



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). Staff recommends APPROVAL.
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). Staff recommends APPROVAL.
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). Staff recommends APPROVAL.
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). Staff recommends APPROVAL.
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). Staff recommends APPROVAL.
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). Staff recommends APPROVAL.
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). Staff recommends APPROVAL.

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 44 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.

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). Staff recommends APPROVAL.
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). Staff recommends DENIAL.
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). Staff recommends DENIAL.
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). Staff recommends DENIAL.
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). Staff recommends DENIAL.
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). Staff recommends APPROVAL.
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). Staff recommends DENIAL.
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). Staff recommends APPROVAL.
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 (APNs 162-08-604-001 and 162-09-102-004), M (Industrial) Zone, Ward 1 (Tarkanian). Staff recommends APPROVAL.

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). Staff recommends DENIAL.
31. SDR-39810 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: RANCHO ALTA MIRA HOMEOWNERS ASSOCIATION - Request for a Major Amendment to previously approved Rezoning (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.

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

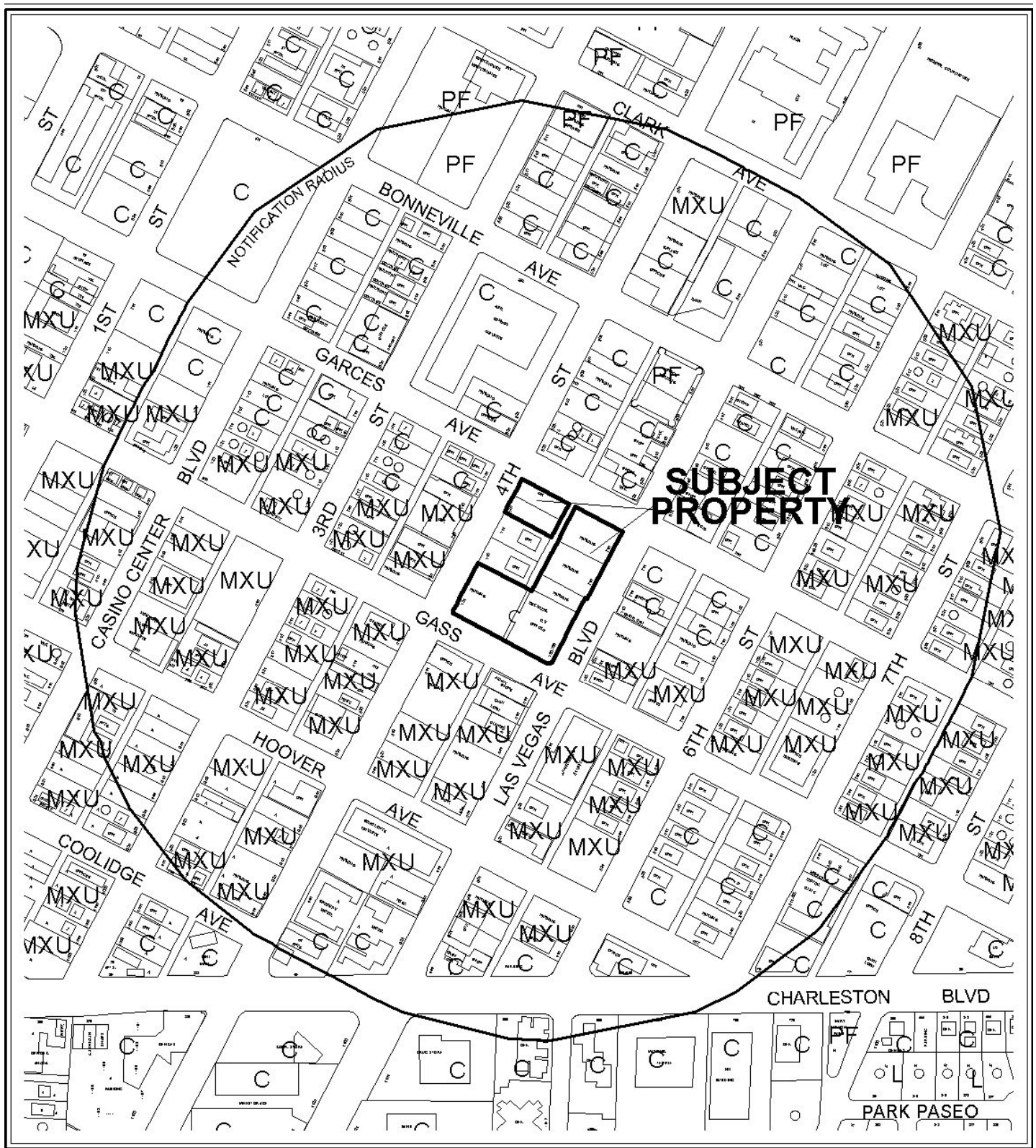
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RECOMMENDATION:

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)



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: _____

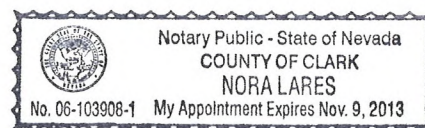
Signature of Property Owner: _____

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

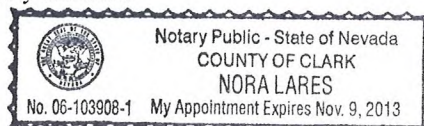
Subscribed and sworn before me

This 27th day of August, 2010.

Mrajaus

Notary Public in and for said County and State

Revised 10/27/08



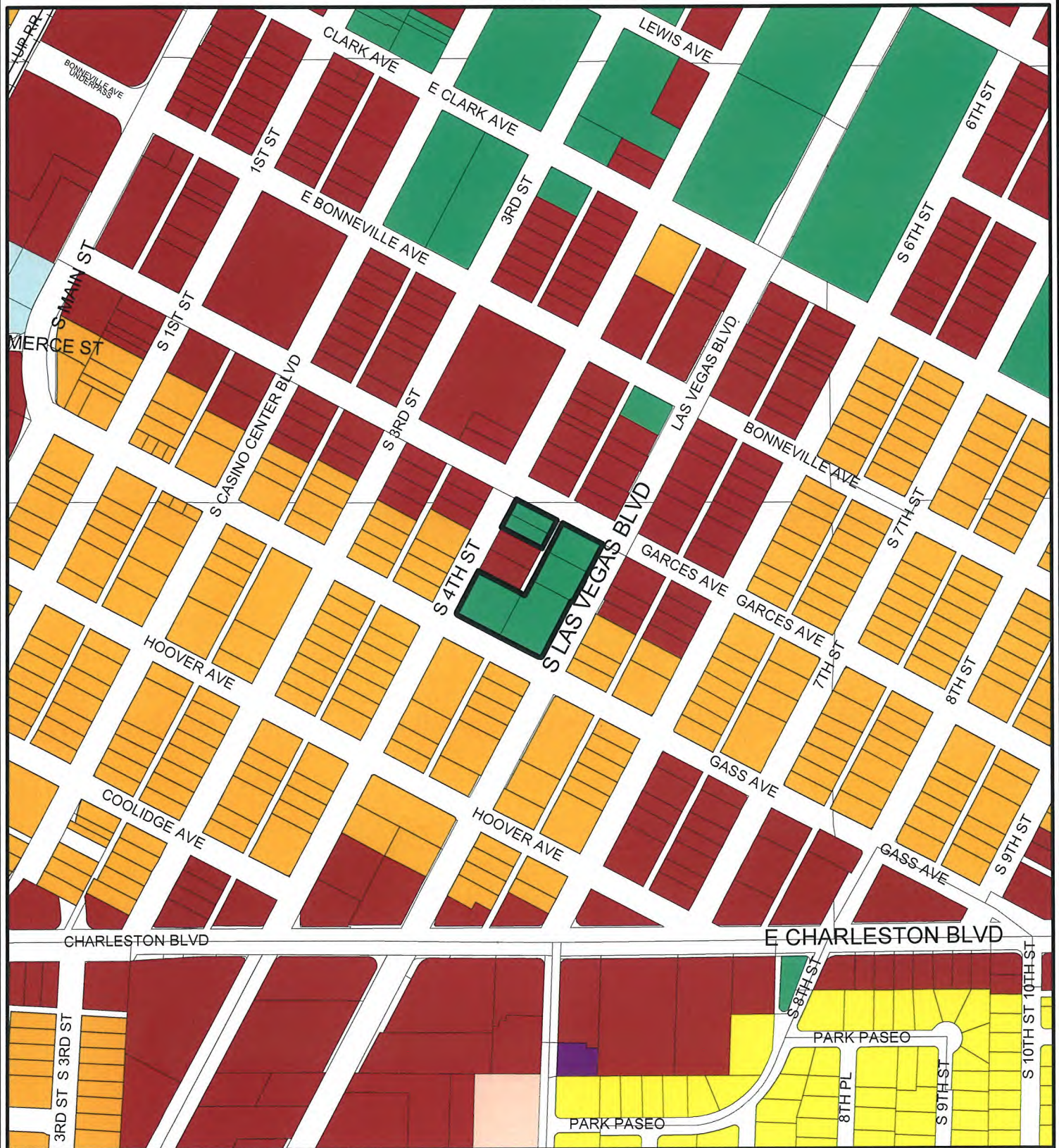
FOR DEPARTMENT USE ONLY

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.

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

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



GENERAL PLAN AMENDMENT

Rural Neighborhood Preservation	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
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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09/16/10



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

09/16/10



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

09/16/10



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

09/16/10



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

09/16/10



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

09/16/10



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

09/16/10



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

09/16/10



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

09/16/10



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

09/16/10



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

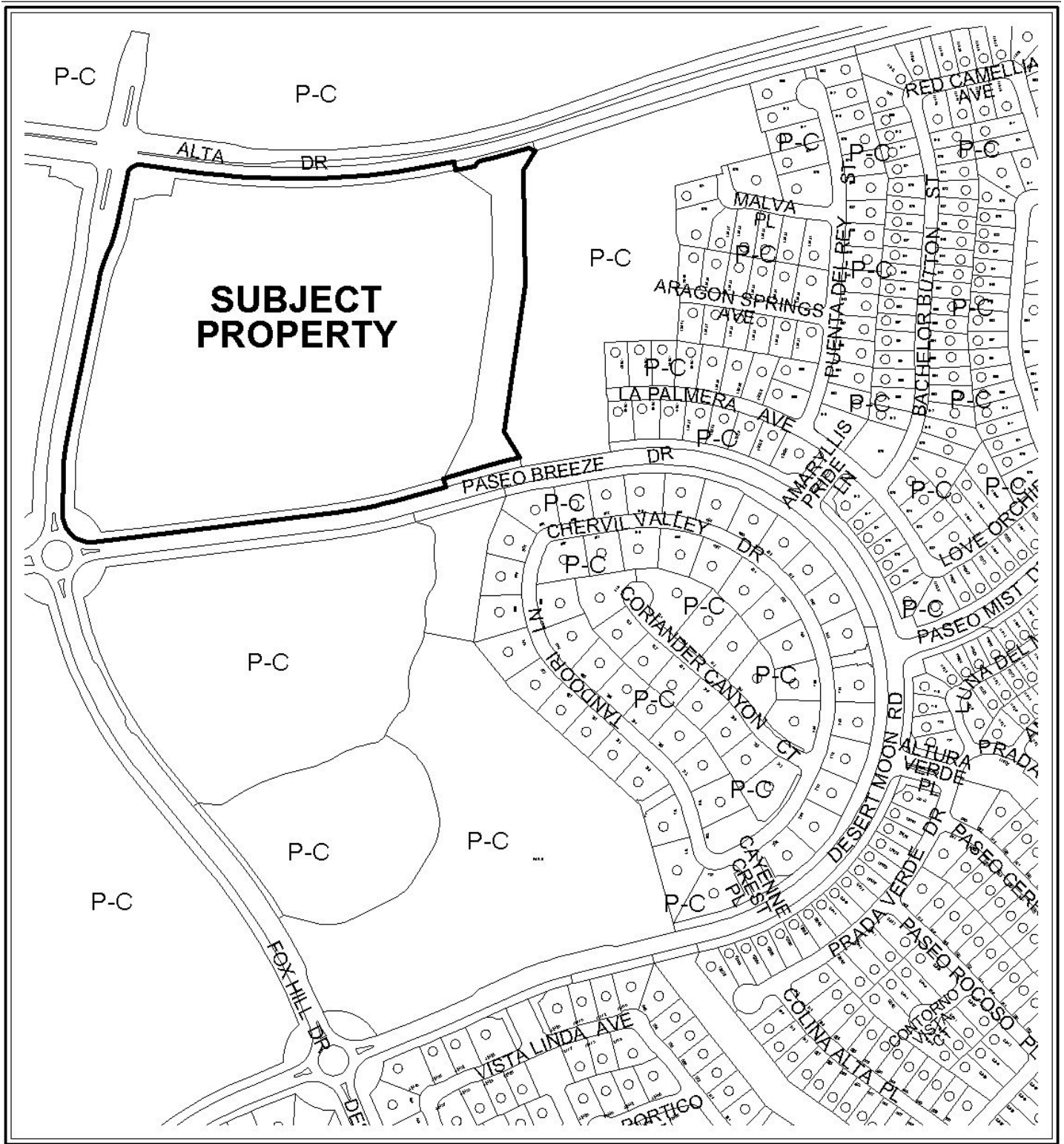
0

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



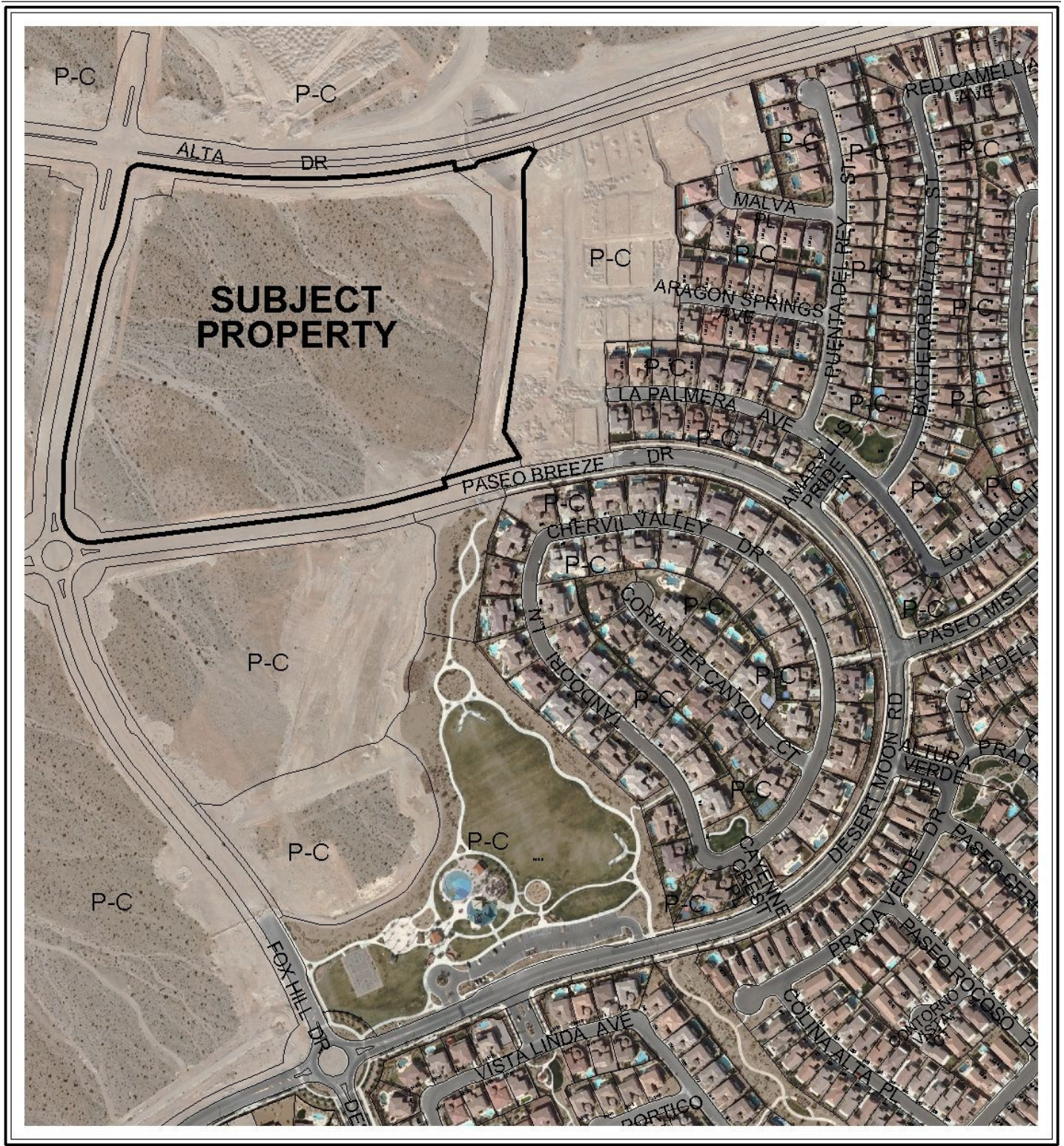
0 300 600 Feet



CASE: **TMP-39472**

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





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): _____

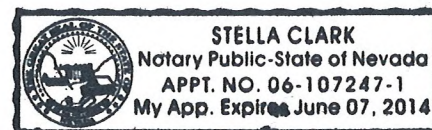
APN: _____

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* [Signature]

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

Print Name KEVIN ORROCK

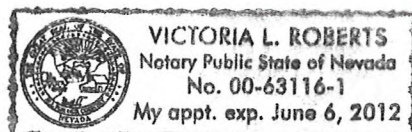
Subscribed and sworn before me

This 8th day of SEPTEMBER, 20 10.

[Signature]

Notary Public in and for said County and State

Revised 10/27/08



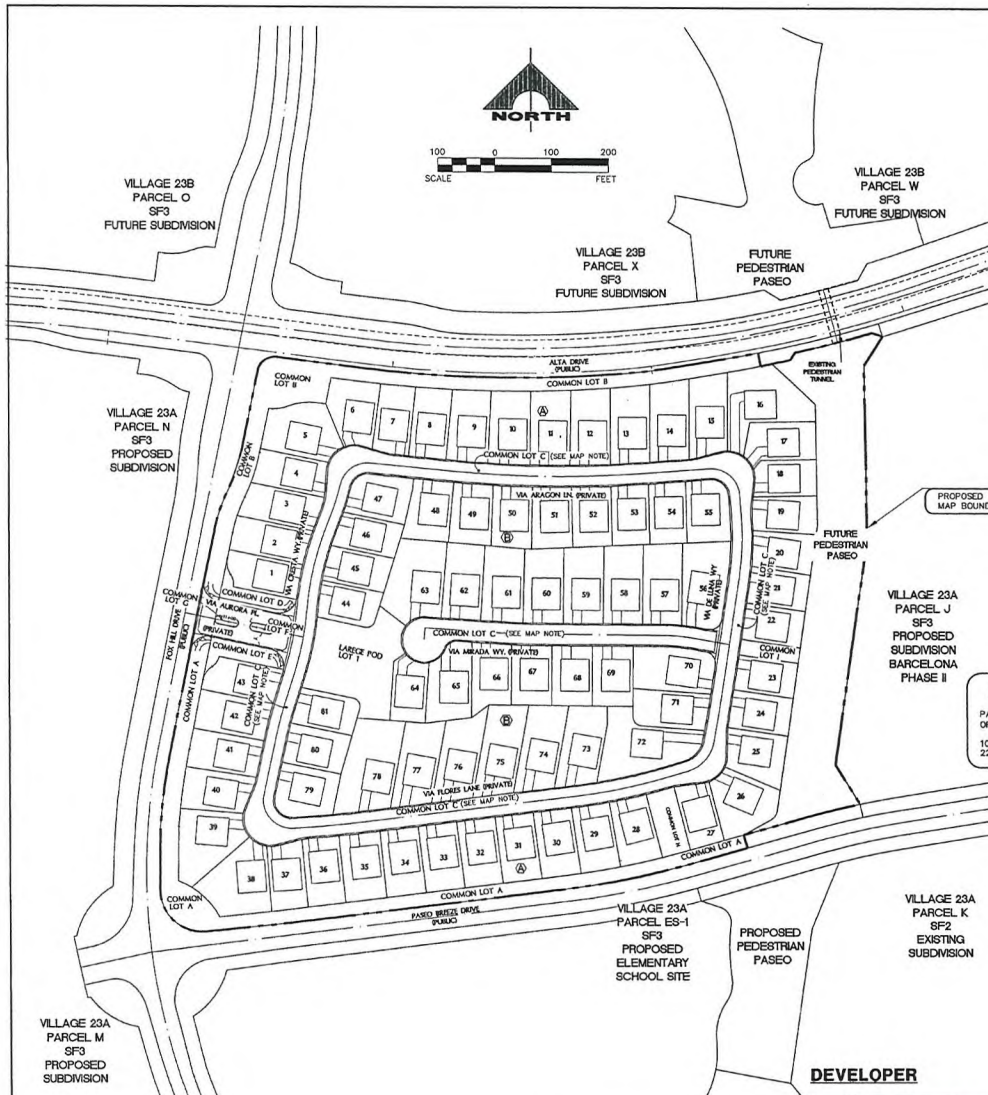
FOR DEPARTMENT USE ONLY

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

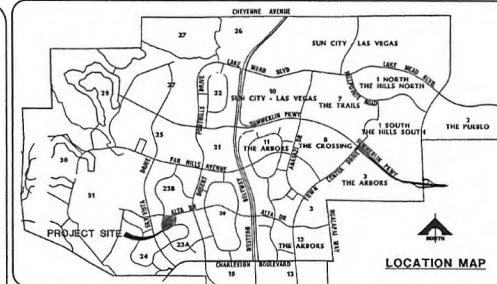
LAS VEGAS VALLEY WATER DISTRICT
CITY OF LAS VEGAS SEWER
REPUBLIC SERVICES OF SOUTHERN NEVADA
NV ENERGY
CENTURY LINK TELEPHONE COMPANY
SOUTHWEST GAS CORPORATION
COX COMMUNICATIONS

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

BUILDING SETBACK REQUIREMENTS

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

MAP NOTE:

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

GENERAL NOTES:

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

LEGAL DESCRIPTION

LOT 7, 8, & COMMON LOT "G" OF BLOCK B OF "SUMMERLIN VILLAGE 23A UNIT NO. 2" ON FILE IN BOOK 121, PAGE 12 OF PLATS IN THE COUNTY 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.I.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 PARCEL L - ANDALUSIA
PROJECT LOCATION	LAS VEGAS, NEVADA
PROJECT SCALE	1" = 100'
PROJECT SHEET	1 OF 5

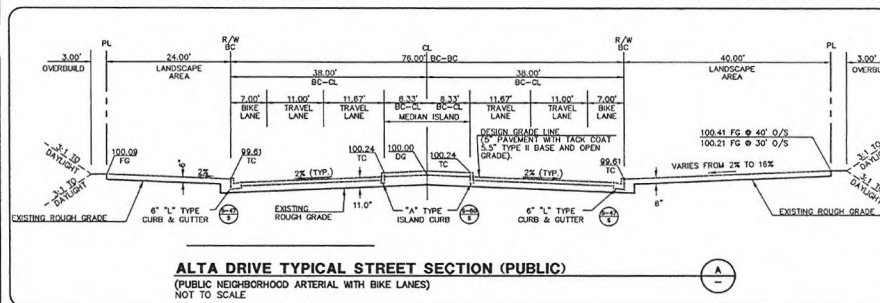
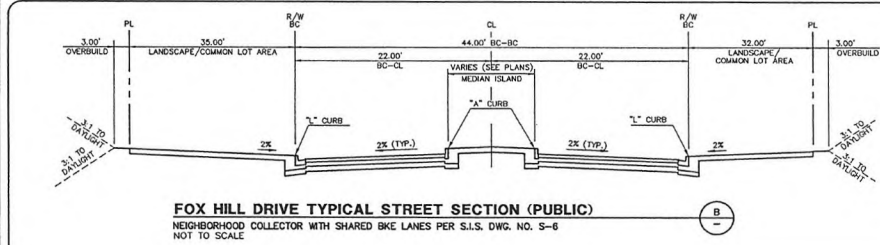
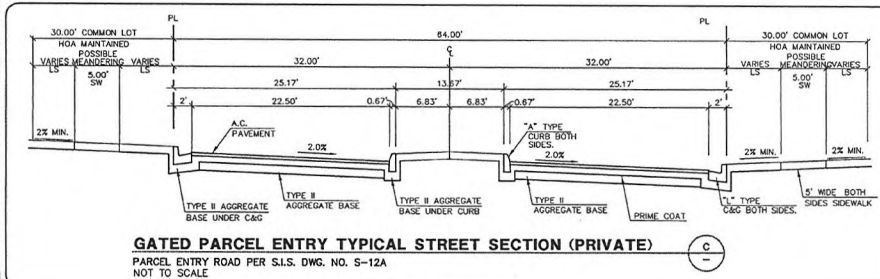
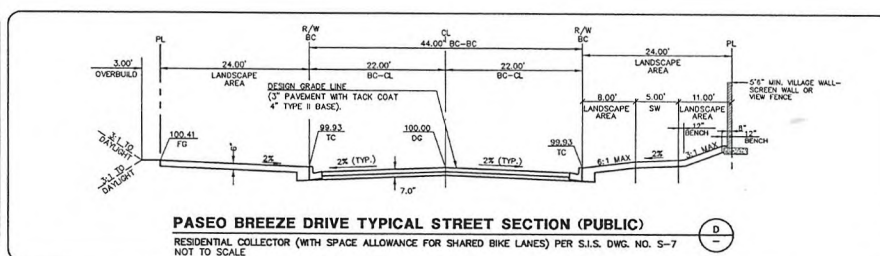
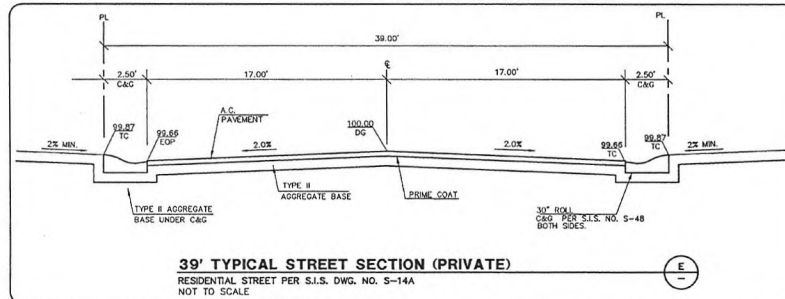
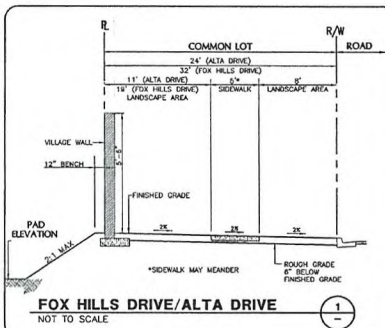
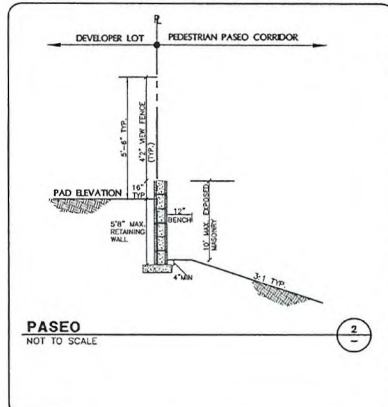
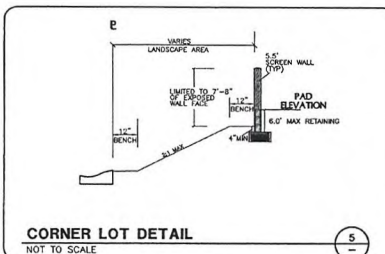
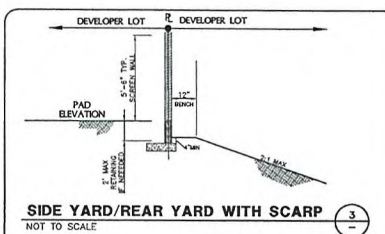
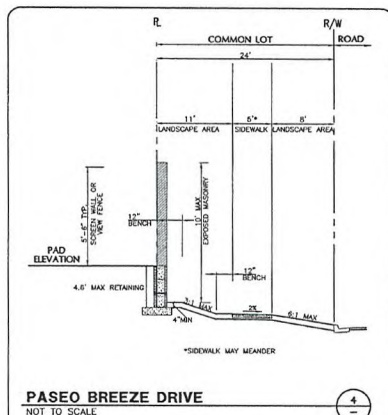
THE HOWARD HUGHES COMPANY, LLC
SUMMERLIN VILLAGE 23A PARCEL L - ANDALUSIA
COVER SHEET

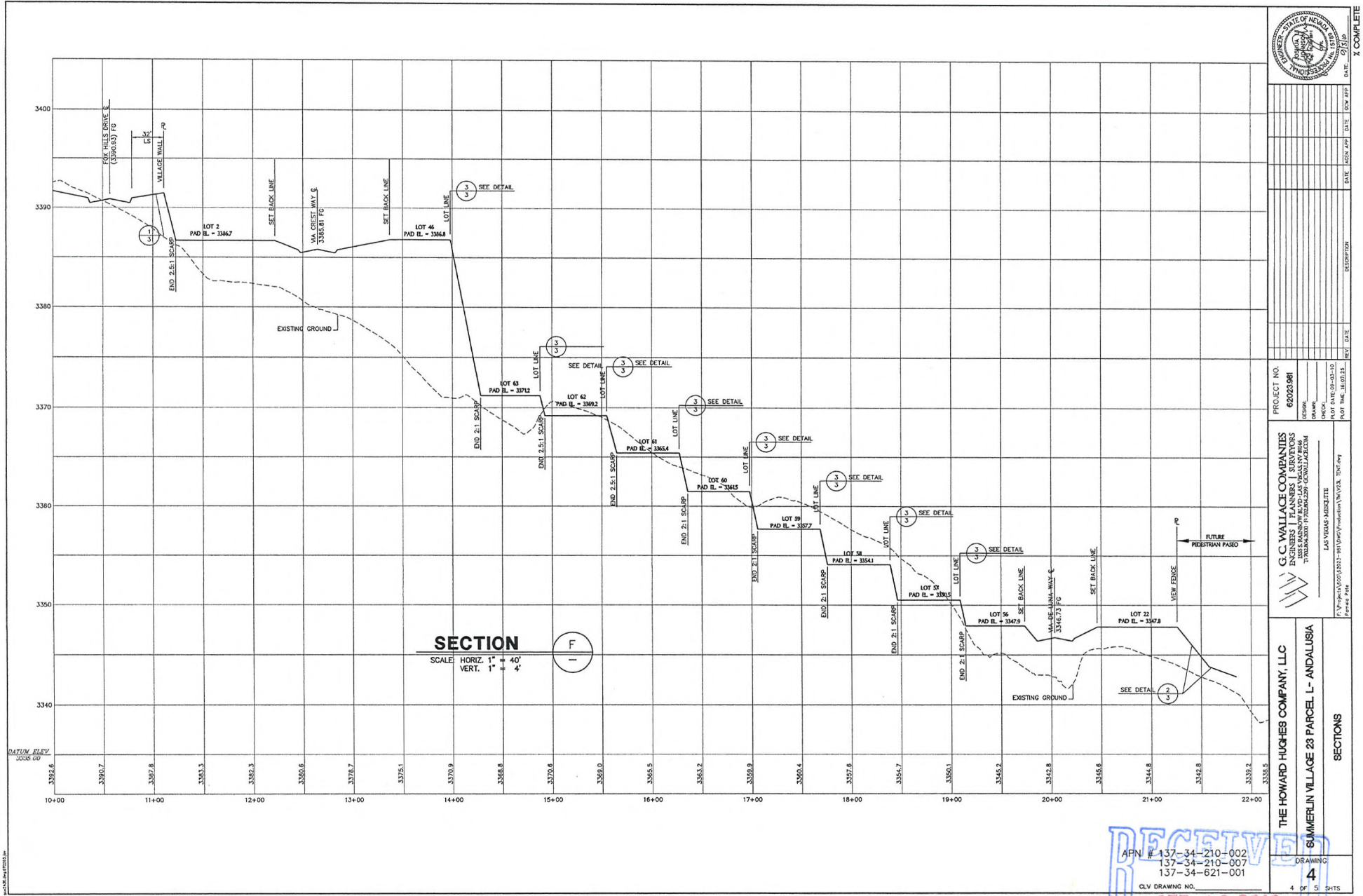
DRAWING
1
1 OF 5 SHEETS

TMP-39472

SEP 03 2010









**TMP-39472 - APPLICANT/OWNER: THE HOWARD HUGHES CORPORATION
SOUTH SIDE OF ALTA DRIVE, BETWEEN DESERT FOOTHILLS DRIVE AND FOX HILL DRIVE**

10/15/10

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:

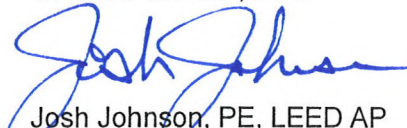
The Howard Hughes Corporation (THHC), an affiliate of General Growth Properties, Inc. (GGP), requests the resubmittal of the Tentative Map for Village 23A Parcel "L" – Andalusia. The original Tentative Map (TMP-11173) was approved by the City of Las Vegas on February 23, 2006 and has since expired. The 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

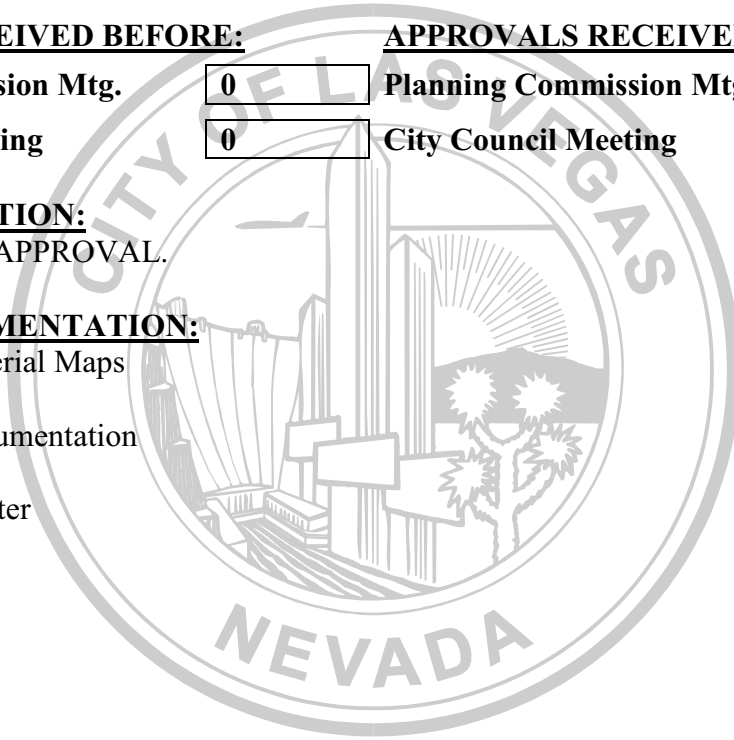
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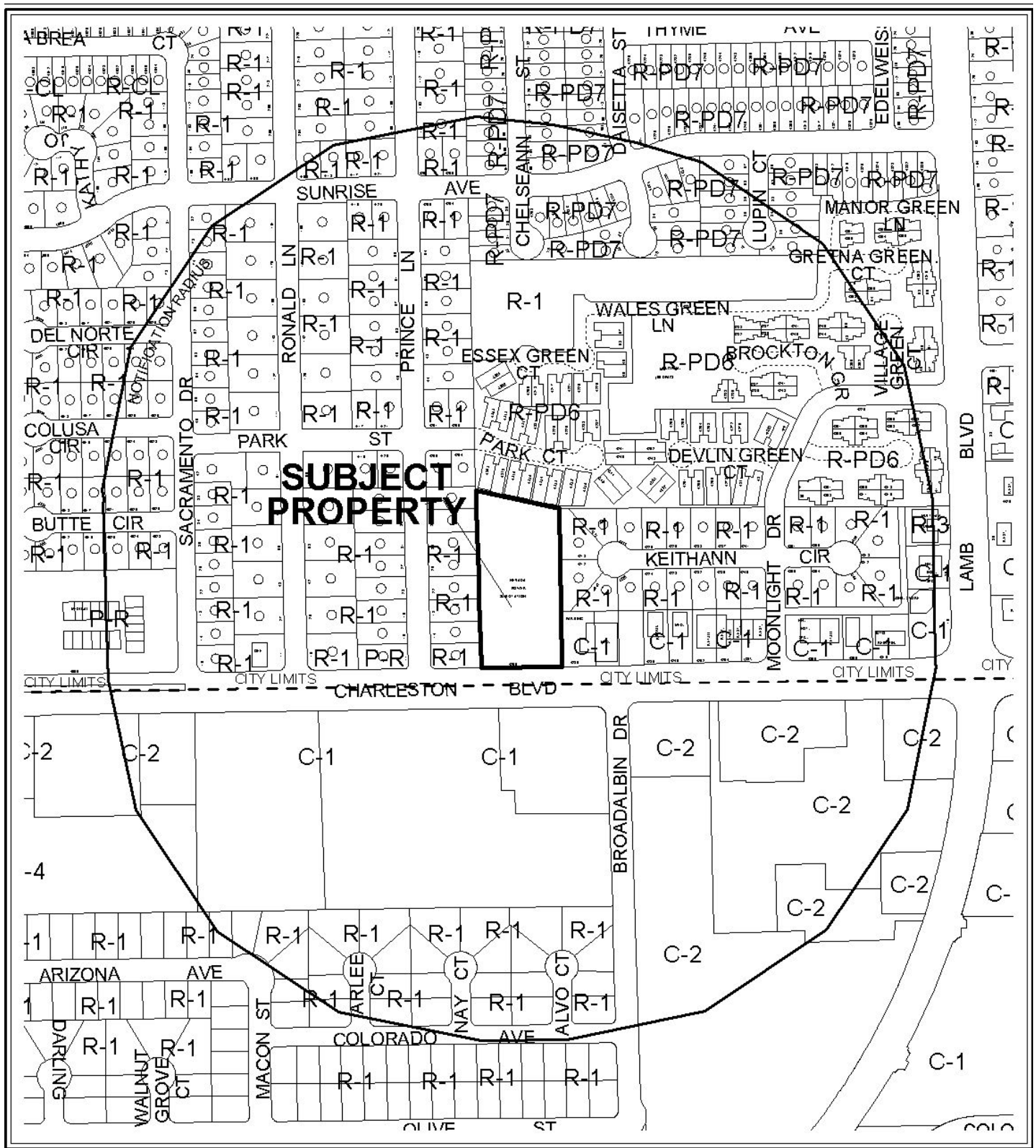
RECOMMENDATION:

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: _____

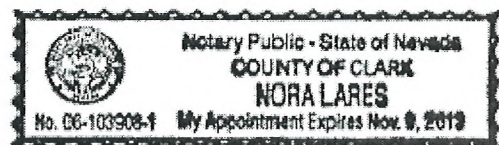
Signature of ^{APPLICANT}Property Owner: Andrew P. Reed

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

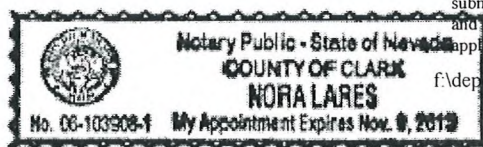
Notary Public in and for said County and State

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>

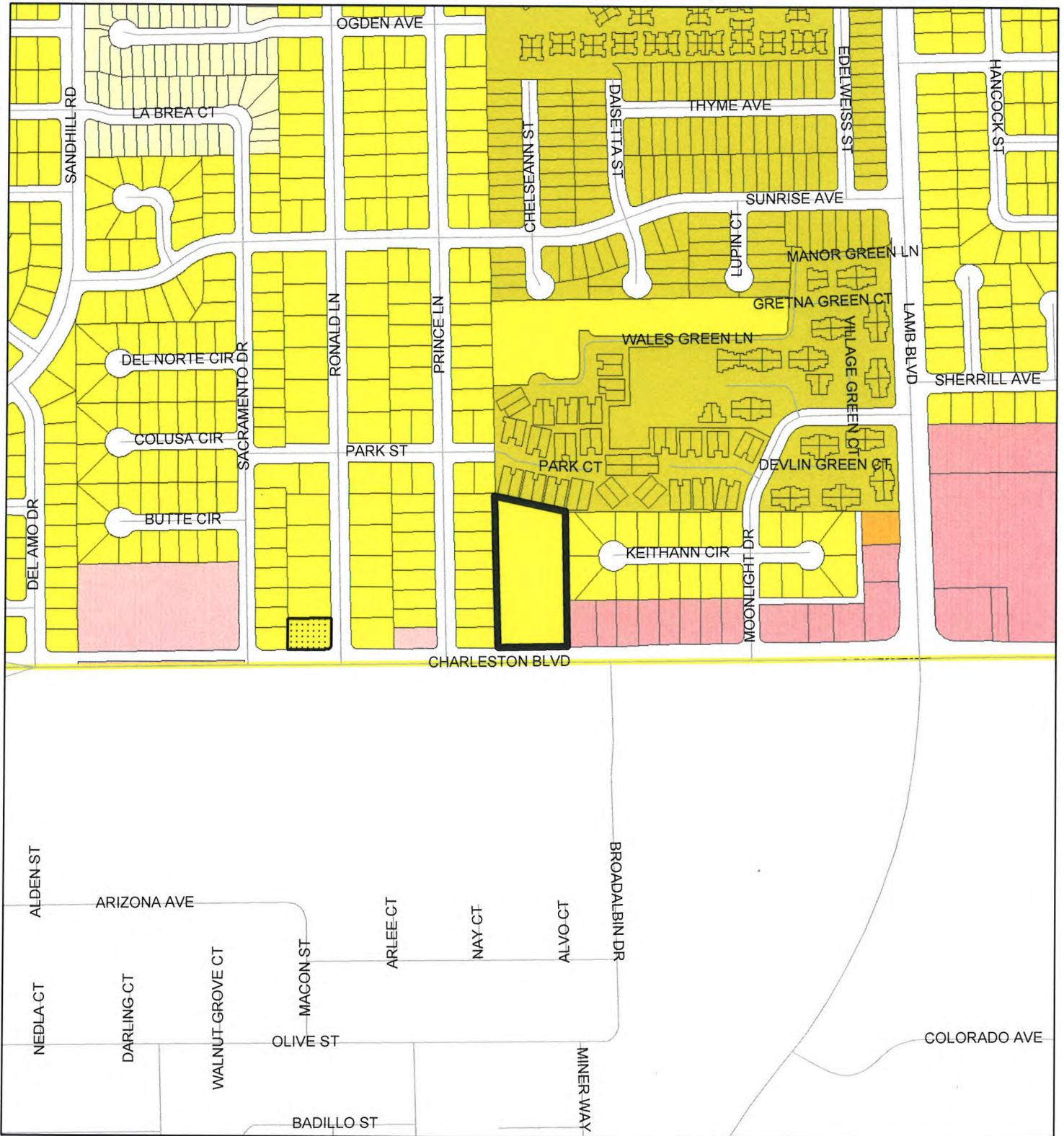
*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

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



**ZON-39754 - APPLICANT: CITY OF LAS VEGAS - OWNER: NV ENERGY
4200 EAST CHARLESTON BOULEVARD**

10/15/10



**ZON-39754 - APPLICANT: CITY OF LAS VEGAS - OWNER: NV ENERGY
4200 EAST CHARLESTON BOULEVARD**

10/15/10



**ZON-39754 - APPLICANT: CITY OF LAS VEGAS - OWNER: NV ENERGY
4200 EAST CHARLESTON BOULEVARD**

10/15/10

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

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

www.lasvegasnevada.gov

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

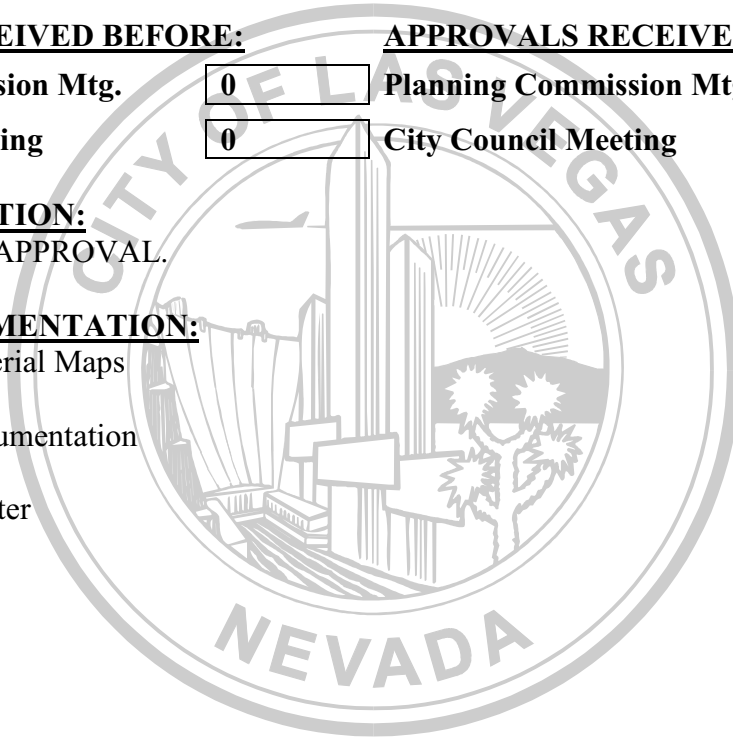
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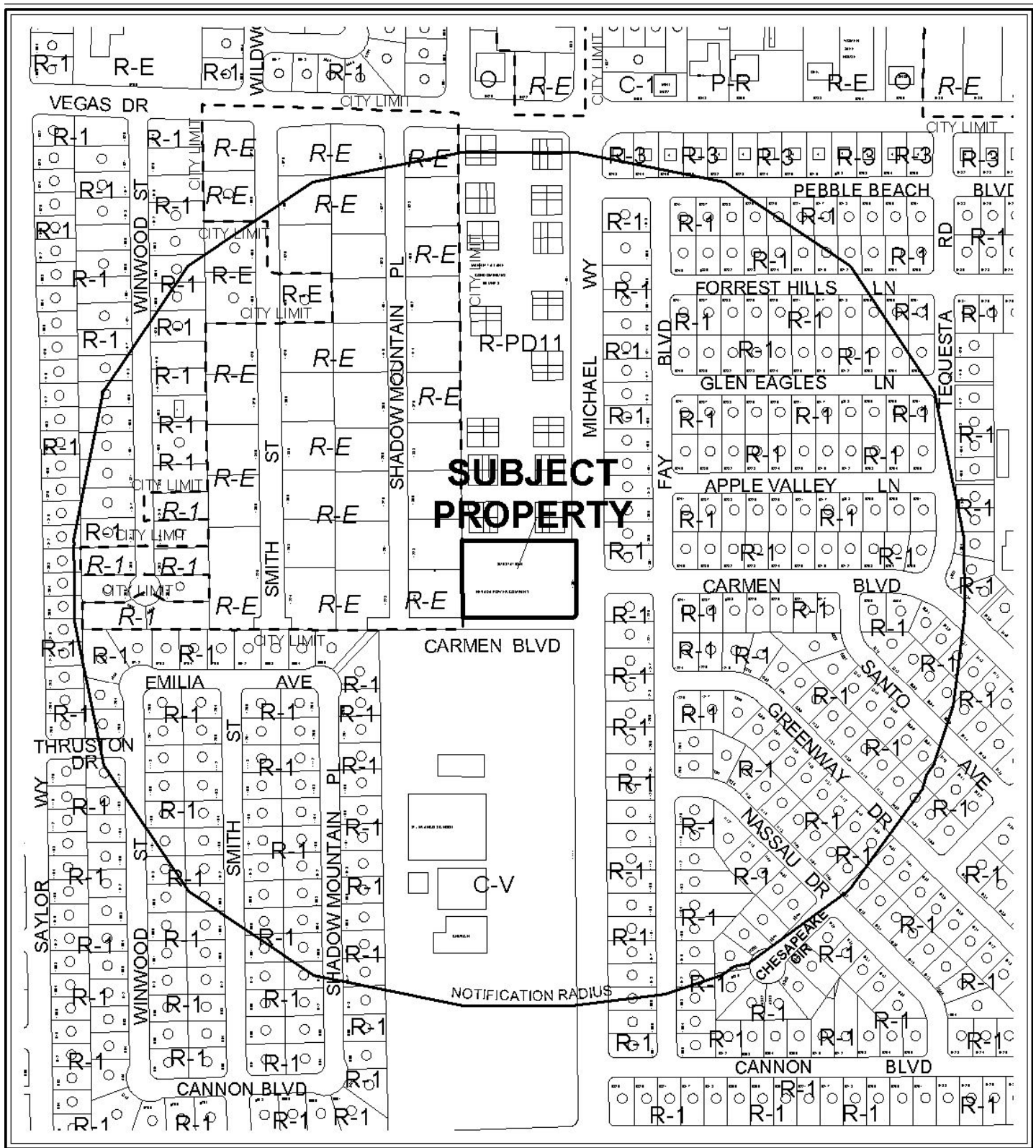
RECOMMENDATION:

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: _____

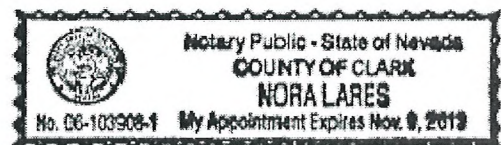
Signature of ^{APPLICANT} Property Owner: Andrew P. Reed

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 PE proposed N/A Zoning: existing _____ proposed C-V
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres 1.35 Lots/Units _____ Density _____
 Additional Information _____

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

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

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

APPLICANT

Property Owner Signature* Andrew P. Reed

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

Print Name Andrew P. Reed

Subscribed and sworn before me

This 1st day of OCTOBER, 20 10

Norajane

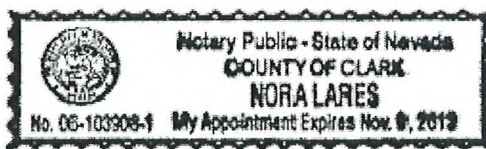
Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

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

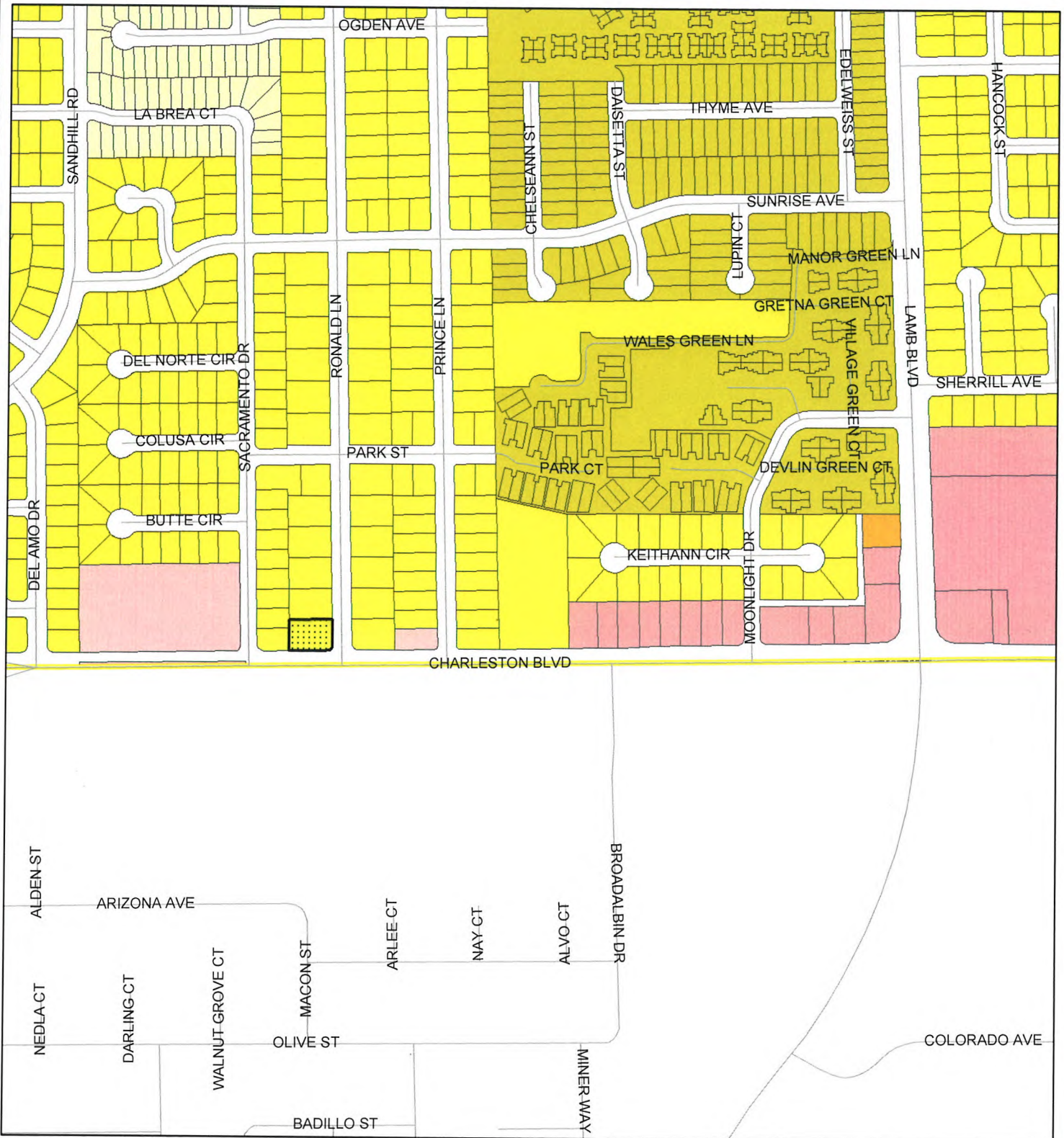
*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

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



REZONING Parcel: 138-25-105-002

ZONE-39757



ZONING

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

FROM R-E TO C-V



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

Printed: September 28, 2010





**ZON-39757 - APPLICANT: CITY OF LAS VEGAS - OWNER: NV ENERGY
1301 MICHAEL WAY**

10/15/10



**ZON-39757 - APPLICANT: CITY OF LAS VEGAS - OWNER: NV ENERGY
1301 MICHAEL WAY**

10/15/10



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

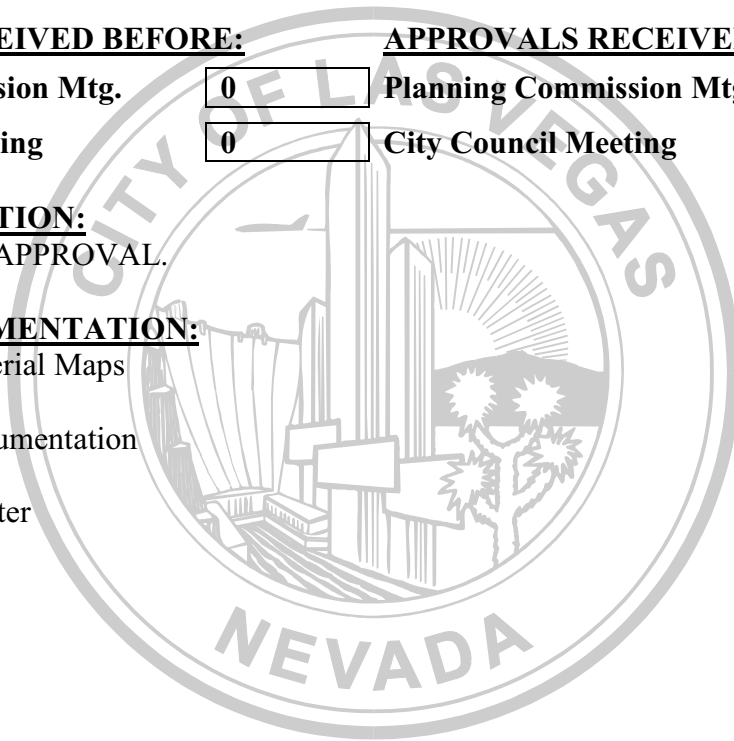
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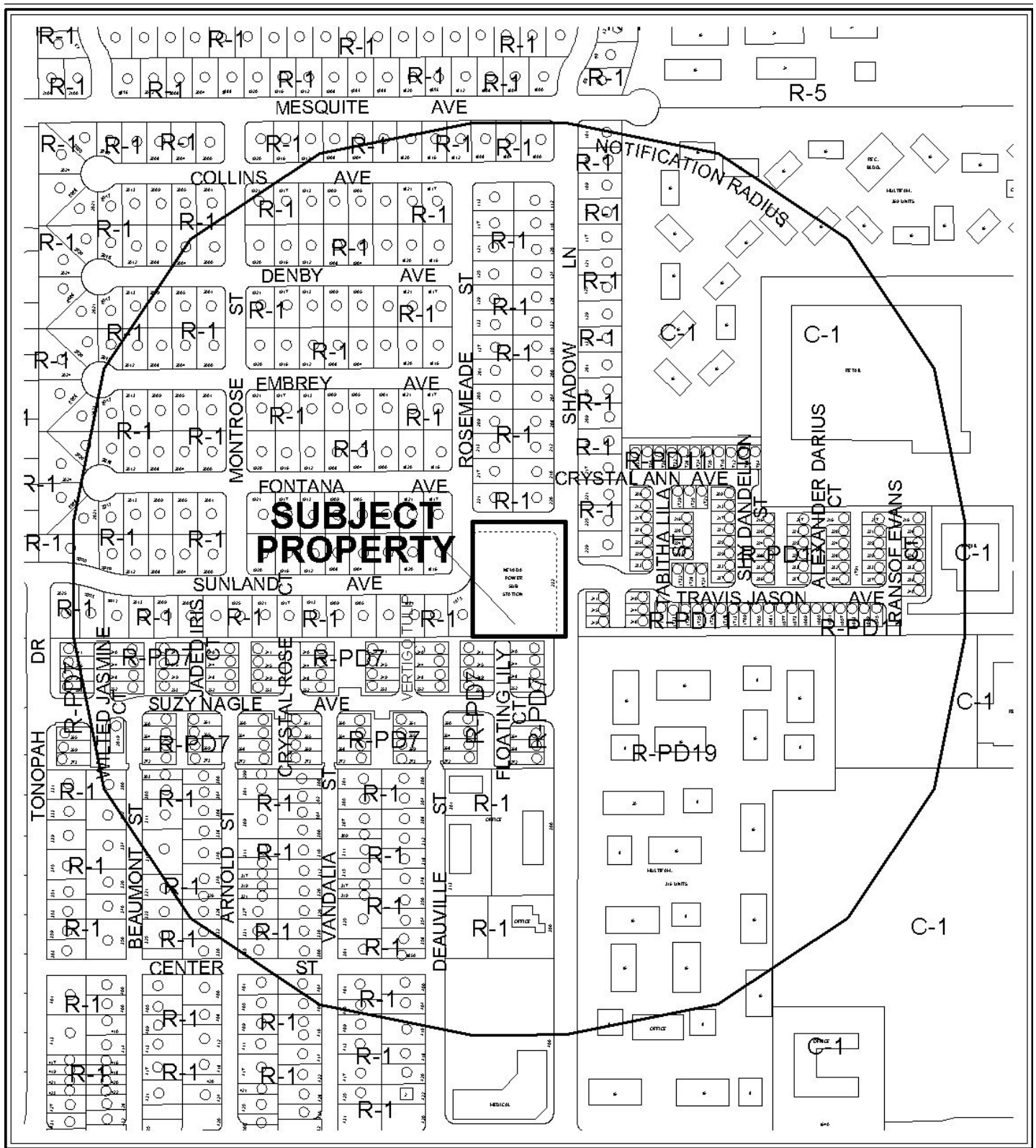
RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

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





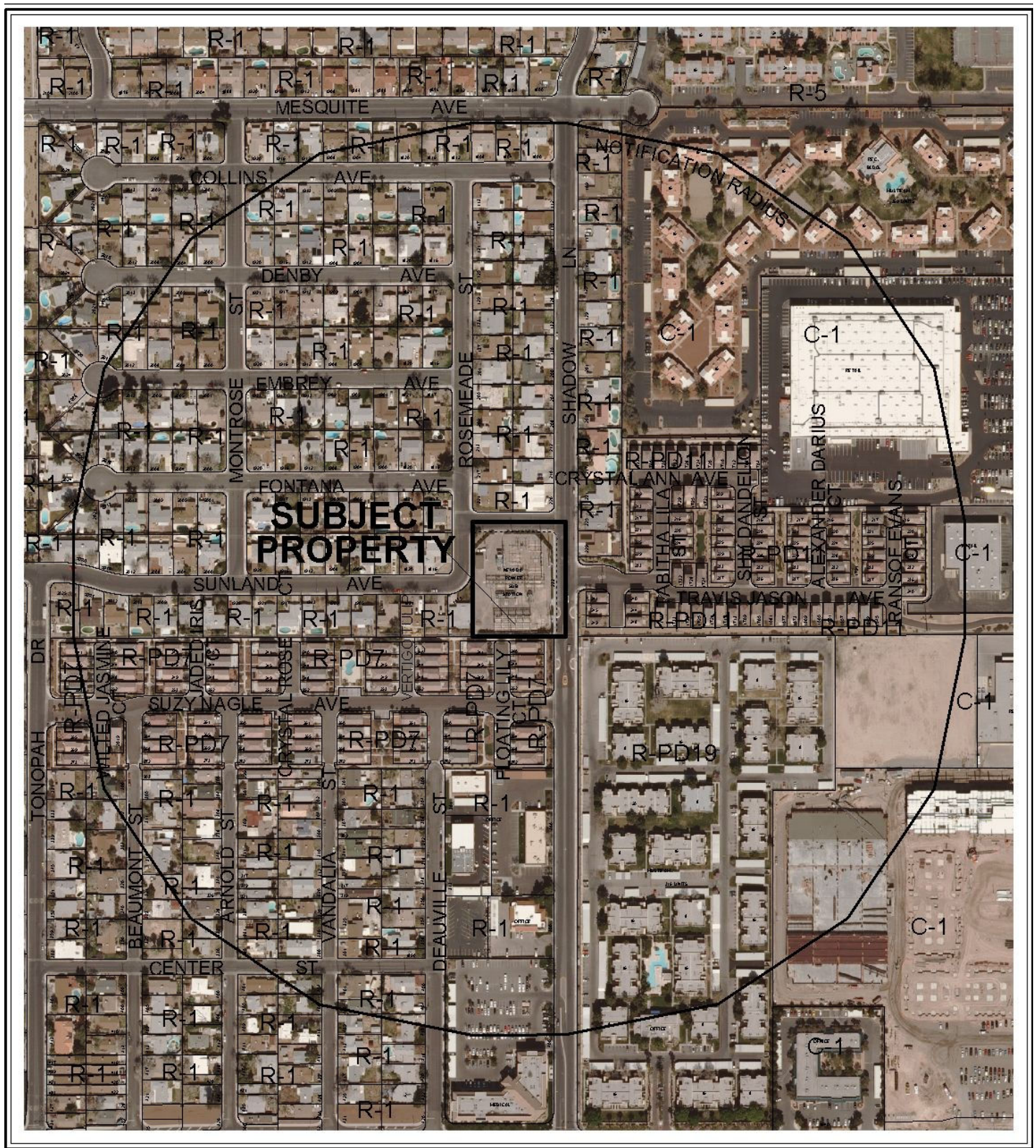
CASE: **ZON-39769**

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: _____

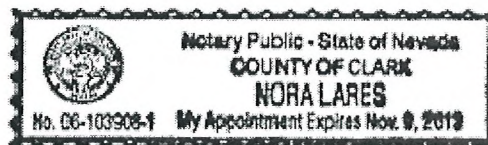
Signature of Property Owner: APPLICANT Andy P. Reed

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

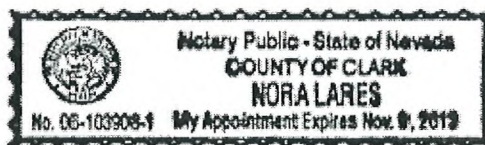
Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

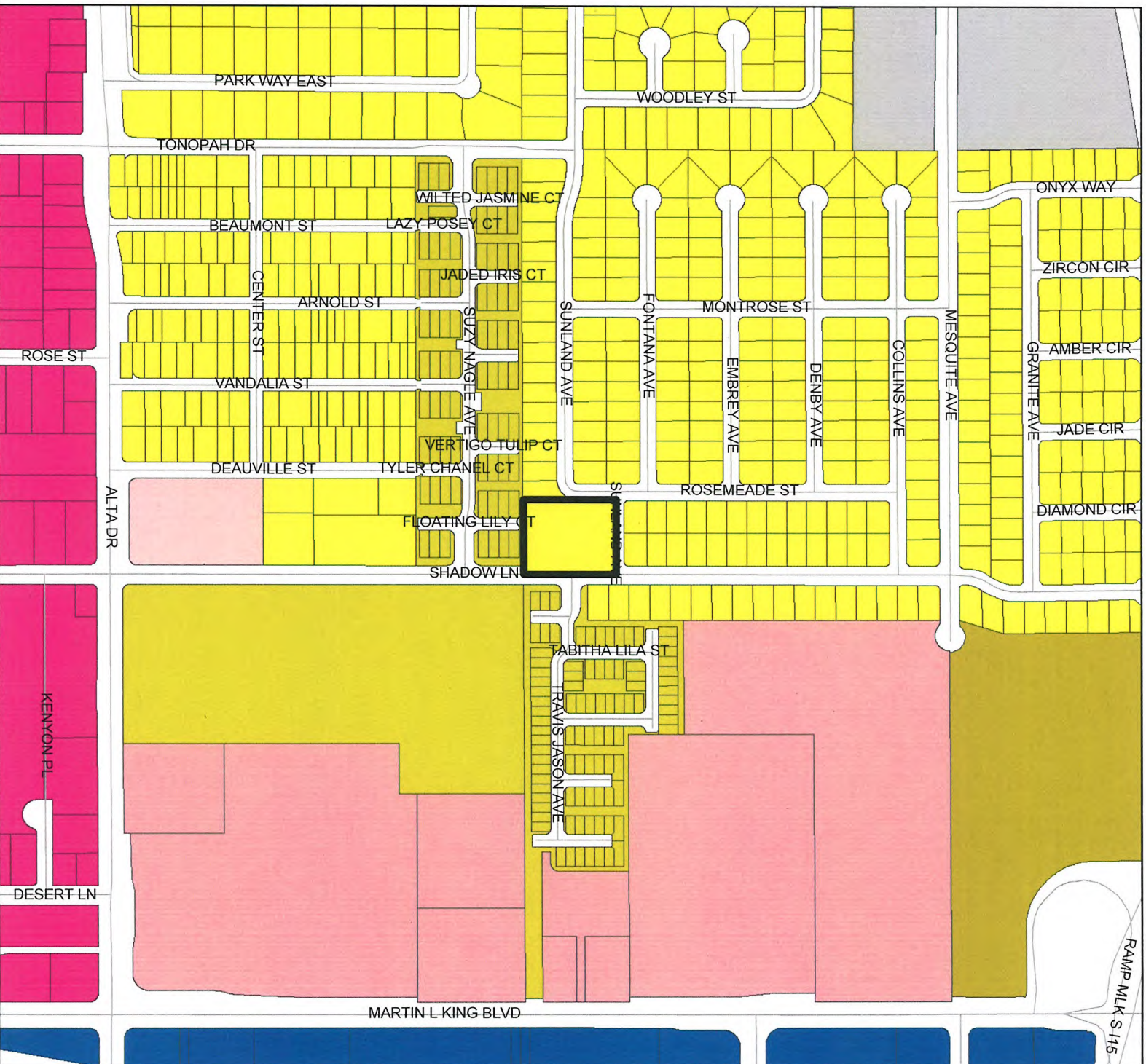
Case #	<u>ZON-39769</u>
Meeting Date:	<u>11-18-10</u>
Total Fee:	<u>0</u>
Date Received:*	<u>10-4-10</u>
Received By:	<u>[Signature]</u>

*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





**ZON-39769 - APPLICANT: CITY OF LAS VEGAS - OWNER: NV ENERGY
232 SHADOW LANE**

10/15/10



ZON-39769 - APPLICANT: CITY OF LAS VEGAS - OWNER: NV ENERGY
232 SHADOW LANE

10/15/10



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

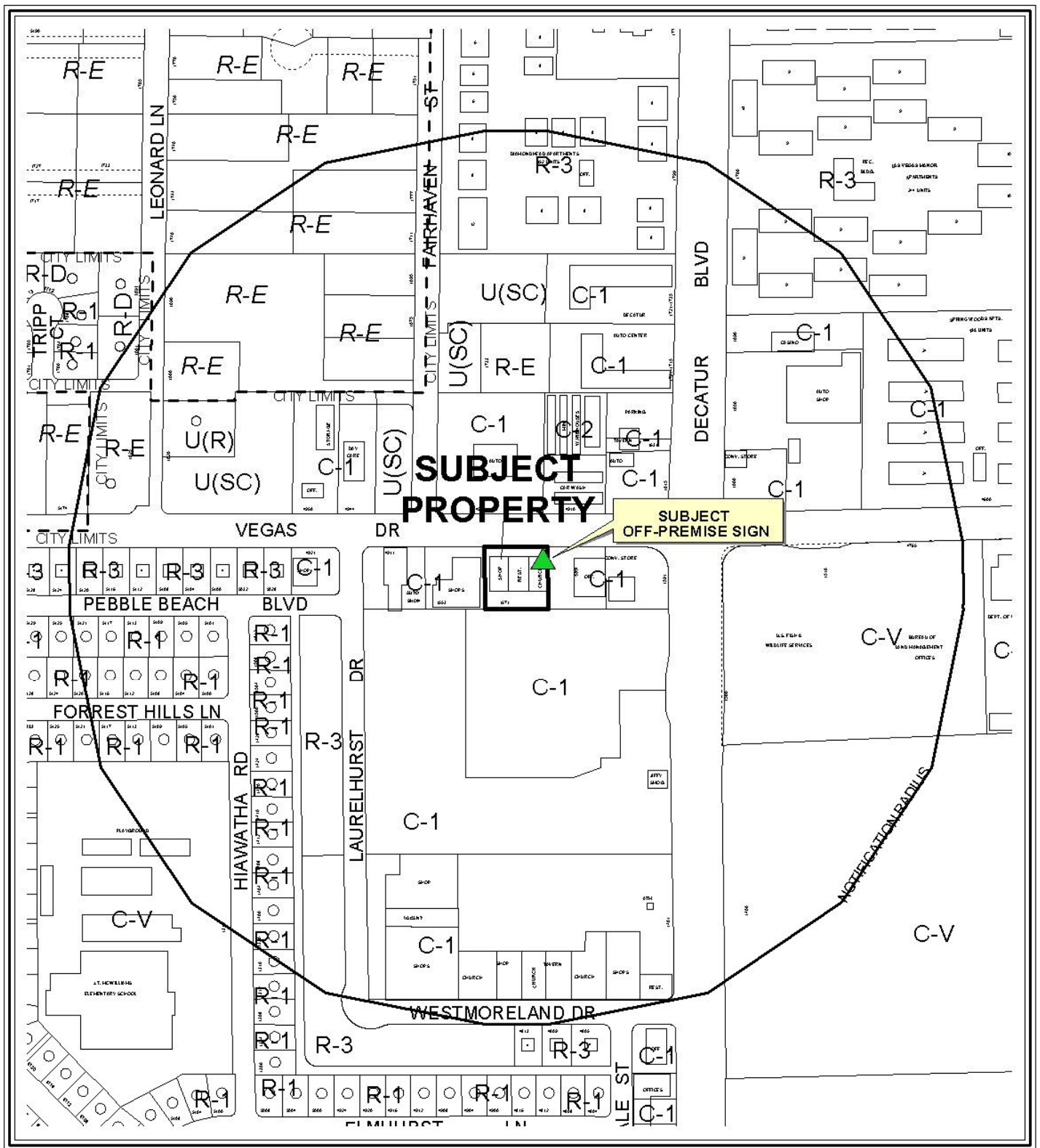
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RECOMMENDATION:

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)

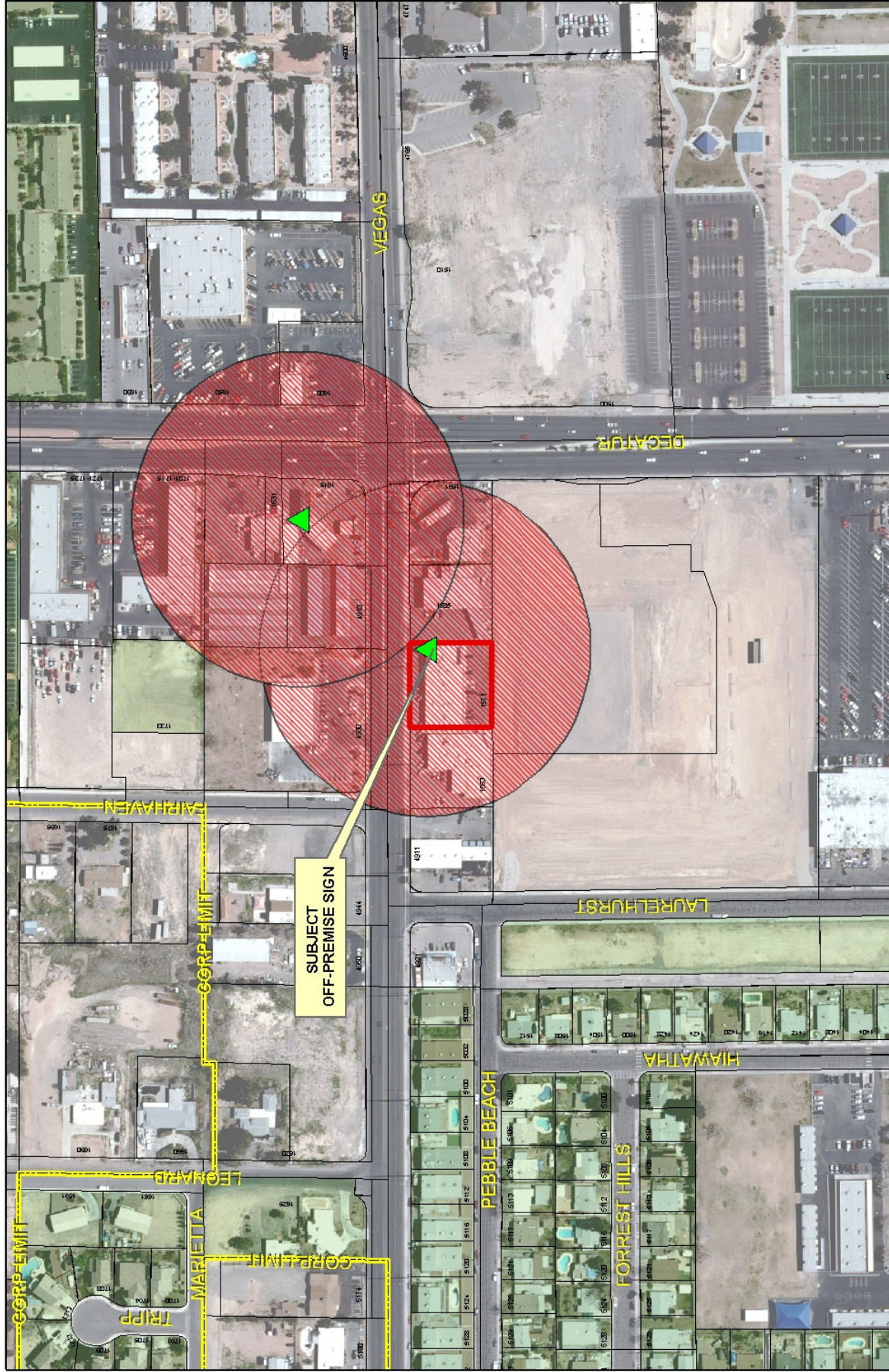


CASE: **RQR-39499**

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

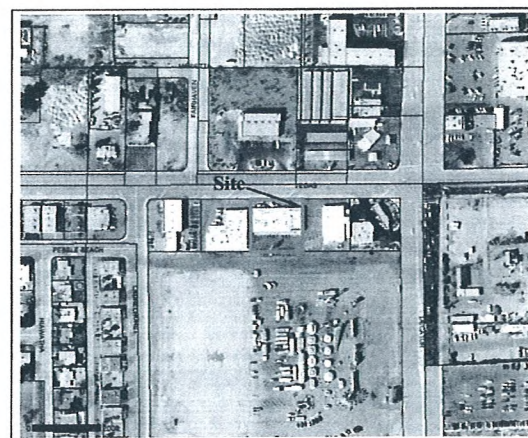
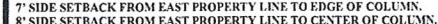
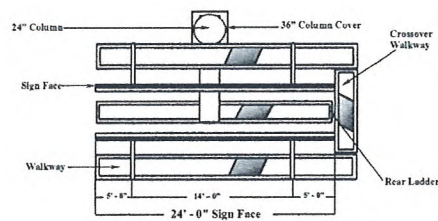
CLARK OF NEVADA



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



RQR-39499 - APPLICANT: LAS VEGAS BILLBOARDS - OWNER: FONG IMPERIAL PLAZA, LIMITED
PARTNERSHIP

1571 NORTH DECATUR BOULEVARD

10/15/10



RQR-39499 - APPLICANT: LAS VEGAS BILLBOARDS - OWNER: FONG IMPERIAL PLAZA, LIMITED PARTNERSHIP

1571 NORTH DECATUR BOULEVARD

10/15/10



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

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

DOUGLAS A. SELBY
CITY MANAGER



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

VOICE 702.229.6011
TDD 702.386.9108
www.lasvegasnevada.gov

November 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

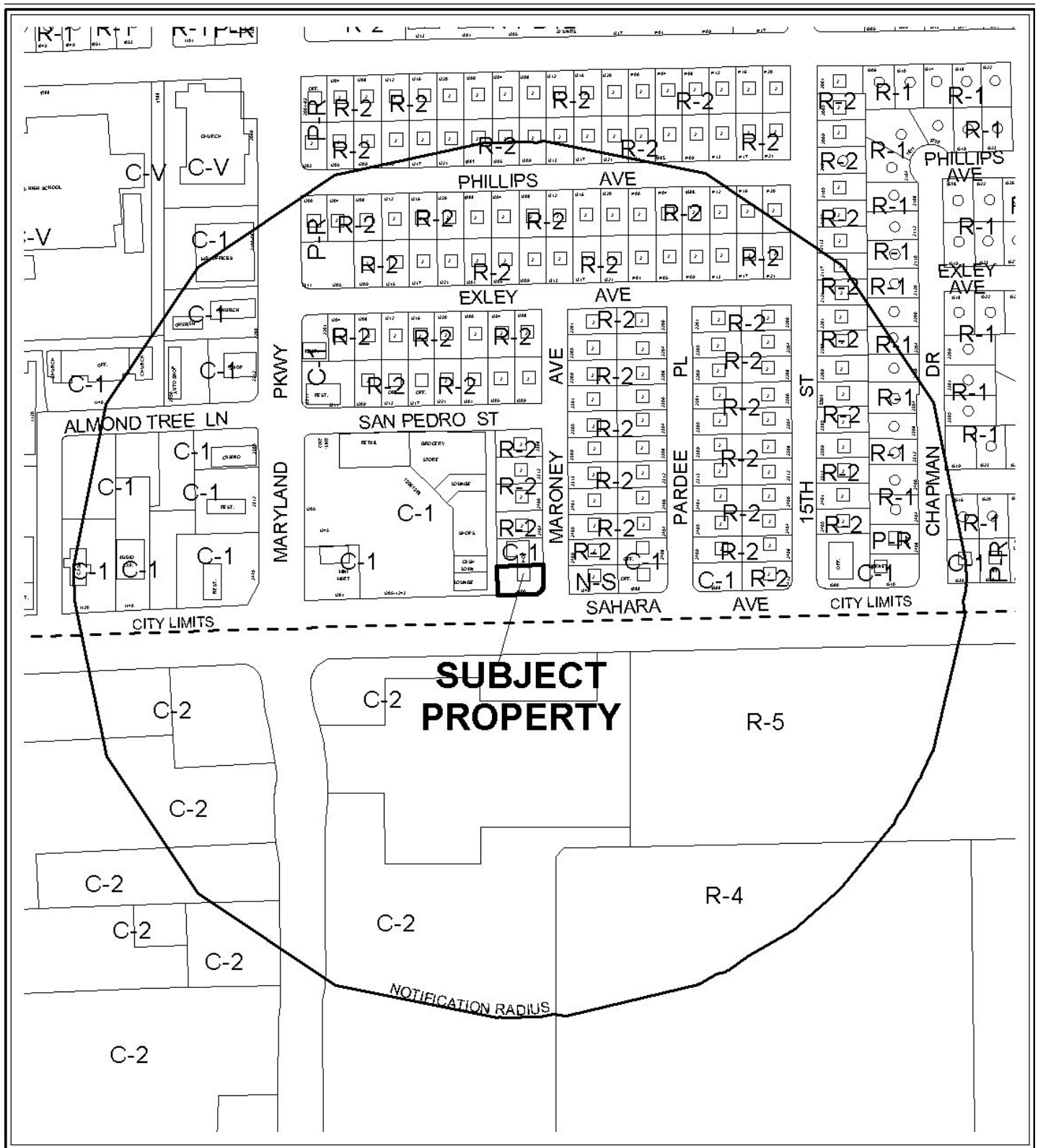
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RECOMMENDATION:

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: _____

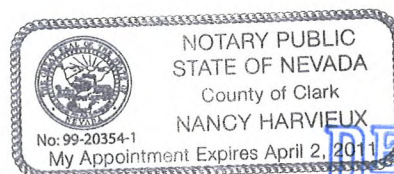
Signature of Property Owner: Soliman M

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

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

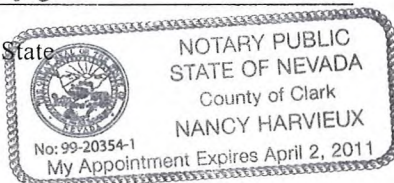
Print Name Soliman Habashi

Subscribed and sworn before me

This 13 day of Sept, 20 10

Nancy Harvieux

Notary Public in and for said County and State



Revised 10/27/08

FOR DEPARTMENT USE ONLY

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

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

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

BOOE, SAHARA AVE. LV. NV 89104



OCT 26 2010

RQR-39575
REVISED

**GOLD & SILVER
BUYERS**

**BUY, SELL
GOLD & SILVER
COINS**

**We Buy
SILVER COINS**

RECEIVED
SEP 13 2010

RQR-39575

**BUY, SELL
GOLD & SILVER
COINS**

JEWELRY & COINS

**We Buy
SILVER COINS**

**We Buy
CLASS RINGS**

**CASH / GOLD
SUGGEST PRICES ONLY**

**We Buy
DIAMONDS**

RECEIVED
SEP 13 2010

RQR-39575

RQR-39575





RECEIVED
SEP 13 2010

RQR-39575



RQR-39575 - APPLICANT: GOLD & SILVER JEWELRY SUPPLY - OWNER: SOLIMAN HABASHI
1300 EAST SAHARA AVENUE

10/15/10



**RQR-39575 - APPLICANT: GOLD & SILVER JEWELRY SUPPLY - OWNER: SOLIMAN HABASHI
1300 EAST SAHARA AVENUE**

10/15/10



RQR-39575 - APPLICANT: GOLD & SILVER JEWELRY SUPPLY - OWNER: SOLIMAN HABASHI

1300 EAST SAHARA AVENUE

10/15/10



RQR-39575 - APPLICANT: GOLD & SILVER JEWELRY SUPPLY - OWNER: SOLIMAN HABASHI
1300 EAST SAHARA AVENUE

10/15/10



**RQR-39575 - APPLICANT: GOLD & SILVER JEWELRY SUPPLY - OWNER: SOLIMAN HABASHI
1300 EAST SAHARA AVENUE**

10/15/10



RQR-39575 - APPLICANT: GOLD & SILVER JEWELRY SUPPLY - OWNER: SOLIMAN HABASHI
1300 EAST SAHARA AVENUE

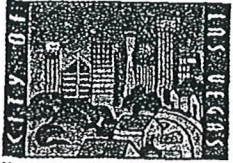
10/15/10



RQR-39575 - APPLICANT: GOLD & SILVER JEWELRY SUPPLY - OWNER: SOLIMAN HABASHI
1300 EAST SAHARA AVENUE

10/15/10

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

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

www.lasvegasnevada.gov

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

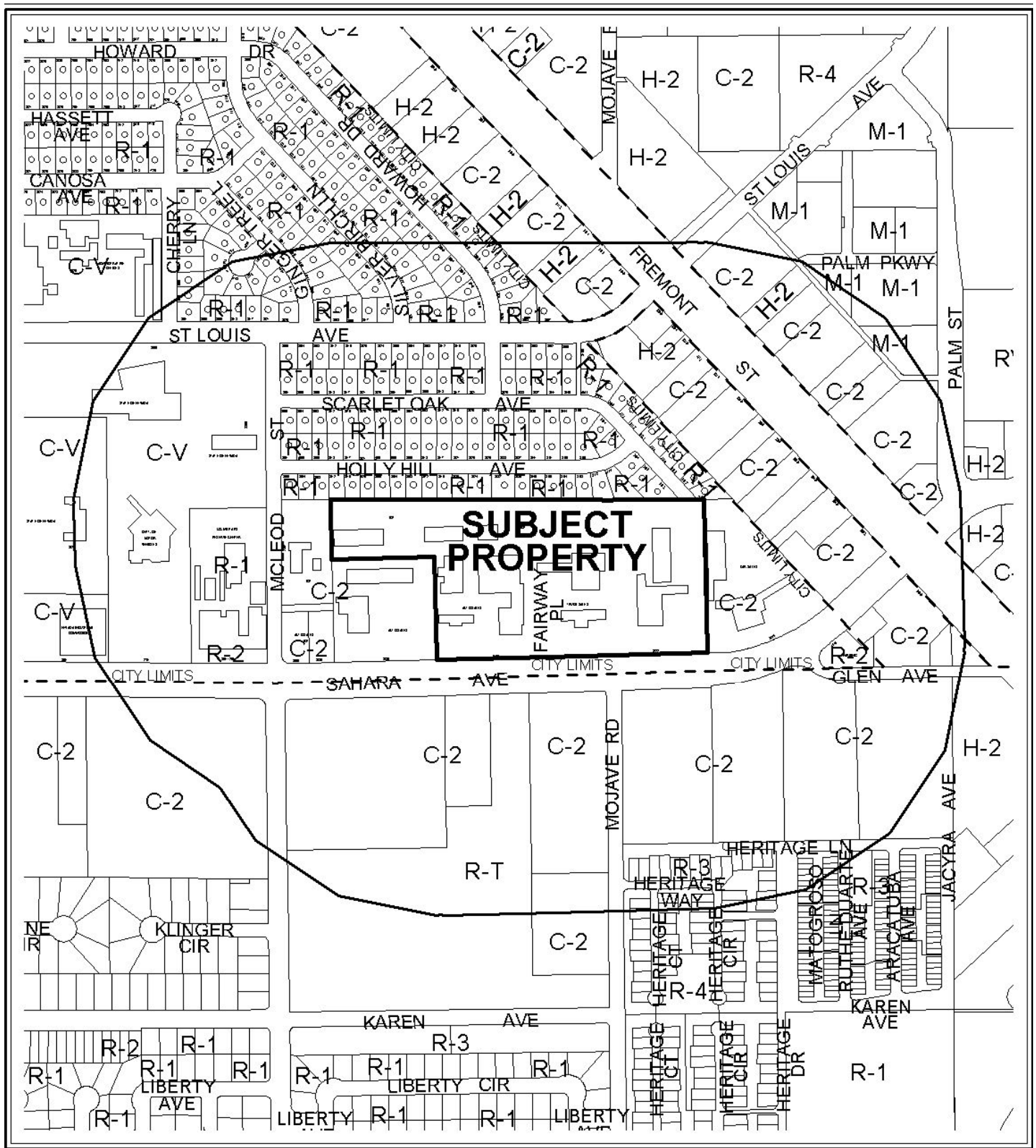
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RECOMMENDATION:

Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:

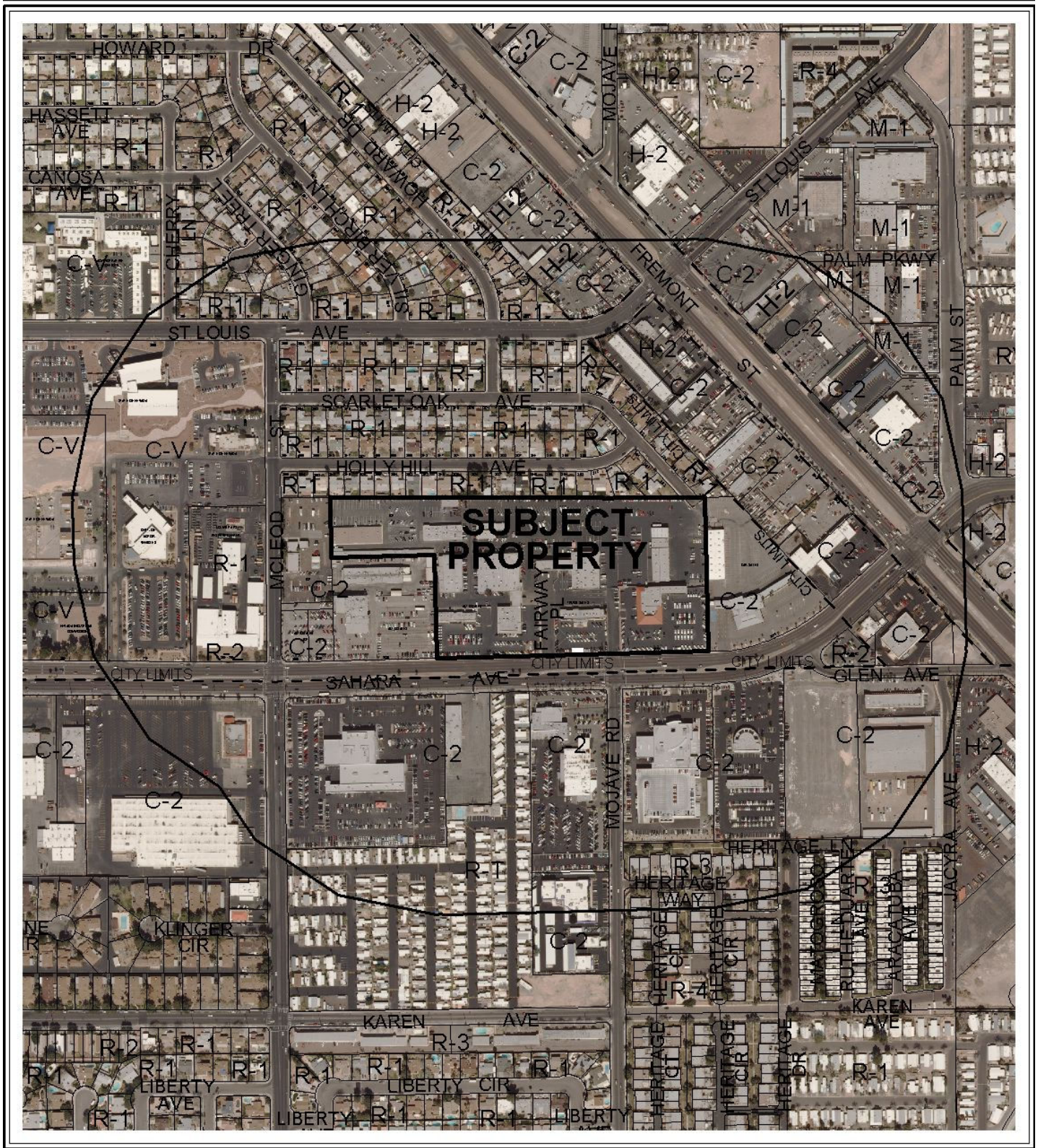
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



CASE: **MSP-39809**

RADIUS: 1000 FT

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



CASE: MSP-39809

RADIUS: 1000 FT

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

0 300 600 Feet





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: Fairway Chevrolet Company

Name of Applicant: Fairway Chevrolet Company

Name of Representative: APTUS

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

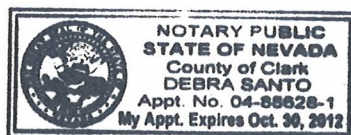
Signature of Property Owner: SW Heinrich

Print Name: Greg W. Heinrich

Subscribed and sworn before me

This 29th day of September 2010

Debra Santo
Notary Public in and for said County and State



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

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

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

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

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

Property Owner Signature* Greg Heinrich

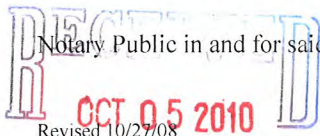
* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name Greg W. Heinrich

Subscribed and sworn before me

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

Notary Public in and for said County and State

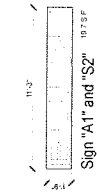


FOR DEPARTMENT USE ONLY

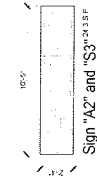
Case #	<u>MSP-39809</u>
Meeting Date:	<u>11/18/10</u>
Total Fee:	<u>\$330.00</u>
Date Received:*	<u>10/5/10</u>
Received By:	<u>J. F. M...</u>

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

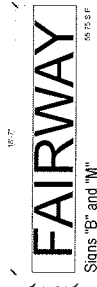
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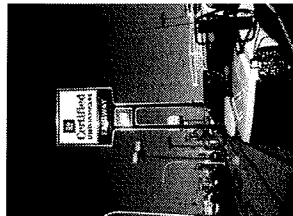
Sign "A1" and "S2"



Sign "A2" and "S3"



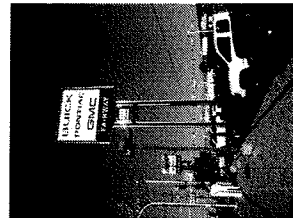
Signs "B" and "W"



Sign "C"



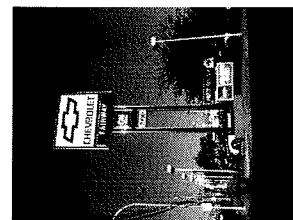
Sign "D"



Sign "E"



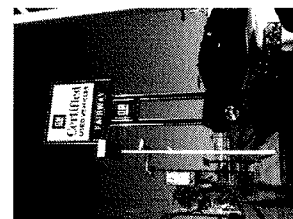
Sign "F"



Sign "G" and "H"



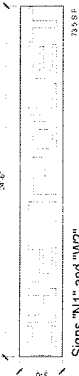
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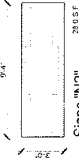
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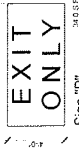
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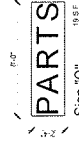
Signs "N1" and "W2"



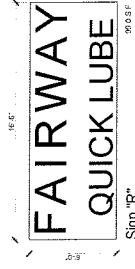
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"S1", and "W3"



Sign "P"



Sign "Q"



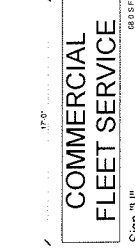
Sign "R"



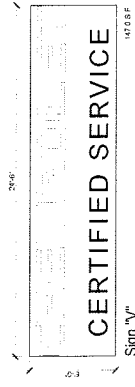
Sign "S"



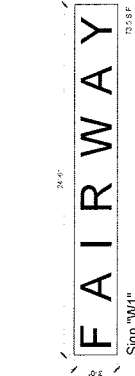
Sign "T"



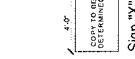
Sign "U"



Sign "V"



Sign "W1"



Sign "X"



Sign "Y"



Sign "Z"

ALL SIGNS - ACTUAL COPY MAY VARY

SIGNAGE
DRAWINGS /
PHOTOS

MSP-39809

Fairway Chevrolet and Fairway GMC/Buick

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

Revised Sign Plan Summary

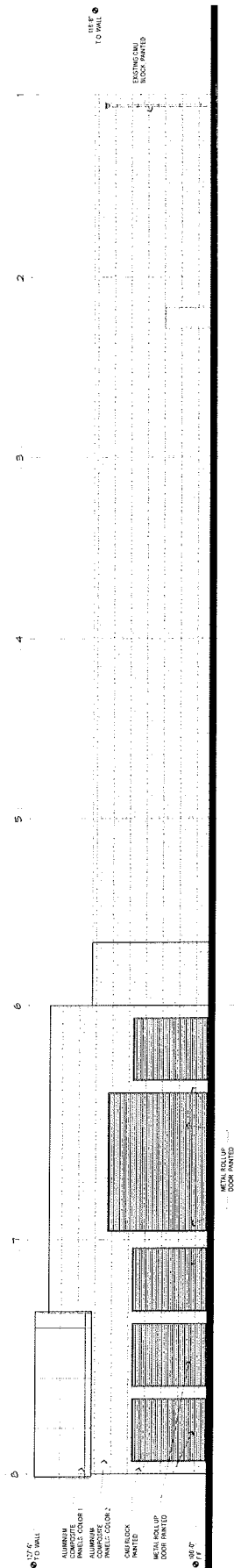
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ASI01

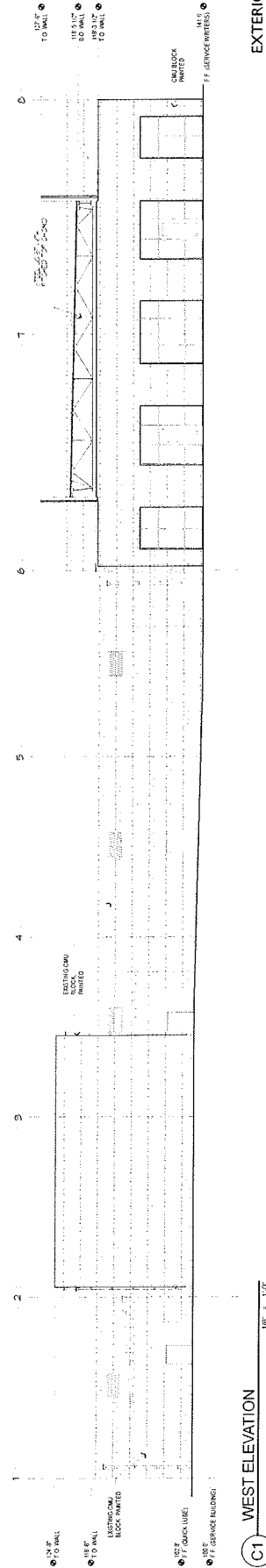
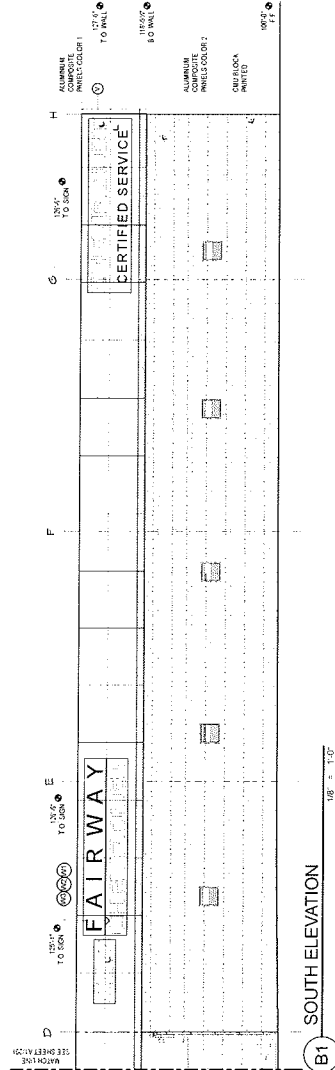
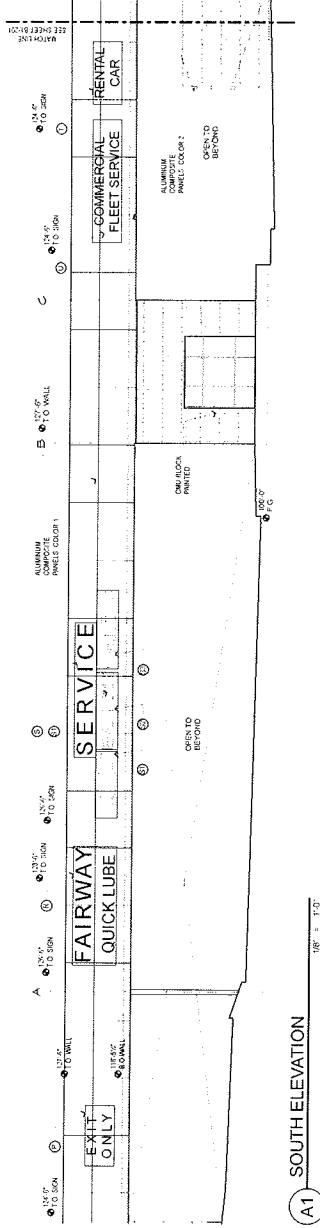
©2009 Newby Chevrolet and Fairway GMC/Buick

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APTUS
10000 South Main Street
Las Vegas, Nevada 89154
P 702.899.7173

OCT 05 2010



F:\10069 Farmay Chevrolet - BMS\DWG\110049 Farmay Chevrolet - Master Sign Plan.pn 10/11/2010 10:42 AM Isocracy



EXTERIOR
ELEVATIONS -
SERVICE BLDG.
ADDITION

MSP-39809

Fairway Chevrolet and Fairway GMC/Buick

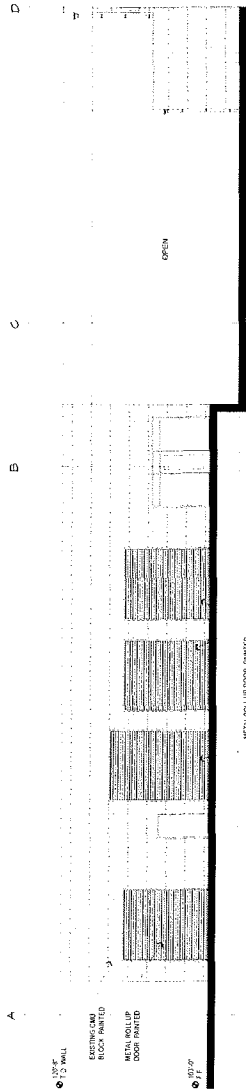
Master Sign Plan
3040-3244 East Sahara
Las Vegas, Nevada 89104

A201

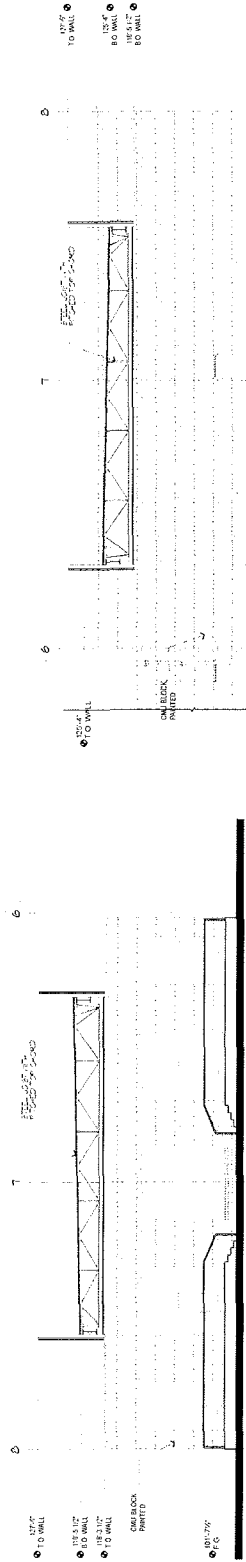
Master Sign Plan Schedule

REV
OCT 05 2010

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APTUS
10000 S. Las Vegas Blvd., Suite 200
Las Vegas, NV 89149
P: 702.739.1100
F: 702.739.1101

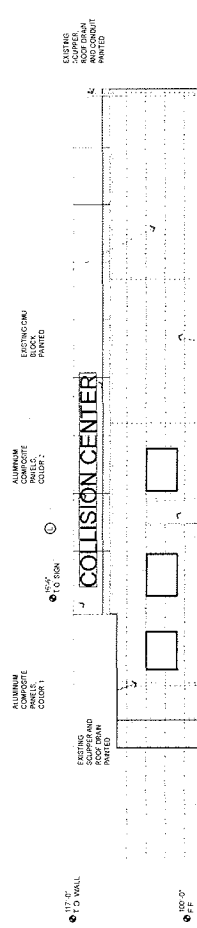


A1 SOUTH ELEVATION - QUICK LUBE
1/8" = 1'-0"



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

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



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

MSP-39809

Fairway Chevrolet and Fairway GMC/Buick

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

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

A202

RECEIVED
OCT 05 2010

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APTUS
1300
Suite 200
P.O. Box 17104
Las Vegas, NV 89117

10/09/10 Fairway Chevrolet and Fairway GMC/Buick



MSP-39809

EXTERIOR
ELEVATIONS -
CHEVROLET
SHOWROOM

A203

10069 Furway Chevrolet and Farmway GMC/Buick

Fairway Chevrolet and Fairway GMC/Buick

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

FBI

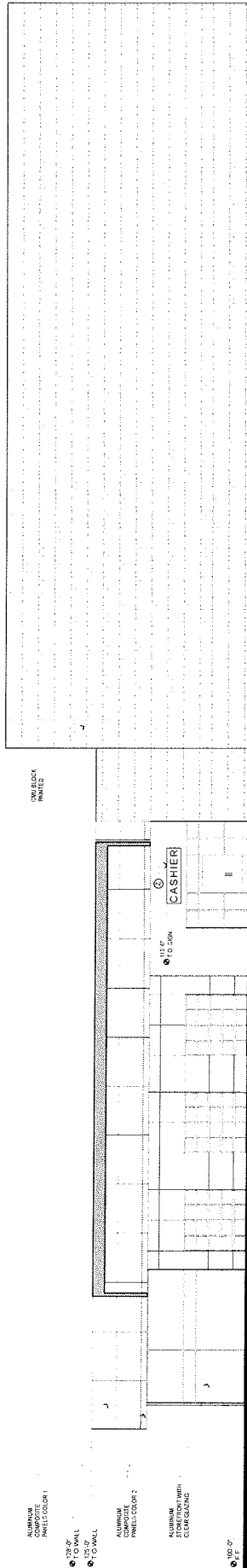
OCT 05 2010

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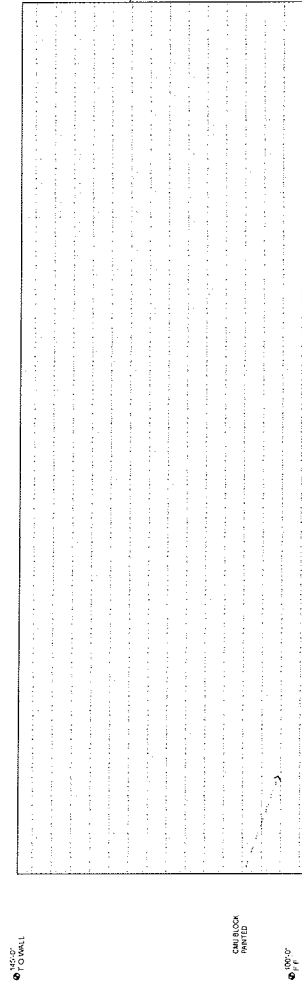
1005-10

RECEIVED
FEDERAL BUREAU OF INVESTIGATION
U.S. DEPARTMENT OF JUSTICE

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APTUS
 1200 South 4th Street
 Suite 206
 Las Vegas, Nevada 89104
 P 702.839.1206
 F 702.839.1213



B1 EAST ELEVATION



C1 WEST ELEVATION

MSP-39809

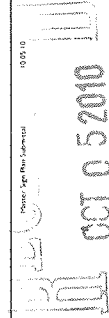
Fairway Chevrolet and Fairway GMC/Buick

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

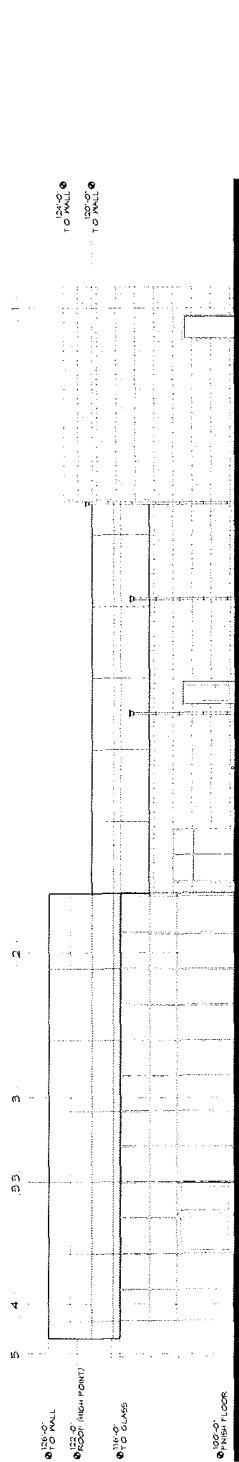
EXTERIOR
ELEVATIONS -
CHEVROLET
SHOWROOM

A204

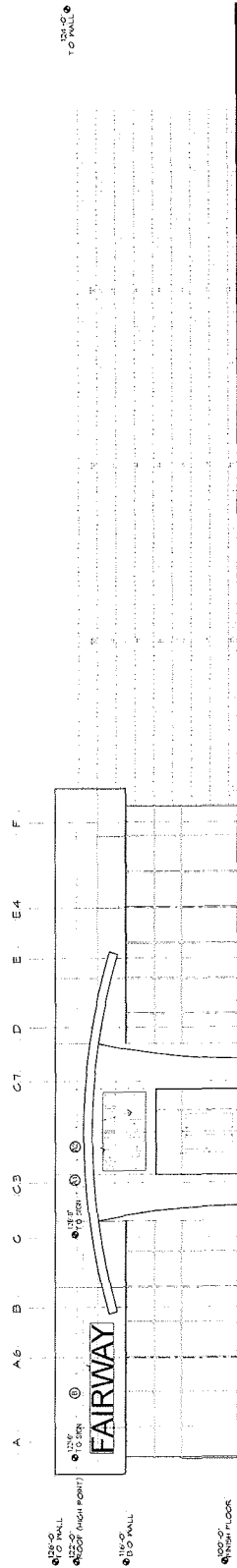
© 2009 Fairway Chevrolet and Fairway GMC/Buick



APR 15 2010
APR 15 2010
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APR 15 2010
APR 15 2010



B1 EAST ELEVATION



C1 SOUTH ELEVATION

EXTERIOR
ELEVATIONS -
GMC
SHOWROOM

MSP-39809

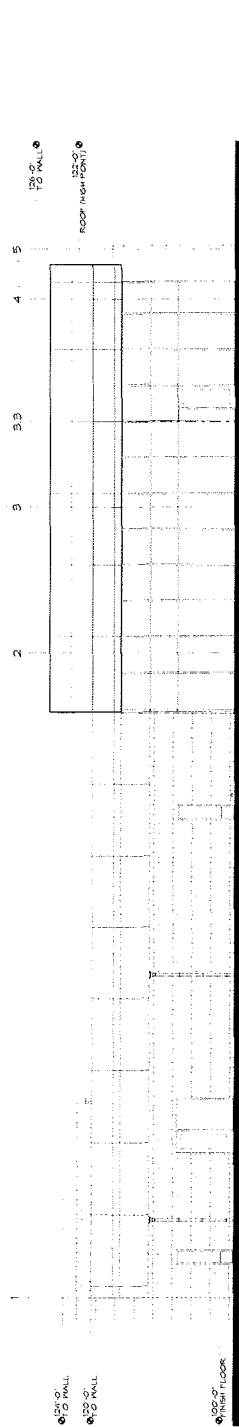
Fairway Chevrolet and Fairway GMC/Buick

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

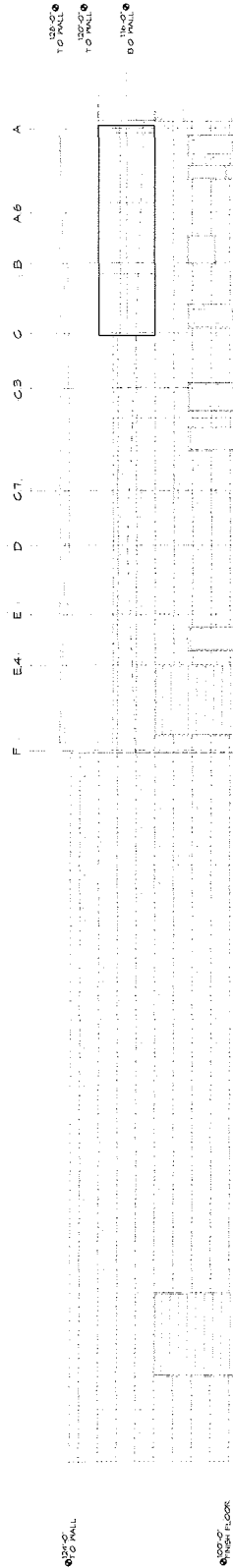


A205

18309 Fairway Chevrolet and Fairway GMC/Buick



(B1) WEST ELEVATION



(C1) NORTH ELEVATION

MSP-39809

EXTERIOR
ELEVATIONS -
GMC
SHOWROOM

A206

10/09 Fairway Chevrolet and Fairway GMC Buick

Fairway Chevrolet and Fairway GMC/Buick

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

10/09
OCT 05 2010

Copyright 10/09 by APTUS
APTUS
10325 South
Kane Ave
P.O. Box 9104
Las Vegas, NV 89104
P: 702.891.1200
F: 702.891.1213



**MSP-39809 - APPLICANT/OWNER: FAIRWAY CHEVROLET COMPANY
3100 AND 3222 EAST SAHARA AVENUE**

10/15/10



MSP-39809 - APPLICANT/OWNER: FAIRWAY CHEVROLET COMPANY

3100 AND 3222 EAST SAHARA AVENUE

10/15/10



MSP-39809 - APPLICANT/OWNER: FAIRWAY CHEVROLET COMPANY

3100 AND 3222 EAST SAHARA AVENUE

10/15/10



**MSP-39809 - APPLICANT/OWNER: FAIRWAY CHEVROLET COMPANY
3100 AND 3222 EAST SAHARA AVENUE**

10/15/10



**MSP-39809 - APPLICANT/OWNER: FAIRWAY CHEVROLET COMPANY
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10/15/10



**MSP-39809 - APPLICANT/OWNER: FAIRWAY CHEVROLET COMPANY
3100 AND 3222 EAST SAHARA AVENUE**

10/15/10



**MSP-39809 - APPLICANT/OWNER: FAIRWAY CHEVROLET COMPANY
3100 AND 3222 EAST SAHARA AVENUE**

10/15/10



MSP-39809 - APPLICANT/OWNER: FAIRWAY CHEVROLET COMPANY
3100 AND 3222 EAST SAHARA AVENUE

10/15/10



**MSP-39809 - APPLICANT/OWNER: FAIRWAY CHEVROLET COMPANY
3100 AND 3222 EAST SAHARA AVENUE**

10/15/10



**MSP-39809 - APPLICANT/OWNER: FAIRWAY CHEVROLET COMPANY
3100 AND 3222 EAST SAHARA AVENUE**

10/15/10



**MSP-39809 - APPLICANT/OWNER: FAIRWAY CHEVROLET COMPANY
3100 AND 3222 EAST SAHARA AVENUE**

10/15/10



**MSP-39809 - APPLICANT/OWNER: FAIRWAY CHEVROLET COMPANY
3100 AND 3222 EAST SAHARA AVENUE**

10/15/10

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.

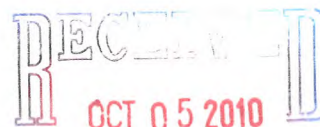
Wall Signs: There will be (14) wall signs. The area of the signs is within the allowable standards.

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

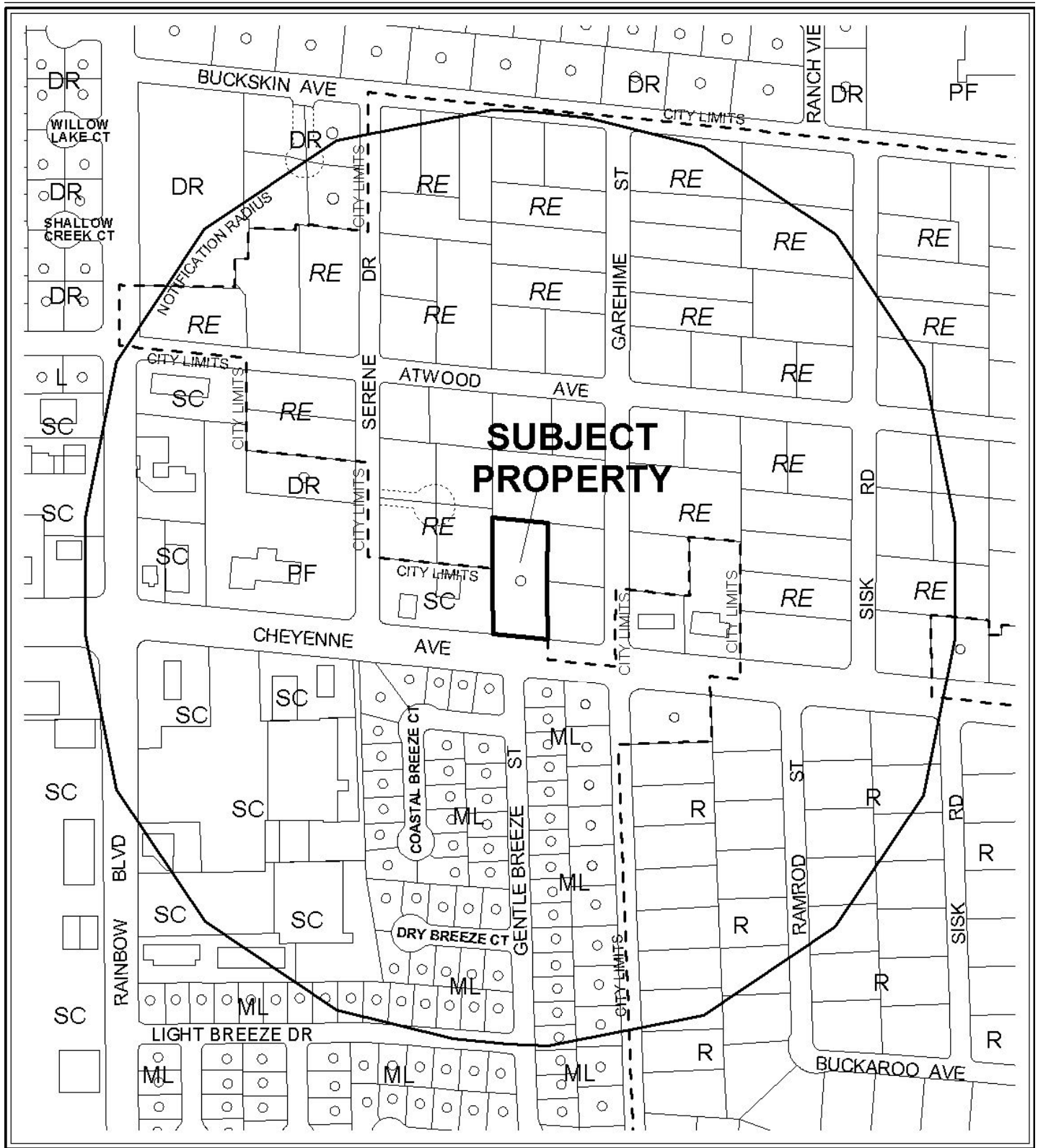
0

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:

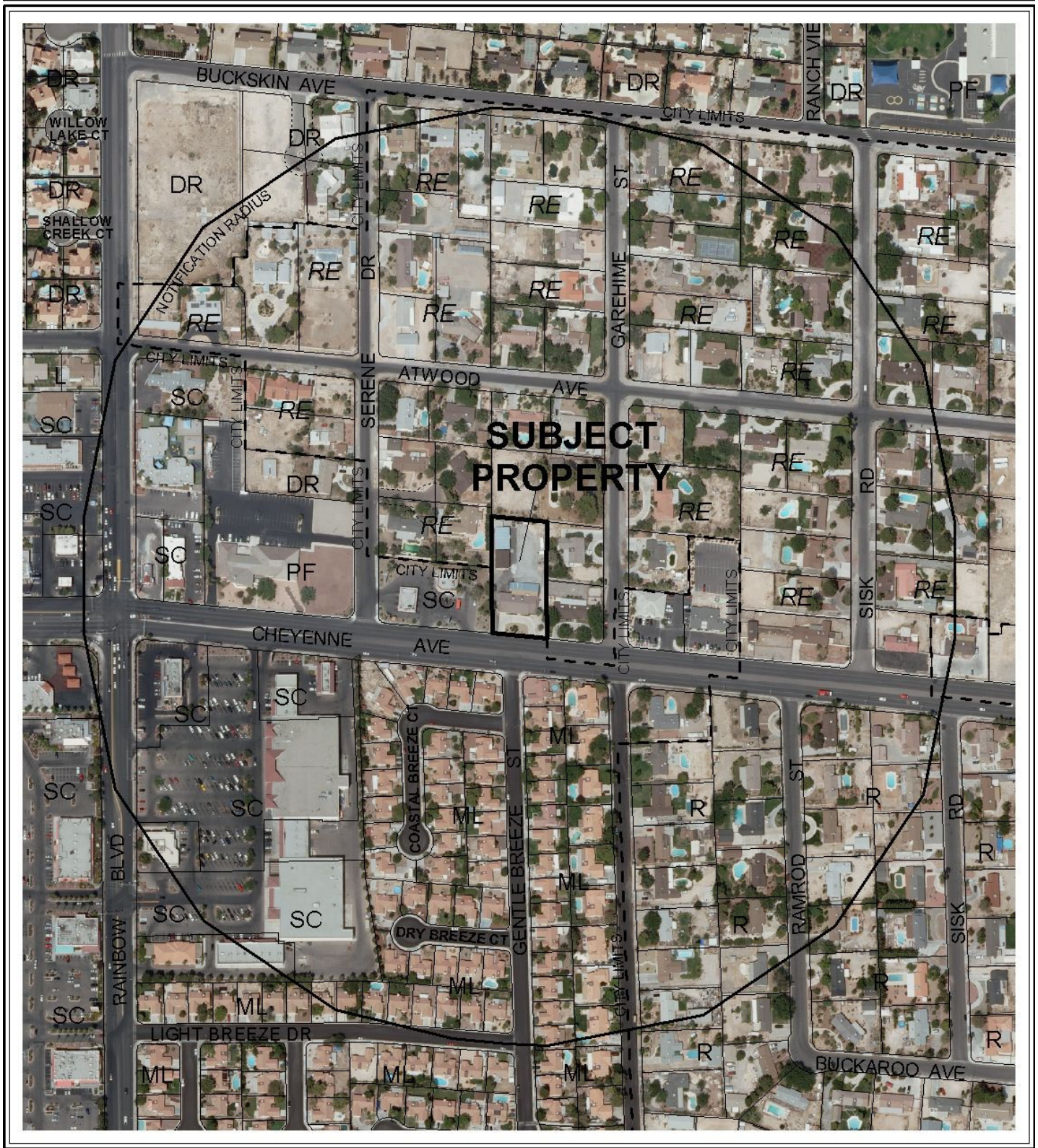
DR (DESERT RURAL DENSITY RESIDENTIAL)

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): _____

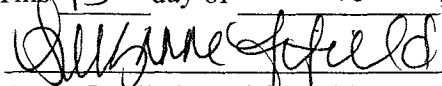
APN: _____

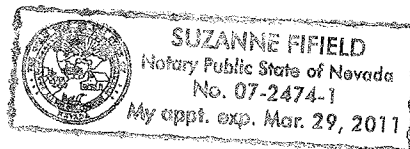
Signature of Property Owner: 

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 ROSAMUND 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.

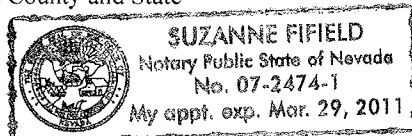
Print Name Tasey Miyahira Paitaka P. Miyahira

Subscribed and sworn before me

This 10th day of JUNE, 20 10

Suzanne Fifeild

Notary Public in and for said County and State



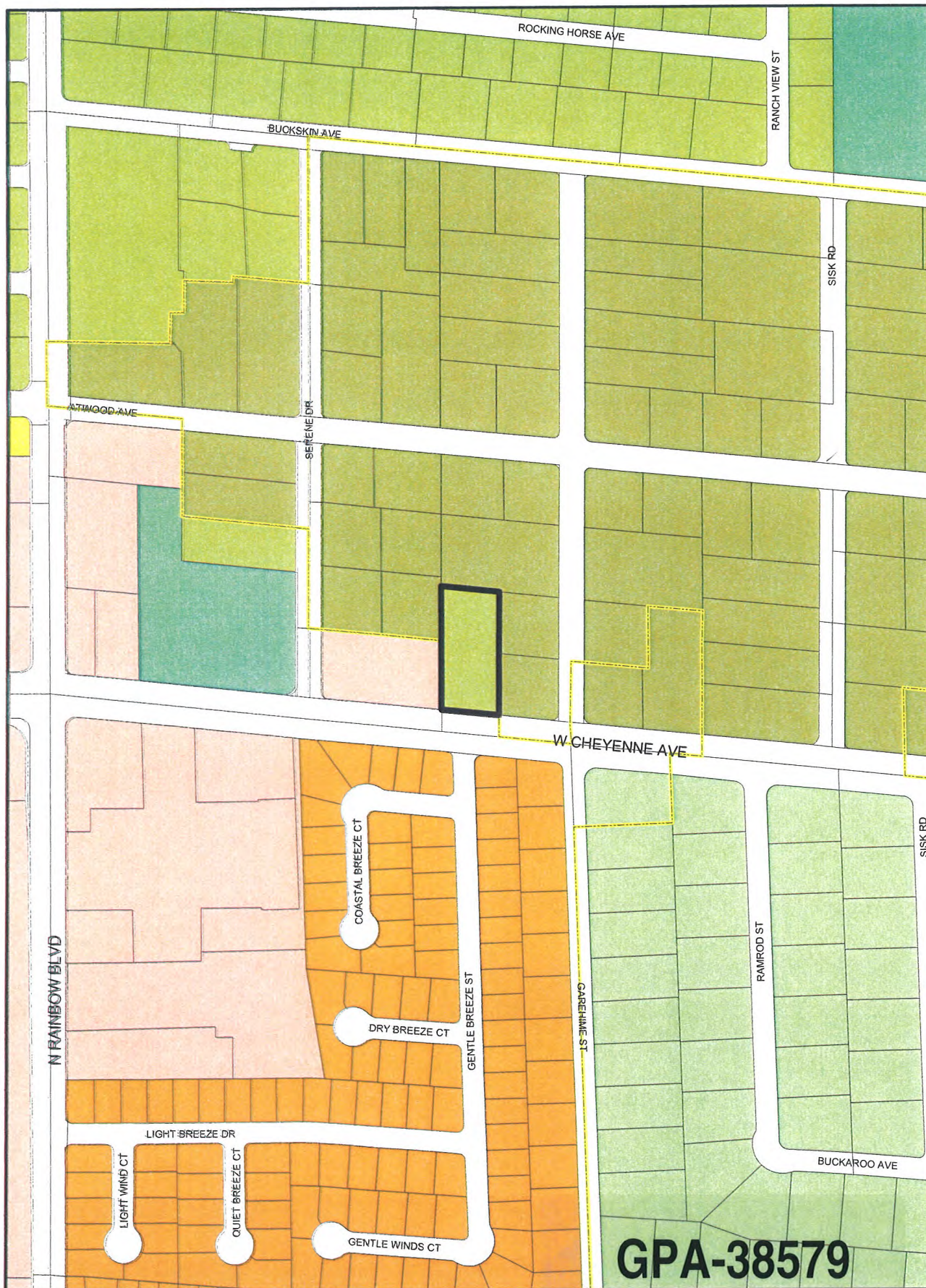
Revised 10/27/08

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



GPA-38579

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	Medium 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	Live/Vegas Medical District	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. Planning & Development Dept 702-229-6301



SITE INFORMATION

ZONING
 ALB 132-11-400-012
 C-1
 CHURCH
 RESIDENTIAL

AREA (Approximate, to be verified)
 Net Area: 31,144 sq ft

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

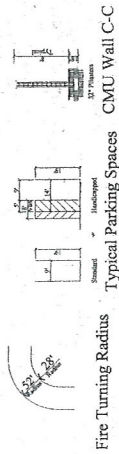
Net Area: 31,144 sq ft
 31,144 ÷ 43,000 = 72.2%
 1 space per 416 sq ft = 9.1%
 9.1% ÷ 72.2% = 12.6%
 12.6% x 132-11-400-012 = 16.5 spaces
 16.5 spaces rounded up = 17 spaces
 17 spaces provided = 17 spaces

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

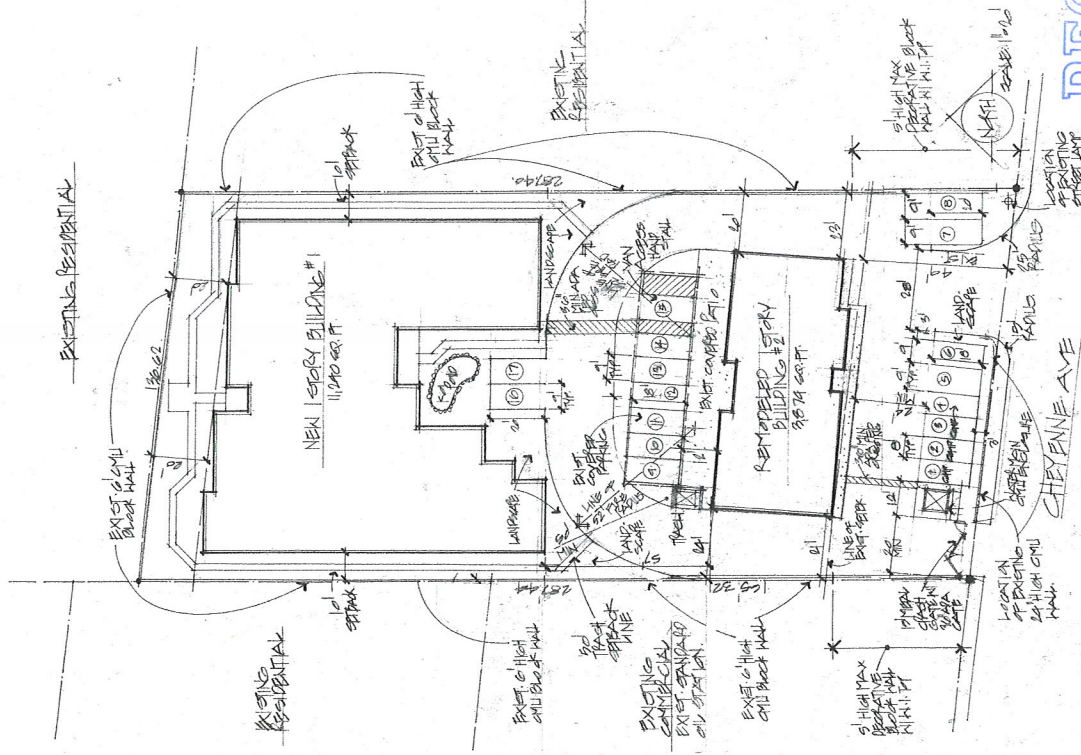
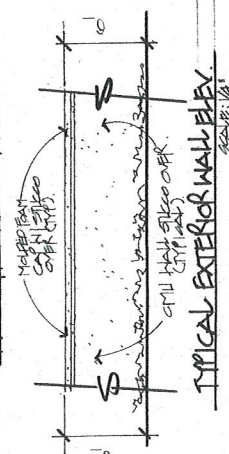
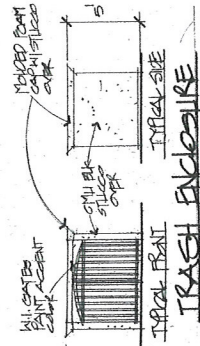
BUILDING HEIGHT
 Allowed: 15 ft
 Provided: 15 ft

BUILDING COVERAGE
 Allowed: 51%
 Provided: 51%

BUILDING AREAS
 BUILDING #1: 11,040 sq ft
 BUILDING #2: 3,579 sq ft
 TOTAL: 14,619 sq ft
 14,619 ÷ 31,144 = 47.0%
 47.0% x 31,144 = 14,619 sq ft



Fire Turning Radius 30' CMU Wall C-C



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

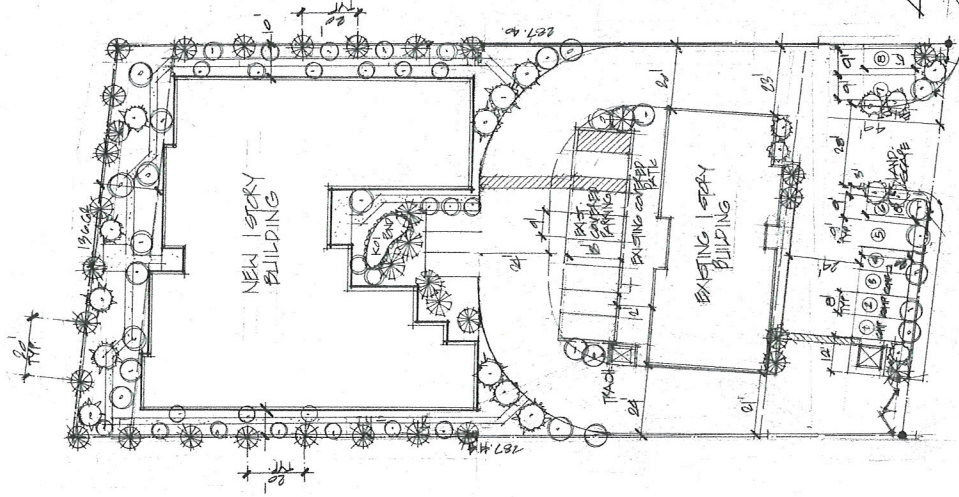
RECEIVED
 OCT 28 2010

J W DESIGN
 Jeffrey Webber
 16 W. 10th Ave., Suite 2
 Moorhead, MN 56501
 (218) 836-7734

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

TREE / PLANT SCHEDULE

SYM	QTY	SIZE	SPACING	COMMON NAME	BOTANICAL NAME
	82	24" DBH	20' x 20'	ROBERTO ASH	FRAXINUS VIRGINICA
	28	24" DBH	20' x 20'	TESALIA PRIVET	LIGNSTRUM SPICATUM
	49	24" DBH	20' x 20'	MINNIE PINE	PIUS PINE
	24	24" DBH	20' x 20'	MERCANTANTALIA	MERCANTANTALIA
	12	24" DBH	20' x 20'	FLORIBUNDA PLEN	FLORIBUNDA PLEN
	47	1-1' Column	N/A	Quercus agrifolia	Quercus agrifolia
		N/A	N/A	Scots pine / turf	Scots pine / turf



LANDSCAPE PLAN



CHEYENNE AVE

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

RECEIVED
OCT 28 2010

J W DESIGN
Jeffrey Weisberg
15 W. Route Ave. Suite 2
Madison, WI 53703
(608) 558-5736

10-4-10

5/10

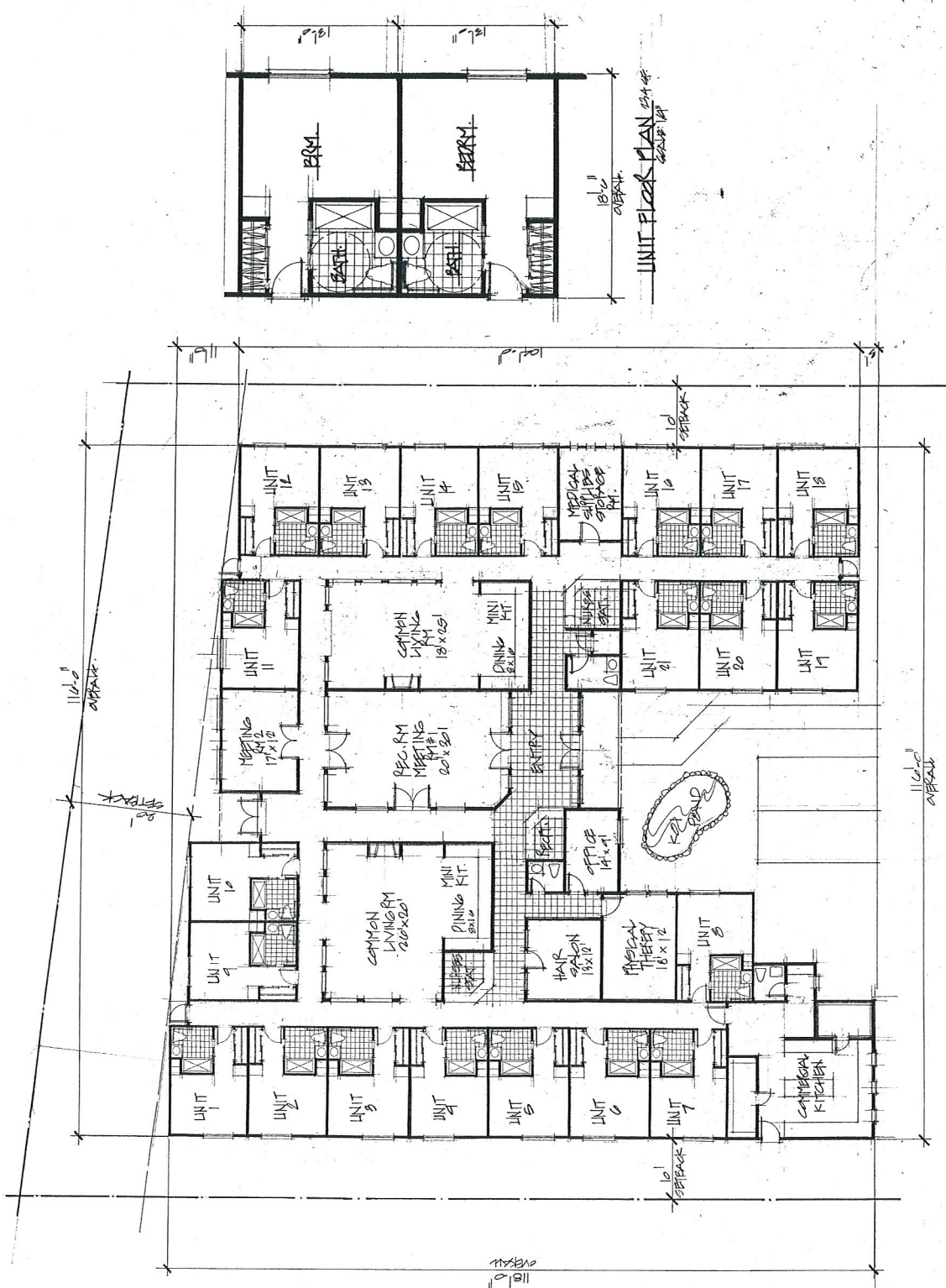
CHANA
ADULT GROUP CARE HOME
6640 CHEYENNE AVE.
LAS VEGAS, NV

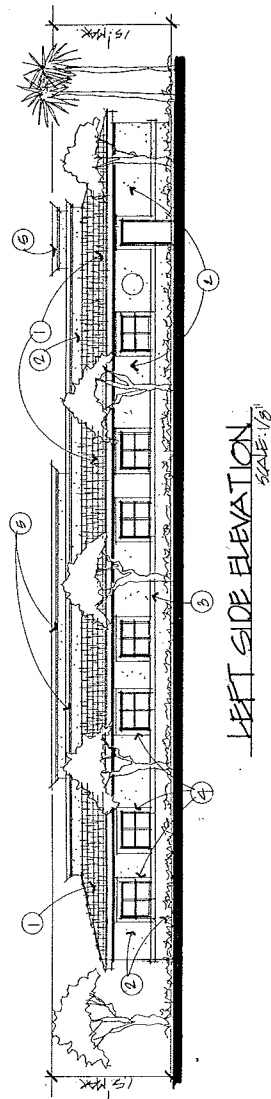
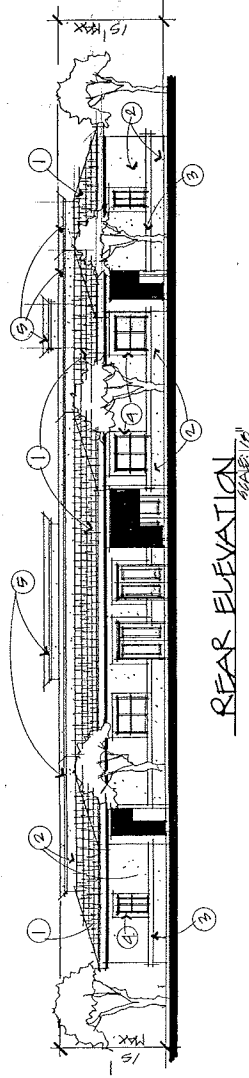
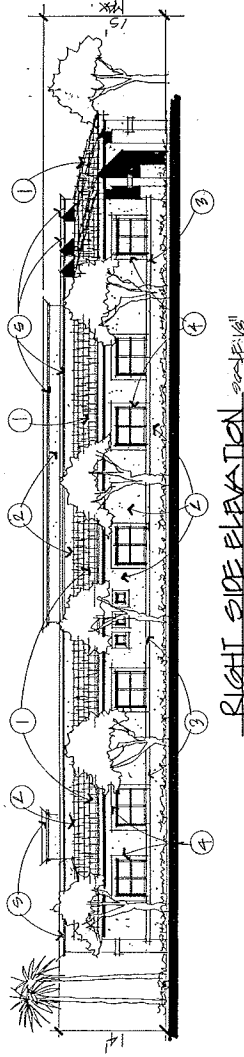
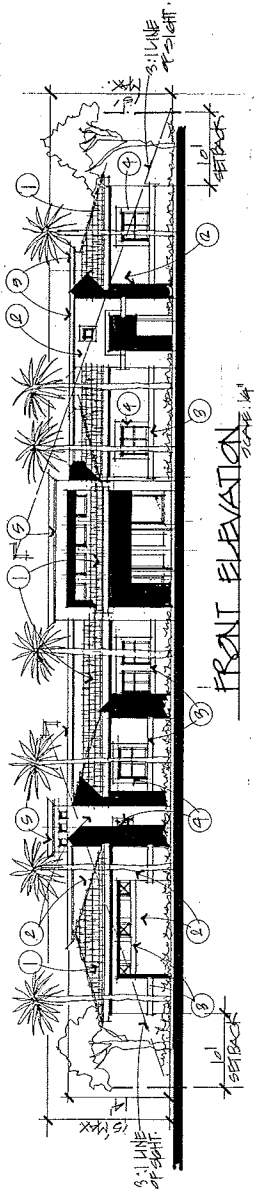
CHANA
ADULT CHILD CARE HOME
6640 CHERANNE AVE.
LAS VEGAS, NV.

RECEIVED
OCT 18 2010

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

FLOOR PLAN BUILDING 1
TOTAL GR. FT. 11,240 GR. FT.
KAE: 1/3





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

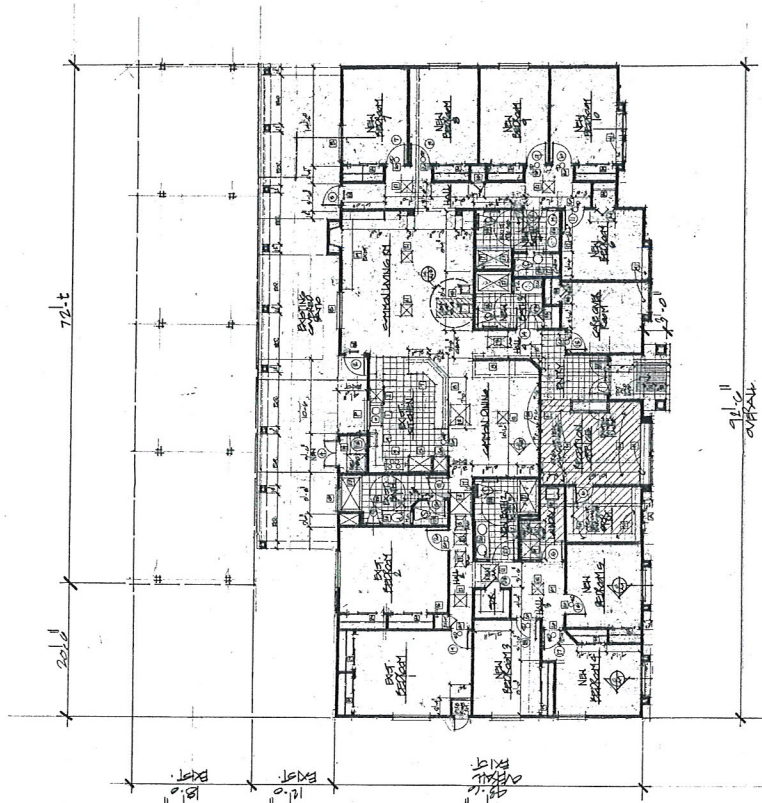
GPA-38579 ZON-38580
VAR-38576 SUP-38574
SDR-38577 REVISED

RECEIVED
OCT 18 2010

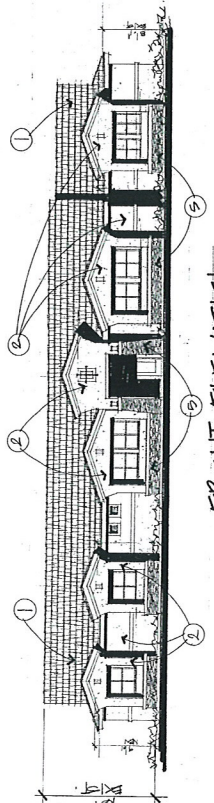
J W DESIGN
Jeffrey W. Johnson
1000 W. 10th Ave., Suite 2
Houma, LA 70301
(504) 835-9714

CHINA
ADULT GOLF CARE HOME
6640 CHATELAIN AVE
LAKE VEGAS, NV

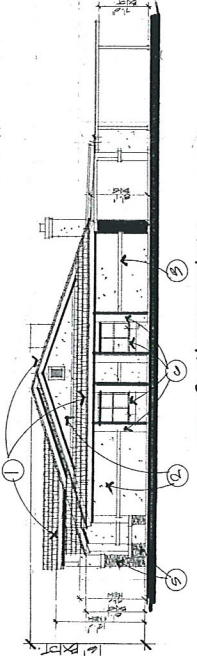
10.4.10



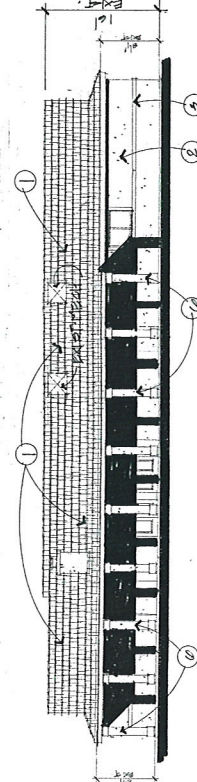
FLOOR PLAN BRD#2
30'-0" x 70'-0"



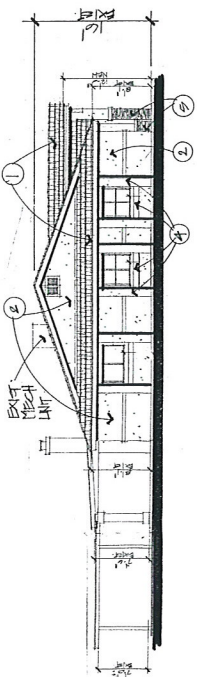
FRONT ELEVATION
SCALE 1/8"



RIGHT SIDE ELEVATION
SCALE 1/8"



REAR ELEVATION
SCALE 1/8"



LEFT SIDE ELEVATION
SCALE 1/8"

ELEVATIONS BRD#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 12243
(505) 555-7734

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

Sheet 10 of 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



**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.

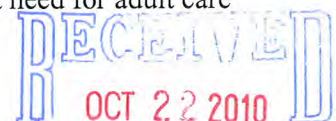
We request a waiver of 3 feet where 15 feet is the minimum landscape buffer zone depth adjacent to the right of way along Cheyenne Avenue. We also request a waiver for 0 feet where 5 feet is required. We feel that this request is warranted as there are businesses along Cheyenne Avenue that are currently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

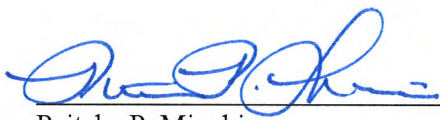


We feel that given the location of our proposed facility on Cheyenne Avenue, that it will impact the community in a positive manner. There will be none or a minimal increase in traffic to the area. Street elevations will be vastly improved and add to the value and attractiveness of the neighborhood.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



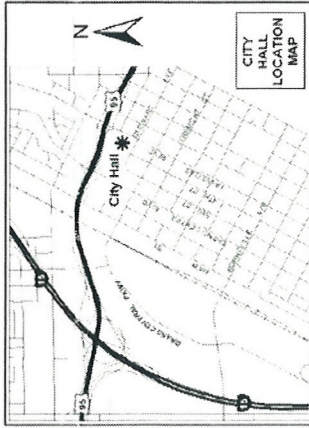
Paitaka P. Miyahira
Property Owner

**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

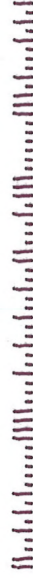
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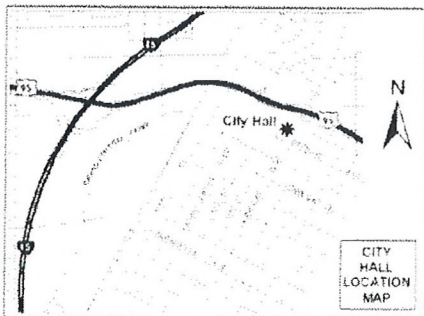
13814113004 Case: GPA-38579
DRAKELEY YVONNE REVOCABLE LIV TR
3119 SISK RD
LAS VEGAS NV 89108-4320



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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

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

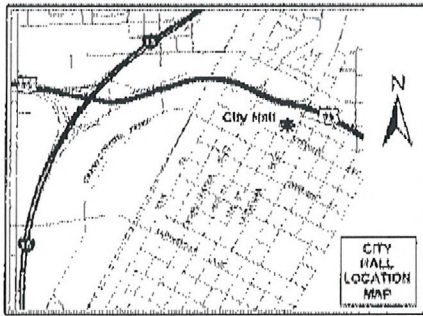
3811402008
FORTE JOSEPH & DONNA
3365 GAREHIME
LAS VEGAS NV 89108-4934

Case: GPA-38579

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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



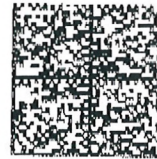
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GPA-38579 & ZON-38580

Planning Commission Meeting of 7/29/2010

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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

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

Submitted after final agenda	
Date	Item
	28-29 P

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☒ I SUPPORT this Request

Planning Commission Meeting of 7/29/2010

I OPPOSE this Request

I OPPOSE this Request

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

Case: GPA-38579

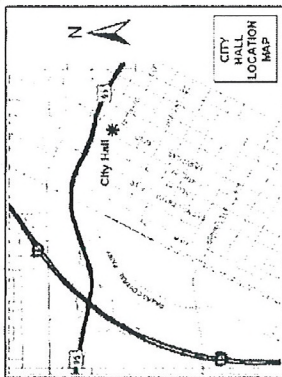
JUN 27 2010

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

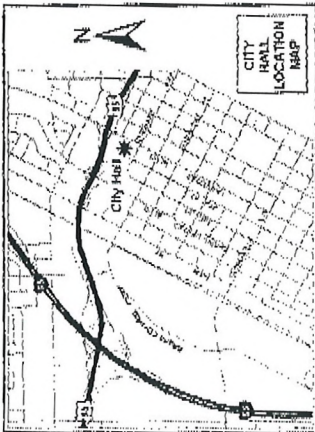
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Jul. 19 2010 08:46AM P1

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

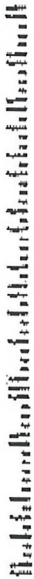
Planning Commission Meeting of 7/29/2010

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FIRST CLASS



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LAS VEGAS NV 89117-2952



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JUN 19 2010

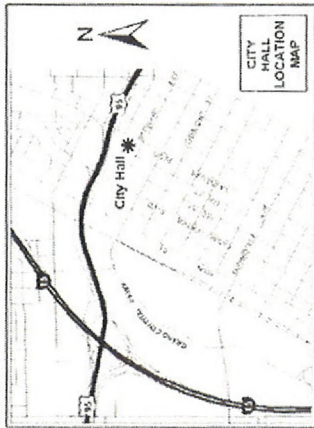
28-29
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FROM :

PHONE NO. : 7022531841

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.

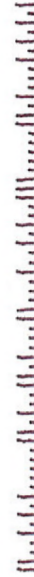
GPA-38579 & ZON-38580

Planning Commission Meeting of 7/29/2010



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JUL 23 2010

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



Submitted after final agenda
Date
Item 28-29
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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:

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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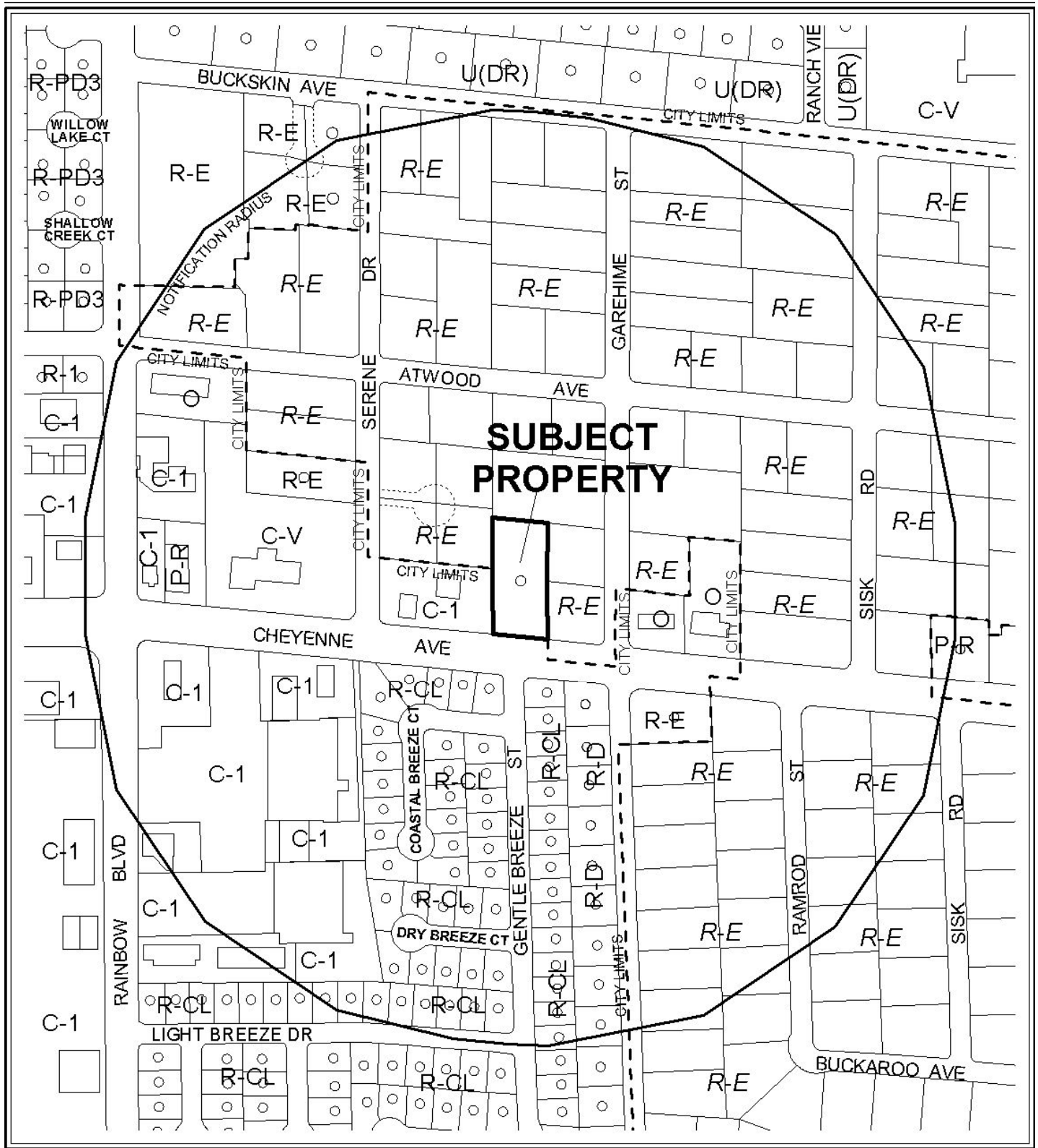
RECOMMENDATION:

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)





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: _____

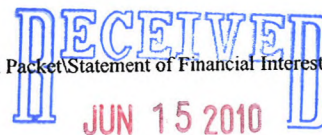
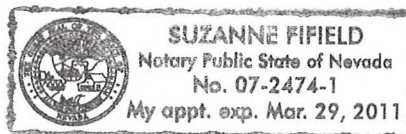
Signature of Property Owner: _____

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.

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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

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: _____

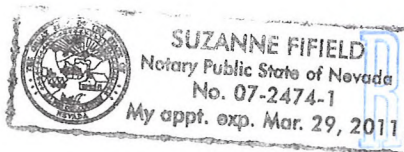
Signature of Property Owner: _____

Print Name: PAITAKA P. MIYAHIRA

Subscribed and sworn before me

This 15th day of June, 2010

Suzanne Fifeled
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 SUZ4@MAH1ONEINC.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 SUZ4@MAH1ONEINC.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.

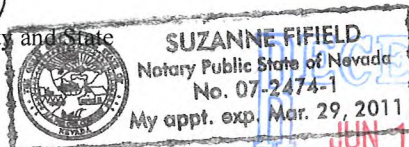
Print Name Tasey Miyahira Paitaka P Miyahira

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>

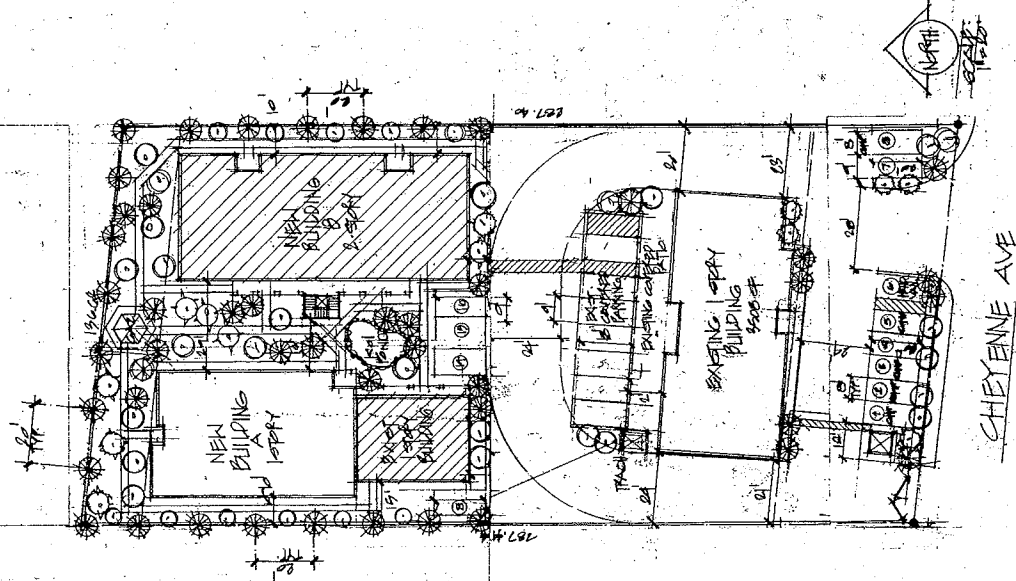
*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

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

TREE / PLANT SCHEDULE

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

NOTE:
LANDSCAPE TO INCLUDE 4' 500L. 4" 110S
FOR EVERY BOX TREE



LANDSCAPE PLAN

RECEIVED
AUG 04 2010

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

1 W DESIGN
Landscape Architecture
1000 W. 10th Street
Cheyenne, WY 82001
307.634.1111

0-18-10

5.8.10
7.6.10
7.23.10
8.4.10

ADULT GROUP CARE HOME
6040 CHEYENNE AVE
LAS VEGAS, NV

6.14.10
7.6.10

ATLANTA
APART GOLF CARE HOME
6040 CHERANE AVE.
LAS VEGAS, NV

J W DESIGN
Residential & Commercial Design & Drafting
10000 W. Pecos Ave., Suite 2
Houston, TX 77036
(281) 988-7794

6.14.10
7.6.10

ATLANTA
APART GOLF CARE HOME
6040 CHERANE AVE.
LAS VEGAS, NV

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Residential & Commercial Design & Drafting
10000 W. Pecos Ave., Suite 2
Houston, TX 77036
(281) 988-7794

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7.6.10

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Houston, TX 77036
(281) 988-7794

6.14.10.
7.6.10.

CHANA
ADULT CARE HOME
6440 CHELSEA AVE.
HAS VERO, NY

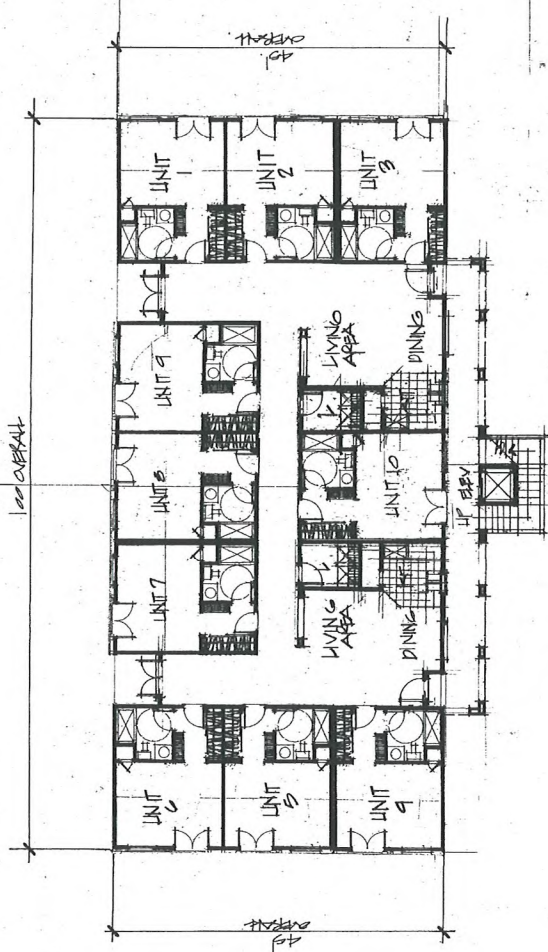
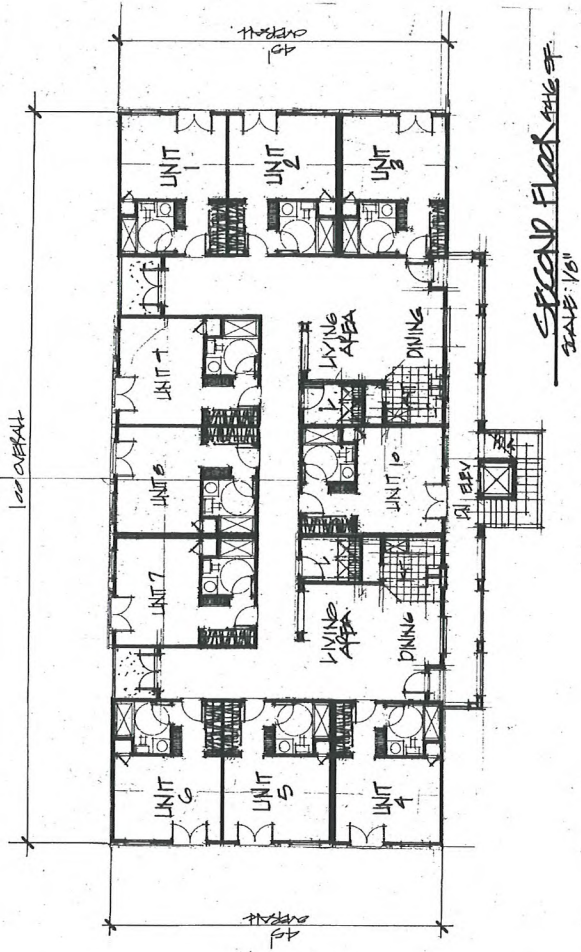
J W DESIGN
Residential & Commercial Design & Drafting
Jeffrey, Newberg
16 W. Hudson Ave., Suite 2
Hudson, NY 12534
914.339.9726

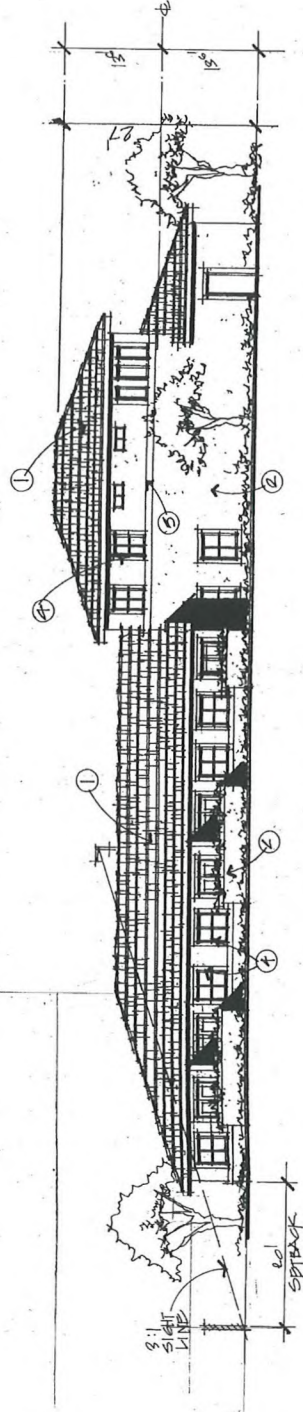
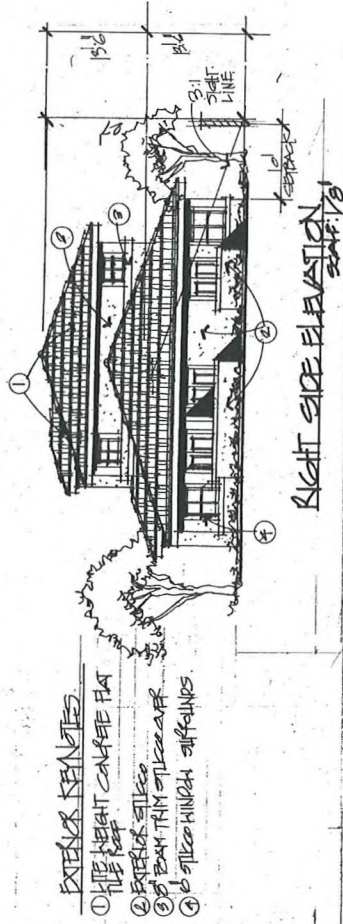
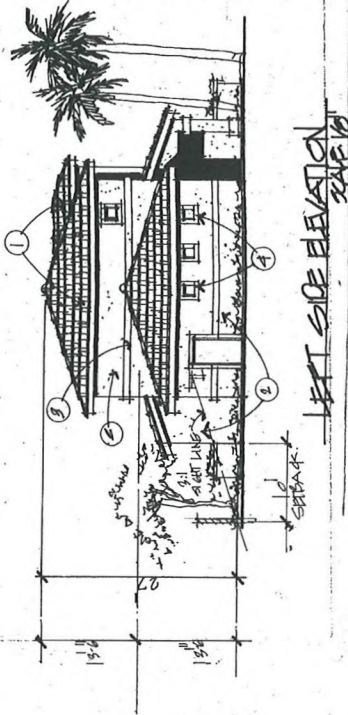
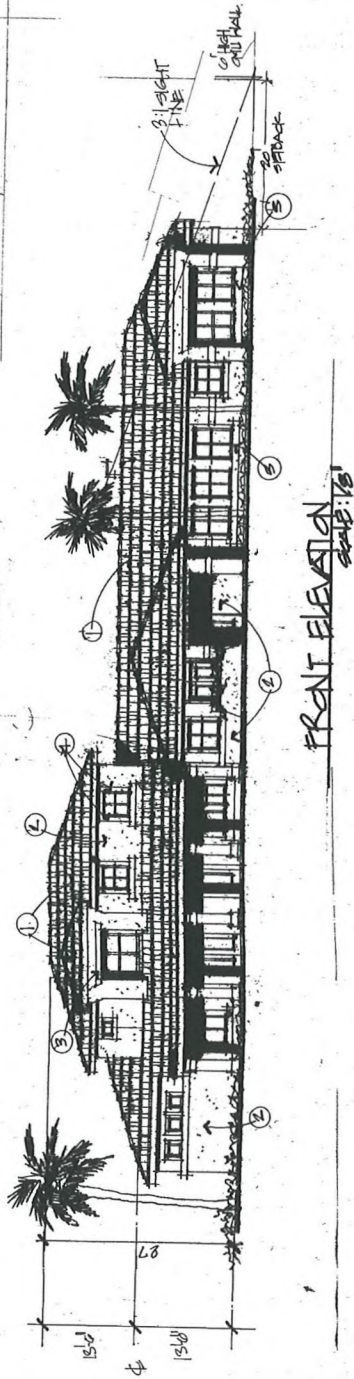
5.15.10

4
6

RECEIVED
JUL 08 2010

BUILDING B
FIRST FLR. 4416 SF 10 BEDS
SECOND FLR. 4416 SF 10 BEDS
TOTAL 8832 SF 20 BEDS
VAR-38576 SUP-38574
SDR-38577 REVISED





BUILDING A

REAR ELEVATION

RECEIVED

VAR-38576 SUP-38574
SDR-38577 REVISED

JUL 26 2010

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

7-00-1
4-0-1

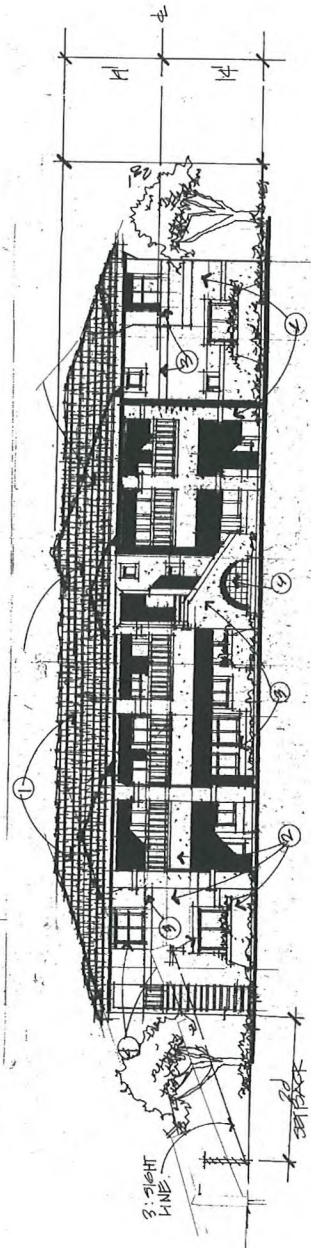
CHINA
ADULT GROUP ARE HOME
0040 CHERAINE AVE.
LAS VEGAS, NV

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

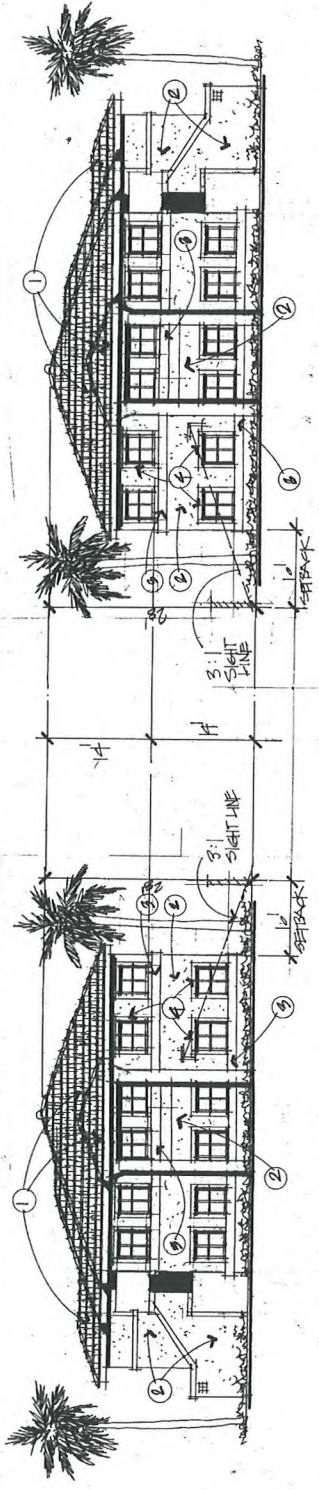
6/15

RECEIVED
JUL 26 2010

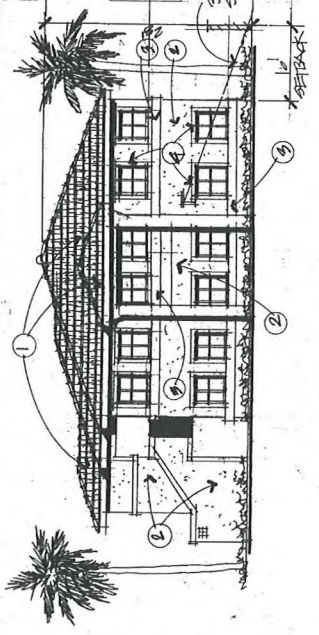
VAR-38576 SUP-38574
SDR-38577 REVISED



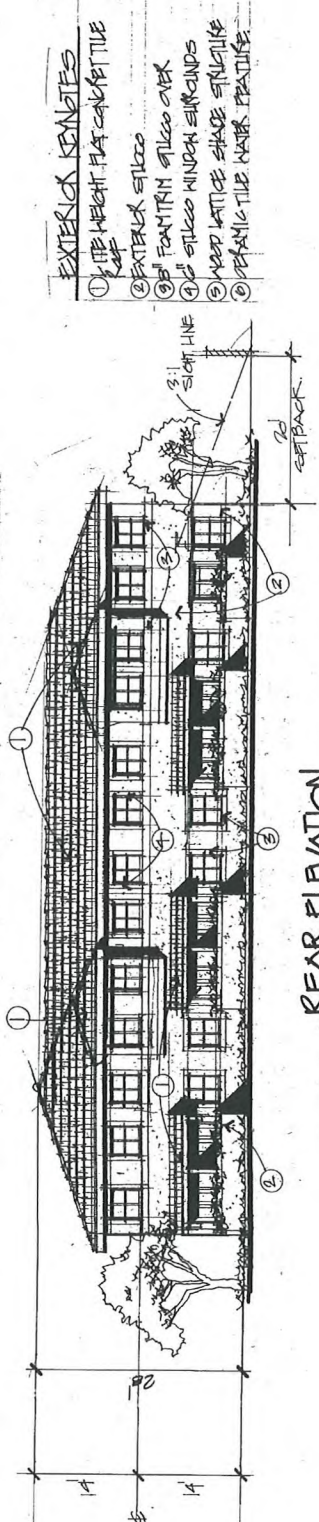
FRONT ELEVATION
SCALE: 1/8"



LEFT SIDE ELEV
SCALE: 1/8"



RIGHT SIDE ELEV
SCALE: 1/8"

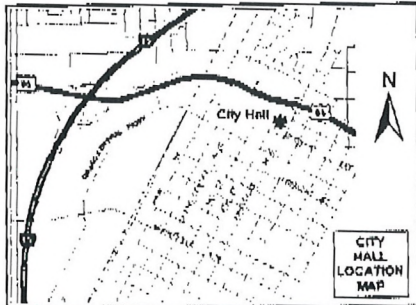


REAR ELEVATION
SCALE: 1/8"

- EXTENDED REMARKS
- ① EXT. HEIGHT FLAT ROOF/TILE
 - ② EXT. SILLING
 - ③ EXT. FOAMTRIM SILLING OVER
 - ④ SILLING WINDOW SILLINGS
 - ⑤ WOOD LATTICE SHADE STRUCTURE
 - ⑥ PERMANENT TILE WATER FEATURE

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

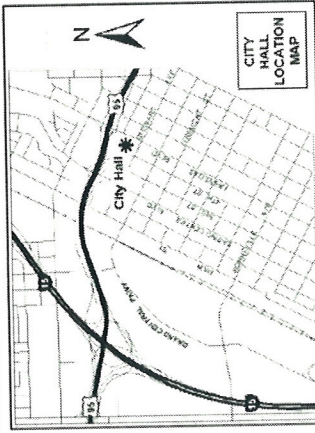
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AUG 16 2010

18-19P

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

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Official Notice of Public Hearing



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☐ I SUPPORT
this Request

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



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AUG 18 2010

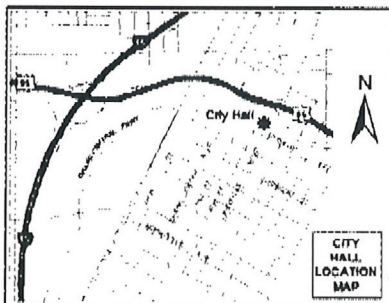
Case: VAR-38576
13811407001
KINSINGER FAMILY LIVING TRUST
3284 N GAREHIME ST
LAS VEGAS NV 89108-4933



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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☒ I OPPOSE
this Request

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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

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AUG 16 2010

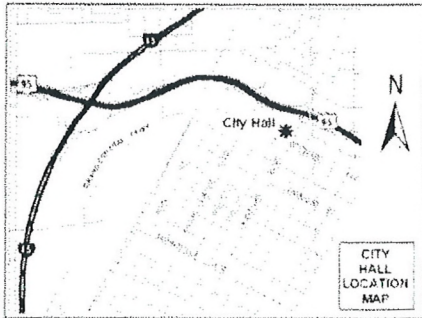
18-19P

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

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☐

I SUPPORT
this Request

☒

I OPPOSE
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VAR-38576 & SUP-38574

Planning Commission Meeting of 8/26/2010

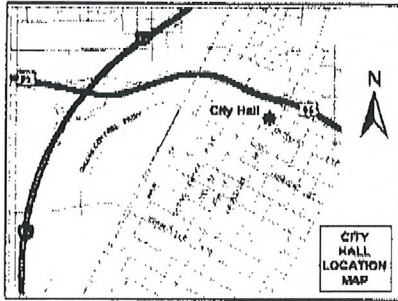
13811402008
FORTE JOSEPH & DONNA
3365 GAREHIME
LAS VEGAS NV 89108-4934

Case VAR-38576

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AUG 16 2010

18-19
P

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I SUPPORT
this Request



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

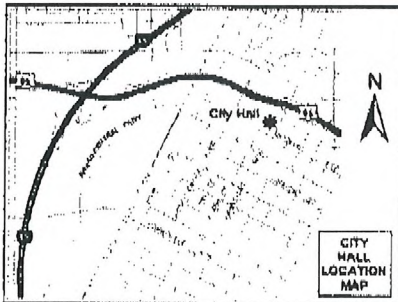
DR-38577

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

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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.

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

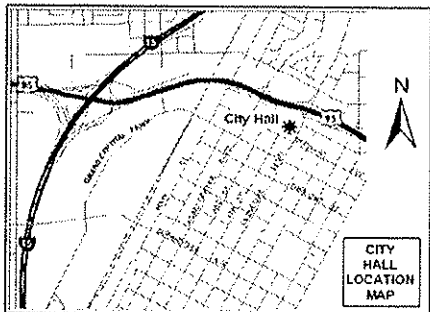
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AUG 17 2010

18-20 P

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

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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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VAR-38576 & SUP-38574

Planning Commission Meeting of 8/26/2010

PRESORTED
FIRST CLASS



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MAILED FROM ZIP CODE 89

RECEIVED
AUG 23 2010

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

Case: VAR-38576

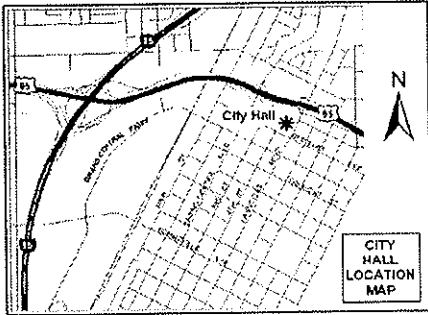
PAID 11 23 10



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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FIRST CLASS



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02 1M
0004279218
AUG 13 2010
MAILED FROM ZIP CODE 89101
\$ 00.414

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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.

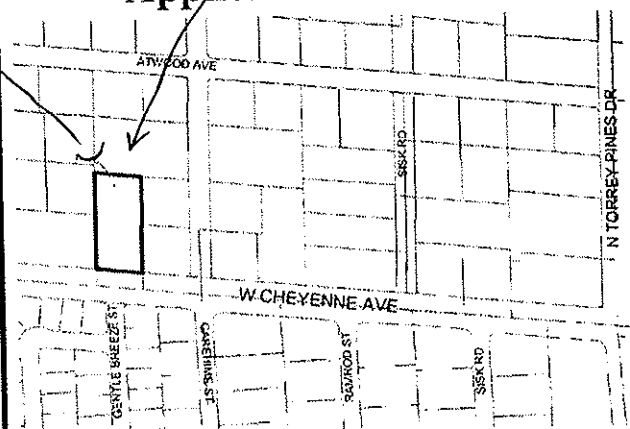
Application Information

After 2 dishonest applications, can I trust this?
Define "convalescent care"!! What population?

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

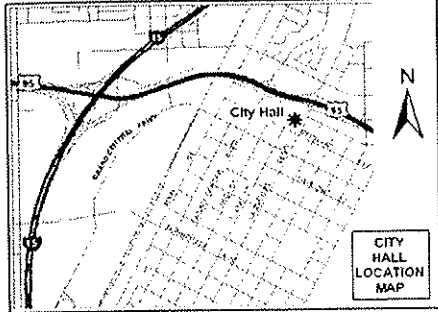
Meeting: Planning Commission
Date: August 26, 2010
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

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
Community Services Center
1000 West 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 card to (702) 385-7268. If you would like to contact your Council representative, please call (702) 229-6405.



I SUPPORT
this Request



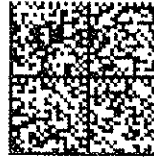
I OPPOSE
this Request

Please use available blank space on card for your comments.

VAR-38576 & SUP-38574

Planning Commission Meeting of 8/26/2010

PRESORTED
FIRST CLASS



02 1M

0004279218

MAILED FROM ZIP CODE 89101

\$ 00.414

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!*

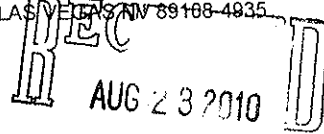
13811403003

Case: VAR-38576

CAMPBELL ROBERT & GWEN

3376 GAREHIME ST

LAS VEGAS NV 89168-4935



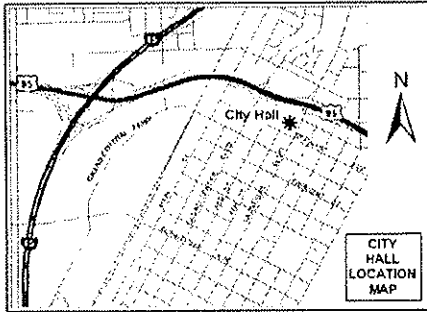
FRANCIS J. J. J. J.



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

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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



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AUG 24 2010

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

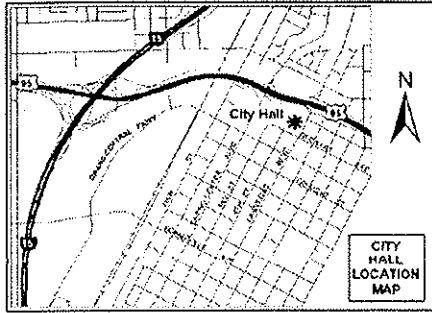
18-19 P



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P

City of Las Vegas
Planning & Development Department
Development Services Center
300 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

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FIRST CLASS



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Case: VAR-38576

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

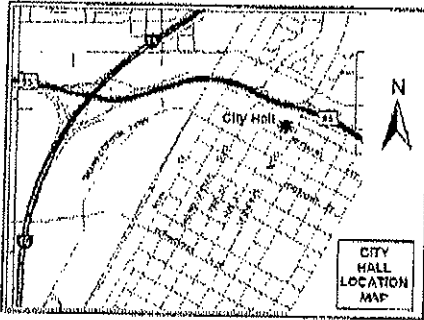
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18-19P

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

**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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 FIRST CLASS



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13811408001 Case: VAR-38576
 WONG PAUL A LIVING TRUST
 6485 ATWOOD AVE
 LAS VEGAS NV 89108-4909

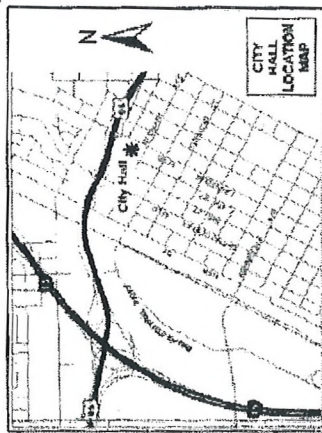
RECEIVED

AUG 23 2010

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

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Official Notice of Public Hearing



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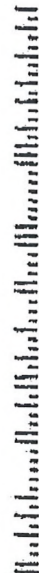
☒ I SUPPORT this Request
☐ I OPPOSE this Request

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. X 1 25 37 X 12 37

RECEIVED

AUG 17 2010

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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:

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: _____

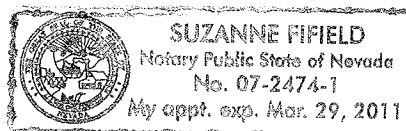
Signature of Property Owner: _____

Print Name: PAITAKA P. MIYAHIRA

Subscribed and sworn before me

This 15th day of June, 2010

Suzanne Fifield
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.

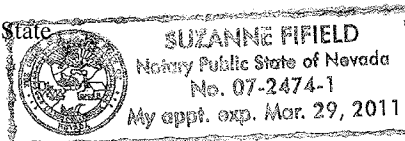
Print Name Tasey Miyahira Paitaka P. Miyahira

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

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



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: PAITAKA P. MIYAHIRA

Name of Applicant: PAITAKA P. MIYAHIRA or Taseq 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: _____

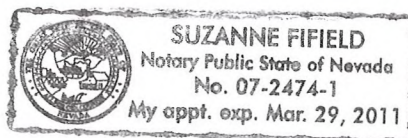
Signature of Property Owner: _____

Print Name: PAITAKA P. MIYAHIRA

Subscribed and sworn before me

This 15th day of JUNE, 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
 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
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 City LAS VEGAS State NEVADA Zip 89105
 E-mail Address SUZIE @ MALL ONE INC. COM

APPLICANT PAT MIYAHIRA Contact PAT MIYAHIRA
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 City LAS VEGAS State NEVADA Zip 89117
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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.

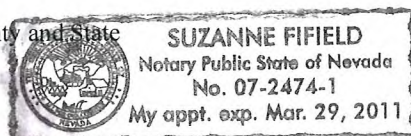
Print Name Tasey Miyahira Patika P Miyahira

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.

RECEIVED
JUN 15 2010
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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

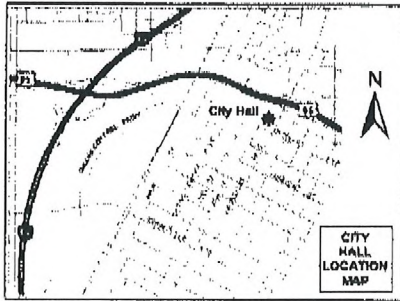
Traffic Capacity of adjacent streets:

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.

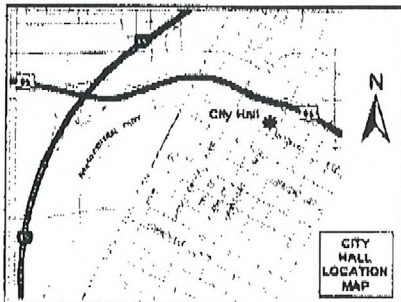
DR-38577

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
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.

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

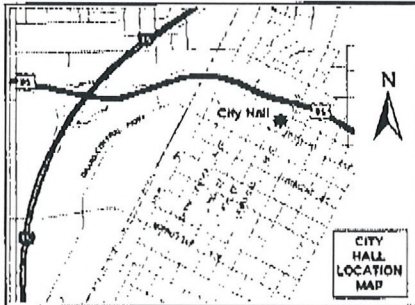
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AUG 17 2010

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



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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FIRST CLASS



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 AUG 13 2010
 MAILED FROM ZIP CODE 89101

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

Case: SDR-38577

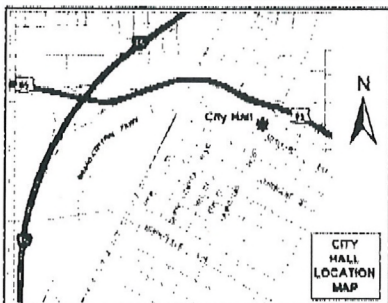
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AUG 16 2010

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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 OPPOSE
this Request

I OPPOSE

Please use available blank space on card for your comments.

SDR-38577

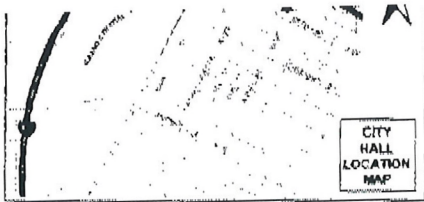
Planning Commission Meeting of 8/26/2010

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

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

|||||

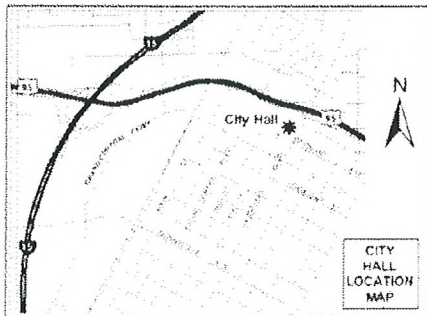
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AUG 16 2010

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



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

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SDR-38577

Planning Commission Meeting of 8/26/2010

PREPAID
FIRST CLASS



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AUG 16 2010

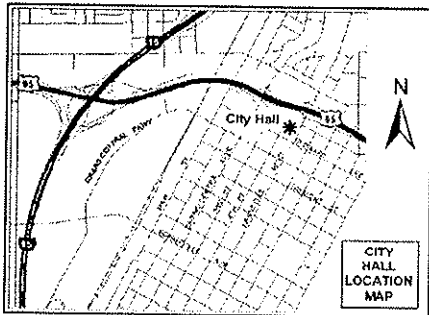
13811402008
FORTE JOSEPH & DONNA
3365 GAREHIME
LAS VEGAS NV 89108-4934

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
this Request

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I OPPOSE
this Request

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SDR-38577

Planning Commission Meeting of 8/26/2010

PRESORTED
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

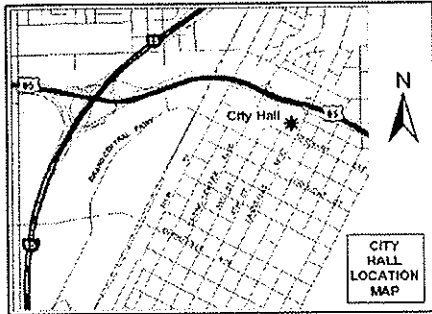
ENCLOSURE



ZDP

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

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I SUPPORT
 this Request



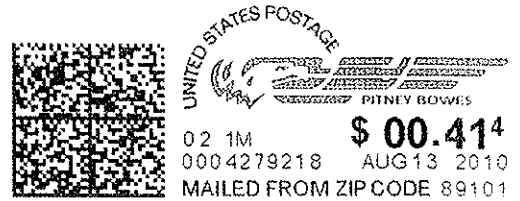
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SDR-38577

Planning Commission Meeting of 8/26/2010

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 FIRST CLASS



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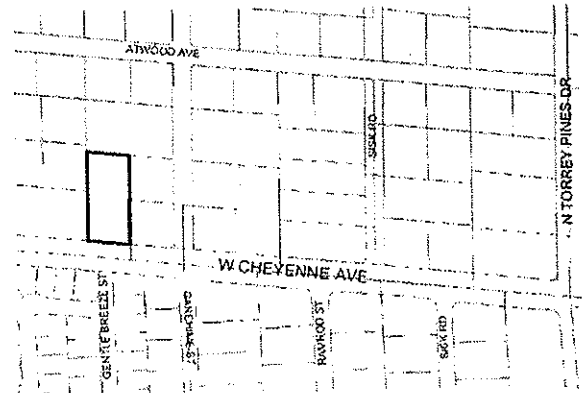
Case: SDR-38577
 13811406003
 CAMERON ROY EUGENE & CAROLYN L
 6635 ATWOOD AVE
 LAS VEGAS NV 89108-4913

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 minutes 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 nearby.

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

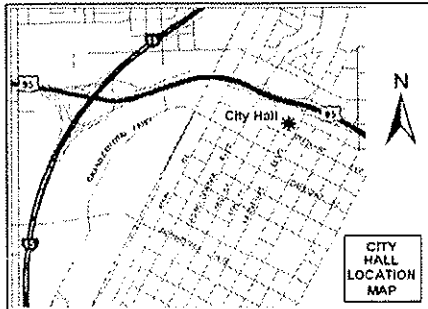
Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Planning and Development Department, Development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

PRESORTED
FIRST CLASS



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AUG 24 2010

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

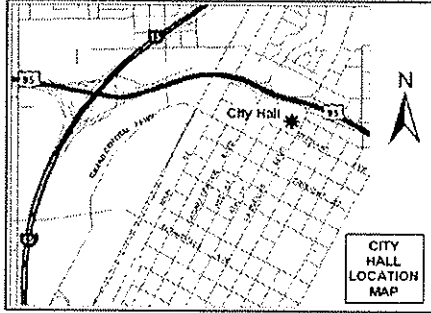
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11/23/2009 11:11 AM

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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

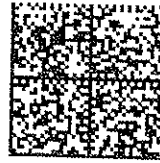
☒ I OPPOSE
this Request

Please use available blank space on card for your comments.

DR-38577

Planning Commission Meeting of 8/26/2010

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FIRST CLASS



UNITED STATES POSTAGE
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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

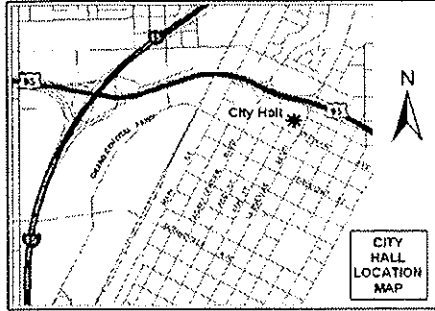
Case: SDR-38577

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AUG 23 2010

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City of Las Vegas
Planning & Development Department
Development Services Center
300 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.

DR-38577

Planning Commission Meeting of 8/26/2010

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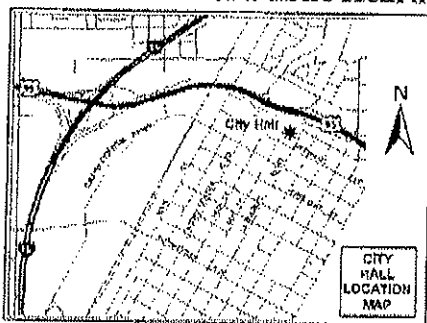
RECEIVED
AUG 23 2010

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

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

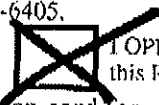
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Official Notice of Public Hearing



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I SUPPORT
 this Request



I OPPOSE
 this Request

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SDR-38577

Planning Commission Meeting of 8/26/2010

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

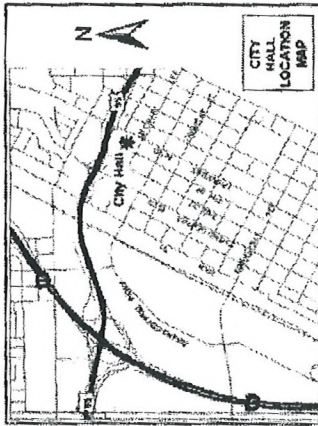
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AUG 23 2010

2DP

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.

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

RECEIVED

AUG 17 2010

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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:

ABEYANCE - SUP-37362 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CASH AMERICA/SUPER PAWN - OWNER: NORTHSORE 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

0

RECOMMENDATION:

Staff recommends DENIAL.

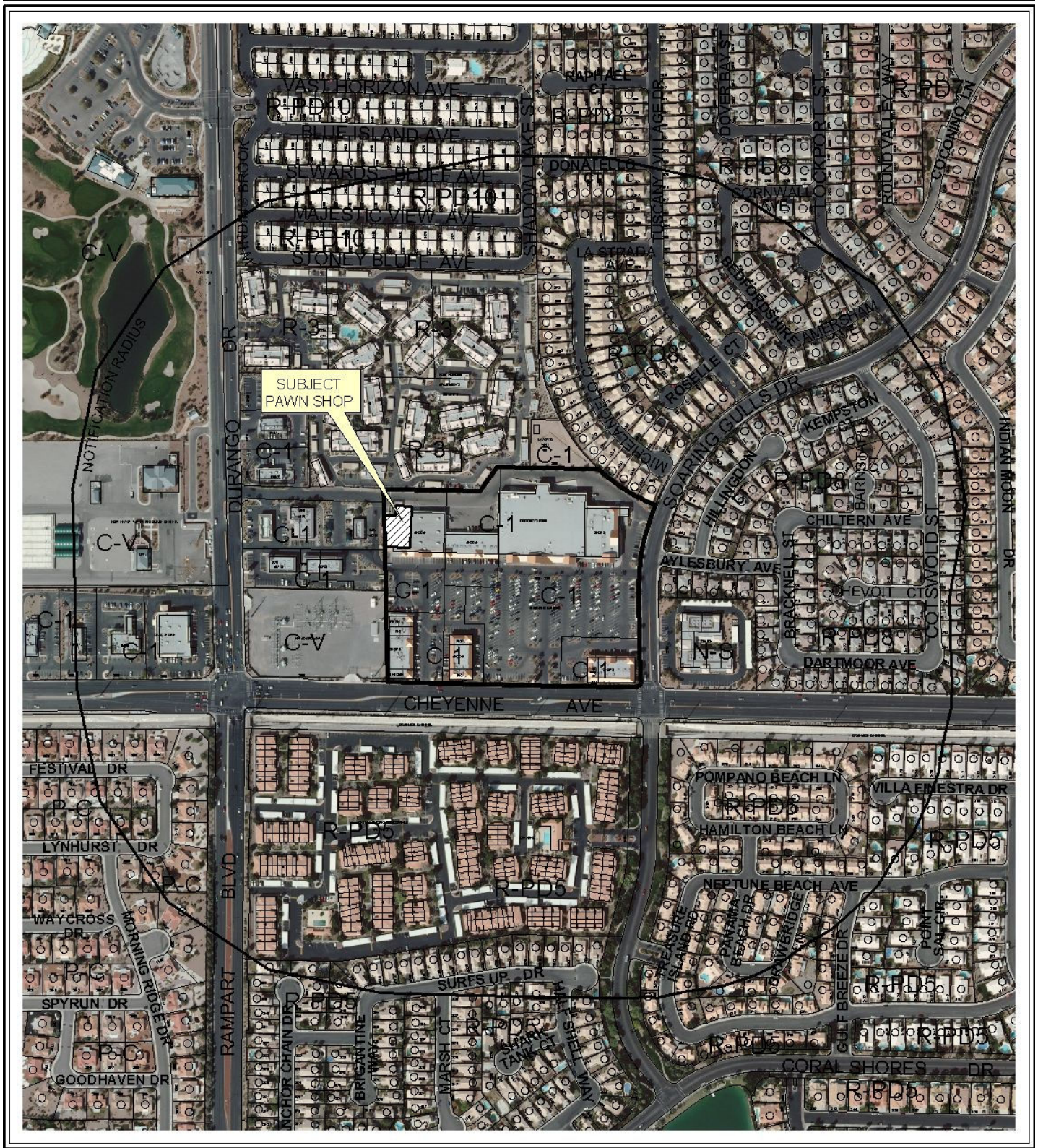
BACKUP DOCUMENTATION:

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



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

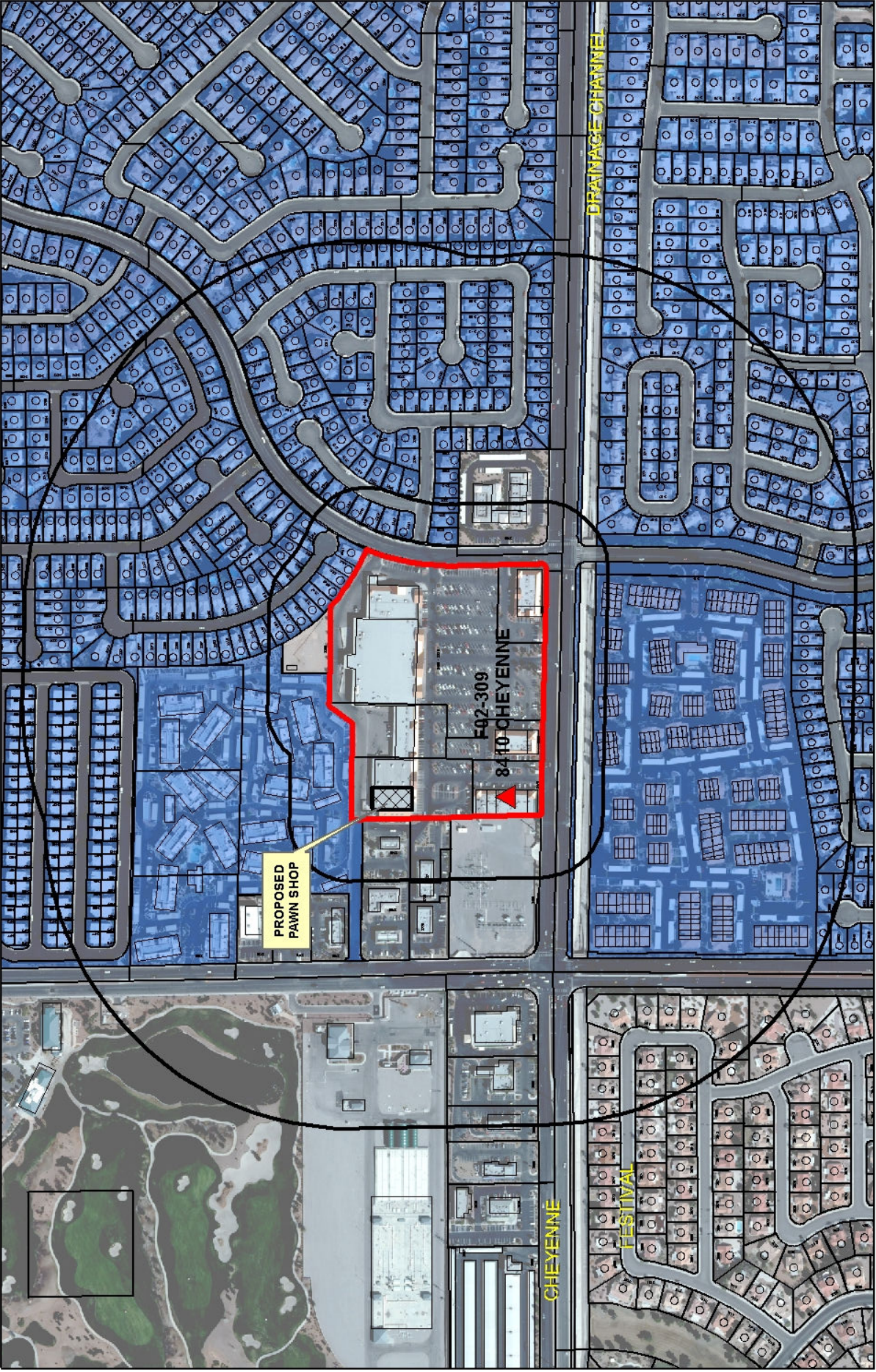




CASE: **SUP-37362**

RADIUS: 1000 FT

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



SUP-37362

Financial Business Locations

- Financial Institution, Specified 
- Pawnshops 
- Automobile Title Loan 

-  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 jlaezovich@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

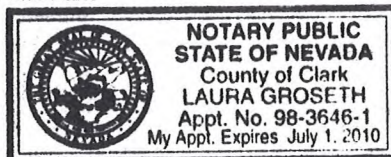
Subscribed and sworn before me

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

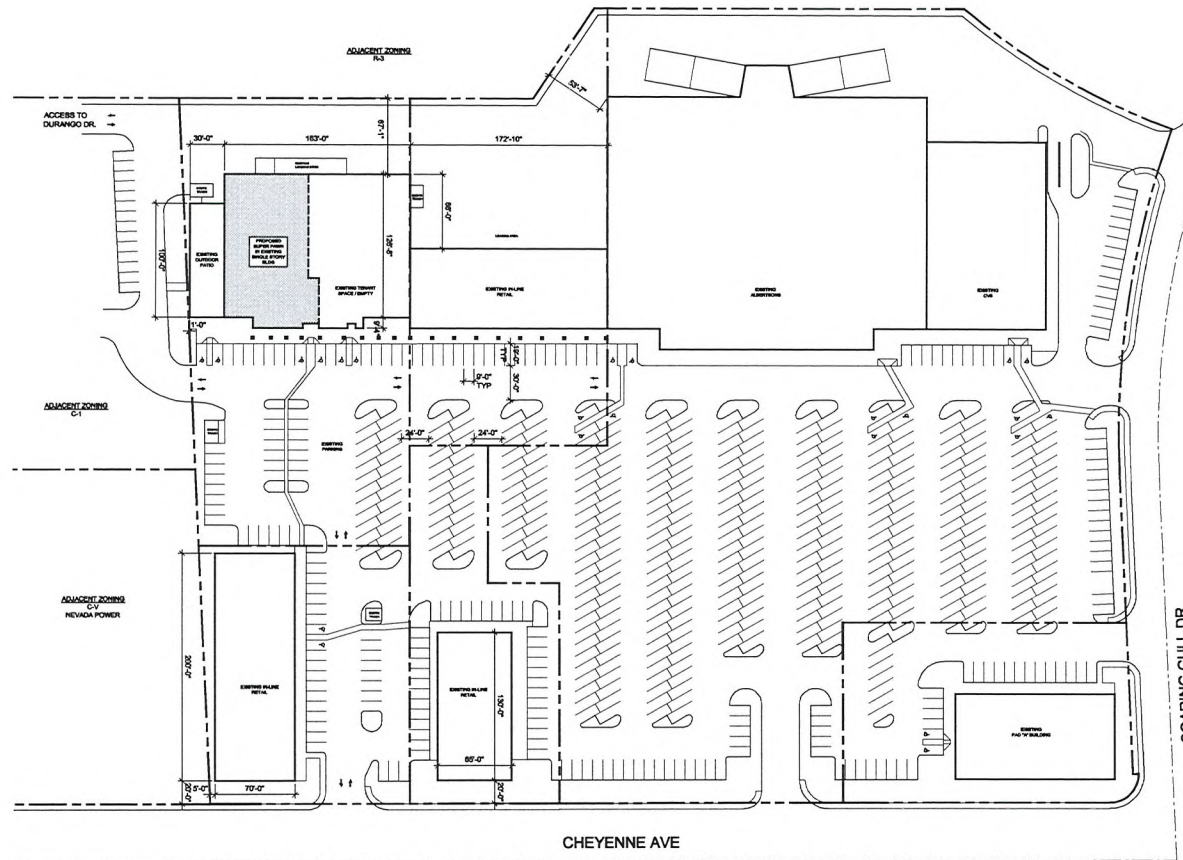
THIS PROJECT IS A REMODEL OF A PORTION OF AN EXISTING COMMERCIAL BUILDING CONVERTING IT FROM FORMER HARDWARE STORE INTO A PAWN SHOP USE. THE BUILDING IS EXISTING. ARCHITECTURAL PLANS DEPICT A PORTION OF EXISTING SINGLE STORY BUILDING THAT IS APPROXIMATELY 9,650 SF.

SITE DATA:	
JURISDICTION	LAS VEGAS
APN #	130-00-420-005
SITE AREA	1.74 ACRES
EXISTING BLDG. FOOTPRINT	24,500 SF
LOT COVERAGE	32.2 %
CURRENT ZONING	C-1 LIMITED COMMERCIAL DISTRICT

TENANT NAME	AREA (SF)
GULPER PAVEN	9,650
PAD A	10,500
PAD B	8,400
PAD C	14,000
ADJACENT TENANT	21,426
IN-LINE SHOPS	12,133
GROCERY STORE	62,279
DRUGS STORE	17,275
TOTAL	155,713
TOTAL PARKING REQUIRED (1/550 SF)	623
TOTAL PARKING PROVIDED	600
ACCESSIBLE PARKING REQUIRED	13
ACCESSIBLE PARKING PROVIDED	23

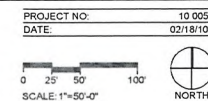
The map shows a detailed layout of the proposed rail alignment and station locations. The alignment is shown as a series of connected line segments, with stations marked by small circles. The map includes labels for 'PROJECT SITE', 'STATION LOCATIONS', 'RAIL ALIGNMENT', and 'STATION LOCATIONS'. It also shows the 'U.S. ROAD 807-101' and 'U.S. ROAD 807-102'. A north arrow is present in the upper right corner.

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

SUP-37362
REVISED
03/25/10 PC



SHEET NO:
DR-01

designcell
0777 W.TWAIN AVE, SUITE 125, T 702-403-1575
LAS VEGAS NV 89135 WWW.DESIGNCELL.CC



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

09/16/10



SUP-37362 - APPLICANT: CASH AMERICA/SUPER PAWN - OWNER 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@kcwrlaw.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:

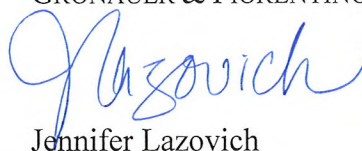
We respectfully request that SUP-37362 be placed on a City of Las Vegas Planning Commission agenda. This item was tabled at the March 25, 2010 Planning Commission hearing. We are enclosing a check in the amount of \$500.00 to cover re-notification fees. At this time, we have no changes to the plans that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

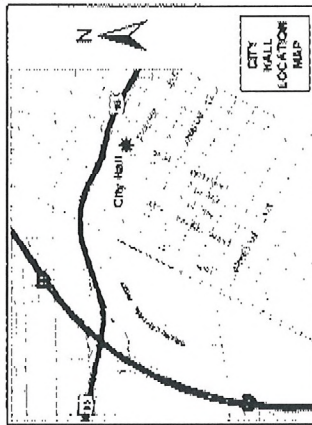
Cc: Caroline Ciocca

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SUP-37362
REVISED
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

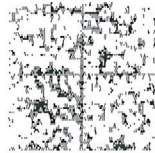
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SUP-37362

Planning Commission Meeting of 3/25/2010

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KAMUELA HI 96743-8220

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City of Las Vegas
Planning & Development Department
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731 S. Fourth Street
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☐ I SUPPORT
this Request

☒ I OPPOSE
this Request

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SUP-37362

Planning Commission Meeting of 3/25/2010

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MAR 15 2010

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



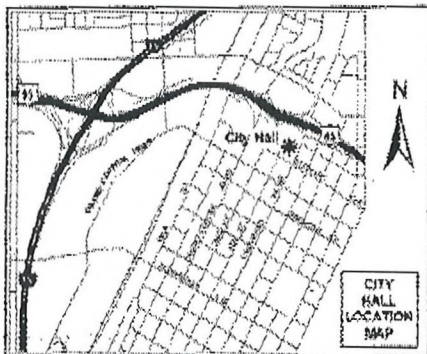
City of Las Vegas
Planning & Development Department

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731 S. Fourth Street

Las Vegas, Nevada 89101-2986

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I OPPOSE
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Planning Commission Meeting of 3/25/2010

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YOUNG BEN D & LAREND A G
7872 MORNING FLOWER
LAS VEGAS NV 89129-2138

Case: SUP-37362

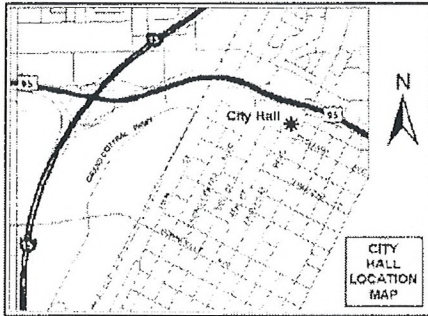
Handwritten signature: Amanda G. Young

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I SUPPORT
this Request



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SUP-37362

Planning Commission Meeting of 3/25/2010

Case: SUP-37362

13817512016
WEISROCK CARL J REVOCABLE TRUST
8508 FESTIVAL DR
LAS VEGAS NV 89134-8610

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MAR 15 2010

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☐ I SUPPORT this Request
☒ I OPPOSE this Request

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SUP-37362

Planning Commission Meeting of 3/25/2010

Case: SUP-37362
13809315024
STOUGHTON ALETHEA W
8105 GREENWICH CT
LAS VEGAS NV 89129-7364



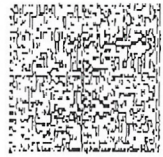
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I SUPPORT
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I OPPOSE
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SUP-37362

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 HENDERSON NV 89074-1907

Case: SUP-37362

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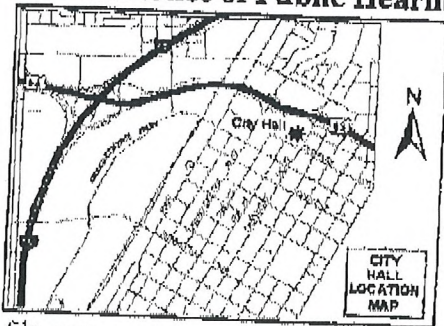


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☐

I SUPPORT
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SUP-37362

Planning Commission Meeting of 3/25/2010

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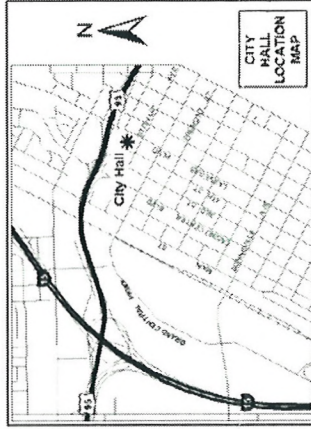
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MAR 15 2010

13809417013 Case: SUP-37382
 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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☐ I SUPPORT
this Request

☒ I OPPOSE
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SUP-37362

Planning Commission Meeting of 3/25/2010



REC
MAR 16 2010

13816111069
FEE FAMILY TRUST
3029 DRAWBRIDGE LN
LAS VEGAS NV 89128-7058

Case: SUP-37362

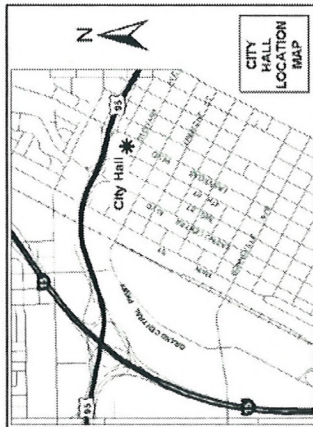
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City of Las Vegas
Planning & Development Department
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731 S. Fourth Street
Las Vegas, Nevada 89101-2986

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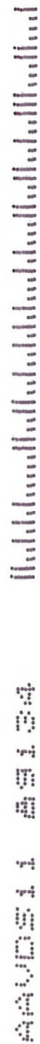
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Planning Commission Meeting of 3/25/2010



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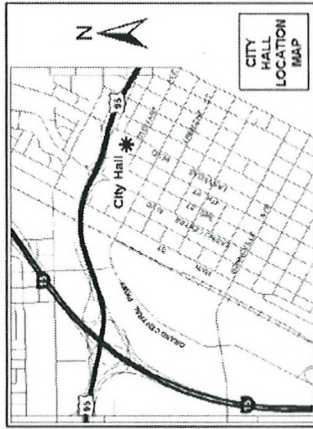
Case: SUP-37362
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DRYDEN TRUST
10640 HERITAGE HILLS DR
LAS VEGAS NV 89134-5213



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City of Las Vegas
Planning & Development Department
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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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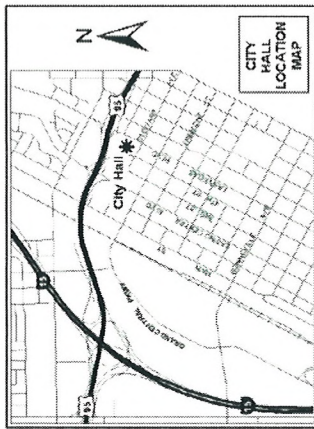
Case: SUP-37362
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SHABAREKH ALBERT & MARIE
8401 SEWARDS BLUFF AVE
LAS VEGAS NV 89129-7374

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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

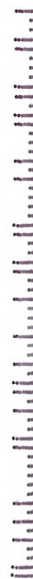
Planning Commission Meeting of 3/25/2010



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

Case: SUP-37362

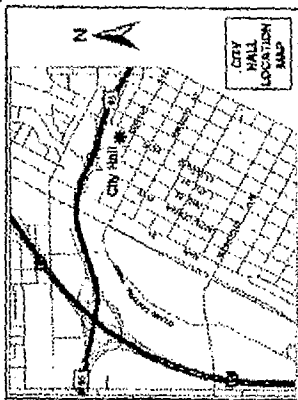


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Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

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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



Case: SUP-37362
13816120010
-DELIVER
P.O. BOX 94311
LAS VEGAS NV 89193-4311

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MAR 18 2010

Submitted after final agenda

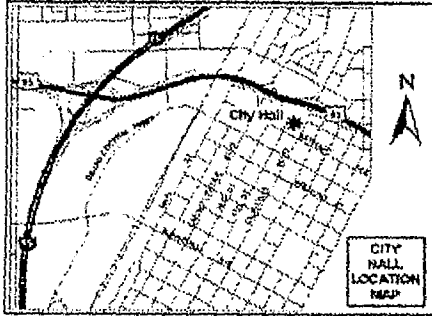
Date

Item 25P

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

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Official Notice of Public Hearing



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☐ I SUPPORT
this Request

☒ I OPPOSE
this Request

Please use available blank space on card for your comments.

SUP-37362

Planning Commission Meeting of 3/25/2010

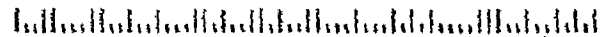
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FIRST CLASS



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Case: SUP-37362
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 WELLINGTON FL 33414-9075

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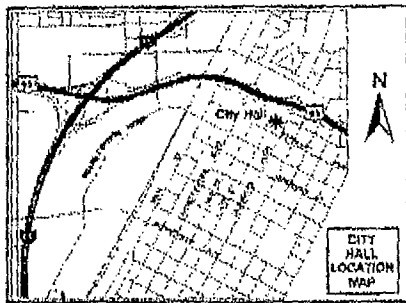
Submitted after final agenda

Date

Item 25P

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

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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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13809413039
STOUT RICHARD E
3308 BARNSTABLE CT
LAS VEGAS NV 89129-6709

Case: SUP-37362

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MAR 18 2010

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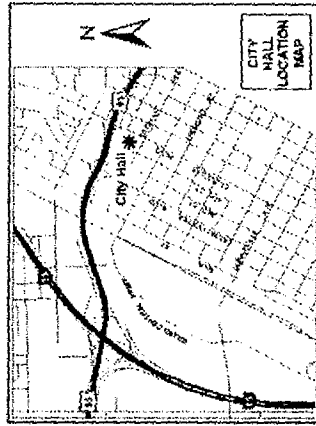
Date

Item 25P

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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**
this Request

Please use available blank space on card for your comments.

SUP-37362

Planning Commission Meeting of 3/25/2010



MAR 19 2010

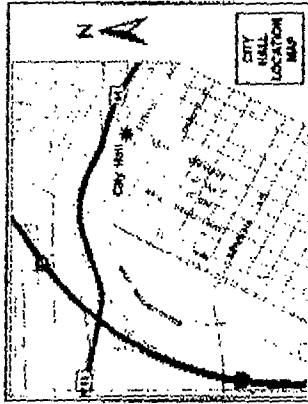
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KSK S L L C
4004 MOUNTAIN TREK ST
LAS VEGAS NV 89129-3668
Case: SUP-37362

Submitted after final agenda	
Date	Item 25P

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Las Vegas, Nevada 89101-2986

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this Request

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SUP-37362

Planning Commission Meeting of 3/25/2010

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

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MAR 22 2010

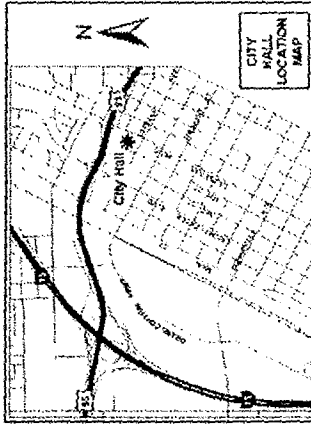
Submitted after final agenda

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
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

Submitted after final agenda

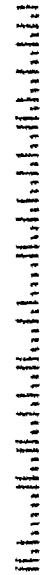
Date

Item **25P**



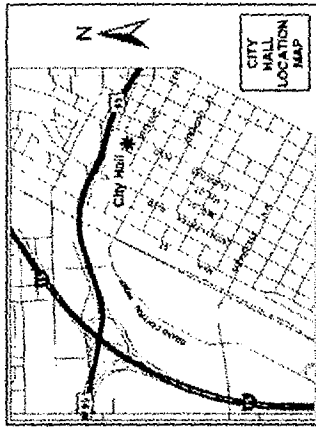
MAR 19 2010

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



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

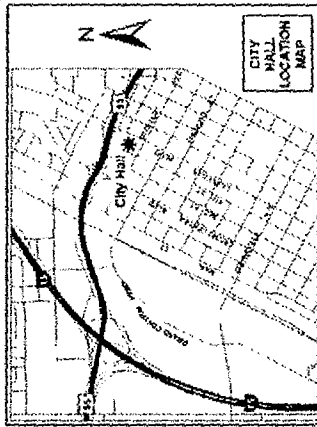
Case: SUP-37362
13816120164
TOOBIAN BIJAN & BAYDAH
18938 PASADERO DR
TARZANA CA 91356-5122

APR 05 11 51 05 AM

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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☐ 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



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

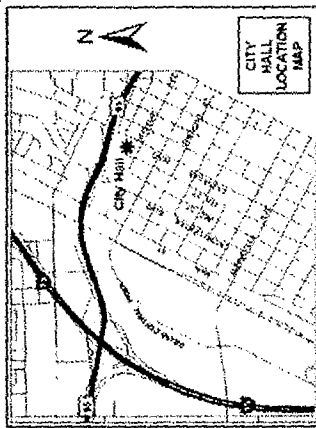
Date

Item

25P

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

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Official Notice of Public Hearing



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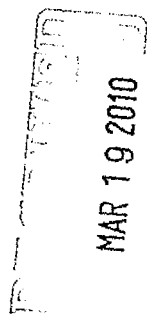
☐ I SUPPORT
this Request

☒ I OPPOSE
this Request

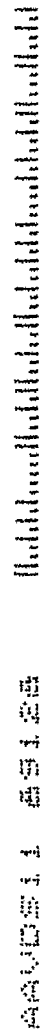
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SUP-37362

Planning Commission Meeting of 3/25/2010



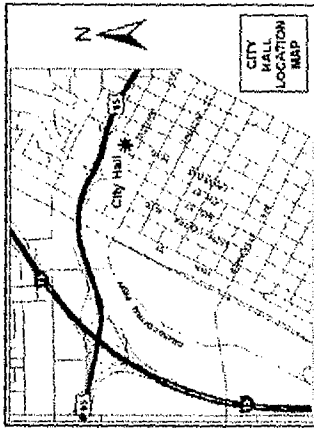
Case: SUP-37362
13809318055
G M S HORIZONS I L L C
%G SAUTER
2620 REGATTA DR #102
LAS VEGAS NV 89128-6892



Submitted after final agenda	
Date	Item 25P

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
 this Request

Please use available blank space on card for your comments.

SUP-37362

Planning Commission Meeting of 3/25/2010



RECEIVED
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 PLANNING AND
 DEVELOPMENT

13809322005
 MAYORGA FAMILY TRUST
 9420 WISDOM VALLEY AVE
 LAS VEGAS NV 89149-0162
 Base: SUP-37362

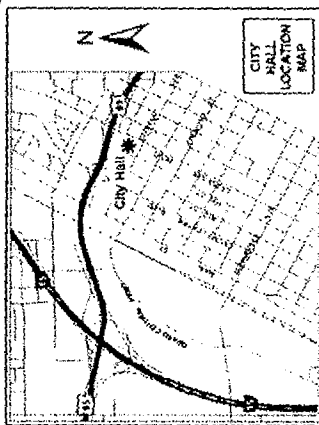
Submitted after final agenda	
Date	Item 25P

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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
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☒ I OPPOSE
 this Request

Please use available blank space on card for your comments.

SUP-37362

Planning Commission Meeting of 3/25/2010



RECEIVED
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PLANNING AND
DEVELOPMENT

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

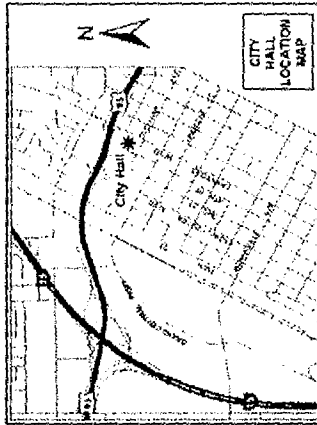
Submitted after final agenda

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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☐ 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

Submitted after final agenda

Date

Item

25P



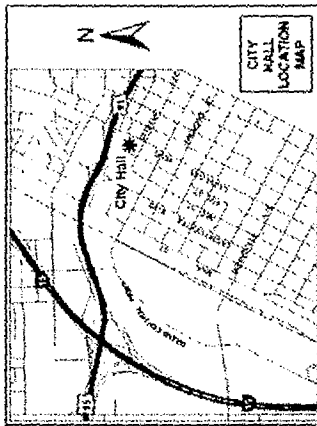
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PLANNING AND
DEVELOPMENT

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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Official Notice of Public Hearing



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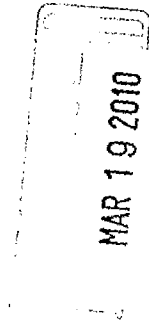
☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-37362

Planning Commission Meeting of 3/25/2010



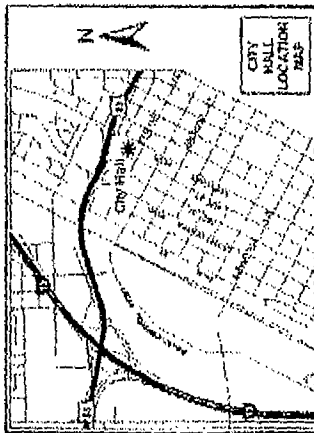
13809318009
 SAUTER GAIL M TRUST
 2620 REGATTA DR #102
 LAS VEGAS NV 89128-6892
 Case: SUP-37362

Submitted after final agenda	
Date	Item 25P

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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

Please use available blank space on card for your comments.

SUP-37362

Planning Commission Meeting of 3/25/2010

PRESORTED
FIRST CLASS



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

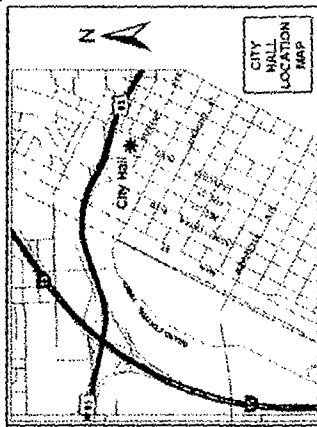
Submitted after final agenda
Date _____ Item **75P**

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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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☐ I SUPPORT
this Request

☒ I OPPOSE
this Request

Please use available blank space on card for your comments.

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

Submitted after final agenda

Date

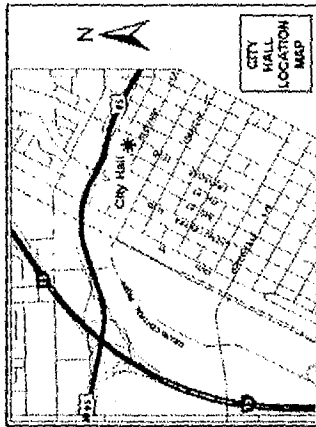
Item

25P

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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

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

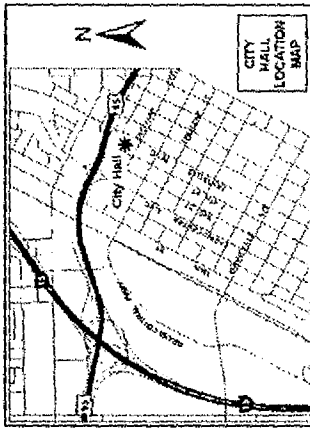


MAR 19 2010

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
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

Submitted after final agenda

Date

Item **258**



RECEIVED
MAR 19 2010

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

FIRST CLASS

PRESORTED

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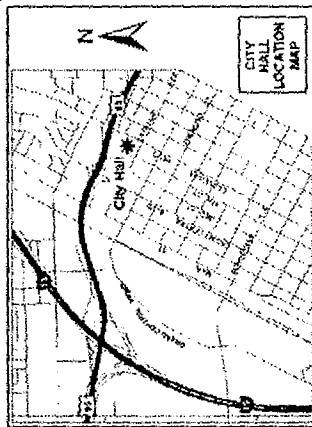
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MAILED FROM ZIP CODE 89101

PHYNEE BOWES

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



Case: SUP-37362

13809313074
ROMO MATIR
8452 MAJESTIC
LAS VEGAS NV

☐ 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

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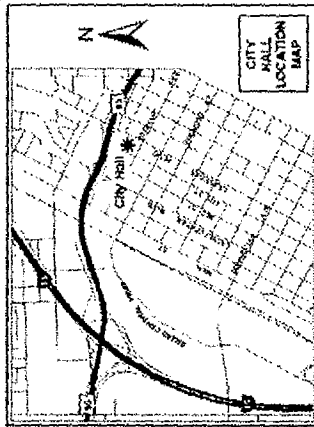
Submitted after final agenda

Date _____

Item 25P

PRESORTED
 FIRST CLASS
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 MAR 12 2010
 MAILED FROM ZIP CODE 89101
 PERMITTED BY POSTAL REGULATORY COMMISSION
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 PITNEY BOWES

RECEIVED
MAR 22 2010



13809313106
SIMON COKI LLC
1652 MANNING AVE
LOS ANGELES CA 90024-5810

☒ I SUPPORT this Request

SUP-37362

Planning Commission Meeting of 3/25/2010

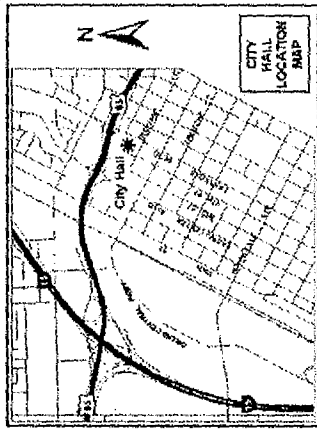
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Algeria	2053	0.00
Algeria	2054	0.00
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Algeria	2062	0.00
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Algeria	2115	0.00
Algeria	2116	0.00
Algeria	2117	0.00
Algeria	2118	0.00
Algeria	2119	0.00
Algeria	2120	0

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
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 22 2010

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

Submitted after final agenda

Date

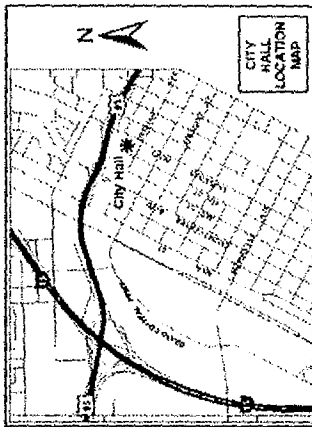
Item

25P

4400511 52064

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
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

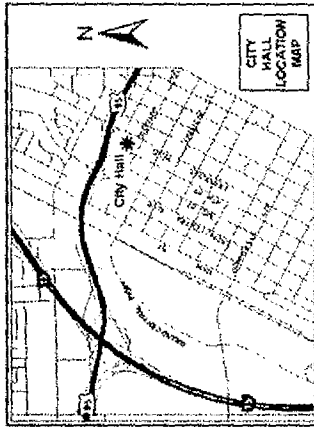
Date

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

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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

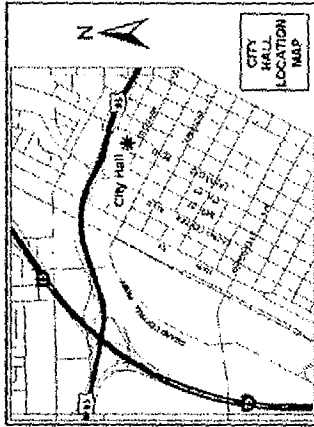
Submitted after final agenda

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

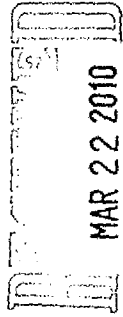
☒

I OPPOSE
 this Request

Please use available blank space on card for your comments.

SUP-37362

Planning Commission Meeting of 3/25/2010



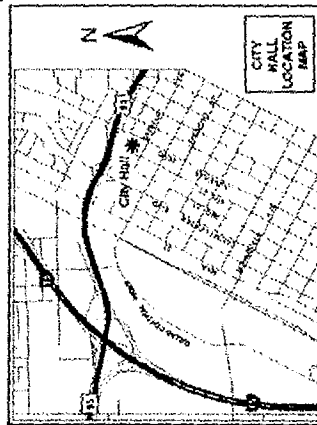
13816120224
 LEAVITT ROBERT A & PENELOPE N
 17010 BUTTERFIELD TRL
 POWAY CA 92064-1332
 Case: SUP-37362

Submitted after final agenda	
Date	Item 25 ^P

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
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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

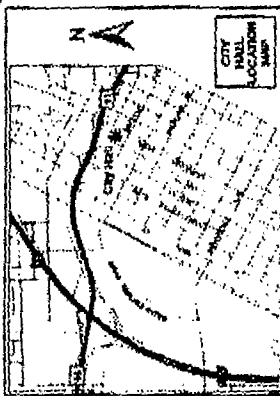
Date

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

64044-2510

RECEIVED
MAR 22 2010

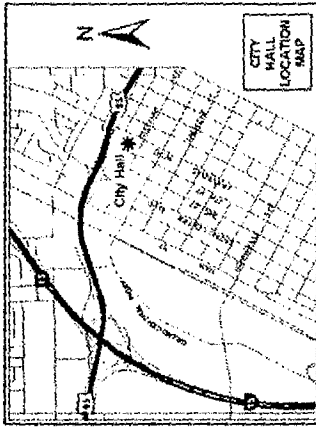
Submitted after final agenda

Date

Item 25P

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

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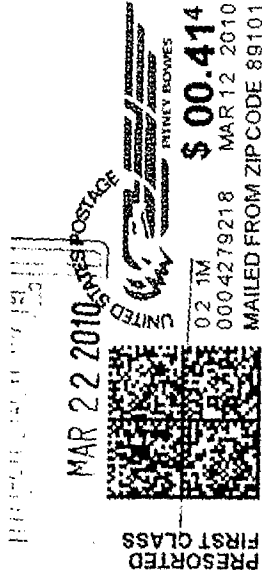
☐ I SUPPORT this Request

☒ I OPPOSE this Request

Strongly!

Please use available blank space of card for your comments.

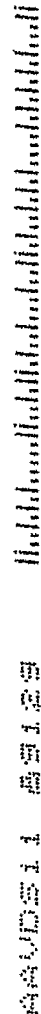
SUP-37362
 Planning Commission Meeting of 3/25/2010



This is a residential community. With a crime. Robbery in the area this will impact & further increase the accountability

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

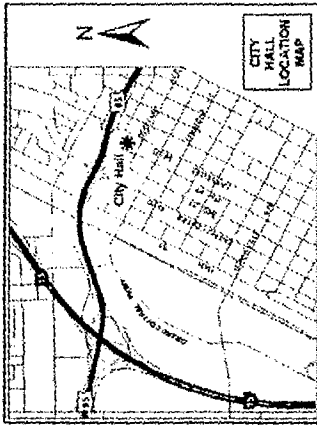
for disposing stolen properties. Very bad for the neighborhood!



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

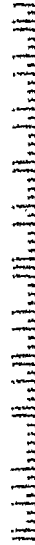


Whether it is true or not, there
is at least a perception that
Pawn Shops are located in
low income, high crime areas.
My property value has
fallen over 50% already.
Don't drive it down
more!

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

MAR 19 2010

8912887096 0023



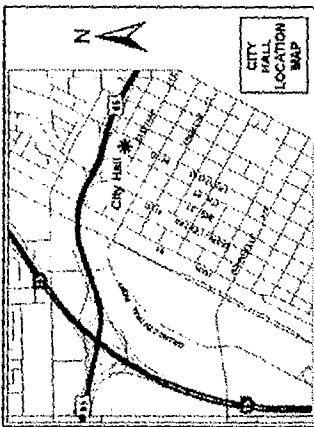
Submitted after final agenda

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

440511 49134

Submitted after final agenda	
Date	Item 258

Application Information

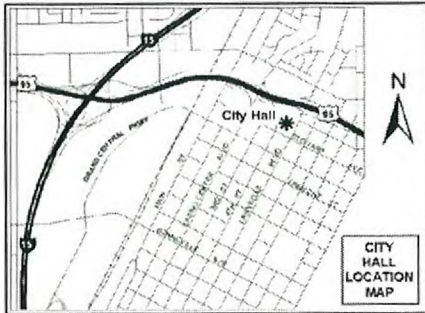
SUP-37362 - SPECIAL USE PERMIT - PUBLIC HEARING -
APPLICANT: CASH AMERICA/SUPER PAWN - OWNER:
NORTHSHORE PLAZA, LLC - Request for a Special Use Permit
FOR A PAWN SHOP WITH WAIVERS TO ALLOW A ZERO-
FOOT DISTANCE SEPARATION FROM A RESIDENTIALLY
ZONED PROPERTY AND A FINANCIAL INSTITUTION,
SPECIFIED WHERE 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
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0004279218 MAR 12 2010
\$ 00.414
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

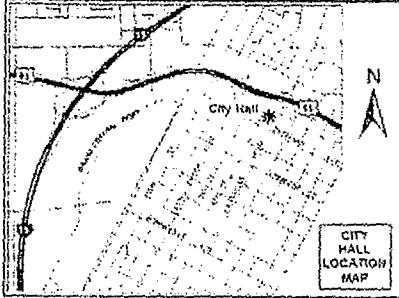
Date 3/25/10 - Item 25

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

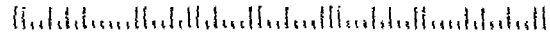


UNITED STATES POSTAGE
02 1M \$ 00.414
0004279218 MAR 12 2010
MAILED FROM ZIP CODE 89111

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: SUP-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

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 44 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

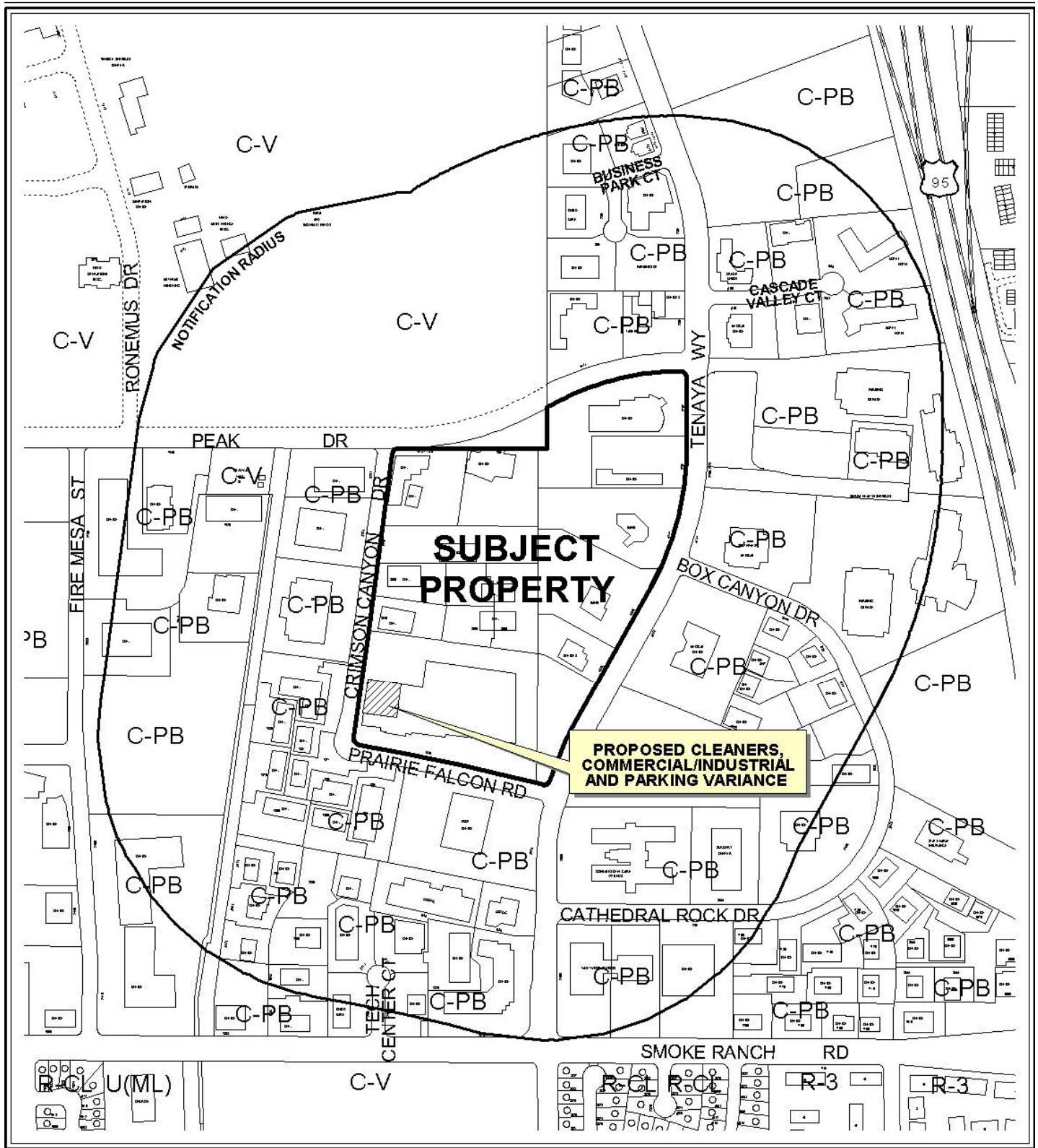
0

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)





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.

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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
 Address 4832 Richmond Road, Suite 100 Phone: (440) 914-8421 Fax: (216) 896-0470
 City Cleveland State Ohio Zip 44128
 E-mail Address Ashema@Teamweston.com

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

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

Property Owner Signature* Allen M. Shema

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

Print Name ALLEN M. SHEMA

Subscribed and sworn before me

This 16th day of September, 20 10.

Kathleen Shea

Notary Public in and for said County and State

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

Revised 10/27/08

FOR DEPARTMENT USE ONLY

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

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

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EXISTING PARKING

172 STANDARD PARKING STALLS WITH
7 HANDICAPPED PARKING STALLS

PER CITY OF LAS VEGAS MUNICIPAL CODE 13.04.010 LAND USE TABLE
ON-SITE PARKING REQUIREMENT:
ONE SPACE FOR EACH 500 SQUARE FEET OF GROSS FLOOR AREA,
PLUS THE GREATER OF:

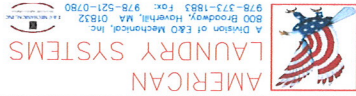
1. ONE SPACE FOR EACH DELIVERY VEHICLE; OR
2. FIVE SPACES

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

Map showing the location of the Project Site in Cheyenne, Wyoming. The site is located near the intersection of N. Cheyenne Ave. and N. Buffalo Dr. to the west, N. Tenaya Way to the east, N. Rainbow Blvd. to the north, and Smoke Ranch Rd. to the south. A north arrow is located in the upper right. The Project Site is marked with a black rectangle and labeled 'PROJECT SITE' and 'US 95'.

PLAN NORTH

WESTERN LINEN SERVICES
7350 PRAIRIE FALCON
LAS VEGAS, NEVADA 89128



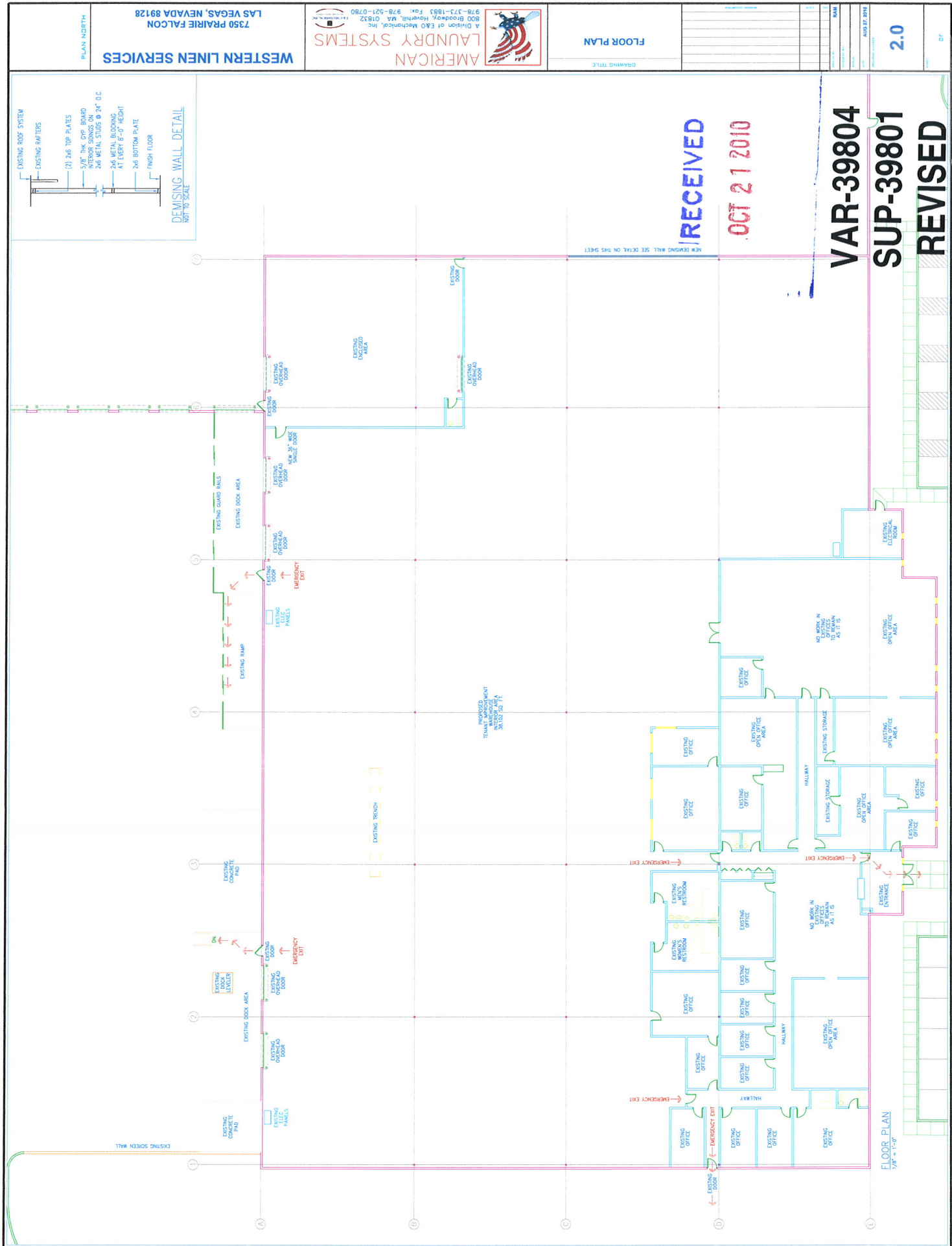
DRAWING TITLE

VAR-39804
SUP-39801
REVISED

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

SCALE: 1" = 30'-0"

152



PLAN NORTH

WESTERN LINEN SERVICES
7350 PRAIRIE FALCON
LAS VEGAS, NEVADA 89128

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



FLOOR PLAN
DRAWING TITLE

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	AUG 27, 2010
2	REVISION	
3	REVISION	
4	REVISION	
5	REVISION	
6	REVISION	
7	REVISION	

2.0

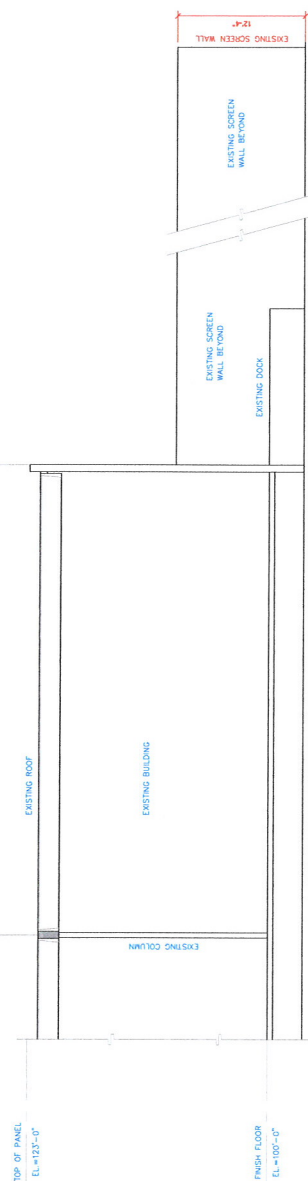
2/

RECEIVED
OCT 21 2010

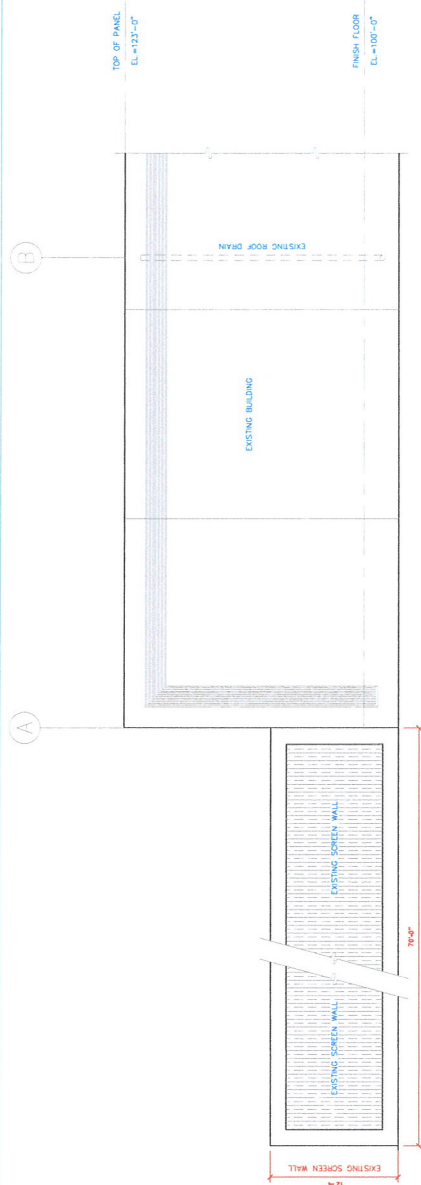
VAR-39804
SUP-39801
REVISED

FLOOR PLAN
1/8" = 1'-0"

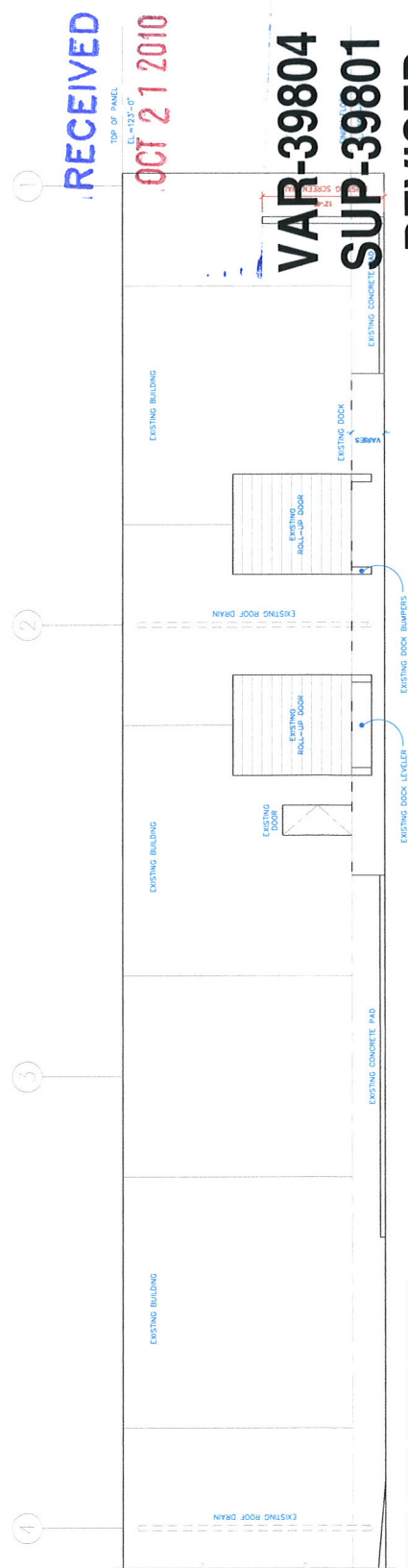
PARTIAL INTERIOR & REAR DOCK SECTION VIEW



PARTIAL WEST EXTERIOR ELEVATION



PARTIAL NORTH EXTERIOR ELEVATION



EQUIPMENT LEGEND

- | | |
|----|--|
| 1 | MILNOR Condo Leading 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 | CHICAGO King Edg w/ Vacuum
Spinner Feeder |
| 15 | Cold-Spinner
w/ (1) Stucker
C-13-1200 |
| 16 | (Existing/Renovated) CHICAGO
King Edg w/ Vac Spreader Feeder
(Existing/Renovated) CHICAGO Ironer |
| 17 | (Existing/Renovated) CHICAGO Skylene
w/ (1) Stucker S-13-1200
CHICAGO Towel Folder XL |
| 18 | (Existing/Renovated) CHICAGO
Towel Folder |
| 19 | Take Away Conveyor
(Existing/Renovated) COLMAC
Steam Tunnel 12 ft. |
| 20 | (Existing/Renovated) CHICAGO
Cart Dumper |
| 21 | (Existing/Renovated) Floor Scale
CLEAN CYCLE LIFT Filter |
| 22 | FULTON BOILER 30 Ship Boiler |
| 23 | HAMILTON Hot Water Heater
(Existing/Renovated) PARKER BOILER |
| 24 | 9.5 BHP Electric Boilers
Water Storage Tank 12,000 Gallons |
| 25 | INGERSOLL RAND Air Compressor
Air Dryer |
| 26 | RAND Air Compressor
Water Softener System w/ Brine Tank |
| 27 | Process Water Triple Pump
Package System |
| 28 | Dual Water Pump System |
| 29 | Temp Water Pump System |
| 30 | |
| 31 | |
| 32 | |

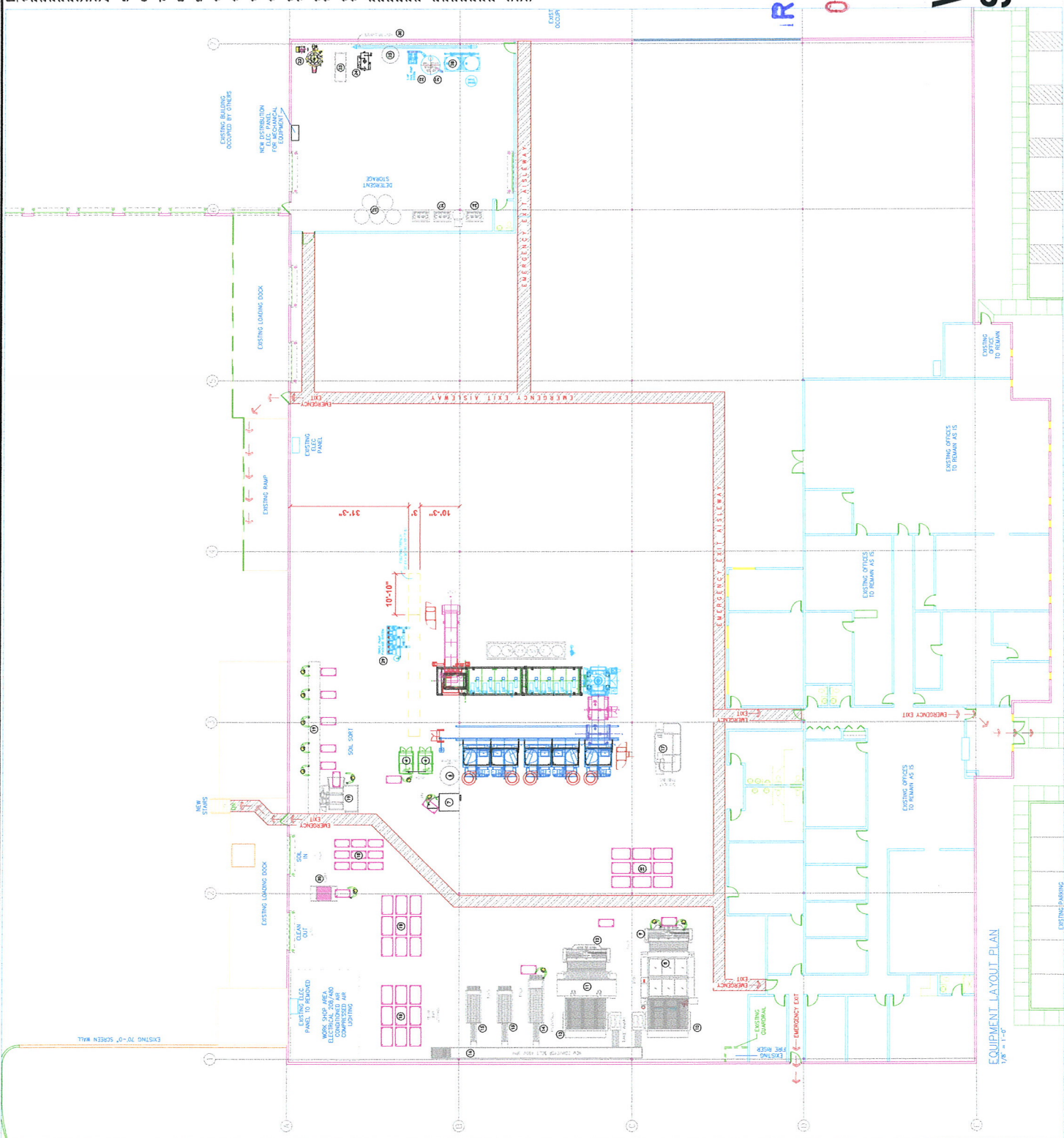
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OCT 21 2010

VAR-39804

SUP-39801

REVISED





VAR-39804 & SUP-39801 - APPLICANT: WESTERN LINEN SERVICES, INC. - OWNER: ASSAF
NEVADA, INC.

7350 PRAIRIE FALCON ROAD

10/15/10



VAR-39804 & SUP-39801 - APPLICANT: WESTERN LINEN SERVICES, INC. - OWNER: ASSAF
NEVADA, INC.

7350 PRAIRIE FALCON ROAD

10/15/10



VAR-39804 & SUP-39801 - APPLICANT: WESTERN LINEN SERVICES, INC. - OWNER: ASSAF
NEVADA, INC.
7350 PRAIRIE FALCON ROAD

10/15/10

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>

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Notary Public in and for said County and State
 SUSAN BRUNT
 NOTARY PUBLIC
 STATE OF OHIO
 Comm. Expires
 March 06, 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-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
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 E-mail Address Ashema@teamweston.com

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 E-mail Address Jims217@earthlink.net

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

Property Owner Signature* Allen M. Shema
 * An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.
 Print Name ALLEN M. SHEMA

Subscribed and sworn before me
 This 2 day of October, 20 10

Susan B. Smith

Notary Public in and for said State of Ohio
 NOTARY PUBLIC
 STATE OF OHIO
 Comm. Expires
 March 06, 2012

FOR DEPARTMENT USE ONLY

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

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 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

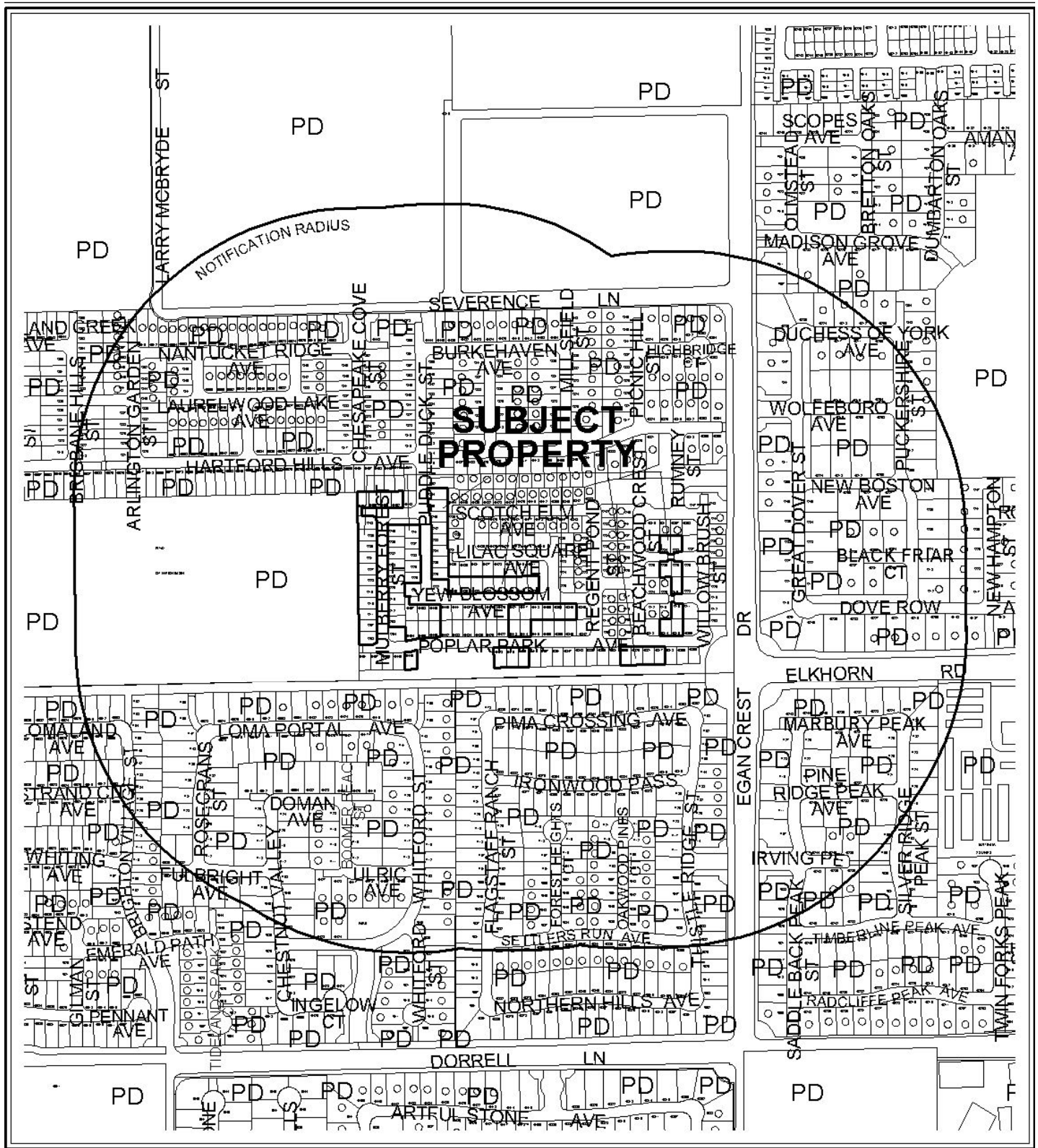
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RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

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



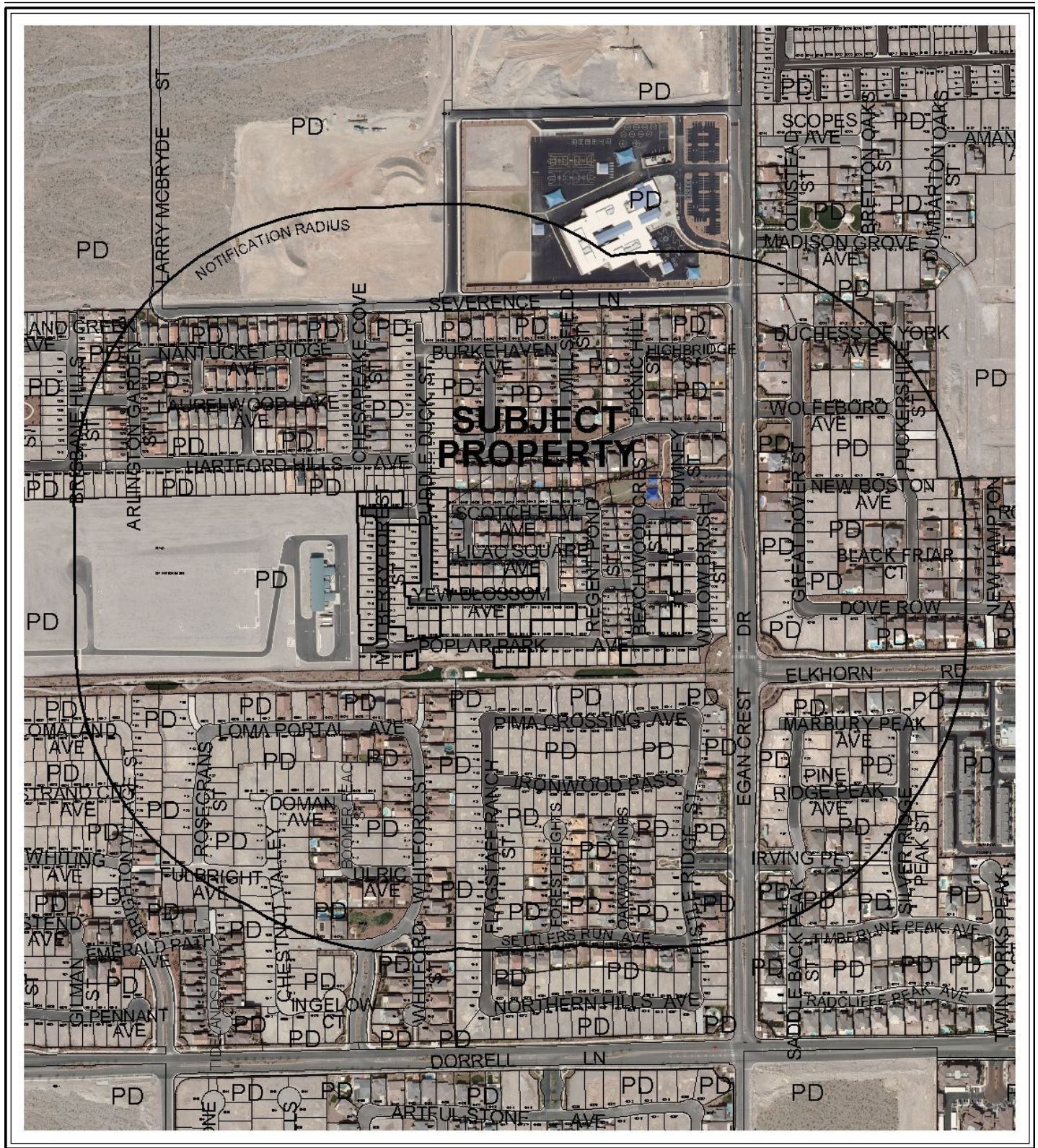
CASE: **VAR-39813**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

0 300 600 Feet





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: _____

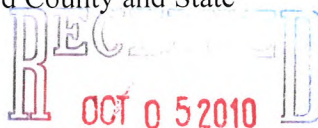
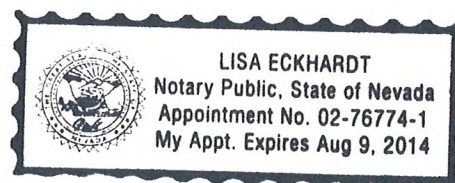
Signature of Property Owner: _____

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
511	12613816181
512	12613816182
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514	12613816184
515	12613816185
516	12613816186
517	12613816187
518	12613816188
520	12613816190
521	12613816191
522	12613816192
529	12613816199
530	12613816200

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OCT 05 2010

REQUESTED LOTS AND APN NUMBERS

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

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

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

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

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

Property Owner Signature* _____

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

Print Name Robert Johnson

Subscribed and sworn before me

This 4 day of October, 20 10.

Lisa Eckhardt

Notary Public in and for said County and State

OCT 05 2010

Revised 10/27/08



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

FOR DEPARTMENT USE ONLY

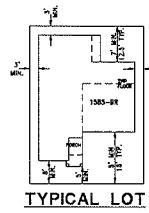
Case #	<u>VAR-39813</u>
Meeting Date:	<u>11/18/10</u>
Total Fee:	<u>830.00</u>
Date Received:*	<u>10/05/10</u>
Received By:	<u>J. P. Muel</u>

*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

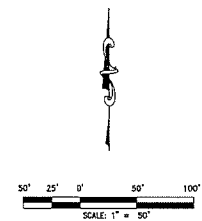
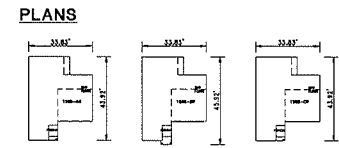
LEGEND

- 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 ONE OF THE ELEVATIONS) - 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	147	102	146	103	145
104	144	105	143	106	142	107	141
108	140	109	139	110	138	111	137
112	133	113	132	114	131	115	130
117	125	118	124	119	123	120	122
122	117	123	116	124	115	125	114
128	109	129	108	130	107	131	106
134	101	135	100	136	99	137	98
140	93	141	92	142	91	143	90
146	85	147	84	148	83	149	82
152	77	153	76	154	75	155	74
158	69	159	68	160	67	161	66
164	61	165	60	166	59	167	58
170	53	171	52	172	51	173	50
176	45	177	44	178	43	179	42
182	37	183	36	184	35	185	34
188	29	189	28	190	27	191	26
194	21	195	20	196	19	197	18
200	13	201	12	202	11	203	10
206	5	207	4	208	3	209	2
212	-3	213	-4	214	-5	215	-6
218	-11	219	-12	220	-13	221	-14
224	-19	225	-20	226	-21	227	-22
230	-27	231	-28	232	-29	233	-30
236	-35	237	-36	238	-37	239	-38
242	-43	243	-44	244	-45	245	-46
248	-51	249	-52	250	-53	251	-54
254	-59	255	-60	256	-61	257	-62
260	-67	261	-68	262	-69	263	-70
266	-75	267	-76	268	-77	269	-78
272	-83	273	-84	274	-85	275	-86
278	-91	279	-92	280	-93	281	-94
284	-99	285	-100	286	-101	287	-102
290	-107	291	-108	292	-109	293	-110
296	-115	297	-116	298	-117	299	-118
302	-123	303	-124	304	-125	305	-126
308	-131	309	-132	310	-133	311	-134
314	-139	315	-140	316	-141	317	-142
320	-147	321	-148	322	-149	323	-150
326	-155	327	-156	328	-157	329	-158
332	-163	333	-164	334	-165	335	-166
338	-171	339	-172	340	-173	341	-174
344	-179	345	-180	346	-181	347	-182
350	-187	351	-188	352	-189	353	-190
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362	-203	363	-204	364	-205	365	-206
368	-211	369	-212	370	-213	371	-214
374	-219	375	-220	376	-221	377	-222
380	-227	381	-228	382	-229	383	-230
386	-235	387	-236	388	-237	389	-238
392	-243	393	-244	394	-245	395	-246
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442	-307	443	-308	444	-309	445	-310
450	-315	451	-316	452	-317	453	-318
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576	-483	577	-484	578	-485	579	-486
582	-491	583	-492	584	-493	585	-494
588	-499	589	-500	590	-501	591	-502
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1150	-1251	1151	-1252	1152	-1253	1153	-1254
1156	-1259	1157	-1260	1158	-1261	1159	-1262
1162	-1267	1163	-1268	1164	-1		



**VAR-39813 - APPLICANT: GREYSTONE NEVADA, LLC - OWNER: MS RIALTO CLIFF'S EDGE NV, LLC
NWC ELKHORN ROAD AND EGAN CREST DRIVE**

10/15/10

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:

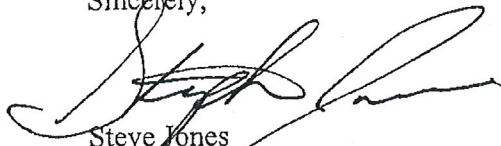
Greystone Nevada LLC would like to add a new house plan into the existing Arbor Ridge community located within Providence Pod 116. The plan is a 1585 square foot two story home that conforms architecturally to the Providence Design Guidelines. This plan will incorporate an 18 foot front setback to the 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.

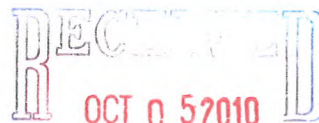
Sincerely,
Providence Design Review Committee

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.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

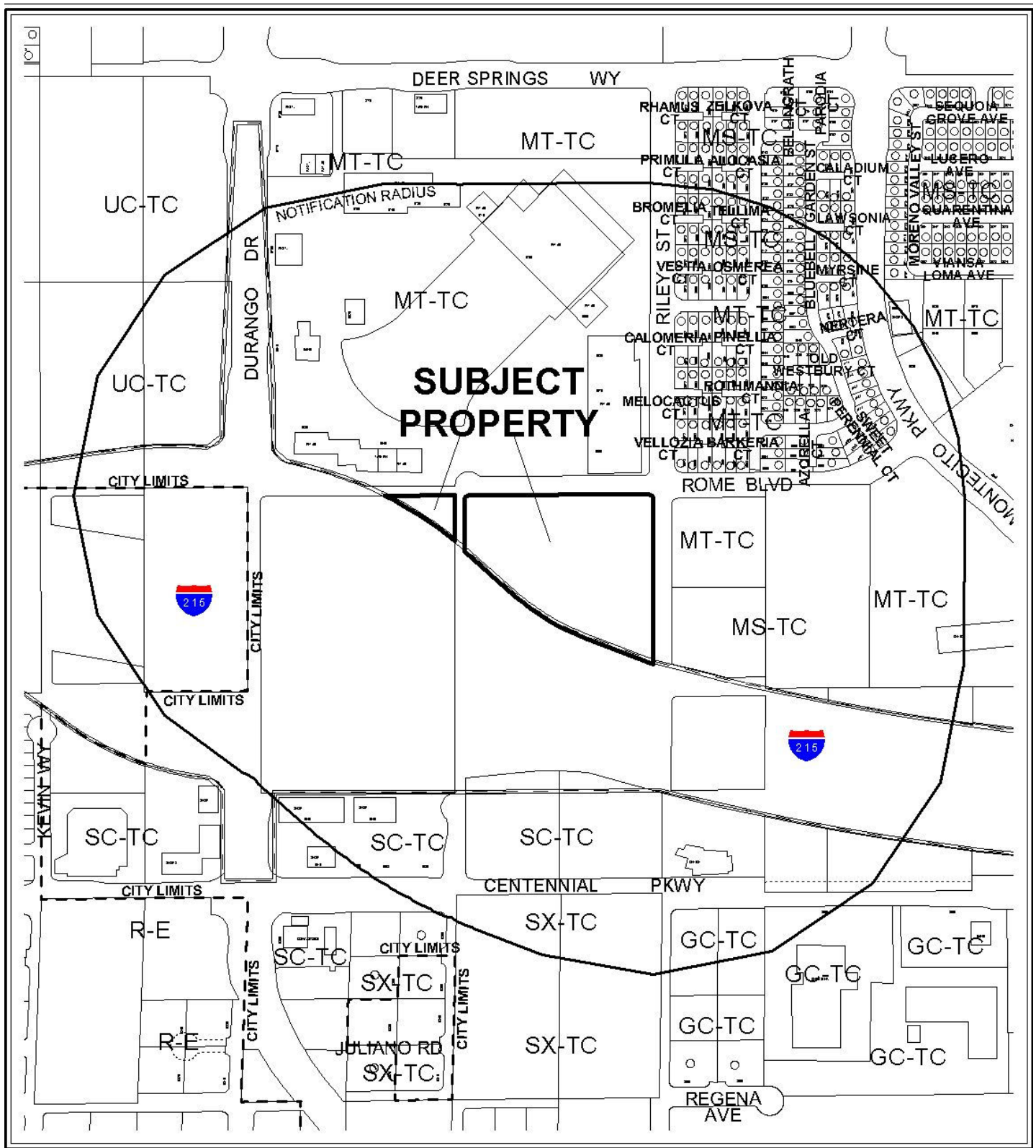
0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

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

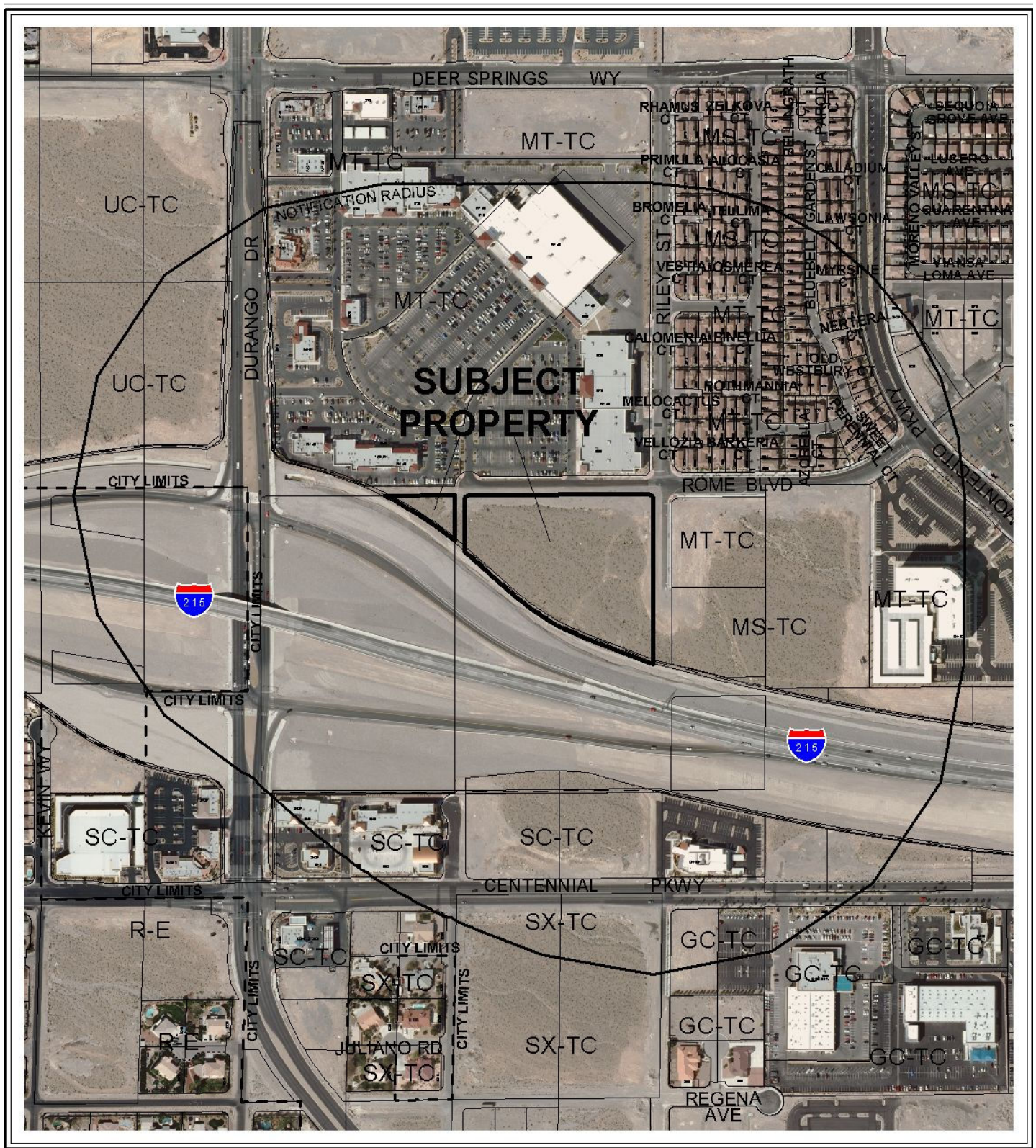


CASE: VAR-39815

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]

0 300 600 Feet





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: ISAIAH 54:17, LLC

Name of Applicant: MAHOGANY RUN

Name of Representative: MATT TURNEY

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

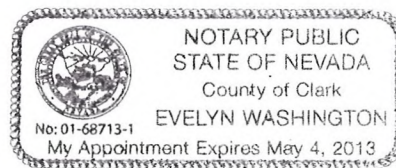
APN: _____

Signature of Property Owner: Barbara A. Lawson

Print Name: BARBARA A. LAWSON

Subscribed and sworn before me

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



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
10420 DESIGNATA AVE Phone: 702-878-3000 Fax: _____
 City TEMPE State AZ Zip 85135
 E-mail Address _____

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

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

Property Owner Signature* Barbara A. Lawson

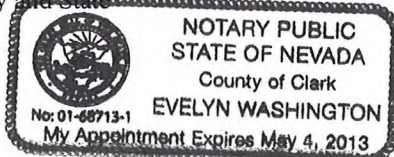
* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

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

OCT 28 2010

SP-1C

● ASSURE: OMT/2 ●

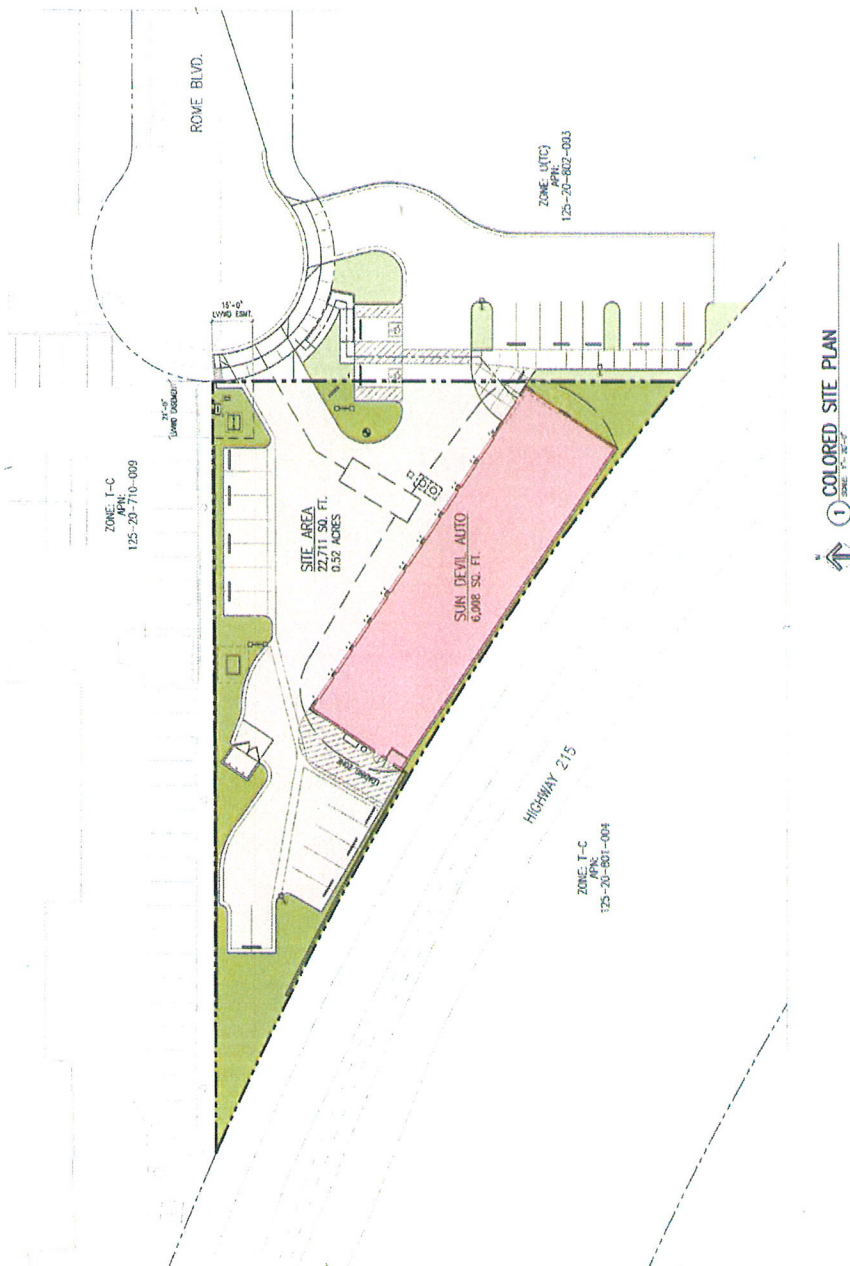
GRANDP: 000

VARIANCE
EDMONTA
FOR SITE PLAN

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

Jeff Looker
architect

3077E, CONIFER AVE.,
TEMPE, ARIZONA 85282
PHONE 480-736-1716
FAX 480-738-0577

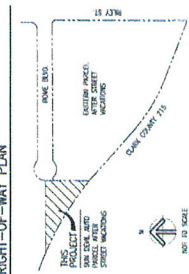


1 COLORED SITE PLAN
SCALE 1" = 10'-0"

ACINITY MAP



RIGHT-OF-WAY PLAN





**VAR-39815 - APPLICANT: MAHOGANY RUN - OWNER: ISAIAH 54:17, LLC
SOUTH OF ROME BOULEVARD, WEST OF RILEY STREET**

10/15/10



**VAR-39815 - APPLICANT: MAHOGANY RUN - OWNER: ISAIAH 54:17, LLC
SOUTH OF ROME BOULEVARD, WEST OF RILEY STREET**

10/15/10



**VAR-39815 - APPLICANT: MAHOGANY RUN - OWNER: ISAIAH 54:17, LLC
SOUTH OF ROME BOULEVARD, WEST OF RILEY STREET**

10/15/10



**VAR-39815 - APPLICANT: MAHOGANY RUN - OWNER: ISAIAH 54:17, LLC
SOUTH OF ROME BOULEVARD, WEST OF RILEY STREET**

10/15/10



**VAR-39815 - APPLICANT: MAHOGANY RUN - OWNER: ISAIAH 54:17, LLC
SOUTH OF ROME BOULEVARD, WEST OF RILEY STREET**

10/15/10

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

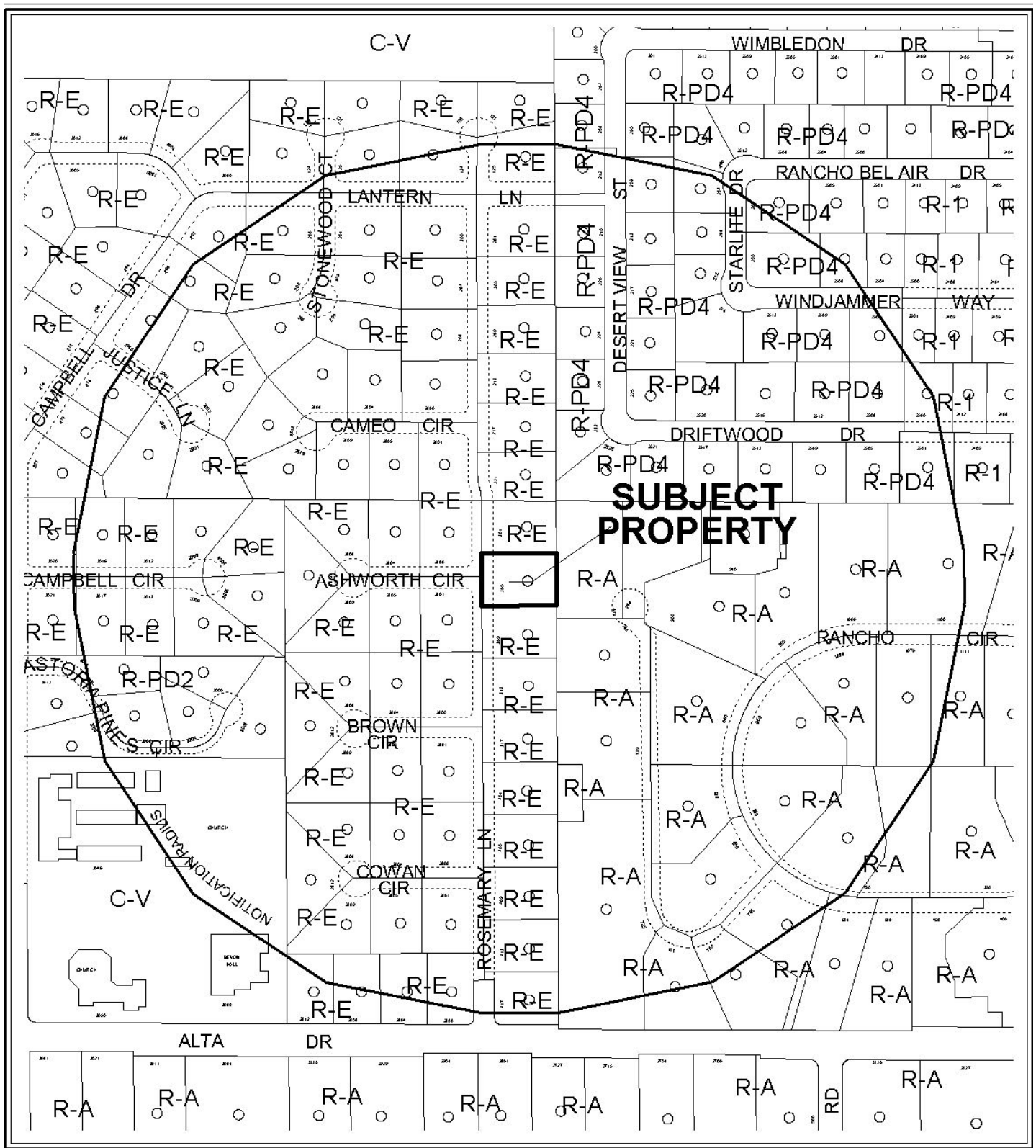
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RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

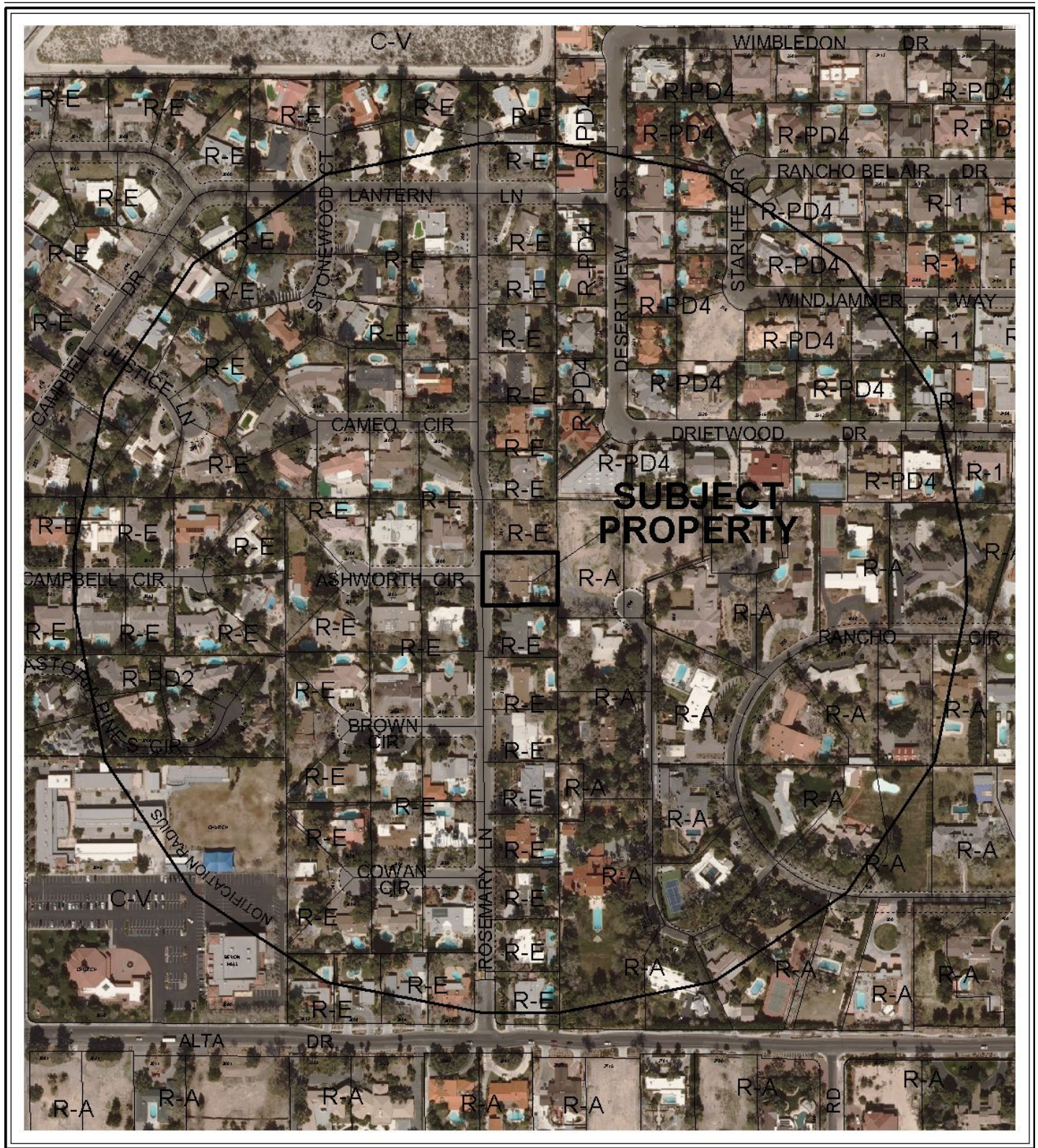
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



CASE: **VAR-39816**

RADIUS: 1000 FT

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



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

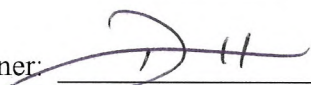
☒ No

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: _____

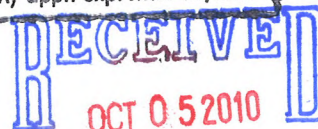
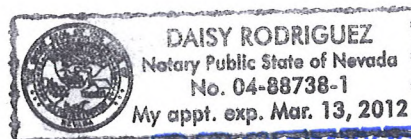
Signature of Property Owner: 

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

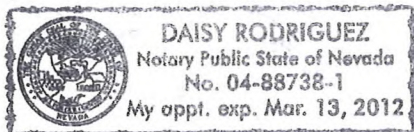
Subscribed and sworn before me

This 5 day of Oct., 2010

Daisy Rodriguez

Notary Public in and for said County and State

Revised 10/27/08

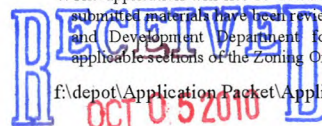


FOR DEPARTMENT USE ONLY

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



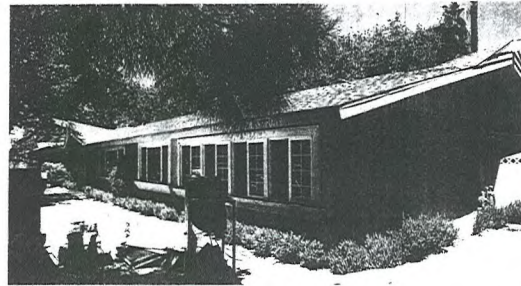


PHOTO OF EXISTING FRONT ELEVATION



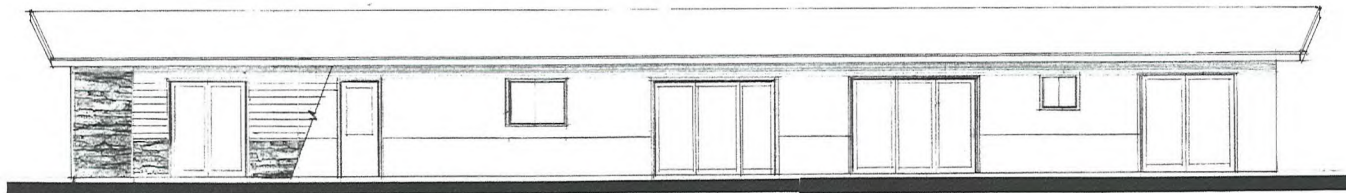
VICINITY MAP

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



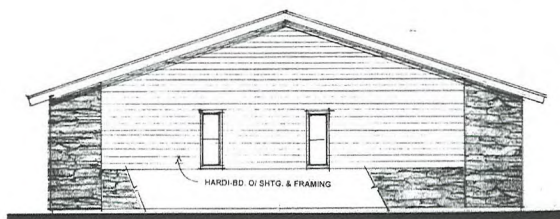
ASSESSOR'S MAP

APN = 139-32-214-034



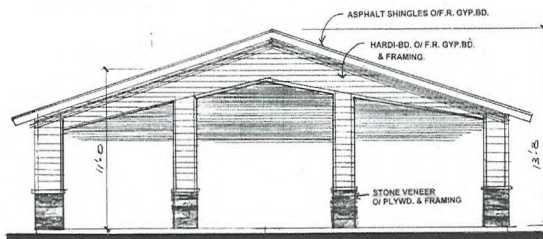
REAR ELEVATION

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



NORTH ELEVATION

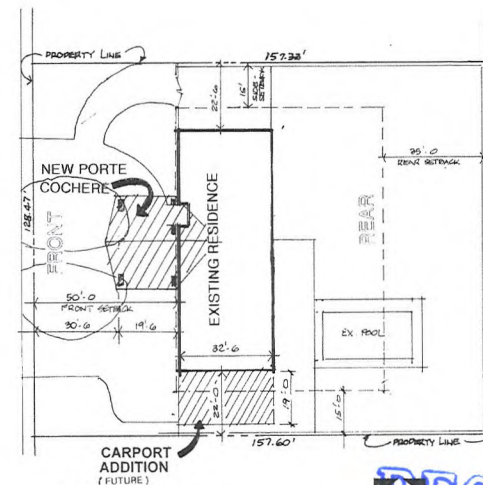
SCALE: 1/4"=1'-0"



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 IBC/IRC/AS/JC
Construction 1974
Occupancy Type R-3
Zoning Category R-3
Building height 10'-0"
No Fireplaces 2
New Construction
Addition
1st Floor sq ft 6780
2nd Floor sq ft 1000
Garage 1000
Patio sq ft 1000
Deck/Balcony 1000
Covered Entry sq ft 1000
Total Building sq ft 13780
Lot Coverage sq ft 13780
(Under roof)

DRAWING INDEX

Sheet	Description
T.1	COVER SHEET, SITE PLAN, CODE ANALYSIS
T.1a	ENLARGED SITE PLAN
T.2	FLOOR PLAN & NOTES
T.2a	PORTE COCHERE PLAN, ELEVATION, CROSS-SECTIONS
T.3	PORTE COCHERE STRUCTURAL PLANS & NOTES
T.4	DETAILS
M.1	MECHANICAL PLAN BY OTHERS
P.1	PLUMBING PLAN AND NOTES BY OTHER
E.1	ELECTRICAL PLAN & NOTES
S.1	STRUCTURAL PLAN BY OTHERS at INTERIOR BEDROOM SUITE

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

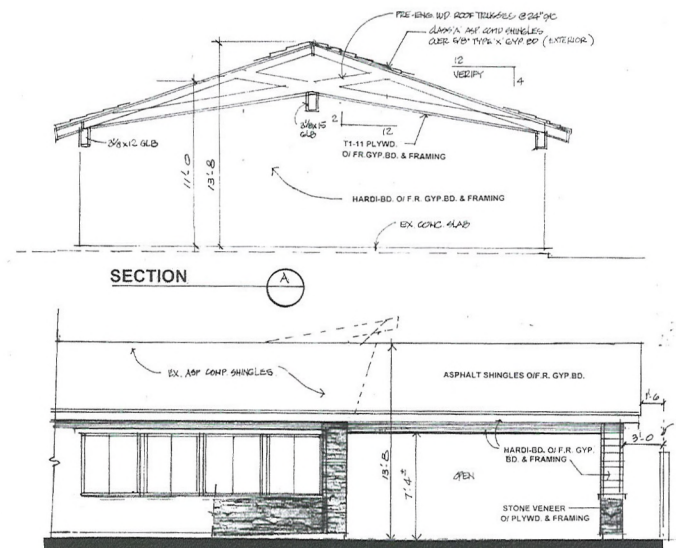
TIM BLISH
REGISTERED ARCHITECT
NO. 10000
LAS VEGAS, NEVADA 89101

9-1-10

T.1

RECEIVED
OCT 05 2010

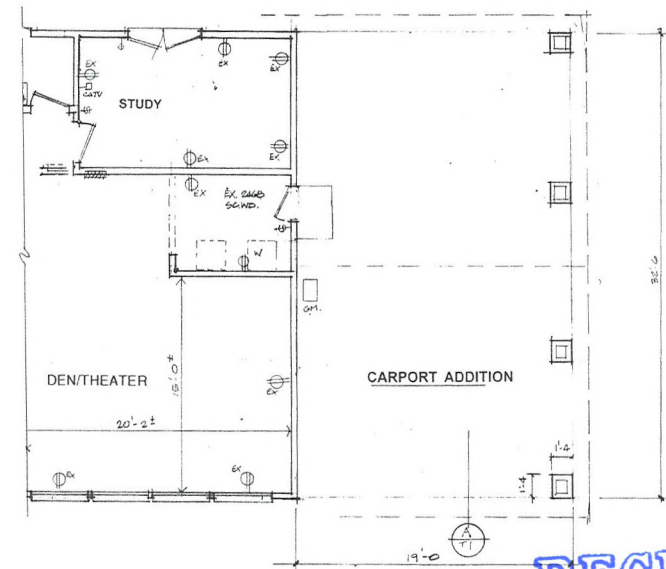
VAR-39816



SECTION

WEST SIDE ELEVATION

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



PLAN NOTES

CARPORT PLAN

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

RECEIVED
OCT 05 2010

VAR-39816

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

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

T.2



**VAR-39816 - APPLICANT/OWNER: CHARLES HOPPER
305 ROSEMARY LANE**

10/15/10



VAR-39816 - APPLICANT/OWNER: CHARLES HOPPER
305 ROSEMARY LANE

10/15/10



**VAR-39816 - APPLICANT/OWNER: CHARLES HOPPER
305 ROSEMARY LANE**

10/15/10



**VAR-39816 - APPLICANT/OWNER: CHARLES HOPPER
305 ROSEMARY LANE**

10/15/10

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.

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

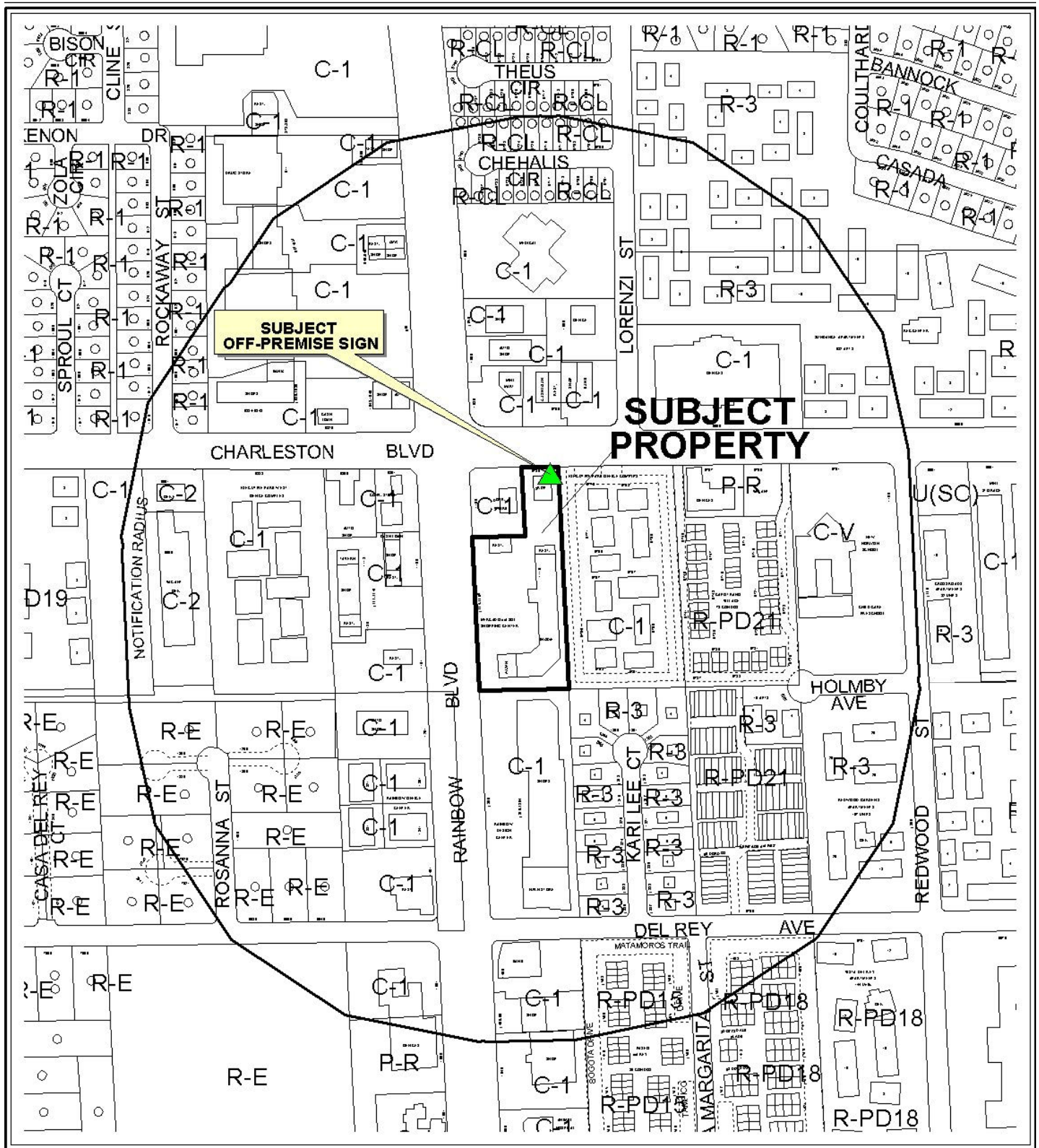
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RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

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





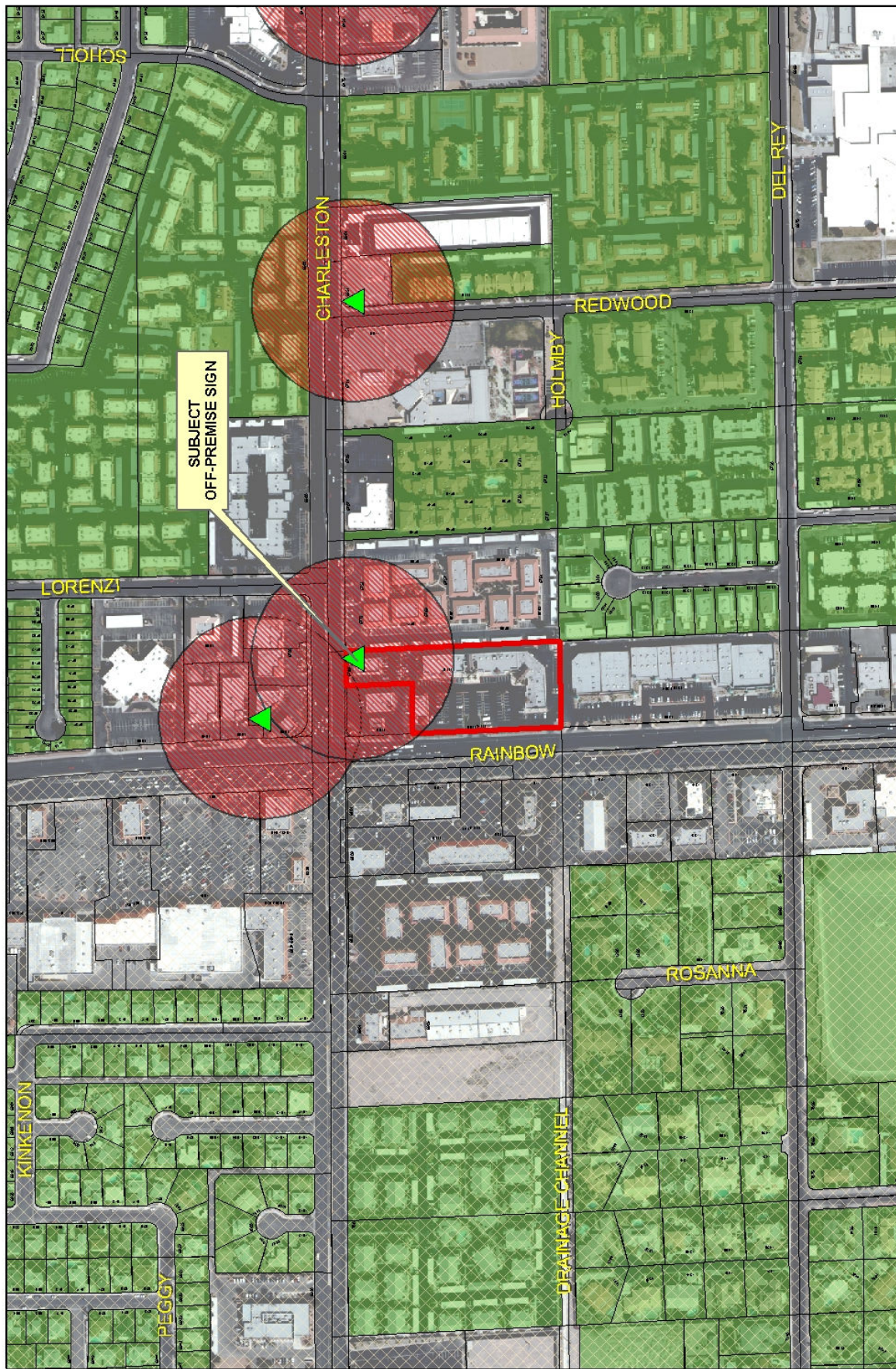
CASE: **RQR-39371**

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.

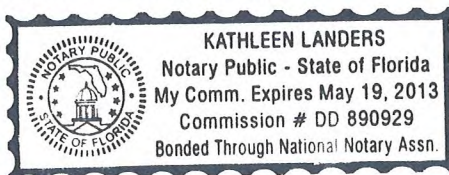
Print Name Charles Grigsby

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'±

LANDSCAPE

PROPOSED SIGN

SIDEWALK
(Not ADA Required)

10'

13'

COLUMN
CENTER OF COLUMN 19"

TORSION BAR

WALKWAY

EXISTING BUILDING

SIDEWALK

DRIVEWAY

PL 637'±

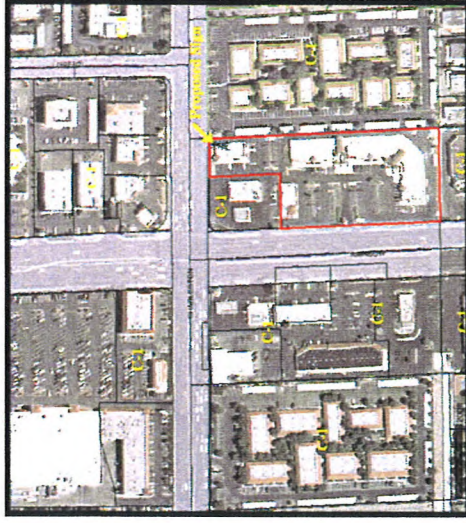
PL 200'±

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

BQR-39371

RECEIVED

AUG 30 2010



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
DATE: 6-4-03
DRAWN BY: MELANIE PULS
REVISED:

LOCATION:

1110 S. RAINBOW BLVD.

DRAWING #:

APN# 163-02-101-002



RQR-39371 - APPLICANT: REAGAN NATIONAL ADVERTISING - OWNER: COG III, LTD
1110 SOUTH RAINBOW BOULEVARD

10/15/10



**RQR-39371 - APPLICANT: REAGAN NATIONAL ADVERTISING - OWNER: COG III, LTD
1110 SOUTH RAINBOW BOULEVARD**

10/15/10



RQR-39371 - APPLICANT: REAGAN NATIONAL ADVERTISING - OWNER: COG III, LTD
1110 SOUTH RAINBOW BOULEVARD

10/15/10



RQR-39371 - APPLICANT: REAGAN NATIONAL ADVERTISING - OWNER: COG III, LTD
1110 SOUTH RAINBOW BOULEVARD

10/15/10



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

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

DOUGLAS A. SELBY
CITY MANAGER



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

VOICE 702.229.6011
TDD 702.386.9108
www.lasvegasnevada.gov

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

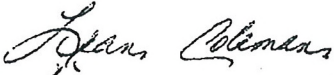
1. This Special Use Permit shall be reviewed in three (3) years at which time the City Council may require the Off-Premise Advertising (Billboard) Sign be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement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

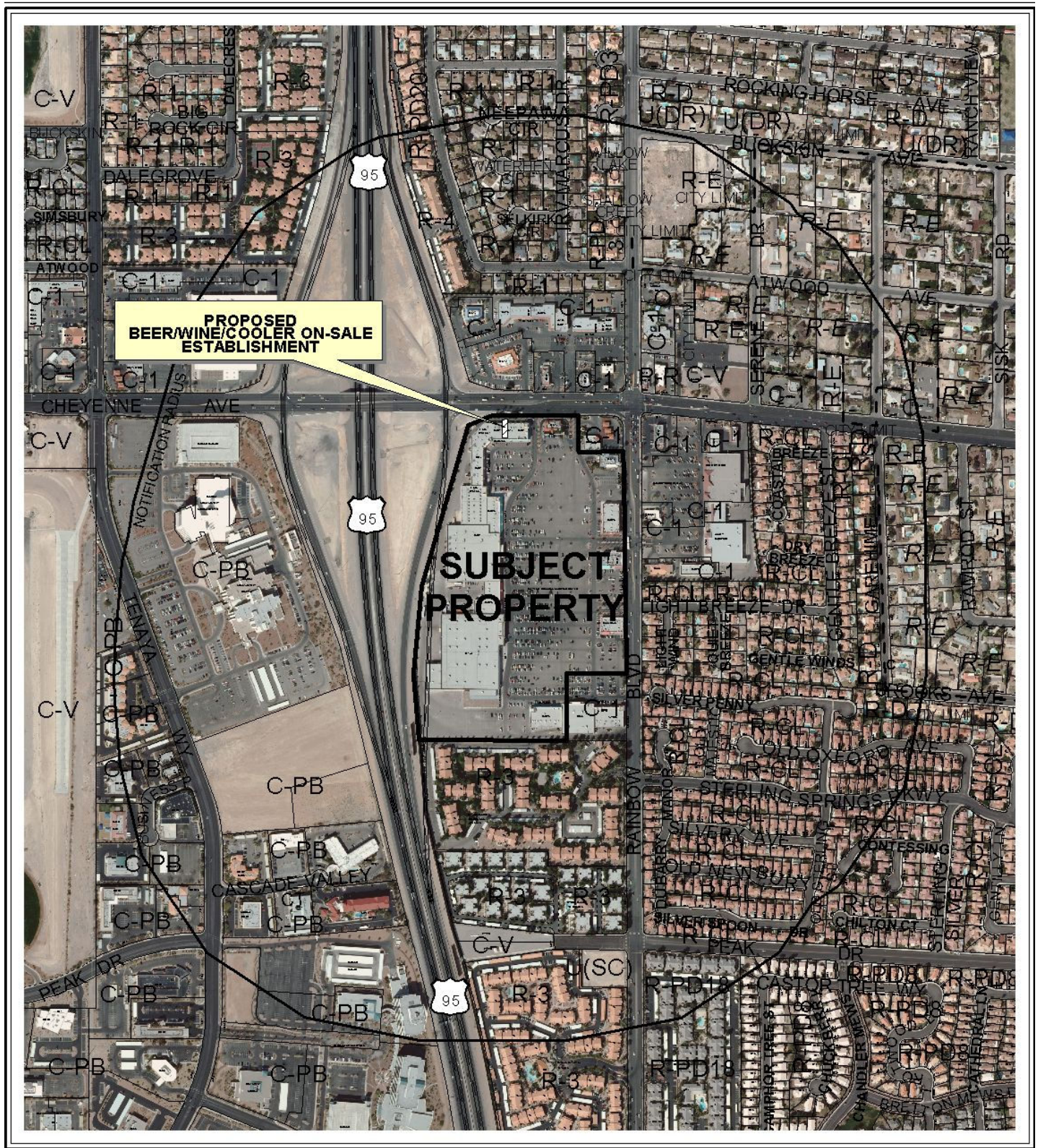
BACKUP DOCUMENTATION:

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
On-Off Sale

Beer/Wine/Cooler
On-Off Sale

Supplier Club/
Restaurant Service Bar

Religious

City Parks

Schools

Tavern

Package Liquor
Sales

Beer/Wine/Cooler
On Sale

Beer/Wine/Cooler
On-Off Sale

Beer/Wine/Cooler
On-Off Sale

Beer/Wine/Cooler
On-Off Sale

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 CHRYSENE COMMONS LLC

Name of Applicant: N/A, RONGJIE

Name of Representative: _____

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

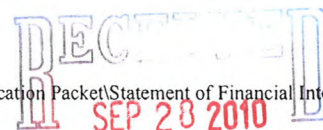
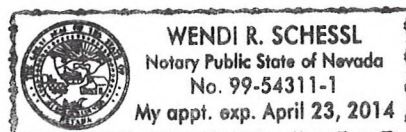
APN: _____

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

Print Name: ROBERT M. RICE

Subscribed and sworn before me

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



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

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

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

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

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

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

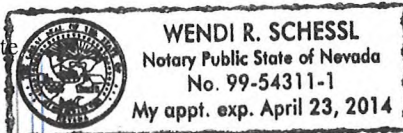
* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name ROBERT M. RICE

Subscribed and sworn before me

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

Notary Public in and for said County and State



Revised 10/27/08

SEP 28 2010

FOR DEPARTMENT USE ONLY

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

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

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

Revisions:
No. Date Description

Consultant:

Stamp:

Project No. **WP-1025**

Owner: **MICHAEL NIA**

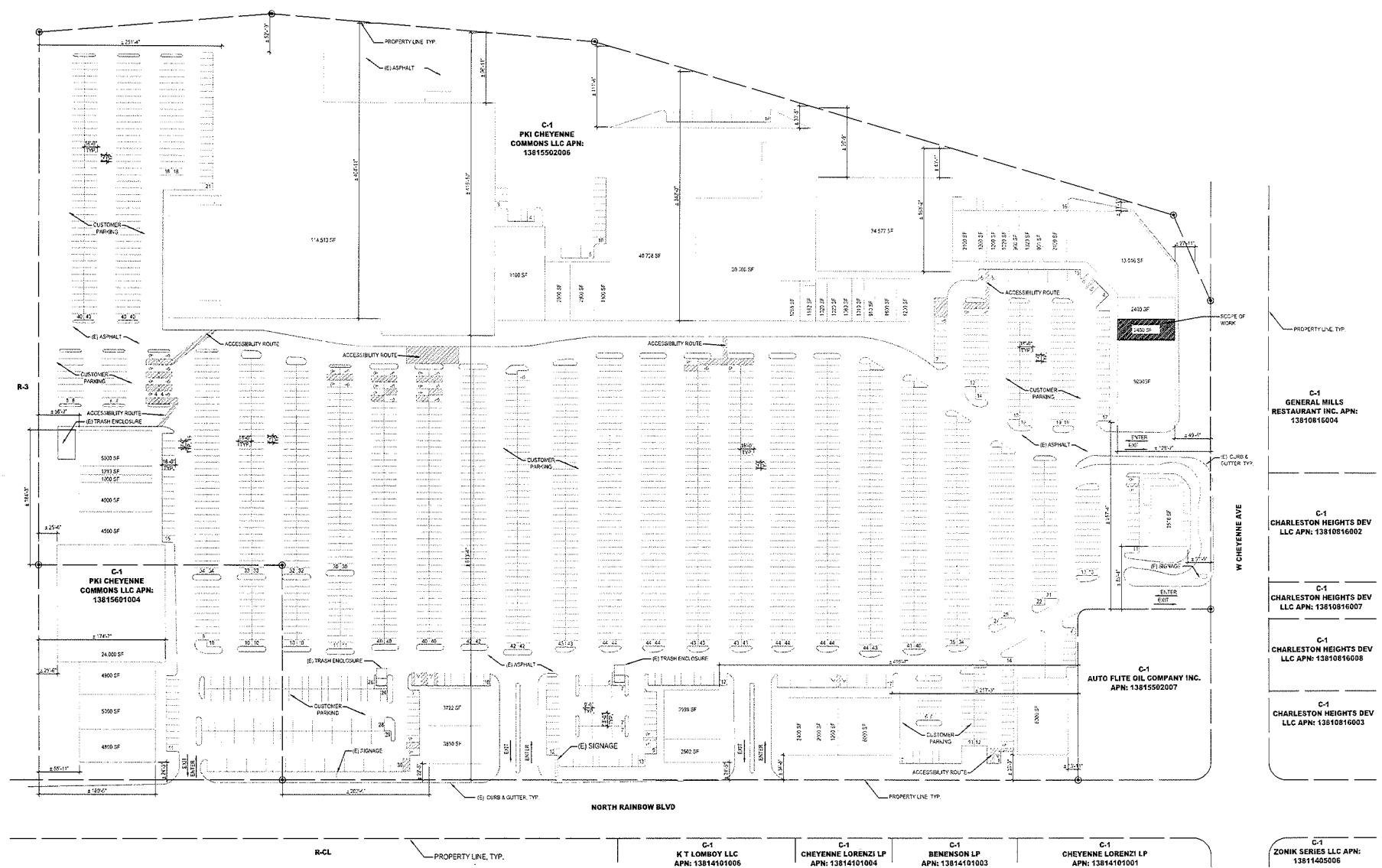
Project Name: **BANGKOK 9 TI**
3175 N. RAINBOW BLVD., LAS VEGAS, NV 89108

Sheet Title: **SITE PLAN**

Date: 09.07.10
Checked By: CS
Submitted: PLAN CHECK

Sheet No.

AS1.01

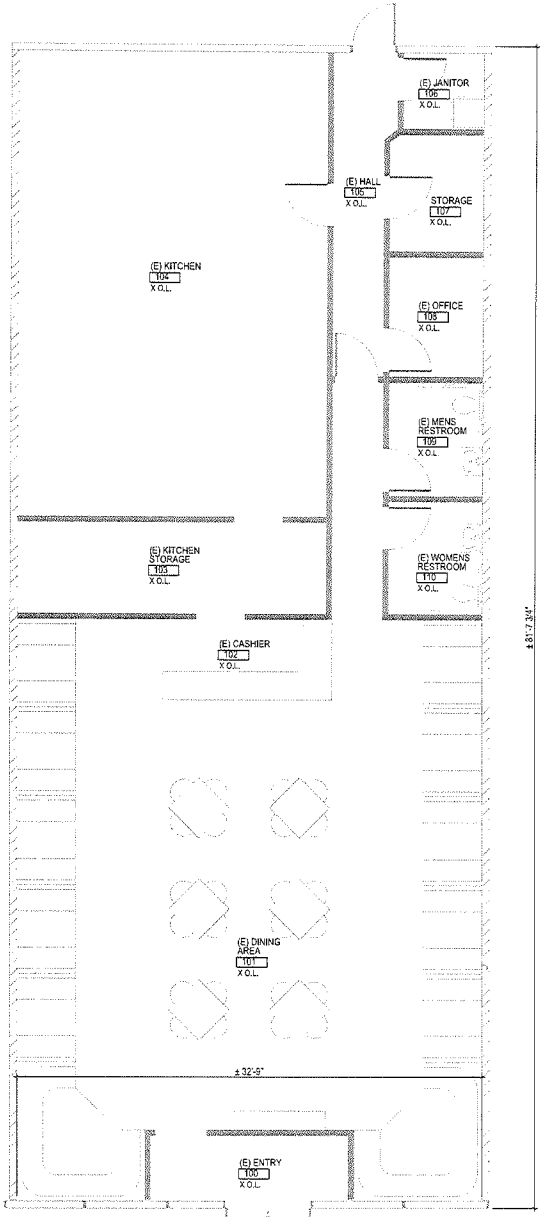


SITE PLAN

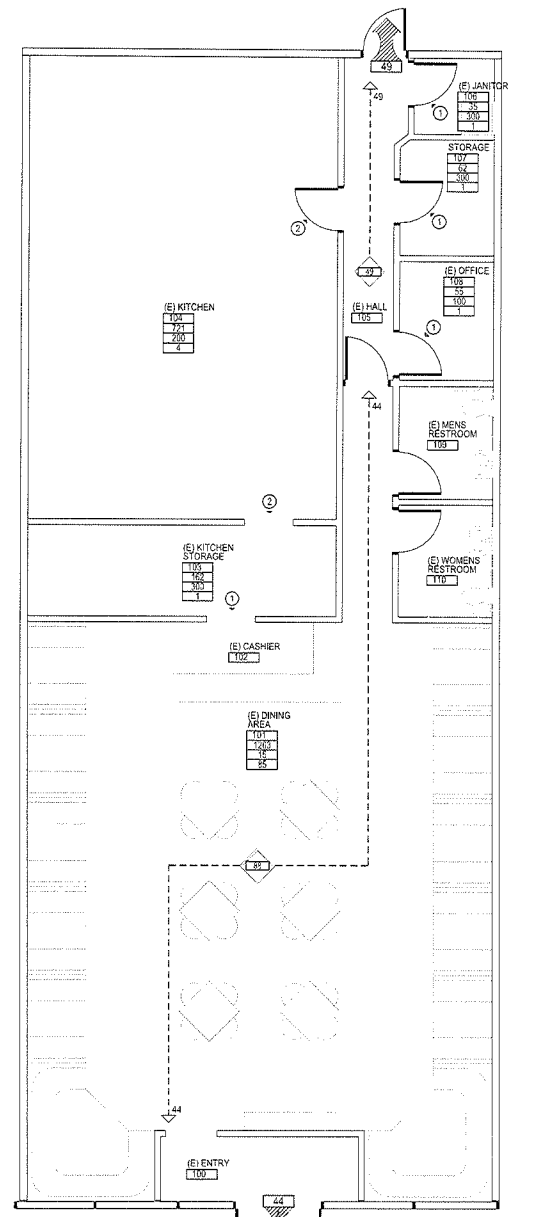
SCALE: 1"=60'-0"

SEP 23 2010

SUP-39745



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



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



LIFE SAFETY LEGEND

ROOM OCCUPANCY LOAD MATRIX

XXXX
XXXX
XXXX

ROOM AREA/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

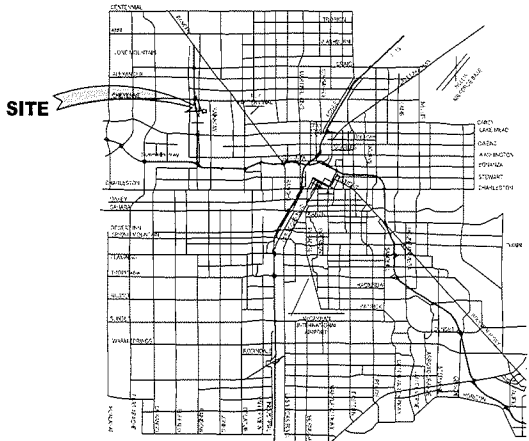
OCCUPANCY LOAD

TABLE 106A.1.1. MAXIMUM FLOOR AREA ALLOWANCE PER OCCUPANT

ROOM NO.	ROOM NAME	OCCUPANCY GROUP	AREA (S.F.)	LOAD FACTOR	NUMBER OF OCCUPANTS
100	ENTRY	N/A	N/A	N/A	-
101	DINING AREA	ASSEMBLY	1263.15	N/A	85
102	CASHER	N/A	N/A	N/A	-
103	KITCHEN STORAGE	STORAGE	1625.00	N/A	1
104	KITCHEN	ASSEMBLY	721.25	N/A	4
105	HALL	N/A	N/A	N/A	-
106	JANITOR	STORAGE	325.00	N/A	1
107	STORAGE	STORAGE	620.00	N/A	1
108	OFFICE	BUSINESS	550.00	N/A	1
109	MENS RESTROOM	N/A	N/A	N/A	-
110	WOMENS RESTROOM	N/A	N/A	N/A	-
TOTAL OCCUPANTS					93

SEP 23 2010

SUP-39745

SHEET INDEX 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.	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.	BUILDING HEIGHT BUILDING HEIGHT FOR EXISTING BUILDING: (BUILDING HEIGHT LISTED IS FOR THE BUILDING WITH THE SUITE LISTED AS THE "SCOPE OF WORK" ON THE SITE PLAN ONLY) BUILDING HEIGHT: ± 25'-0"
VICINITY MAP 	

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



SUP-39745 - APPLICANT: RONG JIE NIA - OWNER: PK I CHEYENNE COMMONS, LLC

3175 NORTH RAINBOW BOULEVARD

10/15/10

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:

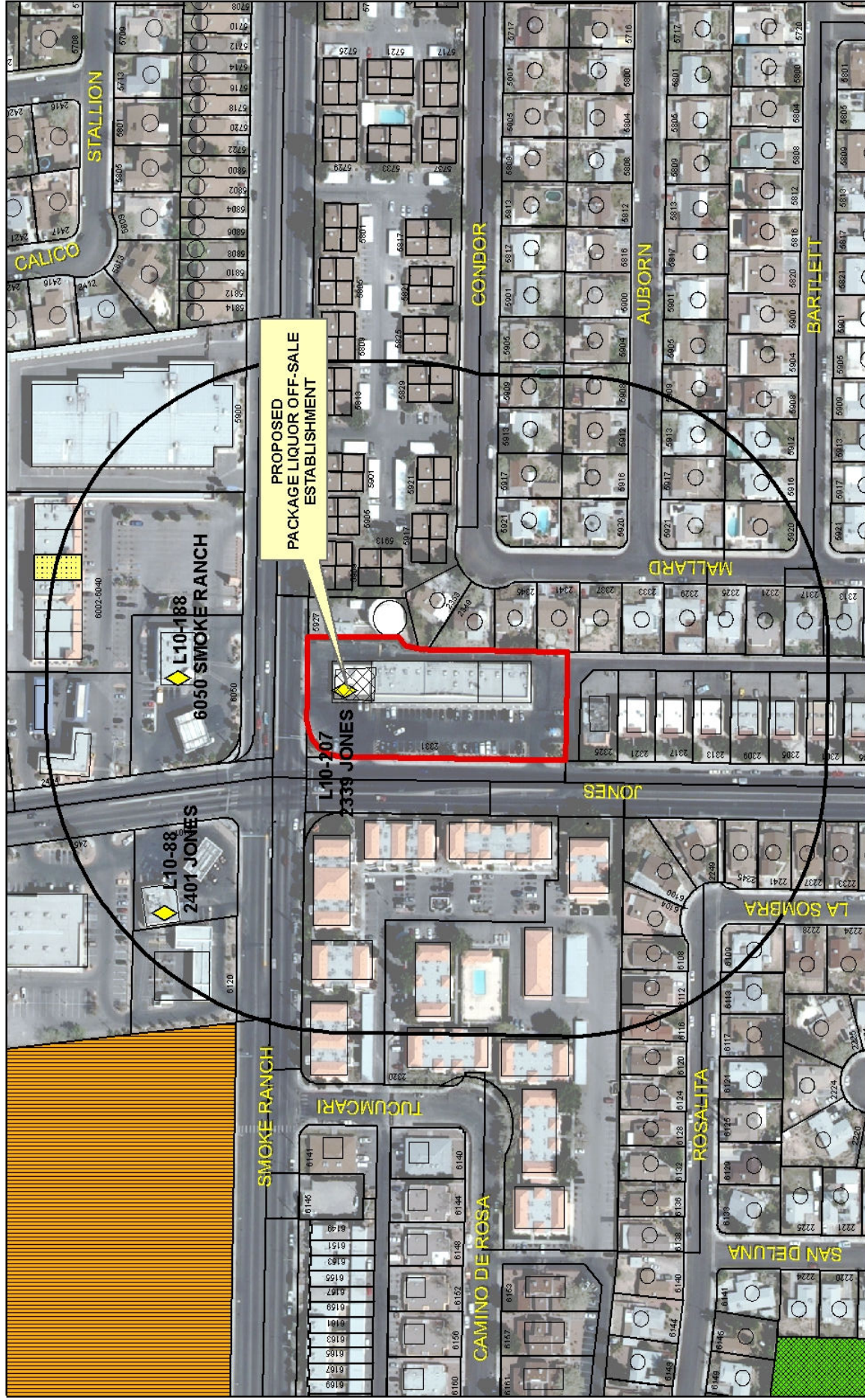
Staff recommends DENIAL.

BACKUP DOCUMENTATION:

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







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.

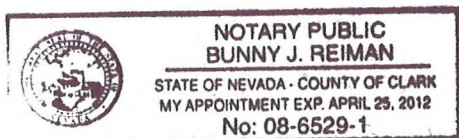
[Signature]

Notary Public in and for said County and State

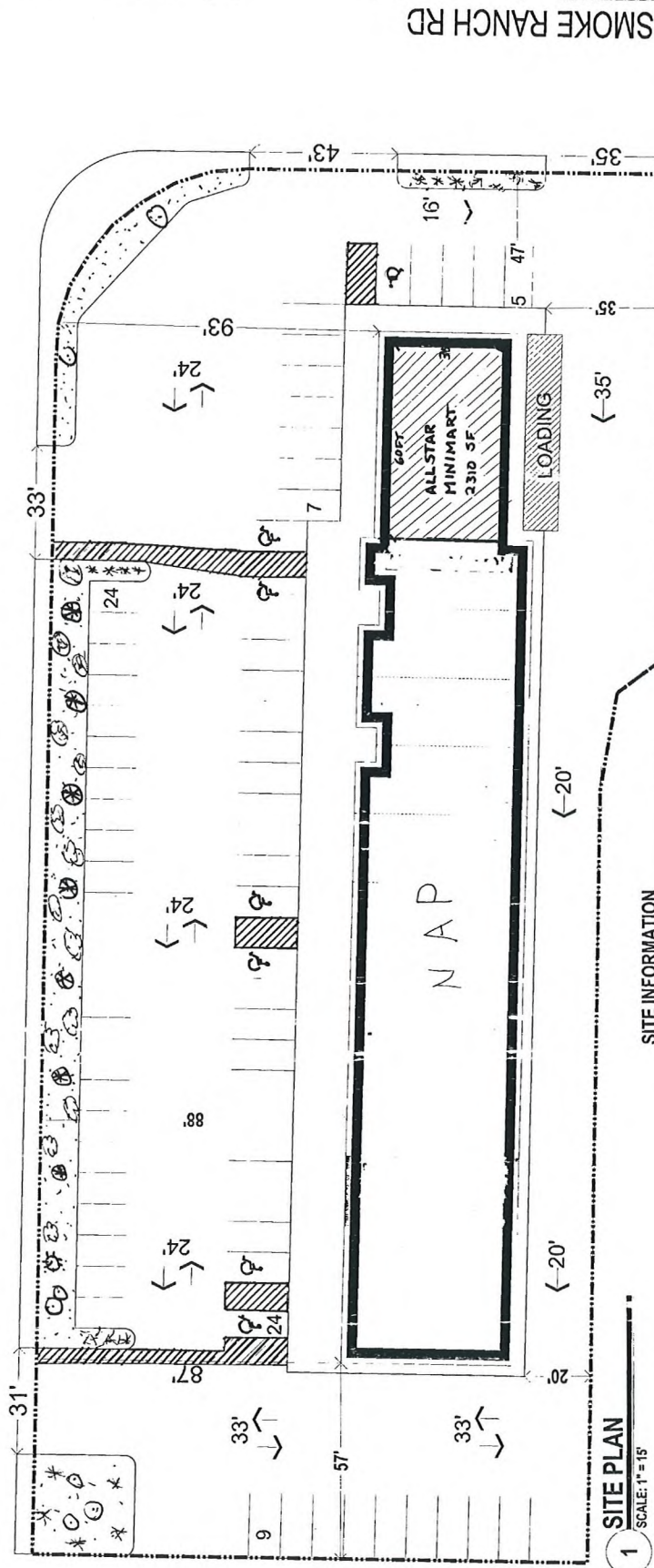
FOR DEPARTMENT USE ONLY

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 16%
Setbacks: Front 20 ft, Side 15 ft, Rear 20 ft

Corner Side: 15 ft
Rear: 20 ft

BUILDING HEIGHT: Allowed: 35 ft, Provided: 19 ft

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

PROJECT AREA

PROJECT AREA

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PROJECT AREA

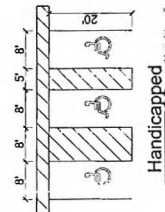
PROJECT AREA

SMOKE RANCH RD

Fire Turning Radius



Typical Loading Spaces



Handicapped

Scale: 1" = 15'

North Arrow

0 15 30

Scale: 1" = 15'

North Arrow

0 15 30

Scale: 1" = 15'

North Arrow

0 15 30

Scale: 1" = 15'

North Arrow

0 15 30

Scale: 1" = 15'

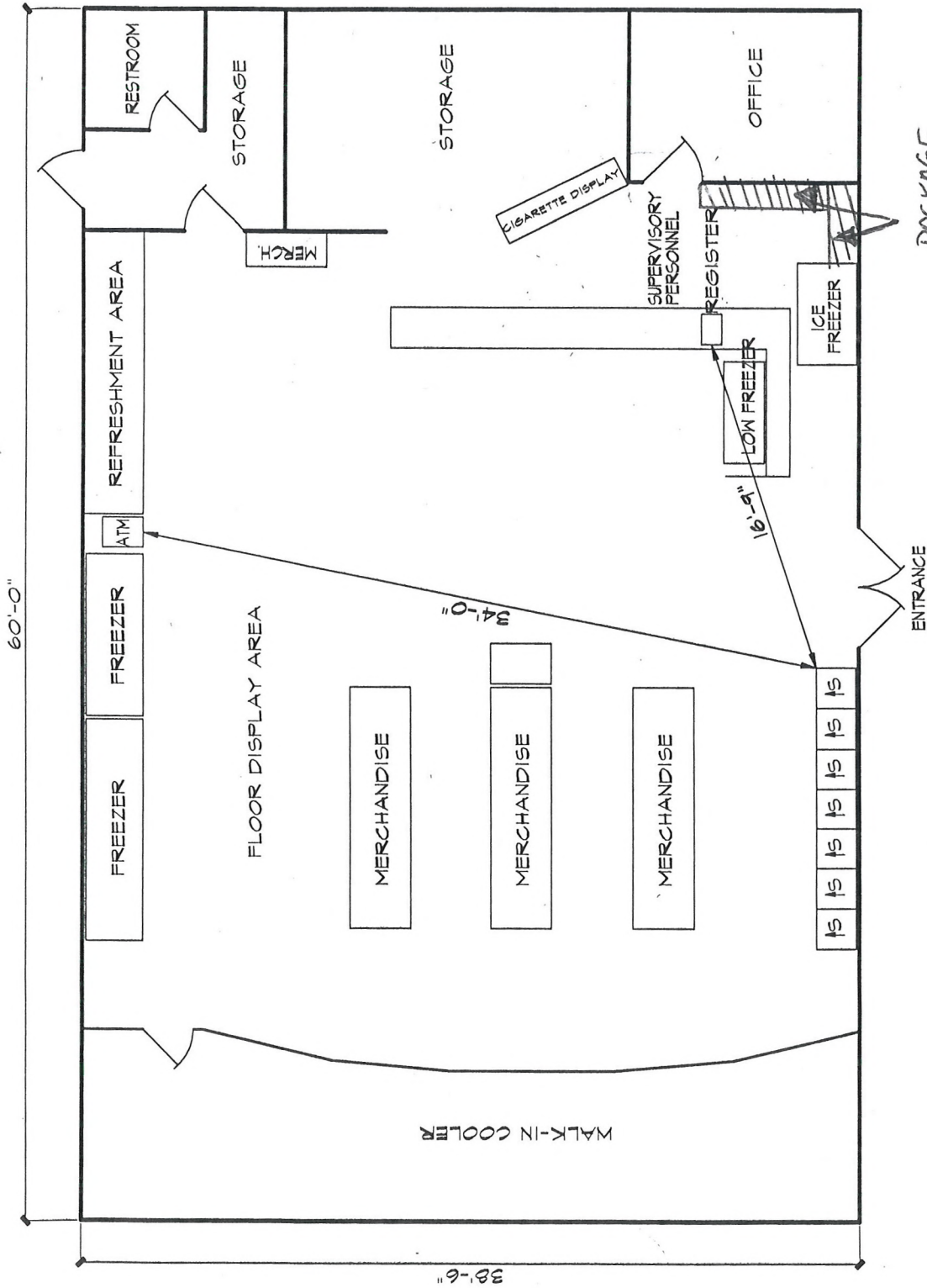
RECEIVED
OCT 05 2010

SUP PACKAGED LIQUOR
ACC ESSORY PACKAGE LIQUOR OFFSALE

ALL STAR-MINI MART

2339 N. Jones, City of Las Vegas, NV

SUP-39812



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



SUP-39812 - APPLICANT: ALLSTAR MINIMART - OWNER: BECKER INVESTMENT COMPANY, LP
2339 NORTH JONES BOULEVARD

10/15/10

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

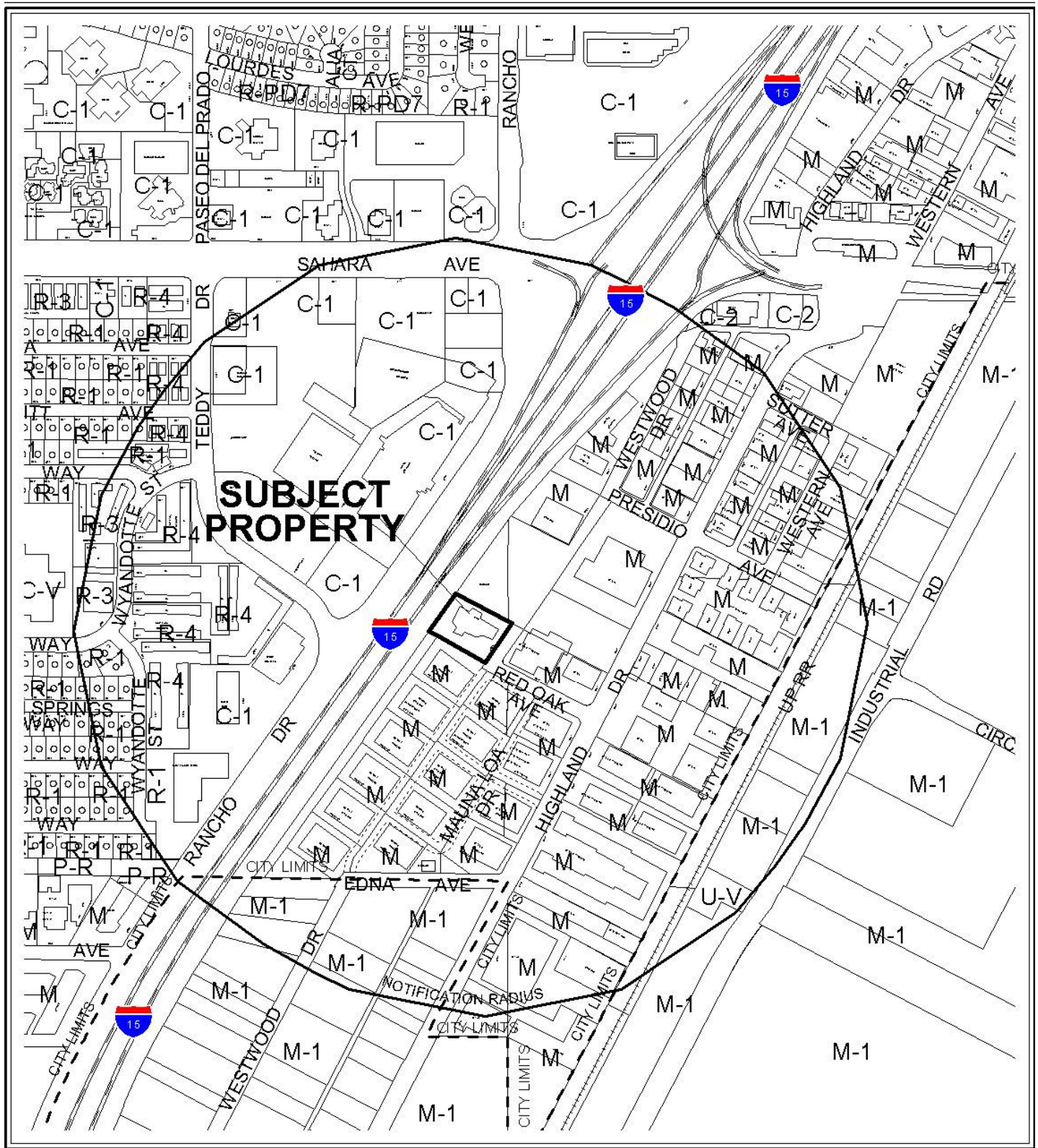
0

RECOMMENDATION:

Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:

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



CASE: SUP-39819

RADIUS: 1500 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

0 300 600 Feet





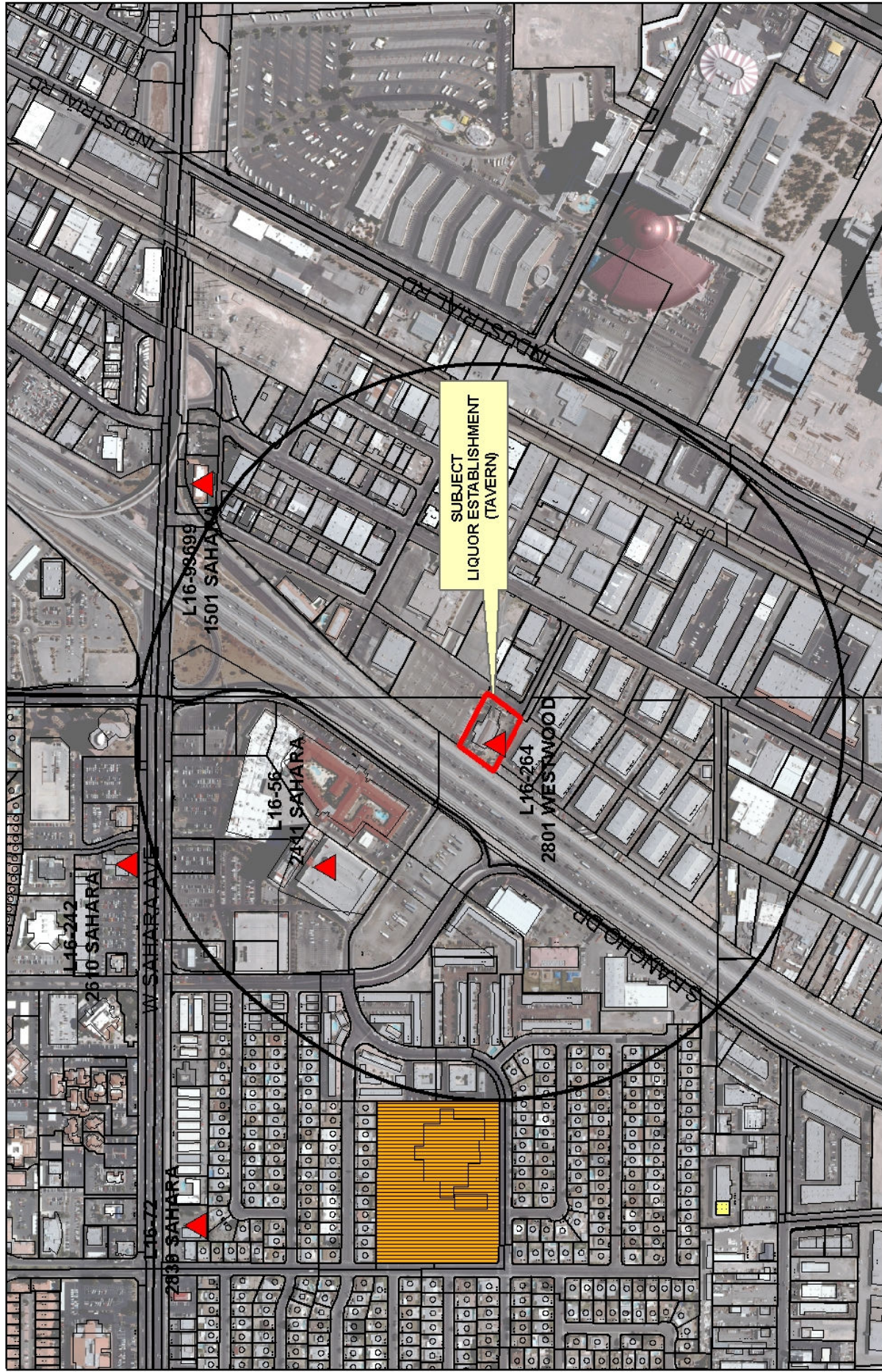
CASE: **SUP-39819**

RADIUS: 1500 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

0 300 600 Feet







PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

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

☐ Yes

☒ No

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

City Official: —

Partner(s): —

APN: —

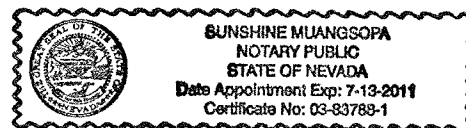
Signature of Property Owner: W Henderson

Print Name: Winston Henderson

Subscribed and sworn before me

This 5th day of October, 20 10

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



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

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

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

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

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

Property Owner Signature* [Signature]

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

Print Name Winston Henderson

Subscribed and sworn before me

This 5 day of October, 20 10

[Signature]

Notary Public in and for said County and State

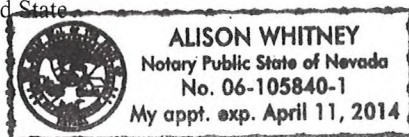
FOR DEPARTMENT USE ONLY

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

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

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

RECEIVED
OCT 10 5 2010
Revised 10/27/08



2801 WESTWOOD, INC.

APN: 162-08-604-001

Name of Property Owner: 2801 Westwood, Inc.

Name of Applicant: 2801 Westwood, Inc.

To Whom It May Concern:

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

Signature of Property Owner: 

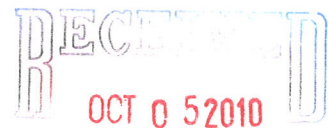
Print Name: Hassan Dawari

Subscribed and sworn before me

This 2nd day of Nov, 2009

Brenda K. Roberts

Notary Public in and for said County and State



SUP-39819
SDR-39818

ISSUED TO CLV PLANNING

ISSUE DATE 10/04/10

FOR APPROVED SDR & SUPPLEMENT

PROPOSED - BUILDING SF.		
TOTAL FIRST FLOOR AREA		7,346 SF
TOTAL SECOND FLOOR AREA		3,704 SF
TOTAL THIRD FLOOR AREA		2,716 SF
TOTAL FOURTH FLOOR AREA		15,588 SF
TOTAL FIFTH FLOOR AREA		3,686 SF
TOTAL TOTAL BUILDING AREA		33,040 SF
TOTAL ADDITIONAL AREA		16,133 SF
TOTAL BUILDING AREA		49,173 SF
EXISTING BUILDING AREA		25,417 SF
NEW ADDITIONAL BUILDING AREA		23,756 SF
TOTAL EXISTING BUILDING AREA		62,559 SF
TOTAL TOTAL BUILDING AREA		125,112 SF
TOTAL BUILDING AREA		49,173 SF

PARKING ANALYSIS		
EXISTING BUILDING AREA: 25,417 SF	(1 PER 250) =	102
NEW BUILDING AREA: 16,133 SF	(1 PER 250) =	77
TOTAL BUILDING AREA: 41,550 SF	(1 PER 250) =	166
EXISTING PARKING SPACES: 100		
NEW PARKING SPACES: 166		
TOTAL PARKING SPACES: 266		
REQUIRED PARKING SPACES PER CITY TITLE 18.16.10		
(BUILDING AREA 41,550 SQ FT) (1 PER 250) =		166
(TOTAL 166 - 100 EXISTING) =		66
TOTAL REQUIRED PARKING SPACES		166
TOTAL PROVIDED PARKING SPACES		266
TOTAL EXCESS PARKING SPACES		100

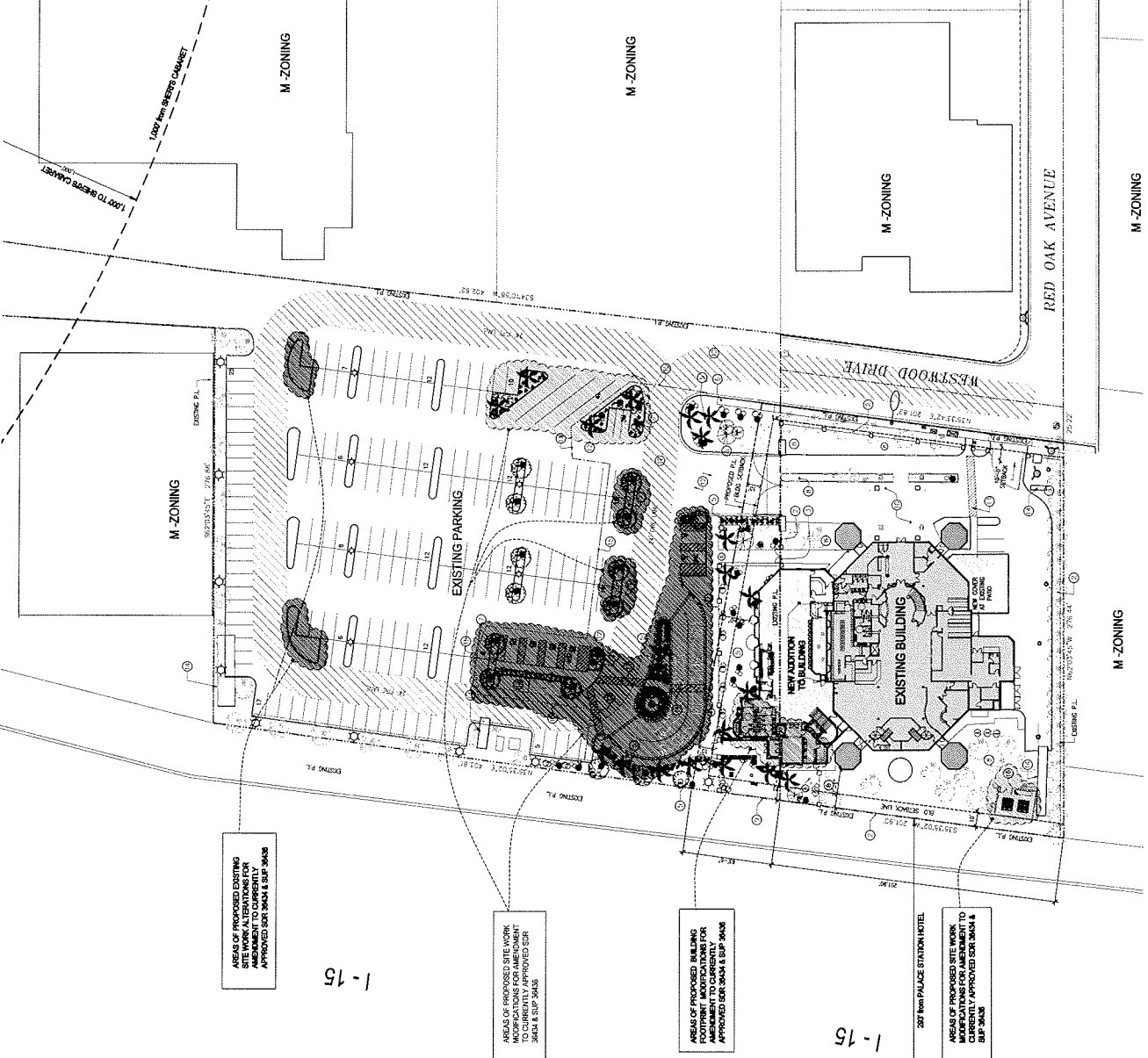
100 NEW EXCESS PARKING SPACES (TOTAL 266 - 166 REQUIRED)

GENERAL NOTES

- [illegible]

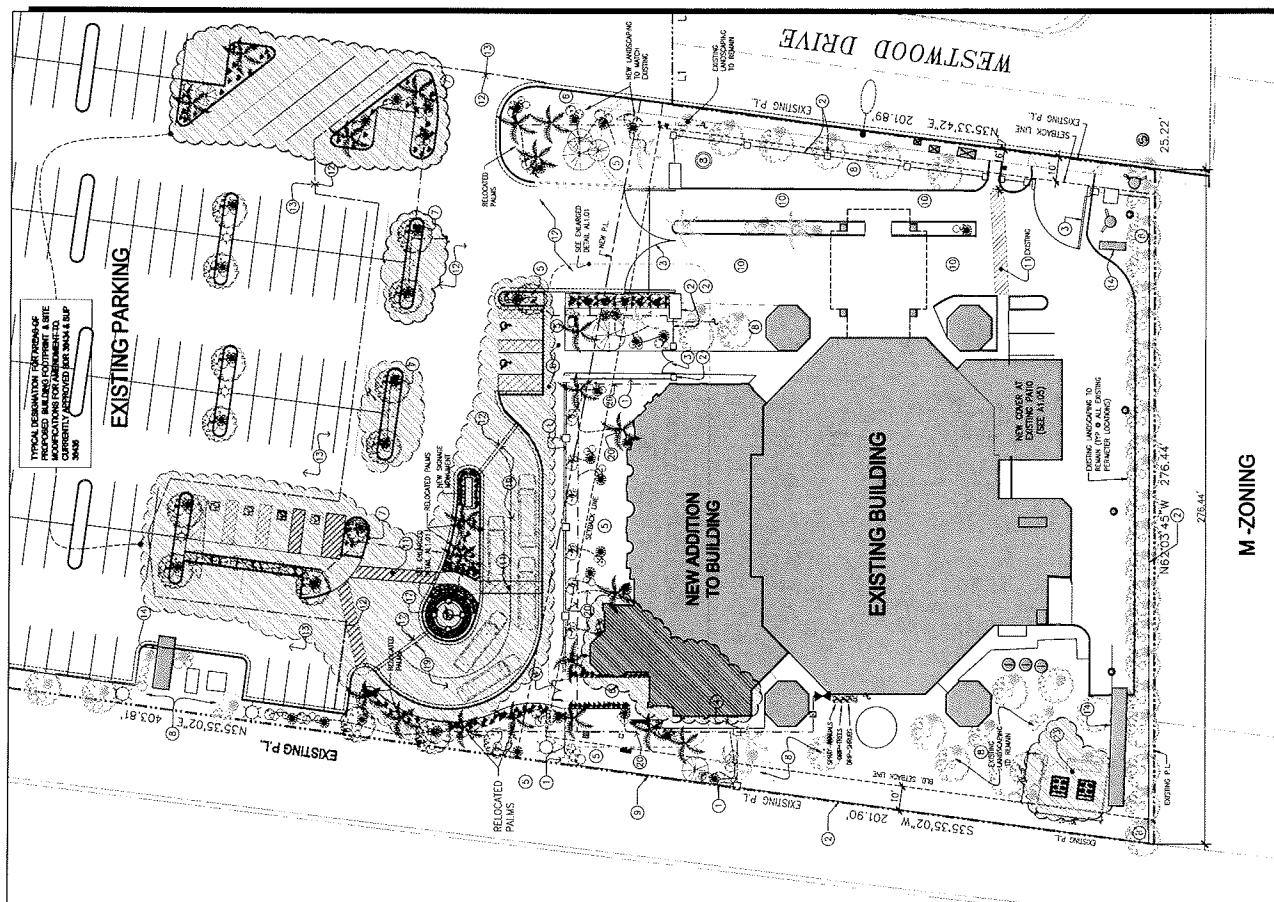
KEY NOTE

- [illegible]



1 SITE PLAN

SUP-39819



M-ZONING

LANDSCAPE PLAN

SUP-39819

05 OCT

ISSUED TO CLV PLANNING

ISSUE DATE 10/04/10

FOR APPROVED SDR & SUP AMENDMENT

[illegible]

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19

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

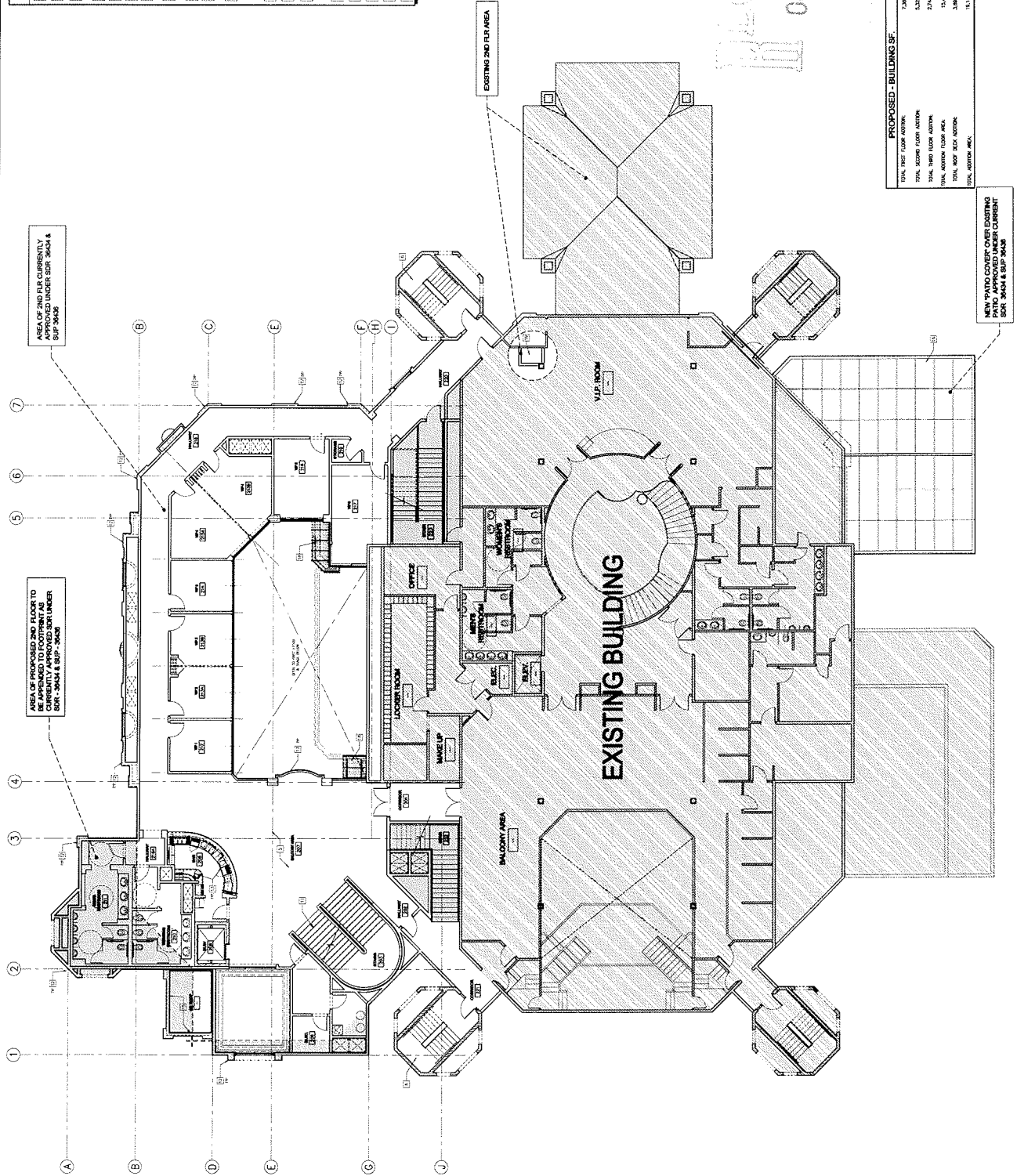
Date:	07-27-2008
Drawn:	WPH
Checked:	TEPWPH

A1.01

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

KEY NOTE

1. STAIR LOCATION FOR OVER FURNISHED, OVERSTALL STAIRS.
2. USE OF ROOF DRAIN SYSTEMS, SEE ROOF PLAN FOR DETAILS.
3. MECHANICAL EQUIPMENT SHALL BE OWNED FURNISHED OWNER. SEE ELECTRICAL SHEETS FOR ELECTRICAL CONNECTIONS.
4. SEPARATE NICHES FOR OVER FURNISHED ART WORK/SCULPTURE.
5. COORDINATE WITH OWNER.
6. EXISTING METAL STAIRS WITH CONCRETE FILL FULLED STEPS.
7. STRUCTURAL COLUMN WITH FIVE UNITS SURROUND SEE WALLS FOR SHIP-ON-FIRE PROTECT REQUIREMENTS. WALLS SHALL BE CONCRETE WITH REINFORCED CONCRETE WITH ELEVATION SHEETS.
8. ELECTRICAL SHEETS.
9. INFORMATION SHEETS, SEE "Y" SHEETS FOR ADDITIONAL INFORMATION.
10. FOR COLUMNS WITH STAIRS, SEE STRUCTURAL DRAWINGS FOR ELEVATIONS FOR ELEVATION "Y" SHEET.
11. FOR STAIRS WITH STAIRS, SEE STRUCTURAL DRAWINGS FOR ELEVATIONS FOR ELEVATION "Y" SHEET.
12. FOR STAIRS WITH STAIRS, SEE STRUCTURAL DRAWINGS FOR ELEVATIONS FOR ELEVATION "Y" SHEET.
13. FOR STAIRS WITH STAIRS, SEE STRUCTURAL DRAWINGS FOR ELEVATIONS FOR ELEVATION "Y" SHEET.
14. FOR STAIRS WITH STAIRS, SEE STRUCTURAL DRAWINGS FOR ELEVATIONS FOR ELEVATION "Y" SHEET.
15. FOR STAIRS WITH STAIRS, SEE STRUCTURAL DRAWINGS FOR ELEVATIONS FOR ELEVATION "Y" SHEET.
16. FOR STAIRS WITH STAIRS, SEE STRUCTURAL DRAWINGS FOR ELEVATIONS FOR ELEVATION "Y" SHEET.
17. FOR STAIRS WITH STAIRS, SEE STRUCTURAL DRAWINGS FOR ELEVATIONS FOR ELEVATION "Y" SHEET.
18. FOR STAIRS WITH STAIRS, SEE STRUCTURAL DRAWINGS FOR ELEVATIONS FOR ELEVATION "Y" SHEET.
19. FOR STAIRS WITH STAIRS, SEE STRUCTURAL DRAWINGS FOR ELEVATIONS FOR ELEVATION "Y" SHEET.



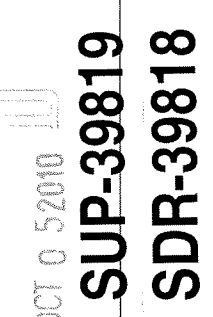
PROPOSED - BUILDING SF

TOTAL FIRST FLOOR AREA:	7,200 SF
TOTAL SECOND FLOOR AREA:	5,225 SF
TOTAL THIRD FLOOR AREA:	2,718 SF
TOTAL FOURTH FLOOR AREA:	15,408 SF
TOTAL ROOF DECK AREA:	3,085 SF
TOTAL AREA:	18,133 SF



1 OVERALL SECOND FLOOR PLAN
DATE 10-04-10

SUP-39819
SDR-39818

[illegible]

1 ROOF PLAN
SCALE 1/8" = 1'-0"

DATE	07/27/2009
JOB NO.	09220
DESIGNER	WHH
DRAWN	TEPARK
UPDATES	
CHECKED	TEP/WHH
SHEET	A1.06A

1550 EAST FLAMINGO ROAD STE. 4050, LAS VEGAS, NV 89119
OFFICE (702) 899-9700
FAX (702) 899-9797

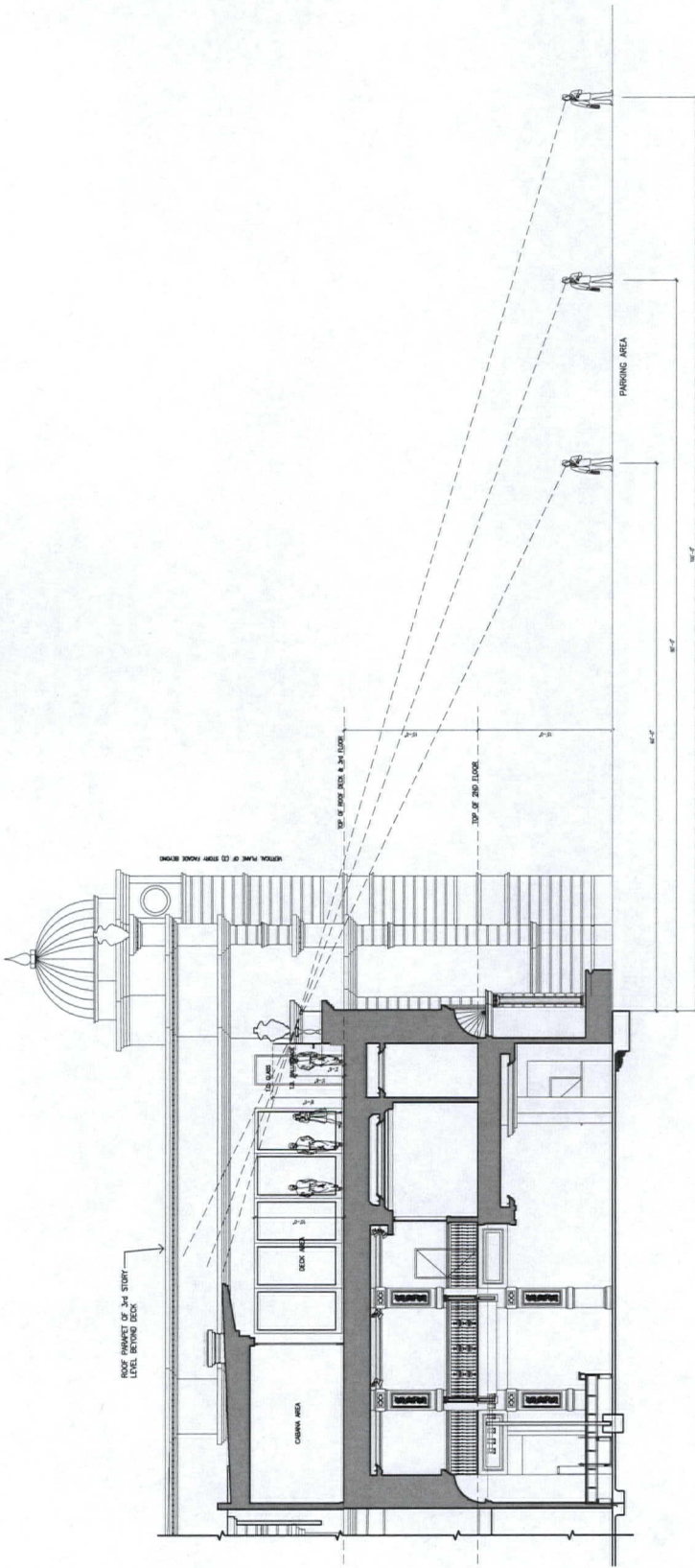
WINSTON H. HENDERSON
ARCHITECTS

TREASURES GENTLEMEN'S CLUB EXPANSION
2801 WESTWOOD DR. LAS VEGAS, NEVADA 89108
APN: 16208604001, 16209102004

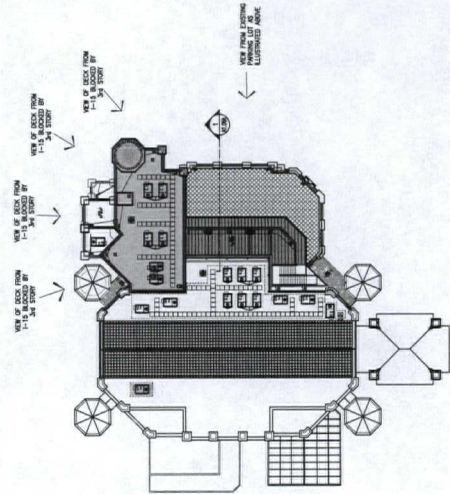
SIGHT LINE SECTION

RECEIVED
OCT 27 2010

SUP-39819
SDR-39818
REVISED



1 SIGHT LINE SECTION
SCALE 3/4" = 1'-0"



2 SIGHT LINE ROOF PLAN SECTION KEY
SCALE 3/4" = 1'-0"

ISSUED TO CLV PLANNING

ISSUE DATE 10/04/10

FOR APPROVED

[illegible]

SOLAR JUMP SYSTEM & SENSING MECHANISM

SOLAR JUMP SYSTEM & SENSING MECHANISM

Architectural drawing of a window with a semi-circular pediment. The drawing includes dimensions: 15'-0" for the total width, 15'-0" for the pediment width, 15'-0" for the opening width, and 15'-0" for the base width. The height is 15'-0". A standing female figure is shown within the opening for scale. The text 'WINDOW WITH CUSTOM-FABRICATED STEELWORK' is written vertically on the right side.

Technical drawing of a classical statue pedestal. The drawing includes a side elevation and a top view. The side elevation shows a pedestal with a base, a column, and a capital. The top view shows a circular base with a central circular opening. The drawing is labeled with dimensions in centimeters (cm) and millimeters (mm). The dimensions are as follows:

- Overall height: 100 cm
- Base diameter: 100 cm
- Column diameter: 100 cm
- Capital diameter: 100 cm
- Base thickness: 10 mm
- Column thickness: 10 mm
- Capital thickness: 10 mm
- Base radius: 50 mm
- Column radius: 50 mm
- Capital radius: 50 mm
- Base height: 10 mm
- Column height: 100 mm
- Capital height: 10 mm
- Base width: 10 mm
- Column width: 10 mm
- Capital width: 10 mm

The drawing is labeled with the text: "MAKING WITH EXISTING PREPARATIONS STATUARY ENLIGHTENING & TYPE BEFORE COMPLETING WORK".

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

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

5 PLANT-ON DETAIL
SCALE: 1/4" = 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 30436

EXISTING BUILDING | NEW ADDITION

NEW COVER AT EXISTING PATIO

EAST ELEVATION

LINE OF PROPOSED 3RD FLOOR &
DOOF DECK AREA INCREASE TO
CURRENTLY APPROVED SDR
434 & SUP 36436

EXISTING BUILDING	NEW ADDITION
1. Structure: Existing building is a two-story structure with a gabled roof. 2. Foundation: Existing foundation is a concrete slab-on-grade. 3. Roof: Existing roof is a gabled roof with asphalt shingles. 4. Exterior: Existing exterior is a brick veneer. 5. Interior: Existing interior is a drop ceiling with fluorescent lighting. 6. Plumbing: Existing plumbing includes a sink, toilet, and shower. 7. Electrical: Existing electrical includes a panel, outlets, and switches. 8. HVAC: Existing HVAC includes a furnace and air conditioning unit. 9. Other: Existing other includes a fireplace and a window.	1. Structure: New addition is a two-story structure with a gabled roof. 2. Foundation: New foundation is a concrete slab-on-grade. 3. Roof: New roof is a gabled roof with asphalt shingles. 4. Exterior: New exterior is a brick veneer. 5. Interior: New interior is a drop ceiling with fluorescent lighting. 6. Plumbing: New plumbing includes a sink, toilet, and shower. 7. Electrical: New electrical includes a panel, outlets, and switches. 8. HVAC: New HVAC includes a furnace and air conditioning unit. 9. Other: New other includes a fireplace and a window.

EXISTING BUILDING	NEW ADDITION
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SP-39819

SPB-39818

OCT 05 2010



**SUP-39819 & SDR-39818 - APPLICANT/ONWER: D2801 WESTWOOD, INC.
2801 WESTWOOD DRIVE**

10/15/10



SUP-39819 & SDR-39818 - APPLICANT/ONWER: D2801 WESTWOOD, INC.
2801 WESTWOOD DRIVE

10/15/10



SUP-39819 & SDR-39818 - APPLICANT/ONWER: D2801 WESTWOOD, INC.
2801 WESTWOOD DRIVE

10/15/10



SUP-39819 & SDR-39818 - APPLICANT/ONWER: D2801 WESTWOOD, INC.
2801 WESTWOOD DRIVE

10/15/10

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.

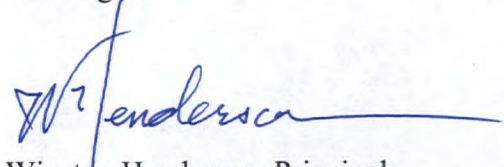
The total area will be approximately as follows:

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.


Winston Henderson, Principal
WHA

**SUP-39819
SDR-39818
REVISED**

RECEIVED
OCT 27 2010

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 (APNs 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

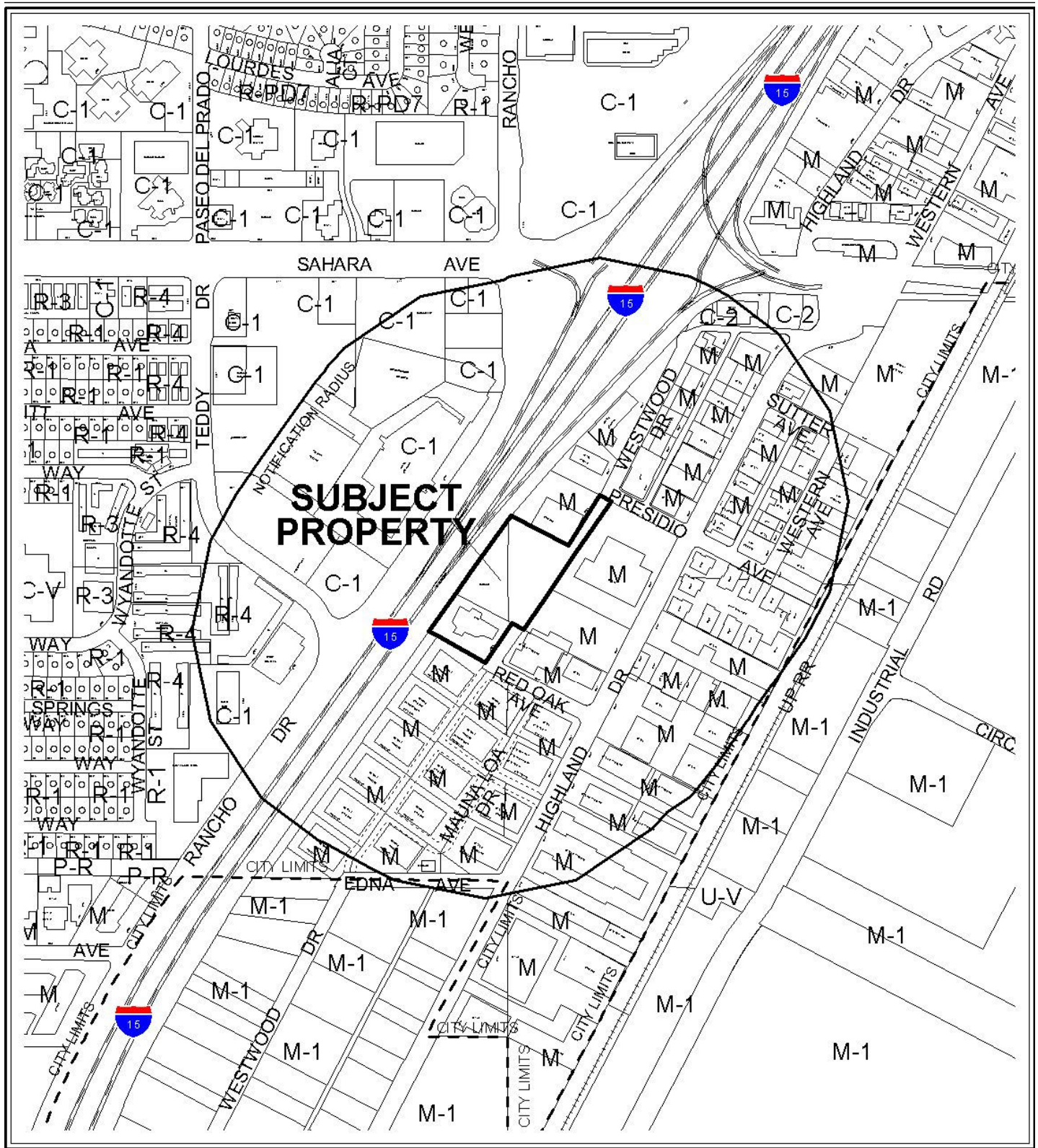
RECOMMENDATION:

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.



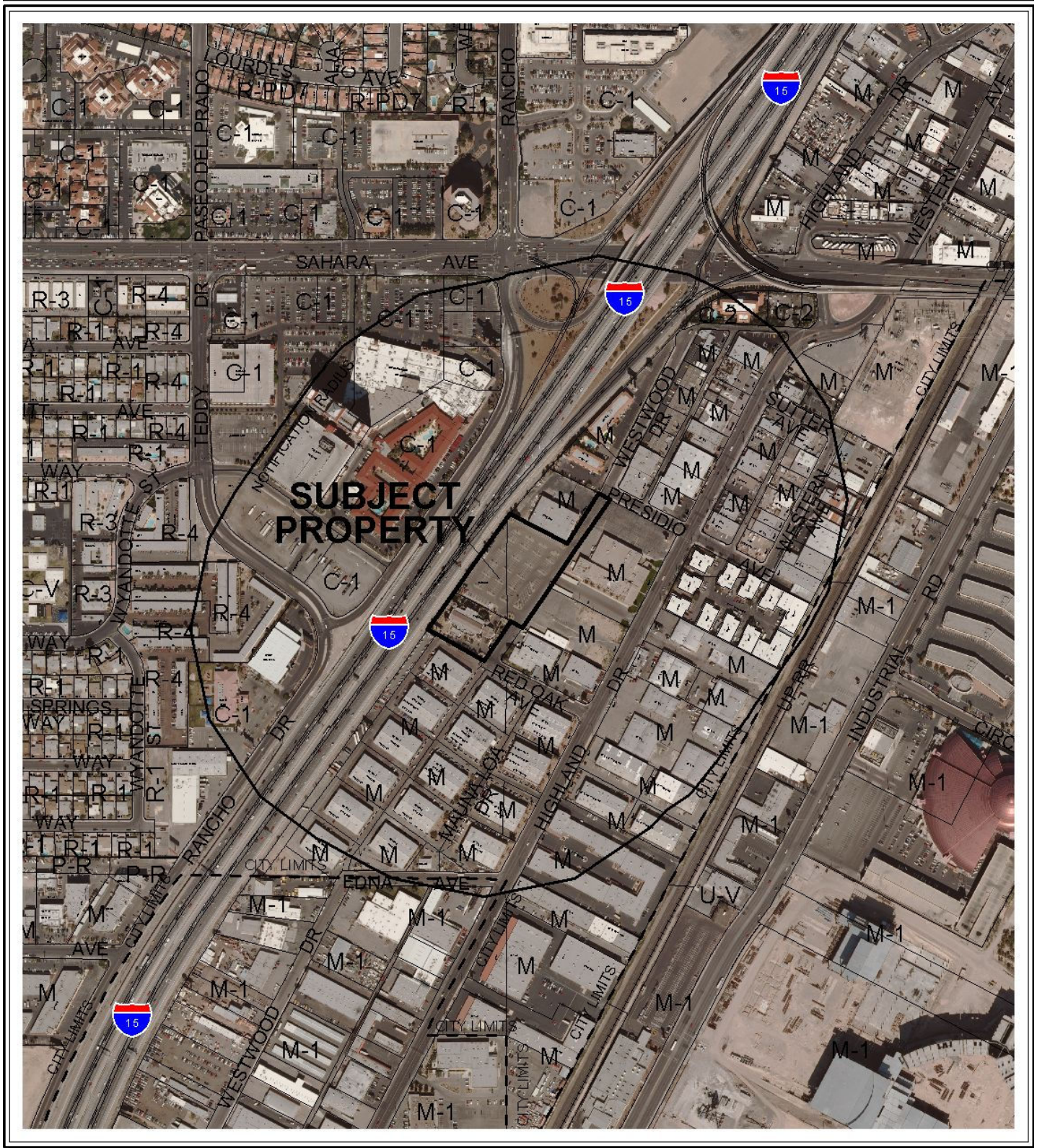
CASE: **SDR-39818**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

0 300 600 Feet





CASE: **SDR-39818**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

0 300 600 Feet



PLANNING & DEVELOPMENT DEPARTMENT

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

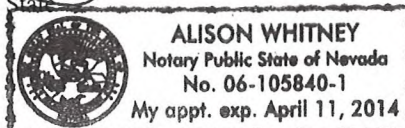
This 5 day of October, 20 10.

[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: 

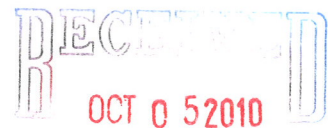
Print Name: Hassan Dawari

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.

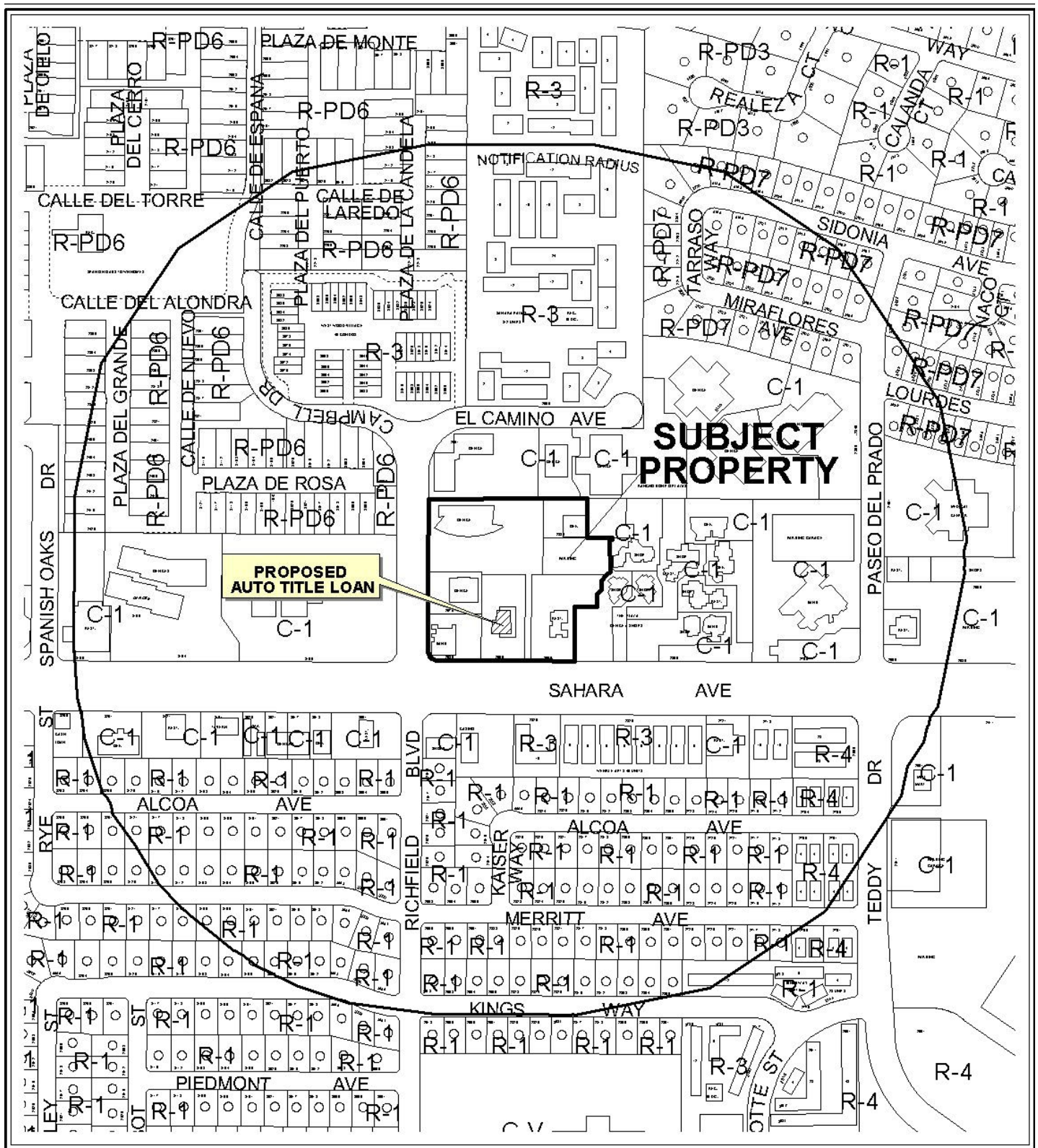
City Council Meeting

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Request for Abeyance Letter Submitted by Lionel Sawyer & Collins
4. Supporting Documentation
5. Photos
6. Justification Letter



CASE: SUP-39821

RADIUS: 1000 FT

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



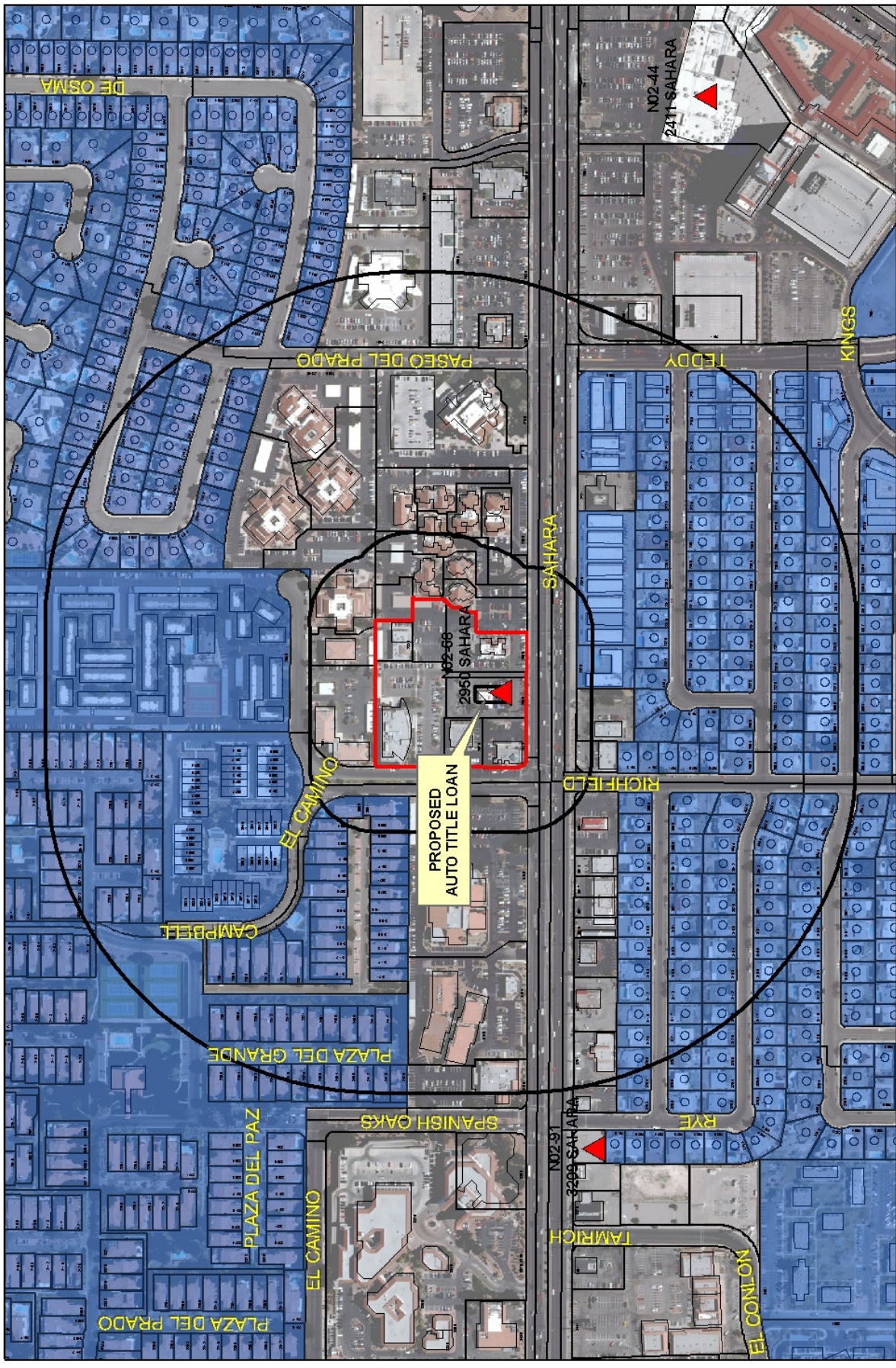
CASE: **SUP-39821**

RADIUS: 1000 FT

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

0 300 600 Feet





SUP-39821
Financial Institution

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

Legend

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

0 245 490 980 Feet



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

ls@lionsawyer.com

www.lionsawyer.com

October 28, 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
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MATTHEW E. WATSON
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MOHAMED A. IOBAL, 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 FACSIMILE & U.S. MAIL

John Grider, Planner I
Planning and Development Department
City of Las Vegas
Development Services Center
731 South Fourth Street
Las Vegas, Nevada 89101

**RE: SUP-39821 – Application for Special Use Permit and Waivers of the
Distance to Residential; Distance to a Financial Institution, Specified;
and the Condition on Hours of Operation**

Dear Mr. Grider:

I am writing on behalf of Moneytree, Inc., concerning its application for a special use permit and waivers of the distances to residential and another financial institution, specified, and of the condition on hours of operation for the addition of auto title loan use to its existing financial institution, specified operations at 2950 West Sahara Avenue (APN #162-05-816-006).

The application is currently scheduled for hearing before the Planning Commission on November 18, 2010. This letter serves as a request to hold the application in abeyance until the March 2011 Planning Commission hearing. Moneytree understands that clarification on the parking will be required prior to the hearing date.

Please let me know if you have any questions or require additional information.

RECEIVED

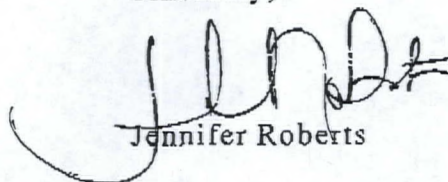
OCT 28 2010

Planning and Development

October 28, 2010

Page 2

Sincerely,



Jennifer Roberts

cc: Ms. Chung-yu Lin

RECEIVED

OCT 28 2010



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: KATSAM, LLC

Name of Applicant: Moneytree, Inc.

Name of Representative: Lionel Sawyer & Collins c/o Jennifer Roberts

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: David E. Bassford

Print Name: David E. Bassford
Managing Member

Subscribed and sworn before me

This 27th day of July, 2010

King County, Washington
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.

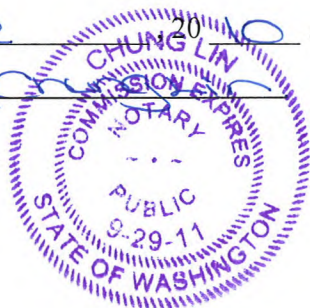
Print Name David E. Bassford

Subscribed and sworn before me

This 10th day of June 2010

[Signature]

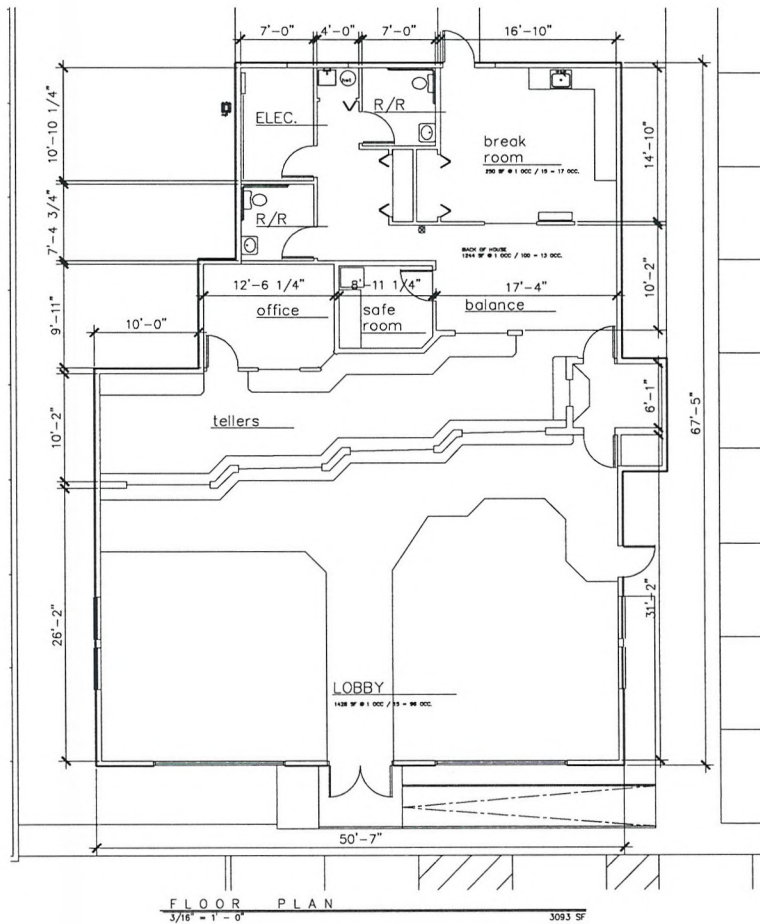
Notary Public in and for said County and State



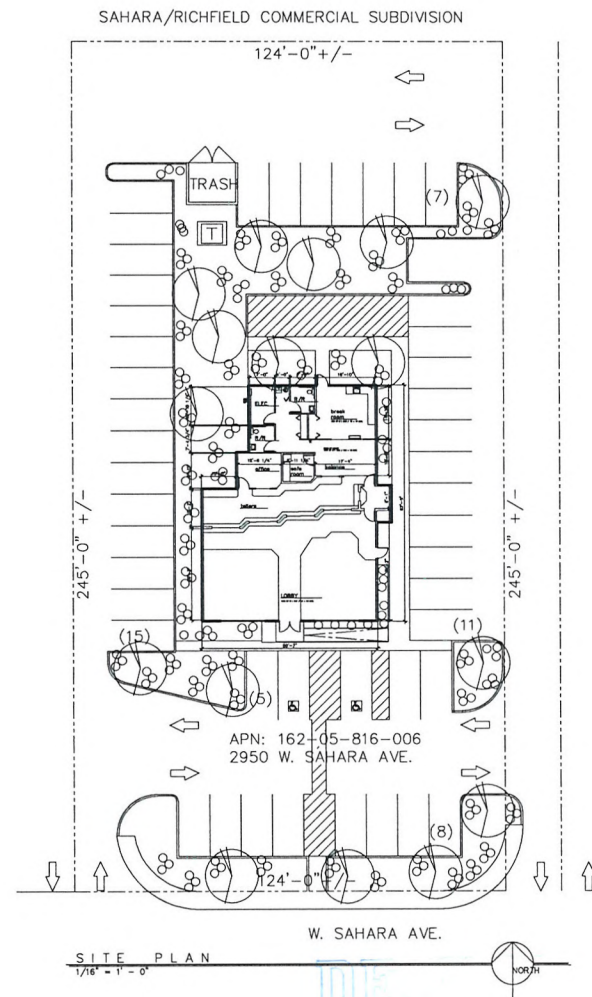
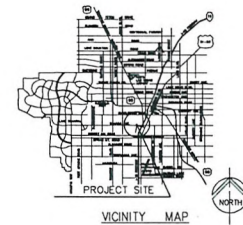
FOR DEPARTMENT USE ONLY

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 HNDOP
Parking Stall Dimensions:	9' X 18'
Handicap Stall Size:	9' X 20'
Lot Coverage:	10%
Max Occupant Load:	126 Occupants



SUP-39821

OCT 06 2010

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



SUP-39821 - APPLICANT: MONEYTREE, INC. - OWNER: KATSAM, LLC
2950 WEST SAHARA AVENUE

10/15/10



SUP-39821 - APPLICANT: MONEYTREE, INC. - ONWER: KATSAM, LLC
2950 WEST SAHARA AVENUE

10/15/10



SUP-39821 - APPLICANT: MONEYTREE, INC. - ONWER: KATSAM, LLC

2950 WEST SAHARA AVENUE

10/15/10



SUP-39821 - APPLICANT: MONEYTREE, INC. - OWNER: KATSAM, LLC
2950 WEST SAHARA AVENUE

10/15/10



SUP-39821 - APPLICANT: MONEYTREE, INC. - OWNER: KATSAM, LLC

2950 WEST SAHARA AVENUE

10/15/10

LIONEL SAWYER & COLLINS

ATTORNEYS AT LAW

1700 BANK OF AMERICA PLAZA
300 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101

(702) 383-8888

FAX (702) 383-8845

lsc@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
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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





CASE: SDR-39810

RADIUS: 1000 FT

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

0 500 1000 Feet





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: Rancho Alta Mira HOA

Name of Applicant: Rancho Alta Mira HOA

Name of Representative: James E. Abbinett

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

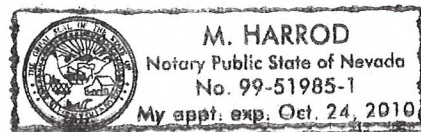
Signature of Property Owner: James E. Abbinett

Print Name: James E. Abbinett

Subscribed and sworn before me

This 21st day of June, 2010

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



RECEIVED
OCT 03 2010

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

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

PROPERTY OWNER Rancho Alta mira HOA Contact Jim Abbine Jessie Ryan
 Address 40 Terra West Prop. Mgt Phone: 251-4506 Fax: _____
 City 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.

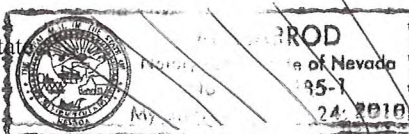
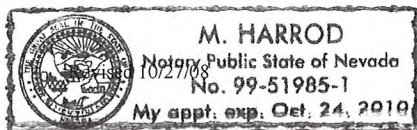
Print Name James & Abbine

Subscribed and sworn before me

This 21st day of June, 20 10

M. Harrod

Notary Public in and for said County and State



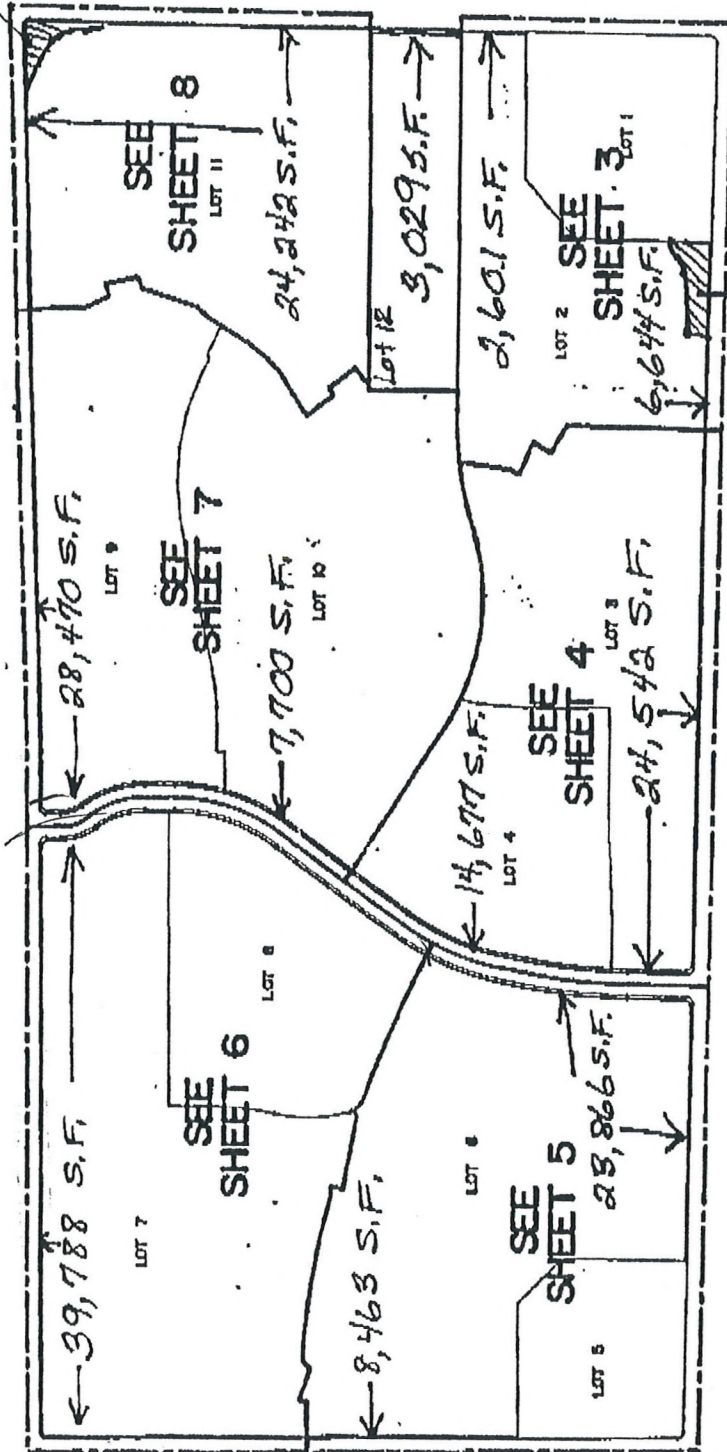
FOR DEPARTMENT USE ONLY

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.



Detention Basin
 44,000 S.F.

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 10:27:00
 SHEET 2 OF 8

SDR-39810

Rancho Alta Mira Homeowner's Association

PERIMETER IMPROVEMENT PROJECT

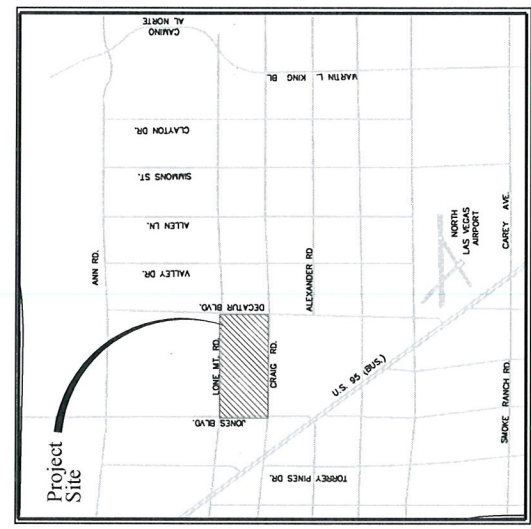
Craig Road, Lone Mountain, Jones and Decatur

Landscape Plans

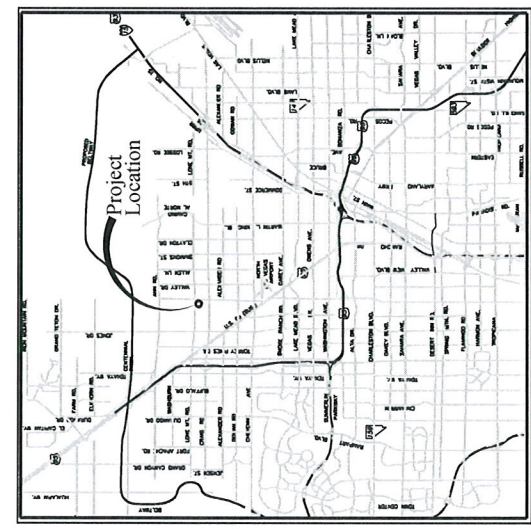
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Site Map



Vicinity Map



Location Map

Project Calculations for Tree Requirements

DESCRIPTION	QUANTITY
TOTAL LINEAR FEET OF PERIMETER	15,546 LINEAR FEET
TOTAL TREES NEEDED PER CITY REQUIREMENT (1 ON 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
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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 89103
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 89103
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

SDR-39810
REVISED

KEY MAP

111

July 6, 2010

2010

EUC

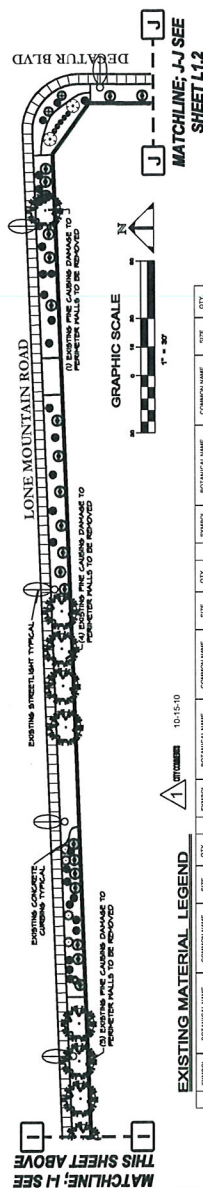
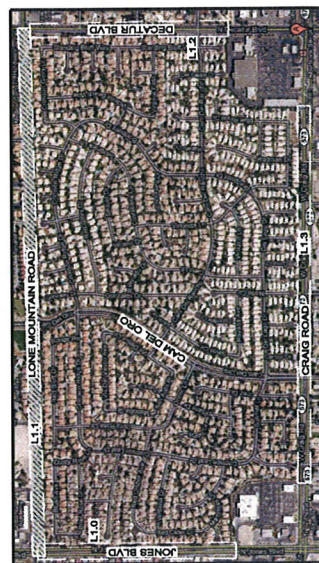
ONLY SIX
TONE MO
EXISTING

EXISTING PLANTING

0-15-10

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

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

LANDSCAPE PLANS
ANCHOR ALTA MIRA

10 45 40

EXISTING MATERIAL LEGEND

[illegible][illegible]

- Existing pipes to be removed due to damage to perimeter walls.

**MATCHLINE: J-J SEE
SHEET L12**

RECEIVED
OCT 20 2010

— JONES BLVD

LONE MOUNTAIN ROAD

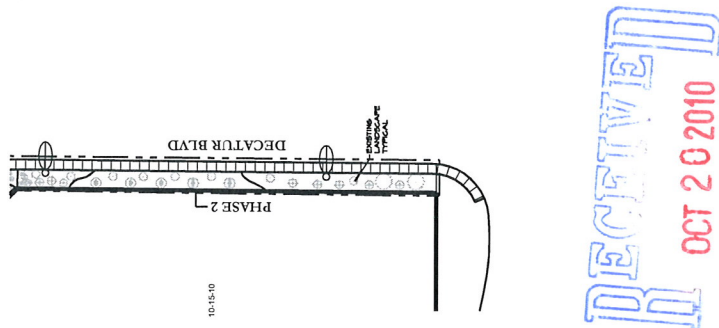
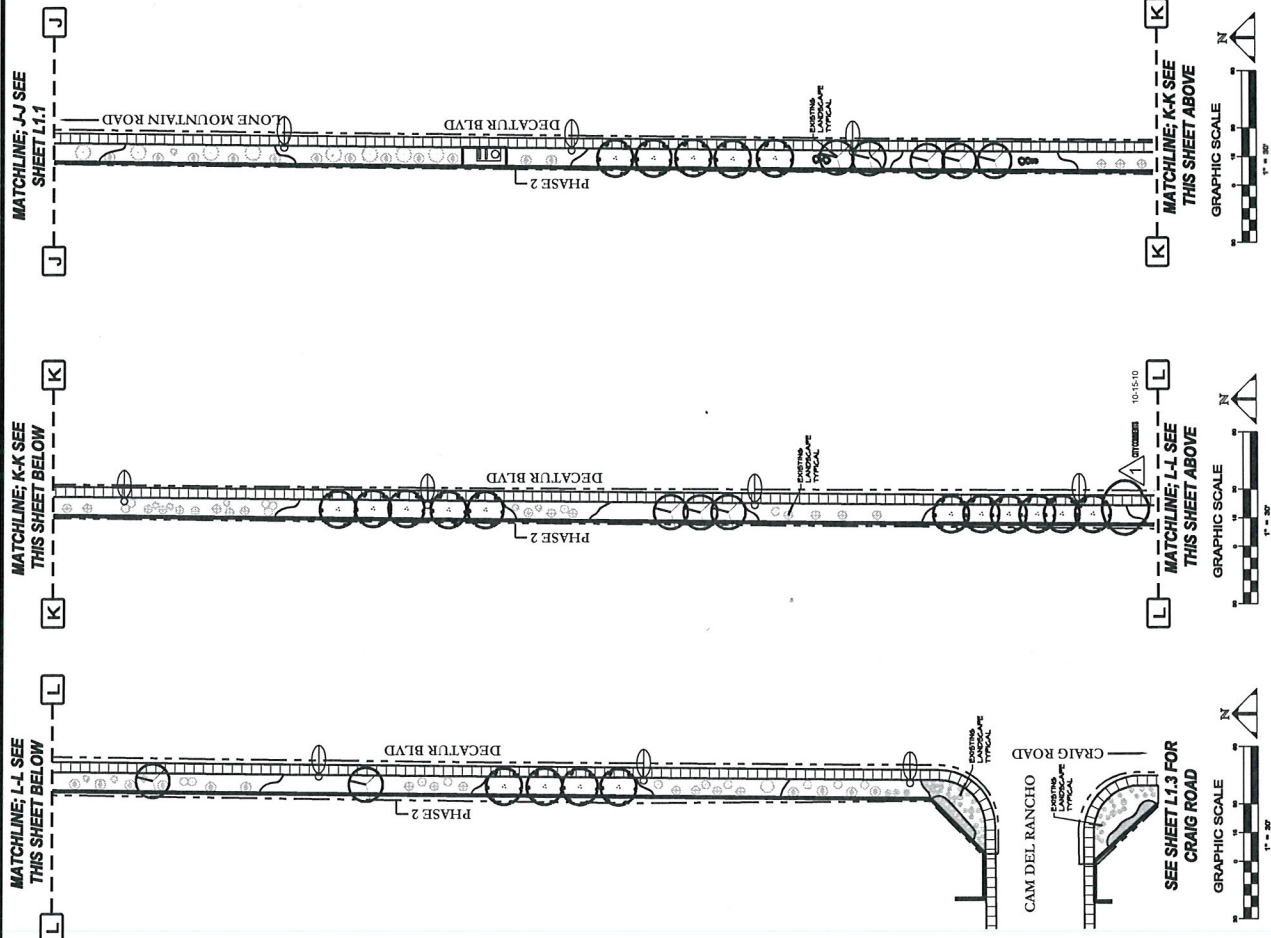
LONE MOUNTAIN ROAD

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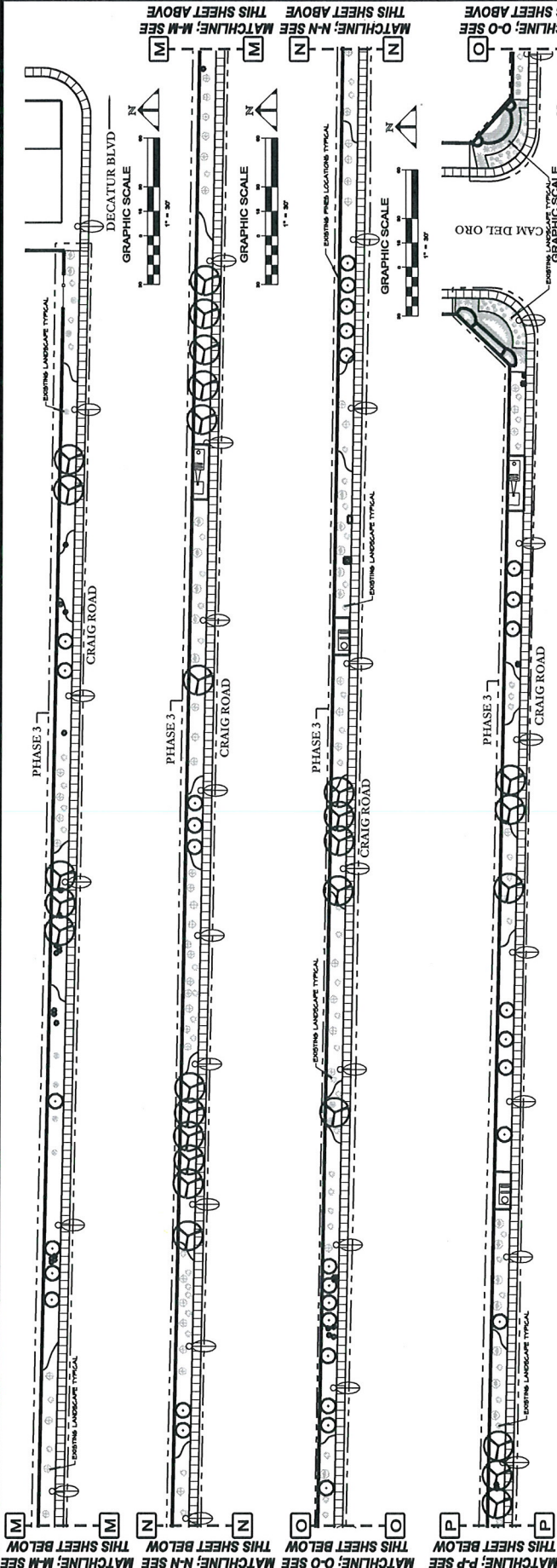
MATERIAL LEGEND				
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	Carex europaeus / Sweet Flag	Sweet Flag	24" Box	44
	Urtica dioica / Stinging nettle	Stinging nettle	24" Box	47
	Urtica dioica / Stinging nettle	Stinging nettle	24" Box	53
	Urtica dioica / Stinging nettle	Stinging nettle	24" Box	47

EXISTING MATERIAL LEGEND			
SUBCODE	BOT ANICAL NAME	COMMON NAME	SIZE QTY
⊕	Overlaid Spinn CC 28	Overlaid Spinn Easymen	Existing 8
⊕	Overlaid Spinn CC 28	Overlaid Spinn Easymen	Existing 10
⊕	SNMA CC 1	Demata	Existing 47
⊕	Hymenocytus acutis	Angled Alloy	Existing 5
⊕	Overlaid Spinn CC 3	Overlaid Spinn Easymen	Existing 53
⊕	Interlaced SNMA CC 7	Overlaid Spinn Easymen	Existing 12
⊕	Yellow Bird of Paradise	Yellow Bird of Paradise	Existing 95
⊕	Red Bird of Paradise	Red Bird of Paradise	Existing 100
⊕	Prostate Gland	Prostate Gland	Existing 70
⊕	Heavy Lamin	Heavy Lamin	Existing 47
⊕	Prostate Lumen	Prostate Lumen	Existing 18
⊕	Prostate Lumen	Prostate Lumen	Existing 1
⊕	Prostate Lumen	Prostate Lumen	Existing 52
⊕	Prostate Lumen	Prostate Lumen	Existing 12
⊕	Prostate Lumen	Prostate Lumen	Existing 103
⊕	Prostate Lumen	Prostate Lumen	Existing 136
⊕	Prostate Lumen	Prostate Lumen	Existing 238

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



KEY MAP



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



**SDR-39810 - APPLICANT/OWNER: RANCHO ALTA MIRA HOMEOWNERS ASSOCIATION
SWC LONE MOUNTAIN ROAD & DECATUR BOULEVARD**

10/15/10



**SDR-39810 - APPLICANT/OWNER: RANCHO ALTA MIRA HOMEOWNERS ASSOCIATION
SWC LONE MOUNTAIN ROAD & DECATUR BOULEVARD**

10/15/10



SDR-39810 - APPLICANT/OWNER: RANCHO ALTA MIRA HOMEOWNERS ASSOCIATION
SWC LONE MOUNTAIN ROAD & DECATUR BOULEVARD

10/15/10



**SDR-39810 - APPLICANT/OWNER: RANCHO ALTA MIRA HOMEOWNERS ASSOCIATION
SWC LONE MOUNTAIN ROAD & DECATUR BOULEVARD**

10/15/10



**SDR-39810 - APPLICANT/OWNER: RANCHO ALTA MIRA HOMEOWNERS ASSOCIATION
SWC LONE MOUNTAIN ROAD & DECATUR BOULEVARD**

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**SDR-39810 - APPLICANT/OWNER: RANCHO ALTA MIRA HOMEOWNERS ASSOCIATION
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10/15/10



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10/15/10



**SDR-39810 - APPLICANT/OWNER: RANCHO ALTA MIRA HOMEOWNERS ASSOCIATION
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SWC LONE MOUNTAIN ROAD & DECATUR BOULEVARD**

10/15/10



**SDR-39810 - APPLICANT/OWNER: RANCHO ALTA MIRA HOMEOWNERS ASSOCIATION
SWC LONE MOUNTAIN ROAD & DECATUR BOULEVARD**

10/15/10



**SDR-39810 - APPLICANT/OWNER: RANCHO ALTA MIRA HOMEOWNERS ASSOCIATION
SWC LONE MOUNTAIN ROAD & DECATUR BOULEVARD**

10/15/10



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.

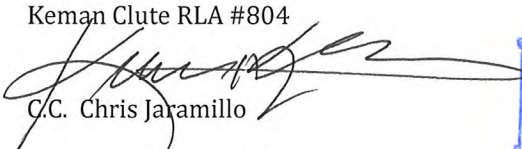
Rancho Alta-Mira HOA has a landscape buffer zone surrounding the community on all streetscapes. The existing plant material consists of large pine trees, large shrubs, accents, groundcover, decorative rock mulch, boulders, and an automatic irrigation system.

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

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

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

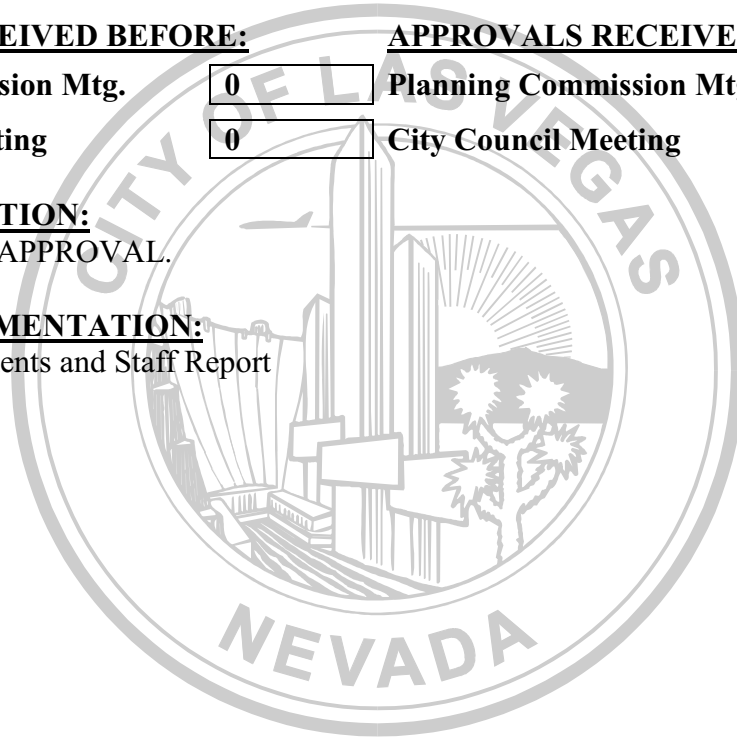
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RECOMMENDATION:

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.

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City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

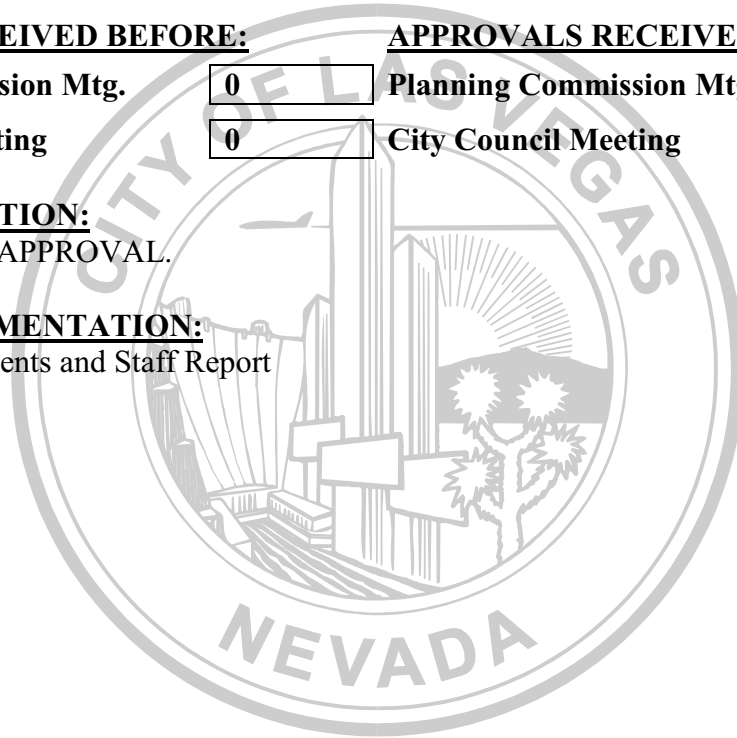
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RECOMMENDATION:

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:

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.

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City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

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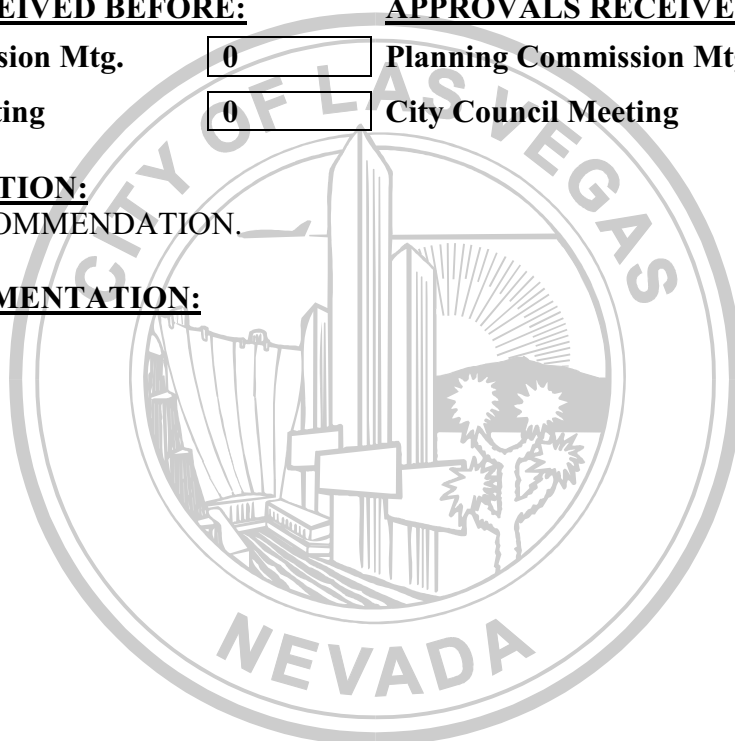
City Council Meeting

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RECOMMENDATION:

Staff has NO RECOMMENDATION.

BACKUP DOCUMENTATION:



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 Meeting Schedules. Staff recommends APPROVAL.

P.C.: FINAL ACTION

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

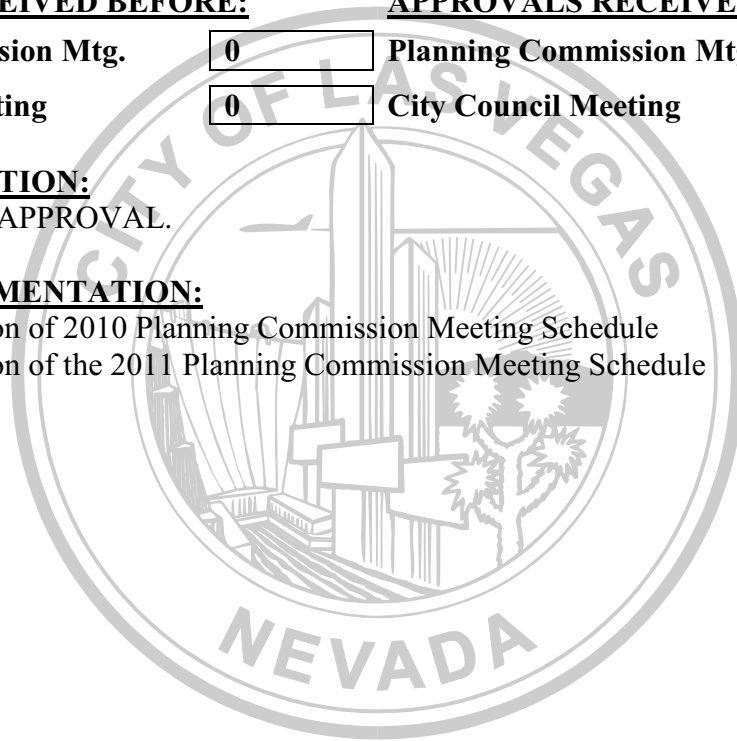
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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. DRAFT Revision of 2010 Planning Commission Meeting Schedule
2. DRAFT Revision of the 2011 Planning Commission Meeting 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

