City of Las Vegas

PLANNING COMMISSION AGENDA

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

LAS VEGAS CITY COUNCIL

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

COMMISSIONERS

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

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

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

7. 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).

8. 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).

9. 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).

10. 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).

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

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

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

PUBLIC HEARING ITEMS

14. TABLED - RENOTIFICATION - GPA-38579 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: PAITAKA P. AND TASEY R. MIYAHIRA - Request for a General Plan Amendment FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: SC (SERVICE COMMERCIAL) on 0.90 acres at 6640 West Cheyenne Avenue (APN 138-11-406-012), Ward 4 (Anthony). Staff recommends APPROVAL.

15. TABLED - RENOTIFICATION - ZON-38580 - REZONING RELATED TO GPA-38579 - PUBLIC HEARING - APPLICANT/OWNER: PAITAKA P. AND TASEY R. MIYAHIRA - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: C-1 (LIMITED COMMERCIAL) on 0.90 acres at 6640 West Cheyenne Avenue (APN 138-11-406-012), Ward 4 (Anthony). Staff recommends APPROVAL.

16. TABLED - RENOTIFICATION - VAR-38576 - VARIANCE RELATED TO GPA-38579 AND ZON-38580 - PUBLIC HEARING - APPLICANT/OWNER: PAITAKA P. AND TASEY R. MIYAHIRA - Request for a Variance TO ALLOW A 10-FOOT SETBACK FROM THE WEST AND EAST PROPERTY LINES AND A 20-FOOT SETBACK FROM THE NORTH PROPERTY LINE WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE A MINIMUM OF 81 FEET FROM THE WEST PROPERTY LINE AND 84 FEET FROM THE NORTH AND EAST PROPERTY LINES on 0.90 acres at 6640 West Cheyenne Avenue (APN 138-11-406-012), R-E (Residence Estates) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 4 (Anthony). NOTE: THE VARIANCE REQUEST HAS BEEN AMENDED TO ALLOW A 10-FOOT SETBACK FROM THE EAST PROPERTY LINE WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE 30 FEET. A VARIANCE FROM THE WEST AND NORTH PROPERTY LINES IS NO LONGER NEEDED.
Staff recommends DENIAL.

17. TABLED - RENOTIFICATION - SUP-38574 - SPECIAL USE PERMIT RELATED TO GPA-38579, ZON-38580, AND VAR-38576 - PUBLIC HEARING - APPLICANT/OWNER: PAITAKA P. AND TASEY R. MIYAHIRA - Request for a Special Use Permit FOR A PROPOSED 47-BED, 17,777 SQUARE-FOOT CONVALESCENT CARE FACILITY/NURSING HOME at 6640 West Cheyenne Avenue (APN 138-11-406-012), R-E (Residence Estates) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 4 (Anthony). NOTE: THE SPECIAL USE PERMIT REQUEST HAS BEEN AMENDED TO A PROPOSED 31-BED, 15,114 SQUARE-FOOT CONVALESCENT CARE FACILITY/NURSING HOME. Staff recommends DENIAL.

18. TABLED - RENOTIFICATION - SDR-38577 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-38579, ZON-38580, VAR-38576 AND SUP-38574 - PUBLIC HEARING - APPLICANT/OWNER: PAITAKA P. AND TASEY R. MIYAHIRA - Request for a Site Development Plan Review FOR A PROPOSED TWO STORY, 17,777 SQUARE-FOOT CONVALESCENT CARE FACILITY/NURSING HOME AND A WAIVER OF THE PERIMETER BUFFER STANDARDS TO ALLOW FOUR FEET ALONG THE SOUTH PERIMETER WHERE 15 FEET IS REQUIRED, ZERO FEET ALONG A PORTION OF THE WEST AND EAST PERIMETERS WHERE EIGHT FEET IS REQUIRED AND ZERO FEET BETWEEN THE SIDEWALK AND BACK OF CURB WHERE FIVE FEET IS REQUIRED ADJACENT TO ARTERIAL STREETS on 0.90 acres at 6640 West Cheyenne Avenue (APN 138-11-406-012), R-E (Residence Estates) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 4 (Anthony). NOTE: THE SITE DEVELOPMENT PLAN REVIEW REQUEST HAS BEEN AMENDED TO A PROPOSED SINGLE-STORY, 15,114 SQUARE-FOOT CONVALESCENT CARE FACILITY/NURSING HOME AND A WAIVER TO ALLOW A THREE-FOOT LANDSCAPE BUFFER ALONG THE SOUTH PERIMETER. Staff recommends DENIAL.

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

20. 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).

21. 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).

22. 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).

23. 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 FOR A PROPOSED 6,006 SQUARE-FOOT AUTO REPAIR GARAGE (MINOR) on a portion of 5.93 acres on the south side of Rome Boulevard, approximately 640 feet west of Riley Street (APN 125-20-801-005 and 125-20-802-003), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center), UC-TC (Urban Center Mixed Use) and MS-TC (Main Street Mixed Use - Town Center) Special Land Use Designation],Ward 6 (Ross).

24. 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 TWO-CAR CARPORT on 0.54 acres at 305 Rosemary Lane (APN 139-32-214-034), R-E (Residence Estates) Zone, Ward 1 (Tarkanian).

25. 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).

26. 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 WITHIN 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).

27. 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).

28. 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 7,399 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).

29. 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 7,399 SQUARE FEET, INCLUDING A THIRD FLOOR WITH DECK, 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).

30. 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, A 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).

31. SDR-39810 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: RANCHO ALTA MIRA HOMEOWNERS ASSOCIATION - Request for a Major Amendment to previously approved Rezonings (Z-0108-88) and (Z-0037-93) TO ALLOW 191 TREES IN THE PERIMETER LANDSCAPE BUFFER WHERE 418 TREES ARE REQUIRED at the southwest corner of Lone Mountain Road and Decatur Boulevard (APNs Multiple), R-PD5 (Residential Planned Development - 5 Units Per Acre) and R-PD7 (Residential Planned Development - 7 Units Per Acre) Zone, Ward 6 (Ross).

DIRECTOR'S BUSINESS:

32. 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.

33. 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.

34. DIR-39955 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Update on Long Range Planning Items.

35. TXT-38353 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion and possible action to amend Title 19.14 and Title 19.20 to define standards for building wrap signage. Staff has NO RECOMMENDATION.

CITIZENS PARTICIPATION:

36. 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**

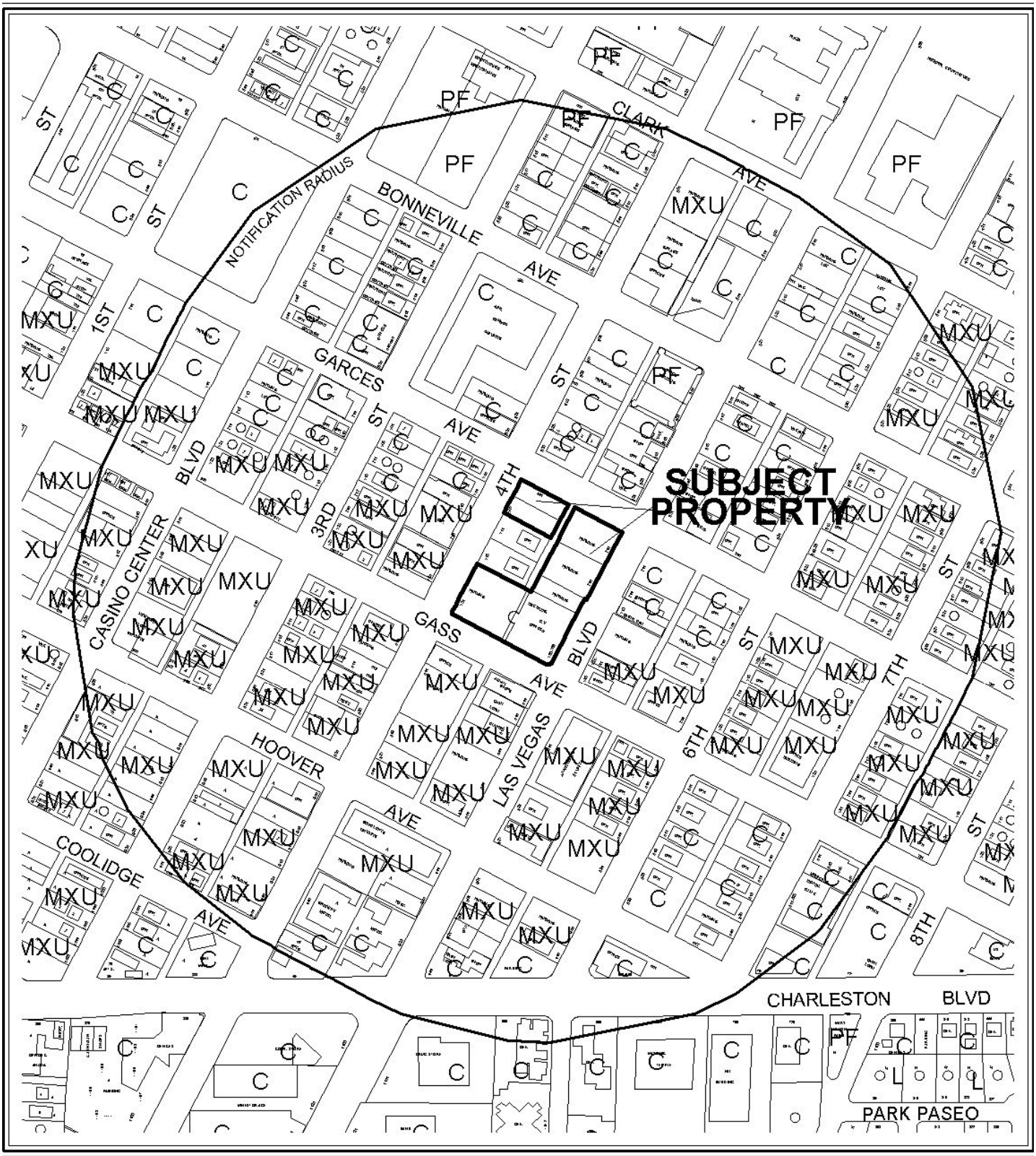
SUBJECT:
ABEYANCE - GPA-39334 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS, ET AL- Request for a General Plan Amendment FROM: PF (PUBLIC FACILITIES) TO: C (COMMERCIAL) on 2.12 acres at the northwest corner of Las Vegas Boulevard and Gass Avenue (APNs 139-34-410-149 and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

C.C.: 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. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



0 300 600 Feet

CASE: **GPA-39334**

RADIUS: 1000 FT

GENERAL PLAN LAND USE OF SUBJECT PROPERTY:

PF (PUBLIC FACILITIES)

PROPOSED GENERAL PLAN LAND USE OF SUBJECT PROPERTY:

C (Commercial)

N



0 300 600 Feet

CASE: **GPA-39334**

RADIUS: 1000 FT

GENERAL PLAN LAND USE OF SUBJECT PROPERTY:

PF (PUBLIC FACILITIES)

PROPOSED GENERAL PLAN LAND USE OF SUBJECT PROPERTY:

C (Commercial)

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: City of Las Vegas ET AL

Name of Applicant: City of Las Vegas

Name of Representative: _____

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Andrew P. Reed

Subscribed and sworn before me

This 27th day of August, 2010

_____
Notary Public in and for said County and State

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

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: General Plan Amendment

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

Project Name _____ **Proposed Use** _____

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

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

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

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

Additional Information _____

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

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

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

E-mail Address _____

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

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

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

E-mail Address _____

REPRESENTATIVE _____ **Contact** _____

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

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

E-mail Address _____

Property Owner Signature* Andrew P. Reed

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

Print Name Andrew P. Reed

Subscribed and sworn before me

This 27th day of August, 2010.

Notary Public in and for said County and State

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

FOR DEPARTMENT USE ONLY

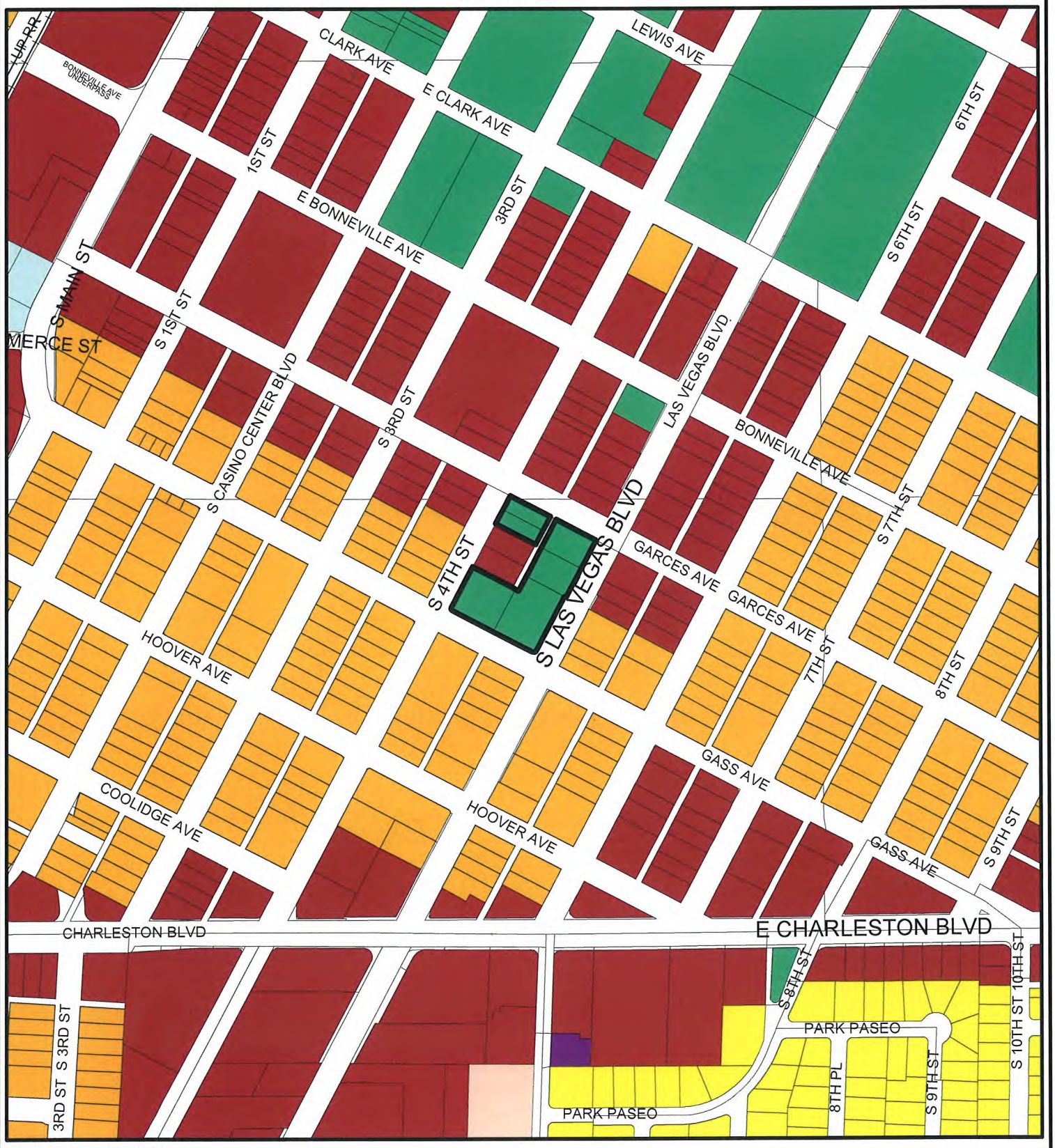
Case #	GPA-39334
Meeting Date:	10-21-10
Total Fee:	0
Date Received:*	8-30-10
Received By:	

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

Revised 10/27/08

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

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



GENERAL PLAN AMENDMENT

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

FROM PF TO C

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

Printed: September 03, 2010

PLANNING & DEVELOPMENT



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

09/16/10



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

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NORTHWEST CORNER OF LAS VEGAS BOULEVARD AND GASS AVENUE

09/16/10



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

09/16/10

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

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

August 30, 2010

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

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

Dear Mr. Gebeke:

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

Sincerely,

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

AR:nl

Mayor
Oscar B. Goodman

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

City Manager
Elizabeth N. Fretwell

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AUG 31 2010

GPA-39334

FF0000October 21, 2010 Planning Commission
GPA-39334 Oppose/Support Log

Item #10	APN	PROPERTY OWNER	ADDRESS	P	S	CONCERN	COMMENTS
	139-34-410-099	CAVIGLIA, DENNIA G & C M MARTL TR %D HECKETHORN	4181 SQUAW CREEK CT		X		
	139-34-410-126	COLLURA, MARY ETAL	3220 BRYANT AVE		X		
	139-34-311-141	GARCES VENTURE LLC %R FINVARB	1065 KANE CONCOURSE #201, BAY HARBOR ISLANDS FL 33154-2100		X		

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**

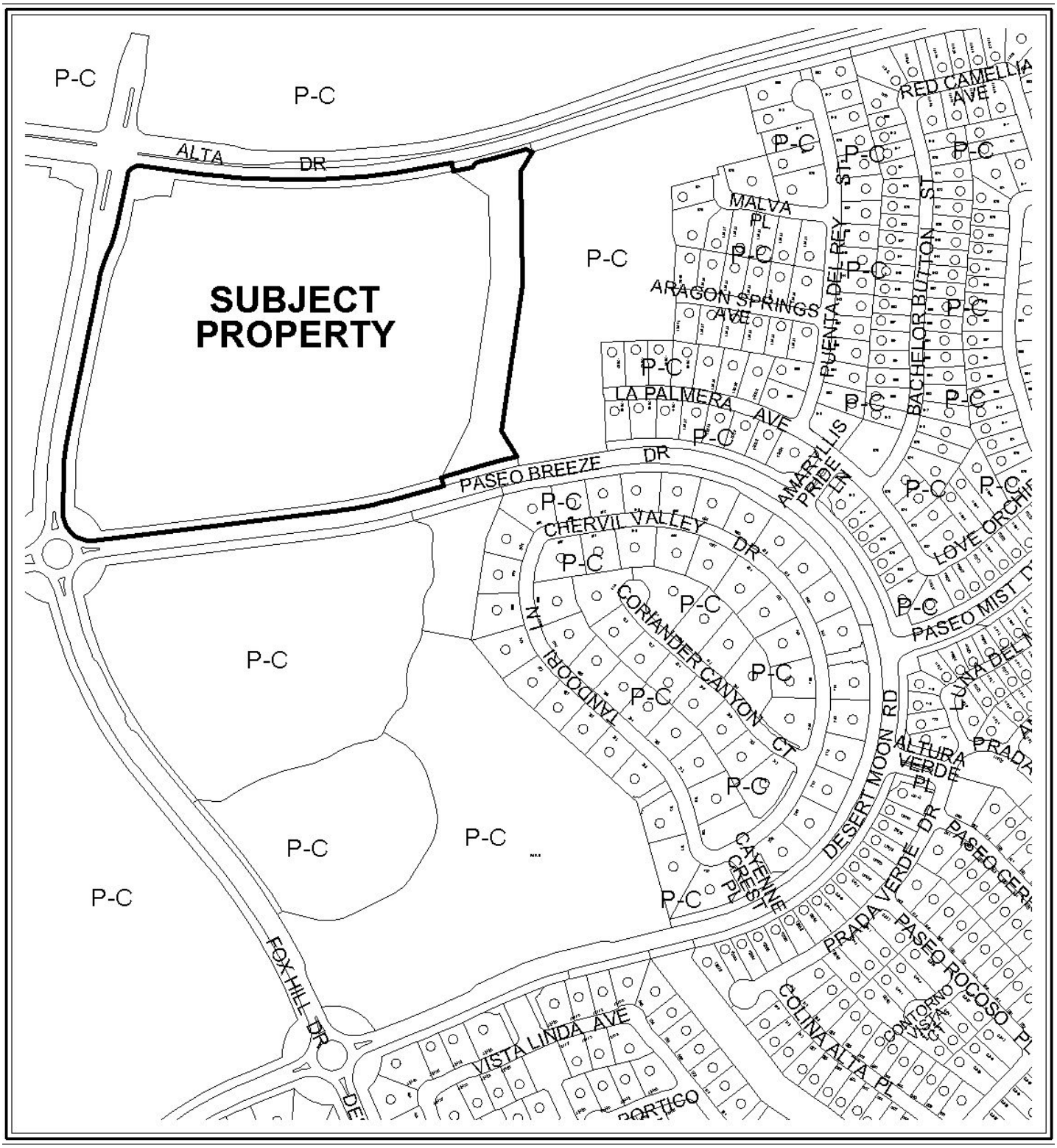
SUBJECT:
TMP-39472 - TENTATIVE MAP - VILLAGE 23A PARCEL L ANDALUSIA - APPLICANT/OWNER: THE HOWARD HUGHES CORPORATION - Request for a Tentative Map FOR AN 81-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 26.9 acres adjacent to the south side of Alta Drive, between Desert Foothills Drive and Fox Hill Drive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

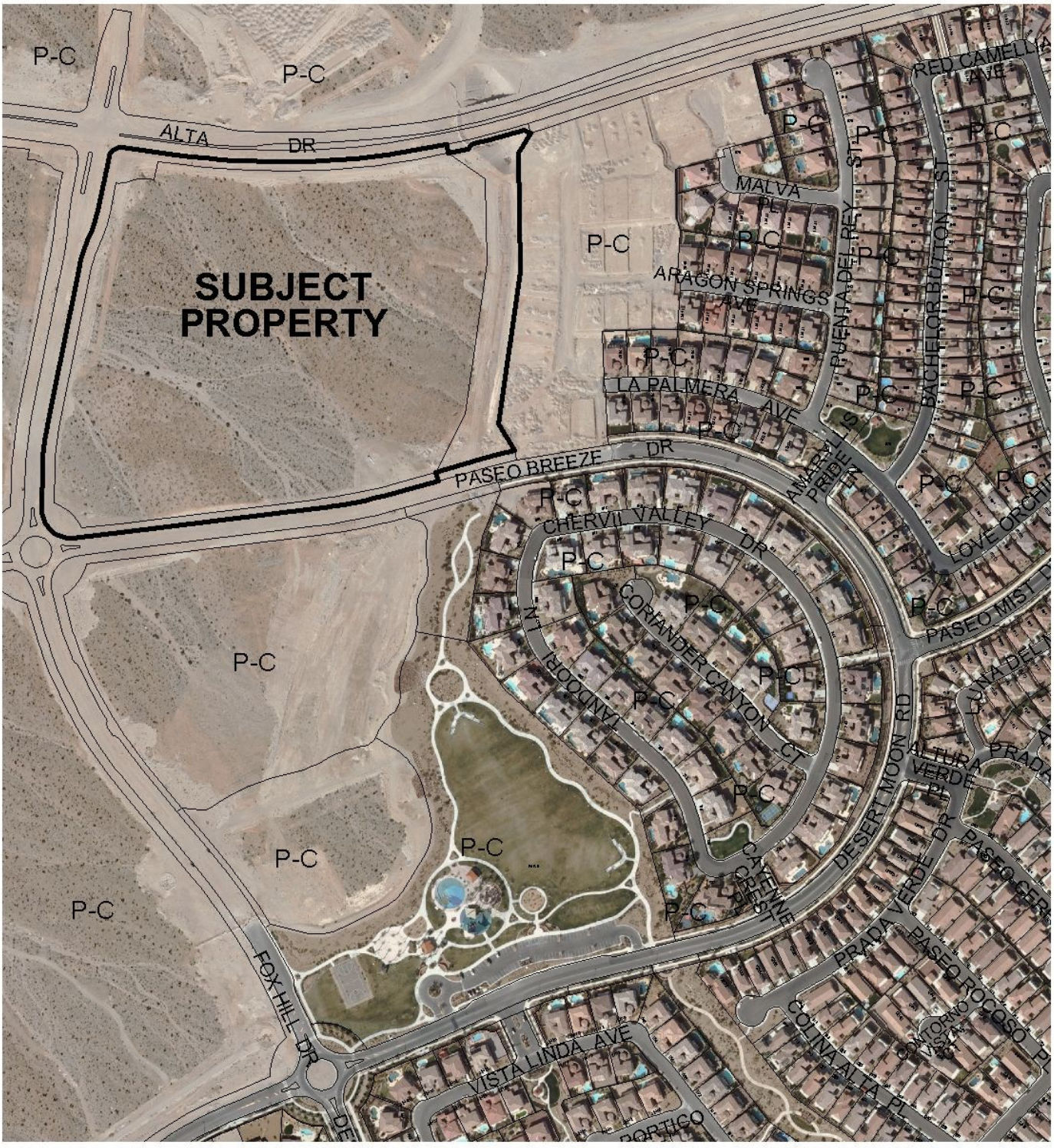
RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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)



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

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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

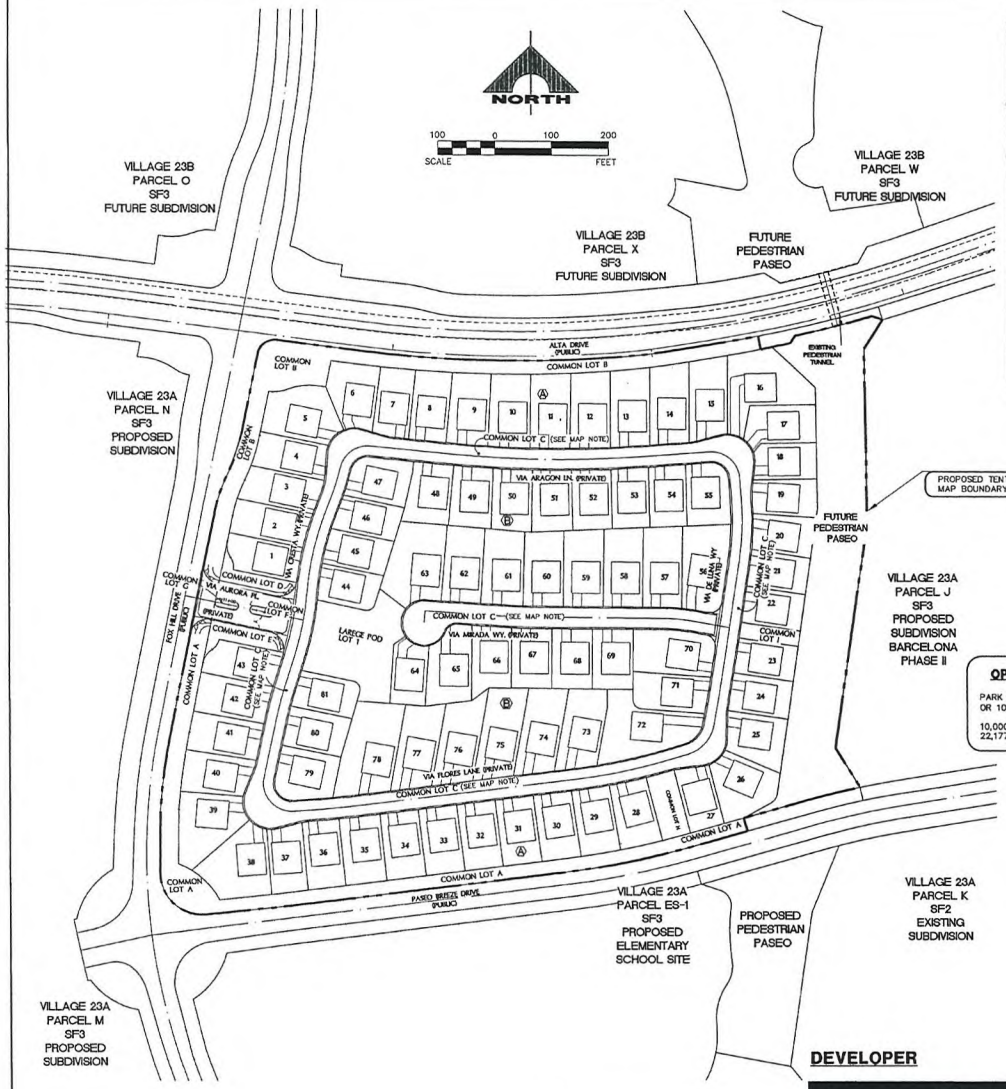
FOR DEPARTMENT USE ONLY

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

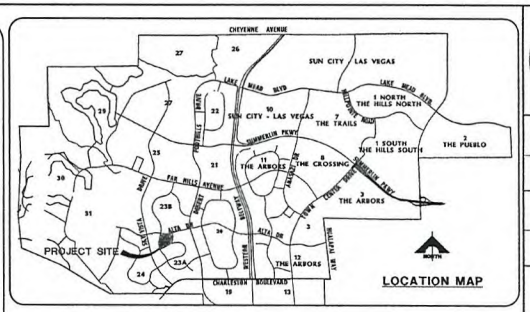
LAS VEGAS VALLEY WATER DISTRICT
CITY OF LAS VEGAS SEWER
REPUBLIC SERVICES of SOUTHERN NEVADA
NV ENERGY
CENTURY LINK TELEPHONE COMPANY
SOUTHWEST GAS CORPORATION
COX COMMUNICATIONS

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

ENGINEER - STATE OF NEVADA - JOSEPH A. ARNOLD - No. 15787 - CIVIL - 9/3/10

% COMPLETE

NO.	DESCRIPTION	DATE	DRW APP	DATE	CDW APP	DATE

PROJECT NO. 62023.981
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

LAS VEGAS, NEVADA

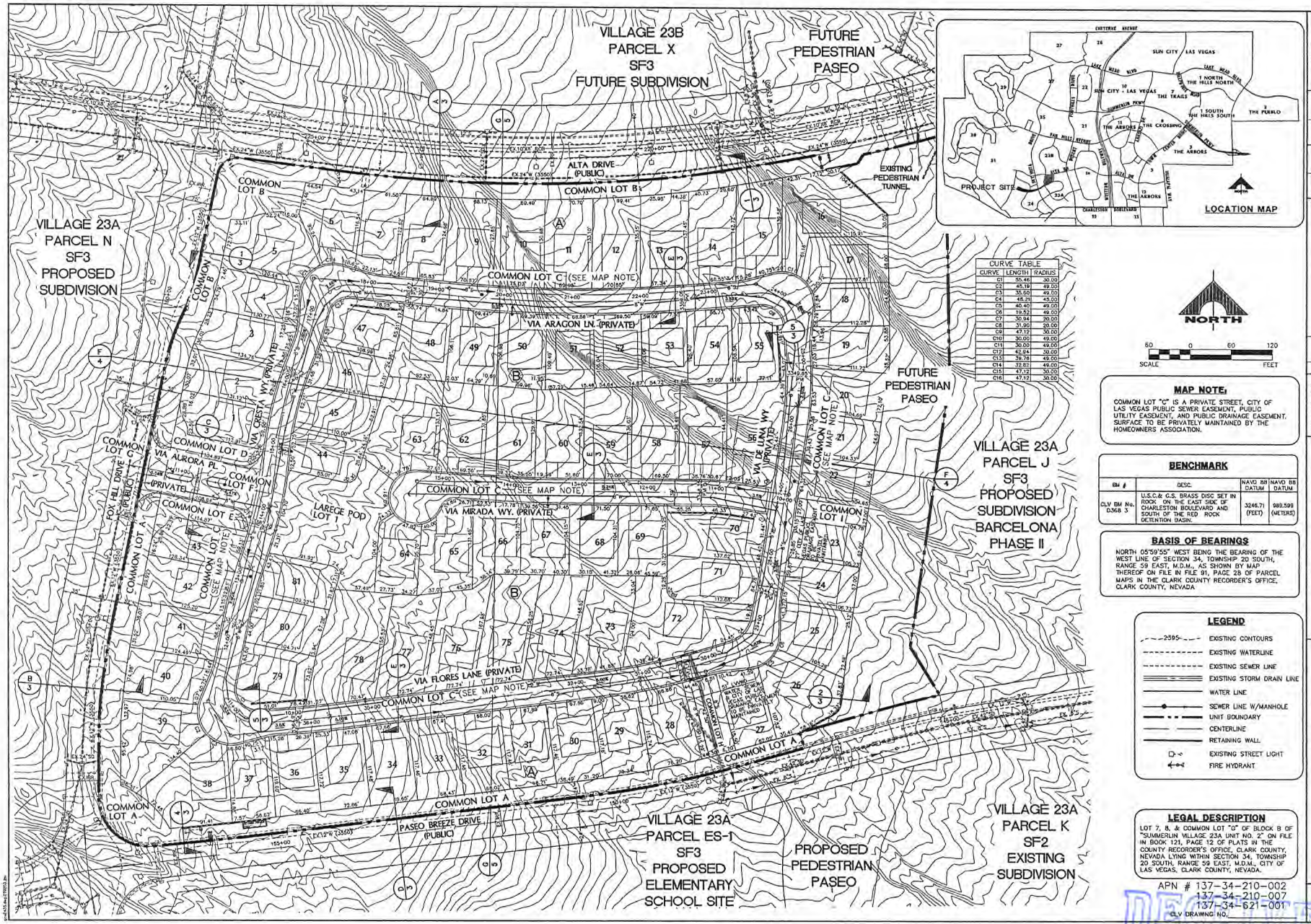
F:\Projects\62023-981\DWG\Production\TM\V23L_TENT.dwg

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	49.00
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

- 2595 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 | ABSOLUTE

PROJECT NO. 62023981
DESIGN:
DRAWN:
CHECK:
PLOT DATE: 09-03-10
PLOT TIME: 16:07:57

THE HOWARD HUGHES COMPANY, LLC

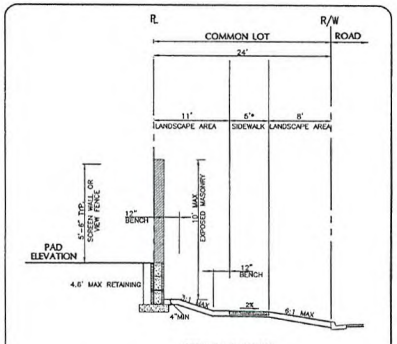
SUMMERLIN VILLAGE 23 PARCEL L - ANDALUSIA

TENTATIVE MAP

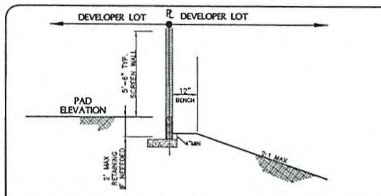
DRAWING 2
2 OF 5 SHTS

RECEIVED
SEP 03 2010

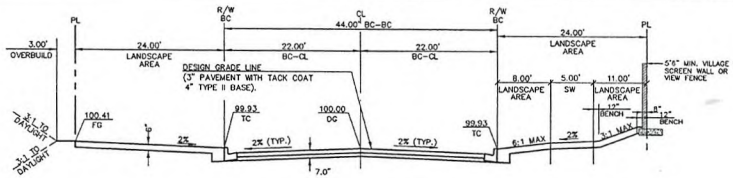
TMP-39472



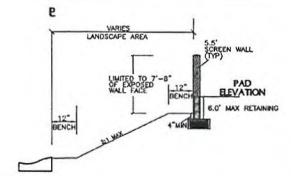
PASEO BREEZE DRIVE (4)
NOT TO SCALE



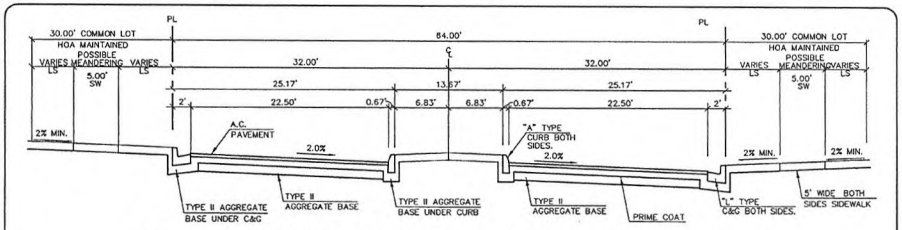
SIDE YARD/REAR YARD WITH SCARP (3)
NOT TO SCALE



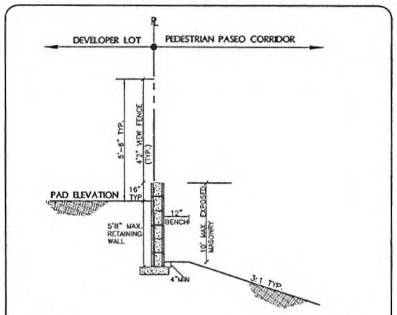
PASEO BREEZE DRIVE TYPICAL STREET SECTION (PUBLIC) (D)
RESIDENTIAL COLLECTOR (WITH SPACE ALLOWANCE FOR SHARED BIKE LANES) PER S.I.S. DWG. NO. S-7
NOT TO SCALE



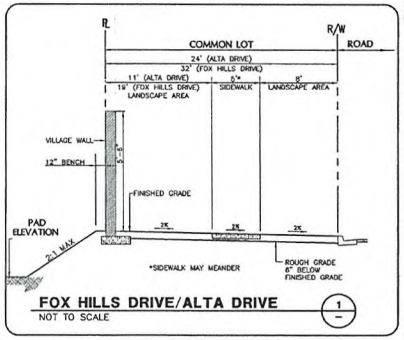
CORNER LOT DETAIL (5)
NOT TO SCALE



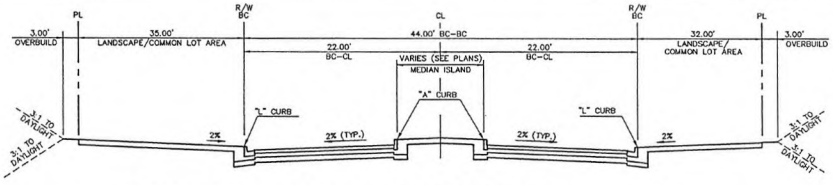
GATED PARCEL ENTRY TYPICAL STREET SECTION (PRIVATE) (C)
PARCEL ENTRY ROAD PER S.I.S. DWG. NO. S-12A
NOT TO SCALE



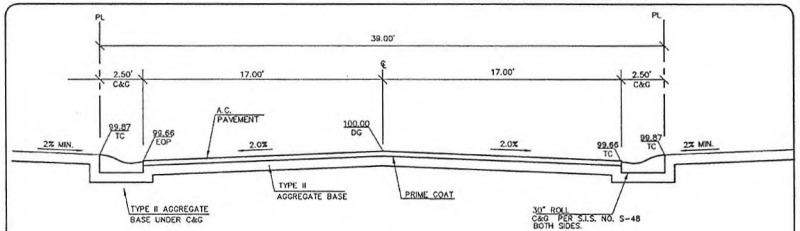
PASEO (2)
NOT TO SCALE



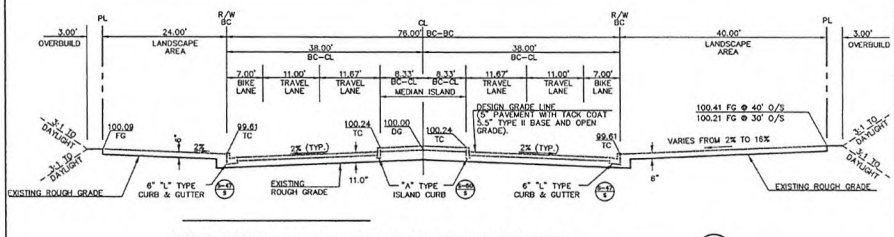
FOX HILLS DRIVE/ALTA DRIVE (1)
NOT TO SCALE



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.

THE HOWARD HUGHES COMPANY, LLC

SUMMERLIN VILLAGE 23 PARCEL L- ANDALUSIA

SECTIONS

DRAWING 3 OF 5 SHTS

PROJECT NO.

G.C. WALLACE COMPANIES
ENGINEERS | PLANNERS | SURVEYORS
6320 S. RAINBOW BLVD - LAS VEGAS, NV 89146
TEL: 702.804.3000 - FAX: 702.804.3399 - GCWALLACE.COM
LAS VEGAS - MESQUITE

DESIGN:
DRAWN:
CHECKED:
PLOT DATE: 09-07-10
PLOT TIME: 08:58:44

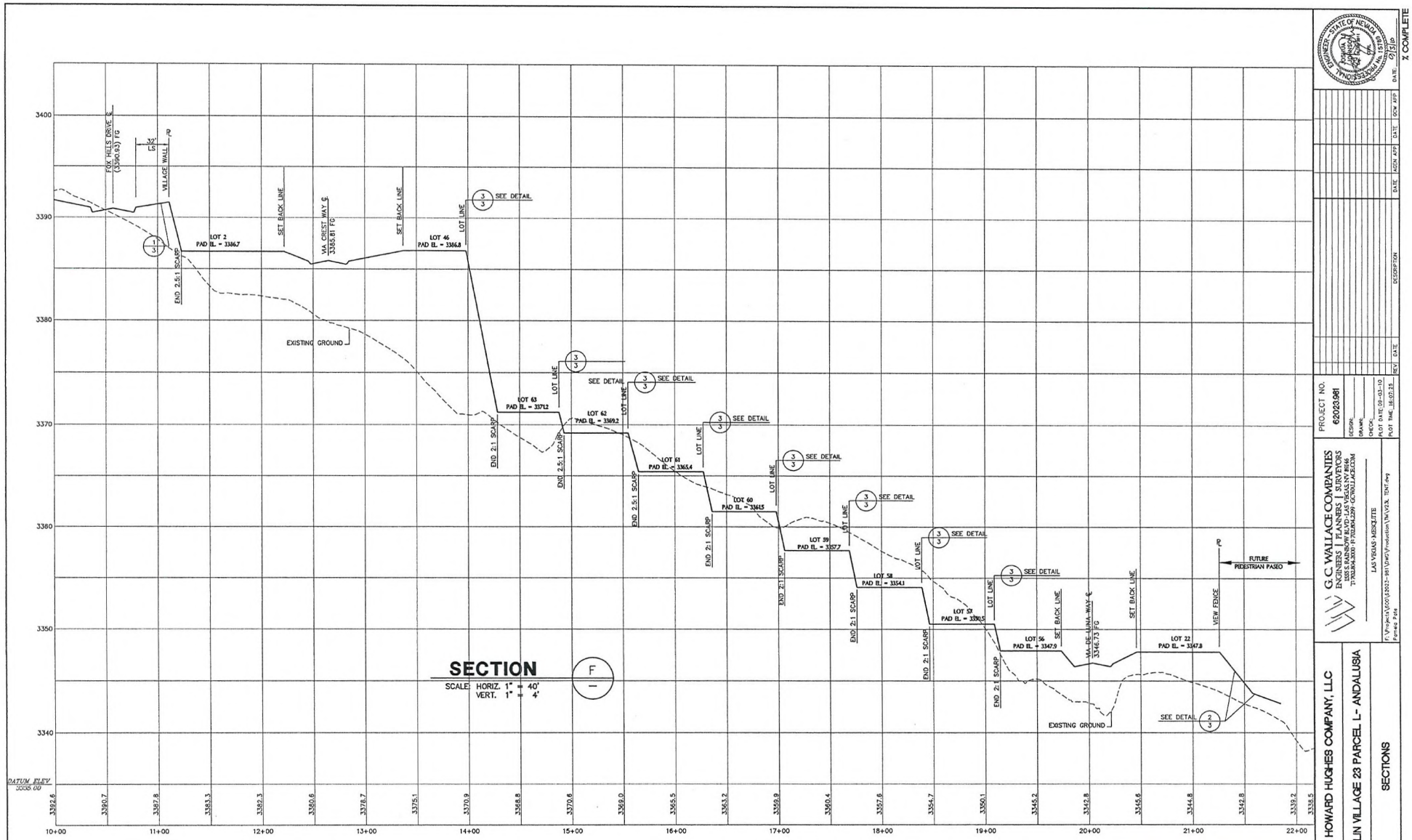
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Format: Plate

REV | DATE | DESCRIPTION | DATE | ACEN APP | DATE | DCN APP

DATE 9/3/10 % COMPLETE

TMP-39472

RECEIVED SEP 03 2010



SECTION F

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

% 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\23023-981\GWG\Production\TM\V23L TENT.dwg
Pen-key Pete

THE HOWARD HUGHES COMPANY, LLC

SUMMERLIN VILLAGE 23 PARCEL L - ANDALUSIA

SECTIONS

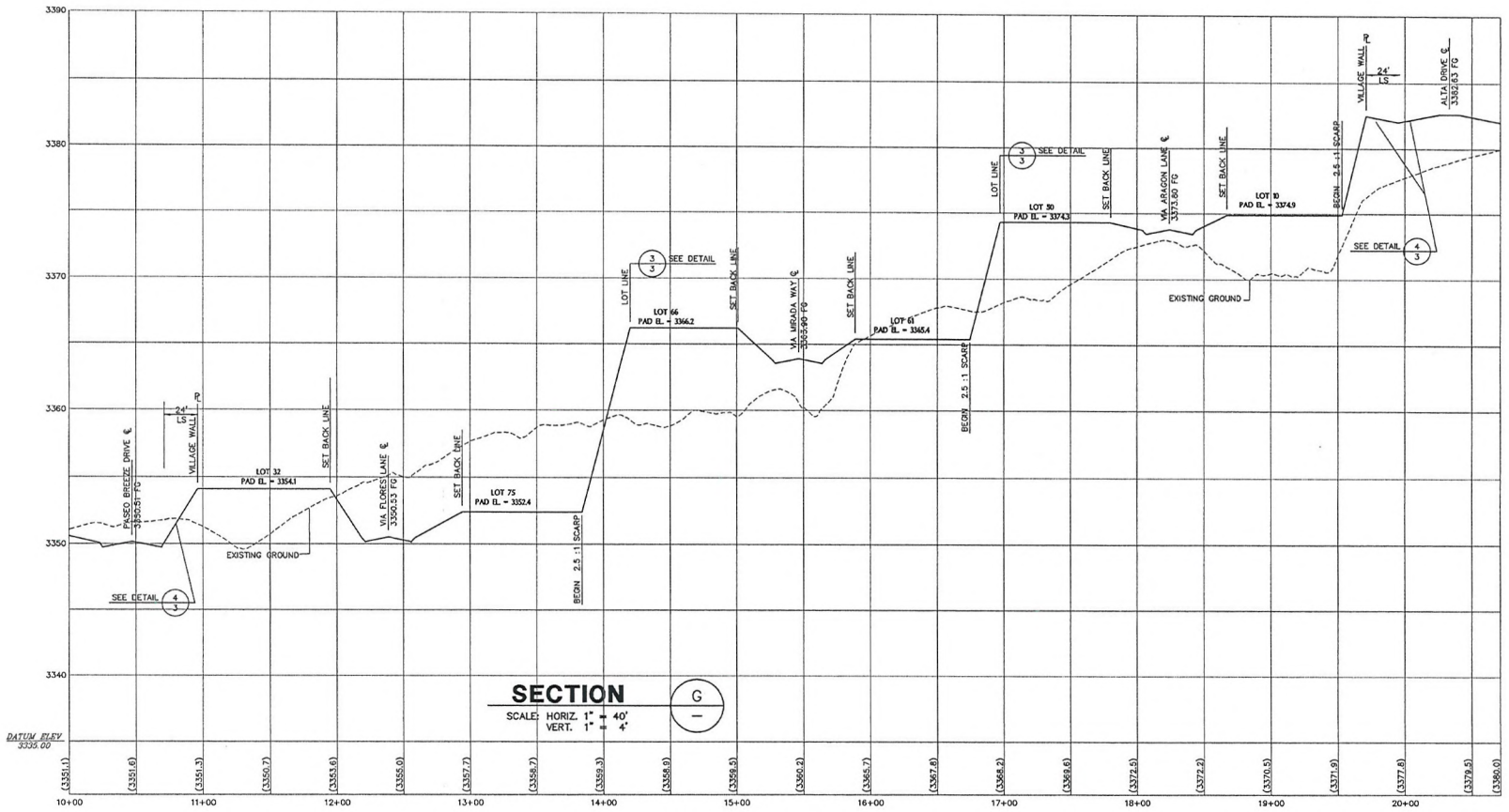
DRAWING 4
4 OF 5 SHTS

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 — —

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

CLV DRAWING NO.

RECEIVED
SEP 08 2010

TMP-39472

% COMPLETE

	DATE	DESCRIPTION	DATE	AGN APP	DATE	GOV APP

PROJECT NO. 62023981
DESIGN:
DRAWN:
CHECK:
PLOT DATE: 09-10-10
PLOT TIME: 15:07:38

REV DATE

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\600\62023-981\GWC\Production\Tsh\V25x TEMT.dwg
Pamela Pate

THE HOWARD HUGHES COMPANY, LLC

SUMMERLIN VILLAGE 23 PARCEL L - ANDALUSIA

SECTIONS

DRAWING 5
5 OF 5 SHTS

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.: **8.**

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

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

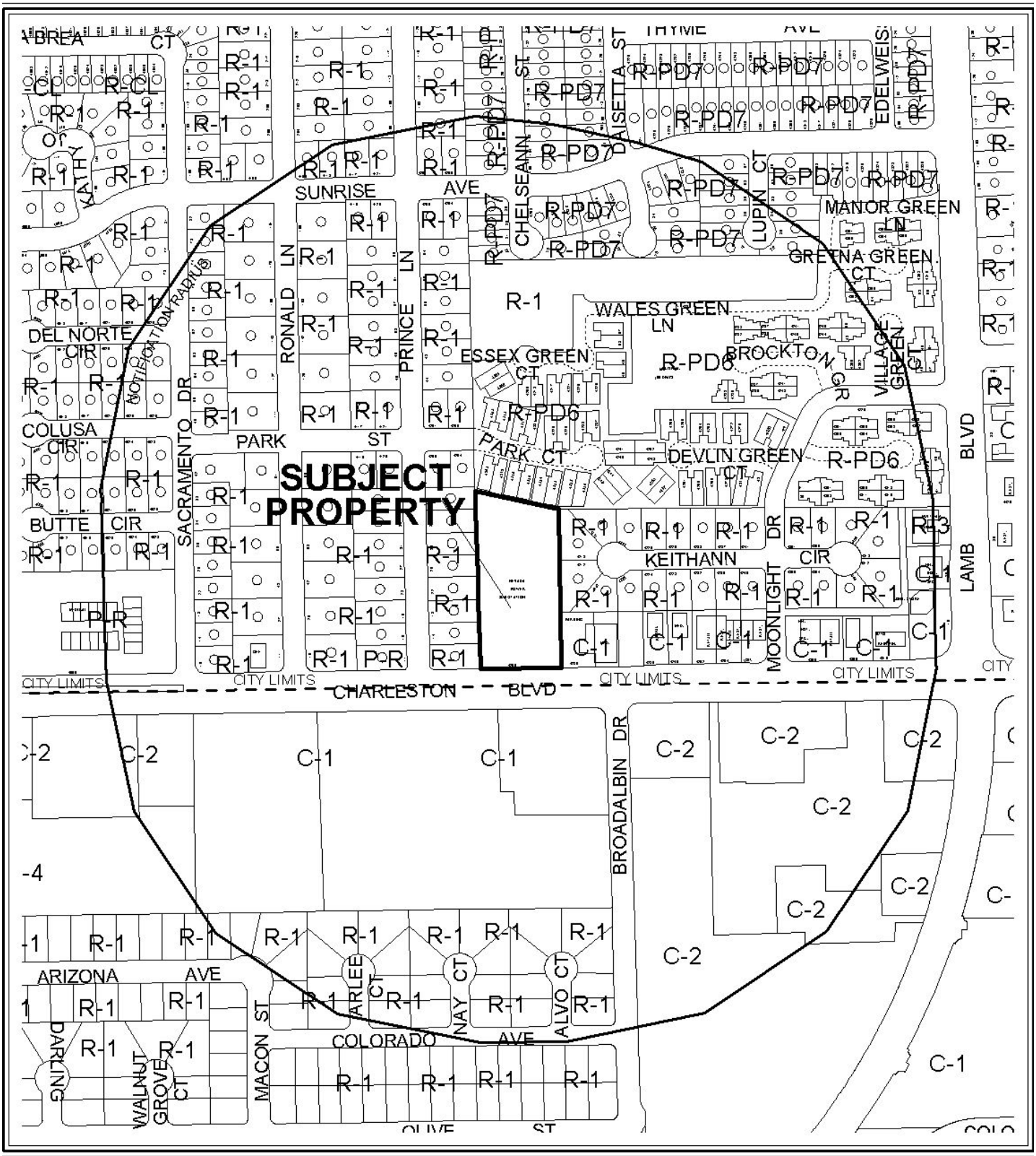
SUBJECT:
ZON-39754 - REZONING - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: NV ENERGY - Request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: C-V (CIVIC) on 2.45 acres at 4200 East Charleston Boulevard (APN 140-31-802-001), Ward 3 (Reese). Staff recommends APPROVAL.

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



CASE: **ZON-39754**

RADIUS: 1000 FT

0 400 800 Feet

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)

N

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

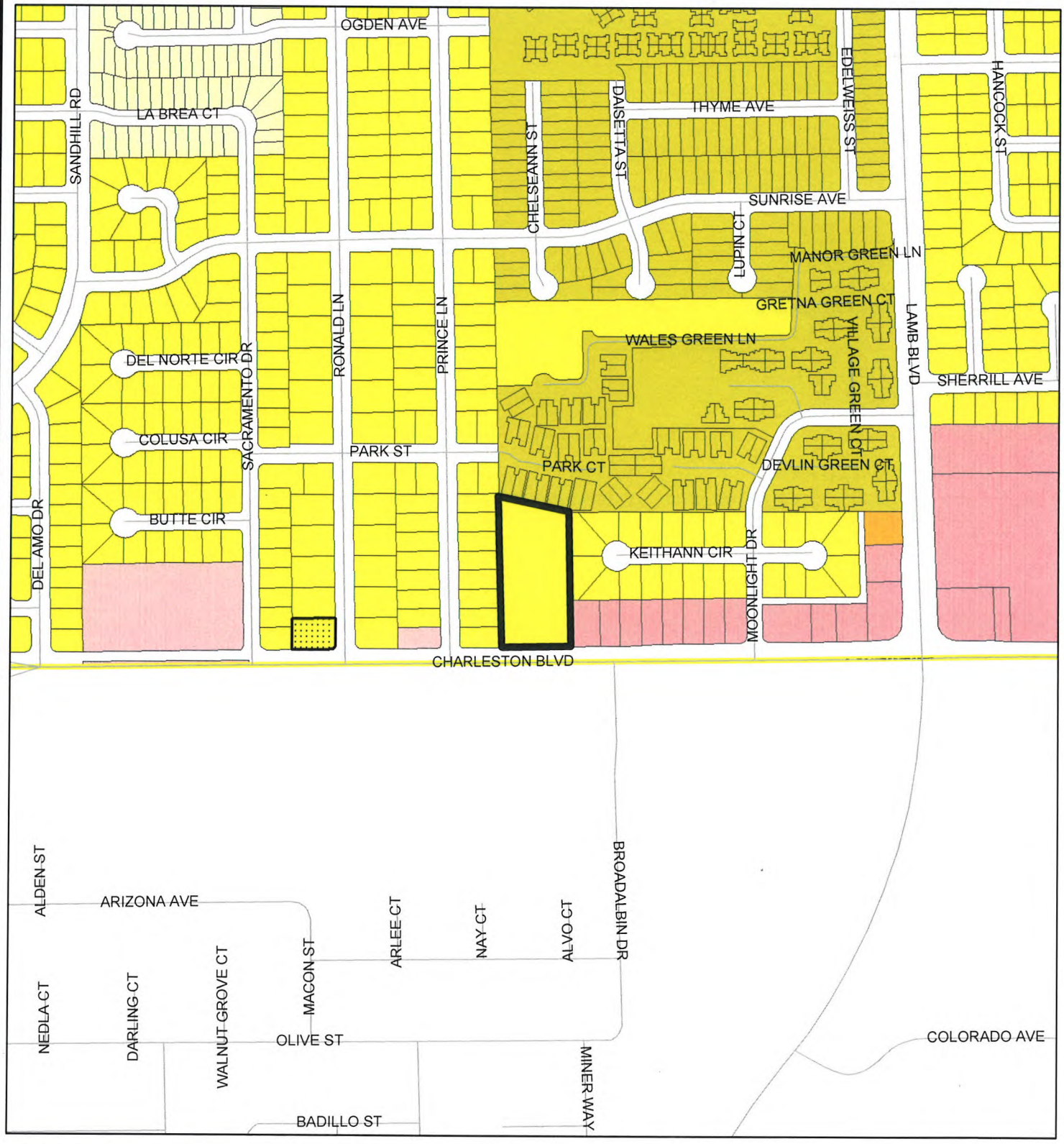
FOR DEPARTMENT USE ONLY

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.: **9.**

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

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

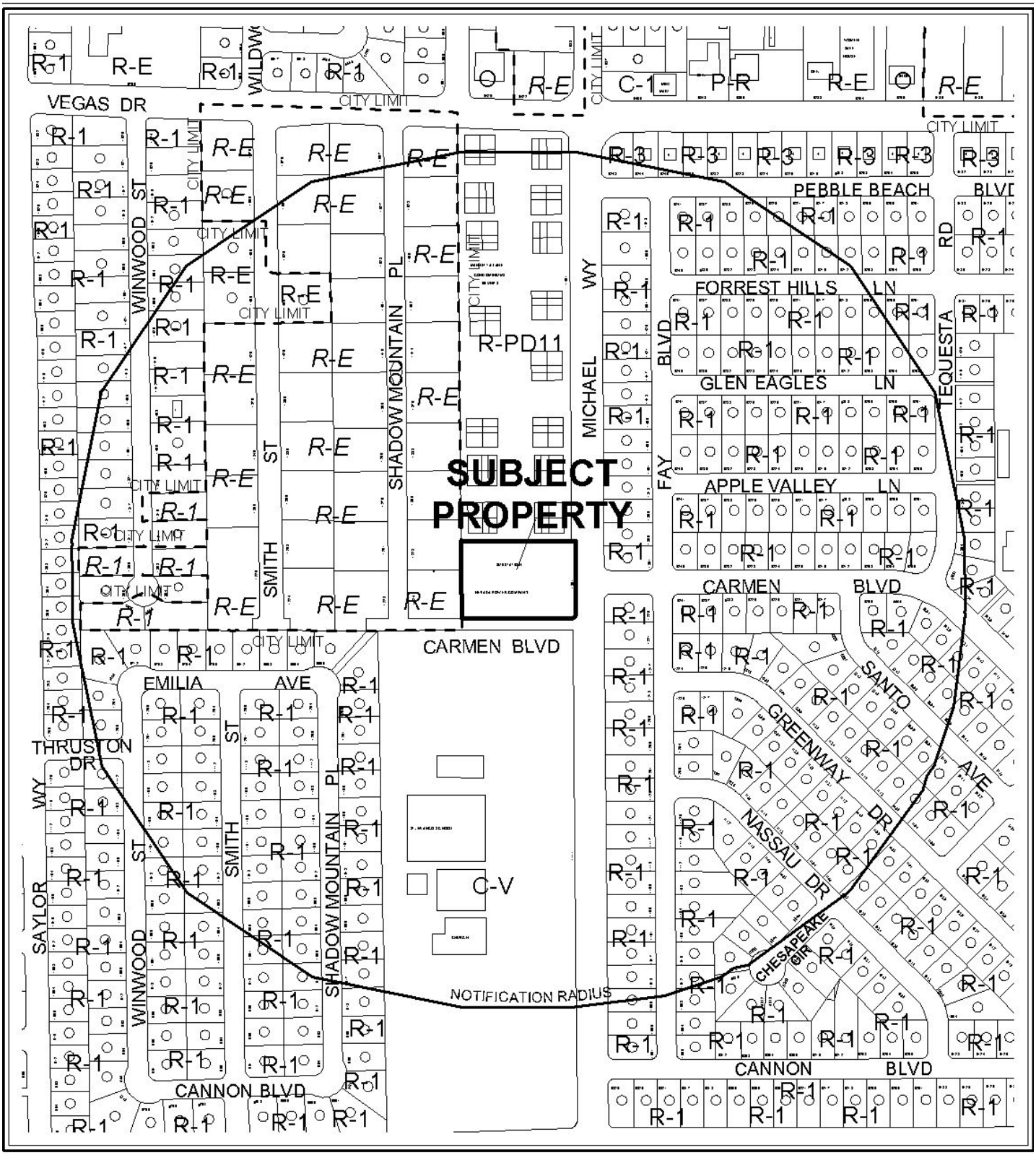
SUBJECT:
ZON-39757 - REZONING - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: NV ENERGY - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: C-V (CIVIC) on 1.35 acres at 1301 Michael Way (APN 138-25-105-002), Ward 5 (Barlow). Staff recommends APPROVAL.

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

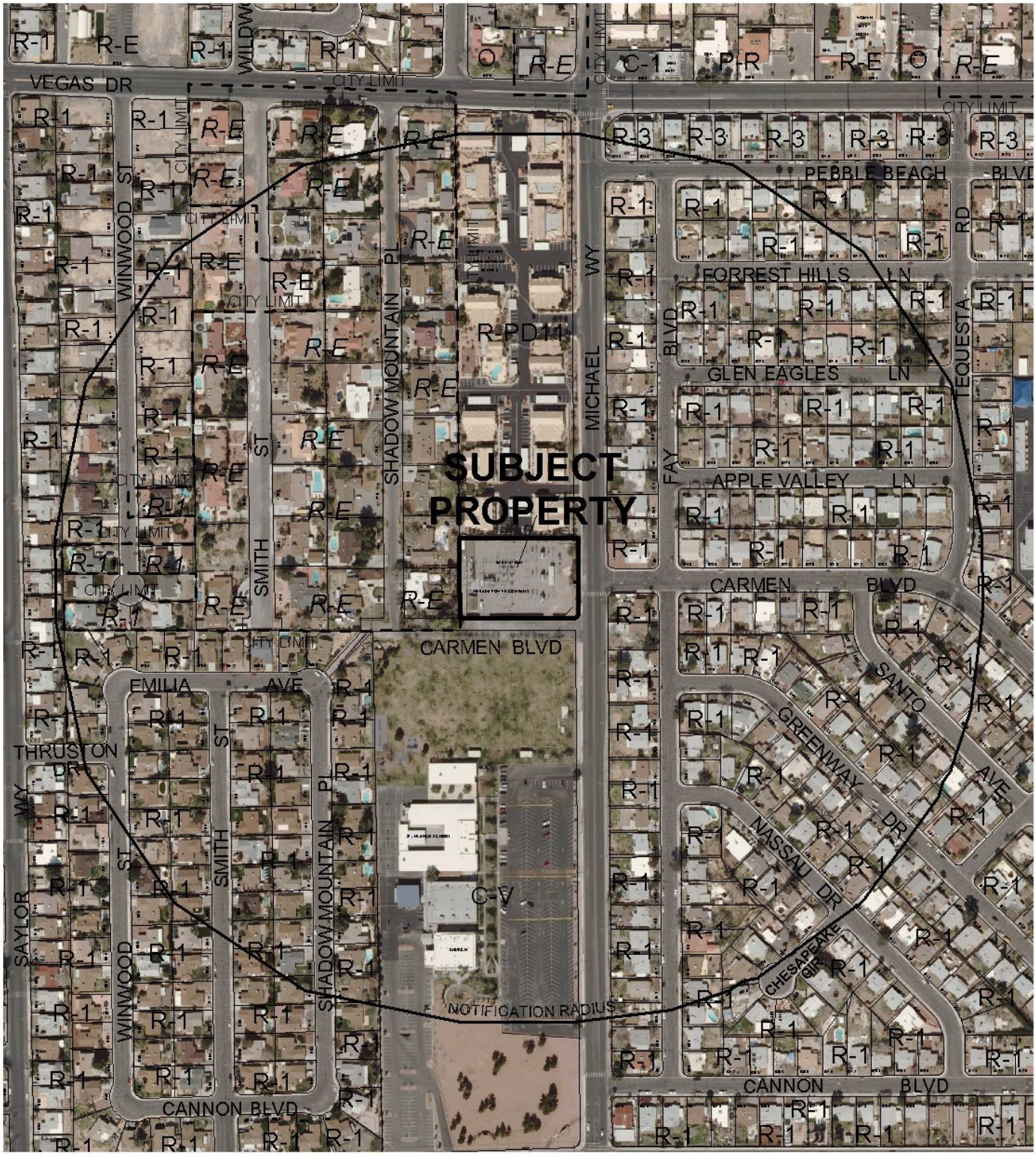


CASE: **ZON-39757**

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

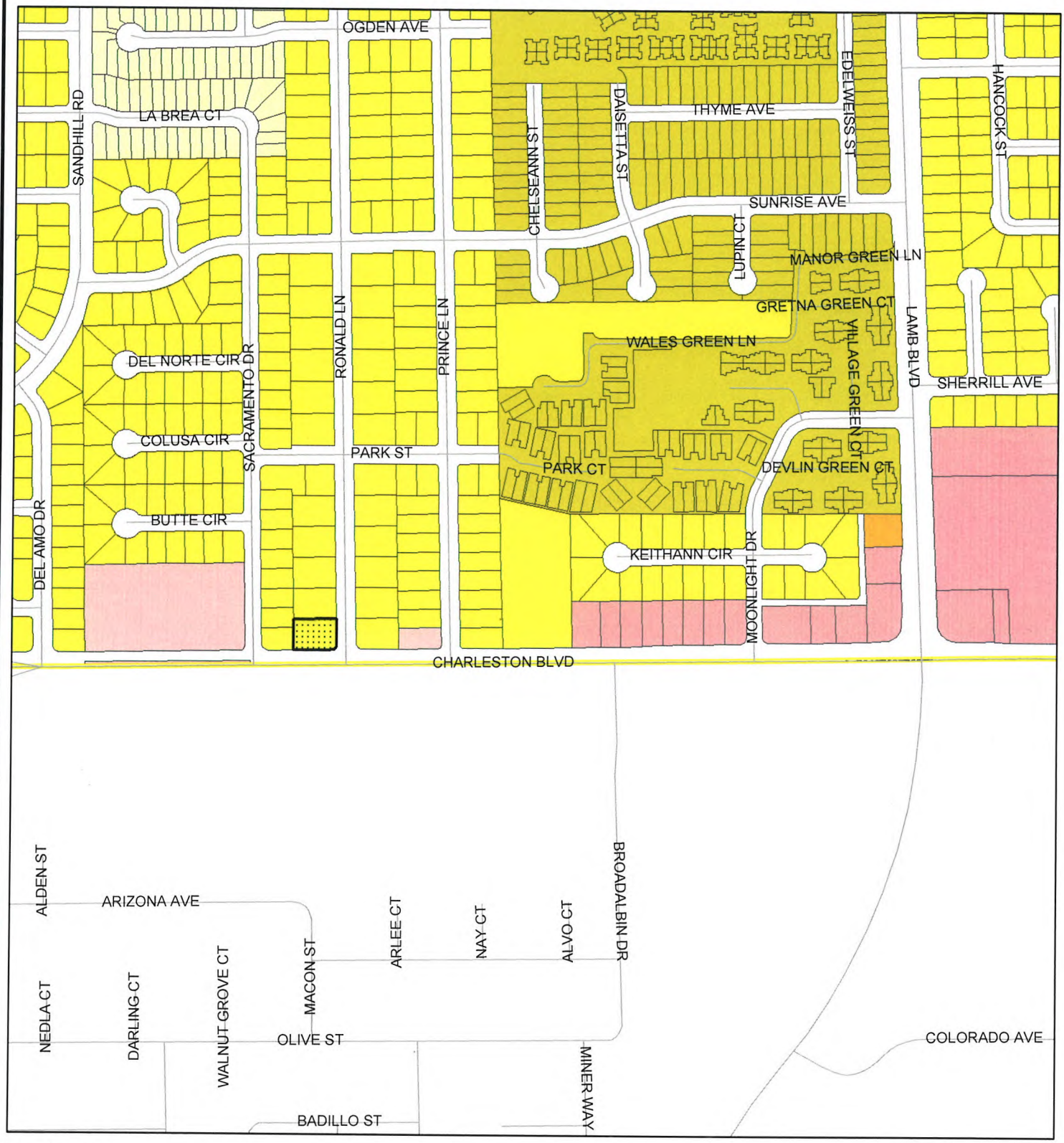
FOR DEPARTMENT USE ONLY

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.: **10.**

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

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

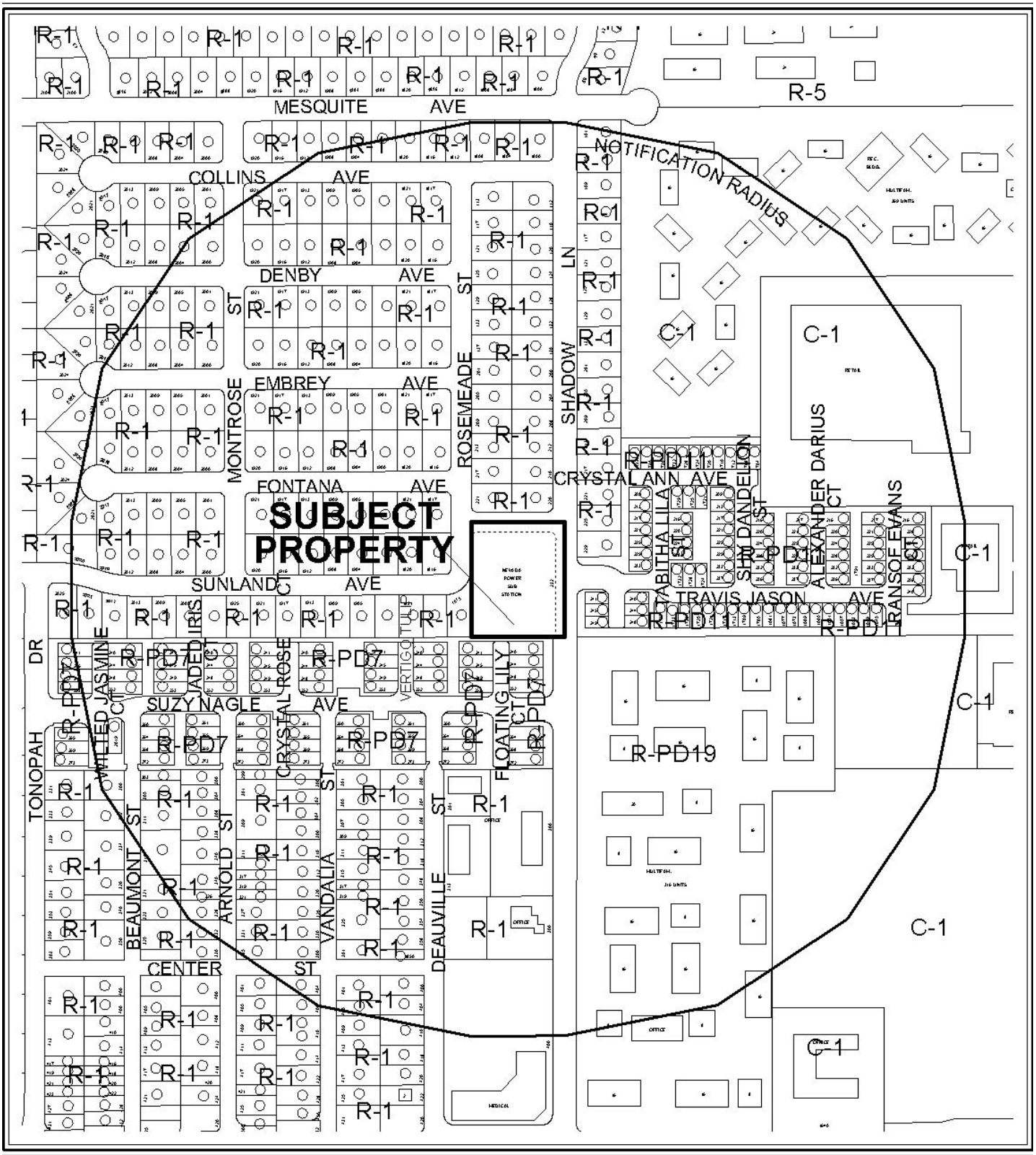
SUBJECT:
ZON-39769 - REZONING - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: NV ENERGY - Request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: C-V (CIVIC) on 1.55 acres at 232 Shadow Lane (APN 139-33-101-001), Ward 5 (Barlow). Staff recommends APPROVAL.

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

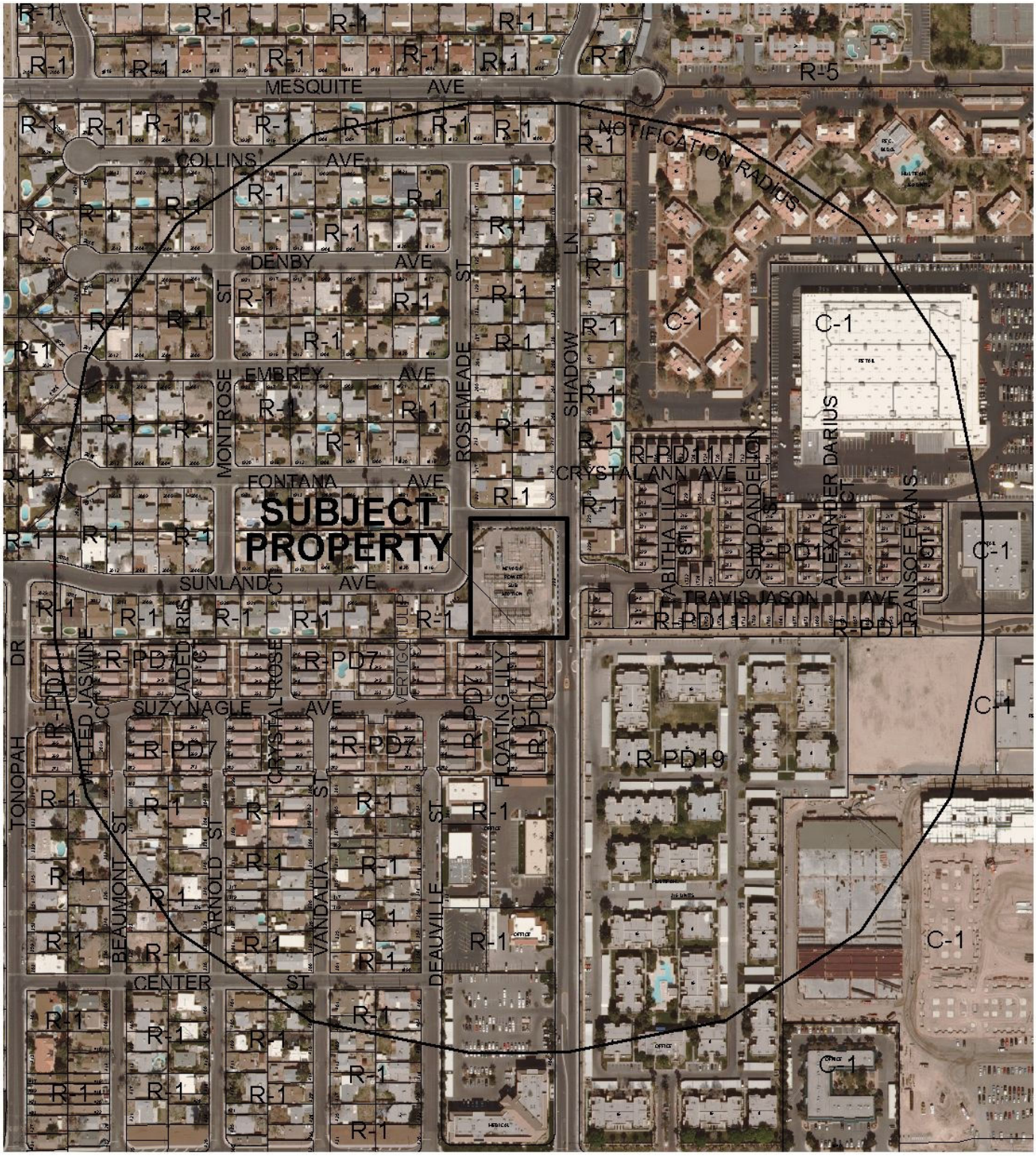


CASE: **ZON-39769**

RADIUS: 1000 FT

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

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



CASE: **ZON-39769**

RADIUS: 1000 FT

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

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

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: NV ENERGY

Name of Applicant: CITY OF LAS VEGAS

Name of Representative: Andy Reed

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

☐ **Yes** ☐ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of ~~Property~~ APPLICANT Owner: Andrew P. Reed

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, 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*~~ _____

*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

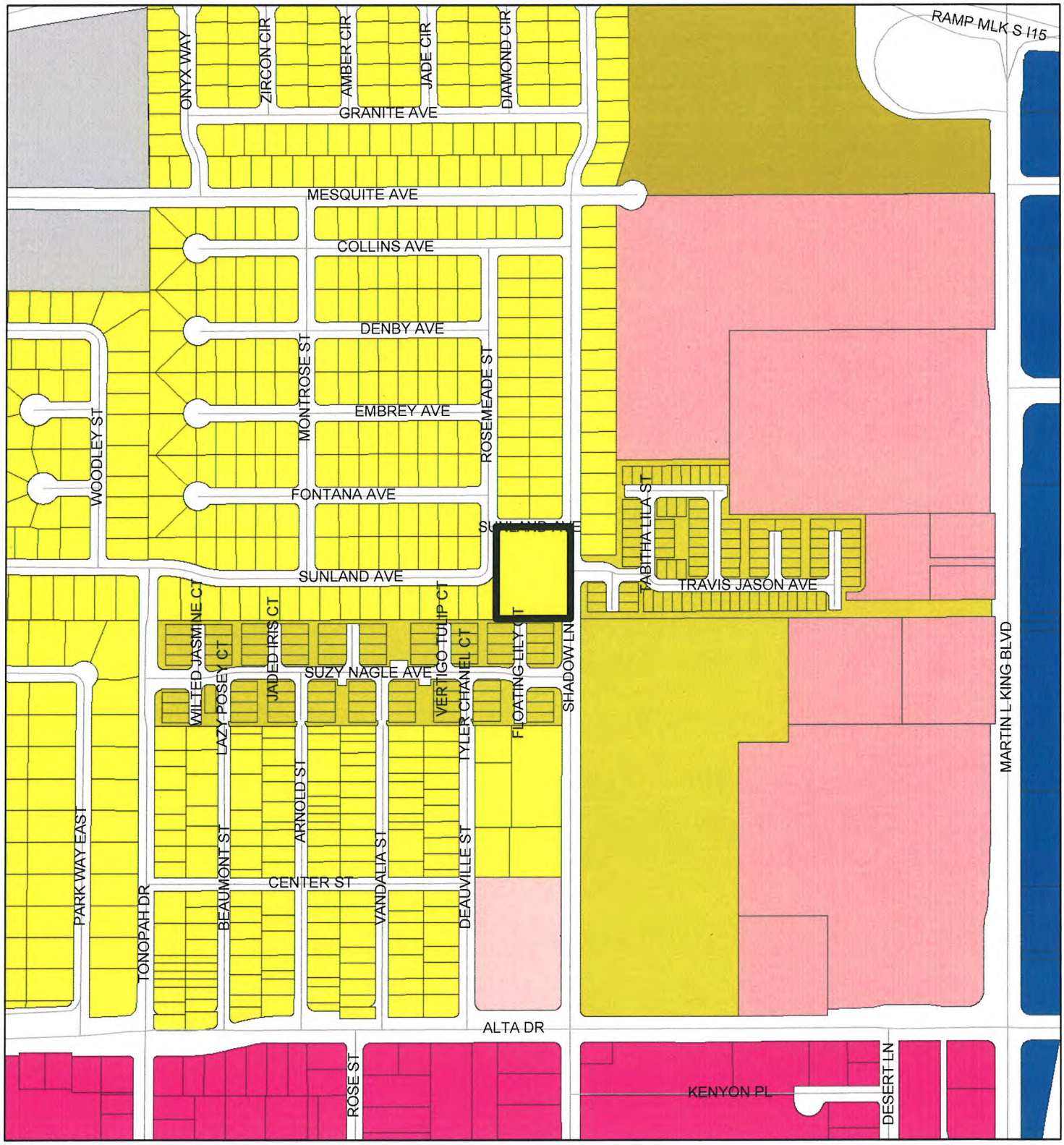
FOR DEPARTMENT USE ONLY

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

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-39769
Assessors Parcel Number 139-33-101-001

Dear Mr. Gebeke:

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

Sincerely,

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

Mayor
Oscar B. Goodman

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

City Manager
Elizabeth N. Fretwell

07101-001-06-09

ZON-39769

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**

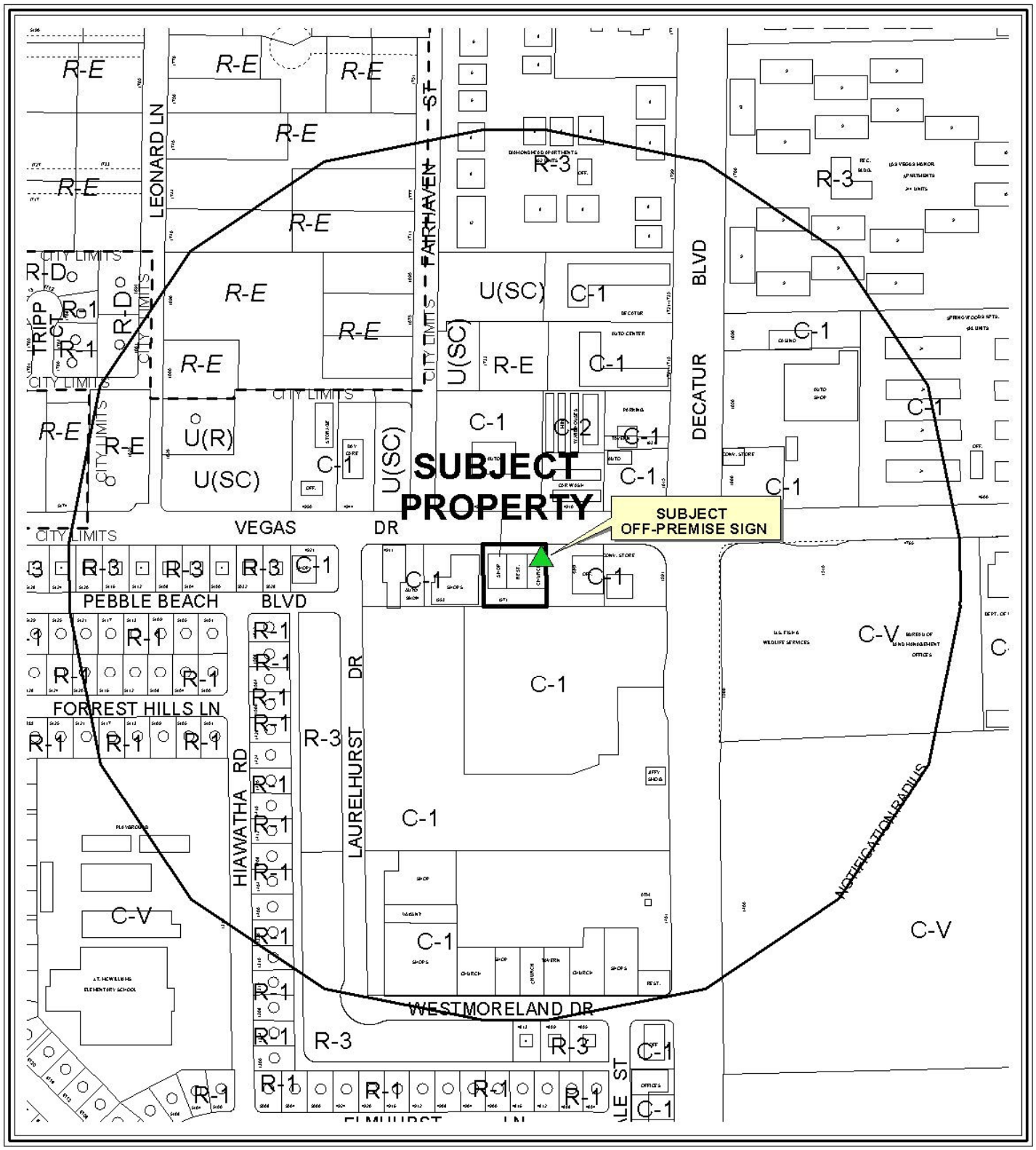
SUBJECT:
RQR-39499 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: LAS VEGAS BILLBOARDS - OWNER: FONG IMPERIAL PLAZA, LIMITED PARTNERSHIP - Required Review of a previously approved Special Use Permit (SUP-3061) FOR A 40-FOOT TALL, 12-FOOT X 24-FOOT OFF-PREMISE SIGN at 1571 North Decatur Boulevard (APN 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 APPROVAL, subject to conditions:

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



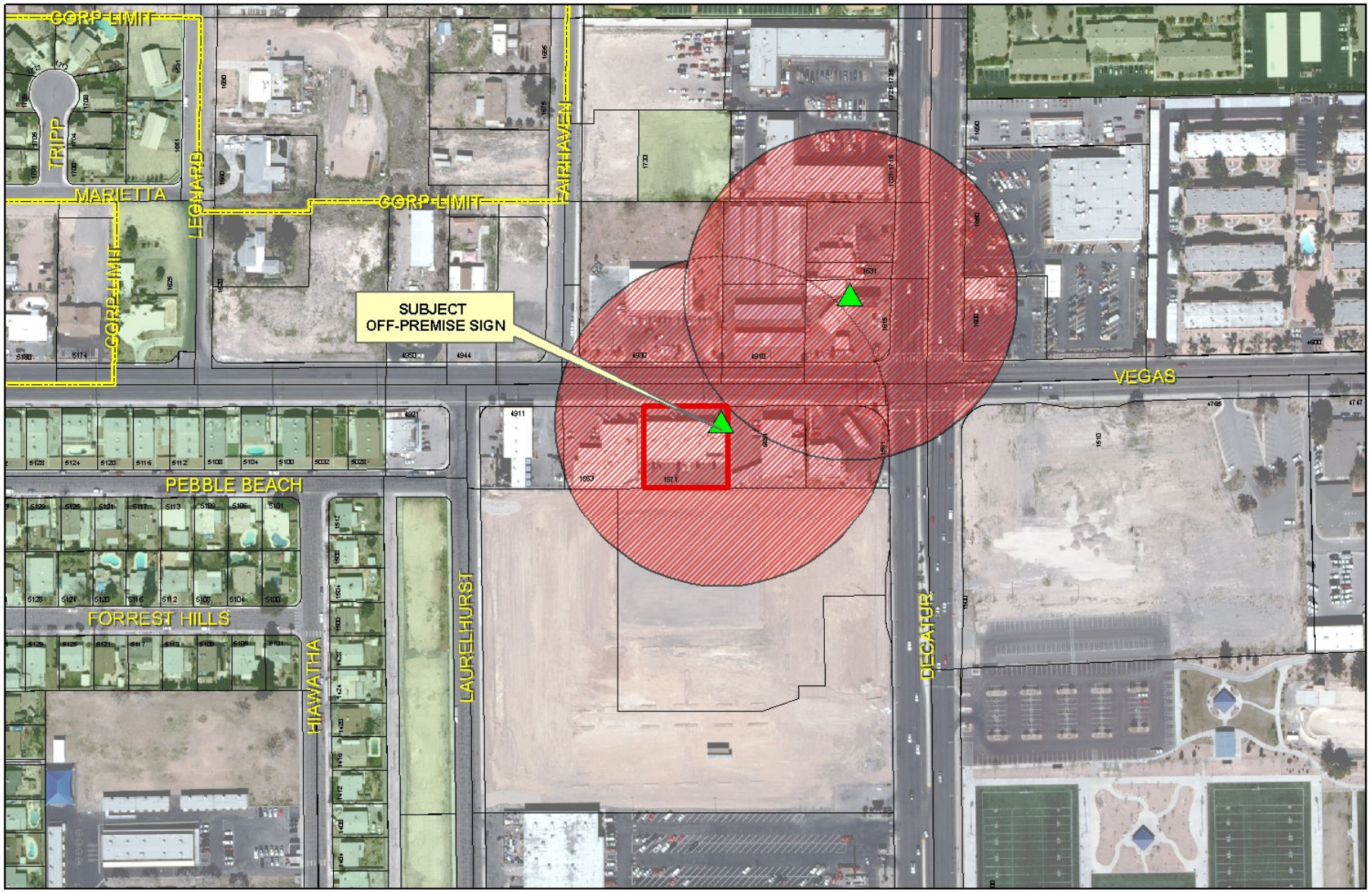
CASE: **RQR-39499**

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

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

_____

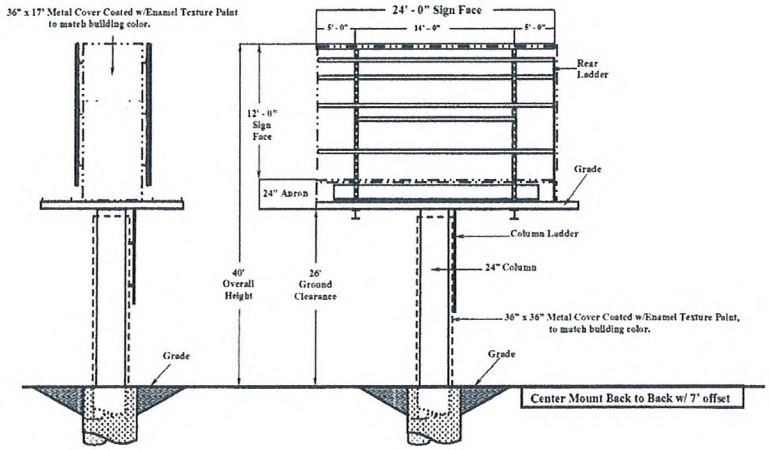
Notary Public in and for said County and State of CLARK of NEVADA

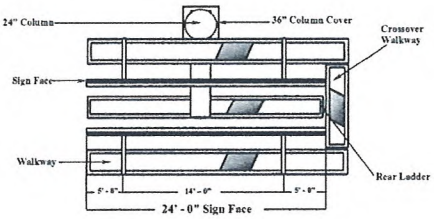
LAURA MORENO
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 01-15-13
Certificate No: 03-80323-1

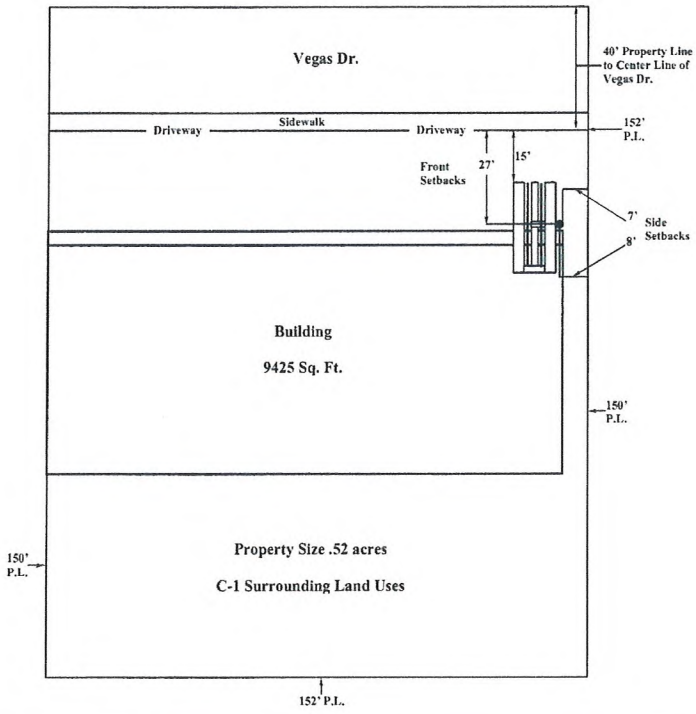
FOR DEPARTMENT USE ONLY

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 1553 N. DECATUR BLVD. LAS VEGAS, NV 89108-1204
PROPERTY ADDRESS:	1571 N. DECATUR BLVD. LAS VEGAS, NV 89108
CONTACT:	CHAD HARRIS @ LAS VEGAS BILLBOARDS 5665 S. VALLEY VIEW BLVD. LAS VEGAS, NV 89118 837-7822

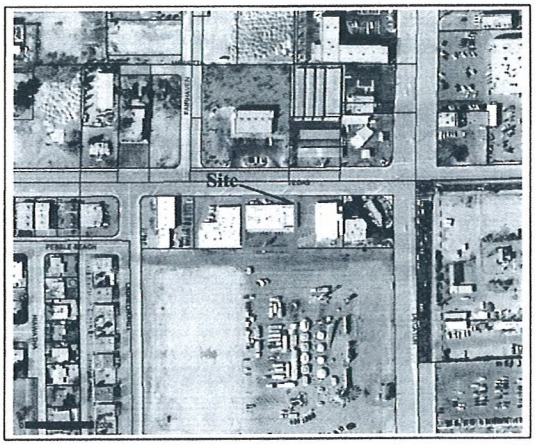
APN: 138-25-503-003
ZONED: C-1
12' x 24' CENTER MOUNT WITH OFFSET
40' OVERALL HEIGHT
NO ADJACENT ON-PREMISE SIGN WITHIN 100'
NO ADJACENT OFF-PREMISE SIGN WITHIN 300'
NO R ZONE WITHIN 300'
SCALE 1" = 20'

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.: **12.**

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

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

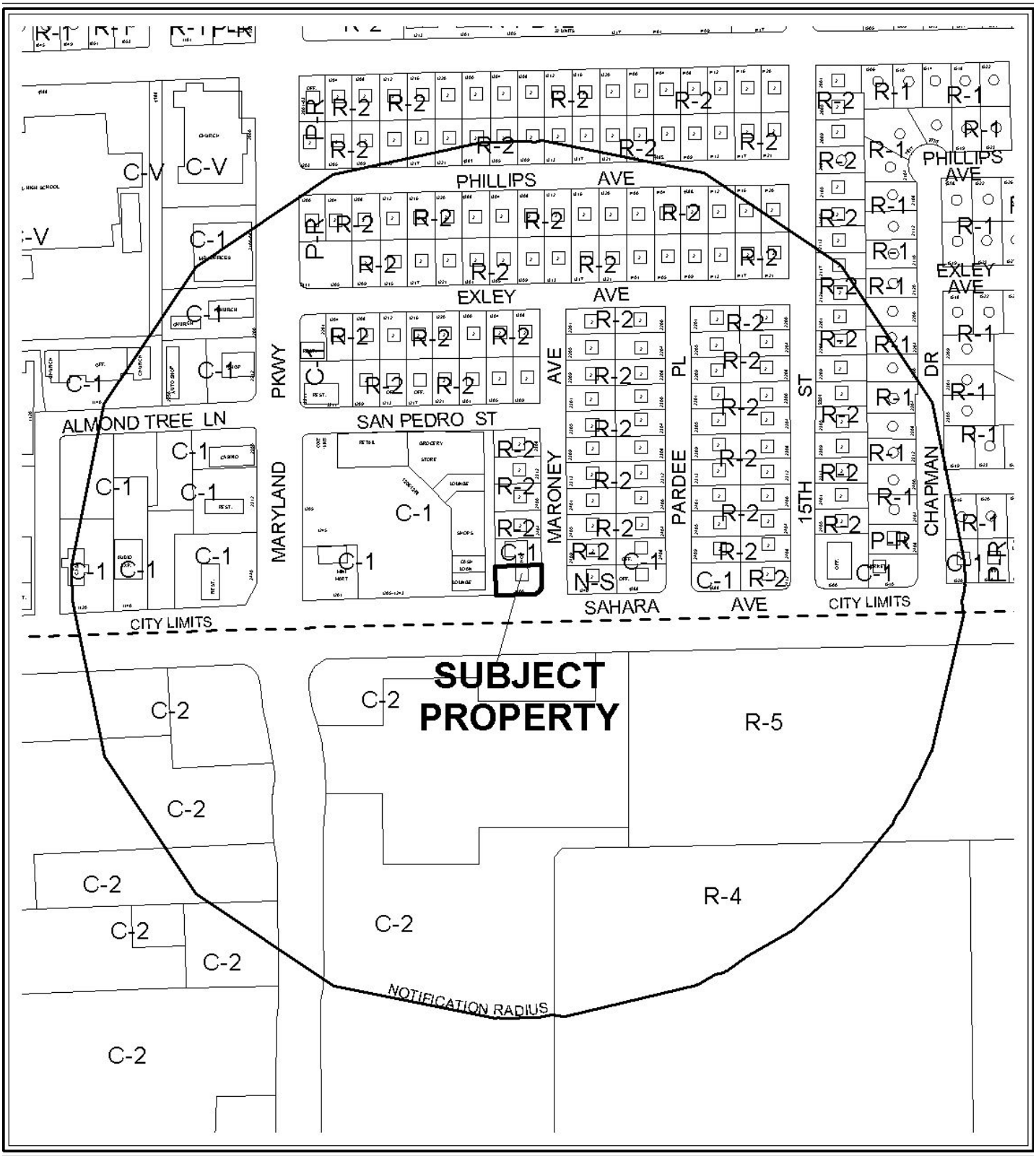
SUBJECT:
RQR-39575 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: GOLD & SILVER JEWELRY SUPPLY - OWNER: SOLIMAN HABASHI - Required Review of a previously approved Special Use Permit (SUP-38242) FOR A SECONDHAND DEALER USE (JEWELRY) WITHIN AN EXISTING 2,300 SQUARE-FOOT JEWELRY STORE at 1300 East Sahara 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



CASE: **RQR-39575**

RADIUS: 1000 FT

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



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: _____

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

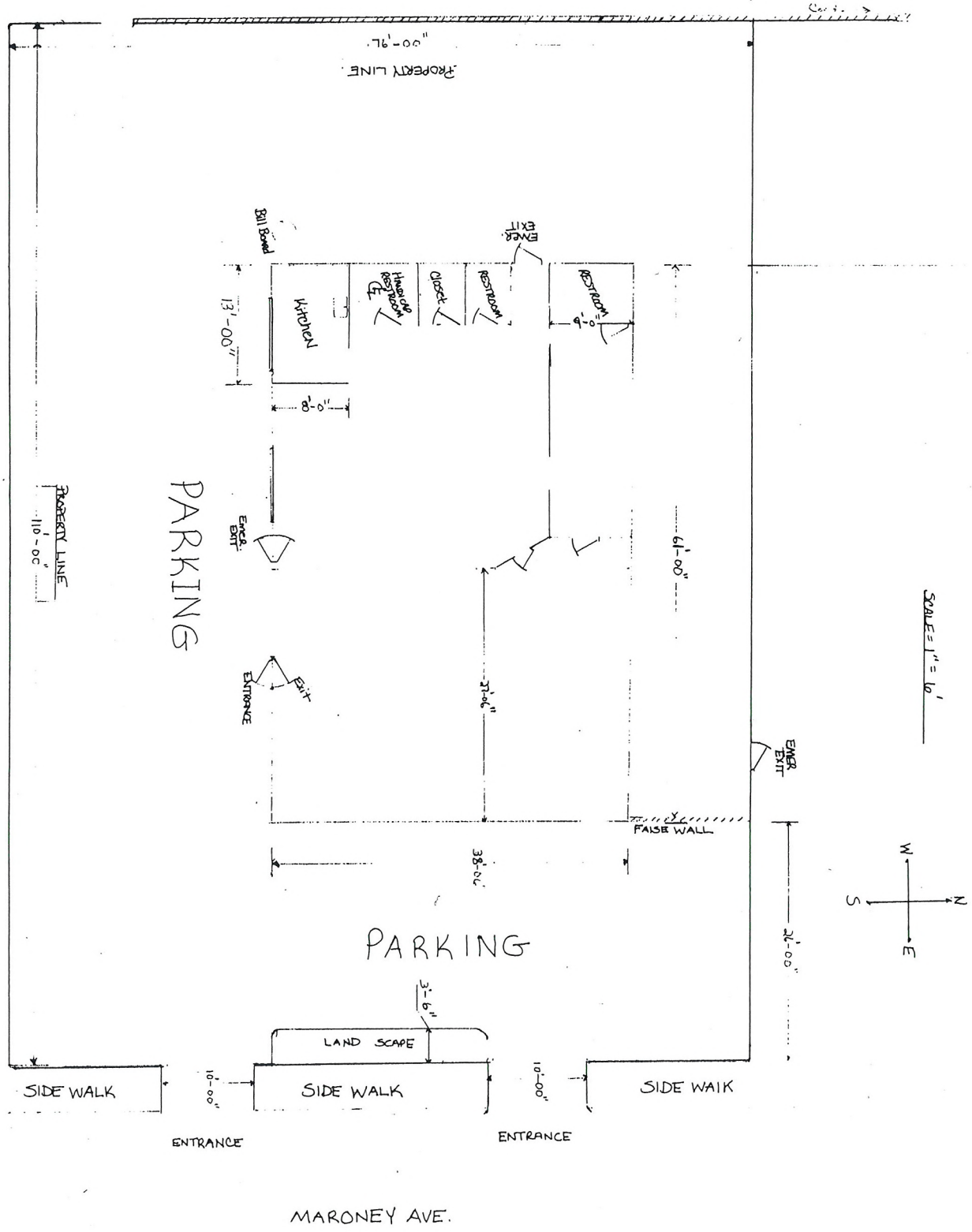
Case #	ROR-39575
Meeting Date:	11/18/10
Total Fee:	$800
Date Accepted:	9/13/10
Accepted By:	

*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

Maryland PRKY.

ALLEY



SAHARA AVE.

LAND SCAPE

MARONEY AVE.

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

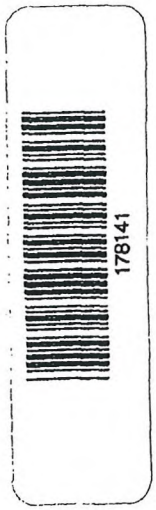
PLANNING & DEVELOPMENT

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.

REC
SEP 13 2010
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

RECEIVED
SEP 13 2010
RQR-39575

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**

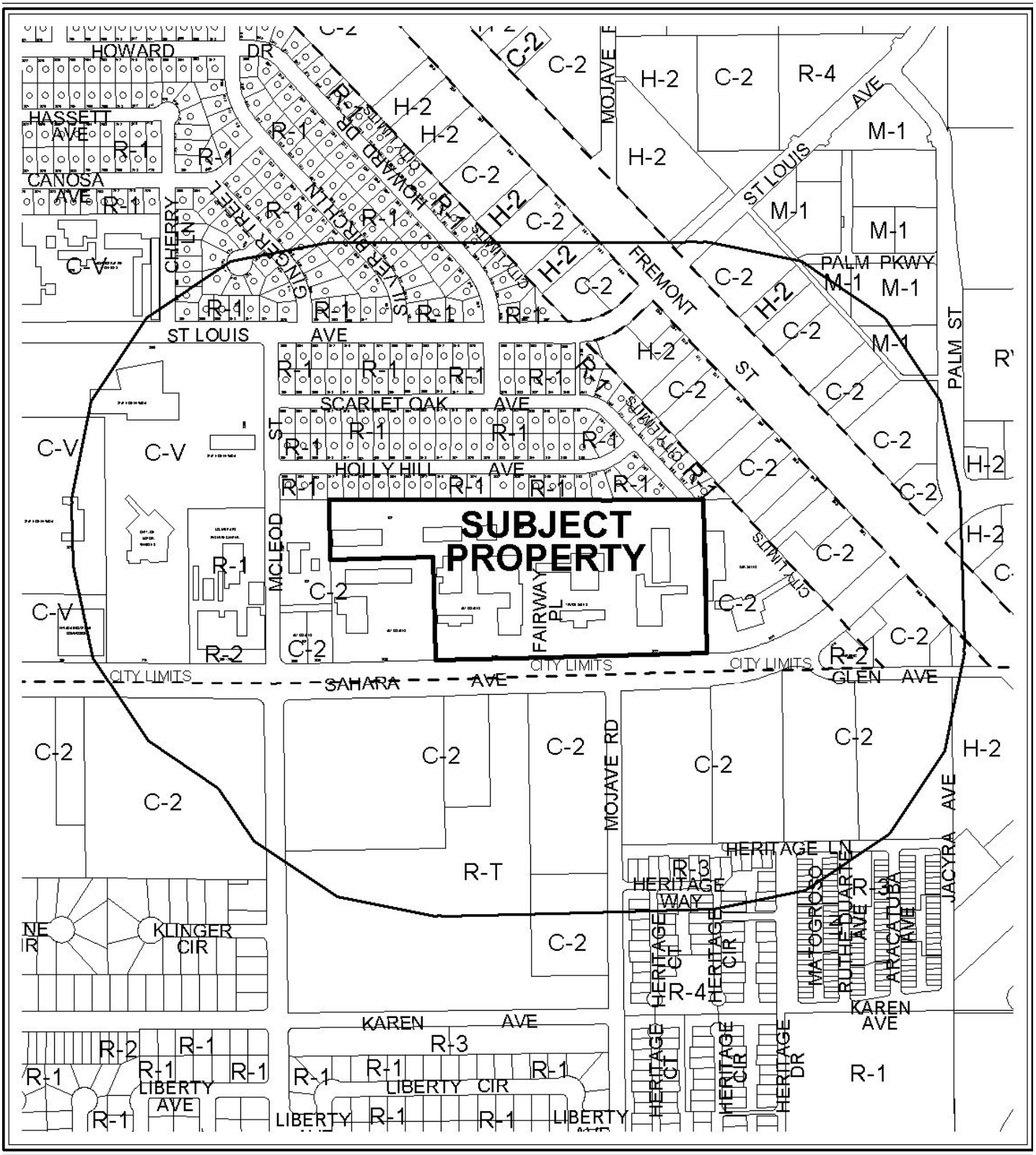
SUBJECT:
MSP-39809 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT/OWNER: FAIRWAY CHEVROLET COMPANY - Request for a Master Sign Plan FOR AN EXISTING MOTOR VEHICLE SALES (NEW) ESTABLISHMENT on 17.01 acres at 3100 and 3222 East Sahara Avenue (APN 162-01-801-022), C-2 (General Commercial) Zone, Ward 3 (Reese).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



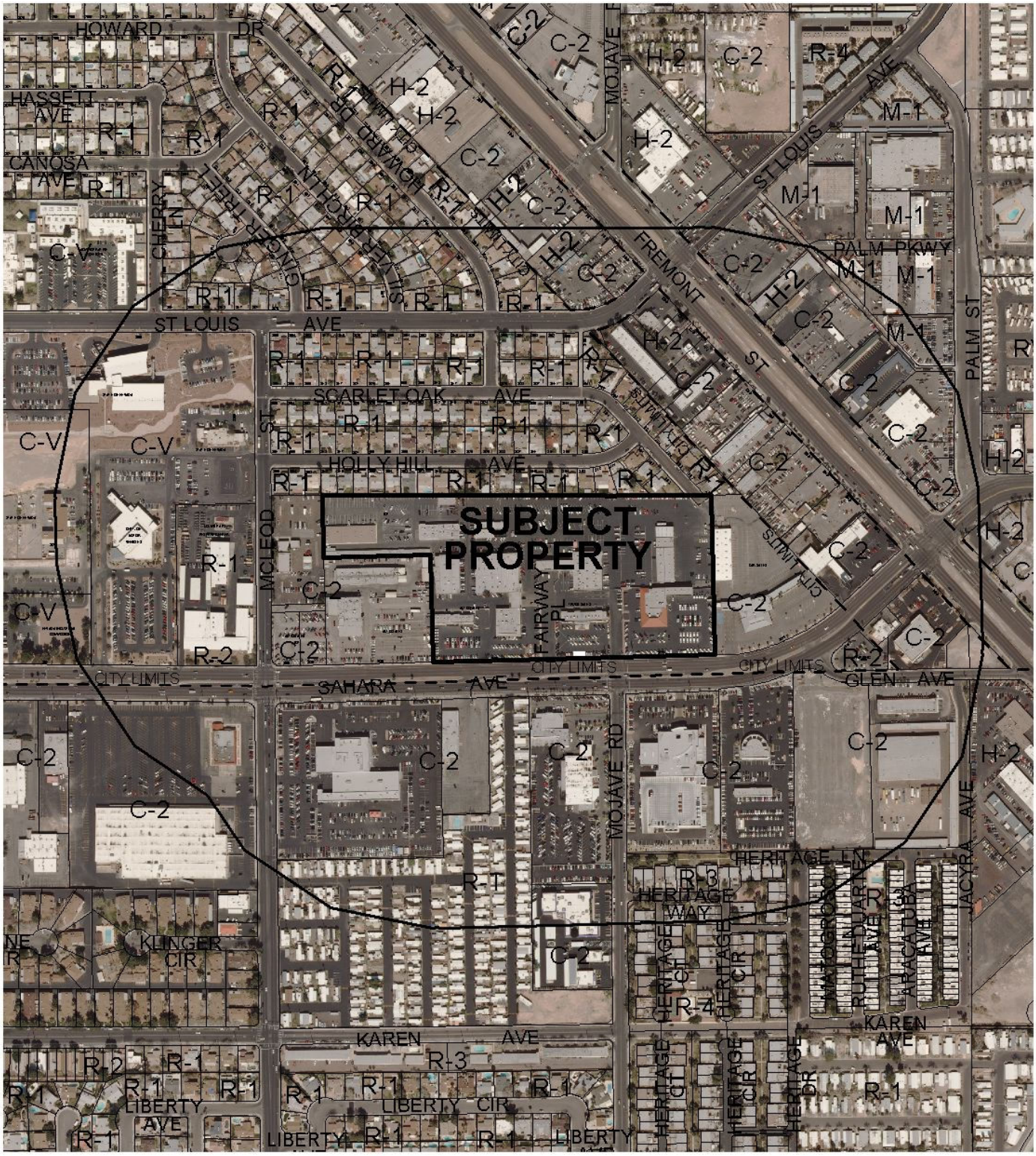
CASE: **MSP-39809**

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

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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

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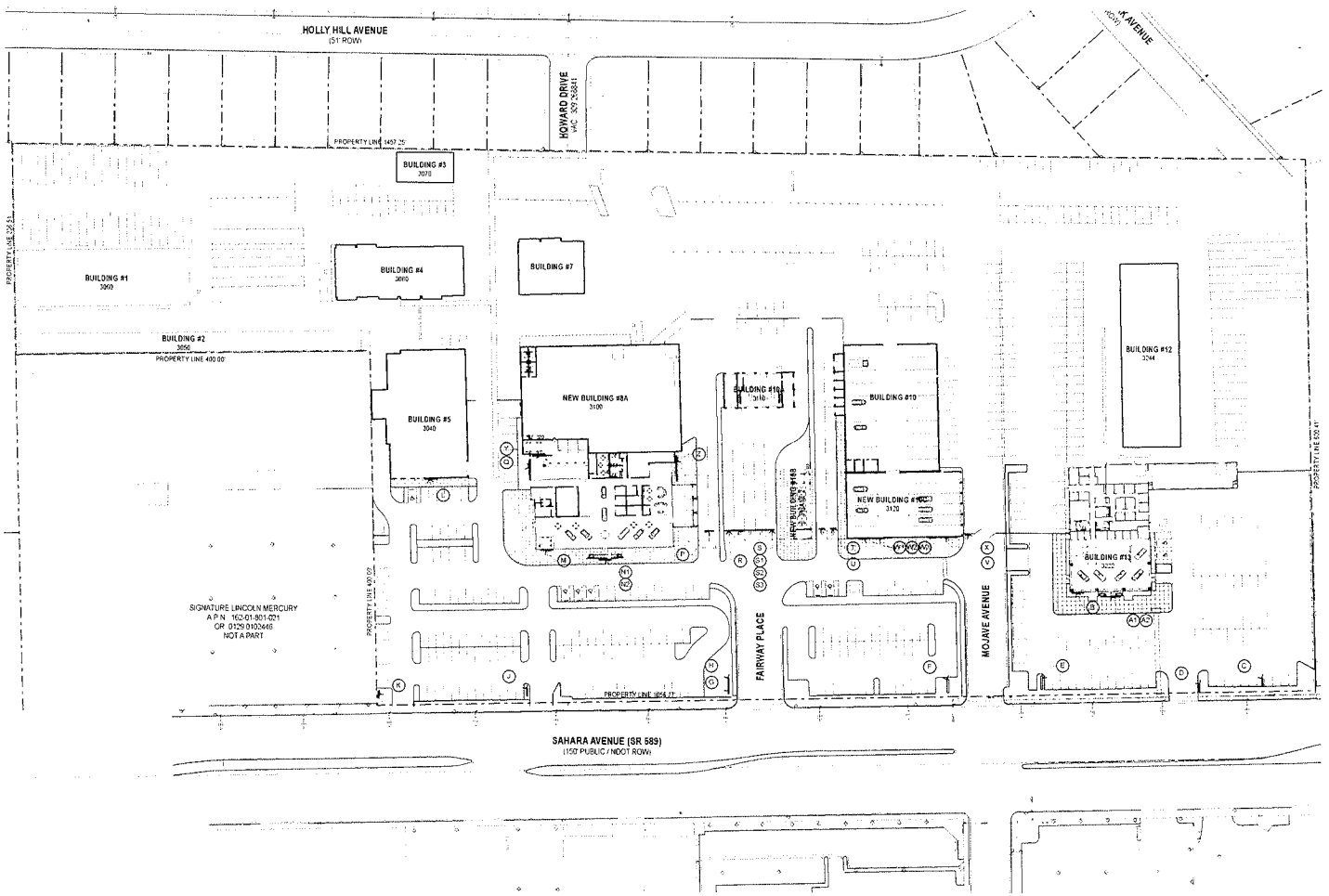
NOTARY PUBLIC
STATE OF NEVADA
County of Clark
DEBRA SANTO
Appt. No. 04-88628-1
My Appt. Expires Oct. 30, 2012

Revised 10/27/08

FOR DEPARTMENT USE ONLY

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

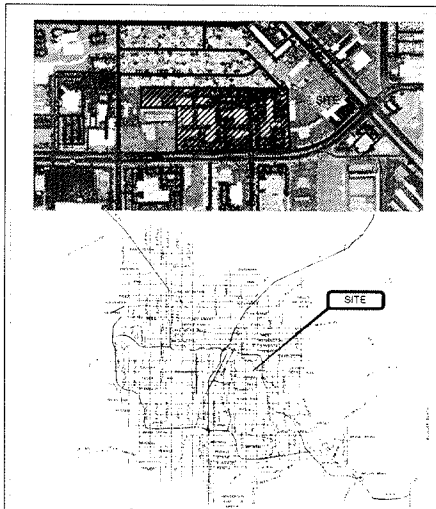
*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.



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) 17.01 Acres (Net)

SIGN ANALYSIS TABLE

Sign	Existing? (Y/N)	Copy (*physical copy may vary*)	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	0.9	Internal	No
A2	N	BMW	Wall	On Building	2'-0"	10'-0"	see max.	24.1	2464	0.9	Internal	No
B	N	Fairway	Wall	On Building	3'-0"	18'-7"	see max.	55.75	2464	2.3	Internal	No
C	E	Fairway CHEVROLET and Variation	Free-standing	Site	6'-6"	8'-0"	10'-0"	72.25	n/a	n/a	Internal	No
D	S	DX arrow	Directional	Site	1'-6"	3'-0"	see max.	2	n/a	n/a	Internal	No
E	E	Fairway GMC/Buick	Free-standing	Site	18'-0"	14'-6"	4'-0"/20'	205	n/a	n/a	Internal	No
F	E	Fairway Chevrolet	Free-standing	Site	13'-1"	11'-3"	30'-0"	123.75	n/a	n/a	Internal	No
G	E	Fairway Chevrolet	Free-standing	Site	14'-11"	14'-0"	4'-0"	205	n/a	n/a	Internal	No
H	E	Parts/Service	Directional	Site	2'-0"	13'-0"	4'-0"	26	n/a	n/a	Internal	No
I	E	Fairway Commercial Specialty Vehicles	Free-standing	Site	6'-9"	6'-0"	21'-0"	36	n/a	n/a	Internal	No
K	E	Fairway Certified Used Vehicles	Free-standing	Site	8'-0"	8'-0"	W=0"	72.25	n/a	n/a	Internal	No
L	N	Collision 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	8055	0.7	Internal	No
N1	N	Chevrolet	Wall	On Building	3'-0"	24'-7"	see max.	3.2	3055	0.3	Internal	No
N2	N	"Chevrolet"	Wall	On Building	3'-0"	9'-6"	see max.	28	3055	0.1	Internal	No
O	N	Fuel Only	Canopy	On Canopy	4'-0"	8'-0"	see max.	32	1546	2.2	Internal	No
P	N	Parts	Wall	On Building	2'-0"	8'-0"	see max.	16	1275	1.5	Internal	No
R	N	Fairway Buick-GMC	Canopy	On Canopy	6'-0"	16'-0"	see max.	96	1546	6.6	Internal	No
S	N	Service	Canopy	On Canopy	3'-0"	18'-0"	see max.	54	1546	3.5	Internal	No
U	N	"Showroom"	Canopy	On Canopy	3'-0"	9'-0"	see max.	28	1546	1.8	Internal	No
U2	N	"BUICK"	Canopy	On Canopy	9"	11'-3"	see max.	19.7	1546	1.3	Internal	No
U3	N	"GMC"	Canopy	On Canopy	2'-0"	10'-1"	see max.	24.2	1546	1.6	Internal	No
T	N	Rental Car	Canopy	On Canopy	4'-0"	8'-0"	see max.	32	1546	2.1	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 Lifestyle Service	Wall	On Building	3'-0"	24'-0"	see max.	144	3120	4.6	Internal	No
W1	N	Fairway	Wall	On Building	3'-0"	24'-0"	see max.	71.5	3520	2	Internal	No
W2	N	Chevrolet	Wall	On Building	3'-0"	24'-0"	see max.	71.5	3520	2	Internal	No
W3	N	"Chevrolet"	Wall	On Building	3'-0"	9'-0"	see max.	28	3520	0.8	Internal	No
X	N	"Performance 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.	Above	3020	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

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OVERALL SITE PLAN

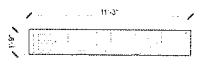
AS100

10.069 Fairway Chevrolet and Fairway GMC/Buick

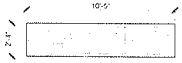
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F:\10.069 Fairway Chevrolet (DMC)\DWG\10.069 Fairway Chevrolet - Master Sign Plan.pln - 10/1/2010 10:42 AM jessicam



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 "C"



Sign "D"



Sign "E"



Sign "F"



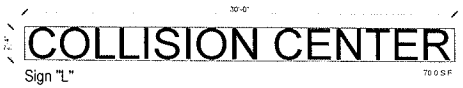
Sign "G" and "H"



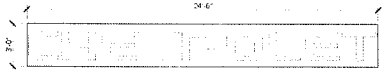
Sign "J"



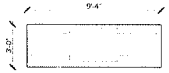
Sign "K"



Sign "L" 70.0 S.F.



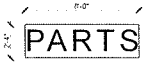
Signs "N1" and "W2" 73.5 S.F.



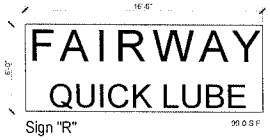
Signs "N2", "S1", and "W3" 28.0 S.F.



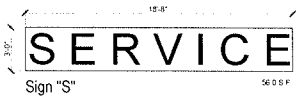
Sign "P" 34.0 S.F.



Sign "Q" 19 S.F.



Sign "R" 99.0 S.F.



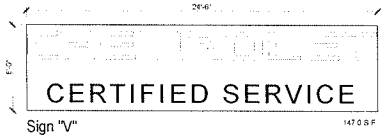
Sign "S" 56.0 S.F.



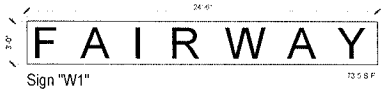
Sign "T" 35.0 S.F.



Sign "U" 68.0 S.F.



Sign "V" 147.0 S.F.



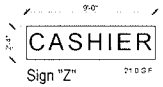
Sign "W1" 73.5 S.F.



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

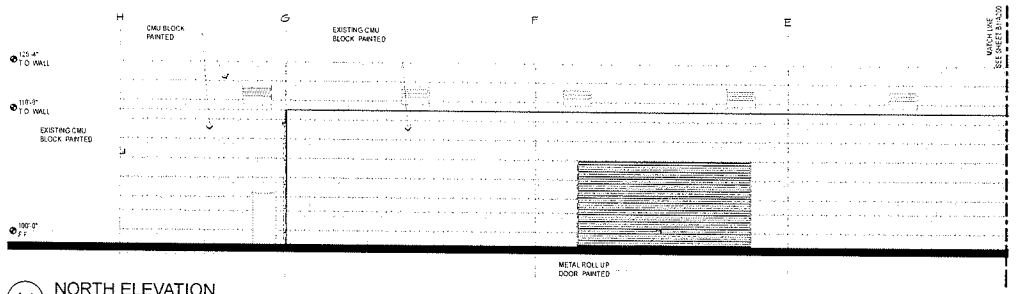
AS101

10.069 Fairway Chevrolet and Fairway GMC/Buick

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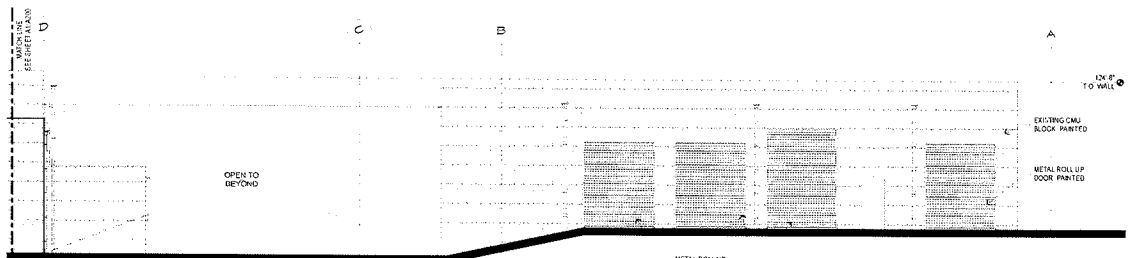
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Las Vegas, Nevada 89104
P 702.839.1000
F 702.839.1213

F:\10\069 Fairway Chevrolet - GMC\DWGS\10.069 Fairway Chevrolet - Master Sign Program - 10\7\2010 10:42 AM xavier



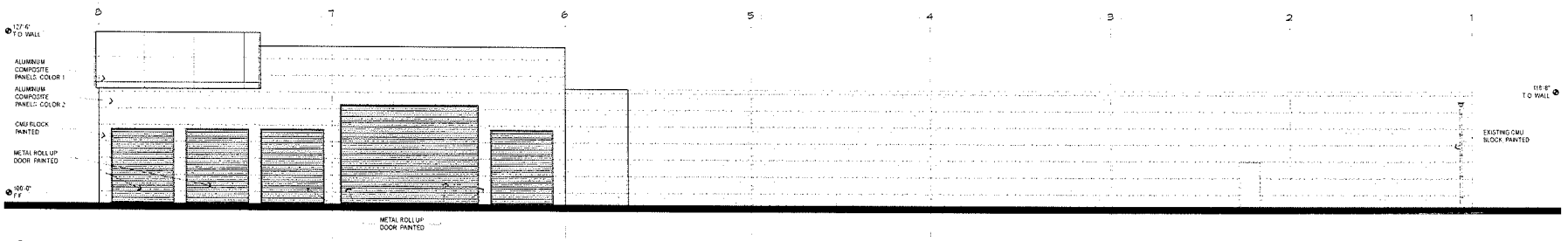
A1 NORTH ELEVATION

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

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EXTERIOR ELEVATIONS - SERVICE BLDG. ADDITION

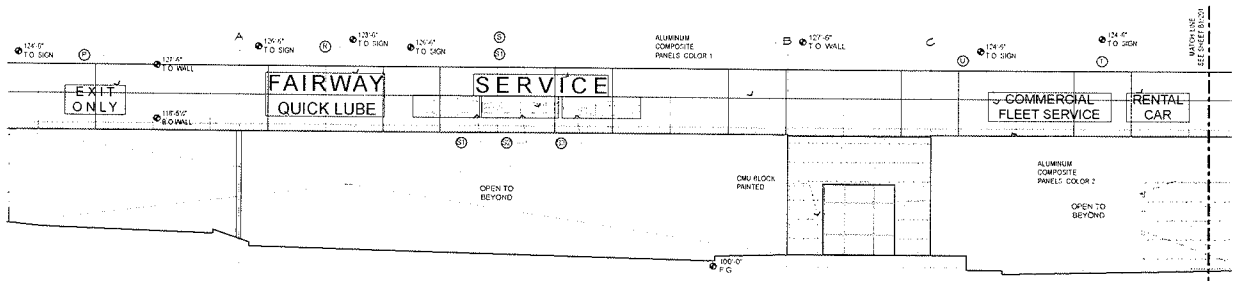
A200

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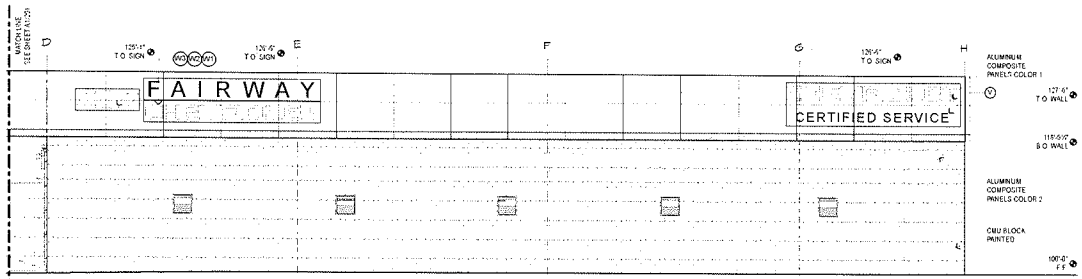
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5:\10.069 Fairway Chevrolet - BMC\DWG\10.069 Fairway Chevrolet - Master Sign Plan.pln 10/1/2010 10:42 AM ronnie



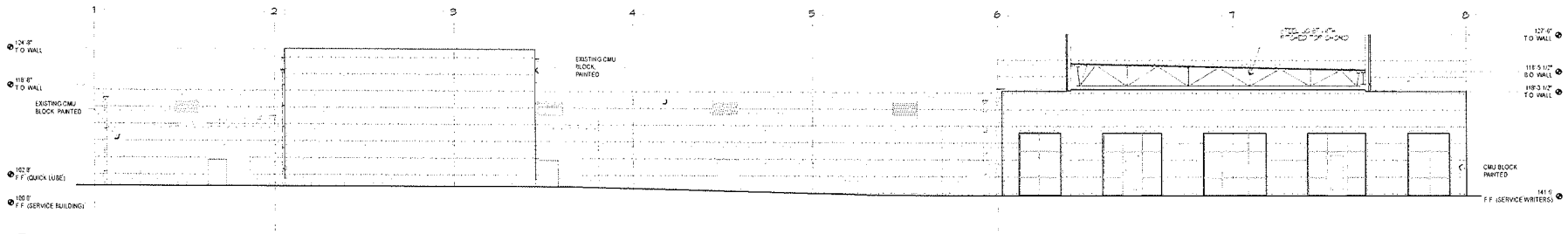
A1 SOUTH ELEVATION

1/8" = 1'-0"



B1 SOUTH ELEVATION

1/8" = 1'-0"



C1 WEST ELEVATION

1/8" = 1'-0"

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

MSP-39809

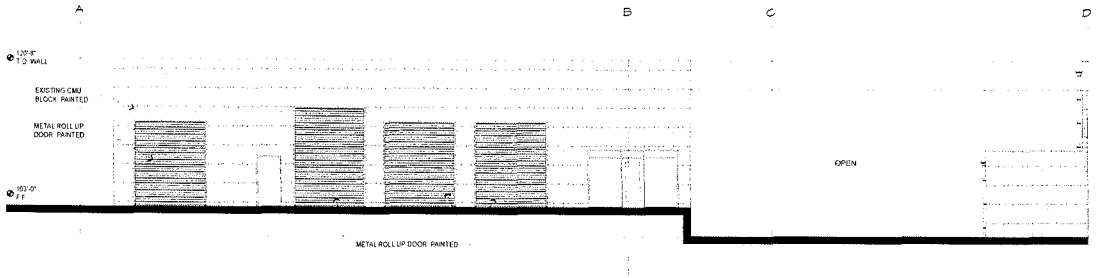
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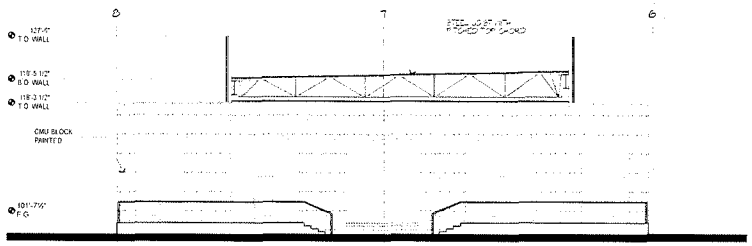
EXTERIOR ELEVATIONS - SERVICE BLDG. ADDITION

A201

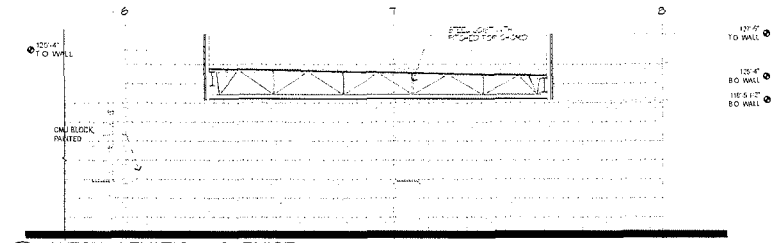
10.069 Fairway Chevrolet and Fairway GMC/Buick



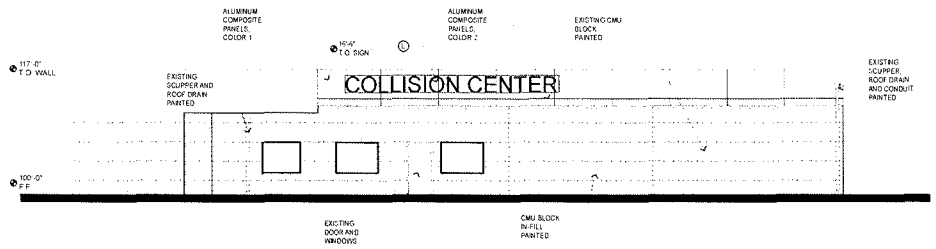
A1 SOUTH ELEVATION - QUICK LUBE
1/8" = 1'-0"



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

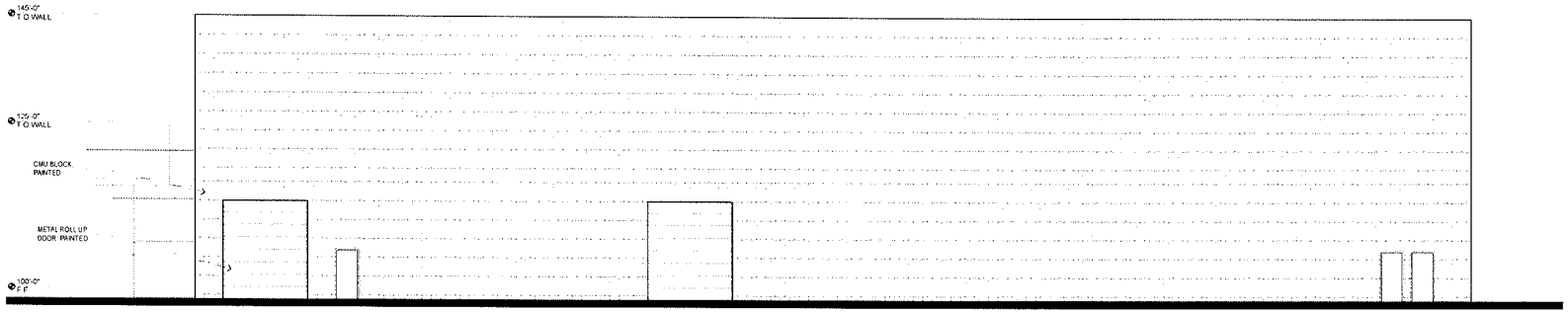
A202

10.069 Fairway Chevrolet and Fairway GMC/Buick

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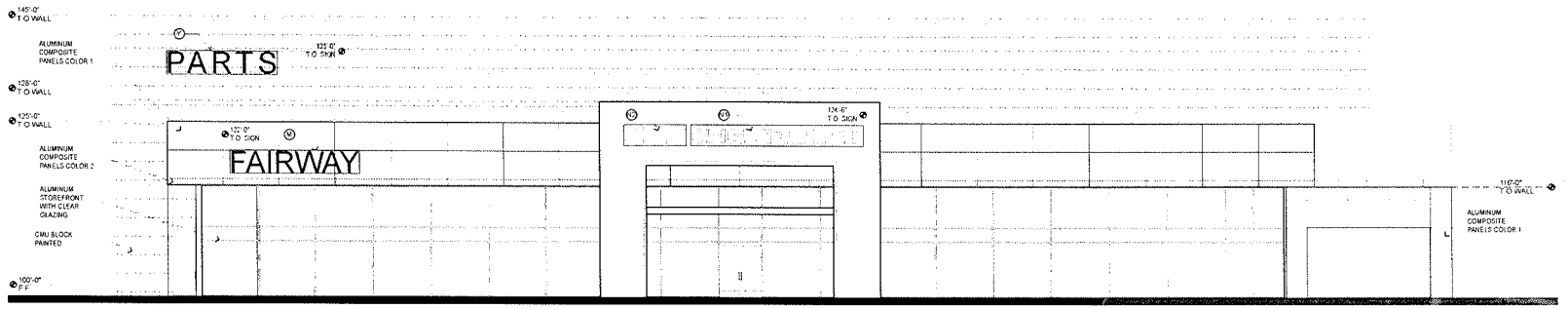
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F 702.839.1213

E:\10\069 Fairway Chevrolet - EPIC\DWG\10069 Fairway Chevrolet - Master Sign Plan.pln, 10/5/2010 10:42:42 AM, rsmith



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

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EXTERIOR ELEVATIONS - CHEVROLET SHOWROOM

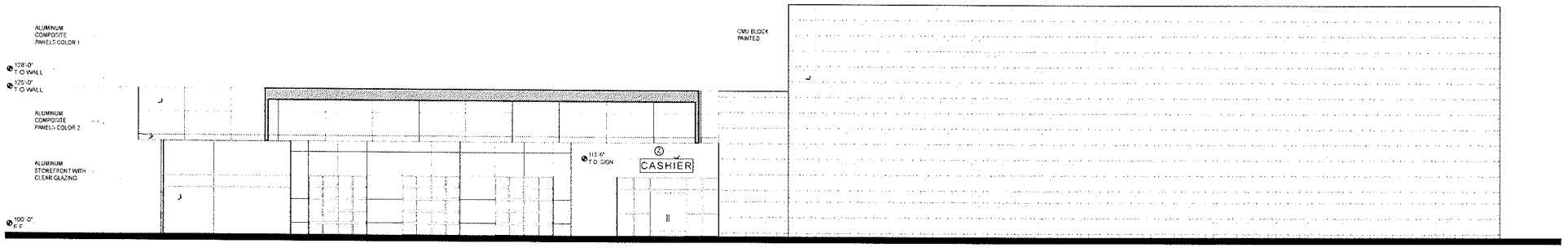
A203

10.069 Fairway Chevrolet and Fairway GMC/Buick

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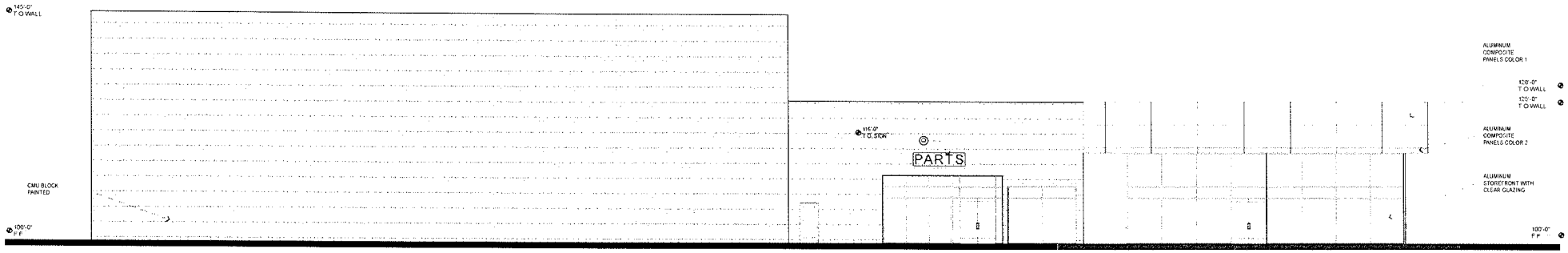
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B1 EAST ELEVATION

1/8" = 1'-0"



C1 WEST ELEVATION

1/8" = 1'-0"

MSP-39809

EXTERIOR ELEVATIONS - CHEVROLET SHOWROOM

A204

10.06.9 Fairway Chevrolet and Fairway GMC/Buick

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

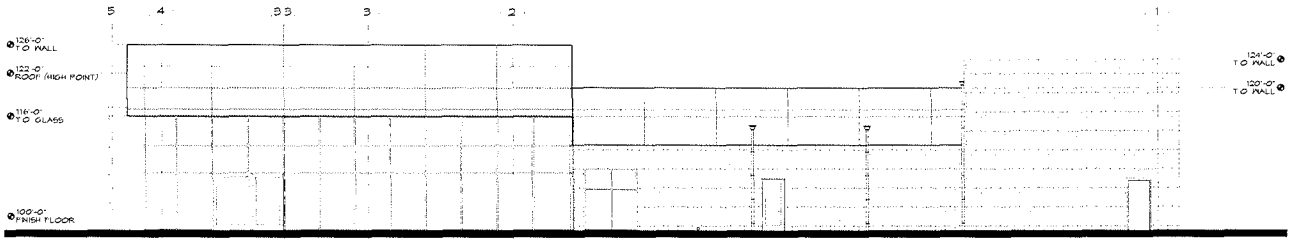
Master Sign Plan Submittal 10.05.10

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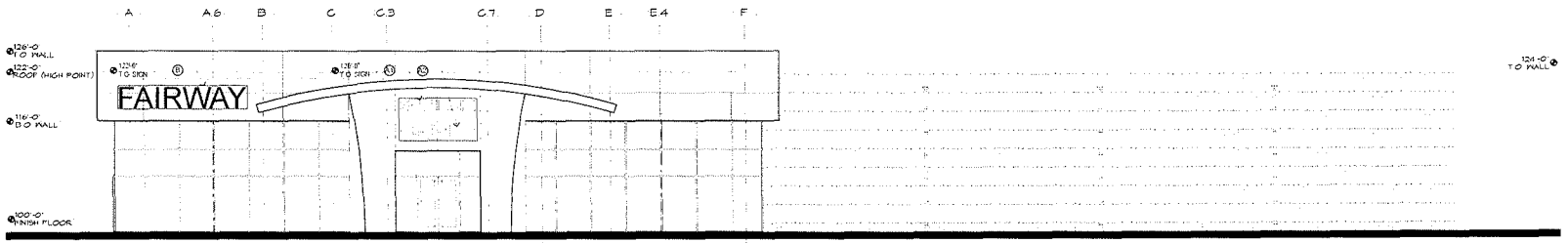
APTUS
1200 South 4th Street
Suite 206
Las Vegas, Nevada 89104
P 702.839.1200
F 702.839.1213

Issued for Design Review 10/01/10
Issued for Master Sign Plan 10/05/10
Fairway Chevrolet - Master Sign Package 10/05/10 © Aptus Inc.



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

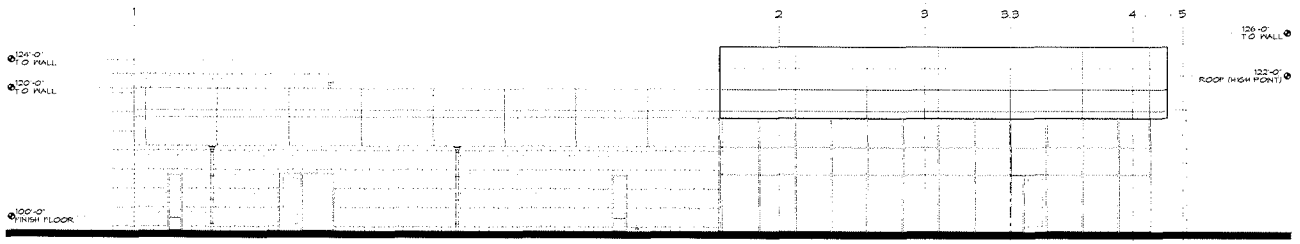
A205

10.069 Fairway Chevrolet and Fairway GMC/Buick

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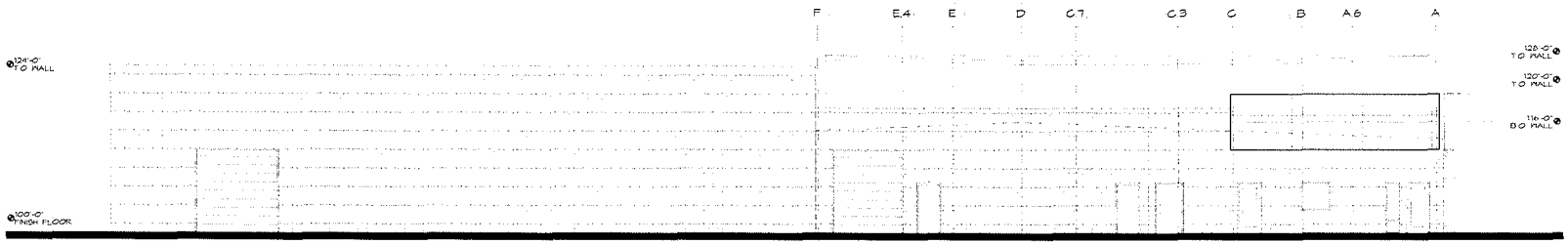
APTUS
1200 South 4th Street
Suite 206
Las Vegas, Nevada 89104
P 702.939.1200
F 702.939.1213

Plot By: Tiffany Chevrolet - E:\CDM\Projects\10069 Fairway Chevrolet - Master Sign Prog\Art\10069 10-01 Art.vwx



B1 WEST ELEVATION

1/8" = 1'-0"



C1 NORTH 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 - GMC SHOWROOM

A206

10.069 Fairway Chevrolet and Fairway GMC/Buick

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APTUS
1206 South 4th Street
Suite 306
Las Vegas, Nevada 89104
P 702.839.1200
F 702.839.1213

F:\10069 Fairway Chevrolet - GMC\DWGS\10.069 Fairway Chevrolet - Master Sign Plan.dwg, 10/7/2010 10:42:24 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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MSP-39809

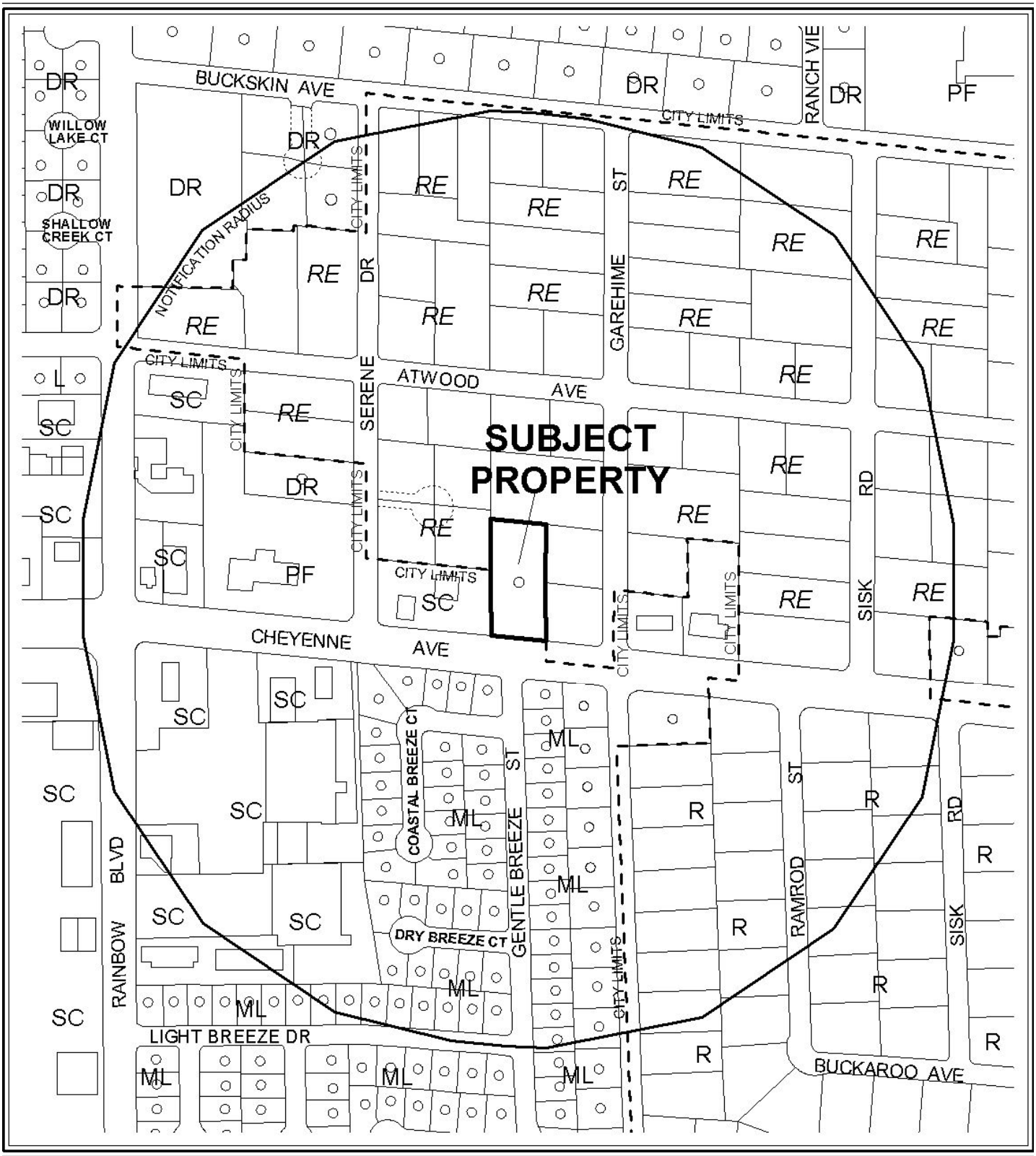
Las Vegas
1200 South 4th Street
Suite 206
Las Vegas, Nevada 89104
P 702.839.1200
F 702.839.1213

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

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



0 300 600 Feet

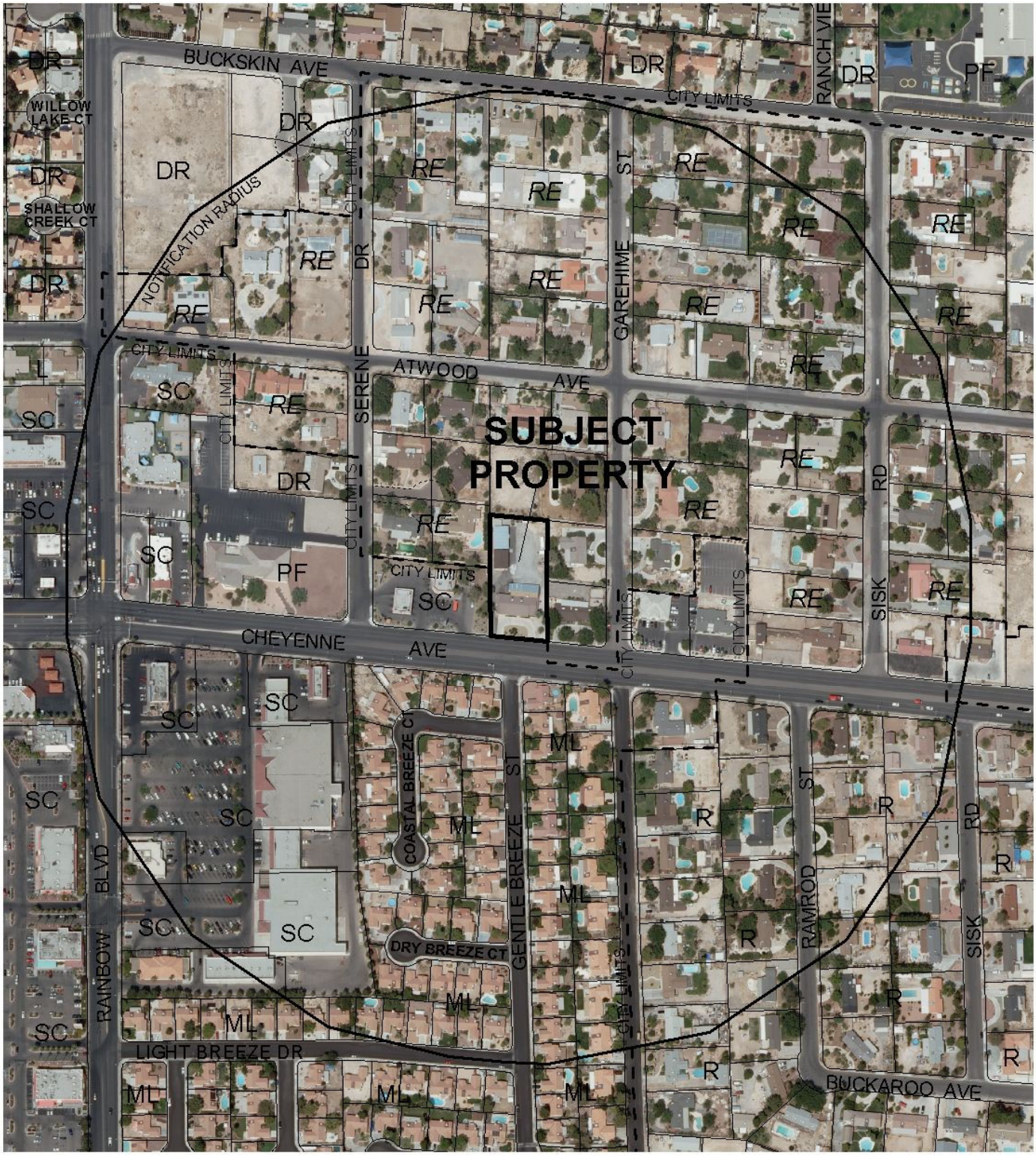
CASE: **GPA-38579**

RADIUS: 1000 FT

GENERAL PLAN LAND USE OF SUBJECT PROPERTY:
DR (DESERT RURAL DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN LAND USE OF SUBJECT PROPERTY:
SC (SERVICE COMMERCIAL)

N



0 300 600 Feet

CASE: **GPA-38579**

RADIUS: 1000 FT

GENERAL PLAN LAND USE OF SUBJECT PROPERTY:
DR (DESERT RURAL DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN LAND USE OF SUBJECT PROPERTY:
SC (SERVICE COMMERCIAL)

N



GPA-38579, ZON-38580, VAR-38576, SUP-38574 & SDR-38577 - APPLICANT/OWNER: PAITAKA P. AND TASEY R. MIYAHIRA
6640 WEST CHEYENNE AVENUE

06/24/10



GPA-38579, ZON-38580, VAR-38576, SUP-38574 & SDR-38577 - APPLICANT/OWNER: PAITAKA P. AND TASEY R. MIYAHIRA
6640 WEST CHEYENNE AVENUE

06/24/10



GPA-38579, ZON-38580, VAR-38576, SUP-38574 & SDR-38577 - APPLICANT/OWNER: PAITAKA P. AND TASEY R. MIYAHIRA
6640 WEST CHEYENNE AVENUE

06/24/10

Tuesday, October 6, 2010

To Whom It May Concern:

We are applying for a General Plan Amendment from DR (Desert Rural Density Residential) to SC (Service Commercial) and rezoning from R-E (Residence Estates) to C-1 (Limited Commercial) for a proposed single story Convalescent Care Facility/Nursing Home, per Title 19, located at 6640 W. Cheyenne Avenue, Las Vegas, NV 89108. The home will be called Ohana (Family) Care Manor and will house 31adults and will employ approximately 23 staff members. More specifically: 1 Activity Director, 2 Cooks, 1 Pantry Helpers, 1 Kitchen Helper, 1 Dishwasher, 1 Registered Dietician (can be contracted), 10 Caregivers, 1 Medication Technician, 1 Maintenance Person, 1 Laundry, 1 Transportation, 1 Administrator, and 1 Office Clerk. It will have the ability to accommodate 31 adults and be open 24 hours a day, 7 days a week. The ages of the senior citizens will start from 55 years and older only. This facility will only be used as a care center for seniors. The care facility will be professionally managed by a licensed administrator, who has been my consultant, and is currently managing a facility with over 100 beds, and manages it magnificently. Our philosophy is to hire the best qualified people in all phases of our employment. Our number 1 goal is to earn the greatest reputation for care, quality and service.

We request a waiver of 3 feet where 15 feet is the minimum landscape buffer zone depth adjacent to the right of way along Cheyenne Avenue. We also request a waiver for 0 feet where 5 feet is required. We feel that this request is warranted as there are businesses along Cheyenne Avenue that are currently not meeting the minimum requirements and have had City approval as they are existing businesses in operation and we request the same consideration. More specifically, 2 doors to the East of our location at the Beauty Salon, next door at the Day Spa, and the Church and Veteran's building at Sisk and Cheyenne. We will meet the City's requirements for our landscaping. We are proposing to plant various types of trees and shrubs which will provide much shade and screen barriers for beautification. We have 17 parking spaces, including 1 handicap spaces available. This meets the requirements for 1 space per 6 beds (31÷6=6). We also have 7 spaces for our 7 employees on the largest shift. We also have 3 spaces available for medical professionals. This totals 16 spaces which meets the requirement.

We are also requesting a waiver for a portion of the East/West perimeter of zero feet where 8 feet is required. There are two areas of the property that we are requesting this for as we propose our edge of driveways to be 24" from this area of the property line. On the East property line coming North from back of sidewalk on Cheyenne approximately 60' is the starting point, continuing 60' to the North. The West property line from back of sidewalk at Cheyenne coming North approximately 50' is the starting point and continuing North approximately 50' to the North. So we are requesting these two areas to be 2' from property line to the edge of driveway instead of the 8' requirement.

We request to leave the existing 24" tall block wall and brick pillars. We will have to make adjustments to this area to accommodate the 30' driveway coming in from Cheyenne Avenue as the two existing brick pillars may need to be moved to the East a few feet to accommodate a new commercial driveway.

According to the April 2nd, 2010 issue of the Las Vegas Sun, it states that Nevada is due for an influx of seniors. Experts say the state is unprepared because of limited resources. The U.S. Census Bureau projects that the fastest growing segment of Nevada's population over the next 10 years will be senior citizens, and the prospect has policy makers on edge. In 2008, although Nevada's population grew 1.4 percent that year, the Census Bureau estimated that the number of residents age 65 and older increased by 3.9 percent. In short, this article addresses the immediate and upcoming urgent need for adult care facilities such as the one we are proposing. See attached article.

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OCT 22 2010

GPA-38579 ZON-38580
VAR-38576 SUP-38574
SDR-38577 REVISED

We feel that given the location of our proposed facility on Cheyenne Avenue, that it will impact the community in a positive manner. There will be none or a minimal increase in traffic to the area. Street elevations will be vastly improved and add to the value and attractiveness of the neighborhood. The landscaping will be such that it will be very attractive and enhance the surrounding neighborhood. We will plant above and beyond the amount of trees and shrubs required by city specifications. There will be meandering pathways for walking, sitting, visiting and lush vegetation, some of which will be small palm trees and asparagus ferns. This landscaping will be similar to what you would see at the Mirage Resort where various species of plants enhance a Polynesian atmosphere. We will install within the courtyard area a pond, water feature, misting systems and areas for meditation. Some of the amenities this facility will include are pets, koi ponds, garden areas, walking paths, beauty salon, group exercise and shuttle service. This facility will be as energy efficient as practical using professional guidance for energy benefits. The manor will also provide employment opportunities at a time when so many in the work force are being let go or laid off. This will help at a time when employment is at an all time low and will provide our economy with a boost in moral and encouragement. This will certainly help our current economy with added jobs. JOBS!!

The surrounding properties consist of a Chevron Gas Station, the 2 properties to the East are owned by one family and we have enclosed a letter that concurs with our proposal. See attached letter.

Please consider our request as there will come a time that our parents, grandparents and even ourselves will need some assistance as we become senior citizens.

Thank you in advance for your consideration of this project.

Paitaka P. Miyahira
Property Owner

GPA-38579 ZON-38580
VAR-38576 SUP-38574
SDR-38577 REVISED

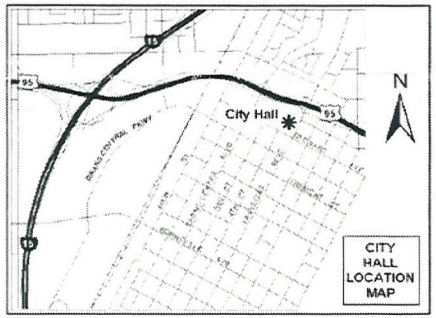
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Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

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0004279218
$ 00.41⁴
JUL 16 2010
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-38579 & ZON-38580

Planning Commission Meeting of 7/29/2010

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JUL 20 2010

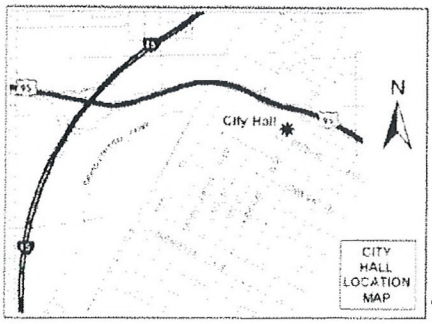
Case: GPA-38579

13814113004
DRAKELEY YVONNE REVOCABLE LIV TR
3119 SISK RD
LAS VEGAS NV 89108-4320

28-29 P

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

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If this is allowed, what next?
There will be NO parking! Where are employees and visitors going to park? Went from a 10 bed, senior home to a 2 story complex – looking into my back yard.
Please say NO!

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JUN 19 2010

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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GPA-38579 & ZON-38580
Planning Commission Meeting of 7/29/2010

Case: GPA-38579
3811402008
FORTE JOSEPH & DONNA
3365 GAREHIME
LAS VEGAS NV 89108-4934

28-29 P

07/18/2010 15:06 FAX 6563564 001

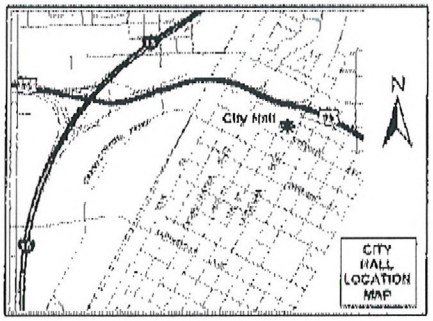
City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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GPA-38579 & ZON-38580

Planning Commission Meeting of 7/29/2010

Case: GPA-38579
13811408001
WONG PAUL A LIVING TRUST
6485 ATWOOD AVE
LAS VEGAS NV 89108-4909

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JUN 19 2010

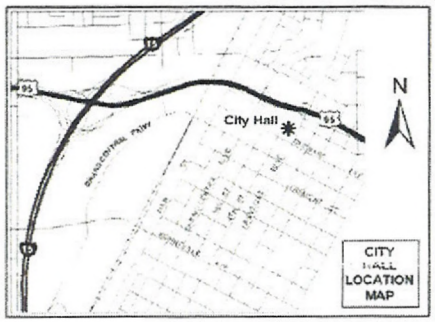
28-29 P

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

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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GPA-38579 & ZON-38580
Planning Commission Meeting of 7/29/2010

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JUL 23 2010

Case: GPA-38579
~~13811406003~~
CAMERON ROY EUGENE & CAROLYN L
6635 ATWOOD AVE
LAS VEGAS NV 89108-4913

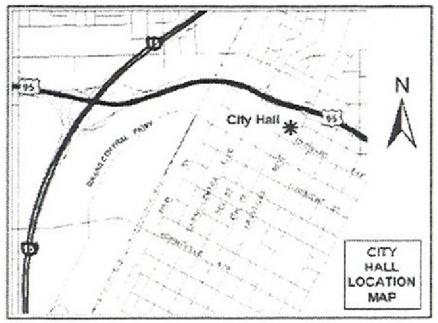
Submitted after final agenda
Date
Item 28-29 P

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

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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GPA-38579 & ZON-38580
Planning Commission Meeting of 7/29/2010

JUL 26 2010

Case: GPA-38579
13811407001
KINSINGER FAMILY LIVING TRUST
3284 N GAREHIME ST
LAS VEGAS NV 89108-4933

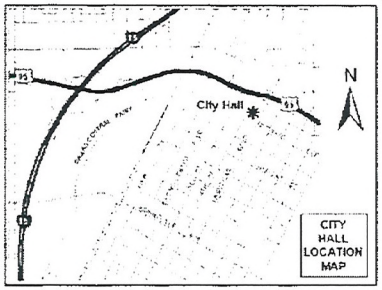
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Submitted after final agenda
Date 7-28-10
Item P

Gordon E. Bywater 702-645-0766 p.1

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

Return Service Requested
Official Notice of Public Hearing



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

Please use available blank space on card for your comments.

GPA-38579 & ZON-38580

Planning Commission Meeting of 7/29/2010

Case: GPA-38579
13811403010
BYWATER FAMILY TRUST
6560 W ATWOOD
LAS VEGAS NV 89108-4912

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JUN 21 2010

29-29 A

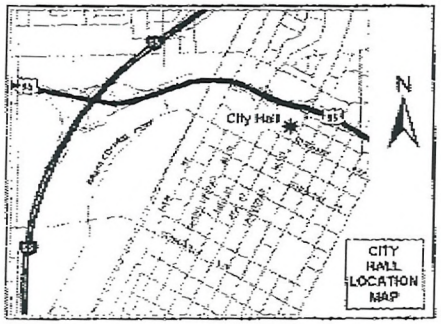
Jul. 19 2010 08:46AM P1
PHONE NO. : 7022531841
FROM : .....

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

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-38579 & ZON-38580
Planning Commission Meeting of 7/29/2010

Case: GPA-38579
13811401001
OMNI FAMILY L P
2827 S MONTE CRISTO WY
LAS VEGAS NV 89117-2952

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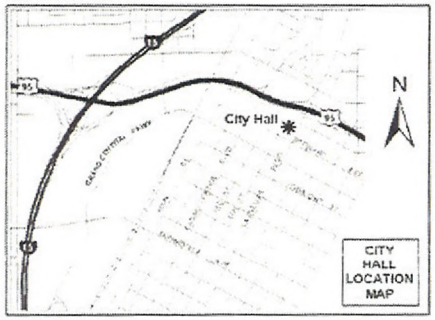
28-29 A

City of Las Vegas
Planning & Development Department
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731 S. Fourth Street
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GPA-38579 & ZON-38580
Planning Commission Meeting of 7/29/2010

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JUL 27 2010

Case: GPA-38579
13814110004
SCHULTZ BARRY KAYE & MARIANNE
6612 COASTAL BREEZE CT
LAS VEGAS NV 89108-4353

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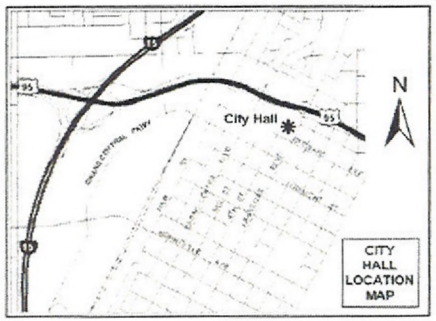
Submitted after final agenda
Date
Item 28-29 A

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

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Please use available blank space on card for your comments.

GPA-38579 & ZON-38580
Planning Commission Meeting of 7/29/2010

RECEIVED
JUL 23 2010

Case: GPA-38579
13811408011
PERKINS JANET B
7737 TINTED MESA CT
LAS VEGAS NV 89149-6440

Submitted after final agenda
Date
Item 28-29 A

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:
TABLED - RENOTIFICATION - ZON-38580 - REZONING RELATED TO GPA-38579 - PUBLIC HEARING - APPLICANT/OWNER: PAITAKA P. AND TASEY R. MIYAHIRA - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: C-1 (LIMITED COMMERCIAL) on 0.90 acres at 6640 West Cheyenne Avenue (APN 138-11-406-012), Ward 4 (Anthony). Staff recommends APPROVAL.

C.C.: 12/15/2010

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**6**	**Planning Commission Mtg.**	**4**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL.

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Location and Aerial Maps – ZON-38580, VAR-38576, SUP-38574 and SDR-38577
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.

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:
TABLED - RENOTIFICATION - VAR-38576 - VARIANCE RELATED TO GPA-38579 AND ZON-38580 - PUBLIC HEARING - APPLICANT/OWNER: PAITAKA P. AND TASEY R. MIYAHIRA - Request for a Variance TO ALLOW A 10-FOOT SETBACK FROM THE WEST AND EAST PROPERTY LINES AND A 20-FOOT SETBACK FROM THE NORTH PROPERTY LINE WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE A MINIMUM OF 81 FEET FROM THE WEST PROPERTY LINE AND 84 FEET FROM THE NORTH AND EAST PROPERTY LINES on 0.90 acres at 6640 West Cheyenne Avenue (APN 138-11-406-012), R-E (Residence Estates) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 4 (Anthony). NOTE: THE VARIANCE REQUEST HAS BEEN AMENDED TO ALLOW A 10-FOOT SETBACK FROM THE EAST PROPERTY LINE WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE 30 FEET. A VARIANCE FROM THE WEST AND NORTH PROPERTY LINES IS NO LONGER NEEDED. Staff recommends DENIAL.

C.C.: 12/15/2010

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**12**	**Planning Commission Mtg.**	**1**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends DENIAL.

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation – VAR-38576, SUP-38574 and SDR-38577
3. Protest/Support Postcards – VAR-38576 and SUP-38574

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:
TABLED - RENOTIFICATION - SDR-38577 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-38579, ZON-38580, VAR-38576 AND SUP-38574 - PUBLIC HEARING - APPLICANT/OWNER: PAITAKA P. AND TASEY R. MIYAHIRA - Request for a Site Development Plan Review FOR A PROPOSED TWO STORY, 17,777 SQUARE-FOOT CONVALESCENT CARE FACILITY/NURSING HOME AND A WAIVER OF THE PERIMETER BUFFER STANDARDS TO ALLOW FOUR FEET ALONG THE SOUTH PERIMETER WHERE 15 FEET IS REQUIRED, ZERO FEET ALONG A PORTION OF THE WEST AND EAST PERIMETERS WHERE EIGHT FEET IS REQUIRED AND ZERO FEET BETWEEN THE SIDEWALK AND BACK OF CURB WHERE FIVE FEET IS REQUIRED ADJACENT TO ARTERIAL STREETS on 0.90 acres at 6640 West Cheyenne Avenue (APN 138-11-406-012), R-E (Residence Estates) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 4 (Anthony). NOTE: THE SITE DEVELOPMENT PLAN REVIEW REQUEST HAS BEEN AMENDED TO A PROPOSED SINGLE-STORY, 15,114 SQUARE-FOOT CONVALESCENT CARE FACILITY/NURSING HOME AND A WAIVER TO ALLOW A THREE-FOOT LANDSCAPE BUFFER ALONG THE SOUTH PERIMETER.R-E (Residence Estates) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 4 (Anthony). Staff recommends DENIAL.

C.C.: 12/15/2010

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**12**	**Planning Commission Mtg.**	**1**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends DENIAL.

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation
3. Protest/Support Postcards

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

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-38577** APN: 138-11-406-012

Name of Property Owner: PAITAKA P. MIYAHIRA

Name of Applicant: PAITAKA P. MIYAHIRA or Tasey Miyahira

Name of Representative: Paitaka Miyahira Groff Robins

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: PAITAKA P. MIYAHIRA

Subscribed and sworn before me

This 15th day of JUNE, 20 10

_____

Notary Public in and for said County and State

SUZANNE FIFIELD
Notary Public State of Nevada
No. 07-2474-1
My appt. exp. Mar. 29, 2011

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JUN 15 2010

PLANNING & DEVELOPMENT
CITY OF LAS VEGAS
DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: SITE DEVELOPMENT PLAN REVIEW

Project Address (Location) 6640 W. CHEYENNE

Project Name OHANA (FAMILY) CARE MANOR **Proposed Use** GROUP CARE

Assessor's Parcel #(s) 138-11-406-012 **Ward #** 4

General Plan: existing DR proposed C/ **Zoning:** existing _____ proposed _____

Commercial Square Footage 22,314 **Floor Area Ratio** 48/1

Gross Acres 1.057 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER P&S MIYAHIRA **Contact** PAT MIYAHIRA

Address 6640 W. CHEYENNE **Phone:** 289 1743 **Fax:** 645 7093

City LAS VEGAS **State** NEVADA **Zip** 89105

E-mail Address SUZA @ MACH ONE INC . COM

APPLICANT PAITAKA MIYAHIRA **Contact** PAT MIYAHIRA

Address 6640 W. CHEYENNE **Phone:** 289 1743 **Fax:** 645 7093

City LAS VEGAS **State** NEVADA **Zip** 89105

E-mail Address SUZY @ MACH ONE INC . COM

REPRESENTATIVE GEOFF ROBINS **Contact** GEOFF ROBINS

Address 2261 ROSANNA ST **Phone:** 376 2548 **Fax:** 228 4672

City LAS VEGAS **State** NEVADA **Zip** 89117

E-mail Address _____

Property Owner Signature* Tasey Miyahira

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

Print Name Tasey Miyahira Paitaka P Miyahira

Subscribed and sworn before me

This 10th day of June, 20 10.

Suzanne Fifield

Notary Public in and for said County and State

SUZANNE FIFIELD
Notary Public State of Nevada
No. 07-2474-1
My appt. exp. Mar. 29, 2011

FOR DEPARTMENT USE ONLY

Case #	SDR-38577
Meeting Date:	7-29-10
Total Fee:	$ 1,030
Date Received:*	6/15/10
Received By:	

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JUN 15 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.

SDR 38577
Paitaka P. Miyahira & Tasey R. Miyahira

6640 W. Cheyenne Ave.

Proposed 37 bed expansion of an existing convalescent facility.

Traffic produced by proposed development:

Existing Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	ADULT CONG. LIVING FAC [DWELL]	20	2.02	40
AM Peak Hour			0.06	1
PM Peak Hour			0.17	3

Proposed Increase	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	ADULT CONG. LIVING FAC [DWELL]	37	2.02	75
AM Peak Hour			0.06	2
PM Peak Hour			0.17	6

Project Total	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	ADULT CONG. LIVING FAC [DWELL]	57	2.02	115
AM Peak Hour			0.06	3
PM Peak Hour			0.17	9

Existing traffic on all nearby streets:

Cheyenne Ave	
Average Daily Traffic (ADT)	37,375
PM Peak Hour (heaviest 60 minutes)	2,990

Rainbow Blvd	
Average Daily Traffic (ADT)	22,050
PM Peak Hour (heaviest 60 minutes)	1,764

Torrey Pines Dr	
Average Daily Traffic (ADT)	6,550
PM Peak Hour (heaviest 60 minutes)	524

Traffic Capacity of adjacent streets:

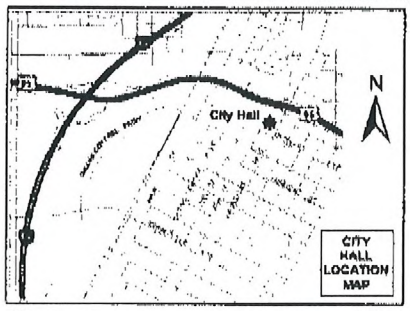
	Adjacent Street ADT Capacity
Cheyenne Ave	51,800
Rainbow Blvd	34,500
Torrey Pines Dr	34,500

This project is expected to add 75 trips per day on Cheyenne Ave., Rainbow Blvd. and Torrey Pines Dr. This will increase traffic on Cheyenne Ave., Rainbow Blvd. & Torrey Pines Dr. by under 1 percent. Currently, Cheyenne is at about 72 percent of capacity, Rainbow is at about 64 percent of capacity and Torrey Pines is at about 19 percent of capacity.

Based on Peak Hour use, this development will add about 9 additional cars into the area in the peak hour, or about one every seven minutes.

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

Official Notice of Public Hearing



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☐ I SUPPORT this Request ☒ I OPPOSE this Request

ease use available blank space on card for your comments.

DR-38577

anning Commission Meeting of 8/26/2010

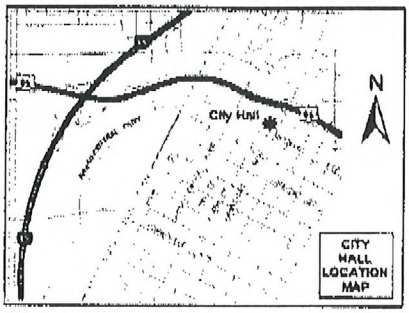
Case: SDR-38577

13814112017
CLAYTON CLIFFORD R
3060 RAMROD ST
LAS VEGAS NV 89108-4399

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anning & Development Department
velopment Services Center
1 S. Fourth Street
s Vegas, Nevada 89101-2986

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AR-38576 & SUP-38574

anning Commission Meeting of 8/26/2010

Case: VAR-38576

13814112017
CLAYTON CLIFFORD R
3060 RAMROD ST
LAS VEGAS NV 89108-4399

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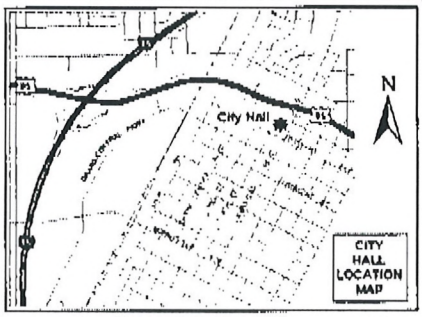
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Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

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☒ I OPPOSE this Request

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SDR-38577
Planning Commission Meeting of 8/26/2010

Case: SDR-38577
13811408005
FLETCHER FAMILY TRUST
3264 N SISK RD
LAS VEGAS NV 89108-0000

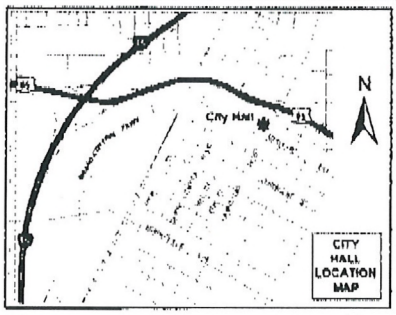
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Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

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☒ I OPPOSE this Request

I OPPOSE

Please use available blank space on card for your comments.

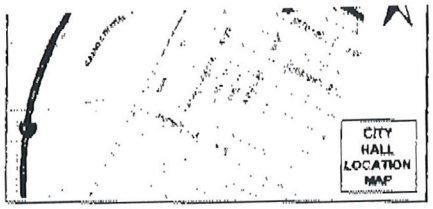
SDR-38577

Planning Commission Meeting of 8/26/2010

SDR-38577 Occupant, Space 173
The Highlands Mobile Home Park
830 Lamb Boulevard
Las Vegas, Nevada 89110

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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SDR-38577

Planning Commission Meeting of 8/26/2010

SDR-38577 Occupant
The Highlands Mobile Home Park
830 Lamb Boulevard, Space 148
Las Vegas, Nevada 89110

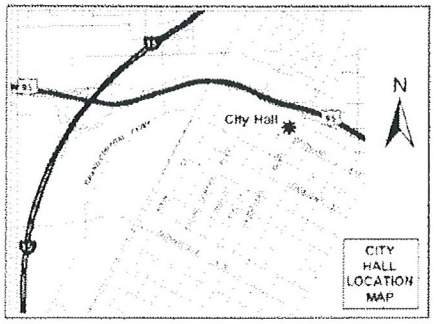
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Planning & Development Department
Development Services Center
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Las Vegas, Nevada 89101-2986

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SDR-38577

Planning Commission Meeting of 8/26/2010

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Case: SDR-38577

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LAS VEGAS NV 89108-4934

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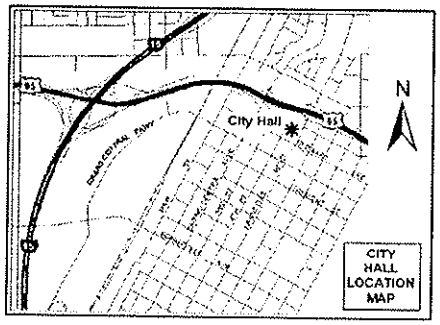
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City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

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SDR-38577

Planning Commission Meeting of 8/26/2010

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Case: SDR-38577

13814110012
ANDERTON ADRIENNE A
6641 COASTAL BREEZE CT
LAS VEGAS NV 89108-4356

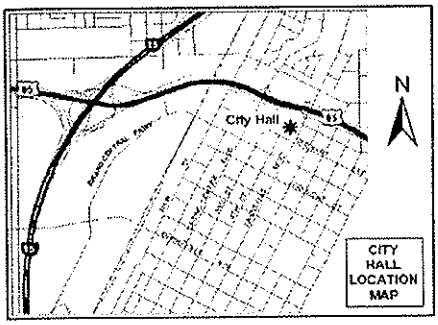
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31 S. Fourth Street
as Vegas, Nevada 89101-2986

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

We

Please use available blank space on card for your comments.

Case: SDR-38577

13811406003
CAMERON ROY EUGENE & CAROLYN L
6635 ATWOOD AVE
LAS VEGAS NV 89108-4913

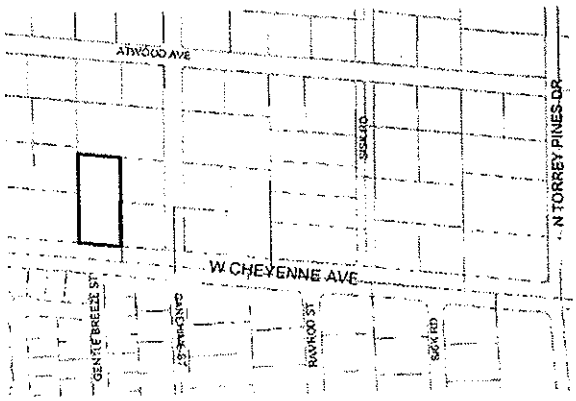
SDR-38577
Planning Commission Meeting of 8/26/2010

Application Information

SDR-38577 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-38579, ZON-38580, VAR-38576 AND SUP-38574 - PUBLIC HEARING - APPLICANT/OWNER: PAITAKA P. AND TASEY R. MIYAHIRA - Request for a Site Development Plan Review FOR A PROPOSED TWO STORY, 17,777 SQUARE-FOOT CONVALESCENT CARE FACILITY/NURSING HOME AND A WAIVER OF THE PERIMETER BUFFER STANDARDS TO ALLOW FOUR FEET ALONG THE SOUTH PERIMETER WHERE 15 FEET IS REQUIRED, ZERO FEET ALONG A PORTION OF THE WEST AND EAST PERIMETERS WHERE EIGHT FEET IS REQUIRED AND ZERO FEET BETWEEN THE SIDEWALK AND BACK OF CURB WHERE FIVE FEET IS REQUIRED ADJACENT TO ARTERIAL STREETS on 0.90 acres at 6640 West Cheyenne Avenue (APN 138-11-406-012), R-E (Residence Estates) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 4 (Anthony).

What are These distressed applicants TRICKS now ??
They are playing with minutia of zoning, whereas a 2 story facility (1) is too large for the lot shown. (2) is architecturally incongruent with surroundings 3) abuts an all-night gas station - not quiet/peaceful

Application Location



The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting:	Planning Commission
Date:	*August 26, 2010*
Time:	6:00 P.M.
Location:	City Council Chambers 400 Stewart Avenue Las Vegas, Nevada

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Planning and Development Department, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For further information, including the full staff report, please call (702) 229-6301 (TDD 386-9108) or go to http://www.lasvegasnevada.gov.

The applicants have NO experience managing any medical facility (admitted that in last public meeting)
Convalescents deserve better.

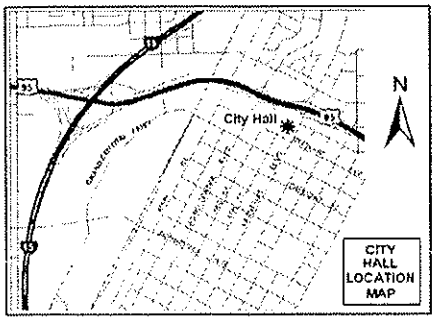
JDP

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

PRESORTED
FIRST CLASS

UNITED STATES POSTAGE
PITNEY BOWES
02 1M
0004279218
$ 00.41⁴
AUG 13 2010
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



RECEIVED
AUG 24 2010

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

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-38577
Planning Commission Meeting of 8/26/2010

Case: SDR-38577
13814112016
CATES JEFFERY G & G L REV LIV TR
3163 RAMROD ST
LAS VEGAS NV 89108-4312

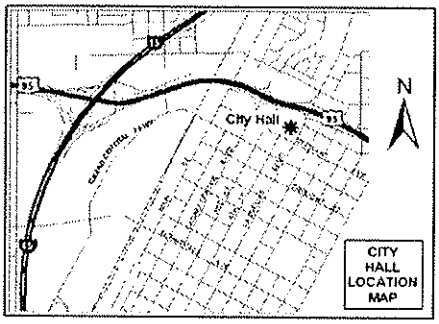
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ty of Las Vegas
anning & Development Department
evelopment Services Center
31 S. Fourth Street
as Vegas, Nevada 89101-2986

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
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0004279218 AUG 13 2010
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



I oppose any application that deals with changing R-E to C-1. Businesses do not belong in residential estates zoned areas!

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

☐ I SUPPORT this Request

☒ I OPPOSE this Request

lease use available blank space on card for your comments.

DR-38577

lanning Commission Meeting of 8/26/2010

Case: SDR-38577
13811403003
CAMPBELL ROBERT & GWEN
3376 GAREHIME ST
LAS VEGAS NV 89108-4935

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AUG 23 2010

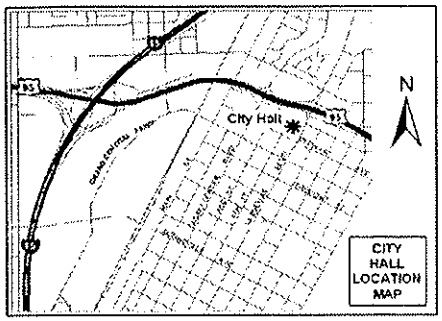
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anning & Development Department
velopment Services Center
S. Fourth Street
Vegas, Nevada 89101-2986

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FIRST CLASS

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Official Notice of Public Hearing



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propriate box below and return this card in an envelope with postage to the
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presentative, please call (702) 229-6405.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

ease use available blank space on card for your comments.

DR-38577

anning Commission Meeting of 8/26/2010

RECEIVED
AUG 23 2010

Case: SDR-38577
13811406008
BELL MICHAEL A
3240 SERENE DR
LAS VEGAS NV 89108-4947

20P

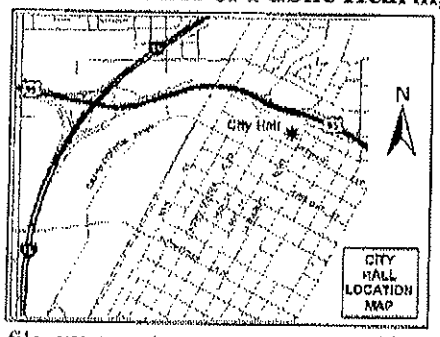
City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES

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MAILED FROM ZIP CODE 89101

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Official Notice of Public Hearing



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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-38577

Planning Commission Meeting of 8/26/2010

Case: SDR-38577

13811408001
WONG PAUL A LIVING TRUST
6485 ATWOOD AVE
LAS VEGAS NV 89108-4909

RECEIVED
AUG 23 2010

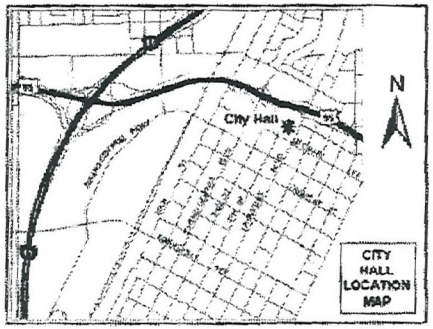
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City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

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FIRST CLASS

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Return Service Requested
Official Notice of Public Hearing



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

Please use available blank space on card for your comments.

SDR-38577
Planning Commission Meeting of 8/26/2010

Case: SDR-38577
13814110104
SCHNIPPEL MARK A & J R FAM TR
9960 W CHEYENNE AVE #210
LAS VEGAS NV 89129-7702

RECEIVED
AUG 17 2010

4D
A

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**

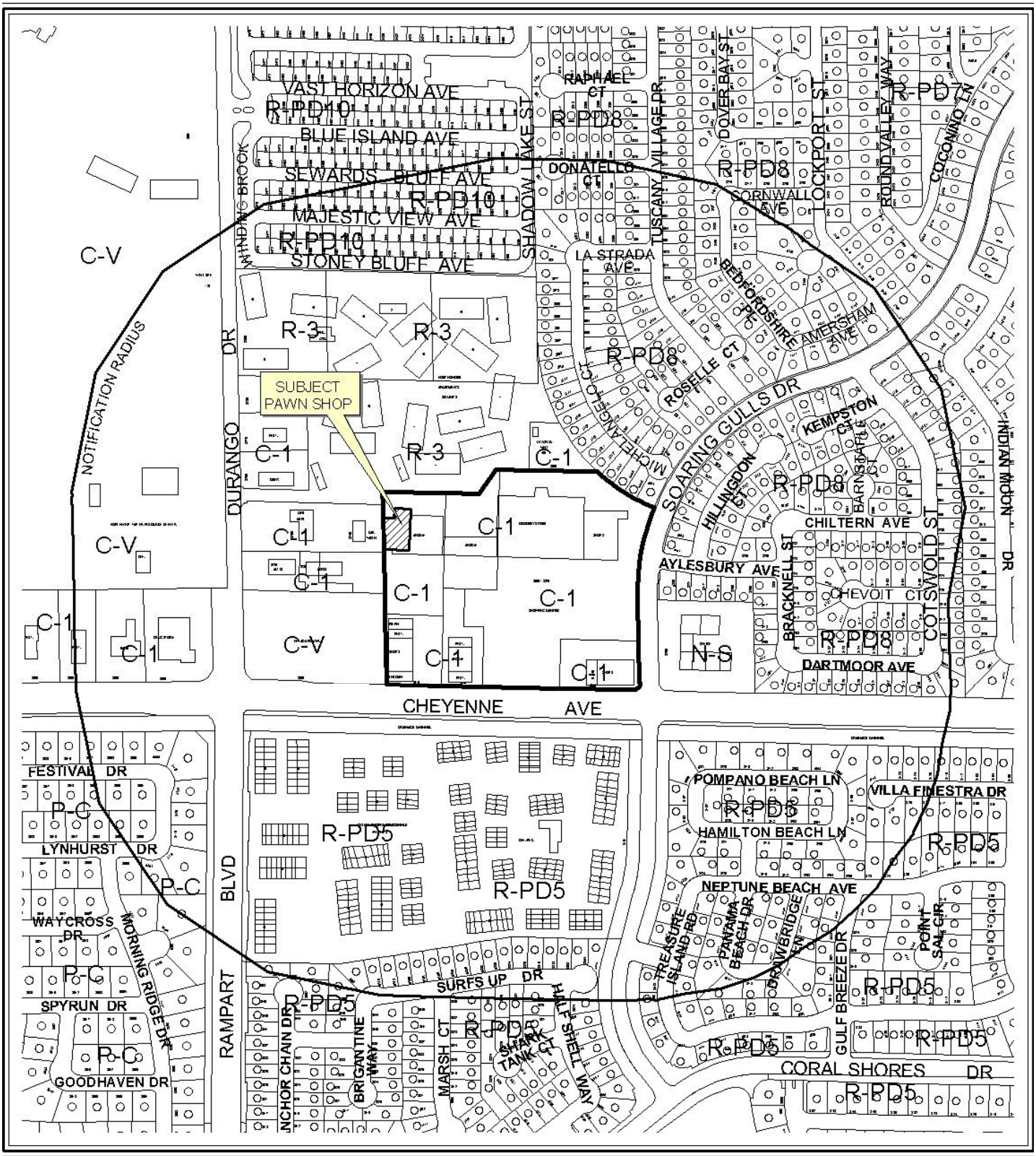
SUBJECT:
ABEYANCE - SUP-37362 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CASH AMERICA/SUPER PAWN - OWNER: NORTHSHORE PLAZA, LLC - Request for a Special Use Permit FOR A PAWN SHOP WITH WAIVERS TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A RESIDENTIALLY ZONED PROPERTY AND A FINANCIAL INSTITUTION,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

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

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**63**	**Planning Commission Mtg.**	**1**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends DENIAL.

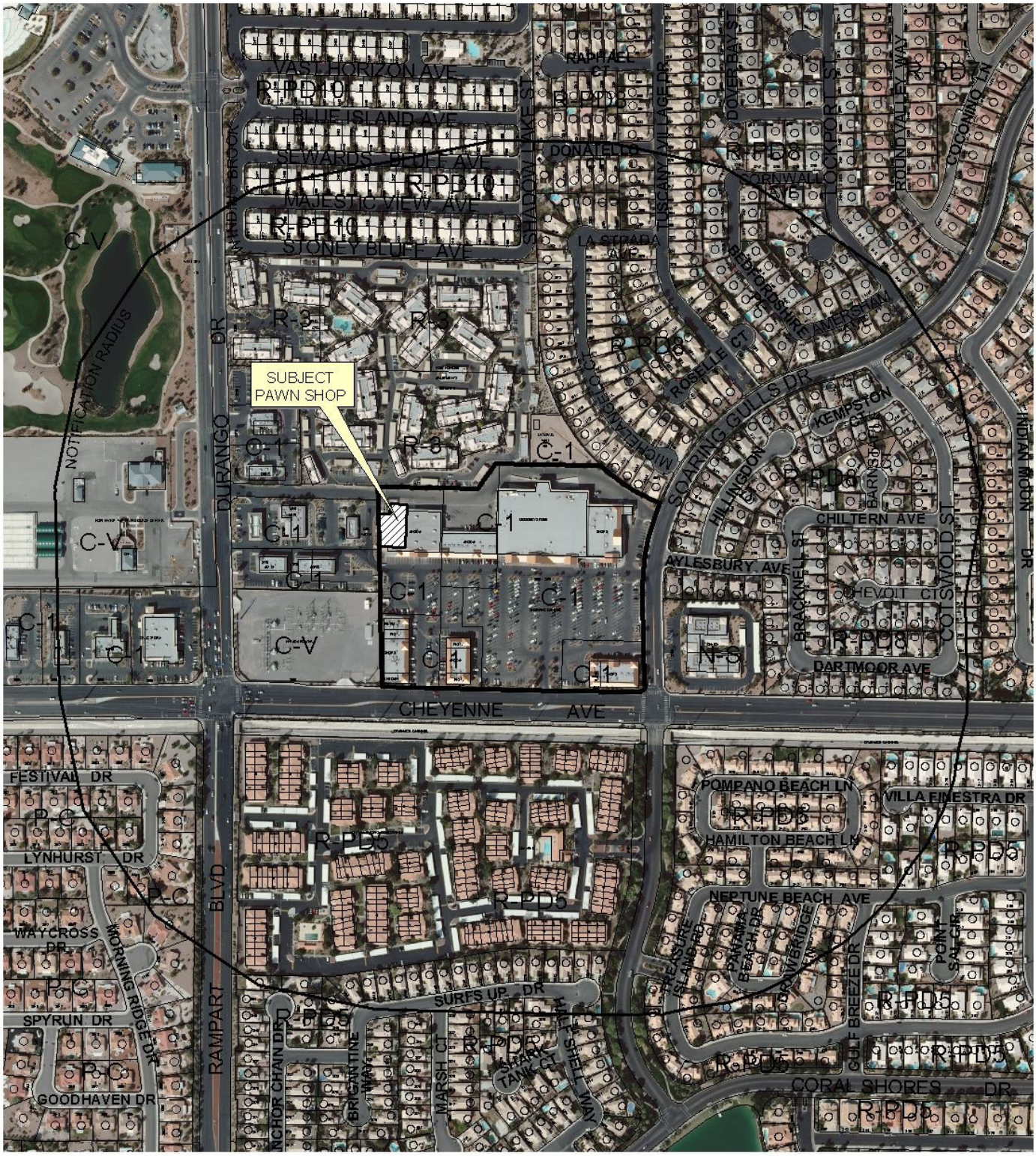
BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Request to Untable Letter Submitted by Kaempfer Crowell Renshaw Gronauer & Fiorentino
6. Justification Letter
7. Protest/Support Postcards, Protest Telephone Log and Protest Postcard Log



CASE: **SUP-37362**

RADIUS: 1000 FT

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



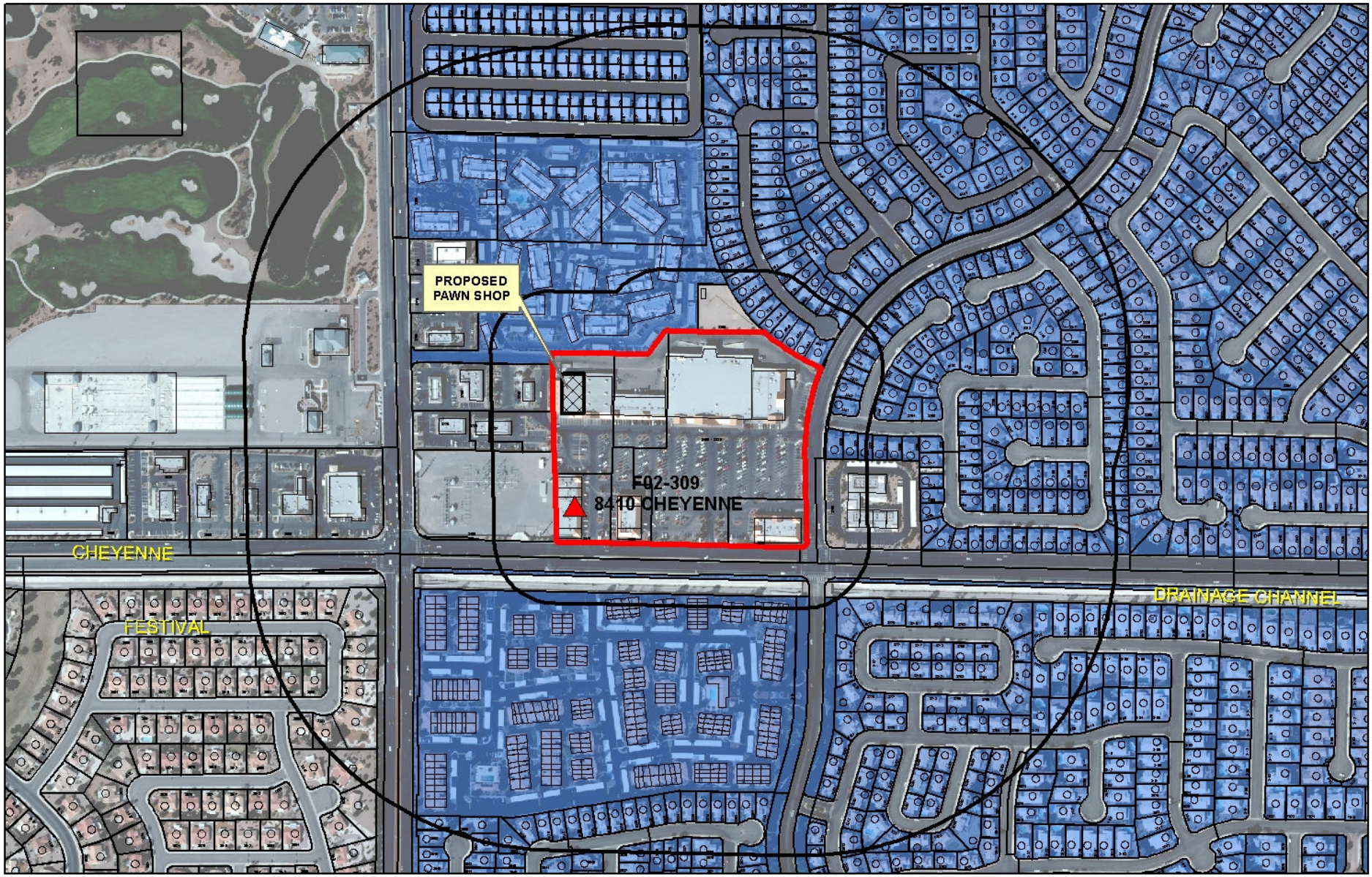
0 500 1000 Feet

CASE: **SUP-37362**

RADIUS: 1000 FT

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

N



SUP-37362

Financial Business Locations

Financial Institution, Specified

Pawnshops

Automobile Title Loan

Subject Property

Residential Property

200ft & 1000ft Buffer

N

0 280 560 1,120 Feet

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 21, 2010
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: APPLICANT: CASH AMERICA/SUPER PAWN - OWNER: NORTHSHORE PLAZA, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-37362	Staff recommends DENIAL. If approved, subject to conditions	N/A

** CONDITIONS **

SUP-37362 CONDITIONS

Planning and Development

1. Conformance to all Minimum Requirements under LVMC Title 19.04.010 for a Pawn Shop use.

2. This approval shall be void one year from the date of final approval, unless a business license has been issued to conduct the activity. An Extension of Time may be filed for consideration by the City of Las Vegas.

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

RG

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Special Use Permit for a Pawn Shop within a portion of an existing building with waivers to allow a zero-foot distance separation from residentially zoned property and a Financial Institution, Specified where 200 feet and 1000 feet, respectively, are required at 8400 West Cheyenne Avenue. The proposed Pawn Shop use will occupy 9,650 square feet of the building space with a 2,900 square-foot outdoor patio. Staff is recommending denial of this request because the proposed use cannot be conducted in a manner that is compatible with the surrounding land uses, as is evidenced by the requested waivers of distance separation requirements. If this request is denied, the Pawn Shop use will not be allowed to operate at this location.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc. and Property Sales	
03/16/94	The City Council approved a request for a General Plan Amendment (GPA-0004-94 from ML (Medium Low Density Residential) to SC (Service Commercial) on the northeast corner of Durango Drive and Cheyenne Avenue. The Planning Commission recommended approval
03/16/94	The City Council approved a request for Reclassification of Property (Z-0007-94) from N-U (Non-Urban) to R-PD8 (Residential Planned Development) and C-1 (Limited Commercial) on the northeast corner of Durango Drive and Cheyenne Avenue. The Planning Commission recommended approval.
09/14/95	The Planning Commission approved a request for a Plot Plan and Building Elevation Review [Z-0007-94(3)] for a proposed retail shopping center located on the northwest corner of Cheyenne Avenue and Soaring Gulls Drive. Planning and Development recommended approval.
03/25/10	The item for the request of a Special Use Permit (SUP-37362) was tabled at the request of the applicant from the Planning Commission meeting.

Related Building Permits/Business Licenses	
09/16/96	A building permit (#9618721) was issued for a retail building at 8400 West Cheyenne Avenue. The project was completed on 02/10/97.
09/26/03	A building permit (#03020713) was issued for a Non-Work Certificate of Occupancy at 8400 West Cheyenne Avenue. The project was completed on 10/2/03.
10/06/03	A business license (F07-01794) was issued for a Furniture Store at 8400 West Cheyenne Avenue. The license was marked out of business on 06/26/09.

Pre-Application Meeting	
01/25/10	A pre-application meeting with the applicant was held where elements of submitting a Special Use Permit for a Pawn Shop were discussed. The topics included: • The submittal of application materials, meeting dates, and deadlines were discussed. • Provide floor plan upon submittal of Special Use Permit application. • Revise Site Plan to include building size with parking calculations. • Waiver for the 200-foot residential use and the 1000-foot distance separation requirement from Financial Institution, Specified use.

Neighborhood Meeting	
03/15/10	A voluntary neighborhood meeting was held at 6:00 pm at the Durango Hills Community Center YMCA located at 3521 North Durango Drive Las Vegas, Nevada 89129. No submitted results from this meeting.
10/13/10	A voluntary neighborhood meeting is to be held at 6:00 pm at the Durango Hills Community Center YMCA located at 3521 North Durango Drive Las Vegas, Nevada 89129.

Field Check	
09/16/10	A site visit was conducted by staff. The subject property is properly maintained. The subject building is currently vacant.

Details of Application Request	
Site Area	
Net Acres	1.74

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
North	Apartments	M (Medium Density Residential)	R-3 (Medium Density Residential)
South	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
East	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
West	Service Station with Convenience Store and Self Service Car Wash	SC (Service Commercial)	C-1 (Limited Commercial)

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

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

DEVELOPMENT STANDARDS

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

Parking Requirement							
		Required			***Provided***		***Compliance***
			Parking		*Parking*		
Use	***Gross Floor Area or Number of Units***	***Parking Ratio***	Regular	Handi-capped	Regular	Handi-capped	
Shopping Center	155,663 SF	1:250 SF	623		600		
TOTAL SPACES REQUIRED			623		600		
Regular and Handicap Spaces Required			610	13	577	23	N

Waivers		
Requirement	***Request***	***Staff Recommendation***
200-foot distance separation from residential property to the north.	Zero feet	Denial
1,000-foot distance separation from a Financial Institution, Specified at 8350 West Cheyenne Ave.		

ANALYSIS

This is a request for a Special Use Permit for a Pawn Shop use within a portion of an existing 21,733 square-foot building in the Northshore Plaza Shopping Center, which is a parking impaired site. The Site Plan indicates 623 parking spaces are required, whereas only 600 parking spaces are provided, as depicted in approved civil plans for this commercial center. The Shopping Center parking requirement is one space per 250 square feet, regardless of the use.

The minimum Special Use Permit requirements for the proposed use are a 200-foot distance separation from adjacent residential property and a 1,000-foot distance separation from a Financial Institution, Specified use. The applicant has requested waivers of these requirements. Due to the waiver requests, the proposed use is not compatible with this commercial center and the surrounding area; therefore, staff recommends denial of this request.

FINDINGS

The following findings must be made for a Special Use Permit:

1. **"The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan."**

   The proposed Pawn Shop use cannot be conducted in a manner that is harmonious and compatible with the existing site due to the waiver requests to allow a zero-foot distance separation from residential property and a Financial Institution, Specified use.

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

   The proposed use is located directly adjacent to a residential property and a Financial Institution Specified use is located within the same shopping center. The subject site does not meet the minimum standards set forth in Title 19.04 for a Pawn Shop within a C-1 (Limited Commercial) zoned property. The subject site is not physically suitable for the intensity of the proposed land use, due to the need for waivers of Title 19.04 standards.

3. **"Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use."**

   Site access is provided from Cheyenne Avenue and Durango Drive. These streets are adequate in size to accommodate the proposed Pawn Shop use.

4. **"Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan."**

   Approval of the proposed Special Use Permit will not be inconsistent with or compromise the public health, safety and general welfare as the use will be subject to regular inspections for business licensing.

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

   The proposed Pawn Shop use does not comply with the minimum Special Use Permit requirements. The proposed use will be located within 200 feet of a parcel used or zoned for residential use. In addition, the use will be located within 1,000 feet of a Financial Institution, Specified use. A waiver has been requested from these requirements.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 19

NOTICES MAILED 1,387

APPROVALS 1

PROTESTS 63

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-37362** APN: 138-09-420-005

Name of Property Owner: Northshore Plaza, LLC

Name of Applicant: Cash America/Super Pawn

Name of Representative: Jennifer Lazovich -- Kaempfer Crowell

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

_____ Yes ✓ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: [signature], Pres.

Print Name: Richard Gordon

Subscribed and sworn before me

This 29 day of Jan, 2010

[signature]

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
LAURA GROSETH
Appt. No. 98-3646-1
My Appt. Expires July 1, 2010

RECEIVED

FEB 08 2010

Revised 11-14-06

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

393052.1

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit for a Pawn Shop

Project Address (Location) 8400 W. Cheyenne Avenue

Project Name Super Pawn **Proposed Use** Pawn Shop

Assessor's Parcel #(s) 138-09-420-005 **Ward #** 4

General Plan: existing _____ **proposed** N/A **Zoning: existing** C-1 **proposed** N/A

Commercial Square Footage 13,000 +/- **Floor Area Ratio** _____

Gross Acres _____ **Lots/Units** 1 **Density** _____

Additional Information See attached justification letter

PROPERTY OWNER Northshore Plaza, LLC **Contact** _____

Address 8400 W. Cheyenne Avenue **Phone:** _____ **Fax:** _____

City Las Vegas **State** Nevada **Zip** 89129

E-mail Address _____

APPLICANT Cash America/Super Pawn **Contact** Caroline Ciocca

Address 3021 Business Lane **Phone:** 735-4444 **Fax:** 739-7888

City Las Vegas **State** Nevada **Zip** 89103

E-mail Address cciocca@casham.com

REPRESENTATIVE Kaempfer Crowell Renshaw Gronauer & Fiorentino **Contact** Jennifer Lazovich

Address 8345 W. Sunset Road, Suite 250 **Phone:** 792-7000 **Fax:** 796-7181

City Las Vegas **State** Nevada **Zip** 89113

E-mail Address jlazovich@kcnvlaw.com

Property Owner Signature* _____

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

Print Name Richard Gordon

Subscribed and sworn before me

This 29 day of Jan, 20 10.

_____

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
LAURA GROSETH
Appt. No. 98-3646-1
My Appt. Expires July 1, 2010

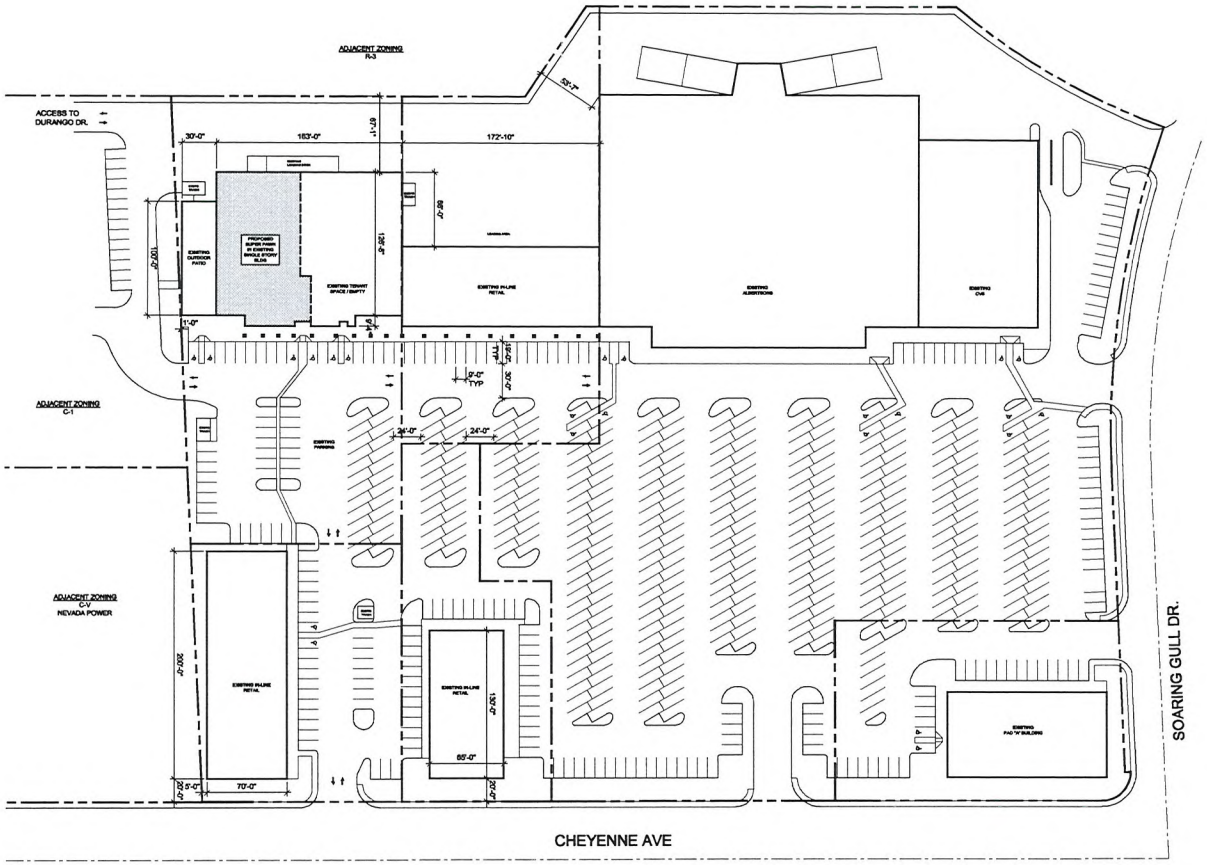
Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	SUP-37362
Meeting Date:	3/25/2010
Total Fee:	1030.00
Date Received:*	2/8/10
Received By:	M REX

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

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



EXISTING SITE PLAN

PROJECT DESCRIPTION

THIS PROJECT IS A REMODEL OF A PORTION OF AN EXISTING COMMERCIAL BUILDING CONVERTING IT FROM FORMER HARDWARE STORE INTO A PAWN SHOP USE. THE BUILDING IS EXISTING. ARCHITECTURAL PLANS DEPICT A PORTION OF EXISTING SINGLE STORY BUILDING THAT IS APPROXIMATELY 9,650 SF.

SITE DATA

SITE DATA:

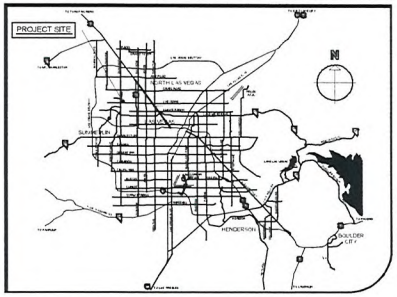
JURISTICTION	LAS VEGAS
APN #	138-09-420-005
SITE AREA	1.74 ACRES
EXISTING BLDG. FOOTPRINT	24,500 SF
LOT COVERAGE	32.2%
CURRENT ZONING	C-1 LIMITED COMMERCIAL DISTRICT

PARKING CALCULATION:

TENANT NAME	AREA (SF)
SUPER PAWN	9,650
PAD A	10,500
PAD B	8,450
PAD C	14,000
ADJACENT TENANT	21,426
IN-LINE SHOPS	12,133
GROCERY STORE	62,279
DRUG STORE	17,275
TOTAL	155,713

TOTAL PARKING REQUIRED: (1/250 SF)	623
TOTAL PARKING PROVIDED	600
ACCESSIBLE PARKING REQUIRED	13
ACCESSIBLE PARKING PROVIDED	23

VICINITY MAP



RECEIVED
FEB 19 2010

CASH AMERICA SUPER PAWN
8400 W CHEYENNE AVE. LAS VEGAS, NV 89129

SUP-37362
REVISED
03/25/10 PC

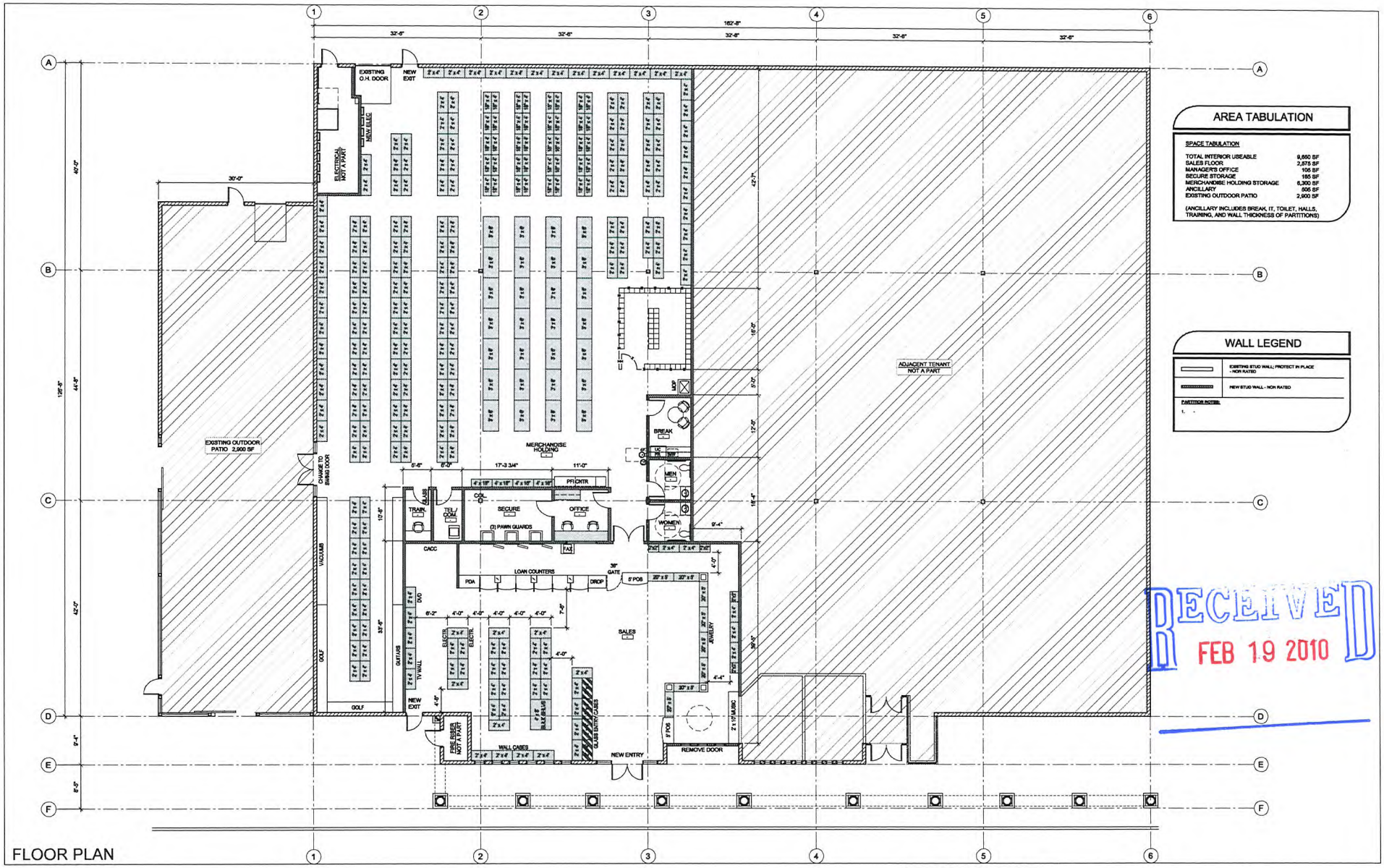
PROJECT NO: 10 005
DATE: 02/18/10

0 25' 50' 100'
SCALE: 1"=50'-0"

NORTH

SHEET NO:
DR-01

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



FLOOR PLAN

CASH AMERICA SUPER PAWN
8400 W. CHEYENNE LAS VEGAS, NV

SUP-37362
REVISED
03/25/10 PC

PROJECT NO: 10 005
DATE: 2/18/10

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

NORTH

SHEET NO:
DR-02

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



SUP-37362 - APPLICANT: CASH AMERICA/SUPER PAWN - OWNER NORTHSHORE PLAZA, LLC
8400 WEST CHEYENNE AVENUE

09/16/10



SUP-37362 - APPLICANT: CASH AMERICA/SUPER PAWN - OWNER NORTHSHORE PLAZA, LLC
8400 WEST CHEYENNE AVENUE

09/16/10



SUP-37362 - APPLICANT: CASH AMERICA/SUPER PAWN - OWNER NORTHSHORE PLAZA, LLC
8400 WEST CHEYENNE AVENUE

09/16/10

KAEMPFER CROWELL

KAEMPFER CROWELL RENSHAW GRONAUER & FIORENTINO

ATTORNEYS AT LAW

LAS VEGAS OFFICE

JENNIFER LAZOVICH
jlazovich@kcnvlaw.com
702.792.7050

LAS VEGAS OFFICE
8345 West Sunset Road
Suite 250
Las Vegas, NV 89113
Tel: 702.792.7000
Fax: 702.796.7181

RENO OFFICE
5470 Kietzke Lane
Suite 140
Reno, NV 89511
Tel: 775.852.3900
Fax: 775.882.0257

CARSON CITY OFFICE
510 W. Fourth Street
Carson City, NV 89703
Tel: 775.884.8300

September 9, 2010

VIA HAND DELIVERY

Doug Rankin
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT
731 S. 4th Street
Las Vegas, NV 89101

Re: ***Request to Place SUP-37362***
Cash America – 8400 West Cheyenne Avenue

Dear Mr. Rankin:

We respectfully request that SUP-37362 be placed on a City of Las Vegas Planning Commission agenda. This item was tabled at the March 25, 2010 Planning Commission hearing. We are enclosing a check in the amount of $500.00 to cover re-notification fees. At this time, we have no changes to the plans that are currently on file with the City of Las Vegas.

It is our understanding that this item will be placed on the October 21, 2010 agenda for the Planning Commission.

If you need any additional information, please do not hesitate to contact me.

Sincerely,

KAEMPFER CROWELL RENSHAW
GRONAUER & FIORENTINO

Jennifer Lazovich

JJL/sfm
cc: Caroline Ciocca
Anthony Ruggiero

RECEIVED
SEP 10 2010

KAEMPFER CROWELL

KAEMPFER CROWELL RENSHAW GRONAUER & FIORENTINO

ATTORNEYS AT LAW
LAS VEGAS OFFICE

ANTHONY J. CELESTE
aceleste@kcnvlaw.com
702.693.4215

LAS VEGAS OFFICE
8345 West Sunset Road
Suite 250
Las Vegas, NV 89113
Tel: 702.792.7000
Fax: 702.796.7181

RENO OFFICE
5585 Kietzke Lane
Reno, NV 89511
Tel: 775.852.3900
Fax: 775.852.3982

CARSON CITY OFFICE
510 W. Fourth Street
Carson City, NV 89703
Tel: 775.884.8300
Fax: 775.882.0257

February 18, 2010

VIA HAND DELIVERY

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

Re: Second Revised Justification Letter – Special Use Permit to Allow for a Pawn Shop & Waiver of Separation Requirements
8400 W. Cheyenne (APN: 138-09-420-005)

To Whom It May Concern:

Please be advised this office represents Cash America/SuperPawn (the "Applicant"). The Applicant is seeking a special use permit for a pawn shop in the above referenced location (the "Site"). The Site is zoned C-1. Pawn shops are allowed in a C-1 zone with the approval of a special use permit. Additionally, the Applicant is seeking a waiver for: (i) the 200 foot distance requirement to a residential use and (ii) the 1000 foot distance requirement from any other payday use.

The Applicant is a well established and highly regarded pawn shop operator throughout the Las Vegas valley. The Applicant is proposing to locate in an existing building, formerly occupied by a Sears Hardware Store. The building is approximately 9,650 square feet with an additional 2,900 square foot existing outdoor storage area. The existing building is part of a large commercial center with an Albertson's, Blockbuster, and CVS.

The Applicant is requesting a use permit to allow for a pawn shop. Accessory uses such as jewelry sales, payday loans/cash checking services and second hand sales will be included. Since the Applicant is proposing to locate in an existing building, waivers of the distance requirements are necessary. The property line of the existing building abuts an apartment complex. However, the actual distance is approximately 120 feet measured from the rear existing building to the closest apartment unit. The existing building and the apartment units are separated by drive aisles for both the shopping center and the apartment complex. The entrance into SuperPawn would be about 260 feet from the nearest apartment unit. Additionally, the Applicant is seeking a waiver from the required distance to another payday loan use. Similar to the residential separation, the property line from the existing building to the payday loan use abut each other. However, the actual distance between the proposed SuperPawn and the existing payday loan use is about 170 feet. There are no existing pawn shops within the required distance separation.

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FEB 19 2010

SUP-37362
REVISED
03/25/10 PC

KAEMPFER
CROWELL

SuperPawn would be an appropriate business in the vacant building. The hours of operation would be 9:00 a.m. to 7:00 p.m. Therefore, the limited hours of operation would not be detrimental to the residential use and would be compatible with the existing shopping center's hours of operation.

Thank you, in advance, for your consideration of this request. If you need any additional information, please do not hesitate to contact me.

Sincerely,

KAEMPFER CROWELL RENSHAW
GRONAUER & FIORENTINO

Anthony J. Celeste

AJC/dmf

Cc: Caroline Ciocca

RECEIVED
FEB 19 2010

SUP-37362
REVISED
03/25/10 PC

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:
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

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

RECEIVED
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
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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

Revised 10/27/08

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

FOR DEPARTMENT USE ONLY

Case #	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.

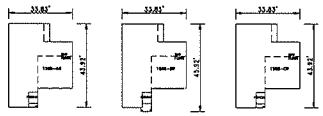
LEGEND

- 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

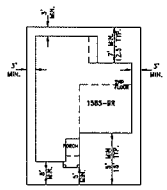




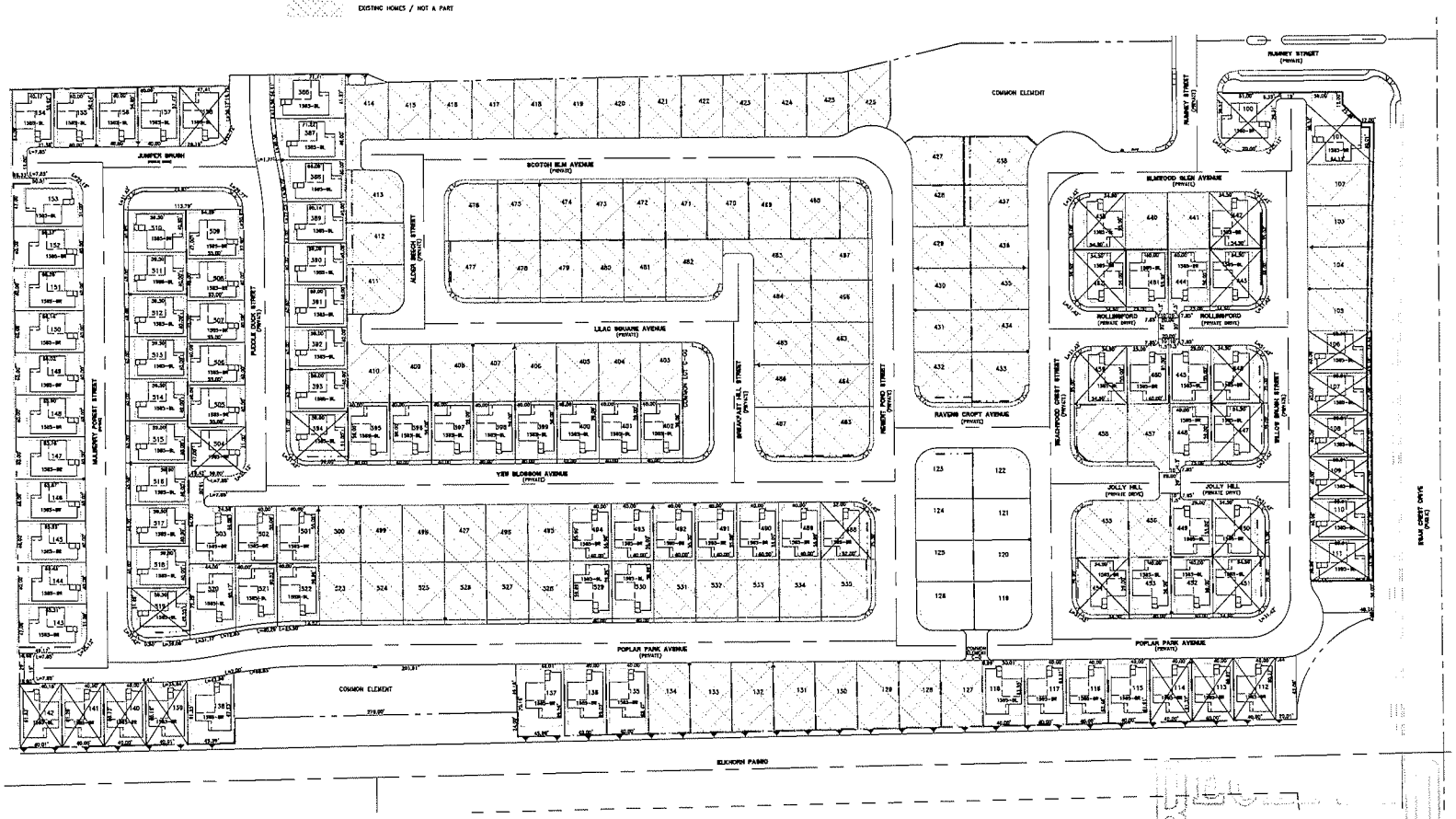
50' 25' 0' 50' 100'
SCALE: 1" = 50'

PLAN 1585 – ELEVATIONS A, B AND C									
LOT #	1585	LOT #	1585	LOT #	1585	LOT #	1585	LOT #	1585
100	X	146	●	398	●	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	●	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	●		
155	●	388	●	452	●	513	●		
156	●	389	●	453	●	514	●		
157	●	390	●	454	X	515	●		
158	●	391	●	478	X	516	●		
159	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 210, Las Vegas, NV 89109
PHONE 702.650.0000 FAX 702.650.0001

DATE: October 01, 2010
SHEET: 1 OF 1
VERT. SCALE: N/A
DRAWN BY: JR
DESIGNED BY: JR
CHECKED BY: JR
APPROVED BY: JR
PROJECT #: 2010015

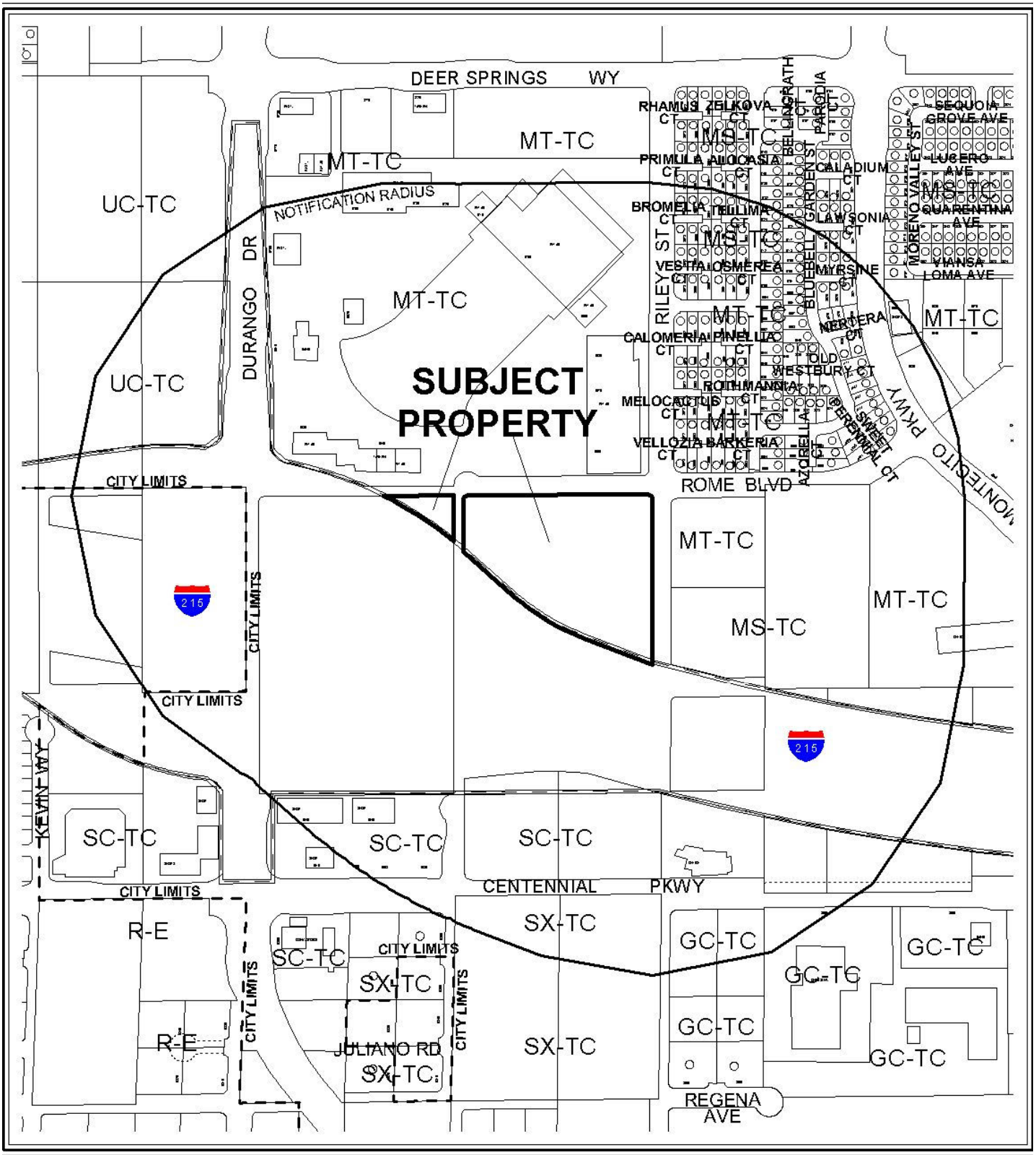
BY	APP'D	DATE	DESCRIPTION

LOT FIT FOR
ARBOR RIDGE UNIT 3B
PLAN 1585 LOT FIT
CITY OF LAS VEGAS NEVADA

DRAWING
L-1
SHT 1 OF 1

RECEIVED
OCT 05 2010

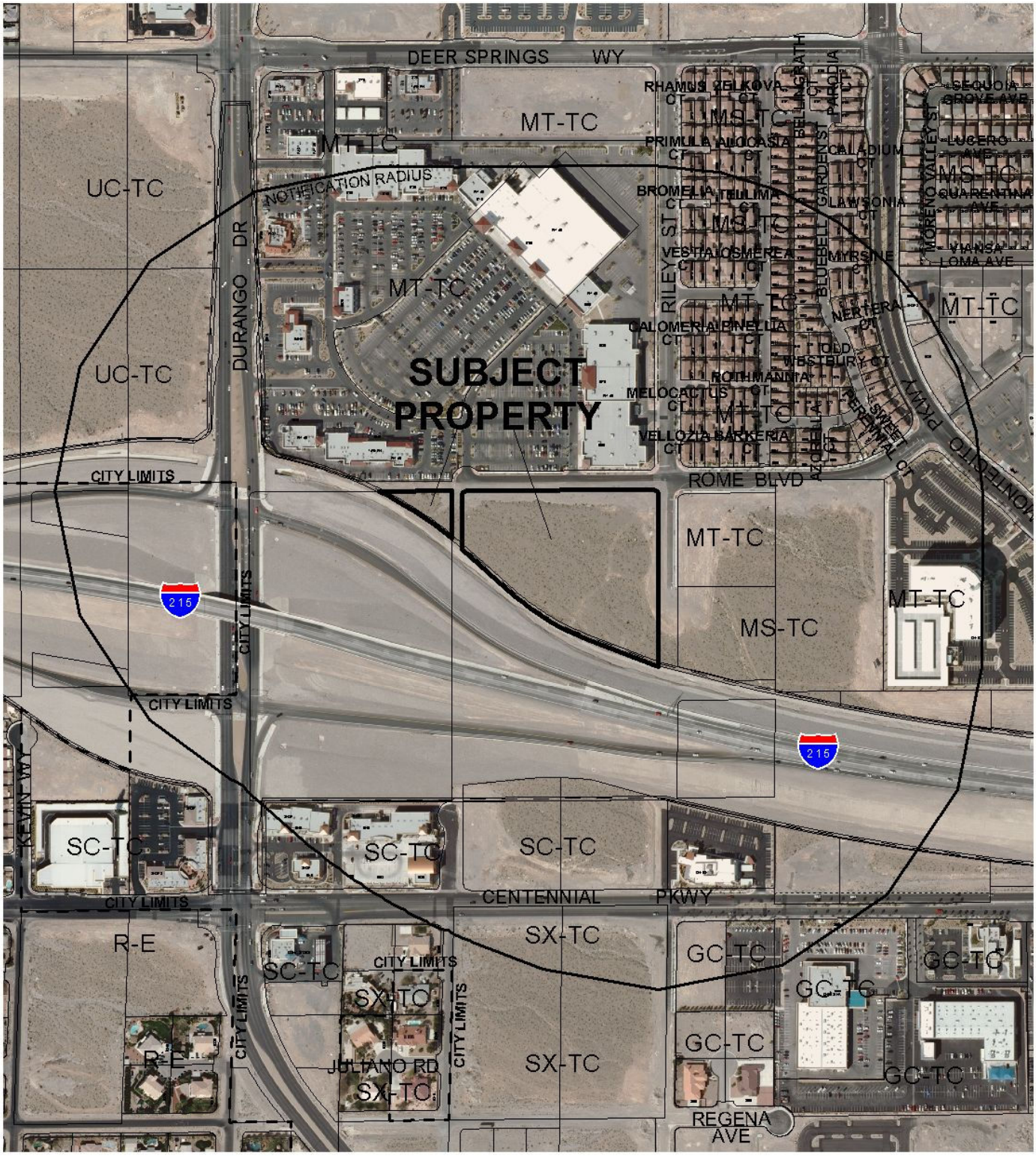
VAR-39813



CASE: **VAR-39815**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center), UC-TC (Urban Center Mixed Use) and MS-TC (Main Street Mixed Use - Town Center) Special Land Use Designation]



0 300 600 Feet

CASE: **VAR-39815**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center), UC-TC (Urban Center Mixed Use) and MS-TC (Main Street Mixed Use - 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** 85135

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

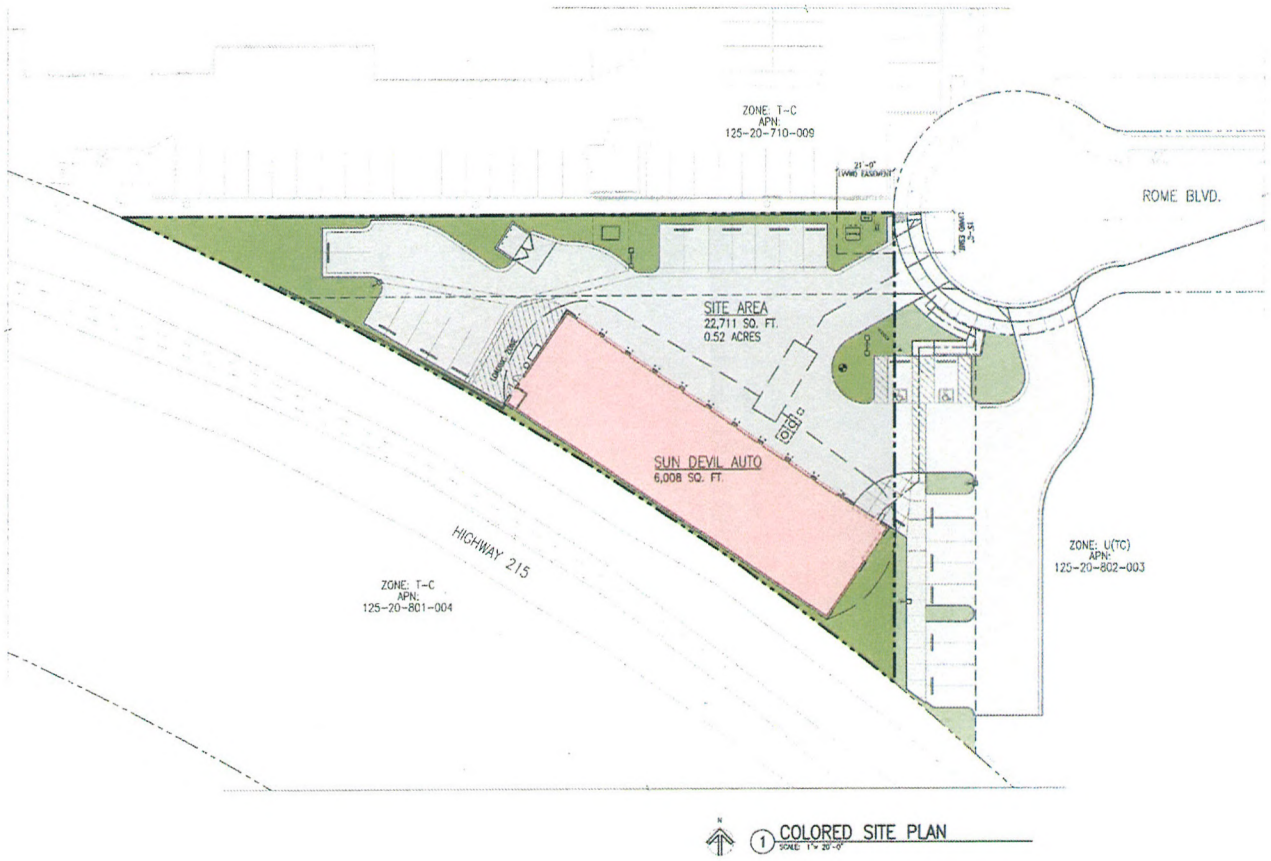
FOR DEPARTMENT USE ONLY

Case #	~~SV~~ 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



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

Jeff Looker Architect
2010 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

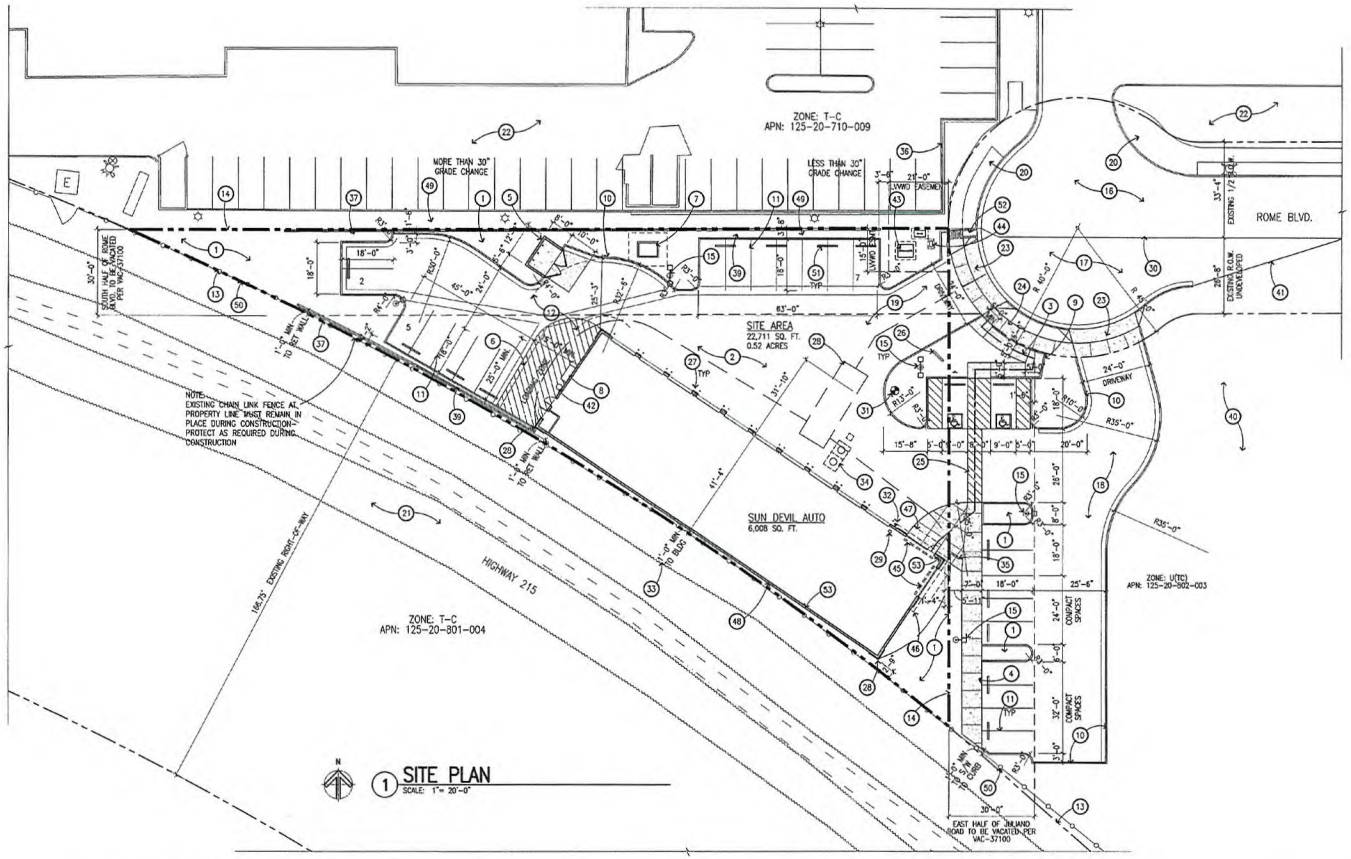
REVISIONS

JEFF A. LOOKER
No. 2947
REGISTERED
ARCHITECT
STATE OF NEVADA

ISSUE DATE
OCTOBER 01, 2010
SCALE: 1" = 20'-0"

SP-1C

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OCT 05 2010
City of Las Vegas
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 1830 E. ELLIOTT RD., SUITE 104 TEMPE, ARIZONA 85284 (480) 491-6651 PHONE (480) 491-4204 FAX CONTACT: JOEL HIGGINBOTHAM
ARCHITECT	JEFF LOOKER, ARCHITECT 2070 EAST SOUTHERN AVENUE TEMPE, ARIZONA 85282 (480) 730-1776 PHONE (480) 968-6571 FAX CONTACT: JEFF LOOKER

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 =[At +[At x If]+[At x Ib]]
39,292 S.F. =[6,008+[9,000 x .36578]+[9,000 x 3]]
If =[7.0-0.25]W/30
.36578 =[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



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 (MINOR) 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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City of Las Vegas

VAR-39815

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

ISSUE DATE
OCTOBER 01, 2010
JOB NO.: LC 087

SHEET NUMBER
SP-1

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.: **24.**

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 TWO-CAR 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

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 Ardo 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.

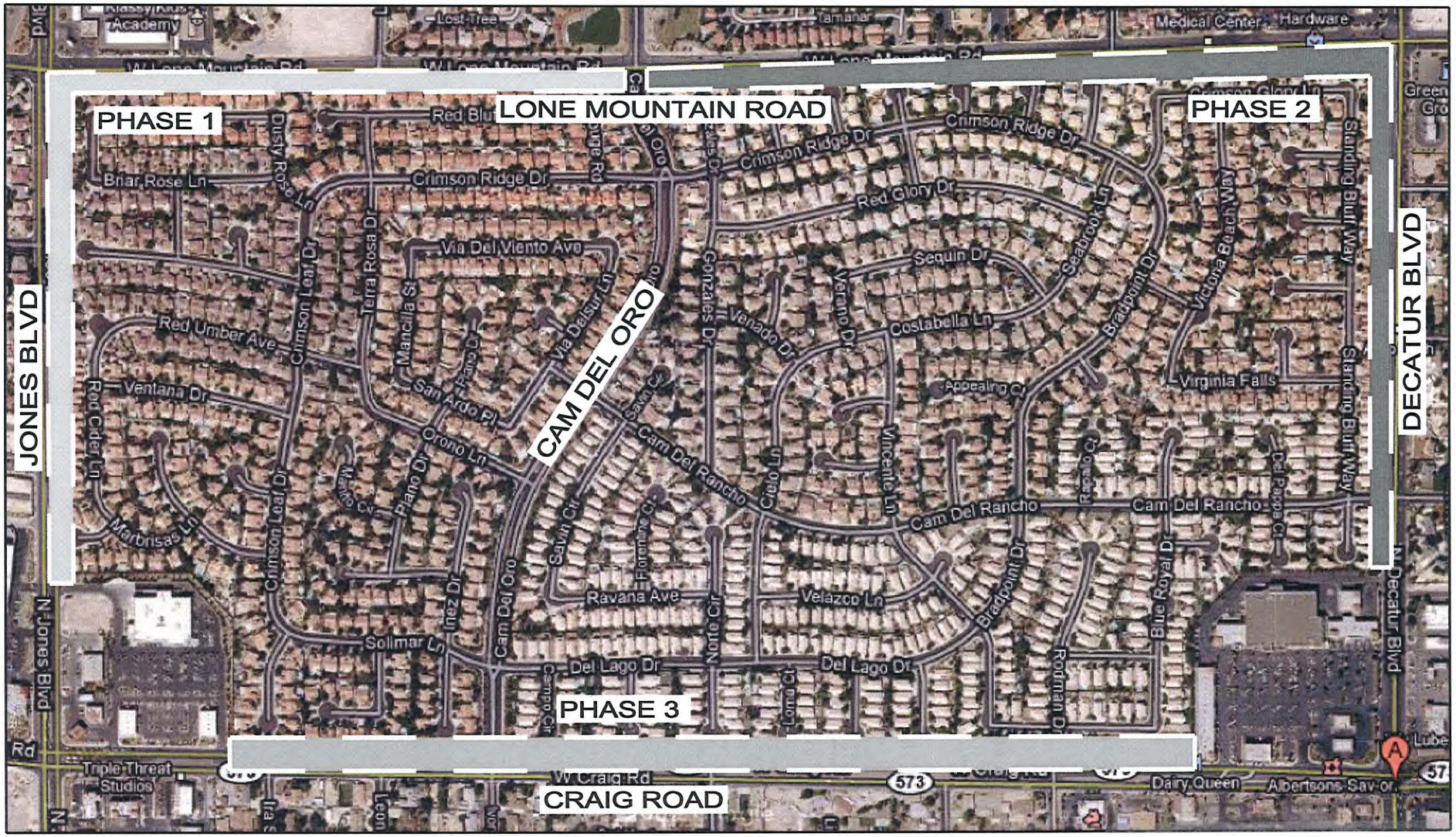
Notary Public in and for said County and State

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

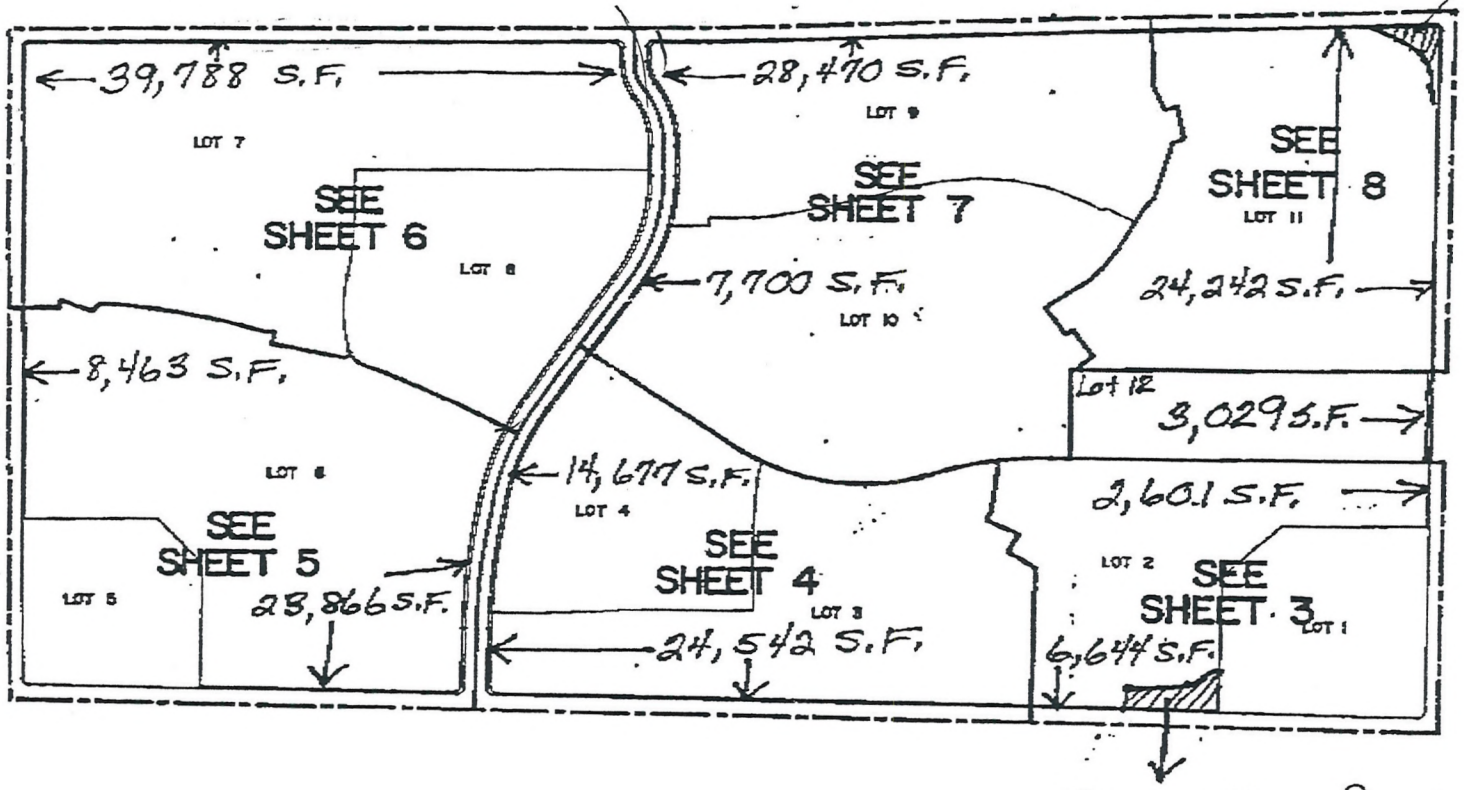
Jaramillo LANDSCAPE & MAINTENANCE, LLC
"Our Work Is Our Reference"
5275 SOUTH JONES BLVD.
LAS VEGAS NV. 89139
NVCL# 0043675A
PH: 702.251.0011
FAX: 702.870.5099

Rancho Alta Mira Homeowner's Association

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PERIMETER IMPROVEMENT PROJECT

October 5, 2010



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SDR-39810

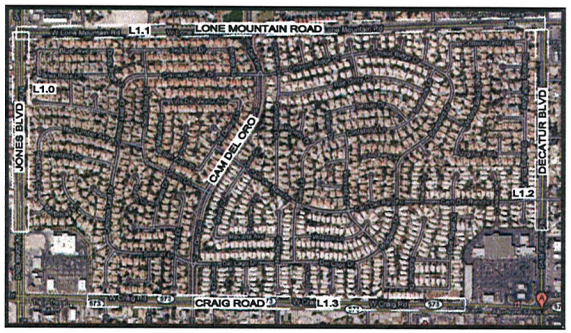
Rancho Alta Mira Homeowner's Association

PERIMETER IMPROVEMENT PROJECT

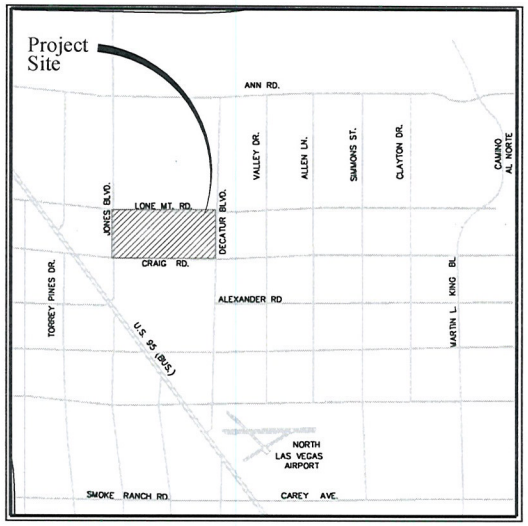
Craig Road, Lone Mountain, Jones and Decatur

Landscape Plans

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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	191 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	1097 SHRUBS
SHRUBS NEEDED TO MEET CITY REQUIREMENT	575 SHRUBS

1 CITY COMMENTS 10-15-10

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.
Kamon Cista RLA #604
4275 s. JONES BLVD.
LAS VEGAS, NEVADA 89121
phone (702) 251-0011
fax (702) 870-3091

SDR-39810

REVISED

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
1 CITY COMMENTS 10-15-10

KUC
KUC
October 4, 2010
L0.0

EXISTING MATERIAL LEGEND

TREES

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.
	Pinus elderica SNWA 368 Existing Pines to be Removed and Replaced	Mondel Pine	Existing	191*

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

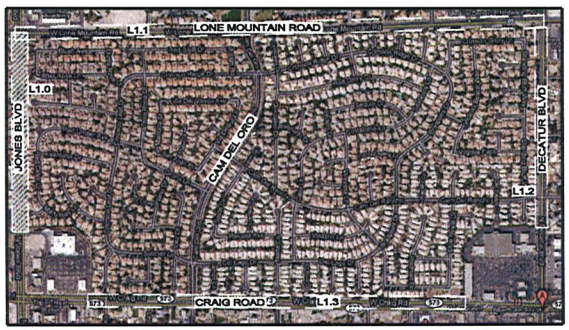
SHRUBS

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 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	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

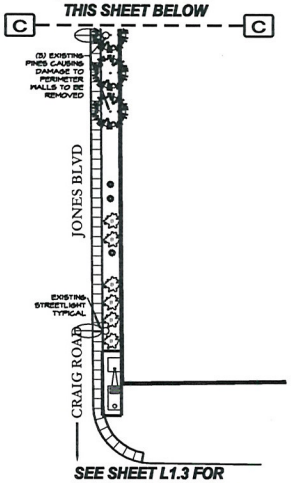
* Existing pines to be removed due to damage to perimeter walls.

1 CITY COMMENTS 10-15-10



KEY MAP

MATCHLINE; C-C SEE THIS SHEET BELOW

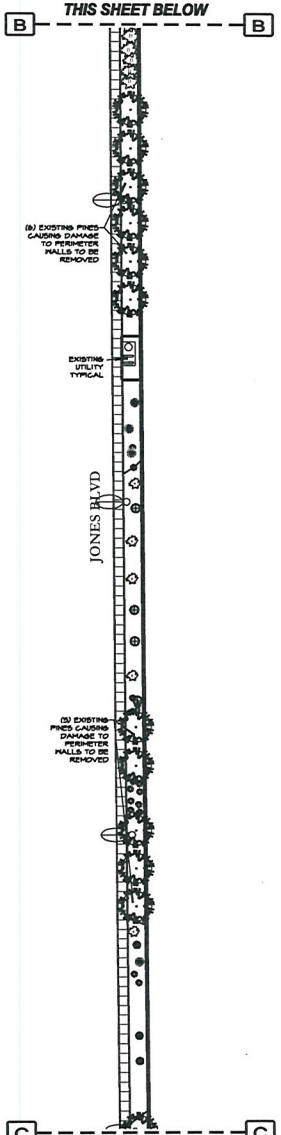


SEE SHEET L1.3 FOR CRAIG ROAD

GRAPHIC SCALE 1" = 30'

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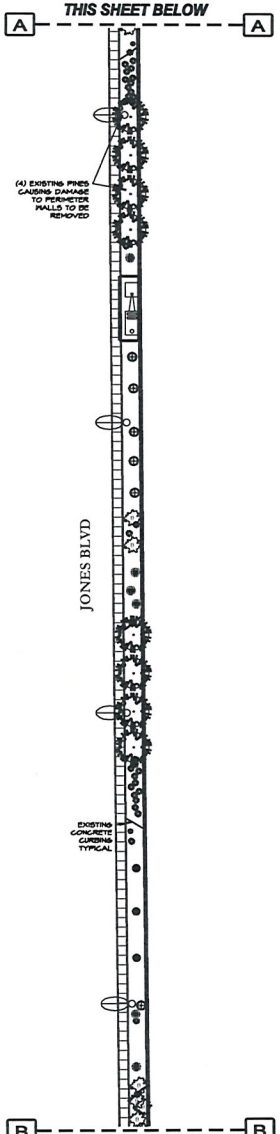
MATCHLINE; B-B SEE THIS SHEET BELOW



MATCHLINE; C-C SEE THIS SHEET ABOVE

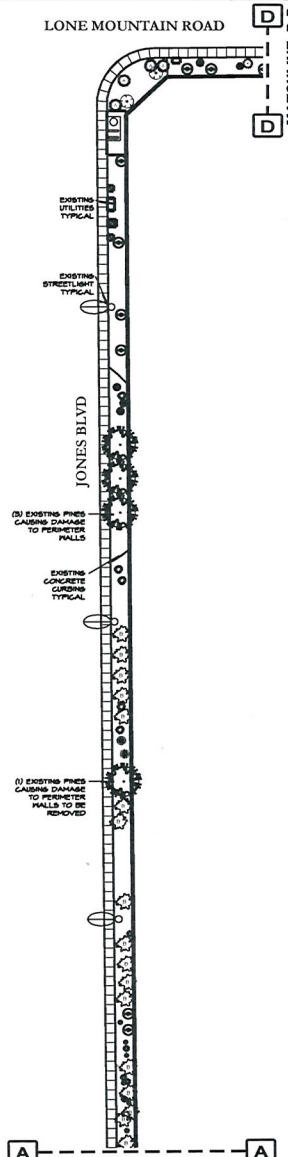
GRAPHIC SCALE 1" = 30'

MATCHLINE; A-A SEE THIS SHEET BELOW



MATCHLINE; B-B SEE THIS SHEET ABOVE

GRAPHIC SCALE 1" = 30'



MATCHLINE; A-A SEE THIS SHEET ABOVE

GRAPHIC SCALE 1" = 30'

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

1 CITY COMMENTS 10-15-10

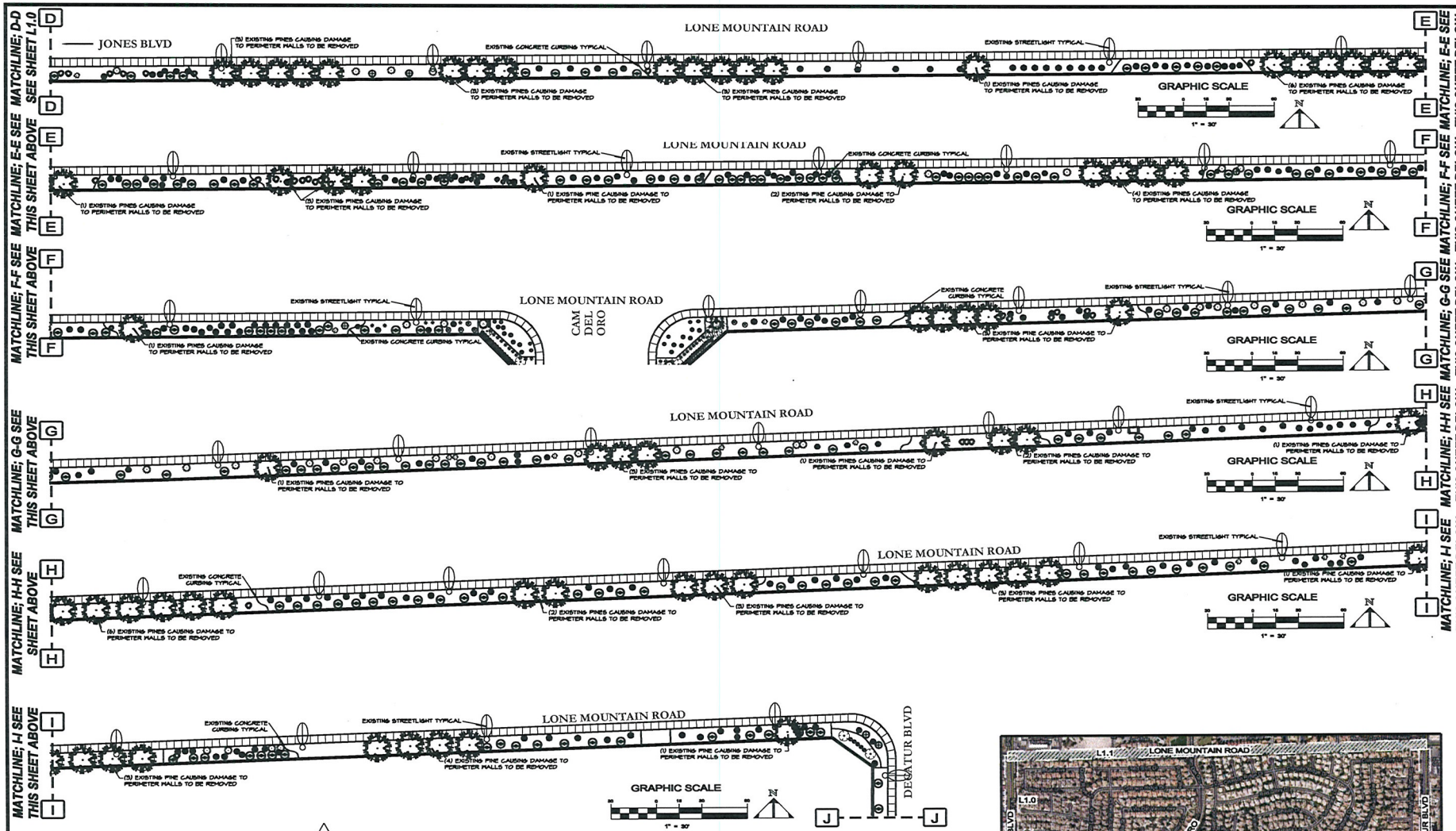
KUC

KUC

July 6, 2010

L1.0

SDR-39810
REVISED



EXISTING MATERIAL LEGEND

1 CITY COMMENTS 10-15-10

TREES

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.
	Pinus eldarica SNWA 368 Existing Pines to be Removed and Replaced	Mondel Pine	Existing	197*

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 japonicus 'Green Spire' SNWA CC 28	Green Spire Euonymus	Existing	8
	Chrysactinia mexicana SNWA CC 3	Damianita	Existing	16
	Hymenoxys acaulis	Angelita Daisy	Existing	47
	Euonymus japonicus 'Aureopictus' SNWA CC 3	Blackleaf Euonymus	Existing	5
	Callistemon viminalis 'Little John' SNWA CC 7	Dwarf Bottlebrush	Existing	53
	Caesalpinia gilliesi 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	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	165
	Baccharis Sp. SNWA CC 20	Baccharis	Existing	136
	Yucca brevifolia SNWA CC 79	Joshua Tree	Existing	238
	Existing Granite Boulders			

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

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KEY MAP

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LANDSCAPE PLANS
RANCHO ALTA MIRA

RANCHO ALTA MIRA PERIMETER FIVE YEAR TREE REMOVAL AND REPLACEMENT PROJECT

LONE MOUNTAIN, DECATUR, CRAIG, AND JONES

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

LONE MOUNTAIN ROAD EXISTING PLANTING

1 CITY COMMENTS 10-15-10

KUC DESIGNED BY:

KUC DRAWN BY:

July 6, 2010 DATE:

L1.1

EXISTING MATERIAL LEGEND

TREES

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	Pinus eldarica SNWA 368 Existing Pines to be Removed and Replaced	Mondel Pine	Existing	191*

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

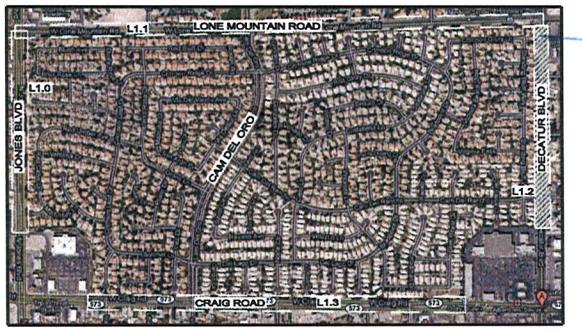
SHRUBS

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
	Callistepon 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 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	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

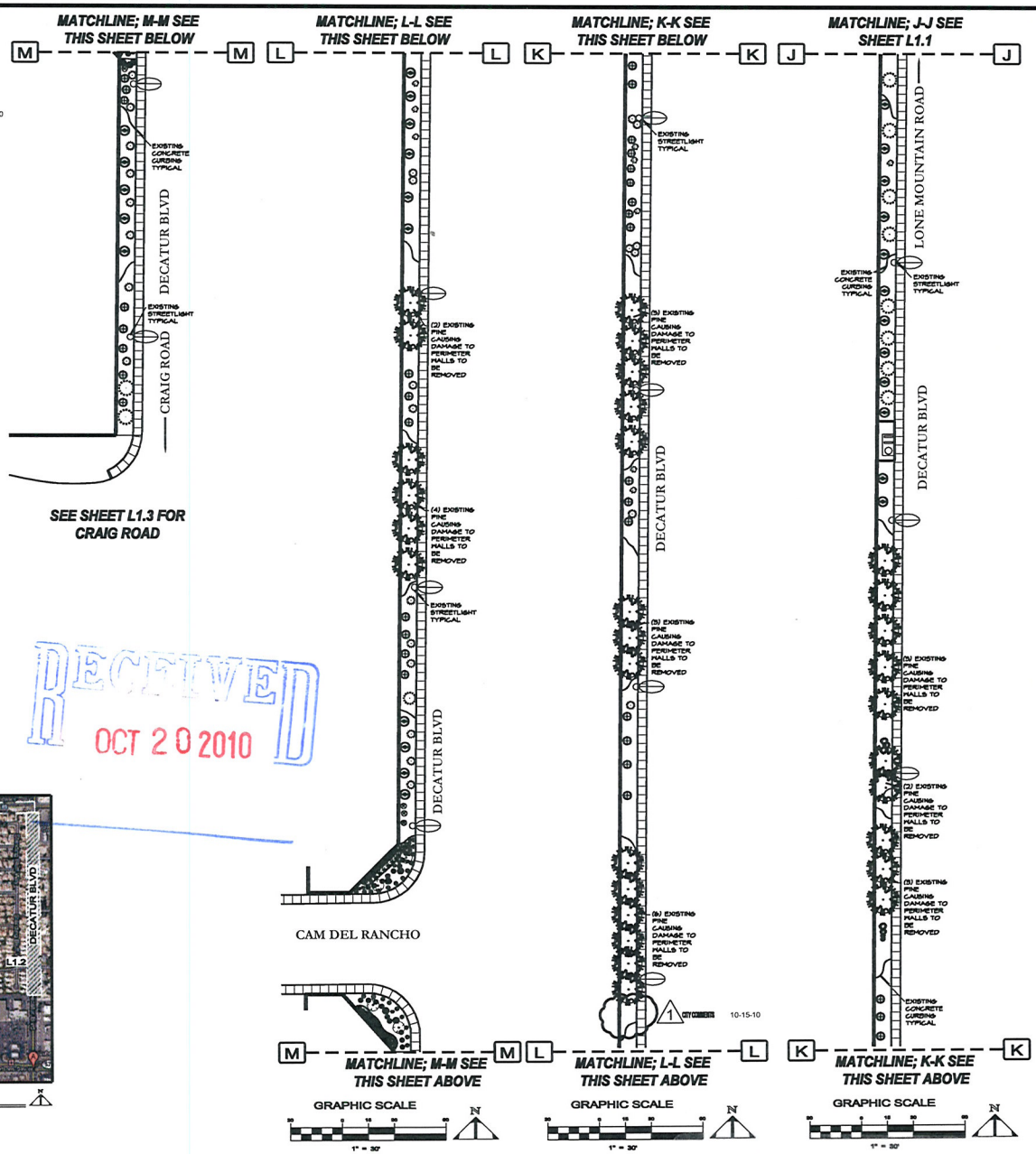
Existing Granite Boulders

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

1 CITY COMMENTS 10-15-10



KEY MAP



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LANDSCAPE PLANS
RANCHO ALTA MIRA

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

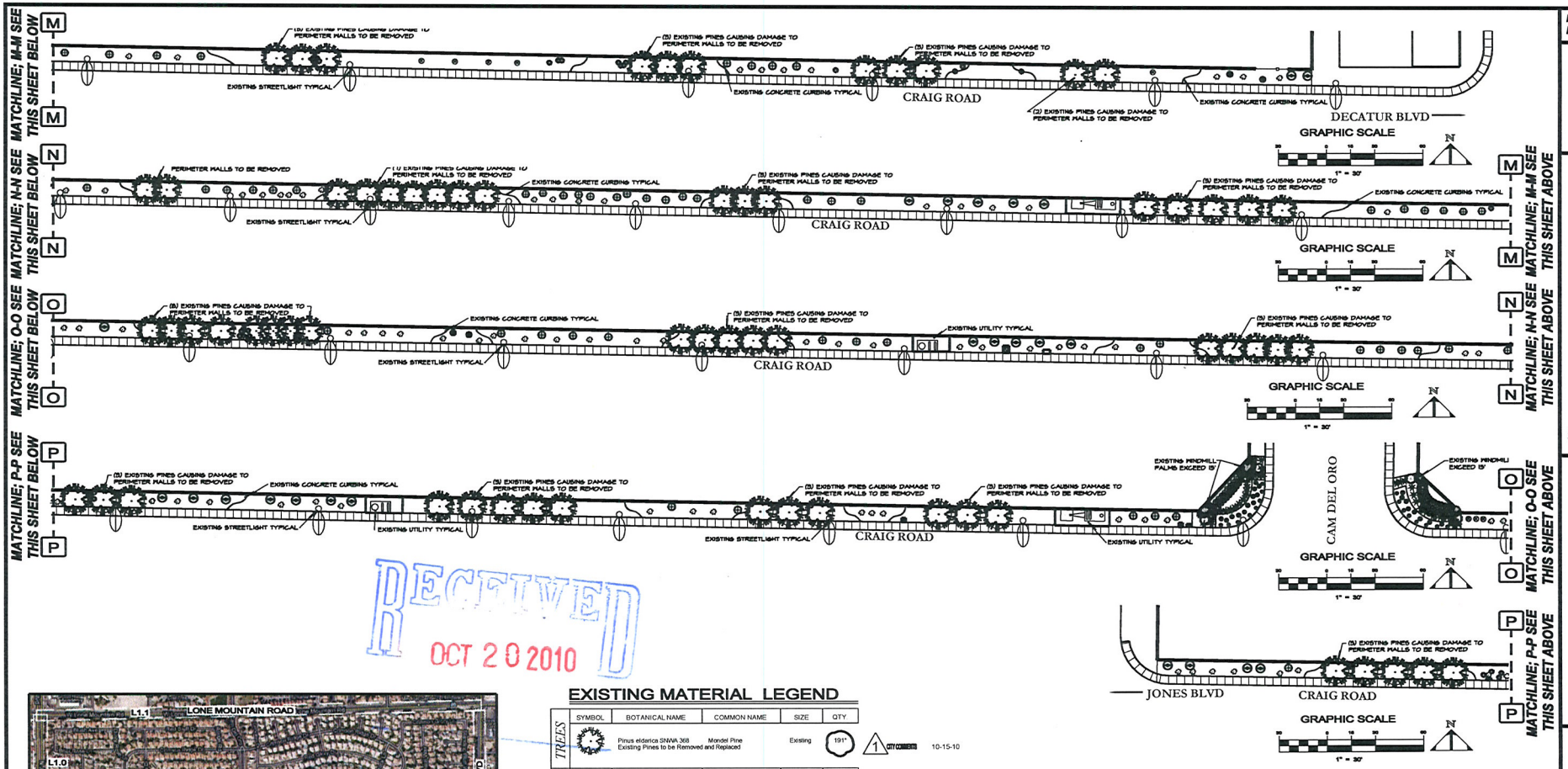
LONE MOUNTAIN, DECATUR, CRAIG, AND JONES

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DECATUR BLVD
EXISTING PLANTING
1 CITY COMMENTS 10-15-10

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OCT 20 2010



KEY MAP

EXISTING MATERIAL LEGEND

TREES

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	Pinus eldarica SNWA 368 Existing Pines to be Removed and Replaced	Mondel Pine	Existing	191*

1 CITY COMMENTS 10-15-10

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 gilliesi 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	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.

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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
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CRAIG ROAD
EXISTING PLANTING
1 CITY COMMENTS 10-15-10

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July 6, 2010
L1.3

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 300	Chaste Tree	24" Box	47
		Quercus ilex Standard	Holly Oak	24" Box	53
		Ceratonia siliqua Natural Multi-Trunk	Carob Tree	24" Box	47

1 CITY COMMENTS 10-15-10

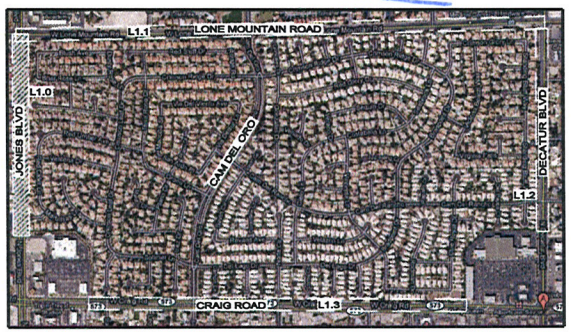
EXISTING MATERIAL LEGEND

	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY
SHRUBS		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 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	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.

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KEY MAP

MATCHLINE; C-C SEE THIS SHEET BELOW

C — C

JONES BLVD

PHASE 1

EXISTING LANDSCAPE TYPICAL

CRAIG ROAD

SEE SHEET L1.3 FOR CRAIG ROAD

GRAPHIC SCALE

1" = 30'

MATCHLINE; B-B SEE THIS SHEET BELOW

B — B

EXISTING LANDSCAPE TYPICAL

JONES BLVD

PHASE 1

EXISTING PINES LOCATIONS TYPICAL

EXISTING LANDSCAPE TYPICAL

MATCHLINE; C-C SEE THIS SHEET ABOVE

C — C

GRAPHIC SCALE

1" = 30'

MATCHLINE; A-A SEE THIS SHEET BELOW

A — A

JONES BLVD

PHASE 1

EXISTING PINES LOCATIONS TYPICAL

EXISTING BOULDERS TYPICAL

EXISTING LANDSCAPE TYPICAL

MATCHLINE; B-B SEE THIS SHEET ABOVE

B — B

GRAPHIC SCALE

1" = 30'

LONE MOUNTAIN ROAD

D — D

MATCHLINE; D-D SEE SHEET L1.1

EXISTING LANDSCAPE TYPICAL

JONES BLVD

PHASE 1

EXISTING LANDSCAPE TYPICAL

MATCHLINE; A-A SEE THIS SHEET ABOVE

A — A

GRAPHIC SCALE

1" = 30'

LANDSCAPE PLANS
RANCHO ALTA MIRA

ADD: 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 PLANTING PLAN

1 CITY COMMENTS 10-15-10

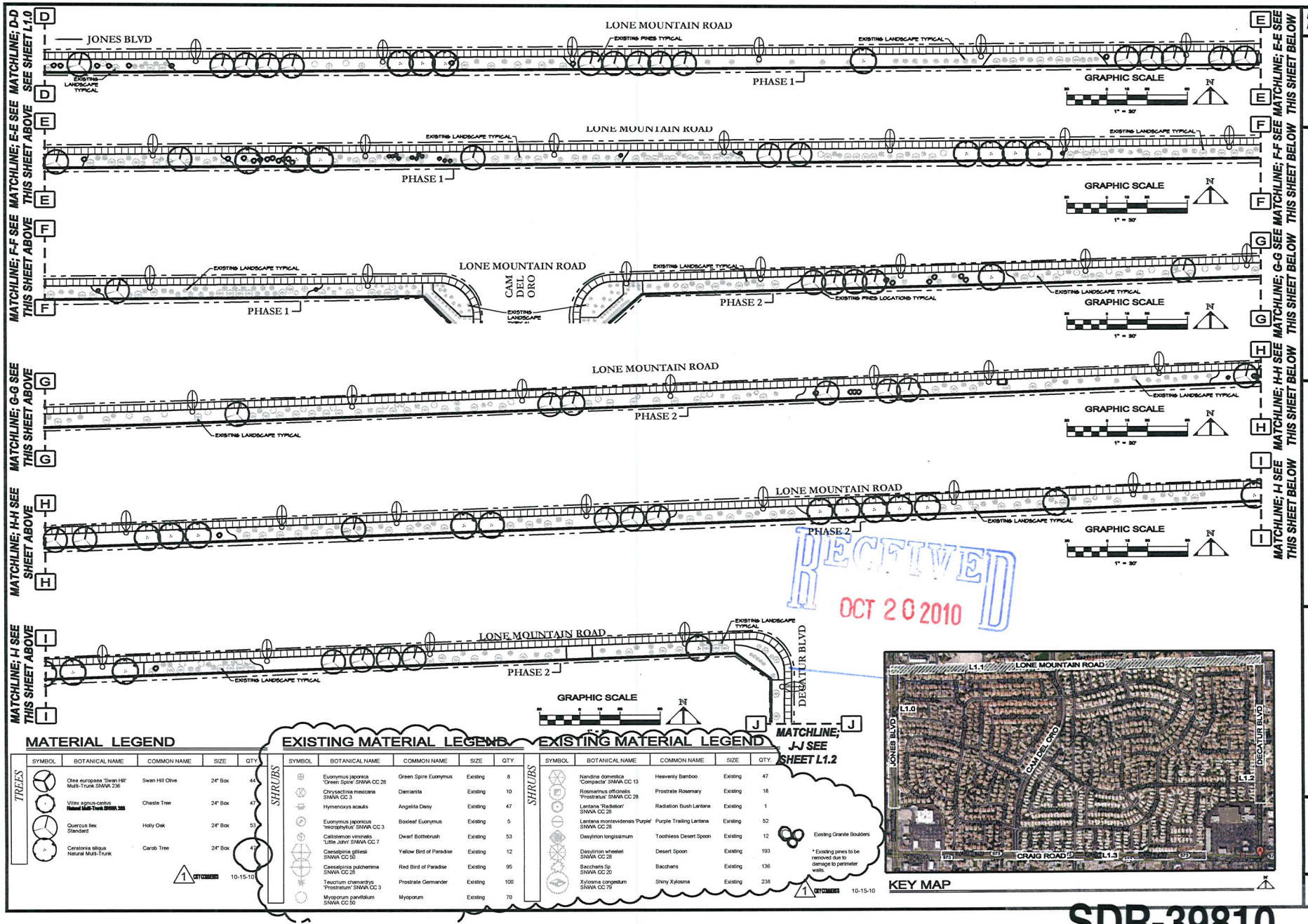
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October 4, 2010

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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 305	Chaste Tree	24" Box	47
	Quercus ilex Standard	Holly Oak	24" Box	53
	Ceratonia siliqua Natural Multi-Trunk	Carob Tree	24" Box	47

1 CITY COMMENTS 10-15-10

EXISTING MATERIAL LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY
SHRUBS	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 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

EXISTING MATERIAL LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY
SHRUBS	Nandina domestica 'Compacta' SNWA CC 13	Heavenly Bamboo	Existing	47
	Rosmarinus officinalis 'Prostratus' SNWA CC 28	Prostrate Rosemary	Existing	18
	Lantana 'Radation' 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.

1 CITY COMMENTS 10-15-10

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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"

LONE MOUNTAIN ROAD PLANTING PLAN

10-15-10

1 CITY COMMENTS -

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October 4, 2010

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MATERIAL LEGEND

TREES

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	Olea europaea 'Swan Hill' Multi-Trunk SNWA 236	Swan Hill Olive	24" Box	44
	Vitex agnus-castus Natural Multi-Trunk SNWA 288	Chaste Tree	24" Box	47
	Quercus ilex Standard	Holly Oak	24" Box	53
	Ceratonia siliqua Natural Multi-Trunk	Carob Tree	24" Box	47

1 CITY COMMENTS 10-15-10

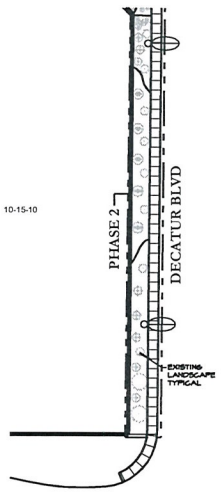
EXISTING MATERIAL LEGEND

SHRUBS

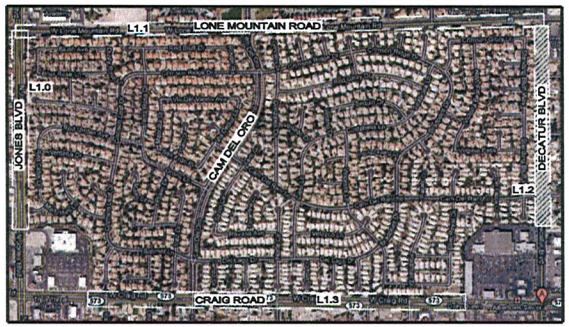
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	Euonymus japonica 'Green Spire' SNWA CC 28	Green Spire Euonymus	Existing	8
	Chrysactinia mexicana SNWA CC 3	Damianita	Existing	10
	Hymenoxys acaulis	Angelita Daisy	Existing	47
	Euonymus japonicus 'microphyllus' SNWA CC 3	Boxleaf Euonymus	Existing	5
	Callistemon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

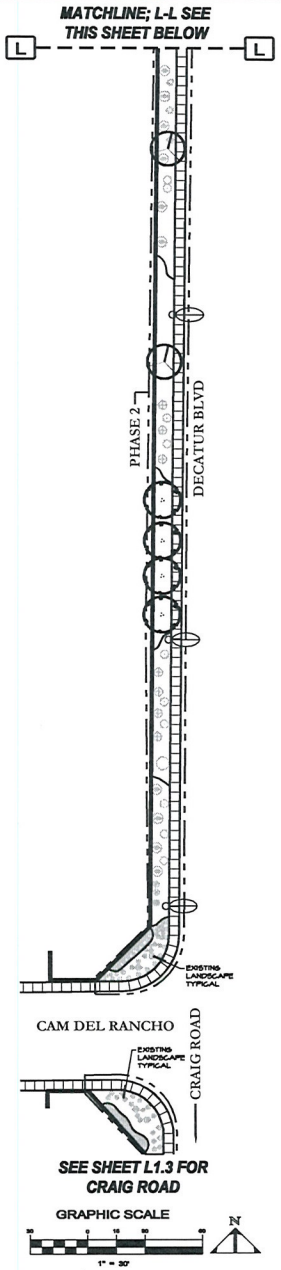
1 CITY COMMENTS 10-15-10

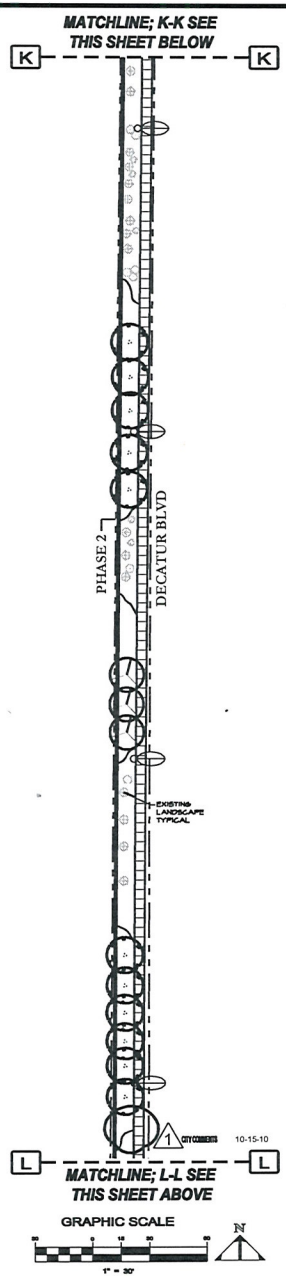


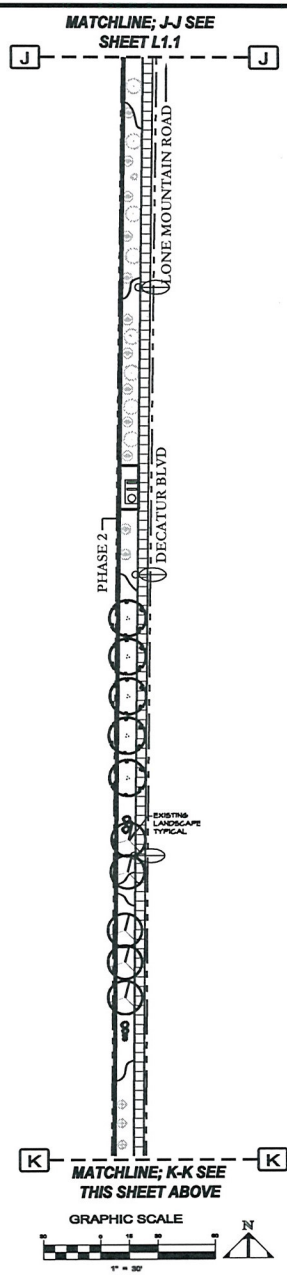
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KEY MAP







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
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DECATUR BLVD PLANTING PLAN

1 CITY COMMENTS 10-15-10

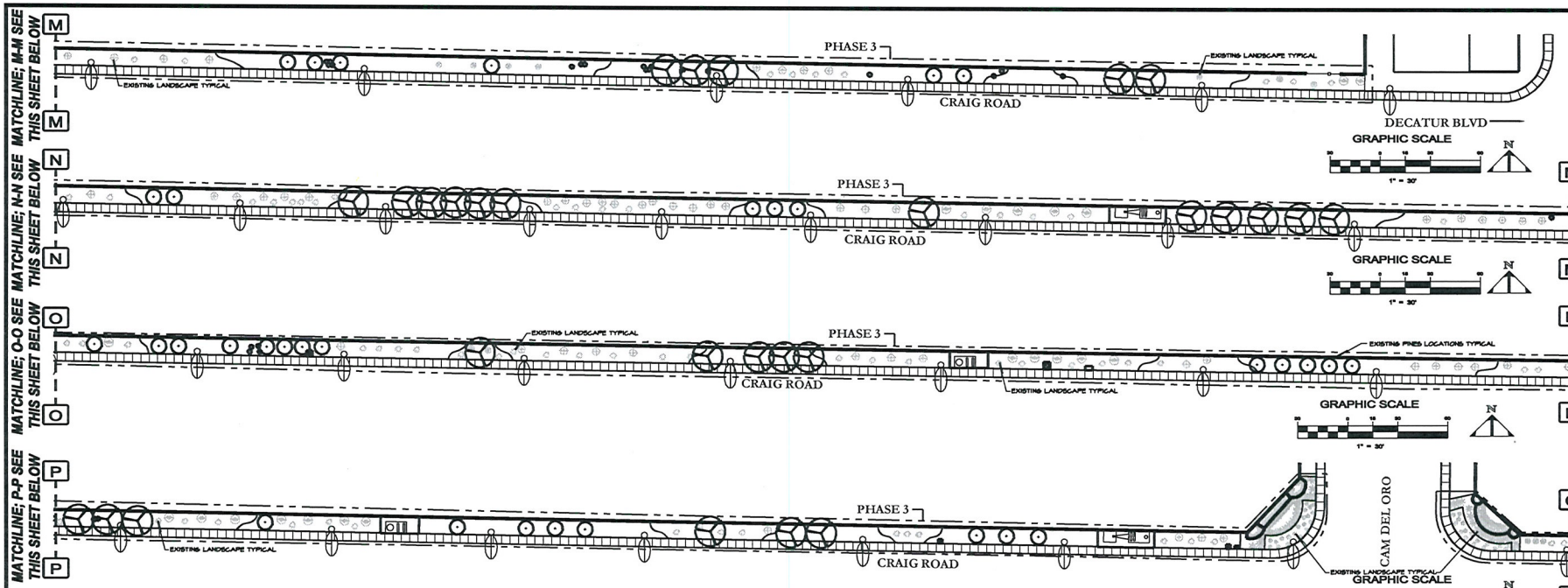
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October 4, 2010

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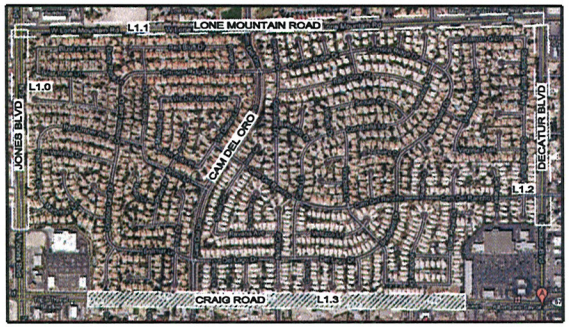
SDR-39810
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MATERIAL LEGEND

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 386	Chaste Tree	24" Box	47
	Quercus Ilex Standard	Holly Oak	24" Box	50
	Ceratonia siliqua Natural Multi-Trunk	Carob Tree	24" Box	47

1 CITY COMMENTS 10-15-10



KEY MAP

EXISTING MATERIAL LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY
SHRUBS				
	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 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	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.

1 CITY COMMENTS 10-15-10

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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

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CRAIG ROAD PLANTING PLAN
1 CITY COMMENTS 10-15-10
2

KUC
KUC
October 4, 2010
L2.3

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

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 (191) 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 (575) 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 (575) shrubs based on the title 19 requirement and to only replace the (191) 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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OCT 20 2010

SDR-39810
REVISED

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.: **35.**

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

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

SUBJECT:
TXT-38353 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion and possible action to amend Title 19.14 and Title 19.20 to define standards for building wrap signage. Staff has NO RECOMMENDATION.

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

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

RECOMMENDATION:
Staff has NO RECOMMENDATION.

BACKUP DOCUMENTATION:
1. Proposed Amendment and Staff Report
2. Request for Abeyance Email for TXT-38353

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 21, 2010
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: APPLICANT/OWNER: CITY OF LAS VEGAS

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
TXT-38353	Staff has NO RECOMMENDATION	

RTS/FF

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 21, 2010
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: APPLICANT/OWNER: CITY OF LAS VEGAS

** PROPOSED AMENDMENT(S) **

1. Title 19.14.100(B) is hereby amended to define the approval process for building wrap signage which incorporates off-premise messages:

Title 19.14.100 OFF-PREMISE SIGNS

(B) SPECIAL USE PERMIT REQUIRED

(1) Except as otherwise provided in Subsections (F) and (G) of this Section a Special Use Permit is required for all off-premise signs prior to the construction, placement, erection or modification of the sign in accordance with the requirements of this Chapter. A Special Use Permit application shall be processed in accordance with Section 19.18.060. Furthermore, the property owner(s), owner(s), of the structure or other responsible person shall maintain in force, at all times, a sign certificate for the sign in accordance with the requirements of this Chapter.

(2) The Special use Permit requirement set forth in Paragraph (1) is in addition to and independent of any locational provision or limitation contained in this Section. In determining whether to approve or deny a Special use Permit under this Section, the Planning Commission and City Council may consider the aesthetic impact of the sign on the area and all other aspects of the sign's compatibility with the surrounding area, including the existence or nonexistence of other signage in the area.

(3) Building wrap signage which incorporates off-premise messages, as described in Section 19.14.XXX, shall require the approval of a Special Use Permit. Building wrap signage shall be exempt from the separation and distance requirements, right-of-way setback requirements, size limitations, and height limitations set forth herein, and shall be subject to the requirements contained in Section 19.14.XXX.

~~(3)~~(4) In connection with the approval of a Special Use Permit under this Section, the Planning Commission or City Council may impose a time limit on the approval or require a periodic review of the sign as a condition of approval, provided that:

(a) In the case of a time limit, the limit is not less than three years; and

(b) In the case of a periodic review, the review is not sooner than three years after the approval.

~~(4)~~(5) After conducting a review, the City Council may require removal of the sign if it is demonstrated that conditions in the surrounding area have changed in such a manner that the sign no longer meets the standards established in Section 19.18.060(L).

2. Title 19.14 is hereby amended to add a new section, to be entitled "Building Wrap Signage," as follows below:

Title 19.14.XXX BUILDING WRAP SIGNAGE

(A) BUILDING WRAP SIGN DEFINED

A large-format sign, consisting of an image printed on vinyl, mesh or other material with or without written text, supported and attached to a wall by an adhesive and/or by using stranded cable and eye-bolts and/or other materials or methods. A building wrap sign may also include an electronic message unit that otherwise meets the provisions of this Section.

(B) GENERAL PROVISIONS

(1) Building wrap signage shall be limited to properties where there is a Gaming Establishment, Non-Restricted use with an active business license.

(2) Building facades on which the building wrap signage is to be located shall have a minimum height of 50 feet.

(C) LOCATIONAL PROVISIONS

(1) Building wrap signage is limited to the following locations:

(a) The Downtown Centennial Plan Overlay District, as defined in Section 19.06.060, except as otherwise excluded herein.

(b) Outside of the Downtown Centennial Plan Overlay District, building wrap signage may be permitted for any property with a Gaming Establishment, Non-Restricted use which directly abuts

the rights-of-way of Interstate 15, Interstate 515 or the U.S. 95 freeways except as otherwise excluded herein.

(2) Building wrap signage shall not be permitted within the following areas:

(a) The Las Vegas Boulevard Scenic Byway Overlay District, as defined in Section 19.06.140; and

(b) The Off-Premise Sign Exclusionary Zone, as defined in Section 19.14.100.

(D) DIMENSIONAL AND OTHER STANDARDS

(1) Minimum area. Building wrap signage shall have a minimum area of 2,400 square feet.

(2) Maximum area. None.

(3) Maximum height. Building wrap signage shall not extend above the roof or parapet of the building to which it is attached. Building wrap signage shall be located a minimum height of 15 feet above the grade of the abutting sidewalk or the average finished grade of the subject property, whichever is greater.

(4) Maximum Projection. Building wrap signage shall not project more than two feet from the facade of the building to which it is attached.

(5) Maximum number. One building wrap sign is permitted per building elevation, not to exceed a maximum of four building wrap signs per property.

(6) Orientation.

(a) Downtown Centennial Plan Overlay District: Building wrap signage may be oriented in any direction.

(b) Outside of the Downtown Centennial Plan Overlay District: Building wrap signage shall only be located on the building elevation that is most directly parallel to the freeway which abuts the property.

(7) Illumination.

(a) Building wrap signage may be illuminated internally or externally.

(b) Building wrap signage located within the boundaries of the Downtown Casino Overlay District and the Downtown Entertainment Overlay District, as defined in Title 19.06, shall be exempt from the requirement for 75% neon illumination.

(c) Illuminated building wrap signage shall be subject to the Residential Protection Standards contained in Section 19.14.070.

(E) REVIEW AND APPROVAL PROCEDURES

(1) Certificate Required. All building wrap signage shall require the approval of a sign certificate. No building wrap signage shall be installed unless a sign certificate has been obtained.

(2) Downtown Centennial Plan Overlay District. Within the boundaries of the Downtown Centennial Plan Overlay District, applications for building wrap signage shall be submitted to the Planning & Development Department for review and approval by the Downtown Design Review Committee (DDRC). The DDRC shall not have the ability approve waivers from the dimensional standards and location provisions contained herein.

(3) Off-Premise Messages. Building wrap signage that is to be utilized for off-premise messages shall require the approval of a Special Use Permit in accordance with the procedures listed in Section 19.14.100(B), in addition to the approval procedures listed above. Building wrap signage with off-premise messages shall be exempt from the separation and distance requirements, right-of-way setback requirements, size limitations, and height limitations set forth in Section 19.14.100.

3. Title 19.20.020 is hereby amended to add the following definitions as follows:

Title 19.20.020 WORDS AND TERMS DEFINED

Building Wrap Sign. A large-format sign, consisting of an image printed on vinyl, mesh or other material with or without written text, supported and attached to a wall by an adhesive and/or by using stranded cable and eye-bolts and/or other materials or methods. A building wrap sign may also include an electronic message unit that otherwise meets the provisions of this Section.

Building Façade. That portion of any exterior elevation on the building extending from grade to top of the parapet, wall, or eaves and the entire width of the building elevation.

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request to amend Title 19.14 and Title 19.20 to define standards for building wrap signage. This signage is proposed to be permitted only in conjunction with non-restricted gaming facilities

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
08/28/08	The Planning Commission recommended approval of TXT-26651, which proposed the creation of a new district within the Downtown Centennial Plan, and would have allowed the installation of building wrap signage within the new district. The text amendment was stricken from the 11/05/08 City Council agenda.

ANALYSIS

The amendment as proposed would create a new type of sign called "building wrap signage," which is defined as large-format signage that is affixed or adhered to a building façade. The new sign type would be limited to properties with an active Non-Restricted Gaming license.

The following table summarizes the proposed requirements for building wrap signage:

Location:	**Requirements**
Where permitted:	• Downtown Centennial Plan: All Non-Restricted Gaming properties • Outside Centennial Plan: Non-Restricted Gaming properties w/ direct freeway frontage only
Exclusions:	• Not permitted in the Scenic Byway Overlay • Not permitted in the Off-Premise Sign Exclusionary Zone
Dimensional Standards:	**Requirements**
Minimum qualifications:	• 50' building height minimum
Minimum sign area:	• 2,400 SF
Maximum sign area:	• None

Maximum height:	• Cannot extend above roof/parapet • Must be minimum of 15' above grade
Maximum #:	• 1 per building facade
Projection:	• 2' max from building facade
Orientation	• Centennial Plan: No orientation requirements • Outside Centennial Plan: Signage may be located on freeway façade only
Illumination:	**Requirements**
Illumination	• Internal or external illumination permitted • Exempt from neon illumination requirement in Downtown Casino Overlay District
Approval Process:	**Requirements**
Downtown Casino Overlay District	• Building wrap signage must be reviewed by the DDRC (Downtown Design Review Committee)
All other areas	• Sign certificate only
Off-premise advertising	• SUP required • Separation, size & other billboard limitations not applied

FINDINGS

The proposed text amendment will achieve the following:

- Establish
- The sign type is restricted to the Downtown Centennial Plan area and limited areas along freeways, thereby reducing impacts to single-family neighborhoods;

NOTICES MAILED NEWSPAPER ONLY

APPROVALS 0

PROTESTS 0

City of Las Vegas Agenda Item No.: **32.**

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.: **33.**

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.: **34.**

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.: **36.**

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

