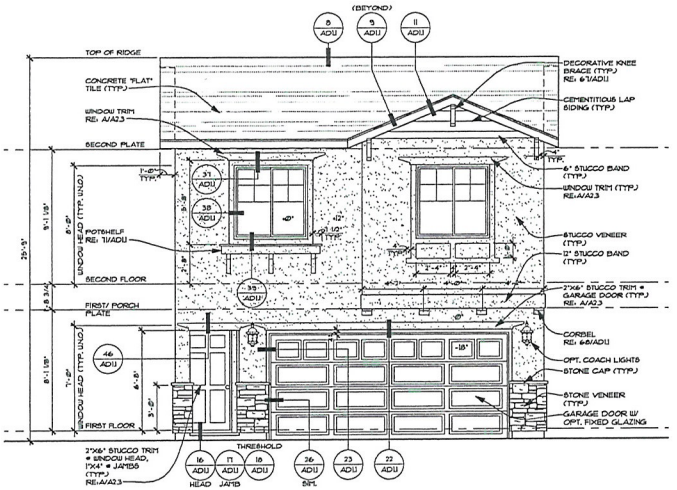
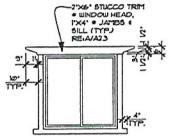


3 LEFT ELEVATION C
SCALE: ¼"=1'-0"

NOTE: ENHANCEMENTS @ VISIBLE SIDE & REAR ELEVATIONS SHOWN DASHED



1 FRONT ELEVATION C
SCALE: ¼"=1'-0"



A WINDOW TRIM (TYP.)
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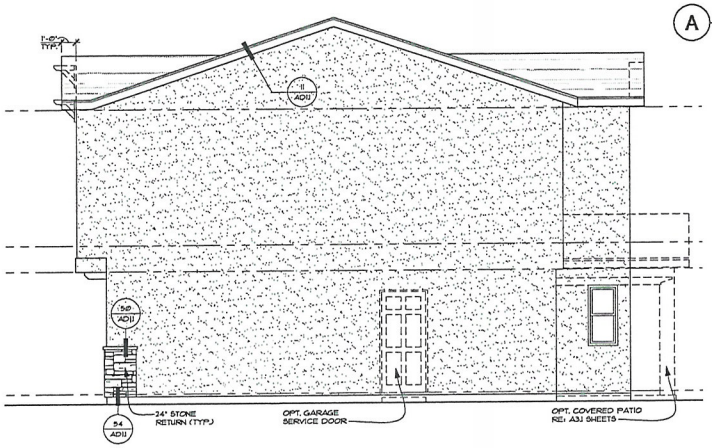

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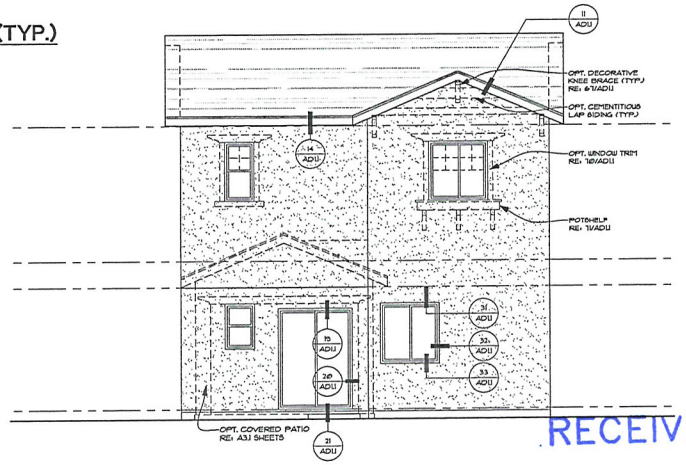

2 REAR ELEVATION C
SCALE: ¼"=1'-0"

NOTE: ENHANCEMENTS @ VISIBLE SIDE & REAR ELEVATIONS SHOWN DASHED

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Revisions:

LAS VEGAS WARMINGTON

Plan Number: L11E

Plan Name: ELLIOTT

Sheet Title: ELEVATION C

Sheet Number: A2.3 a

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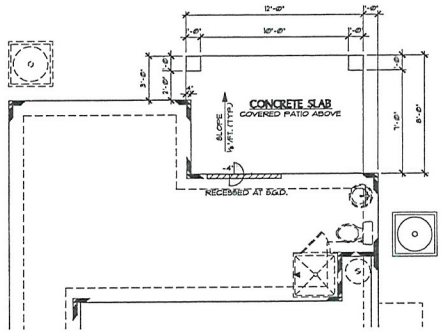
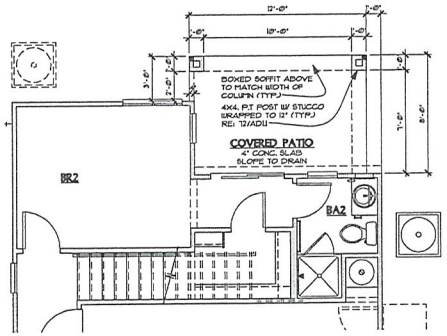


OPT. COVERED PATIO
1 PARTIAL ARCHITECTURAL FOUNDATION PLAN
SCALE: ¼"=1'-0"

SIMILAR AT ALL ELEVATIONS
RE: SHEET A1.0 FOR ADDITIONAL NOTES & DIMENSIONS



OPT. COVERED
2 PATIO PARTIAL FLOOR PLAN PLAN
SCALE: ¼"=1'-0"

SIMILAR AT ALL ELEVATIONS
RE: SHEET A1.0 FOR ADDITIONAL NOTES & DIMENSIONS

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Date: 07/14/2010
Drawn By: R.H.J.A.
Revisions:

LAS VEGAS WARMINGTON

Plan Number:
L11E

Plan Name:
ELLIOTT

Sheet Title:
OPT. COVERED PATIO PLANS

Sheet Number:
A3.1
a

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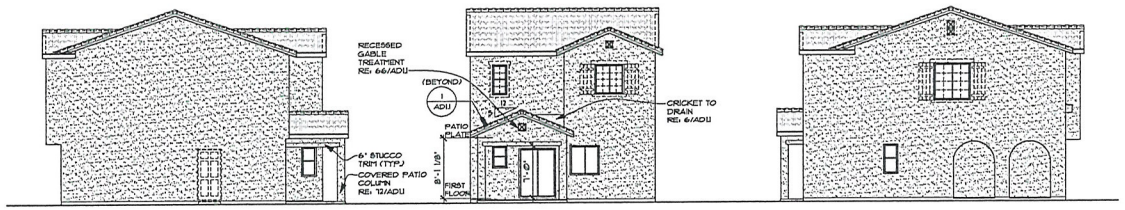
VAR-39468
ROC-39470



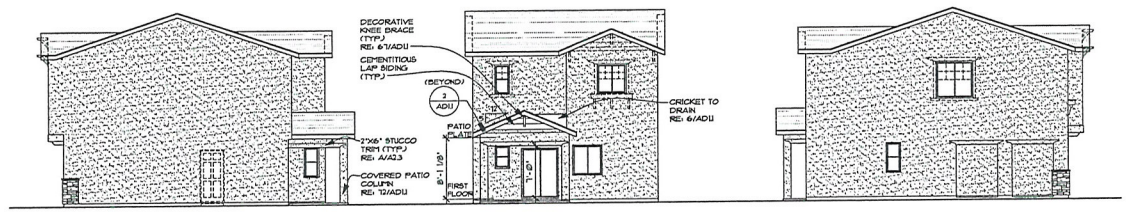
3 OPT. COVERED PATIO RIGHT, REAR & LEFT ELEVATION A
SCALE: 1/4"=1'-0"

NO CHANGE AT FRONT ELEVATION
RE: SHEET A2.1 FOR ADDITIONAL NOTES & DIMENSIONS



4 OPT. COVERED PATIO RIGHT, REAR & LEFT ELEVATION B
SCALE: 1/4"=1'-0"

NO CHANGE AT FRONT ELEVATION
RE: SHEET A2.2 FOR ADDITIONAL NOTES & DIMENSIONS



5 OPT. COVERED PATIO RIGHT, REAR & LEFT ELEVATION C
SCALE: 1/4"=1'-0"

NO CHANGE AT FRONT ELEVATION
RE: SHEET A2.3 FOR ADDITIONAL NOTES & DIMENSIONS

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SEP - 7 2010

RICHMOND AMERICAN HOMES
State Contractor License #0026417
LAS VEGAS
7770 Dean Martin Drive, D-8
Las Vegas, NV 89139 (702) 638-4400

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Date: 07/14/2010
Drawn By: R.H.J.A.
Revisions:

LAS VEGAS WARMINGTON

Plan Number: L11E

Plan Name: ELLIOTT

Sheet Title: OPT. COVERED PATIO ELEVATIONS

Sheet Number: A3.1 b

VAR-39468
ROC-39470

Z:\Architecture_Nevada\Las Vegas\Las Vegas Division\Warmington\L11E - Elliott\L11E - Elliott-Elvs-Sects.dwg 7/15/2010 3:16:37 PM, rakins



VAR-39468
ROC-39470

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City of Las Vegas



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VAR-39468
ROC-39470



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SEP - 7 2010

VAR-39468
ROC-39470
10/21/10 PC

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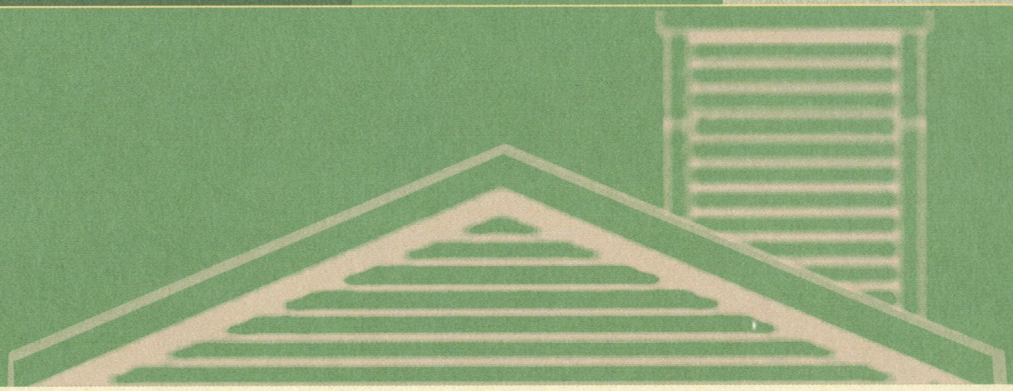


HOMESCAPES™

A Signature Collection of Color Schemes

RICHMOND AMERICAN HOMES

EMERSON @ PROVIDENCE

VAR-39468
ROC-39470
10/21/10 PC

Emerson at Providence

Las Vegas, NV

Exterior Color Selections - July 2010

Elevation C Craftsman Color Schemes	Body	Trim	Garage Door	Fascia	Front Door	Shutters	Roof Tile (shake)	Exterior Stone (Environmental)	Rail/Decorative Ironwork if Applicable
#9	6158 Sawdust	6143 Basket Beige	6158 Sawdust	6160 Best Bronze	6160 Best Bronze	N/A	1FBCF1132 Charcoal Brown Blend	Manzanita Tuscan Ledge	SW6083 Sable
#10	7539 Cork Wedge	6102 Portabello	7539 Cork Wedge	6013 Bitter Chocolate	6013 Bitter Chocolate	N/A	1FBCF3233 Brown Blend	Georgia Southern Ledge	SW6083 Sable
#11	6102 Portabello	6143 Basket Beige	6102 Portabello	7027 Well Bred Brown	7027 Well Bred Brown	N/A	1FBCF3233 Brown Blend	Iroquois Tuscan Ledge	SW6083 Sable
#12	6080 Utterly Beige	6081 Down Home	6080 Utterly Beige	6006 Black Bean	6006 Black Bean	N/A	1FBCF1132 Charcoal Brown Blend	Tudor Mountain Ledge	SW6083 Sable

PAINT MANUFACTURER: Sherwin Williams
ROOFING MATERIAL: Monier Lifetile
STONE MANUFACTURER: Environmental Stoneworks
Any Nesco Deco Features - **NATURAL** Color (NO PAINT)

National Merchandising, November 2009
Revised per Developer - December 2009
Revised Roof Colors - December 23, 2009

Emerson at Providence

Las Vegas, NV

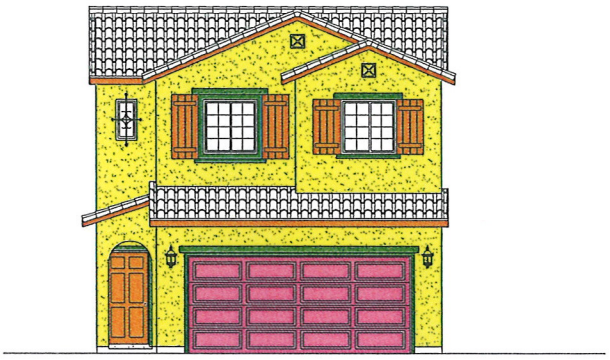
Exterior Color Selections - July 2010

Elevation A Spanish Colonial Color Schemes	Body	Trim	Garage Door	Fascia	Front Door	Shutters	Roof Tile (s-tile)	Exterior Stone (Environmental)	Rail/Decorative Ironwork if Applicable
#1	6120 Believable Buff	7011 Natural Choice	6122 Camelback	6090 Java	6090 Java	6090 Java	1BCCS0431 Apple Bark	Not Applicable on Elevation A	SW6083 Sable
#2	6133 Muslin	7008 Alabaster	6150 Universal Khaki	7705 Wheat Penny	7705 Wheat Penny	7705 Wheat Penny	1BCCS6676 Desert Sunset	Not Applicable on Elevation A	SW6083 Sable
#3	6101 Sands of Time	6105 Divine White	6102 Portabello	6083 Sable	6083 Sable	6083 Sable	1BCCS0431 Apple Bark	Not Applicable on Elevation A	SW6083 Sable
#4	7513 Sanderling	7556 Crème	7032 Warm Stone	2848 Roycroft Pewter	2848 Roycroft Pewter	2848 Roycroft Pewter	1BCCS0026 Sandstorm	Not Applicable on Elevation A	SW6083 Sable
Elevation B Prairie Ranch Color Schemes	**Body**	**Trim**	**Garage Door**	**Fascia**	**Front Door**	**Shutters**	**Roof Tile (flat)**	**Exterior Stone (Environmental)**	**Rail/Decorative Ironwork if Applicable**
#5	6150 Universal Khaki	6151 Quiver Tan	6126 Navajo White	7020 Black Fox	7020 Black Fox	N/A	1FACS3233 Brown Blend	Mist Tuscan Ledge	SW6083 Sable
#6	2823 Rookwood Clay	6103 Tea Chest	7526 Maison Blanche	7735 Palm Leaf	7735 Palm Leaf	N/A	1FACS3233 Brown Blend	Tudor Mountain Ledge	SW6083 Sable
#7	6121 Whole Wheat	6123 Baguette	7008 Alabaster	2803 Rookwood Terra Cotta	2803 Rookwood Terra Cotta	N/A	1FACS6464 California Mission Blend	Cascade Southern Ledge	SW6083 Sable
#8	7037 Balanced Beige	7039 Virtual Taupe	7003 Toque White	6069 French Roast	6069 French Roast	N/A	1FACS0024 Desert Sage	Taupe Mountain Ledge	SW6083 Sable

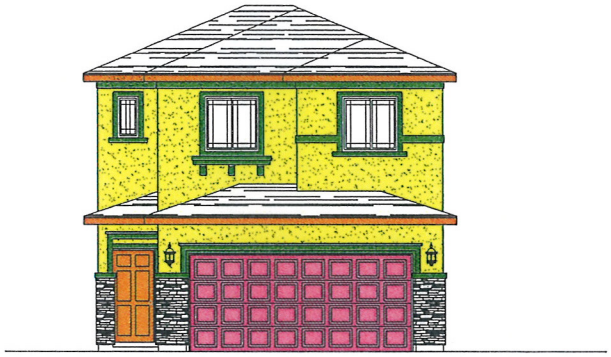
Emilia

Plan L14E

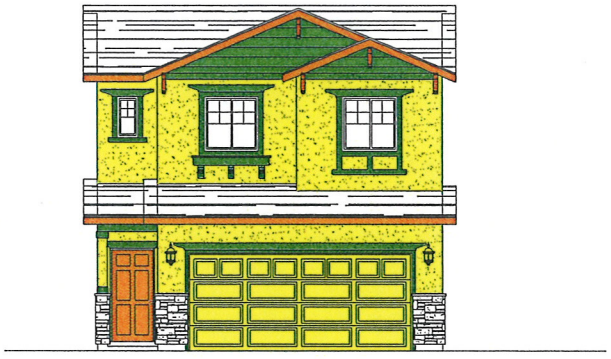
The 25' Collection



Elevation A



Elevation B



Elevation C

RICHMOND AMERICAN HOMES

VAR-39468
ROC-39470
10/21/10 PC

07/30/2010

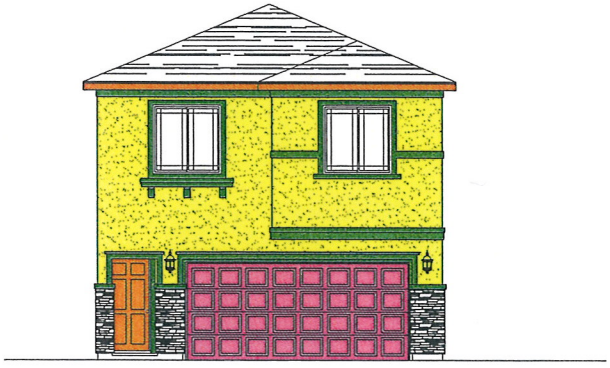
Elliott

Plan L11E

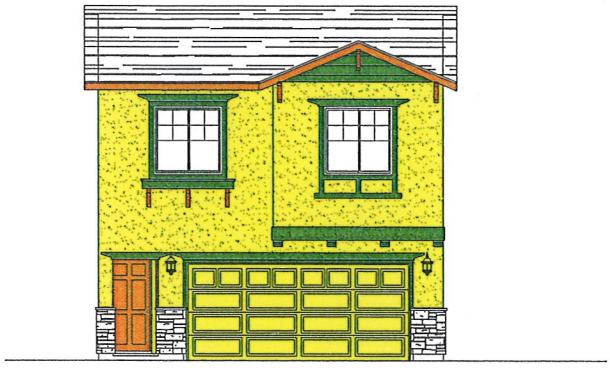
The 25' Collection



Elevation A



Elevation B



Elevation C

VAR-39468
ROC-39470
10/21/10 PC

RICHMOND AMERICAN HOMES

07/30/2010

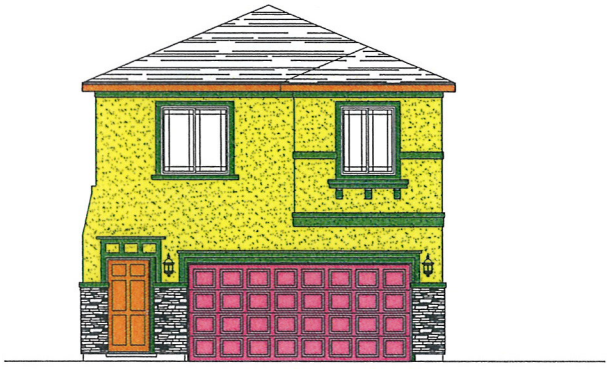
Eva

Plan L16J

The 25' Collection



Elevation A



Elevation B



Elevation C

RICHMOND AMERICAN HOMES

VAR-39468
ROC-39470
10/21/10 PC

07/30/2010

Erin

Plan L16H

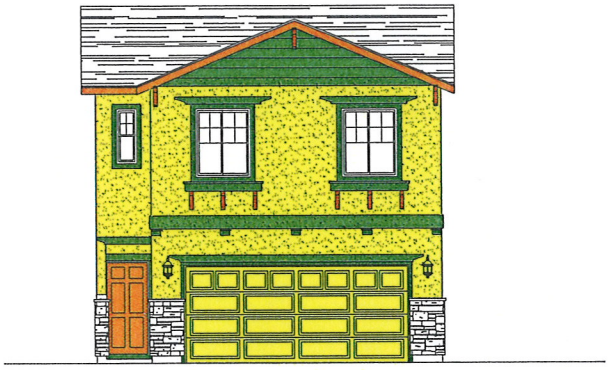
The 25' Collection



Elevation A



Elevation B



Elevation C

RICHMOND AMERICAN HOMES

07/30/2010

BODY COLOR
6120 Believable Buff

SCHEME 1

TRIM COLOR
7011 Natural Choice

FASCIA, FRONT DOOR &
SHUTTERS
6090 Java

VAR-39468
ROC-39470
10/21/10 PC

GARAGE DOOR
6122 Camelback

SCHEME 2

BODY COLOR
6133 Muslin

TRIM COLOR
7008 Alabaster

FASCIA, FRONT DOOR & SHUTTERS
7705 Wheat Penny

VAR-39468
ROC-39470
10/21/10 PC

GARAGE DOOR
6150 Universal Khaki

SCHEME 3

BODY COLOR
6101 Sands of Time

TRIM COLOR
6105 Divine White

FASCIA, FRONT DOOR &
SHUTTERS
6083 Sable

VAR-39468
ROC-39470
10/21/10 PC

GARAGE DOOR
6102 Portabello

SCHEME 4

BODY COLOR
7513 Sanderling

TRIM COLOR
7556 Creme

FASCIA, FRONT DOOR &
SHUTTERS
2848 Roycroft Pewter

VAR-39468
ROC-39470
10/21/10 PC

GARAGE DOOR
7032 Warm Stone

BODY COLOR
6101 Sands of Time

SCHEME 3

TRIM COLOR
6105 Divine White

FASCIA, FRONT DOOR &
SHUTTERS
6083 Sable

VAR-39468
ROC-39470
10/21/10 PC

GARAGE DOOR
6102 Portabello

BODY COLOR
7513 Sanderling

SCHEME 4

TRIM COLOR
7556 Creme

FASCIA, FRONT DOOR &
SHUTTERS
2848 Roycroft Pewter

VAR-39468
ROC-39470
10/21/10 PC

GARAGE DOOR
7032 Warm Stone

SCHEME 5

BODY COLOR
6150 Universal Khaki

TRIM COLOR
6151 Quiver Tan

FASCIA & FRONT DOOR
7020 Black Fox

VAR-39468
ROC-39470
10/21/10 PC

GARAGE DOOR
6126 Navajo White

SCHEME 6

BODY COLOR
2823 Rookwood Clay

TRIM COLOR
6103 Tea Chest

FASCIA & FRONT DOOR
7735 Palm Leaf

VAR-39468
ROC-39470
10/21/10 PC

GARAGE DOOR
7526 Maison Blanche

SCHEME 7

BODY COLOR
6121 Whole Wheat

TRIM COLOR
6123 Baguette

FASCIA & FRONT DOOR
2803 Rookwood
Terra Cotta

VAR-39468
ROC-39470
10/21/10 PC

GARAGE DOOR
7008 Alabaster

SCHEME 8

BODY COLOR
7037 Balanced Beige

TRIM COLOR
7039 Virtual Taupe

FASCIA & FRONT DOOR
6069 French Roast

VAR-39468
ROC-39470
10/21/10 PC

GARAGE DOOR
7003 Toque White

SCHEME 9

BODY COLOR
6158 Sawdust

TRIM COLOR
6143 Basket Beige

FASCIA & FRONT DOOR
6160 Best Bronze

VAR-39468
ROC-39470
10/21/10 PC

GARAGE DOOR
6158 Sawdust

SCHEME 10

BODY COLOR
7539 Cork Wedge

TRIM COLOR
6102 Portabello

FASCIA & FRONT DOOR
6013 Bitter Chocolate

VAR-39468
ROC-39470
10/21/10 PC

GARAGE DOOR
7539 Cork Wedge

BODY COLOR
6102 Portabello

SCHEME 11

TRIM COLOR
6143 Basket Beige

FASCIA & FRONT DOOR
7027 Well Bred Brown

VAR-39468
ROC-39470
10/21/10 PC

GARAGE DOOR
6102 Portabello

SCHEME 12

BODY COLOR
6080 Utterly Beige

TRIM COLOR
6081 Down Home

FASCIA & FRONT DOOR
6006 Black Bean

VAR-39468
ROC-39470
10/21/10 PC

GARAGE DOOR
6080 Utterly Beige



VAR-39468 - APPLICANT: RICHMOND AMERICAN HOMES – OWNER: PROVIDENCE 207, LLC
SWC FARM ROAD AND HUALAPAI WAY

09/16/10



VAR-39468 - APPLICANT: RICHMOND AMERICAN HOMES – OWNER: PROVIDENCE 207, LLC
SWC FARM ROAD AND HUALAPAI WAY

09/16/10



VAR-39468 - APPLICANT: RICHMOND AMERICAN HOMES – OWNER: PROVIDENCE 207, LLC
SWC FARM ROAD AND HUALAPAI WAY

09/16/10



VAR-39468 - APPLICANT: RICHMOND AMERICAN HOMES – OWNER: PROVIDENCE 207, LLC
SWC FARM ROAD AND HUALAPAI WAY

09/16/10



VAR-39468 - APPLICANT: RICHMOND AMERICAN HOMES – OWNER: PROVIDENCE 207, LLC
SWC FARM ROAD AND HUALAPAI WAY

09/16/10



VAR-39468 - APPLICANT: RICHMOND AMERICAN HOMES – OWNER: PROVIDENCE 207, LLC
SWC FARM ROAD AND HUALAPAI WAY

09/16/10

PROVIDENCE
Master Planned Community

3455 Cliff Shadows Parkway, Suite 220
Las Vegas, Nevada 89129
(702) 242-4949 ~ FAX: 242-0414

9/2/2010

Christine Frazzitta
Richmond American Homes
2490 Paseo Verde Parkway
Suite 12
Henderson, NV 89074

VIA: E-mail (cfrazzitta@mdch.com) and Prolog Website

RE: ***Providence Master Plan Community***
Plotting Variance Request
POD: 113 – Emerson

Dear Christine:

The Providence Design Review Committee (DRC) is in receipt of your requests to allow the garage face setback to be 7 feet or greater than 18 feet, to decrease the front second story setback to 3 feet, and permit a 7 foot setback to livable area for Lots 21 and 103.

The DRC approves all three waivers. Increasing the drive way from 5 feet to 7 feet is not enough area to park a car. Decreasing the front second story will help break up the street scene of typical mini lot subdivisions and since it on the street side only it will not affect any of the adjacent properties. In addition both of these requests are for one individual floor plan of the four floor plans being offered in the subdivision. The plotting criteria of the Cliffs Edge Design Guidelines will insure that the models are staggered, thus limiting the overall impact. The third request is due to the layout the subdivision. The subdivision was mapped and improved by a previous builder. Both lots 103 and 21 are irregular shaped due to the layout of the previous builder and off-site requirements. Granting the waiver will not have an adverse impact of the community given the location of the lots.

If additional deviations are required they must be submitted to the DRC for review and approval. Should you have any questions, please do not hesitate to contact our office.

Unless specifically waived, all elements within Providence must comply with the terms and conditions of the Design Guidelines and other governing documents. The waiver granted herein applies only to the specific items as noted above, and does not constitute an approval of every specific element of the submittal, nor does it constitute a waiver of Providence's rights to enforce compliance with the Design Guidelines and other governing documents. Should an element of the submittal not comply with the Design Guidelines or other governing documents, and is not specifically waived, Providence reserves all of its rights with respect to enforcement of the terms and conditions of such documents as to the non-conforming element. All non-conforming elements must be specifically noted and a specific waiver must be submitted with respect thereto.

Sincerely,
Providence Design Review Committee

Calvin Champlin
Senior Vice President of Entitlements

cc via email: Chris Dingell – Focus

Enclosures: (none)

Document in Prolog Manager 2007 R1

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City of Las Vegas

VAR-39468
ROC-39470

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS

RAH1005-001

September 7, 2010

City of Las Vegas
Planning and Development
731 S. Fourth St.
Las Vegas, NV 89101

SUBJECT: **Justification Letter for a Variance and Review of Condition for Providence POD 113 (aka "Emerson")**

Slater Hanifan Group, on behalf of the applicant, Richmond American Homes, respectfully submits this justification letter in support of a Variance application and a Review of Condition application for the subject development.

The Emerson development is fully constructed in terms of roadways, utilities, and walls. The site is ready for continued construction of homes. The Emerson development has a total of 219 lots of which 12 homes have been built by the previous developer. Richmond American Homes has rights to purchase the remaining 207 lots and proposes to use their housing product on these lots. The purpose of the variance request is to modify the setback criteria established in the Cliffs Edge Design Guidelines to accommodate the proposed product. Note that the latest edition of the Cliffs Edge Design Guidelines referenced in this application was adopted by the City of Las Vegas on August 5, 2009. The purpose of the review of condition is to modify Condition No.1 from VAR-13245 which was approved by City Council on July 12, 2006.

The Emerson development is Pod 113 of the Providence Master Planned Community (formerly known as Cliffs Edge Master Planned Community). The site is located at the southwest corner Farm Road and Hualapai Way. The site is approximately 20.9 acres. As mentioned above, the site was mapped for a total of 219 residential lots. The APNs for the 207 remaining lots are: 126-13-713-009 through -122 and 126-13-713-127 through -219.

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5740 S. Arville Street #216, Las Vegas, NV 89118 ph (702) 284-5300 fax (702) 284-5399

VAR-39468
ROC-39470

The land use for POD 113 in the approved master plan is Residential Small Lot (RSL). The development utilizes the "Mini Lot Cluster" design standards on the Court street fronting lots and "Mini Lot Conventional" design standards on the Neighborhood street fronting lots.

The variance being requested addresses three setback criteria. The first requests the modification of the garage face setback for the Cluster and Conventional Mini-Lot criteria. Both criteria state that the garage face be less than 5 feet or greater than 18 feet. This request is to allow the garage face setback to be less than *7 feet, or greater than 18 feet.* The additional front setback at the garage is needed for two reasons. The first reason is due to steep street slopes. The street slopes within this project are typically 3 percent to over 4 percent in the west to east direction. These steep streets are not conducive to short driveways. The additional depth allows the driveway slope to be below the Cliffs Edge Design Guidelines maximum of 14 percent. The second reason is that two of the four proposed house plans have second story overhangs that will impact the front setback which is tied to the second requested setback modification discussed below. Allowing the house to move back 2 feet improves the second story setback.

The second setback variance request is a modification to the setback for the second story living area. The Cliffs Edge Design Guidelines have a minimum of 8 feet to the second story livable area. This application requests to decrease the front second story setback to *3 feet for the full frontage of the house*. There are four floor plans proposed with the subject application. Only one of these floor plans (L16H) would utilize the 3-foot front setback. The other floor plans (L16J, L11E, & L14E) will have second story front setbacks varying from 5.5 feet to 14.5 feet. These staggered setbacks will create a varied street scene. Note the garage face setbacks will also vary depending on street slope and on floor plan.

The third setback variance request is a modification to the setback for the parcel property line for Lot 21 and Lot 103. The Cliffs Edge Design Guidelines have a minimum setback of 10 feet to the livable area. This application requests to decrease the parcel property line setback to *7 feet* for these two lots. There are four floor plans proposed with the subject application. On Lot 103, due to the irregular shape, only plan L11E will fit; and this plan will only fit with the requested setback variance to the rear parcel property line. Also, Lot 21 will have a greater variety of plan options with the requested setback variance.

One of the main concerns of the City and the residents with respect to driveways longer than 5 feet is the tendency for residents to park in the driveway leaving a significant vehicle overhang into the street. This is a problem for fire access and restricting access for the residents driving through the community. To address this issue, first the driveways are only 7 feet in a few isolated lots. Parking in the 7 feet driveways would have such a large overhang that residents would not typically do this because of the obvious traffic restriction. Second, there will be a tow service that will police the development and tow vehicles when they are parked improperly. This has been very successful for

VAR-39468
ROC-39470

mitigating parking issues in other similar communities. Finally, each of the proposed house plans provide a two car garage. With two car garages, homes in this square footage range are typically adequately parked at the home. Additional community parking is provided throughout the community for guests and for residents who need additional parking due to a bay (or two) in their garage being used as storage space.

Note that the Cliffs Edge Design Review Committee reviewed the subject setback requests and has issued an approval for each of them. The attached approval letter is included with this package.

These modifications to the setbacks will allow the project to move forward with Richmond American Home's product which allows a broad range of floor plan options and architectural variety considering the small lot designation.

The review of condition request is to modify Condition 1 from VAR-13245 which reads "All units shall be fire sprinkled and receive fire department approval." This request is to revise the condition to read "Lots 22, 92, 98, 102, 135, & 136 shall be fire sprinkled and receive fire department approval." The origin of this condition stems from VAR-13245 which requested a setback reduction to two feet for the six lots mentioned above. We agree that these six lots should require fire sprinklers due to the reduced setbacks, however the remaining lots will meet the Cliffs Edge prescribed setbacks including 5-foot side yards.

We feel the proposed revised condition is in line with the current adopted fire code. In any situation where the setback is below 5 feet, appropriate fire walls will be constructed to conform to the current adopted fire code.

Thank you for considering these modifications to code and conditions to allow us to move forward with the completion of this project.

Please contact me at 284-5300 if you have any questions regarding these applications.
Sincerely,

Slater Hanifan Group, Inc.

Todd Steadham, P.E.
Associate

CC
Christine Frazzitta, RAH
Matt Key, SHG
Chelsea Peltier, SHG

VAR-39468
ROC-39470

City of Las Vegas Agenda Item No.: **54.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 21, 2010

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

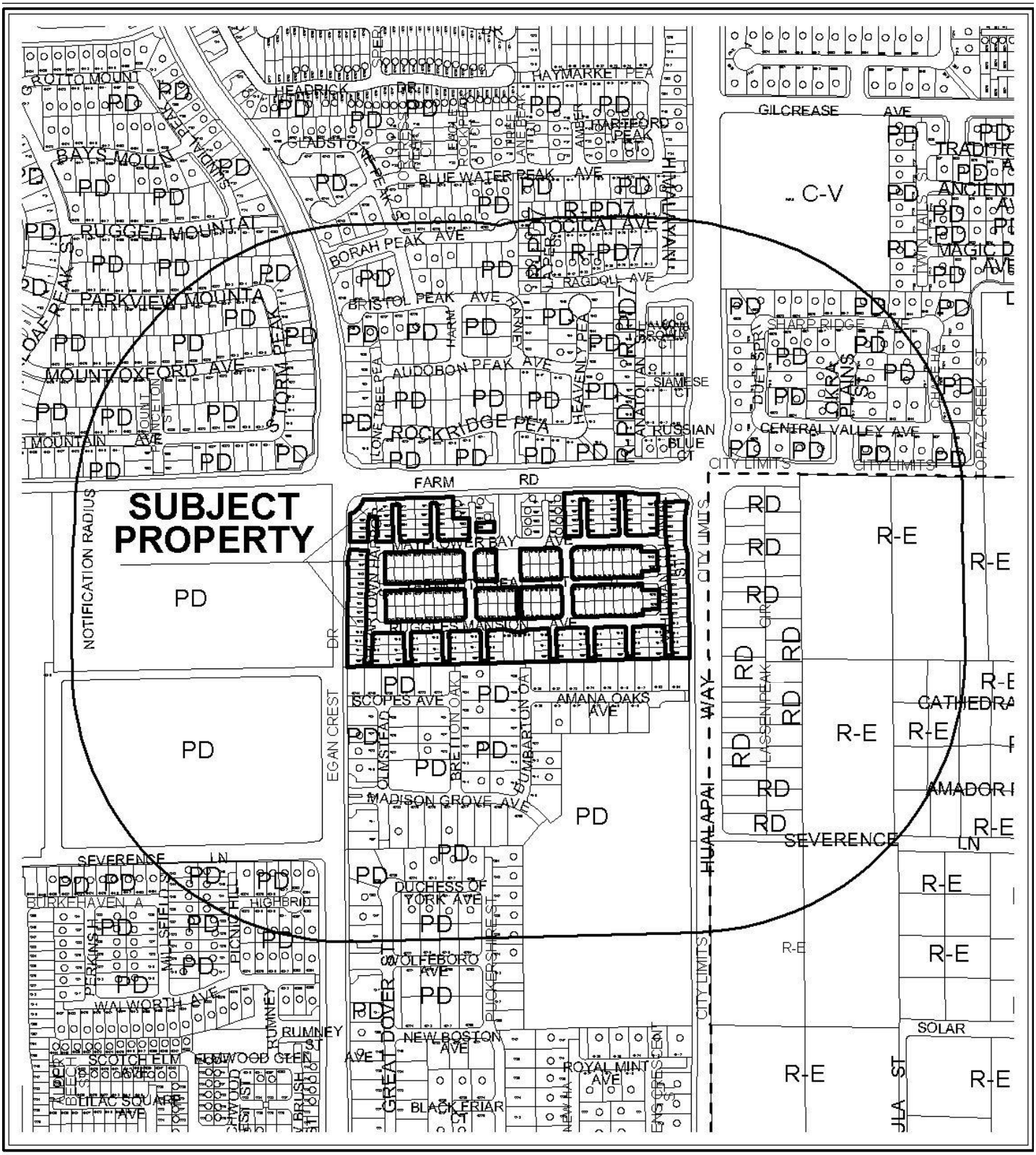
SUBJECT:
ROC-39470 - REVIEW OF CONDITION - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: PROVIDENCE 207, LLC - Request for a Review of Condition #1 of a previously approved Variance (VAR-13245) TO MODIFY THE REQUIREMENT TO FIRE SPRINKLE ALL LOTS BY LIMITING THE REQUIREMENT TO LOTS 22, 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). Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 11/17/10 OR MAY BE FINAL ACTION
(Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends DENIAL.

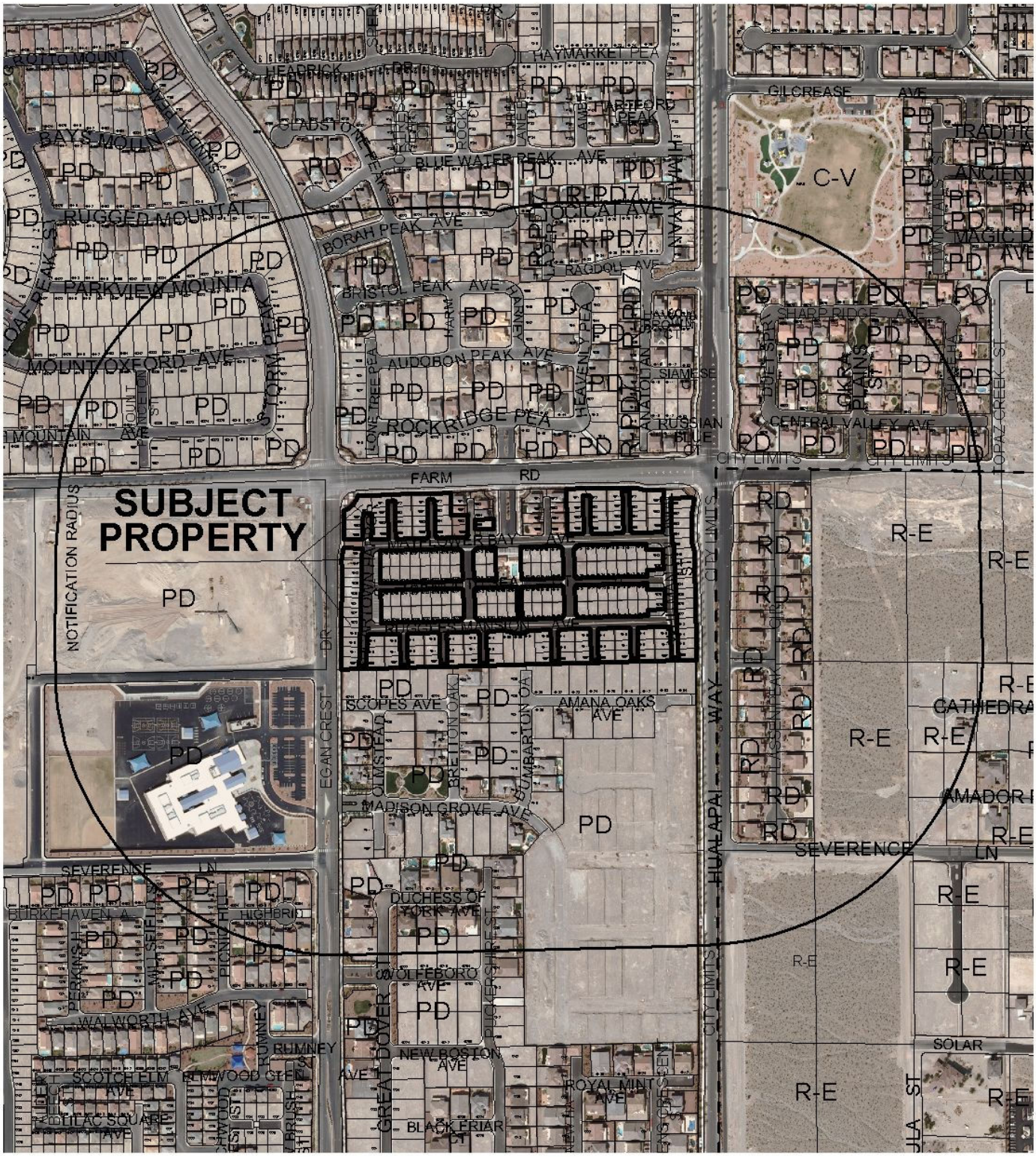
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Providence Design Review Committee Approval Letter
6. City Council Approval Letter for VAR-13245
7. Justification Letter



CASE: **ROC-39470**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)



CASE: **ROC-39470**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ROC-39470** APN: 126-13-713-009-122, 126-13-713-127-129

Name of Property Owner: Providence 207, LLC

Name of Applicant: Richmond American Homes

Name of Representative: Slater Hanifan Group

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

_____Yes _____X_____No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Joel H. Farkas, Manager

Subscribed and sworn before me

This 2ND day of September, 2010

_____

Notary Public in and for said County and State

County of Arapahoe

State of Colorado

TONI SERRA NOTARY PUBLIC STATE OF COLORADO

My commission expires 01-27-2013

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SEP 07 2010

City of Las Vegas

PLANNING & DEVELOPMENT
CITY OF LAS VEGAS
DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Review of Conditions

Project Address (Location) Hualapai / Farm

Project Name Providence POD 113 - Emerson **Proposed Use** _____

Assessor's Parcel #(s) 126-13-713-009-122, 126-13-713-127-2## **Ward #** _____

General Plan: existing _____ proposed _____ **Zoning:** existing PD proposed _____

Commercial Square Footage N/A **Floor Area Ratio** N/A

Gross Acres _____ **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER Providence 207, LLC **Contact** _____

Address 9033 E. Easter Pl #112 **Phone:** 720-362-5995 **Fax:** 720-362-7116

City Centennial **State** CO **Zip** 80112-2150

E-mail Address _____

APPLICANT Richmond American Homes **Contact** Christine Frazzitta

Address 7770 S. Dean Martin Drive # 410 **Phone:** (702) 617-8439 **Fax:** _____

City Las Vegas **State** Nevada **Zip** 89139

E-mail Address Christine.Frazzitta@mdch.com

REPRESENTATIVE Slater Hanifan Group **Contact** Chelsea Peltier

Address 5740 S. Arville St. # 216 **Phone:** (702) 284-5300 **Fax:** (702) 284-5399

City Las Vegas **State** Nevada **Zip** 89118

E-mail Address cpeltier@shg-inc.com

Property Owner Signature* _____

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name Joel H. Farkas, Manager

Subscribed and sworn before me

This 2nd day of September, 20 10.

Tom Serra
County of Arapahoe
State of Colorado
Notary Public in and for said County and State

My commission expires:
01-27-2013

TOM SERRA NOTARY PUBLIC STATE OF COLORADO

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	ROC-39470
Meeting Date:	10-20-10
Total Fee:	830
Date Received:*	9-7-10
Received By:	F.S

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

RICHMOND AMERICAN HOMES

PROJECT DATA

PROJECT:	EMERSON at PROVIDENCE
MUNICIPALITY:	CITY OF LAS VEGAS
PLAN:	L16J - EVA
DATE:	07/14/2010

ENERGY COMPLIANCE:	RESCHECK
CONTRACTOR'S NAME:	RICHMOND AMERICAN HOMES of NEVADA, INC.
LICENSE CLASSIFICATION & NUMBER:	STATE CONTRACTOR LICENSE #0026417
DRAWINGS PREPARED BY:	R.H.J.A.

ADOPTED CODES

BUILDING:	2006	INTERNATIONAL RESIDENTIAL CODE
MECHANICAL:	2006	UNIFORM MECHANICAL CODE (IAMPO version)
PLUMBING:	2006	UNIFORM PLUMBING CODE (IAMPO version)
ELECTRICAL:	2005	NATIONAL ELECTRICAL CODE
ENERGY:	2006	INTERNATIONAL ENERGY CONSERVATION CODE
	2006	SOUTHERN NEVADA REGIONAL CODE INTERPRETATIONS BY SNBO
NOTE:		MUST COMPLY WITH ALL STATE AND LOCAL CODES IN EFFECT IN THE JURISDICTION IN WHICH THE WORK IS TO BE PERFORMED.

REQUIREMENTS FOR ARCHITECTURAL APPROVAL (ALL LOTS)

SHEETS	DESCRIPTION
.	.

REQUIREMENTS FOR ENHANCED REAR LOTS

NOTE: THE OPTIONS LISTED ABOVE WILL BE STANDARD AS NOTED TO COMPLY WITH DEVELOPER AND/OR CITY REQUIREMENTS. THERE MAY BE ADDITIONAL OPTIONS AVAILABLE THAT ARE NOT LISTED ABOVE.

SQUARE FOOTAGE CALC.

	FINISHED	OPT. FINISHED	UNFINISHED
2 CAR GARAGE	-	-	432 SQ. FT.
PORCH AREA	-	-	92 SQ. FT.
OPT. COVERED PATIO	-	-	91 SQ. FT.
FIRST FLOOR	591 SQ. FT.	-	-
SECOND FLOOR	1072 SQ. FT.	-	-
TOTAL	1663 SQ.FT.		-

DATE	DELTA	REVISION
30AUG2010	1	PLANNING REVISION

DRAWING SHEET INDEX

SHEET		DESCRIPTION
A0.0	a	COVER SHEET & SHEET INDEX
A1.0	a	ARCHITECTURAL FOUNDATION PLAN & OPTIONS
A1.1	a	FIRST FLOOR PLAN & OPTIONS
A1.2	a	SECOND FLOOR PLAN & OPTIONS
A2.1	a	ELEVATION A
A2.2	a	ELEVATION B
A2.3	a	ELEVATION C
A3.0	a	NOT USED
A3.0	a	OPT. COVERED PATIO - PLANS
	b	OPT. COVERED PATIO - ELEVATIONS
A4.1	a	ROOF PLANS
A4.2	a	BUILDING SECTIONS
A5.1	a	FLOORING BREAKS - FIRST FLOOR
	b	FLOORING BREAKS - SECOND FLOOR
AD1.0	a	INTERIOR & COMMON DETAILS
AD1.0	a	EXTERIOR ELEVATION DETAILS
	b	EXTERIOR ELEVATION DETAILS
	c	EXTERIOR ELEVATION DETAILS
	d	EXTERIOR ELEVATION DETAILS
	e	EXTERIOR ELEVATION DETAILS
AD1.2	a	THERMAL BARRIER DETAILS
	b	THERMAL BARRIER DETAILS
AD1.3	a	1-HOUR FIRE RATED DETAILS
E0.0	a	ELECTRICAL SPECS, NOTES, LEGEND & SHEET INDEX
E1.1	a	FIRST FLOOR ELECTRICAL PLAN, OPTIONS & LOAD CALCS
E1.2	a	SECOND FLOOR ELECTRICAL PLAN, OPTIONS & LOAD CALCS
M0.0		IECC REPORT & MECHANICAL LOAD CALCS
M1.1		MECHANICAL PLAN - ELEVATIONS A, B & C
P1.1	a	FIRST FLOOR PLUMBING PLAN
P1.2	a	SECOND FLOOR PLUMBING PLAN
S0.0	a	STRUCTURAL SPECIFICATIONS AND NOTES
	b	STRUCTURAL SPECIFICATIONS AND NOTES
S1.0	a	FOUNDATION PLAN L16J AND OPTIONS
S1.2	a	FLOOR FRAMING PLAN L16J AND OPTIONS
S1.3	a	ROOF FRAMING PLAN L16J AND OPTIONS
	b	ROOF FRAMING PLAN L16J AND OPTIONS
SD	1	POST-TENSIONED FOUNDATION DETAILS
	1.1	POST-TENSIONED FOUNDATION DETAILS
	2	GENERAL FRAMING DETAILS
	2.1	GENERAL FRAMING DETAILS
	2.2	GENERAL FRAMING DETAILS
	3	ROOF FRAMING DETAILS
	4	FLOOR FRAMING DETAILS

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SEP 07 2010
City of Las Vegas

ROC-39470

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Date: 07/14/2010
Drawn By: R.H.J.A.
Revisions:
1-PLANNINGREVISION-30AUG10

LAS VEGAS EMERSON

Plan Number: L16J

Plan Name: EVA

Sheet Title: COVER SHEET & SHEET INDEX

Sheet Number: A0.0 a

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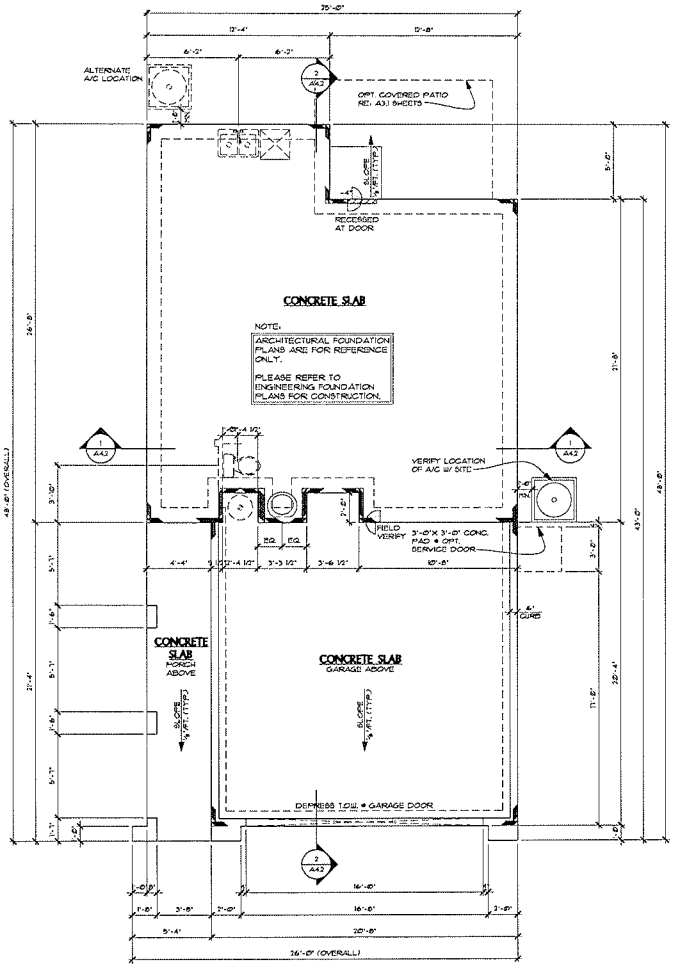

ARCHITECTURAL FOUNDATION PLAN AT ELEVATION A

1 SCALE: 1/4"=1'-0"

RICHMOND AMERICAN HOMES

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Date: 07/14/2010

Drawn By: R.H.J.A.

Revisions:

1-PLANNINGREVISION-30AUG10

LAS VEGAS EMERSON 1

Plan Number:

L16J

Plan Name:

EVA

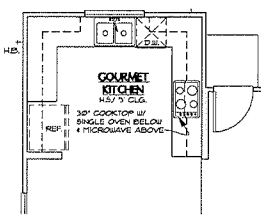
Sheet Title:

ARCHITECTURAL FOUNDATION PLAN

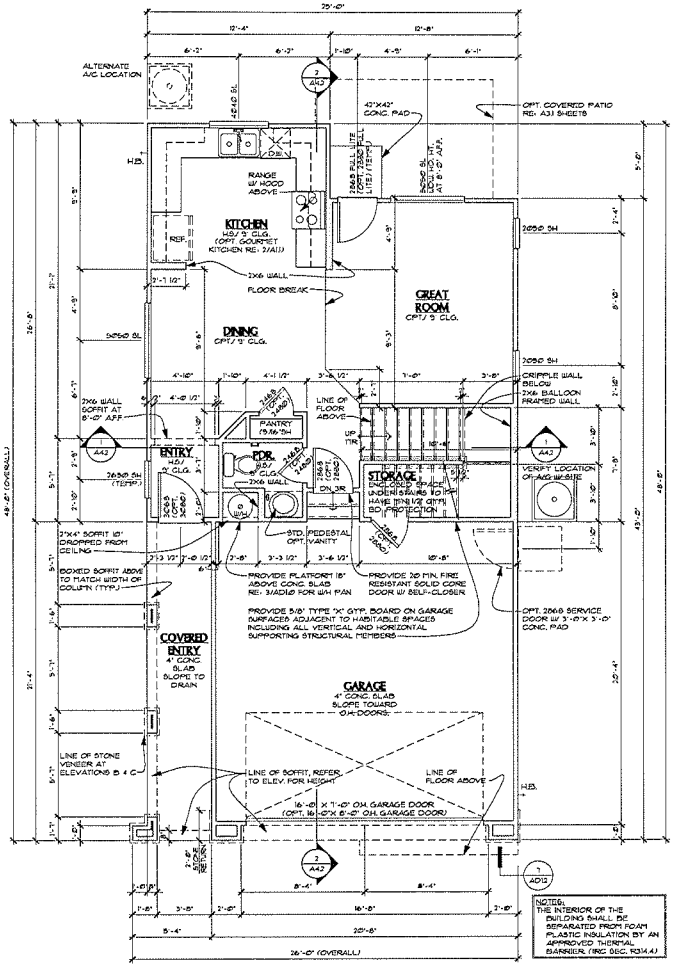
Sheet Number:

A1.0

a



2 OPT. GOURMET KITCHEN
SCALE: ¼"=1'-0" SIMILAR AT ALL ELEVATIONS



FIRST FLOOR PLAN AT ELEVATION A (SIM. @ ELV'S. B & C)
1 SCALE: ¼"=1'-0"

Z:\Architectural_Templates as Vyapti as Vegas Divisions\Templates (Elements)\L16J - EVA\L16J - EVA Floor Plans.dwg, 8/30/2018 8:54:42 AM, rich.ms

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Date: 07/14/2018
Drawn By: R.H./J.A.
Revisions:
1-PLANNINGREVISION-30AUG18

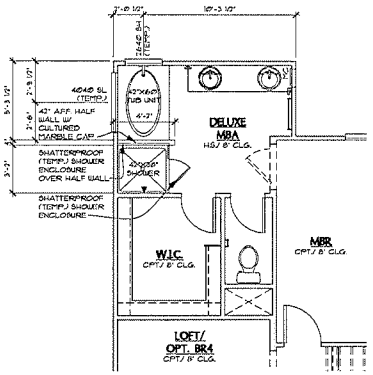
LAS VEGAS EMERSON

Plan Number:
L16J

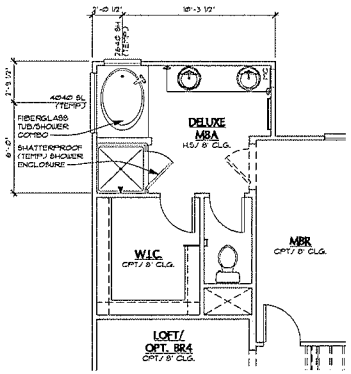
Plan Name:
EVA

Sheet Title:
FIRST FLOOR PLAN & OPTIONS

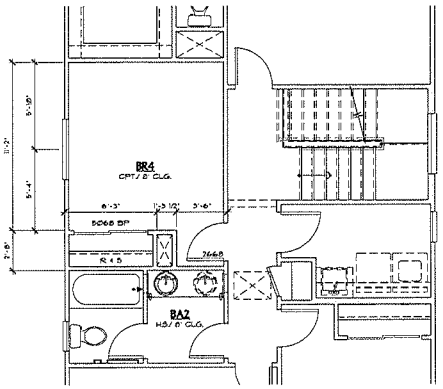
Sheet Number:
A1.1
a



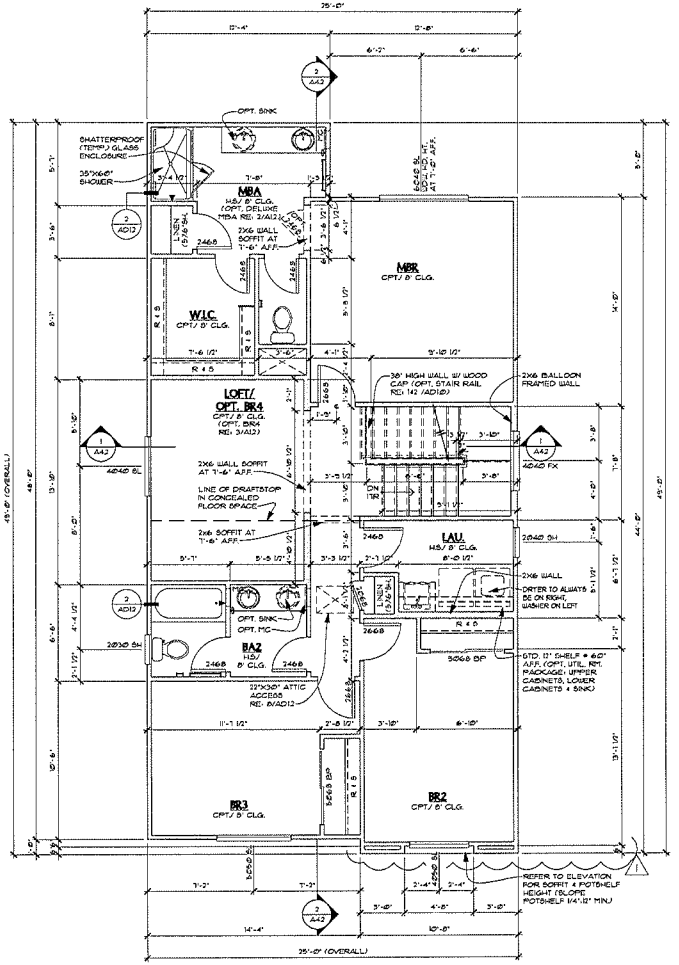
2b OPT. DELUXE MBA #2
SCALE: ¼"=1'-0" SIMILAR AT ALL ELEVATIONS



2a OPT. DELUXE MBA #1
SCALE: ¼"=1'-0" SIMILAR AT ALL ELEVATIONS



3 OPT. BR4
SCALE: ¼"=1'-0" SIMILAR AT ALL ELEVATIONS



1 SECOND FLOOR PLAN AT ELEVATION A (SIM. @ ELV'S. B & C)
SCALE: ¼"=1'-0"

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Date: 07/14/2010
Drawn By: RHJA
Revisions:
1-PLANNINGREVISION-20AUG10

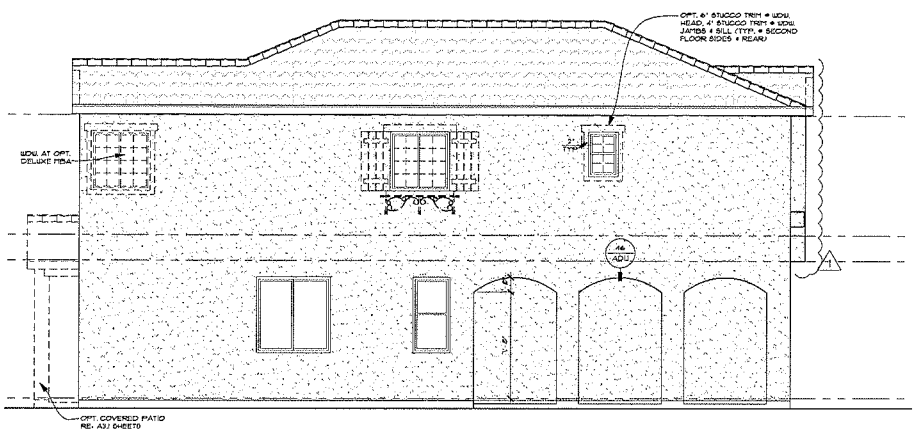
LAS VEGAS EMERSON 1

Plan Number:
L16J

Plan Name:
EVA

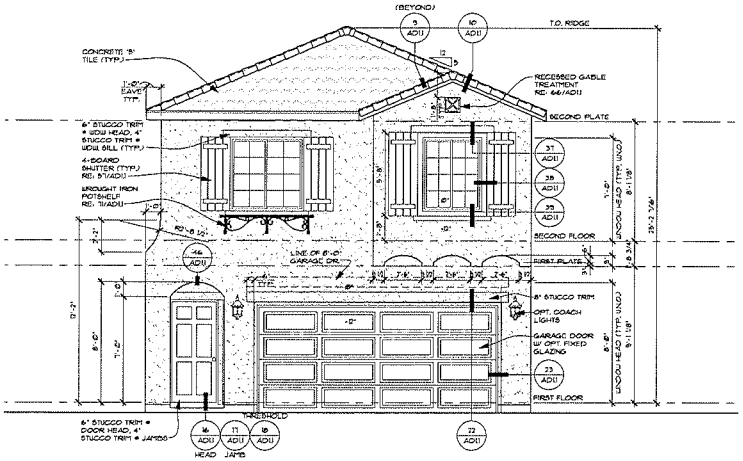
Sheet Title:
SECOND FLOOR PLAN & OPTIONS

Sheet Number:
A1.2
a

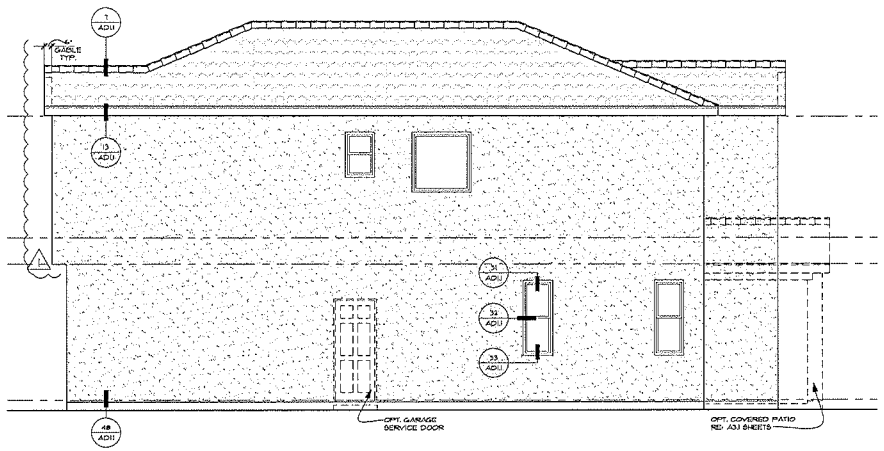


3 LEFT ELEVATION A
SCALE: ¼"=1'-0"

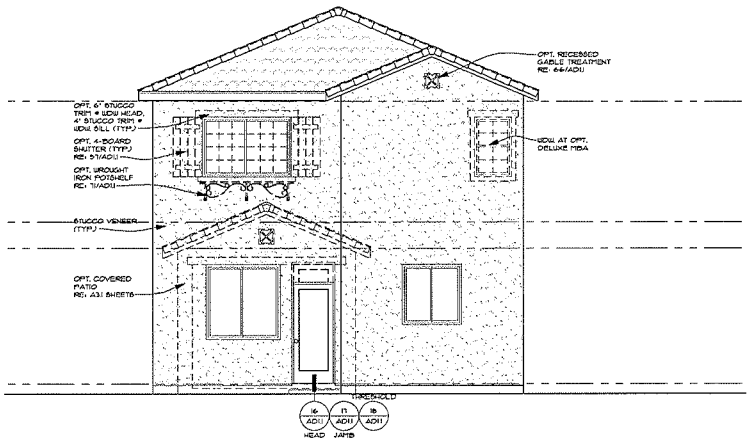
NOTE: ENHANCEMENTS AT VISIBLE SIDE & REAR ELEVATIONS SHOWN DASHED



1 FRONT ELEVATION A
SCALE: ¼"=1'-0"



4 RIGHT ELEVATION A
SCALE: ¼"=1'-0"



2 REAR ELEVATION A
SCALE: ¼"=1'-0"

NOTE: ENHANCEMENTS AT VISIBLE SIDE & REAR ELEVATIONS SHOWN DASHED

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Date: 07/14/2010

Drawn By: R.H.J.A.

Revisions:

1-PLANNINGREVISION-30AUG10

LAS VEGAS
EMERSON 1

Plan Number:

L16J

Plan Name:

EVA

Sheet Title:

ELEVATION A

Sheet Number:

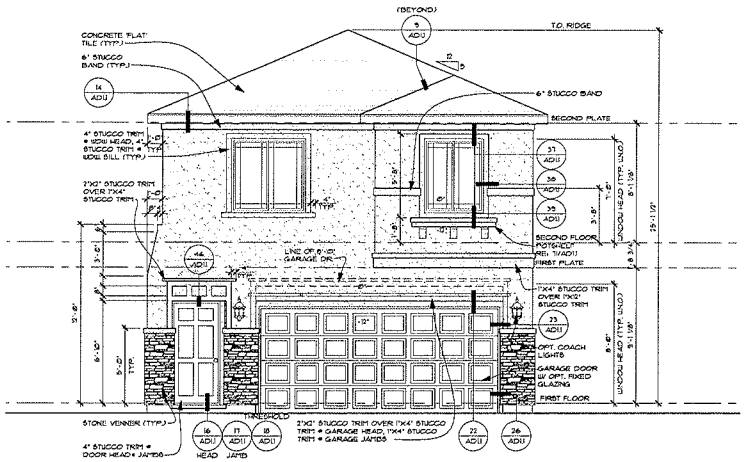
A2.1

a



3 LEFT ELEVATION B
SCALE: ¼"=1'-0"

NOTE: ENHANCEMENTS AT VISIBLE SIDE & REAR ELEVATIONS SHOWN DASHED



1 FRONT ELEVATION B
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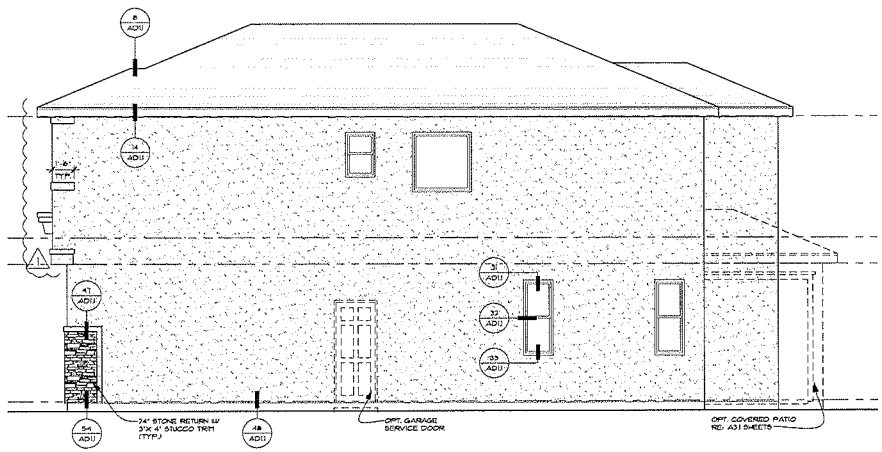

4 RIGHT ELEVATION B
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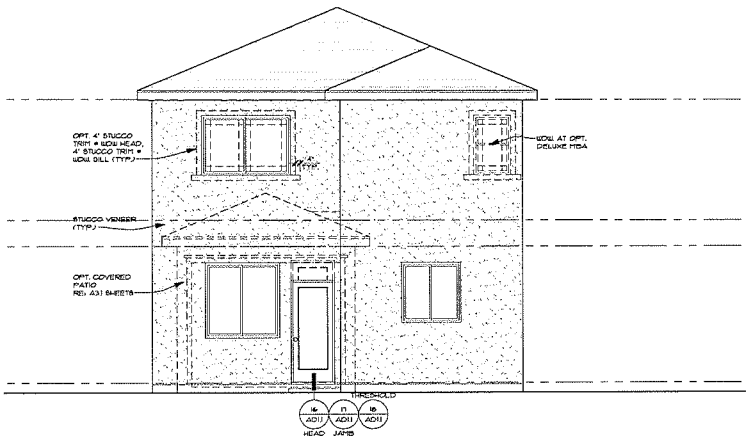

2 REAR ELEVATION B
SCALE: ¼"=1'-0"

NOTE: ENHANCEMENTS AT VISIBLE SIDE & REAR ELEVATIONS SHOWN DASHED

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Date: 07/14/2010

Drawn By: R.H.J.A.

Revisions:

1-PLANNINGREVISION-30AUG10

LAS VEGAS
EMERSON 1

Plan Number:
L16J

Plan Name:
EVA

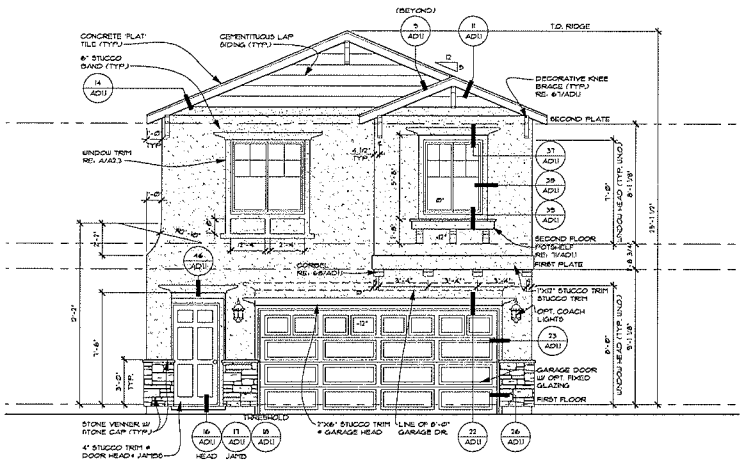
Sheet Title:
ELEVATION B

Sheet Number:
A2.2
a



3 LEFT ELEVATION C
SCALE: ¼"=1'-0"

NOTE: ENHANCEMENTS AT VISIBLE SIDE & REAR ELEVATIONS SHOWN DASHED



1 FRONT ELEVATION C
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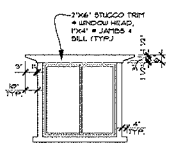

A WINDOW TRIM (TYP.)
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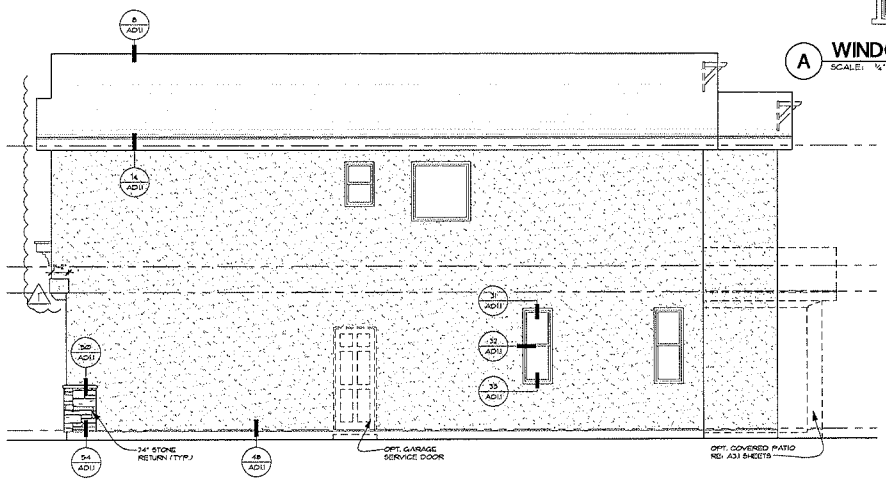

4 RIGHT ELEVATION C
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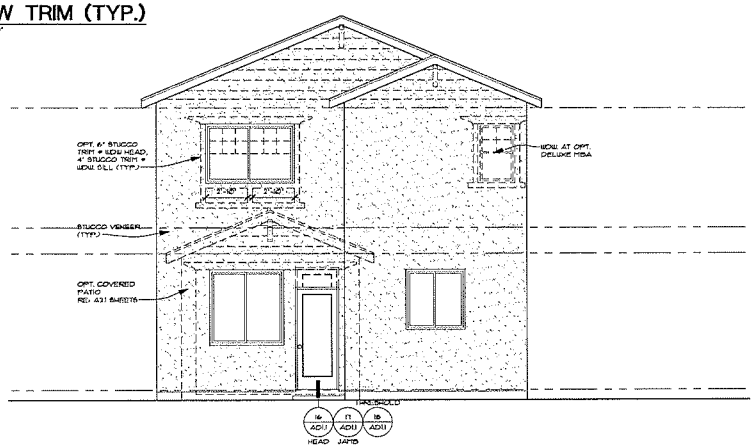

2 REAR ELEVATION C
SCALE: ¼"=1'-0"

NOTE: ENHANCEMENTS AT VISIBLE SIDE & REAR ELEVATIONS SHOWN DASHED

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Date: 07/14/2010
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Revisions:
1-PLANNINGREVISION-30AUG10

LAS VEGAS
EMERSON 1

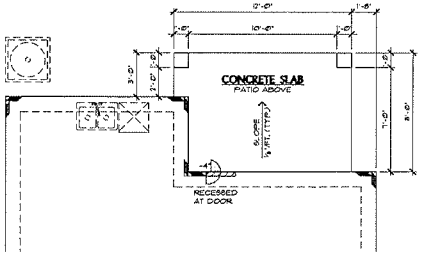
Plan Number:
L16J

Plan Name:
EVA

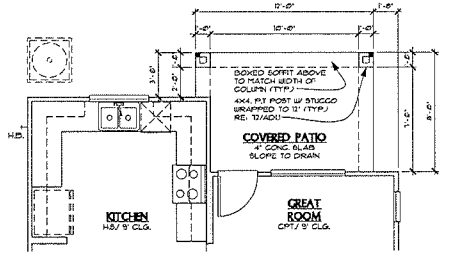
Sheet Title:
ELEVATION C

Sheet Number:
A2.3
a

Z:\Architects\Richmond\Las Vegas\Las Vegas Division\Emerson\16J - EVA - 60's Stucco\Elev\16J - EVA - 60's Stucco Elevs 07/20/2010 8:54:55 AM, eskins



OPT. COVERED PATIO PARTIAL
1 ARCHITECTURAL FOUNDATION PLAN
SCALE: 1/4"=1'-0"
RE: SHEET A1.0 FOR ADDITIONAL NOTES & DIMENSIONS



OPT. COVERED PATIO
2 PARTIAL FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"
RE: SHEET A1.1 FOR ADDITIONAL NOTES & DIMENSIONS

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Date: 07/14/2010
Drawn By: R.H.J.A.
Revisions:
1-PLANNINGREVISION-30AUG10

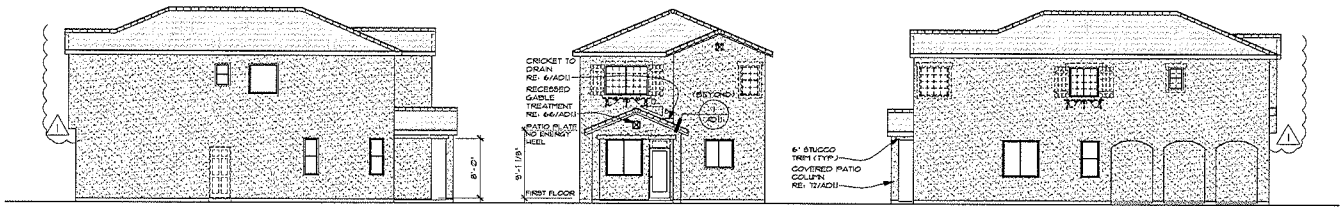
LAS VEGAS
EMERSON 1

Plan Number:
L16J

Plan Name:
EVA

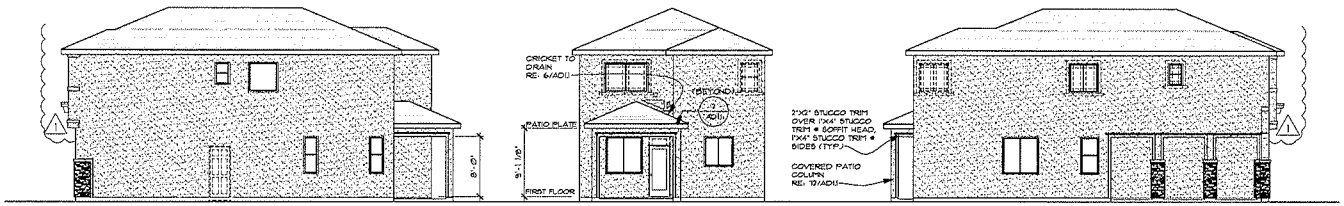
Sheet Title:
OPT. COVERED PATIO

Sheet Number:
A3.1
a



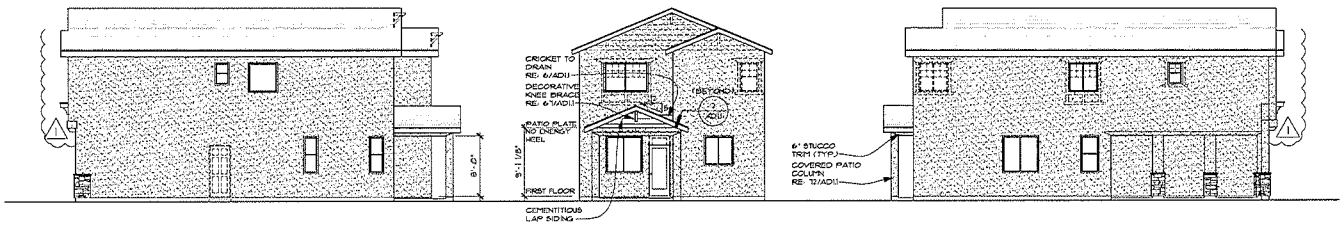
3 OPT. COVERED PATIO RIGHT, REAR & LEFT ELEVATION A
SCALE: 1/4"=1'-0"

NO CHANGE AT ELEVATION A
RE: SHEET A2.1 FOR ADDITIONAL NOTES & DIMENSIONS



4 OPT. COVERED PATIO RIGHT, REAR & LEFT ELEVATION B
SCALE: 1/4"=1'-0"

NO CHANGE AT ELEVATION A
RE: SHEET A2.2 FOR ADDITIONAL NOTES & DIMENSIONS



5 OPT. COVERED PATIO RIGHT, REAR & LEFT ELEVATION C
SCALE: 1/4"=1'-0"

NO CHANGE AT ELEVATION A
RE: SHEET A2.3 FOR ADDITIONAL NOTES & DIMENSIONS

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Date: 07/14/2010
Drawn By: R.H.J.A.
Revisions:
1-PLANNINGREVISION-30AUG10

LAS VEGAS EMERSON 1

Plan Number:
L16J

Plan Name:
EVA

Sheet Title:
OPT. COVERED PATIO ELEVATIONS

Sheet Number:
A3.1
b

RICHMOND AMERICAN HOMES

PROJECT DATA

PROJECT:	EMERSON at PROVIDENCE
MUNICIPALITY:	CITY OF LAS VEGAS
PLAN:	L16H - ERIN
DATE:	07/14/2010

ENERGY COMPLIANCE:	RESCHECK
CONTRACTOR'S NAME:	RICHMOND AMERICAN HOMES of NEVADA, INC.
LICENSE CLASSIFICATION & NUMBER:	STATE CONTRACTOR LICENSE #0026417
DRAWINGS PREPARED BY:	R.H.J.A.

ADOPTED CODES

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MECHANICAL:	2006	UNIFORM MECHANICAL CODE (IAMPO version)
PLUMBING:	2006	UNIFORM PLUMBING CODE (IAMPO version)
ELECTRICAL:	2005	NATIONAL ELECTRICAL CODE
ENERGY:	2006	INTERNATIONAL ENERGY CONSERVATION CODE
	2006	SOUTHERN NEVADA REGIONAL CODE INTERPRETATIONS BY SNBO
NOTE:	MUST COMPLY WITH ALL STATE AND LOCAL CODES IN EFFECT IN THE JURISDICTION IN WHICH THE WORK IS TO BE PERFORMED.	

REQUIREMENTS FOR ARCHITECTURAL APPROVAL (ALL LOTS)

SHEETS	DESCRIPTION
-	-

REQUIREMENTS FOR ENHANCED REAR LOTS

NOTE: THE OPTIONS LISTED ABOVE WILL BE STANDARD AS NOTED TO COMPLY WITH DEVELOPER AND/OR CITY REQUIREMENTS. THERE MAY BE ADDITIONAL OPTIONS AVAILABLE THAT ARE NOT LISTED ABOVE.

SQUARE FOOTAGE CALC.

	FINISHED	OPT. FINISHED	UNFINISHED
2 CAR GARAGE	-	-	445 SQ. FT.
PORCH AREA	-	-	46 SQ. FT.
OPT. COVERED PATIO	-	-	99 SQ. FT.
FIRST FLOOR	574 SQ. FT.	-	-
SECOND FLOOR	1063 SQ. FT.	-	-
TOTAL	1637 SQ.FT.		-

DATE	DELTA	REVISION
-	-	-

DRAWING SHEET INDEX

SHEET		DESCRIPTION
A0.0	a	COVER SHEET & SHEET INDEX
A1.0	a	ARCHITECTURAL FOUNDATION PLAN & OPTIONS
A1.1	a	FIRST FLOOR PLAN & OPTIONS
A1.2	a	SECOND FLOOR PLAN & OPTIONS
A2.1	a	ELEVATION A
A2.2	a	ELEVATION B
A2.3	a	ELEVATION C
A3.0	a	NOT USED
A3.1	a	OPT. COVERED PATIO - PLANS
	b	OPT. COVERED PATIO - ELEVATIONS
A4.1	a	ROOF PLANS
A4.2	a	BUILDING SECTIONS
A5.1	a	FLOORING BREAKS - FIRST FLOOR
	b	FLOORING BREAKS - SECOND FLOOR
A01.0	a	INTERIOR & COMMON DETAILS
A01.1	a	EXTERIOR ELEVATION DETAILS
	b	EXTERIOR ELEVATION DETAILS
	c	EXTERIOR ELEVATION DETAILS
	d	EXTERIOR ELEVATION DETAILS
	e	EXTERIOR ELEVATION DETAILS
A01.2	a	THERMAL BARRIER DETAILS
	b	THERMAL BARRIER DETAILS
A01.3	a	EXTERIOR ELEVATION DETAILS (1 HOUR) FIRE RATED
E0.0	a	ELECTRICAL SPECS, NOTES, LEGEND & SHEET INDEX
E1.1	a	FIRST FLOOR ELECTRICAL PLAN, OPTIONS & LOAD CALCS
E1.2	a	SECOND FLOOR ELECTRICAL PLAN, OPTIONS & LOAD CALCS
M0.0		IECC REPORT & MECHANICAL LOAD CALCS
M1.1		MECHANICAL PLAN - ELEVATIONS A & C
M1.2		MECHANICAL PLAN - ELEVATION B
P1.1	a	FIRST FLOOR PLUMBING PLAN
P1.2	a	SECOND FLOOR PLUMBING PLAN
S0.0	a	STRUCTURAL SPECIFICATIONS & NOTES
	b	STRUCTURAL SPECIFICATIONS & NOTES
S1.0	a	POST-TENSIONED FOUNDATION PLAN
S1.1		NOT USED
S1.2	a	FLOOR & LOW ROOF FRAMING PLAN
S1.3	a	ROOF FRAMING PLAN
	b	ROOF FRAMING PLAN
S0	1	POST-TENSIONED FOUNDATION DETAILS
	1.1	POST-TENSIONED FOUNDATION DETAILS
	2	GENERAL FRAMING DETAILS
	2.1	GENERAL FRAMING DETAILS
	2.2	GENERAL FRAMING DETAILS
	3	ROOF FRAMING DETAILS
	4	FLOOR FRAMING DETAILS

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Date: 07/14/2010
Drawn By: R.H.J.A.
Revisions:

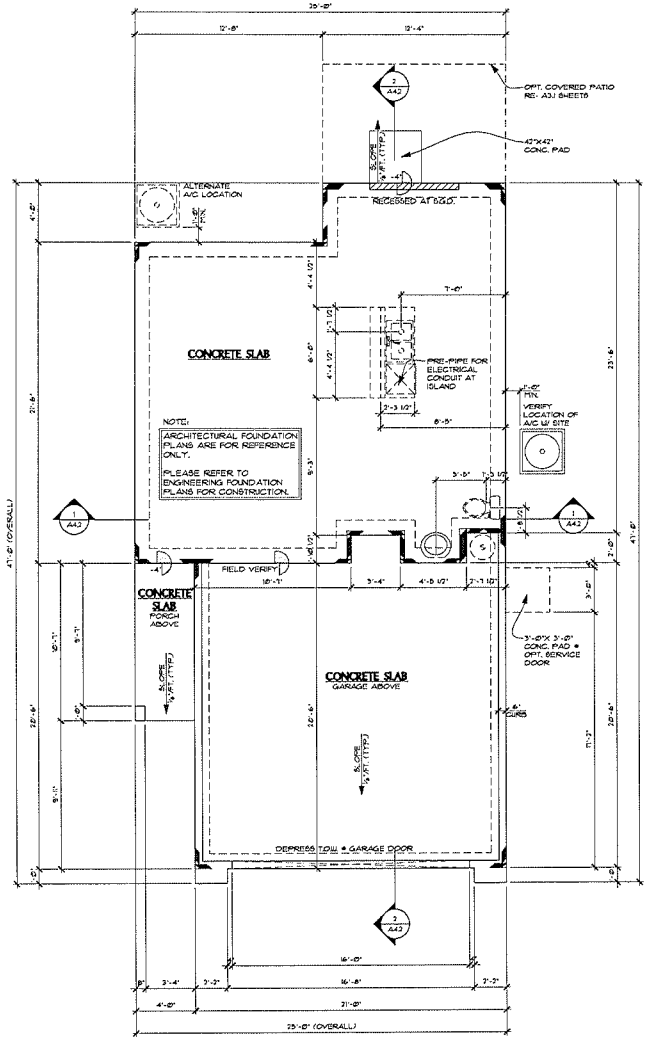
LAS VEGAS
EMERSON

Plan Number:
L16H

Plan Name:
ERIN

Sheet Title:
COVER SHEET & SHEET INDEX

Sheet Number:
A0.0 a



ARCHITECTURAL FOUNDATION
1 PLAN AT ELEVATION A (SIM. @ ELEV'S. B & C)
SCALE: 1/4"=1'-0"

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Revisions:

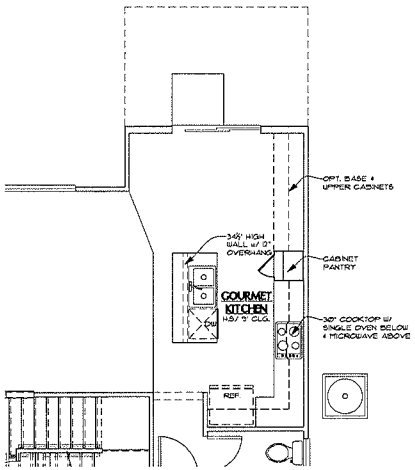
LAS VEGAS
WARMINGTON

Plan Number:
L16H

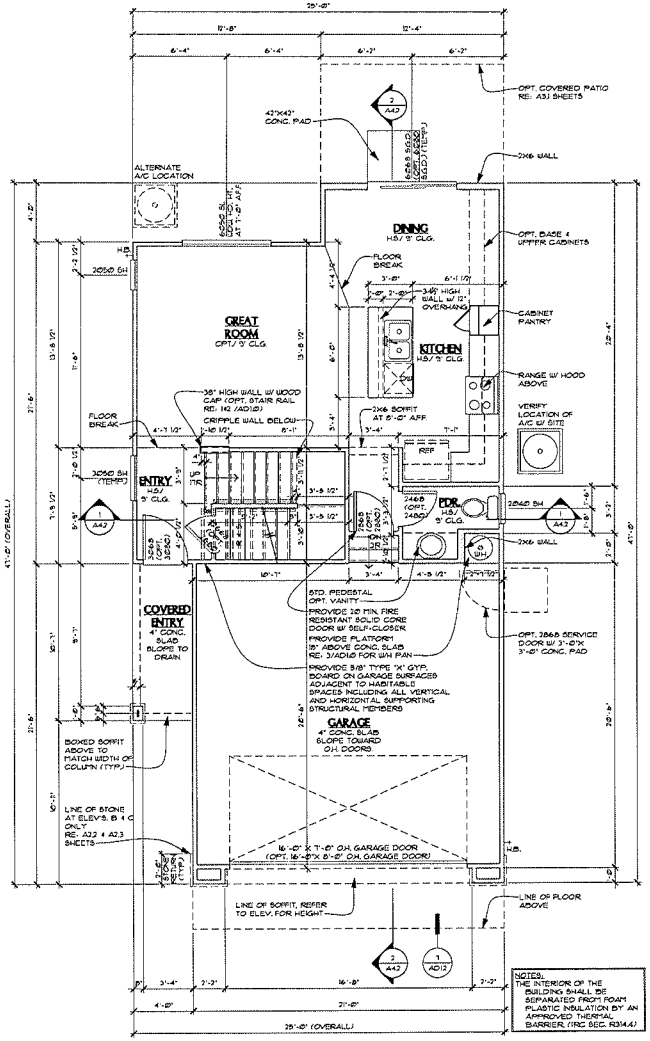
Plan Name:
ERIN

Sheet Title:
ARCHITECTURAL FOUNDATION PLAN

Sheet Number:
A1.0
a



1 OPT. GOURMET KITCHEN
SCALE: 1/4"=1'-0" SIMILAR AT ALL ELEVATIONS



FIRST FLOOR
1 PLAN AT ELEVATION A (SIM. @ ELEV'S. B & C)
SCALE: 1/4"=1'-0"

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Date: 07/14/2010

Drawn By: R.H.J.A.

Revisions:

LAS VEGAS WARMINGTON

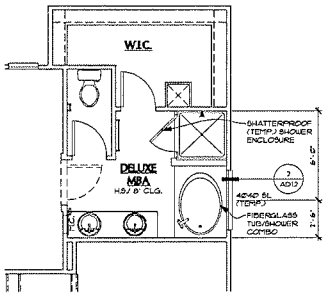
Plan Number:
L16H

Plan Name:
ERIN

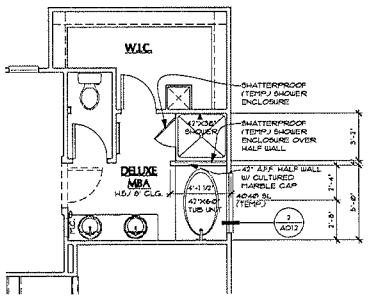
Sheet Title:
FIRST FLOOR PLAN & OPTIONS

Sheet Number:
A1.1
a

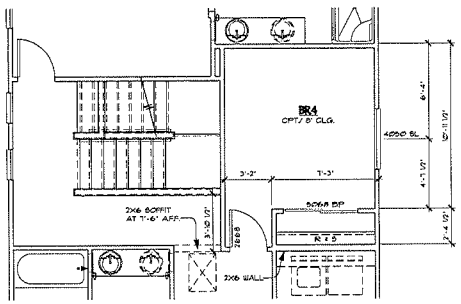
Z:\Architectural_Models\Las Vegas\Las Vegas Division\Warmington\L16H - Erin\L16H - Erin Floor Plans.dwg, 7/15/2010 3:21:15 PM, rahms



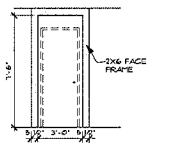
2a OPT. DELUXE MBA #1
SCALE: ¼"=1'-0" SIMILAR AT ALL ELEVATIONS



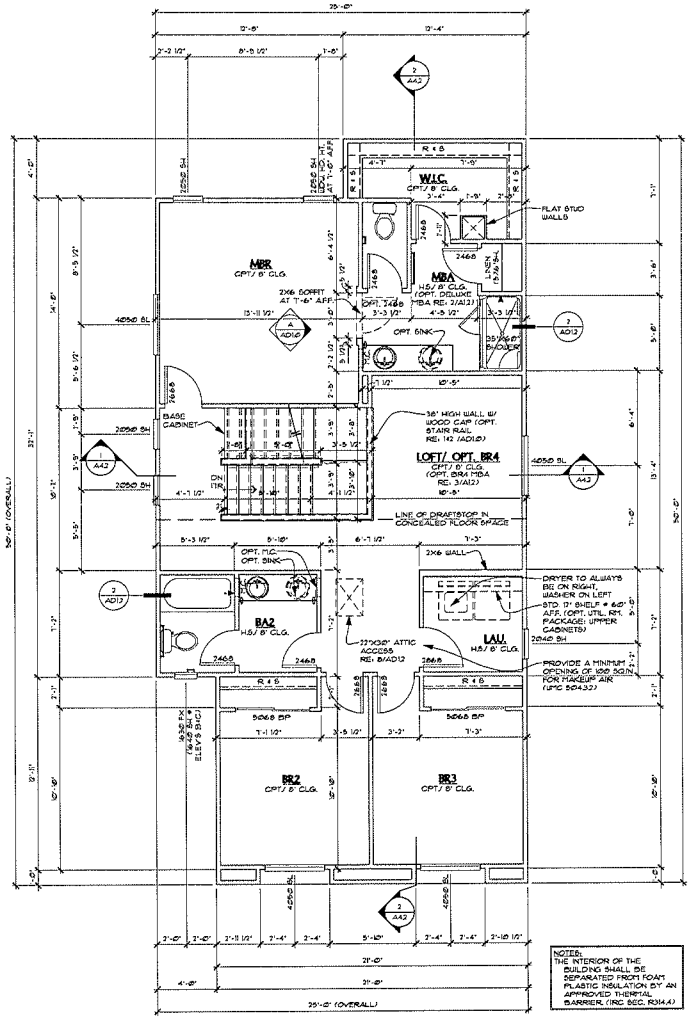
2b OPT. DELUXE MBA #2
SCALE: ¼"=1'-0" SIMILAR AT ALL ELEVATIONS



3 OPT. BEDROOM 4
SCALE: ¼"=1'-0" SIMILAR AT ALL ELEVATIONS



A
SCALE: ¼"=1'-0"



1 SECOND FLOOR PLAN AT ELEVATION A (SIM. @ ELEV'S. B & C)
SCALE: ¼"=1'-0"

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Revisions:

LAS VEGAS WARMINGTON

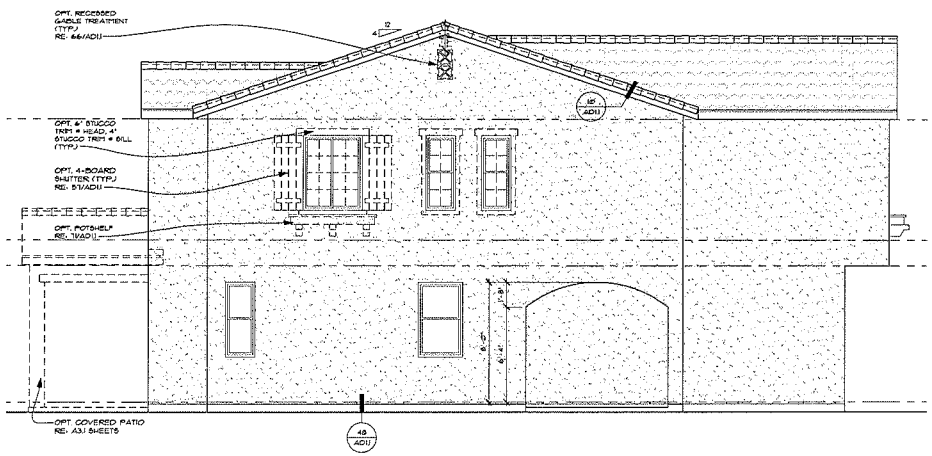
Plan Number:
L16H

Plan Name:
ERIN

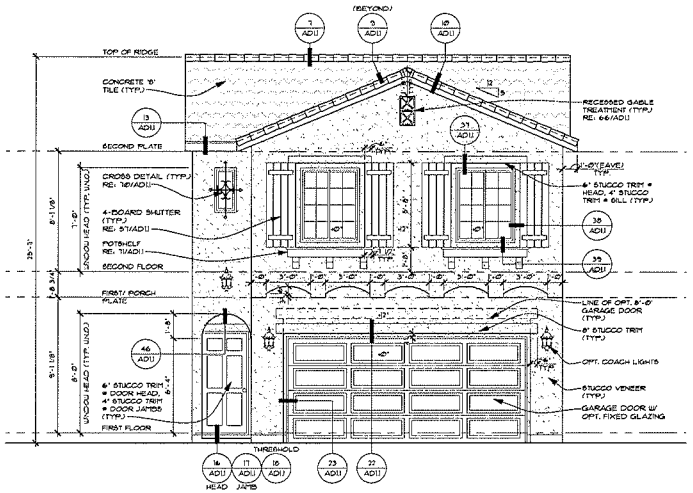
Sheet Title:
SECOND FLOOR PLAN & OPTIONS

Sheet Number:
A1.2
a

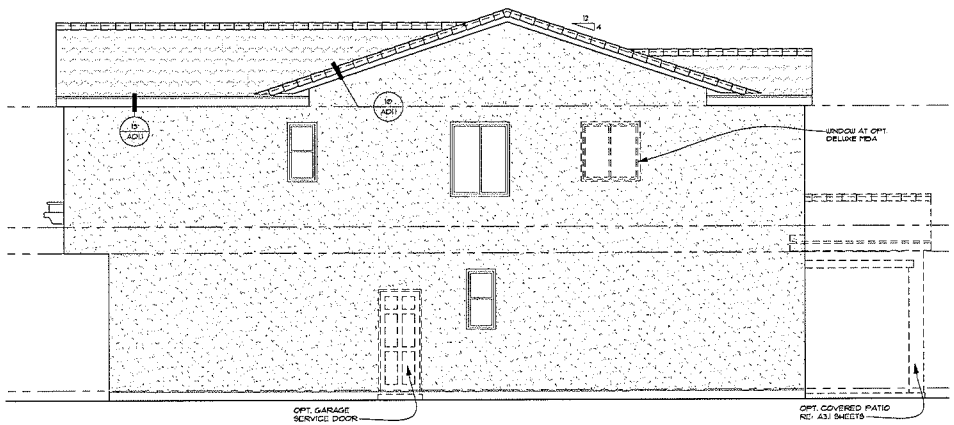
Z:\Architectural_Manuals\Las Vegas\Las Vegas Divisions\Warmington\L16H - Erin\Floor Plans.dwg, 7/13/2010 3:21:19 PM, rstone



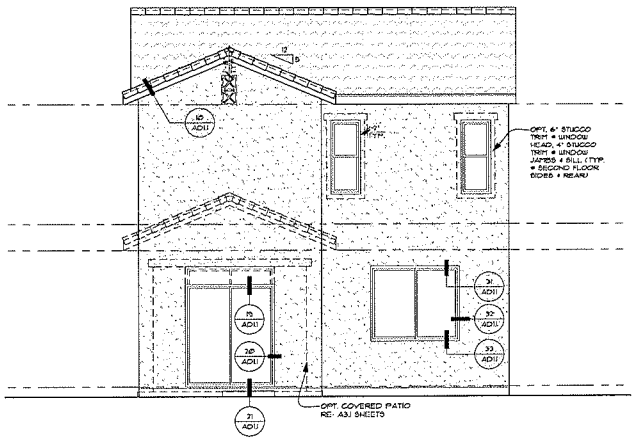
3 LEFT ELEVATION A
SCALE: 1/4"=1'-0"
NOTE: ENHANCEMENTS @ VISIBLE SIDE & REAR ELEVATIONS SHOWN DASHED



1 FRONT ELEVATION A
SCALE: 1/4"=1'-0"



4 RIGHT ELEVATION A
SCALE: 1/4"=1'-0"



2 REAR ELEVATION A
SCALE: 1/4"=1'-0"
NOTE: ENHANCEMENTS @ VISIBLE SIDE & REAR ELEVATIONS SHOWN DASHED

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Date: 07/14/2010
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Revisions:

LAS VEGAS WARMINGTON

Plan Number:
L16H

Plan Name:
ERIN

Sheet Title:
ELEVATION A

Sheet Number:
A2.1
a

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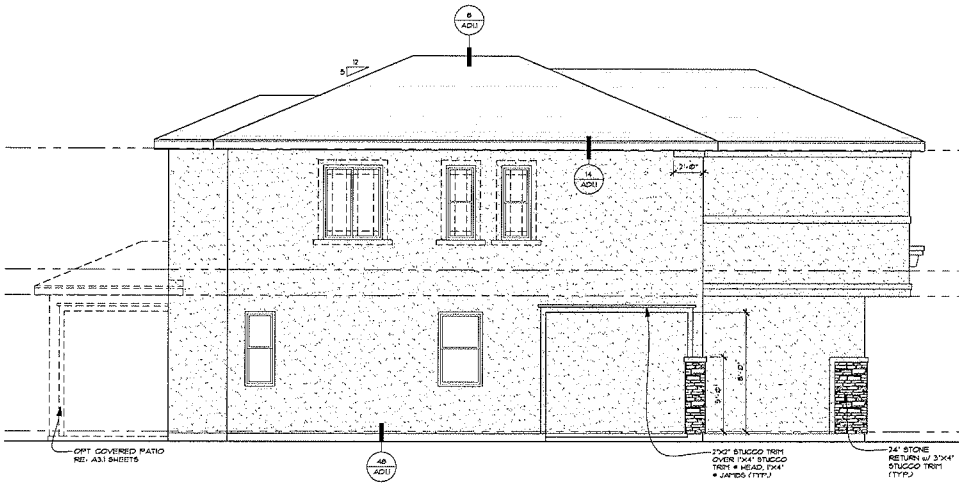
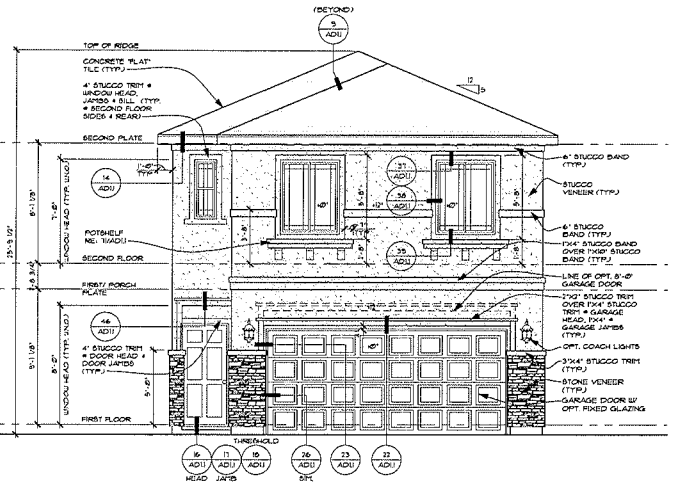


3 LEFT ELEVATION B

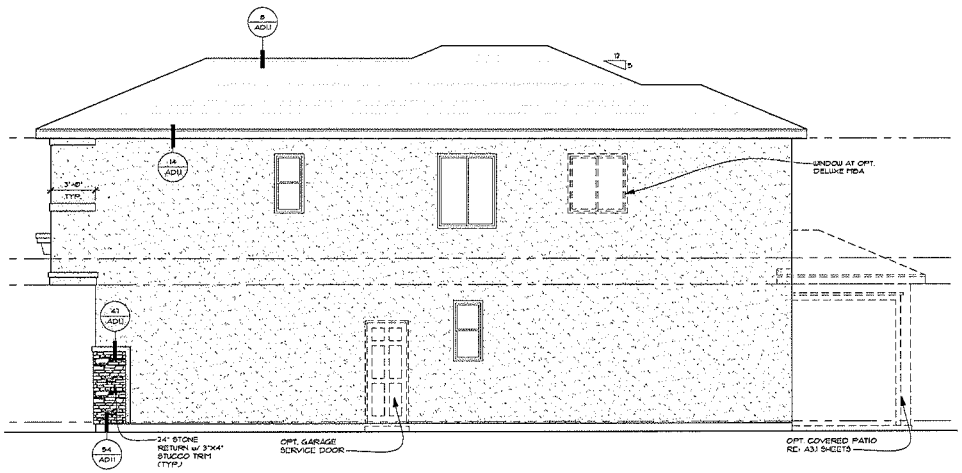
SCALE: 1/4"=1'-0"



1 FRONT ELEVATION B

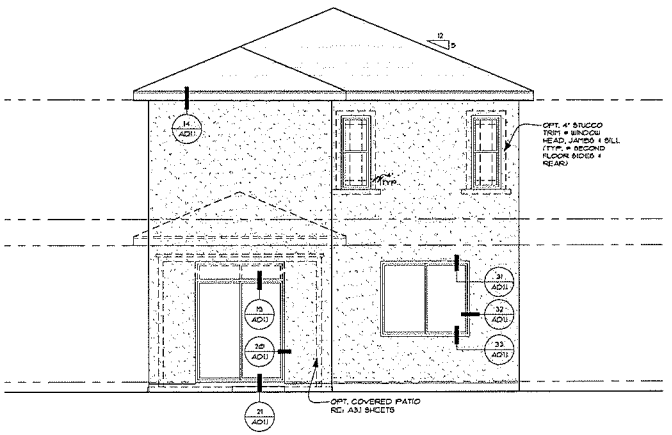
SCALE: 1/4"=1'-0"

NOTE: ENHANCEMENTS @ VISIBLE SIDE & REAR ELEVATIONS SHOWN DASHED



4 RIGHT ELEVATION B

SCALE: 1/4"=1'-0"



2 REAR ELEVATION B

SCALE: 1/4"=1'-0"

NOTE: ENHANCEMENTS @ VISIBLE SIDE & REAR ELEVATIONS SHOWN DASHED

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Revisions:

LAS VEGAS WARMINGTON

Plan Number:

L16H

Plan Name:

ERIN

Sheet Title:

ELEVATION B

Sheet Number:

A2.2

a

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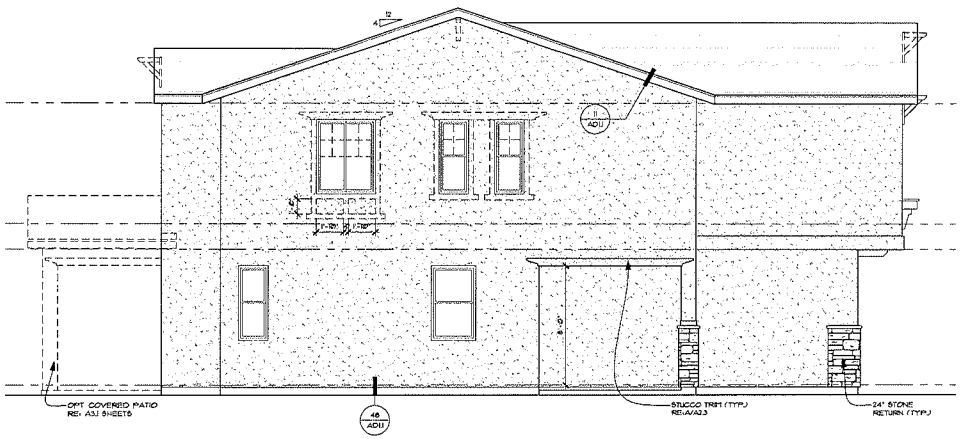
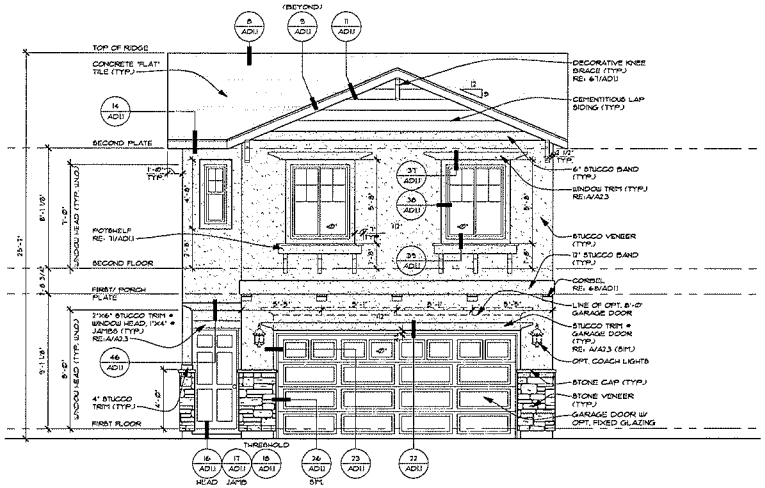
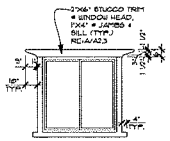


3 LEFT ELEVATION C
SCALE: 1/4"=1'-0"

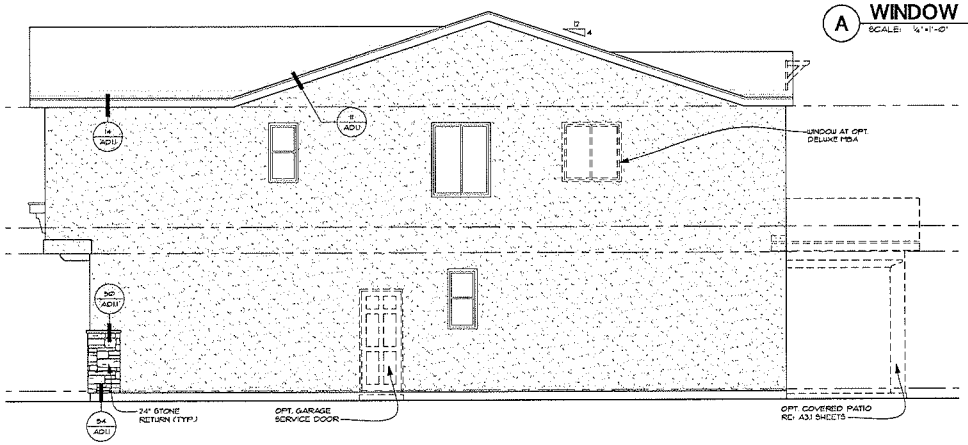
NOTE: ENHANCEMENTS @ VISIBLE SIDE & REAR ELEVATIONS SHOWN DASHED



1 FRONT ELEVATION C
SCALE: 1/4"=1'-0"



A WINDOW TRIM (TYP.)
SCALE: 1/4"=1'-0"



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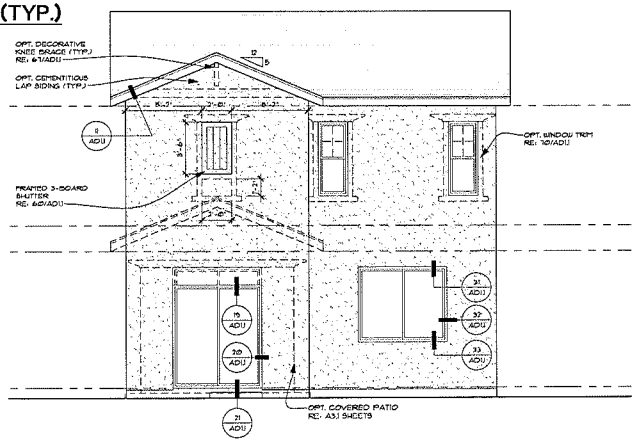

2 REAR ELEVATION C
SCALE: 1/4"=1'-0"

NOTE: ENHANCEMENTS @ VISIBLE SIDE & REAR ELEVATIONS SHOWN DASHED

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Revisions:

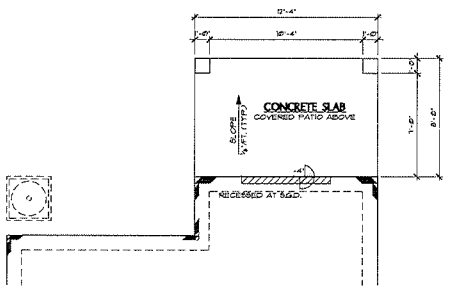
LAS VEGAS WARMINGTON

Plan Number:
L16H

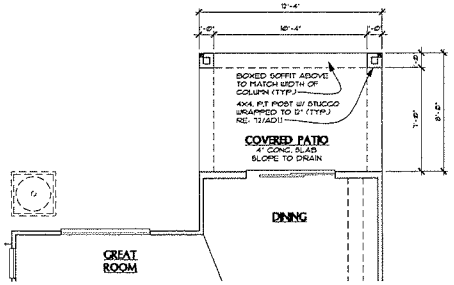
Plan Name:
ERIN

Sheet Title:
ELEVATION C

Sheet Number:
A2.3
a



1 OPT. COVERED PATIO
PARTIAL ARCHITECTURAL FOUNDATION PLAN
SCALE: 1/4"=1'-0"
SIMILAR AT ALL ELEVATIONS
RE: SHEET A1.0 FOR ADDITIONAL NOTES & DIMENSIONS



2 OPT. COVERED
PATIO PARTIAL FLOOR PLAN PLAN
SCALE: 1/4"=1'-0"
SIMILAR AT ALL ELEVATIONS
RE: SHEET A1.1 FOR ADDITIONAL NOTES & DIMENSIONS

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Revisions:

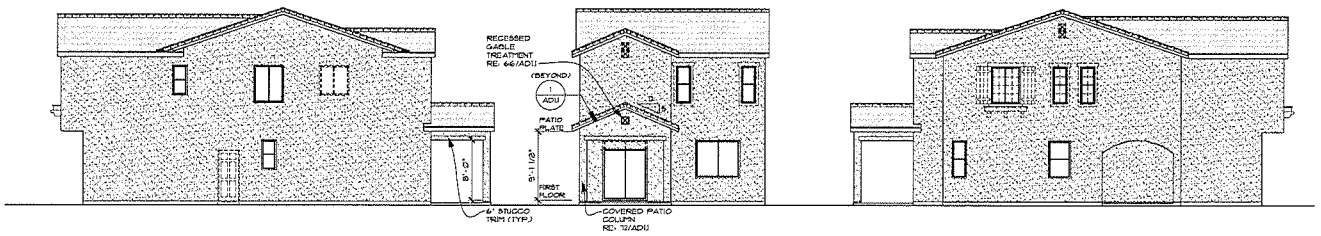
LAS VEGAS
WARMINGTON

Plan Number:
L16H

Plan Name:
ERIN

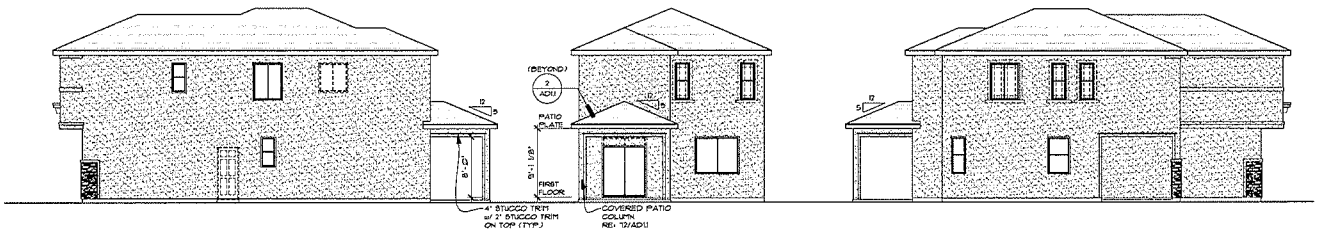
Sheet Title:
OPT. COVERED PATIO PLANS

Sheet Number:
A3.1
a



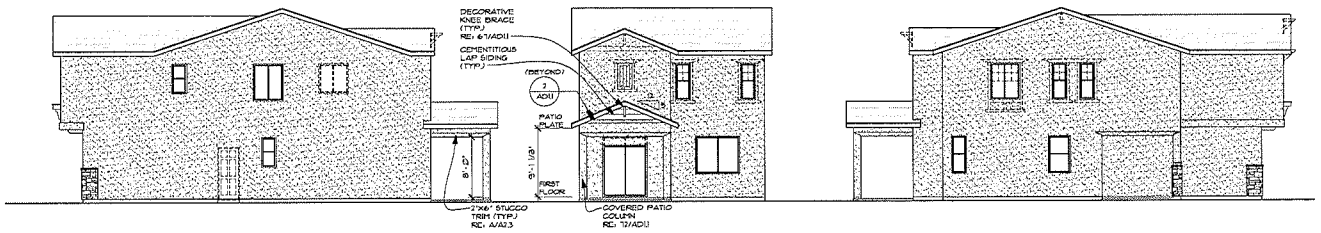
3 OPT. COVERED PATIO RIGHT, REAR & LEFT ELEVATION A
SCALE: 1/4"=1'-0"

NO CHANGE AT FRONT ELEVATION
RE: SHEET A2.1 FOR ADDITIONAL NOTES & DIMENSIONS



4 OPT. COVERED PATIO RIGHT, REAR & LEFT ELEVATION B
SCALE: 1/4"=1'-0"

NO CHANGE AT FRONT ELEVATION
RE: SHEET A2.2 FOR ADDITIONAL NOTES & DIMENSIONS



5 OPT. COVERED PATIO RIGHT, REAR & LEFT ELEVATION C
SCALE: 1/4"=1'-0"

NO CHANGE AT FRONT ELEVATION
RE: SHEET A2.3 FOR ADDITIONAL NOTES & DIMENSIONS

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Date: 07/14/2010
Drawn By: R.H.J.A.
Revisions:

LAS VEGAS
WARMINGTON

Plan Number:
L16H

Plan Name:
ERIN

Sheet Title:
OPT. COVERED PATIO ELEVATIONS

Sheet Number:
A3.1
b

RICHMOND AMERICAN HOMES

PROJECT DATA

PROJECT:	EMERSON at PROVIDENCE
MUNICIPALITY:	CITY OF LAS VEGAS
PLAN:	L11E - ELLIOTT
DATE:	07/14/2010

ENERGY COMPLIANCE:	RESCHECK
CONTRACTOR'S NAME:	RICHMOND AMERICAN HOMES of NEVADA, INC.
LICENSE CLASSIFICATION & NUMBER:	STATE CONTRACTOR LICENSE #0026417
DRAWINGS PREPARED BY:	R.H.J.A.

ADOPTED CODES

BUILDING:	2006	INTERNATIONAL RESIDENTIAL CODE
MECHANICAL:	2006	UNIFORM MECHANICAL CODE (IAMPO version)
PLUMBING:	2006	UNIFORM PLUMBING CODE (IAMPO version)
ELECTRICAL:	2005	NATIONAL ELECTRICAL CODE
ENERGY:	2006	INTERNATIONAL ENERGY CONSERVATION CODE
	2006	SOUTHERN NEVADA REGIONAL CODE INTERPRETATIONS BY SNBO
NOTE:		MUST COMPLY WITH ALL STATE AND LOCAL CODES IN EFFECT IN THE JURISDICTION IN WHICH THE WORK IS TO BE PERFORMED.

REQUIREMENTS FOR ARCHITECTURAL APPROVAL (ALL LOTS)

SHEETS	DESCRIPTION
-	-

REQUIREMENTS FOR ENHANCED REAR LOTS

NOTE: THE OPTIONS LISTED ABOVE WILL BE STANDARD AS NOTED TO COMPLY WITH DEVELOPER AND/OR CITY REQUIREMENTS. THERE MAY BE ADDITIONAL OPTIONS AVAILABLE THAT ARE NOT LISTED ABOVE.

SQUARE FOOTAGE CALC.

	FINISHED	OPT. FINISHED	UNFINISHED
2 CAR GARAGE	-	-	426 SQ. FT.
PORCH AREA	-	-	66 SQ. FT.
OPT. COVERED PATIO	-	-	94 SQ. FT.
FIRST FLOOR	302 SQ. FT.	-	-
SECOND FLOOR	800 SQ. FT.	-	-
TOTAL	1102 SQ.FT.		-

DATE	DELTA	REVISION
-	-	-

DRAWING SHEET INDEX

SHEET		DESCRIPTION
A0.0	a	COVER SHEET & SHEET INDEX
A1.0	a	ARCHITECTURAL FOUNDATION PLAN
A1.1	a	FIRST FLOOR PLAN
A1.2	a	SECOND FLOOR PLAN & OPTIONS
A2.1	a	ELEVATION A
A2.2	a	ELEVATION B
A2.3	a	ELEVATION C
A3.0	a	NOT USED
A3.1	a	OPT. COVERED PATIO - PLANS
	b	OPT. COVERED PATIO - ELEVATIONS
A4.1	a	ROOF PLANS
A4.2	a	BUILDING SECTIONS
A5.1	a	FLOORING BREAKS - FIRST FLOOR
	b	FLOORING BREAKS - SECOND FLOOR
AD1.0	a	INTERIOR & COMMON DETAILS
AD1.1	a	EXTERIOR ELEVATION DETAILS
	b	EXTERIOR ELEVATION DETAILS
	c	EXTERIOR ELEVATION DETAILS
	d	EXTERIOR ELEVATION DETAILS
	e	EXTERIOR ELEVATION DETAILS
AD1.2	a	THERMAL BARRIER DETAILS
	b	THERMAL BARRIER DETAILS
AD1.3	a	EXTERIOR ELEVATION DETAILS (1 HOUR) FIRE RATED
E0.0		ELECTRICAL SPECS, NOTES, LEGEND & SHEET INDEX
E1.1		FIRST & SECOND FLOOR ELECTRICAL PLANS, OPTIONS & LOAD CALCS
M0.0		IECC REPORT & MECHANICAL LOAD CALCS
M1.1		MECHANICAL PLAN - ELEVATIONS A & C
M1.2		MECHANICAL PLAN - ELEVATION B
P1.1	a	FIRST FLOOR PLUMBING PLAN
P1.2	a	SECOND FLOOR PLUMBING PLAN
S0.0	a	STRUCTURAL SPECIFICATIONS & NOTES
	b	STRUCTURAL SPECIFICATIONS & NOTES
S1.0	a	POST-TENSIONED FOUNDATION PLAN
S1.1		NOT USED
S1.2	a	FLOOR & LOW ROOF FRAMING PLAN
S1.3	a	ROOF FRAMING PLAN
	b	ROOF FRAMING PLAN
SD	1	POST-TENSIONED FOUNDATION DETAILS
	1.1	POST-TENSIONED FOUNDATION DETAILS
	2	GENERAL FRAMING DETAILS
	2.1	GENERAL FRAMING DETAILS
	2.2	GENERAL FRAMING DETAILS
	3	ROOF FRAMING DETAILS
	4	FLOOR FRAMING DETAILS

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Date: 07/14/2010

Drawn By: R.H.J.A.

Revisions:

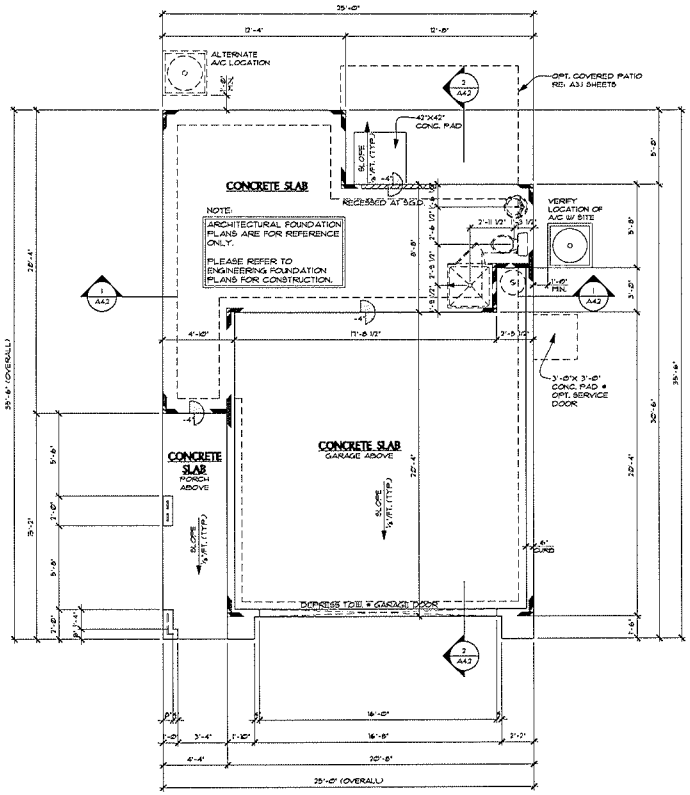
LAS VEGAS
EMERSON

Plan Number:
L11E

Plan Name:
ELLIOTT

Sheet Title:
COVER SHEET
&
SHEET INDEX

Sheet Number:
A0.0
a



ARCHITECTURAL FOUNDATION
1 PLAN AT ELEVATION A (SIM. AT ELEV'S. B & C)
SCALE: 1/4"=1'-0"

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Drawn By: RH.J.A.

Revisions:

LAS VEGAS WARMINGTON

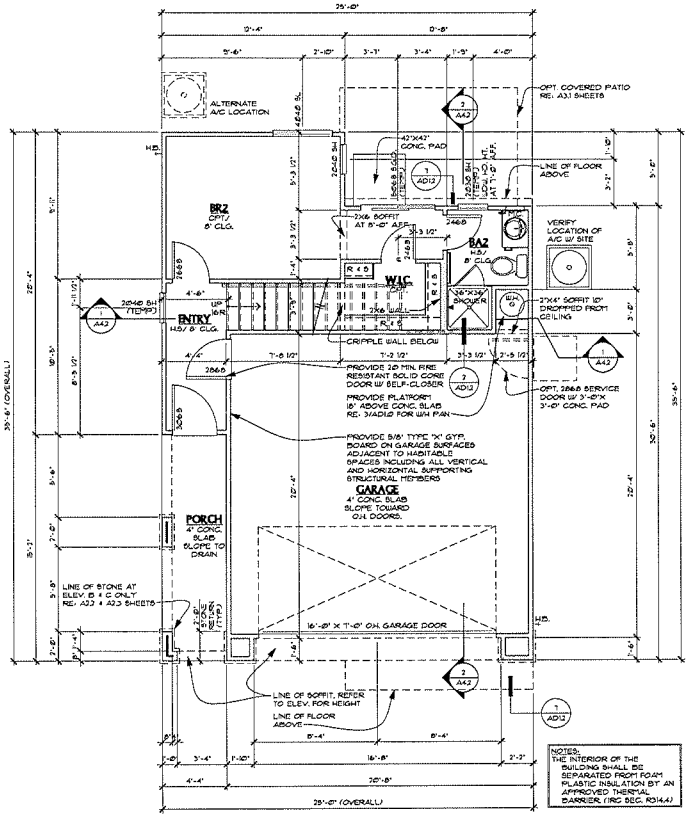
Plan Number:
L11E

Plan Name:
ELLIOTT

Sheet Title:
ARCHITECTURAL FOUNDATION PLAN

Sheet Number:
A1.0
a

Z:\Architectural_Mesa\Las Vegas\Las Vegas Division\Warmington\L11E - Elliott\L11E - Sheet Floor Plans.dwg 7/15/2010 3:16:06 PM rakins



FIRST FLOOR PLAN
AT ELEVATION A (SIM. AT ELEV'S. B & C)

1 SCALE: 1/4"=1'-0"

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Date: 07/14/2010

Drawn By: R.H./J.A.

Revisions:

LAS VEGAS WARMINGTON

Plan Number:

L11E

Plan Name:

ELLIOTT

Sheet Title:

FIRST FLOOR PLAN

Sheet Number:

A1.1

a

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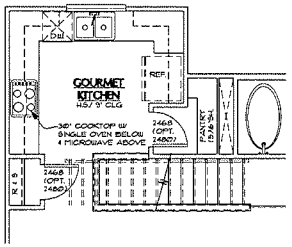
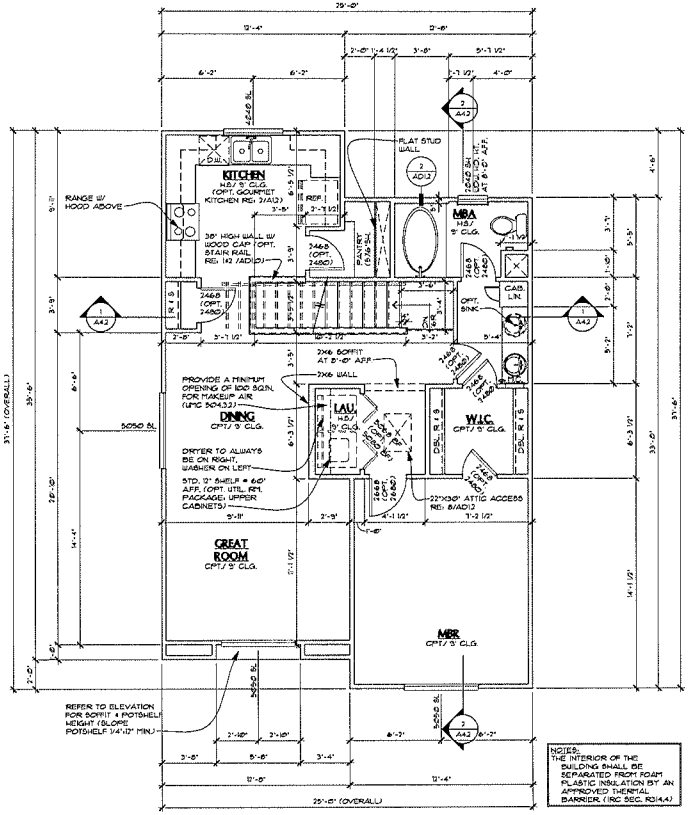


2 OPT. GOURMET KITCHEN
SCALE: ¼"=1'-0"



SECOND FLOOR PLAN
AT ELEVATION A (SIM. AT ELEV'S. B & C)

1 SCALE: ¼"=1'-0"

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Date: 07/14/2010

Drawn By: RH,JA.

Revisions:

LAS VEGAS WARMINGTON

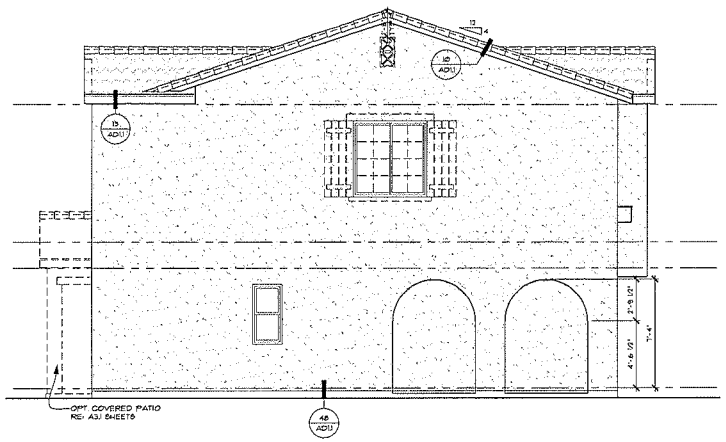
Plan Number:
L11E

Plan Name:
ELLIOTT

Sheet Title:
SECOND FLOOR PLAN & OPTIONS

Sheet Number:
A1.2
a

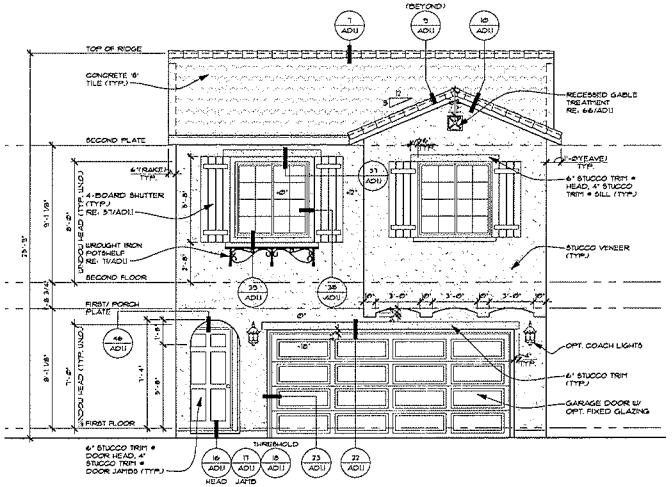
Z:\Active Jobs_Nevada\Las Vegas\Las Vegas Division\Warmington\L11E - Elliott\L11E - Elliott Floor Plans.dwg, 7/15/2010 3:16:08 PM, calvino



3 LEFT ELEVATION A

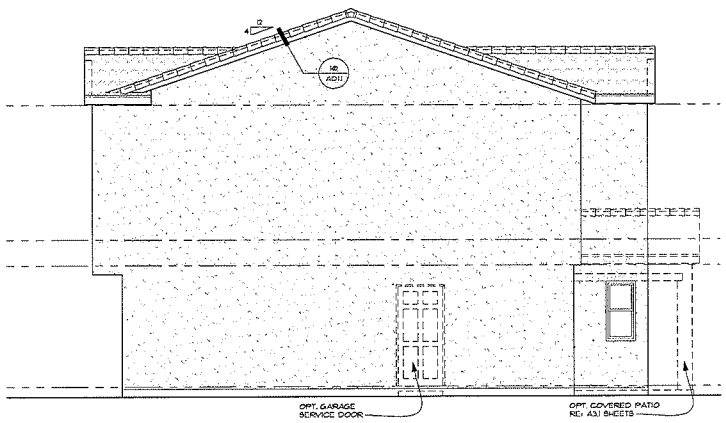
SCALE: ¼"=1'-0"

NOTE: ENHANCEMENTS @ VISIBLE SIDE & REAR ELEVATIONS SHOWN DASHED



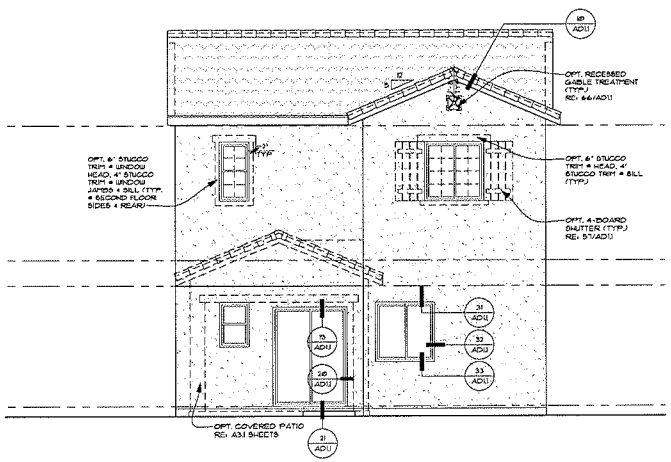
1 FRONT ELEVATION A

SCALE: ¼"=1'-0"



4 RIGHT ELEVATION A

SCALE: ¼"=1'-0"



2 REAR ELEVATION A

SCALE: ¼"=1'-0"

NOTE: ENHANCEMENTS @ VISIBLE SIDE & REAR ELEVATIONS SHOWN DASHED

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Date: 07/14/2010

Drawn By: RH,J.A.

Revisions:

LAS VEGAS WARMINGTON

Plan Number:

L11E

Plan Name:

ELLIOTT

Sheet Title:

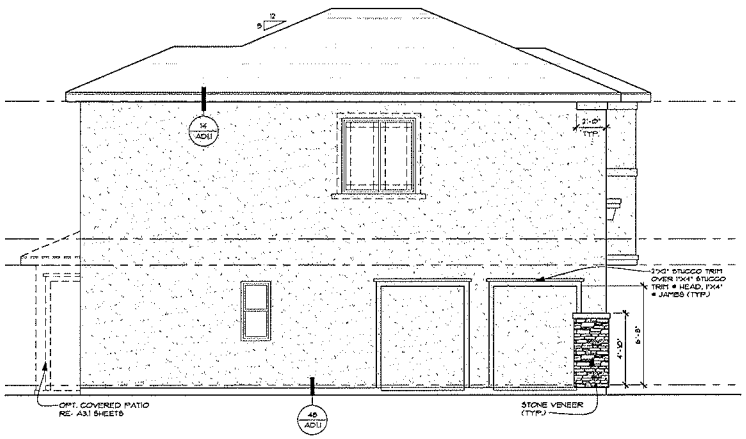
ELEVATION A

Sheet Number:

A2.1

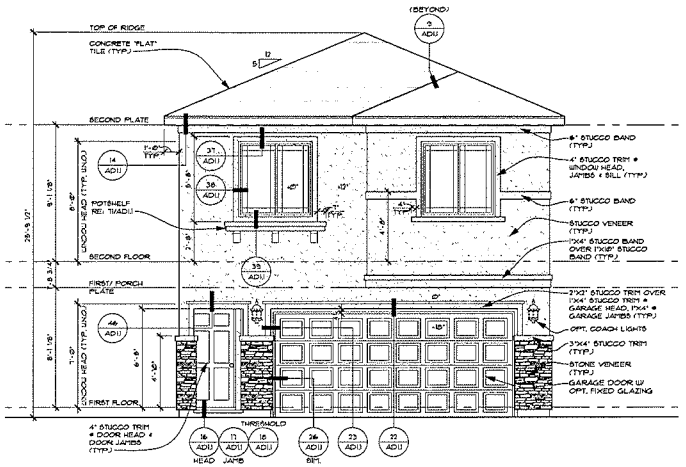
a

Z:\Architectural_New\Las Vegas\Las Vegas Division\Warmington\L11E - Elliott\L11E - Elliott Elev Sheets.dwg, 7/15/2010 2:16:16 PM, alvins

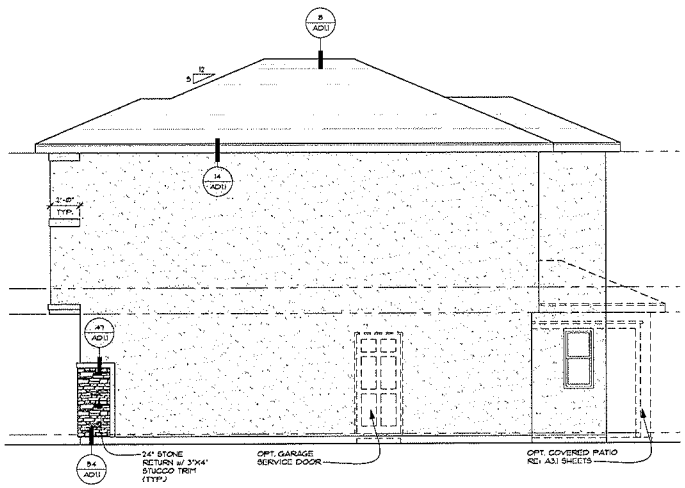


3 LEFT ELEVATION B
SCALE: 1/4"=1'-0"

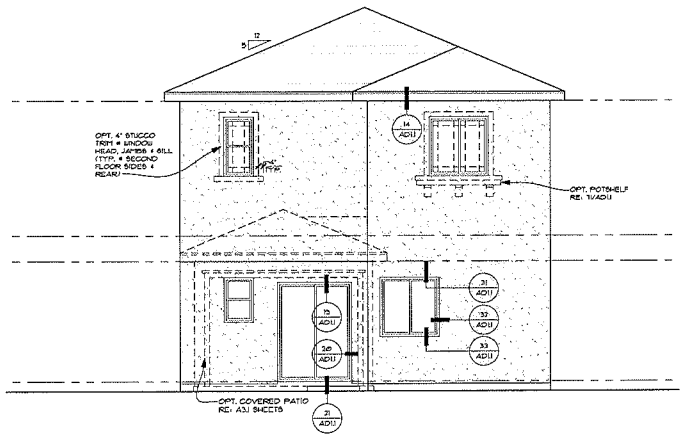
NOTE: ENHANCEMENTS @ VISIBLE SIDE & REAR ELEVATIONS SHOWN DASHED



1 FRONT ELEVATION B
SCALE: 1/4"=1'-0"



4 RIGHT ELEVATION B
SCALE: 1/4"=1'-0"



2 REAR ELEVATION B
SCALE: 1/4"=1'-0"

NOTE: ENHANCEMENTS @ VISIBLE SIDE & REAR ELEVATIONS SHOWN DASHED

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Date: 07/14/2010

Drawn By: RHJA

Revisions:

LAS VEGAS WARMINGTON

Plan Number:

L11E

Plan Name:

ELLIOTT

Sheet Title:

ELEVATION B

Sheet Number:

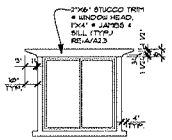
A2.2

a

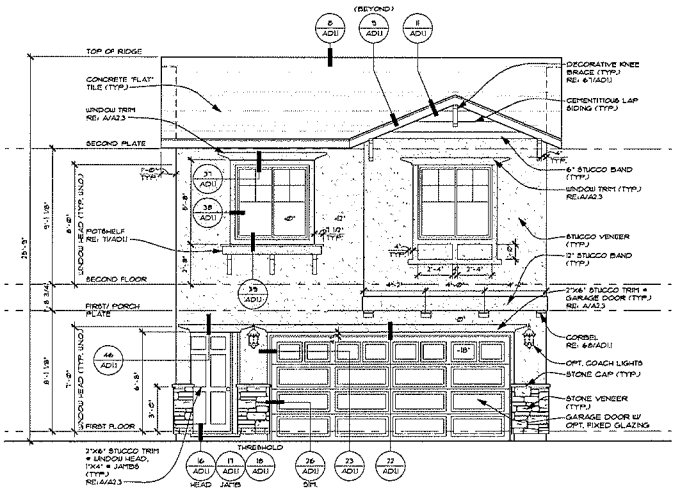


3 LEFT ELEVATION C
SCALE: 1/4"=1'-0"

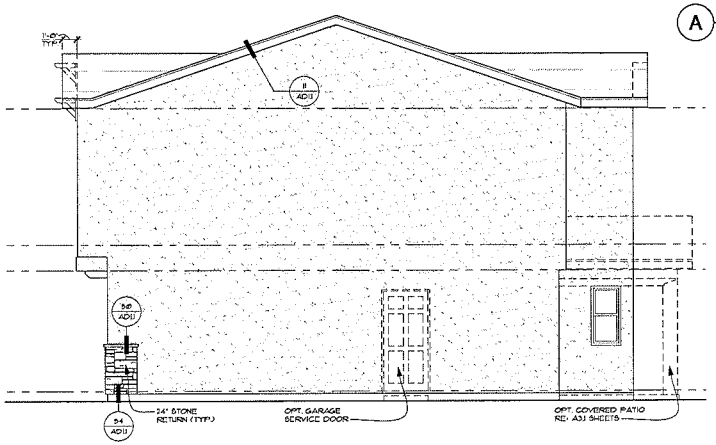
NOTE: ENHANCEMENTS @ VISIBLE SIDE & REAR ELEVATIONS SHOWN DASHED



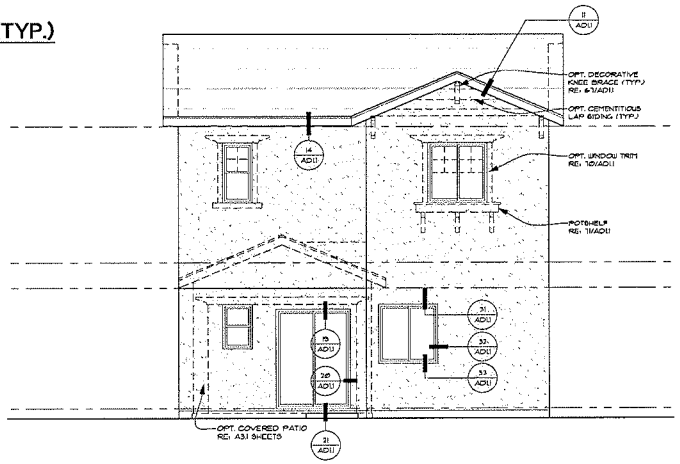
A WINDOW TRIM (TYP.)
SCALE: 1/4"=1'-0"



1 FRONT ELEVATION C
SCALE: 1/4"=1'-0"



4 RIGHT ELEVATION C
SCALE: 1/4"=1'-0"



2 REAR ELEVATION C
SCALE: 1/4"=1'-0"

NOTE: ENHANCEMENTS @ VISIBLE SIDE & REAR ELEVATIONS SHOWN DASHED

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Date: 07/14/2010

Drawn By: R.H.J.A.

Revisions:

LAS VEGAS WARMINGTON

Plan Number:

L11E

Plan Name:

ELLIOTT

Sheet Title:

ELEVATION C

Sheet Number:

A2.3

a

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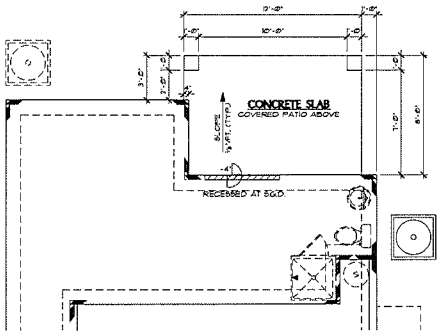
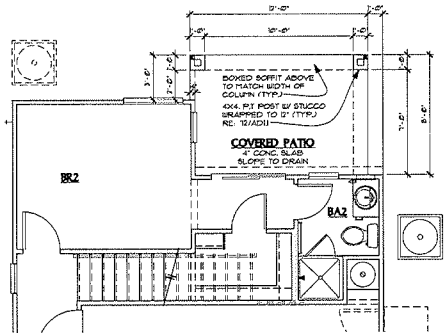


OPT. COVERED PATIO
1 PARTIAL ARCHITECTURAL FOUNDATION PLAN
SCALE: ¼"=1'-0"
SIMILAR AT ALL ELEVATIONS
RE: SHEET A1.0 FOR ADDITIONAL NOTES & DIMENSIONS



OPT. COVERED
2 PATIO PARTIAL FLOOR PLAN PLAN
SCALE: ¼"=1'-0"
SIMILAR AT ALL ELEVATIONS
RE: SHEET A1.1 FOR ADDITIONAL NOTES & DIMENSIONS

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Date: 07/14/2010
Drawn By: R.H.J.A.
Revisions:

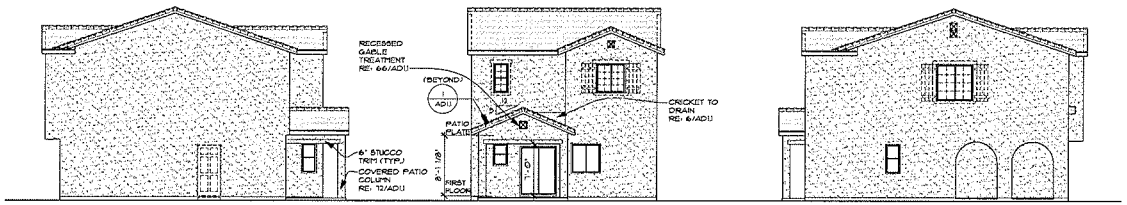
LAS VEGAS
WARMINGTON

Plan Number:
L11E

Plan Name:
ELLIOTT

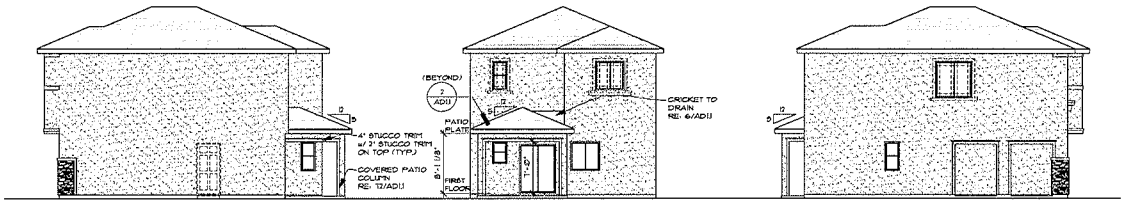
Sheet Title:
OPT. COVERED PATIO PLANS

Sheet Number:
A3.1
a



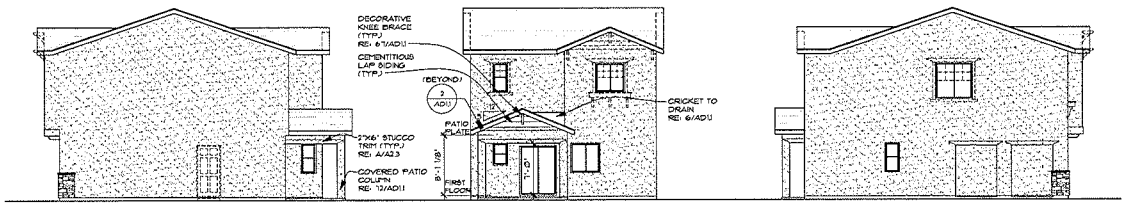
3 OPT. COVERED PATIO RIGHT, REAR & LEFT ELEVATION A
SCALE: 1/4"=1'-0"

NO CHANGE AT FRONT ELEVATION
RE: SHEET A2.1 FOR ADDITIONAL NOTES & DIMENSIONS



4 OPT. COVERED PATIO RIGHT, REAR & LEFT ELEVATION B
SCALE: 1/4"=1'-0"

NO CHANGE AT FRONT ELEVATION
RE: SHEET A2.2 FOR ADDITIONAL NOTES & DIMENSIONS



5 OPT. COVERED PATIO RIGHT, REAR & LEFT ELEVATION C
SCALE: 1/4"=1'-0"

NO CHANGE AT FRONT ELEVATION
RE: SHEET A2.3 FOR ADDITIONAL NOTES & DIMENSIONS

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Date: 07/14/2010
Drawn By: R.H.J.A.
Revisions:

LAS VEGAS
WARMINGTON

Plan Number:
L11E

Plan Name:
ELLIOTT

Sheet Title:
OPT. COVERED PATIO ELEVATIONS

Sheet Number:
A3.1
b

RICHMOND AMERICAN HOMES

PROJECT DATA

PROJECT:	EMERSON at PROVIDENCE
MUNICIPALITY:	CITY OF LAS VEGAS
PLAN:	L14E - EMILIA
DATE:	07/14/2010

ENERGY COMPLIANCE:	RESCHECK
CONTRACTOR'S NAME:	RICHMOND AMERICAN HOMES of NEVADA, INC.
LICENSE CLASSIFICATION & NUMBER:	STATE CONTRACTOR LICENSE #0026417
DRAWINGS PREPARED BY:	RHJA.

ADOPTED CODES

BUILDING:	2006	INTERNATIONAL RESIDENTIAL CODE
MECHANICAL:	2006	UNIFORM MECHANICAL CODE (IAMPO version)
PLUMBING:	2006	UNIFORM PLUMBING CODE (IAMPO version)
ELECTRICAL:	2005	NATIONAL ELECTRICAL CODE
ENERGY:	2006	INTERNATIONAL ENERGY CONSERVATION CODE
	2006	SOUTHERN NEVADA REGIONAL CODE INTERPRETATIONS BY SNBO
NOTE:		MUST COMPLY WITH ALL STATE AND LOCAL CODES IN EFFECT IN THE JURISDICTION IN WHICH THE WORK IS TO BE PERFORMED.

REQUIREMENTS FOR ARCHITECTURAL APPROVAL (ALL LOTS)

SHEETS	DESCRIPTION
-	-

REQUIREMENTS FOR ENHANCED REAR LOTS

NOTE: THE OPTIONS LISTED ABOVE WILL BE STANDARD AS NOTED TO COMPLY WITH DEVELOPER AND/OR CITY REQUIREMENTS. THERE MAY BE ADDITIONAL OPTIONS AVAILABLE THAT ARE NOT LISTED ABOVE.

SQUARE FOOTAGE CALC.

	FINISHED	OPT. FINISHED	UNFINISHED
2 CAR GARAGE	-	-	436 SQ. FT.
PORCH AREA	-	-	26 SQ. FT.
OPT. COVERED PATIO	-	-	99 SQ. FT.
FIRST FLOOR	575 SQ. FT.	-	-
SECOND FLOOR	844 SQ. FT.	-	-
TOTAL	1419 SQ.FT.		-

DATE	DELTA	REVISION
-	-	-

DRAWING SHEET INDEX

SHEET		DESCRIPTION
A0.0	a	COVER SHEET & SHEET INDEX
A1.0	a	ARCHITECTURAL FOUNDATION PLAN- ELEV. A & OPTIONS
A1.1	a	FIRST FLOOR PLAN- ELEV. A & OPTIONS
	b	PARTIAL FIRST FLOOR PLAN- ELEV. B & C
A1.2	a	SECOND FLOOR PLAN & OPTIONS
A2.1	a	ELEVATION A
A2.2	a	ELEVATION B
A2.3	a	ELEVATION C
A3.0	a	NOT USED
A3.1	a	OPT. COVERED PATIO - PLANS
	b	OPT. COVERED PATIO - ELEVATIONS
A4.1	a	ROOF PLANS
A4.2	a	BUILDING SECTIONS
A5.1	a	FLOORING BREAKS - FIRST FLOOR
	b	FLOORING BREAKS - SECOND FLOOR
A01.0	a	INTERIOR & COMMON DETAILS
A01.1	a	EXTERIOR ELEVATION DETAILS
	b	EXTERIOR ELEVATION DETAILS
	c	EXTERIOR ELEVATION DETAILS
	d	EXTERIOR ELEVATION DETAILS
	e	EXTERIOR ELEVATION DETAILS
A01.2	a	THERMAL BARRIER DETAILS
	b	THERMAL BARRIER DETAILS
A01.3	a	EXTERIOR ELEVATION DETAILS (1 HOUR) FIRE RATED
E0.0	a	ELECTRICAL SPECS, NOTES, LEGEND & SHEET INDEX
E1.1	a	FIRST FLOOR ELECTRICAL PLAN, OPTIONS & LOAD CALCS
E1.2	a	SECOND FLOOR ELECTRICAL PLAN, OPTIONS & LOAD CALCS
M0.0		IECC REPORT & MECHANICAL LOAD CALCS
M1.1		MECHANICAL PLAN - ELEVATIONS A, B & C
P1.1	a	FIRST FLOOR PLUMBING PLAN
P1.2	a	SECOND FLOOR PLUMBING PLAN
S0.0	a	STRUCTURAL SPECIFICATIONS & NOTES
	b	STRUCTURAL SPECIFICATIONS & NOTES
S1.0	a	POST-TENSIONED FOUNDATION PLAN
S1.1		NOT USED
S1.2	a	FLOOR & LOW ROOF FRAMING PLAN
	b	FLOOR & LOW ROOF FRAMING PLAN
S1.3	a	ROOF FRAMING PLAN
	b	ROOF FRAMING PLAN
S1.0	1	POST-TENSIONED FOUNDATION DETAILS
	1.1	POST-TENSIONED FOUNDATION DETAILS
	2	GENERAL FRAMING DETAILS
	2.1	GENERAL FRAMING DETAILS
	2.2	GENERAL FRAMING DETAILS
	3	ROOF FRAMING DETAILS
	4	FLOOR FRAMING DETAILS

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Date: 07/14/2010
Drawn By: RHJA.
Revisions:

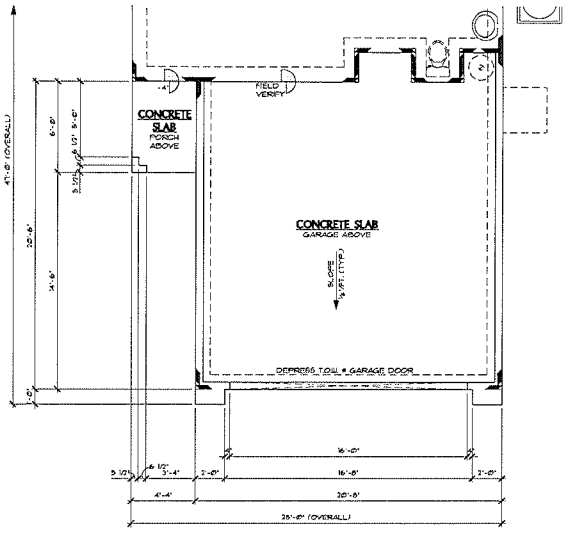
LAS VEGAS
EMERSON

Plan Number:
L14E

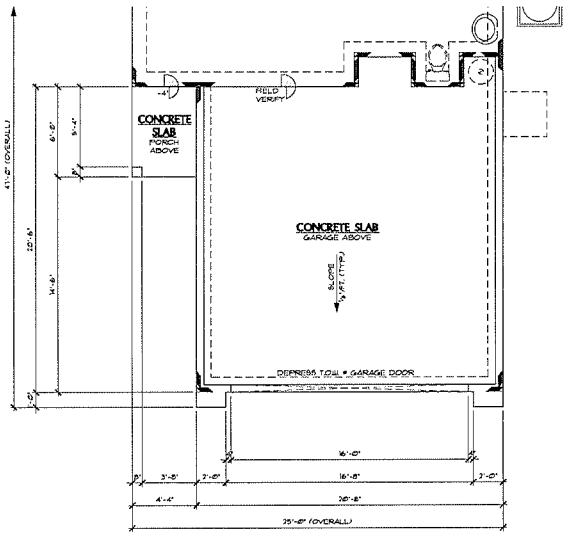
Plan Name:
EMILIA

Sheet Title:
COVER SHEET
&
SHEET INDEX

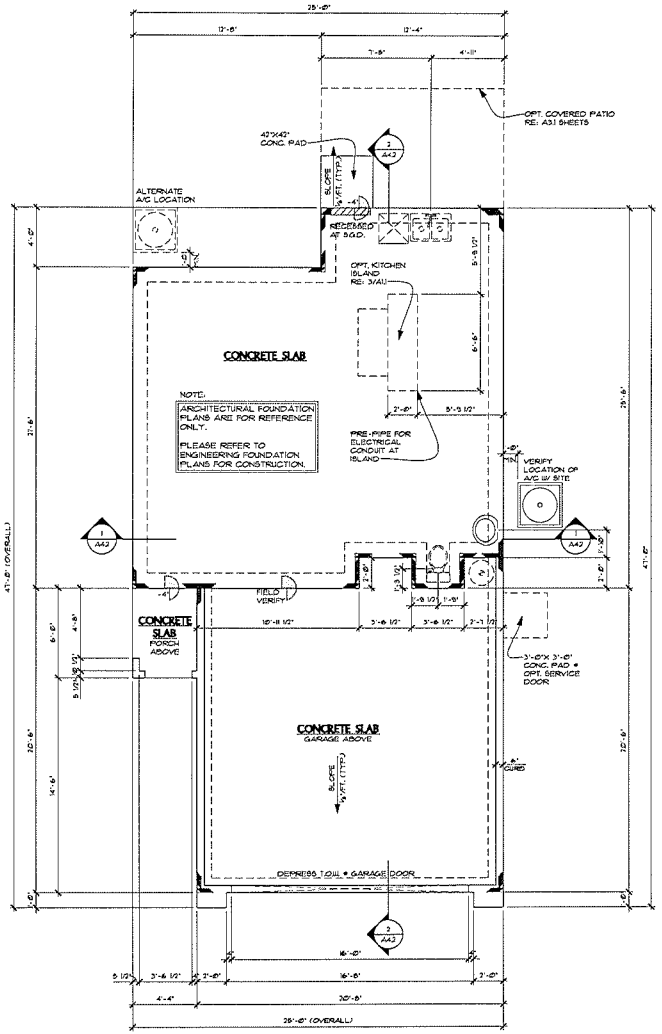
Sheet Number:
A0.0
a



2 ARCHITECTURAL FOUNDATION PLAN AT ELEVATION B
SCALE: ¼"=1'-0"



3 ARCHITECTURAL FOUNDATION PLAN AT ELEVATION C
SCALE: ¼"=1'-0"



1 ARCHITECTURAL FOUNDATION PLAN AT ELEVATION A
SCALE: ¼"=1'-0"

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Date: 07/14/2010

Drawn By: R.H.J.A.

Revisions:

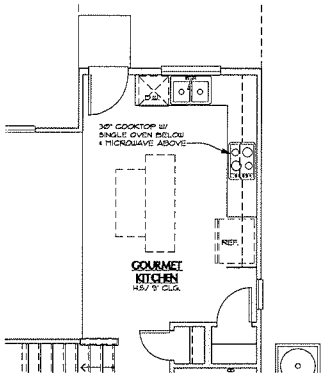
LAS VEGAS WARMINGTON

Plan Number:
L14E

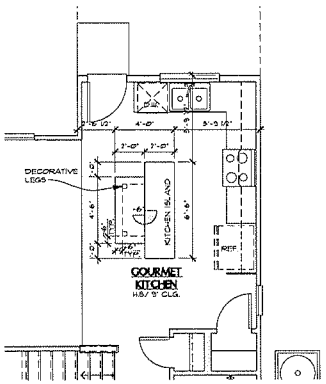
Plan Name:
EMILIA

Sheet Title:
ARCHITECTURAL FOUNDATION PLAN

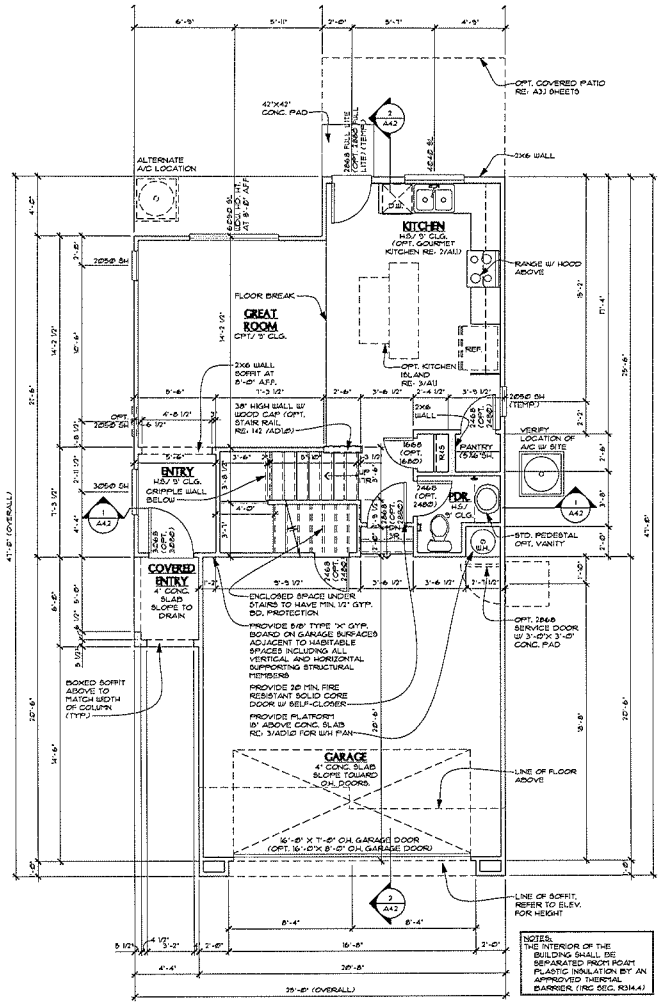
Sheet Number:
A1.0
a



2 OPT. GOURMET KITCHEN
SCALE: ¼"=1'-0" SIMILAR AT ALL ELEVATIONS



3 OPT. KITCHEN ISLAND
SCALE: ¼"=1'-0" SIMILAR AT ALL ELEVATIONS



1 FIRST FLOOR PLAN AT ELEVATION A
SCALE: ¼"=1'-0"

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Date: 07/14/2010

Drawn By: RHJA

Revisions:

LAS VEGAS
WARMINGTON

Plan Number:
L14E

Plan Name:
EMILIA

Sheet Title:
FIRST FLOOR
PLAN &
OPTIONS

Sheet Number:
A1.1
a

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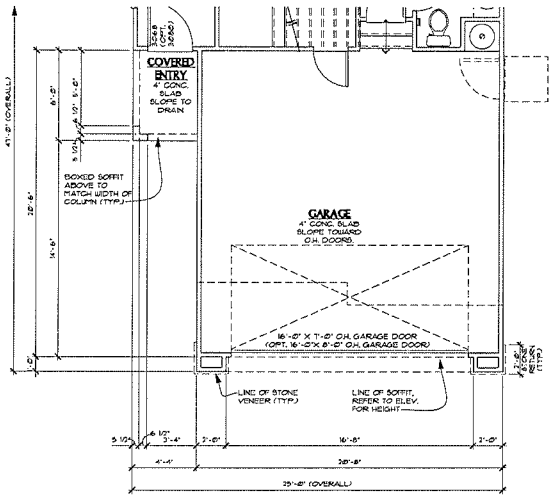
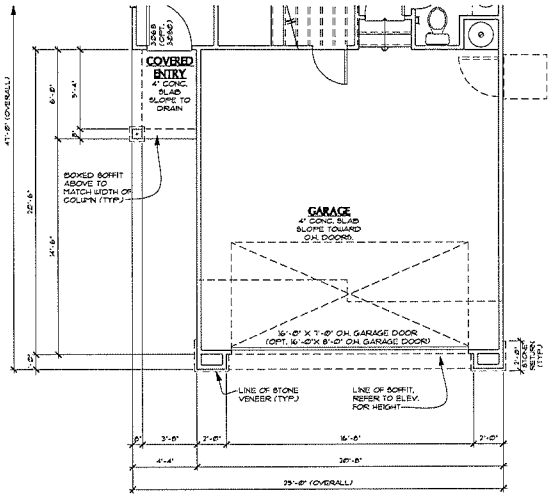


FIRST
4 FLOOR PLAN AT ELEVATION B
SCALE: 1/4"=1'-0" RE: SHEET A11 FOR ADDITIONAL NOTES & DIMENSIONS



FIRST
5 FLOOR PLAN AT ELEVATION C
SCALE: 1/4"=1'-0" RE: SHEET A11 FOR ADDITIONAL NOTES & DIMENSIONS

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Date: 07/14/2010

Drawn By: R.H.J.A.

Revisions:

LAS VEGAS
WARMINGTON

Plan Number:
L14E

Plan Name:
EMILIA

Sheet Title:
FIRST FLOOR PLAN & OPTIONS

Sheet Number:
A1.1
b

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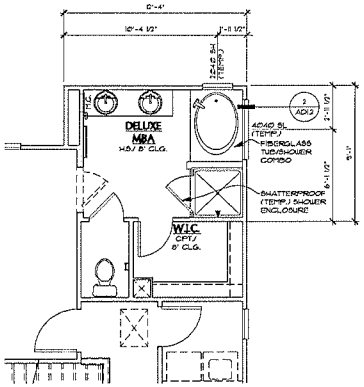
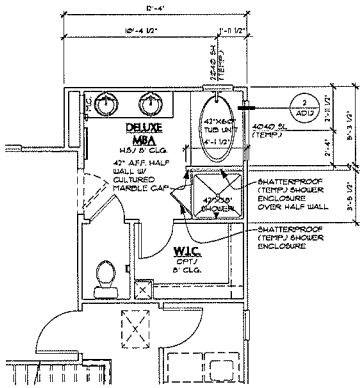
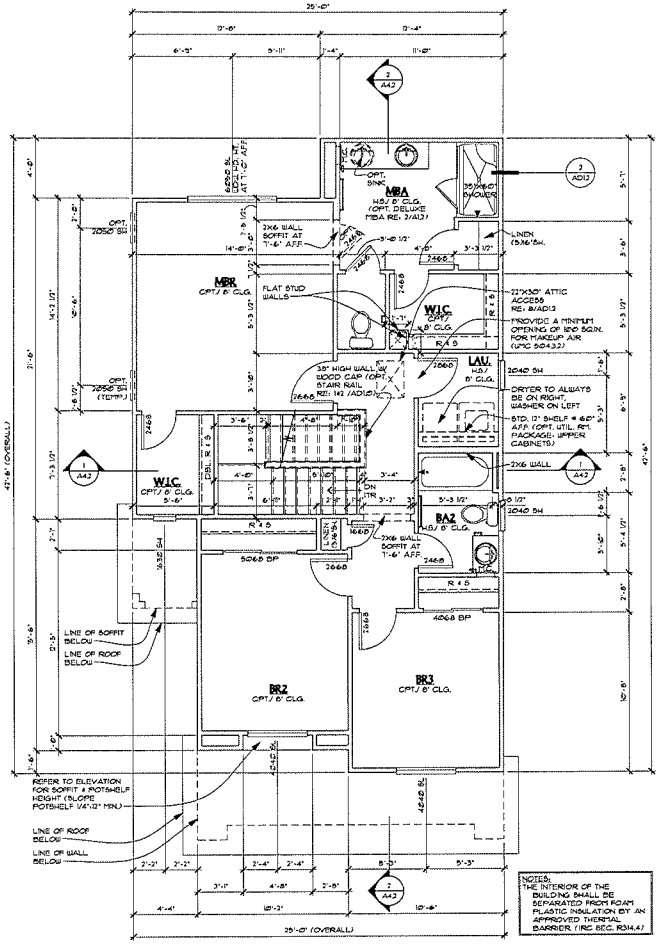


2a OPT. DELUXE MBA #1
SCALE: ¼"=1'-0"



2b OPT. DELUXE MBA #2
SCALE: ¼"=1'-0"



SECOND FLOOR PLAN
AT ELEVATION A (SIM. AT ELEV'S. B & C)
1 SCALE: ¼"=1'-0"

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Revisions:

LAS VEGAS WARMINGTON

Plan Number:
L14E

Plan Name:
EMILIA

Sheet Title:
SECOND FLOOR PLAN & OPTIONS

Sheet Number:
A1.2
a

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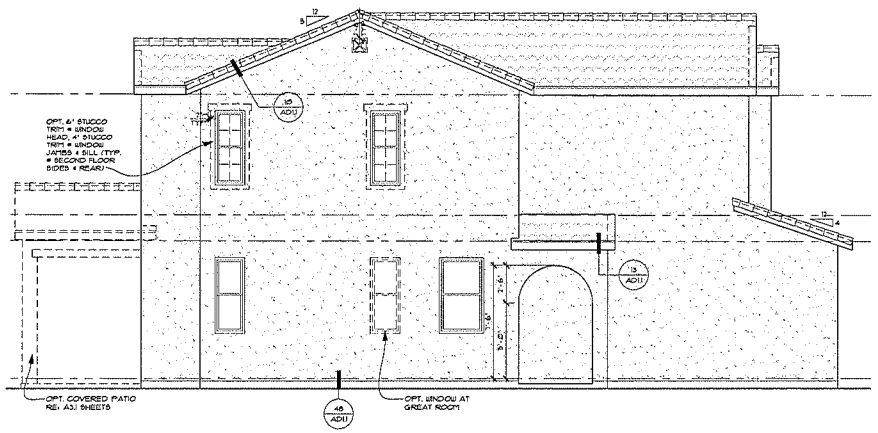
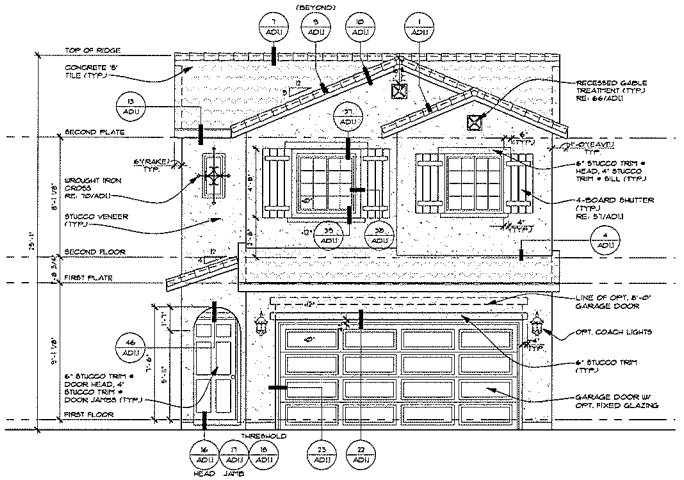
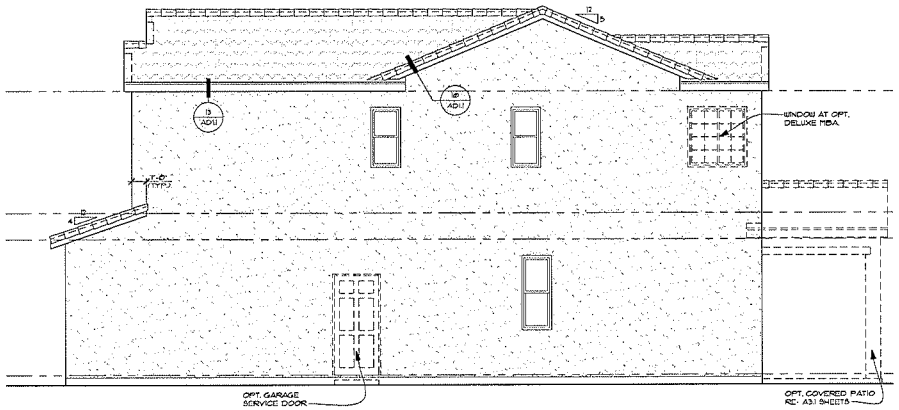


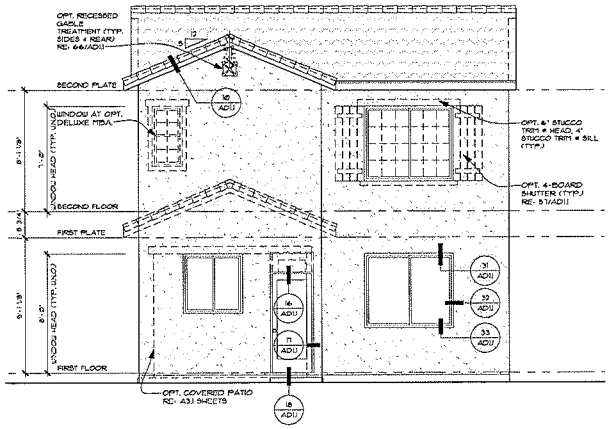
3 LEFT ELEVATION A
SCALE: ¼"=1'-0"



1 FRONT ELEVATION A
SCALE: ¼"=1'-0"



4 RIGHT ELEVATION A
SCALE: ¼"=1'-0"



2 REAR ELEVATION A
SCALE: ¼"=1'-0"
NOTE: ENHANCEMENTS @ VISIBLE SIDE & REAR ELEVATIONS SHOWN DASHED

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Date: 07/14/2010
Drawn By: R.H.J.A.
Revisions:

LAS VEGAS WARMINGTON

Plan Number:
L14E

Plan Name:
EMILIA

Sheet Title:
ELEVATION A

Sheet Number:
A2.1
a

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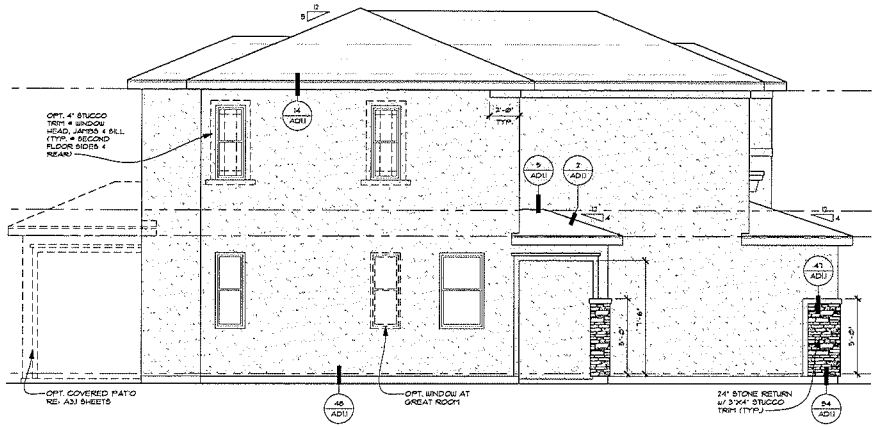
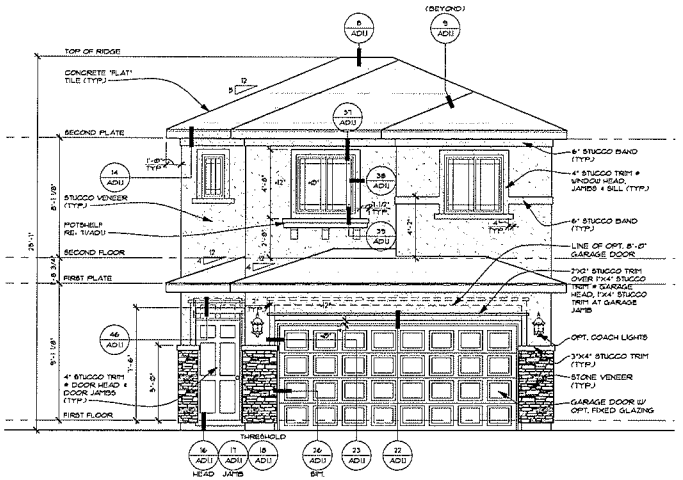
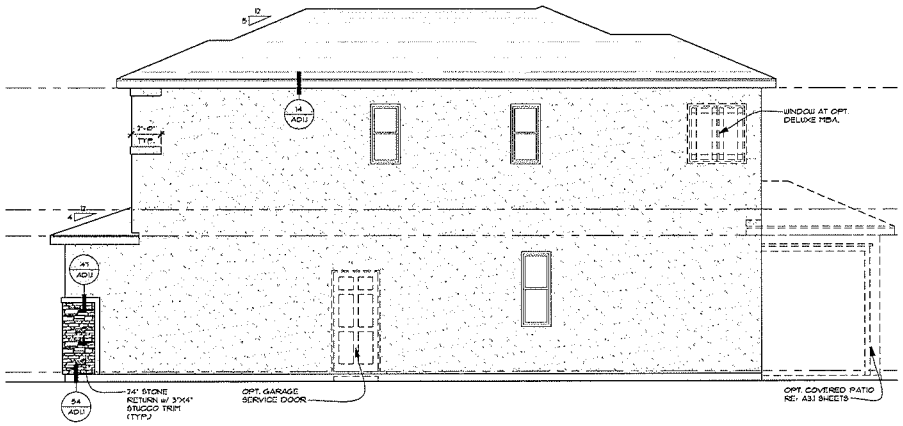


3 LEFT ELEVATION B
SCALE: 1/4"=1'-0"

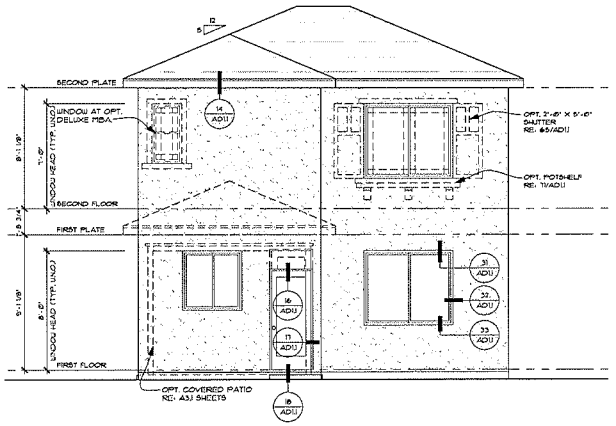
NOTE: ENHANCEMENTS @ VISIBLE SIDE & REAR ELEVATIONS SHOWN DASHED



1 FRONT ELEVATION B
SCALE: 1/4"=1'-0"



4 RIGHT ELEVATION B
SCALE: 1/4"=1'-0"



2 REAR ELEVATION B
SCALE: 1/4"=1'-0"

NOTE: ENHANCEMENTS @ VISIBLE SIDE & REAR ELEVATIONS SHOWN DASHED

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Date: 07/14/2010

Drawn By: RH/JA

Revisions:

LAS VEGAS WARMINGTON

Plan Number:

L14E

Plan Name:

EMILIA

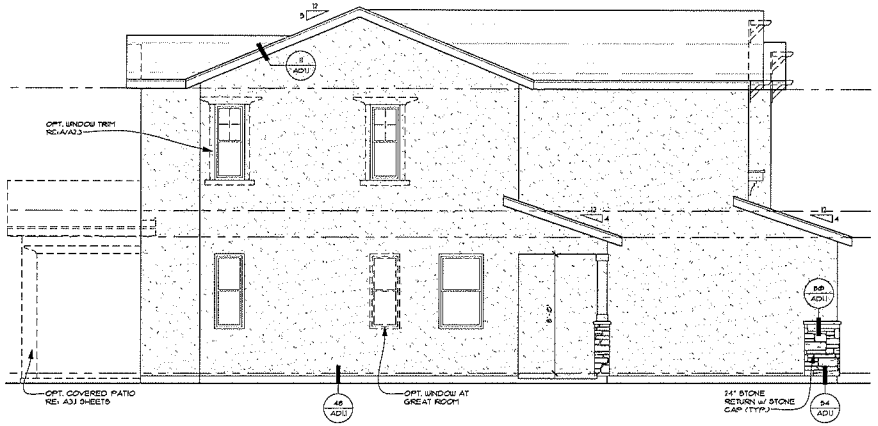
Sheet Title:

ELEVATION B

Sheet Number:

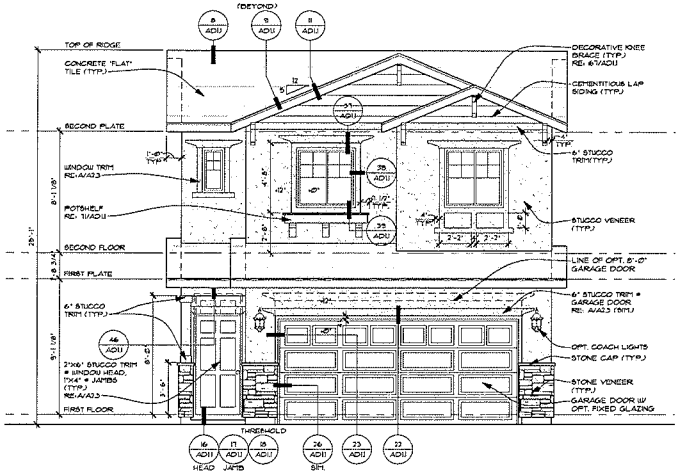
A2.2 a

Z:\Architectural\Arizona\Las Vegas\Las Vegas Documents\Warmington\L14E - Emilia\L14E - Emilia Elev Sheets.dwg 7/13/2010 3:19:09 PM, rahne

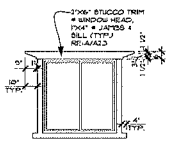


3 LEFT ELEVATION C
SCALE: 1/4"=1'-0"

NOTE: ENHANCEMENTS • VISIBLE SIDE & REAR ELEVATIONS SHOWN DASHED



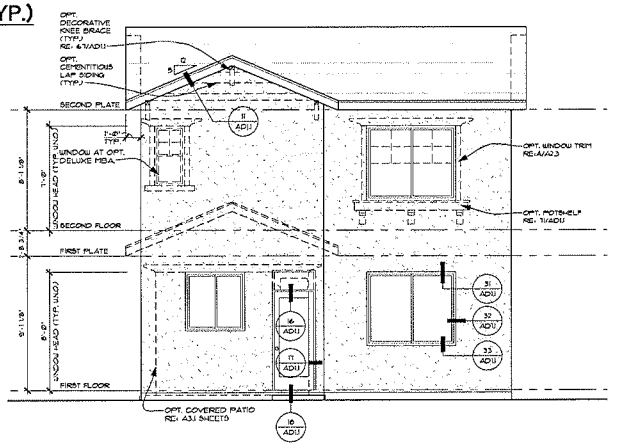
1 FRONT ELEVATION C
SCALE: 1/4"=1'-0"



A WINDOW TRIM (TYP.)
SCALE: 1/4"=1'-0"



4 RIGHT ELEVATION C
SCALE: 1/4"=1'-0"



2 REAR ELEVATION C
SCALE: 1/4"=1'-0"

NOTE: ENHANCEMENTS • VISIBLE SIDE & REAR ELEVATIONS SHOWN DASHED

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Date: 07/14/2010
Drawn By: R.H.J.A.
Revisions:

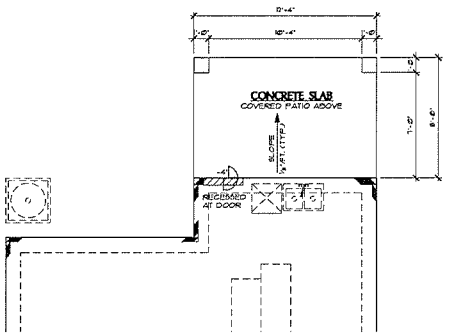
LAS VEGAS WARMINGTON

Plan Number:
L14E

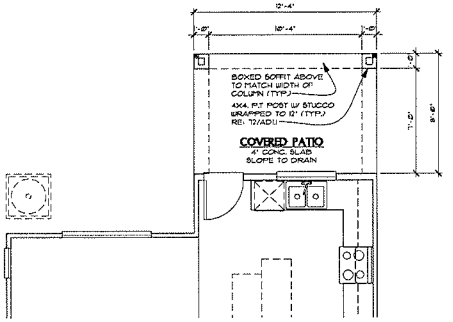
Plan Name:
EMILIA

Sheet Title:
ELEVATION C

Sheet Number:
A2.3
a



OPT. COVERED PATIO
1 PARTIAL ARCHITECTURAL FOUNDATION PLAN
SCALE: 1/4"=1'-0"
SIMILAR AT ALL ELEVATIONS
RE: SHEET A1.0 FOR ADDITIONAL NOTES & DIMENSIONS



OPT. COVERED
2 PATIO PARTIAL FLOOR PLAN PLAN
SCALE: 1/4"=1'-0"
SIMILAR AT ALL ELEVATIONS
RE: SHEET A1.1 FOR ADDITIONAL NOTES & DIMENSIONS

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Date: 07/14/2010

Drawn By: RHJA

Revisions:

LAS VEGAS WARMINGTON

Plan Number:

L14E

Plan Name:

EMILIA

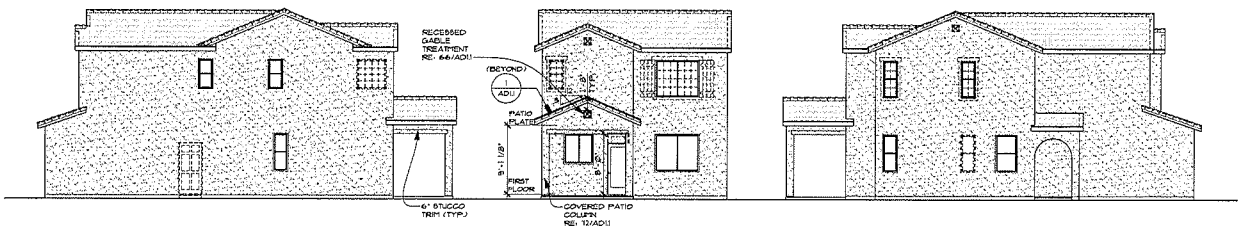
Sheet Title:

OPT. COVERED PATIO PLANS

Sheet Number:

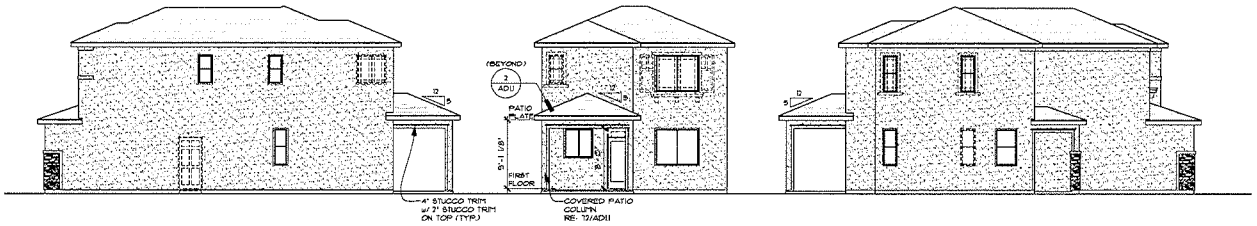
A3.1 a

Z:\Architectural\Revit\Las Vegas\Las Vegas Division\Warmington\L14E - Emilia\L14E - Emilia Floor Plans.dwg, 7/13/2010 3:20:03 PM, rahans



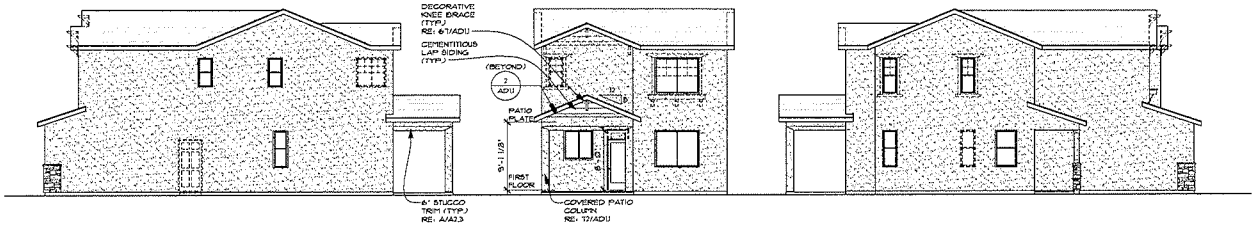
3 OPT. COVERED PATIO RIGHT, REAR & LEFT ELEVATION A
SCALE: 1/4"=1'-0"

NO CHANGE AT FRONT ELEVATION
RE: SHEET A2.1 FOR ADDITIONAL NOTES & DIMENSIONS



4 OPT. COVERED PATIO RIGHT, REAR & LEFT ELEVATION B
SCALE: 1/4"=1'-0"

NO CHANGE AT FRONT ELEVATION
RE: SHEET A2.2 FOR ADDITIONAL NOTES & DIMENSIONS



5 OPT. COVERED PATIO RIGHT, REAR & LEFT ELEVATION C
SCALE: 1/4"=1'-0"

NO CHANGE AT FRONT ELEVATION
RE: SHEET A2.3 FOR ADDITIONAL NOTES & DIMENSIONS

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Drawn By: R.H.J.A.
Revisions:

LAS VEGAS WARMINGTON

Plan Number:
L14E

Plan Name:
EMILIA

Sheet Title:
OPT. COVERED PATIO ELEVATIONS

Sheet Number:
A3.1
b



ROC-39470

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SEP 07 2010
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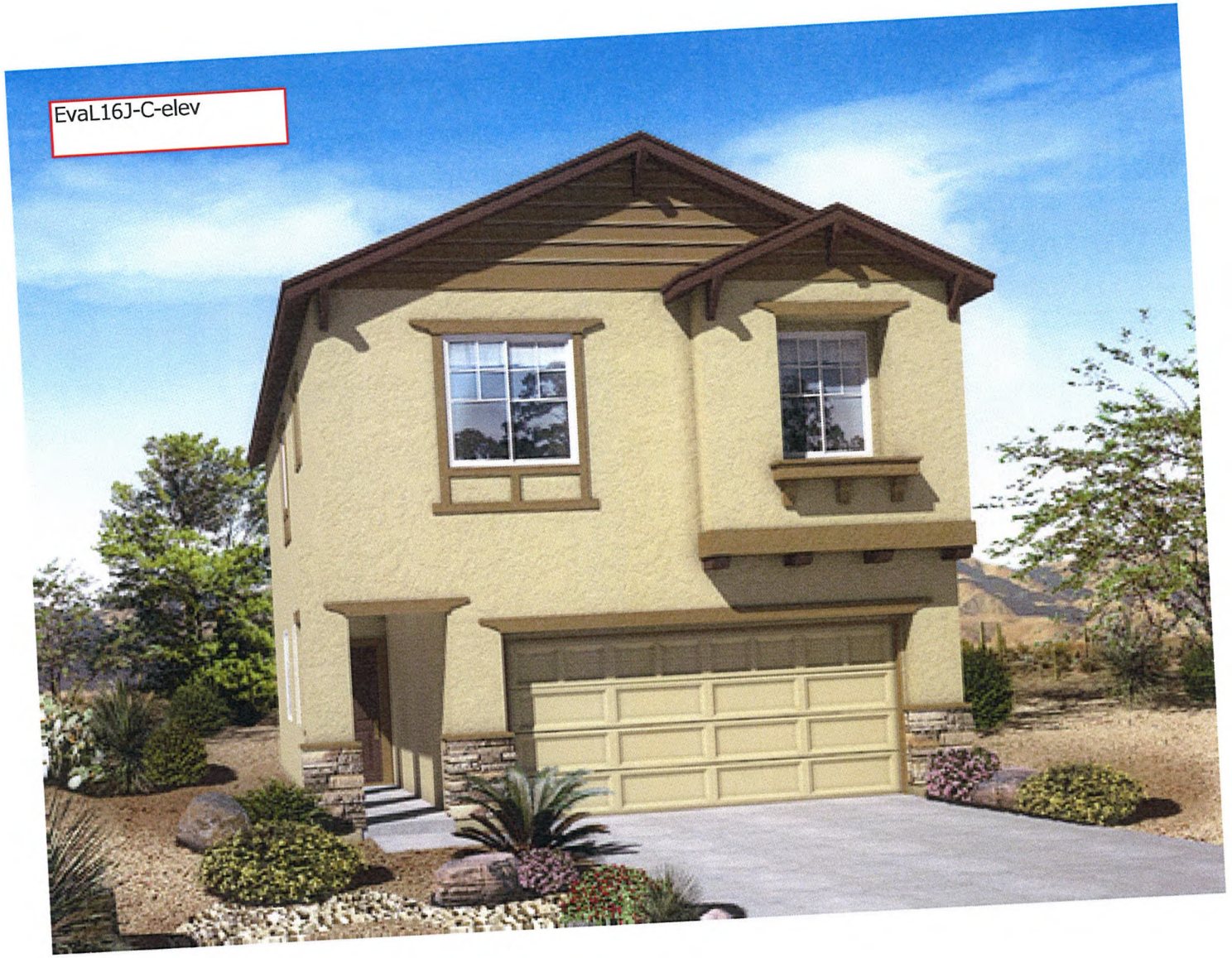

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SEP 07 2010
City of Las Vegas



ROC-39470 - APPLICANT: RICHMOND AMERICAN HOMES – OWNER: PROVIDENCE 207, LLC
SWC FARM ROAD AND HUALAPAI WAY

09/16/10



ROC-39470 - APPLICANT: RICHMOND AMERICAN HOMES – OWNER: PROVIDENCE 207, LLC
SWC FARM ROAD AND HUALAPAI WAY

09/16/10



ROC-39470 - APPLICANT: RICHMOND AMERICAN HOMES – OWNER: PROVIDENCE 207, LLC
SWC FARM ROAD AND HUALAPAI WAY

09/16/10



ROC-39470 - APPLICANT: RICHMOND AMERICAN HOMES – OWNER: PROVIDENCE 207, LLC
SWC FARM ROAD AND HUALAPAI WAY

09/16/10



ROC-39470 - APPLICANT: RICHMOND AMERICAN HOMES – OWNER: PROVIDENCE 207, LLC
SWC FARM ROAD AND HUALAPAI WAY

09/16/10



ROC-39470 - APPLICANT: RICHMOND AMERICAN HOMES – OWNER: PROVIDENCE 207, LLC
SWC FARM ROAD AND HUALAPAI WAY

09/16/10

PROVIDENCE
Master Planned Community

3455 Cliff Shadows Parkway, Suite 220
Las Vegas, Nevada 89129
(702) 242-4949 ~ FAX: 242-0414

9/2/2010

Christine Frazzitta
Richmond American Homes
2490 Paseo Verde Parkway
Suite 12
Henderson, NV 89074

VIA: E-mail (cfrazzitta@mdch.com) and Prolog Website

RE: ***Providence Master Plan Community***
Plotting Variance Request
POD: 113 – Emerson

Dear Christine:

The Providence Design Review Committee (DRC) is in receipt of your requests to allow the garage face setback to be 7 feet or greater than 18 feet, to decrease the front second story setback to 3 feet, and permit a 7 foot setback to livable area for Lots 21 and 103.

The DRC approves all three waivers. Increasing the drive way from 5 feet to 7 feet is not enough area to park a car. Decreasing the front second story will help break up the street scene of typical mini lot subdivisions and since it on the street side only it will not affect any of the adjacent properties. In addition both of these requests are for one individual floor plan of the four floor plans being offered in the subdivision. The plotting criteria of the Cliffs Edge Design Guidelines will insure that the models are staggered, thus limiting the overall impact. The third request is due to the layout the subdivision. The subdivision was mapped and improved by a previous builder. Both lots 103 and 21 are irregular shaped due to the layout of the previous builder and off-site requirements. Granting the waiver will not have an adverse impact of the community given the location of the lots.

If additional deviations are required they must be submitted to the DRC for review and approval. Should you have any questions, please do not hesitate to contact our office.

Unless specifically waived, all elements within Providence must comply with the terms and conditions of the Design Guidelines and other governing documents. The waiver granted herein applies only to the specific items as noted above, and does not constitute an approval of every specific element of the submittal, nor does it constitute a waiver of Providence's rights to enforce compliance with the Design Guidelines and other governing documents. Should an element of the submittal not comply with the Design Guidelines or other governing documents, and is not specifically waived, Providence reserves all of its rights with respect to enforcement of the terms and conditions of such documents as to the non-conforming element. All non-conforming elements must be specifically noted and a specific waiver must be submitted with respect thereto.

Sincerely,
Providence Design Review Committee

Calvin Champlin
Senior Vice President of Entitlements

cc via email: Chris Dingell – Focus

Enclosures: (none)

Document in Prolog Manager 2007 R1

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City of Las Vegas

VAR-39468
ROC-39470



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
LAWRENCE WEEKLY
STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS

DOUGLAS A. SELBY
CITY MANAGER

August 22, 2006

Mr. Greg Oberling
Warmington Cliffs Edge
8363 West Sunset Road, Suite #200
Las Vegas, Nevada 89113

RE: VAR-13245 - VARIANCE
CITY COUNCIL MEETING OF JULY 12, 2006

Dear Mr. Oberling:

The City Council at a regular meeting held July 12, 2006 APPROVED the Appeal filed by the applicant from the Denial by the Planning Commission of a Variance TO ALLOW 220 SINGLE FAMILY DWELLINGS WITH SIDE YARD SETBACKS OF TWO FEET WHERE THREE FEET IS THE MINIMUM SETBACK REQUIRED on 20.9 acres at the southwest corner of Hualapai Way and Farm Road (APN 126-13-710-001), PD (Planned Development) Zone,

The Notice of Final Action was filed with the Las Vegas City Clerk on July 13, 2006. This approval is subject to:

Planning and Development

1. All units shall be fire sprinkled and receive Fire Department approval.

2. One lot shall be converted to opens pace and play equipment installed subject to approval of the Planning and Development Department.

3. All development shall conform to the Conditions of Approval for the Cliff's Edge Plan Development Standards, except as amended by this request.

4. Conformance to the Conditions of Approval for approved Tentative Map (TMP-11447).

5. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City of Las Vegas.

6. Per Section R302.1 of the Unified Building Code, any projection extending into the three-foot fire separation distance, measured from the property line, shall have not less than one-hour fire-resistive construction on the underside and shall not extend to a point closer than two feet from the property line.

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

18112-001-06-05
CLV 7009

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ROC-39470

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS

RAH1005-001

September 7, 2010

City of Las Vegas
Planning and Development
731 S. Fourth St.
Las Vegas, NV 89101

SUBJECT: **Justification Letter for a Variance and Review of Condition for Providence POD 113 (aka "Emerson")**

Slater Hanifan Group, on behalf of the applicant, Richmond American Homes, respectfully submits this justification letter in support of a Variance application and a Review of Condition application for the subject development.

The Emerson development is fully constructed in terms of roadways, utilities, and walls. The site is ready for continued construction of homes. The Emerson development has a total of 219 lots of which 12 homes have been built by the previous developer. Richmond American Homes has rights to purchase the remaining 207 lots and proposes to use their housing product on these lots. The purpose of the variance request is to modify the setback criteria established in the Cliffs Edge Design Guidelines to accommodate the proposed product. Note that the latest edition of the Cliffs Edge Design Guidelines referenced in this application was adopted by the City of Las Vegas on August 5, 2009. The purpose of the review of condition is to modify Condition No.1 from VAR-13245 which was approved by City Council on July 12, 2006.

The Emerson development is Pod 113 of the Providence Master Planned Community (formerly known as Cliffs Edge Master Planned Community). The site is located at the southwest corner Farm Road and Hualapai Way. The site is approximately 20.9 acres. As mentioned above, the site was mapped for a total of 219 residential lots. The APNs for the 207 remaining lots are: 126-13-713-009 through -122 and 126-13-713-127 through -219.

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5740 S. Arville Street #216, Las Vegas, NV 89118 ph (702) 284-5300 fax (702) 284-5399

VAR-39468
ROC-39470

The land use for POD 113 in the approved master plan is Residential Small Lot (RSL). The development utilizes the "Mini Lot Cluster" design standards on the Court street fronting lots and "Mini Lot Conventional" design standards on the Neighborhood street fronting lots.

The variance being requested addresses three setback criteria. The first requests the modification of the garage face setback for the Cluster and Conventional Mini-Lot criteria. Both criteria state that the garage face be less than 5 feet or greater than 18 feet. This request is to allow the garage face setback to be less than *7 feet, or greater than 18 feet.* The additional front setback at the garage is needed for two reasons. The first reason is due to steep street slopes. The street slopes within this project are typically 3 percent to over 4 percent in the west to east direction. These steep streets are not conducive to short driveways. The additional depth allows the driveway slope to be below the Cliffs Edge Design Guidelines maximum of 14 percent. The second reason is that two of the four proposed house plans have second story overhangs that will impact the front setback which is tied to the second requested setback modification discussed below. Allowing the house to move back 2 feet improves the second story setback.

The second setback variance request is a modification to the setback for the second story living area. The Cliffs Edge Design Guidelines have a minimum of 8 feet to the second story livable area. This application requests to decrease the front second story setback to *3 feet for the full frontage of the house*. There are four floor plans proposed with the subject application. Only one of these floor plans (L16H) would utilize the 3-foot front setback. The other floor plans (L16J, L11E, & L14E) will have second story front setbacks varying from 5.5 feet to 14.5 feet. These staggered setbacks will create a varied street scene. Note the garage face setbacks will also vary depending on street slope and on floor plan.

The third setback variance request is a modification to the setback for the parcel property line for Lot 21 and Lot 103. The Cliffs Edge Design Guidelines have a minimum setback of 10 feet to the livable area. This application requests to decrease the parcel property line setback to *7 feet* for these two lots. There are four floor plans proposed with the subject application. On Lot 103, due to the irregular shape, only plan L11E will fit; and this plan will only fit with the requested setback variance to the rear parcel property line. Also, Lot 21 will have a greater variety of plan options with the requested setback variance.

One of the main concerns of the City and the residents with respect to driveways longer than 5 feet is the tendency for residents to park in the driveway leaving a significant vehicle overhang into the street. This is a problem for fire access and restricting access for the residents driving through the community. To address this issue, first the driveways are only 7 feet in a few isolated lots. Parking in the 7 feet driveways would have such a large overhang that residents would not typically do this because of the obvious traffic restriction. Second, there will be a tow service that will police the development and tow vehicles when they are parked improperly. This has been very successful for

VAR-39468
ROC-39470

mitigating parking issues in other similar communities. Finally, each of the proposed house plans provide a two car garage. With two car garages, homes in this square footage range are typically adequately parked at the home. Additional community parking is provided throughout the community for guests and for residents who need additional parking due to a bay (or two) in their garage being used as storage space.

Note that the Cliffs Edge Design Review Committee reviewed the subject setback requests and has issued an approval for each of them. The attached approval letter is included with this package.

These modifications to the setbacks will allow the project to move forward with Richmond American Home's product which allows a broad range of floor plan options and architectural variety considering the small lot designation.

The review of condition request is to modify Condition 1 from VAR-13245 which reads "All units shall be fire sprinkled and receive fire department approval." This request is to revise the condition to read "Lots 22, 92, 98, 102, 135, & 136 shall be fire sprinkled and receive fire department approval." The origin of this condition stems from VAR-13245 which requested a setback reduction to two feet for the six lots mentioned above. We agree that these six lots should require fire sprinklers due to the reduced setbacks, however the remaining lots will meet the Cliffs Edge prescribed setbacks including 5-foot side yards.

We feel the proposed revised condition is in line with the current adopted fire code. In any situation where the setback is below 5 feet, appropriate fire walls will be constructed to conform to the current adopted fire code.

Thank you for considering these modifications to code and conditions to allow us to move forward with the completion of this project.

Please contact me at 284-5300 if you have any questions regarding these applications.
Sincerely,

Slater Hanifan Group, Inc.

Todd Steadham, P.E.
Associate

CC
Christine Frazzitta, RAH
Matt Key, SHG
Chelsea Peltier, SHG

VAR-39468
ROC-39470

City of Las Vegas Agenda Item No.: **55.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 21, 2010

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

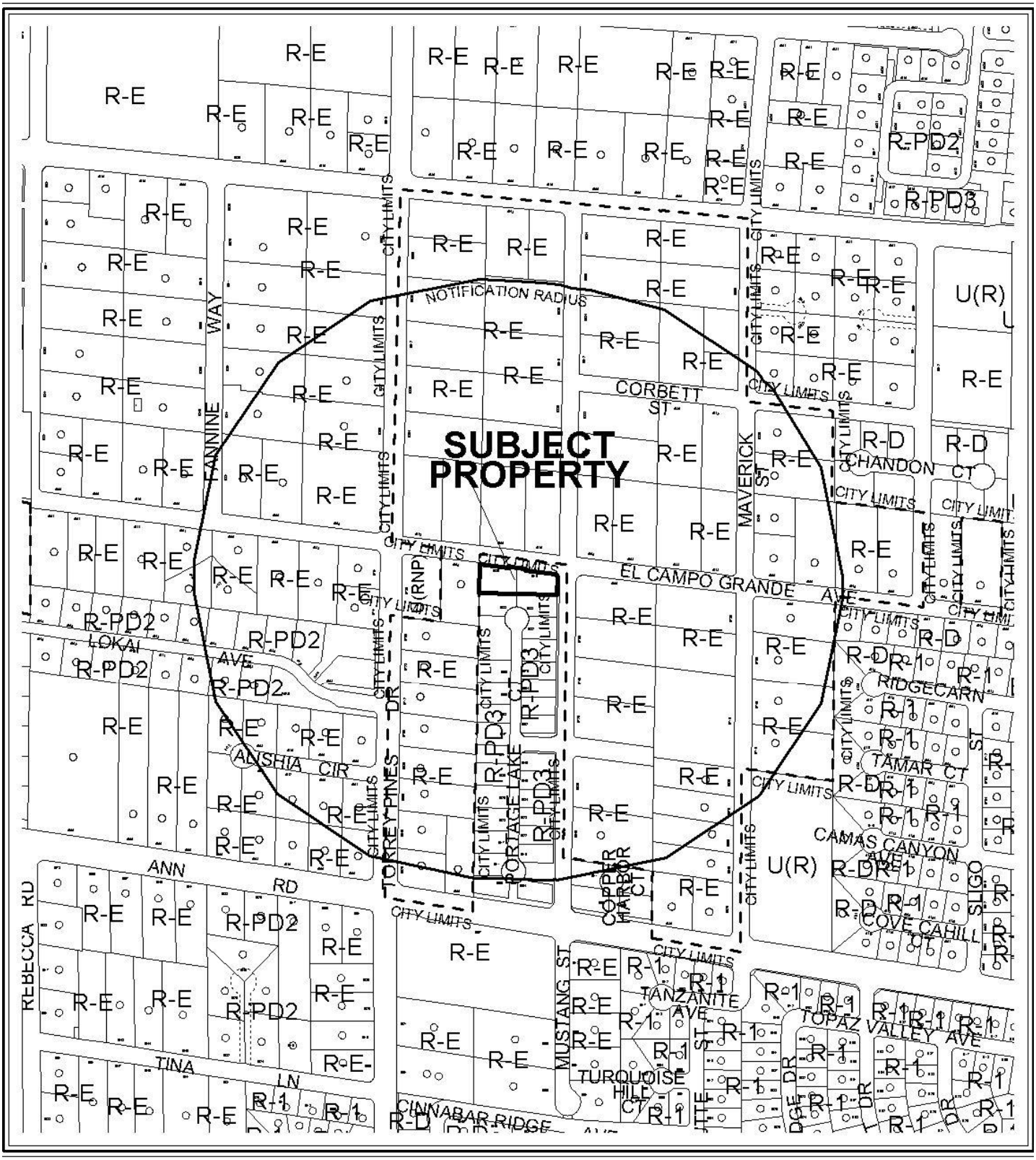
SUBJECT:
VAR-39475 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: RICHMOND AMERICAN HOMES - Request for a Variance TO ALLOW AN EIGHT-FOOT SOLID FRONT YARD WALL WHERE A FIVE-FOOT WALL WITH TWO FEET SOLID AND THREE FEET OPEN IS THE MAXIMUM HEIGHT ALLOWED on .54 acres at 6315 and 6335 El Campo Grande Avenue (APNs 125-26-812-008 and 009), R-PD3 (Residential Planned Development - 3 Units Per Acre) Zone, Ward 6 (Ross). 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:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report - VAR-39475 and SDR-39474
3. Supporting Documentation
4. Photos - VAR-39475 and SDR-39474
5. Justification Letter - VAR-39475 and SDR-39474



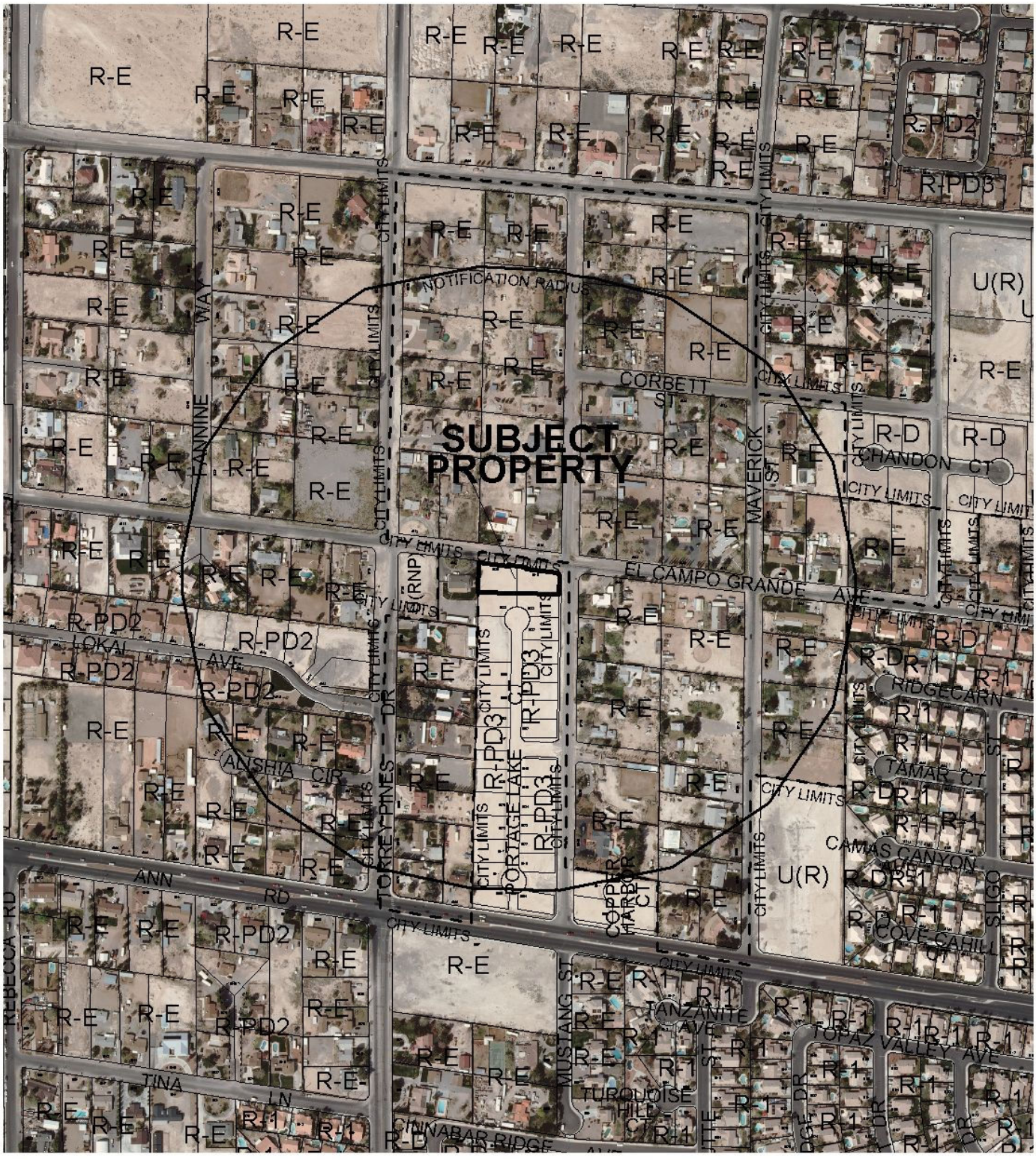
0 400 800 Feet

CASE: **VAR-39475**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT- 3 UNIITS PER ACRE)

N



0 400 800 Feet

CASE: **VAR-39475**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT- 3 UNIITS PER ACRE)

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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Case Number: VAR-39475 APN: 125-26-812-001-032

Name of Property Owner: Richmond American Homes

Name of Applicant: Richmond American Homes

Name of Representative: Thomason Consulting Engineers

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ **Yes** ☒ **No**

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Leonard S. Miller

Subscribed and sworn before me

This 26 day of August, 20 10

_____
Notary Public in and for said County and State

KIM M. GREEN
Notary Public State of Nevada
No. 99-56903-1
My appt. exp. June 24, 2011

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

RECEIVED SEP 07 2010

Application/Petition For: Variance - Deviation from 19.12 for wall heights

Project Address (Location) Ann Road / Mustang Road

Project Name Stonewater **Proposed Use** SFR

Assessor's Parcel #(s) 125-26-812-001 - 032 **Ward #** 6

General Plan: existing - proposed - **Zoning:** existing R-PD3 proposed R-PD3

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres 10.3 **Lots/Units** 32 **Density** 3.1 D.U.A

Additional Information _____

PROPERTY OWNER Richmond American Homes **Contact** Christine Frazzitta

Address 7770 S. Dean Martin Drive Suite #410 **Phone:** (702) 617-8400 **Fax:** (702) 617-8499

City Las Vegas **State** NV **Zip** 89139

E-mail Address cfrazzitta@mdch.com

APPLICANT Richmond American Homes **Contact** Christine Frazzitta

Address 7770 S. Dean Martin Drive Suite #410 **Phone:** (702) 617-8400 **Fax:** (702) 617-8499

City Las Vegas **State** NV **Zip** 89139

E-mail Address cfrazzitta@mdch.com

REPRESENTATIVE Thomason Consulting Engineers **Contact** Sonia Macias

Address 3277 E. Warm Springs #400 **Phone:** (702) 932-6125 **Fax:** (702) 932-6129

City Las Vegas **State** NV **Zip** 89120

E-mail Address smacias@tce-lv.com

Property Owner Signature* _____

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name LEONARD S. MILLER

Subscribed and sworn before me

This 26 day of AUGUST, 20 10.

_____

Notary Public in and for said County and State

KIM M. GREEN
Notary Public State of Nevada
No. 99-56903-1
My appt. exp. June 24, 2011

FOR DEPARTMENT USE ONLY

Case #	VAR-39475
Meeting Date:	10.21.10
Total Fee:	$830.-
Date Received:*	9.3.10
Received By:	

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.



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THOMASON CONSULTING ENGINEERS
3161 E. WARM SPRINGS ROAD, SUITE 200
LAS VEGAS, NEVADA 89120
702-932-6125 FAX 702-932-6129

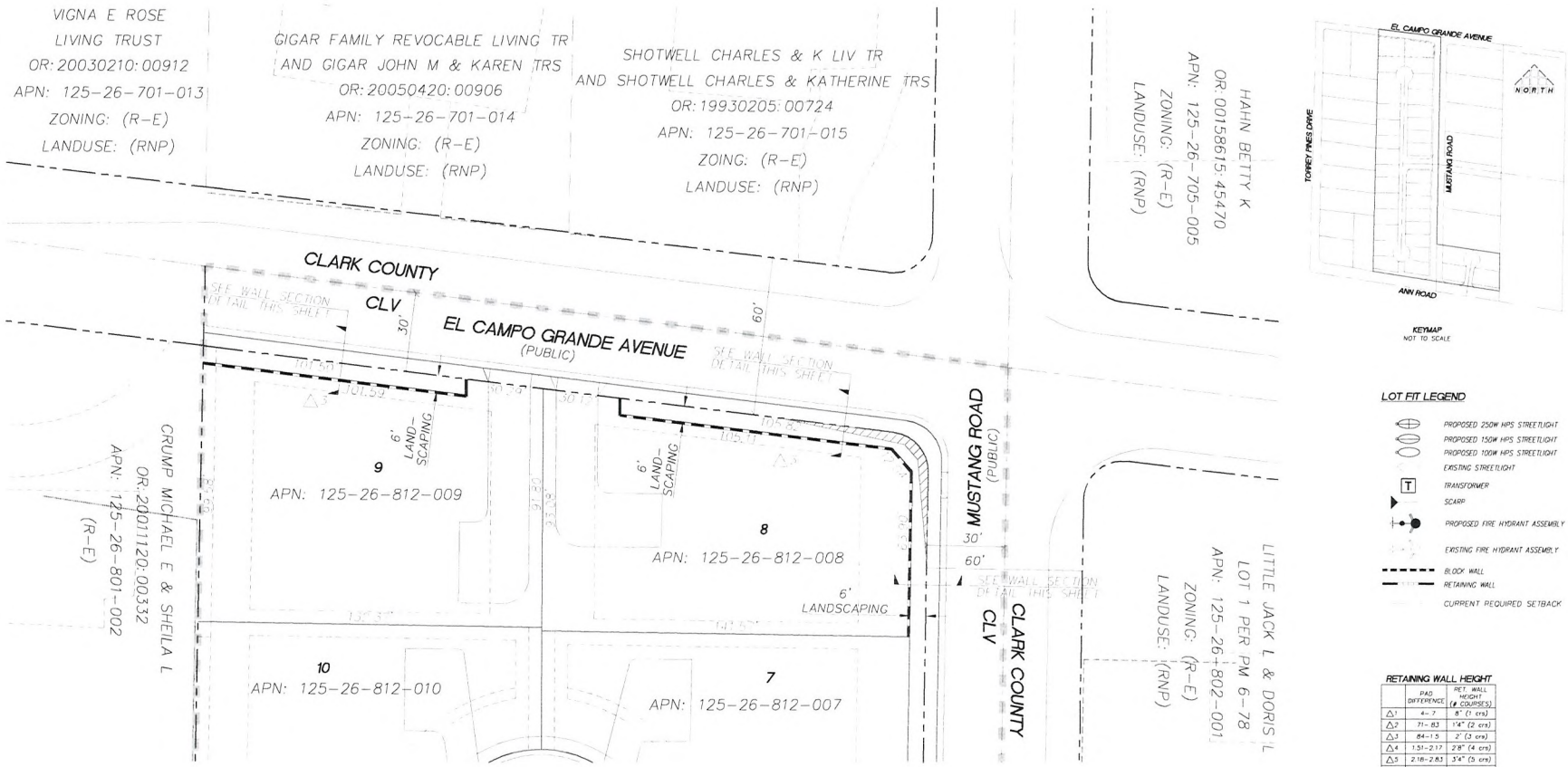
001.06062

RICHMOND AMERICAN HOMES
STONEWATER

LOTS 8 AND 9
WALL HEIGHT VARIANCE EXHIBIT

1

VAR-39475
SDR-39474



RETAINING WALL HEIGHT

	PAD DIFFERENCE	RET. WALL HEIGHT (# COURSES)
△1	4-7	8" (1 crs)
△2	71-83	1'4" (2 crs)
△3	84-1.5	2' (3 crs)
△4	1.51-2.17	2'8" (4 crs)
△5	2.18-2.83	3'4" (5 crs)
△6	2.84-3.5	4' (6 crs)
△7	3.51-4.17	4'8" (7 crs)
△8	4.18-4.83	5'4" (8 crs)
△9	4.84-5.5	6' (9 crs)
△10	5.51-6.17	6'8" (10 crs)
△11	6.18-6.83	7'4" (11 crs)
△12	6.84-7.5	8' (12 crs)
△13	7.51-8.17	8'8" (13 crs)
△14	8.18-8.83	9'4" (14 crs)
△15	8.84-9.5	10' (15 crs)
△16	9.51-10.17	10'8" (16 crs)

BASIS OF BEARINGS
SOUTH 83°05'01" EAST, BEING THE CENTERLINE OF A PORTION OF EL CAMPO GRANDE AVENUE AS SHOWN BY MAP IN THE OFFICE OF THE CLARK COUNTY, NEVADA RECORDER IN FILE 110, PAGE 34 OF SURVEYS.

BENCHMARK
CLARK COUNTY STATION "SLVBD DESK"
CITY OF LAS VEGAS RIVET AND ROUND PLATE IN CONCRETE CYLINDER, NORTHWEST CORNER OF TORREY PINES DR. AND EL CAMPO GRANDE AVE.
ELEVATION
FEET = 2312.36 (NAD
METERS = 704.808

THOMASON CONSULTING ENGINEERS
3161 E. WARM SPRINGS ROAD, SUITE 200
LAS VEGAS, NEVADA 89120
702-932-6125 FAX 702-932-6129

001.06062

RICHMOND AMERICAN HOMES
STONEWATER

LOTS 8 AND 9
WALL HEIGHT VARIANCE EXHIBIT

SHEET 1
1 1

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SEP 07 2010

VAR-39475
SDR-39474

SEP 07 2010

FLOOD ZONE DESCRIPTION

THIS SITE IS LOCATED IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN, PER THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL 32003C1765 E, CLARK COUNTY, NEVADA DATED SEPTEMBER 27, 2007

FLOOD DESIGNATION PROVIDED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA)

BASIS OF BEARINGS

SOUTH 83°05'03" EAST, BEING THE CENTERLINE OF A PORTION OF EL CAMPO GRANDE AVENUE AS SHOWN BY MAP IN THE OFFICE OF THE CLARK COUNTY, NEVADA RECORDER IN FILE 110, PAGE 34 OF SURVEYS

BENCHMARK

CLARK COUNTY STATION "JLV00 2656"
CITY OF LAS VEGAS RIVET AND ROUND PLATE IN CONCRETE CYLINDER, NORTHWEST CORNER OF TORREY PINES DR. AND EL CAMPO GRANDE AVE.

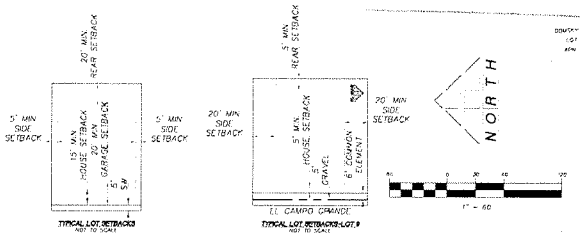
ELEVATION:
FEET = 2,312.35, (NAVD88)
METERS = 704.808 M (NAVD88)

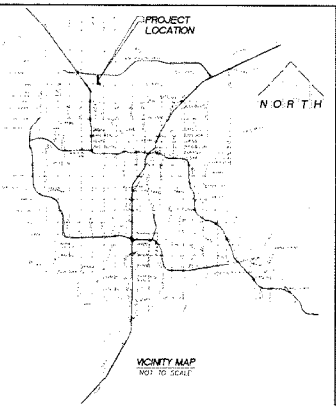
NOTE:
ALL ONSITE STREETS ARE PRIVATE STREETS AND PUBLIC UTILITY EASEMENTS.

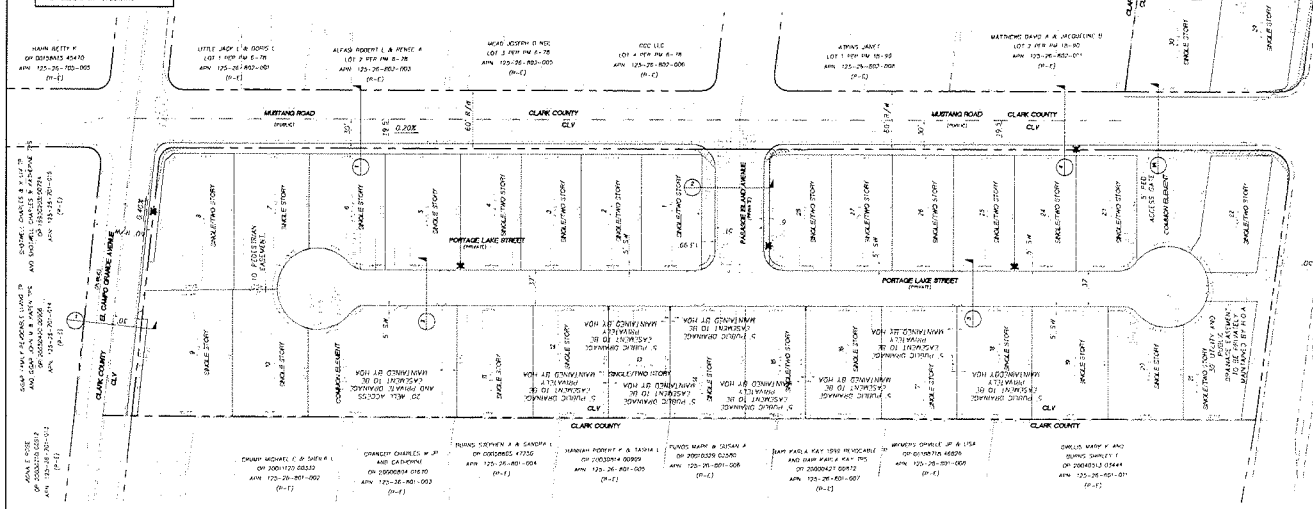
LEGAL DESCRIPTION

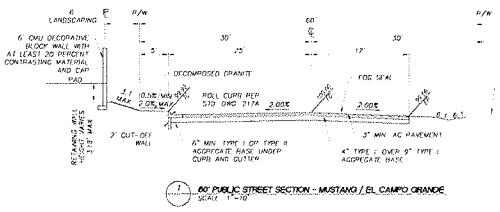
BEING LOTS 1-37 TOGETHER WITH COMMON LOTS A-H OF THAT CERTAIN FINAL MAP OF "STONEWATER", RECORDED IN BOOK 137 OF PLATS AT PAGE 66, OFFICIAL RECORDS OF CLARK COUNTY, NEVADA, LYING WITHIN A PORTION OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 26, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

CONTAINING 8.74 ACRES, MORE OR LESS

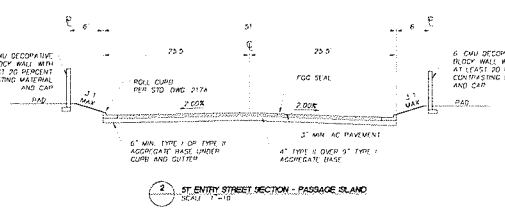




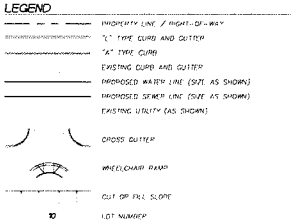




1 60' PUBLIC STREET SECTION - MUSTANG / EL CAMPO GRANDE
SCALE: 1"=10'

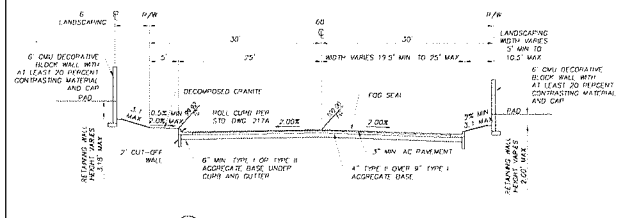


2 57' ENTRY STREET SECTION - PASSAGE ISLAND
SCALE: 1"=10'

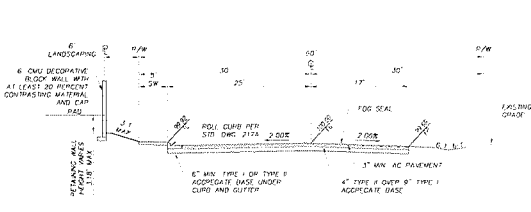


LEGEND

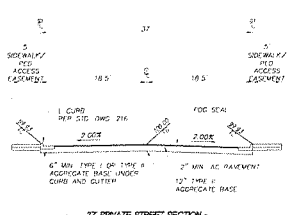
- PROPERTY LINE / RIGHT-OF-WAY
- "C" TYPE CURB AND GUTTER
- "A" TYPE CURB
- EXISTING CURB AND GUTTER
- PROPOSED WATER LINE (SIZE AS SHOWN)
- PROPOSED SEWER LINE (SIZE AS SHOWN)
- EXISTING UTILITY (AS SHOWN)
- CROSS GUTTER
- WHEELCHAIR RAMP
- CUT OR FILL SLOPE
- 10 LOT NUMBER
- EXISTING GRADE CONTOUR



1A 60' PUBLIC STREET SECTION - MUSTANG
SCALE: 1"=10'



4 60' PUBLIC STREET SECTION - MUSTANG
SCALE: 1"=10'



3 37' PRIVATE STREET SECTION - COPPER HARBOR / PORTAGE
SCALE: 1"=10'

SITE DATA:

APN #'S	125-26-802-001 THRU 038
CURRENT ZONING	R-PD3
GROSS AREA	10.1± AC
NUMBER OF LOTS	37 LOTS
PROPOSED DENSITY	3.1 D.U.A
NUMBER OF COMMON ELEMENTS	6 EA.
LOT SQUARE FOOTAGE MAXIMUM	13,350 S.F.
LOT SQUARE FOOTAGE MINIMUM	7,414 S.F.

PARKING ANALYSIS:

PARKING SPACES REQUIRED	= 96
PARKING SPACES PROVIDED	= 104

OPEN SPACE:

OPEN SPACE PROVIDED	= 23,000 S.F. (0.53 ACRES)
COMMON USABLE PROVIDED	= 24,123 S.F. (0.55 ACRES)

GENERAL NOTES

1. ALL IMPROVEMENTS SHALL CONFORM TO THE STANDARDS AND SPECIFICATION OF CLARK COUNTY, NEVADA.
2. UTILITY SERVICES PROVIDED AS FOLLOWS:

WATER	LAS VEGAS VALLEY WATER DISTRICT
ELECTRIC	NV ENERGY
GAS	SOUTHWEST GAS CORPORATION
SEWER	CITY OF LAS VEGAS
SOLID WASTE DISPOSAL	REPUBLIC SERVICES OF SOUTHERN NEVADA
TELEPHONE	CENTURY LINK

3. UTILITY EASEMENTS TO BE DEDICATED TO RESPECTIVE AGENCIES
4. ESTIMATED SEWER CONTRIBUTION (0.004 MGD x 37 LOTS) = 0.128D
5. STORM WATER TO SURFACE DRAIN ON STREETS WITH SOME STORM PIPE
6. THIS DEVELOPMENT IS SHOWN IN ITS ENTIRETY ON THIS SITE PLAN AND IS NOT A PORTION OF A MASTER PLANNED AREA.
7. ALL INTERIOR SEWER AND WATER MAINS ARE 8" UNLESS OTHERWISE SHOWN.
8. THERE ARE NO EXISTING STRUCTURES LOCATED ON THIS SITE.
9. ALL PUBLICLY MAINTAINED RIGHTS-OF-WAY ARE 60', 80' AND 100'.
10. ALL PRIVATELY MAINTAINED RIGHTS-OF-WAY AND P.U.E.'S ARE 37' & 57'.
11. THIS PLAN IS ILLUSTRATIVE AND IS TO BE USED FOR PLANNING PURPOSES ONLY. THIS PLAN WAS PREPARED USING RECORD INFORMATION NO LIABILITY IS ASSUMED.
12. THERE ARE NO KNOWN FAULTS OR FISSURES LOCATED ON SITE.
13. GROUNDWATER DEPTHS HAVE NOT BEEN LOCATED WITHIN 20' OF THE EXISTING GROUND SURFACE.
14. COMBO'S WILL BE PROVIDED FOR THIS DEVELOPMENT.
15. ALL LANDSCAPE AREAS TO BE MAINTAINED BY THE HOA.
16. ALL ONSITE STREET INTERSECTION RADII ARE 15' MIN. AT BACK OF CURB.
17. DOUBLE FRONTAGE LOTS WILL HAVE ACCESS ONLY TO INTERNAL STREETS.
18. THE PROJECT IS NOT ANTICIPATED TO BE CONSTRUCTED IN PHASES.
19. NO RESERVATIONS FOR PARKS, SCHOOLS OR OTHER PUBLIC USE FACILITIES ADJACENT TO THIS SITE.
20. THERE ARE EXISTING AND PROPOSED IRRIGATION OR DRAINAGE EASEMENTS ON THIS SITE.

OWNER/DEVELOPER

RICHMOND AMERICAN HOMES
2730 SOUTH BEAN MARTIN SPINE
SUITE 410
LAS VEGAS, NV 89139
(702) 617-8400
CONTACT: CHRISTINE FRAZETTA

SETBACKS:

FRONT (GARAGE)	20' MIN
FRONT (GARAGE-CUL DE SAC)	18' MIN
FRONT (HOUSE)	10' MIN
FRONT (HOUSE-CUL DE SAC)	10' MIN
FRONT (LOT 9)	5' MIN
SIDE	5' MIN
PERIMETER SIDE (LOTS 30,31)	15' MIN
CORNER-SIDE	9' MIN
REAR	20' MIN
REAR (LOT 9)	5' MIN
MAIN BLDG TO CASITA	6' MIN
SIDE (CASITA)	5' MIN
REAR (CASITA)	3' MIN

VAR-39475
SDR-39474

THOMASON CONSULTING ENGINEERS
1277 E. WARM SPRINGS ROAD, SUITE 400
LAS VEGAS, NEVADA 89119 FAX (702) 932-8199
(702) 932-8125

RICHMOND AMERICAN HOMES
STONEWATER

SITE DEVELOPMENT PLAN REVIEW
SITE PLAN

00106062

1 1

SEP 07 2010

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FLOOD ZONE DESCRIPTION

THIS SITE IS LOCATED IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN, PER THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL 32003C1765 E, CLARK COUNTY, NEVADA DATED SEPTEMBER 27, 2002

FLOOD DESIGNATION PROVIDED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

BASIS OF BEARINGS

SOUTH 8.3705'03" EAST, BEING THE CENTERLINE OF A PORTION OF EL CAMPO GRANDE AVENUE AS SHOWN BY MAP IN THE OFFICE OF THE CLARK COUNTY, NEVADA RECORDER IN FILE 110, PAGE 34 OF SURVEYS.

BENCHMARK

CLARK COUNTY STATION "SLV80 2656"
CITY OF LAS VEGAS RIVET AND ROUND PLATE IN CONCRETE CYLINDER, NORTHWEST CORNER OF TORREY PINES DR. AND EL CAMPO GRANDE AVE.

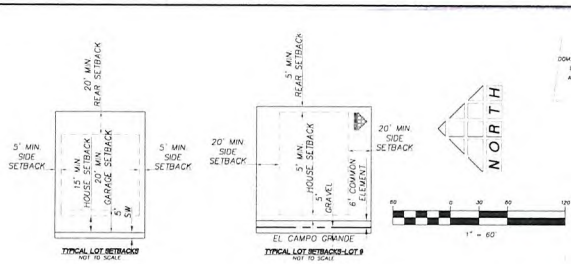
ELEVATION:
FEET = 2312.36 (NAVD88)
METERS = 704.808 M (NAVD88)

NOTE:
ALL ONSITE STREETS ARE PRIVATE STREETS AND PUBLIC UTILITY EASEMENTS.

LEGAL DESCRIPTION

BEING LOTS 1-31 TOGETHER WITH COMMON LOTS A-H OF THAT CERTAIN FINAL MAP OF "STONEWATER", RECORDED IN BOOK 137 OF PLATS AT PAGE 66, OFFICIAL RECORDS OF CLARK COUNTY, NEVADA, LYING WITHIN A PORTION OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 26, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

CONTAINING 8.79 ACRES, MORE OR LESS







SITE DATA:

APN #125-26-812-001 THRU 038	
CURRENT ZONING	R-PD3
GROSS AREA	10.3± AC
NUMBER OF LOTS	32 LOTS
PROPOSED DENSITY	3.1 D.U.A.
NUMBER OF COMMON ELEMENTS	6 EA.
LOT SQUARE FOOTAGE MAXIMUM	13,358 S.F.
LOT SQUARE FOOTAGE MINIMUM	7,414 S.F.

PARKING ANALYSIS:

PARKING SPACES REQUIRED	= 96
PARKING SPACES PROVIDED	= 128

OPEN SPACE:

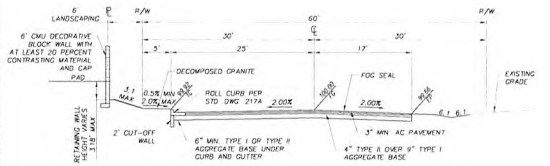
OPEN SPACE REQUIRED	= 23,000 S.F. (0.53 ACRES)
COMMON USABLE PROVIDED	= 24,123 S.F. (0.55 ACRES)

GENERAL NOTES

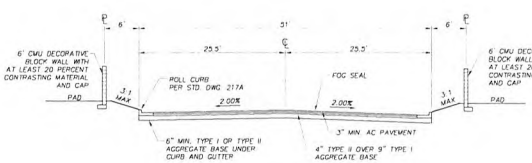
1. ALL IMPROVEMENTS SHALL CONFORM TO THE STANDARDS AND SPECIFICATION OF CLARK COUNTY, NEVADA.
2. UTILITY SERVICES PROVIDED AS FOLLOWS:
   - WATER ..... LAS VEGAS VALLEY WATER DISTRICT
   - ELECTRIC ..... NV ENERGY
   - GAS ..... SOUTHWEST GAS CORPORATION
   - SEWER ..... CITY OF LAS VEGAS
   - SOLID WASTE DISPOSAL ..... REPUBLIC SERVICES OF SOUTHERN NEVADA
   - TELEPHONE ..... CENTURY LINK
3. UTILITY EASEMENTS TO BE DEDICATED TO RESPECTIVE AGENCIES.
4. ESTIMATED SEWER CONTRIBUTION (0.004 MGD X 32 LOTS) = 0.128D
5. STORM WATER TO SURFACE DRAIN ON STREETS WITH SOME STORM PIPE
6. THIS DEVELOPMENT IS SHOWN IN ITS ENTIRETY ON THIS SITE PLAN AND IS NOT A PORTION OF A MASTER PLANNED AREA
7. ALL INTERIOR SEWER AND WATER MAINS ARE 8" UNLESS OTHERWISE SHOWN
8. THERE ARE NO EXISTING STRUCTURES LOCATED ON THIS SITE
9. ALL PUBLICLY MAINTAINED RIGHTS-OF-WAY ARE 60', 80', AND 100'
10. ALL PRIVATELY MAINTAINED RIGHTS-OF-WAY AND P.U.E.'S ARE 37' & 51'
11. THIS PLAN IS ILLUSTRATIVE AND IS TO BE USED FOR PLANNING PURPOSES ONLY. THIS PLAN WAS PREPARED USING RECORD INFORMATION NO LIABILITY IS ASSUMED
12. THERE ARE NO KNOWN FAULTS OR FISSURES LOCATED ON-SITE
13. GROUNDWATER DEPTHS HAVE NOT BEEN LOCATED WITHIN 20' OF THE EXISTING GROUND SURFACE
14. CC&R'S WILL BE PROVIDED FOR THIS DEVELOPMENT
15. ALL LANDSCAPE AREAS TO BE MAINTAINED BY THE HOA
16. ALL ONSITE STREET INTERSECTION RADII ARE 15' MIN. AT BACK OF CURB
17. DOUBLE FRONTAGE LOTS WILL HAVE ACCESS ONLY TO INTERIOR STREETS
18. THE PROJECT IS NOT ANTICIPATED TO BE CONSTRUCTED IN PHASES
19. NO RESERVATIONS FOR PARKS, SCHOOLS OR OTHER PUBLIC USE FACILITIES ADJACENT TO THIS SITE
20. THERE ARE EXISTING AND PROPOSED IRRIGATION OR DRAINAGE EASEMENTS ON THIS SITE.

LEGEND

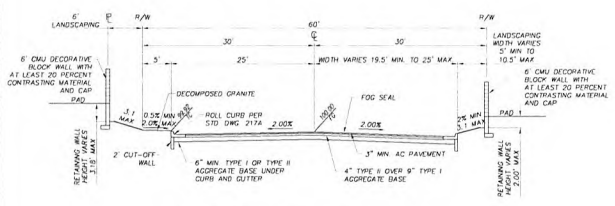
- PROPERTY LINE / RIGHT-OF-WAY
- "L" TYPE CURB AND GUTTER
- "A" TYPE CURB
- EXISTING CURB AND GUTTER
- PROPOSED WATER LINE (SIZE AS SHOWN)
- PROPOSED SEWER LINE (SIZE AS SHOWN)
- EXISTING UTILITY (AS SHOWN)
- CROSS GUTTER
- WHEELCHAIR RAMP
- CUT OR FILL SLOPE
- 10 LOT NUMBER
- EXISTING GRADE CONTOUR



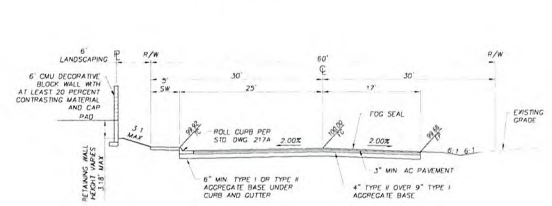
1 60' PUBLIC STREET SECTION - MUSTANG / EL CAMPO GRANDE
SCALE 1"=10'



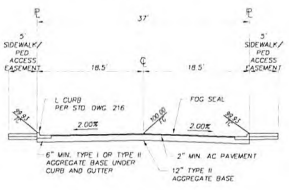
2 57' ENTRY STREET SECTION - PASSAGE ISLAND
SCALE 1"=10'



1A 60' PUBLIC STREET SECTION - MUSTANG
SCALE 1"=10'



4 60' PUBLIC STREET SECTION - MUSTANG
SCALE 1"=10'



3 37' PRIVATE STREET SECTION COPPER HARBOR / PORTAGE
SCALE 1"=10'

OWNER/DEVELOPER

RICHMOND AMERICAN HOMES
7770 SOUTH JEAN MARTIN DRIVE
SUITE 410
LAS VEGAS, NV 89139
(702) 617-8400
CONTACT: CHRISTINE FRAZZITTA

SETBACKS:

FRONT (GARAGE)	20' MIN.
FRONT (GARAGE-CUL DE SAC)	18' MIN.
FRONT (HOUSE)	10' MIN.
FRONT (HOUSE-CUL DE SAC)	10' MIN.
FRONT (LOT 9)	5' MIN.
SIDE	5' MIN.
PERIMETER SIDE LOTS 30,31	19' MIN.
CORNER-SIDE	9' MIN.
REAR	20' MIN.
REAR (LOT 9)	5' MIN.
MAIN BLDG TO CASITA	6' MIN.
SIDE (CASITA)	5' MIN.
REAR (CASITA)	5' MIN.

THOMASON CONSULTING ENGINEERS
3277 E. WARM SPRINGS ROAD, SUITE 400
LAS VEGAS, NEVADA 89120
702-932-6125 FAX 702-932-6129

00106062

RICHMOND AMERICAN HOMES
STONEWATER

SITE DEVELOPMENT PLAN REVIEW
COLOR SITE PLAN

SHEET 1 OF 1

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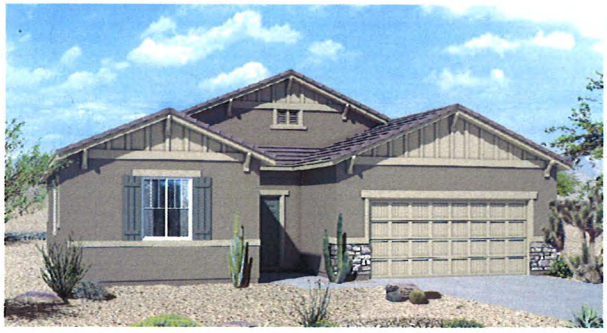
ELEVATIONS L17D



ELEVATION A



ELEVATION B



ELEVATION C

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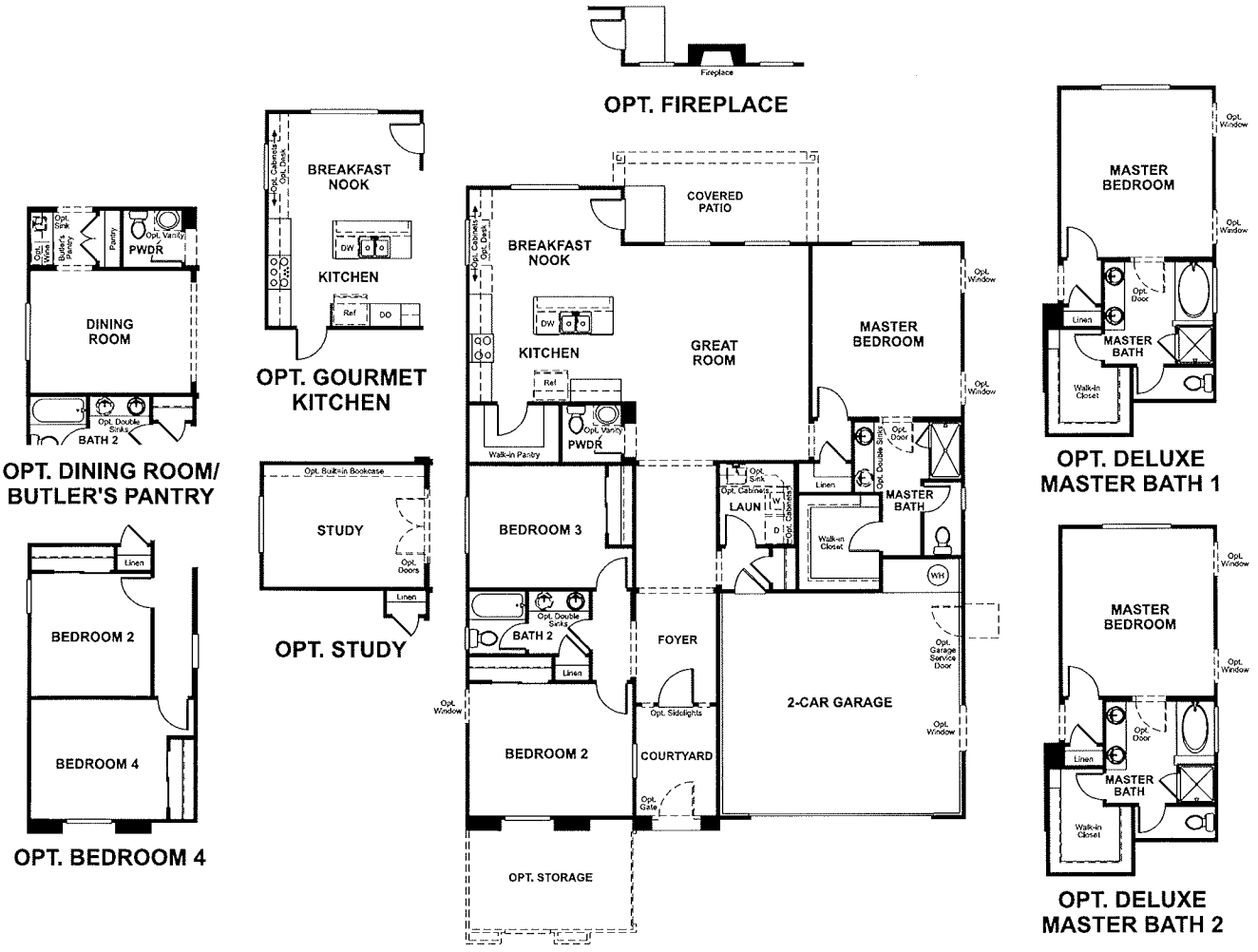
FLOORPLAN — L17D

Approx. Sq. Ft. 1750



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ELEVATIONS

L22D



ELEVATION D



ELEVATION E



ELEVATION F

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DELANEY

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FLOORPLAN — L22D

Approx. Sq. Ft. 2200

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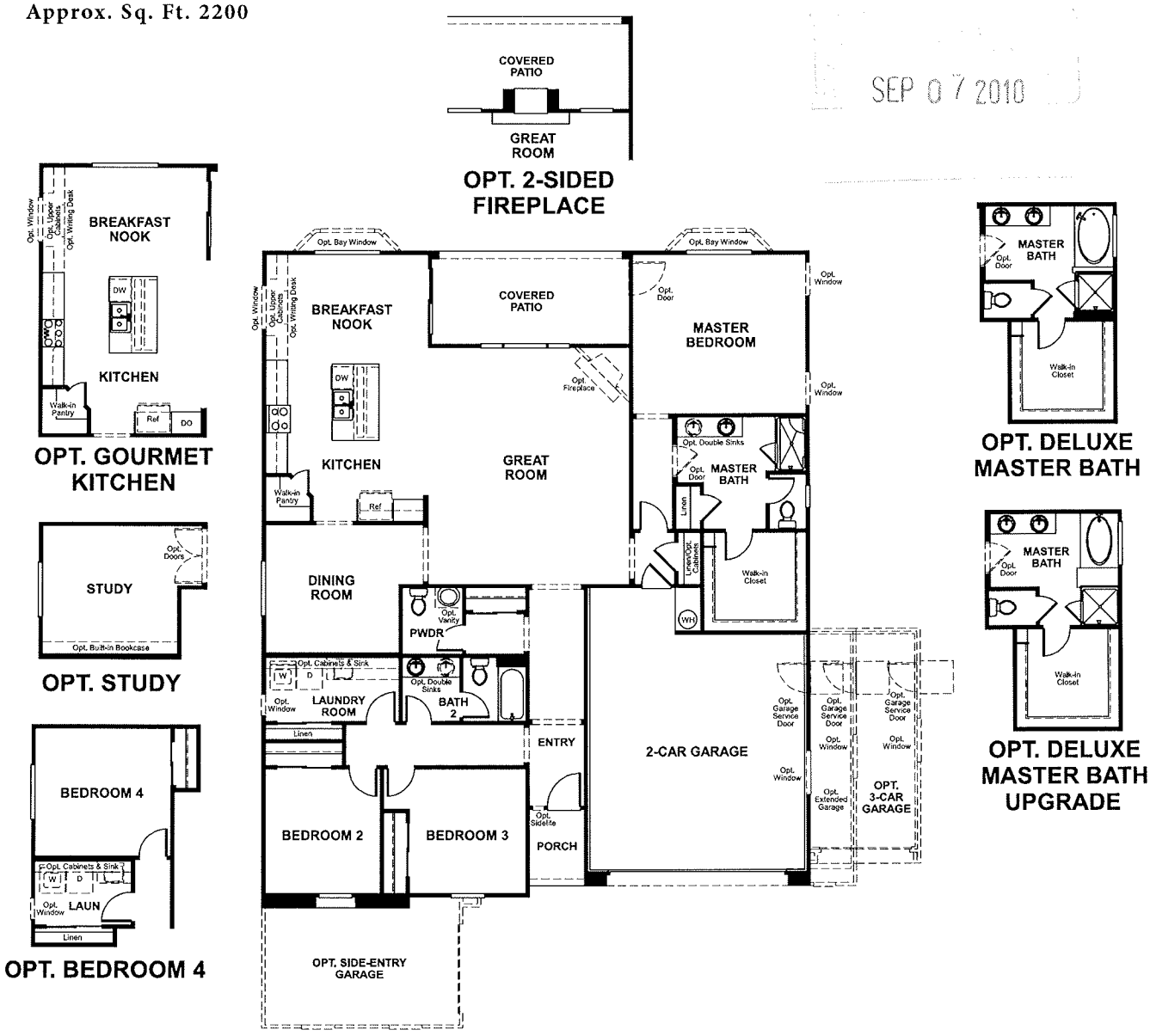

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DENISE

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ELEVATIONS

L23D



ELEVATION D



ELEVATION E



ELEVATION F

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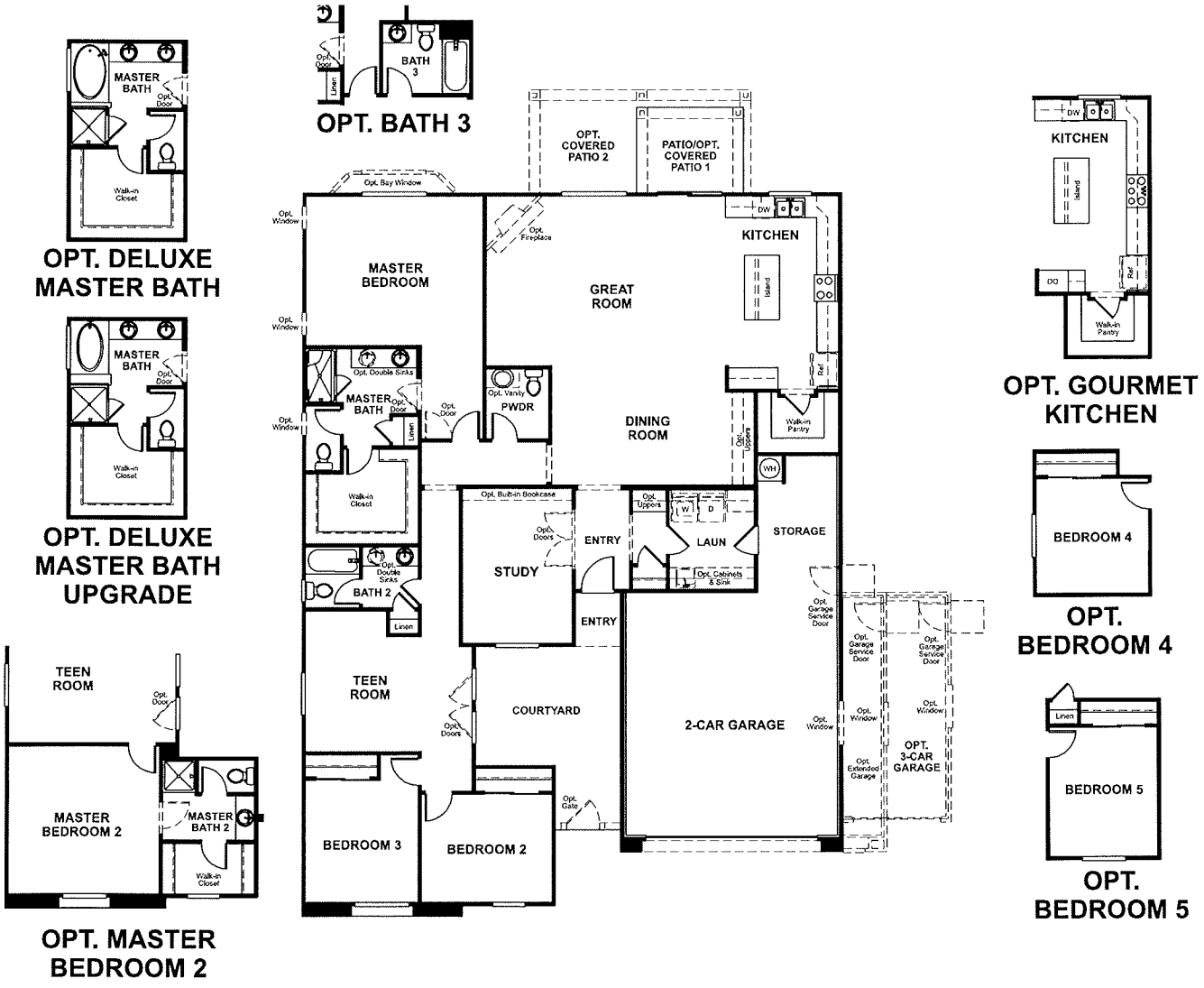
FLOORPLAN — L23D

Approx. Sq. Ft. 2350



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ELEVATIONS

L25B



ELEVATION D



ELEVATION E



ELEVATION F

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DOMINIC

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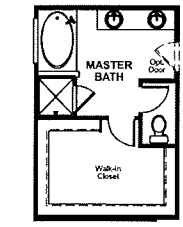
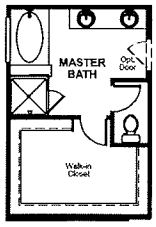
FLOORPLAN L25B

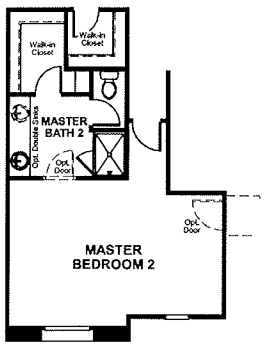
Approx. Sq. Ft. 2550



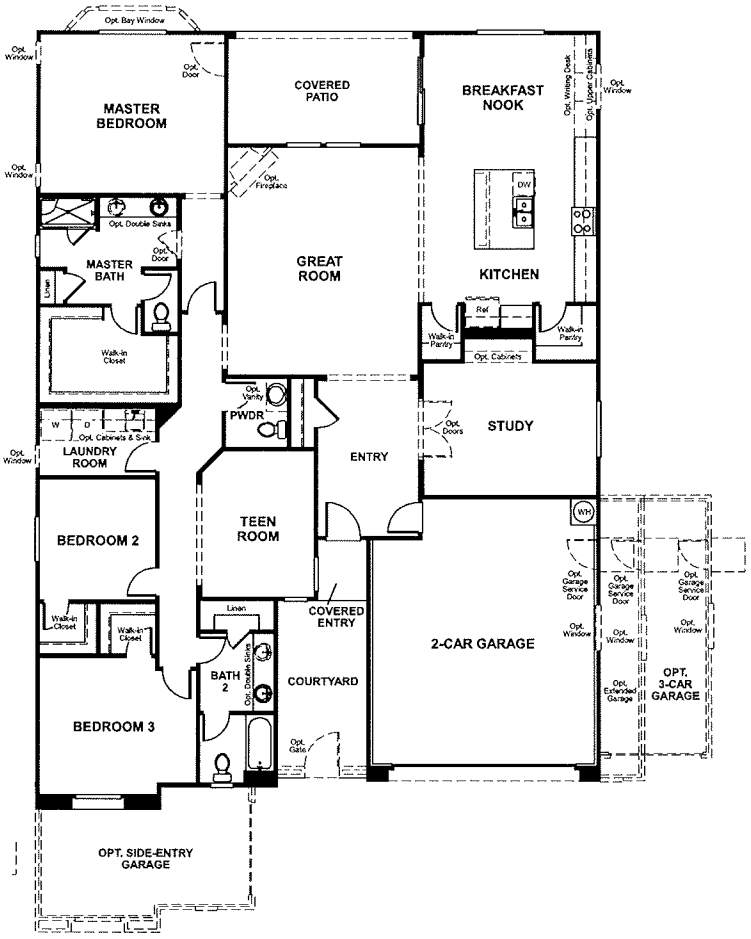
OPT. DELUXE MASTER BATH

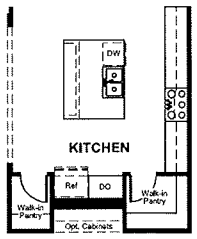


OPT. DELUXE MASTER BATH UPGRADE

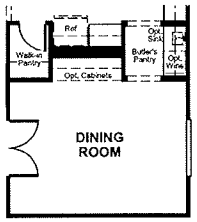


OPT. MASTER BEDROOM 2

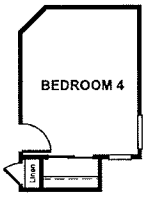




OPT. GOURMET KITCHEN



OPT. BUTLER'S PANTRY/DINING ROOM



OPT. BEDROOM 4

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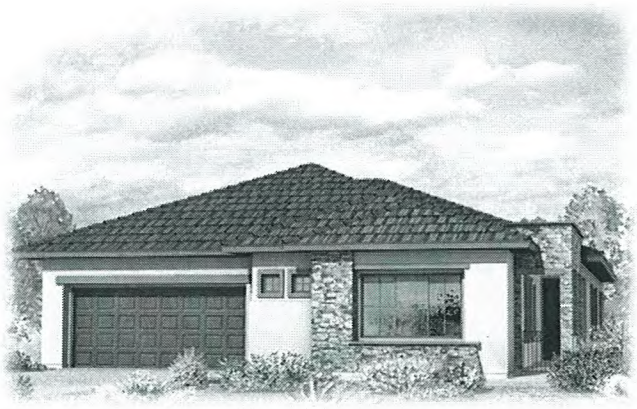
GLENDALE — ELEVATIONS -469



EXTERIOR A



EXTERIOR B



EXTERIOR C

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04/02/08

EQUAL HOUSING OPPORTUNITY

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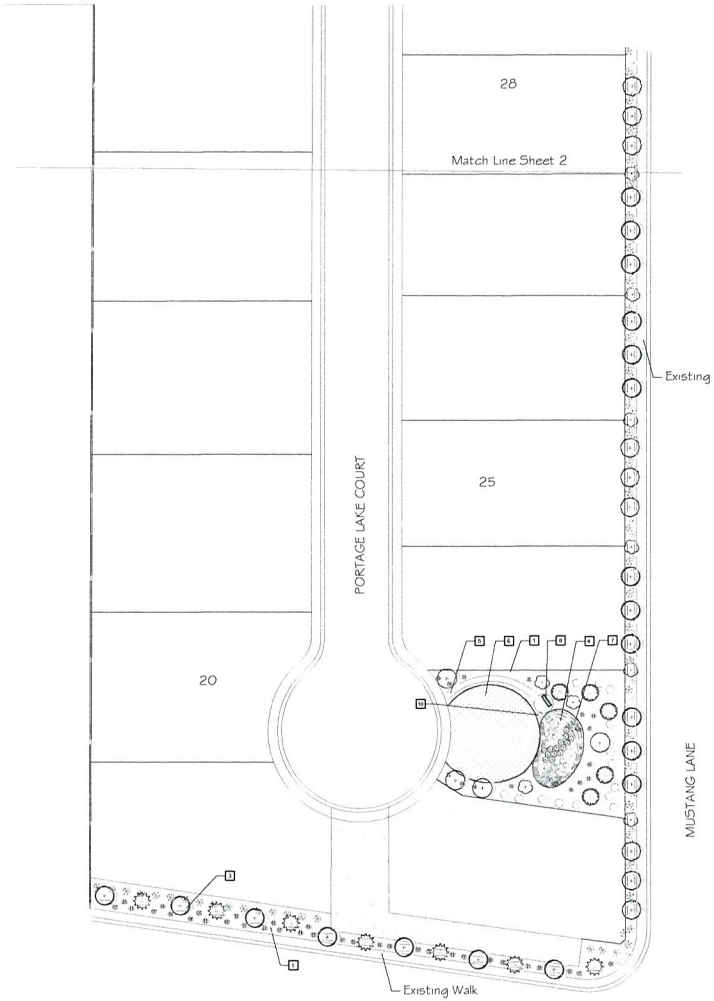
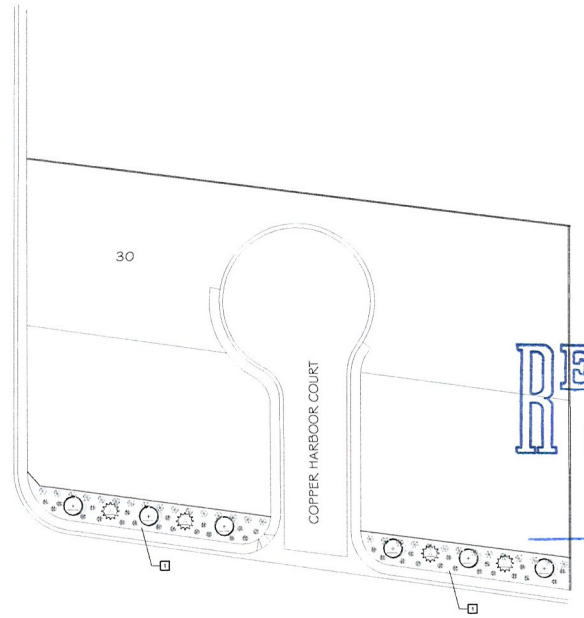


NOTES

1	3/4" Mineral Park Gold Granite @ 2" depth (332 tons)	39635 sf
2	1/4" (-) Stabilized DG Multi-Use Trail - 6' wide	2800 sf
3	Deep Root Barrier - 10' per side of Tree within 5' of Hardscape/Walls	155 ea
4	1" - 3" Mineral Park Gold Cobble (35 tons)	2535 sf
5	3/8" Gold DG Path (8 tons)	1295 sf
6	Fescue Turf w/4" Concrete Curb (365 lf)	5220 sf
7	2 x 2 Gold Boulders - Buried 1/3	17 ea
8	Bench - Miracle # 1286CR	2 ea
9	Dog Pot	1 ea
10	Trash Receptacles - Miracle # 1129	2 ea



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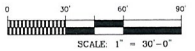


SDR-39474
REVISED

4270 W. PATROL LANE
LAS VEGAS, NV 89118
PH: (702) 263-4312 FAX: (702) 263-4310
www.ecodyn.com/local - ecodyn@cox.net

REVISIONS:

PROJECT:
LOMA POINT
at
STONEWATER
COMMON AREAS LANDSCAPE

CLIENT:
RICHMOND AMERICAN HOMES
7770 S. DEAN MARTIN DRIVE
LAS VEGAS, NV 89139

SHEET TITLE:
planting

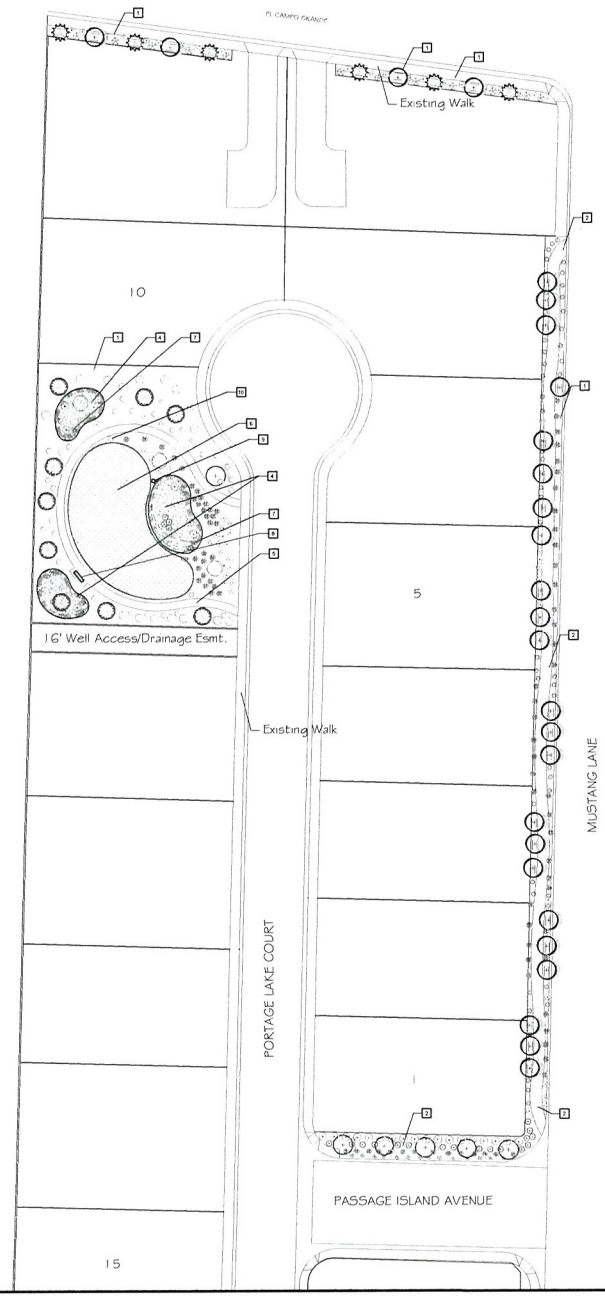
PROJECT NO.:

DRAWN BY:
CK

CHECKED BY:
CHK | AL | LDJ/E

DATE:
9-3-10

L1.01



PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT
	3	Chitalpa tashkentensis 'Pink Dawn'	Pink Dawn Chitalpa	15 gal
	11	Chitalpa tashkentensis 'Pink Dawn'	Pink Dawn Chitalpa	24"box
	14	Pinus eldarica	Mondel Pine	24"box
	9	Prunus cerasifera	Flowering Plum	24"box
	17	Pyrus calleryana	Flowering Pear	24"box
	52	Quercus virginiana	Southern Live Oak	24"box
	6	Rhus lancea	African Sumac Multi	24"box

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT
	49	Cassia nemophila	Senna	5 gal
	27	Euonymus japonicus	Evergreen Euonymus	5 gal
	29	Lantana montevidensis 'Purple'	Trailing Lantana	5 gal
	118	Lantana species 'New Gold'	New Gold Lantana	5 gal
	42	Leucophyllum frutescens 'Green Cloud' TM	Green Cloud Texas Ranger	5 gal
	54	Pyracantha koidzumii 'Santa Cruz'	Santa Cruz Pyracantha	5 gal
	36	Rhaphiolepis indica 'Pink Lady'	Indian Hawthorne	5 gal
	139	Rosmarinus officinalis 'Prostrata'	Prostrate Rosemary	5 gal
	14	Teucrium chamaedrys	Germander	5 gal
	49	Trachelospermum jasminoides	Star Jasmine	5 gal
	29	Xylosma congestum	Shiny Xylosma	5 gal

NOTES

1	3/4" Mineral Park Gold Granite @ 2" depth (332 tons)	36935 sf
2	1/4" (-) Stabilized DG Multi-Use Trail - 6' wide	2800 sf
3	Deep Root Barrier - 10' per side of Tree within 5' of Hardscape/Walls	155 ea
4	1" - 3" Mineral Park Gold Cobble (39 tons)	2535 sf
5	3/8" Gold DG Path (9 tons)	1285 sf
6	Fescue Turf w/4" Concrete Curb (365 lf)	5220 sf
7	2 x 2 Gold Boulders - Buried 1/3	17 ea
8	Bench - Miracle # 1286R	3 ea
9	Dog Pot	2 ea
10	Trash Receptacles - Miracle # 1129	2 ea

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SCALE 1" = 30'-0"

SDR-39474
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4270 W. PATRICK LANE
LAS VEGAS, NV 89118
PH: (702) 263-8383 FAX: (702) 263-8310
www.karoly.com/email: shirl@karoly.com

REVISIONS

PROJECT
LOMA POINT
at
STONEWATER
COMMON AREAS LANDSCAPE

CLIENT
RICHMOND AMERICAN HOMES
7770 S. DEAN MARTIN DRIVE
LAS VEGAS, NV 89139

SHEET TITLE: planting
PROJECT NO.:
DRAWN BY: CK
CHECKED BY: CWL | JL | LDJE
DATE: 9-3-10

L1.02

RICHMOND
AMERICAN HOMES

PROJECT DATA

PROJECT:	-
MUNICIPALITY:	-
PLAN:	L17D - CHLOE
DATE:	-

ENERGY COMPLIANCE	RESCHECK
CONTRACTOR'S NAME	RICHMOND AMERICAN HOMES of NEVADA, INC
LICENSE CLASSIFICATION & NUMBER	STATE CONTRACTOR'S LICENSE #0072417
DRAWINGS PREPARED BY	RHJA

ADOPTED CODES

BUILDING	2006	INTERNATIONAL RESIDENTIAL CODE
	2006	CLARK COUNTY AMENDMENTS
MECHANICAL	2006	UNIFORM MECHANICAL CODE (UMMC version)
	2006	CLARK COUNTY AMENDMENTS
ELECTRICAL	2005	NATIONAL ELECTRICAL CODE
	2005	CLARK COUNTY AMENDMENTS
PLUMBING	2006	UNIFORM PLUMBING CODE (UPC version
	2006	CLARK COUNTY AMENDMENTS
ENERGY	2006	INTERNATIONAL ENERGY CONSERVATION CODE
	2006	CLARK COUNTY AMENDMENTS

NOTE: MUST COMPLY WITH ALL STATE AND LOCAL CODES IN EFFECT IN THE JURISDICTION IN WHICH THE WORK IS TO BE PERFORMED

REQUIREMENTS FOR ARCHITECTURAL APPROVAL (ALL LOTS)

SHEETS	DESCRIPTION

REQUIREMENTS FOR ENHANCED REAR LOTS

NOTE: THE OPTIONS LISTED ABOVE WILL BE STANDARD AS NOTED TO COMPLY WITH DEVELOPER AND/OR CITY REQUIREMENTS. THERE MAY BE ADDITIONAL OPTIONS AVAILABLE THAT ARE NOT LISTED ABOVE

SQUARE FOOTAGE CALC.

	FINISHED	OPT. FINISHED	UNFINISHED
2 CAR GARAGE			459 SQ. FT.
OPT. EXTENDED GARAGE			544 SQ. FT.
OPT. 3-CAR GARAGE	-	-	693 SQ. FT.
OPT. STORAGE AREA			150 SQ. FT.
FIRST FLOOR	1785 SQ. FT.	-	-
OPT. MAST. BR. 2 / OPT. BR. 4		150 SQ. FT.	
TOTAL	1785 SQ. FT.	150 SQ. FT.	

DATE	DELTA	REVISION
-	-	-

SEP 07 2010

DRAWING SHEET INDEX

SHEET		DESCRIPTION
A0.0	a	COVER SHEET / DRAWING SHEET INDEX
A1.0	a	ARCHITECTURAL FOUNDATION & ELEVATION A + OPTIONS
	b	ARCHITECTURAL FOUNDATION & ELEVATIONS B + C
A1.1	a	FIRST FLOOR PLAN - ELEVATION A + OPTIONS
	b	FIRST FLOOR PLAN - ELEVATIONS B + C + OPTIONS
A2.1	a	ELEVATION A - FRONT AND LEFT ELEVATIONS
	b	ELEVATION A - REAR AND RIGHT ELEVATIONS
A2.2	a	ELEVATION B - FRONT AND LEFT ELEVATIONS
	b	ELEVATION B - REAR AND RIGHT ELEVATIONS
A2.3	a	ELEVATION C - FRONT AND LEFT ELEVATIONS
	b	ELEVATION C - REAR AND RIGHT ELEVATIONS
A3.3	a	OPT. COVERED PATIO PLANS
	b	OPT. COVERED PATIO ELEVATIONS
A3.4	a	OPT. EXTENDED GARAGE - PLANS
	b	OPT. EXTENDED GARAGE - ELEVATIONS
A3.5	a	OPT. 3 CAR GARAGE - PLANS
	b	OPT. 3 CAR GARAGE - ELEVATIONS
A3.6	a	OPT. ARCHITECTURAL FOUNDATION - PLANS
	b	OPT. FIRST FLOOR - PLANS
	c	OPT. FIRST FLOOR - ELEVATIONS
A4.1	a	ROOF PLANS - STANDARD + OPT. STD./MBR2/BR4
	b	ROOF PLANS - OPT. COVERED PATIOS, EXTENDED + 3-CAR GARAGE
A4.2	a	SECTIONS - TYPICAL BUILDING SECTIONS
A5.1	a	FLOORING BREAKS - FIRST FLOOR
	b	FLOORING BREAKS - FIRST FLOOR OPTIONS
AD1.0	a	INTERIOR DETAILS
AD1.1	a	EXTERIOR DETAILS - ROOF
	b	EXTERIOR DETAILS - DOORS
	c	EXTERIOR DETAILS - WINDOWS
	d	EXTERIOR DETAILS - MISC
	e	EXTERIOR DETAILS - COLUMNS
	f	EXTERIOR DETAILS - MISC
AD1.2	a	THERMAL BARRIER DETAILS
	b	THERMAL BARRIER DETAILS
AD1.3	a	EXTERIOR DETAILS - 1 HOUR RATED
E0.0	a	ELECTRICAL LOADS + CALCULATIONS
E1.1	a	FIRST FLOOR ELECTRICAL PLAN - BASE PLAN + OPTIONS
	b	FIRST FLOOR ELECTRICAL PLAN - OPTIONS
	c	FIRST FLOOR ELECTRICAL PLAN - OPTIONS
M0.0	a	HVAC GENERAL NOTES
M1.1	a	HVAC FIRST FLOOR PLAN
	b	HVAC FIRST FLOOR PLAN OPTIONS
	c	HVAC FIRST FLOOR PLAN OPTIONS
M0.1	a	HVAC DETAIL SHEETS
P0.0	a	PLUMBING GENERAL NOTES
P1.1	a	PLUMBING FIRST FLOOR PLAN
	b	PLUMBING FIRST FLOOR PLAN OPTIONS
	c	PLUMBING FIRST FLOOR PLAN OPTIONS
P0.1	a	PLUMBING DETAIL SHEETS
SN	1	STRUCTURAL SPECIFICATIONS + NOTES
	2	STRUCTURAL SPECIFICATIONS + NOTES
S1.0	a	FOUNDATION PLAN + OPTIONS
	b	FOUNDATION PLAN OPTIONS
	c	FOUNDATION PLAN OPTIONS
S1.2	a	ROOF FRAMING PLAN + OPTIONS
	b	ROOF FRAMING PLAN OPTIONS
	c	ROOF FRAMING PLAN OPTIONS
	d	ROOF FRAMING PLAN OPTIONS
	e	ROOF FRAMING PLAN OPTIONS
S0	1	POST-TENSIONED FOUNDATION DETAILS
	1	POST-TENSIONED FOUNDATION DETAILS
	2	GENERAL FRAMING DETAILS
	2.1	GENERAL FRAMING DETAILS
	3	ROOF FRAMING DETAILS

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Date: 11/04/2009
Drawn By: RHJA
Revisions:

LAS VEGAS

Plan Number: L17D

Plan Name: CHLOE

Sheet Title: COVER SHEET & SHEET INDEX

Sheet Number: A0.0 a

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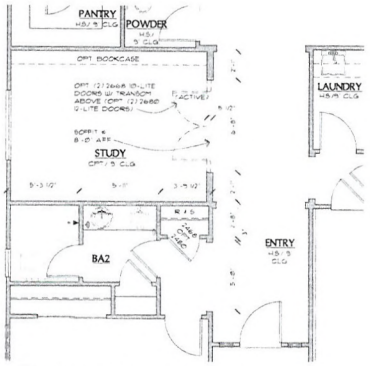

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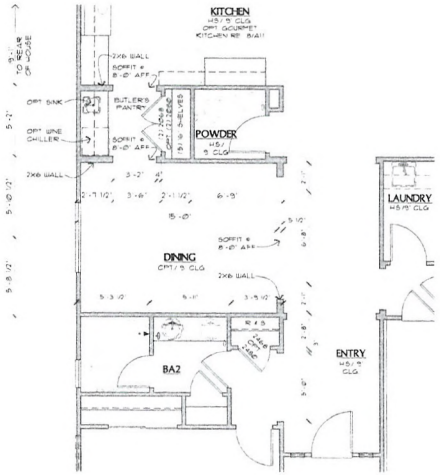

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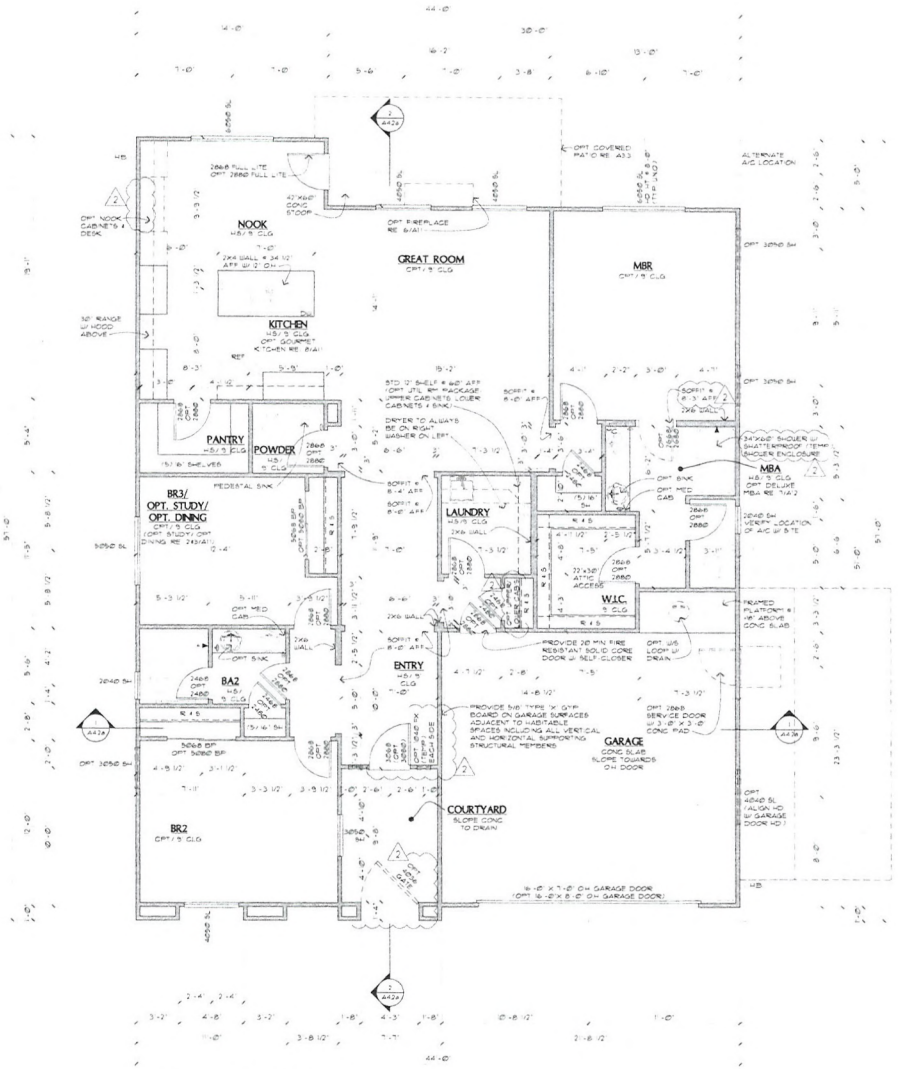

1 FLOOR PLAN @ ELEVATION A
SCALE 1/4"=1'-0"

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Date: 04/2/2009

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Revisions:

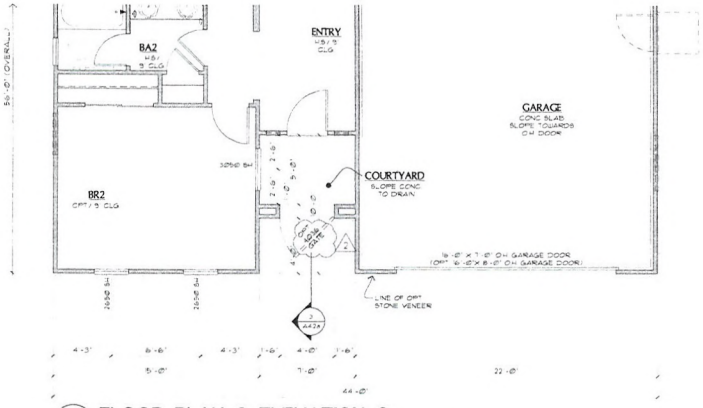
LAS VEGAS

Plan Number:
L17D

Plan Name:
CHLOE

Sheet Title:
FLOOR PLAN & OPTIONS

Sheet Number:
A1.1
a



5 FLOOR PLAN @ ELEVATION C
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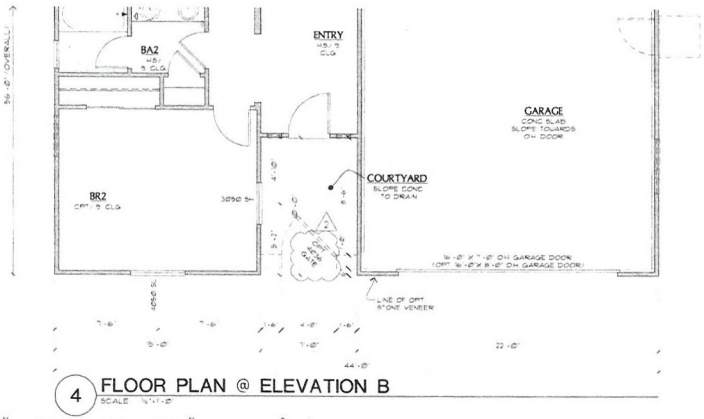
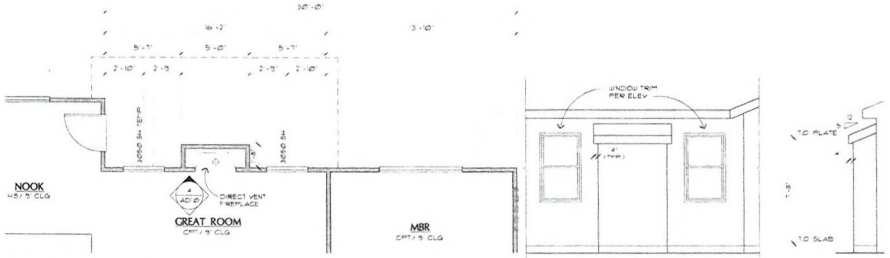
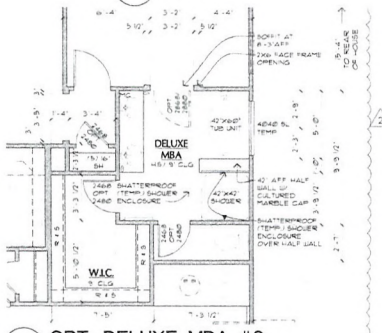


4 FLOOR PLAN @ ELEVATION B
SCALE 1/4"=1'-0"



8 OPT. GREAT ROOM FIREPLACE
SCALE 1/4"=1'-0"
SIM AT ALL ELEVATIONS



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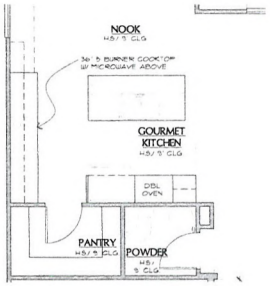

9 OPT. GOURMET KITCHEN
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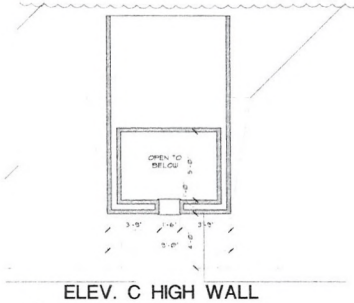
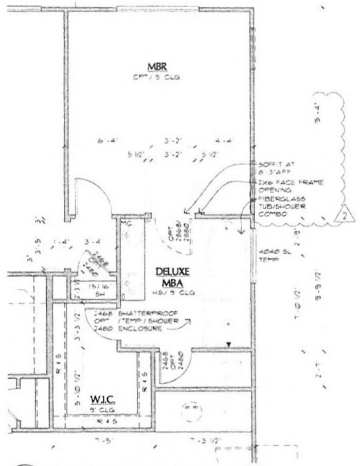


7 ELEV. C HIGH WALL
PLAN @ COURTYARD
SCALE 1/4"=1'-0"



6a OPT. DELUXE MBA #1
SCALE 1/4"=1'-0"
SIM AT ALL ELEVATIONS

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Date: 11/04/2009
Drawn By: RHJA
Revisions:

LAS VEGAS

Plan Number:
L17D

Plan Name:
CHLOE

Sheet Title:
FLOOR PLAN OPTIONS

Sheet Number:
A1.1 b

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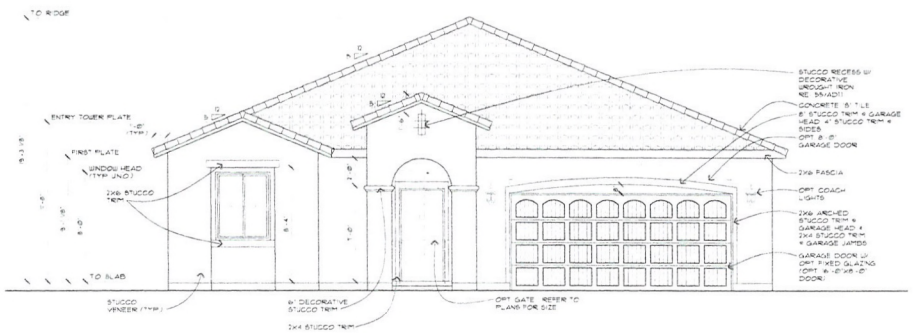

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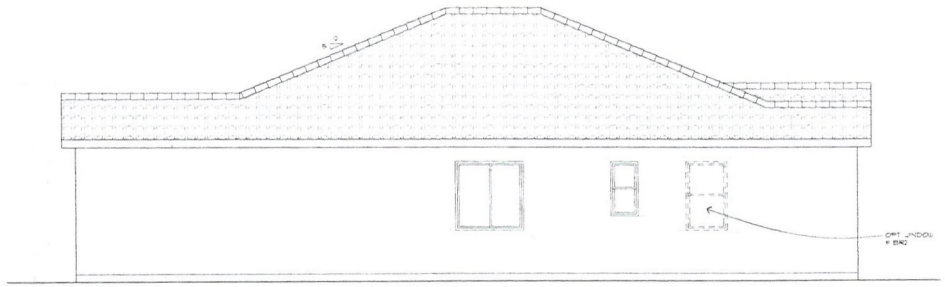

2 LEFT ELEVATION A
SCALE 1/4"=1'-0"

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Revisions:

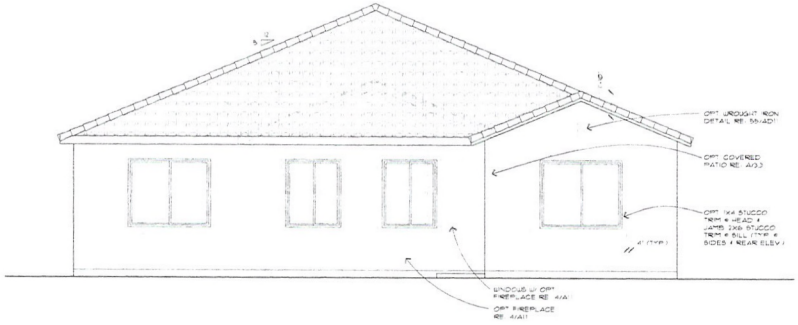
LAS VEGAS

Plan Number:
L17D

Plan Name:
CHLOE

Sheet Title:
ELEVATION A

Sheet Number:
A2.1
a



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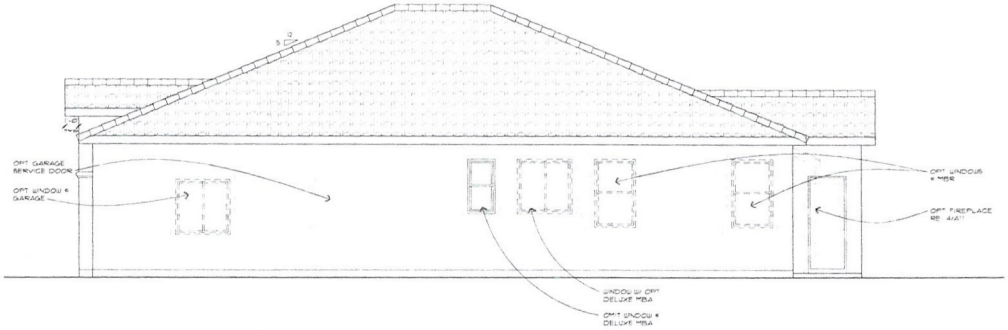

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LAS VEGAS

Plan Number:

L17D

Plan Name:

CHLOE

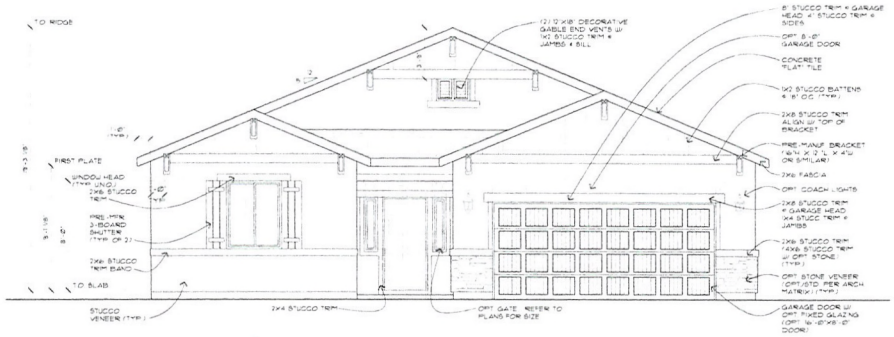
Sheet Title:

ELEVATION A

Sheet Number:

A2.1

b



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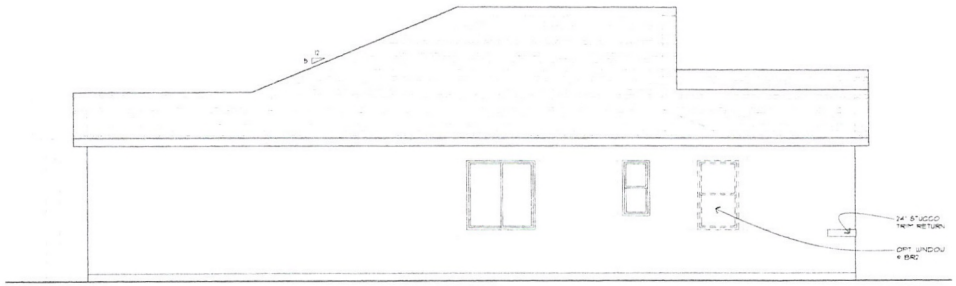

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SCALE 1/4"=1'-0"

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Date: 5/8/2009
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Revisions:

LAS VEGAS

Plan Number:
L17D

Plan Name:
CHLOE

Sheet Title:
ELEVATION B

Sheet Number:
A2.2
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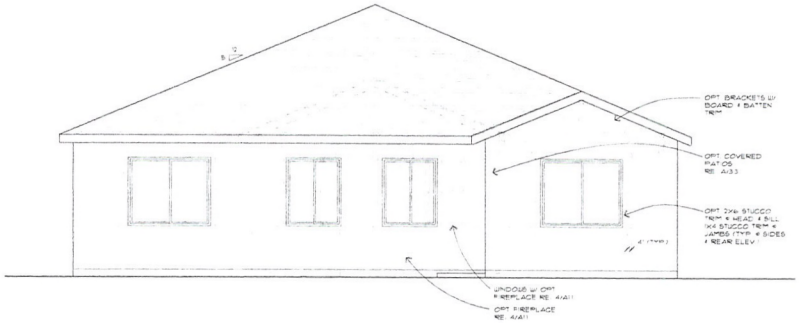

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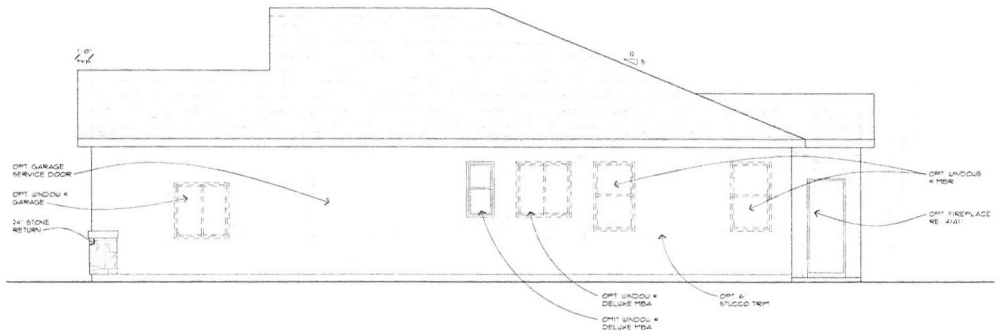

4 RIGHT ELEVATION B
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Revisions:

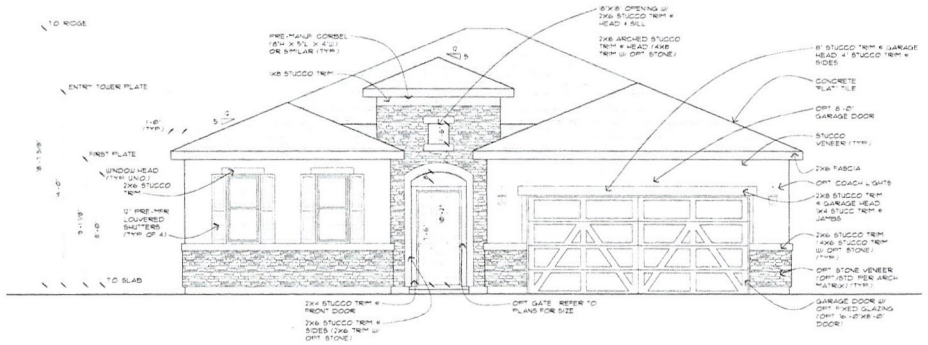
LAS VEGAS

Plan Number:
L17D

Plan Name:
CHLOE

Sheet Title:
ELEVATION B

Sheet Number:
A2.2
b



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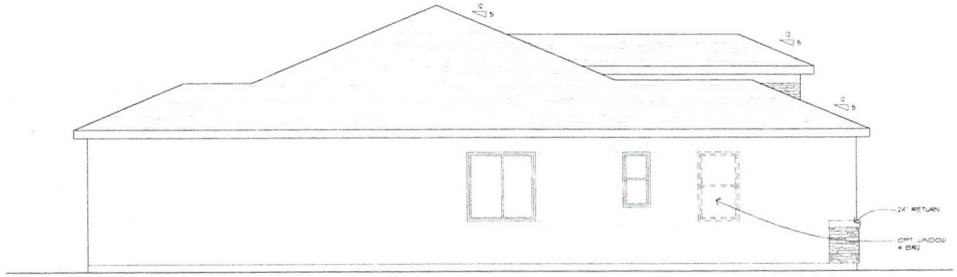

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Date: 11/24/2009
Drawn By: RHJA
Revisions:

LAS VEGAS

Plan Number:
L17D

Plan Name:
CHLOE

Sheet Title:
ELEVATION C

Sheet Number:
A2.3
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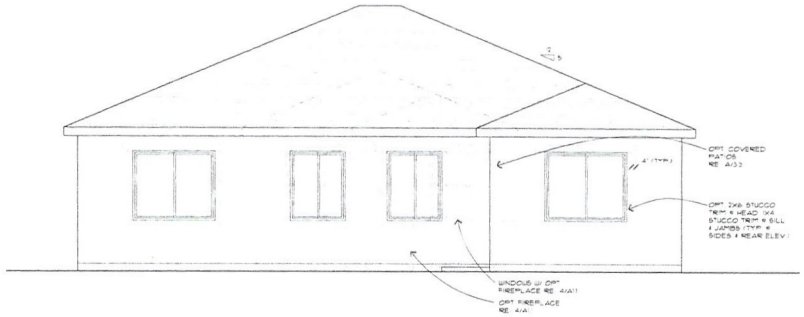

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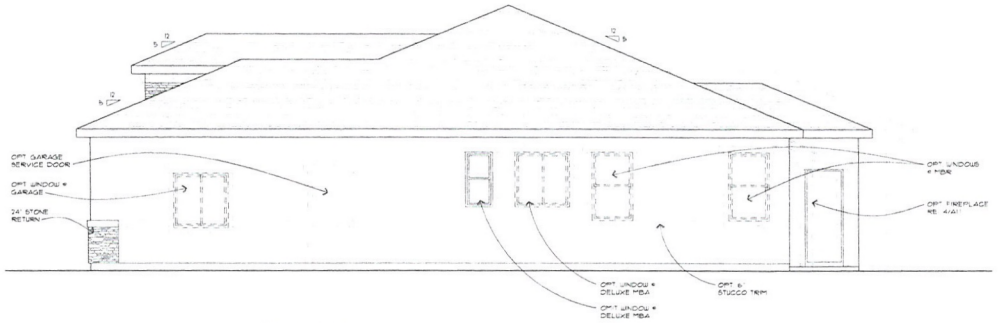

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Revisions:

LAS VEGAS

Plan Number:
L17D

Plan Name:
CHLOE

Sheet Title:
ELEVATION C

Sheet Number:
A2.3
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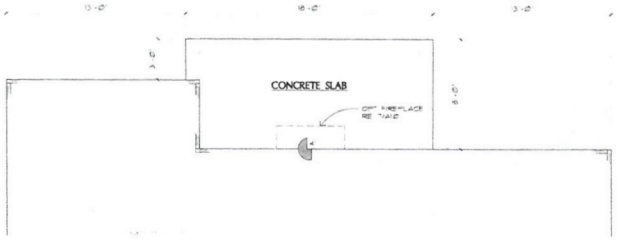
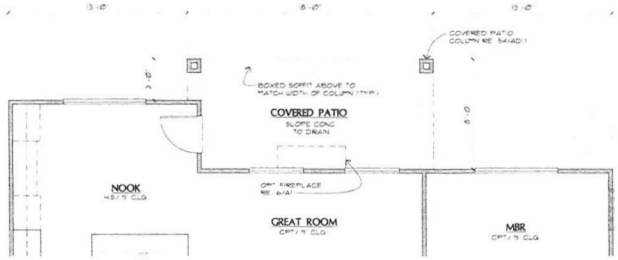


1 ARCH. FDN. PLAN @ OPT. COVERED PATIO
SCALE: 1/4"=1'-0"
SIMILAR AT ALL ELEVATIONS
RE: 1/A1.1 FOR ADDITIONAL NOTES & DIMENSIONS



2 FLOOR PLAN @ OPT. COVERED PATIO
SCALE: 1/4"=1'-0"
SIMILAR AT ALL ELEVATIONS
RE: 1/A1.1 FOR ADDITIONAL NOTES & DIMENSIONS

AKINS, ROBERT

4/28/2010 3:07:06 PM

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Date: 11/04/2009

Drawn By: RHJA

Revisions:

LAS VEGAS

Plan Number:
L17D

Plan Name:
CHLOE

Sheet Title:
OPT. COVERED PATIO PLANS

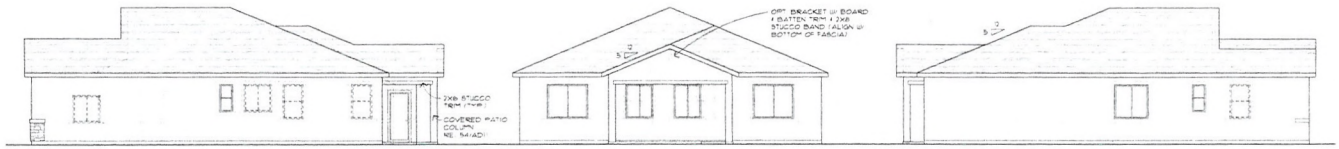
Sheet Number:
A3.3
a



3 OPT. COVERED PATIO - RIGHT, REAR & LEFT ELEVATION A

SCALE: 1/4"=1'-0"

RE: SHEETS A2 FOR ADDITIONAL NOTES & DIMENSIONS



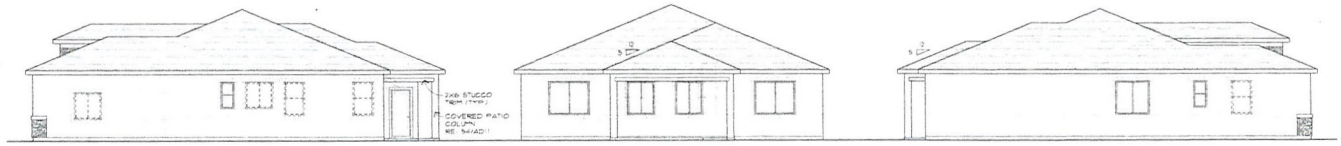
4 OPT. COVERED PATIO - RIGHT, REAR & LEFT ELEVATION B

SCALE: 1/4"=1'-0"

RE: SHEETS A2 FOR ADDITIONAL NOTES & DIMENSIONS

AKINS, ROBERT

5/7/2009 12:18:09 PM



5 OPT. COVERED PATIO - RIGHT, REAR & LEFT ELEVATION C

SCALE: 1/4"=1'-0"

RE: SHEETS A2.3 FOR ADDITIONAL NOTES & DIMENSIONS

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Revisions:

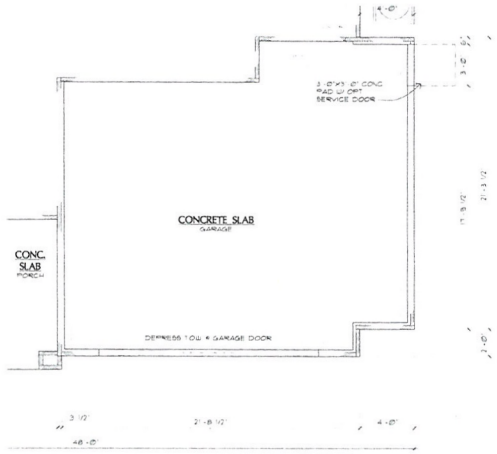
LAS VEGAS

Plan Number:
L17D

Plan Name:
CHLOE

Sheet Title:
OPT. COVERED PATIO ELEVATIONS

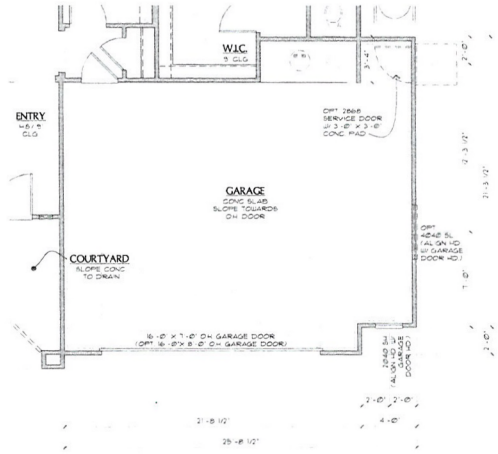
Sheet Number:
A3.3
b



1 ARCHITECTURAL FOUNDATION PLAN @ OPTIONAL EXTENDED GARAGE

SCALE: 1/4"=1'-0" SIMILAR AT ALL ELEVATIONS

RE: 1/A1 FOR ADDITIONAL NOTES & DIMENSIONS



2 FLOOR PLAN @ OPT. EXTENDED GARAGE

SCALE: 1/4"=1'-0" SIMILAR AT ALL ELEVATIONS

RE: 1/A1 FOR ADDITIONAL NOTES & DIMENSIONS

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Revisions:

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Plan Number:
L17D

Plan Name:
CHLOE

Sheet Title:
OPT. EXTENDED GARAGE FLOOR PLANS

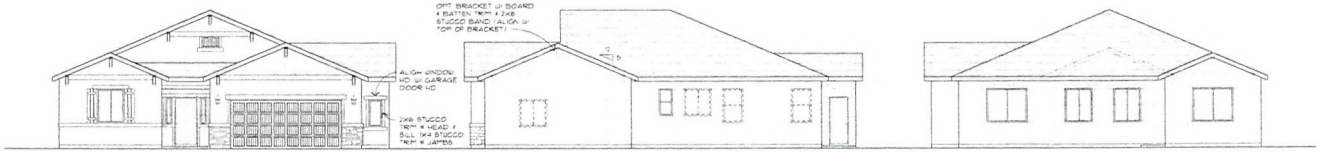
Sheet Number:
A3.4
a



3 OPT. EXTENDED GARAGE - FRONT, RIGHT & REAR ELEVATION A

SCALE: 1/8"=1'-0"

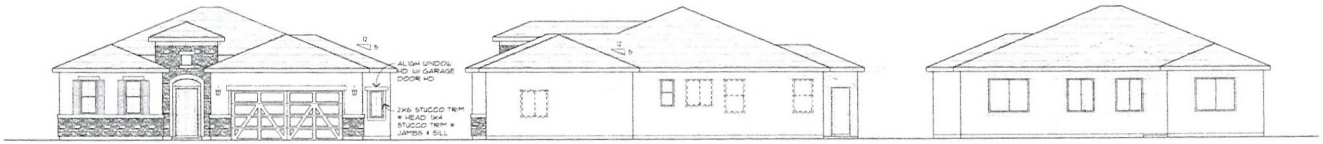
RE: A2 SHEETS FOR ADDITIONAL NOTES & DIMENSIONS



4 OPT. EXTENDED GARAGE - FRONT, RIGHT & REAR ELEVATION B

SCALE: 1/8"=1'-0"

RE: A22 SHEETS FOR ADDITIONAL NOTES & DIMENSIONS



5 OPT. EXTENDED GARAGE - FRONT, RIGHT & REAR ELEVATION C

SCALE: 1/8"=1'-0"

RE: A23 SHEETS FOR ADDITIONAL NOTES & DIMENSIONS

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5/8/2009 5:52:50 PM

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Revisions:

LAS VEGAS

Plan Number:

L17D

Plan Name:

CHLOE

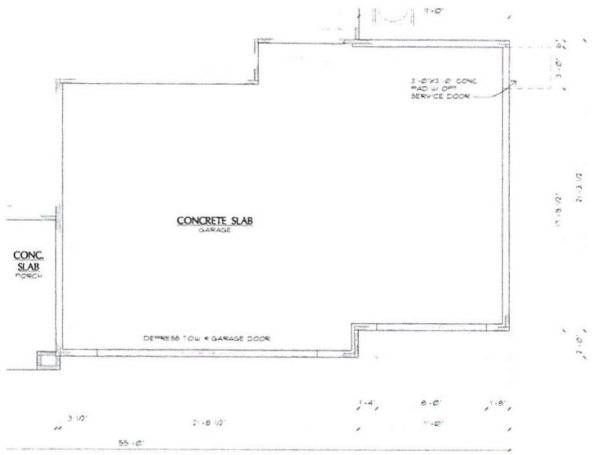
Sheet Title:

OPT. EXTENDED GARAGE ELEVATIONS

Sheet Number:

A3.4

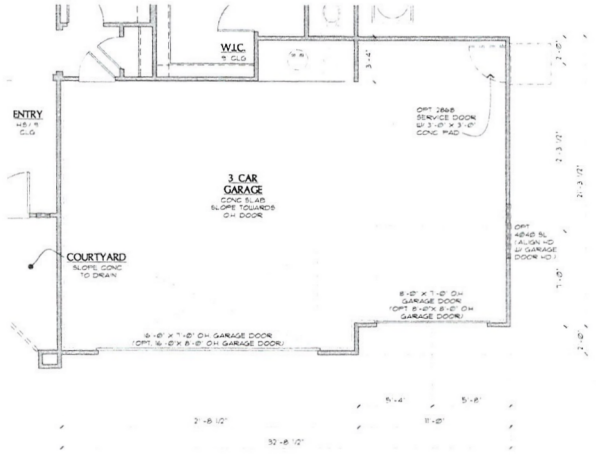
b



1 ARCHITECTURAL FOUNDATION PLAN @ OPTIONAL 3-CAR GARAGE

SCALE: 1/4"=1'-0" SIMILAR AT ALL ELEVATIONS

RE: WALL FOR ADDITIONAL NOTES & DIMENSIONS



2 FLOOR PLAN @ OPT. 3-CAR GARAGE

SCALE: 1/4"=1'-0" SIMILAR AT ALL ELEVATIONS

RE: WALL FOR ADDITIONAL NOTES & DIMENSIONS

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Revisions:

LAS VEGAS

Plan Number:

L17D

Plan Name:

CHLOE

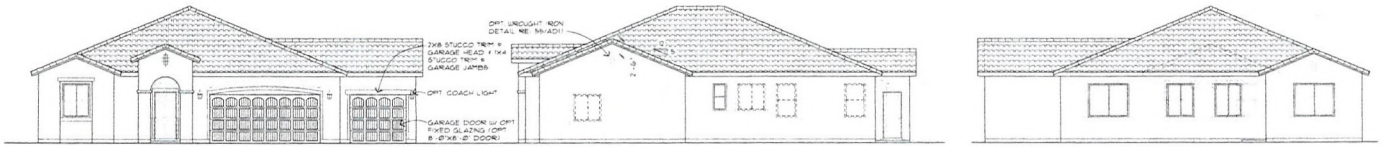
Sheet Title:

OPT. 3-CAR GARAGE FLOOR PLANS

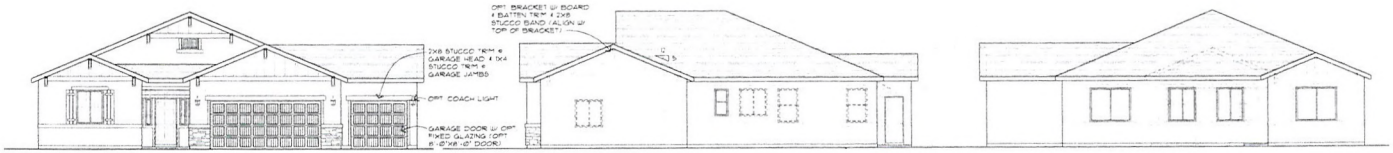
Sheet Number:

A3.5

a



3 OPT. 3-CAR GARAGE - FRONT, RIGHT & REAR ELEVATION A
SCALE: 1/4"=1'-0"
REF. A22 SHEETS FOR ADDITIONAL NOTES & DIMENSIONS



4 OPT. 3-CAR GARAGE - FRONT, RIGHT & REAR ELEVATION B
SCALE: 1/4"=1'-0"
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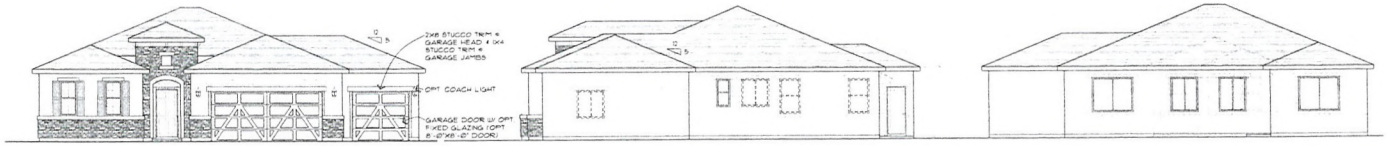
AKINS, ROBERT

5/8/2009 5:52:50 PM



5 OPT. 3-CAR GARAGE - FRONT, RIGHT & REAR ELEVATION C
SCALE: 1/4"=1'-0"
REF. A23 SHEETS FOR ADDITIONAL NOTES & DIMENSIONS

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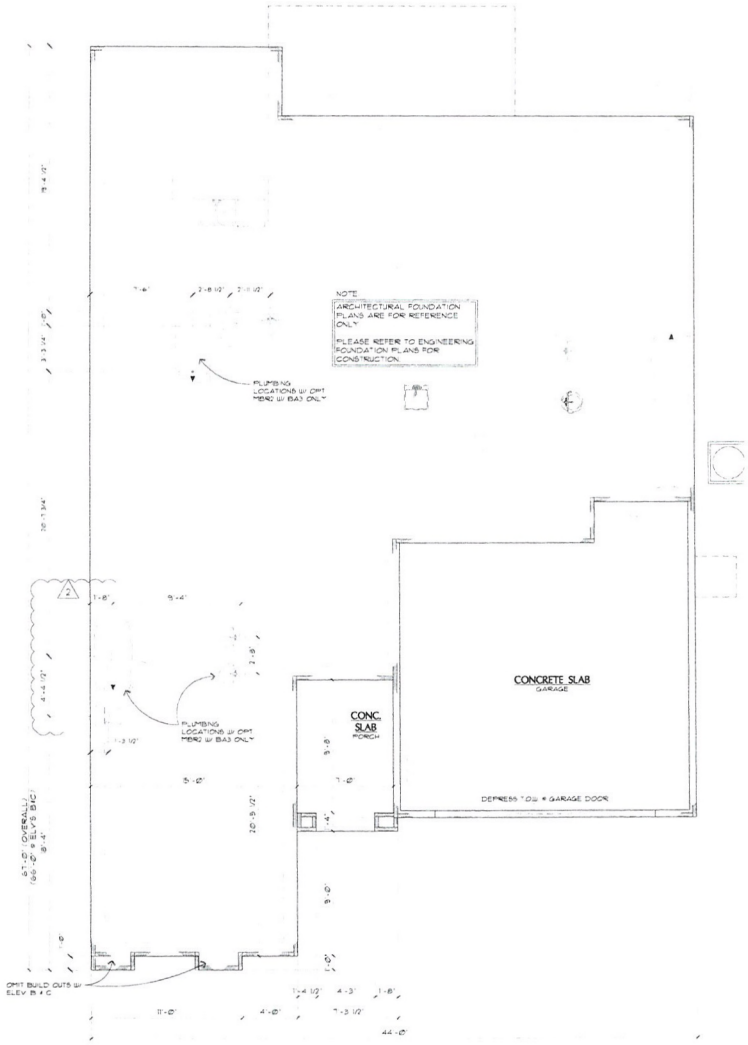
L17D

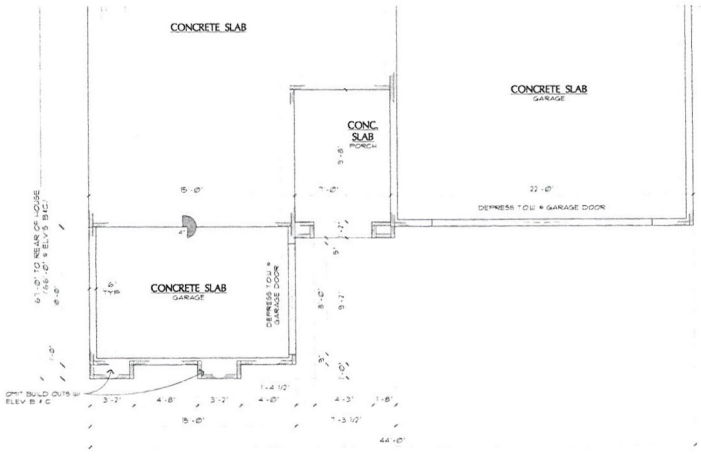
Plan Name:
CHLOE

Sheet Title:
OPT. 3-CAR GARAGE ELEVATIONS

Sheet Number:
A3.5
b



2 OPT. BR4/ OPT. MBR2 W/ BA3
SCALE: 1/4"=1'-0" ELEV A SHOWN - SIM AT ALL ELEV



1 OPT. STORAGE AREA
SCALE: 1/4"=1'-0" ELEV A SHOWN - SIM AT ALL ELEV

AKINS, ROBERT

4/29/2010 3:08:08 PM

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Revisions:

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Plan Number:
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Plan Name:
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Sheet Title:
OPT. STORAGE/ OPT. BR4/ OPT. MBR2 & BA3 ARCHITECTURAL FDN. PLANS

Sheet Number:
A3.6
a

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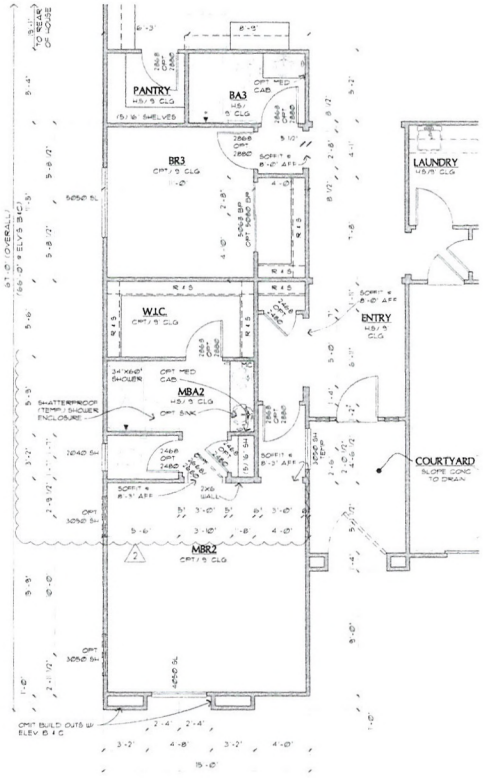
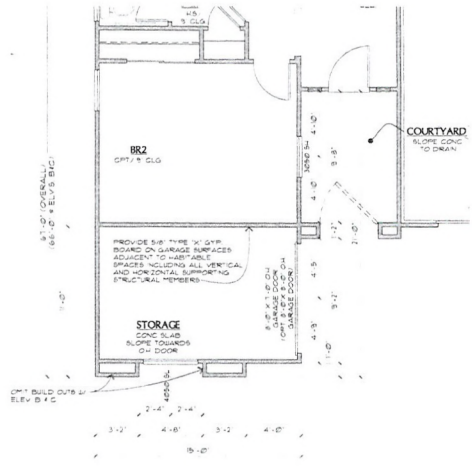
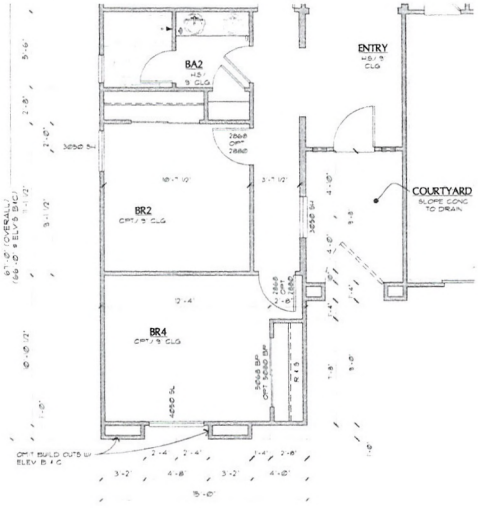


5 OPT. MBR2 W/ BA3
SCALE 1/4"=1'-0" ELEV A SHOWN - SIM AT ALL ELEV



3 OPT. STORAGE AREA
SCALE 1/4"=1'-0" ELEV A SHOWN - SIM AT ALL ELEV



4 OPT. BR4
SCALE 1/4"=1'-0" ELEV A SHOWN - SIM AT ALL ELEV

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4/28/2010 3:08:11 PM

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Revisions:

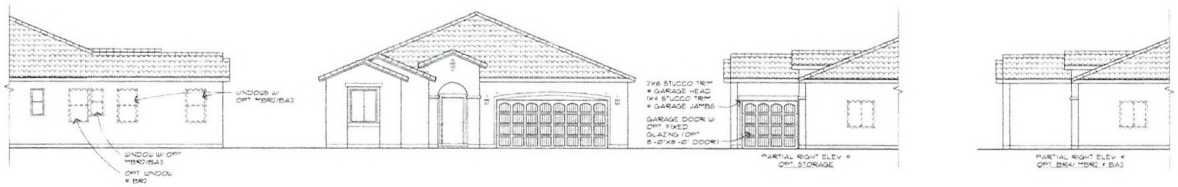
LAS VEGAS

Plan Number:
L17D

Plan Name:
CHLOE

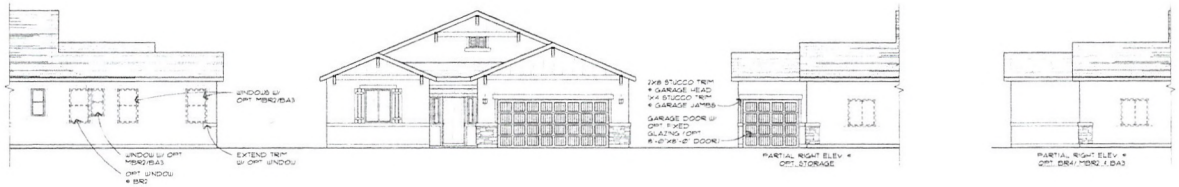
Sheet Title:
OPT. STORAGE/ OPT. BR4/ OPT. MBR2 & BA3 FLOOR PLANS

Sheet Number:
A3.6
b



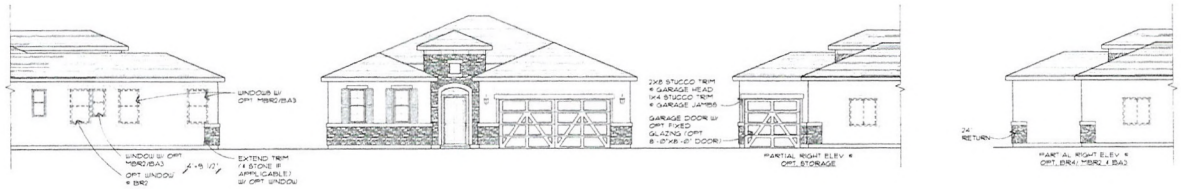
6 OPT. STORAGE/ BR4/ MBR2 - LEFT, FRONT & RIGHT ELEVATION A

SCALE 1/4"=1'-0" RE: A2 SHEETS FOR ADDITIONAL NOTES & DIMENSIONS



7 OPT. STORAGE/ BR4/ MBR2 - LEFT, FRONT & RIGHT ELEVATION B

SCALE 1/4"=1'-0" RE: A2.2 SHEETS FOR ADDITIONAL NOTES & DIMENSIONS



8 OPT. STORAGE/ BR4/ MBR2 - LEFT, FRONT & RIGHT ELEVATION C

SCALE 1/4"=1'-0" RE: A2.3 SHEETS FOR ADDITIONAL NOTES & DIMENSIONS

AKINS, ROBERT

5/18/2009 3:31:10 PM

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Plan Number:

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Plan Name:

CHLOE

Sheet Title:

OPT. STORAGE/ OPT. BR4/ OPT. MBR2 & BA3 ELEVATIONS

Sheet Number:

A3.6

C

RICHMOND
AMERICAN HOMES

PROJECT DATA

PROJECT: -
MUNICIPALITY: -
PLAN: L23D - DENISE
DATE: -

ENERGY COMPLIANCE: PRESCRIPTIVE

CONTRACTOR'S NAME: RICHMOND AMERICAN HOMES OF NEVADA, INC

LICENSE CLASSIFICATION & NUMBER: STATE CONTRACTOR'S LICENSE NO.0079117

DRAWINGS PREPARED BY: SHJA

ADOPTED CODES

BUILDING	2009	INTERNATIONAL RESIDENTIAL CODE
	2009	CLARK COUNTY AMENDMENTS
MECHANICAL	2009	UNIFORM MECHANICAL CODE / AMEND VARIOUS
	2009	CLARK COUNTY AMENDMENTS
ELECTRICAL	2008	NATIONAL ELECTRICAL CODE
	2009	CLARK COUNTY AMENDMENTS
PLUMBING	2009	UNIFORM PLUMBING CODE / AMEND VARIOUS
	2009	CLARK COUNTY AMENDMENTS
ENERGY	2009	INTERNATIONAL ENERGY CONSERVATION CODE
	2009	CLARK COUNTY AMENDMENTS

NOTE: MUST COMPLY WITH ALL STATE AND LOCAL CODES IN EFFECT IN THE JURISDICTION A WHICH THE WORK IS TO BE PERFORMED.

REQUIREMENTS FOR ARCHITECTURAL APPROVAL (ALL LOTS)

SHEETS	DESCRIPTION

REQUIREMENTS FOR ENHANCED REAR LOTS

NOTE: THE OPTIONS LISTED ABOVE WILL BE STANDARD AS NOTED TO COMPLY WITH DEVELOPER AND/OR CITY REQUIREMENTS. THERE MAY BE ADDITIONAL OPTIONS AVAILABLE THAT ARE NOT LISTED ABOVE.

SQUARE FOOTAGE CALC.

	FINISHED	OPT. FINISHED	UNFINISHED
2 CAR GARAGE	-	-	576.00 SF
OPT. EXTENDED GARAGE	-	-	672.00 SF
OPT. 3 CAR GARAGE	-	-	768.00 SF
FIRST FLOOR	1,990.50 SF		-
OPT. 2ND FLOOR		450.00	

DATE	DELTA	REVISION

SEP 07 2010

DRAWING SHEET INDEX

SHEET	DESCRIPTION
A0.0	A COVER SHEET & SHEET INDEX
A0.1	A ARCHITECTURAL FOUNDATION PLAN / ELEVATION E1 OPTIONS B PARTIAL ARCHITECTURAL FOUNDATION PLANS
A1	A FIRST FLOOR PLAN - ELEVATION D & OPTIONS B FIRST FLOOR PLAN - ELEVATION E & PARTIAL PLANS & OPTIONS
A1.1	A NOT USED
A1.2	A NOT USED
A1.3	A NOT USED
A1.4	A ELEVATION D - FRONT / LEFT ELEVATIONS B ELEVATION D - REAR / RIGHT ELEVATIONS
A1.5	A ELEVATION E - FRONT / LEFT ELEVATIONS B ELEVATION E - REAR / RIGHT ELEVATIONS
A1.6	A ELEVATION D1 - FRONT / LEFT ELEVATIONS B ELEVATION D1 - REAR / RIGHT ELEVATIONS
A2.0	A NOT USED
A2.1	A OPT. COVERED PATIO # 1 - PLANS B OPT. COVERED PATIO # 1 - ELEVATIONS D & E C OPT. COVERED PATIO # 1 - ELEVATIONS D1 & E1
A2.2	A OPT. EXTENDED GARAGE - PLANS B OPT. EXTENDED GARAGE - ELEVATIONS D & E
A2.3	A OPT. 3 CAR GARAGE - PLANS B OPT. 3 CAR GARAGE - ELEVATIONS D & E
A3.1	A ROOF PLANS D & E B ROOF PLANS D & E - OPTIONS
A4.1	A TYPICAL BUILDING SECTIONS
A5.1	A FIRST FLOOR - FLOORING DETAILS
A6.0	A INTERIOR / COMMON DETAILS
A7.1	A EXTERIOR ELEVATION DETAILS B EXTERIOR ELEVATION DETAILS C EXTERIOR ELEVATION DETAILS D EXTERIOR ELEVATION DETAILS E EXTERIOR ELEVATION DETAILS F EXTERIOR ELEVATION DETAILS
A7.2	A THERMAL BARRIER DETAILS B THERMAL BARRIER DETAILS
A7.3	A EXTERIOR ELEVATION DETAILS - HEATHER WHITE
L2.0	A FRAME SCHEDULES LOAD CALCS / ENGR. LINE DIAGRAM
E1	A FIRST FLOOR ELECTRICAL PLAN - BASE PLAN & OPTIONS B FIRST FLOOR ELECTRICAL PLAN - OPTIONS
M2.0	A HVAC GENERAL NOTES
M3	A HVAC FIRST FLOOR PLAN B HVAC FIRST FLOOR PLAN OPTIONS
M5.0	A HVAC DETAIL SHEETS
P2.0	A PLUMBING GENERAL NOTES
P3	B PLUMBING FIRST FLOOR PLAN C PLUMBING FIRST FLOOR PLAN OPTIONS
P5.0	A PLUMBING DETAIL SHEETS
S5	A STRUCTURAL SPECIFICATIONS & NOTES B STRUCTURAL SPECIFICATIONS & NOTES
S6	A FOUNDATION PLAN & OPTIONS B FOUNDATION PLAN OPTIONS C FOUNDATION PLAN OPTIONS
S11	A ROOF FRAMING PLAN & OPTIONS B ROOF FRAMING PLAN OPTIONS C ROOF FRAMING PLAN OPTIONS D ROOF FRAMING PLAN OPTIONS E ROOF FRAMING PLAN OPTIONS
S12	A POST-TENSIONED FOUNDATION DETAILS B POST-TENSIONED FOUNDATION DETAILS C GENERAL FRAMING DETAILS D GENERAL FRAMING DETAILS E ROOF FRAMING DETAILS

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Date: 10/29/2009
Drawn By: SHJA
Revisions:

LAS VEGAS

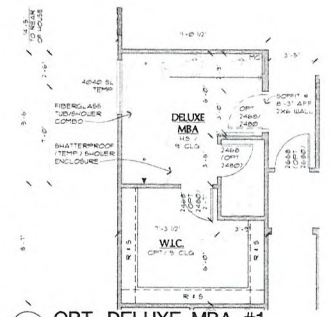
Plan Number:
L23D

Plan Name:
DENISE

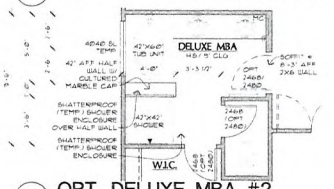
Sheet Title:
COVER SHEET & SHEET INDEX

Sheet Number:
A0.0
b

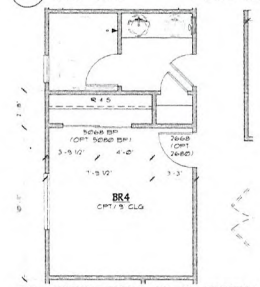
VAR-39475
SDR-39474



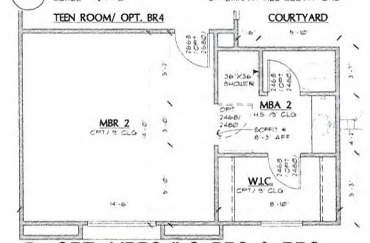
5a OPT. DELUXE MBA #1
SCALE 1/4"=1'-0" SIMILAR AT ALL ELEVATIONS



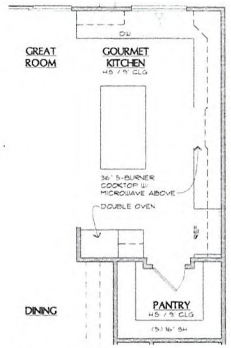
5b OPT. DELUXE MBA #2
SCALE 1/4"=1'-0" SIMILAR AT ALL ELEVATIONS



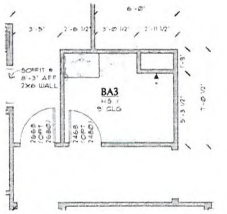
6 OPT. BR4 I.L.O. TEEN ROOM
SCALE 1/4"=1'-0" SIMILAR AT ALL ELEVATIONS



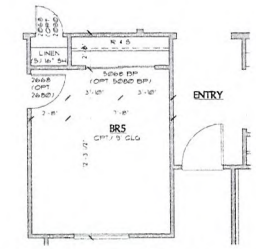
7 OPT. MBR2 ILO BR2 & BR3
SCALE 1/4"=1'-0" SIMILAR AT ALL ELEVATIONS



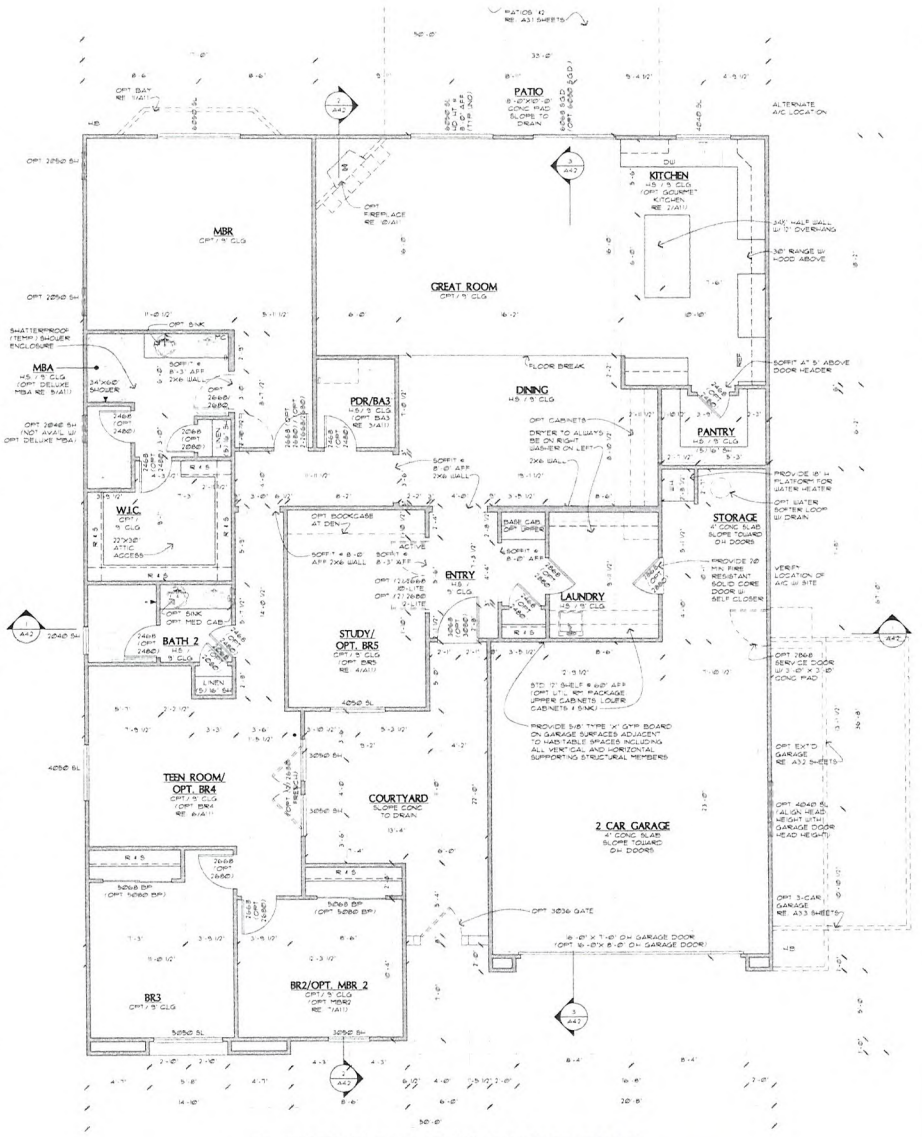
2 OPT. GOURMET KITCHEN
SCALE 1/4"=1'-0" SIMILAR AT ALL ELEVATIONS



3 OPT. BA3 I.L.O. POWDER
SCALE 1/4"=1'-0" SIMILAR AT ALL ELEVATIONS



4 OPT. BR5 I.L.O. DEN
SCALE 1/4"=1'-0" SIMILAR AT ALL ELEVATIONS



1 FIRST FLOOR PLAN @ ELEVATION D
SCALE 1/4"=1'-0"

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Date: 9/24/2009
Drawn By: RHJA
Revisions:

LAS VEGAS

Plan Number:
L23D

Plan Name:
DENISE

Sheet Title:
FIRST FLOOR PLAN & OPTIONS

Sheet Number:
A1.1
a

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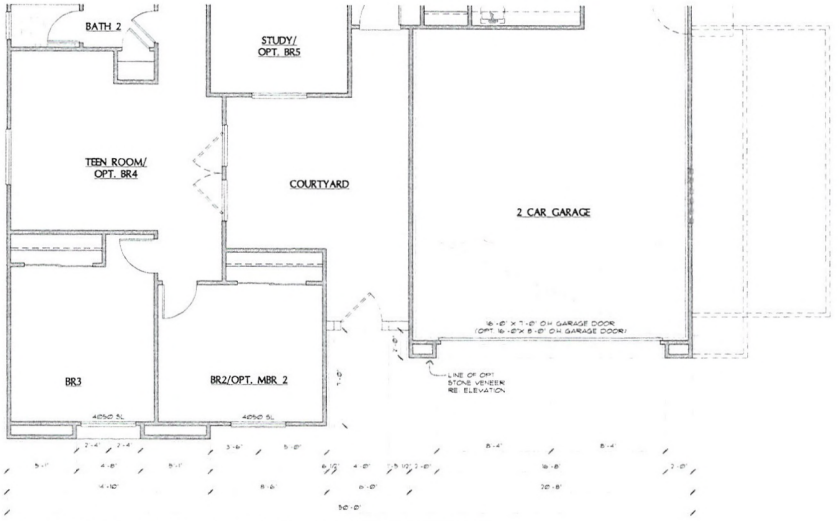
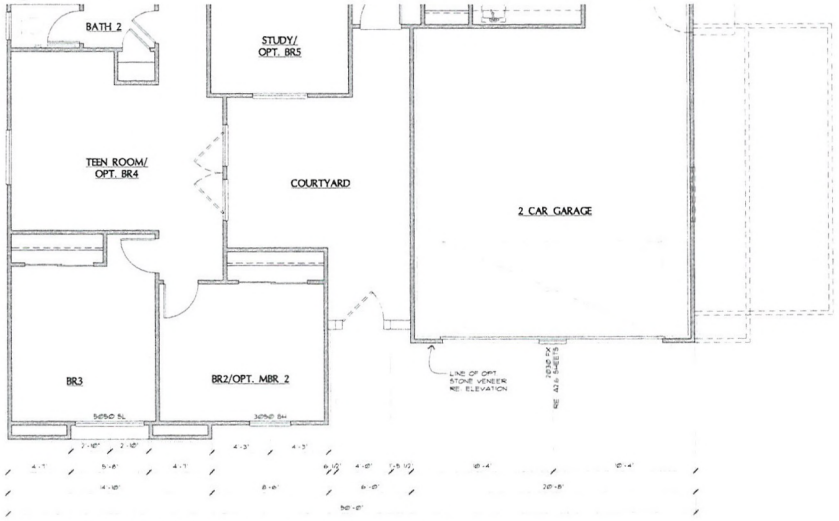
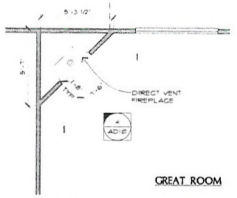


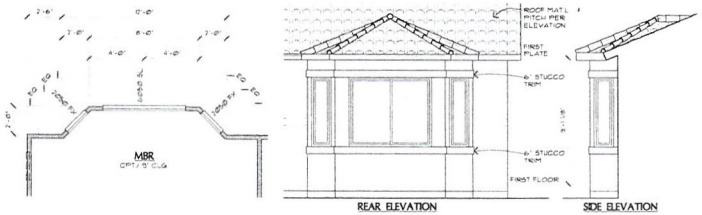
8 PARTIAL FIRST FLOOR PLAN @ ELEVATION E
SCALE ¼"=1'-0" RE 1/A11 FOR ADDITIONAL NOTES & DIMENSIONS



9 PARTIAL FIRST FLOOR PLAN @ ELEVATION F
SCALE ¼"=1'-0" RE 1/A11 FOR ADDITIONAL NOTES & DIMENSIONS



10 OPT. FIREPLACE
SCALE ¼"=1'-0" SIMILAR AT ALL ELEVATIONS



11 OPT. BAY @ MBR
SCALE ¼"=1'-0" SIMILAR AT ALL ELEVATIONS

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LAS VEGAS

Plan Number:
L23D

Plan Name:
DENISE

Sheet Title:
PARTIAL FIRST FLOOR PLANS & OPTIONS

Sheet Number:
A1.1
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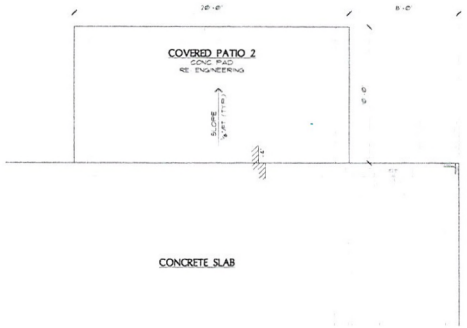
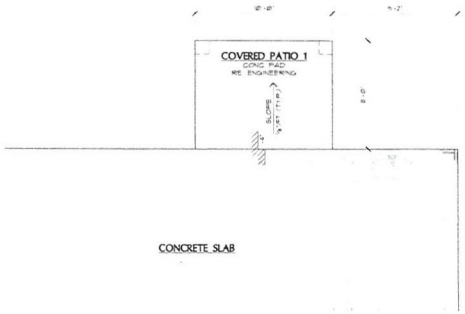
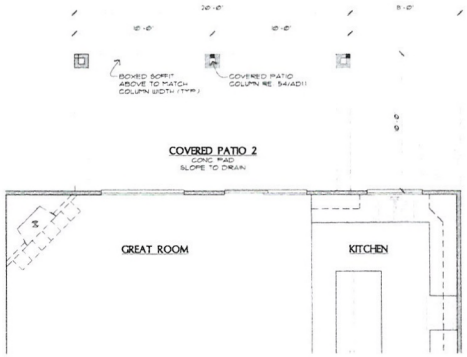


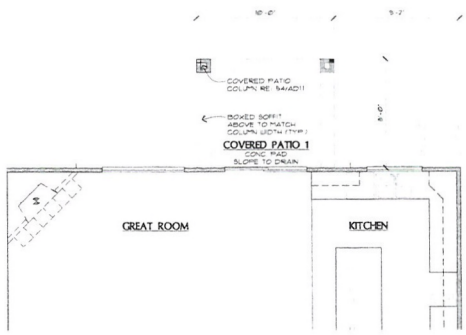
3 OPTIONAL COVERED PATIO 2 ARCHITECTURAL FOUNDATION PLAN
SCALE 1/4"=1'-0" SIMILAR AT ALL ELEVATIONS
RE: 1/A1.0a FOR ADDITIONAL NOTES & DIMENSIONS



1 OPTIONAL COVERED PATIO 1 ARCHITECTURAL FOUNDATION PLAN
SCALE 1/4"=1'-0" SIMILAR AT ALL ELEVATIONS
RE: 1/A1.0a FOR ADDITIONAL NOTES & DIMENSIONS



4 OPT. COVERED PATIO 2 FIRST FLOOR PLAN
SCALE 1/4"=1'-0" SIMILAR AT ALL ELEVATIONS
RE: 1/A1.0a FOR ADDITIONAL NOTES & DIMENSIONS



2 OPT. COVERED PATIO 1 FIRST FLOOR PLAN
SCALE 1/4"=1'-0" SIMILAR AT ALL ELEVATIONS
RE: 1/A1.0a FOR ADDITIONAL NOTES & DIMENSIONS

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Revisions:

LAS VEGAS

Plan Number:
L23D

Plan Name:
DENISE

Sheet Title:
OPT. COVERED PATIO PLANS

Sheet Number:
A3.1
a

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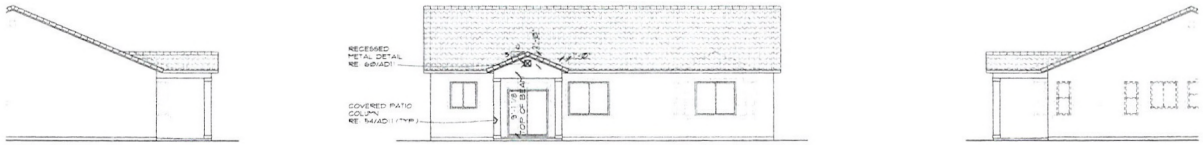
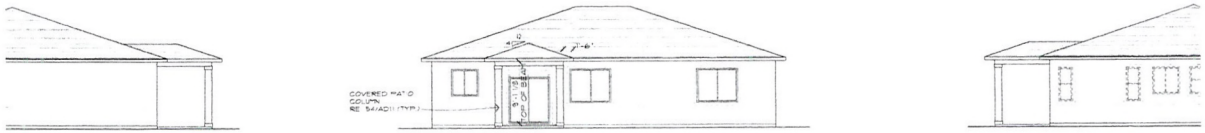


5 OPT. COVERED PATIO 1 - REAR, RIGHT & LEFT ELEVATION D
SCALE: 1/4"=1'-0"

NO CHANGE AT FRONT ELEVATION
RE: A2.4 FOR ADDITIONAL NOTES & DIMENSIONS

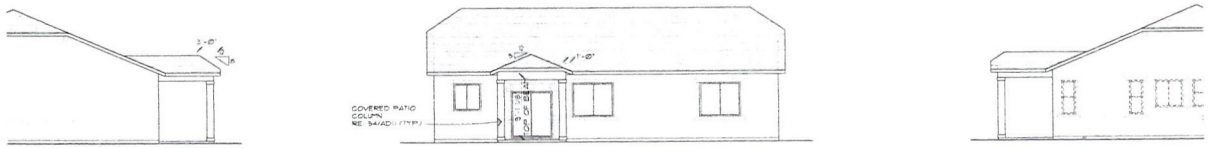


6 OPT. COVERED PATIO 1 - REAR, RIGHT & LEFT ELEVATION E
SCALE: 1/4"=1'-0"

RE: A2.5 FOR ADDITIONAL NOTES & DIMENSIONS

AKINS, ROBERT

4/29/2010 1:43:01 PM



7 OPT. COVERED PATIO 1 - REAR, RIGHT & LEFT ELEVATION F
SCALE: 1/4"=1'-0"

RE: A2.6 FOR ADDITIONAL NOTES & DIMENSIONS

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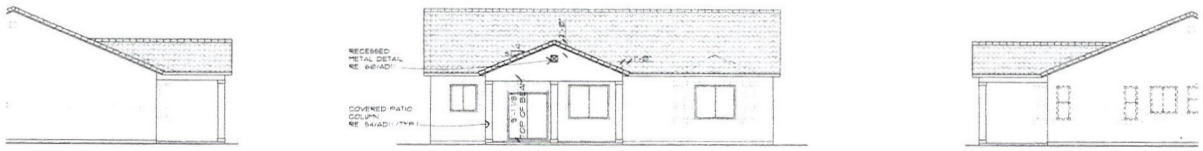
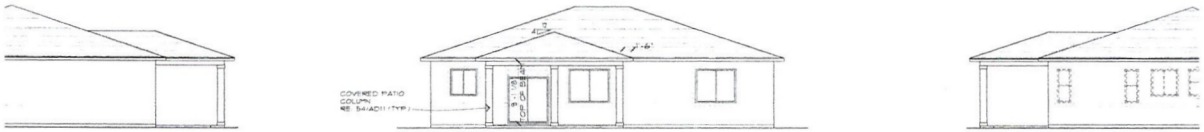
Sheet Title:
OPT. COVERED PATIO 1 ELEVATIONS

Sheet Number:
A3.1
b



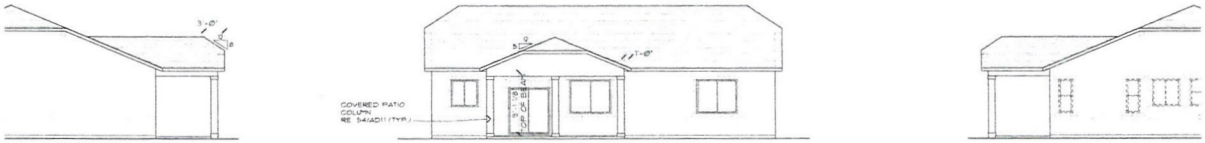
8 OPT. COVERED PATIO 2 - REAR, RIGHT & LEFT ELEVATION D
SCALE: 1/4"=1'-0"
NO CHANGE AT FRONT ELEVATION
RE: A2.4 FOR ADDITIONAL NOTES & DIMENSIONS



9 OPT. COVERED PATIO 2 - REAR, RIGHT & LEFT ELEVATION E
SCALE: 1/4"=1'-0"
RE: A2.5 FOR ADDITIONAL NOTES & DIMENSIONS

AKINS, ROBERT

4/29/2010 1:43:04 PM



10 OPT. COVERED PATIO 2 - REAR, RIGHT & LEFT ELEVATION F
SCALE: 1/4"=1'-0"
RE: A2.6 FOR ADDITIONAL NOTES & DIMENSIONS

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LAS VEGAS

Plan Number:
L23D

Plan Name:
DENISE

Sheet Title:
OPT. COVERED PATIO 2 ELEVATIONS

Sheet Number:
A3.1
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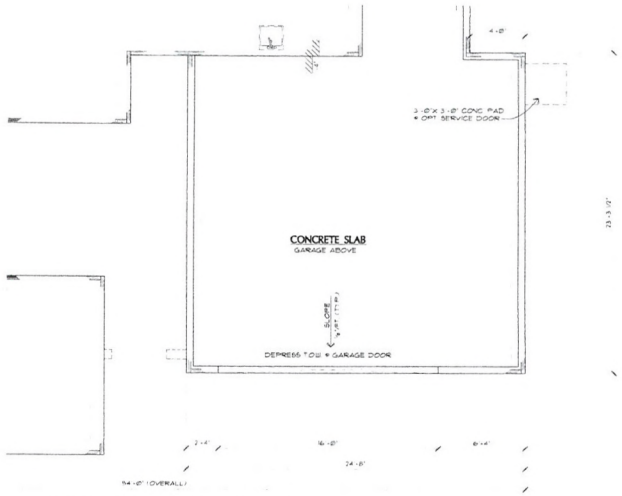
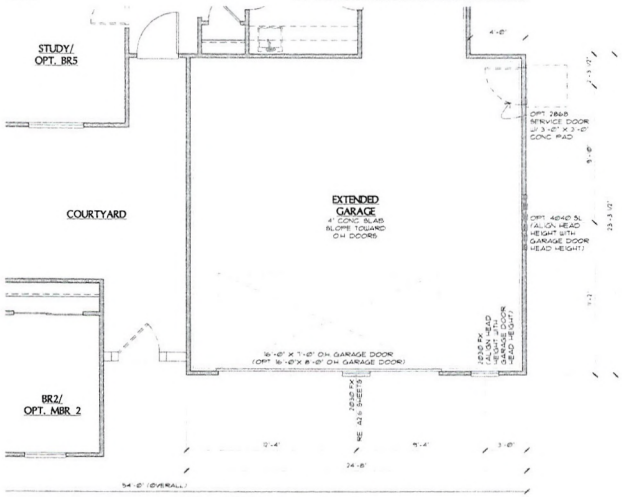
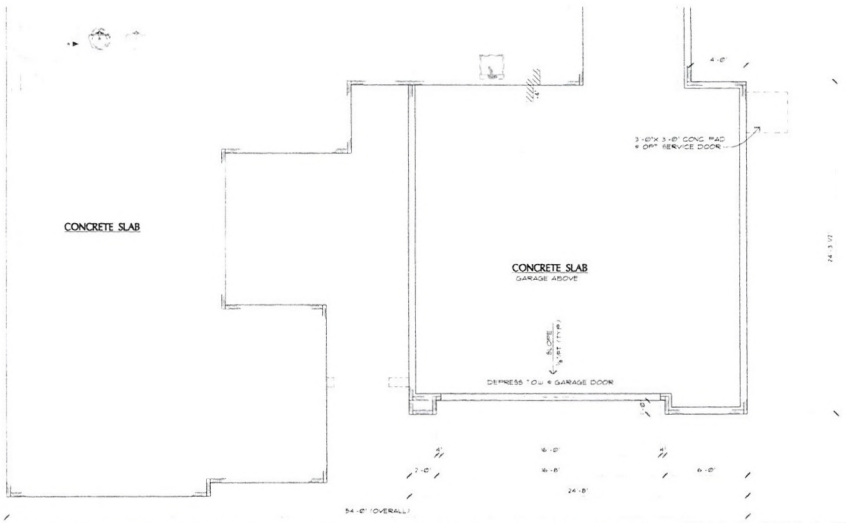


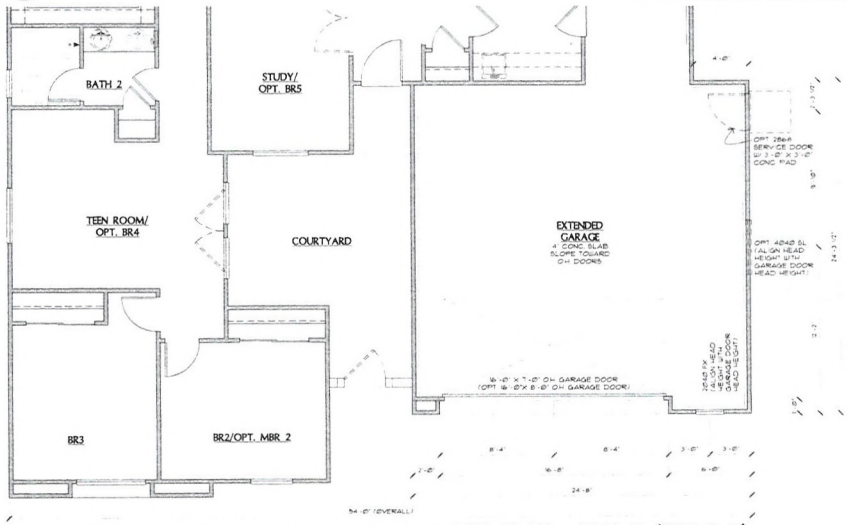
3 OPT. EXTENDED GARAGE ARCHITECTURAL FOUNDATION PLAN - ELV. F
SCALE 1/4"=1'-0" SIMILAR AT ALL ELEVATIONS
RE: 1A7/A10 FOR ADDITIONAL NOTES & DIMENSIONS



4 OPT. EXTENDED GARAGE FIRST FLOOR PLAN - ELV. F
SCALE 1/4"=1'-0" SIMILAR AT ALL ELEVATIONS
RE: 1A9/A11 FOR ADDITIONAL NOTES & DIMENSIONS



1 OPT. EXTENDED GARAGE ARCHITECTURAL FOUNDATION PLAN - ELV. D (SIM @ E)
SCALE 1/4"=1'-0" SIMILAR AT ALL ELEVATIONS
RE: 1A10 FOR ADDITIONAL NOTES & DIMENSIONS



2 OPTIONAL EXTENDED GARAGE FIRST FLOOR PLAN - ELV. D (SIM @ E)
SCALE 1/4"=1'-0" SIMILAR AT ALL ELEVATIONS
RE: 1A11 FOR ADDITIONAL NOTES & DIMENSIONS

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Date: 11/04/2009
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Revisions:

LAS VEGAS

Plan Number:
L23D

Plan Name:
DENISE

Sheet Title:
OPTIONAL EXTENDED GARAGE PLANS

Sheet Number:
A3.2
a

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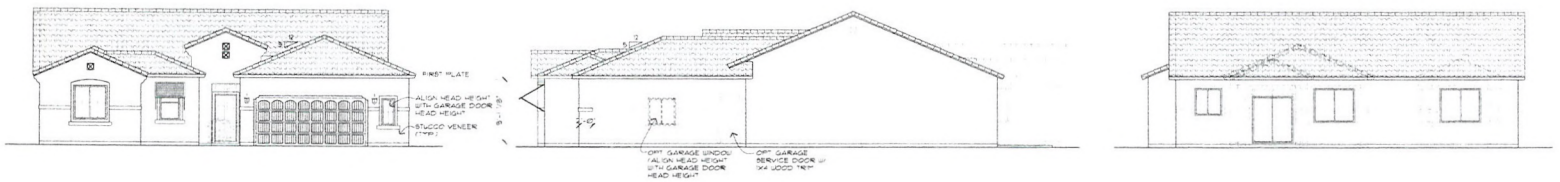
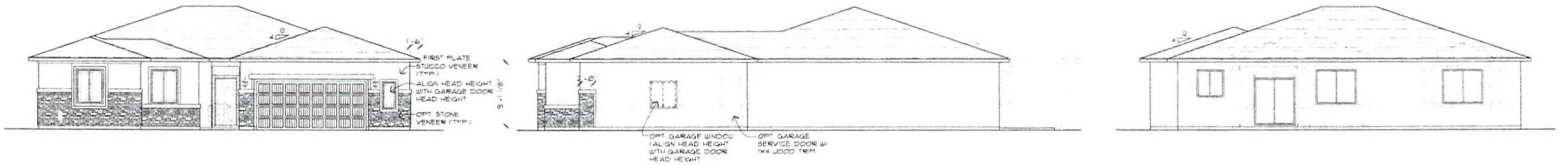


5 OPT. EXTENDED GARAGE - FRONT, RIGHT & REAR ELEVATIONS D
SCALE 1/4"=1'-0"

NO CHANGE AT LEFT ELEVATION
RE: A2.4 FOR ADDITIONAL NOTES & DIMENSIONS

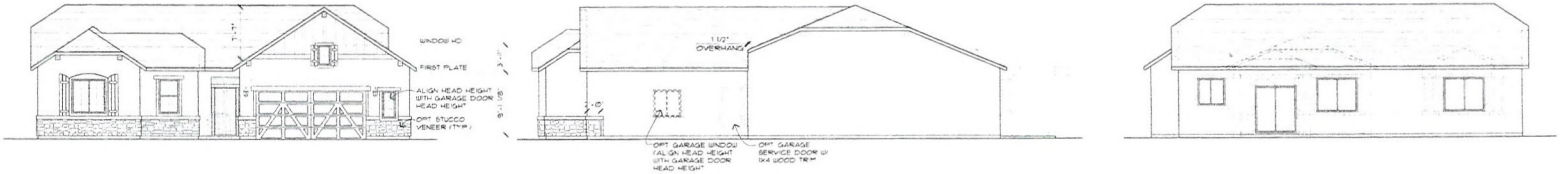


6 OPT. EXTENDED GARAGE - FRONT, RIGHT & REAR ELEVATIONS E
SCALE 1/4"=1'-0"

RE: A2.5 FOR ADDITIONAL NOTES & DIMENSIONS

AKINS, ROBERT

4/29/2010 1:43:28 PM



7 OPT. EXTENDED GARAGE - FRONT, RIGHT & REAR ELEVATIONS F
SCALE 1/4"=1'-0"

RE: A2.6 FOR ADDITIONAL NOTES & DIMENSIONS

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Date: 11/04/2009
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Revisions:

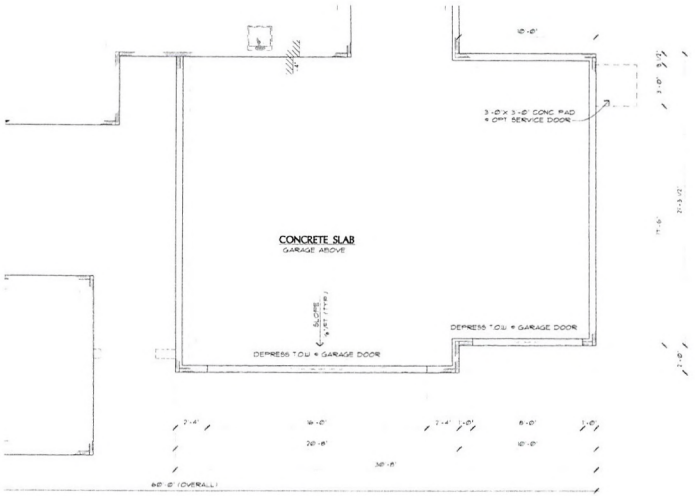
LAS VEGAS

Plan Number:
L23D

Plan Name:
DENISE

Sheet Title:
OPT. EXTENDED GARAGE ELEVATIONS

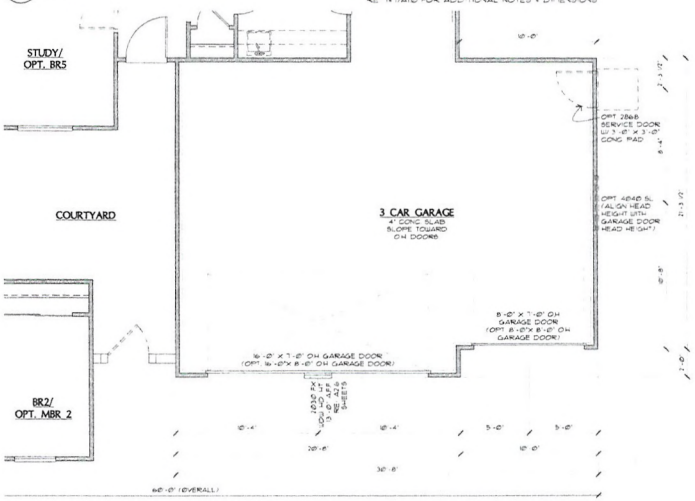
Sheet Number:
A3.2
b



OPT. 3-CAR GARAGE
ARCHITECTURAL FOUNDATION PLAN - ELV. F

3 SCALE 1/4"=1'-0"

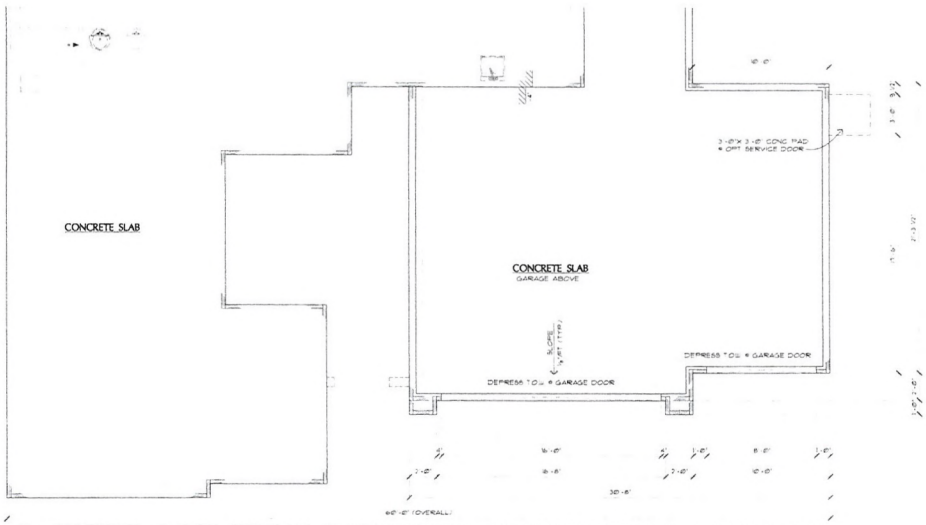
SIMILAR AT ALL ELEVATIONS
RE: 1A7/A10 FOR ADDITIONAL NOTES & DIMENSIONS



OPT. 3-CAR GARAGE FIRST FLOOR PLAN - ELV. F

4 SCALE 1/4"=1'-0"

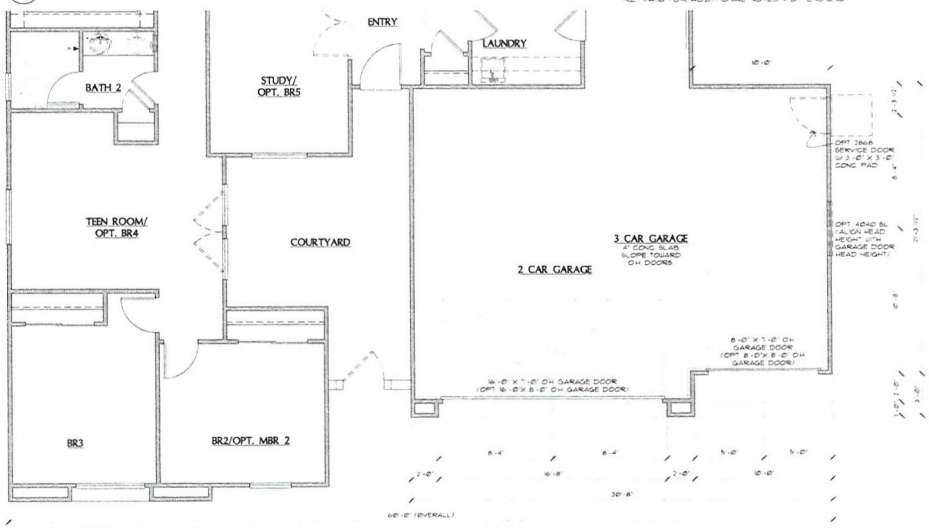
SIMILAR AT ALL ELEVATIONS
RE: 1A8/A11 FOR ADDITIONAL NOTES & DIMENSIONS



OPTIONAL 3-CAR GARAGE ARCHITECTURAL FOUNDATION PLAN - ELV'S. D & E

1 SCALE 1/4"=1'-0"

SIMILAR AT ALL ELEVATIONS
RE: 1A10 FOR ADDITIONAL NOTES & DIMENSIONS



OPTIONAL 3-CAR GARAGE FIRST FLOOR PLAN - ELV'S. D & E

2 SCALE 1/4"=1'-0"

SIMILAR AT ALL ELEVATIONS
RE: 1A11 FOR ADDITIONAL NOTES & DIMENSIONS

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Date: 11/04/2009

Drawn By: RH-J.A.

Revisions:

LAS VEGAS

Plan Number:
L23D

Plan Name:
DENISE

Sheet Title:
OPTIONAL 3-CAR GARAGE PLANS

Sheet Number:
A3.3
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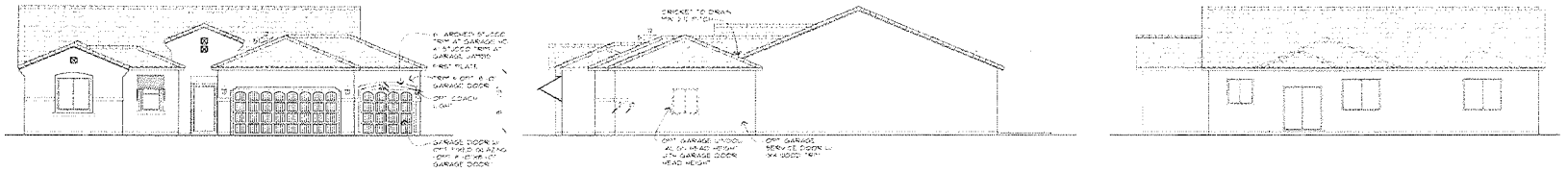
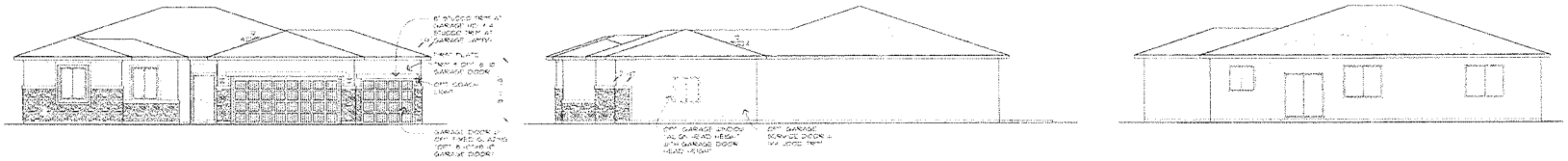
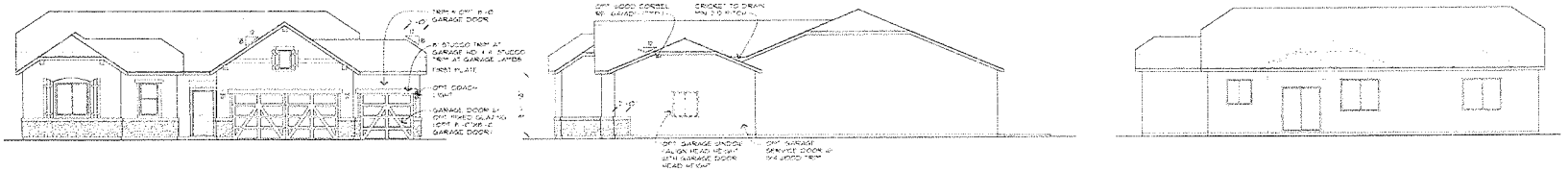


5 OPT. 3-CAR GARAGE - FRONT, RIGHT & REAR ELEVATIONS D



6 OPT. 3-CAR GARAGE - FRONT, RIGHT & REAR ELEVATIONS E



7 OPT. 3-CAR GARAGE - FRONT, RIGHT & REAR ELEVATIONS F

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Date: 8/24/2009

Drawn By: RHJA

Revisions:

LAS VEGAS

Plan Number:

L23D

Plan Name:

DENISE

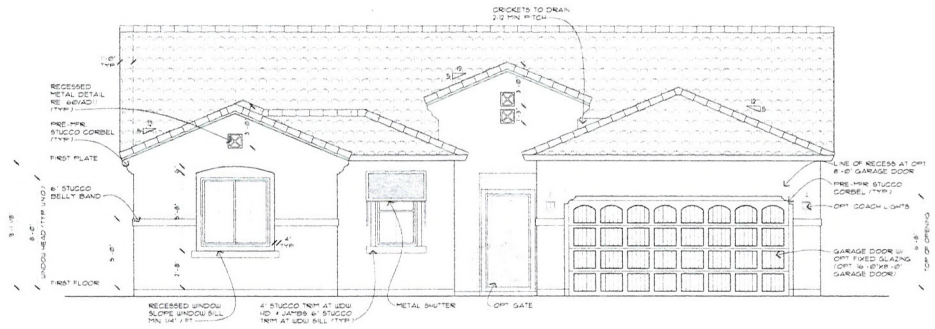
Sheet Title:

OPT. 3-CAR GARAGE ELEVATIONS

Sheet Number:

A3.3

b



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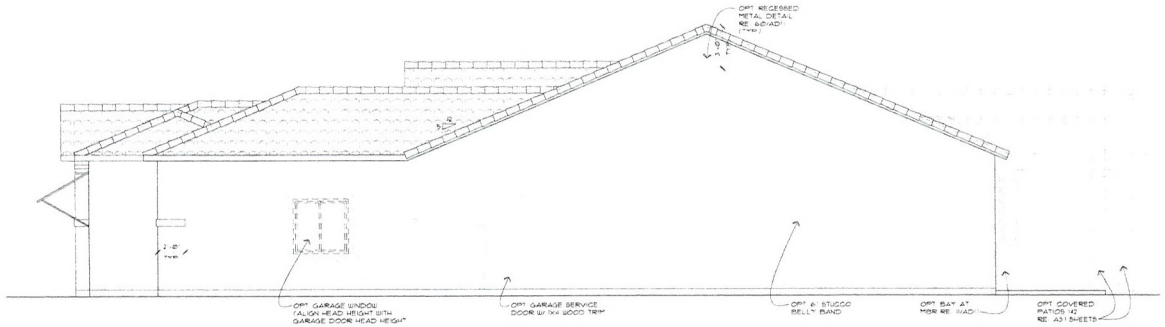

2 LEFT ELEVATION D
SCALE 1/4"=1'-0"

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Date: 11/24/2009

Drawn By: RHJA

Revisions:

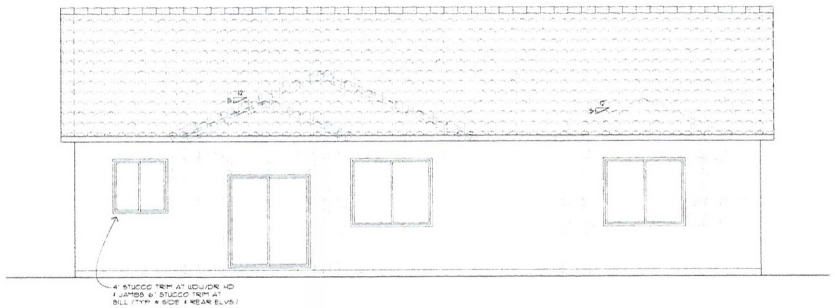
LAS VEGAS

Plan Number:
L23D

Plan Name:
DENISE

Sheet Title:
ELEVATION D

Sheet Number:
A2.4
a



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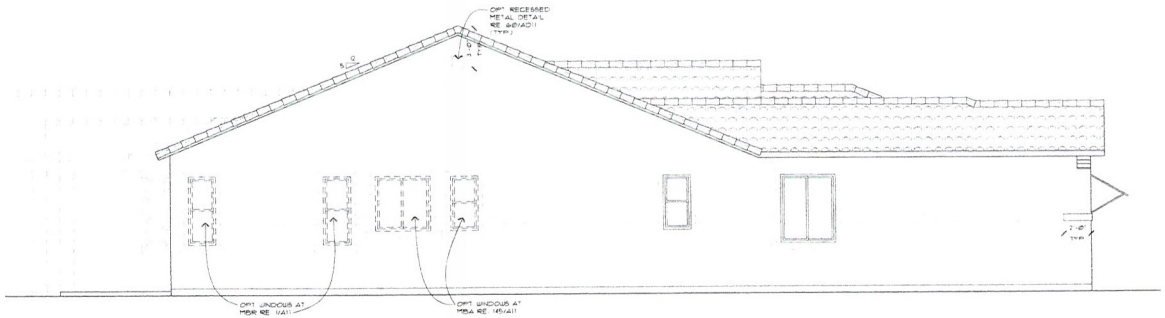

4 RIGHT ELEVATION D
SCALE 1/4"=1'-0"

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Revisions:

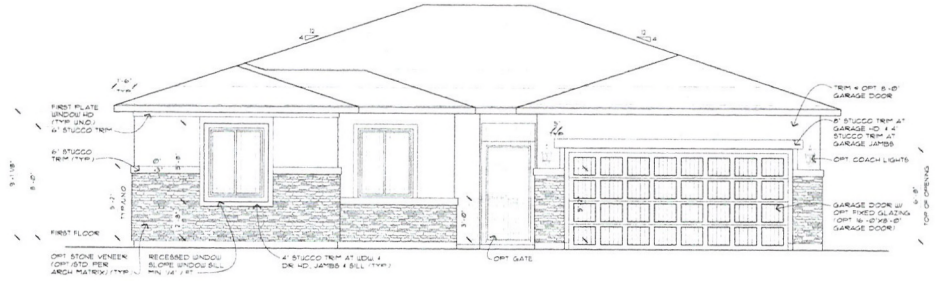
LAS VEGAS

Plan Number:
L23D

Plan Name:
DENISE

Sheet Title:
ELEVATION D

Sheet Number:
A2.4
b



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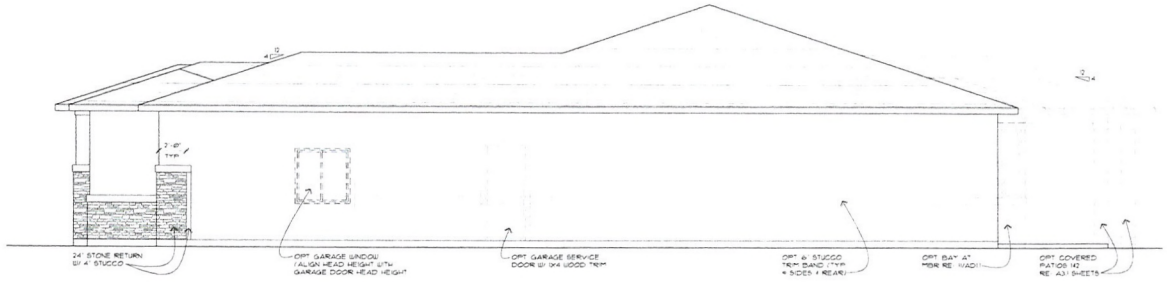

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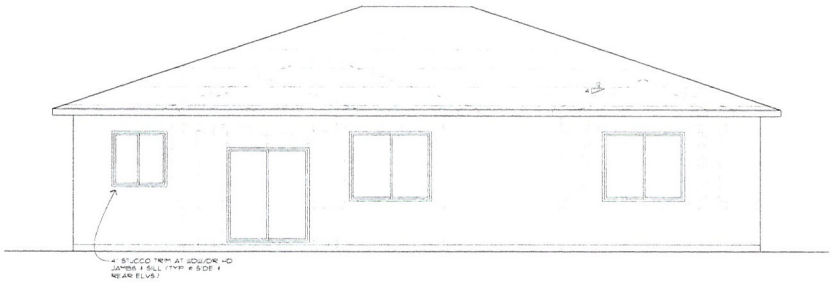
LAS VEGAS

Plan Number:
L23D

Plan Name:
DENISE

Sheet Title:
ELEVATION E

Sheet Number:
A2.5
a



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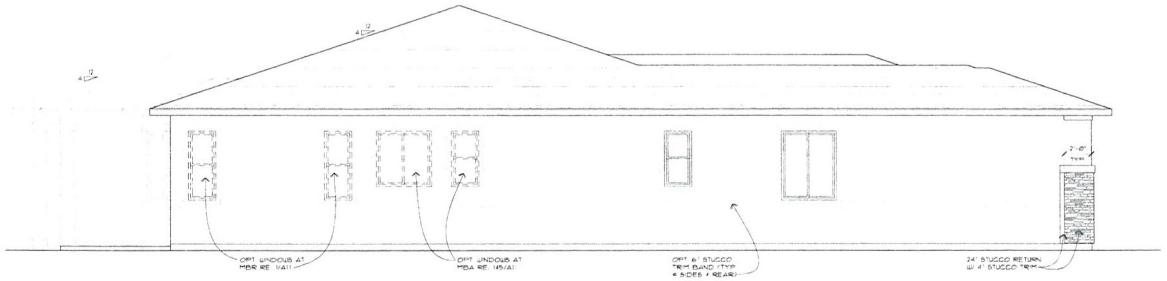

4 RIGHT ELEVATION E
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Revisions:

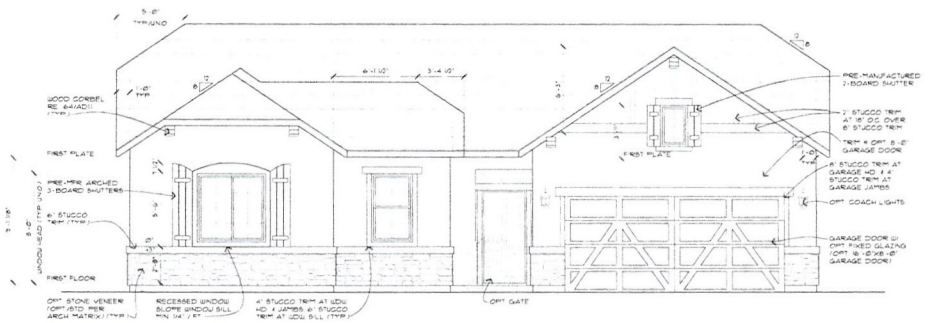
LAS VEGAS

Plan Number:
L23D

Plan Name:
DENISE

Sheet Title:
ELEVATION E

Sheet Number:
A2.5
b



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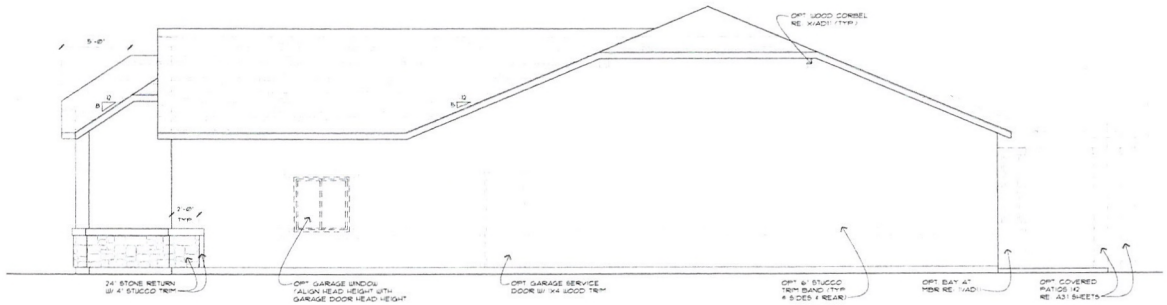

2 LEFT ELEVATION F
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Revisions:

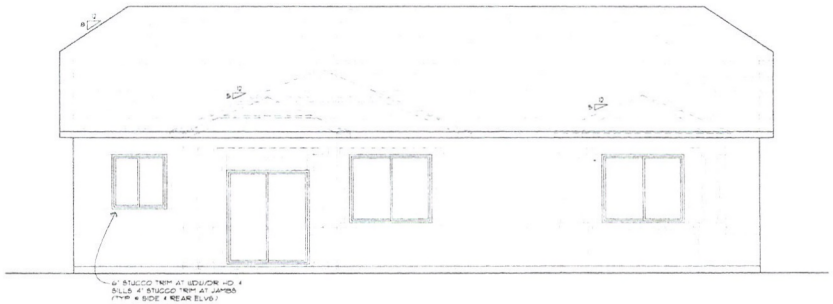
LAS VEGAS

Plan Number:
L23D

Plan Name:
DENISE

Sheet Title:
ELEVATION F

Sheet Number:
A2.6
a



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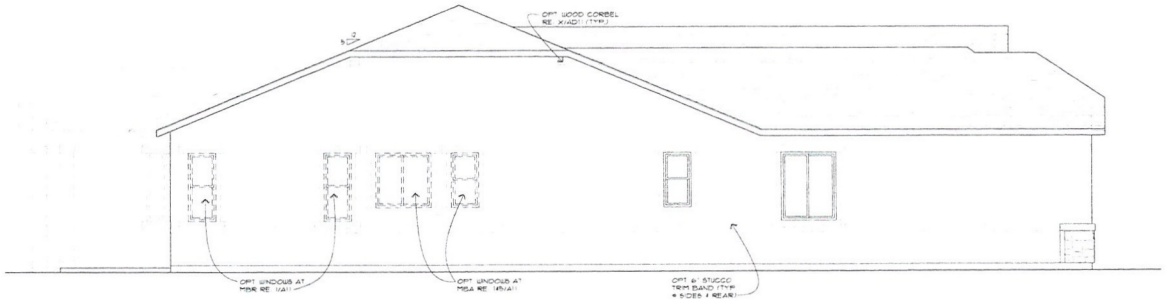

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Date: 11/24/2009

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LAS VEGAS

Plan Number:
L23D

Plan Name:
DENISE

Sheet Title:
ELEVATION F

Sheet Number:
A2.6
b

RICHMOND AMERICAN HOMES

PROJECT DATA

PROJECT: -
MUNICIPALITY: -
PLAN: L22D - DELANEY
DATE: -

ENERGY COMPLIANCE:	RESCHECK
CONTRACTOR'S NAME:	RICHMOND AMERICAN HOMES OF NEVADA, INC
LICENSE CLASSIFICATION & NUMBER:	STATE CONTRACTOR LICENSE #0026417
DRAWINGS PREPARED BY:	RHJA

ADOPTED CODES

BUILDING	2006	INTERNATIONAL RESIDENTIAL CODE
	2006	CLARK COUNTY AMENDMENTS
MECHANICAL	2006	UNIFORM MECHANICAL CODE (IAMPO version)
	2006	CLARK COUNTY AMENDMENTS
ELECTRICAL	2005	NATIONAL ELECTRICAL CODE
	2005	CLARK COUNTY AMENDMENTS
PLUMBING	2006	UNIFORM PLUMBING CODE (IAMPO version)
	2006	CLARK COUNTY AMENDMENTS
ENERGY	2006	INTERNATIONAL ENERGY CONSERVATION CODE
	2006	CLARK COUNTY AMENDMENTS

NOTE: MUST COMPLY WITH ALL STATE AND LOCAL CODES IN EFFECT IN THE JURISDICTION IN WHICH THE WORK IS TO BE PERFORMED

REQUIREMENTS FOR ARCHITECTURAL APPROVAL (ALL LOTS)

SHEETS	DESCRIPTION

REQUIREMENTS FOR ENHANCED REAR LOTS

NOTE: THE OPTIONS LISTED ABOVE WILL BE STANDARD AS NOTED TO COMPLY WITH DEVELOPER AND/OR CITY REQUIREMENTS. THERE MAY BE ADDITIONAL OPTIONS AVAILABLE THAT ARE NOT LISTED ABOVE

SQUARE FOOTAGE CALC.

	FINISHED	OPT. FINISHED	UNFINISHED
2 CAR GARAGE	-	-	484 SQ FT
OPT. EXTENDED GARAGE	-	-	540 SQ FT
OPT 3 CAR GARAGE	-	-	714 SQ FT
OPT SIDE TURN GARAGE	-	-	+220 SQ FT
FIRST FLOOR	2221 SQ FT	-	-
OPT BAY @ NOOK	-	+16 SQ FT	-
OPT BAY @ MBR	-	+16 SQ FT	-
TOTAL	2221 SQ FT	-	-

DATE	DELTA	REVISION
-	-	-

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DRAWING SHEET INDEX

SHEET		DESCRIPTION
A0.0	a	COVER SHEET + SHEET INDEX
A1.0	a	ARCHITECTURAL FOUNDATION PLAN - ELEVATION A + OPTIONS
	b	ARCHITECTURAL FOUNDATION PLANS - ELEVATION B + C + OPTIONS
A1.1	a	FIRST FLOOR PLAN - ELEVATION A + OPTIONS
	b	FIRST FLOOR PLAN - ELEVATION B + C + OPTIONS
A2.1	a	NOT USED
A2.2	a	NOT USED
A2.3	a	NOT USED
A2.4	a	ELEVATION D - FRONT + LEFT ELEVATIONS
	b	ELEVATION D - REAR + RIGHT ELEVATIONS
A2.5	a	ELEVATION E - FRONT + LEFT ELEVATIONS
	b	ELEVATION E - REAR + RIGHT ELEVATIONS
A2.6	a	ELEVATION F - FRONT + LEFT ELEVATIONS
	c	ELEVATION F - REAR + RIGHT ELEVATIONS
A3.0	a	NOT USED
A3.1	a	NOT USED
A3.2	a	EXTENDED GARAGE - FLOOR PLANS
	b	EXTENDED GARAGE - FLOOR PLANS
	c	EXTENDED GARAGE - ELEVATIONS
A3.3	a	3 CAR GARAGE - FLOOR PLANS
	b	3 CAR GARAGE - FLOOR PLANS
	c	3 CAR GARAGE - ELEVATIONS
A3.5	a	SIDE TURN GARAGE - ELEVATION D PLANS
	b	SIDE TURN GARAGE - ELEVATION E PLANS
	c	SIDE TURN GARAGE - ELEVATION F PLANS
	d	SIDE TURN GARAGE - ELEVATION D
	e	SIDE TURN GARAGE - ELEVATION E
	f	SIDE TURN GARAGE - ELEVATION F
A4.1	a	ROOF PLANS
A4.2	a	TYPICAL BUILDING SECTIONS
A5.1	a	FIRST FLOOR - FLOORING BREAKS
AD1.0	a	INTERIOR + COMMON DETAILS
AD2.1	a	EXTERIOR DETAILS - ROOF
	b	EXTERIOR DETAILS - DOORS
	c	EXTERIOR DETAILS - WINDOWS
	d	EXTERIOR DETAILS - MISC.
	e	EXTERIOR DETAILS - COLUMNS
	f	EXTERIOR DETAILS - MISC.
AD2.2	a	THERMAL BARRIER DETAILS
	b	THERMAL BARRIER DETAILS
AD3.3	a	EXTERIOR ELEVATION DETAILS (1 HR) FIRE RATED
E0.0	a	ELECTRICAL LOADS AND CALCULATIONS
E1.1	a	FIRST FLOOR ELECTRICAL PLAN - BASE PLAN + OPTIONS
MD0.0	a	HVAC GENERAL NOTES
M1.1	a	HVAC FIRST FLOOR PLAN
	b	HVAC FIRST FLOOR PLAN
	c	HVAC FIRST FLOOR PLAN
	d	HVAC FIRST FLOOR PLAN
MD1.0	a	HVAC DETAIL SHEETS
PD0.0	a	PLUBING GENERAL NOTES
P1.1	a	FIRST FLOOR PLUMBING PLAN
	b	FIRST FLOOR PLUMBING PLAN
PD1.0	a	PLUBING DETAIL SHEETS
S0.0	a	STRUCTURAL SPECIFICATIONS + NOTES
	b	STRUCTURAL SPECIFICATIONS + NOTES
S1.0	a	FOUNDATION PLAN + OPTIONS
	b	FOUNDATION PLAN OPTIONS
	c	FOUNDATION PLAN OPTIONS
	d	FOUNDATION PLAN OPTIONS
	e	FOUNDATION PLAN OPTIONS
S1.2	a	ROOF FRAMING PLAN + OPTIONS
	b	ROOF FRAMING PLAN OPTIONS
	c	ROOF FRAMING PLAN OPTIONS
	d	ROOF FRAMING PLAN OPTIONS
	e	ROOF FRAMING PLAN OPTIONS
SD	1	POST-TENSIONED FOUNDATION DETAILS
	1.1	POST-TENSIONED FOUNDATION DETAILS
	2	GENERAL FRAMING DETAILS
	2.1	GENERAL FRAMING DETAILS
	3	ROOF FRAMING DETAILS

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Date: 11/04/2009
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Revisions:

LAS VEGAS

Plan Number:
L22D

Plan Name:
DELANEY

Sheet Title:
COVER SHEET

Sheet Number:
A0.0 a

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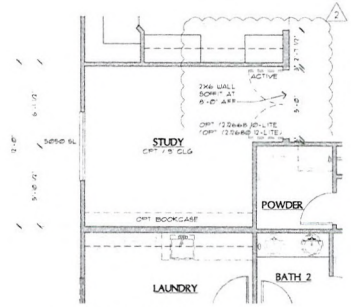

2 OPT. STUDY
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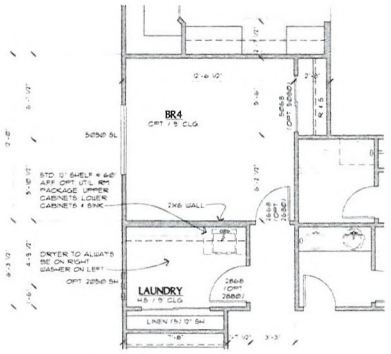

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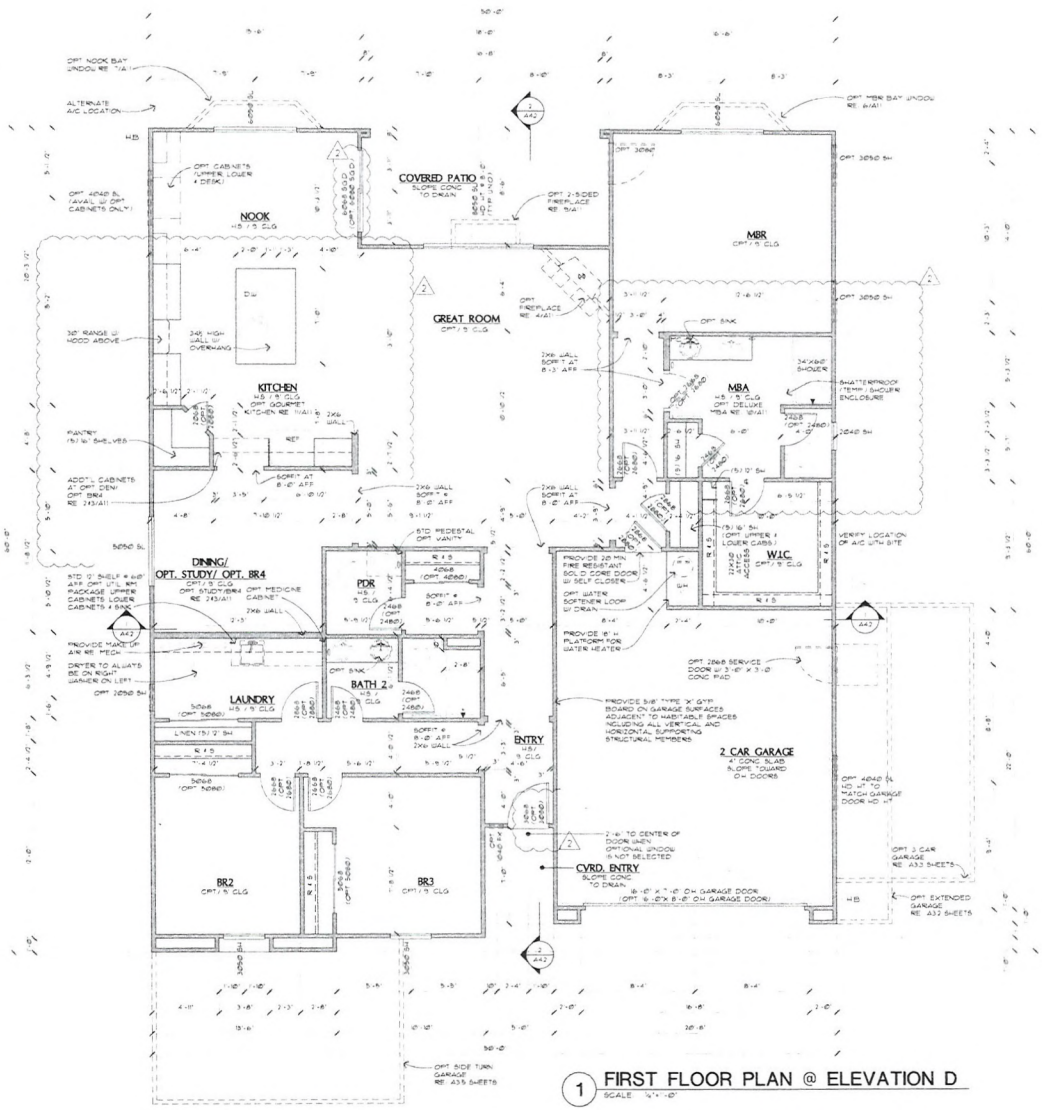

1 FIRST FLOOR PLAN @ ELEVATION D
SCALE 1/4"=1'-0"

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Date: 11/04/2009
Drawn By: RHJA
Revisions:

LAS VEGAS

Plan Number:
L22D

Plan Name:
DELANEY

Sheet Title:
FIRST FLOOR PLAN & OPTIONS

Sheet Number:
A1.1
a

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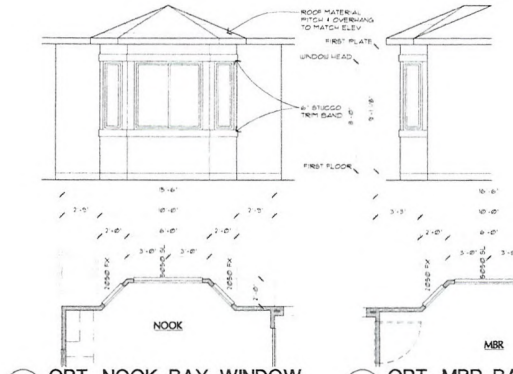
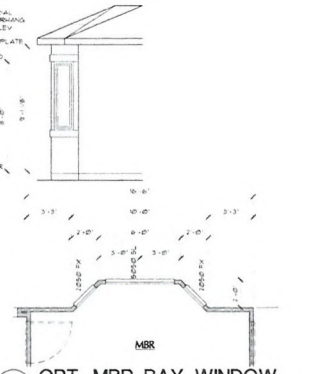
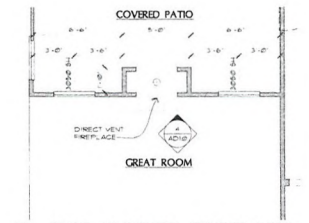


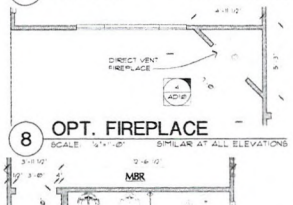
7 OPT. NOOK BAY WINDOW
SCALE: 1/4"=1'-0" SIMILAR AT ALL ELEVATIONS



6 OPT. MBR BAY WINDOW
SCALE: 1/4"=1'-0" SIMILAR AT ALL ELEVATIONS



9 OPT. 2-SIDED FIREPLACE
SCALE: 1/4"=1'-0" SIMILAR AT ALL ELEVATIONS



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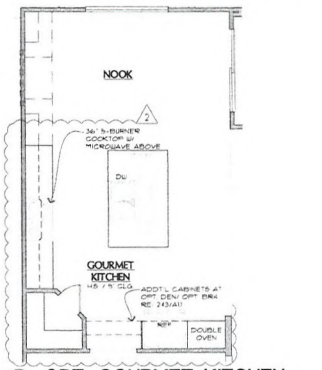

11 OPT. GOURMET KITCHEN
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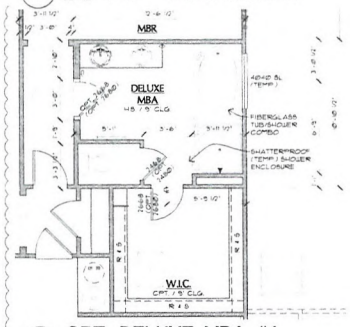

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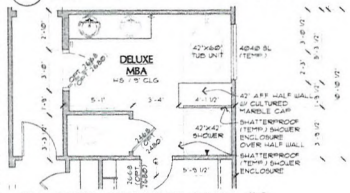

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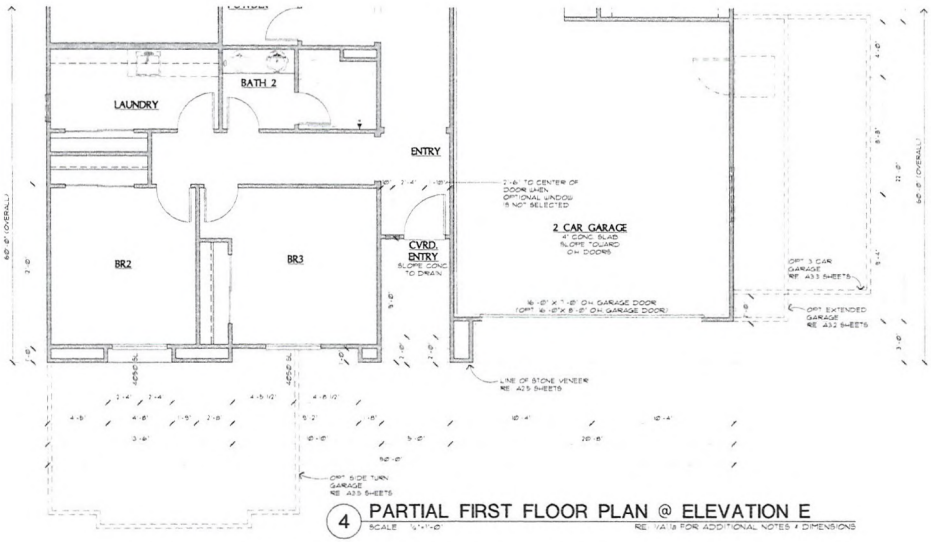
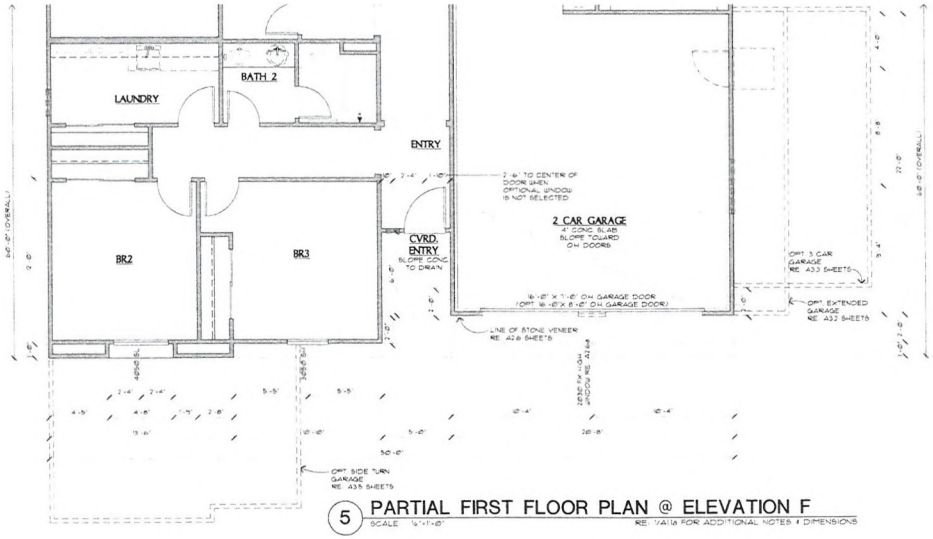


4 PARTIAL FIRST FLOOR PLAN @ ELEVATION E
SCALE: 1/4"=1'-0" REF. 1/A1.1a FOR ADDITIONAL NOTES & DIMENSIONS



5 PARTIAL FIRST FLOOR PLAN @ ELEVATION F
SCALE: 1/4"=1'-0" REF. 1/A1.1a FOR ADDITIONAL NOTES & DIMENSIONS

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LAS VEGAS

Plan Number:
L22D

Plan Name:
DELANEY

Sheet Title:
PARTIAL FIRST FLOOR PLANS

Sheet Number:
A1.1
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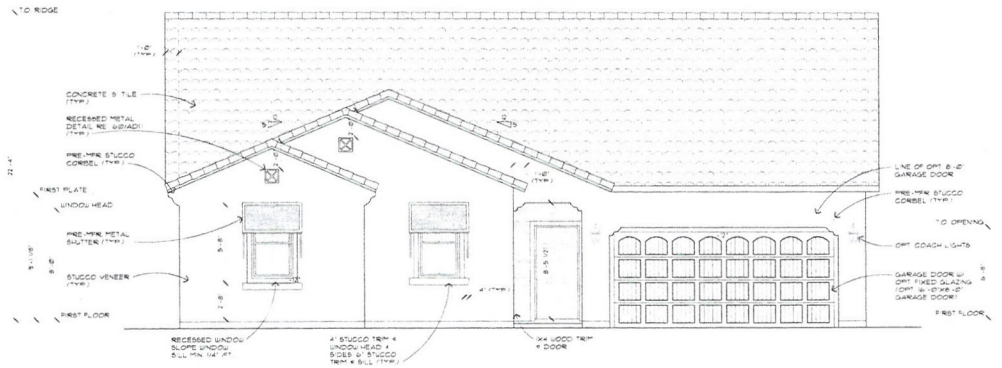

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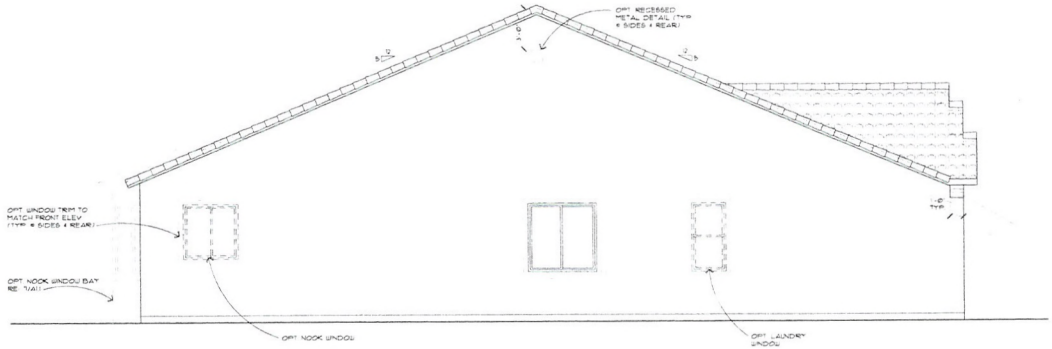
SCALE 1/4"=1'-0"



2 LEFT ELEVATION D
SCALE 1/4"=1'-0"

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Revisions:

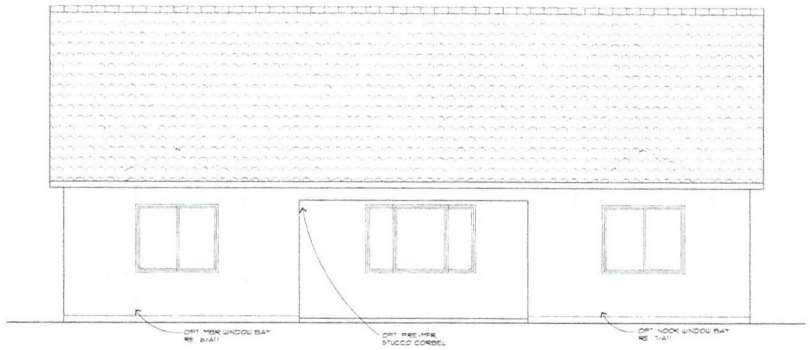
LAS VEGAS

Plan Number:
L22D

Plan Name:
DELANEY

Sheet Title:
ELEVATION D

Sheet Number:
A2.4
a



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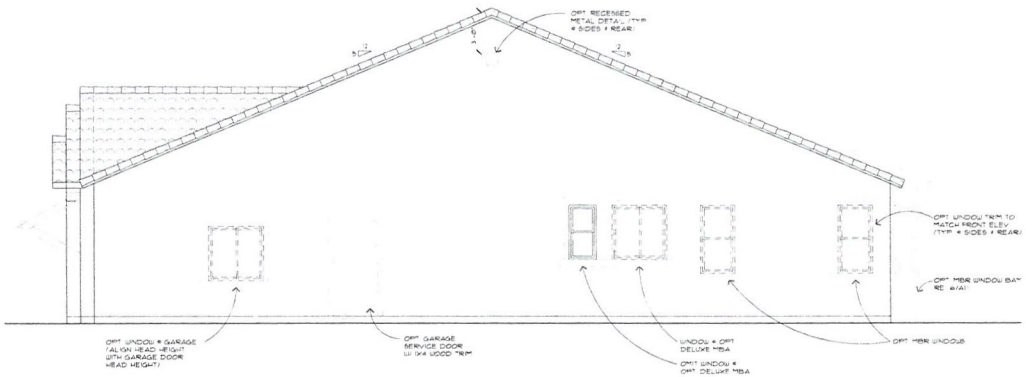

4 RIGHT ELEVATION D
SCALE 1/4"=1'-0" RE: A7.4A FOR ADDITIONAL NOTES & DIMENSIONS

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Revisions:

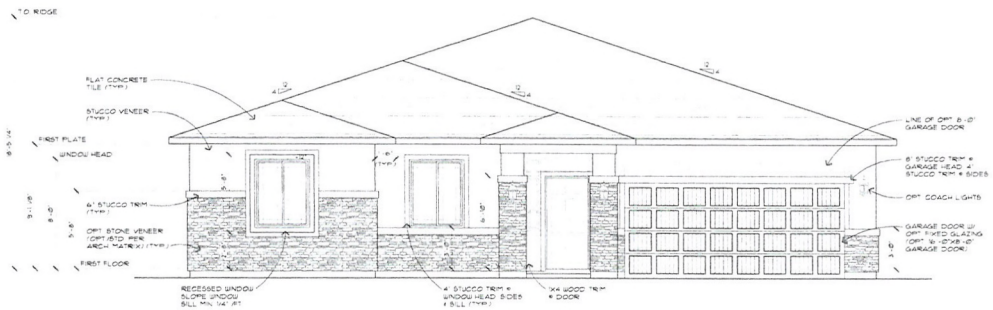
LAS VEGAS

Plan Number:
L22D

Plan Name:
DELANEY

Sheet Title:
ELEVATION D

Sheet Number:
A2.4
b



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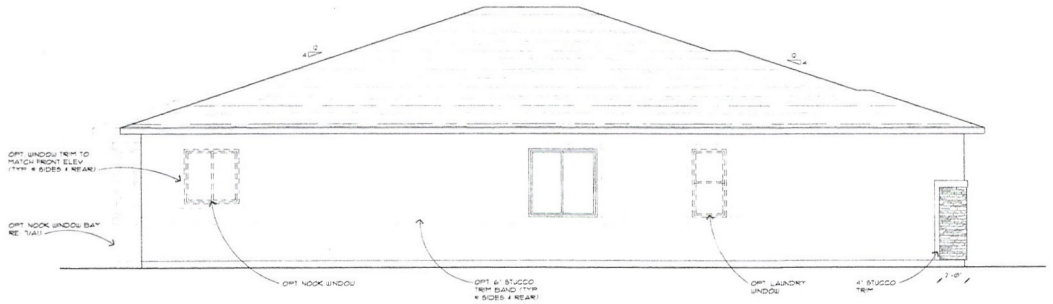

2 LEFT ELEVATION E
SCALE 1/4"=1'-0"

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Revisions:

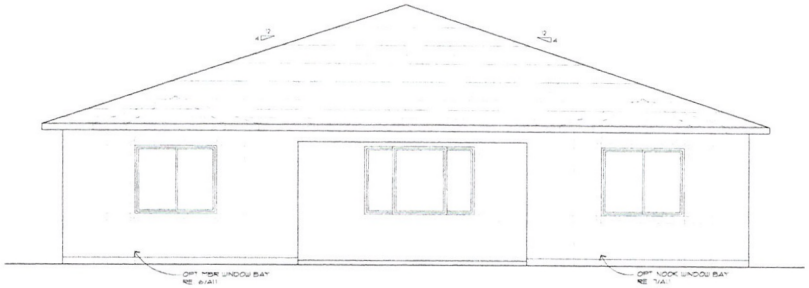
LAS VEGAS

Plan Number:
L22D

Plan Name:
DELANEY

Sheet Title:
ELEVATION E

Sheet Number:
A2.5
a



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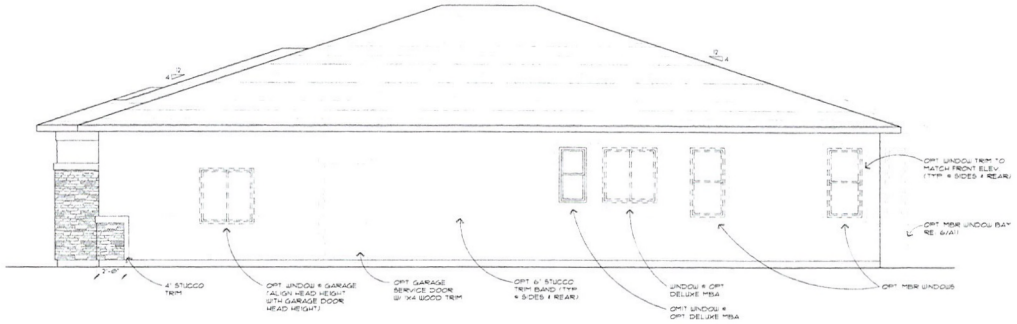
SCALE 1/4"=1'-0" RE A1.5a FOR ADDITIONAL NOTES & DIMENSIONS



4 RIGHT ELEVATION E
SCALE 1/4"=1'-0" RE A1.5a FOR ADDITIONAL NOTES & DIMENSIONS

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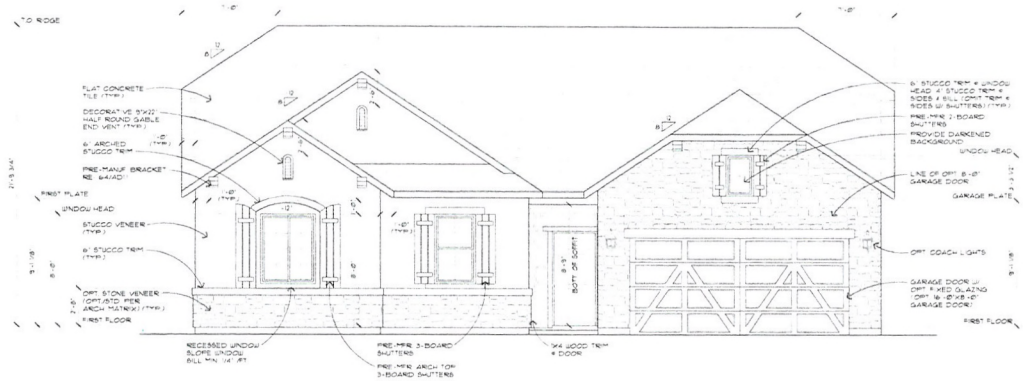
Plan Number:
L22D

Plan Name:
DELANEY

Sheet Title:
ELEVATION E

Sheet Number:
A2.5
b



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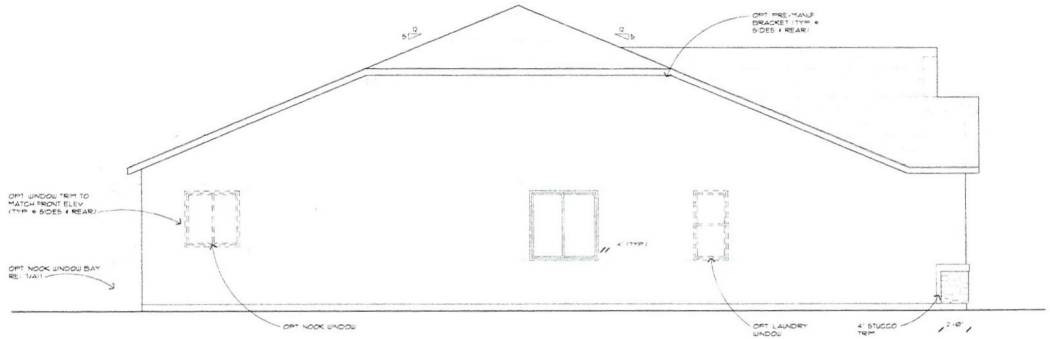
SCALE 1/4"=1'-0"



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SCALE 1/4"=1'-0"

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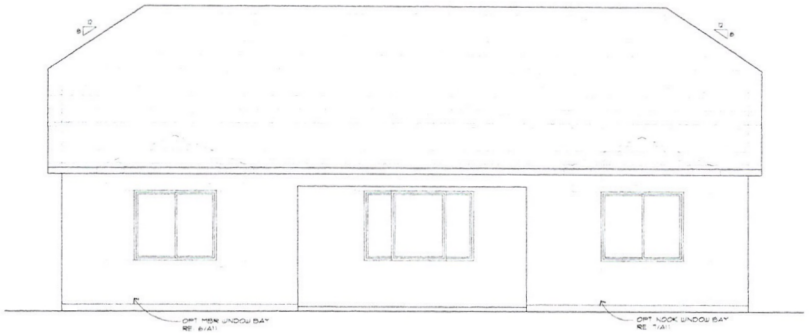
LAS VEGAS

Plan Number:
L22D

Plan Name:
DELANEY

Sheet Title:
ELEVATION F

Sheet Number:
A2.6
a



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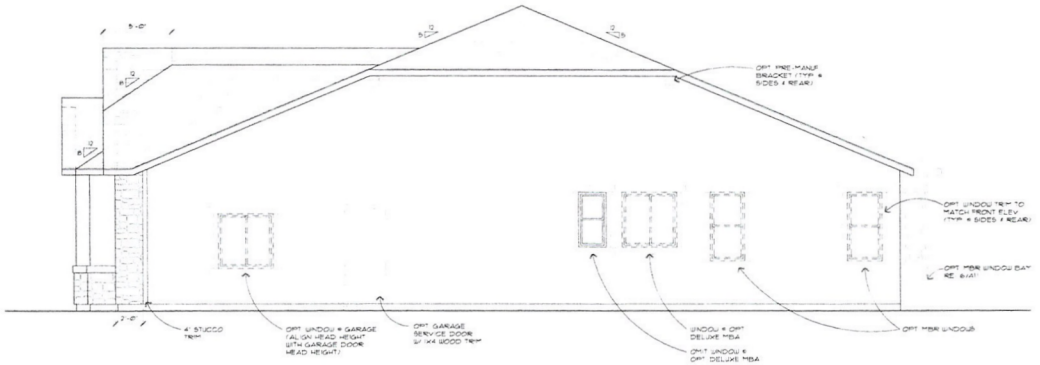

4 RIGHT ELEVATION F
SCALE: 1/4"=1'-0" RE: A1.6 FOR ADDITIONAL NOTES & DIMENSIONS

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Revisions:

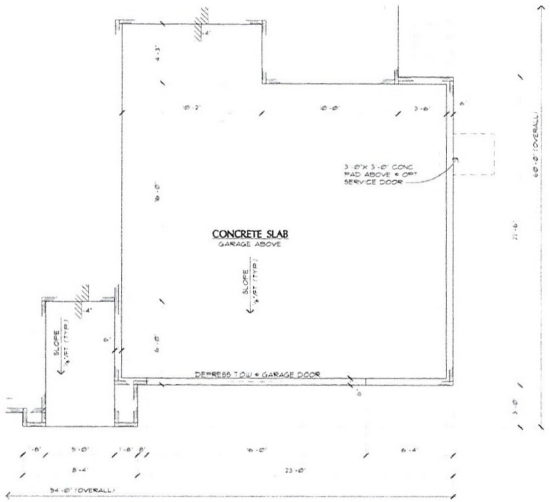
LAS VEGAS

Plan Number:
L22D

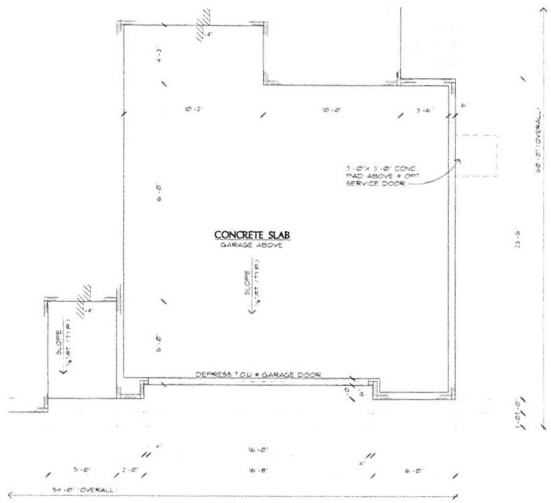
Plan Name:
DELANEY

Sheet Title:
ELEVATION F

Sheet Number:
A2.6
b



3 OPT. EXTENDED GARAGE ARCH. FND. PLAN @ ELEV. E
SCALE: 1/4"=1'-0"
RE: 1A3/A1.0 FOR ADDITIONAL NOTES & DIMENSIONS



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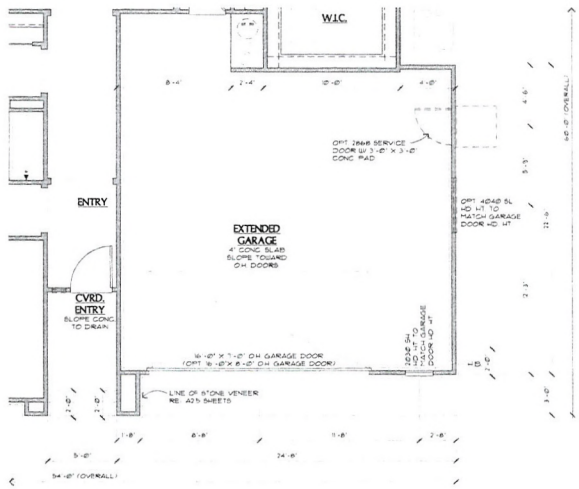
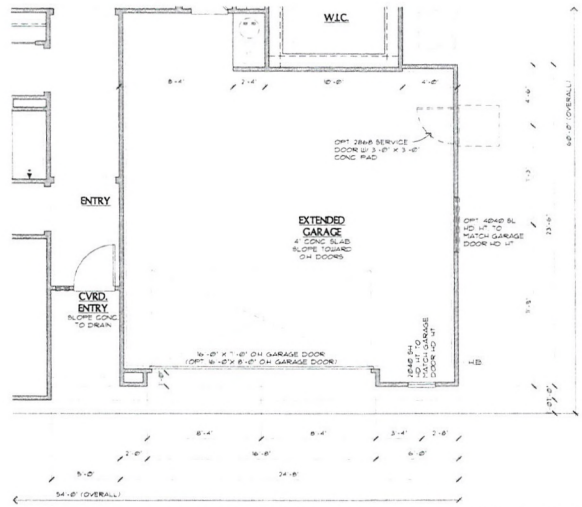
SCALE: 1/4"=1'-0"
RE: 1/A1.0 FOR ADDITIONAL NOTES & DIMENSIONS



4 OPT. EXTENDED GARAGE FIRST FLOOR PLAN @ ELEV. E
SCALE: 1/4"=1'-0"
RE: 1A4/A1.1 FOR ADDITIONAL NOTES & DIMENSIONS



2 OPT. EXTENDED GARAGE FIRST FLOOR PLAN @ ELEV. D
SCALE: 1/4"=1'-0"
RE: 1/A1.1 FOR ADDITIONAL NOTES & DIMENSIONS

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Revisions:

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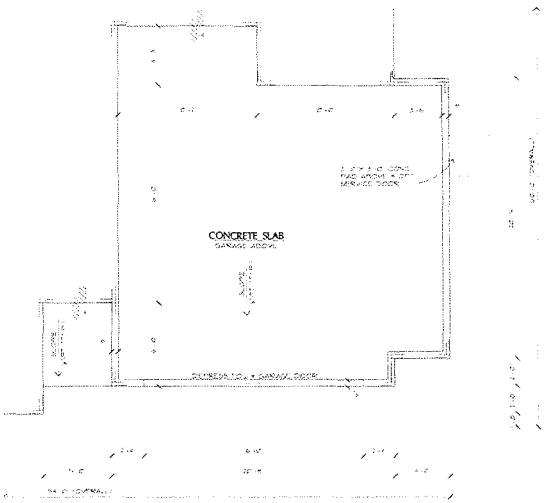
Plan Number:
L22D

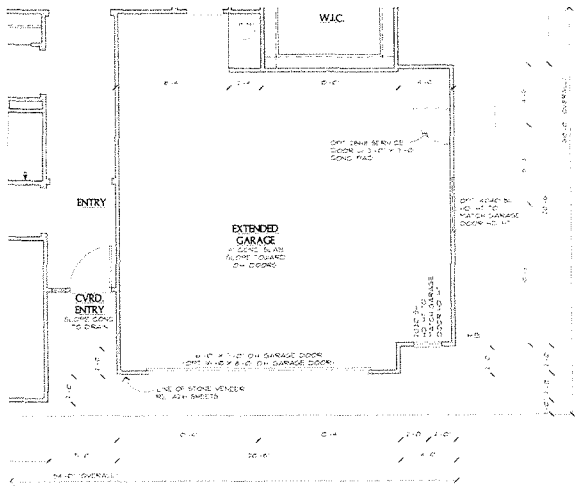
Plan Name:
DELANEY

Sheet Title:
OPT. EXTENDED GARAGE FLOOR PLANS

Sheet Number:
A3.2
a



5 OPT. EXTENDED GARAGE ARCH. FND. PLAN @ ELEV. F



6 OPT. EXTENDED GARAGE FIRST FLOOR PLAN @ ELEV. F

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Plan Number:

L22D

Plan Name:

DELANEY

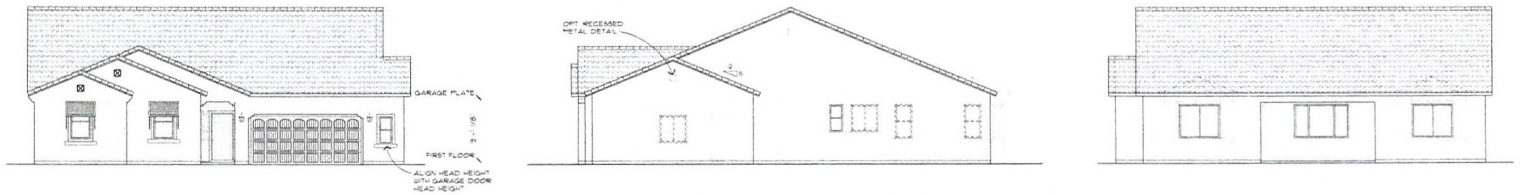
Sheet Title:

OPT. EXTENDED GARAGE FLOOR PLANS

Sheet Number:

A3.2

b



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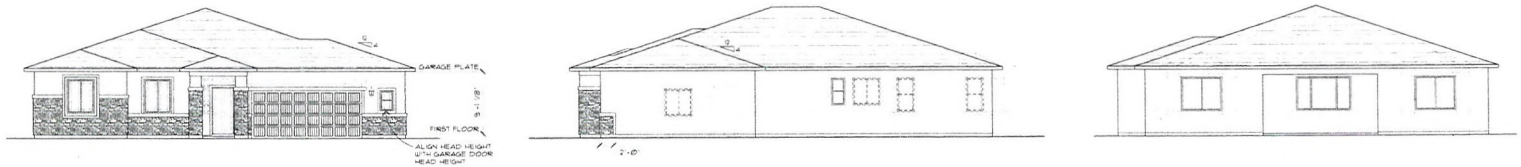
RE: SHEET A2.4 FOR ADDITIONAL NOTES AND DIMENSIONS



8 OPT. EXTENDED GARAGE - FRONT, RIGHT & REAR ELEVATION E
SCALE 1/4"=1'-0"
RE: SHEET A2.5 FOR ADDITIONAL NOTES AND DIMENSIONS

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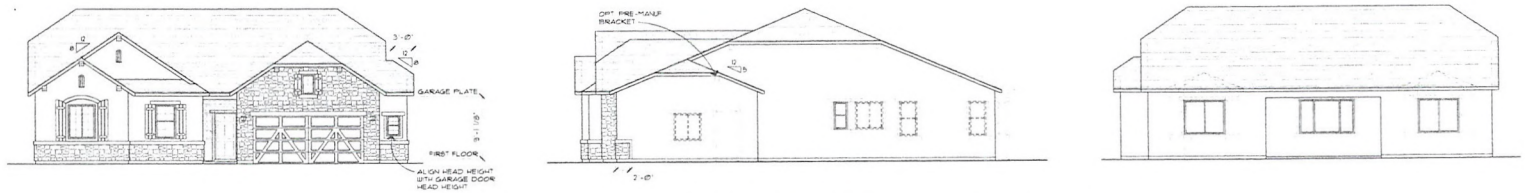

9 OPT. EXTENDED GARAGE - FRONT, RIGHT & REAR ELEVATION F
SCALE 1/4"=1'-0"
RE: SHEET A2.6 FOR ADDITIONAL NOTES AND DIMENSIONS

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Revisions:

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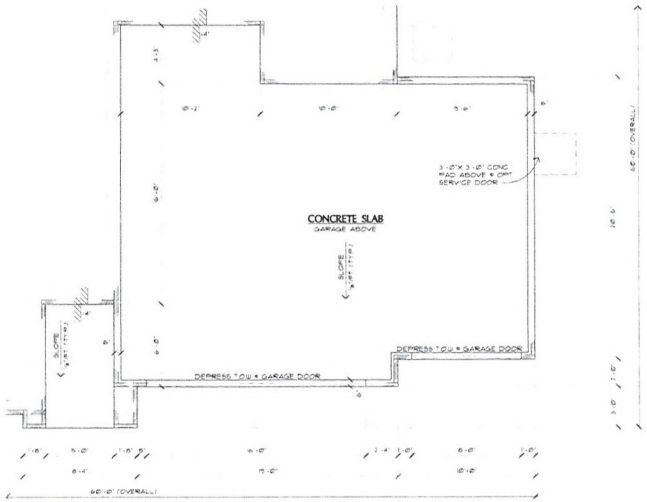
Plan Number:
L22D

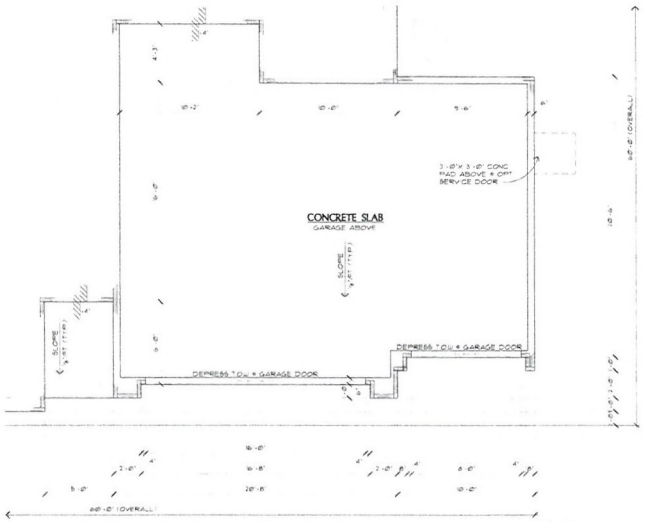
Plan Name:
DELANEY

Sheet Title:
OPT. EXTENDED GARAGE ELEVATIONS

Sheet Number:
A3.2
C



3 OPT. 3 CAR GARAGE ARCH. FND. PLAN @ ELEV. E
SCALE: 1/4"=1'-0" RE: A3.1/A1.0 FOR ADDITIONAL NOTES & DIMENSIONS



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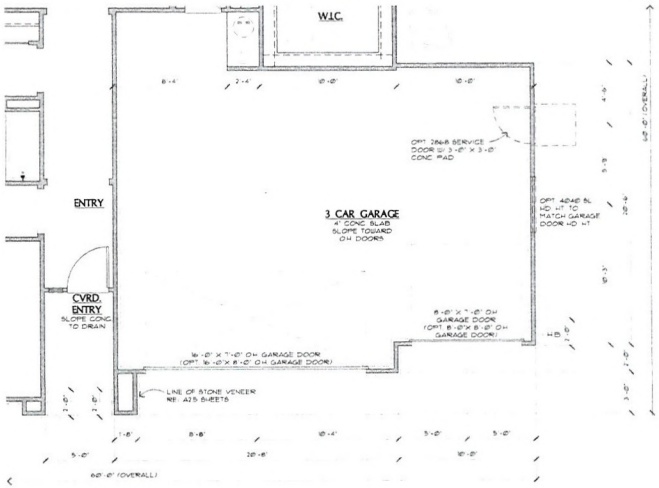
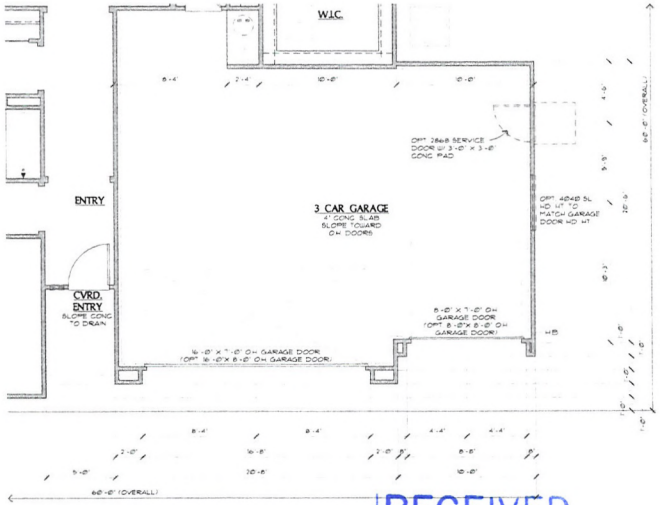
SCALE: 1/4"=1'-0" RE: A1.0 FOR ADDITIONAL NOTES & DIMENSIONS



4 OPT. 3 CAR GARAGE FIRST FLOOR PLAN @ ELEV. E
SCALE: 1/4"=1'-0" RE: A4.1/A1.1 FOR ADDITIONAL NOTES & DIMENSIONS



2 OPT. 3 CAR GARAGE FIRST FLOOR PLAN @ ELEV. D
SCALE: 1/4"=1'-0" RE: A1.1 FOR ADDITIONAL NOTES & DIMENSIONS

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LAS VEGAS

Plan Number:
L22D

Plan Name:
DELANEY

Sheet Title:
OPT. 3 CAR GARAGE FLOOR PLANS

Sheet Number:
A3.3
a

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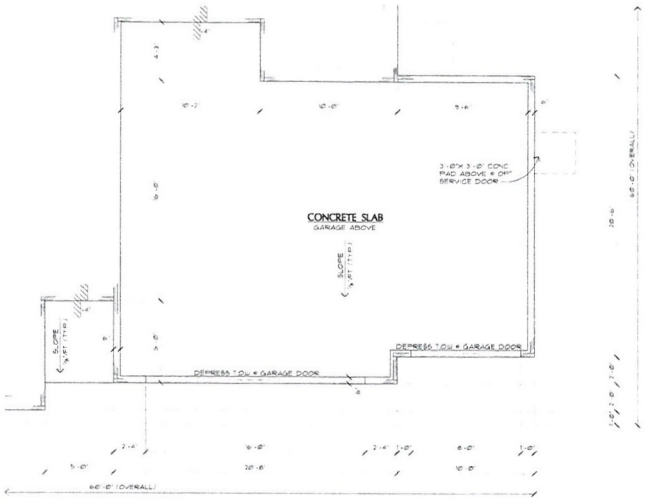

5 OPT. 3 CAR GARAGE ARCH. FND. PLAN @ ELEV. F

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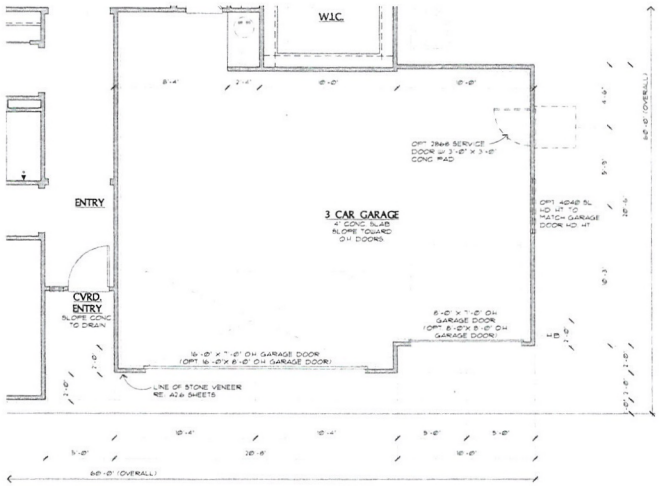

6 OPT. 3 CAR GARAGE FIRST FLOOR PLAN @ ELEV. F

SCALE: 1/4"=1'-0" RE: 1/5/A11 FOR ADDITIONAL NOTES & DIMENSIONS

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Plan Number:

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Plan Name:

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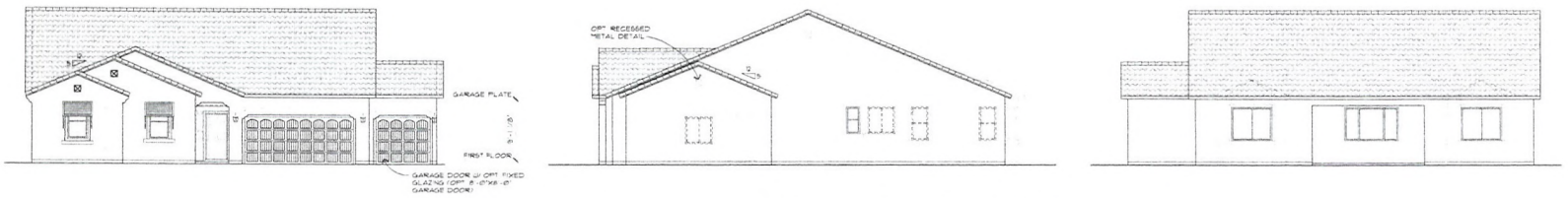
Sheet Title:

OPT. 3 CAR GARAGE FLOOR PLANS

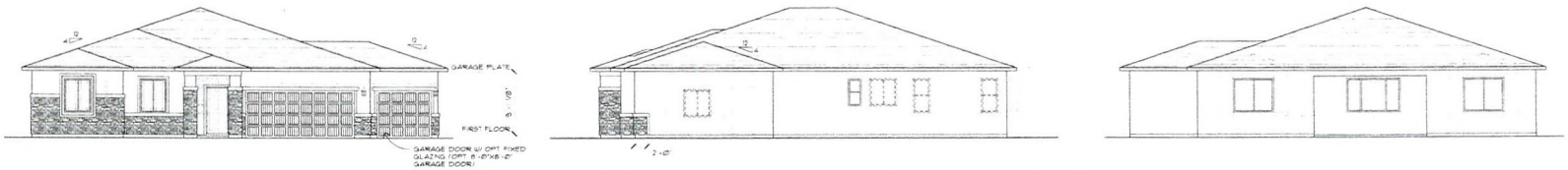
Sheet Number:

A3.3

b



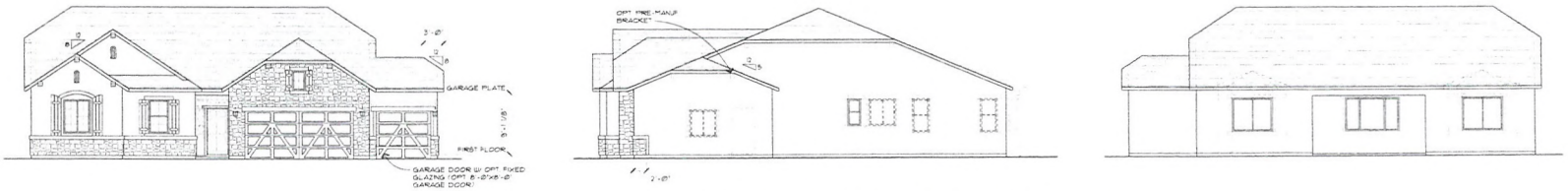
7 OPT. 3 CAR GARAGE - FRONT, RIGHT & REAR ELEVATION D
SCALE 1/4"=1'-0"
RE: SHEET A2.4 FOR ADDITIONAL NOTES AND DIMENSIONS



8 OPT. 3 CAR GARAGE - FRONT, RIGHT & REAR ELEVATION E
SCALE 1/4"=1'-0"
RE: SHEET A2.5 FOR ADDITIONAL NOTES AND DIMENSIONS

AKINS, ROBERT

4/29/2010 1:28:18 PM



9 OPT. 3 CAR GARAGE - FRONT, RIGHT & REAR ELEVATION F
SCALE 1/4"=1'-0"
RE: SHEET A2.6 FOR ADDITIONAL NOTES AND DIMENSIONS

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Date: 11/24/2009
Drawn By: RHJA
Revisions:

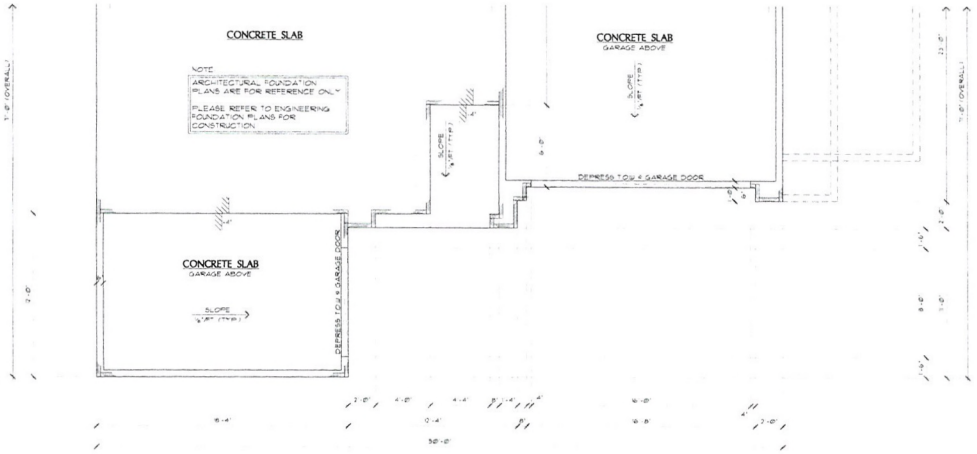
LAS VEGAS

Plan Number:
L22D

Plan Name:
DELANEY

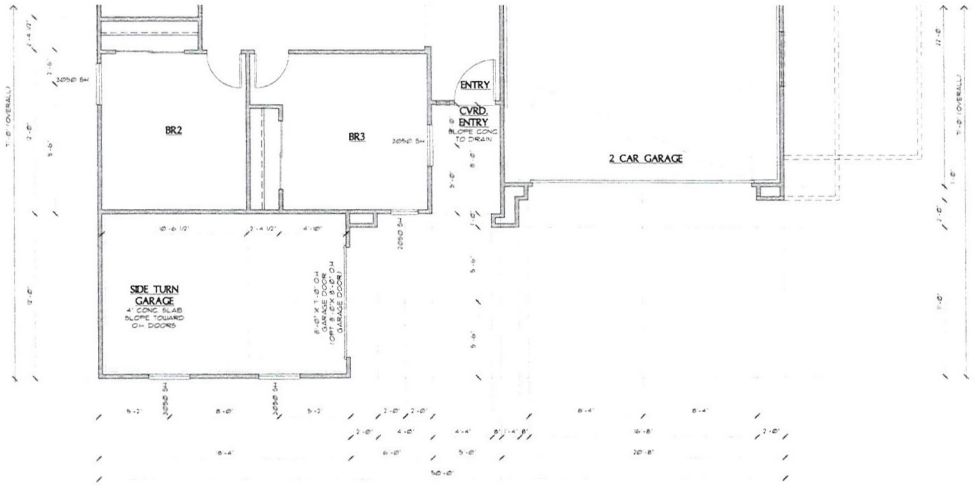
Sheet Title:
OPT. 3 CAR GARAGE ELEVATIONS

Sheet Number:
A3.3
C



1 OPT. SIDE TURN GARAGE ARCH. FDN. PLAN ELEV. D

SCALE: 1/4"=1'-0" REFER TO A1.0 FOR ADDITIONAL NOTES & DIMENSIONS



2 OPT. SIDE TURN GARAGE FLOOR PLAN ELEV. D

SCALE: 1/4"=1'-0" REFER TO A1.0 FOR ADDITIONAL NOTES & DIMENSIONS

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Revisions:

LAS VEGAS

Plan Number:

L22D

Plan Name:

DELANEY

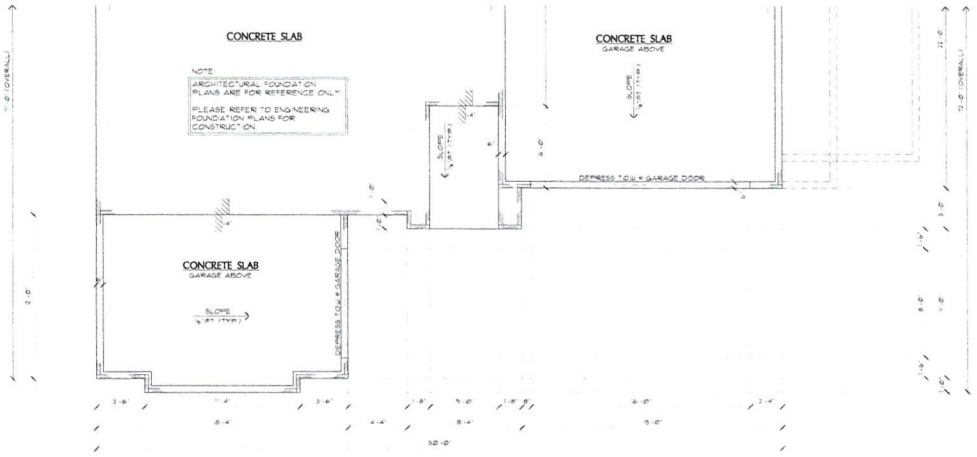
Sheet Title:

OPT. SIDE TURN GARAGE FLOOR PLANS @ ELEV. I

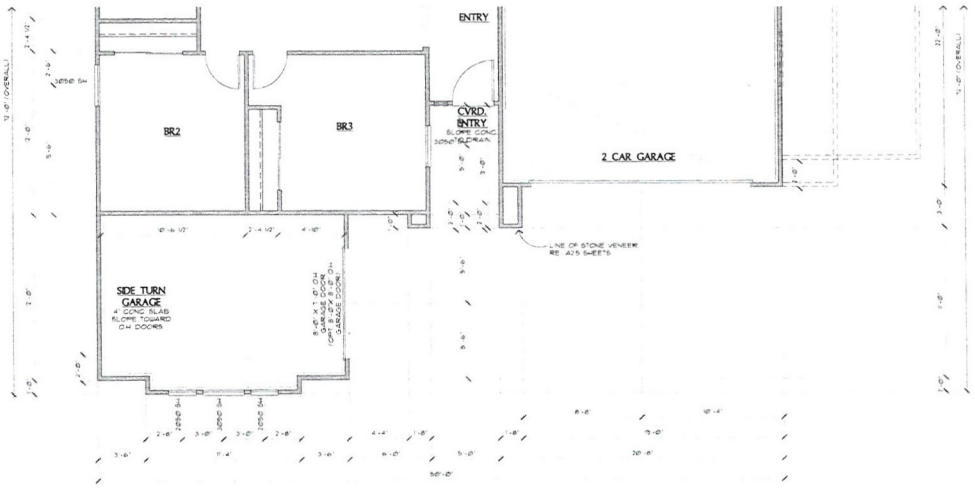
Sheet Number:

A3.5

a



3 OPT. SIDE TURN GARAGE ARCH. FDN. PLAN ELEV. E
SCALE 1/4"=1'-0" RE 1&3/A1.0 FOR ADDITIONAL NOTES & DIMENSIONS



4 OPT. SIDE TURN GARAGE FLOOR PLAN ELEV. E
SCALE 1/4"=1'-0" RE 1&4/A1.0 FOR ADDITIONAL NOTES & DIMENSIONS

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Date: 11/24/2009
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Revisions:

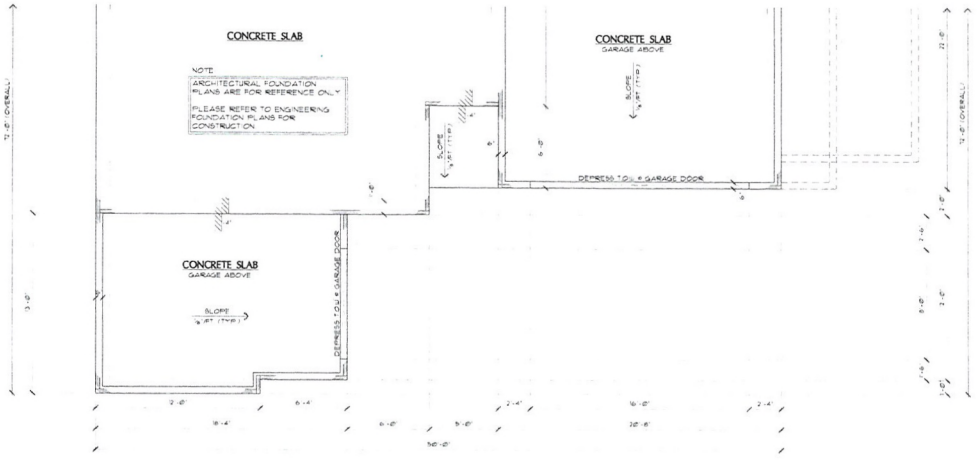
LAS VEGAS

Plan Number:
L22D

Plan Name:
DELANEY

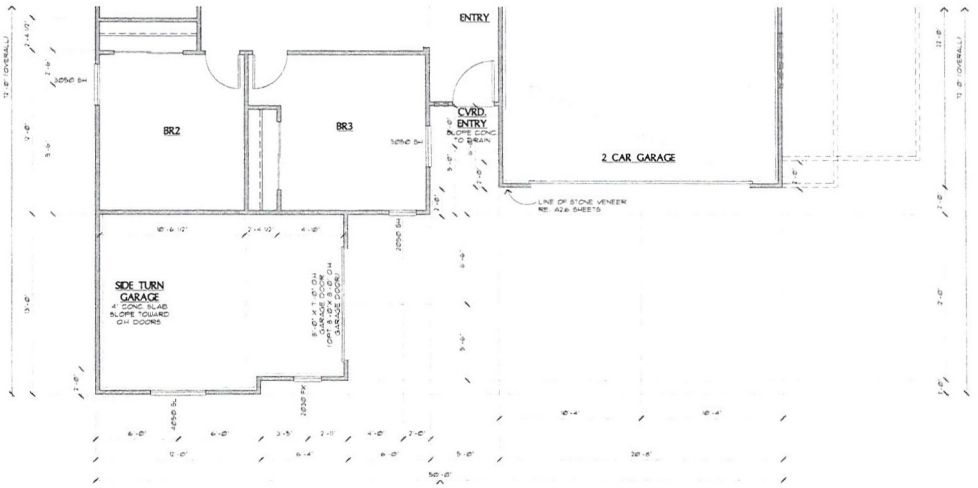
Sheet Title:
OPT. SIDE TURN GARAGE FLOOR PLANS @ ELEV. I

Sheet Number:
A3.5
b



5 OPT. SIDE TURN GARAGE ARCH. FDN. PLAN ELEV. F

SCALE: 1/4"=1'-0" RE: 114/A1.0 FOR ADDITIONAL NOTES & DIMENSIONS



6 OPT. SIDE TURN GARAGE FLOOR PLAN ELEV. F

SCALE: 1/4"=1'-0" RE: 115/A1.0 FOR ADDITIONAL NOTES & DIMENSIONS

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Date: 11/04/2009

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Revisions:

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Plan Number:

L22D

Plan Name:

DELANEY

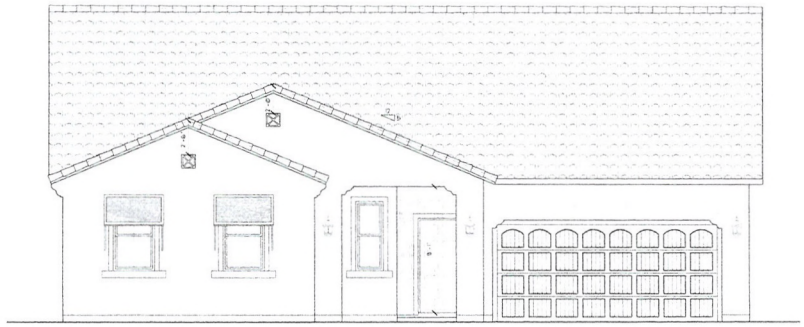
Sheet Title:

OPT. SIDE TURN GARAGE FLOOR PLANS @ ELEV. I

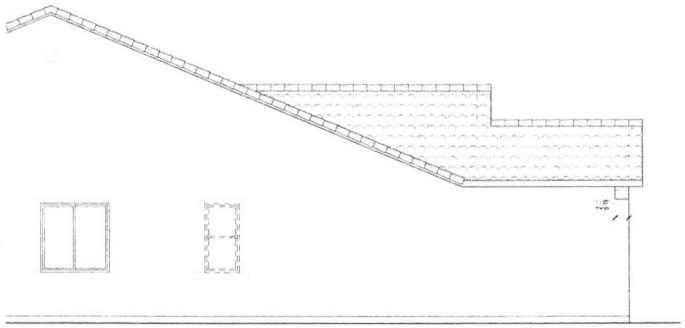
Sheet Number:

A3.5

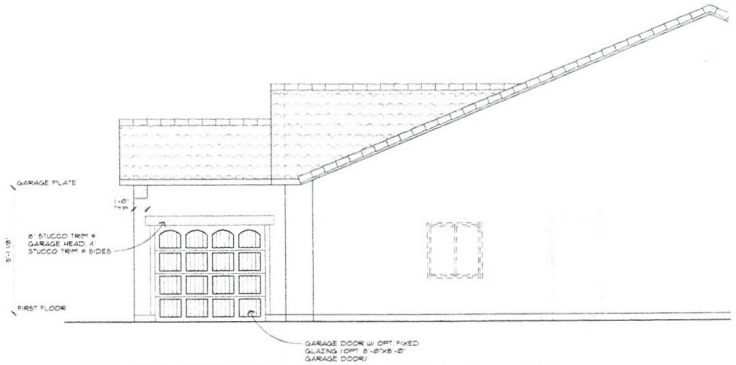
C



7 OPT. SIDE TURN GARAGE FRONT ELEVATION D
SCALE 1/4"=1'-0" RE: A2.4 FOR ADDITIONAL NOTES & DIMENSIONS



9 OPT. SIDE TURN GARAGE LEFT ELEVATION D
SCALE 1/4"=1'-0" RE: A2.4 FOR ADDITIONAL NOTES & DIMENSIONS



8 OPT. SIDE TURN GARAGE RIGHT ELEVATION D
SCALE 1/4"=1'-0" RE: A2.4 FOR ADDITIONAL NOTES & DIMENSIONS

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Date: 06/24/2009
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Revisions:

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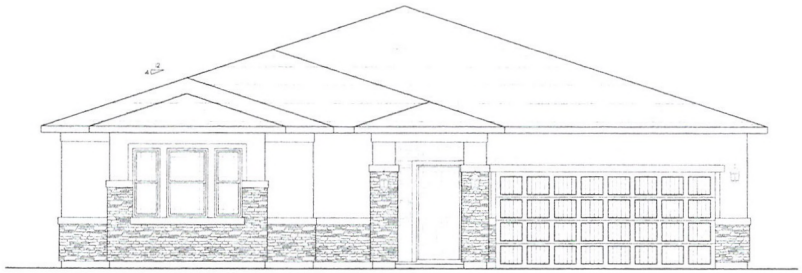
Plan Number:
L22D

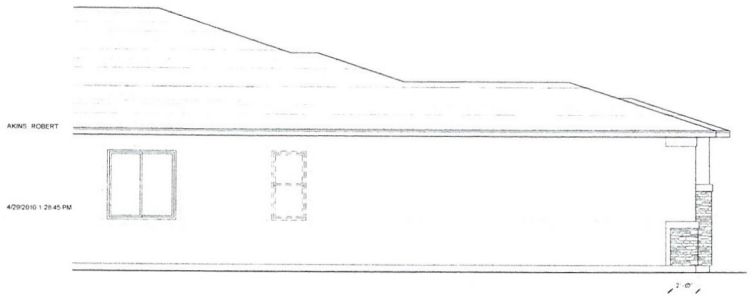
Plan Name:
DELANEY

Sheet Title:
OPT. SIDE TURN GARAGE ELEVATION D

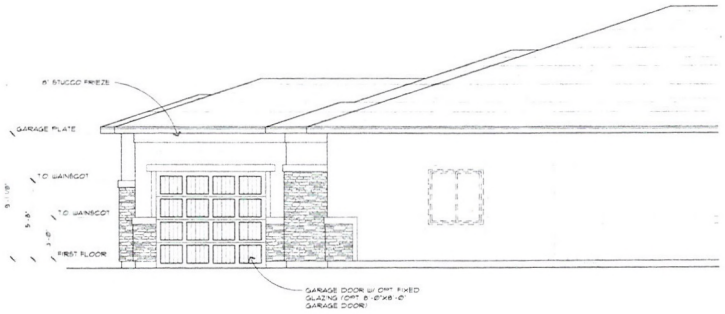
Sheet Number:
A3.5
d



10 OPT. SIDE TURN GARAGE FRONT ELEVATION E
SCALE 1/4"=1'-0" RE: A2.5 FOR ADDITIONAL NOTES & DIMENSIONS



12 OPT. SIDE TURN GARAGE LEFT ELEVATION E
SCALE 1/4"=1'-0" RE: A2.5 FOR ADDITIONAL NOTES & DIMENSIONS



11 OPT. SIDE TURN GARAGE RIGHT ELEVATION E
SCALE 1/4"=1'-0" RE: A2.5 FOR ADDITIONAL NOTES & DIMENSIONS

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Revisions:

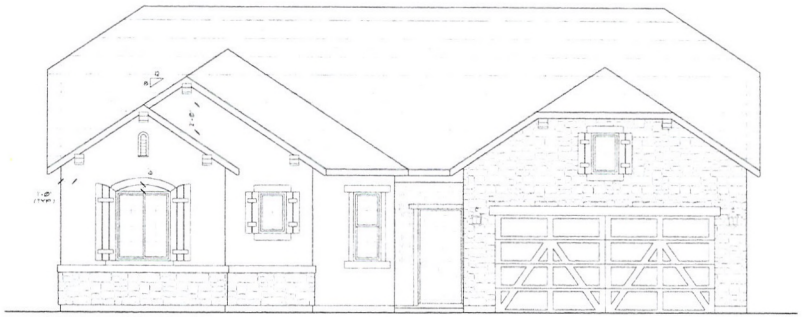
LAS VEGAS

Plan Number:
L22D

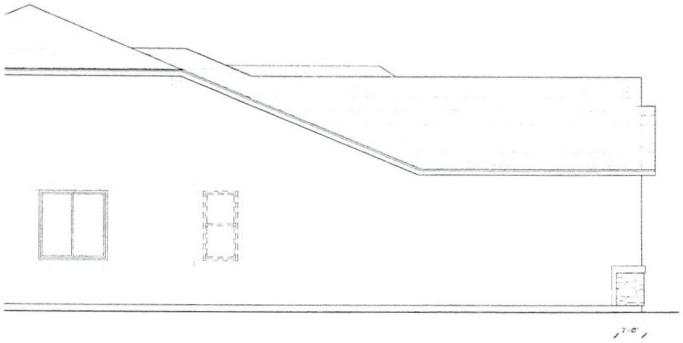
Plan Name:
DELANEY

Sheet Title:
OPT. SIDE TURN GARAGE ELEVATION E

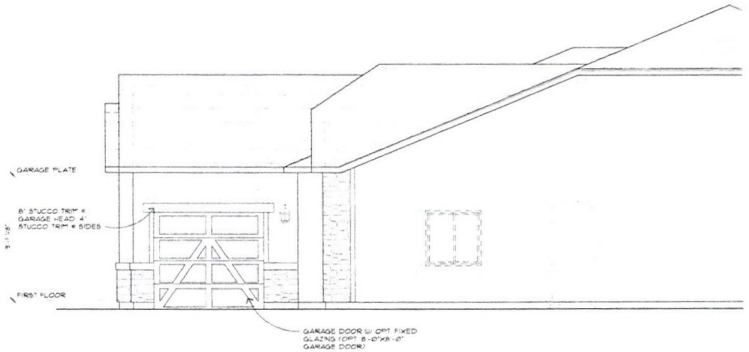
Sheet Number:
A3.5
e



13 OPT. SIDE TURN GARAGE FRONT ELEVATION F
SCALE 1/4"=1'-0" RE: A2.6 FOR ADDITIONAL NOTES & DIMENSIONS



15 OPT. SIDE TURN GARAGE LEFT ELEVATION F
SCALE 1/4"=1'-0" RE: A2.6 FOR ADDITIONAL NOTES & DIMENSIONS



14 OPT. SIDE TURN GARAGE RIGHT ELEVATION F
SCALE 1/4"=1'-0" RE: A2.6 FOR ADDITIONAL NOTES & DIMENSIONS

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4/29/2010 1:28:47 PM

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Revisions:

LAS VEGAS

Plan Number:
L22D

Plan Name:
DELANEY

Sheet Title:
OPT. SIDE TURN GARAGE ELEVATION F

Sheet Number:
A3.5
f

RICHMOND AMERICAN HOMES

PROJECT DATA

PROJECT: -
MUNICIPALITY: -
PLAN: L25B - DOMINIC
DATE: -

ENERGY COMPLIANCE	RESCHECK
CONTRACTOR'S NAME	RICHMOND AMERICAN HOMES of NEVADA, INC
LICENSE CLASSIFICATION / NUMBER	STATE CONTRACTORS LICENSE #0026417
DRAWINGS PREPARED BY	RHJA

ADOPTED CODES

BUILDING	2006	INTERNATIONAL RESIDENTIAL CODE
	2006	CLARK COUNTY AMENDMENTS
MECHANICAL	2006	UNIFORM MECHANICAL CODE, AMEC VERSION
	2006	CLARK COUNTY AMENDMENTS
ELECTRICAL	2005	NATIONAL ELECTRICAL CODE
	2005	CLARK COUNTY AMENDMENTS
PLUMBING	2006	UNIFORM PLUMBING CODE / AMEC VERSION
	2006	CLARK COUNTY AMENDMENTS
ENERGY	2006	INTERNATIONAL ENERGY CONSERVATION CODE
	2006	CLARK COUNTY AMENDMENTS

NOTE: MUST COMPLY WITH ALL STATE AND LOCAL CODES IN EFFECT IN THE JURISDICTION IN WHICH THE WORK IS TO BE PERFORMED

REQUIREMENTS FOR ARCHITECTURAL APPROVAL (ALL LOTS)

SHEETS	DESCRIPTION

REQUIREMENTS FOR ENHANCED REAR LOTS

NOTE: THE OPTIONS LISTED ABOVE WILL BE STANDARD AS NOTED TO COMPLY WITH DEVELOPER AND/OR CITY REQUIREMENTS. THERE MAY BE ADDITIONAL OPTIONS AVAILABLE THAT ARE NOT LISTED ABOVE

SQUARE FOOTAGE CALC.

	FINISHED	OPT. FINISHED	UNFINISHED
2 CAR GARAGE			484.00 SF
OPT. EXTENDED GARAGE			220.00 SF
OPT. 3 CAR GARAGE			132.00 SF
OPT. SIDE TURN GARAGE			220.00 SF
COVERED PATIO			78.00 SF
FIRST FLOOR	2628.00 SF		
OPT. BAY @ DINING		120.00 SF	
FIRST FLOOR W/ OPT MASTER BEDROOM 2		2748.00 SF	
FIRST FLOOR W/ OPT. SIDE TURN GARAGE		2748.00 SF	
TOTAL	2628.00 SF		

DATE	DELTA	REVISION

SEP 07 2010

DRAWING SHEET INDEX

SHEET		DESCRIPTION
A0.0	a	COVER SHEET / DRAWING SHEET INDEX
A0.1	a	ARCHITECTURAL FOUNDATION PLAN / ELEVATION B / OPTIONS
A1	a	FIRST FLOOR PLAN / ELEVATION B
	b	FIRST FLOOR PLAN / OPTIONS
A1.1	a	NOT USED
A1.2	a	NOT USED
A1.3	a	NOT USED
A1.4	a	ELEVATION D - FRONT / LEFT ELEVATIONS
	b	ELEVATION D - REAR / RIGHT ELEVATIONS
A1.5	a	ELEVATION E - FRONT / LEFT ELEVATIONS
	b	ELEVATION E - REAR / RIGHT ELEVATIONS
A1.6	a	ELEVATION F - FRONT / LEFT ELEVATIONS
	b	ELEVATION F - REAR / RIGHT ELEVATIONS
A2.0	a	OPT. MASTER BEDROOM 2 - PLANS
	b	OPT. MASTER BEDROOM 2 - ELEVATIONS
A2.1	a	NOT USED
A2.2	a	OPT. EXTENDED GARAGE - PLANS
	b	OPT. EXTENDED GARAGE - ELEVATIONS
A2.3	a	OPT. 3 CAR GARAGE - PLANS
	b	OPT. 3 CAR GARAGE - ELEVATIONS
A2.4	a	NOT USED
A2.5	a	OPT. SIDE TURN GARAGE - PLANS
	b	OPT. SIDE TURN GARAGE - ELEVATIONS
A3	a	ROOF PLANS
A4.1	a	TYPICAL BUILDING SECTIONS
A5	a	FIRST FLOOR / FLOORING BREAKS
	b	FIRST FLOOR OPTIONS / FLOORING BREAKS
A6.0	a	EXTERIOR / COMMON DETAILS
A7	a	EXTERIOR DETAILS - ROOF
	b	EXTERIOR DETAILS - DOORS
	c	EXTERIOR DETAILS - WINDOWS
	d	EXTERIOR DETAILS - MISC
	e	EXTERIOR DETAILS - COLUMNS
	f	EXTERIOR DETAILS - MISC
A8.0	a	THERMAL BARRIER DETAILS
	b	THERMAL BARRIER DETAILS
A8.1	a	EXTERIOR ELEVATION DETAILS - NO FIRE RATED
E0.0	a	ELECTRICAL LOADS AND CALCULATIONS
E1	a	FIRST FLOOR ELECTRICAL PLAN - BASE PLAN / OPTIONS
	b	FIRST FLOOR ELECTRICAL PLAN - OPTIONS
	c	FIRST FLOOR ELECTRICAL PLAN - OPTIONS
M0.0	a	HVAC GENERAL NOTES
M1	a	HVAC FIRST FLOOR PLAN
	b	HVAC FIRST FLOOR PLAN
M2.0	a	HVAC DETAIL SHEETS
P0.0	a	PLUMBING GENERAL NOTES
P1	a	FIRST FLOOR PLUMBING PLAN
	b	FIRST FLOOR PLUMBING PLAN
P2.0	a	PLUMBING DETAIL SHEETS
S0.0	a	STRUCTURAL SPECIFICATIONS / NOTES
	b	STRUCTURAL SPECIFICATIONS / NOTES
S0.0		STRUCTURAL SPECIFICATIONS / NOTES
		STRUCTURAL SPECIFICATIONS / NOTES
S1.0	a	FOUNDATION PLAN / OPTIONS
	b	FOUNDATION PLAN OPTIONS
S2	a	ROOF FRAMING PLAN / OPTIONS
		ROOF FRAMING PLAN OPTIONS
	c	ROOF FRAMING PLAN OPTIONS
	d	ROOF FRAMING PLAN OPTIONS
	e	ROOF FRAMING PLAN OPTIONS
S3		POST-TENSIONED FOUNDATION DETAILS
		POST-TENSIONED FOUNDATION DETAILS
		GENERAL FRAMING DETAILS
		GENERAL FRAMING DETAILS
		ROOF FRAMING DETAILS

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Revisions:

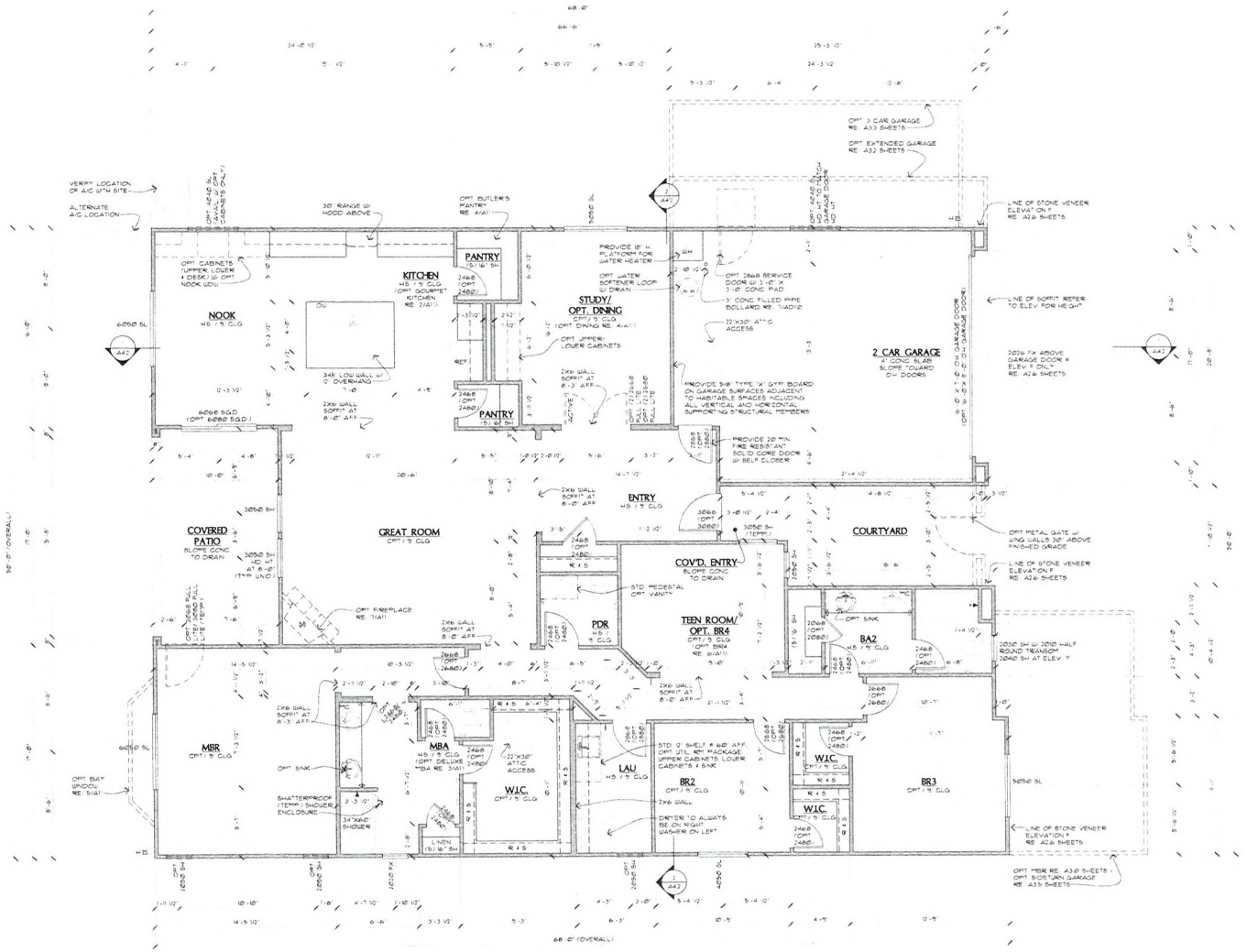
LAS VEGAS

Plan Number:
L25B

Plan Name:
DOMINIC

Sheet Title:
COVER SHEET & SHEET INDEX

Sheet Number:
A0.0
a



1 FIRST FLOOR PLAN @ ELEVATION D (SIM. @ ELEV. F)
SCALE: 1/4"=1'-0"

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Date: 11/04/2009
Drawn By: RHJA
Revisions:

LAS VEGAS

Plan Number:
L25B

Plan Name:
DOMINIC

Sheet Title:
FIRST FLOOR PLAN

Sheet Number:
A1.1
a

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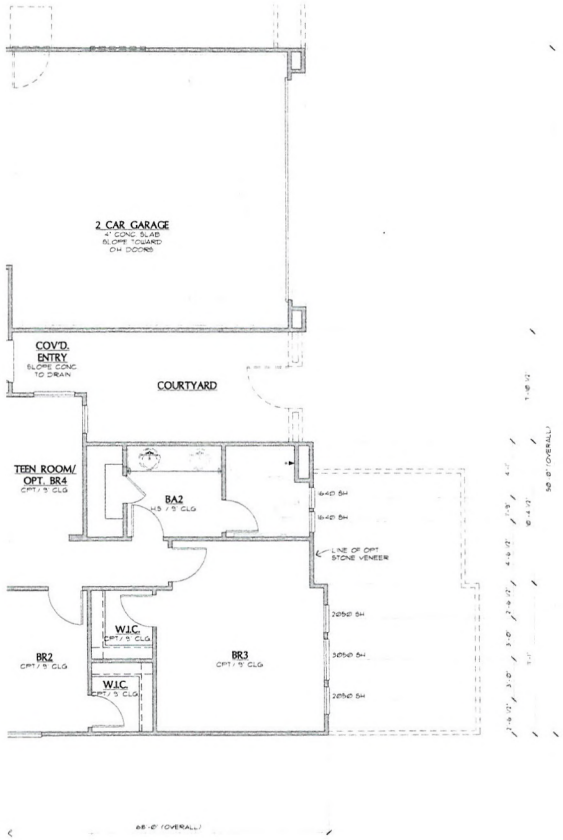
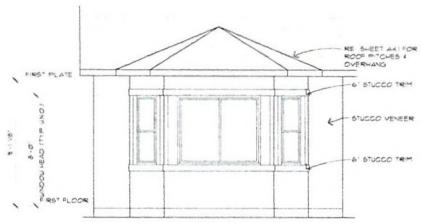
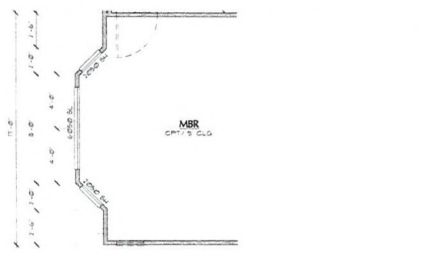
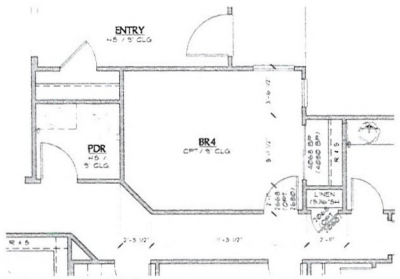


8 FIRST FLOOR PLAN @ ELEVATION E
SCALE: 1/4"=1'-0" RE: WA1 FOR ADDITIONAL NOTES & DIMENSIONS

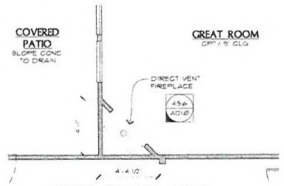




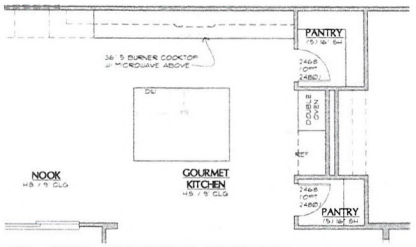
5 OPT. BAY @ MBR
SCALE: 1/4"=1'-0" SIMILAR AT ALL ELEVATIONS



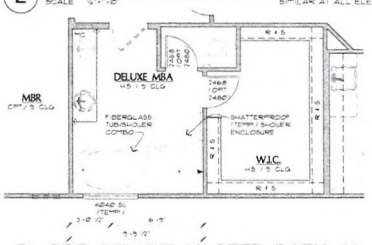
6 OPT. BR4
SCALE: 1/4"=1'-0" SIMILAR AT ALL ELEVATIONS



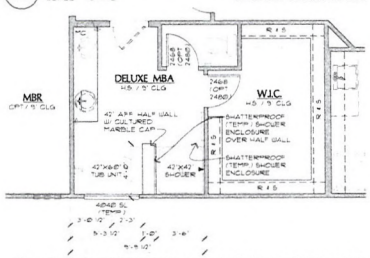
OPT. FIREPLACE
7 AT GREAT ROOM
SCALE: 1/4"=1'-0" SIMILAR AT ALL ELEVATIONS



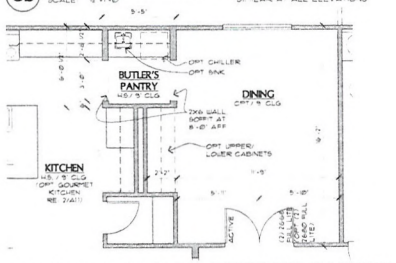
2 OPT. GOURMET KITCHEN
SCALE: 1/4"=1'-0" SIMILAR AT ALL ELEVATIONS



3a OPT. DELUXE MASTER BATH #1
SCALE: 1/4"=1'-0" SIMILAR AT ALL ELEVATIONS



3b OPT. DELUXE MASTER BATH #2
SCALE: 1/4"=1'-0" SIMILAR AT ALL ELEVATIONS



4 OPT. DINING W/ BUTLER'S PANTRY
SCALE: 1/4"=1'-0" SIMILAR AT ALL ELEVATIONS

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LAS VEGAS

Plan Number:
L25B

Plan Name:
DOMINIC

Sheet Title:
FIRST FLOOR OPTIONS

Sheet Number:
A1.1
b

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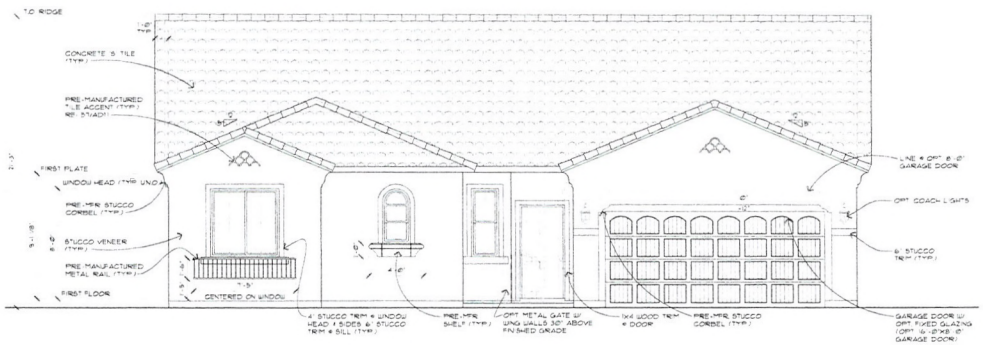
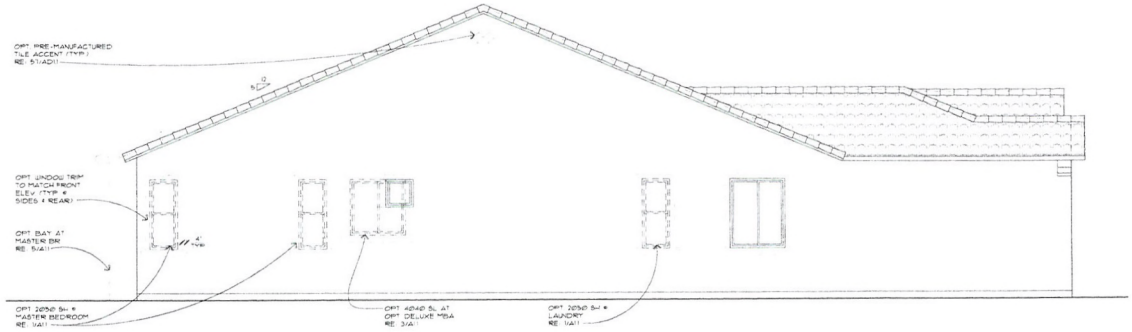


1 FRONT ELEVATION D
SCALE 1/4"=1'-0"



2 LEFT ELEVATION D
SCALE 1/4"=1'-0"

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LAS VEGAS

Plan Number:
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Plan Name:
DOMINIC

Sheet Title:
ELEVATION D

Sheet Number:
A2.4
a

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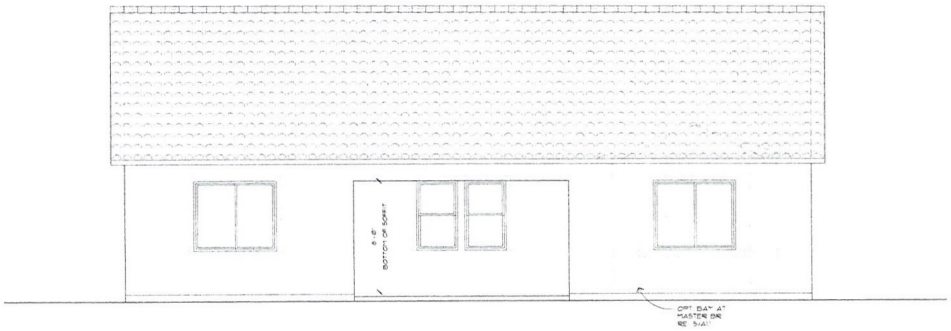
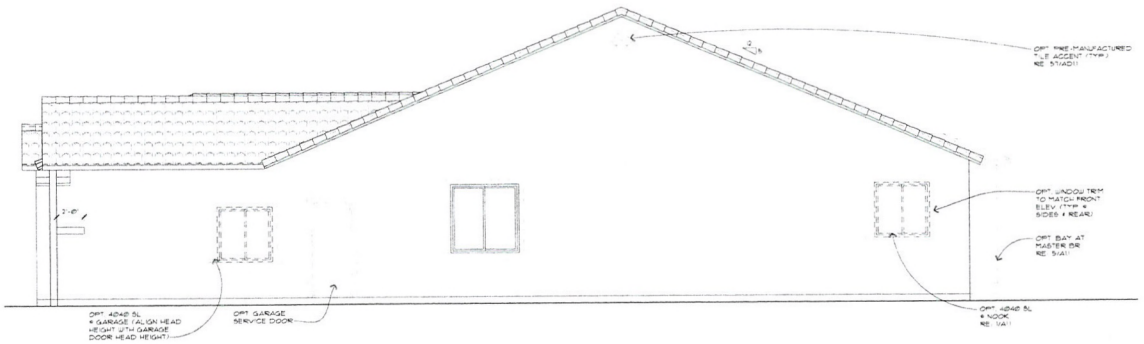


3 REAR ELEVATION D
SCALE 1/4" = 1'-0" RE: A2.4B FOR ADDITIONAL NOTES & DIMENSIONS



4 RIGHT ELEVATION D
SCALE 1/4"=1'-0" RE: A2.4B FOR ADDITIONAL NOTES & DIMENSIONS

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L25B

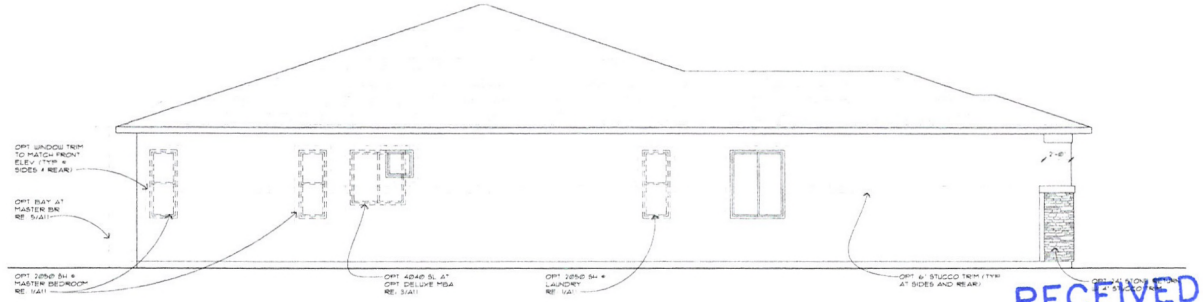
Plan Name:
DOMINIC

Sheet Title:
ELEVATION D

Sheet Number:
A2.4
b



1 FRONT ELEVATION E
SCALE: 1/4"=1'-0"



2 LEFT ELEVATION E
SCALE: 1/4"=1'-0"

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LAS VEGAS

Plan Number:
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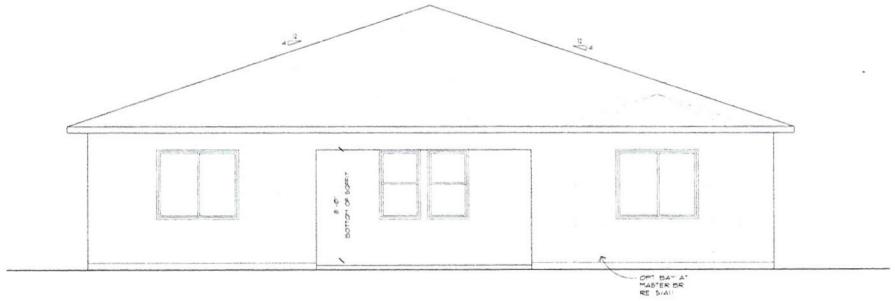
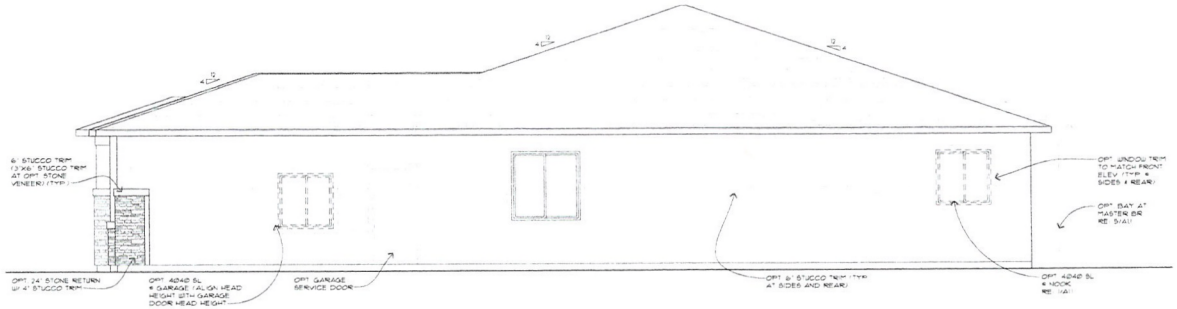
Plan Name:
DOMINIC

Sheet Title:
ELEVATION E

Sheet Number:
A2.5
a



3 REAR ELEVATION E
SCALE 1/4"=1'-0" RE: A2.5a FOR ADDITIONAL NOTES & DIMENSIONS



4 RIGHT ELEVATION E
SCALE 1/4"=1'-0" RE: A2.5a FOR ADDITIONAL NOTES & DIMENSIONS

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Plan Name:
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Sheet Title:
ELEVATION E

Sheet Number:
A2.5
b

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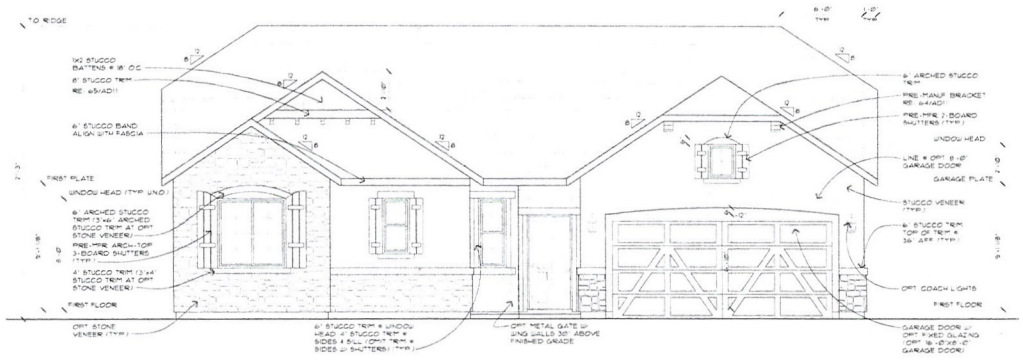
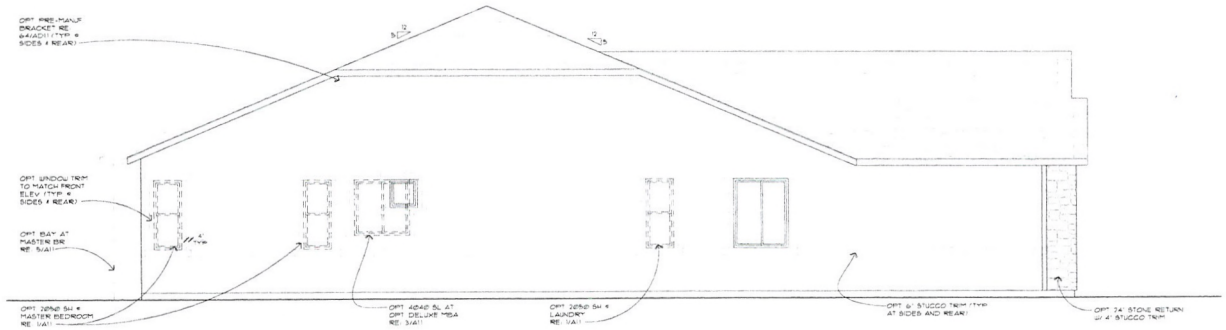


1 FRONT ELEVATION F
SCALE 1/4"=1'-0"



2 LEFT ELEVATION F
SCALE 1/4"=1'-0"

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Plan Number:
L25B

Plan Name:
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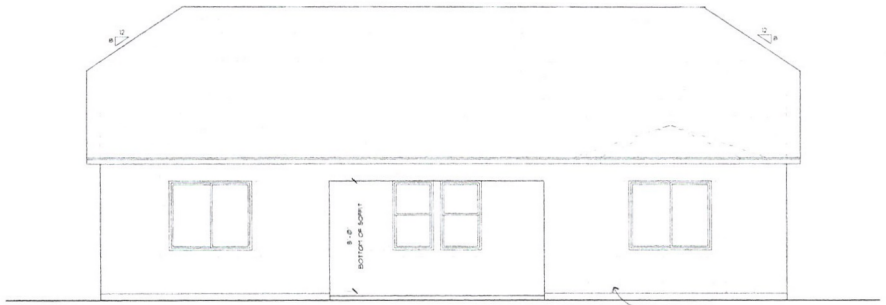
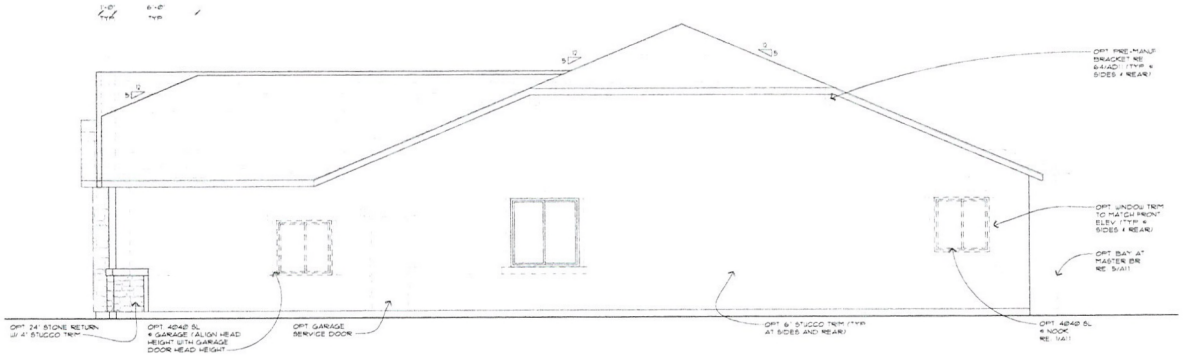
Sheet Title:
ELEVATION F

Sheet Number:
A2.6
a



3 REAR ELEVATION F
SCALE 1/4"=1'-0" RE: A2.8.8 FOR ADDITIONAL NOTES & DIMENSIONS



4 RIGHT ELEVATION F
SCALE 1/4"=1'-0" RE: A2.8.8 FOR ADDITIONAL NOTES & DIMENSIONS

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Plan Number:
L25B

Plan Name:
DOMINIC

Sheet Title:
ELEVATION F

Sheet Number:
A2.6
b



4 OPTIONAL MASTER BR2 @ ELEVATION D
SCALE: 1/4"=1'-0"

REAR ELEVATION DOES NOT CHANGE
RE: SHEETS A2.4 FOR ADDITIONAL NOTES AND DIMENSIONS



5 OPTIONAL MASTER BR2 @ ELEVATION E
SCALE: 1/4"=1'-0"

REAR ELEVATION DOES NOT CHANGE
RE: SHEETS A2.5 FOR ADDITIONAL NOTES AND DIMENSIONS

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4/29/2010 2:31:15 PM



6 OPTIONAL MASTER BR2 @ ELEVATION F
SCALE: 1/4"=1'-0"

REAR ELEVATION DOES NOT CHANGE
RE: SHEETS A2.6 FOR ADDITIONAL NOTES AND DIMENSIONS

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Plan Name:
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Sheet Title:
OPTIONAL MASTER BR2 ELEVATIONS

Sheet Number:
A3.0
b

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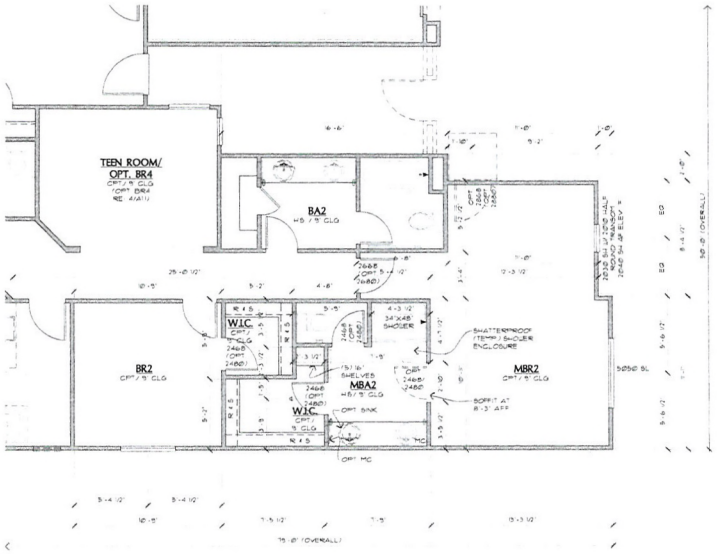
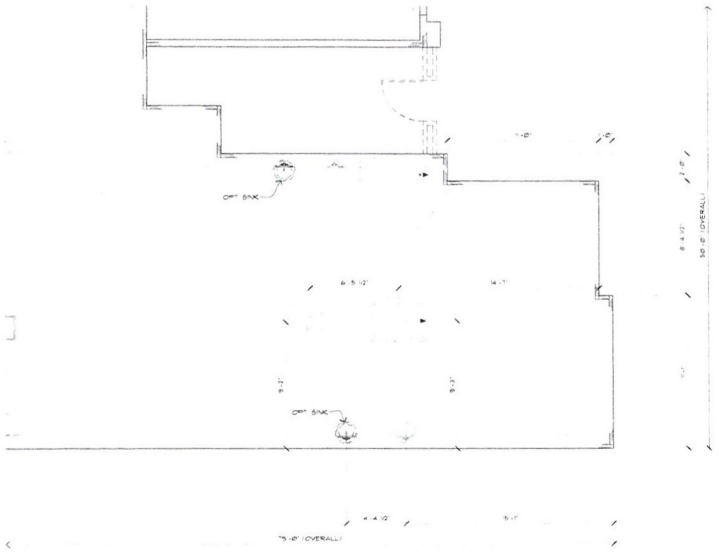
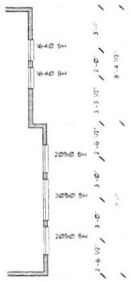


2 OPT. MASTER BR2 FIRST FLOOR PLAN
SCALE 1/4"=1'-0"
SIMILAR AT ELEVATIONS 'D' & 'F'
RE: 1/A11 FOR ADDITIONAL NOTES & DIMENSIONS



1 OPT. MASTER BR2 ARCH. FOUNDATION
SCALE 1/4"=1'-0"
SIMILAR AT ALL ELEVATIONS
RE: 1/A10 FOR ADDITIONAL NOTES & DIMENSIONS



3 OPT. MASTER BR2 - WINDOWS AT ELV. 'E'
SCALE 1/4"=1'-0"
RE: 2/A3.0 FOR ADDITIONAL NOTES & DIMENSIONS

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Plan Name:
DOMINIC

Sheet Title:
OPTIONAL MASTER BR2 PLANS

Sheet Number:
A3.0
a

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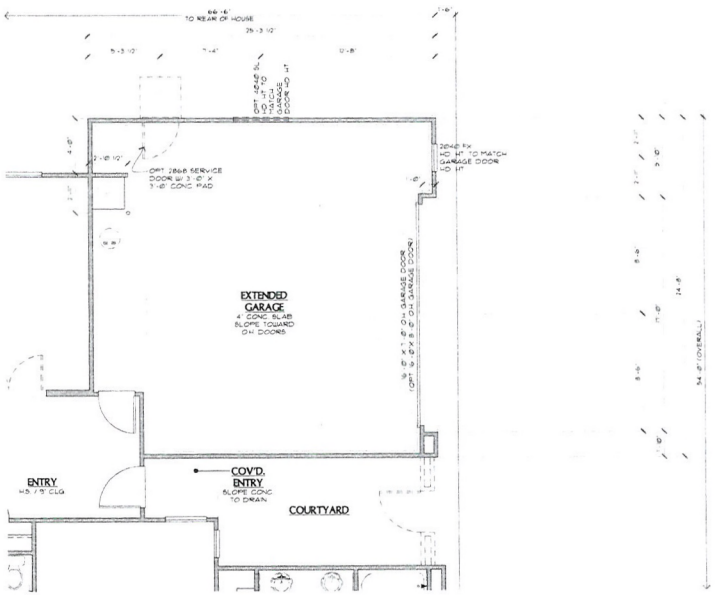
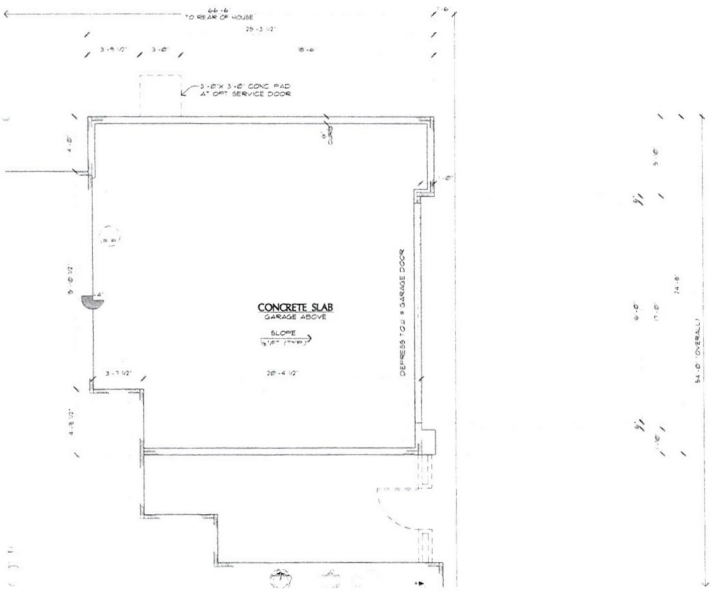


2 OPT. EXTENDED GARAGE - FIRST FLOOR PLAN
SCALE 1/4"=1'-0"

SIMILAR AT ALL ELEVATIONS
REF. A1.1a FOR ADDITIONAL NOTES & DIMENSIONS



1 OPT. EXTENDED GARAGE - ARCH'L. FND. PLAN
SCALE 1/4"=1'-0"

SIMILAR AT ALL ELEVATIONS
REF. A1.1a FOR ADDITIONAL NOTES & DIMENSIONS

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Plan Name:
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Sheet Title:
OPTIONAL EXTENDED GARAGE PLANS

Sheet Number:
A3.2
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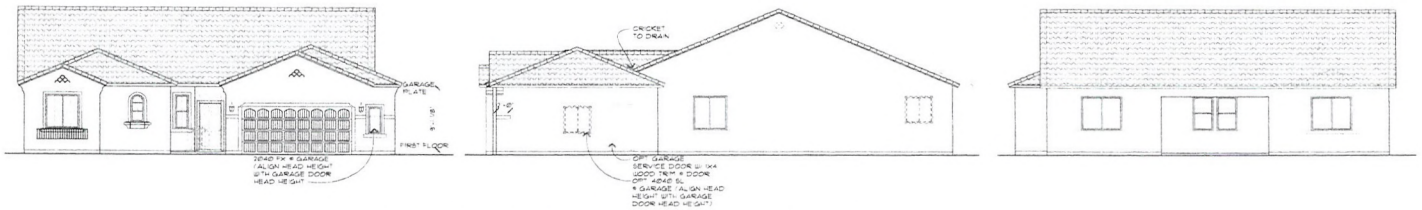
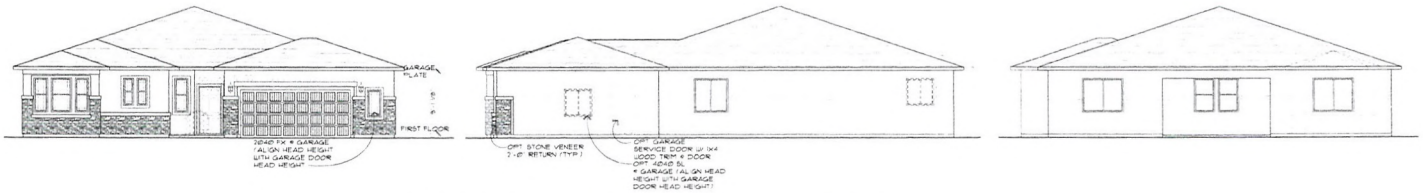


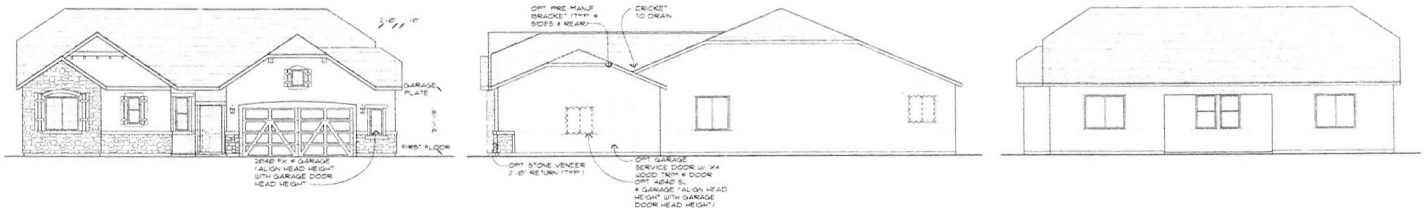
3 OPTIONAL EXTENDED GARAGE @ ELEVATION D
SCALE: 1/4"=1'-0"

LEFT ELEVATION DOES NOT CHANGE
RE: SHEETS A2.4 FOR ADDITIONAL NOTES AND DIMENSIONS



4 OPTIONAL EXTENDED GARAGE @ ELEVATION E
SCALE: 1/4"=1'-0"

LEFT ELEVATION DOES NOT CHANGE
RE: SHEETS A2.5 FOR ADDITIONAL NOTES AND DIMENSIONS



5 OPTIONAL EXTENDED GARAGE @ ELEVATION F
SCALE: 1/4"=1'-0"

LEFT ELEVATION DOES NOT CHANGE
RE: SHEETS A2.6 FOR ADDITIONAL NOTES AND DIMENSIONS

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Plan Name:
DOMINIC

Sheet Title:
OPTIONAL EXTENDED GARAGE ELEVATIONS

Sheet Number:
A3.2
b

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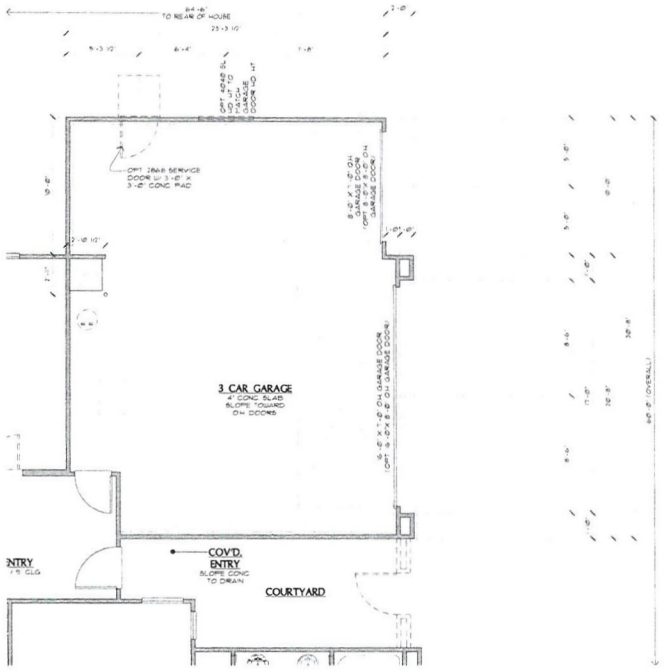
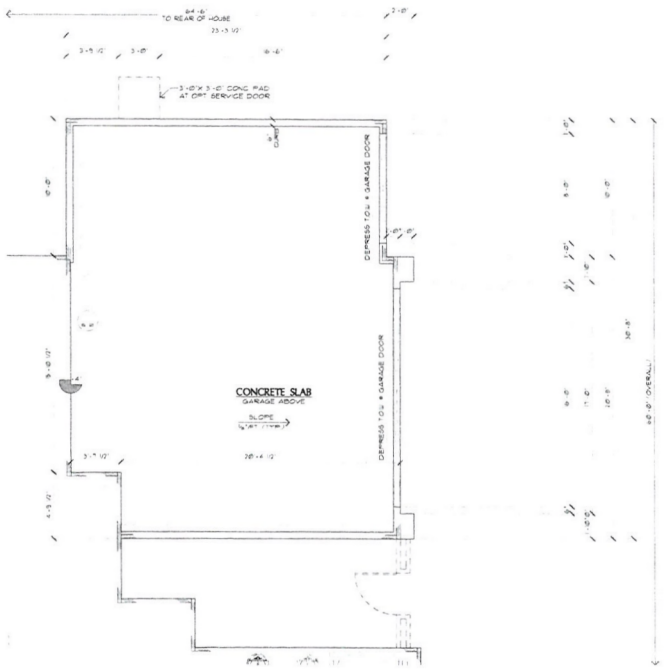


2 OPT. 3 CAR GARAGE - FIRST FLOOR PLAN

SCALE: 1/4"=1'-0"

SIMILAR AT ALL ELEVATIONS

REFER TO A1.0a FOR ADDITIONAL NOTES & DIMENSIONS



1 OPT. 3 CAR GARAGE - ARCH'L. FND. PLAN

SCALE: 1/4"=1'-0"

SIMILAR AT ALL ELEVATIONS

REFER TO A1.0a FOR ADDITIONAL NOTES & DIMENSIONS

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Sheet Title:
OPTIONAL 3 CAR GARAGE PLANS

Sheet Number:
A3.3
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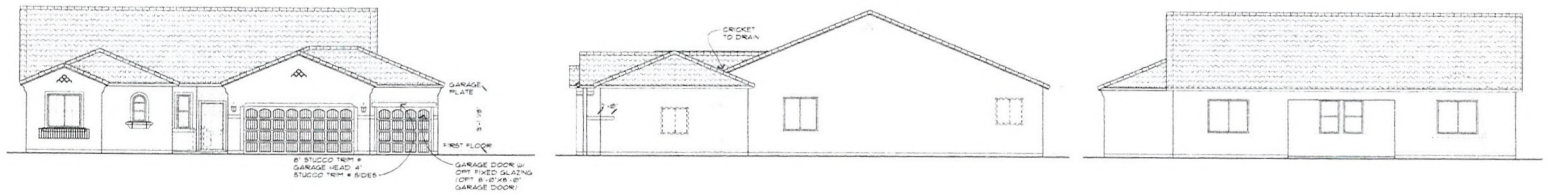
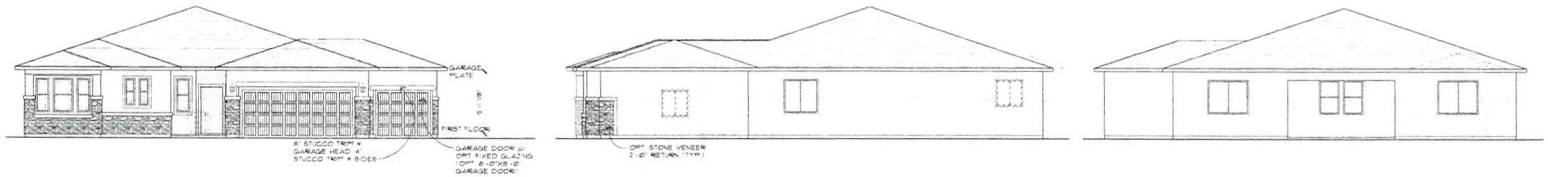


3 OPTIONAL 3 CAR GARAGE @ ELEVATION D
SCALE: 1/8"=1'-0"

LEFT ELEVATION DOES NOT CHANGE
RE: SHEETS A2.4 FOR ADDITIONAL NOTES AND DIMENSIONS

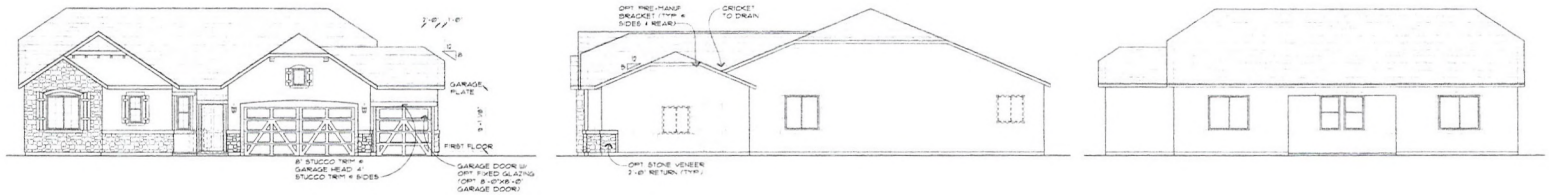


4 OPTIONAL 3 CAR GARAGE @ ELEVATION E
SCALE: 1/8"=1'-0"

LEFT ELEVATION DOES NOT CHANGE
RE: SHEETS A2.5 FOR ADDITIONAL NOTES AND DIMENSIONS

AKINS, ROBERT

4/29/2010 2:32:08 PM



5 OPTIONAL 3 CAR GARAGE @ ELEVATION F
SCALE: 1/8"=1'-0"

LEFT ELEVATION DOES NOT CHANGE
RE: SHEETS A2.6 FOR ADDITIONAL NOTES AND DIMENSIONS

Z:\Architecture_Nevada\Las Vegas\Master Plan Drawings\L25B - Dominic\L25B Elvs Sects.dwg

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Date: 11/04/2010

Drawn By: RHJA

Revisions:

LAS VEGAS

Plan Number:
L25B

Plan Name:
DOMINIC

Sheet Title:
OPTIONAL 3 CAR GARAGE ELEVATIONS

Sheet Number:
A3.3
b

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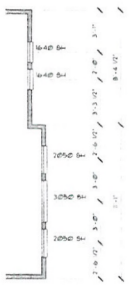
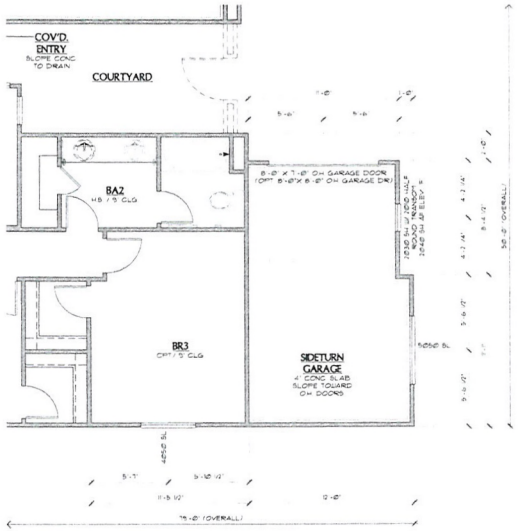
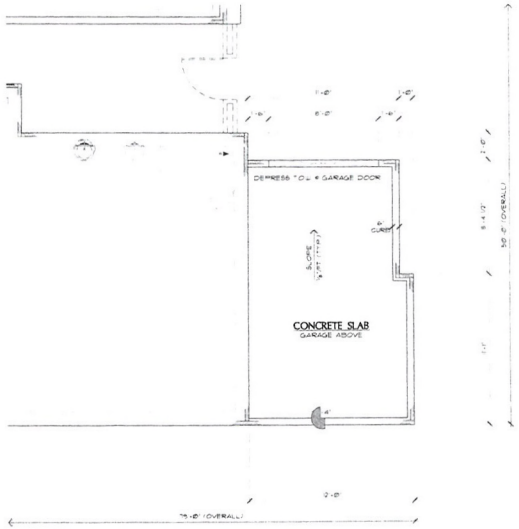


3 OPT. SIDETURN GARAGE - WINDOWS AT ELV. 'E'
SCALE: 1/4"=1'-0" RE: 2/A3.5 FOR ADDITIONAL NOTES & DIMENSIONS



2 OPT. SIDETURN GARAGE - FIRST FLOOR PLAN
SCALE: 1/4"=1'-0" SIMILAR AT ELEVATIONS 'D' & 'F'
RE: 1/A11 FOR ADDITIONAL NOTES & DIMENSIONS



1 OPT. SIDETURN GARAGE - ARCH'L. FND. PLAN
SCALE: 1/4"=1'-0" SIMILAR AT ALL ELEVATIONS
RE: 1/A10 FOR ADDITIONAL NOTES & DIMENSIONS

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Date: 11/04/2009
Drawn By: RH,J.A.
Revisions:

LAS VEGAS

Plan Number:
L25B

Plan Name:
DOMINIC

Sheet Title:
OPTIONAL SIDE TURN GARAGE PLANS

Sheet Number:
A3.5
a

Z:\Architecture_Nevada\Las Vegas\Master Plan Drawings\L25B - Dominic\L25B Floor Plans.dwg 4/29/2010 2:32:17 PM AKINS, ROBERT



4 OPTIONAL SIDE TURN CAR GARAGE @ ELEVATION D
SCALE 1/8"=1'-0"
REAR ELEVATION DOES NOT CHANGE
RE: SHEETS A2.4 FOR ADDITIONAL NOTES AND DIMENSIONS



5 OPTIONAL SIDE TURN CAR GARAGE @ ELEVATION E
SCALE 1/8"=1'-0"
REAR ELEVATION DOES NOT CHANGE
RE: SHEETS A2.5 FOR ADDITIONAL NOTES AND DIMENSIONS

AKINS, ROBERT

4/29/2010 2:32:34 PM



6 OPTIONAL SIDETURN CAR GARAGE @ ELEVATION F
SCALE 1/8"=1'-0"
REAR ELEVATION DOES NOT CHANGE
RE: SHEETS A2.6 FOR ADDITIONAL NOTES AND DIMENSIONS

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Date: 11/04/2009

Drawn By: RHJA

Revisions:

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Plan Number:
L25B

Plan Name:
DOMINIC

Sheet Title:
OPTIONAL SIDE TURN GARGE ELEVATIONS

Sheet Number:
A3.5
b

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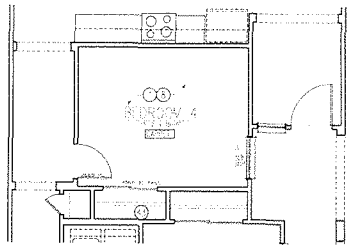
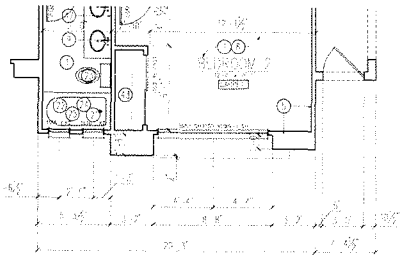
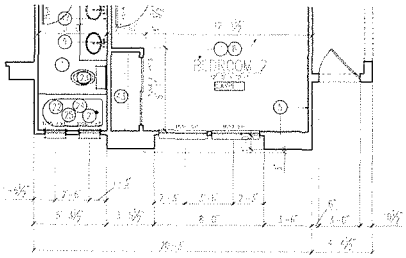


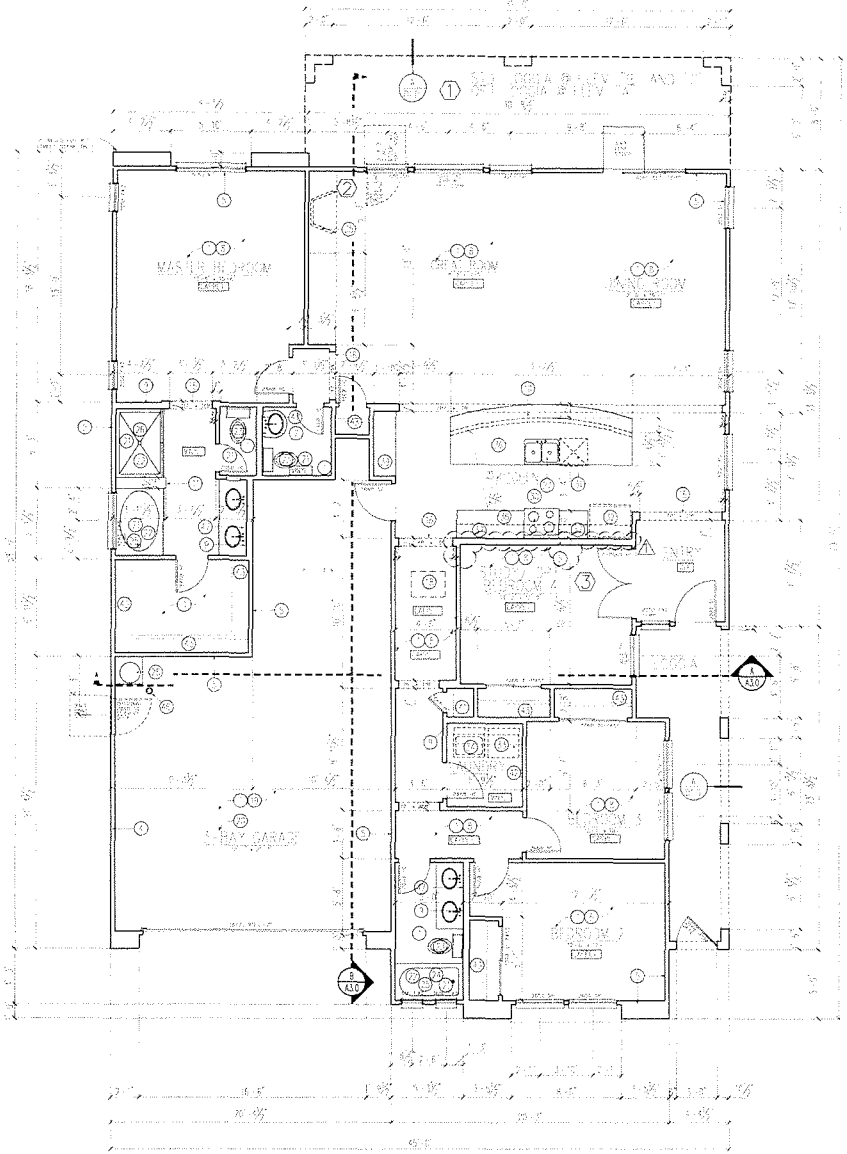
OPTIONAL BEDROOM 4



FLOOR PLAN (ELEV. - B)



FLOOR PLAN (ELEV. - C)



FLOOR PLAN (ELEV. - A)

SCALE: 1/4" = 1'-0"

DOOR NOTES

TYPICAL EXTERIOR DOOR AND GARAGE MAN DOOR

TYPICAL INTERIOR DOOR

TYPICAL FRENCH DOOR

TYPICAL GARAGE DOOR

WINDOW NOTES

TYPICAL EXTERIOR WINDOWS

KEYNOTES

Framing / Drywall

Plumbing Fixtures

Appliances

Cabinets / Shelves

Foundations / Finishes / Misc.

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ERNEST BELAIR JR

FLOOR PLAN (1ST FLOOR)

DRAWN BY: E. D. L. L.
DATE: 05/11/07

REV. No.	DATE
1	03/13/08

PLAN # 1962

SUBDIVISION: LADERA CANYON @ SUMMERLIN

1950 - ARCH

SHEET No. A1.0

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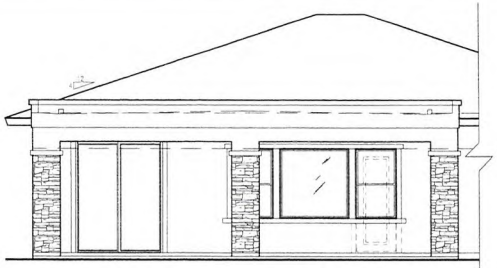
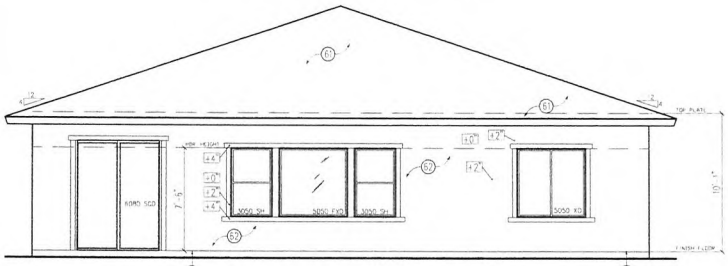
VAR-39475
SDR-39474



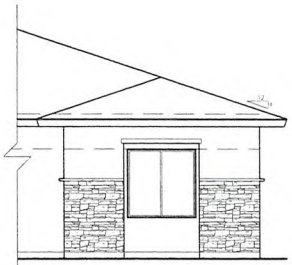
FRONT ELEVATION – A



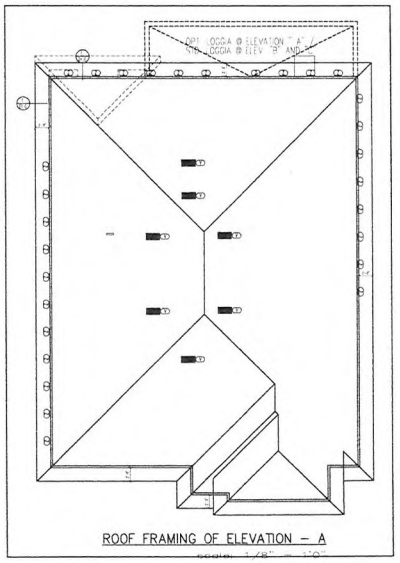
TYP. REAR ELEVATION
OPTIONAL LOGGIA



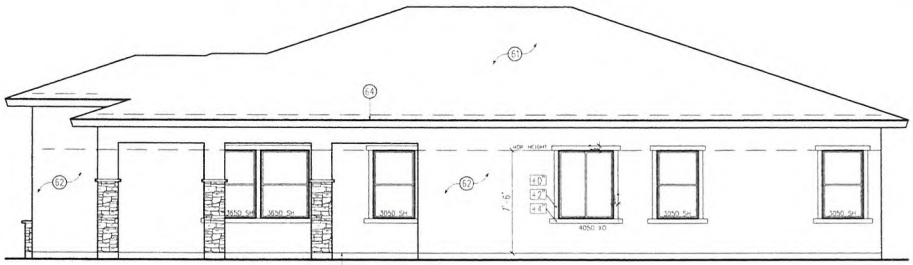
REAR STANDARD "A" ELEVATION



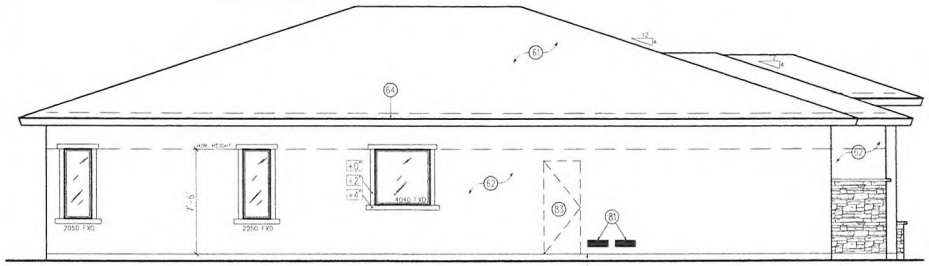
TYP. REAR ELEVATION
ENHANCED ELEVATION @ STREET SCENE ONLY



ROOF FRAMING OF ELEVATION – A



RIGHT ELEVATION – A



LEFT ELEVATION – A

scale: 1/4" = 1'-0"

KEYNOTES

GENERAL ELEVATION NOTES

1 FOAM APPLICATIONS SHALL COMPLY PER IRC

2 WINDOW HEADERS HEIGHTS NOTED ON PLANS

3 REFER TO SHEET A3.0 FOR ATTIC VENTILATION CALCULATIONS

4 ALL FOAM PLANT-ON'S AROUND WINDOW TO BE INSTALLED WHEN REQUIRED PER ALL ZONING CONDITION

5 ALL EIFS SHALL HAVE A WATER-RESISTIVE BARRIER APPLIED BETWEEN THE UNDERLYING WATER-SENSITIVE BUILDING COMPONENT AND THE EXTERIOR INSULATION, AND A MEANS OF DRAINING WATER TO THE EXTERIOR OF THE VENEER A WATER-RESISTIVE BARRIER SHALL BE COMPLIANT WITH ASTM D226 TYPE I ASPHALT SATURATED FELT OR EQUIVALENT SHALL BE APPLIED HORIZONTALLY WITH THE UPPER LAYER LAPPED OVER THE LOWER LAYER NOT LESS THAN 2 INCHES (51 MM), AND SHALL HAVE ALL VERTICAL JOINTS LAPPED NOT LESS THAN 6 INCHES (152 MM). R703.2

(51mm) & END LAPPED 6" (153mm) 3/0.27 THK. OSB (TYP.)

STUCCO w/ FOAM BOARD w/ THERMAL BARRIER SEE ES REPORT-11943 - PER IRC

STONE VENEER & APPLICATION SHALL COMPLY TO IRC SEE STONE WORKS MANUF. INSTALLATION PROCEDURES

TEMPERED GLASS (PAINTED BLACK) FOR DECORATIVE PURPOSES ONLY

PERMA CORROSION RESISTANT METAL MESH w/ MESH OPENINGS OF 1/4" (6.0mm) IN. DIMENSION

ADDRESS PLATE @ +50" w/ OPT. COACH LIGHT @ +64"

2x4 FOAM POP-OUT AROUND WINDOWS ONLY WHEN REQUIRED BY ZONING CONDITIONS TYICAL AT SIDES AND REARS

WROUGHT IRON GATE / STUCCO CMU COURTYARD WALL WROUGHT IRON PER IRC

12" BUILD-OUT AT STREET SCEN OF OPEN APPAR. SEE FLOOR PLANS FOR SPECIFICS

PARAPET ROOF SYSTEM OF OPT. COVERED PATIO WITH ROOF SLOPE 1/4" EVERY 12" ROOF MATERIAL TO BE PLY SHEATHING W/ BASE SHEET MECHANICALLY MEMBRANE W/ GRANULATED PEEL ADHESIVE MEMBRANE

PROVIDE No. 26 GALVANIZED SHEET GAGE CORROSION-RESISTANT WEEP SCREEDS AT ABOVE EARTH, 2" ABOVE PAVED)

7'-2"Ø W/ SCHEDULE COMBUSTIBLE AIR VENTS - LOCATE PER UMC

DRY SERVICE DOOR

PROVIDE CORROSION-RESISTANT SHEET METAL FLASHING OVER PLASTIC INSULATION JOINT EXPOSED @ ATTIC (PER IRC)

IN THE EVENT THAT FRAMING MEMBERS @ CABLE AREA BLOCK NET FREE AREA PROVIDE REMEDIED ACCEPTABLE MEANS

ROOF VALLEY FLASHING SHALL NOT BE PROVIDED OF LESS THAN 3.0Z/SF CORROSION-RESISTANT METAL (PER IRC)

FOAM TRIM BUILD-OUT AROUND WINDOWS TO MATCH TRIM ELEVATION OF THE SPECIFIC ELEVATIONS

VENT SCHED

GENERAL ATTIC VENT NOTES

- ROOF VENTILATION SHALL COMPLY PER IRC
- SEE COVER SHEET FOR INFORMATION ON REQUIRED ATTIC VENTILATION

A	13"x13"	M	13"x18"	E	14"x18"	I	14"x24"
B	14"x38"	F	18"x22"	G	18"x18"	H	18"x24"
C	20"x20"	J	20"x28"	K	24"x36"	L	30"x30"
M	30"x36"	N	36"x36"	O	8" DIA.	P	8" DIA.
Q	12" ROUND	R	18" ROUND	S	12" HALF ROUND	T	18" HALF ROUND
U	DORMER VENT	V	CLOAKITE	W	7'-2"Ø BIRD BLK	X	4'-2"Ø BIRD BLK
Y	4'-2"Ø BIRD BLK	Z	1"x22" SCREEN				

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DIVISION PRESIDENT
ERNEST J. BULLAIR, JR.

TITLE: ROOF FRAMING, FRONT, REAR, AND SIDES OF ELEVATION "A"

DRAWN BY: E.D.H.
DATE: 09/11/07

REV. No.	DATE
1	01/03/08
2	
3	
4	
5	
6	

PLAN # 1962

SUBDIVISION: LADERA CANYON @ SUMMERLIN
1950-ARCH

SHEET No.: A2.A of

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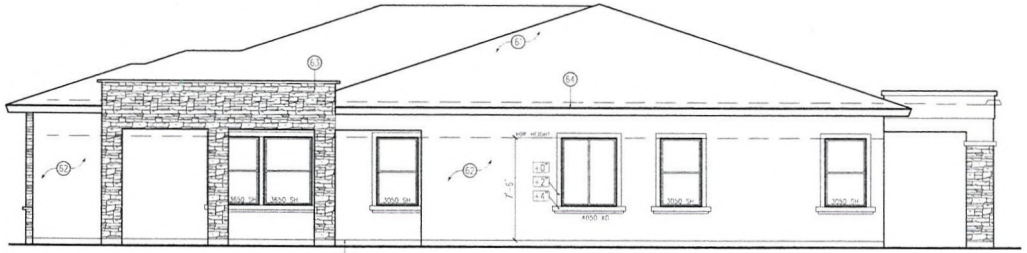
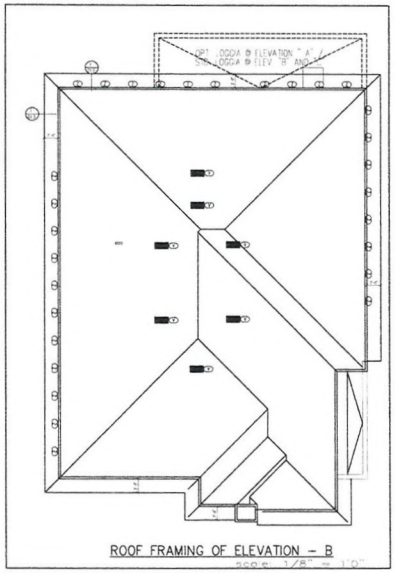
FRONT ELEVATION – B



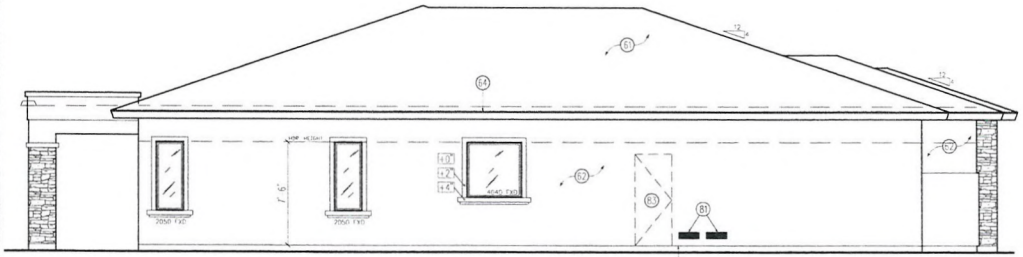
REAR STANDARD "B" ELEVATION
LOGGIA



RIGHT ELEVATION – B



ROOF FRAMING OF ELEVATION – B



LEFT ELEVATION – B

scale: 1/4" = 1'0"

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ROOF FRAMING, FRONT, REAR, AND SIDES OF ELEVATION "B"

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SHEET No. A2.B

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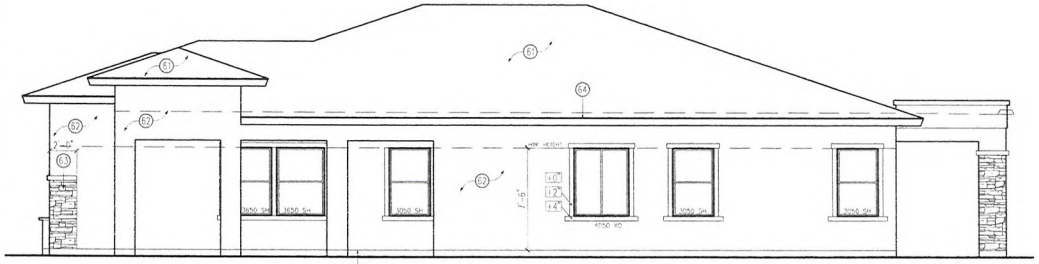
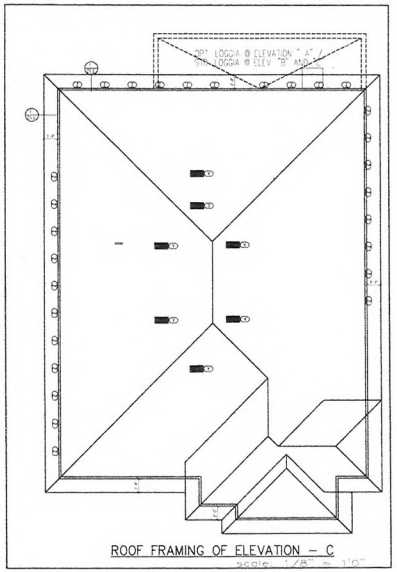
FRONT ELEVATION – C



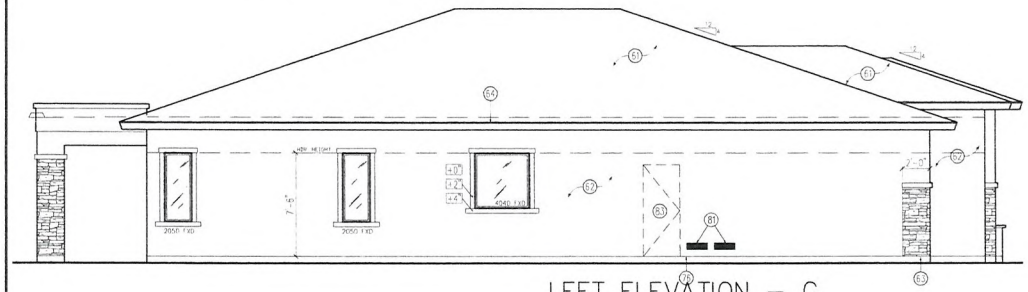
REAR STANDARD "C" ELEVATION



RIGHT ELEVATION – C



ROOF FRAMING OF ELEVATION – C



LEFT ELEVATION – C

scale: 1/4" = 1'0"

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TITLE: ROOF FRAMING, FRONT, REAR, AND SIDES OF ELEVATION "C"

DRAWN BY: E.D.H.
DATE: 09/11/07

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PLAN # 1962

SUBDIVISION: LADERA CANYON @ SUMMERLIN
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Las Vegas, NV
Exterior Color Selections - November 2009

Elevation A Spanish Colonial Color Schemes	Body	Trim	Garage Door	Fascia	Front Door	Shutters	Roof Tile (s-tile)	Exterior Stone (Environmental)	Rail/Decorative Ironwork if Applicable
#1	6120 Believable Buff	7011 Natural Choice	6122 Camelback	6090 Java	6090 Java	6090 Java	1BCCS0431 Apple Bark	Not Applicable on Elevation A	SW6083 Sable
#2	6133 Muslin	7008 Alabaster	6150 Universal Khaki	7705 Wheat Penny	7705 Wheat Penny	7705 Wheat Penny	1BCCS6676 Desert Sunset	Not Applicable on Elevation A	SW6083 Sable
#3	6101 Sands of Time	6105 Divine White	6102 Portabello	6083 Sable	6083 Sable	6083 Sable	1BCCS0431 Apple Bark	Not Applicable on Elevation A	SW6083 Sable
#4	7513 Sanderling	7556 Crème	7032 Warm Stone	2848 Roycroft Pewter	2848 Roycroft Pewter	2848 Roycroft Pewter	1BCCS0026 Sandstorm	Not Applicable on Elevation A	SW6083 Sable
Elevation B Craftsman Color Schemes	**Body**	**Trim**	**Garage Door**	**Fascia**	**Front Door**	**Shutters**	**Roof Tile (shake)**	**Exterior Stone (Environmental)**	**Rail/Decorative Ironwork if Applicable**
#5	6158 Sawdust	6143 Basket Beige	6158 Sawdust	6160 Best Bronze	6160 Best Bronze	N/A	1FBCF1132 Charcoal Brown Blend	Manzanita Tuscan Ledge	SW6083 Sable
#6	7539 Cork Wedge	6102 Portabello	7539 Cork Wedge	6013 Bitter Chocolate	6013 Bitter Chocolate	N/A	1FBCF3233 Brown Blend	Georgia Southern Ledge	SW6083 Sable
#7	6102 Portabello	6143 Basket Beige	6102 Portabello	7027 Well Bred Brown	7027 Well Bred Brown	N/A	1FBCF3233 Brown Blend	Iroquois Tuscan Ledge	SW6083 Sable
#8	6080 Utterly Beige	6081 Down Home	6080 Utterly Beige	6006 Black Bean	6006 Black Bean	N/A	1FBCF1132 Charcoal Brown Blend	Tudor Mountain Ledge	SW6083 Sable

VAR-39475
SDR-39474

Las Vegas, NV
Exterior Color Selections - November 2009

Elevation C Prairie Ranch Color Schemes	Body	Trim	Garage Door	Fascia	Front Door	Shutters	Roof Tile (flat)	Exterior Stone (Environmental)	Rail/Decorative Ironwork if Applicable
#9	6150 Universal Khaki	6151 Quiver Tan	6126 Navajo White	7020 Black Fox	7020 Black Fox	N/A	1FACS3233 Brown Blend	Mist Tuscan Ledge	SW6083 Sable
#10	2823 Rookwood Clay	6103 Tea Chest	7526 Maison Blanche	7735 Palm Leaf	7735 Palm Leaf	N/A	1FACS3233 Brown Blend	Tudor Mountain Ledge	SW6083 Sable
#11	6121 Whole Wheat	6123 Baguette	7008 Alabaster	2803 Rookwood Terra Cotta	2803 Rookwood Terra Cotta	N/A	1FACS6464 California Mission Blend	Cascade Southern Ledge	SW6083 Sable
#12	7037 Balanced Beige	7039 Virtual Taupe	7003 Toque White	6069 French Roast	6069 French Roast	N/A	1FACS0024 Desert Sage	Taupe Mountain Ledge	SW6083 Sable

PAINT MANUFACTURER: **Sherwin Williams**
ROOFING MATERIAL: **Monier Lifetile**
STONE MANUFACTURER: **Environmental Stoneworks**
Any Nesco Deco Features - **NATURAL** Color (NO PAINT)

National Merchandising, November 2009
Revised per Developer - December 2009
Revised Roof Colors - December 23, 2009

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SDR-39474

BODY
6120 Believable Buff

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TRIM
7011 Natural Choice

FASCIA, FRONT DOOR
& SHUTTERS
6090 Java

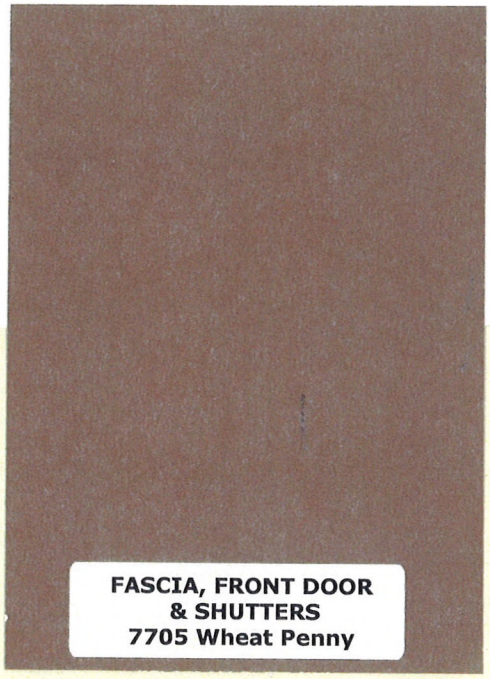
[redacted]
VAR-39475
SDR-39474

GARAGE DOOR
6122 Camelback

SCHEME 2

BODY
6133 Muslin

TRIM
7008 Alabaster



FASCIA, FRONT DOOR & SHUTTERS
7705 Wheat Penny

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SEP 07 2010

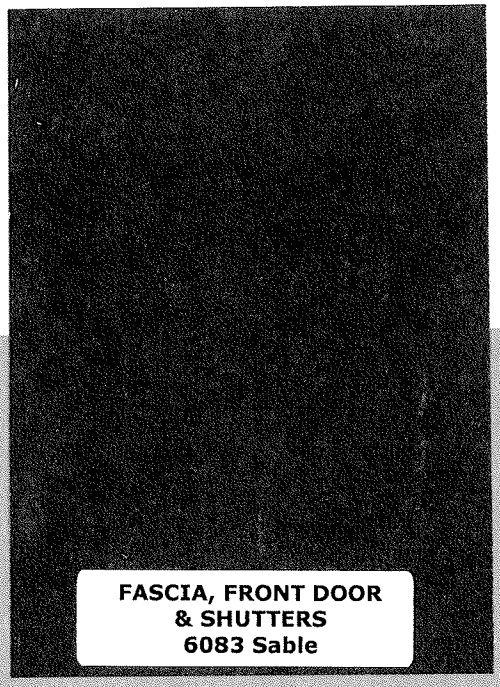


[redacted]
VAR-39475
SDR-39474

GARAGE DOOR
6150 Universal Khaki

6101 Sands of Time

SCHEME 2



FASCIA, FRONT DOOR
& SHUTTERS
6083 Sable

TRIM
6105 Divine White

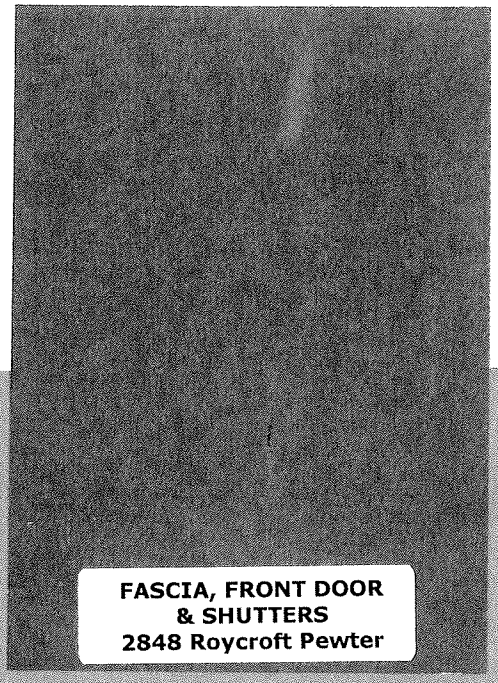
SEP 07 2010

VAR-39475
SDR-39474

GARAGE DOOR
6102 Portabello

7513 Sanderling

SCHEME 4



FASCIA, FRONT DOOR
& SHUTTERS
2848 Roycroft Pewter

TRIM
7556 Crème

SEP 07 2010

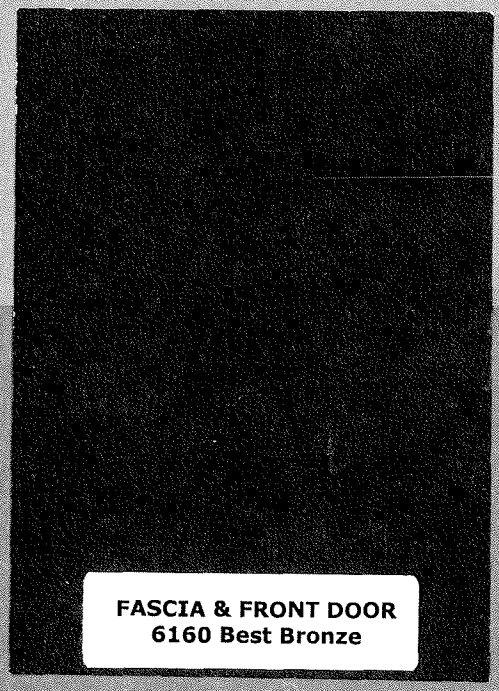
n d e n a g 1 S n 7 5

4 E I M E H C S 5

SCHEME 5

BODY
6158 Sawdust

TRIM
6143 Basket Beige



FASCIA & FRONT DOOR
6160 Best Bronze

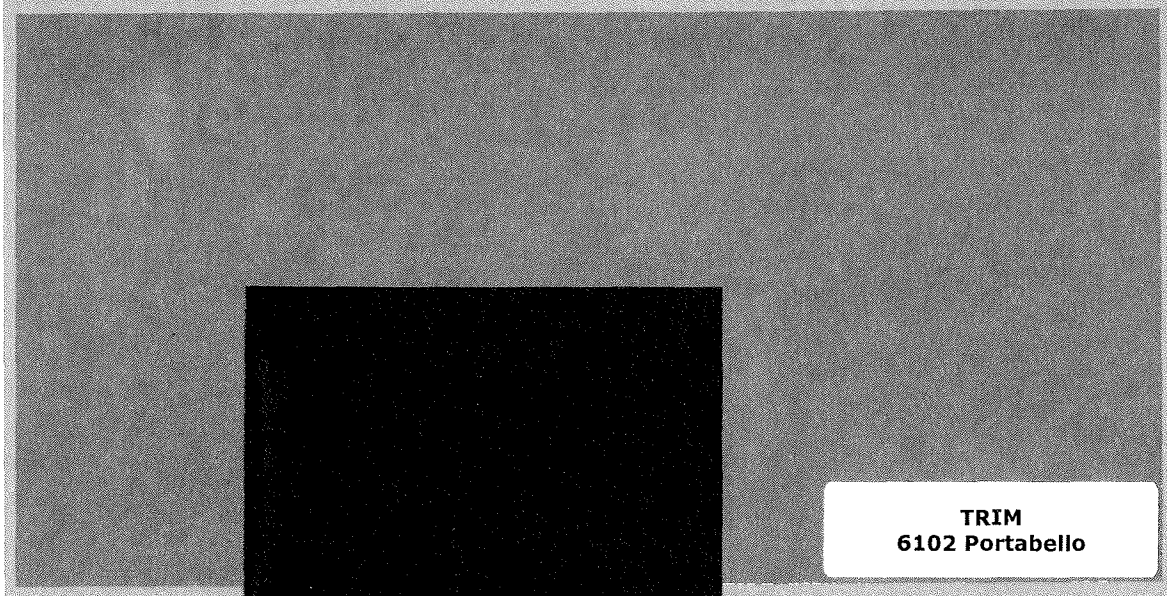
SEP 07 2010

VAR-39475
SDR-39474

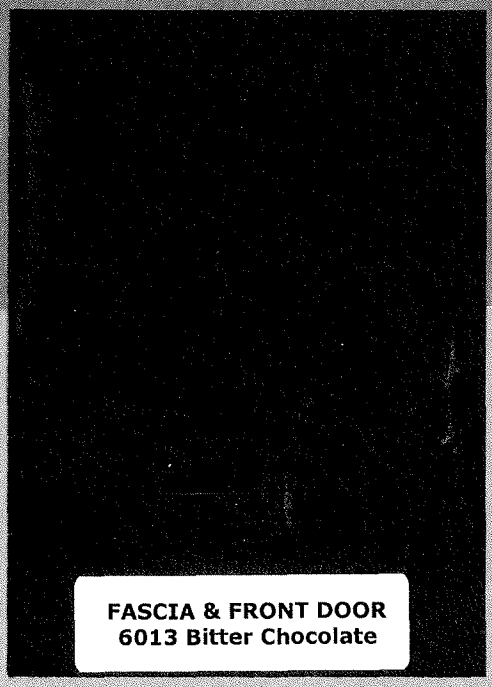
GARAGE DOOR
6158 Sawdust

BODY
7539 Cork Wedge

SCHEME 6



TRIM
6102 Portabello



FASCIA & FRONT DOOR
6013 Bitter Chocolate

SEP 07 2010

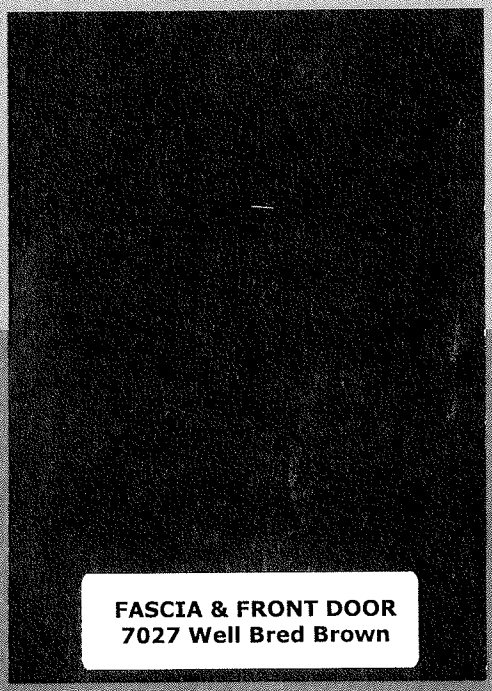
VAR-39475
SDR-39474

GARAGE DOOR
7539 Cork Wedge

SCHEME 7

BODY
6120 Portabello

TRIM
6143 Basket Beige



FASCIA & FRONT DOOR
7027 Well Bred Brown

SEP 07 2010

VAR-39475
SDR-39474

GARAGE DOOR
6120 Portabello

BODY
6080 Utterly Beige

SCHEME R

TRIM
6081 Down Home

FASCIA & FRONT DOOR
6006 Black Bean

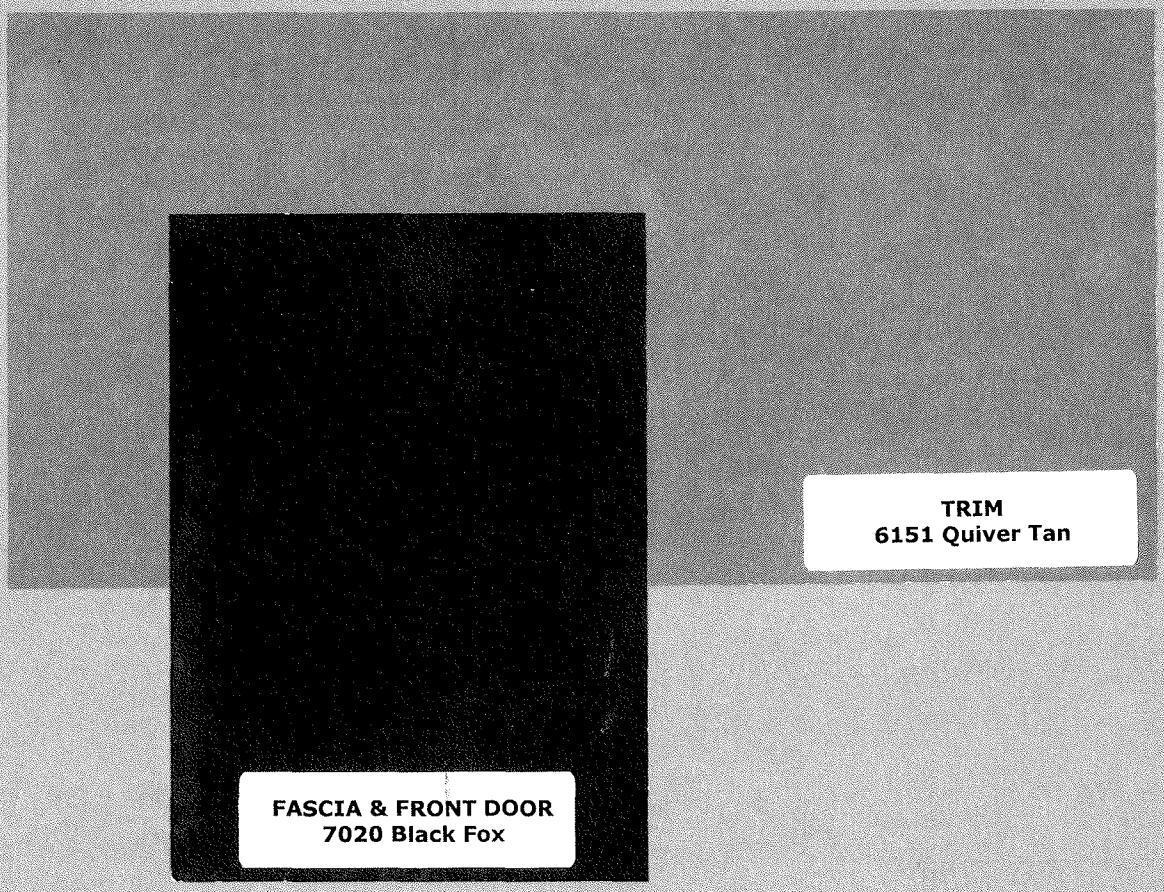
SEP 07 2010

VAR-39475
SDR-39474

GARAGE DOOR
6080 Utterly Beige

6150 Universal Khaki

SCHEME 9



TRIM
6151 Quiver Tan

FASCIA & FRONT DOOR
7020 Black Fox

SEP 07 2010

VAR-39475
SDR-39474

GARAGE DOOR
6126 Navajo White

BODY
2823 Rookwood Clay

SCHEME 10

TRIM
6103 Tea Chest

FASCIA & FRONT DOOR
7735 Palm Leaf

SEP 07 2010

VAR-39475
SDR-39474

GARAGE DOOR
7526 Maison Blanche

SCHEME 11

BODY
6121 Whole Wheat

TRIM
6123 Baugette

FASCIA & FRONT DOOR
2803 Rookwood
Terra Cotta

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VAR-39475
SDR-39474

GARAGE DOOR
7008 Alabaster

SCHEME 12

BODY
7037 Balanced Beige

TRIM
7039 Virtual Taupe

FASCIA & FRONT DOOR
6069 French Roast

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VAR-39475
SDR-39474

GARAGE DOOR
7003 Toque White



VAR-39475 & SDR-39474 - APPLICANT/OWNER: RICHMOND AMERICAN HOMES
6315 AND 6335 EL CAMPO GRANDE AVENUE

09/16/10



VAR-39475 & SDR-39474 - APPLICANT/OWNER: RICHMOND AMERICAN HOMES
6315 AND 6335 EL CAMPO GRANDE AVENUE

09/16/10



VAR-39475 & SDR-39474 - APPLICANT/OWNER: RICHMOND AMERICAN HOMES
6315 AND 6335 EL CAMPO GRANDE AVENUE

09/16/10



VAR-39475 & SDR-39474 - APPLICANT/OWNER: RICHMOND AMERICAN HOMES
6315 AND 6335 EL CAMPO GRANDE AVENUE

09/16/10



VAR-39475 & SDR-39474 - APPLICANT/OWNER: RICHMOND AMERICAN HOMES
6315 AND 6335 EL CAMPO GRANDE AVENUE

09/16/10



VAR-39475 & SDR-39474 - APPLICANT/OWNER: RICHMOND AMERICAN HOMES
6315 AND 6335 EL CAMPO GRANDE AVENUE

09/16/10



VAR-39475 & SDR-39474 - APPLICANT/OWNER: RICHMOND AMERICAN HOMES
6315 AND 6335 EL CAMPO GRANDE AVENUE

09/16/10



VAR-39475 & SDR-39474 - APPLICANT/OWNER: RICHMOND AMERICAN HOMES
6315 AND 6335 EL CAMPO GRANDE AVENUE

09/16/10

T THOMASON
C CONSULTING
E ENGINEERS

September 7, 2010

City of Las Vegas
Planning & Development
731 S. 4th Street
Las Vegas, NV 89101

Reference: **Stonewater – Wall height Variance**
APN #125-26-812-008,125-26-812-009

On behalf of Richmond American Homes, we respectfully request your consideration of approval for a previously approved variance to allow non standard wall heights on lots 8 and 9 along El Campo Grande Avenue and Mustang Road within the approved Stonewater subdivision (H#19326).

Location: The proposed site is located on Ann Road and Mustang Road within Section 26, Township 19 South, Range 60 East.

This request concerns lots 8 and 9 and derives from the fact that the houses are oriented on their respective lots in such a way that in both cases the actual front yard and what City of Las Vegas treats as the front yard are not the same. At issue are six foot solid screen walls adjacent to Mustang Road and El Campo Grande Avenue for lots 8 and 9.

It is our understanding that Lot 8 will be treated by CLV as if the front yard/driveway is facing east, on Mustang, because that is the shortest frontage. In actuality, the house on lot 8 will be rotated 180 degrees. The lot 8 front yard faces west and the driveway takes access off El Campo Grande. As a result, the **actual** back yard of lot 8 is adjacent to Mustang Road. (Please see attached exhibit.) This means that for lot 8 a solid six foot high back yard screen wall is designed and should be constructed adjacent to Mustang Road in order to maintain privacy where CLV requires—because it is treating this location as a **front** yard--any wall over two feet high to be open to permit visibility. Please note that a six foot solid screen wall will be constructed along the north property boundary of this lot, along El Campo Grande. A variance is requested for this lot under these circumstances.

It is our understanding that Lot 9 will be treated by CLV for solid wall height purposes as if the house is facing north, on El Campo Grande Avenue, when in actuality the house will be facing east. (The lot 9 driveway will take access off El Campo Grande Avenue, however.) As with lot 8, a variance is requested under these circumstances to permit

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3277 East Warm Springs Road, Suite 400
Las Vegas, Nevada 89120
Phone (702) 932-6125 • Fax (702) 932-6129

VAR-39475

construction of a six foot high solid screen wall on the north property line adjacent to El Campo Grande Avenue as this is the **side** wall given the east/west orientation of the house and not the **front** yard.

A six foot landscaping area has been located adjacent to lots 8 and 9 along the frontage of Mustang Road and El Campo Grande Avenue to buffer the 6 foot screen wall from the public right-of-way. This landscaping area was included with the approved improvement plans and is shown on the recorded final map for is project.

This variance was previously approved as VAR-21181 at the July 11, 2007 City Council meeting. Since a certificate of occupancy was not issued for this lot, a new variance is before you for consideration.

If you need additional information or have any questions, please feel free to call me at 932-6125

Sincerely,

Sonia Macias
Project Coordinator

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Las Vegas, Nevada 89120
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VAR-39475

City of Las Vegas Agenda Item No.: **56.**

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) TO REDUCE THE FRONT YARD SETBACKS FROM 20 FEET TO 10 FEET, THE SIDE YARD SETBACKS FROM NINE FEET TO FIVE FEET AND TO ADD NEW MODEL HOMES 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). Staff recommends APPROVAL.

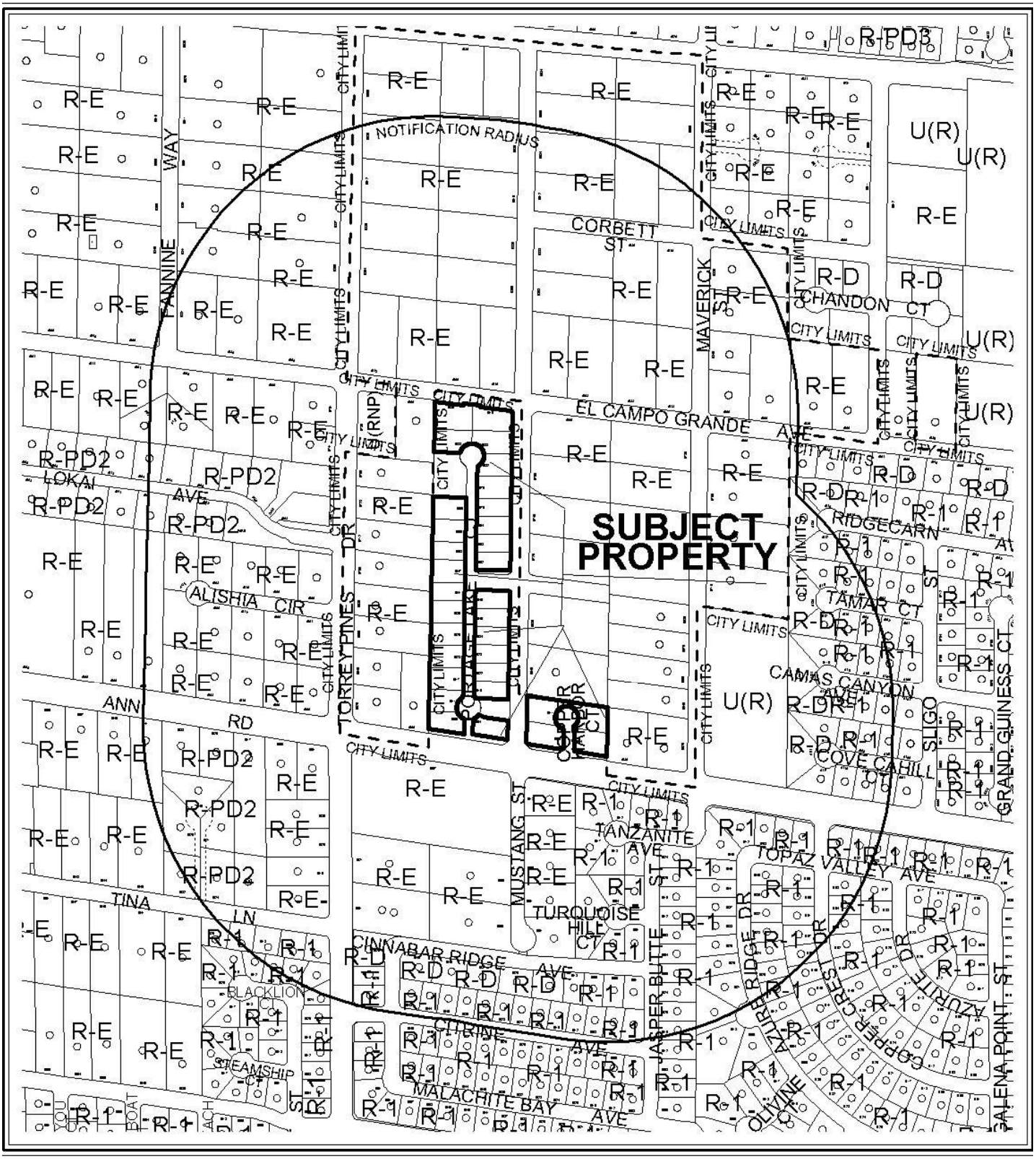
MAY GO TO CITY COUNCIL ON 11/17/10 OR MAY BE FINAL ACTION
(Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. 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.



CASE: **SDR-39474**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT- 3 UNIITS PER ACRE)



CASE: **SDR-39474**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT- 3 UNIITS PER ACRE)

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PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-39474** APN: 125-26-812-001-032

Name of Property Owner: Richmond American Homes

Name of Applicant: Richmond American Homes

Name of Representative: Thomason Consulting Engineers

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ **Yes** ☒ **No**

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: LEONARD S. MILLER

Subscribed and sworn before me

This 26 day of AUGUST, 2010

_____
Notary Public in and for said County and State

KIM M. GREEN
Notary Public State of Nevada
No. 99-56903-1
My appt. exp. June 24, 2011

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SEP 07 2010

PLANNING & DEVELOPMENT
DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Site Development Review

Project Address (Location) Ann Road / Mustang Road

Project Name Stonewater **Proposed Use** SFR

Assessor's Parcel #(s) 125-26-812-001 - 032 **Ward #** 6

General Plan: existing - proposed - **Zoning:** existing R-PD3 proposed R-PD3

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres 10.3 **Lots/Units** 32 **Density** 3.1 D.U.A

Additional Information _____

PROPERTY OWNER Richmond American Homes **Contact** Christine Frazzitta

Address 7770 S. Dean Martin Drive Suite #410 **Phone:** (702) 617-8400 **Fax:** (702) 617-8499

City Las Vegas **State** NV **Zip** 89139

E-mail Address cfrazzitta@mdch.com

APPLICANT Richmond American Homes **Contact** Christine Frazzitta

Address 7770 S. Dean Martin Drive Suite #410 **Phone:** (702) 617-8400 **Fax:** (702) 617-8499

City Las Vegas **State** NV **Zip** 89139

E-mail Address cfrazzitta@mdch.com

REPRESENTATIVE Thomason Consulting Engineers **Contact** Sonia Macias

Address 3277 E. Warm Springs #400 **Phone:** (702) 932-6125 **Fax:** (702) 932-6129

City Las Vegas **State** NV **Zip** 89120

E-mail Address smacias@tce-lv.com

Property Owner Signature* _____

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name LEONARD J. MILLER

Subscribed and sworn before me

This 26 day of AUGUST, 20 10.

_____

Notary Public in and for said County and State

KIM M. GREEN
Notary Public State of Nevada
No. 99-56903-1
My appt. exp. June 24, 2011

FOR DEPARTMENT USE ONLY

Case #	SDR-39474
Meeting Date:	10.21.10
Total Fee:	$1030.—
Date Received:*	9.7.10
Received By:	

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

Revised 10/27/08

T THOMASON
C CONSULTING
E ENGINEERS

September 3, 2010

City of Las Vegas
Planning & Development
731 S. 4th Street
Las Vegas, NV 89101

SEP 07 2010

Reference: **Stonewater – Ann Mustang**
Site Development Plan Review
APN 125-26-812-001 thru 038

On behalf of Richmond American Homes, we respectfully request your consideration of the attached Site Development Plan Review for the above-listed parcels.

Location: The proposed site is located at Ann Road and Mustang Road within Section 26, Township 19 South, Range 60 East.

Background: A site development plan review (SDR-17698) was approved by City Council on January 3, 2007. Based on this entitlement, offsite improvement plans were approved on July 18, 2007 (CLV #H19236), a final map recorded July 30, 2007 (Book 137, Page 66), and construction commenced for the 32 lot subdivision. The was project was subsequently suspended by the developer due to market conditions.

For this application, Richmond American Homes is proposing to utilize 1 and 2 story products on the existing mapped lots. Each model offers a two-car or three-car garage and a variety of architectural features. There will also be casitas offered on this project. The size of the casitas will be approximately 10' x 25'. The developer intends to conform with the condition of SDR-17698 to restrict the following lots to single story homes: 5, 6, 7, 9, 10, 11, 12, 14, 16, 17, 18, 19, 20, 29, 30, 31, and 32. Additionally, an 8' screen wall will be provided along the perimeter as required by the previous approval.

Request: At this time, we are requesting approval of the 32 lot, single family residential development located on the approximately 10.3 acres listed above. The density for this project is 3.1 dwelling units per acre (DUA). The applicant has provided .55 acres (24,123 sf) of open space where .53 acres (23,000 sf) is required. The minimum lot size is 7,414 sf.

In order to provide the maximum square footage for the single story product and offer the largest selection of homes for sale on each lot, the lot setbacks for all lots except Lot 9 are as follows:

20' min – Front Garage
18' min – Front Garage (Cul-de-sac)
10' min – Front House

3161 East Warm Springs Road, Suite 200
Las Vegas, Nevada 89120
Phone (702) 932-6125 • Fax (702) 932-6129

SDR-39474

5' – Side Yard
19' - Side Yard (north side only) lots 30 and 31
9' – Corner-side
20' – Rear

Due to the orientation of the house on Lot 9, the setbacks for Lot 9 are as follows:

20' min – Front Garage
10' min – Front House
5' – Side Yard
9' – Corner-side
5' – Rear

The setbacks for the casitas will be as follows:

Setbacks – Casitas
6' – Main structure
5' – Side
3' – Rear

Please place this request for a Site Development Plan Review on the next available Planning Commission agenda. If you have any questions or need additional information, please call me at 932-6125.

Sincerely,

Sonia Macias
Project Coordinator

3161 East Warm Springs Road, Suite 200
Las Vegas, Nevada 89120
Phone (702) 932-6125 • Fax (702) 932-6129

SDR-39474

City of Las Vegas Agenda Item No.: **57.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 21, 2010

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

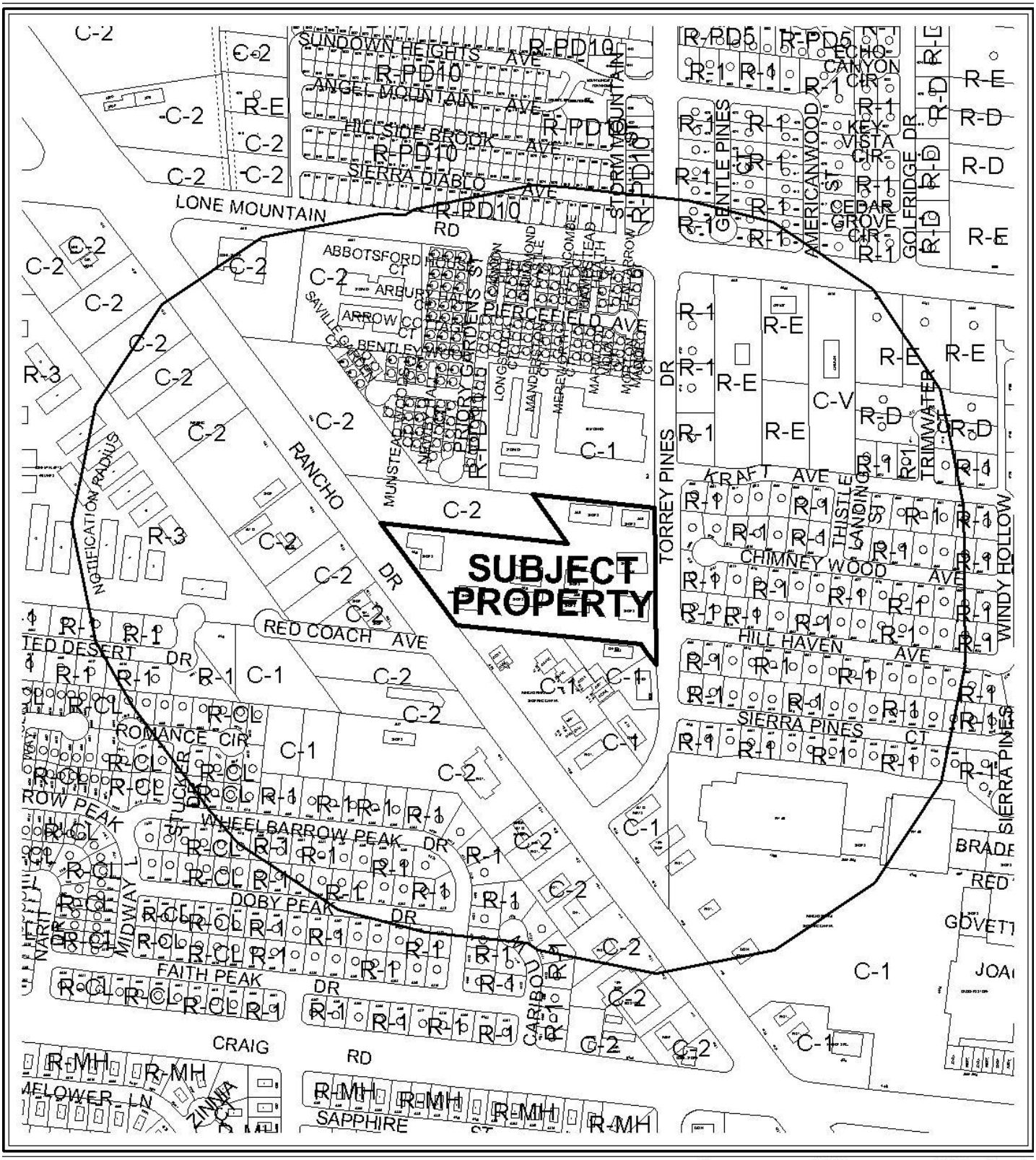
SUBJECT:
VAR-39487 - VARIANCE - PUBLIC HEARING - APPLICANT: COPPER SANDS, INC.- OWNER: RANCHO TORREY DEVELOPMENT, LLC - Request for a Variance TO ALLOW 252 PARKING SPACES WHERE 259 ARE REQUIRED on 6.41 acres at 4660 North Rancho Drive (APN 138-02-113-001), C-1 (Limited Commercial) Zone, Ward 6 (Ross). 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:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - 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



CASE: **VAR-39487; SUP-39488 AND SDR-39485**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

N



0 400 800 Feet

CASE: **VAR-39487; SUP-39488 AND SDR-39485**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

N

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-39487** APN: 138-02-113-001

Name of Property Owner: Rancho Torrey Development

Name of Applicant: COPPER SANDS, INC.

Name of Representative: PACIFIC DESIGNS CONCEPTS

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: Jim Davis

Subscribed and sworn before me

This 3rd day of September 2010

Paula Marie Timmons

Notary Public in and for said County and State

NOTARY PUBLIC
PAULA MARIE TIMMONS
STATE OF NEVADA - COUNTY OF CLARK
MY APPOINTMENT EXP. SEPTEMBER 29, 2011
No: 99-59308-1

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PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: PARKING VARIANCE

Project Address (Location) 4660 N. RANCHO DRIVE

Project Name RANCHO AND TORREY PINES CENTER Proposed Use MEDICAL/OFFICE

Assessor's Parcel #(s) 138-02-113-001 Ward # 6

General Plan: existing SC proposed SC Zoning: existing C-1 proposed C-1

Commercial Square Footage 118,264 SF Floor Area Ratio 42.3% LOT COVERAGE

Gross Acres 6.41 Lots/Units _____ Density 42.3% LOT COVERAGE

Additional Information _____

LLC

PROPERTY OWNER RANCHO TORREY DEV Contact JIM DAVIS

Address 3638 N. RANCHO DR. Phone: 591-1275 Fax: 454-7842

City LAS VEGAS State NV Zip _____

E-mail Address _____

APPLICANT COPPER SANDS, INC. Contact GARY WENGER

Address 3602 E. GREENWAY RD. #104 Phone: 602-647-9600 Fax: 480-639-[redacted]

City PHOENIX State AZ Zip 85032

E-mail Address gwenger@wengerassoc.com

REPRESENTATIVE PACIFIC DESIGN CONCEPTS Contact RICHARD GALLEGOS

Address 3005 W. HORIZON RIDGE PKWY #200 Phone: 702-454-5842 Fax: 702-454-7842

City HENDERSON State NV Zip 89052

E-mail Address richardg@pacdesignconcepts.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 JIM DAVIS

Subscribed and sworn before me

This 3RD day of SEPTEMBER, 2010.

Paula Marie Timmons

Notary Public in and for said County and State

NOTARY PUBLIC
PAULA MARIE TIMMONS
STATE OF NEVADA - COUNTY OF CLARK
MY APPOINTMENT EXP. SEPTEMBER 29, 2011
No: 99-59308-1

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	VAR-39487
Meeting Date:	10/21/10 PC
Total Fee:	$830
Date Received:*	9/7/10
Received By:	

* The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance

F:\depot\Application Packet\Application Form.pdf

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MISCELLANEOUS NOTES

1. ALL EXPOSED SOILS TO RECEIVE 2" THICK LAYER OF DECORATIVE GRAVEL OR DECOMPOSED GRANITE.
2. ALL TREES AND SHRUBS TO BE SPACED ACCORDING TO CITY OF LAS VEGAS MUNICIPAL CODE 19.12.040
3. ASSORTED 5 GAL SHRUBS TO COVER MORE THAN 60% OF LANDSCAPE AREA WITHIN TWO YEAS OF INSTALLATION
4. TREES SHALL NOT BE PLANTED WITHIN 3' OF A DEDICATED RIGHT-OF-WAY WHEN MATURE
5. 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.
6. SWALE DESIGN PER FIGURE 30.64-3.

DECOMPOSED GRANITE COLOR:	DECORATIVE GRAVEL COLOR:
PALAMINO CORAL	RED SANDSTONE 3/4"
1/2" SCREENED	3/4"
DECOMPOSED GRANITE SOURCE:	DECORATIVE GRAVEL SOURCE:
VISTA ROCK	STAR NURSERY
LAS VEGAS, NEVADA	LAS VEGAS, NEVADA

8. ALL LANDSCAPE AREAS TO RECEIVED COMPLETE AUTOMATIC PERMANENT UNDERGROUND DRIP IRRIGATION SYSTEM.

LEGEND

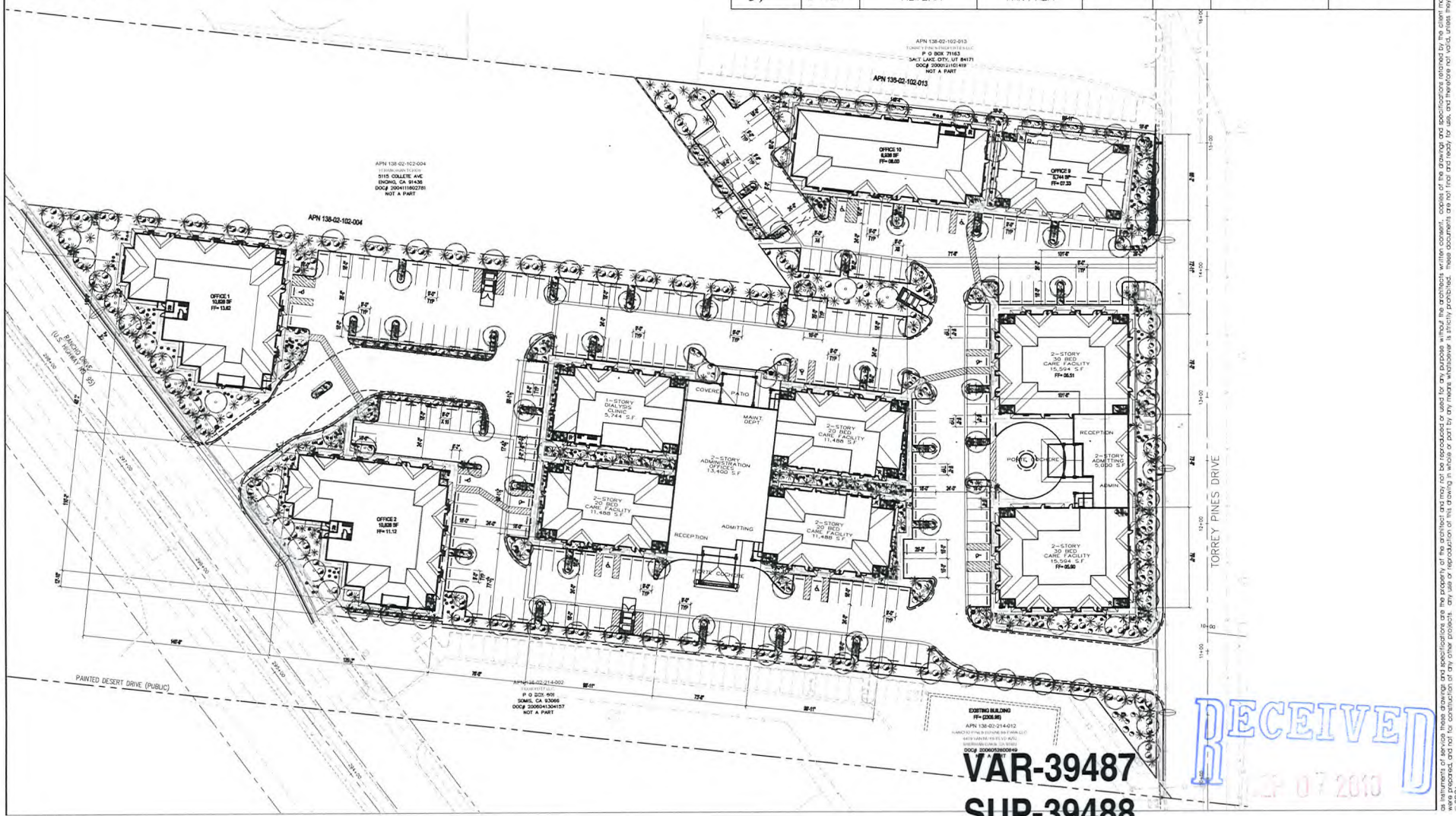
NO LIVE LANDSCAPING AND IRRIGATION WITHIN 5'-0" OF BUILDING PERIMETER. DECORATIVE GRAVEL ONLY

CONTINUOUS ACCESSIBLE ROUTE 5% MAX. RUNNING SLOPE 2% MAX. CROSS SLOPE W/ 1/2" MAX. CHANGE IN ELEVATIONS

LANDSCAPE LEGEND

TREES	SIZE	BOTANICAL NAME	COMMON NAME
	24" BOX	PINUS ELDARICA	MONDEL PINE
	24" BOX	PISTACIA CHINENSIS	CHINESE PISTACHE
	24" BOX	ACACIA SP	ACACIA
	24" BOX	RHUS LANCEA	AFRICAN SUMAC
	16' HIGH 12' HIGH	WASHINGTONIA FILIFERA	CALIFORNIA FAN PALM

SHRUBS	SIZE	BOTANICAL NAME	COMMON NAME
	5 GAL.	LEUCOPHYLLUM FRUTESCENS	TEXAS RANGER
	5 GAL.	NANDINA DOMESTICA	HEAVENLY BAMBOO
	5 GAL.	EUONYMUS FORTUNEI	WINTER CREEPER
	5 GAL.	AGAVE AMERICANA	INCENSE CEDAR
	5 GAL.	CALOCEDRUS DECURRENS	CENTURY PLANT
GROUNDCOVER & ACCENT			
	1 GAL.	HESPERALOE PARVIFLORA	RED YUCCA
	1 GAL.	GENISTA HISPANICA	SPANISH BROOM
	1 GAL.	PHYLA NODIFLORA	LIPPIA



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(702) 454-5842 fax (702) 454-7842

project title:
RANCHO AND TORREY PINES CENTER
RANCHO AND TORREY PINES
LAS VEGAS, NV

PRELIMINARY
NOT FOR CONSTRUCTION

Wenger & Associates

sheet title:
LANDSCAPE PLAN
LAND USE SUBMITTAL

issue dates:
drawn by: M.G.S.
checked by: R.C.G.
project no.:
revisions:
sheet no. AL1.01
of sheets

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PROJECT DATA

A.P.N.:	138-02-113-001		
EXISTING ZONING:	C-1		
SITE AREA:	279,552 S.F. (6.41 ACRES)		
SETBACKS:	**REQUIRED:**		**PROVIDED:**
FRONT	20'-0"		20'-0"
SIDES	10'-0"		10'-0"
REAR	20'-0"		20'-0"

BUILDING AREA:

FUTURE MEDICAL OFFICE SPACE	21,652 S.F.
FUTURE OFFICE SPACE	14,680 S.F.
FUTURE RESP. CARE (60 BEDS)	47,864 S.F.
FUTURE RESP. CARE (60 BEDS)	36,188 S.F.
FUTURE DIALYSIS CLINIC	5,744 S.F.
	118,264 S.F.

LOT COVERAGE:
BUILDING AREAS / SITE AREA
118,264 S.F. / 279,552 S.F. = 42.3%

PARKING:	**REQUIRED:**	**PROVIDED:**
FUTURE MEDICAL OFFICE SPACE	122 SPACES	
FUTURE OFFICE SPACE	49 SPACES	
FUTURE RESP. CARE (120 BEDS - 36 EMPLOYEES/SHIFT)	62 SPACES	
FUTURE DIALYSIS CLINIC	29 SPACES	
	262 SPACES	252 SPACES
ADA COMPLIANT PARKING (3 VAN ACCESSIBLE)	9 SPACES	10 SPACES
LOADING ZONE	4 SPACES	4 SPACES

GENERAL NOTES:

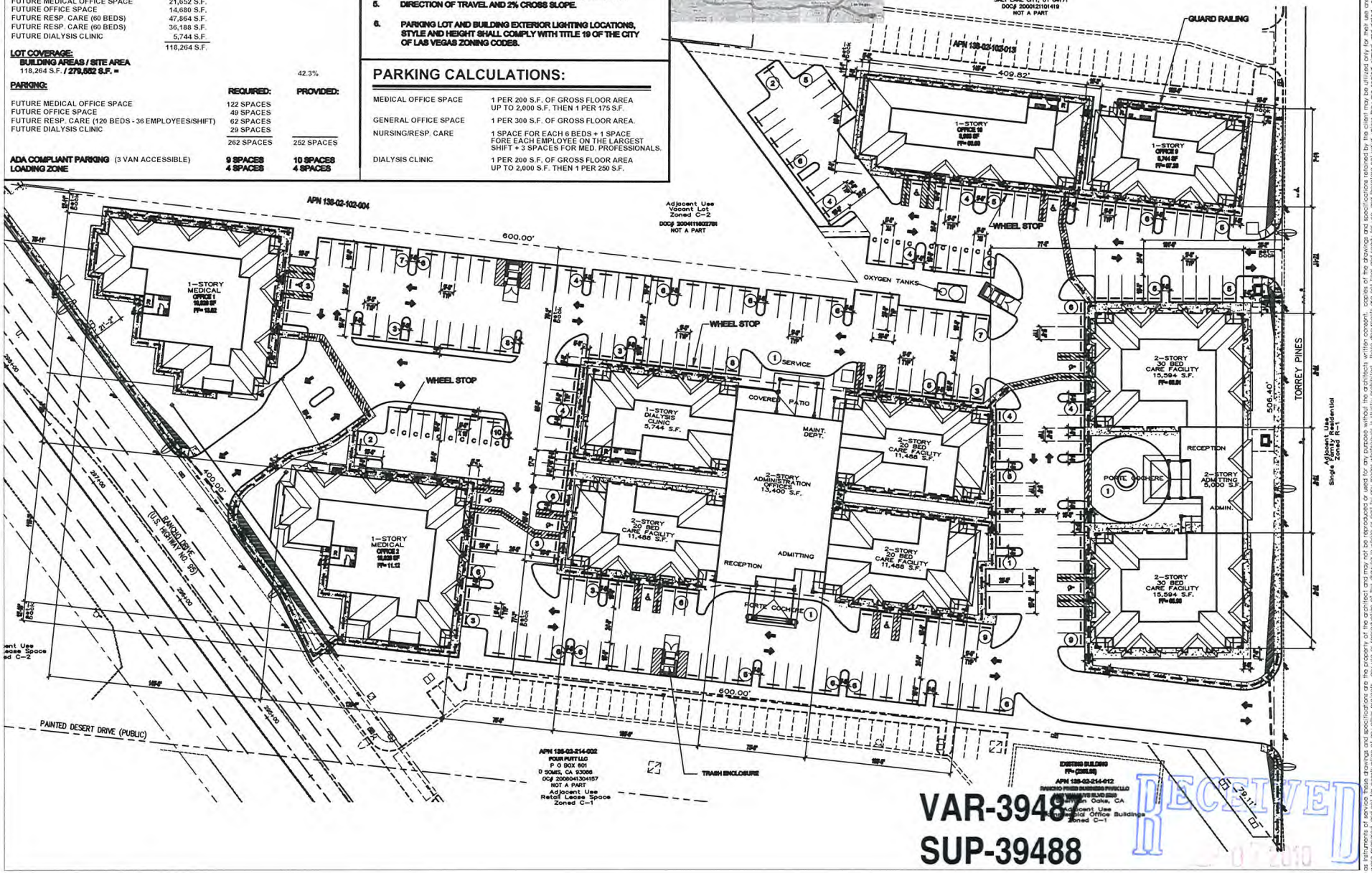
1. SEE LANDSCAPE DRAWINGS FOR LANDSCAPING INFORMATION.
2. ALL SITE CONCRETE SHALL RECEIVE WEAKENED PLAN JOINTS AT 15'-0" O.C. AND TOOLED JOINTS AT 5'-0" O.C.
3. ALL CONCRETE WALKS, LANDINGS, ETC. SHALL RECEIVE LIGHT BROOM FINISH.
4. SLOPE ALL PLANTER AREAS AWAY FROM BUILDING 2% MINIMUM.
5. SLOPE ALONG ACCESSIBLE ROUTE WILL NOT EXCEED 5% IN DIRECTION OF TRAVEL AND 2% CROSS SLOPE.
6. PARKING LOT AND BUILDING EXTERIOR LIGHTING LOCATIONS, STYLE AND HEIGHT SHALL COMPLY WITH TITLE 19 OF THE CITY OF LAS VEGAS ZONING CODES.

PARKING CALCULATIONS:

MEDICAL OFFICE SPACE	1 PER 200 S.F. OF GROSS FLOOR AREA UP TO 2,000 S.F. THEN 1 PER 175 S.F.
GENERAL OFFICE SPACE	1 PER 300 S.F. OF GROSS FLOOR AREA.
NURSING/RESP. CARE	1 SPACE FOR EACH 6 BEDS + 1 SPACE FORE EACH EMPLOYEE ON THE LARGEST SHIFT + 3 SPACES FOR MED. PROFESSIONALS.
DIALYSIS CLINIC	1 PER 200 S.F. OF GROSS FLOOR AREA UP TO 2,000 S.F. THEN 1 PER 250 S.F.



ARCHITECTURAL SITE PLAN
SCALE: 1" = 30'-0"



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RANCHO AND TORREY PINES
LAS VEGAS, NV

PRELIMINARY
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Wenger & Associates

sheet title:
SITE PLAN

LAND USE SUBMITTAL

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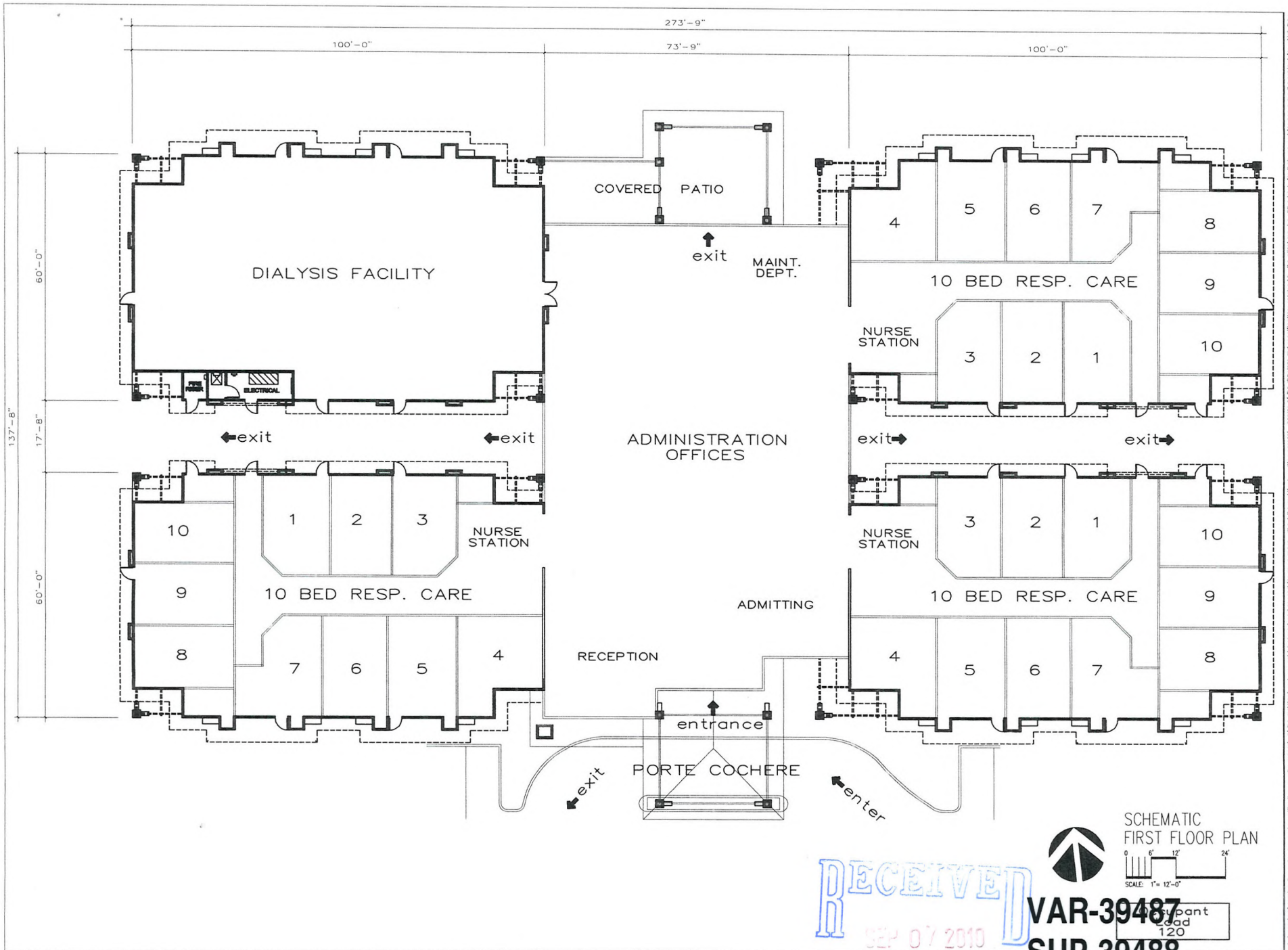

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RANCHO AND TORREY PINES

PRELIMINARY
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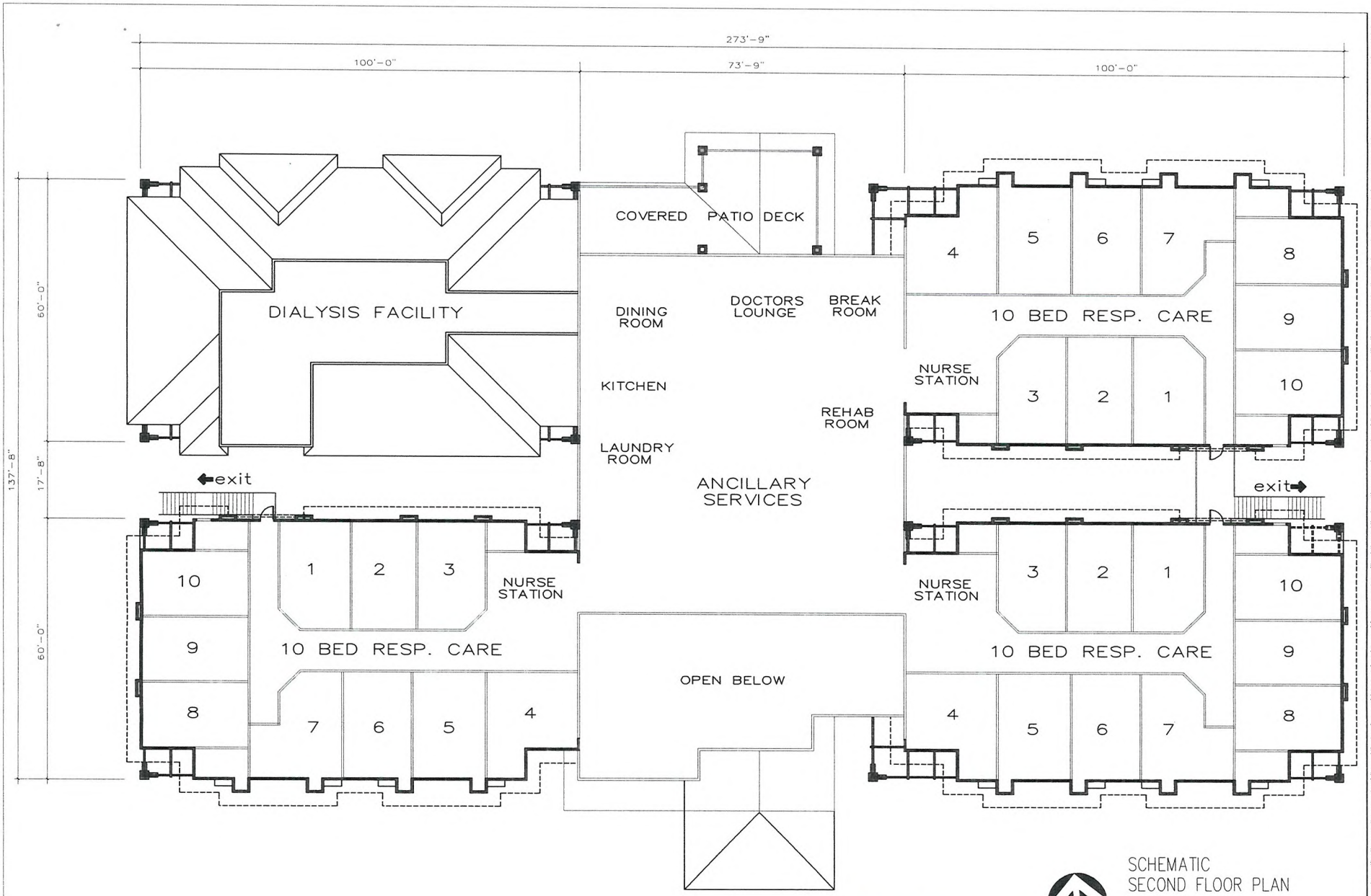
sheet title:
RESPIRATORY CARE FLOOR PLAN

issue date:
drawn by: M.G.S.
checked by: R.C.G.
project no.:
revisions:
sheet no.
A1.01
of



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sheet title:
RESPIRATORY CARE
FLOOR PLAN

issue dates:

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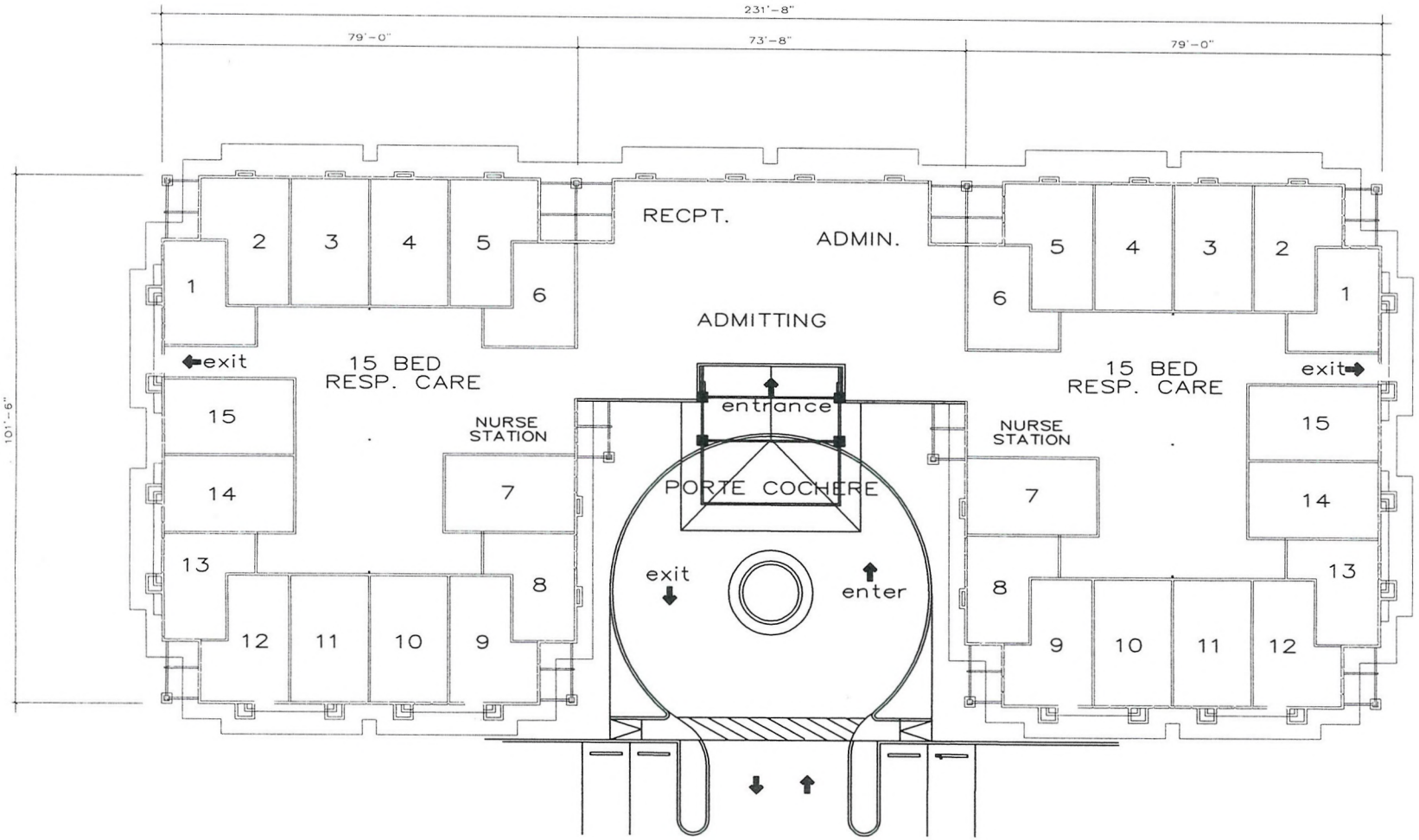

SCHEMATIC
FIRST FLOOR PLAN

0 6' 12' 24'
SCALE: 1"= 12'-0"

Occupant
Load
120

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RESPIRATORY/ DIALYSIS
FLOOR PLAN

issue dates:

drawn by:
MG.S

checked by:
RC.G

project no.:

revisions:

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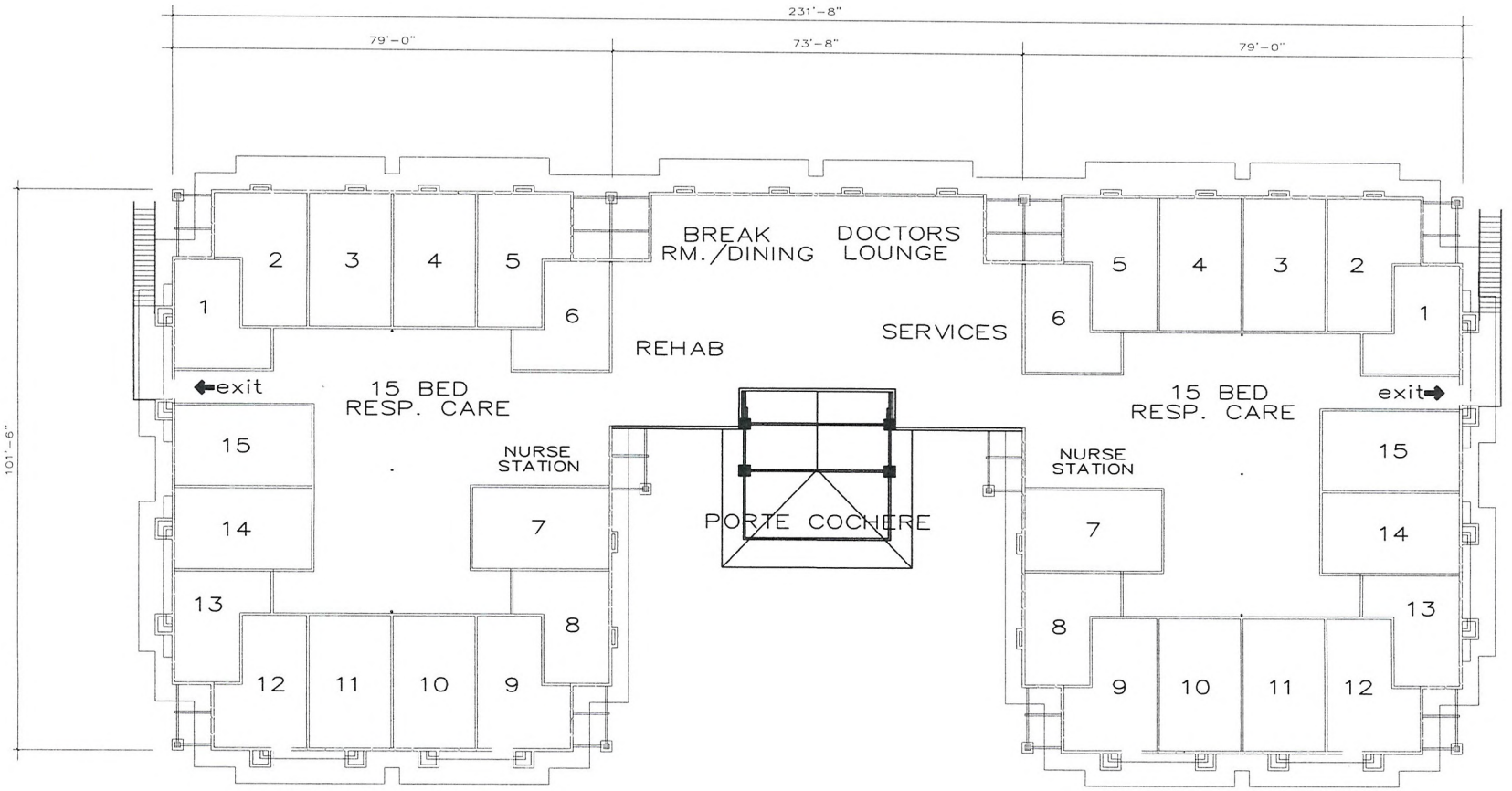
A1.0

of



SCHEMATIC
SECOND FLOOR PLAN

0 6' 12' 24'
SCALE: 1"= 12'-0"

Occupant Load 120

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sheet title:
RESPIRATORY/DIALYSIS FLOOR PLAN

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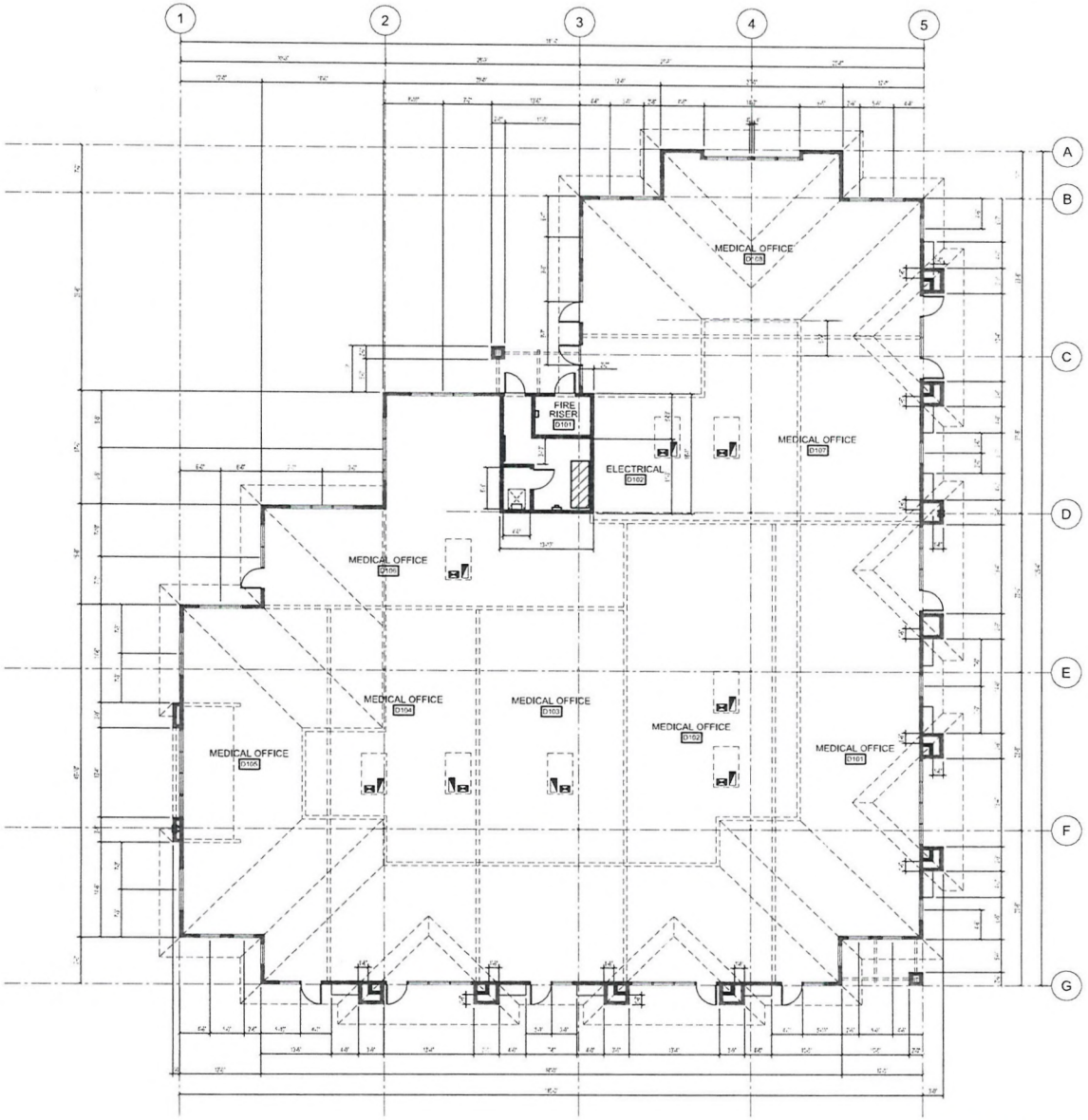

1 FLOOR PLAN BUILDINGS 1 & 2
1/8" = 1'-0"

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project title :
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Las Vegas, Nevada

sheet title :
FLOOR PLAN BUILDINGS 1 & 2

issue dates :
9/7/10
drawn by :
C.J.
checked by :
R.C.G.
project no. :
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sheet no.
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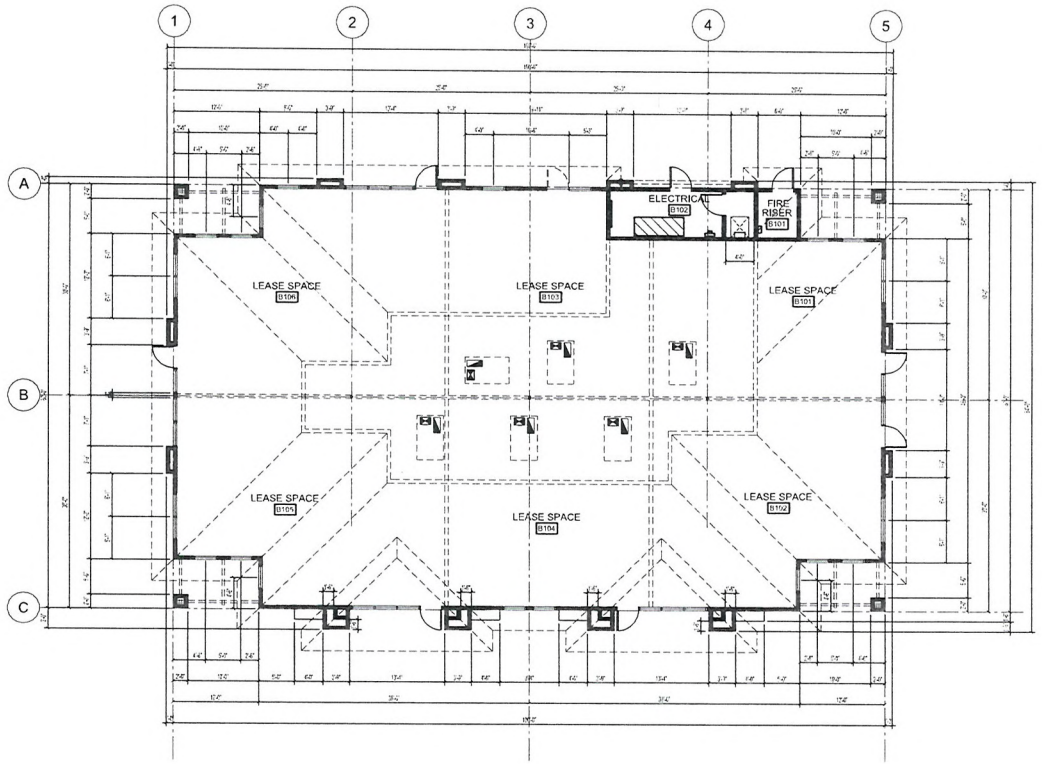

1 FLOOR PLAN BUILDING 9
1/8" = 1'-0"

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project title:
Rancho Torrey Pines Center
Las Vegas, Nevada

sheet title:
FLOOR PLAN
BUILDING 9

issue dates:
9/7/10
drawn by:
C.J.
checked by:
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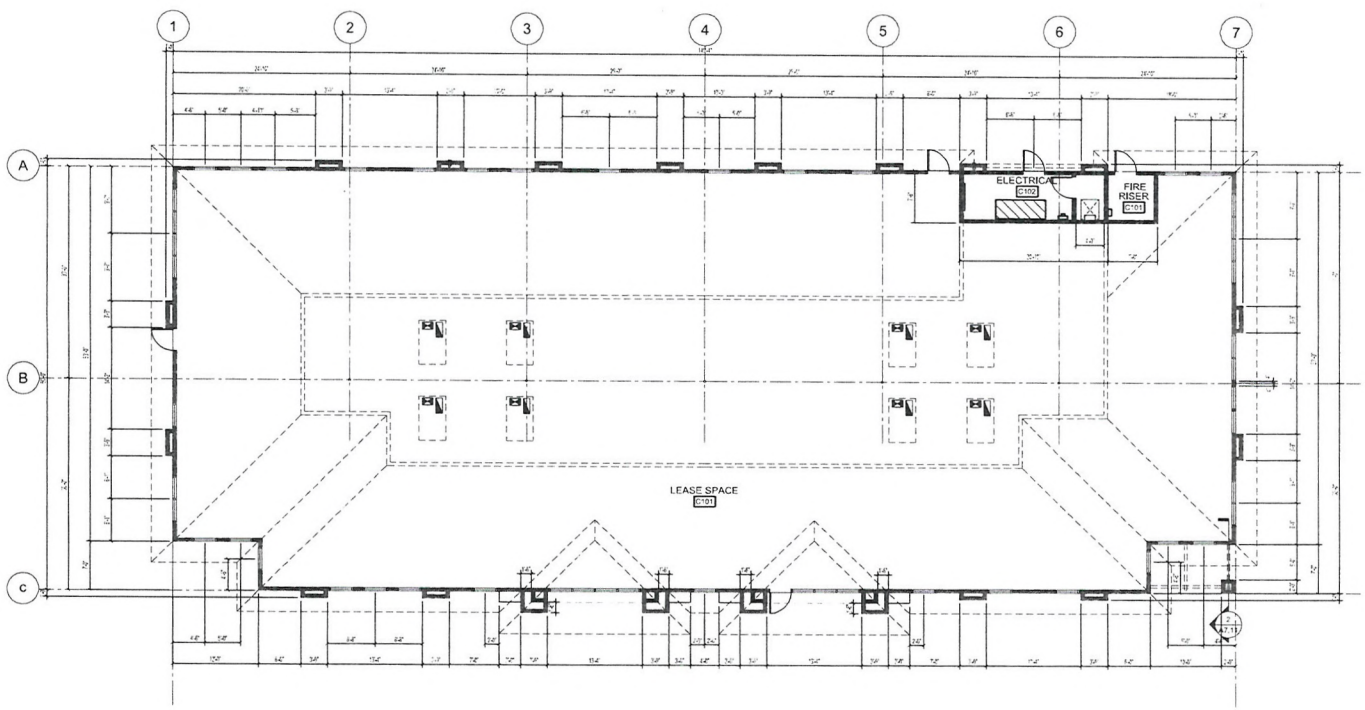

1 FLOOR PLAN BUILDING 10
1/8" = 1'-0"

8935.8661 square ft.

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Las Vegas, Nevada

sheet title:
FLOOR PLAN BUILDING 10

issue dates:
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drawn by:
C.J.
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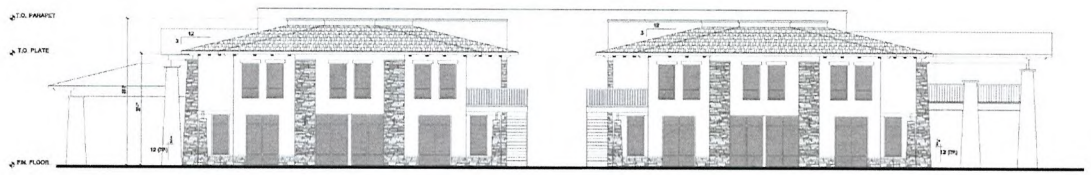
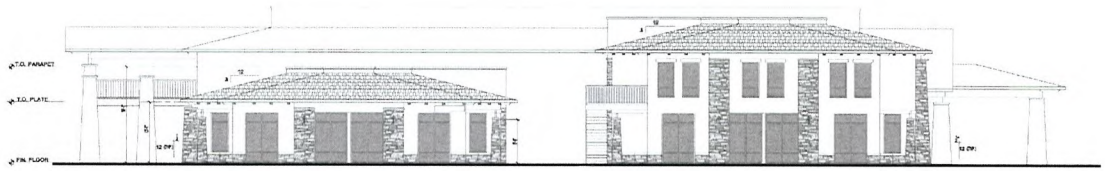
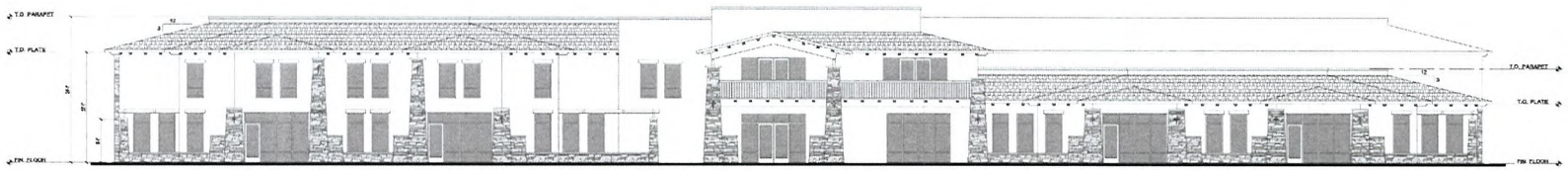


EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

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project title:
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RANCHO AND TORREY PINES
LAS VEGAS, NV

PRELIMINARY
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sheet title:
RESPIRATORY CARE ELEVATIONS
LAND USE SUBMITTAL

issue dates:
drawn by: P.G.S.
checked by: R.C.G.
project no.:
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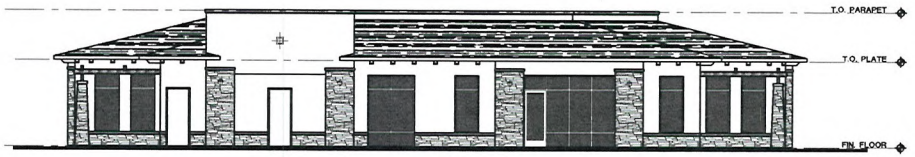
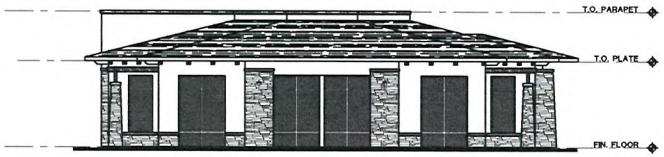
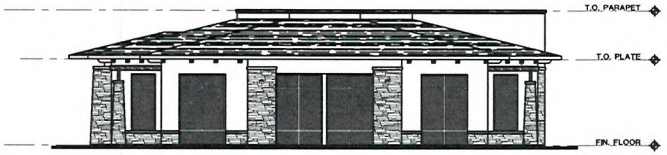


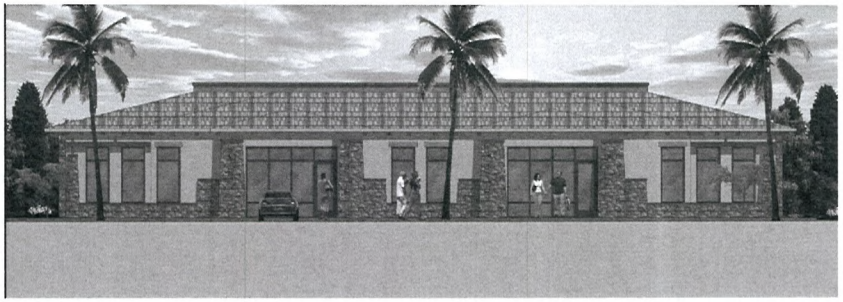
3 REAR ELEVATION (BUILDING TYPE B)
1/8" = 1'-0"



2 LEFT ELEVATION (BUILDING TYPE B)
1/8" = 1'-0"



4 RIGHT ELEVATION (BUILDING TYPE B)
1/8" = 1'-0"



1 FRONT ELEVATION (BUILDING TYPE B)
1/8" = 1'-0"

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Las Vegas, Nevada

sheet title:
EXTERIOR ELEVATIONS
BUILDING 9

issue dates:
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drawn by:
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checked by:
R.C.G.
project no.:
revisions:
sheet no.
A8.02
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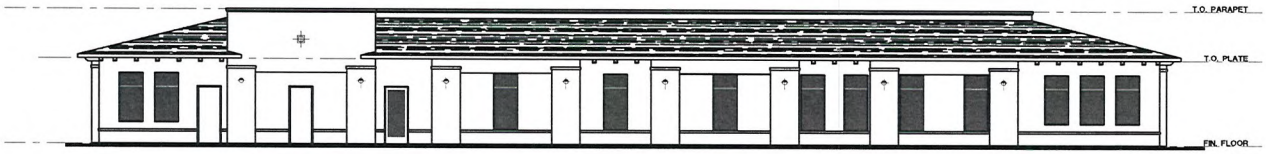
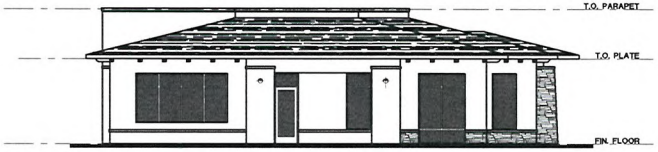


3 REAR ELEVATION (BUILDING TYPE C)
1/8" = 1'-0"



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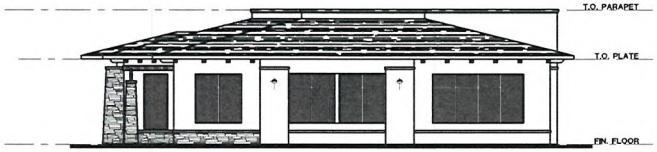
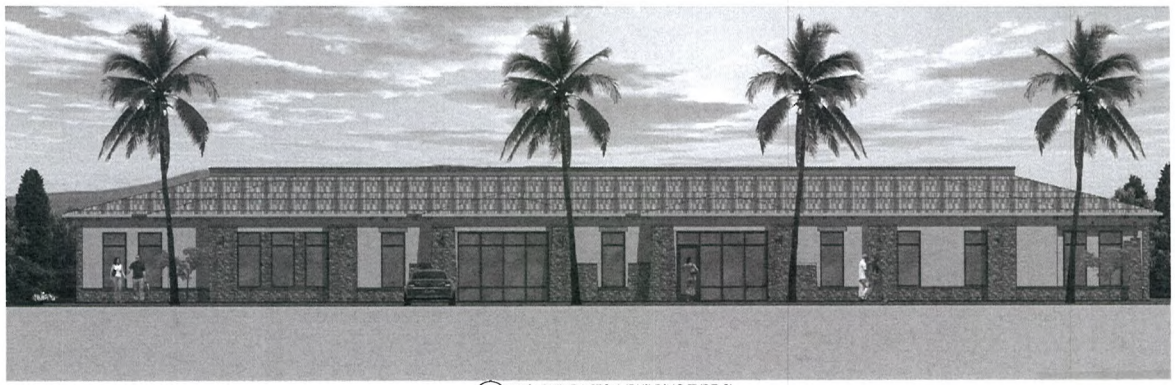
1/8" = 1'-0"



4 RIGHT ELEVATION (BUILDING TYPE C)
1/8" = 1'-0"



1 FRONT ELEVATION (BUILDING TYPE C)
1/8" = 1'-0"

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project title •
Rancho Torrey Pines Center
Las Vegas, Nevada

sheet title •
EXTERIOR ELEVATIONS (BUILDING TYPE C)
BUILDING 10

issue dates •
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checked by •
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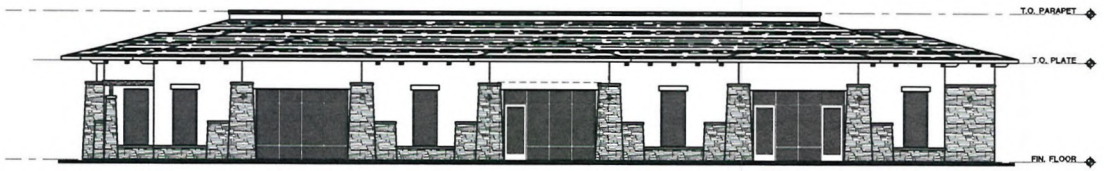
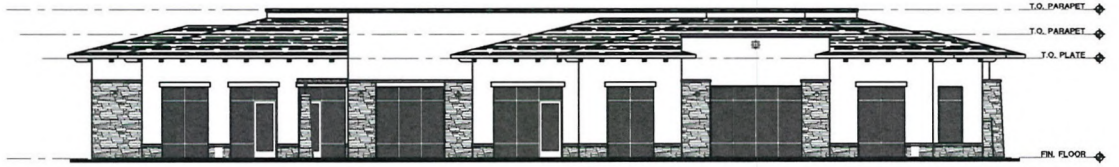
D:\06-178-Palisades\architecture\a 06-178-a6.03.dwg plotted: 9/4/2010 7:36 AM by: Clarence



4 RIGHT ELEVATION (BUILDING TYPE D) BLDG. 1
1/8" = 1'-0"



3 REAR ELEVATION (BUILDING TYPE D) BLDG. 1
1/8" = 1'-0"



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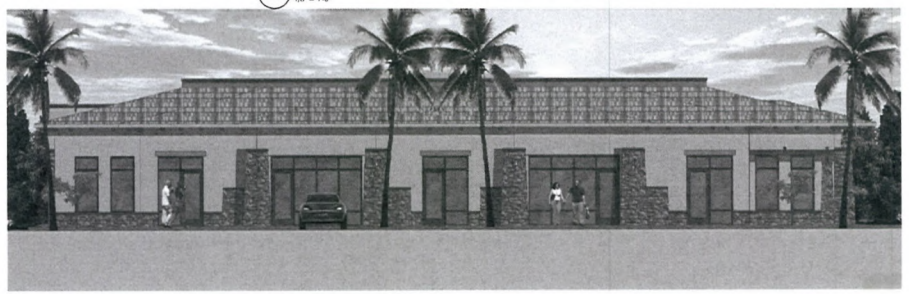
1/8" = 1'-0"



1 FRONT ELEVATION (BUILDING TYPE D) BLDG. 1
1/8" = 1'-0"

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VAR-39487
SUP-39488
SDR-39485

pacific design concepts, llc
3005 w. horizon ridge parkway, suite 200
henderson, nevada 89052
(702) 454-5842 fax (702) 454-7842

project title:
Rancho Torrey Pines Center
Las Vegas, Nevada

sheet title:
EXTERIOR ELEVATIONS (BUILDING TYPE D) BUILDINGS 1

issue dates:
4/27/06
drawn by:
C.J.
checked by:
R.C.G.
project no.:
06-178
revisions:
6/8/07
10/25/07
12/4/07

sheet no.
A6.04

of sheets

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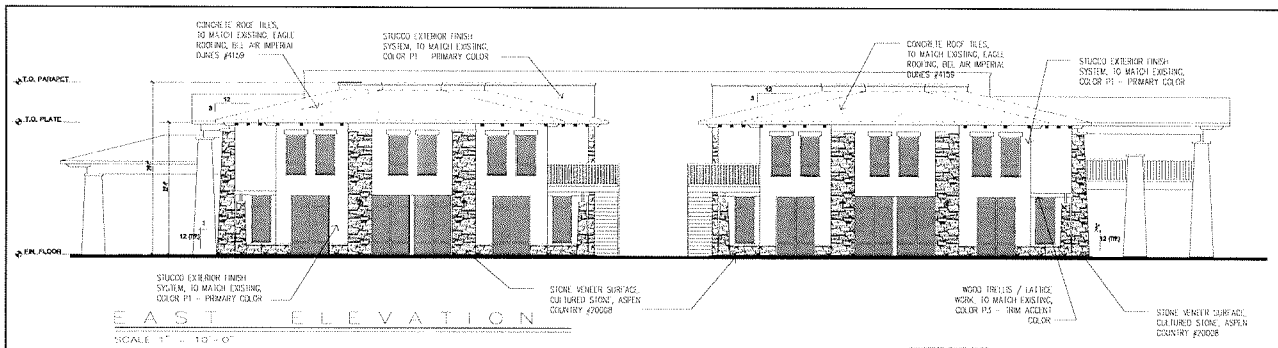
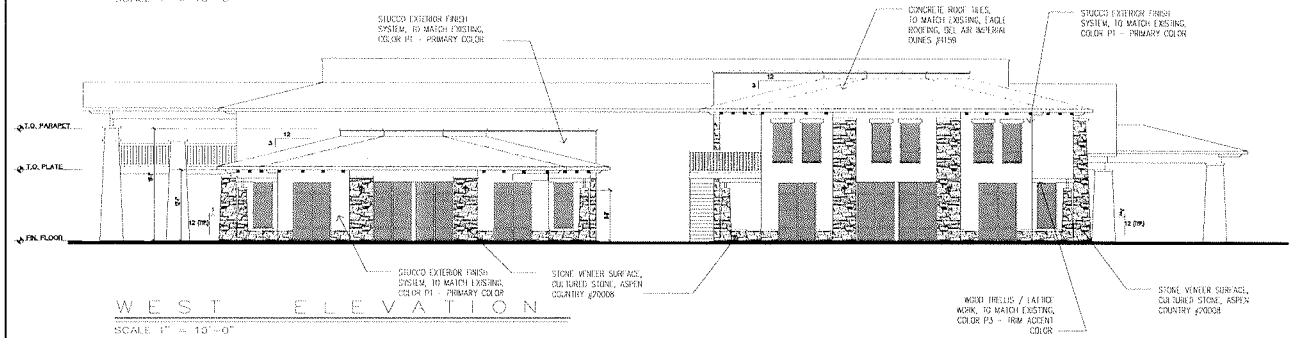
O:\06-178-Palisades\architecture\06-178-a6.04.dwg plotted: 9/4/2010 7:37 AM by: Clarence



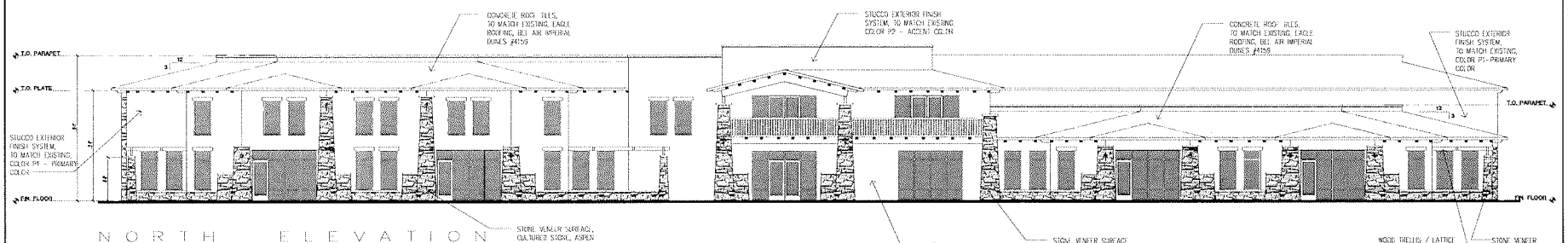
EAST ELEVATION

SCALE 1" = 10'-0"



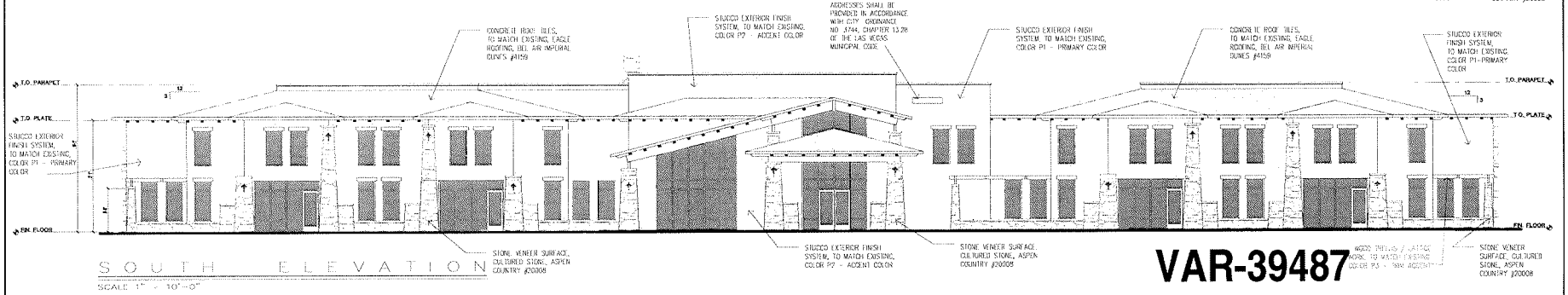
WEST ELEVATION

SCALE 1" = 10'-0"



NORTH ELEVATION

SCALE 1" = 10'-0"



SOUTH ELEVATION

SCALE 1" = 10'-0"

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VAR-39487
SUP-39488
SDR-39485

pacific design concepts, llc
3005 w. horizon ridge parkway, suite 200
henderson, nevada 89052
(702) 454-5842 fax (702) 454-7842

project title:
RANCHO AND TORREY PINES CENTER
RANCHO AND TORREY JONES
LAS VEGAS, NV

PRELIMINARY
NOT FOR CONSTRUCTION

sheet title:
RESPIRATORY CARE ELEVATIONS
LAND USE SUBMITTAL

work date:
drawn by: MGS
checked by: RCG
project no.:
revisions:

sheet no.
A6.05

of sheets

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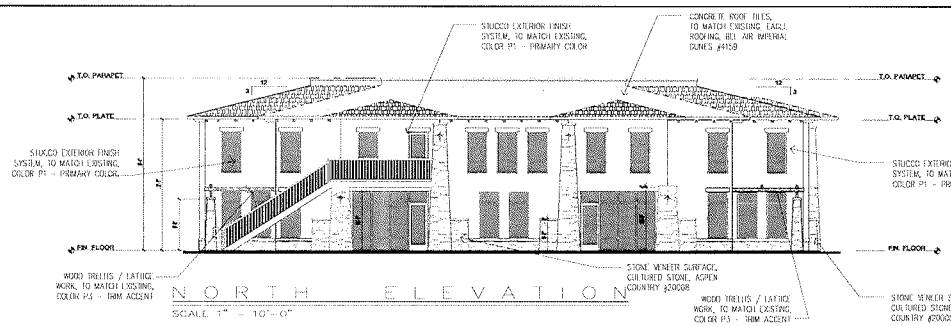

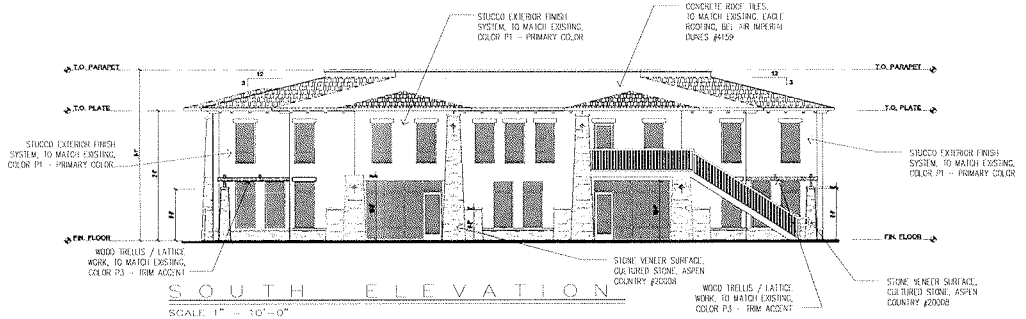

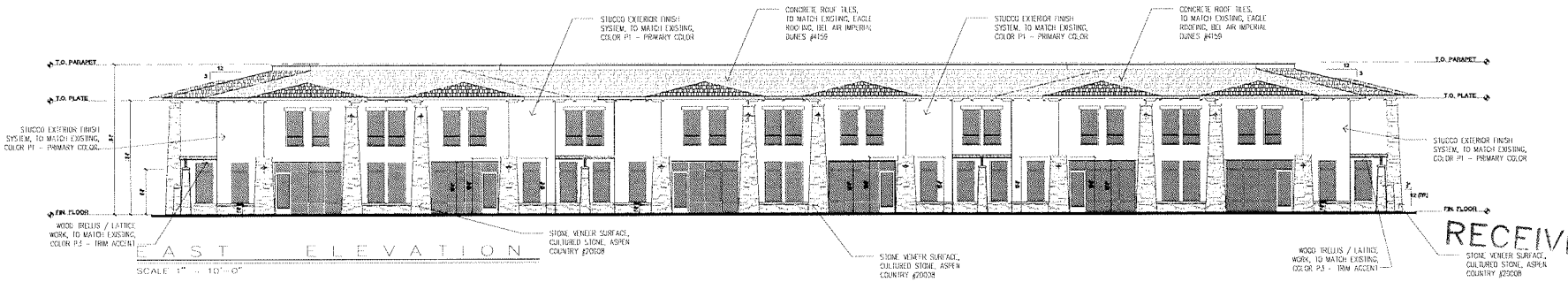

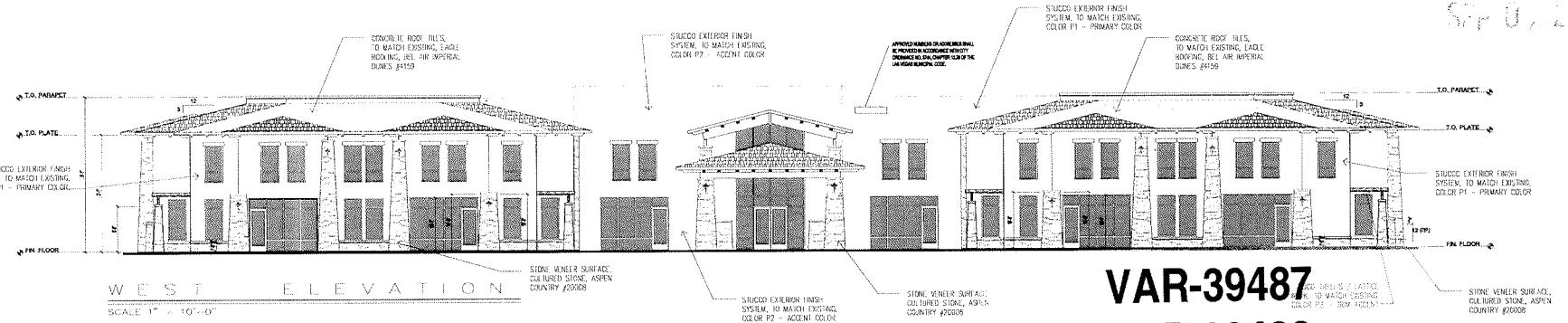

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VAR-39487
SUP-39488
SDR-39485

pacific design concepts, llc
3005 w. horizon ridge parkway, suite 200
henderson, nevada 89052
(702) 454-5842 fax (702) 454-7842

project title:
RANCHO AND TORREY PINES CENTER
R-RANCHO AND TORREY PINES
1-15-13 - 13-15-N

PRELIMINARY
NOT FOR CONSTRUCTION
9/9/2010

sheet title:
RESPIRATORY/DIALYSIS
ELEVATIONS
LAND USE SUBMITTAL

issue status:
drawn by: MGS
checked by: RCG
project no:
revisions:
sheet no: A6.06
of sheets

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S-1 STONE VENEER
CULTURED STONE
ASPEN COUNTRY #20008



RT-1 CONCRETE ROOF TILE
EAGLE ROOFING
BEL AIR
IMPERIAL DUNES #4159

P1
PRIMARY COLOR
COMEX CLC 1222W
APRES

P2
ACCENT COLOR
COMEX CLC 1229D
PALGE

P3
TRIM/ACCENT COLOR
COMEX CLC 1221A
SWISHTALL

VAR-39487
SUP-39488
SDR-39485

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Rancho and Torrey Pines Center

pacific design concepts, llc
3005 w. horizon ridge parkway, suite 200 henderson, nevada 89052 ph. 454-5842



VAR-39487, SUP-39488 & SDR-39485 - APPLICANT: COPPER SANDS, INC. - OWNER: RANCHO TORREY DEVELOPMENT, LLC
4660 NORTH RANCHO DRIVE

09/16/10



VAR-39487, SUP-39488 & SDR-39485 - APPLICANT: COPPER SANDS, INC. - OWNER: RANCHO TORREY DEVELOPMENT, LLC
4660 NORTH RANCHO DRIVE

09/16/10



VAR-39487, SUP-39488 & SDR-39485 - APPLICANT: COPPER SANDS, INC. - OWNER: RANCHO TORREY DEVELOPMENT, LLC
4660 NORTH RANCHO DRIVE

09/16/10



VAR-39487, SUP-39488 & SDR-39485 - APPLICANT: COPPER SANDS, INC. - OWNER: RANCHO TORREY DEVELOPMENT, LLC
4660 NORTH RANCHO DRIVE

09/16/10



VAR-39487, SUP-39488 & SDR-39485 - APPLICANT: COPPER SANDS, INC. - OWNER: RANCHO TORREY DEVELOPMENT, LLC
4660 NORTH RANCHO DRIVE

09/16/10

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 South 4th Street
Las Vegas, Nevada 85281

ATTN: John Grider-Planner

RE: Proposed Respiratory Care Facilities, 2 Single story Medical Office Buildings, 2 – Single Story general office buildings, 1 -Single Story Dialysis Clinic Building and (2) - 2 story 60 beds Health Care Building.

JUSTIFICATION LETTER FOR SDR, SUP AND VAR

APN: 138-02-113-001 **Previous Case #** SDR16503

Dear John:

We respectfully request favorable consideration for the above referenced project, for a Site Development Review, Special Use Permit and Variance.

Site Development Review Justification

The proposed Site plan Development is for (2) 60 Bed 2-story Respiratory Care Facilities with adjacent leased Medical and General Office Suites. The overall facility will employ approximately 136 people. The hours of operation for the Medical and General Office uses will be Monday to Friday, 8:00 AM to 5:00 PM. The Respiratory Care facilities will operate 24 hours a day, 7 days a week.
The proposed operator has similar facilities that can be viewed at www.coppersandsinc.com. There will be a required state license to operate as a Skilled Nursing Facility.

This request is appropriate based on the following finding of the facts:

1. The development is compatible with adjacent development and development in the area.
2. The 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 ob 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.

VAR-39487
SUP-39488
SDR-39485

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Use Permit Justification

The proposed Use Permit is to allow for (2) 60 Bed 2-story Respiratory Care Facilities.

This request is appropriate based on the following finding of the facts:

7. The proposed use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land use as projected by the General Plan.
8. The subject site is physically suitable for type and intensity of land use being proposed.
9. Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.
10. Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety and welfare or the overall objectives of the General Plan

Variance Justification

The proposed Parking Variance is to allow 252 parking spaces where 262 spaces are required.

This request is appropriate based on the following finding of the facts:

11. The development is only short 10 parking stalls, which is approx. a 4% overall shortage. The current required parking calculations show a requirement of 262 spaces and we can only provide 252. We feel that this very small overall percentage will not negatively impact the project or adversely affect the community.
12. The benefits to the community by providing the proposed health care development by far outweigh the minor shortage of required parking.
13. The actual number of trips generated by the proposed use is significantly less than the previously approved Business Park, and they average length of stay per trip is much shorter. Because of this the amount of available parking stalls should be greatly increased.
14. Because of the mixed use of Office Leased Space and Respiratory Care Facilities, there will be a significant benefit to parking availability given the fact that the Office Use Demand is primarily during the work week (Mon. thru Friday) and the Respiratory Care Facilities have their peak parking requirements primarily during the weekends. This offsetting of peak parking demands will easily compensate for the very small shortage of 10 parking stalls.

Should you have any questions or require additional information please contact our office.

Sincerely,

Richard c. Gallegos
Principal
Cc: cc.rl.

VAR-39487
SUP-39488
SDR-39485

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City of Las Vegas Agenda Item No.: **58.**

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). 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:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-39488** APN: 138-02-113-001

Name of Property Owner: Rancho Torrey Development

Name of Applicant: COPPER SANDS, INC.

Name of Representative: PACIFIC DESIGN CONCEPTS

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: Jim Davis

Subscribed and sworn before me

This 3rd day of September 2010

Paula Marie Timmons

Notary Public in and for said County and State

NOTARY PUBLIC
PAULA MARIE TIMMONS
STATE OF NEVADA - COUNTY OF CLARK
MY APPOINTMENT EXP. SEPTEMBER 29, 2011
No: 99-59308-1

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PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: SPECIAL USE PERMIT

Project Address (Location) 4660 N. RANCHO DRIVE

Project Name RANCHO AND TORREY PINES CENTER Proposed Use MEDICAL / OFFICE

Assessor's Parcel #(s) 138-02-113-001 Ward # 6

General Plan: existing SC proposed SC Zoning: existing C-1 proposed C-1

Commercial Square Footage 118,264 SF Floor Area Ratio N/A

Gross Acres 6.41 Lots/Units — Density 42.3% LOT COVERAGE

Additional Information

PROPERTY OWNER Rancho Torrey Dev. Contact JIM D

Address 3638 N. Rancho DR. Phone: 591-1275 Fax: 454-7842

City LAS VEGAS State NV Zip

E-mail Address

APPLICANT COPPER SANDS, INC. Contact GARY WENGER

Address 3602 E. GREENWAY RD. #104 Phone: 602-647-9600 Fax: 480-659-6425

City PHOENIX State ARIZONA Zip 85032

E-mail Address gwenger@wengerassoc.com

REPRESENTATIVE PACIFIC DESIGN CONCEPTS Contact RICHARD CALLEGOS

Address 3005 W. HORIZON RIDGE PKWY #200 Phone: 702-454-5842 Fax: 702-454-7842

City HENDERSON State NV Zip 89052

E-mail Address richardg@pacdesignconcepts.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 JIM DAVIS

Subscribed and sworn before me

This 3RD day of September, 2010.

Paula Marie Timmons

Notary Public in and for said County and State

NOTARY PUBLIC
PAULA MARIE TIMMONS
STATE OF NEVADA - COUNTY OF CLARK
MY APPOINTMENT EXP. SEPTEMBER 29, 2011
No: 99-59308-1

FOR DEPARTMENT USE ONLY

Case #	SUP-39488
Meeting Date:	10/21/10 PC
Total Fee:	1,030
Date Received:*	9/7/10
Received By:	

* The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance

F:\devtech\Application Forms\APPLICATION Form.pdf

Revised 10/27/08

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City of Las Vegas Agenda Item No.: **59.**

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 - MAJOR AMENDMENT- PUBLIC HEARING - APPLICANT: COPPER SANDS, INC. - OWNER: RANCHO TORREY DEVELOPMENT, LLC - Request for a Major Amendment to a previously approved Site Development Plan Review (SDR-16503) TO REPLACE BUILDINGS 3, 4, 5 AND 6 WITH ONE, TWO-STORY BUILDING AND TO REPLACE BUILDINGS 7 AND 8 WITH ONE, TWO-STORY BUILDING, AND TO ADD A SECOND DRIVEWAY ACCESS TO TORREY PINES DRIVE on 6.41 acres at 4660 North Rancho Drive (APN 138-02-113-001), C-1 (Limited Commercial) Zone, Ward 6 (Ross). 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:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation
3. City Council Approved Site Plan for SDR-16503

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-39485** APN: 138-02-113-001

Name of Property Owner: Rancho Torrey Development

Name of Applicant: COPPER SANDS, INC.

Name of Representative: PACIFIC DESIGN CONCEPTS

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: Jim Davis

Subscribed and sworn before me

This 3rd day of September 2010

Paula Marie Timmons

Notary Public in and for said County and State

NOTARY PUBLIC
PAULA MARIE TIMMONS
STATE OF NEVADA - COUNTY OF CLARK
MY APPOINTMENT EXP. SEPTEMBER 29, 2011
No: 99-59308-1

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PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: SITE PLAN ~~AMENDMENT~~

Project Address (Location) 4660 N. ~~RAINBOW~~ RANCHO DRIVE

Project Name RANCHO AND TORREY PINES CENTER Proposed Use MEDICAL/OFFICE

Assessor's Parcel #(s) 138-02-113-001 Ward # 6

General Plan: existing SC proposed SC Zoning: existing C-1 proposed C-1

Commercial Square Footage 118,264 SF Floor Area Ratio N/A

Gross Acres 6.41 Lots/Units — Density 42.3% LOT COVERAGE

Additional Information

PROPERTY OWNER Rancho Torrey Dev. Contact JIM DAVIS

Address 3638 N. Rancho DR. Phone: 591-1275 Fax: 454-7842

City LAS VEGAS State NV Zip

E-mail Address

APPLICANT COPPER SANDS, INC. Contact GARY WENGER

Address 3602 E. GREENWAY RD #104 Phone: 602-647-9600 Fax: 480-634-6425

City PHOENIX State AZ Zip 85032

E-mail Address gwenger@wengerassoc.com

REPRESENTATIVE PACIFIC DESIGN CONCEPTS Contact RICHARD GALLEGOS

Address 3005 W. HORIZON RIDGE PKWY #200 Phone: 702-454-5842 Fax: 702-454-7842

City HENDERSON State NV Zip 89052

E-mail Address richardg@pacdesignconcepts.com

Property Owner Signature*

* An authorized agent may sign in lieu of the property owner(s) for Final Maps, Tentative Maps, and Parcel Maps

Print Name Jim DAVIS

Subscribed and sworn before me

This 3rd day of September, 20 10.

Paula Marie Timmons

Notary Public in and for said County and State

NOTARY PUBLIC
PAULA MARIE TIMMONS
STATE OF NEVADA - COUNTY OF CLARK
MY APPOINTMENT EXP. SEPTEMBER 29, 2011
No: 99-59308-1

FOR DEPARTMENT USE ONLY

Case #	SDR-39485
Meeting Date:	10/21/10 PC
Total Fee:	$1,030
Date Received:*	9/7/10
Received By:	

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance

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SEP 07 2010

Revised 10/27/08

f:\depot\Application Packet\Application form.pdf

GENERAL NOTES:

1. SEE LANDSCAPE DRAWINGS FOR LANDSCAPING INFORMATION.
2. SEE CIVIL DRAWINGS FOR ALL SITE LAYOUT DIMENSIONS, CURBS, GUTTERS, AND PLANTERS.
3. SEE CIVIL, PLUMBING, AND ELECTRICAL DRAWINGS FOR UTILITY LINES.
4. SEE CIVIL DRAWINGS FOR ALL GRADING AND DRAINAGE INFORMATION.
5. SITE LAYOUT IS TO BE COORDINATED WITH CIVIL DRAWINGS, IF DISCREPANCIES EXIST, THE CIVIL DRAWINGS SHALL TAKE PRECEDENCE OVER THIS DRAWING. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
6. ALL SITE CONCRETE SHALL RECEIVE WEAKENED PLAN JOINTS AT 15'-0" O.C. AND TOOLED JOINTS AT 5'-0" O.C.
7. ALL CONCRETE WALKS, LANDINGS, ETC. SHALL RECEIVE LIGHT BROOM FINISH.
8. SLOPE ALL PLANTER AREAS AWAY FROM BUILDING 2% MINIMUM.
9. SLOPE ALONG ACCESSIBLE ROUTE WILL NOT EXCEED 5% IN DIRECTION OF TRAVEL AND 2% CROSS SLOPE.

PROJECT DATA

A.P.N.:	138-02-102-005 THRU 009 & 011	
EXISTING ZONING:	C-1 & R-E	
PROPOSED ZONING:	C-1	
SITE AREA:	279,552 S.F. (6.41 ACRES)	
SETBACKS:	REQUIRED:	PROVIDED:
FRONT	20'-0"	20'-0"
SIDES	10'-0"	10'-0"
REAR	20'-0"	20'-0"
BUILDING AREA:		
FUTURE OFFICE SPACE	74,902 S.F.	
LOT COVERAGE:		
BUILDING AREAS / SITE AREA		
74,920 S.F. / 279,552 S.F. =		26.8%
PARKING:	REQUIRED:	PROVIDED:
1/300 S.F. (OFFICE)	250 SPACES	320 SPACES
ADA COMPLIANT PARKING	9 SPACES	11 SPACES
LOADING ZONE	4 SPACES	4 SPACES

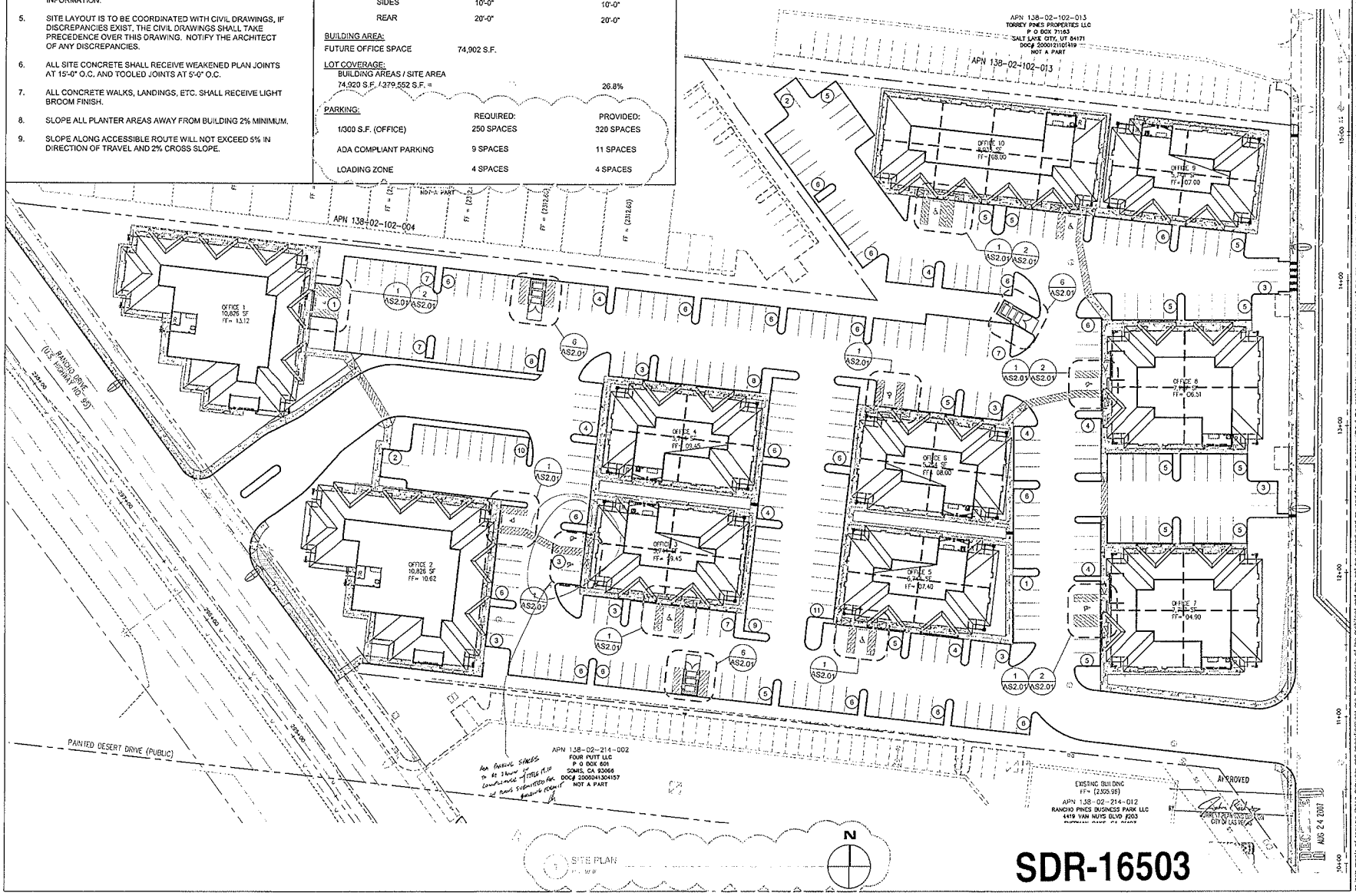
FUTURE PLUMBING FIXTURES

BUILDING TYPE 'A' BUILDINGS 7 & 8
4 TOILET RMS. W/ (1) W.C. & (1) LAV. EACH
4 SERVICE SINKS
4 BREAK RM. SINKS

BUILDING TYPE 'B' BUILDINGS 3,4,5,6 & 9
4 TOILET RMS. W/ (1) W.C. & (1) LAV. EACH
4 SERVICE SINKS
4 BREAK RM. SINKS

BUILDING TYPE 'C' BUILDING 10
8 TOILET RMS. W/ (1) W.C. & (1) LAV. EACH
8 SERVICE SINKS
8 BREAK RM. SINKS

BUILDING TYPE 'D' BUILDINGS 1 & 2
6 TOILET RMS. W/ (1) W.C. & (1) LAV. EACH
6 SERVICE SINKS



SDR-16503
APPROVED
12/20/06 CC

pacific design concepts, llc
3005 w. horizon ridge parkway, suite 200
henderson, nevada 89052
(702) 454-5842 fax (702) 454-7842

project title: PALISADES BUSINESS PARK
RANCHO AND TORREY PINES
LAS VEGAS, NEVADA

sheet title: ARCHITECTURAL SITE PLAN

issue date: 10/31/06
drawn by: C.J.
checked by: R.C.G.
project no.:
revisions: 6/9/07
sheet no. AS1.01
of sheets

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City of Las Vegas Agenda Item No.: **60.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 21, 2010

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

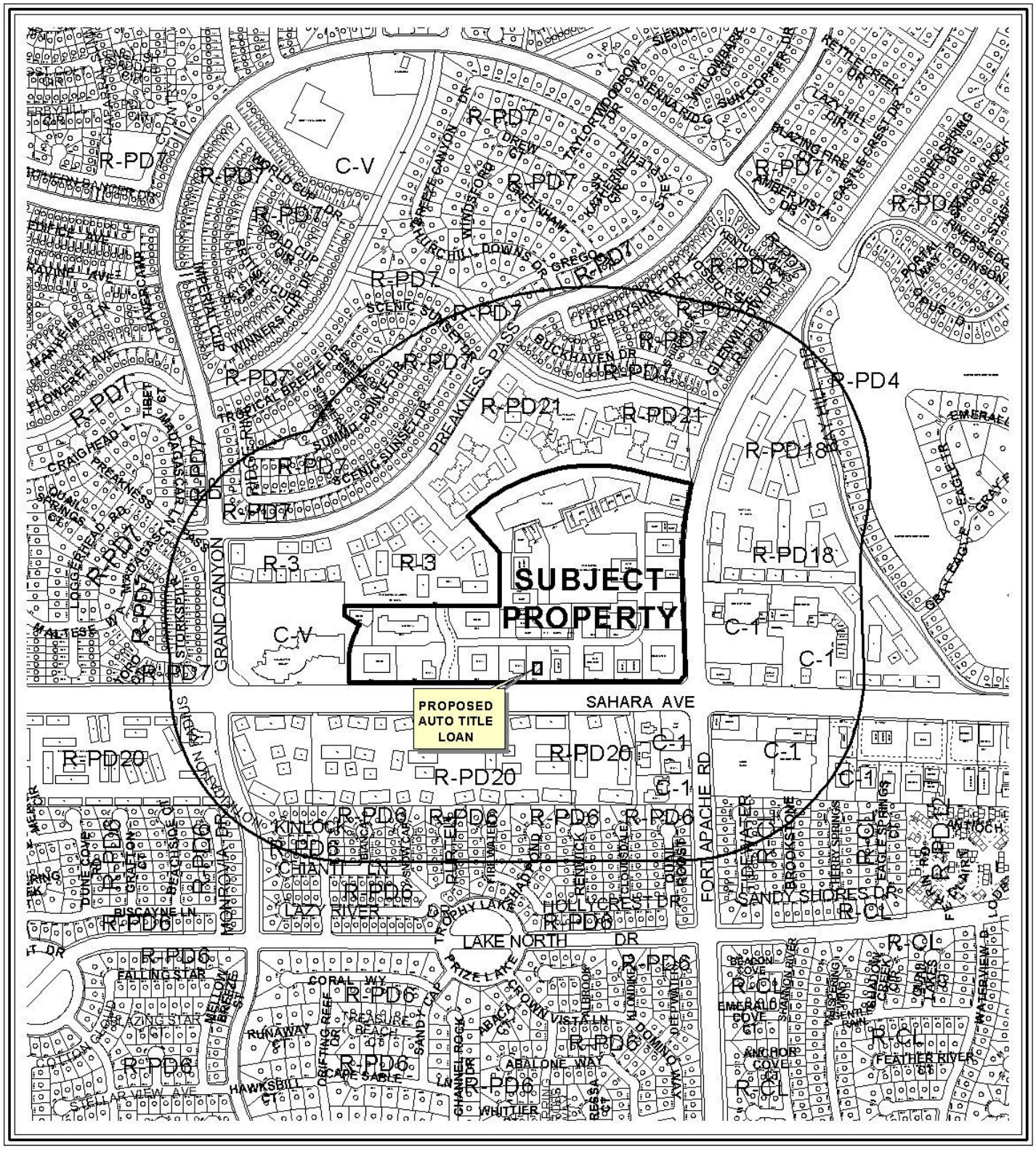
SUBJECT:
SUP-39365 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MONEYTREE, INC. - OWNER: KATSAM, LLC - Request for a Special Use Permit FOR AN AUTO TITLE LOAN USE WITHIN AN EXISTING 2,681 SQUARE-FOOT FINANCIAL INSTITUTION, SPECIFIED WITH A WAIVER TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A 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). 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:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



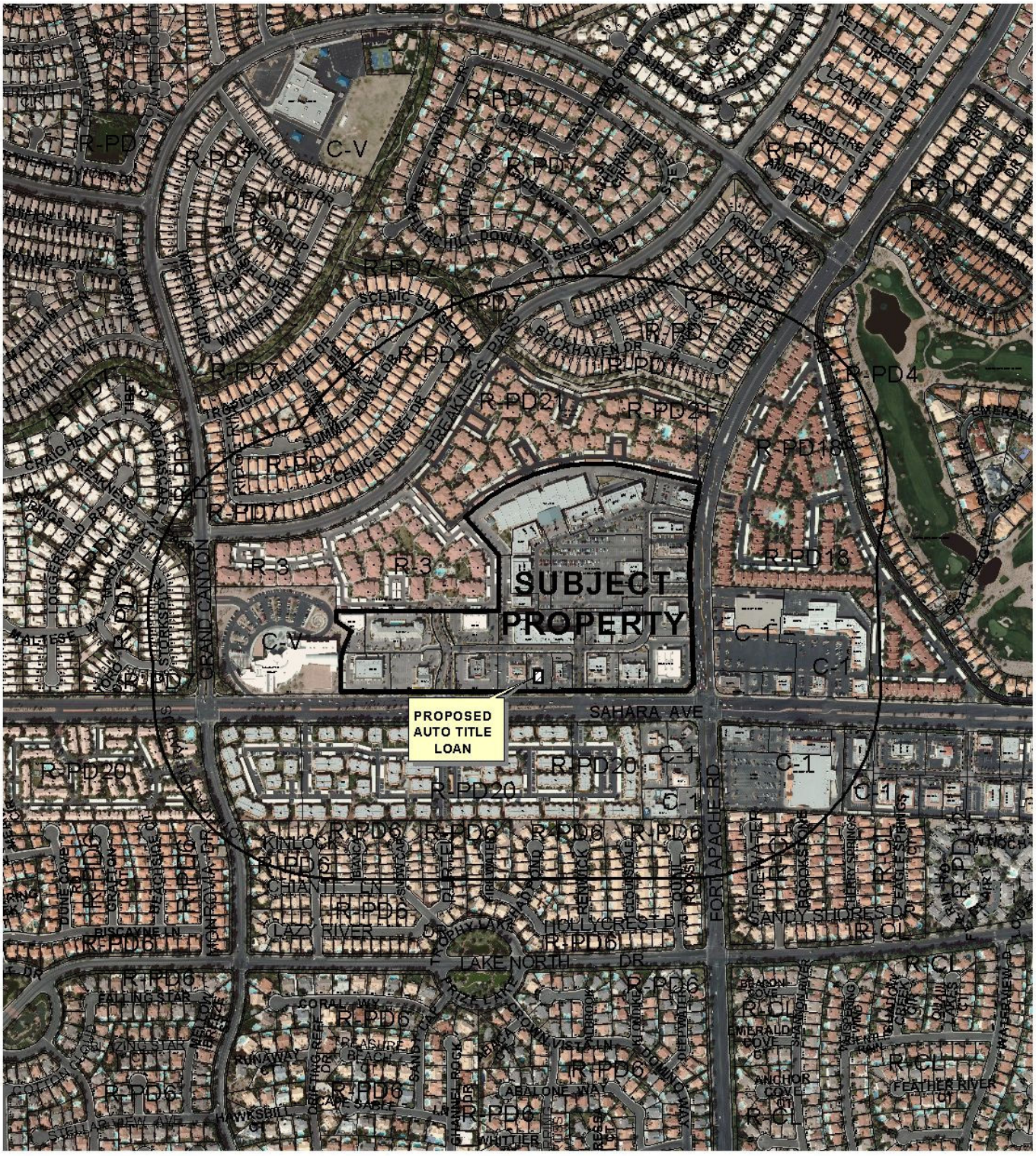
0 500 1000 1500 Feet

CASE: **SUP-39365**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

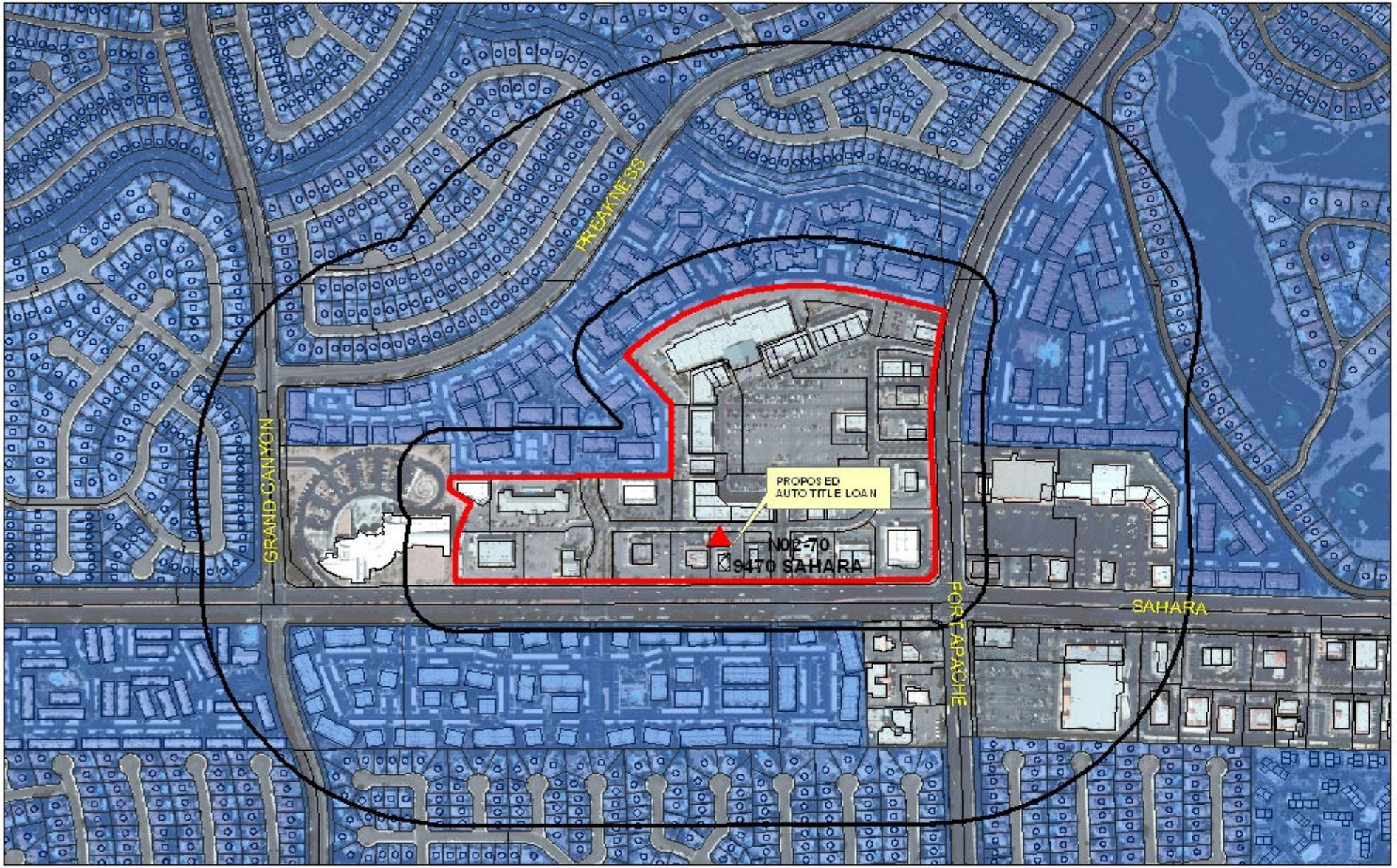
N



CASE: **SUP-39365**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)



SUP-39365
Auto Title Loan

Financial Business Locations

- Financial Institution, Specified
- Automobile Title Loan
- Pawnshops

- Subject Property
- Residential Property
- 200ft & 1000ft Buffer

0 325 650 1,300 Feet

N

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-39365** APN: 163-06-816-029

Name of Property Owner: KATSAM, LLC

Name of Applicant: Moneytree, Inc.

Name of Representative: Lionel Sawyer & Collins c/o Jennifer Roberts

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: David E. Bassford

Print Name: David E. Bassford
Managing Member

Subscribed and sworn before me

This 27th day of July, 2010

CHUNG LIN NOTARY PUBLIC COMMISSION EXPIRES 9-29-11 STATE OF WASHINGTON

King County Washington State

Notary Public in and for said County and State

RECEIVED AUG 30 2010

PLANNING & DEVELOPMENT
CITY OF LAS VEGAS
DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit -- Auto Title Loan

Project Address (Location) 9470 West Sahara Avenue

Project Name Moneytree **Proposed Use** Auto Title Loan

Assessor's Parcel #(s) 163-06-816-029 **Ward #** 2

General Plan: existing Comm. proposed -- **Zoning:** existing C-1 proposed --

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres 0.64 **Lots/Units** 1 **Density** _____

Additional Information _____

PROPERTY OWNER Katsam, LLC **Contact** Kari Harris

Address 6720 Fort Dent Way, Suite 230 **Phone:** (206) 246-3500 **Fax:** (206) 835-2635

City Seattle **State** WA **Zip** 98188

E-mail Address Kari.Harris@Moneytreeinc.com

APPLICANT Moneytree, Inc. **Contact** Kari Harris

Address 6720 Fort Dent Way, Suite 230 **Phone:** (206) 246-3500 **Fax:** (206) 835-2635

City Seattle **State** WA **Zip** 98188

E-mail Address Kari.Harris@Moneytreeinc.com

REPRESENTATIVE Lionel Sawyer & Collins **Contact** Jennifer Roberts

Address 300 South Fourth Street #1700 **Phone:** (702) 383-8946 **Fax:** (702) 671-2490

City Las Vegas **State** NV **Zip** 89101

E-mail Address jroberts@lionelsawyer.com

Property Owner Signature* David E. Bassford

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name David E. Bassford

Subscribed and sworn before me

This 10th day of June, 20 10.

CHUNG LIN
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
9-29-11

Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

Case #	SUP-39365
Meeting Date:	~~1,030.00~~ 10/21/10
Total Fee:	1,030.00
Date Received:*	8/30/10
Received By:	

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

Revised 10/27/08

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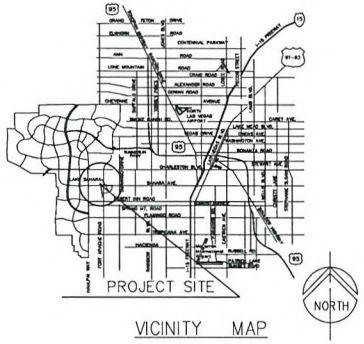
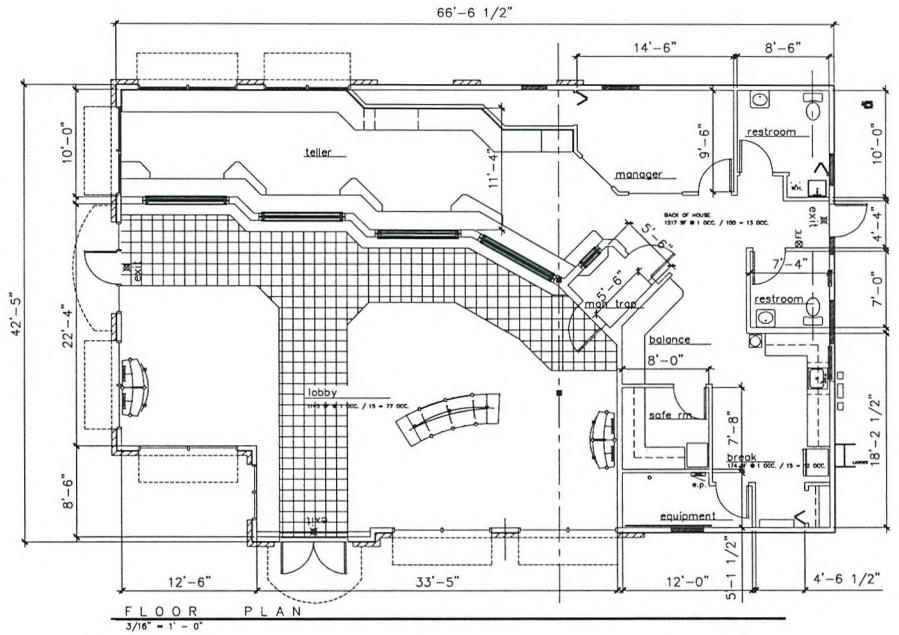
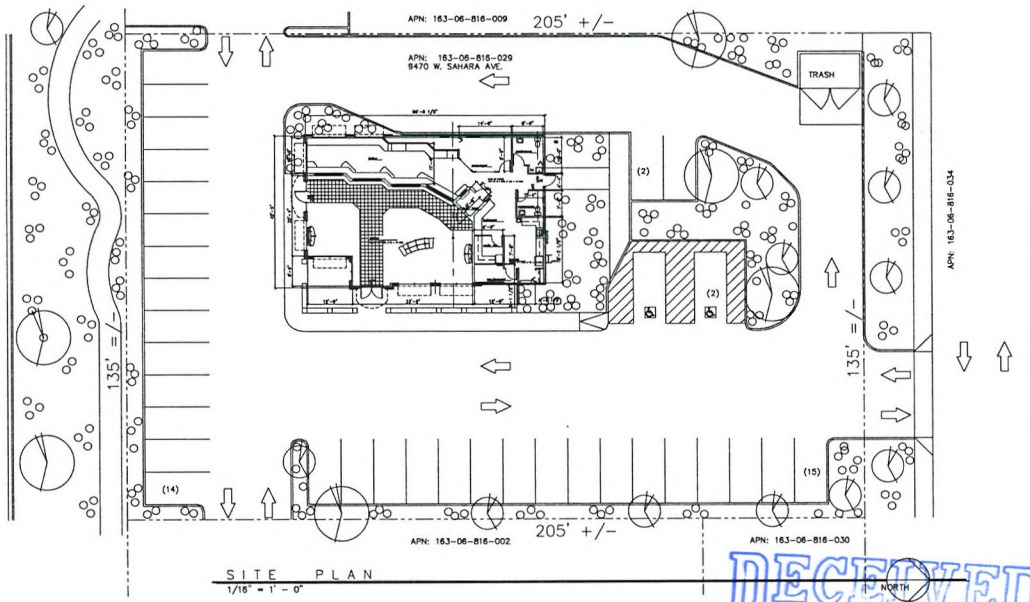


VICINITY MAP

PROJECT INFORMATION	APN: 163-06-816-029	Zoning: C-1
Site Area:	.64 Acres (+/- 27,675 SF)	
Total Building Area:	2,681 GSF	
Parking Required: (financial)	4/1,000 SF = 11 STALLS REQ'D	
Total Parking Provided:	33 STALLS W/ 2 HNDCP	
Parking Stall Dimensions:	9' X 18'	
Handicap Stall Size:	9' X 20'	
Lot Coverage:	9.6%	
Max Occupant Load:	102 Occupants	





W. SAHARA AVE.

SUP-39365

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AUG 30 2010

PATCO BUILDING SYSTEMS
LIC NO. 0051705
E. 2711 SPRAGUE
SPOKANE WASHINGTON 99202
509-535-3668
FAX. 509-535-3720

BAKER CONSTRUCTION

REVISIONS:

PROJECT:
MONEY TREE INC.
FT. APACHE
9470 W. SAHARA
las vegas nv.

SITE and FLOOR PLANS

DATE:
JULY 5 2010

SHEET:
A-1



SUP-39365 - APPLICANT: MONEYTREE, INC. - OWNER: KATSAM, LLC
9470 WEST SAHARA AVENUE

09/16/10



SUP-39365 - APPLICANT: MONEYTREE, INC. - OWNER: KATSAM, LLC
9470 WEST SAHARA AVENUE

09/16/10



SUP-39365 - APPLICANT: MONEYTREE, INC. - OWNER: KATSAM, LLC
9470 WEST SAHARA AVENUE

09/16/10



SUP-39365 - APPLICANT: MONEYTREE, INC. - OWNER: KATSAM, LLC
9470 WEST SAHARA AVENUE

09/16/10



SUP-39365 - APPLICANT: MONEYTREE, INC. - OWNER: KATSAM, LLC
9470 WEST SAHARA AVENUE

09/16/10

LIONEL SAWYER & COLLINS

ATTORNEYS AT LAW
1700 BANK OF AMERICA PLAZA
300 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101
(702) 383-8888
FAX (702) 383-8845
lsc@lionelsawyer.com
www.lionelsawyer.com

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GRANT SAWYER
(1918-1996)
JON R. COLLINS
(1923-1987)
RICHARD H. BRYAN
JEFFREY P. ZUCKER
PAUL R. HEJMANOWSKI
ROBERT D. FAISS
DAVID N. FREDERICK
RODNEY M. JEAN
HARVEY WHITTEMORE
TODD TOUTON
CAM FERENBACH
LYNDA S. MABRY
MARK H. GOLDSTEIN
KIRBY J. SMITH
COLLEEN A. DOLAN
JENNIFER A. SMITH
DAN R. REASER
PAUL E. LARSEN
ALLEN J. WILT

LYNN S. FULSTONE
RORY J. REID
DAN C. McGUIRE
JOHN E. DAWSON
FRED D. "PETE" GIBSON, III
CHARLES H. McCREA JR.
GREGORY E. SMITH
MALANI L. KOTCHKA
LESLIE BRYAN HART
CRAIG E. ETEM
TODD E. KENNEDY
MATTHEW E. WATSON
SHAWN M. ELICEGUI
JOHN M. NAYLOR
WILLIAM J. McKEAN
ELIZABETH BRICKFIELD
GREGORY R. GEMIGNANI
LINDA M. BULLEN
LAURA J. THALACKER
DOREEN SPEARS HARTWELL
LAURA K. GRANIER
MAXIMILIANO D. COUVILLIER III

MICHAEL D. KNOX
ERIN FLYNN
JENNIFER ROBERTS
MEREDITH L. STOW
DOUGLAS A. CANNON
RICHARD T. CUNNINGHAM
MATTHEW R. POLICASTRO
JENNIFER J. DiMARZIO
PEARL L. GALLAGHER
SUSAN L. MYERS
BRIAN S. PICK
JENNIFER L. BRASTER
LUCAS J. TUCKER
CHRISTOPHER WALTHER

KEVIN J. HEJMANOWSKI
KETAN D. BHIRUD
LAUREN D. CALVERT
ROBERT W. HERNQUIST
CHRISTIAN HALE
TIMOTHY R. MULLINER
COURTNEY MILLER O'MARA
BRIAN H. SCHUSTERMAN
MOHAMED A. IQBAL, JR.
KELLY R. KICHLINE
MARK J. GARDBERG
ELIZABETH A. HIGH
JAMES B. GIBSON
GREG J. CARLSON
ABIGAYLE F. DANG

OF COUNSEL
A. WILLIAM MAUPIN
RICHARD J. MORGAN*
ELLEN WHITTEMORE
CHRISTOPHER MATHEWS
MARK A. CLAYTON

*ADMITTED IN CA ONLY
WRITER'S DIRECT DIAL NUMBER:
(702)-383-8946
jroberts@lionelsawyer.com

August 30, 2010

VIA HAND DELIVERY

Planning and Development Department
City of Las Vegas
Development Services Center
731 South Fourth Street
Las Vegas, Nevada 89101

RE: ***Application for Special Use Permit and Waiver of the Distance to Residential***

To Whom It May Concern:

I am writing on behalf of Moneytree, Inc., in support of the application for a special use permit for the addition of auto title loan use to an existing Moneytree location at 9470 West Sahara Avenue (APN #: 163-06-816-029). Moneytree also seeks a waiver of the separation requirement from residential use.

This location is zoned C-1, Limited Commercial. The addition of the auto title loan use would not adversely affect surrounding properties, as this store is surrounded by several commercial uses and is located along the major commercial corridor of Sahara Avenue. Although the commercial center lot containing the Moneytree site touches a parcel with residential use, requiring a waiver of the 200-foot distance separation requirement, the Moneytree is buffered from residential by other commercial parcels and is located about 350 feet away from the nearest residential use.

SUP-39365

As the auto title loan use is also consistent with the current financial institution, specified, operations that exist at the location, there would be no variable impact by addition of auto title loans. Thus, Moneytree will continue to maintain its standard of operations, and the design, traffic generation, lighting, and noise at this

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AUG 30 2010

location will remain the same. Moreover, the addition of the proposed use would not contribute in any adverse way to traffic, fire safety, or citizen safety. Furthermore, Moneytree has been in business at this location since January 2005 and currently operates within the hours limited to auto title loan use.

Moneytree is an established company with operations throughout southern Nevada that are aesthetically discreet and that maintain a low impact on neighboring properties. The company is an excellent corporate citizen that has contributed to local charitable organizations. Moneytree has also worked with the Nevada State Legislature during past sessions to enact regulations that prohibit predatory lending practices.

In this current economy, banks have often been unwilling to extend short-term loans. An auto-title loan allows customers seeking such financing the opportunity to obtain immediate, necessary funds while allowing the use of their vehicle to continue. Moneytree is looking to offer auto-title loans so that customers have the option of utilizing a variety of short-term loan that is most convenient to them.

Because Moneytree is an existing establishment that is compatible with the surrounding area and the addition of the auto title use is consistent with current operations at this location, the company respectfully requests a special use permit to add auto title loan use with a waiver of the distance to residential.

Please call me if you have any questions or need additional information.

Sincerely,

Jennifer Roberts

cc: Ms. Chung-yu Lin

SUP-39365

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RENO OFFICE: 1100 BANK OF AMERICA PLAZA, 50 WEST LIBERTY STREET • RENO, NEVADA 89501 • (775) 788-8666 • FAX (775) 788-8682
CARSON CITY OFFICE: 410 SOUTH CARSON STREET • CARSON CITY, NEVADA 89701 • (775) 841-2115 • FAX (775) 841-2119
WASHINGTON, DC OFFICE: 101 CONSTITUTION AVENUE NW, SUITE 800 • WASHINGTON, DC 20001 • (202) 742-4264 • FAX (202) 742-4265

City of Las Vegas Agenda Item No.: **61.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 21, 2010

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

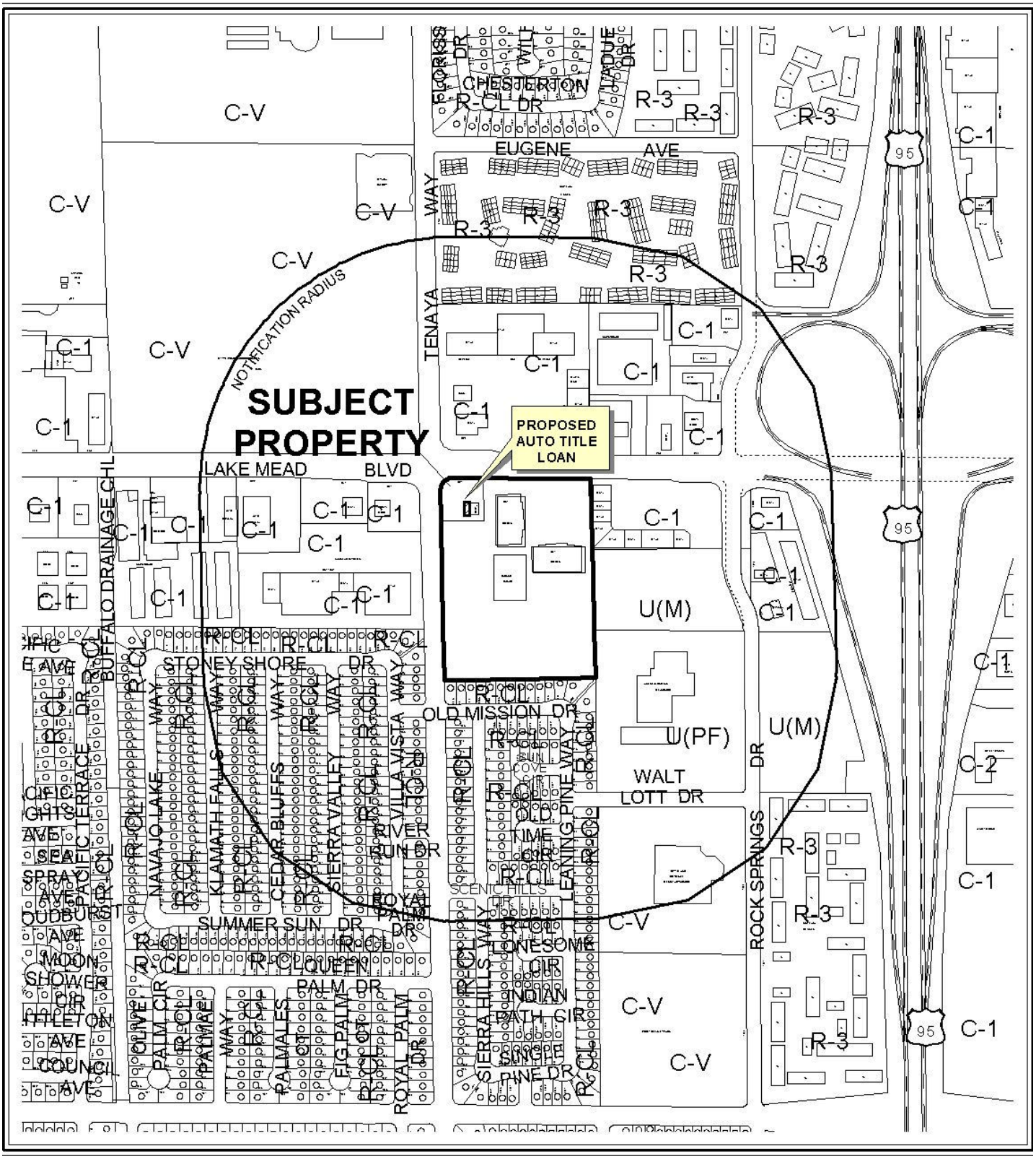
SUBJECT:
SUP-39367 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MONEYTREE, INC. - OWNER: KATSAM, LLC - Request for a Special Use Permit FOR AN AUTO TITLE LOAN USE WITHIN AN EXISTING 2,291 SQUARE-FOOT NONCONFORMING FINANCIAL INSTITUTION, SPECIFIED WITH WAIVERS TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A RESIDENTIAL USE WHERE 200 FEET IS REQUIRED, A 970-FOOT DISTANCE SEPARATION FROM A FINANCIAL INSTUTION, SPECIFIED WHERE 1,000 FEET IS REQUIRED AND 24-HOUR OPERATIONS 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). Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 11/17/10 OR MAY BE FINAL ACTION
(Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends DENIAL.

BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



CASE: **SUP-39367**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

0 200 400 Feet

N



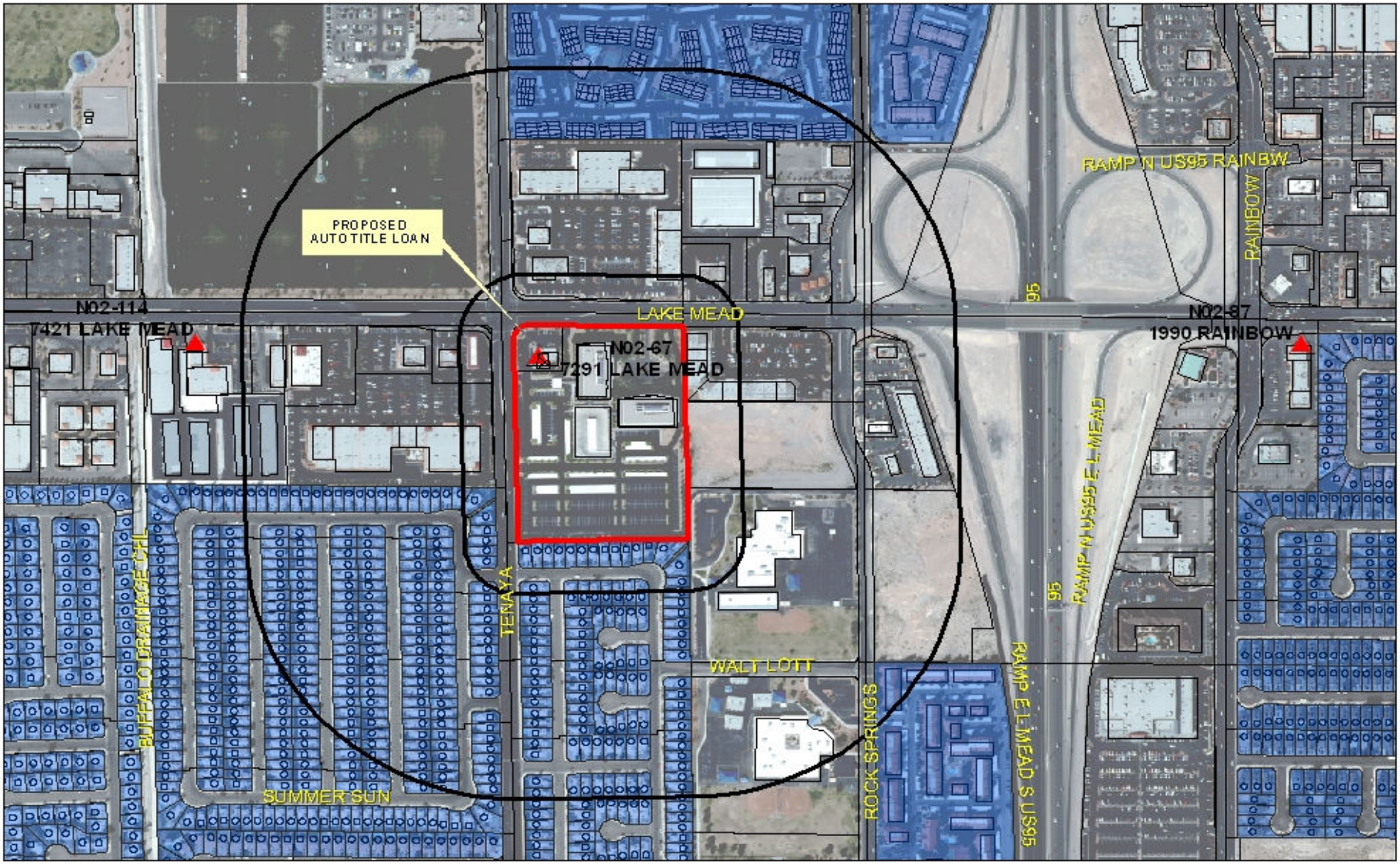
CASE: **SUP-39367**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

0 200 400 Feet

N



SUP-39367
Auto Title Loan

Financial Business Locations

- Financial Institution, Specified
- Automobile Title Loan
- Pawnshops

- Subject Property
- Residential Property
- 200ft & 1000ft Buffer

0 300 600 1,200 Feet

N

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-39367** APN: 138-22-712-004

Name of Property Owner: KATSAM, LLC

Name of Applicant: Moneytree, Inc.

Name of Representative: Lionel Sawyer & Collins c/o Jennifer Roberts

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: David E. Bassford

Print Name: David E. Bassford
Managing Member

Subscribed and sworn before me

This 27th day of July, 2010

King County Washington

Notary Public in and for said County and State

CHUNG LIN
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
2-29-11

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AUG 30 2010

PLANNING & DEVELOPMENT

CITY OF LAS VEGAS

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit -- Auto Title Loan

Project Address (Location) 7291 West Lake Mead Boulevard, Suite 120

Project Name Moneytree **Proposed Use** Auto Title Loan

Assessor's Parcel #(s) 138-22-712-004 **Ward #** 1

General Plan: existing Comm. proposed -- **Zoning:** existing C-1 proposed --

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres 0.7 **Lots/Units** 1 **Density** _____

Additional Information _____

PROPERTY OWNER Katsam, LLC **Contact** Kari Harris

Address 6720 Fort Dent Way, Suite 230 **Phone:** (206) 246-3500 **Fax:** (206) 835-2635

City Seattle **State** WA **Zip** 98188

E-mail Address Kari.Harris@Moneytreeinc.com

APPLICANT Moneytree, Inc. **Contact** Kari Harris

Address 6720 Fort Dent Way, Suite 230 **Phone:** (206) 246-3500 **Fax:** (206) 835-2635

City Seattle **State** WA **Zip** 98188

E-mail Address Kari.Harris@Moneytreeinc.com

REPRESENTATIVE Lionel Sawyer & Collins **Contact** Jennifer Roberts

Address 300 South Fourth Street #1700 **Phone:** (702) 383-8946 **Fax:** (702) 671-2490

City Las Vegas **State** NV **Zip** 89101

E-mail Address jroberts@lionelsawyer.com

Property Owner Signature* David E. Bassford

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name David E. Bassford

Subscribed and sworn before me

This 10th day of June, 20 10.

CHUGYUN NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES 9-29-11

Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

Case #	SUP-39367
Meeting Date:	10/21/10
Total Fee:	1,030
Date Received:*	8/30/10
Received By:	

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

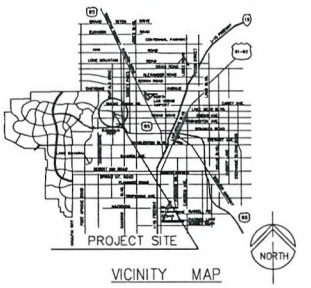
Revised 10/27/08

f:\depot\Application Packet\Application Form.pdf

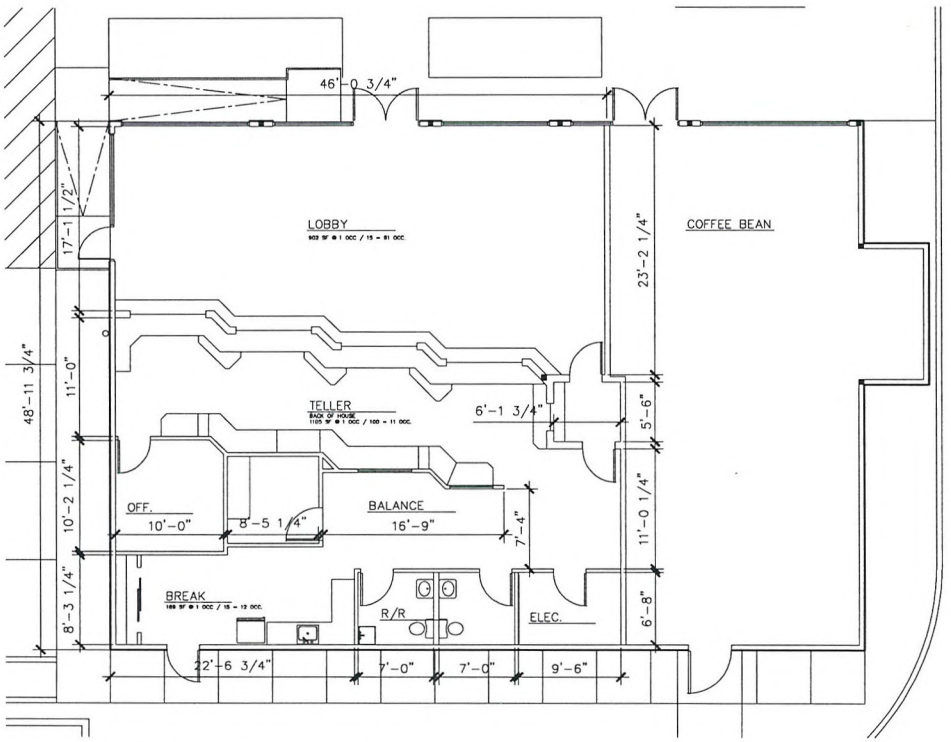
PROJECT INFORMATION

APN: 138-22-712-004 Zoning: C-1

Site Area:	.70 Acres (+/- 30,220 SF)
Total Building Area:	3,500 GSF (MT SPACE = 2,300 SF)
Parking Required: (financial)	4/1,000 SF = 10 STALLS REQ'D
Total Parking Provided:	31 STALLS W/ 2 HNDCP
Parking Stall Dimensions:	9' X 18'
Handicap Stall Size:	9' X 20'
Lot Coverage:	12%
Max Occupant Load:	84 occupants

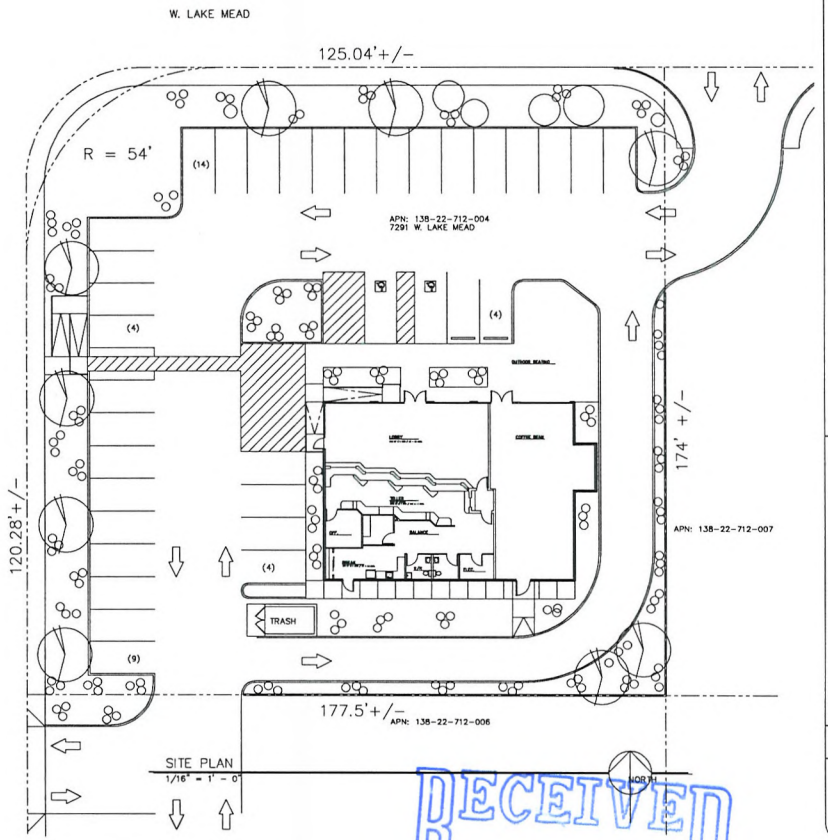


VICINITY MAP



FLOOR PLAN
3/16" = 1' - 0"

MONEYTREE	2291 SF
COFFEE BEAN	1207 SF
TOTAL BLDG AREA:	3,500 GSF



SITE PLAN
1/16" = 1' - 0"

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AUG 30 2010

SUP-39367

BAKER CONSTRUCTION

PATCO BUILDING SYSTEMS

E. 2711 SPRAGUE
SPOKANE, WASHINGTON 99202
509-535-3808 FAX. 509-535-3720

REVISIONS:

PROJECT:
MONEY TREE INC.
Lake Mead
7291 W. Lake Mead
Las Vegas NV

Site & Floor Plan

DATE:
JULY 2, 2010

SHEET:
A-1



SUP-39367 - APPLICANT: MONEYTREE, INC. - OWNER: KATSAM, LLC
7291 WEST LAKE MEAD BOULEVARD, SUITE #120

09/16/10



SUP-39367 - APPLICANT: MONEYTREE, INC. - OWNER: KATSAM, LLC
7291 WEST LAKE MEAD BOULEVARD, SUITE #120

09/16/10

LIONEL SAWYER & COLLINS

ATTORNEYS AT LAW
1700 BANK OF AMERICA PLAZA
300 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101
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lsc@lionelsawyer.com
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(1918-1996)
JON R. COLLINS
(1923-1987)
RICHARD H. BRYAN
JEFFREY P. ZUCKER
PAUL R. HEJMANOWSKI
ROBERT D. FAISS
DAVID N. FREDERICK
RODNEY M. JEAN
HARVEY WHITTEMORE
TODD TOUTON
CAM FERENBACH
LYNDA S. MABRY
MARK H. GOLDSTEIN
KIRBY J. SMITH
COLLEEN A. DOLAN
JENNIFER A. SMITH
DAN R. REASER
PAUL E. LARSEN
ALLEN J. WILT

LYNN S. FULSTONE
RORY J. REID
DAN C. McGUIRE
JOHN E. DAWSON
FRED D. "PETE" GIBSON, III
CHARLES H. McCREA JR.
GREGORY E. SMITH
MALANI L. KOTCHKA
LESLIE BRYAN HART
CRAIG E. ETEM
TODD E. KENNEDY
MATTHEW E. WATSON
SHAWN M. ELICEGUI
JOHN M. NAYLOR
WILLIAM J. McKEAN
ELIZABETH BRICKFIELD
GREGORY R. GEMIGNANI
LINDA M. BULLEN
LAURA J. THALACKER
DOREEN SPEARS HARTWELL
LAURA K. GRANIER
MAXIMILIANO D. COUVILLIER III

MICHAEL D. KNOX
ERIN FLYNN
JENNIFER ROBERTS
MEREDITH L. STOW
DOUGLAS A. CANNON
RICHARD T. CUNNINGHAM
MATTHEW R. POLICASTRO
JENNIFER J. DIMARZIO
PEARL L. GALLAGHER
SUSAN L. MYERS
BRIAN S. PICK
JENNIFER L. BRASTER
LUCAS J. TUCKER
CHRISTOPHER WALTHER

KEVIN J. HEJMANOWSKI
KETAN D. BHIRUD
LAUREN D. CALVERT
ROBERT W. HERNQUIST
CHRISTIAN HALE
TIMOTHY R. MULLINER
COURTNEY MILLER O'MARA
BRIAN H. SCHUSTERMAN
MOHAMED A. IQBAL, JR.
KELLY R. KICHLINE
MARK J. GARDBERG
ELIZABETH A. HIGH
JAMES B. GIBSON
GREG J. CARLSON
ABIGAYLE F. DANG

OF COUNSEL
A. WILLIAM MAUPIN
RICHARD J. MORGAN*
ELLEN WHITTEMORE
CHRISTOPHER MATHEWS
MARK A. CLAYTON

*ADMITTED IN CA ONLY
WRITER'S DIRECT DIAL NUMBER:
(702)-383-8946
jroberts@lionelsawyer.com

September 24, 2010

VIA HAND DELIVERY

Planning and Development Department
City of Las Vegas
Development Services Center
731 South Fourth Street
Las Vegas, Nevada 89101

RE: ***Application for Special Use Permit and Waivers of the Distance to Residential; Distance to Financial Institution, Specified; and the Condition on Hours of Operation***

To Whom It May Concern:

I am writing on behalf of Moneytree, Inc., in support of the application for a special use permit for the addition of auto title loan use to an existing Moneytree location at 7291 West Lake Mead Boulevard, Suite 120 (APN #: 138-22-712-004). Moneytree also seeks waivers of the separation requirement from residential use and another financial institution, specified, as well as the hours of operation condition.

This location is zoned C-1, Limited Commercial. The addition of the auto title loan use would not adversely affect surrounding properties, as this store is surrounded by commercial uses and is located on the major cross-streets of Lake Mead and Tenaya. Although the commercial center lot containing the Moneytree site touches a parcel with residential use, requiring a waiver of the 200-foot distance separation requirement, the Moneytree is located at the farthest corner away from the residential parcel, about 600 feet away. Moreover, the Moneytree is about 1,100 feet from another financial institution, specified, when measured building to building. However, the property line of the commercial center containing the other financial institution, specified, barely rests within the 1,000-foot required separation at about 970 feet away from the property line of the Moneytree. Therefore, Moneytree

SEP 24 2010

SUP-39367
REVISED

respectfully requests a waiver of the distance to another financial institution, specified.

As the auto title loan use is also consistent with the current financial institution, specified, operations that exist at the location, there would be no variable impact by addition of auto title loans. Thus, Moneytree will continue to maintain its standard of operations, and the design, traffic generation, lighting, and noise at this location will remain the same. Moreover, the addition of the proposed use would not contribute in any adverse way to traffic, fire safety, or citizen safety.

Moneytree has been in business at this location since December 2001 and currently operates on a 24-hour basis. In order to maintain its current operational standards, Moneytree respectfully requests a waiver of the condition that the auto title loan use be limited to the hours of 8:00 a.m. to 11:00 p.m.

Moneytree is an established company with operations throughout southern Nevada that are aesthetically discreet and that maintain a low impact on neighboring properties. The company is an excellent corporate citizen that has contributed to local charitable organizations. Moneytree has also worked with the Nevada State Legislature during past sessions to enact regulations that prohibit predatory lending practices.

In this current economy, banks have often been unwilling to extend short-term loans. An auto-title loan allows customers seeking such financing the opportunity to obtain immediate, necessary funds while allowing the use of their vehicle to continue. Moneytree is looking to offer auto-title loans so that customers have the option of utilizing a variety of short-term loan that is most convenient to them.

Because Moneytree is an existing establishment that is compatible with the surrounding area and the addition of the auto title use is consistent with current operations at this location, the company respectfully requests a special use permit to add auto title loan use with waivers of the distance to residential; distance to another financial institution, specified; and the hours of operation condition.

Please call me if you have any questions or need additional information.

Sincerely,

Jennifer Roberts

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SEP 24 2010

SUP-39367
REVISED

cc: Ms. Chung-yu Lin

RENO OFFICE: 1100 BANK OF AMERICA PLAZA, 50 WEST LIBERTY STREET • RENO, NEVADA 89501 • (775) 788-8666 • FAX (775) 788-8682
CARSON CITY OFFICE: 410 SOUTH CARSON STREET • CARSON CITY, NEVADA 89701 • (775) 841-2115 • FAX (775) 841-2119
WASHINGTON, DC OFFICE: 101 CONSTITUTION AVENUE NW, SUITE 800 • WASHINGTON, DC 20001 • (202) 742-4264 • FAX (202) 742-4265

City of Las Vegas Agenda Item No.: **62.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 21, 2010

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

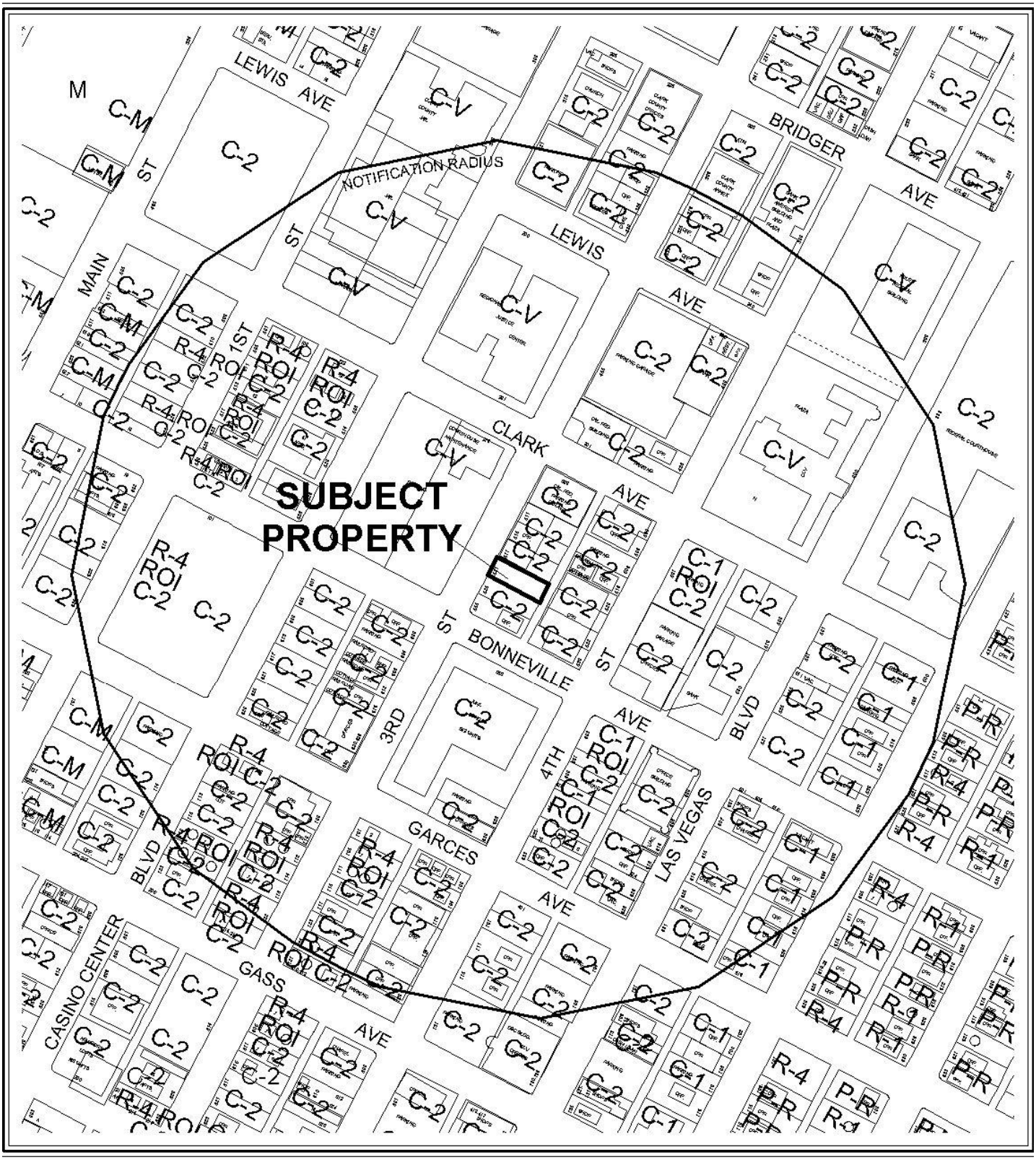
SUBJECT:
SDR-39394 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: 521 SOUTH THIRD, LLC - Request for a Site Development Plan Review FOR A PROPOSED 8,303 SQUARE-FOOT OFFICE BUILDING WITH TWO PARKING SPACES on 0.16 acres at 521 South 3rd Street (APN 139-34-301-009), C-2 (General Commercial) Zone, Ward 3 (Reese). Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 11/17/10 OR MAY BE FINAL ACTION
(Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends DENIAL.

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



0 200 400 Feet

CASE: **SDR-39394**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)

N



0 200 400 Feet

CASE: **SDR-39394**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)

N

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-39394** APN: _____

Name of Property Owner: _____

Name of Applicant: _____

Name of Representative: _____

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ **Yes** ☑ **No**

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Ecklay Keard, manager 521 South Third LLC

Subscribed and sworn before me

This 27 day of August, 2010

_____

Notary Public in and for said County and State

KAREN A. KILMARTIN
Notary Public State of Nevada
No. 89-0283-1
My appt. exp. Oct. 18, 2013

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AUG 31 2010

PLANNING & DEVELOPMENT
CITY OF LAS VEGAS
DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: _____

Project Address (Location) 521 S. 3rd St. LV, NV.

Project Name 521 S. 3rd St. Office **Proposed Use** Office

Assessor's Parcel #(s) 139-34-311-092 **Ward #** _____

General Plan: existing X proposed _____ **Zoning:** existing X proposed _____

Commercial Square Footage 8,303 **Floor Area Ratio** _____

Gross Acres .16 **Lots/Units** 1 **Density** _____

Additional Information _____

PROPERTY OWNER 521 South Third, LLC **Contact** Marty Keach

Address 520 S. 4th St. **Phone:** 384-5563 **Fax:** 383-5960

City LV **State** NV **Zip** 89101

E-mail Address EMKEACH @ YAHOO.com

APPLICANT SCA Design **Contact** Sheldon Colen

Address 9017 S. Pecos Rd. #4450 **Phone:** 719-2020 **Fax:** 269-9673

City Hend **State** NV **Zip** 89074

E-mail Address SCADESIGNLV @ AOL.com

REPRESENTATIVE _____ **Contact** _____

Address Same as Applicant **Phone:** _____ **Fax:** _____

City _____ **State** _____ **Zip** _____

E-mail Address _____

Property Owner Signature* _____

* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name ECKLEY M. KEACH, MANAGING MEMBER

Subscribed and sworn before me

This 31st day of August, 20 10.

_____

Notary Public in and for said County and State

KAREN A. KILMARTIN
Notary Public State of Nevada
No. 89-0283-1
My appt. exp. Oct. 18, 2013

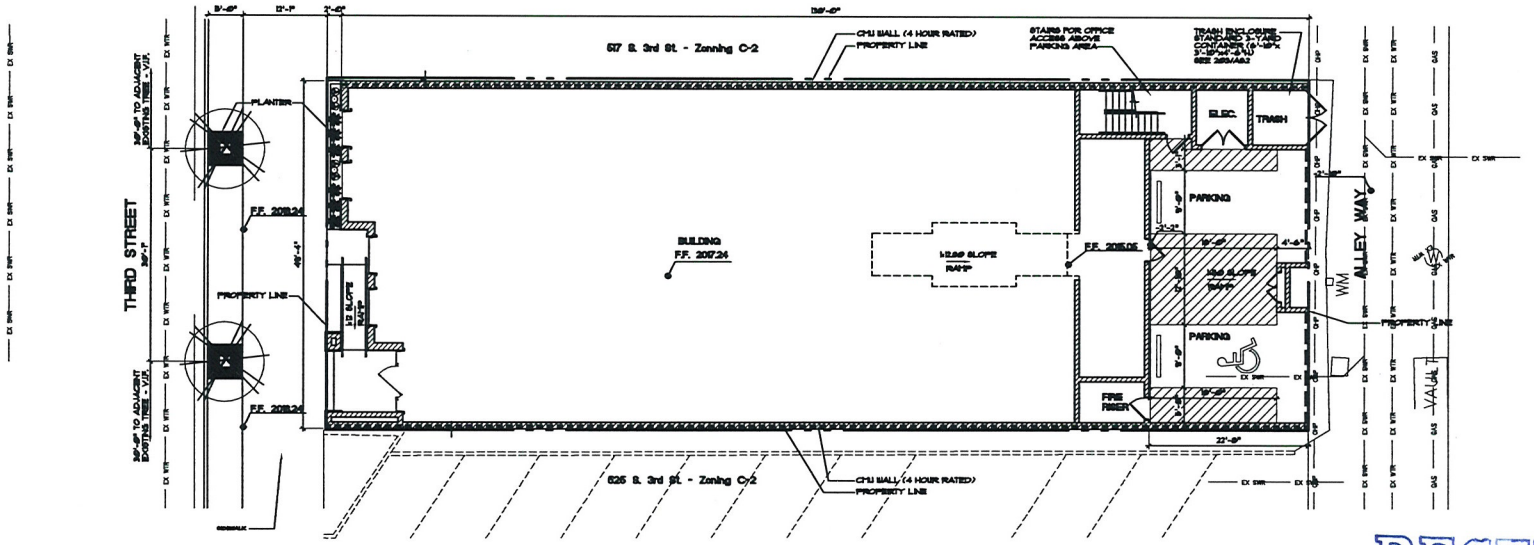
FOR DEPARTMENT USE ONLY

Case #	SDR-39394
Meeting Date:	10/21/10
Total Fee:	1,030
Date Received:*	8/31/10
Received By:	

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

Revised 10/27/08

f:\depot\Application Packet\Application Form.pdf



SITE PLAN

1/8"=1'-0"

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TREES

SOUTHERN LIVE OAK 36" BOX

SHRUBS

CAESALPINIA GILLIESII DESERT BIRDS OF PARADISE 15 GAL.

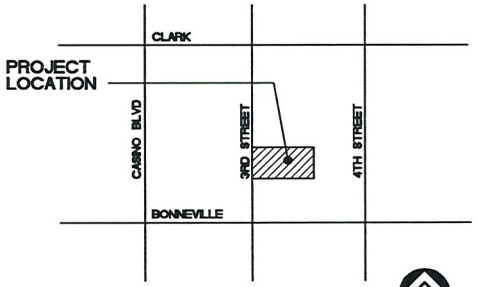
MEDIUM SPECTABILE AUTUMN JOY STONECROP 15 GAL.

LANTANA CAMARA LUCKY YELLOW LANTANA 15 GAL.

PROJECT INFO

ADDRESS	521 S. THIRD STREET, LAS VEGAS, NEVADA	
BUILDING S.F.	FIRST FLOOR NOT INCLUDING TRASH RM & GARAGE	5,709 S.F.
	SECOND FLOOR	2,594 S.F.
	TOTAL -	8,303 S.F.
LOT S.F.	6,900 S.F. - .16 ACRES	
BUILDING HEIGHT	33'-9"	
PARKING	2 SPACES PROVIDED - 1 HC SPACE, 1 SPACE PROJECT IS IN CENTENTIAL OVERLAY	
ZONING	C-2	

VICINITY MAP



SDR-39394

REVISED

sca design
600 E. Pecos Road, Ste. 1460
Henderson, Nevada 89074
T 702-776-2020 F 702-269-8673

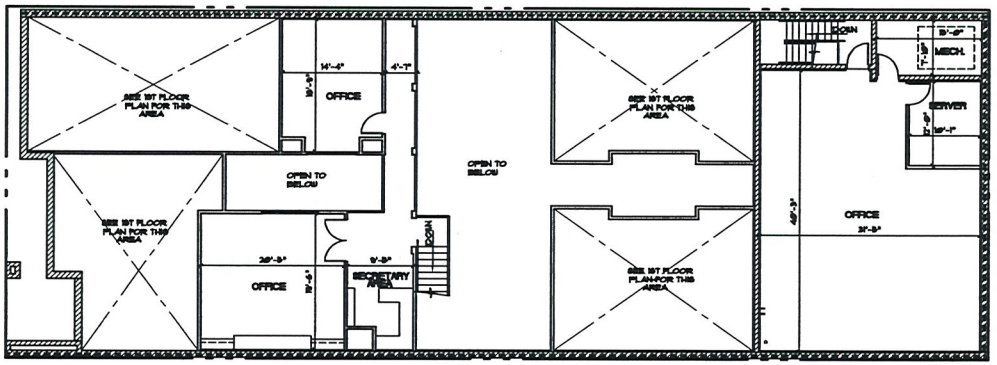
Consultants

Seal

Project 521 S. 3RD ST. OFFICE
Sheet Title SITE PLAN/ LANDSCAPE PLAN
No. Revision
Date 8.24.10
Drawn By
Checked By
Dwg. Scale 1/8"=1'-0"

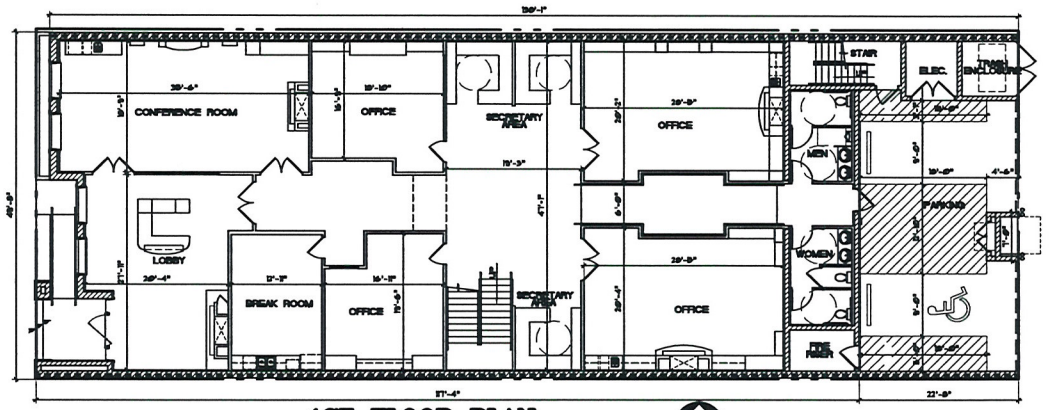
Sheet No. AS1

Project No. 09048



2ND FLOOR PLAN

1/8"=1'-0"



1ST FLOOR PLAN

1/8"=1'-0"

"B" OCCUPANCY

1st FLOOR-	5,765 S.F. /100	= 58
2nd FLOOR-	2,354 S.F. /100	= 26
TOTAL OCCUPANTS:		84

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REVISED

Consultants

sca design
607 S. Pecos Road, Ste. 480
Henderson, Nevada 89074
T 702-776-2020 F 702-269-9673

Seal

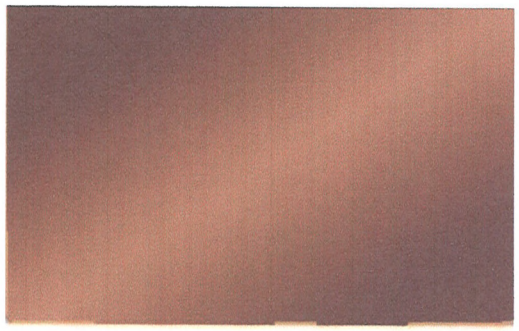
Project: 621 S. 3RD. ST. OFFICE
Sheet Title: FIRST FLOOR PLAN/ SECOND FLOOR PLAN
No. Revision
Dwg. Scale: AS SHOWN
Date: 8.3.10
Drawn By:
Checked By:

Sheet No.
A1.1

Project No. 09048

521 S. THIRD STREET OFFICE

COLOR BOARD



METAL ROOF
BERRIDGE ROOFING
'COPPER-COTE'

PT -3
BENJAMIN MOORE PAINTS
'BUTTER PECAN'
2165-70

PT - 2
BENJAMIN MOORE PAINTS
'ASHLEY GRAY'
HC-87

PAINT-1
BENJAMIN MOORE PAINTS
'LITCHFIELD GRAY'
HC-78

sca design
9017 S. PECOS RD. SUITE 4450
HENDERSON, NEVADA 89014
PH: 702-719-2020 FAX: 702-269-9673

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SDR-39394

SDR 36394
SCA Design, Inc.

521 S. 3rd St.

Proposed amendment to a previously approved site plan, now for an 8.303 thousand square foot office building.

Traffic produced by proposed development:

Current Proposal	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	8.303	11.01	92
AM Peak Hour			1.55	13
PM Peak Hour			1.49	12

(heaviest 60 minutes)

Previous Approval	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	5.7	11.01	63
AM Peak Hour			1.55	9
PM Peak Hour			1.49	8

(heaviest 60 minutes)

Net Change	DESCRIPTION	#UNIT		TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	2.603		29
AM Peak Hour				4
PM Peak Hour				4

(heaviest 60 minutes)

Existing traffic on all nearby streets:

3rd Street	
Average Daily Traffic (ADT)	5,125
PM Peak Hour	410

(heaviest 60 minutes)

Bonneville Ave.	
Average Daily Traffic (ADT)	8,088
PM Peak Hour	647

(heaviest 60 minutes)

Traffic Capacity of adjacent streets:

	Existing Street Capacity
3rd Street	16300
Bonneville Ave.	17115

This project will add approximately 92 trips per day on 3rd St. and Bonneville Ave. This will increase expected volumes by about 2 percent on 3rd Street and about 1 percent on Bonneville Ave. 3rd is at about 31 percent of capacity and Bonneville is at about 47 percent of capacity.

Based on Peak Hour use, this development will add roughly 13 additional cars into the area; which works out to about one every five minutes.

Note that this report assumes all traffic from this development uses all named streets.



SDR-39394 - APPLICANT/OWNER: 521 SOUTH THIRD, LLC
521 SOUTH 3RD STREET

09/16/10



SDR-39394 - APPLICANT/OWNER: 521 SOUTH THIRD, LLC
521 SOUTH 3RD STREET

09/16/10



SDR-39394 - APPLICANT/OWNER: 521 SOUTH THIRD, LLC
521 SOUTH 3RD STREET

09/16/10



SDR-39394 - APPLICANT/OWNER: 521 SOUTH THIRD, LLC
521 SOUTH 3RD STREET

09/16/10

sca design LLC

9017 S. Pecos Road, Suite 4450
Henderson, NV 89074
Tel.: (702) 719-2020 Fax: (702) 269-9673
Michael Andersen, AIA, Architect (License No. 3122)
Sheldon Colen, Residential Designer (License No. 95-P)

August 31, 2010

City of Las Vegas

RE: Justification Letter for project located at 521 S. Third Street (APN 139-34-311-092)

To Whom It May Concern:

The following information is to serve as justification for this project:

Name of proposed project: 521 S. Third Street Office

Explanation of intent: This Pre-application Conference Request is being submitted for an office building on said property. This project (Reference SDR-34450) was approved for a Site Development Plan review on August 18, 2009 by the council. The plans, however have changed. The proposed building is now a 8,303 square foot two story office building on the 0.16 acres instead of the previously approved 5,705 square foot one story office project.
The property is under C-2 (General Commercial) zone. Landscaping will meet conditions identified in Title 19. As previously approved, the office building height will be at approximately 30'-0" above the finish floor and 33'-9"at the highest point. Exterior finish materials include split face CMU block along the sides of the building and limestone veneer and colored concrete panels along the face of the building. Lighting fixtures will accent the building and building-mounted lighting will be illuminate the parking areas. No monument signage will be submitted for approval at this time.

Total acreage: 0.16 acres
Total number of lots: (1) One Lot, (1) One Building

Sincerely,

Sheldon Colen

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AUG 3 1 2010
SDR-39394

City of Las Vegas Agenda Item No.: **63.**

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. Staff has NO RECOMMENDATION.

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff has NO RECOMMENDATION.

BACKUP DOCUMENTATION:
1. Proposed Amendment and Staff Report

City of Las Vegas Agenda Item No.: **64.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 21, 2010

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

SUBJECT:
TXT-39658 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS – Discussion and possible action to amend 19.04.010 Table 2 Sexually Oriented Business Conditional Use Regulation 4 to allow an existing Nude Show or Sexual Encounter Center to be increased, enlarged, extended or altered within the confines of the existing legal lot on which it is located, within the Downtown Centennial Plan area. Staff has NO RECOMMENDATION.

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff has NO RECOMMENDATION.

BACKUP DOCUMENTATION:
1. Proposed Amendment and Staff Report

City of Las Vegas Agenda Item No.: **65.**

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 Residential Districts - Purpose and Development and Design Standards, Special Area and Overlay Districts - Purpose and Development and Design Standards and Applications and Procedures, All Wards. Staff recommends APPROVAL.

NO ACTION

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL.

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

City of Las Vegas Agenda Item No.: **67.**

AGENDA SUMMARY PAGE

PLANNING COMMISSION MEETING OF OCTOBER 21, 2010

DEPARTMENT: PLANNING AND DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

SUBJECT:

CITIZENS PARTICIPATION: PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS WITHIN THE JURISDICTION OF THE PLANNING COMMISSION. NO SUBJECT MAY BE ACTED UPON BY THE PLANNING COMMISSION UNLESS THAT SUBJECT IS ON THE AGENDA AND IS SCHEDULED FOR ACTION. IF YOU WISH TO BE HEARD, COME TO THE PODIUM AND GIVE YOUR NAME FOR THE RECORD. THE AMOUNT OF DISCUSSION ON ANY SINGLE SUBJECT, AS WELL AS THE AMOUNT OF TIME ANY SINGLE SPEAKER IS ALLOWED, MAY BE LIMITED