



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.

November 18, 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 OCTOBER 21, 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. TMP-39472 - TENTATIVE MAP - VILLAGE 23A PARCEL L ANDALUSIA - APPLICANT/OWNER: THE

HOWARD HUGHES CORPORATION - Request for a Tentative Map FOR AN 81-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 26.9 acres adjacent to the south side of Alta Drive, between Desert Foothills Drive and Fox Hill Drive (APNs 137-34-621-001, 137-34-210-002 and 007), P-C (Planned Community District) Zone [SF3 (Single Family Detached) Summerlin West Land Use Designation], Ward 2 (Wolfson).

7. ZON-39754 - REZONING - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: NV ENERGY - Request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: C-V (CIVIC) on 2.45 acres at 4200 East Charleston Boulevard (APN 140-31-802-001), Ward 3 (Reese).
8. ZON-39757 - REZONING - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: NV ENERGY - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: C-V (CIVIC) on 1.35 acres at 1301 Michael Way (APN 138-25-105-002), Ward 5 (Barlow).
9. ZON-39769 - REZONING - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: NV ENERGY - Request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: C-V (CIVIC) on 1.55 acres at 232 Shadow Lane (APN 139-33-101-001), Ward 5 (Barlow).
10. RQR-39371 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: REAGAN NATIONAL ADVERTISING - OWNER: COG III, LTD - Required Review of a previously approved Special Use Permit (SUP-2758) FOR A 40-FOOT TALL, 14-FOOT X 48-FOOT OFF-PREMISE SIGN at 1110 SOUTH RAINBOW BOULEVARD (APN 163-02-101-002), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).
11. RQR-39499 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: LAS VEGAS BILLBOARDS - OWNER: FONG IMPERIAL PLAZA, LIMITED PARTNERSHIP - Required Review of an approved Special Use Permit (SUP-3061) FOR A 40-FOOT TALL, 12-FOOT X 24-FOOT OFF-PREMISE SIGN at 1571 North Decatur Boulevard (APN 138-25-503-003), C-1 (Limited Commercial) Zone, Ward 5 (Barlow).
12. RQR-39575 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: GOLD & SILVER JEWELRY SUPPLY - OWNER: SOLIMAN HABASHI - Required Review of an approved Special Use Permit (SUP-38242) FOR A SECONDHAND DEALER USE (JEWELRY) WITHIN AN EXISTING 2,300 SQUARE-FOOT JEWELRY STORE at 1300 East Sahara Avenue (APN 162-02-410-095), C-1 (Limited Commercial) Zone, Ward 3 (Reese).
13. MSP-39809 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT/OWNER: FAIRWAY CHEVROLET COMPANY - Request for a Master Sign Plan FOR AN EXISTING MOTOR VEHICLE SALES (NEW) ESTABLISHMENT on 17.01 acres at 3040-3244 East Sahara Avenue (APN 162-01-801-022), C-2 (General Commercial) Zone, Ward 3 (Reese).

PUBLIC HEARING ITEMS

14. VAR-39804 - VARIANCE - PUBLIC HEARING - APPLICANT: WESTERN LINEN SERVICES, INC. - OWNER: ASSAF NEVADA, INC. - Request for a Variance TO ALLOW ZERO ADDITIONAL PARKING SPACES WHERE 21 ADDITIONAL PARKING SPACES ARE REQUIRED FOR A CLEANERS, COMMERCIAL/INDUSTRIAL on 7.55 acres at 7350 Prairie Falcon Road (APN 138-15-310-048), C-PB (Planned Business Park) Zone, Ward 4 (Anthony).
15. SUP-39801 - SPECIAL USE PERMIT RELATED TO VAR-39804 - PUBLIC HEARING - APPLICANT: WESTERN LINEN SERVICES, INC. - OWNER: ASSAF NEVADA, INC. - Request for a Special Use Permit FOR A CLEANERS, COMMERCIAL/INDUSTRIAL at 7350 Prairie Falcon Road (APN 138-15-310-048), C-PB (Planned Business Park) Zone, Ward 4 (Anthony).
16. VAR-39813 - VARIANCE - PUBLIC HEARING - APPLICANT: GREYSTONE NEVADA, LLC - OWNER: MS RIALTO CLIFF'S EDGE NV, LLC - Request for a Variance TO ALLOW A THREE-FOOT REAR YARD SETBACK FOR 50% OF THE STRUCTURE AND 7-FOOT SETBACK FOR THE REMAINING HALF WHERE AN EIGHT-

FOOT REAR YARD SETBACK FOR 50% OF THE STRUCTURE AND 12-FOOT SETBACK FOR THE REMAINING HALF IS REQUIRED on 20 acres at the northwest corner of Elkhorn Road and Egan Crest Drive (APNs Multiple), PD (Planned Development) Zone, Ward 6 (Ross).

17. VAR-39815 - VARIANCE - PUBLIC HEARING - APPLICANT: MAHOGANY RUN - OWNER: ISAIAH 54:17, LLC - Request for a Variance TO ALLOW A ONE-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED on 0.35 acres on the south side of Rome Boulevard, approximately 640 feet west of Riley Street (APN 125-20-801-005), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross).
18. VAR-39816 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: CHARLES HOPPER - Request for a Variance TO ALLOW 1.5 FEET SIDE YARD SETBACK WHERE 15 FEET IS REQUIRED FOR A PROPOSED CARPORT on 0.54 acres at 305 Rosemary Lane (APN 139-32-214-034), R-E (Residence Estates) Zone, Ward 1 (Tarkanian).
19. SUP-39709 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: AT&T MOBILITY - OWNER: PAULINE HARGRAVES - Request for a Special Use Permit TO INCREASE THE HEIGHT OF AN ANTENNA ON AN EXISTING 70-FOOT TALL WIRELESS COMMUNICATION FACILITY, NON-STEALTH DESIGN, TO A MAXIMUM HEIGHT OF 72 FEET at 1311 West Owens Avenue (APN 139-28-502-004), C-1 (Limited Commercial) Zone, Ward 5 (Barlow).
20. SUP-39745 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: RONG JIE NIA - OWNER: PK I CHEYENNE COMMONS, LLC - Request for a Special Use Permit TO ADD A BEER/WINE/COOLER ON-SALE ESTABLISHMENT USE TO AN EXISTING 2,665 SQUARE-FOOT RESTAURANT WITH A WAIVER TO ALLOW A 390-FOOT DISTANCE SEPARATION FROM A CHURCH OR SYNAGOGUE WHERE 400 FEET IS REQUIRED at 3175 North Rainbow Boulevard (APN 138-15-502-006), C-1 (Limited Commercial) Zone, Ward 5 (Barlow).
21. SUP-39812 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ALLSTAR MINIMART - OWNER: BECKER INVESTMENT COMPANY, LP - Request for a Special Use Permit TO ADD AN ACCESSORY PACKAGE LIQUOR OFF-SALE USE WITHIN AN EXISTING 2,310 SQUARE-FOOT CONVENIENCE STORE WITH A WAIVER TO ALLOW A 100-FOOT DISTANCE SEPARATION FROM A RELIGIOUS FACILITY WHERE 400 FEET IS REQUIRED at 2339 North Jones Boulevard (APN 138-24-101-001), C-1 (Limited Commercial) Zone, Ward 5 (Barlow).
22. SUP-39819 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: D2801 WESTWOOD, INC. - Request for a Major Amendment to an approved Special Use Permit (U-0109-99) FOR A PROPOSED 6,443 SQUARE-FOOT EXPANSION OF AN APPROVED 37,151 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) at 2801 Westwood Drive (APN 162-08-604-001), M (Industrial) Zone, Ward 1 (Tarkanian).
23. SDR-39818 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-39818 - PUBLIC HEARING - APPLICANT/OWNER: D2801 WESTWOOD, INC., ET AL. - Request for a Major Amendment to an approved Site Development Plan Review (SD-0063-01) TO ADD A 6,443 SQUARE-FOOT THIRD FLOOR WITH OUTDOOR BALCONY TO AN APPROVED 37,151 SQUARE-FOOT SEXUALLY ORIENTED BUSINESS AND FOR PARKING LOT MODIFICATIONS on 4.51 acres at 2801 Westwood Drive (162-08-604-001 and 162-09-102-004), M (Industrial) Zone, Ward 1 (Tarkanian).
24. SUP-39821 - 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 3,093 SQUARE-FOOT FINANCIAL INSTITUTION, SPECIFIED WITH WAIVERS TO ALLOW A 90-FOOT DISTANCE SEPARATION FROM A RESIDENTIAL USE WHERE 200 FEET IS REQUIRED AND A 990-FOOT DISTANCE SEPARATION FROM A FINANCIAL INSTUTION, SPECIFIED WHERE 1,000 FEET IS REQUIRED at 2950 West Sahara Avenue (APN 162-05-816-006), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).
25. SDR-39810 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: RANCHO ALTA MIRA HOMEOWNERS ASSOCIATION - Request for a Major Amendment to a previously approved Site Development Plan Review (Z-0108-88) TO REPLACE 190 TREES IN THE PERIMETER LANDSCAPE BUFFER at the southwest corner of West Lone Mountain Road and North Decatur Boulevard (APNs Multiple), R-PD5 (Residential Planned Development - 5 Units Per Acre) Zone, Ward 6 (Ross).

DIRECTOR'S BUSINESS:

26. TXT-39750 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion and possible action to repeal LVMC Title 18 (Subdivision Regulations) and Title 19 (Zoning Code) and adopt in their place a Unified Development Code (UDC) for the City of Las Vegas.
27. TXT-39836 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion and possible action to make updates to the Downtown Centennial Plan.
28. DIR-38197 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request to adopt the West Charleston Corridor Plan, Ward 1 (Tarkanian).

CITIZENS PARTICIPATION:

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 18, 2010

DEPARTMENT: PLANNING AND DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

SUBJECT:

CALL TO ORDER



AGENDA SUMMARY PAGE

PLANNING COMMISSION MEETING OF: NOVEMBER 18, 2010

DEPARTMENT: PLANNING AND DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

SUBJECT:

ANNOUNCEMENT: COMPLIANCE WITH OPEN MEETING LAW



AGENDA SUMMARY PAGE

PLANNING COMMISSION MEETING OF NOVEMBER 18, 2010

DEPARTMENT: PLANNING AND DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

SUBJECT:

ROLL CALL



AGENDA SUMMARY PAGE

PLANNING COMMISSION MEETING OF NOVEMBER 18, 2010

DEPARTMENT: PLANNING AND DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

SUBJECT:

APPROVAL OF THE FINAL MINUTES FOR THE PLANNING COMMISSION MEETING
OF OCTOBER 21, 2010



AGENDA SUMMARY PAGE

PLANNING COMMISSION MEETING OF: NOVEMBER 18, 2010

DEPARTMENT: PLANNING AND DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ **Consent** ☒ **Discussion**

SUBJECT:

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



AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 18, 2010

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

TMP-39472 - TENTATIVE MAP - VILLAGE 23A PARCEL L ANDALUSIA -
APPLICANT/OWNER: THE HOWARD HUGHES CORPORATION - Request for a Tentative
Map FOR AN 81-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 26.9 acres
adjacent to the south side of Alta Drive, between Desert Foothills Drive and Fox Hill Drive
(APNs 137-34-621-001, 137-34-210-002 and 007), P-C (Planned Community District) Zone
[SF3 (Single Family Detached) Summerlin West Land Use Designation], Ward 2 (Wolfson).

P.C.: FINAL ACTION (Unless Appealed Within 7 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

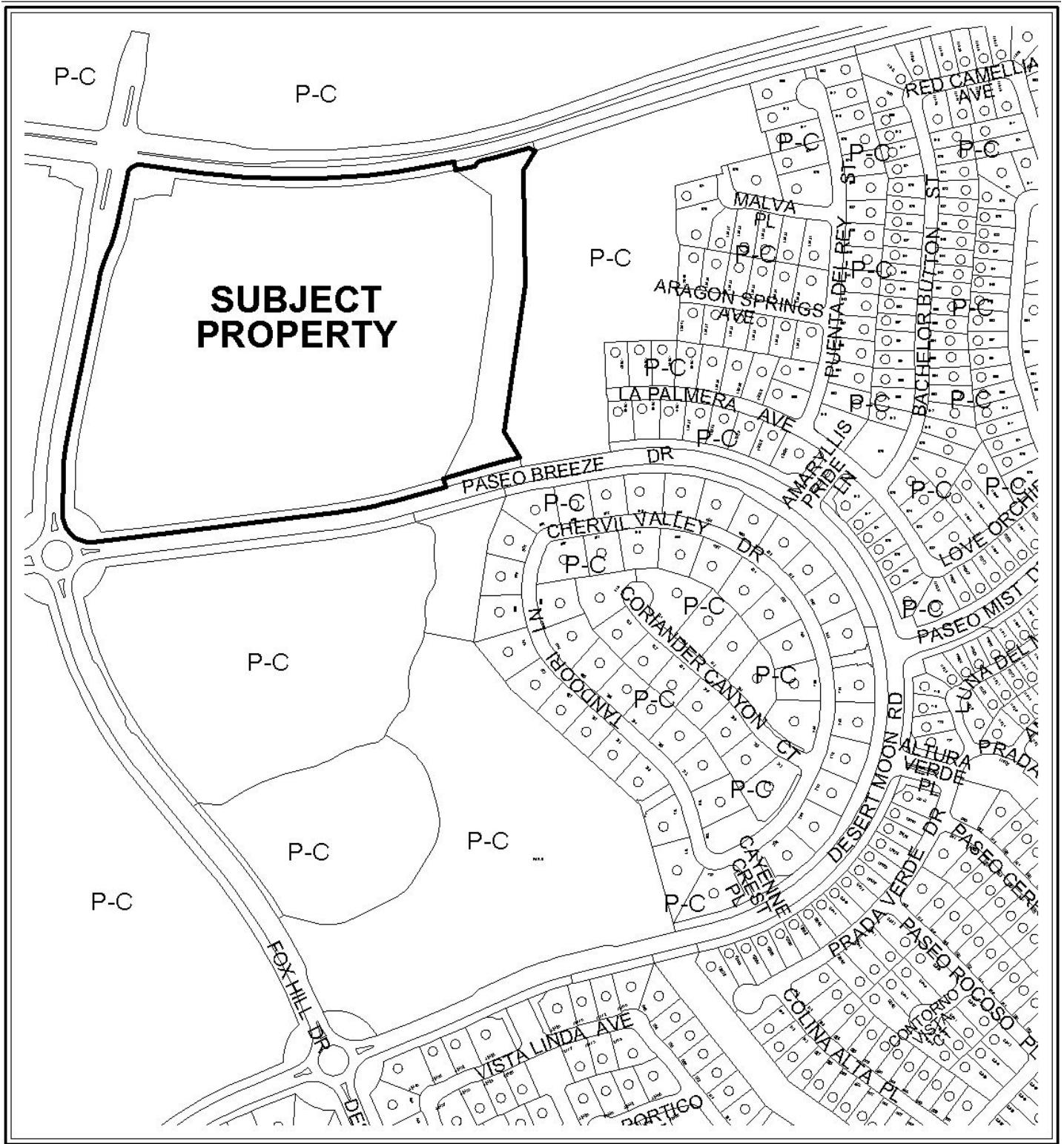
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RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

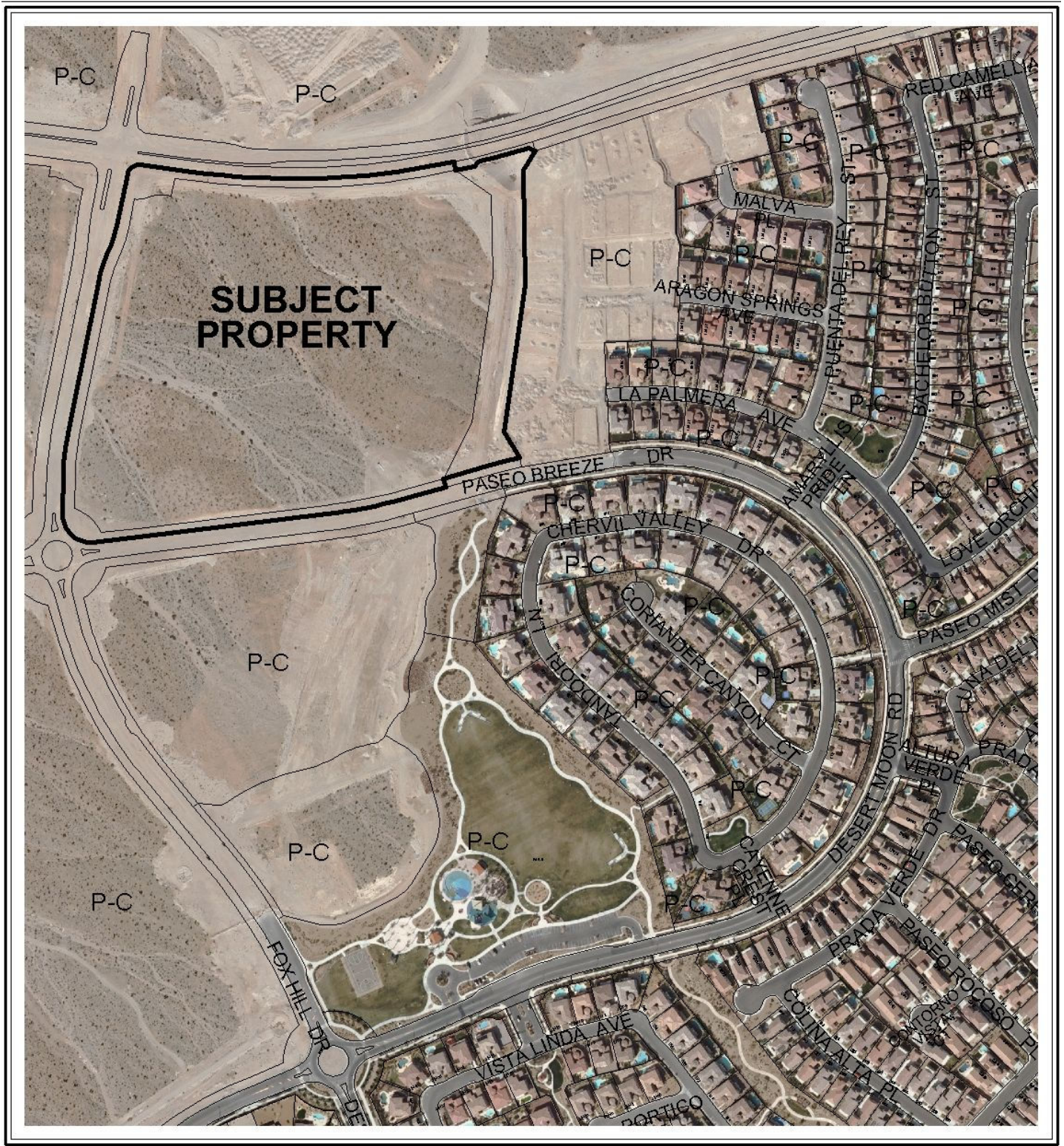
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



CASE: TMP-39472

ZONING OF SUBJECT PROPERTY: P-C (PLANNED COMMUNITY)

Zone [SF3 (Single Family Detached) Summerlin West Land Use Designation]



0 300 600 Feet

CASE: TMP-39472

ZONING OF SUBJECT PROPERTY: P-C (PLANNED COMMUNITY)

Zone [SF3 (Single Family Detached) Summerlin West Land Use Designation]





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **TMP-39472** APN: 137-34-621-001;137-34-210-002 & 007

Name of Property Owner: The Howard Hughes Company, LLC

Name of Applicant: The Howard Hughes Company, LLC

Name of Representative: G.C. Wallace, Inc.

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

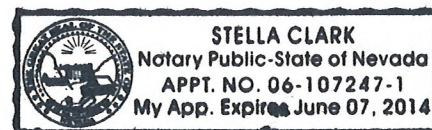
APN: _____

Signature of Property Owner: _____

Print Name: KEVIN T. ORRICK

Subscribed and sworn before me

This 7th day of September, 20 10
Stella Clark Clark, NEVADA
Notary Public in and for said County and State





PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Tentative Map for V23A Parcel L- Andalusia
Project Address (Location) Village 23A Parcel L- Fox Hill and Paseo Breeze
Project Name V23A Parcel L Andalusia Tentative Map Proposed Use R3
Assessor's Parcel #(s) 137-34-621-001;137-34-201-002 & 007 Ward # 2
General Plan: existing PC proposed PC Zoning: existing PC proposed PC
Commercial Square Footage _____ Floor Area Ratio _____
Gross Acres 26.9 Lots/Units 81 Density 3.01 (gross)
Additional Information _____

PROPERTY OWNER The Howard Hughes Company Contact Julie Cleaver
Address 10,000 W. Charleston Blvd. Suite 200 Phone: (702) 791-4388 Fax: _____
City Las Vegas State NV Zip 89135
E-mail Address Julie.cleaver@generalgrowth.com

APPLICANT The Howard Hughes Company, LLC Contact Julie Cleaver
Address 10,000 W. Charleston Blvd. Suite 200 Phone: (702) 791-4388 Fax: _____
City Las Vegas State NV Zip 89135
E-mail Address Julie.cleaver@generalgrowth.com

REPRESENTATIVE G.C Wallace, Inc Contact Josh Johnson
Address 1555 S. Rainbow Blvd. Phone: (702) 804-2157 Fax: (702) 804-2299
City Las Vegas State NV Zip 89146
E-mail Address jjohnson@gcwallace.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 KEVIN ORROCK

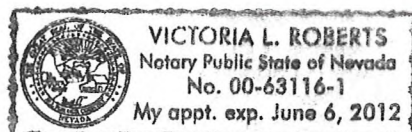
Subscribed and sworn before me

This 8th day of SEPTEMBER, 20 10.

Victoria L. Roberts

Notary Public in and for said County and State

Revised 10/27/08



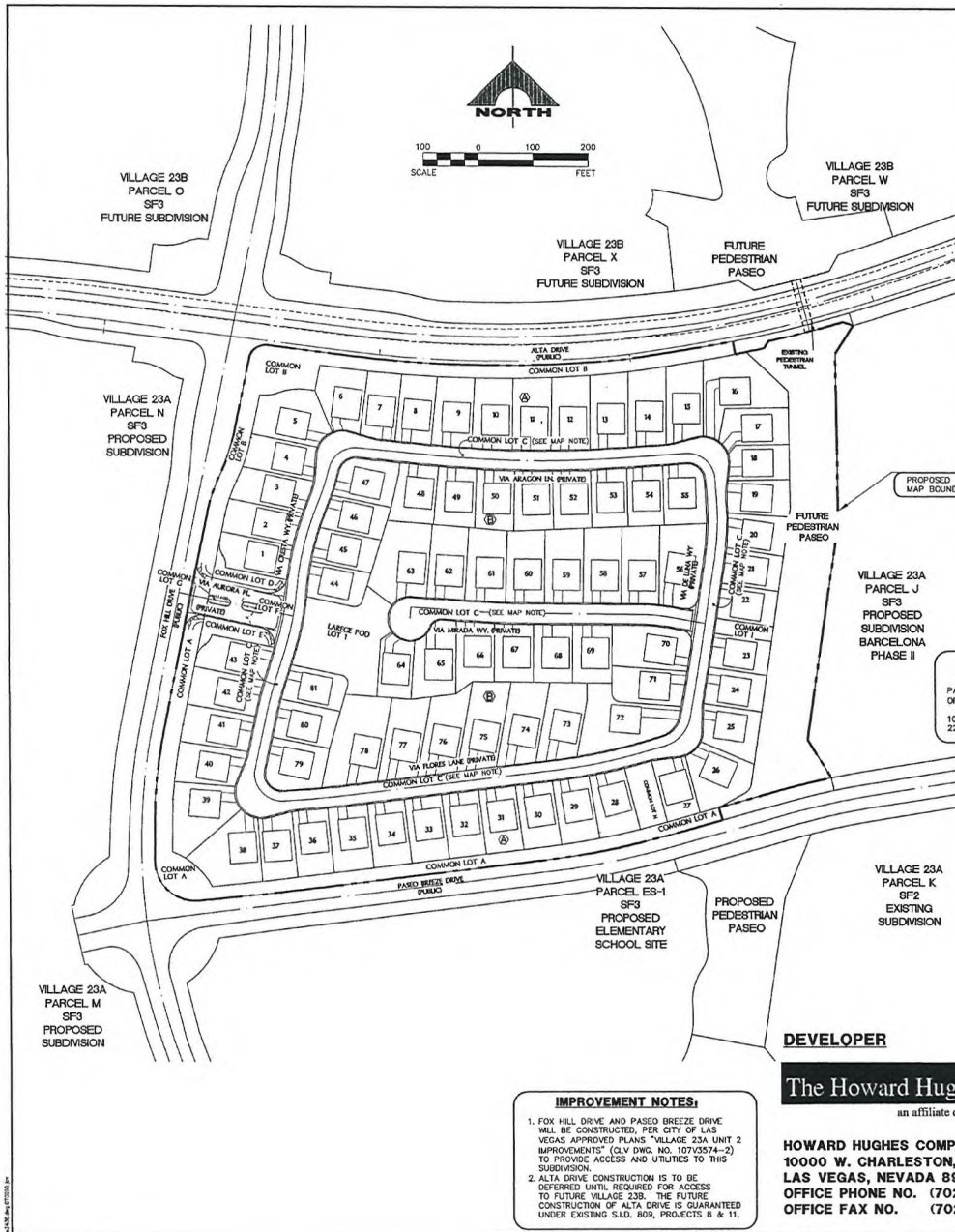
FOR DEPARTMENT USE ONLY

Case #	<u>TMP-39472</u>
Meeting Date:	<u>11/18/10 PC</u>
Total Fee:	<u>\$ 750.00</u>
Date Received:*	<u>9/2/10</u>
Received By:	<u>[Signature]</u>

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

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

SEP 06 2010



ENGINEER & SURVEYOR

G.C. WALLACE INC.
1555 S. RAINBOW BLVD.
LAS VEGAS, NEVADA 89146
PHONE (702) 804-2000

UTILITY SERVICE BY

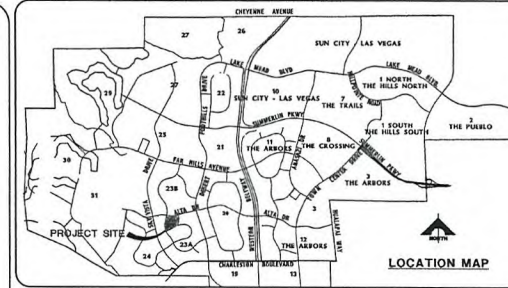
LAS VEGAS VALLEY WATER DISTRICT
CITY OF LAS VEGAS SEWER
REPUBLIC SERVICES OF SOUTHERN NEVADA
NV ENERGY
CENTURY LINK TELEPHONE COMPANY
SOUTHWEST GAS CORPORATION
COX COMMUNICATIONS

RECORD OWNER

THE HOWARD HUGHES COMPANY, LLC
10000 W. CHARLESTON BLVD, STE 200
LAS VEGAS, NEVADA 89135
PHONE (702) 731-4300

SUBDIVIDER

THE HOWARD HUGHES CORPORATION
10000 W. CHARLESTON BLVD, STE 200
LAS VEGAS, NEVADA 89135
PHONE (702) 731-4300



LAND USE

EXISTING ZONING	= PC
EXISTING LAND USE	= SF3
TOTAL GROSS ACRES	= 26.9 AC.
TOTAL NET ACRES	= 24.6 AC.
TOTAL NET/NET ACRES	= 22.5 AC.
NUMBER OF RESIDENTIAL LOTS	= 81
NUMBER OF LARGE PUD LOTS	= 1
NUMBER OF COMMON LOTS	= 9
MIN. LOT SIZE	= 62' X 104'
LOTS PER ACRE (NET/NET)	= 3.6
MIN. CURB RETURN RADIUS	= 20'
MIN. PL. RADIUS	= 15'
TYP. BUILDING SIZE (APPROX.)	= 3400 SQ. FT.

SEWAGE CONTRIBUTION:	
AVERAGE: 81 ERU'S X 250 GPD/ERU	= 0.020 MGD
PEAK FLOW: 0.020 MGD X 3.5 (PF)	= 0.070 MGD

BUILDING SETBACK REQUIREMENTS

FRONT ENTRY GARAGE	= 23'
SIDE ENTRY GARAGE	= 18'
BUILDING FACE/	= 18'
CORNER LOT SIDE YARD	= 15'
SETBACKS LISTED ABOVE ARE MEASURED FROM BACK OF SIDEWALK OR BACK OF CURB, IF NO SIDEWALK EXISTS.	
SIDE YARD (INTERIOR)	= 6' MIN.
SIDE YARD (PERIMETER)	= 6' FOR SINGLE STORY ELEMENT WITH NO GABLE END 10' FOR TWO STORY ELEMENT OR SINGLE STORY ELEMENT WITH A GABLE END.
REAR YARD	= 25'

MAP NOTE:

COMMON LOT "C" IS A PRIVATE STREET, CITY OF LAS VEGAS PUBLIC SEWER EASEMENT, PUBLIC UTILITY EASEMENT, AND PUBLIC DRAINAGE EASEMENT. SURFACE TO BE PRIVATELY MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

GENERAL NOTES:

1. TO OUR KNOWLEDGE THERE ARE NO GROUND FAULTS OR FISSURES AND NO GROUNDWATER WITHIN 20 FEET OF EXISTING GROUND SURFACE.
2. THERE ARE NO EXISTING STRUCTURES OR EXISTING DEDICATIONS FOR PARKS LOCATED ON THIS PROPERTY.

LEGAL DESCRIPTION

LOT 7, 8, & COMMON LOT "G" OF BLOCK B OF "SUMMERLIN VILLAGE 23A UNIT NO. 2" ON FILE IN BOOK 121, PAGE 12 OF PLATS IN THE COUNTY RECORDERS OFFICE, CLARK COUNTY, NEVADA, LYING WITHIN SECTION 34, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

OPEN SPACE CALCULATION:

PARK SITE TABULATION 81 UNITS X 100 SQ.FT. OR 10,000 SQ. FT. (WHICHEVER IS GREATER)
10,000 SQ.FT. REQUIRED
22,177 SQ.FT. PROVIDED

DEVELOPER

The Howard Hughes Company, LLC
an affiliate of General Growth Properties, Inc.

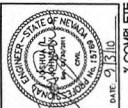
HOWARD HUGHES COMPANY, LLC
10000 W. CHARLESTON, SUITE 200
LAS VEGAS, NEVADA 89135
OFFICE PHONE NO. (702) 791-4300
OFFICE FAX NO. (702) 791-4450

IMPROVEMENT NOTES:

1. FOX HILL DRIVE AND PASSED BREEZE DRIVE WILL BE CONSTRUCTED. PER CITY OF LAS VEGAS APPROVED PLANS "VILLAGE 23A UNIT 2 IMPROVEMENTS" (CLV DWG. NO. 107V3574-2) TO PROVIDE ACCESS AND UTILITIES TO THIS SUBDIVISION.
2. ALTA DRIVE CONSTRUCTION IS TO BE DEFERRED UNTIL REQUIRED FOR ACCESS TO FUTURE VILLAGE 23B. THE FUTURE CONSTRUCTION OF ALTA DRIVE IS GUARANTEED UNDER EXISTING S.I.D. 809, PROJECTS 8 & 11.

SUMMERLIN VILLAGE 23A PARCEL L - ANDALUSIA TENTATIVE MAP

SEPTEMBER 03, 2010



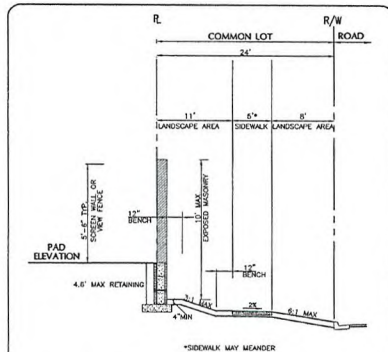
PROJECT NO.	69023388
DATE	09/03/10
BY	WALLACE
CHECKED BY	WALLACE
DATE	09/03/10
PROJECT NAME	SUMMERLIN VILLAGE 23A UNIT 2 IMPROVEMENTS
PROJECT LOCATION	LOT 7, 8, & COMMON LOT "G" OF BLOCK B OF "SUMMERLIN VILLAGE 23A UNIT NO. 2" ON FILE IN BOOK 121, PAGE 12 OF PLATS IN THE COUNTY RECORDERS OFFICE, CLARK COUNTY, NEVADA, LYING WITHIN SECTION 34, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

THE HOWARD HUGHES COMPANY, LLC
SUMMERLIN VILLAGE 23A UNIT 2 IMPROVEMENTS
COVER SHEET

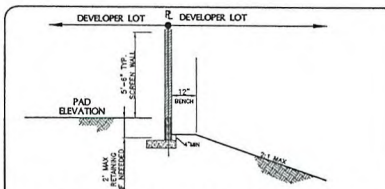
DRAWING
1
1 OF 5 SHEETS

TMP-39472

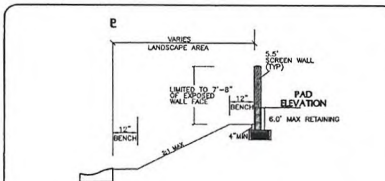
SEP 03 2010



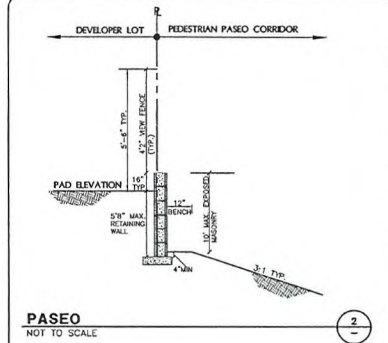
PASEO BREEZE DRIVE
NOT TO SCALE



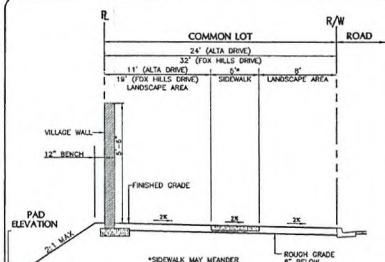
SIDE YARD/REAR YARD WITH SCARP
NOT TO SCALE



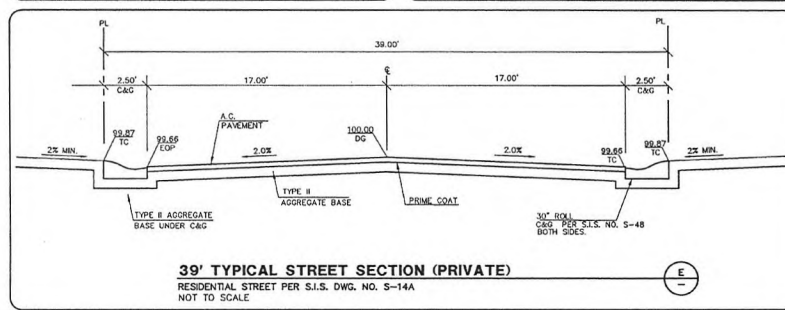
CORNER LOT DETAIL
NOT TO SCALE



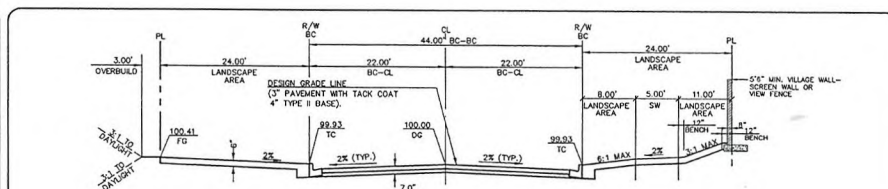
PASEO
NOT TO SCALE



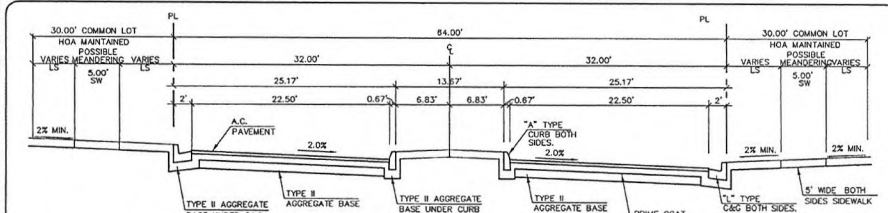
FOX HILLS DRIVE/ALTA DRIVE
NOT TO SCALE



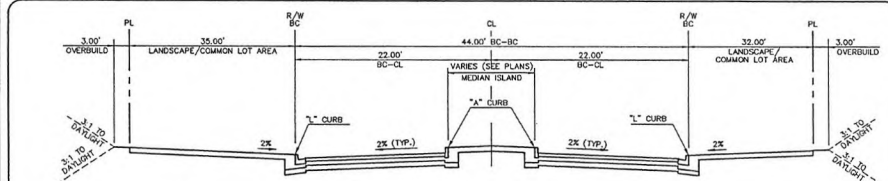
39' TYPICAL STREET SECTION (PRIVATE)
RESIDENTIAL STREET PER S.I.S. DWG. NO. S-14A
NOT TO SCALE



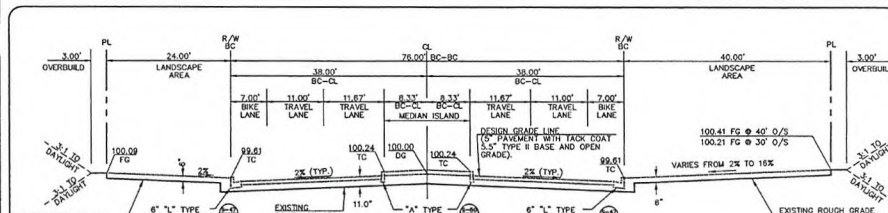
PASEO BREEZE DRIVE TYPICAL STREET SECTION (PUBLIC)
RESIDENTIAL COLLECTOR (WITH SPACE ALLOWANCE FOR SHARED BIKE LANES) PER S.I.S. DWG. NO. S-7
NOT TO SCALE



GATED PARCEL ENTRY TYPICAL STREET SECTION (PRIVATE)
PARCEL ENTRY ROAD PER S.I.S. DWG. NO. S-12A
NOT TO SCALE



FOX HILL DRIVE TYPICAL STREET SECTION (PUBLIC)
NEIGHBORHOOD COLLECTOR WITH SHARED BIKE LANES PER S.I.S. DWG. NO. S-6
NOT TO SCALE

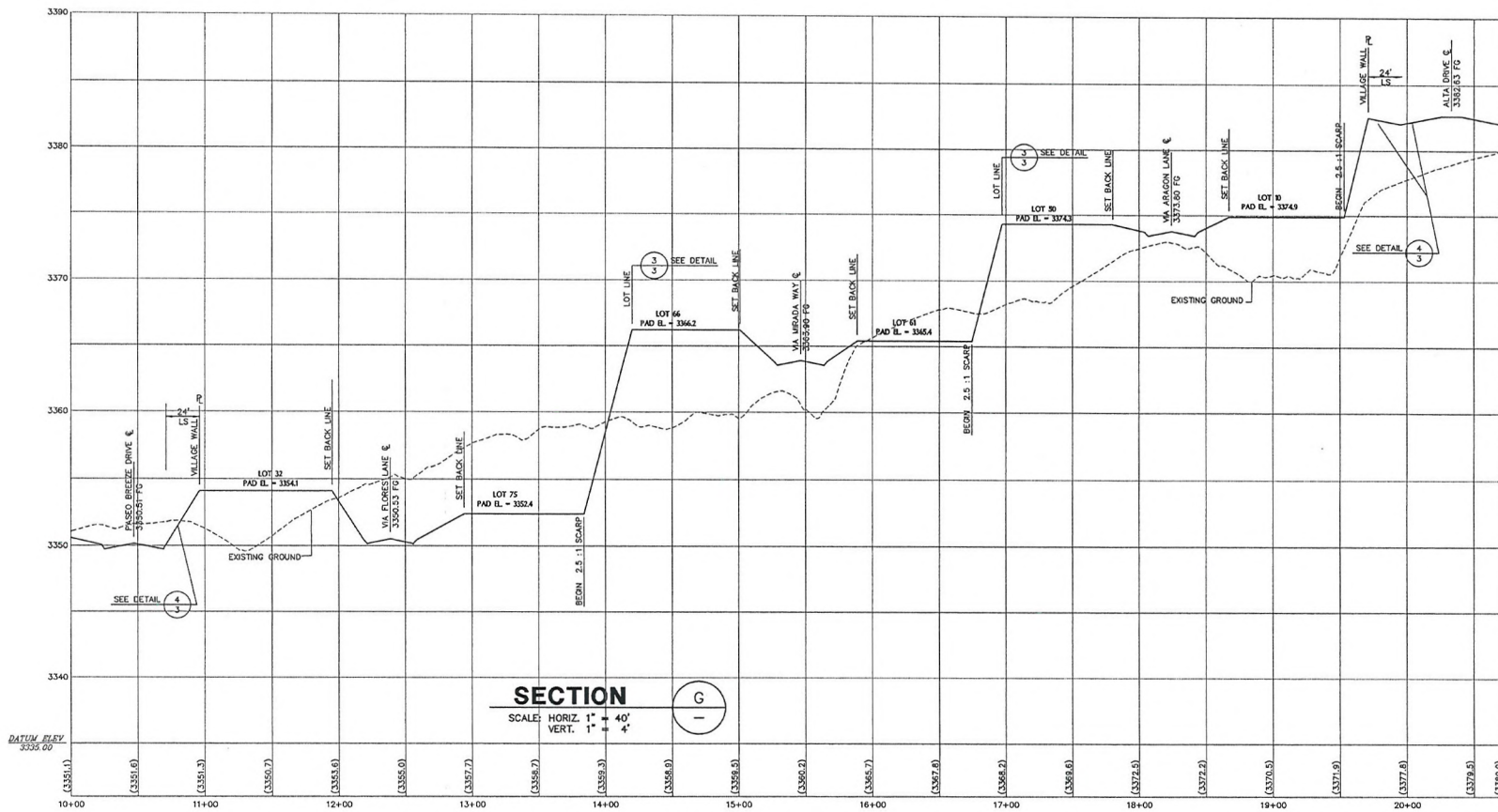


ALTA DRIVE TYPICAL STREET SECTION (PUBLIC)
(PUBLIC NEIGHBORHOOD ARTERIAL WITH BIKE LANES)
NOT TO SCALE

		PROJECT NO. SHEET NO. DATE: 08/20/10 DRAWN BY: JAW
G.C. WALLACE COMPANIES ENGINEERS PLANNERS SURVEYORS 10000 W. LAS VEGAS AVENUE, SUITE 200 LAS VEGAS, NEVADA 89135 TEL: 702.734.0000 FAX: 702.734.0001 WWW.GCWALLACE.COM		SECTION 3 OF 5 SHTS

TMP-39472 SEP 03 2010

APR # 137-34-210-002
137-34-210-007
137-34-621-001
CLY DRAWING NO.



		PROJECT NO. 6020981		DATE 09/08/2010	
THE HOWARD HUGHES COMPANY, LLC SUMMERLIN VILLAGE 23 PARCEL L - ANDALUSIA		G.C. WALLACE COMPANIES, INC. ENGINEERS PLANNERS SURVEYORS 17700 BARKWOOD DRIVE, SUITE 200 LAS VEGAS, NEVADA 89135		DATE 09/08/2010	
SECTIONS		DRAWING 5 OF 5 SHEETS		DATE 09/08/2010	

TMP-39472

RECEIVED
 SEP 08 2010

APN # 157-34-210-002
 157-34-210-007
 157-34-621-001
 CLV DRAWING NO.

62023-981

September 2, 2010

804-2157
jjohnson@gcwallace.com

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

**Re: Summerlin Village 23A Parcel L- Andalusia
Justification Letter – Tentative Map**

To whom it may concern:

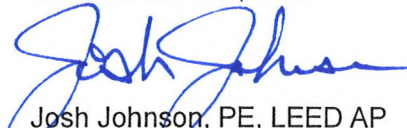
The Howard Hughes Corporation (THHC), an affiliate of General Growth Properties, Inc. (GGP), requests the resubmittal of the Tentative Map for Village 23A Parcel "L" – Andalusia. The original Tentative Map (TMP-11173) was approved by the City of Las Vegas on February 23, 2006 and has since expired. The layout of the new tentative map has been modified slightly from the original design. The total lot count has been reduced from 90 residential lots to 81 residential lots.

The recent slow-down in the real estate market has removed the impetus for project completion on its original aggressive schedule. It is expected that this work will continue and will be complete within approximately two (2) years.

Please feel free to contact me if you have any questions or concerns.

Cordially,

G. C. WALLACE, INC.


Josh Johnson, PE, LEED AP
Vice President

c: Julie Cleaver, THHC


SEP 08 2010
TMP-39472

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 18, 2010

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

ZON-39754 - REZONING - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: NV ENERGY - Request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: C-V (CIVIC) on 2.45 acres at 4200 East Charleston Boulevard (APN 140-31-802-001), Ward 3 (Reese).

C.C.: 12/15/2010

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

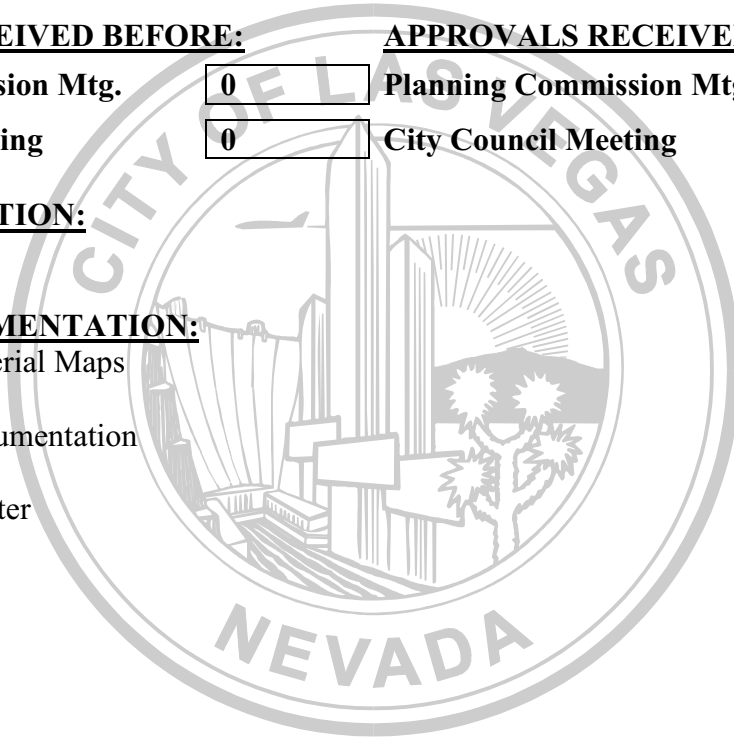
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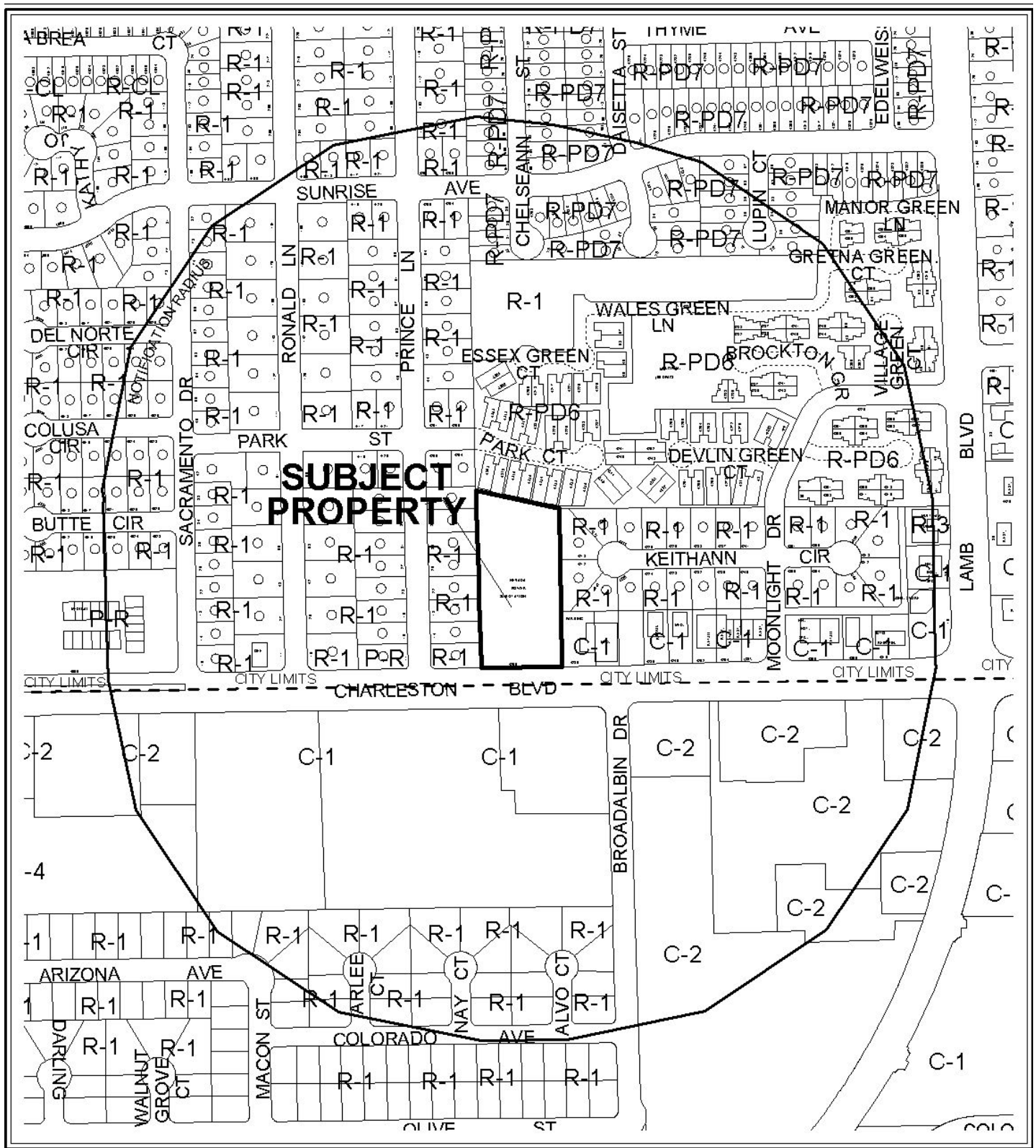
RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

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



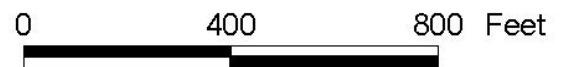


CASE: **ZON-39754**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL)

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





CASE: ZON-39754

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL)

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





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number **ZON-39754** APN: 140-31-802-001

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: _____

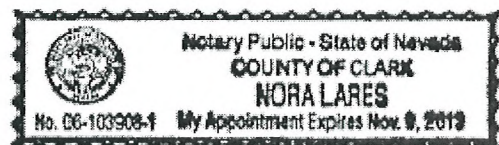
Signature of ^{APPLICANT}Property Owner: Andrew P. Reed

Print Name: Andrew P. Reed

Subscribed and sworn before me

This 1st day of OCTOBER, 2010

Nora Lares
Notary Public in and for said County and State



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Rezoning
 Project Address (Location) 4200 E. CHARLESTON BLVD
 Project Name _____ Proposed Use _____
 Assessor's Parcel #(s) 140-31-802-001 Ward # 3
 General Plan: existing PF proposed N/A Zoning: existing _____ proposed C-V
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres 2.45 Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER NV Energy Contact Thomas Dombrowski
 Address 6226 W. Sahara Avenue Phone: 402-2620 Fax: 402-5064
 City Las Vegas State NV Zip 89146
 E-mail Address TDombrowski@nvenergy.com

APPLICANT City of Las Vegas Contact Andy Reed
 Address 731 S. Fourth 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 _____

APPLICANT
 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 1st day of OCTOBER, 20 10.

Nora Lares

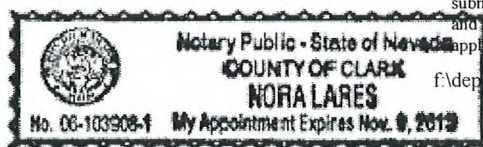
Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

Case #	<u>ZON-39754</u>
Meeting Date:	<u>11-18</u>
Total Fee:	<u>0</u>
Date Received:*	<u>10-4-10</u>
Received By:	<u>A. Reed</u>

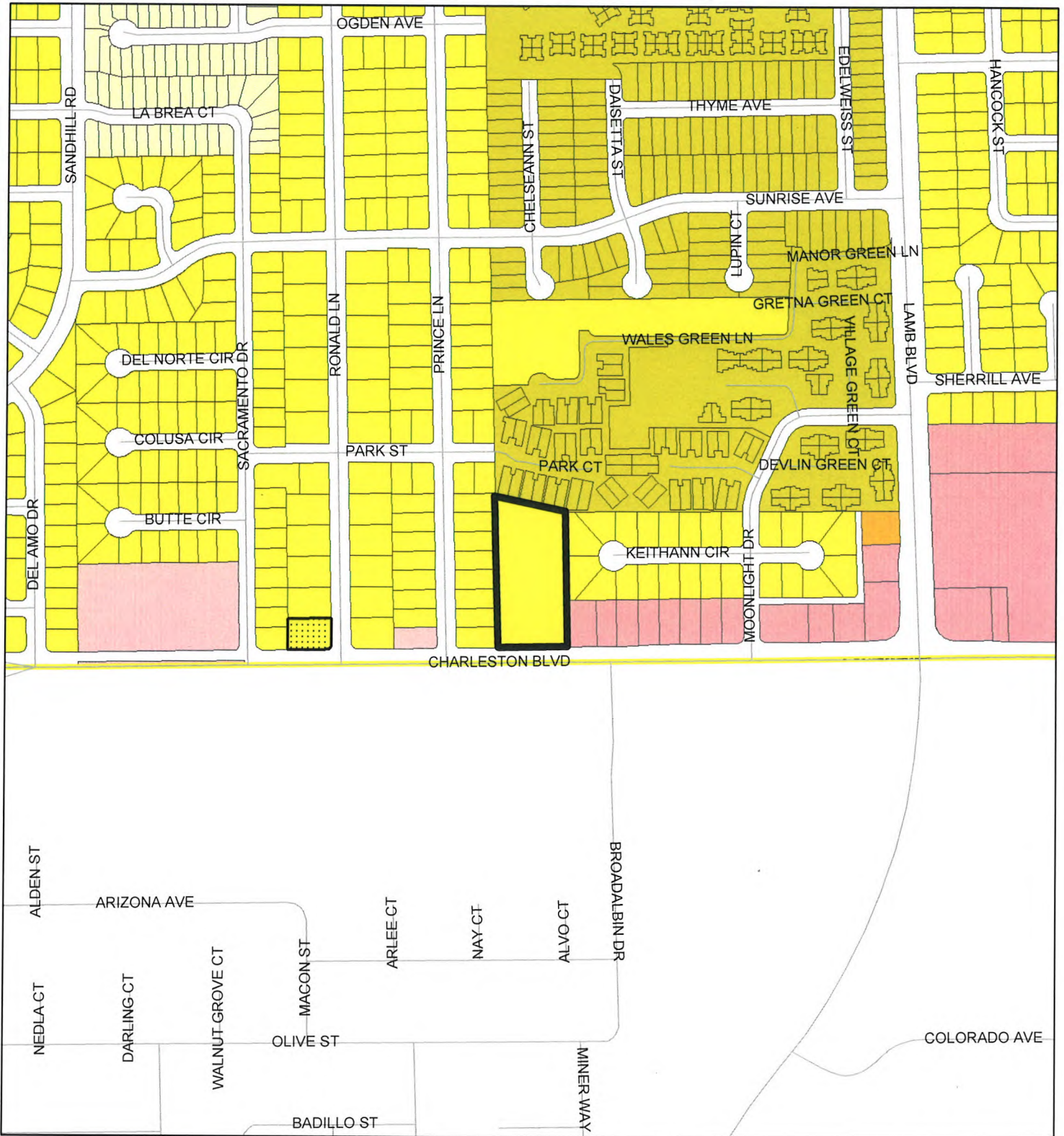
*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

f:\dept\A\Application Packet\Application Form.pdf



REZONING Parcel: 140-31-802-001

ZONE- 39754



ZONING

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

C-2
C-M
M
Subject Parcel
City Limits
ROI Zoning

FROM R-1 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 28, 2010



PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

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

www.lasvegasnevada.gov

October 4, 2010

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

RE: Application ZON-39754
Assessors Parcel Number 140-31-802-001

Dear Mr. Gebeke:

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

Sincerely,

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

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-39754

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 18, 2010

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

ZON-39757 - REZONING - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS -
OWNER: NV ENERGY - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO:
C-V (CIVIC) on 1.35 acres at 1301 Michael Way (APN 138-25-105-002), Ward 5 (Barlow).

C.C.: 12/15/2010

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

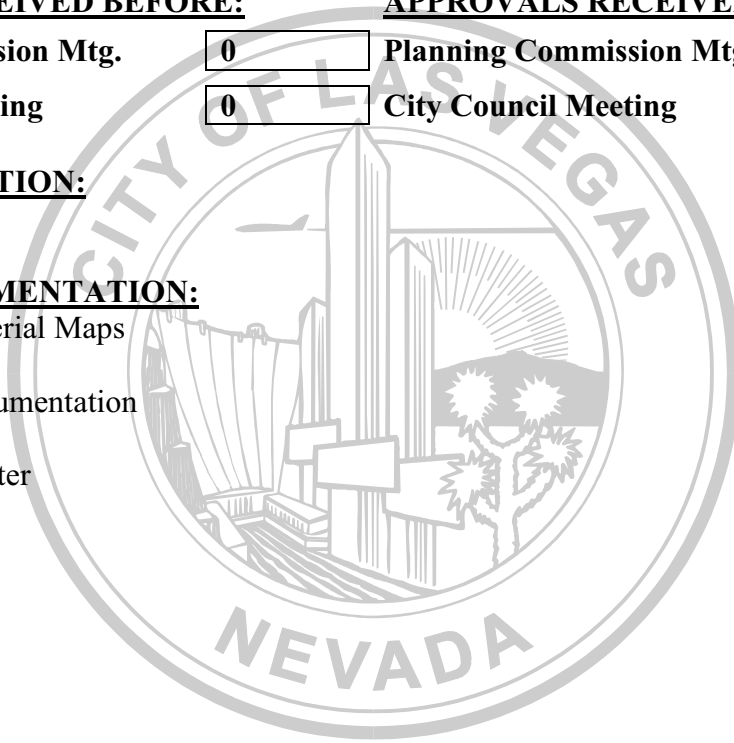
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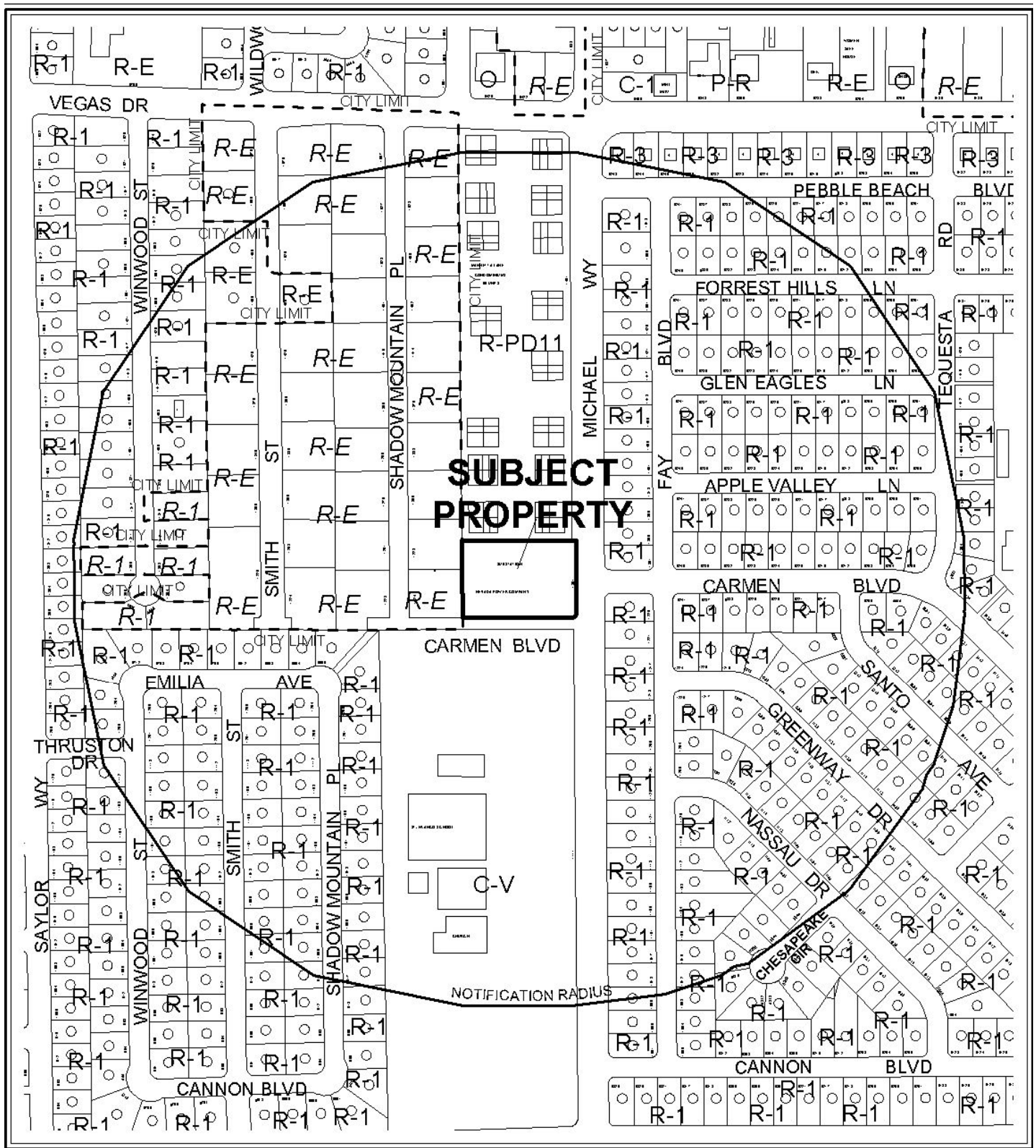
RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

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





CASE: **ZON-39757**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

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

0 300 600 Feet





CASE: ZON-39757

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

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





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-39757** APN: 138-25-105-002

Name of Property Owner: NV ENERGY

Name of Applicant: CITY OF LAS VEGAS

Name of Representative: Andy Reed

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

☐ Yes

☐ No

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

City Official: _____

Partner(s): _____

APN: _____

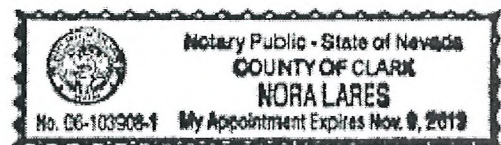
Signature of ^{APPLICANT} Property Owner: Andrew P. Reed

Print Name: Andrew P. Reed

Subscribed and sworn before me

This 1st day of OCTOBER, 2010

Nora Lares
Notary Public in and for said County and State



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Rezoning
 Project Address (Location) 1301 MICHAEL WAY
 Project Name _____ Proposed Use _____
 Assessor's Parcel #(s) 138-25-105-002 Ward # 5
 General Plan: existing PE proposed N/A Zoning: existing _____ proposed C-V
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres 1.35 Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER NV Energy Contact Thomas Dombrowski
 Address 6226 W. Sahara Avenue Phone: 402-2620 Fax: 402-5064
 City Las Vegas State NV Zip 89146
 E-mail Address TDombrowski@nvenergy.com

APPLICANT City of Las Vegas Contact Andy Reed
 Address 731 S. Fourth 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 _____

APPLICANT

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 1st day of OCTOBER, 20 10

Norajane

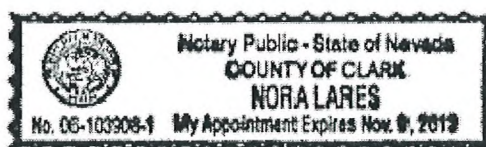
Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

Case #	<u>ZON-39757</u>
Meeting Date:	<u>11-18-10</u>
Total Fee:	<u>0</u>
Date Received:*	<u>10-4-10</u>
Received By:	<u>[Signature]</u>

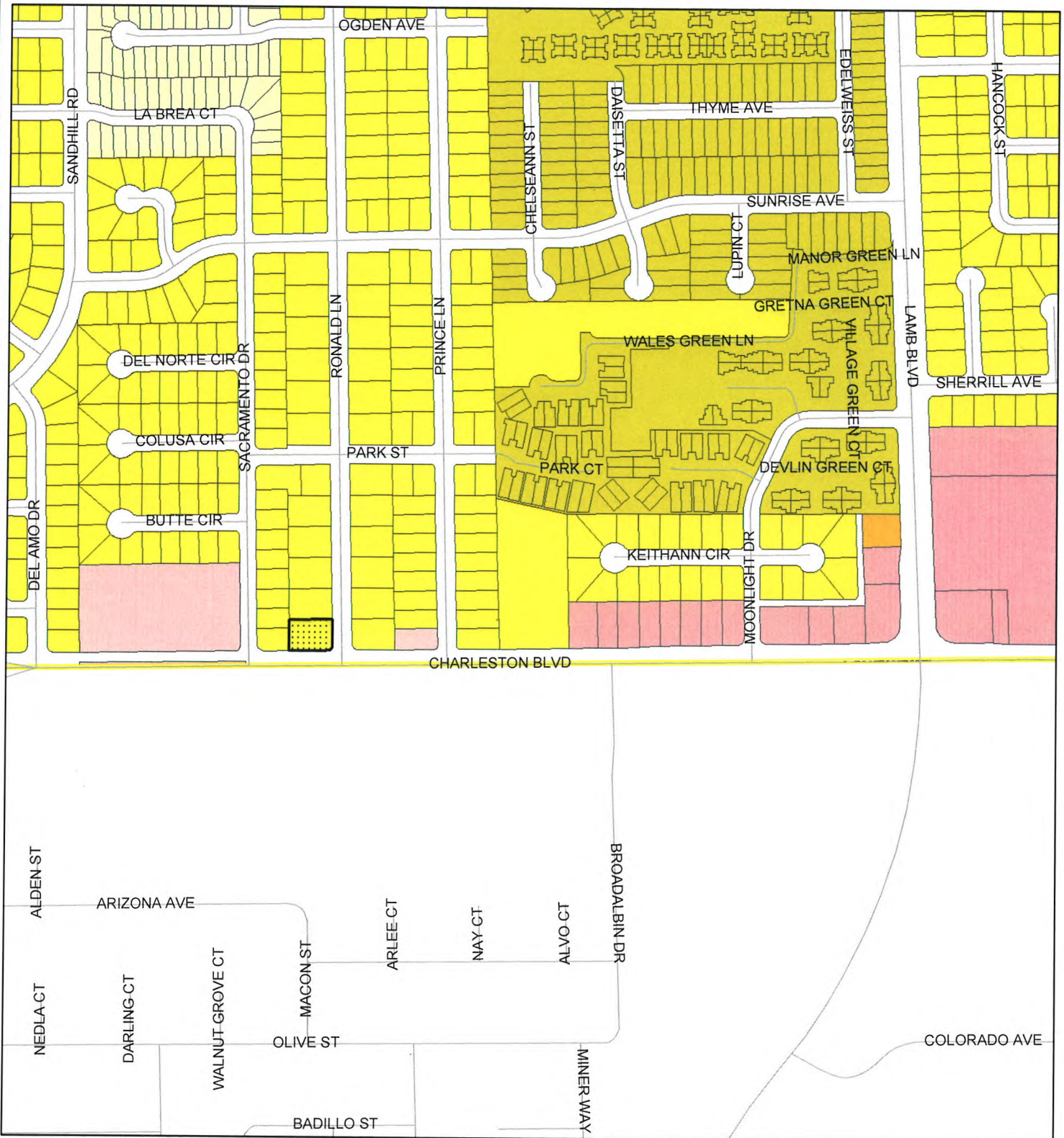
*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

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



REZONING Parcel: 138-25-105-002

ZONE-39757



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-E 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 28, 2010





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

October 4, 2010

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

RE: Application ZON-39757
Assessors Parcel Number 138-25-105-002

Dear Mr. Gebeke:

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

Sincerely,

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

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-39757

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 18, 2010

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

ZON-39769 - REZONING - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: NV ENERGY - Request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: C-V (CIVIC) on 1.55 acres at 232 Shadow Lane (APN 139-33-101-001), Ward 5 (Barlow).

C.C.: 12/15/2010

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

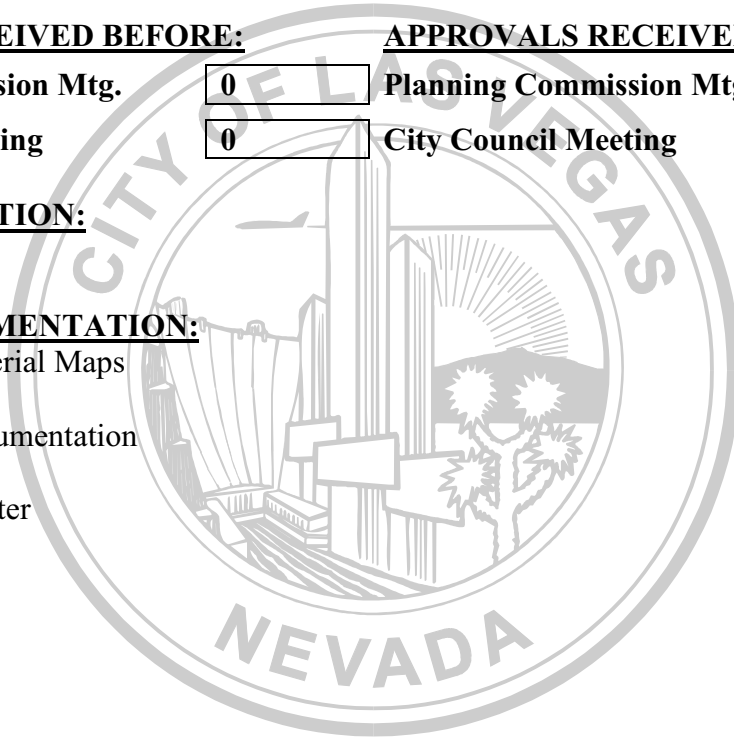
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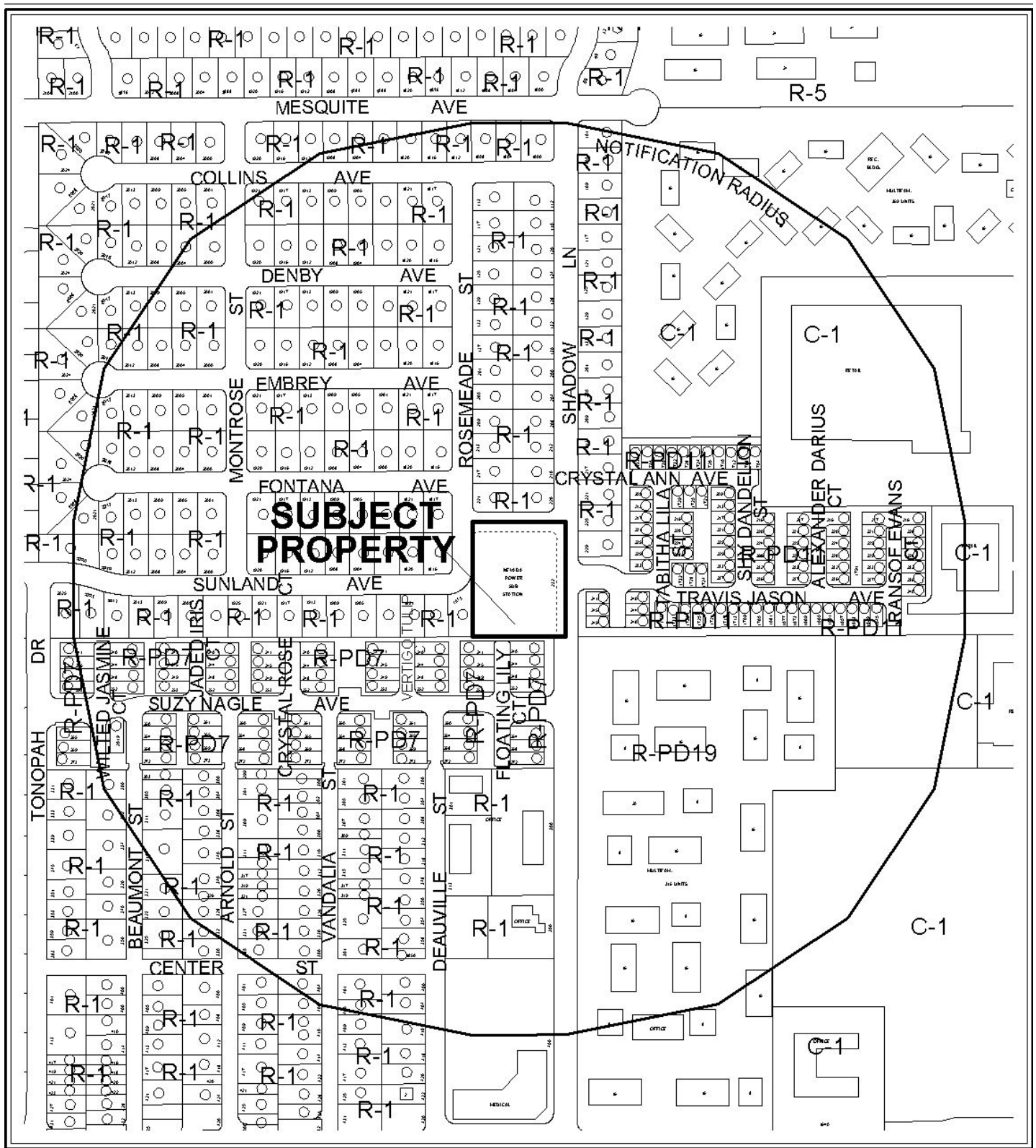
RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

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





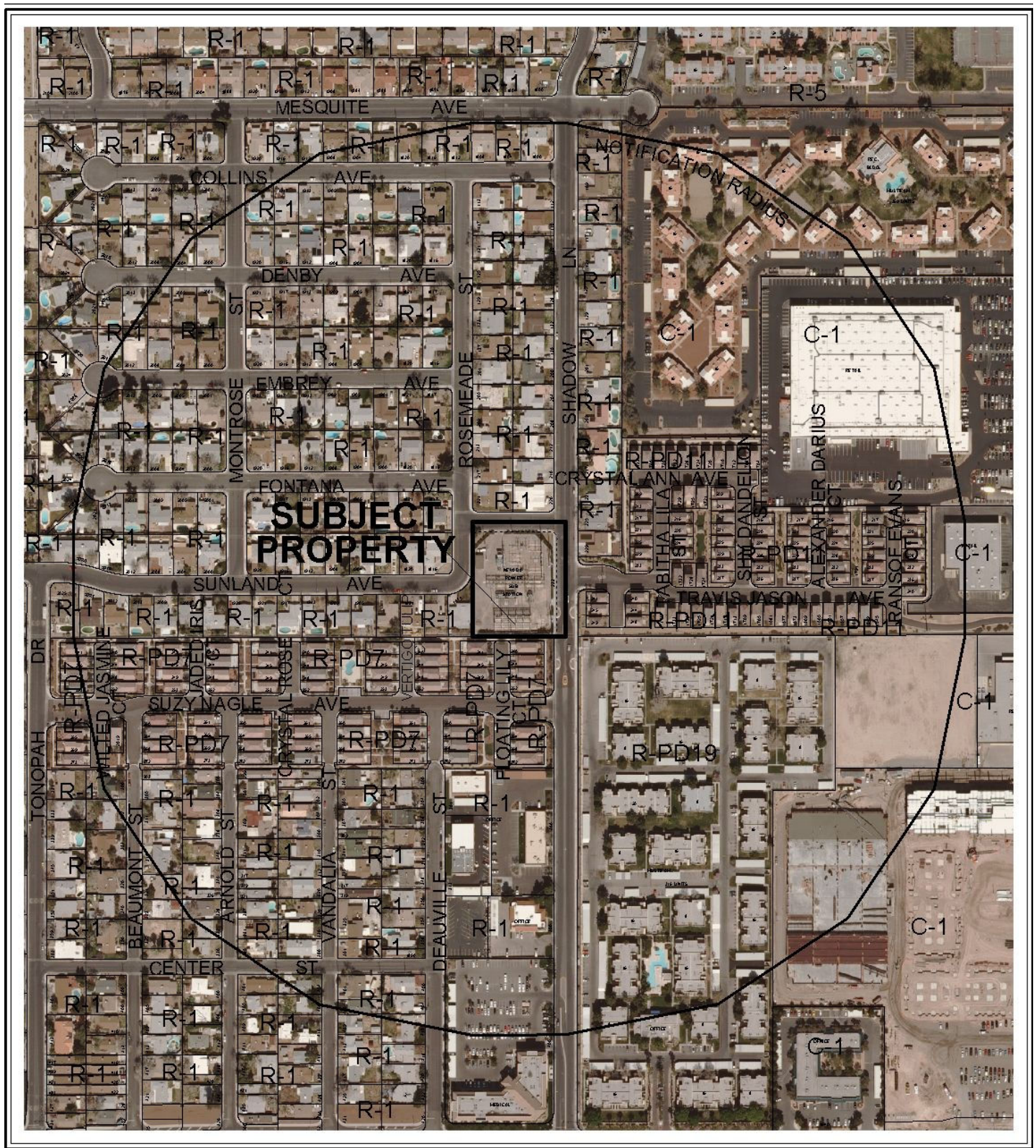
CASE: ZON-39769

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL)

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





CASE: ZON-39769

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL)

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





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-39769** APN: 139-33-101-001

Name of Property Owner: NV ENERGY

Name of Applicant: CITY OF LAS VEGAS

Name of Representative: Andy Reed

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

☐ Yes

☐ No

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

City Official: _____

Partner(s): _____

APN: _____

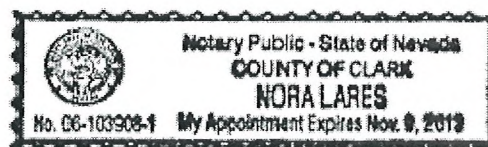
Signature of Property Owner: APPLICANT Andy P. Reed

Print Name: Andrew P. Reed

Subscribed and sworn before me

This 1ST day of OCTOBER, 2010

Nora Lares
Notary Public in and for said County and State



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Rezoning
 Project Address (Location) 232 SHADOW LANE
 Project Name _____ Proposed Use _____
 Assessor's Parcel #(s) 139-33-101-001 Ward # 5
 General Plan: existing PF proposed N/A Zoning: existing R-1 proposed C-V
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres 1.55 Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER NV Energy Contact Thomas Dombrowski
 Address 6226 W. Sahara Avenue Phone: 402-2620 Fax: 402-5064
 City Las Vegas State NV Zip 89146
 E-mail Address TDombrowski@nvenergy.com

APPLICANT City of Las Vegas Contact Andy Reed
 Address 731 S. Fourth 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 _____

APPLICANT
 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 1ST day of OCTOBER, 2010

Notary Public

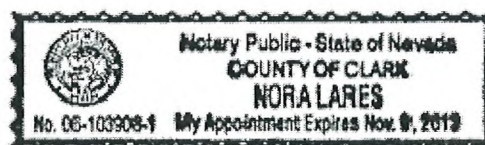
Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

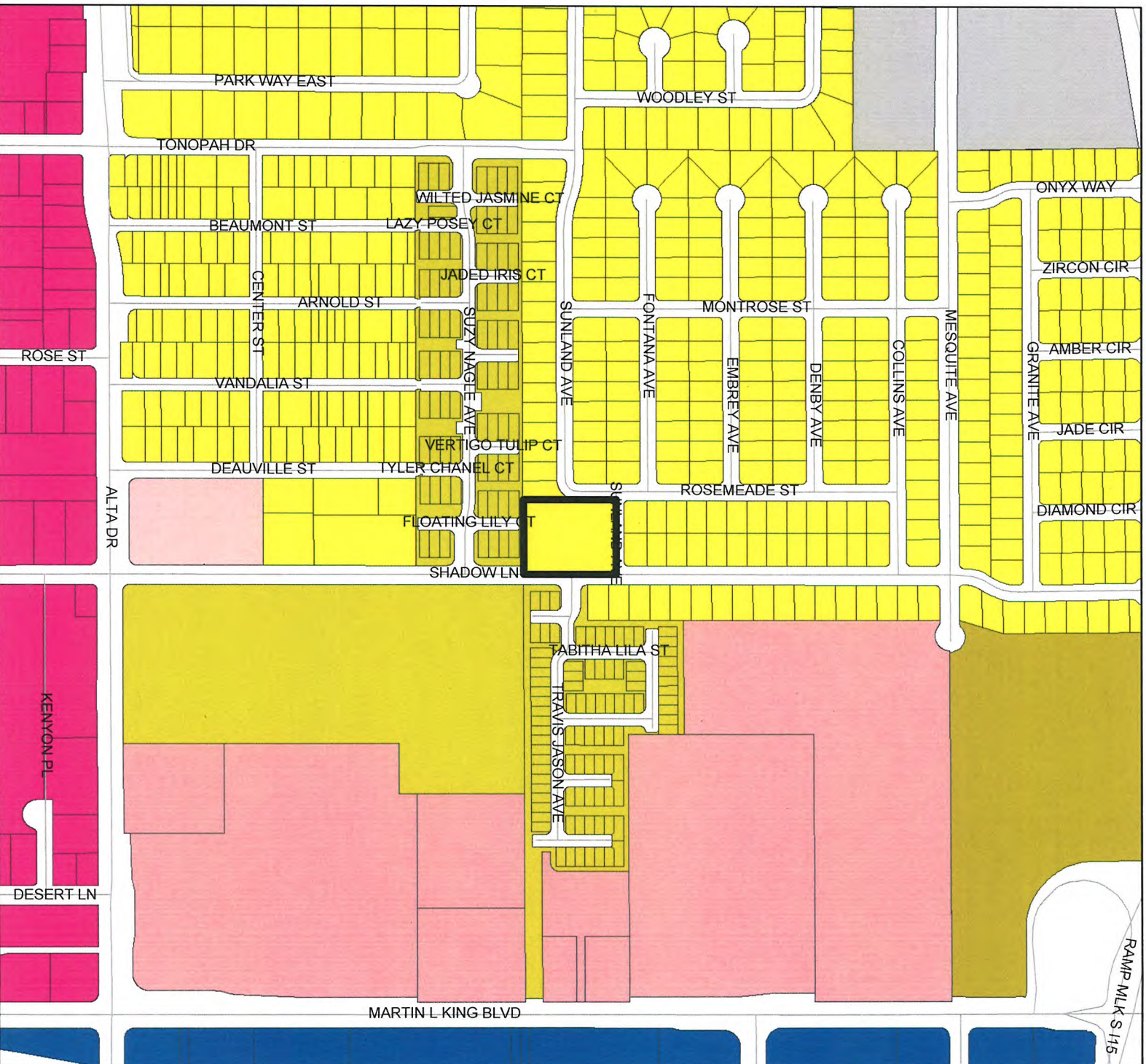
Case #	<u>ZON-39769</u>
Meeting Date:	<u>11-18-10</u>
Total Fee:	<u>0</u>
Date Received:*	<u>10-4-10</u>
Received By:	<u>[Signature]</u>

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

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



REZONING Parcel: 139-33-101-001
ZONE-39769



ZONING

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

FROM R-1 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.
 702-228-6301

Printed: September 28, 2010





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

October 4, 2010

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

RE: Application ZON-39769
Assessors Parcel Number 139-33-101-001

Dear Mr. Gebeke:

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

Sincerely,

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

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-39769

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 18, 2010

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

RQR-39371 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: REAGAN NATIONAL ADVERTISING - OWNER: COG III, LTD - Required Review of a previously approved Special Use Permit (SUP-2758) FOR A 40-FOOT TALL, 14-FOOT X 48-FOOT OFF-PREMISE SIGN at 1110 SOUTH RAINBOW BOULEVARD (APN 163-02-101-002), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

MAY GO TO CITY COUNCIL ON 12/15/10 OR MAY BE FINAL ACTION
(Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

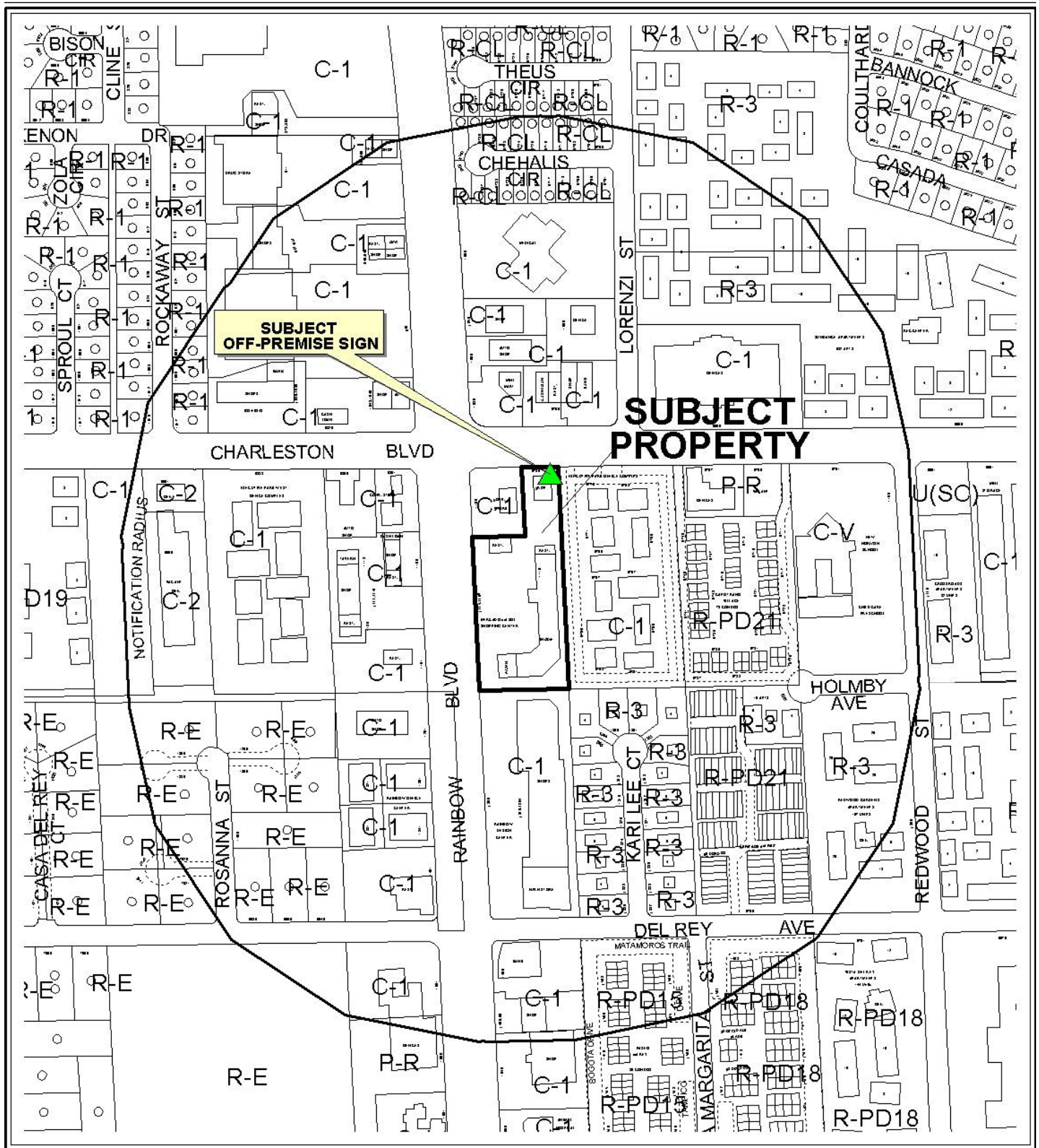
0

RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. City Council Approval Letter for SUP-18686
6. Justification Letter



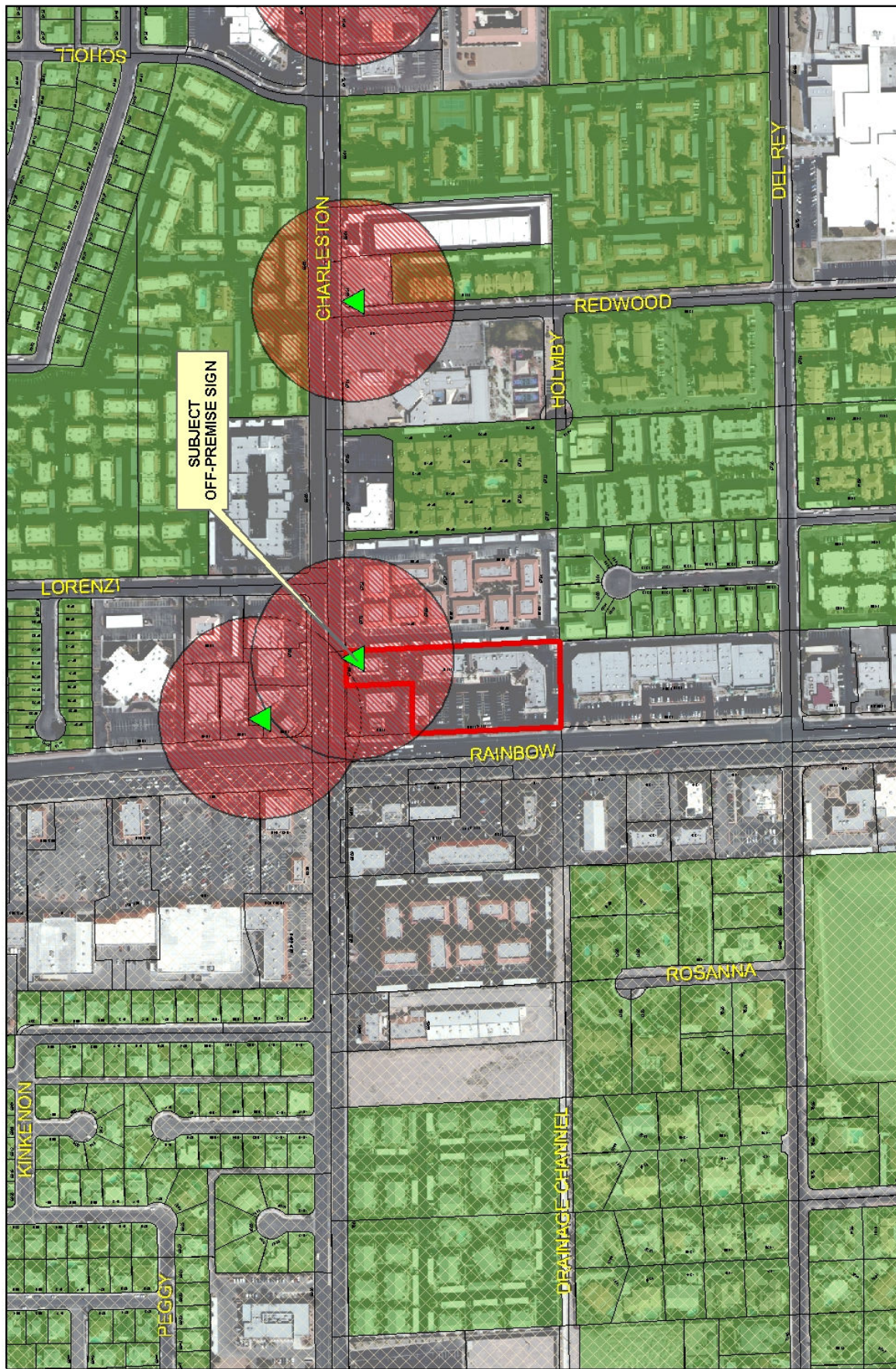
CASE: **RQR-39371**

RADIUS: 1000 FT

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

0 300 600 Feet





RQR-39371

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

City of Las Vegas Billboard Data

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

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





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 163-02-101-002

Name of Property Owner: COG III, LTD

Name of Applicant: Reagan National Advertising

Name of Representative: Daniel (Dewey) Reagan

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: *Charles Grigsby*

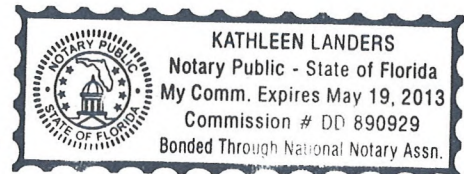
Print Name: Charles Grigsby

Subscribed and sworn before me

This 30 day of Sept, 2010

Kathleen Landers
Notary Public in and for said County and State

State of Florida, County of: Palm Beach





PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Off Premise Sign
Project Address (Location) 1110 South Rainbow Blvd.
Project Name _____ Proposed Use Off Premise sign
Assessor's Parcel #(s) 163-02-101-002 Ward # 1
General Plan: existing _____ proposed _____ Zoning: existing C-1 proposed _____
Commercial Square Footage _____ Floor Area Ratio _____
Gross Acres 3.02 Lots/Units _____ Density _____
Additional Information _____

PROPERTY OWNER COG III LTD Contact Charles Grigsby
Address 7287 Green Mountain Court Phone: (702) 233-3418 Fax: _____
City Las Vegas State Nevada Zip 89135
E-mail Address _____

APPLICANT Reagan National Advertising Contact Dewey Reagan
Address 1775 North Warm Springs Road Phone: (801) 521-1775 Fax: (801) 521-9741
City Salt Lake City State Utah Zip 84116
E-mail Address _____

REPRESENTATIVE Jay Brown Contact Jay Brown
Address 520 South 4th Street Phone: (702) 384-5563 Fax: (702) 385-1023
City Las Vegas State NV Zip 89101
E-mail Address _____

Property Owner Signature* Charles Grigsby

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

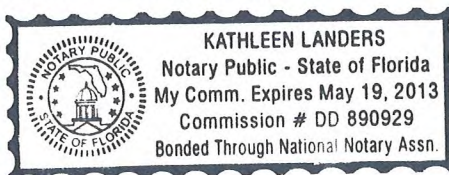
Print Name Charles Grigsby

Subscribed and sworn before me

This 30th day of Sept., 20 10.

Kathleen Landers
State of: Florida County of: Palm Beach
Notary Public in and for said County and State

Revised 10/27/08



FOR DEPARTMENT USE ONLY

Case #	<u>RQR-39371</u>
Meeting Date:	<u>11/18/10</u>
Total Fee:	<u>800⁰⁰</u>
Date Received:*	<u>10/04/10</u>
Received By:	<u>Yugo Key</u>

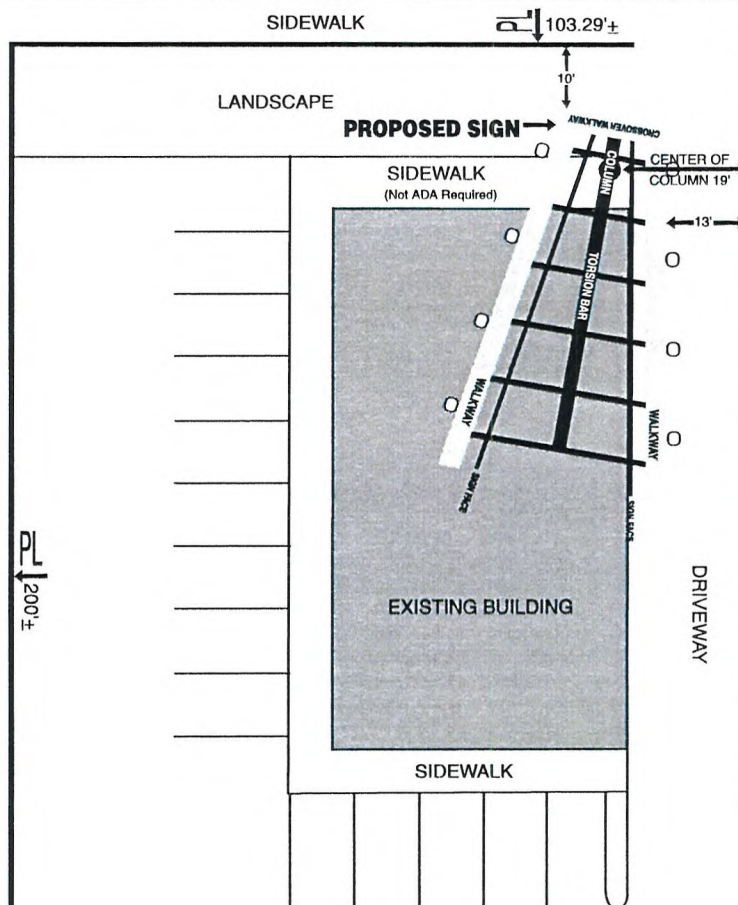
*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

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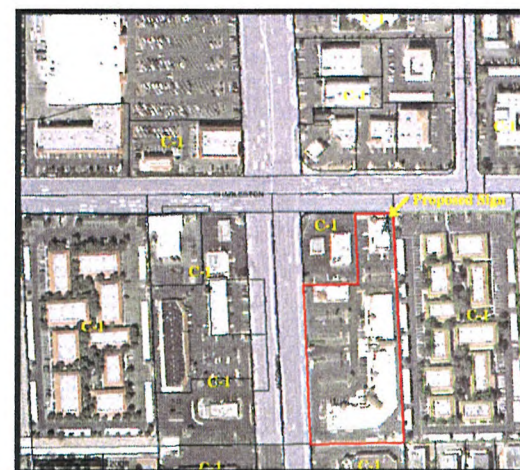


TOP VIEW

SCALE 1" = 7.5'



APN#163-02-101-002
ZONING (C-1)



GENERAL NOTES

1. Not within 300 Feet of another off premise sign.
2. Not within 300 feet of residential use.
3. No parking spaces will be taken for this location.



1775 N. Warm Springs Rd. Salt Lake City, UT 84116 • 801.521.1775

OWNER:

GOG III LTD

SCALE: **NOTED**

APPROVED BY:

DATE: 6-4-03

REVISÉ:

LOCATION:

1110 S. RAINBOW BLVD.

APN# 163-02-101-002

DRAWING #:

RQR-39371 RECEIVED

AUG 30 2010



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

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

DOUGLAS A. SELBY
CITY MANAGER



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

VOICE 702.229.6011
TDD 702.386.9108
www.lasvegasnevada.gov

July 18, 2007

Mr. Andy Bilanzich
COG III, Limited
1775 North Warm Springs Road
Salt Lake City, Utah 84116

RE: RQR-18626 – REQUIRED REVIEW
CITY COUNCIL MEETING OF JUNE 6, 2007

Dear Mr. Bilanzich:

The City Council at a regular meeting held June 6, 2007 APPROVED the Required One Year Review of an approved Special Use Permit (SUP-2758) WHICH ALLOWED A 40-FOOT TALL, 14-FOOT X 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 1110 South Rainbow Boulevard (APN 163-02-101-002), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on June 7, 2007. This approval is subject to:

Planning & Development

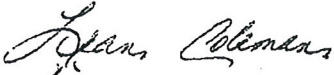
1. This Special Use Permit shall be reviewed in three (3) years at which time the City Council may require the Off-Premise Advertising (Billboard) Sign be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement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

RQR-39371

Mr. Andy Bilanzich
RQR-18626 – Page Two
July 18, 2007

6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.
7. There shall be no video or digital display.

Sincerely,



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



M. Margo Wheeler, AICP
Director
Planning and Development Department

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

Mr. Andy Bilanzich
Reagan National Advertising
1775 North Warm Springs Road
Las Vegas, Nevada 89116

RQR-39371

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 18, 2010

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

RQR-39499 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: LAS VEGAS BILLBOARDS - OWNER: FONG IMPERIAL PLAZA, LIMITED PARTNERSHIP - Required Review of an approved Special Use Permit (SUP-3061) FOR A 40-FOOT TALL, 12-FOOT X 24-FOOT OFF-PREMISE SIGN at 1571 North Decatur Boulevard (APN 138-25-503-003), C-1 (Limited Commercial) Zone, Ward 5 (Barlow).

MAY GO TO CITY COUNCIL ON 12/15/10 OR MAY BE FINAL ACTION
(Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

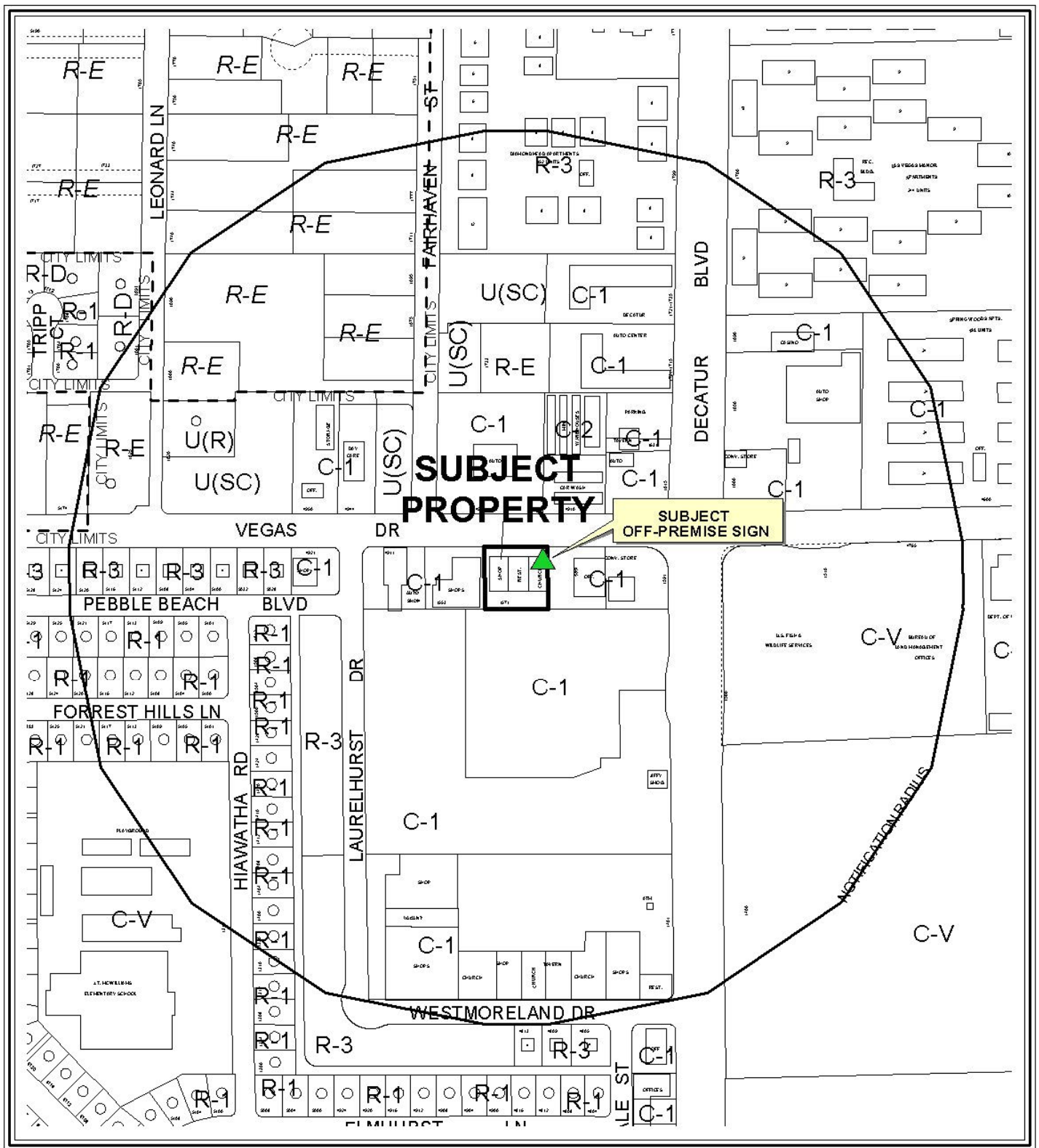
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RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. City Council Approval Letter for SUP-3061
6. Justification Letter



CASE: **RQR-39499**

RADIUS: 1000 FT

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



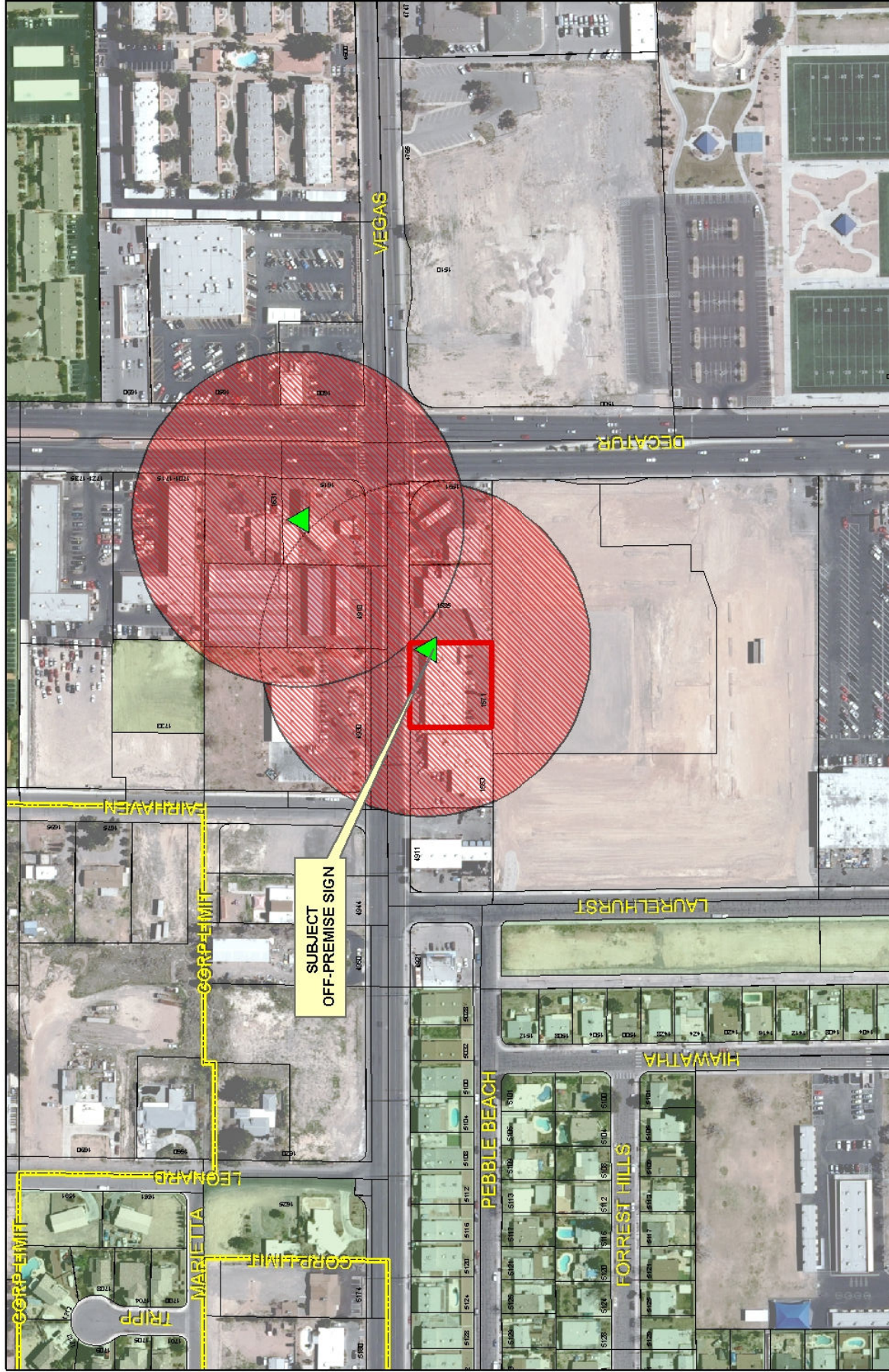


CASE: **RQR-39499**

RADIUS: 1000 FT

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





RQR-39499

Subject Parcel

City of Las Vegas Billboard Location

Clark County Billboard Location

City of Las Vegas Billboard Data

300 Foot Buffer Around Billboard

750 Foot Buffer Around Freeway Billboard

Residential Zoned Property

Off Premise Sign Exclusion Area

Exempt - Off Premise Area Sign Area







PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Las Vegas Billboards

Project Address (Location) 1571 N. Decatur Boulevard, Las Vegas, NV

Project Name _____ Proposed Use Billboard

Assessor's Parcel #(s) 138-25-503-003 Ward # Ricki Barlow 5

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

Commercial Square Footage _____ Floor Area Ratio _____

Gross Acres .52 Lots/Units _____ Density _____

Additional Information _____

PROPERTY OWNER Fong Imperial Plaza Limited Partnership Contact Mr. Ken Fong

Address 1553 N. Decatur Blvd. Las Vegas, NV Phone: 203-6170 Fax: 646-4277

City Las Vegas State NV Zip 89108

E-mail Address kennethfong2003@yahoo.com

APPLICANT Las Vegas Billboards Contact Mr. Chad Harris

Address 5665 S. Valley View Blvd. Phone: 837-7822 Fax: 837-7821

City Las Vegas State NV Zip 89118

E-mail Address _____

REPRESENTATIVE Greater Nevada Planning Contact Mr. Mark Sabraw

Address 8610 S. Eastern Ave., Suite #8 Phone: 332-3021 Fax: 965-2477

City Las Vegas State NV Zip 89123

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 KENNETH W. FONG

Subscribed and sworn before me

This 13th day of August, 20 10

[Signature]

Notary Public in and for said County and State

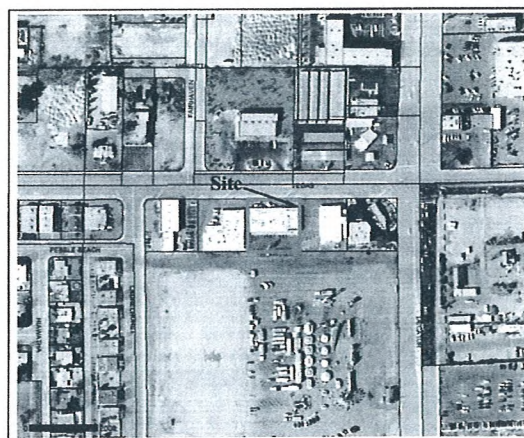
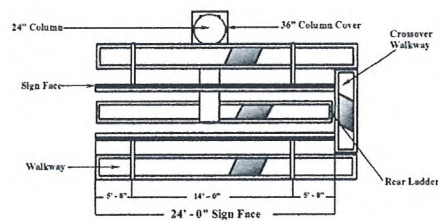
CLARK OF NEVADA



FOR DEPARTMENT USE ONLY

Case #	<u>RQR-37499</u>
Meeting Date:	<u>11-18-10</u>
Total Fee:	<u>800</u>
Date Accepted:	<u>9-8-10</u>
Accepted By:	<u>[Signature]</u>

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



8' SIDE SETBACK FROM EAST PROPERTY LINE TO CENTER OF COLUMN.

D.



NORTH

City of Las Vegas

RQR-39499



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

November 26, 2007

Mr. Ken Fong
Fong Imperial Plaza, Limited Partnership
1553 North Decatur Boulevard
Las Vegas, Nevada 89108

RE: RQR-24404 – REQUIRED REVIEW
CITY COUNCIL MEETING OF NOVEMBER 21, 2007

Dear Mr. Fong:

The City Council at a regular meeting held November 21, 2007 APPROVED the Required One Year Review of an approved Special Use Permit (SUP-3061) WHICH ALLOWED A 40 FOOT TALL, 12-FOOT X 24-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 1571 North Decatur Boulevard (APN 138-25-503-003), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on November 21, 2007. This approval is subject to:

Planning & Development

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



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

VOICE 702.229.6011
TDD 702.386.9108
www.lasvegasnevada.gov

RECEIVED

SEP 08 2010

City of Las Vegas

RQR-39499



Mr. Ken Fong
RQR-24404 – Page Two
November 26, 2007

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

Sincerely,



Angela Crolli
Deputy City Clerk II for
Beverly K. Bridges, CMC, City Clerk

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

Mr. Chad Harris
Las Vegas Billboards
5665 South Valley View Boulevard
Las Vegas, Nevada 89118

Mr. Mark Sabraw
Greater Nevada Planning
8610 South Eastern Avenue, Suite #8
Las Vegas, Nevada 89123

RQR-39499

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 18, 2010

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

RQR-39575 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: GOLD & SILVER JEWELRY SUPPLY - OWNER: SOLIMAN HABASHI - Required Review of an approved Special Use Permit (SUP-38242) FOR A SECONDHAND DEALER USE (JEWELRY) WITHIN AN EXISTING 2,300 SQUARE-FOOT JEWELRY STORE at 1300 East Sahara Avenue (APN 162-02-410-095), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

MAY GO TO CITY COUNCIL ON 12/15/10 OR MAY BE FINAL ACTION
(Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

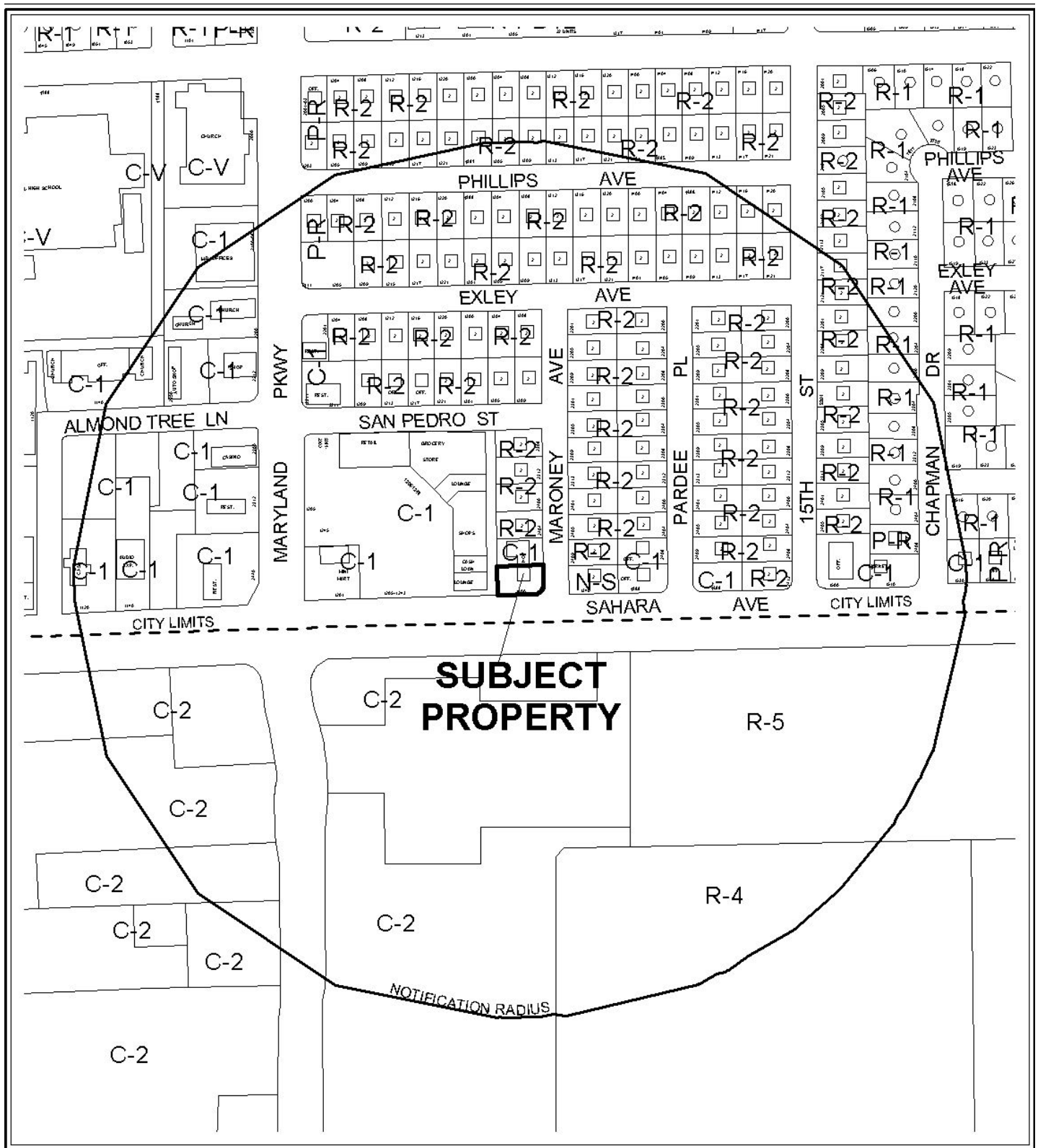
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RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Planning Commission Approval Letter for SUP-38242
6. Justification Letter



CASE: RQR-39575

RADIUS: 1000 FT

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



CASE: RQR-39575

RADIUS: 1000 FT

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

0 300 600 Feet





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **RQR-39575** APN: _____

Name of Property Owner: _____

Name of Applicant: Gold & Silver Jewelry Supply

Name of Representative: STEVEN GIBSON

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

 P 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: _____

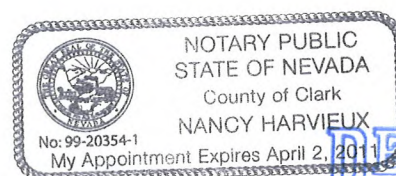
Signature of Property Owner: Soliman M

Print Name: Soliman Habashi

Subscribed and sworn before me

This 13 day of Sept, 2010

Nancy Harvieux
Notary Public in and for said County and State



RECEIVED
SEP 13 2010



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: SPECIAL USE PERMIT
Project Address (Location) 1300 E. SAHARA
Project Name GOLD & SILVER JEWELRY SUPPLY Proposed Use SECOND HAND DEALER
Assessor's Parcel #(s) 162-02-410-095 Ward # 3
General Plan: existing SC proposed — Zoning: existing C1 proposed —
Commercial Square Footage 2300 Floor Area Ratio —
Gross Acres 0.169 Lots/Units — Density —
Additional Information —

PROPERTY OWNER SOLIMAN HABASHI Contact —
Address 1300 E. SAHARA AVE. Phone: 339-6655 Fax: —
City LAS VEGAS State NV Zip 89104
E-mail Address —

APPLICANT GOLD & SILVER JEWELRY SUPPLY Contact ANTHONY RILA
Address 3942 EUCLID ST. Phone: 604-0006 Fax: 689-5416
City LV NV State NV Zip 89121
E-mail Address TONYRILA@YAHOO.COM

REPRESENTATIVE STEVEN GIBSON Contact —
Address 1405 S. 16TH ST. Phone: 762-5366 Fax: —
City LV State NV Zip 89104
E-mail Address —

Property Owner Signature* Soliman

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

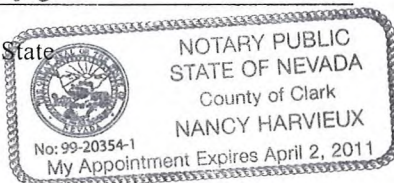
Print Name Soliman Habashi

Subscribed and sworn before me

This 13 day of Sept, 20 10

Nancy Harvieux

Notary Public in and for said County and State



Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #
<u>ROR-39575</u>
Meeting Date: <u>11/18/10</u>
Total Fee: <u>\$800</u>
Date Accepted: <u>9/13/10</u>
Accepted By: <u>[Signature]</u>

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

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

Maryland
Prky.

A-MALL

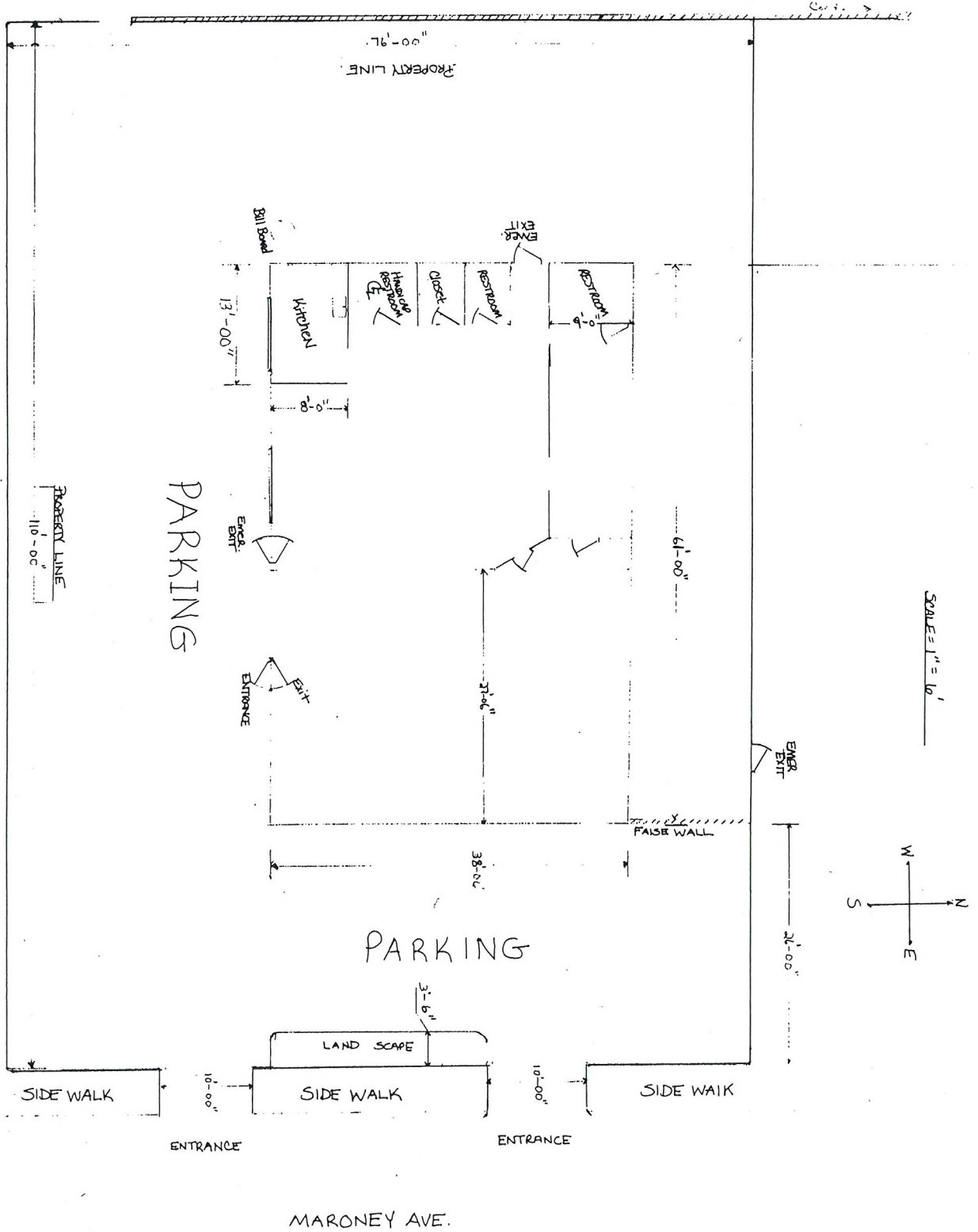
ALLEY

SAHARA AVE.

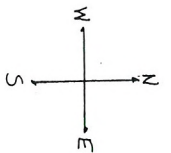
LANDSCAPE

RQR-39575

RECEIVED
SEP 13 2010



SCALE 1" = 10'



**GOLD & SILVER
BUYERS**

**BUY, SELL
GOLD & SILVER
COINS**

**We Buy
SILVER COINS**

RECEIVED
SEP 13 2010

RQR-39575

**BUY, SELL
GOLD & SILVER
COINS**

JEWELRY & COINS

**We Buy
SILVER COINS**

**We Buy
CLASS RINGS**

CASH 4 GOLD

**We Buy
DIAMONDS**

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SEP 13 2010

RQR-39575



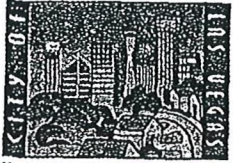
RQR-39575



RECEIVED
SEP 13 2010

RQR-39575

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

June 25, 2010

Mr. Soliman Habashi
1300 East Sahara Avenue
Las Vegas, Nevada 89104

**RE: SUP-38242 - SPECIAL USE PERMIT
PLANNING COMMISSION MEETING OF JUNE 24, 2010**

Dear Mr. Habashi:

Your request for a Special Use Permit FOR A SECONDHAND DEALER USE (JEWELRY) WITHIN AN EXISTING 2,300 SQUARE-FOOT JEWELRY STORE at 1300 East Sahara Avenue (APN 162-02-410-095), C-1 (Limited Commercial) Zone, Ward 3 (Reese), was considered by the Planning Commission on June 24, 2010.

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

Planning and Development

1. Conformance to the approved conditions for the Reclassification of Property and Plot Plan Review (Z-0078-71).
2. There shall be a review at a Planning Commission hearing 90 days after issuance of a business license for a secondhand dealer use.
3. Conformance to all Minimum Requirements under LVMC Title 19.04.010 for a Secondhand Dealer use.
4. This approval shall be void two years from the date of final approval, unless a business license has been issued to conduct the activity. An Extension of Time may be filed for consideration by the City of Las Vegas.
5. All signage shall conform to Title 19 standards. Sign permits shall be obtained for all unpermitted signage within 30 days of final approval, or removed.

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



FM-0073-09-09 MD 32531

REC
SEP 13 2010
RQR-39575

Mr. Soliman Habashi
SUP-38242 - Page Two
June 25, 2010

6. Pursuant to Title 19.14.140, the sign face of the existing freestanding pole sign shall be replaced with signage related to the on-premise use, or with a blank sign face, within 30 days of final approval. In addition, if the sign is not used to display signage relating to the on-premise use, the sign shall be deemed to be an abandoned sign, and shall be removed within one year of final approval.
7. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

This action by the Planning Commission is final. The notice of final action was filed with the City Clerk on June 25, 2010.

Sincerely,



Steve Gebeke
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Steve Gibson
1405 South 16th Street
Las Vegas, Nevada 89104

RECEIVED
SEP 13 2010
RQR-39575

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 18, 2010

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

MSP-39809 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT/OWNER:
FAIRWAY CHEVROLET COMPANY - Request for a Master Sign Plan FOR AN EXISTING
MOTOR VEHICLE SALES (NEW) ESTABLISHMENT on 17.01 acres at 3040-3244 East
Sahara Avenue (APN 162-01-801-022), C-2 (General Commercial) Zone, Ward 3 (Reese).

MAY GO TO CITY COUNCIL ON 12/15/10 OR MAY BE FINAL ACTION
(Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

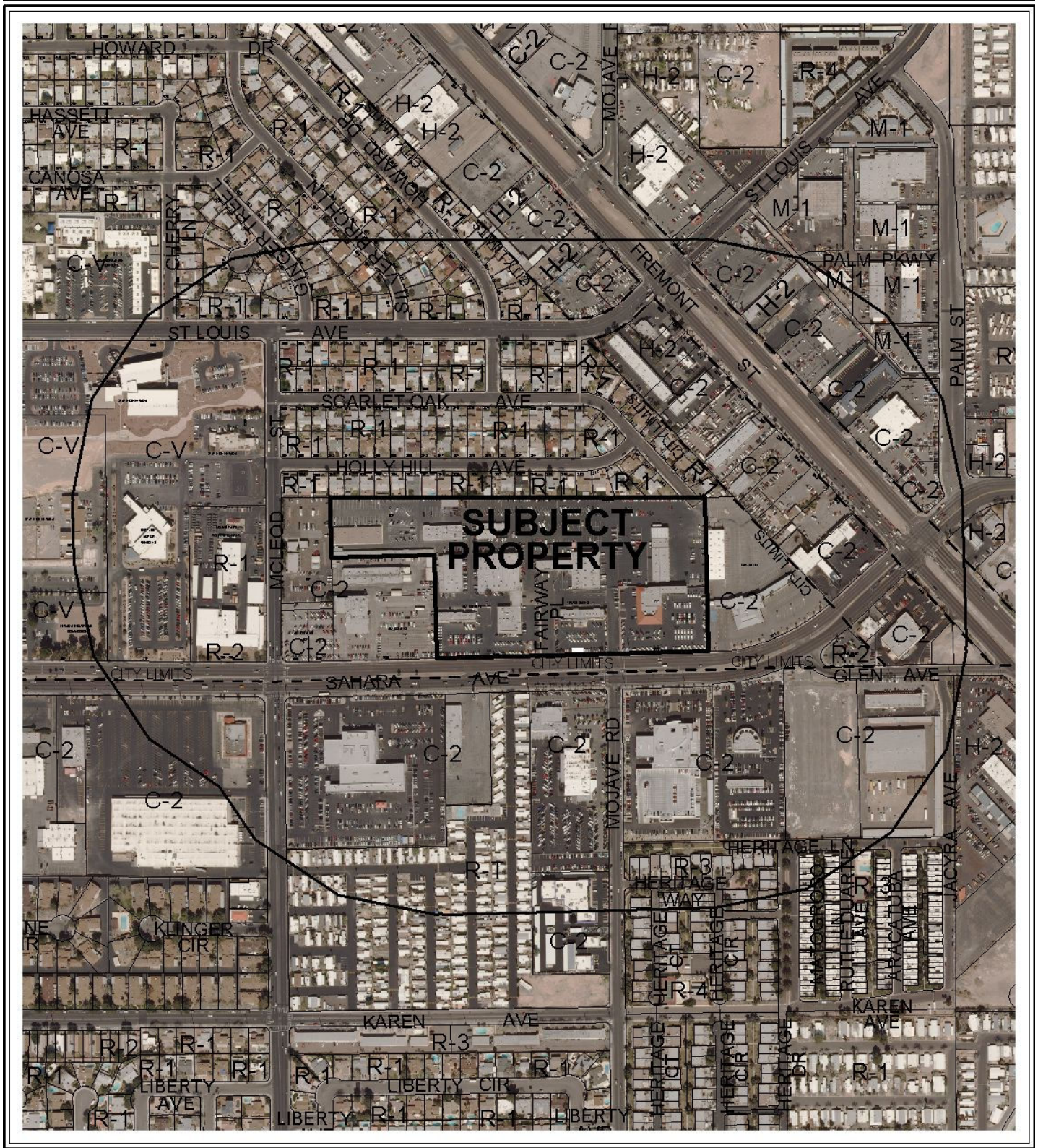
RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

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





CASE: MSP-39809

RADIUS: 1000 FT

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

0 300 600 Feet





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **MSP-39809** APN: 162-01-801-022

Name of Property Owner: Fairway Chevrolet Company

Name of Applicant: Fairway Chevrolet Company

Name of Representative: APTUS

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: _____

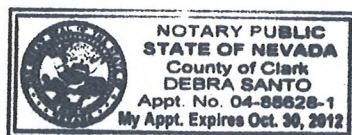
Signature of Property Owner: SW Heinrich

Print Name: Greg W. Heinrich

Subscribed and sworn before me

This 29th day of September 2010

Debra Santo
Notary Public in and for said County and State



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Master Sign Plan
 Project Address (Location) 3100 E. Sahara
 Project Name Fairway Chevrolet and Buick/GMC Proposed Use Motor Vehicle Sales
 Assessor's Parcel #(s) 162-01-801-022 Ward # 3-Reese
 General Plan: existing _____ proposed _____ Zoning: existing C-2 proposed n/a
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres 17.01 Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER Fairway Chevrolet Company Contact Greg Heinrich
 Address 3100 E. Sahara Phone: (702) 558-2438 Fax: (702) 641-1460
 City Las Vegas State NV Zip 89104
 E-mail Address gwhceo@aol.com

APPLICANT Fairway Chevrolet Company Contact Greg Heinrich
 Address 3100 E. Sahara Phone: (702) 558-2438 Fax: (702) 641-1460
 City Las Vegas State NV Zip 89104
 E-mail Address gwhceo@aol.com

REPRESENTATIVE APTUS Contact Kristen Neuman
 Address 1200 S. 4th Street, Suite 206 Phone: (702) 839-1200 Fax: (702) 839-1213
 City Las Vegas State nv Zip 89104
 E-mail Address kristen@aptusgroup.com

Property Owner Signature* Greg Heinrich

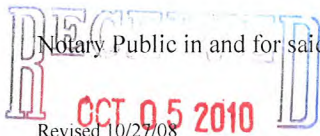
* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name Greg W. Heinrich

Subscribed and sworn before me

This 29th day of September, 20 10.
Debra Santo

Notary Public in and for said County and State

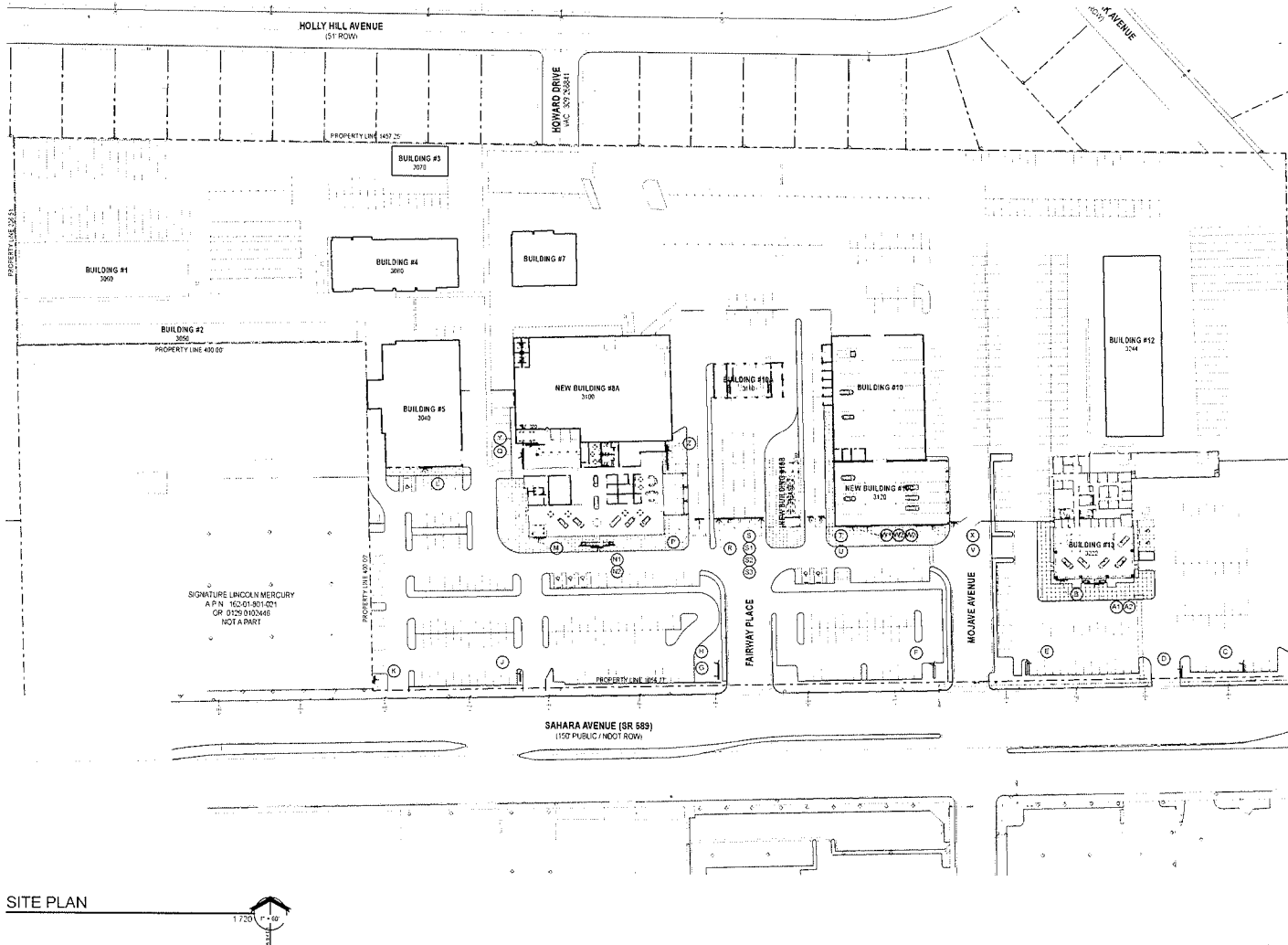


FOR DEPARTMENT USE ONLY

Case #	<u>MSP-39809</u>
Meeting Date:	<u>11/18/10</u>
Total Fee:	<u>\$330.00</u>
Date Received:*	<u>10/5/10</u>
Received By:	<u>J. F. M.</u>

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

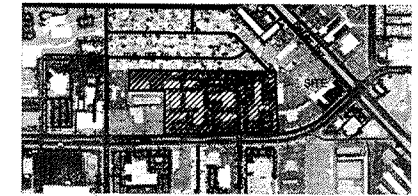
f:\depot\Application Packet\Application Form.pdf



SITE PLAN

Fairway Chevrolet and Fairway GMC/Buick
Master Sign Plan
3040-3244 East Sahara
Las Vegas, Nevada 89104

VICINITY MAP (NTS)



Site and Project Information

ADDRESS 3040 to 3244 East Sahara Avenue
PARCEL NUMBER 802.01-801-022
JURISDICTION City of Las Vegas
EXISTING GENERAL PLAN General Commercial
EXISTING ZONING C-2 (General Commercial)
PROPOSED USE Auto Dealership
SITE AREA 740,903 sq ft (NET)
17.01 Acres (NET)

SIGN ANALYSIS TABLE

Sign No.	Sign Name	Location	Height	Width	Depth	Area	Volume	Sign Type	Material	Notes
A1	WALL	On Building	12' 0"	12' 0"	12' 0"	144	144	WALL	WALL	See Notes
A2	WALL	On Building	12' 0"	12' 0"	12' 0"	144	144	WALL	WALL	See Notes
B	WALL	On Building	12' 0"	12' 0"	12' 0"	144	144	WALL	WALL	See Notes
C	WALL	On Building	12' 0"	12' 0"	12' 0"	144	144	WALL	WALL	See Notes
D	WALL	On Building	12' 0"	12' 0"	12' 0"	144	144	WALL	WALL	See Notes
E	WALL	On Building	12' 0"	12' 0"	12' 0"	144	144	WALL	WALL	See Notes
F	WALL	On Building	12' 0"	12' 0"	12' 0"	144	144	WALL	WALL	See Notes
G	WALL	On Building	12' 0"	12' 0"	12' 0"	144	144	WALL	WALL	See Notes
H	WALL	On Building	12' 0"	12' 0"	12' 0"	144	144	WALL	WALL	See Notes
I	WALL	On Building	12' 0"	12' 0"	12' 0"	144	144	WALL	WALL	See Notes
J	WALL	On Building	12' 0"	12' 0"	12' 0"	144	144	WALL	WALL	See Notes
K	WALL	On Building	12' 0"	12' 0"	12' 0"	144	144	WALL	WALL	See Notes
L	WALL	On Building	12' 0"	12' 0"	12' 0"	144	144	WALL	WALL	See Notes
M	WALL	On Building	12' 0"	12' 0"	12' 0"	144	144	WALL	WALL	See Notes
N	WALL	On Building	12' 0"	12' 0"	12' 0"	144	144	WALL	WALL	See Notes
O	WALL	On Building	12' 0"	12' 0"	12' 0"	144	144	WALL	WALL	See Notes
P	WALL	On Building	12' 0"	12' 0"	12' 0"	144	144	WALL	WALL	See Notes
Q	WALL	On Building	12' 0"	12' 0"	12' 0"	144	144	WALL	WALL	See Notes
R	WALL	On Building	12' 0"	12' 0"	12' 0"	144	144	WALL	WALL	See Notes
S	WALL	On Building	12' 0"	12' 0"	12' 0"	144	144	WALL	WALL	See Notes
T	WALL	On Building	12' 0"	12' 0"	12' 0"	144	144	WALL	WALL	See Notes
U	WALL	On Building	12' 0"	12' 0"	12' 0"	144	144	WALL	WALL	See Notes
V	WALL	On Building	12' 0"	12' 0"	12' 0"	144	144	WALL	WALL	See Notes
W	WALL	On Building	12' 0"	12' 0"	12' 0"	144	144	WALL	WALL	See Notes
X	WALL	On Building	12' 0"	12' 0"	12' 0"	144	144	WALL	WALL	See Notes
Y	WALL	On Building	12' 0"	12' 0"	12' 0"	144	144	WALL	WALL	See Notes
Z	WALL	On Building	12' 0"	12' 0"	12' 0"	144	144	WALL	WALL	See Notes

* ALL EXISTING SIGNS NOT NOTED HERE WILL BE REMOVED.

MSP-39809

Master Sign Plan Submittal

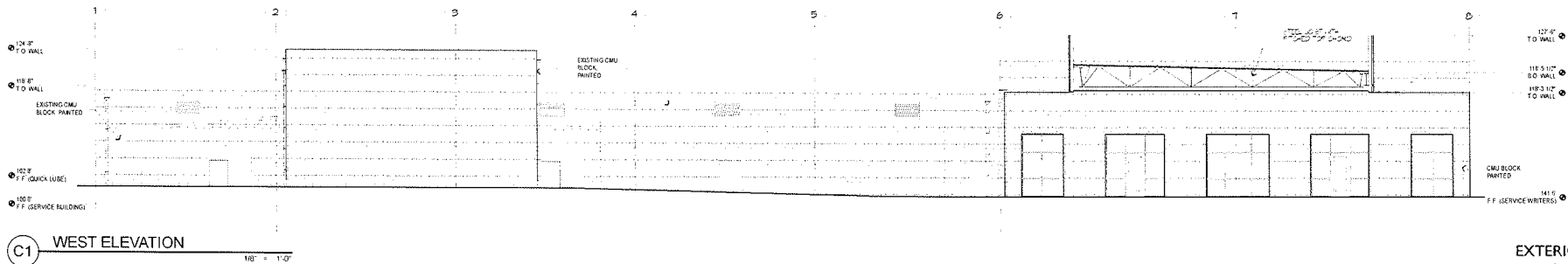
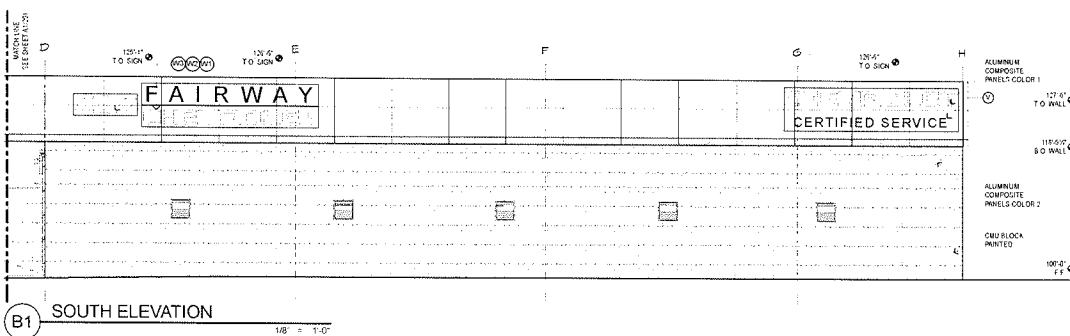
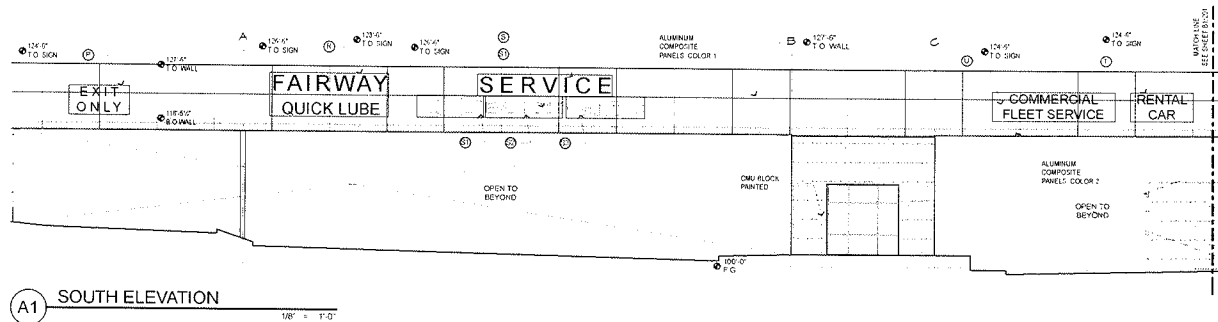
10/05/10

OVERALL SITE PLAN

AS100

10/05/10 Fairway Chevrolet and Fairway GMC/Buick

RECEIVED
OCT 05 2010



Fairway Chevrolet and Fairway GMC/Buick
Master Sign Plan
3040-3244 East Sahara
Las Vegas, Nevada 89104

MSP-39809

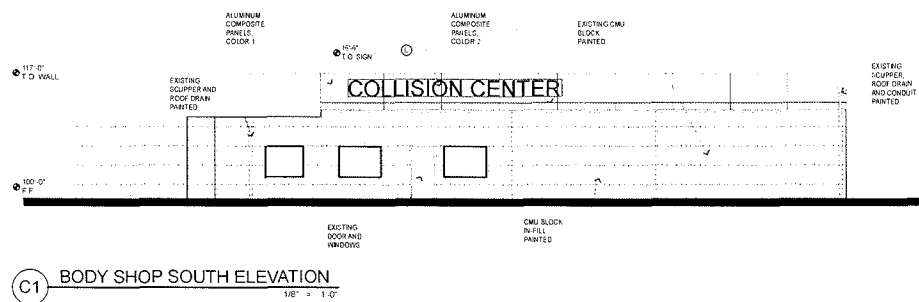
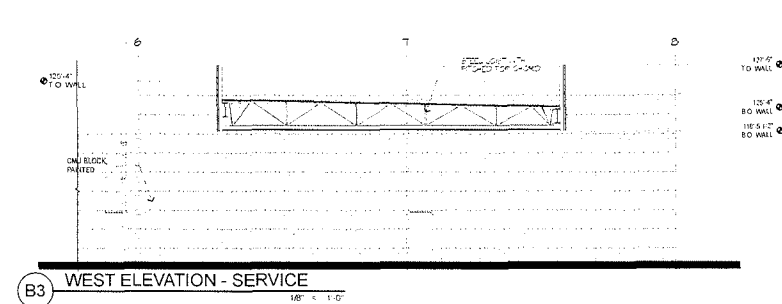
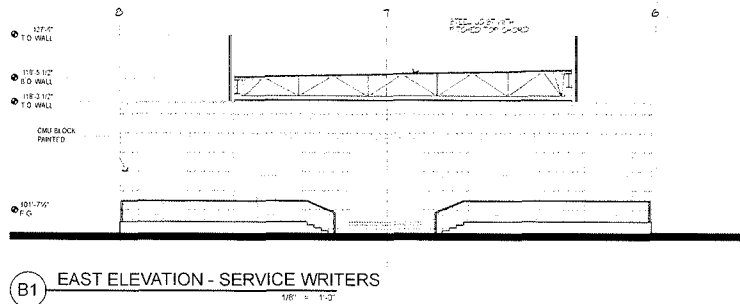
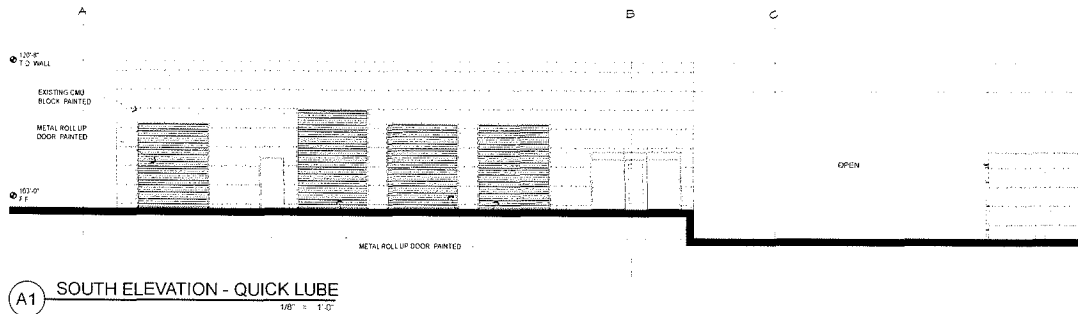
Master Sign Plan Submittal 10.05.10

RECORDED
OCT 05 2010

EXTERIOR
ELEVATIONS -
SERVICE BLDG.
ADDITION

A201

10.06.10 Fairway Chevrolet and Fairway GMC/Buick



Fairway Chevrolet and Fairway GMC/Buick
Master Sign Plan
3040-3244 East Sahara
Las Vegas, Nevada 89104

MSP-39809

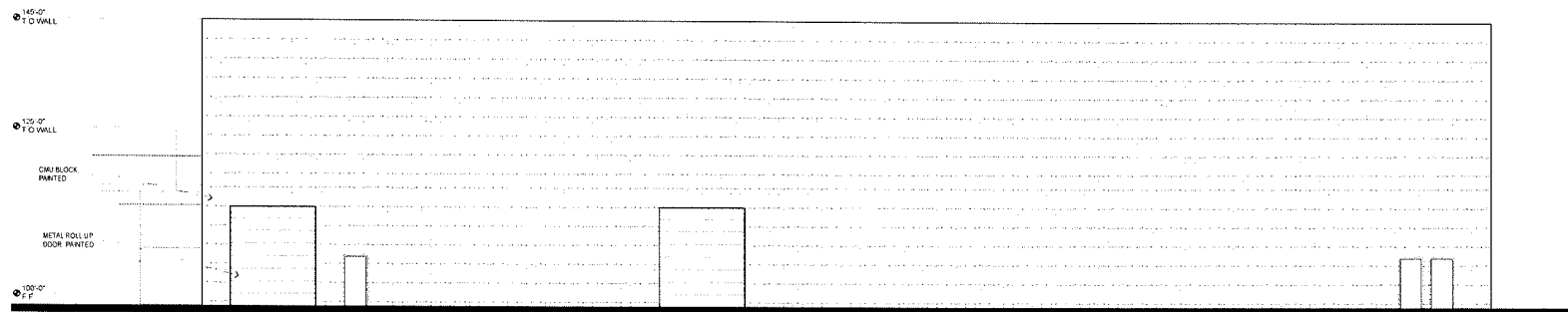
Master Sign Plan Submittal 10.25.15

RECEIVED
OCT 05 2015

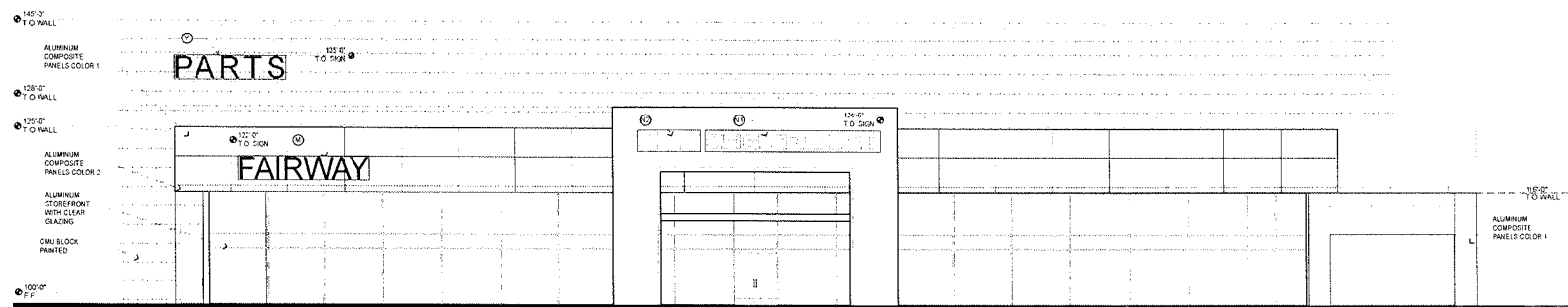
EXTERIOR
ELEVATIONS -
SVC. WRITERS,
QUICK LUBE &
BODY SHOP

A202

10.06.15 Fairway Chevrolet and Fairway GMC/Buick



B1 NORTH ELEVATION
1/8" = 1'-0"

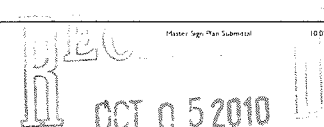


C1 SOUTH ELEVATION
1/8" = 1'-0"

Fairway Chevrolet and Fairway GMC/Buick

Master Sign Plan
3040-3244 East Sahara
Las Vegas, Nevada 89104

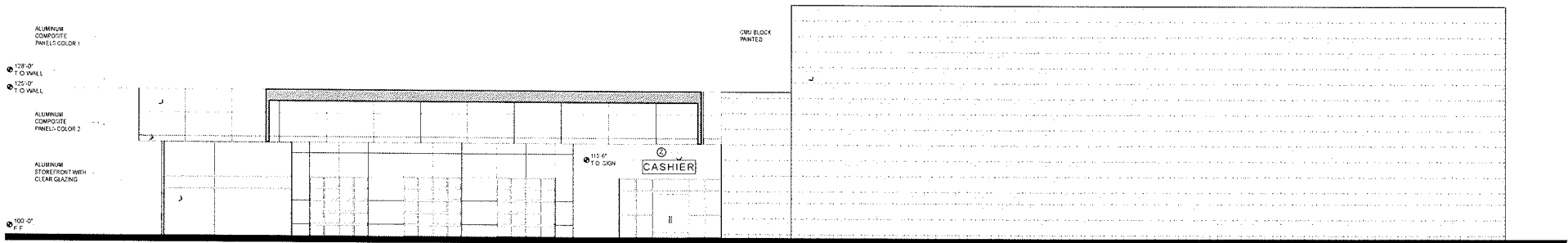
MSP-39809



EXTERIOR
ELEVATIONS -
CHEVROLET
SHOWROOM

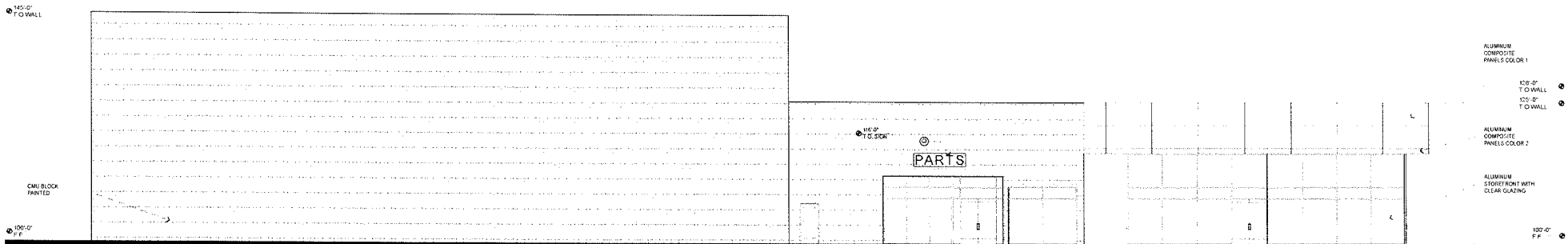
A203

10069 Fairway Chevrolet and Fairway GMC/Buick



B1 EAST ELEVATION

1/8" = 1'-0"



C1 WEST ELEVATION

1/8" = 1'-0"

Fairway Chevrolet and Fairway GMC/Buick
Master Sign Plan
3040-3244 East Sahara
Las Vegas, Nevada 89104

MSP-39809

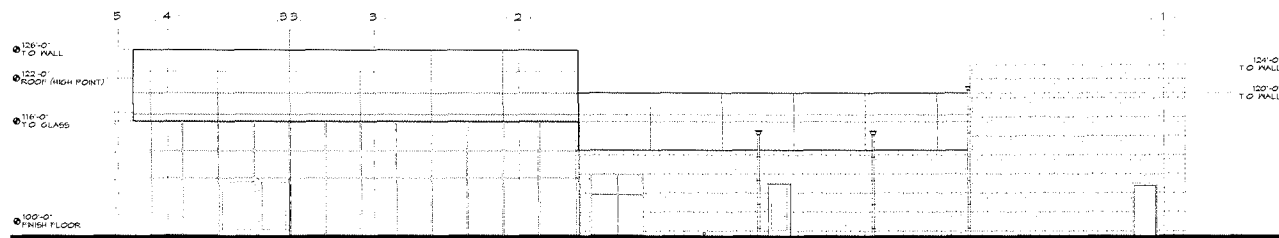
EXTERIOR
ELEVATIONS -
CHEVROLET
SHOWROOM

A204

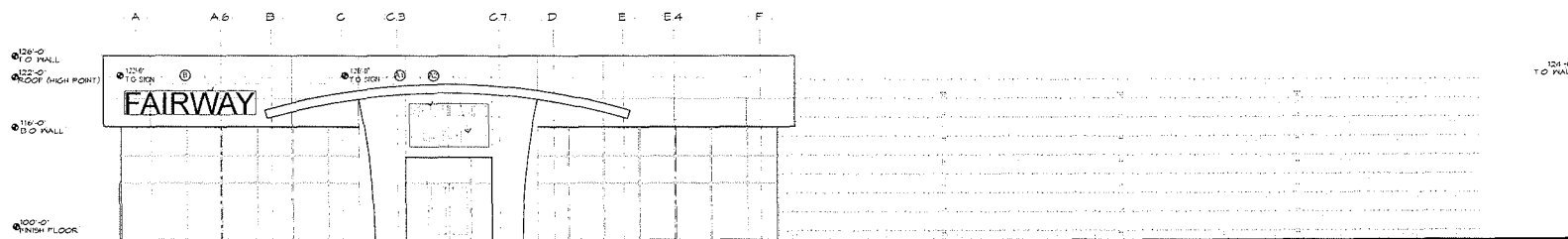
10/06/19 Fairway Chevrolet and Fairway GMC/Buick

Copyright 2018 © by APTUS
APTUS
1350 South 4th Street
Suite 206
Las Vegas, Nevada 89104
P 702.879.1200
F 702.879.1213

Master Sign Plan Submitted
10/05/19
OCT 05 2019



B1 EAST ELEVATION
1/8" = 1'-0"



C1 SOUTH ELEVATION
1/8" = 1'-0"

Fairway Chevrolet and Fairway GMC/Buick

Master Sign Plan
3040-3244 East Sahara
Las Vegas, Nevada 89104

MSP-39809

Master Sign Plan Submittal 10.05.10
OCT 05 2010

EXTERIOR
ELEVATIONS -
GMC
SHOWROOM

A205

10.009 Fairway Chevrolet and Fairway GMC/Buick

October 1, 2010

City of Las Vegas
Planning and Development Department
731 S. 4th Street.
Las Vegas, Nevada 89101

RE: APN: 162-01-801-022

Re: A. Master Sign Plan

To whom it may concern:

Architecture

Engineering

Planning

Interiors

Landscape

We are submitting a Master Sign Plan for review to complement the new façade upgrades and expansion to the existing GMC/Buick showroom, a new Chevrolet showroom and parts building, a new service writer's building and an addition to the service building. Fairway Chevrolet and Fairway GMC/Buick auto dealerships are located on an existing 17.01 acre site at 3100 and 3222 E. Sahara (APN 162-01-801-022). We feel this project will be a tremendous catalyst to help jumpstart the revitalization of the eastern end of Sahara in Las Vegas.

This project is part of the General Motors dealership improvement program and will be completed in phases so that the major operations of the dealerships can remain intact during construction.

Freestanding Signs: Currently there are (6) six freestanding signs along Sahara. The street frontage is 1056.77' and would allow (5) five signs under the current code, but these (6)six signs would be legally non-conforming since they are existing.

Directional Signs: There are (3) two directional signs. Two signs are existing along Sahara stating "Parts/Service" and "Entrance". These existing signs are legally non-conforming due to their size. There is (1) one other sign, with directions to different departments on site. This sign will be within the allowable standards.

Canopy Signs: There will be (8) seven canopy signs. The total sf of the canopy signs is within the allowable standards.

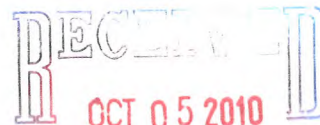
Wall Signs: There will be (14) wall signs. The area of the signs is within the allowable standards.

We feel this project meets and supports existing city regulations for Master Sign Plans. This development is being upgraded aesthetically to be compatible with other development in the area and it is generally consistent with Title 19 standards. We have made every attempt to follow City of Las Vegas Title 19. Please join us in our attempt to bring much-needed high caliber product to Las Vegas residents.

Respectfully Submitted,



Kristen G. Neuman, AIA
APTUS (owner's representative)



MSP-39809

Las Vegas
1200 South 4th Street
Suite 206
Las Vegas, Nevada 89104
P 702.839.1200
F 702.839.1213

Riverside
3750 Sante Fe Avenue
Suite 106
Riverside, California 92507
P 951.823.0555
F 951.823.0550

Sign	Exist. or New	Copy *actual copy may vary*	Type	Location	Height	Width	Overall Height	Area of Sign SF	Wall / Canopy SF	Actual %	Type of Illumin.	Animated
A1	N	BUICK	Wall	On Building	1'-9"	11'-3"	see elev.	19.7	2464	0.8	Internal	No
A2	N	GMC	Wall	On Building	2'-4"	10'-5"	see elev.	24.3	2464	1.0	Internal	No
B	N	Fairway	Wall	On Building	3'-0"	18'-7"	see elev.	55.75	2464	2.3	Internal	No
C	E	Fairway Certified Used Vehicles	Freestanding	Site	8'-6"	8'-6"	30'-0"	72.25	n/a	n/a	Internal	No
D	E	Entrance	Directional	Site	1'-6"	8'-0"	see elev.	12	n/a	n/a	Internal	No
E	E	Fairway GMC/Buick	Freestanding	Site	14'-0"	14'-6"	47'-0"	203	n/a	n/a	Internal	No
F	E	Fairway Chevrolet	Freestanding	Site	11'-0"	11'-3"	36'-0"	123.75	n/a	n/a	Internal	No
G	E	Fairway Chevrolet	Freestanding	Site	14'-0"	14'-6"	47'-0"	203	n/a	n/a	Internal	No
H	E	Parts/Service	Directional	Site	2'-4"	12'-0"	8'-0"	28	n/a	n/a	Internal	No
J	E	Fairway Commerical Specialty Vehicles	Freestanding	Site	6'-0"	6'-0"	21'-0"	36	n/a	n/a	Internal	No
K	E	Fairway Certified Used Vehicles	Freestanding	Site	8'-6"	8'-6"	30'-0"	72.25	n/a	n/a	Internal	No
L	N	Collision Center	Wall	On Building	2'-4"	30'-0"	see elev.	70	1439	4.9	Internal	No
M	N	Fairway	Wall	On Building	3'-0"	18'-7"	see elev.	55.75	8055	0.7	Internal	No
N1	N	Chevrolet	Wall	On Building	3'-0"	24'-6"	see elev.	73.5	8055	0.9	Internal	No
N2	N	*Bowtie*	Wall	On Building	3'-0"	9'-4"	see elev.	28	8055	0.3	Internal	No
P	N	Exit Only	Canopy	On Canopy	4'-0"	8'-6"	see elev.	34	1546	2.2	Internal	No
Q	N	Parts	Wall	On Building	2'-4"	8'-0"	see elev.	19	1275	1.5	Internal	No
R	N	Fairway Quick Lube	Canopy	On Canopy	6'-0"	16'-6"	see elev.	99	1546	6.4	Internal	No
S	N	Service	Canopy	On Canopy	3'-0"	18'-8"	see elev.	56	1546	3.6	Internal	No
S1	N	*Bowtie*	Canopy	On Canopy	3'-0"	9'-4"	see elev.	28	1546	1.8	Internal	No
S2	N	BUICK	Canopy	On Canopy	1'-9"	11'-3"	see elev.	19.7	1546	1.3	Internal	No
S3	N	GMC	Canopy	On Canopy	2'-4"	10'-5"	see elev.	24.3	1546	1.6	Internal	No
T	N	Rental Car	Canopy	On Canopy	4'-0"	8'-9"	see elev.	35	1546	2.3	Internal	No
U	N	Commercial Fleet Service	Canopy	On Canopy	4'-0"	17'-0"	see elev.	68	1546	4.4	Internal	No
V	N	Certified Chevrolet Service	Wall	On Building	6'-0"	24'-6"	see elev.	147	3520	4.2	Internal	No
W1	N	Fairway	Wall	On Building	3'-0"	24'-6"	see elev.	73.5	3520	2.1	Internal	No
W2	N	Chevrolet	Wall	On Building	3'-0"	24'-6"	see elev.	73.5	3520	2.1	Internal	No
W3	N	*Bowtie*	Wall	On Building	3'-0"	9'-4"	see elev.	28	3520	0.8	Internal	No
X	N	*Directional Sign*	Directional	On Wall	3'-0"	4'-0"	7'-0"	12	n/a	n/a	Internal	No
Y	N	Parts	Wall	On Building	3'-0"	15'-6"	see elev.	46.5	8055	0.6	Internal	No
Z	N	Cashier	Wall	On Building	2'-4"	9'-0"	see elev.	21	925	2.3	Internal	No

REV-11
OCT 05 2010
MSP-39809

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 18, 2010

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

VAR-39804 - VARIANCE - PUBLIC HEARING - APPLICANT: WESTERN LINEN SERVICES, INC. - OWNER: ASSAF NEVADA, INC. - Request for a Variance TO ALLOW ZERO ADDITIONAL PARKING SPACES WHERE 21 ADDITIONAL PARKING SPACES ARE REQUIRED FOR A CLEANERS, COMMERCIAL/INDUSTRIAL on 7.55 acres at 7350 Prairie Falcon Road (APN 138-15-310-048), C-PB (Planned Business Park) Zone, Ward 4 (Anthony).

MAY GO TO CITY COUNCIL ON 12/15/10 OR MAY BE FINAL ACTION
(Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

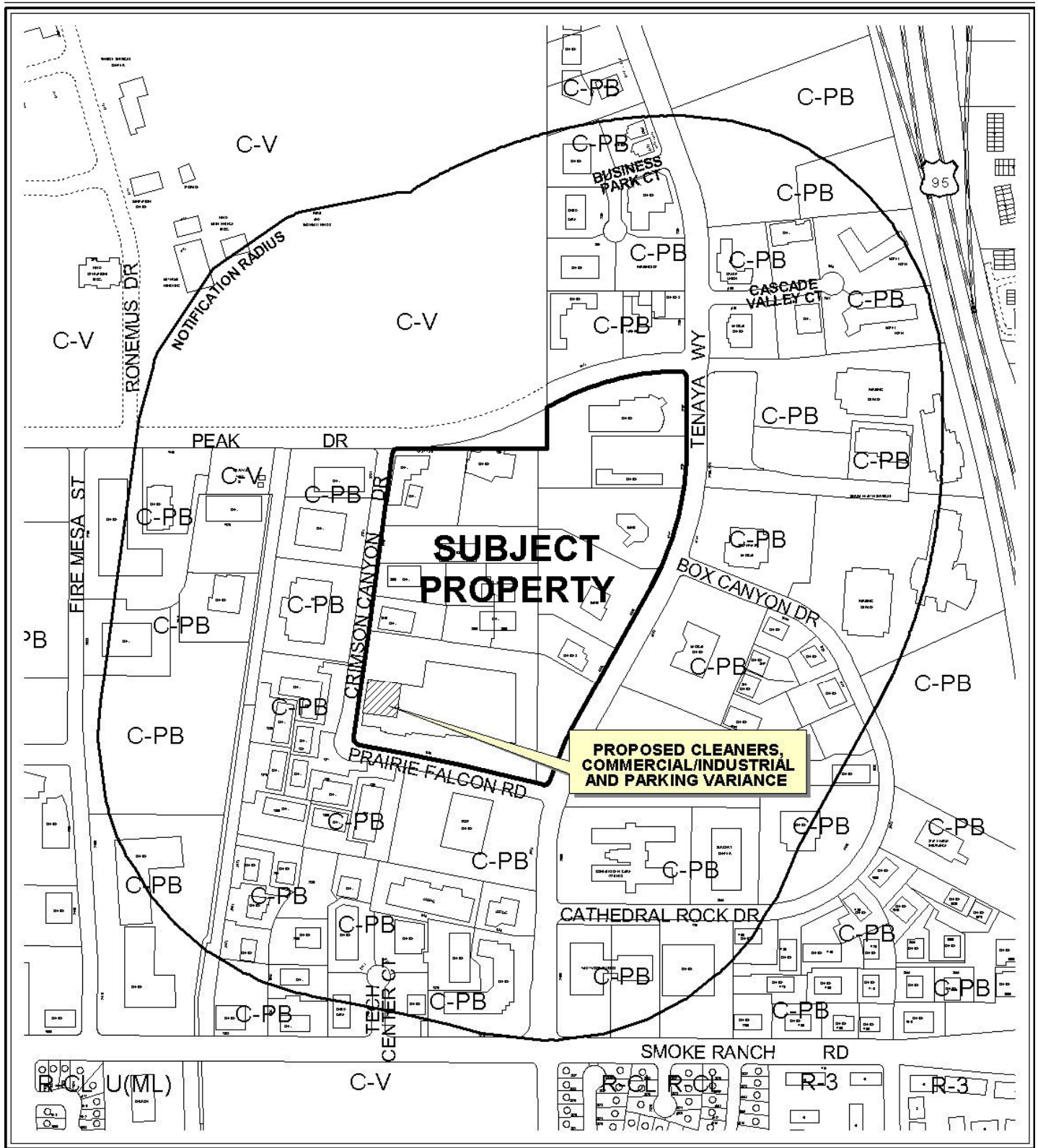
0

RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

1. Location and Aerial Maps - VAR-39804 and SUP-39801
2. Conditions and Staff Report - VAR-39804 and SUP-39801
3. Supporting Documentation
4. Photos - VAR-39804 and SUP-39801
5. Justification Letter - VAR-39804 and SUP-39801



CASE: VAR-39804 AND SUP-39801

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-PB (PLANNED BUSINESS PARK)





CASE: VAR-39804 AND SUP-39801

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-PB (PLANNED BUSINESS PARK)

0 500 1000 Feet





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-39804** APN: 138-15-310-048

Name of Property Owner: Assaf Nevada, Inc

Name of Applicant: Western Linen Services, Inc

Name of Representative: Jim Slatcher

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: *Allen M. Shema*

Print Name: Allen M. Shema, Agent for Owner

Subscribed and sworn before me

This 16 day of September, 2010

Kathleen Shea
Notary Public in and for said County and State

KATHLEEN SHEA
NOTARY PUBLIC • STATE OF OHIO
Recorded in Lake County
My commission expires Oct. 21, 2012

RECEIVED



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Parking Variance
Project Address (Location) 7350 Prairie Falcon Road
Project Name Western Linen Services, Inc Proposed Use Commercial Laundry
Assessor's Parcel #(s) 138-15-310-048 Ward # _____
General Plan: existing UI/O proposed _____ Zoning: existing C-PB proposed _____
Commercial Square Footage 20,131 Floor Area Ratio _____
Gross Acres 7.42 Lots/Units _____ Density _____
Additional Information _____

PROPERTY OWNER Assaf Nevada, Inc Contact Allen M. Shema
Address 4832 Richmond Road, Suite 100 Phone: (440) 914-8421 Fax: (216) 896-0470
City Cleveland State Ohio Zip 44128
E-mail Address Ashema@Teamweston.com

APPLICANT Western Linen Services, Inc Contact James Slatcher
Address 4575 S. Procyon, Suite A Phone: (702) 743-8854 Fax: (702) 365-5347
City Las Vegas State Nevada Zip 89103
E-mail Address Jims217@earthlink.net

REPRESENTATIVE Western Linen Services, Inc Contact James Slatcher
Address 4575 S Procyon, Suite A Phone: (702) 743-8854 Fax: (702) 365-5347
City Las Vegas State Nevada Zip 89103
E-mail Address Jims217@earthlink.net

Property Owner Signature* Allen M. Shema

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

Print Name ALLEN M. SHEMA

Subscribed and sworn before me

This 16th day of September, 20 10.
Kathleen Shea

Notary Public in and for said County and State

KATHLEEN SHEA
NOTARY PUBLIC • STATE OF OHIO
Recorded in Lake County
My commission expires Oct. 21, 2012

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	<u>VAR-39804</u>
Meeting Date:	<u>11/18/10</u>
Total Fee:	<u>830.00</u>
Date Received:*	<u>10/4/10</u>
Received By:	<u>LHM</u>

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

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

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Parking Variance
 Project Address (Location) 7350 Prairie Falcon Road
 Project Name Western Linen Services, Inc Proposed Use Commercial Laundry
 Assessor's Parcel #(s) 138-15-310-048 Ward # 4
 General Plan: existing LT/R proposed _____ Zoning: existing C-PB proposed _____
 Commercial Square Footage 20,131 Floor Area Ratio _____
 Gross Acres 7.42 Lots/Units _____ Density _____
 Additional Information _____

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Print Name ALLEN M. SHEMA

Subscribed and sworn before me

This 16th day of September, 20 10.
Kathleen Shea

Notary Public in and for said County and State

KATHLEEN SHEA
 NOTARY PUBLIC • STATE OF OHIO
 Recorded in Lake County
 My commission expires Oct. 21, 2012

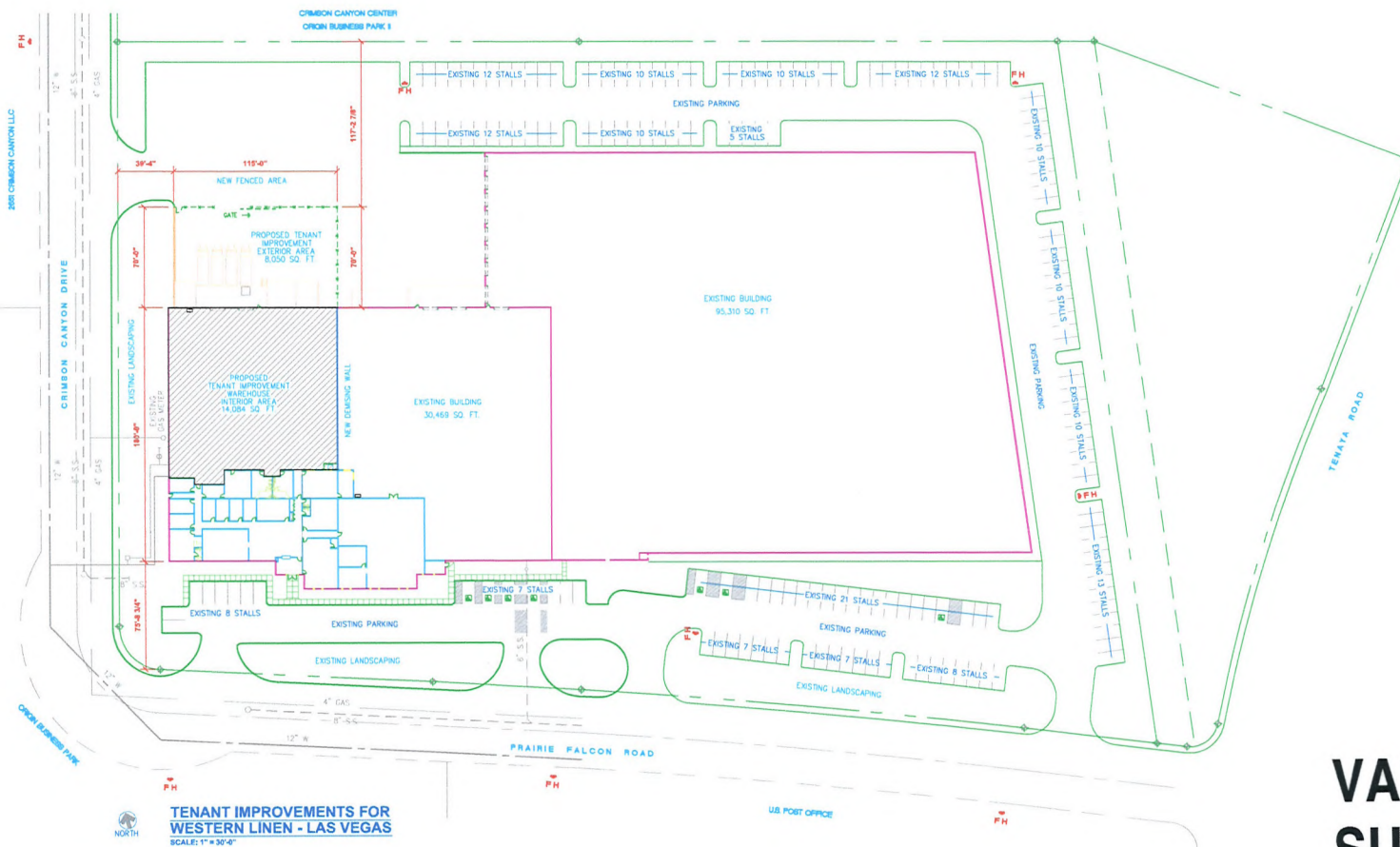
Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	<u>VAR-39804</u>
Meeting Date:	<u>11/18/10</u>
Total Fee:	<u>830.00</u>
Date Received:*	<u>10/4/10</u>
Received By:	<u>RECEIVED</u>

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

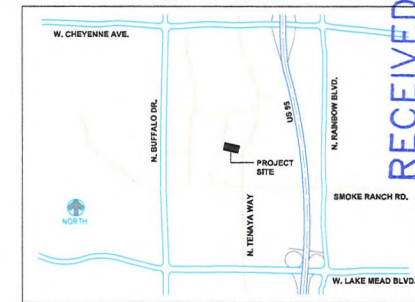
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PARKING CALCULATIONS

EXISTING PARKING 172 STANDARD PARKING STALLS WITH 7 HANDICAPPED PARKING STALLS
 PER CITY OF LAS VEGAS MUNICIPAL CODE 19.04.010 LAND USE TABLE ON-SITE PARKING REQUIREMENT:
 ONE SPACE FOR EACH 500 SQUARE FEET OF GROSS FLOOR AREA, PLUS THE GREATER OF:
 1. ONE SPACE FOR EACH DELIVERY VEHICLE; OR
 2. FIVE SPACES
 WESTERN LINEN SERVICES AREA IS 26,131 SQ. FT.
 26,131 / 500 = 48.2 OR 49 PARKING STALLS

LOCATION MAP



RECEIVED

OCT 04 2010

PLAN NORTH

WESTERN LINEN SERVICES

7350 PRAIRIE FALCON
 LAS VEGAS, NEVADA 89128



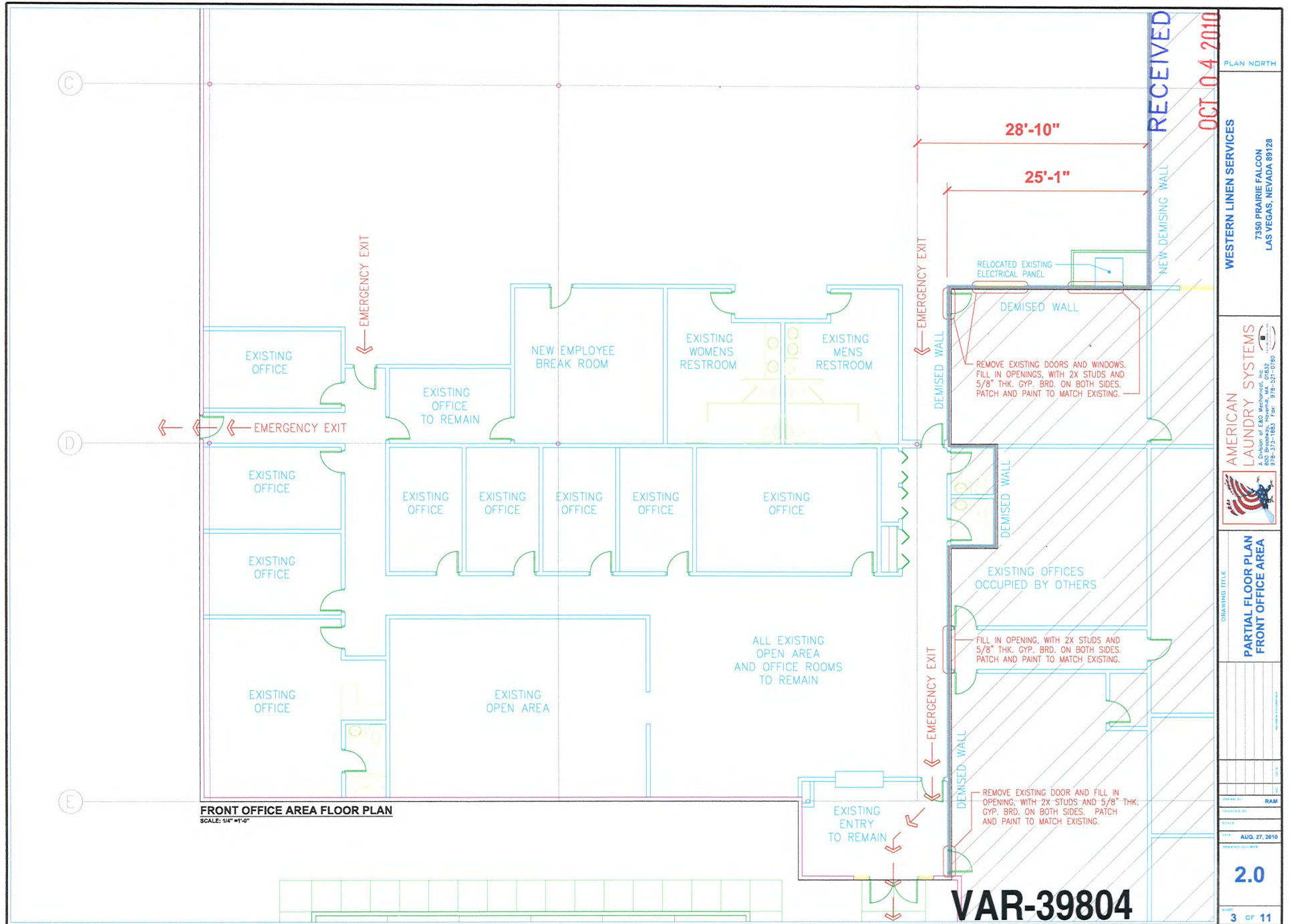
DRAWING TITLE
SITE PLAN

DESIGNED BY:	RAM
CHECKED BY:	
DATE:	AUG. 27, 2010
PROJECT NUMBER:	

1.0

1 OF 11

**VAR-39804
 SUP-39801**



PLAN NORTH

WESTERN LINEN SERVICES

7350 PRAIRIE FALCON
LAS VEGAS, NEVADA 89128

AMERICAN
LAUNDRY SYSTEMS
A Division of EAO Mechanical, Inc.
978-373-1883 Fax: 978-321-0780

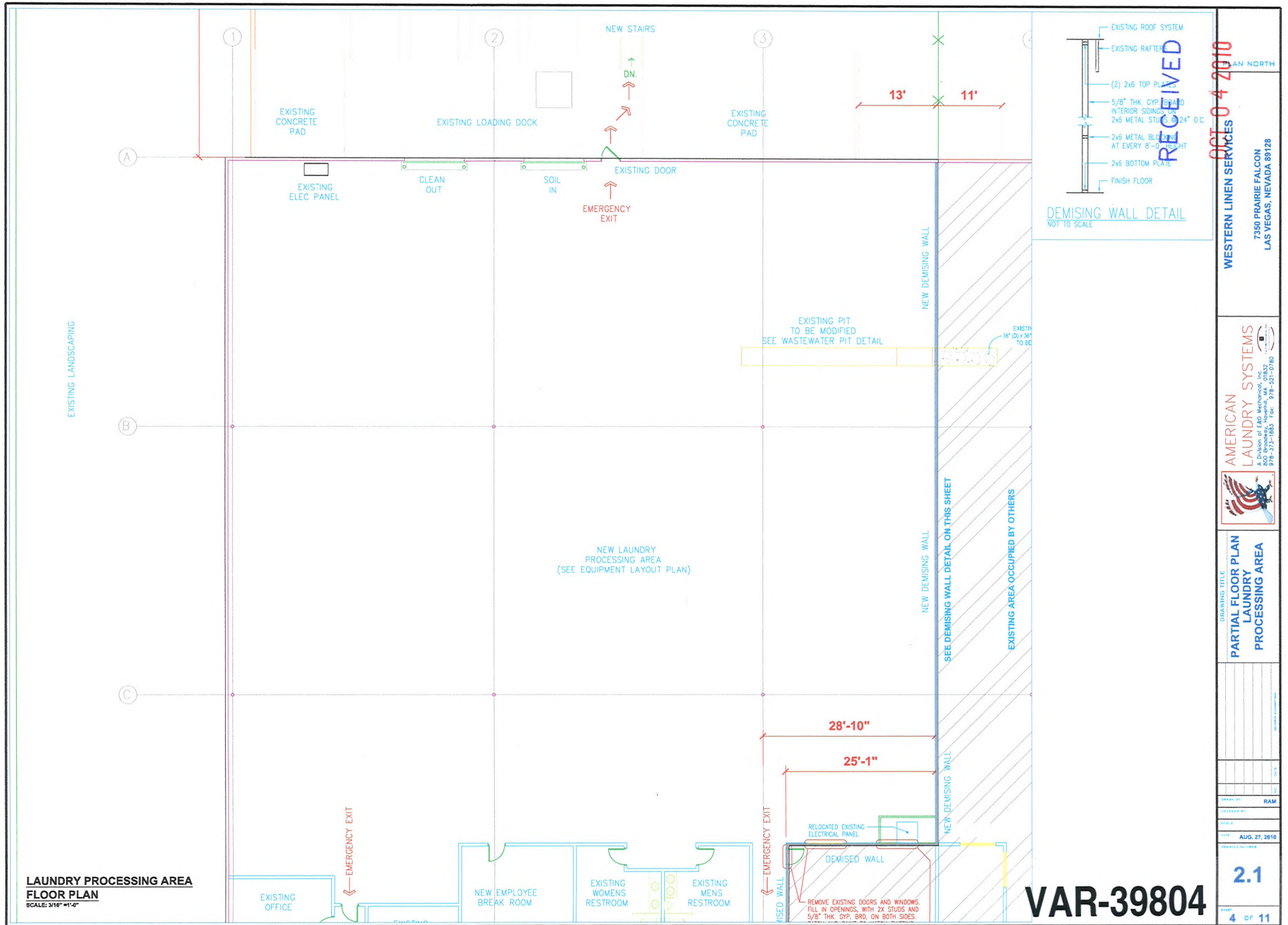


OWNER TITLE
**PARTIAL FLOOR PLAN
FRONT OFFICE AREA**

DESIGNED BY: **RAM**
CHECKED BY: **SCALE**
DATE: **AUG. 27, 2010**
PROJECT NO.: **2.0**

3 OF 11

VAR-39804
SUP-39801



VAR-39804
SUP-39801

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001042010
WESTERN LINEN SERVICES
7350 PRAIRIE FALCON
LAS VEGAS, NEVADA 89128

AMERICAN LAUNDRY SYSTEMS
Division of LEO International, Inc.
400-372-1853 For: 378-581-0760

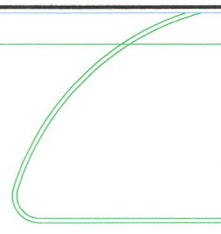
DRAWING TITLE
PARTIAL FLOOR PLAN
LAUNDRY
PROCESSING AREA

DATE
10/27/2010

SCALE
1/4" = 1'-0"

PROJECT NO.
VAR-39804

2.1
4 OF 11



EXISTING DRIVEWAY

EXISTING LANDSCAPING

70'

EXISTING WALL



ROLLING GATE

115'

4'-0" WIDE
PEDESTRIAN
GATE

CHAIN LINK SECURITY FENCE
W/ PRIVACY SLATS

2

EXISTING
CONCRETE
PAD

EXISTING LOADING DOCK

EXISTING
ELEC PANEL

CLEAN
OUT

SOIL
IN

EMERGENCY
EXIT

EXISTING DOOR

3

EXISTING
CONCRETE
PAD

13'

SEE DEMISING WALL DETAIL ON THIS SHEET

CHAIN LINK SECURITY FENCE
W/ PRIVACY SLATS

EXISTING AREA OCCUPIED BY OTHERS

70'

EXISTING RAMP

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OCT 04 2010

PLAN NORTH

WESTERN LINEN SERVICES

7350 PRAIRIE FALCON
LAS VEGAS, NEVADA 89128



AMERICAN
LAUNDRY SYSTEMS
A Division of EBO Mechanical, Inc.
800 Broadway, Haverhill, MA 01830
978-373-1853 Fax: 978-521-0760

DRAWING TITLE
EXTERIOR AREA
LAYOUT PLAN

2.2

5 OF 11

DATE: AUG. 27, 2010
BY: [Signature]

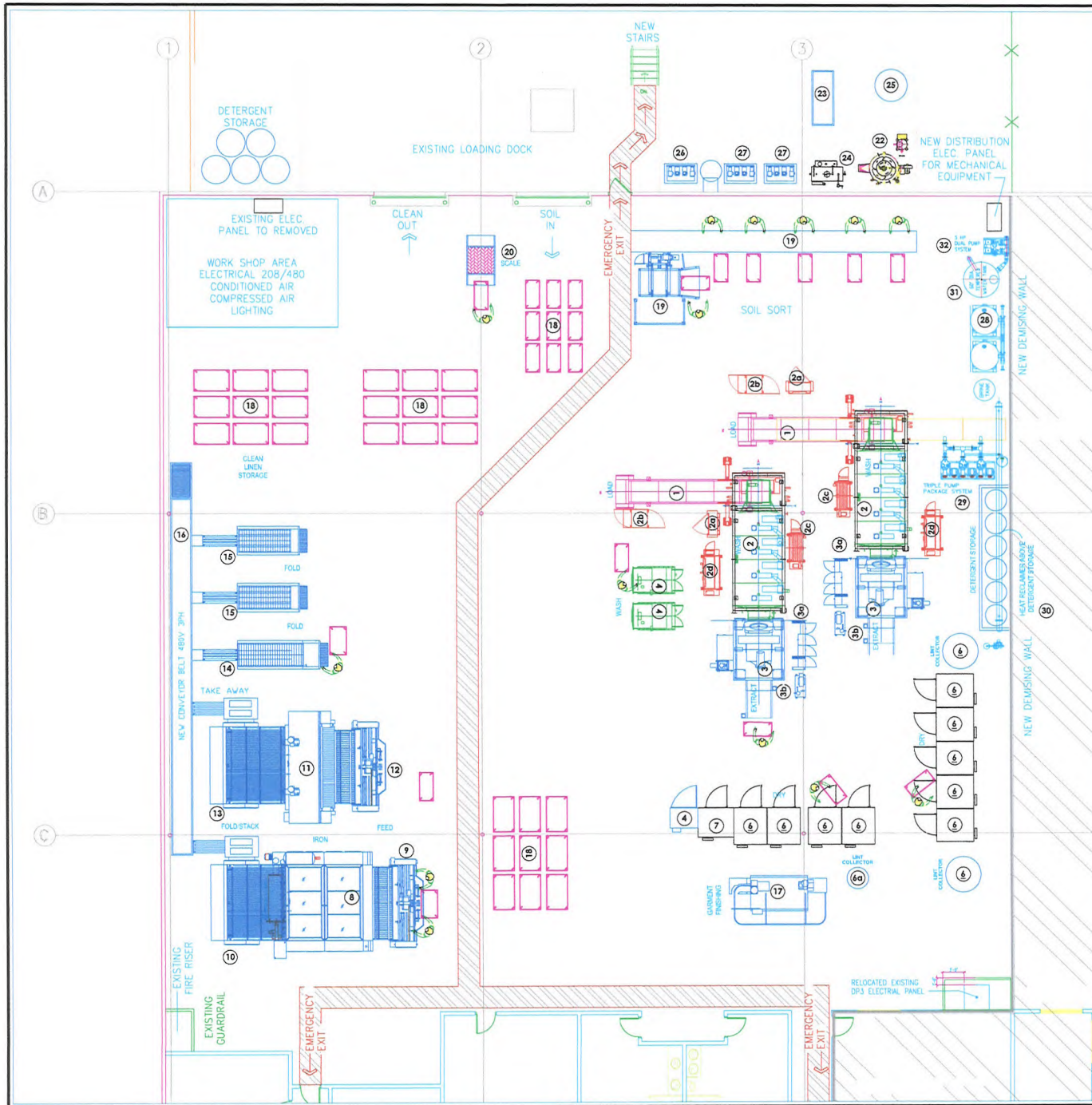
PROJECT: [Signature]

REVISION: [Signature]

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

EXTERIOR AREA
LAYOUT PLAN
SCALE: 1/8" = 1'-0"

VAR-39804
SUP-39801



EQUIPMENT LEGEND

- 1 MILNOR Conwa Loading Conveyor
- 2 MILNOR 4 Mod CBW
- 2a MILNOR Inverter Box
- 2b MILNOR Mentor Controls
- 2c MILNOR Flow Splitter Tank
- 2d MILNOR Press Water Reuse Tank
- 3 MILNOR Extractor
- 3a MILNOR Extractor Controls
- 3b MILNOR Hydraulic Tank
- 4 (Existing/Relocated) MILNOR 85 lb. Washer
- 5 (Existing/Relocated) MILNOR 96 lb. Dryer
- 6 (Existing/Relocated) MILNOR 170 lb. Dryer
- 7 (Existing/Relocated) MILNOR 190 lb. Dryer
- 8 CHICAGO Ironer Powerhouse 2-Roll 52" - Thermal Oil
- 9 CHICAGO King Edge w/ Vac Spreader Feeder
- 10 CHICAGO Skyline w/ (1) Stacker S-13-1200
- 11 (Existing/Relocated) CHICAGO King Edge w/ Vac Spreader Feeder
- 12 (Existing/Relocated) CHICAGO Ironer Imperial 2-Roll 32" - Natural Gas
- 13 (Existing/Relocated) CHICAGO Skyline w/ (1) Stacker S-13-1200
- 14 CHICAGO Towel Folder XL
- 15 (Existing/Relocated) CHICAGO Towel Folder Take Away Conveyor
- 16 (Existing/Relocated) COLMAC Steam Tunnel 12 ft. Laundry Carts
- 17 (Existing/Relocated) CHICAGO Cart Dumper
- 18 (Existing/Relocated) Floor Scale
- 19 CLEAN CYCLE Lint Filter
- 20 CLEAN CYCLE Lint Filter
- 21a FULTON BOILER 95 bhp Boiler
- 22 HAMILTON Hot Water Heater
- 23 (Existing/Relocated) PARKER BOILER 95 bhp Boiler
- 24 Water Storage Tank 1,200 Gallons
- 25 INGERSOLL RAND Air Compressor
- 26 Air Dryer
- 26a INGERSOLL RAND Air Compressor
- 27 Air Dryer
- 27a Water Softener System w/ Brine Tank
- 28 Process Water Triple Pump Package System
- 29 Heate Reclaimer
- 30 Tempered Water Tank
- 31 Dual Water Pump System
- 32

VAR-39804
SUP-39801

EQUIPMENT LAYOUT PLAN
SCALE: 3/16" = 1'-0"

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WESTERN LINEN SERVICES
OCT 04 210
7350 PRAIRIE FALCON
LAS VEGAS, NEVADA 89128

AMERICAN LAUNDRY SYSTEMS
A Division of EAO Mechanical, Inc.
978-333-1083 Fax 978-333-0780

DRAWING TITLE
EQUIPMENT LAYOUT
PLAN

Author: JAM
Reviewed by:
Date: AUG. 27, 2010
Revised by:

4.0
8 of 11

October 4, 2010

Ms. Margo Wheeler, Director
City of Las Vegas
Planning and Development Department
731 S. Fourth St.
Las Vegas, NV 89101

Re: APN: 138-15-310-048

Dear Ms. Wheeler:

This letter is submitted as justification for Special Use Permit and Variance applications for the above listed property located in the Las Vegas Technology Center at 7350 Prairie Falcon Road. The property was originally developed for a printing company but has more recently been divided into three spaces, one of which is currently occupied by an indoor amusement facility containing a go-kart track and related retail uses which by code are parking intensive and which, on August 19, 2009, received approval from the City Council to allow 176 parking spaces where 327 spaces are required. While there is nothing to indicate that that approval has caused any issues on the site, it does necessitate any new use in the remaining portions of the building to also apply for a parking variance because the parking calculation is based on the various uses within the total square footage of the building.

The applicant, Western Linen Services, is requesting approval to locate a commercial/industrial cleaning facility in the westerly 20,131 square feet of the overall 141,419 square foot building which is located in the virtual center of the tech park, with access to two streets, which makes the location ideal for a facility of this type. Per the Land Use Table in the Retail & Personal Services section of Chapter 19.04 a commercial laundry requires a Special Use Permit when located in the C-PB zone. In regard to the determinations for approval of a SUP, all work will be conducted within the facility with only a few pieces of equipment such as hot water and air tanks and an air compressor system located outside at the rear of the building and fully screened by a 8 foot high chain link fence with privacy slats, ensuring that this equipment cannot be seen from adjacent streets or properties. An existing block at the rear of the west edge of the building and running northerly to the rear driveway will block the view of the proposed chain link fence from traffic on Crimson Canyon Drive.

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OCT 04 2010

VAR-39804
SUP-39801

Based on the parking standard for this type of use a total of 41 spaces is required, not including spaces for delivery vehicles which will be located at the rear of the building. The applicant has indicated that a maximum of 50 employees will work at this facility with an average of 15 employees per shift. The applicant has further indicated that of the 15 employees per shift, a significant number of those use public transportation to get to and from work, further reducing the need for the required number of spaces. In regard to the determinations needed for approval of a Variance, this request is clearly not self-imposed as indicated in paragraph one above because the previous Variance has created a unique circumstance for the remainder of the building.

As the applicants representative on these applications I will be happy to provide any additional information you may require or respond to any questions you may have. Thank you for your consideration.

Respectfully,



Robert S Genzer
Genzer Consulting
9612 Hawksbill Ct.
Las Vegas, NV
89117-0646
702-256-6022

RECEIVED

OCT 04 2010

VAR-39804
SUP-39801

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 18, 2010

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SUP-39801 - SPECIAL USE PERMIT RELATED TO VAR-39804 - PUBLIC HEARING -
APPLICANT: WESTERN LINEN SERVICES, INC. - OWNER: ASSAF NEVADA, INC. -
Request for a Special Use Permit FOR A CLEANERS, COMMERCIAL/INDUSTRIAL at 7350
Prairie Falcon Road (APN 138-15-310-048), C-PB (Planned Business Park) Zone, Ward 4
(Anthony).

MAY GO TO CITY COUNCIL ON 12/15/10 OR MAY BE FINAL ACTION
(Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

1. Consolidated Backup
2. Supporting Documentation

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



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-39801** APN: 138-15-310-048

Name of Property Owner: Assaf Nevada, Inc

Name of Applicant: Western Linen Services, Inc

Name of Representative: Jim Slatcher

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: Allen M. Shema

Print Name: Allen M. Shema, Agent for Owner

Subscribed and sworn before me

This 16 day of September, 2010

Kathleen Shea
Notary Public in and for said County and State

KATHLEEN SHEA
NOTARY PUBLIC • STATE OF OHIO
Recorded in Lake County
My commission expires Oct. 21, 2012

RECEIVED

OCT 04 2010

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit
 Project Address (Location) 7350 Prairie Falcon Road
 Project Name Western Linen Services, Inc. Proposed Use Commercial Laundry
 Assessor's Parcel #(s) 138-15-310-048 Ward # 4
 General Plan: existing LI/R proposed _____ Zoning: existing C-PT proposed _____
 Commercial Square Footage 20,131 Floor Area Ratio _____
 Gross Acres 7.42 Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER Assaf Nevada, Inc Contact Allen M. Shema
 Address 4832 Richmond Road, Suite 100 Phone: (440) 914-8421 Fax: (216) 896-0470
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 E-mail Address Ashema@teamweston.com

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 E-mail Address Jims217@earthlink.net

REPRESENTATIVE Western Linen Services, Inc Contact James Slatcher
 Address 4575 S. Procyon, Suite A Phone: (702) 743-8854 Fax: (702) 365-5347
 City Las Vegas State Nevada Zip 89103
 E-mail Address Jims217@earthlink.net

Property Owner Signature Allen M. Shema

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

Print Name ALLEN M. SHEMA

Subscribed and sworn before me

This 2 day of October, 20 10.

Susan Brunt

FOR DEPARTMENT USE ONLY

Case #	<u>SUP-39801</u>
Meeting Date:	<u>11/18/10</u>
Total Fee:	<u>1030.00</u>
Date Received:	<u>10/4/10</u>
Received By:	<u>LHM</u>



Notary Public in and for said County and State
 SUSAN BRUNT
 NOTARY PUBLIC
 STATE OF OHIO
 Comm. Expires
 March 06, 2012

*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

OCT 04 2010

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit
 Project Address (Location) 7350 Prairie Falcon Road
 Project Name Western Linen Services, Inc. Proposed Use Commercial Laundry
 Assessor's Parcel #(s) 138-15-310-048 Ward # 4
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 City Las Vegas State Nevada Zip 89103
 E-mail Address Jims217@earthlink.net

Property Owner Signature* Allen M. Shema

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

Print Name ALLEN M. SHEMA

Subscribed and sworn before me

This 2 day of October, 2010

Susan B. Smith

Notary Public in and for said State of Ohio

NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
March 06, 2012

FOR DEPARTMENT USE ONLY

Case #	<u>SUP-39801</u>
Meeting Date:	<u>11/18/10</u>
Total Fee:	<u>1030.00</u>
Date Received:*	<u>10/4/10</u>
Received By:	<u>LHM</u>

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

OCT 04 2010

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 18, 2010

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

VAR-39813 - VARIANCE - PUBLIC HEARING - APPLICANT: GREYSTONE NEVADA, LLC - OWNER: MS RIALTO CLIFF'S EDGE NV, LLC - Request for a Variance TO ALLOW A THREE-FOOT REAR YARD SETBACK FOR 50% OF THE STRUCTURE AND 7-FOOT SETBACK FOR THE REMAINING HALF WHERE AN EIGHT-FOOT REAR YARD SETBACK FOR 50% OF THE STRUCTURE AND 12-FOOT SETBACK FOR THE REMAINING HALF IS REQUIRED on 20 acres at the northwest corner of Elkhorn Road and Egan Crest Drive (APNs Multiple), PD (Planned Development) Zone, Ward 6 (Ross).

MAY GO TO CITY COUNCIL ON 12/15/10 OR MAY BE FINAL ACTION
(Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

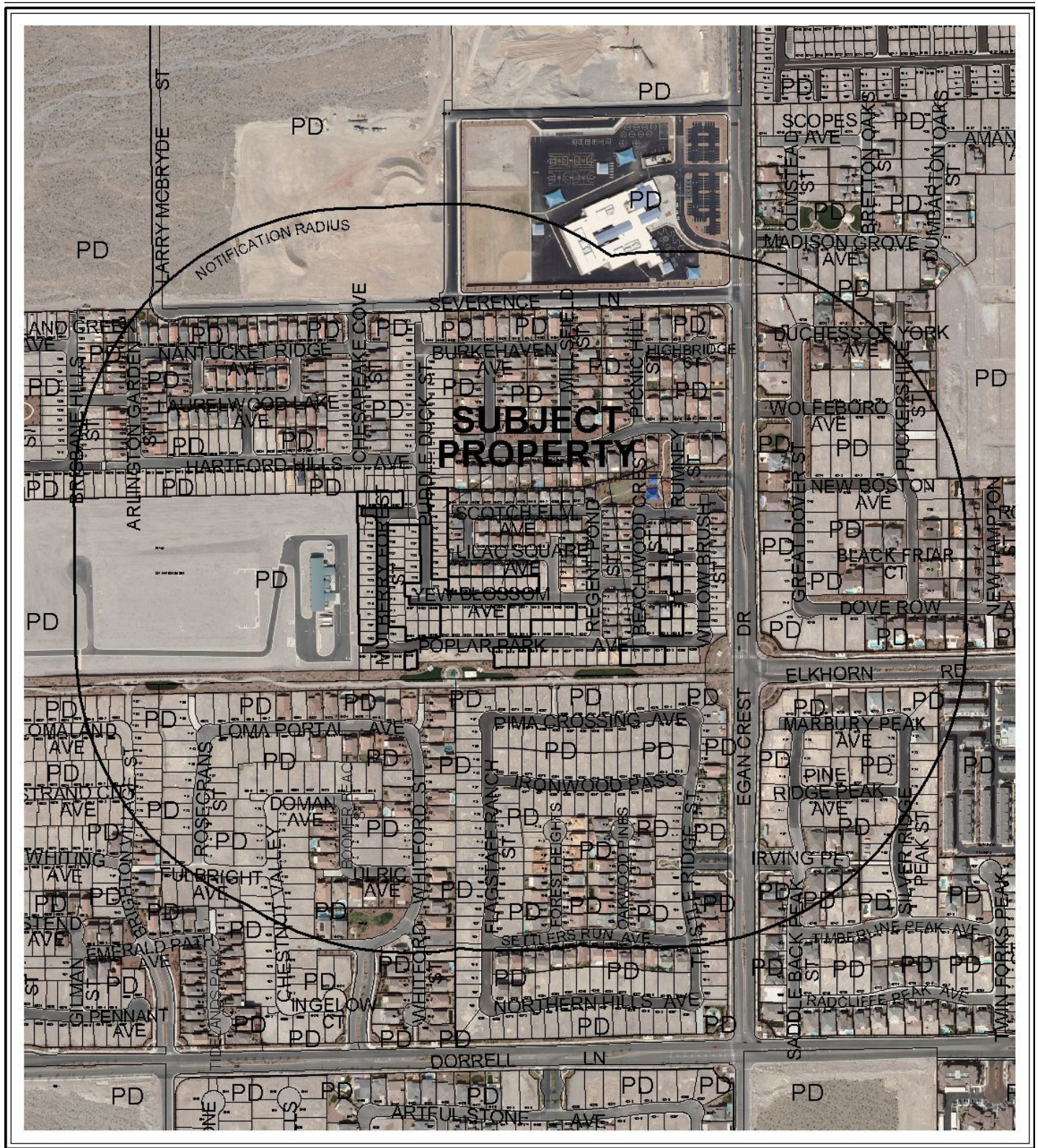
RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

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





CASE: **VAR-39813**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

0 300 600 Feet





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-39813** APN: Multiple, see attached list

Name of Property Owner: MS Rialto Cliff's Edge NV, LLC, a Delaware limited liability company

Name of Applicant: Robert Johnson

Name of Representative: Robert Johnson

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: _____

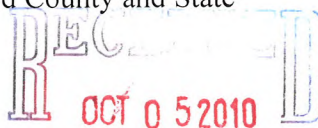
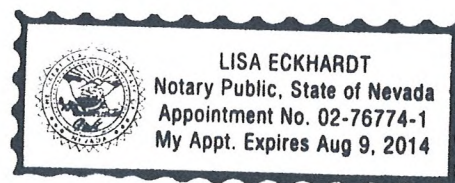
Signature of Property Owner: _____

Print Name: ROBERT JOHNSON

Subscribed and sworn before me

This 4 day of October, 2010

Lisa Eckhardt
Notary Public in and for said County and State



Cliff's Edge POD 115, 116 117 Unit 3B "Arbor Ridge"

LOT	APN#
115	12613816016
116	12613816017
117	12613816018
118	12613816019
135	12613816036
136	12613816037
137	12613816038
138	12613816039
143	12613816044
144	12613816045
145	12613816046
146	12613816047
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461	12613816131
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490	12613816160
491	12613816161
492	12613816162

LOT	APN#
493	12613816163
494	12613816164
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502	12613816172
503	12613816173
505	12613816175
506	12613816176
507	12613816177
508	12613816178
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518	12613816188
520	12613816190
521	12613816191
522	12613816192
529	12613816199
530	12613816200

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OCT 05 2010

REQUESTED LOTS AND APN NUMBERS

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Variance to allow Mini Lot (Residential Small Lot) setback criteria
 Project Address (Location) West Side of Hualapai Way, between Severence Ln and Elkhorn Rd
 Project Name Cliff's Edge POD 116 "Arbor Ridge" Proposed Use SFRPD
 Assessor's Parcel #(s) Multiple, see attached list Ward # 6 - Ross
 General Plan: existing PCD proposed N/A Zoning: existing PCD proposed N/A
 Commercial Square Footage N/A Floor Area Ratio N/A
 Gross Acres 20 +/- Lots/Units 3B Density _____
 Additional Information _____

PROPERTY OWNER MS Rialto Cliff's Edge NV, LLC Contact Sandy Goldberg
 Address 700 N.W 107th Avenue Phone: (309) 559-4000 Fax: (309) 226-4158
 City Miami State Florida Zip 33172
 E-mail Address _____

APPLICANT Greystone Nevada, LLC Contact Robert Johnson
 Address 6750 Via Austi Parkway, Suite 400 Phone: (702) 736-9100 Fax: (702) 458-7708
 City Las Vegas State Nevada Zip 89119
 E-mail Address robert.johnson@lennar.com

REPRESENTATIVE Greystone Nevada, LLC Contact Robert Johnson
 Address 6750 Via Austi Parkway, Suite 400 Phone: (702) 450-4903 Fax: (702) 458-7708
 City Las Vegas State Nevada Zip 89119
 E-mail Address robert.johnson@lennar.com

Property Owner Signature* _____

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

Print Name Robert Johnson

Subscribed and sworn before me

This 4 day of October, 20 10.

Lisa Eckhardt

Notary Public in and for said County and State

OCT 0 5 2010

Revised 10/27/08



LISA ECKHARDT
Notary Public, State of Nevada
Appointment No. 02-76774-1
My Appt. Expires Aug 9, 2014

FOR DEPARTMENT USE ONLY

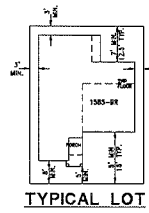
Case #	<u>VAR-39813</u>
Meeting Date:	<u>11/18/10</u>
Total Fee:	<u>830.00</u>
Date Received:*	<u>10/05/10</u>
Received By:	<u>J. P. M...</u>

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

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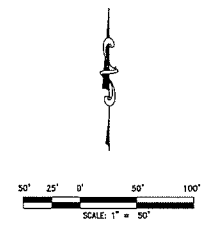
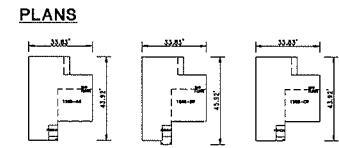
LEGEND

- ROW OR PROPERTY LINE
- CENTERLINE
- STREET LIGHT
- WATER METER
- FIRE HYDRANT
- CURB AND GUTTER
- VALLEY CUTTER
- TOP OF SLOPE
- TOE OF SLOPE
- BS
- C-F
- SIGHT VISIBILITY ZONE
- 1500-M
- EXISTING HOMES / NOT A PART



SETBACKS

SINGLE STORY FRONT TO BUILDING = 5' LIVING / 5' PORCH
 TWO STORY FRONT TO BUILDING = 8' LIVING (FOR UP TO BOX OF THE WALL PLANE) - OTHERWISE 12'
 FROM SETBACK TO GRADE = UP TO 5' OR 18' PLUS
 SIDE - INTERIOR = 5'
 CORNER SIDE OR PERIMETER = 15'
 REAR = 7' (FOR AT LEAST SIDE OF THE ELEVATION) - OTHERWISE 5'
 REAR YARD WITH PAID COVER = 5'
 TWO STORY BUILDING FRONT = 8' REAR = 7', SIDE = 5'
 NOT ALLOWED UNLESS ADJACENT TO MASTERPLAN ROAD OR OPEN SPACE



PLAN 1585 - ELEVATIONS A, B AND C							
LOT #	1585	LOT #	1585	LOT #	1585	LOT #	1585
100	148	101	149	102	150	103	151
104	152	105	153	106	154	107	155
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772	828	773	829	774	830	775	831
776	832	777	833	778	834	779	835
780	836	78					

PLAN 1585
X = PLAN 1585
X = PLAN 1585



ARBOR RIDGE
FOCUS APPROVAL
LETTER PLAN 1585

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

9/16/2010

Steve Jones
Lennar
6750 Via Austi Parkway
Suite 400
Las Vegas, NV 89119

Via: E-mail (steve.jones@lennar.com) and Prolog Website

RE: Providence Master Plan Community
Project Plan: Rear Yard Setback Waiver
POD: 116 – Arbor Ridge
Plan Date: Received September 13, 2010

Dear Steve:

The Providence Design Review Committee (DRC) is in receipt of your request to the reduce the rear yard setback to 3' for 75% for plan 1585 in the Arbor Ridge community

The DRC **approves** your request for the above referenced POD. Approval of this request will not have an adverse impact on the residents of the community. The private open space requirement is still being met be a combination of the side and rear yard. The model will also have an 18' driveway in a community that currently only has 5' driveways.

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

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

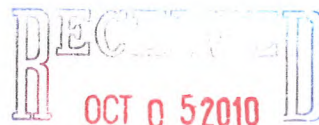
Sincerely,
Providence Design Review Committee

Calvin Champlin
Senior Vice President of Entitlements

cc via email: Chris Dingell – Focus

Enclosures: (none)

Document in Prolog Manager 2007 R1



VAR-39813

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 18, 2010

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

VAR-39815 - VARIANCE - PUBLIC HEARING - APPLICANT: MAHOGANY RUN - OWNER: ISAAH 54:17, LLC - Request for a Variance TO ALLOW A ONE-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED on 0.35 acres on the south side of Rome Boulevard, approximately 640 feet west of Riley Street (APN 125-20-801-005), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross).

MAY GO TO CITY COUNCIL ON 12/15/10 OR MAY BE FINAL ACTION
(Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

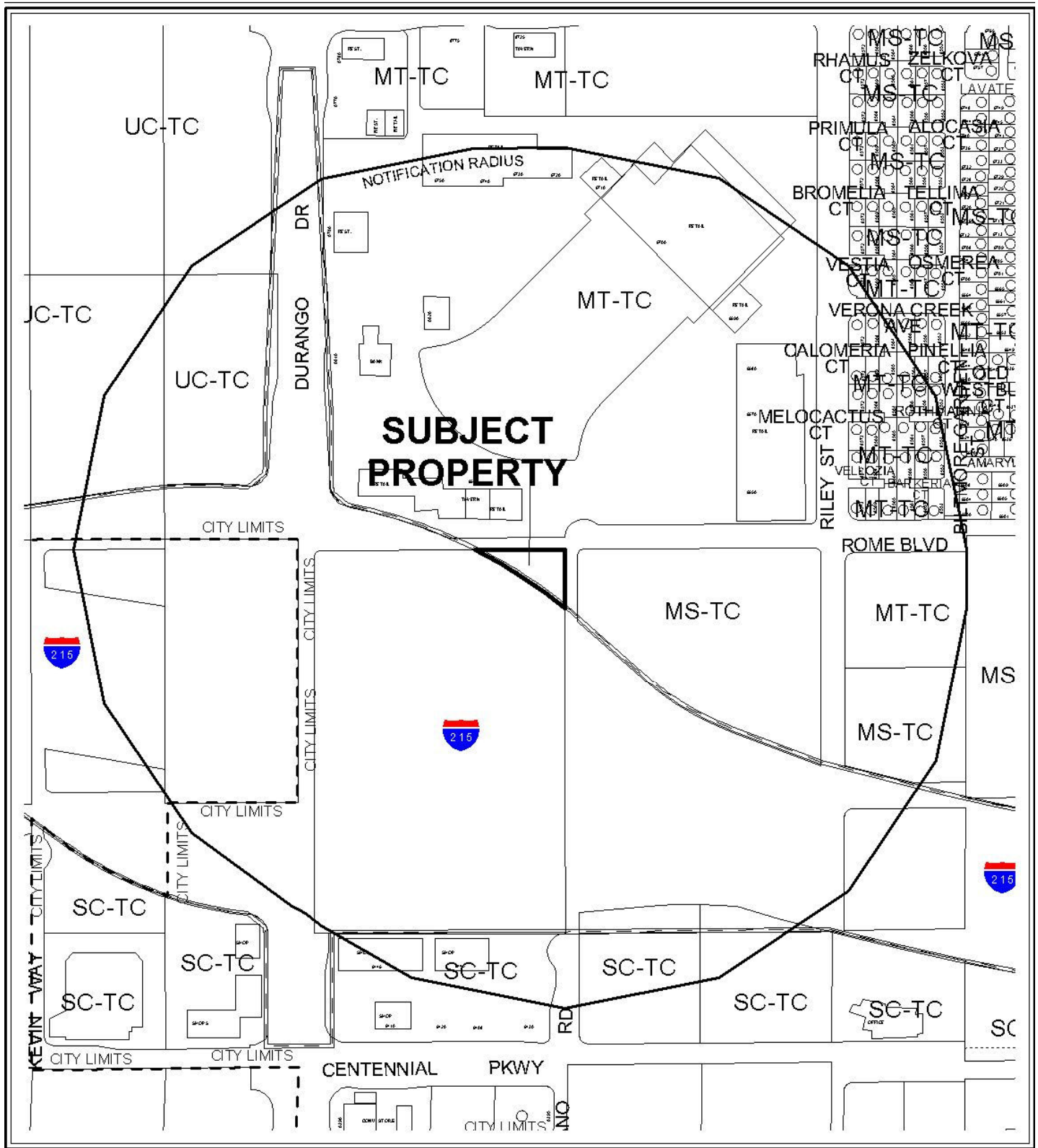
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RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

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



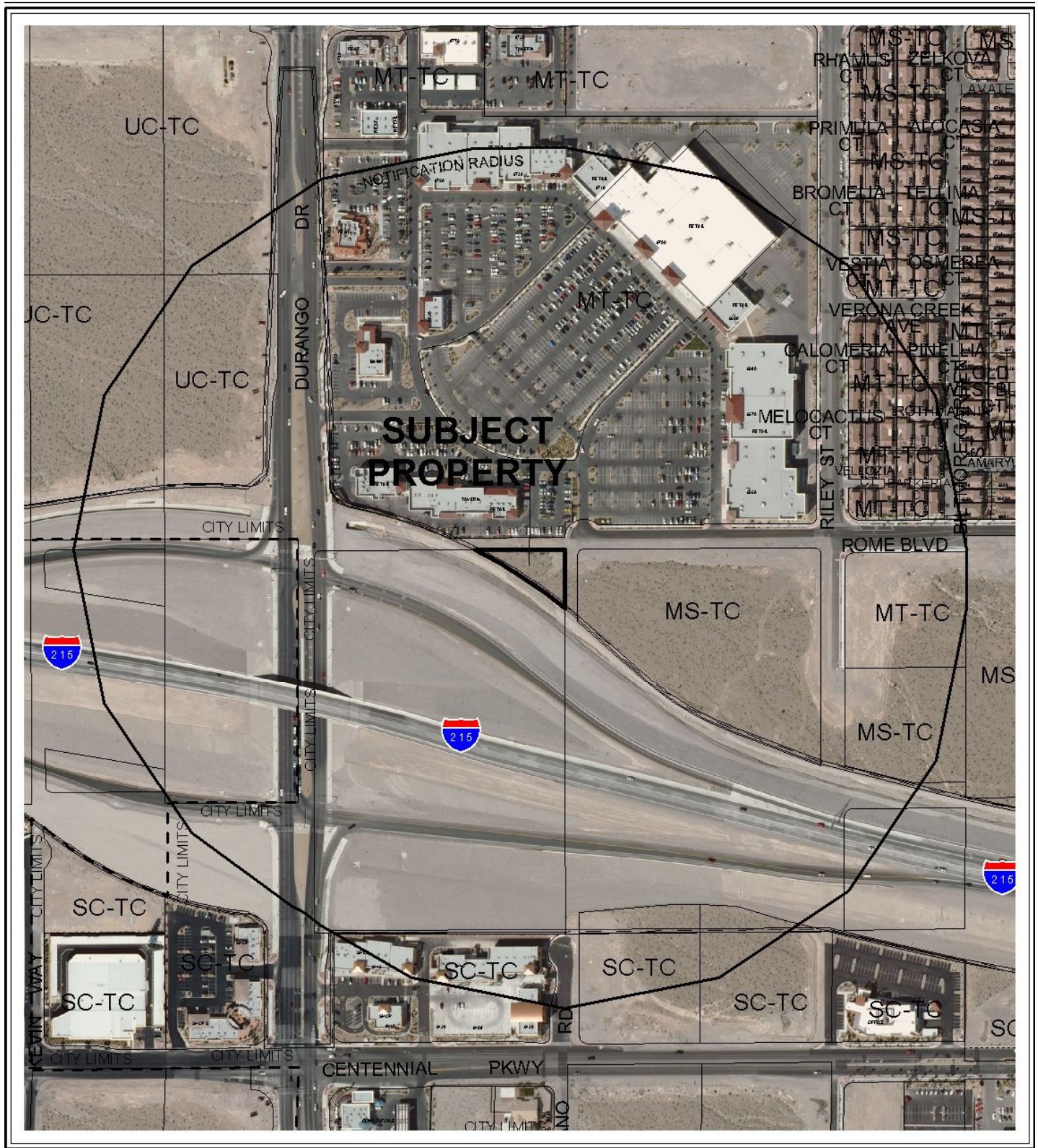
CASE: VAR-39815

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: T-C (Town Center) Zone

[SC-TC (Service Commercial - Town Center) Special Land Use Designation]





CASE: VAR-39815

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: T-C (Town Center) Zone

[SC-TC (Service Commercial - Town Center) Special Land Use Designation]

0 400 800 Feet





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-39815** APN: 125-20-801-005

Name of Property Owner: ISAIAH 54:17, LLC

Name of Applicant: MAHOGANY RUN

Name of Representative: MATT TURNEY

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

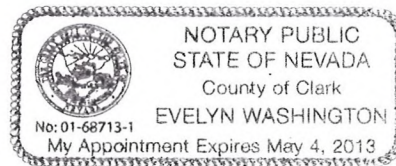
APN: _____

Signature of Property Owner: Barbara A. Lawson

Print Name: BARBARA A. LAWSON

Subscribed and sworn before me

This 30th day of Sept., 20 10
Evelyn Washington
Notary Public in and for said County and State



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OCT 05 2010

City of Las Vegas

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Sun Auto
 Project Address (Location) DURANGO & ROME
 Project Name Sun Auto Proposed Use _____
 Assessor's Parcel #(s) 125-20-801-005 Ward # _____
 General Plan: existing ☒ proposed _____ Zoning: existing ☒ proposed _____
 Commercial Square Footage 7,000 sq Floor Area Ratio _____
 Gross Acres .52 Lots/Units 1 Density _____
 Additional Information _____

PROPERTY OWNER ISAIAH 54 17 LLC Contact BARBARA LAWSON
 Address 10420 DESIGNATA AVE Phone: 702-878-3000 Fax: _____
 City TEMPE State AZ Zip 85135
 E-mail Address _____

APPLICANT MAHOGANY RUN Contact JOEL HIGGINBOTHAM
 Address 1830 E. ELLIOT RD Phone: 480-491-4210 Fax: _____
 City TEMPE State AZ Zip 85284
 E-mail Address _____

REPRESENTATIVE MATT TURNEY Contact _____
 Address 1722 S. McALLISTER Phone: 602 769 9757 Fax: 480 839-1036
 City TEMPE AZ State AZ Zip 85283
 E-mail Address MATT@FAIRWAY PROPERTY ADVISORS.COM

Property Owner Signature* Barbara A. Lawson

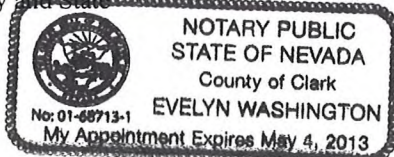
* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name BARBARA A. LAWSON

Subscribed and sworn before me

This 30th day of Sept., 20 10.
Evelyn Washington

Notary Public in and for said County and State



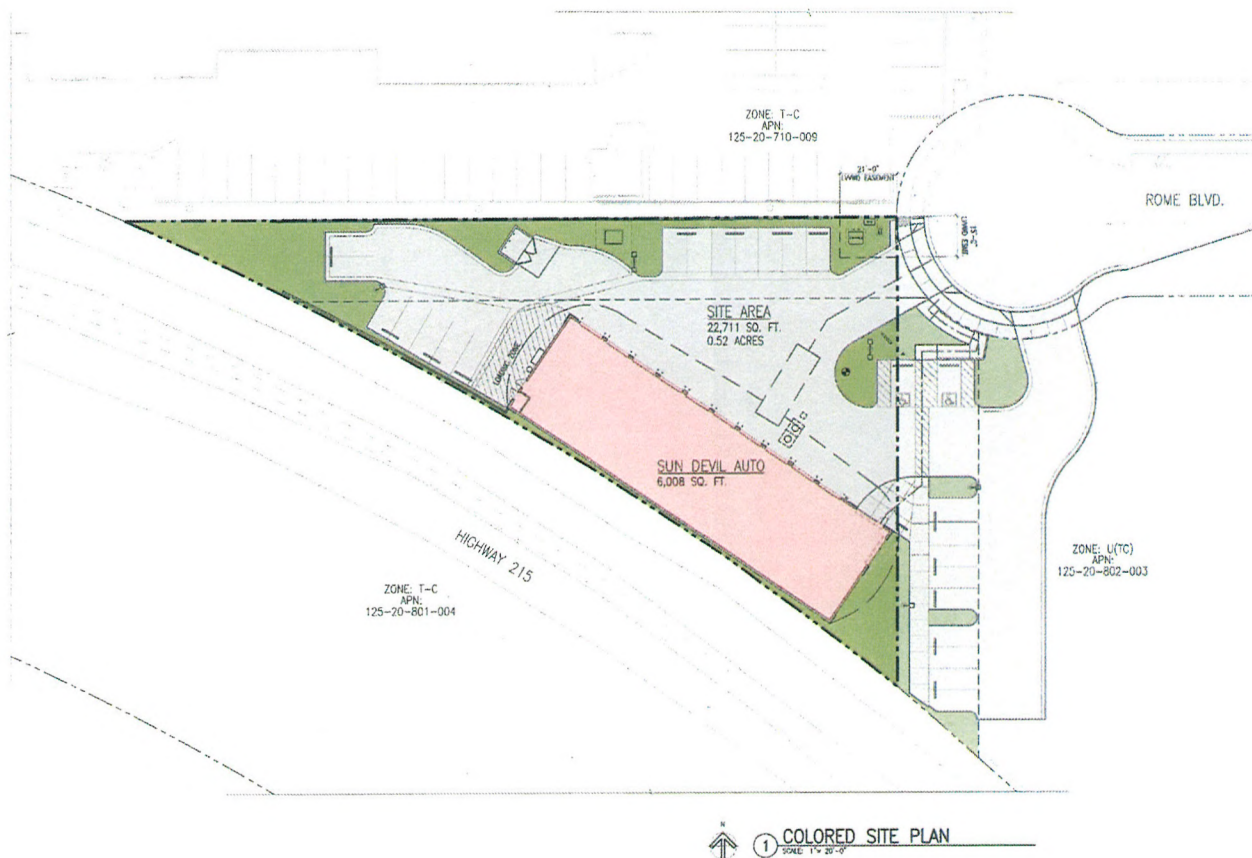
Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	<u>VAR-39815</u>
Meeting Date:	<u>11-18-10</u>
Total Fee:	<u>83000</u>
Date Received:*	<u>10-4-10</u>
Received By:	<u>F.S</u>

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

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



**Jeff
Looker
Architect**

2015 E. SOUTHERN AVE.
TEMPE, ARIZONA 85282
PHONE: 480 281-1776
FAX: 480 281-1771

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SUN DEVIL AUTO

N. Durango Dr. & Clark County Hwy. 215
LAS VEGAS, NEVADA 89149

**VARIANCE
COLOR SITE PLAN**

PROVISIONS

JEFF & LOOKER
REGISTERED
No. 2047
ARCHITECTS
STATE OF NEVADA

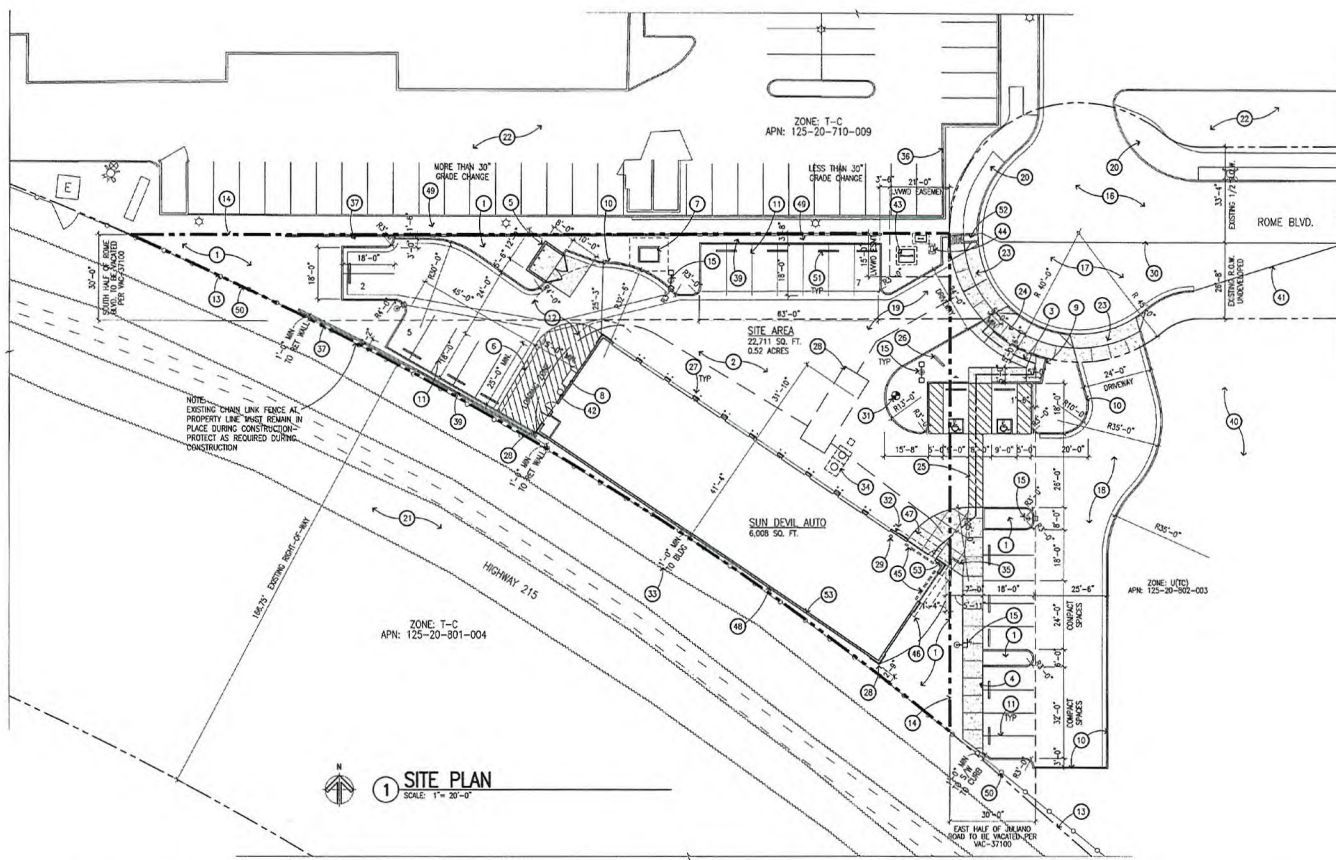
DESIGNED BY: DATE: OCTOBER 01, 2010
DRAWN BY: L.JL

SP-1C

RECEIVED

OCT 05 2010

City of Las Vegas VAR-39815



SITE KEY NOTES

1. LANDSCAPED / PLANTER AREA
2. ASPHALT PAVED PARKING & DRIVEWAY
3. 5'-0" WIDE W/IN CONCRETE SIDEWALK SLOPED UP TO ACCESSIBLE PARKING STALLS- NOT A RAMP
4. NOT USED
5. CMAA TRASH ENCLOSURE WITH CONCRETE APPROX- SEE SHEET SP3
6. LOWERING ZONE WITH PAVED DRIVEWAY (MAX 12" X 20' PER CITY OF LAS VEGAS STANDARDS)
7. PROPOSED ELECTRIC UTILITY TRANSFORMER- VERIFY WITH NEVADA POWER
8. ELECTRIC SERVICE ENTRY SECTION (E.S.S.)
9. PROVIDE CURBS AS REQUIRED AT SIDEWALK
10. 4" CONCRETE CURB
11. PARKING STRIPING PER CITY OF LAS VEGAS STANDARDS
12. TRUCK TURNING RADIUS, 20' NORTHEAST, 40' SOUTHWEST, TYPICAL
13. EXISTING PROPERTY LINE
14. PROPERTY LINE AFTER EXISTING SLOPE ABANDONMENT
15. 20' HIGH SITE LIGHT FIXTURE AND POLE (2'-6" BASE PLUS 17'-8" POLE)
16. EXISTING 1/2 PAVED DRIVEWAY TO REMAIN
17. COMPLETE EXISTING 1/2 CURB-DE-SAC PER CITY'S STANDARD DETAILS
18. NEW PAVED DRIVE WAY ON ADJACENT PROPERTY
19. NEW PAVED DRIVEWAY
20. EXISTING SIDEWALK AND DRIVEWAY ZONE TO REMAIN
21. HIGHWAY 215 STREET-DE-SAC
22. EXISTING ADJACENT SITE TO REMAIN
23. SOUTHERN TYPE DRIVEWAY AND SIDEWALK PER CITY OF LAS VEGAS STANDARDS
24. PROVIDE NEW SIDEWALK WITH ANCHOR ZONE PER TOWN CENTER DEVELOPMENT STANDARDS
25. ACCESSIBLE PATH OF TRAVEL, TYPICAL
26. PROPOSED MOVEMENT SIGN (UNDER SEPARATE PERMIT)
27. 6" CONCRETE FILLER STEEL ROLLER
28. THE TRUCK AT FIRE ACCESS WITH 200' MAXIMUM DISTANCE (176' ACTUAL) TO FURTHEST POINT OF BUILDING
29. FIRE RISK LOCATION INSIDE BUILDING
30. NEW PAVEMENT TO MATCH EXISTING GRADE AT EXISTING 1/2 CURB-DE-SAC
31. PROPOSED PRIVATE FIRE HYDRANT
32. PROPOSED FIRE DEPARTMENT CONNECTION (F.D.C.)
33. BUILDING SET BACK- SEE APPROVED WA-3712 VARIANCE
34. SAND AND GREASE INTERCEPTOR PER CITY OF LAS VEGAS STANDARDS
35. BUREAU
36. EXISTING RETAINING WALL ON ADJACENT PROPERTY TO REMAIN
37. RETAINING WALL- MUST BE 12" W/IN FROM BOUNDARY PROPERTY LINE- PROVIDE RAIL WHERE GRADE DIFFERENCE IS MORE THAN 30"
38. RETAINING WALL WHERE GRADE DIFFERENCE IS LESS THAN 30" (NO RAIL REQUIRED)
39. PROVIDE FOOTING DEPTH AT RETAINING WALL FOR LANDSCAPE MATERIALS
40. EXISTING MOUNT SITE TO REMAIN
41. EDGE OF ASPHALT PAVING
42. AIR COMPRESSOR
43. FIRE LINE BACKFLOW PREVENTER
44. WATER METER AND BACKFLOW PREVENTER
45. PROVIDE WATER CUTOFF AT BUILDING WITHIN 10' OF PROPERTY LINE PER IBC 904.13 "ENCLOSURE"
46. TOWER OVERHANG ABOVE
47. METAL PANEL OVERHANG ABOVE (AT STOREROOM WINDOWS)
48. NO OPENINGS ALLOWED IN BUILDING ALONG PROPERTY LINE
49. PROTECT EXISTING LANDSCAPE ON ADJACENT PROPERTY AND REPLACE ALL LANDSCAPE MATERIALS DAMAGED/DURING CONSTRUCTION
50. EXISTING CHAIN LINK FENCE ALONG EXISTING BOUNDARY PROPERTY LINE AT HIGHWAY 215 TO REMAIN. PROTECT AS REQUIRED DURING CONSTRUCTION- CHAIN LINK FENCE MUST REMAIN IN PLACE DURING CONSTRUCTION
51. CONCRETE WHEEL STOPS IN PARKING SPACE PER CITY OF LAS VEGAS STANDARDS
52. CONCRETE DRAIN WITH METAL SIDEWALK COVER
53. TWO-HOUR WALL REQUIRED FOR 1-HR CONSTRUCTION AND 5-1 OCCUPANCY BY TABLE 602 LESS THAN 5' FROM PROPERTY LINE- 8" THICK CONCRETE MASONRY WALL CLASSIFIED AS THREE-HOUR WALL BY TABLE 703.1(2)

PROJECT DIRECTORY

OWNER / DEVELOPER
SUN DEVIL AUTO
1820 E. ELLIOT RD., SUITE 104
TEMPE, ARIZONA 85284
(480) 481-4551 PHONE
(480) 481-4554 FAX
CONTACT: JOEL HOGGINSBROW

ARCHITECT
JEFF LOOKER, ARCHITECT
2005 EAST SOUTHERN AVENUE
TEMPE, ARIZONA 85287
(480) 720-1776 PHONE
(480) 988-4571 FAX
CONTACT: JEFF LOOKER

VICINITY MAP



PREVIOUSLY APPROVED WAIVERS/VARIANCES

APPROVED BY PLANNING COMMISSION JANUARY 28, 2010

APPROVED BY CITY COUNCIL MARCH 03, 2010

MAJOR MODIFICATION MOD-38955 MAJOR MODIFICATION

LAND USE PLAN ZON-38949 RE-ZONING

ZONING RE-ZONING ZON-38949 RE-ZONING

SITE DEVELOPMENT REVIEW SUN-38955 SITE DEVELOPMENT PLAN REVIEW

PLAN REVIEW SUN-38955 SITE DEVELOPMENT PLAN REVIEW

VARIANCES VAW-37101 VARIANCE

BUILDING SETBACK VAW-38954 VARIANCE

PARKING VAW-38954 VARIANCE

USE, PLANT, REPAIR GARAGE

SUP-38950 SPECIAL USE PERMIT

REPAIR GARAGE (W/IN) WITH SERVICE BAY OPENINGS

FROM A PUBLIC RIGHT-OF-WAY

REQUESTED VARIANCES

VARIANCES BUILDING SETBACK

VARIANCE TO ALLOW BUILDING ENCRoACHMENT WITHIN

SEE PROPERTY SETBACK AT EAST PROPERTY LINE

BUILDING CODE ANALYSIS

COVERING CODES:

1997 UNIFORM ADMINISTRATIVE CODE (UAC) WITH SUPPLEMENTAL DOCUMENT

2006 INTERNATIONAL BUILDING CODE (IBC) WITH SOUTHERN NEVADA AMENDMENTS

2006 NATIONAL ELECTRICAL CODE (NEC) WITH SOUTHERN NEVADA AMENDMENTS AND DOCUMENT ENTITLED "A SUPPLEMENTAL DOCUMENT AMENDING THE NATIONAL ELECTRICAL CODE, 2005 EDITION"

2006 UNIFORM MECHANICAL CODE (UMC) WITH SOUTHERN NEVADA AMENDMENTS

2006 UNIFORM PLUMBING CODE (UPC) WITH SOUTHERN NEVADA AMENDMENTS

2003 UNIFORM FIRE CODE, NFPA 1 (UPC) WITH SUPPLEMENTAL DOCUMENT

2006 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) WITH SOUTHERN NEVADA AMENDMENTS

OCCUPANCY (IBC 304.311):

B OFFICE/LOBBY/DISPLAY (ASSEMBLY, SECTION 303.1, EXCEPTION 1)

5-1 MOTOR VEHICLE REPAIR GARAGES

CONVENTION TYPE (IBC CHAP. 9):

V-B (SPRINKLERED)

FIRE SPRINKLERS (IBC 903.303.3):

YES, NFPA 13 (NOTE: NFPA 13 IS A DEFERRED SUBMITTAL)

FIRE ALARM (IBC 907):

YES

BUILDING HEIGHT (IBC 503.504 & TABLE 503):

ALLOWED: 85'-0" (2 STORY MAX)

ACTUAL: 32'-0" (TO TOP OF TOWER (1 STORY))

ALLOWABLE AREA (IBC 503 - 507 & TABLE 503):

MAX: 10,000 S.F. (FOR 10,000 S.F. x 10)

31,292 S.F. = 10,000 (10,000 x 3.1292) (10,000 x 3.1292)

IF: 10,000 (10,000 x 3.1292) (10,000 x 3.1292)

31,292 S.F. ALLOWED

6,000 S.F. ACTUAL

OCCUPANT LOAD (IBC 1004 & TABLE 1004.1.1):

SERVICE BAYS: 5,114 S.F. / 300 = 17

PUBLIC/ DISPLAY: 343 S.F. / 100 = 4

SERVICE/ OFFICE: 303 S.F. / 100 = 3

RESTROOM: 166 S.F. / N/A

COFFEE/ KITCHEN: 80 S.F. / N/A

TOTAL OCC. LOAD: 6,000 S.F. = 24

EXITS (IBC TABLE 1013 & TABLES 1013.1, 1013.1.1, 1013.2):

REQUIRED: 2

PROVIDED: 2

FIRE RESISTANCE OF EXTERIOR WALLS (IBC 704, 711.4 & TABLE 704 & 703):

NEAR EXTERIOR WALL OF THE BUILDING IS REQUIRED TO HAVE A MINIMUM 2 HOUR FIRE SEPARATION BASED ON TABLE 602, OCCUPANCY S-1 WHERE THE FIRE SEPARATION DISTANCE IS LESS THAN 5 FEET.

8" CMU WALL PROVIDED = 3 HOURS PER IBC TABLE 711.1.1

FIRE RESISTANCE FOR BUILDING ELEMENTS (IBC 508, CHAP. 7, 1002, 1022, 3006.4 AND TABLES 601 & 1007.3):

ALLOWABLE: ZERO HOURS (TABLE 601)

ACTUAL: ZERO HOURS

MAX USE OCCUPANCY (IBC 508 AND TABLE 508.3.3):

"B" AND "5-1" DO NOT REQUIRE FIRE RESISTANCE SEPARATION.

ROOF COVERING MATERIAL (IBC TABLE 1505.1):

ALLOWABLE: CLASS "C"

ACTUAL: CLASS "B"

REQUIRED & PROVIDED PLUMBING FIXTURES (IBC 2902 AND TABLE 2902.1):

"B" OCCUPANCY = 7 OCCUPANTS

1 WATER CLOSET REQUIRED AND 1 WATER CLOSET PROVIDED

1 LAUNDRY ROOM AND 1 LAUNDRY PROVIDED

1 SERVICE SINK REQUIRED AND 1 SERVICE SINK PROVIDED

"5-1" OCCUPANCY = 17 OCCUPANTS

1 WATER CLOSET REQUIRED AND 1 WATER CLOSET PROVIDED

1 LAUNDRY ROOM AND 1 LAUNDRY PROVIDED

1 SERVICE SINK REQUIRED AND 1 SERVICE SINK PROVIDED

1 EMERGENCY SHOWER & EYEWASH REQUIRED AND PROVIDED

PROJECT DATA

ADDRESS TO BE DETERMINED

LOCATION NORTHEAST OF THE INTERSECTION BETWEEN N. BURNING OIL & CLARK COUNTY HIGHWAY 215 LAS VEGAS, NV 89149

DESCRIPTION AUTO REPAIR GARAGE (MOTOR) 10 BAYS

JURISDICTION CITY OF LAS VEGAS, NEVADA

APN 125-20-801-005

LAND USE DES. 50-TC (PER APPROVED MOD-38955 MAJOR MODIFICATION AND APPROVED ZON-38949 RE-ZONING)

ZONING T-C (PER APPROVED MOD-38955 MAJOR MODIFICATION AND APPROVED ZON-38949 RE-ZONING)

NET SITE AREA 22,711 SQ. FT. (0.52 ACRES)

GROSS BLDG AREA 6,000 SQ. FT.

BUILDING COVERAGE 6,000 / 22,711 = 26.4%

LANDSCAPE AREA 4,757 SQ. FT.

LANDSCAPE COVERAGE 4,757 / 22,711 = 20.8%

PARKING CALCULATION (TITLE 19.10, TABLE 2):

PARKING SPACES REQUIRED (6,000 S.F. / 200) + 5 = 36

PARKING SPACES PROVIDED (TITLE 19.10, TABLE 41):

16 (STANDARD) 7 (COMPACT, 300)

23

ACCESSIBLE SPACES PROVIDED (TITLE 19.10, TABLE 2):

TOTAL PARKING PROVIDED:

(SEE APPROVED PARKING VARIANCE VAR-38954 VARIANCE)

LOADING SPACES (TITLE 19.10, TABLE 6):

REQUIRED: 1

PROVIDED: 1

Jeff Looker
Architect

2070 E. SOUTHERN AVE.
TEMPE, ARIZONA 85282
PHONE: 480-720-1776
FAX: 480-988-4571

THIS PROJECT IS A DEVELOPMENT OF RECORD AND AS SUCH, THE ARCHITECT HAS THE DUTY TO PROTECT THE PUBLIC INTEREST AND TO MAINTAIN THE INTEGRITY OF THE PROFESSION. THE ARCHITECT HAS REVIEWED THE PROJECT AND HAS FOUND IT TO BE IN COMPLIANCE WITH THE CITY OF LAS VEGAS STANDARDS AND ORDINANCES. THE ARCHITECT HAS REVIEWED THE PROJECT AND HAS FOUND IT TO BE IN COMPLIANCE WITH THE CITY OF LAS VEGAS STANDARDS AND ORDINANCES. THE ARCHITECT HAS REVIEWED THE PROJECT AND HAS FOUND IT TO BE IN COMPLIANCE WITH THE CITY OF LAS VEGAS STANDARDS AND ORDINANCES.

SUN DEVIL AUTO
N. Durango Dr. & Clark County Hwy. 215
LAS VEGAS, NEVADA 89149

VARIANCE
SITE PLAN

REVISIONS

JEFF A. LOOKER
ARCHITECT
No. 2947
STATE OF NEVADA

ISSUE DATE
OCTOBER 01, 2010

JOB NO. LC 887

SP-1

VAR-39815 OCT 05 2010
City of Las Vegas

JEFF LOOKER, ARCHITECT

2070 E. Southern Avenue • Tempe • AZ 85282 • Voice (480) 730-1776 • FAX (480) 968-6571

VARIANCE JUSTIFICATION LETTER

October 4, 2010

Attn: Doug Rankin
Planning Manager
City of Las Vegas
731 S. First Street
Las Vegas, NV 89101

RE: Sun Devil Auto, Petition for Variance, APN 125-20-801-005

Doug,

We are petitioning for a variance to allow building encroachment in the required 10' side yard setback along our east property line at the vacated Juliano Rd.

The site plan is the same as approved on March 3, 2010 by the City Council and indicates the intended property boundary after the vacation of the Juliano Rd. ROW while including various regulatory and utility requirements. The City of Las Vegas development department was working under the assumption the boundary line would be moved east thirty feet (30') to include the vacated Juliano Rd. ROW thus not requiring a variance for the side yard setback. The vacated Juliano Rd. ROW will become part of the parcel to the east and therefore requires our project to request the side yard setback variance.

Our project is on an odd shaped parcel and the site plan is designed to accommodate the parking, ingress/egress, Las Vegas Valley Water District, site drainage, and Fire Dept. access requirements. The position of the building has not been modified from the previously approved site plan SDR-36953.

The Project has previously been approved for the following Waivers/Variations: Major Modification MOD-36955, Re-Zone ZON-36949, Site Development Review SDR-36953, Building Setback Variance VAR-37101, Parking Variance VAR-36954, and a Special Use Permit for a Repair Garage SUP-36950.

Jeff Looker, Architect



RECEIVED
OCT 05 2010
City of Las Vegas
VAR-39815

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 18, 2010

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

VAR-39816 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: CHARLES HOPPER - Request for a Variance TO ALLOW 1.5 FEET SIDE YARD SETBACK WHERE 15 FEET IS REQUIRED FOR A PROPOSED CARPORT on 0.54 acres at 305 Rosemary Lane (APN 139-32-214-034), R-E (Residence Estates) Zone, Ward 1 (Tarkanian).

MAY GO TO CITY COUNCIL ON 12/15/10 OR MAY BE FINAL ACTION
(Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

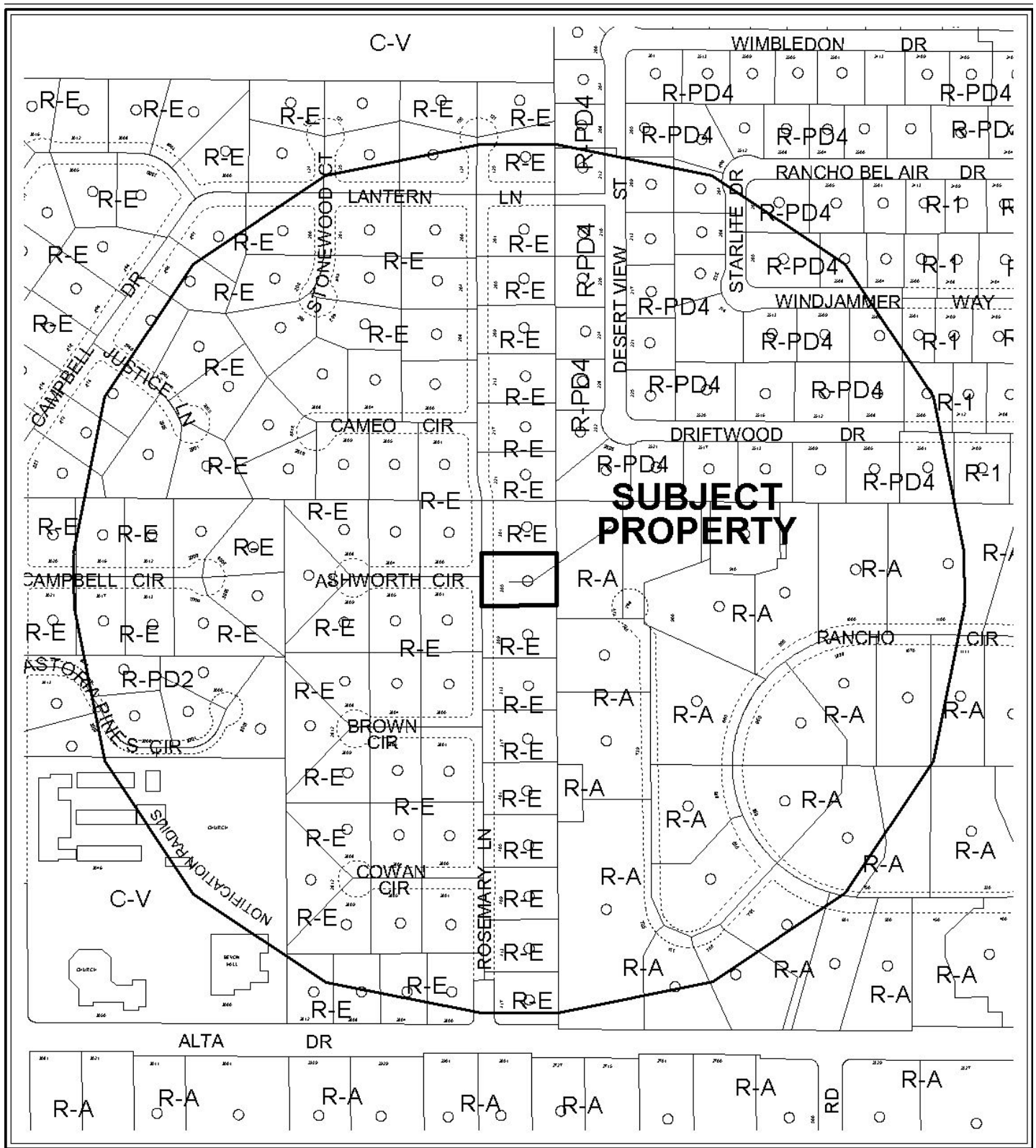
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RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

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



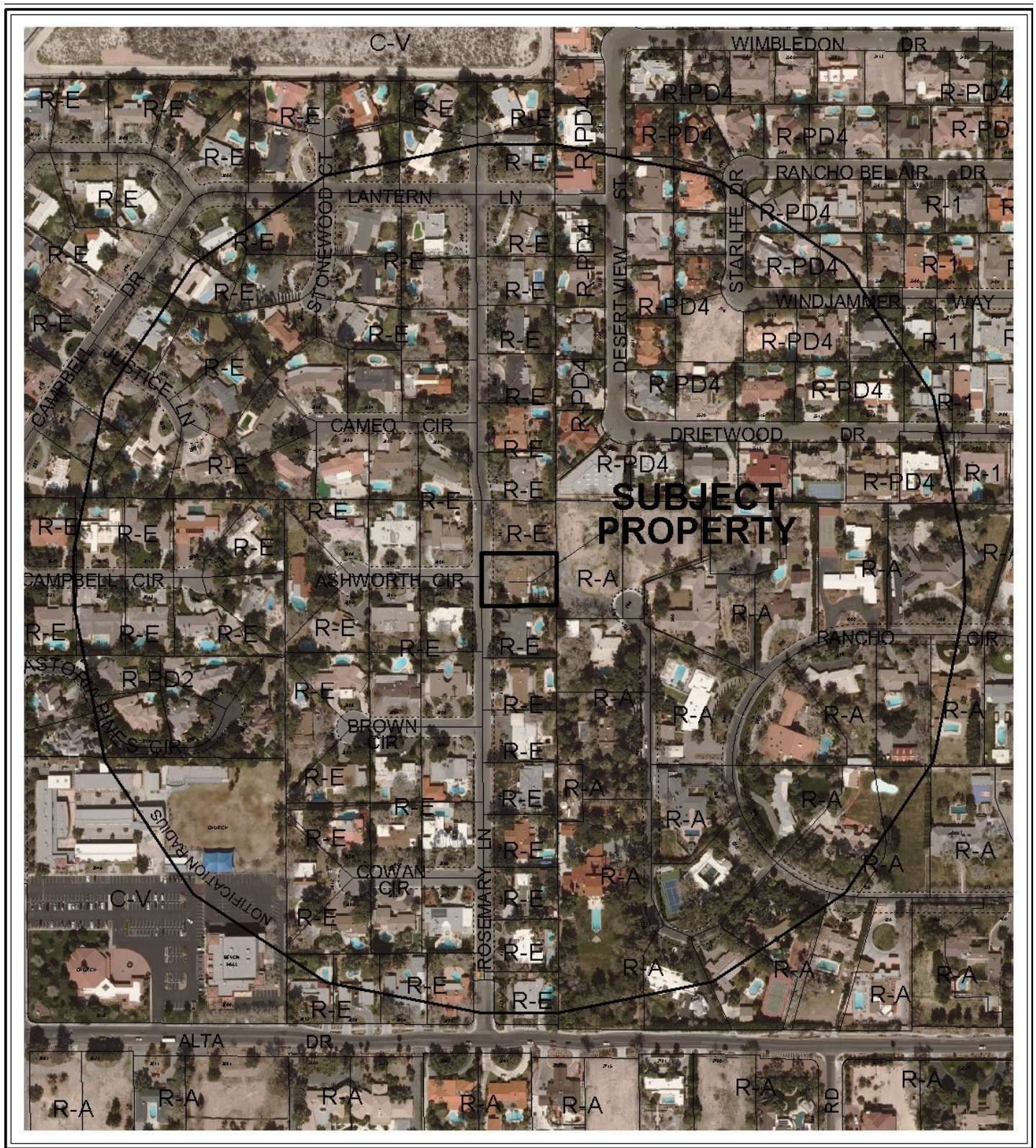
CASE: **VAR-39816**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

0 300 600 Feet





CASE: **VAR-39816**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

0 300 600 Feet





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-39816** APN: 139-32-214-034

Name of Property Owner: Charles "Dee" Hopper

Name of Applicant: Charles Hopper

Name of Representative: Trevor Hayes

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

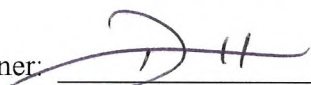
☒ No

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: _____

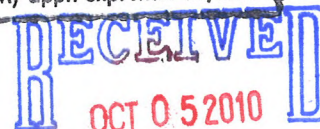
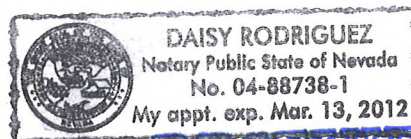
Signature of Property Owner: 

Print Name: Charles Hopper

Subscribed and sworn before me

This 5 day of Oct., 2010

Daisy Rodriguez
Notary Public in and for said County and State





PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Variance for sideyard setback
Project Address (Location) 305 Rosemary Lane
Project Name 305 Rosemary Lane Carport Proposed Use Residential
Assessor's Parcel #(s) 139-32-214-034 Ward # 1
General Plan: existing DR proposed _____ Zoning: existing RE proposed RE
Commercial Square Footage 0 Floor Area Ratio _____
Gross Acres 0.54 Lots/Units 1 Density _____
Additional Information _____

PROPERTY OWNER Charles Hopper Contact Same
Address 231 South 3rd Street, Suite 130 Phone: (702) 384-3399 Fax: _____
City Las Vegas State NV Zip 89101
E-mail Address vivalastexas@yahoo.com

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

REPRESENTATIVE Trevor Hayes Contact _____
Address 6060 Elton Ave. Suite A Phone: (702) 366-1125 Fax: _____
City Las Vegas State NV Zip 89107
E-mail Address thayes@cooperlevenson.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 Charles Hopper

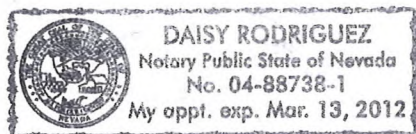
Subscribed and sworn before me

This 5 day of Oct., 2010

Daisy Rodriguez

Notary Public in and for said County and State

Revised 10/27/08

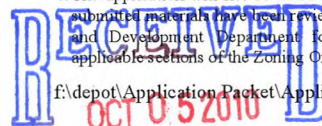


FOR DEPARTMENT USE ONLY

Case #	<u>VAR-39816</u>
Meeting Date:	<u>11/18/10</u>
Total Fee:	<u>880</u>
Date Received:	<u>10/5/10</u>
Received By:	<u>[Signature]</u>

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

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



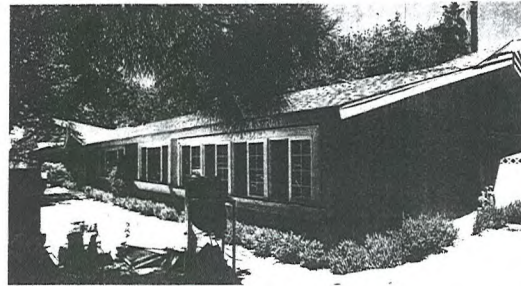


PHOTO OF EXISTING FRONT ELEVATION



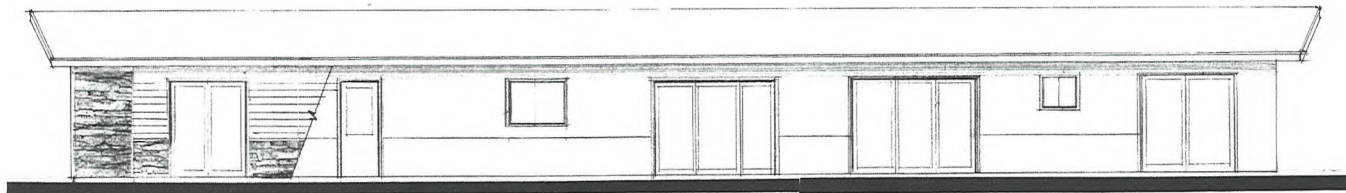
VICINITY MAP

APN	OWNER	DATE	REMARKS
139-32-214-034	MR. CHARLES HOPPER	10/5/2010	REMODEL AND CARPORT ADDITION



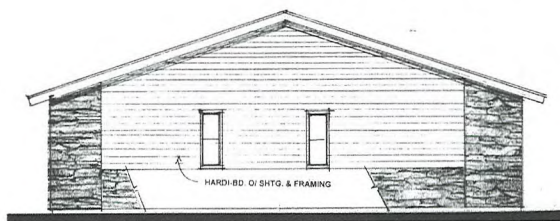
ASSESSOR'S MAP

APN = 139-32-214-034



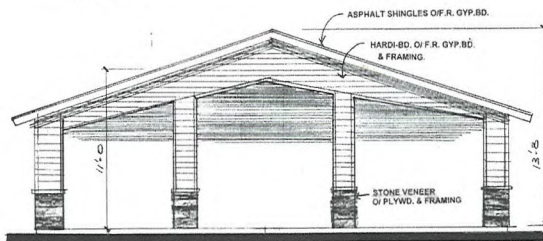
REAR ELEVATION

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



NORTH ELEVATION

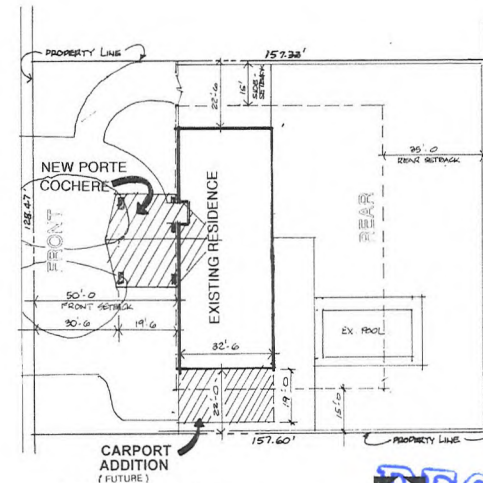
SCALE: 1/4" = 1'-0"



SOUTH ELEVATION

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

ROSEMARY LANE



SITE PLAN

SCALE: 1" = 20'-0"
SEE ENLARGED SITE PLAN SHEET T.1a

CITY OF LAS VEGAS

CODE YEAR 2006 LBS/182.15.4.10.0

Construction = 1974

Occupancy Type = R-1

Zoning Category = R-1

Building height = 10'-0"

No Fireplaces = 0

New Construction

Addition

1st Floor sq ft = 1,740

2nd Floor sq ft = 0

Garage

Patio sq ft = 0

Deck/Balcony

Covered Entry sq ft = 0

Total Building sq ft = 1,740

(Under roof)

Lot Coverage sq ft = 1,740

(Under roof)

DRAWING INDEX

Sheet Description

T.1 COVER SHEET, SITE PLAN, CODE ANALYSIS

T.1a ENLARGED SITE PLAN

T.2 FLOOR PLAN & NOTES

T.2a PORTE COCHERE PLAN, ELEVATION, CROSS-SECTIONS

T.3 PORTE COCHERE STRUCTURAL PLANS & NOTES

T.4 DETAILS

M.1 MECHANICAL PLAN BY OTHERS

P.1 PLUMBING PLAN AND NOTES BY OTHERS

E.1 ELECTRICAL PLAN & NOTES

S.1 STRUCTURAL PLAN BY OTHERS at INTERIOR BEDROOM SUITE

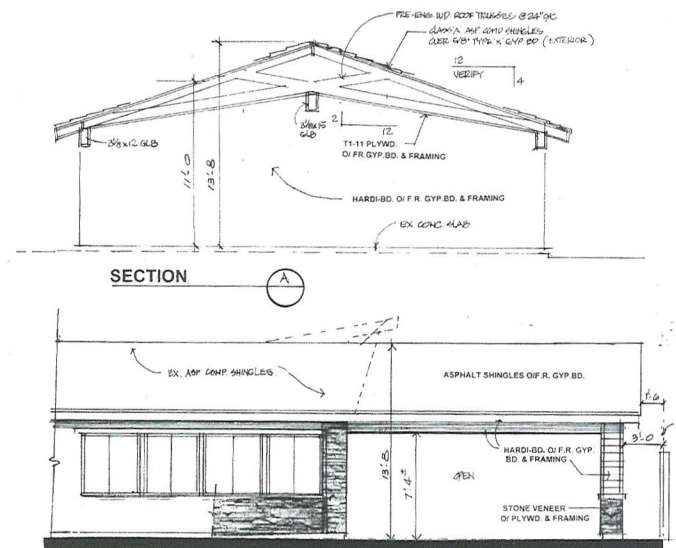
INTERIOR REMODEL AND CARPORT
ADDITION for
MR. CHARLES HOPPER
305 ROSEMARY LANE, LAS VEGAS, NEVADA
89107-3200

TIM BLISH
REGISTERED ARCHITECT
NO. 10000
LAS VEGAS, NEVADA 89101

T.1

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OCT 05 2010

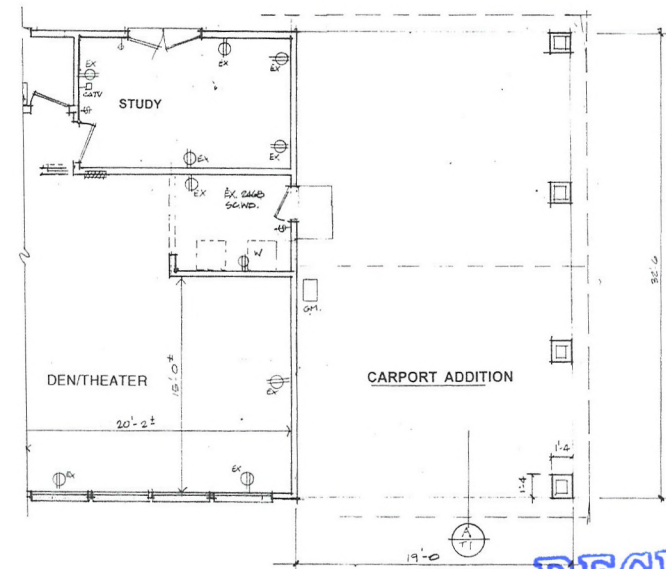
VAR-39816



SECTION

WEST SIDE ELEVATION

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



CARPORT PLAN

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

PLAN NOTES

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OCT 05 2010

VAR-39816

INTERIOR REMODEL AND CARPORT
ADDITION for
MR CHARLES HOPPER
305 ROSEARY LANE, LAS VEGAS, NEVADA

TIM BLUSH
REGISTERED ARCHITECT
730-9887 2375 EAST TROPICANA #4
LAS VEGAS, NEVADA 89115

T.2

TREVOR HAYES
EMAIL: thayes@cooperlevenson.com

Direct Phone (702) 366-1125
Direct Fax (702) 366-1857

FILE NO.: 56080.1

October 5, 2010

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

Re: Variance application for 305 Rosemary Lane

Dear Planning Department:

My client, Charles "Dee" Hopper, is applying for a variance at his residence to build a carport attached to his home at 305 Rosemary Lane (APN: 139-32-214-034). We are requesting a waiver for the side building setback to three feet where 15 feet is required.

Mr. Hopper would like to build a carport attached to the south side of his property that would match the existing roofline of the home and would extend to three feet of his neighbor to the south. The home is zoned R-E.

I was informed by the planning department that this carport would fall under the category of "Patio Cover" in the Las Vegas Municipal Code.

Section 19.08.040(4)(a) of the LVMC requires a patio cover to have a side yard setback of five feet in most residential areas, however in R-E it calls for a 15-foot setback.

The home is located in the Rancho Nevada Estates neighborhood, north of Alta between Rancho Drive and Valley View Boulevard. This neighborhood differs significantly from many R-E zoned areas. LVMC 19.02.040(A)(2) defines the purpose of R-E districts as "to provide for low density residential units located on large lots and conveying a rural environment."

This neighborhood is located near the center of the City of Las Vegas and does not convey a rural environment. It is a conventional neighborhood of primarily single-story ranch-style houses on lots of approximately 18,000 square feet or greater that was developed in the 1960s. The homes were built long before the R-E designation and requirements were imposed on the neighborhood.

COOPER LEVENSON APRIL NIEDELMAN & WAGENHEIM, P.A.

City of Las Vegas
Planning and Development
October 5, 2010
Page 2

Currently, more than 90 homes in the neighborhood have less than a 15-foot side yard setback from neighboring properties. In many instances, it is actually the home itself, rather than a garage, carport or accessory structure, that is built closer than 15 feet from its neighbor.

Allowing a carport to be built within three feet of the home's southern neighbor would not be incompatible with neighborhood. In fact, the property to the immediate south, which would be most affected by this carport, has a carport on its southern side that is less than 15 feet from the neighboring property and is at a height well above the home's roofline.

If Mr. Hopper were to build the carport, or a garage, with a six-foot separation from his home, LVMC 19.08.040(B) would allow him to build to a height of 35 feet and with a three-foot side yard setback. However, separating the carport from the home could be less aesthetically pleasing to the neighbors and less compatible with the community.

Because the addition of a carport three feet from the southern property line and with a roofline matching the home would be consistent with the other homes in the neighborhood, we ask your support in granting these variances.

Regards,



Trevor Hayes

TH

CLAC; 486891.1

RECEIVED
OCT 05 2010

VAR-39816

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 18, 2010

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SUP-39709 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: AT&T MOBILITY - OWNER: PAULINE HARGRAVES - Request for a Special Use Permit TO INCREASE THE HEIGHT OF AN ANTENNA ON AN EXISTING 70-FOOT TALL WIRELESS COMMUNICATION FACILITY, NON-STEALTH DESIGN, TO A MAXIMUM HEIGHT OF 72 FEET at 1311 West Owens Avenue (APN 139-28-502-004), C-1 (Limited Commercial) Zone, Ward 5 (Barlow).

MAY GO TO CITY COUNCIL ON 12/15/10 OR MAY BE FINAL ACTION
(Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

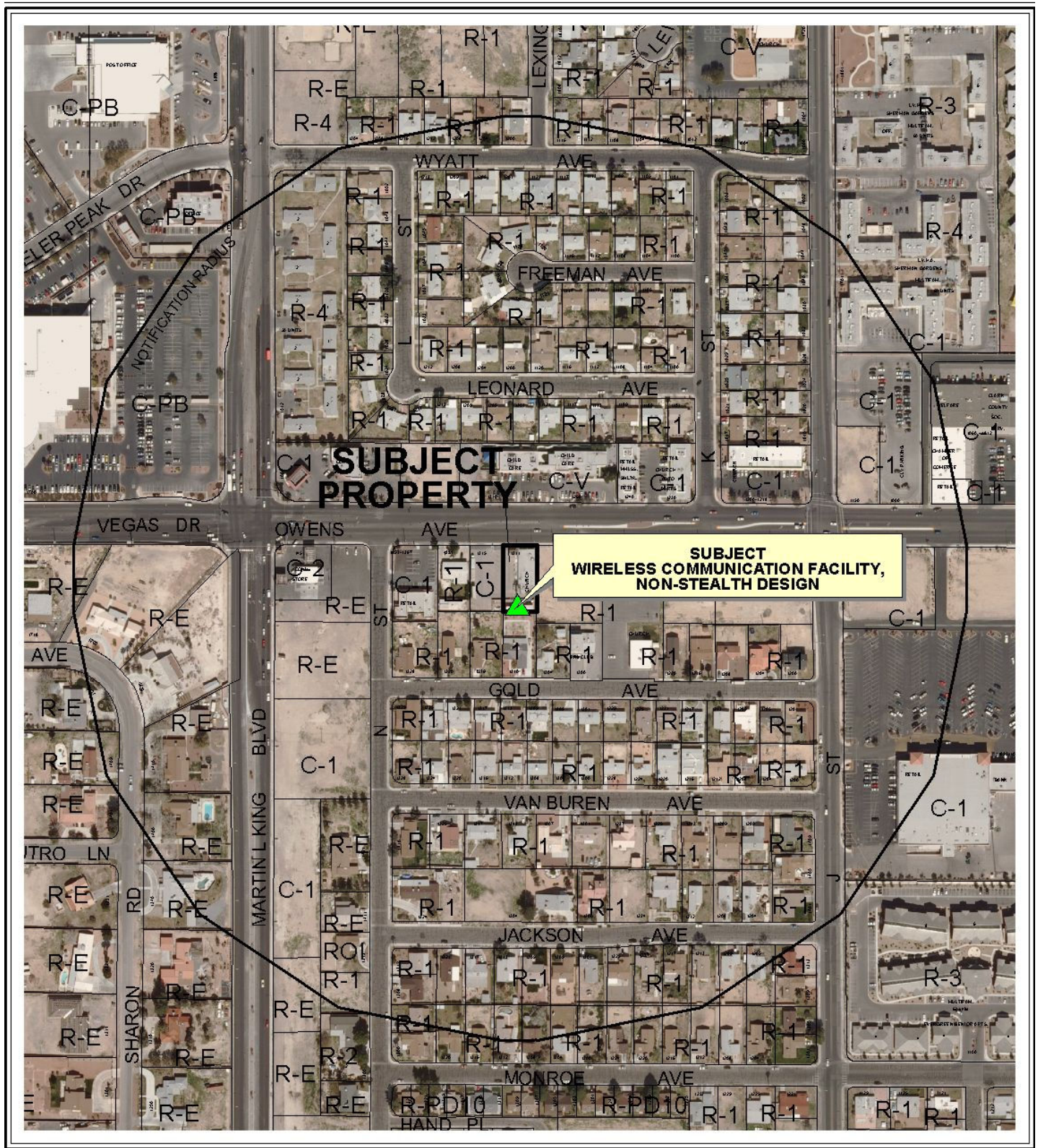
RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

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





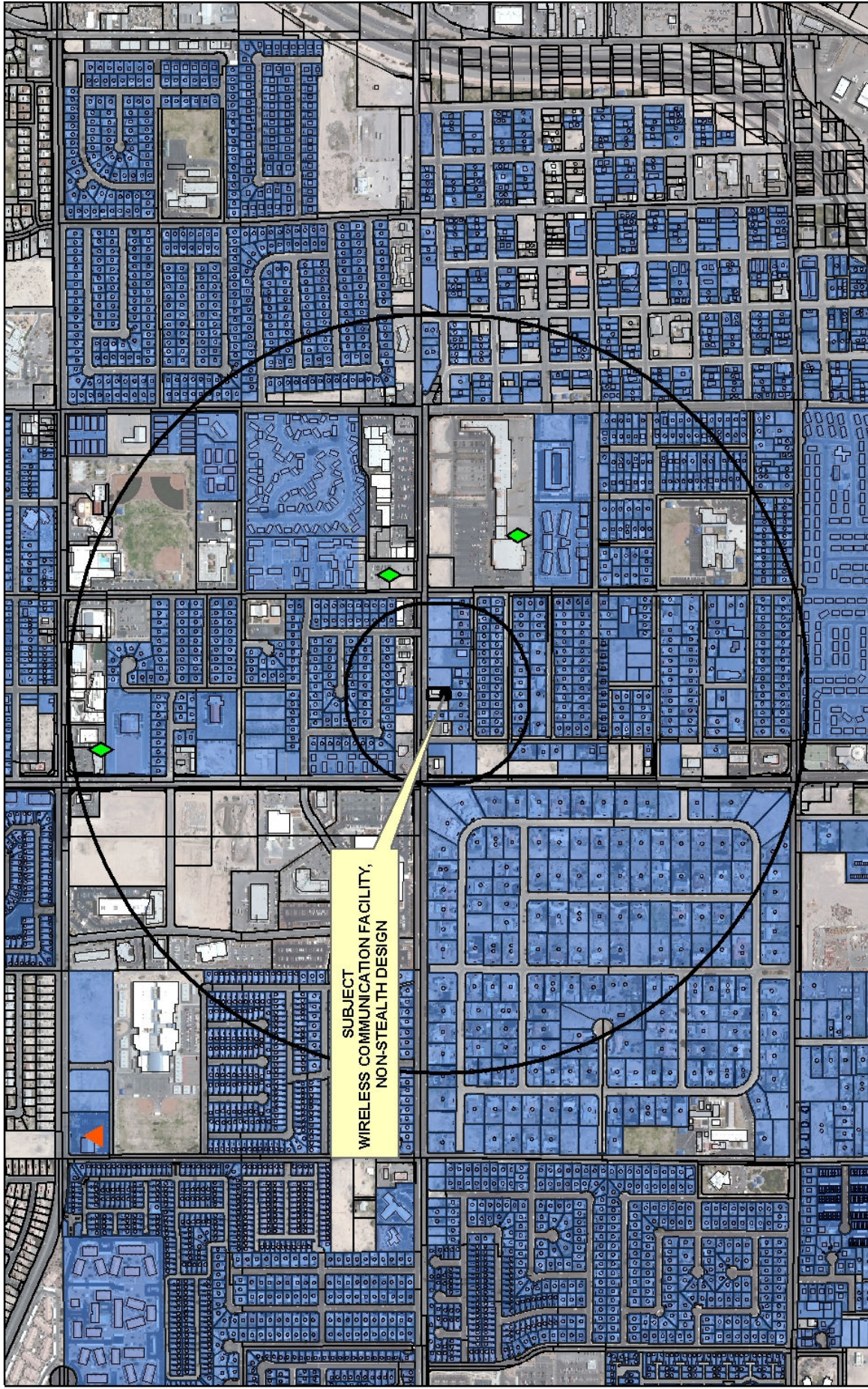
CASE: SUP-39709

RADIUS: 1000 FT

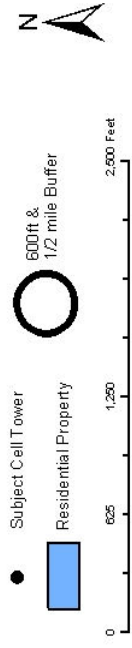
ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

0 300 600 Feet





SUBJECT
WIRELESS COMMUNICATION FACILITY,
NON-STEALTH DESIGN



Subject Cell Tower
Residential Property
600ft & 1/2 mile Buffer

Wireless Facility Locations

Non-Stealth
Stealth

SUP-39709
Wireless Facility



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-39709** APN: 139-28-502-004

Name of Property Owner: Pauline Hargraves

Name of Applicant: AT&T Mobility

Name of Representative: Black & Veatch Attn: Jason Frayer

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: Pauline Hargraves

Print Name: Pauline Hargraves

Subscribed and sworn before me

This 18th day of June, 2010
K

Notary Public in and for said County and State



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Modification SUP
 Project Address (Location) 1311 West Owens Las Vegas, Nevada 89106
 Project Name LSVGNVL-070 MLK Proposed Use Wireless/Telecom
 Assessor's Parcel #(s) 139-28-502-004 Ward # 5
 General Plan: existing C-1 proposed n/a Zoning: existing C-1 proposed n/a
 Commercial Square Footage n/a Floor Area Ratio n/a
 Gross Acres .27 Lots/Units n/a Density n/a
 Additional Information _____

PROPERTY OWNER Pauline Hargraves Contact Pauline Hargraves
 Address 1333 Hewitt Street Phone: (702) 762-3068 Fax: _____
 City Las Vegas State NV Zip 89106

APPLICANT AT&T Mobility Contact Jason Frayer
 Address 3763 Howard Hughes Pkwy. #200 Phone: (702) 460-8926 Fax: (702) 614-4650
 City Las Vegas State NV Zip 89109

REPRESENTATIVE Black & Veatch Contact Jason Frayer
 Address 6 Sunset Way B108 Phone: (702) 460-8926 Fax: (702) 614-4650
 City Henderson State NV Zip 89014

Property Owner Signature* Pauline Hargraves

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

Print Name Pauline Hargraves

Subscribed and sworn before me

This 18th day of June, 20 10.

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case #	<u>SUP-39709</u>
Meeting Date:	<u>11/18/10 PC</u>
Total Fee:	<u>\$1,030</u>
Date Received:*	<u>9/24/10</u>
Received By:	<u>[Signature]</u>

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

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SEP 24 2010



MLK
1311 WEST OWENS AVENUE
LAS VEGAS, NEVADA 89106
L-070 MOD

1	CONCRETE	13.1	VERIFY SOIL CONDITIONS ARE SUBSTANTIALLY IN
2	BOLTS INSTALLED IN CONCRETE	13.2	CONFORMANCE WITH THE SOIL INVESTIGATION REPORT
3	CONCRETE MOMENT-RESISTING SPACE FRAME	13.2	VERIFY THAT FOUNDATION EXPANSIONS EXTEND TO
4	PROVIDE STEEL AND STRENGTHENING STEEL	13.3	PROVIDE DEPTH AND BEARING VALUES
5	ALL STRUCTURAL WEELDING	13.3	PROVIDE SOIL COMPACTION TEST RESULTS, DEPTH OF
6	WELD TESTING DEPTH MOMENT-RESISTING STEEL	13.4	WELL, RELATIVE DENSITY, BEARING VALUES
7	WELD TESTING DEPTH MOMENT-RESISTING STEEL	13.4	PROVIDE SOIL EXPANSION TEST RESULTS, EXPANSION
8	HIGH-STRENGTH BOLTING	13.4	NOTES, RECOMMENDATIONS FOR FOUNDATIONS
9	STRUCTURAL MASONRY	13.5	GRADE PLANE SLAB DESIGN FOR EACH BUILDING SITE
10	REINFORCED CONCRETE	14	SHOULDER, CONTROL SYSTEM
11	INSULATING CONCRETE	15	SPECIAL CASES (DESCRIBED)
12	SPRAY-APPLIED FIREPROOFING	16	OFF-SITE FABRICATION OF BUILDING COMPONENTS
13	DEEP FOUNDATIONS (PILING, DRILLED & CAissons)	17	OTHER SPECIAL INSPECTIONS AS REQUIRED BY

[illegible]

BLACK & VEATCH
6 SUNSET WAY
SUITE: B108
HENDERSON, NEVADA 89014
PHONE: (702) 217-7794
CONTACT: MICHELLE USHER

JEFFREY ROME & ASSOCIATES
3 SAN JOAQUIN PLAZA
SUITE: 155
NEWPORT BEACH, CALIFORNIA 92660
PHONE: (949) 760-3929
FAX: (949) 760-3931
CONTACT: JEFFREY ROME

AT&T TOWERS

NEXTEL, SPRINT

EXISTING TYPE OF CONSTRUCTION: TYPE-V-B

EXISTING OCCUPANCY: U-2

JURISDICTION: CITY OF LAS VEGAS

- REMOVE (E) (6) ANTENNAS.
- INSTALL (N) (12) ANTENNAS.
- INSTALL (N) (6) RRH'S.

T-1	TITLE SHEET
T-2	SPECIFICATIONS AND NOTES
A-0	SITE PLAN
A-1	ENLARGED SITE PLAN
A-2	EQUIPMENT FLOOR PLAN
A-3	ELEVATIONS
A-4	DETAILS
A-5	TMA DETAILS

RF-1	RF-SITE	DESIGN
RF-2	RF-SITE	DESIGN
RF-3	RF-SITE	DESIGN
RF-4	RF-SITE	DESIGN
RF-5	RF-SITE	DESIGN

ALL WORK SHALL COMPLY WITH THE FOLLOWING APPLICABLE CODES:

INTERNATIONAL BUILDING CODE, 2006 EDITION
CLARK COUNTY FIRE CODE, 2005 EDITION
SOUTHERN NEVADA AMENDMENTS TO THE 2006 IBC
INTERNATIONAL PLUMBING CODE, 2006 EDITION
INTERNATIONAL MECHANICAL CODE, 2006 EDITION
NATIONAL ELECTRICAL CODE, 2005 EDITION

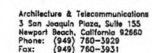
IN THE EVENT OF CONFLICT, THE MOST RESTRICTIVE CODE SHALL PREVAIL.

THIS PROJECT IS AN UNOCCUPIED WIRELESS PCS TELECOMMUNICATIONS FACILITY AND, IS EXEMPT FROM DISABLED ACCESS REQUIREMENTS.

THE DRAWING SCALES SHOWN IN THIS SET REPRESENT THE CORRECT SCALE ONLY WHEN THESE DRAWINGS ARE PRINTED IN A 24"x36" FORMAT. IF THIS DRAWING SET IS NOT 24"x36", THIS SET IS NOT TO SCALE.

SUP-39709

SEP 24 2010



THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO AT&T WIRELESS IS STRICTLY PROHIBITED.



PREPARED FOR



3763 Howard Hughes Parkway, Suite 200
Las Vegas, Nevada 89169

APPROVALS

R.F.

ZONING

CONSTRUCTION

SITE ACQUISITION

OWNER APPROVAL

PROJECT NAME

MLK

PROJECT NUMBER

L-070 MOD
1311 WEST OWENS AVENUE
LAS VEGAS, NEVADA 89106

CITY OF LAS VEGAS

DRAWING DATES:

09/08/09	PRELIM CD REVIEW (P1-B1)
09/01/10	FINAL CD'S (P1-B2)

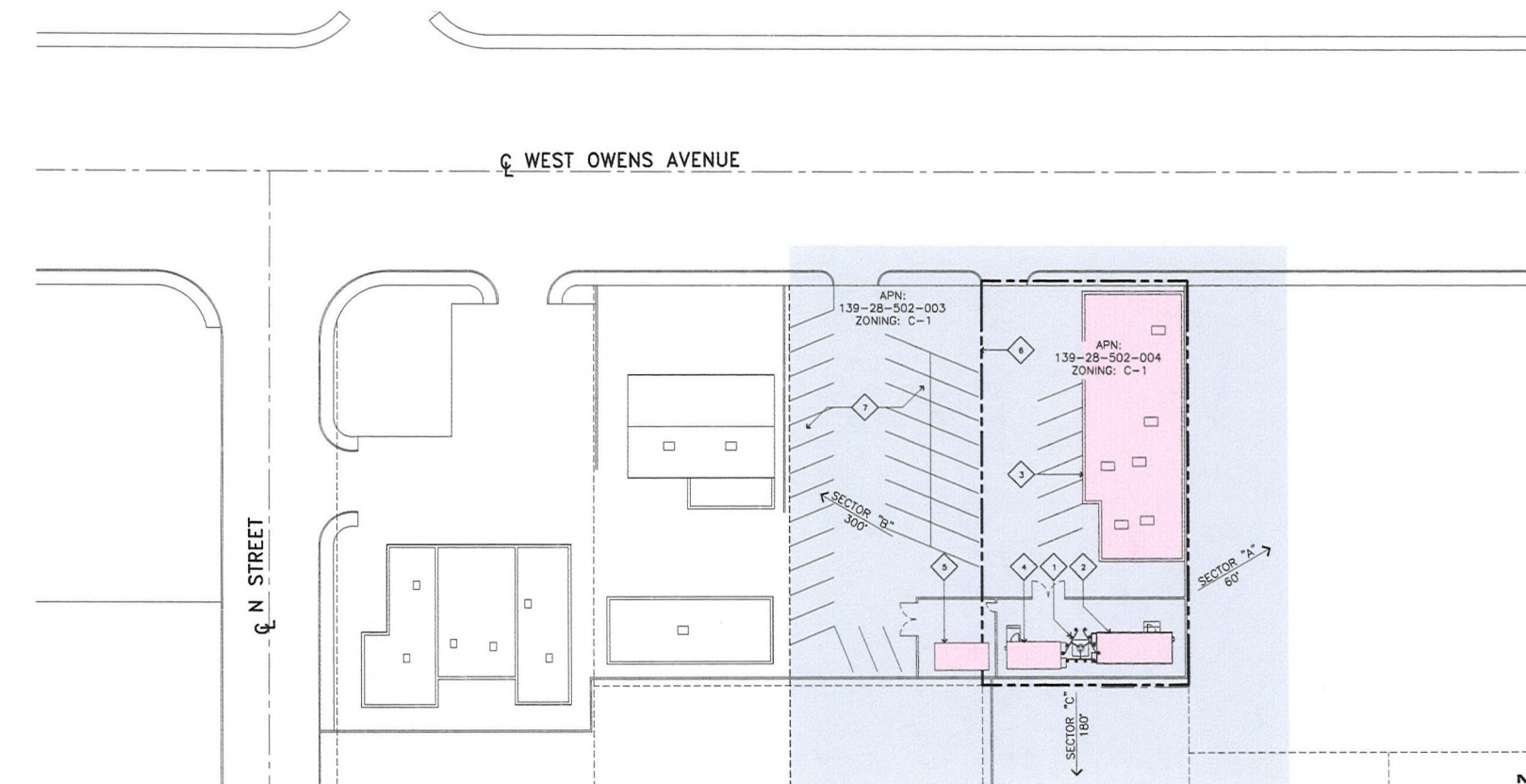
SHEET TITLE

TITLE SHEET

T-1

SITE PLAN KEYNOTES

- 1 NEW AT&T ANTENNAS; SEE SHEET A-1.
- 2 EXISTING AT&T EQUIPMENT SHELTER; SEE SHEET A-1.
- 3 EXISTING BUILDING.
- 4 EXISTING OTHER CARRIER EQUIPMENT SHELTER.
- 5 EXISTING OTHER CARRIER EQUIPMENT CABINETS.
- 6 EXISTING PROPERTY LINE.
- 7 EXISTING PARKING LOT.



SITE PLAN

JRA
Jeffrey Rome & Associates, Inc.

Architecture & Telecommunications
3 San Joaquin Plaza, Suite 155
Newport Beach, California 92660
Phone: (949) 760-3829
Fax: (949) 760-3531

PROPRIETARY INFORMATION
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PREPARED FOR



3763 Howard Hughes Parkway, Suite 200
Las Vegas, Nevada 89169

APPROVALS

R.F. _____

ZONING _____

CONSTRUCTION _____

SITE ACQUISITION _____

OWNER APPROVAL _____

PROJECT NAME

MLK

PROJECT NUMBER

L-070 MOD

1311 WEST OWENS AVENUE

LAS VEGAS, NEVADA 89106

CITY OF LAS VEGAS

DRAWING DATES

09/08/09 PRELIM CD REVIEW (P1-B1)

09/01/10 FINAL CD'S (P1-B2)

SHEET TITLE

SITE PLAN

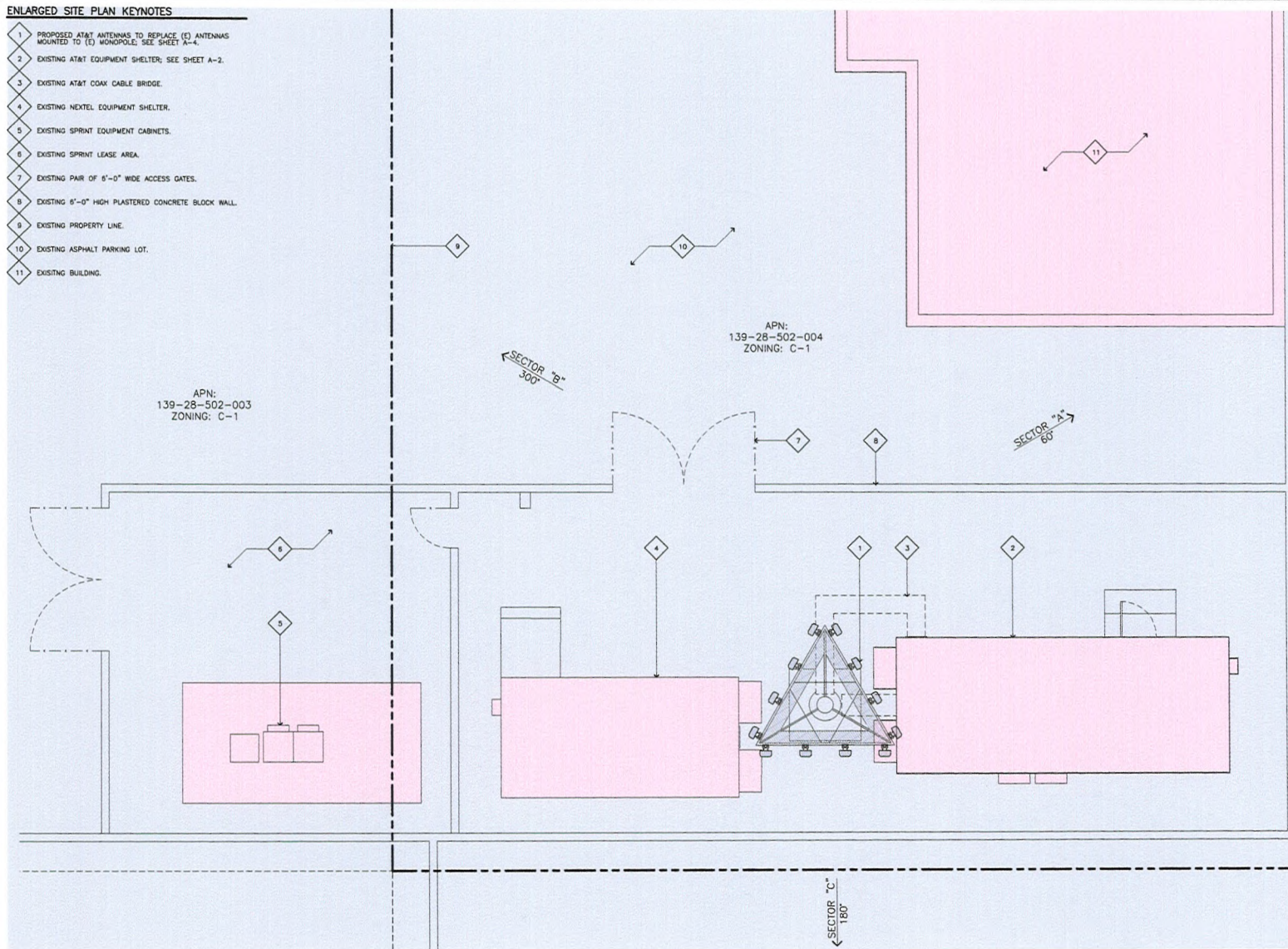
A-0

SUP-39709

SEP 24 2010

ENLARGED SITE PLAN KEYNOTES

- 1 PROPOSED AT&T ANTENNAS TO REPLACE (E) ANTENNAS MOUNTED TO (E) MONOPOLE, SEE SHEET A-4.
- 2 EXISTING AT&T EQUIPMENT SHELTER, SEE SHEET A-2.
- 3 EXISTING AT&T COAX CABLE BRIDGE.
- 4 EXISTING NEXTEL EQUIPMENT SHELTER.
- 5 EXISTING SPRINT EQUIPMENT CABINETS.
- 6 EXISTING SPRINT LEASE AREA.
- 7 EXISTING PAIR OF 6'-0" WIDE ACCESS GATES.
- 8 EXISTING 6'-0" HIGH PLASTERED CONCRETE BLOCK WALL.
- 9 EXISTING PROPERTY LINE.
- 10 EXISTING ASPHALT PARKING LOT.
- 11 EXISTING BUILDING.



ENLARGED SITE PLAN

JRA
Jeffrey R. Associates, Inc.

Architecture & Telecommunications
3 San Joaquin Plaza, Suite 155
Newport Beach, California 92660
Phone: (949) 780-3929
Fax: (949) 780-3931

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PREPARED FOR



3763 Howard Hughes Parkway, Suite 200
Las Vegas, Nevada 89169

APPROVALS

R.F. _____
ZONING _____
CONSTRUCTION _____
SITE ACQUISITION _____
OWNER APPROVAL _____

PROJECT NAME

MLK

PROJECT NUMBER

L-070 MOD

1311 WEST OWENS AVENUE
LAS VEGAS, NEVADA 89106

CITY OF LAS VEGAS

DRAWING DATES
09/08/09 PRELIM CD REVIEW (P1-B1)
09/01/10 FINAL CD'S (P1-B2)

SHEET TITLE

ENLARGED SITE PLAN

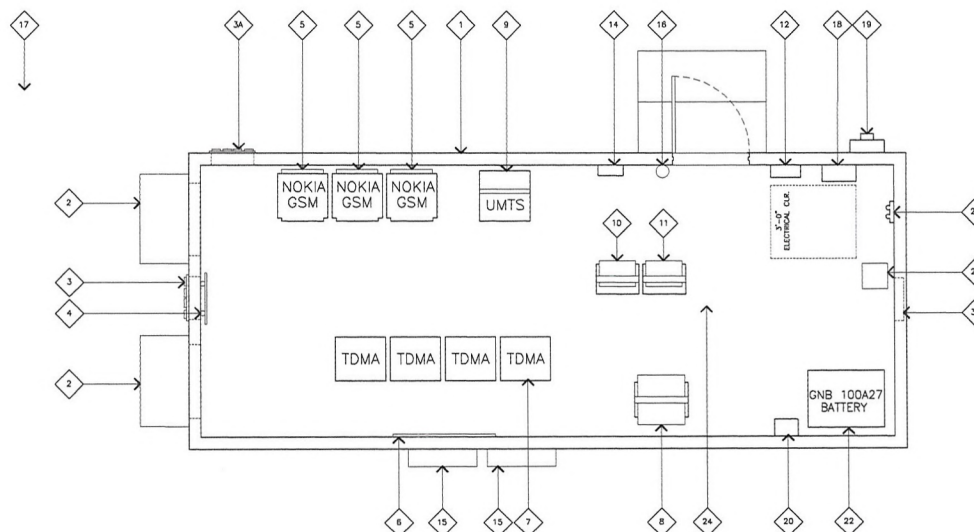
A-1

SCALE:
1/4" = 1'-0" 0' 2' 4'

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SEP 24 2010
SUP-39709

EQUIPMENT FLOOR PLAN KEYNOTES

- | | | |
|--|--|---|
| 1 (E) AT&T ANDREW 11'-6" x 28'-0" EQUIPMENT SHELTER, FLOOR LOADING IS 208 PSF. | 9 (E) AT&T LUCENT UMTS CABINET. | 19 (E) ELECTRICAL METER WITH MAIN SERVICE DISCONNECT. |
| 2 (E) AT&T EXTERIOR MOUNTED AC UNITS. | 10 (E) AT&T DATA RACK. | 20 (E) AT&T DUAL 800 AMP BATTERY DISCONNECT. |
| 3 (E) AT&T WAVEGUIDE ENTRY PORT WITH (16) 7/8" COAX FROM EQUIPMENT TO ANTENNAS INSIDE POLE. | 11 (E) AT&T COPO RACK. | 21 NOT USED. |
| 3A (E) AT&T WAVEGUIDE ENTRY PORT WITH (20) 7/8" COAX & (3) RET CABLES FROM EQUIPMENT TO ANTENNAS ON OUTSIDE OF (E) MONOPOLE. | 12 (E) AT&T ELECTRICAL PANEL. | 22 (E) AT&T BATTERY RACK MODEL NO. GNB 12 CELL ABSOLYTE 100A27. |
| 3B (E) AT&T UNUSED WAVEGUIDE ENTRY PORT. | 13 NOT USED. | 23 (E) AT&T EYE WASH STATION. |
| 4 (E) AT&T WALL MOUNTED MAIN GROUND BUS BAR (MGB). | 14 (E) AT&T EXTERNAL ALARM CABINET. | 24 NO (E) AT&T SMOKE DETECTORS. |
| 5 (E) NOKIA GSM EQUIPMENT CABINET. | 15 (E) AT&T TELCO CABINET. | 25 (E) AT&T SPILL KIT. |
| 6 (E) AT&T TELCO BACKBOARD. | 16 (E) AT&T FIRE EXTINGUISHER. | 26 NOT USED. |
| 7 (E) (4) AT&T TDMA CABINETS. | 17 (E) AT&T GENERATOR RECEPTACLE NOT ON SHELTER APPROXIMATELY 30'-0" AWAY. | |
| 8 (E) AT&T 24VDC ARGUS RECTIFIER CABINET. | 18 (E) AT&T MANUAL TRANSFER SWITCH. | |



NOT USED

SCALE:
NONE

2

EQUIPMENT FLOOR PLAN

SCALE:
NONE

1

JRA
Jeffrey Rome & Associates, Inc.

Architecture & Telecommunications
3 San Joaquin Place, Suite 155
Newport Beach, California 92660
Phone: (949) 780-3928
Fax: (949) 780-3931

PROPRIETARY INFORMATION
THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO AT&T WIRELESS IS STRICTLY PROHIBITED.



PREPARED FOR



3783 Howard Hughes Parkway, Suite 200
Las Vegas, Nevada 89169

APPROVALS

R.F. _____

ZONING _____

CONSTRUCTION _____

SITE ACQUISITION _____

OWNER APPROVAL _____

PROJECT NAME

MLK

PROJECT NUMBER

L-070 MOD

1311 WEST OWENS AVENUE
LAS VEGAS, NEVADA 89106

CITY OF LAS VEGAS

DRAWING DATES
09/08/09 PRELIM CD REVIEW (P1-B1)
09/01/10 FINAL CD'S (P1-B2)

SHEET TITLE

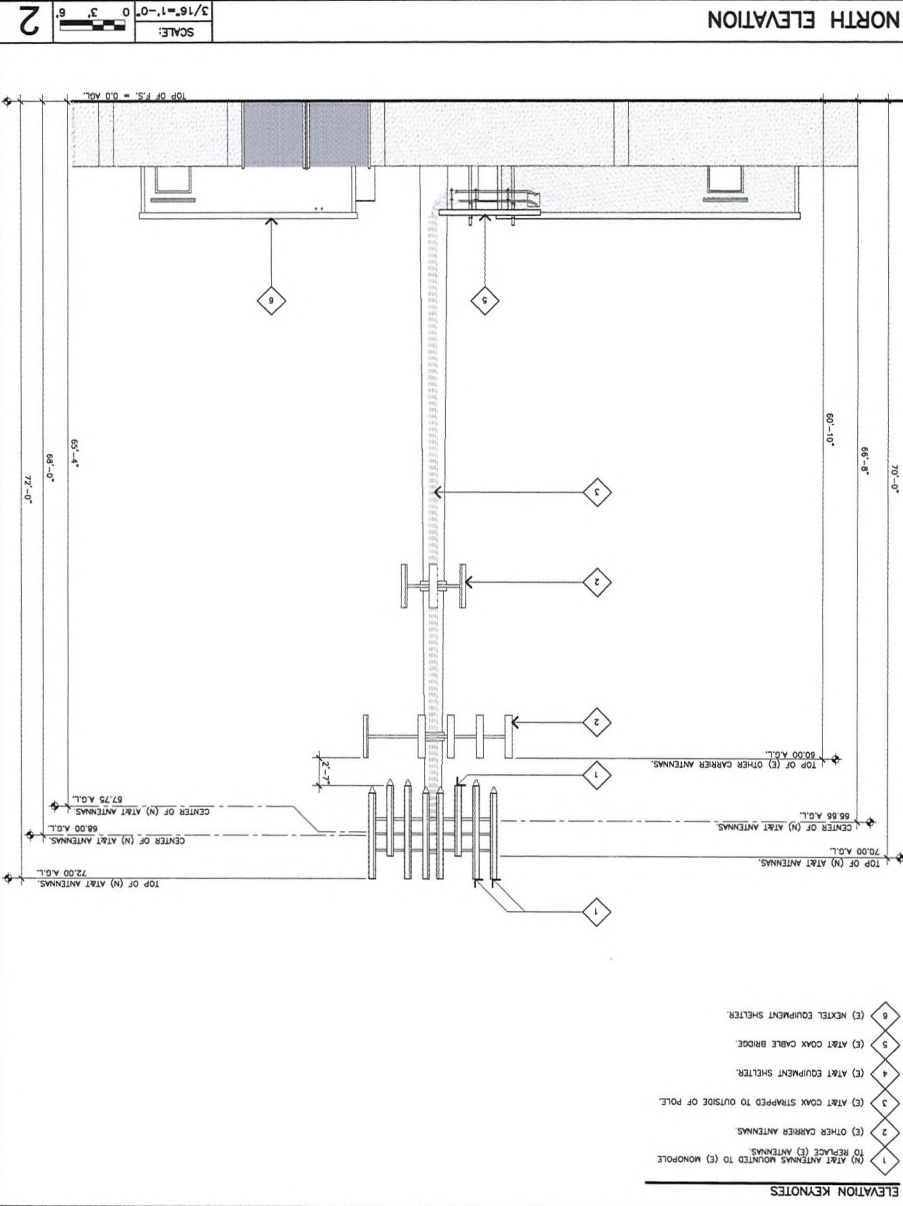
EQUIPMENT FLOOR PLAN

A-2

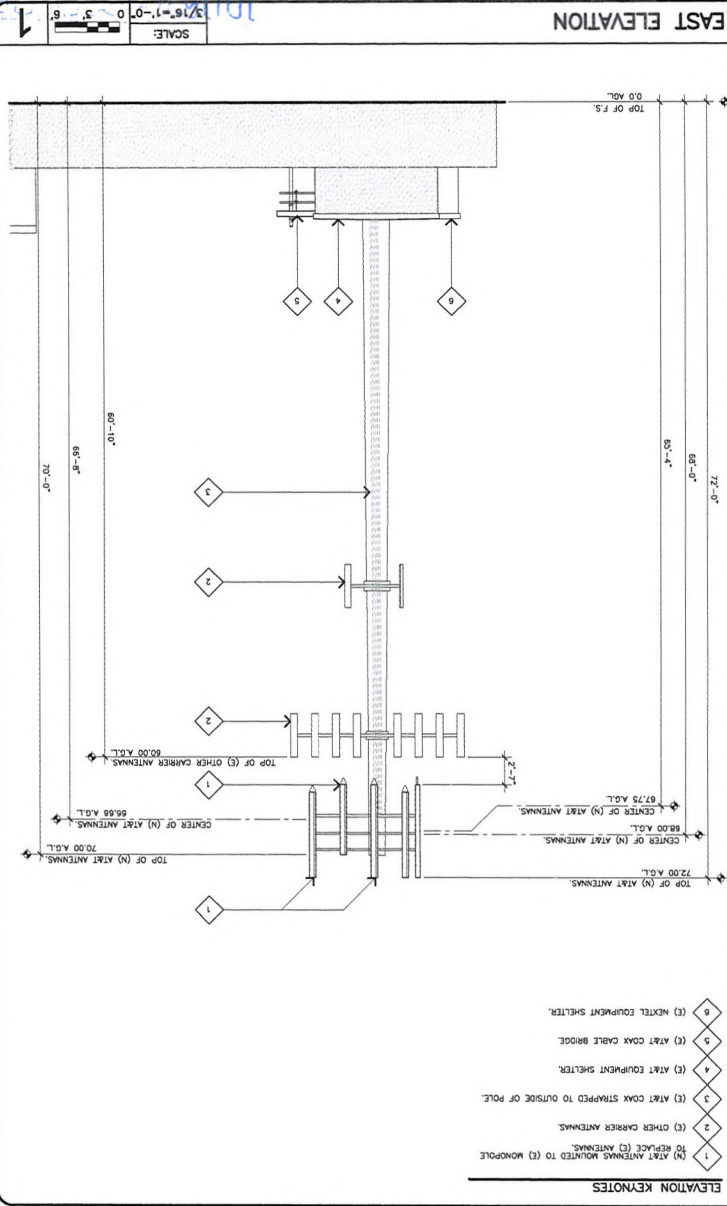
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SEP 24 2010

3/16" = 1'-0"

NORTH ELEVATION



EAST ELEVATION



PROPRIETARY INFORMATION

THE INFORMATION CONTAINED IN THIS
LETTER OF CONSENT DOCUMENT IS
PROPRIETARY BY NATURE AND ANY
DISCLOSURE OR OTHER THAN THAT
WHICH RELATES TO ADEPT
WHEREAS IS STRICTLY PROHIBITED.

Architectural & Telecommunications
Jeffrey Rome & Associates, Inc.

JRA

at&t

3763 Howard Hughes Parkway, Suite 200
Las Vegas, Nevada 89169

APPROVALS

NINO2

CONSTRUCTION

SITE ACQUISITION

OWNER APPROVAL _____

PROJECT NAME
MLK

PROJECT NUMBER
L-070 MOD
1311 WEST OWENS AVENUE
LAS VEGAS, NEVADA 89106
CITY OF LAS VEGAS

EAST AND NORTH
ELEVATIONS

A-3

EXISTING



**L-070 MOD
MLK**
Las Vegas, NV 89106



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PROPOSED

SUP-39709

Photosimulation of changes to existing telecommunications site



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 9, 2010

Jason Frayer
Black & Veatch
6 Sunset Way, Suite B108
Henderson, Nevada 89014

**RE: Cell Facility for AT&T Mobility (APN 139-28-502-004) located at
1311 West Owens Avenue: SDR-38623**

Dear Mr. Frayer:

Planning and Development Department staff has reviewed the proposed plans to remove three (3) existing antennas at the 70-foot centerline and replace them with three (3) new antennas with the top of the antennas at 72 feet of an existing Wireless Communication Facility, Non-Stealth Design (Monopole) located at 1311 West Owens Avenue. The determination has been made that this request cannot be approved administratively.

A Special Use Permit application will be required prior to submittal of building permits. A copy of this letter must be included in the permit package.

If you have any questions, please contact me at (702) 229-6895.

Sincerely,

Debbie Sullivan, Planner I
Current Planning Division
Planning & Development Department

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



SUP-39709
RECEIVED
SEP 24 2010

September 24, 2010

City of Las Vegas
Planning & Development
731 S. 4th Street
Las Vegas, Nevada 89101
(702) 229-6301

RE: AT&T Mobility Project LSVG NVL070 MLK 1311 W. Owens
APN# 139-28-502-004 Special Use Permit

To Planning and Development:

AT&T Mobility is asking for the following to be reviewed by the City of Las Vegas Planning Department for AT&T project LSVG NVL070 MLK 1311 W. Owens. The site is an existing non-stealth monopole with three wireless providers already on the tower and AT&T believes that the impact of its proposed modification to change out its existing array for upgraded technology to expand its wireless network to be minimal.

- What AT&T is seeking to complete is a modification upgrade to the cell site to allow for greater use and expanded technology. As you can see from the photo simulations and the plans, AT&T looks to replace three (3) existing Powerwave 7752 antennas at position 2 (one each sector) with three (3) new Powerwave 7755 antennas is to be located in the same place as the existing antennas on the tower. AT&T is also looking to move the existing antenna at position four (4) to position three (3); but retain the existing antenna. Finally, AT&T is also requesting antenna change outs on antennas at positions one (1) and four (4) from Powerwave 7752 to new Kathrein 800-10766 K antennas. The only difference is all the new antennas are no more than two (2') feet longer than the existing antennas. The top of the existing antennas are at 70' and AT&T is asking to increase that height with the new antenna array to 72'. The tower itself is not being proposed to increase in tower height; just the antennas.
- AT&T cannot lower the bottom of the antennas to bring the top of the new antenna in line with the existing antennas because of the existing Sprint antennas below AT&T's rad center. It would cause interference and virtually overlap Sprint's and AT&T's antennas.
- There are no changes to the operating equipment located in the shelter and the minor changes to the antennas will not be noticed by the general public. The new antenna will match the existing ones (as stated on the plans), as to fade into the background as the existing equipment does.

702-460-8926 Office 6 Sunset Way Suite B108 702-614-4650 Fax Henderson, Nevada 89014

SUP-39709



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at&t
SEP 24 2010



For this project:

- It encourages co-location by staying on the existing tower.
- No residential use exists on the property.
- This existing tower is designed to be co-locatable and currently houses two additional telecommunication providers besides AT&T on the property.
- There is no tower lighting or signals currently on the monopole.
- All ground level equipment is screened by an existing block wall.
- The property is zoned commercial.

AT&T believes that this modification will not be detrimental to the surrounding area. It is in an area away from the general public; generally going unnoticed by the public at large and necessary for the increased operations of AT&T's telecommunications facility coverage necessities. This is but one carrier on the existing tower that houses three (3) carriers.

Please let me know if the City of Las Vegas has any questions or comments for AT&T's project LSVGNVL070 MLK.

Thanks,
Jason Frayer
702-460-8926
Jason.Frayer@cox.net
Contractor for AT&T Mobility

702-460-8926 Office 323 Greenleaf Glen 702-614-4650 Fax Henderson, Nevada 89014



SUP-39709

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at&t

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 18, 2010

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SUP-39745 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: RONG JIE NIA - OWNER: PK I CHEYENNE COMMONS, LLC - Request for a Special Use Permit TO ADD A BEER/WINE/COOLER ON-SALE ESTABLISHMENT USE TO AN EXISTING 2,665 SQUARE-FOOT RESTAURANT WITH A WAIVER TO ALLOW A 390-FOOT DISTANCE SEPARATION FROM A CHURCH OR SYNAGOGUE WHERE 400 FEET IS REQUIRED at 3175 North Rainbow Boulevard (APN 138-15-502-006), C-1 (Limited Commercial) Zone, Ward 5 (Barlow).

MAY GO TO CITY COUNCIL ON 12/15/10 OR MAY BE FINAL ACTION
(Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends

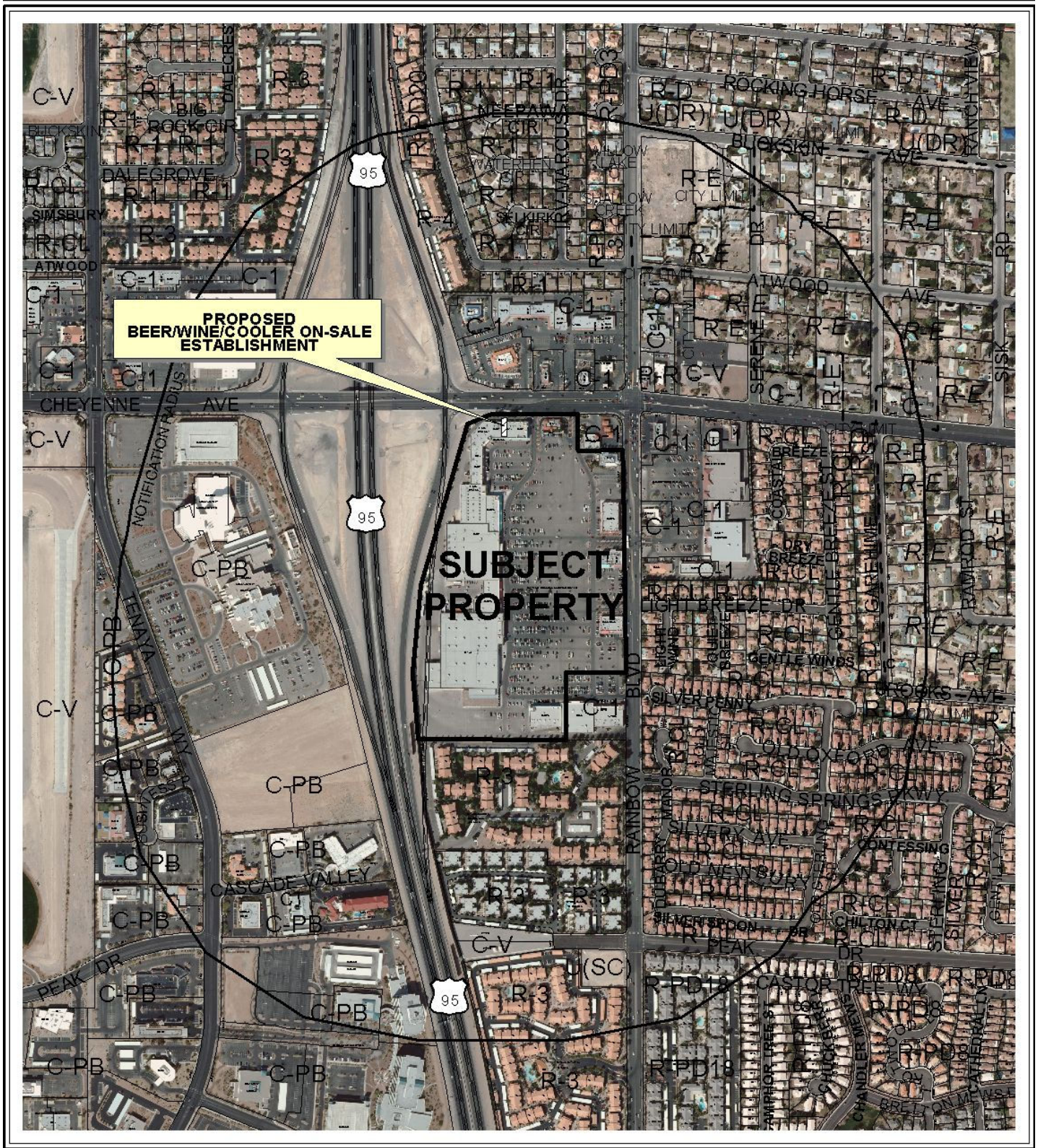
BACKUP DOCUMENTATION:

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



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





CASE: **SUP-39745**

RADIUS: 1500 FT

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

0 300 600 Feet





SUP-39745

**BEER/WINE/COOLER
ON-SALE**

Business Licenses

Beer/Wine/Cooler
On-Sale

Beer/Wine/Cooler
Off-Sale

Beer/Wine/Cooler
On-Sale

Beer/Wine/Cooler
Off-Sale

Subject Property

400 foot buffer

RELIGIOUS
CITY PARKS
SCHOOLS

Supper Club/
Restaurant Service Bar
Tavern

Package Liquor
Sales

Beer/Wine/Cooler
On-Sale

Beer/Wine/Cooler
Off-Sale

Child Care/
Children Facility

Beer/Wine/Cooler
On-Sale

Beer/Wine/Cooler
Off-Sale



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-39745** APN: P#138-15-601-004
P#138-15-502-006.

Name of Property Owner: PK 1 CHRYSENE COMMONS LLC

Name of Applicant: N/A, RONGJIE

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): _____

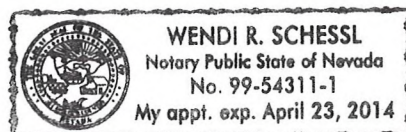
APN: _____

Signature of Property Owner: Robert M. Rice 8/25/10.

Print Name: ROBERT M. RICE

Subscribed and sworn before me

This 25 day of August, 20 10
Wendi R. Schessl
Notary Public in and for said County and State



RECEIVED
SEP 28 2010

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Special use Permit
 Project Address (Location) 3175 N. RAINBOW BLVD, LAS VEGAS, NV
 Project Name BANGKOK 9 Proposed Use _____
 Assessor's Parcel #(s) ~~P# 138-15-601-004~~; P# 138-15-502-006 Ward # 5
 General Plan: existing _____ proposed _____ Zoning: existing _____ proposed _____
 Commercial Square Footage 361,486 Floor Area Ratio _____
 Gross Acres 34.81 32.59 Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER PK 1 CHEYENNE COMMONS LLC Contact ROBERT M. RICE
 Address 1919 S. JONES BLVD, # I Phone: 702-446-8818 Fax: 702-258-6484
 City LAS VEGAS State NV Zip 89129
 E-mail Address RRICE@KIMCOREALTY.COM

APPLICANT KONG JIE NIA Contact _____
 Address 8403 OPULENT AVE Phone: (702) 378-1068 Fax: _____
 City LAS VEGAS State NV Zip 89147
 E-mail Address nianicki@yahoo.com

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

Property Owner Signature* Robert M. Rice. 8/25/10.

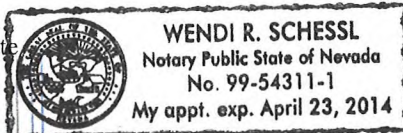
* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name ROBERT M. RICE

Subscribed and sworn before me

This 25th day of August, 20 10.
Wendi R. Schessl

Notary Public in and for said County and State



Revised 10/27/08

SEP 28 2010

FOR DEPARTMENT USE ONLY

Case #	<u>SUP-39745</u>
Meeting Date:	<u>11-18-10</u>
Total Fee:	<u>1280.00</u>
Date Received:*	<u>9-28-10</u>
Received By:	<u>J. F. Miller</u>

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

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

Revisions:
No. Date Description

Consultant:

Stamp:

Project No. **WP-1025**

Owner: **MICHAEL NIA**

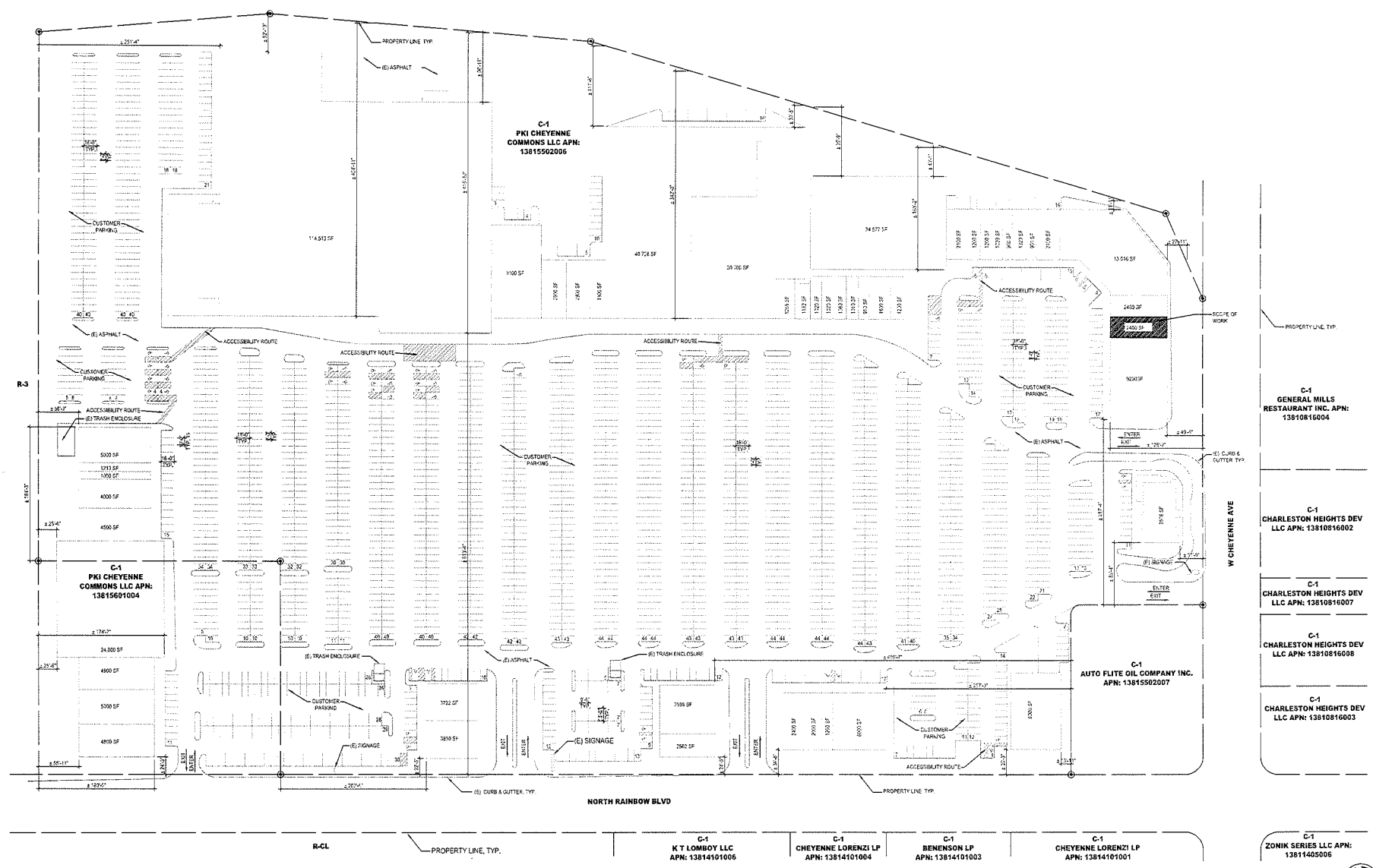
Project Name: **BANGKOK 9 TI**
3175 N. RAINBOW BLVD., LAS VEGAS, NV 89108

Sheet Title: **SITE PLAN**

Date: 09.07.10
Checked By: CS
Submitted: PLAN CHECK

Sheet No.

AS1.01

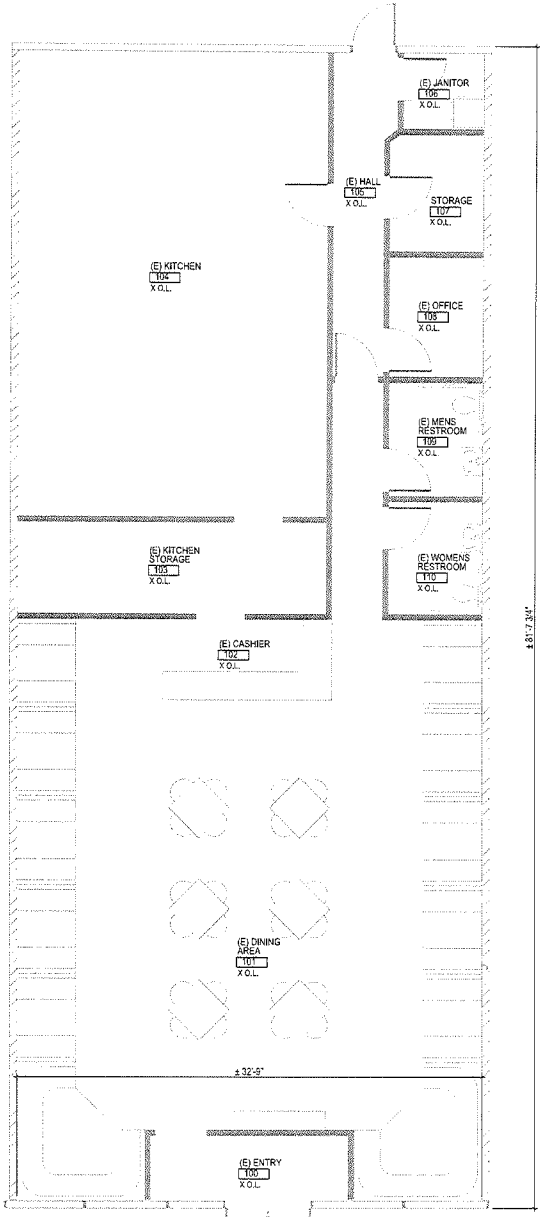


SITE PLAN

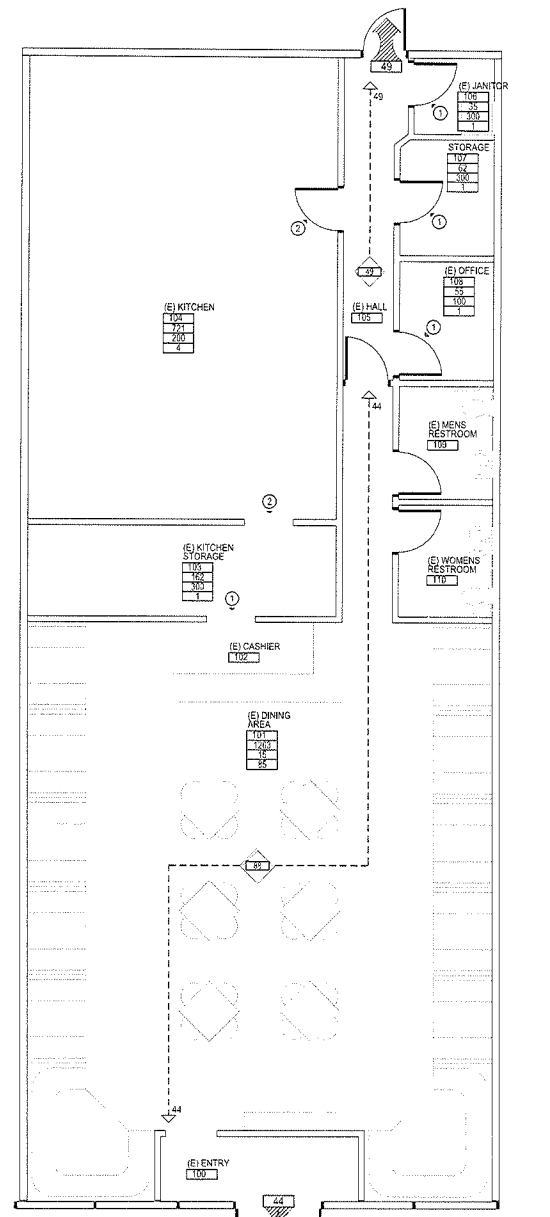
SCALE: 1"=60'-0"

SEP 23 2010

SUP-39745



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



LIFE SAFETY PLAN
SCALE: 1/4"=1'-0"



LIFE SAFETY LEGEND

ROOM OCCUPANCY LOAD MATRIX

XXXX
XXXX
XXXX

ROOM AREA/ST
LOAD FACTOR
NUMBER OF OCCUPANTS

SINGLE EXIT OCCUPANT LOAD

DIRECTION OF EXIT TRAVEL

MULTIPLE EXIT OCCUPANT LOAD

OLF

= OCCUPANT LOAD FACTOR

FEC

= FIRE EXTINGUISHER CABINET

FE

= SURFACE MOUNTED FIRE EXTINGUISHER

INTERMEDIATE ACCUMULATED OCCUPANT LOAD

ACCUMULATED OCCUPANT LOAD AT EXIT PATH

GENERAL NOTES

1. ALL WALLS AND FURNITURE ARE EXISTING IN PLACE.
2. ANY DESIGNATION INDICATED WITH AN (E) MEANS EXISTING.

WALL TYPE LEGEND

EXISTING EXTERIOR WALLS & STOREFRONT

EXISTING DEMISING WALLS

EXISTING INTERIOR WALLS

OCCUPANCY COUNT

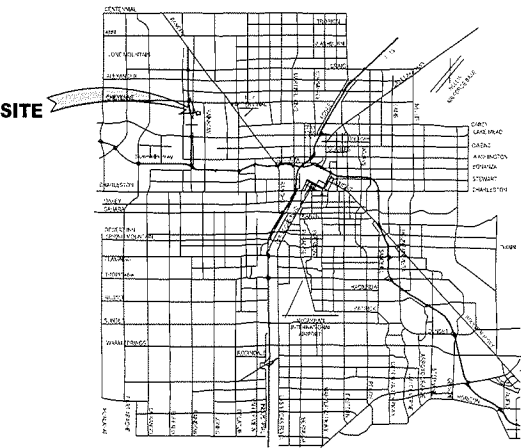
OCCUPANCY LOAD

TABLE 10A.1.1. MAXIMUM FLOOR AREA ALLOWANCE PER OCCUPANT

ROOM NO.	ROOM NAME	OCCUPANCY GROUP	AREA (S.F.)	LOAD FACTOR	NUMBER OF OCCUPANTS
100	ENTRY	N/A	N/A	N/A	-
101	DINING AREA	ASSEMBLY	1263.15	RS	RS
102	CASHER	N/A	N/A	N/A	-
103	KITCHEN STORAGE	STORAGE	1625.00	1	1
104	KITCHEN	ASSEMBLY	721.25	4	4
105	HALL	N/A	N/A	N/A	-
106	JANITOR	STORAGE	325.00	1	1
107	STORAGE	STORAGE	620.00	1	1
108	OFFICE	BUSINESS	550.00	1	1
109	MENS RESTROOM	N/A	N/A	N/A	-
110	WOMENS RESTROOM	N/A	N/A	N/A	-
TOTAL OCCUPANTS					93

SEP 23 2010

SUP-39745

SHEET INDEX	PARKING CALCULATIONS
GENERAL G1.01 INDEX, LEGENDS, & GENERAL NOTES ARCHITECTURAL A51.01 SITE PLAN A1.01 FLOOR PLAN & OCCUPANCY COUNT	TABLE 19 ON SITE PARKING REQUIREMENTS: ONE SPACE PER 250 SQUARE FEET OF GROSS FLOOR AREA PARKING CALCULATIONS: $374,502/250 = 1499$ PARKING REQUIRED = 1499; PARKING PROVIDED = 2426 OK HANDICAPPED PARKING REQUIRED PER CHAPTER 19.10.010 TABLE 2: FOR 1001 AND ABOVE (TOTAL NUMBER OF PARKING REQUIRED) - TWENTY SPACES, PLUS ONE SPACE FOR EACH 100 OVER 1000 SPACES OF FRACTION THEREOF $1000 = 20 \text{ SPACES}$ $1499 - 1000 = 499; 5 \text{ ADDITIONAL SPACES}$ HANDICAPPED PARKING REQUIRED = 25; HANDICAPPED PARKING PROVIDED = 47 OK
SYMBOL LEGEND	BUILDING SETBACKS
 ACCESSIBLE FACILITY	BUILDING SETBACKS FOR EXISTING BUILDING: (SETBACKS LISTING ARE FOR THE BUILDING WITH THE SUITE LISTED AS THE "SCOPE OF WORK" ON THE SITE PLAN ONLY. ALL OTHER DIMENSIONS ARE ON THE SITE PLAN) NORTH: $\pm 27'-11"$ SOUTH: $\pm 25'-14"$ EAST: $\pm 237'-4"$ WEST: $\pm 11'-11"$
GENERAL NOTES	PROPERTY INFORMATION
1. ANY DESIGNATION INDICATED WITH AN (E) MEANS EXISTING.	BUILDING HEIGHT BUILDING HEIGHT FOR EXISTING BUILDING: (BUILDING HEIGHT LISTED IS FOR THE BUILDING WITH THE SUITE LISTED AS THE "SCOPE OF WORK" ON THE SITE PLAN ONLY) BUILDING HEIGHT: $\pm 25'-0"$
PROPERTY INFORMATION OWNER: PKI CHEYENNE COMMONS LLC ADDRESS: 3001 NORTH RAINBOW BLVD LAS VEGAS, NEVADA 89108 APN#: 138-15-802-006 LOT AREA: $\pm 33 \text{ ACRES}$ ZONING: C-1 BUILDING AREA: $\pm 374,502 \text{ S.F.}$ F.A.R.: 25%	RESTAURANT INFORMATION OWNER: MICHAEL NIA NAME: BANGKOK 9 ADDRESS: 3175 NORTH RAINBOW BLVD LAS VEGAS, NEVADA 89108 SUITE AREA: 2400 S.F.
VICINITY MAP	 VICINITY MAP NO SCALE

Pugsley Simpson Coulter
ARCHITECTS

2480 E. Tropicana Ave., Ste. 222
Las Vegas, NV 89121
702.435.1150
www.pscarchitects.com

Revisions:
No. Date Description

Consultant:

Stamp:

Owner: MICHAEL NIA
Project Name: BANGKOK 9 TI
Project No. WP-1025
3175 N. RAINBOW BLVD., LAS VEGAS, NV 89108
Sheet Title: GENERAL INFORMATION

Date: 09.07.10
Checked By: CS
Submitted: PLAN CHECK

Sheet No. **G1.01**

SEP 23 2010

SUP-39745

Jostification letter

07/23/2010

Planning and Development Dept. city of Las Vegas

To whom it may concern,

I have recently signed a lease agreement from 06/30/2010 to 06/30/2020 with KIMCO REALTY to lease the old china restaurant at 3175 N. Rainbow (parcel no. 13815502003),
PKI CHEYENNE COMMONS LLC

I am applying for a beer and wine use permit for my new restaurant, Bangkok 9.

I am leasing the space "as is" and plan to open the new restaurant without any construction/ development changes.

The attached site and floor plans are therefore consistent with the old china king plans and do not show any changes for Bangkok 9.

My contact information is given below, and I thank you in advance for your attention in this matter.

Michael Nia

OWNER



7-23-10

RECEIVED
SEP 23 2010

SUP-39745

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 18, 2010

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SUP-39812 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ALLSTAR MINIMART - OWNER: BECKER INVESTMENT COMPANY, LP - Request for a Special Use Permit TO ADD AN ACCESSORY PACKAGE LIQUOR OFF-SALE USE WITHIN AN EXISTING 2,310 SQUARE-FOOT CONVENIENCE STORE WITH A WAIVER TO ALLOW A 100-FOOT DISTANCE SEPARATION FROM A RELIGIOUS FACILITY WHERE 400 FEET IS REQUIRED at 2339 North Jones Boulevard (APN 138-24-101-001), C-1 (Limited Commercial) Zone, Ward 5 (Barlow).

MAY GO TO CITY COUNCIL ON 12/15/10 OR MAY BE FINAL ACTION
(Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

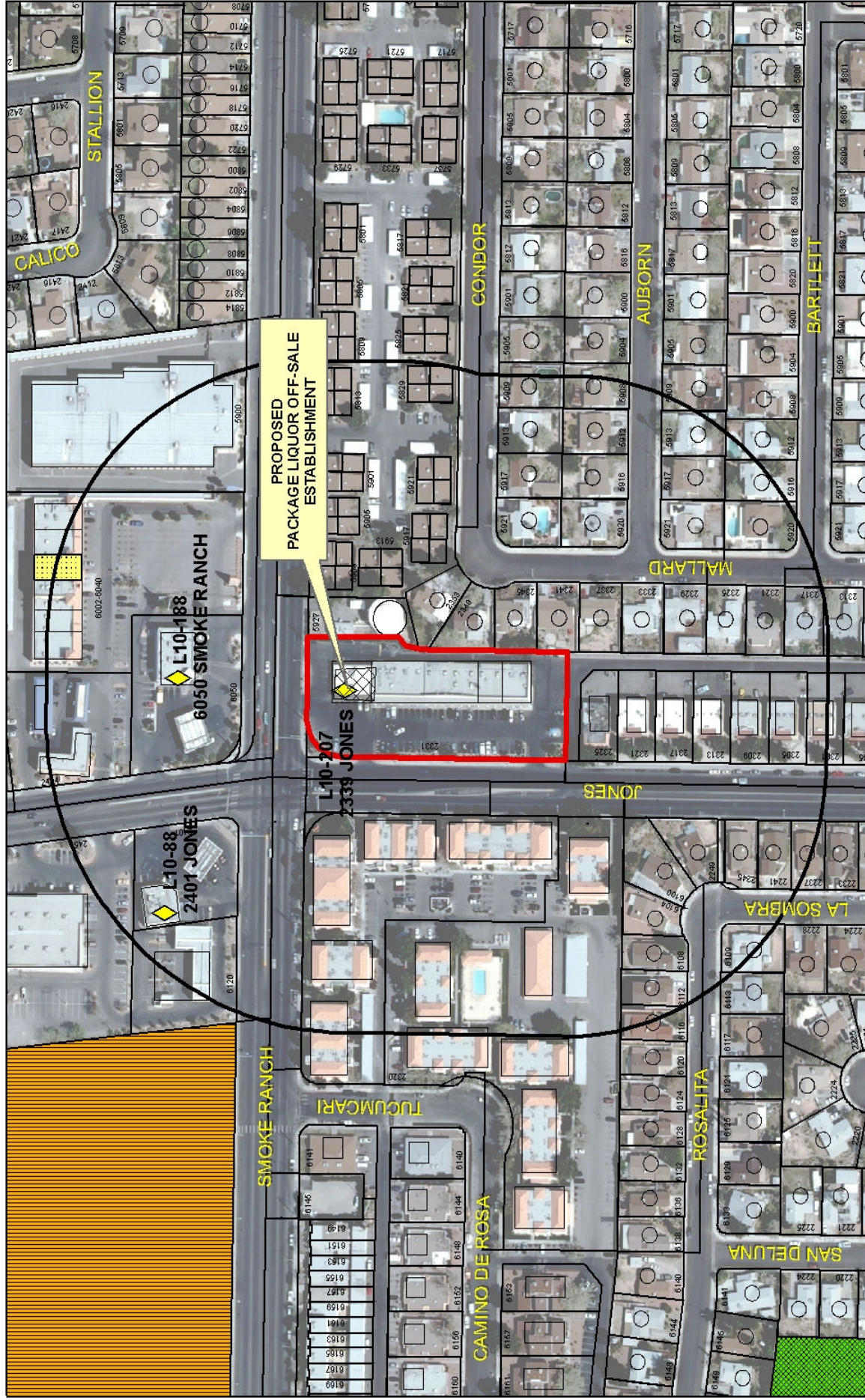
RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

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





SUP-39812

Package Liquor Sales

Business Licenses

Child Care/
Children Facility

Beer/Wine/Cooler
On Sale

Beer/Wine/Cooler
Off Sales

Beer/Wine/Cooler
On-Off Sale

Package Liquor
Sales

Supper Club/
Restaurant Service Bar

Tavern

RELIGIOUS

CITY PARKS

SCHOOLS

Subject Property

400 foot buffer





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-39812** APN: 138-24-101-001

Name of Property Owner: Becker Investment Company LP

Name of Applicant: George Shoshani

Name of Representative: Lora Dreja of Brown, Brown & Premsrirut

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: [Signature]

Print Name: Barry W. Becker Gen Proctor

Subscribed and sworn before me

This 2 day of September, 2010

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





PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Use Permit for package Liquor Off-Sale Establishment
Project Address (Location) 2339 North Jones Blvd
Project Name Allstar Minimart Proposed Use _____
Assessor's Parcel #(s) 138-24-101-001 Ward # 5 - Barlow
General Plan: existing _____ proposed _____ Zoning: existing C-1 proposed C-1
Commercial Square Footage 2310 Floor Area Ratio _____
Gross Acres 1.47 Lots/Units _____ Density _____
Additional Information _____

PROPERTY OWNER Becker Investment Company LP Contact _____
Address 50 South Jones #100 Phone: _____ Fax: _____
City Las Vegas State NV Zip 89107

APPLICANT Allstar Minimart Contact George Shoshani
Address 2339 North Jones Blvd Phone: (619) 733-0526 Fax: _____
City Las Vegas State NV Zip 89130

REPRESENTATIVE Brown, Brown & Premsrut Contact Lora Dreja
Address 520 South 4th St Phone: (702) 384-5563 Fax: (702) 385-1023
City Las Vegas State NV Zip 89101

Property Owner Signature* [Signature] GP

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

Print Name Barry W. Becker

Subscribed and sworn before me

This 2 day of September, 20 10.

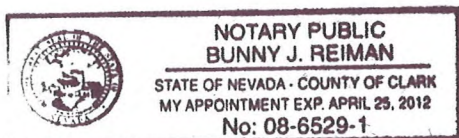
[Signature]

Notary Public in and for said County and State

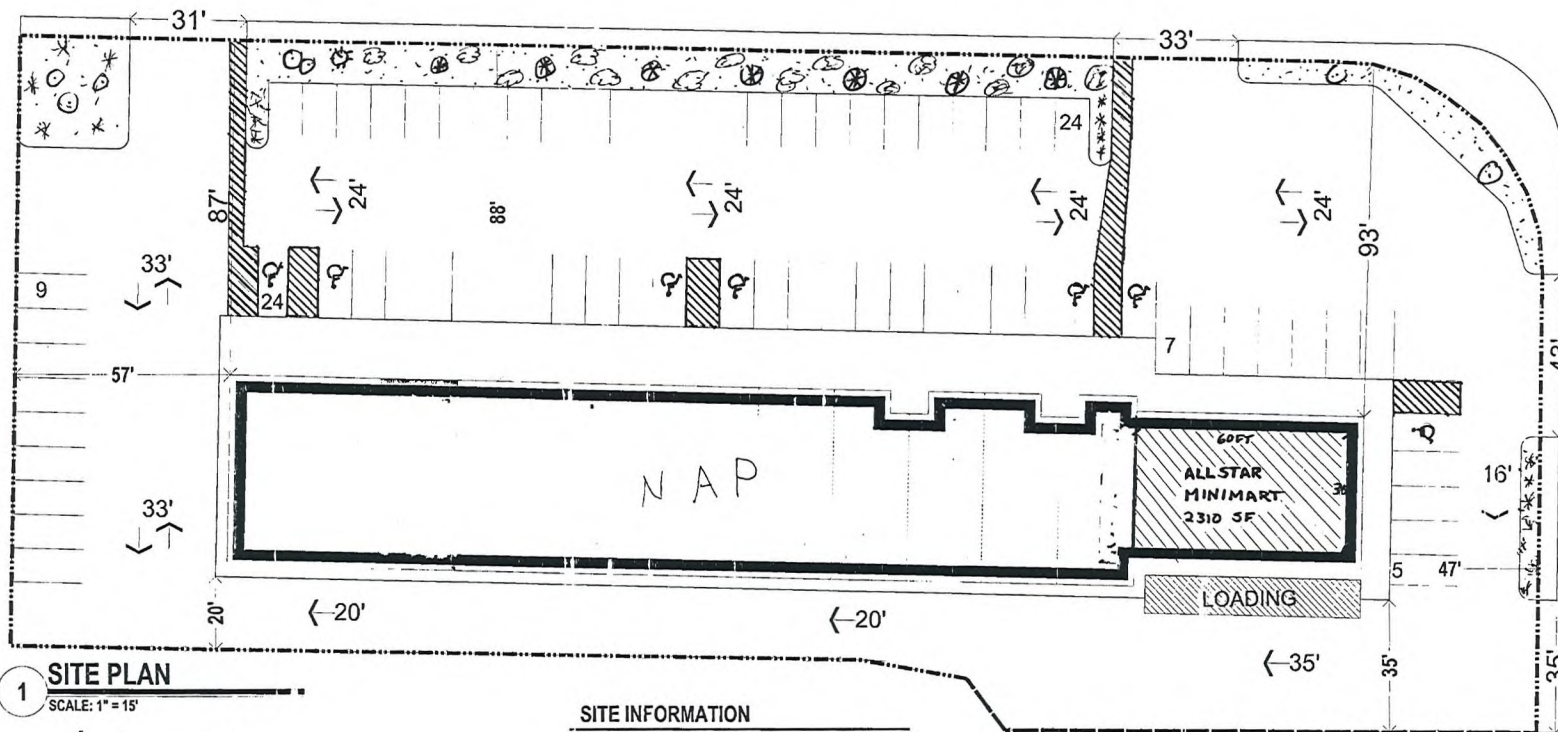
FOR DEPARTMENT USE ONLY

Case #	<u>SUP-39812</u>
Meeting Date:	<u>11/13/10 PC</u>
Total Fee:	<u>\$1,280</u>
Date Received:*	<u>10/5/10</u>
Received By:	<u>[Signature]</u>

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



JONES BLVD



SITE PLAN

SCALE: 1" = 15'

SITE INFORMATION

ZONING: Clark County, NV

APN#: 138-24-101-001

Zoning: C-1

AREA (Approximate, to be verified)

Gross Area 91,115 Sq. Ft. 2.09 - Acres

Net Area 64,033 Sq. Ft. 1.47 - Acres

Lot Coverage 16 %

SETBACKS REQUIRED PROVIDED

Front: 20 ft 99 ft Existing

Side: 10 ft 0 ft Existing

Corner Side: 15 ft 90 ft Existing

Rear: 20 ft 19 ft Existing

BUILDING HEIGHT

Allowed: 35 ft

Provided: N/A Existing

PARKING

Suite #	Name of Business	Type of Use	Parking Requirements	Tenant Space	Parking Required	Parking Provided
101	"Be Gorgeous Wigs and Salon"	Beauty Salon	3 spaces per station (per business license there are 4 stations)	4500 GSF 760	12 Spaces	
102	Joey's Pizza	Restaurant	1 space per 50 SF of the seating area plus 1 space per 200 SF of the remaining floor area	500 GSF 500 GSF	10 Spaces 3 Spaces	
103	Discount Car Insurance	Office	1 space per 300 SF of the Gross Floor Area	1000 GSF	4 Spaces	
104	Vacant	Retail	use retail parking requirements: (1 space per 175 SF of the Gross Floor Area)	1000 GSF	6 Spaces	
105	Gerardo's Classic Barber Shop	Barber Shop	2 spaces per chair (per business license there are 6 chairs)	1,000 GSF	12 Spaces	
108	Saddle N Spurs Saloon	Tavern	1 space per 50 SF of the seating area plus 1 space per 200 SF of the remaining floor area	1,000 GSF 3,000 GSF	20 Spaces 15 Spaces	
110	Cash Today Loans	Financial	1 space per 250 SF of the Gross Floor Area	1040 GSF	4 Spaces	
112	Mariscos Playa Azul	Restaurant	1 space per 50 SF of the seating area plus 1 space per 200 SF of the remaining floor area	1,000 GSF 1,000 GSF	20 Spaces 5 Spaces	
	All Star Minimart	C-Store	(1 space per 175 SF of the Gross Floor Area)	2,300 GSF	13 Spaces	
H.C. PARKING			Required: Provided:	2 Spaces 7 Spaces Existing	Total 123 Spaces 69 Spaces Existing	

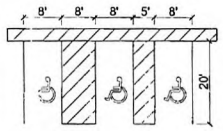
SMOKE RANCH RD



Fire Turning Radius

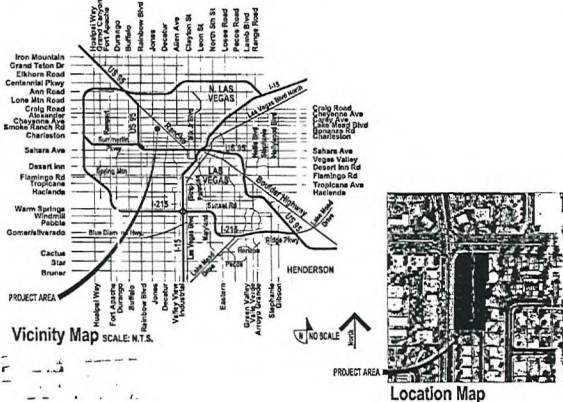


Typical Loading Spaces



Standard

Handicapped



2339 N. Jones, City of Las Vegas, NV

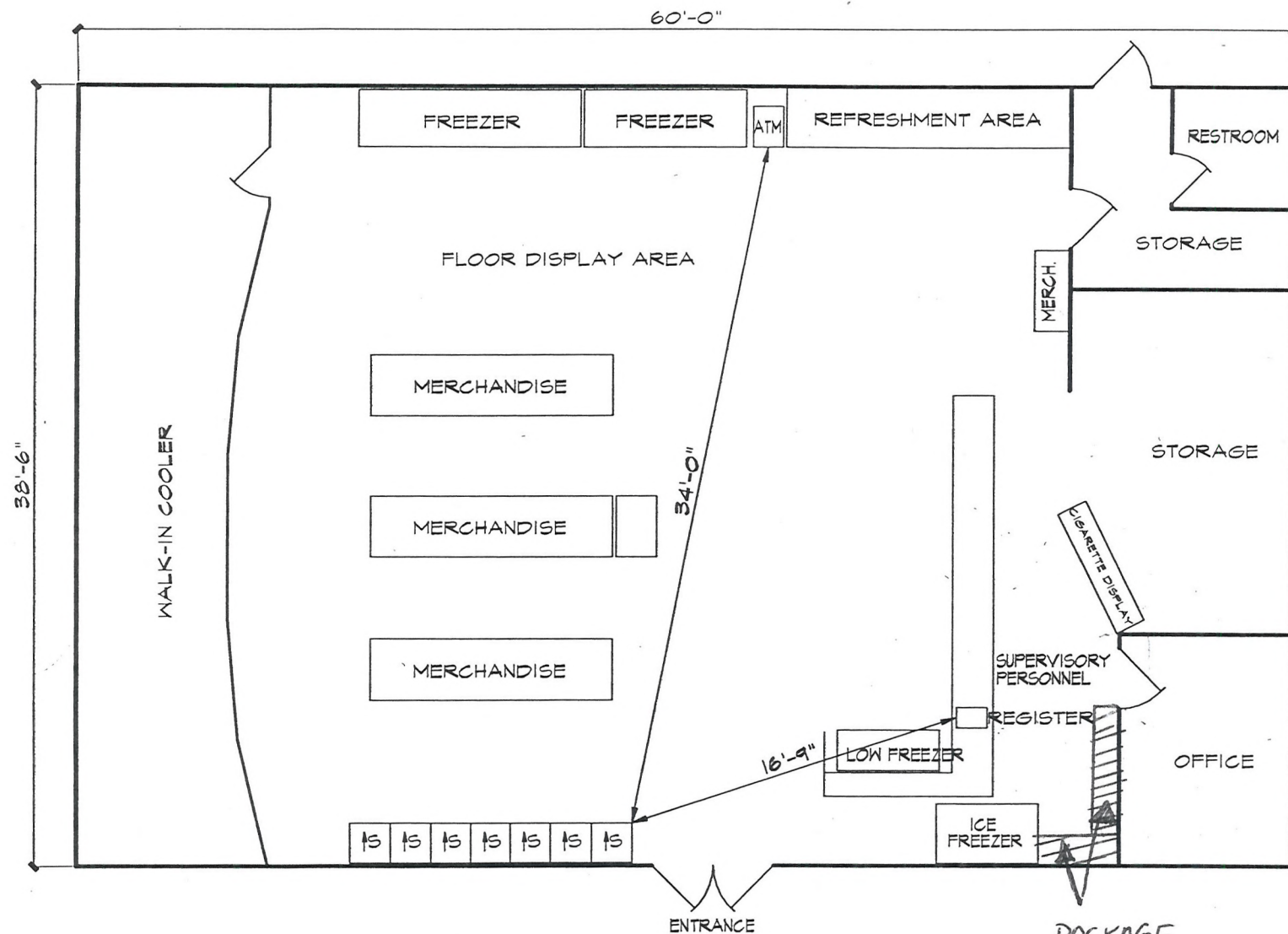
ALL STAR-MINIMART

SUP PACKAGED LIQUOR

ACCESSORY PACKAGE LIQUOR OFFSALE

SUP-39812

RECEIVED
OCT 05 2010



FLOOR PLAN DIAGRAM

SCALE: $\frac{1}{8}" = 1'-0"$

1" = 10'

SUP-39812

PACKAGE
LIQUOR
APPROXIMATELY
15 SF

OCT 05 2010

RETAIL SQUARE FOOTAGE: 1,387 SQ.FT.
OVERALL SQUARE FOOTAGE: 2,310 SQ.FT
S= SLOT MACHINE/GAMING DEVICE

DATE PREPARED: 11-22-2000
LOCATION NAME: ALL-STAR MINI MART
ADDRESS: 2339 N. JONES BLVD

LAW OFFICE

Brown, Brown & Premsrirut

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS

520 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101-6520

TELEPHONE (702) 384-5563
FACSIMILE (702) 385-1023
EMAIL: jbrown@brownlawlv.com

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

October 4, 2010

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

Re: Use Permit to allow sale of Off-sale Accessory Packaged Liquor

Please be advised that this firm represents Allstar Minimart located at 2339 North Jones Blvd. The convenience store is within the northernmost unit of a commercial center located at the southeast corner of Jones Blvd at Smoke Ranch Road. The property is currently zoned C-1 which allows the sale of accessory packaged liquor with a use permit. This will require a Use Permit per 19.04 Retail and Personal Services (*see Retail Establishment with Accessory Package Liquor off-sale.*)

The area designated for the packaged liquor is approximately 15 square feet in area and is located behind the payment counter. As such, only employees of the store can access the packaged liquor products.

Title 19 stipulates a 400 foot separation between this use and protected uses as measured from the nearest points of each property line. The subject parcel is approximately 105 feet from a property line of a parcel that leases to a religious institution. The religious institution is within a strip mall located at 6010 Smoke Ranch Road. The code allows for a waiver in situations where a 100 foot street separates the parcel lines. Being that Smoke Ranch Road is a 100 foot right-of-way, we request a waiver of separation requirements.

Please call me at (702) 384-5563 if you have additional concerns.

Very truly yours,



Lora Dreja

RECEIVED
OCT 05 2010
SUP-39812

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 18, 2010

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SUP-39819 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: D2801 WESTWOOD, INC. - Request for a Major Amendment to an approved Special Use Permit (U-0109-99) FOR A PROPOSED 6,443 SQUARE-FOOT EXPANSION OF AN APPROVED 37,151 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) at 2801 Westwood Drive (APN 162-08-604-001), M (Industrial) Zone, Ward 1 (Tarkanian).

MAY GO TO CITY COUNCIL ON 12/15/10 OR MAY BE FINAL ACTION
(Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

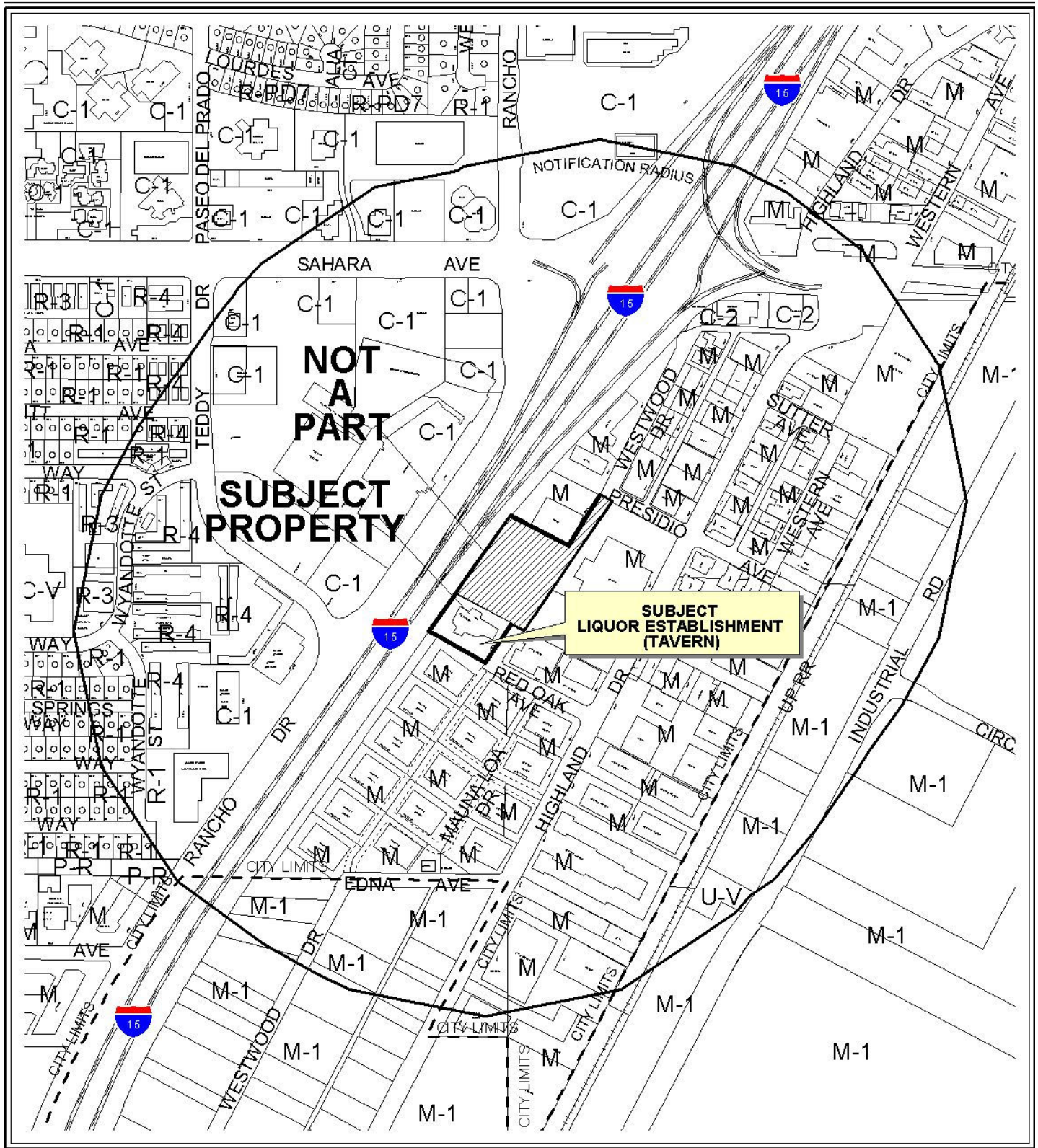
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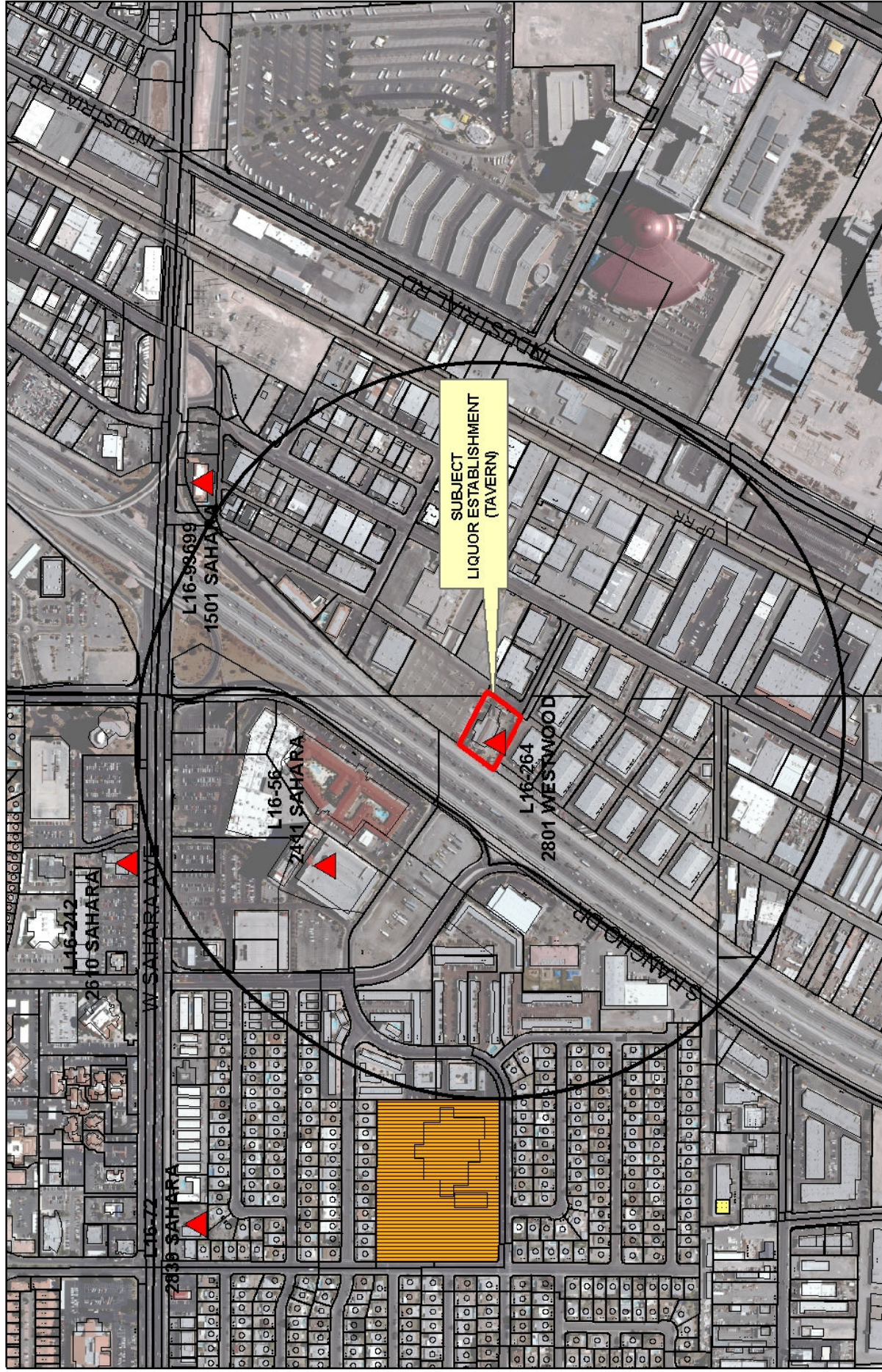
RECOMMENDATION:

Staff recommends

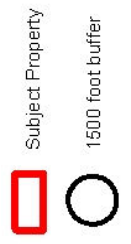
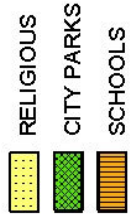
BACKUP DOCUMENTATION:

1. Location, Aerial and Special Maps
2. Conditions and Staff Report - SUP-39819 and SDR-39818
3. Supporting Documentation
4. Photos - SUP-39819 and SDR-39818
5. Justification Letter - SUP-39819 and SDR-39818





SUP-39819
Taverns





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number **SUP-39819** APN: 162-08-604-001
Name of Property Owner: 2801 Westwood, Inc
Name of Applicant: 2801 Westwood, Dr
Name of Representative: Winston Henderson

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: —

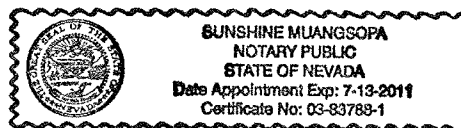
Signature of Property Owner: W Henderson

Print Name: Winston Henderson

Subscribed and sworn before me

This 5th day of October, 20 10

Sunshine Muangsopa
Notary Public in and for said County and State
State of Nevada, County of Clark



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: AMENDMENT TO SDR 36434 & SUP 36436
 Project Address (Location) 2801 WESTWOOD DR., LAS VEGAS, NV, 89109
 Project Name TREASURES GENTLEMANS CLUB Proposed Use S.O.B.
 Assessor's Parcel #(s) 1620804001/16209102004 Ward # _____
 General Plan: existing _____ proposed _____ Zoning: existing M proposed N/A
 Commercial Square Footage 44,550 Floor Area Ratio _____
 Gross Acres 44,550 Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER D2801 WESTWOOD INC Contact _____
 Address 2801 WESTWOOD DRIVE Phone: _____ Fax: _____
 City LAS VEGAS State NV Zip 89109
 E-mail Address _____

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

REPRESENTATIVE WINSTON HENDERSON Contact WINSTON HENDERSON
 Address 1555 E. FLAMINGO Phone: 893-9700 Fax: 893-9797
 City LAS VEGAS State NV Zip 89119
 E-mail Address WINSTON@WHALV.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 Winston Henderson

Subscribed and sworn before me

This 5 day of October, 20 10

[Signature]

Notary Public in and for said County and State

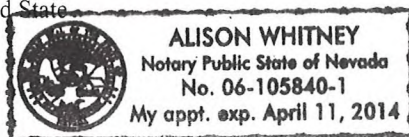
FOR DEPARTMENT USE ONLY

Case #	<u>SUP-39819</u>
Meeting Date:	<u>11/19/10</u>
Total Fee: \$	<u>1280.00</u>
Date Received:*	<u>10/05/10</u>
Received By:	<u>[Signature]</u>

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

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

RECEIVED
OCT 10 5 2010
Revised 10/27/08



2801 WESTWOOD, INC.

APN: 162-08-604-001

Name of Property Owner: 2801 Westwood, Inc.

Name of Applicant: 2801 Westwood, Inc.

To Whom It May Concern:

Mr. Alson Y. Lee and Mr. Winston Henderson, Architect are authorized to represent 2801 Westwood, Inc. in matters regarding the expansion and remodeling of the above referenced property.

Signature of Property Owner: 

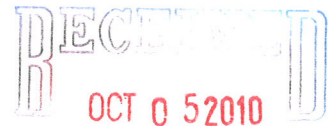
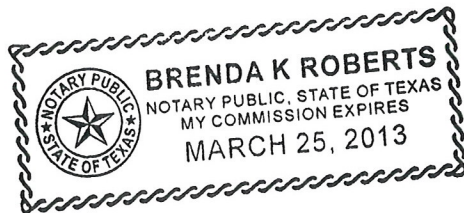
Print Name: Hassan Dawari

Subscribed and sworn before me

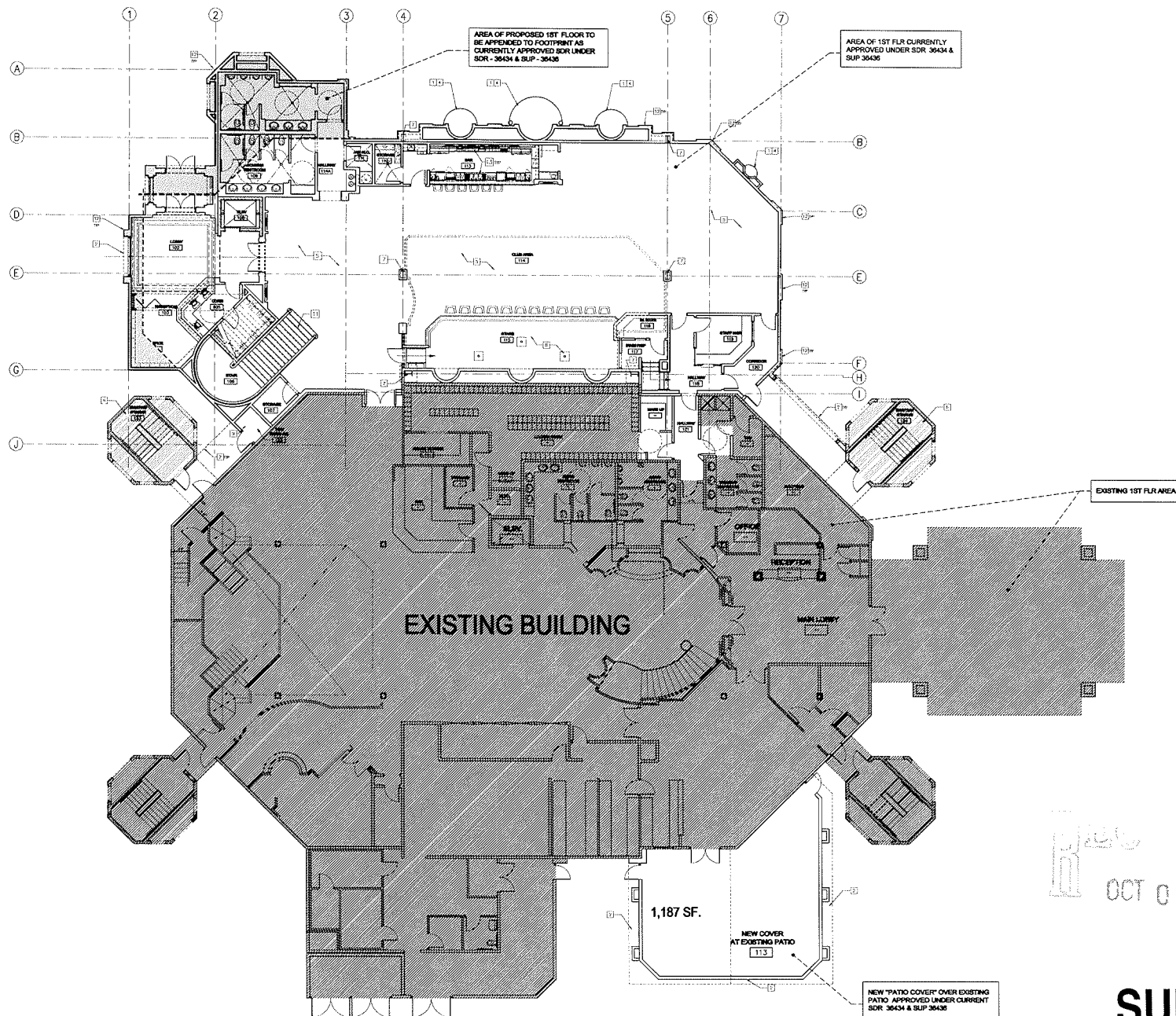
This 2nd day of Nov, 2009

Brenda K. Roberts

Notary Public in and for said County and State



SUP-39819
SDR-39818



KEY NOTE	
1	STATUS LOCATION FOR OWNER FURNISHED, OWNER INSTALLED STATUES
2	LACK OF ROOF EDGE OVERHANG. SEE ROOF PLAN FOR ADDITIONAL INFORMATION
3	METAL DETECTOR SHALL BE OWNER FURNISHED OWNER INSTALLED. SEE ELECTRICAL SHEETS FOR ELECTRICAL CONNECTION
4	DISPLAY NICHE FOR OWNER FURNISHED ART WORK/ SCULPTURE
5	OWNER FURNISHED, OWNER INSTALLED FURNISHINGS. COORDINATE WITH OWNER
6	EXISTING METAL STAIRS WITH CONCRETE FAN FILLED STEPS
7	STRUCTURAL COLUMN WITH FIRE RATED SURROUND. SEE STRUCTURAL DRAWINGS FOR COLUMN INFORMATION. SEE WALL TYPES FOR SPRAY-ON FIRE PROOFING REQUIREMENTS
8	PLATFORM AREA. SEE ENLARGED PLAN FOR ADDITIONAL INFORMATION. COORDINATE SPECIAL LIGHTING WITH THE ELECTRICAL SHEETS
9	FIRE RISER ROOM. SEE "P" SHEETS FOR ADDITIONAL INFORMATION
10	CHU COLUMNS WITH ETS FINISH. SEE STRUCTURAL DRAWINGS FOR DESIGN AND REINFORCING NOTES. SEE EXTERIOR ELEVATIONS FOR DECORATIVE ETS FINISH
11	WOOD STAIRS WITH CARPETED TREADS AND RISERS. SEE STAIR SECTION FOR ADDITIONAL INFORMATION. PROVIDE METAL HANDRAILS PER ADA REQUIREMENTS. RAILING SHALL BE EQUIPPED WITH 4" DIA. LIGHTING SHALL BE PROVIDED AT EACH RISER. REFER TO ELECTRICAL SHEETS FOR ADDITIONAL INFORMATION
12	ETS PLANT-ON COLUMN. SEE EXTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION
13	BAR EQUIPMENT
14	22"x30" ROOF HATCH WITH METAL LADDER. INSTALL PER MANUFACTURER REQUIREMENTS. SEE ROOF PLAN FOR ADDITIONAL INFORMATION. INSTALL HATCH CLOSE TO WALL TO ALLOW FOR EASY USE OF THE LADDER
15	DECORATIVE RAILING SYSTEM. SEE EXTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION
16	GLASS ROOF. SEE ROOF PLAN FOR ADDITIONAL INFORMATION
17	DECORATIVE RAILING SYSTEM
18	INTERIOR GLASS ROOF
19	NEW SHAFT FOR AUGMENTED AC AT EXISTING RECEPTION

1 OVERALL FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



SUP-39819
SDR-39818

ISSUED TO CLV PLANNING

ISSUE DATE 10/04/10

FOR APPROVED SDR & SUP AMENDMENT

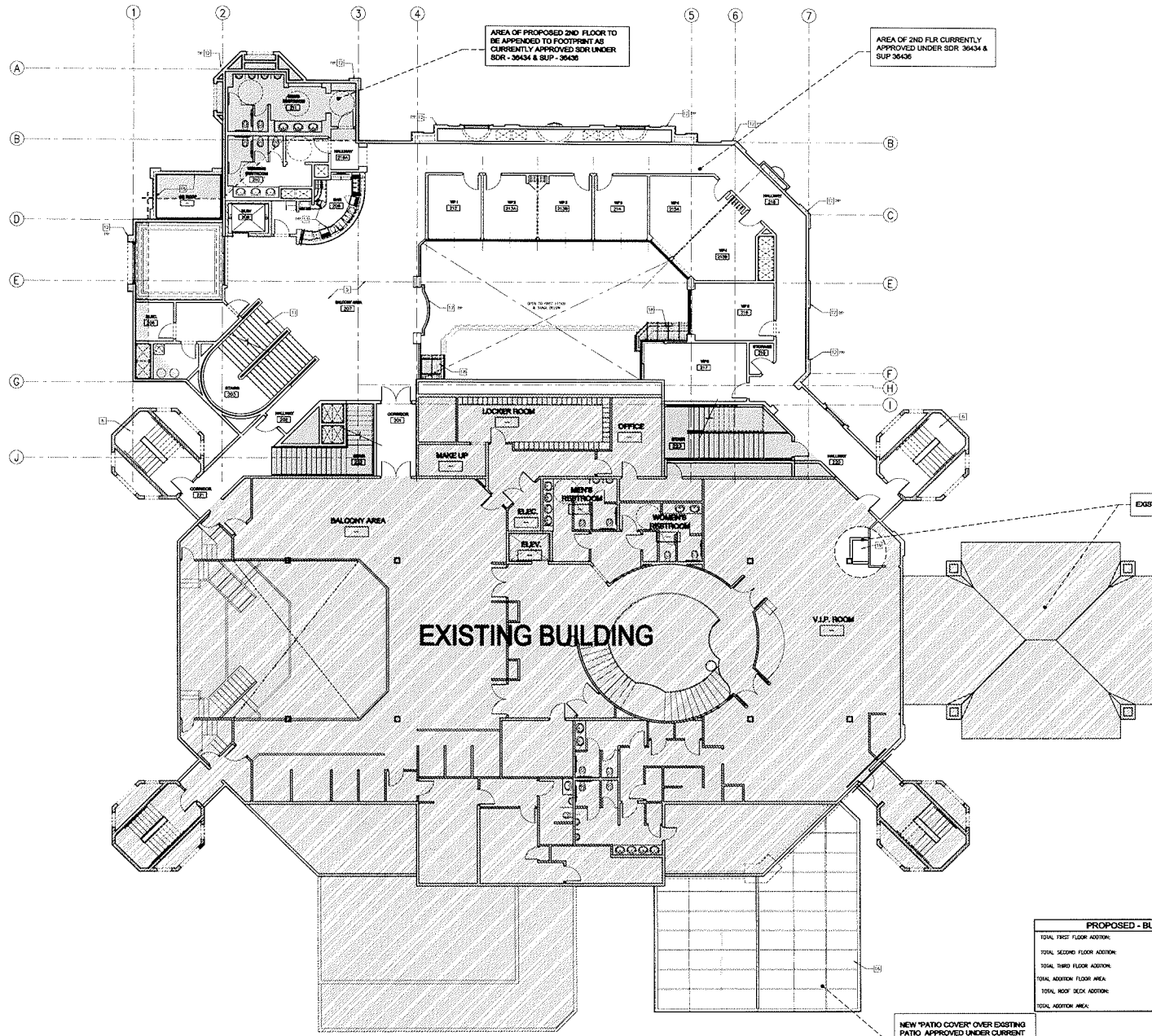
TREASURES GENTLEMEN'S CLUB EXPANSION
2801 WESTWOOD DR. LAS VEGAS, NEVADA 89108
APN: 16208004001, 16208102004

OVERALL FIRST FLOOR PLAN

WINSTON H. HENDERSON
ARCHITECTS
1555 EAST FLAMINGO ROAD STE. #100, LAS VEGAS, NV 89119
OFFICE (702) 865-2700 FAX (702) 865-2727

Date: 07-27-2009
Job No.: 08220
Designed: WWH
Drawn: TEP/WH
Update:
Checked: TEP/WH

Sheet
A1.00



- KEY NOTE**
1. STATUE LOCATION FOR OWNER FURNISHED, OWNER INSTALLED STATUES.
 2. LINE OF ROOF EDGE OVERHANG. SEE ROOF PLAN FOR ADDITIONAL INFORMATION.
 3. METAL DETECTOR SHALL BE OWNER FURNISHED/OWNER INSTALLED. SEE ELECTRICAL SHEETS FOR ELECTRICAL CONNECTION.
 4. DISPLAY NICHE FOR OWNER FURNISHED ART WORK/SCULPTURE.
 5. OWNER FURNISHED, OWNER INSTALLED FURNISHINGS COORDINATE WITH OWNER.
 6. EXISTING METAL STAIRS WITH CONCRETE FAN FILLED STEPS.
 7. STRUCTURAL COLUMN WITH FIRE RATED SURROUND. SEE STRUCTURAL DRAWINGS FOR COLUMN INFORMATION. SEE WALL TYPES FOR SPRAY-ON FIRE PROOFING REQUIREMENTS.
 8. PLATFORM AREA. SEE CHARGED PLAN FOR ADDITIONAL INFORMATION. COORDINATE SPECIAL LIGHTING WITH THE ELECTRICAL SHEETS.
 9. FIRE RISER ROOM. SEE "T" SHEETS FOR ADDITIONAL INFORMATION.
 10. CNO COLUMN WITH EPS FINISH. SEE STRUCTURAL DRAWINGS FOR DESIGN AND REINFORCING NOTES. SEE EXTERIOR ELEVATIONS FOR DECORATIVE EPS FINISH.
 11. WOOD STAIRS WITH CARPENTER TRIM AND RISER. SEE STAIR SECTION FOR ADDITIONAL INFORMATION. PROVIDE METAL HANDRAILS PER ADA REQUIREMENTS. RAILING SHALL BE DECORATIVE WROUGHT IRON. LIGHTING SHALL BE PROVIDED AT EACH RISER. REFER TO ELECTRICAL SHEETS FOR ADDITIONAL INFORMATION.
 12. EPS PLANT-ON COLUMN. SEE EXTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION.
 13. SHW EQUIPMENT.
 14. 22"x30" ROOF HATCH WITH METAL LADDER. INSTALL PER MANUFACTURER REQUIREMENTS. SEE ROOF PLAN FOR ADDITIONAL INFORMATION. INSTALL HATCH CLOSE TO WALL TO ALLOW FOR EASY USE OF THE LADDER.
 15. DECORATIVE RAILING SYSTEM. SEE EXTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION.
 16. GLASS ROOF. SEE ROOF PLAN FOR ADDITIONAL INFORMATION.
 17. DECORATIVE RAILING SYSTEM.
 18. W/DOOR GLASS ROOF.
 19. NEW SHIRT FOR AUGMENTED AC AT EXISTING RECEPTION.

EXISTING 2ND FLR AREA

PROPOSED - BUILDING SF.	
TOTAL FIRST FLOOR ADDITION	7,365 SF.
TOTAL SECOND FLOOR ADDITION	5,335 SF.
TOTAL THIRD FLOOR ADDITION	2,748 SF.
TOTAL ADDITION FLOOR AREA	15,448 SF.
TOTAL ROOF DECK ADDITION	3,865 SF.
TOTAL ADDITION AREA	19,313 SF.

NEW "PATIO COVER" OVER EXISTING PATIO APPROVED UNDER CURRENT SDR 36434 & SUP 36436

1 OVERALL SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



SUP-39819
SDR-39818

ISSUED TO CLV PLANNING ISSUE DATE 10/04/10 FOR APPROVED SDR & SUP AMENDMENT

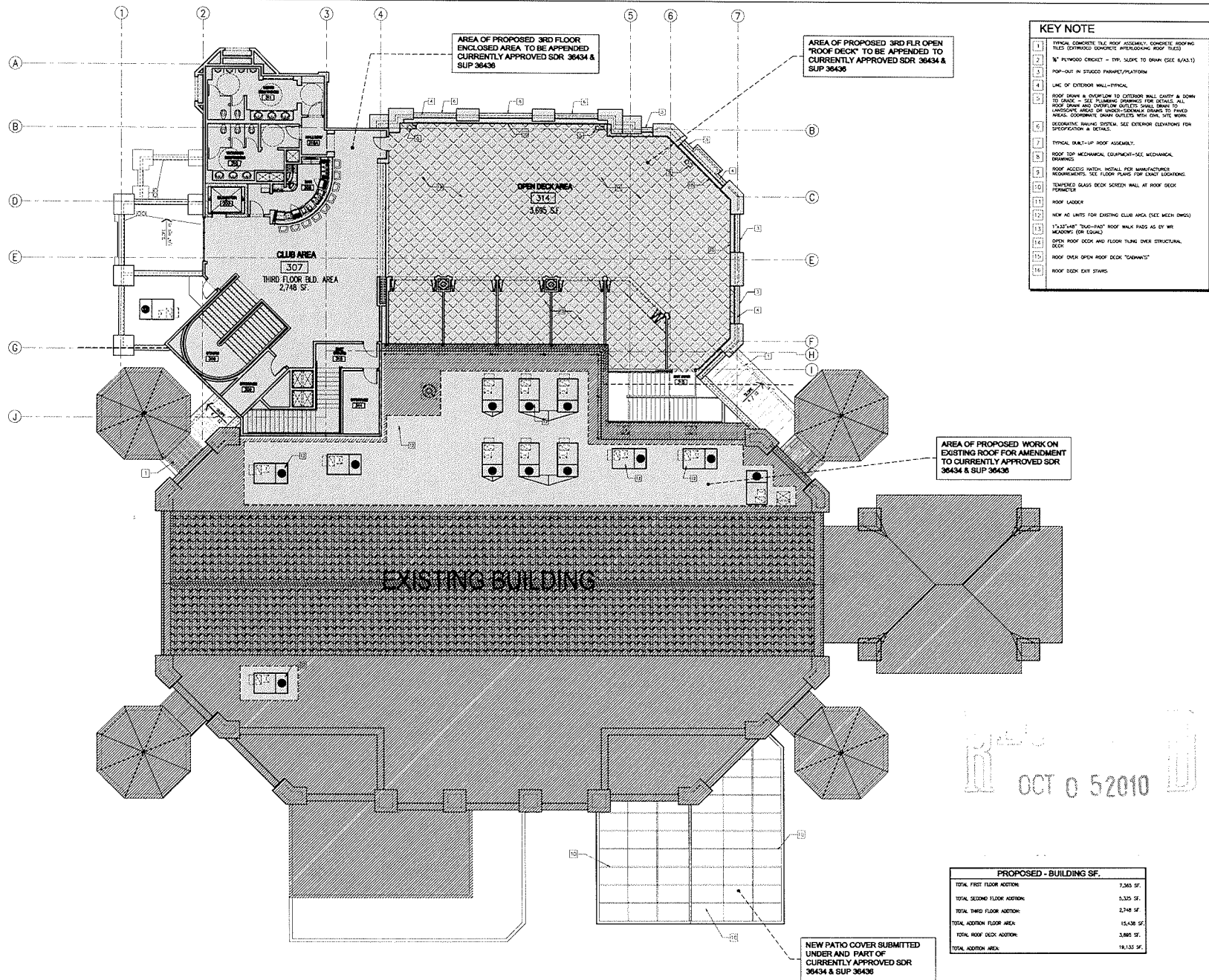
**WINSTON H. HENDERSON
ARCHITECTS**
1500 EAST FLAMINGO ROAD, SUITE 400, LAS VEGAS, NV 89119
OFFICE (702) 865-9700

TREASURES GENTLEMEN'S CLUB EXPANSION
2801 WESTWOOD DR. LAS VEGAS, NEVADA 89108
APN: 6209804001, 1 6209102004

OVERALL SECOND FLOOR PLAN

Date: 07-27-2009
Job No.: 08220
Designed: WHH
Drawn: TEP/WH
Update:
Checked: TEP/WHH

Sheet
A1.01



1 THIRD FLOOR OVERALL PLAN
SCALE: 1/8" = 1'-0"



SUP-39819
SDR-39818

ISSUED TO CLV PLANNING
ISSUE DATE 10/04/10
FOR APPROVED SDR & SUP AMENDMENT

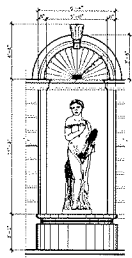
WINSTON H. HENDERSON ARCHITECTS
1555 EAST FLAMINGO ROAD STE. #800 LAS VEGAS, NV 89119
OFFICE (702) 865-9790 FAX (702) 865-9777

TREASURES GENTLEMEN'S CLUB EXPANSION
2801 WESTWOOD DR. LAS VEGAS, NEVADA 89106
APN: 16208004001, 16208102004

THIRD FLOOR PLAN

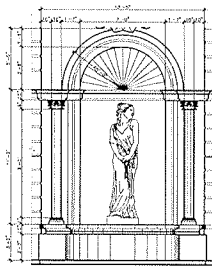
Date: 07-27-2009
Job No.: 08220
Designed: WWH
Drawn: TEP/WH
Update:
Checked: TEP/WH

Sheet
A1.04A



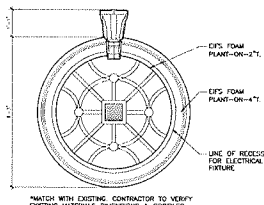
*MATCH WITH EXISTING PREFABRICATED STATUARY
NICHE. CONTRACTOR TO VERIFY EXISTING
DIMENSIONS & TYPE BEFORE COMMENCING WORK

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



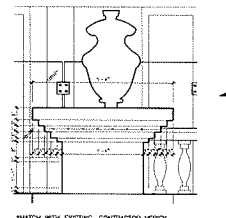
*MATCH WITH EXISTING PREFABRICATED STATUARY
NICHE. CONTRACTOR TO VERIFY EXISTING
DIMENSIONS & TYPE BEFORE COMMENCING WORK

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



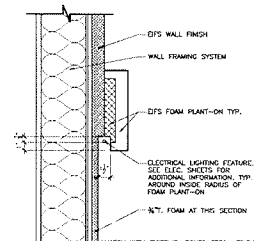
*MATCH WITH EXISTING. CONTRACTOR TO VERIFY
EXISTING MATERIALS, DIMENSIONS & PROFILES
PRIOR TO FABRICATION

5 PLANT-ON DETAIL
SCALE: 1/4" = 1'-0"



*MATCH WITH EXISTING. CONTRACTOR TO VERIFY
EXISTING DIMENSIONS & PROFILES. SUBMIT SHOP

6 TYP. COLUMN CAP DETAIL
SCALE: 1/4" = 1'-0"

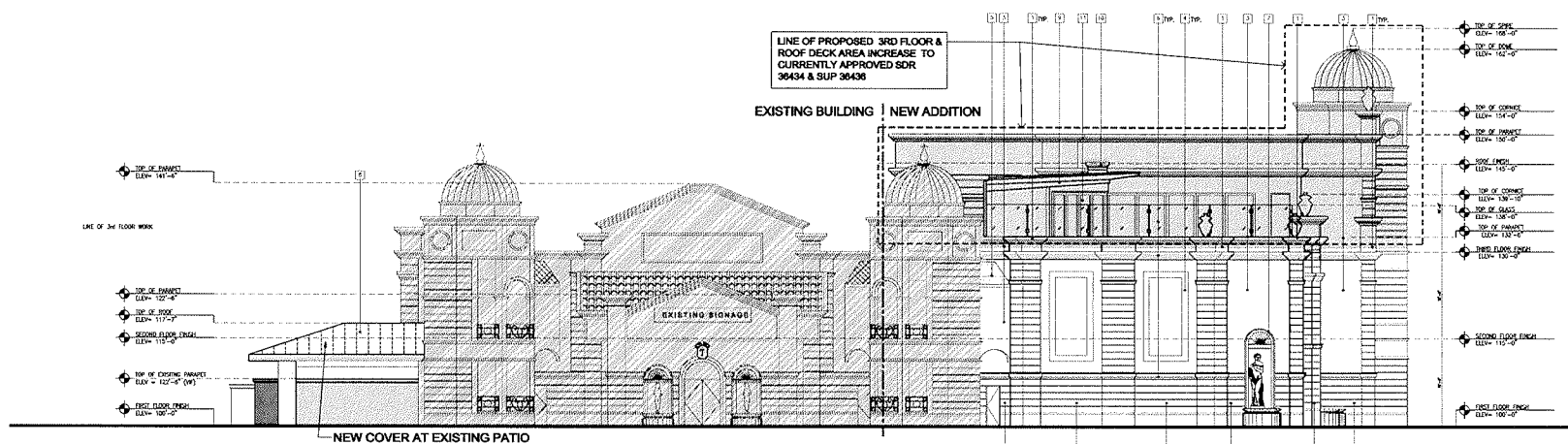


*MATCH WITH EXISTING. CONTRACTOR TO VERIFY
EXISTING DIMENSION FOR CORRECT DIMENSION

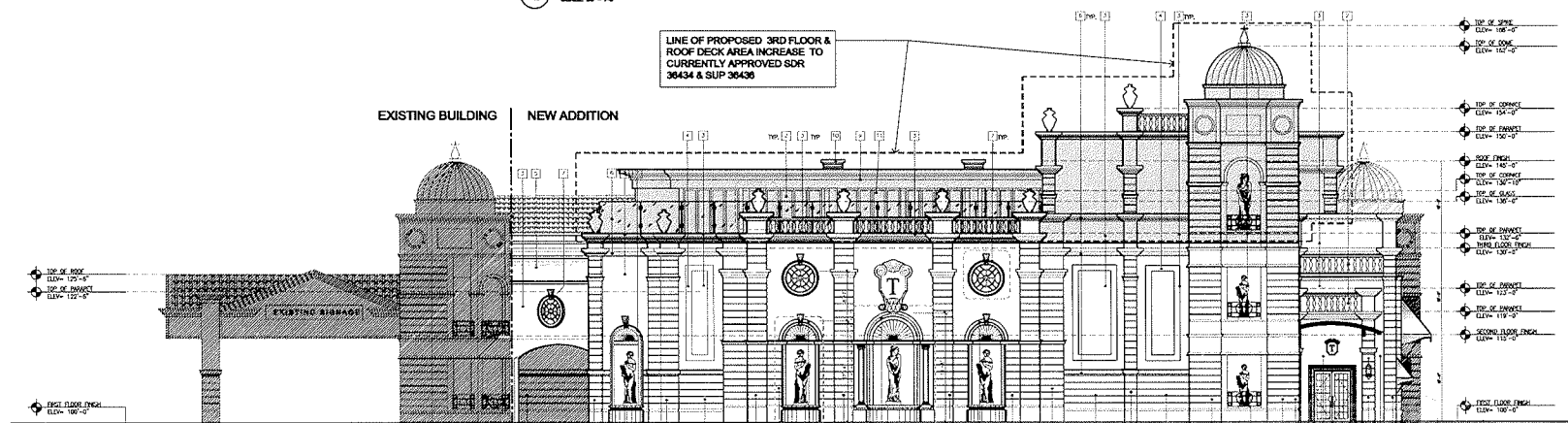
7 PLANT-ON SECTION
SCALE: 1/4" = 1'-0"

KEY NOTE

- 1 ETS POP OUT COLUMNS AND CAPITALS. TYPICAL AROUND BUILDING AS SHOWN. COLUMNS SHALL BE PAINTED WITH TRIM COLOR. MATCH WITH EXISTING.
- 2 ETS WALL FINISH SHALL HAVE LIGHT SAND TEXTURE. STUCCO SHALL BE PAINTED FOR MATCHING WITH EXISTING BUILDING COLOR. TYPICAL AROUND ENTIRE BUILDING.
- 3 ETS POP-OUT WALLS. TYPICAL AROUND BUILDING AS SHOWN. WALLS SHALL BE PAINTED WITH TRIM COLOR. MATCH WITH EXISTING.
- 4 CONCRETE, MISSION STYLE TILE ROOFING MATERIAL AT ALL PITCHED ROOF AREAS. SEE ROOF PLAN FOR ADDITIONAL INFORMATION. MATCH WITH EXISTING.
- 5 DECORATIVE FACIA TRIM SHALL BE ETS OVER FOM PLANT-ON AND SHALL BE PAINTED TRIM COLOR. TYPICAL AROUND ENTIRE BUILDING. MATCH WITH EXISTING TYPICAL.
- 6 ETS FOM PLANT-ON TYPICAL. SHALL BE PAINTED WITH TRIM COLOR. MATCH WITH EXISTING ETS FOM PLANT-ON TYPICAL.
- 7 GLASS ROOF COVER AT EXISTING PATIO AREA. SEE ROOF PLAN FOR ADDITIONAL INFORMATION.
- 8 COVER OVER ROOF DECK CADANA'S
- 9 FALSE "PLASTER" ENCLOSES AIR WAKE FROM BELOW, W/ LIGHTED "CAP"
- 10 SLIDING "SHACKLE" GLASS DOORS AT CADANA'S



2 EAST ELEVATION
SCALE: 1/4" = 1'-0"



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

SUP-39819
SDR-39818

OCT 0 5 2010

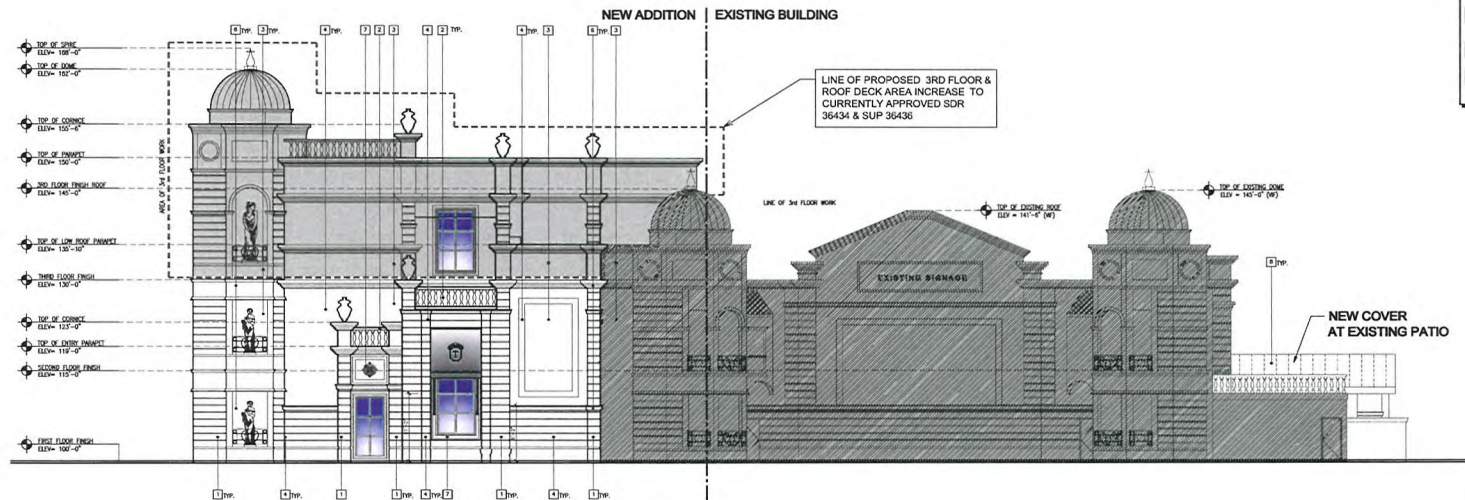
ISSUED TO CLV PLANNING
ISSUE DATE 10/04/10
FOR APPROVED SDR & SUP AMENDMENT

WINSTON H. HENDERSON
ARCHITECTS
2801 WESTWOOD DR. LAS VEGAS, NEVADA 89119
APN: 1820890-0001, 1820891-02004
OFFICE (702) 864-9700
FAX (702) 864-9707

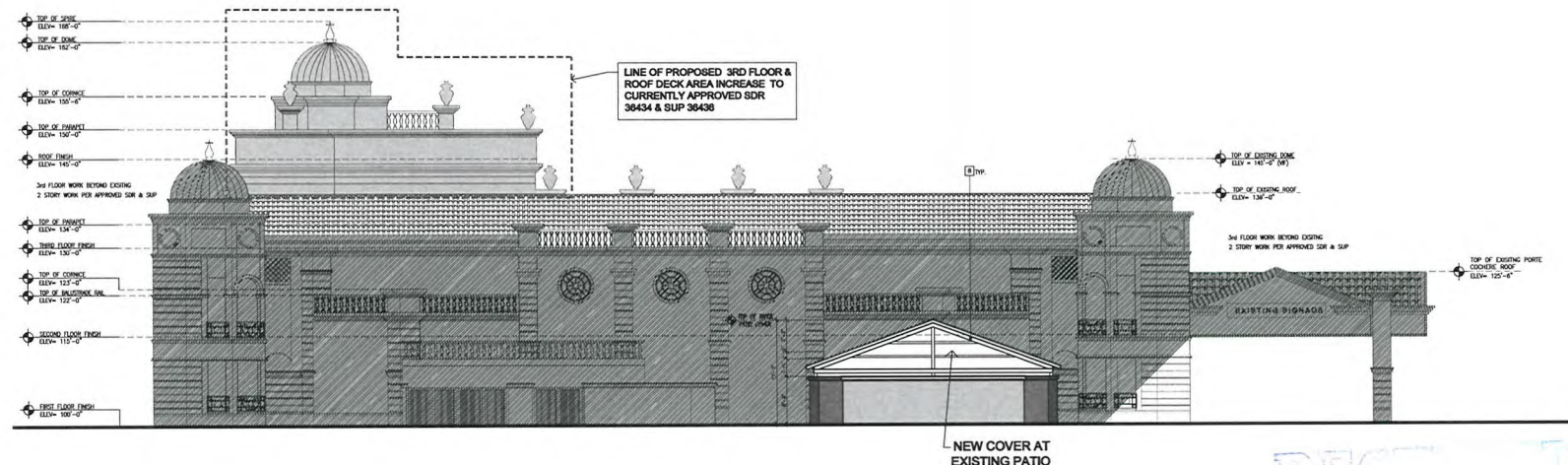
TREASURES GENTLEMEN'S CLUB EXPANSION
2801 WESTWOOD DR. LAS VEGAS, NEVADA 89119
APN: 1820890-0001, 1820891-02004

Date: 07-27-2008
Job No.: 08220
Designed: WWH
Drawn: TEP/WH
Update:
Checked: TEP/WH

A3.00



2 WEST ELEVATION
SCALE: 1/8" = 1'-0"



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

KEY NOTE	
1	EPS POP OUT COLUMNS AND CAPITALS. TYPICAL AROUND BUILDING AS SHOWN. COLUMNS SHALL BE PAINTED WITH TRIM COLOR. MATCH WITH EXISTING.
2	DECORATIVE RAILING FEATURE. MATCH WITH EXISTING DECORATIVE RAILING FEATURE.
3	EPS WALL FINISH SHALL HAVE LIGHT SAND TEXTURE. STUCCO SHALL BE PAINTED FOR MATCHING WITH EXISTING BUILDING COLOR. TYPICAL AROUND ENTIRE BUILDING.
4	EPS POP-OUT WALLS. TYPICAL AROUND BUILDING AS SHOWN. WALLS SHALL BE PAINTED WITH TRIM COLOR. MATCH WITH EXISTING.
5	CONCRETE MASONRY STYLE TILE ROOFING MATERIAL AT ALL PITCHED ROOF AREAS. SEE ROOF PLAN FOR ADDITIONAL INFORMATION. MATCH WITH EXISTING.
6	DECORATIVE FASCIA TRIM SHALL BE EPS OVER FOAM PLANT-ON AND SHALL BE PAINTED TRIM COLOR. TYPICAL AROUND ENTIRE BUILDING. MATCH WITH EXISTING.
7	EPS FOAM PLANT-ON TYPICAL. SHALL BE PAINTED WITH TRIM COLOR. MATCH WITH EXISTING EPS FOAM PLANT-ON TYPICAL.
8	GLASS ROOF COVER AT EXISTING PATIO AREA. SEE ROOF PLAN FOR ADDITIONAL INFORMATION.

ISSUED TO CLV PLANNING ISSUE DATE 10/04/10 FOR APPROVED SDR & SUP AMENDMENT

WINSTON H. HENDERSON ARCHITECTS 1500 EAST FLAMINGO ROAD, SUITE 400, LAS VEGAS, NV 89119 OFFICE (702) 964-9700 FAX (702) 964-9707	
TREASURES GENTLEMEN'S CLUB EXPANSION 2801 WESTWOOD DR. LAS VEGAS, NEVADA 89109 APN: 1620890-0001, 16209102004	
Date: 07-27-2009 Job No.: 08220 Designed: WWH Drawn: TEP/WH Updated: Checked: TEP/WH	
Sheet A3.01	

SUP-39819
SDR-39818

RECEIVED OCT 5 2010

JUSTIFICATION LETTER

AMENDMENT to SUP-36436 & SDR-36434

Project: TREASURES GENTLEMEN'S CLUB

Location: 2805 Westwood Drive
Las Vegas, Nv. 89109

APN: #16208604001, #16209102004

Owner: D 2801 Westwood, Inc.

Treasures is an existing Gentlemen's Club located at 2805 Westwood drive immediately east of I-15 freeway and south of Sahara Blvd. There is currently an approved SUP-36435 and SDR-36434 for a two story addition to the existing building.

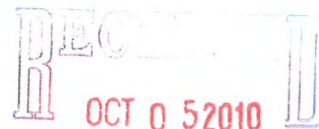
The proposed amendment to the current SUP and SDR is for the addition of a third floor roof deck and lounge space above the approved two story addition. The proposed third floor addition will add 2,748 sf of lounge area with 3,695 sf of roof top deck area, and miscellaneous adjustments at the first and second floor to facilitate the new third floor.

The total area will be as follows:

Total first floor addition	7,365
Total second floor addition	5,325
Total third floor addition	<u>2,748</u>
Total bldg addition floor area	15,438
Total roof deck addition	<u>3,695</u>
Total Addition area	19,133
 Existing Building area	 <u>25,417</u>
Total combined building area	44,550

A property line adjustment in the previously approved SUP / SDR remains unchanged. This adjustment has been submitted to CLV Public Works and is awaiting approval and recordation. A vehicle "drop-off" lane has been added to facilitate a required fire lane and allow ease of on site vehicle flow. Required parking has increased to 179 spaces, however the provided 203 spaces still exceeds that requirement.

All Building "set back" requirements, landscaping conditions, access locations, and conditions for approval for the previously approved SUP / SDR remain in effect and unchanged.



SUP-39819

SDR-39818

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 18, 2010

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SDR-39818 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-39818 - PUBLIC HEARING - APPLICANT/OWNER: D2801 WESTWOOD, INC., ET AL. - Request for a Major Amendment to an approved Site Development Plan Review (SD-0063-01) TO ADD A 6,443 SQUARE-FOOT THIRD FLOOR WITH OUTDOOR BALCONY TO AN APPROVED 37,151 SQUARE-FOOT SEXUALLY ORIENTED BUSINESS AND FOR PARKING LOT MODIFICATIONS on 4.51 acres at 2801 Westwood Drive (162-08-604-001 and 162-09-102-004), M (Industrial) Zone, Ward 1 (Tarkanian).

MAY GO TO CITY COUNCIL ON 12/15/10 OR MAY BE FINAL ACTION
(Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

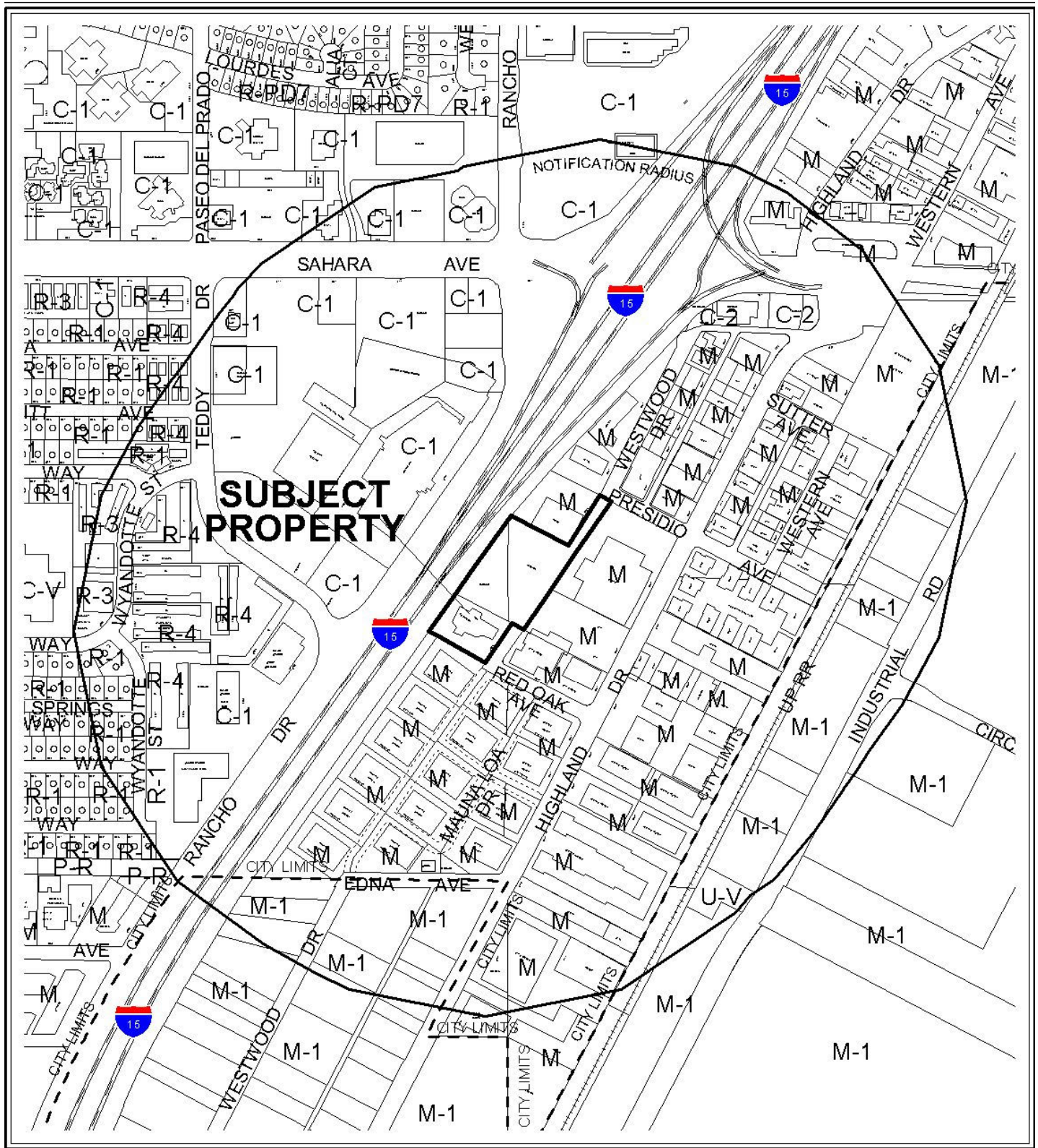
RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

1. Consolidated Backup
2. 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: **SDR-39818**

RADIUS: 1500 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

0 300 600 Feet





PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: AMENDMENT TO SDR 36434 & SUP 36436
 Project Address (Location) 2801 WESTWOOD DR., LAS VEGAS, NV, 89109
 Project Name TREASURES GENTLEMANS CLUB Proposed Use S.O.B.
 Assessor's Parcel #(s) 16203004001/16209102004 Ward # _____
 General Plan: existing _____ proposed _____ Zoning: existing M proposed N/A
 Commercial Square Footage 44,550 Floor Area Ratio _____
 Gross Acres 44,550 Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER D2801 WESTWOOD INC. Contact _____
 Address 2801 WESTWOOD DRIVE Phone: _____ Fax: _____
 City LAS VEGAS State NV Zip 89109
 E-mail Address _____

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

REPRESENTATIVE WINSTON HENDERSON Contact WINSTON HENDERSON
 Address 1555 E. FLAMINGO Phone: 893-9700 Fax: 893-9797
 City LAS VEGAS State NV Zip 89119
 E-mail Address WINSTON@WHALV.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 Winston Henderson

Subscribed and sworn before me

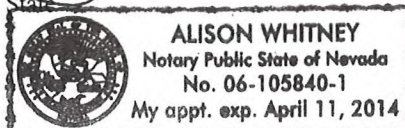
This 5 day of October, 20 10.

[Signature]

Notary Public in and for said County and State

OCT 0 5 2010

Revised 10/27/08



FOR DEPARTMENT USE ONLY

Case #	<u>SDR-39813</u>
Meeting Date:	<u>11/19/10</u>
Total Fee:	<u>\$1030.00</u>
Date Received:*	<u>10/05/10</u>
Received By:	<u>[Signature]</u>

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

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

2801 WESTWOOD, INC.

APN: 162-08-604-001

Name of Property Owner: 2801 Westwood, Inc.

Name of Applicant: 2801 Westwood, Inc.

To Whom It May Concern:

Mr. Alson Y. Lee and Mr. Winston Henderson, Architect are authorized to represent 2801 Westwood, Inc. in matters regarding the expansion and remodeling of the above referenced property.

Signature of Property Owner: 

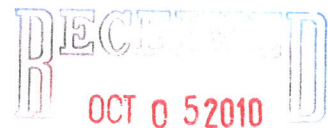
Print Name: Hassan Dawari

Subscribed and sworn before me

This 2nd day of Nov, 2009

Brenda K. Roberts

Notary Public in and for said County and State



SUP-39819
SDR-39818

2801 Westwood Dr.

Proposed 6.44 thousand square foot addition to an existing sexually oriented business.

Traffic produced by proposed development:

Existing/Currently Approved Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	DRINKING PLACE [1000SF]	38.11	0.00	0
AM Peak Hour			0.00	0
PM Peak Hour			11.34	432

Proposed Addition	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	DRINKING PLACE [1000SF]	6.44	0.00	0
AM Peak Hour			0.00	0
PM Peak Hour			11.34	73

Net Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	DRINKING PLACE [1000SF]	44.55	0.00	0
AM Peak Hour			0.00	0
PM Peak Hour			11.34	505

Existing traffic on all nearby streets: Count data unavailable for Westwood Dr.

Presidio Ave.

Average Daily Traffic (ADT)	280
PM Peak Hour	22
<i>(heaviest 60 minutes)</i>	

Highland Dr.

Average Daily Traffic (ADT)	2,417
PM Peak Hour	193
<i>(heaviest 60 minutes)</i>	

Traffic Capacity of adjacent streets

	Adjacent street ADT Capacity
Presidio Ave.	16900
Highland Dr.	26775

Based on Peak Hour use, this development will add roughly 73 additional cars into the area; or about 5 every four minutes. Currently, Presidio Ave. is at about 2 percent of capacity and Highland Dr. is at about 9 percent of capacity. Count data was unavailable for Westwood Dr., but it is believed to be under capacity.

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 18, 2010

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SUP-39821 - 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 3,093 SQUARE-FOOT FINANCIAL INSTITUTION, SPECIFIED WITH WAIVERS TO ALLOW A 90-FOOT DISTANCE SEPARATION FROM A RESIDENTIAL USE WHERE 200 FEET IS REQUIRED AND A 990-FOOT DISTANCE SEPARATION FROM A FINANCIAL INSTUTION, SPECIFIED WHERE 1,000 FEET IS REQUIRED at 2950 West Sahara Avenue (APN 162-05-816-006), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

MAY GO TO CITY COUNCIL ON 12/15/10 OR MAY BE FINAL ACTION
(Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

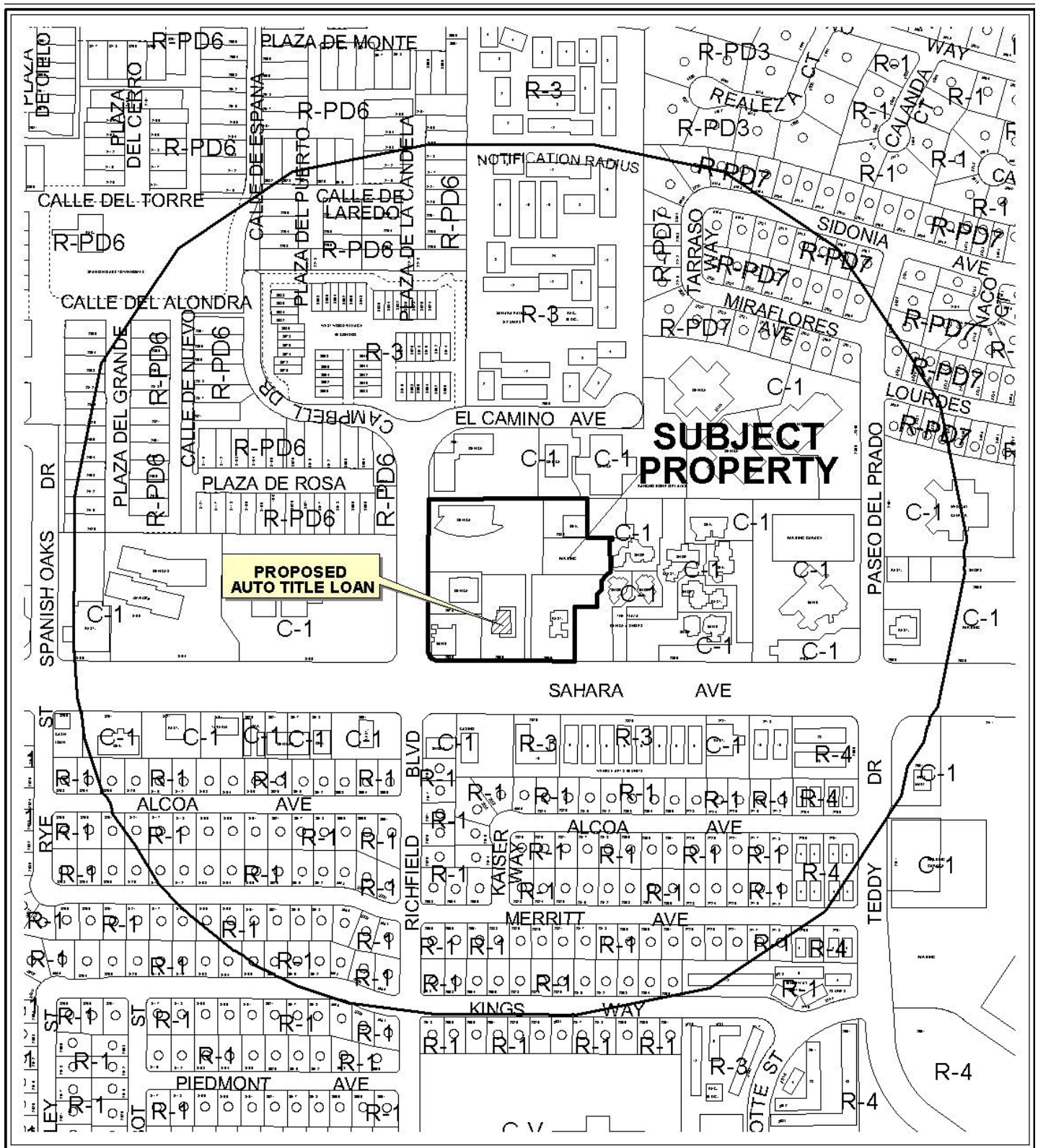
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RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

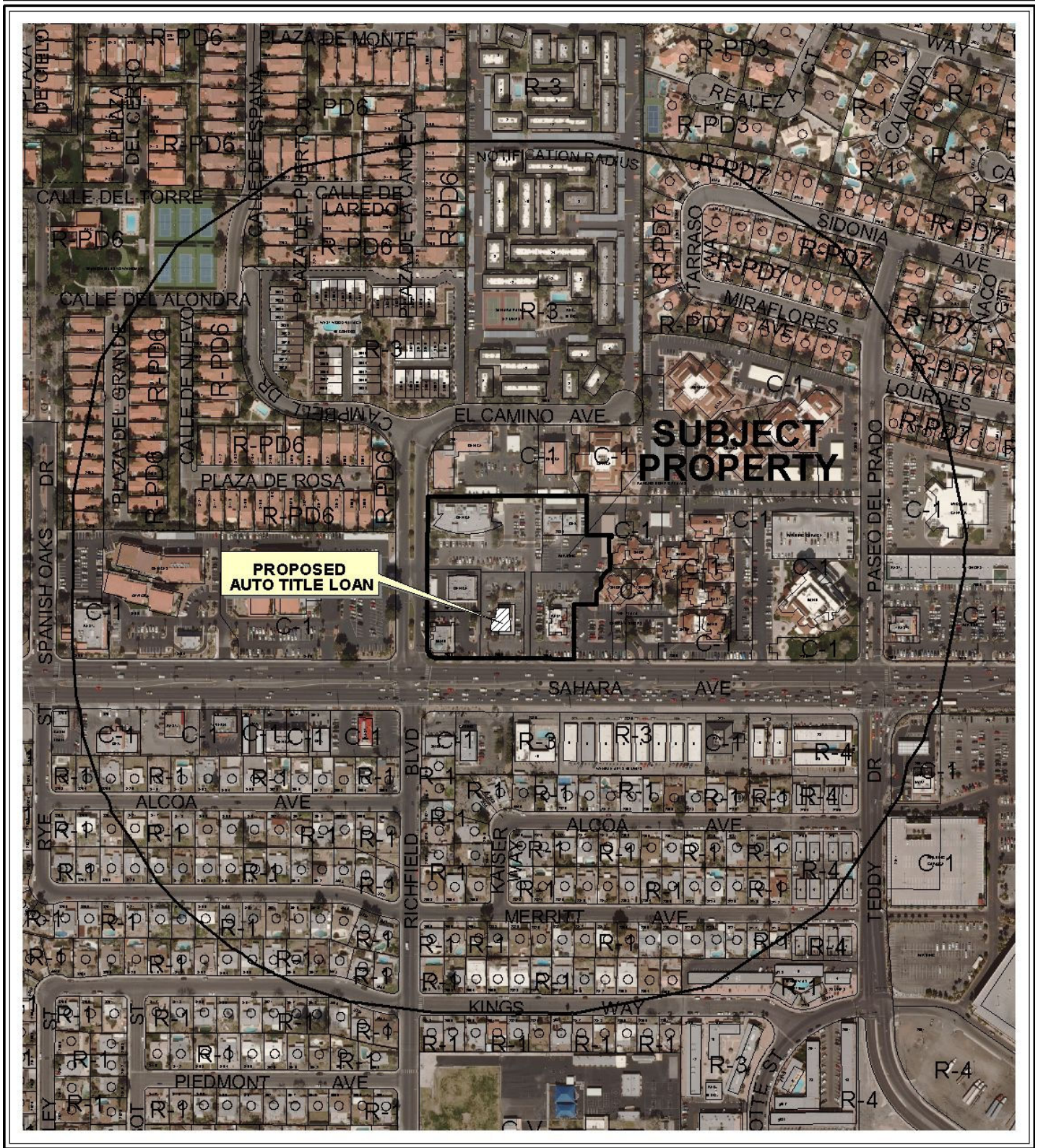
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



CASE: SUP-39821

RADIUS: 1000 FT

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

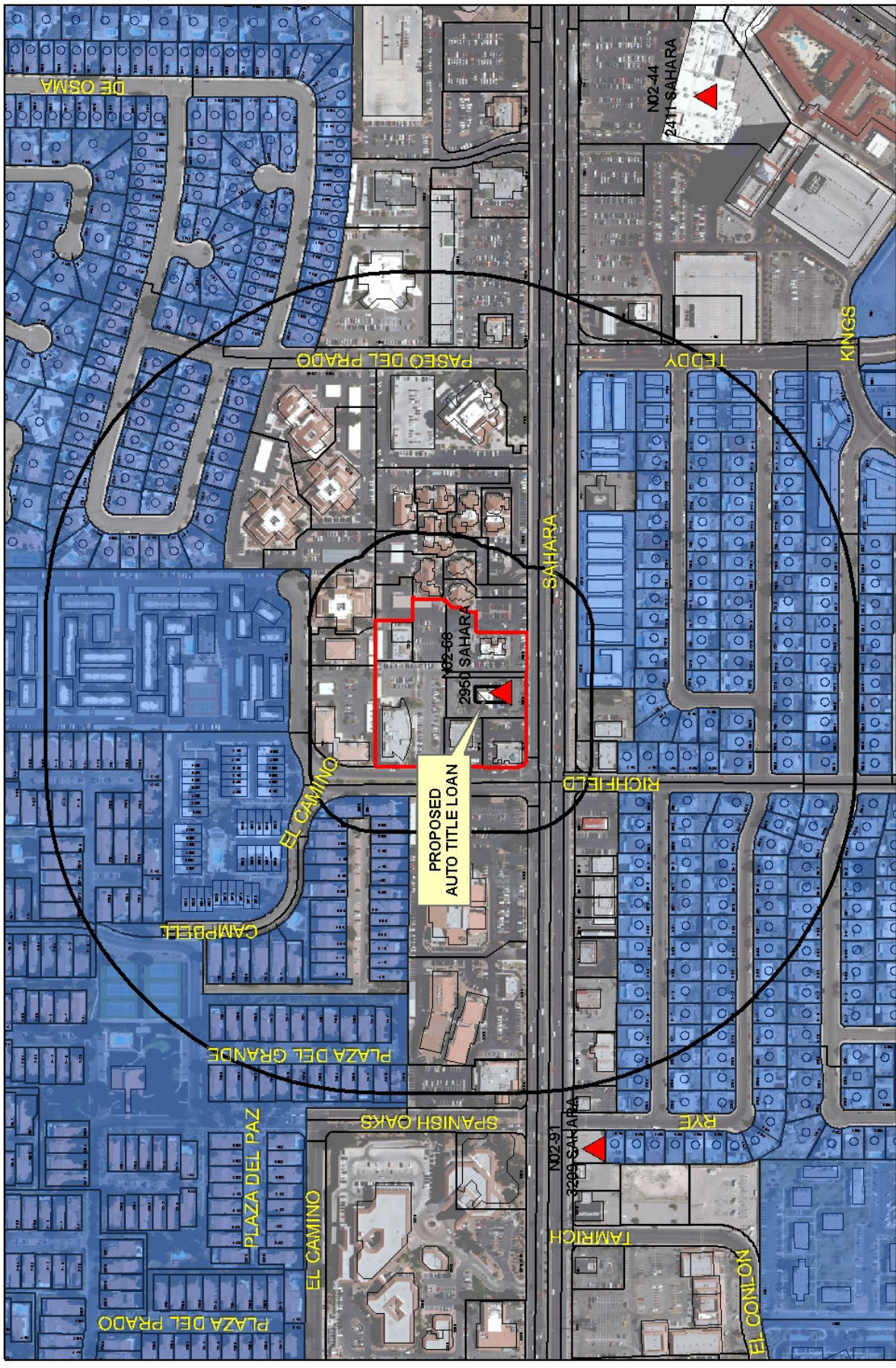


CASE: **SUP-39821**

RADIUS: 1000 FT

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





SUP-39821
Financial Institution

- Financial Business Locations**
- ▲ Financial Institution, Specified
 - ▲ Pawnshops
 - ▲ Automobile Title Loan

Legend

- Subject Property
- Residential Property
- 200ft & 1000ft Buffer

0 245 490 980 Feet





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-39821**, APN: 162-05-816-006

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

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



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit -- Auto Title Loan
 Project Address (Location) 2950 West Sahara
 Project Name Moneytree Proposed Use Auto Title Loan
 Assessor's Parcel #(s) 162-05-816-006 Ward # 1
 General Plan: existing Comm. proposed -- Zoning: existing C-1 proposed --
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres 0.69 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 2010

[Signature]

Notary Public in and for said County and State

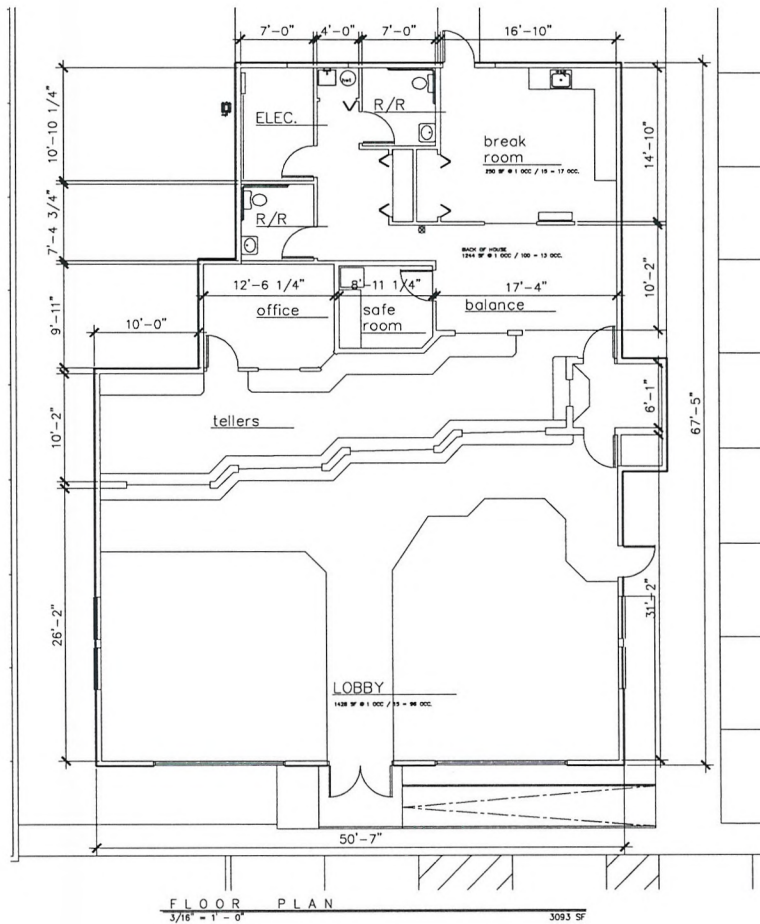


FOR DEPARTMENT USE ONLY

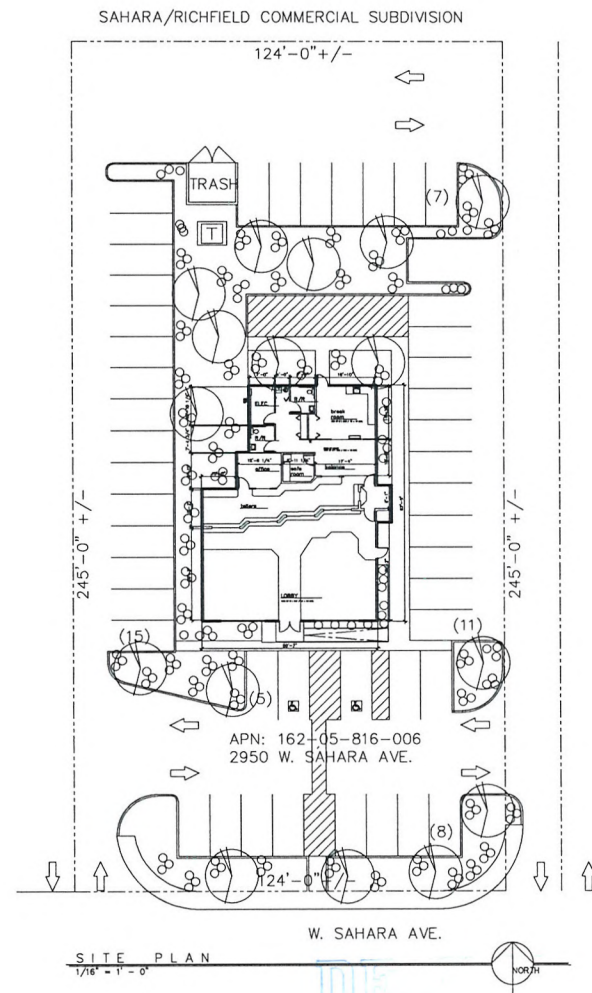
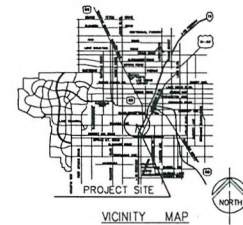
Case #	<u>SUP-39821</u>
Meeting Date:	<u>11/18/10</u>
Total Fee:	<u>\$1030.00</u>
Date Received:	<u>10/4/10</u>
Received By:	<u>[Signature]</u>

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

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PROJECT INFORMATION	
APN: 162-05-816-006	Zoning: C-1
Site Area:	89 Acres (+/- 30,380 SF)
Total Building Area:	3,093 GSF
Parking Required (Financial):	47,100 SF = 13 STALLS REQ'D
Total Parking Provided:	47 STALLS W/ 2 HNDOP
Parking Stall Dimensions:	9' X 18'
Handicap Stall Size:	9' X 20'
Lot Coverage:	10%
Max Occupant Load:	126 Occupants



SUP-39821

OCT 06 2010

REVISIONS:	
B BAKER CONSTRUCTION	
PATCOBUILDING SYSTEMS PROJECT: MONEY TREE INC. store #75 2950 W. sahara ave las vegas nv, 89102 E. 2711 SPRAGUE SPOKANE WASHINGTON 99202 509-535-3668	
DATE:	JULY 2 2010
SHEET:	A-1
SITE & FLOOR PLAN	

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@lionsawyer.com

www.lionsawyer.com

October 4, 2010

SAMUEL S. LIONEL
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
JAMES B. GIBSON
GREG J. CARLSON

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@lionsawyer.com

VIA HAND DELIVERY

Attn: John Grider, Planner I
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 2950 West Sahara Avenue (APN #: 162-05-816-006). 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 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 to allow a 90-foot distance separation, the Moneytree is buffered by other commercial buildings and parking, as well as a street that separates the residential and commercial uses. Moreover, although the Moneytree may be more than 1,000 feet away from another auto title loan; auto pawn; or financial institution, specified, use when measured building to building, a waiver of the distance separation to allow 900-

OCT 6 2010
SUP-39821

feet distance between such uses when 1,000 feet is required when measured property line to property line.

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 October 2002 and currently operates from 7:00 a.m. to 11:00 p.m., Monday through Saturday, and 9:00 a.m. to 9:00 p.m. on Sunday. 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 auto title loan, auto pawn, or financial institution, specified, use; and the hours of operation condition.

Please call me if you have any questions or need additional information.

Sincerely,



Jennifer Roberts

SUP-39821

Planning and Development
October 4, 2010
Page 3

cc: Ms. Chung-yu Lin

SUP-39821

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 18, 2010

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SDR-39810 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING -
APPLICANT/OWNER: RANCHO ALTA MIRA HOMEOWNERS ASSOCIATION - Request
for a Major Amendment to a previously approved Site Development Plan Review (Z-0108-88)
TO REPLACE 190 TREES IN THE PERIMETER LANDSCAPE BUFFER at the southwest
corner of West Lone Mountain Road and North Decatur Boulevard (APNs Multiple), R-PD5
(Residential Planned Development - 5 Units Per Acre) Zone, Ward 6 (Ross).

MAY GO TO CITY COUNCIL ON 12/15/10 OR MAY BE FINAL ACTION
(Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

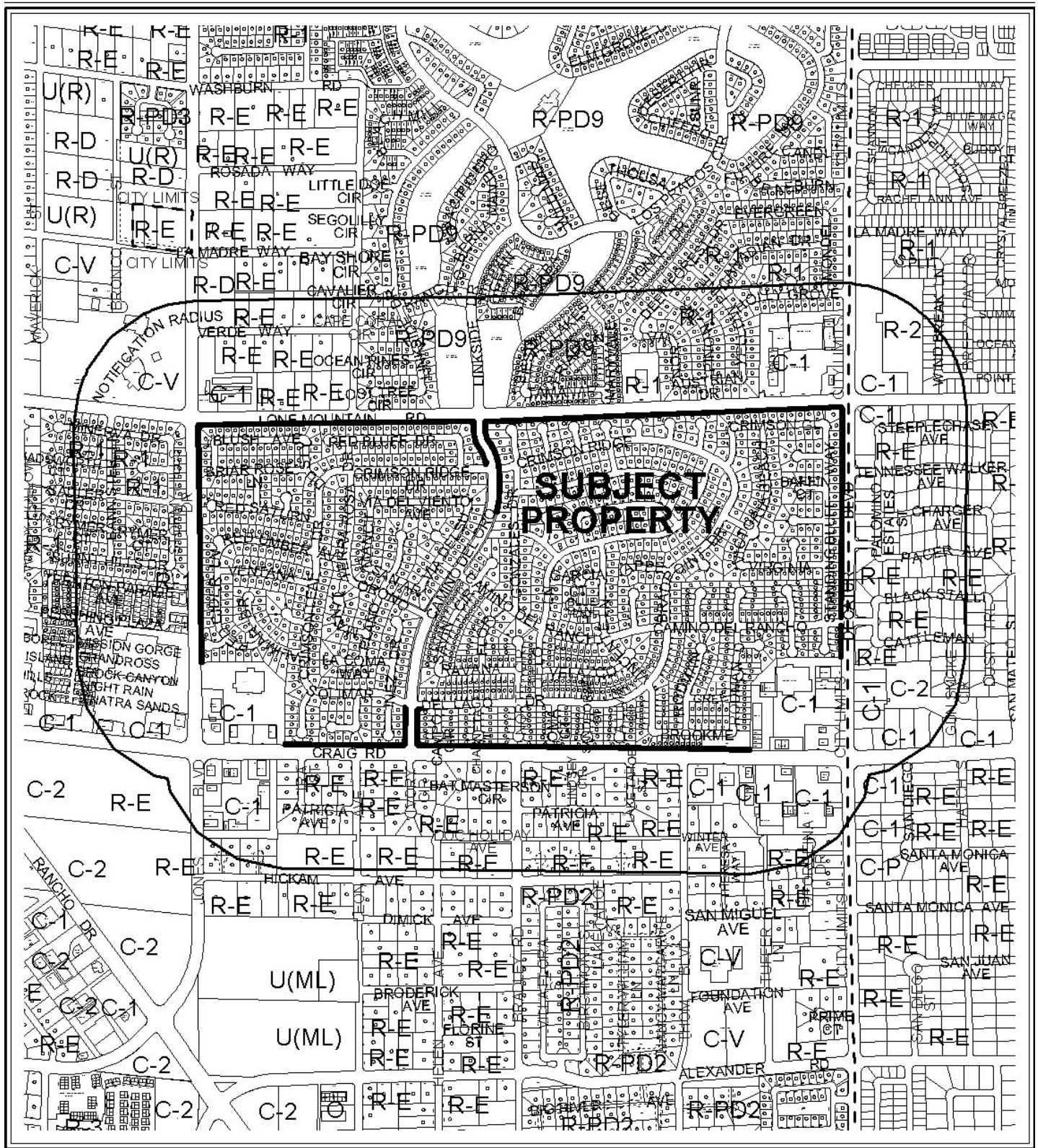
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RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

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



CASE: SDR-39810

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: R-PD5 (Residential Planned Development - 5 Units Per Acre)

0 500 1000 Feet





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-39810** APN: _____

Name of Property Owner: Rancho Alta Mira HOA

Name of Applicant: Rancho Alta Mira HOA

Name of Representative: James E. Abbinett

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: _____

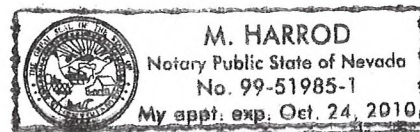
Signature of Property Owner: James E. Abbinett

Print Name: James E. Abbinett

Subscribed and sworn before me

This 21st day of June, 2010

M. Harrod
Notary Public in and for said County and State



RECEIVED
OCT 03 2010

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Rancho Alta mira HOA
 Project Address (Location) Craig Rd - between Jones / Decatur
 Project Name Pine Tree Replacement Proposed Use residential
 Assessor's Parcel #(s) _____ Ward # 6
 General Plan: existing X proposed _____ Zoning: existing X proposed _____
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres _____ Lots/Units 1352 Density _____
 Additional Information _____

PROPERTY OWNER Rancho Alta mira HOA Contact Jim Abbine Jessie Ryan
 Address 40 Terra West Prop. Mgt Phone: 251-4506 Fax: _____
 City 2455 S. Rainbow Las Vegas State NV Zip 89146
 E-mail Address _____

APPLICANT Rancho Alta mira HOA Contact Jim Abbine
 Address 5613 San Ardo Pl Phone: 6585010 Fax: 656-5687
 City Las Vegas State NV Zip 89130
 E-mail Address jabbine@cax.net

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

Property Owner Signature* James & Abbine

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

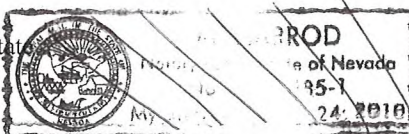
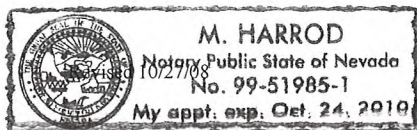
Print Name James & Abbine

Subscribed and sworn before me

This 21st day of June, 20 10.

M. Harrod

Notary Public in and for said County and State

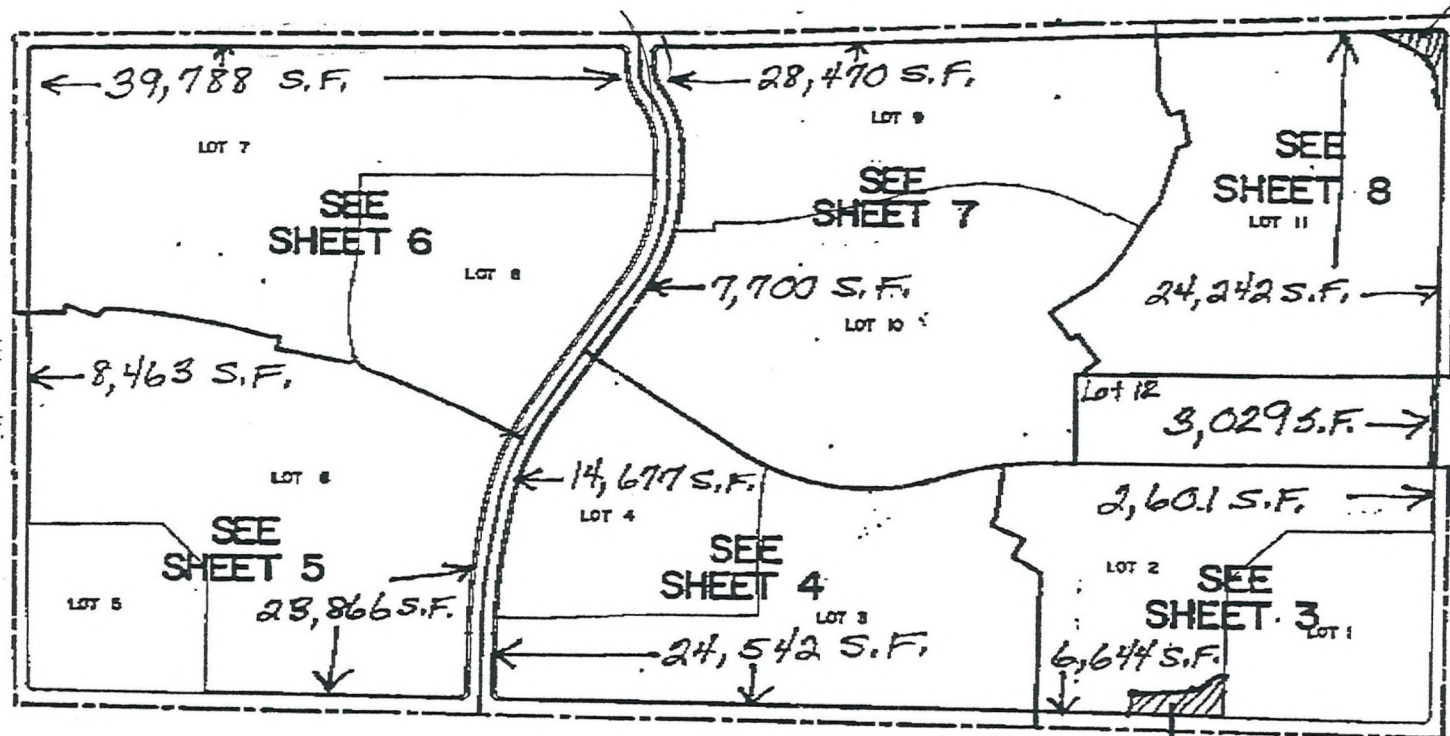


FOR DEPARTMENT USE ONLY

Case #	<u>SDR-39810</u>
Meeting Date:	<u>11/18/10 PC</u>
Total Fee:	<u>\$1,030</u>
Date Received:	<u>10/5/10</u>
Received By:	<u>[Signature]</u>

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

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Detention Basin
44,000 S.F.

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OCT 05 2010
SHEET 2 OF 8

SDR-39810

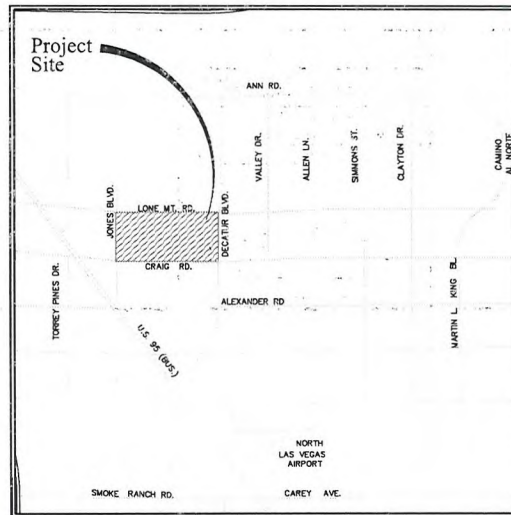
Rancho Alta Mira Homeowner's Association

PERIMETER IMPROVEMENT PROJECT

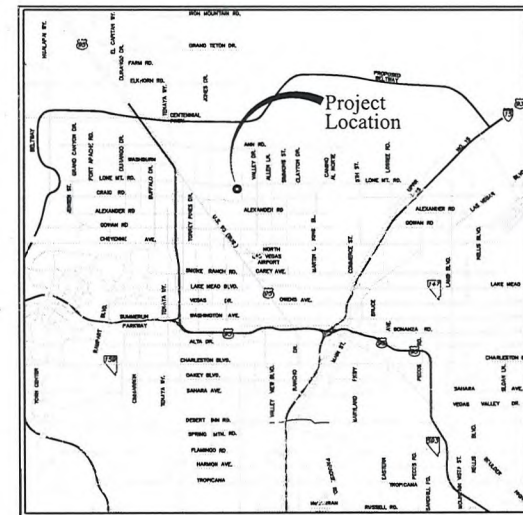
Craig Road, Lone Mountain, Jones and Decatur Landscape Plans



Site Map



Vicinity Map



Location Map

Project Calculations for Tree Requirements

DESCRIPTION	QUANTITY
TOTAL LINEAR FEET OF PERIMETER	12,540 LINEAR FEET
TOTAL TREES NEEDED PER CITY REQUIRED 30' ON CENTER SPACING	418 TREES
TREES NEEDED TO MEET CITY REQUIREMENTS	418 TREES

Pine Tree Total

DESCRIPTION	QUANTITY
TOTAL PINES ON-SITE	190 TREES

Project Calculations for Shrub Requirements

DESCRIPTION	QUANTITY
TOTAL SHRUBS NEEDED PER CITY REQUIRED (4) 5 GALLON PER TREE	1672 SHRUBS
EXISTING SHRUBS AND ACCENTS	1111 SHRUBS
SHRUBS NEEDED TO MEET CITY REQUIREMENT	561 SHRUBS

Sheet Index

SHEET	DESCRIPTION
L0.0	TITLE SHEET
L1.0	EXISTING PLANTINGS PLAN
L1.1	EXISTING PLANTINGS PLAN
L1.2	EXISTING PLANTINGS PLAN
L1.3	EXISTING PLANTINGS PLAN
L2.0	PLANTINGS PLAN
L2.1	PLANTINGS PLAN
L2.2	PLANTINGS PLAN
L2.3	PLANTINGS PLAN

Owner: RANCHO ALTA MIRA HOA
LAS VEGAS, NEVADA 89000

Consultant:

Landscape Architect: JARAMILLO LANDSCAPE AND MAINTENANCE, LLC
KARIN GILLES, P.E. 8004
1575 S. JONES BLVD.
LAS VEGAS, NEVADA 89104
PHONE (702) 281-0001
FAX (702) 870-5044

LANDSCAPE PLANS
RANCHO ALTA MIRA

JOE: RANCHO ALTA MIRA PERIMETER
THREE YEAR TREE REMOVAL AND
REPLACEMENT PROJECT
LONE MOUNTAIN, DECATUR, CRAIG, AND JONES

Jaramillo
LANDSCAPE & MAINTENANCE, LLC
"Our Work Is Our Reference"
1575 S. JONES BLVD.
LAS VEGAS, NEVADA 89104
PHONE (702) 281-0001
FAX (702) 870-5044

LANDSCAPE PLANS

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RECEIVED BY:
KUC
DATE:
October 4, 2010
L0.0

SDR-39810

OCT 05 2010

EXISTING MATERIAL LEGEND

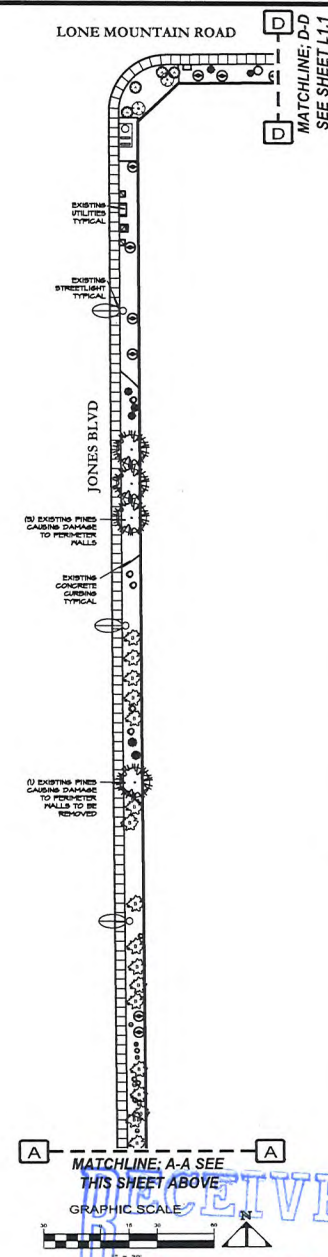
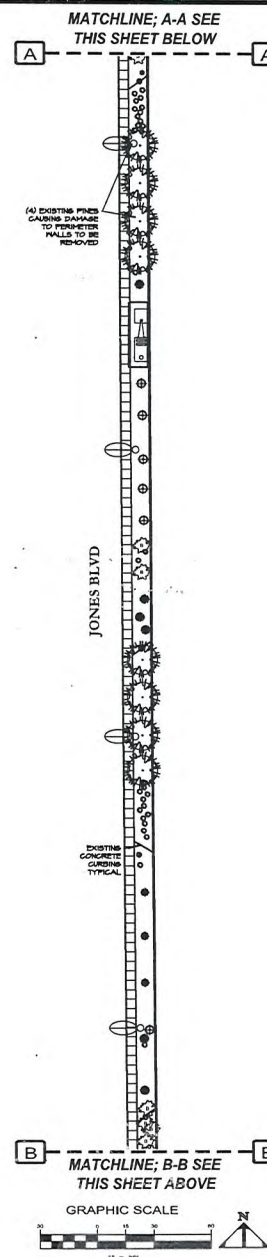
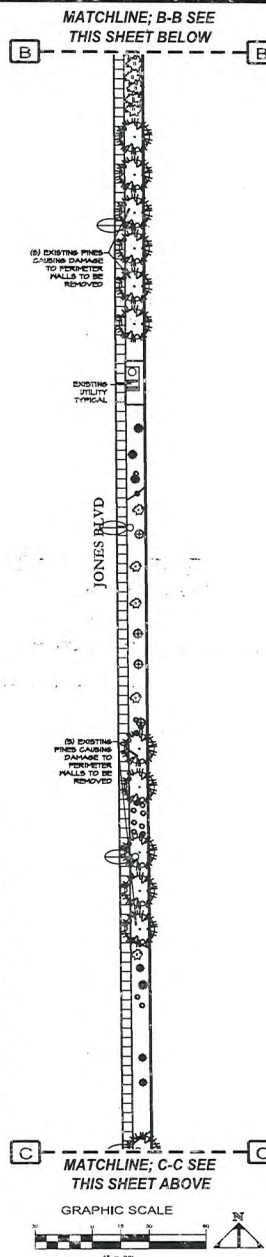
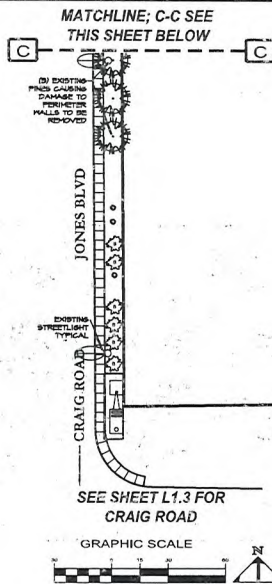
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.
TREES				
	Pinus edulis SNWA 358	Mouset Pine	Existing	192*
PALMS				
	Washingtonia robusta SNWA 133	Mexican Fan Palm	Existing 10' or taller	15
	Trachycarpus fortunei SNWA 59	Windmill Palm	Existing 10' or taller	3
	Washingtonia robusta SNWA 133	Mexican Fan Palm	Existing < 10'	1
	Trachycarpus fortunei SNWA 59	Windmill Palm	Existing < 10'	1
	Chamaecyparis humilis SNWA 133	Mediterranean Fan Palm	Existing < 10'	12
SHRUBS				
	Eucalyptus laevis Green Spire SNWA CC 28	Green Spire Eucalyptus	Existing	8
	Chorizanthe mexicana SNWA CC 3	Dandelion	Existing	10
	Hymenocallis aculeata	Angelita Daisy	Existing	47
	Eucalyptus laevis Green Spire SNWA CC 28	Green Spire Eucalyptus	Existing	5
	Callisander virens Little John SNWA CC 7	Dwarf Bottlebrush	Existing	53
	Caesalpinia gilliesii Yellow Bird of Paradise SNWA CC 58	Yellow Bird of Paradise	Existing	12
	Caesalpinia pulcherrima SNWA CC 28	Red Bird of Paradise	Existing	95
	Toucanium chamaecyparissifolium Prostrate Rosemary SNWA CC 3	Prostrate Rosemary	Existing	100
	Myoporum parvifolium SNWA CC 59	Myoporum	Existing	70
	Nandina domestica Compacta SNWA CC 13	Heavenly Bamboo	Existing	41
	Rosemarinus officinalis Prostrate SNWA CC 28	Prostrate Rosemary	Existing	16
	Lantana 'Yellow' SNWA CC 28	Yellow Bush Lantana	Existing	1
	Lantana montevidensis Purple Trailing Lantana SNWA CC 28	Purple Trailing Lantana	Existing	52
	Dasyliodon longistylus Toothless Desert Spoon	Toothless Desert Spoon	Existing	12
	Desfontainia wheeleri Desert Spoon	Desert Spoon	Existing	193
	Baccharis sp SNWA CC 29	Baccharis	Existing	136
	Xylorhiza congestum SNWA CC 79	Shiny Xylorhiza	Existing	238

Existing Gravel Borders

* Existing plant to be removed due to damage to perimeter walls.



KEY MAP



LANDSCAPE PLANS
RANCHO ALTA MIRA

RANCHO ALTA MIRA PERIMETER
AND
FIVE YEAR TREE REMOVAL AND
REPLACEMENT PROJECT
LONE MOUNTAIN, DECATUR, CRAIG, AND JONES

Jaramillo
LANDSCAPE MAINTENANCE LLC
"Our Work Is Our Reference"

JONES BLVD
EXISTING PLANTING

KUC
RECEIVED
July 6, 2010
L1.0

SDR-39810

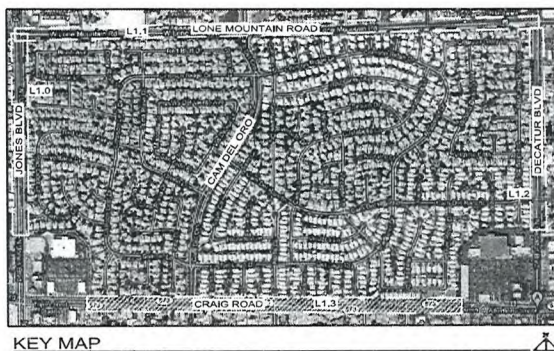
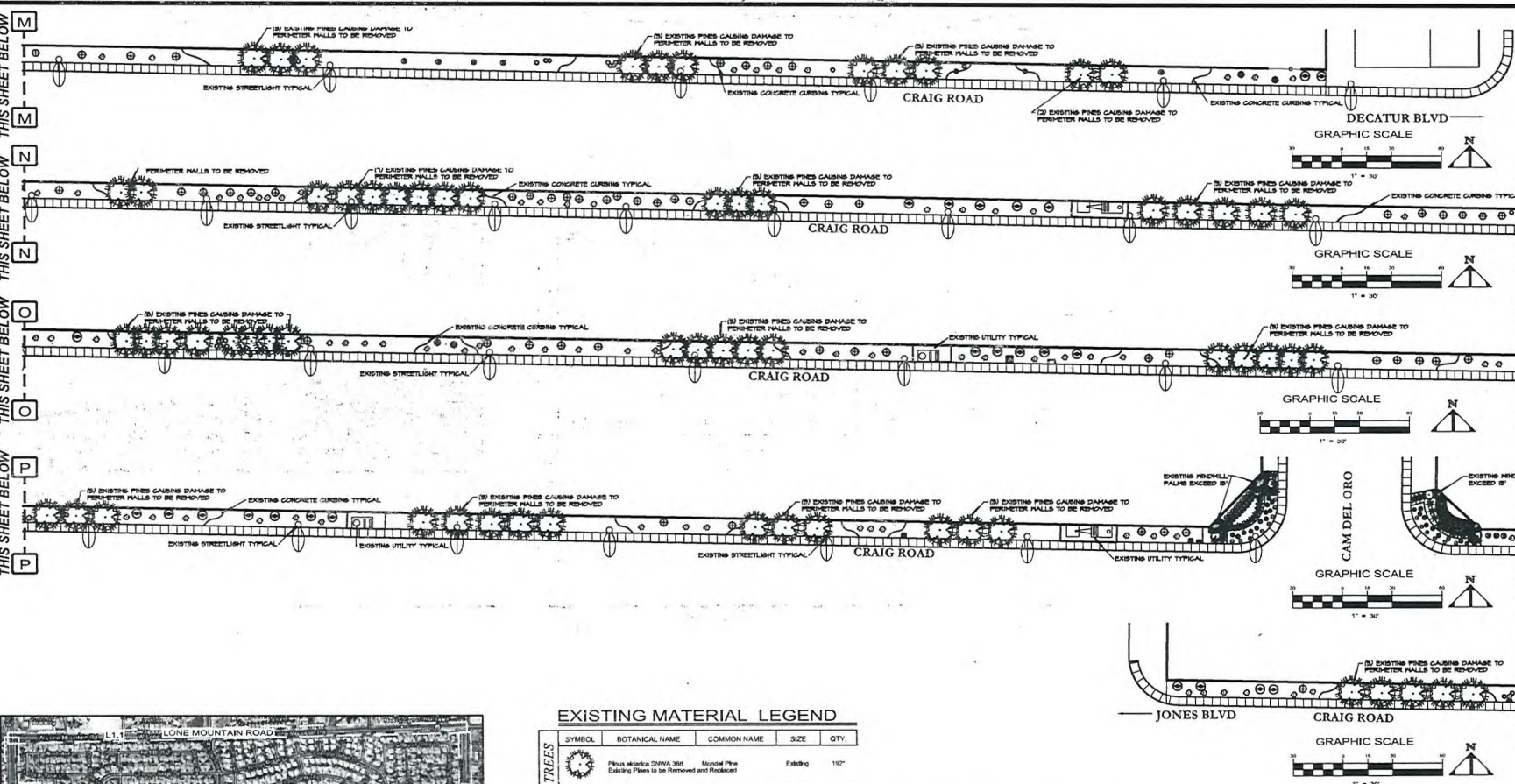
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.
	Prus alberta SWA 368 Edible Pines to be Removed and Replaced	Kunind Pine Replaced	Edging	192*
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.
	Wandooia robusta SWA 133	Mesican Fan Palm	Edging 15' or taller	15
	Trachypodium furcata SWA 59	Windmill Palm	Edging 15' or taller	3
	Wandooia robusta SWA 133	Mesican Fan Palm	Edging < 15'	1
	Trachypodium furcata SWA 59	Windmill Palm	Edging < 15'	1
	Chamaecrista humilis SWA 13	Mediterranean Fan Palm	Edging < 15'	12
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.
	Eucalyptus regnans Green Sappy SWA CC 28	Green Spire Eucalypt	Edging	6
	Oryzopsis melanos SWA CC 3	Dandelion	Edging	10
	Hymenocallis aculeata	Angelita Daisy	Edging	47
	Eucalyptus leucostachya SWA CC 3	Bottle Eucalypt	Edging	5
	Callistemon viminalis Lime Leaf SWA CC 7	Shear Bobwhite	Edging	53
	Cassipouia filiformis SWA CC 28	Yellow Bird of Paradise	Edging	12
	Cassipouia pulcherrima SWA CC 28	Red Bird of Paradise	Edging	85
	Prostrata straminea Prostrata SWA CC 3	Prostrata Geranium	Edging	100
	Myoporum laetifolium SWA CC 30	Myoporum	Edging	73
	Nerium dandricum Cotton Ball SWA CC 13	Neonberry Bamboo	Edging	40
	Prostrata straminea Prostrata SWA CC 28	Prostrata Rosemary	Edging	18
	Lantana "Redcliff" SWA CC 28	Redcliff Bush Lantana	Edging	1
	Lantana montevidensis "Purple" Purple Trailing Lantana SWA CC 28	Purple Trailing Lantana	Edging	52
	Oreococcus leucanthum	Toadstool Desert Spoon	Edging	100
	Oreococcus leucanthum SWA CC 28	Desert Spoon	Edging	193
	Baccharis foeniculifolia SWA CC 20	Baccharis	Edging	136
	Xylocarpus greggii SWA CC 79	Slimy Xylocarp	Edging	238

* Existing pines to be removed due to damage to perimeter walls.



OCT 05 2010

MATCHLINE; P-P SEE THIS SHEET BELOW
MATCHLINE; N-N SEE THIS SHEET ABOVE
MATCHLINE; O-O SEE THIS SHEET BELOW
MATCHLINE; M-M SEE THIS SHEET ABOVE



KEY MAP

EXISTING MATERIAL LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.
	<i>Pinus edulis</i> SNWA 361	Mound Pine	Existing	192*
	<i>Pinus edulis</i> SNWA 361	Existing Pines to be Removed and Replaced		
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.
	<i>Washingtonia robusta</i> SNWA 133	Mexican Fan Palm	Existing 15' or taller	15
	<i>Washingtonia robusta</i> SNWA 133	Mexican Fan Palm	Existing 15' or taller	3
	<i>Washingtonia robusta</i> SNWA 133	Mexican Fan Palm	Existing 15'	1
	<i>Washingtonia robusta</i> SNWA 133	Mexican Fan Palm	Existing 15'	1
	<i>Chamaecyparis humilis</i> SNWA 132	Mediterranean Fan Palm	Existing 15'	12
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.
	<i>Eucalyptus japonica</i> 'Green Saver' SNWA CC 28	Green Spine Eucalyptus	Existing	8
	<i>Chrysanthemum indicum</i> SNWA CC 3	Daisy	Existing	10
	<i>Hydrangea arborescens</i>	Angella Daisy	Existing	47
	<i>Eucalyptus japonica</i> 'Microphylla' SNWA CC 3	Bushy Eucalyptus	Existing	5
	<i>Callistemon viminalis</i> 'Little John' SNWA CC 7	Dwarf Bottlebrush	Existing	53

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.
	<i>Canadensis</i> SNWA CC 50	Yellow Bird of Paradise	Existing	12
	<i>Canadensis</i> SNWA CC 50	Red Bird of Paradise	Existing	95
	<i>Tricardium chinensis</i> SNWA CC 3	Prostrate Germander	Existing	100
	<i>Myoporum parvifolium</i> SNWA CC 50	Myoporum	Existing	70
	<i>Veronica domestica</i> 'Connecticut' SNWA CC 13	Heavenly Rambler	Existing	47
	<i>Rosa multiflora</i> SNWA CC 28	Prostrate Rose	Existing	18
	<i>Lantana 'Red Robin'</i> SNWA CC 28	Red Robin Lantana	Existing	1
	<i>Lantana montevidensis</i> 'Purple' SNWA CC 28	Purple Trailing Lantana	Existing	52
	<i>Desfontainia longistylis</i>	Toothless Desert Spoon	Existing	12
	<i>Desfontainia wheeleri</i> SNWA CC 28	Desert Spoon	Existing	193
	<i>Baccharis</i> SNWA CC 20	Baccharis	Existing	136
	<i>Xylocarpus gmelini</i> SNWA CC 7	Shiny Xylocarpus	Existing	238

* Existing pines to be removed due to damage to perimeter walls.

LANDSCAPE PLANS
RANCHO ALTA MIRA

RANCHO ALTA MIRA PERIMETER
FIVE YEAR TREE REMOVAL AND
REPLACEMENT PROJECT
LONE MOUNTAIN, DECATUR, CRAIG, AND JONES

Jaramillo
LANDSCAPE & MAINTENANCE, LLC
"Our Work Is Our Reference"
10000 JONES BLVD
SUITE 100
DALLAS, TEXAS 75243

CRAIG ROAD
EXISTING PLANTING

KUC
DATE: 7/6/2010

L1.3

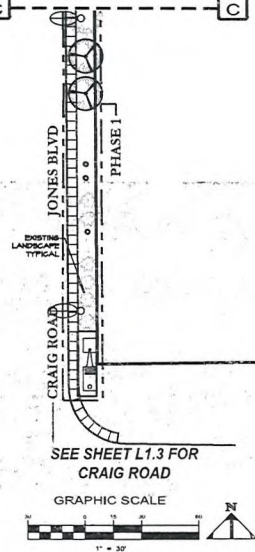
SDR-39810

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OCT 05 2010

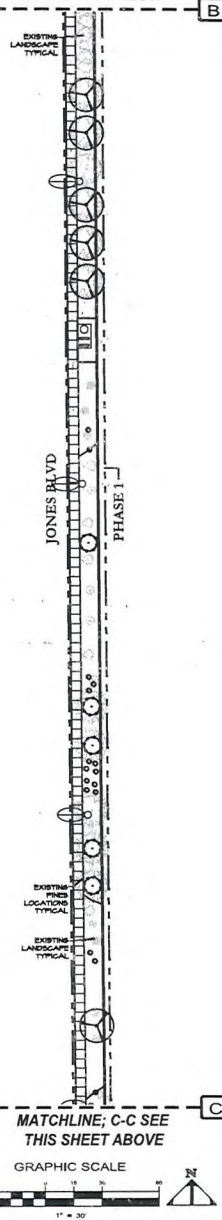
MATERIAL LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.
	Olea europaea 'Green Hill'	Swan Hill Olive	24" Box	44
	Viburnum acerifolium	Chastetree	24" Box	47
	Quercus laevis	Holly Oak	24" Box	51
	Cercocarpus alaternus	Carob Tree	24" Box	48

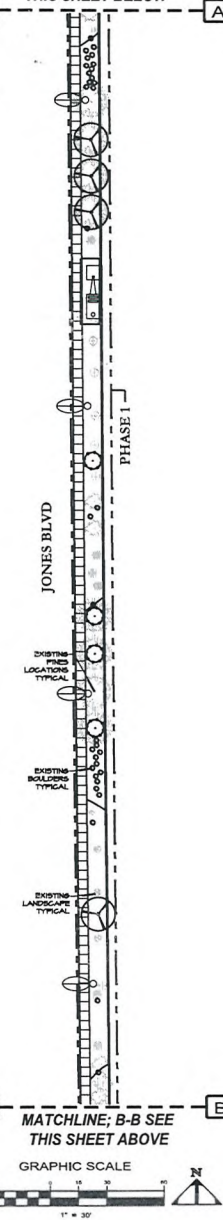
MATCHLINE; C-C SEE THIS SHEET BELOW



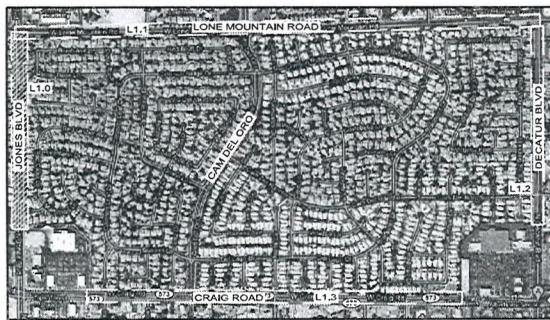
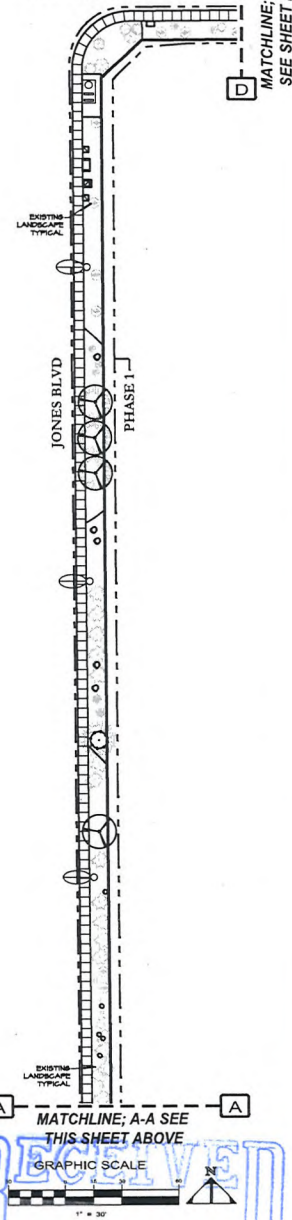
MATCHLINE; B-B SEE THIS SHEET BELOW



MATCHLINE; A-A SEE THIS SHEET BELOW



LONE MOUNTAIN ROAD



KEY MAP

LANDSCAPE PLANS
RANCHO ALTA MIRA

RANCHO ALTA MIRA PERIMETER
FIVE YEAR TREE REMOVAL AND
REPLACEMENT PROJECT
LONE MOUNTAIN, DECATUR, CRAIG, AND JONES

Jaramillo
LANDSCAPE & MAINTENANCE, LLC
"Our Work Is Our Reference"
101 SOUTH CREEK & G
SUITE 100
DALLAS, TEXAS 75241
972.442.1111

JONES BLVD
PLANTING PLAN

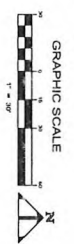
KUC
DESIGNED BY
KUC
DRAWN BY
October 4, 2010
L2.0
SHEET

SDR-39810

OCT 05 2010

TREES				
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.
	Quercus agrifolia	Shore Pine	24" Dia.	44
	Quercus agrifolia	Shore Pine	24" Dia.	47
	Quercus agrifolia	Shore Pine	24" Dia.	51
	Quercus agrifolia	Shore Pine	24" Dia.	46

MATERIAL LEGEND



MATCHLINE: J-J SEE SHEET L1.2



L2.1

LONE MOUNTAIN ROAD PLANTING PLAN

Jaramillo
LANDSCAPE & MAINTENANCE, LLC
"Our Work Is Our Reference"
405 SOUTH JONES BLVD
LAS VEGAS, NV 89101
702.735.0001 FAX 702.735.0001

RANCHO ALTA MIRA PERIMETER FIVE YEAR TREE REMOVAL AND REPLACEMENT PROJECT
LONE MOUNTAIN, DECATUR, CRAIG, AND JONES

LANDSCAPE PLANS
RANCHO ALTA MIRA

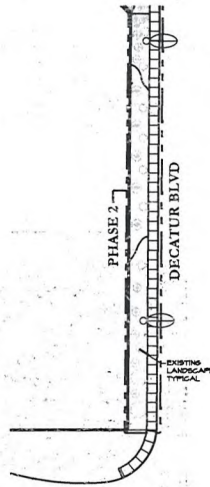
SDR-39810
OCT 05 2010

MATERIAL LEGEND

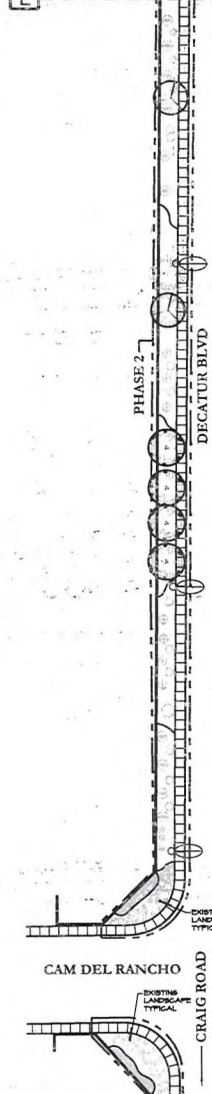
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.
	<i>Olea europaea</i> 'Swan Hill' Multi-Trunk SHWA 238	Swan Hill Olive	24" Box	44
	<i>Viburnum acerifolium</i> Natural Multi-Trunk SHWA 366	Chaste Tree	24" Box	47
	<i>Quercus ilex</i> Standard	Holly Oak	24" Box	51
	<i>Carmona tiliaefolia</i> Natural Multi-Trunk	Carob Tree	24" Box	48



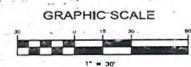
KEY MAP



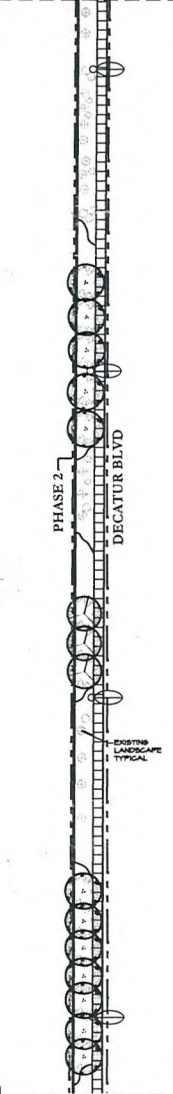
MATCHLINE; L-L SEE
THIS SHEET BELOW



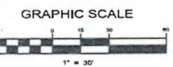
SEE SHEET L1.3 FOR
CRAIG ROAD



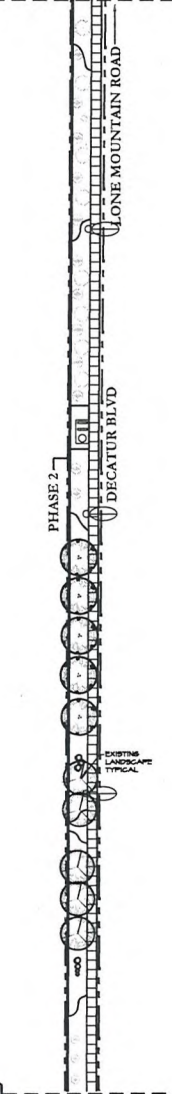
MATCHLINE; K-K SEE
THIS SHEET BELOW



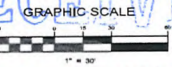
MATCHLINE; L-L SEE
THIS SHEET ABOVE



MATCHLINE; J-J SEE
SHEET L1.1



MATCHLINE; K-K SEE
THIS SHEET ABOVE



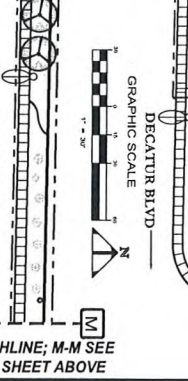
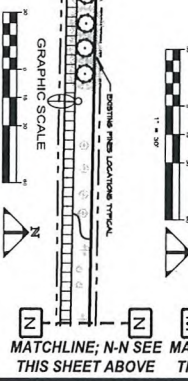
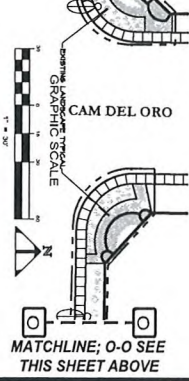
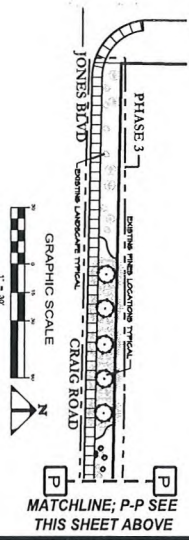
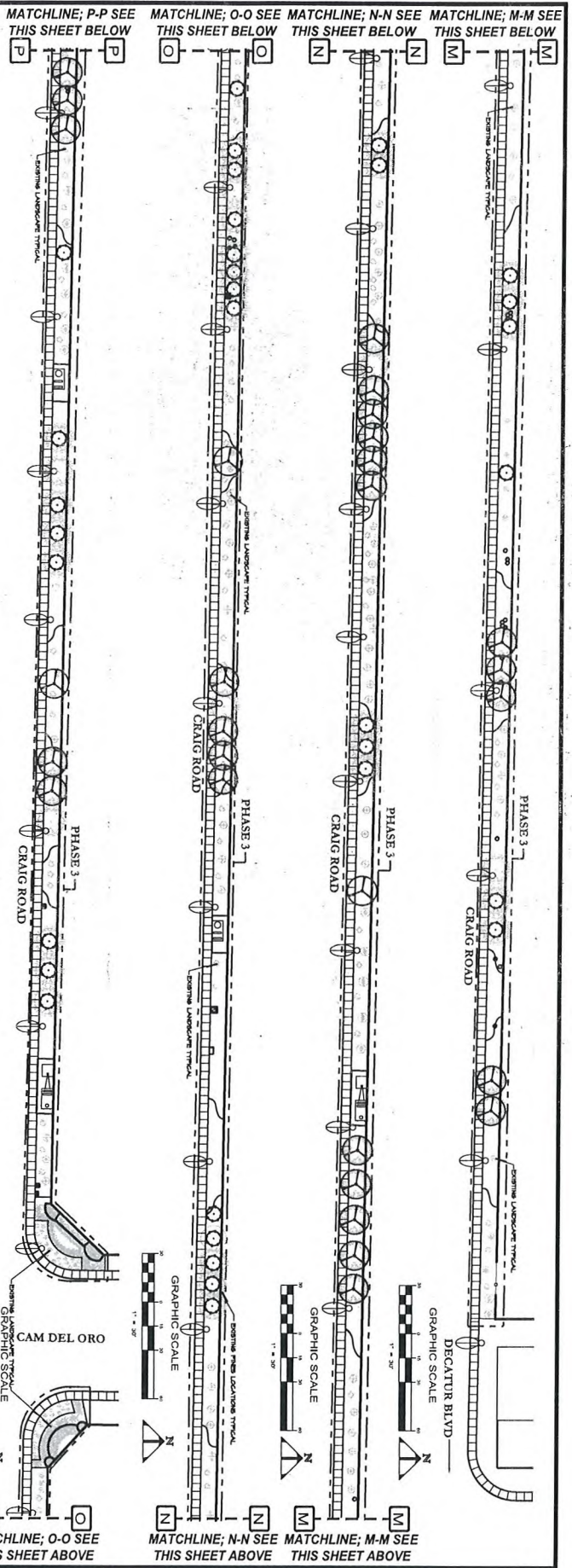
SDR-39810

OCT 05 2010



MATERIAL LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.
	Quercus agrifolia	Spanish Oak	24" Box	44
	Quercus laevis	Live Oak	24" Box	47
	Quercus macrocarpa	Shingle Oak	24" Box	51
	Quercus muhlenbergii	White Oak	24" Box	46



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September 30, 2010

City of Las Vegas
Attn: Doug Rankin
c/o Rancho Alta Mira
731 S. Fourth Street
Las Vegas, NV. 89101

Re: Justification Letter for Landscape Improvements around Perimeter Landscape Buffer at Rancho Alta Mira

Dear Sir:

Rancho Alta-Mira home owners association (HOA) is located in the City of Las Vegas bordering Craig road on the South, Lone Mountain Road on the North, Jones Boulevard on the West, and Decatur Boulevard on the East. This community sits on approximately 330 acres and houses 1,353 single family residences. The community was built in 1990 and completed in 1996.

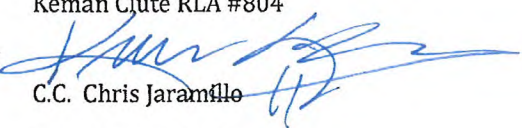
Rancho Alta-Mira HOA has a landscape buffer zone surrounding the community on all streetscapes. The existing plant material consists of large pine trees, large shrubs, accents, groundcover, decorative rock mulch, boulders, and an automatic irrigation system.

The reason for this letter is to justify replacing all (190) existing pine trees in the perimeter landscape buffer area that are overgrowing into the perimeter walls and sidewalks causing damage. There are approximately 90 areas documented where damage to the walls and sidewalk have occurred. It is our intent to repair the damaged walls and sidewalks and to remove and dispose of all the pine trees in (3) phases and to replace them with 24-inch box trees that potentially have a smaller root system, and are slower growing, to protect the walls and sidewalks from further damage, enhancing the visual aesthetic and providing shade.

As required by title 19.12 the residential perimeter landscape buffer shall have a 24-inch minimum box tree and shall be placed at one per 30 linear feet with (4) 5-gallon shrubs per tree. The total tree and shrub count per the requirement is (418) trees and (1,672) shrubs, an increase of the existing trees and shrubs on-site to (228) 24-inch box trees and (561) 5-gallon shrubs. This increase of trees and shrubs would more than double the cost of the project, increase the cost of maintenance, and triple the water consumption and bill resulting in a approximately 8% increase in homeowner's dues. Therefore Rancho Alta-Mira HOA is requesting an exception for the required number of trees (418) and (561) shrubs based on the title 19 requirement and to only replace the (190) existing pine trees.

For the reasons listed above we are requesting approval for these landscape improvements.

Keman Clute RLA #804


C.C. Chris Jaramillo

C.C. Kristen Remhoff



SDR-39810
1

Rancho Alta Mira Perimeter Trees

Existing Trees	
Decatur Blvd:	30
Lone Mountain Rd:	70
Jones Blvd:	26
Craig Rd:	64
Total:	190

Proposed Trees	
Decatur Blvd:	31
Lone Mountain Rd:	68
Jones Blvd:	26
Craig Rd:	65
Total:	190

Required Trees	
Decatur Blvd:	65
Lone Mountain Rd:	167
Jones Blvd:	64
Craig Rd:	122
Total:	418

Zoning Cases: Z-0108-88, Z-0037-93, Z-0066-94, Z-0068-94 and Z-0124-94

Z-0037-93, Condition #5, "Install 24 inch box trees with shrubs and ground cover in the landscape planter along Decatur Boulevard as required by the Department of Community Planning and Development. The use of drought tolerant landscaping is encouraged."

Z-0066-94, Condition #2, "Install 24 inch box evergreen trees 30 feet on center with shrubs and ground cover in the 13 foot wide landscape planter along Camino Del Oro as required by the Department of Community Planning and Development. The use of drought tolerant landscaping is encouraged."

Z-0068-94, Condition #2, "Install 24 inch box trees 30 feet on center with shrubs and ground cover in the landscaped planters outside the walls along Camino Del Oro and Orono Lane as required by the Department of Community Planning and Development. The use of drought tolerant landscaping is encouraged."

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Pursuant to Title 19.12 (B) (1), the residential perimeter landscape buffer shall have a 24-inch minimum box trees and shall be placed at one per 30 linear feet. The tree placement conditions are pursuant to Title 19 landscaping standards. The Required Trees shown above indicates 418 required trees per Title 19 landscaping standards for the landscape buffers at the locations shown above. During the site visit conducted by staff has noted 190 trees currently exists within the perimeter landscaping buffer. The proposed landscaping plan is a change in the tree material to replace the same number of the existing trees.

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SDR-39810



CONSULTING ENGINEERS • PLANNERS • SURVEYORS

PRINCIPALS:

K.D. Weir
Charley R. Johnson, P.E.
James L. MacFarlane, P.L.S., P.E.
Gene D. Kramelbauer, P.L.S.
Dennis E. Fritz, P.E.
Gregory G. Radig, P.L.S., P.E.

**RANCHO ALTA MIRA PROPERTIES
SQUARE FOOTAGE OF COMMON AREAS
(Including Common Element Lot & Detention Basin)**

March 2, 1994

<u>LOT</u>	<u>SQUARE FOOTAGE</u>
Lot 1	0
Lot 2 - East Boundary	2,601
Lot 2 - South Boundary	6,644
Lot 2 - Detention Basin	44,000
Lot 3	24,542
Lot 4	14,677
Lot 5	0
Lot 6 - East & South Boundaries	23,866
Lot 6 - West Boundary	8,463
Lot 7	39,788
Lot 8	0
Lot 9	28,470
Lot 10	7,700
Lot 11 - North & East Boundaries	24,242
Lot 11 - Common Element Lot	409
Lot 12	<u>3,029</u>
TOTAL SQUARE FOOTAGE	<u>228,431</u>

/jcf

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OCT 05 2010

Romeo Gumarang

From: Keman Clute [keman@jaramillolandscape.com]
Sent: Thursday, October 14, 2010 1:25 PM
To: Romeo Gumarang
Subject: FW: Rancho Alta Mira

Romeo,

This is a copy of the email from Jim Abbinett to Chris. The direction to write the justification letter is in bold and red letters below.

Keman Clute, RLA # 804
Registered Landscape Architect
keman@jaramillolandscape.com

9275 S. Jones Blvd.
Las Vegas NV. 89139
Office: 702.251.0011
Cell: 702.296.5737
Fax: 702.870.5099
NVCL # 0043875A

-----Original Message-----

From: Chris Jaramillo
Sent: Wednesday, September 29, 2010 5:48 AM
To: 'jabbinett@cox.net'
Cc: 'kremhoff@terrawest.com'; 'alandshellyels@cox.net'; Keman Clute
Subject: Re: Rancho Alta Mira

Jim

Keman will get this put together for your review.

Chris

----- Original Message -----

From: jabbinett@cox.net <jabbinett@cox.net>
To: Chris Jaramillo
Cc: kremhoff@terrawest.com <kremhoff@terrawest.com>
Sent: Wed Sep 29 00:39:24 2010
Subject: Rancho Alta Mira

Chris: I have emailed Ross's staff 2-3 times in the past 10 days with no luck on getting a specific answer as to whether or not we must go before the council. Consequently I will assume the worse and we will go for the October 20/21(?) council meeting. Kristen please cut a check ASAP for to Jaramillo for \$530 dollars to cover the balance for the charge by the Planning Commission. I'll pick it up Friday get signatures and get to Chris on Monday. Be sure it is cut from the wall account.

CHRIS IF YOU WILL PREPARE THE WRITTEN JUSTIFICATION I WOULD LIKE FOR YOU TO INCLUDE THE FOLLOWING POINTS IN YOUR LETTER ASKING FOR THE HEARING:

1. The cost in replacing the 192 trees with the Planning Commission's required 397 trees and 5 plants, shrubs, bushes and ground cover more than double the cost of the project.
2. The increase in water consumption, due to the tearing process in billing for water costs will more than triple the HOA's water bill.

3. This tripling of our water bill will result in an increase to the 1353 homeowners assessments by approximately \$9-\$11.
Please feel free to add any additional landscape lingo you can to substantiate our case.
I will prepare some additional comments and speak for the Board and I believe the majority of the 1353 homeowners at the council meeting.
I would like to see a draft of your letter before it goes.
Thx...Jim

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 18, 2010

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

TXT-39750 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion and possible action to repeal LVMC Title 18 (Subdivision Regulations) and Title 19 (Zoning Code) and adopt in their place a Unified Development Code (UDC) for the City of Las Vegas.

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

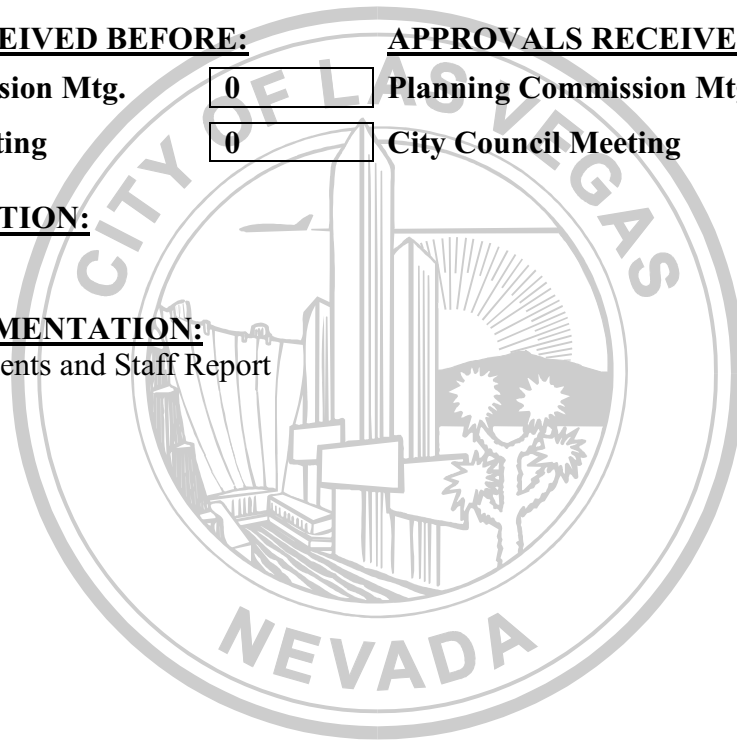
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RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

Proposed Amendments and Staff Report



AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 18, 2010

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

TXT-39836 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion and possible action to make updates to the Downtown Centennial Plan. Staff recommends APPROVAL.

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

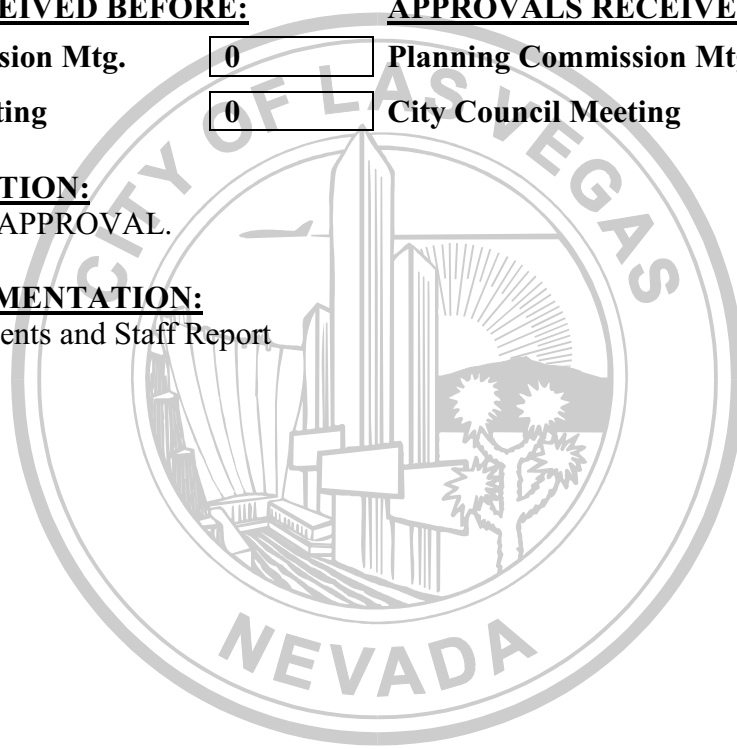
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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

Proposed Amendments and Staff Report



AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 18, 2010

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

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

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

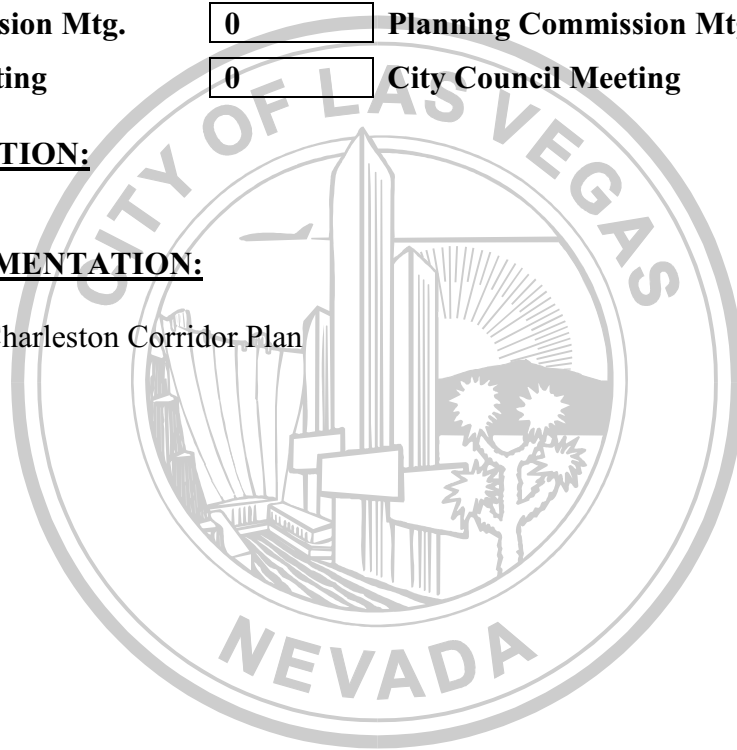
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RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

1. Staff Report
2. DRAFT West Charleston Corridor Plan



AGENDA SUMMARY PAGE

PLANNING COMMISSION MEETING OF NOVEMBER 18, 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

