



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 13 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 SIDE YARD SETBACK WHERE TEN FEET IS REQUIRED AND A THREE-FOOT REAR YARD SETBACK FOR 50% OF THE STRUCTURE WITH A SEVEN-FOOT SETBACK FOR THE REMAINING HALF WHERE TEN FEET FOR 50% OF THE STRUCTURE WITH 15 FEET FOR THE REMAINING HALF IS REQUIRED FOR 31 INTERIOR AND PERIMETER 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 A ONE-FOOT, SIX-INCH SIDE YARD SETBACK WHERE 15 FEET ARE 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 CHURCH OR SYNAGOGUE 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. ABEYANCE - 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.
33. 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.
34. 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.
35. DIR-39955 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Update on Long Range Planning Items.
36. DIR-40082 - DIRECTORS BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion and possible action to approve a revision of the 2010 and 2011 Planning Commission Dates to the second Monday of each month. Staff recommends APPROVAL.

CITIZENS PARTICIPATION:

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

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

DEPARTMENT: PLANNING AND DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

SUBJECT:

CALL TO ORDER



AGENDA SUMMARY PAGE

PLANNING COMMISSION MEETING OF: NOVEMBER 18, 2010

DEPARTMENT: PLANNING AND DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

SUBJECT:

ANNOUNCEMENT: COMPLIANCE WITH OPEN MEETING LAW



AGENDA SUMMARY PAGE

PLANNING COMMISSION MEETING OF NOVEMBER 18, 2010

DEPARTMENT: PLANNING AND DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

SUBJECT:

ROLL CALL



AGENDA SUMMARY PAGE

PLANNING COMMISSION MEETING OF NOVEMBER 18, 2010

DEPARTMENT: PLANNING AND DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

SUBJECT:

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



AGENDA SUMMARY PAGE

PLANNING COMMISSION MEETING OF: NOVEMBER 18, 2010

DEPARTMENT: PLANNING AND DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ **Consent** ☒ **Discussion**

SUBJECT:

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



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

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

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:

Planning Commission Mtg.

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City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

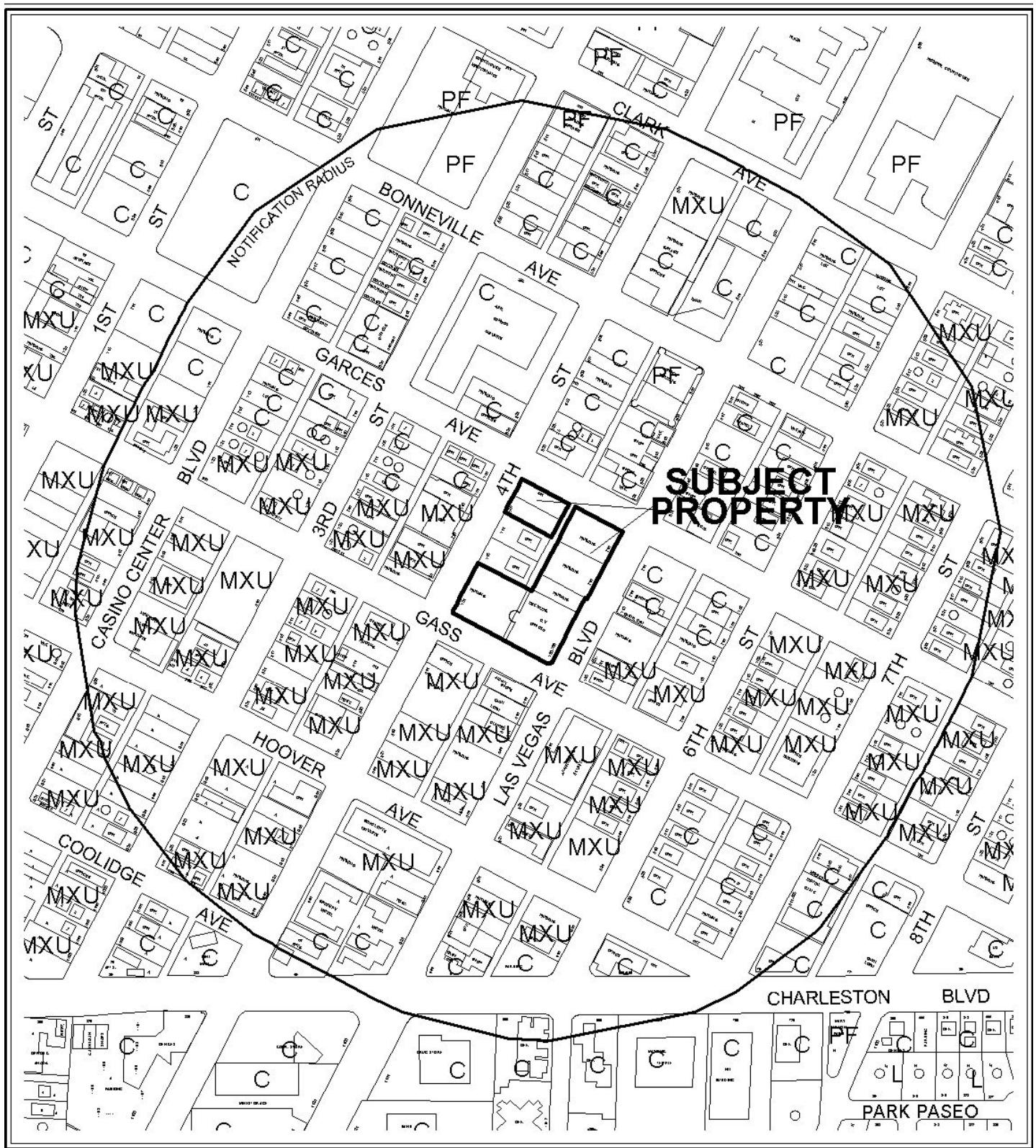
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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

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



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)

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: _____

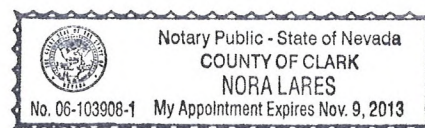
Signature of Property Owner: _____

Print Name: Andrew P. Reed

Subscribed and sworn before me

This 27th day of August, 2010

Nora Lares
Notary Public in and for said County and State



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 thru 156 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

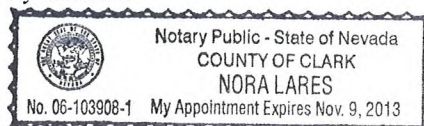
Subscribed and sworn before me

This 27th day of August, 2010.

Mrajaus

Notary Public in and for said County and State

Revised 10/27/08



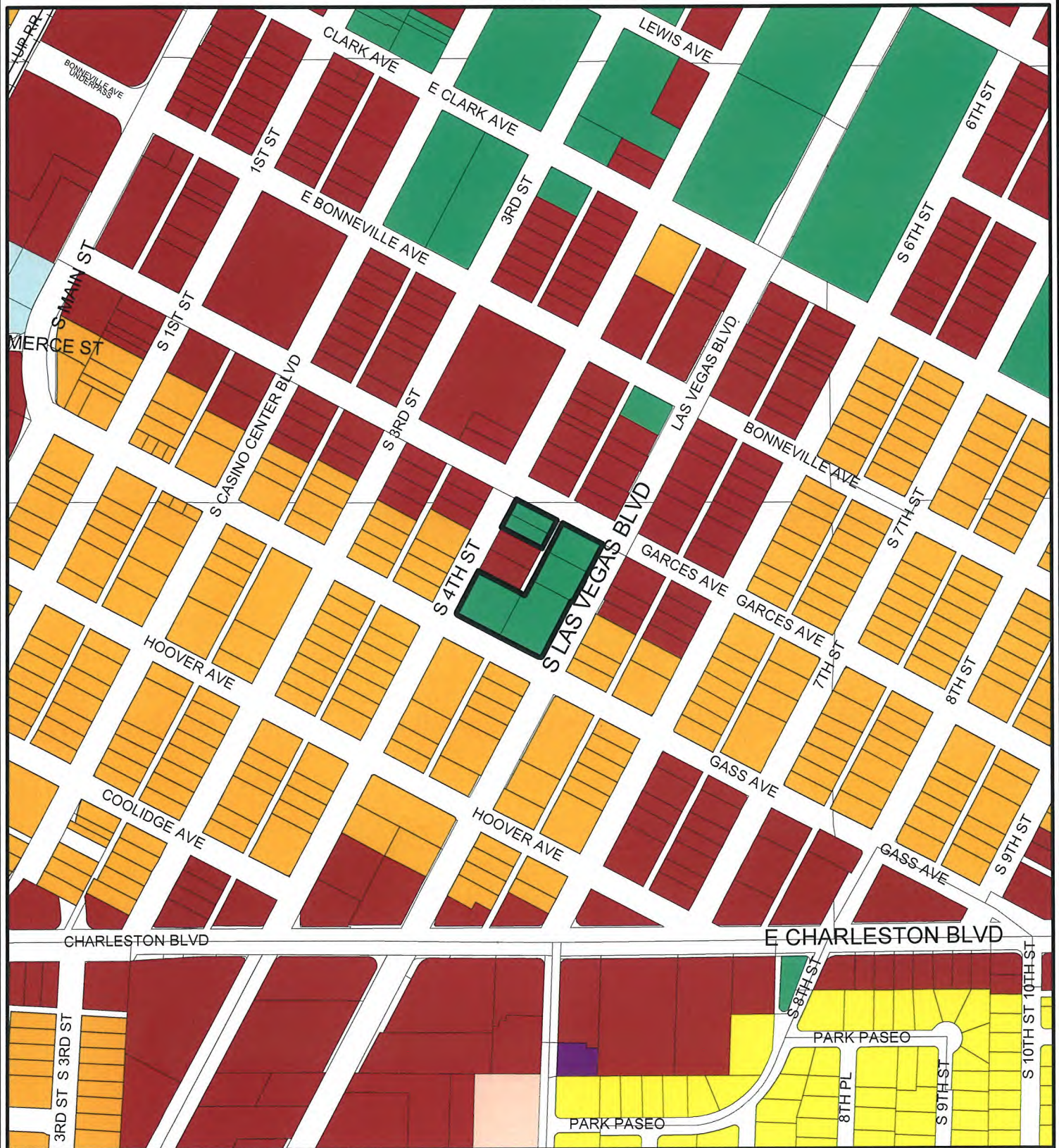
FOR DEPARTMENT USE ONLY

Case #	<u>GPA-39334</u>
Meeting Date:	<u>10-21-10</u>
Total Fee:	<u>0</u>
Date Received:*	<u>8-30-10</u>
Received By:	<u>[Signature]</u>

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

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



GENERAL PLAN AMENDMENT

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

FROM PF TO C



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



Printed: September 03, 2010



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

09/16/10



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

09/16/10



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

09/16/10



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

RECEIVED

AUG 31 2010



07101-001-06-09

GPA-39334

FF00000October 21, 2010 Planning Commission
GPA-39334 Oppose/Support Log

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

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:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

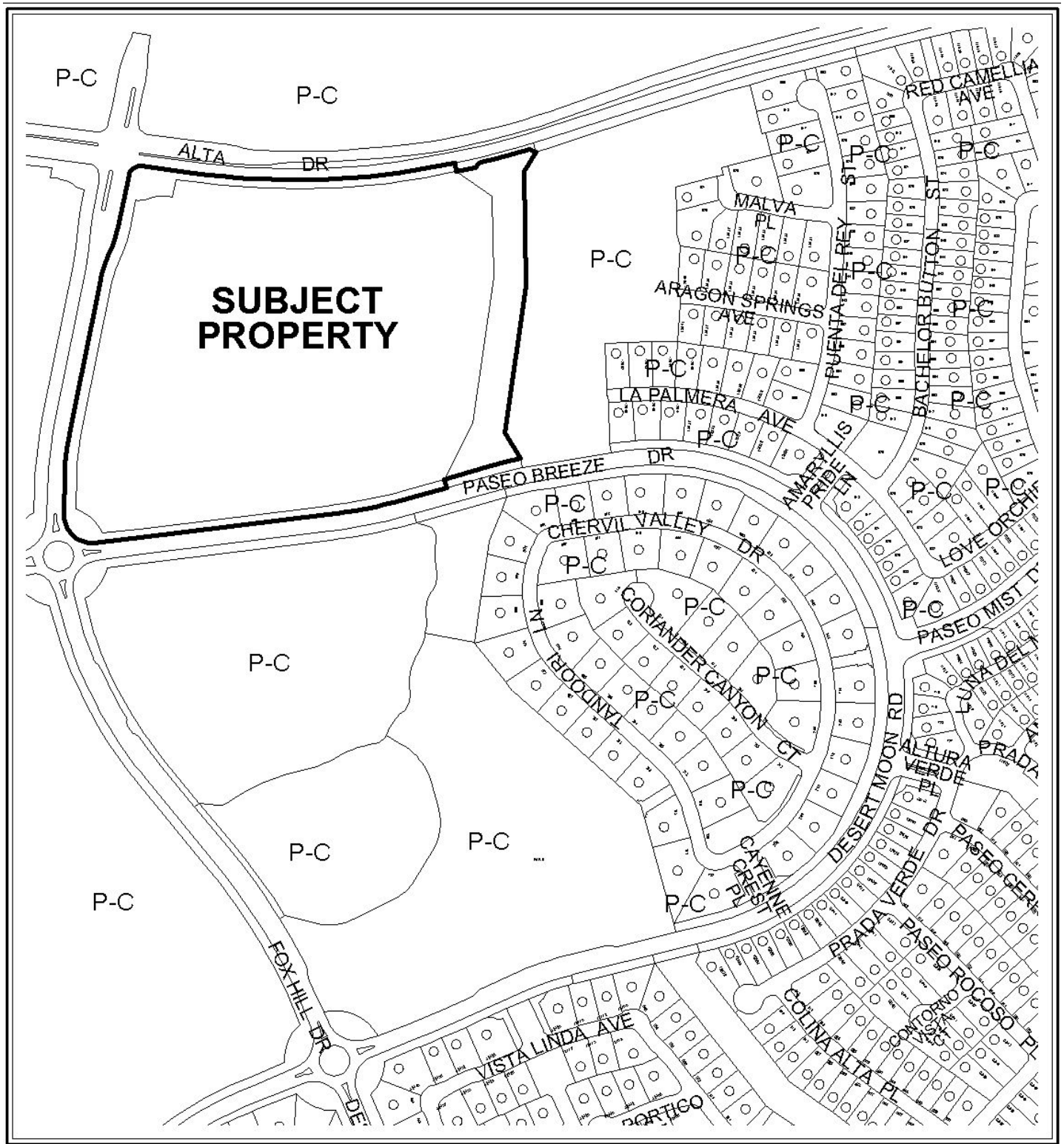
0

RECOMMENDATION:

Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:

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

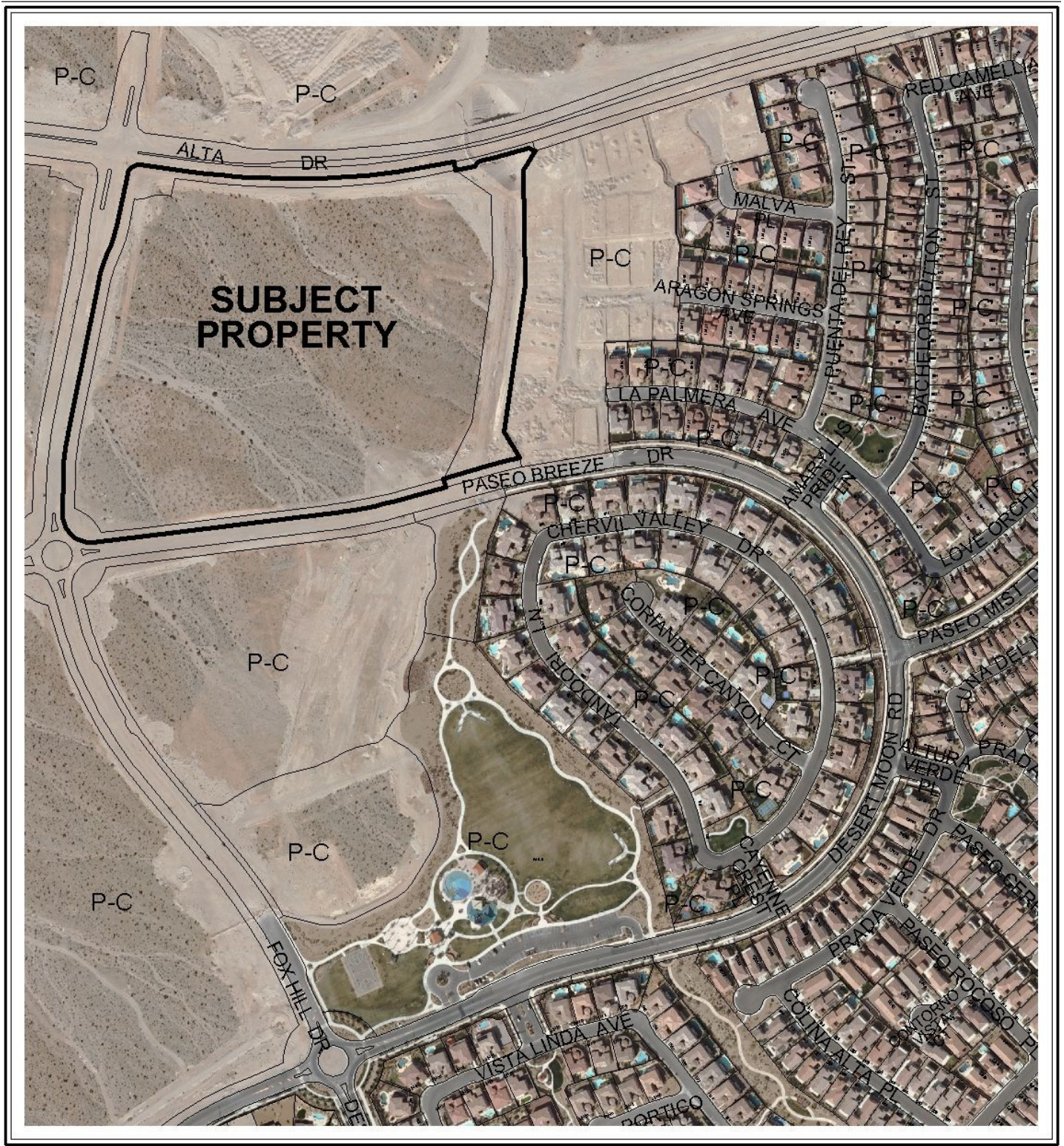


0 300 600 Feet

CASE: **TMP-39472**

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





0 300 600 Feet

CASE: **TMP-39472**

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





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: The Howard Hughes Company, LLC

Name of Applicant: The Howard Hughes Company, LLC

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

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

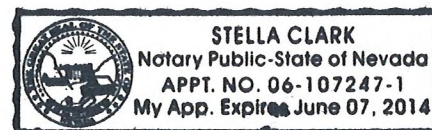
APN: _____

Signature of Property Owner: _____

Print Name: KEVIN T. ORRICK

Subscribed and sworn before me

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





PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

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

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

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

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

Property Owner Signature* _____

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

Print Name KEVIN ORROCK

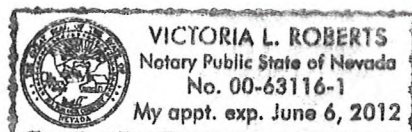
Subscribed and sworn before me

This 8th day of SEPTEMBER, 20 10.

Victoria L. Roberts

Notary Public in and for said County and State

Revised 10/27/08



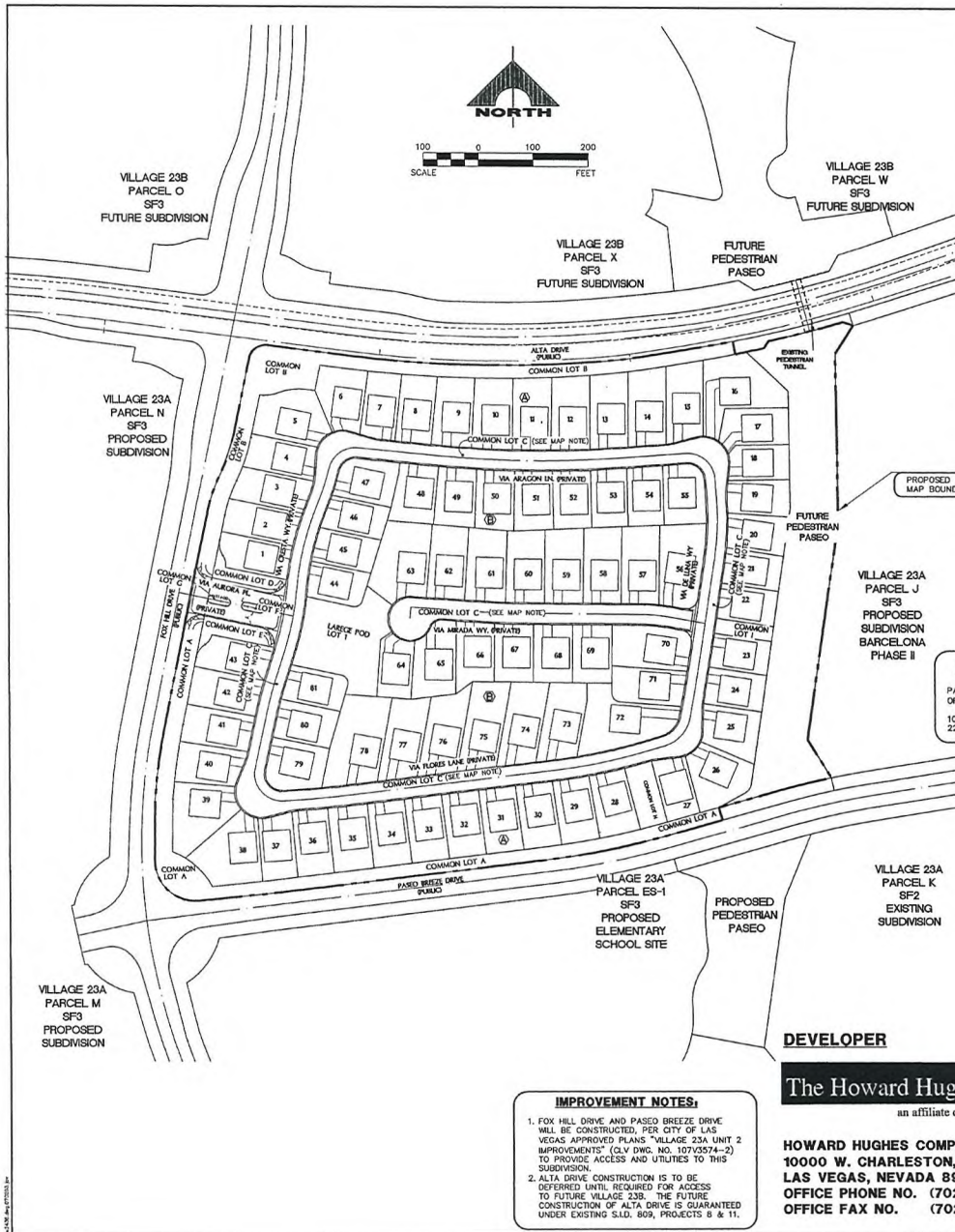
FOR DEPARTMENT USE ONLY

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

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

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

SEP 06 2010



ENGINEER & SURVEYOR

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

UTILITY SERVICE BY

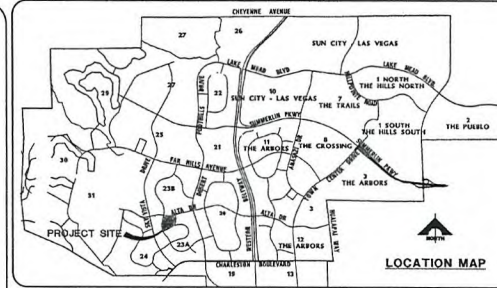
LAS VEGAS VALLEY WATER DISTRICT
CITY OF LAS VEGAS SEWER
REPUBLIC SERVICES OF SOUTHERN NEVADA
NV ENERGY
CENTURY LINK TELEPHONE COMPANY
SOUTHWEST GAS CORPORATION
COX COMMUNICATIONS

RECORD OWNER

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

SUBDIVIDER

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



LAND USE

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

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

BUILDING SETBACK REQUIREMENTS

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

MAP NOTE:

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

GENERAL NOTES:

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

LEGAL DESCRIPTION

LOT 7, 8, & COMMON LOT "G" OF BLOCK B OF "SUMMERLIN VILLAGE 23A UNIT NO. 2" ON FILE IN BOOK 121, PAGE 12 OF PLATS IN THE COUNTY RECORDS'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.

OPEN SPACE CALCULATION:

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

DEVELOPER

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

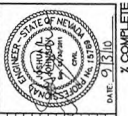
HOWARD HUGHES COMPANY, LLC
10000 W. CHARLESTON, SUITE 200
LAS VEGAS, NEVADA 89135
OFFICE PHONE NO. (702) 791-4300
OFFICE FAX NO. (702) 791-4450

IMPROVEMENT NOTES:

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

SUMMERLIN VILLAGE 23A PARCEL L - ANDALUSIA TENTATIVE MAP

SEPTEMBER 03, 2010



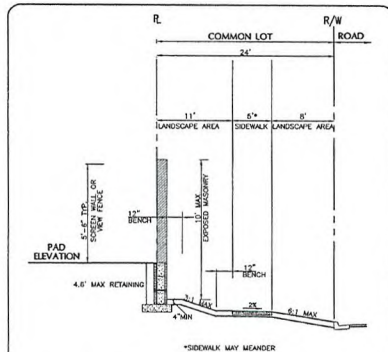
PROJECT NO.	690233881
DATE	09/03/10
BY	WALLACE
CHECKED BY	WALLACE
DATE	09/03/10
PROJECT NAME	SUMMERLIN VILLAGE 23A UNIT 2 IMPROVEMENTS
PROJECT LOCATION	LOT 7, 8, & COMMON LOT "G" OF BLOCK B OF "SUMMERLIN VILLAGE 23A UNIT NO. 2" ON FILE IN BOOK 121, PAGE 12 OF PLATS IN THE COUNTY RECORDS'S OFFICE, CLARK COUNTY, NEVADA, LYING WITHIN SECTION 34, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

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

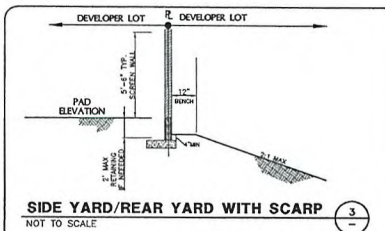
DRAWING
1
1 OF 5 SHEETS

TMP-39472

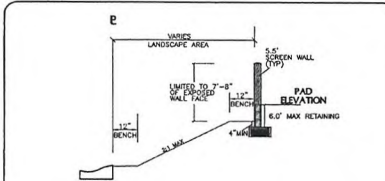
SEP 03 2010



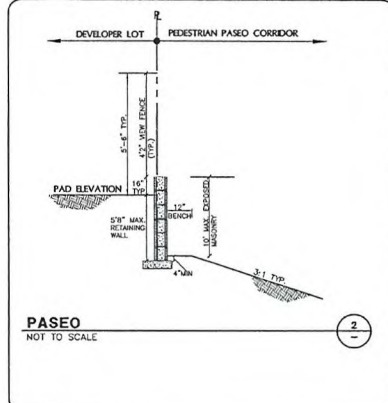
PASEO BREEZE DRIVE
NOT TO SCALE



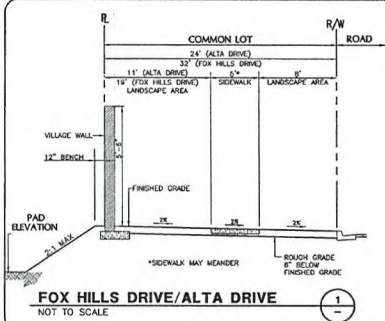
SIDE YARD/REAR YARD WITH SCARP
NOT TO SCALE



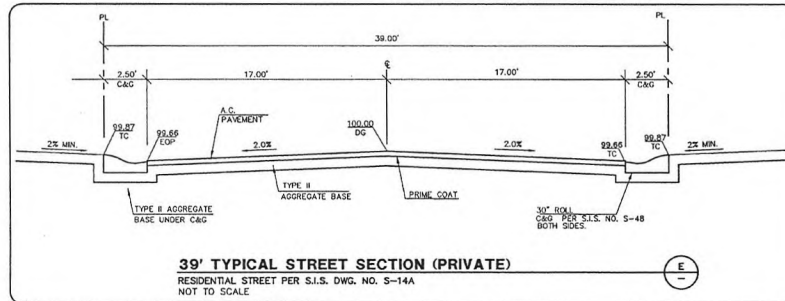
CORNER LOT DETAIL
NOT TO SCALE



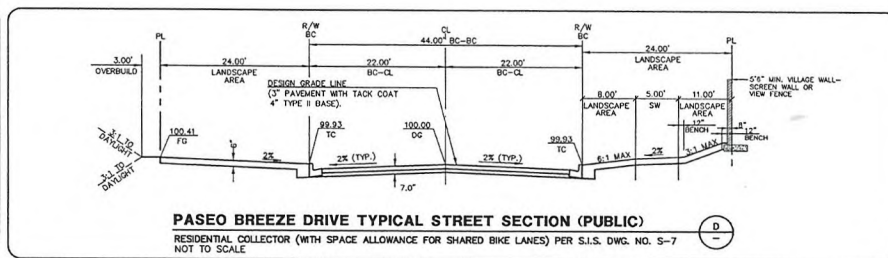
PASEO
NOT TO SCALE



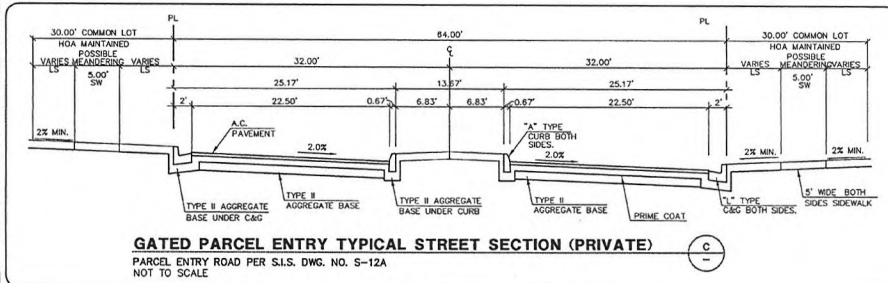
FOX HILLS DRIVE/ALTA DRIVE
NOT TO SCALE



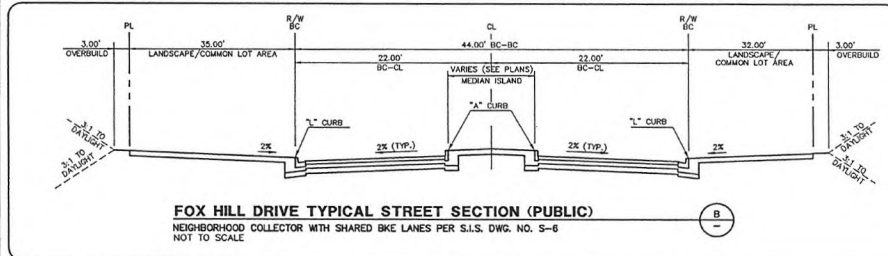
39' TYPICAL STREET SECTION (PRIVATE)
RESIDENTIAL STREET PER S.I.S. DWG. NO. S-14A
NOT TO SCALE



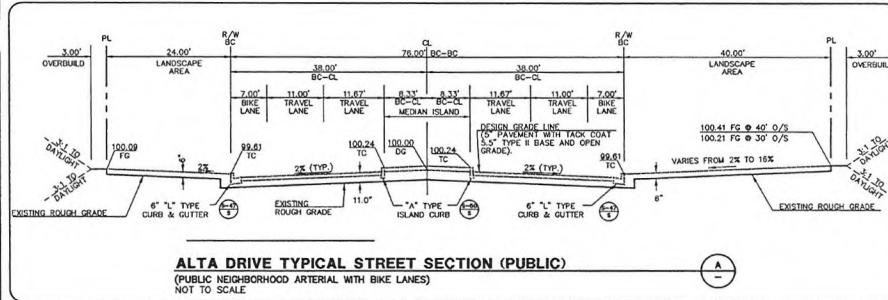
PASEO BREEZE DRIVE TYPICAL STREET SECTION (PUBLIC)
RESIDENTIAL COLLECTOR (WITH SPACE ALLOWANCE FOR SHARED BIKE LANES) PER S.I.S. DWG. NO. S-7
NOT TO SCALE



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



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



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

		DATE: 09/03/10	BY: [Signature]
PROJECT NO.	SECTION	DATE: 09/03/10	BY: [Signature]
G.C. WALLACE COMPANIES ENGINEERS PLANNERS SURVEYORS 10000 W. LAS VEGAS AVENUE, SUITE 200 LAS VEGAS, NV 89135 TEL: 702.734.0000 FAX: 702.734.0001 WWW.GCWALLACE.COM		DATE: 09/03/10	BY: [Signature]
THE HOWARD HUGHES COMPANY, LLC SUMMERLIN VILLAGE 23 PARCEL L- ANDALUSIA		DATE: 09/03/10	BY: [Signature]
SECTIONS		DATE: 09/03/10	BY: [Signature]
3		DATE: 09/03/10	BY: [Signature]
3 OF 5 SHTS		DATE: 09/03/10	BY: [Signature]

TMP-39472 SEP 03 2010

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

62023-981

September 2, 2010

804-2157
jjohnson@gcwallace.com

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

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

To whom it may concern:

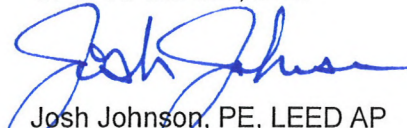
The Howard Hughes Corporation (THHC), an affiliate of General Growth Properties, Inc. (GGP), requests the resubmittal of the Tentative Map for Village 23A Parcel "L" – Andalusia. The original Tentative Map (TMP-11173) was approved by the City of Las Vegas on February 23, 2006 and has since expired. The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

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

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

Cordially,

G. C. WALLACE, INC.


Josh Johnson, PE, LEED AP
Vice President

c: Julie Cleaver, THHC


SEP 08 2010
TMP-39472

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

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

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

C.C.: 12/15/2010

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

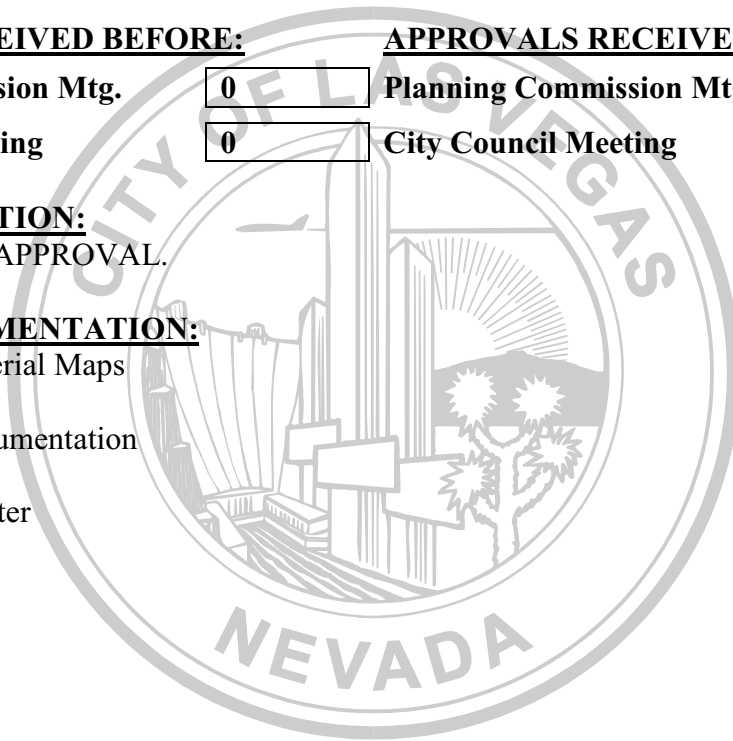
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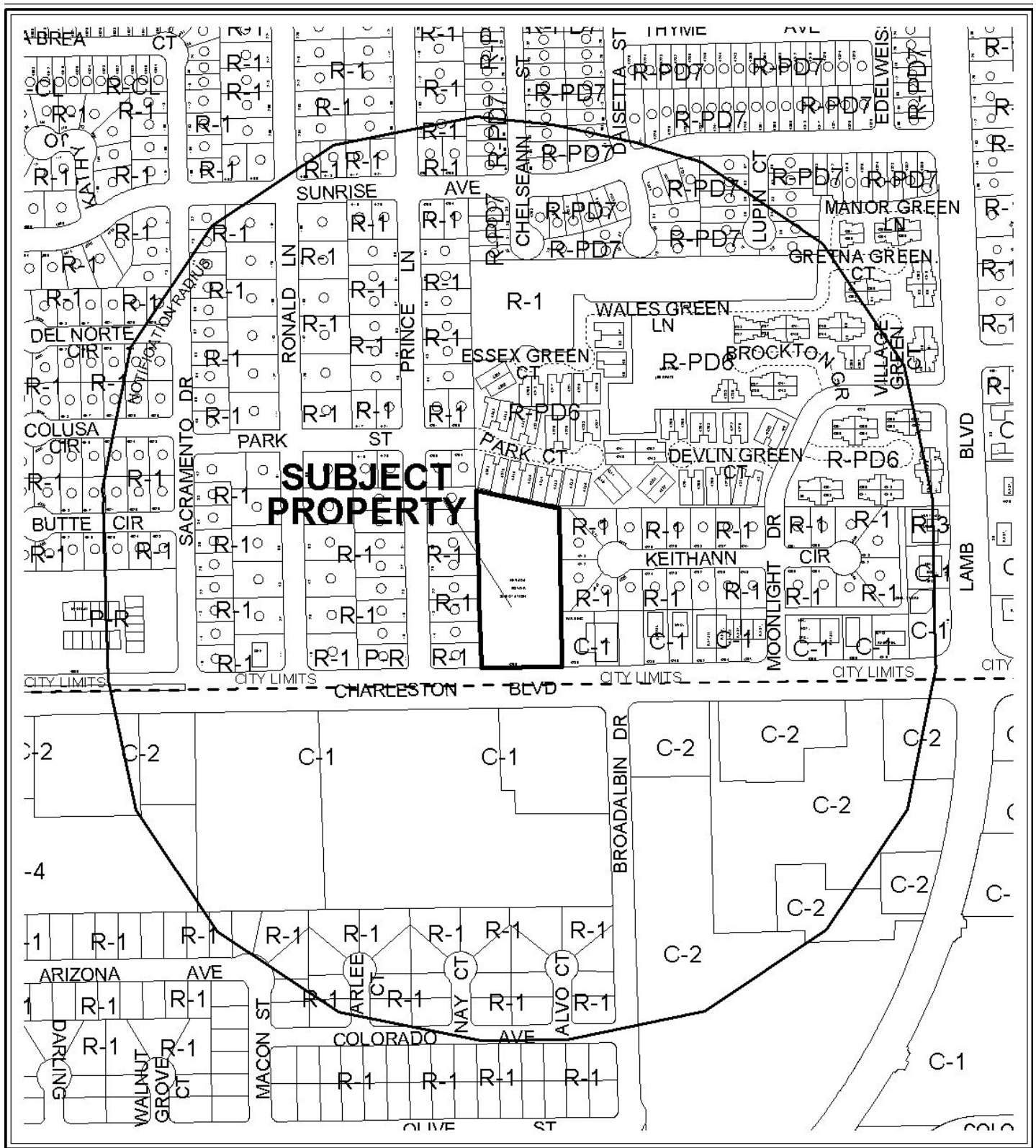
RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

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



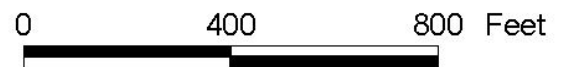


CASE: **ZON-39754**

RADIUS: 1000 FT

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

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





CASE: ZON-39754

RADIUS: 1000 FT

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

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





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: NV Energy

Name of Applicant: City of Las Vegas

Name of Representative: _____

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

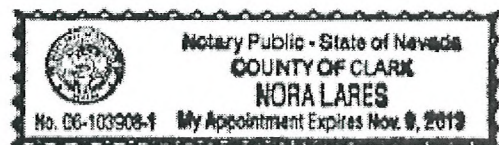
Signature of ^{APPLICANT}Property Owner: Andrew P. Reed

Print Name: Andrew P. Reed

Subscribed and sworn before me

This 1st day of OCTOBER, 2010

Nora Lares
Notary Public in and for said County and State



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

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

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

APPLICANT City of Las Vegas Contact Andy Reed
 Address 731 S. Fourth Street Phone: 229-6882 Fax: _____
 City Las Vegas State NV Zip 89101
 E-mail Address _____

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

APPLICANT
 Property Owner Signature Andrew P. Reed

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

Print Name Andrew P. Reed

Subscribed and sworn before me

This 1st day of OCTOBER, 20 10.

Nora Lares

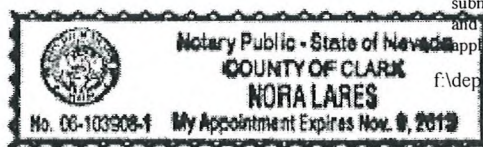
Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

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

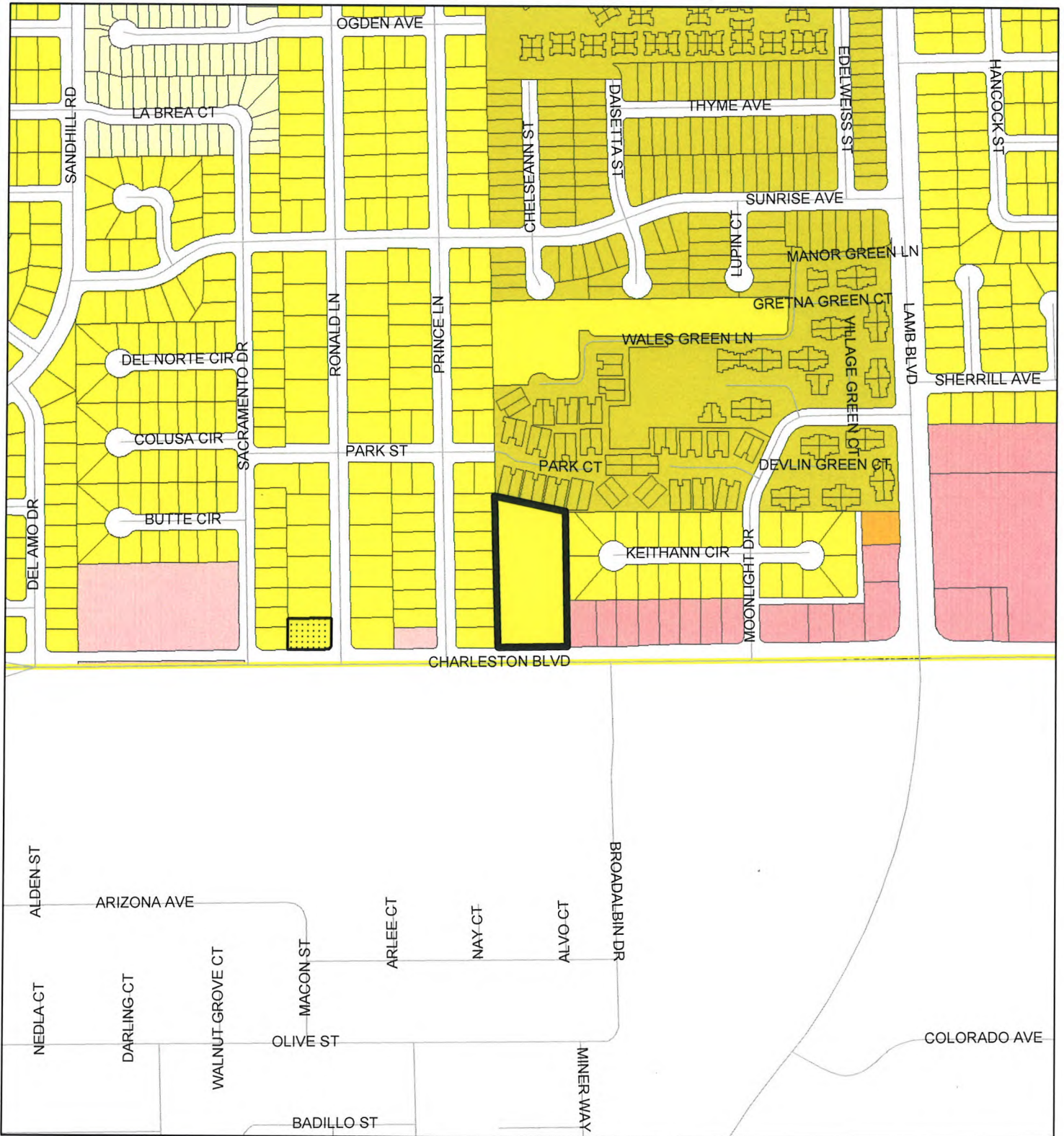
*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

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



REZONING Parcel: 140-31-802-001

ZONE- 39754



ZONING

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

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

FROM R-1 TO C-V



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



Printed: September 28, 2010

PLANNING &
DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

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

www.lasvegasnevada.gov

October 4, 2010

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

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

Dear Mr. Gebeke:

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

Sincerely,

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

Mayor
Oscar B. Goodman

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



07101-001-06-09

ZON-39754

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

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

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

C.C.: 12/15/2010

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

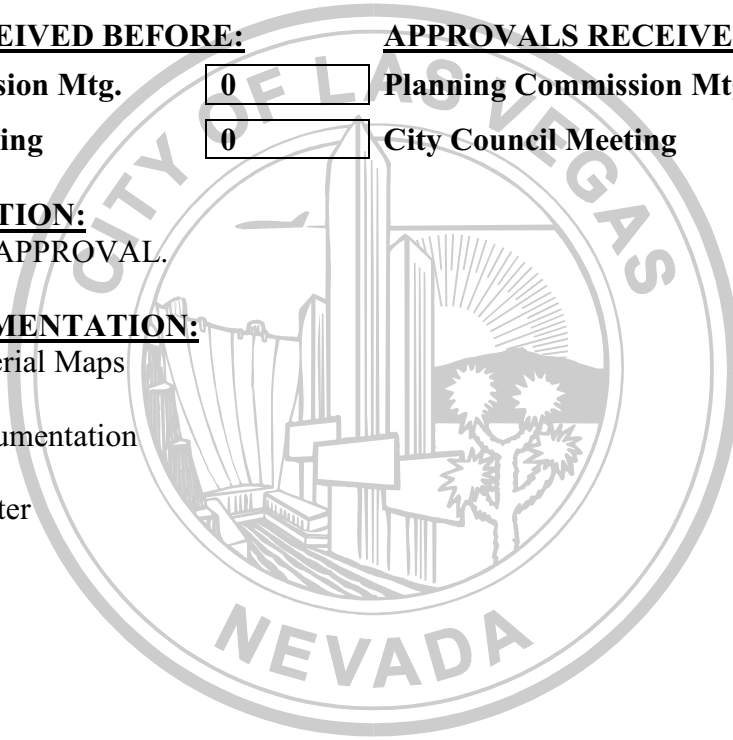
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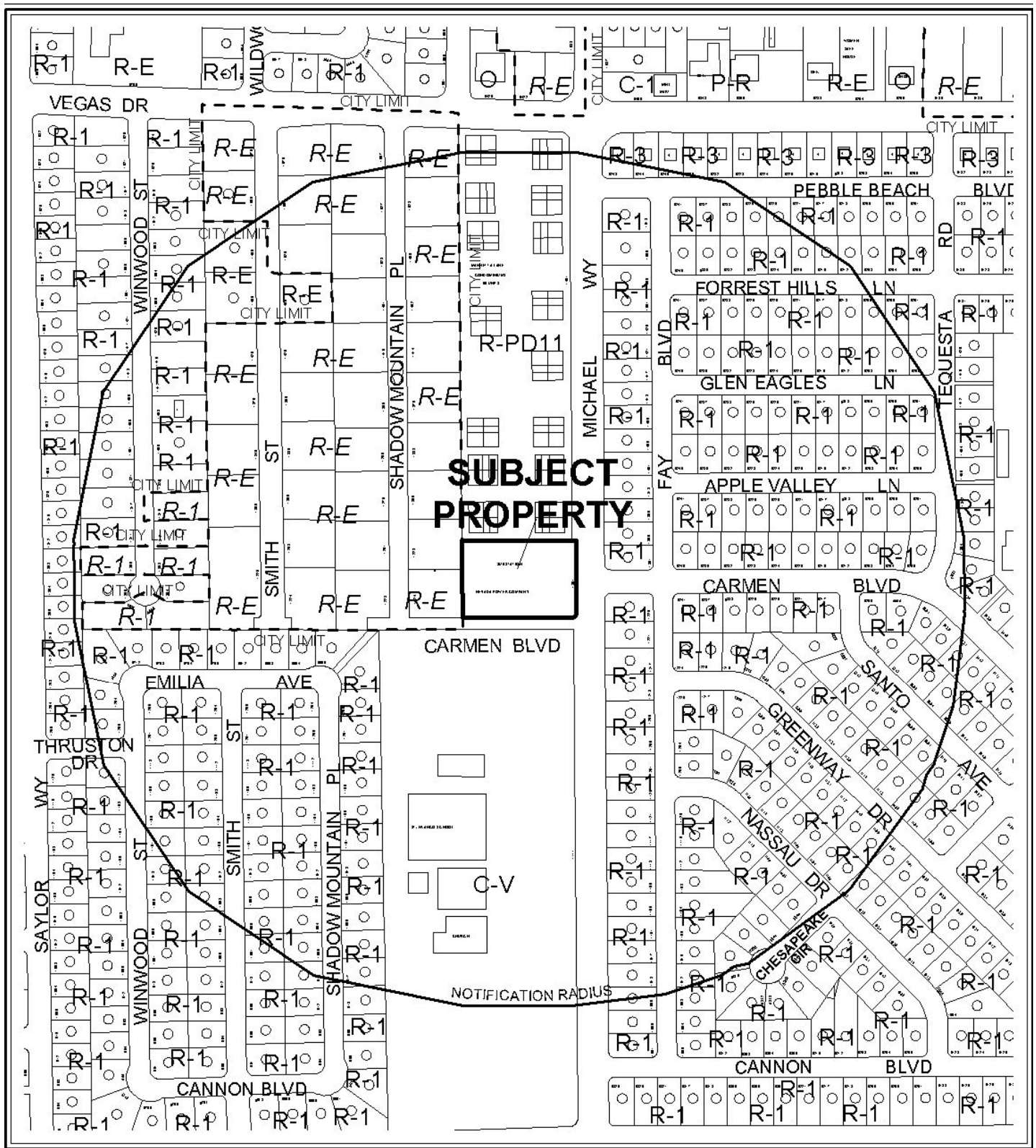
RECOMMENDATION:

Staff recommends 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)





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: NV ENERGY

Name of Applicant: CITY OF LAS VEGAS

Name of Representative: Andy Reed

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

☐ Yes

☐ No

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

City Official: _____

Partner(s): _____

APN: _____

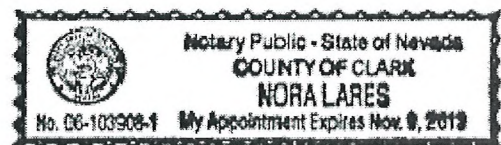
Signature of ^{APPLICANT} Property Owner: Andrew P. Reed

Print Name: Andrew P. Reed

Subscribed and sworn before me

This 1st day of OCTOBER, 2010

Nora Lares
Notary Public in and for said County and State



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Rezoning
 Project Address (Location) 1301 MICHAEL WAY
 Project Name _____ Proposed Use _____
 Assessor's Parcel #(s) 138-25-105-002 Ward # 5
 General Plan: existing 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

Norajane

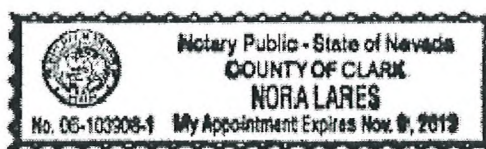
Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

Case #	<u>ZON-39757</u>
Meeting Date:	<u>11-18-10</u>
Total Fee:	<u>0</u>
Date Received:	<u>10-4-10</u>
Received By:	<u>Andy Reed</u>

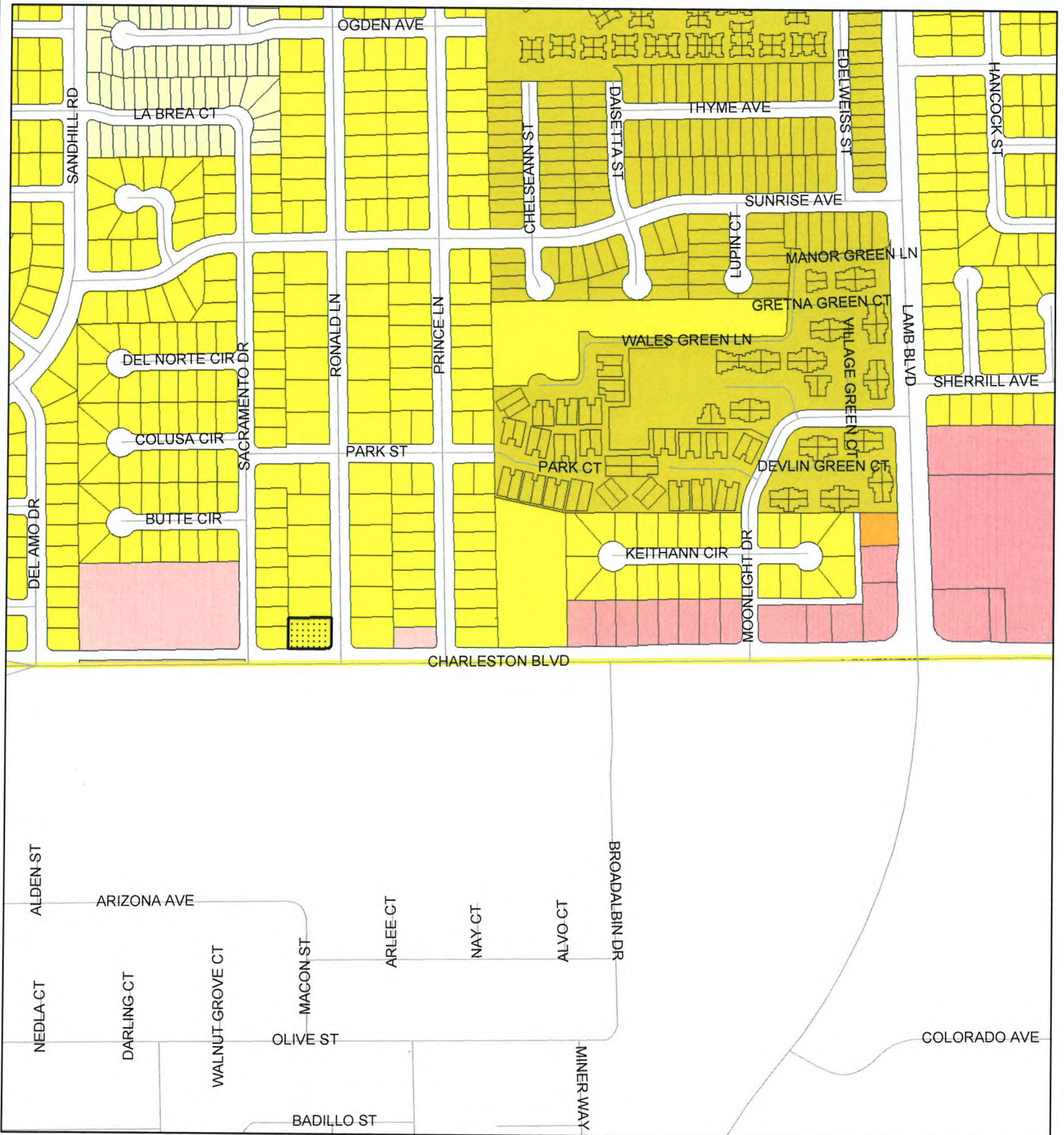
*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

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



REZONING Parcel: 138-25-105-002

ZONE-39757



ZONING

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

FROM R-E TO C-V



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

Printed: September 28, 2010



PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

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

www.lasvegasnevada.gov

October 4, 2010

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

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

Dear Mr. Gebeke:

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

Sincerely,

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

Mayor
Oscar B. Goodman

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



07101-001-06-09

ZON-39757

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

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

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

C.C.: 12/15/2010

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

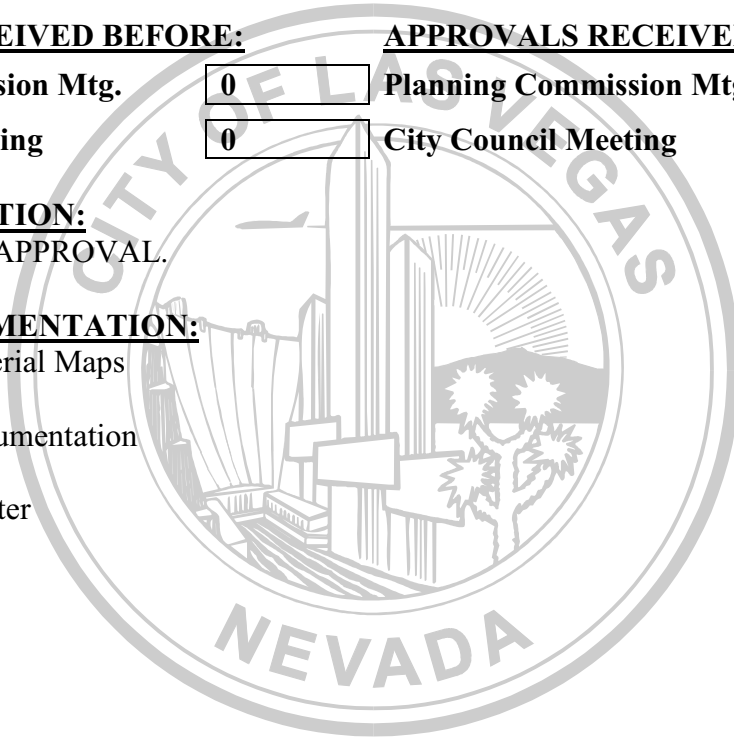
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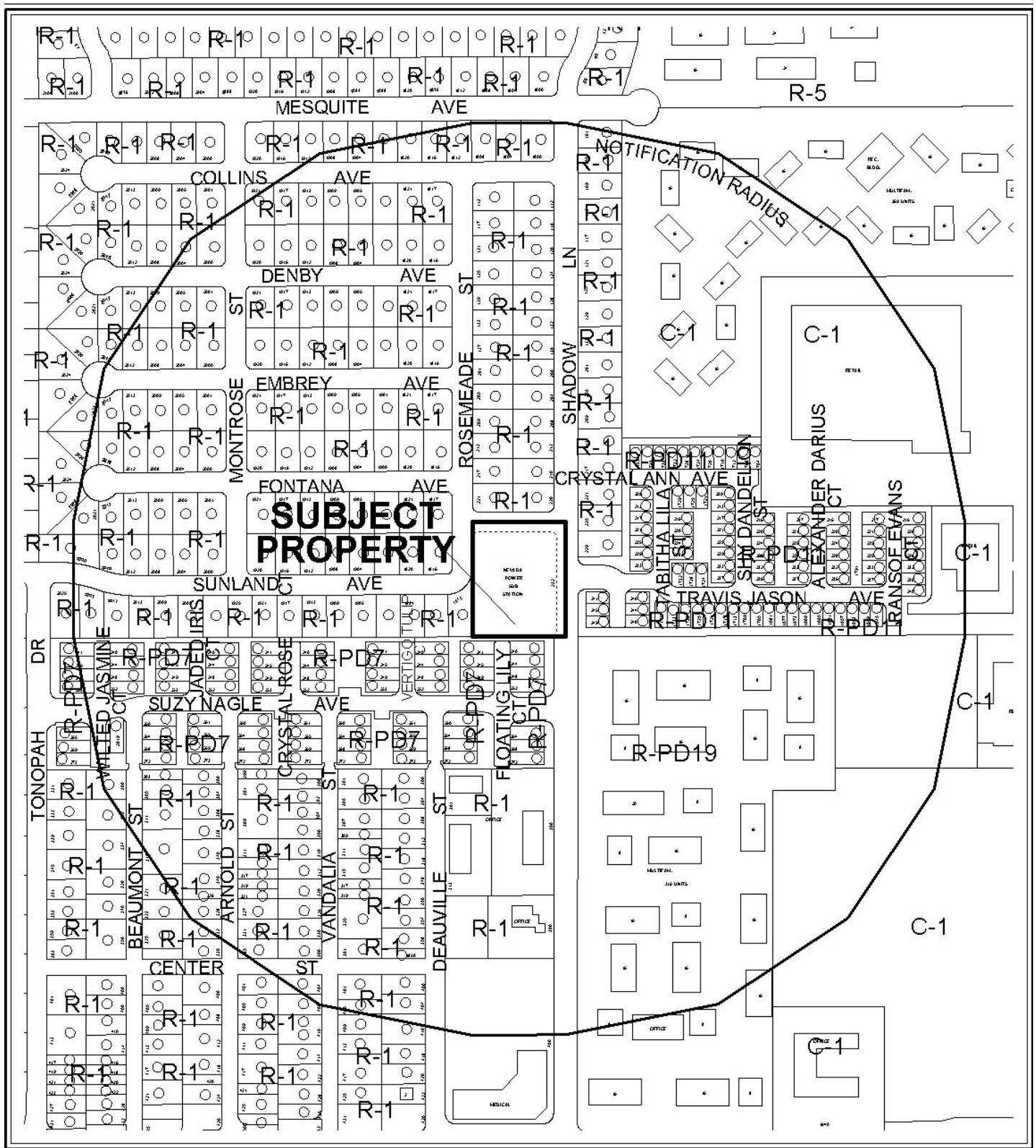
RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

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





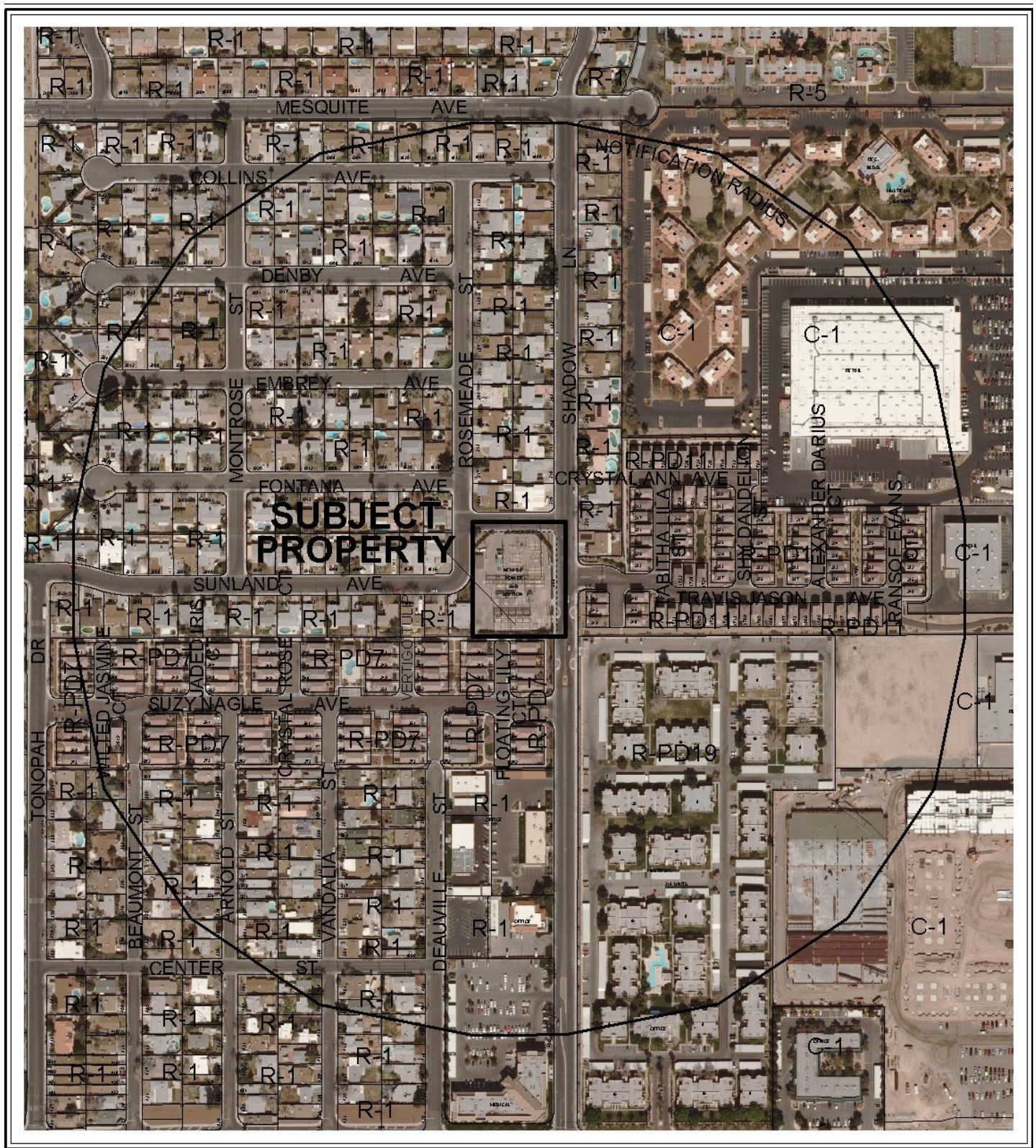
CASE: **ZON-39769**

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: _____

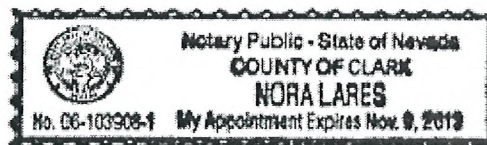
Signature of Property Owner: APPLICANT Andy P. Reed

Print Name: Andrew P. Reed

Subscribed and sworn before me

This 1ST day of OCTOBER, 2010

Nora Lares
Notary Public in and for said County and State



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

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

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

APPLICANT City of Las Vegas Contact Andy Reed
 Address 731 S. Fourth Street Phone: 229-6882 Fax: _____
 City Las Vegas State NV Zip 89101
 E-mail Address _____

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

APPLICANT
 Property Owner Signature* Andrew P. Reed

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

Print Name Andrew P. Reed

Subscribed and sworn before me

This 1ST day of OCTOBER, 2010

Notary Public

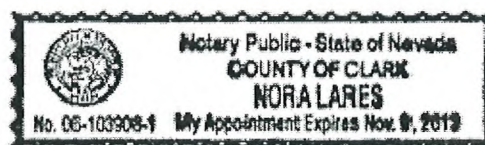
Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

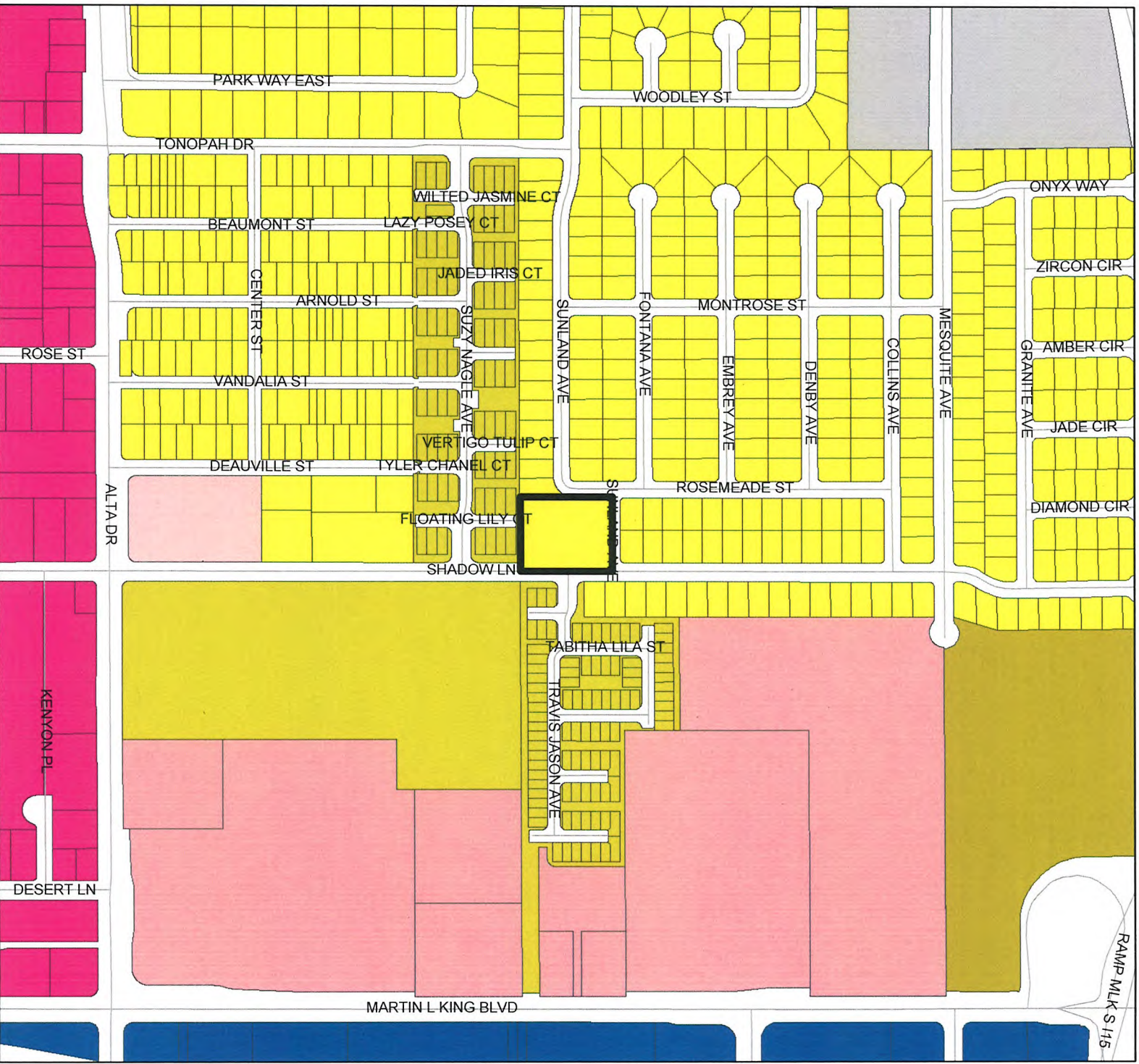
Case #	<u>ZON-39769</u>
Meeting Date:	<u>11-18-10</u>
Total Fee:	<u>0</u>
Date Received:*	<u>10-4-10</u>
Received By:	<u>[Signature]</u>

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

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



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



ZONING

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

FROM R-1 TO C-V



GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.
 Geographic Information System
 Planning & Development Dept.
 702-228-6301

Printed: September 28, 2010





DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

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

www.lasvegasnevada.gov

October 4, 2010

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

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

Dear Mr. Gebeke:

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

Sincerely,

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

Mayor
Oscar B. Goodman

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



07101-001-06-09

ZON-39769

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

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

RQR-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:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

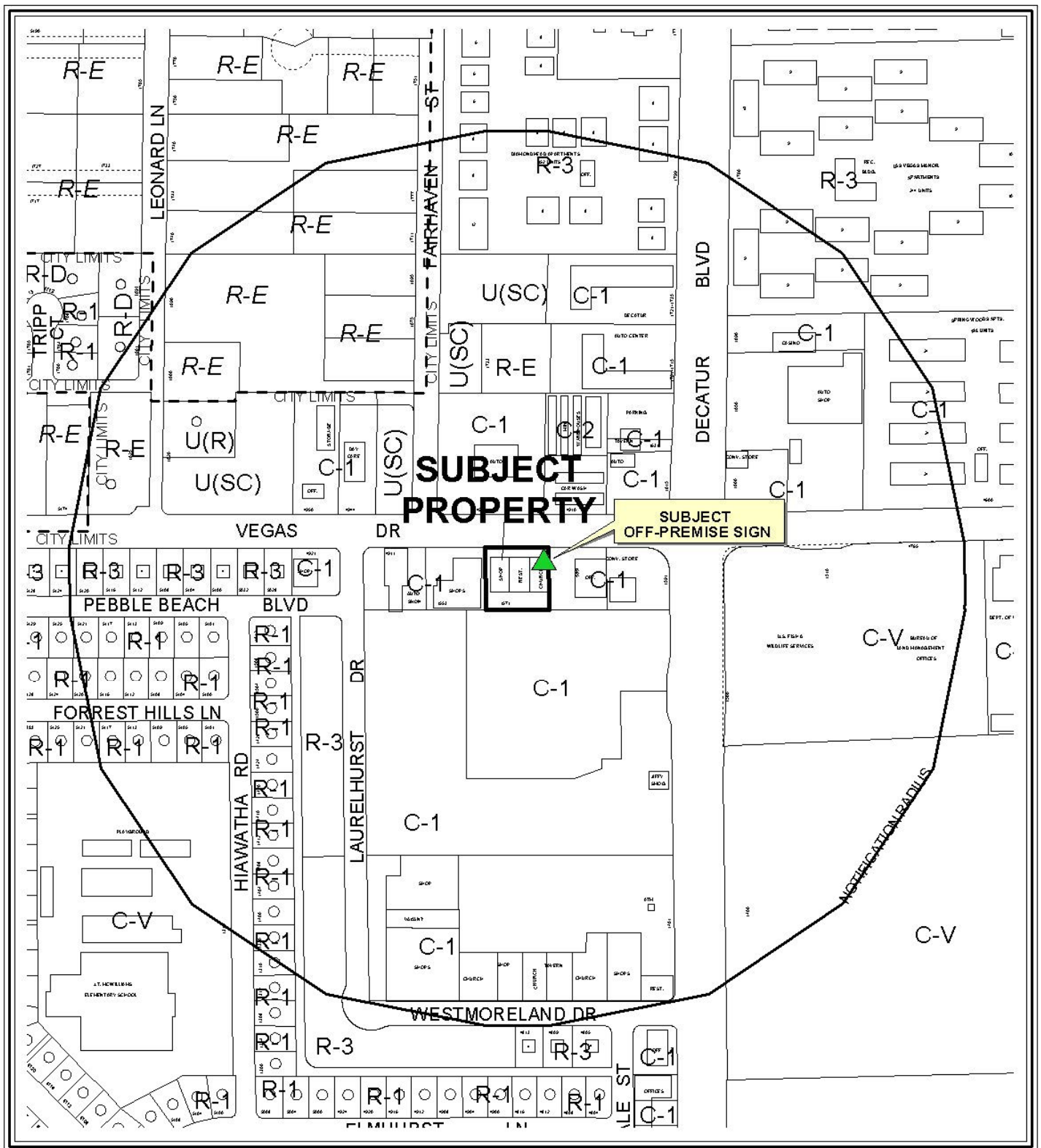
0

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)



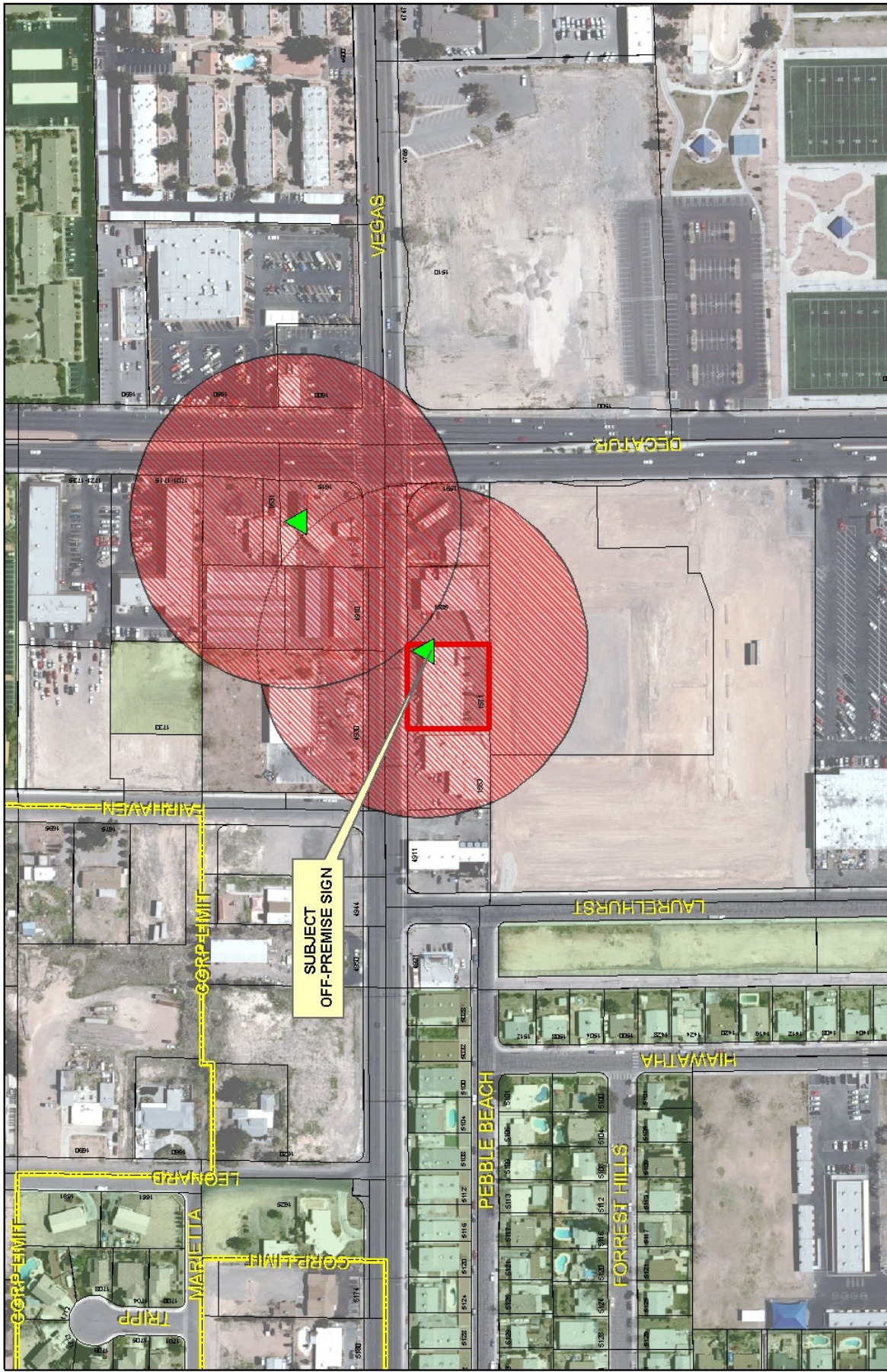


CASE: **RQR-39499**

RADIUS: 1000 FT

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





RQR-39499

Subject Parcel

City of Las Vegas Billboard Location

Clark County Billboard Location

City of Las Vegas Billboard Data

300 Foot Buffer Around Billboard

750 Foot Buffer Around Freeway Billboard

Residential Zoned Property

Off Premise Sign Exclusion Area

Exempt - Off Premise Area Sign Area







PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Las Vegas Billboards
Project Address (Location) 1571 N. Decatur Boulevard, Las Vegas, NV
Project Name _____ Proposed Use Billboard
Assessor's Parcel #(s) 138-25-503-003 Ward # Ricki Barlow 5
General Plan: existing x proposed _____ Zoning: existing x proposed _____
Commercial Square Footage _____ Floor Area Ratio _____
Gross Acres .52 Lots/Units _____ Density _____
Additional Information _____

PROPERTY OWNER Fong Imperial Plaza Limited Partnership Contact Mr. Ken Fong
Address 1553 N. Decatur Blvd. Las Vegas, NV Phone: 203-6170 Fax: 646-4277
City Las Vegas State NV Zip 89108
E-mail Address kennethfong2003@yahoo.com

APPLICANT Las Vegas Billboards Contact Mr. Chad Harris
Address 5665 S. Valley View Blvd. Phone: 837-7822 Fax: 837-7821
City Las Vegas State NV Zip 89118
E-mail Address _____

REPRESENTATIVE Greater Nevada Planning Contact Mr. Mark Sabraw
Address 8610 S. Eastern Ave., Suite #8 Phone: 332-3021 Fax: 965-2477
City Las Vegas State NV Zip 89123
E-mail Address _____

Property Owner Signature* [Signature]

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

Print Name KENNETH W. FONG

Subscribed and sworn before me

This 13th day of August, 20 10

[Signature]

Notary Public in and for said County and State

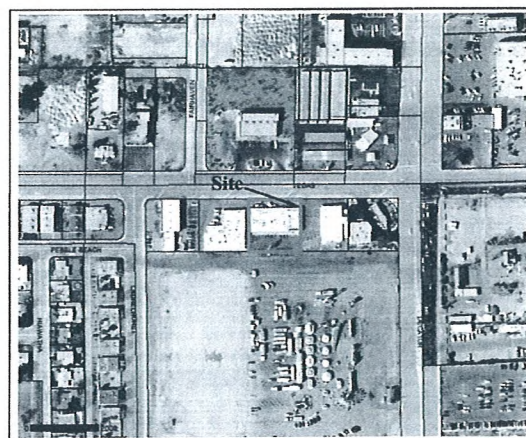
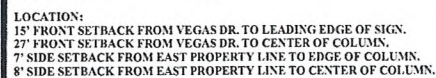
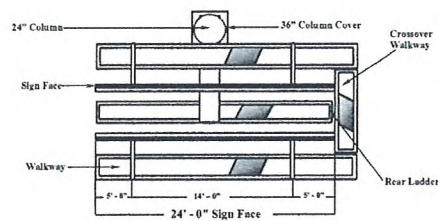
CLARK OF NEVADA



FOR DEPARTMENT USE ONLY

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

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



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.

RECEIVED

SEP 08 2010

City of Las Vegas

RQR-39499



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

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

Sincerely,



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

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

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

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

RQR-39499

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

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

RQR-39575 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: GOLD & SILVER JEWELRY SUPPLY - OWNER: SOLIMAN HABASHI - Required Review of 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:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

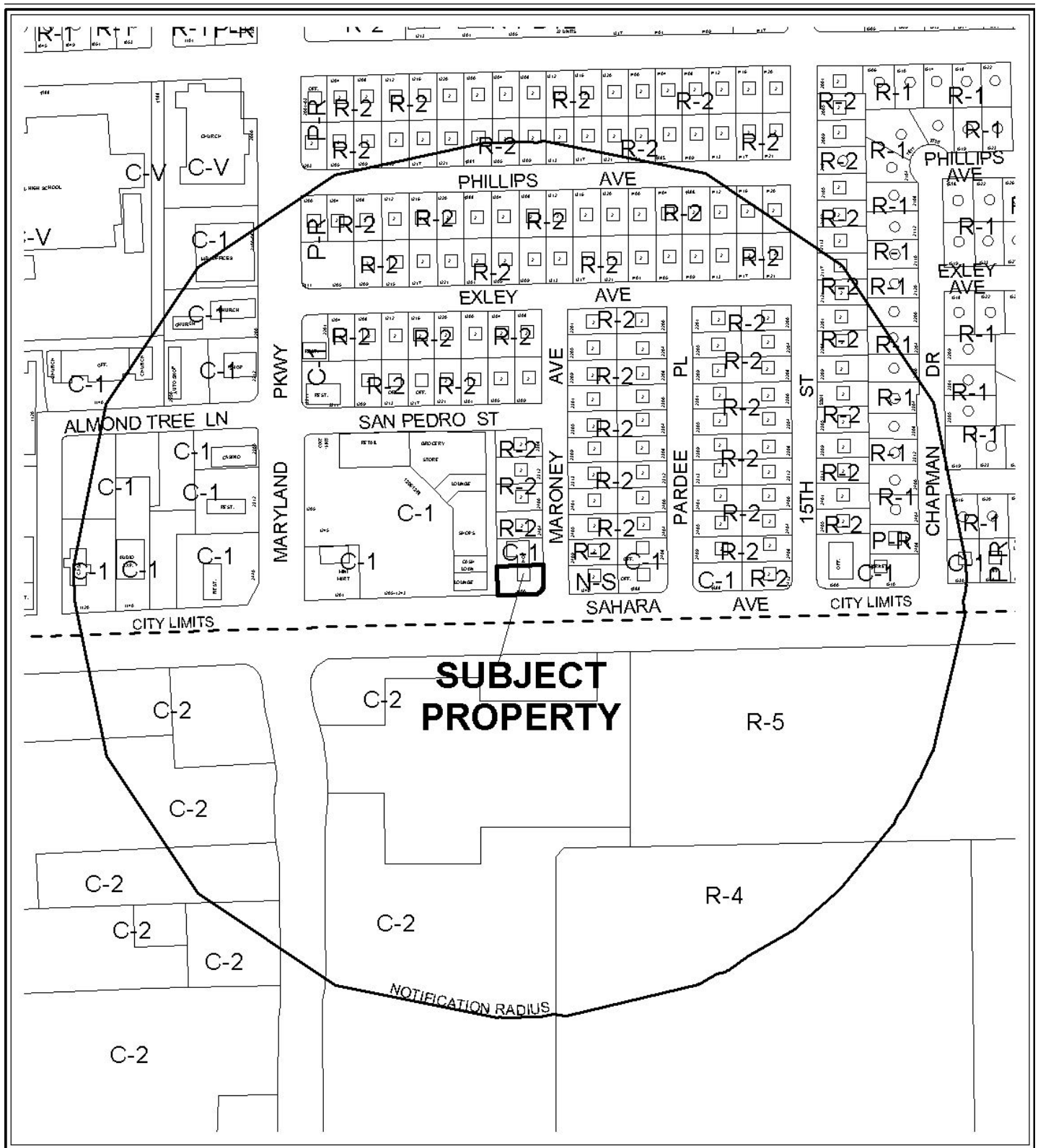
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RECOMMENDATION:

Staff recommends APPROVAL, 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)



CASE: RQR-39575

RADIUS: 1000 FT

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

0 300 600 Feet





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: _____

Name of Applicant: Gold & Silver Jewelry Supply

Name of Representative: STEVEN GIBSON

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

_____ Yes

 P No

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

City Official: _____

Partner(s): _____

APN: _____

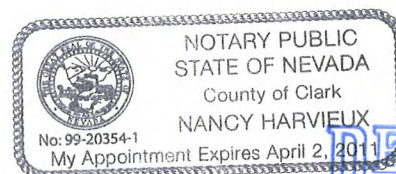
Signature of Property Owner: Soliman M

Print Name: Soliman Habashi

Subscribed and sworn before me

This 13 day of Sept, 2010

Nancy Harvieux
Notary Public in and for said County and State



RECEIVED
SEP 13 2010



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: SPECIAL USE PERMIT
 Project Address (Location) 1300 E. SAHARA
 Project Name GOLD & SILVER JEWELRY SUPPLY Proposed Use SECOND HAND DEALER
 Assessor's Parcel #(s) 162-02-410-095 Ward # 3
 General Plan: existing SC proposed — Zoning: existing C7 proposed —
 Commercial Square Footage 2300 Floor Area Ratio —
 Gross Acres 0.169 Lots/Units — Density —
 Additional Information —

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

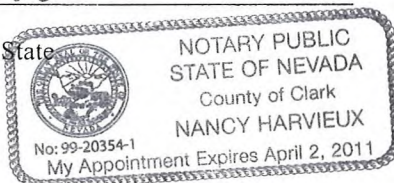
APPLICANT GOLD & SILVER JEWELRY SUPPLY Contact ANTHONY RILA
 Address 3942 EUCLID ST. Phone: 604-0006 Fax: 689-5416
 City LV NV State NV Zip 89121
 E-mail Address TONYRILA@YAHOO.COM

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

Property Owner Signature* Soliman
 Print Name Soliman Habashi

Subscribed and sworn before me
 This 13 day of Sept, 20 10
Nancy Harvieux

Notary Public in and for said County and State



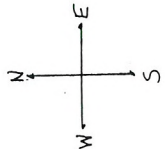
Revised 10/27/08

FOR DEPARTMENT USE ONLY

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

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

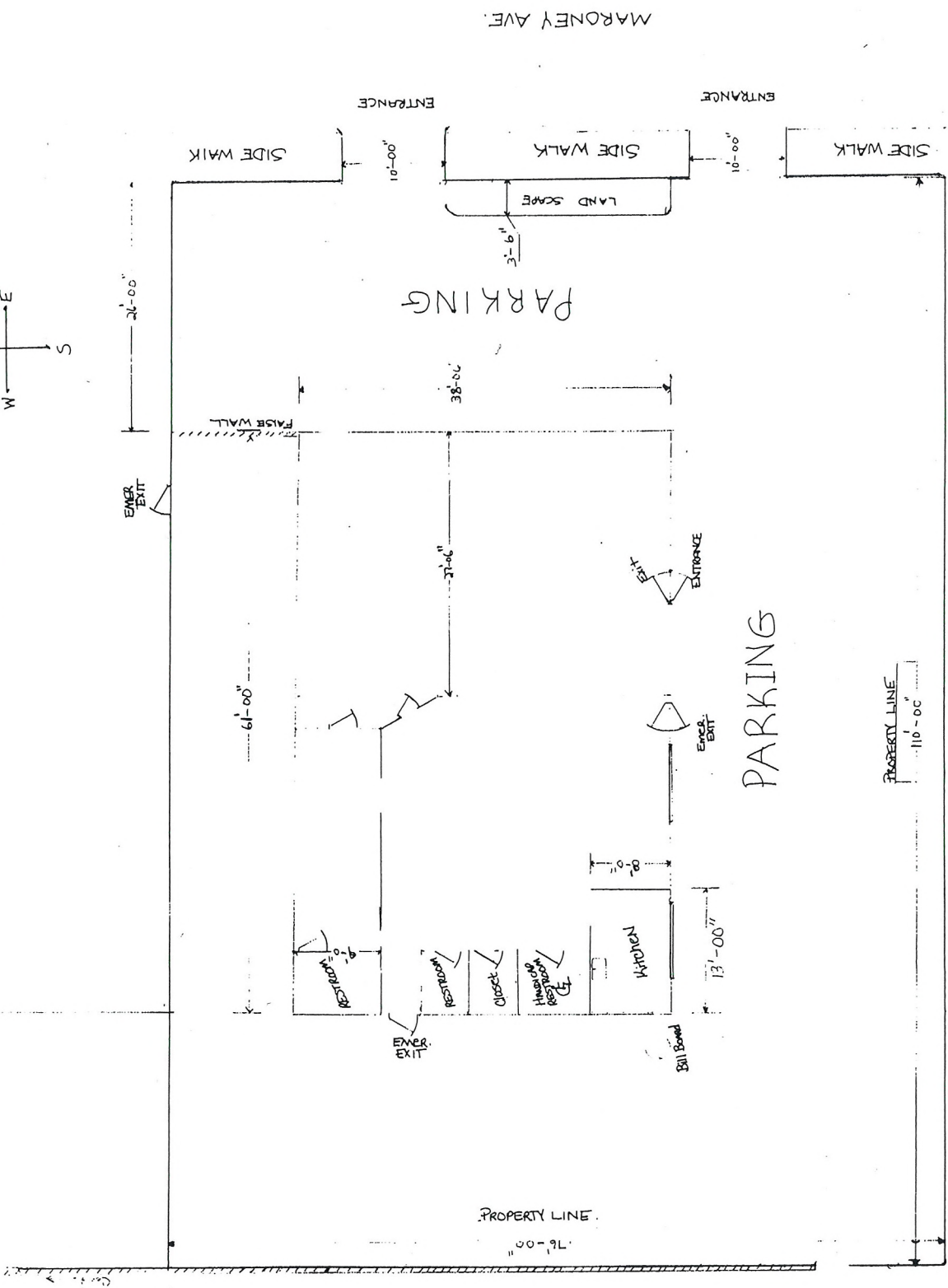
f:\depot\Application Packet\Application Form.doc



SCALE = 1" = 10'

ALLEY

A-MALL



MARONEY AVE.

LANDSCAPE

RECEIVED
SEP 13 2010

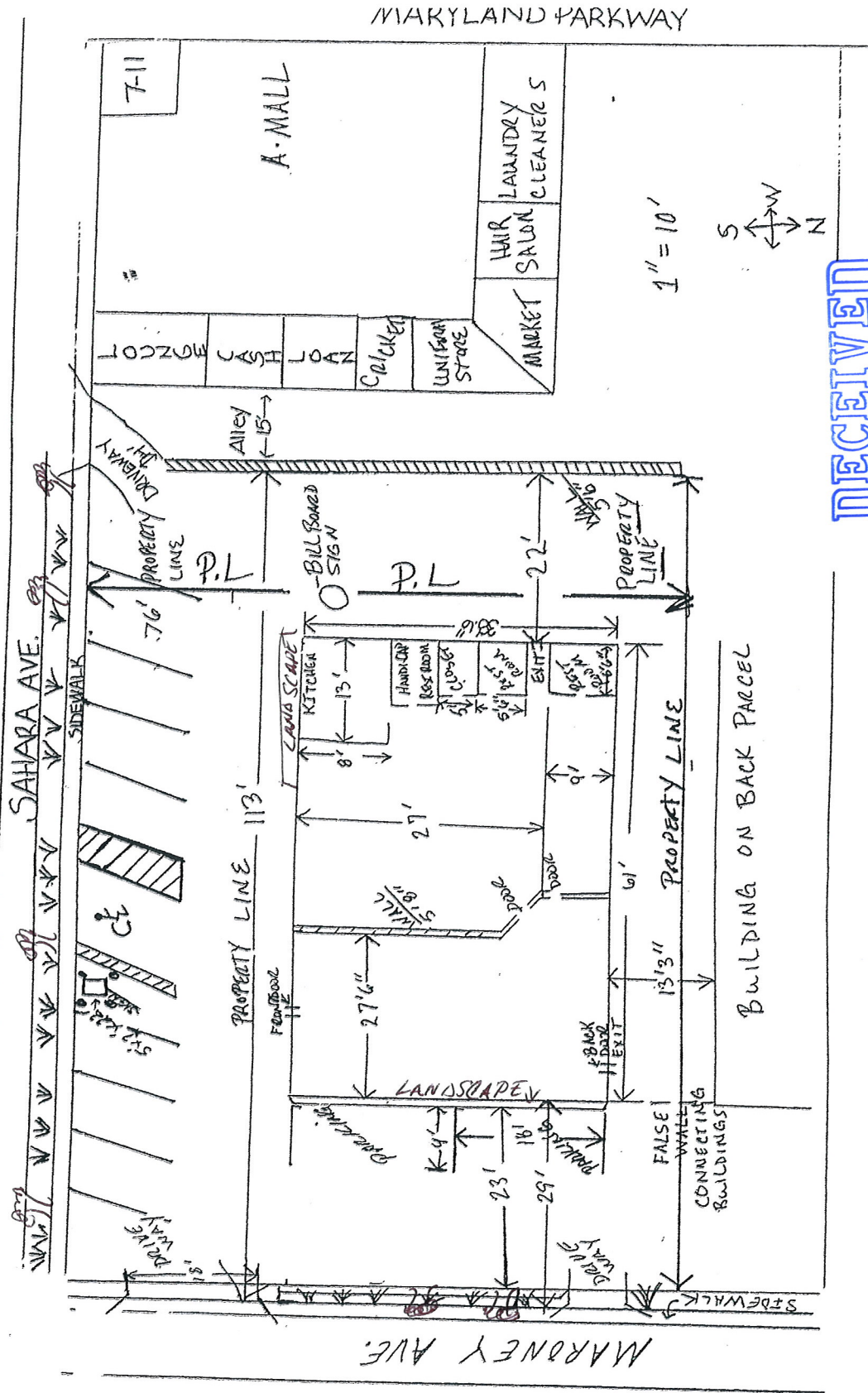
RQR-39575

SAHARA AVE.

Markland
Park

Floor Plan

300 E. SAHARA AVE. LV, NV 89104

 $1'' = 10'$ 

RECEIVED
OCT 26 2010

OCT 26 2010

RQR-39575
REVISED

**GOLD & SILVER
BUYERS**

**BUY, SEL
GOLD & SIL
COINS**

**We Buy
SILVER COINS**

RECEIVED
SEP 13 2010

RQR-39575

**BUY, SELL
GOLD & SILVER
COINS**

JEWELRY & COINS

**We Buy
SILVER COINS**

**We Buy
CLASS RINGS**

CASH 4 GOLD
SILVER & JEWELRY

**We Buy
DIAMONDS**

RECEIVED
SEP 13 2010

RQR-39575



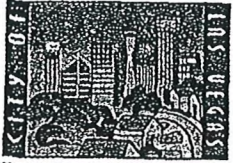
RQR-39575



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SEP 13 2010

RQR-39575

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

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

www.lasvegasnevada.gov

June 25, 2010

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

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

Dear Mr. Habashi:

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

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

Planning and Development

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

Mayor
Oscar B. Goodman

City Council
Gary Reese
Mayor Pro Tem
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow
Stavros S. Anthony
City Manager
Elizabeth N. Fretwell



FM-0073-09-09 MD 32531

REC
SEP 13 2010
RQR-39575

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

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

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

Sincerely,



Steve Gebeke
Planning Supervisor
Case Planning Division

SG:clb

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

RECEIVED
SEP 13 2010
RQR-39575

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

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

MSP-39809 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT/OWNER: FAIRWAY CHEVROLET COMPANY - Request for a Master Sign Plan FOR AN EXISTING MOTOR VEHICLE SALES (NEW) ESTABLISHMENT on 17.01 acres at 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:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

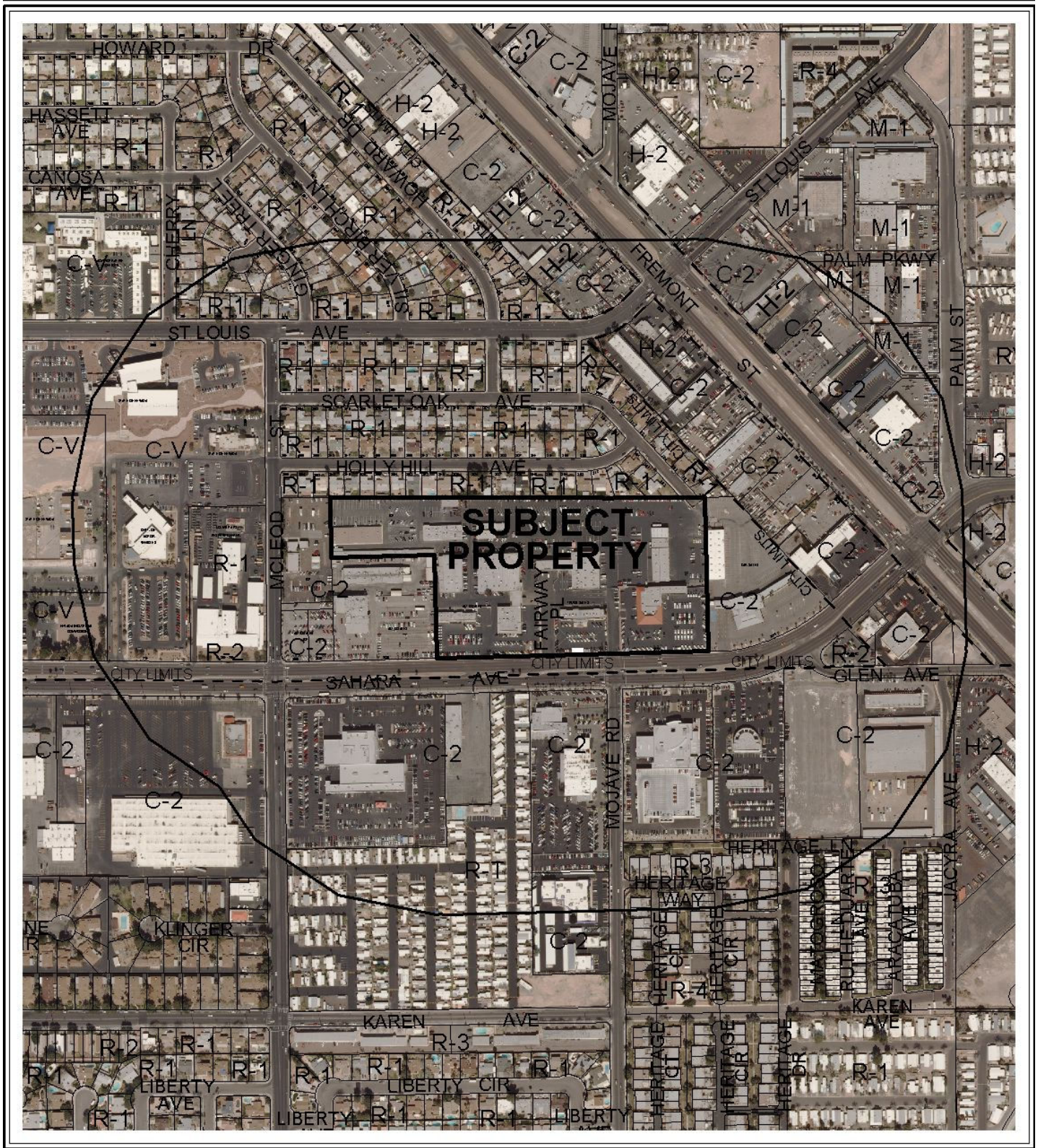
RECOMMENDATION:

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





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: Fairway Chevrolet Company

Name of Applicant: Fairway Chevrolet Company

Name of Representative: APTUS

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

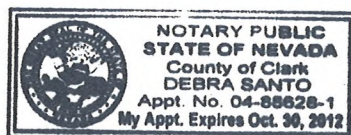
Signature of Property Owner: SW Heinrich

Print Name: Greg W. Heinrich

Subscribed and sworn before me

This 29th day of September 2010

Debra Santo
Notary Public in and for said County and State



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

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

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

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

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

Property Owner Signature* Greg Heinrich

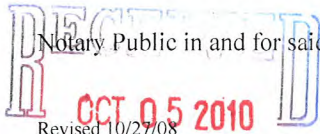
* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name Greg W. Heinrich

Subscribed and sworn before me

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

Notary Public in and for said County and State

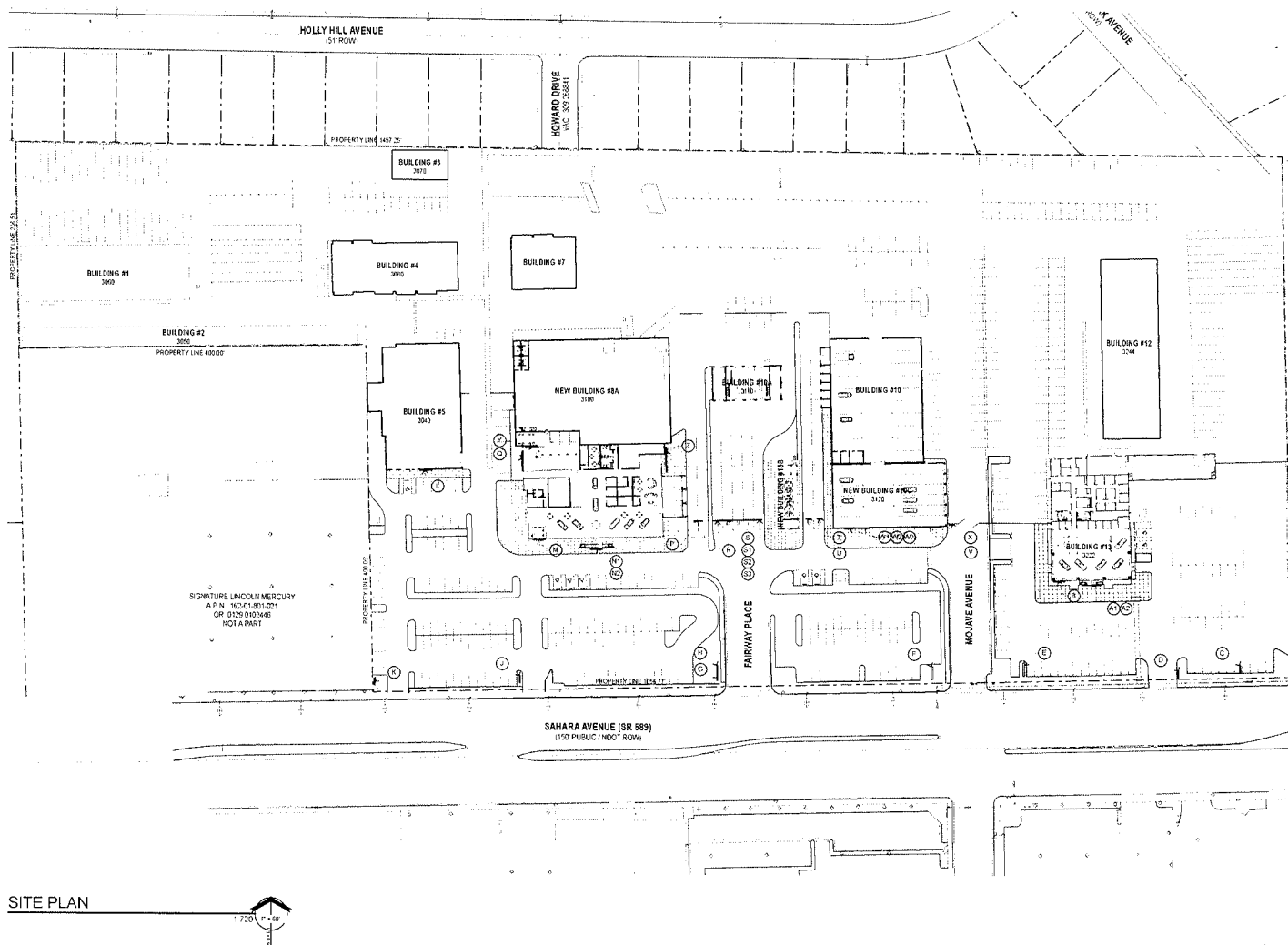


FOR DEPARTMENT USE ONLY

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

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

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SITE PLAN

VICINITY MAP (NTS)



Site and Project Information

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

SIGN ANALYSIS TABLE

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

* ALL EXISTING SIGNS NOT NOTED HERE WILL BE REMOVED.

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

MSP-39809

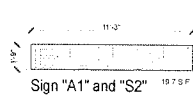
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 OCT 05 2010

OVERALL SITE PLAN

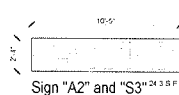
AS100

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

Copyright 2010 © by APTUS
 APTUS
 1200 South Main Street
 Suite 306
 Las Vegas, Nevada 89104
 P 702.839.1200
 F 702.839.1213



Sign "A1" and "S2" 19.75 SF



Sign "A2" and "S3" 24.33 SF



Signs "B" and "M" 55.75 SF



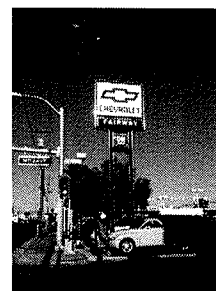
Sign "C"



Sign "D"



Sign "E"



Sign "F"



Sign "G" and "H"



Sign "J"



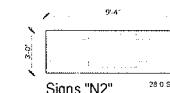
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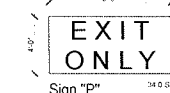
Sign "L"



Signs "N1" and "W2"



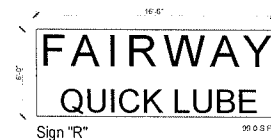
Signs "N2", "S1", and "W3"



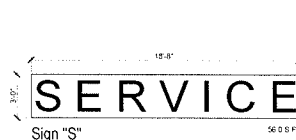
Sign "P"



Sign "Q"



Sign "R"



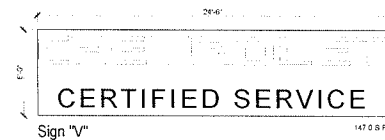
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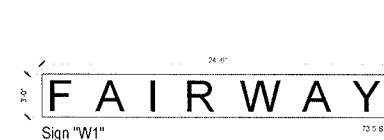
Sign "T"



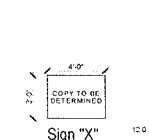
Sign "U"



Sign "V"



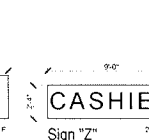
Sign "W1"



Sign "X"



Sign "Y"



Sign "Z"

ALL SIGNS - ACTUAL COPY MAY VARY

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

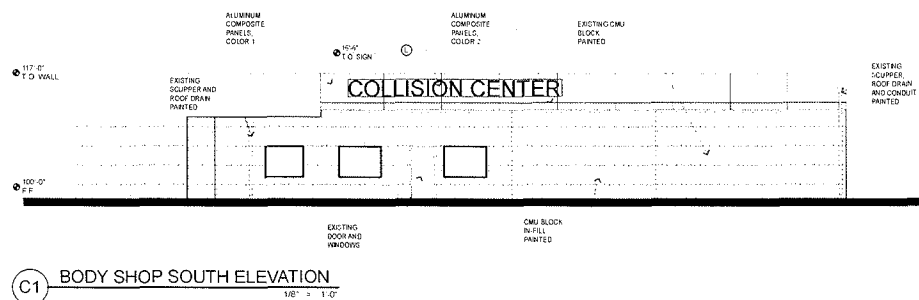
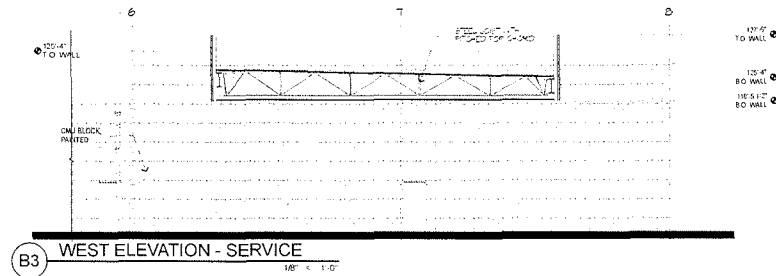
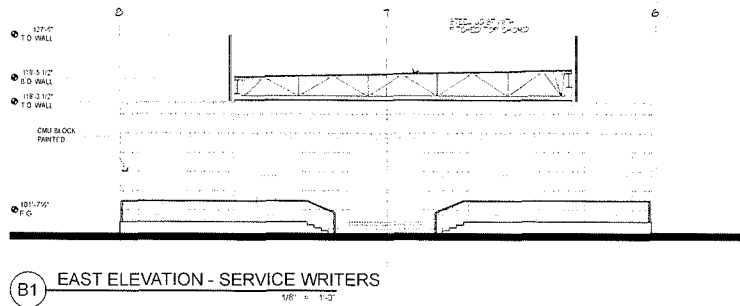
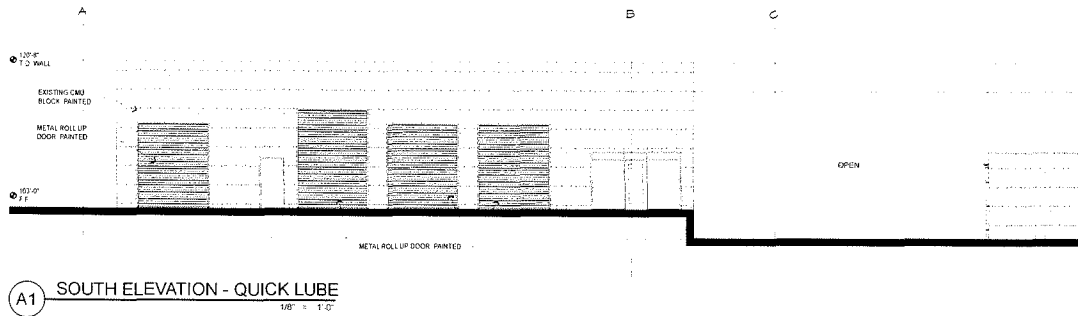
MSP-39809



SIGNAGE
DRAWINGS /
PHOTOS

ASI01

10069 Fairway Chevrolet and Fairway GMC/Buick



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

MSP-39809

Master Sign Plan Submittal

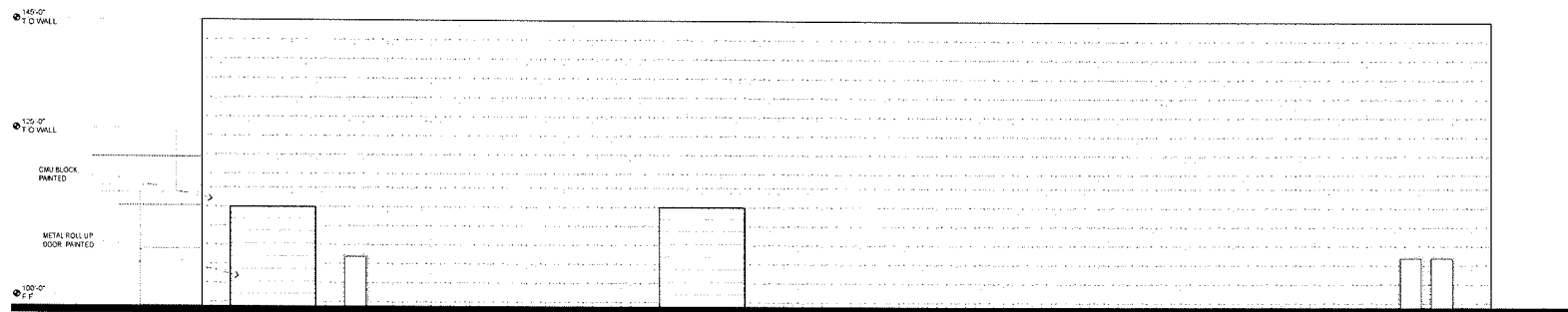
10.25.15

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

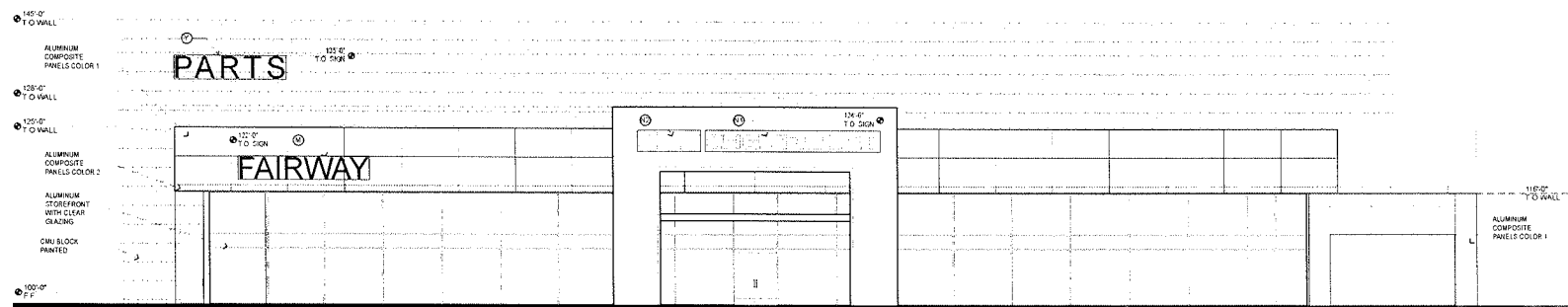
A202

10.06.15 Fairway Chevrolet and Fairway GMC/Buick

RECEIVED
OCT 05 2015



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



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

Fairway Chevrolet and Fairway GMC/Buick

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

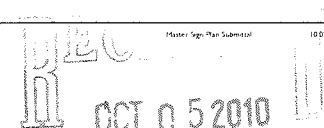
MSP-39809

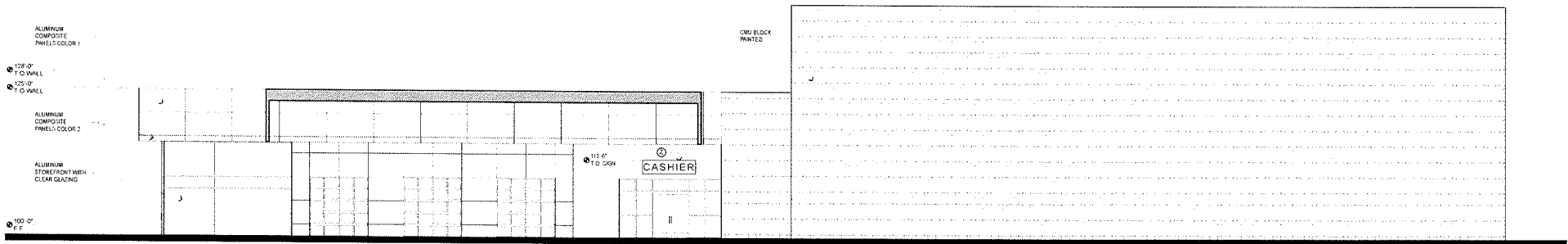
EXTERIOR
ELEVATIONS -
CHEVROLET
SHOWROOM

A203

10069 Fairway Chevrolet and Fairway GMC/Buick

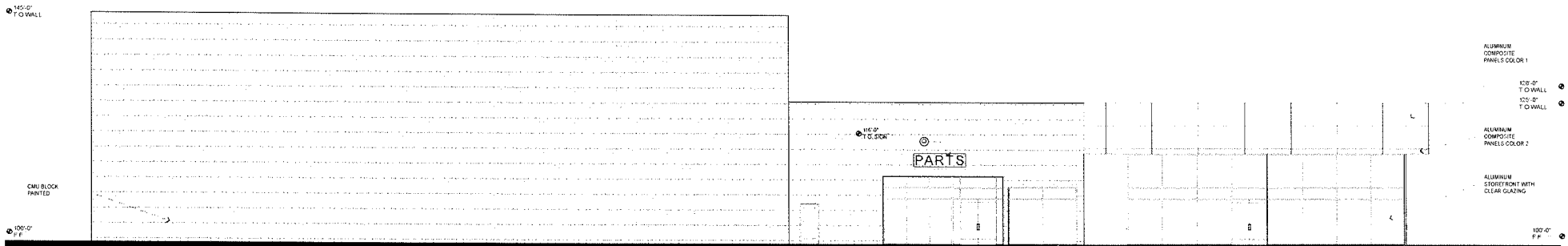
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APTUS
1700 South Main Street
Suite 200
Las Vegas, Nevada 89104
P 702.879.1200
F 702.879.1213





B1 EAST ELEVATION

1/8" = 1'-0"



C1 WEST ELEVATION

1/8" = 1'-0"

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

MSP-39809

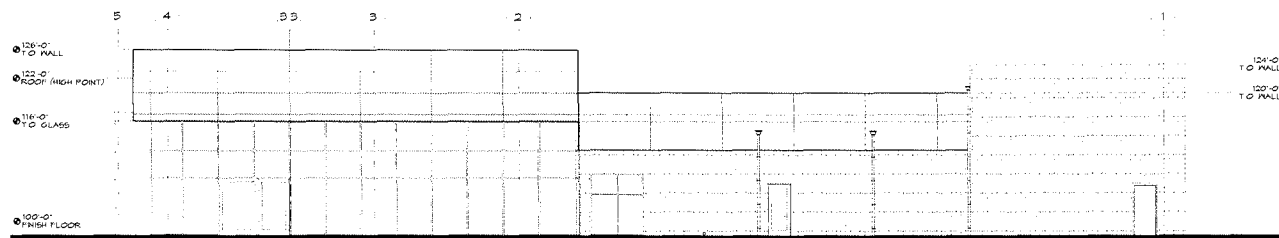
EXTERIOR
ELEVATIONS -
CHEVROLET
SHOWROOM

A204

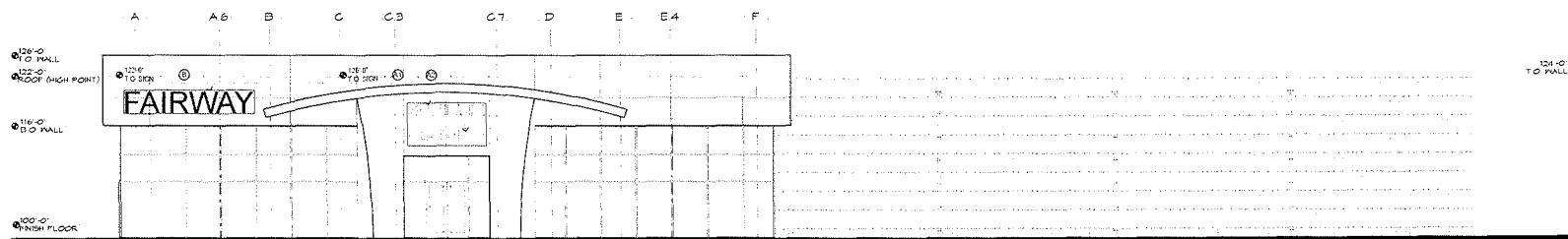
10/06/19 Fairway Chevrolet and Fairway GMC/Buick

Copyright 2018 © by APTUS
APTUS
1355 South 44th Street
Suite 206
Las Vegas, Nevada 89104
P 702.899.1200
F 702.899.1213

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



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



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

Fairway Chevrolet and Fairway GMC/Buick

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

MSP-39809

Master Sign Plan Submittal 10.05.10
OCT 05 2010

EXTERIOR
ELEVATIONS -
GMC
SHOWROOM

A205

10.009 Fairway Chevrolet and Fairway GMC/Buick

October 1, 2010

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

RE: APN: 162-01-801-022

Re: A. Master Sign Plan

To whom it may concern:

Architecture

Engineering

Planning

Interiors

Landscape

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

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

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

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

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

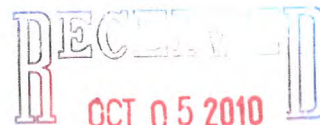
Wall Signs: There will be (14) wall signs. The area of the signs is within the allowable standards.

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

Respectfully Submitted,



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



MSP-39809

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

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

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

REV-11
OCT 05 2010
MSP-39809

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

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

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.

C.C.: 12/15/2010

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

6

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

4

City Council Meeting

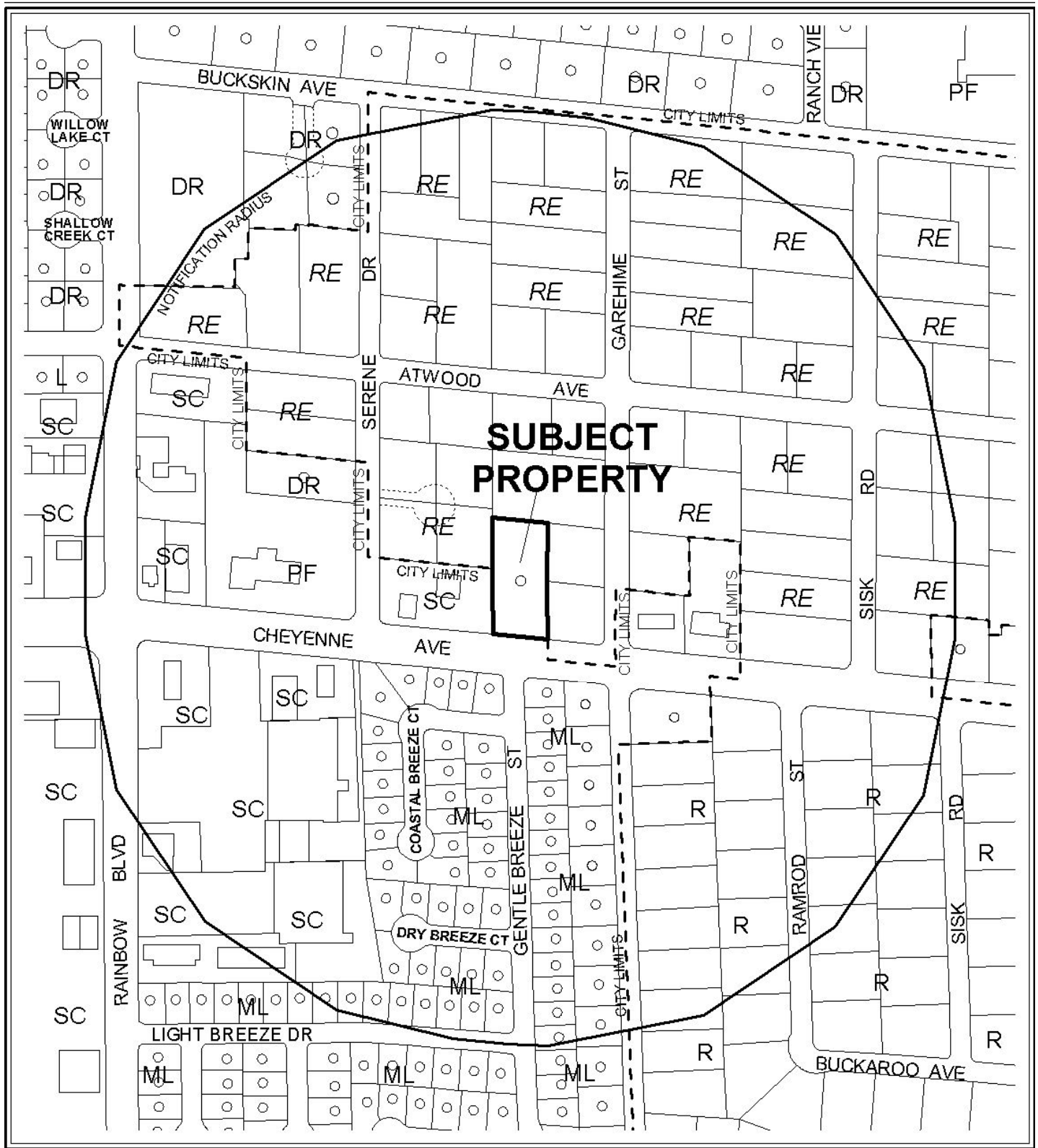
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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report - GPA-38579, ZON-38580, VAR-38576, SUP-38574 and SDR-38577
3. Supporting Documentation
4. Photos - GPA-38579, ZON-38580, VAR-38576, SUP-38574 and SDR-38577
5. Justification Letter - GPA-38579, ZON-38580, VAR-38576, SUP-38574 and SDR-38577
6. Protest/Support Postcards – GPA-38579 and ZON-38580



CASE: GPA-38579

RADIUS: 1000 FT

GENERAL PLAN LAND USE OF SUBJECT PROPERTY:

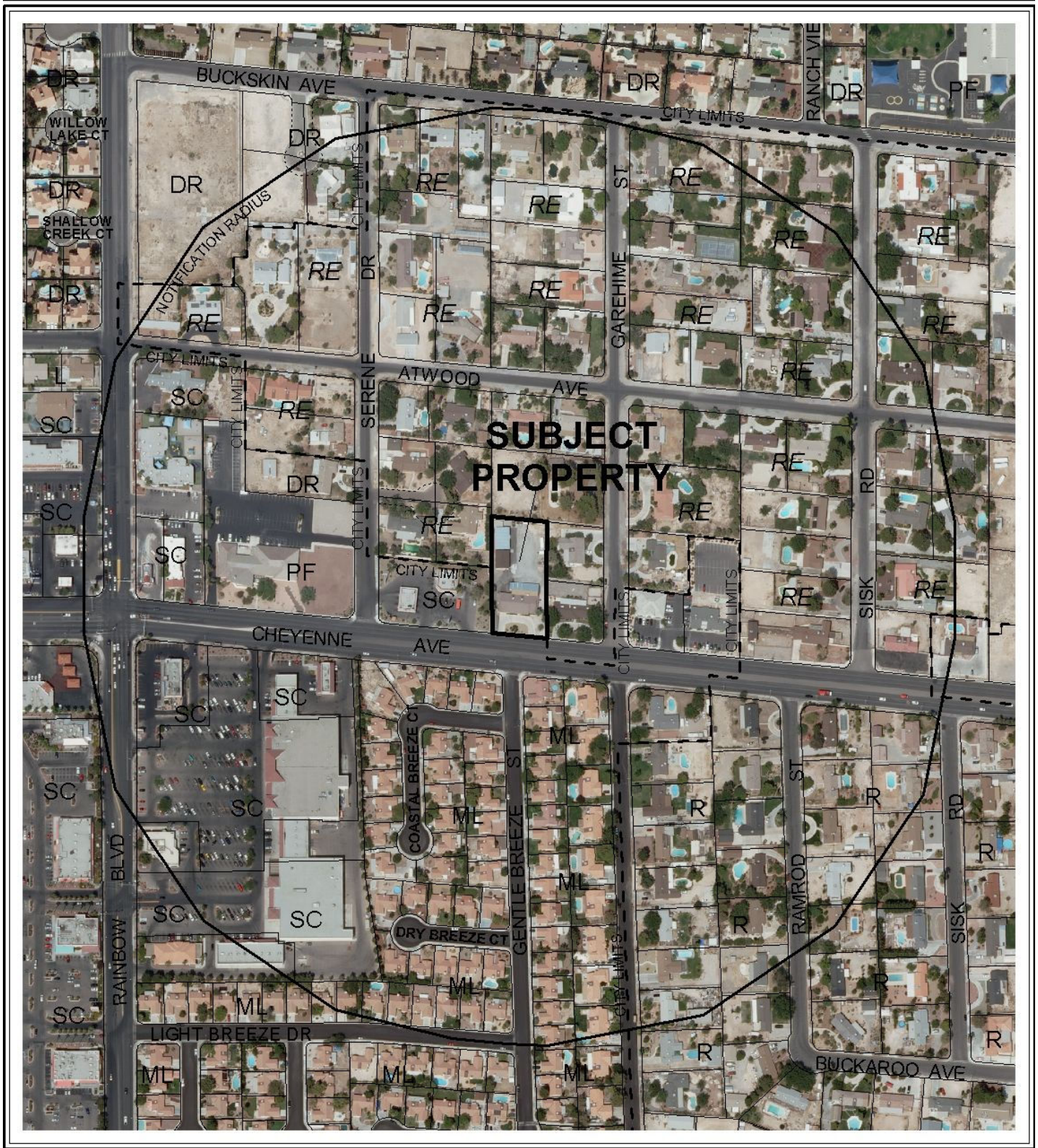
DR (DESERT RURAL DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN LAND USE OF SUBJECT PROPERTY:

SC (SERVICE COMMERCIAL)

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)

0 300 600 Feet





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **GPA-38579** 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, Geoff 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): _____

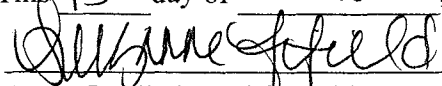
APN: _____

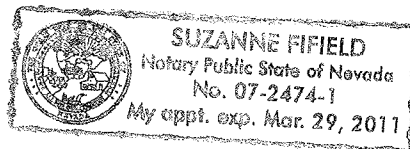
Signature of Property Owner: 

Print Name: PAITAKA P. MIYAHIRA

Subscribed and sworn before me

This 15th day of June, 2010


Notary Public in and for said County and State



RECEIVED
JUN 15 2010

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: GENERAL PLAN AMENDMENT
 Project Address (Location) 6640 W. CHEYENNE
 Project Name OHANA (FAMILY) CARE MANOR Proposed Use GROUP CARE
 Assessor's Parcel #(s) 138-11-400-012 Ward # 4
 General Plan: existing DR proposed C1 Zoning: existing _____ proposed _____
 Commercial Square Footage 22,314 Floor Area Ratio 48%
 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 89106
 E-mail Address SUZY@MAUIONEINC.COM

APPLICANT PAITAKA MIYAHIRA Contact PAT MIYAHIRA
 Address 6640 W. CHEYENNE Phone: 289 1748 Fax: 645 7093
 City LAS VEGAS State NEVADA Zip 89105
 E-mail Address SUZY@MAUIONEINC.COM

REPRESENTATIVE GEOFF ROBINS Contact GEOFF ROBINS
 Address 2261 ROSANNA ST Phone: 376 2558 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.

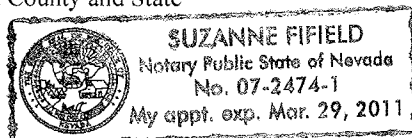
Print Name Tasey Miyahira Paitaka P. Miyahira

Subscribed and sworn before me

This 10th day of JUNE, 20 10

Suzanne Fifeild

Notary Public in and for said County and State



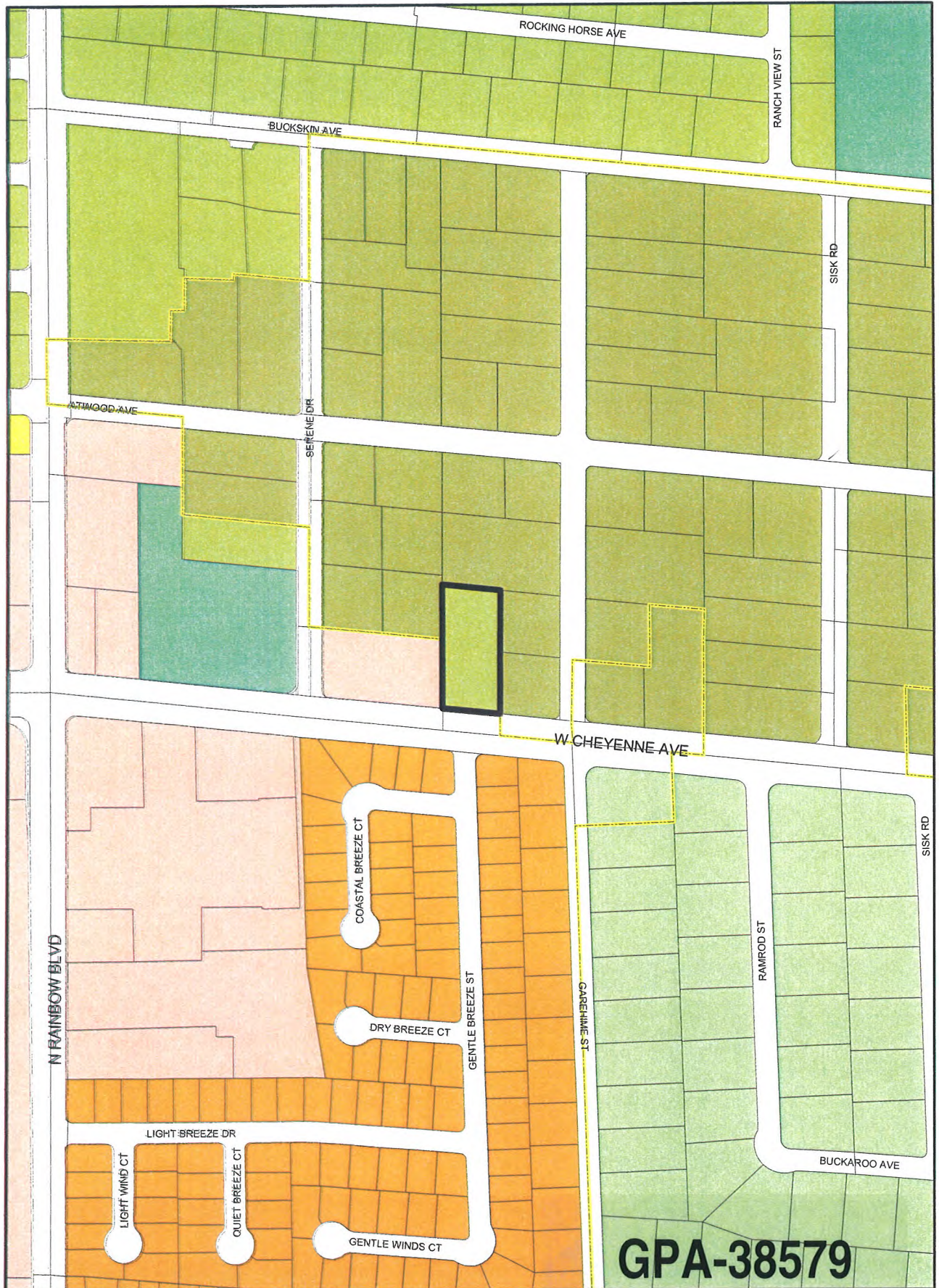
Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	<u>GPA - 38579</u>
Meeting Date:	<u>7/29/10</u>
Total Fee:	<u>\$2,000</u>
Date Received:*	<u>6/15/10</u>
Received By:	<u>[Signature]</u>

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

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



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

RECEIVED

From DR TO SC
JUN 15 2010 Data Current as of: June 10, 2010



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



SITE INFORMATION

ZONING A-1.1, 198-11-40-016
 SUBMITTAL DATE: 8-1-10
 REVISION: 10-1-10

AREA (Approximate, to be verified)
 Net Area: 31,200 sq ft
 Gross Area: 49,000 - 100,000 sq ft

PARKING REQUIREMENTS
 Parking Calculations (per Code):
 Required: 16
 Provided: 17

Parking Ratio:
 1 space per 1,000 sq ft
 16,000 sq ft / 1,000 = 16
 17,000 sq ft / 1,000 = 17

PERCENT IMPERVIOUSNESS
 10%
 17%

SETBACKS
 Front: 20'
 Rear: 10'
 Side: 10'
 Corner Street Side: 10'

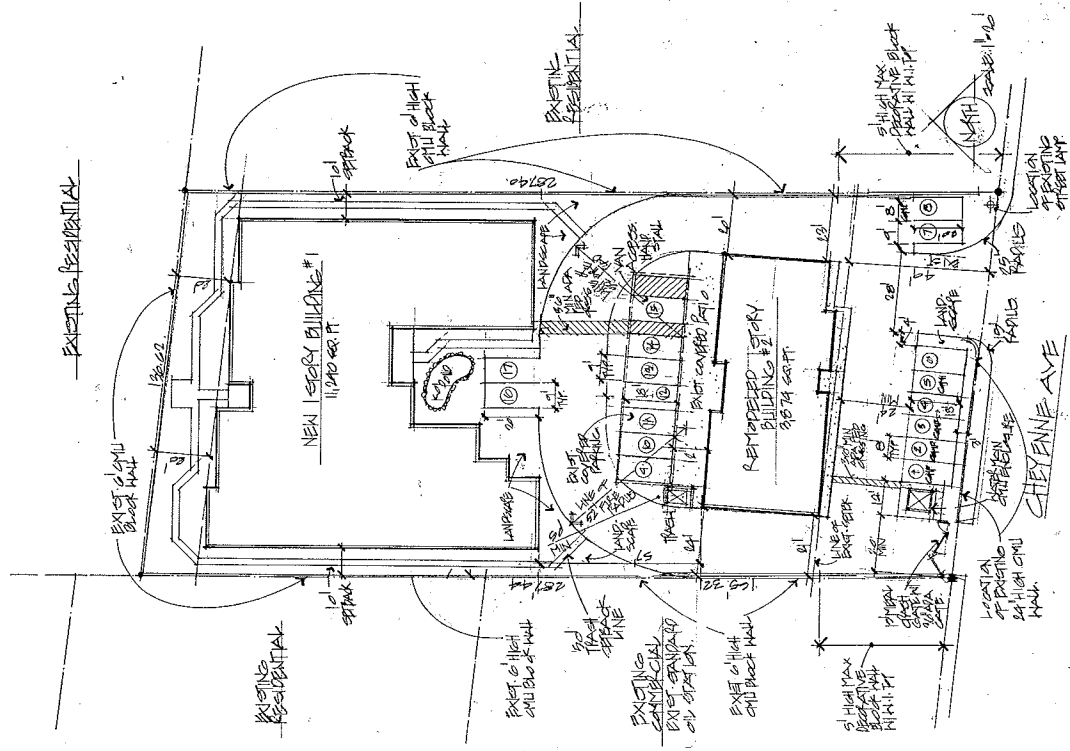
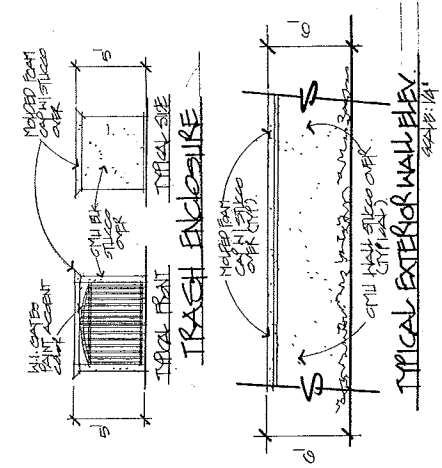
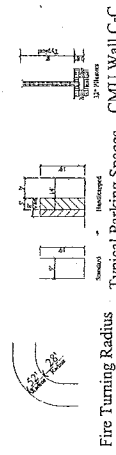
BUILDING HEIGHT
 Allowed: 15'
 Provided: 15'

BUILDING COVERAGE
 Allowed: 50%
 Provided: 51%

BUILDING AREAS
 BUILDING #1: 11,200 sq ft
 BUILDING #2: 3,875 sq ft
 TOTAL: 15,110 sq ft

PERCENT IMPERVIOUSNESS
 10%
 17%

PERCENT IMPERVIOUSNESS
 10%
 17%



SITE PLAN

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

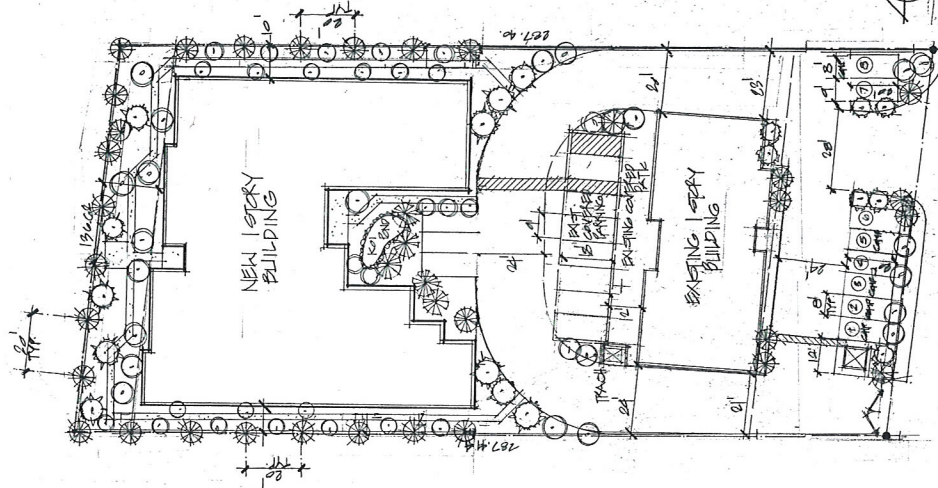
OCT 18 2010

J W DESIGN
 Jeffery W. Johnson
 1000 1st Ave. S.W.
 Seattle, WA 98101
 (206) 461-1111

CHAYNA ADULT GOLF CARE
 6040 CHEYENNE AVE
 SEASIDE, WA

TREE / PLANT SCHEDULE

SYM	QTY	SIZE	SPACING	COMMON NAME	BOTANICAL NAME
	12	24" DBH	20' x 20'	MODIFIED ASH	Fraxinus velutina
	28	24" DBH	20' x 20'	TEJANUS PRIVET	Ligustrum japonicum
	40	24" DBH	20' x 20'	MODIFIED PINE	Pinus sp.
	24	24" DBH	20' x 20'	MEXICAN FANTASY PALM	Washingtonia robusta
	12	24" DBH	20' x 20'	FLORINDO PLEIN	Pinus strobus
	4	24" DBH	20' x 20'	CHERRY BLOSSOM	Prunus sp.
	24	24" DBH	20' x 20'	SPRING PLANT	Pinus sp.



LANDSCAPE PLAN



CHEYENNE AVE

RECEIVED
OCT 18 2010

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

J W DESIGN
Jeffrey Wehberg
16 W. Paddy Ave., Suite 2
Henderson, NV 89015
(702) 556-9716
Residential & Commercial Design & Landscaping

10-4-10

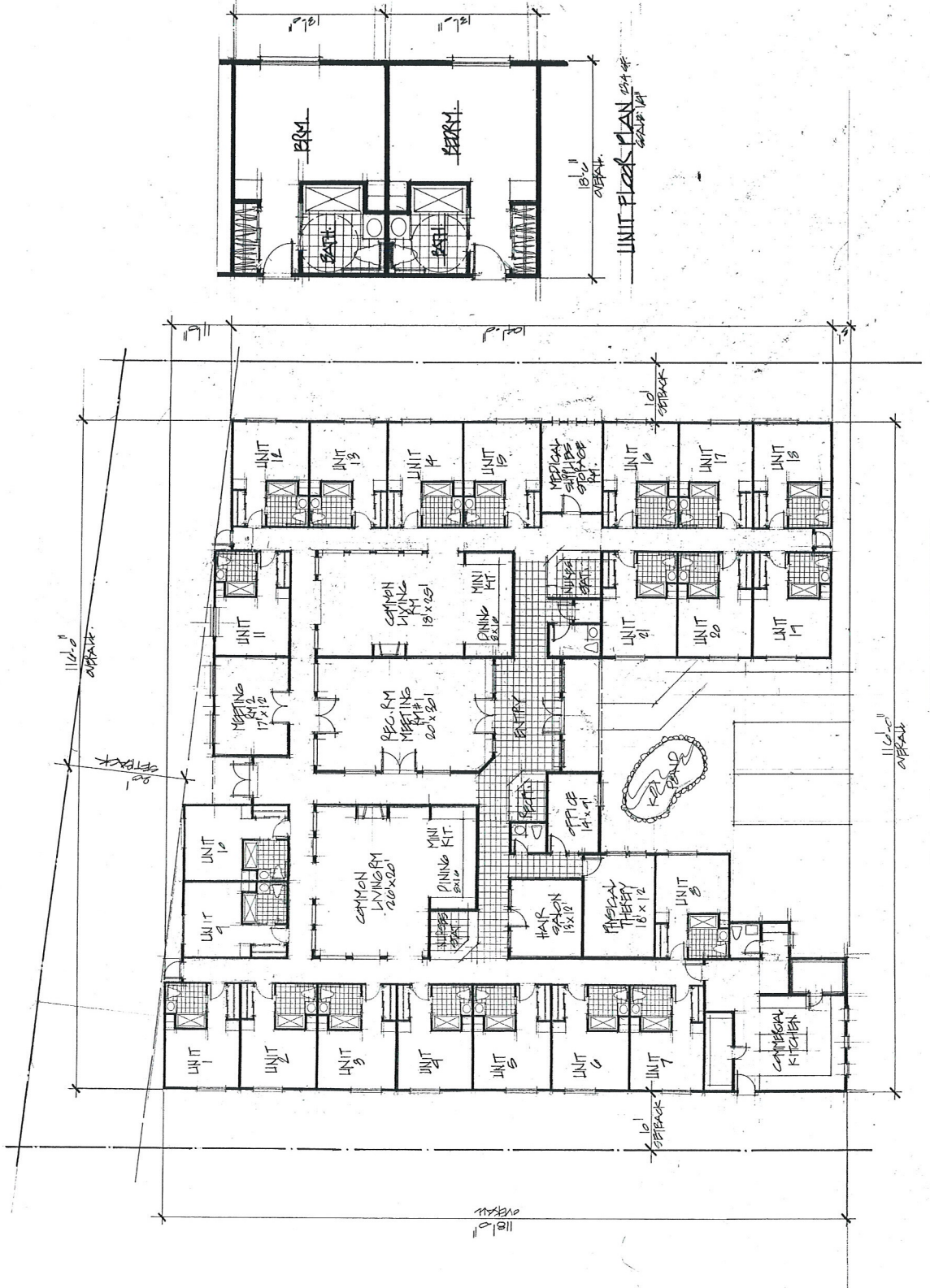
5 of 8

CHANA
ADULT GROUP CARE HOME
6040 CHEYENNE AVE.
LAS VEGAS, NV

RECEIVED
OCT 18 2010

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

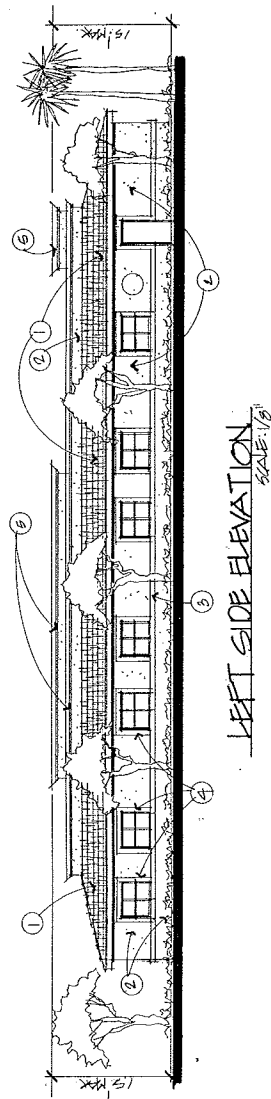
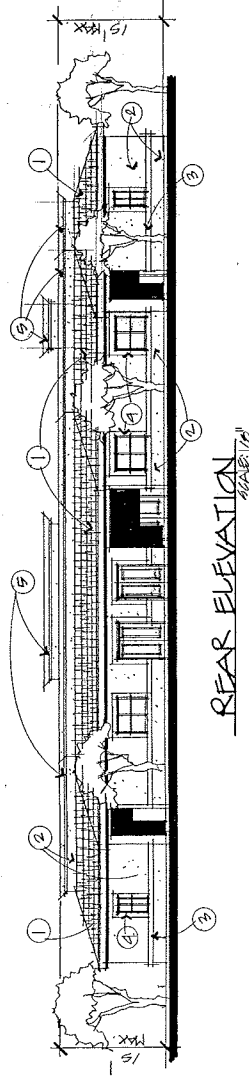
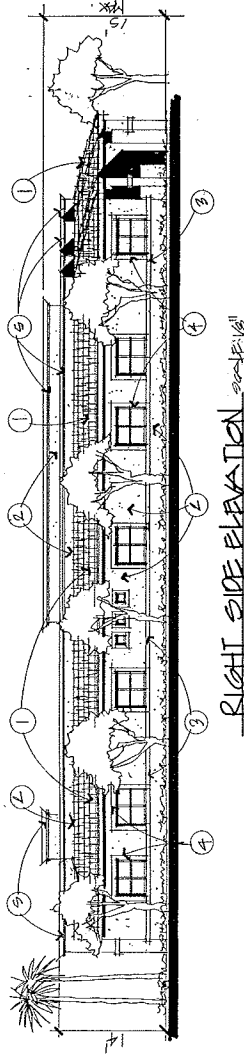
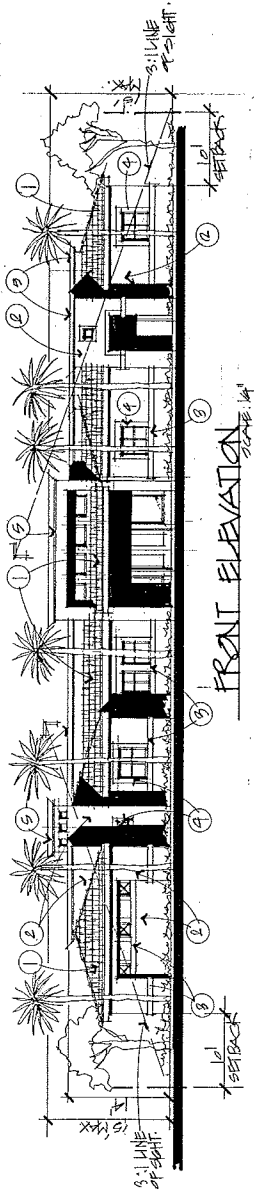
FLOOR PLAN BUILDING I
TOTAL 280 FT 11, 240 80 FT
SCALE 1/8"



UNIT FLOOR PLAN 234 sq ft
234 sq ft

J W DESIGN
Jeffrey Weisberg
16 W. Madison Ave. Suite 2
Hempstead, NY 11549
(718) 338-7718
Architectural & Commercial Design & Rendering

CHANA
ADULT CARE HOME
6640 CHERLINE AVE.
HAS VEGAS, NV



- EXTERIOR FINISHES
- ① WHITE HEIGHT CARBIDE FLAT
 - ② EXTERIOR STUCCO
 - ③ EXTERIOR TRIM STUCCO OVER
 - ④ 6\"/>

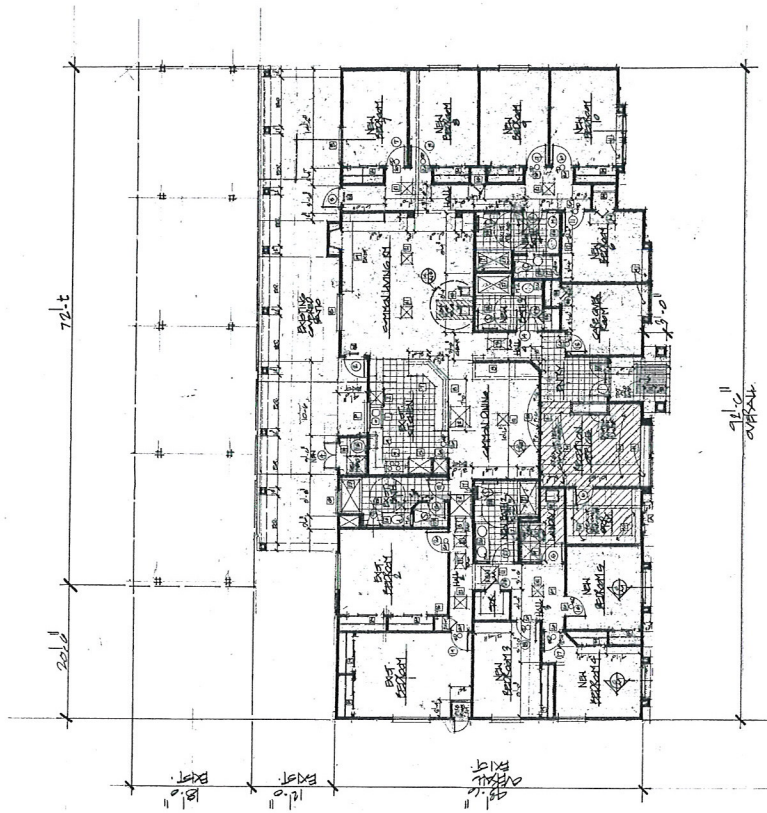
GPA-38579 ZON-38580
 VAR-38576 SUP-38574
 SDR-38577 REVISED

RECEIVED
 OCT 18 2010

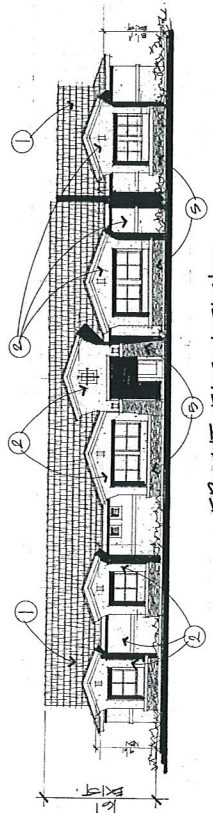
J W DESIGN
 Professional & Commercial Design & Drafting
 Jeffery W. Johnson
 1410 W. 10th Ave., Suite 2
 Muskogee, OK 74403
 (918) 558-9714

16.4-10
 4-1

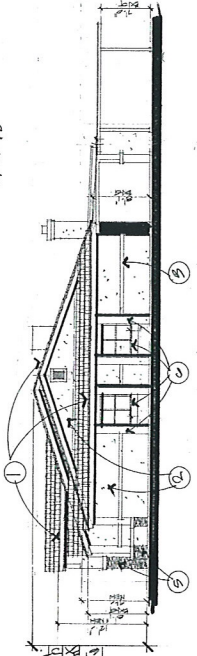
CHINA
 ADULT CHILD CARE HOME
 6640 CHRYSTINE AVE
 LAS VEGAS, NV



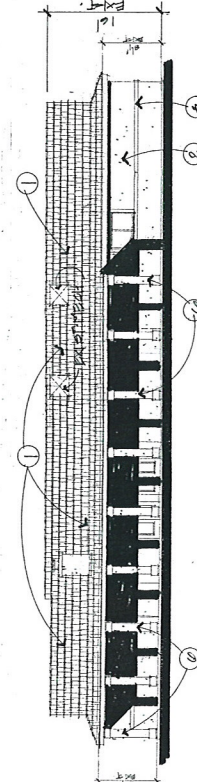
FLOOR PLAN Bldg #2
30'-0" DEPT



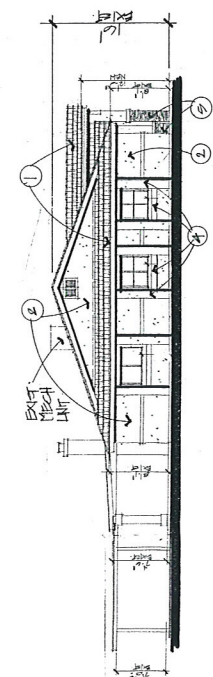
FRONT ELEVATION
SCALE 1/8"



RIGHT SIDE ELEVATION
SCALE 1/8"



REAR ELEVATION
SCALE 1/8"



LEFT SIDE ELEVATION
SCALE 1/8"

ELEVATIONS Bldg #2

- EXTERIOR FINISHES:
- ① WHITE LIGHT CEMENT PLASTER
 - ② EXTERIOR STUCCO
 - ③ 3" EXTERIOR STUCCO OVER
 - ④ 1/2" STUCCO MESH REINFORCEMENT
 - ⑤ MASONRY VENEER
 - ⑥ 1/2" EXTERIOR STUCCO OVER

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

RECEIVED
OCT 18 2010

J W DESIGN
Jeffrey W. Johnson
16 W. 10th Ave., Suite 2
Madison, NY 13110
(518) 858-7734

10-4-10

SHS

CHINA
ADULT GROUP CARE HOME
6040 CHEVY AVE
LAS VEGAS, NV



**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 31 adults 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.

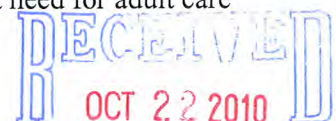
We request a waiver of 3 feet where 15 feet is the minimum landscape buffer zone depth adjacent to the right of way along Cheyenne Avenue. We also request a waiver for 0 feet where 5 feet is required. We feel that this request is warranted as there are businesses along Cheyenne Avenue that are currently 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 ($31 \div 6 = 6$). 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.

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

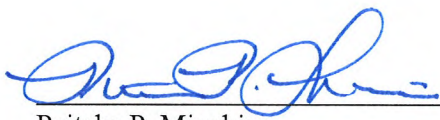


We feel that given the location of our proposed facility on Cheyenne Avenue, that it will impact the community in a positive manner. There will be none or a minimal increase in traffic to the area. Street elevations will be vastly improved and add to the value and attractiveness of the neighborhood. 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.



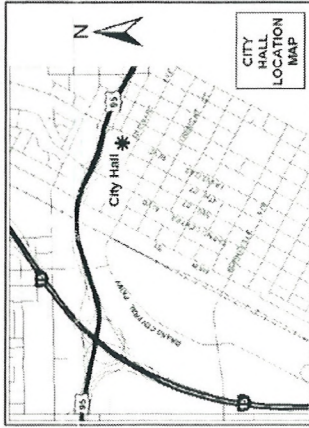
Paitaka P. Miyahira
Property Owner

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

RECEIVED
OCT 22 2010

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

Return Service Requested
Official Notice of Public Hearing



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.

GPA-38579 & ZON-38580

Planning Commission Meeting of 7/29/2010

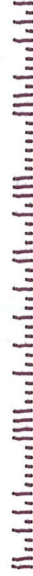
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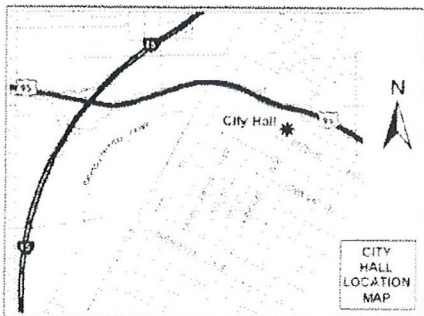
13814113004
Case: GPA-38579
DRAKELEY YVONNE REVOCABLE LIV TR
3119 SISK RD
LAS VEGAS NV 89108-4320



28-29
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City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Return Service Requested
Official Notice of Public Hearing



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I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

GPA-38579 & ZON-38580

Planning Commission Meeting of 7/29/2010

*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!*

RECEIVED

JUN 19 2010

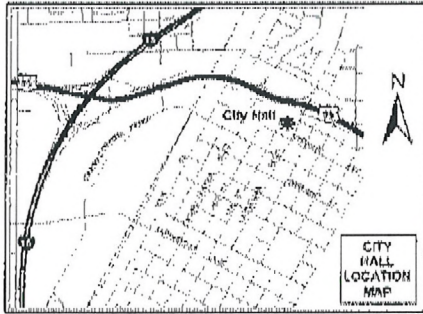
3811402008
FORTE JOSEPH & DONNA
3365 GAREHIME
LAS VEGAS NV 89108-4934

Case: GPA-38579

*28-29
P*

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

Return Service Requested
Official Notice of Public Hearing



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I SUPPORT
 this Request



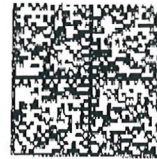
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GPA-38579 & ZON-38580

Planning Commission Meeting of 7/29/2010

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

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JUN 19 2010

28-29
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City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Return Service Requested
Official Notice of Public Hearing



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☐ I SUPPORT
this Request

☒ I OPPOSE
this Request

Please use available blank space on card for your comments.

GPA-38579 & ZON-38580

Planning Commission Meeting of 7/29/2010



RECEIVED
JUL 23 2010

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

Submitted after final agenda

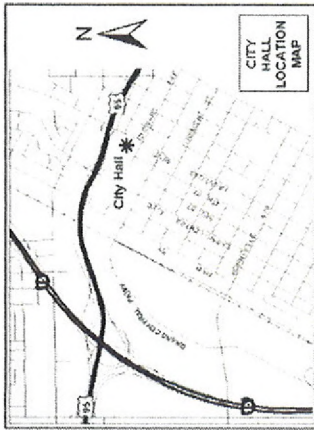
Date

Item

28-29
P

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

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



RE
JUL 26 2010

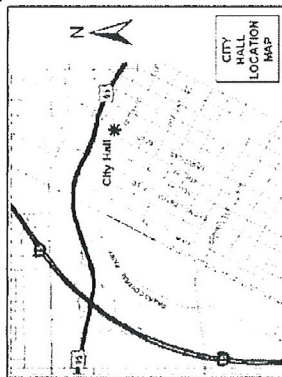
13811407001
KINSINGER FAMILY LIVING TRUST
3284 N GAREHIME ST
LAS VEGAS NV 89108-4933
Case: GPA-38579

RECEIVED
JUN 27 2010

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

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

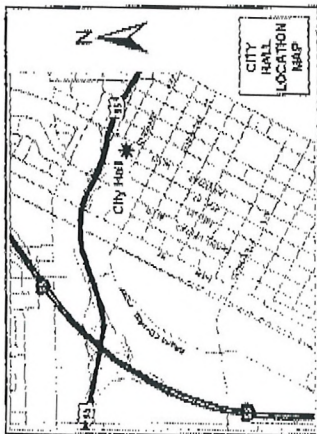
13811403010 Case: GPA-38579
BYWATER FAMILY TRUST
6560 W ATWOOD
LAS VEGAS NV 89108-4912

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JUN 21 2010

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

Return Service Requested
Official Notice of Public Hearing



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☒ I SUPPORT this Request
☐ I OPPOSE this Request

Please use a available blank space on card for your comments.

GPA-38579 & ZON-38580

Planning Commission Meeting of 7/29/2010

PRESORTED
FIRST CLASS



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Case: GPA-38578
OMNI FAMILY L.P.
2827 S MONTE CRISTO WY
LAS VEGAS NV 89117-2952

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13811401001

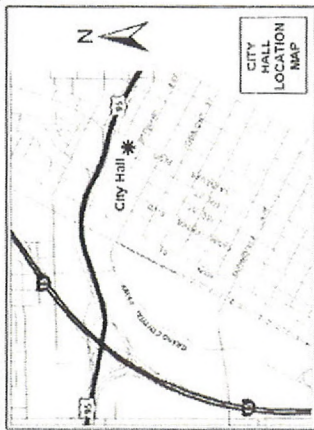
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JUN 19 2010

28-29
A

FROM :

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

Return Service Requested
Official Notice of Public Hearing



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☒ I SUPPORT
this Request

☐ I OPPOSE
this Request

Please use available blank space on card for your comments.

GPA-38579 & ZON-38580

Planning Commission Meeting of 7/29/2010



RECEIVED
JUL 27 2010

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

RECEIVED

JUN 27 2010

Submitted after final agenda

Date

Item

20-29
A

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

Return Service Requested
Official Notice of Public Hearing



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☒ 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



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

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:

Planning Commission Mtg.

6

City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

4

City Council Meeting

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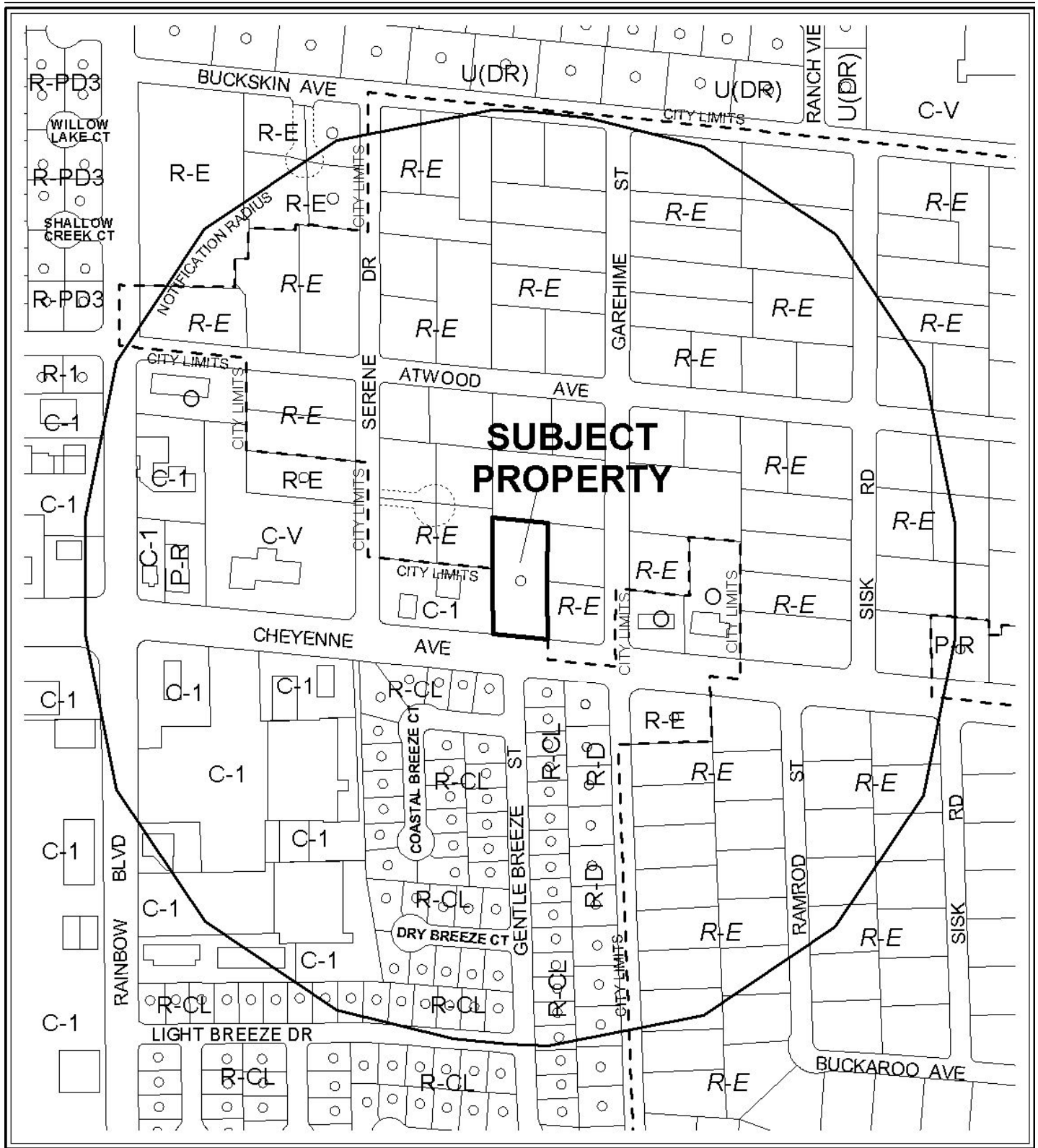
RECOMMENDATION:

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.



CASE: **ZON-38580, VAR-38576, SUP-38574
AND SDR-38577**

RADIUS: 1000 FT

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

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





CASE: ZON-38580, VAR-38576, SUP-38574
AND SDR-38577

RADIUS: 1000 FT

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

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





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-38580** APN: 138-11-406-012

Name of Property Owner: PAITAKA P. MIYAHIRA.

Name of Applicant: PAITAKA P. MIYAHIRA or Tasey Miyahira

Name of Representative: Paitake Miyahira, Geoff 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: _____

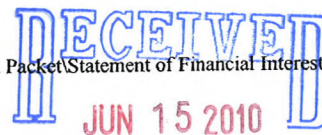
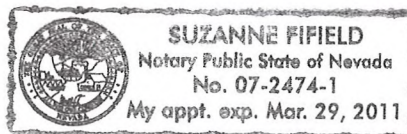
Signature of Property Owner: _____

Print Name: PAITAKA P. MIYAHIRA

Subscribed and sworn before me

This 15th day of June, 2010

Suzanne Fifeild
Notary Public in and for said County and State



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: REZONING
 Project Address (Location) 6640 W
 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 C1 Zoning: existing _____ proposed _____
 Commercial Square Footage 22,314 Floor Area Ratio 48%
 Gross Acres 1.057 Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER PTS MIA MIYAHIRA Contact PAT MIYAHIRA
 Address 6640 W CHEYENNE Phone: 289 1743 Fax: 645 7093
 City LAS VEGAS State NEVADA Zip 89106
 E-mail Address SUZY @ MALI 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 89106
 E-mail Address SUZY @ MALI ONE INC . COM

REPRESENTATIVE GEOFF ROBINS Contact GEOFF ROBINS
 Address 2261 ROSANNA ST Phone: 376 2518 Fax: 228 4671
 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



Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	<u>ZON - 38580</u>
Meeting Date:	<u>7-29-10</u>
Total Fee:	<u>\$1,200</u>
Date Received:	<u>6/15/10</u>
Received By:	<u>[Signature]</u>

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

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

[illegible]

ZONING

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

 PD  Not in City
 T-D  Subject Parcel
 TC  City Limits
 C-2
 C-M
 M

ZON-3

From R-E TO C-I

Data Current as of: June 10, 2010

3580

PLANNING & DEVELOPMENT

3580

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:

Planning Commission Mtg.

12

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

1

City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

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

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



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-38576** APN: 130-11-406-012
Name of Property Owner: Paitaka Miyahira
Name of Applicant: Paitaka or Tasey Miyahira
Name of Representative: Paitaka Miyahira Geoff 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

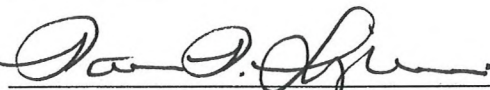
☒ No

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): _____

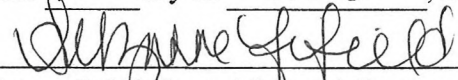
APN: _____

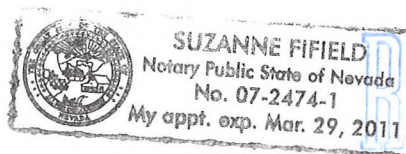
Signature of Property Owner: 

Print Name: PAITAKA P. MIYAHIRA

Subscribed and sworn before me

This 15th day of June, 2010


Notary Public in and for said County and State



RECEIVED
JUN 15 2010

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: VARIANCE
 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 # _____
 General Plan: existing DR proposed C1 Zoning: existing _____ proposed _____
 Commercial Square Footage 22,314 Floor Area Ratio 48%
 Gross Acres 1.057 Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER PAT MIYAHIRA Contact PAT MIYAHIRA
 Address 6640 W. CHEYENNE Phone: 2891743 Fax: 6457098
 City LAS VEGAS State NEVADA Zip 89105
 E-mail Address SUZY@MAHONEYINC.COM

APPLICANT PAITAKA MIYAHIRA Contact PAT MIYAHIRA
 Address 6640 W. CHEYENNE Phone: 2891743 Fax: 6457098
 City LAS VEGAS State NEVADA Zip 89105
 E-mail Address SUZY@MAHONEYINC.COM

REPRESENTATIVE GEOFF ROBINS Contact GEOFF ROBINS
 Address 2261 ROSANNA ST Phone: 3762518 Fax: 2284672
 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.

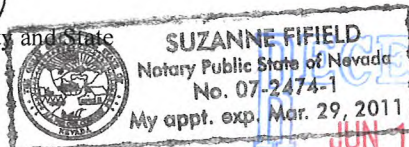
Print Name Tasey Miyahira Paitaka P Miyahira

Subscribed and sworn before me

This 10th day of JUNE, 20 10

Suzanne Ffield

Notary Public in and for said County and State



Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	<u>VAR-38576</u>
Meeting Date:	<u>7-29-10</u>
Total Fee:	<u>\$830.00</u>
Date Received:*	<u>6/15/10</u>
Received By:	<u>[Signature]</u>

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

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

SITE INFORMATION

ZONING: AL-12-11-40-012
 CHURCHMAN: RE
 ROAD: C-1

AREA (Approximate, to be verified)

Net Area: 47,844 sq ft
 47,844 sq ft
 47,844 sq ft

PARKING REQUIREMENTS

Parking Calculations (per Code)
 Required: 17 spaces
 Provided: 17 spaces

Parking Ratio:
 1 space per 1,100 sq ft

Parking Required: 47,844 sq ft / 1,100 = 43.5 spaces

PARKING PROVIDED: 1

47,844 sq ft - 47,844 sq ft

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47,844 sq ft - 47,844 sq ft

SETBACKS

Front: 20 ft
 Side: 10 ft
 Corner Street Side: 10 ft

BUILDING HEIGHT

Allowed: 20 ft
 Provided: 20 ft

BUILDING COVERAGE

Allowed: 50 %
 Provided: 50 %

BUILDING AREAS

NEW BUILDING A - 3,000 sq ft
 NEW BUILDING B - 1,000 sq ft
 NEW BUILDING C - 1,000 sq ft
 TOTAL - 5,000 sq ft

NEW BUILDING A - 3,000 sq ft

NEW BUILDING B - 1,000 sq ft

NEW BUILDING C - 1,000 sq ft

TOTAL - 5,000 sq ft

TOTAL - 5,000 sq ft

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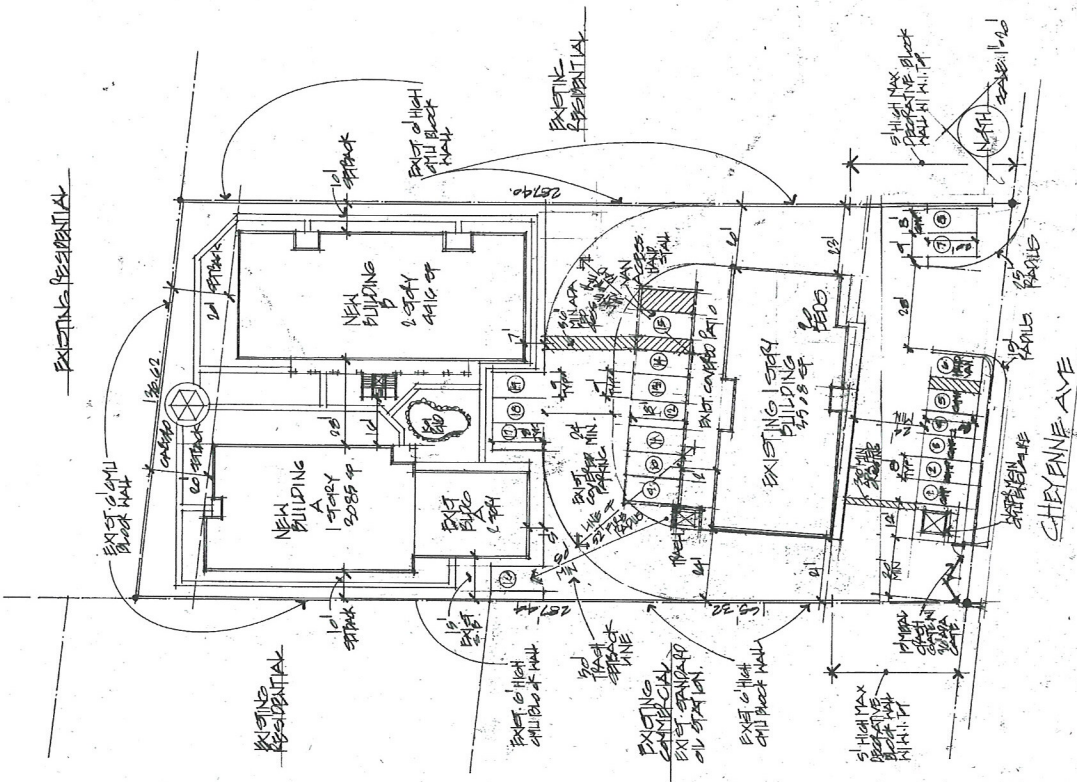
TOTAL - 5,000 sq ft

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TOTAL - 5,000 sq ft



SITE PLAN

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

RECEIVED
 AUG 04 2010

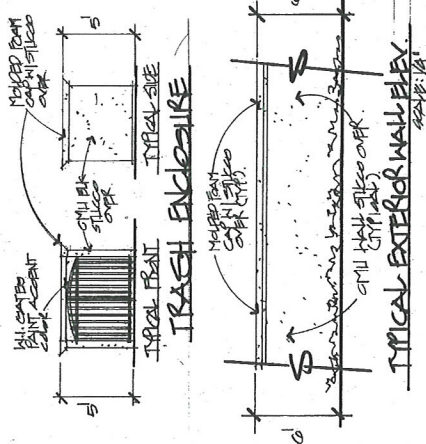
J W DESIGN
 15 W. Fulton Ave., Suite 2
 Milwaukee, WI 53202
 (414) 224-7710

5/13/10



5.8.10
 7.6.10
 7.25.10
 8.4.10

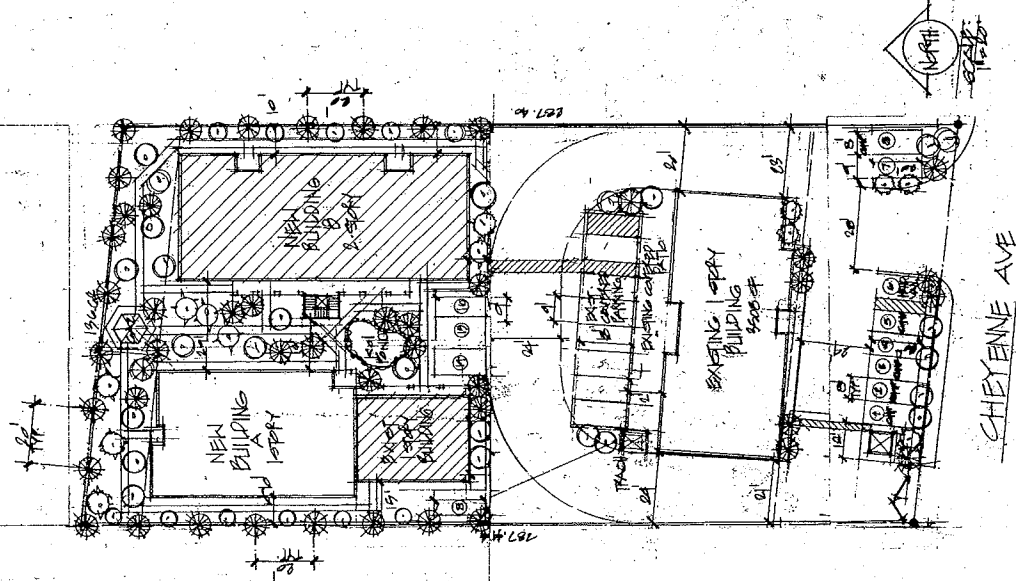
CHINA
 ADULT GROUP CARE HOME
 6040 CHEYENNE AVE
 LAS VEGAS, NV



TREE / PLANT SCHEDULE

SYM	QTY	SIZE	PLANT CODE	COMMON NAME	MANUFACTURER NAME
1	1	12"	12"	MOORE'S ABE	MOORE'S ABE
2	1	12"	12"	TEANAHU PEPPER	TEANAHU PEPPER
3	1	12"	12"	MOORE'S ABE	MOORE'S ABE
4	1	12"	12"	MOORE'S ABE	MOORE'S ABE
5	1	12"	12"	MOORE'S ABE	MOORE'S ABE
6	1	12"	12"	MOORE'S ABE	MOORE'S ABE
7	1	12"	12"	MOORE'S ABE	MOORE'S ABE
8	1	12"	12"	MOORE'S ABE	MOORE'S ABE
9	1	12"	12"	MOORE'S ABE	MOORE'S ABE
10	1	12"	12"	MOORE'S ABE	MOORE'S ABE
11	1	12"	12"	MOORE'S ABE	MOORE'S ABE
12	1	12"	12"	MOORE'S ABE	MOORE'S ABE
13	1	12"	12"	MOORE'S ABE	MOORE'S ABE
14	1	12"	12"	MOORE'S ABE	MOORE'S ABE
15	1	12"	12"	MOORE'S ABE	MOORE'S ABE
16	1	12"	12"	MOORE'S ABE	MOORE'S ABE
17	1	12"	12"	MOORE'S ABE	MOORE'S ABE
18	1	12"	12"	MOORE'S ABE	MOORE'S ABE
19	1	12"	12"	MOORE'S ABE	MOORE'S ABE
20	1	12"	12"	MOORE'S ABE	MOORE'S ABE
21	1	12"	12"	MOORE'S ABE	MOORE'S ABE
22	1	12"	12"	MOORE'S ABE	MOORE'S ABE
23	1	12"	12"	MOORE'S ABE	MOORE'S ABE
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26	1	12"	12"	MOORE'S ABE	MOORE'S ABE
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97	1	12"	12"	MOORE'S ABE	MOORE'S ABE
98	1	12"	12"	MOORE'S ABE	MOORE'S ABE
99	1	12"	12"	MOORE'S ABE	MOORE'S ABE
100	1	12"	12"	MOORE'S ABE	MOORE'S ABE

NOTE:
LANDSCAPE TO INCLUDE 4" GAL. THILIPS
FOR EVERY BOX TREE



LANDSCAPE PLAN

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AUG 04 2010

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

J W DESIGN
1000 N. W. 10th Ave.
Fort Lauderdale, FL 33304
Phone: 954-561-1111
Fax: 954-561-1112

0-18-10

5.8.10
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CHINA
ADULT GROUP CARE HOME
6040 CHEYENNE AVE
LAS VEGAS, NV

6.14.10

7.6.10

ATLANTA ADULT GROUP CARE HOME

6040 CHERANE AVE.

LAKEVIEW, NY

J W DESIGN

Residential & Commercial Design & Drafting

1000 10th Ave., Suite 2

Brooklyn, NY 11215

(718) 333-7733

6.14.10

7.6.10

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7.6.10

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LAKEVIEW, NY

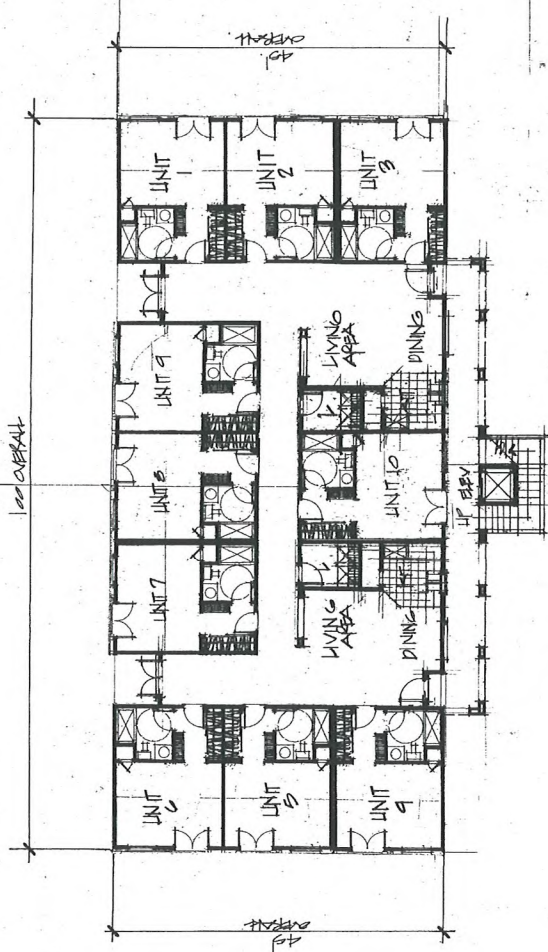
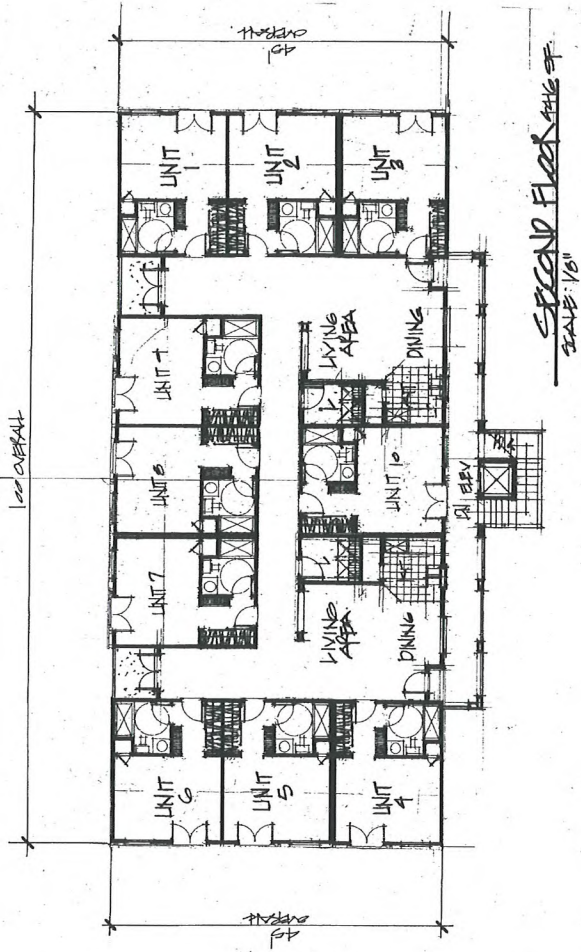
J W DESIGN

Residential & Commercial Design & Drafting

1000 10th Ave., Suite 2

Brooklyn, NY 11215

(718) 333-7733



BUILDING B

FIRST FLR.	446 SF	10 BDR
SECOND FLR.	446 SF	10 BDR
TOTAL	892 SF	20 BDR

VAR-38576 SUP-38574
SDR-38577 REVISED

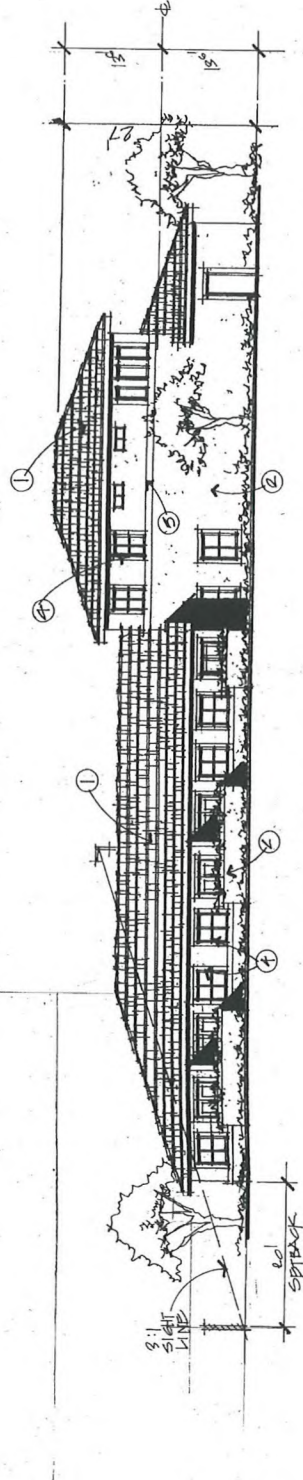
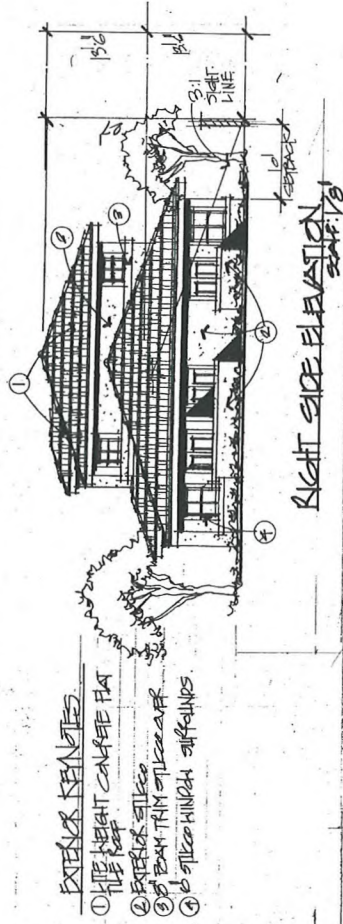
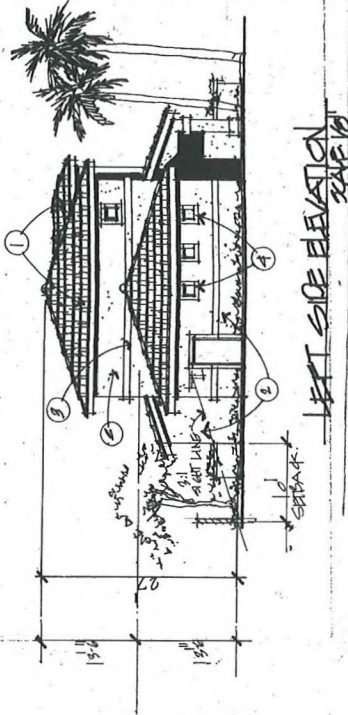
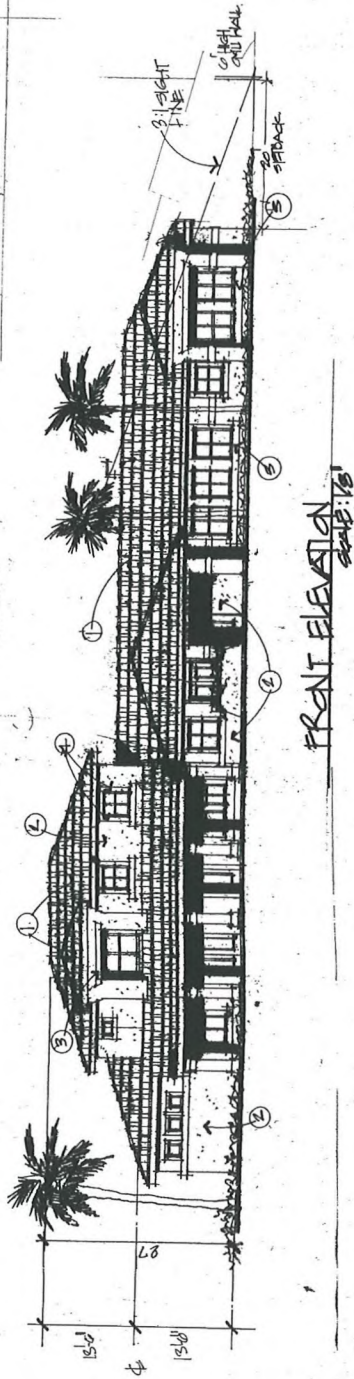
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JUL 08 2010

6.14.10.
 7.6.10.

CHANA
 ADULT CARE HOME
 6440 CHELSEA AVE.
 LAS VEGAS, NV

J W DESIGN
 Residential & Commercial Design & Drafting
 Jeffery J. Winkler
 1616 W. Flamingo Ave., Suite 2
 Las Vegas, NV 89102
 (702) 735-9726

5.15.10
 4
 6



BUILDING A

REAR ELEVATION

VAR-38576 SUP-38574
SDR-38577 REVISED

JUL 26 2010

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J W DESIGN
Jeffrey W. Johnson
14 W. 10th Ave., Suite 100
Hickory, NC 28601
704.333.7734

CHANA
ADULT GROUP CARE HOME
6000 CHERRY AVE.
LAS VEGAS, NV

7.6.10
17.03.10

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4-0-1

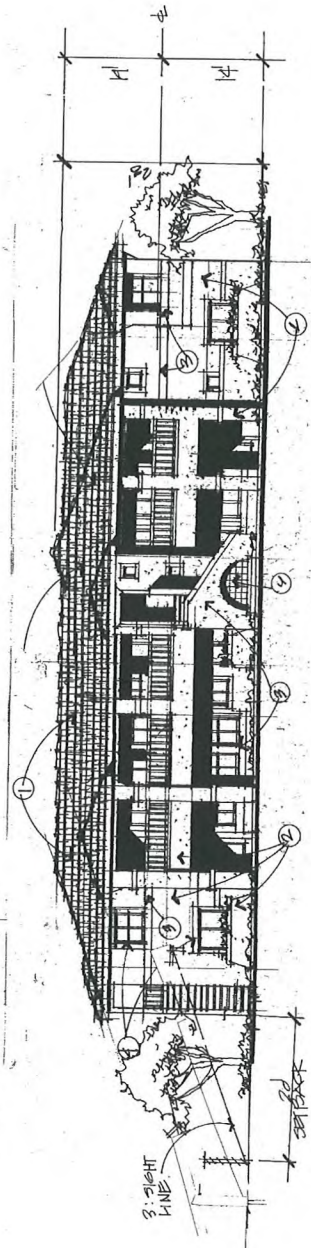
CHINA
ADULT GROUP ARE HOME
0040 CHERAINE AVE.
LAS VEGAS, NV

J W DESIGN
Jeffrey W. Design
16 W. Parry Ave., Suite 2
Henderson, NV 89003
(702) 555-7734

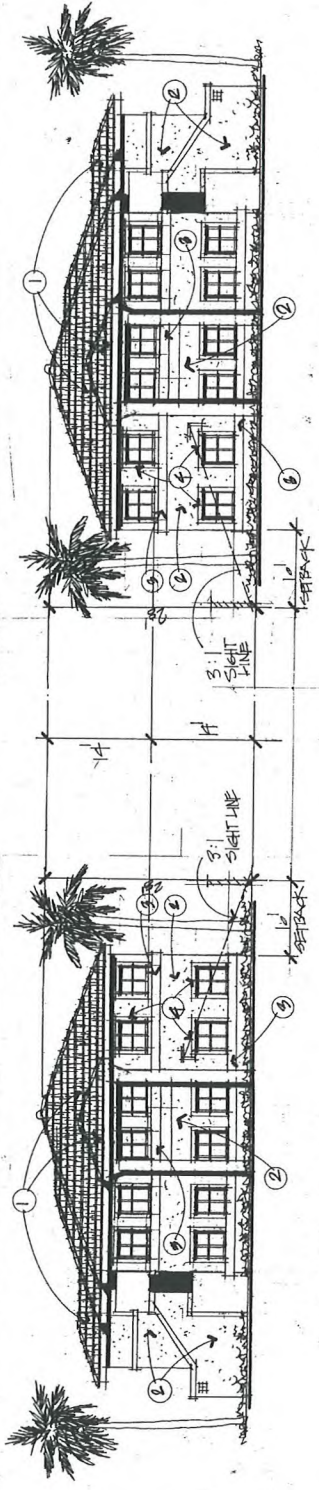
6/15

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JUL 26 2010

VAR-38576 SUP-38574
SDR-38577 REVISED

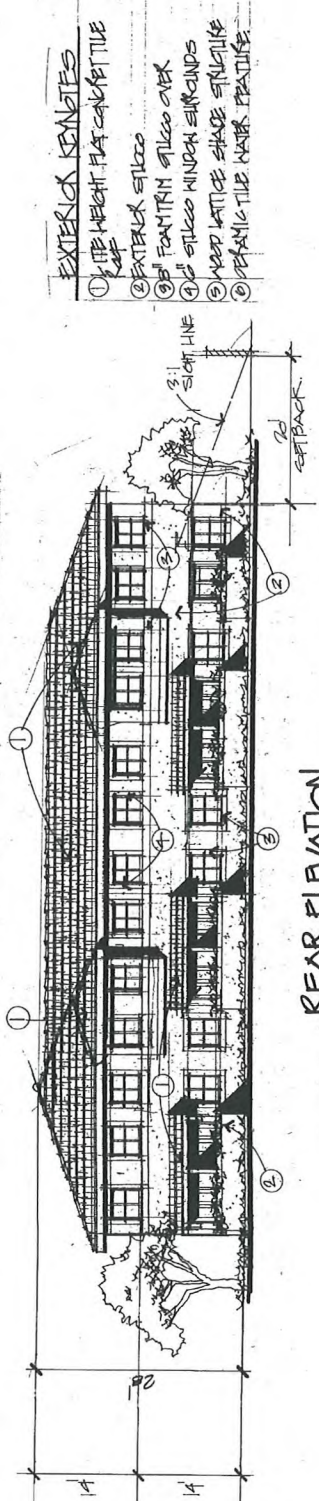


FRONT ELEVATION
SCALE: 1/8"



RIGHT SIDE ELEV
SCALE: 1/8"

LEFT SIDE ELEV
SCALE: 1/8"

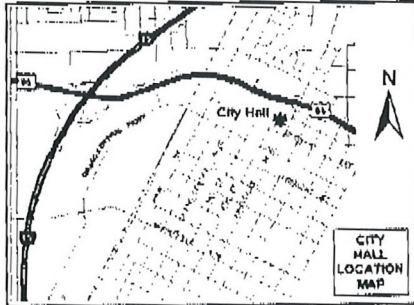


REAR ELEVATION
SCALE: 1/8"

- EXTENDED REMARKS
- ① EXT. WEIGHT FLAT CANOPY TIE
 - ② EXT. WEIGHT FLAT CANOPY TIE
 - ③ EXT. WEIGHT FLAT CANOPY TIE
 - ④ EXT. WEIGHT FLAT CANOPY TIE
 - ⑤ EXT. WEIGHT FLAT CANOPY TIE
 - ⑥ EXT. WEIGHT FLAT CANOPY TIE

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

Return Service Requested
Official Notice of Public Hearing



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



I SUPPORT
 this Request



I OPPOSE
 this Request

Please use available blank space on card for your comments.

VAR-38576 & SUP-38574

Planning Commission Meeting of 8/26/2010

PRESORTED
 FIRST CLASS



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

13811408005
 FLETCHER FAMILY TRUST
 3264 N SISK RD
 LAS VEGAS NV 89108-0000

Case: VAR-38576

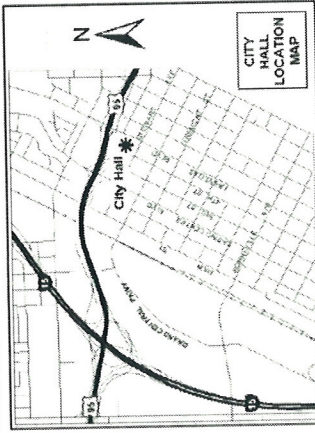
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AUG 16 2010

18-19P

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

Return Service Requested
Official Notice of Public Hearing



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☐ I SUPPORT
this Request

☒ I OPPOSE
this Request

Please use available blank space on card for your comments.

VAR-38576 & SUP-38574
Planning Commission Meeting of 8/26/2010



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AUG 18 2010

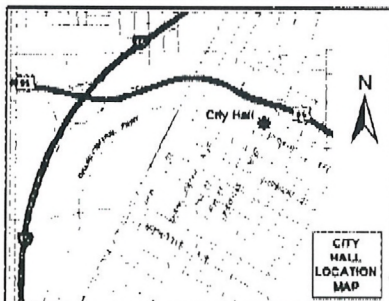
Case: VAR-38576
13811407001
KINSINGER FAMILY LIVING TRUST
3284 N GAREHIME ST
LAS VEGAS NV 89108-4933



18-19
P

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

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Official Notice of Public Hearing



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☐ I SUPPORT
this Request

☒ I OPPOSE
this Request

Please use available blank space on card for your comments.

VAR-38576 & SUP-38574

Planning Commission Meeting of 8/26/2010

It was purchased with adjacency requirements and should be used with them. No value upgrade.

VAR-38576 Occupant, Space 173
The Highlands Mobile Home Park
830 Lamb Boulevard
Las Vegas, Nevada 89110

RECEIVED

AUG 16 2010

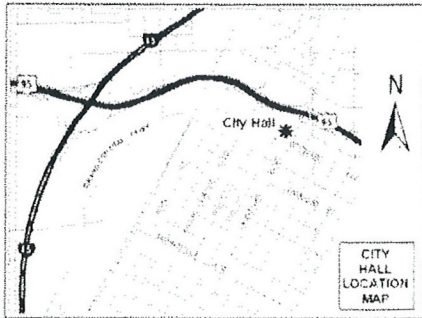
18-19 P

08/16/2010 11:02 FAX 6563564

001

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

Return Service Requested
Official Notice of Public Hearing



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I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

VAR-38576 & SUP-38574

Planning Commission Meeting of 8/26/2010

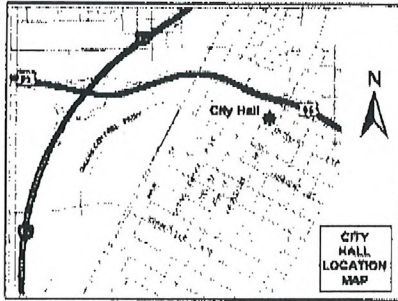
13811402008
FORTE JOSEPH & DONNA
3365 GAREHIME
LAS VEGAS NV 89108-4934

Case VAR-38576

RECEIVED

AUG 16 2010

18-19
P

Official Notice of Public Hearing

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 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.

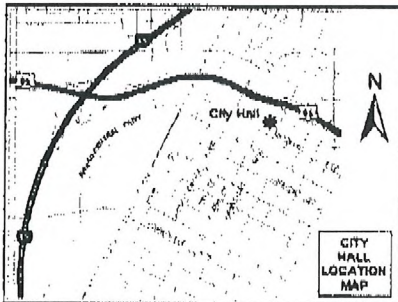
DR-38577

Planning Commission Meeting of 8/26/2010

Case: SDR-38577
13814112017
CLAYTON CLIFFORD R
3060 RAMROD ST
LAS VEGAS NV 89108-4399

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

Return Service Requested
Official Notice of Public Hearing



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I SUPPORT
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AR-38576 & SUP-38574

Planning Commission Meeting of 8/26/2010

Case: VAR-38576
13814112017
CLAYTON CLIFFORD R
3060 RAMROD ST
LAS VEGAS NV 89108-4399

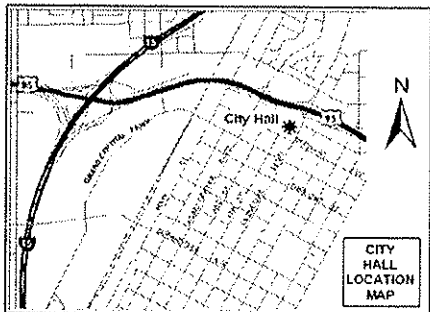
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AUG 17 2010

18-20 P

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

Return Service Requested
Official Notice of Public Hearing



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☐

I SUPPORT
this Request

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I OPPOSE
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Please use available blank space on card for your comments.

VAR-38576 & SUP-38574

Planning Commission Meeting of 8/26/2010

PRESORTED
FIRST CLASS



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AUG 23 2010

13811406008
BELL MICHAELA
3240 SERENE DR
LAS VEGAS NV 89108-4947

Case: VAR-38576

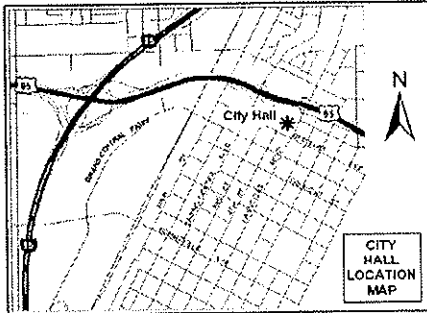
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18-19P

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

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VAR-38576 & SUP-38574

Planning Commission Meeting of 8/26/2010

PRESORTED
FIRST CLASS



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PITNEY BOWES

RECEIVED
AUG 24 2010

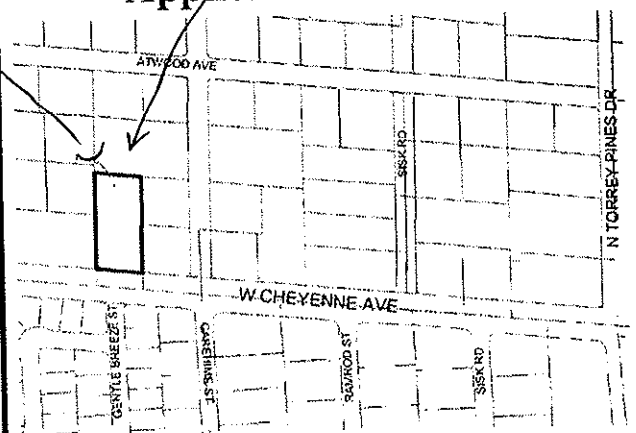
Case: VAR-38576
13811406003
CAMERON ROY EUGENE & CAROLYN L
6635 ATWOOD AVE
LAS VEGAS NV 89108-4913

1. Block shown at right doesn't accommodate 47-bed facility. Is this an honest sketch?
Do not want further extension of land for that facility.
After 2 dishonest applications, can I trust this?
Define "convalescent care"!! What population?

Application Information
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).

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). They can't get 47 beds on the area shown. They will ask for more land. 47 is over crowded.

Application Location



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

Public Hearing Information

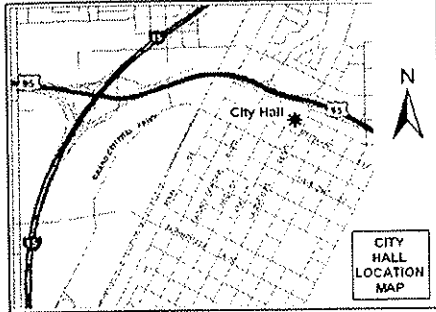
Meeting: Planning Commission
Date: August 26, 2010
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

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 Rezoning 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>.

18-19
P

City of Las Vegas
Planning & Development Department
Development Services Center
1000 South Fourth Street
Las Vegas, Nevada 89101-2986

Return Service Requested
Official Notice of Public Hearing



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I SUPPORT
this Request



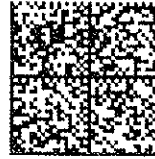
I OPPOSE
this Request

Please use available blank space on card for your comments.

VAR-38576 & SUP-38574

Planning Commission Meeting of 8/26/2010

PRESORTED
FIRST CLASS



UNITED STATES POSTAGE
PHILIP BOWEN

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0004279218

MAILED FROM ZIP CODE 89101

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AUG 13 2010

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

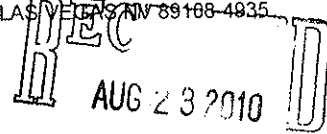
13811403003

Case: VAR-38576

CAMPBELL ROBERT & GWEN

3376 GAREHIME ST

LAS VEGAS NV 89168-4935



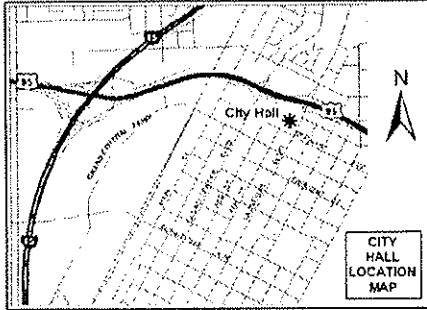
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18-19P

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

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I OPPOSE
this Request

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VAR-38576 & SUP-38574

Planning Commission Meeting of 8/26/2010

PRESORTED
FIRST CLASS



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Case: VAR-38576
13814112016
CATES JEFFERY G & G L REV LIV TR
3163 RAMROD ST
LAS VEGAS NV 89108-4312

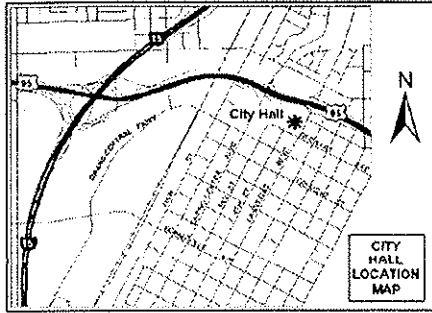
18-19 P



18-19
P

City of Las Vegas
Planning & Development Department
Development Services Center
350 South Fourth Street
Las Vegas, Nevada 89101-2986

Return Service Requested
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☐ I SUPPORT
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☒ I OPPOSE
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VAR-38576 & SUP-38574

Planning Commission Meeting of 8/26/2010

PRESORTED
FIRST CLASS



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AUG 13 2010
MAILED FROM ZIP CODE 89101
\$ 00.414
PITNEY BOWES

RECEIVED
AUG 23 2010

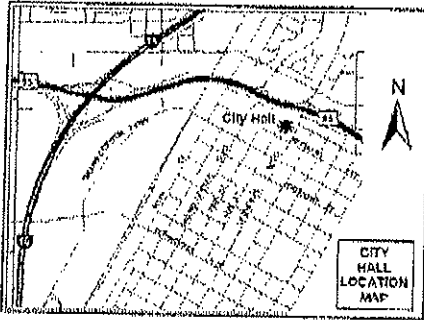
13814110012
ANDERTON ADRIENNE A
6641 COASTAL BREEZE CT
LAS VEGAS NV 89108-4356

Case: VAR-38576

18-19P

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

**Return Service Requested
 Official Notice of Public Hearing**



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I SUPPORT
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I OPPOSE
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VAR-38576 & SUP-38574

Planning Commission Meeting of 8/26/2010

PRESORTED
 FIRST CLASS



UNITED STATES POSTAGE

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 MAILED FROM ZIP CODE 89101

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

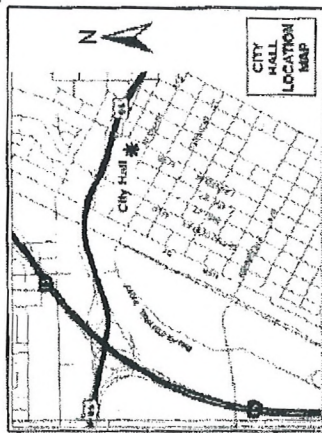
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AUG 23 2010

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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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Official Notice of Public Hearing



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☒ I SUPPORT this Request
☐ I OPPOSE this Request

Please use available blank space on card for your comments.
VAR-38576 & SUP-38574
Planning Commission Meeting of 8/26/2010



13814110104 Case VAR-38576
SCHNIPPEL MARK A & J R FAM TR
9960 W CHEYENNE AVE #210
LAS VEGAS NV 89129-7702



731 S. 4TH ST. LAS VEGAS, NV 89101

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AUG 17 2010

18-19
A

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

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

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.

C.C.: 12/15/2010

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

12

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

1

City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Consolidated Backup
2. Supporting Documentation

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



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-38574** APN: 138-11-406-012

Name of Property Owner: PAITAKA Miyahira

Name of Applicant: Paitaka P. Miyahira or Tasey Miyahira

Name of Representative: Paitaka Miyahira or Geoff 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: _____

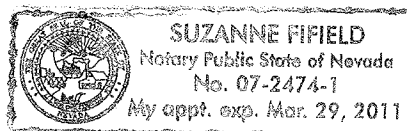
Signature of Property Owner: _____

Print Name: PAITAKA P. MIYAHIRA

Subscribed and sworn before me

This 15th day of June, 2010

Suzanne Fifeild
Notary Public in and for said County and State



RECEIVED

JUN 15 2010

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: SPECIAL USE PERMIT
 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 C1 Zoning: existing _____ proposed _____
 Commercial Square Footage 22,314 Floor Area Ratio 48%
 Gross Acres 1.057 Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER PAT MIYAHIRA Contact PAT MIYAHIRA
 Address 6640 W. CHEYENNE Phone: 2891743 Fax: 645 7098
 City LAS VEGAS State NEVADA Zip 89105
 E-mail Address SUZY@MAUIONE INC.COM

APPLICANT PAITAKA MIYAHIRA Contact PAT MIYAHIRA
 Address 6640 W. CHEYENNE Phone: 2891743 Fax: 645 7098
 City LAS VEGAS State NEVADA Zip 89105
 E-mail Address SUZY@MAUIONE INC.COM

REPRESENTATIVE GEOFF ROBINS Contact GEOFF ROBINS
 Address 2261 ROSANNA ST Phone: 3762518 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

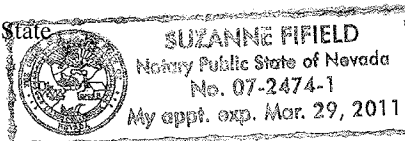
Print Name Tasey Miyahira Paitaka P. Miyahira

Subscribed and sworn before me

This 10th day of June, 20 10

Suzanne Fifield

Notary Public in and for said County and State



Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	<u>SUP-38574</u>
Meeting Date:	<u>7/29/10</u>
Total Fee:	<u>\$1,030.00</u>
Date Received:*	<u>6/15/10</u>
Received By:	<u>[Signature]</u>

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

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JUN 15 2010

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:

Planning Commission Mtg.

12

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

1

City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

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

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PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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Name of Applicant: PAITAKA P. MIYAHIRA or Taseq Miyahira

Name of Representative: Paitaka Miyahira Geoff Robins

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☐ 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: _____

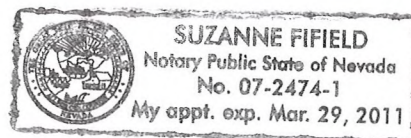
Signature of Property Owner: _____

Print Name: PAITAKA P. MIYAHIRA

Subscribed and sworn before me

This 15th day of JUNE, 20 10

Suzanne Fifield
Notary Public in and for said County and State



RECEIVED
JUN 15 2010

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: SITE DEVELOPMENT PLAN REVIEW
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 E-mail Address SUZIE @ MALL ONE INC. COM

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 City LAS VEGAS State NEVADA Zip 89105
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Property Owner Signature* Tasey Miyahira

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

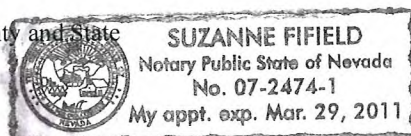
Print Name Tasey Miyahira Patricia P Miyahira

Subscribed and sworn before me

This 10th day of June, 20 10

Suzanne Fifeild

Notary Public in and for said County and State



Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	<u>SDR-38577</u>
Meeting Date:	<u>7-29-10</u>
Total Fee: \$	<u>1,030</u>
Date Received:*	<u>6/15/10</u>
Received By:	<u>[Signature]</u>

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

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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

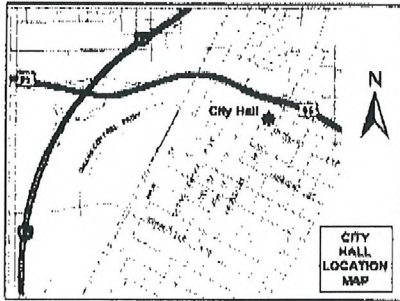
Traffic Capacity of adjacent streets:

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

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 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.

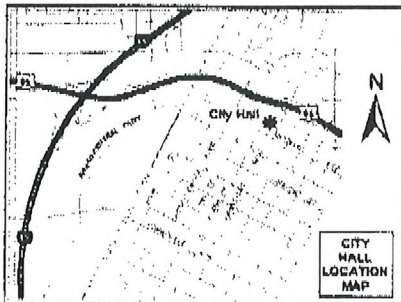
DR-38577

Planning Commission Meeting of 8/26/2010

Case: SDR-38577
13814112017
CLAYTON CLIFFORD R
3060 RAMROD ST
LAS VEGAS NV 89108-4399

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

Return Service Requested
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I SUPPORT
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I OPPOSE
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please use available blank space on card for your comments.

AR-38576 & SUP-38574

Planning Commission Meeting of 8/26/2010

Case: VAR-38576
13814112017
CLAYTON CLIFFORD R
3060 RAMROD ST
LAS VEGAS NV 89108-4399

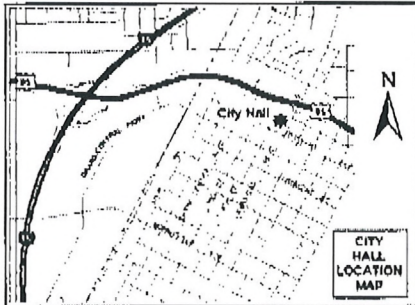
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18-20 P

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
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I OPPOSE
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SDR-38577

Planning Commission Meeting of 8/26/2010

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13811408005
 FLETCHER FAMILY TRUST
 3264 N SISK RD
 LAS VEGAS NV 89108-0000

Case: SDR-38577

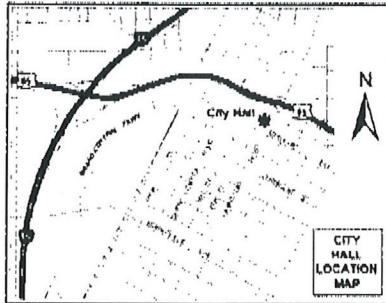
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AUG 16 2010

2DP

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

Return Service Requested
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I OPPOSE
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I OPPOSE

Please use available blank space on card for your comments.

SDR-38577

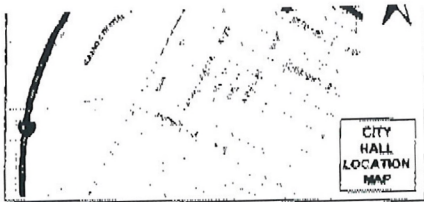
Planning Commission Meeting of 8/26/2010

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

RECEIVED

AUG 16 2010

20P



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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

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

|||||

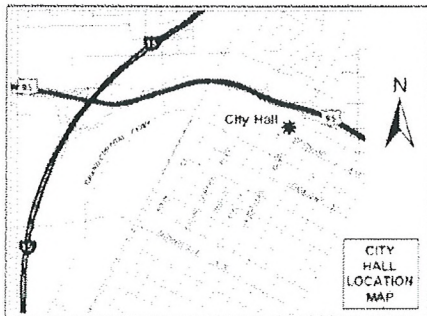
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City of Las Vegas
 Planning & Development Department
 Development Services Center
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☐

I SUPPORT
 this Request

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I OPPOSE
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SDR-38577

Planning Commission Meeting of 8/26/2010

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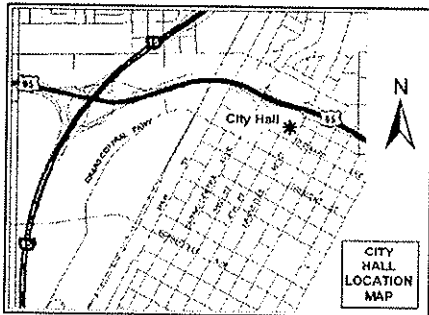
13811402008
 FORTE JOSEPH & DONNA
 3365 GAREHIME
 LAS VEGAS NV 89108-4934

Case: SDR-38577

2DP

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
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I OPPOSE
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SDR-38577

Planning Commission Meeting of 8/26/2010

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FIRST CLASS



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MAILED FROM ZIP CODE 89101

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13814110012 Case: SDR-38577
ANDERTON, ADRIENNE A.
6641 COASTAL BREEZE CT
LAS VEGAS NV 89108-4356

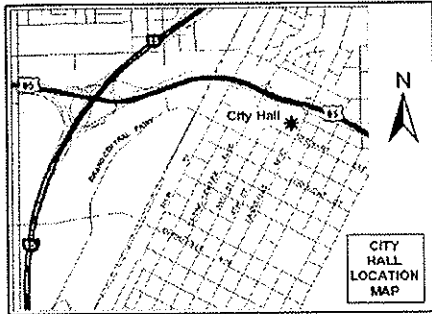
ENCLOSURE



ZDP

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

Return Service Requested Official Notice of Public Hearing



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I SUPPORT
 this Request



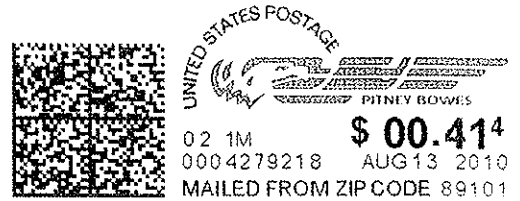
I OPPOSE
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Please use available blank space on card for your comments.

SDR-38577

Planning Commission Meeting of 8/26/2010

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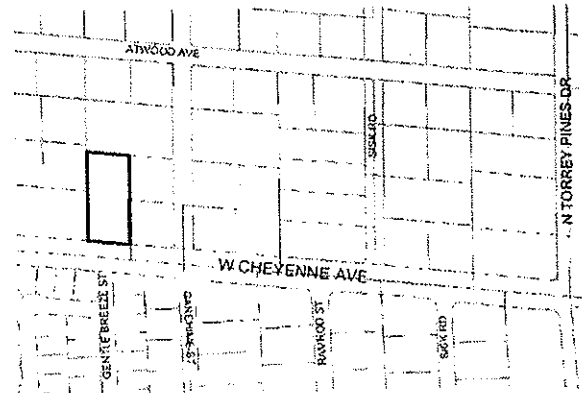
Case: SDR-38577
 13811406003
 CAMERON ROY EUGENE & CAROLYN L
 6635 ATWOOD AVE
 LAS VEGAS NV 89108-4913

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 dishonest 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 surrounding 3) about 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

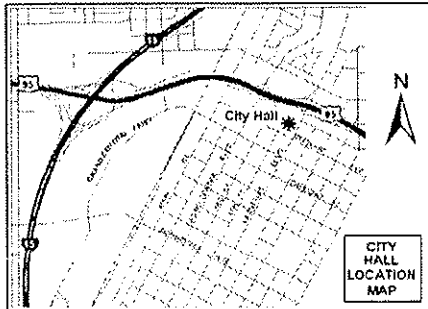
Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Planning and Development Department, Development 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.

DRP

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

Return Service Requested
Official Notice of Public Hearing



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☐

I SUPPORT
this Request

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I OPPOSE
this Request

Please use available blank space on card for your comments.

SDR-38577

Planning Commission Meeting of 8/26/2010

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PUNY BOWES

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

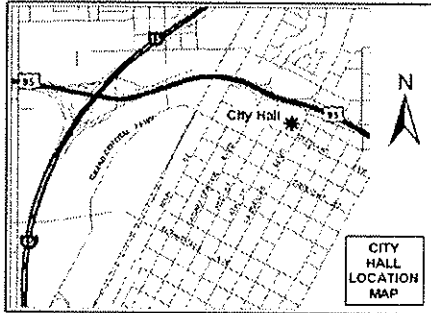
11/23/2009 11:11 AM

11/23/2009 11:11 AM

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

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Official Notice of Public Hearing



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☐ I SUPPORT
this Request

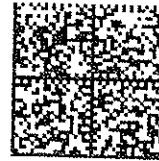
☒ I OPPOSE
this Request

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DR-38577

Planning Commission Meeting of 8/26/2010

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MAILED FROM ZIP CODE 89101
\$ 00.414
AUG 13 2010
PITNEY BOWES

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

13811403003
CAMPBELL ROBERT & GWEN
3376 GAREHIME ST
LAS VEGAS NV 89108-4935

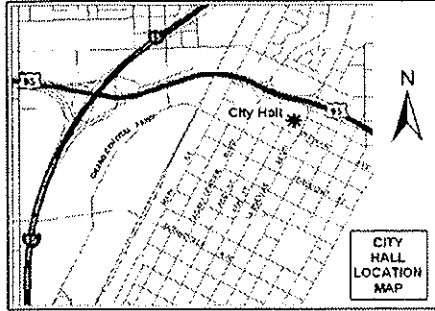
Case: SDR-38577

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AUG 23 2010

208

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

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☐ I SUPPORT
this Request

☒ I OPPOSE
this Request

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DR-38577

Planning Commission Meeting of 8/26/2010

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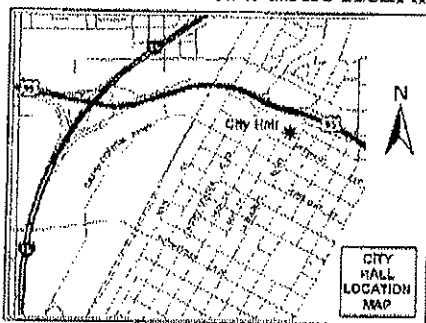
RECEIVED
AUG 23 2010

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

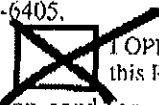
Return Service Requested
Official Notice of Public Hearing



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I SUPPORT
 this Request



I OPPOSE
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SDR-38577

Planning Commission Meeting of 8/26/2010

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13811408001 Case: SDR-38577
 WONG PAUL A LIVING TRUST
 6485 ATWOOD AVE
 LAS VEGAS NV 89108-4909

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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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☒ I SUPPORT
this Request

☐ I OPPOSE
this Request

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SDR-38577

Planning Commission Meeting of 8/26/2010



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

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AUG 17 2010

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A

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:

Planning Commission Mtg.

63

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

1

City Council Meeting

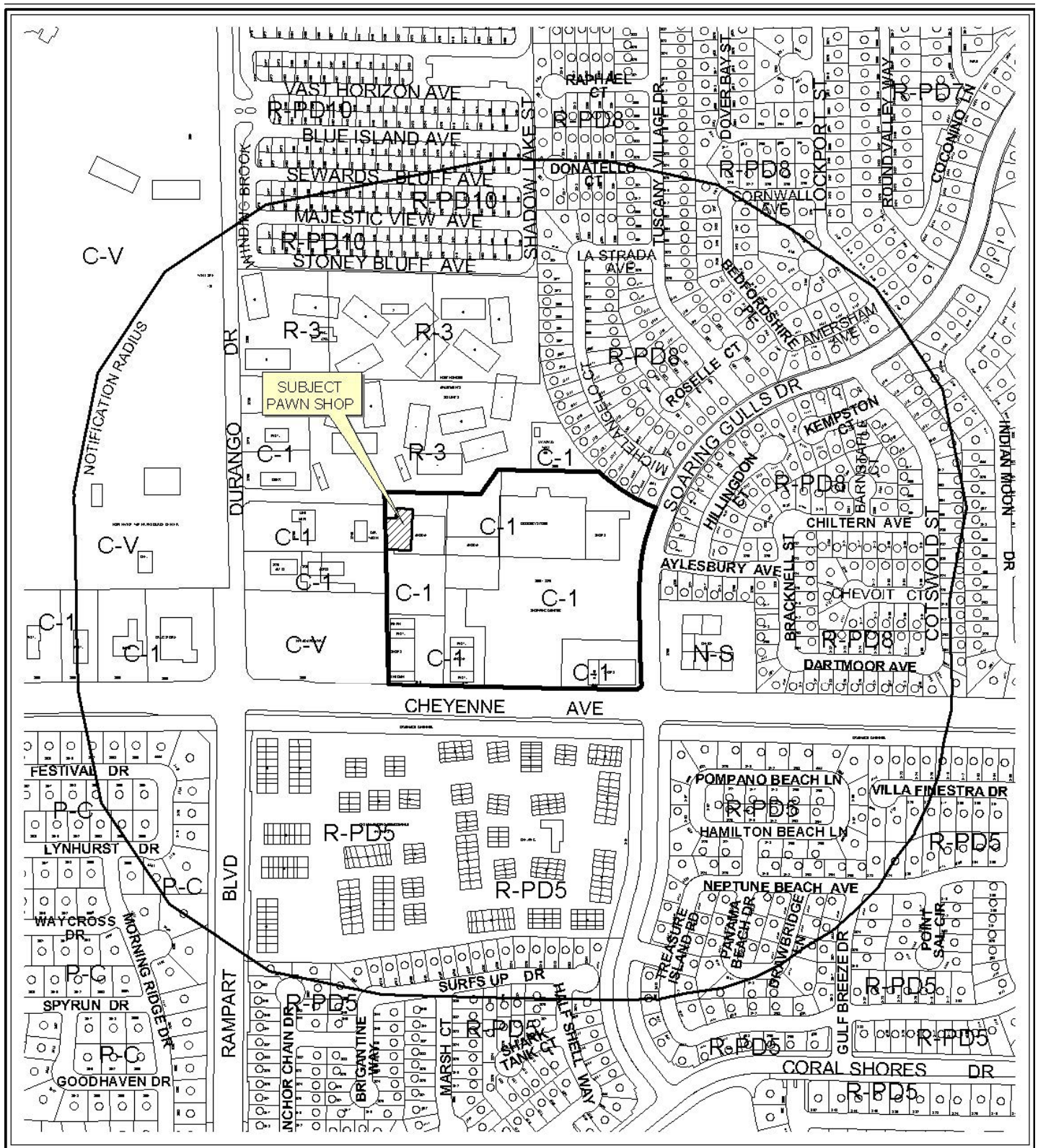
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RECOMMENDATION:

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



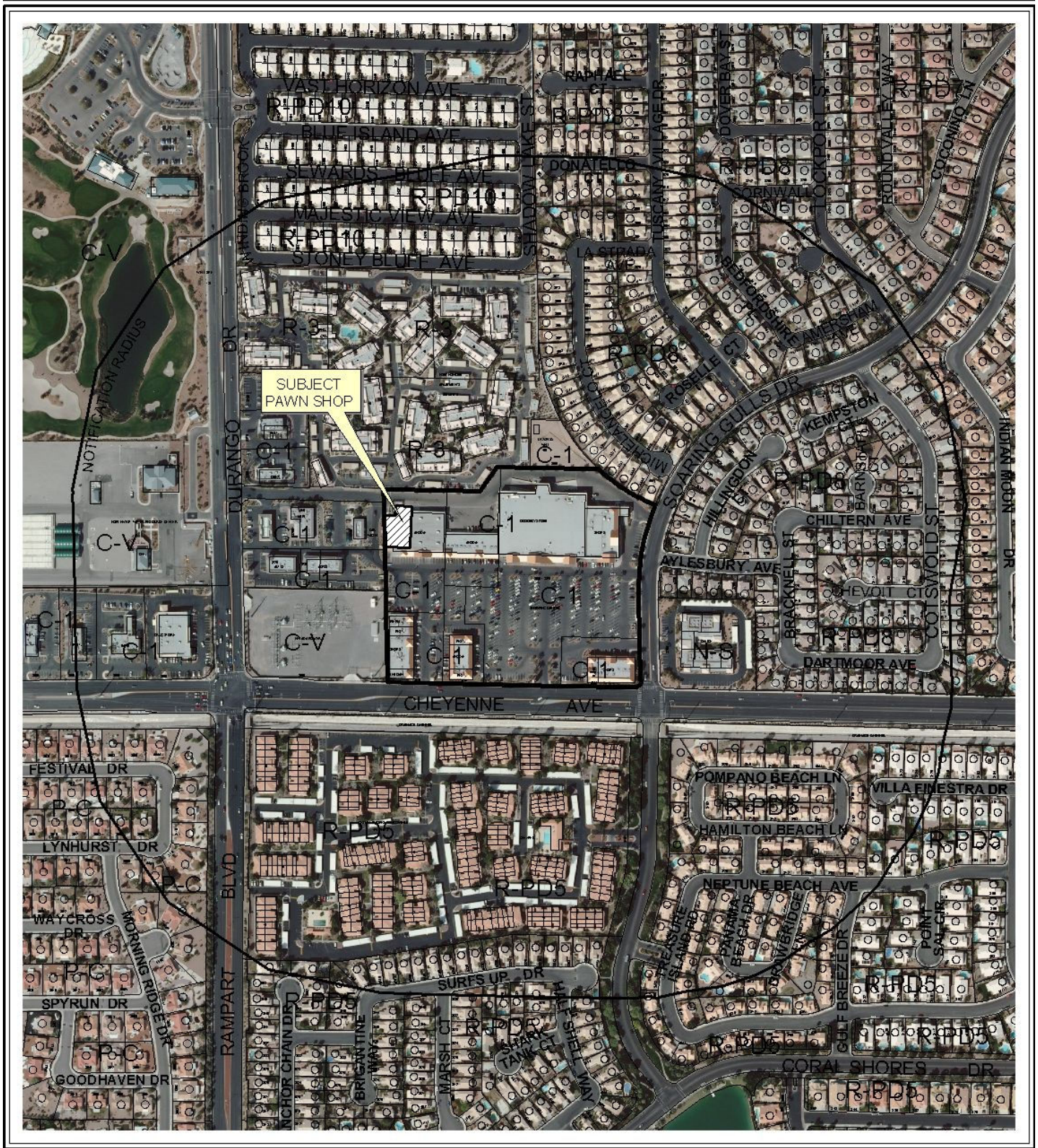
CASE: **SUP-37362**

RADIUS: 1000 FT

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

0 500 1000 Feet



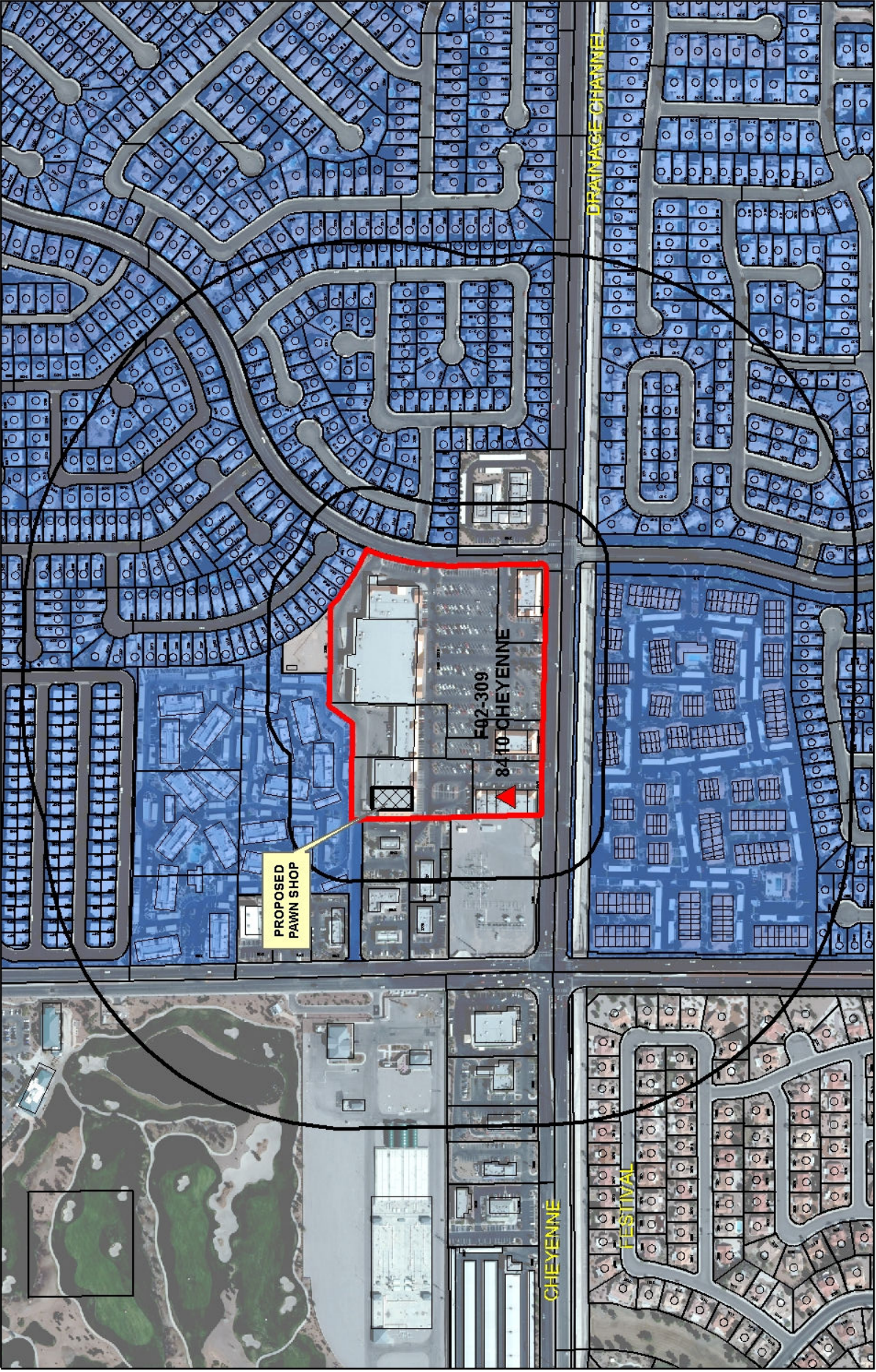


CASE: **SUP-37362**

RADIUS: 1000 FT

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





SUP-37362

Financial Business Locations

-  Financial Institution, Specified
-  Automobile Title Loan
-  Pawnshops

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

*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) ****

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
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.

Staff Report Page One
October 21, 2010 - Planning Commission Meeting

**** 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

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc. and Property Sales</i>	
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.

<i>Related Building Permits/Business Licenses</i>	
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.

Staff Report Page Two
October 21, 2010 - Planning Commission Meeting

<i>Pre-Application Meeting</i>	
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.

<i>Neighborhood Meeting</i>	
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.

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

<i>Details of Application Request</i>	
<i>Site Area</i>	
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)

Staff Report Page Three
October 21, 2010 - Planning Commission Meeting

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan		X	N/A
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
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

<i>Functional Classification of Street(s)</i>	<i>Governing Document</i>	<i>Street Width (Feet)</i>	<i>Compliance with Street Section</i>
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							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Shopping Center	155,663 SF	1:250 SF	623		600		N
TOTAL SPACES REQUIRED			623		600		
Regular and Handicap Spaces Required			610	13	577	23	

<i>Waivers</i>		
<i>Requirement</i>	<i>Request</i>	<i>Staff Recommendation</i>
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.		

Staff Report Page Four
October 21, 2010 - Planning Commission Meeting

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.

Staff Report Page Five
October 21, 2010 - Planning Commission Meeting

- 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



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* [Signature]

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

Print Name Richard Gordon

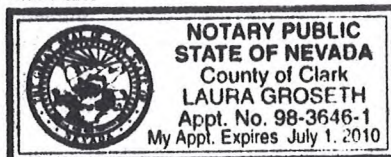
Subscribed and sworn before me

This 29 day of Jan, 20 10.

[Signature]

Notary Public in and for said County and State

Revised 10/27/08

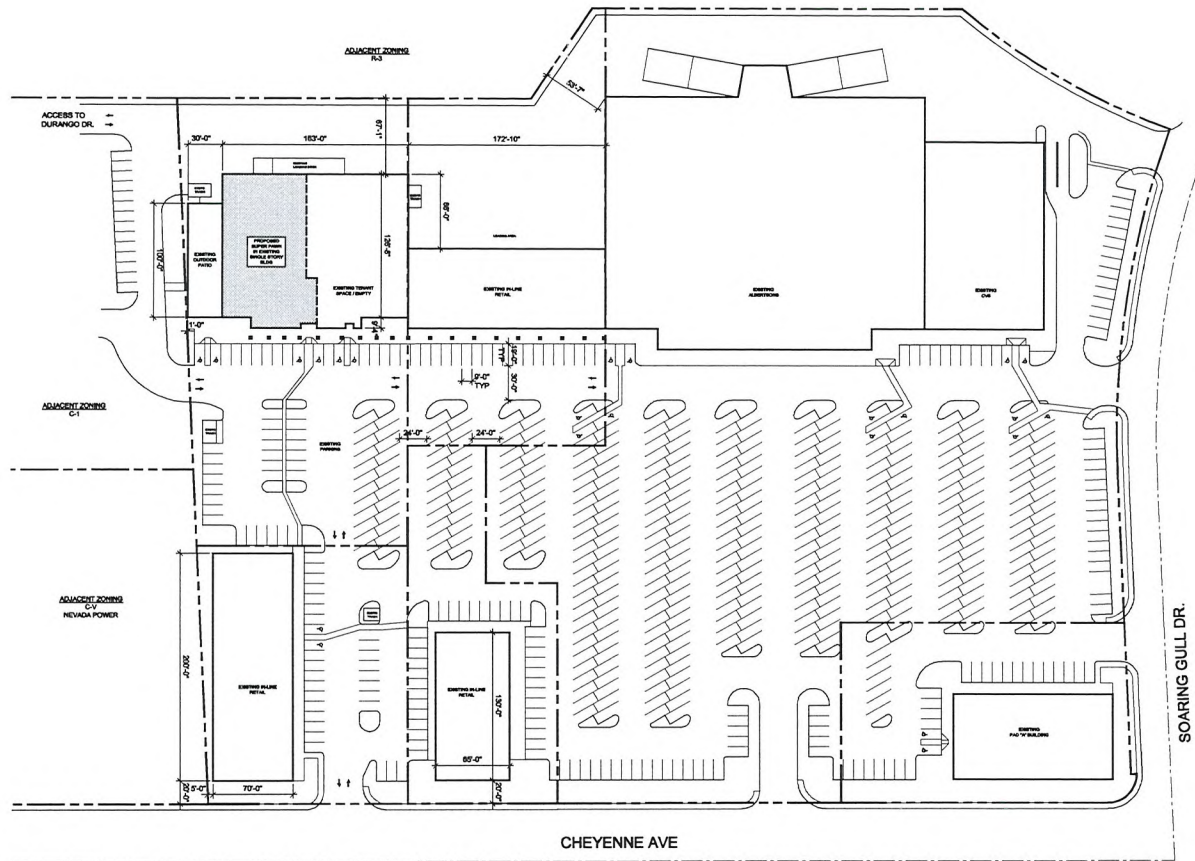


FOR DEPARTMENT USE ONLY

Case #	<u>SOP-37362</u>
Meeting Date:	<u>3/25/2010</u>
Total Fee:	<u>1030.00</u>
Date Received:*	<u>2/8/09</u>
Received By:	<u>M REX</u>

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

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



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 9,600 SF.

SITE DATA

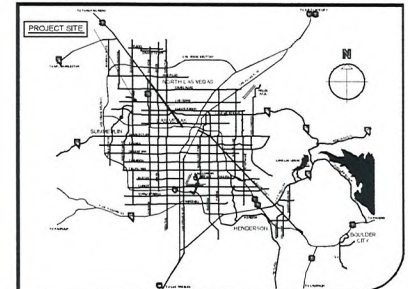
SITE DATA:

JURISDICTION LAS VEGAS
 APN # 130-00-420-005
 SITE AREA 1.4 ACRES
 EXISTING BLDG. FOOTPRINT 24,500 SF
 LOT COVERAGE 32.2 %
 CURRENT ZONING CS-1 LIMITED COMMERCIAL DISTRICT

PARKING CALCULATION:

TENANT NAME	AREA (SF)
SUPER PAWN	9,600
PAD A	10,500
PAD B	8,400
PAD C	14,000
ADJACENT TENANT	21,400
IN-LINE SHOPS	12,133
GROCERY STORE	62,279
DRUG STORE	12,220
TOTAL	155,713
TOTAL PARKING REQUIRED (1:150 SF)	623
TOTAL PARKING PROVIDED	400
ACCESSIBLE PARKING REQUIRED	13
ACCESSIBLE PARKING PROVIDED	23

VICINITY MAP



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 FEB 19 2010

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

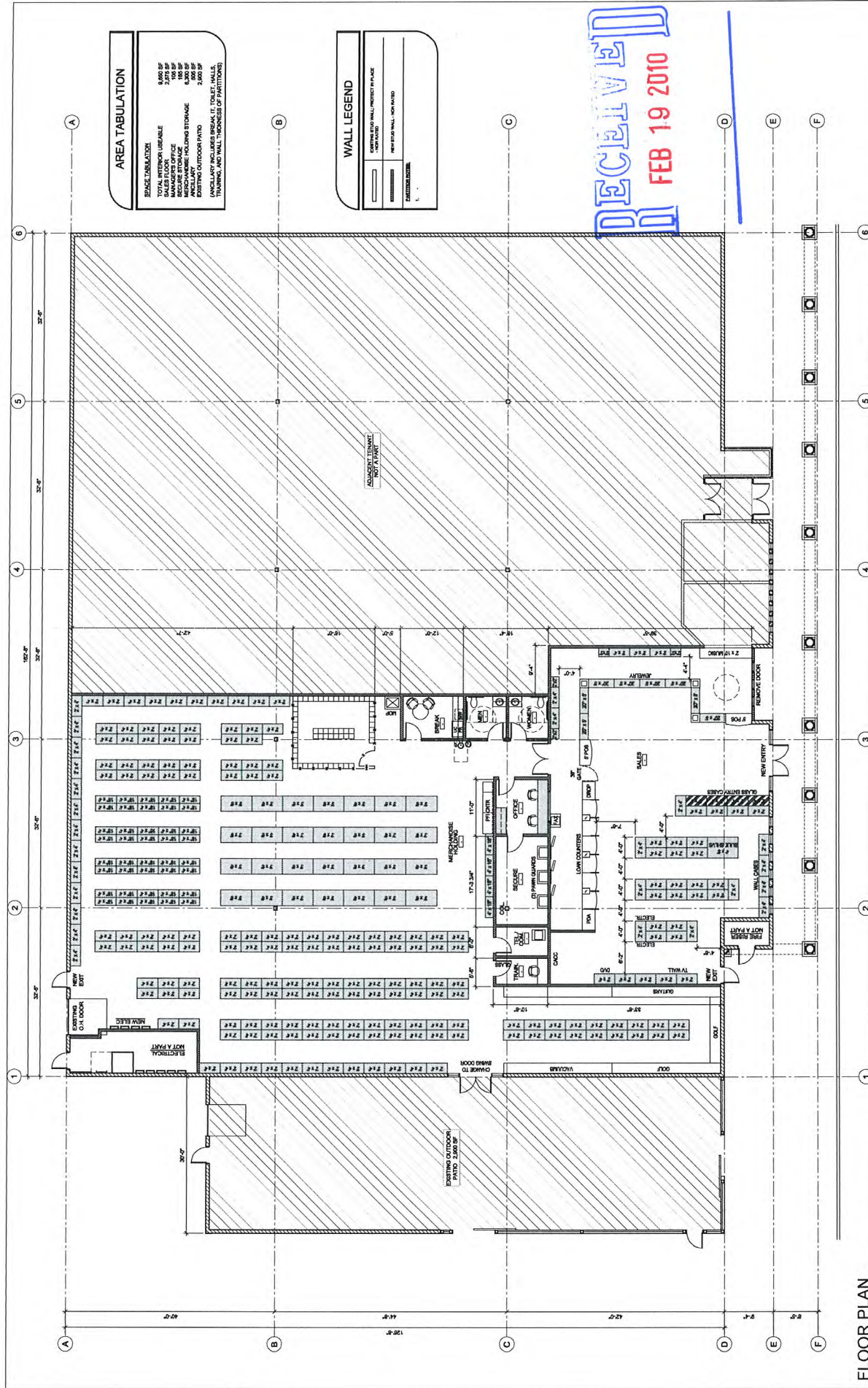
SUP-37362
REVISED
03/25/10 PC

PROJECT NO. 10 005
 DATE 02/18/10
 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



designcell

10777 W. TOWN AVE, SUITE 125, T. 702-403-1575
LAS VEGAS, NV 89135 WWW.DESIGNCELLCC

SHEET NO:
DR-02

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

0 2' 4' 8'
SCALE 1/4" = 1'-0"

NORTH

SUP-37362
REVISED
03/25/10 PC

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



**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 NORTHSORE 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@kcwvlaw.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:

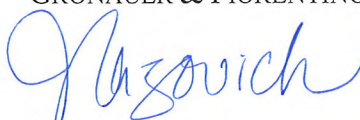
We respectfully request that SUP-37362 be placed on a City of Las Vegas Planning Commission agenda. This item was tabled at the March 25, 2010 Planning Commission hearing. We are enclosing a check in the amount of \$500.00 to cover re-notification fees. At this time, we have no changes to the plans that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

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SEP 10 2010

**KAEMPFER
CROWELL**

**KAEMPFER CROWELL RENSHAW
GRONAUER & FIORENTINO**

ATTORNEYS AT LAW
LAS VEGAS OFFICE

ANTHONY J. CELESTE
aceleste@kcnvlaw.com
702.693.4215

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

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

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

February 18, 2010

VIA HAND DELIVERY

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

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

To Whom It May Concern:

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

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

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

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**SUP-37362
REVISED
03/25/10**

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

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

Sincerely,

KAEMPFER CROWELL RENSHAW
GRONAUER & FIORENTINO



Anthony J. Celeste

AJC/dmf

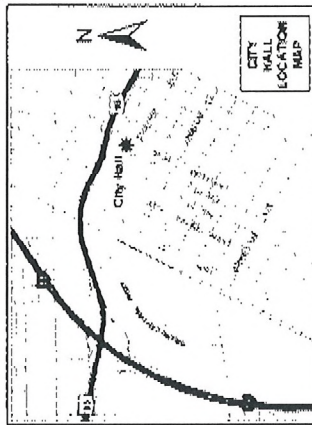
Cc: Caroline Ciocca

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SUP-37362
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03/25/10 PC

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

Return Service Requested Official Notice of Public Hearing



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☐ I SUPPORT this Request
☒ I OPPOSE this Request

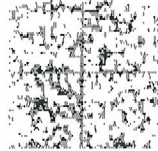
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SUP-37362

Planning Commission Meeting of 3/25/2010

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Case: SUP-37362
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LONGO ROBERT & SHARON
3345 INDIAN MOON DR
LAS VEGAS NV 89129-7325



Las Vegas, Nevada 89101-2986



Planning Commission Meeting of 3/25/2010

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Case: SUP-37362

YOUNG BEN D & LARENDA G

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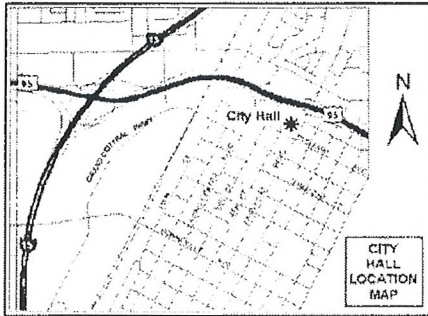
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SUP-37362

Planning Commission Meeting of 3/25/2010

Case: SUP-37362

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WEISROCK CARL J REVOCABLE TRUST
8508 FESTIVAL DR
LAS VEGAS NV 89134-8610

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MAR 15 2010

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City of Las Vegas
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Las Vegas, Nevada 89101-2986

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SUP-37362

Planning Commission Meeting of 3/25/2010

Case: SUP-37362
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STOUGHTON ALETHEA W
8105 GREENWICH CT
LAS VEGAS NV 89129-7364



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SUP-37362

Planning Commission Meeting of 3/25/2010

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Case: SUP-37362

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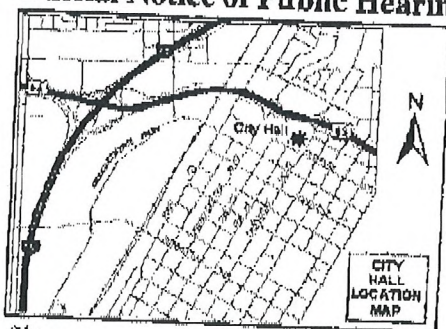


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☐

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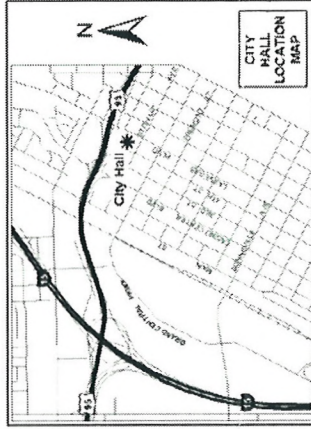
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ROBERTO ELANA E & JOSEPH M
8264 ROSELLE CT
LAS VEGAS NV 89129-2155

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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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SUP-37362

Planning Commission Meeting of 3/25/2010



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MAR 16 2010

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FEE FAMILY TRUST
3029 DRAWBRIDGE LN
LAS VEGAS NV 89128-7058

Case: SUP-37362

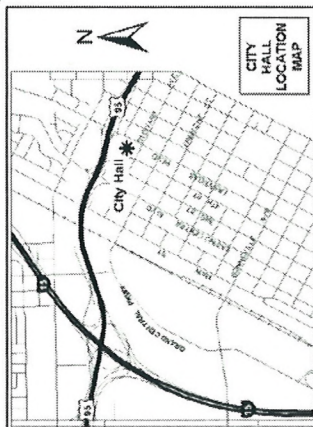
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City of Las Vegas
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731 S. Fourth Street
Las Vegas, Nevada 89101-2986

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☐ I SUPPORT
this Request

☒ I OPPOSE
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Please use available blank space on card for your comments.

SUP-37362

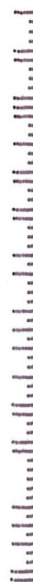
Planning Commission Meeting of 3/25/2010



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Case: SUP-37362

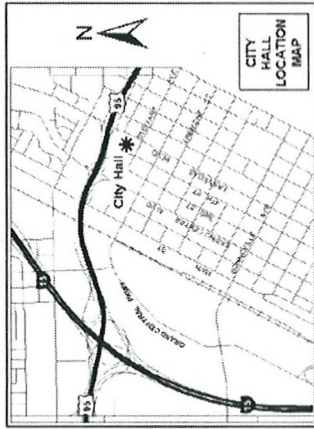
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DRYDEN TRUST
10640 HERITAGE HILLS DR
LAS VEGAS NV 89134-5213



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

Return Service Requested
Official Notice of Public Hearing



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☐ I SUPPORT
this Request

☒ I OPPOSE
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Please use available blank space on card for your comments.

SUP-37362

Planning Commission Meeting of 3/25/2010



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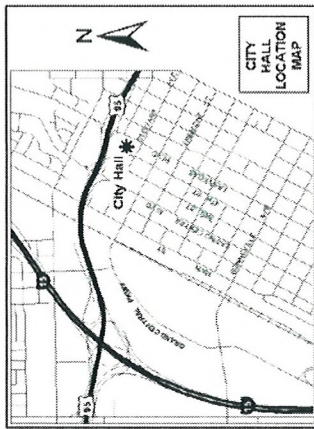
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SHABAREKH ALBERT & MARIE
8401 SEWARDS BLUFF AVE
LAS VEGAS NV 89129-7374
Case: SUP-37362

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

Return Service Requested
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☐

I SUPPORT
this Request

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I OPPOSE
this Request

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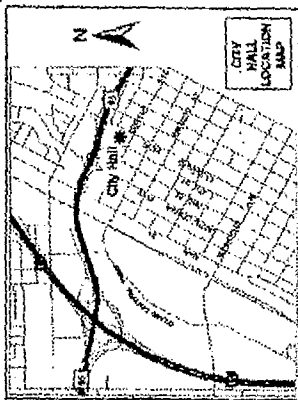
13809315005
MULLEN JOSEPH W & RENA R FAM TR
8216 CORNWALL AVE
LAS VEGAS NV 89129-7362

Case: SUP-37362

25P

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

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Official Notice of Public Hearing



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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-37362

Planning Commission Meeting of 3/25/2010



Case: SUP-37362

13816120010

OEELKE R J

P O BOX 94311

LAS VEGAS NV 89193-4311

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MAR 18 2010

Submitted after final agenda

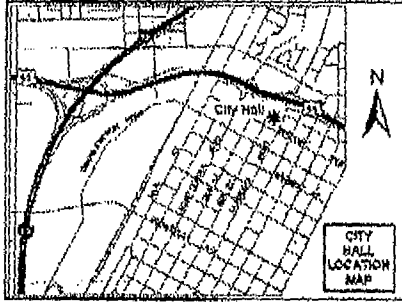
Date

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Item 75f

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.

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UNITED STATES POSTAGE
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0004279218 MAR 12 2010
MAILED FROM ZIP CODE 89101

13809413067
GILMAN BRETT D & VICKI L
8105 CHILTERN AVE
LAS VEGAS NV 89129-7389

Case: SUP-37362

24400511 23133

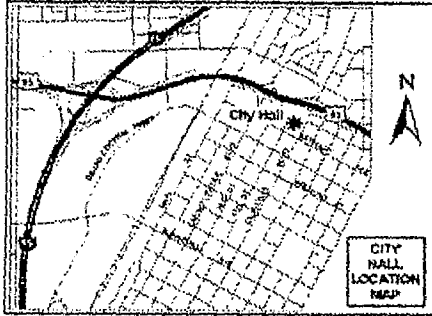


RECEIVED
MAR 22 2010

Submitted after final agenda	
Date	Item 25P

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

Return Service Requested
Official Notice of Public Hearing



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☐ I SUPPORT
this Request

☒ I OPPOSE
this Request

Please use available blank space on card for your comments.

SUP-37362

Planning Commission Meeting of 3/25/2010

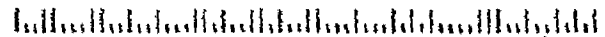
PRESORTED
FIRST CLASS



UNITED STATES POSTAGE
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 MAILED FROM ZIP CODE 33161

Case: SUP-37362
 13816120098
 LOSITO KAREN E & PAUL T
 1918 S CLUB DR
 WELLINGTON FL 33414-9075

AAVDS11 33414



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 MAR 22 2010

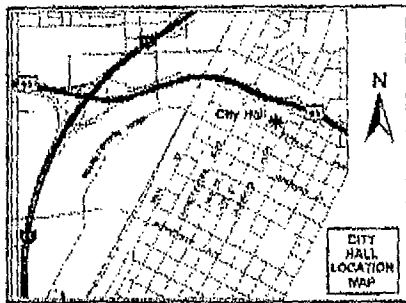
Submitted after final agenda

Date

Item 25P

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

**Return Service Requested
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I SUPPORT
this Request



I OPPOSE
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SUP-37362

Planning Commission Meeting of 3/25/2010

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UNITED STATES POSTAGE
02 1M
0004279218
MAR 12 2010
MAILED FROM ZIP CODE 89101
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13809413039
STOUT RICHARD E
3308 BARNSTABLE CT
LAS VEGAS NV 89129-6709

Case: SUP-37362

APR 05 11 03 12 S



RECEIVED
MAR 18 2010

Submitted after final agenda

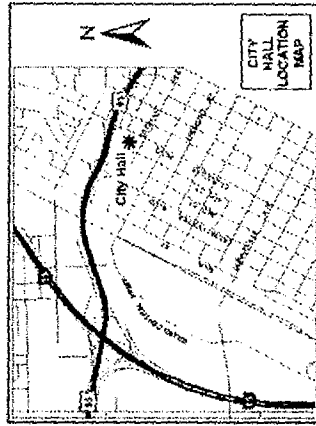
Date

Item 25P

13816120068
DYCK DEAN & ANDREA
21255 89TH AVE
LANGLEY BC V1M2E2
CANADA 00000-0000

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
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Please use available blank space on card for your comments.

SUP-37362

Planning Commission Meeting of 3/25/2010



MAR 19 2010

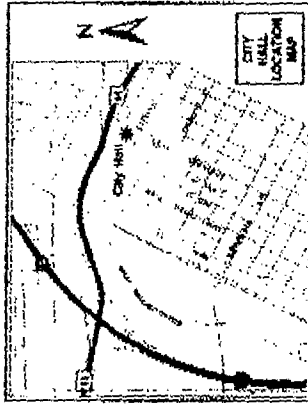
13816111080
KSK S L L C
4004 MOUNTAIN TREK ST
LAS VEGAS NV 89129-3668
Case: SUP-37362

Submitted after final agenda	
Date	Item 25P

RECEIVED 3/25/2010

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.

SUP-37362

Planning Commission Meeting of 3/25/2010

Case: SUP-37362
 13816111039
 MCALEARNEY SHARON M REVOCABLE
 8208 NEPTUNE BEACH AVE
 LAS VEGAS NV 89128-7075

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MAR 22 2010

RECEIVED
 MAR 22 2010

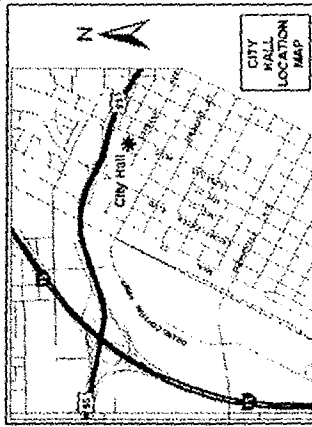
Submitted after final agenda

Date

Item **25**
P

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

Return Service Requested
Official Notice of Public Hearing



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☐ I SUPPORT
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☒ I OPPOSE
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Please use available blank space on card for your comments.

SUP-37362

Planning Commission Meeting of 3/25/2010

Submitted after final agenda

Date

Item **25P**



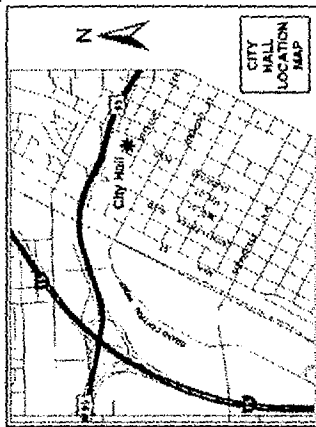
MAR 19 2010

Case: SUP-37362
13816120150
TOOBIAN BLJAN & HAYDEH
18938 PASADERO DR
TARZANA CA 91356-5122

APR 05 11 51 35

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

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SUP-37362

Planning Commission Meeting of 3/25/2010



MAR 19 2010

Case: SUP-37362
13816120164
TOOBIAN BUJAN & BAYDAH
18938 PASADERO DR
TARZANA CA 91356-5122

APR 05 11 51 05 PM

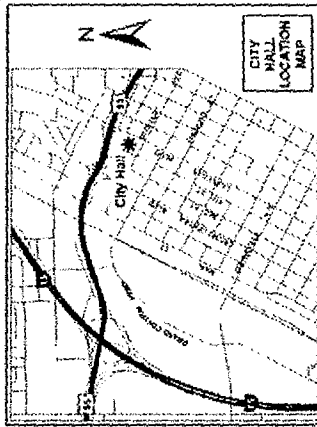
Submitted after final agenda

Date

Item 251

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

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Official Notice of Public Hearing



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☐ I SUPPORT
this Request

☒ I OPPOSE
this Request

Please use available blank space on card for your comments.

SUP-37362

Planning Commission Meeting of 3/25/2010

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FIRST CLASS



MAR 19 2010

Case: SUP-37362
13809411016
WASHINGTON ROSIE LEE
3313 INDIAN MOON DR
LAS VEGAS NV 89129-7323

44403311 251223

Submitted after final agenda

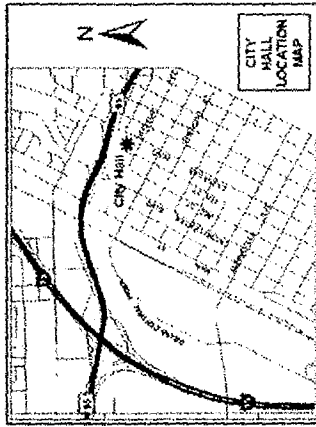
Date

Item

25P

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

Return Service Requested
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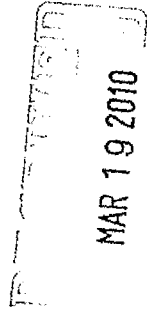
☐ I SUPPORT
this Request

☒ I OPPOSE
this Request

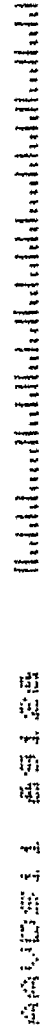
Please use available blank space on card for your comments.

SUP-37362

Planning Commission Meeting of 3/25/2010



Case: SUP-37362
13809318055
G M S HORIZONS I L L C
%G SAUTER
2620 REGATTA DR #102
LAS VEGAS NV 89128-6892



Submitted after final agenda	
Date	Item 25P

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UNITED STATES POSTAGE

 **PRIME MOVIES**

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\$ 00.414

MAR 12 2010
MAILED FROM ZIP CODE 88101

I SUPPORT
this Request

I OPPOSE
this Request

SUP-37362

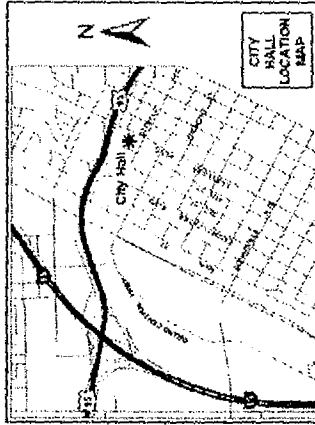
Submitted after final agenda

Date _____ Item **257**

Category	Item	Value	
Agriculture	Wheat	100	
	Corn	80	
	Soybeans	120	
	Cotton	90	
	Rice	110	
	Barley	70	
	Oats	60	
	Hay	130	
	Alfalfa	140	
	Other	150	
Manufacturing	Automotive	200	
	Electronics	180	
	Chemicals	160	
	Food Processing	140	
	Textiles	120	
	Metals	100	
	Plastics	90	
	Pharmaceuticals	80	
	Other	70	
	Services	Healthcare	150
Education		130	
Finance		110	
Retail		90	
Transportation		80	
Utilities		70	
Telecommunications		60	
Other		50	
Government		Defense	100
		Education	80
	Healthcare	70	
	Infrastructure	60	
	Other	50	
	Total	Wheat	100
		Corn	80
		Soybeans	120
		Cotton	90
		Rice	110
Barley		70	
Oats		60	
Hay		130	
Alfalfa		140	
Other		150	

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
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SUP-37362

Planning Commission Meeting of 3/25/2010

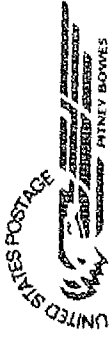
Submitted after final agenda

Date

Item

25P

PRESORTED
 FIRST CLASS

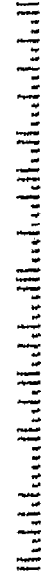


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 0004279218 MAR 12 2010
 MAILED FROM ZIP CODE 88101

\$00.414

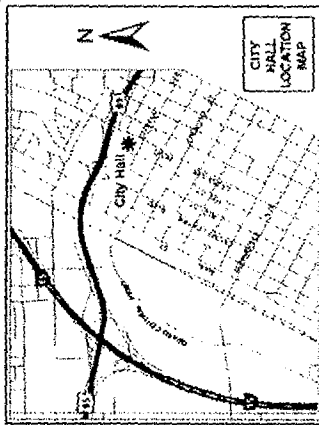
RECEIVED
 10 MAR 25 AM 11:03
 PLANNING
 DEVELOPMENT

Case: SUP-37362
 13816111039
 MCALARNY SHARON
 8208 NEPTUNE BEACH AVE
 LAS VEGAS NV 89128-7076



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
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☒ I OPPOSE
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SUP-37362

Planning Commission Meeting of 3/25/2010



RECEIVED
10 MAR 25 AM 11:24
**PLANNING AND
DEVELOPMENT**

Case: SUP-37362
13809313115
BROOKS CARMEN & STUART
10566 COLEBROOK ST
SUNLAND CA 91040-1402

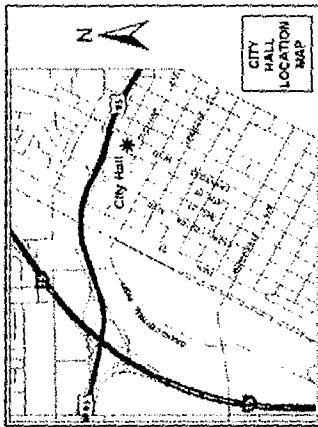
Submitted after final agenda

Date

Item *7CP*

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

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Official Notice of Public Hearing



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☐ I SUPPORT
this Request

☒ I OPPOSE
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Please use available blank space on card for your comments.

SUP-37362

Planning Commission Meeting of 3/25/2010

Submitted after final agenda

Date

Item

25P



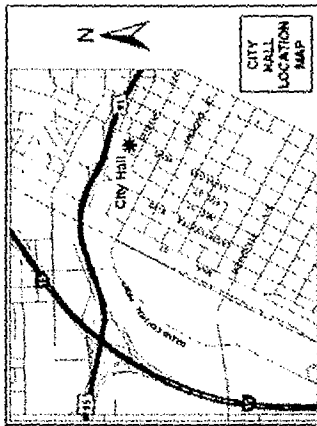
RECEIVED
10 MAR 25 AM 11:25
PLANNING AND
DEVELOPMENT

Case: SUP-37362

13816113006
DANING AMY JO
8332 SURFS UP DR
LAS VEGAS NV 89128-7003

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

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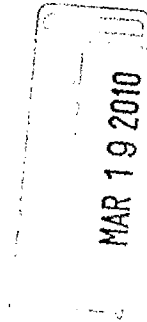
☐ I SUPPORT
this Request

☒ I OPPOSE
this Request

Please use available blank space on card for your comments.

SUP-37362

Planning Commission Meeting of 3/25/2010



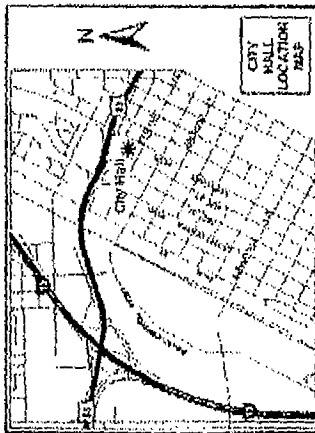
13809318009
SAUTER GAIL M TRUST
2620 REGATTA DR #102
LAS VEGAS NV 89128-6892
Case: SUP-37362

Submitted after final agenda
Date
Item 25P

RECEIVED 11 25 12 23

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

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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SUP-37362

Planning Commission Meeting of 3/25/2010

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13816111082
 HASTINGS MARTIN D
 8105 SAPPHIRE BAY CIR
 LAS VEGAS NV 89128-7738
 Case: SUP-37362

Submitted after final agenda

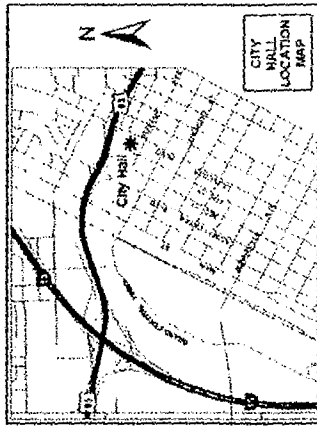
Date _____ Item **75P**

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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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this Request

☒ I OPPOSE
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SEP-37362

Planning Commission Meeting of 3/25/2010



TERRIBLE IDEA - IT WILL
HASTEN THE DECLINE OF
PROPERTY VALUES IN THE
SURROUNDING NEIGHBORHOODS.

13809313049
Case: SUP-37362
ESTREICHER HERBERT A & JUDITH K
8445 SEWARDS BLUFF AVE
LAS VEGAS NV 89129-7376

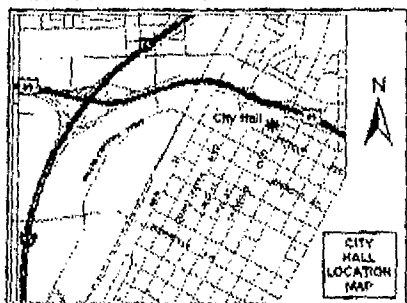
MAR 19 2010

440511 53123

Submitted after final agenda	
Date	Item 25P

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

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I SUPPORT
this Request



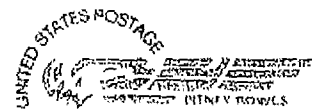
I OPPOSE
this Request

Please use available blank space on card for your comments.

SUP-37362

Planning Commission Meeting of 3/25/2010

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FIRST CLASS



02 1M \$ 00.414
0004279218 MAR 12 2010
MAILED FROM ZIP CODE 39101

Case: SUP-37362

13809413053
BURNS LESLIE
8217 AYLESBURY AVE
LAS VEGAS NV 89129-7342

附錄 1 附錄 2

(The following information was obtained from the records of the Department of Social Services, State of New York.)

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MAR 24 2010

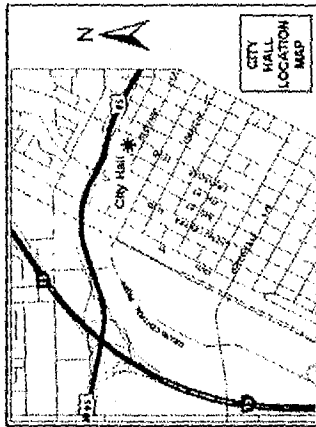
Submitted after final agenda

Date _____

Item 751

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

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Official Notice of Public Hearing



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☐ I SUPPORT this Request
☒ I OPPOSE this Request

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SUP-37362

Planning Commission Meeting of 3/25/2010

Submitted after final agenda

Date

Item 25P

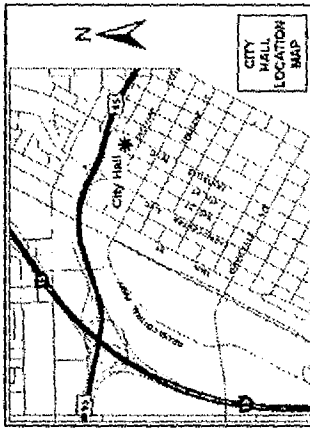


MAR 19 2010

13809313089
DAIGLE CLIFTON & LORNA FAM TR
8445 MAJESTIC VIEW AVE
LAS VEGAS NV 89129-2101
Case: SUP-37362

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
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☒ I OPPOSE
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SUP-37362

Planning Commission Meeting of 3/25/2010

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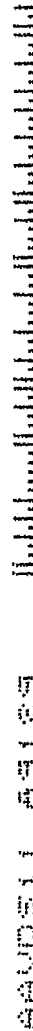
Date

Item 258



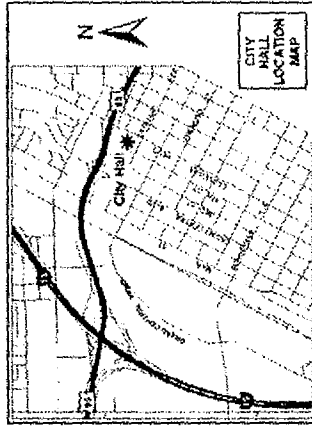
RECEIVED
MAR 19 2010

Case: SUP-37362
13809413024
MICHEL PETER J & POLLY C
3344 HILLINGDON CT
LAS VEGAS NV 89129-7328



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

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☒ I OPPOSE
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SUP-37362

Planning Commission Meeting of 3/25/2010

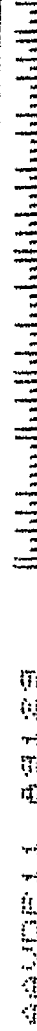


PAWN SHOPS BRING CRIME,
 CHILDREN, WALK THAT WAY TO
 SCHOOL AND BACK EVERYDAY. I
 HOPE THE COUNTY CARES ENOUGH
 NOT TO ALLOW THIS BUILDING

Case: SUP-37362

13809313074
 ROMO MATI R
 8452 MAJESTIC VIEW AVE
 LAS VEGAS NV 89129-7399

MAR 19 2010



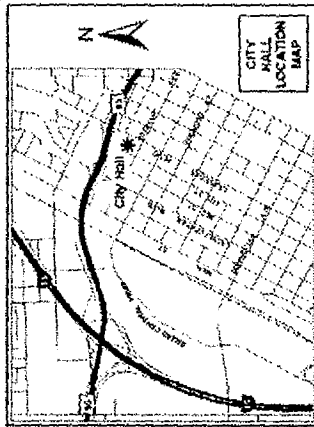
Submitted after final agenda

Date

Item 25P

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

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SUP-37362

Planning Commission Meeting of 3/25/2010



RECEIVED
MAR 22 2010

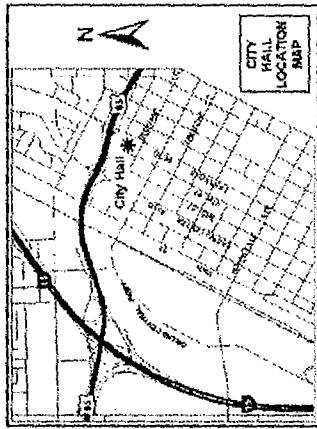
Case: SUP-37362
13809313106
SIMON COKI LLC
1652 MANNING AVE
LOS ANGELES CA 90024-5810

Submitted after final agenda	
Date	Item 25P

APR 01 1 50:24

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

Return Service Requested
Official Notice of Public Hearing



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

☐ I SUPPORT
this Request

☒ I OPPOSE
this Request

Please use available blank space on card for your comments.

SUP-37362

Planning Commission Meeting of 3/25/2010

PRESORTED
FIRST CLASS



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MAR 12 2010
MAILED FROM ZIP CODE 89101

MAR 22 2010

13816120024
LEAVITT FAMILY TRUST
17010 BUTTERFIELD TRL
POWAY CA 92064-1332
Case: SUP-37362

Submitted after final agenda

Date

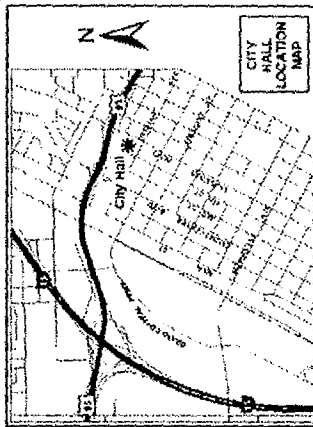
Item

25P

4400511 52054

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

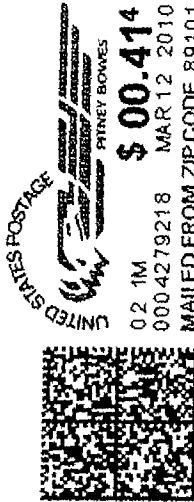
☒ I OPPOSE
this Request

Please use available blank space on card for your comments.

SUP-37362

Planning Commission Meeting of 3/25/2010

PRESORTED
FIRST CLASS



RECEIVED
MAR 23 2010

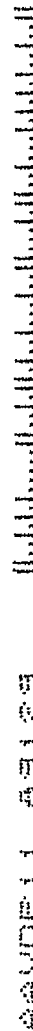
13809413057
GLASSER JOAN B
3325 HILLINGDON CT
LAS VEGAS NV 89129-7328
Case: SUP-37362

Submitted after final agenda

Date

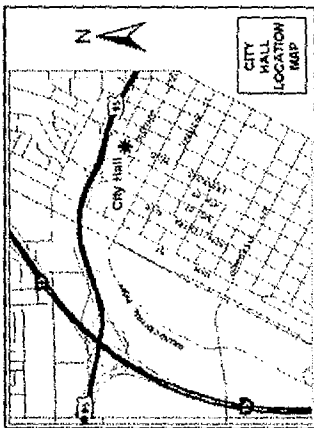
Item

25P



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

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☐ I SUPPORT
this Request

☒ I OPPOSE
this Request

Please use available blank space on card for your comments.

SUP-37362
Planning Commission Meeting of 3/25/2010



MAR 23 2010

Case: SUP-37362
13809413010
GLASSER JOAN B
3325 HILLINGTON CT
LAS VEGAS NV 89129-7328

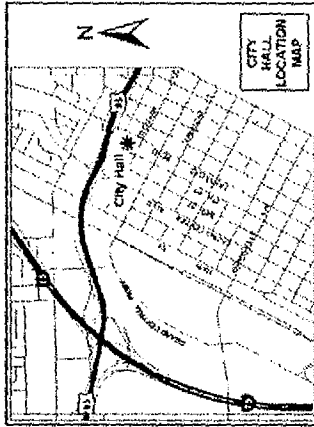
Submitted after final agenda

Date

Item 25P

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

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☐

I SUPPORT
 this Request

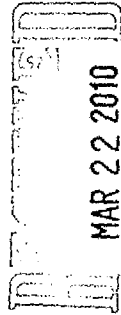
☒

I OPPOSE
 this Request

Please use available blank space on card for your comments.

SUP-37362

Planning Commission Meeting of 3/25/2010



13816120224
 LEAVITT ROBERT A & PENELOPE N
 17010 BUTTERFIELD TRL
 POWAY CA 92064-1332
 Case: SUP-37362

Submitted after final agenda

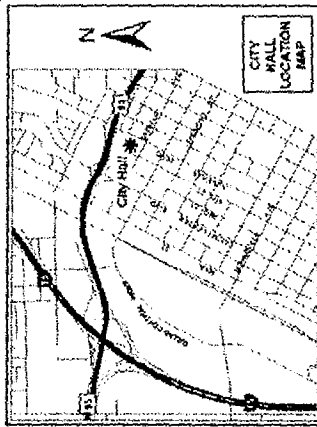
Date

Item 25P

AGUDES 11 92064

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

Return Service Requested
Official Notice of Public Hearing



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☐ I SUPPORT
this Request

☒ I OPPOSE
this Request

Please use available blank space on card for your comments.

SUP-37362

Planning Commission Meeting of 3/25/2010



RECEIVED
MAR 22 2010

13809318051
M K T HOLDINGS L L C
7976 LOOKOUT ROCK CIR
LAS VEGAS NV 89129-5366
Case: SUP-37362

Submitted after final agenda

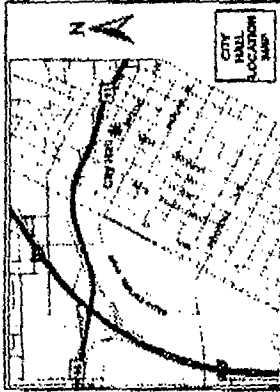
Date

Item

25P

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

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☐ I SUPPORT
this Request

☒ I OPPOSE
this Request

Please use available blank space on card for your comments.

SUP-37362

Planning Commission Meeting of 3/25/2010

Case: SUP-37362

13816120047
ONG CHENG A
1977 BEACH BLVD
PACIFICA CA 94044-2510

Received by the City of Las Vegas

660511 54044

RECEIVED
MAR 22 2010

Submitted after final agenda

Date

Item 25P

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 MAILED FROM ZIP CODE 89101
 FIRST CLASS
 PRESORTED

☐ I SUPPORT this Request ☒ I OPPOSE this Request *strongly*

Please use available blank space on card for your comments.

SUP-37362
Planning Commission Meeting of 3/25/2010

This is a peridontal community. With a curve. Grobbery in the area how will impact & further increase the accountability.

Case: SUP-37362
13809413062
LLASUS CARMELO M & LUDY S M
8125 CHILTERN AVE
LAS VEGAS NV 89129-7389

for disposing stolen properties. Very
bad for the neighborhood!

[illegible][illegible]

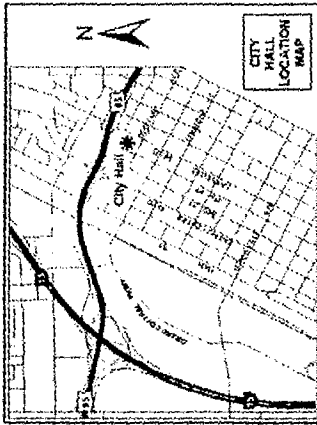
Submitted after final agenda

Date _____

Item 25⁸

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.

SUP-37362

Planning Commission Meeting of 3/25/2010

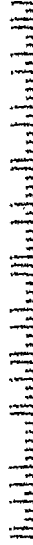


Whether it is true or not, there
is at least a perception that
Pawn Shops are located in
low income, high crime areas.
My property value has
fallen over 50% already.
Don't drive it down
more!

Case: SUP-37362
1381611032
NICHOLS RALEIGH B & MELISSA C
3152 MAPLE WOOD WY
LAS VEGAS NV 89128-7096

MAR 19 2010

8912887096 0023



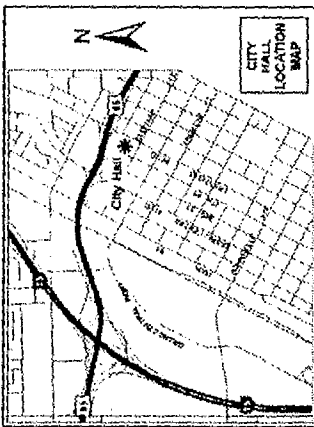
Submitted after final agenda

Date

Item 25P

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

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-37362

Planning Commission Meeting of 3/25/2010



MAR 19 2010

13817512019 Case: SUP-37362
 HIRNI TERRY D & JUDITH
 3128 RICHLAND DR
 LAS VEGAS NV 89134-862

Submitted after final agenda	
Date	Item 258

4400511 45134

Application Information

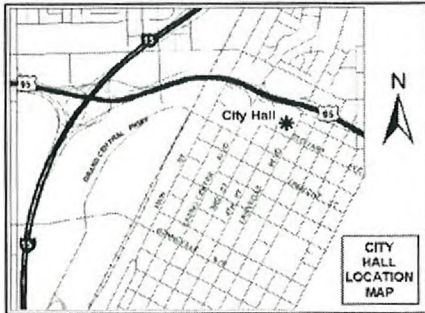
SUP-37362 - SPECIAL USE PERMIT - PUBLIC HEARING -
APPLICANT: CASH AMERICA/SUPER PAWN - OWNER:
NORTHSHORE PLAZA, LLC - Request for a Special Use Permit
FOR A PAWN SHOP WITH WAIVERS TO ALLOW A ZERO-
FOOT DISTANCE SEPARATION FROM A RESIDENTIALLY
ZONED PROPERTY AND A FINANCIAL INSTITUTION,
SPECIFIED WHERE 200-FEET AND 1000-FEET,
RESPECTIVELY, ARE REQUIRED at 8400 West Cheyenne
Avenue (APN 138-09-420-005), C-1 (Limited Commercial) Zone,
Ward 4 (Anthony)

*I do not want this or what
it will bring to my neighborhood. I
live in the subdivision directly behind the
shopping center and it's a nice place
to live. I want to keep it that way.*

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Planning and Development Department, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. You may not receive an additional notice for the City Council meeting. For further information, please call (702) 229-6301 (TDD 386-9108) <http://www.lasvegasnevada.gov>.

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

Return Service Requested Official Notice of Public Hearing



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I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

SUP-37362

Planning Commission Meeting of 3/25/2010

Application Location



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

Public Hearing Information

Meeting: Planning Commission
Date: March 25, 2010
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

PRESORTED
FIRST CLASS



UNITED STATES POSTAGE
02 1M
0004279218 MAR 12 2010
MAILED FROM ZIP CODE 89101

Case: SUP-37362
13809417005
DOMNITZ JENNIFER L
3300 TUSCANY VILLAGE DR
LAS VEGAS NV 89129-2156

Submitted after final agenda

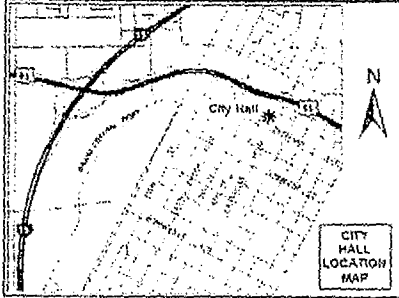
Date 3/25/10 - Item 25

APR 11 2010



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

Return Service Requested
Official Notice of Public Hearing



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I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

SUP-37362

Planning Commission Meeting of 3/25/2010

PRESORTED
FIRST CLASS

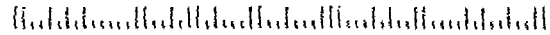


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MAILED FROM ZIP CODE 89111

13809413042
ANGELL TAMARA W
3305 BARNSTAPLE CT
LAS VEGAS NV 89129-6709

Case: SUP-37362

AAVDS11 53123



RECEIVED
MAR 18 2010

Submitted after final agenda

Date

Item **25A**

Telephone Protest/ Approval Log

Meeting Date: 03/25/10

Case Number: SWP-37362

Date: 03/18/10
Name: Ludy Klasus
Address: 8125 Chilton Ave
LV 89129
Phone: 656-0584
☒ PROTEST ☐ APPROVE

Date: _____
Name: _____
Address: _____
Phone: _____
☐ PROTEST ☐ APPROVE

Date: _____
Name: _____
Address: _____
Phone: _____
☐ PROTEST ☐ APPROVE

Date: _____
Name: _____
Address: _____
Phone: _____
☐ PROTEST ☐ APPROVE

Date: _____
Name: _____
Address: _____
Phone: _____
☐ PROTEST ☐ APPROVE

Date: _____
Name: _____
Address: _____
Phone: _____
☐ PROTEST ☐ APPROVE

Submitted after final agenda

Date 3/25/10 Item 75P

October 21, 2010 Planning Commission
SUP- 37362 Oppose/Support Log

Item #38	APN	OWNER	ADDRESS	O	S	CONCERN	COMMENTS
		NICHOLS, RALEIGH	3152 MAPLE WOOD				Our house value is already down 65%. Allowing this permit abd subsequent pawn shop would make our home nearly worthless, due to the pereption of increased crime associated with these establishments.
	138-16-111-032	B & MELISSA C	WY	X			
			8452 MAJESTIC VIEW				
	138-09-313-074	ROMO, MATI R	AVE	X			
							We have section 8 individuals living in Desert Shores begging for money in the Albertson's parking lot already; our property values have taken a dramatic freefall and now you are requesting to place a Pawn Shop in our back door. This request <u>does not</u> comply with City Ordinance. Please council members, deny this request and stop further degradation of our neighborhood.
		YOUNG, BEN D &	7872 MORNING				
	138-09-413-013	LARINDA G	FLOWER	X			
	138-09-413-001	MOLL, SHARON	8100 KEMPSTON CT	X			
		ROTHKPFF,					
		STEPHEN D &	8120 VILLA FINESTRA				
	138-16-118-009	MONA	DR	X			
		BOTKIN, GARY L &	8812 REINING SPUR				
	138-09-317-008	JEAN M	AVE	X			

October 21, 2010 Planning Commission
SUP- 37362 Oppose/Support Log

Item #38	APN	OWNER	ADDRESS	O	S	CONCERN	COMMENTS
		KIRKPATRICK, MELINDA &					
	138-09-315-027	WILLIAM G GILMAN, BRETT D	3408 LOCKPORT ST	X			
	138-09-413-067	& VICKI L STOUGHTON,	8105 CHILTERN AVE	X			
	138-09-315-024	ALETHEA W SAMSON, PATRICK D &	8105 GREENWICH CT	X			
	138-16-116-003	TIFFANY CUSUMANO,	8152 BAY HARBOR DR 7905 TURTLE ISLAND	X			
	138-17-512-128	SUSAN ALDAYS, ERIK J &	CT	X			
	138-09-321-047	LEANNE KLEPPETSCH, WILLIAM E JR &	8201 EVENSHAM CT	X			
	138-09-315-034	DEBRA KELLY, LAWRENCE	3436 LOCKPORT ST	X			
	138-09-323-101	R HSU, SHOU	8991 UNION GAP RD	X			
	138-09-419-018	CHING LLASUS, CARMELO M &	10391 BLUE GINGER	X			
	138-09-413-062	LUDY S M	8125 CHILTERN AVE	X			

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

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

VAR-39804 - VARIANCE - PUBLIC HEARING - APPLICANT: WESTERN LINEN SERVICES, INC. - OWNER: ASSAF NEVADA, INC. - Request for a Variance TO ALLOW ZERO ADDITIONAL PARKING SPACES WHERE 13 ADDITIONAL PARKING SPACES ARE REQUIRED FOR A CLEANERS, COMMERCIAL/INDUSTRIAL on 7.55 acres at 7350 Prairie Falcon Road (APN 138-15-310-048), C-PB (Planned Business Park) Zone, Ward 4 (Anthony). Staff recommends APPROVAL.

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

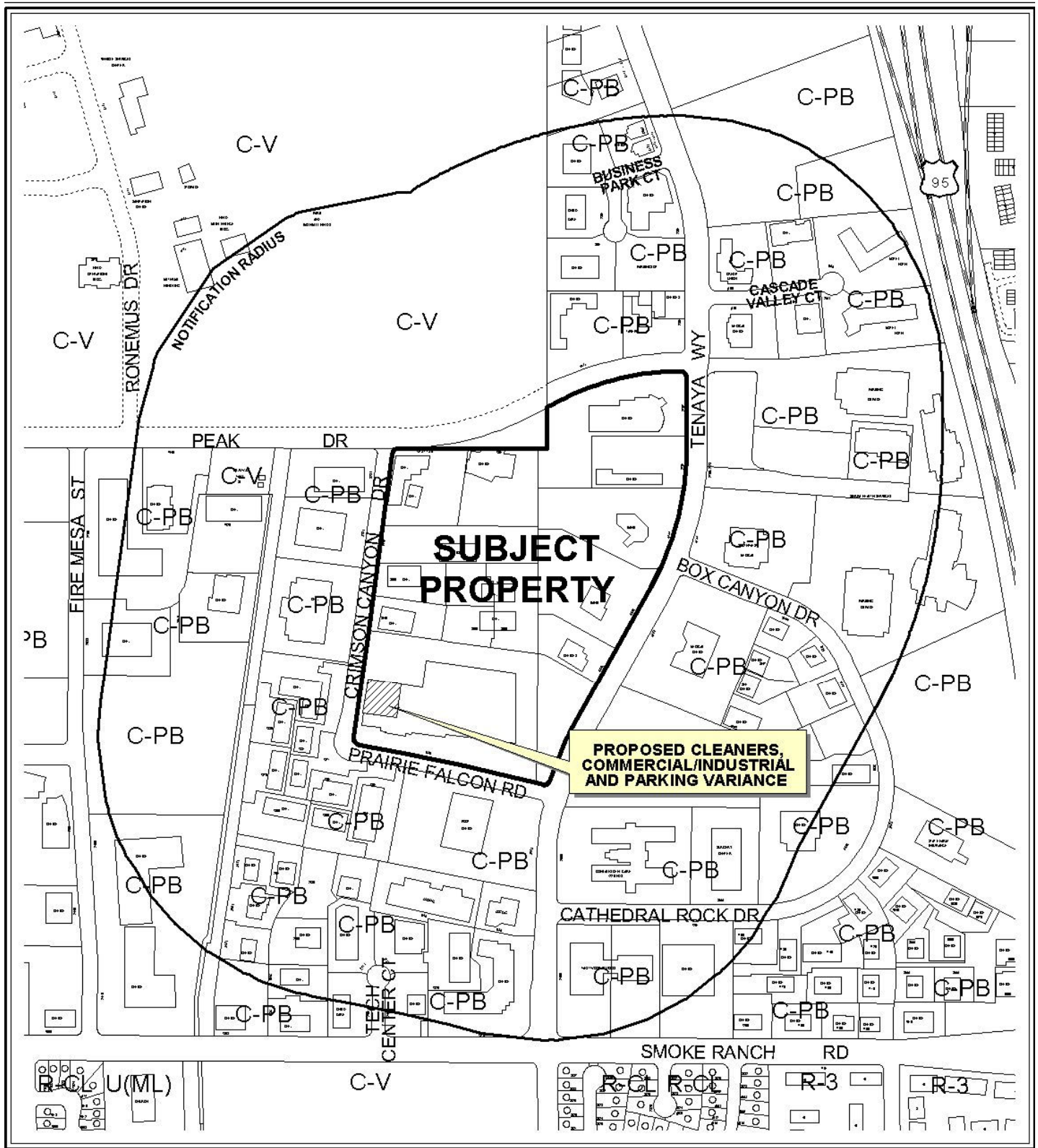
0

RECOMMENDATION:

Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:

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



CASE: VAR-39804 AND SUP-39801

RADIUS: 1000 FT

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

0 500 1000 Feet





CASE: VAR-39804 AND SUP-39801

RADIUS: 1000 FT

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

0 500 1000 Feet





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: Assaf Nevada, Inc

Name of Applicant: Western Linen Services, Inc

Name of Representative: Jim Slatcher

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: Allen M. Shema

Print Name: Allen M. Shema, Agent for Owner

Subscribed and sworn before me

This 16 day of September, 2010

Kathleen Shea
Notary Public in and for said County and State

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

RECEIVED



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

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

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

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

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

Property Owner Signature* Allen M. Shema

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

Print Name ALLEN M. SHEMA

Subscribed and sworn before me

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

Notary Public in and for said County and State

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

Revised 10/27/08

FOR DEPARTMENT USE ONLY

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

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

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

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

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

PROPERTY OWNER Assaf Nevada, Inc Contact Allen M. Shema
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 City Cleveland State Ohio Zip 44128
 E-mail Address Ashema@Teamweston.com

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 E-mail Address Jims217@earthlink.net

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

Property Owner Signature* Allen M. Shema

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

Print Name ALLEN M. SHEMA

Subscribed and sworn before me

This 16th day of September, 20 10.

Kathleen Shea

Notary Public in and for said County and State

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

Revised 10/27/08

FOR DEPARTMENT USE ONLY

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Meeting Date:	<u>11/18/10</u>
Total Fee:	<u>830.00</u>
Date Received*:	<u>10/4/10</u>
Received By:	<u>RECEIVED</u>

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

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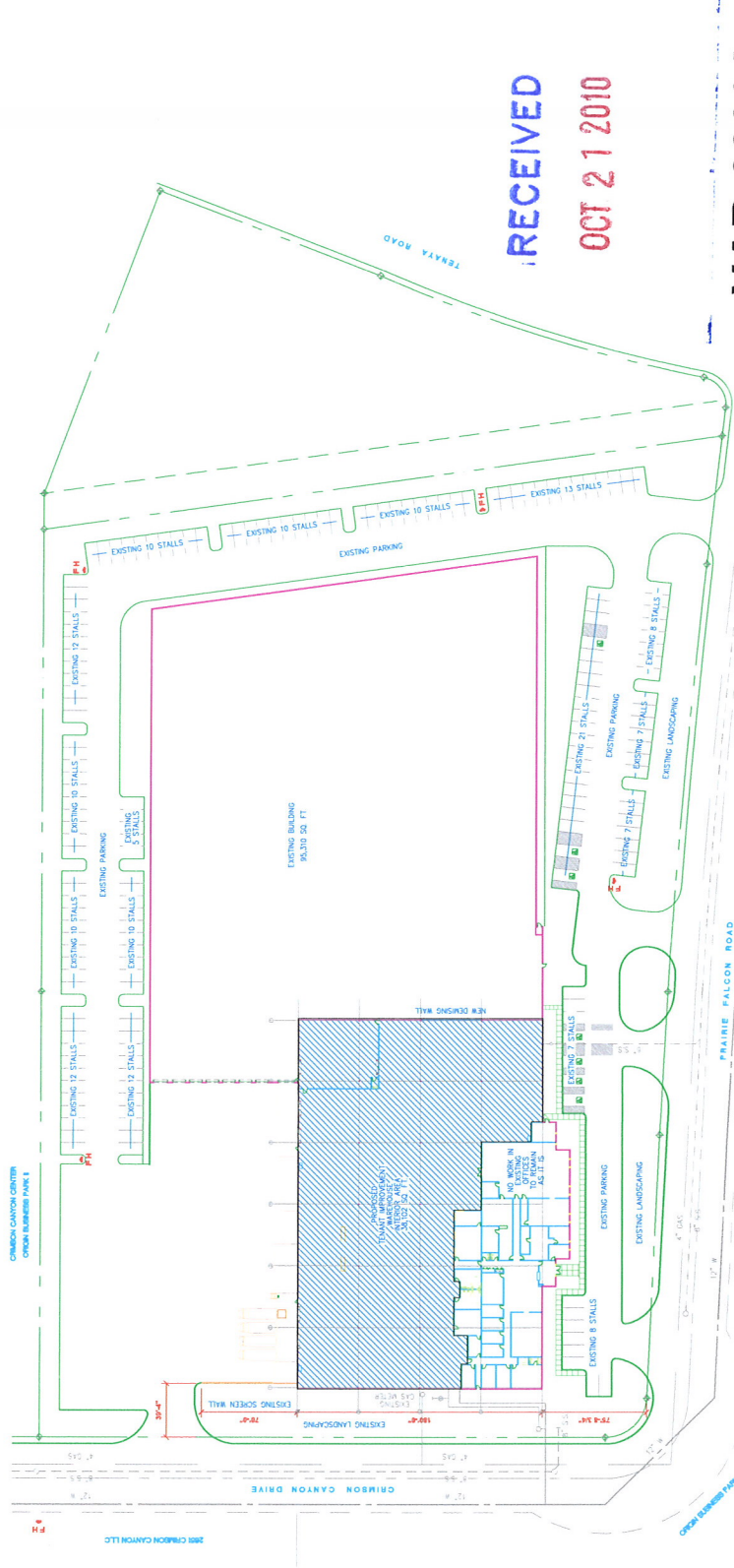
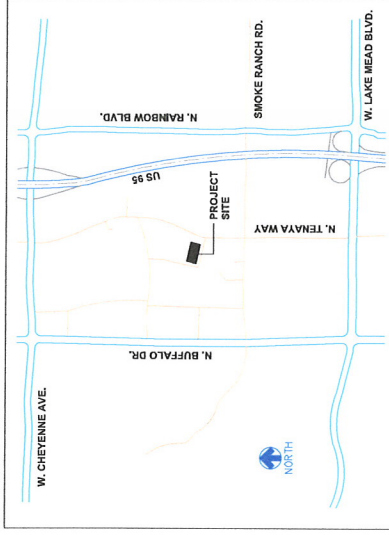
PARKING CALCULATIONS

EXISTING PARKING
172 STANDARD PARKING STALLS WITH
7 HANDICAPPED PARKING STALLS

PER CITY OF LAS VEGAS MUNICIPAL CODE 19.04.010 LAND USE TABLE
COMMERCIAL/INDUSTRIAL/RETAIL/WAREHOUSE/STORAGE/STOCK YARD
ONE SPACE FOR EACH 500 SQUARE FEET OF GROSS FLOOR AREA,
PLUS THE GREATER OF:
1. ONE SPACE FOR EACH DELIVERY VEHICLE; OR
2. FIVE SPACES

WESTERN LINEN SERVICES AREA IS 50,600 SQ. FT.
50,600 / 500 = 101.2 OR 102 PARKING STALLS

LOCATION MAP



TENANT IMPROVEMENTS FOR
WESTERN LINEN - LAS VEGAS
SCALE: 1" = 30'-0"

USE POST OFFICE

VAR-39804
SUP-39801
REVISED

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OCT 21 2010

SITE PLAN
DRAWING TITLE



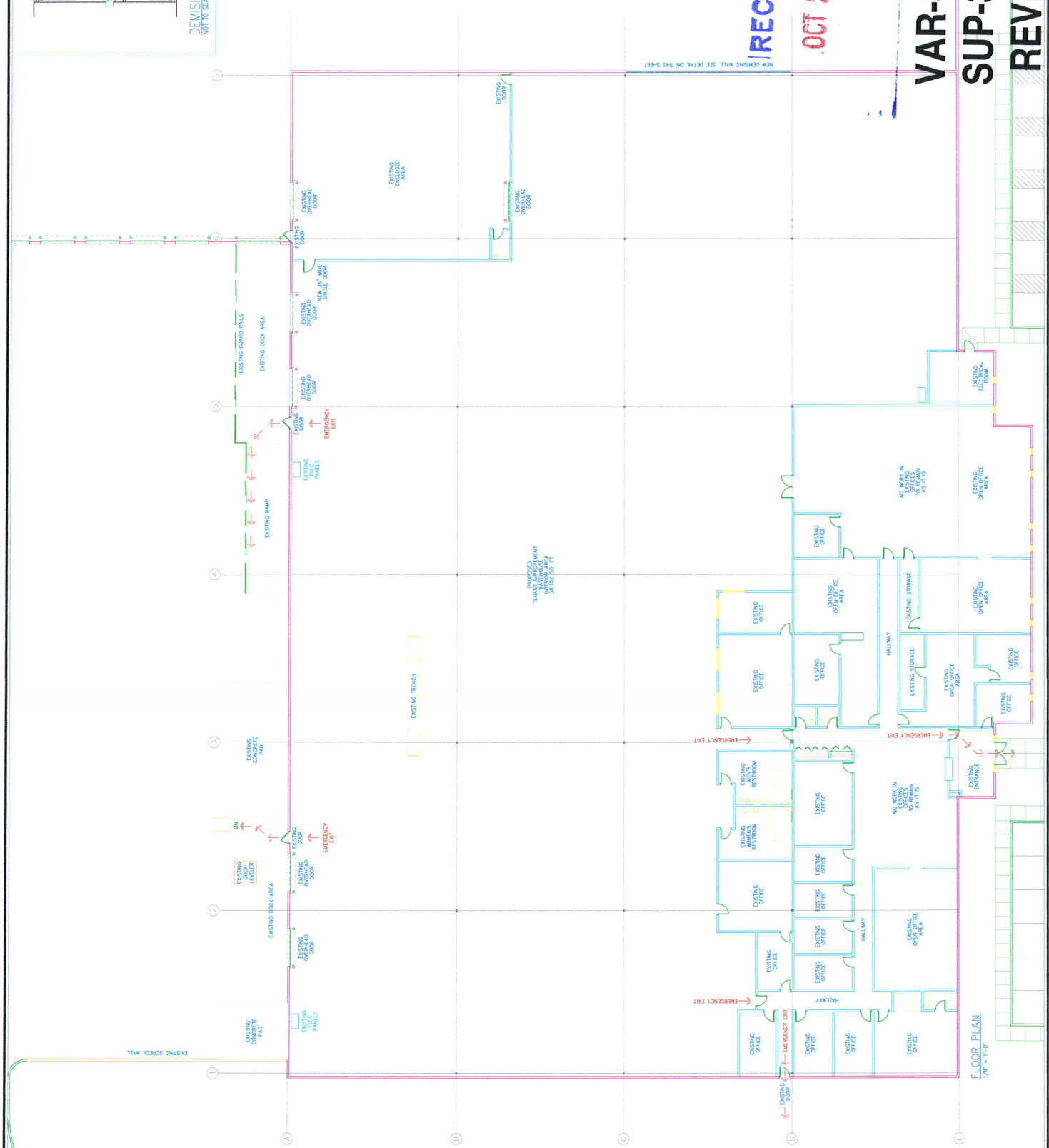
AMERICAN LAUNDRY SYSTEMS
A Division of E&O Mechanical, Inc.
800 Broadway, Haverhill, MA 01832
978-373-1853 Fax: 978-521-0780
E.O. 11246 - AFFIRMATIVE ACTION

WESTERN LINEN SERVICES
7350 PRAIRIE FALCON
LAS VEGAS, NEVADA 89128

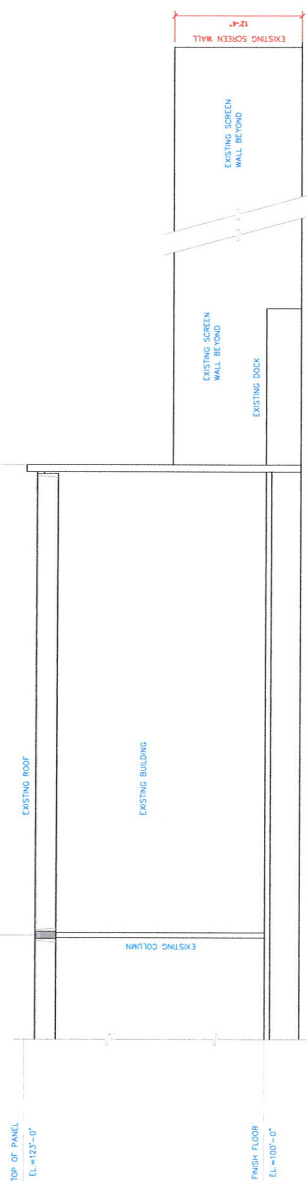
PLAN NORTH

1.0

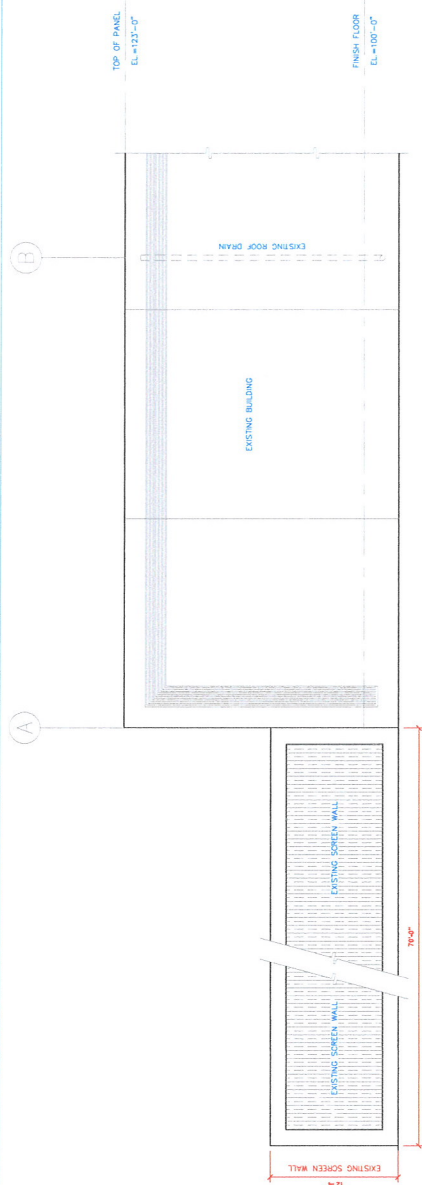
37



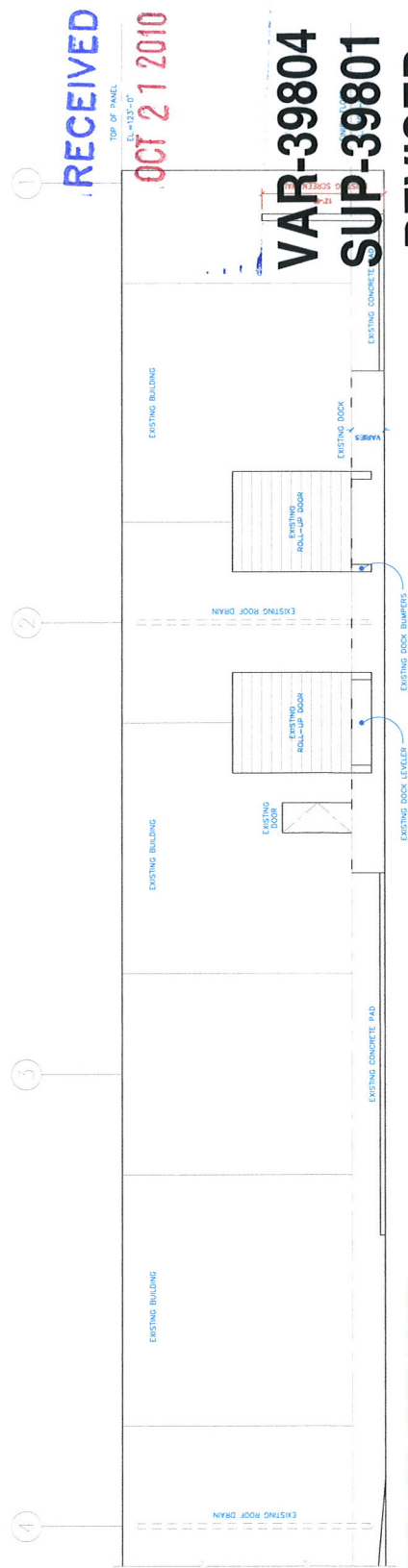
PARTIAL INTERIOR & REAR DOCK SECTION VIEW



PARTIAL WEST EXTERIOR ELEVATION



PARTIAL NORTH EXTERIOR ELEVATION



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OCT 21 2010
EL-123-0*

VAR-39804
SUP-39801

REVISÉ

EQUIPMENT LEGEND

- | | |
|----|---|
| 1 | MILNOR Condo Lending Conveyor |
| 2 | MILNOR 4 Mod CBW |
| 3 | MILNOR Invertor Box |
| 4 | MILNOR Flow Splitter Tanks |
| 5 | MILNOR Flow Splitter Tank |
| 6 | MILNOR Press Water Reuse Tank |
| 7 | MILNOR Extractor |
| 8 | MILNOR Extractor Controls |
| 9 | MILNOR Extractor MILNOR
(Existing/Renovated) |
| 10 | 85 lb. Washer
(Existing/Renovated) MILNOR |
| 11 | 170 lb. Dryer
(Existing/Renovated) MILNOR |
| 12 | 90 lb. Dryer
(Existing/Renovated) MILNOR |
| 13 | 2-Roll #3 Thermal Oil
Circulator |
| 14 | MILNOR King Edg w/ Vacuum
Spinner Feeder |
| 15 | Cold-Spinner
w/ (1) Stucker
C-13-1200 |
| 16 | (Existing/Renovated) CHICAGO
King Edg w/ Vac Spinner Feeder
(Existing/Renovated) CHICAGO Ironer |
| 17 | (Existing/Renovated) CHICAGO Skylene
w/ (1) Stucker S-13-1200
CHICAGO Towel Folder XL
(Existing/Renovated) CHICAGO
Towel Folder |
| 18 | Take Away Conveyor
(Existing/Renovated) COLMAC
Steam Tunnel 12 ft. |
| 19 | (Existing/Renovated) CHICAGO
Cart Dumper |
| 20 | (Existing/Renovated) Floor Scale |
| 21 | CLEAN CYCLE LINE FILTER |
| 22 | FULTON BOILER 30 Ship Boiler |
| 23 | HAMILTON Hot Water Heater
(Existing/Renovated) PARKER BOILER |
| 24 | 9.5 BHP Boilers
Water Storage Tank 12,000 Gallons |
| 25 | INGERSOLL RAND Air Compressor
Air Dryer |
| 26 | RAND Air Compressor |
| 27 | Water Softener System w/ Brine Tank
Process Water Triple Pump |
| 28 | Package System |
| 29 | Dual Water Pump System |
| 30 | Dual Water Pump System |

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OCT 21 2010

VAR-39804

SUP-39801

REVISED

EQUIPMENT LAYOUT PLAN

$$1/8" = 1'-0"$$

EXISTING PARKING

October 20, 2010

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

Re: APN: 138-15-310-048

Dear Ms. Wheeler:

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

The applicant, Western Linen Services, is requesting approval to locate a commercial/industrial cleaning facility in the westerly 50,600 square feet of the overall 141,419 square foot building which is located in the virtual center of the tech park, with access to two streets, which makes the location ideal for a facility of this type. Per the Land Use Table in the Retail & Personal Services section of Chapter 19.04 a commercial laundry requires a Special Use Permit when located in the C-PB zone. In regard to the determinations for approval of a SUP, all work will be conducted within the facility and all equipment, such as hot water and air tanks and an air compressor system will be located within the building, thus eliminating any potential noise from equipment from being heard on adjacent properties. An existing block at the rear of the west edge of the building and running northerly to the rear driveway will help block the view of the existing loading docks from traffic on Crimson Canyon Drive.

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OCT 21 2010

VAR-39804
SUP-39801
REVISED

Based on the parking standard for this type of use a total of 101 spaces is required, not including spaces for delivery vehicles which will be located at the rear of the building. The applicant has indicated that a maximum of 50 employees will work at this facility with an average of 15 employees per shift. The applicant has further indicated that of the 15 employees per shift, a significant number of those use public transportation to get to and from work, further reducing the need for the required number of spaces. It is also important to note that while the code requires parking spaces based on the total square footage of the facility, approximately two-thirds of the interior space is utilized for machinery. In regard to the determinations needed for approval of a Variance, as indicated in paragraph one above, this request is clearly not self-imposed because the previous Variance approved by the City Council created a unique circumstance in which any new use in any remaining portion of the building will require an additional Variance.

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

Respectfully,



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

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OCT 21 2010

VAR-39804
SUP-39801
REVISED

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

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

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

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:

1. Consolidated Backup
2. Supporting Documentation

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



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: Assaf Nevada, Inc

Name of Applicant: Western Linen Services, Inc

Name of Representative: Jim Slatcher

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: Allen M. Shema

Print Name: Allen M. Shema, Agent for Owner

Subscribed and sworn before me

This 16 day of September, 2010

Kathleen Shea
Notary Public in and for said County and State

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

RECEIVED

OCT 04 2010

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

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

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

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

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

Property Owner Signature Allen M. Shema

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

Print Name ALLEN M. SHEMA

Subscribed and sworn before me

This 2 day of October, 20 10.

Susan Brunt

FOR DEPARTMENT USE ONLY

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



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

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

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OCT 04 2010

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

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

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

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

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

Property Owner Signature* Allen M. Shema

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

Print Name ALLEN M. SHEMA

Subscribed and sworn before me

This 2 day of October, 2010

Susan B. Smith

Notary Public in and for said State of Ohio

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

FOR DEPARTMENT USE ONLY

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

*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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OCT 04 2010

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

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

VAR-39813 - VARIANCE - PUBLIC HEARING - APPLICANT: GREYSTONE NEVADA, LLC - OWNER: MS RIALTO CLIFF'S EDGE NV, LLC - Request for a Variance TO ALLOW A THREE-FOOT SIDE YARD SETBACK WHERE TEN FEET IS REQUIRED AND A THREE-FOOT REAR YARD SETBACK FOR 50% OF THE STRUCTURE WITH A SEVEN-FOOT SETBACK FOR THE REMAINING HALF WHERE TEN FEET FOR 50% OF THE STRUCTURE WITH 15 FEET FOR THE REMAINING HALF IS REQUIRED FOR 31 INTERIOR AND PERIMETER 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:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL.

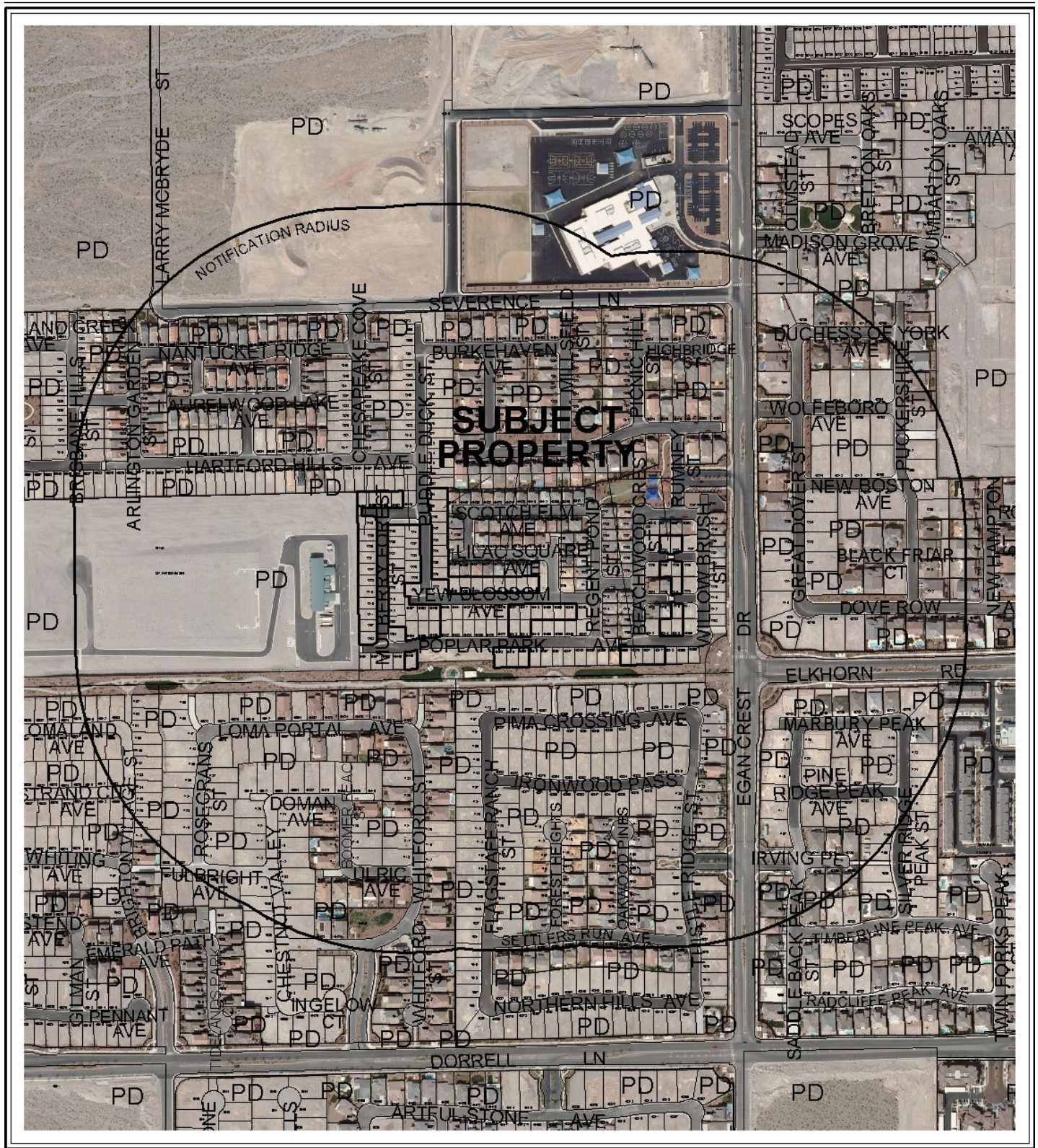
BACKUP DOCUMENTATION:

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



ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)





CASE: **VAR-39813**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

0 300 600 Feet





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

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

Name of Applicant: Robert Johnson

Name of Representative: Robert Johnson

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

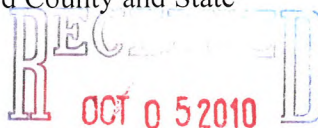
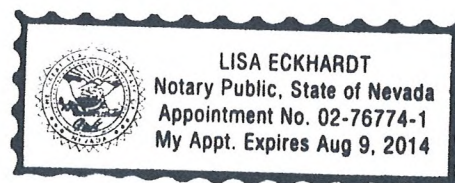
Signature of Property Owner: _____

Print Name: ROBERT JOHNSON

Subscribed and sworn before me

This 4 day of October, 2010

Lisa Eckhardt
Notary Public in and for said County and State



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

LOT	APN#
115	12613816016
116	12613816017
117	12613816018
118	12613816019
135	12613816036
136	12613816037
137	12613816038
138	12613816039
143	12613816044
144	12613816045
145	12613816046
146	12613816047
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
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512	12613816182
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514	12613816184
515	12613816185
516	12613816186
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518	12613816188
520	12613816190
521	12613816191
522	12613816192
529	12613816199
530	12613816200

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REQUESTED LOTS AND APN NUMBERS

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

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

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

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

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

Property Owner Signature* _____

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

Print Name Robert Johnson

Subscribed and sworn before me

This 4 day of October, 20 10.

Lisa Eckhardt

Notary Public in and for said County and State

OCT 05 2010

Revised 10/27/08



FOR DEPARTMENT USE ONLY

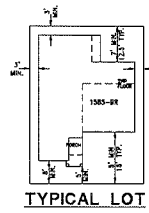
Case #	<u>VAR-39813</u>
Meeting Date:	<u>11/18/10</u>
Total Fee:	<u>830.00</u>
Date Received:*	<u>10/05/10</u>
Received By:	<u>J. P. Murrell</u>

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

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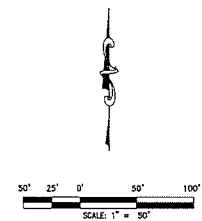
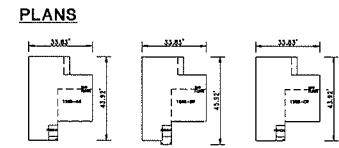
LEGEND

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



SETBACKS

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



PLAN 1585 - ELEVATIONS A, B AND C							
LOT #	1585	LOT #	1585	LOT #	1585	LOT #	1585
100	148	101	149	102	150	103	151
104	152	105	153	106	154	107	155
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820	876	821	877	822	8		

August 26, 2010

City of Las Vegas
Planning and Development
731 S. Fourth Street,
Las Vegas, NV 89032

RE: Cliff's Edge Pod 115, 116 & 117 – Request for rear setback reduction

To Whom It May Concern:

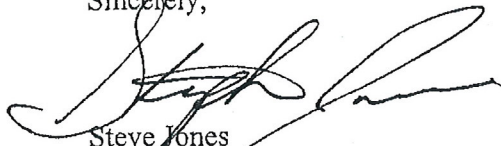
Greystone Nevada LLC would like to add a new house plan into the existing Arbor Ridge community located within Providence Pod 116. The plan is a 1585 square foot two story home that conforms architecturally to the Providence Design Guidelines. This plan will incorporate an 18 foot front setback to the garage, while the existing approved plans have a front setback of 5 feet to the garage. By adding this plan, the street scene will be enhanced and the amount of on-street parking will be reduced. This will be a great benefit to the entire community.

The typical lot size in Arbor Ridge is 40' wide by 55' deep. The existing plans were designed to conform to modified residential medium setback standards including rear setbacks of 8 feet for 50% of the home and 12' for the remainder. We are requesting to modify the rear setbacks for the remaining home sites in this community (approximately 100 homesites). A site plan has been included which depicts the remaining homesites within the community. The requested setback modification would be consistent with the residential small lot setback standards which include rear setbacks of 3' for 50% and 7' for the remainder. These modified setbacks would only be incorporated when the proposed 1585 plan was constructed.

We are excited to offer a full-depth driveway in the Arbor Ridge community. The Master Developer supports this request, and we are respectfully requesting your approval to reduce the rear setback development standards for the remaining homesites in order to accommodate our proposed plan.

Please do not hesitate to contact me at 702-821-4627 if you have any questions.

Sincerely,



Steve Jones
Greystone Nevada (dba Lennar Homes)
Steve.jones@lennar.com

RECEIVED

OCT 21 2010

VAR-39813
REVISED



ARBOR RIDGE
FOCUS APPROVAL
LETTER PLAN 1585

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

9/16/2010

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

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

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

Dear Steve:

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

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

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

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

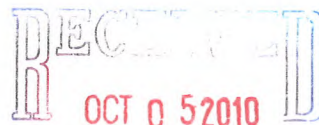
Sincerely,
Providence Design Review Committee

Calvin Champlin
Senior Vice President of Entitlements

cc via email: Chris Dingell – Focus

Enclosures: (none)

Document in Prolog Manager 2007 R1



VAR-39813

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 18, 2010****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: M. MARGO WHEELER**☐ Consent ☒ Discussion**SUBJECT:**

VAR-39815 - VARIANCE - PUBLIC HEARING - APPLICANT: MAHOGANY RUN - OWNER: ISALIAH 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). 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:

Planning Commission Mtg.

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

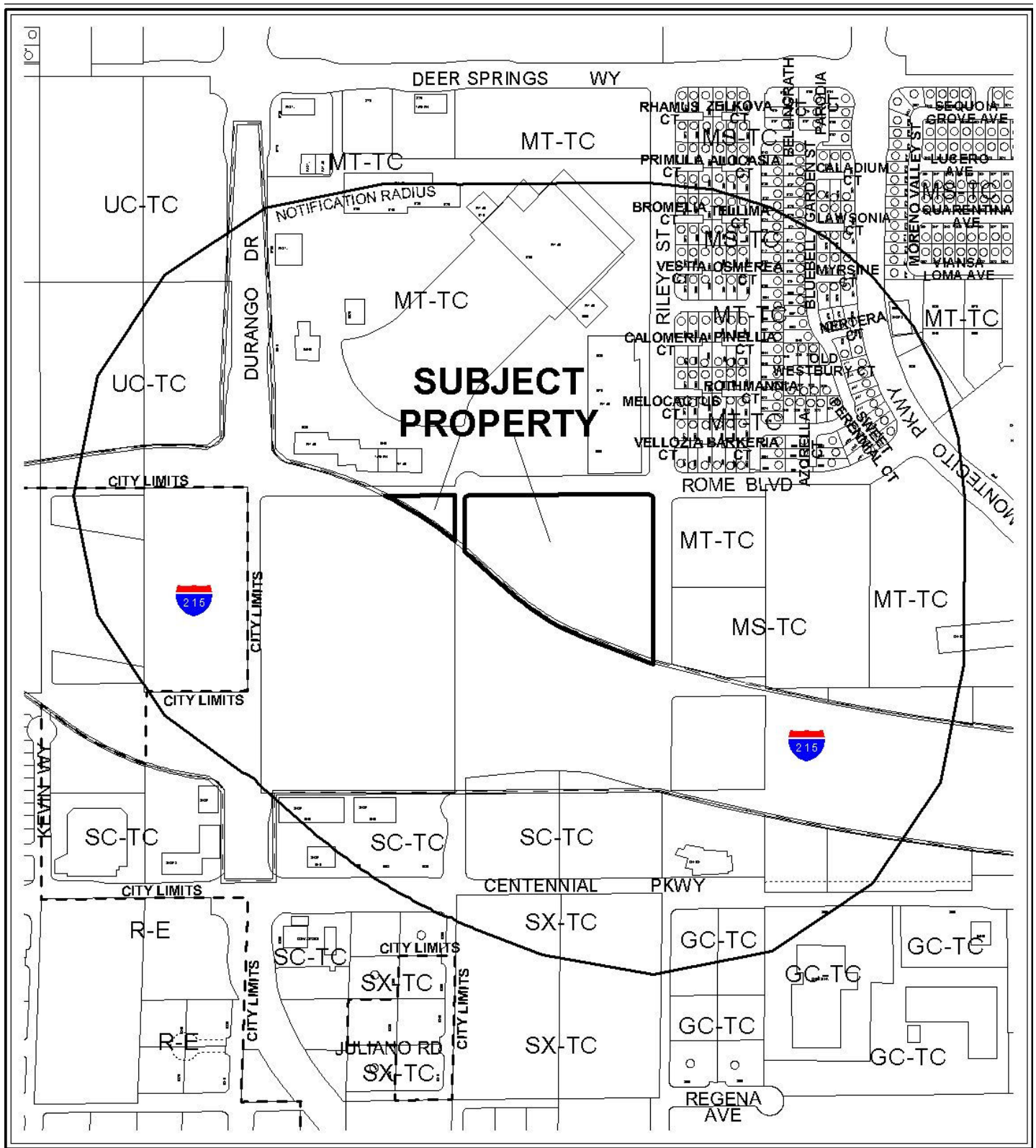
City Council Meeting

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

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

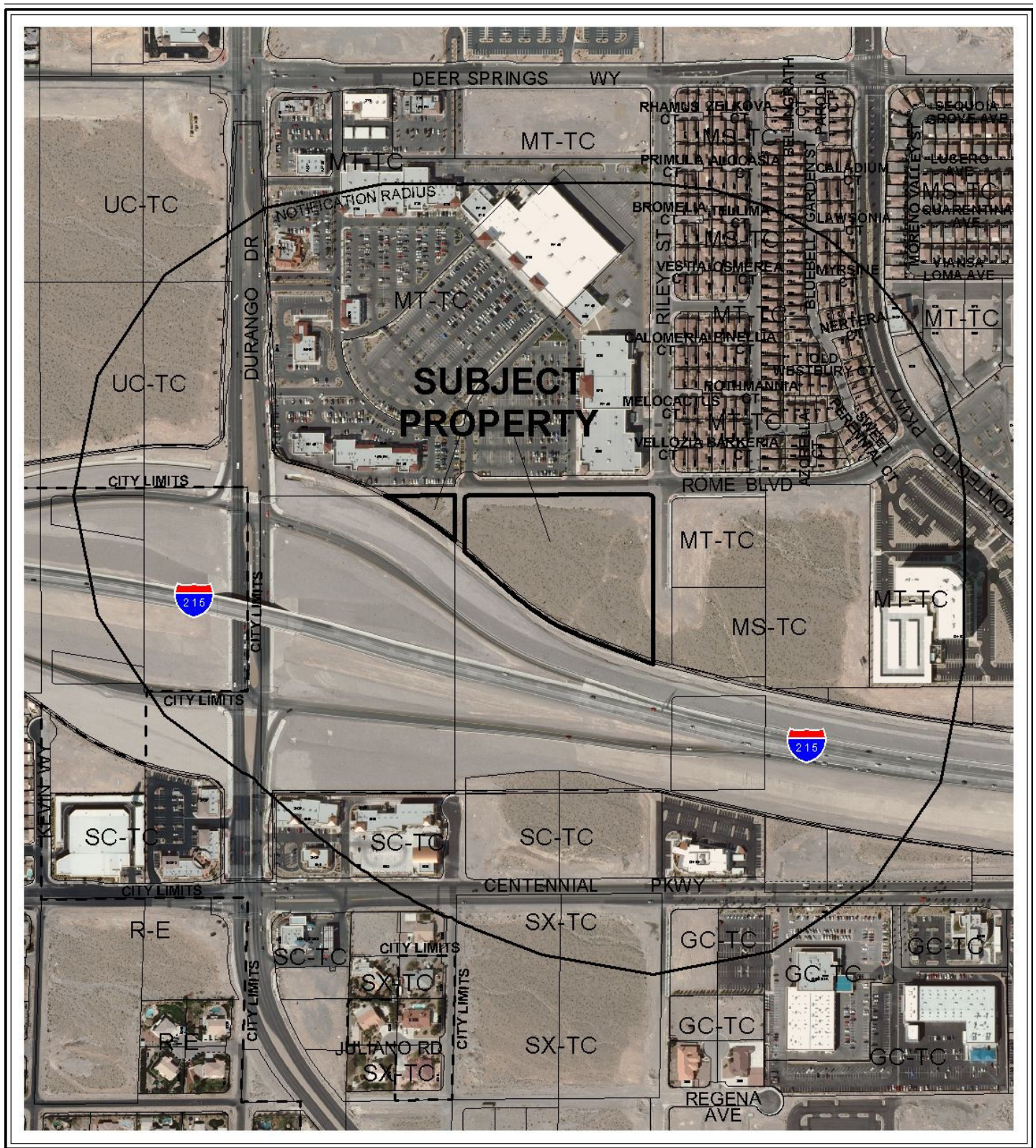


CASE: VAR-39815

RADIUS: 1000 FT

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]





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): _____

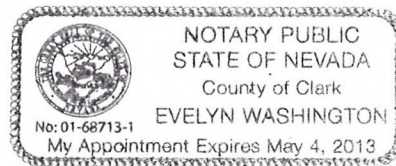
APN: _____

Signature of Property Owner: Barbara A. Lawson

Print Name: BARBARA A. LAWSON

Subscribed and sworn before me

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



RECEIVED

OCT 05 2010

City of Las Vegas

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

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

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

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

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

Property Owner Signature* Barbara A. Lawson

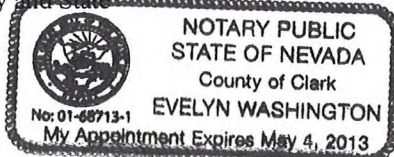
* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name BARBARA A. LAWSON

Subscribed and sworn before me

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

Notary Public in and for said County and State



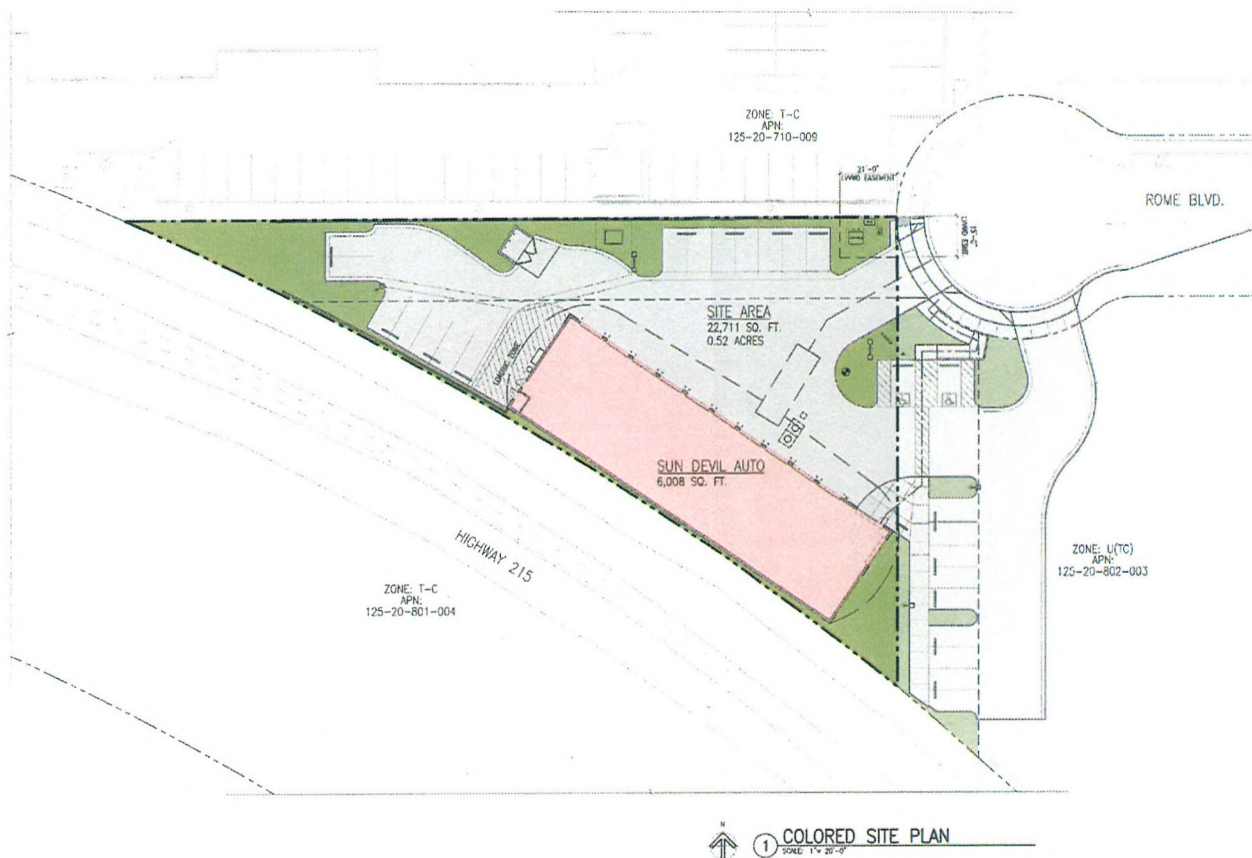
Revised 10/27/08

FOR DEPARTMENT USE ONLY

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

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

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



**Jeff
Looker
Architect**

2015 E. SOUTHERN AVE.
TEMPE, ARIZONA 85282
PHONE: 480.281.1776
FAX: 480.281.8011

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SUN DEVIL AUTO

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

**VARIANCE
COLOR SITE PLAN**

PROVISIONS

JEFF & LOOKER
REGISTERED
No. 2047
ARCHITECTS
STATE OF NEVADA

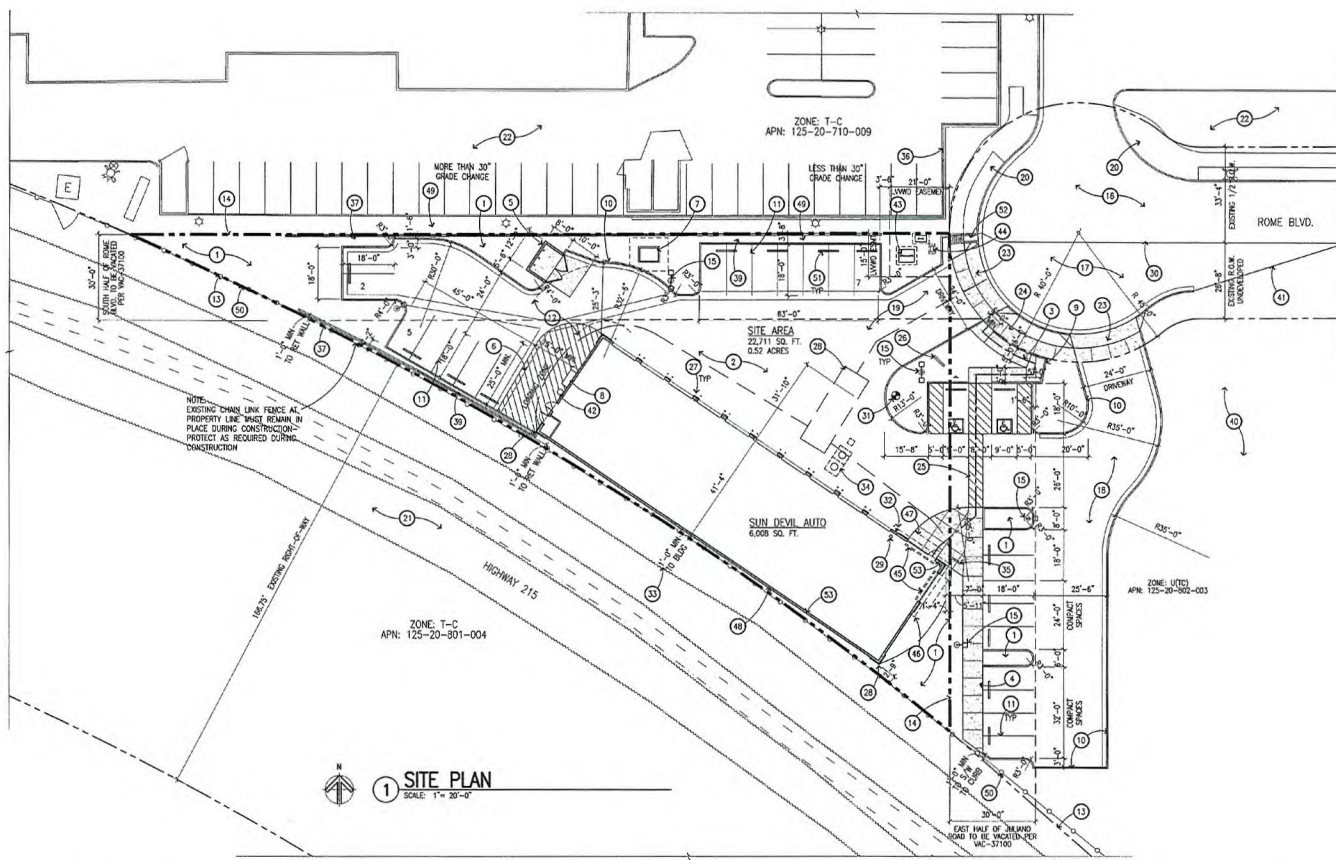
DESIGNED BY: DATE:
DRAWN BY: DATE:
CHECKED BY: DATE:
APPROVED BY: DATE:
DATE: 10/5/2010

SP-1C

RECEIVED

OCT 05 2010

City of Las Vegas VAR-39815



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

BUILDING CODE ANALYSIS

COVERING 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 PLUMBING CODE (UPC) WITH SOUTHERN NEVADA AMENDMENTS
2006 UNIFORM FIRE CODE (UFC) WITH SUPPLEMENTAL DOCUMENT 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. 9):
V-B (SPRINKLERED)

FIRE SPRINKLERS (IBC 903.303.3):
YES, NFPA 13 (NOTE: AFE IS A DEFERRED SUBMITTAL)

FIRE ALARM (IBC 907):
YES

BUILDING HEIGHT (IBC 503.504 & TABLE 503):
ALLOWED: 65'-0" (2 STORY MAX)
ACTUAL: 32'-0" (TO TOP OF TOWER (1 STORY))

ALLOWABLE AREA (IBC 503 - 507 & TABLE 503):
A: 31,292 S.F. FROM 48'4" x 74'4" x 10'
B: 31,292 S.F. FROM 48'4" x 74'4" x 10' (0.000 x 3)
C: 31,292 S.F. FROM 48'4" x 74'4" x 10' (0.000 x 3)
D: 31,292 S.F. FROM 48'4" x 74'4" x 10' (0.000 x 3)
E: 31,292 S.F. FROM 48'4" x 74'4" x 10' (0.000 x 3)
F: 31,292 S.F. FROM 48'4" x 74'4" x 10' (0.000 x 3)
G: 31,292 S.F. FROM 48'4" x 74'4" x 10' (0.000 x 3)
H: 31,292 S.F. FROM 48'4" x 74'4" x 10' (0.000 x 3)
I: 31,292 S.F. FROM 48'4" x 74'4" x 10' (0.000 x 3)
J: 31,292 S.F. FROM 48'4" x 74'4" x 10' (0.000 x 3)
K: 31,292 S.F. FROM 48'4" x 74'4" x 10' (0.000 x 3)
L: 31,292 S.F. FROM 48'4" x 74'4" x 10' (0.000 x 3)
M: 31,292 S.F. FROM 48'4" x 74'4" x 10' (0.000 x 3)
N: 31,292 S.F. FROM 48'4" x 74'4" x 10' (0.000 x 3)
O: 31,292 S.F. FROM 48'4" x 74'4" x 10' (0.000 x 3)
P: 31,292 S.F. FROM 48'4" x 74'4" x 10' (0.000 x 3)
Q: 31,292 S.F. FROM 48'4" x 74'4" x 10' (0.000 x 3)
R: 31,292 S.F. FROM 48'4" x 74'4" x 10' (0.000 x 3)
S: 31,292 S.F. FROM 48'4" x 74'4" x 10' (0.000 x 3)
T: 31,292 S.F. FROM 48'4" x 74'4" x 10' (0.000 x 3)
U: 31,292 S.F. FROM 48'4" x 74'4" x 10' (0.000 x 3)
V: 31,292 S.F. FROM 48'4" x 74'4" x 10' (0.000 x 3)
W: 31,292 S.F. FROM 48'4" x 74'4" x 10' (0.000 x 3)
X: 31,292 S.F. FROM 48'4" x 74'4" x 10' (0.000 x 3)
Y: 31,292 S.F. FROM 48'4" x 74'4" x 10' (0.000 x 3)
Z: 31,292 S.F. FROM 48'4" x 74'4" x 10' (0.000 x 3)

OCCUPANT LOAD (IBC 1004 & TABLE 1004.1.1):

SERVICE BAYS: 5,114 S.F. / 100 = 17
PULLEY/ DISPLAY: 343 S.F. / 100 = 4
RESTROOM: 166 S.F. / 100 = 3
CORRIDOR: 80 S.F. / 100 = 2
TOTAL OCC. LOAD: 6,008 S.F. = 24

EXITS (IBC TABLE 1010 & TABLES 1010.1, 1010.1.1, 1010.2):

REQUIRED: 2
PROVIDED: 2

FIRE RESISTANCE OF EXTERIOR WALLS (IBC 704, 711.4 & TABLE 601 & 602):
NEAR EXTERIOR WALL OF THE BUILDING IS REQUIRED TO HAVE A MINIMUM 2 HOUR FIRE SEPARATION BASED ON TABLE 601, OCCUPANCY S-1 WHERE THE FIRE SEPARATION DISTANCE IS LESS THAN 5 FEET.
8" CMU WALL PROVIDED = 3 HOURS PER IBC TABLE 711.1.1

FIRE RESISTANCE FOR BUILDING ELEMENTS (IBC 508, CHAP. 7, 1002, 1022, 2006.4 AND TABLES 601 & 1007.3):
ALLOWABLE: ZERO HOURS (TABLE 601)
ACTUAL: ZERO HOURS

MAXIMUM 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):
"S-1" OCCUPANCY = 7 OCCUPANTS

1 WATER CLOSET REQUIRED AND 1 WATER CLOSET PROVIDED
1 LAUNDRY ROOM AND 1 LAUNDRY PROVIDED
1 SERVICE SINK REQUIRED AND 1 SERVICE SINK PROVIDED
1 SERVICE SINK REQUIRED AND 1 SERVICE SINK PROVIDED
1 EMERGENCY SHOWER & EYEWASH PROVIDED AND PROVIDED

PROJECT DATA

ADDRESS: TO BE DETERMINED
LOCATION: NORTHEAST OF THE INTERSECTION BETWEEN N. DURANGO DR. & CLARK COUNTY HWY 215, LAS VEGAS, NV 89149
DESCRIPTION: AUTO REPAIR GARAGE (MOTOR) 10 BAYS
JURISDICTION: CITY OF LAS VEGAS, NEVADA
APR: 125-20-801-005
LAND USE DES.: 50-TC (PER APPROVED 200-38955 MAJOR MODIFICATION AND APPROVED 200-38949 RE-ZONING)
ZONING: T-C (PER APPROVED 200-38955 MAJOR MODIFICATION AND APPROVED 200-38949 RE-ZONING)
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 = 20.8%
PARKING CALCULATION (TITLE 19.10, TABLE 2):
PARKING SPACES REQUIRED: (6,008 S.F. / 200) + 5 = 36
PARKING SPACES PROVIDED: (TITLE 19.10, TABLE 41):
14 (STANDARD) 7 (COMPACT, 300)
ACCESSIBLE SPACES PROVIDED (TITLE 19.10, TABLE 2):
TOTAL PARKING PROVIDED:
(SEE APPROVED PLANNING VARIANCE 04-3954 VARIANCE)
LOADING SPACES (TITLE 19.10, TABLE 6):
REQUIRED: 1
PROVIDED: 1

VICINITY MAP



SITE KEY NOTES

1. LANDSCAPED / PLANTER AREA
2. ASPHALT PAVED PARKING & DRIVEWAY
3. 5'-0" WIDE W/IN CONCRETE SIDEWALK SLOPED UP TO ACCESSIBLE PARKING STALLS- NOT A RAMP
4. NOT USED
5. CMAA TRASH ENCLOSURE WITH CONCRETE APPROX- SEE SHEET SP3
6. LOWERING ZONE WITH PAVED DRIVEWAY (MAX 12" X 20' PER CITY OF LAS VEGAS STANDARDS)
7. PROPOSED ELECTRIC UTILITY TRANSFORMER- VERIFY WITH NEVADA POWER
8. ELECTRIC SERVICE ENTRY SECTION (E.S.S.)
9. PROVIDE CURBS AS REQUIRED AT SIDEWALK
10. 4" CONCRETE CURB
11. PARKING STRIPING PER CITY OF LAS VEGAS STANDARDS
12. TRUCK TURNING RADIUS: 20' NORTHE, 40' SOUTHER, TYPICAL
13. EXISTING PROPERTY LINE
14. PROPERTY LINE AFTER EXISTING SLOW ABANDONMENT
15. 20' HIGH SITE LIGHT FIXTURE AND POLE (2'-6" BASE PLUS 17'-8" POLE)
16. EXISTING 1/2 PAVED DRIVEWAY TO REMAIN
17. COMPLETE EXISTING 1/2 CURB-DE-SAC PER CITY'S STANDARD DETAILS
18. NEW PAVED DRIVEWAY ON ADJACENT PROPERTY
19. NEW PAVED DRIVEWAY
20. EXISTING SIDEWALK AND AMENITY ZONE TO REMAIN
21. HIGHWAY 215 STREET-DE-SAC
22. EXISTING ADJACENT SITE TO REMAIN
23. SOUTHERN TYPE DRIVEWAY AND SIDEWALK PER CITY OF LAS VEGAS STANDARDS
24. PROVIDE NEW SIDEWALK WITH AMENITY ZONE PER TOWN CENTER DEVELOPMENT STANDARDS
25. ACCESSIBLE PATH OF TRAVEL, TYPICAL
26. PROPOSED MOVEMENT SIGN (UNDER SEPARATE PERMIT)
27. 6" CONCRETE FILLER STEEL ROLLER
28. THE TRUCK AT FIRE ACCESS WITH 200' MAXIMUM DISTANCE (176' ACTUAL) TO FURTHEST POINT OF BUILDING
29. FIRE RISE LOCATION INSIDE BUILDING
30. NEW PAVEMENT TO MATCH EXISTING GRADE AT EXISTING 1/2 CURB-DE-SAC
31. PROPOSED PRIVATE FIRE HYDRANT
32. PROPOSED FIRE DEPARTMENT CONNECTION (F.D.C.)
33. BUILDING SET BACK- SEE APPROVED 04-3712 VARIANCE
34. SAND AND GREASE INTERCEPTOR PER CITY OF LAS VEGAS STANDARDS
35. BUREAU
36. EXISTING RETAINING WALL ON ADJACENT PROPERTY TO REMAIN
37. RETAINING WALL- MUST BE 12" W/IN FROM BULKHEAD PROPERTY LINE- PROVIDE RAIL WHERE GRADE DIFFERENCE IS MORE THAN 30"
38. RETAINING WALL WHERE GRADE DIFFERENCE IS LESS THAN 30" (NO RAIL REQUIRED)
39. PROVIDE FOOTING DEPTH AT RETAINING WALL FOR LANDSCAPE MATERIALS
40. EXISTING MOUNT SITE TO REMAIN
41. EDGE OF ASPHALT PAVING
42. AIR COMPRESSOR
43. FIRE LINE BACKFLOW PREVENTER
44. WATER METER AND BACKFLOW PREVENTER
45. PROVIDE WATER CUSTODY AT BUILDING WITHIN 10' OF PROPERTY LINE PER IBC 204.15 "ENCLOSURE"
46. TOWER OVERHANG ABOVE
47. METAL HANGING OVERHANG ABOVE (AT STOREROOM WINDOWS)
48. NO OPENINGS ALLOWED IN BUILDING ALONG PROPERTY LINE
49. PROTECT EXISTING LANDSCAPE ON ADJACENT PROPERTY AND REPLACE ALL LANDSCAPE MATERIALS DAMAGED/DURING CONSTRUCTION
50. EXISTING CHAIN LINK FENCE ALONG EXISTING BULKHEAD PROPERTY LINE AT HIGHWAY 215 TO REMAIN. PROTECT AS REQUIRED DURING CONSTRUCTION- CHAIN LINK FENCE MUST REMAIN IN PLACE DURING CONSTRUCTION
51. CONCRETE WHEEL STOPS IN PARKING SPACE PER CITY OF LAS VEGAS STANDARDS
52. CONCRETE DRAIN WITH METAL SIDEWALK COVER
53. TWO-HOUR WALL REQUIRED FOR 1-HR CONSTRUCTION AND S-1 OCCUPANCY BY TABLE 602 LESS THAN 5' FROM PROPERTY LINE- 8" THICK CONCRETE MASONRY WALL CLASSIFIED AS THREE-HOUR WALL BY TABLE 703.1(2)

PROJECT DIRECTORY

OWNER / DEVELOPER: SUN DEVIL AUTO
1820 E. ELLIOT RD., SUITE 104
TEMPE, ARIZONA 85284
(480) 481-4851 PHONE
(480) 481-4854 FAX
CONTACT: JOEL HOGGENDORF
ARCHITECT: JEFF LOOKER, ARCHITECT
2005 EAST SOUTHERN AVENUE
TEMPE, ARIZONA 85287
(480) 259-1776 PHONE
(480) 988-4571 FAX
CONTACT: JEFF LOOKER

PREVIOUSLY APPROVED WAIVERS/VARIANCES

APPROVED BY PLANNING COMMISSION: JANUARY 28, 2010

APPROVED BY CITY COUNCIL: MARCH 03, 2010

MAJOR MODIFICATION: MOD-38955 MAJOR MODIFICATION

LAND USE PLAN: ZON-38949 RE-ZONING

ZONING: ZON-38949 RE-ZONING

SITE DEVELOPMENT REVIEW: SUN-38955 SITE DEVELOPMENT PLAN REVIEW

PLAN REVIEW: SUN-38955 SITE DEVELOPMENT PLAN REVIEW

VARIANCES: BUILDING SETBACK: VAR-37101 VARIANCE

PARKING: VAR-38954 VARIANCE

USE, PLANT: VAR-38955 SPECIAL USE PERMIT

REPAIR GARAGE: REPAIR GARAGE (MOTOR) WITH SERVICE BAY OPENINGS

FROM A PUBLIC RIGHT-OF-WAY

REQUESTED VARIANCES

VARIANCES: BUILDING SETBACK: VARIANCE TO ALLOW BUILDING ENDOCKMENT WITHIN

SEE PROPERTY SETBACK AT EAST PROPERTY LINE

RECEIVED

VAR-39815

OCT 05 2010

City of Las Vegas

Jeff Looker
Architect

2070 E. SOUTHERN AVE.
TEMPE, ARIZONA 85282
PHONE: 480-730-1776
FAX: 480-988-4571

THIS PROJECT IS A DEVELOPMENT OF RECORD AND AS SUCH, THE ARCHITECT HAS THE OBLIGATION TO CORRECT ANY ERRORS OR OMISSIONS IN THE PROJECT DOCUMENTS. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE ARCHITECT IS NOT RESPONSIBLE FOR THE PROJECT'S PERFORMANCE OR THE PROJECT'S FINANCIAL SUCCESS OR FAILURE. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT.

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

VARIANCE
SITE PLAN

REVISIONS

JEFF A. LOOKER
ARCHITECT
No. 2947
STATE OF NEVADA

ISSUE DATE

OCTOBER 01, 2010

JOB NO. LC 887

SP-1

JEFF LOOKER, ARCHITECT

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

VARIANCE JUSTIFICATION LETTER

October 4, 2010

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

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

Doug,

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

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

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

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

Jeff Looker, Architect



RECEIVED
OCT 05 2010
City of Las Vegas
VAR-39815

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

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

VAR-39816 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: CHARLES HOPPER - Request for a Variance TO ALLOW A ONE-FOOT, SIX-INCH SIDE YARD SETBACK WHERE 15 FEET ARE 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:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

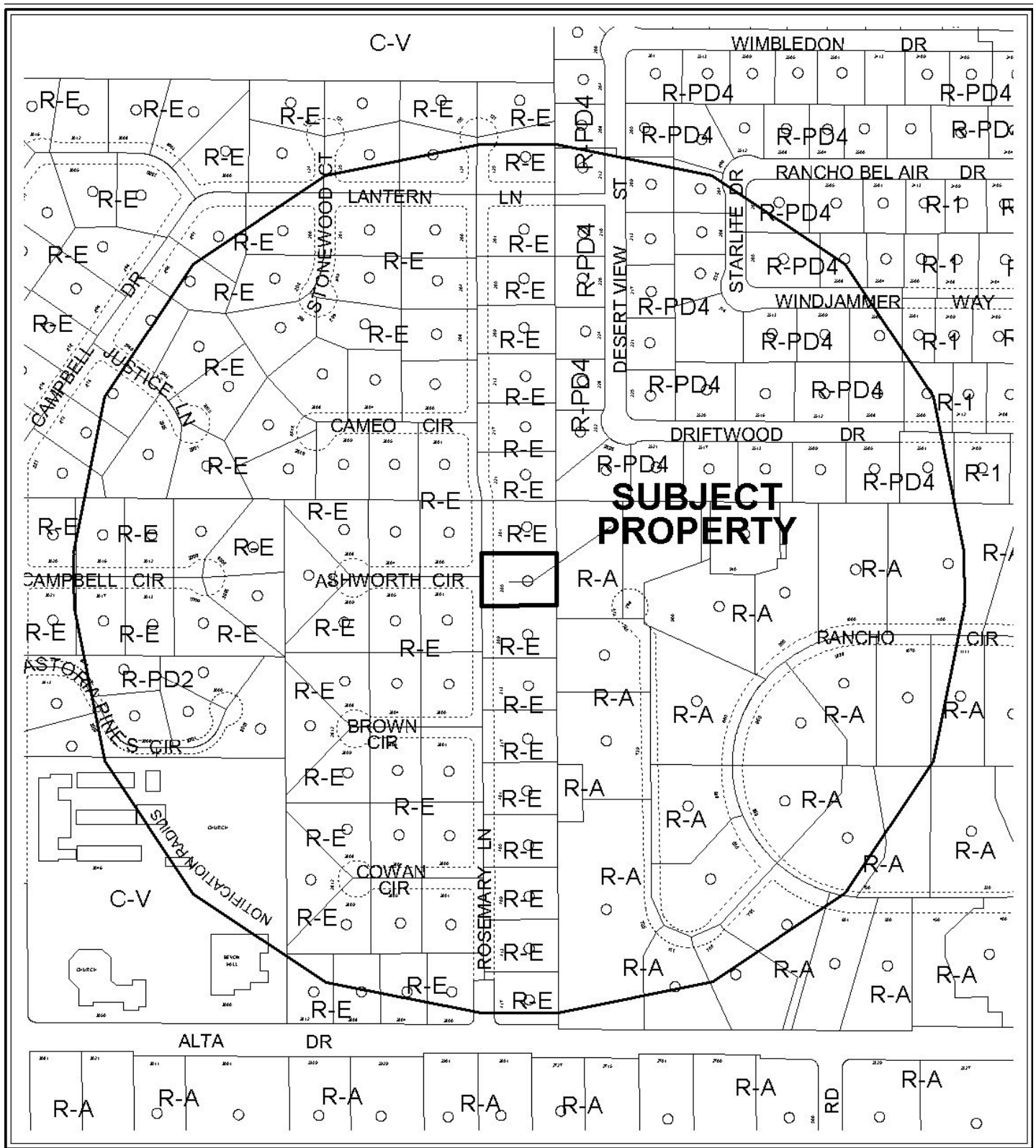
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RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

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



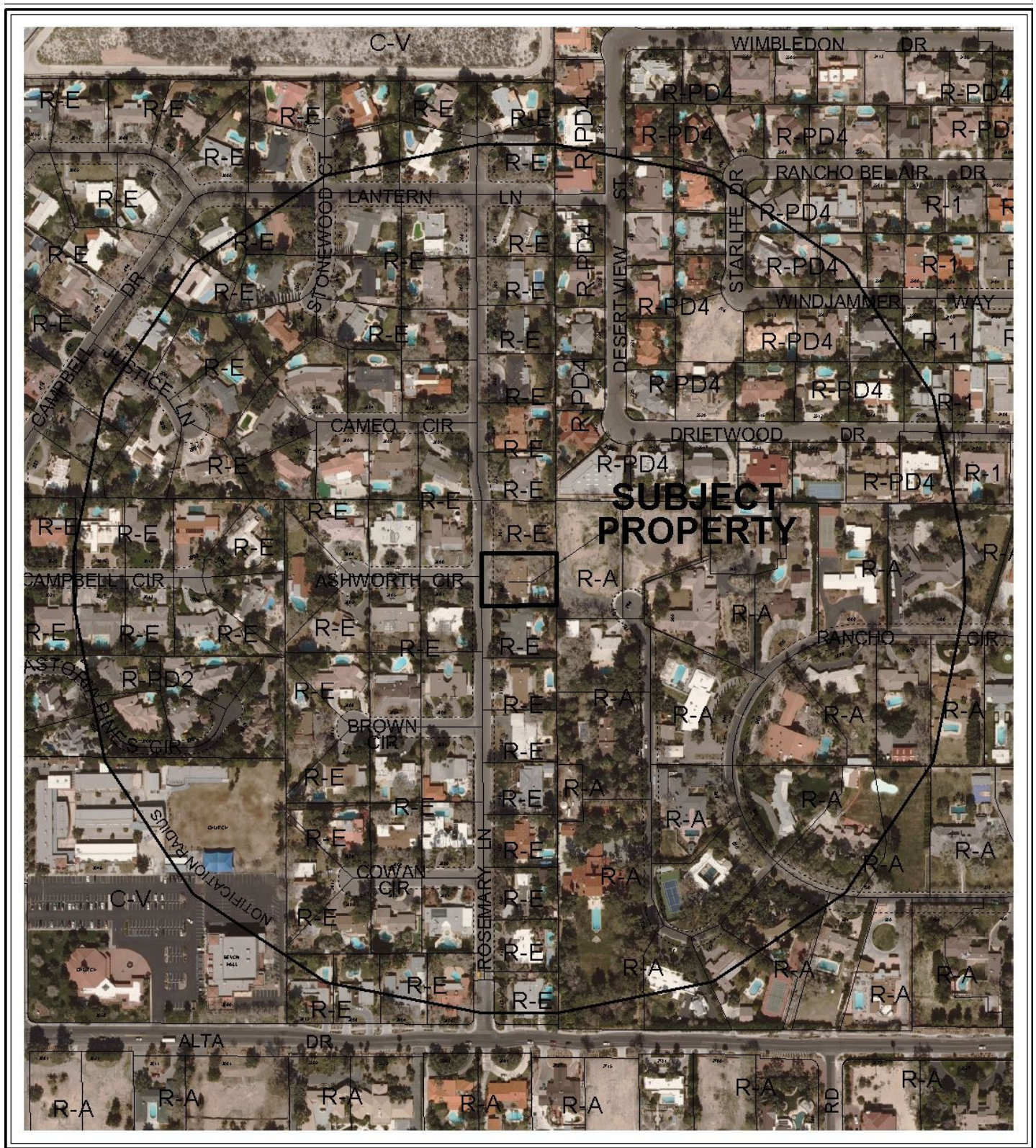
CASE: **VAR-39816**

RADIUS: 1000 FT

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

0 300 600 Feet





CASE: **VAR-39816**

RADIUS: 1000 FT

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

0 300 600 Feet





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: Charles "Dee" Hopper

Name of Applicant: Charles Hopper

Name of Representative: Trevor Hayes

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

☐ Yes

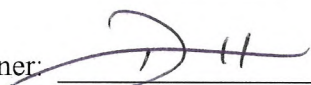
☒ No

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

City Official: _____

Partner(s): _____

APN: _____

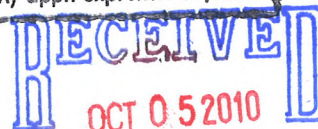
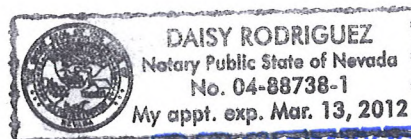
Signature of Property Owner: 

Print Name: Charles Hopper

Subscribed and sworn before me

This 5 day of Oct., 2010

Daisy Rodriguez
Notary Public in and for said County and State





PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

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

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

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

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

Property Owner Signature* [Signature]

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

Print Name Charles Hopper

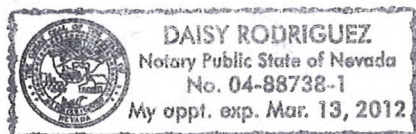
Subscribed and sworn before me

This 5 day of Oct., 2010

Daisy Rodriguez

Notary Public in and for said County and State

Revised 10/27/08

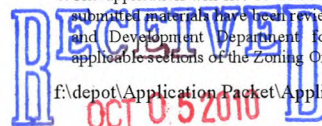


FOR DEPARTMENT USE ONLY

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

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

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



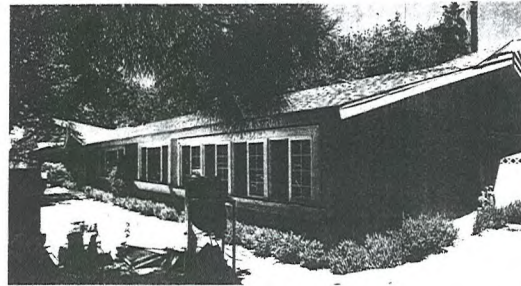


PHOTO OF EXISTING FRONT ELEVATION



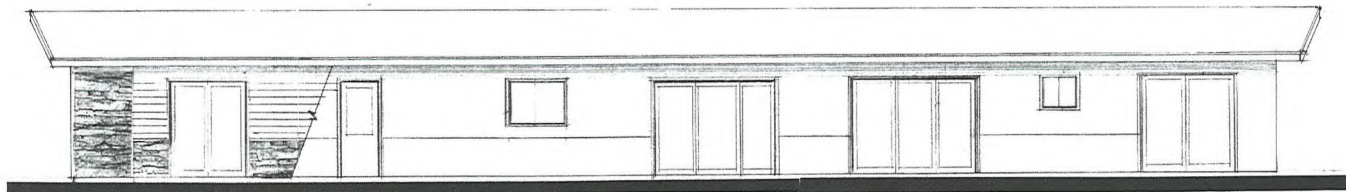
VICINITY MAP

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



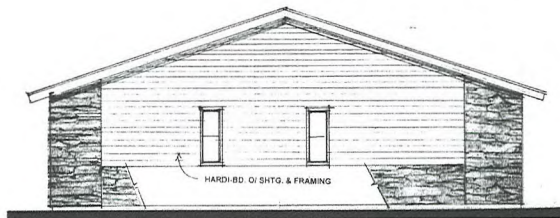
ASSESSOR'S MAP

APN = 139-32-214-034



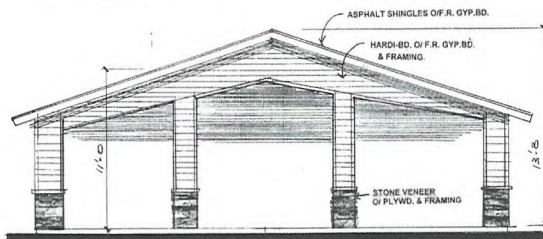
REAR ELEVATION

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



NORTH ELEVATION

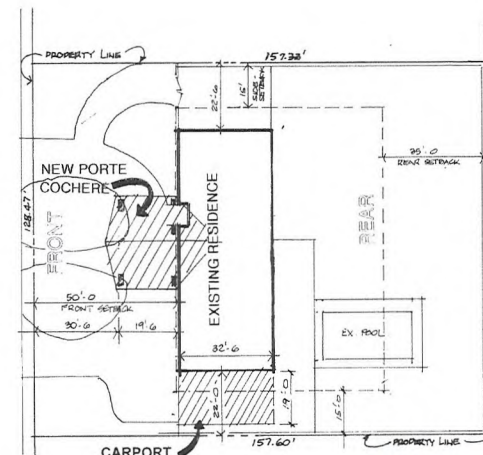
SCALE: 1/4" = 1'-0"



SOUTH ELEVATION

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

ROSEMARY LANE



SITE PLAN

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

CITY OF LAS VEGAS

CODE YEAR 2006 LBS/182.15.410.02

Construction = 1974

Occupancy Type = R-1

Zoning Category = R-1

Building height = 10'-0"

No Fireplaces = 0

New Construction

Addition

1st Floor sq ft = 1,740

2nd Floor sq ft = 0

Garage

Patio sq ft = 0

Deck/Balcony

Covered Entry sq ft = 0

Total Building sq ft = 1,740

(Under roof)

Lot Coverage sq ft = 1,740

(Under roof)

Lot Coverage sq ft = 1,740

(Under roof)

Lot Coverage sq ft = 1,740

(Under roof)

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(Under roof)

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(Under roof)

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(Under roof)

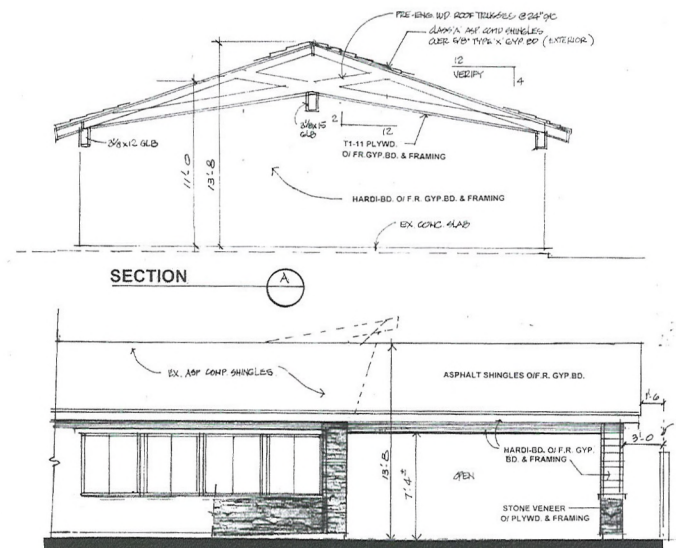
INTERIOR REMODEL AND CARPORT
ADDITION for
MR. CHARLES HOPPER
305 ROSEMARY LANE, LAS VEGAS, NEVADA
89107-3200

TIM BLISH
ARCHITECT
275 S. 10TH ST.
SUITE 100
LAS VEGAS, NEVADA 89101
702.735.1111
FAX 702.735.1112

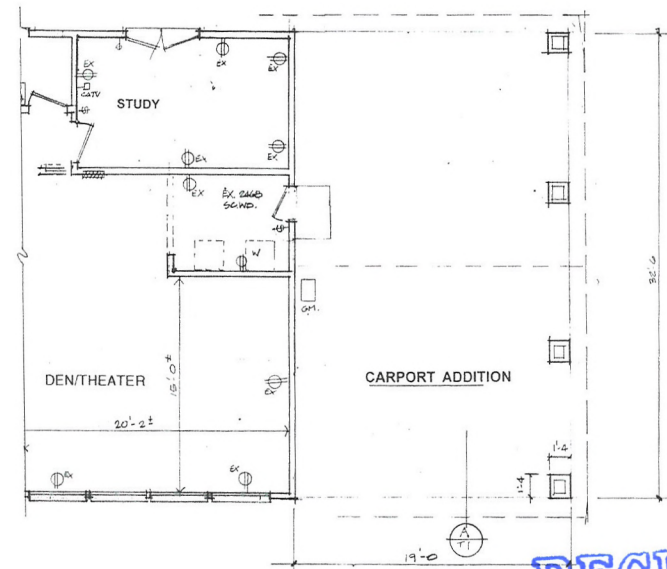
T.1

RECEIVED
OCT 05 2010

VAR-39816



WEST SIDE ELEVATION
SCALE: 1/4"=1'-0"



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

PLAN NOTES

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

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

T.2

RECEIVED
OCT 05 2010
VAR-39816

COOPER LEVENSON
ATTORNEYS AT LAW

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

TREVOR HAYES
EMAIL: thayes@cooperlevenson.com

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

FILE NO.: 56080.1

October 5, 2010

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

RECEIVED
OCT 19 2010

Re: Variance application for 305 Rosemary Lane

Dear Planning Department:

My client, Charles "Dee" Hopper, is applying for a variance at his residence to build a carport attached to his home at 305 Rosemary Lane (APN: 139-32-214-034). We are requesting a waiver for the side building setback to 1.5 feet where 15 feet is required.

Mr. Hopper would like to build a carport attached to the south side of his property that would match the existing roofline of the home and would extend to 1.5 feet of his neighbor to the south. The home is zoned R-E.

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

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

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

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

VAR-39816

COOPER LEVENSON APRIL NIEDELMAN & WAGENHEIM, P.A.

NJ Offices: ATLANTIC CITY • CHERRY HILL • NEWARK • PRINCETON • TRENTON

HARRISBURG, PA • BEAR, DE • LAS VEGAS, NV

REVISED

COOPER LEVENSON APRIL NIEDELMAN & WAGENHEIM, P.A.

City of Las Vegas

October 5, 2010

Page 2

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

You will notice the plans also call for a porte cochere to be built in the front of the home. This porte cochere conforms with the Code's requirement for a 15-foot front yard setback.

Allowing a carport to be built within 1.5 feet of the home's southern neighbor would not be incompatible with neighborhood. In fact, the property to the immediate south, which would be most affected by this carport, has a carport on its southern side that is less than 15 feet from the neighboring property and is at a height well above the home's roofline.

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

Because the addition of a carport 1.5 feet from the southern property line and with a roofline matching the home would be consistent with the other homes in the neighborhood, we ask your support in granting these variances.

Regards,


Trevor Hayes

TH/os

CLAC; 490862.1

RECEIVED
OCT 19 2010

VAR-39816
REVISED

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

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

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

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

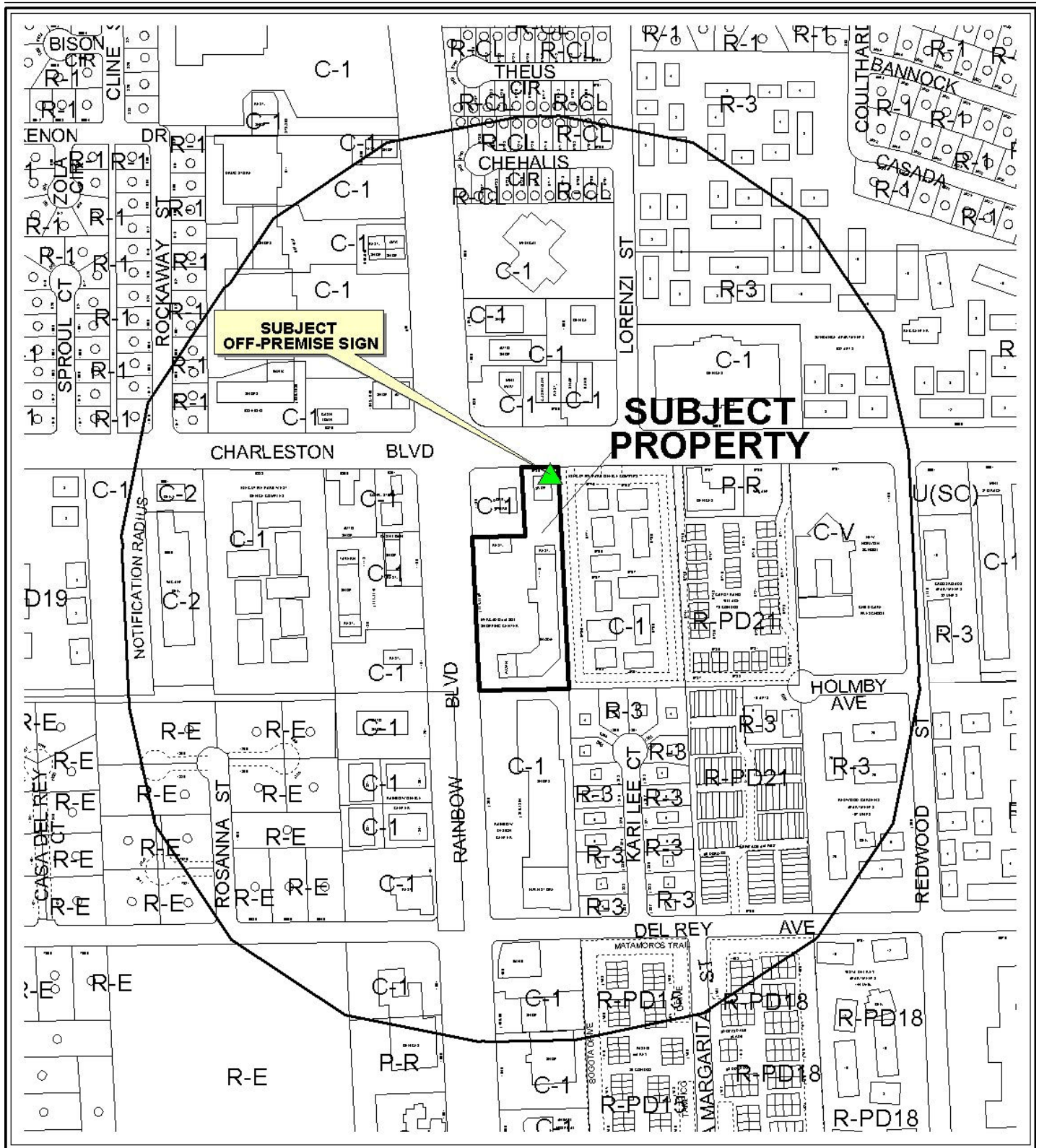
0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

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



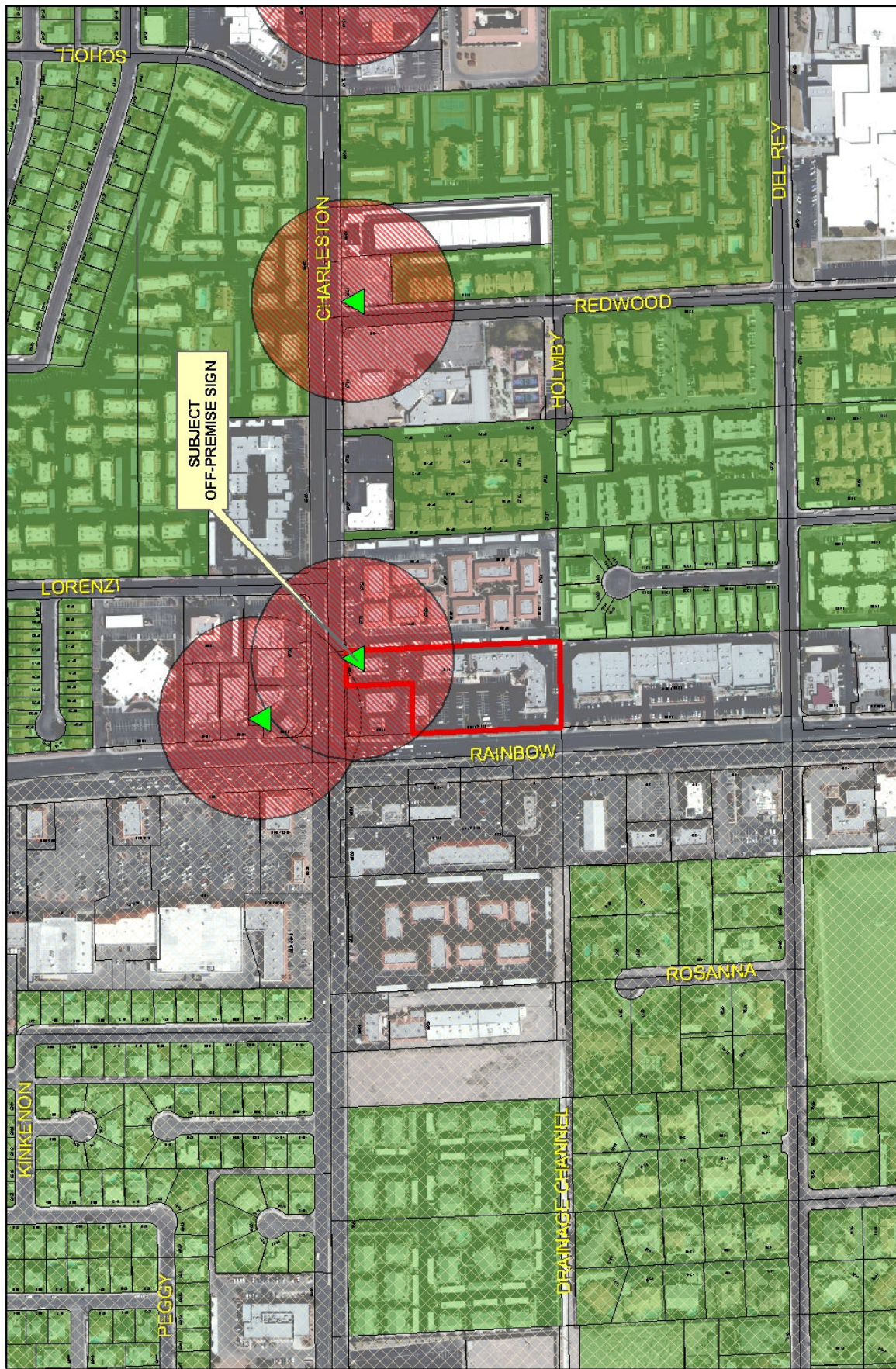
CASE: **RQR-39371**

RADIUS: 1000 FT

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

0 300 600 Feet





RQR-39371

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

City of Las Vegas Billboard Data

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

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





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **RQR-39371** APN: 163-02-101-002

Name of Property Owner: COG III, LTD

Name of Applicant: Reagan National Advertising

Name of Representative: Daniel (Dewey) Reagan

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: _____

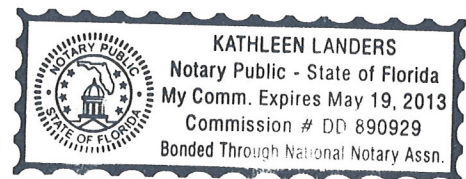
Print Name: Charles Grigsby

Subscribed and sworn before me

This 30 day of Sept, 2010

Notary Public in and for said County and State

State of Florida, County of: Palm Beach





PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

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

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

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

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

Property Owner Signature* Charles Grigsby

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

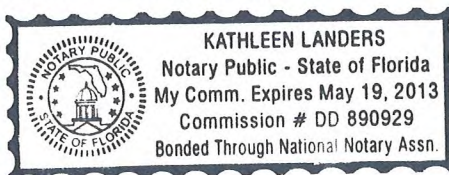
Print Name Charles Grigsby

Subscribed and sworn before me

This 30th day of Sept., 20 10.

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

Revised 10/27/08



FOR DEPARTMENT USE ONLY

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

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

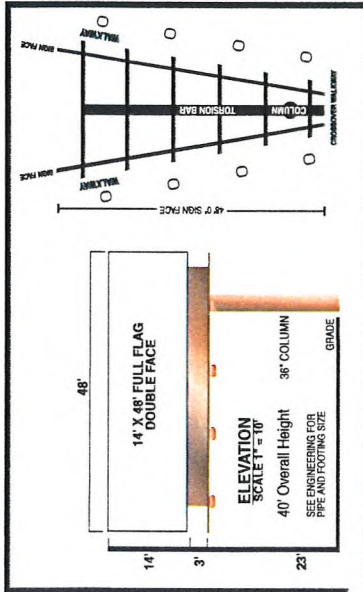
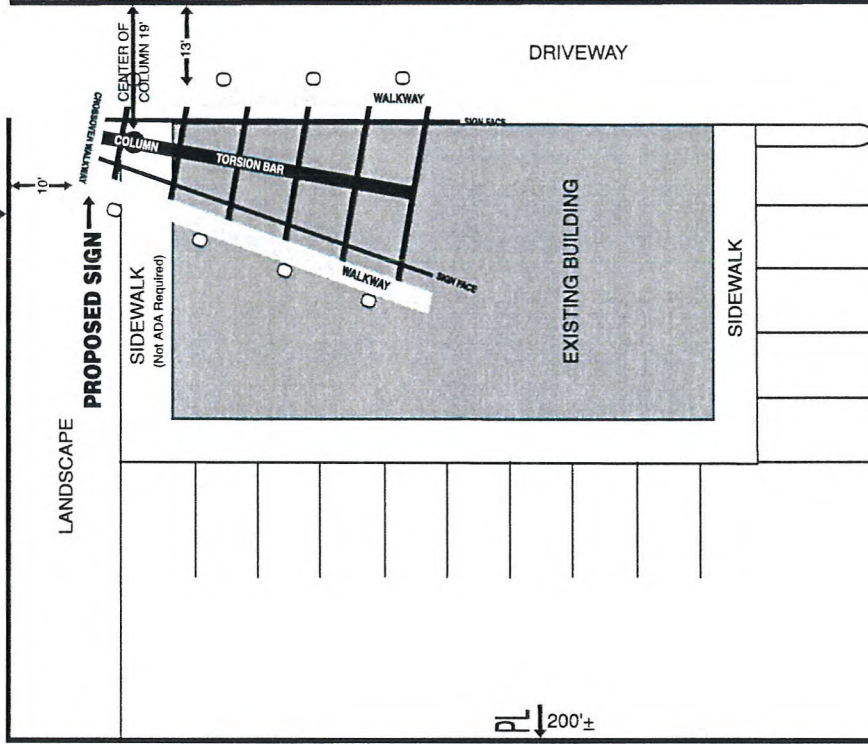
f:\depot\Application Packet\Application Form.pdf



TOP VIEW
SCALE 1" = 7.5'

CHARLESTON BLVD.

SIDEWALK 103.29'±



GENERAL NOTES

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



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

OWNER:		GOG III LTD	
SCALE:	NOTED	APPROVED BY:	DRAWN BY: MELANIE PULS
DATE:	6-4-03		REVISED:
LOCATION:		1110 S. RAINBOW BLVD.	
APN# 163-02-101-002		DRAWING #:	

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

BQR-39371 RECEIVED

AUG 30 2010



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

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

DOUGLAS A. SELBY
CITY MANAGER



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

VOICE 702.229.6011
TDD 702.386.9108
www.lasvegasnevada.gov

July 18, 2007

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

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

Dear Mr. Bilanzich:

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

Planning & Development

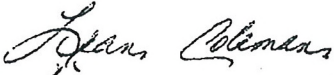
1. This Special Use Permit shall be reviewed in three (3) years at which time the City Council may require the Off-Premise Advertising (Billboard) Sign be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement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

RQR-39371

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

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

Sincerely,



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



M. Margo Wheeler, AICP
Director
Planning and Development Department

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

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

RQR-39371

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

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

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). 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:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL, subject to conditions:

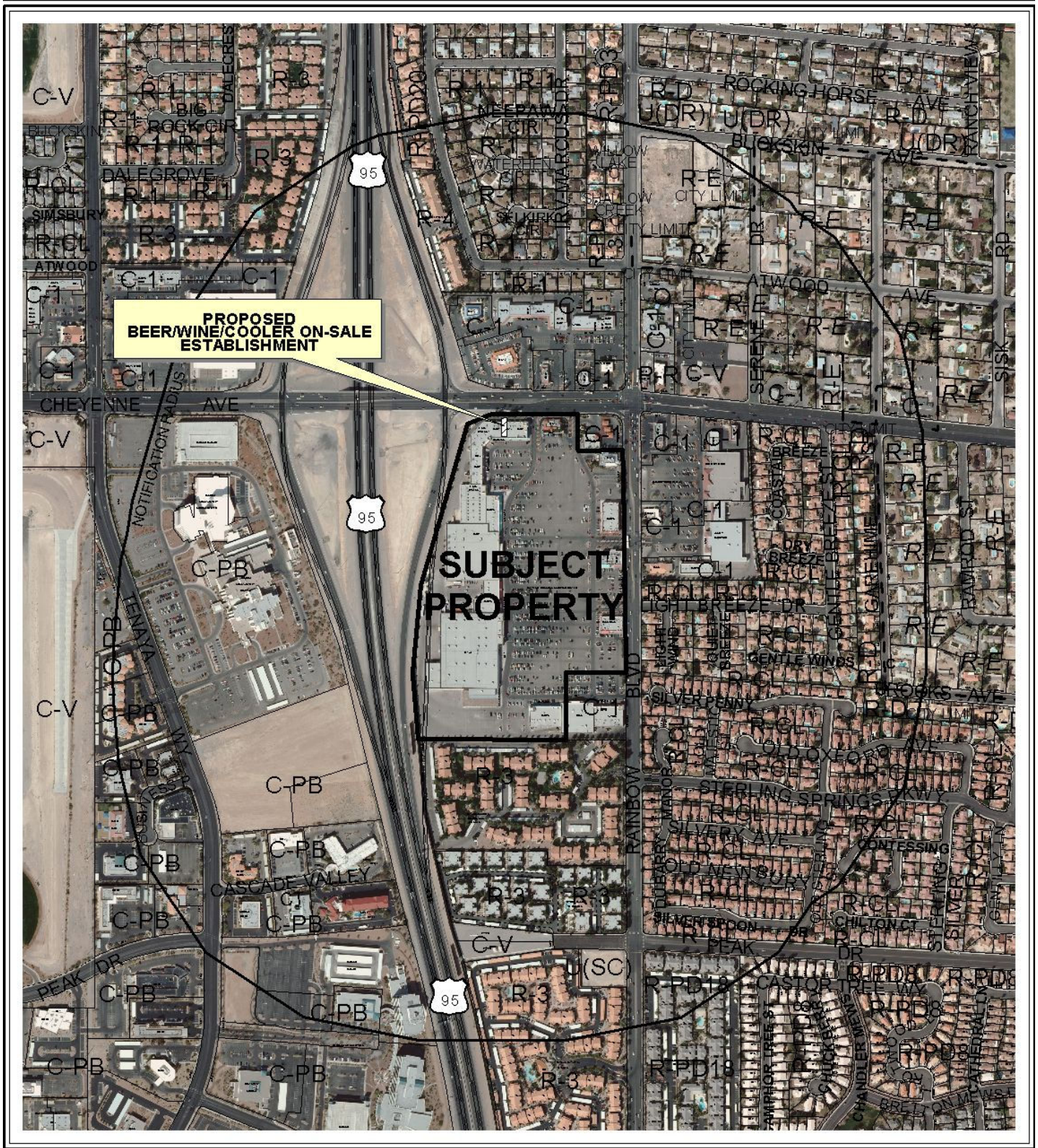
BACKUP DOCUMENTATION:

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



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





CASE: **SUP-39745**

RADIUS: 1500 FT

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

0 300 600 Feet





SUP-39745

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

Business Licenses

Child Care/
Children Facility

Beer/Wine/Cooler
On Sale

Beer/Wine/Cooler
Off Sale

Beer/Wine/Cooler
On-Off Sale

Package Liquor
Sales

Supper Club/
Restaurant Service Bar

Tavern

RELIGIOUS
CITY PARKS
SCHOOLS

Subject Property
400 foot buffer





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: PK 1 CHRYSENNE COMMONS LLC

Name of Applicant: N/A, RONGJIE

Name of Representative: _____

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

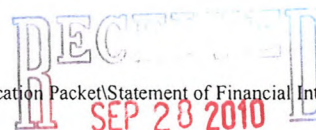
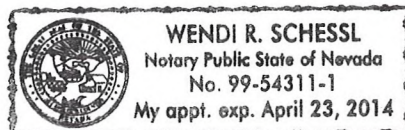
APN: _____

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

Print Name: ROBERT M. RICE

Subscribed and sworn before me

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



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

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

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

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

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

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

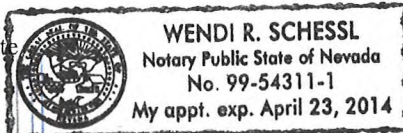
* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name ROBERT M. RICE

Subscribed and sworn before me

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

Notary Public in and for said County and State



Revised 10/27/08

SEP 28 2010

FOR DEPARTMENT USE ONLY

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

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

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

Revisions:
No. Date Description

Consultant:

Stamp:

Project No. **WP-1025**

Owner: **MICHAEL NIA**

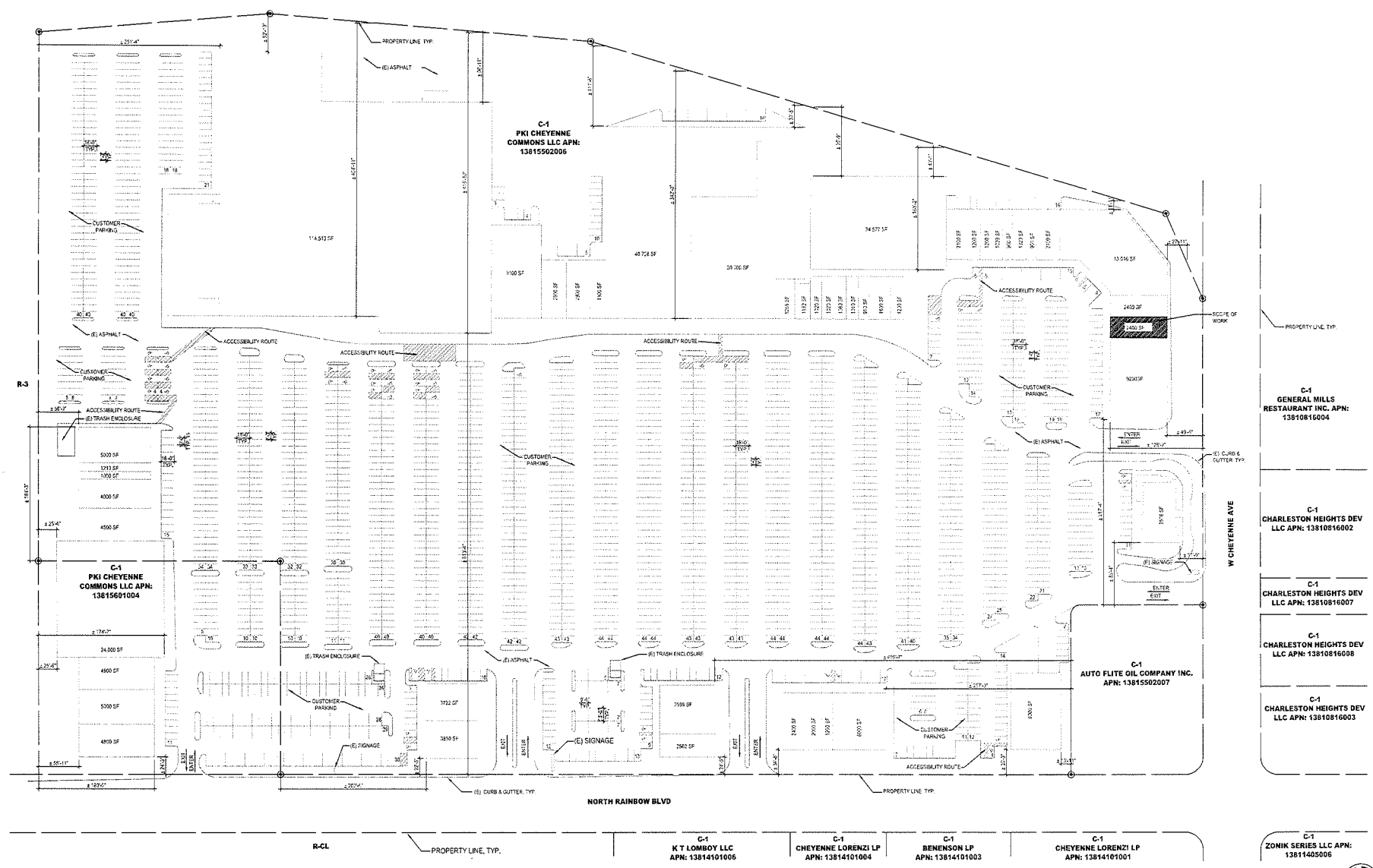
Project Name: **BANGKOK 9 TI**
3175 N. RAINBOW BLVD., LAS VEGAS, NV 89108

Sheet Title: **SITE PLAN**

Date: 09.07.10
Checked By: CS
Submit: PLAN CHECK

Sheet No.

AS1.01

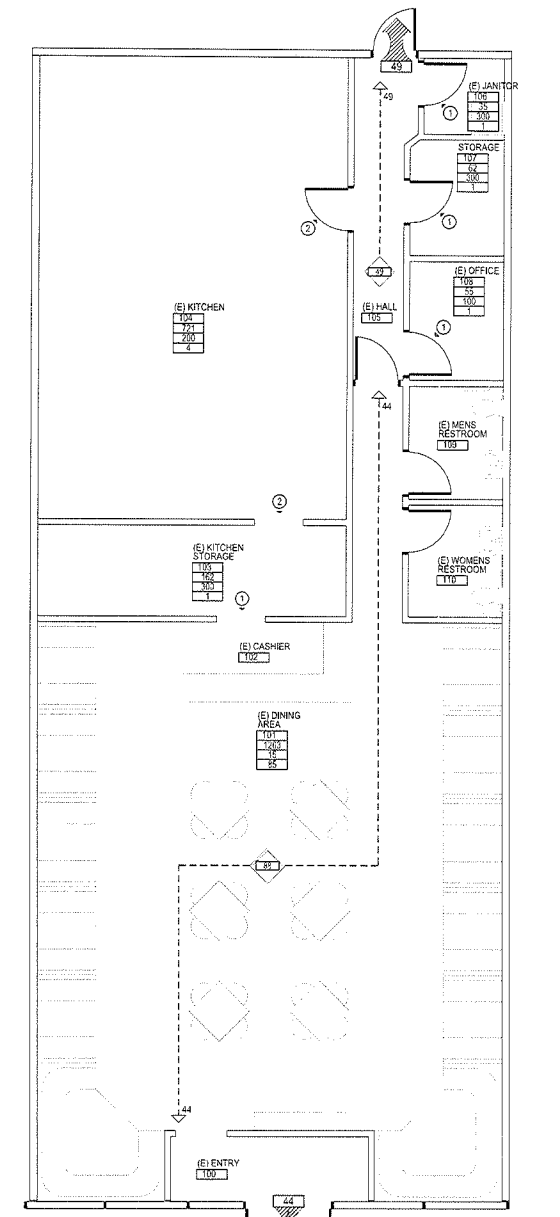
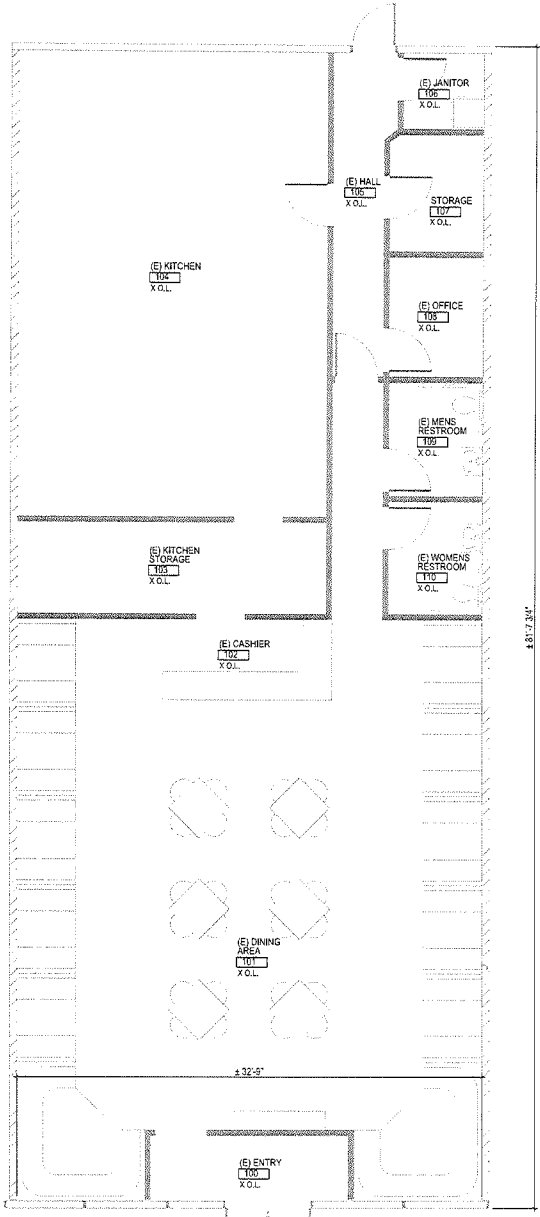


SITE PLAN

SCALE: 1"=60'-0"

SEP 23 2010

SUP-39745



LIFE SAFETY LEGEND

ROOM OCCUPANCY LOAD MATRIX

XXXX
XXXX
XXXX

ROOM AREA/SF
LOAD FACTOR
NUMBER OF OCCUPANTS

SINGLE EXIT OCCUPANT LOAD

DIRECTION OF EXIT TRAVEL

MULTIPLE EXIT OCCUPANT LOAD

OLF

= OCCUPANT LOAD FACTOR

FEC

= FIRE EXTINGUISHER CABINET

FE

= SURFACE MOUNTED FIRE EXTINGUISHER

INTERMEDIATE ACCUMULATED
OCCUPANT LOAD

ACCUMULATED OCCUPANT LOAD
AT EXIT PATH

GENERAL NOTES

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

WALL TYPE LEGEND

EXISTING EXTERIOR WALLS & STOREFRONT	
EXISTING DEMISING WALLS	
EXISTING INTERIOR WALLS	

OCCUPANCY COUNT

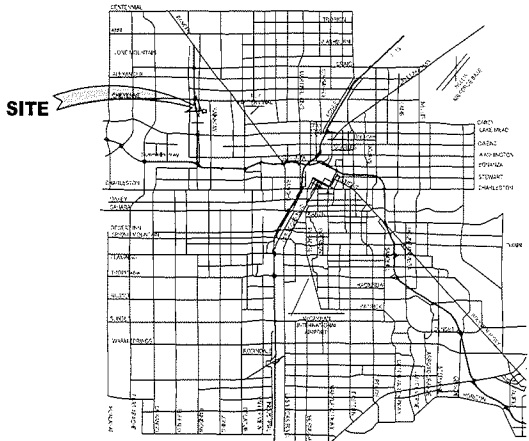
OCCUPANCY LOAD

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

ROOM NO.	ROOM NAME	OCCUPANCY GROUP	AREA (S.F.) / LOAD FACTOR	NUMBER OF OCCUPANTS
100	ENTRY	N/A	N/A	-
101	DINING AREA	ASSEMBLY	1263.15	85
102	CASHIER	N/A	N/A	-
103	KITCHEN STORAGE	STORAGE	162500	1
104	KITCHEN	ASSEMBLY	721.256	4
105	HALL	N/A	N/A	-
106	JANITOR	STORAGE	352500	1
107	STORAGE	STORAGE	620300	1
108	OFFICE	BUSINESS	551200	1
109	MENS RESTROOM	N/A	N/A	-
110	WOMENS RESTROOM	N/A	N/A	-
TOTAL OCCUPANTS				93

SEP 23 2010

SUP-39745

SHEET INDEX GENERAL G1.01 INDEX, LEGENDS, & GENERAL NOTES ARCHITECTURAL A51.01 SITE PLAN A1.01 FLOOR PLAN & OCCUPANCY COUNT	PARKING CALCULATIONS TABLE 19 ON SITE PARKING REQUIREMENTS: ONE SPACE PER 250 SQUARE FEET OF GROSS FLOOR AREA PARKING CALCULATIONS: 374,502/250 = 1499 PARKING REQUIRED = 1499; PARKING PROVIDED = 2426 OK HANDICAPPED PARKING REQUIRED PER CHAPTER 19.10.010 TABLE 2: FOR 1001 AND ABOVE (TOTAL NUMBER OF PARKING REQUIRED) - TWENTY SPACES, PLUS ONE SPACE FOR EACH 100 OVER 1000 SPACES OF FRACTION THEREOF 1000 = 20 SPACES 1499 - 1000 = 499; 5 ADDITIONAL SPACES HANDICAPPED PARKING REQUIRED = 25; HANDICAPPED PARKING PROVIDED = 47 OK
SYMBOL LEGEND  ACCESSIBLE FACILITY	BUILDING SETBACKS BUILDING SETBACKS FOR EXISTING BUILDING: (SETBACKS LISTING ARE FOR THE BUILDING WITH THE SUITE LISTED AS THE "SCOPE OF WORK" ON THE SITE PLAN ONLY. ALL OTHER DIMENSIONS ARE ON THE SITE PLAN) NORTH: ± 27'-11" SOUTH: ± 25'-14" EAST: ± 23'-4" WEST: ± 11'-11"
GENERAL NOTES 1. ANY DESIGNATION INDICATED WITH AN (E) MEANS EXISTING.	BUILDING HEIGHT BUILDING HEIGHT FOR EXISTING BUILDING: (BUILDING HEIGHT LISTED IS FOR THE BUILDING WITH THE SUITE LISTED AS THE "SCOPE OF WORK" ON THE SITE PLAN ONLY) BUILDING HEIGHT: ± 25'-0"
PROPERTY INFORMATION OWNER: PKI CHEYENNE COMMONS LLC ADDRESS: 3001 NORTH RAINBOW BLVD LAS VEGAS, NEVADA 89108 APN#: 138-15-802-006 LOT AREA: ± 33 ACRES ZONING: C-1 BUILDING AREA: ± 374,502 S.F. F.A.R.: 25%	RESTAURANT INFORMATION OWNER: MICHAEL NIA NAME: BANGKOK 9 ADDRESS: 3175 NORTH RAINBOW BLVD LAS VEGAS, NEVADA 89108 SUITE AREA: 2400 S.F.
VICINITY MAP  VICINITY MAP NO SCALE	

Pugsley Simpson Coulter
ARCHITECTS

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

Revisions:
No. Date Description

Consultant:

Stamp:

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

Date: 09.07.10
Checked By: CS
Submitted: PLAN CHECK

Sheet No.

G1.01

SEP 23 2010

SUP-39745

Jostification letter

07/23/2010

Planning and Development Dept. city of Las Vegas

To whom it may concern,

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

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

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

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

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

Michael Nia

OWNER



7-23-10

RECEIVED
SEP 23 2010

SUP-39745

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

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SUP-39812 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ALLSTAR MINIMART - OWNER: BECKER INVESTMENT COMPANY, LP - Request for a Special Use Permit TO ADD 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 CHURCH OR SYNAGOGUE WHERE 400 FEET IS REQUIRED at 2339 North Jones Boulevard (APN 138-24-101-001), C-1 (Limited Commercial) Zone, Ward 5 (Barlow). Staff recommends DENIAL.

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

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





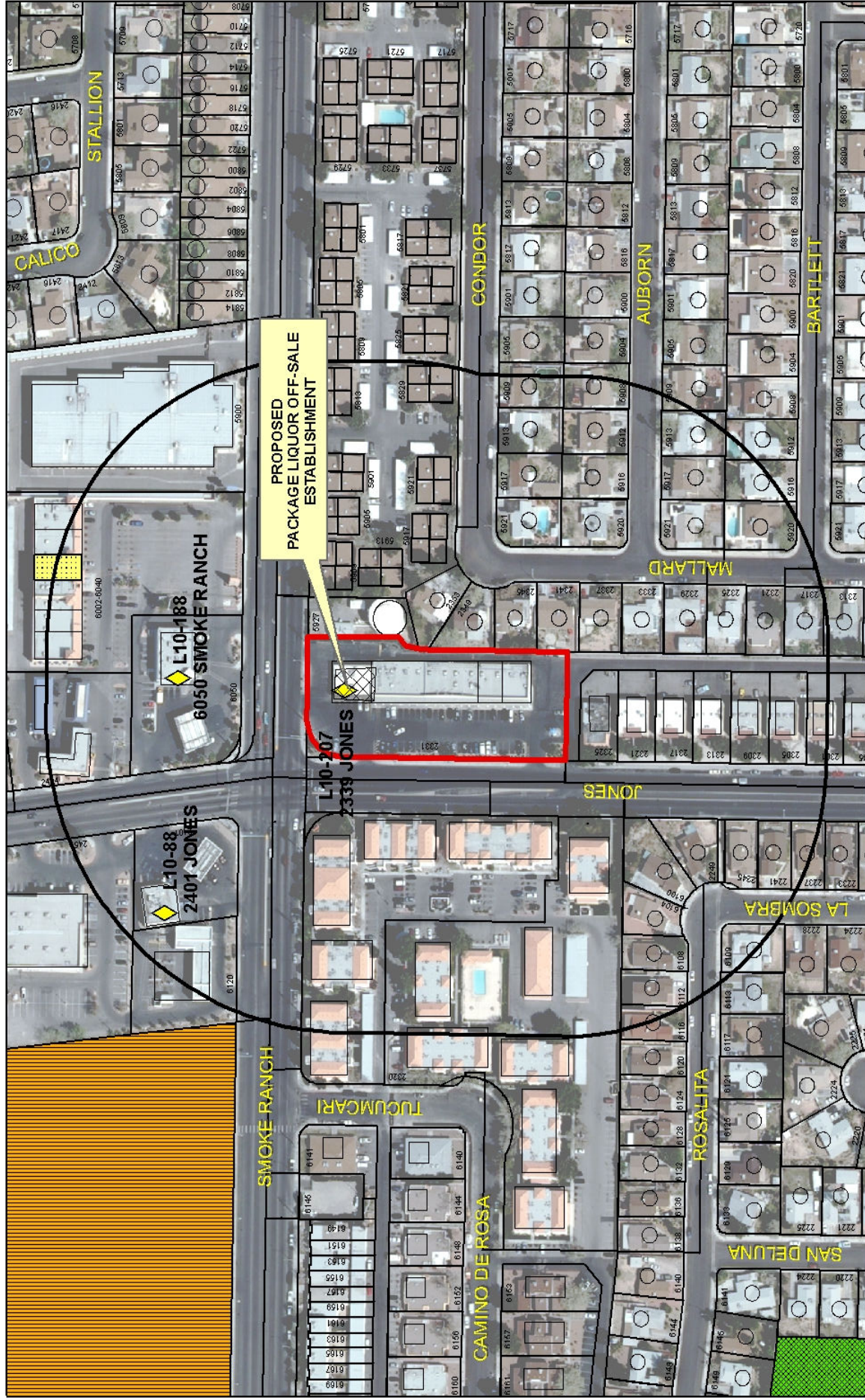
CASE: **SUP-39812**

RADIUS: 1500 FT

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

0 300 600 Feet





SUP-39812

Package Liquor Sales

Business Licenses

Child Care/
Children Facility

Beer/Wine/Cooler
On Sale

Beer/Wine/Cooler
Off Sales

Beer/Wine/Cooler
On-Off Sale

Package Liquor
Sales

Supper Club/
Restaurant Service Bar

Tavern

RELIGIOUS

CITY PARKS

SCHOOLS

Subject Property

400 foot buffer





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: Becker Investment Company LP

Name of Applicant: George Shoshani

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

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: [Signature]

Print Name: Barry W. Becker Gen Proctor

Subscribed and sworn before me

This 2 day of September, 2010

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





PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

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

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

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

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

Property Owner Signature* [Signature] GP

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

Print Name Barry W. Becker

Subscribed and sworn before me

This 2 day of September, 20 10.

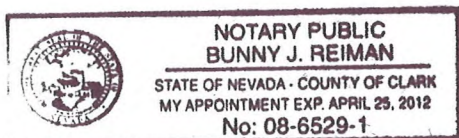
[Signature]

Notary Public in and for said County and State

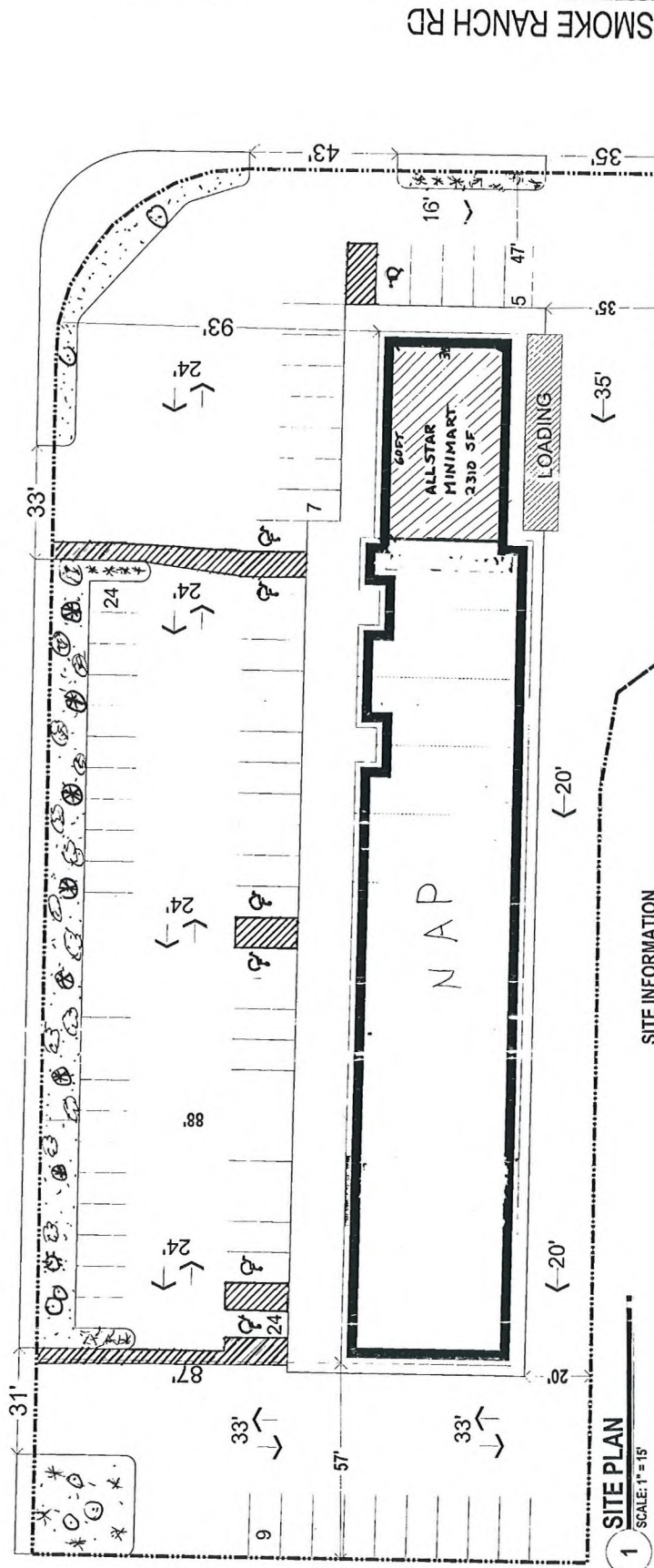
FOR DEPARTMENT USE ONLY

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

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



JONES BLVD



1 SITE PLAN
SCALE: 1" = 15'

SITE INFORMATION

ZONING: Clark County, NV
APN# 138-24-01-001
Zoning: C-1

AREA (Approximate, to be verified)
Gross Area 91,115 Sq. Ft.
Net Area 64,033 Sq. Ft.

Lot Coverage
Setbacks
Front 20 ft
Side 10 ft
Rear 20 ft

Corner Side: 15 ft
Rear: 15 ft

BUILDING HEIGHT
Allowed: 35 ft
Provided:

PROJECT AREA

Vicinity Map SCALE: 1" = 1/4 MILE

Location Map

PROJECT AREA

PROJECT AREA

PROJECT AREA

PROJECT AREA

PROJECT AREA

PROJECT AREA

PROJECT AREA

PROJECT AREA

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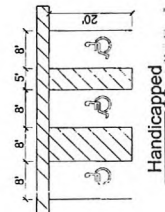
PROJECT AREA

SMOKE RANCH RD

Fire Turning Radius



Typical Loading Spaces



Handicapped

68 Spaces Existing

123 Spaces

2,300 SF

1,000 GSF

1,000 GSF

1,000 GSF

1,000 GSF

1,000 GSF

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Scale: 1" = 15'

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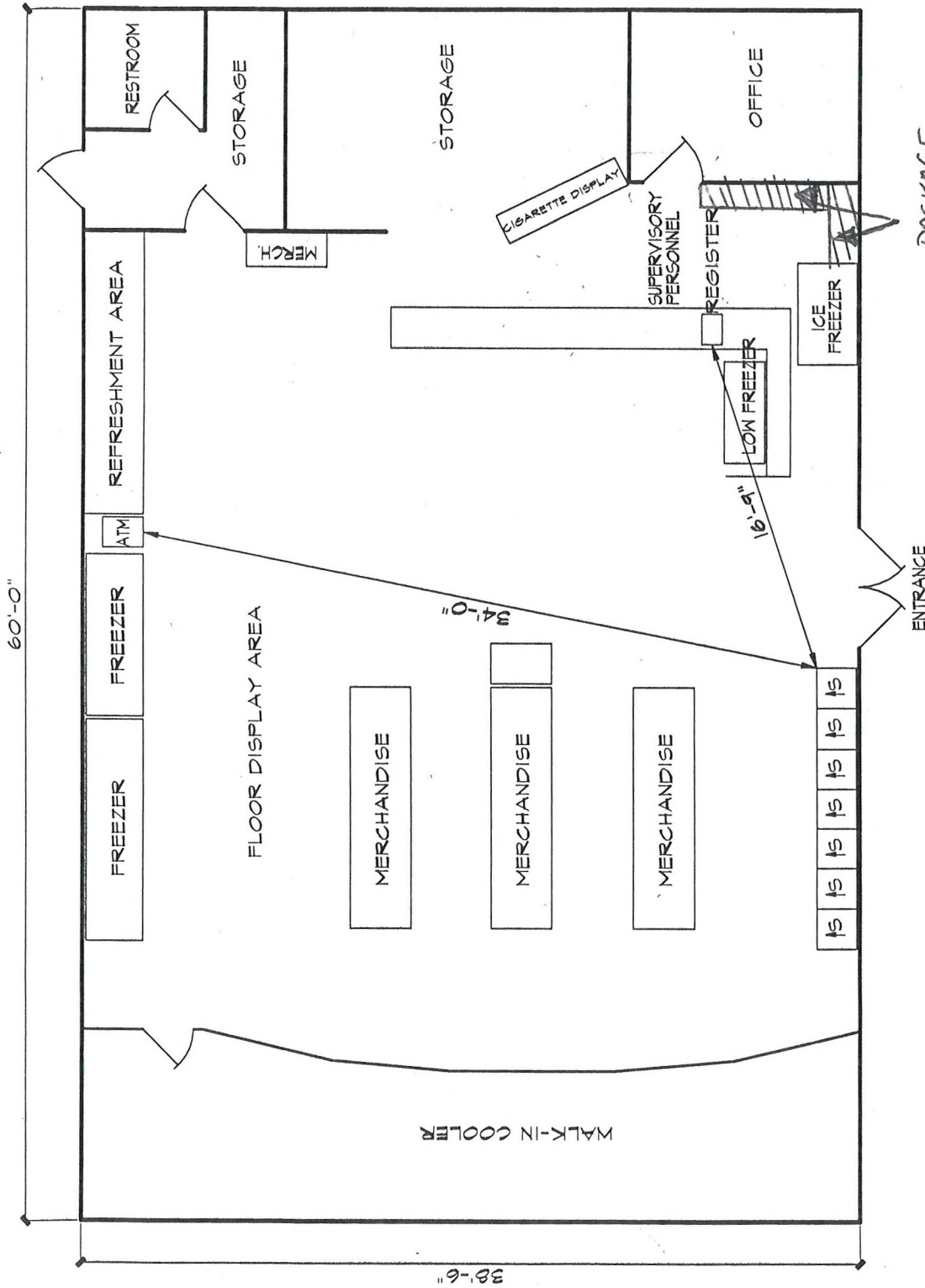
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FLOOR PLAN DIAGRAM

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

SUP-39812

PACKAGE

LIQUOR
APPROXIMATELY
15 SF
OCT 05 2010

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

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

LAW OFFICE

Brown, Brown & Premsrirut

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS

520 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101-6520

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

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

October 4, 2010

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

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

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

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

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

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

Very truly yours,



Lora Dreja

RECEIVED
OCT 05 2010
SUP-39812

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

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SUP-39819 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: D2801 WESTWOOD, INC. - Request for a Major Amendment to 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). 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:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

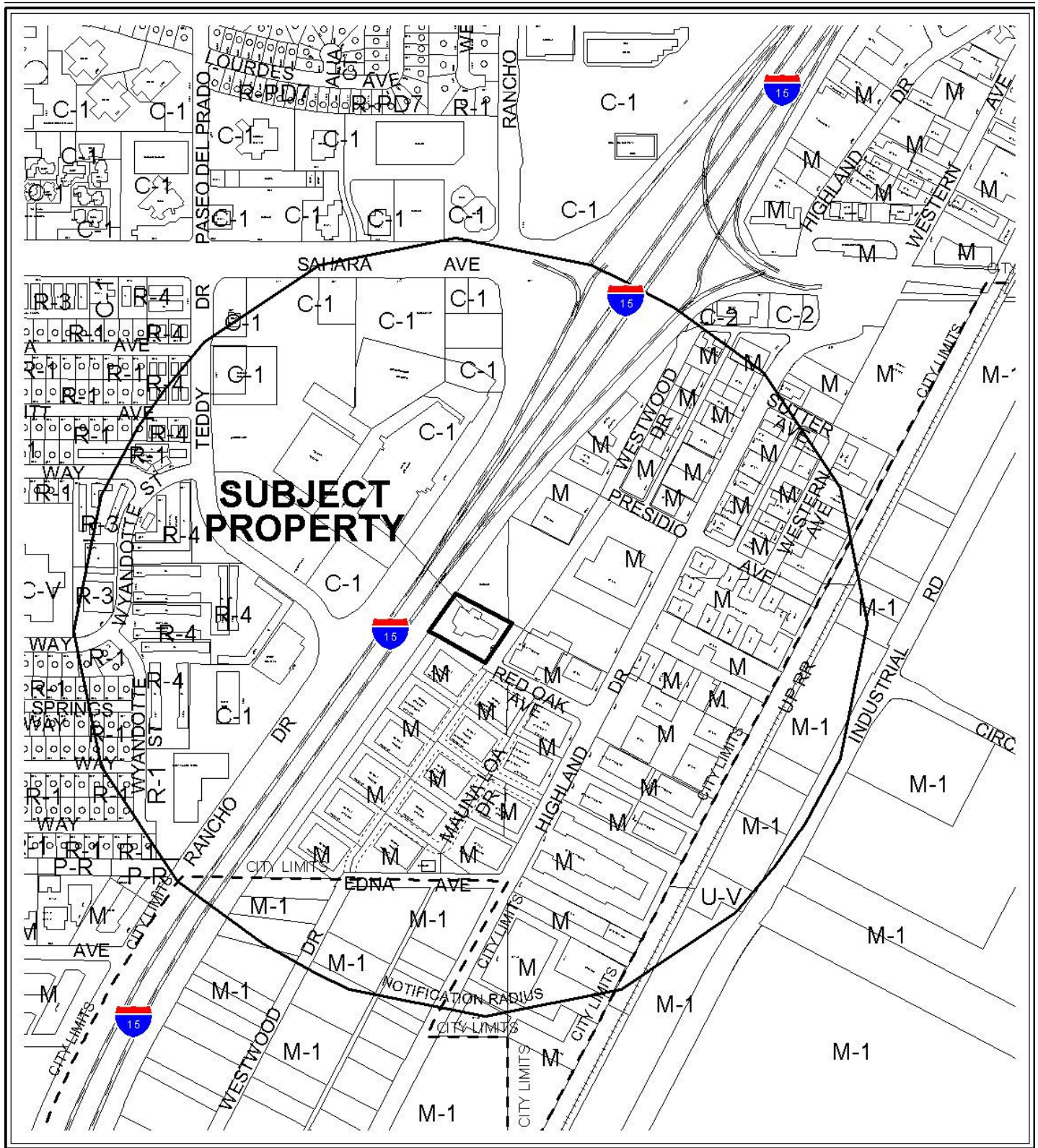
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RECOMMENDATION:

Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:

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



CASE: SUP-39819

RADIUS: 1500 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

0 300 600 Feet





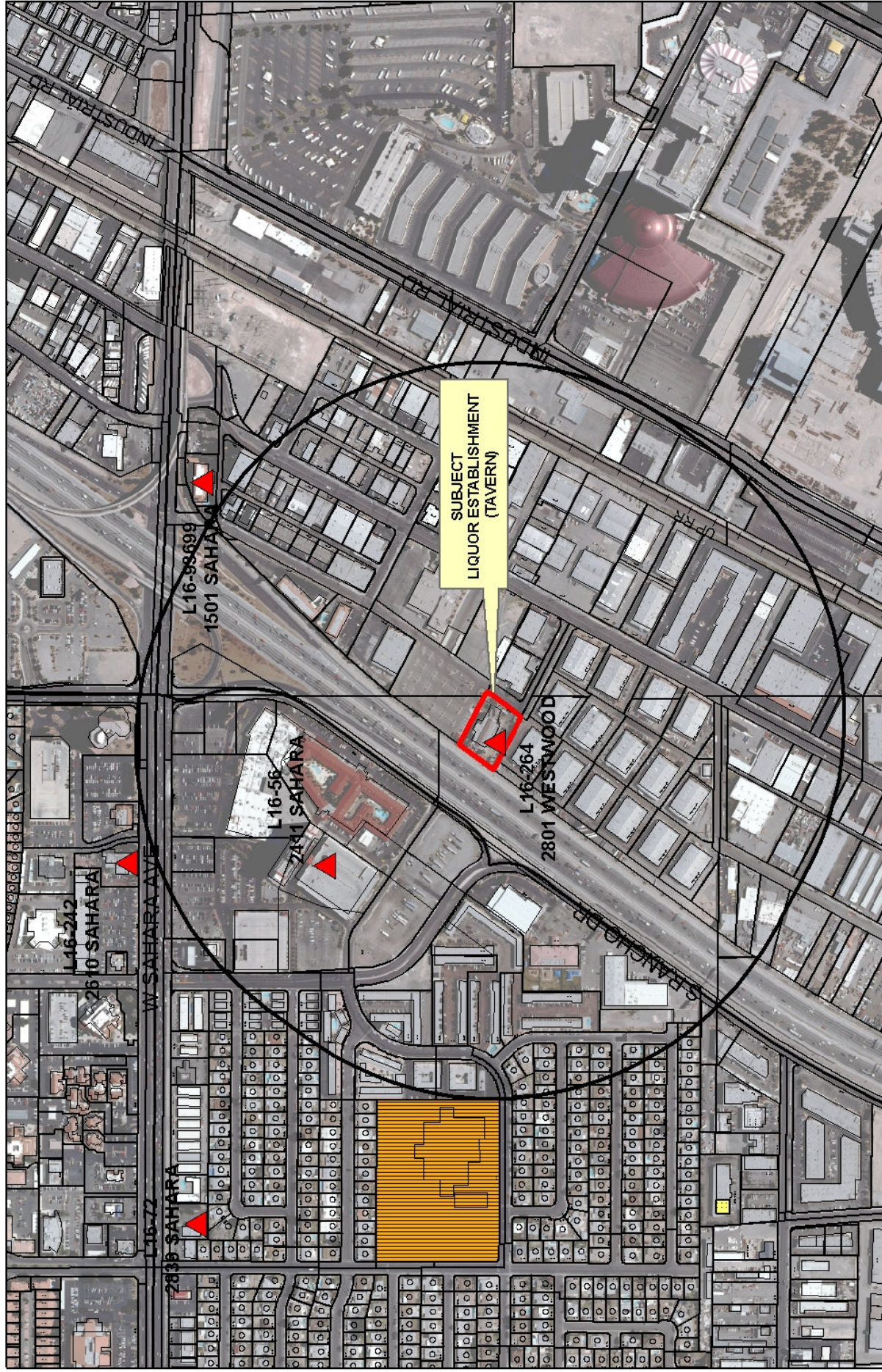
CASE: **SUP-39819**

RADIUS: 1500 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

0 300 600 Feet







PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

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

☐ Yes

☒ No

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

City Official: —

Partner(s): —

APN: —

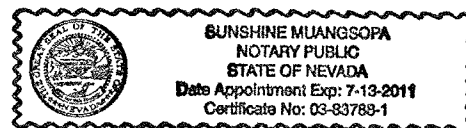
Signature of Property Owner: W Henderson

Print Name: Winston Henderson

Subscribed and sworn before me

This 5th day of October, 20 10

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



RECORDED
 OCT 6 3 2010

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

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

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

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

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

Property Owner Signature* [Signature]

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

Print Name Winston Henderson

Subscribed and sworn before me

This 5 day of October, 20 10

[Signature]

Notary Public in and for said County and State

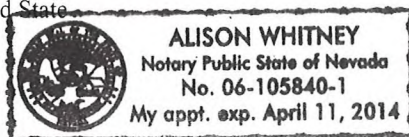
FOR DEPARTMENT USE ONLY

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

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

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

RECEIVED
OCT 10 5 2010
Revised 10/27/08



2801 WESTWOOD, INC.

APN: 162-08-604-001

Name of Property Owner: 2801 Westwood, Inc.

Name of Applicant: 2801 Westwood, Inc.

To Whom It May Concern:

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

Signature of Property Owner: 

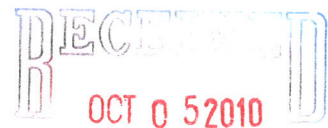
Print Name: Hassan Dawari

Subscribed and sworn before me

This 2nd day of Nov, 2009

Brenda K. Roberts

Notary Public in and for said County and State



SUP-39819
SDR-39818

ISSUE DATE 10/04/10

FOR APPROVED SDR & SUP AMENDMENT

[illegible]

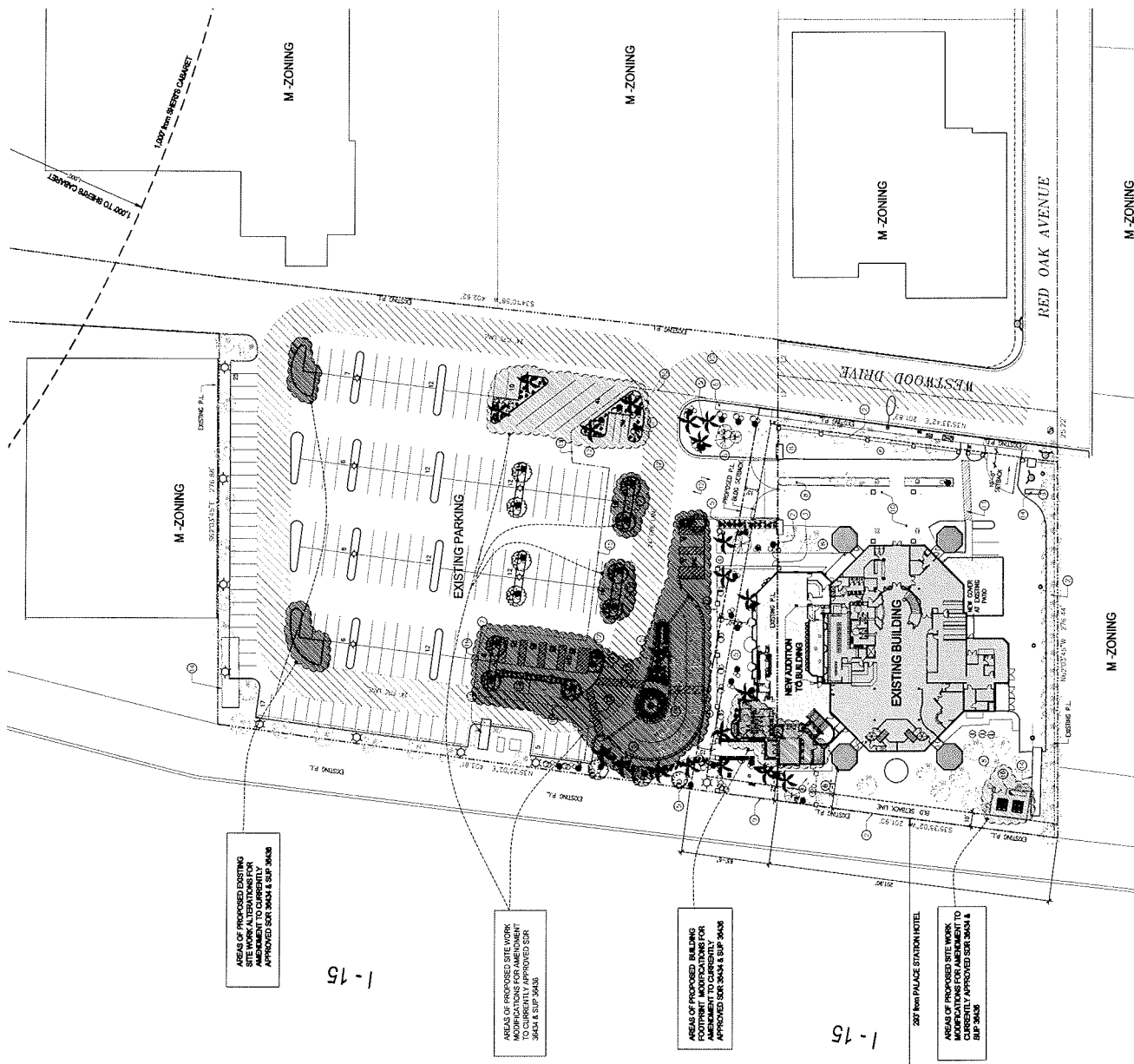
PROPOSED - BUILDING SF.	
TOTAL FIRST FLOOR ADDITION	7,245 SF.
TOTAL SECOND FLOOR ADDITION	5,375 SF.
TOTAL THIRD FLOOR ADDITION	2,748 SF.
TOTAL ADDITION FLOOR AREA	15,368 SF.
TOTAL ROOF DECK ADDITION	3,695 SF.
TOTAL ADDITION AREAS	19,133 SF.

TOTAL BUILDING SF.	
EXISTING BUILDING AREA	25,417 SF.
NEW ADDITIONAL BUILDING AREA	15,408 SF.
TOTAL ENCLOSED BUILDING AREA	
TOTAL ROOF ROCK AREA	40,835 SF. (3,895 SF.)
TOTAL BUILDING AREA	
	44,530 SF.

PARKING ANALYSIS		
EXISTING BUILDING AREA: 25,417 SF. (1 PARK SPACE = 102)	162	
NEW BUILDING AREA: 18,333 SF. (1 PARK SPACE = 77)	77	
ON SITE PARKING REQUIREMENT FOR MAX TITLE 16:		
IF 25,000 SF. OR MORE: (1) SPACE PER 250 SF. OF G.F.A.		
(2) COMPENSATE FOR MAX. 2% DISCOUNT OFF REQUIRED SPACES		
TOTAL REQUIRED PARKING SPACES PER CIV. TITLE 16-18-16:	179	
ADDITIONAL MAX. SPACES REQUIRED PER 16-18-16.2 (1 - 60)		
TOTAL REQUIRED PARKING SPACES	243	
12' MIN. REQUIRED WALKWAY SPACES (ADDITIONAL 12 PERCENT)		

GENERAL NOTES

- [illegible]



1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19

DATE: 07-27-2009
 JED: 00220
 Drawn: WWH
 Update: TEPARK
 Checked: TEPWHH

WINSTON H. HENDERSON ARCHITECTS
 1665 EAST FLAMINGO ROAD STE. #200, LAS VEGAS, NV 89119
 OFFICE (702) 883-4700 FAX (702) 883-4787

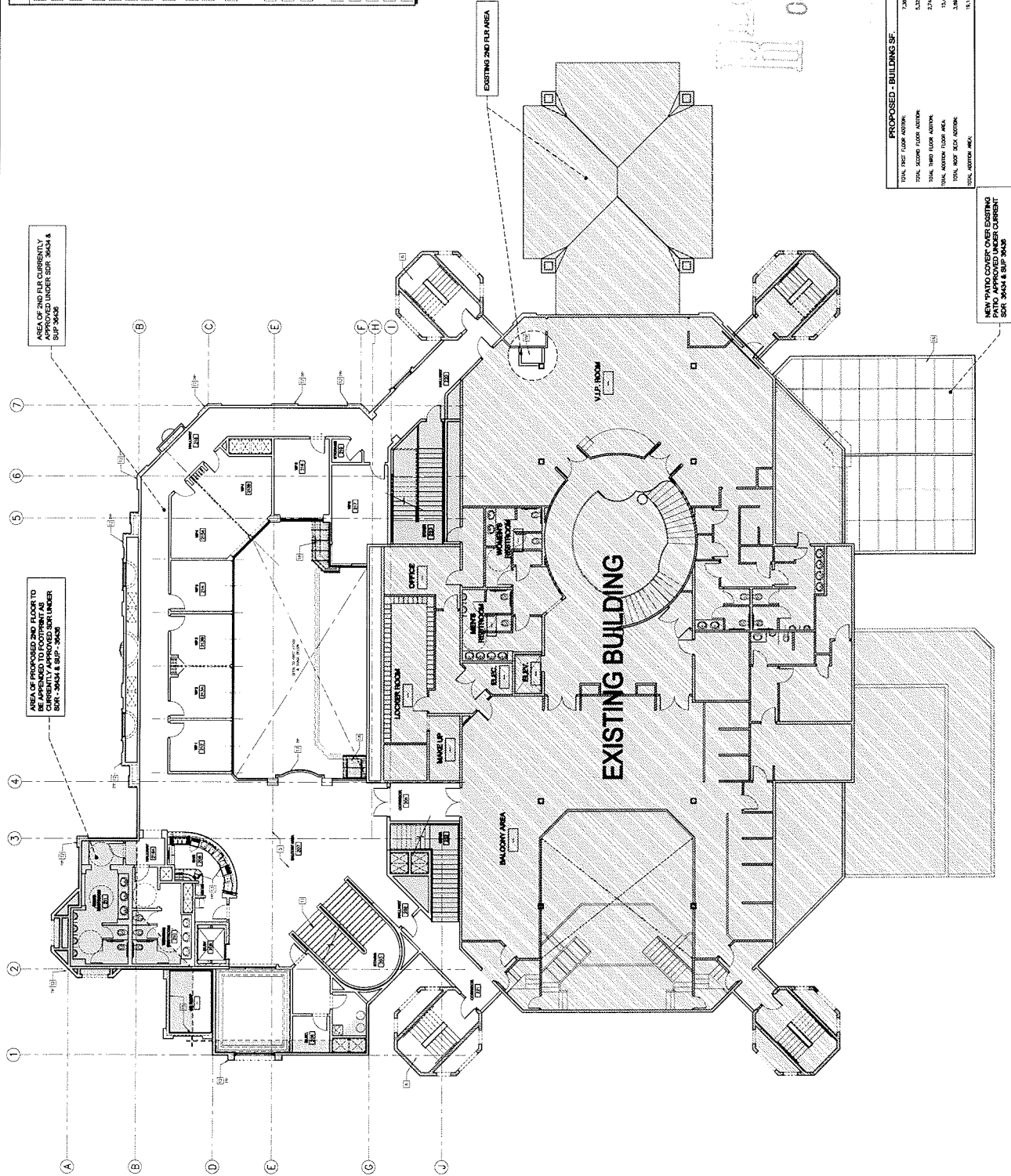
TREASURES GENTLEMEN'S CLUB EXPANSION
 2801 WESTWOOD DR. LAS VEGAS, NEVADA 89108
 APN: 1620804001, 1620912004

OVERALL SECOND FLOOR PLAN

A1.01

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

- KEY NOTE**
1. STAIR LOCATION FOR OVER FURNISHED, OWNER INSTALLED STAIRS.
 2. USE OF ROOF DRAIN SYSTEMS, SEE ROOF PLAN FOR DETAILS.
 3. MECHANICAL EQUIPMENT SHALL BE OWNED FURNISHED OWNER. MECHANICAL EQUIPMENT SHALL BE OWNED FURNISHED OWNER. MECHANICAL EQUIPMENT SHALL BE OWNED FURNISHED OWNER.
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PROPOSED - BUILDING SF

TOTAL FIRST FLOOR AREA:	7,200 SF
TOTAL SECOND FLOOR AREA:	5,235 SF
TOTAL THIRD FLOOR AREA:	2,718 SF
TOTAL FOURTH FLOOR AREA:	15,408 SF
TOTAL ROOF DECK AREA:	3,000 SF
TOTAL AREA:	18,133 SF



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

SUP-39819
SDR-39818

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ISSUED TO CLV PLANNING

ISSUE DATE 10/04/10

FOR APPROVED

[illegible]

WATER AND GUTTER PUMP

[illegible]

Architectural drawing of a classical archway. The arch is supported by two columns. A statue of a female figure stands within the arch. Dimensions are provided in feet and inches. A note on the right reads: "MADE WITH CASTING REINFORCED CONCRETE DIMENSIONS & TYPE BEFORE CONCRETING WORK".

7 PLANT-ON SECTION

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

5 PLANT-ON DETAIL
SCALE: 1/8" = 1'-0"

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

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

**LINE OF PROPOSED 3RD FLOOR &
ROOF DECK AREA INCREASE TO
CURRENTLY APPROVED SDR
36434 & SUP 36436**

EXISTING BUILDING | NEW ADDITION

NEW COVER AT EXISTING PATIO

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

LINE OF PROPOSED 3RD FLOOR &
ROOF DECK AREA INCREASE TO
CURRENTLY APPROVED SDR
30434 & SUP 30436

EXISTING BUILDING	NEW ADDITION
1. Foundation 2. Structure 3. Roof 4. Exterior Walls 5. Interior Walls 6. Floors 7. Stairs 8. Windows 9. Doors 10. Electrical 11. Plumbing 12. HVAC 13. Paint 14. Landscaping 15. Other	1. Foundation 2. Structure 3. Roof 4. Exterior Walls 5. Interior Walls 6. Floors 7. Stairs 8. Windows 9. Doors 10. Electrical 11. Plumbing 12. HVAC 13. Paint 14. Landscaping 15. Other

EXISTING BUILDING	NEW ADDITION
1. Foundation 2. Structure 3. Roof 4. Exterior Walls 5. Interior Walls 6. Floors 7. Stairs 8. Windows 9. Doors 10. Electrical 11. Plumbing 12. HVAC 13. Paint 14. Landscaping 15. Other	1. Foundation 2. Structure 3. Roof 4. Exterior Walls 5. Interior Walls 6. Floors 7. Stairs 8. Windows 9. Doors 10. Electrical 11. Plumbing 12. HVAC 13. Paint 14. Landscaping 15. Other

SUP-39879

SDR-39818

OCT 0 5 2010

JUSTIFICATION LETTER

AMENDMENT to SUP-36436 & SDR-36434

Project: TREASURES GENTLEMEN'S CLUB

Location: 2805 Westwood Drive
Las Vegas, Nv. 89109

APN: #16208604001, #16209102004

Owner: D 2801 Westwood, Inc.

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

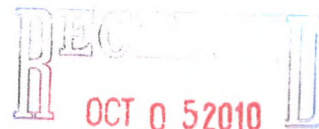
The proposed amendment to the current SUP and SDR is for the addition of a third floor roof deck and lounge space above the approved two story addition. The proposed third floor addition will add 2,748 sf of lounge area with 3,695 sf of roof top deck area, and miscellaneous adjustments at the first and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

The total area will be as follows:

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

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

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



SUP-39819

SDR-39818

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

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SDR-39818 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-39818 - PUBLIC HEARING - APPLICANT/OWNER: D2801 WESTWOOD, INC., ET AL. - Request for a Major Amendment to 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). 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:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

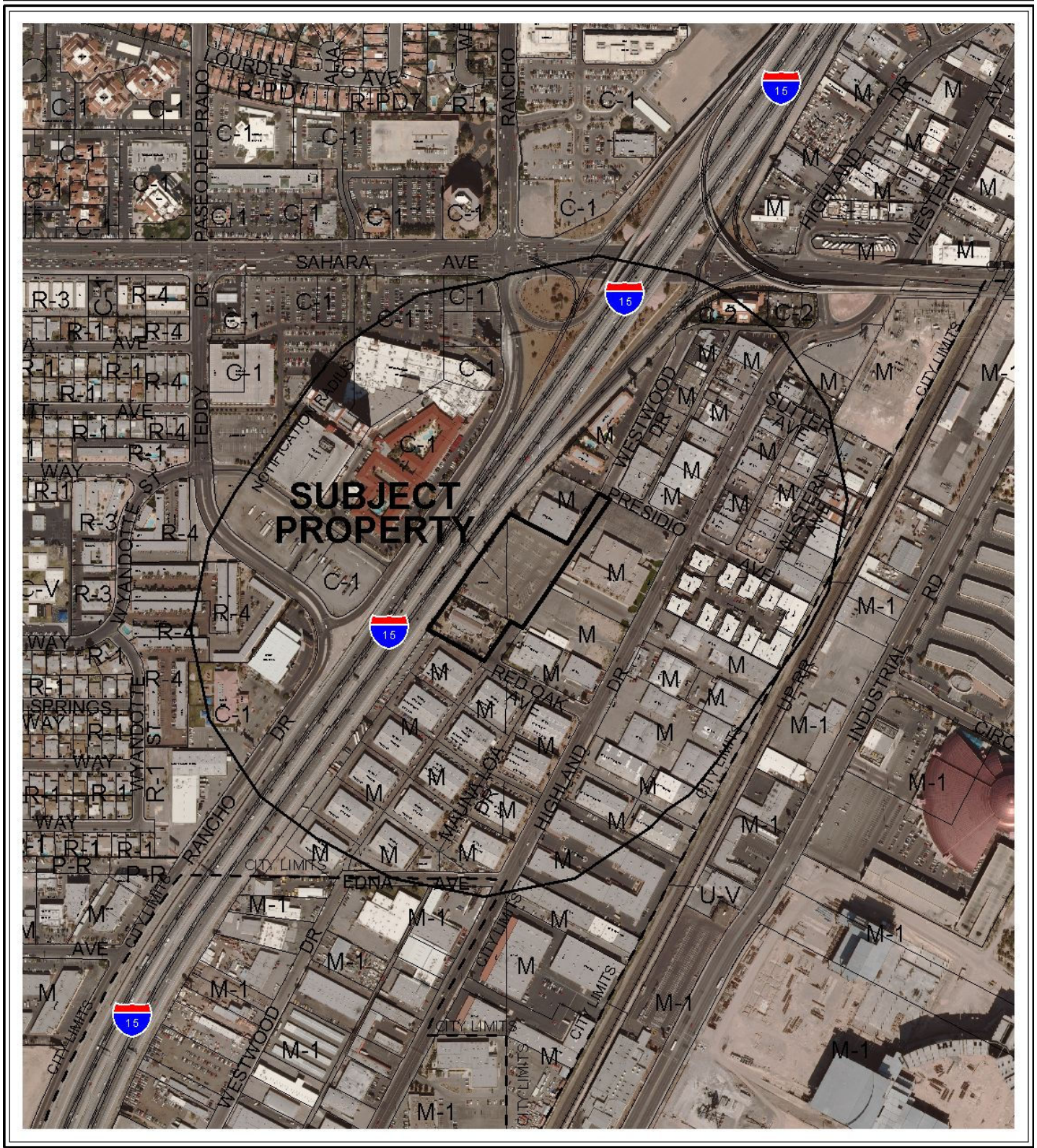
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:

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

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





CASE: **SDR-39818**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

0 300 600 Feet



DEC 05 2010
Application Packet/Statement of Financial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

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

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

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

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

Property Owner Signature* [Signature]

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

Print Name Winston Henderson

Subscribed and sworn before me

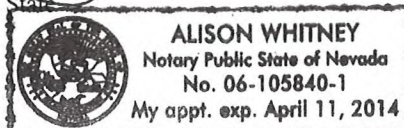
This 5 day of October, 20 10.

[Signature]

Notary Public in and for said County and State

OCT 0 5 2010

Revised 10/27/08



FOR DEPARTMENT USE ONLY

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

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

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

2801 WESTWOOD, INC.

APN: 162-08-604-001

Name of Property Owner: 2801 Westwood, Inc.

Name of Applicant: 2801 Westwood, Inc.

To Whom It May Concern:

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

Signature of Property Owner: 

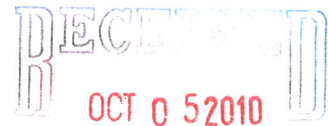
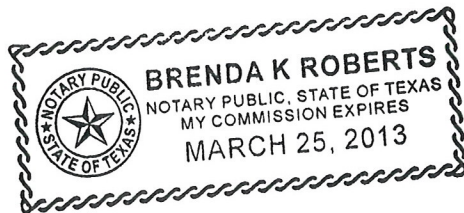
Print Name: Hassan Dawari

Subscribed and sworn before me

This 2nd day of Nov, 2009

Brenda K. Roberts

Notary Public in and for said County and State



SUP-39819
SDR-39818

2801 Westwood Dr.

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

Traffic produced by proposed development:

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

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

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

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

Presidio Ave.

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

Highland Dr.

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

Traffic Capacity of adjacent streets

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

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

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 18, 2010**DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: M. MARGO WHEELER**☐ Consent ☒ Discussion**SUBJECT:**

SUP-39821 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MONEYTREE, INC. - OWNER: KATSAM, LLC - Request for a Special Use Permit FOR AN AUTO TITLE LOAN USE WITHIN AN EXISTING 3,093 SQUARE-FOOT 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). 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:

Planning Commission Mtg.

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

City Council Meeting

RECOMMENDATION:

Staff recommends DENIAL.

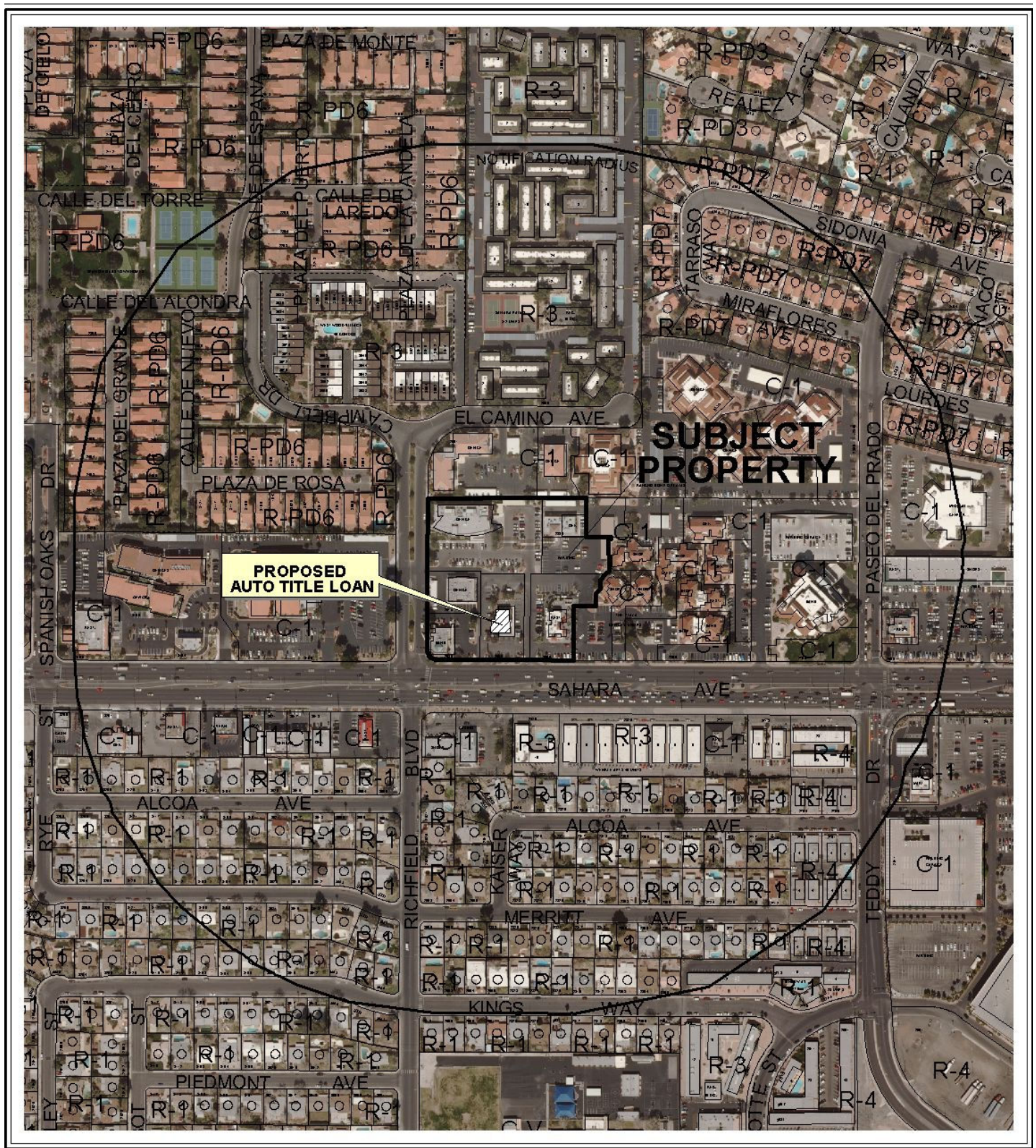
BACKUP DOCUMENTATION:

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



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



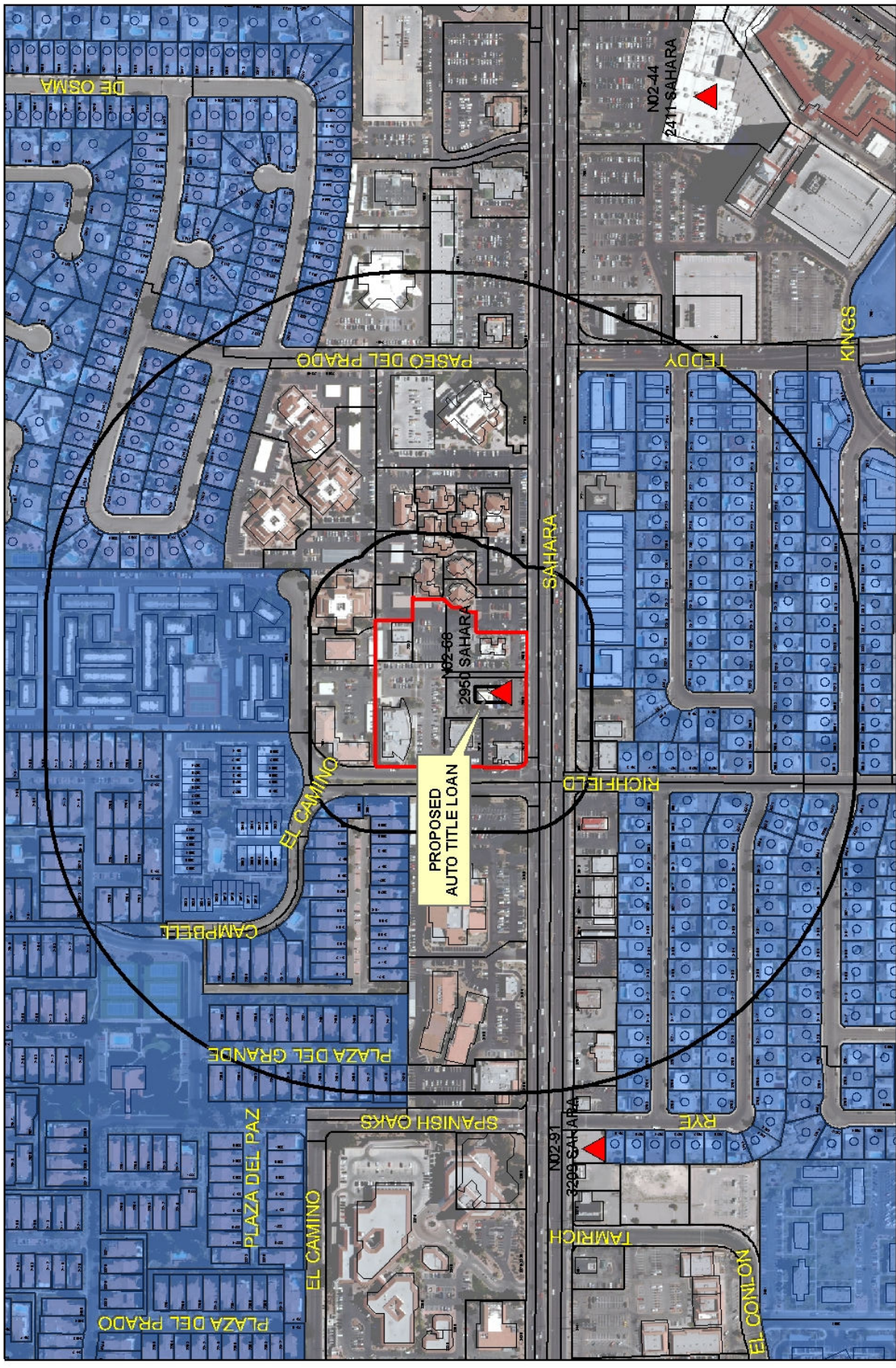


CASE: **SUP-39821**

RADIUS: 1000 FT

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





SUP-39821
Financial Institution

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

Legend

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

0 245 490 980 Feet





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: KATSAM, LLC

Name of Applicant: Moneytree, Inc.

Name of Representative: Lionel Sawyer & Collins c/o Jennifer Roberts

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: David E. Bassford

Print Name: David E. Bassford
Managing Member

Subscribed and sworn before me

This 27th day of July, 2010

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



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

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

PROPERTY OWNER Katsam, LLC Contact Kari Harris
 Address 6720 Fort Dent Way, Suite 230 Phone: (206) 246-3500 Fax: (206) 835-2635
 City Seattle State WA Zip 98188
 E-mail Address Kari.Harris@Moneytreeinc.com

APPLICANT Moneytree, Inc. Contact Kari Harris
 Address 6720 Fort Dent Way, Suite 230 Phone: (206) 246-3500 Fax: (206) 835-2635
 City Seattle State WA Zip 98188
 E-mail Address Kari.Harris@Moneytreeinc.com

REPRESENTATIVE Lionel Sawyer & Collins Contact Jennifer Roberts
 Address 300 South Fourth Street #1700 Phone: (702) 383-8946 Fax: (702) 671-2490
 City Las Vegas State NV Zip 89101
 E-mail Address jroberts@lionelsawyer.com

Property Owner Signature* David E. Bassford

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

Print Name David E. Bassford

Subscribed and sworn before me

This 10th day of June 2010

[Signature]

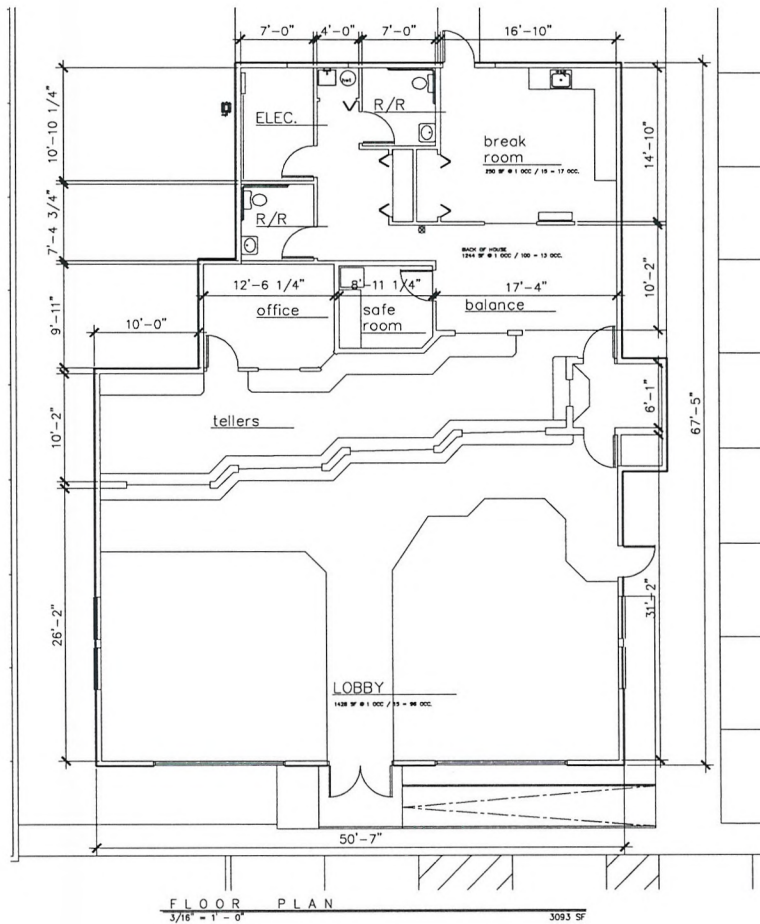
Notary Public in and for said County and State



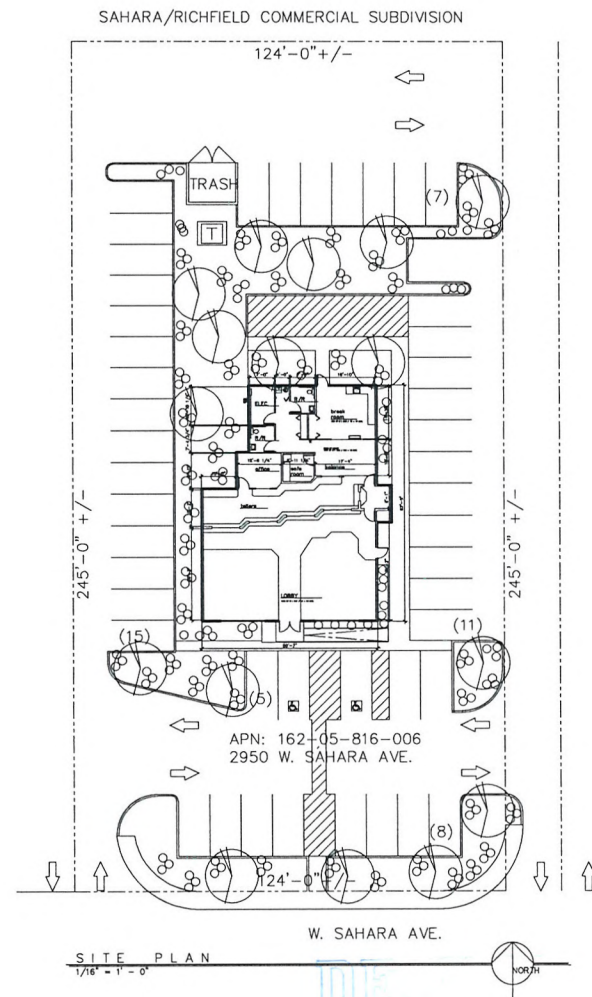
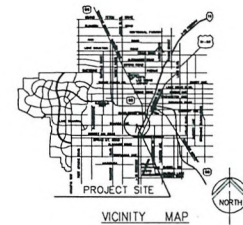
FOR DEPARTMENT USE ONLY

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

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



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



SUP-39821

OCT 06 2010

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

LIONEL SAWYER & COLLINS

ATTORNEYS AT LAW

1700 BANK OF AMERICA PLAZA
300 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101

(702) 383-8888

FAX (702) 383-8845

lsc@lionsawyer.com

www.lionsawyer.com

October 4, 2010

SAMUEL S. LIONEL
GRANT SAWYER
(1918-1996)

JON R. COLLINS
(1923-1987)

RICHARD H. BRYAN
JEFFREY P. ZUCKER
PAUL R. HEJMANOWSKI
ROBERT D. FAISS
DAVID N. FREDERICK
RODNEY M. JEAN
HARVEY WHITTEMORE
TODD TOUTON
CAM FERENBACH
LYNDA S. MABRY
MARK H. GOLDSTEIN
KIRBY J. SMITH
COLLEEN A. DOLAN
JENNIFER A. SMITH
DAN R. REASER
PAUL E. LARSEN
ALLEN J. WILT

LYNN S. FULSTONE
RORY J. REID
DAN C. MCGUIRE
JOHN E. DAWSON
FRED D. "PETE" GIBSON, III
CHARLES H. McCREA JR.
GREGORY E. SMITH
MALANI L. KOTCHKA
LESLIE BRYAN HART
CRAIG E. ETEM
TODD E. KENNEDY
MATTHEW E. WATSON
SHAWN M. ELICEGUI
JOHN M. NAYLOR
WILLIAM J. MCKEAN
ELIZABETH BRICKFIELD
GREGORY R. GEMIGNANI
LINDA M. BULLEN
LAURA J. THALACKER
DOREEN SPEARS HARTWELL
LAURA K. GRANIER
MAXIMILIANO D. COUVILLIER III

MICHAEL D. KNOX
ERIN FLYNN
JENNIFER ROBERTS
MEREDITH L. STOW
DOUGLAS A. CANNON
RICHARD T. CUNNINGHAM
MATTHEW R. POLICASTRO
JENNIFER J. DIMARZIO
PEARL L. GALLAGHER
SUSAN L. MYERS
BRIAN S. PICK
JENNIFER L. BRASTER
LUCAS J. TUCKER
CHRISTOPHER WALTHER

KEVIN J. HEJMANOWSKI
KETAN D. BHIRUD
LAUREN D. CALVERT
ROBERT W. HERNQUIST
CHRISTIAN HALE
TIMOTHY R. MULLINER
COURTNEY MILLER O'MARA
BRIAN H. SCHUSTERMAN
MOHAMED A. IQBAL, JR.
KELLY R. KICHLINE
MARK J. GARDBERG
JAMES B. GIBSON
GREG J. CARLSON

OF COUNSEL
A. WILLIAM MAUPIN
RICHARD J. MORGAN*
ELLEN WHITTEMORE
CHRISTOPHER MATHEWS
MARK A. CLAYTON

*ADMITTED IN CA ONLY
WRITER'S DIRECT DIAL NUMBER:
(702)-383-8946
jroberts@lionsawyer.com

VIA HAND DELIVERY

Attn: John Grider, Planner I
Planning and Development Department
City of Las Vegas
Development Services Center
731 South Fourth Street
Las Vegas, Nevada 89101

RE: *Application for Special Use Permit and Waivers of the Distance to Residential; Distance to Financial Institution, Specified; and the Condition on Hours of Operation*

To Whom It May Concern:

I am writing on behalf of Moneytree, Inc., in support of the application for a special use permit for the addition of auto title loan use to an existing Moneytree location at 2950 West Sahara Avenue (APN #: 162-05-816-006). Moneytree also seeks waivers of the separation requirement from residential use and another financial institution, specified, as well as the hours of operation condition.

This location is zoned C-1, Limited Commercial. The addition of the auto title loan use would not adversely affect surrounding properties, as this store is surrounded by commercial uses and is located along the major commercial corridor of Sahara Avenue. Although the commercial center lot containing the Moneytree site touches a parcel with residential use, requiring a waiver of the 200-foot distance separation requirement to allow a 90-foot distance separation, the Moneytree is buffered by other commercial buildings and parking, as well as a street that separates the residential and commercial uses. Moreover, although the Moneytree may be more than 1,000 feet away from another auto title loan; auto pawn; or financial institution, specified, use when measured building to building, a waiver of the distance separation to allow 900-

OCT 6 2010
SUP-39821

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

As the auto title loan use is also consistent with the current financial institution, specified, operations that exist at the location, there would be no variable impact by addition of auto title loans. Thus, Moneytree will continue to maintain its standard of operations, and the design, traffic generation, lighting, and noise at this location will remain the same. Moreover, the addition of the proposed use would not contribute in any adverse way to traffic, fire safety, or citizen safety.

Moneytree has been in business at this location since October 2002 and currently operates from 7:00 a.m. to 11:00 p.m., Monday through Saturday, and 9:00 a.m. to 9:00 p.m. on Sunday. In order to maintain its current operational standards, Moneytree respectfully requests a waiver of the condition that the auto title loan use be limited to the hours of 8:00 a.m. to 11:00 p.m.

Moneytree is an established company with operations throughout southern Nevada that are aesthetically discreet and that maintain a low impact on neighboring properties. The company is an excellent corporate citizen that has contributed to local charitable organizations. Moneytree has also worked with the Nevada State Legislature during past sessions to enact regulations that prohibit predatory lending practices.

In this current economy, banks have often been unwilling to extend short-term loans. An auto-title loan allows customers seeking such financing the opportunity to obtain immediate, necessary funds while allowing the use of their vehicle to continue. Moneytree is looking to offer auto-title loans so that customers have the option of utilizing a variety of short-term loan that is most convenient to them.

Because Moneytree is an existing establishment that is compatible with the surrounding area and the addition of the auto title use is consistent with current operations at this location, the company respectfully requests a special use permit to add auto title loan use with waivers of the distance to residential; distance to another auto title loan, auto pawn, or financial institution, specified, use; and the hours of operation condition.

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

Sincerely,



Jennifer Roberts

SUP-39821

Planning and Development
October 4, 2010
Page 3

cc: Ms. Chung-yu Lin

SUP-39821

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

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SDR-39810 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING -
 APPLICANT/OWNER: RANCHO ALTA MIRA HOMEOWNERS ASSOCIATION - Request
 for a Major Amendment to 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). 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:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

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





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: Rancho Alta mira HOA

Name of Applicant: Rancho Alta mira HOA

Name of Representative: James E. Abbinett

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

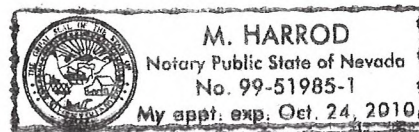
Signature of Property Owner: James E. Abbinett

Print Name: James E. Abbinett

Subscribed and sworn before me

This 21st day of June, 2010

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



RECEIVED
OCT 03 2010

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

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

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

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

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

Property Owner Signature* James & Abbine

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

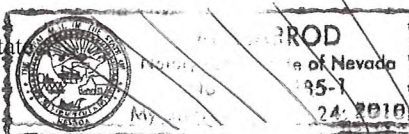
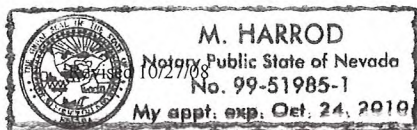
Print Name James & Abbine

Subscribed and sworn before me

This 21st day of June, 20 10

M. Harrod

Notary Public in and for said County and State



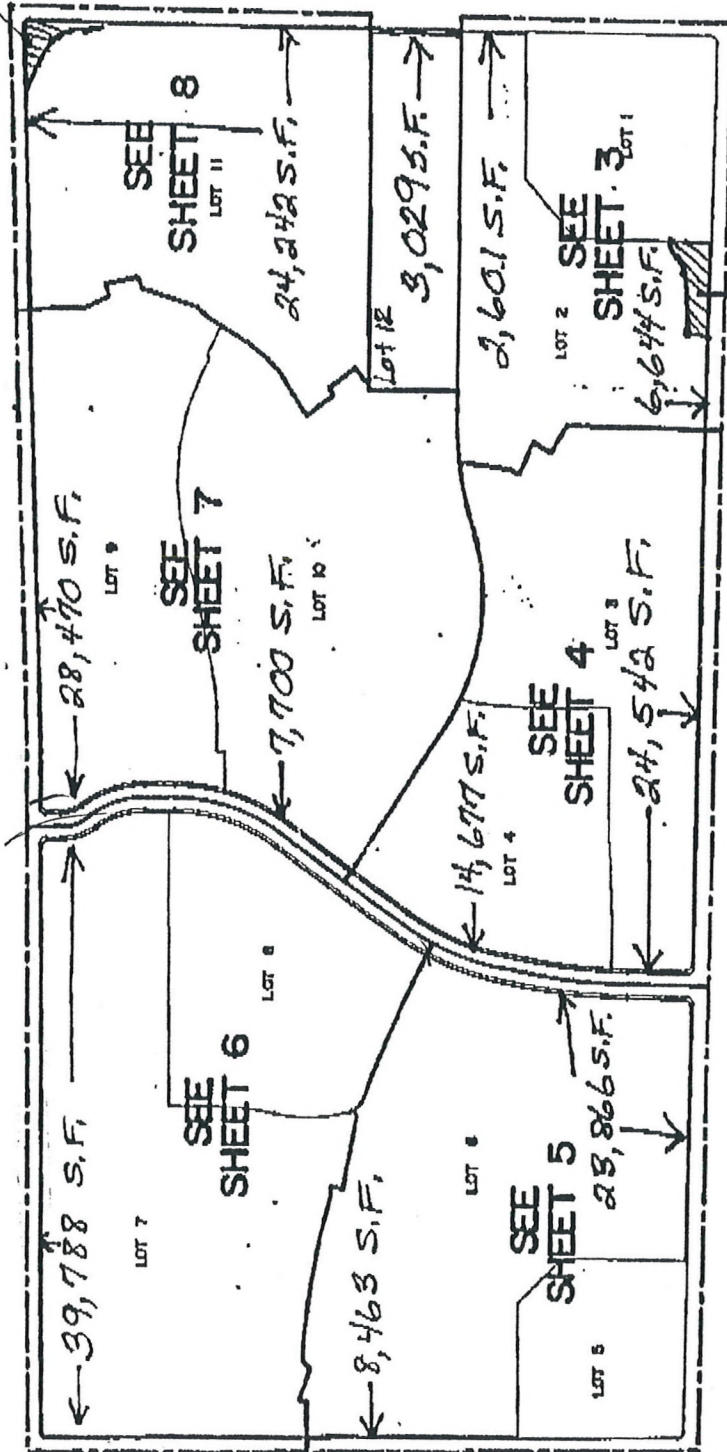
FOR DEPARTMENT USE ONLY

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

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

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

Common Element
 Lot -
 409 S.F.



RECEIVED
 OCT 05 2010
 10:27:00
 PAGE 2 OF 6

SDR-39810

Rancho Alta Mira Homeowner's Association

PERIMETER IMPROVEMENT PROJECT

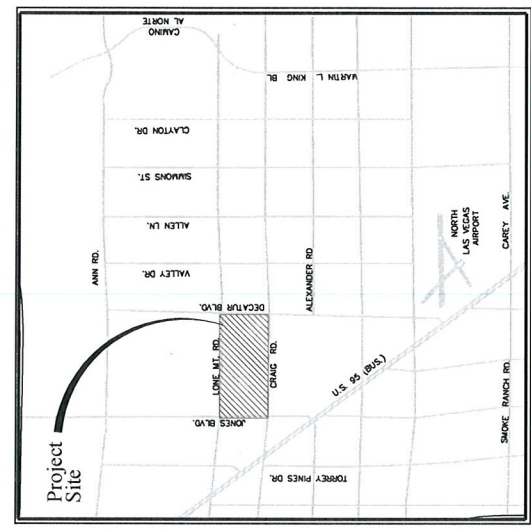
Craig Road, Lone Mountain, Jones and Decatur

Landscape Plans

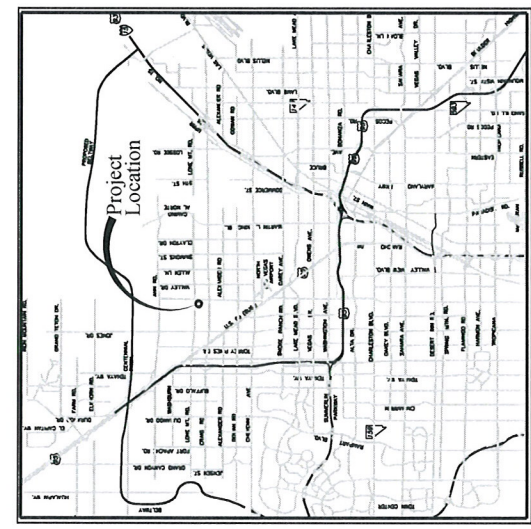
RECEIVED
OCT 20 2010



Site Map



Vicinity Map



Location Map

Project Calculations for Tree Requirements

DESCRIPTION	QUANTITY
TOTAL LINEAR FEET OF PERIMETER	15,546 LINEAR FEET
TOTAL TREES NEEDED PER CITY REQUIREMENT (1 INCH CENTER SPACING)	418 TREES
TREES NEEDED TO MEET CITY REQUIREMENTS	418 TREES

Pine Tree Total

DESCRIPTION	QUANTITY
TOTAL PINES ONLINE	191 TREES

Project Calculations for Shrub Requirements

DESCRIPTION	QUANTITY
TOTAL SHRUBS NEEDED PER CITY REQUIREMENT (45 GALLON PER TREE)	1672 SHRUBS
EXISTING SHRUBS AND ACCENTS	407 SHRUBS
SHRUBS NEEDED TO MEET CITY REQUIREMENT	1265 SHRUBS

Sheet Index

SHEET	DESCRIPTION
L00	TITLE SHEET
L01	EXISTING PLANTING PLAN
L02	EXISTING PLANTING PLAN
L03	EXISTING PLANTING PLAN
L04	EXISTING PLANTING PLAN
L05	EXISTING PLANTING PLAN
L06	EXISTING PLANTING PLAN
L07	EXISTING PLANTING PLAN
L08	EXISTING PLANTING PLAN
L09	EXISTING PLANTING PLAN
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L35	EXISTING PLANTING PLAN
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L99	EXISTING PLANTING PLAN
L100	EXISTING PLANTING PLAN

Owner: RANCHO ALTA MIRA HOA
LAS VEGAS, NEVADA 89000

Consultant:

Landscape Architect:

JARAMILLO LANDSCAPE AND MAINTENANCE, LLC
4778 S. JONES BLVD.
SUITE 100
LAS VEGAS, NEVADA 89118
TEL: 702.732.5000
FAX: 702.732.5001

SDR-39810

REVISED

LANDSCAPE PLANS
RANCHO ALTA MIRA

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

Jaramillo
"Our Work Is Our Reference"
LANDSCAPE & MAINTENANCE, LLC
4778 S. JONES BLVD.
SUITE 100
LAS VEGAS, NEVADA 89118
TEL: 702.732.5000
FAX: 702.732.5001

10-15-10

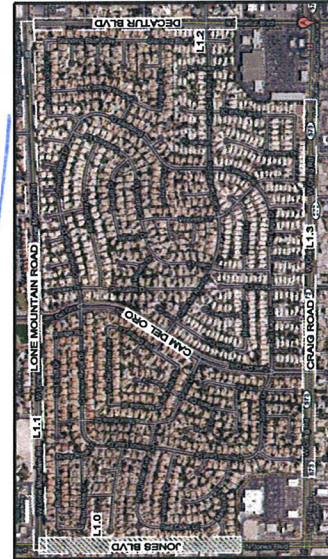
LANDSCAPE PLANS
CITY COMMENTS

KYC
DATE: October 4, 2010
SCALE: 1/8" = 1'-0"
1.0.0

TREES				
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	Oak (various species) Native to North America	Shrub Oak	2' to 4'	44
	Elm (various species) Native to North America	Shrub Elm	2' to 4'	47
	Maple (various species) Native to North America	Shrub Maple	2' to 4'	47
	Birch (various species) Native to North America	Shrub Birch	2' to 4'	47
	Cedar (various species) Native to North America	Shrub Cedar	2' to 4'	47
	Pine (various species) Native to North America	Shrub Pine	2' to 4'	47
	Spruce (various species) Native to North America	Shrub Spruce	2' to 4'	47
	Fir (various species) Native to North America	Shrub Fir	2' to 4'	47

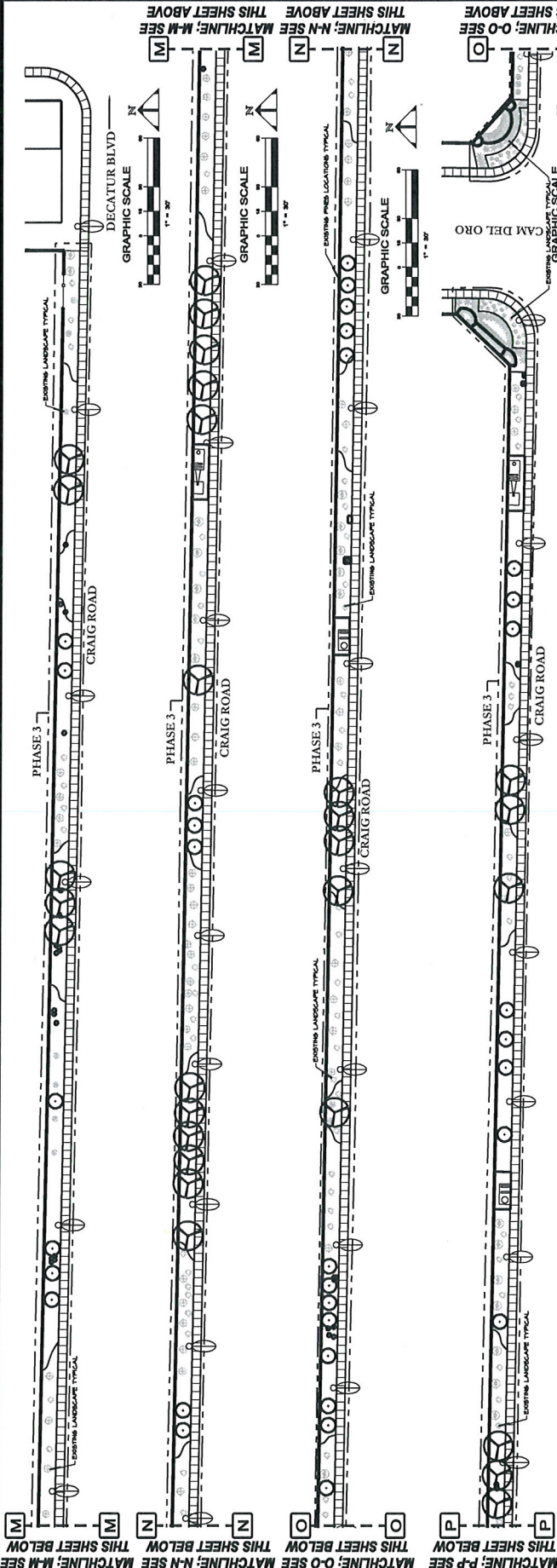
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- Existing pines to be removed due to damage to perimeter walls.



SDR-39810
REVISED

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



MATERIAL LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	One European "Swan Hill" Multi-Turn SWAN 200	Swan Hill One	24" Box	44
	Multi-apertures Natural Multi-Turn 2000 1000	Cherry Tree	24" Box	47
	Quince tree Standard	Holly Oak	24" Box	43
	Common alcaia Natural Multi-Turn	Cash Tree	24" Box	47

10-15-10



KEY MAP

EXISTING MATERIAL LEGEND

[illegible]

• • •

KEY MAP

SDR-39810

REVISED



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.

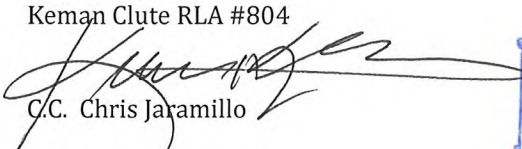
Rancho Alta-Mira HOA has a landscape buffer zone surrounding the community on all streetscapes. The existing plant material consists of large pine trees, large shrubs, accents, groundcover, decorative rock mulch, boulders, and an automatic irrigation system.

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

RECEIVED
OCT 20 2010

SDR-39810
REVISED

Romeo Gumarang

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

Romeo,

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

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

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

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

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

Jim

Keman will get this put together for your review.

Chris

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

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

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

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

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

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

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

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

ABEYANCE - 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:

Planning Commission Mtg.

0

City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

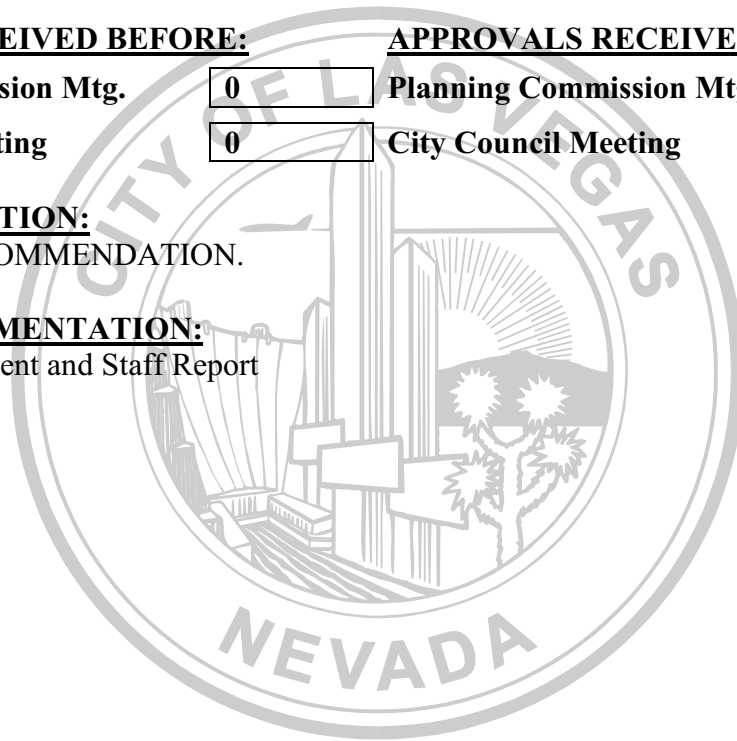
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RECOMMENDATION:

Staff has NO RECOMMENDATION.

BACKUP DOCUMENTATION:

Proposed Amendment and Staff Report



*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) ****

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
TXT-38353	Staff has NO RECOMMENDATION	



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:

Proposed Amendment Page Two
September 23, 2010 - Planning Commission Meeting

- (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.

Proposed Amendment Page Three

September 23, 2010 - Planning Commission Meeting

(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.

Proposed Amendment Page Four
September 23, 2010 - Planning Commission Meeting

- (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 Page One
September 23, 2010 - Planning Commission Meeting

**** 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

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
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

Staff Report Page Two
September 23, 2010 - Planning Commission Meeting

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

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PROTESTS

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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:

Planning Commission Mtg.

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City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

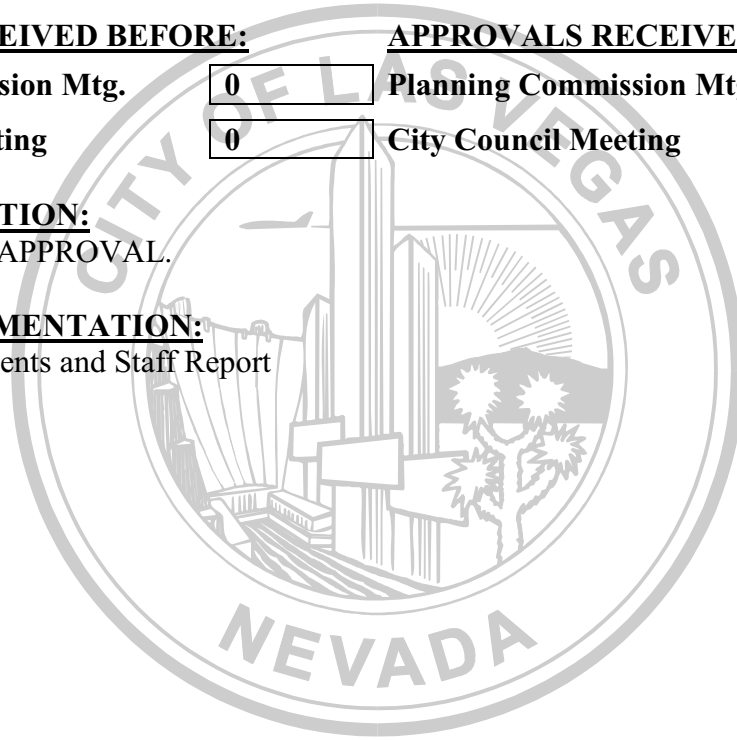
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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

Proposed Amendments and Staff Report



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

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

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:

Planning Commission Mtg.

0

City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

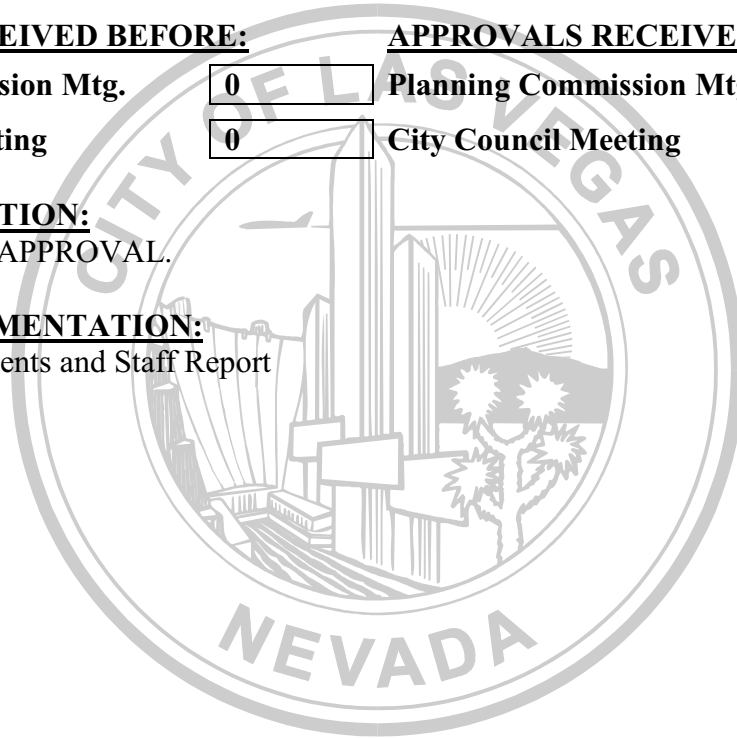
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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

Proposed Amendments and Staff Report



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

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

DIR-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:

Planning Commission Mtg.

0

City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

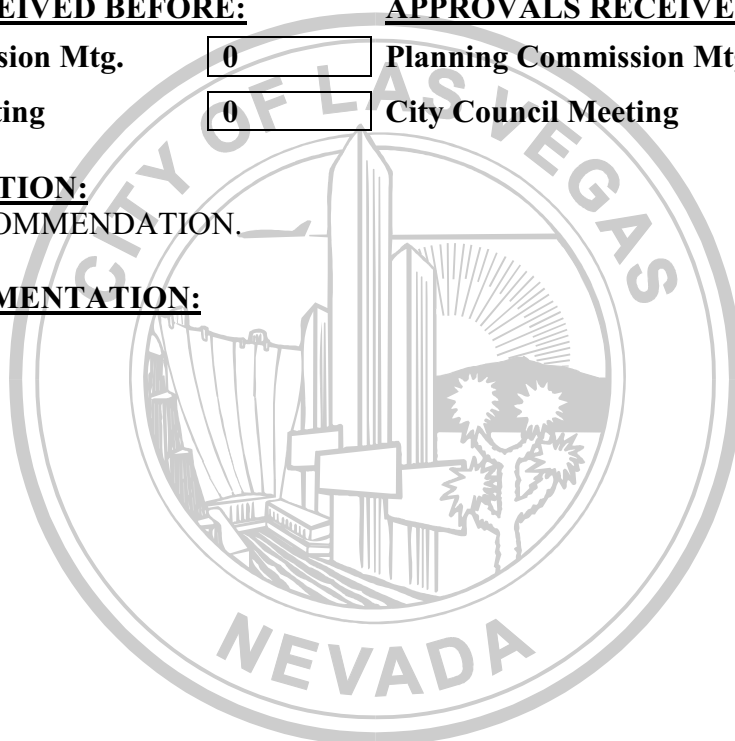
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RECOMMENDATION:

Staff has NO RECOMMENDATION.

BACKUP DOCUMENTATION:

None



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

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

DIR-40082 - DIRECTORS BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion and possible action to approve a revision of the 2010 and 2011 Planning Commission Dates to the second Monday of each month. Staff recommends APPROVAL.

P.C.: Final Action

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

Proposed REVISION of 2011 Planning Commission Schedule



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

