City of Las Vegas

# PLANNING COMMISSION AGENDA

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

**LAS VEGAS CITY COUNCIL**

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

**COMMISSIONERS**

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

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

# 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-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).

11. **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).

12. **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 3100 and 3222 East Sahara Avenue (APN 162-01-801-022), C-2 (General Commercial) Zone, Ward 3 (Reese).

## PUBLIC HEARING ITEMS

13. **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).

14. **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).

15. **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 SEVEN-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 FOR 75 LOTS on 20 acres at the northwest corner of Elkhorn Road and Egan Crest Drive (APNs Multiple), PD (Planned Development) Zone, Ward 6 (Ross).

16. **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).

17. **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).

18. **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).

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 2,400 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 A 15 SQUARE-FOOT ACCESSORY PACKAGE LIQUOR OFF-SALE USE WITHIN AN EXISTING 2,400 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 a previously 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 a previously 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 NONCONFORMING FINANCIAL INSTITUTION, SPECIFIED WITH WAIVERS TO ALLOW A 90-FOOT DISTANCE SEPARATION FROM A RESIDENTIAL USE WHERE 200 FEET IS REQUIRED, 990-FOOT DISTANCE SEPARATION FROM A FINANCIAL INSTUTION, SPECIFIED WHERE 1,000 FEET IS REQUIRED AND HOURS OF OPERATION FROM 7:00 a.m. to 11:00 p.m. WHERE 8:00 a.m. to 11:00 p.m. IS ALLOWED 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 191 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 merge LVMC Title 18 (Subdivision Regulations) and Title 19 (Zoning Code) into 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 update the Downtown Centennial Plan to add various commercial uses to the 18b Arts District and to add language pertaining to the I-515/U.S. 95 widening project.

28. **DIR-39955 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Update on Long Range Planning Items. Staff has NO RECOMMENDATION.

## 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

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

## *AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT*

**PLANNING COMMISSION MEETING OF: NOVEMBER 18, 2010**

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

**SUBJECT:**
CALL TO ORDER

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

## *AGENDA SUMMARY PAGE*

**PLANNING COMMISSION MEETING OF: NOVEMBER 18, 2010**

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

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

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

## *AGENDA SUMMARY PAGE*

**PLANNING COMMISSION MEETING OF NOVEMBER 18, 2010**

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

**SUBJECT:**
ROLL CALL

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

# *AGENDA SUMMARY PAGE*

## PLANNING COMMISSION MEETING OF 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

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

## *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

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

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

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

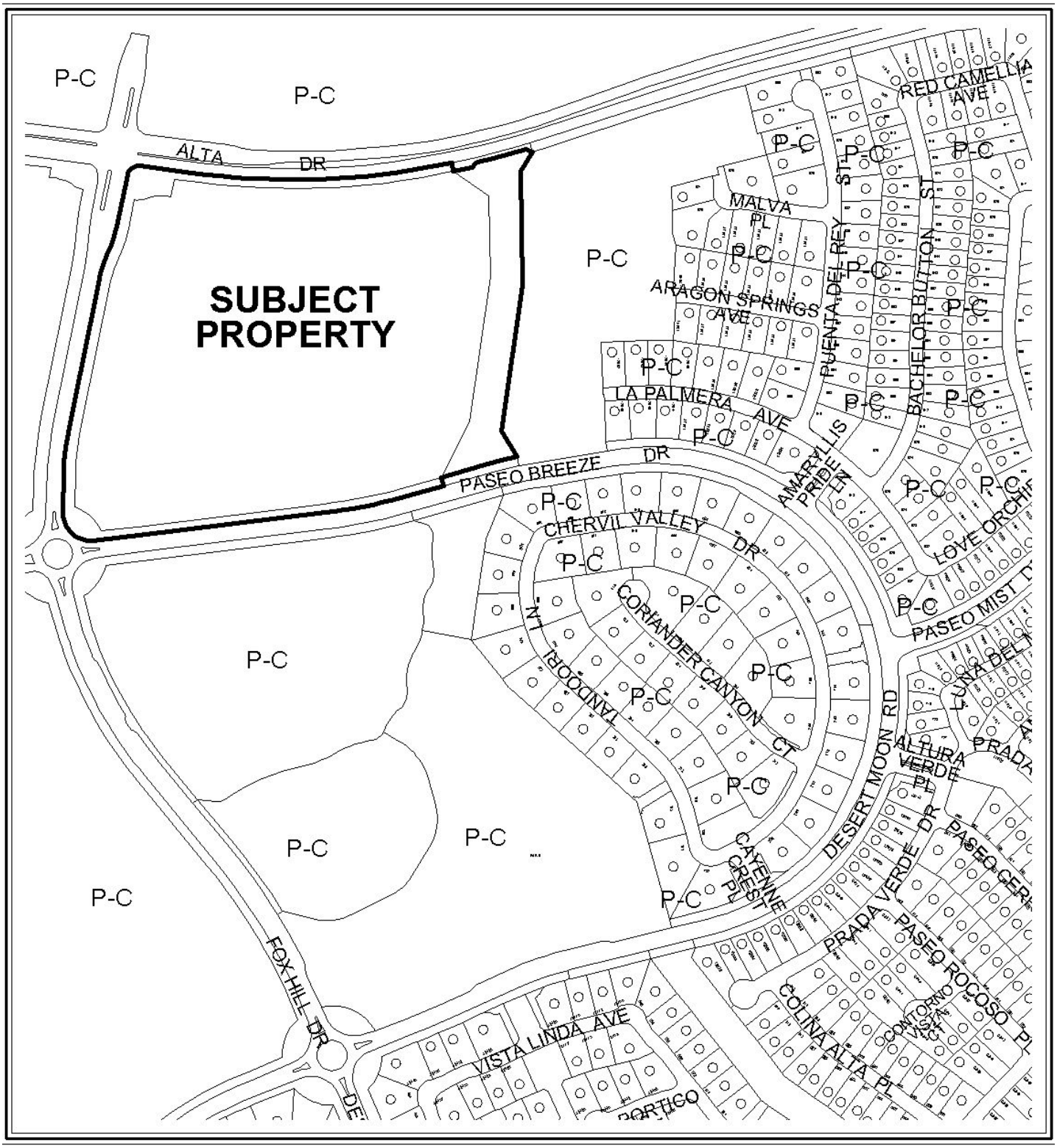
**SUBJECT:**
TMP-39472 - TENTATIVE MAP - VILLAGE 23A PARCEL L ANDALUSIA - APPLICANT/OWNER: THE HOWARD HUGHES CORPORATION - Request for a Tentative Map FOR AN 81-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 26.9 acres adjacent to the south side of Alta Drive, between Desert Foothills Drive and Fox Hill 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). Staff recommends APPROVAL.

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

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

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

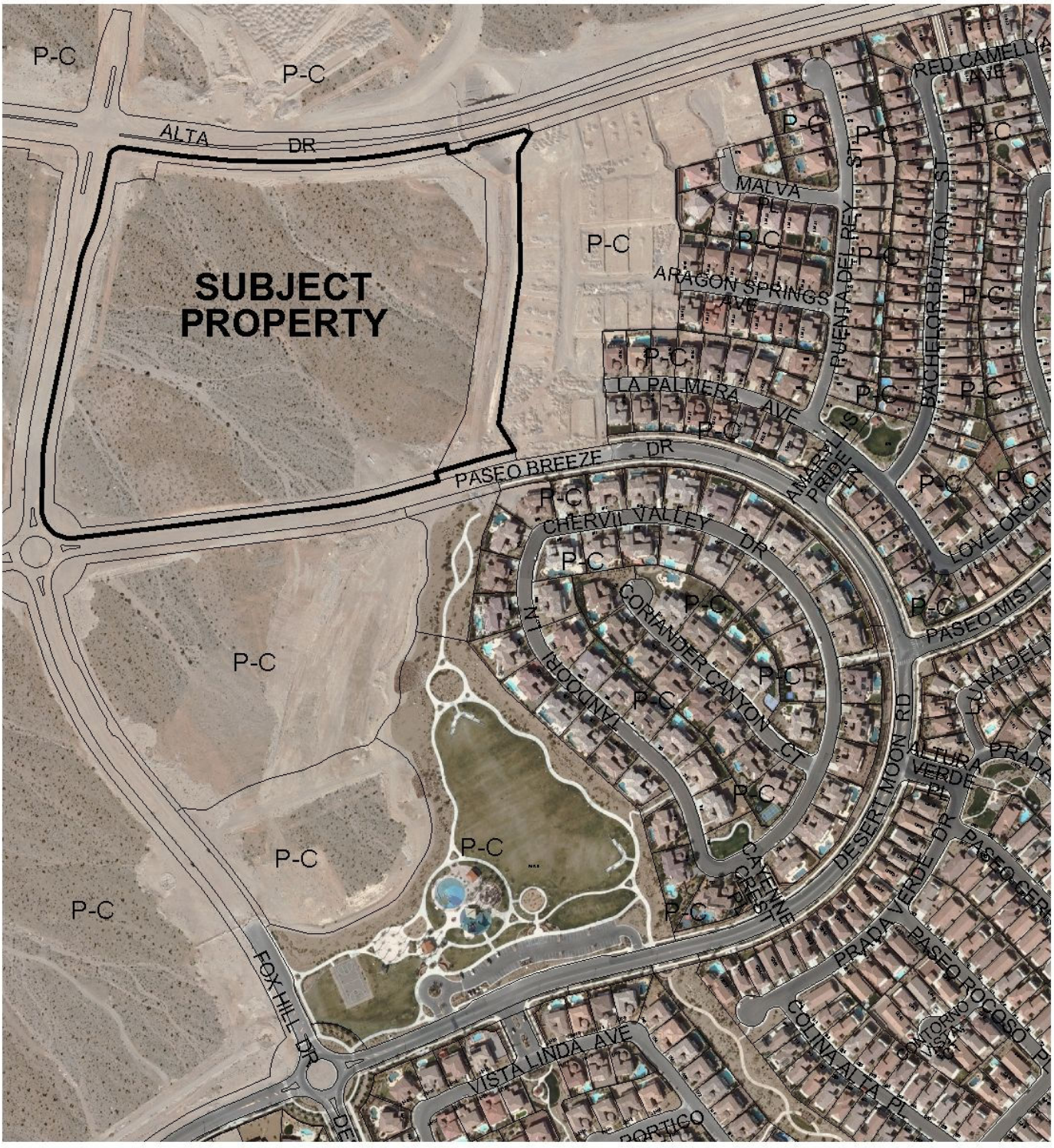
**BACKUP DOCUMENTATION:**
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter




**CASE: TMP-39472**

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

N




0 300 600 Feet

**CASE: TMP-39472**

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

N

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. ORROCK

Subscribed and sworn before me

This 7th day of September, 2010

Stella Clark Clark, NEVADA

Notary Public in and for said County and State

STELLA CLARK
Notary Public-State of Nevada
APPT. NO. 06-107247-1
My App. Expires June 07, 2014

Revised 11-14-06

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

RECEIVED
SEP 08 2010

PLANNING & DEVELOPMENT

# 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.

_____

Notary Public in and for said County and State

VICTORIA L. ROBERTS
Notary Public State of Nevada
No. 00-63116-1
My appt. exp. June 6, 2012

Revised 10/27/08

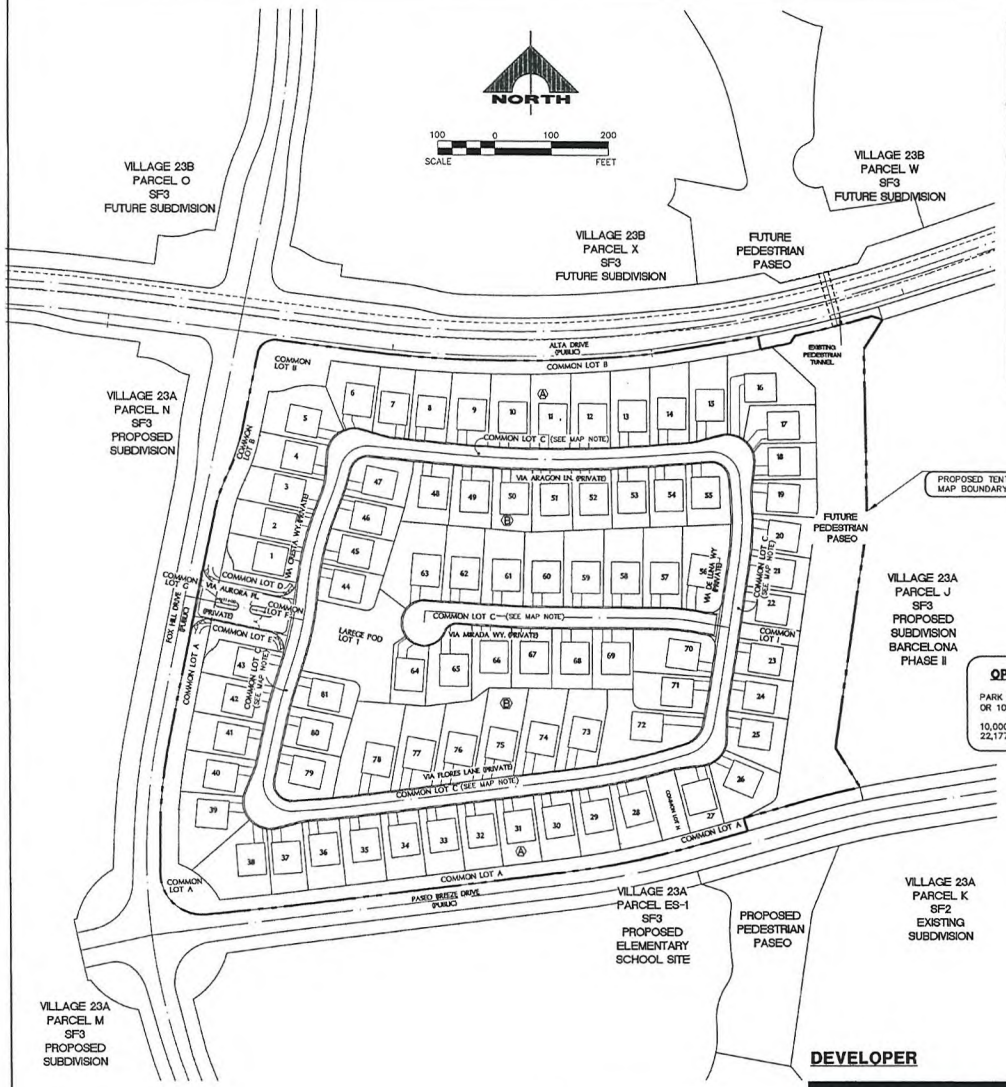
***FOR DEPARTMENT USE ONLY***

| | |
|---|---|
| **Case #** | TMP - 39472 |
| **Meeting Date:** | 11/18/10 PC |
| **Total Fee:** | $ 750.00 |
| **Date Received:*** | 9/8/10 |
| **Received By:** | |

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

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

RECEIVED
SEP 08 2010




**ENGINEER & SURVEYOR**

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

**UTILITY SERVICE BY**

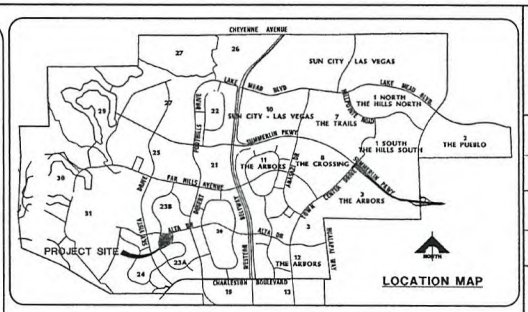
LAS VEGAS VALLEY WATER DISTRICT
CITY OF LAS VEGAS SEWER
REPUBLIC SERVICES of SOUTHERN NEVADA
NV ENERGY
CENTURY LINK TELEPHONE COMPANY
SOUTHWEST GAS CORPORATION
COX COMMUNICATIONS

**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 ACREAGE | = | 26.9 AC. |
| TOTAL NET ACREAGE | = | 24.6 AC. |
| TOTAL NET/NET ACREAGE | = | 22.5 AC. |
| NUMBER OF RESIDENTIAL LOTS | = | 81 |
| NUMBER OF LARGE POD 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/ OR FRONT PORCH | = 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.

**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

**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 RECORDER'S OFFICE, CLARK COUNTY, NEVADA LYING WITHIN SECTION 34, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

**IMPROVEMENT NOTES:**

1. FOX HILL DRIVE AND PASEO 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.

**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**

SUMMERLIN℠

# VILLAGE 23A
# PARCEL L - ANDALUSIA
# TENTATIVE MAP

SEPTEMBER 03, 2010

APN # 137-34-210-002
137-34-210-007
137-34-621-001
CLV DRAWING NO.

RECEIVED
SEP 08 2010

TMP-39472

% COMPLETE

| NO. | DESCRIPTION | DATE | PREP. | DATE | CCW APP | DATE |
|---|---|---|---|---|---|---|
| | | | | | | |

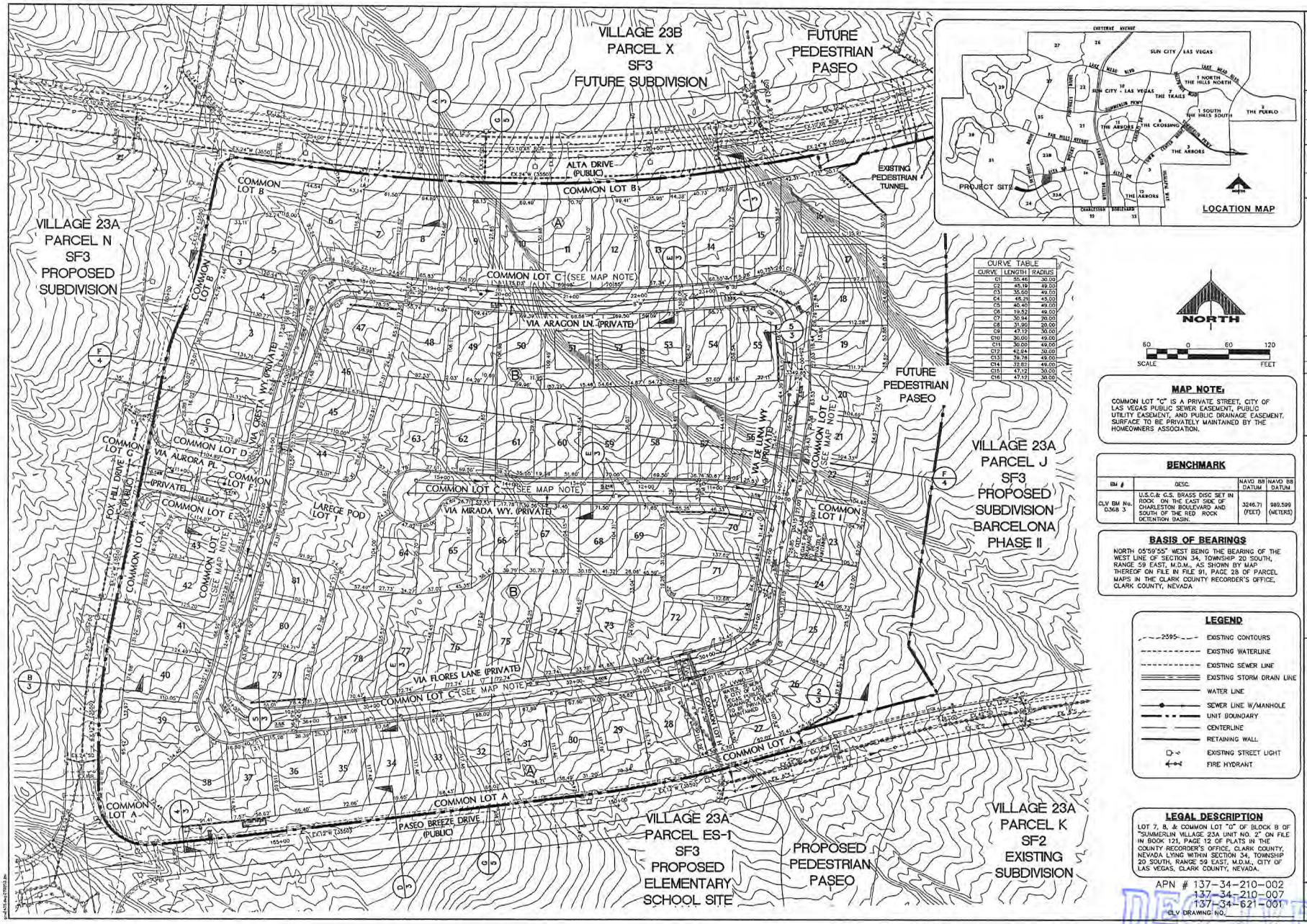
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DESIGN:
DRAWN:
CHECK:
PLOT DATE: 09-07-10
PLOT TIME: 07:55:36

G.C. WALLACE COMPANIES
ENGINEERS | PLANNERS | SURVEYORS
1555 S. RAINBOW BLVD. LAS VEGAS, NV 89146
T: 702.804.2000 F: 702.804.2799 GCWALLACE.COM

F:\Projects\62000\62023-981\DWG\Production\TMV1v2.X_TENT.dwg
LAS VEGAS MASTER SITE
Barnaby Park

THE HOWARD HUGHES COMPANY, LLC
SUMMERLIN VILLAGE 23 PARCEL L- ANDALUSIA
COVER SHEET

DRAWING 1
1 OF 5 SHTS




| CURVE TABLE | | |
|---|---|---|
| CURVE | LENGTH | RADIUS |
| C1 | 55.46 | 30.00 |
| C2 | 45.19 | 49.00 |
| C3 | 35.60 | 49.00 |
| C4 | 45.21 | 45.00 |
| C5 | 40.40 | 49.00 |
| C6 | 19.52 | 49.00 |
| C7 | 30.94 | 20.00 |
| C8 | 31.90 | 20.00 |
| C9 | 47.12 | 30.00 |
| C10 | 30.00 | 49.00 |
| C11 | 30.00 | 49.00 |
| C12 | 42.84 | 30.00 |
| C13 | 36.76 | 49.00 |
| C14 | 32.82 | 49.00 |
| C15 | 47.12 | 30.00 |
| C16 | 47.12 | 30.00 |

**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.

**BENCHMARK**

| BM # | DESC. | NAVD 88 DATUM | NAVD 88 DATUM |
|---|---|---|---|
| CLV BM No. D368 3 | U.S.C.& G.S. BRASS DISC SET IN ROCK ON THE EAST SIDE OF CHARLESTON BOULEVARD AND SOUTH OF THE RED ROCK DETENTION BASIN. | 3246.71 (FEET) | 989.599 (METERS) |

**BASIS OF BEARINGS**
NORTH 05°59'55" WEST BEING THE BEARING OF THE WEST LINE OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., AS SHOWN BY MAP THEREOF ON FILE IN FILE 91, PAGE 28 OF PARCEL MAPS IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA

**LEGEND**
- EXISTING CONTOURS
- EXISTING WATERLINE
- EXISTING SEWER LINE
- EXISTING STORM DRAIN LINE
- WATER LINE
- SEWER LINE W/MANHOLE
- UNIT BOUNDARY
- CENTERLINE
- RETAINING WALL
- EXISTING STREET LIGHT
- FIRE HYDRANT

**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 RECORDER'S OFFICE, CLARK COUNTY, NEVADA LYING WITHIN SECTION 34, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

APN # 137-34-210-002
137-34-210-007
137-34-621-001
CLV DRAWING NO.


G.C. WALLACE COMPANIES
ENGINEERS | PLANNERS | SURVEYORS
1555 S. RAINBOW BLVD. LAS VEGAS, NV 89146
T: (702) 804-2000 F: (702) 804-2099 GCWALLACE.COM
LAS VEGAS | ARIZONA


PROJECT NO. 62023981
DESIGN:
DRAWN:
CHECK:
PLOT DATE: 09-03-10
PLOT TIME: 16:07:57
F:\Projects\62023-981\Civil\Production\Tent\V23A_TENT.dwg

THE HOWARD HUGHES COMPANY, LLC

SUMMERLIN VILLAGE 23 PARCEL L - ANDALUSIA

TENTATIVE MAP

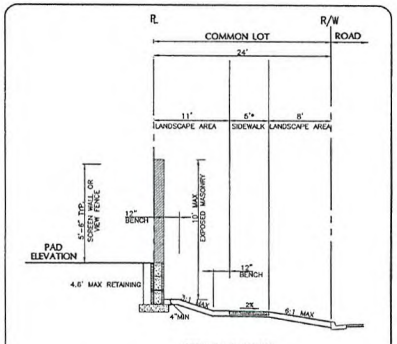
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% COMPLETE

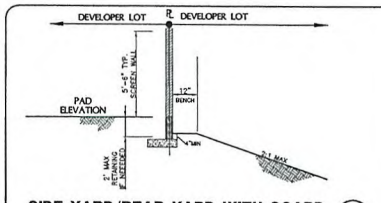
DATE | DESCRIPTION | DRN | APP'D

# TMP-39472

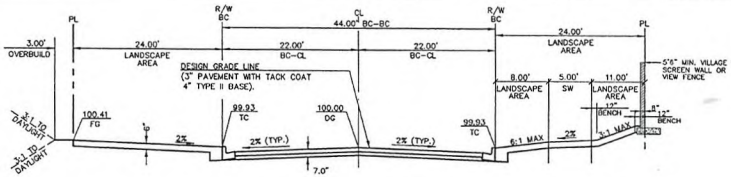
RECEIVED
SEP 03 2010



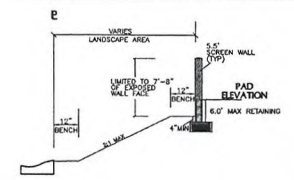

**PASEO BREEZE DRIVE** (4)
NOT TO SCALE



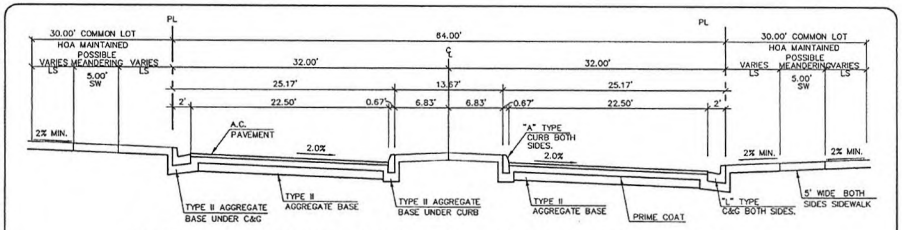

**SIDE YARD/REAR YARD WITH SCARP** (3)
NOT TO SCALE



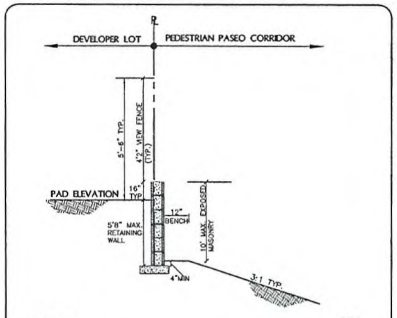

**PASEO BREEZE DRIVE TYPICAL STREET SECTION (PUBLIC)** (D)
RESIDENTIAL COLLECTOR (WITH SPACE ALLOWANCE FOR SHARED BIKE LANES) PER S.I.S. DWG. NO. S-7
NOT TO SCALE



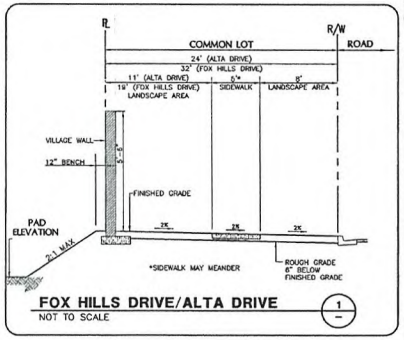

**CORNER LOT DETAIL** (5)
NOT TO SCALE



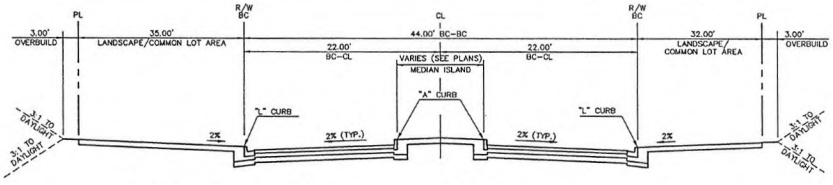

**GATED PARCEL ENTRY TYPICAL STREET SECTION (PRIVATE)** (C)
PARCEL ENTRY ROAD PER S.I.S. DWG. NO. S-12A
NOT TO SCALE



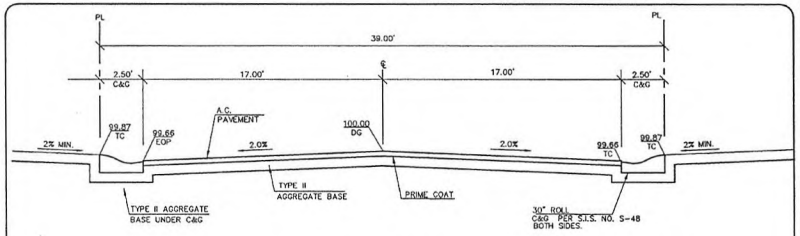

**PASEO** (2)
NOT TO SCALE



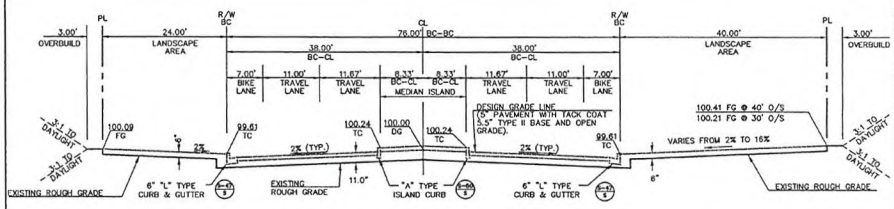

**FOX HILLS DRIVE/ALTA DRIVE** (1)
NOT TO SCALE




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




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




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

APN # 137-34-210-002
137-34-210-007
137-34-621-001
CLV DRAWING NO.

RECEIVED
SEP 03 2010

**TMP-39472**

% COMPLETE

DATE 9/3/10

| REV | DATE | DESCRIPTION | DATE | ACCEPTED | DATE | CITY APP |
|---|---|---|---|---|---|---|

PROJECT NO.

DESIGN:
DRAWN:
CHECKED:
PLOT DATE: 09-07-10
PLOT TIME: 08:08:44

G.C. WALLACE COMPANIES
ENGINEERS | PLANNERS | SURVEYORS
8565 S. RAINBOW BLVD. LAS VEGAS NV 89146
TF: 702.804.3000 P: 702.804.3299 GCWALLACE.COM
LAS VEGAS · MESQUITE

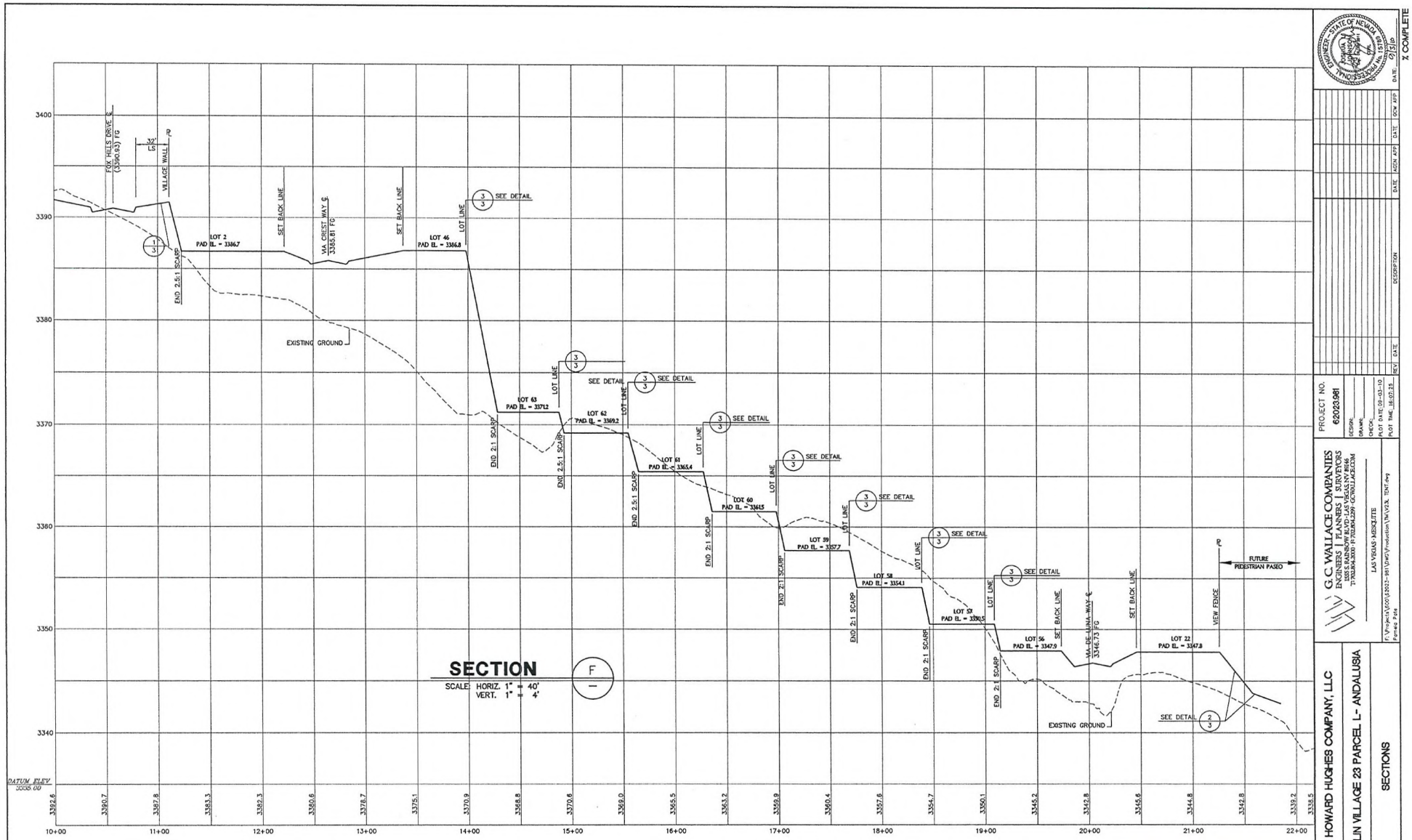
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Format: Plots

THE HOWARD HUGHES COMPANY, LLC

SUMMERLIN VILLAGE 23 PARCEL L- ANDALUSIA

SECTIONS

DRAWING
3
3 OF 5 SHTS




## SECTION

SCALE: HORIZ. 1" = 40'
VERT. 1" = 4'

F

% COMPLETE

| REV. | DATE | DESCRIPTION | DATE | MGN APP | DATE | DGN APP |
|---|---|---|---|---|---|---|
| | | | | | | |

PROJECT NO. 62023.981
DESIGN:
DRAWN:
CHECK:
PLOT DATE: 09-03-10
PLOT TIME: 16:07:25

G.C. WALLACE COMPANIES
ENGINEERS | PLANNERS | SURVEYORS
1555 S. RAINBOW BLVD - LAS VEGAS, NV 89146
T: 702.804.3000 - F: 702.804.3399 - GCWALLACE.COM
LAS VEGAS - MESQUITE

F:\Projects\GCW\2023-981\GWG\Production\TM\V23L TENT.dwg
Pamela Pate

THE HOWARD HUGHES COMPANY, LLC

SUMMERLIN VILLAGE 23 PARCEL L - ANDALUSIA

SECTIONS

DRAWING 4

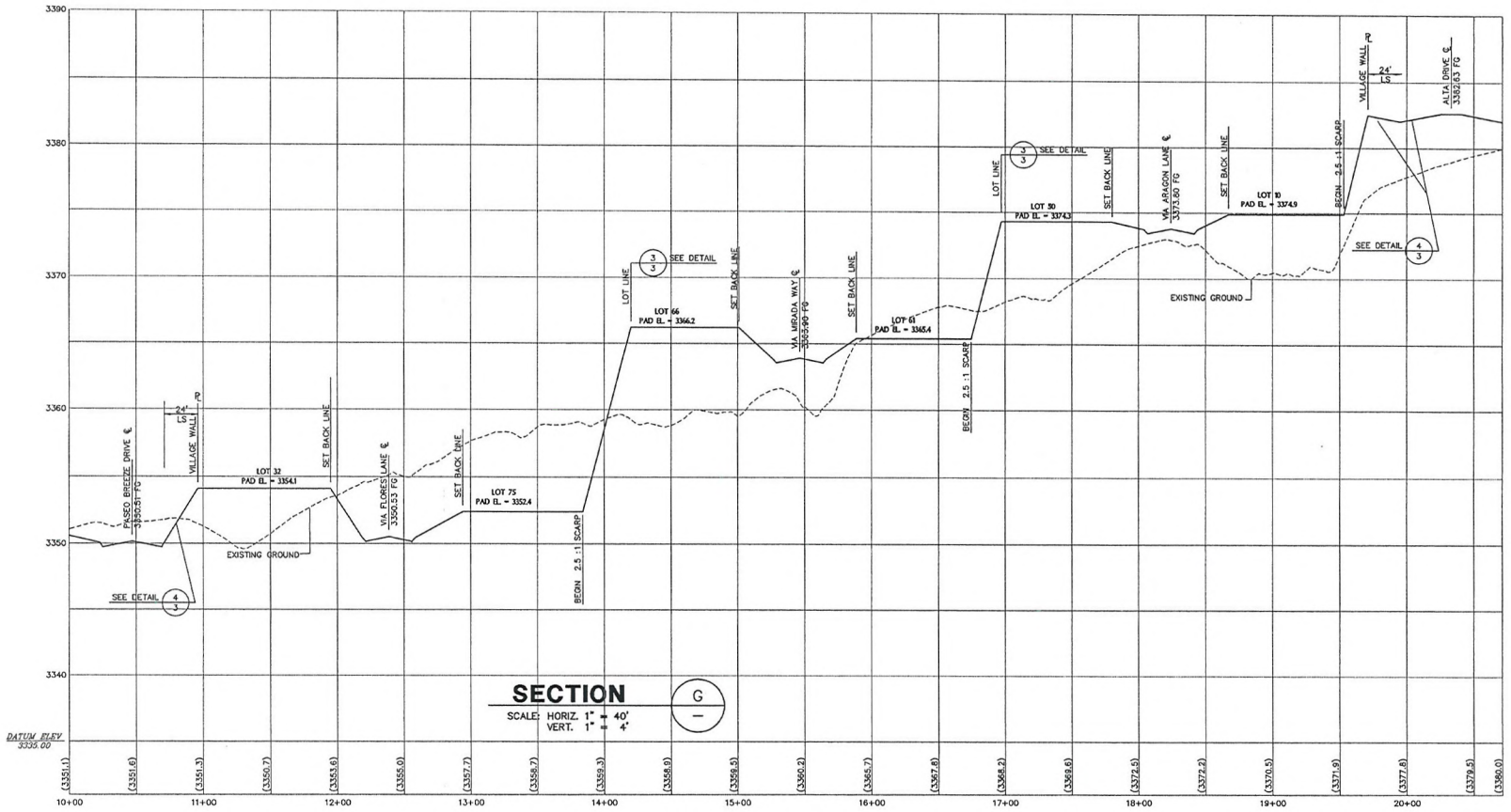
4 OF 5 SHTS

APN # 137-34-210-002
137-34-210-007
137-34-621-001

CLV DRAWING NO.

RECEIVED
SEP 08 2010

TMP-39472




## SECTION

SCALE: HORIZ. 1" = 40'
VERT. 1" = 4'

G — —

% COMPLETE

ENGINEER - STATE OF NEVADA — PROFESSIONAL — 9/15/10

| REV | DATE | DESCRIPTION | DATE | AGN APP | DATE | GOV APP |
|---|---|---|---|---|---|---|

PROJECT NO. 62023.981
DESIGN:
DRAWN:
CHECK:
PLOT DATE: 09-10-10
PLOT TIME: 15:07:38

G.C. WALLACE COMPANIES
ENGINEERS | PLANNERS | SURVEYORS
1555 S. RAINBOW BLVD - LAS VEGAS NV 89146
T: 702.804.3000 - F: 702.804.3399 - GCWALLACE.COM
LAS VEGAS - MESQUITE
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Pamela Pate

THE HOWARD HUGHES COMPANY, LLC

SUMMERLIN VILLAGE 23 PARCEL L - ANDALUSIA

SECTIONS

DRAWING 5
5 OF 5 SHTS

APN # 137-34-210-002
137-34-210-007
137-34-621-001

CLV DRAWING NO.

RECEIVED
SEP 08 2010

TMP-39472

G. C. WALLACE COMPANIES
ENGINEERS | PLANNERS | SURVEYORS

G. C. WALLACE, INC.
G. C. WALLACE OF CALIFORNIA, INC.
G. C. WALLACE HOLDINGS, INC.

Writer's Contact Information:

804-2157
jjohnson@gcwallace.com

62023-981

September 2, 2010

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

RECEIVED
SEP 08 2010
TMP-39472

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

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

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

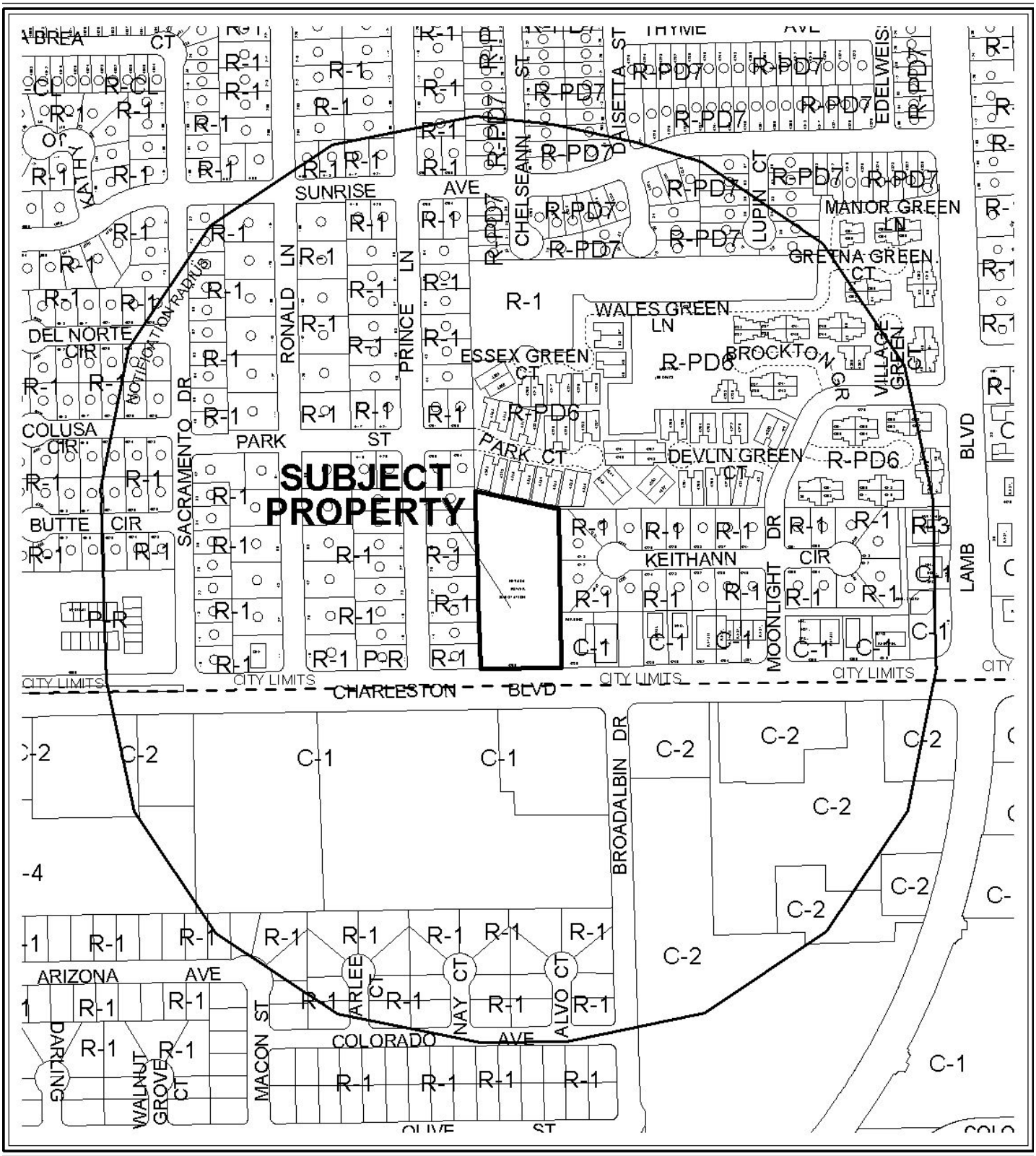
**SUBJECT:**
ZON-39754 - REZONING - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: NV ENERGY - Request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: C-V (CIVIC) on 2.45 acres at 4200 East Charleston Boulevard (APN 140-31-802-001), Ward 3 (Reese). Staff recommends APPROVAL.

**C.C.: 12/15/2010**

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

**RECOMMENDATION:**
Staff recommends APPROVAL.

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




0 400 800 Feet

**CASE:** **ZON-39754**

**RADIUS:** 1000 FT

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

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

N




0 400 800 Feet

**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 ~~Property Owner~~ APPLICANT: _____

Print Name: Andrew P. Reed

Subscribed and sworn before me

This 1ST day of OCTOBER, 2010

_____

Notary Public in ~~and~~ for said County and State

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

PLANNING & DEVELOPMENT

# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

**Application/Petition For:** Rezoning

**Project Address (Location)** 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

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

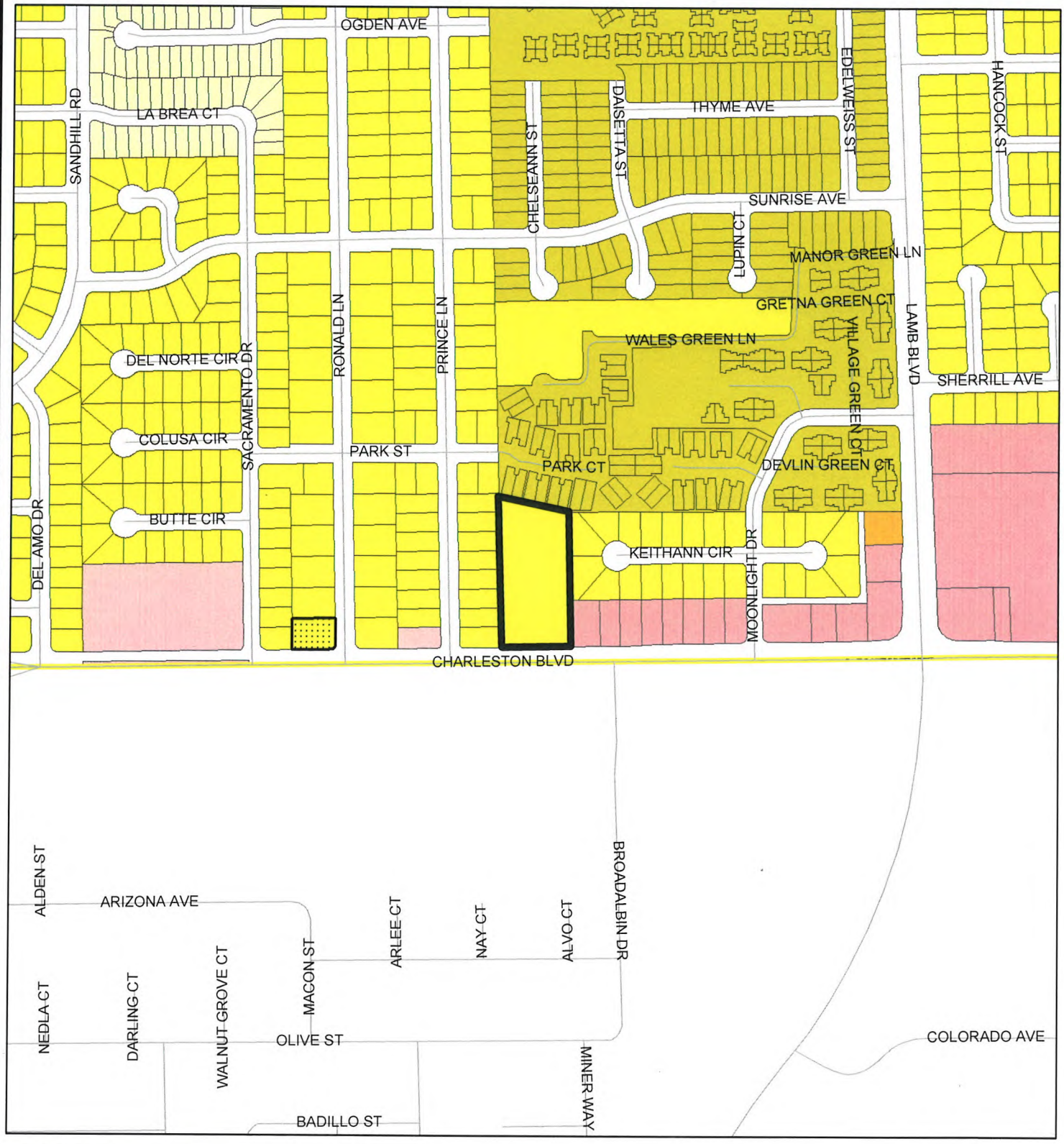
***FOR DEPARTMENT USE ONLY***

| | |
|---|---|
| **Case #** | ZON-39754 |
| **Meeting Date:** | 11-18 |
| **Total Fee:** | 0 |
| **Date Received:*** | 10-4-10 |
| **Received By:** | |

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

# REZONING Parcel: 140-31-802-001

## ZONE- 39754




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

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

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

CITY OF LAS VEGAS NEVADA

07101-001-06-09

**ZON-39754**

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

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

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

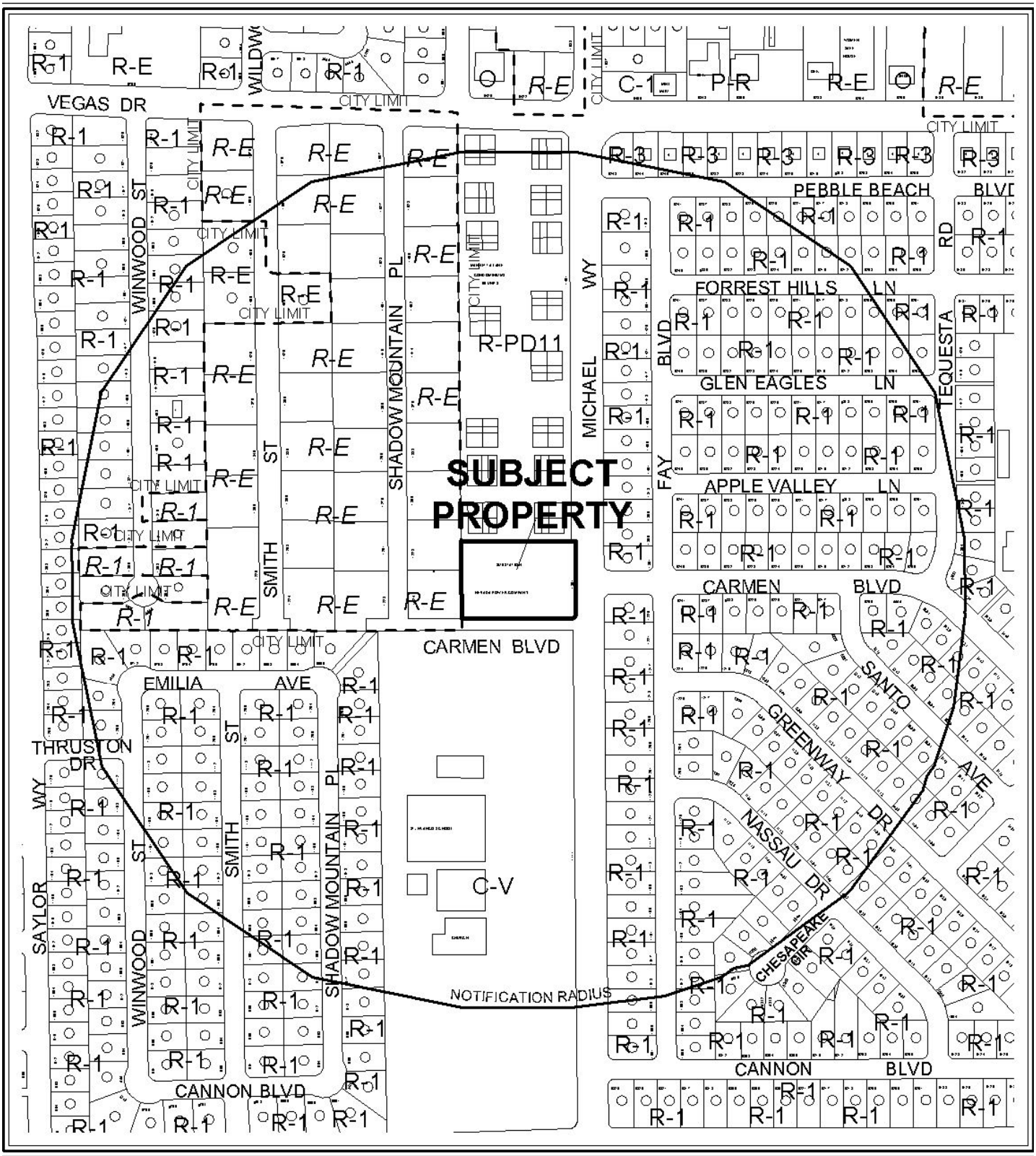
**SUBJECT:**
ZON-39757 - REZONING - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: NV ENERGY - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: C-V (CIVIC) on 1.35 acres at 1301 Michael Way (APN 138-25-105-002), Ward 5 (Barlow). Staff recommends APPROVAL.

**C.C.: 12/15/2010**

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

**RECOMMENDATION:**
Staff recommends APPROVAL.

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

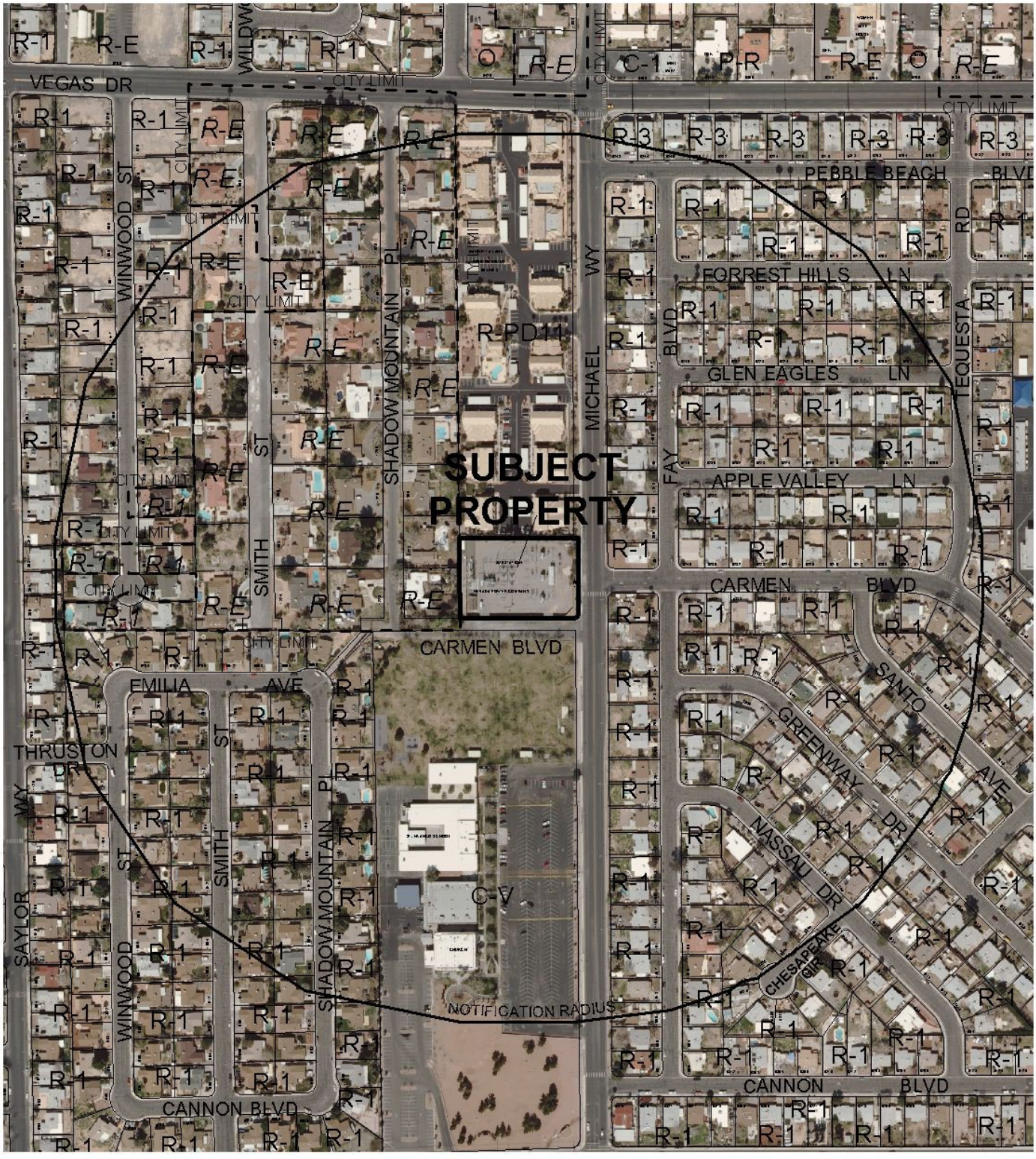



**CASE:** **ZON-39757**

**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)

N

# 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: _____

APPLICANT

Signature of ~~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

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

PLANNING & DEVELOPMENT

# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

**Application/Petition For:** Rezoning

**Project Address (Location)** 1301 MICHAEL WAY

**Project Name** _____ **Proposed Use** _____

**Assessor's Parcel #(s)** 138-25-105-002 **Ward #** 5

**General Plan:** existing PF 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.

Nora Lares

Notary Public in and for said County and State

Notary Public - State of Nevada
COUNTY OF CLARK
NORA LARES
No. 05-100306-1 My Appointment Expires Nov. 9, 2012

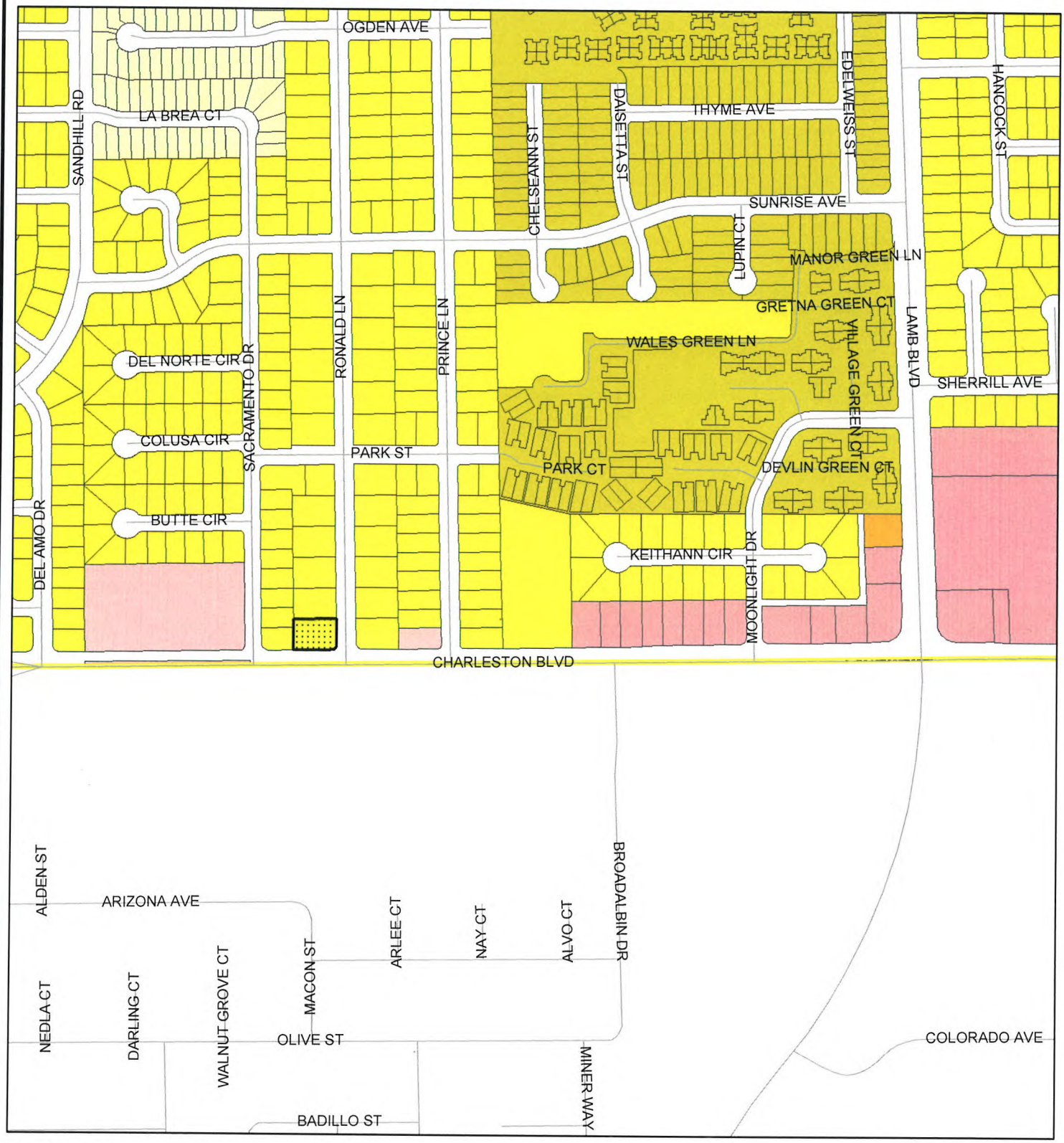
***FOR DEPARTMENT USE ONLY***

| | |
|---|---|
| **Case #** | ZON-39757 |
| **Meeting Date:** | 11-18-10 |
| **Total Fee:** | 0 |
| **Date Received:*** | 10-4-10 |
| **Received By:** | Andrew Reed |

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

# 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

PLANNING & DEVELOPMENT

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

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

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

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

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

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

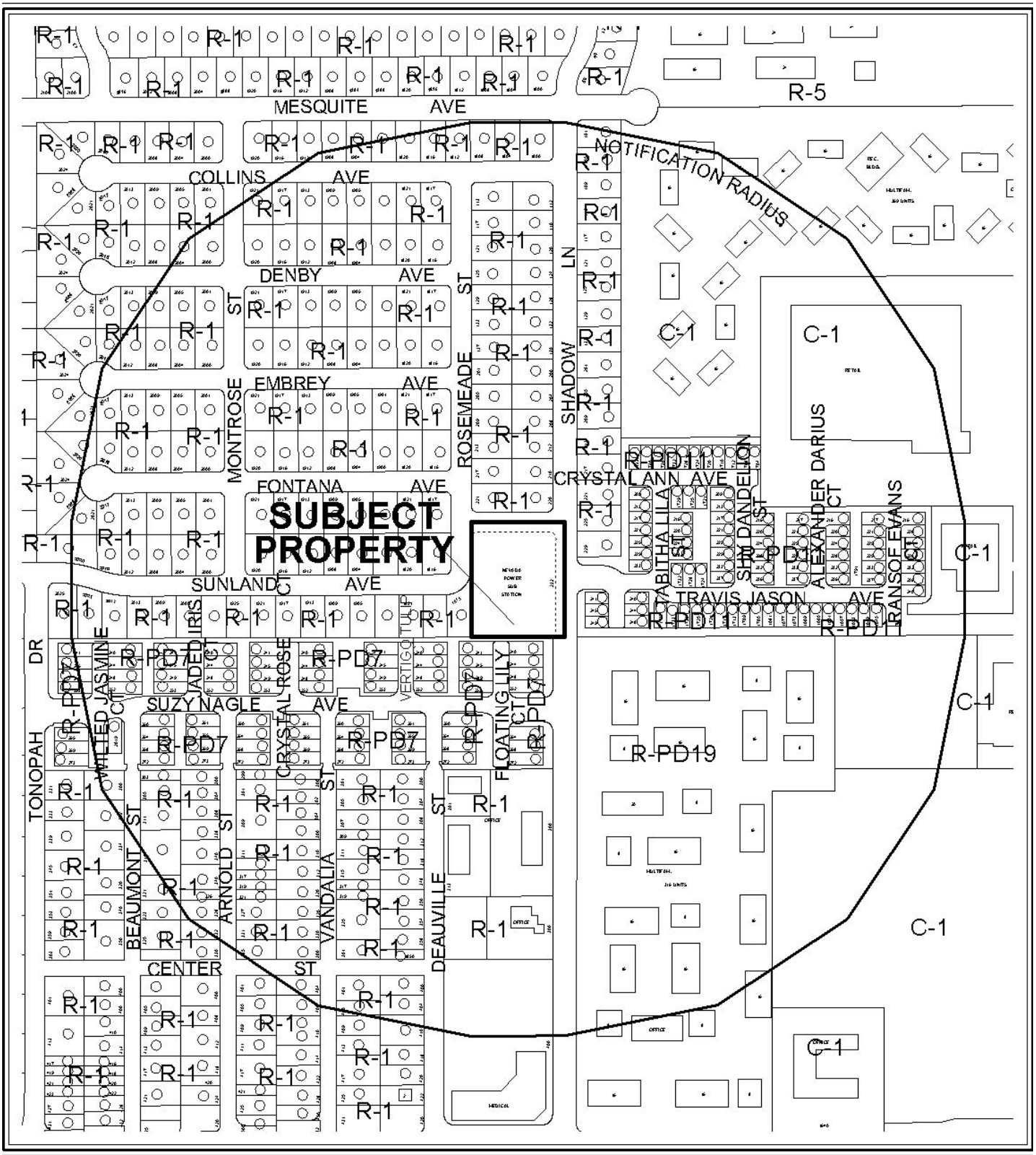
**SUBJECT:**
ZON-39769 - REZONING - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: NV ENERGY - Request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: C-V (CIVIC) on 1.55 acres at 232 Shadow Lane (APN 139-33-101-001), Ward 5 (Barlow). Staff recommends APPROVAL.

**C.C.: 12/15/2010**

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

**RECOMMENDATION:**
Staff recommends APPROVAL.

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

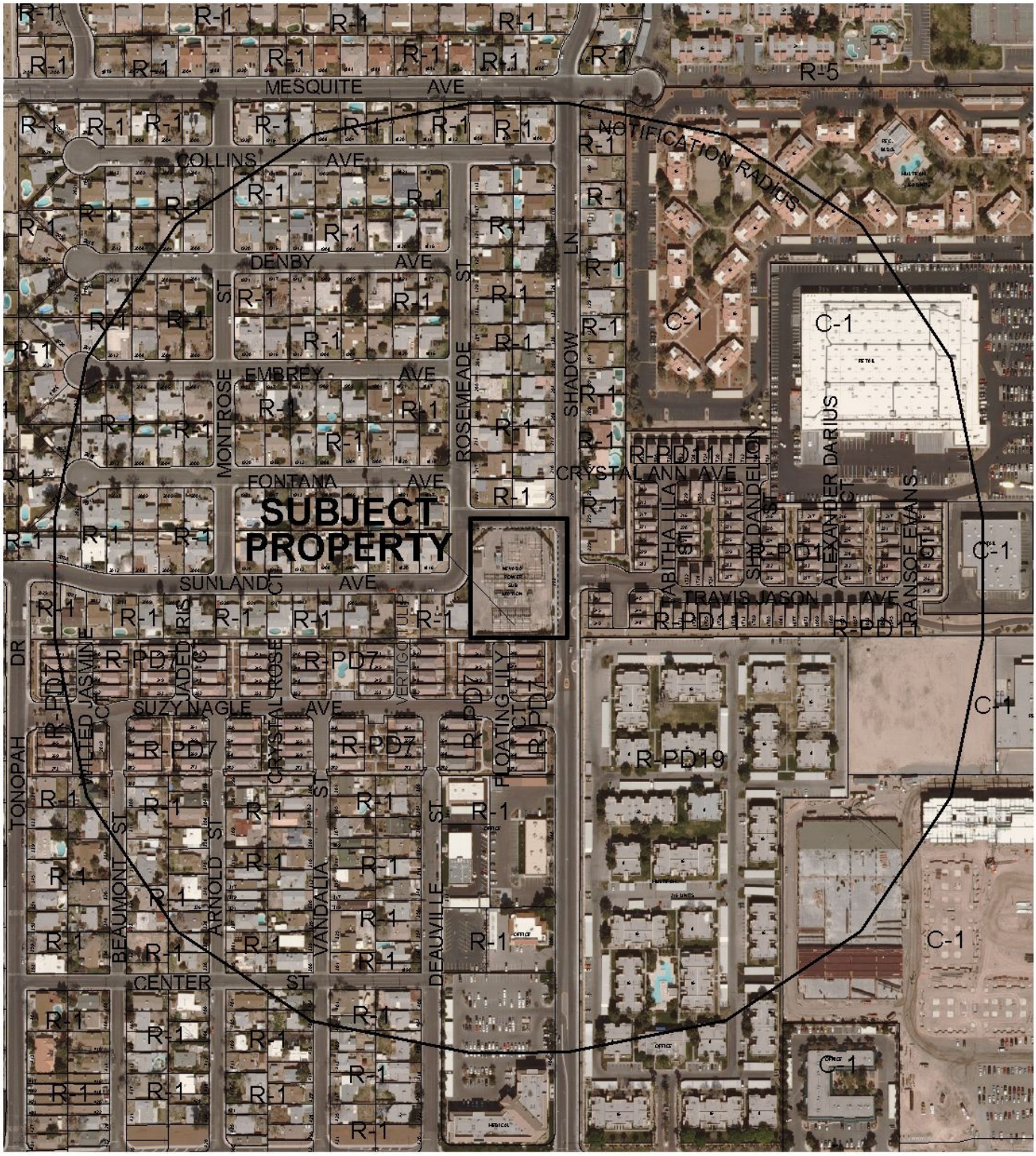



**CASE:** **ZON-39769**

**RADIUS:** 1000 FT

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

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




0 300 600 Feet

**CASE:** **ZON-39769**

**RADIUS:** 1000 FT

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

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

N

# 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~~ APPLICANT 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

Notary Public - State of Nevada
COUNTY OF CLARK
NORA LARES
No. 06-103908-1 My Appointment Expires Nov 9, 2010

PLANNING & DEVELOPMENT

# 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 in and for said County and State

Notary Public - State of Nevada
COUNTY OF CLARK
NORA LARES
No. 06-103906-1 My Appointment Expires Nov. 9, 2013

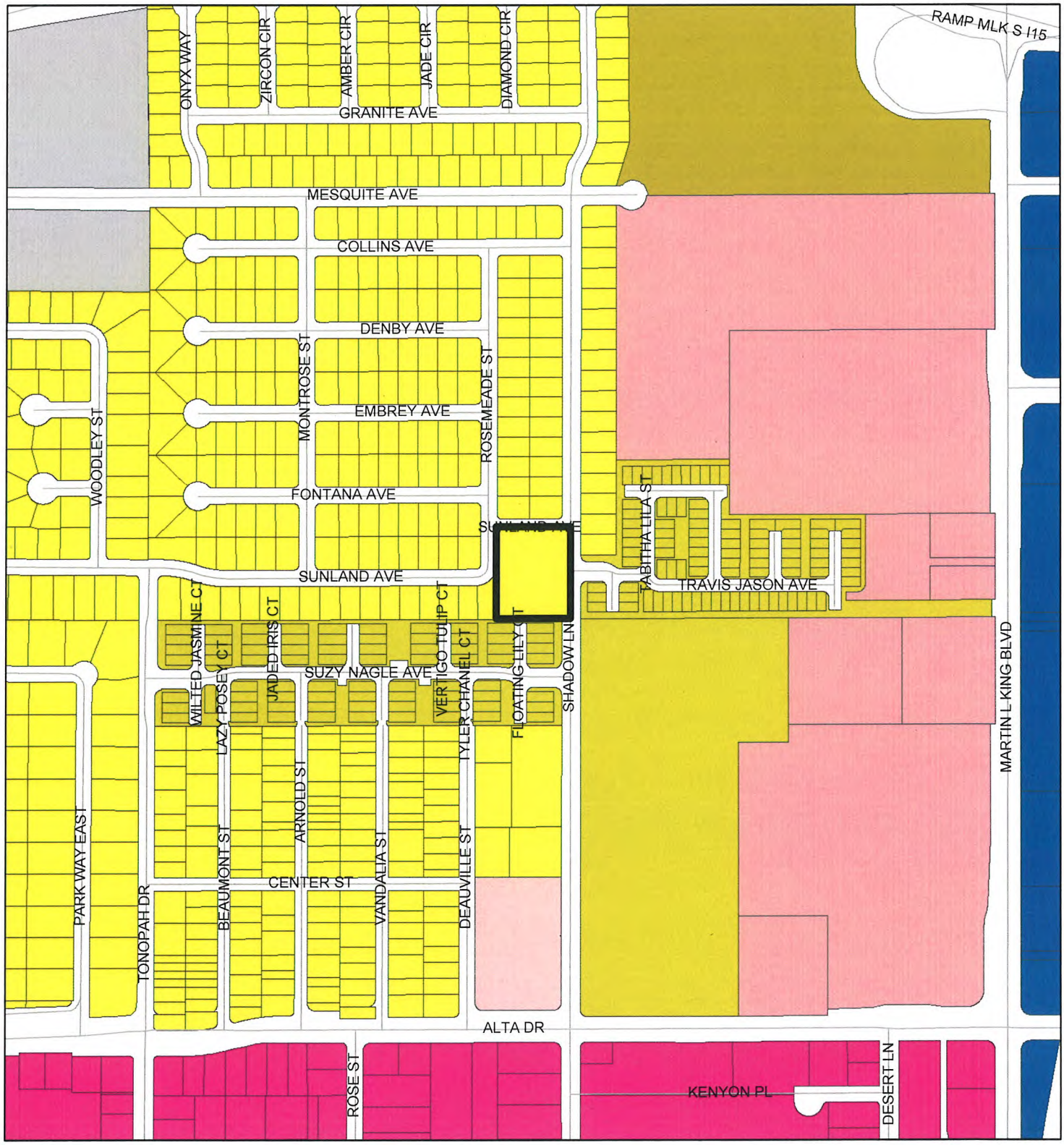
*FOR DEPARTMENT USE ONLY*

| | |
|---|---|
| **Case #** | ZON-39769 |
| **Meeting Date:** | 11-18-10 |
| **Total Fee:** | 0 |
| **Date Received:*** | 10-4-10 |
| **Received By:** | |

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

# REZONING Parcel: 139-33-101-001

## ZONE-39769




## 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-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
CITY OF LAS VEGAS
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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

CITY OF LAS VEGAS NEVADA

07101-001-06-09

ZON-39769

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

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

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

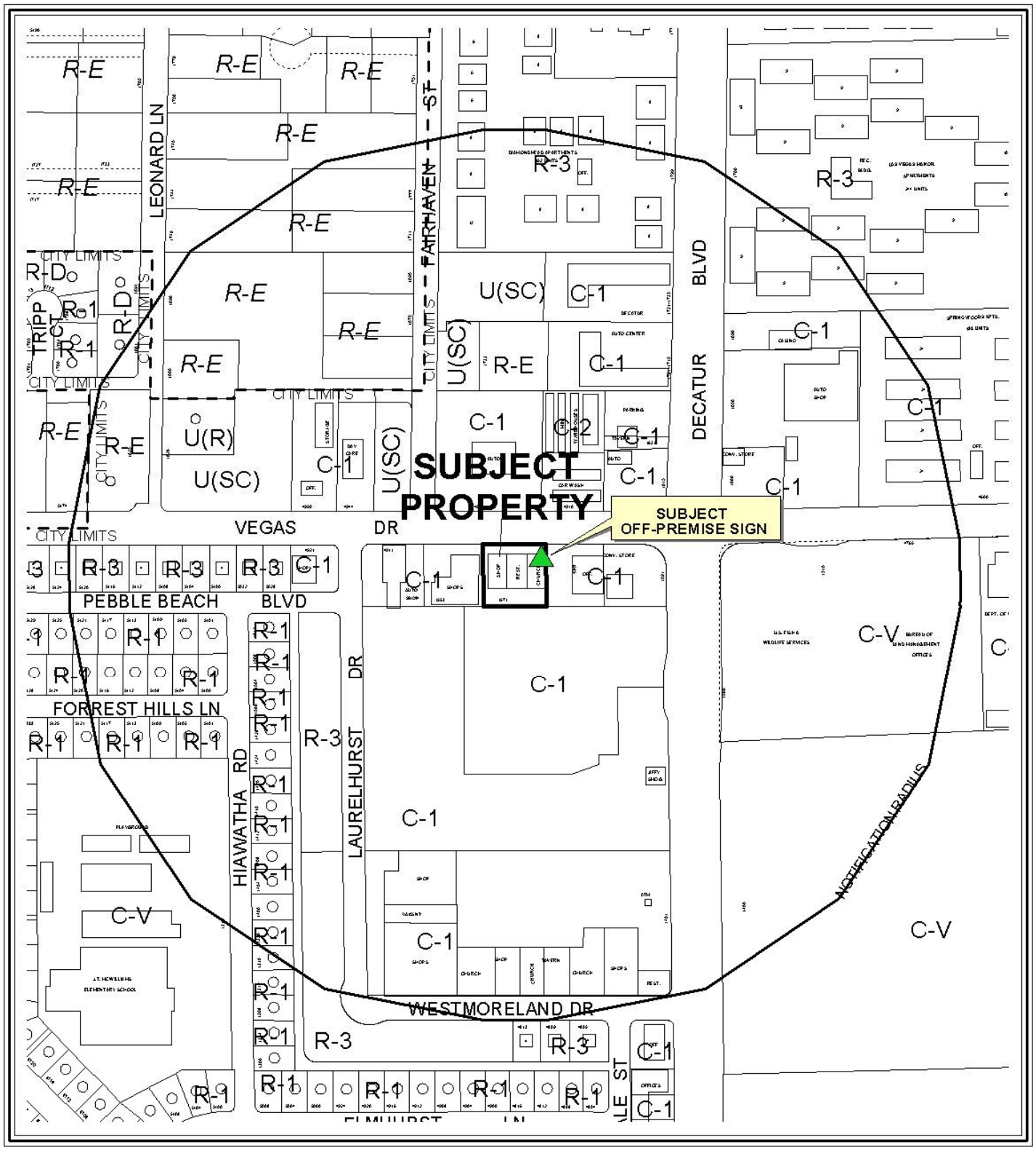
**SUBJECT:**
RQR-39499 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: LAS VEGAS BILLBOARDS - OWNER: FONG IMPERIAL PLAZA, LIMITED PARTNERSHIP - Required Review of an approved Special Use Permit (SUP-3061) FOR A 40-FOOT TALL, 12-FOOT X 24-FOOT OFF-PREMISE SIGN at 1571 North Decatur Boulevard (APN 138-25-503-003),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

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

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

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

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




**CASE:** **RQR-39499**

**RADIUS:** 1000 FT

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

0 300 600 900 Feet

N



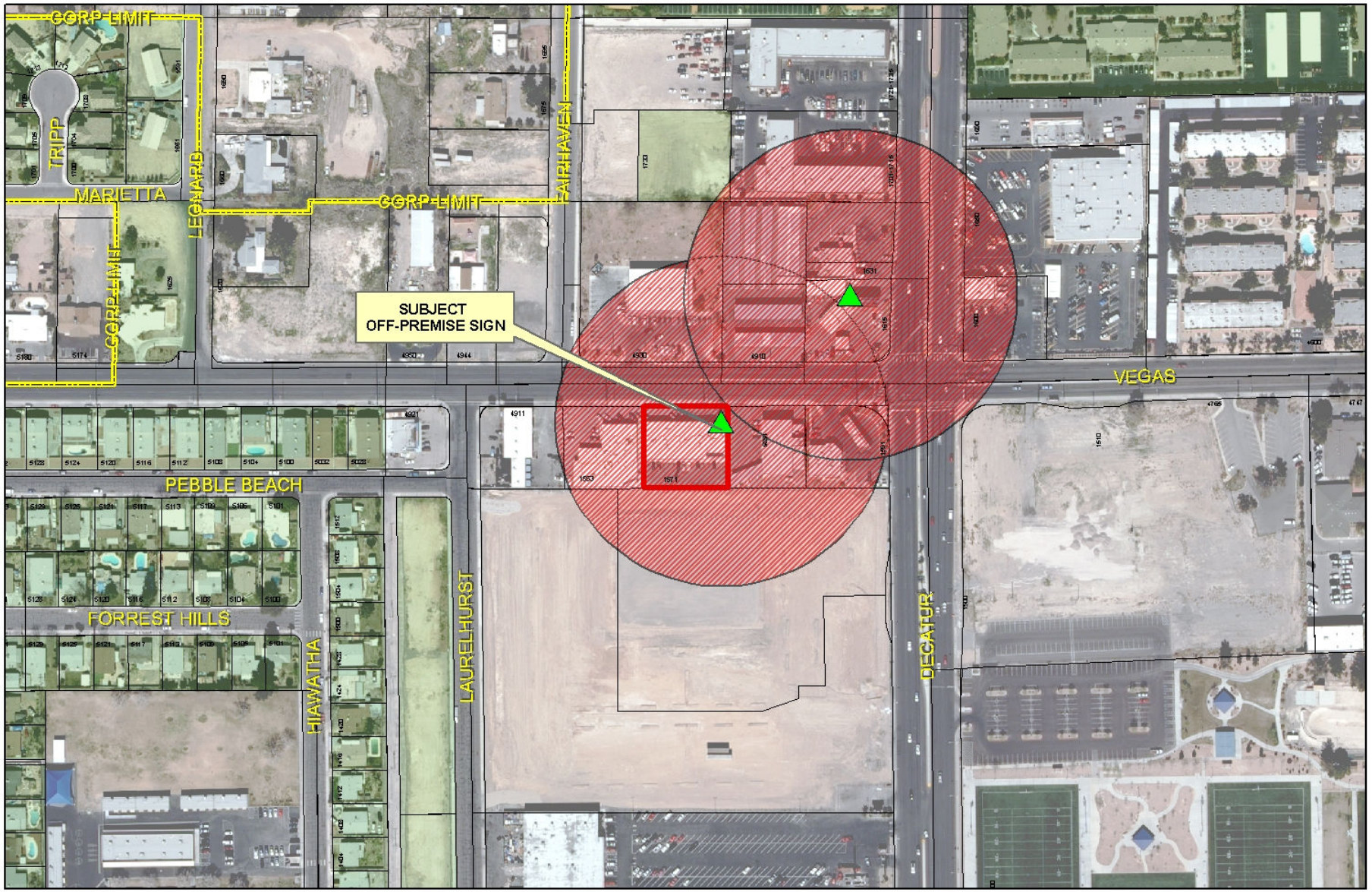

**CASE:** **RQR-39499**

**RADIUS:** 1000 FT

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

0 300 600 900 Feet

N




**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

N

# PLANNING & DEVELOPMENT DEPARTMENT

## STATEMENT OF FINANCIAL INTEREST

Case Number: RQR-39499 APN: 138-25-503-003

Name of Property Owner: Fong Imperial Plaza Limited Partnership

Name of Applicant: Las Vegas Billboards

Name of Representative: Mr. Chad Harris

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

_____ Yes ___x___ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

RECEIVED
SEP 08 2010
City of Las Vegas

Signature of Property Owner: Kenneth W Fong

Print Name: Kenneth W. Fong
General Partner

Subscribed and sworn before me

This 13th day of August, 2010

Laura Moreno

Notary Public in and for said County and State of CLARK NEVADA

LAURA MORENO
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 01-18-13
Certificate No: 03-80323-1

# 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*** _____

*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

_____

Notary Public in and for said County and State

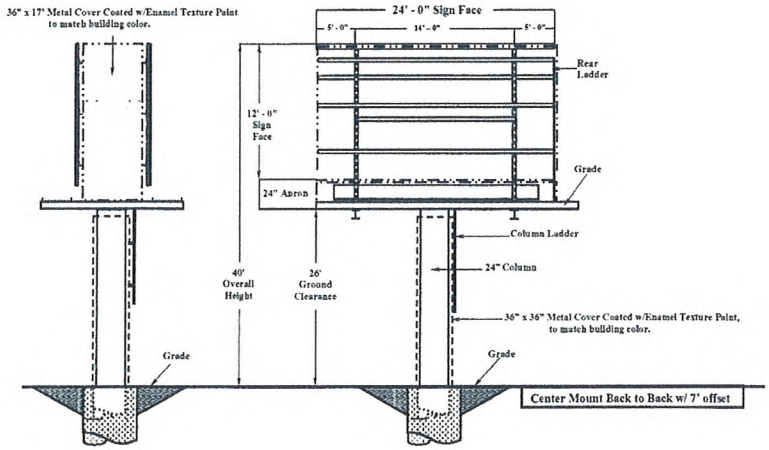
OF CLARK OF NEVADA

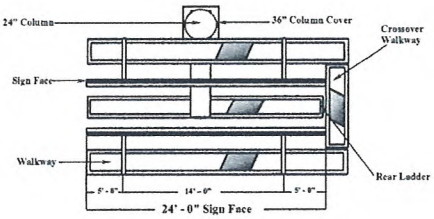
LAURA MORENO
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 01-15-13
Certificate No: 03-80323-1

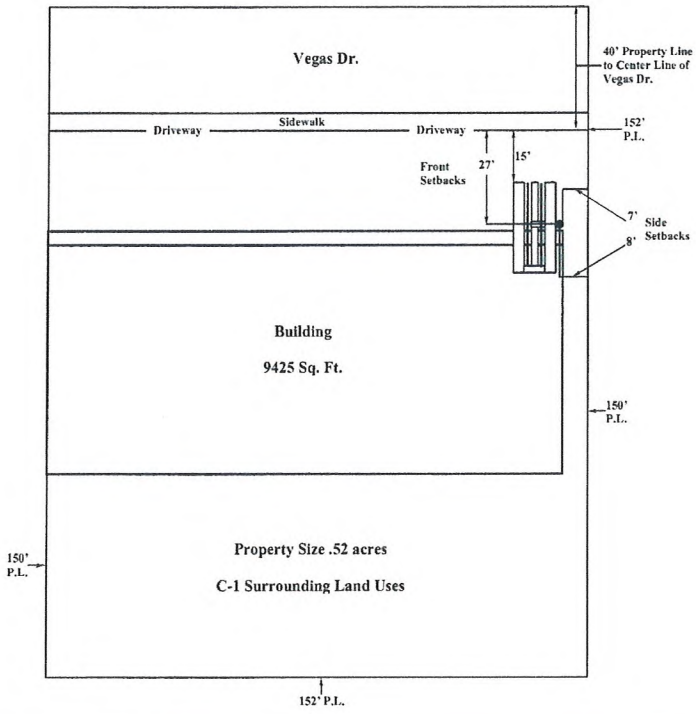
*FOR DEPARTMENT USE ONLY*

| | |
|---|---|
| Case # | RQR-39499 |
| Meeting Date: | 11-18-10 |
| Total Fee: | 800 |
| Date Accepted: | 9-8-10 |
| Accepted By: | ES |

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.




| | |
|---|---|
| PROPERTY OWNER: | WING GAY FONG TRUST<br>1553 N. DECATUR BLVD.<br>LAS VEGAS, NV 89108-1204 |
| PROPERTY ADDRESS: | 1571 N. DECATUR BLVD.<br>LAS VEGAS, NV 89108 |
| CONTACT: | CHAD HARRIS @<br>LAS VEGAS BILLBOARDS<br>5665 S. VALLEY VIEW BLVD.<br>LAS VEGAS, NV 89118<br>837-7822 |

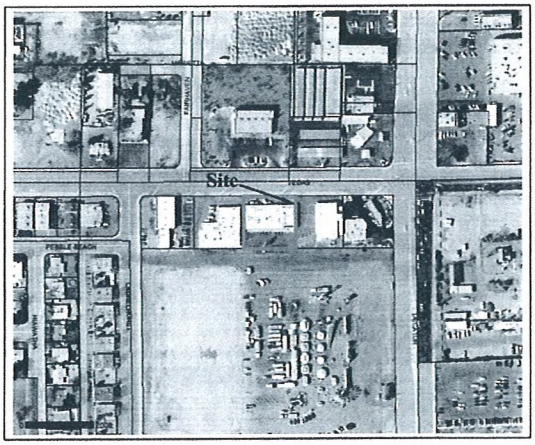
APN: 138-25-503-003
ZONED: C-1
12' x 24' CENTER MOUNT WITH OFFSET
40' OVERALL HEIGHT
NO ADJACENT ON-PREMISE SIGN WITHIN 100'
NO ADJACENT OFF-PREMISE SIGN WITHIN 300'
NO R ZONE WITHIN 300'
SCALE 1" = 20'

NORTH

SIGN ANALYSIS TABLE

| | |
|---|---|
| TYPE OF SIGN: | 12' X 24' OFF-PREMISE SIGN |
| SIGN HEIGHT: | 40' OVERALL HEIGHT |
| SIGN WIDTH: | 24' OVERALL WIDTH |
| SIGN AREA: | 336' SQUARE FT. |
| ILLUMINATION TYPE: | HALLOGEN LIGHTING |
| ANIMATION: | NONE |

LOCATION:
15' FRONT SETBACK FROM VEGAS DR. TO LEADING EDGE OF SIGN.
27' FRONT SETBACK FROM VEGAS DR. TO CENTER OF COLUMN.
7' SIDE SETBACK FROM EAST PROPERTY LINE TO EDGE OF COLUMN.
8' SIDE SETBACK FROM EAST PROPERTY LINE TO CENTER OF COLUMN.




RECEIVED
SEP 08 2010
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




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

VOICE 702.229.6011
TDD 702.386.9108
www.lasvegasnevada.gov

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.

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SEP 08 2010
City of Las Vegas

RQR-39499

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

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

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

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

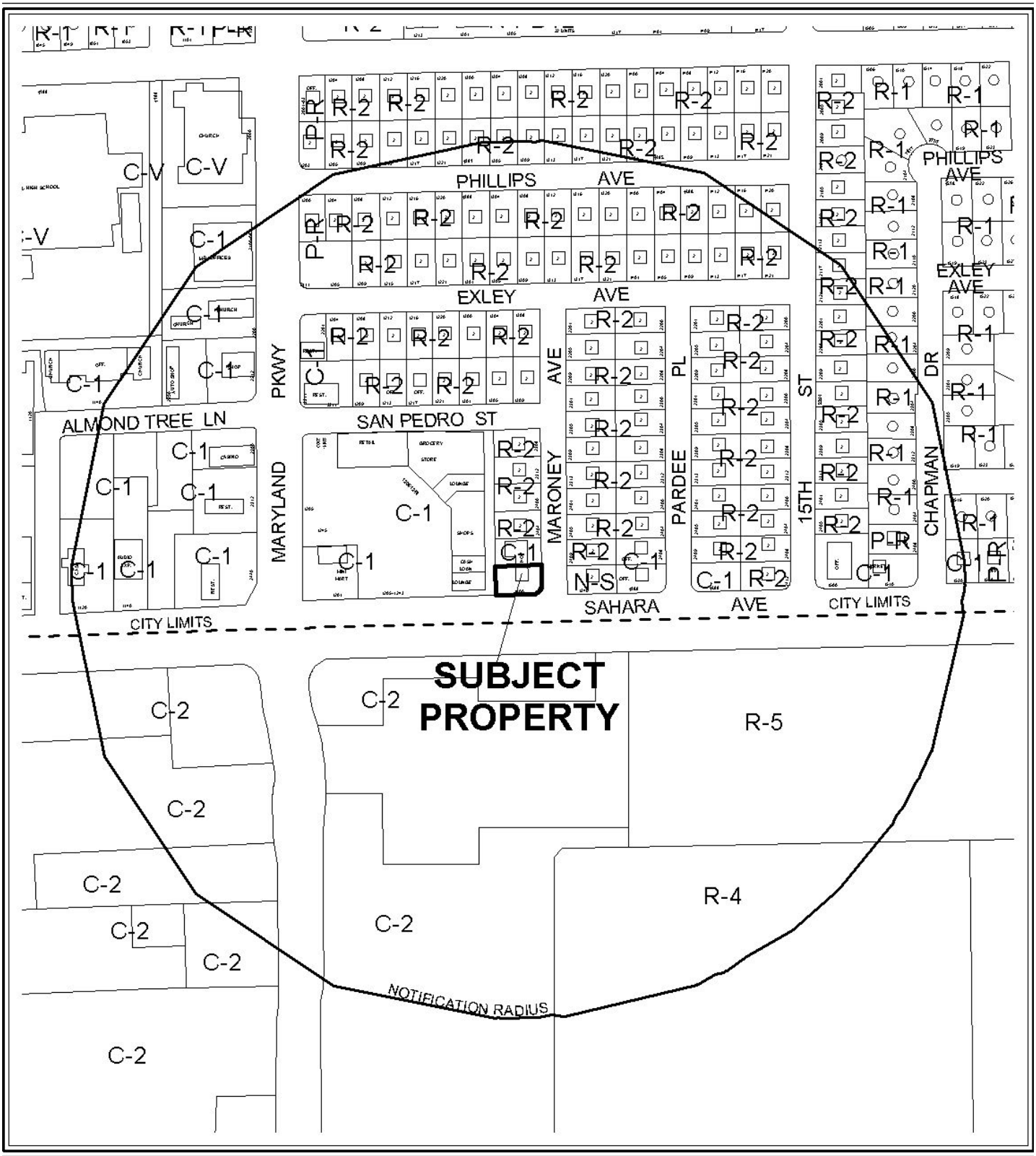
**SUBJECT:**
RQR-39575 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: GOLD & SILVER JEWELRY SUPPLY - OWNER: SOLIMAN HABASHI - Required Review of an approved Special Use Permit (SUP-38242) FOR A SECONDHAND DEALER USE (JEWELRY) WITHIN AN EXISTING 2,300 SQUARE-FOOT JEWELRY STORE at 1300 East Sahara Avenue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

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

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

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

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




0 300 600 Feet

**CASE:** **RQR-39575**

**RADIUS:** 1000 FT

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

N




0 300 600 Feet

**CASE:** **RQR-39575**

**RADIUS:** 1000 FT

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

N

# 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 _____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 H

Print Name: Soliman Hahashi

Subscribed and sworn before me

This 13 day of Sept, 2010

Nancy Harvieux

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
NANCY HARVIEUX
No: 99-20354-1
My Appointment Expires April 2, 2011

RECEIVED
SEP 13 2010

Revised 11-14-06

# 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** 3962 EUCLID ST. **Phone:** 604-0606 **Fax:** 669-5416

**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

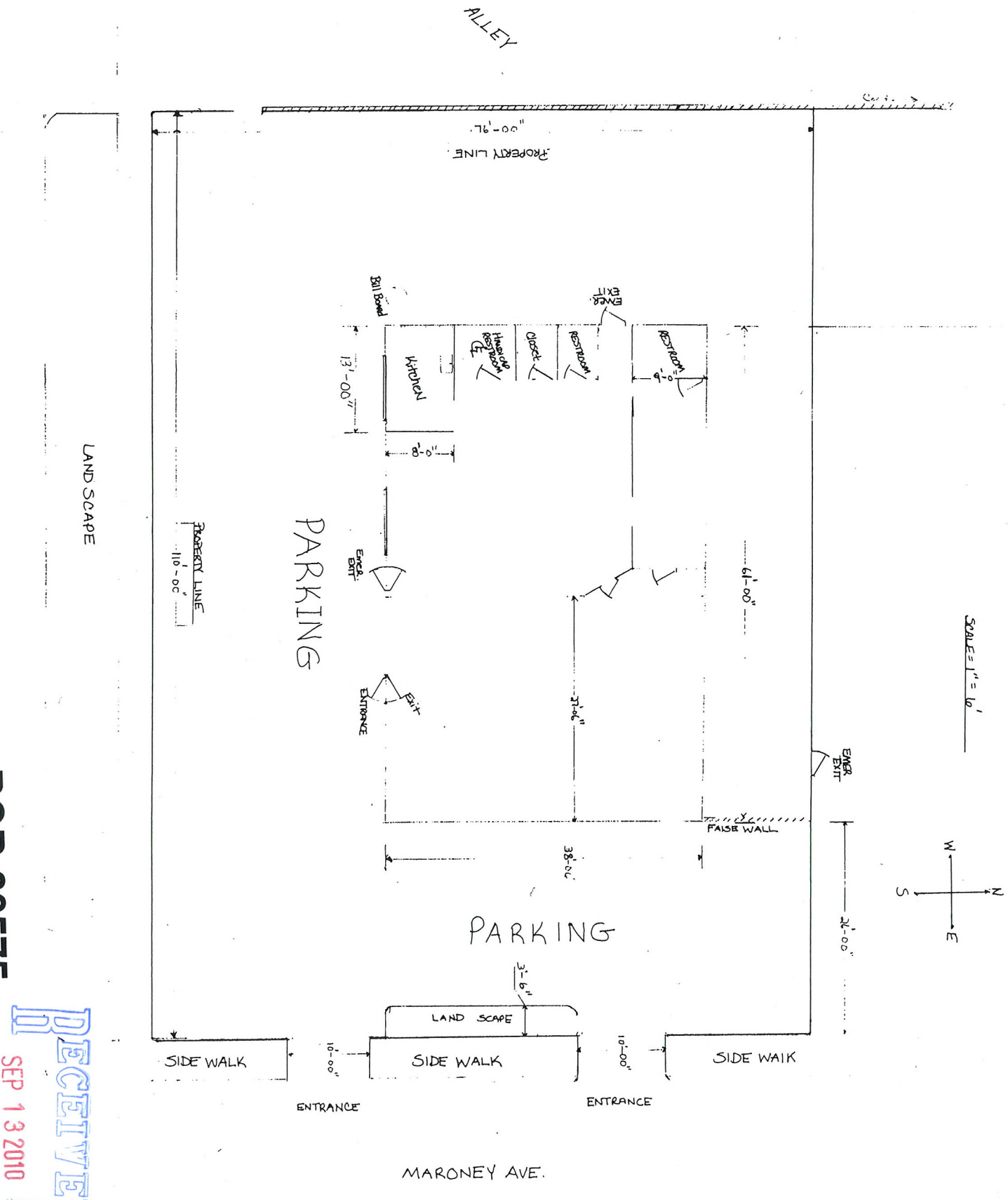
NOTARY PUBLIC
STATE OF NEVADA
County of Clark
NANCY HARVIEUX
No: 99-20354-1
My Appointment Expires April 2, 2011

*FOR DEPARTMENT USE ONLY*

| | |
|---|---|
| Case # | ROR-39575 |
| Meeting Date: | 11/18/10 |
| Total Fee: | $800 |
| Date Accepted: | 9/13/10 |
| Accepted By: | |

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

A- MALL




RQR-39575

RECEIVED
SEP 13 2010


GOLD & SILVER
BUYERS
BUY, SEL
GOLD & SIL
COINS
We Buy
SILVER COINS
RECEIVED
SEP 14 2010
RQR-39575



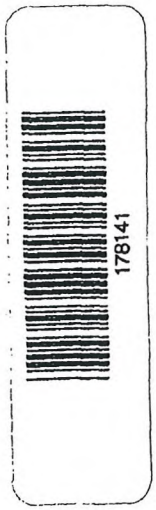

RECEIVED
SEP 13 2010
RQR-39575


RQR-39575


BUYERS
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




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

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.

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RQR-39575

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

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SEP 13 2010
RQR-39575

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

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

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

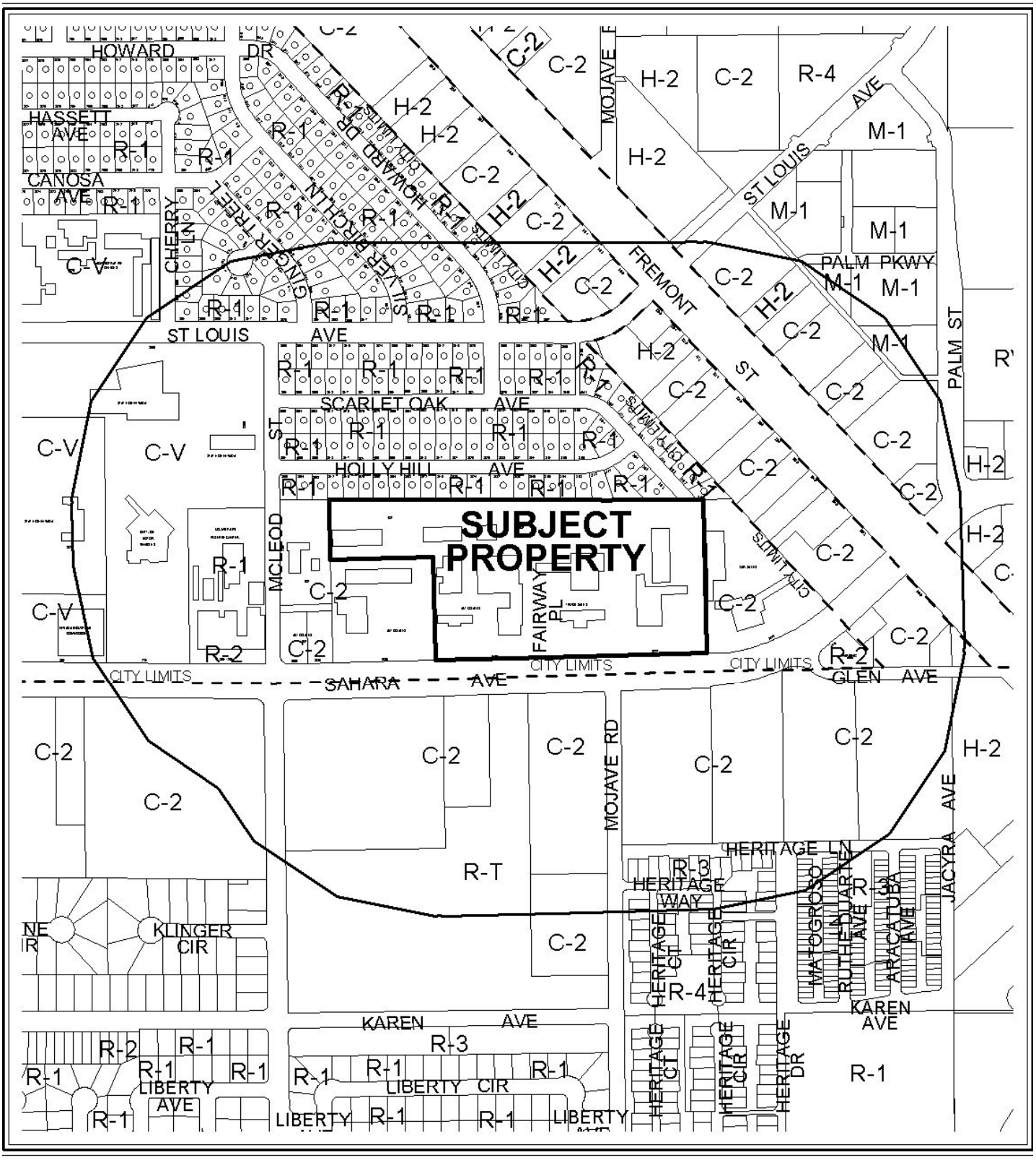
**SUBJECT:**
MSP-39809 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT/OWNER: FAIRWAY CHEVROLET COMPANY - Request for a Master Sign Plan FOR AN EXISTING MOTOR VEHICLE SALES (NEW) ESTABLISHMENT on 17.01 acres at 3100 and 3222 East Sahara Avenue (APN 162-01-801-022), C-2 (General Commercial) Zone, Ward 3 (Reese). Staff recommends APPROVAL.

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

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

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

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



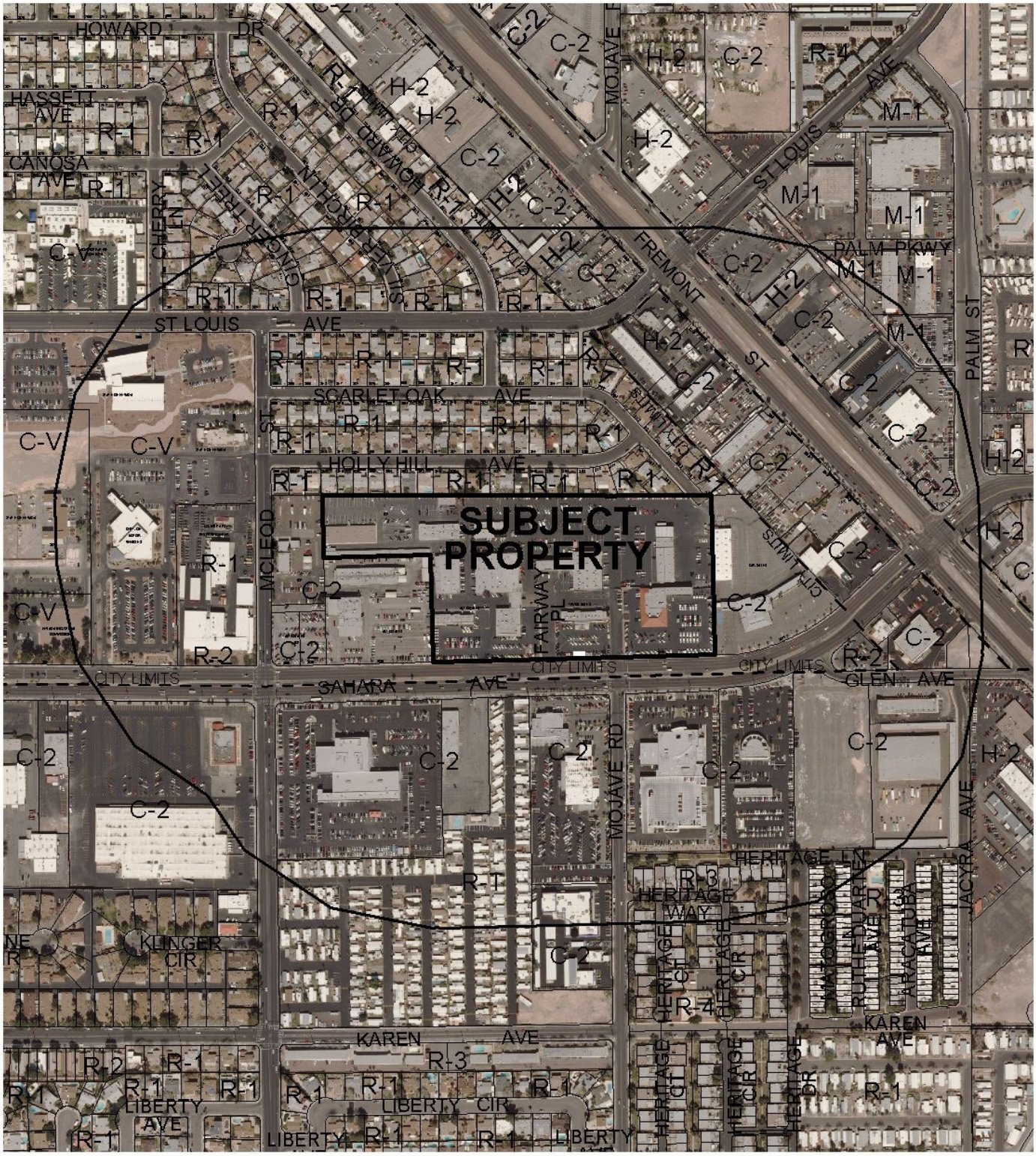

**CASE:** **MSP-39809**

**RADIUS:** 1000 FT

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

0 300 600 Feet

N




**CASE:** **MSP-39809**

**RADIUS:** 1000 FT

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

0 300 600 Feet

N

# 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: S W 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

RECEIVED
OCT 05 2010

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
DEBRA SANTO
Appt. No. 04-88628-1
My Appt. Expires Oct. 30, 2012

PLANNING & DEVELOPMENT

# 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*** GW 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, 2010.

Debra Santo

Notary Public in and for said County and State

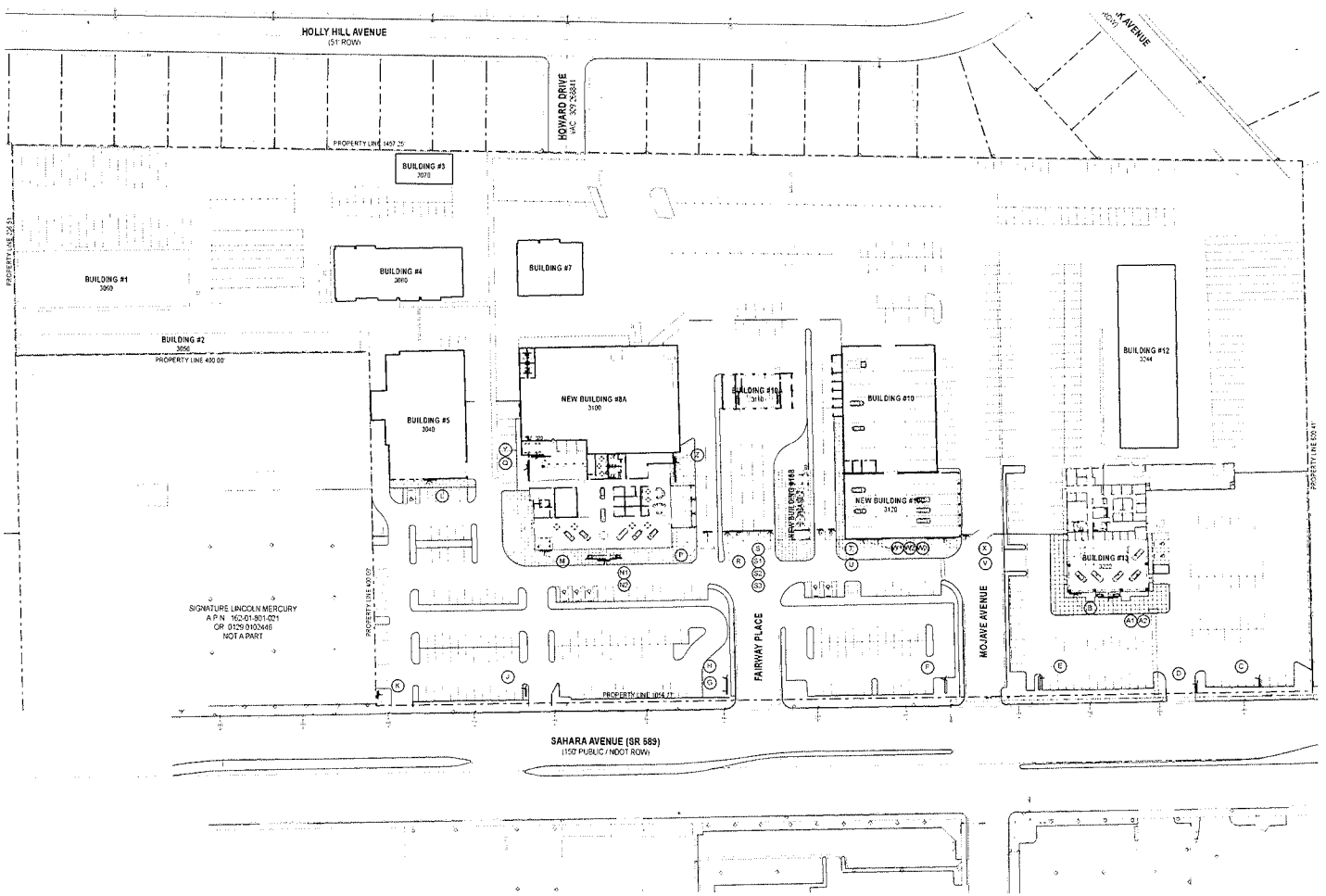
RECEIVED
OCT 05 2010

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
DEBRA SANTO
Appt. No. 04-88628-1
My Appt. Expires Oct. 30, 2012

*FOR DEPARTMENT USE ONLY*

| | |
|---|---|
| **Case #** | MSP-39809 |
| **Meeting Date:** | 11/18/10 |
| **Total Fee:** | $330.00 |
| **Date Received:*** | 10/5/10 |
| **Received By:** | JFmed |

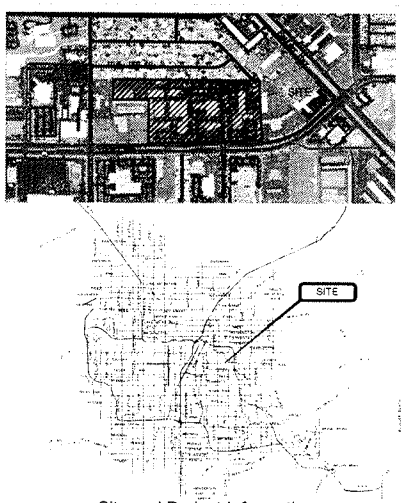
*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.




SITE PLAN

1" = 60'-0"

## VICINITY MAP (NTS)




## Site and Project Information

| | |
|---|---|
| ADDRESS | 3040 to 3244 East Sahara Avenue |
| PARCEL NUMBER | 162-01-801-022 |
| JURISDICTION | City of Las Vegas |
| EXISTING GENERAL PLAN | General Commercial |
| EXISTING ZONING | C-2 (General Commercial) |
| PROPOSED USE | Auto Dealership |
| SITE AREA | 740,963 sf (Net)<br>17.01 Acres (Net) |

## SIGN ANALYSIS TABLE

| Sign | Internal Illumination | Copy ("Typical" unless noted) | Type | Location | Height | Width | Overall Height | Allowed Sign SF | Wall / Canopy SF | Actual % | Type of Illumination | Animated |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| A1 | N | BMW | Wall | On Building | 2'-0" | 10'-0" | see max. | 24.1 | 2464 | 1.0 | Internal | No |
| A2 | N | BMW | Wall | On Building | 2'-0" | 10'-0" | see max. | 24.1 | 2464 | 1.0 | Internal | No |
| B | N | Fairway | Wall | On Building | 3'-0" | 18'-7" | see max. | 55.75 | 2464 | 2.3 | Internal | No |
| C | E | Fairway GMC/Buick Service | Free-standing | Site | 6'-6" | 8'-0" | 50'-0" | 72.25 | n/a | n/a | Internal | No |
| D | S | DW Logo | Directional | Site | 1'-6" | 8'-0" | see max. | 12 | n/a | n/a | Internal | No |
| E | E | Fairway GMC/Buick | Free-standing | Site | 18'-0" | 14'-6" | 47'-0" | 261 | n/a | n/a | Internal | No |
| F | E | Fairway Chevrolet | Free-standing | Site | 13'-6" | 11'-3" | 50'-0" | 123.75 | n/a | n/a | Internal | No |
| G | E | Fairway Chevrolet | Free-standing | Site | 14'-0" | 14'-0" | 47'-0" | 261 | n/a | n/a | Internal | No |
| H | E | Parts/Service | Directional | Site | 2'-0" | 12'-0" | 9'-0" | 36 | n/a | n/a | Internal | No |
| I | E | Fairway Commercial Specialty Vehicles | Free-standing | Site | 6'-6" | 6'-0" | 21'-6" | 36 | n/a | n/a | Internal | No |
| K | E | Fairway Certified Used Vehicles | Free-standing | Site | 8'-6" | 8'-6" | 50'-0" | 72.25 | n/a | n/a | Internal | No |
| L | N | Customer Center | Wall | On Building | 2'-0" | 10'-0" | see max. | 20 | 1891 | 1.1 | Internal | No |
| M | N | Fairway | Wall | On Building | 3'-0" | 18'-7" | see max. | 55.75 | 6055 | 0.9 | Internal | No |
| N1 | N | Chevrolet | Wall | On Building | 3'-0" | 24'-7" | see max. | 74 | 3650 | 1.9 | Internal | No |
| N2 | N | "Chevrolet" | Wall | On Building | 3'-0" | 9'-6" | see max. | 28 | 3650 | 0.1 | Internal | No |
| O | N | Fuel Only | Canopy | On Canopy | 4'-0" | 8'-0" | see max. | 32 | 1546 | 2.1 | Internal | No |
| P | N | Parts | Wall | On Building | 2'-0" | 8'-0" | see max. | 16 | 1275 | 1.3 | Internal | No |
| R | N | Fairway Buick-GMC | Canopy | On Canopy | 6'-0" | 16'-6" | see max. | 99 | 1546 | 6.4 | Internal | No |
| S | N | Service | Canopy | On Canopy | 3'-0" | 18'-8" | see max. | 56 | 1546 | 3.6 | Internal | No |
| U | N | "Chevrolet" | Canopy | On Canopy | 3'-0" | 9'-6" | see max. | 28 | 1546 | 1.8 | Internal | No |
| U1 | N | "GMC" | Canopy | On Canopy | 9" | 11'-3" | see max. | 19.7 | 1546 | 1.3 | Internal | No |
| U2 | N | "GMC" | Canopy | On Canopy | 2'-0" | 10'-1" | see max. | 24.2 | 1546 | 1.6 | Internal | No |
| T | N | Service Car | Canopy | On Canopy | 4'-0" | 8'-6" | see max. | 34 | 1546 | 2.2 | Internal | No |
| U | N | Commercial Fleet Service | Canopy | On Canopy | 4'-0" | 13'-6" | see max. | 54 | 1546 | 3.5 | Internal | No |
| V | N | Certified Lifeweight Service | Wall | On Building | 6'-0" | 24'-0" | see max. | 144 | 3120 | 4.6 | Internal | No |
| W1 | N | Fairway | Wall | On Building | 3'-0" | 24'-6" | see max. | 73.5 | 3520 | 2 | Internal | No |
| W2 | N | Chevrolet | Wall | On Building | 3'-0" | 24'-6" | see max. | 73.5 | 3520 | 2 | Internal | No |
| W3 | N | "Chevrolet" | Wall | On Building | 3'-0" | 9'-6" | see max. | 28 | 3520 | 0.8 | Internal | No |
| X | N | "Fairway 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 max. | 46.5 | 7650 | 0.6 | Internal | No |
| Z | N | Service | Wall | On Building | 3'-0" | 9'-0" | see max. | 31 | 925 | 2.1 | Internal | No |

* ALL EXISTING SIGNS NOT NOTED HERE WILL BE REMOVED.

# 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

RECEIVED
OCT 05 2010

OVERALL SITE PLAN

AS100

10.069 Fairway Chevrolet and Fairway GMC/Buick

Copyright 2010 © by APTUS

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

F:\10.069 Fairway Chevrolet (DW)\DWG\10.069 Fairway Chevrolet - Master Sign Plan.pln - 10/1/2010 10:42 AM jessicam



Sign "C"



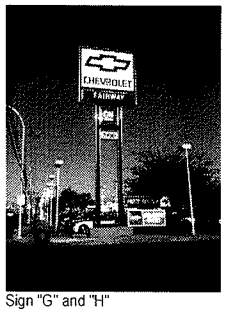
Sign "D"



Sign "E"



Sign "F"



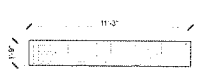
Sign "G" and "H"

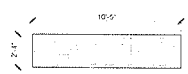


Sign "J"



Sign "K"


Sign "A1" and "S2" 19.7 S.F.

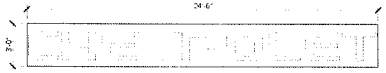

Sign "A2" and "S3" 24.3 S.F.

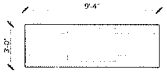


Signs "B" and "M" 55.75 S.F.



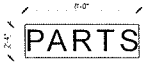
Sign "L" 70.0 S.F.


Signs "N1" and "W2" 73.5 S.F.

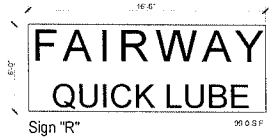

Signs "N2", "S1", and "W3" 28.0 S.F.



Sign "P" 34.0 S.F.



Sign "Q" 19 S.F.



Sign "R" 99.0 S.F.



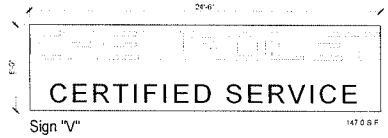
Sign "S" 56.0 S.F.



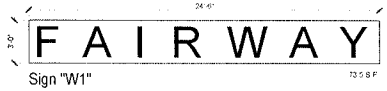
Sign "T" 35.0 S.F.



Sign "U" 68.0 S.F.



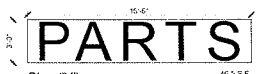
Sign "V" 147.0 S.F.



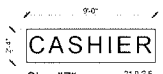
Sign "W1" 73.5 S.F.



Sign "X" 12.0 S.F.



Sign "Y" 46.5 S.F.



Sign "Z" 21.0 S.F.

**ALL SIGNS - ACTUAL COPY MAY VARY**

# 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

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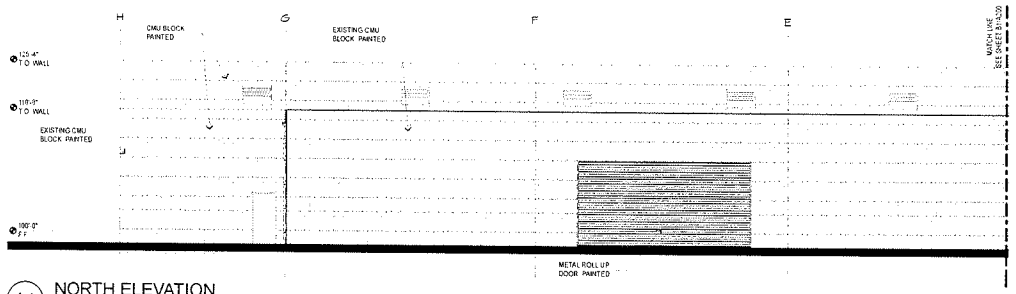
SIGNAGE DRAWINGS / PHOTOS

**AS101**

10.069 Fairway Chevrolet and Fairway GMC/Buick

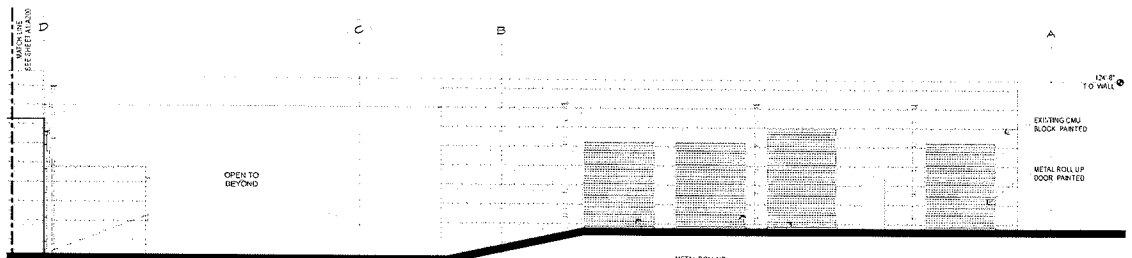
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F:\10.069 Fairway Chevrolet - GMC\DWGS\10.069 Fairway Chevrolet - Master Sign Program - 10.1.2010 - 10:42 AM - kenny



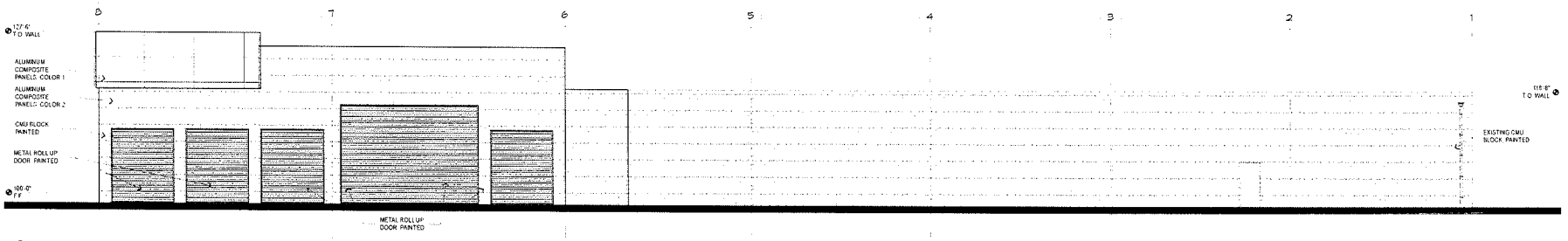

A1 NORTH ELEVATION

1/8" = 1'-0"




B1 NORTH ELEVATION

1/8" = 1'-0"




C1 EAST 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

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EXTERIOR ELEVATIONS - SERVICE BLDG. ADDITION

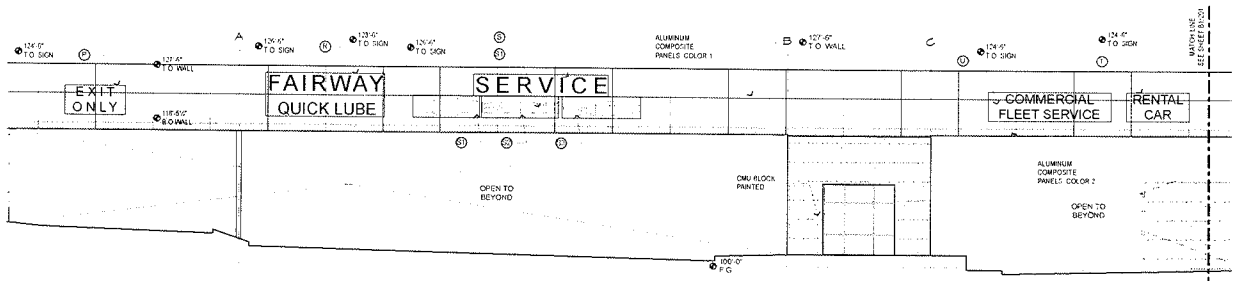
A200

10.069 Fairway Chevrolet and Fairway GMC/Buick

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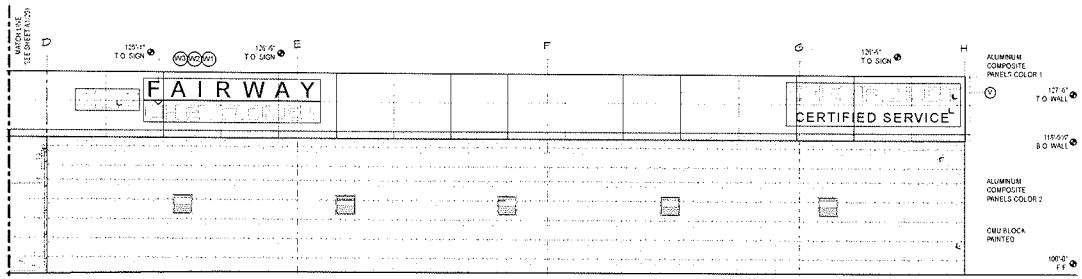
APTUS
1200 South 4th Street
Suite 206
Las Vegas, Nevada 89104
P 702.839.1200
F 702.839.1213

5:\10.069 Fairway Chevrolet - BTC\DWG\10.069 Fairway Chevrolet - Master Sign Plan.pln 10/1/2010 10:42 AM ronnyc



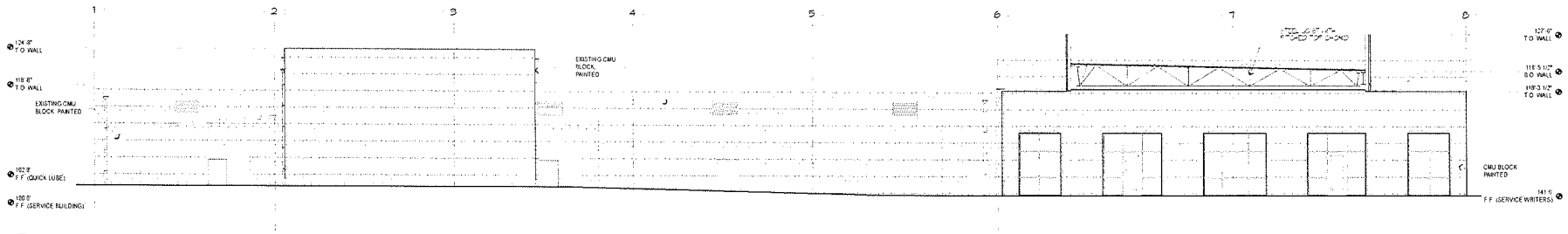

A1 SOUTH ELEVATION

1/8" = 1'-0"




B1 SOUTH 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**

Master Sign Plan Submittal 10.05.10

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EXTERIOR ELEVATIONS - SERVICE BLDG. ADDITION

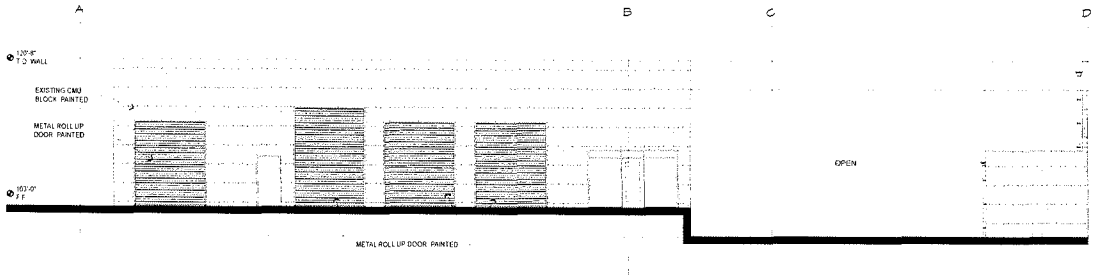
A201

10.069 Fairway Chevrolet and Fairway GMC/Buick

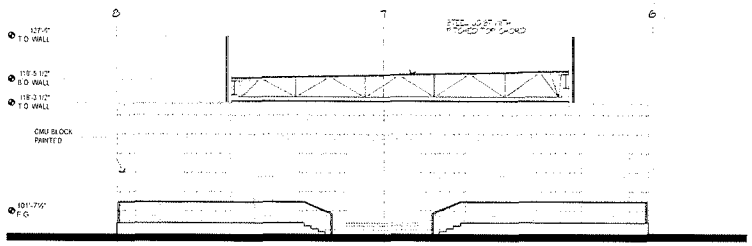
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Las Vegas, Nevada 89104
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F 702.939.1213

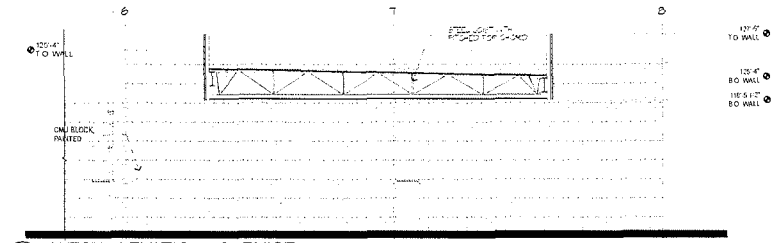
P:\10.069 Fairway Chevrolet\E-BASE\DWG\10.069 Fairway Chevrolet - Master Sign Plan.pln - 10/1/2010 10:40 AM - apuntus



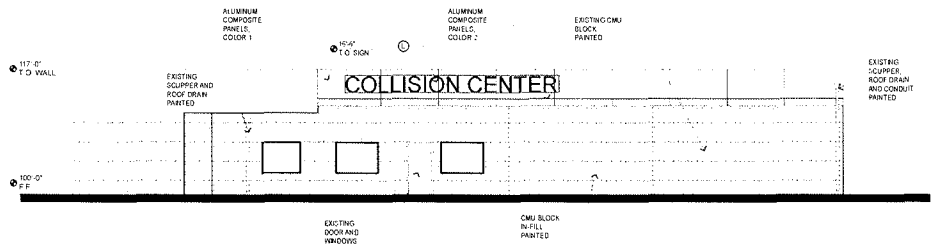

A1 SOUTH ELEVATION - QUICK LUBE
1/8" = 1'-0"




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




B3 WEST ELEVATION - SERVICE
1/8" = 1'-0"




C1 BODY SHOP 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

Received
OCT 05 2010

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

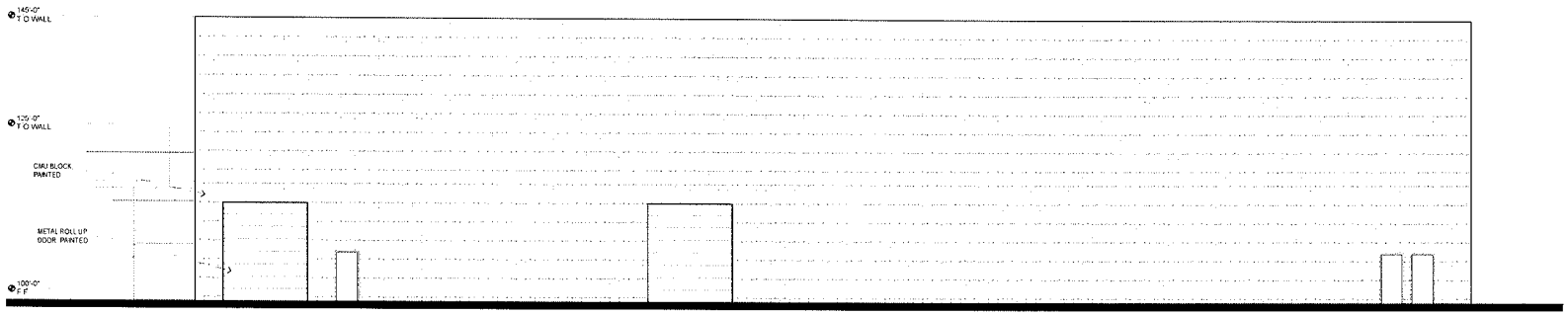
A202

10.069 Fairway Chevrolet and Fairway GMC/Buick

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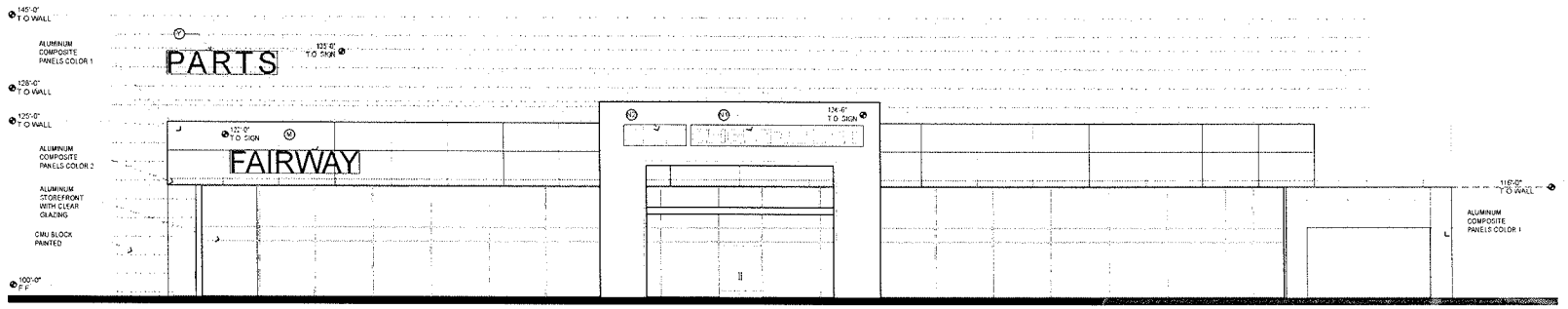
APTUS
1200 South 4th Street
Suite 206
Las Vegas, Nevada 89104
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F 702.839.1213

E:\10\069 Fairway Chevrolet - EXCLUSIVE\10 08 Fairway Chevrolet - Master Sign Plan.pln - 10/7/2010 10:42 AM - Art Hamm




B1 NORTH ELEVATION

1/8" = 1'-0"




C1 SOUTH ELEVATION

1/8" = 1'-0"

# MSP-39809

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

Master Sign Plan Submittal 10.05.10

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EXTERIOR ELEVATIONS - CHEVROLET SHOWROOM

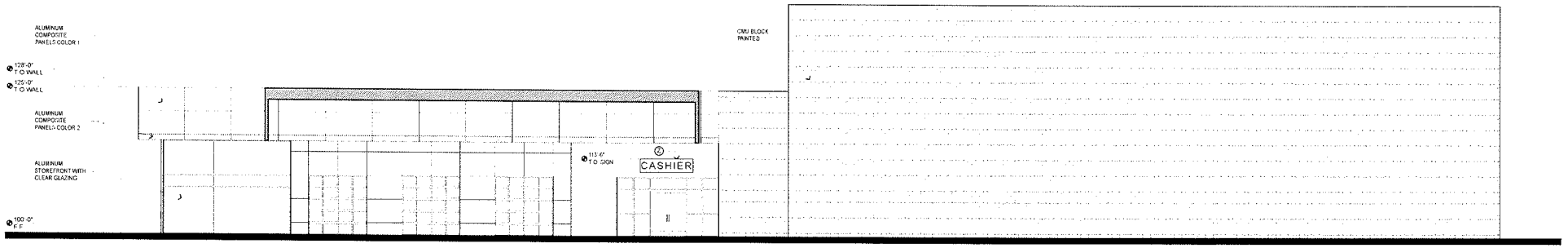
A203

10.069 Fairway Chevrolet and Fairway GMC/Buick

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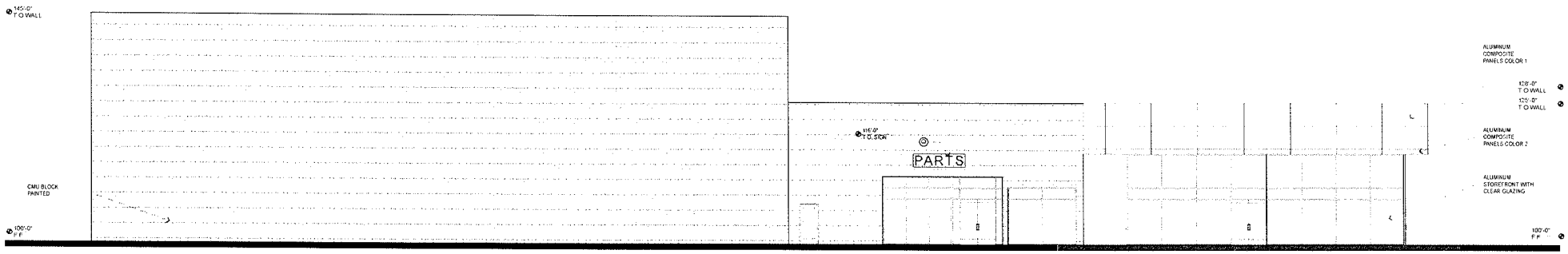
APTUS
1200 South 4th Street
Suite 206
Las Vegas, Nevada 89104
P 702.839.1200
F 702.839.1213

P:\10.069 Fairway Chevrolet, GMC\DWG\SIGNS\10.069 Fairway Chevrolet Master Sign Plan.pln 10/7/2010 10:43 AM aaustin




B1 EAST ELEVATION

1/8" = 1'-0"




C1 WEST ELEVATION

1/8" = 1'-0"

# MSP-39809

EXTERIOR ELEVATIONS - CHEVROLET SHOWROOM

A204

# Fairway Chevrolet and Fairway GMC/Buick

## Master Sign Plan

3040-3244 East Sahara
Las Vegas, Nevada 89104

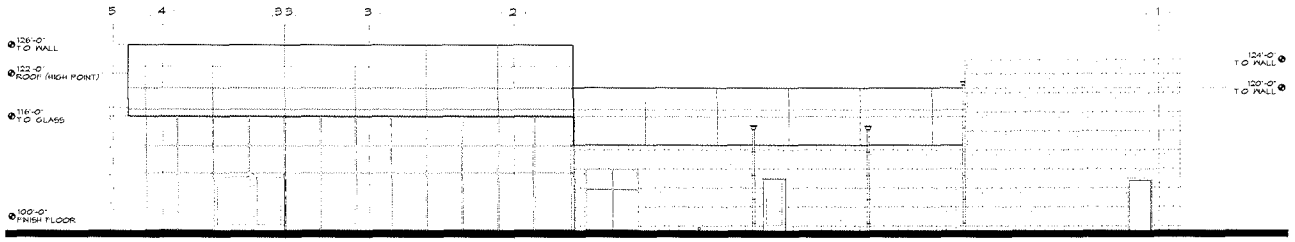
Master Sign Plan Submittal 10.05.10

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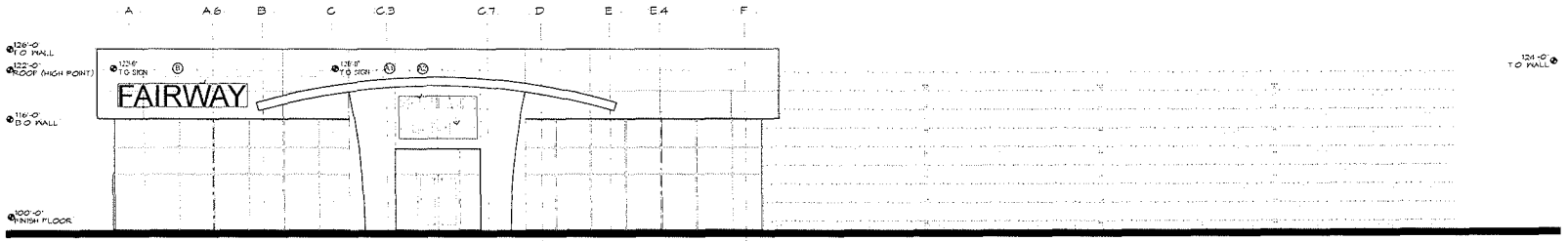
APTUS
1200 South 4th Street
Suite 206
Las Vegas, Nevada 89104
P 702.839.1200
F 702.839.1213

10.06.9 Fairway Chevrolet and Fairway GMC/Buick




B1 EAST ELEVATION

1/8" = 1'-0"




C1 SOUTH ELEVATION

1/8" = 1'-0"

# MSP-39809

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

Master Sign Plan Submittal 10.05.10

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EXTERIOR ELEVATIONS - GMC SHOWROOM

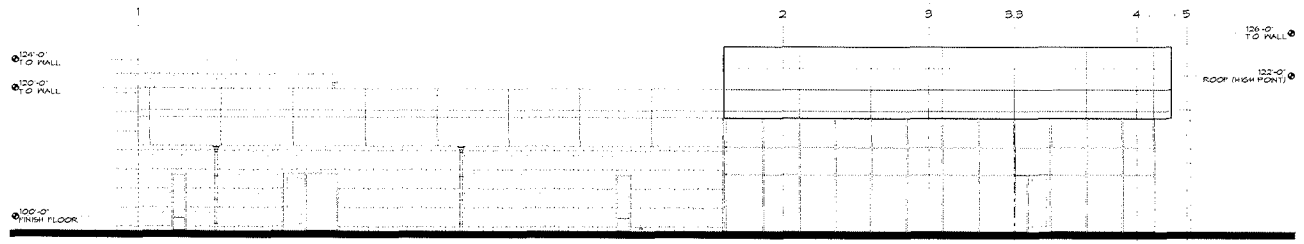
A205

10.069 Fairway Chevrolet and Fairway GMC/Buick

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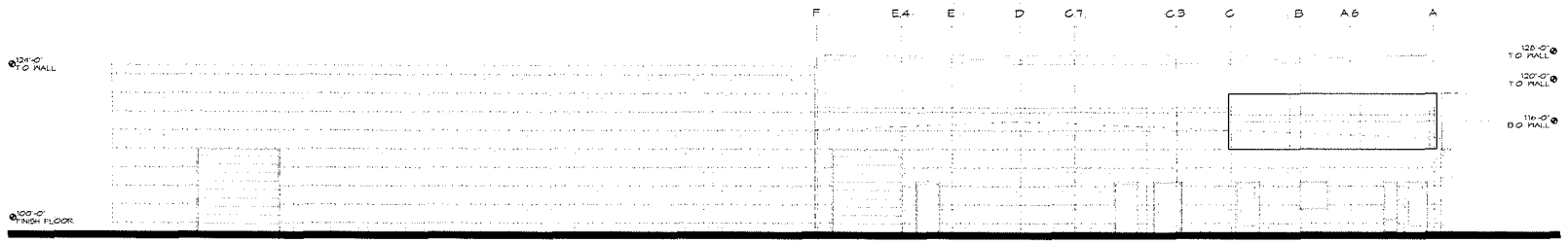
APTUS
1200 South 4th Street
Suite 206
Las Vegas, Nevada 89104
P 702.939.1200
F 702.939.1213

Plot By: Jeff Barnes Chevrolet - E:\FC\Chevy\10069\Fairway Chevrolet - Master Sign Plan.pln (10/1/2010 10:42 AM) - 10.069 Art Master




B1 WEST ELEVATION

1/8" = 1'-0"




C1 NORTH ELEVATION

1/8" = 1'-0"

# MSP-39809

EXTERIOR ELEVATIONS - GMC SHOWROOM

A206

10.069 Fairway Chevrolet and Fairway GMC/Buick

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

Master Sign Plan Submittal 10.05.10

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F:\10.069 Fairway Chevrolet - GMC\DWGS\10.069 Fairway Chevrolet - Master Sign Plan.dwg, 10/7/2010 10:42:49 AM, kaskey

APTUS

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:

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.

Architecture
Engineering
Planning
Interiors
Landscape

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

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

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Las Vegas, Nevada 89104
P 702.839.1200
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Riverside
3750 Sante Fe Avenue
Suite 106
Riverside, California 92507
P 951.823.0555
F 951.823.0550

aptusgroup.com

| 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 |

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MSP-39809

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

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

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

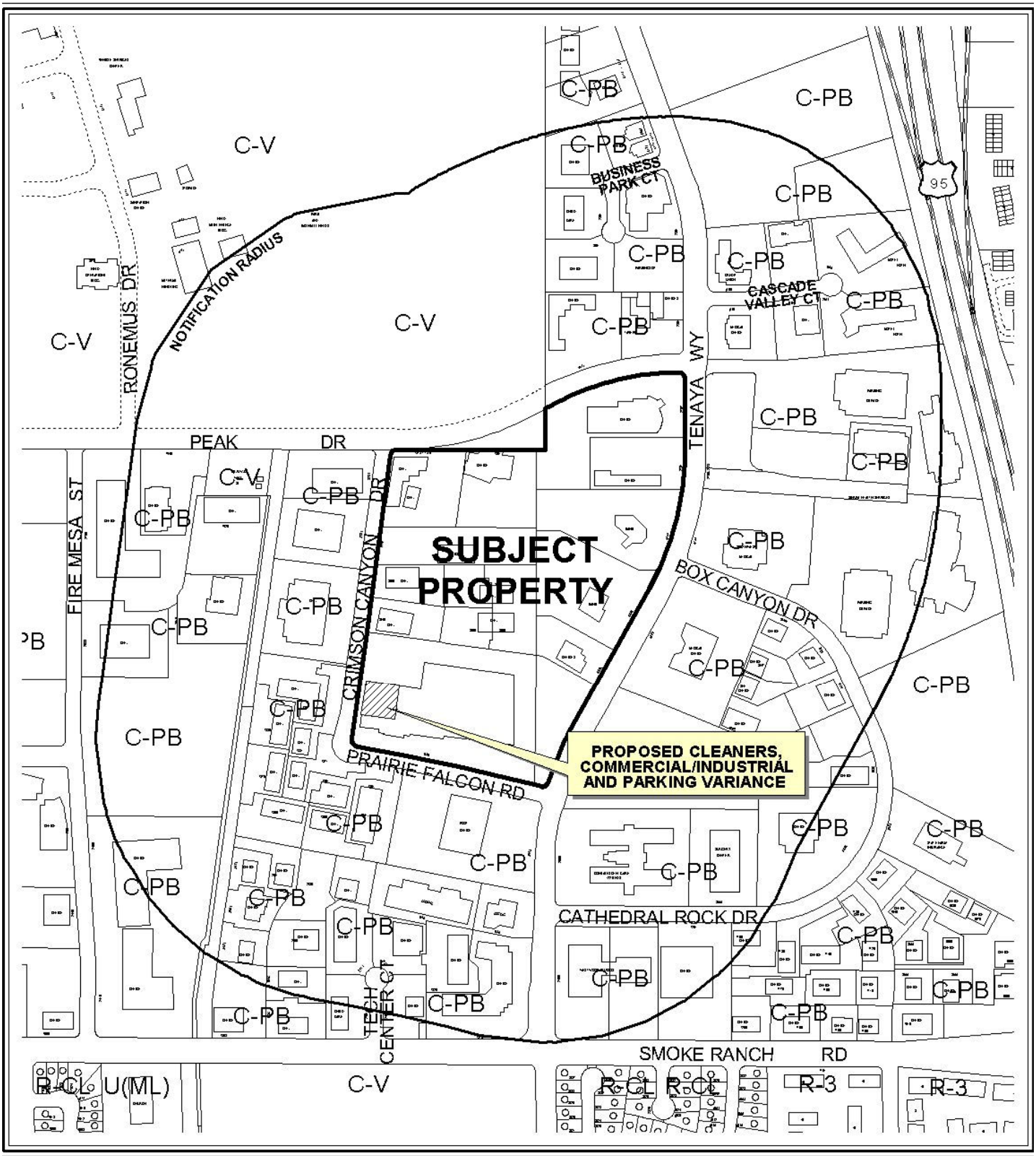
**SUBJECT:**
VAR-39804 - VARIANCE - PUBLIC HEARING - APPLICANT: WESTERN LINEN SERVICES, INC. - OWNER: ASSAF NEVADA, INC. - Request for a Variance TO ALLOW ZERO ADDITIONAL PARKING SPACES WHERE 21 ADDITIONAL PARKING SPACES ARE REQUIRED FOR A CLEANERS, COMMERCIAL/INDUSTRIAL on 7.55 acres at 7350 Prairie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

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

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

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

**BACKUP DOCUMENTATION:**
1. Location and Aerial Maps - VAR-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




0 500 1000 Feet

**CASE:** **VAR-39804 AND SUP-39801**

**RADIUS:** 1000 FT

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

N




**CASE:** **VAR-39804 AND SUP-39801**

**RADIUS:** 1000 FT

0 500 1000 Feet

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

N

# 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
OCT 04 2010

PLANNING & DEVELOPMENT

# 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 LI/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 #** | VAR-39804 |
| **Meeting Date:** | 11/18/10 |
| **Total Fee:** | 830.00 |
| **Date Received:*** | 10/4/10 |
| **Received By:** | CHM |

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

PLANNING & DEVELOPMENT

# 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 LI/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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**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

*FOR DEPARTMENT USE ONLY*

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

*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.

OCT 04 2010

Revised 10/27/08

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

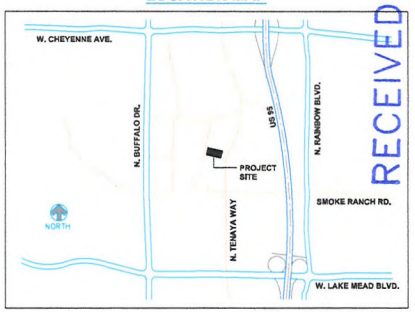
## PARKING CALCULATIONS

EXISTING PARKING — 172 STANDARD PARKING STALLS WITH 7 HANDICAPPED PARKING STALLS

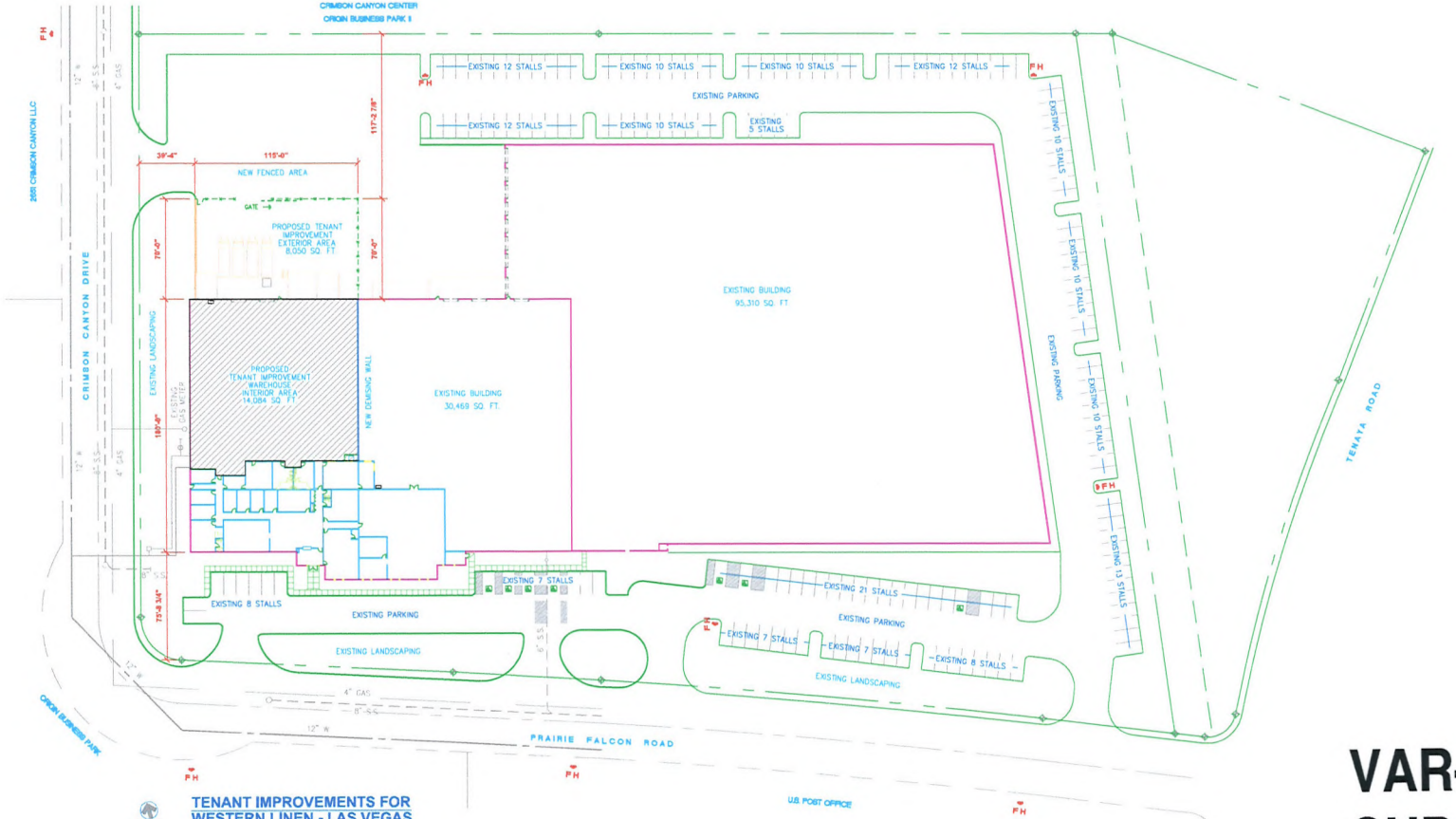
PER CITY OF LAS VEGAS MUNICIPAL CODE 19.04.010 LAND USE TABLE
ON-SITE PARKING REQUIREMENT:
ONE SPACE FOR EACH 500 SQUARE FEET OF GROSS FLOOR AREA.
PLUS THE GREATER OF:
1. ONE SPACE FOR EACH DELIVERY VEHICLE; OR
2. FIVE SPACES

WESTERN LINEN SERVICES AREA IS 20,131 SQ. FT.
20,131 / 500 = 40.2 OR 41 PARKING STALLS

## LOCATION MAP




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## TENANT IMPROVEMENTS FOR WESTERN LINEN - LAS VEGAS

SCALE: 1" = 30'-0"

# VAR-39804
# SUP-39801

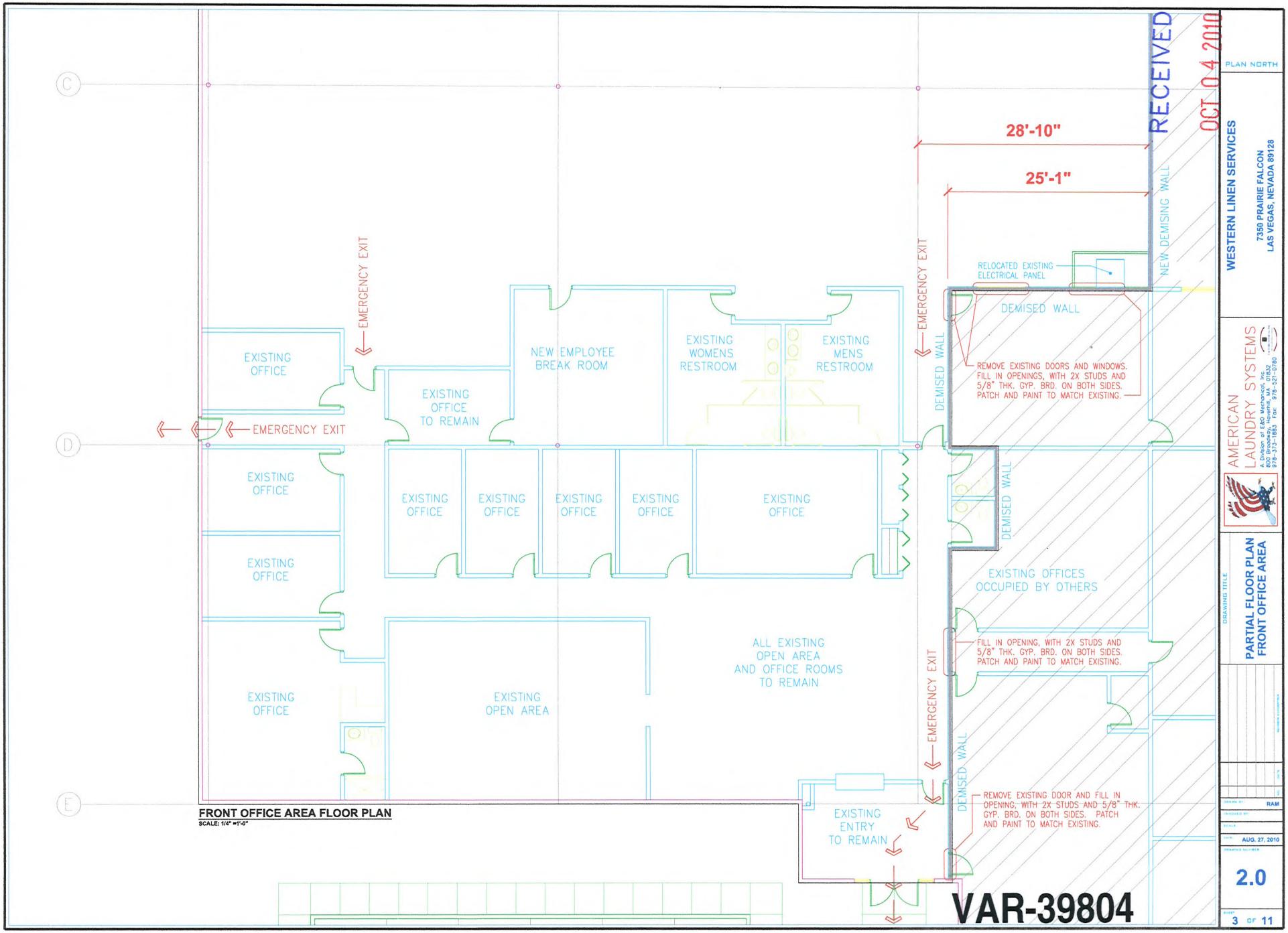
PLAN NORTH

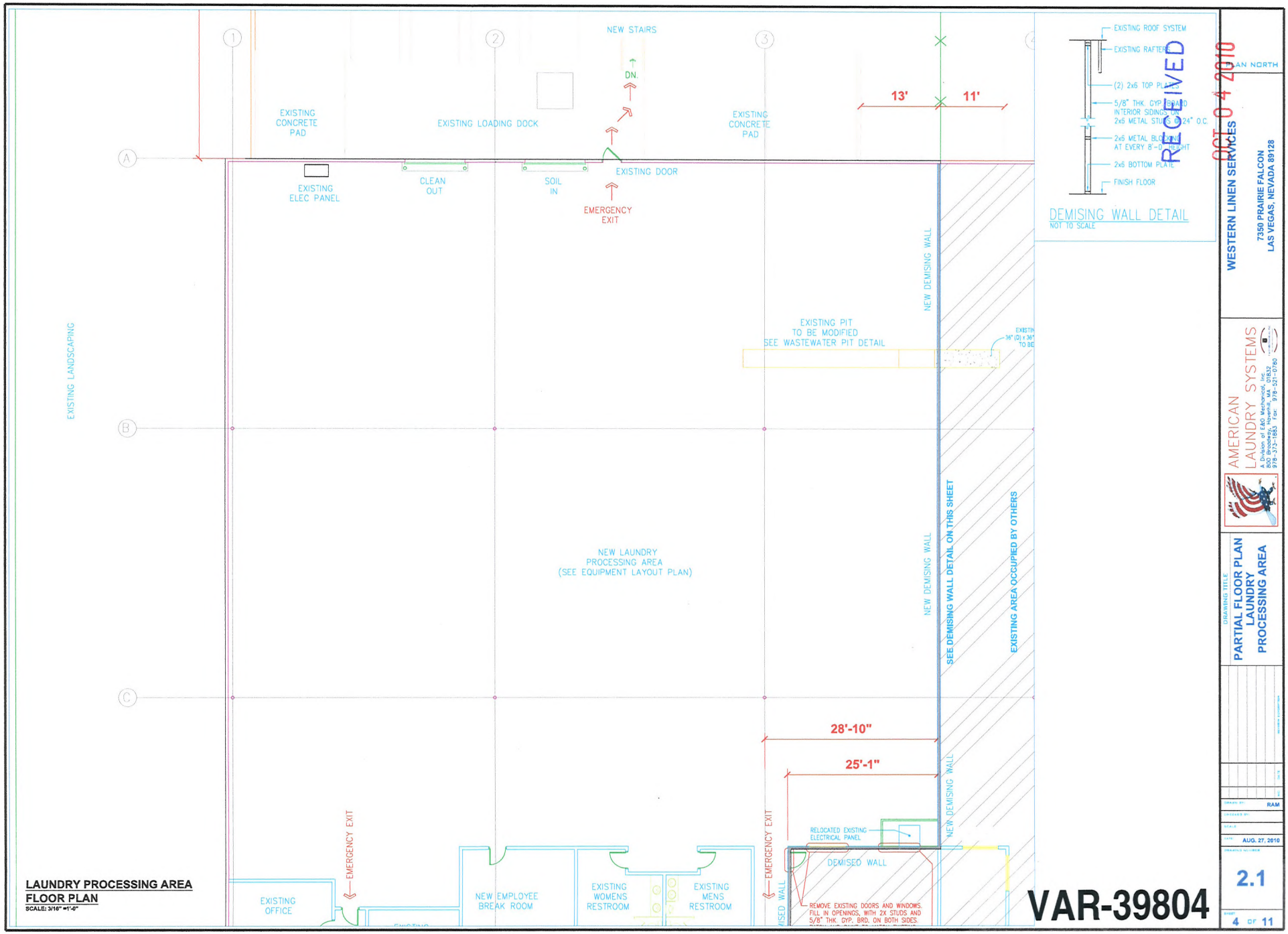
**WESTERN LINEN SERVICES**
7350 PRAIRIE FALCON
LAS VEGAS, NEVADA 89128


AMERICAN LAUNDRY SYSTEMS
A Division of E&D Mechanical, Inc
400 Boston Ave., Haverhill, MA 01832
978-373-1883 Fax: 978-521-0780


DRAWING TITLE: **SITE PLAN**

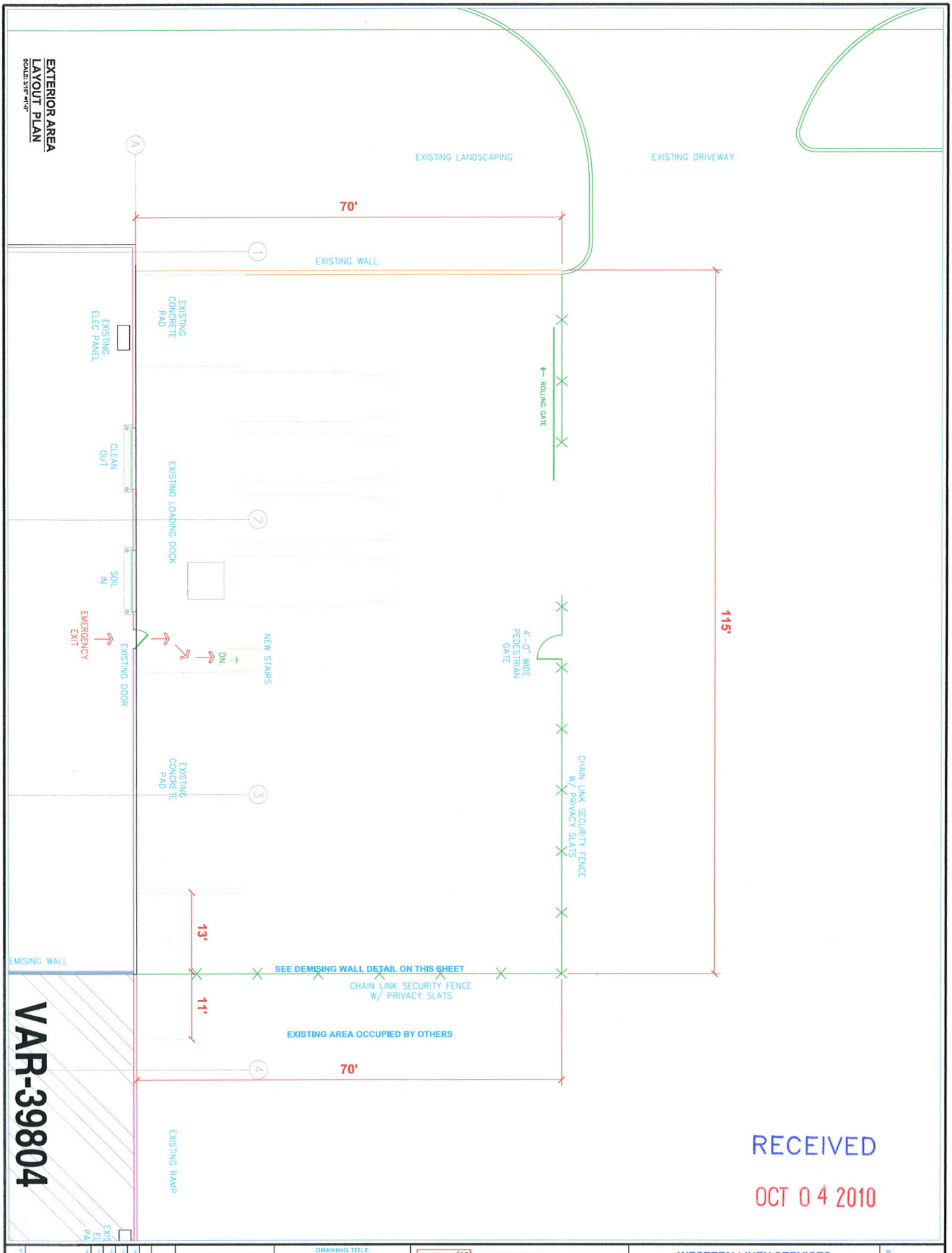
DRAWN BY: RAM
SCALE:
DATE: AUG. 27, 2010
DRAWING NUMBER: 1.0
SHEET 1 OF 11


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28'-10"
25'-1"
NEW DEMISING WALL
EMERGENCY EXIT
EMERGENCY EXIT
EMERGENCY EXIT
EMERGENCY EXIT
EXISTING OFFICE
EXISTING OFFICE TO REMAIN
NEW EMPLOYEE BREAK ROOM
EXISTING WOMENS RESTROOM
EXISTING MENS RESTROOM
EXISTING OFFICE
EXISTING OFFICE
EXISTING OFFICE
EXISTING OFFICE
EXISTING OFFICE
EXISTING OFFICE
EXISTING OFFICE
EXISTING OFFICE
EXISTING OPEN AREA
ALL EXISTING OPEN AREA AND OFFICE ROOMS TO REMAIN
EXISTING ENTRY TO REMAIN
RELOCATED EXISTING ELECTRICAL PANEL
DEMISED WALL
REMOVE EXISTING DOORS AND WINDOWS. FILL IN OPENINGS, WITH 2X STUDS AND 5/8" THK. GYP. BRD. ON BOTH SIDES. PATCH AND PAINT TO MATCH EXISTING.
DEMISED WALL
EXISTING OFFICES OCCUPIED BY OTHERS
FILL IN OPENING, WITH 2X STUDS AND 5/8" THK. GYP. BRD. ON BOTH SIDES. PATCH AND PAINT TO MATCH EXISTING.
DEMISED WALL
REMOVE EXISTING DOOR AND FILL IN OPENING, WITH 2X STUDS AND 5/8" THK. GYP. BRD. ON BOTH SIDES. PATCH AND PAINT TO MATCH EXISTING.
C
D
E
PLAN NORTH
FRONT OFFICE AREA FLOOR PLAN
SCALE: 1/4" =1'-0"
WESTERN LINEN SERVICES
7350 PRAIRIE FALCON
LAS VEGAS, NEVADA 89128
AMERICAN LAUNDRY SYSTEMS
A Division of E&O Mechanical, Inc.
PARTIAL FLOOR PLAN
FRONT OFFICE AREA
DRAWN BY: RAM
DATE: AUG. 27, 2010
2.0
3 OF 11
VAR-39804
SUP-39801

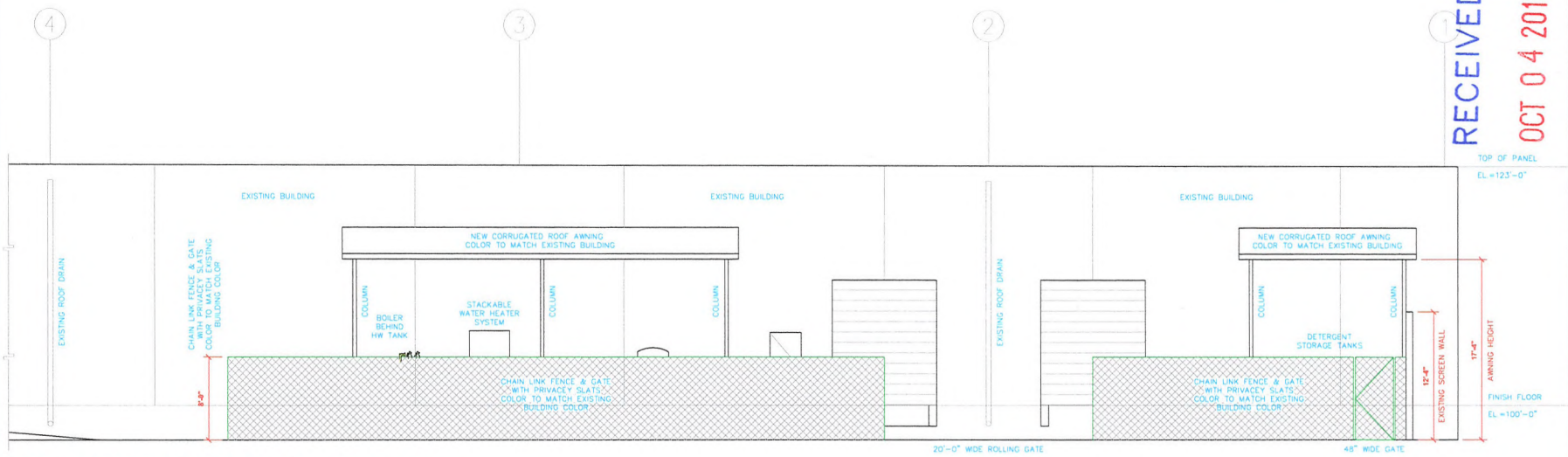



**LAUNDRY PROCESSING AREA FLOOR PLAN**
SCALE: 3/16" =1'-0"

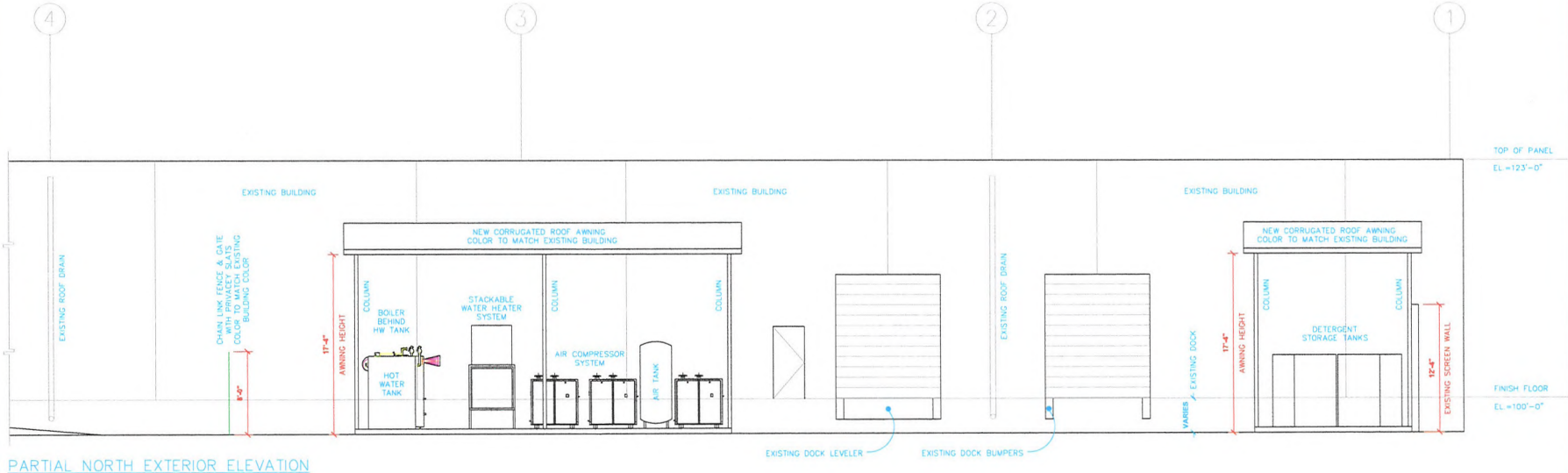
**VAR-39804**
**SUP-39801**


EXTERIOR AREA
LAYOUT PLAN
SCALE: 3/16"=1'-0"
EXISTING LANDSCAPING
EXISTING DRIVEWAY
70'
EXISTING WALL
EXISTING CONCRETE PAD
EXISTING ELEC PANEL
← ROLLING GATE
CLEAN OUT
EXISTING LOADING DOCK
SOIL IN
EMERGENCY EXIT
EXISTING DOOR
DN
NEW STAIRS
4'-0" WIDE PEDESTRIAN GATE
115'
EXISTING CONCRETE PAD
CHAIN LINK SECURITY FENCE W/ PRIVACY SLATS
13'
EMISING WALL
SEE DEMISING WALL DETAIL ON THIS SHEET
CHAIN LINK SECURITY FENCE W/ PRIVACY SLATS
11'
EXISTING AREA OCCUPIED BY OTHERS
70'
EXISTING RAMP
RECEIVED
OCT 04 2010
VAR-39804
SUP-39801
DRAWING TITLE
EXTERIOR AREA LAYOUT PLAN
AMERICAN LAUNDRY SYSTEMS
A Division of E&O Mechanical, Inc
800 Broadway, Haverhill, MA 01832
978-373-1653 Fax: 978-521-0780
WESTERN LINEN SERVICES
7350 PRAIRIE FALCON
LAS VEGAS, NEVADA 89128
PLAN NORTH
2.2
AUG. 27, 2010
RAM
5 of 11

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PARTIAL NORTH EXTERIOR ELEVATION – FENCE LINE




PARTIAL NORTH EXTERIOR ELEVATION

PLAN NORTH

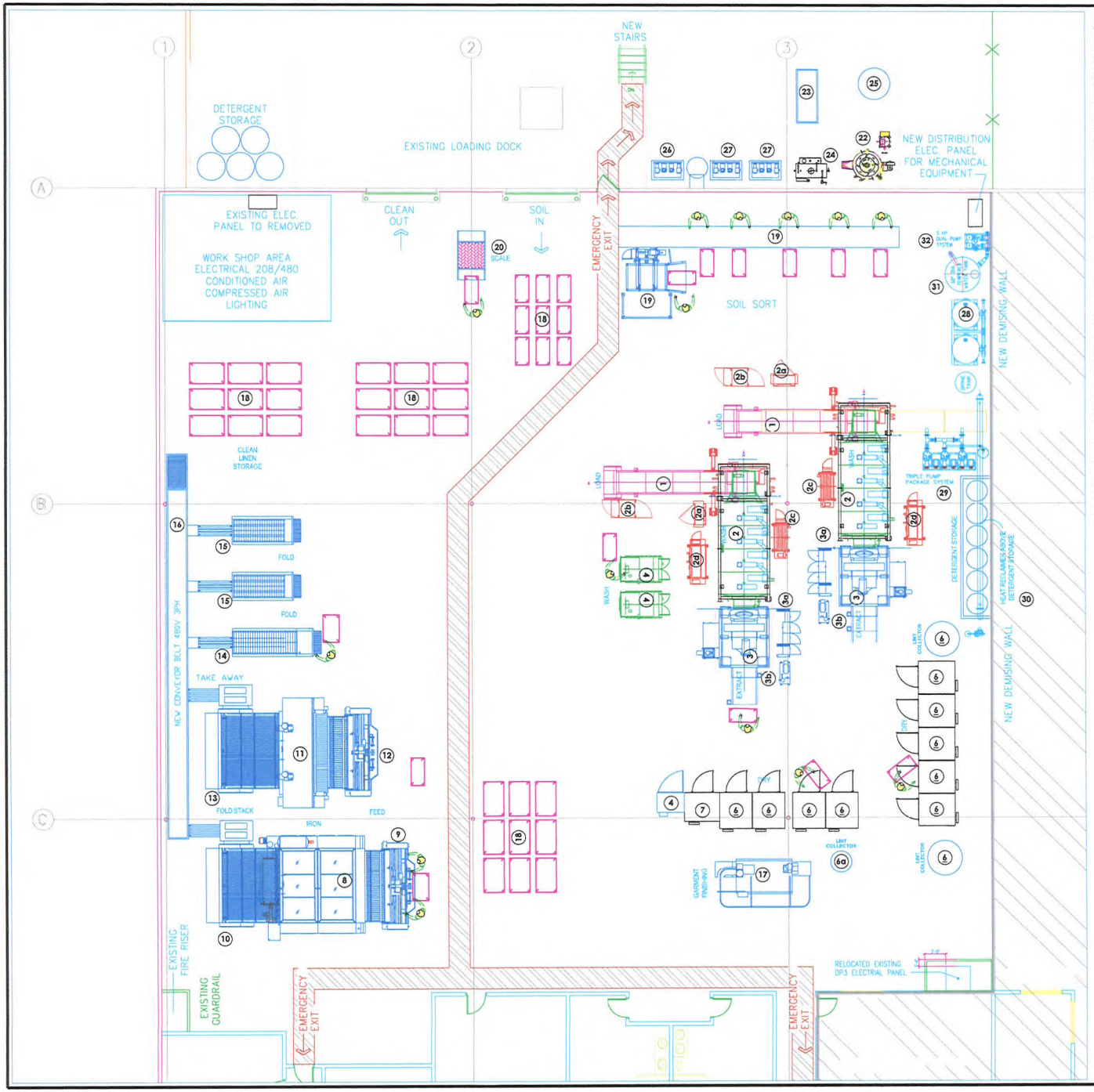
**WESTERN LINEN SERVICES**
7350 PRAIRIE FALCON
LAS VEGAS, NEVADA 89128

AMERICAN LAUNDRY SYSTEMS
A Division of E&O Mechanical, Inc.
1000 Brooks Avenue, Lawrence, MA 01843
978-373-1883 Fax: 978-521-0780

DRAWING TITLE
**EXTERIOR ELEVATIONS**

DRAWN BY: RAM
CHECKED BY:
SCALE:
DATE: AUG. 27, 2010
DRAWING NUMBER
**3.0**
SHEET
6 OF 11

**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 |
| 16 | Take Away Conveyor |
| 17 | (Existing/Relocated) COLMAC Steam Tunnel 12 ft. |
| 18 | Laundry Carts |
| 19 | (Existing/Relocated) CHICAGO Cart Dumper |
| 20 | (Existing/Relocated) Floor Scale |
| 21 | CLEAN CYCLE Lint Filter |
| 21a | CLEAN CYCLE Lint Filter |
| 22 | FULTON BOILER 95 bhp Boiler |
| 23 | HAMILTON Hot Water Heater |
| 24 | (Existing/Relocated) PARKER BOILER 95 bhp Boiler |
| 25 | Water Storage Tank 1,200 Gallons |
| 26 | INGERSOLL RAND Air Compressor |
| 26a | Air Dryer |
| 27 | INGERSOLL RAND Air Compressor |
| 27a | Air Dryer |
| 28 | Water Softener System w/ Brine Tank |
| 29 | Process Water Triple Pump Package System |
| 30 | Heate Reclaimer |
| 31 | Tempered Water Tank |
| 32 | Dual Water Pump System |

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# VAR-39804
# SUP-39801

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

WESTERN LINEN SERVICES
7350 PRAIRIE FALCON
LAS VEGAS, NEVADA 89128

AMERICAN LAUNDRY SYSTEMS
A Division of E&G Mechanical, Inc
Merrimack, New Hampshire 03054
978-373-1881 Fax 978-521-0780

DRAWING TITLE
EQUIPMENT LAYOUT PLAN

DRAWN BY: RAM
CHECKED BY:
SCALE:
DATE: AUG. 27, 2010
DRAWING NUMBER
4.0
SHEET
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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**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

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**VAR-39804**
**SUP-39801**

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

## *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). Staff recommends APPROVAL.

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

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

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

**BACKUP DOCUMENTATION:**
1. Consolidated Backup
2. Supporting Documentation

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

# PLANNING & DEVELOPMENT DEPARTMENT

## STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-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

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OCT 04 2010

PLANNING & DEVELOPMENT

CITY OF LAS VEGAS

DEVELOPMENT SERVICES CENTER

# 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-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 2 day of October, 20 10.

Susan Brunt

Notary Public in and for said County and State

NOTARIAL SEAL — STATE OF OHIO

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

*FOR DEPARTMENT USE ONLY*

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

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

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

Revised 10/27/08

PLANNING & DEVELOPMENT

# 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/H 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 2 day of October, 20 10.

Susan Baird

Notary Public in and for said County and State

NOTARIAL SEAL
SUSAN BAIRD
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
March 06, 2012

*FOR DEPARTMENT USE ONLY*

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

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

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

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

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

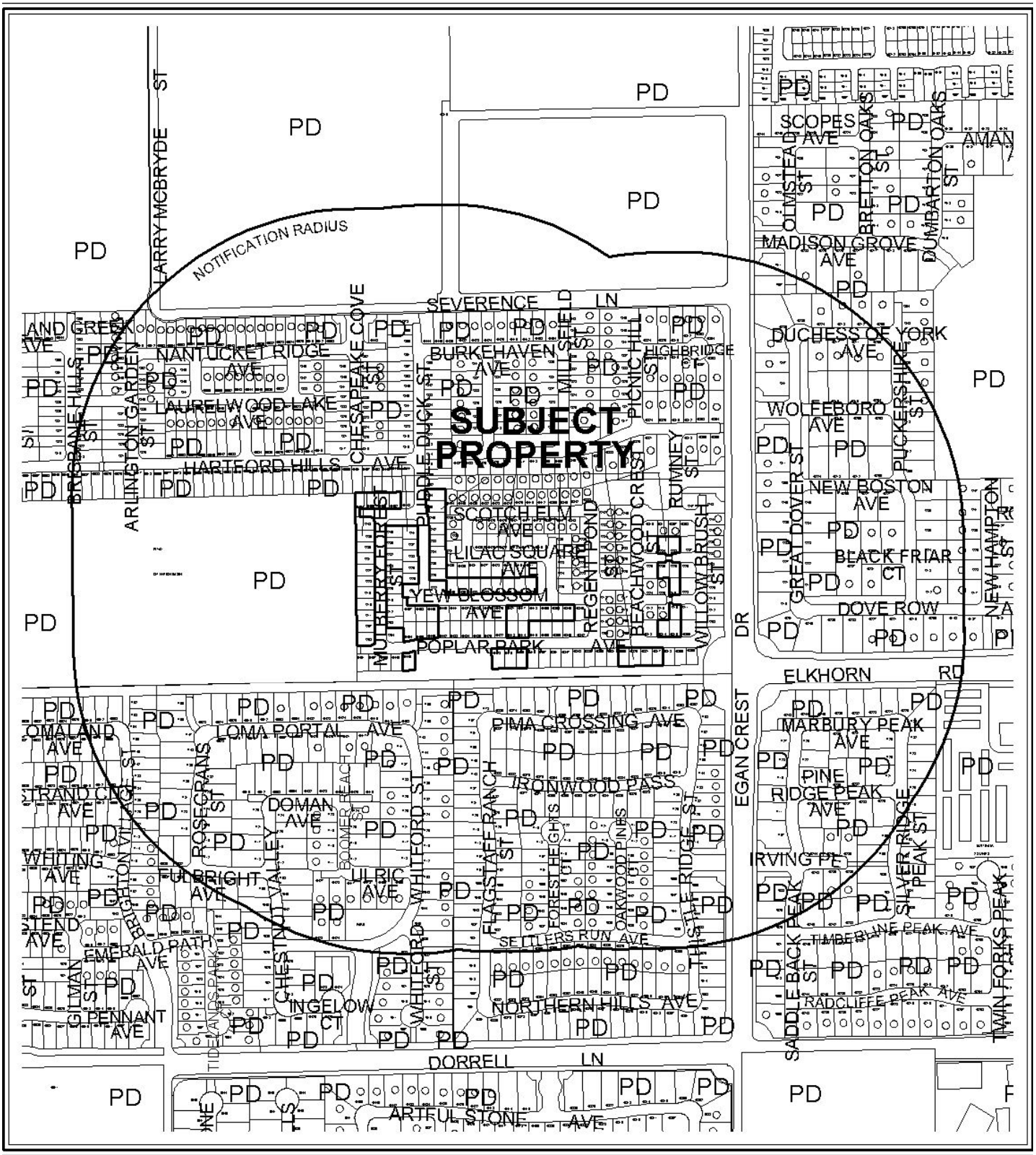
**SUBJECT:**
VAR-39813 - VARIANCE - PUBLIC HEARING - APPLICANT: GREYSTONE NEVADA, LLC - OWNER: MS RIALTO CLIFF"S EDGE NV, LLC - Request for a Variance TO ALLOW A THREE-FOOT REAR YARD SETBACK FOR 50% OF THE STRUCTURE AND SEVEN-FOOT SETBACK FOR THE REMAINING HALF WHERE AN EIGHT-FOOT REAR YARD SETBACK FOR 50% OF THE STRUCTURE AND 12-FOOT SETBACK FOR THE REMAINING HALF IS REQUIRED FOR 75 LOTS on 20 acres at the northwest corner of Elkhorn Road and Egan Crest Drive (APNs Multiple), PD (Planned Development) Zone, Ward 6 (Ross). Staff recommends DENIAL.

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

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

**RECOMMENDATION:**
Staff recommends DENIAL.

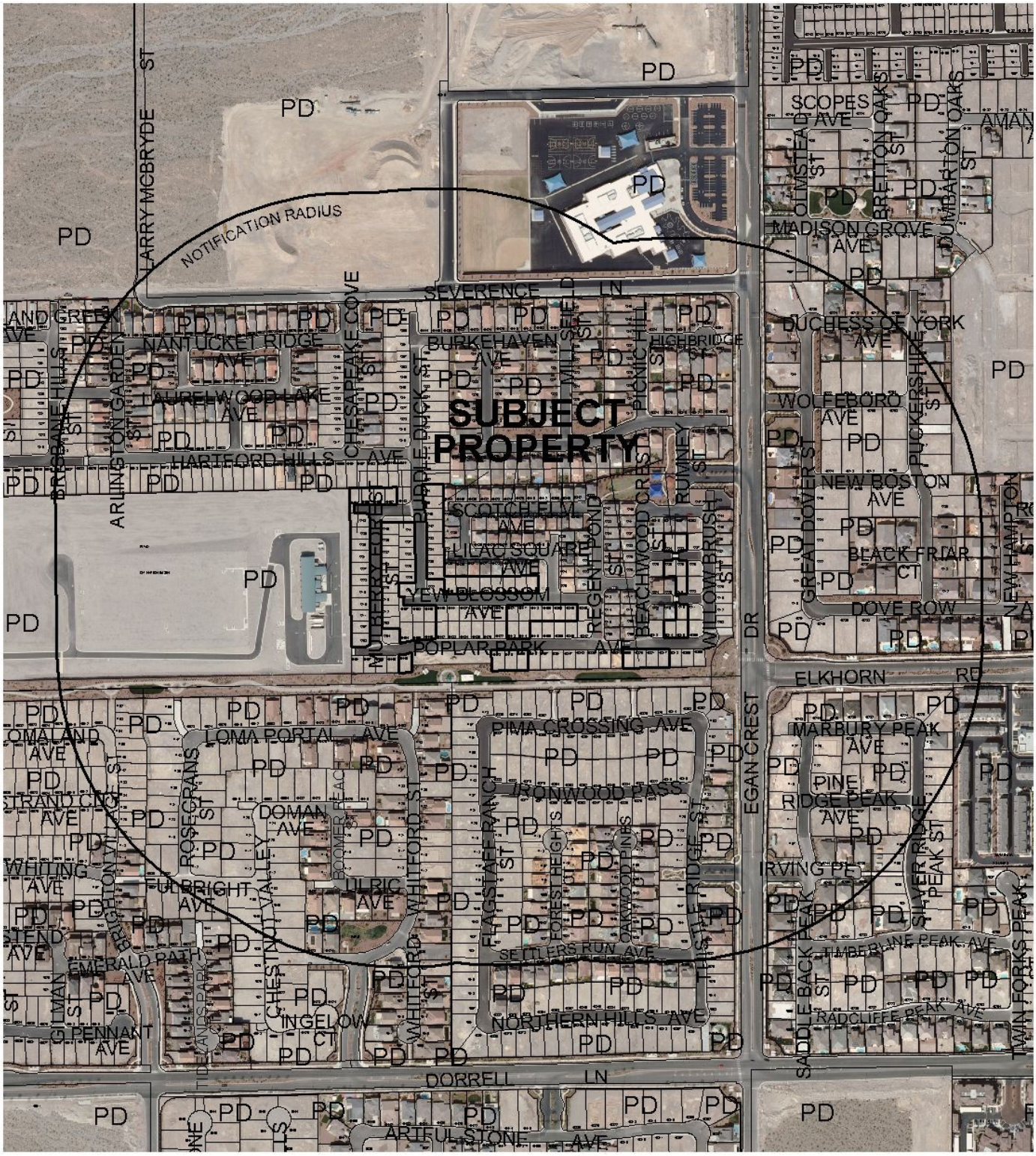
**BACKUP DOCUMENTATION:**
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter




**CASE:** **VAR-39813**

**RADIUS:** 1000 FT

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




**CASE:** **VAR-39813**

**RADIUS:** 1000 FT

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

PLANNING & DEVELOPMENT

# 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 compan

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

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

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OCT 05 2010

# 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 |
| 147 | 12613816048 |
| 148 | 12613816049 |
| 149 | 12613816050 |
| 150 | 12613816051 |
| 151 | 12613816052 |
| 152 | 12613816053 |
| 153 | 12613816054 |
| 154 | 12613816055 |
| 155 | 12613816056 |
| 156 | 12613816057 |
| 157 | 12613816058 |
| 386 | 12613816060 |
| 387 | 12613816061 |
| 388 | 12613816062 |
| 398 | 12613816063 |
| 390 | 12613816064 |
| 391 | 12613816065 |
| 392 | 12613816066 |
| 393 | 12613816067 |
| 395 | 12613816069 |
| 396 | 12613816070 |
| 397 | 12613816071 |
| 398 | 12613816072 |
| 399 | 12613816073 |
| 400 | 12613816074 |
| 401 | 12613816075 |
| 402 | 12613816076 |
| 444 | 12613816114 |
| 445 | 12613816115 |
| 448 | 12613816118 |
| 449 | 12613816119 |
| 452 | 12613816122 |
| 453 | 12613816123 |
| 460 | 12613816130 |
| 461 | 12613816131 |
| 489 | 12613816159 |
| 490 | 12613816160 |
| 491 | 12613816161 |
| 492 | 12613816162 |

| LOT | APN# |
|---|---|
| 493 | 12613816163 |
| 494 | 12613816164 |
| 501 | 12613816171 |
| 502 | 12613816172 |
| 503 | 12613816173 |
| 505 | 12613816175 |
| 506 | 12613816176 |
| 507 | 12613816177 |
| 508 | 12613816178 |
| 509 | 12613816179 |
| 510 | 12613816180 |
| 511 | 12613816181 |
| 512 | 12613816182 |
| 513 | 12613816183 |
| 514 | 12613816184 |
| 515 | 12613816185 |
| 516 | 12613816186 |
| 517 | 12613816187 |
| 518 | 12613816188 |
| 520 | 12613816190 |
| 521 | 12613816191 |
| 522 | 12613816192 |
| 529 | 12613816199 |
| 530 | 12613816200 |

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OCT 0 5 2010

## REQUESTED LOTS AND APN NUMBERS

PLANNING & DEVELOPMENT

# 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*** [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

RECEIVED
OCT 0 5 2010

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

Revised 10/27/08

*FOR DEPARTMENT USE ONLY*

| | |
|---|---|
| Case # | VAR-39813 |
| Meeting Date: | 11/18/10 |
| Total Fee: | 830.00 |
| Date Received:* | 10/05/10 |
| Received By: | JFmuel |

*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.

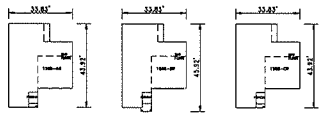
## LEGEND

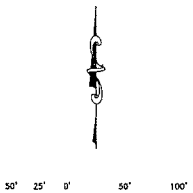
- ROW OR PROPERTY LINE
- CENTERLINE
- STREET LIGHT
- WATER METER
- FIRE HYDRANT
- CURB AND GUTTER
- VALLEY GUTTER
- TOP OF SLOPE / TOE OF SLOPE — CUT OR FILL SLOPES
- RETAINING WALL
- 85 — LOT NUMBER
- C-F — COMMON ELEMENT NUMBER
- SIGHT VISIBILITY ZONE
- 1585-RL — HOUSE PLAN NUMBER
- EXISTING HOMES / NOT A PART

## SETBACKS

SINGLE STORY FRONT TO BUILDING = 8' LIVING / 5' PORCH
TWO STORY FRONT TO BUILDING = 8' LIVING (FOR UP TO 80% OF THE WALL PLANE) – OTHERWISE 12'
FRONT SETBACK TO GARAGE = UP TO 5' OR 18' PLUS
SOC – INTERIOR = 3'
CORNER SIDE OR PERIMETER = 10'
REAR =7' (FOR AT LEAST 50% OF THE ELEVATION) – OTHERWISE 3'
REAR YARD WITH PATIO COVER = 5'
2ND STORY BALCONYs FRONT = 8', REAR = 7', SIDE =
NOT ALLOWED UNLESS ADJACENT TO MASTERPLAN ROAD OR OPEN SPACE

## PLANS

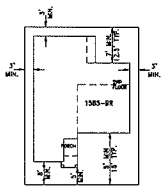


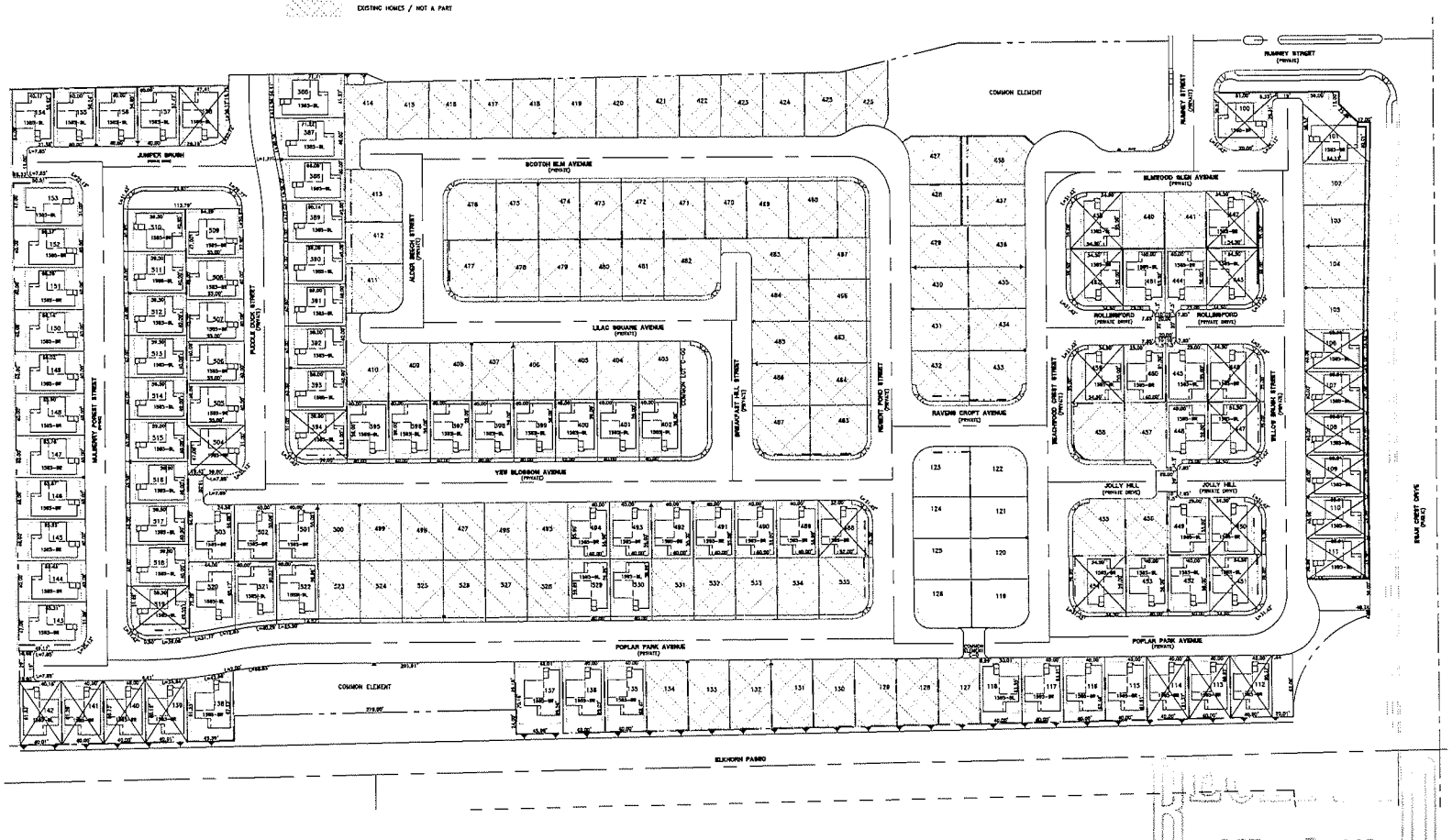




| PLAN 1585 – ELEVATIONS A, B AND C | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| LOT # | 1585 | LOT # | 1585 | LOT # | 1585 | LOT # | 1585 | LOT # | 1585 |
| 100 | X | 146 | ● | 399 | ● | 492 | ● | | |
| 101 | X | 147 | ● | 400 | ● | 493 | ● | | |
| 106 | X | 148 | ● | 401 | ● | 494 | ● | | |
| 107 | X | 149 | ● | 402 | ● | 501 | ● | | |
| 108 | X | 150 | ● | 439 | X | 502 | ● | | |
| 109 | X | 151 | ● | 442 | X | 503 | ● | | |
| 110 | X | 152 | ● | 443 | X | 504 | X | | |
| 111 | X | 153 | ● | 444 | X | 505 | ● | | |
| 112 | X | 154 | ● | 445 | ● | 506 | ● | | |
| 113 | X | 155 | ● | 446 | X | 507 | ● | | |
| 114 | X | 156 | ● | 447 | X | 508 | ● | | |
| 115 | ● | 157 | ● | 448 | ● | 509 | ● | | |
| 116 | ● | 158 | ● | 449 | ● | 510 | ● | | |
| 117 | ● | 368 | ● | 450 | X | 511 | ● | | |
| 118 | ● | 387 | ● | 451 | X | 512 | ● | | |
| 135 | ● | 388 | ● | 452 | ● | 513 | ● | | |
| 136 | ● | 389 | ● | 453 | ● | 514 | ● | | |
| 137 | ● | 390 | ● | 454 | X | 515 | ● | | |
| 138 | ● | 391 | ● | 478 | X | 516 | ● | | |
| 139 | X | 392 | ● | 480 | ● | 517 | ● | | |
| 140 | X | 393 | ● | 481 | ● | 518 | ● | | |
| 141 | X | 394 | X | 482 | X | 519 | X | | |
| 142 | X | 395 | ● | 486 | X | 520 | ● | | |
| 143 | ● | 396 | ● | 489 | ● | 521 | ● | | |
| 144 | ● | 397 | ● | 490 | ● | 522 | ● | | |
| 145 | ● | 398 | ● | 491 | ● | 529 | ● | | |
| | | | | | | 530 | ● | | |

● = PLAN FITS
X = PLAN DOES NOT FIT

## TYPICAL LOT





LENNAR
6750 VIA AUSTI PARKWAY, SUITE 400
LAS VEGAS, NV 89119
PHONE (702) 458-7700
STATE LICENSE NO. 33537

RCI Engineering
2301 South Highland Drive, Suite #16, Las Vegas, NV 89109
PHONE 702.933.9000 FAX 702.933.9001


| NO. | BY | APP'D | DATE | DESCRIPTION |
|---|---|---|---|---|
| | | | | |

DATE: October 01, 2010
HORIZ. SCALE: 1" = 100'
VERT. SCALE: N/A
DRAWN BY: JR
DESIGNED BY: JR
CHECKED BY: JR
APPROVED BY: JR
PROJECT # 2010015

LOT FIT FOR
ARBOR RIDGE UNIT 3B
CITY OF LAS VEGAS

PLAN 1585 LOT FIT
NEVADA

DRAWING
L-1
SHT 1 OF 1


Received
OCT 0 5 2010


VAR-39813

ARBOR RIDGE
FOCUS APPROVAL
LETTER PLAN 1585

PROVIDENCE
Master Planned Community

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)

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OCT 05 2010

Document in Prolog Manager 2007 R1

VAR-39813

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

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

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

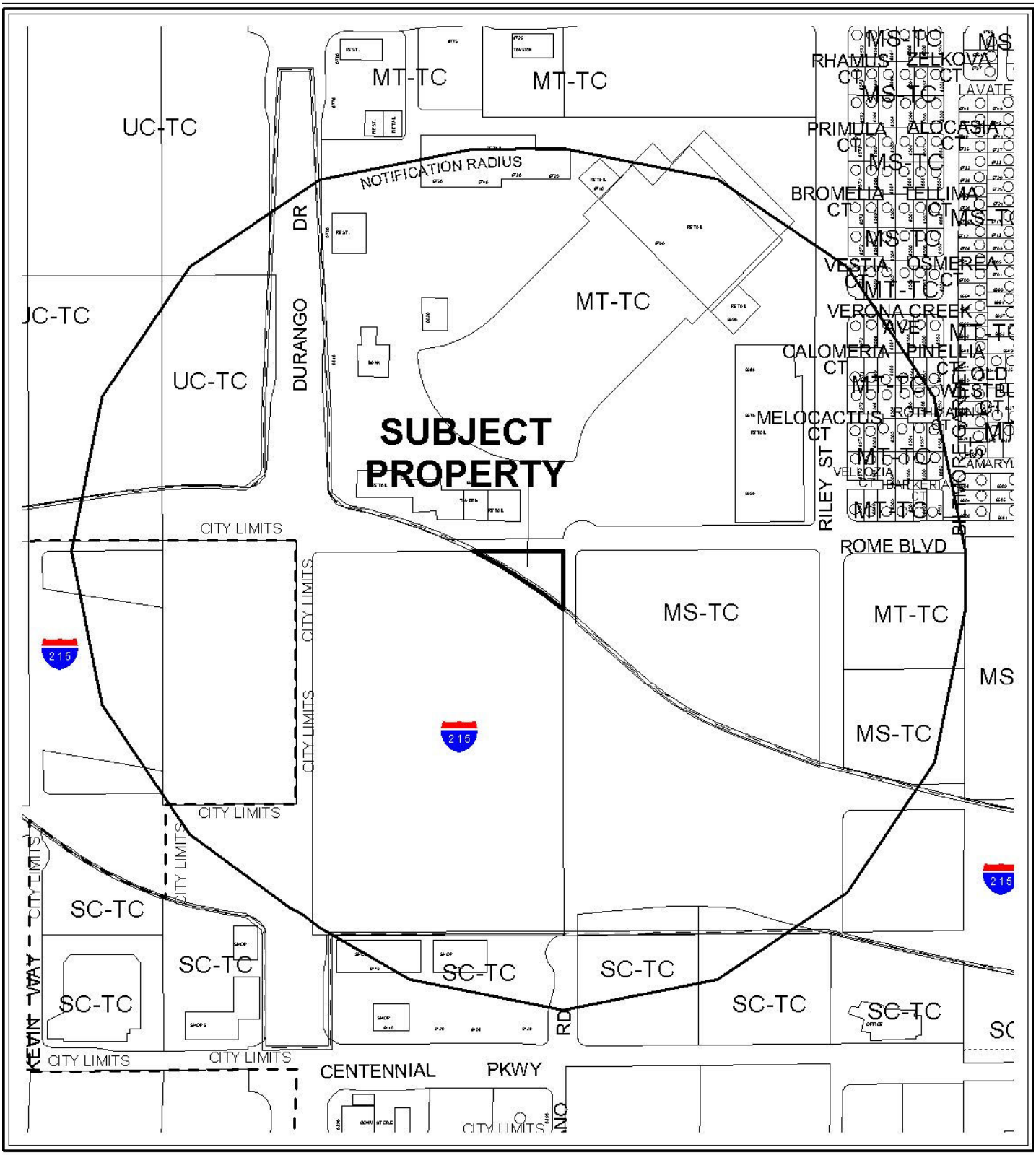
**SUBJECT:**
VAR-39815 - VARIANCE - PUBLIC HEARING - APPLICANT: MAHOGANY RUN - OWNER: ISAIAH 54:17, LLC - Request for a Variance TO ALLOW A ONE-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED on 0.35 acres on the south side of Rome Boulevard, approximately 640 feet west of Riley Street (APN 125-20-801-005),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

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

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

**RECOMMENDATION:**
Staff recommends DENIAL.

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



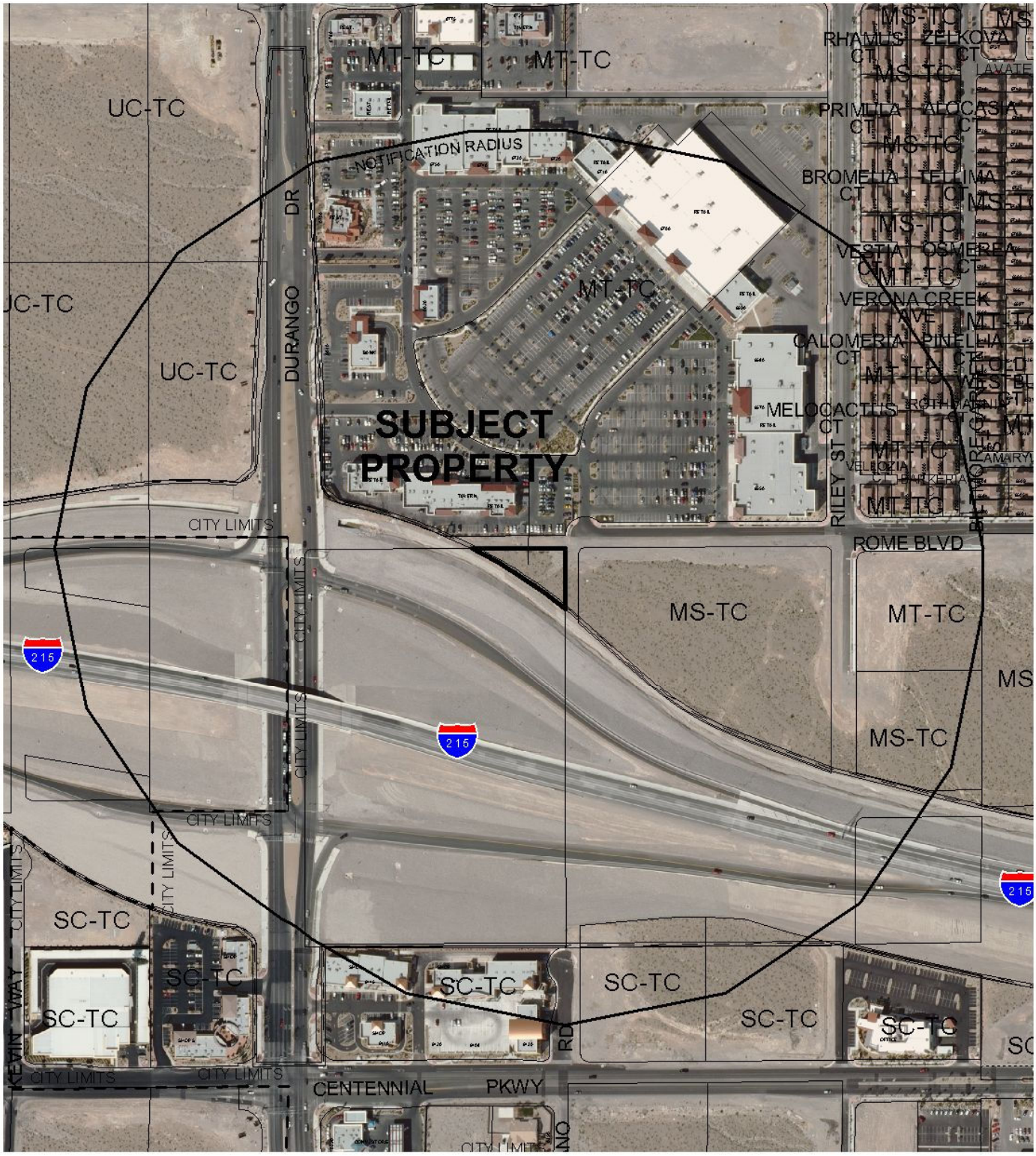

**CASE:** **VAR-39815**

**RADIUS:** 1000 FT

0 400 800 Feet

**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

0 400 800 Feet

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

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

# 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., 2010

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
EVELYN WASHINGTON
No: 01-68713-1
My Appointment Expires May 4, 2013



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OCT 05 2010
City of Las Vegas

PLANNING & DEVELOPMENT

CITY OF LAS VEGAS

DEVELOPMENT SERVICES CENTER

# 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 ± **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** 89135

**E-mail Address**

**APPLICANT** MAHOGANY RUN **Contact** JOEL HIGGINBOTHAM

**Address** 830 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 **State** AZ **Zip** 85283

**E-mail Address** MATT@FAIRWAYPROPERTYADVISORS.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

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
EVELYN WASHINGTON
No: 01-68713-1
My Appointment Expires May 4, 2013

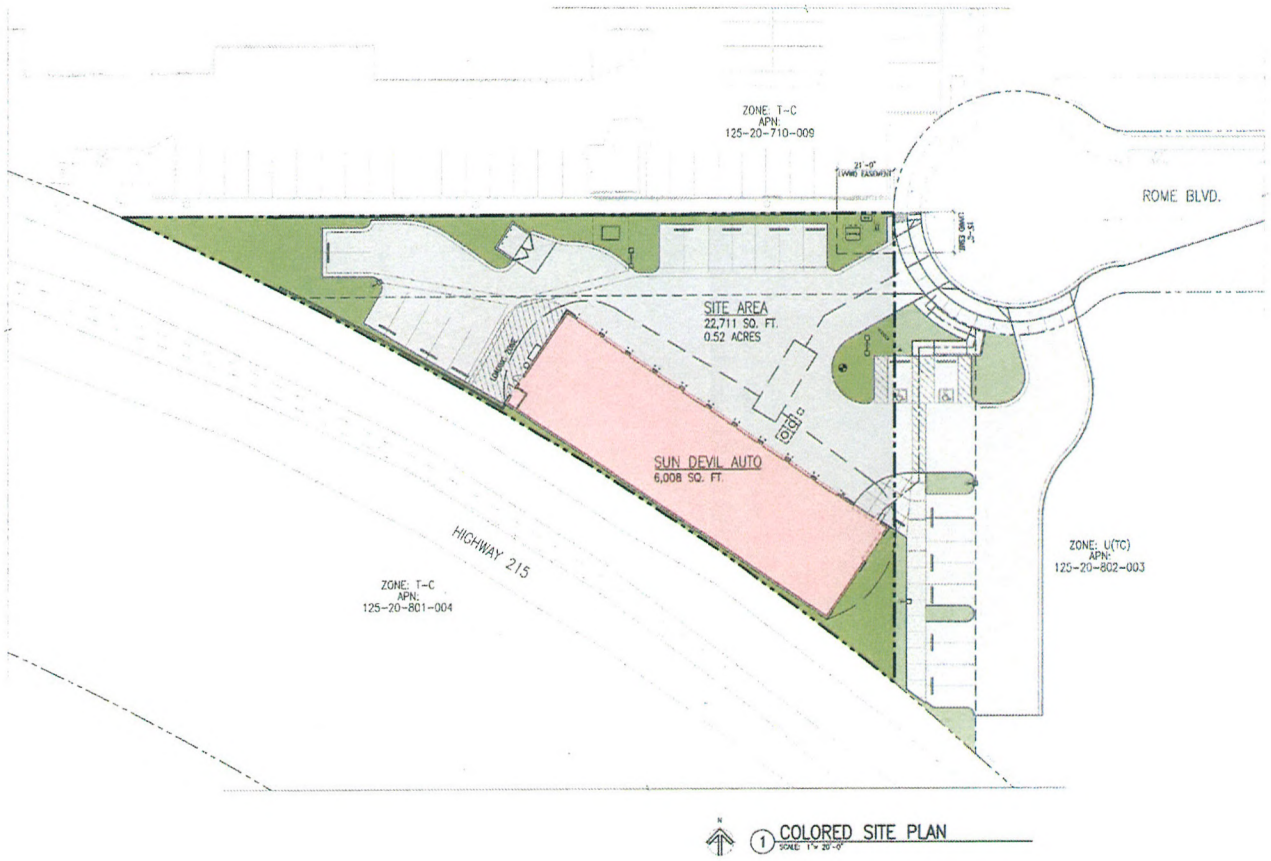
*FOR DEPARTMENT USE ONLY*

| | |
|---|---|
| Case # | VAR-39815 |
| Meeting Date: | 11-18-10 |
| Total Fee: | 8300 |
| Date Received:* | 10-4-10 |
| Received By: | TS |

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

Revised 10/27/08

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




N

1 COLORED SITE PLAN
SCALE 1" = 20'-0"

Jeff Looker Architect
2070 E. SOUTHERN AVE.
TEMPE, ARIZONA 85282
PHONE 480 730 1775
FAX 480 838 5871

**SUN DEVIL AUTO**

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

VARIANCE
COLOR SITE PLAN

REVISIONS

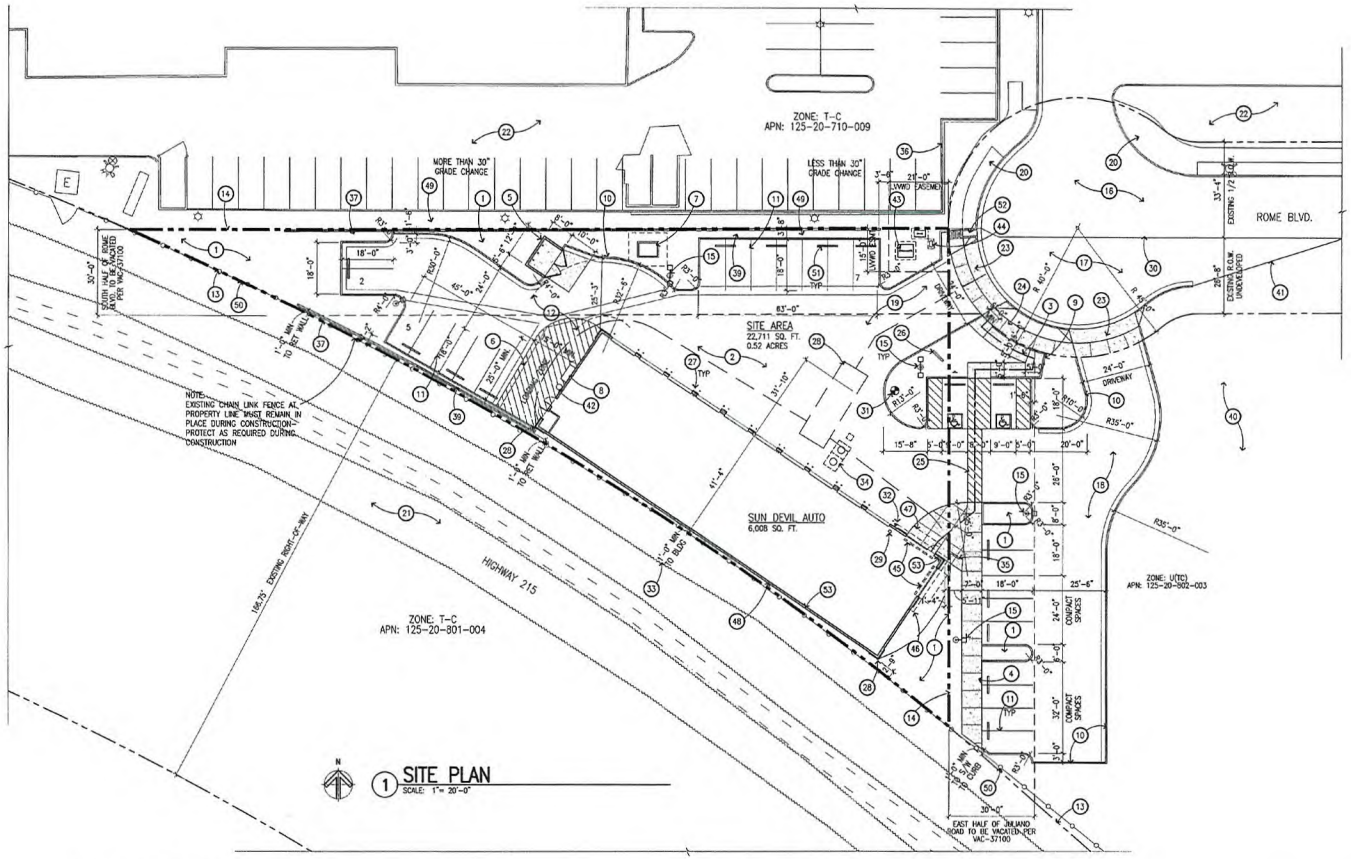
JEFF A. LOOKER
No. 2947
REGISTERED
STATE OF NEVADA

ISSUE DATE
OCTOBER 01, 2010
SCALE 1"=20'

SP-1C

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VAR-39815




## 1 SITE PLAN
SCALE: 1"= 30'-0"

## SITE KEY NOTES

1. LANDSCAPED / PLANTER AREA
2. ASPHALT PAVED PARKING & DRIVEWAY
3. 5'-0" WIDE MIN. CONCRETE SIDEWALK SLOPED UP TO ACCESSIBLE PARKING STALLS- NOT A RAMP
4. NOT USED
5. CMU TRASH ENCLOSURE WITH CONCRETE APRON- SEE SHEET SP3
6. LOADING ZONE WITH PAINTED STRIPING (MIN. 15' X 25') PER CITY OF LAS VEGAS STANDARDS
7. PROPOSED ELECTRIC UTILITY TRANSFORMER- VERIFY WITH NEVADA POWER
8. ELECTRIC SERVICE ENTRY SECTION (S.E.S.)
9. PROVIDE CURBS AS REQUIRED AT SIDEWALK
10. 6" CONCRETE CURB
11. PARKING STRIPING PER CITY OF LAS VEGAS STANDARDS
12. TRUCK TURNING RADIUS: 20' INSIDE, 40' OUTSIDE, TYPICAL
13. EXISTING PROPERTY LINE
14. PROPERTY LINE AFTER EXISTING R.O.W. ABANDONMENT
15. 20' HIGH SITE LIGHT FIXTURE AND POLE (2'-6" BASE PLUS 17'-6" POLE)
16. EXISTING 1/2 PAVED STREET TO REMAIN
17. COMPLETE EXISTING 1/2 CUL-DE-SAC PER CITY'S STANDARD DETAILS
18. NEW PAVED DRIVE WAY ON ADJACENT PROPERTY
19. NEW PAVED DRIVEWAY
20. EXISTING SIDEWALK AND AMENITY ZONE TO REMAIN
21. HIGHWAY 215 RIGHT-OF-WAY
22. EXISTING ADJACENT SITE TO REMAIN
23. DUSTPAN TYPE ENTRY DRIVEWAY AND SIDEWALK PER CITY OF LAS VEGAS STANDARDS
24. PROVIDE NEW SIDEWALK WITH AMENITY ZONE PER TOWN CENTER DEVELOPMENT STANDARDS
25. ACCESSIBLE PATH OF TRAVEL, TYPICAL
26. PROPOSED MONUMENT SIGN (UNDER SEPARATE PERMIT)
27. 6" CONCRETE FILLED STEEL BOLLARD
28. FIRE TRUCK AT FIRE ACCESS WITH 250' MAXIMUM DISTANCE (176' ACTUAL) TO FURTHEST POINT OF BUILDING
29. FIRE RISER LOCATION INSIDE BUILDING
30. NEW PAVEMENT TO MATCH EXISTING GRADE AT EXISTING 1/2 CUL-DE-SAC
31. PROPOSED PRIVATE FIRE HYDRANT
32. PROPOSED FIRE DEPARTMENT CONNECTION (F.D.C.)
33. BUILDING SET BACK- SEE APPROVED VAR-37101 VARIANCE
34. SAND AND GREASE INTERCEPTOR PER CITY OF LAS VEGAS STANDARDS
35. BIKE RACK
36. EXISTING RETAINING WALL ON ADJACENT PROPERTY TO REMAIN
37. RETAINING WALL- MUST BE 12" MIN. FROM BELTWAY 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 VACANT SITE TO REMAIN
41. EDGE OF ASPHALT PAVING
42. AIR COMPRESSER
43. FIRELINE BACKFLOW PREVENTER
44. WATER METER AND BACKFLOW PREVENTER
45. PROVIDE WATER CURTAIN AT WINDOWS WITHIN 10' OF PROPERTY LINE PER IBC 704.12 "EXCEPTION"
46. TOWER OVERHANG ABOVE
47. METAL AWNING OVERHANG ABOVE (AT STOREFRONT WINDOWS)
48. NO OPENINGS ALLOWED IN BUILDING ALONG PROPERTY LINE
49. PROTECT EXISTING LANDSCAPE ON ADJACENT PROPERTY AND REPLACE ALL LANDSCAPE MATERIALS DAMAGED/REMOVED DURING CONSTRUCTION
50. EXISTING CHAIN LINK FENCE ALONG EXISTING BELTWAY 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 V-N CONSTRUCTION AND S-1 OCCUPANCY BY TABLE 602 LESS THAN 5' FROM PROPERTY LINE- 8" THICK CONCRETE MASONRY WALL CLASSIFIED AS THREE-HOUR WALL BY TABLE 720.1(2)

## PROJECT DIRECTORY

| | |
|---|---|
| OWNER / DEVELOPER | SUN DEVIL AUTO<br>1830 E. ELLIOTT RD., SUITE 104<br>TEMPE, ARIZONA 85284<br>(480) 491-6651 PHONE<br>(480) 491-4204 FAX<br>CONTACT: JOEL HIGGINBOTHAM |
| ARCHITECT | JEFF LOOKER, ARCHITECT<br>2070 EAST SOUTHERN AVENUE<br>TEMPE, ARIZONA 85282<br>(480) 730-1776 PHONE<br>(480) 968-6571 FAX<br>CONTACT: JEFF LOOKER |

## PREVIOUSLY APPROVED WAIVERS/VARIANCES

APPROVED BY PLANNING COMMISSION JANUARY 28, 2010
APPROVED BY CITY COUNCIL MARCH 03, 2010

MAJOR MODIFICATION
LAND USE PLAN — MOD-36955 MAJOR MODIFICATION

ZONING
RE-ZONING — ZON-36949 RE-ZONING

SITE DEVELOPMENT REVIEW
PLAN REVIEW — SDR-36953 SITE DEVELOPMENT PLAN REVIEW

VARIANCES
BUILDING SETBACK — VAR-37101 VARIANCE
PARKING — VAR-36954 VARIANCE

USE PERMIT
REPAIR GARAGE — SUP-36950 SPECIAL USE PERMIT REPAIR GARAGE (UNDER) WITH SERVICE BAY OPENINGS FACING A PUBLIC RIGHT-OF -WAY

## REQUESTED VARIANCES

VARIANCES
BUILDING SETBACK — VARIANCE TO ALLOW BUILDING ENCROACHMENT WITHIN SIDE PROPERTY SETBACK AT EAST PROPERTY LINE

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## BUILDING CODE ANALYSIS

GOVERNING CODES :
- 1997 UNIFORM ADMINISTRATIVE CODE (UAC) WITH SUPPLEMENTAL DOCUMENT
- 2006 INTERNATIONAL BUILDING CODE (IBC) WITH SOUTHERN NEVADA AMENDMENTS
- 2005 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 (UFC) 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)
- S-1 MOTOR VEHICLE REPAIR GARAGES

CONSTRUCTION TYPE (IBC CHAP. 6) :
V-B (SPRINKLERED)

FIRE SPRINKLERS (IBC 903, 903.3) :
YES, NFPA 13 (NOTE AFES IS A DEFERRED SUBMITTAL)

FIRE ALARM (IBC 907) :
YES

BUILDING HEIGHT (IBC 503, 504 & TABLE 503) :
ALLOWED: 60'-0" (2 STORY) MAX.
ACTUAL: 30'-0" (TO TOP OF TOWER (1 STORY))

ALLOWABLE AREA (IBC 503 – 507 & TABLE 503) :
- As = [Aa +[At x If]+[At x Ib]]
- 39,292 S.F. = [6,000+[9,000 x .38578]+[9,000 x 3]]
- If = [7.0-0.25]W/30
- .38578 = [234/380-0.25]30/30
- 39,292 S.F. ALLOWED
- 6,008 S.F. ACTUAL

OCCUPANT LOAD (IBC 1004 & TABLE 1004.1.1) :

| | | | |
|---|---|---|---|
| SERVICE BAYS | 5,114 SF/ 300 | = | 17 |
| PUBLIC/ DISPLAY | 343 SF/ 100 | = | 4 |
| SERVICE/OFFICE | 305 SF/ 100 | = | 3 |
| RESTROOM | 166 SF/ N/A | | N/A |
| CORRIDOR | 80 SF/ N/A | | N/A |
| TOTAL OCC. LOAD | 6,008 SF | = | 24 |

EXITS (IBC TABLE 1015 & TABLES 1015.1, 1019.1, 1019.2) :
REQUIRED: 2
PROVIDED: 2

FIRE RESISTANCE OF EXTERIOR WALLS (IBC 704, 711.4 AND TABLE 601 & 602) :
REAR 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 711.11

FIRE RESISTANCE FOR BUILDING ELEMENTS (IBC 508, CHAP. 7, 1020, 1022, 3006.4 AND TABLES 601 & 1017.1):

| | |
|---|---|
| ALLOWABLE: | ZERO HOURS (TABLE 601) |
| ACTUAL: | ZERO HOURS |

MIXED USE OCCUPANCY (IBC 508 AND TABLE 508.3.3) :
'B' AND 'S-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 REQ'D AND 1 WATER CLOSET PROV'D
1 LAVATORY REQ'D AND 1 LAVATORY PROV'D
1 SERVICE SINK REQ'D AND 1 SERVICE SINK PROV'D

"S-1" OCCUPANCY = 17 OCCUPANTS
1 WATER CLOSET REQ'D AND 1 WATER CLOSET PROV'D
1 LAVATORY REQ'D AND 1 LAVATORY PROV'D
1 SERVICE SINK REQ'D AND 1 SERVICE SINK PROV'D
1 EMERGENCY SHOWER & EYEWASH REQ'D AND PROV'D

## PROJECT DATA

| | |
|---|---|
| ADDRESS | TO BE DETERMINED |
| LOCATION | NORTHEAST OF THE INTERSECTION BETWEEN N. DURANGO DR. & CLARK COUNTY HIGHWAY 215 LAS VEGAS, NV 89148 |
| DESCRIPTION | AUTO REPAIR GARAGE (MINOR) 10 BAYS |
| JURISDICTION | CITY OF LAS VEGAS, NEVADA |
| APN | 125-20-801-005 |
| LAND USE DES. | SC-TC (PER APPROVED MOD-36955 MAJOR MODIFICATION AND APPROVED ZON-36949 RE-ZONING) |
| ZONING | T-C (PER APPROVED MOD-36955 MAJOR MODIFICATION AND APPROVED ZON-36949) |
| NET SITE AREA | 22,711 SQ. FT. (0.52 ACRES) |
| GROSS BLDG AREA | 6,008 SQ. FT. |
| BUILDING COVERAGE | 6,008/ 22,711 = 26.4% |
| LANDSCAPE AREA | 4,757 SQ. FT. |
| LANDSCAPE COVERAGE | 4,757/ 22,711= 20.9% |

PARKING CALCULATION (TITLE 19.04, TABLE 2) :

| | |
|---|---|
| PARKING SPACES REQUIRED : (6,008 S.F. / 200) + 5 | =36 |
| PARKING SPACES PROVIDED (TITLE 19.10, TABLE 4) : | |
| 16 (STANDARD); 7 (COMPACT, 30%) | =23 |
| ACCESSIBLE SPACES PROVIDED (TITLE 19.10, TABLE 2) : | =2 |
| TOTAL PARKING PROVIDED | =25 |
| (SEE APPROVED PARKING VARIANCE VAR-36954 VARIANCE) | |

LOADING SPACES (TITLE 19.10, TABLE 6) :
REQUIRED: 1
PROVIDED: 1

## VICINITY MAP




Jeff Looker Architect
2070 E. SOUTHERN AVE.
TEMPE, ARIZONA 85282
PHONE: 480-730-1776
FAX: 480-968-6571

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JEFF LOOKER, ARCHITECT

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

**VARIANCE SITE PLAN**

REVISIONS

JOSE A. LOOKER — REGISTERED — No. 2947 — ARCHITECT — STATE OF NEVADA — 10/7/10

ISSUE DATE: OCTOBER 01, 2010
JOB NO.: LC 087
SHEET NUMBER: **SP-1**

**VAR-39815**

# 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 encrouchment 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/Variances: 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


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City of Las Vegas
VAR-39815

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

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

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

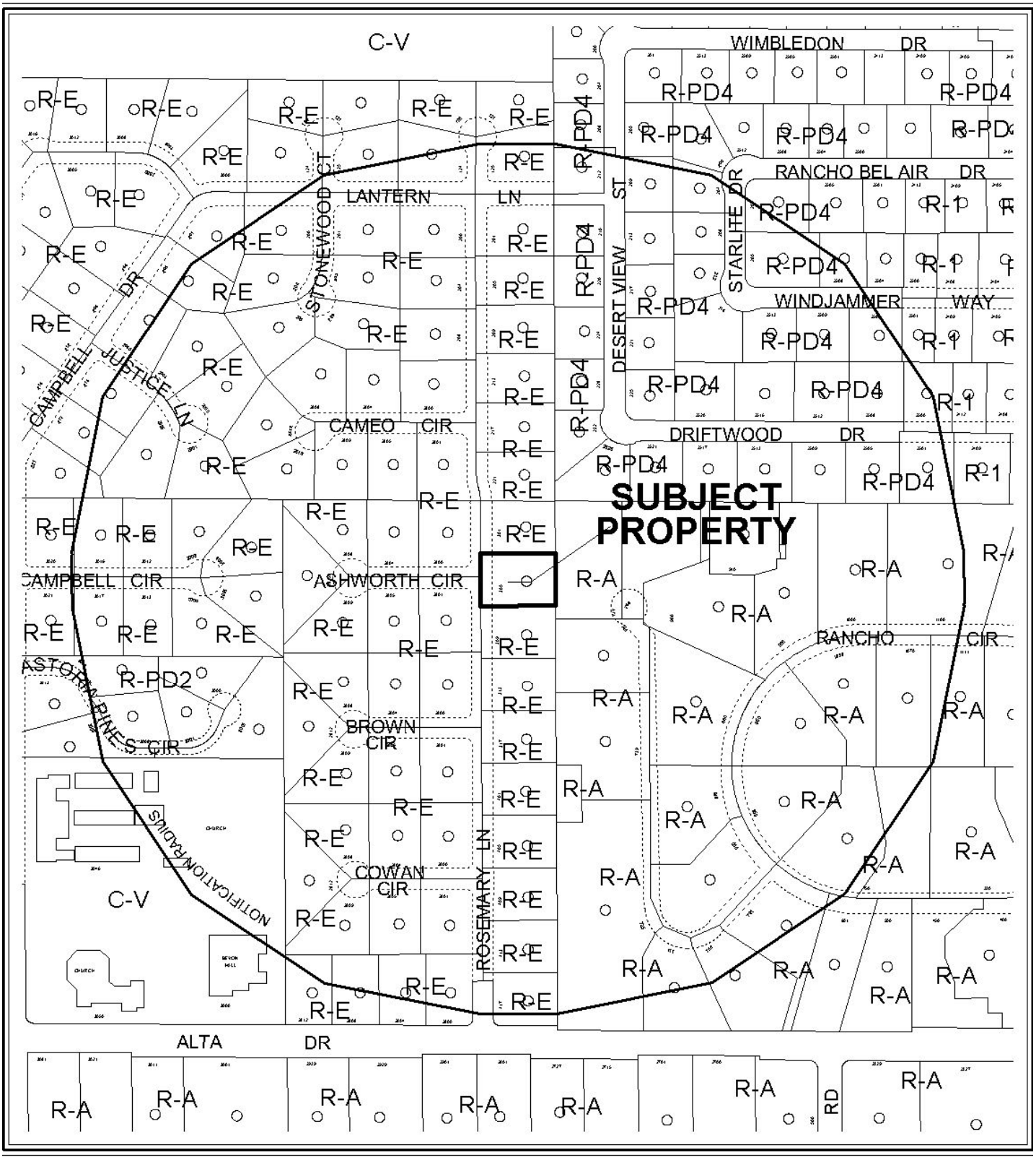
**SUBJECT:**
VAR-39816 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: CHARLES HOPPER - Request for a Variance TO ALLOW 1.5 FEET SIDE YARD SETBACK WHERE 15 FEET IS REQUIRED FOR A PROPOSED CARPORT on 0.54 acres at 305 Rosemary Lane (APN 139-32-214-034), R-E (Residence Estates) Zone, Ward 1 (Tarkanian).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

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

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

**RECOMMENDATION:**
Staff recommends DENIAL.

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



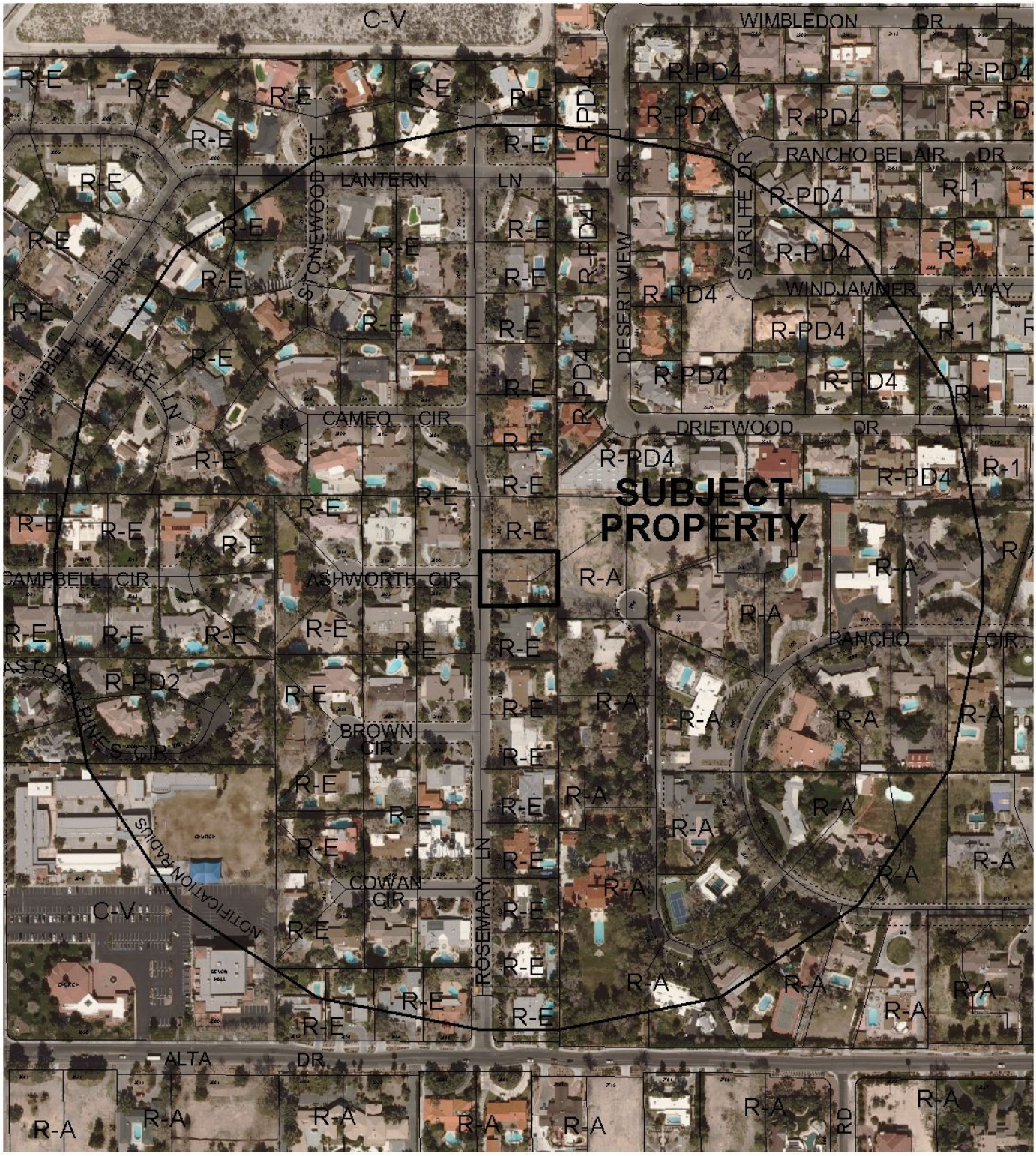

**CASE:** **VAR-39816**

**RADIUS:** 1000 FT

0 300 600 Feet

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

N




**CASE:** **VAR-39816**

**RADIUS:** 1000 FT

0 300 600 Feet

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

N

# 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

DAISY RODRIGUEZ
Notary Public State of Nevada
No. 04-88738-1
My appt. exp. Mar. 13, 2012

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OCT 05 2010

# 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*** ____

*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

DAISY RODRIGUEZ
Notary Public State of Nevada
No. 04-88738-1
My appt. exp. Mar. 13, 2012

*FOR DEPARTMENT USE ONLY*

| | |
|---|---|
| **Case #** | VAR-39816 |
| **Meeting Date:** | 11/18/10 |
| **Total Fee:** | $880 |
| **Date Received:*** | 10/5/10 |
| **Received By:** | |

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

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

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Revised 10/27/08

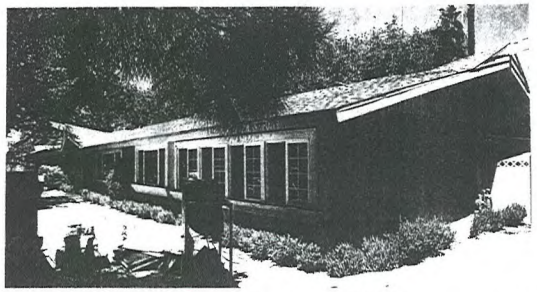
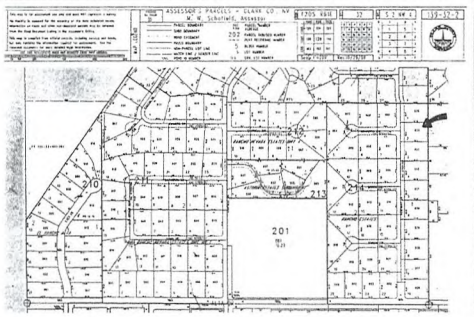


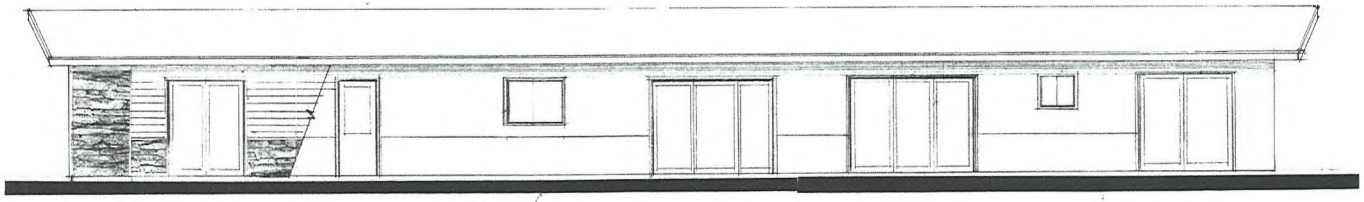
PHOTO OF EXISTING FRONT ELEVATION



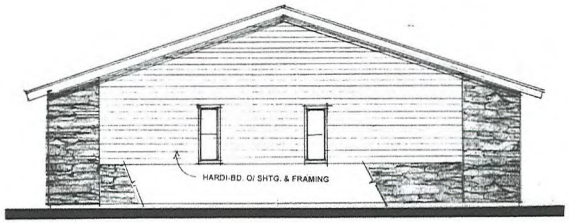

VICINITY MAP



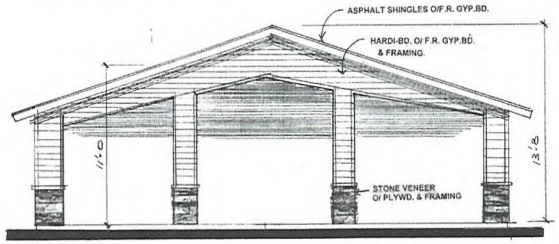
ASSESSOR'S MAP APN = 139-32-214-034



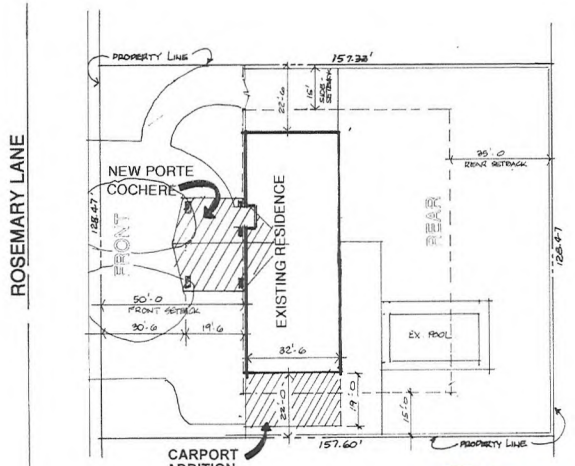
REAR ELEVATION
SCALE:1/4"=1'-0




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




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




SITE PLAN
SCALE= 1" =25'-0
SEE ENLARGED SITE PLAN SHEET T.1a

CITY OF LAS VEGAS

CODE YEAR 2006 IBC/IRC AS AMENDED
Constr. = 1979
Occupancy Type..... R-3
Zoning Category..... RE
Building height..... SINGLE STORY
No.Fireplaces..... 2 EX.
New Construction .....
Addition .....
1st Floor sq ft..... 2780 EX.SF
2nd floor sq ft..... —
Garage..... —
Patio sq ft..... —
Deck/Balcony..... —
Covered Entry sq ft..... 84 SF
Total Building sqft. N/A
Lot Coverage sq ft. N/A
(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 OTHER |
| E.1 | ELECTRICAL PLAN & NOTES. |
| S.1 | STRUCTURAL PLAN BY OTHERS at INTERIOR BEDROOM SUITE. |

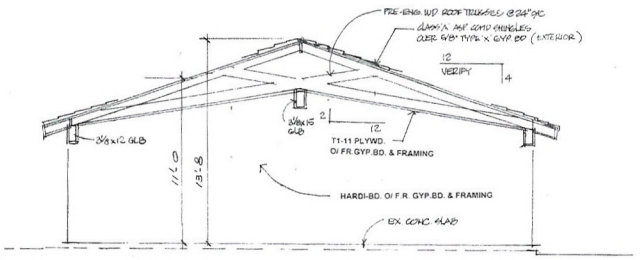
INTERIOR REMODEL AND CARPORT ADDITION for
MR CHARLES HOPPER
305 ROSEARY LANE, LAS VEGAS, NEVADA 89107-3200

TIM BLISH
RESIDENTIAL DESIGNS
2375 EAST TROPICANA #41
LAS VEGAS, NEVADA 89119
739-9997
FAX 739-9932

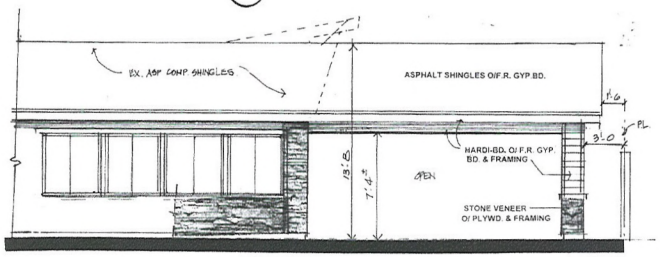
9-1-10

T.1

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OCT 05 2010
VAR-39816

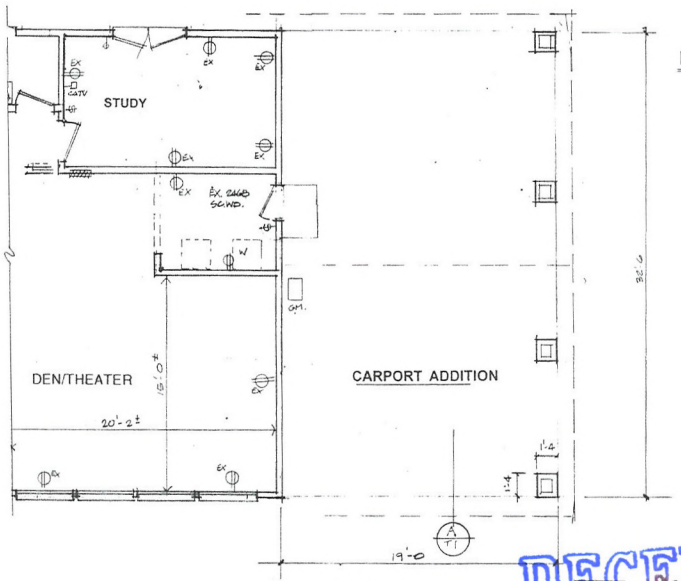



SECTION A




WEST SIDE ELEVATION

SCALE:1/4"=1'-0




PLAN NOTES

CARPORT PLAN

SCALE:1/4"=1'-0

RECEIVED
OCT 05 2010
VAR-39816

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

TIM BLISH
239-9987 2375 EAST TROPICANA #4
FAX:739-9322 LAS VEGAS,NEVADA 89119

T.2

COOPER LEVENSON
ATTORNEYS AT LAW

6060 Elton Avenue, Suite A
Las Vegas, NV 89107-0126
Phone 702-366-1125
Fax 702-366-1857
www.cooperlevenson.com

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

**TREVOR HAYES**
EMAIL: thayes@cooperlevenson.com

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.

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OCT 05 2010
VAR-39816

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

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

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

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

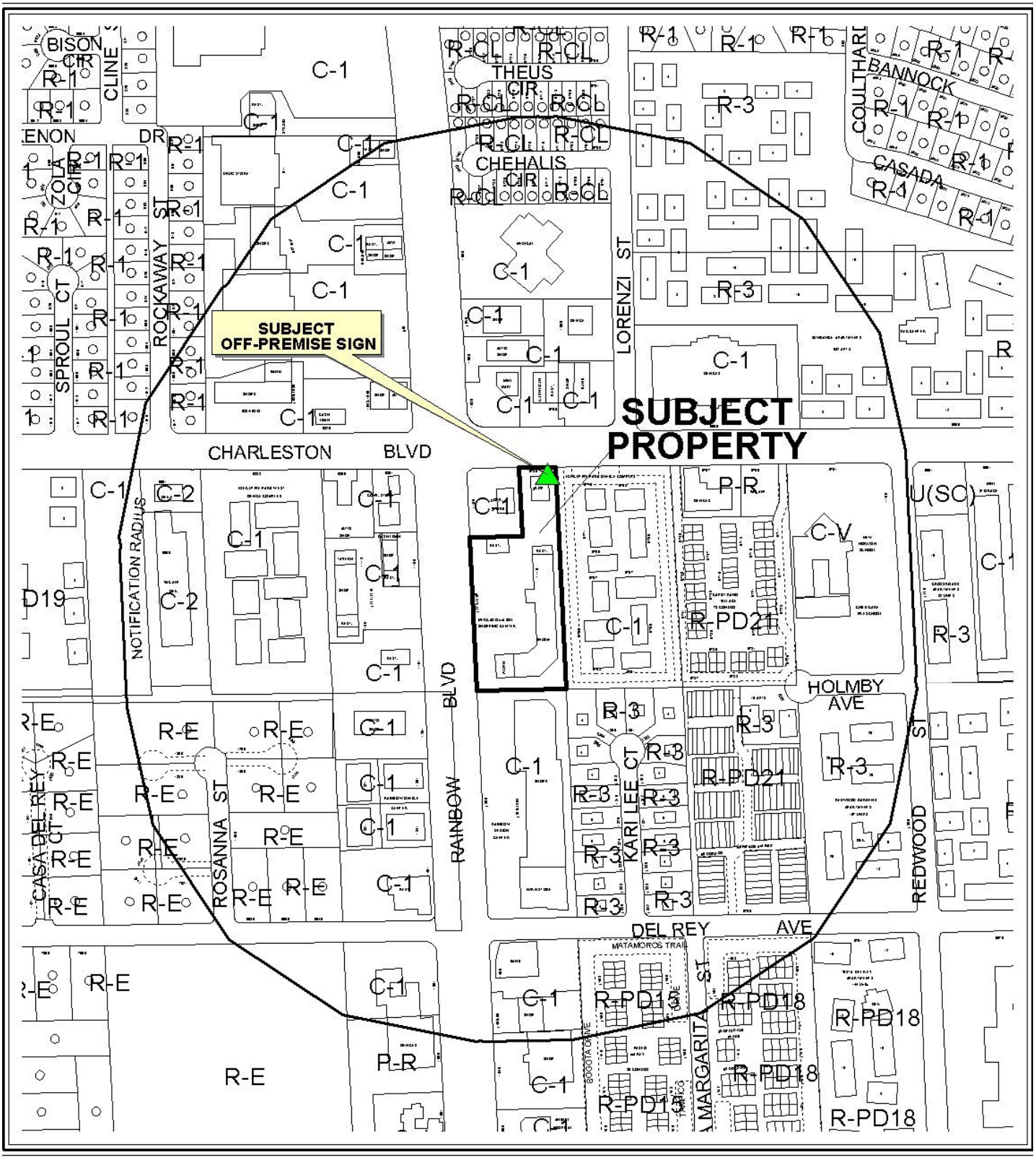
**SUBJECT:**
RQR-39371 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: REAGAN NATIONAL ADVERTISING - OWNER: COG III, LTD - Required Review of a previously approved Special Use Permit (SUP-2758) FOR A 40-FOOT TALL, 14-FOOT X 48-FOOT OFF-PREMISE SIGN at 1110 South Rainbow Boulevard (APN 163-02-101-002),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

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

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

**RECOMMENDATION:**
Staff recommends DENIAL.

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




0 300 600 Feet

**CASE:** **RQR-39371**

**RADIUS:** 1000 FT

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

N



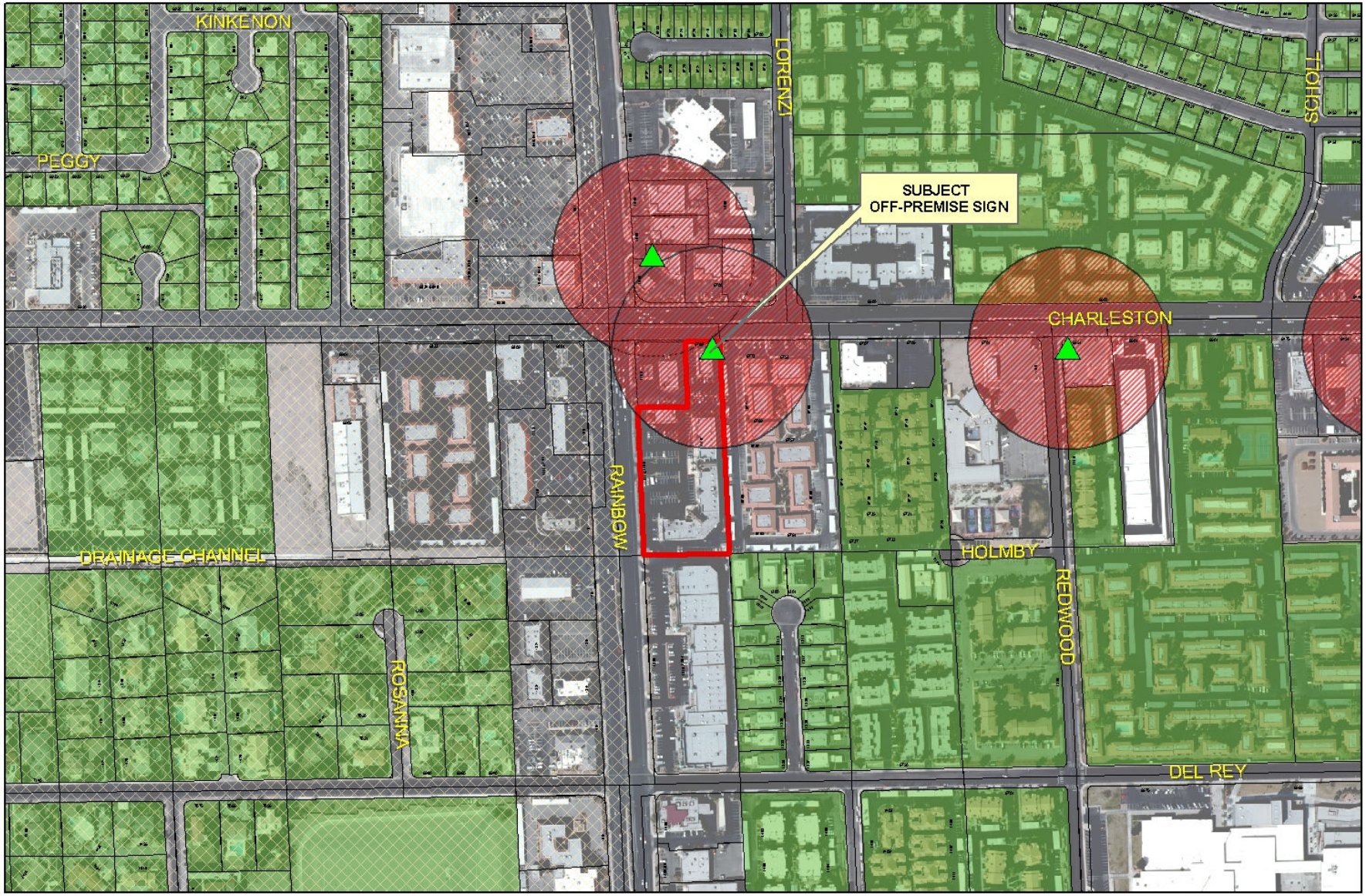

0 300 600 Feet

**CASE:** **RQR-39371**

**RADIUS:** 1000 FT

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

N




**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

N

# 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

KATHLEEN LANDERS
Notary Public - State of Florida
My Comm. Expires May 19, 2013
Commission # DD 890929
Bonded Through National Notary Assn.

PLANNING & DEVELOPMENT

# 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 Oct., 20 10.

Kathleen Landers

State of: Florida County of: Palm Beach

Notary Public in and for said County and State

KATHLEEN LANDERS
Notary Public - State of Florida
My Comm. Expires May 19, 2013
Commission # DD 890929
Bonded Through National Notary Assn.

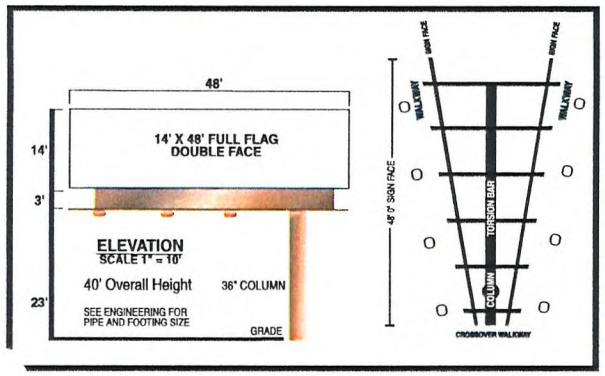
*FOR DEPARTMENT USE ONLY*

| | |
|---|---|
| Case # | RQR-3937J |
| Meeting Date: | 11/18/10 |
| Total Fee: | 800.00 |
| Date Received:* | 10/04/10 |
| Received By: | |

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

Revised 10/27/08

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



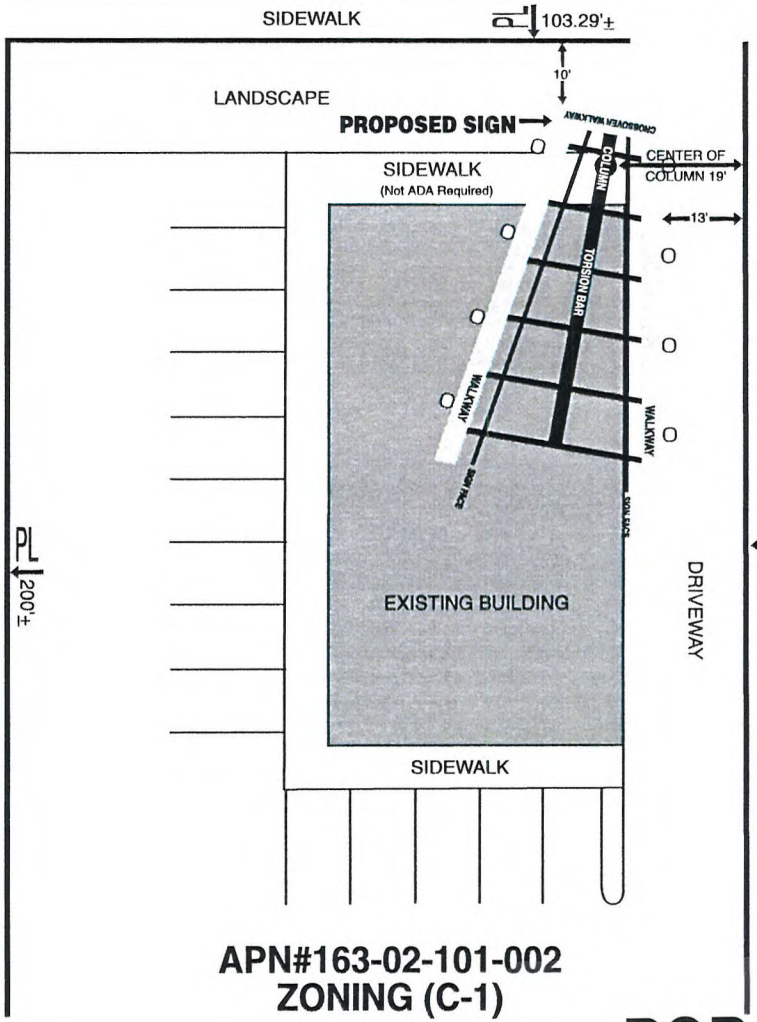




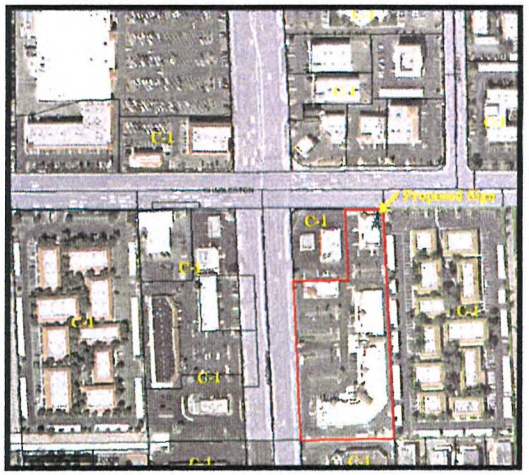
## TOP VIEW

SCALE 1" =7.5'

# CHARLESTON BLVD.




**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.

Reagan Outdoor Advertising

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

| | | |
|---|---|---|
| OWNER: GOG III LTD | | |
| SCALE: NOTED | APPROVED BY: | DRAWN BY: MELANIE PULS |
| DATE: 6-4-03 | | REVISED: |
| 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**

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

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

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

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

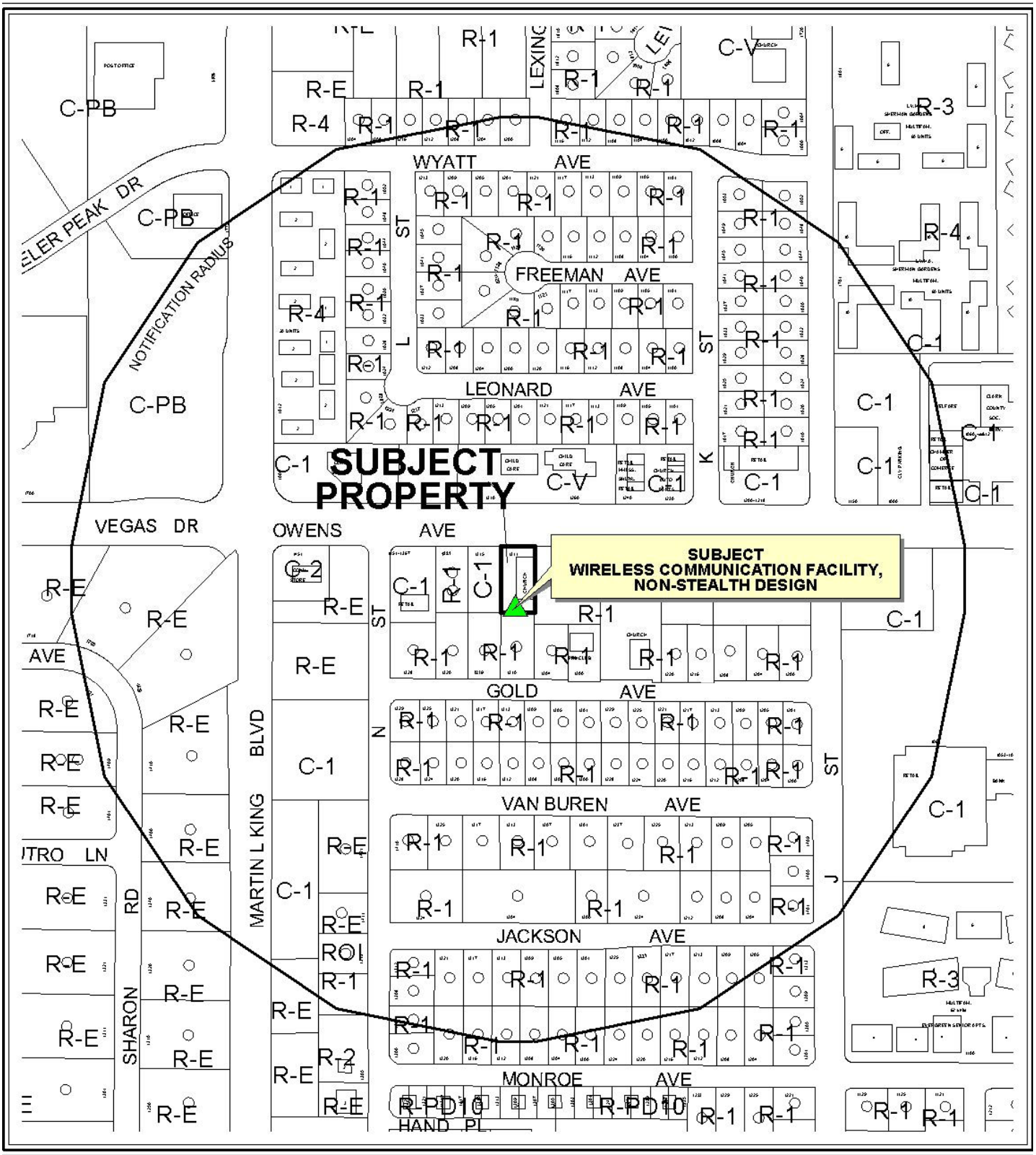
**SUBJECT:**
SUP-39709 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: AT&T MOBILITY - OWNER: PAULINE HARGRAVES - Request for a Special Use Permit TO INCREASE THE HEIGHT OF AN ANTENNA ON AN EXISTING 70-FOOT TALL WIRELESS COMMUNICATION FACILITY, NON-STEALTH DESIGN, TO A MAXIMUM HEIGHT OF 72 FEET at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

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

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

**RECOMMENDATION:**
Staff recommends DENIAL.

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



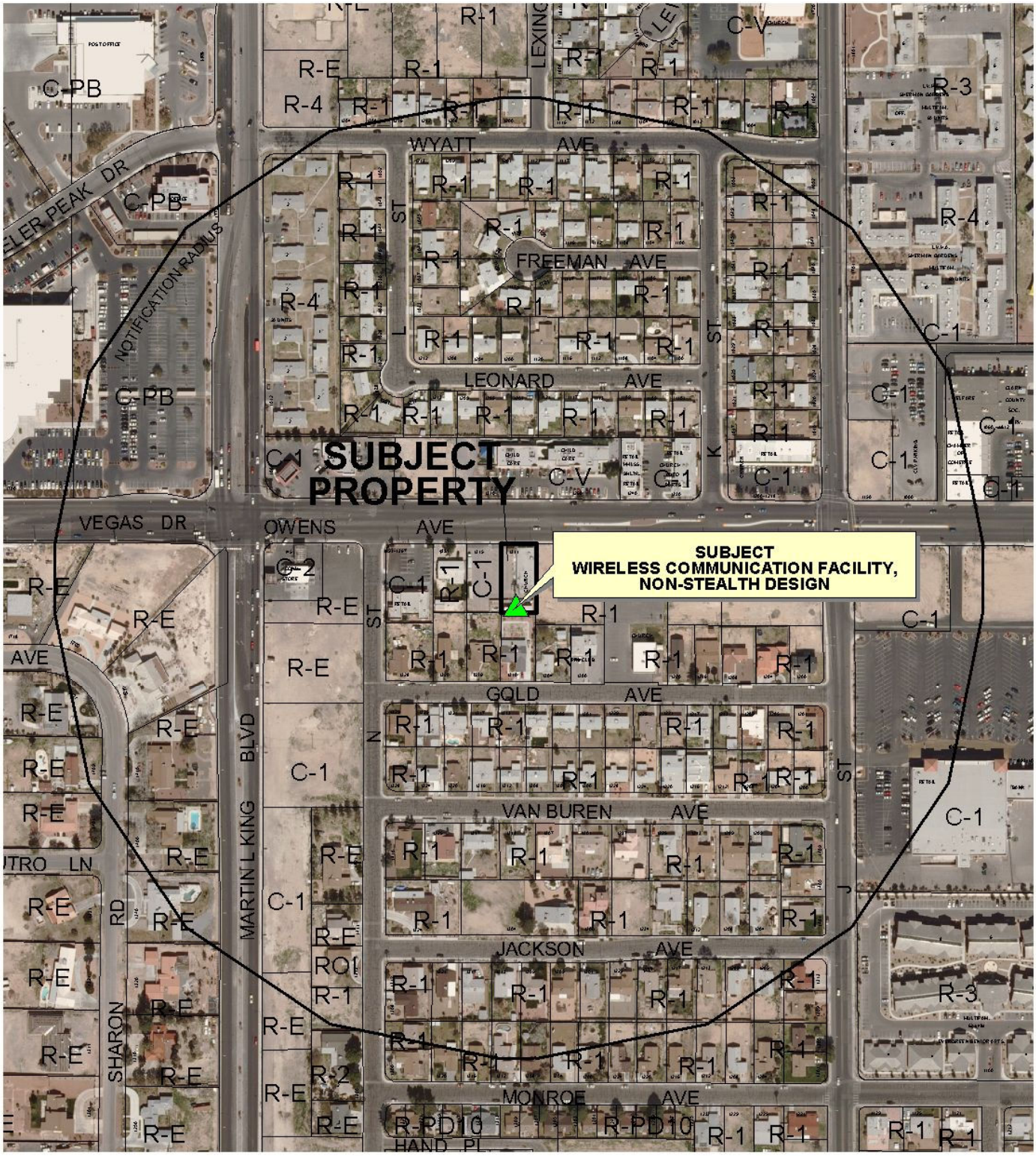

**CASE:** **SUP-39709**

**RADIUS:** 1000 FT

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

0 300 600 Feet

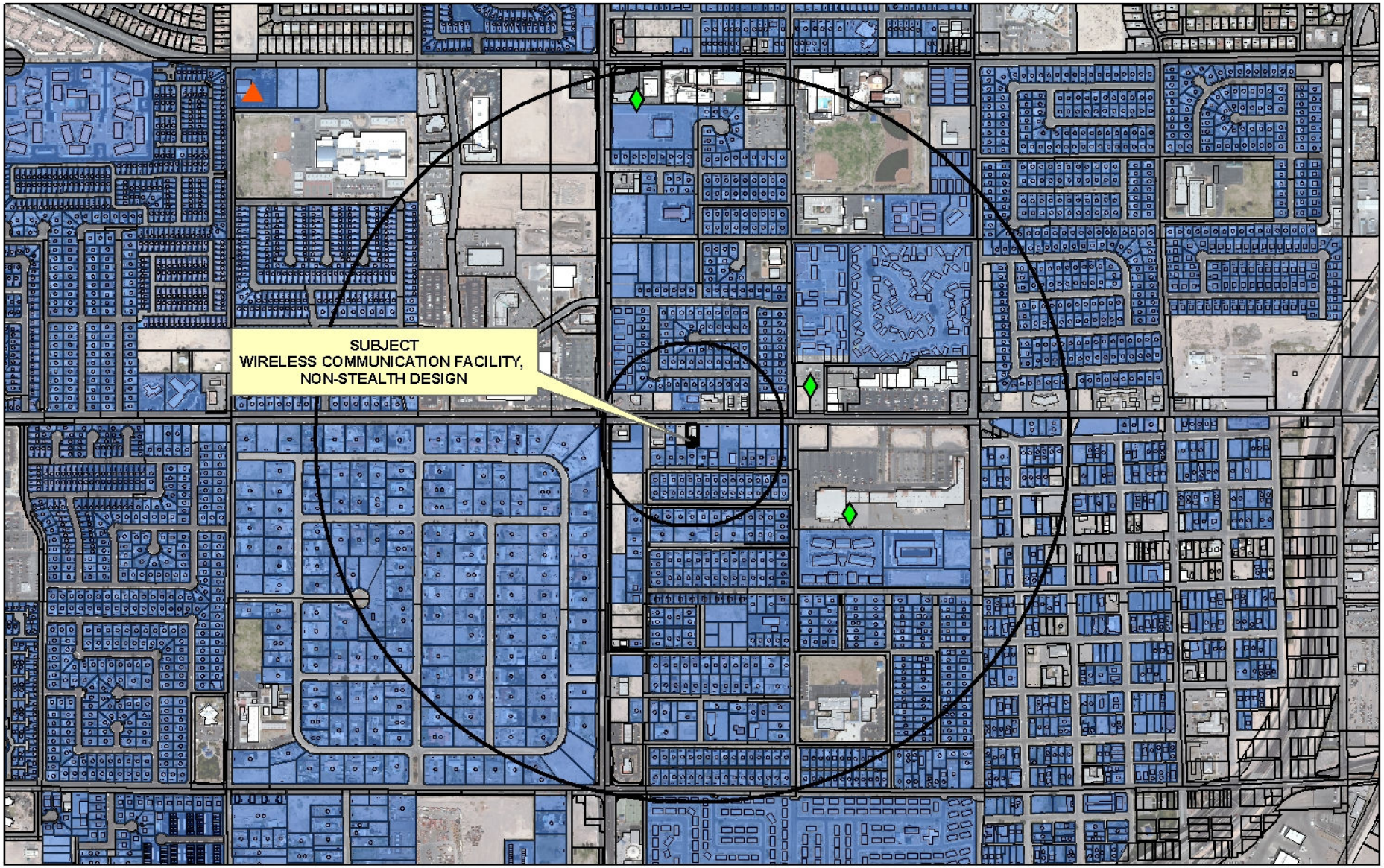
N




**CASE:** **SUP-39709**

**RADIUS:** 1000 FT

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




**SUP-39709**
**Wireless Facility**

**Wireless Facility Locations**

- Non-Stealth
- Stealth

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

0 625 1,250 2,500 Feet

N

# 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

_____

Notary Public in and for said County and State

KAREN E. LARSON
Notary Public, State of Nevada
Appointment No. 06-104105-1
My Appt. Expires Mar 1, 2014



RECEIVED
SEP 24 2010

PLANNING & DEVELOPMENT

# 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, 2010.

Notary Public in and for said County and State

KAREN E. LARSON
Notary Public, State of Nevada
Appointment No. 06-104105-1
My Appt. Expires Mar 1, 2014

*FOR DEPARTMENT USE ONLY*

| | |
|---|---|
| **Case #** | SUP-39709 |
| **Meeting Date:** | 11/18/10 PC |
| **Total Fee:** | $ 1,030 |
| **Date Received:*** | 9/24/10 |
| **Received By:** | |

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

RECEIVED
SEP 24 2010

Revised 04/26/05

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

## SPECIAL INSPECTIONS

| | |
|---|---|
| 1 | CONCRETE |
| 2 | BOLTS INSTALLED IN CONCRETE |
| 3 | CONCRETE MOMENT-RESISTING SPACE FRAME |
| 4 | REINFORCING STEEL AND PRESTRESSING STEEL |
| 5.1 | ALL STRUCTURAL WELDING |
| 5.2 | WELD TESTING DUCTILE MOMENT-RESISTING STEEL FRAME |
| 5.3 | WELDING REINFORCING STEEL |
| 6 | HIGH-STRENGTH BOLTING |
| 7 | STRUCTURAL MASONRY |
| 8 | REINFORCED GYPSUM CONCRETE |
| 9 | INSULATING CONCRETE FILL |
| 10 | SPRAY-APPLIED FIREPROOFING |
| 11 | DEEP FOUNDATIONS (PILING, DRILLED & CAISSONS) |
| 12 | SHOTCRETE |
| 13.1 | VERIFY SOIL CONDITIONS ARE SUBSTANTIALLY IN CONFORMANCE WITH THE SOIL INVESTIGATION REPORT |
| 13.2 | VERIFY THAT FOUNDATION EXCAVATIONS EXTEND TO PROPER DEPTH AND BEARING STRATA |
| 13.3 | PROVIDE SOIL COMPACTION TEST RESULTS, DEPTH OF FILL, RELATIVE DENSITY, BEARING VALUES |
| 13.4 | PROVIDE SOIL EXPANSION TEST RESULTS, EXPANSION INDEX, RECOMMENDATIONS FOR FOUNDATIONS, ON-GRADE FLOOR SLAB DESIGN FOR EACH BUILDING SITE |
| 14 | SMOKE CONTROL SYSTEM |
| 15 | SPECIAL CASES (DESCRIBE) |
| 16 | OFF-SITE FABRICATION OF BUILDING COMPONENTS |
| 17 | OTHER SPECIAL INSPECTIONS AS REQUIRED BY DESIGNER |

| NO. | DESCRIPTION OF TYPE OF INSPECTION REQUIRED, LOCATION, REMARKS. |
|---|---|
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |

## VICINITY MAP




CITY OF LAS VEGAS

## CONSULTANT TEAM

**CLIENTS REPRESENTATIVE:**

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

**ARCHITECT:**

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

## DEVELOPMENT SUMMARY

| | |
|---|---|
| **APPLICANT:** | **AT&T WIRELESS**<br>3763 HOWARD HUGHES PARKWAY, SUITE 200<br>LAS VEGAS, NEVADA 89169 |
| **LAND OWNER:** | **PAULINE HARGRAVES / KELMAR INC.**<br>1333 HEWITT STREET<br>LAS VEGAS, NEVADA 89106 |
| **TOWER OWNER:** | **AT&T TOWERS** |
| **OTHER ON-SITE TELECOM FACILITIES:** | NEXTEL, SPRINT |
| **PROJECT ADDRESS:** | 1311 WEST OWENS AVENUE<br>LAS VEGAS, NEVADA 89106 |
| **ASSESSORS PARCEL NUMBER:** | 139-28-502-004 |
| **EXISTING ZONING:** | C-1 |
| **PROPOSED PROJECT AREA:** | NO INCREASE IN PROJECT AREA |
| **PROPOSED TYPE OF CONSTRUCTION:** | TYPE-V-B |
| **EXISTING TYPE OF CONSTRUCTION:** | TYPE-V-B |
| **PROPOSED OCCUPANCY:** | U-2 |
| **EXISTING OCCUPANCY:** | U-2 |
| **JURISDICTION:** | CITY OF LAS VEGAS |

## PROJECT DESCRIPTION

AT&T WIRELESS PROPOSES TO MODIFY AN EXISTING SITE. THE SCOPE WILL CONSIST OF THE FOLLOWING:

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

## SHEET INDEX


| | |
|---|---|
| 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 |


## APPLICABLE CODES

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

## ACCESSIBILITY DISCLAIMER

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

## SCALE

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.


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LICENSED ARCHITECT — JEFFREY T. ROME — 4388 — EXP. DEC. 31, 2009 — STATE OF NEVADA

PREPARED FOR

at&t

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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**

JRA JOB NUMBER: 090429

**SUP-39709**


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# GENERAL SPECIFICATIONS

1. THE LATEST EDITION OF THE AMERICAN INSTITUTE OF ARCHITECTS DOCUMENT A201 "GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION" ARE INCLUDED IN THESE SPECIFICATIONS AS IF COMPLETELY REPRODUCED HEREIN.

2. THIS FACILITY IS AN UNOCCUPIED PCS TELECOMMUNICATIONS SITE AND IS EXEMPT FROM DISABLED ACCESS REQUIREMENTS.

3. PRIOR TO THE SUBMISSION OF BIDS, THE CONTRACTORS PARTICIPATING SHALL VISIT THE JOB SITE AND FAMILIARIZE THEMSELVES WITH ALL FIELD CONDITIONS AFFECTING THE PROPOSED PROJECT INCLUDING DEMOLITION, ELECTRICAL, MECHANICAL AND STRUCTURAL INSTALLATIONS, AS WELL AS WITH THE CONSTRUCTION AND CONTRACT DOCUMENTS AND SHALL CONFIRM THAT THE PROJECT CAN BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. SHOULD ANY ERRORS, OMISSION, OR DISCREPANCIES BE FOUND, THE GENERAL CONTRACTOR SHALL IMMEDIATELY NOTIFY CINGULAR WIRELESS CONSTRUCTION MANAGER AND THE ARCHITECT IN WRITING. IN THE EVENT OF DISCREPANCIES THE CONTRACTOR SHALL INCLUDE THE MORE COSTLY OR EXTENSIVE WORK IN THE BID, UNLESS SPECIFICALLY DIRECTED OTHERWISE. IF A DISCREPANCY EXISTS AND THE PROJECT MANAGER AND ARCHITECT ARE NOT NOTIFIED, THE GENERAL CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ALL COSTS INCURRED TO REPAIR OR CORRECT ALL PROBLEMS THAT RESULT.

4. DRAWINGS SHALL NOT BE SCALED. THESE DRAWINGS ARE INTENDED TO BE DIAGRAMMATIC ONLY. FIGURED DIMENSIONS HAVE PRECEDENCE OVER DRAWING SCALE AND DETAIL DRAWINGS HAVE PRECEDENCE OVER SMALL SCALE DRAWINGS. CONTRACTOR SHALL CHECK ACCURACY OF ALL DIMENSIONS IN THE FIELD. UNLESS SPECIFICALLY NOTED, DO NOT FABRICATE ANY MATERIALS, OR BEGIN ANY CONSTRUCTION UNTIL THE ACCURACY OF DRAWING DIMENSIONS HAS BEEN VERIFIED AGAINST ACTUAL FIELD DIMENSIONS.

5. THE CONTRACTOR SHALL INCLUDE IN HIS OR HER BID ALL MATERIALS, EQUIPMENT, APPURTENANCES AND LABOR NECESSARY TO COMPLETE THE WORK AS INDICATED OR IMPLIED BY THESE DRAWINGS.

6. CONTRACTOR SHALL NOTIFY THE CINGULAR WIRELESS CONSTRUCTION MANAGER, THE PROPERTY OWNER AND THE ARCHITECT IF ANY DETAILS ARE CONSIDERED UNBUILDABLE, UNSAFE, OR NOT WATERPROOF, OR NOT WITHIN CUSTOMARY TRADE PRACTICE. IF WORK IS PERFORMED, IT WILL BE ASSUMED THAT THERE IS NO OBJECTION TO ANY DETAIL. DETAILS ARE INTENDED TO SHOW THE END RESULT OF THE DESIGN. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT JOB CONDITIONS, AND SHALL BE INCLUDED AS PART OF THE WORK.

7. EXISTING ELEVATIONS AND LOCATIONS TO BE JOINED SHALL BE VERIFIED BY THE CONTRACTOR BEFORE CONSTRUCTION. IF THEY DIFFER FROM THOSE SHOWN ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE CINGULAR WIRELESS CONSTRUCTION MANAGER AND THE ARCHITECT SO THAT MODIFICATIONS CAN BE MADE BEFORE PROCEEDING WITH THE WORK.

8. THE CONTRACTOR SHALL VERIFY ALL TELEPHONE & RADIO EQUIPMENT LAYOUTS, SPECIFICATIONS, PERFORMANCE, INSTALLATION AND FINAL LOCATIONS WITH CINGULAR WIRELESS CONSTRUCTION MANAGER PRIOR TO BEGINNING WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING HIS WORK WITH ERICSSON RADIO SYSTEMS.

9. ALL SYMBOLS & ABBREVIATIONS USED ON THE DRAWINGS ARE CONSIDERED CONSTRUCTION STANDARDS. IF THE CONTRACTOR HAS QUESTIONS REGARDING THEIR EXACT MEANING, THE CINGULAR WIRELESS CONSTRUCTION MANAGER AND THE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION BEFORE THE CONTRACTOR PROCEEDS WITH THE WORK.

10. THE CONTRACTOR SHALL OBTAIN AND PAY FOR PERMITS, LICENSES AND INSPECTIONS NECESSARY FOR PERFORMANCE OF THE WORK AND INCLUDE THOSE IN THE COST OF THE WORK TO CINGULAR WIRELESS.

11. THE CONTRACTOR SHALL PROVIDE CONTINUOUS SUPERVISION WHILE ANY SUBCONTRACTORS OR WORKMEN ARE IN THE SITE AND SHALL SUPERVISE AND DIRECT ALL WORK, USING HIS BEST SKILL AND ATTENTION. HE SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, PROCEDURES AND SEQUENCES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.

12. WORKMANSHIP THROUGHOUT SHALL BE OF THE BEST QUALITY OF THE TRADE INVOLVED, AND SHALL MEET OR EXCEED THE FOLLOWING MINIMUM REFERENCE STANDARDS FOR QUALITY AND PROFESSIONAL CONSTRUCTION PRACTICE:

    NRCA NATIONAL ROOFING CONTRACTORS ASSOCIATION
    O'HARE INTERNATIONAL CENTER
    10255 W. HIGGENS ROAD, SUITE 600
    ROSEMONT, IL 60018

    SMACNA SHEET METAL AND AIR CONDITIONING CONTRACTORS NATIONAL ASSOCIATION
    4201 LAFAYETTE CENTER DRIVE
    CHANTLY, VA 22021-1209

    ITLP INTERNATIONAL INSTITUTE FOR LATH AND PLASTER
    820 TRANSFER ROAD
    ST. PAUL, MN 55114-1406

13. INSTALL ALL EQUIPMENT AND MATERIALS PER THE LATEST EDITION OF THE MANUFACTURER'S INSTALLATION SPECIFICATIONS UNLESS SPECIFICALLY OTHERWISE INDICATED, OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.

14. THE CONTRACTOR SHALLVERIFY, COORDINATE, AND PROVIDE ALL NECESSARY BLOCKING, BACKING, FRAMING, HANGARS OR OTHER SUPPORTS FOR ALL ITEMS REQUIRING THE SAME.

15. THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL GIVE ALL NOTICES AND SHALL COMPLY WITH ALL APPLICABLE LOCAL CODES, REGULATIONS, LAWS AND ORDINANCES AS WELL AS STATE DEPARTMENT OF INDUSTRIAL REGULATIONS AND DIVISION OF INDUSTRIAL SAFETY (OSHA) REQUIREMENTS.

16. THE CONTRACTOR SHALL PROTECT THE PROPERTY OWNERS, AND CINGULAR WIRELESS PROPERTY FROM DAMAGE WHICH MAY OCCUR DURING CONSTRUCTION. ANY DAMAGE TO NEW AND EXISTING FINISHES, CONSTRUCTION, STRUCTURE, LANDSCAPING, CURBS, STAIRS, OR EQUIPMENT, ETC. SHALL BE IMMEDIATELY REPAIRED OR REPLACED TO THE SATISFACTION OF CINGULAR WIRELESS, AND THE PROPERTY OWNER'S REPRESENTATIVE, AT THE EXPENSE OF THE CONTRACTOR.

17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR, AND SHALL REPLACE OR REMEDY, ANY FAULTY, IMPROPER, OR INFERIOR MATERIALS OR WORKMANSHIP OR ANY DAMAGE WHICH SHALL APPEAR WITHIN ONE YEAR AFTER THE COMPLETION AND ACCEPTANCE OF THE WORK BY CINGULAR WIRELESS UNDER THIS CONTRACT.

18. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO LOCATE ALL EXISTING UTILITIES, OR CONTACT AN OUTSIDE AGENCY TO LOCATE ALL EXISTING UTILITIES, WHETHER SHOWN HEREIN OR NOT, AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR ALL EXPENSES FOR THE REPAIR OR REPLACEMENT OF UTILITIES OR OTHER PROPERTY DAMAGED IN CONJUNCTION WITH THE EXECUTION OF WORK.

19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE SECURITY OF THE PROJECT SITE WHILE THE JOB IS IN PROGRESS AND UNTIL THE JOB IS COMPLETED AND ACCEPTED BY CINGULAR WIRELESS.

20. THE CONTRACTOR SHALL PROVIDE TEMPORARY WATER, POWER AND TOILET FACILITIES AS REQUIRED BY THE PROPERTY OWNER, CINGULAR WIRELESS, AND THE CITY OR GOVERNING AGENCY.

21. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REDLINING THE CONSTRUCTION DOCUMENTS TO ILLUSTRATE THE AS-BUILT CONDITION OF THE SITE. THIS SHALL BE DONE AFTER THE SITE HAS BEEN AWARDED FINAL INSPECTION BY THE RESPONSIBLE BUILDING AGENCY. ONE SET OF REDLINED DRAWINGS SHALL BE PROVIDED TO THE CINGULAR WIRELESS CONSTRUCTION MANAGER.

22. THE LATEST EDITION OF ALL PERMITTED AND APPROVED PLANS PERTAINING TO THIS PROJECT SHALL BE KEPT IN A PLAN BOX AND SHALL NOT BE USED BY WORKERS. ALL CONSTRUCTION SETS SHALL REFLECT THE SAME INFORMATION. THE CONTRACTOR SHALL ALSO MAINTAIN IN GOOD CONDITION, ONE COMPLETE SET OF PLANS WITH ALL REVISIONS, ADDENDA AND CHANGE ORDERS ON THE PREMISES AT ALL TIMES. THESE ARE TO BE UNDER THE CARE OF THE JOB SUPERINTENDENT.

23. THE CONTRACTOR SHALL REMOVE ALL RUBBISH AND WASTE MATERIALS ON A DAILEY BASIS, EXCEPT FOR THAT SPECIFIED AS REMAINING THE PROPERTY OF THE BUILDING OR PROPERTY OWNER AND SHALLEXERCISE STRICT CONTROL OVER JOB CLEANING THROUGHOUT CONSTRUCTION, INCLUDING FINAL CLEAN-UP UPON COMPLETION OF WORK. ALL AREAS ARE TO BE LEFT IN A BROOM CLEAN CONDITION AT THE END OF EACH DAY AND VACUUM CLEAN CONDITION, FREE FROM PAINT SPOTS, DUST OR SMUDGES OF ANY NATURE AT COMPLETION OF WORK.

24. THE GENERAL CONTRACTOR MUST PERFORM WORK DURING PROPERTY OWNER'S PREFERRED HOURS TO AVOID DISRUPTION OF NORMAL ACTIVITY.

25. ALL EXPOSED METAL SHALL BE HOT-DIPPED GALVANIZED.

26. SEAL ALL PENETRATIONS THROUGH FIRE-RATED AREAS WITH U.L. LISTED OR FIRE MARSHALL APPROVED MATERIALS IF AND WHERE APPLICABLE TO THIS FACILITY AND PROJECT SITE.

27. PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2-A OR 2-A10BC WITHIN 75 FEET TRAVEL DISTANCE TO ALL PORTIONS OF THE PROJECT AREA CONSTRUCTION.

28. ELECTRICAL POWER SYSTEM SHALL BE GROUNDED PER NEC ARTICLES 250 AND 810.

29. ALL NEW OPENINGS IN THE EXTERIOR ENVELOPE OF CONDITIONED SPACES SUCH AS AT WALL AND ROOF PENETRATIONS SHALL BE CAULKED OR SEALED TO LIMIT INFILTRATION OF AIR AND MOISTURE.

30. UPON COMPLETION OF CONSTRUCTION, CINGULAR WIRELESS CONSTRUCTION MANAGER SHALL CONDUCT A WALK-THRU WITH PROPERTY OWNER OR REPRESENTATIVE OF PROPERTY OWNER.

31. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL SYSTEM EQUIPMENT IN A CLEAN WORKING ORDER UNTIL ACCEPTANCE OF THE PROJECT BY CINGULAR WIRELESS.

32. INSTALL ALL EQUIPMENT AND MATERIALS PER THE LATEST EDITION OF THE MANUFACTURER'S INSTALLATION SPECIFICATIONS UNLESS SPECIFICALLY OTHERWISE INDICATED, OR WHERE LOCAL CODES OR REGULATION TAKE PRECEDENCE.

## ROOFING & WATERPROOFING NOTES

1. CONTRACTOR SHALL CONTACT BUILDING OWNER TO DETERMINE IF ROOF IS UNDER WARRANTY. CONTRACTOR SHALL GUARANTEE THAT ANY AND ALL NEW ROOFING WORK MEETS THE SPECIFICATION OF ANY EXISTING ROOFING WARRANTIES SUCH THAT THE WARRANTY IS NOT MADE INVALID AS A RESULT OF THIS WORK. IF IT IS DETERMINED THAT THE ARCHITECT'S DETAILING IS INADEQUATE OR IMPROPER OR IF ANY OTHER DISCREPANCY IS FOUND, THYE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT AND THE CINGULAR WIRELESS PROJECT MANAGER IN WRITING. ULTIMATELY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH THE ORIGINAL ROOF MANUFACTURER'S SPECIFICATIONS.

2. CONTRACTOR SHALL USE METHODS AND MATERIALS SIMILIAR AND COMPATIBLE WITH EXISTING MATERIALS & CONDITIONS FOR ROOF PATCHING, NEW PENETRATIONS, ETC.

3. THE CONTRACTOR SHALL PROPERLY SEAL ALL NEW ROOF & BUILDING ENVELOPE PENETRATIONS SUCH THAT THE INTEGRITY OF THE ORIGINAL BUILDING ASSEMBLY AND ALL APPLICABLE WARRANTIES ARE MAINTAINED.

4. IF IT DEEMED NECESSARY TO REMOVE EXISTING FINISHES AND/OR MATERIALS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECONSTRUCTING FINISHES AND MATERIALS TO LIKE-NEW CONDITION. CONTRACTOR SHALL MAINTAIN THE ORIGINAL COLORS, TEXTURES & FINISHES UNLESS SPECIFICALLY NOTED TO THE CONTRARY OR APPROVED BY THE CINGULAR WIRELESS CONSTRUCTION MANAGER IN ADVANCE.

5. AT THE CINGULAR WIRELESS CONSTRUCTION MANAGER'S DIRECTION, THE CONTRACTOR SHALL PROVIDE ROOFTOP WALKPADS TO ALL NEW EQUIPMENT INCLUDING ANTENNAS AND BTS UNITS AND ALONG COAX CABLE ROUTING. ON CONVENTIONAL ROOFING, THE WALK PADS SHALL BE "DUCK BOARDS" AS MANUFACTURED BY APC OR EQUAL. ON SPECIAL ROOFING SYSTEMS SUCH AS SINGLE MEMBRANE ROOFS WILL REQUIRE A SPECIFIC PRODUCT AS NOTED ON PLANS OR AS REQUIRED BY NOTES 1 & 2 ABOVE.

## PENETRATION AT FIRE RATED ASSEMBLIES

1. AT THE CINGULAR WIRELESS PROJECT MANAGER'S DIRECTION, THE CONTRACTOR SHALL PROVIDE "HILTI" HIGH PERFORMANCE FIRESTOP SYSTEM #FS601 AT ALL FIRE RATED PENETRATIONS INSTALLED PER MANUFACTURER'S LATEST INSTALLATION SPECIFICATIONS.

2. ALL PENETRATIONS THROUGH FIRE RATED ASSEMBLIES SHALL BE CONSTRUCTED SO AS TO MAINTAIN AN EQUAL OR GREATER FIRE RATING.

# PAINTING NOTES & SPECIFICATIONS

A. GENERAL

1. ALL PAINT PRODUCT LINES SHALL BE SHERWIN WILLIAMS UNLESS SPECIFICALLY NOTED OTHERWISE.

2. CONTRACTOR SHALL PREPARE ALL SURFACES AND APPLY ALL FINISHES PER LATEST EDITION OF MANUFACTURER'S SPECIFICATIONS.

3. COMPLY WITH MANUFACTURER'S WRITTEN INSTRUCTIONS REGARDING SUFFICIENT DRYING TIME BETWEEN COATS WITH PROVISIONS AS RECOMMENDED BY MANUFACTURER FOR EXISTING WEATHER CONDITIONS.

4. FINISH COLOR AND TEXTURE OF ALL PAINTED SURFACES SHALL MATCH EXISTING ADJACENT SURFACES UNLESS OTHERWISE NOTED.

5. ALL PAINT MATERIAL DATA SHEETS SHALL BE PROVIDED TO THE CINGULAR WIRELESS CONSTRUCTION MANAGER.

6. PREPARE PREVIOUSLY PAINTED SURFACE BY LIGHT SANDING WITH 400 GRIT SANDPAPER AND NON-HYDROCARBON WASH. PREPARE GALVANIZED SURFACES BY ACID ETCH OR SOLVENT CLEANING IN ACCORDANCE WITH SSPC-SP1.

7. FURNISH DROP CLOTHES, SHIELDS, MASKING AND PROTECTIVE METHODS TO PREVENT SPRAY OR DROPPINGS FROM DAMAGING ADJACENT SURFACES AND FACILITIES.

8. APPLY PAINT BY AIRLESS SPRAY, SANDING LIGHTLY BETWEEN EACH SUCCEEDING ENAMEL COAT ON FLAT SURFACES. APPLY MATERIAL TO ACHIEVE A COATING NO THINNER THAN THE DRY FILM THICKNESS INDICATED.

9. APPLY BLOCK FILLER TO CONCRETE BLOCK CONSTRUCTION AT A RATE TO ENSURE COMPLETE COVERAGE WITH PORES COMPLETELY FILLED.

10. CONTRACTOR SHALL CORRECT RUNS, SAGS, MISSES AND OTHER DEFECTS INCLUDING INADEQUATE COVERAGE AS DIRECTED BY THE CINGULAR WIRELESS CONSTRUCTION MANAGER. REPAINT AS NECESSARY TO ACHIEVE SURFACES WHICH ARE SMOOTH, EVENLY COATED WITH UNIFORM SHEEN AND FREE FROM BLEMISHES.

B. PAINTING SCOPE

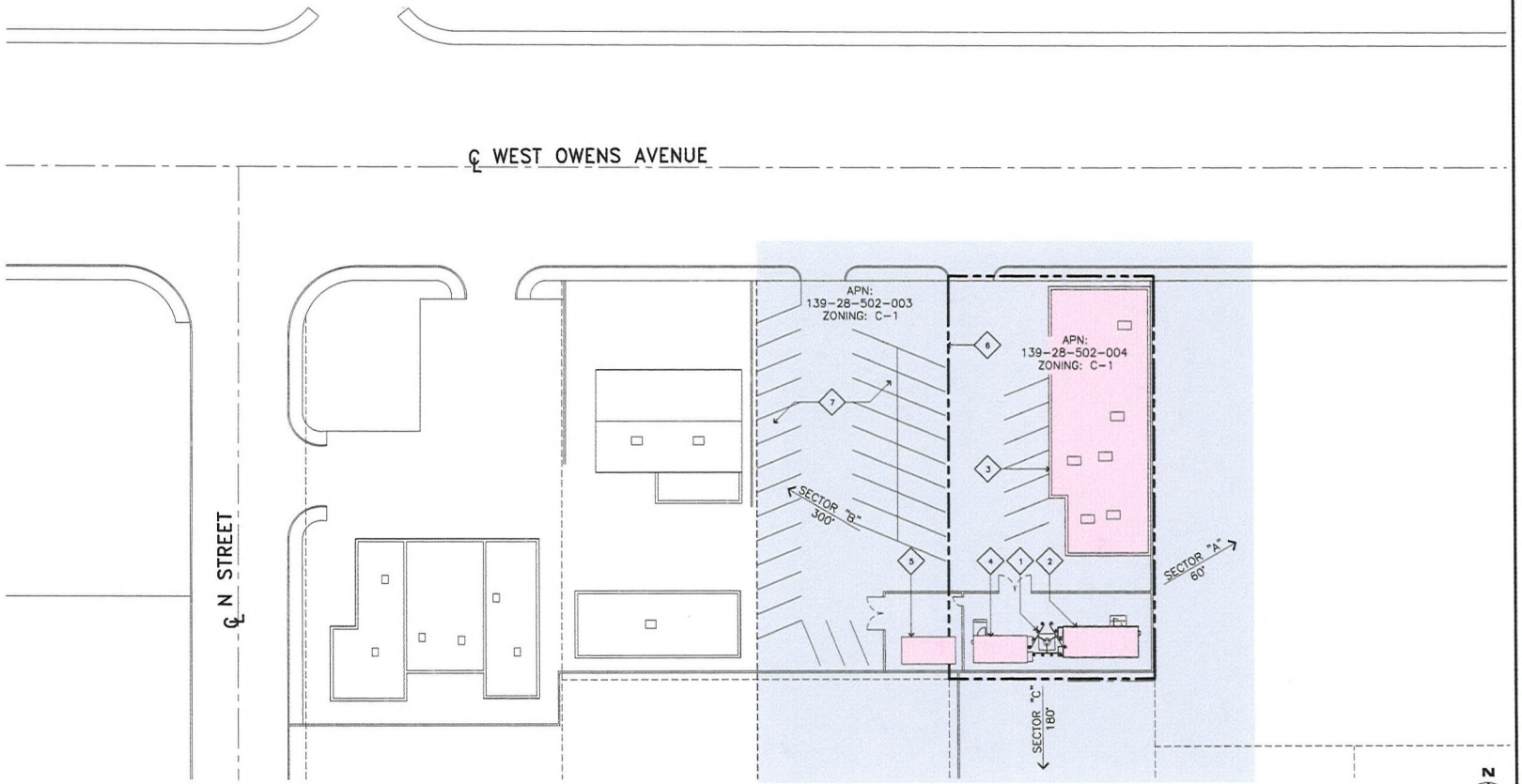
1. PAINT THE FOLLOWING MATERIALS AND SYSTEMS CHECKED BELOW WITH THE COATING SYSTEM INDICATED.

PAINTING SCOPE

| SURFACE TO BE PAINTED | INTERIOR SURFACE | PRIMER | TOP COAT | FINISH | NOTE |
|---|---|---|---|---|---|
| STEEL LIGHT | | | | | |
| ALL EXPOSED & CONCRETE GROUT FILLED CMU | | | | | |
| EXPOSED CONCRETE, CONCRETE BLOCK, CMU | | | | | |
| EXPOSED CONCRETE, CONCRETE BLOCK, CMU | | | | | |
| PLASTER, GYPSUM BOARD | | | | | |
| PLASTER, GYPSUM BOARD | | | | | |
| PLASTER, GYPSUM BOARD

## 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

SCALE: 1" = 20' (0' 10' 20')

1


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LICENSED ARCHITECT
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EXP. DEC. 31, 2010
STATE OF NEVADA

PREPARED FOR

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APPROVALS

R.F.

ZONING

CONSTRUCTION

SITE ACQUISITION

OWNER APPROVAL

PROJECT NAME

**MLK**

PROJECT NUMBER

**L-070 MOD**

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**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**

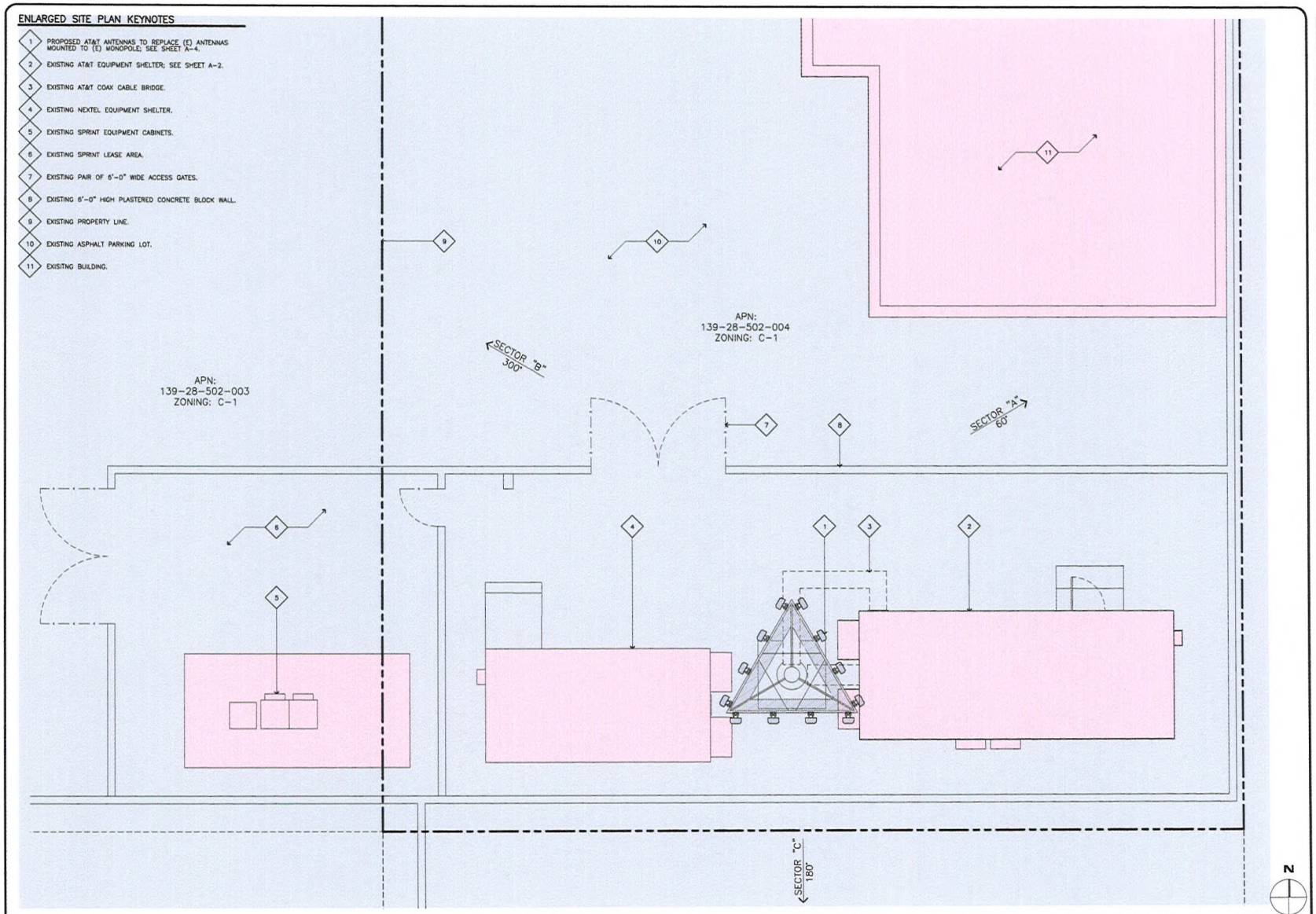
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## ENLARGED SITE PLAN KEYNOTES

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. EXISITNG BUILDING.




ENLARGED SITE PLAN

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

1


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SHEET TITLE

**ENLARGED SITE PLAN**

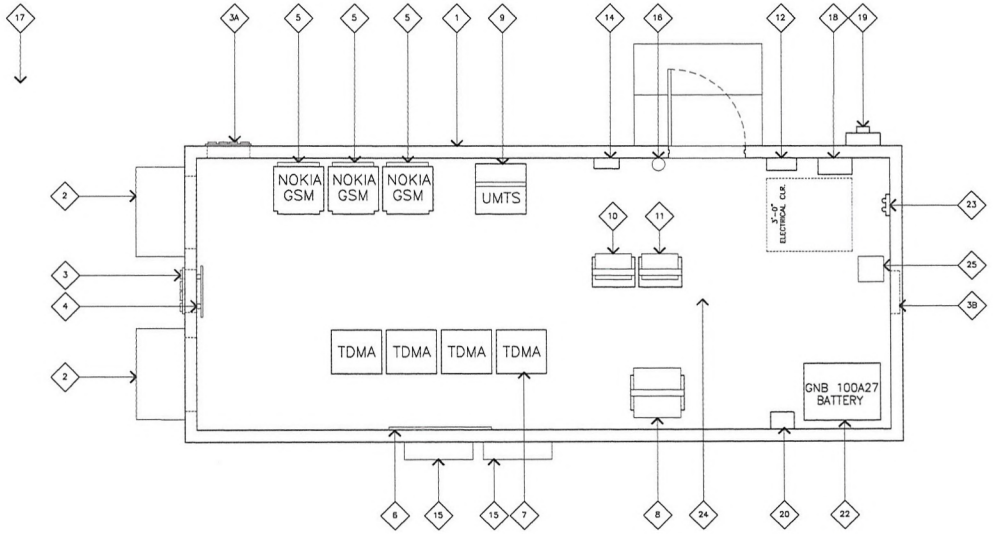
A-1

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## EQUIPMENT FLOOR PLAN KEYNOTES

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




NOT USED

SCALE: NONE

2

EQUIPMENT FLOOR PLAN

SCALE: NONE

1


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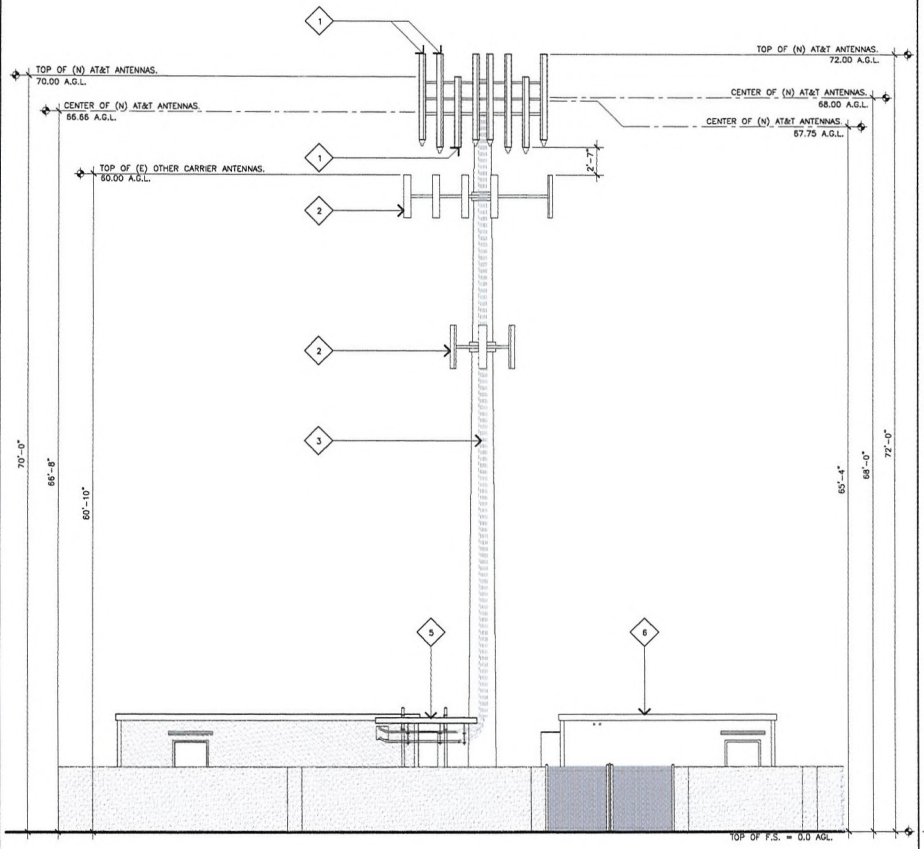
A-2

JRA JOB NUMBER: 090429


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## ELEVATION KEYNOTES

1. (N) AT&T ANTENNAS MOUNTED TO (E) MONOPOLE TO REPLACE (E) ANTENNAS.
2. (E) OTHER CARRIER ANTENNAS.
3. (E) AT&T COAX STRAPPED TO OUTSIDE OF POLE.
4. (E) AT&T EQUIPMENT SHELTER.
5. (E) AT&T COAX CABLE BRIDGE.
6. (E) NEXTEL EQUIPMENT SHELTER.



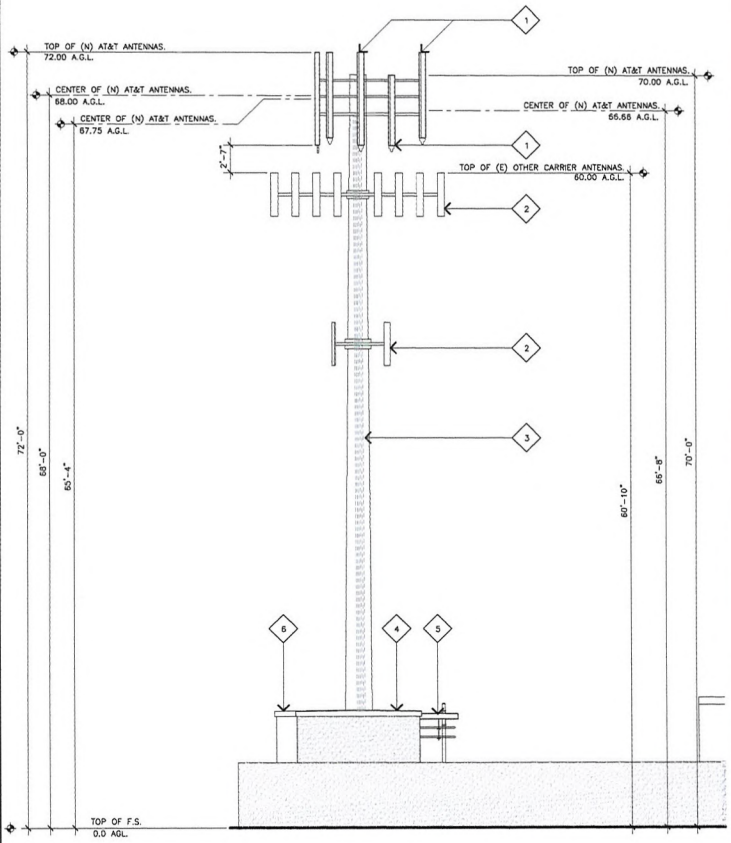

## NORTH ELEVATION

SCALE: 3/16"=1'-0" 0 3' 6'

2

## ELEVATION KEYNOTES

1. (N) AT&T ANTENNAS MOUNTED TO (E) MONOPOLE TO REPLACE (E) ANTENNAS.
2. (E) OTHER CARRIER ANTENNAS.
3. (E) AT&T COAX STRAPPED TO OUTSIDE OF POLE.
4. (E) AT&T EQUIPMENT SHELTER.
5. (E) AT&T COAX CABLE BRIDGE.
6. (E) NEXTEL EQUIPMENT SHELTER.




## EAST ELEVATION

SCALE: 3/16"=1'-0" 0 3' 6'

1


**JRA**
Jeffrey Rome & Associates, Inc.
Architecture & Telecommunications
3 San Joaquin Plaza, Suite 155
Newport Beach, California 92660
Phone: (949) 760-3929
Fax: (949) 760-3931



**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.


LICENSED ARCHITECT JEFFREY L. ROME 4398 EXP. DEC. 31, 2009 STATE OF NEVADA

PREPARED FOR

at&t

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
**EAST AND NORTH ELEVATIONS**

**A-3**

JRA JOB NUMBER: 090425

**SUP-39709**


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SEP 24 2010




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

Proposed antennas mounted to existing monopole to replace existing antennas

RECEIVED
SEP 24 2010

PROPOSED

# SUP-39709

***Photosimulation of changes to existing telecommunications site***

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

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

August 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

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SEP 24 2010

BLACK & VEATCH

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 LSVGNVL070 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 LSVGNVL070 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

RECEIVED
at&t
SEP 24 2010

SUP-39709

BLACK & VEATCH

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

SUP-39709

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

RECEIVED
SEP 24 2010

at&t

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

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

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

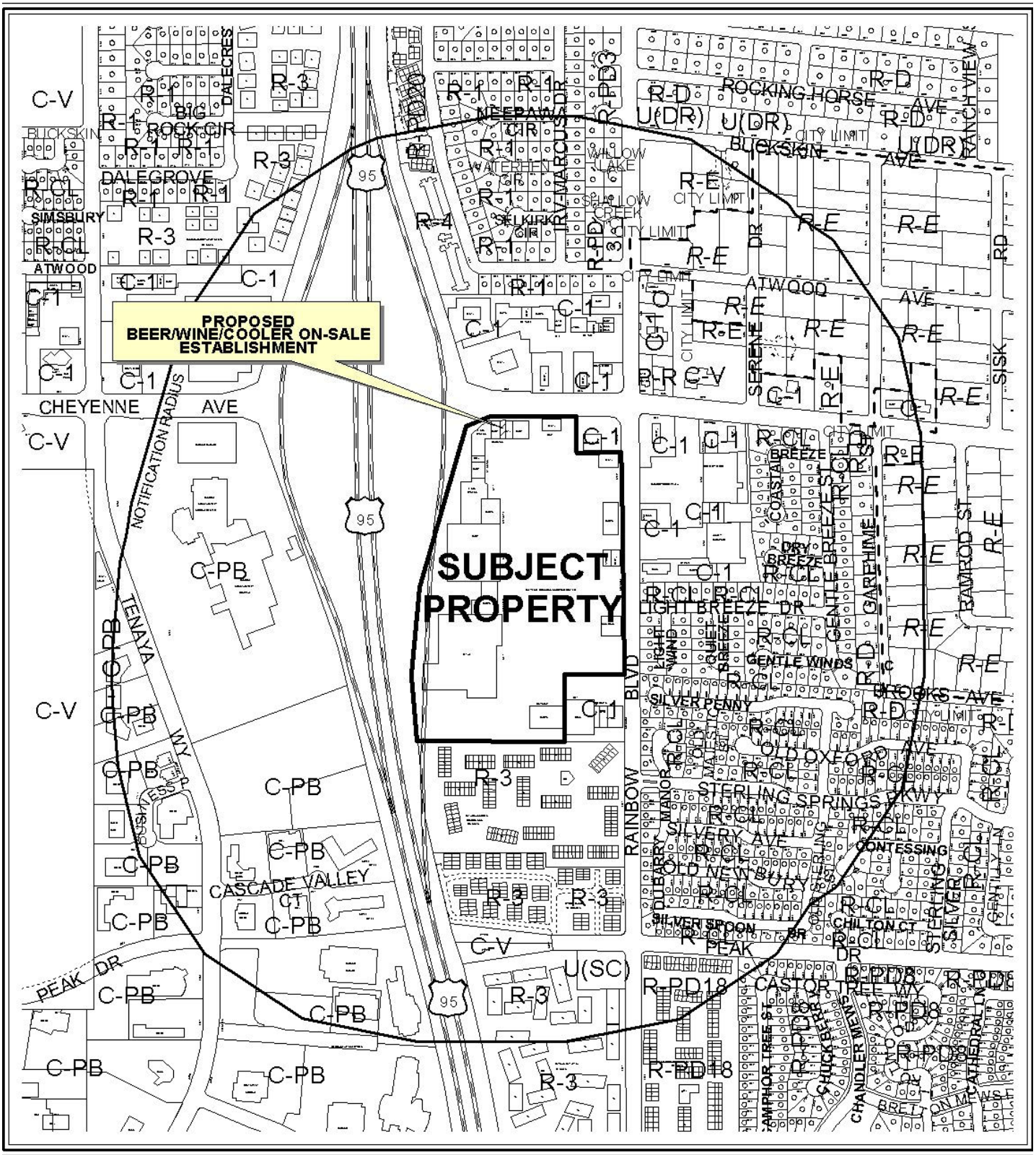
**SUBJECT:**
SUP-39745 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: RONG JIE NIA - OWNER: PK I CHEYENNE COMMONS, LLC - Request for a Special Use Permit TO ADD A BEER/WINE/COOLER ON-SALE ESTABLISHMENT USE TO AN EXISTING 2,400 SQUARE-FOOT RESTAURANT WITH A WAIVER TO ALLOW A 390-FOOT DISTANCE SEPARATION 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). Staff recommends APPROVAL.

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

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

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

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



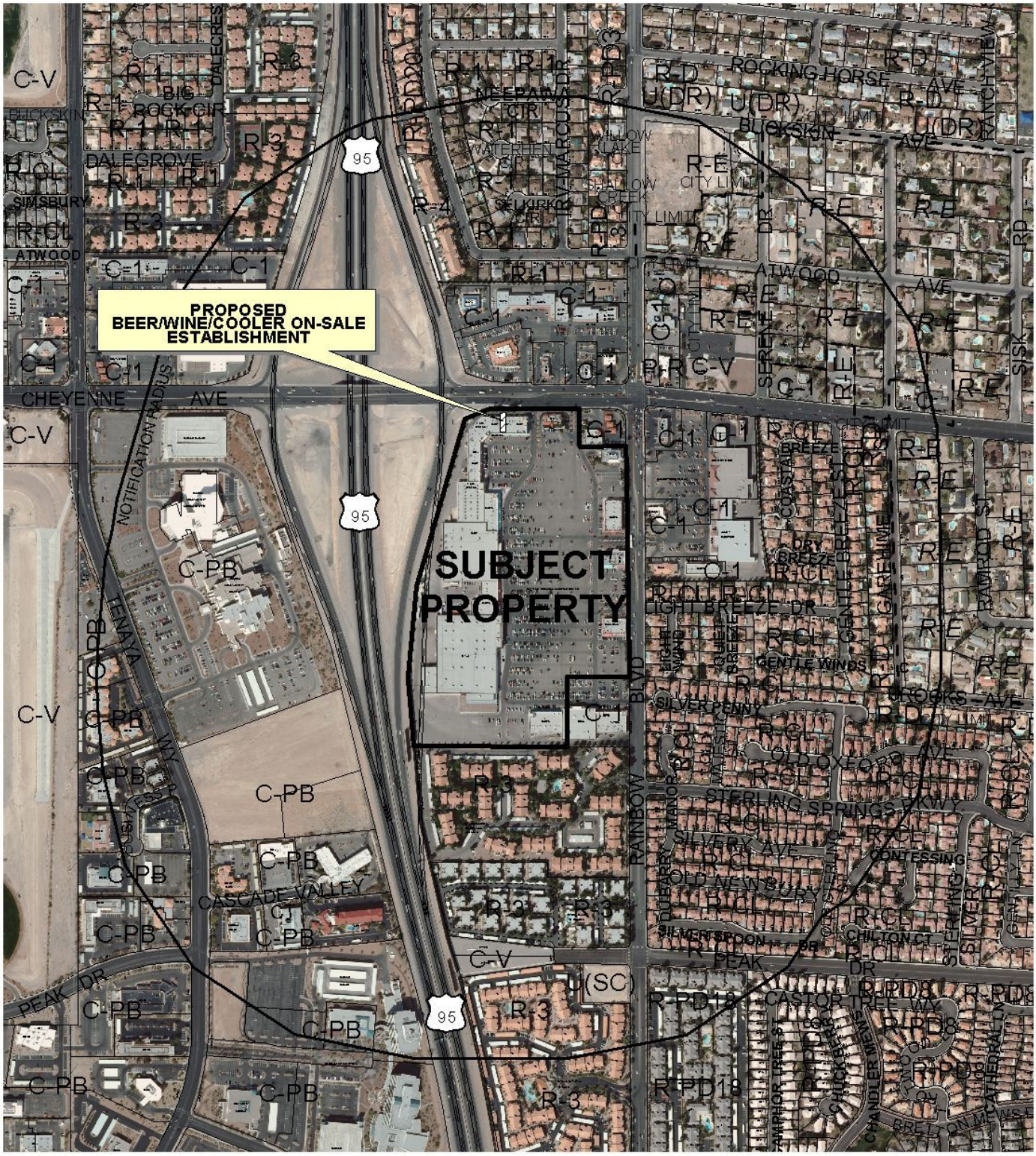

0 300 600 Feet

**CASE:** **SUP-39745**

**RADIUS:** 1500 FT

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

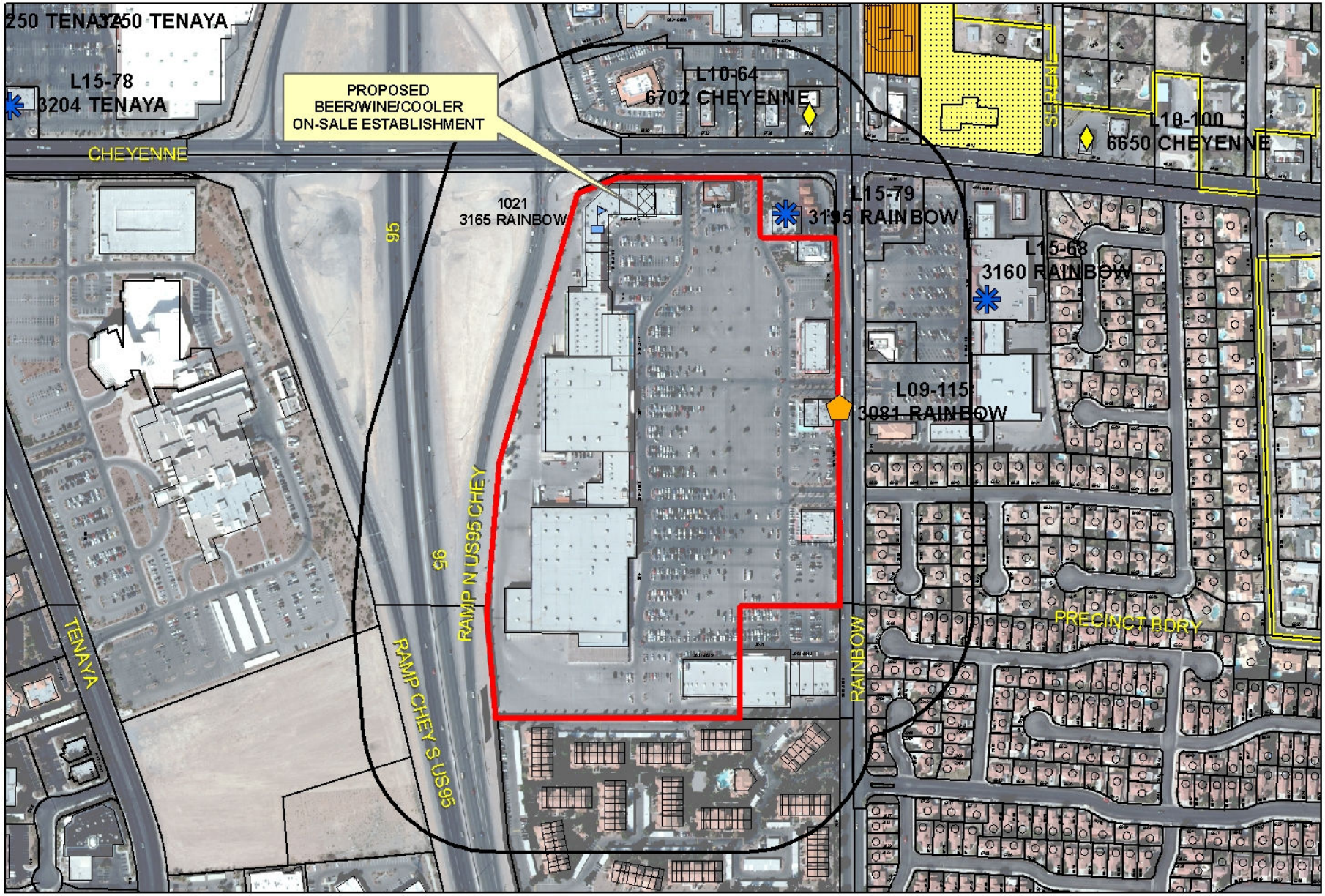
N




**CASE:** **SUP-39745**

**RADIUS:** 1500 FT

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




**SUP-39745**

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

**Business Licenses**

- Child Care/ Children Facility
- Beer/Wine/Cooler On Sale
- Beer/Wine/Cooler Off Sales
- Beer/Wine/Cooler On-Off Sale
- Package Liquor Sales
- Supper Club/ Restaurant Service Bar
- Tavern
- RELIGIOUS
- CITY PARKS
- SCHOOLS
- Subject Property
- 400 foot buffer

N

# PLANNING & DEVELOPMENT DEPARTMENT

## STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: PK 1 CHEYENNE 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, 2010

Wendi R. Schessl

Notary Public in and for said County and State

WENDI R. SCHESSL
Notary Public State of Nevada
No. 99-54311-1
My appt. exp. April 23, 2014

RECEIVED
SEP 28 2010

PLANNING & DEVELOPMENT

# 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# 138-15-601-008~~; 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 I 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** RONG JIE N/A **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

WENDI R. SCHESSL
Notary Public State of Nevada
No. 99-54311-1
My appt. exp. April 23, 2014

*FOR DEPARTMENT USE ONLY*

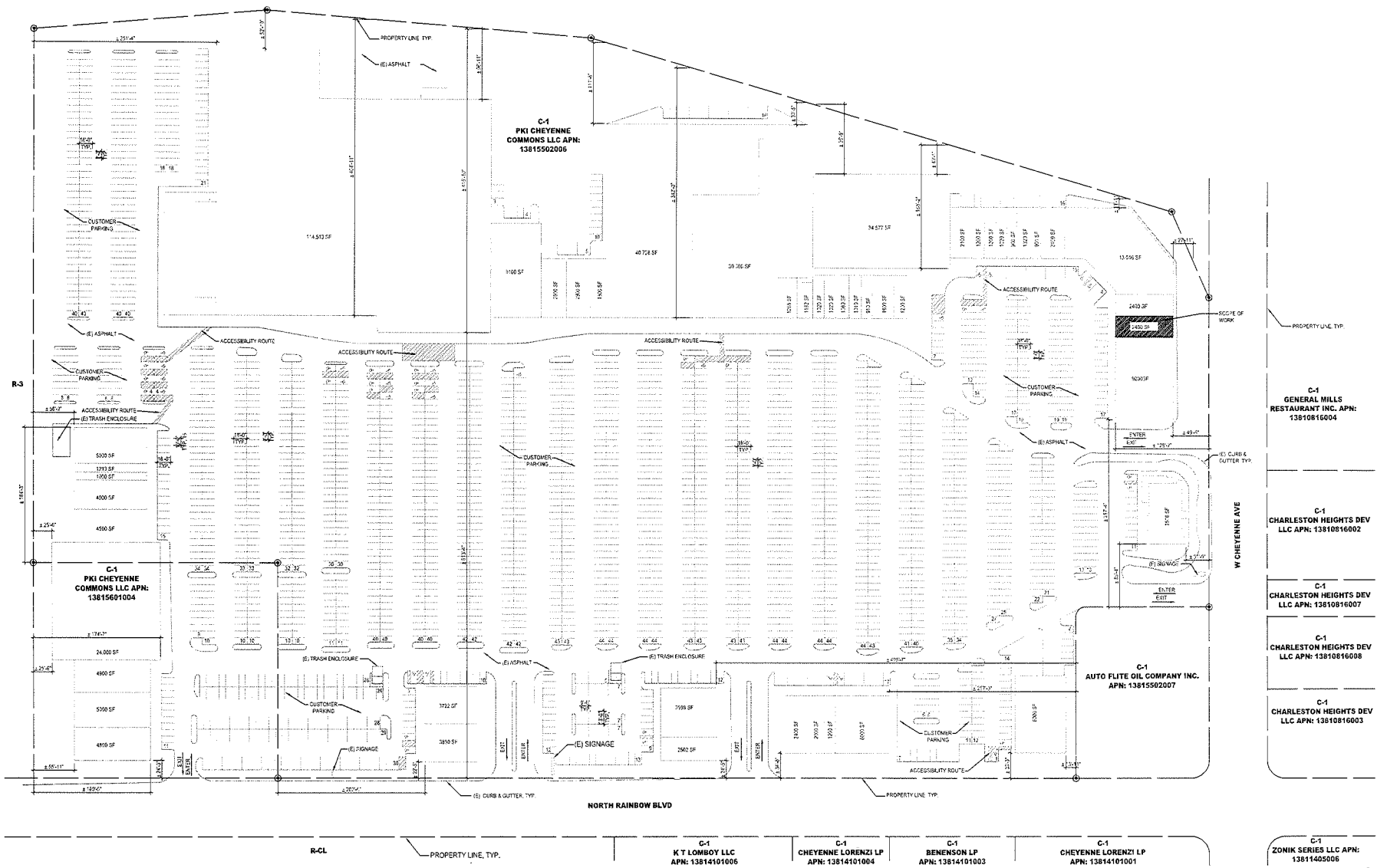
| | |
|---|---|
| Case # | SUP-39745 |
| Meeting Date: | 11-18-10 |
| Total Fee: | 1280.00 |
| Date Received:* | 9-28-10 |
| Received By: | JFM |

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

Revised 10/27/08

RECEIVED SEP 28 2010

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




## SITE PLAN

SCALE: 1"=60'-0"


Pugsley. Simpson. Coulter.
ARCHITECTS
2480 E. Tompkins 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
3175 N. Rainbow BLVD., LAS VEGAS, NV 89108

Project No. WP-1025

Sheet Title: SITE PLAN

Date: 09.07.10

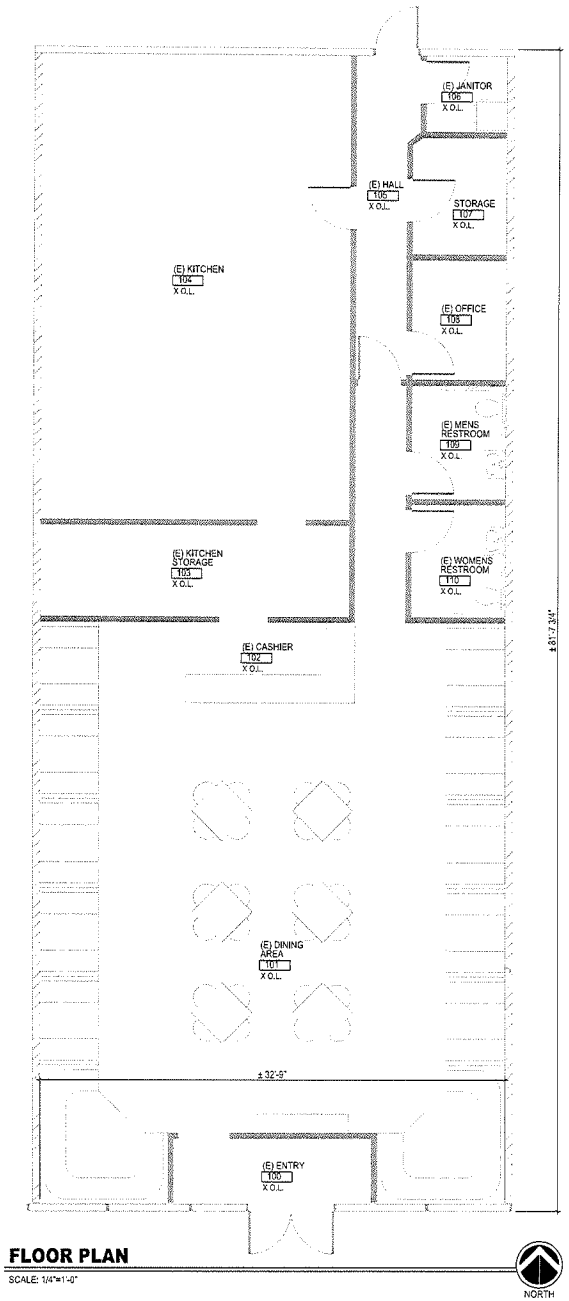
Checked By: CS

Submittal: PLAN CHECK

Sheet No. **AS1.01**


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SEP 23 2010

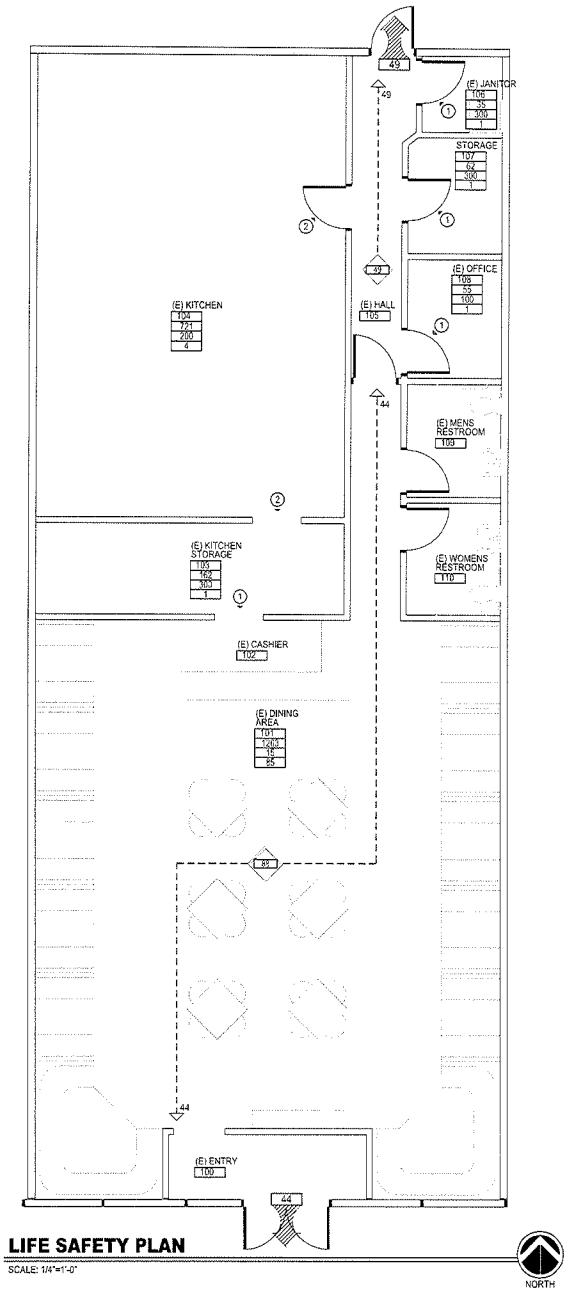

**SUP-39745**




**FLOOR PLAN**

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

NORTH




**LIFE SAFETY PLAN**

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

NORTH

## LIFE SAFETY LEGEND

ROOM OCCUPANCY LOAD MATRIX

XXXX ROOM AREA/SF
XXXX LOAD FACTOR
XXXX 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 1004.1.1, 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. | - |
| 101 | DINING AREA | ASSEMBLY | 1263/15 | 85 |
| 102 | CASHIER | N/A | N.A. | - |
| 103 | KITCHEN STORAGE | STORAGE | 162/300 | 1 |
| 104 | KITCHEN | ASSEMBLY | 721/200 | 4 |
| 105 | HALL | N/A | N.A. | - |
| 106 | JANITOR | STORAGE | 35/300 | 1 |
| 107 | STORAGE | STORAGE | 62/300 | 1 |
| 108 | OFFICE | BUSINESS | 55/100 | 1 |
| 109 | MENS RESTROOM | N/A | N.A. | - |
| 110 | WOMENS RESTROOM | N/A | N.A. | - |
| | | | TOTAL OCCUPANTS | 93 |

SEP 23 2010

**SUP-39745**


Pugsley. Simpson. Coulter.
ARCHITECTS
2480 E. Tompkins 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
3175 N. RAINBOW BLVD., LAS VEGAS, NV 89108
Project No. WP-1025
Sheet Title: OCCUPANCY & FLOOR PLAN

Date: 09.07.10
Checked By: CS
Submittal: PLAN CHECK

Sheet No.
**A1.01**

## SHEET INDEX

GENERAL

G1.01 INDEX, LEGENDS, & GENERAL NOTES

ARCHITECTURAL

AS1.01 SITE PLAN
A1.01 FLOOR PLAN & OCCUPANCY COUNT

## SYMBOL LEGEND

ACCESSIBLE FACILITY

## GENERAL NOTES

1. ANY DESIGNATION INDICATED WITH AN (E) MEANS EXISTING.

## PROPERTY INFORMATION

| | |
|---|---|
| OWNER: | PKI CHEYENNE COMMONS LLC |
| ADDRESS: | 3001 NORTH RAINBOW BLVD<br>LAS VEGAS, NEVADA 89108 |
| APN#: | 138-15-502-006 |
| LOT AREA: | ± 33 ACRES |
| ZONING: | C-1 |
| BUILDING AREA: | ± 374,502 S.F. |
| F.A.R.: | 26% |

## RESTAURANT INFORMATION

| | |
|---|---|
| OWNER: | MICHAEL NIA |
| NAME: | BANGKOK 9 |
| ADDRESS: | 3175 NORTH RAINBOW BLVD<br>LAS VEGAS, NEVADA 89108 |
| SUITE AREA: | 2400 S.F. |

## PARKING CALCULATIONS

**TIELE 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 FOR EACH 100 OVER 1000 SPACES OF FRACTION THEREOF

1000 = 20 SPACES
1499 - 1000 = 499; 5 ADDITIONAL SPACES

HANDICAPPED PARKING REQUIRED = 25; HANDICAPPED PARKING PROVIDED = 47 OK

## BUILDING SETBACKS

**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)

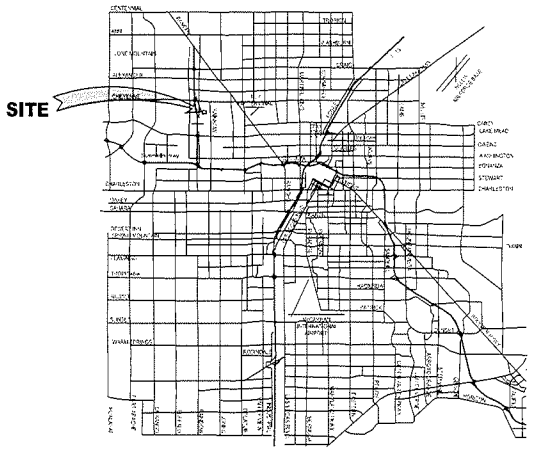
NORTH: ± 27'-11"
SOUTH: ± 251'-4"
EAST: ± 257'-4"
WEST: ± 11'-11"

## 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: ± 25'-0"

## VICINITY MAP




VICINITY MAP
NO SCALE

Pugsley. Simpson. Coulter.
ARCHITECTS
2480 E. Tompkins 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
3175 N. RAINBOW BLVD. LAS VEGAS, NV 89108
Project No. WP-1025
Sheet Title: GENERAL INFORMATION

Date: 09.07.10
Checked By: CS
Submittal: 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 PK I CHEYENNE COMMONS LLC to lease the old china restaurant at 3175 N. Rainbow (parcel no. 13815502003),

I am appling 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 28 2010

SUP-39745

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

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

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

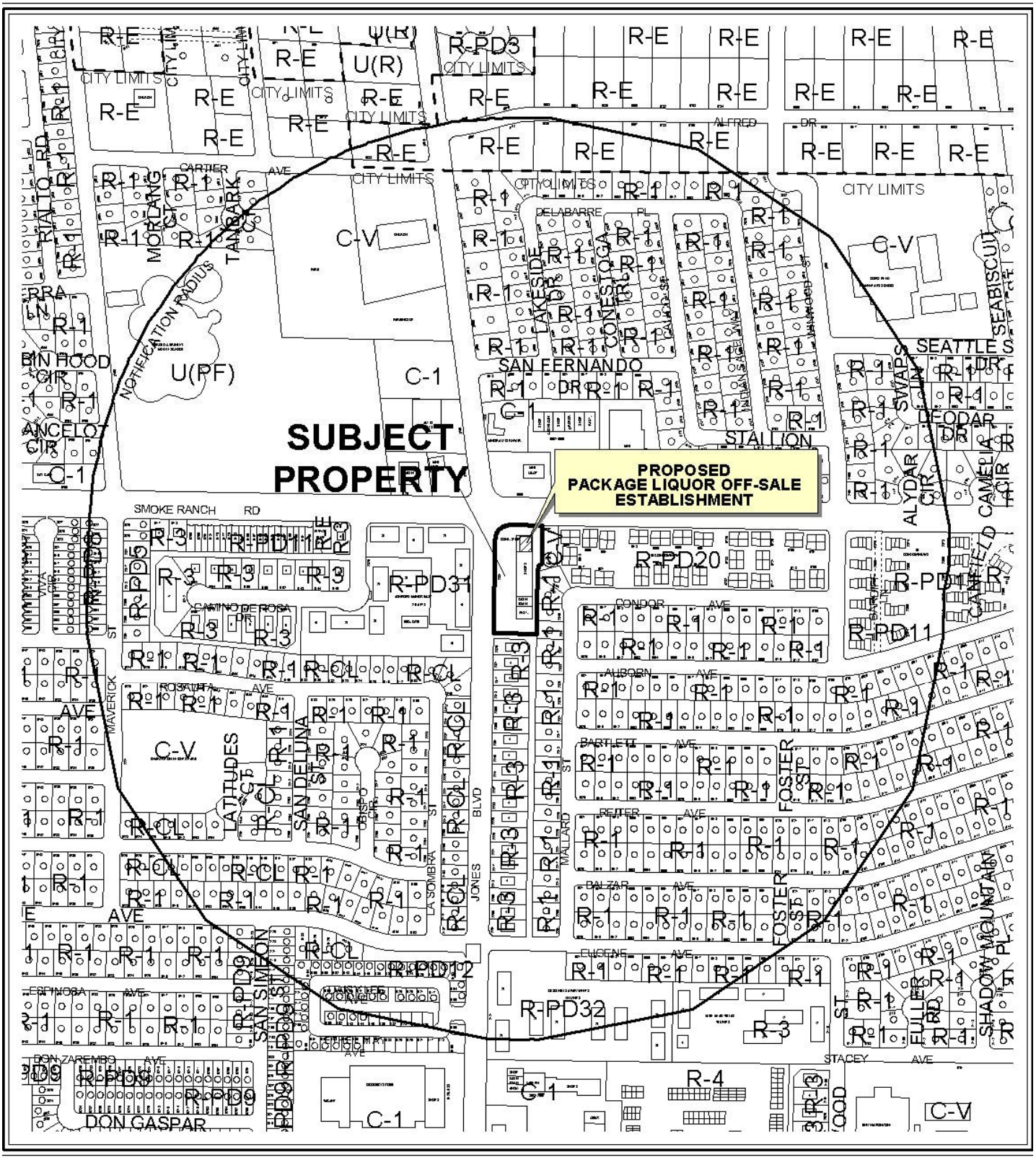
**SUBJECT:**
SUP-39812 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ALLSTAR MINIMART - OWNER: BECKER INVESTMENT COMPANY, LP - Request for a Special Use Permit TO ADD A 15 SQUARE-FOOT ACCESSORY PACKAGE LIQUOR OFF-SALE USE WITHIN AN EXISTING 2,400 SQUARE-FOOT CONVENIENCE STORE WITH A WAIVER TO ALLOW 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). Staff recommends DENIAL.

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

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

**RECOMMENDATION:**
Staff recommends DENIAL.

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




**CASE:** **SUP-39812**

**RADIUS:** 1500 FT

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

0 300 600 Feet

N



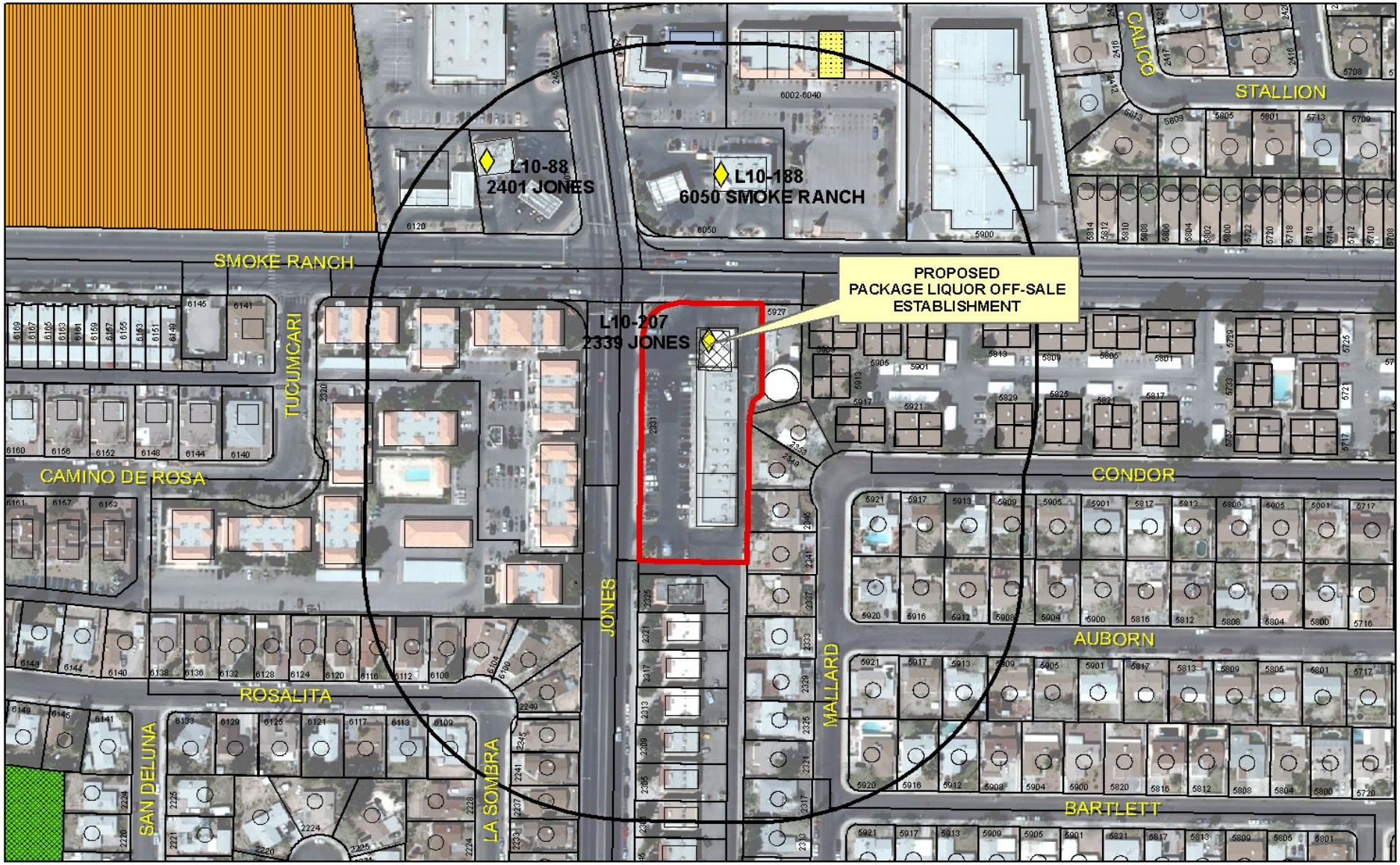

**CASE:** **SUP-39812**

**RADIUS:** 1500 FT

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

0 300 600 Feet

N




**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

N

# 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: _____

Print Name: Barry W. Becker Gen Partner

Subscribed and sworn before me

This 2 day of September, 2010

_____

Notary Public in and for said County and State

NOTARY PUBLIC
BUNNY J. REIMAN
STATE OF NEVADA - COUNTY OF CLARK
MY APPOINTMENT EXP. APRIL 25, 2012
No: 08-6529-1

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PLANNING & DEVELOPMENT

# 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 & Premsrirut **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*** 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.

Bunny J. Reiman

Notary Public in and for said County and State

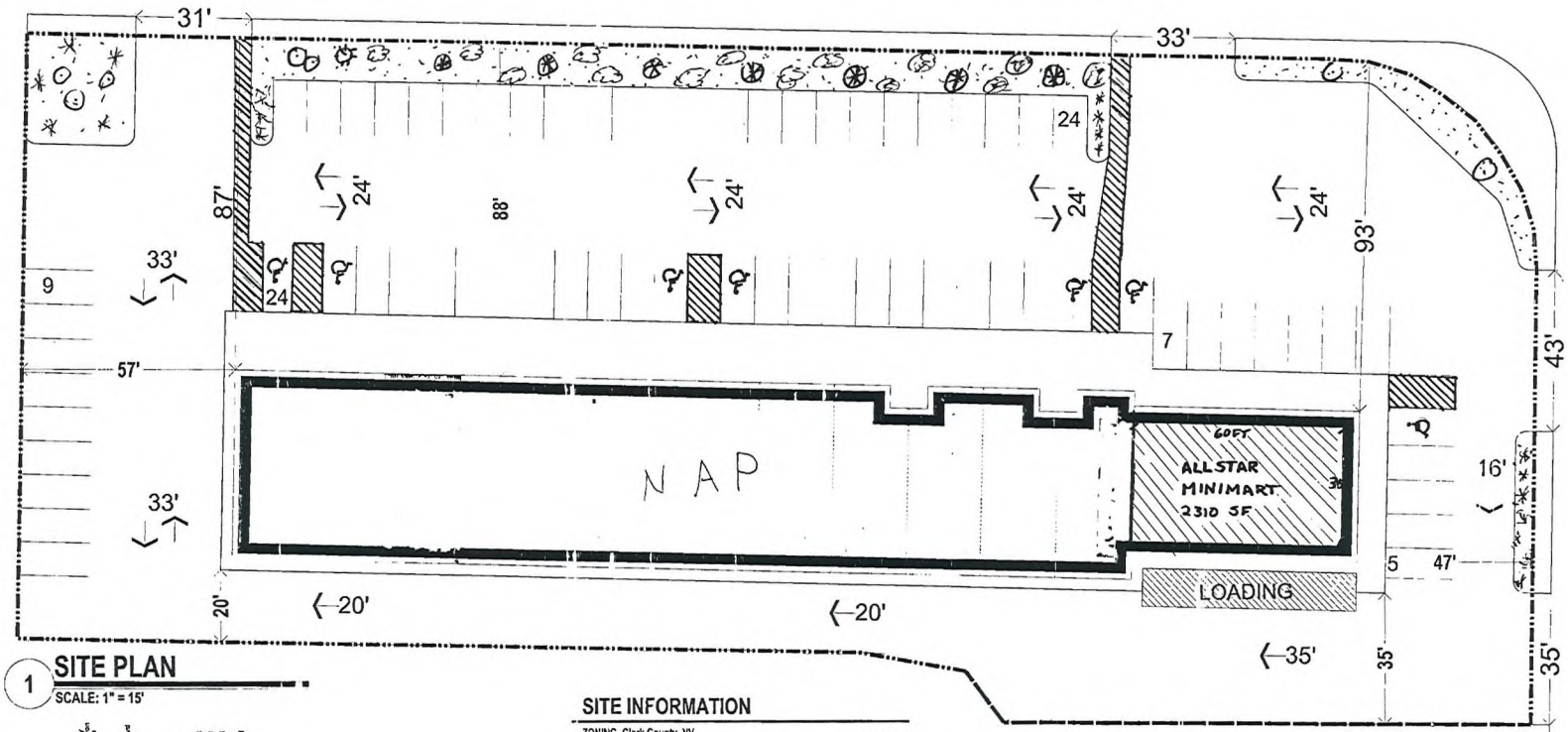
NOTARY PUBLIC
BUNNY J. REIMAN
STATE OF NEVADA - COUNTY OF CLARK
MY APPOINTMENT EXP. APRIL 25, 2012
No: 08-6529-1

*FOR DEPARTMENT USE ONLY*

| | |
|---|---|
| **Case #** | SUP-39812 |
| **Meeting Date:** | 11/18/10 PC |
| **Total Fee:** | $1,280 |
| **Date Received:*** | 10/5/10 |
| **Received By:** | |

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

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## 1 SITE PLAN

SCALE: 1" = 15'




Vicinity Map SCALE: N.T.S.




Location Map

## 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

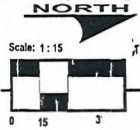
| | |
|---|---|
| Allowed: | 35 ft |
| Provided: | N/A Existing |

PARKING

| Suite # | Name of Business | Type of Use | Parking Requirements | Tenant Space | Parking Required | Parking Provided |
|---|---|---|---|---|---|---|
| 101 | "Be Georgeous Wigs and Salon" | Beauty Salon | 3 spaces per station (per business license there are 4 stations) | 1000 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<br>500 GSF | 10 Spaces<br>3 Spaces | |
| 103 | Discount Car Insurance | Office | 1 space per 300 SF of Gross Floor Area | 1000 GSF | 4 Spaces | |
| 104 | Vacant | Retail | use retail parking requirements: (1 space per 175 SF of 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<br>3,000 GSF | 20 Spaces<br>15 Spaces | |
| 110 | Cash Today Loans | Financial | 1 space per 250 SF of the Gross Floor Area | 1040SF | 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<br>1,000 GSF | 20 Spaces<br>5 Spaces | |
| | All Star Minimart | C-Store | (1 space per 175 SF of Gross Floor Area) | 2,300SF | 13Spaces | |
| | | | | Total | 123Spaces | 69 Spaces Existing |

H.C. PARKING

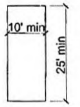
| | |
|---|---|
| Required: | 2 Spaces |
| Provided: | 7 Spaces Existing |



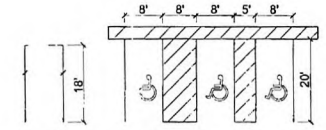

SMOKE RANCH RD




Fire Turning Radius




Typical Loading Spaces




Standard Handicapped

2339 N. Jones, City of Las Vegas, NV

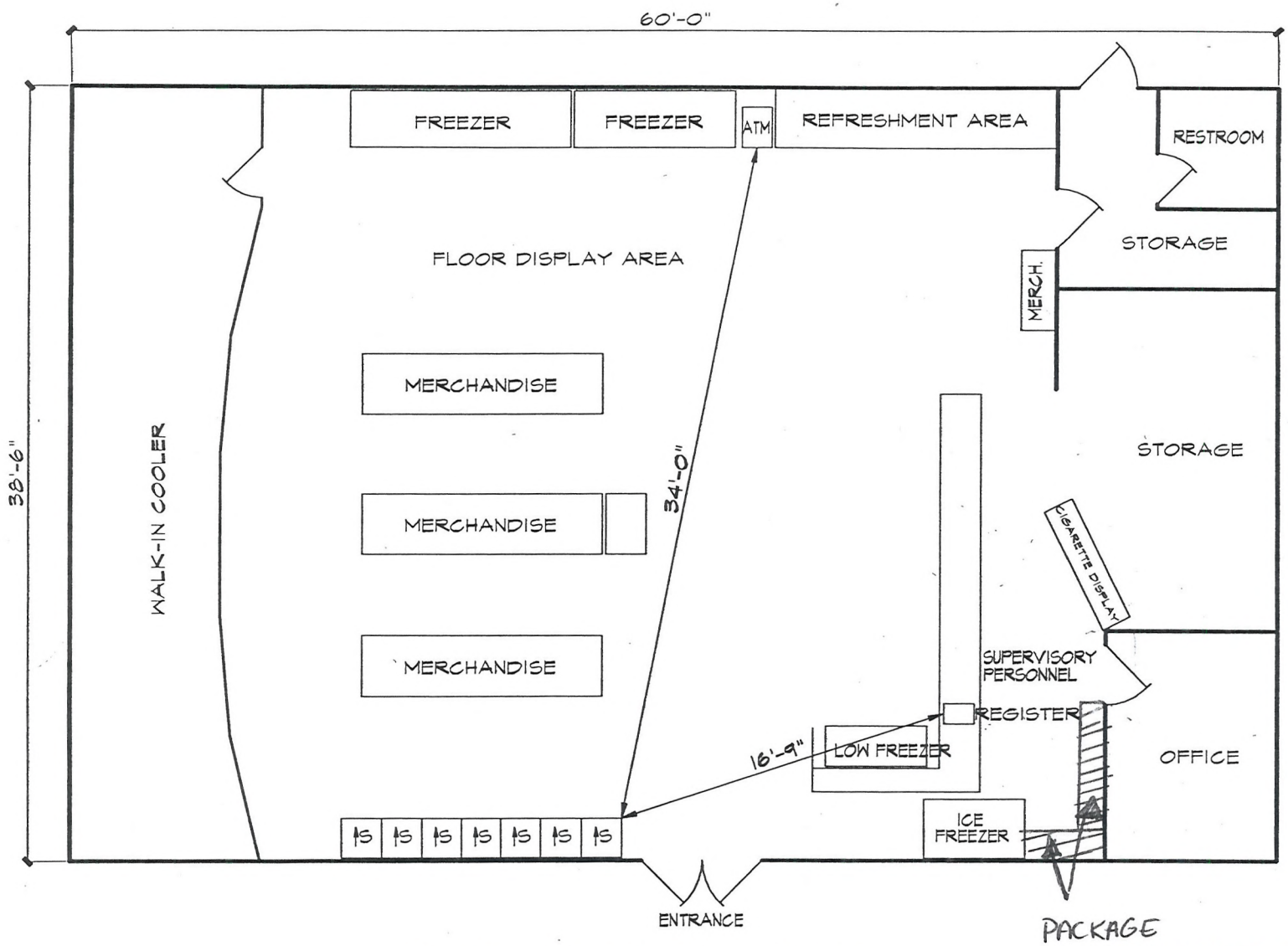
ALL STAR-MINI MART SUP PACKAGED LIQUOR

ACCESSORY PACKAGE LIQUOR OFFSALE

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OCT 05 2010

SUP-39812




# FLOOR PLAN DIAGRAM

SCALE: ~~1/8"=1'-0"~~ 1" = 10'

**SUP-39812**

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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

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

520 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101-6520

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

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,

L U Dreja

Lora Dreja

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SUP-39812

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

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

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

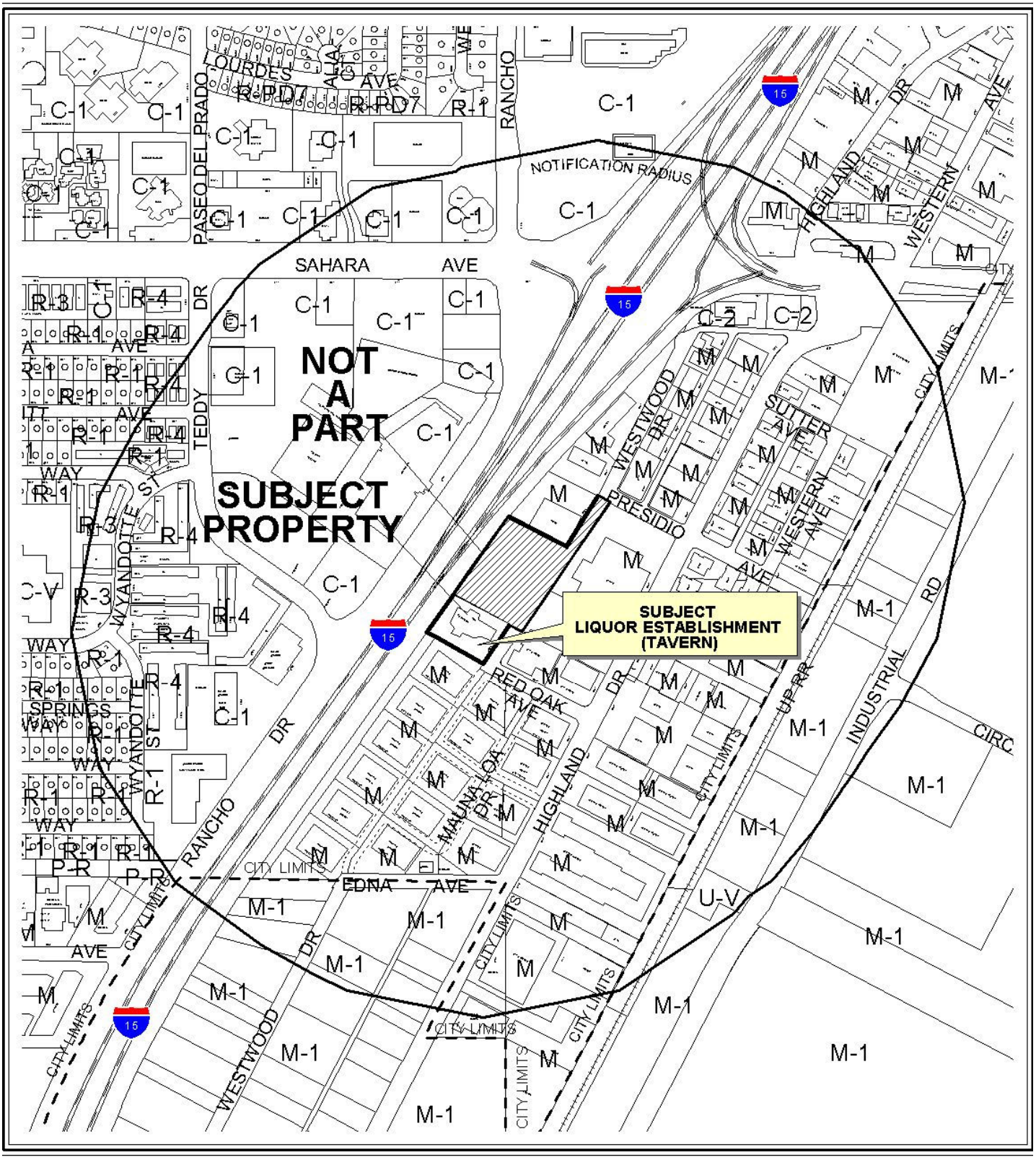
**SUBJECT:**
SUP-39819 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: D2801 WESTWOOD, INC. - Request for a Major Amendment to a previously approved Special Use Permit (U-0109-99) FOR A PROPOSED 6,443 SQUARE-FOOT EXPANSION OF AN APPROVED 37,151 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) at 2801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

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

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

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

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




**CASE:** **SUP-39819**

**RADIUS:** 1500 FT

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

0 300 600 Feet

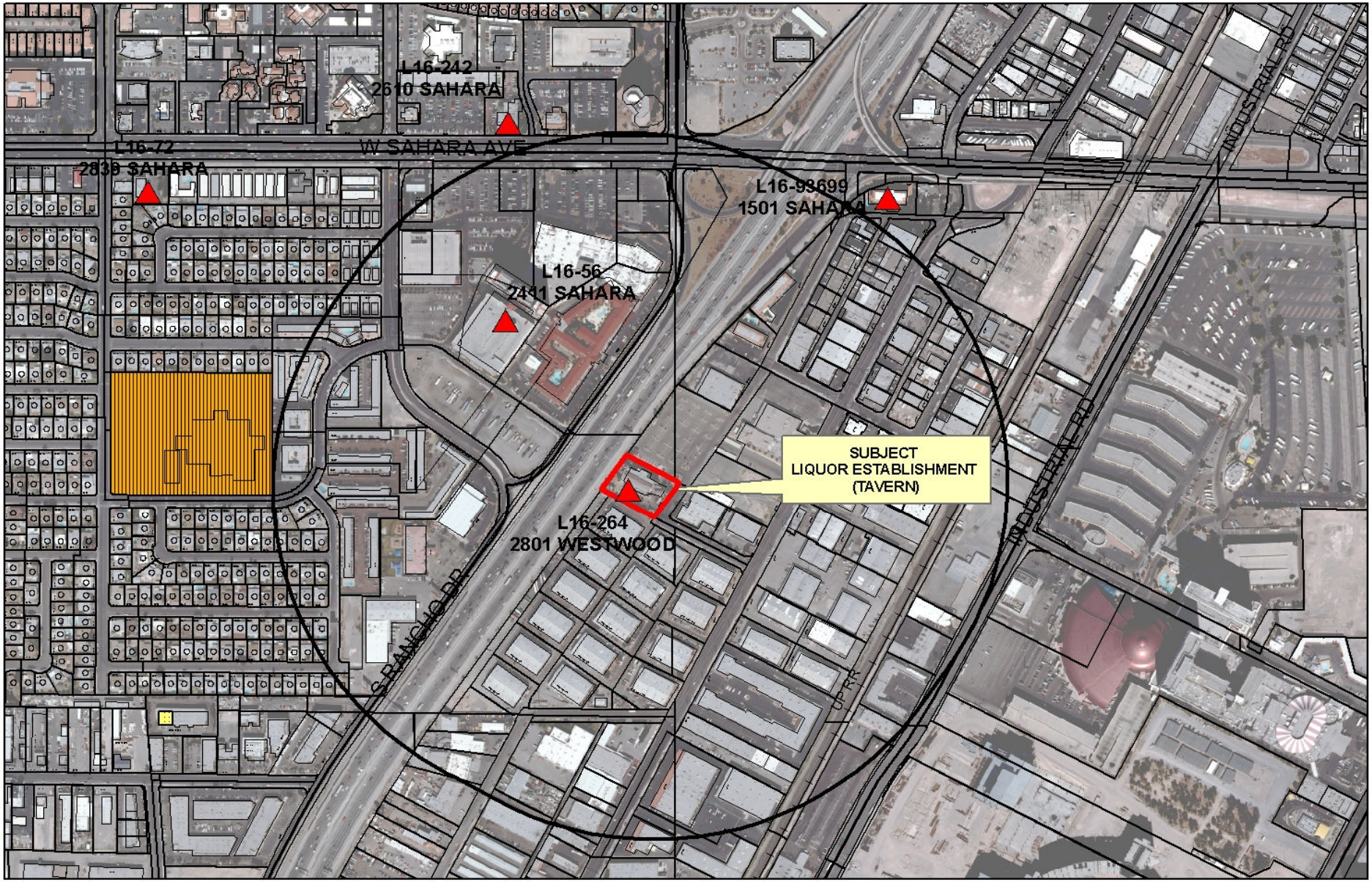



**CASE:** **SUP-39819**

**RADIUS:** 1500 FT

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

0 300 600 Feet




**SUP-39819**

**Taverns**

**Business Licenses**

Child Care/ Children Facility

Tavern

0 305 610 1,220 Feet

RELIGIOUS

CITY PARKS

SCHOOLS

Subject Property

1500 foot buffer

N

# PLANNING & DEVELOPMENT DEPARTMENT

## STATEMENT OF FINANCIAL INTEREST

Case Numbe. 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, 2010

Sunshine Muangsopa

Notary Public in and for said County and State

State of Nevada, County of Clark

SUNSHINE MUANGSOPA
NOTARY PUBLIC
STATE OF NEVADA
Date Appointment Exp: 7-13-2011
Certificate No: 03-83788-1

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PLANNING & DEVELOPMENT

# 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)** 162036040011/16209102004 **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 ESQ. **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*** _____

*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.

_____

Notary Public in and for said County and State

ALISON WHITNEY
Notary Public State of Nevada
No. 06-105840-1
My appt. exp. April 11, 2014

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Revised 10/27/08

*FOR DEPARTMENT USE ONLY*

| | |
|---|---|
| Case # | SUP-39819 |
| Meeting Date: | 11/19/10 |
| Total Fee: | $ 1280.00 |
| Date Received:* | 10/05/10 |
| Received By: | JFM |

*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.

# 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

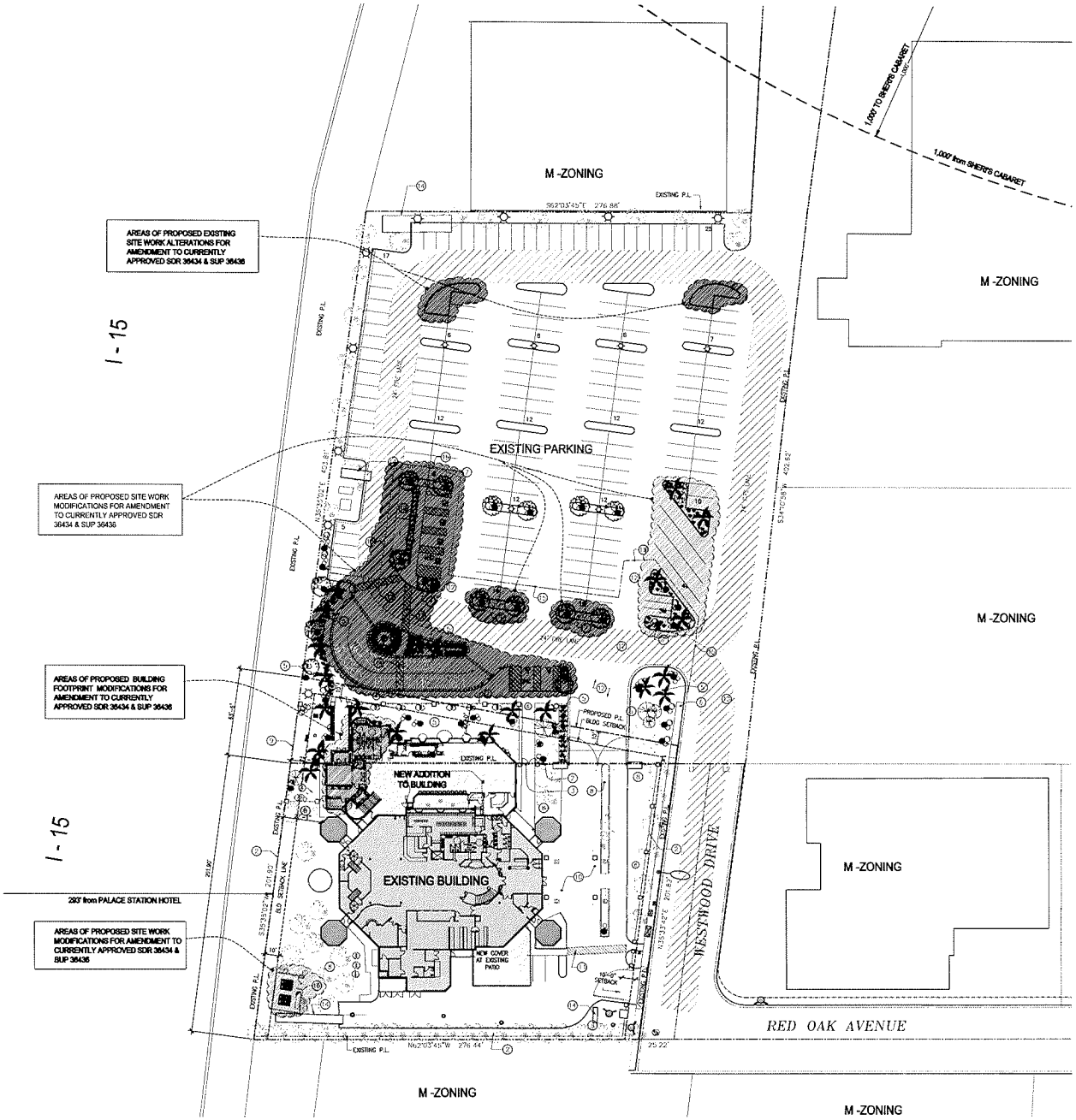
This 2nd day of Nov ,2009

Brenda K. Roberts
Notary Public in and for said County and State

BRENDA K ROBERTS
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES
MARCH 25, 2013

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OCT 05 2010

SUP-39819
SDR-39818




1 SITE PLAN

## KEY NOTE

1. NEW 6' HT. WROUGHT IRON FENCE. MATCH WITH EXISTING WROUGHT IRON FENCE
2. EXISTING FENCE TO REMAIN (REPAIR AS NEEDED)
3. EXISTING GATES TO REMAIN (REPAIR AS NEEDED)
4. NEW WROUGHT IRON GATES W/ PANIC HARDWARE. MATCH WITH EXISTING GATES
5. NEW LANDSCAPE (SEE LANDSCAPE DWGS)
6. NEW SIDEWALK (MATCH EXISTING IN COLOR AND TYPE.)
7. NEW PLANTER WITH TREES PER CITY OF LAS VEGAS LANDSCAPING REQUIREMENTS. TYPICAL AS SHOWN.
8. EXISTING LANDSCAPE (SEE LANDSCAPE DWGS)
9. NEW CHAIN-LINK FENCE IN PLACE ALONG FREEWAY RIGHT-OF-WAY
10. EXISTING STAMPED CONCRETE PAVEMENT AREA AT ENTRY AREA
11. ACCESSIBLE ROUTE FROM PARKING LOT AND PUBLIC RIGHT-OF-WAY
12. NEW ASPHALT PAVEMENT
13. EXISTING ASPHALT PAVEMENT SHALL REMAIN IN PLACE EXCEPT WHERE NEW PLANTERS ARE BEING INSTALLED. EXISTING PARKING LOT SHALL BE RESTRIPED AS SHOWN.
14. EXISTING BILLBOARD
15. AREA OF NEW PAVING WORK (COORDINATE WITH CIVIL DWGS)
16. PROPOSED NEW AQUA-CHILLER ENCLOSURE

| PROPOSED - BUILDING SF. | |
|---|---|
| TOTAL FIRST FLOOR ADDITION: | 7,365 SF. |
| TOTAL SECOND FLOOR ADDITION: | 9,329 SF. |
| TOTAL THIRD FLOOR ADDITION: | 2,748 SF. |
| TOTAL ADDITION FLOOR AREA: | 19,438 SF. |
| TOTAL ROOF DECK ADDITION: | 8,695 SF. |
| TOTAL ADDITION AREA: | 19,133 SF. |

| TOTAL BUILDING SF. | |
|---|---|
| EXISTING BUILDING AREA: | 25,417 SF. |
| NEW ADDITIONAL BUILDING AREA: | 19,438 SF. |
| TOTAL ENCLOSED BUILDING AREA: | 40,855 SF. |
| TOTAL ROOF DECK AREA: | (8,695 SF.) |
| TOTAL BUILDING AREA: | 44,550 SF. |

| PARKING ANALYSIS | |
|---|---|
| EXISTING BUILDING AREA: 25,417 SF. (1 PER 250) = 102 | 102 |
| NEW BUILDING AREA: 19,133 SF. (1 PER 250) = 77<br>ON SITE PARKING REQUIREMENT PER CLV TITLE 19:<br>IF 25,000 SF. OR MORE, (1) SPACE PER 250 SF. OF G.F.A<br>(CHAPTER 19.04 TABLE 2 - SEXUALLY ORIENTED BUSINESS) | 77 |
| TOTAL REQUIRED PARKING SPACES PER CLV TITLE 19_19.10<br>(INCLUDES ADA SPACES REQUIRED PER 19.10_TABLE 2 - 761) | 179 |
| TOTAL PROVIDED PARKING SPACES | 203 |
| (2) NON REQUIRED MOTORCYCLE SPACES (ADDITIONAL TO PROVIDED) | |

## GENERAL NOTES

1. SEE LANDSCAPE DRAWING FOR LANDSCAPE INFORMATION
2. SEE CIVIL DRAWING FOR ALL SITE LAYOUT, DIMENSION OF CURBS, GUTTER, RAMP, SIDE WALKS AND OTHER SITE WORKS.
3. ALL SITE WORKS SHALL BE COORDINATED WITH CIVIL DRAWINGS AND IF DISCREPANCY WAS DISCOVERED ON EXIST ALL DRAWINGS SHALL BE COORDINATED AND UPDATED TO MATCH ARCHITECTURAL DRAWING AND CIVIL DRAWING. INFORM ARCHITECT OF ANY DISCREPANCY DISCOVERED AND EXIST.
4. REFER TO CIVIL DRAWING FOR ALL DRAINAGE, GRADING, AND OTHER EXISTING UTILITIES
5. ALL SLOPE FOR PLANTER AREAS SHALL BE 2% AWAY FROM THE BUILDING
6. ALL SLOPE ALONG ACCESSIBLE PATHWAY SHALL NOT BE 5% MIN. TO THE DIRECTION OF TRAVEL AND 2% SLOPE FOR CROSS SLOPE.
7. ALL PAVEMENT STRIPE & MARKING AS PER REQUIREMENT

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**SUP-39819**
**SDR-39818**

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

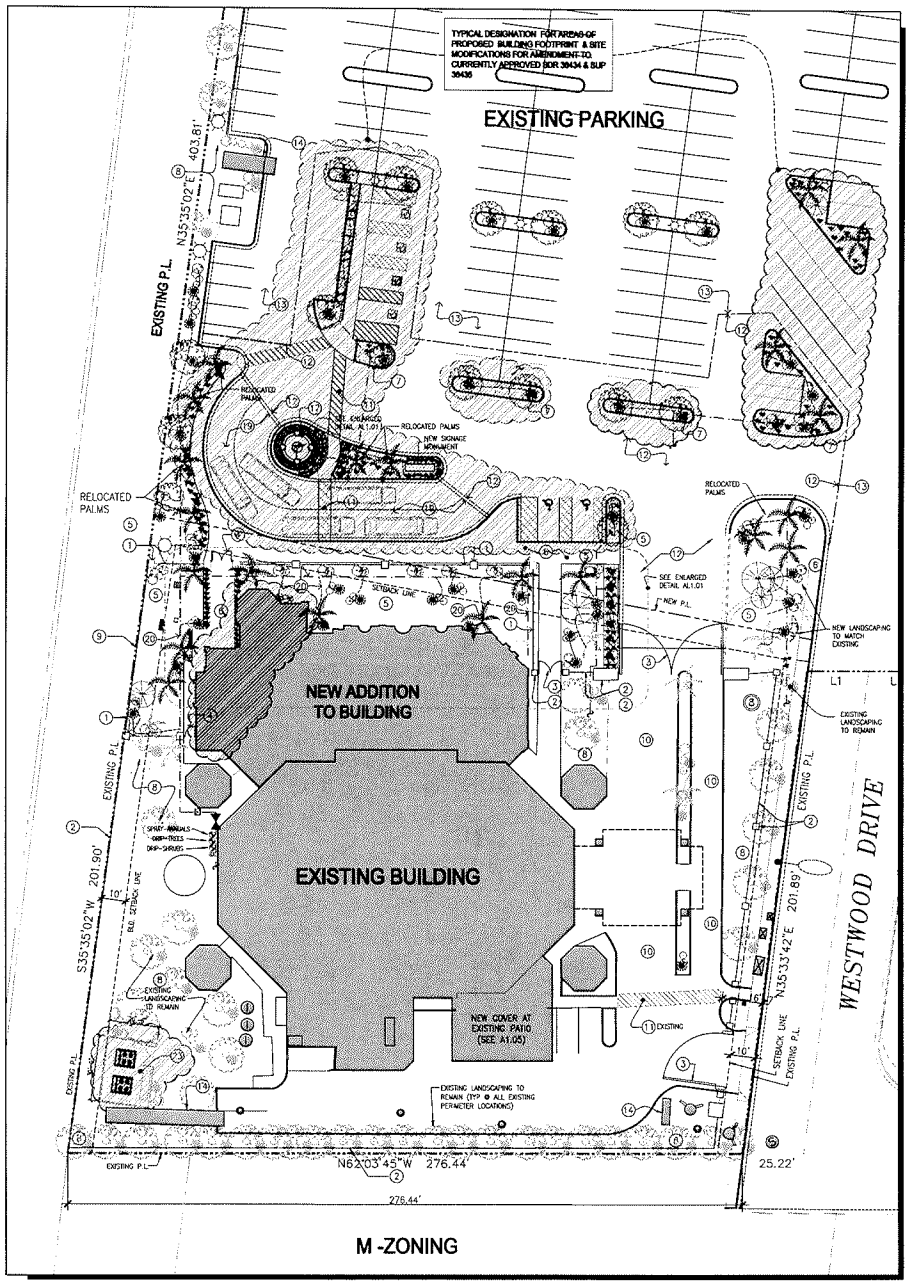
WINSTON H. HENDERSON ARCHITECTS
1505 EAST FLAMINGO ROAD STE. #350, LAS VEGAS, NV 89119
OFFICE (702) 893-8700 FAX (702) 893-8797

TREASURES GENTLEMEN'S CLUB EXPANSION
2801 WESTWOOD DR. LASVEGAS, NEVADA 89109
APN: 16208804001, 16209102004

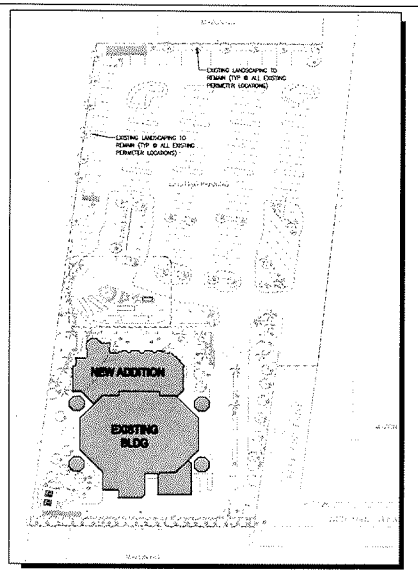
SITE PLAN

Date: 07-27-2009
Job No.: 09220
Designed: WHH
Drawn: TEP/BK
Update:
Checked: TEP/WHH

Sheet
AS1.0




2 LANDSCAPE PLAN




1 LANDSCAPE KEY PLAN

## KEY NOTE

1. NEW 6' HT. WROUGHT IRON FENCE & PILASTERS. MATCH WITH EXISTING WROUGHT IRON FENCE (SEE DETAILS SHEET AD1.1)
2. EXISTING FENCE AND PILLASTERS TO REMAIN, NO WORK OTHER THAN THAT REQUIRED TO INSTALL NEW PORTION WERE REQUIRED.
3. EXISTING GATES TO REMAIN U.O.N., REPAIR EXISTING AS MAY BE REQUIRED.
4. NEW WROUGHT IRON GATES W/ PANIC HARDWARE. MATCH EXISTING GATE DESIGN AND COLOR
5. NEW LANDSCAPING TO MATCH EXISTING LANDSCAPE DESIGN IN TYPE, MATERIAL AND LAYOUT
6. NEW SIDEWALK TO MATCH EXISTING IN MATERIAL AND COLOR. INSTALL EXPANSION BREAKS AS REQUIRED
7. NEW PARKING ISLAND PLANTER WITH TREES / SHRUBS PER CITY OF LAS VEGAS LANDSCAPING REQUIREMENTS. TYPICAL AS SHOWN.
8. EXISTING LANDSCAPE TO REMAIN. REPAIR / REPLACE ALL PLANTING AND MATERIAL DAMAGED BY CONSTRUCTION
9. NEW CHAIN-LINK SECURITY FENCE IN PLACE ALONG FREEWAY RIGHT-OF-WAY.
10. EXISTING STAMPED CONCRETE PAVEMENT AREA AT ENTRY AREA TO REMAIN. MATCH MATERIAL AT EXTENSION OF NEW DRIVE. PROVIDE FLUSH AND SEALED JOINT WHERE NEW MEETS EXISTING
11. ACCESSIBLE ROUTE FROM PARKING LOT AND PUBLIC RIGHT-OF-WAY. INSTALL STRIPING AS PER CLVBID AND TITLE 19 REQUIREMENTS
12. NEW ASPHALT PAVEMENT TO MATCH EXISTING. SEE CIVIL DWGS FOR DETAIL AT NEW / EXISTING JOINT CONDITIONS
13. EXISTING ASPHALT PAVEMENT SHALL REMAIN IN PLACE EXCEPT WHERE NEW ISLAND PLANTERS AND DRIVE WORK ARE BEING INSTALLED. REFER TO DEMO AND CIVIL DWGS. EXISTING PARKING LOT SHALL BE RESTRIPED AS SHOWN PER CITY CODE AND ORDINANCE'S.
14. EXISTING BUILDINGS TO REMAIN. COORDINATE NEW WORK AROUND BASES AND VERIFY LOCATION OF ANY / ALL UNDERGROUND UTILITY FEEDS TO EACH PRIOR TO COMMENCING NEW WORK.
15. RELOCATED EXISTING PALM TREE TO BE REINSTALLED AT LOCATIONS SHOWN. (SEE SITE DEMO PLAN)
16. NEW "WASHIE" PALM TREES TO MATCH EXISTING IN SPECIES AND GENERAL HEIGHT VERIFY EXISTING TYPE
17. NEW WATER FEATURE POOL / FOUNTAIN WITH STATUE TO MATCH TYPE & THEME OF EXISTING STATUES WITHIN EXISTING AND NEW NICHES. PROVIDE POWER FOR IN-FOUNTAIN W.P. LIGHTS AND EXTERIOR LANDSCAPE LIGHTS. PROVIDED WATER LINES, PUMPS AND SHUT OFF. PROVIDE DESIGN SHOP DWGS AND CUT SHEET SUBMITTALS FOR OWNER AND CLV APPROVAL
18. NEW DECORATIVE PAVERS AROUND FOUNTAIN BASE. PROVIDE SAMPLES FOR OWNER APPROVAL
19. NEW DRIVE THROUGH DROP OFF TO MATCH STAMPED CONCRETE AT EXISTING DROP OFF DRIVE
20. NEW IRRIGATION SYSTEM MAIN AND DRIP LINES. INSTALL AS PER AL1.01. PROVIDE INSTALLATION SHOP DWGS WITH SUBMITTAL SHEETS FOR APPROVAL
21. NEW LANDSCAPE LIGHTING TO BE TIED INTO EXISTING CONTROL SYSTEM (SEE LV. KEY / SCHEDULE AND ELECTRICAL DWGS)
22. RELOCATED LIGHT FIXTURE SET ATOP NEW PILASTERS. PROVIDE NEW TO MATCH EXISTING IF REQUIRED OR IF ANY SAVED UNIT IS DAMAGED (VERIFY QUANTITY AND REFER TO ELECTRICAL DWGS)
23. NEW AQUA-CHILLER AC PLANT W/ RELATED EQUIPMENT WITHIN CMU & STUCCO ENCLOSURE (TO MATCH WALL & CORNICE STYLES OF BUILDING)

## LANDSCAPE SCHEDULE

| | SYMBOL | BOTANICAL NAME / COMMON NAME | QUAN | COND | REMARKS |
|---|---|---|---|---|---|
| TREES | | PINE PINUS SPECIES | 5 | 24" BOX | |
| | | PRUNUS | 20 | 24" BOX | |
| | | PALM (EXISTING / RELOCATED) PALM (NEW TO MATCH EXISTING) | | EXISTING 60" BOX | |
| SHRUBS | | DWARF OLEITE OLEA CALLISTEMON "LITTLE JOHN" | 76 | 5 GAL. | |
| | | WATERFALL RIO - WHITE MYO HYBRID | 29 | 5 GAL. | |
| | | LEUCOPHYLLUM ZYGOPHYLLUM BLUE RANGER | 29 | 5 GAL. | |
| | | LANTANA CAMARA LANTANA | 29 | 5 GAL. | |
| | | LILY OF THE NILE AGAPANTHUS AFRICANUS | 29 | 5 GAL. | |
| | | TOTAL SHRUB | 140 | | |

## IRRIGATION LEGEND

| | | |
|---|---|---|
| | BACKFLOW DEVICE | WILKINS 850XL Rev |
| | IRRIGATION CONTROLLER | RAINBIRD ESP-8 STATION (MIN) MOUNT |
| | IRRIGATION VALVE | RAINBIRD PESB 1in W/ SCHEDULE 30 PVC REGULATOR AND AC MODULES 40-115 - 150 MCW ENTER |
| | QUICK COUPLER | RAINBIRD 33-NC 3/4 |
| | GATE VALVE | WHERE 1in BRASS GATE VALVE |
| | MAINLINE | 1in SCH 40 PVC |
| | LATERAL LINE (SHRUBS) | 3/4in POLYTUBE W/ 1/4" DISTRIBUTION TUBING TO EMITTER |
| | LATERAL LINE (TREES) | 3/4in POLYTUBE W/ 1/4" DISTRIBUTION TUBING TO EMITTER |
| | SLEEVES (MAINLINE) | 2in SCH 40 PVC |
| | SLEEVES (LATERALS) | 1-1/2in SCH 40 PVC |
| | EMITTERS | RAINBIRD TURBOKEY PRESSURE COMPENSATING EMITTER 2 GPH - 12 PSI (TREES) |
| | EMITTERS | RAINBIRD TURBOKEY PRESSURE COMPENSATING EMITTER 1 GPH - 2 PSI SWIVEL (1 GAL) 0.5 GPH - 2 PSI 1 GAL SHRUB |
| | FLUSH VALVE | AS PROVIDED FOR 3/4" FLUSH VALVE |
| | MANUAL DRAIN VALVE | RAINBIRD DRAIN - SPRAY @ ANNUALS |

## GENERAL NOTES

1. CONTRACTOR IS RESPONSIBLE TO VERIFY ALL PLANT QUANTITIES. THE PLANT LIST IS INTENDED AS REFERENCE ONLY.
2. CONTRACTOR IS TO APPROVE ALL PLANT MATERIAL PRIOR TO INSTALLATION WITH PRIOR NOTICE OF 48 HOURS.
3. PLANT MATERIAL IS TO HAVE IDENTIFICATION TAGS ON 10% OF TOTAL QUANTITY OF EACH SPECIES SHOWING GENUS, SPECIES AND VARIETY, ETC.
4. PROVIDE MATCHING SIZES AND FORMS OF LIKE SHRUB SPECIES AS SHOWN ON DRAWINGS.
5. IT IS THE INTENT OF THIS DRAWING TO CREATE AN IMMEDIATE AESTHETIC APPEARANCE. THIS PROJECT MAY REQUIRED VEGETATION REMOVAL AND /OR THINNING OUT AT A FUTURE DATE
6. CONTRACTOR TO DESIGN BUILD IRRIGATION SYSTEM IN ACCORDANCE TO CODE AND STANDARDS
7. DECOMPOSED GRANITE, 1/2" MINUS, COLOR "MOHAVE GOLD", 2" DEPTH TYP. IN ALL PLANTING BEDS. DECOMPOSED GRANITE TO CONTAIN ADE FINES AND SIZE AGGREGATE. CONTRACTOR RECEIVE VERIFICATION OF THIS FROM THE SUPPLIER AND PREVIOUS VERIFICATION TO THE OWNER PRIOR TO ANY CONSTRUCTION.
8. LANDSCAPE BOULDERS: COLOR TO MATCH OR COMPLEMENT ROCK GROUND COVER. BOULDERS TO BE GRANITE, ROUND IN SHAPE 3" TO 4" DIAMETER SIZED ACCORDING TO THE FOLLOWING HANDLINGS. 20% 4" LARGEST DIAMETER, 40% 3" LARGEST DIAMETER, 40% 2" DIAMETER. CONTRACTOR TO SET 1/3 OF ROCK DIAMETER INTO FINISHED GRADE

OCT 0 5 2010

# SUP-39819
# SDR-39818

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

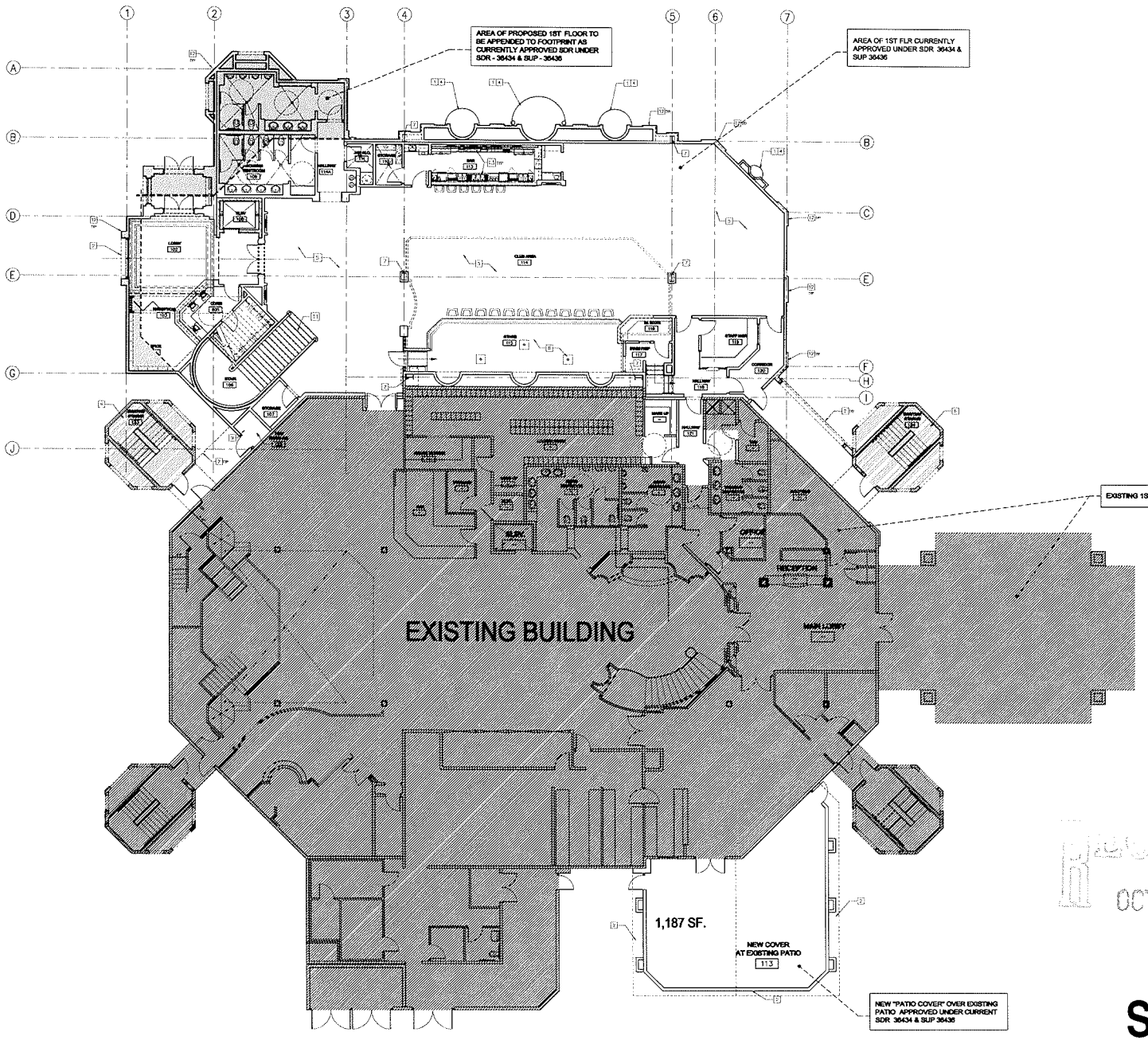
WINSTON H. HENDERSON ARCHITECTS
1555 EAST FLAMINGO ROAD STE. #300, LAS VEGAS, NV 89119
OFFICE (702) 893-8700 FAX (702) 893-8787

TREASURES GENTLEMEN'S CLUB EXPANSION
2801 WESTWOOD DR. LASVEGAS, NEVADA 89109
APN: 16209804001, 16209102004

LANDSCAPE AND IRRIGATION PLAN

Date: 07-27-2009
Job No.: 09220
Designed: WHH
Drawn: TEP/BK
Update:
Checked: TEP/WHH

Sheet AL1.0




1 OVERALL FIRST FLOOR PLAN

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

## KEY NOTE

| | |
|---|---|
| 1 | STATUE LOCATION FOR OWNER FURNISHED, OWNER INSTALLED STATUE. |
| 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 PAN 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 | CMU COLUMNS WITH EIFS FINISH. SEE STRUCTURAL DRAWINGS FOR DESIGN AND REINFORCING NOTES. SEE EXTERIOR ELEVATIONS FOR DECORATIVE EIFS FINISH. |
| 11 | WOOD STAIRS WITH CARPETED TREADS AND RISERS. 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 | EIFS PLANT-ON COLUMN. SEE EXTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION. |
| 13 | BAR EQUIPMENT. |
| 14 | 22"X36" ROOF HATCH WITH METAL LADDER. INSTALL PER MANUFACTURE 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 |

OCT 0 5 2010

**SUP-39819**
**SDR-39818**

*ISSUED TO CLV PLANNING*

*ISSUE DATE 10/04/10*

*FOR APPROVED SDR & SUP AMENDMENT*

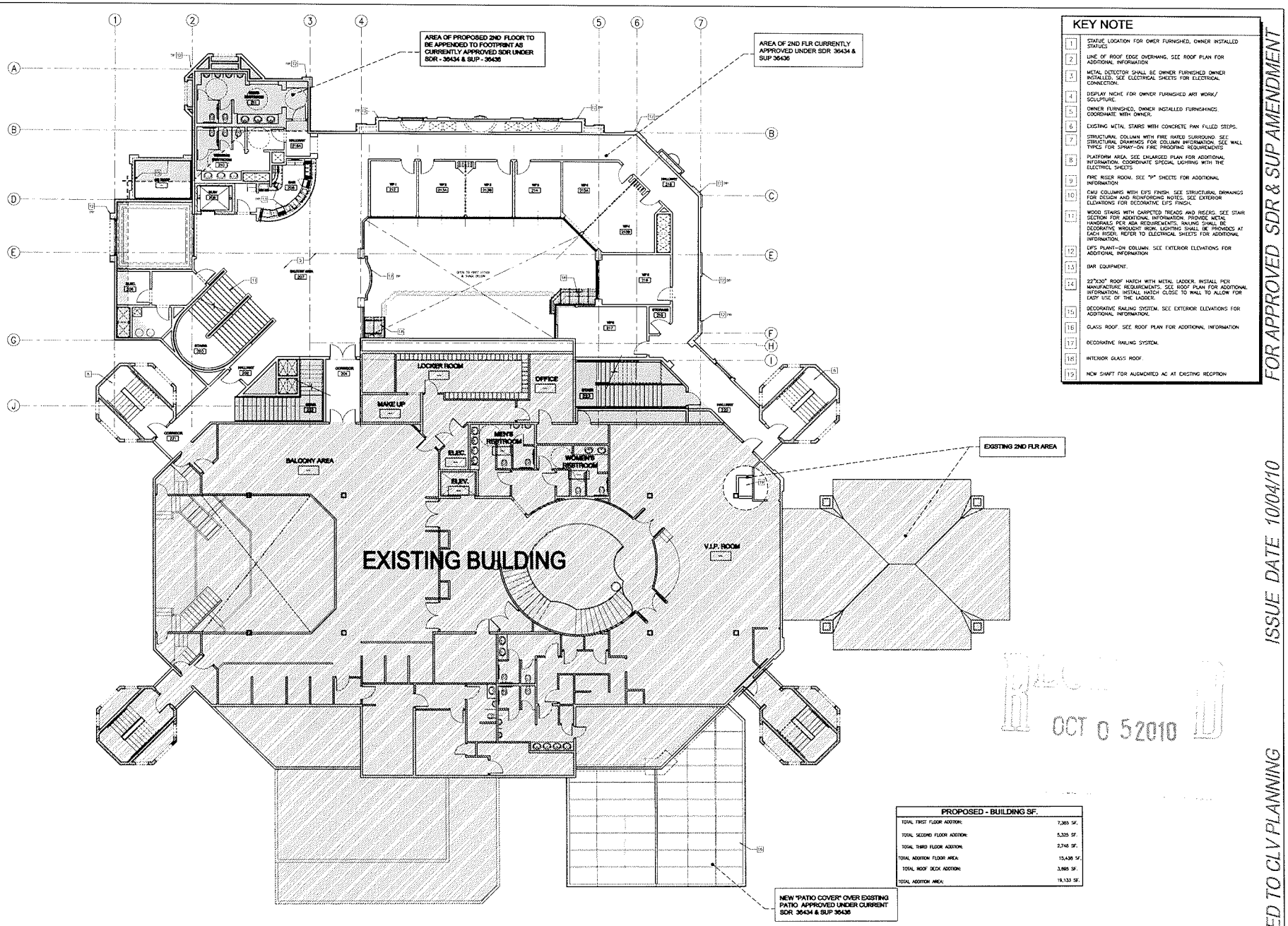
WINSTON H. HENDERSON ARCHITECTS
1555 EAST FLAMINGO ROAD STE. #550, LAS VEGAS, NV 89119
OFFICE (702) 893-9700 FAX (702) 893-9797

TREASURES GENTLEMEN'S CLUB EXPANSION
2801 WESTWOOD DR. LASVEGAS, NEVADA 89109
APN: 16208804001, 16209102004

OVERALL FIRST FLOOR PLAN

| | |
|---|---|
| Date: | 07-27-2009 |
| Job No.: | 09220 |
| Designed: | WHH |
| Drawn: | TEP/BK |
| Update: | |
| Checked: | TEP/WHH |

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## KEY NOTE

| | |
|---|---|
| 1 | STATUE LOCATION FOR OWER 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 PAN 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 ELECTRICL SHEETS |
| 9 | FIRE RISER ROOM, SEE "P" SHEETS FOR ADDITIONAL INFORMATION |
| 10 | CMU COLUMNS WITH EIFS FINISH, SEE STRUCTURAL DRAWINGS FOR DESIGN AND REINFORCING NOTES, SEE EXTERIOR ELEVATIONS FOR DECORATIVE EIFS FINISH. |
| 11 | WOOD STAIRS WITH CARPETED TREADS AND RISERS, 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 | EIFS PLANT-ON COLUMN, SEE EXTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION |
| 13 | BAR EQUIPMENT. |
| 14 | 22"X30" ROOF HATCH WITH METAL LADDER, INSTALL PER MANUFACTURE 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 |

| PROPOSED - BUILDING SF. | |
|---|---|
| TOTAL FIRST FLOOR ADDITION: | 7,365 SF. |
| TOTAL SECOND FLOOR ADDITION: | 5,325 SF. |
| TOTAL THIRD FLOOR ADDITION: | 2,748 SF. |
| TOTAL ADDITION FLOOR AREA: | 15,438 SF. |
| TOTAL ROOF DECK ADDITION: | 3,695 SF. |
| TOTAL ADDITION AREA: | 19,133 SF. |

OCT 0 5 2010

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

FOR APPROVED SDR & SUP AMENDMENT

ISSUE DATE 10/04/10

ISSUED TO CLV PLANNING

WINSTON H. HENDERSON ARCHITECTS
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TREASURES GENTLEMEN'S CLUB EXPANSION
2801 WESTWOOD DR. LASVEGAS, NEVADA 89109
APN: 162098004001, 162091020004

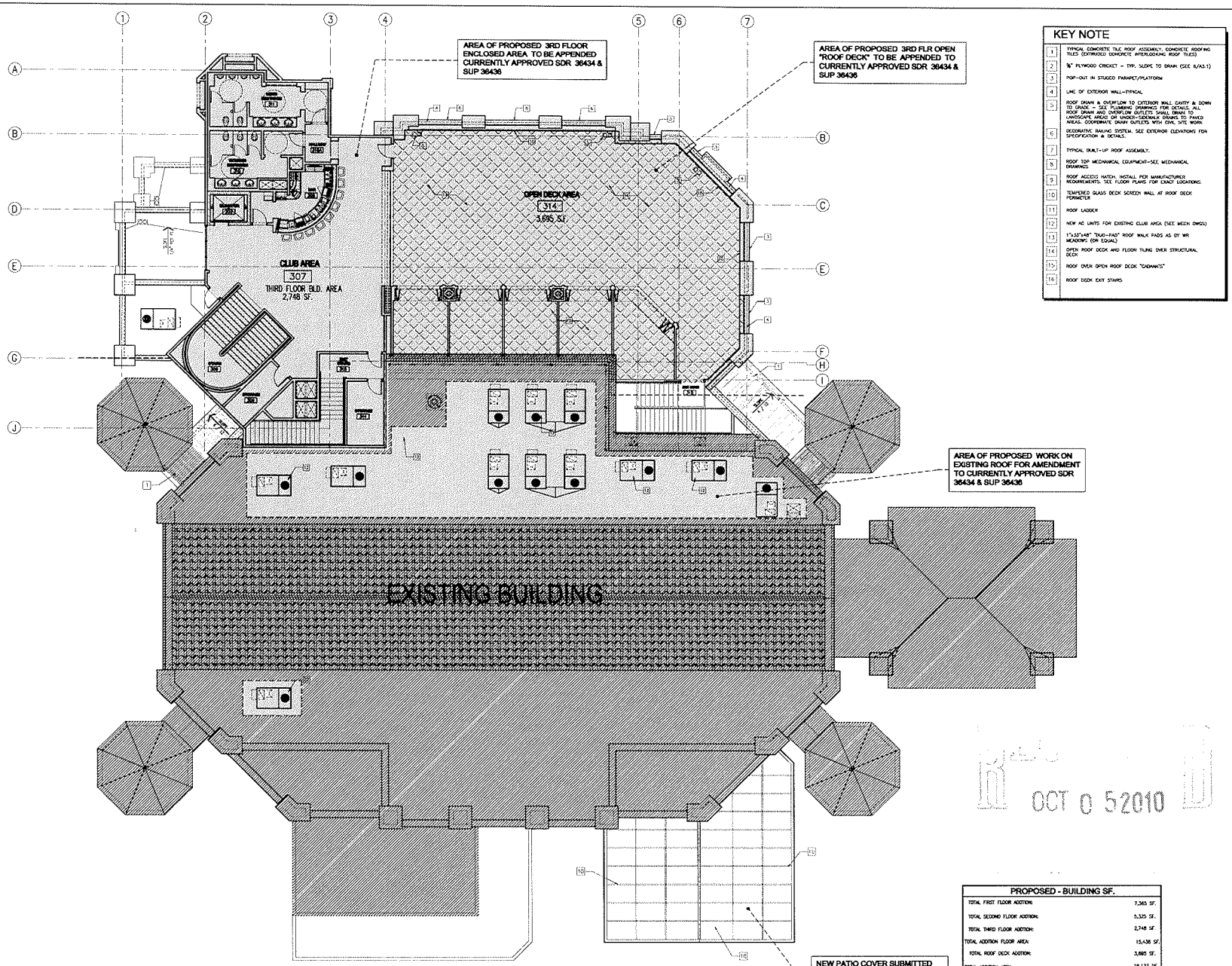
OVERALL SECOND FLOOR PLAN

Date: 07-27-2009
Job No.: 09220
Designed: WHH
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SDR-39818




1 THIRD FLOOR OVERALL PLAN

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

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**SUP-39819**

**SDR-39818**

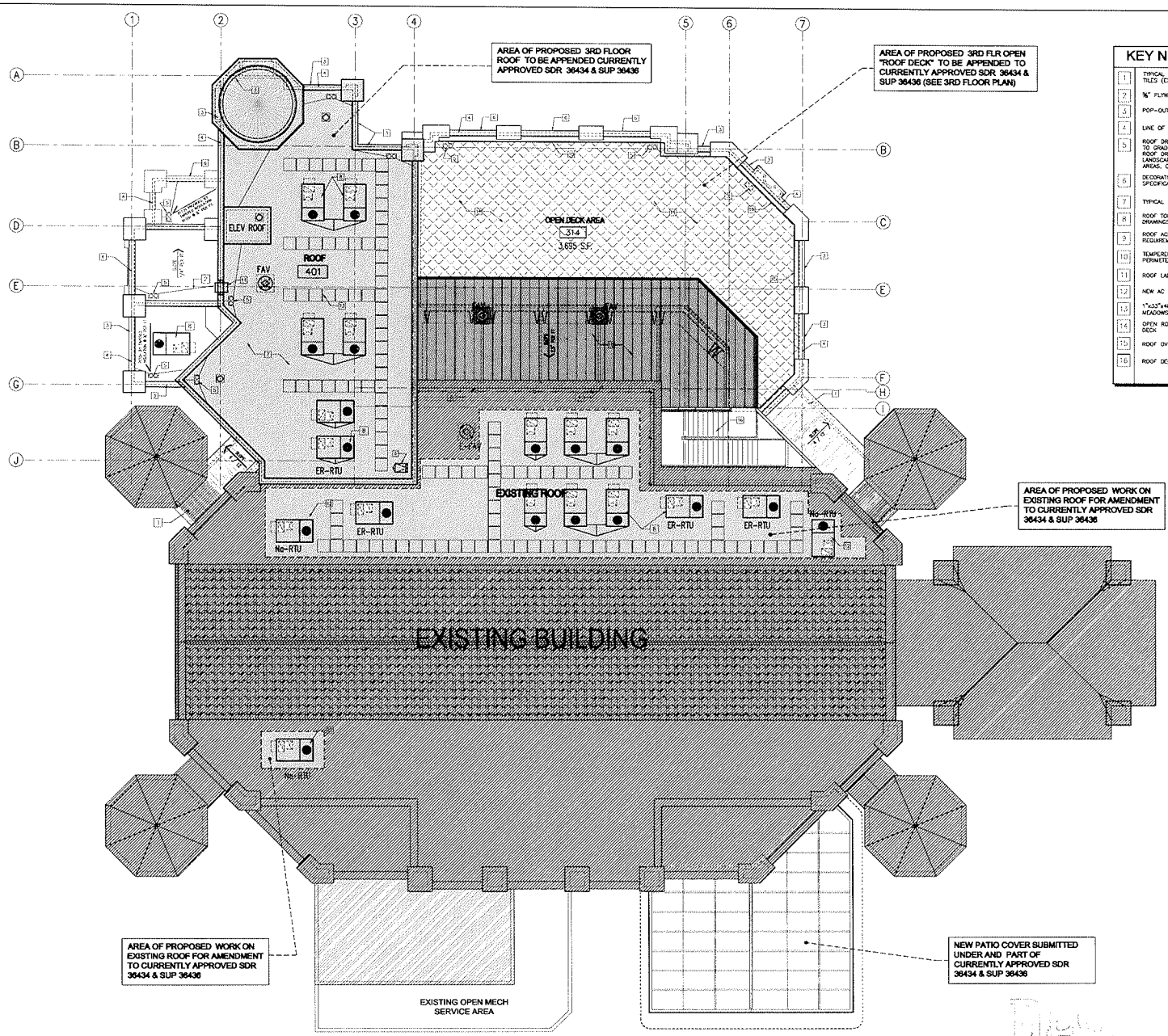
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TREASURES GENTLEMEN'S CLUB EXPANSION
2801 WESTWOOD DR. LASVEGAS, NEVADA 89109
APN: 16208604001, 162081020004

THIRD FLOOR PLAN

Date: 07-27-2009
Job No.: 09220
Designed: WHH
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1555 EAST FLAMINGO ROAD STE. #350, LAS VEGAS, NV 89119
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TREASURES GENTLEMEN'S CLUB EXPANSION
2801 WESTWOOD DR. LAS VEGAS, NEVADA 89109
APN: 16208804001, 16208102004

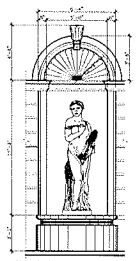
ROOF PLAN

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Job No.: 08220
Designed: WHH
Drawn: TEP/BK
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Checked: TEP/WHH

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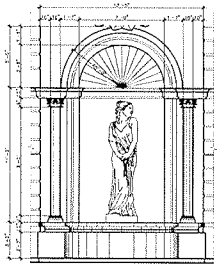
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SUP-39819
SDR-39818



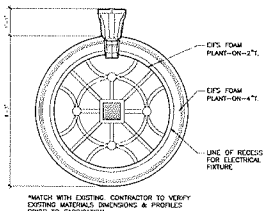
*MATCH WITH EXISTING PREFABRICATED STATUARY NICHE. CONTRACTOR TO VERIFY EXISTING DIMENSIONS & TYPE BEFORE COMMENCING WORK

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



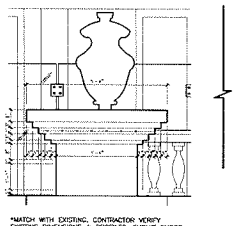
*MATCH WITH EXISTING PREFABRICATED STATUARY NICHE. CONTRACTOR TO VERIFY EXISTING DIMENSIONS & TYPE BEFORE COMMENCING WORK

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



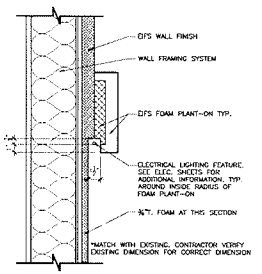

*MATCH WITH EXISTING. CONTRACTOR TO VERIFY EXISTING MATERIALS, DIMENSIONS & PROFILES PRIOR TO FABRICATION

5 PLANT-ON DETAIL
SCALE: 1/2" = 1'-0"



*MATCH WITH EXISTING. CONTRACTOR VERIFY EXISTING DIMENSIONS & PROFILES. SUBMIT SHOPS

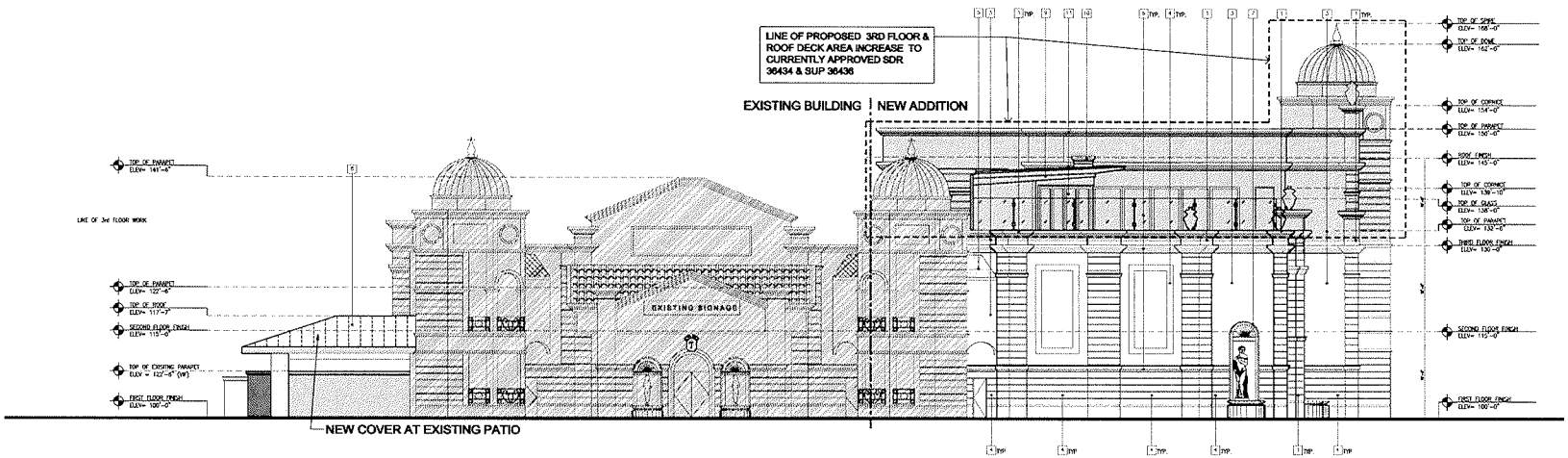
6 TYP. COLUMN CAP DETAIL
SCALE: 1/2" = 1'-0"



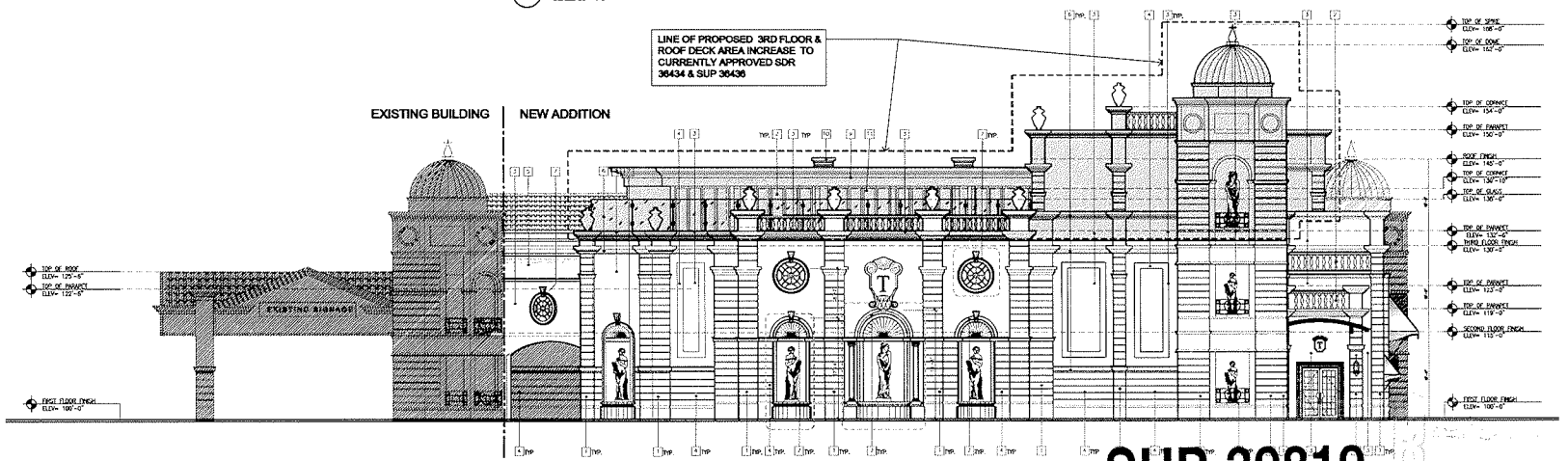

7 PLANT-ON SECTION
SCALE: 3" = 1'-0"

## KEY NOTE

| | |
|---|---|
| 1 | EIFS 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 | EIFS WALL FINISH SHALL HAVE LIGHT SAND TEXTURE. STUCCO SHALL BE PAINTED FOR MATCHING WITH EXISTING BUILDING COLOR. TYPICAL AROUND ENTIRE BUILDING. |
| 4 | EIFS POP-OUT WALLS. TYPICAL AROUND BUILDING AS SHOWN WALLS SHALL BE PAINTED WITH TRIM COLOR. MATCH WITH EXISTING. |
| 5 | CONCRETE MISSION STYLE TILE ROOFING MATERIAL AT ALL PITCHED ROOF AREAS. SEE ROOF PLAN FOR ADDITIONAL INFORMATION. MATCH WITH EXISTING. |
| 6 | DECORATIVE FASCIA TRIM SHALL BE EIFS OVER FOAM PLANT-ON AND SHALL BE PAINTED TRIM COLOR. TYPICAL AROUND ENTIRE BUILDING. MATCH WITH EXISTING TYPICAL. |
| 7 | EIFS FOAM PLANT-ON TYPICAL SHALL BE PAINTED WITH TRIM COLOR. MATCH WITH EXISTING EIFS FOAM PLANT-ON TYPICAL. |
| 8 | GLASS ROOF COVER AT EXISTING PATIO AREA. SEE ROOF PLAN FOR ADDITIONAL INFORMATION. |
| 9 | COVER OVER ROOF DECK CABANA'S |
| 10 | FALSE "PILASTER" ENCLOSES AIR MAKE FROM BELOW, W/ LIGHTED "CAP" |
| 11 | SLIDING "STACKABLE" GLASS DOORS AT CABANA'S |




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




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

FOR APPROVED SDR & SUP AMENDMENT

ISSUE DATE 10/04/10

ISSUED TO CLV PLANNING

**SUP-39819**

**SDR-39818**

OCT 0 5 2010

WINSTON H. HENDERSON
ARCHITECTS
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TREASURES GENTLEMEN'S CLUB EXPANSION
2801 WESTWOOD DR. LASVEGAS, NEVADA 89109
APN: 16208804001, 16209102004

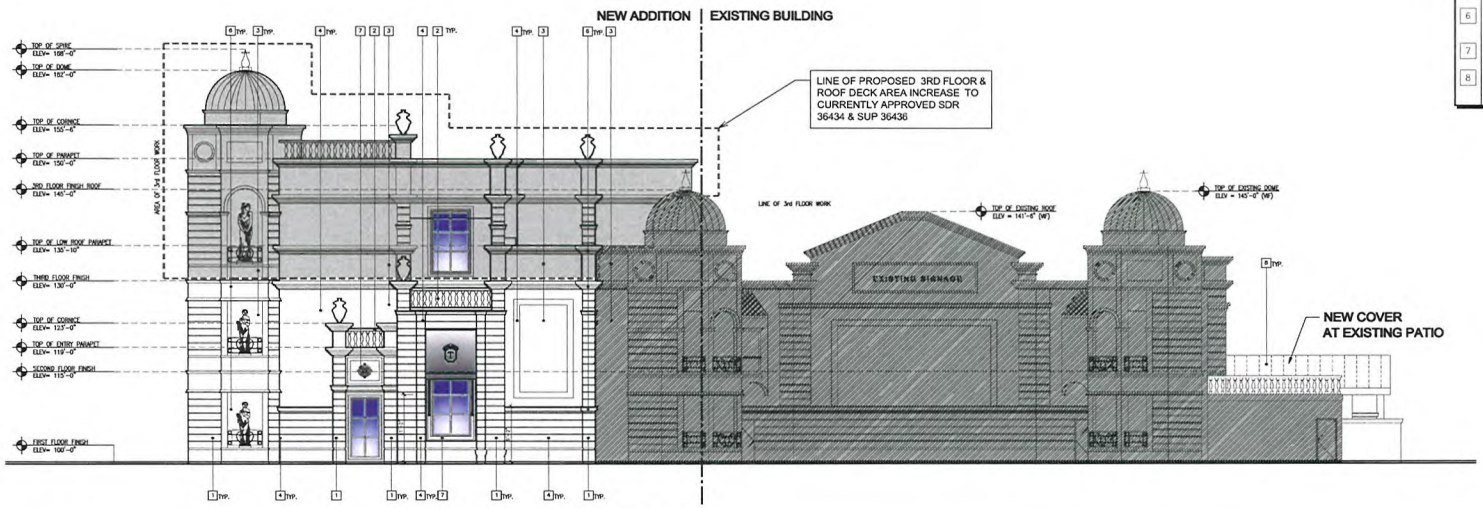
ELEVATIONS

Date: 07-27-2009
Job No.: 09220
Designed: WHH
Drawn: TEP/BK
Update:
Checked: TEP/WHH

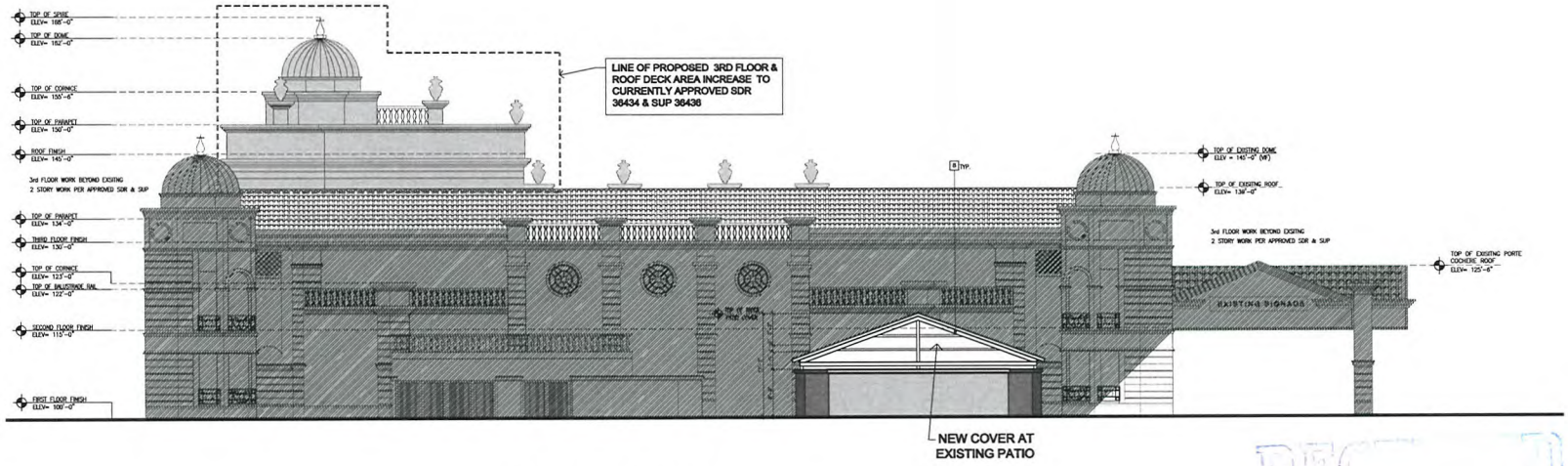
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## KEY NOTE

| | |
|---|---|
| 1 | EIFS 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 | EIFS WALL FINISH SHALL HAVE LIGHT SAND TEXTURE. STUCCO SHALL BE PAINTED FOR MATCHING WITH EXISTING BUILDING COLOR. TYPICAL AROUND ENTIRE BUILDING. |
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| 7 | EIFS FOAM PLANT-ON TYPICAL. SHALL BE PAINTED WITH TRIM COLOR. MATCH WITH EXISTING EIFS FOAM PLANT-ON TYPICAL. |
| 8 | GLASS ROOF COVER AT EXISTING PATIO AREA. SEE ROOF PLAN FOR ADDITIONAL INFORMATION. |




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




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

RECEIVED
OCT 0 5 2010

**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 SITE #350, LAS VEGAS, NV 89119
OFFICE (702) 893-9700 FAX (702) 893-9797


TREASURES GENTLEMEN'S CLUB EXPANSION
2801 WESTWOOD DR. LASVEGAS, NEVADA 89109
APN: 16208604001, 16209102004

ELEVATIONS

Date: 07-27-2009
Job No.: 09220
Designed: WHH
Drawn: TEP/BK
Update:
Checked: TEP/WHH

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A3.01

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# 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 | 2,748 |
| Total bldg addition floor area | 15,438 |
| Total roof deck addition | 3,695 |
| Total Addition area | 19,133 |
| | |
| Existing Building area | 25,417 |
| 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.

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OCT 0 5 2010
SUP-39819
SDR-39818

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

## *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 a previously 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). Staff recommends APPROVAL.

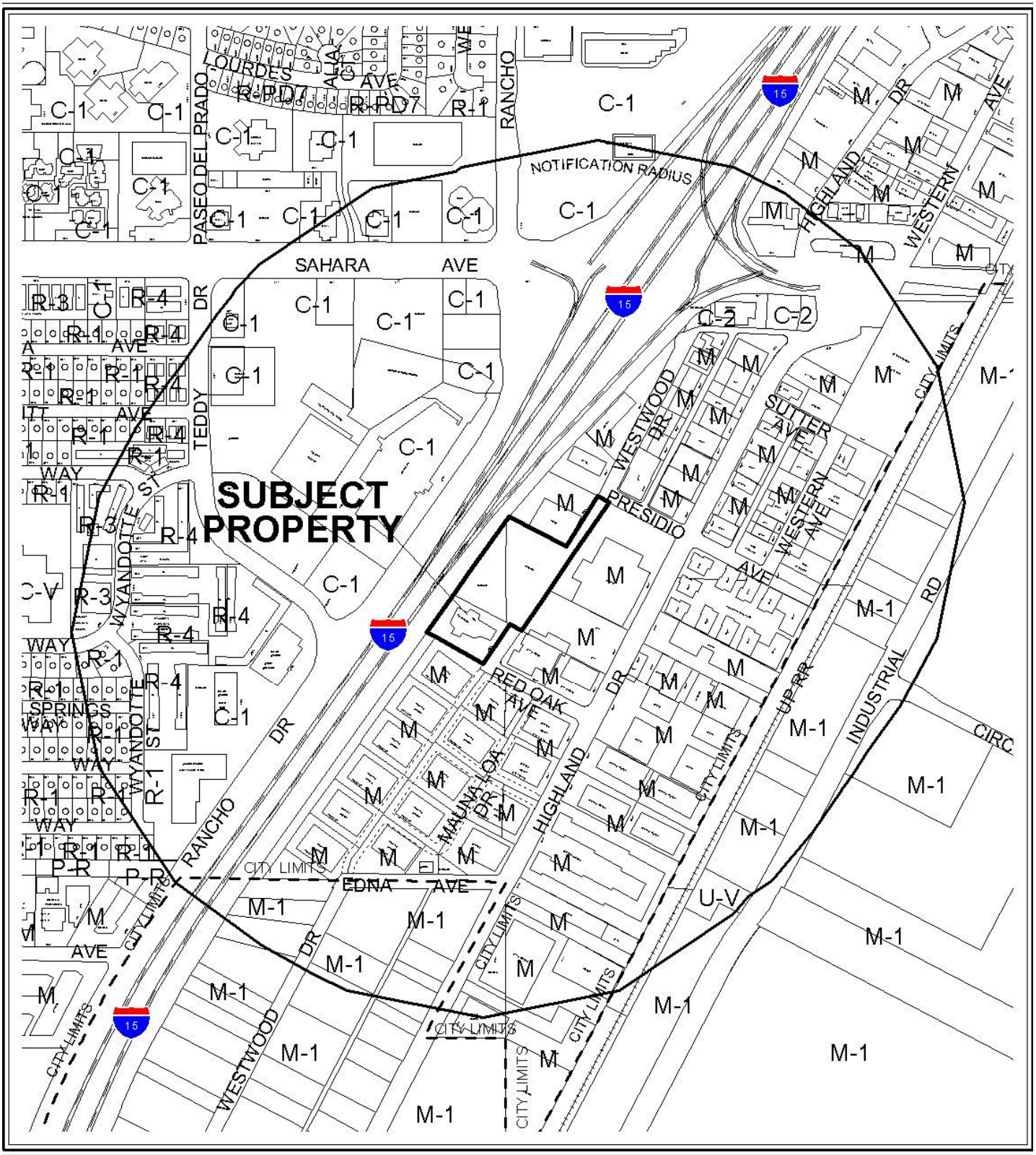
**MAY GO TO CITY COUNCIL ON 12/15/10 OR MAY BE FINAL ACTION**
**(Unless Appealed Within 10 Days)**

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

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

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

**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




**CASE:** **SDR-39818**

**RADIUS:** 1500 FT

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

0 300 600 Feet

PLANNING & DEVELOPMENT

# PLANNING & DEVELOPMENT DEPARTMENT

## STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-39818** 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 - rep

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

SUNSHINE MUANGSOPA
NOTARY PUBLIC
STATE OF NEVADA
Date Appointment Exp: 7-13-2011
Certificate No: 03-83788-1

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OCT 0 5 2010

PLANNING & DEVELOPMENT

# 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)** 162080400 1/162091020 04 **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 ESQ. **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*** _____

*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.

_____

Notary Public in and for said County and State

RECEIVED
OCT 0 5 2010

ALISON WHITNEY
Notary Public State of Nevada
No. 06-105840-1
My appt. exp. April 11, 2014

Revised 10/27/08

*FOR DEPARTMENT USE ONLY*

| | |
|---|---|
| Case # | SDR-39813 |
| Meeting Date: | 11/18/10 |
| Total Fee: | $1030.00 |
| Date Received:* | 10/05/10 |
| Received By: | |

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

# 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

BRENDA K ROBERTS
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES
MARCH 25, 2013

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OCT 05 2010

SUP-39819
SDR-39818

**SDR 39818**
**D2801 Westwood, Inc.**

# 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 unavailble for Westwood Dr.**

| **Presidio Ave.** | |
|---|---|
| Average Daily Traffic (ADT) | 280 |
| PM Peak Hour | 22 |
| *(heaviest 60 minutes)* | |

| **Highland Dr.** | |
|---|---|
| Average Daily Traffic (ADT) | 2,417 |
| PM Peak Hour | 193 |
| *(heaviest 60 minutes)* | |

**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 unavailble 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.

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

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

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

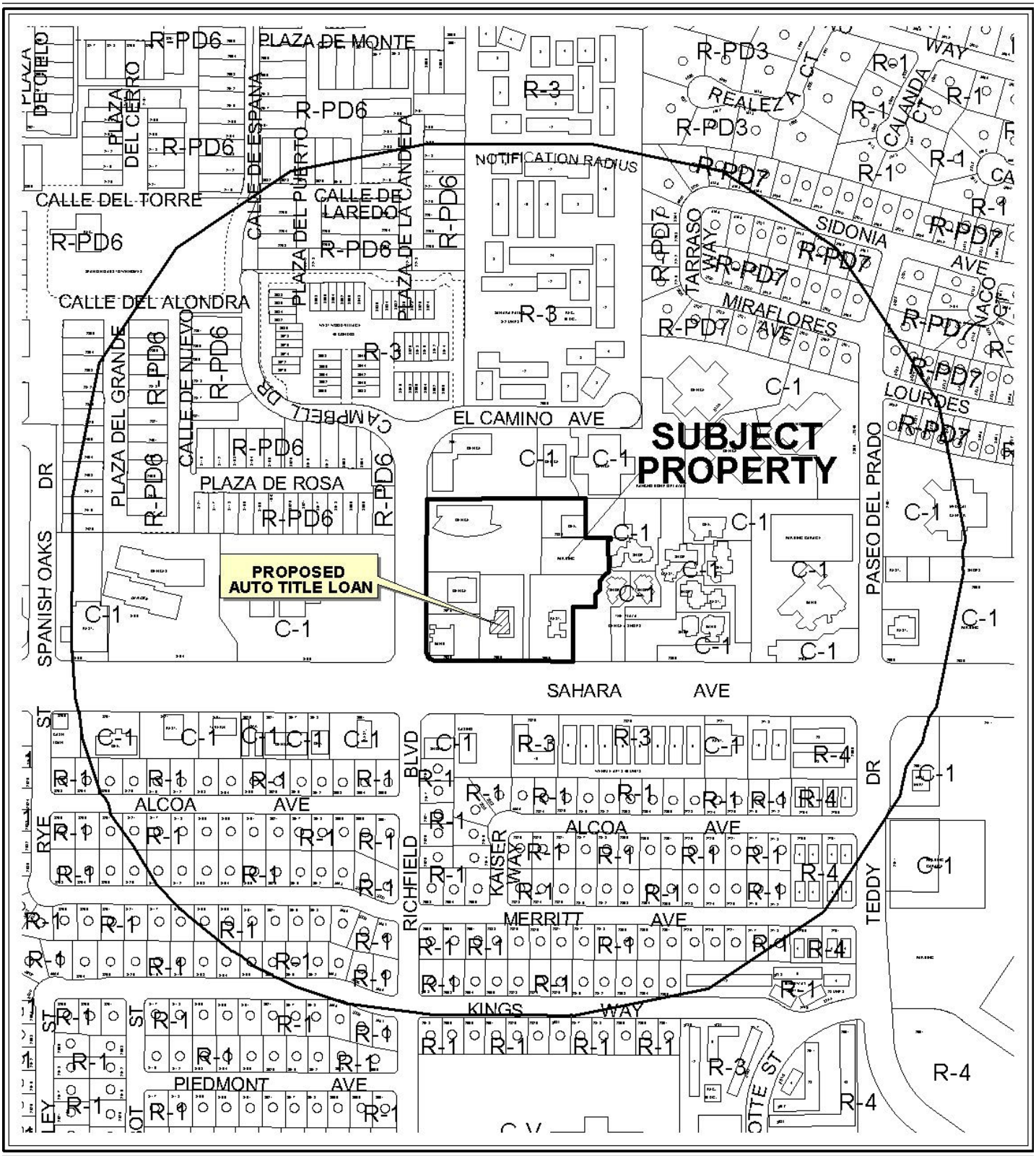
**SUBJECT:**
SUP-39821 - SPECIAL USE PERMIT - PUBLIC HEARING -APPLICANT: MONEYTREE, INC. - OWNER: KATSAM, LLC - Request for a Special Use Permit FOR AN AUTO TITLE LOAN USE WITHIN AN EXISTING 3,093 SQUARE-FOOT NONCONFORMING FINANCIAL INSTITUTION, SPECIFIED WITH WAIVERS TO ALLOW A 90-FOOT DISTANCE SEPARATION FROM A RESIDENTIAL USE WHERE 200 FEET IS REQUIRED, 990-FOOT DISTANCE SEPARATION FROM A FINANCIAL INSTUTION, SPECIFIED WHERE 1,000 FEET IS REQUIRED AND HOURS OF OPERATION FROM 7:00 a.m. to 11:00 p.m. WHERE 8:00 a.m. to 11:00 p.m. IS ALLOWED at 2950 West Sahara Avenue (APN 162-05-816-006), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian). Staff recommends DENIAL.

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

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

**RECOMMENDATION:**
Staff recommends DENIAL.

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




0 300 600 Feet

**CASE:** **SUP-39821**

**RADIUS:** 1000 FT

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

N



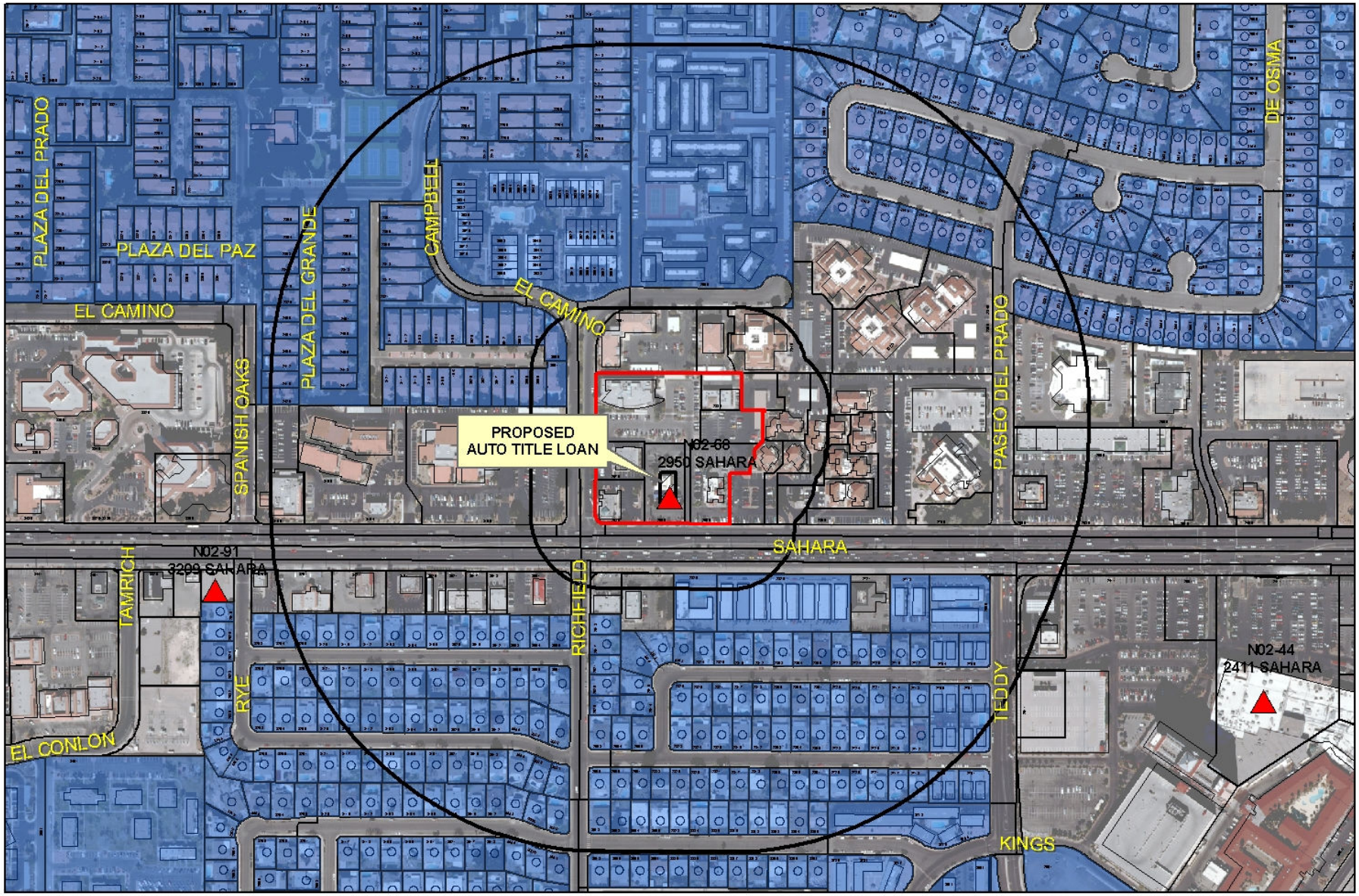

0 300 600 Feet

**CASE:** **SUP-39821**

**RADIUS:** 1000 FT

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

N




**SUP-39821**
**Financial Institution**

**Financial Business Locations**

- Financial Institution, Specified
- Automobile Title Loan
- Pawnshops

Subject Property
Residential Property
200ft & 1000ft Buffer

0 245 490 980 Feet

N

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

King County Washington State

CHUNG LIN NOTARY PUBLIC COMMISSION EXPIRES 3-29-11 STATE OF WASHINGTON

Notary Public in and for said County and State

OCT 0 0 2010

PLANNING & DEVELOPMENT
CITY OF LAS VEGAS
DEVELOPMENT SERVICES CENTER

# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

**Application/Petition For:** Special Use Permit -- Auto Title Loan

**Project Address (Location)** 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. Bamford

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

**Print Name** David E. Bassford

Subscribed and sworn before me

This 10th day of June, 20 10.

CHUNG LIN NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES 9-29-11

Notary Public in and for said County and State

Revised 10/27/08

***FOR DEPARTMENT USE ONLY***

| | |
|---|---|
| Case # | SUP-39821 |
| Meeting Date: | 11/18/10 |
| Total Fee: | $1030.00 |
| Date Received:* | 10/4/10 |
| Received By: | |

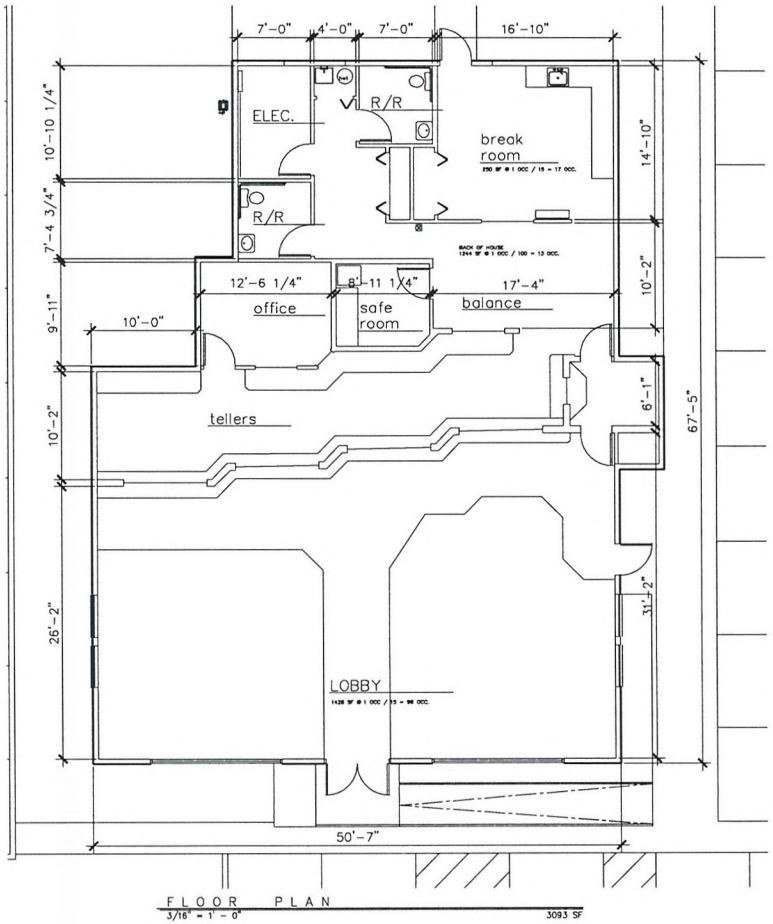
*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

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| PROJECT INFORMATION | APN: 162-05-816-006 | Zoning: C-1 |
|---|---|---|
| Site Area: | .69 Acres (+/- 30,380 SF) | |
| Total Building Area: | 3,093 GSF | |
| Parking Required: (financial) | 4/1,000 SF = 13 STALLS REQ'D | |
| Total Parking Provided: | 47 STALLS W/ 2 HNDCP | |
| Parking Stall Dimensions: | 9' X 18' | |
| Handicap Stall Size: | 9' X 20' | |
| Lot Coverage: | 10% | |
| Max Occupant Load: | 126 Occupants | |

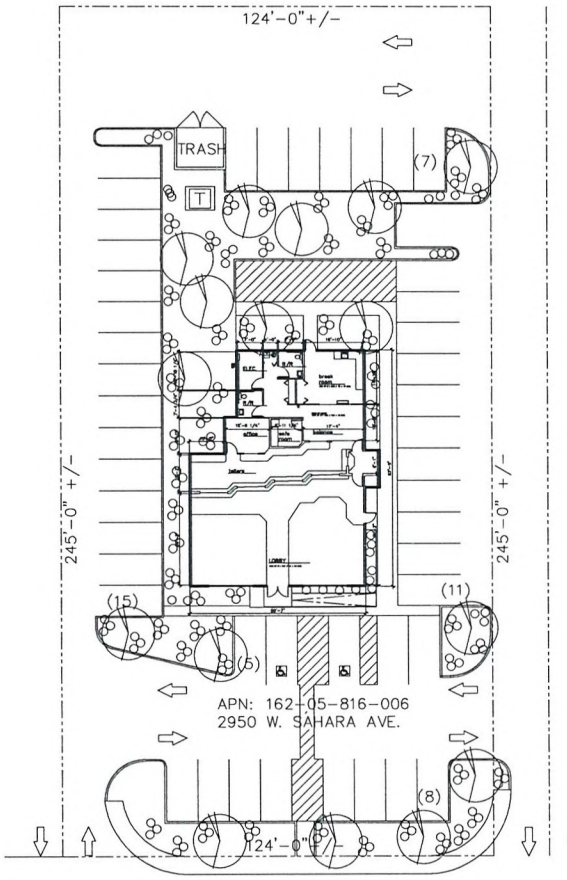



VICINITY MAP




FLOOR PLAN
3/16" = 1' - 0"
3093 SF

SAHARA/RICHFIELD COMMERCIAL SUBDIVISION




SITE PLAN
1/16" = 1' - 0"

**SUP-39821**

OCT 06 2010

REVISIONS:

BAKER CONSTRUCTION

PATCO BUILDING SYSTEMS

E. 2711 SPRAGUE
SPOKANE, WASHINGTON 99202
509-535-3668
FAX. 509-535-3720

PROJECT:
MONEY TREE INC.
store #75
2950 W. sahara ave
las vegas nv. 89102

SITE & FLOOR PLAN

DATE:
JULY 2 2010

SHEET:
A-1

# LIONEL SAWYER & COLLINS

ATTORNEYS AT LAW
1700 BANK OF AMERICA PLAZA
300 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101
(702) 383-8888
FAX (702) 383-8845
lsc@lionelsawyer.com
www.lionelsawyer.com

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@lionelsawyer.com


October 4, 2010

**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




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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**

RENO OFFICE: 1100 BANK OF AMERICA PLAZA, 50 WEST LIBERTY STREET • RENO, NEVADA 89501 • (775) 788-8666 • FAX (775) 788-8682
CARSON CITY OFFICE: 410 SOUTH CARSON STREET • CARSON CITY, NEVADA 89701 • (775) 841-2115 • FAX (775) 841-2119
WASHINGTON, DC OFFICE: 101 CONSTITUTION AVENUE NW, SUITE 800 • WASHINGTON, DC 20001 • (202) 742-4264 • FAX (202) 742-4265

cc: Ms. Chung-yu Lin

**SUP-39821**

City of Las Vegas Agenda Item No.: **25.**

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

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

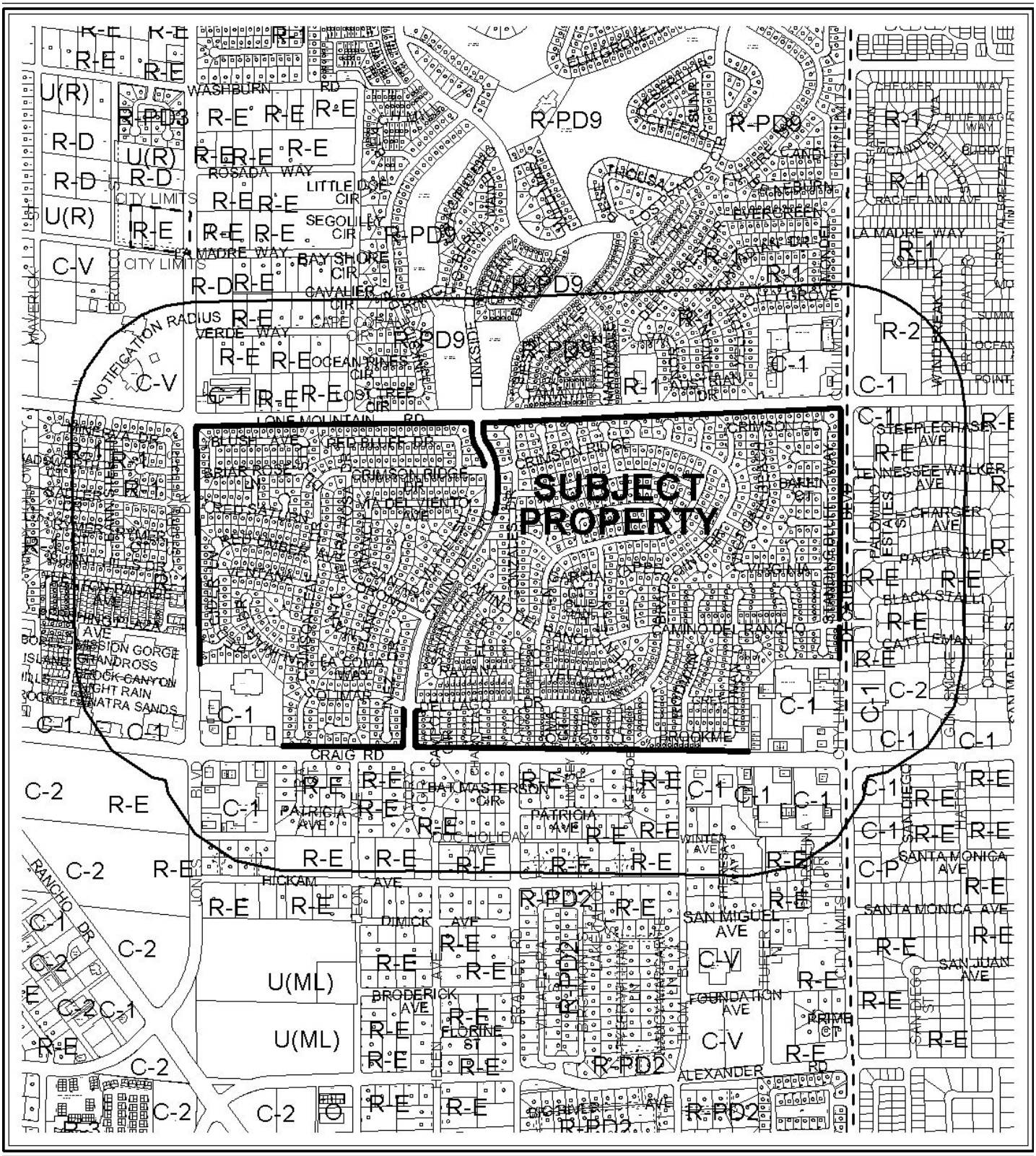
**SUBJECT:**
SDR-39810 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: RANCHO ALTA MIRA HOMEOWNERS ASSOCIATION - Request for a Major Amendment to a previously approved Site Development Plan Review (Z-0108-88) TO REPLACE 191 TREES IN THE PERIMETER LANDSCAPE BUFFER at the southwest corner of West Lone Mountain Road and North Decatur Boulevard (APNs Multiple), R-PD5 (Residential Planned Development - 5 Units Per Acre) Zone, Ward 6 (Ross). Staff recommends DENIAL.

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

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

**RECOMMENDATION:**
Staff recommends DENIAL.

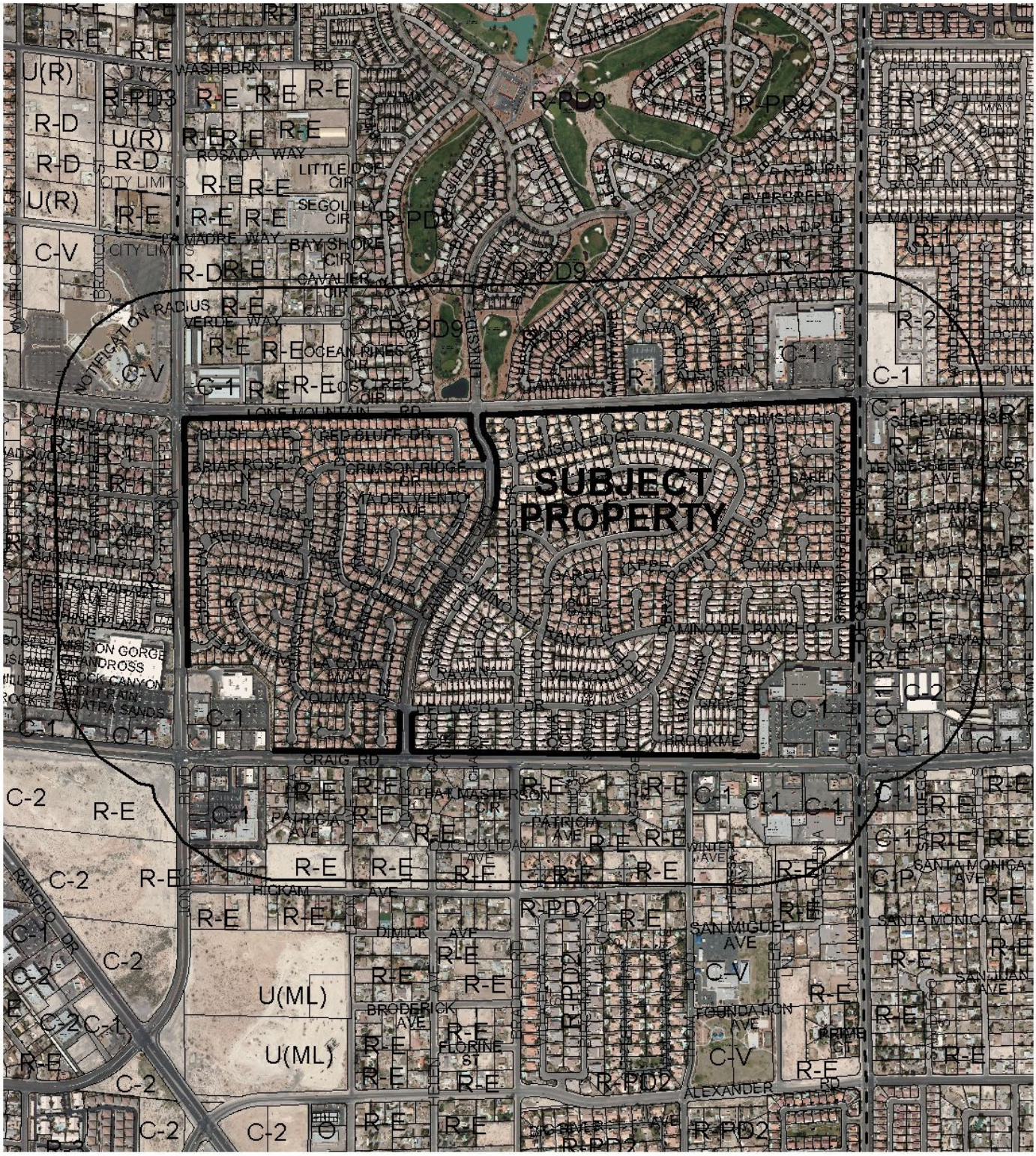
**BACKUP DOCUMENTATION:**
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letters




**CASE:** **SDR-39810**

**RADIUS:** 1000 FT

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




**CASE:** **SDR-39810**

**RADIUS:** 1000 FT

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

0 500 1000 Feet

N

# 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

M. HARROD
Notary Public State of Nevada
No. 99-51985-1
My appt. exp. Oct. 24, 2010

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PLANNING & DEVELOPMENT

# 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 Abbinett~~ Jessica Riano

**Address** C/o Terra West Prop. Mgt **Phone:** 251-4506 **Fax:** _____

**City** 2655 S. Rainbow Las Vegas **State** NV **Zip** 89146

**E-mail Address** _____

**APPLICANT** Rancho Alta MIRA HOA **Contact** Jim Abbinett

**Address** 5613 San Arco PL **Phone:** 658-5610 **Fax:** 656-5687

**City** Las Vegas **State** NV **Zip** 89130

**E-mail Address** jabbinette@cox.net

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

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

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

**E-mail Address** _____

*FOR DEPARTMENT USE ONLY*

| | |
|---|---|
| **Case #** | SDR-39810 |
| **Meeting Date:** | 11/18/10 PC |
| **Total Fee:** | $1,030 |
| **Date Received:*** | 10/5/10 |
| **Received By:** | |

**Property Owner Signature*** James & Abbinett

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

**Print Name** James & Abbinett

Subscribed and sworn before me

This 21st day of June, 20 10.

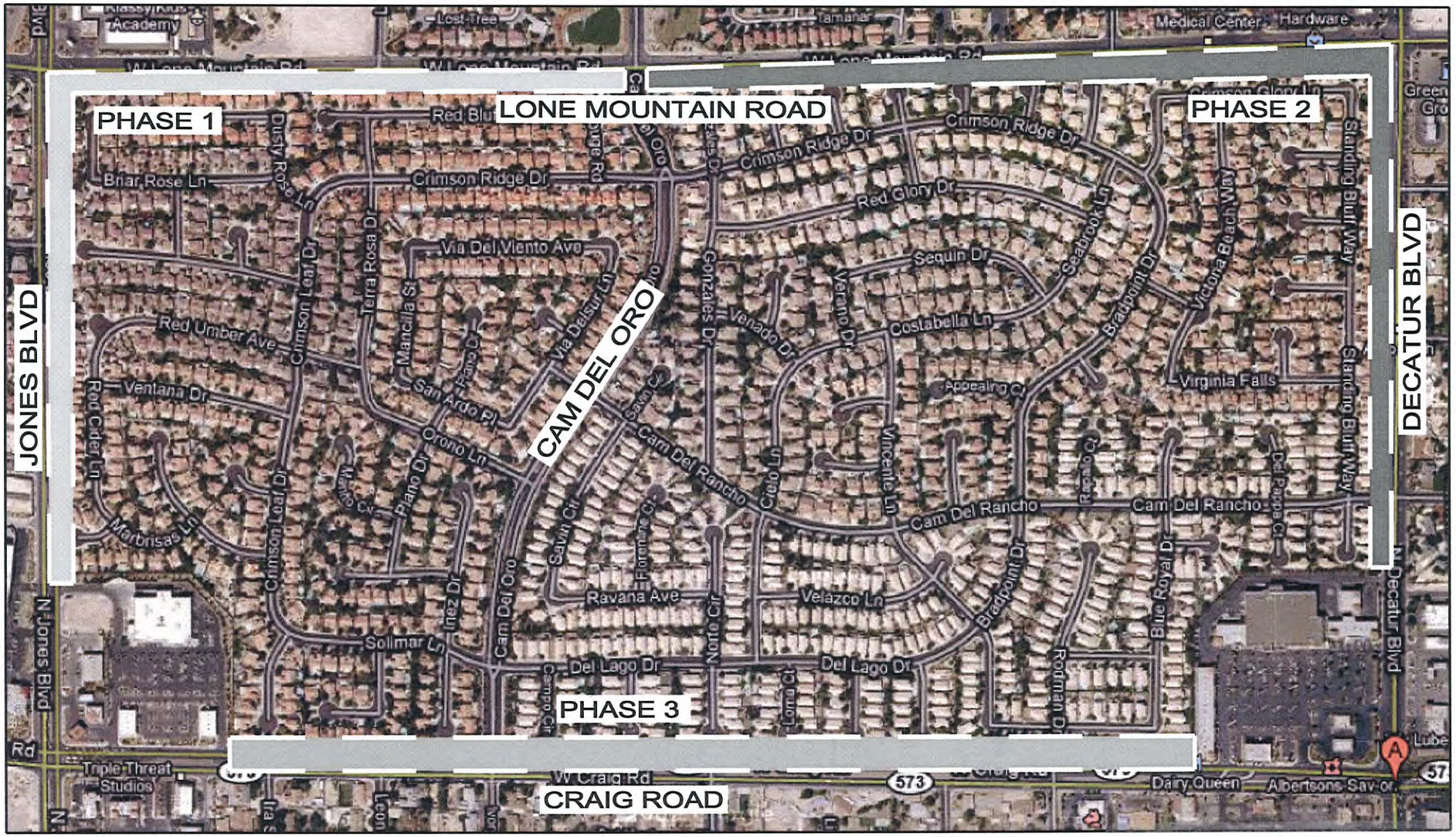
Notary Public in and for said County and State

M. HARROD
Notary Public State of Nevada
No. 99-51985-1
My appt. exp. Oct. 24, 2010

M. HARROD
Notary Public State of Nevada
No. 99-51985-1
My appt. exp. Oct. 24, 2010

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

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PLANNING & DEVELOPMENT




# PHASE EXHIBIT

**SDR-39810**

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LANDSCAPE & MAINTENANCE, LLC
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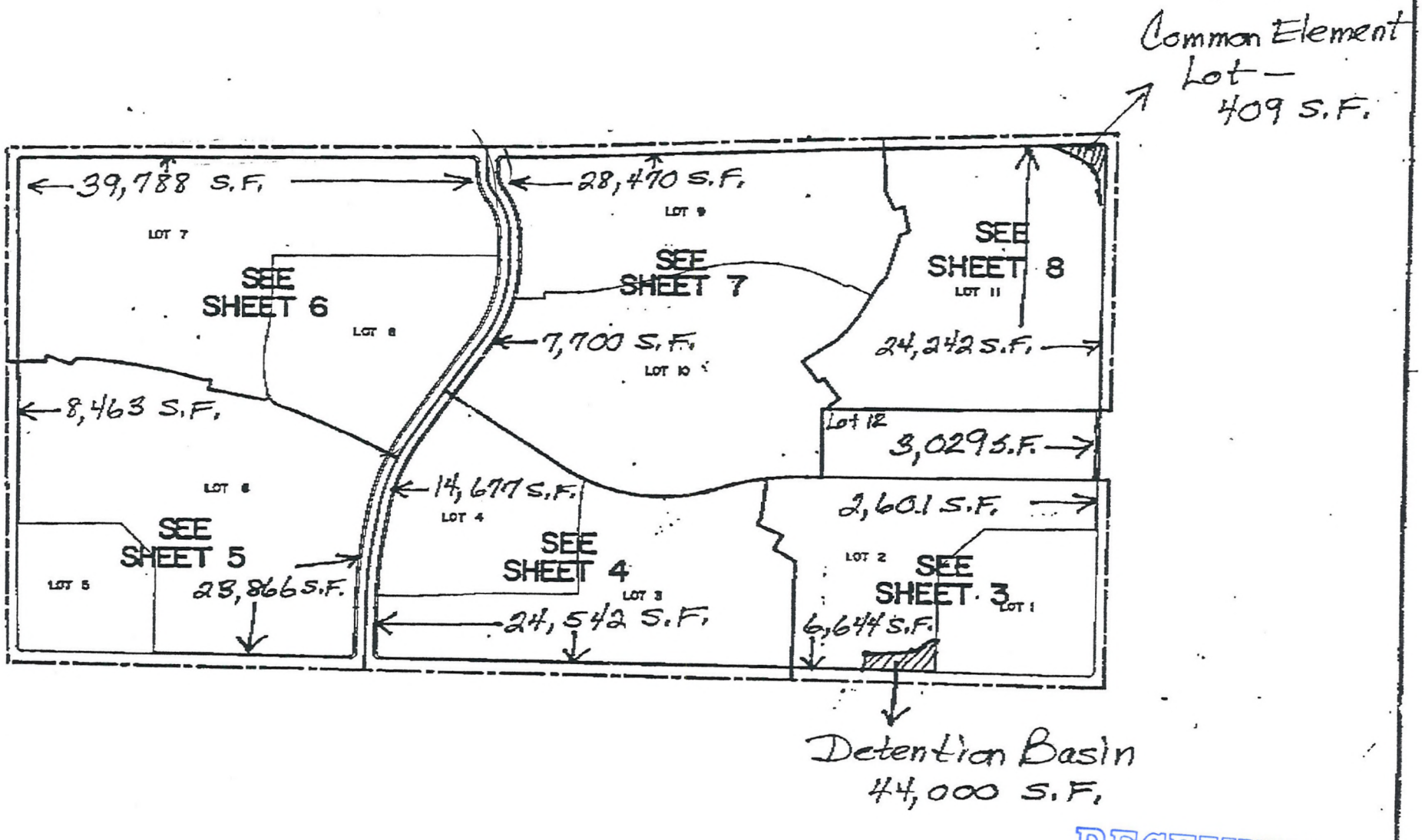

5275 SOUTH JONES BLVD.
LAS VEGAS NV. 89139
NVCL# 0043675A
PH: 702.251.0011
FAX: 702.870.5099


## Rancho Alta Mira Homeowner's Association


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PERIMETER IMPROVEMENT PROJECT

*October 5, 2010*




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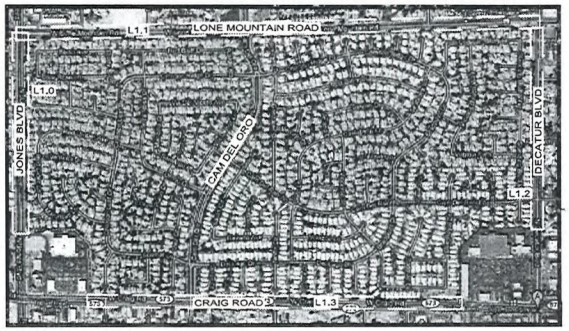
SDR-39810

# Rancho Alta Mira Homeowner's Association

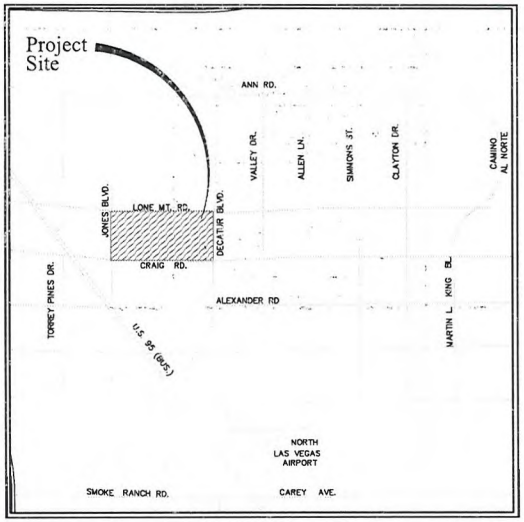
## PERIMETER IMPROVEMENT PROJECT

## 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 PLANTING PLAN |
| L1.1 | EXISTING PLANTING PLAN |
| L1.2 | EXISTING PLANTING PLAN |
| L1.3 | EXISTING PLANTING PLAN |
| L2.0 | PLANTING PLAN |
| L2.1 | PLANTING PLAN |
| L2.2 | PLANTING PLAN |
| L2.3 | PLANTING PLAN |




Owner: RANCHO ALTA MIRA HOA
LAS VEGAS, NEVADA 89000

Consultant:

Landscape Architect: JARAMILLO LANDSCAPE AND MAINTENANCE, LLC.
Kenan Gibb RLA #504
4275 s. JONES BLVD.
LAS VEGAS, NEVADA 89104
phone (702) 251-0011
fax (702) 870-5044



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**SDR-39810**

LANDSCAPE PLANS
RANCHO ALTA MIRA

JOB: 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"

LANDSCAPE PLANS

KUC
DESIGNED BY

KUC
DRAWN BY

October 4, 2010
DATE

L0.0
SHEET

## EXISTING MATERIAL LEGEND

**TREES**

| SYMBOL | BOTANICAL NAME | COMMON NAME | SIZE | QTY. |
|---|---|---|---|---|
| | Pinus eldarica SNWA 366 Existing Pines to be Removed and Replaced | Mondel Pine | Existing | 192* |

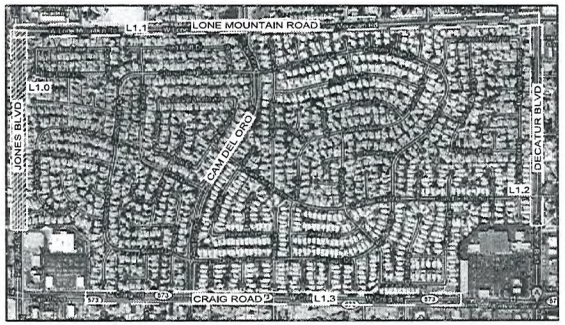
**PALMS**

| SYMBOL | BOTANICAL NAME | COMMON NAME | SIZE | QTY. |
|---|---|---|---|---|
| | Washingtonia robusta SNWA 133 | Mexican Fan Palm | Existing 15' or taller | 15 |
| | Trachycarpus fortunei SNWA 59 | Windmill Palm | Existing 15' or taller | 3 |
| | Washingtonia robusta SNWA 133 | Mexican Fan Palm | Existing < 15' | 1 |
| | Trachycarpus fortunei SNWA 59 | Windmill Palm | Existing< 15' | 1 |
| | Chamaerops humilis SNWA 133 | Mediterranean Fan Palm | Existing < 15' | 12 |

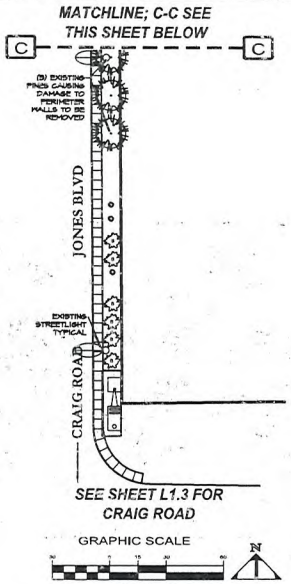
**SHRUBS**

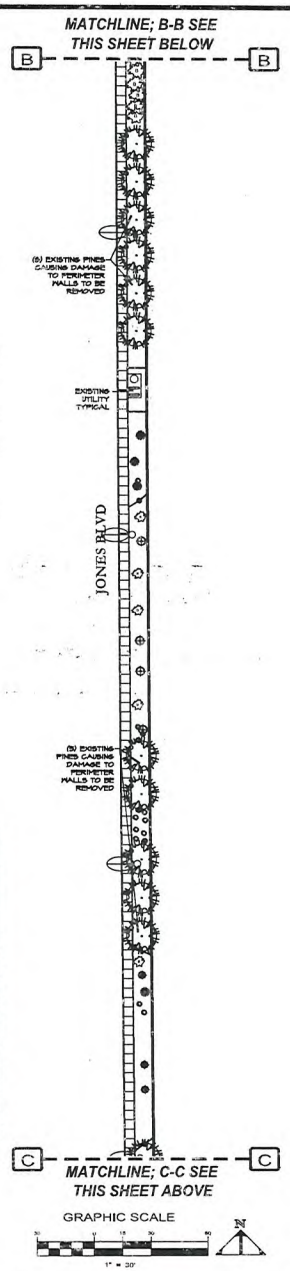
| SYMBOL | BOTANICAL NAME | COMMON NAME | SIZE | QTY. |
|---|---|---|---|---|
| | Euonymus japonica 'Green Spire' SNWA CC 28 | Green Spire Euonymus | Existing | 8 |
| | Chrysactinia mexicana SNWA CC 3 | Damianita | Existing | 10 |
| | Hymenoxys acaulis | Angelita Daisy | Existing | 47 |
| | Euonymus japonicus 'Microphyllus' SNWA CC 3 | Boxleaf Euonymus | Existing | 5 |
| | Callistemon viminalis 'Little John' SNWA CC 7 | Dwarf Bottlebrush | Existing | 53 |
| | Caesalpinia gilliesii SNWA CC 58 | Yellow Bird of Paradise | Existing | 12 |
| | Caesalpinia pulcherrima SNWA CC 28 | Red Bird of Paradise | Existing | 85 |
| | Teucrium chamaedrys 'Prostratum' SNWA CC 3 | Prostrate Germander | Existing | 100 |
| | Myoporum parvifolium SNWA CC 58 | Myoporum | Existing | 70 |
| | Nandina domestica 'Compacta' SNWA CC 13 | Heavenly Bamboo | Existing | 47 |
| | Rosmarinus officinalis 'Prostratus' SNWA CC 28 | Prostrate Rosemary | Existing | 16 |
| | Lantana 'Radiation' SNWA CC 28 | Radiation Bush Lantana | Existing | 1 |
| | Lantana montevidensis 'Purple' SNWA CC 28 | Purple Trailing Lantana | Existing | 52 |
| | Dasylirion longissimum | Toothless Desert Spoon | Existing | 12 |
| | Dasylirion wheeleri SNWA CC 28 | Desert Spoon | Existing | 193 |
| | Baccharis Sp SNWA CC 20 | Baccharis | Existing | 136 |
| | Xylosma congestum SNWA CC 79 | Shiny Xylosma | Existing | 238 |
| | Existing Granite Boulders | | | |

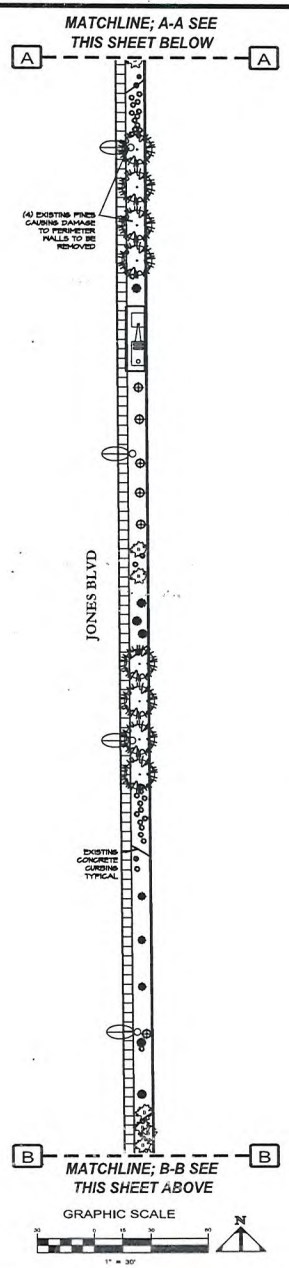
* Existing pines to be removed due to damage to perimeter walls.

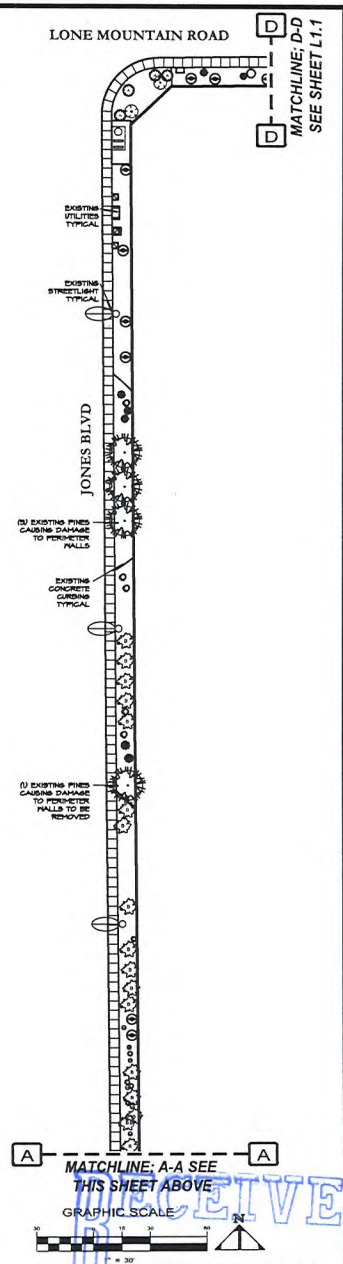



KEY MAP




LANDSCAPE PLANS
RANCHO ALTA MIRA

JOB: 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"

JONES BLVD
EXISTING PLANTING

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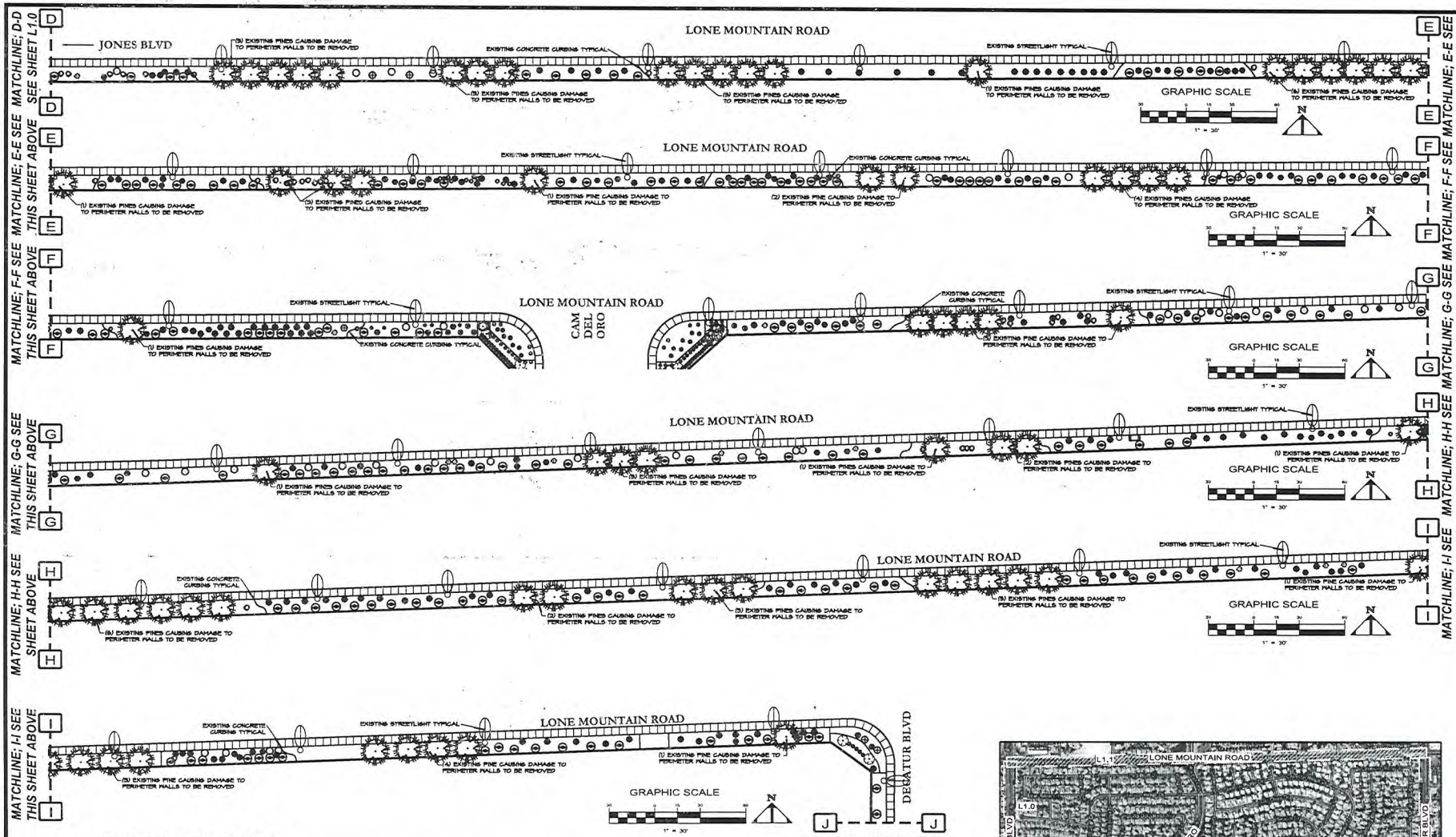
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July 6, 2010
DATE

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SDR-39810




## EXISTING MATERIAL LEGEND

### TREES

| SYMBOL | BOTANICAL NAME | COMMON NAME | SIZE | QTY. |
|---|---|---|---|---|
| | Pinus eldarica SWAA 36A Existing Pines to be Removed and Replaced | Mondel Pine | Existing | 182* |

### PALMS

| SYMBOL | BOTANICAL NAME | COMMON NAME | SIZE | QTY. |
|---|---|---|---|---|
| | Washingtonia robusta SWAA 13J | Mexican Fan Palm | Existing 15' or taller | 15 |
| | Trachycarpus fortunei SWAA 56 | Windmill Palm | Existing 15' or taller | 3 |
| | Washingtonia robusta SWAA 13J | Mexican Fan Palm | Existing < 15' | 1 |
| | Trachycarpus fortunei SWAA 56 | Windmill Palm | Existing < 15' | 1 |
| | Chamaerops humilis SWAA 13J | Mediterranean Fan Palm | Existing < 15' | 12 |

### SHRUBS

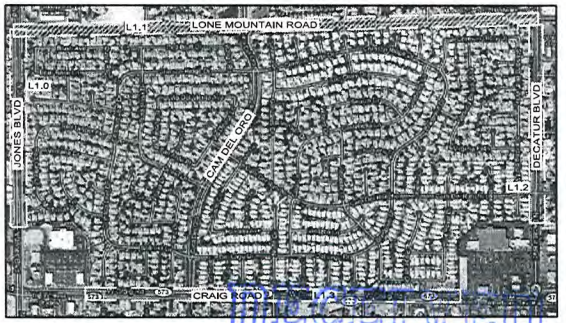
| SYMBOL | BOTANICAL NAME | COMMON NAME | SIZE | QTY. |
|---|---|---|---|---|
| | Euonymus japonica 'Green Spire' SWAA CC 2B | Green Spire Euonymus | Existing | 6 |
| | Chrysanthe mendorna SWAA CC 3 | Dombeda | ExistGrg | 10 |
| | Hymenocyss acaulis | Angelita Daisy | Existing | 47 |
| | Euonymus japonica 'Microphyllus' SWAA CC 3 | Boxleaf Euonymus | Existing | 5 |
| | Callistemon viminalis 'Little John' SWAA CC 7 | Dwarf Bottlebrush | Existing | 53 |
| | Convolvulus cilliatus SWAA CC 5D | Yellow Bird of Paradise | Existing | 13 |
| | Caesalpinia pulcherrima SWAA CC 2B | Red Bird of Paradise | Existing | 95 |
| | Teucrium chamaedrys 'Prostratum' SWAA CC 3 | Prostrate Germander | Existing | 100 |
| | Miscanthi pendulifolius SWAA CC 5U | Miscanthi | Existing | 70 |
| | Nandina domestica 'Compacta' SWAA CC 13 | Heavenly Bamboo | Existing | 47 |
| | Rosmarinus officinalis 'Prostratus' SWAA CC 2B | Prostrate Rosemary | Existing | 18 |
| | Lantana 'Confetti' SWAA CC 2B | Confetti Bush Lantana | Existing | 1 |

### SHRUBS

| SYMBOL | BOTANICAL NAME | COMMON NAME | SIZE | QTY. |
|---|---|---|---|---|
| | Lantana trunkvolcanic 'Purple' SWAA CC 2B | Purple Trailing Lantana | Existing | 52 |
| | Dasylirion longissimum | Toothless Desert Spoon | Existing | 12 |
| | Dasylirion wheeleri SWAA CC 3B | Desert Spoon | Existing | 103 |
| | Baccharis Sp. SWAA CC 2D | Baccharis | Existing | 136 |
| | Xylosma congestum SWAA CC 7D | Shiny Xylosma | Existing | 256 |

Existing Granite Boulders

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




LANDSCAPE PLANS
RANCHO ALTA MIRA

JOB:
**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"
825 SOUTH JONES BLVD
LAS VEGAS, NEVADA 89107
PH: 702.251.0311
FAX: 702.878.5588

LONE MOUNTAIN ROAD
EXISTING PLANTING

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DESIGNED BY:
KUC
DRAWN BY:
July 6, 2010
DATE:
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SHEET

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## EXISTING MATERIAL LEGEND

**TREES**

| SYMBOL | BOTANICAL NAME | COMMON NAME | SIZE | QTY. |
|---|---|---|---|---|
| | Pinus eldarica SNWA 366<br>Existing Pines to be Removed and Replaced | Mondel Pine | Existing | 192* |

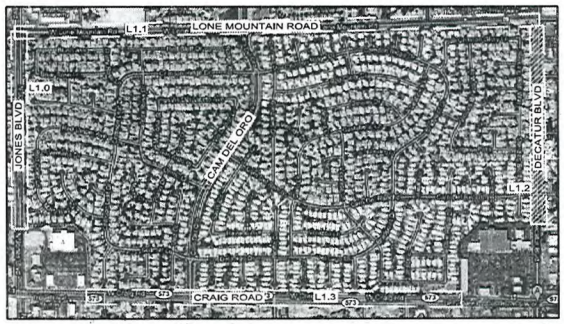
**PALMS**

| SYMBOL | BOTANICAL NAME | COMMON NAME | SIZE | QTY. |
|---|---|---|---|---|
| | Washingtonia robusta SNWA 133 | Mexican Fan Palm | Existing 15' or taller | 15 |
| | Trachycarpus fortunei SNWA 59 | Windmill Palm | Existing 15' or taller | 3 |
| | Washingtonia robusta SNWA 133 | Mexican Fan Palm | Existing < 15' | 1 |
| | Trachycarpus fortunei SNWA 59 | Windmill Palm | Existing< 15' | 1 |
| | Chamaerops humilis SNWA 133 | Mediterranean Fan Palm | Existing < 15' | 12 |

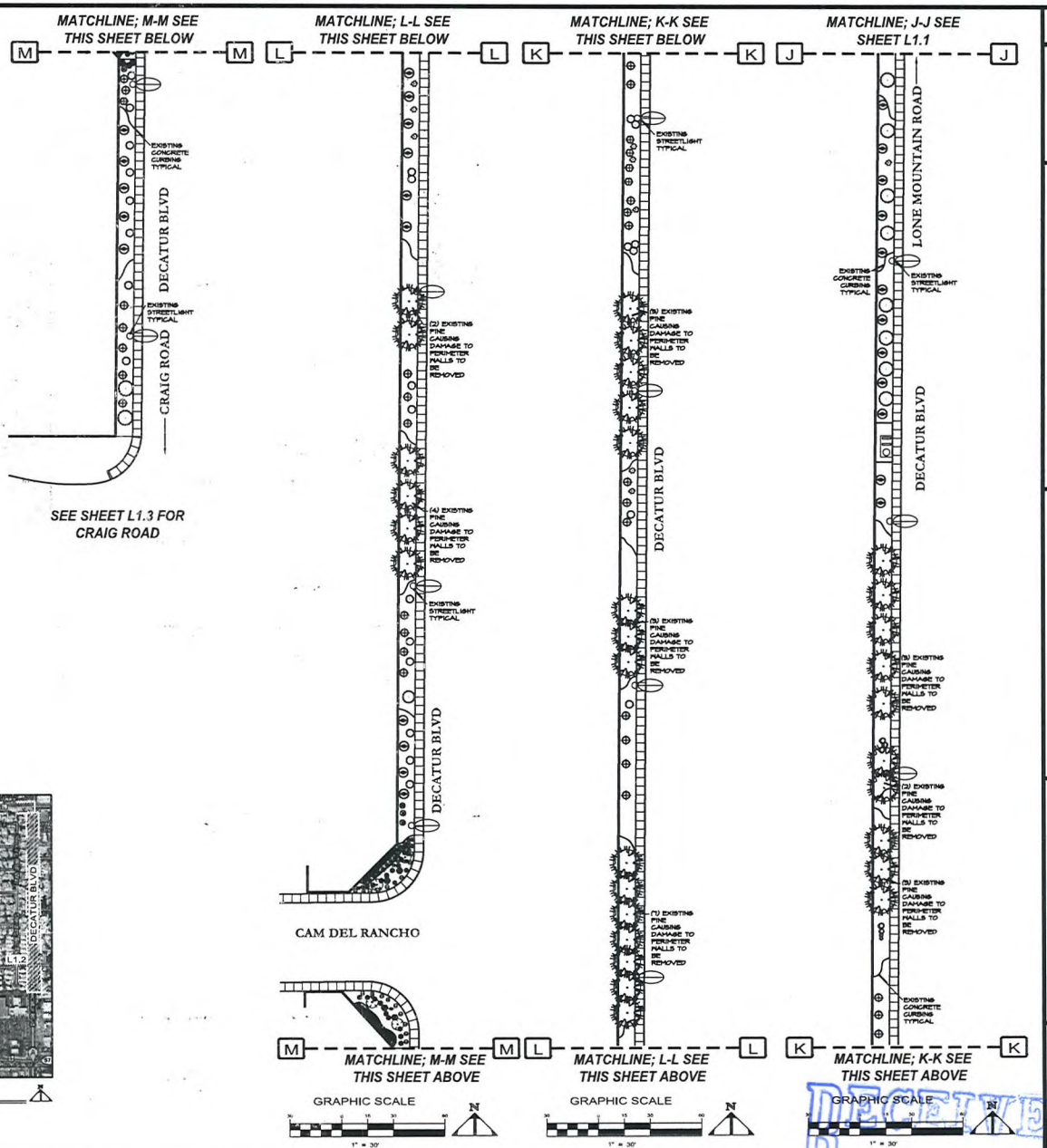
**SHRUBS**

| SYMBOL | BOTANICAL NAME | COMMON NAME | SIZE | QTY. |
|---|---|---|---|---|
| | Euonymus japonica 'Green Spire' SNWA CC 26 | Green Spire Euonymus | Existing | 8 |
| | Chrysactinia mexicana SNWA CC 3 | Damianita | Existing | 10 |
| | Hymenoxys acaulis | Angelita Daisy | Existing | 47 |
| | Euonymus japonicus 'microphyllus' SNWA CC 3 | Boxleaf Euonymus | Existing | 5 |
| | Callistemon viminalis 'Little John' SNWA CC 7 | Dwarf Bottlebrush | Existing | 53 |
| | Caesalpinia gilliesii SNWA CC 50 | Yellow Bird of Paradise | Existing | 12 |
| | Caesalpinia pulcherrima SNWA CC 26 | Red Bird of Paradise | Existing | 95 |
| | Teucrium chamaedrys 'Prostratum' SNWA CC 3 | Prostrate Germander | Existing | 100 |
| | Myoporum parvifolium SNWA CC 50 | Myoporum | Existing | 70 |
| | Nandina domestica 'Compacta' SNWA CC 13 | Heavenly Bamboo | Existing | 47 |
| | Rosmarinus officinalis 'Prostratus' SNWA CC 28 | Prostrate Rosemary | Existing | 18 |
| | Lantana 'Radellon' SNWA CC 28 | Radallon Bush Lantana | Existing | 1 |
| | Lantana montevidensis 'Purple' SNWA CC 28 | Purple Trailing Lantana | Existing | 52 |
| | Dasylirion longissimum | Toothless Desert Spoon | Existing | 12 |
| | Dasylirion wheeleri SNWA CC 28 | Desert Spoon | Existing | 193 |
| | Baccharis Sp. SNWA CC 20 | Baccharis | Existing | 136 |
| | Xylosma congestum SNWA CC 79 | Shiny Xylosma | Existing | 238 |
| | Existing Granite Boulders | | | |

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




KEY MAP




LANDSCAPE PLANS
RANCHO ALTA MIRA

JOB: RANCHO ALTA MIRA PERIMETER FIVE YEAR TREE REMOVAL AND REPLACEMENT PROJECT

LONE MOUNTAIN, DECATUR, CRAIG, AND JONES

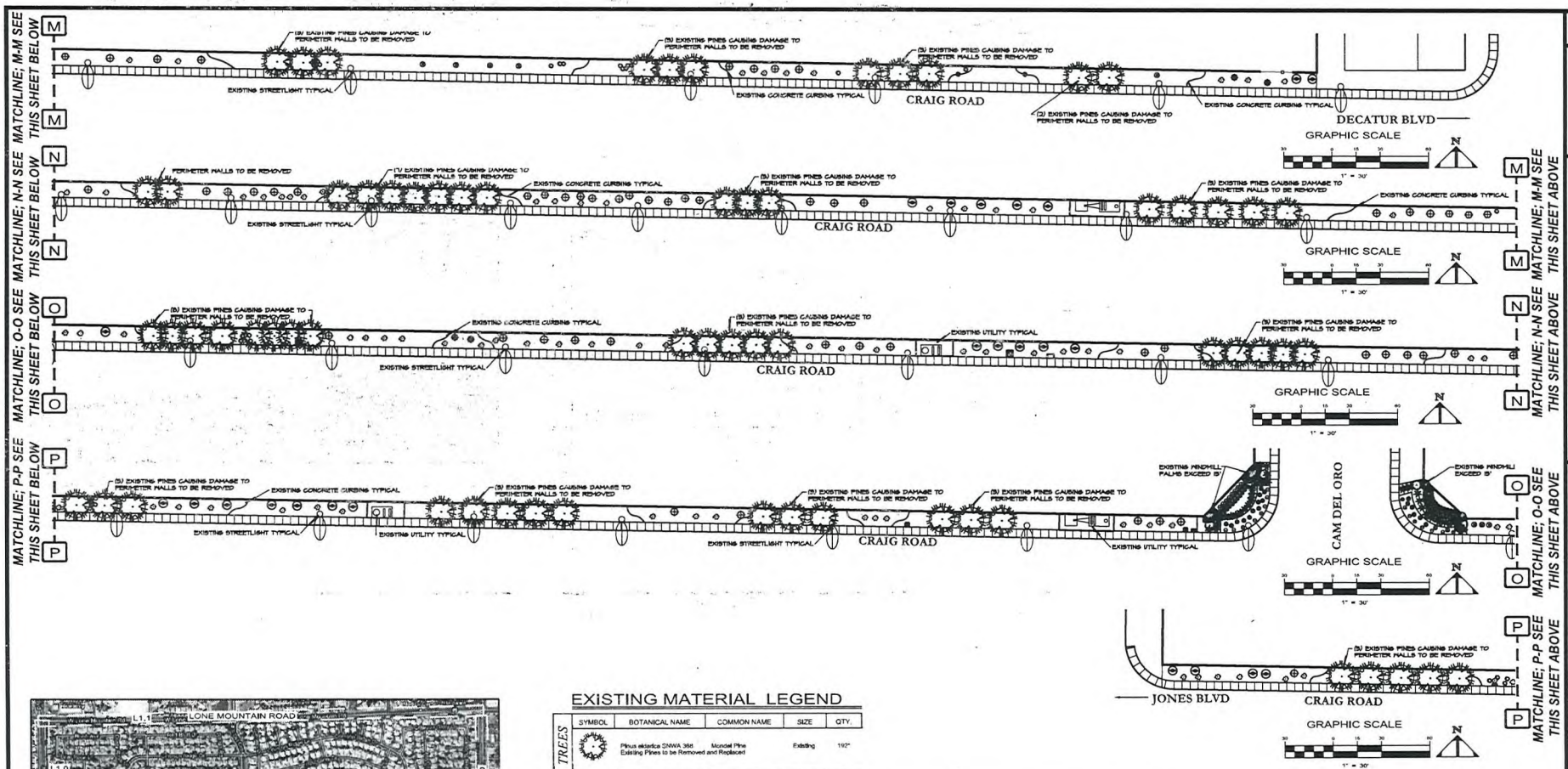
Jaramillo LANDSCAPE & MAINTENANCE, LLC "Our Work Is Our Reference"

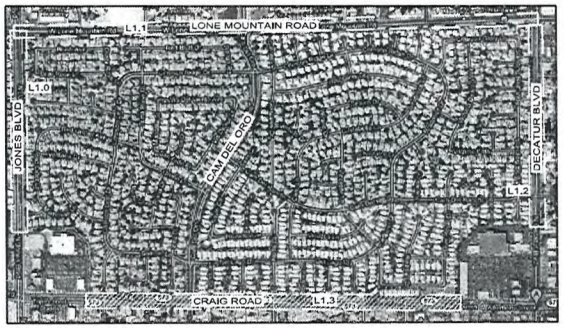
DECATUR BLVD
EXISTING PLANTING

KUC
KUC
July 6, 2010
L1.2

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SDR-39810




KEY MAP

## EXISTING MATERIAL LEGEND

### TREES

| SYMBOL | BOTANICAL NAME | COMMON NAME | SIZE | QTY. |
|---|---|---|---|---|
| | Pinus eldarica SNWA 366 Existing Pines to be Removed and Replaced | Mondel Pine | Existing | 192* |

### PALMS

| SYMBOL | BOTANICAL NAME | COMMON NAME | SIZE | QTY. |
|---|---|---|---|---|
| | Washingtonia robusta SNWA 133 | Mexican Fan Palm | Existing 15' or taller | 15 |
| | Trachycarpus fortunei SNWA 59 | Windmill Palm | Existing 15' or taller | 3 |
| | Washingtonia robusta SNWA 133 | Mexican Fan Palm | Existing < 15' | 1 |
| | Trachycarpus fortunei SNWA 59 | Windmill Palm | Existing< 15' | 1 |
| | Chamaerops humilis SNWA 133 | Mediterranean Fan Palm | Existing < 15' | 12 |

### SHRUBS

| SYMBOL | BOTANICAL NAME | COMMON NAME | SIZE | QTY. |
|---|---|---|---|---|
| | Euonymus japonica 'Green Spire' SNWA CC 28 | Green Spire Euonymus | Existing | 8 |
| | Chrysactinia mexicana SNWA CC 3 | Damianita | Existing | 10 |
| | Hymenoxys acaulis | Angelita Daisy | Existing | 47 |
| | Euonymus japonicus 'Microphyllus' SNWA CC 3 | Boxleaf Euonymus | Existing | 5 |
| | Callistemon viminalis 'Little John' SNWA CC 7 | Dwarf Bottlebrush | Existing | 53 |

### SHRUBS

| SYMBOL | BOTANICAL NAME | COMMON NAME | SIZE | QTY. |
|---|---|---|---|---|
| | Caesalpinia gilliesii SNWA CC 50 | Yellow Bird of Paradise | Existing | 12 |
| | Caesalpinia pulcherrima SNWA CC 28 | Red Bird of Paradise | Existing | 95 |
| | Teucrium chamaedrys 'Prostratum' SNWA CC 3 | Prostrate Germander | Existing | 100 |
| | Myoporum parvifolium SNWA CC 50 | Myoporum | Existing | 70 |
| | Nandina domestica 'Compacta' SNWA CC 13 | Heavenly Bamboo | Existing | 47 |
| | Rosmarinus officinalis 'Prostratus' SNWA CC 28 | Prostrate Rosemary | Existing | 18 |
| | Lantana 'Radiation' SNWA CC 28 | Radiation Bush Lantana | Existing | 1 |
| | Lantana montevidensis 'Purple' SNWA CC 28 | Purple Trailing Lantana | Existing | 52 |
| | Dasylirion longissimum SNWA CC 28 | Toothless Desert Spoon | Existing | 12 |
| | Dasylirion wheeleri SNWA CC 28 | Desert Spoon | Existing | 193 |
| | Baccharis Sp SNWA CC 28 | Baccharis | Existing | 136 |
| | Xylosma congestum SNWA CC 79 | Shiny Xylosma | Existing | 238 |
| | * Existing Granite Boulders | | | |

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

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LANDSCAPE PLANS
RANCHO ALTA MIRA

JOB: 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"

CRAIG ROAD
EXISTING PLANTING

KUC
DESIGNED BY

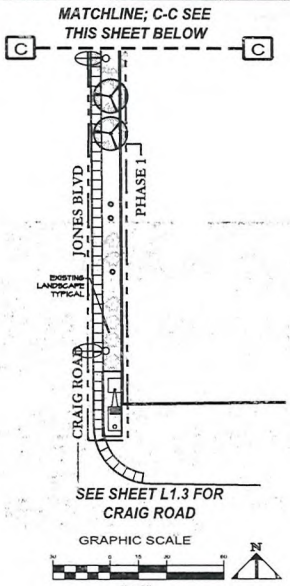
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DRAWN BY

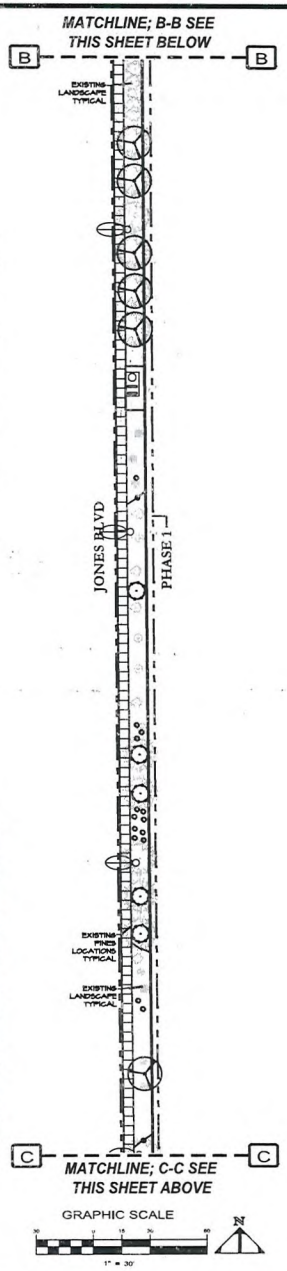
July 6, 2010
DATE

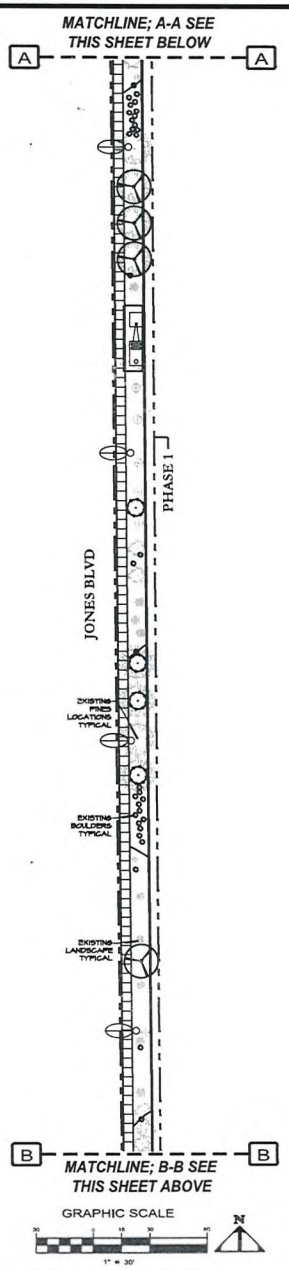
L1.3
SHEET

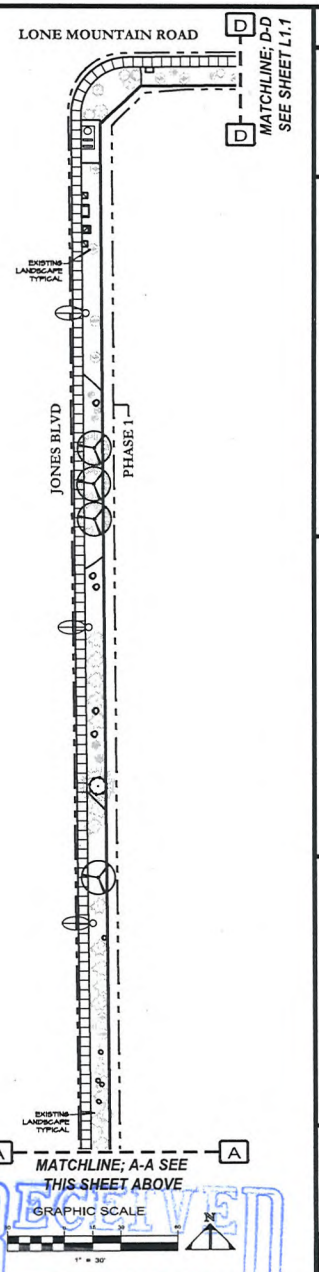
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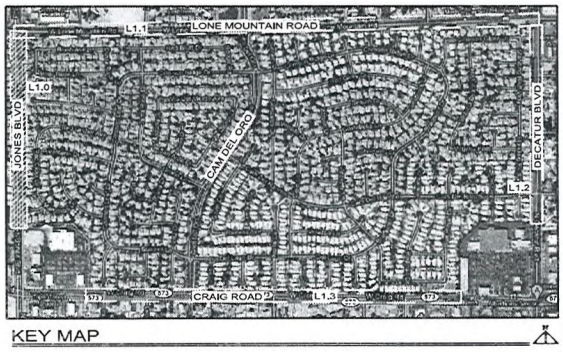
| | SYMBOL | BOTANICAL NAME | COMMON NAME | SIZE | QTY. |
|---|---|---|---|---|---|
| TREES | | Olea europaea 'Swan Hill' Multi-Trunk SNWA 236 | Swan Hill Olive | 24" Box | 44 |
| | | Vitex agnus-castus Natural Multi-Trunk SNWA 366 | Chaste Tree | 24" Box | 47 |
| | | Quercus Ilex Standard | Holly Oak | 24" Box | 51 |
| | | Ceratonia siliqua Natural Multi-Trunk | Carob Tree | 24" Box | 48 |




LANDSCAPE PLANS
RANCHO ALTA MIRA

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

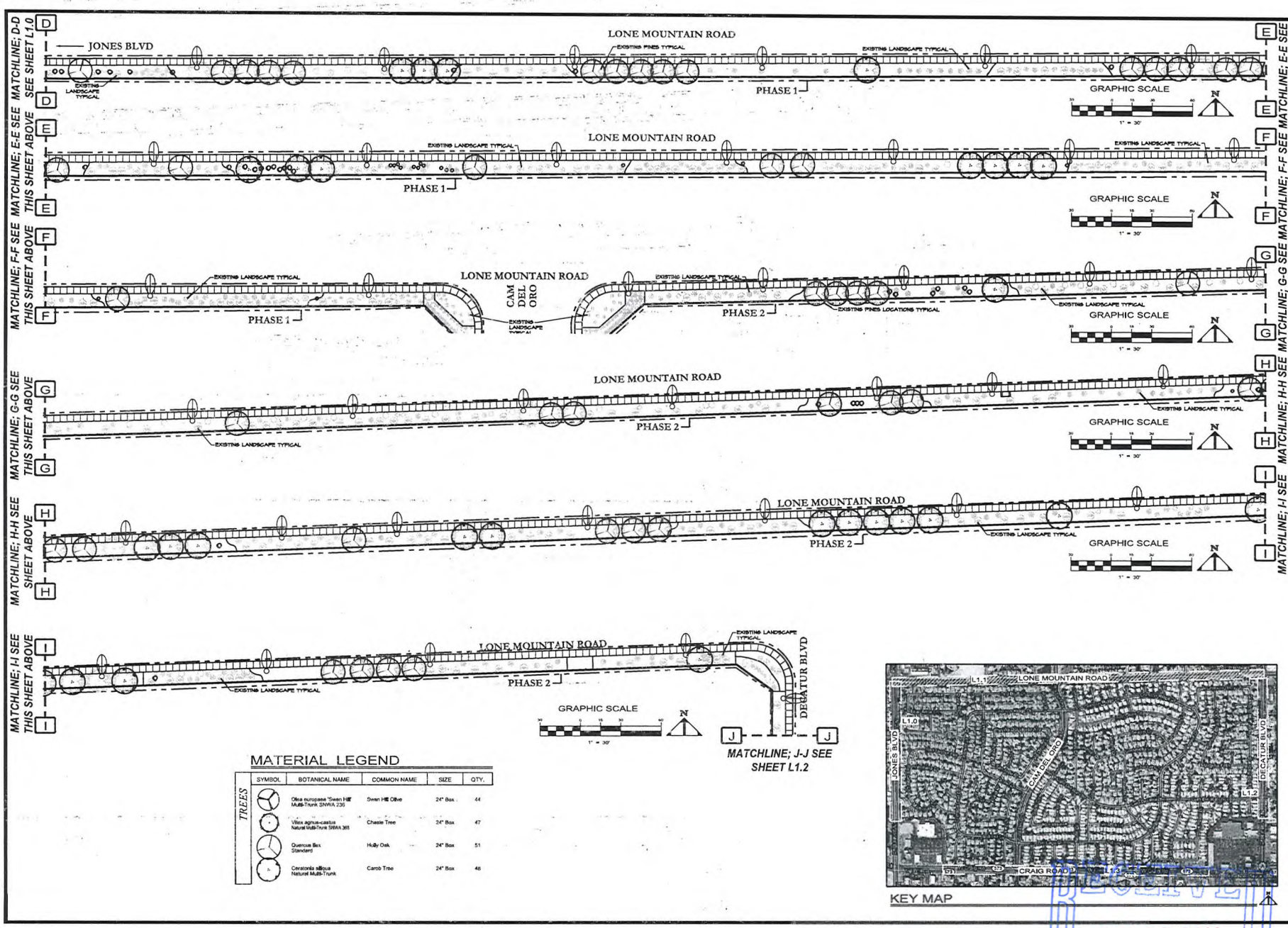
Jaramillo
LANDSCAPE & MAINTENANCE, LLC
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JONES BLVD
PLANTING PLAN

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

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## MATERIAL LEGEND

| | SYMBOL | BOTANICAL NAME | COMMON NAME | SIZE | QTY. |
|---|---|---|---|---|---|
| TREES | | Olea europaea 'Swan Hill' Multi-Trunk SNWA 236 | Swan Hill Olive | 24" Box | 44 |
| | | Vitex agnus-castus Natural Multi-Trunk SNWA 365 | Chaste Tree | 24" Box | 47 |
| | | Quercus Sex Standard | Holly Oak | 24" Box | 51 |
| | | Ceratonia siliqua Natural Multi-Trunk | Carob Tree | 24" Box | 46 |




KEY MAP

LANDSCAPE PLANS
RANCHO ALTA MIRA

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

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LONE MOUNTAIN ROAD
PLANTING PLAN

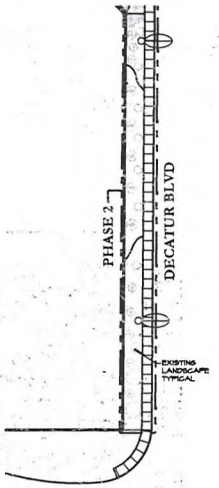
KUC
DESIGNED BY:
KUC
DRAWN BY:
October 4, 2010
DATE:
L2.1
SHEET

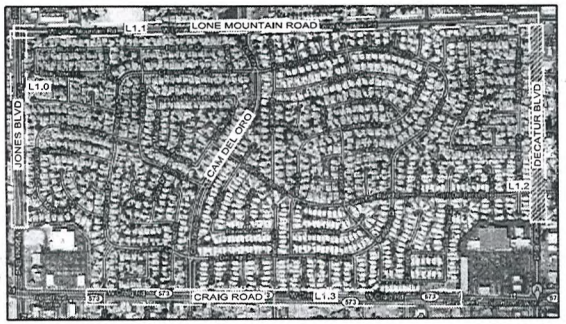
RECEIVED
OCT 05 2010

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## MATERIAL LEGEND

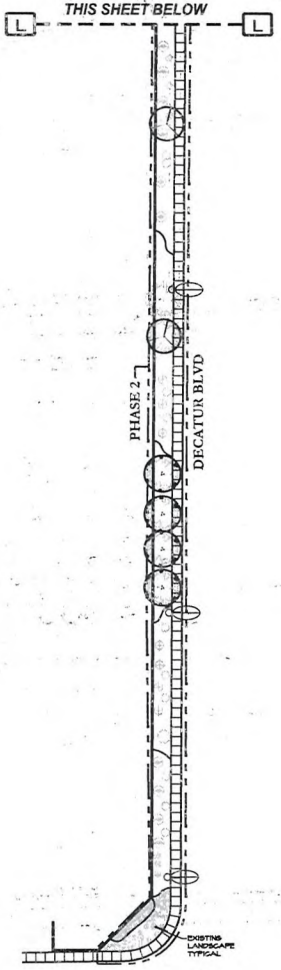
| | SYMBOL | BOTANICAL NAME | COMMON NAME | SIZE | QTY. |
|---|---|---|---|---|---|
| TREES | | Olea europaea 'Swan Hill' Multi-Trunk SNWA 236 | Swan Hill Olive | 24" Box | 44 |
| | | Vitex agnus-castus Natural Multi-Trunk SNWA 366 | Chaste Tree | 24" Box | 47 |
| | | Quercus Ilex Standard | Holly Oak | 24" Box | 51 |
| | | Ceratonia siliqua Natural Multi-Trunk | Carob Tree | 24" Box | 48 |




KEY MAP

MATCHLINE; L-L SEE THIS SHEET BELOW

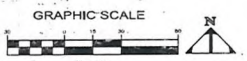



CAM DEL RANCHO

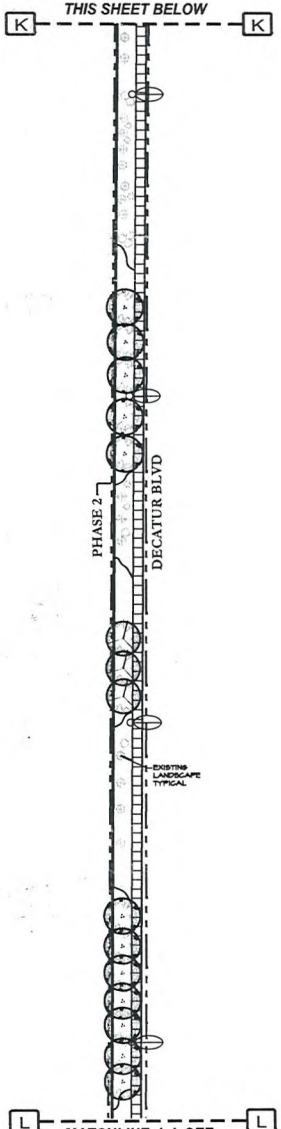



SEE SHEET L1.3 FOR CRAIG ROAD

GRAPHIC SCALE

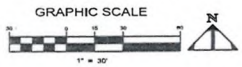



MATCHLINE; K-K SEE THIS SHEET BELOW

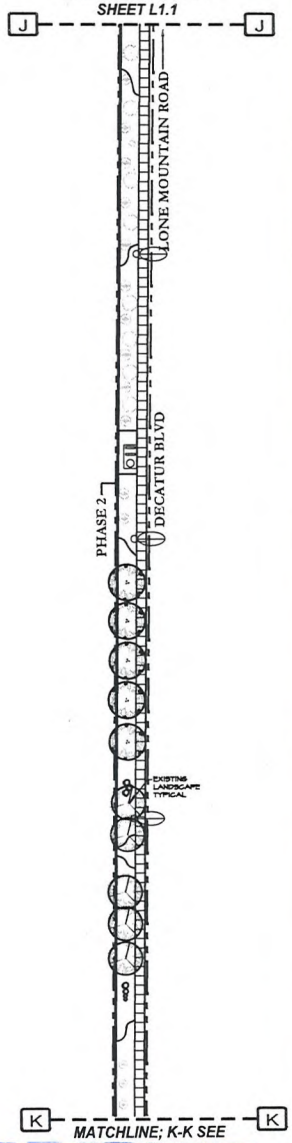



MATCHLINE; L-L SEE THIS SHEET ABOVE

GRAPHIC SCALE

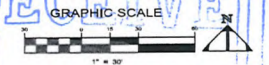



MATCHLINE; J-J SEE SHEET L1.1




MATCHLINE; K-K SEE THIS SHEET ABOVE

GRAPHIC SCALE




LANDSCAPE PLANS
RANCHO ALTA MIRA

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

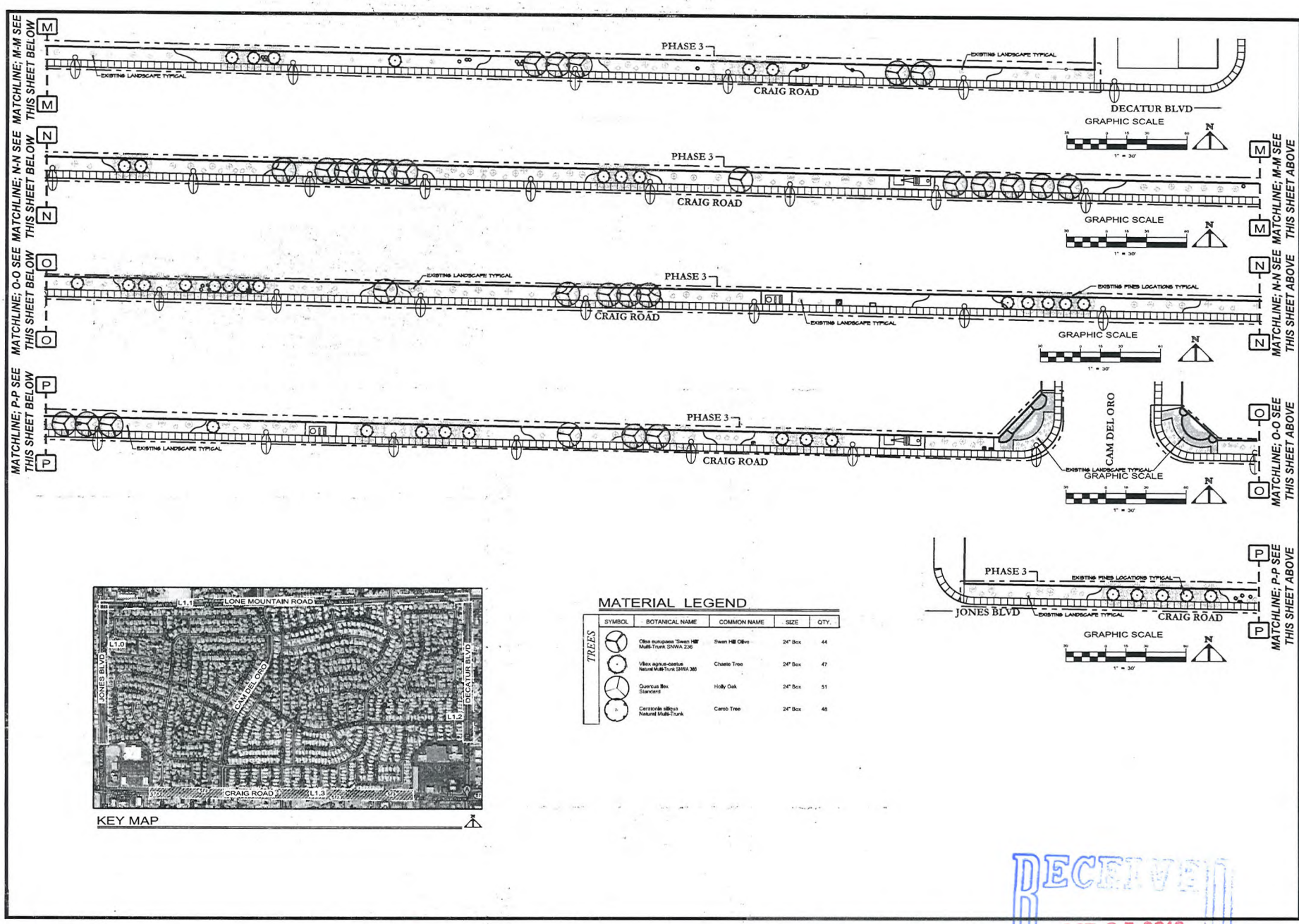
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DECATUR BLVD PLANTING PLAN

KUC
DESIGNED BY:
KUC
DRAWN BY:
October 4, 2010
DATE:
L2.2
SHEET

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OCT 05 2010

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KEY MAP

## MATERIAL LEGEND

| | SYMBOL | BOTANICAL NAME | COMMON NAME | SIZE | QTY. |
|---|---|---|---|---|---|
| TREES | | Olea europaea 'Swan Hill' Multi-Trunk SNWA 236 | Swan Hill Olive | 24" Box | 44 |
| | | Vitex agnus-castus Natural Multi-Trunk SNWA 368 | Chaste Tree | 24" Box | 47 |
| | | Quercus ilex Standard | Holly Oak | 24" Box | 51 |
| | | Ceratonia siliqua Natural Multi-Trunk | Carob Tree | 24" Box | 48 |

LANDSCAPE PLANS
RANCHO ALTA MIRA

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

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CRAIG ROAD
PLANTING PLAN

KUC
DESIGNED BY

KUC
DRAWN BY

October 4, 2010
DATE

L2.3
SHEET

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LANDSCAPE & MAINTENANCE, LLC
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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

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9275 South Jones Blvd. Las Vegas, NV 89139 Ph: 251-0011 Fax: 870-5099 NV.C.L. 0043875A

# 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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vtn nevada
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**

| LOT | SQUARE FOOTAGE |
|---|---|
| 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 | 3,029 |
| **TOTAL SQUARE FOOTAGE** | **228,431** |

/jcf

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OCT 05 2010

2727 SOUTH RAINBOW BOULEVARD LAS VEGAS, NEVADA 89102-5148
TEL. (702) 873-7550 FAX: 362-2597

## 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 wether 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 teiring process in billing for water costs will more than triple the HOA's water bill.



SDR-39810

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

City of Las Vegas Agenda Item No.: **26.**

## *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 merge LVMC Title 18 (Subdivision Regulations) and Title 19 (Zoning Code) into a Unified Development Code (UDC) for the City of Las Vegas. Staff recommends APPROVAL.

**THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM**

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

**RECOMMENDATION:**
Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**
Proposed Amendments and Staff Report

City of Las Vegas Agenda Item No.: **27.**

## *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 update the Downtown Centennial Plan to add various commercial uses to the 18b Arts District and to add language pertaining to the I-515/U.S. 95 widening project. Staff recommends APPROVAL.

**THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM**

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

**RECOMMENDATION:**
Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**
Proposed Amendments and Staff Report

City of Las Vegas Agenda Item No.: **28.**

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

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

**SUBJECT:**
DIR-39955 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Update on Long Range Planning Items. Staff has NO RECOMMENDATION.

**NO ACTION**

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

**RECOMMENDATION:**
Staff has NO RECOMMENDATION.

**BACKUP DOCUMENTATION:**
None

City of Las Vegas Agenda Item No.: **29.**

## *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