City of Las Vegas

PLANNING COMMISSION AGENDA

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

LAS VEGAS CITY COUNCIL

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

COMMISSIONERS

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

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

November 18, 2010

6:00 PM

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE. UNLESS OTHERWISE STATED, ITEMS MAY BE TAKEN OUT OF THE ORDER PRESENTED AT THE DISCRETION OF THE CHAIRPERSON.

NOTICE: This meeting has been properly noticed and posted at the following locations:

City Clerk's Bulletin Board, City Hall Plaza, 2nd Floor Skybridge
Clark County Government Center, 500 South Grand Central Parkway
Las Vegas Library, 833 Las Vegas Boulevard North
Grant Sawyer Building, 555 East Washington Avenue
Bulletin Board, City Hall Plaza (next to Metro Records)

ACTIONS: ALL ACTIONS EXCEPT GENERAL PLAN AMENDMENTS, REZONINGS AND RELATED CASES THERETO ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN TEN DAYS.

ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION AND AGREED TO BY THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDAED ITEM.

PLANNING COMMISSION MEETING RULES OF CONDUCT:

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.

2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.

3. If areas of concern are known in advance, or if the applicant does not accept staff's condition, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.

4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.

5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.

6. After all objectors' input has been received; the applicant will be invited to respond to any new issues raised.

7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst themselves, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.

8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

As a courtesy, we would ask those not speaking to be seated and not interrupt the speaker or the Commission. We appreciate your courtesy and hope you will help us make your visit with the Commission a good and fair experience.

BUSINESS ITEMS:

1. CALL TO ORDER

2. ANNOUNCEMENT: COMPLIANCE WITH OPEN MEETING LAW

3. ROLL CALL

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

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

CONSENT ITEMS:

CONSENT ITEMS ARE CONSIDERED ROUTINE BY THE PLANNING COMMISSION AND MAY BE ENACTED BY ONE MOTION. HOWEVER, ANY ITEM MAY BE DISCUSSED IF A COMMISSION MEMBER OR APPLICANT SO DESIRES.

ONE MOTION - ONE VOTE

THE FOLLOWING ARE ITEMS THAT MAY BE CONSIDERED IN ONE MOTION/ONE VOTE. THEY ARE CONSIDERED ROUTINE NON-PUBLIC AND PUBLIC HEARING ITEMS. ALL PUBLIC HEARINGS AND NON-PUBLIC HEARINGS WILL BE OPENED AT ONE TIME. ANY PERSON REPRESENTING AN APPLICATION OR A MEMBER OF THE PUBLIC OR A MEMBER OF THE PLANNING COMMISSION NOT IN AGREEMENT WITH THE CONDITIONS AND ALL STANDARD CONDITIONS FOR THE APPLICATION RECOMMENDED BY STAFF, SHOULD REQUEST TO HAVE THAT ITEM REMOVED FROM THIS PART OF THE AGENDA.

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

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

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.

37. DIR-40129 - DIRECTORS BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion and possible action to approve a revision of the Planning Commission bylaws. Staff recommends APPROVAL.

CITIZENS PARTICIPATION:

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

City of Las Vegas

Agenda Item No.: **1.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 18, 2010

DEPARTMENT: PLANNING AND DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

SUBJECT:
CALL TO ORDER

City of Las Vegas

Agenda Item No.: **2.**

AGENDA SUMMARY PAGE

PLANNING COMMISSION MEETING OF: NOVEMBER 18, 2010

DEPARTMENT: PLANNING AND DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

SUBJECT:
ANNOUNCEMENT: COMPLIANCE WITH OPEN MEETING LAW

City of Las Vegas

Agenda Item No.: **3.**

AGENDA SUMMARY PAGE

PLANNING COMMISSION MEETING OF NOVEMBER 18, 2010

DEPARTMENT: PLANNING AND DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

SUBJECT:
ROLL CALL

City of Las Vegas

Agenda Item No.: **4.**

AGENDA SUMMARY PAGE

PLANNING COMMISSION MEETING OF NOVEMBER 18, 2010

DEPARTMENT: PLANNING AND DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

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

City of Las Vegas

Agenda Item No.: **5.**

AGENDA SUMMARY PAGE

PLANNING COMMISSION MEETING OF: NOVEMBER 18, 2010

DEPARTMENT: PLANNING AND DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

☐ **Consent** ☒ **Discussion**

SUBJECT:

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

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

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

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

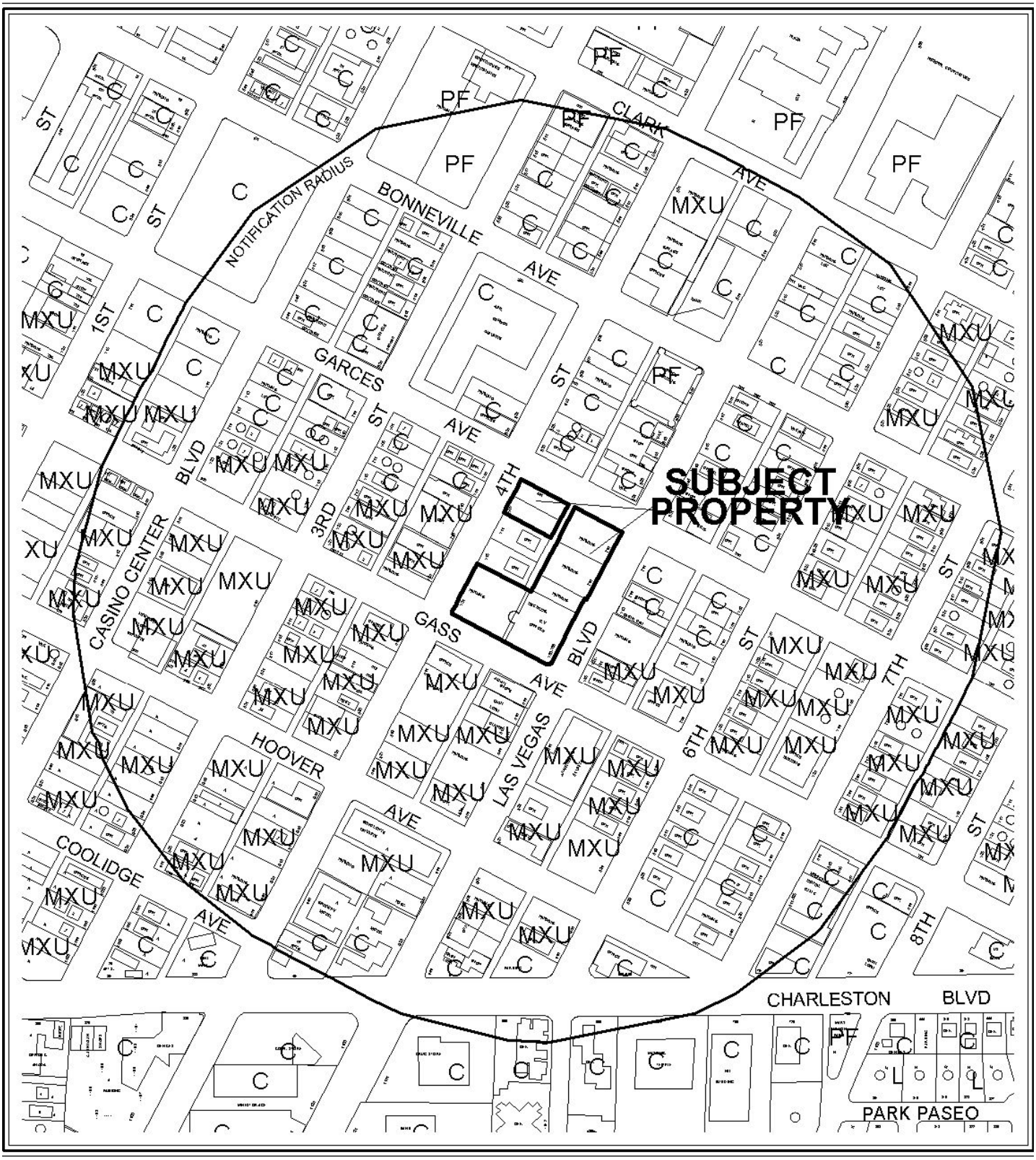
SUBJECT:
ABEYANCE - GPA-39334 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS, ET AL- Request for a General Plan Amendment FROM: PF (PUBLIC FACILITIES) TO: C (COMMERCIAL) on 2.12 acres at the northwest corner of Las Vegas Boulevard and Gass Avenue (APNs 139-34-410-149 and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

C.C.: 12/15/2010

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

RECOMMENDATION:
Staff recommends APPROVAL.

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



0 300 600 Feet

CASE: **GPA-39334**

RADIUS: 1000 FT

GENERAL PLAN LAND USE OF SUBJECT PROPERTY:

PF (PUBLIC FACILITIES)

PROPOSED GENERAL PLAN LAND USE OF SUBJECT PROPERTY:

C (Commercial)

N

0 300 600 Feet

CASE: **GPA-39334**

RADIUS: 1000 FT

GENERAL PLAN LAND USE OF SUBJECT PROPERTY:

PF (PUBLIC FACILITIES)

PROPOSED GENERAL PLAN LAND USE OF SUBJECT PROPERTY:

C (Commercial)

N

PLANNING & DEVELOPMENT

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: Andrew P. Reed

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

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

PLANNING & DEVELOPMENT

CITY OF LAS VEGAS

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: General Plan Amendment

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

Project Name _____ **Proposed Use** _____

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

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

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

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

Additional Information _____

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

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

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

E-mail Address _____

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

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

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

E-mail Address _____

REPRESENTATIVE _____ **Contact** _____

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

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

E-mail Address _____

Property Owner Signature* Andrew P. Reed

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

Print Name Andrew P. Reed

Subscribed and sworn before me

This 27th day of August, 2010.

Nora Lares

Notary Public in and for said County and State

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

Revised 10/27/08

FOR DEPARTMENT USE ONLY

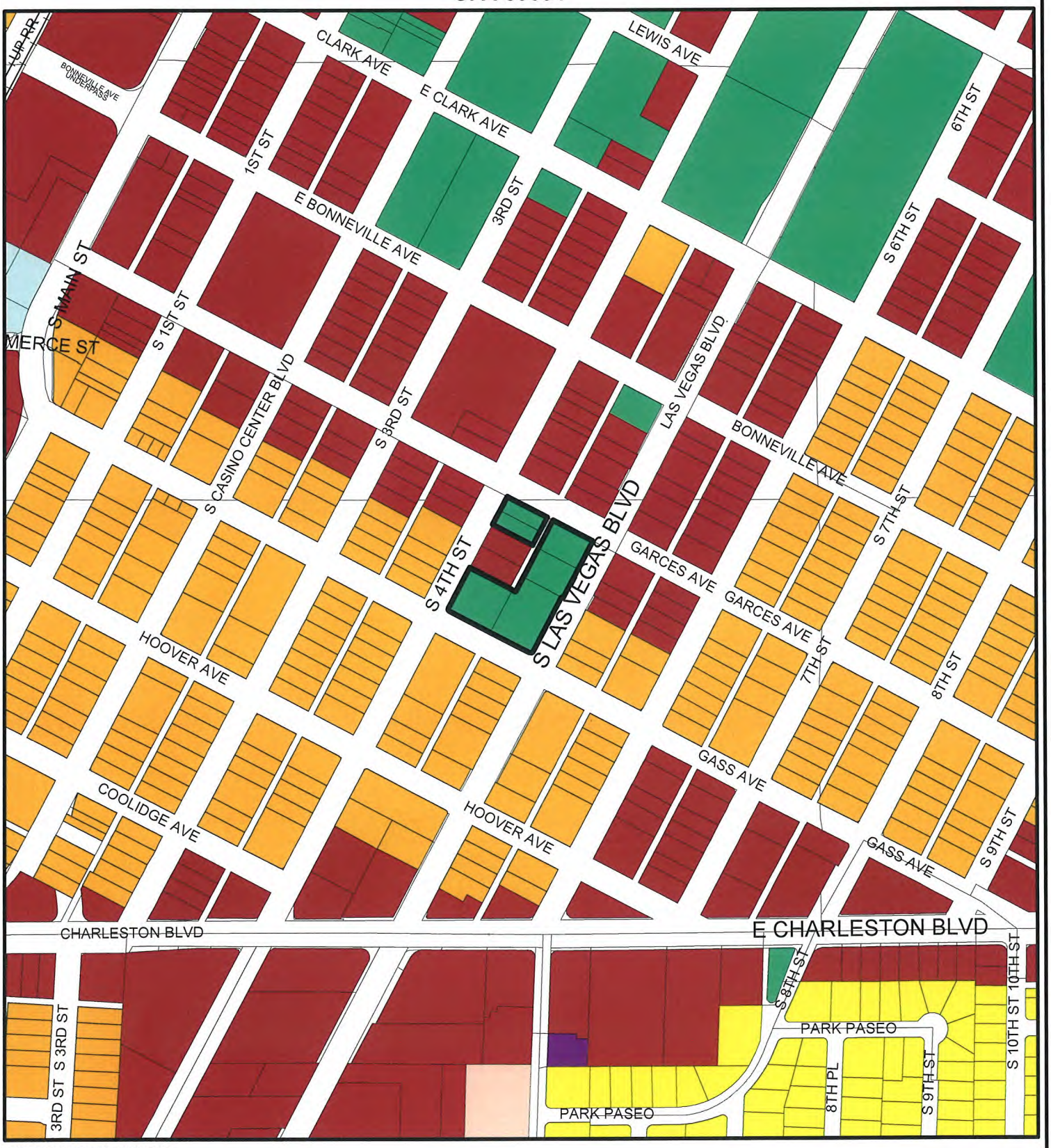
Case #	GPA-39334
Meeting Date:	10-21-10
Total Fee:	Ø
Date Received:*	8-30-10
Received By:	

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

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

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

GPA-39334



GENERAL PLAN AMENDMENT

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

FROM PF TO C

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

Printed: September 03, 2010

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

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NORTHWEST CORNER OF LAS VEGAS BOULEVARD AND GASS AVENUE

09/16/10

PLANNING & DEVELOPMENT
CITY OF LAS VEGAS
DEVELOPMENT SERVICES CENTER
731 S. Fourth Street
Las Vegas, NV 89101
Voice: 702-229-6301
Fax: 702-474-0352
TTY 702-386-9108
www.lasvegasnevada.gov

August 30, 2010

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

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

Dear Mr. Gebeke:

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

Sincerely,

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

AR:nl

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

RECEIVED
AUG 31 2010

CITY OF LAS VEGAS NEVADA

07101-001-06-09

GPA-39334

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

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

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

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

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

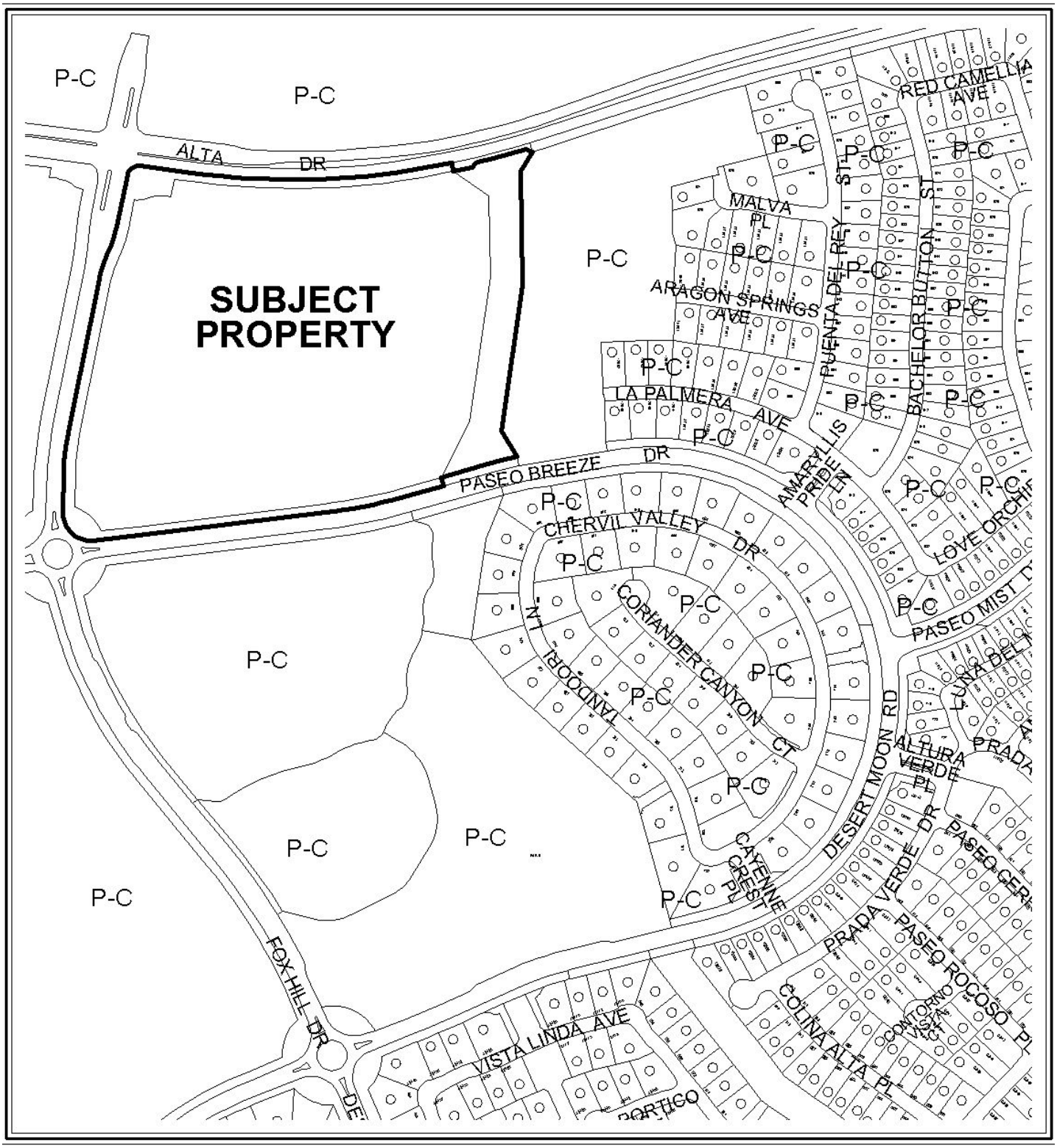
SUBJECT:
TMP-39472 - TENTATIVE MAP - VILLAGE 23A PARCEL L ANDALUSIA - APPLICANT/OWNER: THE HOWARD HUGHES CORPORATION - Request for a Tentative Map FOR AN 81-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 26.9 acres adjacent to the south side of Alta Drive, between Desert Foothills Drive and Fox Hill Drive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

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

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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

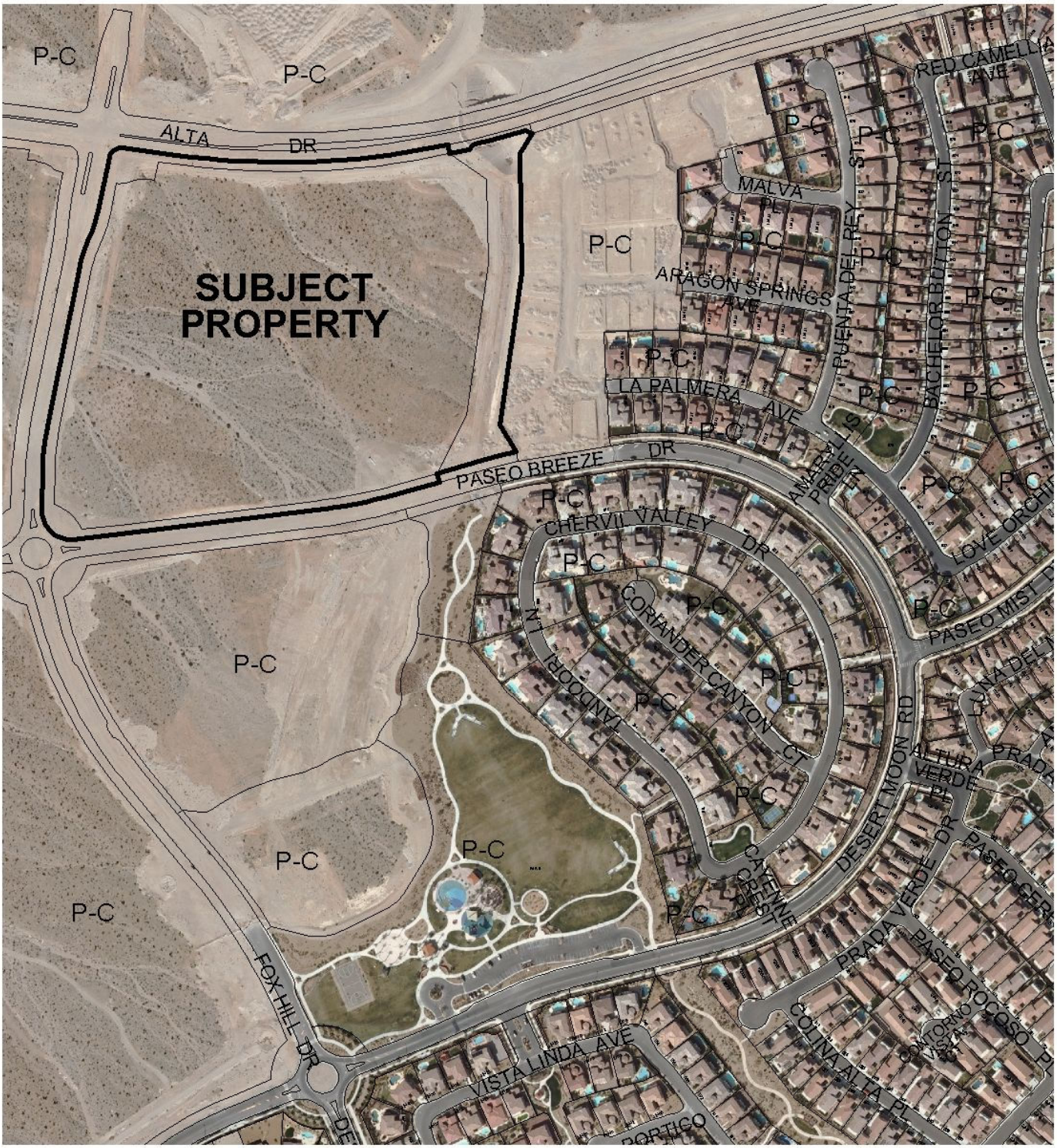


0 300 600 Feet

CASE: TMP-39472

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

N



0 300 600 Feet

CASE: TMP-39472

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

N

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: The Howard Hughes Company, LLC

Name of Applicant: The Howard Hughes Company, LLC

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

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

☐ Yes ☒ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: KEVIN T. ORROCK

Subscribed and sworn before me

This 7th day of September, 20 10

Stella Clark Clark, NEVADA

Notary Public in and for said County and State

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

RECEIVED
SEP 08 2010

PLANNING & DEVELOPMENT
CITY OF LAS VEGAS
DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Tentative Map for V23A Parcel L- Andalusia

Project Address (Location) Village 23A Parcel L- Fox Hill and Paseo Breeze

Project Name V23A Parcel L Andalusia Tentative Map **Proposed Use** R3

Assessor's Parcel #(s) 137-34-621-001;137-34-201-002 & 007 **Ward #** 2

General Plan: existing PC **proposed** PC **Zoning: existing** PC proposed PC

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

Gross Acres 26.9 **Lots/Units** 81 **Density** 3.01 (gross)

Additional Information _____

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

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

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

Property Owner Signature* _____

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

Print Name KEVIN ORROCK

Subscribed and sworn before me

This 8th day of SEPTEMBER, 20 10.

Victoria L Roberts

Notary Public in and for said County and State

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

Revised 10/27/08

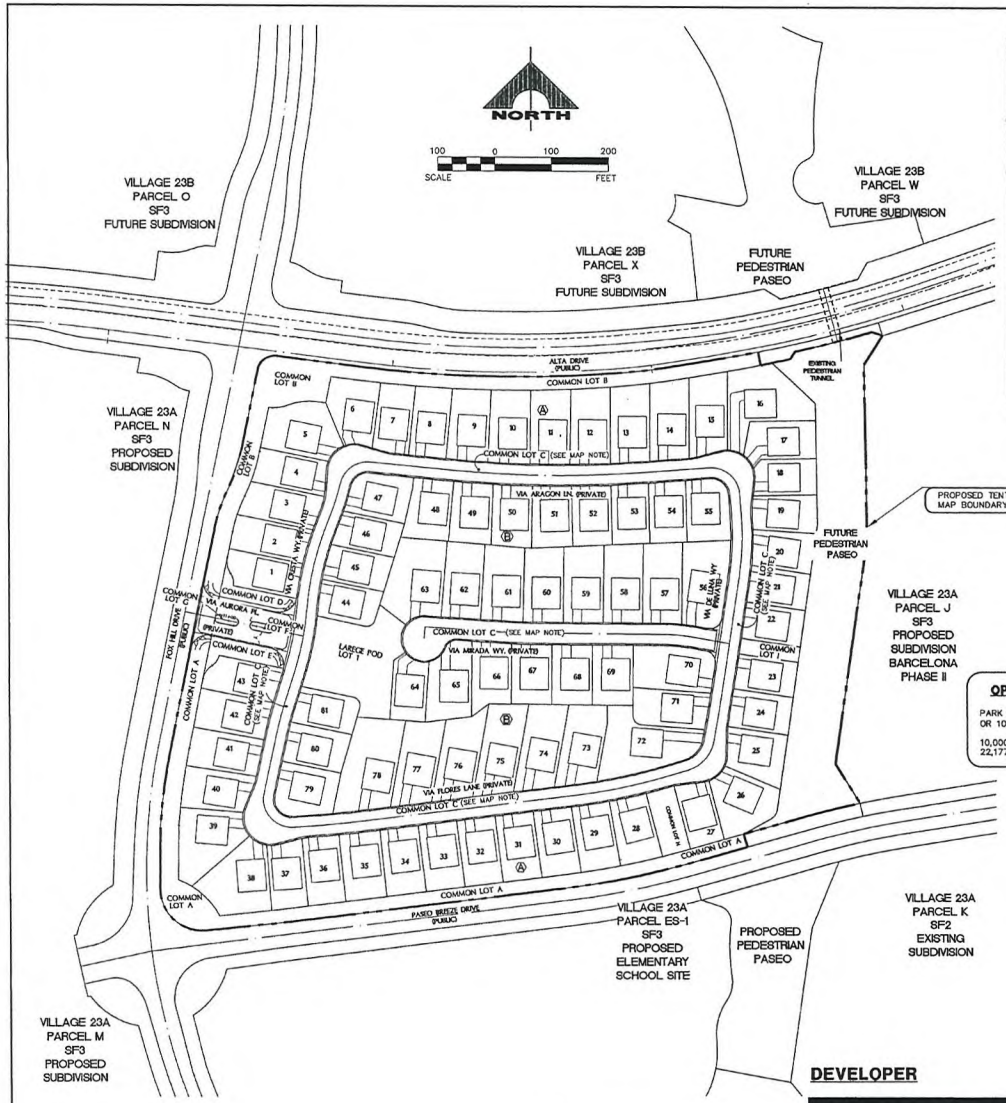
FOR DEPARTMENT USE ONLY

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

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

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

RECEIVED SEP 08 2010



ENGINEER & SURVEYOR

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

UTILITY SERVICE BY

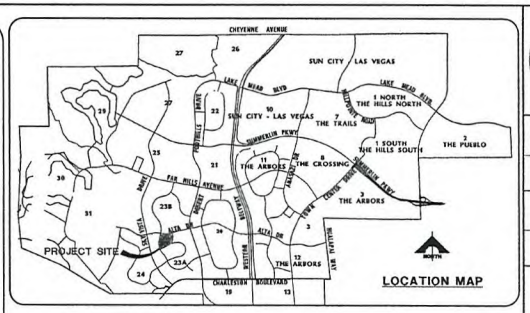
LAS VEGAS VALLEY WATER DISTRICT
CITY OF LAS VEGAS SEWER
REPUBLIC SERVICES of SOUTHERN NEVADA
NV ENERGY
CENTURY LINK TELEPHONE COMPANY
SOUTHWEST GAS CORPORATION
COX COMMUNICATIONS

RECORD OWNER

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

SUBDIVIDER

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



LOCATION MAP

LAND USE

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

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

BUILDING SETBACK REQUIREMENTS

FRONT ENTRY GARAGE	=	23'
SIDE ENTRY GARAGE	=	18'
BUILDING FACE/ OR FRONT PORCH	=	18'
CORNER LOT SIDE YARD	=	15'

SETBACKS LISTED ABOVE ARE MEASURED FROM BACK OF SIDEWALK OR BACK OF CURB, IF NO SIDEWALK EXISTS.

SIDE YARD (INTERIOR)	=	6' MIN.
SIDE YARD (PERIMETER)	=	6' FOR SINGLE STORY ELEMENT WITH NO GABLE END 10' FOR TWO STORY ELEMENT OR SINGLE STORY ELEMENT WITH A GABLE END.
REAR YARD	=	25'

MAP NOTE:

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

GENERAL NOTES:

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

OPEN SPACE CALCULATION:

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

10,000 SQ.FT. REQUIRED
22,177 SQ.FT PROVIDED

LEGAL DESCRIPTION

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

SUMMERLIN

VILLAGE 23A PARCEL L - ANDALUSIA TENTATIVE MAP

SEPTEMBER 03, 2010

IMPROVEMENT NOTES:

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

DEVELOPER

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

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

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

RECEIVED SEP 08 2010

TMP-39472

% COMPLETE

REV	DATE	DESCRIPTION	DATE	ICON APP	DATE	ICON APP	DATE

PROJECT NO. 62023.981
DESIGN:
DRAWN:
CHECK:
PLOT DATE: 09-07-10
PLOT TIME: 07:56:36

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

LAS VEGAS - MESQUITE

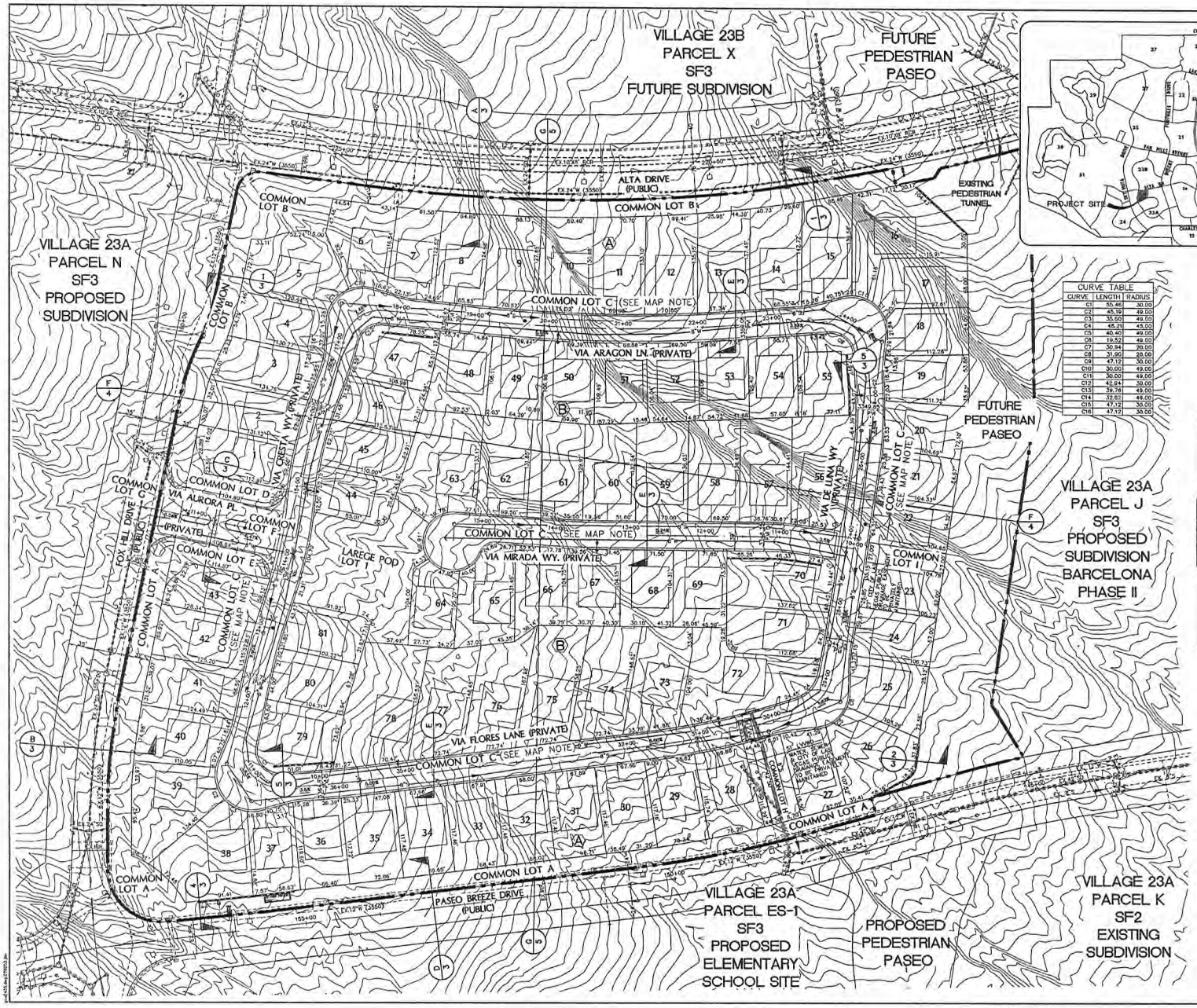
F:\Projects\62023-981\DWG\Production\TM\V23_TENT.dwg

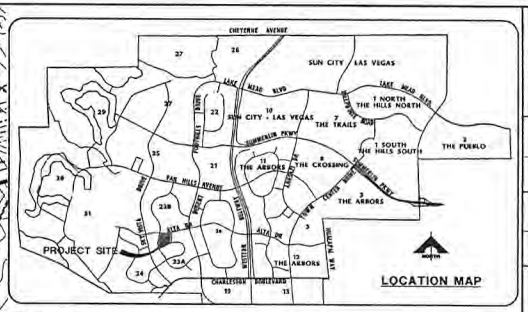
THE HOWARD HUGHES COMPANY, LLC

SUMMERLIN VILLAGE 23 PARCEL L- ANDALUSIA

COVER SHEET

DRAWING 1
1 OF 5 SHTS





LOCATION MAP

CURVE TABLE		
CURVE	LENGTH	RADIUS
C1	55.46	30.00
C2	45.19	49.00
C3	35.50	49.00
C4	45.21	49.00
C5	40.40	49.00
C6	19.52	49.00
C7	30.94	20.00
C8	31.90	20.00
C9	47.12	30.00
C10	30.00	49.00
C11	30.00	49.00
C12	42.84	30.00
C13	36.76	49.00
C14	32.82	49.00
C15	47.12	30.00
C16	47.12	30.00

NORTH

SCALE 60 0 60 120 FEET

MAP NOTE:

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

BENCHMARK

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

BASIS OF BEARINGS

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

LEGEND

- 2595 — EXISTING CONTOURS
- EXISTING WATERLINE
- EXISTING SEWER LINE
- EXISTING STORM DRAIN LINE
- WATER LINE
- SEWER LINE W/MANHOLE
- UNIT BOUNDARY
- CENTERLINE
- RETAINING WALL
- EXISTING STREET LIGHT
- FIRE HYDRANT

LEGAL DESCRIPTION

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

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

CLV DRAWING NO.

STATE OF NEVADA PROFESSIONAL ENGINEER NORMAN L. WALLACE No. 5379 — DATE: 8/31/10

% COMPLETE

REV	DATE	DESCRIPTION	DWN	DATE	CKD	DATE	APP	DATE	CON APP	DATE

PROJECT NO. 62023981
DESIGN:
DRAWN:
CHECK:
PLOT DATE: 08-03-10
PLOT TIME: 16:07:57

G.C. WALLACE COMPANIES
ENGINEERS | PLANNERS | SURVEYORS
1555 S. RAINBOW BLVD. LAS VEGAS, NV 89146
T: 702.804.2000 F: 702.804.2099 GCWALLACE.COM
LAS VEGAS | HENDERSON

F:\Projects\62023-981\Dwg\Production\Tm\V23A_TOT.dwg
Formats: Plots

THE HOWARD HUGHES COMPANY, LLC

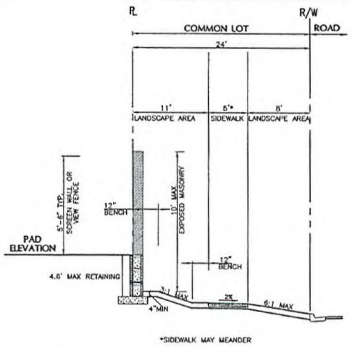
SUMMERLIN VILLAGE 23 PARCEL L - ANDALUSIA

TENTATIVE MAP

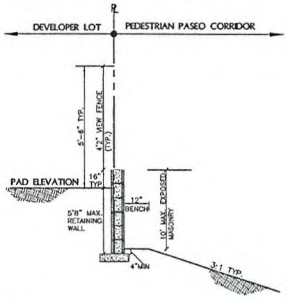
DRAWING 2 OF 5 SHTS

RECEIVED SEP 03 2010

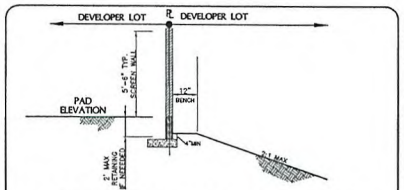
TMP-39472



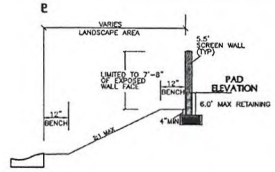
PASEO BREEZE DRIVE (4)
NOT TO SCALE



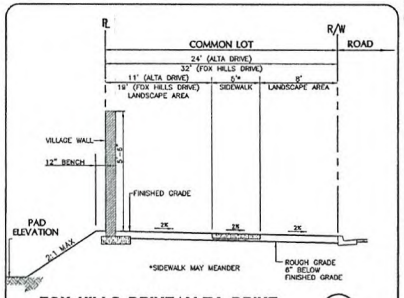
PASEO (2)
NOT TO SCALE



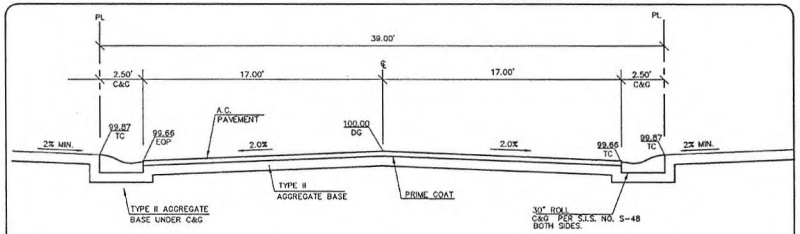
SIDE YARD/REAR YARD WITH SCARP (3)
NOT TO SCALE



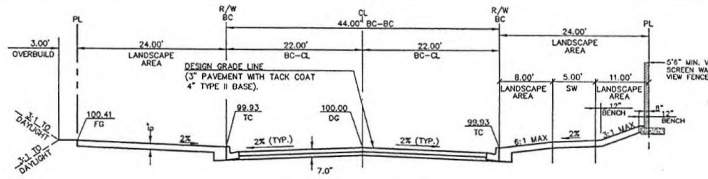
CORNER LOT DETAIL (5)
NOT TO SCALE



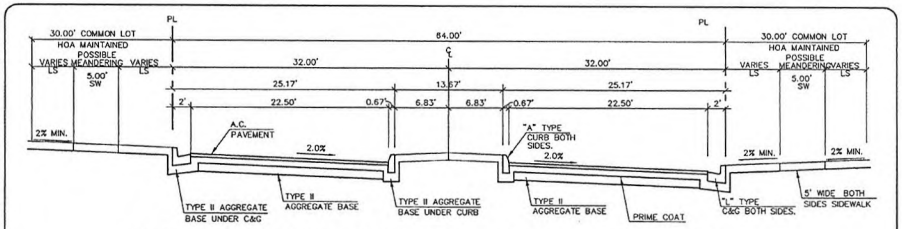
FOX HILLS DRIVE/ALTA DRIVE (1)
NOT TO SCALE



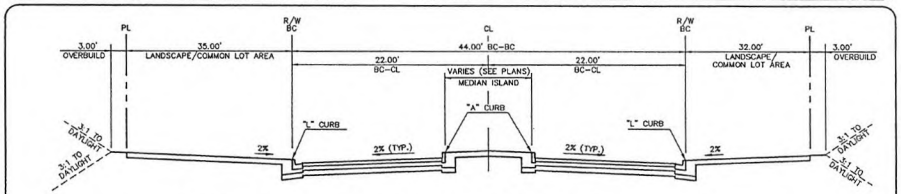
39' TYPICAL STREET SECTION (PRIVATE) (E)
RESIDENTIAL STREET PER S.I.S. DWG. NO. S-14A
NOT TO SCALE



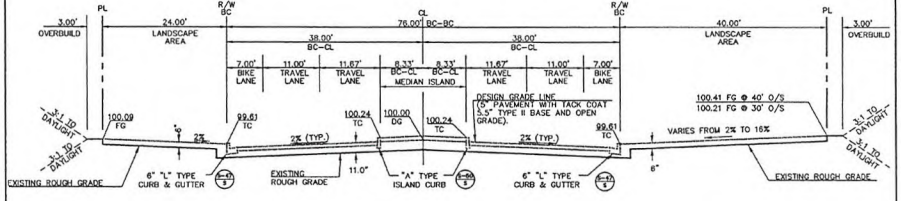
PASEO BREEZE DRIVE TYPICAL STREET SECTION (PUBLIC) (D)
RESIDENTIAL COLLECTOR (WITH SPACE ALLOWANCE FOR SHARED BIKE LANES) PER S.I.S. DWG. NO. S-7
NOT TO SCALE



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



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



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

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

PROJECT NO.
DESIGN:
DRAWN:
CHECKED:
PLOT DATE: 09-07-10
PLOT TIME: 08:08:44

G.C. WALLACE COMPANIES
ENGINEERS | PLANNERS | SURVEYORS
8335 S. RAINBOW BLVD. LAS VEGAS, NV 89146
T: 702.804.3000 F: 702.804.3299 GCWALLACE.COM
LAS VEGAS • MESQUITE

F:\Projects\100\92023-1811\DWG\Production\TM\V13x TENT.dwg
Format: Print

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

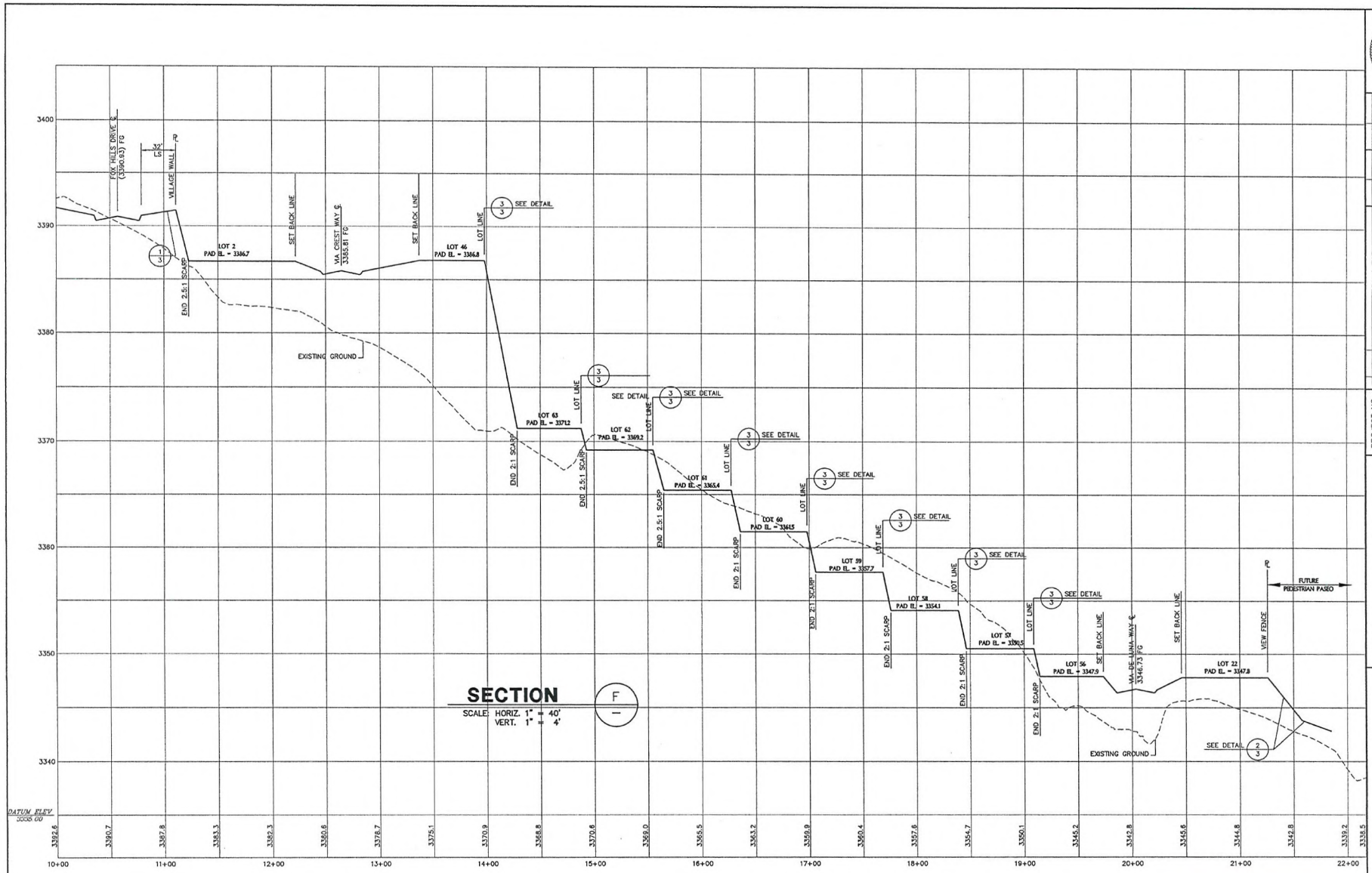
DRAWING 3
3 OF 5 SHTS

REV	DATE	DESCRIPTION	DATE	TAGN APP	DATE	CHK APP	DATE

% COMPLETE

TMP-39472

RECEIVED SEP 03 2010



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

CLV DRAWING NO.

RECEIVED
SEP 08 2010

TMP-39472

G.C. WALLACE COMPANIES
ENGINEERS | PLANNERS | SURVEYORS
1555 S. RAINBOW BLVD - LAS VEGAS, NV 89146
T: 702.804.2000 - F: 702.804.2299 - GCWALLACE.COM
LAS VEGAS · HENDERSON

PROJECT NO. 62023.981
DESIGN
DRAWN
CHECK
DATE 09-03-10
PLOT DATE 08-07-35

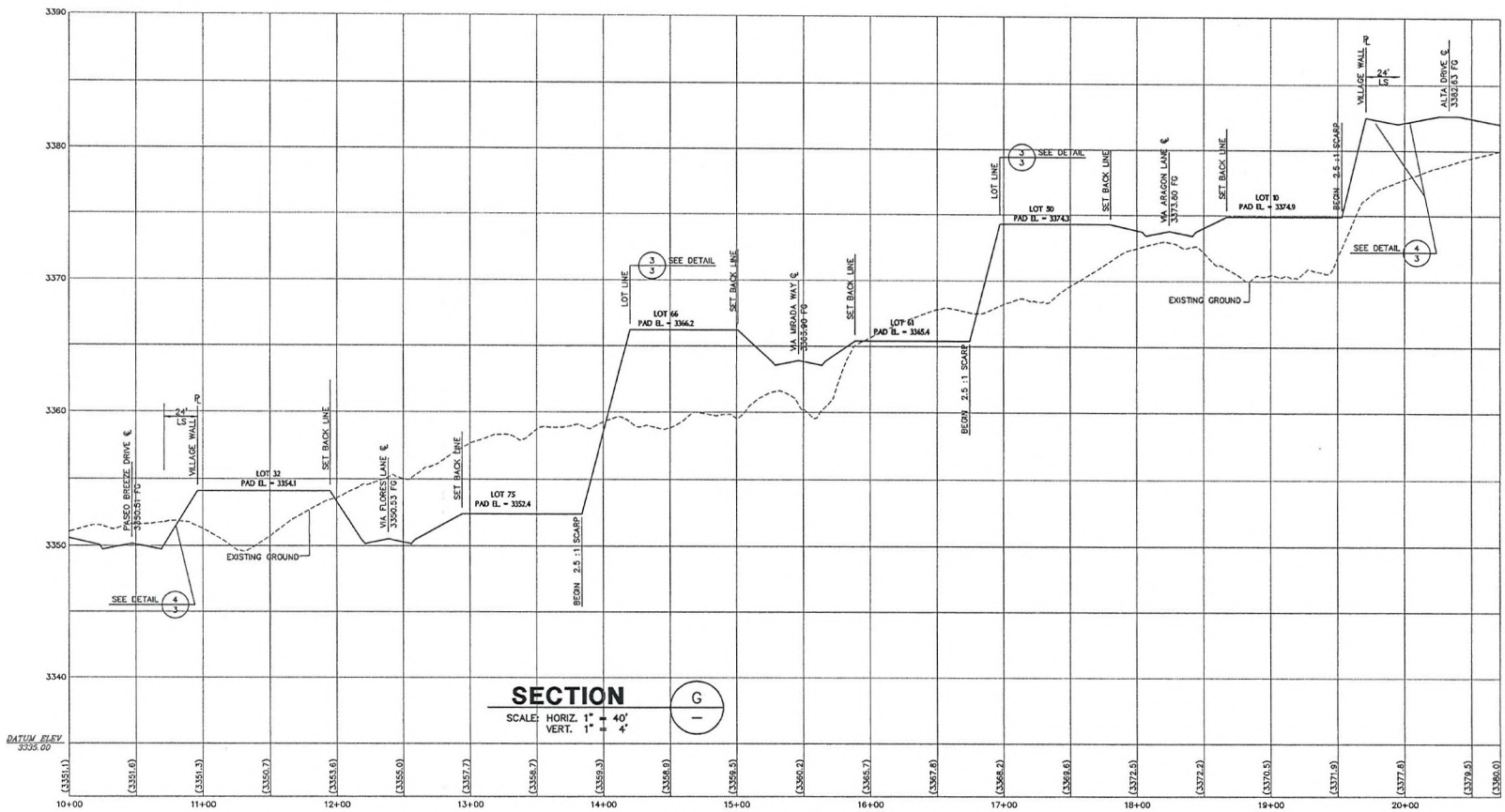
F:\Projects\62023-981\Dwg\Production\Tm\V23_TENT.dwg

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

DRAWING 4
4 OF 5 SHTS

% COMPLETE

REV	DATE	DESCRIPTION	DATE	ACEN APP	DATE	GCW APP



SECTION

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

G

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

CLV DRAWING NO.

RECEIVED
SEP 08 2010

TMP-39472

THE HOWARD HUGHES COMPANY, LLC

SUMMERLIN VILLAGE 23 PARCEL L- ANDALUSIA

SECTIONS

G.C. WALLACE COMPANIES
ENGINEERS | PLANNERS | SURVEYORS
1555 S. RAINBOW BLVD - LAS VEGAS NV 89146
T: 702.804.2100 - F: 702.804.2399 - GCWALLACE.COM

LAS VEGAS · MESQUITE

F:\Projects\600\62023-981\DWG\Production\Tb\V23L TCNT.dwg
Pamela Pate

PROJECT NO.
62023981

DESIGN:
DRAWN:
CHECK:
PLOT DATE: 09-03-10
PLOT TIME: 18:07:32

REV	DATE	DESCRIPTION	DATE	ASSN APP	DATE	CONV APP

DRAWING
5
5 OF 5 SHTS

% COMPLETE

DATE: 9/15/10

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

10/15/10

G. C. WALLACE COMPANIES
ENGINEERS | PLANNERS | SURVEYORS

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

Writer's Contact Information:

804-2157
jjohnson@gcwallace.com

62023-981

September 2, 2010

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

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

To whom it may concern:

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

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

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

Cordially,

G. C. WALLACE, INC.

Josh Johnson, PE, LEED AP
Vice President

c: Julie Cleaver, THHC

RECEIVED
SEP 08 2010
TMP-39472

City of Las Vegas

Agenda Item No.: **8.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 18, 2010

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

☐ **Consent** ☒ **Discussion**

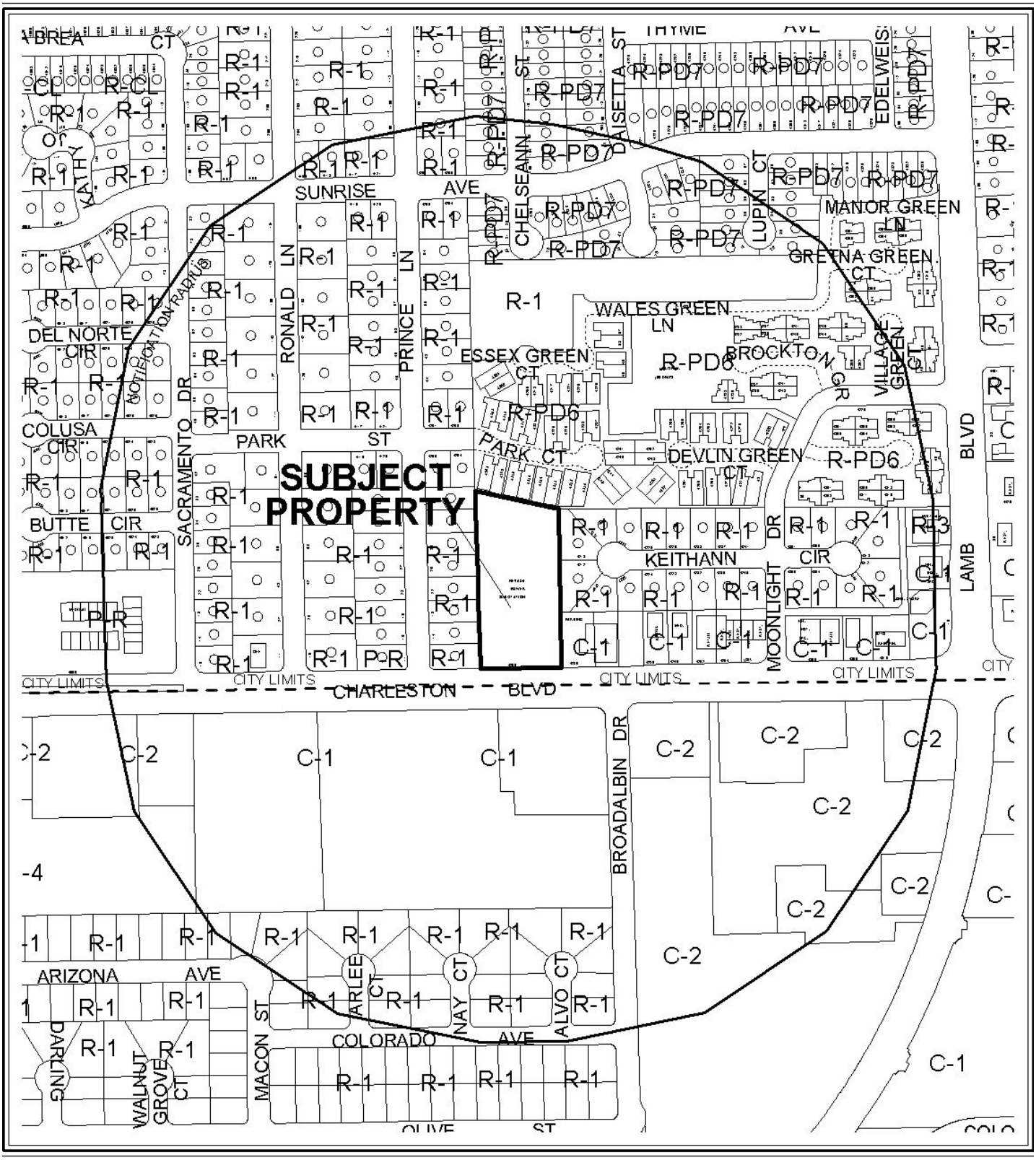
SUBJECT:
ZON-39754 - REZONING - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: NV ENERGY - Request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: C-V (CIVIC) on 2.45 acres at 4200 East Charleston Boulevard (APN 140-31-802-001), Ward 3 (Reese). Staff recommends APPROVAL.

C.C.: 12/15/2010

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

RECOMMENDATION:
Staff recommends APPROVAL.

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



CASE: **ZON-39754**

RADIUS: 1000 FT

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

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

0 400 800 Feet

CASE: **ZON-39754**

RADIUS: 1000 FT

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

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

0 400 800 Feet

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: NV Energy

Name of Applicant: City of Las Vegas

Name of Representative: _____

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of ~~Property Owner~~ APPLICANT: _____

Print Name: Andrew P. Reed

Subscribed and sworn before me

This 1ST day of OCTOBER, 2010

_____

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

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

PLANNING & DEVELOPMENT
CITY OF LAS VEGAS
DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Rezoning

Project Address (Location) 4200 E. CHARLESTON BLVD

Project Name _____ **Proposed Use** _____

Assessor's Parcel #(s) 140-31-802-001 **Ward #** 3

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

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

Gross Acres 2.45 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER NV Energy **Contact** Thomas Dombrowski

Address 6226 W. Sahara Avenue **Phone:** 402-2620 **Fax:** 402-5064

City Las Vegas **State** NV **Zip** 89146

E-mail Address TDombrowski@nvenergy.com

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

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

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

E-mail Address _____

REPRESENTATIVE _____ **Contact** _____

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

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

E-mail Address _____

APPLICANT ~~**Property Owner**~~ **Signature*** Andrew P Reed

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

Print Name Andrew P. Reed

Subscribed and sworn before me

This 1ST day of OCTOBER, 20 10.

Nora Lares

Notary Public in and for said County and State

Notary Public - State of Nevada
COUNTY OF CLARK
NORA LARES
No. 06-103908-1 My Appointment Expires Nov. 9, 2012

FOR DEPARTMENT USE ONLY

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

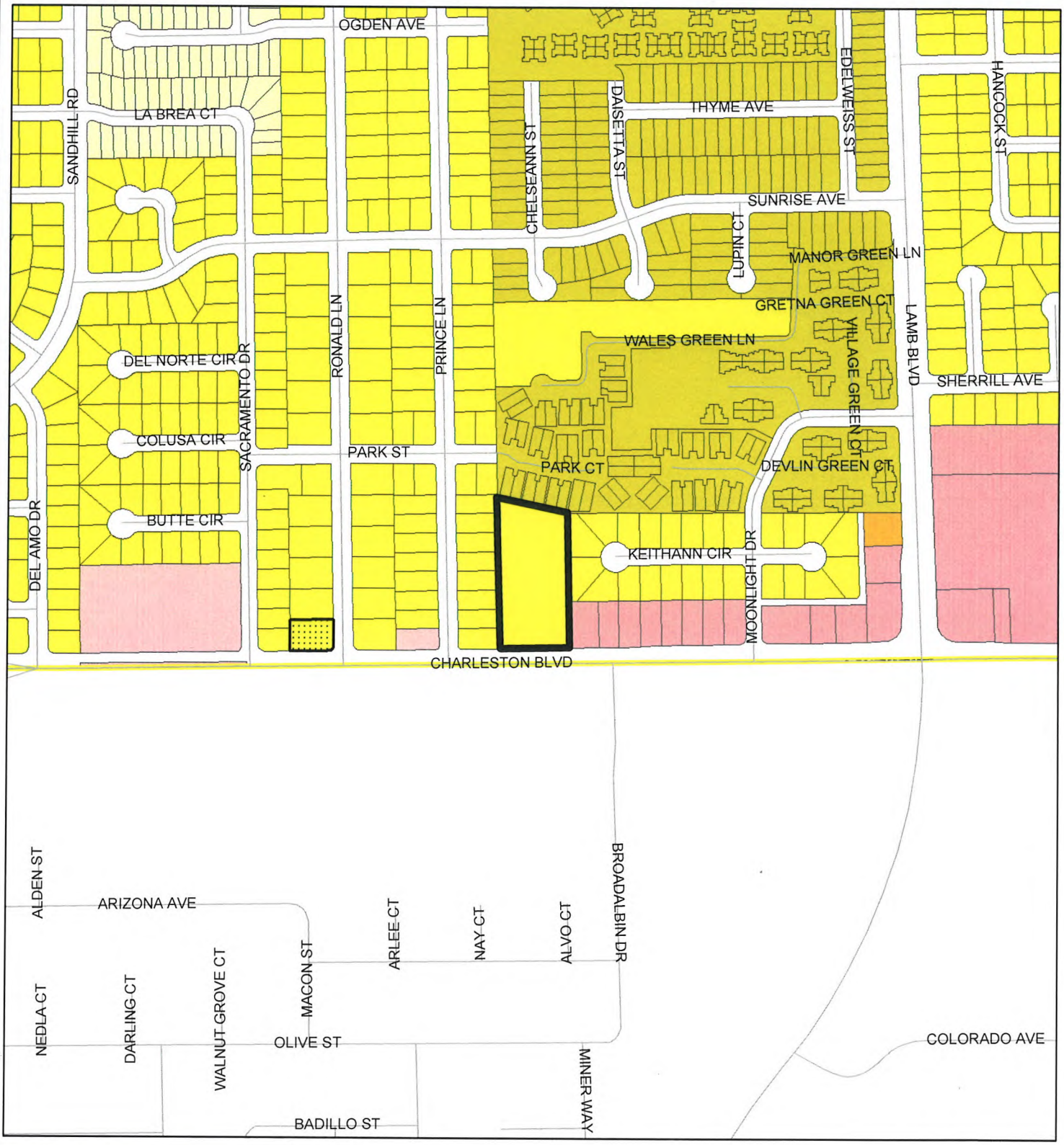
*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

Revised 10/27/08

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

REZONING Parcel: 140-31-802-001

ZONE- 39754



ZONING

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

FROM R-1 TO C-V

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

Printed: September 28, 2010

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

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

October 4, 2010

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

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

Dear Mr. Gebeke:

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

Sincerely,

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

Mayor
Oscar B. Goodman

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

City Manager
Elizabeth N. Fretwell

CITY OF LAS VEGAS NEVADA

07101-001-06-09

ZON-39754

City of Las Vegas

Agenda Item No.: **9.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 18, 2010

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

☐ **Consent** ☒ **Discussion**

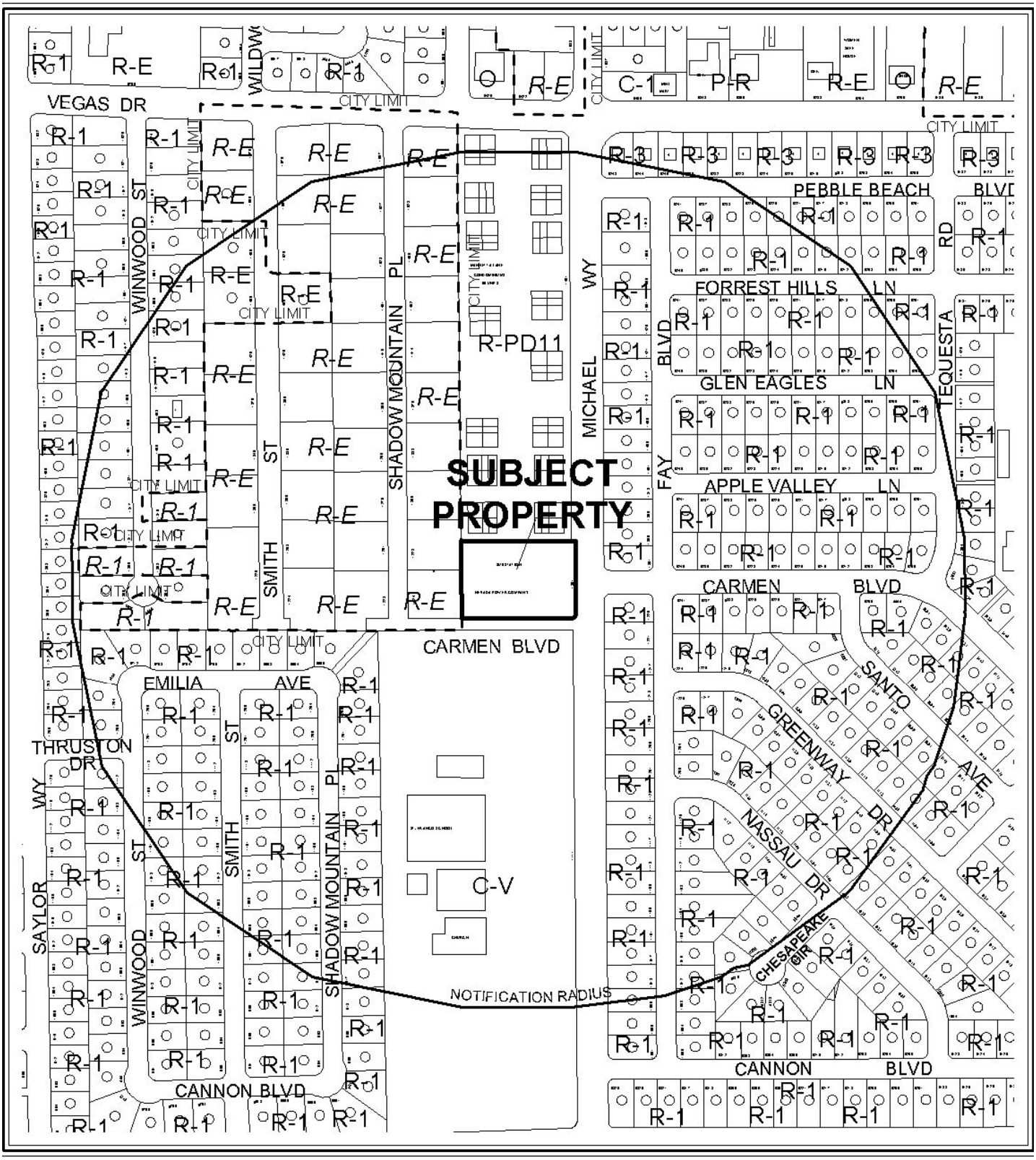
SUBJECT:
ZON-39757 - REZONING - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: NV ENERGY - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: C-V (CIVIC) on 1.35 acres at 1301 Michael Way (APN 138-25-105-002), Ward 5 (Barlow). Staff recommends APPROVAL.

C.C.: 12/15/2010

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

RECOMMENDATION:
Staff recommends APPROVAL.

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



0 300 600 Feet

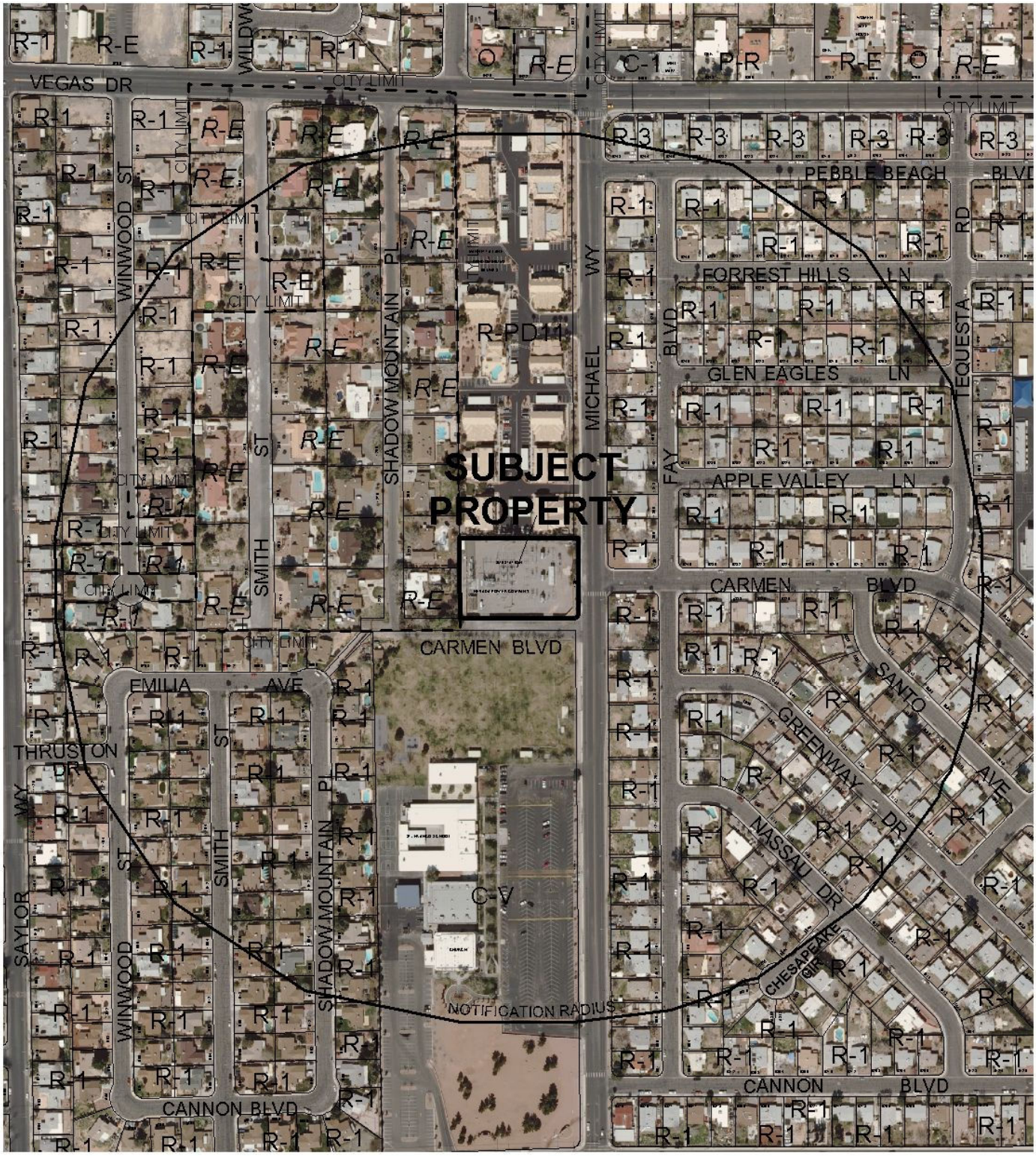
CASE: **ZON-39757**

RADIUS: 1000 FT

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

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

N



0 300 600 Feet

CASE: **ZON-39757**

RADIUS: 1000 FT

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

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

N

PLANNING & DEVELOPMENT

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 ~~Property Owner~~ APPLICANT: Andrew P Reed

Print Name: Andrew P. Reed

Subscribed and sworn before me

This 1ST day of OCTOBER, 2010

Nora Lares

Notary Public in and for said County and State

Notary Public - State of Nevada
COUNTY OF CLARK
NORA LARES
No. 06-103906-1 My Appointment Expires Nov. 9, 2012

PLANNING & DEVELOPMENT

CITY OF LAS VEGAS

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Rezoning

Project Address (Location) 1301 MICHAEL WAY

Project Name _____ **Proposed Use** _____

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

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

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

Gross Acres 1.35 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER NV Energy **Contact** Thomas Dombrowski

Address 6226 W. Sahara Avenue **Phone:** 402-2620 **Fax:** 402-5064

City Las Vegas **State** NV **Zip** 89146

E-mail Address TDombrowski@nvenergy.com

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

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

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

E-mail Address _____

REPRESENTATIVE _____ **Contact** _____

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

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

E-mail Address _____

APPLICANT ~~Property Owner~~ **Signature*** Andrew P. Reed

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

Print Name Andrew P. Reed

Subscribed and sworn before me

This 1ST day of OCTOBER, 20 10.

Nora Lares

Notary Public in and for said County and State

Notary Public - State of Nevada
COUNTY OF CLARK
NORA LARES
No. 05-100906-1 My Appointment Expires Nov. 9, 2012

FOR DEPARTMENT USE ONLY

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

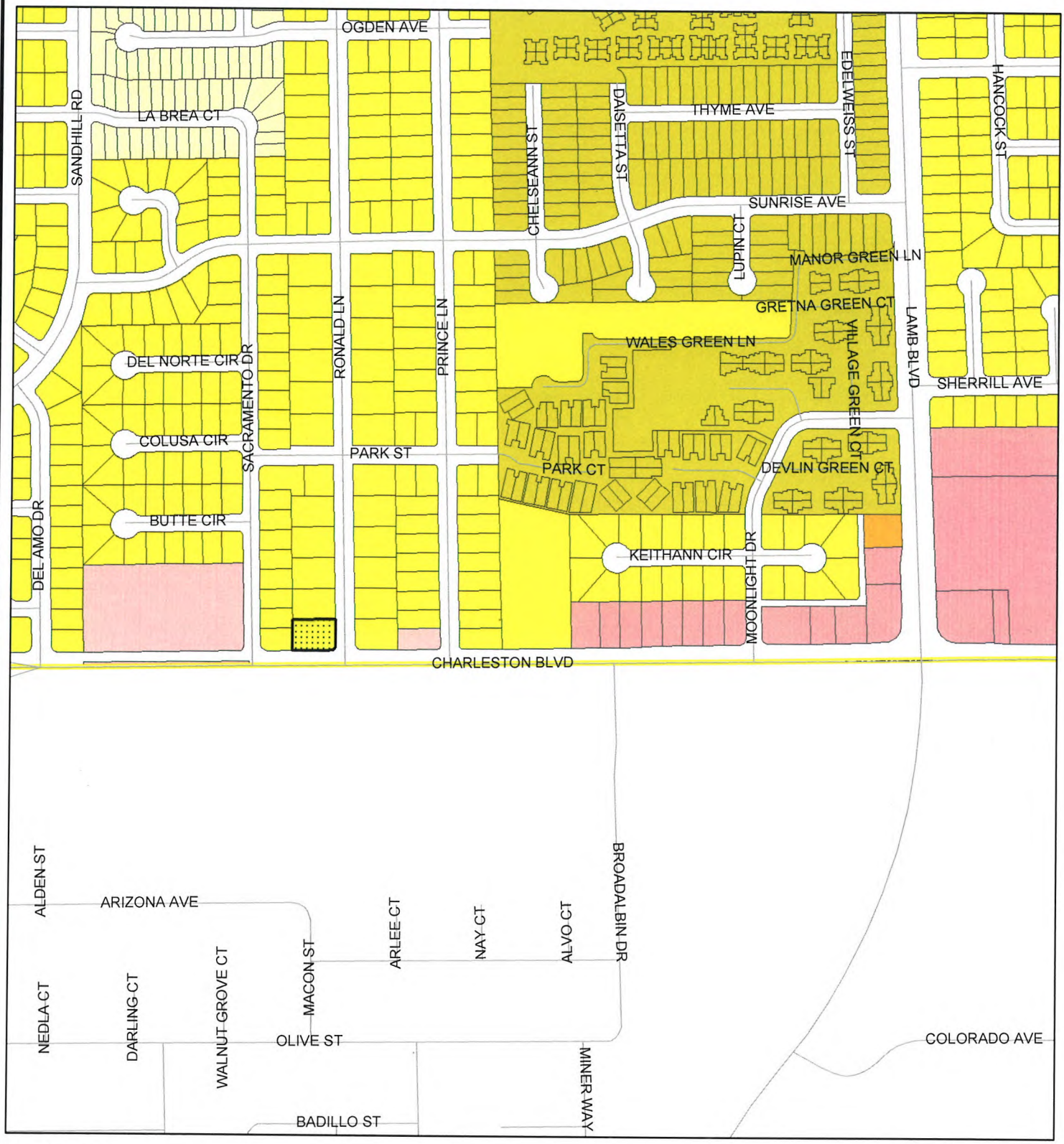
*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

Revised 10/27/08

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

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

PLANNING & DEVELOPMENT
CITY OF LAS VEGAS
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731 S. Fourth Street
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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

CITY OF LAS VEGAS NEVADA

07101-001-06-09

ZON-39757

City of Las Vegas

Agenda Item No.: **10.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 18, 2010

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

☐ **Consent** ☒ **Discussion**

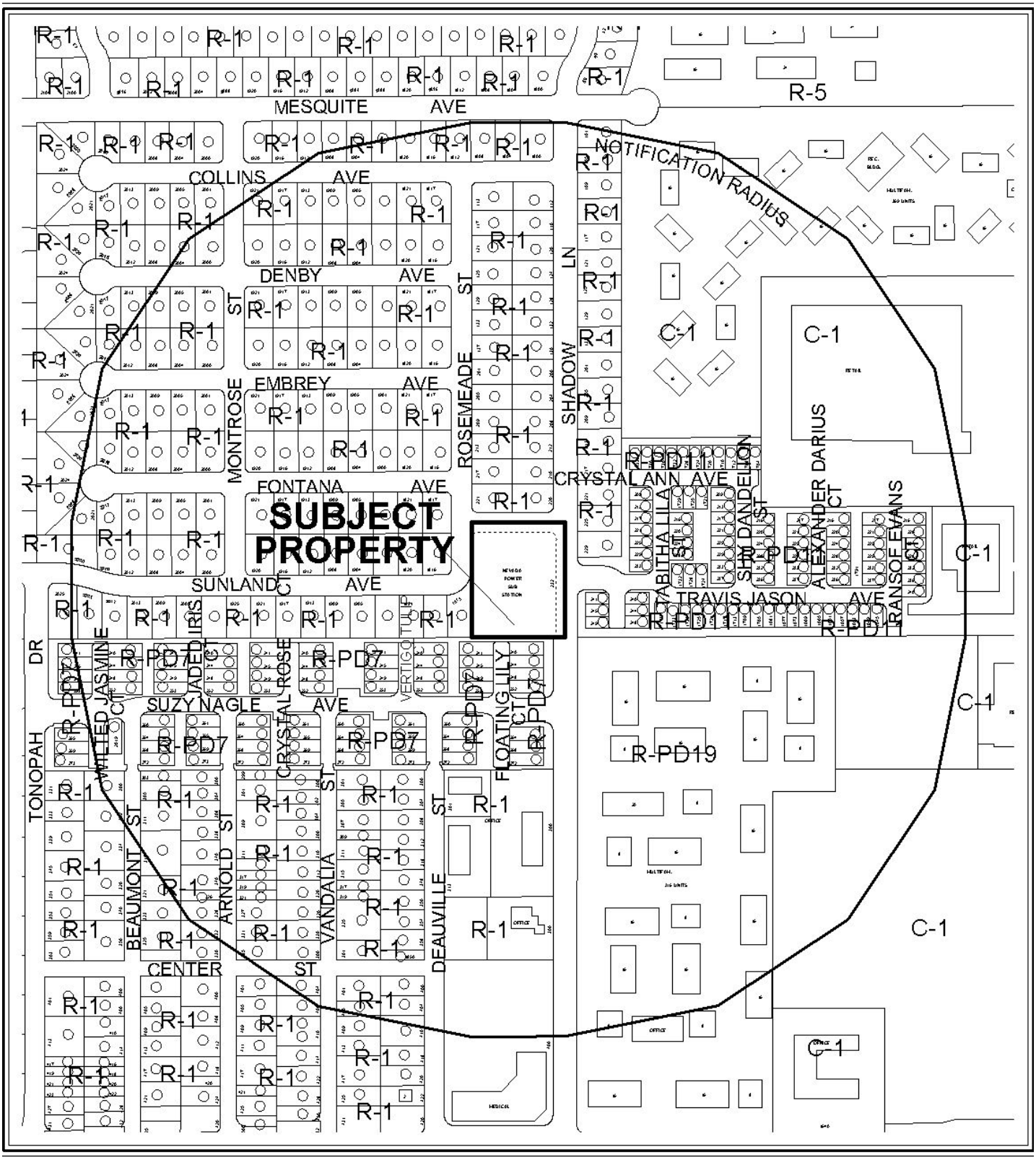
SUBJECT:
ZON-39769 - REZONING - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: NV ENERGY - Request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: C-V (CIVIC) on 1.55 acres at 232 Shadow Lane (APN 139-33-101-001), Ward 5 (Barlow). Staff recommends APPROVAL.

C.C.: 12/15/2010

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

RECOMMENDATION:
Staff recommends APPROVAL.

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



0 300 600 Feet

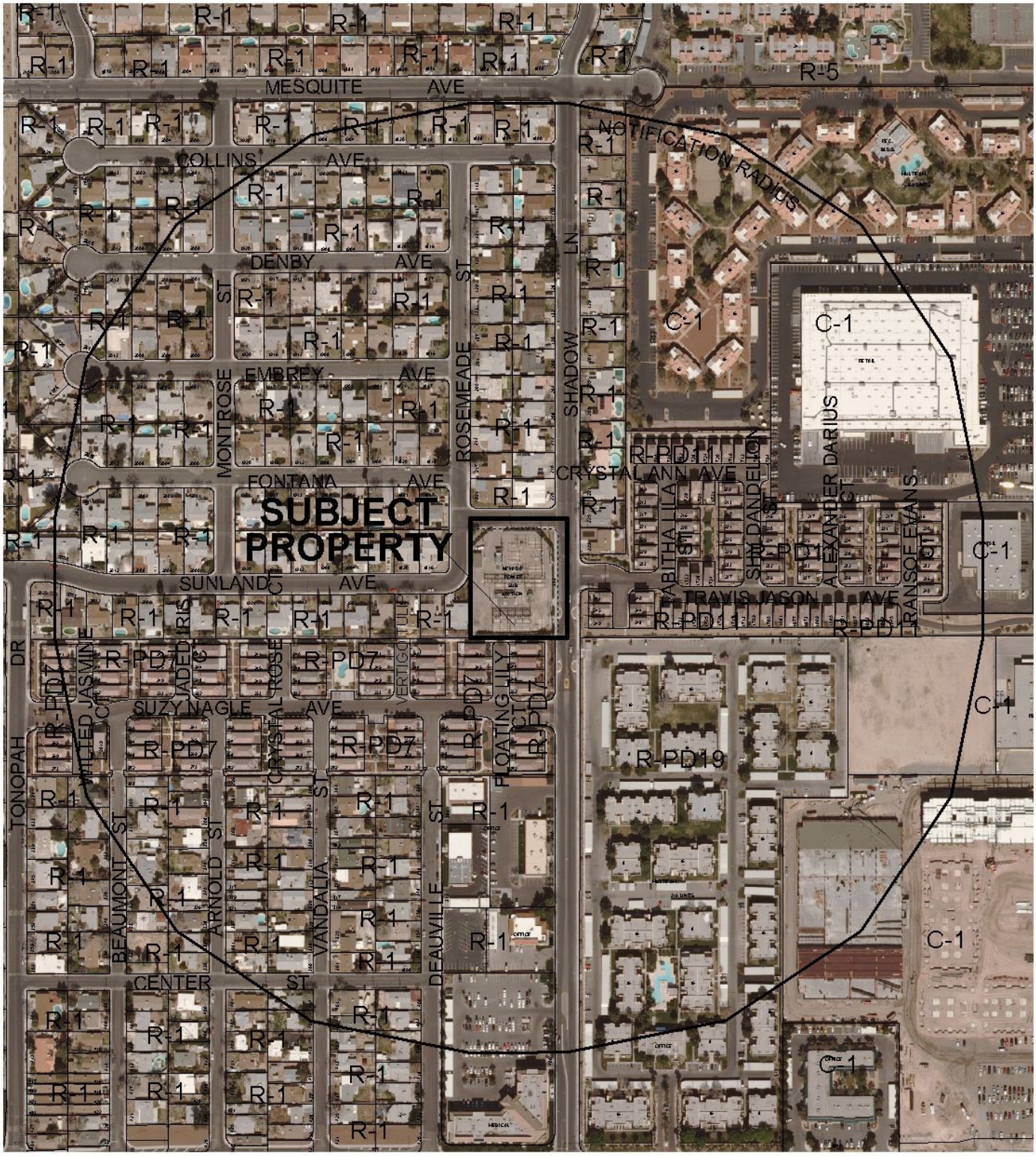
CASE: **ZON-39769**

RADIUS: 1000 FT

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

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

N



0 300 600 Feet

CASE: **ZON-39769**

RADIUS: 1000 FT

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

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

N

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: NV ENERGY

Name of Applicant: CITY OF LAS VEGAS

Name of Representative: Andy Reed

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

☐ **Yes** ☐ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

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

Print Name: Andrew P. Reed

Subscribed and sworn before me

This 1ST day of OCTOBER, 2010

Nora Lares

Notary Public in and for said County and State

Notary Public - State of Nevada
COUNTY OF CLARK
NORA LARES
No. 06-103908-1 My Appointment Expires Nov. 9, 2012

PLANNING & DEVELOPMENT
CITY OF LAS VEGAS
DEVELOPMENT SERVICES CENTER

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.

Nora Lares

Notary Public in and for said County and State

Revised 10/27/08

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

FOR DEPARTMENT USE ONLY

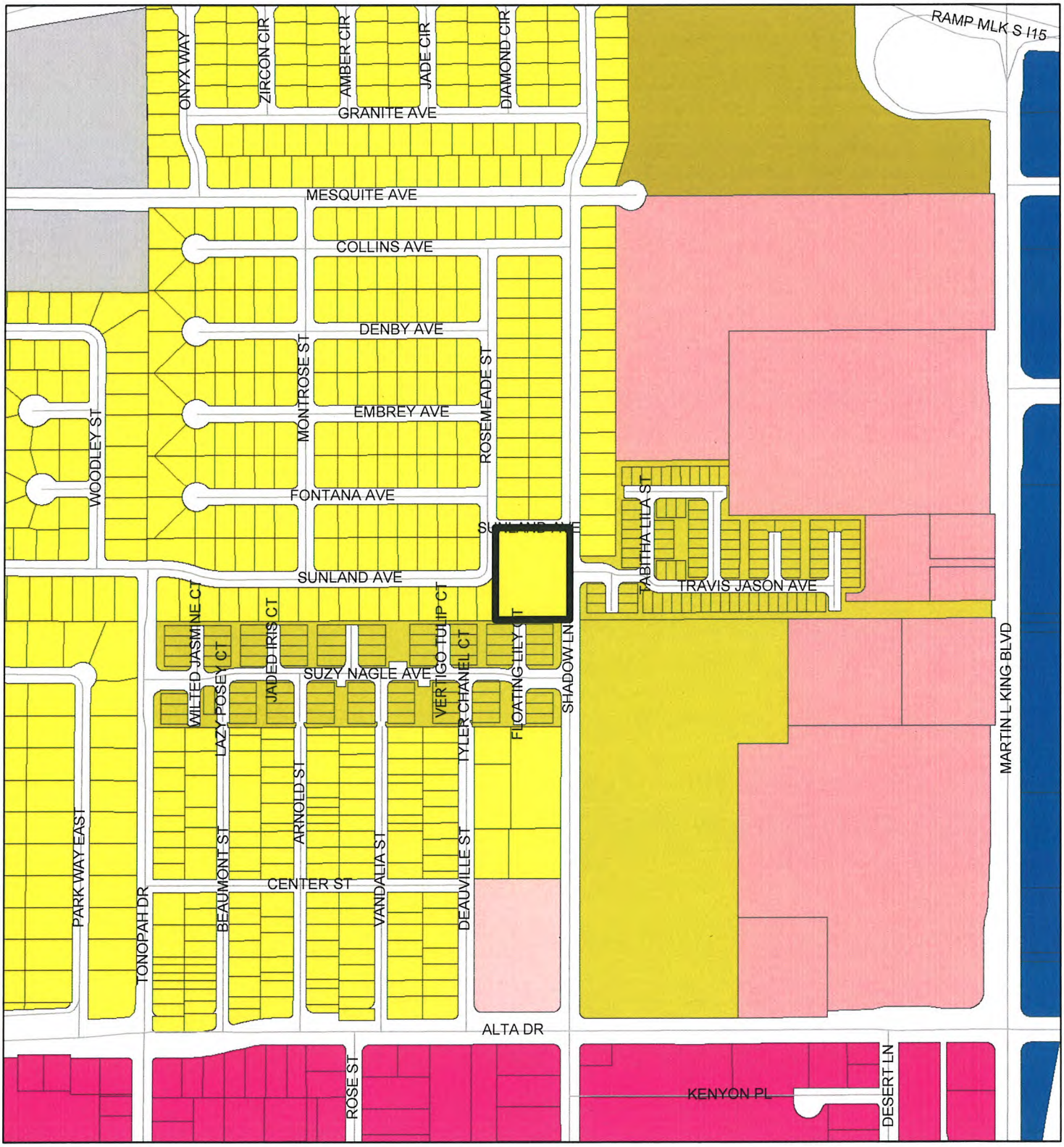
Case #	ZON-39769
Meeting Date:	11-18-10
Total Fee:	Ø
Date Received:*	10-4-10
Received By:	

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

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

REZONING Parcel: 139-33-101-001

ZONE-39769



ZONING

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

FROM R-1 TO C-V

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

Printed: September 28, 2010

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

PLANNING & DEVELOPMENT
CITY OF LAS VEGAS
DEVELOPMENT SERVICES CENTER
731 S. Fourth Street
Las Vegas, NV 89101
Voice: 702-229-6301
Fax: 702-474-0352
TTY 702-386-9108
www.lasvegasnevada.gov

October 4, 2010

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

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

Dear Mr. Gebeke:

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

Sincerely,

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

Mayor
Oscar B. Goodman

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

City Manager
Elizabeth N. Fretwell

CITY OF LAS VEGAS NEVADA

07101-001-06-09

ZON-39769

City of Las Vegas

Agenda Item No.: **25.**

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

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

☐ **Consent** ☒ **Discussion**

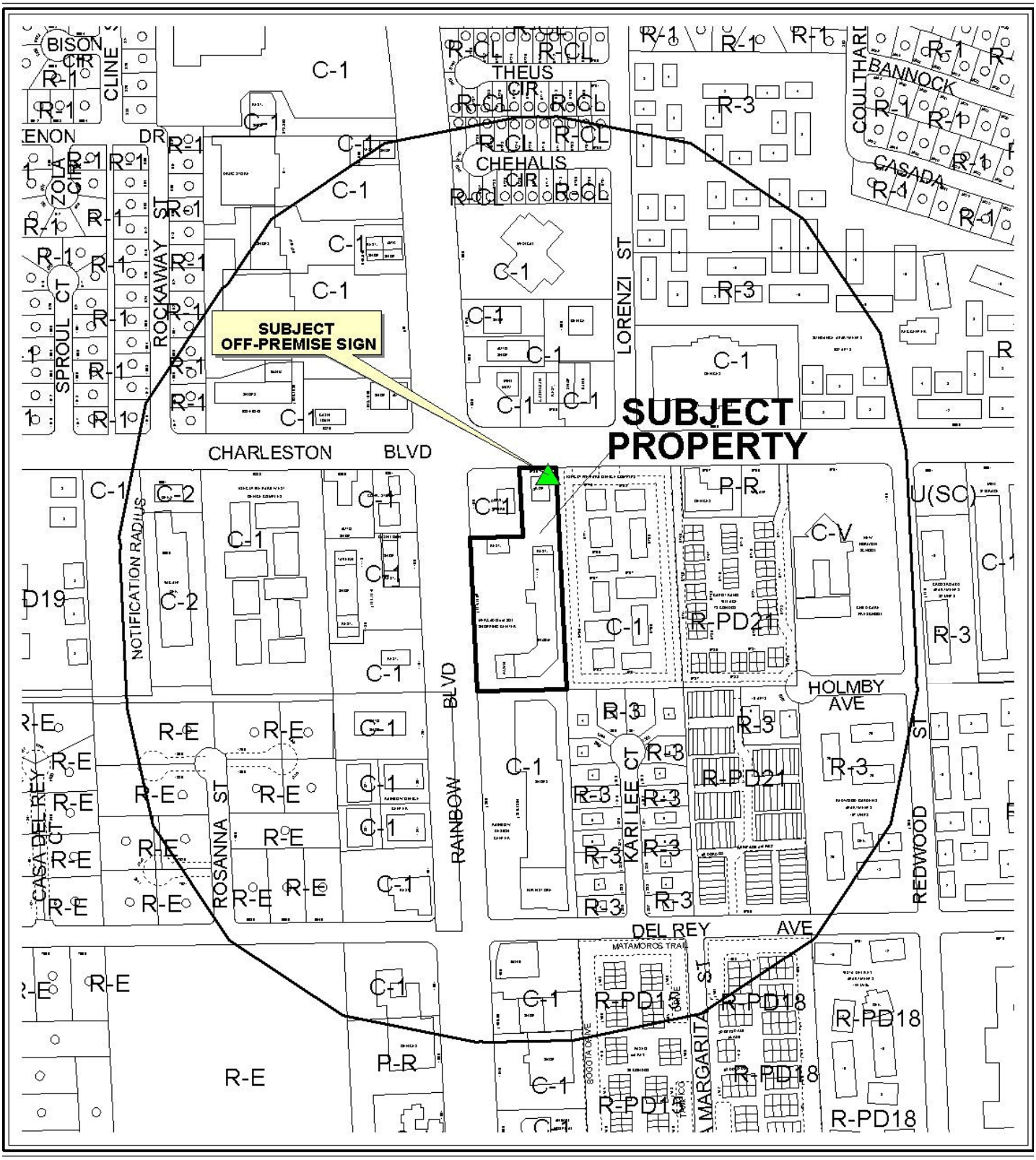
SUBJECT:
RQR-39371 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: REAGAN NATIONAL ADVERTISING - OWNER: COG III, LTD - Required Review of a previously approved Special Use Permit (SUP-2758) FOR A 40-FOOT TALL, 14-FOOT X 48-FOOT OFF-PREMISE SIGN at 1110 South Rainbow Boulevard (APN 163-02-101-002), C-1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

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

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

RECOMMENDATION:
Staff recommends DENIAL.

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



0 300 600 Feet

CASE: **RQR-39371**

RADIUS: 1000 FT

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

N

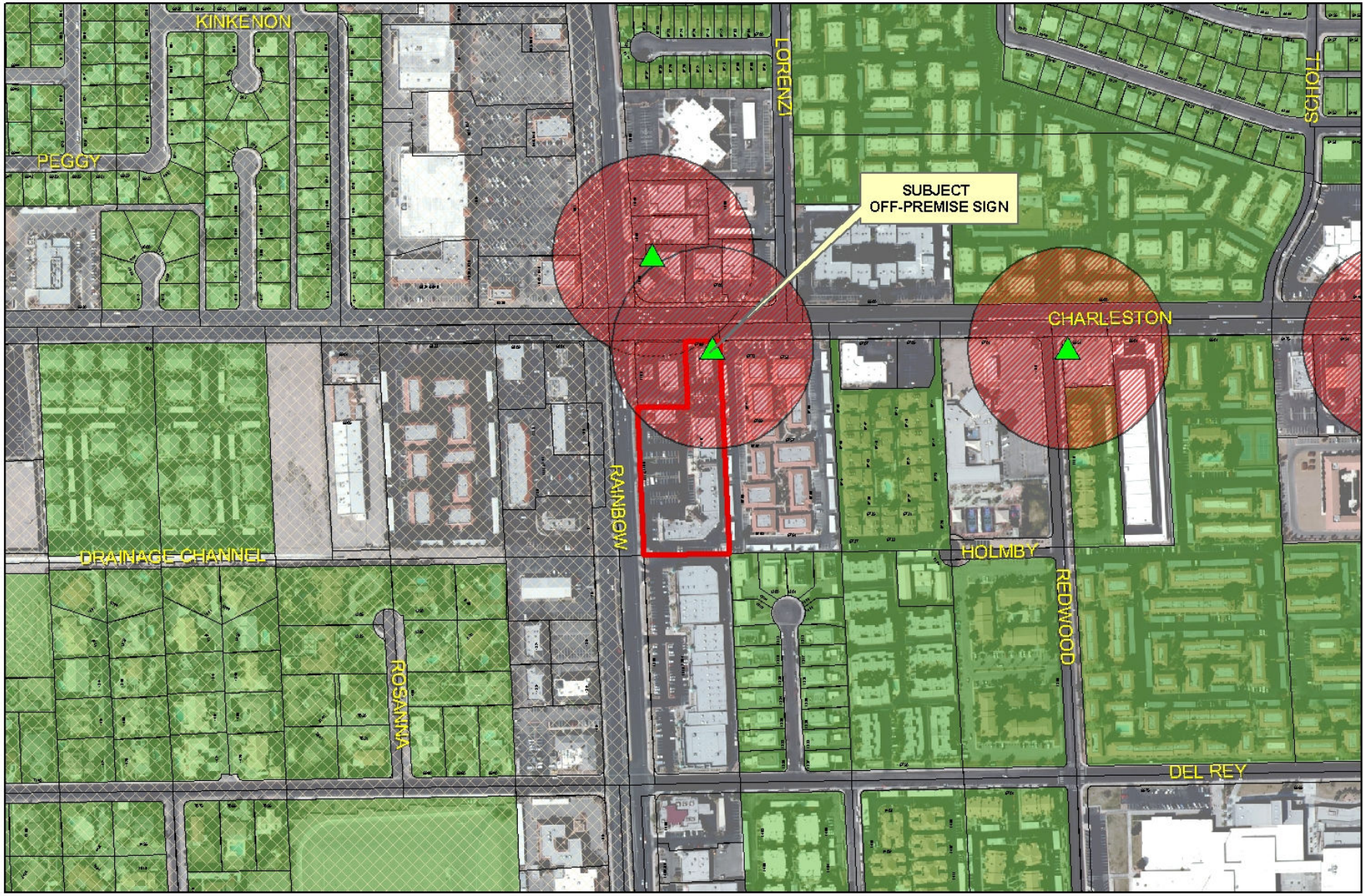
0 300 600 Feet

CASE: **RQR-39371**

RADIUS: 1000 FT

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

N



RQR-39371

City of Las Vegas Billboard Data

- Subject Parcel
- City of Las Vegas Billboard Location
- Clark County Billboard Location
- 300 Foot Buffer Around Billboard
- 750 Foot Buffer Around Freeway Billboard
- Residential Zoned Property
- Off Premise Sign Exclusion Area
- Exempt - Off Premise Area Sign Area

N

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **RQR-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: Chas Grigsby

Print Name: Charles Grigsby

Subscribed and sworn before me

This 30 day of Sept, 2010

Kathleen Landers

Notary Public in and for said County and State

State of Florida, County of: Palm Beach

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

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Off Premise Sign

Project Address (Location) 1110 South Rainbow Blvd.

Project Name _____ **Proposed Use** Off Premise sign

Assessor's Parcel #(s) 163-02-101-002 **Ward #** 1

General Plan: existing _____ proposed _____ **Zoning:** existing C-1 proposed _____

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

Gross Acres 3.02 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER COG III LTD **Contact** Charles Grigsby

Address 7287 Green Mountain Court **Phone:** (702) 233-3418 **Fax:** _____

City Las Vegas **State** Nevada **Zip** 89135

E-mail Address _____

APPLICANT Reagan National Advertising **Contact** Dewey Reagan

Address 1775 North Warm Springs Road **Phone:** (801) 521-1775 **Fax:** (801) 521-9741

City Salt Lake City **State** Utah **Zip** 84116

E-mail Address _____

REPRESENTATIVE Jay Brown **Contact** Jay Brown

Address 520 South 4th Street **Phone:** (702) 384-5563 **Fax:** (702) 385-1023

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

E-mail Address _____

Property Owner Signature* Charles Grigsby

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

Print Name Charles Grigsby

Subscribed and sworn before me

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

Kathleen Landers

State of: Florida County of: Palm Beach

Notary Public in and for said County and State

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

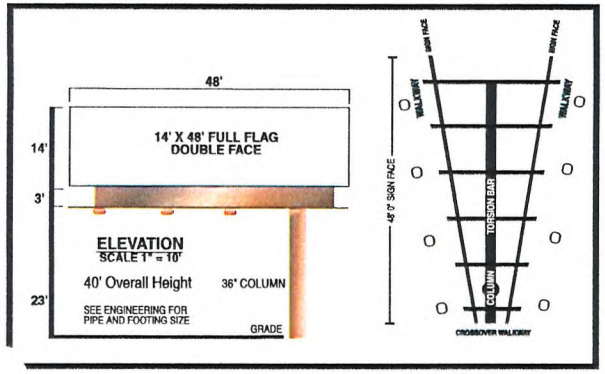
Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	RQR-39371
Meeting Date:	11/18/10
Total Fee:	800.00
Date Received:*	10/04/10
Received By:	Yugo Kuy

*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.

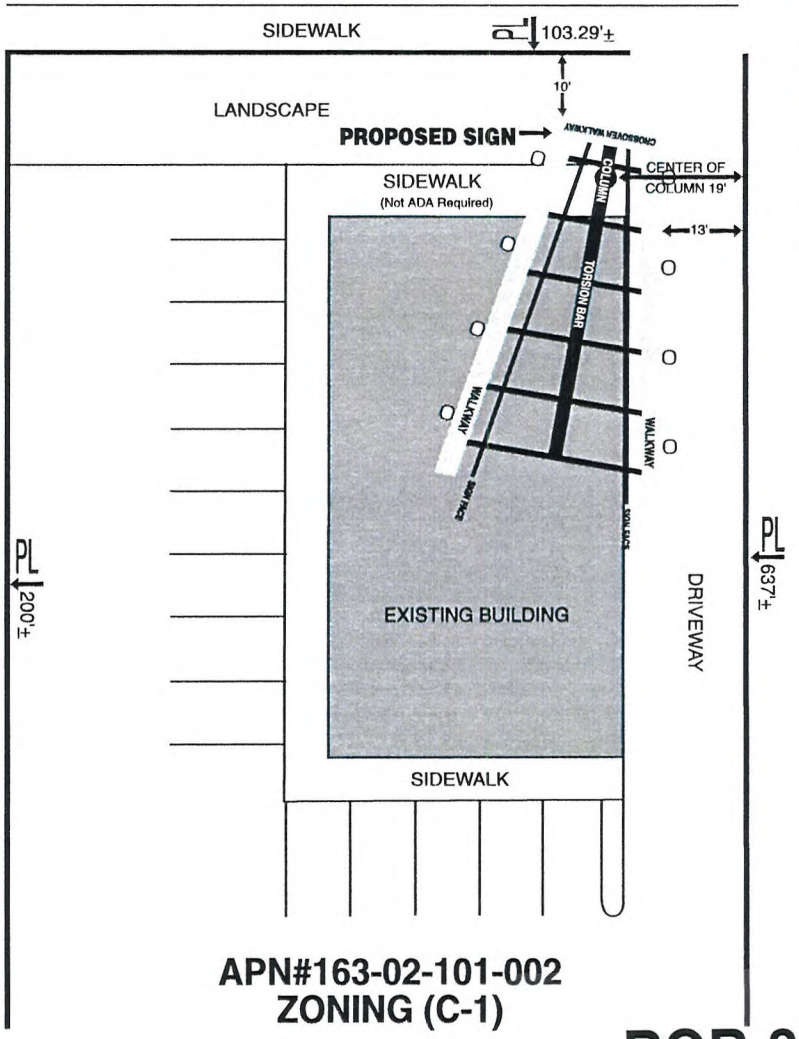
f:\depot\Application Packet\Application Form.pdf

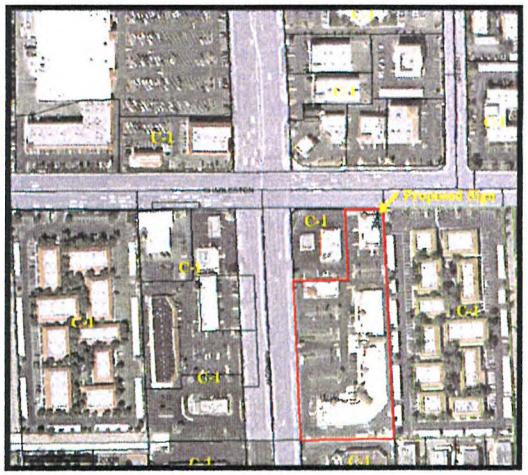


TOP VIEW

SCALE 1" =7.5'

CHARLESTON BLVD.





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.

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

Reagan Outdoor Advertising

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

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

RQR-39371

RECEIVED

AUG 30 2010

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

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

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

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

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

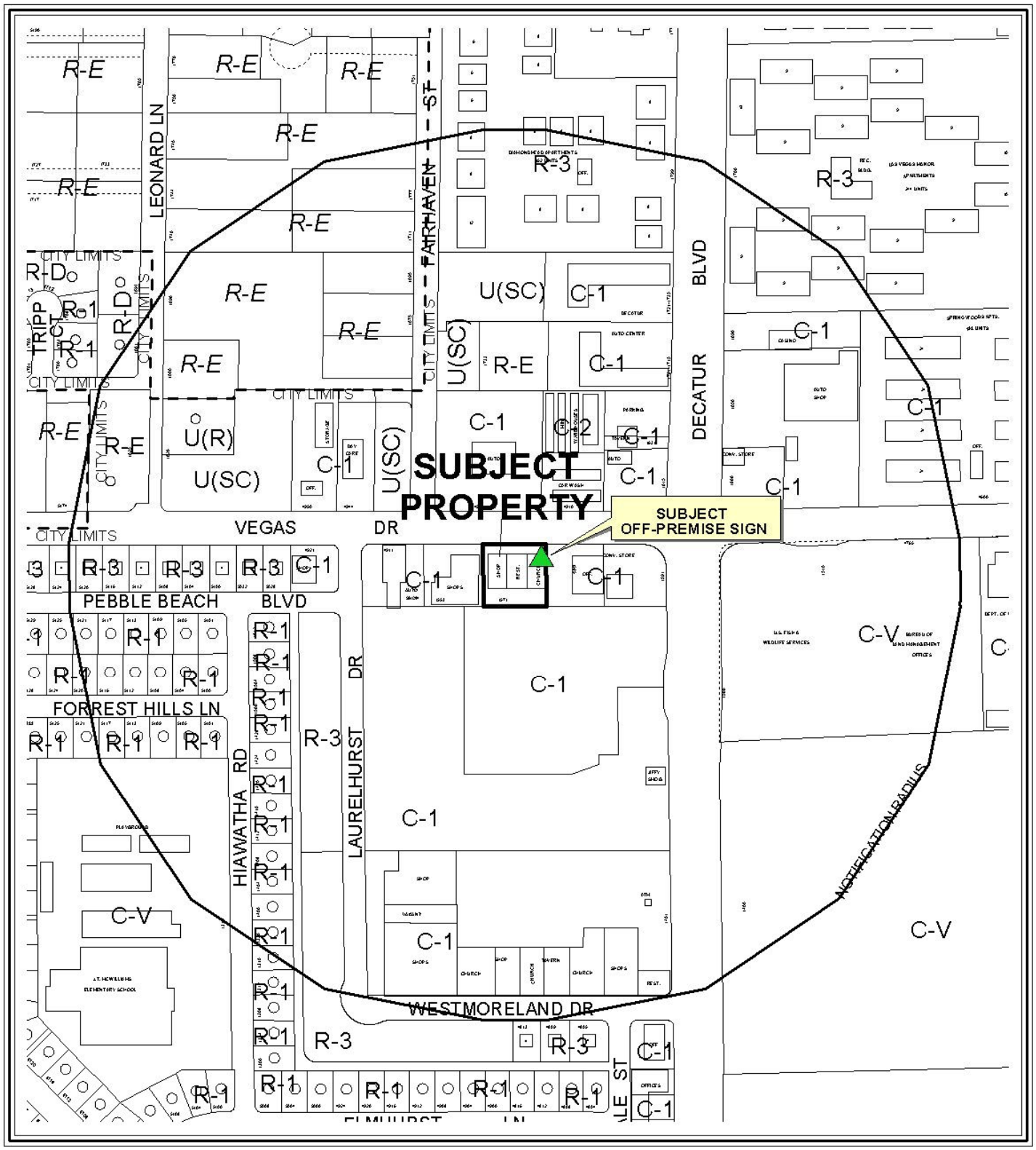
SUBJECT:
RQR-39499 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: LAS VEGAS BILLBOARDS - OWNER: FONG IMPERIAL PLAZA, LIMITED PARTNERSHIP - Required Review of a previously approved Special Use Permit (SUP-3061) FOR A 40-FOOT TALL, 12-FOOT X 24-FOOT OFF-PREMISE SIGN at 1571 North Decatur Boulevard (APN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

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

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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



0 300 600 900 Feet

CASE: **RQR-39499**

RADIUS: 1000 FT

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

N

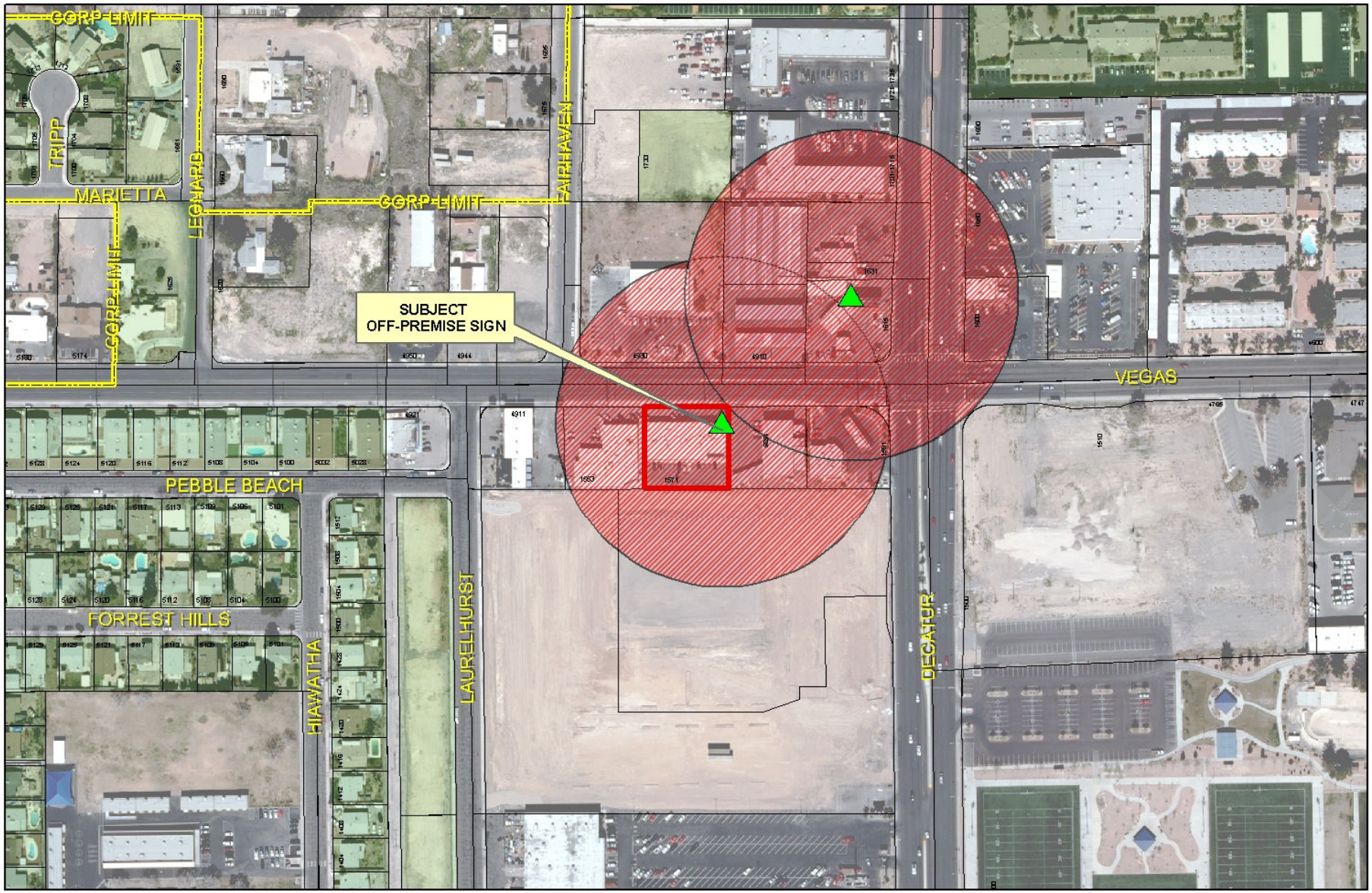
CASE: **RQR-39499**

RADIUS: 1000 FT

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

0 300 600 900 Feet

N



RQR-39499

City of Las Vegas Billboard Data

- Subject Parcel
- City of Las Vegas Billboard Location
- Clark County Billboard Location
- 300 Foot Buffer Around Billboard
- 750 Foot Buffer Around Freeway Billboard
- Residential Zoned Property
- Off Premise Sign Exclusion Area
- Exempt - Off Premise Area Sign Area

N

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: Fong Imperial Plaza Limited Partnership

Name of Applicant: Las Vegas Billboards

Name of Representative: Mr. Chad Harris

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

_____ Yes x No

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

City Official: _____

Partner(s): _____ _____

APN: _____

RECEIVED
SEP 08 2010
City of Las Vegas

Signature of Property Owner: [signature]

Print Name: Kenneth W. Fong
General Partner

Subscribed and sworn before me

This 13th day of August, 20 10

[signature]

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

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

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Las Vegas Billboards

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

Project Name _____ **Proposed Use** Billboard

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

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

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

Gross Acres .52 **Lots/Units** _____ **Density** _____

Additional Information _____

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

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

City Las Vegas **State** NV **Zip** 89108

E-mail Address kennethfong2003@yahoo.com

APPLICANT Las Vegas Billboards **Contact** Mr. Chad Harris

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

City Las Vegas **State** NV **Zip** 89118

E-mail Address _____

REPRESENTATIVE Greater Nevada Planning **Contact** Mr. Mark Sabraw

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

City Las Vegas **State** NV **Zip** 89123

E-mail Address _____

Property Owner Signature* _____

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

Print Name KENNETH W. FONG

Subscribed and sworn before me

This 13th day of August 20 10

_____

Notary Public in and for said County and State

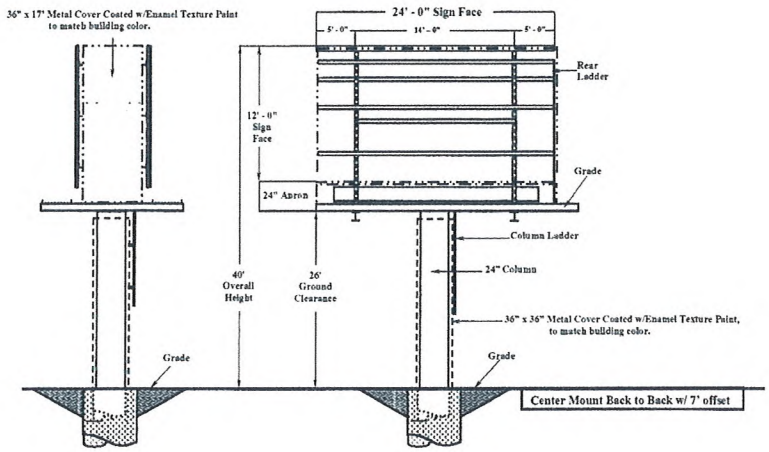
of CLARK of NEVADA

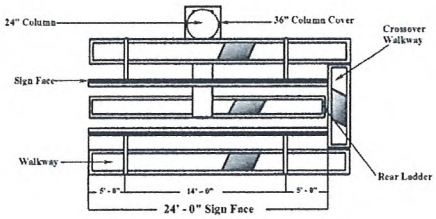
LAURA MORENO
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 01-15-13
Certificate No: 03-80323-1

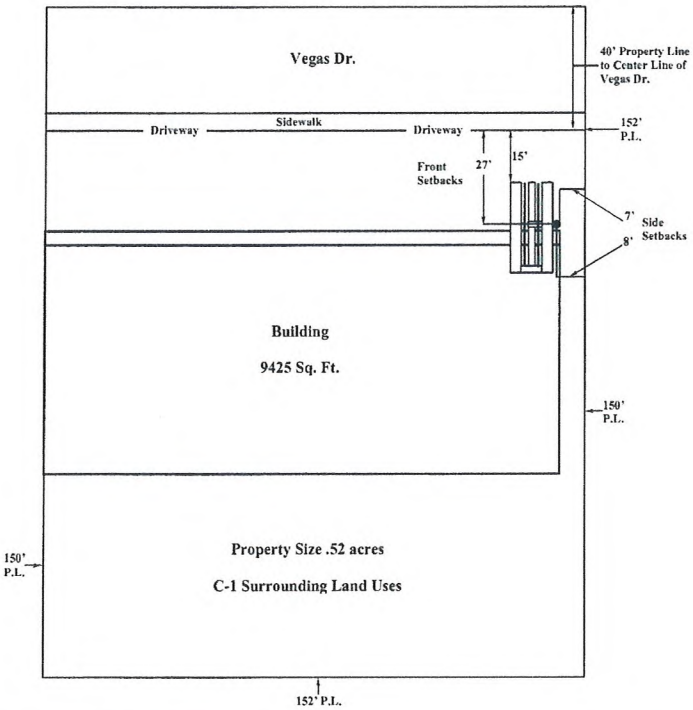
FOR DEPARTMENT USE ONLY

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

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







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

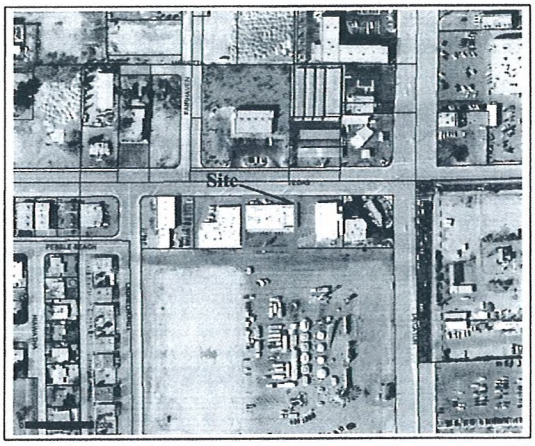
APN: 138-25-503-003
ZONED: C-1
12' x 24' CENTER MOUNT WITH OFFSET
40' OVERALL HEIGHT
NO ADJACENT ON-PREMISE SIGN WITHIN 100'
NO ADJACENT OFF-PREMISE SIGN WITHIN 300'
NO R ZONE WITHIN 300'
SCALE 1" = 20'

NORTH

SIGN ANALYSIS TABLE

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

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



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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.

095475

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City of Las Vegas

RQR-39499

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

Sincerely,

Angela Crolli

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

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

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

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

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

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

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

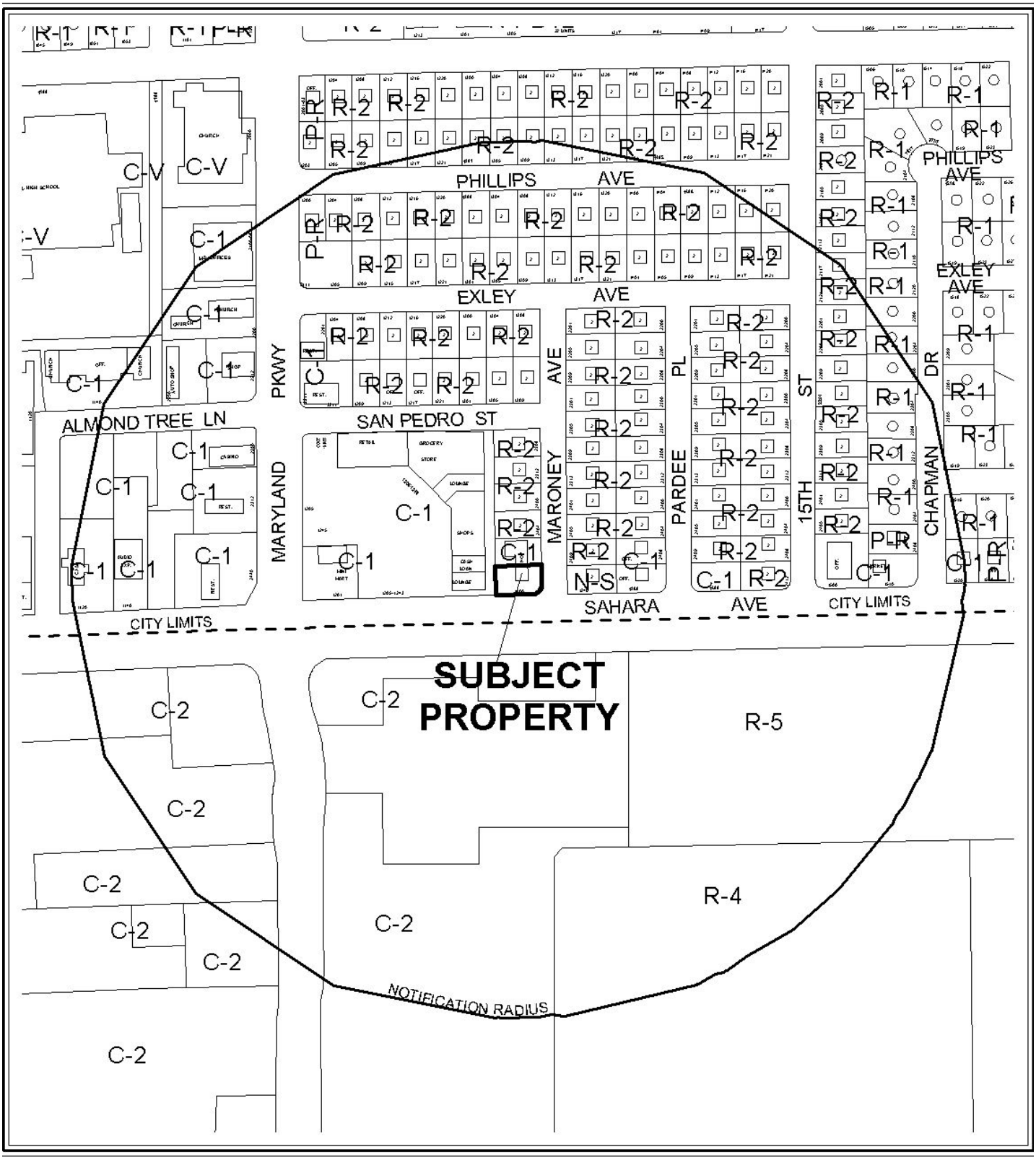
SUBJECT:
RQR-39575 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: GOLD & SILVER JEWELRY SUPPLY - OWNER: SOLIMAN HABASHI - Required Review of a previously approved Special Use Permit (SUP-38242) FOR A SECONDHAND DEALER USE (JEWELRY) WITHIN AN EXISTING 2,300 SQUARE-FOOT JEWELRY STORE at 1300 East Sahara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

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

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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



0 300 600 Feet

CASE: **RQR-39575**

RADIUS: 1000 FT

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

N

0 300 600 Feet

CASE: **RQR-39575**

RADIUS: 1000 FT

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

N

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: _____

Name of Applicant: Gold & Silver Jewelry Supply

Name of Representative: STEVEN GIBSON

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

_____ Yes ✓ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Soliman H

Print Name: Soliman Habashi

Subscribed and sworn before me

This 13 day of Sept, 2010

Nancy Harvieux

Notary Public in and for said County and State

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

RECEIVED
SEP 13 2010

Revised 11-14-06

F:\Depot\Public\Forms\Application Packet\Statement of Financial Interest.doc

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: SPECIAL USE PERMIT

Project Address (Location) 1300 E. SAHARA

Project Name Gold & Silver Jewelry Supply **Proposed Use** SECOND HAND DEALER

Assessor's Parcel #(s) 162-02-410-095 **Ward #** 3

General Plan: existing SC proposed – **Zoning:** existing C1 proposed

Commercial Square Footage 2300 **Floor Area Ratio**

Gross Acres 0.169 **Lots/Units** **Density**

Additional Information

PROPERTY OWNER SOLIMAN HABASHI **Contact**

Address 1300 E. SAHARA AVE. **Phone:** 339-6655 **Fax:**

City LAS VEGAS **State** NV **Zip** 89104

E-mail Address

APPLICANT Gold & Silver Jewelry Supply **Contact** ANTHONY RILA

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

City LV NV **State** NV **Zip** 89121

E-mail Address TONYRILA@YAHOO.COM

REPRESENTATIVE STEVEN GIBSON **Contact**

Address 1405 S. 16TH ST. **Phone:** 762-5366 **Fax:**

City LV **State** NV **Zip** 89104

E-mail Address

Property Owner Signature* Soliman

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

Print Name Soliman Habashi

Subscribed and sworn before me

This 13 day of Sept, 20 10

Nancy Harvieux

Notary Public in and for said County and State

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

FOR DEPARTMENT USE ONLY

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

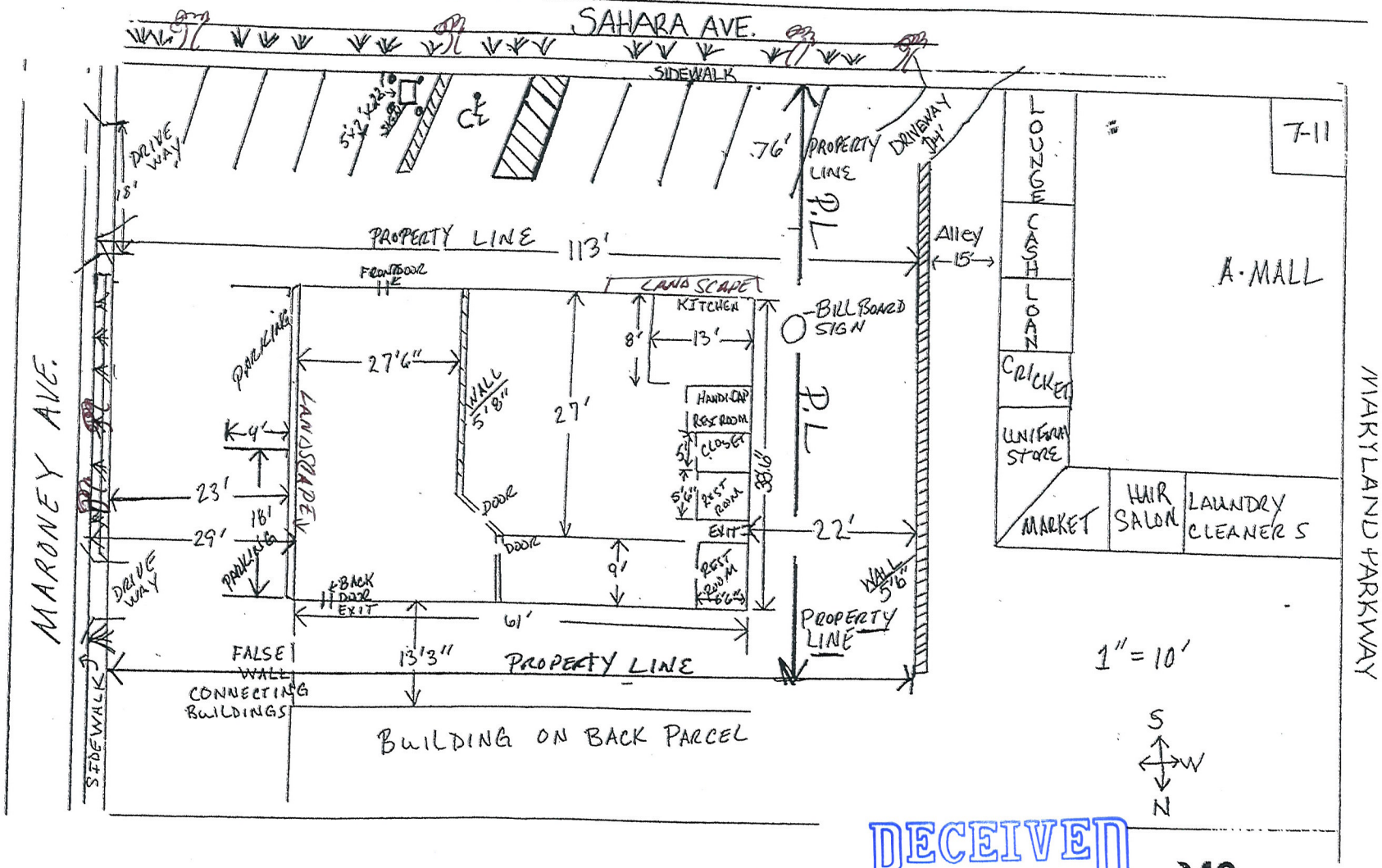
*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development for consistency with applicable sections for the Zoning Ordinance.

Revised 10/27/08

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

FLOOR PLAN

1300 E. SAHARA AVE. LV. NV 89104



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OCT 26 2010

RQR-39575
REVISED

RECEIVED
SEP 1 5 2010
RQR-39575

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.

178141

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

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SEP 13 2010
RQR-39575

6. Pursuant to Title 19.14.140, the sign face of the existing freestanding pole sign shall be replaced with signage related to the on-premise use, or with a blank sign face, within 30 days of final approval. In addition, if the sign is not used to display signage relating to the on-premise use, the sign shall be deemed to be an abandoned sign, and shall be removed within one year of final approval.

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

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

Sincerely,

Steve Gebeke
Planning Supervisor
Case Planning Division

SG:clb

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

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SEP 13 2010
RQR-39575

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

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

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

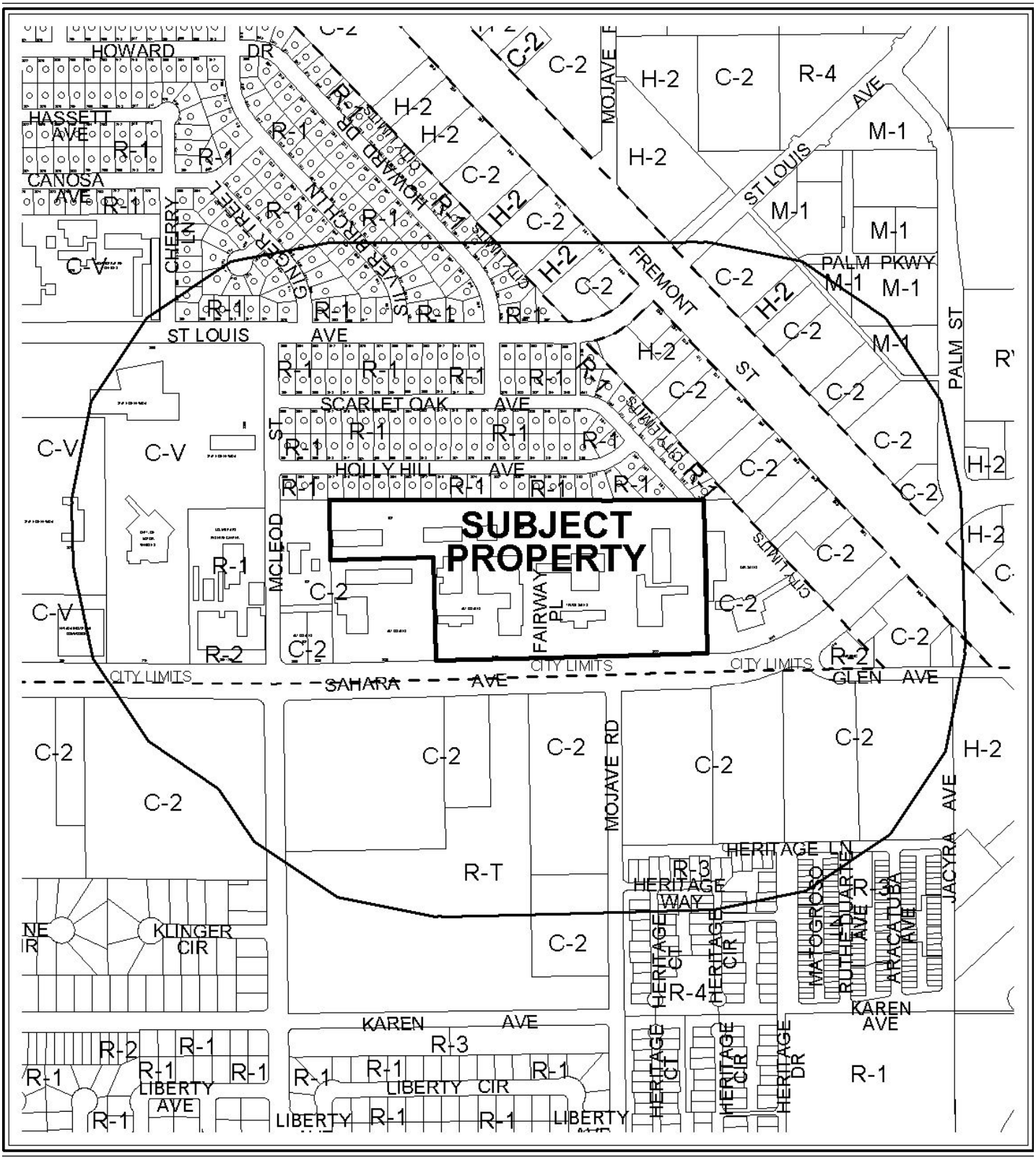
SUBJECT:
MSP-39809 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT/OWNER: FAIRWAY CHEVROLET COMPANY - Request for a Master Sign Plan FOR AN EXISTING MOTOR VEHICLE SALES (NEW) ESTABLISHMENT on 17.01 acres at 3100 and 3222 East Sahara Avenue (APN 162-01-801-022), C-2 (General Commercial) Zone, Ward 3 (Reese).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

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

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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



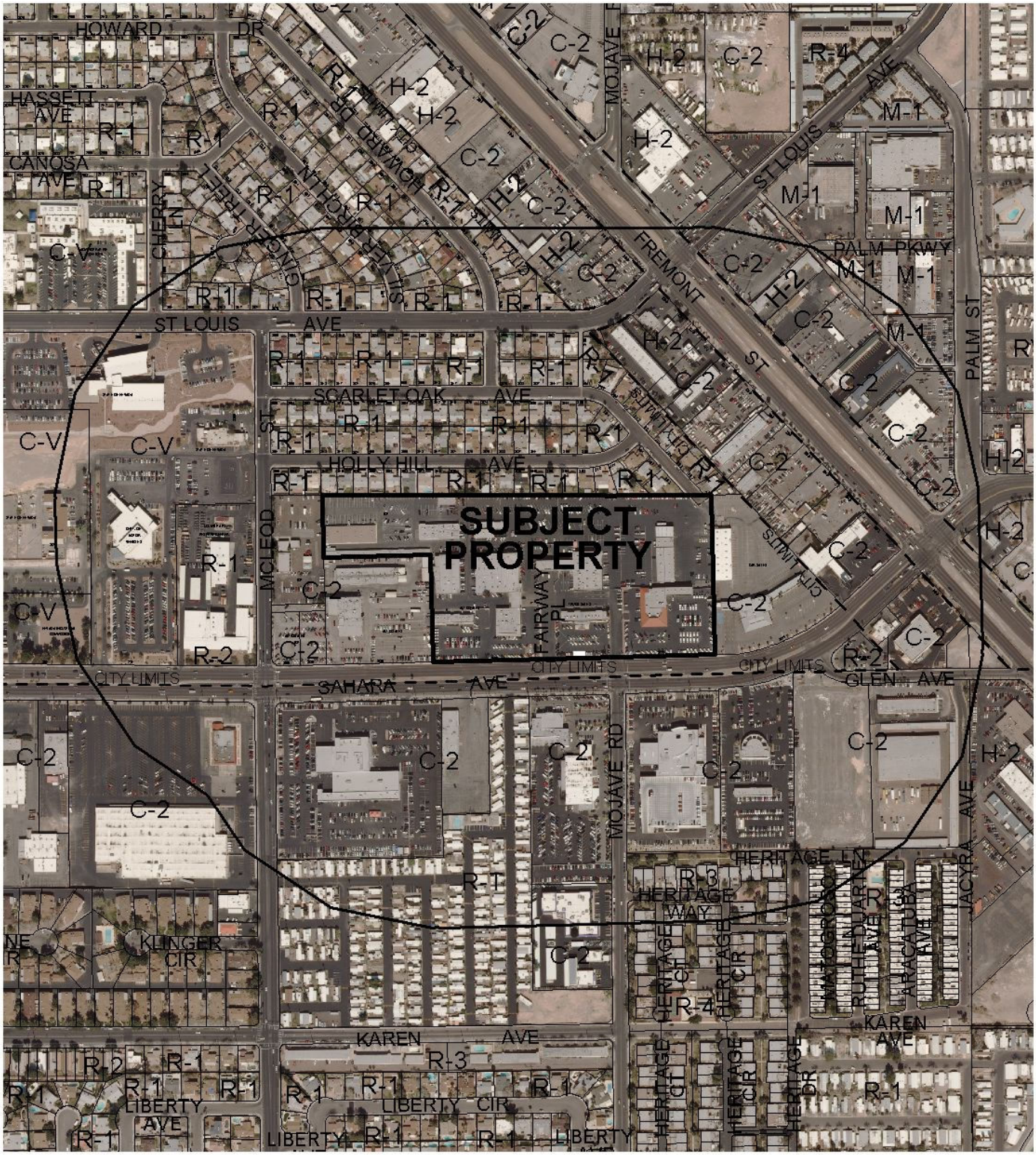
CASE: **MSP-39809**

RADIUS: 1000 FT

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

0 300 600 Feet

N



CASE: **MSP-39809**

RADIUS: 1000 FT

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

0 300 600 Feet

N

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: Fairway Chevrolet Company

Name of Applicant: Fairway Chevrolet Company

Name of Representative: APTUS

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: S W Heinrich

Print Name: Greg W. Heinrich

Subscribed and sworn before me

This 29th day of September 2010

Debra Santo

Notary Public in and for said County and State

RECEIVED OCT 05 2010

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

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Master Sign Plan

Project Address (Location) 3100 E. Sahara

Project Name Fairway Chevrolet and Buick/GMC **Proposed Use** Motor Vehicle Sales

Assessor's Parcel #(s) 162-01-801-022 **Ward #** 3-Reese

General Plan: existing _____ proposed _____ **Zoning:** existing C-2 proposed n/a

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

Gross Acres 17.01 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER Fairway Chevrolet Company **Contact** Greg Heinrich

Address 3100 E. Sahara **Phone:** (702) 558-2438 **Fax:** (702) 641-1460

City Las Vegas **State** NV **Zip** 89104

E-mail Address gwhceo@aol.com

APPLICANT Fairway Chevrolet Company **Contact** Greg Heinrich

Address 3100 E. Sahara **Phone:** (702) 558-2438 **Fax:** (702) 641-1460

City Las Vegas **State** NV **Zip** 89104

E-mail Address gwhceo@aol.com

REPRESENTATIVE APTUS **Contact** Kristen Neuman

Address 1200 S. 4th Street, Suite 206 **Phone:** (702) 839-1200 **Fax:** (702) 839-1213

City Las Vegas **State** nv **Zip** 89104

E-mail Address kristen@aptusgroup.com

Property Owner Signature* GW Heinrich

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

Print Name Greg W. Heinrich

Subscribed and sworn before me

This 29th day of September, 20 10.

Debra Santo

Notary Public in and for said County and State

RECEIVED OCT 05 2010

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

FOR DEPARTMENT USE ONLY

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

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

Revised 10/27/08

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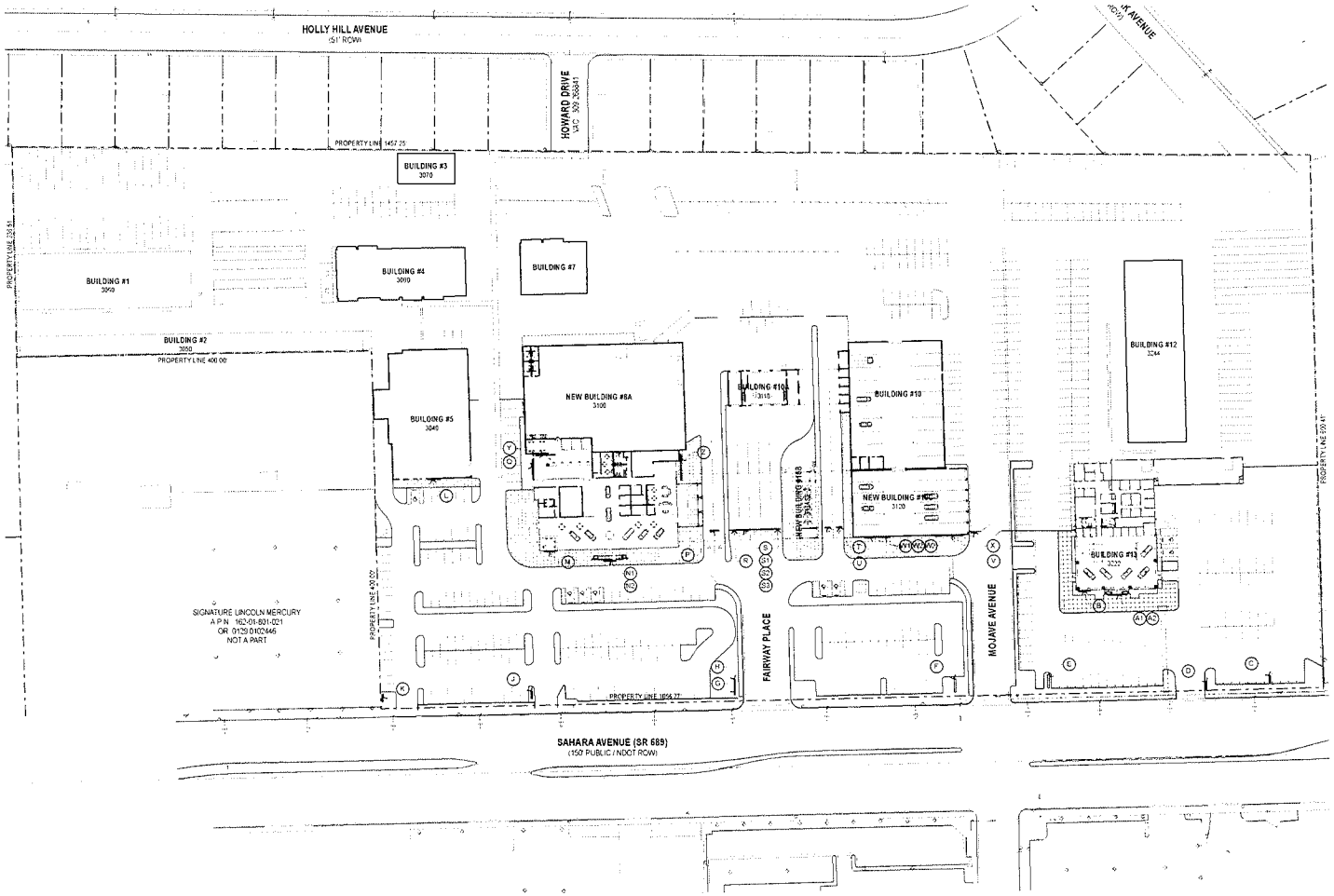
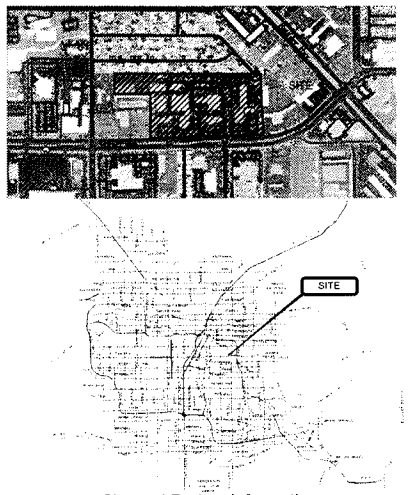


SITE PLAN

1:720 (1" = 60')

VICINITY MAP (NTS)



Site and Project Information

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

SIGN ANALYSIS TABLE

Sign	Existing	New	Copy (Letters/Logos may vary)	Type	Location	Height	Width	Overall Height	Area of Sign SF	Wall / Canopy SF	Allowable %	Actual %	Type of Illumination	Animation
A1		N	KIA K	Wall	On Building	1'-0"	31'-5"	see note	29.1	2464	10 %	1.0	Internal	No
A2		N	GMC	Wall	On Building	1'-0"	30'-5"	see note	29.1	2464	10	1.0	Internal	No
B		N	Fairway	Wall	On Building	1'-0"	27'-7"	see note	22.25	2464	9	0.9	Internal	No
B		E	Fairway Certified Used Vehicles	Free-standing	Site	6'-0"	8'-0"	38'-0"	12.25	n/a	n/a	n/a	Internal	No
D		E	Vehicle	Directional	Site	1'-0"	5'-1"	7'-8"	12.25	n/a	n/a	n/a	Internal	No
E		E	Fairway GMC/Buick	Free-standing	Site	11'-0"	14'-6"	21'-0"	234	n/a	n/a	Internal	No
F		E	Fairway Chevrolet	Free-standing	Site	11'-0"	11'-3"	30'-0"	175.75	n/a	n/a	Internal	No
G		E	Fairway Chevrolet	Free-standing	Site	1'-0"	14'-0"	4'-0"	234	n/a	n/a	Internal	No
H		E	Parking	Directional	Site	1'-0"	1'-0"	4'-1"	4	n/a	n/a	Internal	No
I		E	Fairway Commercial Vehicles	Free-standing	Site	2'-0"	6'-0"	23'-0"	36	n/a	n/a	Internal	No
J		E	Fairway Certified Used Vehicles	Free-standing	Site	8'-0"	6'-0"	30'-0"	72.25	n/a	n/a	Internal	No
L		N	Collision Center	Wall	On Building	2'-0"	30'-0"	see note	60	1440	4 %	0.4	Internal	No
M		N	Fairway	Wall	On Building	1'-0"	38'-7"	see note	32.75	4095	0.9	0.8	Internal	No
N1		N	Chevrolet	Wall	On Building	1'-0"	24'-0"	see note	24	576	0.9	0.9	Internal	No
N2		N	Buick	Wall	On Building	1'-0"	24'-0"	see note	24	576	0.9	0.9	Internal	No
O		N	Fairway	Canopy	On Canopy	4'-0"	8'-0"	see note	32	1536	7.5	7.5	Internal	No
Q		N	Parts	Wall	On Building	2'-0"	8'-0"	see note	16	1275	1.5	1.5	Internal	No
R		N	Fairway Buick GMC	Canopy	On Canopy	4'-0"	18'-0"	see note	72	1536	4.8	4.8	Internal	No
S		N	Service	Canopy	On Canopy	3'-0"	18'-0"	see note	54	1536	3.6	3.6	Internal	No
S1		N	Chevrolet	Canopy	On Canopy	3'-0"	9'-0"	see note	27	1536	1.8	1.8	Internal	No
S2		N	SALES	Canopy	On Canopy	1'-0"	11'-3"	see note	11.3	1536	0.8	0.8	Internal	No
S3		N	LEASE	Canopy	On Canopy	2'-0"	10'-2"	see note	20.3	1536	1.3	1.3	Internal	No
T		N	Rental Car	Canopy	On Canopy	4'-0"	8'-0"	see note	32	1536	2.1	2.1	Internal	No
U		N	Commercial Fleet Service	Canopy	On Canopy	4'-0"	17'-0"	see note	68	1536	4.4	4.4	Internal	No
V		N	Certified Chevrolet Service	Wall	On Building	6'-0"	24'-0"	see note	144	1520	9.2	9.2	Internal	No
W1		N	Fairway	Wall	On Building	1'-0"	24'-0"	see note	24	1520	2	2	Internal	No
W2		N	Chevrolet	Wall	On Building	1'-0"	24'-0"	see note	24	1520	2	2	Internal	No
W3		N	Buick GMC	Wall	On Building	1'-0"	9'-0"	see note	9	1520	0.6	0.6	Internal	No
X		N	"Welcome"	Wall	On Building	1'-0"	4'-0"	1'-0"	3	n/a	n/a	n/a	Internal	No
Y		N	"Welcome Sign"	Directional	On Wall	1'-0"	15'-0"	see note	15	n/a	n/a	n/a	Internal	No
Z		N	Parts	Wall	On Building	2'-0"	15'-0"	see note	30	1520	2 %	2 %	Internal	No
Z		N	Service	Wall	On Building	2'-0"	14'-0"	see note	28	1520	2 %	2 %	Internal	No

* ALL EXISTING SIGNS NOT NOTED HERE WILL BE REMOVED.

OVERALL SITE PLAN

AS100

Fairway Chevrolet and Fairway GMC/Buick

Master Sign Plan

3040-3244 East Sahara
Las Vegas, Nevada 89104

Master Sign Plan Submittal 10.05.10
Master Sign Plan Submittal (Rev.) 10.26.10

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APTUS
1000 South 4th Street
Suite 206
Las Vegas, Nevada 89104
P 702 839 1200
F 702 839 1213

MSP-39809
REVISED

RECEIVED
OCT 28 2010

10.069 - Fairway Chevrolet and Fairway GMC/Buick

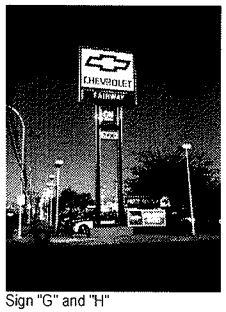
F:\10.069 Fairway Chevrolet - BMC\CAD\SIGNS\10.069 Fairway Chevrolet - Master Sign Plan.dwg 10/26/2010 9:12 AM by Maureen

Sign "C"

Sign "D"

Sign "E"

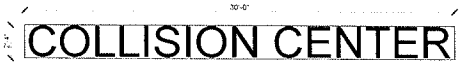
Sign "F"



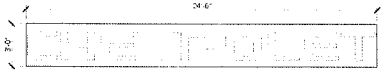
Sign "G" and "H"

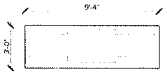
Sign "J"

Sign "K"

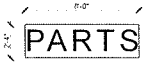


Sign "L" 70.0 S.F.


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


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

Sign "P" 34.0 S.F.



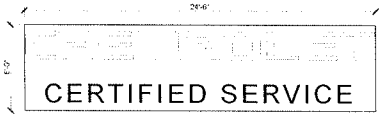
Sign "Q" 19 S.F.

Sign "R" 96.0 S.F.

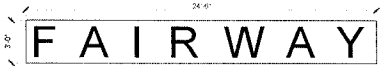
Sign "S" 56.0 S.F.

Sign "T" 35.0 S.F.

Sign "U" 68.0 S.F.



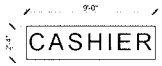
Sign "V" 147.0 S.F.



Sign "W1" 73.5 S.F.

Sign "X" 12.0 S.F.

Sign "Y" 46.5 S.F.



Sign "Z" 21.0 S.F.

ALL SIGNS - ACTUAL COPY MAY VARY

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

MSP-39809

Master Sign Plan Submittal 10.05.10

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SIGNAGE DRAWINGS / PHOTOS

AS101

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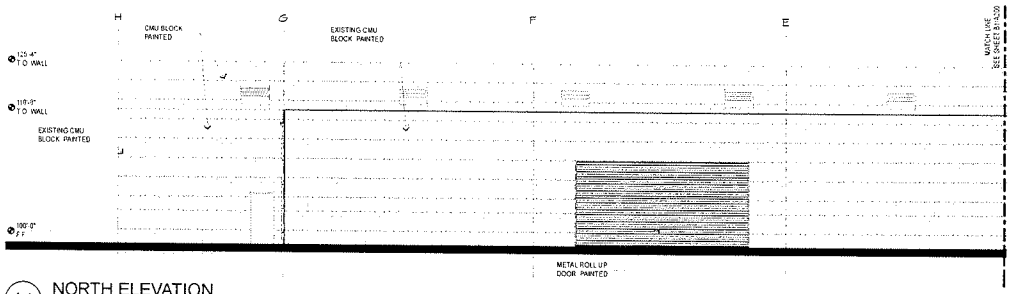
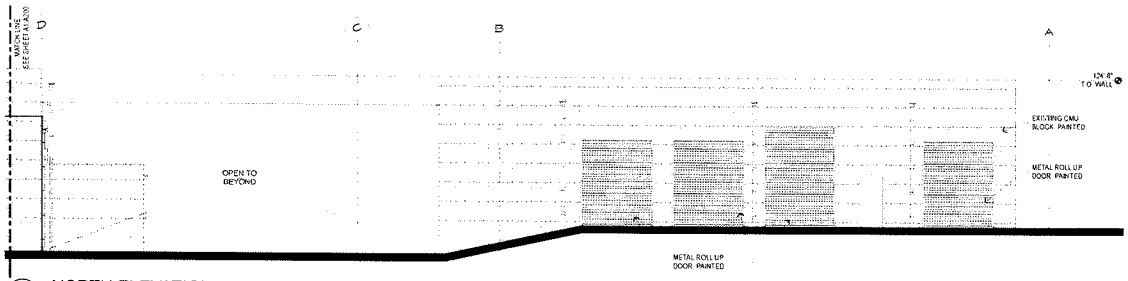


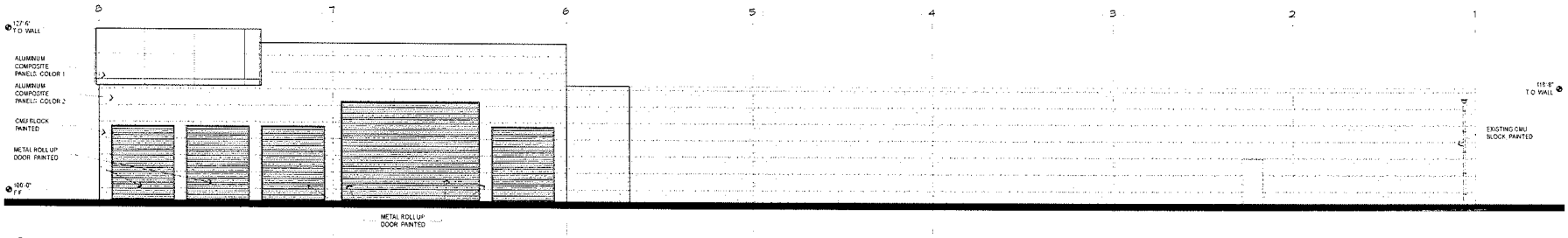
A1 NORTH ELEVATION

1/8" = 1'-0"



B1 NORTH ELEVATION

1/8" = 1'-0"



C1 EAST ELEVATION

1/8" = 1'-0"

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Master Sign Plan
3040-3244 East Sahara
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MSP-39809

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EXTERIOR ELEVATIONS - SERVICE BLDG. ADDITION

A200

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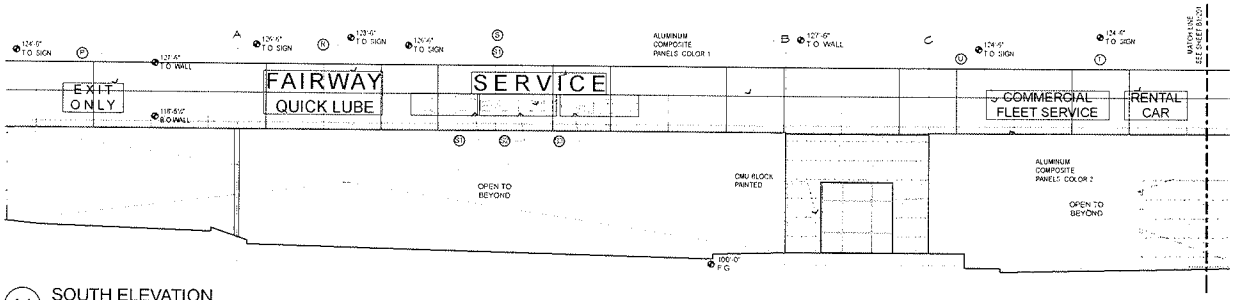
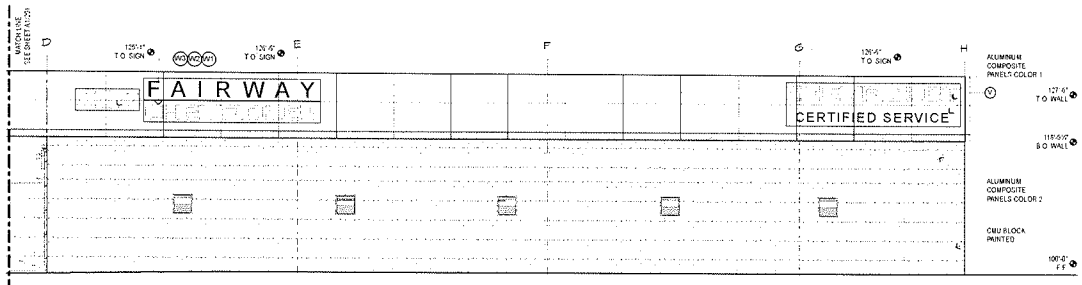


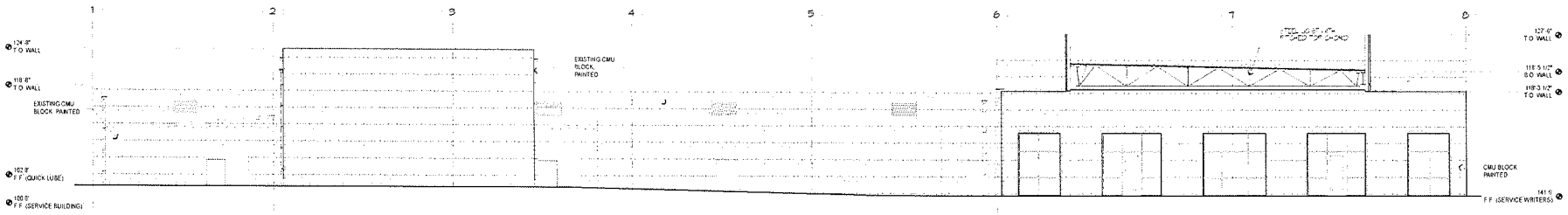
A1 SOUTH ELEVATION

1/8" = 1'-0"



B1 SOUTH ELEVATION

1/8" = 1'-0"



C1 WEST ELEVATION

1/8" = 1'-0"

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

MSP-39809

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EXTERIOR ELEVATIONS - SERVICE BLDG. ADDITION

A201

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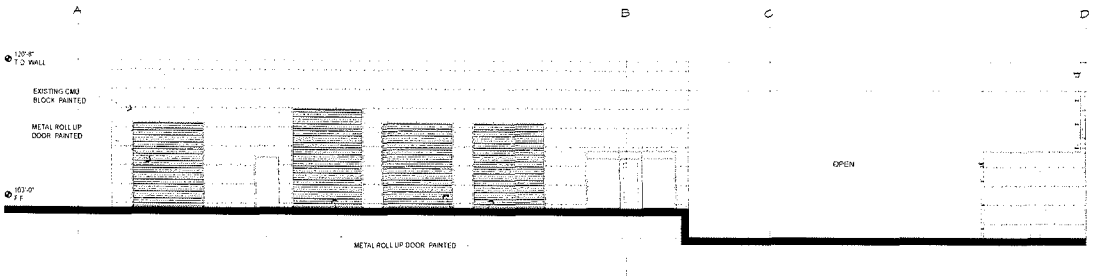
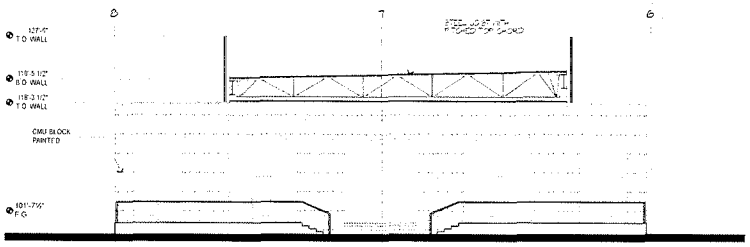
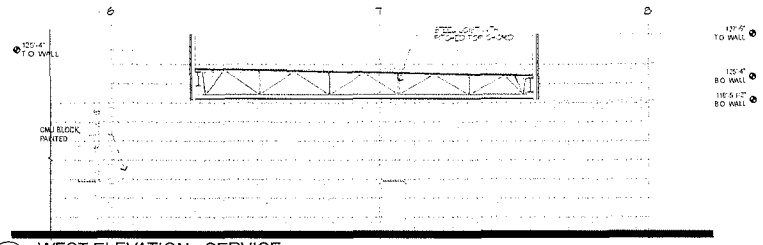


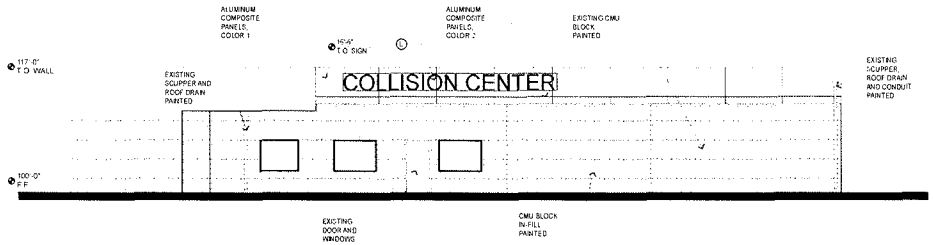
A1 SOUTH ELEVATION - QUICK LUBE
1/8" = 1'-0"



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"

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

A202

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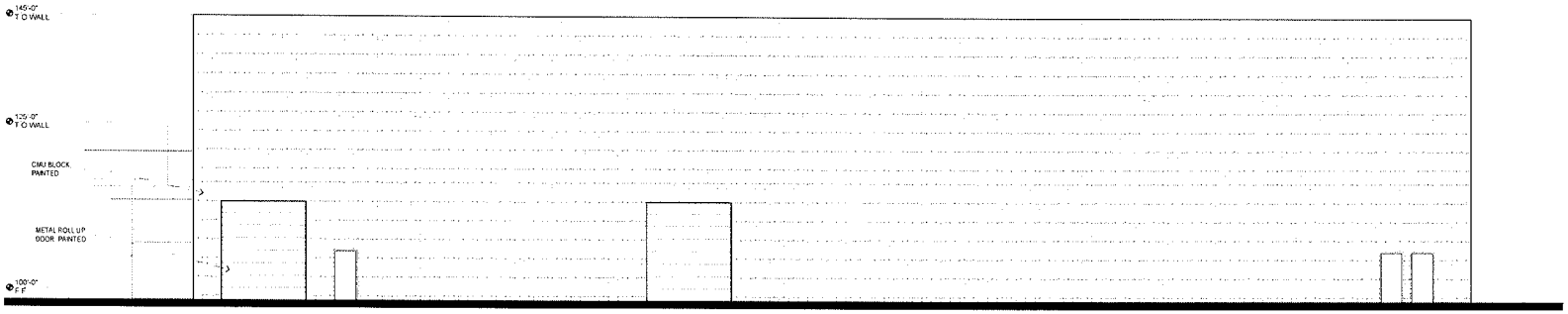
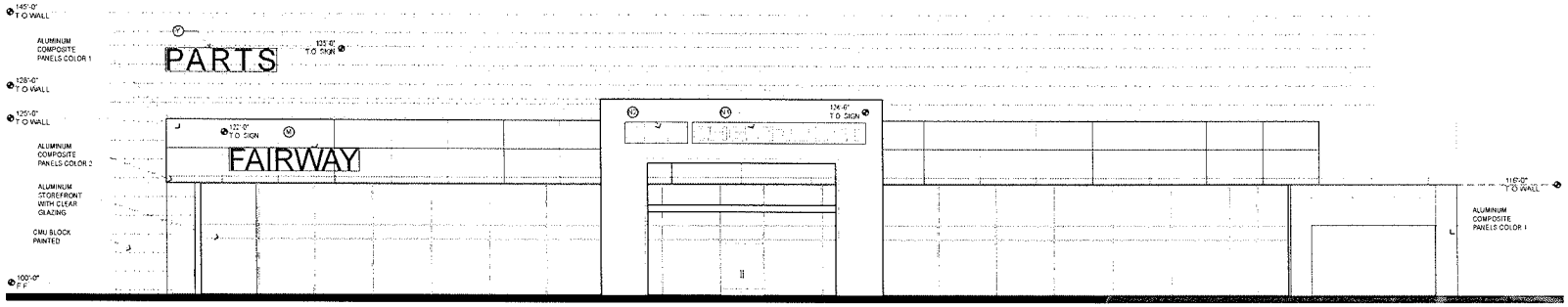


B1 NORTH ELEVATION

1/8" = 1'-0"



C1 SOUTH ELEVATION

1/8" = 1'-0"

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Fairway Chevrolet and Fairway GMC/Buick
Master Sign Plan

3040-3244 East Sahara
Las Vegas, Nevada 89104

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EXTERIOR ELEVATIONS - CHEVROLET SHOWROOM

A203

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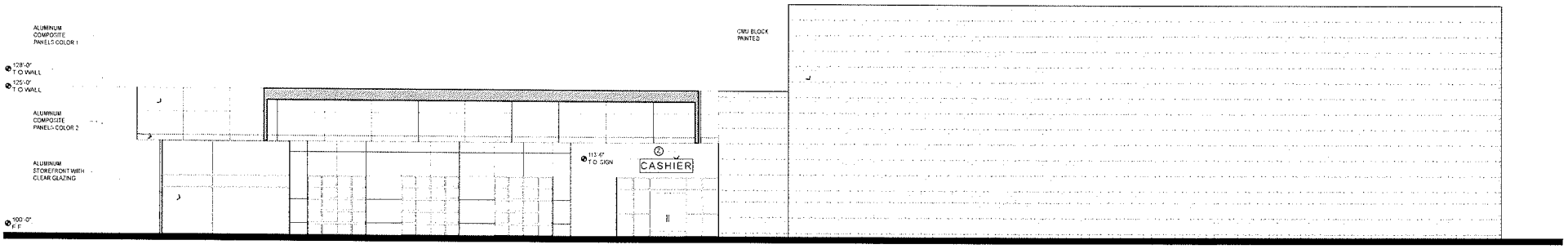
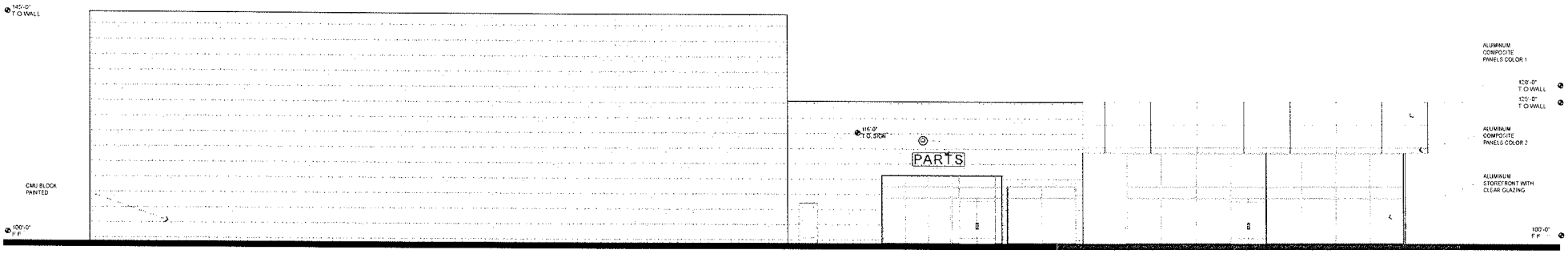


B1 EAST ELEVATION

1/8" = 1'-0"



C1 WEST 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 - CHEVROLET SHOWROOM

A204

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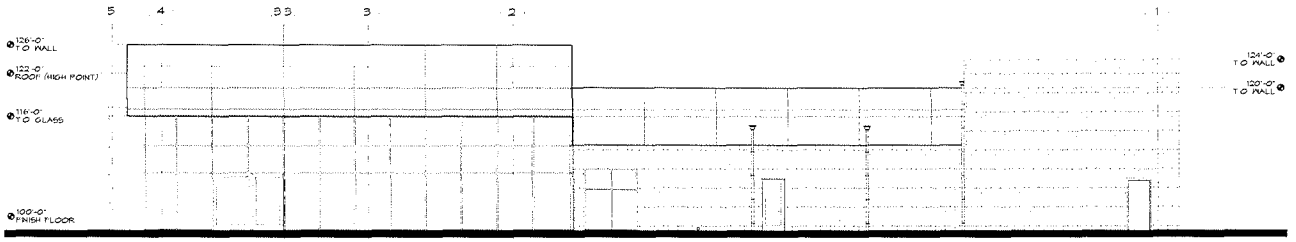
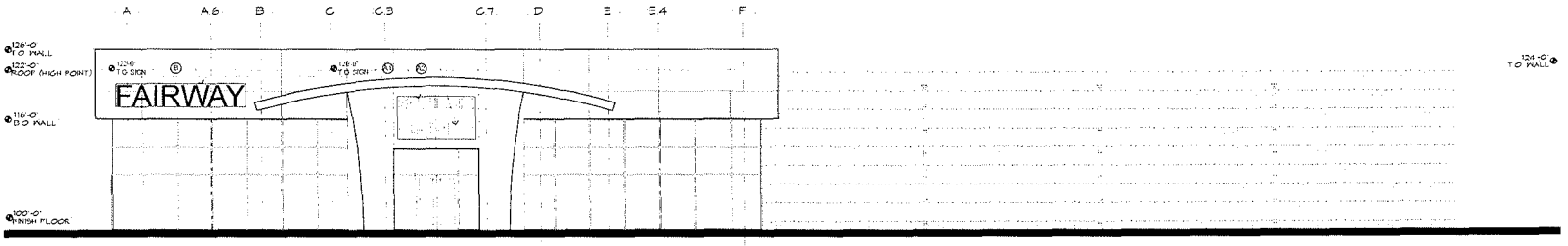


B1 EAST ELEVATION

1/8" = 1'-0"



C1 SOUTH ELEVATION

1/8" = 1'-0"

MSP-39809

EXTERIOR ELEVATIONS - GMC SHOWROOM

A205

10.069 Fairway Chevrolet and Fairway GMC/Buick

Fairway Chevrolet and Fairway GMC/Buick
Master Sign Plan

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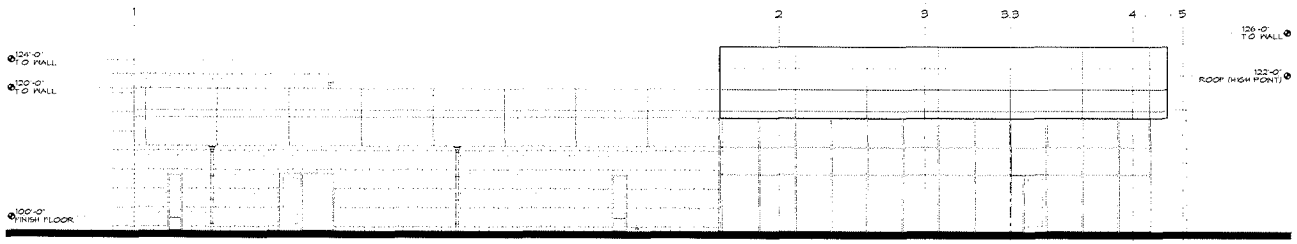
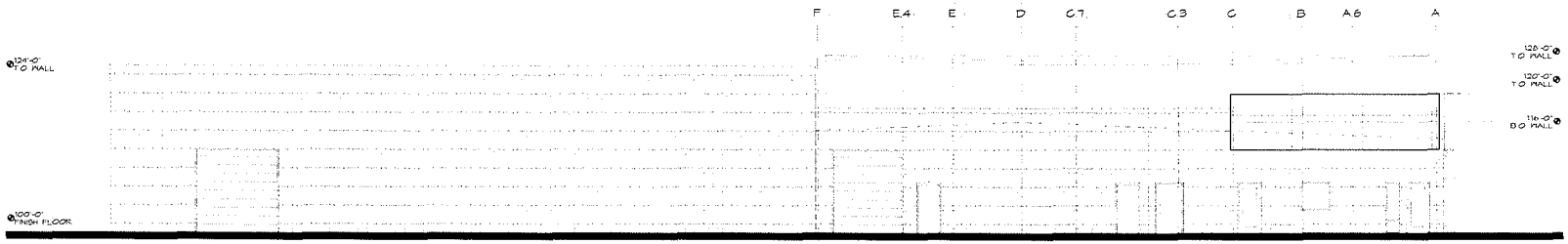
File Q:\Fairway Chevrolet - E:\FCDwG\2010\069 Fairway Chevrolet - Master Sign Program 10\FCD10 - 10-01 Art.dwg



B1 WEST ELEVATION

1/8" = 1'-0"



C1 NORTH ELEVATION

1/8" = 1'-0"

MSP-39809

EXTERIOR ELEVATIONS - GMC SHOWROOM

A206

10.069 Fairway Chevrolet and Fairway GMC/Buick

Fairway Chevrolet and Fairway GMC/Buick
Master Sign Plan

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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

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

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3100 AND 3222 EAST SAHARA AVENUE

10/15/10

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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

APTUS

October 1, 2010

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

RE: APN: 162-01-801-022
Re: A. Master Sign Plan

To whom it may concern:

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

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

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

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

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

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

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

Respectfully Submitted,

Kristen G. Neuman

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

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

aptusgroup.com

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

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

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

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

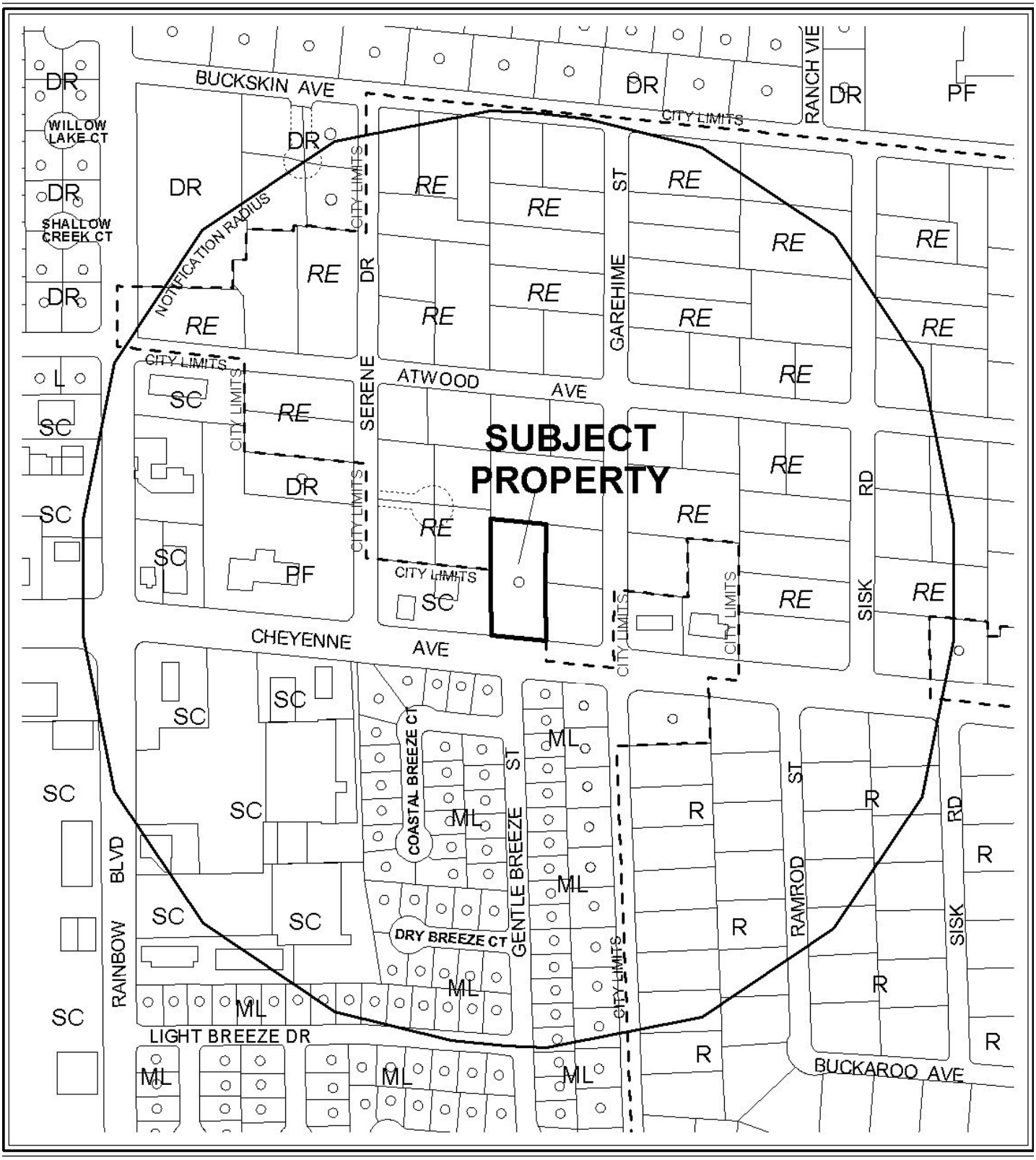
SUBJECT:
TABLED – RENOTIFICATION - GPA-38579 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: PAITAKA P. AND TASEY R. MIYAHIRA - Request for a General Plan Amendment FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: SC (SERVICE COMMERCIAL) on 0.90 acres at 6640 West Cheyenne Avenue (APN 138-11-406-012),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

C.C.: 12/15/2010

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

RECOMMENDATION:
Staff recommends APPROVAL.

BACKUP DOCUMENTATION:
1. 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



0 300 600 Feet

CASE: **GPA-38579**

RADIUS: 1000 FT

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

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

N

0 300 600 Feet

CASE: **GPA-38579**

RADIUS: 1000 FT

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

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

N

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: [signature]

Print Name: PAITAKA P. MIYAHIRA

Subscribed and sworn before me

This 15th day of June, 2010

[signature]

Notary Public in and for said County and State

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

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PLANNING & DEVELOPMENT

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) 138-11-406-012 **Ward #** 4

General Plan: existing DR proposed CI **Zoning:** existing _____ proposed _____

Commercial Square Footage 22,314 **Floor Area Ratio** 48%

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

Additional Information _____

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

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

City LAS VEGAS **State** NEVADA **Zip** 89106

E-mail Address SUZY@MAUIONEINC.COM

APPLICANT PAITAKA MIYAHIRA **Contact** PAT MIYAHIRA

Address 6640 W. CHEYENNE **Phone:** 289 1748 **Fax:** 645 7093

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

E-mail Address SUZY@MAUIONEINC.COM

REPRESENTATIVE GEOFF ROBINS **Contact** GEOFF ROBINS

Address 2261 ROSANNA ST **Phone:** 376 2518 **Fax:** 228 4672

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

E-mail Address _____

Property Owner Signature* Tasey Miyahira

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

Print Name Tasey Miyahira Paitaka P. Miyahira

Subscribed and sworn before me

This 10th day of June, 20 10.

Suzanne Fifield

Notary Public in and for said County and State

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

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	GPA-38579
Meeting Date:	7/29/10
Total Fee:	$2,000
Date Received:*	6/15/10
Received By:	

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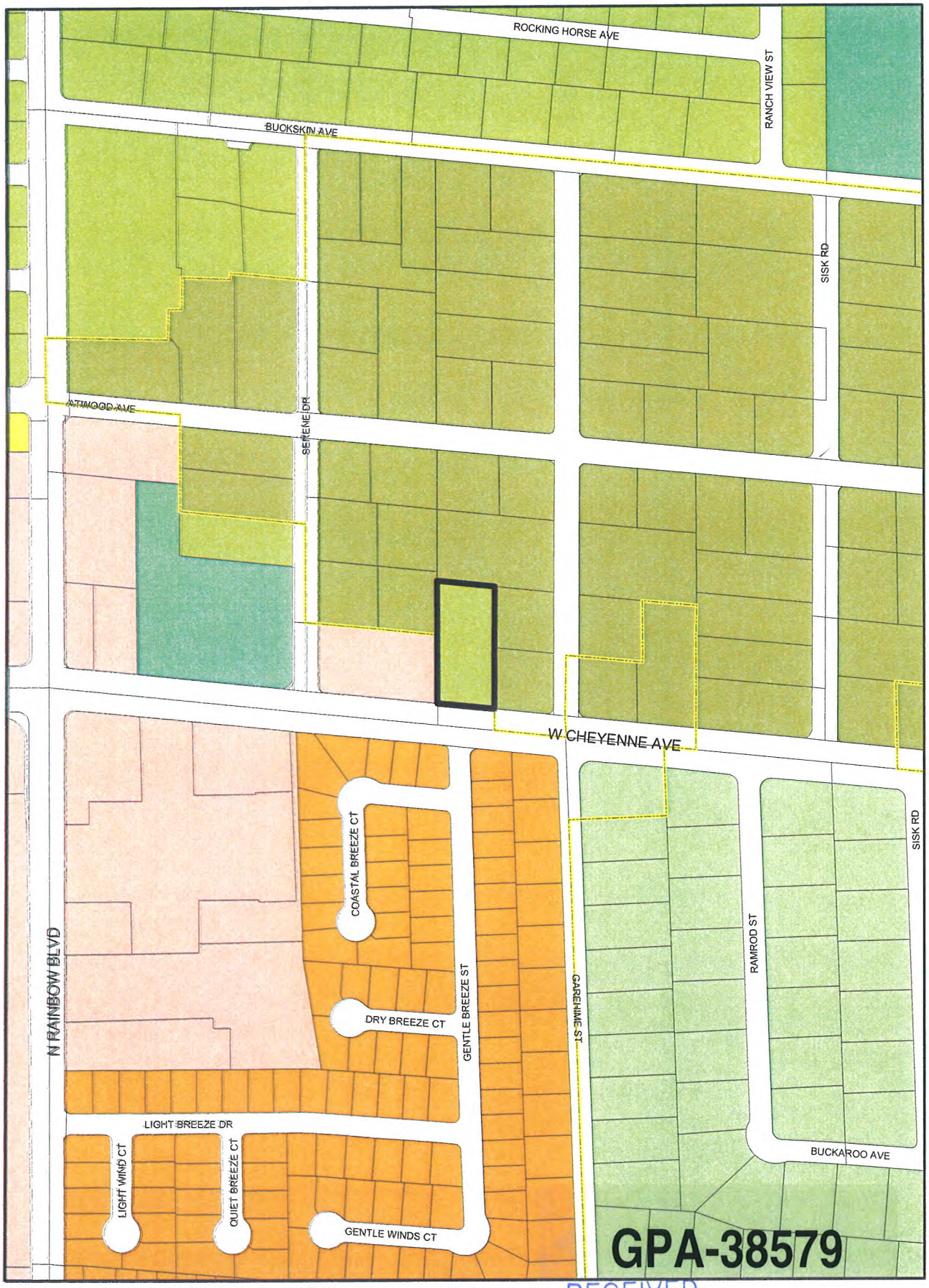
*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

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

GENERAL PLAN AMENDMENT Parcel: 138-11-406-012



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

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JUN 15 2010

From DR TO SC

Data Current as of: June 10, 2010

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

PLANNING & DEVELOPMENT

SITE INFORMATION

ZONING APN No. 138-11-402-012
CURRENT ZONING: R-E
REZONE TO: C-1

AREA (Approximate, to be verified)
Net Area: 39,269 SF
39,269 ÷ 43,560 = .90 ACRES

PARKING REQUIREMENTS

Parking Calculations (per Code)	Required	Provided
Parking Ratio:	16	17
1 SPACE PER 91 X BEDS = 91 ÷ 16 =	6	
EMPLOYEES ON LARGEST SHIFT =	7	
MEDICAL PROFESSIONALS =	3	
REQ.	16	
PROVIDED	17	

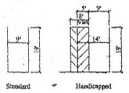
SETBACKS
Front: 20'
Rear: 20'
Side: 10'
Corner Street Side:

BUILDING HEIGHT
Allowed: 18'
Provided: 18'

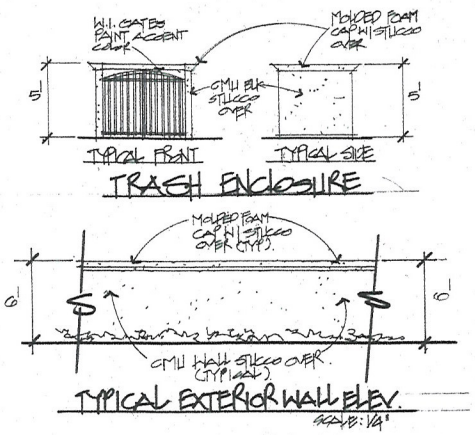
BUILDING COVERAGE
Allowed: 50%
Provided: 57%

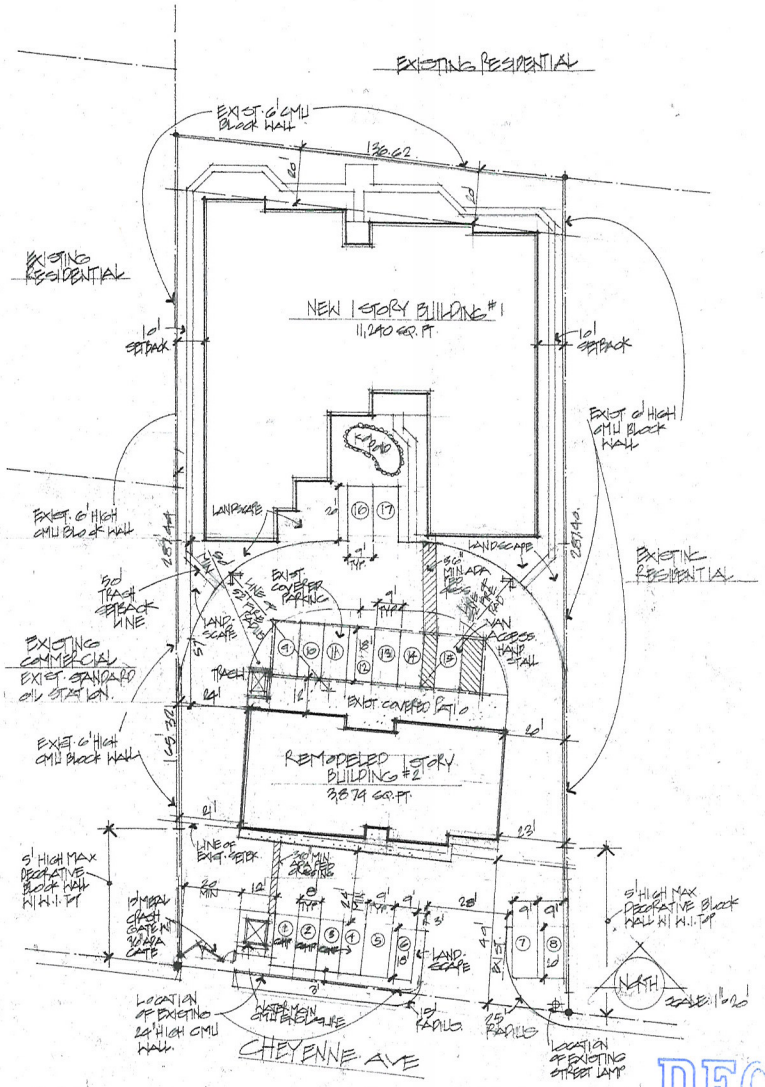
BUILDING AREAS
BUILDING #1 11,240 SQ FT
BUILDING #2 3,879 SQ FT
TOTAL 15,119 SQ FT
15,119 S.F. ÷ 39,269 SF = 39%

Fire Turning Radius


Typical Parking Spaces

CMU Wall C-C





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

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OCT 28 2010

OHANA ADULT DAY CARE HOME
6040 CHEYENNE AVE.
LAS VEGAS, NV.

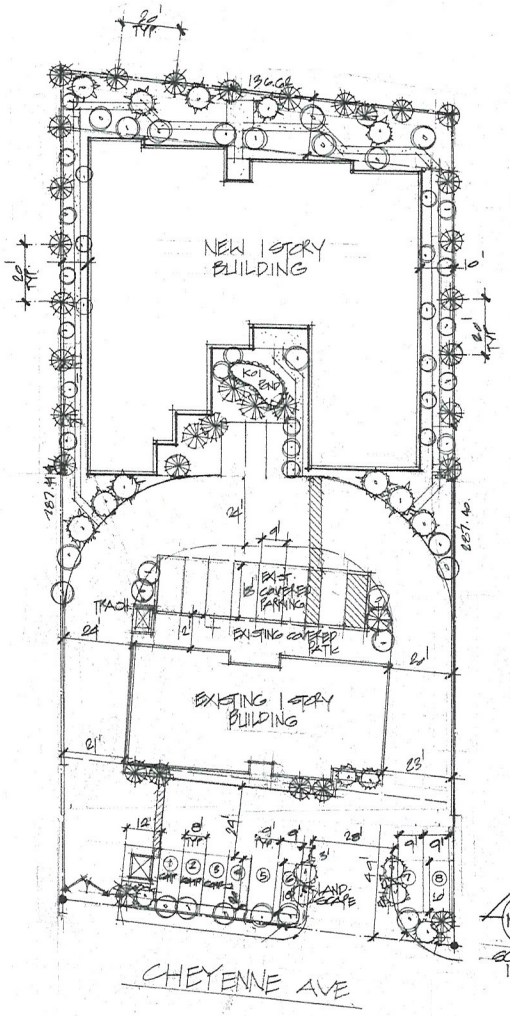
Residential & Commercial Design & Drafting
J W DESIGN
Jeffrey Weinberg
16 W. Pacific Ave., Suite 3
Henderson, NV 89015
(702) 596-7774

10.4.10

1 OF 5

TREE / PLANT SCHEDULE

SYM	QTY	SIZE	SPACING	COMMON NAME	BOTANICAL NAME
	82	24" Box 15 Gal.	20'-30' On Center	MODESTO ASH	Fraxinus velutina "Modesto"
	28	24" Box 15 Gal.	20'-30' On Center	TEXANUM PRIVET	Ligustrum japonicum "Texanum"
	49	24" Box 15 Gal.	20'-30' On Center	MONDEL PINE	Pinus pigra
	24	Height Varies	Varies. See Sections Requirements	MEXICAN FAN PALM	Washingtonia robusta "Mexican Fan Palm"
	12	24" Box 15 Gal.	Varies. See Sections Requirements	FLOWERING PLUM	Prunus blireiana
	47	1- 5 Gallon	N/A	Ornamental Ground Scrubs and Cover	
		N/A	N/A	Xeroscape / Turf	



LANDSCAPE PLAN

NORTH

SCALE: 1" = 20'

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6640 CHEYANNE AVE.
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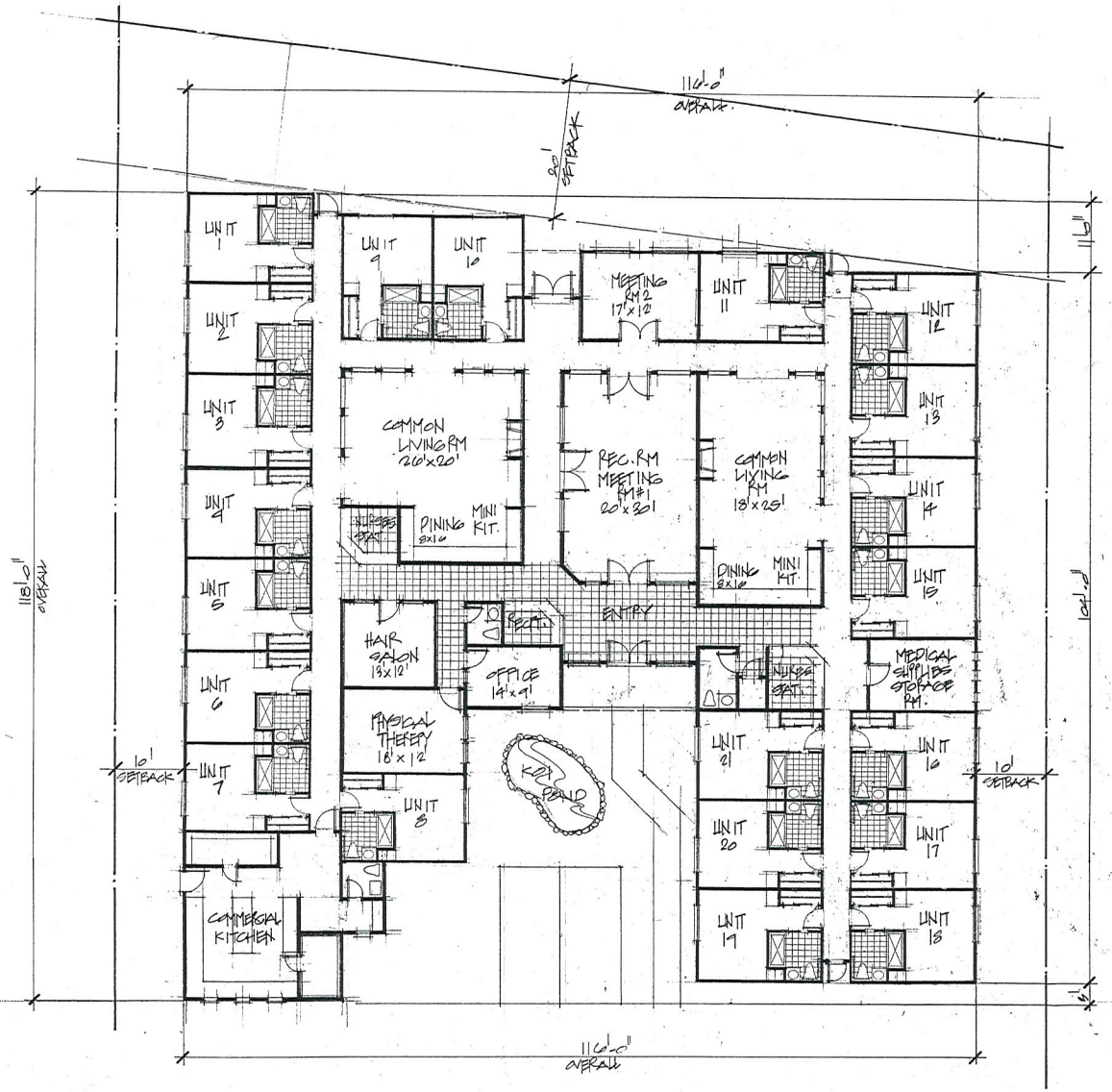
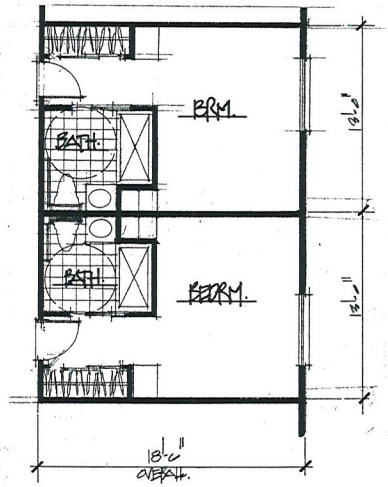
Residential & Commercial Design & Rendering
J W DESIGN
Jeffrey Weinberg
16 W. Pacific Ave., Suite 2
Henderson, NV 89015
(702) 795-7735

10.4.10

S-2



FLOOR PLAN BUILDING 1
TOTAL GR PT. 11,240 SQ.FT. SCALE: 1/8



UNIT FLOOR PLAN 234 SF.
SCALE: 1/4"

OHANA
ADULT ADULT CARE HOME
6640 CHEYANNE AVE.
LAS VEGAS, NV.

Residential & Commercial Design & Rendering
J W DESIGN
Jeffrey Weinberg
16 W. Pacific Ave., Suite 3
Henderson, NV 89015
(702) 558-7754

10-4-10

S-5

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VAR-38576 SUP-38574
SDR-38577 REVISED

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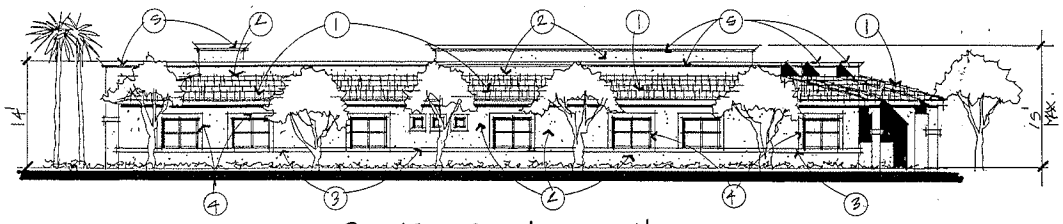
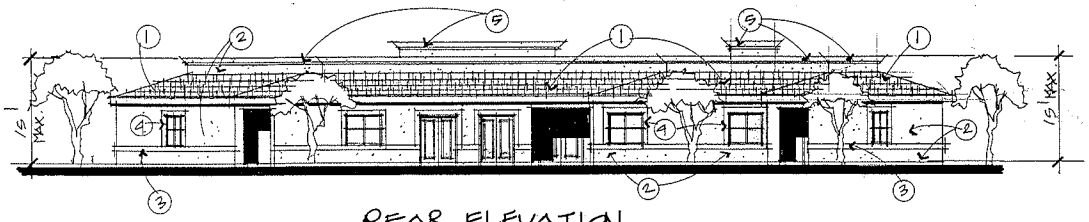
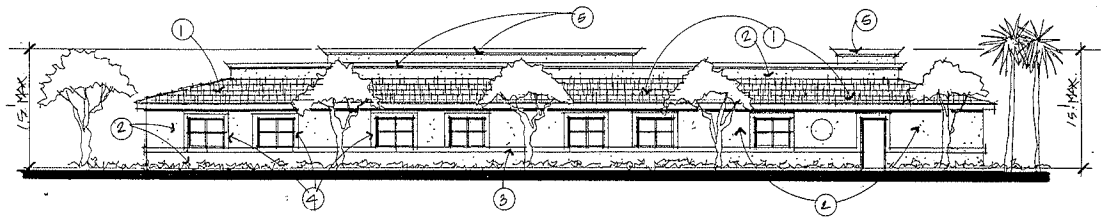
FRONT ELEVATION
SCALE: 1/4"



RIGHT SIDE ELEVATION SCALE: 1/8"



REAR ELEVATION
SCALE: 1/8"



LEFT SIDE ELEVATION
SCALE: 1/8"

EXTERIOR KEYNOTES

1. LITE WEIGHT CONCRETE FLAT TILE ROOF
2. EXTERIOR STUCCO
3. 5" FOAM TRIM STUCCO OVER
4. 6" STUCCO WINDOW SURROUNDS
5. 12" MOLDED FOAM CAP W/STUCCO OVER

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

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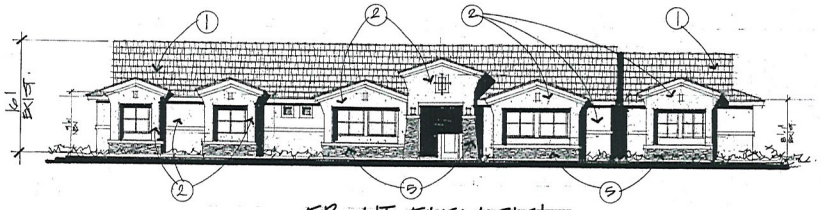
OHANA ADULT DAY CARE HOME
6640 CHERYANNE AVE.
LAS VEGAS, NV.

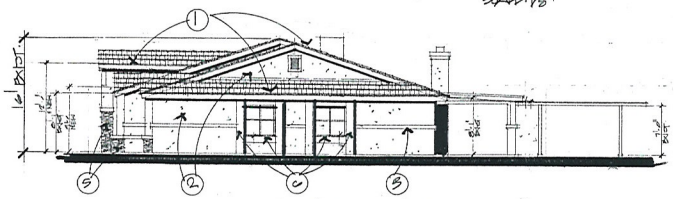
Residential & Commercial Design & Drafting
J W DESIGN
Jeffrey Weisberg
5414 Pacific Ave. Suite 3
Wildwood, NJ 08260
(703) 398-7774

10.4.10

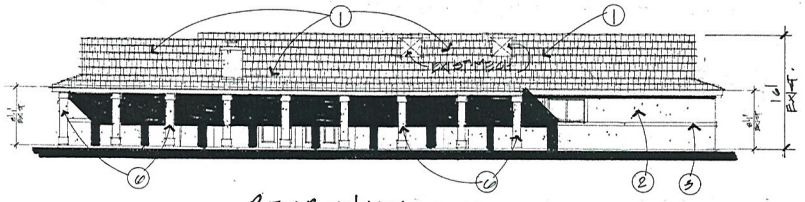
4 of 5



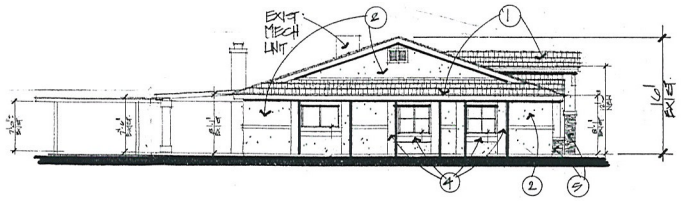
FRONT ELEVATION
SCALE: 1/8"



RIGHT SIDE ELEV.
SCALE: 1/8"

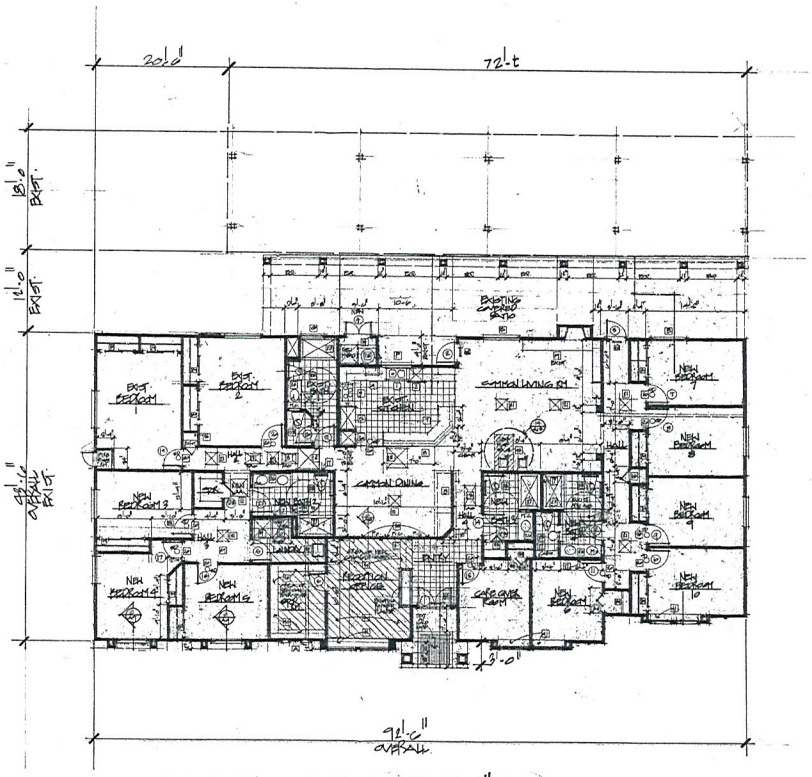


REAR ELEV.
SCALE: 1/8"



LEFT SIDE ELEV.
SCALE: 1/8"

ELEVATIONS BLDG. #2



FLOOR PLAN BLDG. #2
3874 SQ. FT.

EXTERIOR KEYNOTES

1. LITE WEIGHT CONCRETE FLAT TILE ROOF
2. EXTERIOR STUCCO
3. 5/8" FOAM TRIM STUCCO OVER.
4. 1/2" STUCCO WINDOW SURROUNDS.
5. MASONRY VENEER.
6. 12" SQ. BUILT-UP STUCCO COLMS.

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

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

Residential & Commercial Design & Drafting
J W DESIGN
Jeffrey Weinberg
46 W. Pacific Ave., Suite 3
Henderson, NV 89015
(702) 358-9755

10.4.10

SP-5

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

06/24/10

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

06/24/10

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

06/24/10

Tuesday, October 6, 2010

To Whom It May Concern:

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

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

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

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

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

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

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

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

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

Thank you in advance for your consideration of this project.

Paitaka P. Miyahira
Property Owner

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

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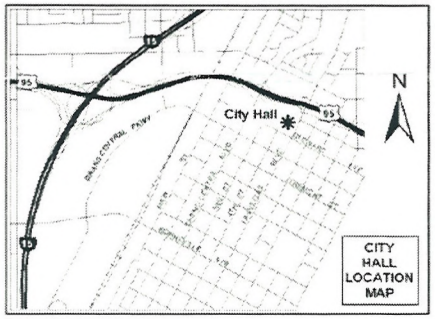
OCT 22 2010

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

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES

02 1M $ 00.41[4]
0004279218 JUL 16 2010
MAILED FROM ZIP CODE 89101

RECEIVED
JUL 20 2010

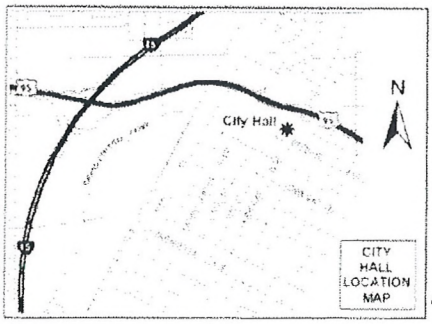
Case: GPA-38579

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

28-29
P

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

Return Service Requested
Official Notice of Public Hearing



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

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

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

Case: GPA-38579
13811402008
FORTE JOSEPH & DONNA
3365 GAREHIME
LAS VEGAS NV 89108-4934

28-29 P

07/18/2010 15:06 FAX 6563564 001

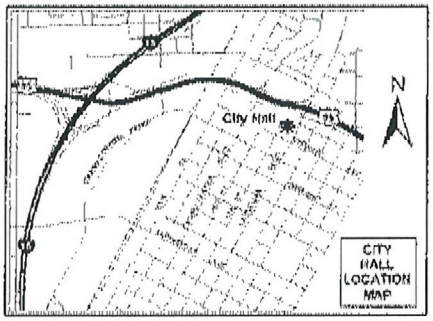
City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.41[4]
0004279218 JUL 16 2010
MAILED FROM ZIP CODE 89101

Return Service Requested

Official Notice of Public Hearing



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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-38579 & ZON-38580

Planning Commission Meeting of 7/29/2010

Case: GPA-38579

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

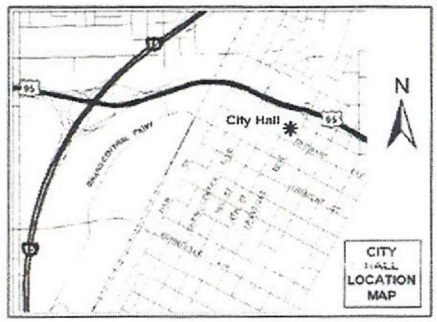
RECEIVED
JUN 19 2010

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

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES

02 1M $ 00.41⁴
0004279218 JUL 16 2010
MAILED FROM ZIP CODE 89101

RECEIVED JUL 23 2010

Case: GPA-38579

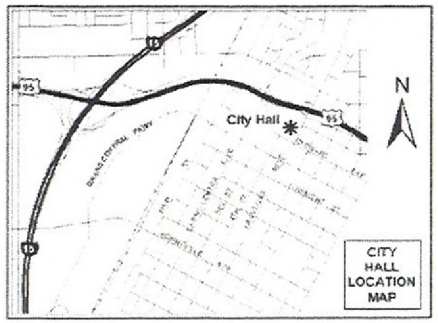
13811406003
CAMERON ROY EUGENE & CAROLYN L
6635 ATWOOD AVE
LAS VEGAS NV 89108-4913

Submitted after final agenda
Date
Item 28-29 P

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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GPA-38579 & ZON-38580

Planning Commission Meeting of 7/29/2010

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES

02 1M $ 00.41⁴
0004279218 JUL 16 2010
MAILED FROM ZIP CODE 89101

JUL 26 2010

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

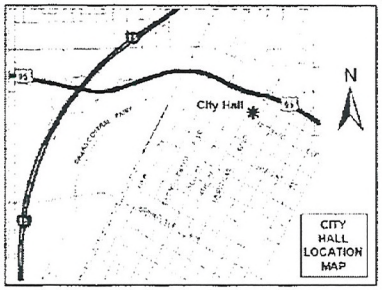
RECEIVED
JUN 27 2010

Submitted after final agenda
Date
Item 28-29 P

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

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

Return Service Requested
Official Notice of Public Hearing



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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-38579 & ZON-38580

Planning Commission Meeting of 7/29/2010

Case: GPA-38579

13811403010
BYWATER FAMILY TRUST
6560 W ATWOOD
LAS VEGAS NV 89108-4912

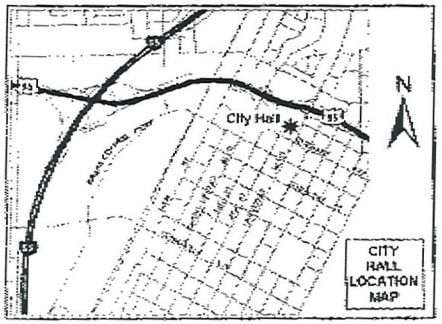
RECEIVED
JUN 21 2010

28-29
A

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

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

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

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.41⁴
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MAILED FROM ZIP CODE 89101

Case: GPA-38579

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

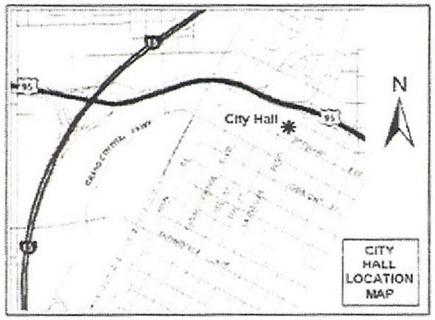
RECEIVED
JUN 19 2010

28-29
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

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES

02 1M $ 00.41⁴
0004279218 JUL 16 2010
MAILED FROM ZIPCODE 89101

RECEIVED JUL 27 2010

Case: GPA-38579

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

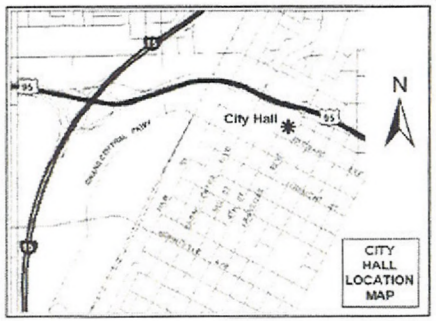
RECEIVED JUN 27 2010

Submitted after final agenda
Date
Item 28-29 A

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

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

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES

02 1M $ 00.41⁴
0004279218 JUL 16 2010
MAILED FROM ZIP CODE 89101

RECEIVED JUL 23 2010

Case: GPA-38579

13811408011
PERKINS JANET B
7737 TINTED MESA CT
LAS VEGAS NV 89149-6440

Submitted after final agenda
Date
Item 28-29 A

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

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

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

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

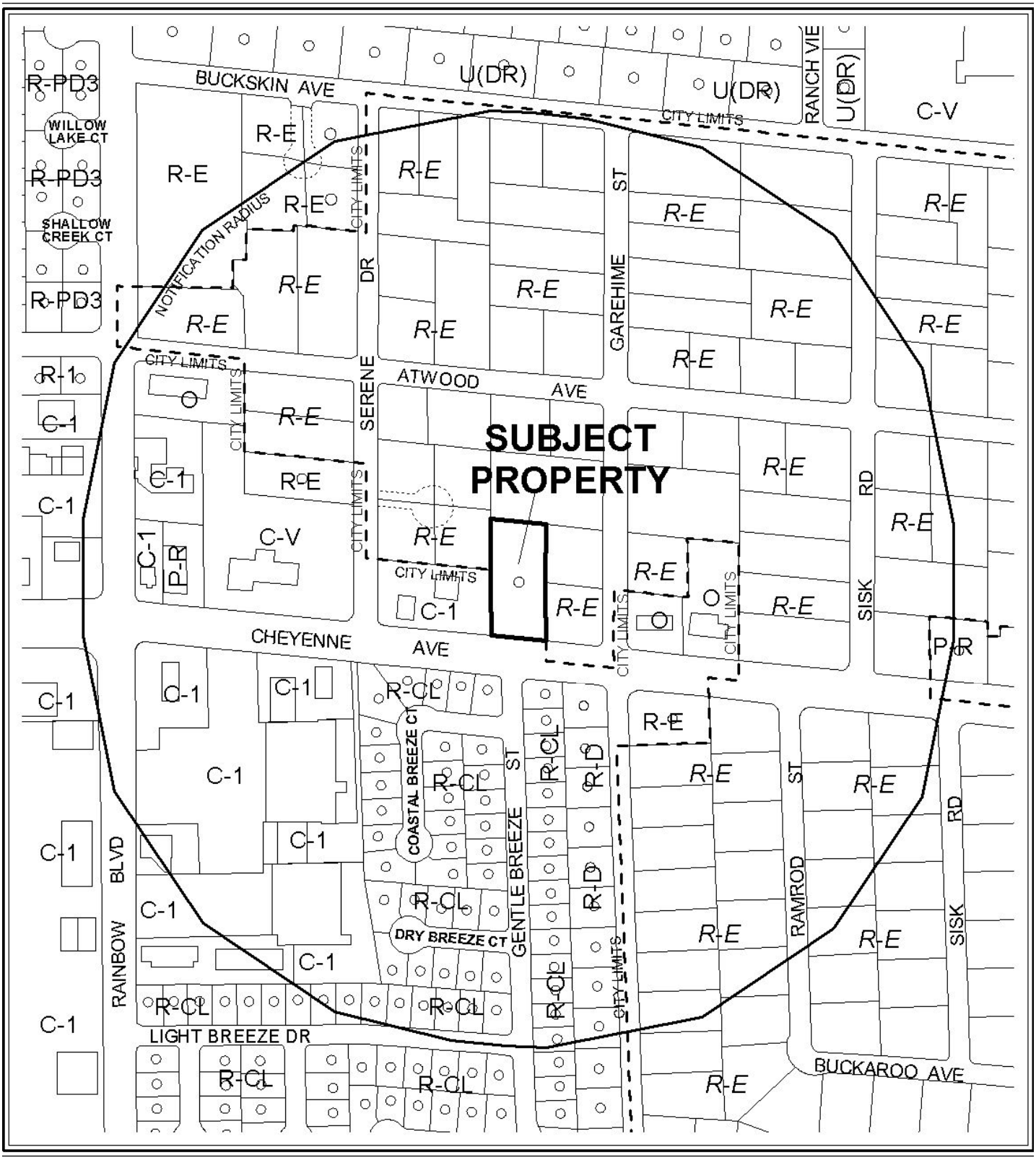
C.C.: 12/15/2010

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

RECOMMENDATION:
Staff recommends APPROVAL.

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

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



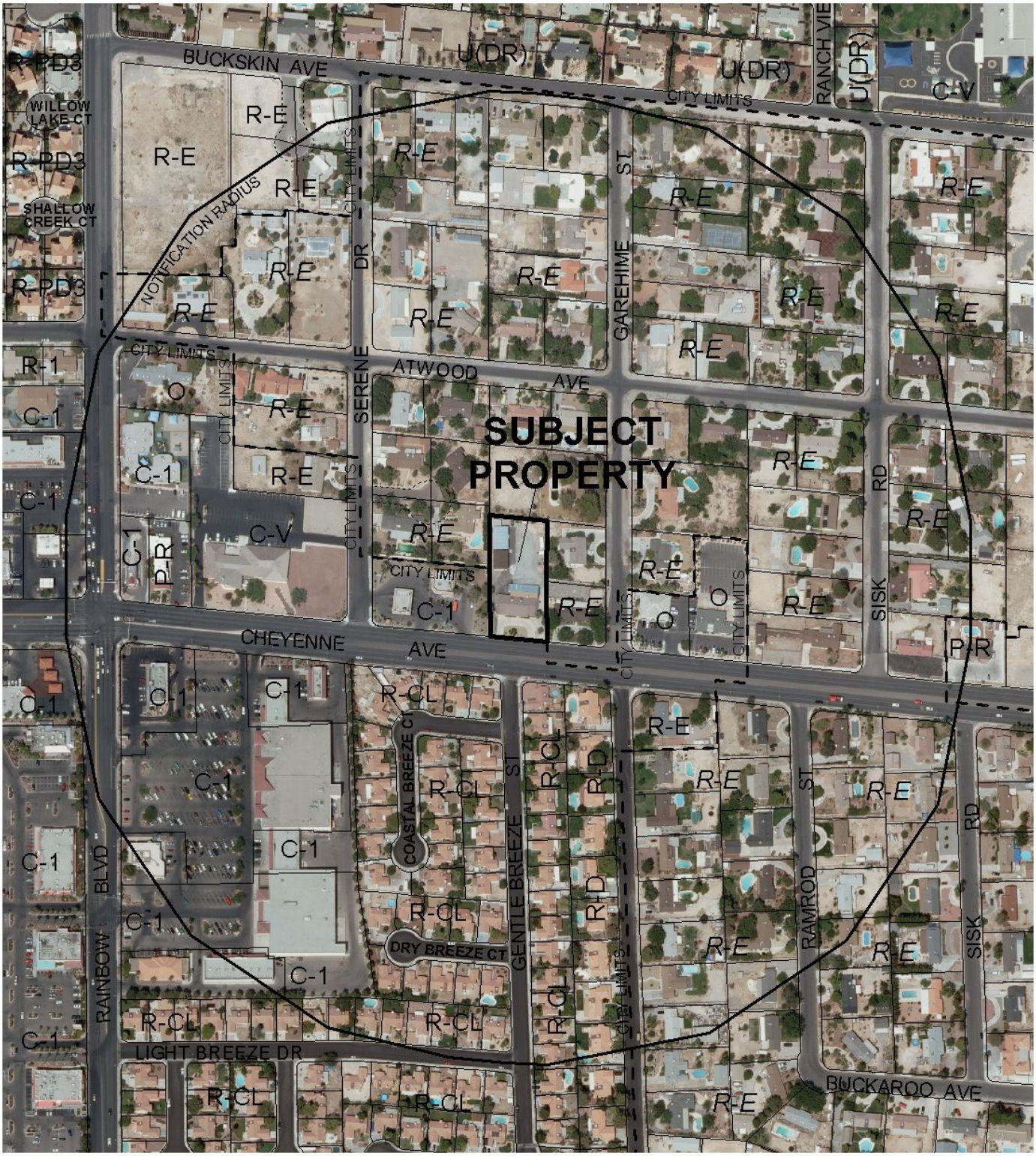
CASE: **ZON-38580, VAR-38576, SUP-38574 AND SDR-38577**

0 300 600 Feet

RADIUS: 1000 FT

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

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



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

0 300 600 Feet

RADIUS: 1000 FT

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

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

N

PLANNING & DEVELOPMENT

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 Tassy 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: [signature]

Print Name: PAITAKA P. MIYAHIRA

Subscribed and sworn before me

This 15th day of June, 2010

[signature]

Notary Public in and for said County and State

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

RECEIVED
JUN 15 2010

Revised 11-14-06

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

PLANNING & DEVELOPMENT
CITY OF LAS VEGAS
DEVELOPMENT SERVICES CENTER

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 PR proposed CI **Zoning:** existing _____ proposed _____

Commercial Square Footage 22,314 **Floor Area Ratio** 48%

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

Additional Information _____

PROPERTY OWNER PTS 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@MAUI 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@MAUI ONE INC.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, 2010.

Suzanne Fifield

Notary Public in and for said County and State

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

FOR DEPARTMENT USE ONLY

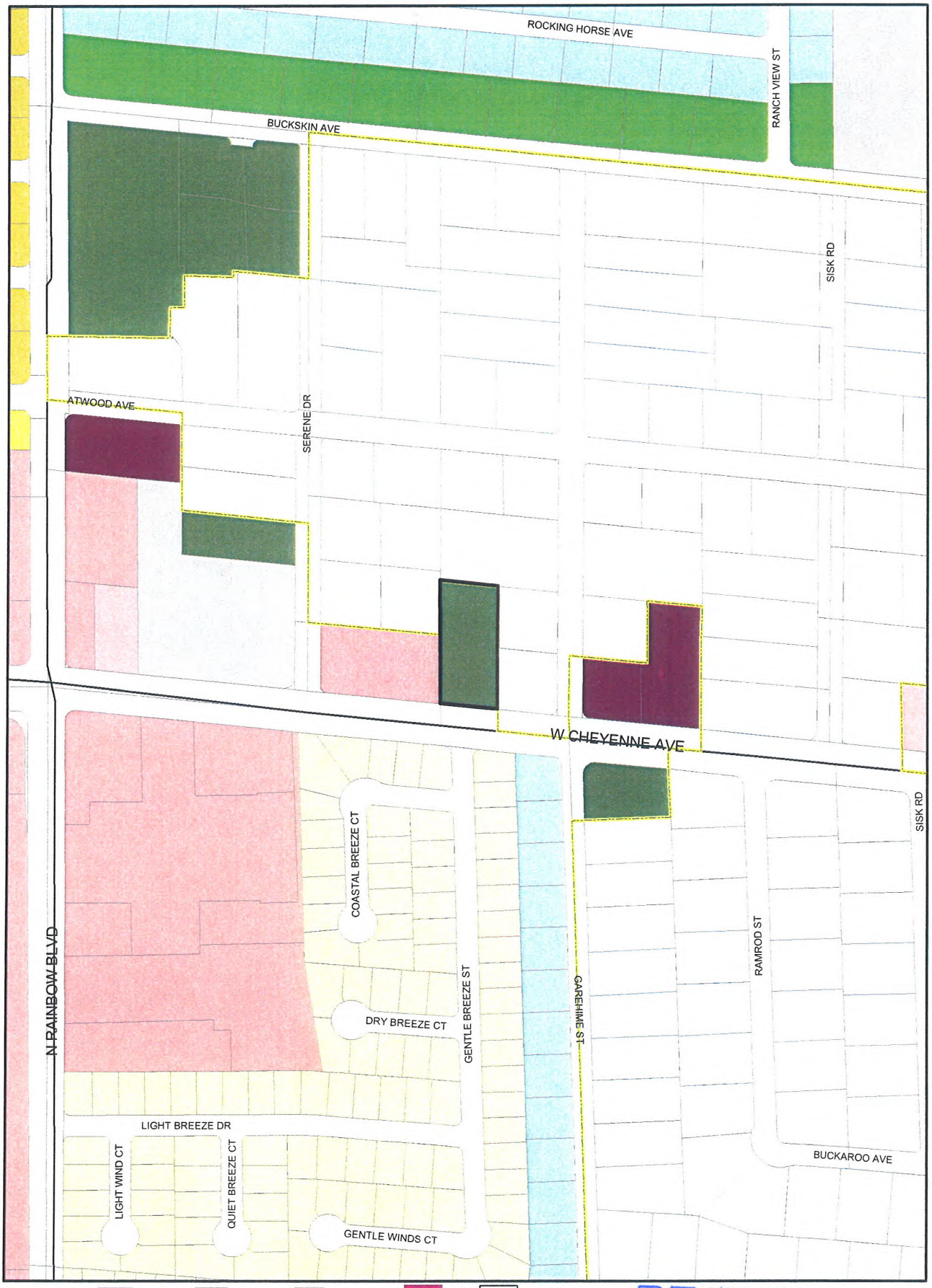
Case #	ZON-38580
Meeting Date:	7-29-10
Total Fee:	$1,200
Date Received:*	6/15/10
Received By:	

RECEIVED
JUN 15 2010

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

Revised 10/27/08

REZONING Parcel: 138-11-406-012



ZONING

U	R-MH	R-MHP	PD	Not in City	
R-A	R-CL	P-R	T-D	Subject Parcel	
R-E	R-2	N-S	TC	City Limits	
R-D	R-3	O	C-2		
R-PD	R-4	C-D	C-M		
R-1	R-5	C-1	M		

C-V
C-PB
P-C

From R-E TO C-1

Data Current as of: June 10, 2010

ZON-38580

RECEIVED
JUN 15 2010
PLANNING & DEVELOPMENT

City of Las Vegas

Agenda Item No.: **16.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 18, 2010

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

☐ **Consent** ☒ **Discussion**

SUBJECT:

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

C.C.: 12/15/2010

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

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

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

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

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-38576** APN: 138-11-406-012

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: [signature]

Print Name: PAITAKA P. MIYAHIRA

Subscribed and sworn before me

This 15th day of June, 2010

[signature]

Notary Public in and for said County and State

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

RECEIVED
JUN 15 2010

PLANNING & DEVELOPMENT

CITY OF LAS VEGAS

DEVELOPMENT SERVICES CENTER

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 CI **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 7098

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

E-mail Address SUZY@MAUI ONE INC.COM

APPLICANT PAITAKA MIYAHIRA **Contact** PAT MIYAHIRA

Address 6640 W. CHEYENNE **Phone:** 289 1743 **Fax:** 645 7098

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

E-mail Address SUZY@MAUI ONE INC.COM

REPRESENTATIVE GEOFF ROBINS **Contact** GEOFF ROBINS

Address 2261 ROSANNA ST **Phone:** 376 2518 **Fax:** 228 4672

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

E-mail Address _____

Property Owner Signature* Tasey Miyahira Paitaka P Miyahira

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

Print Name Tasey Miyahira Paitaka P Miyahira

Subscribed and sworn before me

This 10th day of June, 20 10.

Suzanne Fifield

Notary Public in and for said County and State

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

FOR DEPARTMENT USE ONLY

Case #	VAR-38576
Meeting Date:	7-29-10
Total Fee:	$830.00
Date Received:*	6/15/10
Received By:	

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

RECEIVED JUN 15 2010

Revised 10/27/08

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

SITE INFORMATION

ZONING APN No. 138-11-410-012
CURRENT ZONING: R-E
REZONE TO: C-1

AREA (Approximate, to be verified)
Net Area: 39,204 SF
39,204 ÷ 43,560 = .90 ACRES

PARKING REQUIREMENTS

Parking Calculations (per Code)	Required	Provided
Parking Ratio: 1 SPACE PER 6 BEDS + 2 DOCTORS + 1 PER EMPLOYEE	19	17 spaces
Parking Required: 1 PER 4 SF PER EMPLOYEE		
PARKING PROVIDED:		17

47 BEDS ÷ 6 = 8 SPACES
DOCTORS 3
EMPLOYEE 8

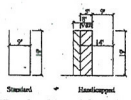
SETBACKS
Front: 20'
Rear: 20'
Side: 10'
Corner Street Side:

BUILDING HEIGHT
Allowed:
Provided: 28'

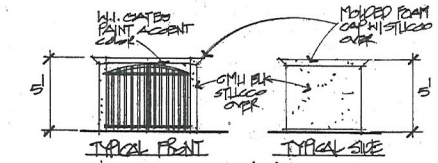
BUILDING COVERAGE
Allowed: 50%
Provided: 31%

BUILDING AREAS
NEW BUILDING A - 3085 SF
EXIST. BLDG - 1120 SF
2ND FLOOR 1192 SF
NEW BUILDING B 8832 SF
EXIST. BUILDING C 3508 SF
TOTAL 17,777 SF

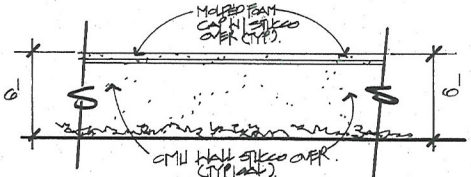
Fire Turning Radius


Typical Parking Spaces

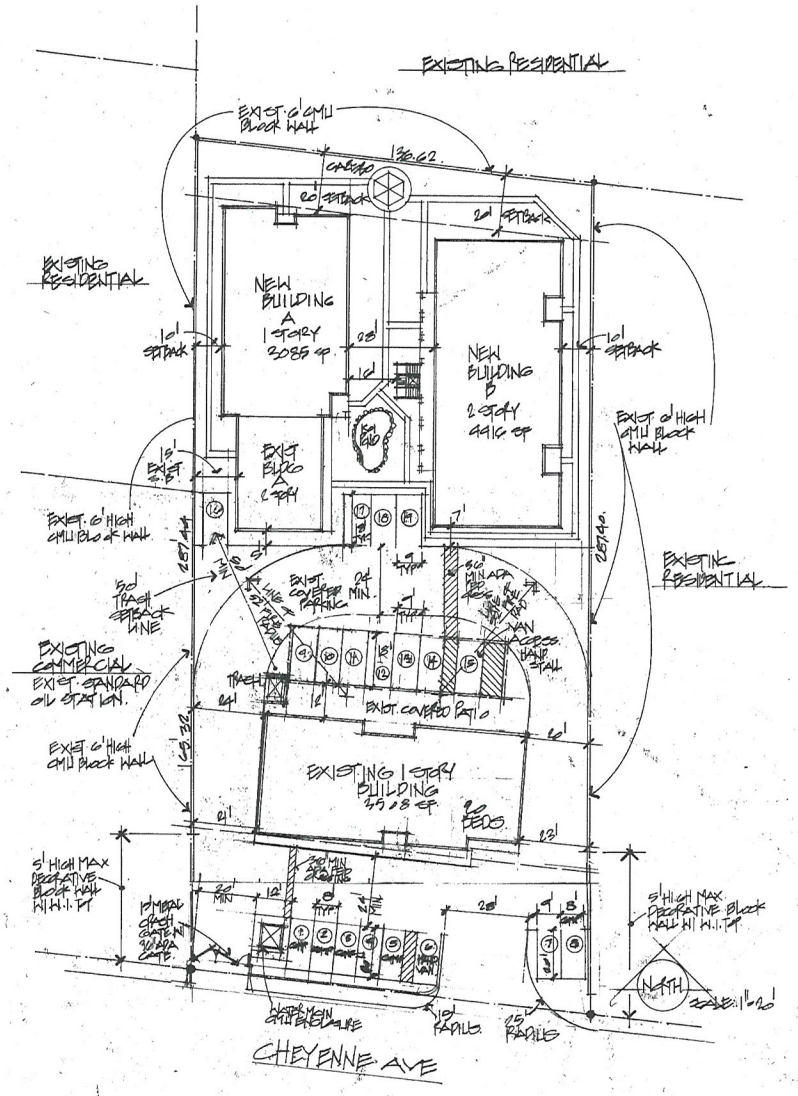
CMU Wall C-C



TRASH ENCLOSURE



TYPICAL EXTERIOR WALL ELEV.
SCALE: 1/4"



SITE PLAN

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

RECEIVED
AUG 04 2010

5·8·10
7·6·10
7·25·10
8·4·10

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

Residential & Commercial Design & Drafting
J W DESIGN
Jeffrey Weinberg
4 W. Pueblo Ave., Suite 3
Las Vegas, NV 89107
(702) 256-7726

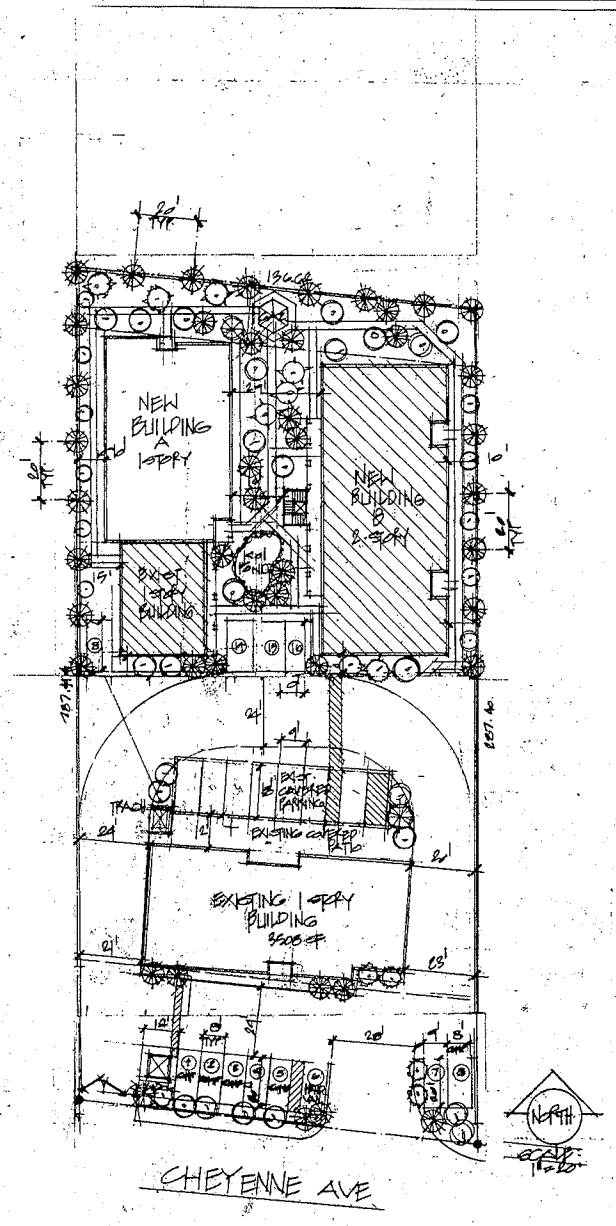
5·18·10

1 of 6

TREE / PLANT SCHEDULE

SYM	QTY	SIZE	SPACING	COMMON NAME	BOTANICAL NAME
	82	24" Box 10' Clear	20'-30' On Center	MODESTO ASH	Fraxinus velutina "Modesto"
	28	24" Box 10' Clear	20'-30' On Center	TEXANUM PRIVET	Ligustrum japonicum "Texanum"
	49	24" Box 10' Clear	20'-30' On Center	MONTEL PINE	Pinus pigra
	36	Multiple Varies	Varies, See Indivdual Requirements	MEXICAN FAN PALM	Washingtonia robusta "Mexican Fan Palm"
	12	24" Box 10' Clear	Varies, See Indivdual Requirements	FLOWERING PLUM	Prunus blireiana
	47	1-5 Gallon	N/A	Ornamental Grasses Shrubs and Cover	
		N/A	N/A	Xeriscape / Turf.	

NOTE:
LANDSCAPE TO INCLUDE 4 - 5GAL. SHRUBS FOR EVERY BOX TREE.



LANDSCAPE PLAN

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

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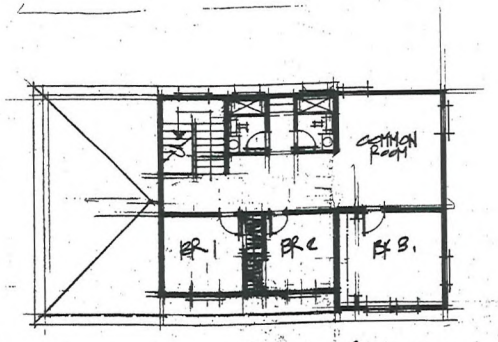
5.3.10 TRANS.
7.6.10
7.23.10 REV
8.4.10 REV.

OHANA ADULT DAY CARE HOME
6640 CHEYENNE AVE.
LAS VEGAS, NV.

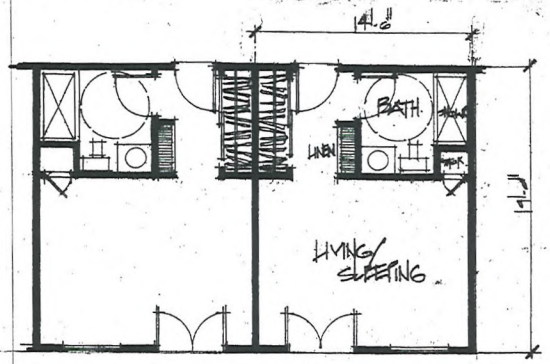
J W DESIGN

5.18.10

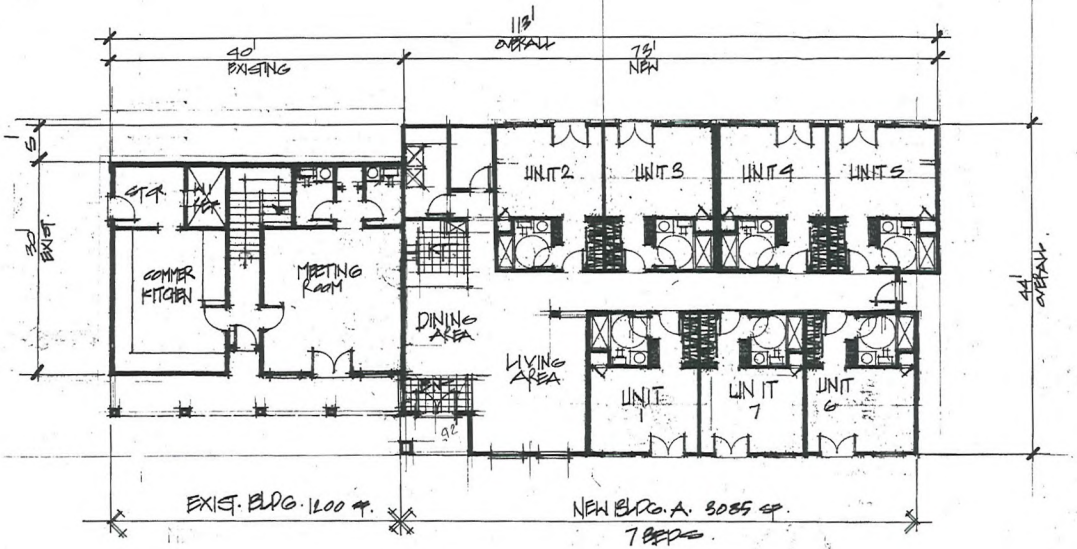
6



SECOND FLOOR 1152 sq. SCALE: 1/8"



TYPICAL UNIT FLOOR PLAN
SCALE: 1/4" 275 sq



BUILDING A.
SCALE: 1/8"

6.19.10
7.6.10.

OHANA ADULT GROUP CARE HOME
6640 CHEYANNE AVE.
LAS VEGAS, NV.

Residential & Commercial Design & Drafting
J W DESIGN
Jeffrey Wimberly
6.10

3 of 6

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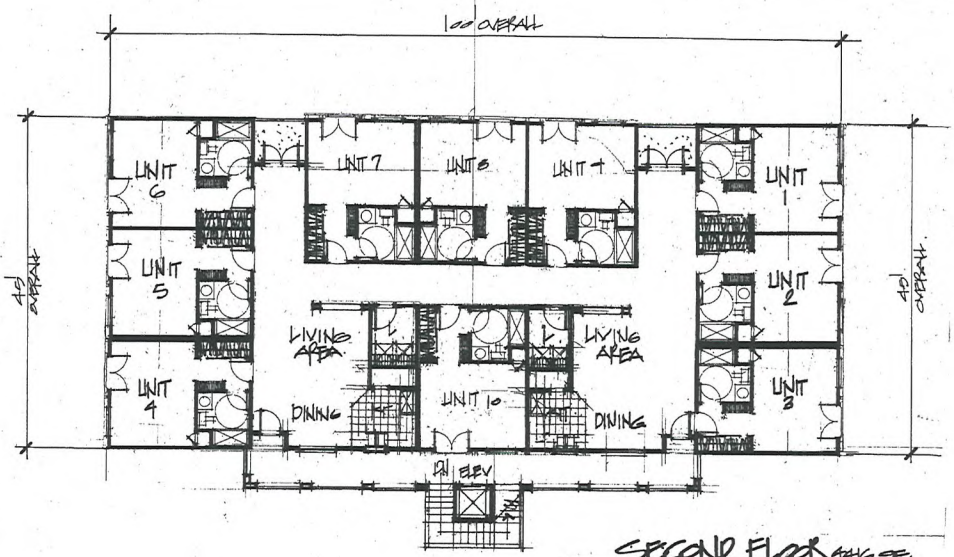
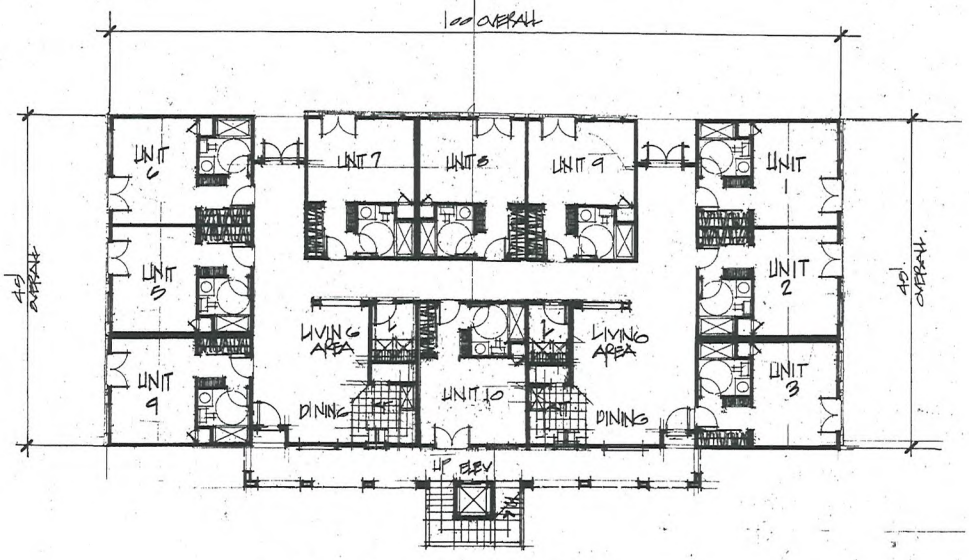
VAR-38576 SUP-38574
SDR-38577 REVISED



SECOND FLOOR 4416 SF.
SCALE: 1/8"



FIRST FLOOR 4416 SF.
SCALE: 1/8"

BUILDING B

FIRST FLR.	4416 SF.	10 BEDS.
SECOND FLR.	4416 SF.	10 BEDS
TOTAL	8832 SF.	20 BEDS TOTAL.

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VAR-38576 SUP-38574
SDR-38577 REVISED

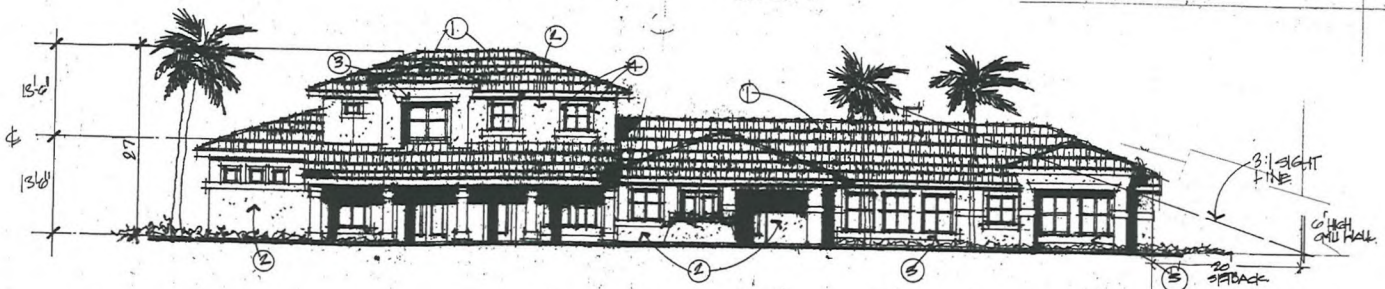
6.4.10.
7.6.10.

OHANA ADULT DAY CARE HOME
6640 CHEYENNE AVE.
LAS VEGAS, NV.

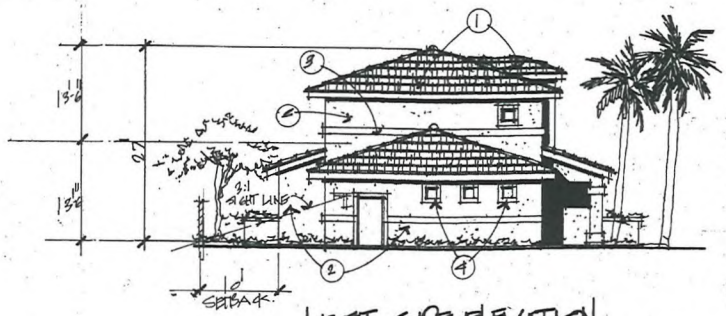
J W DESIGN

5.18.10

4 of 6



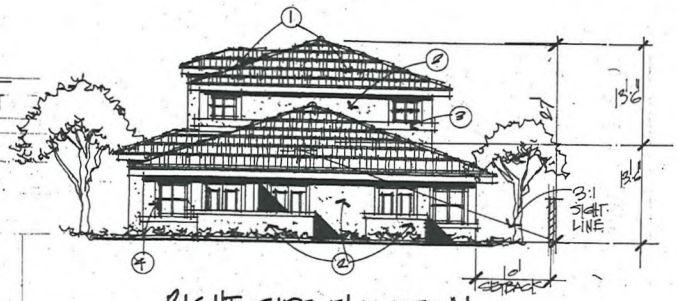
FRONT ELEVATION
SCALE: 1/8"



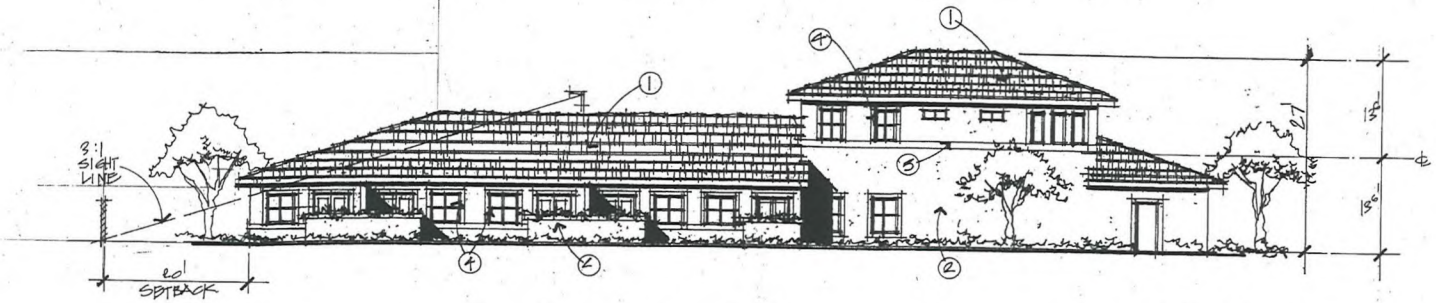
LEFT SIDE ELEVATION
SCALE: 1/8"

EXTERIOR KEYNOTES

1. LITE WEIGHT CONCRETE FLAT TILE ROOF
2. EXTERIOR STUCCO
3. 5" FOAM TRIM STUCCO OVER
4. 6" STUCCO WINDOW SURROUNDS



RIGHT SIDE ELEVATION
SCALE: 1/8"



REAR ELEVATION
SCALE: 1/8"

BUILDING A

OHANA ADULT GROUP CARE HOME
6040 CHERYANNE AVE.
LAS VEGAS, NV.

7.6.10
7.23.10
8.18.10

JW DESIGN

5
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VAR-38576 SUP-38574
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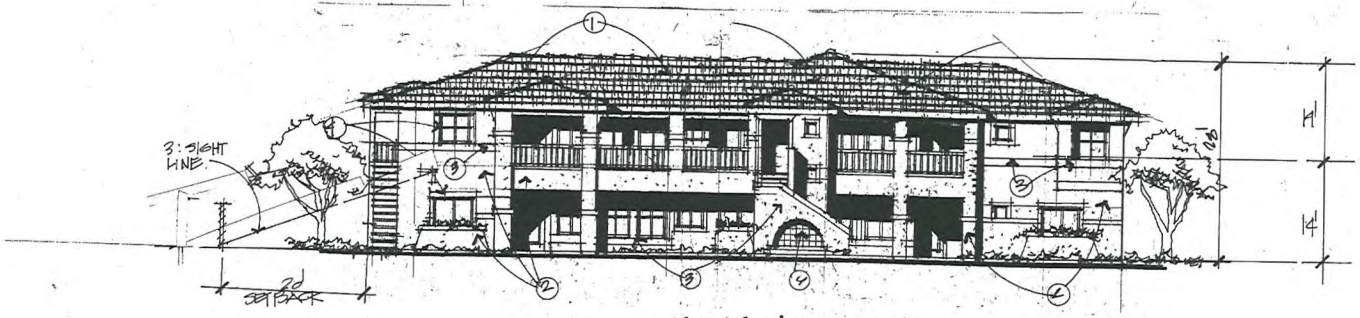
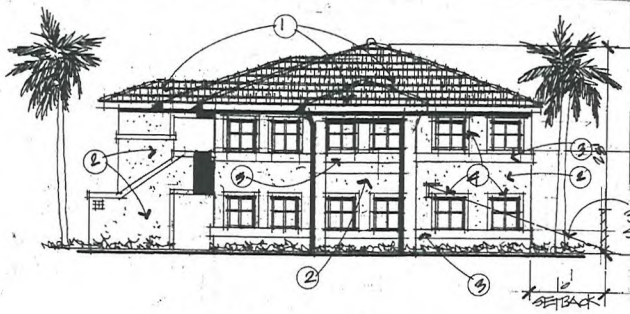
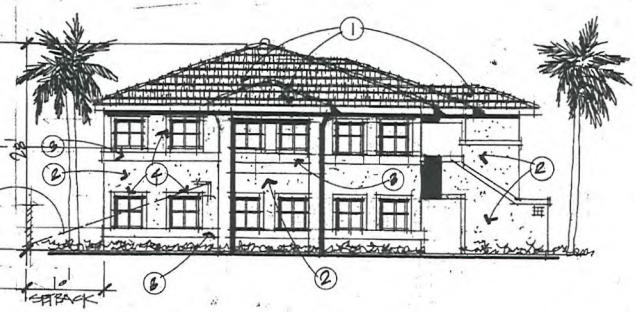


FRONT ELEVATION
SCALE: 1/8"



RIGHT SIDE ELEV
SCALE: 1/8"



LEFT SIDE ELEV
SCALE: 1/8"

REAR ELEVATION
SCALE: 1/8"

EXTERIOR KEYNOTES

1. LITE WEIGHT FLAT CONCRETE TILE ROOF
2. EXTERIOR STUCCO
3. 3" FOAM TRIM STUCCO OVER
4. 6" STUCCO WINDOW SURROUNDS
5. WOOD LATTICE SHADE STRUCTURE
6. CERAMIC TILE WATER FEATURE

7.6.10
7.23.10

OHANA ADULT DAY CARE HOME
6040 CHEYANNE AVE.
LAS VEGAS, NV.

Residential & Commercial Design & Drafting
J W DESIGN
Jeffrey Weinberg
4 W. Pacific Ave., Suite 3
Henderson, NV 89015
(702) 566-7724

6 of 6

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VAR-38576 SUP-38574
SDR-38577 REVISED

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

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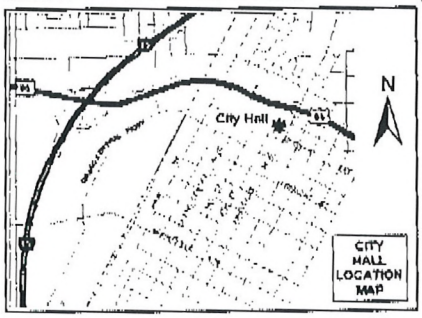

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council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

Case: VAR-38576
13811408005
FLETCHER FAMILY TRUST
3264 N SISK RD
LAS VEGAS NV 89108-0000

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18-19P

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

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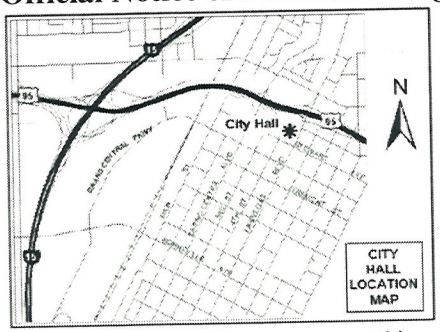

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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VAR-38576 & SUP-38574

Planning Commission Meeting of 8/26/2010

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Case: VAR-38576

13811407001
KINSINGER FAMILY LIVING TRUST
3284 N GAREHIME ST
LAS VEGAS NV 89108-4933

6-19
P

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

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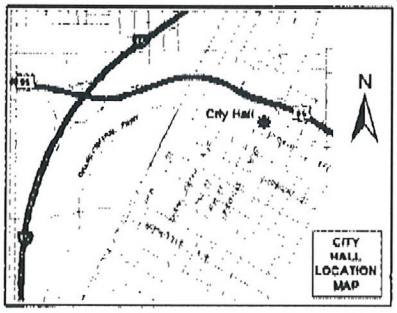
Official Notice of Public Hearing



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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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

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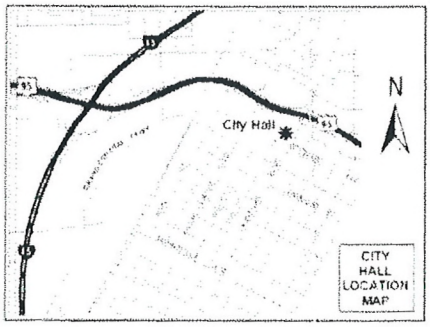

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-38576 & SUP-38574

Planning Commission Meeting of 8/26/2010

Case VAR-38576

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

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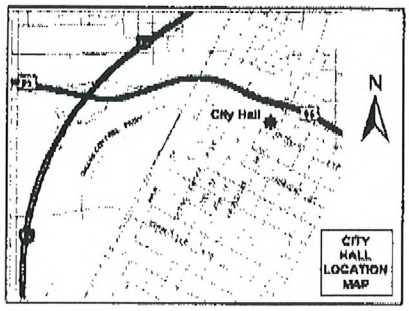

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

ease use available blank space on card for your comments.

DR-38577

anning Commission Meeting of 8/26/2010

Case: SDR-38577

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

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

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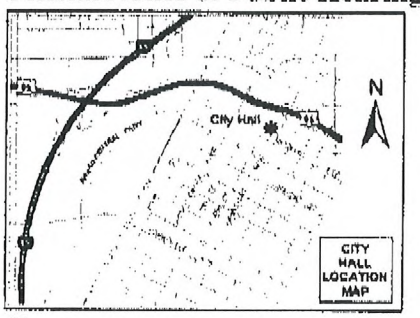
Official Notice of Public Hearing



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☐ I SUPPORT this Request ☒ I OPPOSE this Request

ease use available blank space on card for your comments.

AR-38576 & SUP-38574

anning Commission Meeting of 8/26/2010

Case: VAR-38576

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

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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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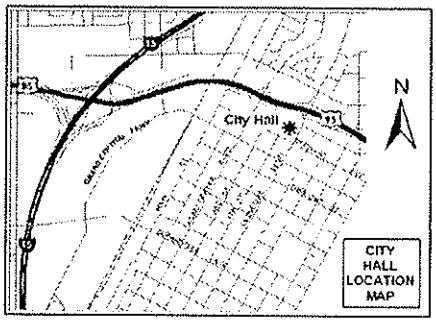

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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VAR-38576 & SUP-38574

Planning Commission Meeting of 8/26/2010

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AUG 23 2010

Case: VAR-38576

13811406008
~~BELL MICHAEL A~~
3240 SERENE DR
LAS VEGAS NV 89108-4947

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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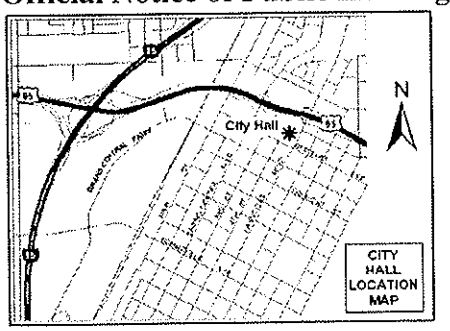

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If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702)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

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

☐ I SUPPORT this Request ☒ We OPPOSE this Request

Please use available blank space on card for your comments.

VAR-38576 & SUP-38574

Planning Commission Meeting of 8/26/2010

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.

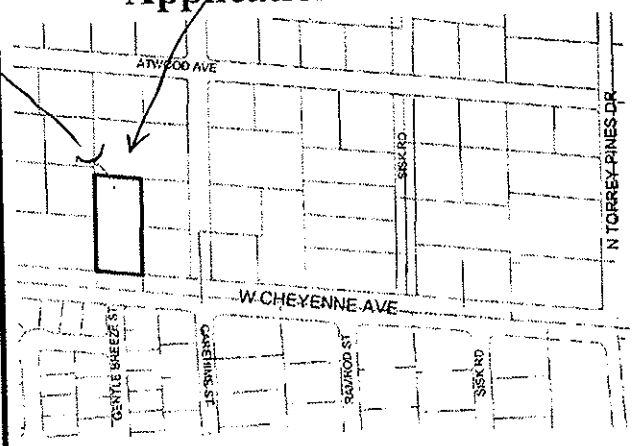
Application Information

- 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 overcrowding

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.

13-19
P

f Las Vegas
ing & Development Department
opment Services Center
. Fourth Street
egas, Nevada 89101-2986

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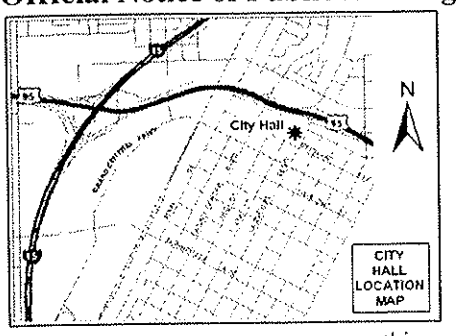
UNITED STATES POSTAGE
PITNEY BOWES
02 1M $ 00.41[4]
0004279218 AUG 13 2010
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



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

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

☐ I SUPPORT this Request ☒ I OPPOSE this Request

lease use available blank space on card for your comments.
AR-38576 & SUP-38574
lanning Commission Meeting of 8/26/2010

Case: VAR-38576
13811403003
CAMPBELL ROBERT & GWEN
3376 GAREHIME ST
LAS VEGAS NV 89108-4935

RECEIVED AUG 23 2010

18-19P

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

PRESORTED
FIRST CLASS

UNITED STATES POSTAGE
PITNEY BOWES
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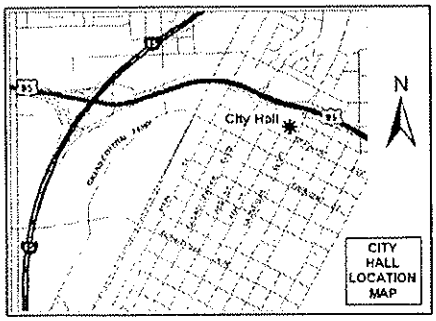
Official Notice of Public Hearing



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VAR-38576 & SUP-38574

Planning Commission Meeting of 8/26/2010

RECEIVED
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
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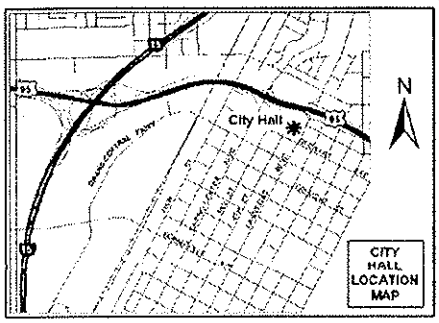
/egas, Nevada 89101-2986

Return Service Requested
Official Notice of Public Hearing



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AR-38576 & SUP-38574
nning Commission Meeting of 8/26/2010

PRESORTED FIRST CLASS

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RECEIVED
AUG 23 2010

Case: VAR-38576
13814110012
ANDERTON ADRIENNE A
6641 COASTAL BREEZE CT
LAS VEGAS NV 89108-4356

18-19P

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

PRESORTED FIRST CLASS

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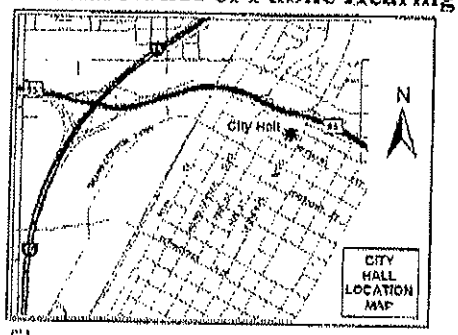
Official Notice of Public Hearing



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Please use available blank space on card for your comments.

VAR-38576 & SUP-38574

Planning Commission Meeting of 8/26/2010

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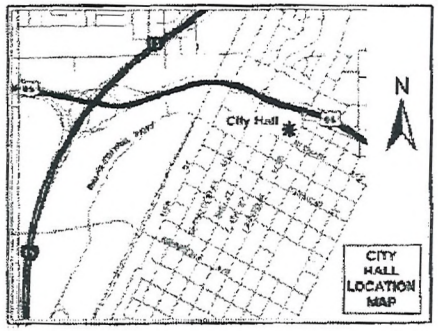
City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Return Service Requested

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

UNITED STATES POSTAGE PITNEY BOWES

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0004279218 AUG 13 2010
MAILED FROM ZIP CODE 89101

Case: VAR-38576

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

RECEIVED
AUG 17 2010

18-19
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City of Las Vegas Agenda Item No.: **17.**

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

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

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

RECOMMENDATION:
Staff recommends DENIAL.

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

CITY OF LAS VEGAS NEVADA

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

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **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

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

RECEIVED
JUN 15 2010

PLANNING & DEVELOPMENT

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 C/ **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@MAUIONEINC.COM

APPLICANT PAITAKA MIYAHIRA **Contact** PAT MIYAHIRA

Address 6640 W. CHEYENNE **Phone:** 2891743 **Fax:** 645 7089

City LAS VEGAS **State** NEVADA **Zip** 89165

E-mail Address SUZY@MAUIONEINC.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 Paitaka P. Miyahira

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

Print Name Tasey Miyahira Paitaka P. Miyahira

Subscribed and sworn before me

This 10th day of June, 20 10.

Suzanne Fifield

Notary Public in and for said County and State

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

FOR DEPARTMENT USE ONLY

Case #	SUP-38574
Meeting Date:	7/29/10
Total Fee:	$1,030.00
Date Received:*	6/15/10
Received By:	

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

RECEIVED
JUN 15 2010

Revised 10/27/08

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

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

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

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

C.C.: 12/15/2010

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

RECOMMENDATION:
Staff recommends DENIAL.

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

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

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: PAITAKA P. MIYAHIRA

Name of Applicant: PAITAKA P. MIYAHIRA or Tasey Miyahira

Name of Representative: Paitaka Miyahira Groff & Robins

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: PAITAKA P. MIYAHIRA

Subscribed and sworn before me

This 15th day of June, 20 10

Suzanne Fifield

Notary Public in and for said County and State

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

RECEIVED
JUN 15 2010

Revised 11-14-06

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PLANNING & DEVELOPMENT

CITY OF LAS VEGAS

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: SITE DEVELOPMENT PLAN REVIEW

Project Address (Location) 6640 W. CHEYENNE

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

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

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

Commercial Square Footage 22,314 **Floor Area Ratio** 48%

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

Additional Information _____

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

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

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

E-mail Address SUZA@MALLIONEINC.COM

APPLICANT PAITAKA MIYAHIRA **Contact** PAT MIYAHIRA

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

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

E-mail Address SUZY@MALLIONEINC.COM

REPRESENTATIVE GEOFF ROBINS **Contact** GEOFF ROBINS

Address 2261 ROSANNA ST **Phone:** 376 2578 **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

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This 10th day of June, 20 10.

Suzanne Fifield

Notary Public in and for said County and State

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

FOR DEPARTMENT USE ONLY

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

RECEIVED JUN 15 2010

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

Revised 10/27/08

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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:

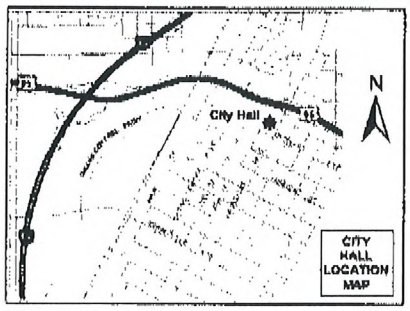
	Adjacent Street ADT Capacity
Cheyenne Ave	51,800
Rainbow Blvd	34,500
Torrey Pines Dr	34,500

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



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☐ I SUPPORT this Request ☒ I OPPOSE this Request

ease use available blank space on card for your comments.

DR-38577

anning Commission Meeting of 8/26/2010

Case: SDR-38577

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

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evelopment Services Center
1 S. Fourth Street
s Vegas, Nevada 89101-2986

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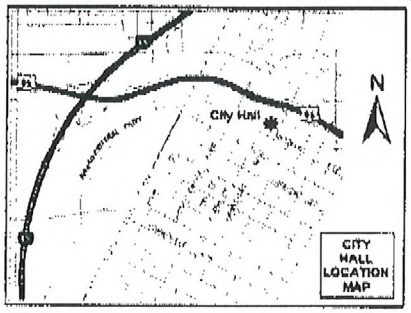
Return Service Requested
Official Notice of Public Hearing



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AR-38576 & SUP-38574

anning Commission Meeting of 8/26/2010

Case: VAR-38576

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

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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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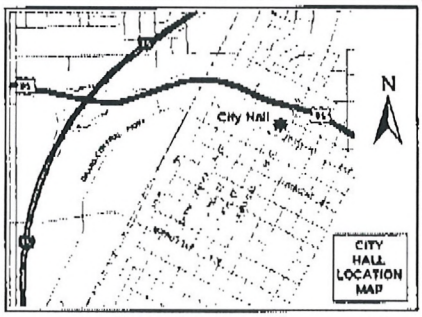

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SDR-38577

Planning Commission Meeting of 8/26/2010

Case: SDR-38577

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

RECEIVED
AUG 16 2010

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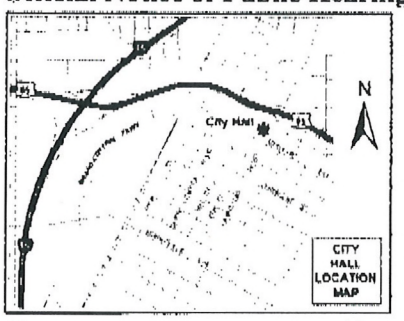
City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

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

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AUG 16 2010

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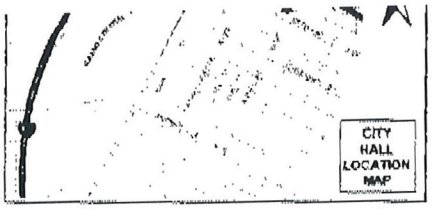

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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

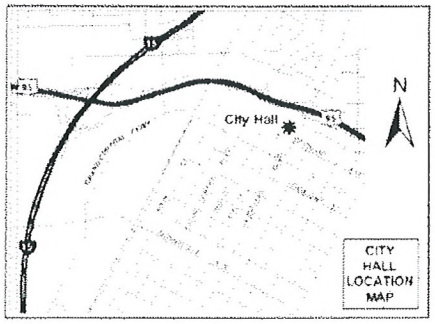
RECEIVED
AUG 16 2010

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



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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

$ 00.41

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AUG 16 2010

Case: SDR-38577

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

20P

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

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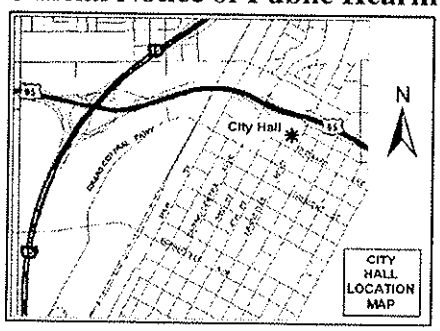

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SDR-38577

Planning Commission Meeting of 8/26/2010

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

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

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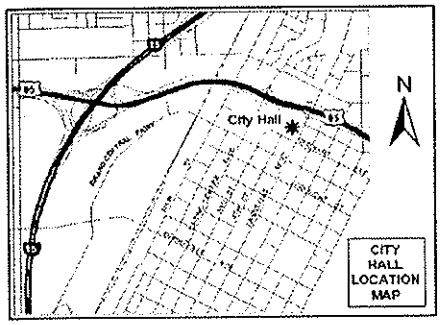

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Case: SDR-38577
13811406003
CAMERON ROY EUGENE & CAROLYN L
6635 ATWOOD AVE
LAS VEGAS NV 89108-4913

☐ I SUPPORT this Request ☒ We OPPOSE this Request

Please use available blank space on card for your comments.

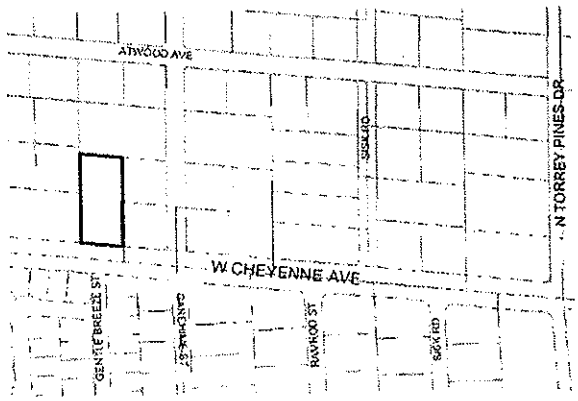
SDR-38577
Planning Commission Meeting of 8/26/2010

Application Information

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

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

Application Location



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

Public Hearing Information

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

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

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

ZOP

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

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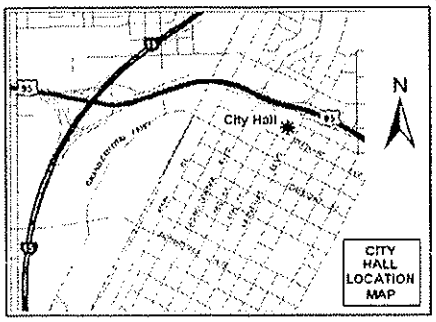

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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SDR-38577

Planning Commission Meeting of 8/26/2010

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

20P

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

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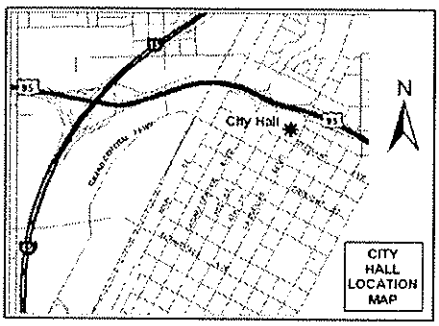

I oppose any application that deals with changing R-E to C-1. Businesses do not belong in residential estates zoned areas!

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

☐ I SUPPORT this Request

☒ I OPPOSE this Request

'lease use available blank space on card for your comments.

DR-38577

'lanning Commission Meeting of 8/26/2010

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

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velopment Services Center
S. Fourth Street
Vegas, Nevada 89101-2986

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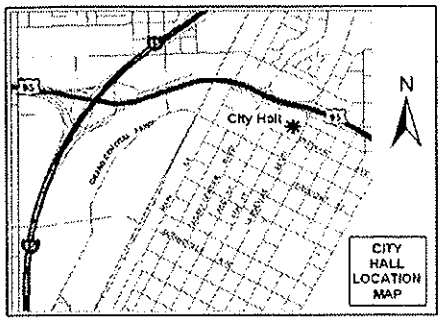

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DR-38577

anning Commission Meeting of 8/26/2010

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

20P

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

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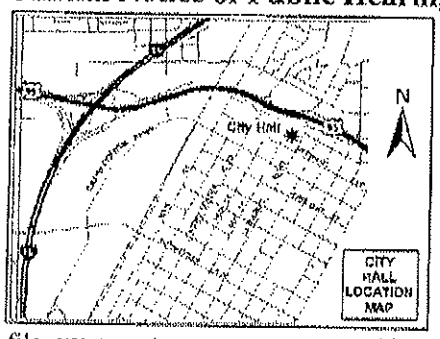

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-38577

Planning Commission Meeting of 8/26/2010

Case: SDR-38577

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

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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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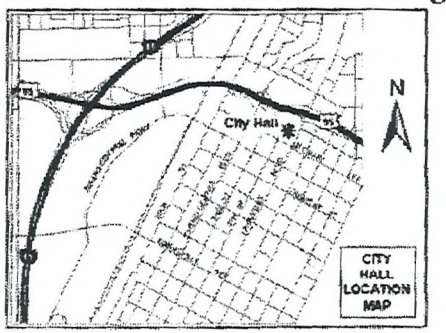

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SDR-38577

Planning Commission Meeting of 8/26/2010

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Case: SDR-38577

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

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10A

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

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

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

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

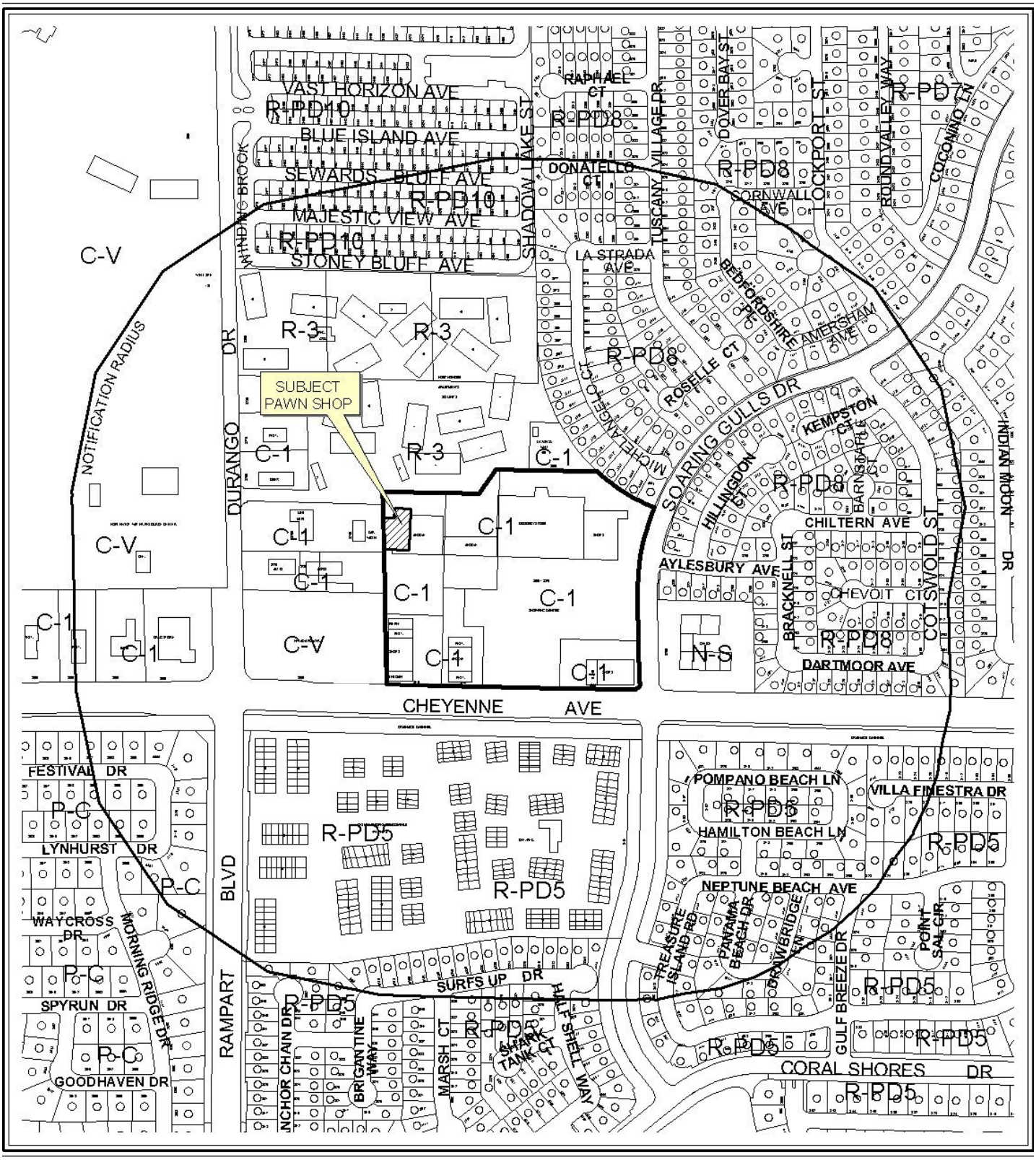
MAY GO TO CITY COUNCIL ON 12/15/10 OR MAY BE FINAL ACTION
(Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends DENIAL.

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

CITY OF LAS VEGAS NEVADA



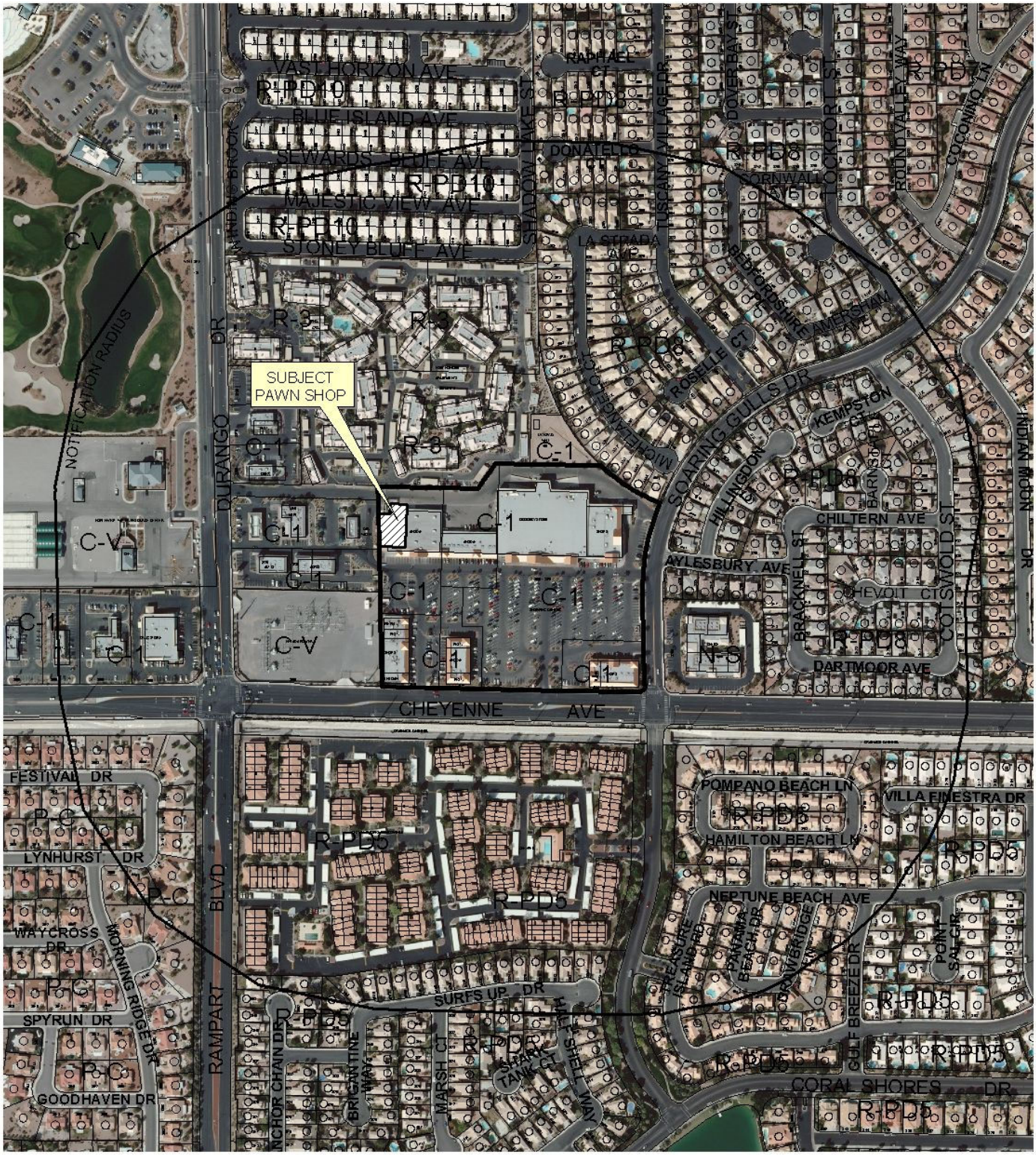
CASE: **SUP-37362**

RADIUS: 1000 FT

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

0 500 1000 Feet

N



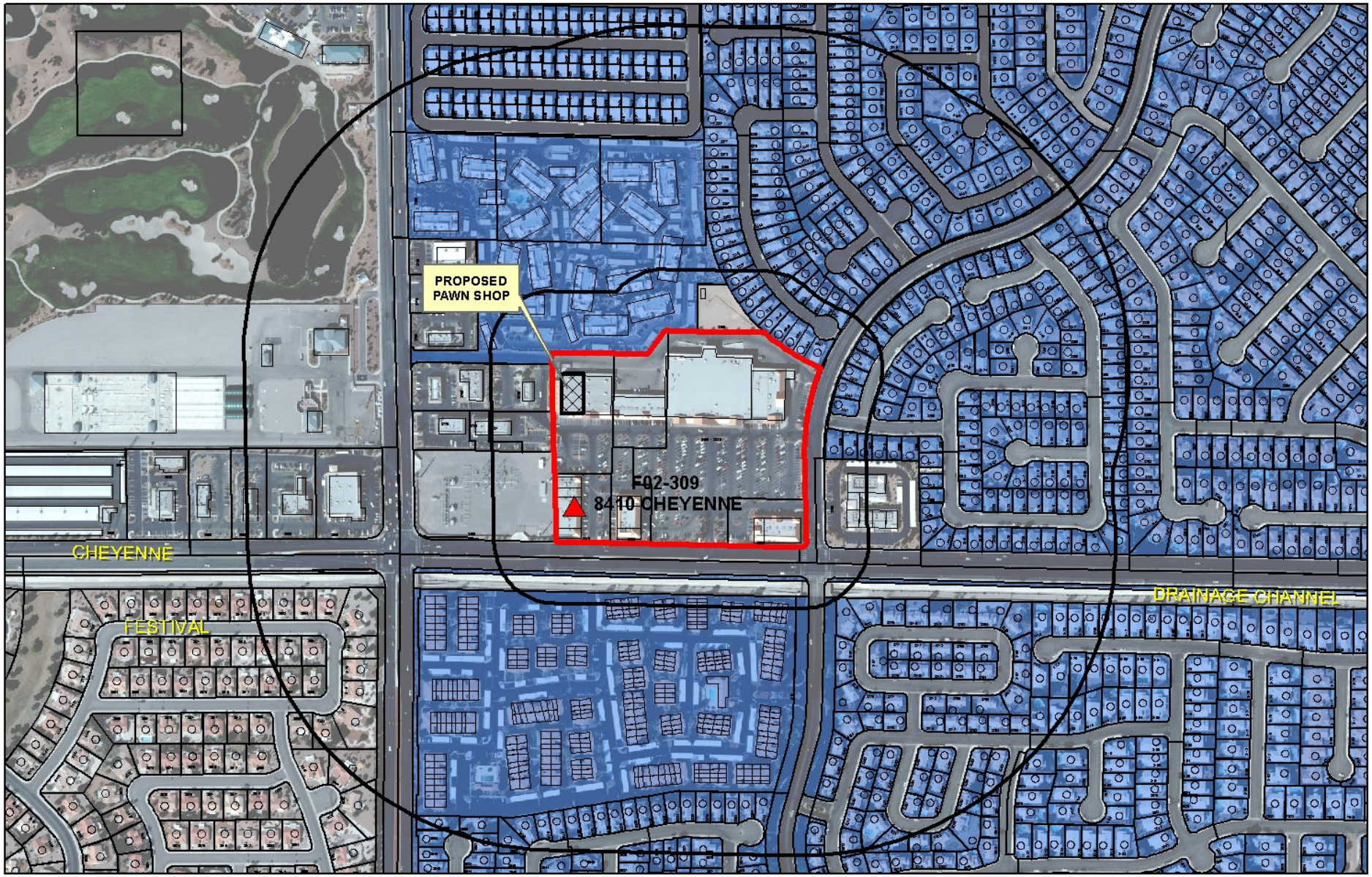
0 500 1000 Feet

CASE: **SUP-37362**

RADIUS: 1000 FT

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

N



SUP-37362

Financial Business Locations

Financial Institution, Specified

Pawnshops

Automobile Title Loan

Subject Property

Residential Property

200ft &
1000ft Buffer

0 280 560 1,120 Feet

N

City of Las Vegas

AGENDA MEMO

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

** STAFF RECOMMENDATION(S) **

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

** CONDITIONS **

SUP-37362 CONDITIONS

Planning and Development

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

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

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

** STAFF REPORT **

PROJECT DESCRIPTION

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

BACKGROUND INFORMATION

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

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

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

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

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

Details of Application Request	
Site Area	
Net Acres	1.74

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

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

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

DEVELOPMENT STANDARDS

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

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

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

ANALYSIS

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

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

FINDINGS

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

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

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

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

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

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

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

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

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

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

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

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 19

NOTICES MAILED 1,387

APPROVALS 1

PROTESTS 63

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: Northshore Plaza, LLC

Name of Applicant: Cash America/Super Pawn

Name of Representative: Jennifer Lazovich -- Kaempfer Crowell

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

_____Yes ✓ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: [signature], Pres.

Print Name: Richard Gordon

Subscribed and sworn before me

This 29 day of Jan, 2010

[signature]

Notary Public in and for said County and State

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

Revised 11-14-06

RECEIVED

FEB 08 2010

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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 & Firorentino **Contact** Jennifer Lazovich

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

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

E-mail Address jlazovich@kcnvlaw.com

Property Owner Signature* [signature]

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

Print Name Richard Gordon

Subscribed and sworn before me

This 29 day of Jan, 20 10.

[signature]

Notary Public in and for said County and State

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

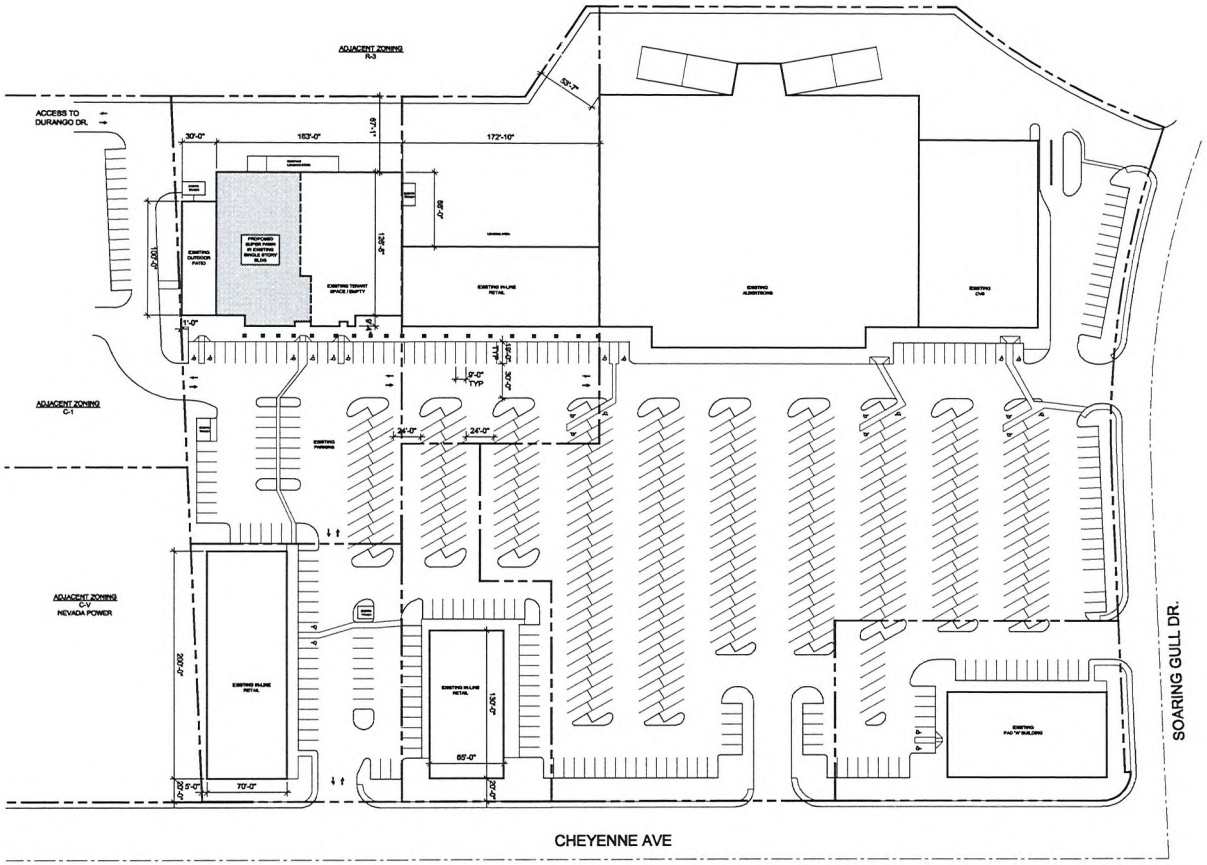
Revised 10/27/08

FOR DEPARTMENT USE ONLY

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

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

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



EXISTING SITE PLAN

PROJECT DESCRIPTION

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

SITE DATA

SITE DATA:

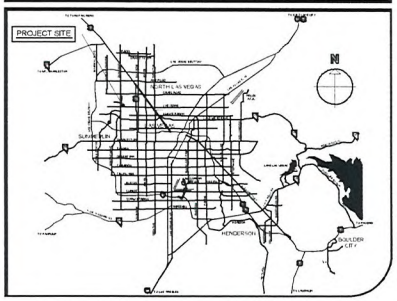
JURISTICTION:	LAS VEGAS
APN #	138-09-420-005
SITE AREA:	1.74 ACRES
EXISTING BLDG. FOOTPRINT:	24,500 SF
LOT COVERAGE:	32.2%
CURRENT ZONING:	C-1 LIMITED COMMERCIAL DISTRICT

PARKING CALCULATION:

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

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

VICINITY MAP



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FEB 19 2010

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

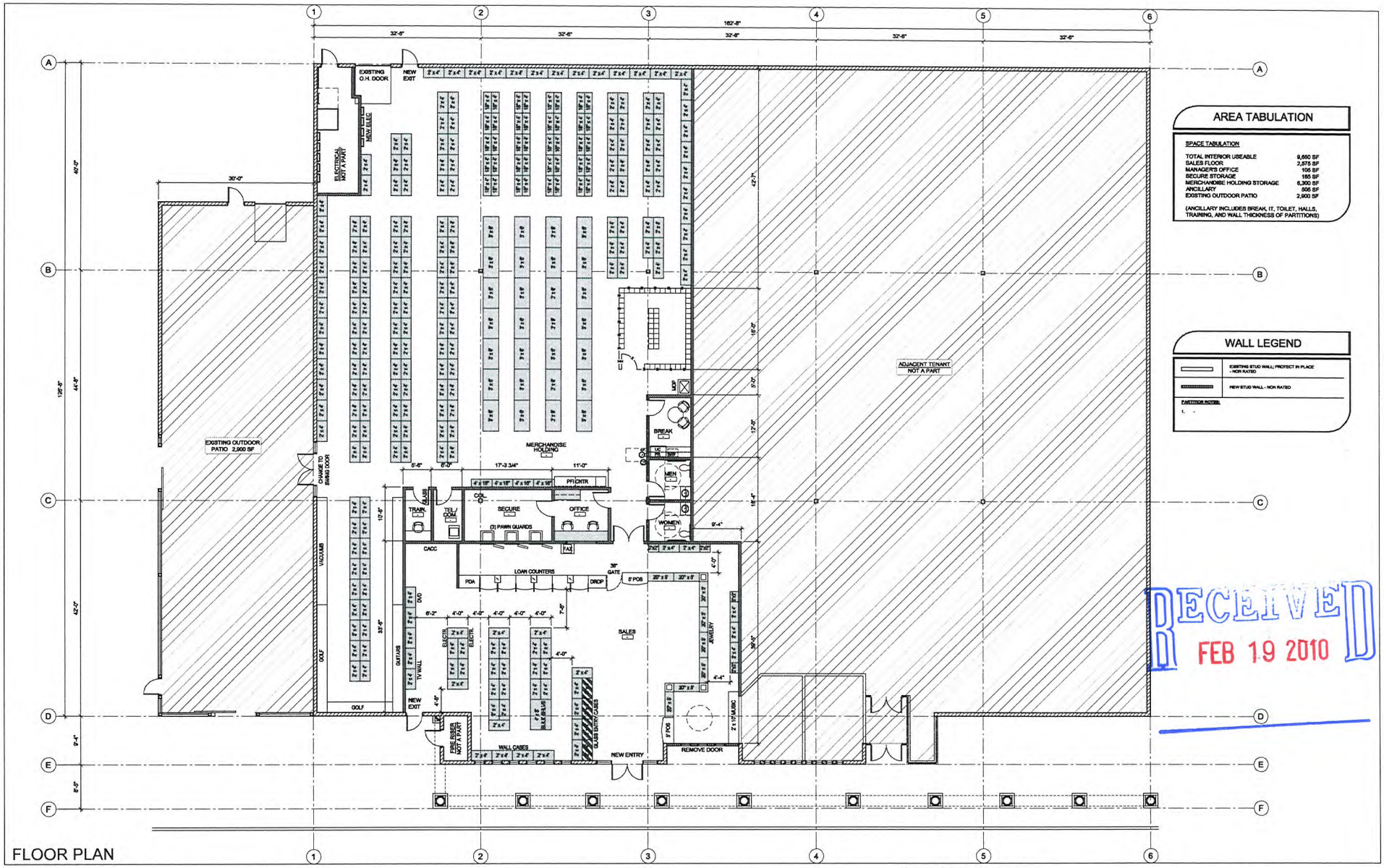
SUP-37362
REVISED
03/25/10 PC

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

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

SHEET NO:
DR-01

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



FLOOR PLAN

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

SUP-37362
REVISED
03/25/10 PC

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

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

NORTH

SHEET NO:
DR-02

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

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

09/16/10

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

09/16/10

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

09/16/10

KAEMPFER CROWELL

ATTORNEYS AT LAW

KAEMPFER CROWELL RENSHAW GRONAUER & FIORENTINO

LAS VEGAS OFFICE

JENNIFER LAZOVICH
jlazovich@kcnvlaw.com
702.792.7050

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

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

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

September 9, 2010

VIA HAND DELIVERY

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

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

Dear Mr. Rankin:

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

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

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

Sincerely,

KAEMPFER CROWELL RENSHAW
GRONAUER & FIORENTINO

JLazovich

Jennifer Lazovich

JJL/sfm
cc: Caroline Ciocca
Anthony Ruggiero

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SEP 10 2010

KAEMPFER CROWELL

KAEMPFER CROWELL RENSHAW GRONAUER & FIORENTINO

ATTORNEYS AT LAW
LAS VEGAS OFFICE

ANTHONY J. CELESTE
aceleste@kcnvlaw.com
702.693.4215

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

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

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

February 18, 2010

VIA HAND DELIVERY

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

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

To Whom It May Concern:

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

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

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

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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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FEB 19 2010

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

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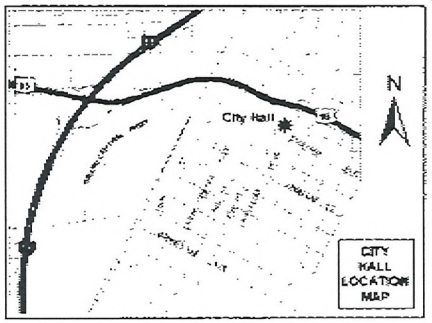
Official Notice of Public Hearing



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

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-37362

Planning Commission Meeting of 3/25/2010

$ 00.41

Case: SUP-37362

13816120254
HELM GORDON LAVERN
64-5272 PUANUANU PL
KAMUELA HI 96743-8220

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RECEIVED
MAR 15 2010

City of Las Vegas
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731 S. Fourth Street
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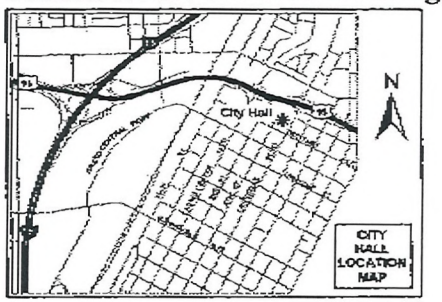

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SUP-37362

Planning Commission Meeting of 3/25/2010

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0004279218 MAR 12 2010
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Case: SUP-37362

13809411009
LONGO ROBERT & SHARON
3345 INDIAN MOON DR
LAS VEGAS NV 89129-7325

89101 2986

City of Las Vegas
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Las Vegas, Nevada 89101-2986

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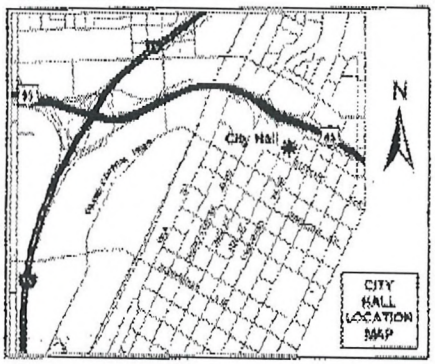

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☐ I SUPPORT this Request

☒ I OPPOSE this Request 7 Strongly

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SUP-37362

Planning Commission Meeting of 3/25/2010

Case: SUP-37362

13809413013
YOUNG BEN D & LARENDA G
7872 MORNING FLOWER
LAS VEGAS NV 89129-2138

Larenda G Y

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Planning & Development Department
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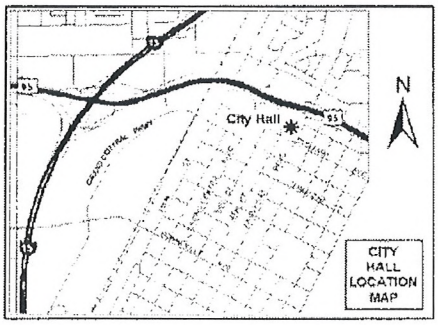

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SUP-37362

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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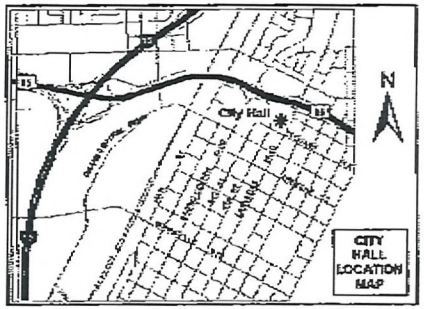

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SUP-37362

Planning Commission Meeting of 3/25/2010

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

AAVD511 89129

MAR-15-10 06:54 FROM-

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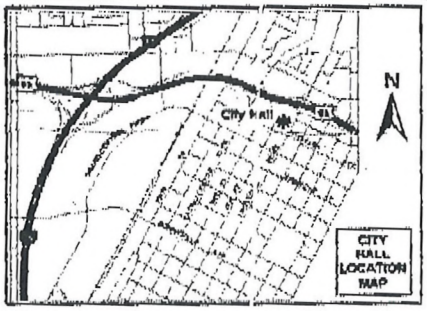

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SUP-37362

Planning Commission Meeting of 3/25/2010

Case: SUP-37362

13809419029
LEWIS SUZAN D
2731 PARSONS RUN CT
HENDERSON NV 89074-1907

89074

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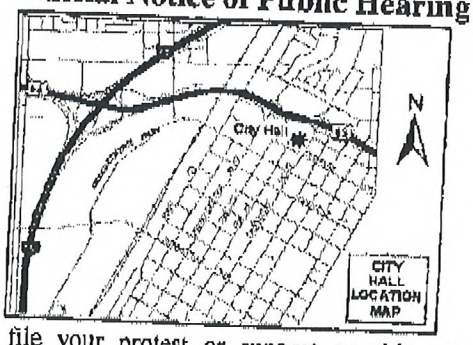

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☐ I SUPPORT this Request

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13809417013 Case: SUP-37362
ROBERTO ELANA E & JOSEPH M
8264 ROSELLE CT
LAS VEGAS NV 89129-2155

258

Mar 15 2010 5:44PM HP LASERJET FAX 671-4359 p.1

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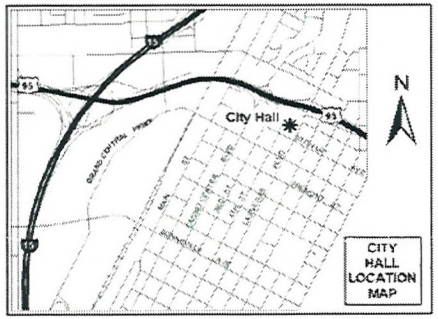

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13816111069
FEE FAMILY TRUST
3029 DRAWBRIDGE LN
LAS VEGAS NV 89128-7058

AAVD511 89128

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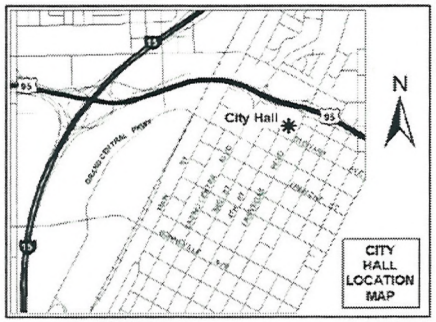

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Case: SUP-37362

13816111020
DRYDEN TRUST
10640 HERITAGE HILLS DR
LAS VEGAS NV 89134-5213

AAVDS11 89134

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City of Las Vegas
Planning & Development Department
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Las Vegas, Nevada 89101-2986

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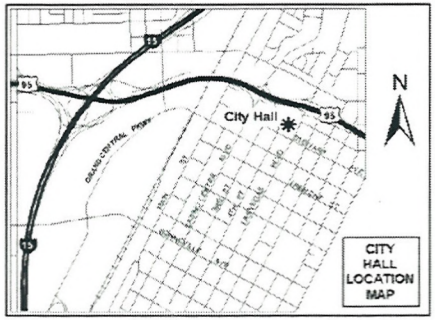

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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SUP-37362

Planning Commission Meeting of 3/25/2010

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SHABAREKH ALBERT & MARIE
8401 SEWARDS BLUFF AVE
LAS VEGAS NV 89129-7374

AAVD511 89129

25P

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

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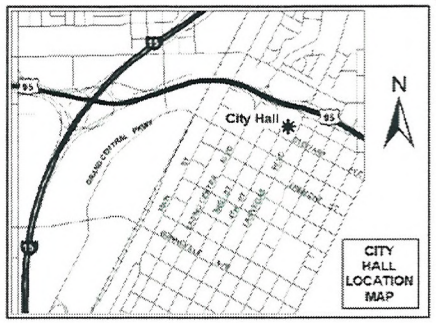

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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SUP-37362

Planning Commission Meeting of 3/25/2010

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MAR 16 2010

Case: SUP-37362
13809315005
MULLEN JOSEPH W & RENA R FAM TR
8216 CORNWALL AVE
LAS VEGAS NV 89129-7362

AAVD511 89129

250

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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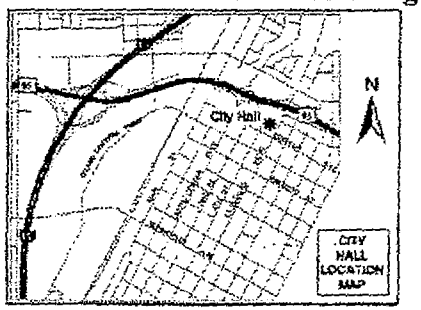

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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 PITNEY BOWES

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0004279218 MAR 12 2010
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Case: SUP-37362

13816120010
OELKE R J
P O BOX 94311
LAS VEGAS NV 89193-4311

89193X4311

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Submitted after final agenda
Date Item 26P

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

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02 1M $ 00.41⁴
0004278218 MAR 12 2010
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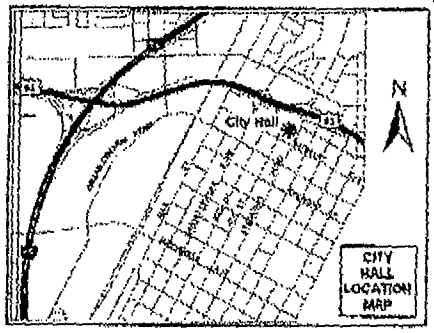

PAWN SHOPS BRING TROUBLE
THE FARTHER THEY ARE AWAY
THE BETTER.

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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
13816120231
STERN KEVIN REVOCABLE TRUST
13111 BASSETT ST
NORTH HOLLYWOOD CA 91605-4726

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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
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UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.41[4]
0004279218 MAR 12 2010
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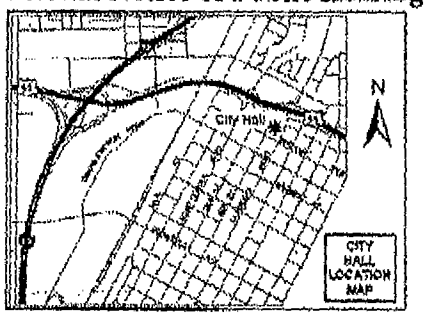

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-37362

Planning Commission Meeting of 3/25/2010

Case: SUP-37362
13809413067
GILMAN BRETT D & VICKI L
8105 CHILTERN AVE
LAS VEGAS NV 89129-7389

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Submitted after final agenda
Date Item 25P

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

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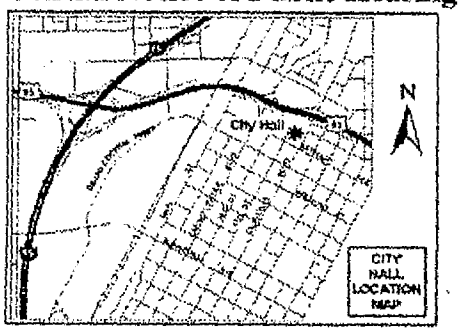

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☐ I SUPPORT this Request ☑ I OPPOSE this Request

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SUP-37362

Planning Commission Meeting of 3/25/2010

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

AAUDS11 33414

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Date Item 25P

City of Las Vegas
Planning & Development Department
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731 S. Fourth Street
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0004279218 MAR 12 2010
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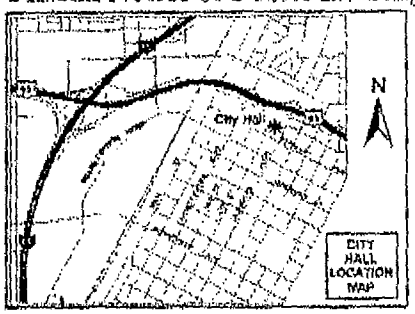

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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SUP-37362

Planning Commission Meeting of 3/25/2010

Case: SUP-37362

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

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Date Item 25P

PAGE 01/01

DEAN & ANDREA DYCK

0040158676

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

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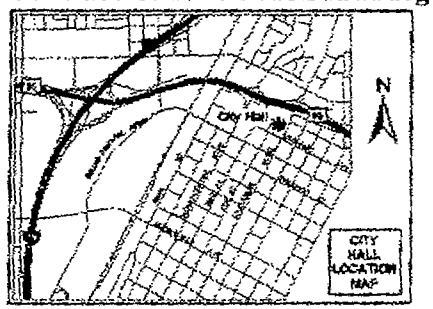

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Planning Commission Meeting of 3/25/2010

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02 1M $ 00.75⁰
0004219218 MAR 12 2010
MAILED FROM ZIPCODE 89101

Case: SUP-37362

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

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0029983401

Submitted after final agenda
Date
Item 25A

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

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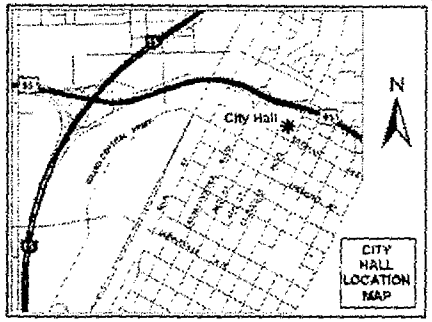

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0004279218 MAR 12 2010
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MAR 19 2010

Case: SUP-37362

13816111080
KSKS LLC
4004 MOUNTAIN TREK ST
LAS VEGAS NV 89129-3668

AAUDS11 89129

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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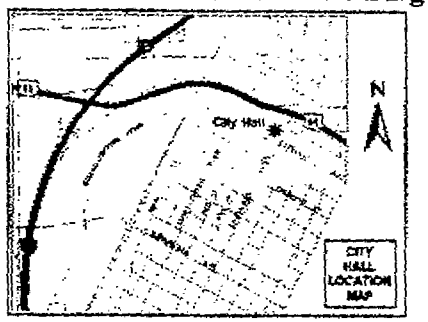

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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SUP-37362

Planning Commission Meeting of 3/25/2010

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

89128

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MAR 22 2010

Submitted after final agenda
Date
Item 25

City of Las Vegas
Planning & Development Department
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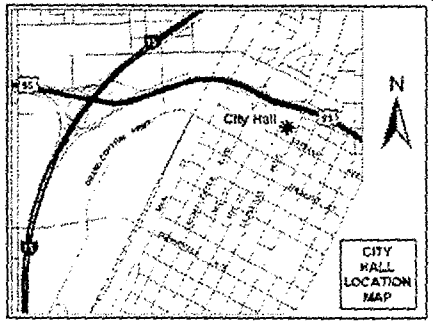

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0004279218 MAR 12 2010
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MAR 19 2010

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

AAUDS11 91356

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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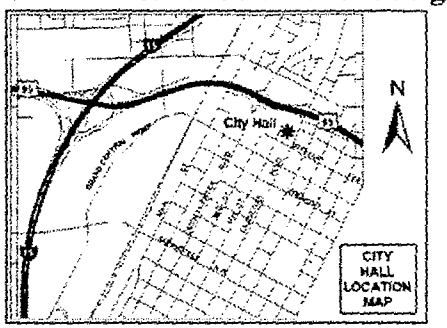

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SUP-37362

Planning Commission Meeting of 3/25/2010

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0004279218 MAR 12 2010
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MAR 19 2010

Case: SUP-37362

13816120164
TOOBIAN BIJAN & BAYDAH
18938 PASADERO DR
TARZANA CA 91356-5122

AAVDE11 91356

Submitted after final agenda
Date
Item 25

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

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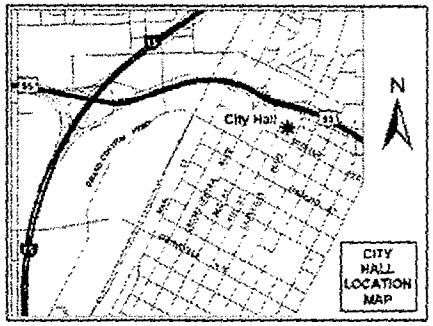

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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SUP-37362

Planning Commission Meeting of 3/25/2010

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0004279218 MAR 12 2010
MAILED FROM ZIP CODE 89101

MAR 19 2010

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

AAVDE11 89129

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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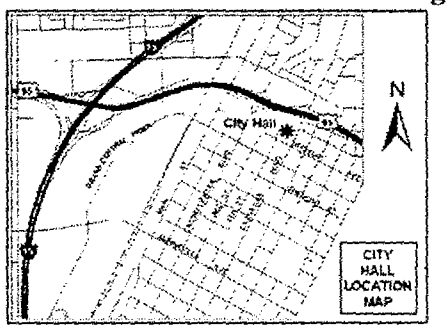

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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SUP-37362

Planning Commission Meeting of 3/25/2010

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MAR 19 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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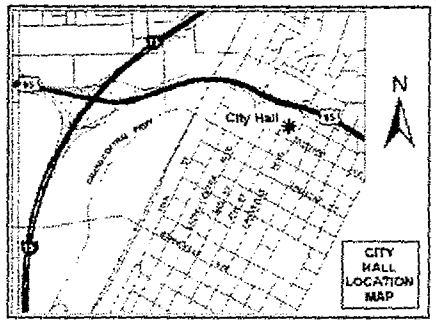

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SUP-37362

Planning Commission Meeting of 3/25/2010

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10 MAR 25 AM 11:1
PLANNING AND DEVELOPMENT

Case: SUP-37362

13809322005
MAYORGA FAMILY TRUST
9420 WISDOM VALLEY AVE
LAS VEGAS NV 89149-0162

AAVDS11 89149

Submitted after final agenda
Date
Item 25

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

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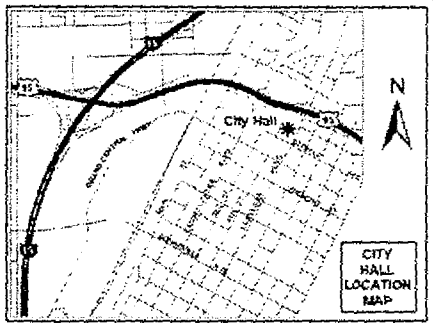

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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SUP-37362

Planning Commission Meeting of 3/25/2010

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0004279218 MAR 12 2010
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Case: SUP-37362

13816111039
MCALEARNEY SHARON M REVOCABLE
8208 NEPTUNE BEACH AVE
LAS VEGAS NV 89128-7076

AAUDS11 89128

Submitted after final agenda
Date
Item 25R

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

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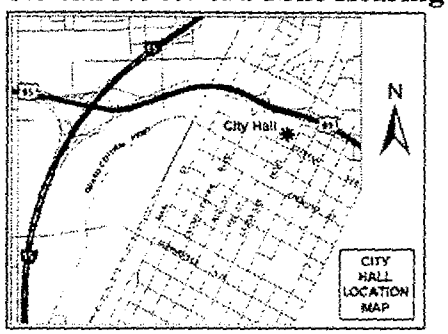

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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SUP-37362

Planning Commission Meeting of 3/25/2010

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10 MAR 25 AM 11:24
PLANNING AND DEVELOPMENT

Case: SUP-37362

13809313115
BROOKS CARMEN & STUART
10566 COLEBROOK ST
SUNLAND CA 91040-1402

AAUDS11 91040

Submitted after final agenda
Date
Item 7C

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

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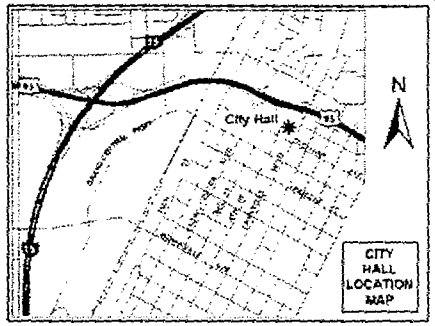

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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SUP-37362

Planning Commission Meeting of 3/25/2010

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MAILED FROM ZIP CODE 89101

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PLANNING AND DEVELOPMENT

Case: SUP-37362

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

Submitted after final agenda
Date
Item 25

AAVD511 89128

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

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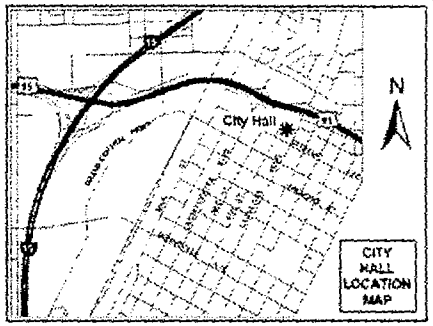

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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SUP-37362

Planning Commission Meeting of 3/25/2010

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0004279218 MAR 12 2010
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MAR 19 2010

Case: SUP-37362

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

Submitted after final agenda
Date
Item 25P

AAVDS11 89128

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

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PITNEY BOWES
02 1M $ 00.41[4]
0004279218 MAR 12 2010
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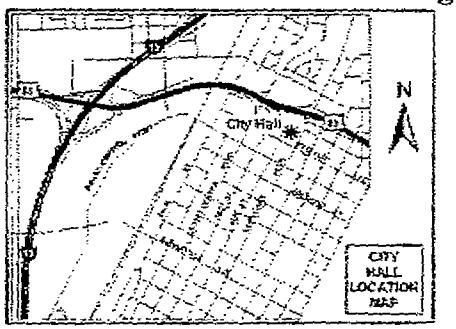

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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SUP-37362

Planning Commission Meeting of 3/25/2010

Case: SUP-37362

13816111082
HASTINGS MARTIN D
8105 SAPPHIRE BAY CIR
LAS VEGAS NV 89128-7738

Submitted after final agenda
Date
Item 75P

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MAR 23 2010

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

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UNITED STATES POSTAGE PITNEY BOWES
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0004279218 MAR 12 2010
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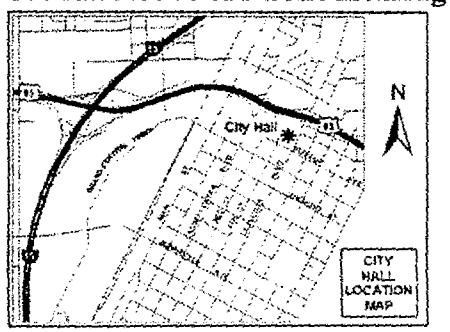
Return Service Requested
Official Notice of Public Hearing



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

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

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

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

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

MAR 19 2010

AAUDS11 89129

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

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.41[4]
0004279219 MAR 13 2010
MAILED FROM ZIPCODE 89101

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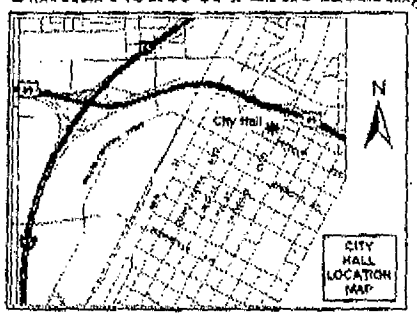

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-37362

Planning Commission Meeting of 3/25/2010

Case: SUP-37362

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

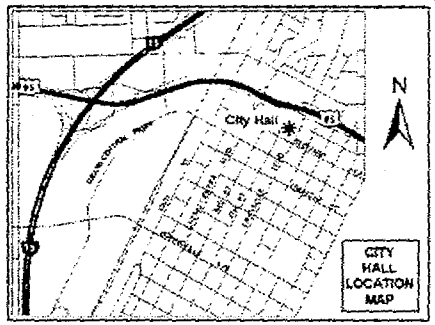
RECEIVED
MAR 24 2010

Submitted after final agenda
Date Item 25P

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

Return Service Requested

Official Notice of Public Hearing



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SUP-37362

Planning Commission Meeting of 3/25/2010

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES

02 1M $ 00.41⁴
0004279218 MAR 12 2010
MAILED FROM ZIP CODE 89101

MAR 19 2010

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

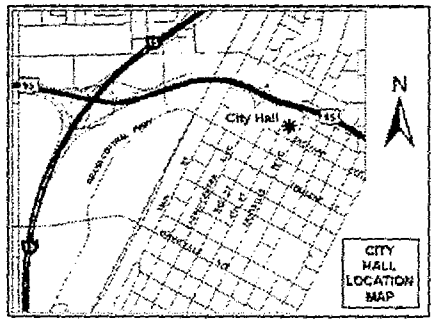
AAUDF11 89129

Submitted after final agenda
Date
Item 25P

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

Return Service Requested

Official Notice of Public Hearing



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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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SUP-37362

Planning Commission Meeting of 3/25/2010

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UNITED STATES POSTAGE PITNEY BOWES

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0004279218 MAR 12 2010
MAILED FROM ZIP CODE 89101

RECEIVED
MAR 19 2010

Case: SUP-37362

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

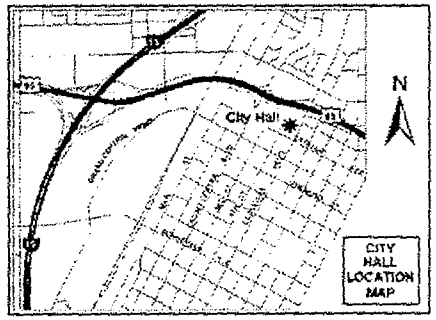
89129

Submitted after final agenda
Date
Item 25

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

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES

02 1M $ 00.41⁴
0004279218 MAR 12 2010
MAILED FROM ZIP CODE 89101

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

Case: SUP-37362

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

MAR 19 2010

AAVOF11 89129

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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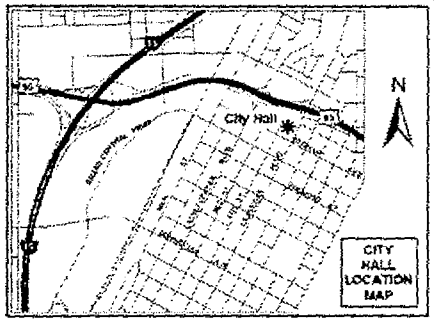
Official Notice of Public Hearing



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☐ I SUPPORT this Request ☑ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-37362

Planning Commission Meeting of 3/25/2010

PRESORTED FIRST CLASS

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02 1M $ 00.41⁴
0004279218 MAR 12 2010
MAILED FROM ZIP CODE 89101

RECEIVED MAR 22 2010

Case: SUP-37362

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

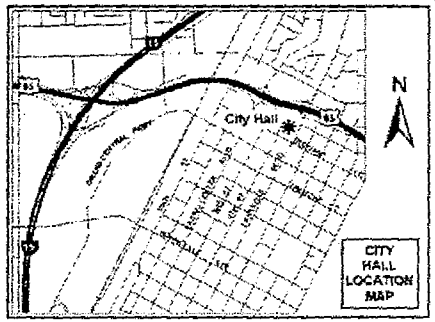
AAUDS11 90024

Submitted after final agenda
Date
Item 25P

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

Return Service Requested

Official Notice of Public Hearing



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☐ I SUPPORT this Request ☒ 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 PITNEY BOWES

02 1M $ 00.41⁴
0004279218 MAR 12 2010
MAILED FROM ZIPCODE 89101

MAR 22 2010

Case: SUP-37362

13816120024
LEAVITT FAMILY TRUST
17010 BUTTERFIELD TRL
POWAY CA 92064-1332

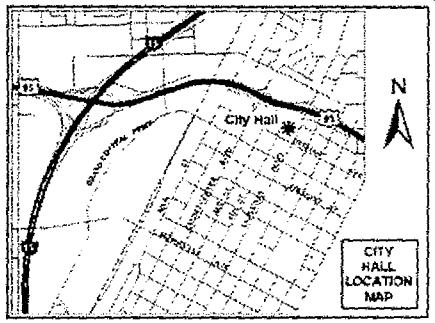
89101 1 32064

Submitted after final agenda
Date
Item 25P

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

Return Service Requested

Official Notice of Public Hearing



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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-37362

Planning Commission Meeting of 3/25/2010

PRESORTED FIRST CLASS

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02 1M $ 00.41⁴
0004279218 MAR 12 2010
MAILED FROM ZIP CODE 89101

RECEIVED MAR 23 2010

Case: SUP-37362

13809413057
GLASSER JOAN B
3325 HILLINGDON CT
LAS VEGAS NV 89129-7328

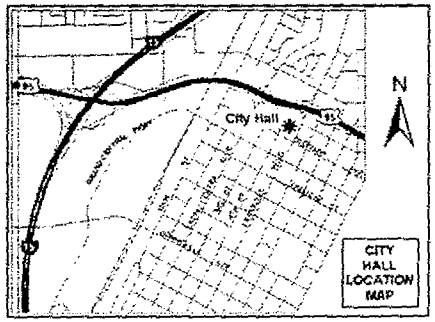
Submitted after final agenda
Date
Item 25

AAUDF11 89129

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

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES

02 1M $ 00.41⁴
0004279218 MAR 12 2010
MAILED FROM ZIP CODE 89101

MAR 23 2010

Case: SUP-37362

13809413010
GLASSER JOAN B
3325 HILLINGTON CT
LAS VEGAS NV 89129-7328

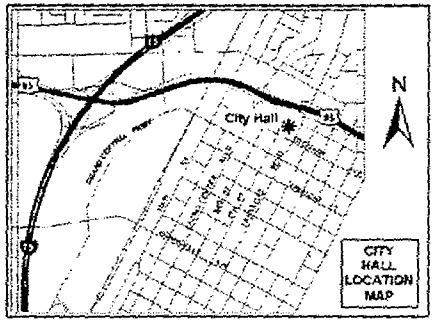
AAUD511 89129

Submitted after final agenda
Date
Item 75P

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 PITNEY BOWES

02 1M $ 00.41⁴
0004279218 MAR 12 2010
MAILED FROM ZIP CODE 89101

RECEIVED MAR 22 2010

Case: SUP-37362

13816120224
LEAVITT ROBERT A & PENELOPE N
17010 BUTTERFIELD TRL
POWAY CA 92064-1332

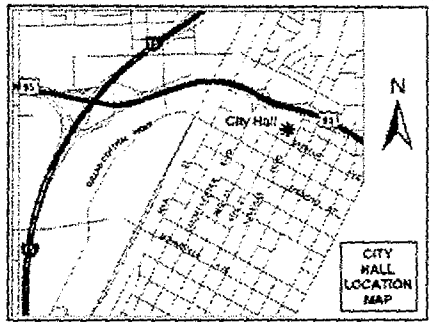
A4VD511 92064

Submitted after final agenda
Date
Item 25P

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

Return Service Requested

Official Notice of Public Hearing



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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-37362

Planning Commission Meeting of 3/25/2010

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02 1M $ 00.41⁴
0004279218 MAR 12 2010
MAILED FROM ZIP CODE 89101

RECEIVED
MAR 22 2010

Case: SUP-37362

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

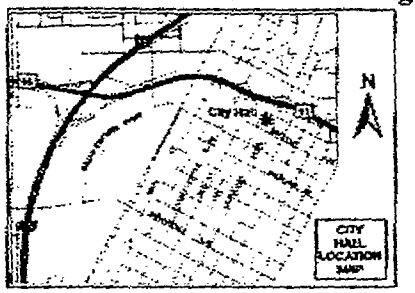
AAUD511 89129

Submitted after final agenda
Date
Item 25

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

Case: SUP-37362

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

AAVDS11 94044

RECEIVED
MAR 22 2010

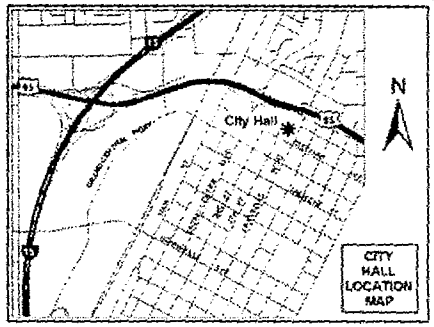
Submitted after final agenda
Date
Item 25P

Mar-22-2010 08:28 AM HSBC BANK USA, N.A. 14155640849

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 Strongly oppose!

Please use available blank space on card for your comments.

SUP-37362

Planning Commission Meeting of 3/25/2010

MAR 22 2010

UNITED STATES POSTAGE

PITNEY BOWES

PRESORTED FIRST CLASS

02 1M $ 00.41⁴

0004279218 MAR 12 2010

MAILED FROM ZIP CODE 89101

This is a residential community. With a crime. Robbery in the area this will impact & further increase the accessibility for disposing stolen properties. Very bad for this neighborhood!

Case: SUP-37362

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

AAVDS11 89129

Submitted after final agenda

Date

Item 25

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

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.41⁴
0004279218 MAR 12 2010
MAILED FROM ZIP CODE 89101

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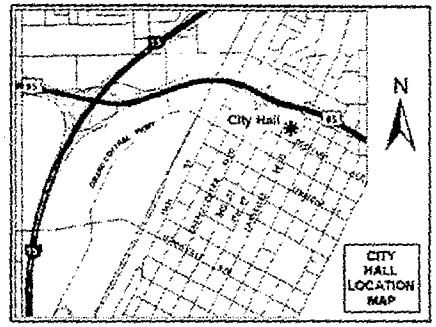

Whether it is true or not, there is at least a perception that Pawn Shops are located in low income, high crime areas. My property value has fallen over 50% already. Don't drive it down more!

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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
13816111032
NICHOLS RALEIGH B & MELISSA C
3152 MAPLE WOOD WY
LAS VEGAS NV 89128-7096

RECEIVED
MAR 19 2010

89128\37096 C023

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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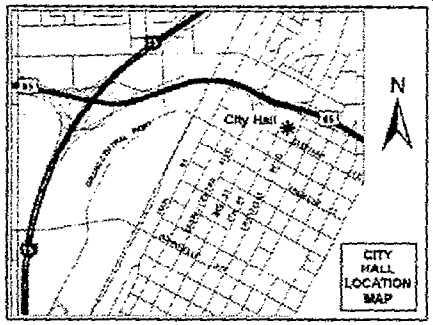
Official Notice of Public Hearing



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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-37362

Planning Commission Meeting of 3/25/2010

PRESORTED FIRST CLASS

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02 1M $ 00.41⁴
0004279218 MAR 12 2010
MAILED FROM ZIP CODE 89101

MAR 19 2010

Case: SUP-37362

13817512019
HIRNI TERRY D & JUDITH
3128 RICHLAND DR
LAS VEGAS NV 89134-863

AAVD511 89134

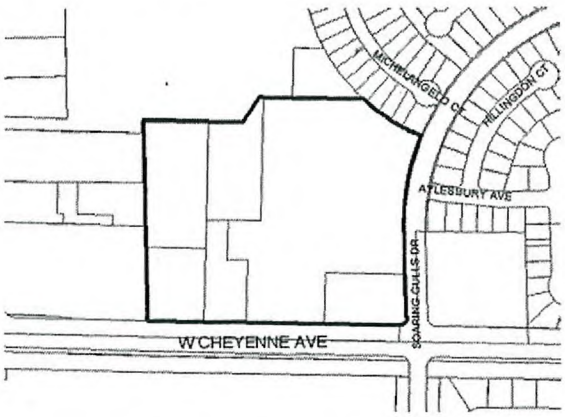
Submitted after final agenda
Date
Item 25

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.

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

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

PRESORTED FIRST CLASS

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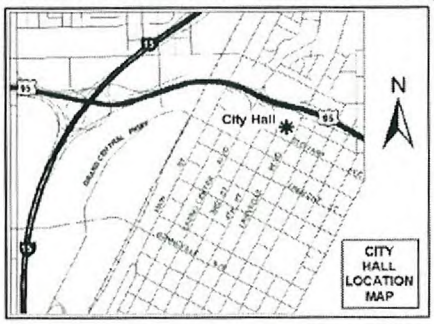

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

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

Case: SUP-37362

13809417005
DOMNITZ JENNIFER L
3300 TUSCANY VILLAGE DR
LAS VEGAS NV 89129-2156

Submitted after final agenda

Date 3/25/10 - Item 25

AAVDS11 89129

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

PRESORTED FIRST CLASS

UNITED STATES POSTAGE
02 1M $ 00.41
0004279213 MAR 12 2010
MAILED FROM ZIP CODE 89101

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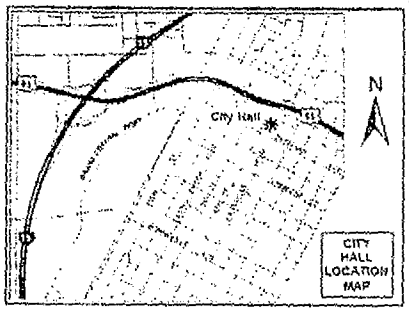

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-37362

Planning Commission Meeting of 3/25/2010

Case: SUP-37362

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

AA0051 1 89129

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 Llasus
Address: 8125 Chilton Ave
LV 89129
Phone: 656-0584
[X] PROTEST [ ] APPROVE

Date:
Name:
Address:
Phone:
[ ] PROTEST [ ] APPROVE

Date:
Name:
Address:
Phone:
[ ] PROTEST [ ] APPROVE

Date:
Name:
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[ ] PROTEST [ ] APPROVE

Date:
Name:
Address:
Phone:
[ ] PROTEST [ ] APPROVE

Date:
Name:
Address:
Phone:
[ ] PROTEST [ ] APPROVE

Submitted after final agenda
Date [redacted] Item 75P

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

Item #38	APN	OWNER	ADDRESS	O	S	CONCERN	COMMENTS
	138-16-111-032	NICHOLS, RALEIGH B & MELISSA C	3152 MAPLE WOOD WY	X			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.
	138-09-313-074	ROMO, MATI R	8452 MAJESTIC VIEW AVE	X			
	138-09-413-013	YOUNG, BEN D & LARINDA G	7872 MORNING FLOWER	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 does not comply with City Ordinance. Please council members, deny this request and stop further degradation of our neighborhood.
	138-09-413-001	MOLL, SHARON	8100 KEMPSTON CT	X			
	138-16-118-009	ROTHKPFF, STEPHEN D & MONA	8120 VILLA FINESTRA DR	X			
	138-09-317-008	BOTKIN, GARY L & JEAN M	8812 REINING SPUR AVE	X			

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

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

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

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

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

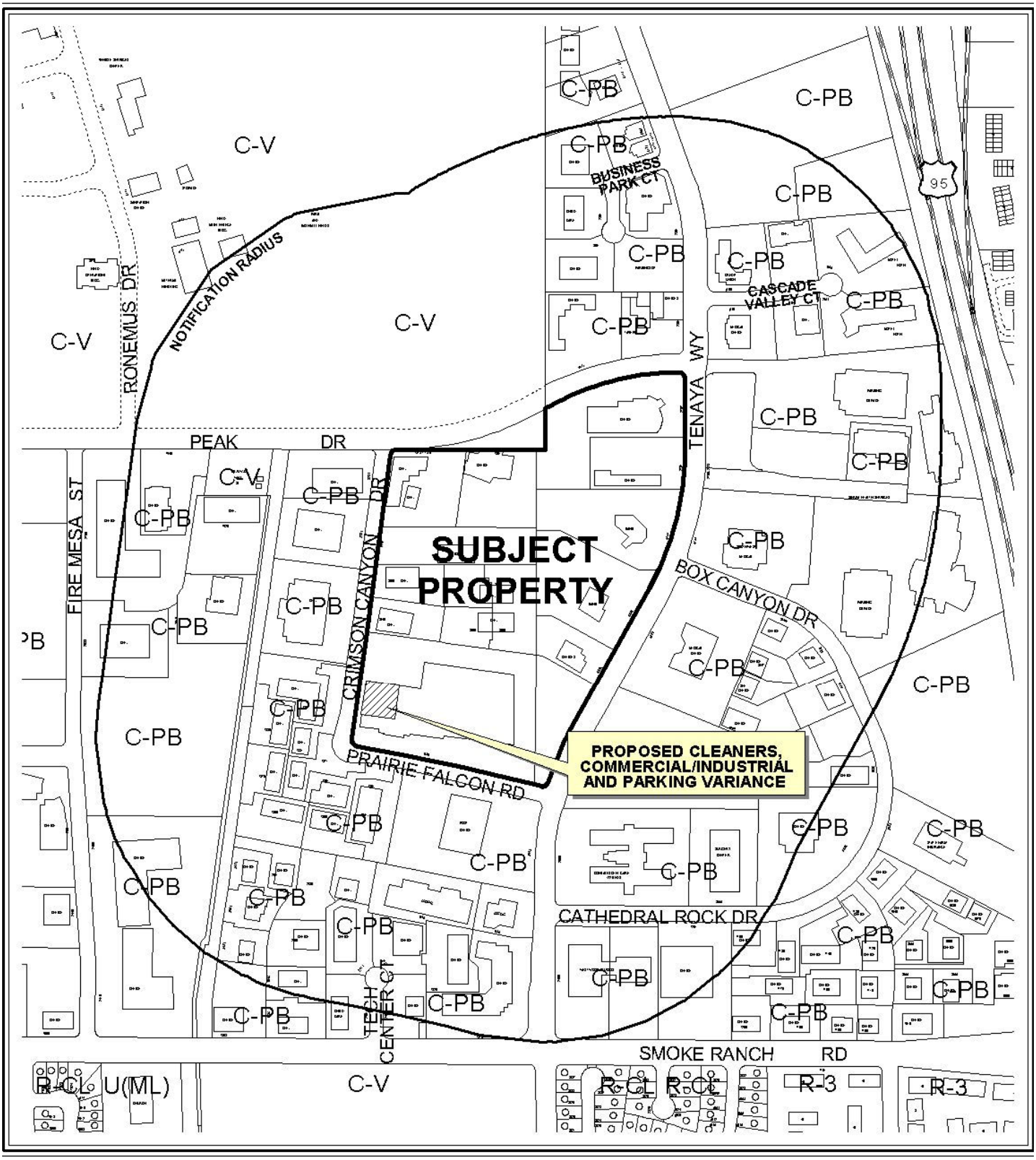
SUBJECT:
VAR-39804 - VARIANCE - PUBLIC HEARING - APPLICANT: WESTERN LINEN SERVICES, INC. - OWNER: ASSAF NEVADA, INC. - Request for a Variance TO ALLOW ZERO ADDITIONAL PARKING SPACES WHERE 44 ADDITIONAL PARKING SPACES ARE REQUIRED FOR A CLEANERS, COMMERCIAL/INDUSTRIAL on 7.55 acres at 7350 Prairie Falcon 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:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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



0 500 1000 Feet

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

RADIUS: 1000 FT

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

N

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

RADIUS: 1000 FT

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

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OCT 04 2010

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Parking Variance

Project Address (Location) 7350 Prairie Falcon Road

Project Name Western Linen Services, Inc **Proposed Use** Commercial Laundry

Assessor's Parcel #(s) 138-15-310-048 **Ward #** _____

General Plan: existing LI/O proposed _____ **Zoning:** existing C-PB proposed _____

Commercial Square Footage 20,131. **Floor Area Ratio** _____

Gross Acres 7.42 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER Assaf Nevada, Inc **Contact** Allen M. Shema

Address 4832 Richmond Road, Suite 100 **Phone:** (440) 914-8421 **Fax:** (216) 896-0470

City Cleveland **State** Ohio **Zip** 44128

E-mail Address Ashema@Teamweston.com

APPLICANT Western Linen Services, Inc **Contact** James Slatcher

Address 4575 S.Procyon, Suite A **Phone:** (702) 743-8854 **Fax:** (702) 365-5347

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

E-mail Address Jims217@earthlink.net

REPRESENTATIVE Western Linen Services, Inc **Contact** James Slatcher

Address 4575 S Procyon, Suite A **Phone:** (702) 743-8854 **Fax:** (702) 365-5347

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

E-mail Address Jims217@earthlink.net

Property Owner Signature* Allen M. Shema

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

Print Name ALLEN M. SHEMA

Subscribed and sworn before me

This 16th day of September, 20 10.

Kathleen Shea

Notary Public in and for said County and State

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

FOR DEPARTMENT USE ONLY

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

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

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OCT 04 2010

Revised 10/27/08

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

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Parking Variance

Project Address (Location) 7350 Prairie Falcon Road

Project Name Western Linen Services, Inc **Proposed Use** Commercial Laundry

Assessor's Parcel #(s) 138-15-310-048 **Ward #** 4

General Plan: existing LI/R proposed _____ **Zoning:** existing C-PB proposed _____

Commercial Square Footage 20,131. **Floor Area Ratio** _____

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Additional Information _____

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Property Owner Signature* Allen M. Shema

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Kathleen Shea

Notary Public in and for said County and State

KATHLEEN SHEA
NOTARY PUBLIC • STATE OF OHIO
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OCT 04 2010

Revised 10/27/08

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

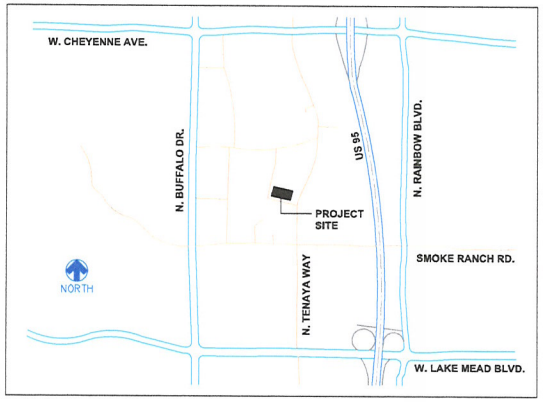
PARKING CALCULATIONS

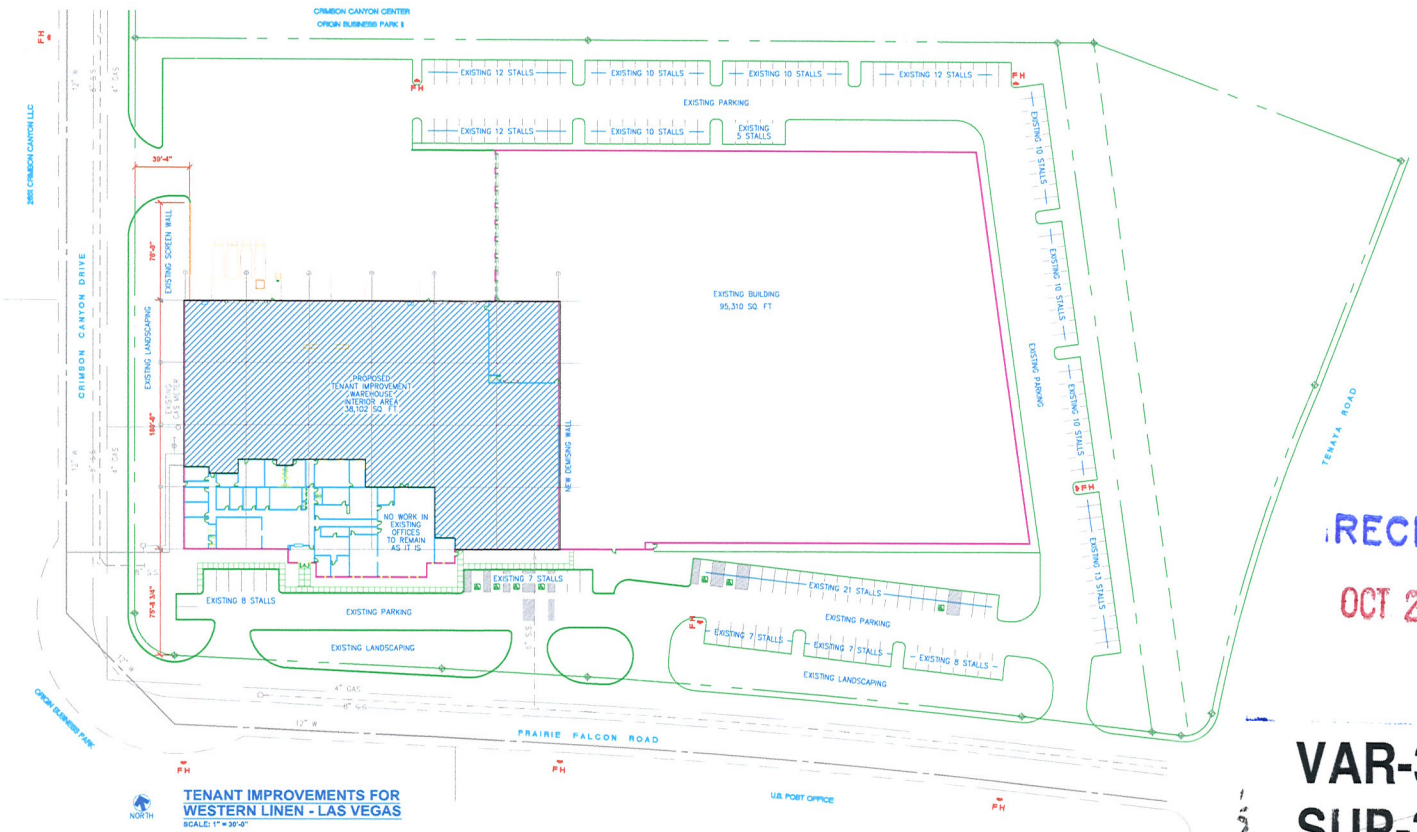
EXISTING PARKING — 172 STANDARD PARKING STALLS W/ITH 7 HANDICAPPED PARKING STALLS

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

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

LOCATION MAP





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

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VAR-39804
SUP-39801
REVISED

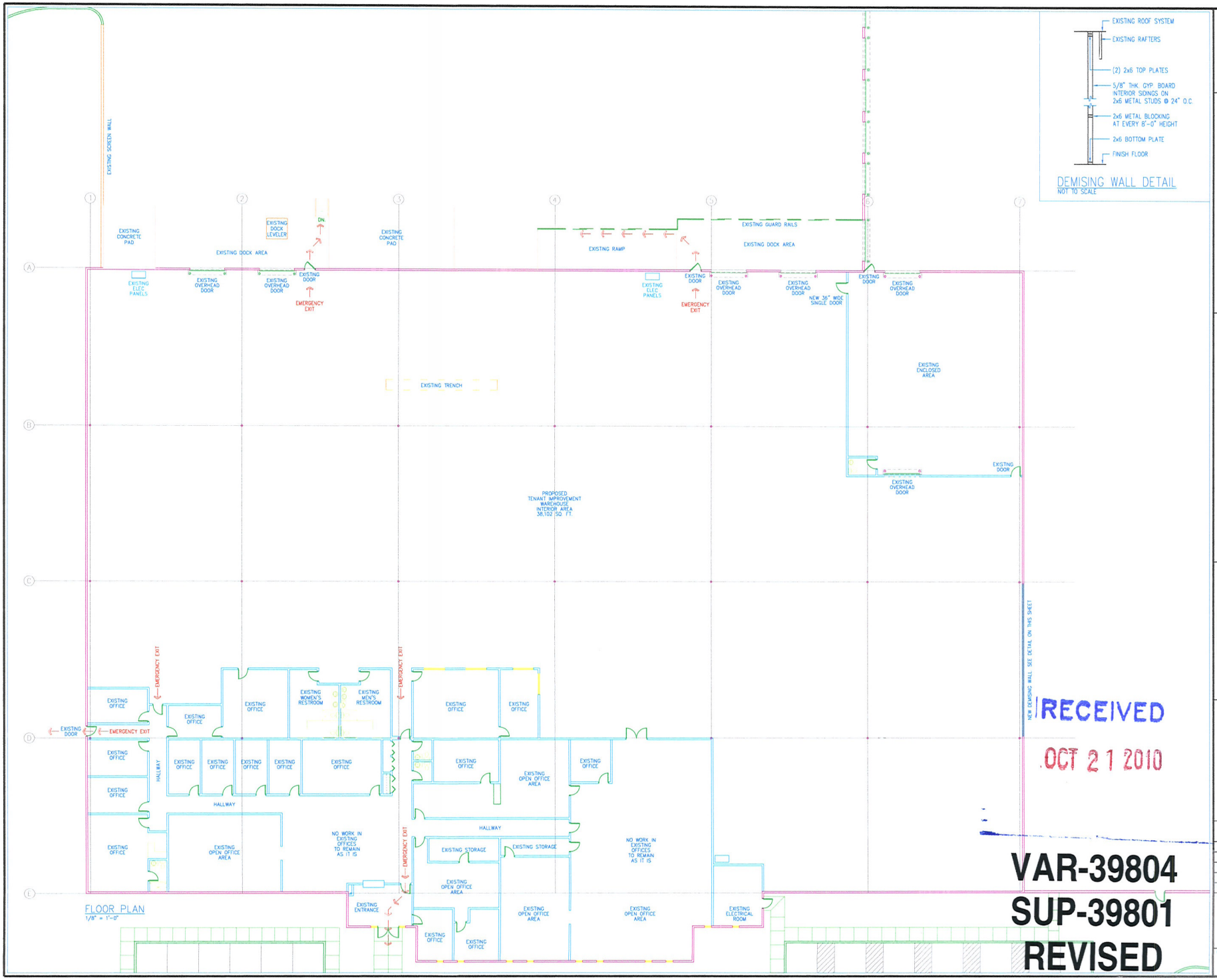
PLAN NORTH

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
978-373-1883 Fax: 978-521-0780

DRAWING TITLE: SITE PLAN

DRAWN BY: RAM
DATE: AUG 27, 2010
DRAWING NUMBER: 1.0



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OCT 21 2010

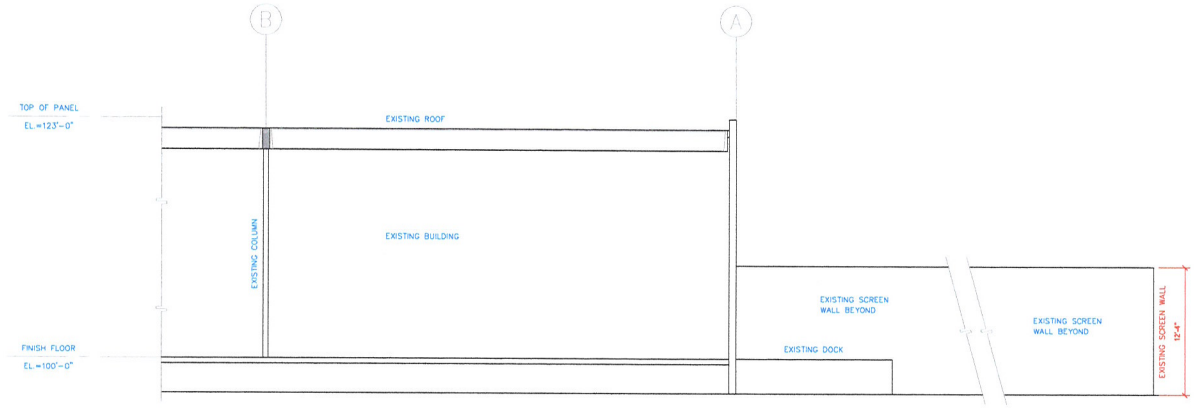
VAR-39804
SUP-39801
REVISED

WESTERN LINEN SERVICES
7350 PRAIRIE FALCON
LAS VEGAS, NEVADA 89128

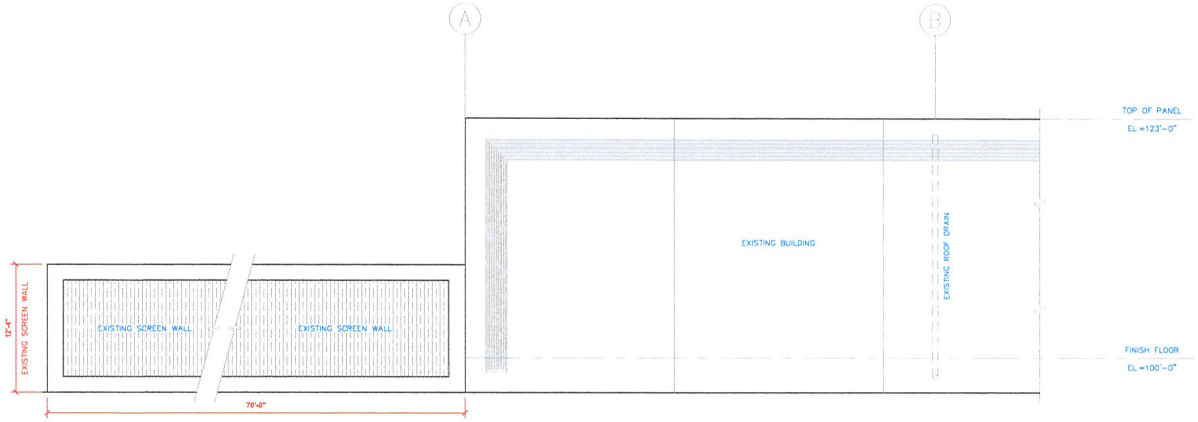
AMERICAN LAUNDRY SYSTEMS
A Division of E&O Mechanical, Inc.
800 Broadway, Haverhill, MA 01832
978-373-1883 Fax: 978-521-0780

DRAWING TITLE
FLOOR PLAN

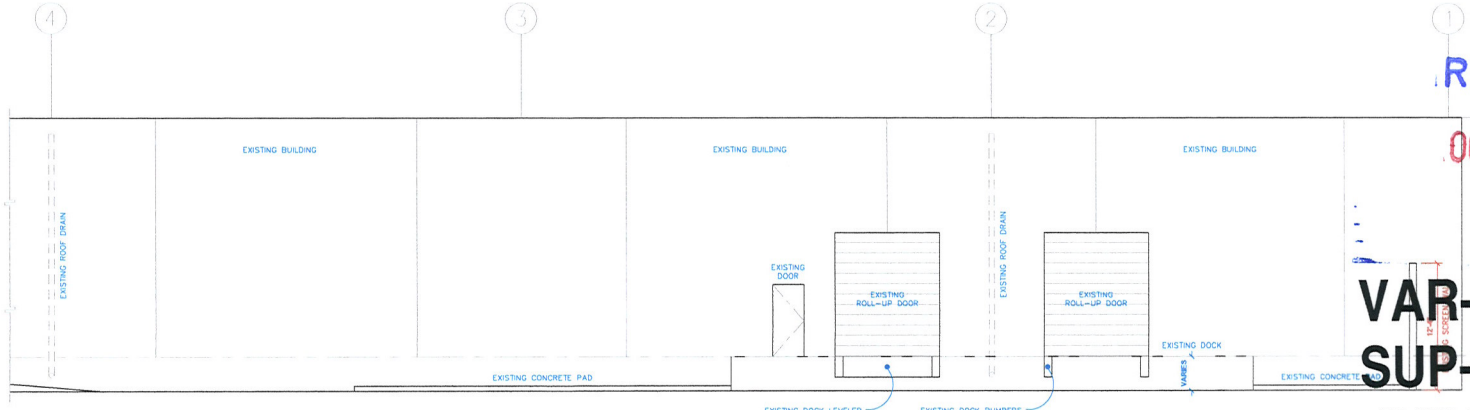
DRAWN BY: RAM
DESIGNED BY:
SCALE:
DATE: AUG 27, 2010
DRAWING NUMBER
2.0
SHEET OF



PARTIAL INTERIOR & REAR DOCK SECTION VIEW



PARTIAL WEST EXTERIOR ELEVATION



PARTIAL NORTH EXTERIOR ELEVATION

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VAR-39804
SUP-39801
REVISED

PLAN NORTH

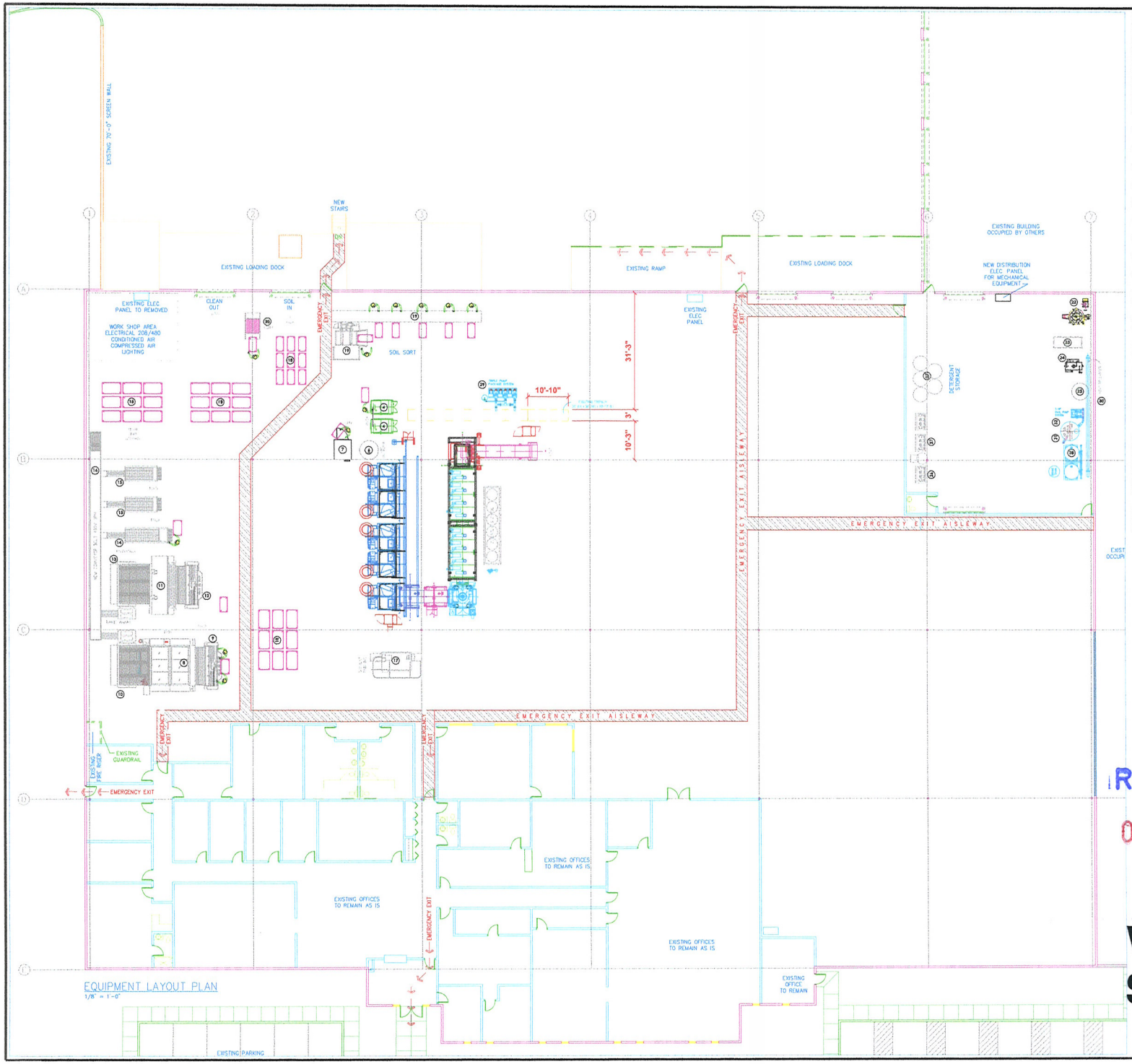
WESTERN LINEN SERVICES

7350 PRAIRIE FALCON
LAS VEGAS, NEVADA 89128

AMERICAN LAUNDRY SYSTEMS
A Division of E&O Machinrock, Inc.
8800 Beverly Blvd. Pico Rivera, CA. 90660
978-373-1883 Fax 978-521-0780

DRAWING TITLE
EXTERIOR ELEVATIONS

DRAWN BY: RAM
CHECKED BY:
DATE: AUG 27, 2010
DRAWING NUMBER
3.0
SHEET OF



EQUIPMENT LAYOUT PLAN
1/8" = 1'-0"

EQUIPMENT LEGEND

1	MILNOR Conwa Loading Conveyor
2	MILNOR 4 Mod CBW
2a	MILNOR Inverter Box
2b	MILNOR Mentor Controls
2c	MILNOR Flow Splitter Tank
2d	MILNOR Press Water Reuse Tank
3	MILNOR Extractor
3a	MILNOR Extractor Controls
3b	MILNOR Hydraulic Tank
4	(Existing/Relocated) MILNOR 85 lb. Washer
5	(Existing/Relocated) MILNOR 96 lb. Dryer
6	(Existing/Relocated) MILNOR 170 lb. Dryer
7	(Existing/Relocated) MILNOR 190 lb. Dryer
8	CHICAGO Ironer Powerhouse 2-Roll 52" - Thermal Oil
9	CHICAGO King Edge w/ Vacuum Spreader Feeder
10	CHICAGO Skyline w/ (1) Stacker S-13-1200
11	(Existing/Relocated) CHICAGO King Edge w/ Vac Spreader Feeder
12	(Existing/Relocated) CHICAGO Ironer Imperial 2-Roll 32" - Natural Gas
13	(Existing/Relocated) CHICAGO Skyline w/ (1) Stacker S-13-1200
14	CHICAGO Towel Folder XL
15	(Existing/Relocated) CHICAGO Towel Folder
16	Take Away Conveyor
17	(Existing/Relocated) COLMAC Steam Tunnel 12 ft.
18	Laundry Carts
19	(Existing/Relocated) CHICAGO Cart Dumper
20	(Existing/Relocated) Floor Scale
21	CLEAN CYCLE Lint Filter
21a	CLEAN CYCLE Lint Filter
22	FULTON BOILER 30 bhp Boiler
23	HAMILTON Hot Water Heater
24	(Existing/Relocated) PARKER BOILER 9.5 bhp Boiler
25	Water Storage Tank 1,200 Gallons
26	INGERSOLL RAND Air Compressor
26a	Air Dryer
27	INGERSOLL RAND Air Compressor
27a	Air Dryer
28	Water Softener System w/ Brine Tank
29	Process Water Triple Pump Package System
30	Heat Reclaimer
31	Tempered Water Tank
32	Dual Water Pump System

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VAR-39804
SUP-39801
REVISED

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
978-373-1883 Fax: 978-521-0780

DRAWING TITLE
EQUIPMENT LAYOUT PLAN

DRAWN BY RAM
CHECKED BY
DATE AUG 27, 2010

4.0

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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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

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

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

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

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

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

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

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

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: Assaf Nevada, Inc

Name of Applicant: Western Linen Services, Inc

Name of Representative: Jim Slatcher

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Allen M. Shema

Print Name: Allen M. Shema, Agent for Owner

Subscribed and sworn before me

This 16 day of September, 2010

Kathleen Shea

Notary Public in and for said County and State

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

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PLANNING & DEVELOPMENT

CITY OF LAS VEGAS

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit

Project Address (Location) 7350 Prairie Falcon Road

Project Name Western Linen Services, Inc. **Proposed Use** Commercial Laundry

Assessor's Parcel #(s) 138-15-310-048 **Ward #** 4

General Plan: existing LI/R proposed _____ **Zoning:** existing C-PB proposed _____

Commercial Square Footage 20,131. **Floor Area Ratio** _____

Gross Acres 7.42 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER Assaf Nevada, Inc **Contact** Allen M. Shema

Address 4832 Richmond Road, Suite 100 **Phone:** (440) 914-8421 **Fax:** (216) 896-0470

City Cleveland **State** Ohio **Zip** 44128

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E-mail Address Jims217@earthlink.net

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Address 4575 S. Procyon, Suite A **Phone:** (702) 743-8854 **Fax:** (702) 365-5347

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

E-mail Address Jims217@earthlink.net

Property Owner Signature* Allen M. Shema

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

Print Name ALLEN M. SHEMA

Subscribed and sworn before me

This 2 day of October, 20 10.

Susan Brunt

Notary Public in and for said County and State

NOTARIAL SEAL STATE OF OHIO

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

FOR DEPARTMENT USE ONLY

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

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

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

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit

Project Address (Location) 7350 Prairie Falcon Road

Project Name Western Linen Services, Inc. **Proposed Use** Commercial Laundry

Assessor's Parcel #(s) 138-15-310-048 **Ward #** 4

General Plan: existing LI/R proposed _____ **Zoning:** existing C-PS proposed _____

Commercial Square Footage 20,131. **Floor Area Ratio** _____

Gross Acres 7.42 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER Assaf Nevada, Inc **Contact** Allen M. Shema

Address 4832 Richmond Road, Suite 100 **Phone:** (440) 914-8421 **Fax:** (216) 896-0470

City Cleveland **State** Ohio **Zip** 44128

E-mail Address Ashema@teamweston.com

APPLICANT Western Linen Services, Inc. **Contact** James Slatcher

Address 4575 S. Procyon, Suite A **Phone:** (702) 743-8854 **Fax:** (702) 365-5347

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

E-mail Address Jims217@earthlink.net

REPRESENTATIVE Western Linen Services, Inc **Contact** James SLatcher

Address 4575 S. Procyon, Suite A **Phone:** (702) 743-8854 **Fax:** (702) 365-5347

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

E-mail Address Jims217@earthlink.net

Property Owner Signature* Allen M. Shema

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

Print Name ALLEN M. SHEMA

Subscribed and sworn before me

This 2 day of October, 20 10.

Susan Baird

Notary Public in and for said County and State

NOTARIAL SEAL STATE OF OHIO

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

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	SUP-39801
Meeting Date:	11/18/10
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City of Las Vegas Agenda Item No.: **22.**

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

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

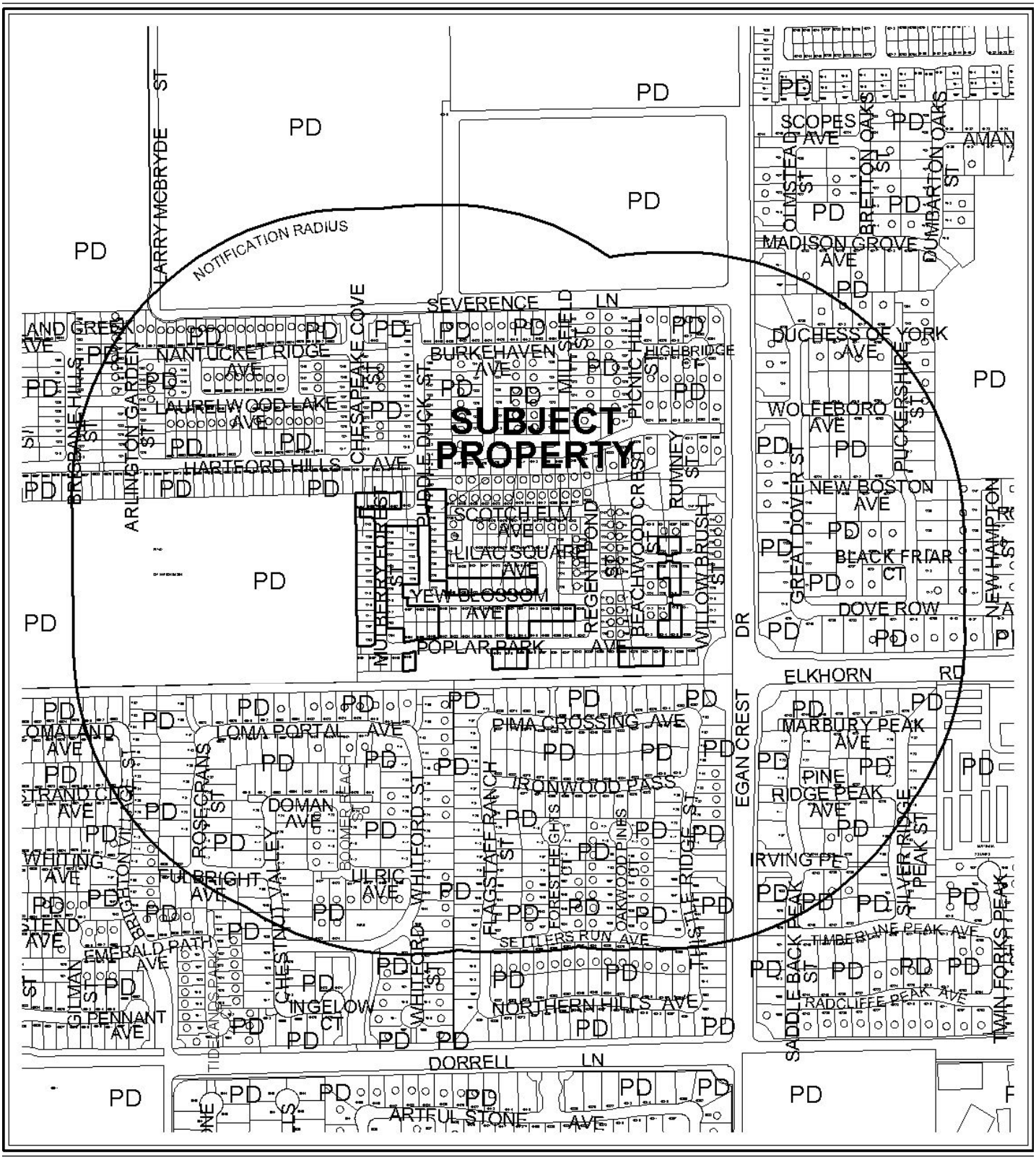
SUBJECT:
VAR-39813 - VARIANCE - PUBLIC HEARING - APPLICANT: GREYSTONE NEVADA, LLC - OWNER: MS RIALTO CLIFF'S EDGE NV, LLC - Request for a Variance TO ALLOW A THREE-FOOT SIDE YARD SETBACK WHERE TEN FEET IS REQUIRED AND A THREE-FOOT REAR YARD SETBACK FOR 50% OF THE STRUCTURE WITH A SEVEN-FOOT SETBACK FOR 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:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends DENIAL.

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

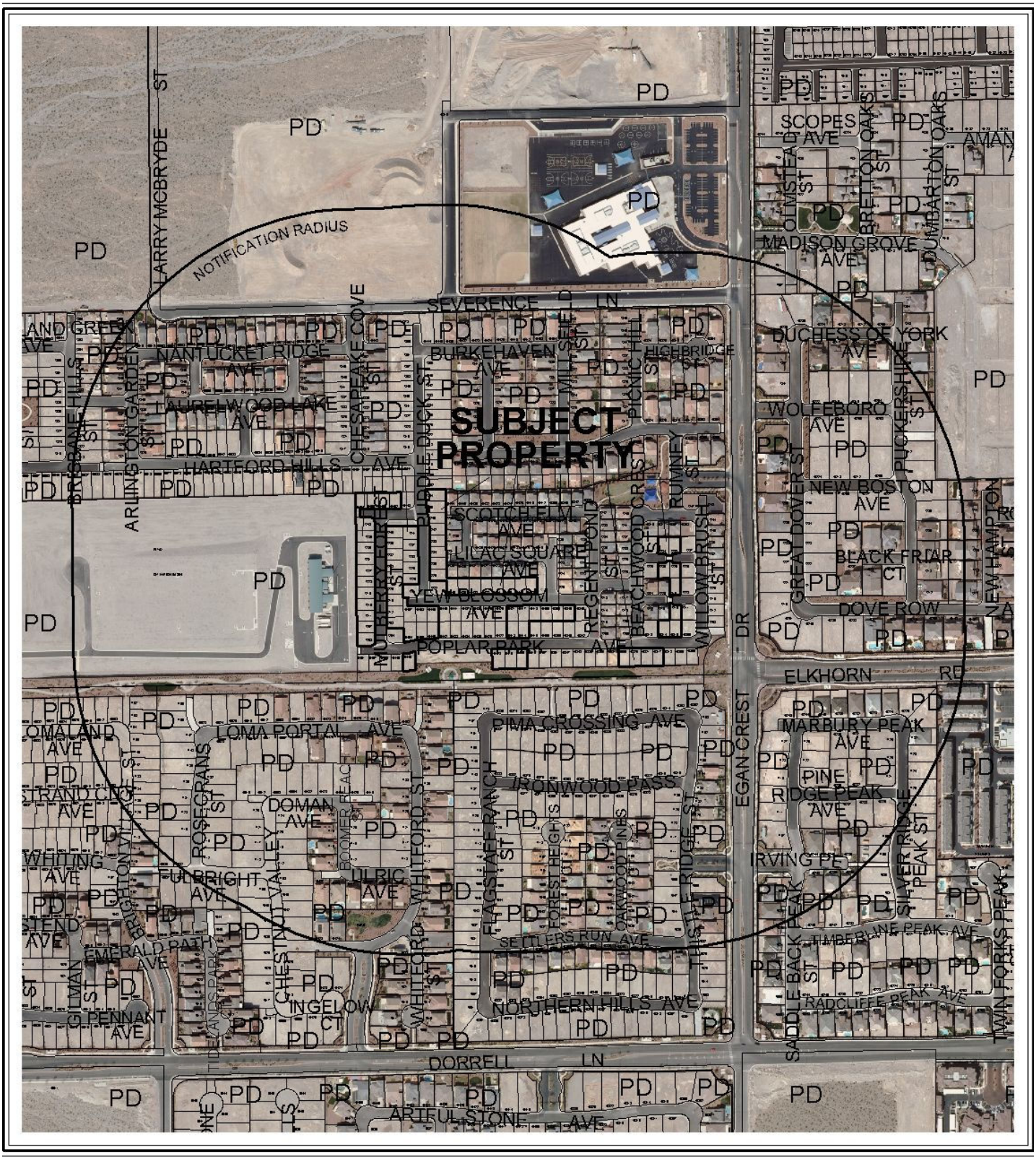


CASE: **VAR-39813**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

0 300 600 Feet



0 300 600 Feet

CASE: **VAR-39813**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

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

Name of Applicant: Robert Johnson

Name of Representative: Robert Johnson

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: ROBERT JOHNSON

Subscribed and sworn before me

This 4 day of October, 2010

Lisa Eckhardt

Notary Public in and for said County and State

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

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OCT 0 5 2010

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

LOT	APN#
115	12613816016
116	12613816017
117	12613816018
118	12613816019
135	12613816036
136	12613816037
137	12613816038
138	12613816039
143	12613816044
144	12613816045
145	12613816046
146	12613816047
147	12613816048
148	12613816049
149	12613816050
150	12613816051
151	12613816052
152	12613816053
153	12613816054
154	12613816055
155	12613816056
156	12613816057
157	12613816058
386	12613816060
387	12613816061
388	12613816062
398	12613816063
390	12613816064
391	12613816065
392	12613816066
393	12613816067
395	12613816069
396	12613816070
397	12613816071
398	12613816072
399	12613816073
400	12613816074
401	12613816075
402	12613816076
444	12613816114
445	12613816115
448	12613816118
449	12613816119
452	12613816122
453	12613816123
460	12613816130
461	12613816131
489	12613816159
490	12613816160
491	12613816161
492	12613816162

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

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OCT 0 5 2010

REQUESTED LOTS AND APN NUMBERS

PLANNING & DEVELOPMENT
CITY OF LAS VEGAS
DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Variance to allow Mini Lot (Residential Small Lot) setback criteria

Project Address (Location) West Side of Hualapai Way, between Severence Ln and Elkhorn Rd

Project Name Cliff's Edge POD 116 "Arbor Ridge" **Proposed Use** SFRPD

Assessor's Parcel #(s) Multiple, see attached list **Ward #** 6 - Ross

General Plan: existing PCD proposed N/A **Zoning:** existing PCD proposed N/A

Commercial Square Footage N/A **Floor Area Ratio** N/A

Gross Acres 20 +/- **Lots/Units** 3B **Density**

Additional Information

PROPERTY OWNER MS Rialto Cliff's Edge NV, LLC **Contact** Sandy Goldberg

Address 700 N.W 107th Avenue **Phone:** (309) 559-4000 **Fax:** (309) 226-4158

City Miami **State** Florida **Zip** 33172

E-mail Address

APPLICANT Greystone Nevada, LLC **Contact** Robert Johnson

Address 6750 Via Austi Parkway, Suite 400 **Phone:** (702) 736-9100 **Fax:** (702) 458-7708

City Las Vegas **State** Nevada **Zip** 89119

E-mail Address robert.johnson@lennar.com

REPRESENTATIVE Greystone Nevada, LLC **Contact** Robert Johnson

Address 6750 Via Austi Parkway, Suite 400 **Phone:** (702) 450-4903 **Fax:** (702) 458-7708

City Las Vegas **State** Nevada **Zip** 89119

E-mail Address robert.johnson@lennar.com

Property Owner Signature* [signature]

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

Print Name ROBERT JOHNSON

Subscribed and sworn before me

This 4 day of October, 20 10.

Lisa Eckhardt

Notary Public in and for said County and State

RECEIVED
OCT 0 5 2010

Revised 10/27/08

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

FOR DEPARTMENT USE ONLY

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

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

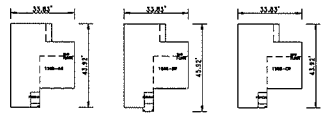
LEGEND

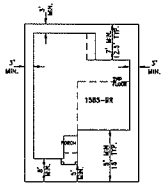
- ROW OR PROPERTY LINE
- CENTERLINE
- STREET LIGHT
- WATER METER
- FIRE HYDRANT
- CURB AND GUTTER
- VALLEY GUTTER
- TOP OF SLOPE / TOE OF SLOPE — CUT OR FILL SLOPES
- RETAINING WALL
- B5 — LOT NUMBER
- C-F — COMMON ELEMENT NUMBER
- SIGHT VISIBILITY ZONE
- 1585-IRL — HOUSE PLAN NUMBER
- EXISTING HOMES / NOT A PART

SETBACKS

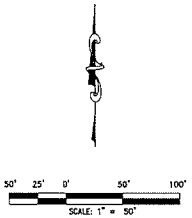
SINGLE STORY FRONT TO BUILDING = 8' LIVING / 5' PORCH
TWO STORY FRONT TO BUILDING = 8' LIVING (FOR UP TO 80% OF THE WALL PLANE) – OTHERWISE 12'
FRONT SETBACK TO GARAGE = UP TO 5' OR 18' PLUS
SIDE – INTERIOR = 3'
CORNER SIDE OR PERIMETER = 10'
REAR =7' (FOR AT LEAST 50% OF THE ELEVATION) – OTHERWISE 3'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

PLANS



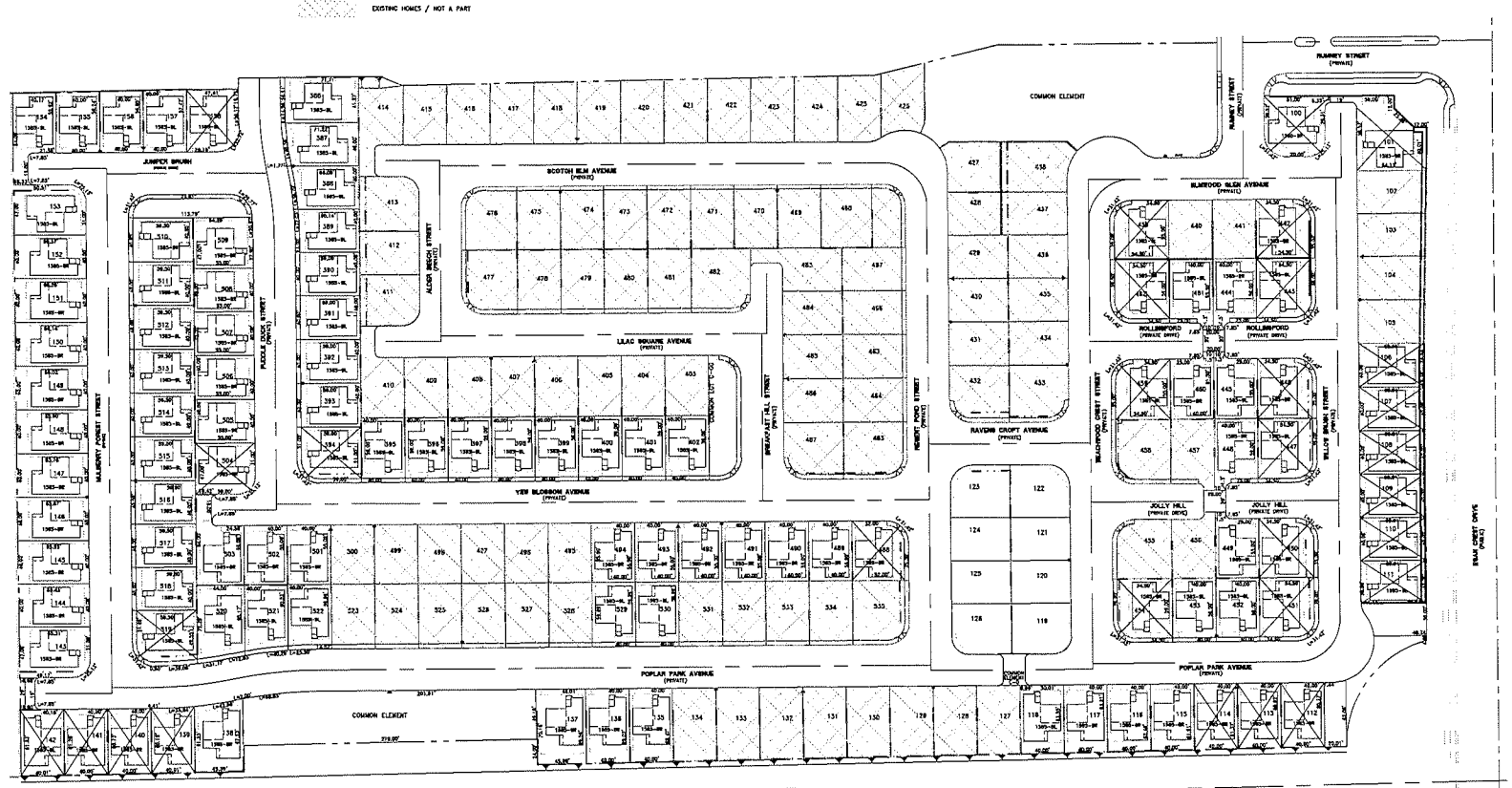


TYPICAL LOT



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

● = PLAN FITS
X = PLAN DOES NOT FIT



BY	APPD	DATE

DESCRIPTION

DATE: October 01, 2010
HORIZ. SCALE: 1" = 50'
VERT. SCALE: N/A
DRAWN BY: JL
DESIGNED BY: JL
CHECKED BY: JL
APPROVED BY: JL
PROJECT # 3040.0015

BENNAGE RCI Engineering
6750 VIA AUSTI PARKWAY, SUITE 400
LAS VEGAS, NEVADA 89135
PHONE (702) 458-7700
STATE LICENSE NO. 33537
2302 South Highland Drive, Suite 818, Las Vegas, NV 89109
PHONE 702.369.0900 FACSIMILE 702.369.0905

LOT FIT FOR
ARBOR RIDGE UNIT 3B
PLAN 1585 LOT FIT

CITY OF LAS VEGAS NEVADA

DRAWING
L-1
SHT 1 OF 1

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OCT 0 5 2010

VAR-39813

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

10/15/10

LENNAR

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

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OCT 21 2010

VAR-39813
REVISED

ARBOR RIDGE
FOCUS APPROVAL
LETTER PLAN 1585

PROVIDENCE
Master Planned Community

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

9/16/2010

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

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

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

Dear Steve:

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

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

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

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

Sincerely,
Providence Design Review Committee

Calvin Champlin
Senior Vice President of Entitlements

cc via email: Chris Dingell – Focus

Enclosures: (none)

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OCT 0 5 2010

Document in Prolog Manager 2007 R1

VAR-39813

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

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

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

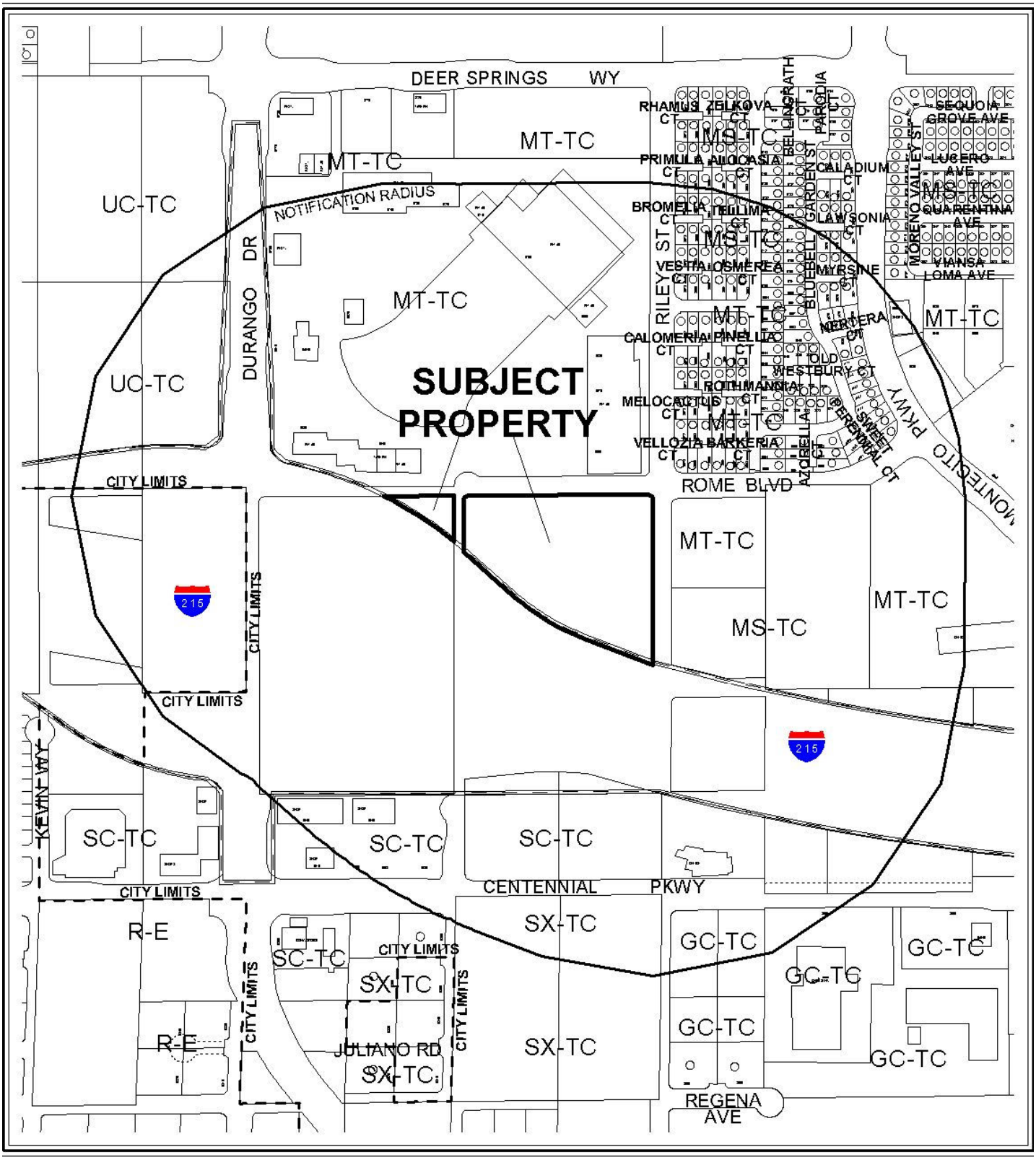
SUBJECT:
VAR-39815 - VARIANCE - PUBLIC HEARING - APPLICANT: MAHOGANY RUN - OWNER: ISAIAH 54:17, LLC - Request for a Variance TO ALLOW A ONE-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED FOR A PROPOSED 6,006 SQUARE-FOOT AUTO REPAIR GARAGE (MINOR) on a portion of 5.93 acres on the south side of Rome 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.

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

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

RECOMMENDATION:
Staff recommends DENIAL.

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



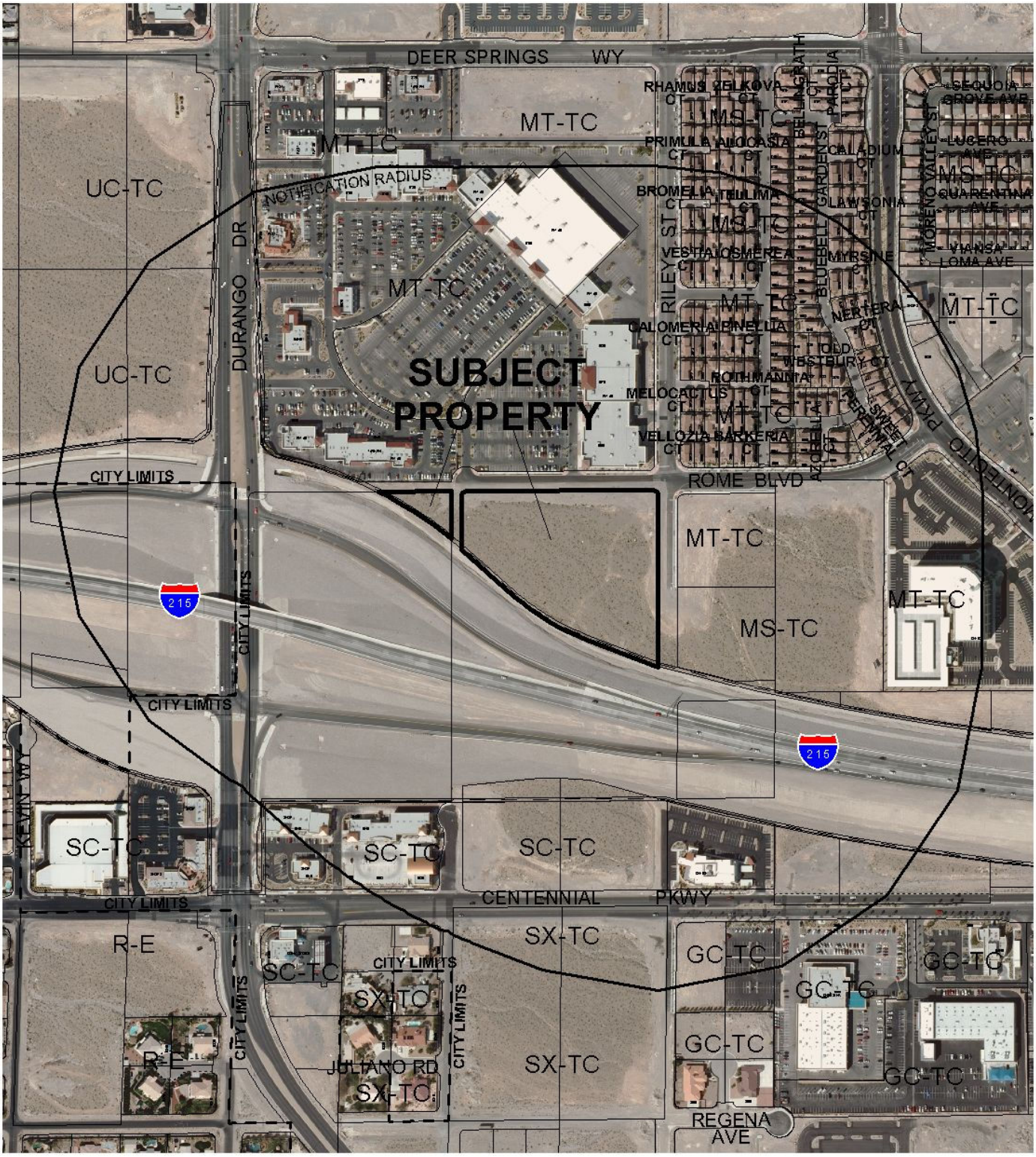
0 300 600 Feet

CASE: **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]

N



0 300 600 Feet

CASE: **VAR-39815**

RADIUS: 1000 FT

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

N

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: ISAIAH 54:17 LLC

Name of Applicant: MAHOGANY RUN

Name of Representative: MATT TURNEY

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Barbara A Lawson

Print Name: BARBARA A. LAWSON

Subscribed and sworn before me

This 30th day of Sept., 2010

Notary Public in and for said County and State

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

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OCT 05 2010
City of Las Vegas

PLANNING & DEVELOPMENT

CITY OF LAS VEGAS

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: SUN AUTO

Project Address (Location) DURANGO & ROME

Project Name SUN AUTO **Proposed Use** _____

Assessor's Parcel #(s) 125-20-801-005 **Ward #** _____

General Plan: existing ✓ proposed _____ **Zoning:** existing ✓ proposed _____

Commercial Square Footage 7,000 ± **Floor Area Ratio** _____

Gross Acres .52 **Lots/Units** 1 **Density** _____

Additional Information _____

PROPERTY OWNER ISAIAH 54 17 LLC **Contact** BARBARA LAWSON

Address 10420 DESIGNATA AVE **Phone:** 702-878-3000 **Fax:** _____

City TEMPE **State** AZ **Zip** 89135

E-mail Address _____

APPLICANT MAHOGANY RUN **Contact** JOEL HIGGINBOTHAM

Address 830 E. ELLIOT RD **Phone:** 480-491-4210 **Fax:** _____

City TEMPE **State** AZ **Zip** 85284

E-mail Address _____

REPRESENTATIVE MATT TURNEY **Contact** _____

Address 1722 S. MCALLISTER **Phone:** 602 769 9757 **Fax:** 480 839-1036

City TEMPE A **State** AZ **Zip** 85283

E-mail Address MATT@FAIRWAYPROPERTYADVISORS.COM

Property Owner Signature* Barbara A. Lawson

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

Print Name BARBARA A. LAWSON

Subscribed and sworn before me

This 30th day of Sept., 20 10.

Evelyn Washington

Notary Public in and for said County and State

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

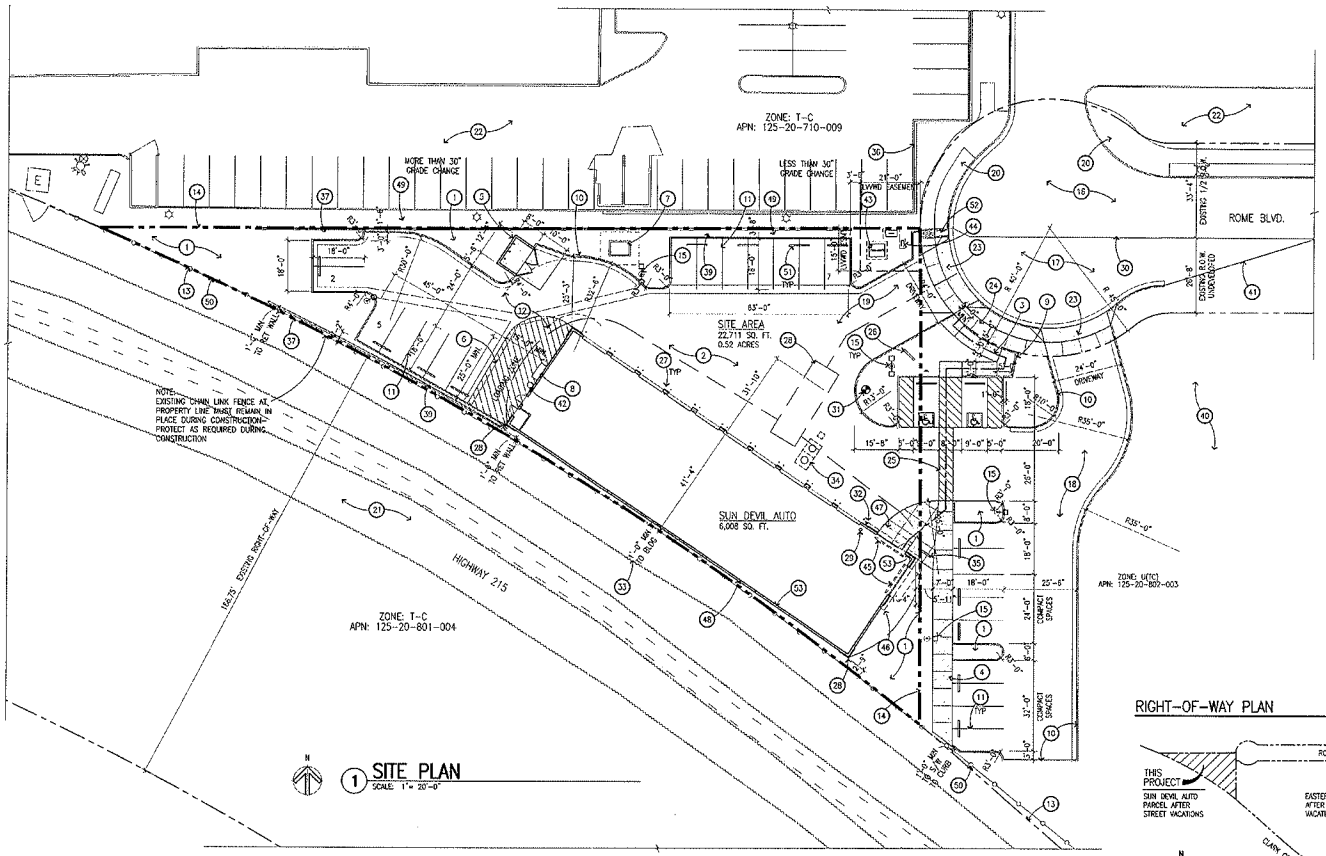
Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	VAR-39815
Meeting Date:	11-18-10
Total Fee:	830.00
Date Received:*	10-4-10
Received By:	F.S

*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

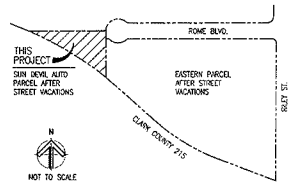


1 SITE PLAN
SCALE: 1"= 20'-0"

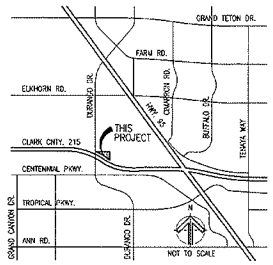
SITE KEY NOTES

1. LANDSCAPED / PLANTER AREA
2. ASPHALT PAVED PARKING & DRIVEWAY
3. 5'-0" WIDE MIN. CONCRETE SIDEWALK SLOPED UP TO ACCESSIBLE PARKING STALLS- NOT A RAMP
4. NOT USED
5. CMU TRASH ENCLOSURE WITH CONCRETE APRON- SEE SHEET SP3
6. LOADING ZONE WITH PAINTED STRIPING (MIN. 15' X 25') PER CITY OF LAS VEGAS STANDARDS
7. PROPOSED ELECTRIC UTILITY TRANSFORMER - VERIFY WITH NEVADA POWER
8. ELECTRIC SERVICE ENTRY SECTION (S.E.S.)
9. PROVIDE CURBS AS REQUIRED AT SIDEWALK
10. 6" CONCRETE CURB
11. PARKING STRIPING PER CITY OF LAS VEGAS STANDARDS
12. TRUCK TURNING RADIUS, 20' INSIDE, 40' OUTSIDE, TYPICAL
13. EXISTING PROPERTY LINE
14. PROPERTY LINE AFTER EXISTING R.O.W. ABANDONMENT
15. 20' HIGH SITE LIGHT FIXTURE AND POLE (2'-5" BASE PLUS 17'-6" POLE)
16. EXISTING 1/2 PAVED STREET TO REMAIN
17. COMPLETE EXISTING 1/2 CUL-DE-SAC PER CITY'S STANDARD DETAILS
18. NEW PAVED DRIVE WAY ON ADJACENT PROPERTY
19. NEW PAVED DRIVEWAY
20. EXISTING SIDEWALK AND AMENITY ZONE TO REMAIN
21. HIGHWAY 215 RIGHT-OF-WAY
22. EXISTING ADJACENT SITE TO REMAIN
23. DUSTPAN TYPE ENTRY DRIVEWAY AND SIDEWALK PER CITY OF LAS VEGAS STANDARDS
24. PROVIDE NEW SIDEWALK WITH AMENITY ZONE PER TOWN CENTER DEVELOPMENT STANDARDS
25. ACCESSIBLE PATH OF TRAVEL, TYPICAL
26. PROPOSED MONUMENT SIGN (UNDER SEPARATE PERMIT)
27. 6" CONCRETE FILLED STEEL BOLLARD
28. FIRE TRUCK AT FIRE ACCESS WITH 250' MAXIMUM DISTANCE (175' ACTUAL) TO FURTHEST POINT OF BUILDING
29. FIRE RISER LOCATION INSIDE BUILDING
30. NEW PAVEMENT TO MATCH EXISTING GRADE AT EXISTING 1/2 CUL-DE-SAC
31. PROPOSED PRIVATE FIRE HYDRANT
32. PROPOSED FIRE DEPARTMENT CONNECTION (F.D.C.)
33. BUILDING SET BACK- SEE APPROVED VAR-37101 VARIANCE
34. SAND AND GREASE INTERCEPTOR PER CITY OF LAS VEGAS STANDARDS
35. BIKE RACK
36. EXISTING RETAINING WALL ON ADJACENT PROPERTY TO REMAIN
37. RETAINING WALL- MUST BE 12" MIN. FROM BELTWAY PROPERTY LINE- PROVIDE RAIL WHERE GRADE DIFFERENCE IS MORE THAN 30"
38. RETAINING WALL WHERE GRADE DIFFERENCE IS LESS THAN 30" (NO RAIL REQUIRED)
39. PROVIDE FOOTING DEPTH AT RETAINING WALL FOR LANDSCAPE MATERIALS
40. EXISTING VACANT SITE TO REMAIN
41. EDGE OF ASPHALT PAVING
42. AIR COMPRESSOR
43. FIRELINE BACKFLOW PREVENTER
44. WATER METER AND BACKFLOW PREVENTER
45. PROVIDE WINTER CURTAIN AT WINDOWS WITHIN 10' OF PROPERTY LINE PER IBC 704.12 "EXCEPTION"
46. TOWER OVERHANG ABOVE
47. METAL AWNING OVERHANG ABOVE (AT STOREFRONT WINDOWS)
48. NO OPENINGS ALLOWED IN BUILDING ALONG PROPERTY LINE
49. PROTECT EXISTING LANDSCAPE ON ADJACENT PROPERTY AND REPLACE ALL LANDSCAPE MATERIALS DAMAGED/REMOVED DURING CONSTRUCTION
50. EXISTING CHAIN LINK FENCE ALONG EXISTING BELTWAY PROPERTY LINE AT HIGHWAY 215 TO REMAIN. PROTECT AS REQUIRED DURING CONSTRUCTION- CHAIN LINK FENCE MUST REMAIN IN PLACE DURING CONSTRUCTION
51. CONCRETE WHEEL STOPS IN PARKING SPACE PER CITY OF LAS VEGAS STANDARDS
52. CONCRETE DRAIN WITH METAL SIDEWALK COVER
53. TWO-HOUR WALL REQUIRED FOR V-N CONSTRUCTION AND S-1 OCCUPANCY BY TABLE 602 LESS THAN 5' FROM PROPERTY LINE- 8" THICK CONCRETE MASONRY WALL CLASSIFIED AS THREE-HOUR WALL BY TABLE 720.1(2)

RIGHT-OF-WAY PLAN



VICINITY MAP



PROJECT DIRECTORY

OWNER / DEVELOPER	SUN DEVIL AUTO 1830 E. ELLIOTT RD., SUITE 104 TEMPE, ARIZONA 85284 (480) 491-6461 PHONE (480) 491-6464 FAX CONTACT: JOEL HIGGINBOTHAM
ARCHITECT	JEFF LOOKER, ARCHITECT 2070 EAST SOUTHERN AVENUE TEMPE, ARIZONA 85282 (480) 730-1776 PHONE (480) 968-0571 FAX CONTACT: JEFF LOOKER

PREVIOUSLY APPROVED WAIVERS/VARIANCES

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

MAJOR MODIFICATION
LAND USE PLAN — MOD-36955 MAJOR MODIFICATION

ZONING
RE-ZONING — ZON-36949 RE-ZONING

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

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

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

REQUESTED VARIANCES

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

BUILDING CODE ANALYSIS

GOVERNING CODES :

1997 UNIFORM ADMINISTRATIVE CODE (UAC) WITH SUPPLEMENTAL DOCUMENT
2006 INTERNATIONAL BUILDING CODE (IBC) WITH SOUTHERN NEVADA AMENDMENTS
2005 NATIONAL ELECTRICAL CODE (NEC) WITH SOUTHERN NEVADA AMENDMENTS AND DOCUMENT ENTITLED "A SUPPLEMENTAL DOCUMENT AMENDING THE NATIONAL ELECTRICAL CODE, 2005 EDITION"
2006 UNIFORM MECHANICAL CODE (UMC) WITH SOUTHERN NEVADA AMENDMENTS
2006 UNIFORM PLUMBING CODE (UPC) WITH SOUTHERN NEVADA AMENDMENTS
2003 UNIFORM FIRE CODE, NFPA 1 (UFC) WITH SUPPLEMENTAL DOCUMENT
2009 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) WITH SOUTHERN NEVADA AMENDMENTS

OCCUPANCY (IBC 304, 311) :
B OFFICE/LOBBY/DISPLAY (ASSEMBLY, SECTION 303.1, EXCEPTION 1)
S-1 MOTOR VEHICLE REPAIR GARAGES

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

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

FIRE ALARM (IBC 907) :
YES

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

ALLOWABLE AREA (IBC 503 - 507 & TABLE 503) :
Aa =[Al +[Al x If]+[Ar x Ir]]
39,282 S.F. =[9,000+[9,000 x .3657B]+[9,000 x 3]]
If =[F/P-0.25]W/30
.3657B =[224/380-0.25]30/30
39,282 S.F. ALLOWED
6,008 S.F. ACTUAL

OCCUPANT LOAD (IBC 1004 & TABLE 1004.1.1) :

SERVICE BAYS	5,114 SF/ 300	=	17
PUBLIC/ DISPLAY	343 SF/ 100	=	4
SERVICE/OFFICE	305 SF/ 100	=	3
RESTROOM	168 SF/ N/A		N/A
CORRIDOR	80 SF/ N/A		N/A
TOTAL OCC. LOAD	6,008 SF	=	24

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

FIRE RESISTANCE OF EXTERIOR WALLS (IBC 704, 711.4 AND TABLE 601 & 602) :
REAR EXTERIOR WALL OF THE BUILDING IS REQUIRED TO HAVE A MINIMUM 2 HOUR FIRE SEPARATION BASED ON TABLE 602, OCCUPANCY S-1 WHERE THE FIRE SEPARATION DISTANCE IS LESS THAN 5 FEET.
8" CMU WALL PROVIDED = 3 HOURS PER IBC TABLE 711.11

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

MIXED USE OCCUPANCY (IBC 508 AND TABLE 508.3.3) :
"B" AND "S-1" DO NOT REQUIRE FIRE RESISTANCE SEPARATION.

ROOF COVERING MATERIAL (IBC TABLE 1505.1) :
ALLOWABLE: CLASS "C"
ACTUAL: CLASS "B"

REQUIRED & PROVIDED PLUMBING FIXTURES (IBC 2902 AND TABLE 2902.1) :
"B" OCCUPANCY = 7 OCCUPANTS
1 WATER CLOSET REQ'D AND 1 WATER CLOSET PROV'D
1 LAVATORY REQ'D AND 1 LAVATORY PROV'D
1 SERVICE SINK REQ'D AND 1 SERVICE SINK PROV'D

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

PROJECT DATA

ADDRESS	TO BE DETERMINED
LOCATION	NORTHEAST OF THE INTERSECTION BETWEEN N. DURANGO DR. & CLARK COUNTY HIGHWAY 215 LAS VEGAS, NV 89149
DESCRIPTION	AUTO REPAIR GARAGE (MINOR) 10 BAYS
JURISDICTION	CITY OF LAS VEGAS, NEVADA
APN	125-20-801-005
LAND USE DES.	SC-IC (PER APPROVED MOD-36955 MAJOR MODIFICATION AND APPROVED ZON-36949 RE-ZONING)
ZONING	I-C (PER APPROVED MOD-36955 MAJOR MODIFICATION AND APPROVED ZON-36949)
NET SITE AREA	22,711 SQ. FT. (0.52 ACRES)
GROSS BLDG AREA	6,008 SQ. FT.
BUILDING COVERAGE	6,008/ 22,711 = 26.4%
LANDSCAPE AREA	4,757 SQ. FT.
LANDSCAPE COVERAGE	4,757/ 22,711= 20.9%

PARKING CALCULATION (TITLE 19.04, TABLE 2)

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

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

VAR-39815
REVISED

RECEIVED
OCT 28 2010

Jeff Looker Architect
2070 E. SOUTHERN AVE.
TEMPE, ARIZONA 85282
PHONE: 480-730-1776
FAX: 480-968-0571

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

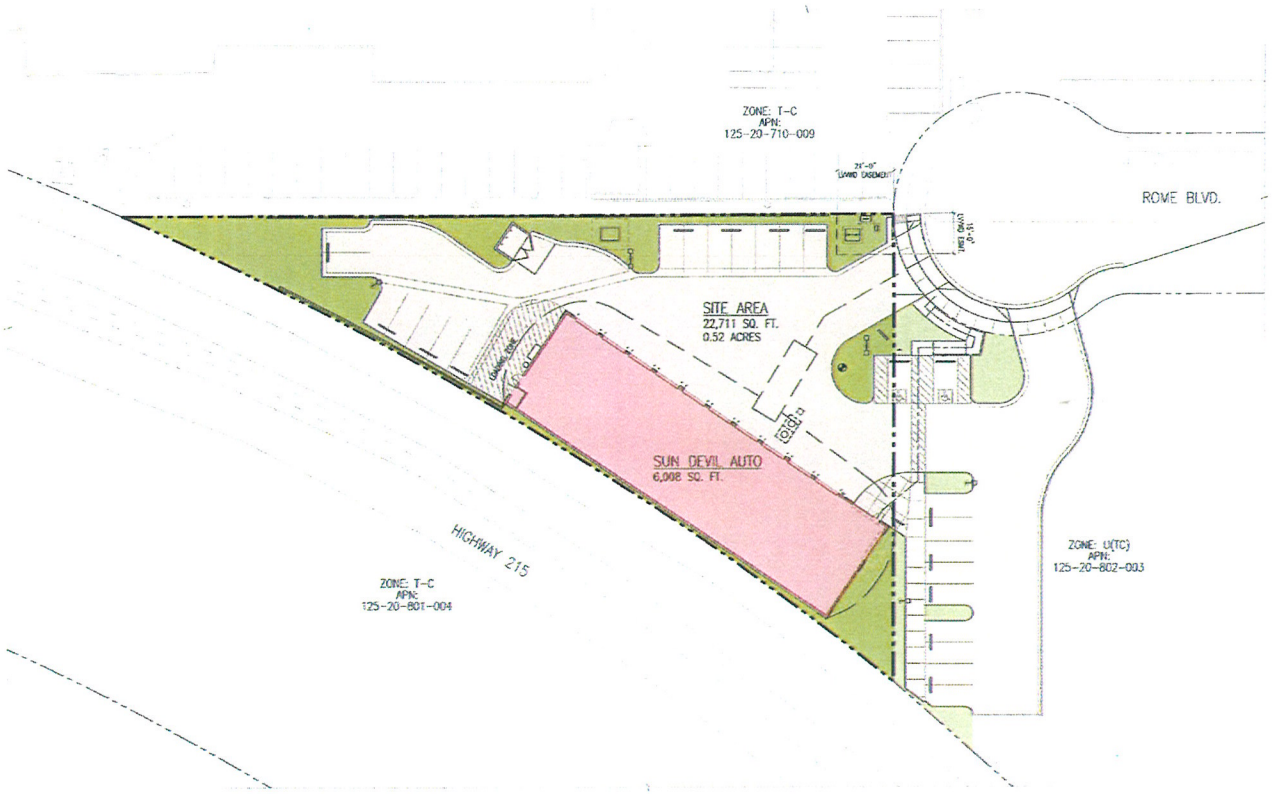
VARIANCE SITE PLAN

REVISIONS

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

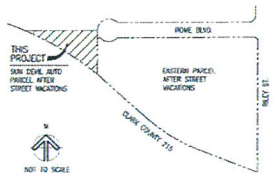
ISSUE DATE
OCTOBER 01, 2010
JOB NO.: LC 007

SP-1



1 COLORED SITE PLAN

RIGHT-OF-WAY PLAN



VICINITY MAP

Jeff Looker Architect

SUN DEVIL AUTO

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

VARIANCE
COLOR SITE PLAN

SP-1C

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OCT 28 2010

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

10/15/10

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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 encrouchment in the required 10' side yard setback along our east property line at the vacated Juliano Rd.

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

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

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

Jeff Looker, Architect

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OCT 05 2010
City of Las Vegas
VAR-39815

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

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

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

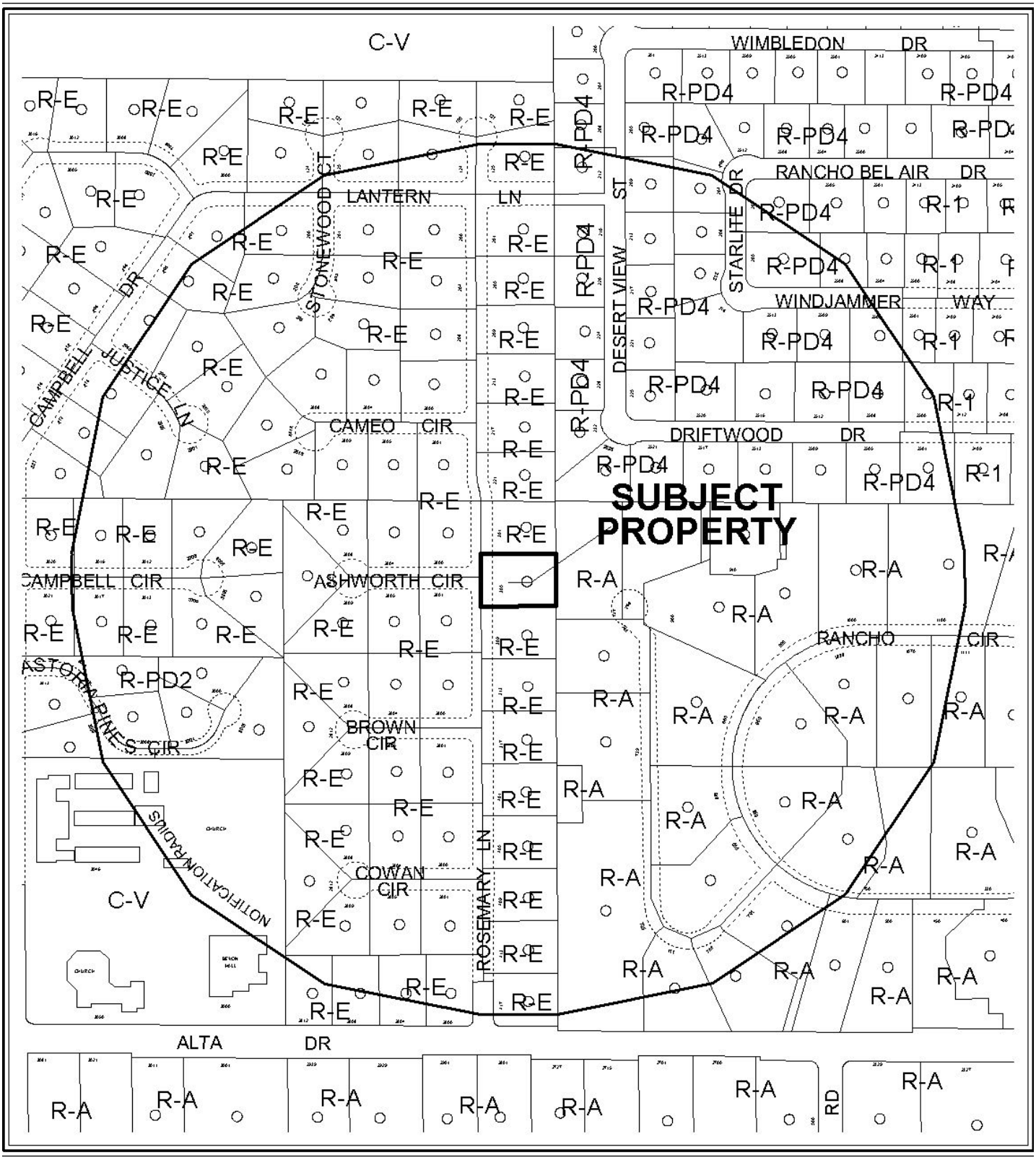
SUBJECT:
VAR-39816 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: CHARLES HOPPER - Request for a Variance TO ALLOW A ONE-FOOT, SIX-INCH SIDE YARD SETBACK WHERE 15 FEET ARE REQUIRED FOR A PROPOSED TWO-CAR CARPORT on 0.54 acres at 305 Rosemary Lane (APN 139-32-214-034), R-E (Residence Estates) Zone, Ward 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:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends DENIAL.

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



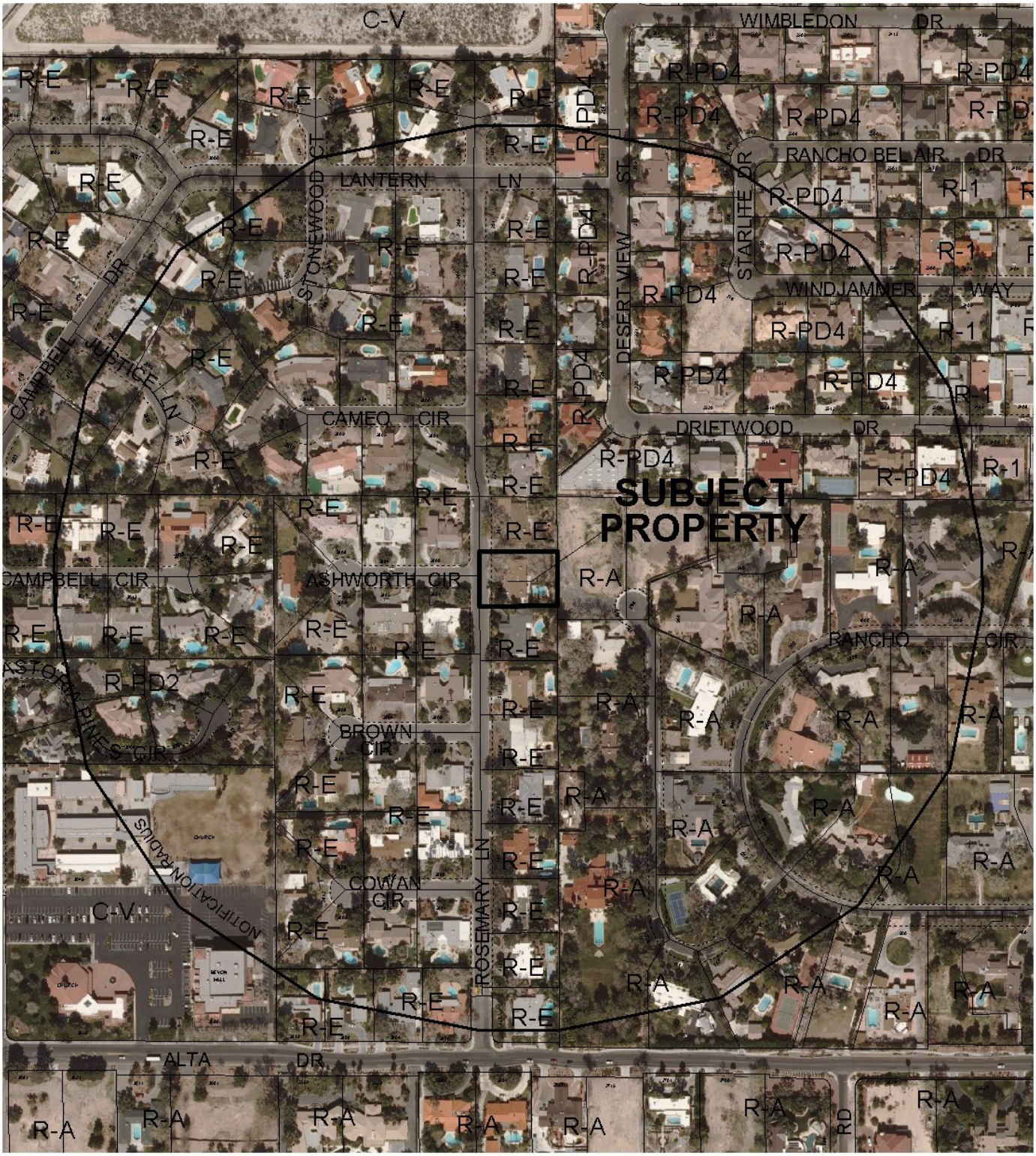
CASE: **VAR-39816**

RADIUS: 1000 FT

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

0 300 600 Feet

N



CASE: **VAR-39816**

RADIUS: 1000 FT

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

0 300 600 Feet

N

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: Charles "Dee" Hopper

Name of Applicant: Charles Hopper

Name of Representative: Trevor Hayes

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Charles Hopper

Subscribed and sworn before me

This 5 day of Oct., 2010

Daisy Rodriguez

Notary Public in and for said County and State

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

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OCT 05 2010

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Variance for sideyard setback

Project Address (Location) 305 Rosemary Lane

Project Name 305 Rosemary Lane Carport **Proposed Use** Residential

Assessor's Parcel #(s) 139-32-214-034 **Ward #** 1

General Plan: existing DR proposed _____ **Zoning:** existing RE proposed RE

Commercial Square Footage 0 **Floor Area Ratio** _____

Gross Acres 0.54 **Lots/Units** 1 **Density** _____

Additional Information _____

PROPERTY OWNER Charles Hopper **Contact** Same

Address 231 South 3rd Street, Suite 130 **Phone:** (702) 384-3399 **Fax:** _____

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

E-mail Address vivalastexas@yahoo.com

APPLICANT Same **Contact** _____

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

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

E-mail Address _____

REPRESENTATIVE Trevor Hayes **Contact** _____

Address 6060 Elton Ave. Suite A **Phone:** (702) 366-1125 **Fax:** _____

City Las Vegas **State** NV **Zip** 89107

E-mail Address thayes@cooperlevenson.com

Property Owner Signature* _____

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

Print Name Charles Hopper

Subscribed and sworn before me

This 5 day of Oct., 2010.

Daisy Rodriguez

Notary Public in and for said County and State

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

Revised 10/27/08

FOR DEPARTMENT USE ONLY

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

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

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OCT 05 2010

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

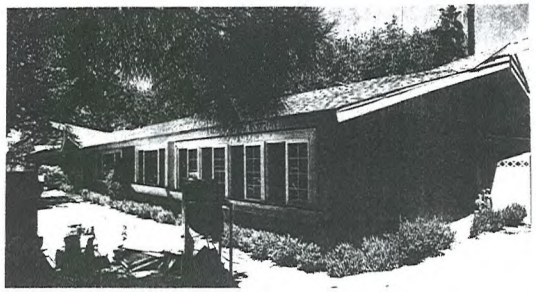
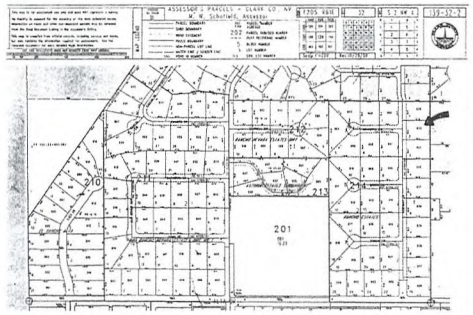
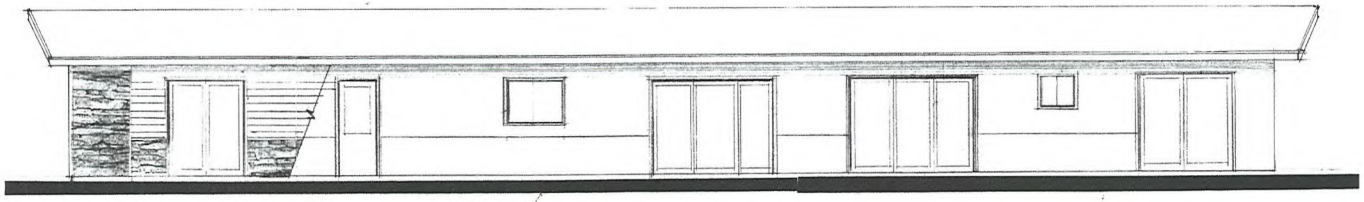


PHOTO OF EXISTING FRONT ELEVATION

VICINITY MAP

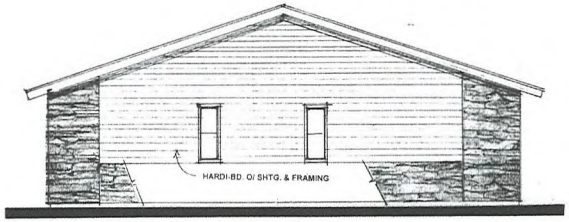


ASSESSOR'S MAP APN = 139-32-214-034



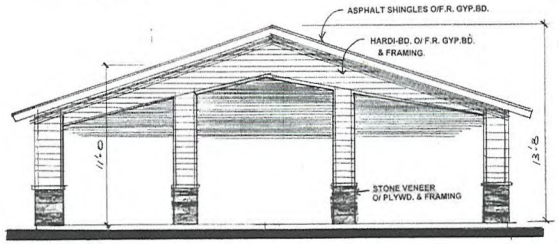
REAR ELEVATION

SCALE:1/4"=1'-0



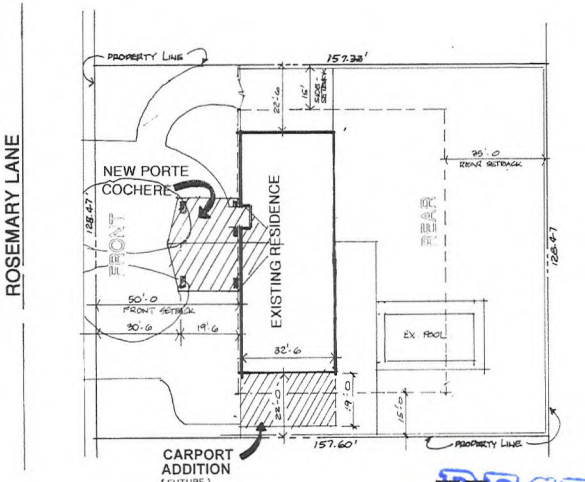
NORTH ELEVATION

SCALE:1/4"=1'-0



SOUTH ELEVATION

SCALE:1/4"=1'-0



SITE PLAN

SCALE= 1" =22'-0

SEE ENLARGED SITE PLAN SHEET T.1a

NORTH

CITY OF LAS VEGAS

CODE YEAR 2006 IBC/IRC AS AMEND SINCE 1979

Occupancy Type R-3
Zoning Category ..... RE
Building height ..... SINGLE STORY
No. Fireplaces ..... 2 ..... EX
New Construction .....
Addition .....
1st Floor sq ft ..... 2780 EX SF
2nd floor sq ft ..... —
Garage ..... —
Patio sq ft ..... —
Deck/Balcony ..... —
Covered Entry sq ft ..... 84 SF
Total Building sqft ..... N/A
Lot Coverage sq ft ..... N/A
(Under roof)

DRAWING INDEX

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

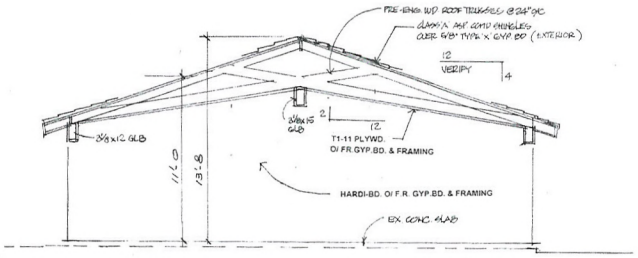
INTERIOR REMODEL AND CARPORT ADDITION for
MR CHARLES HOPPER
305 ROSEARY LANE, LAS VEGAS, NEVADA
89107-3200

TIM BLISH
REGISTERED ARCHITECT
735-9887
FAX 735-9822
2375 EAST TROPICANA #4
LAS VEGAS, NEVADA 89119

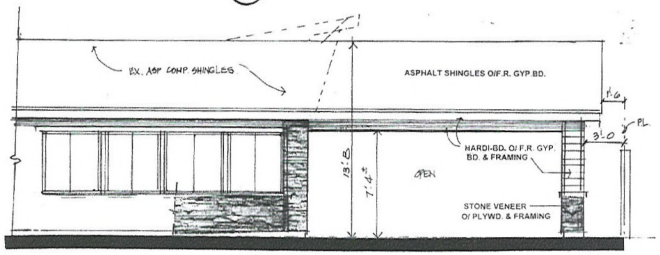
9-1-10

T.1

RECEIVED
OCT 05 2010
VAR-39816

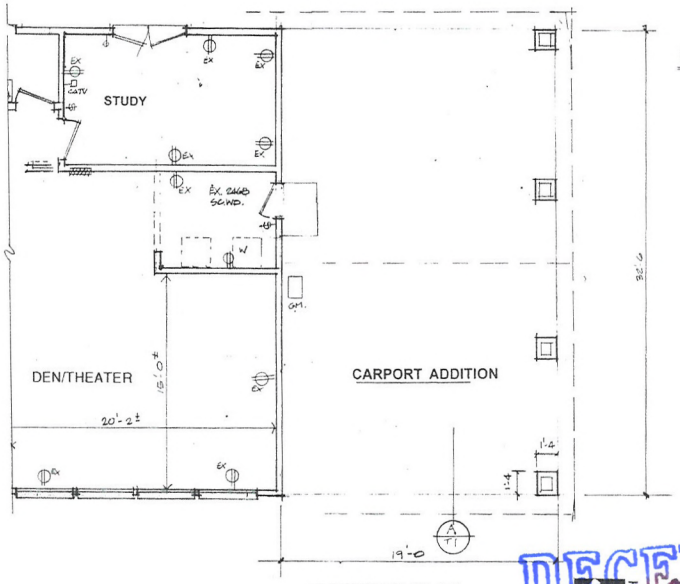


SECTION A



WEST SIDE ELEVATION

SCALE:1/4"=1'-0



CARPORT PLAN

SCALE:1/4"=1'-0

PLAN NOTES

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

TIM BUSH
ARCHITECT
239-9987 2375 EAST TROPICANA #4
FAX:739-9222 LAS VEGAS,NEVADA 89119

T.2

RECEIVED
OCT 0 5 2010
VAR-39816

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

COOPER LEVENSON
ATTORNEYS AT LAW

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

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

TREVOR HAYES
EMAIL: thayes@cooperlevenson.com

FILE NO.: 56080.1

October 5, 2010

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

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 signifiancly 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

REVISED

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

City of Las Vegas

Agenda Item No.: **26.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 18, 2010

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

☐ **Consent** ☒ **Discussion**

SUBJECT:

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)

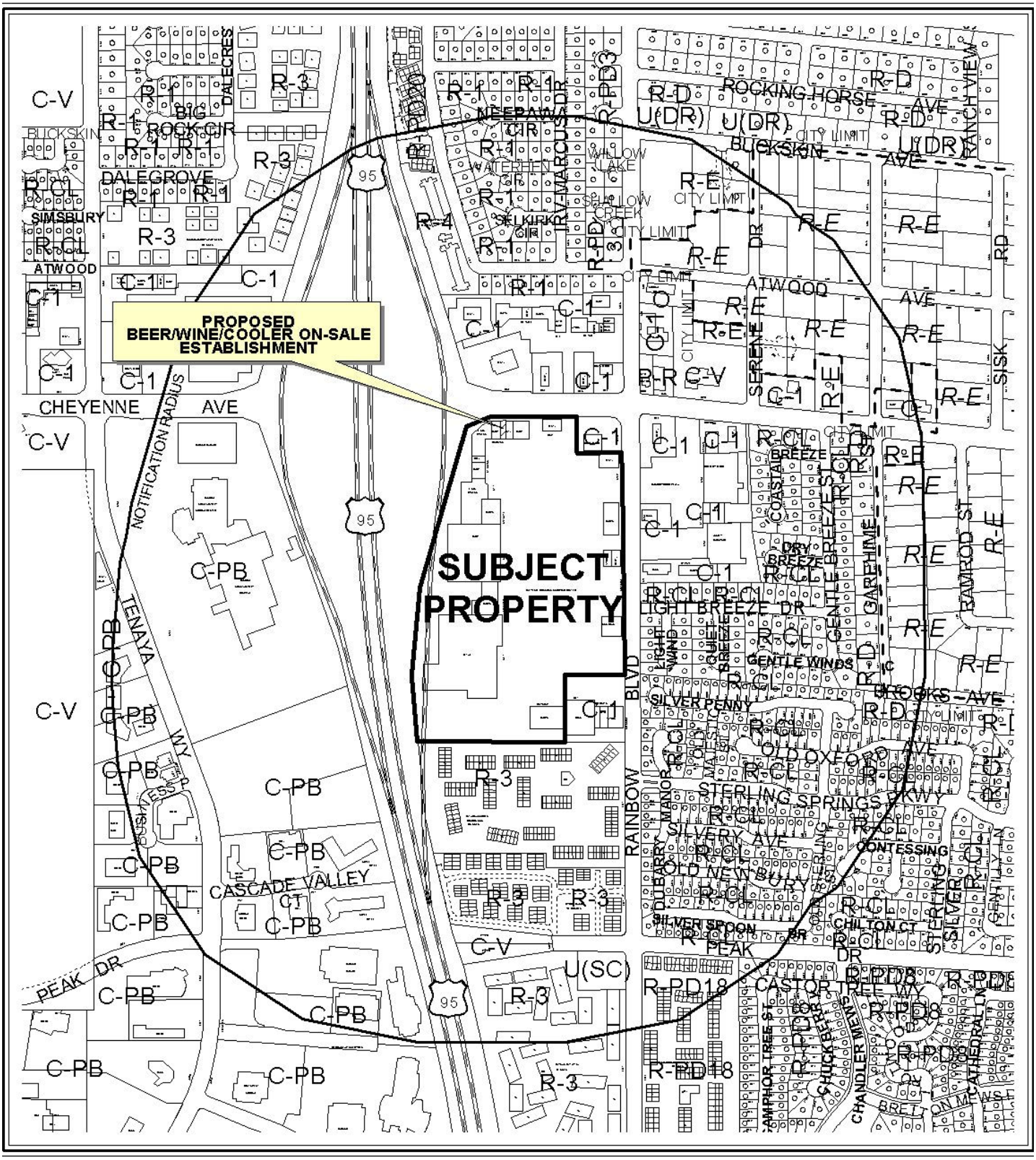
PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:

Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:

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



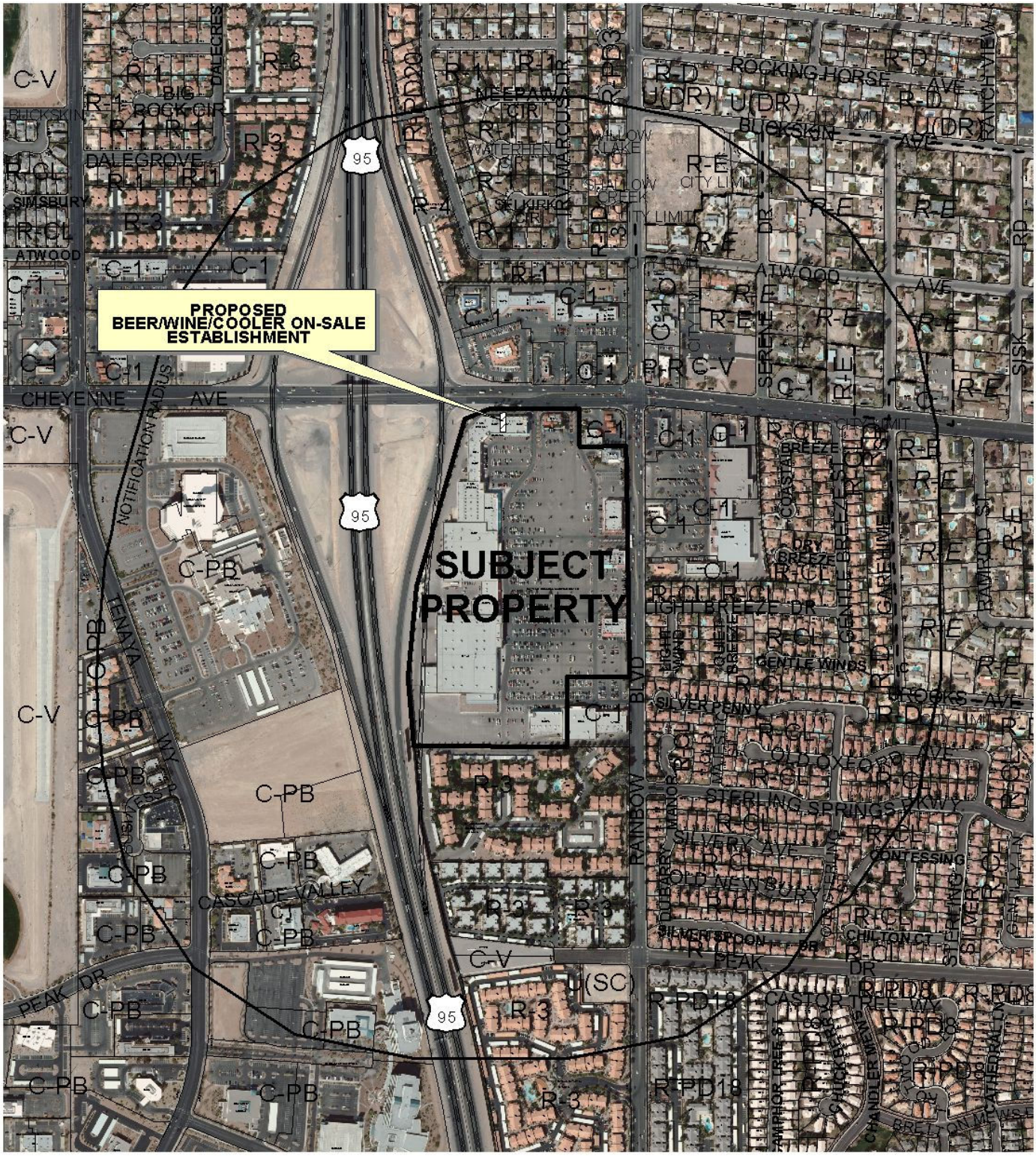
0 300 600 Feet

CASE: **SUP-39745**

RADIUS: 1500 FT

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

N



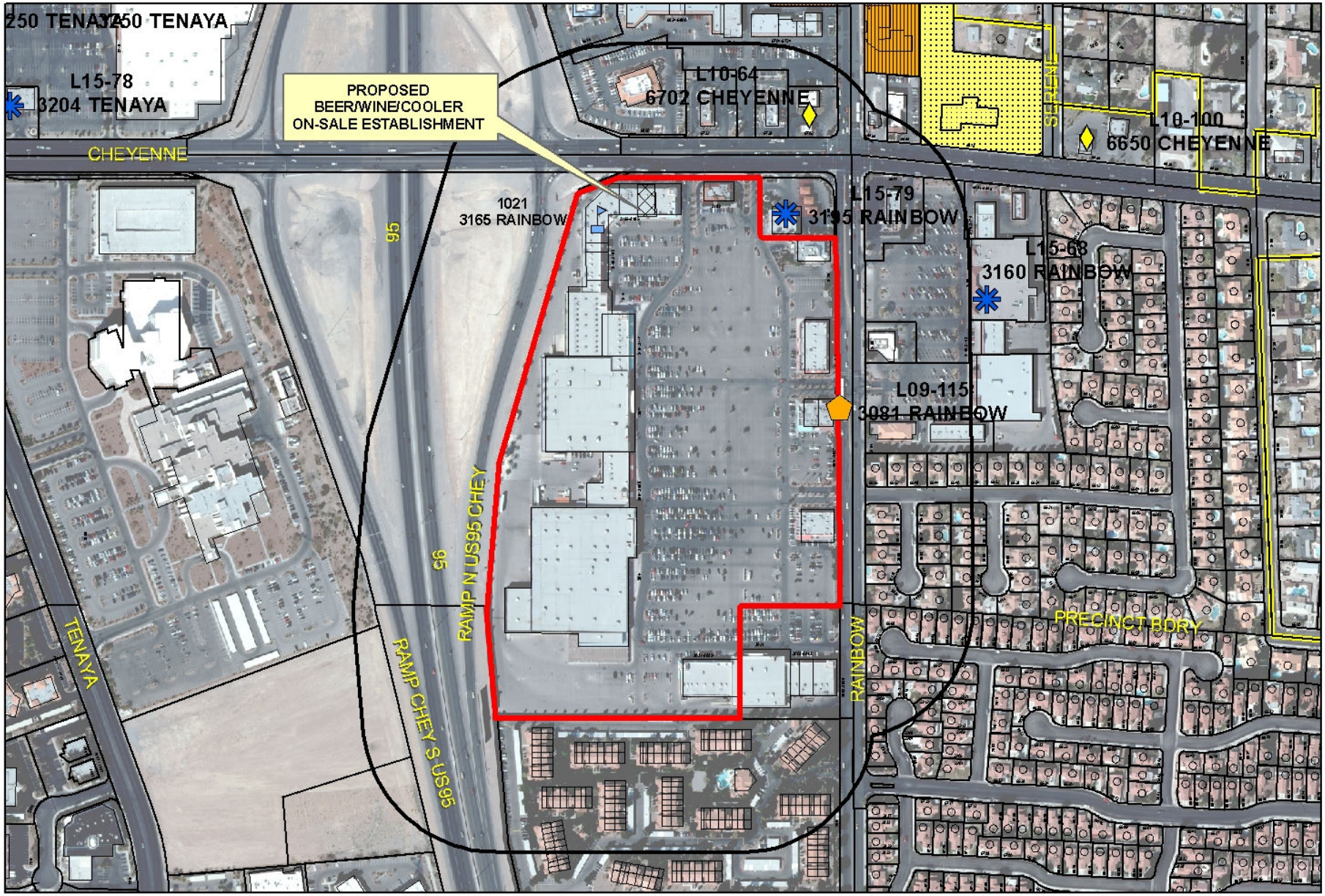
0 300 600 Feet

CASE: **SUP-39745**

RADIUS: 1500 FT

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

N



SUP-39745

BEER/WINE/COOLER ON-SALE

Business Licenses

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

N

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: PK 1 CHEYENNE COMMONS LLC

Name of Applicant: N/A, RONGJIE

Name of Representative: _____

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

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

Print Name: ROBERT M. RICE

Subscribed and sworn before me

This 25 day of August, 2010

Wendi R. Schessl

Notary Public in and for said County and State

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

RECEIVED SEP 28 2010

PLANNING & DEVELOPMENT
CITY OF LAS VEGAS
DEVELOPMENT SERVICES CENTER

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 I CHEYENNE COMMONS LLC **Contact** ROBERT M. RICE

Address 1919 S. JONES BLVD., # I **Phone:** 702-446-8818 **Fax:** 702-258-6484

City LAS VEGAS **State** NV **Zip** 89129

E-mail Address RRICE@KIMCOREALTY.COM

APPLICANT RONG JIE 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

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

RECEIVED SEP 28 2010

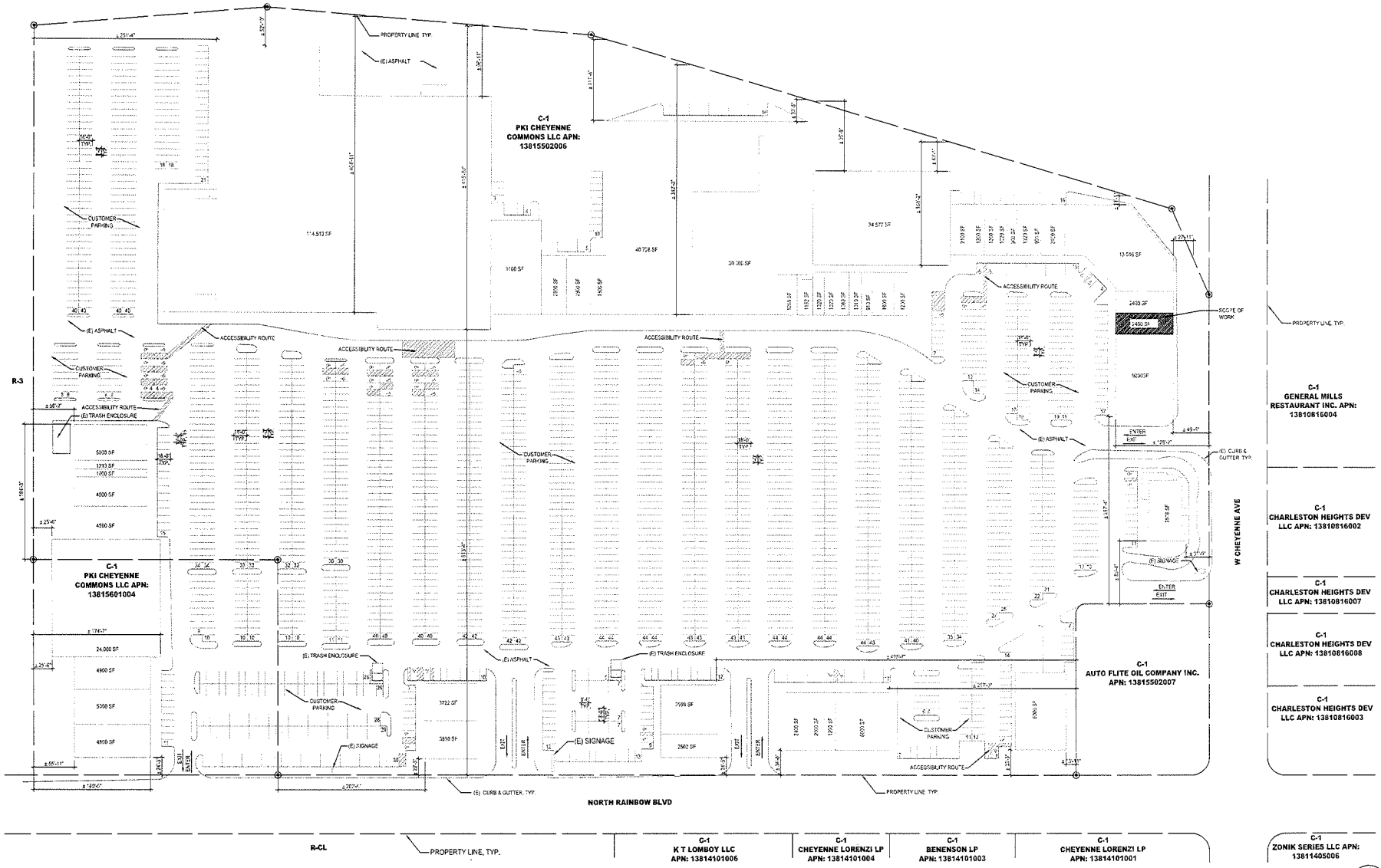
FOR DEPARTMENT USE ONLY

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

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

Revised 10/27/08

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



SITE PLAN

SCALE: 1"=60'-0"

Pugsley. Simpson. Coulter.
ARCHITECTS

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

Revisions:

No.	Date	Description

Consultant:

Stamp:

Owner: MICHAEL NIA

Project Name: BANGKOK 9 TI
3175 N. RAINBOW BLVD., LAS VEGAS, NV 89103

Project No. WP-1025

Sheet Title: SITE PLAN

Date: 09.07.10

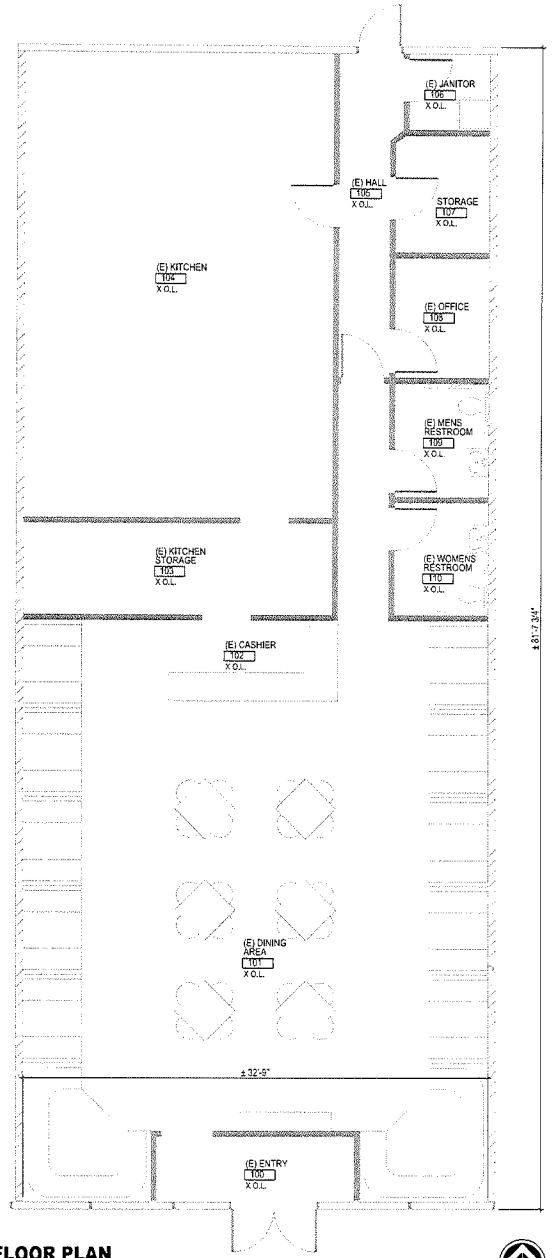
Checked By: CS

Submittal: PLAN CHECK

Sheet No. AS1.01

RECEIVED SEP 23 2010

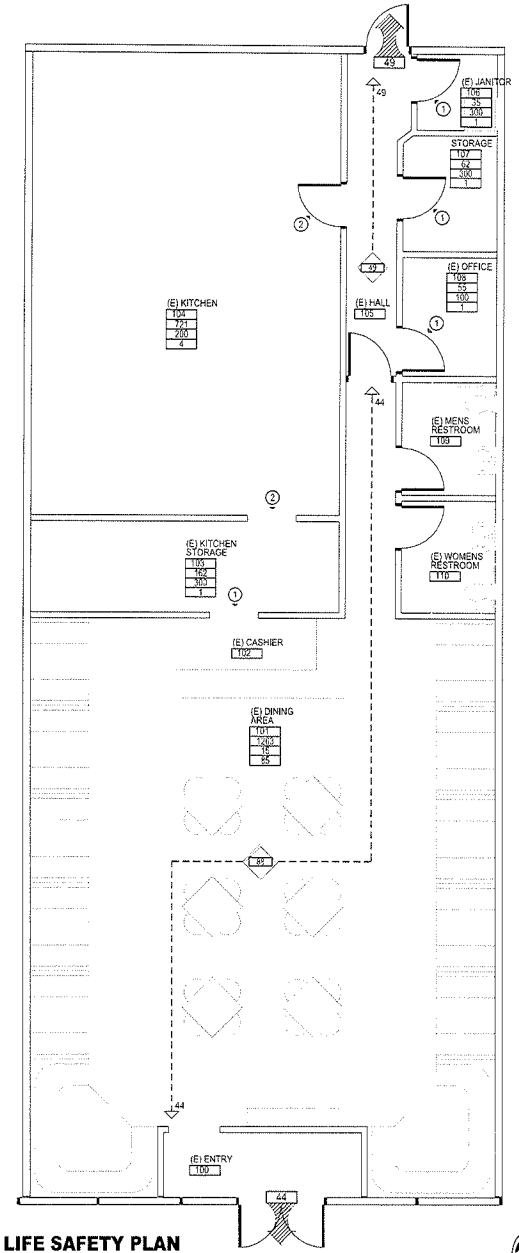
SUP-39745



FLOOR PLAN

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

NORTH



LIFE SAFETY PLAN

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

NORTH

LIFE SAFETY LEGEND

ROOM OCCUPANCY LOAD MATRIX

XXXX	ROOM AREA/SF
XXXX	LOAD FACTOR
XXXX	NUMBER OF OCCUPANTS

SINGLE EXIT OCCUPANT LOAD

DIRECTION OF EXIT TRAVEL

MULTIPLE EXIT OCCUPANT LOAD

OLF = OCCUPANT LOAD FACTOR

FEC = FIRE EXTINGUISHER CABINET

FE = SURFACE MOUNTED FIRE EXTINGUISHER

INTERMEDIATE ACCUMULATED OCCUPANT LOAD

ACCUMULATED OCCUPANT LOAD AT EXIT PATH

GENERAL NOTES

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

WALL TYPE LEGEND

EXISTING EXTERIOR WALLS & STOREFRONT

EXISTING DEMISING WALLS

EXISTING INTERIOR WALLS

OCCUPANCY COUNT

OCCUPANCY LOAD
TABLE 1004.1.1. MAXIMUM FLOOR AREA ALLOWANCE PER OCCUPANT

ROOM NO.	ROOM NAME	OCCUPANCY GROUP	AREA (S.F.)/LOAD FACTOR	NUMBER OF OCCUPANTS
100	ENTRY	N/A	N.A.	-
101	DINING AREA	ASSEMBLY	1263/15	85
102	CASHIER	N/A	N.A.	-
103	KITCHEN STORAGE	STORAGE	162/300	1
104	KITCHEN	ASSEMSBLY	721/200	4
105	HALL	N/A	N.A.	-
106	JANITOR	STORAGE	35/300	1
107	STORAGE	STORAGE	62/300	1
108	OFFICE	BUSINESS	55/100	1
109	MENS RESTROOM	N/A	N.A.	-
110	WOMENS RESTROOM	N/A	N.A.	-
			TOTAL OCCUPANTS	93

SEP 23 2010

SUP-39745

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

Revisions:

No.	Date	Description

Consultant:

Stamp:

Owner: MICHAEL NIA

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

Project No. WP-1025

Sheet Title: OCCUPANCY & FLOOR PLAN

Date: 09.07.10

Checked By: CS

Submittal: PLAN CHECK

Sheet No. A1.01

SHEET INDEX

GENERAL

G1.01 INDEX, LEGENDS, & GENERAL NOTES

ARCHITECTURAL

AS1.01 SITE PLAN

A1.01 FLOOR PLAN & OCCUPANCY COUNT

SYMBOL LEGEND

ACCESSIBLE FACILITY

GENERAL NOTES

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

PROPERTY INFORMATION

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

RESTAURANT INFORMATION

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

PARKING CALCULATIONS

TIELE 19 ON SITE PARKING REQUIREMENTS:
ONE SPACE PER 250 SQUARE FEET OF GROSS FLOOR AREA

PARKING CALCULATIONS:
374,502/250 = 1499

PARKING REQUIRED = 1499; PARKING PROVIDED = 2426 OK

HANDICAPPED PARKING REQUIRED PER CHAPTER 19.10.010 TABLE 2:
FOR 1001 AND ABOVE (TOTAL NUMBER OF PARKING REQUIRED) - TWENTY SPACES, PLUS ONE SPACE FOR FOR EACH 100 OVER 1000 SPACES OF FRACTION THEREOF

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

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

BUILDING SETBACKS

BUILDING SETBACKS FOR EXISTING BUILDING:
(SETBACKS LISTING ARE FOR THE BUILDING WITH THE SUITE LISTED AS THE "SCOPE OF WORK" ON THE SITE PLAN ONLY. ALL OTHER DIMENSIONS ARE ON THE SITE PLAN)

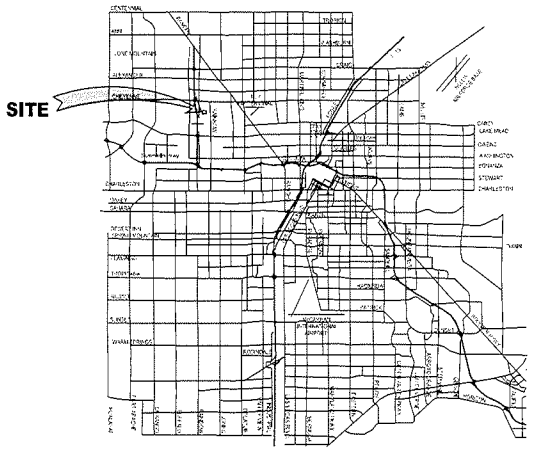
NORTH:	± 27'-11"
SOUTH:	± 251'-4"
EAST:	± 257'-4"
WEST:	± 11'-11"

BUILDING HEIGHT

BUILDING HEIGHT FOR EXISTING BUILDING:
(BUILDING HEIGHT LISTED IS FOR THE BUILDING WITH THE SUITE LISTED AS THE "SCOPE OF WORK" ON THE SITE PLAN ONLY)

BUILDING HEIGHT: ± 25'-0"

VICINITY MAP



VICINITY MAP
NO SCALE

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

Revisions:

No.	Date	Description

Consultant:

Stamp:

Owner: MICHAEL NIA

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

Project No. WP-1025

Sheet Title: GENERAL INFORMATION

Date: 09.07.10

Checked By: CS

Submittal: PLAN CHECK

Sheet No. **G1.01**

SEP 23 2010

SUP-39745

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 PKI CHEYENNE COMMONS LLC to lease the old china restaurant at 3175 N. Rainbow (parcel no. 13815502003),

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

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

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

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

Michael Nia OWNER

7-23-10

RECEIVED SEP 28 2010

SUP-39745

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

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

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

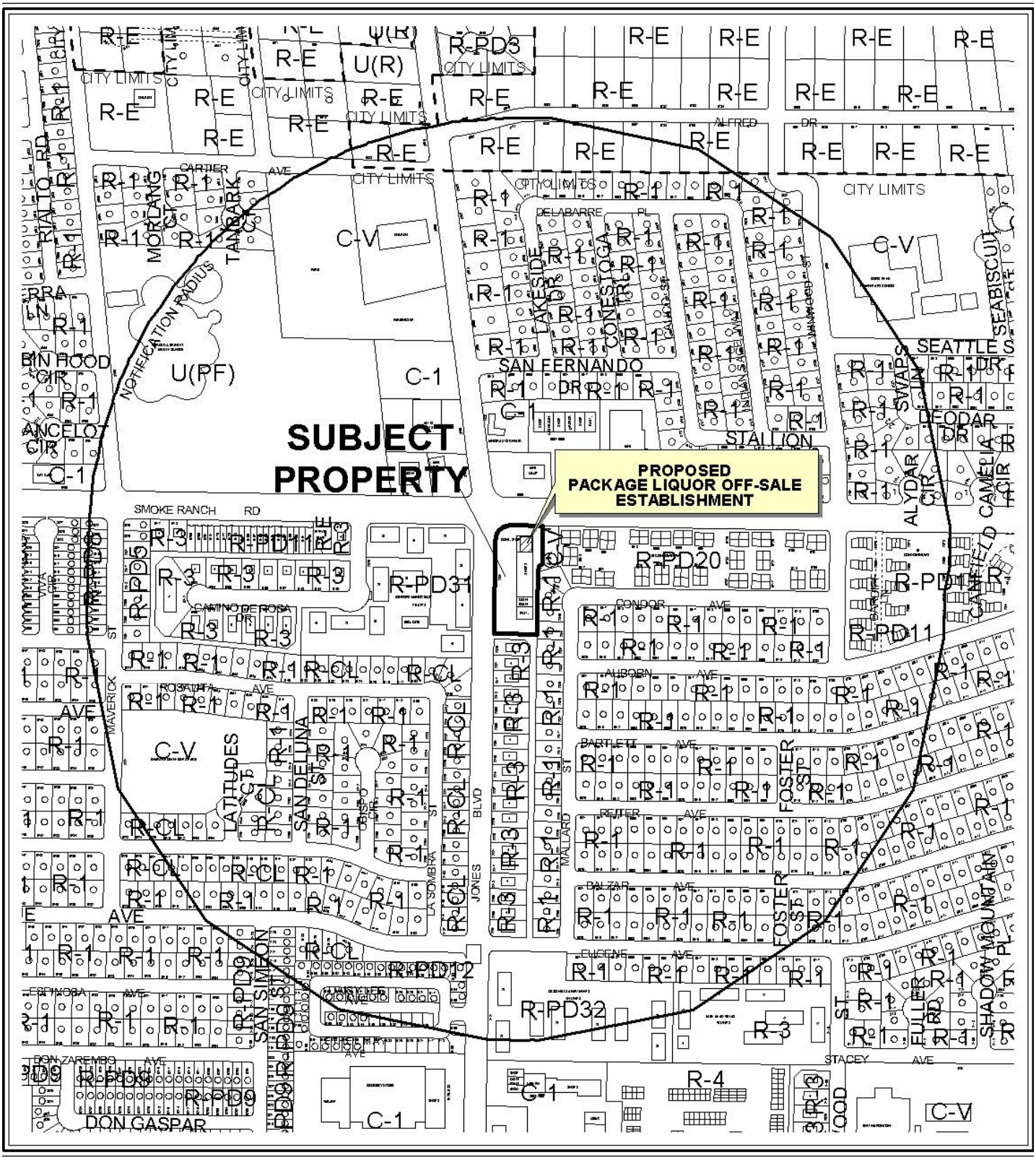
SUBJECT:
SUP-39812 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ALLSTAR MINIMART - OWNER: BECKER INVESTMENT COMPANY, LP - Request for a Special Use Permit TO ADD A 15 SQUARE-FOOT ACCESSORY PACKAGE LIQUOR OFF-SALE USE WITHIN AN EXISTING 2,400 SQUARE-FOOT CONVENIENCE STORE WITH A WAIVER TO ALLOW 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:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends DENIAL.

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



CASE: **SUP-39812**

RADIUS: 1500 FT

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

0 300 600 Feet

N

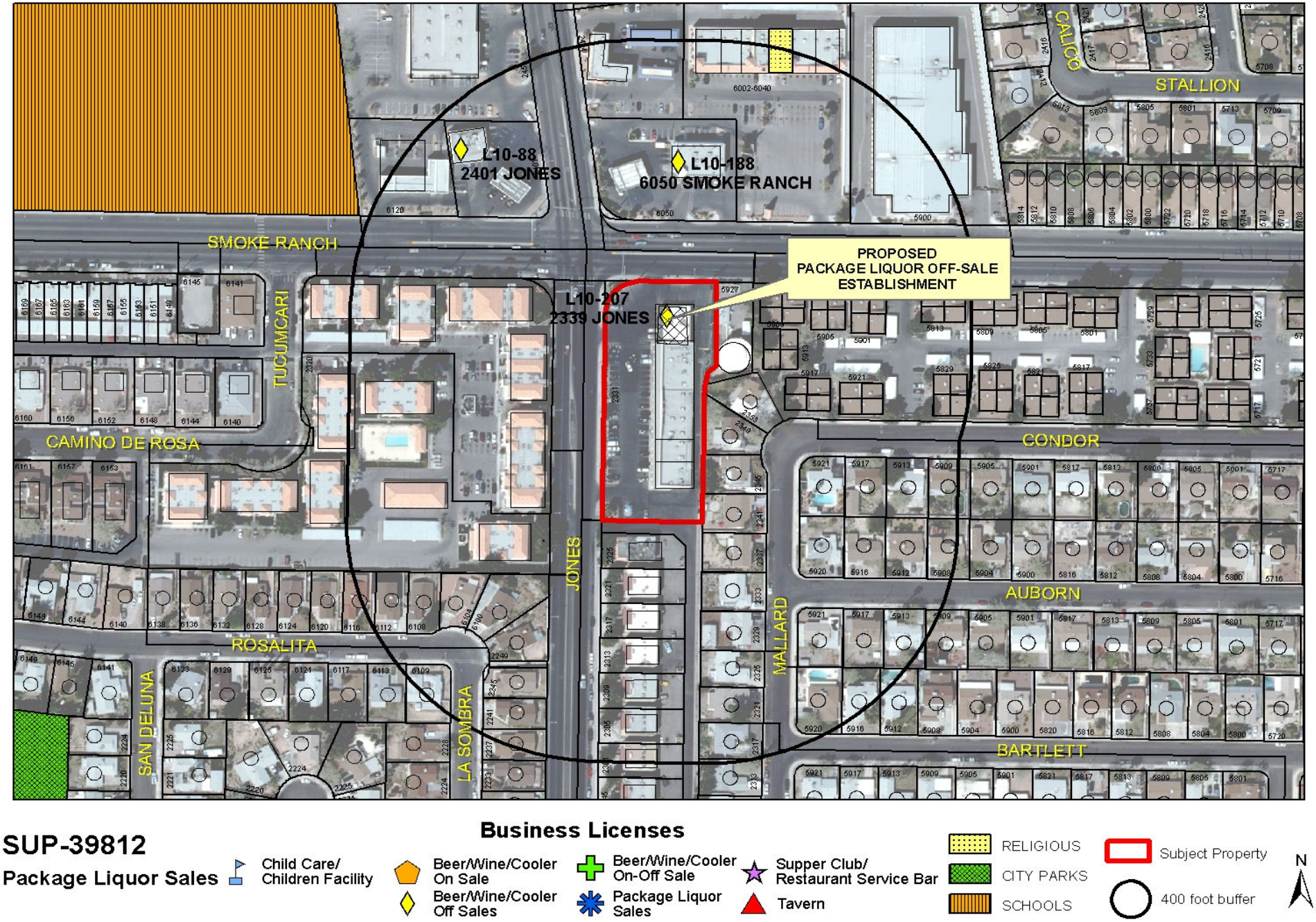
CASE: **SUP-39812**

RADIUS: 1500 FT

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

0 300 600 Feet

N


L10-88
2401 JONES
L10-188
6050 SMOKE RANCH
L10-207
2339 JONES
PROPOSED
PACKAGE LIQUOR OFF-SALE
ESTABLISHMENT
SMOKE RANCH
TUCUMCARI
CAMINO DE ROSA
ROSALITA
SAN DELUNA
LA SOMBRA
JONES
MALLARD
CALICO
STALLION
CONDOR
AUBORN
BARTLETT
Business Licenses
SUP-39812
Package Liquor Sales
Child Care/ Children Facility
Beer/Wine/Cooler On Sale
Beer/Wine/Cooler Off Sales
Beer/Wine/Cooler On-Off Sale
Package Liquor Sales
Supper Club/ Restaurant Service Bar
Tavern
RELIGIOUS
CITY PARKS
SCHOOLS
Subject Property
400 foot buffer
N

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: Becker Investment Company LP

Name of Applicant: George Shoshani

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

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Barry W. Becker Gen Partner

Subscribed and sworn before me

This 2 day of September, 2010

Notary Public in and for said County and State

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

RECEIVED
OCT 05 2010

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Use Permit for package Liquor Off-Sale Establishment

Project Address (Location) 2339 North Jones Blvd

Project Name Allstar Minimart **Proposed Use** _____

Assessor's Parcel #(s) 138-24-101-001 **Ward #** 5 - Barlow

General Plan: existing _____ proposed _____ **Zoning:** existing C-1 proposed C-1

Commercial Square Footage 2310 **Floor Area Ratio** _____

Gross Acres 1.47 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER Becker Investment Company LP **Contact** _____

Address 50 South Jones #100 **Phone:** _____ **Fax:** _____

City Las Vegas **State** NV **Zip** 89107

APPLICANT Allstar Minimart **Contact** George Shoshani

Address 2339 North Jones Blvd **Phone:** (619) 733-0526 **Fax:** _____

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

REPRESENTATIVE Brown, Brown & Premsrirut **Contact** Lora Dreja

Address 520 South 4th St **Phone:** (702) 384-5563 **Fax:** (702) 385-1023

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

Property Owner Signature* [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 #	SUP-39812
Meeting Date:	11/18/10 PC
Total Fee:	$1,280
Date Received:*	10/5/10
Received By:	[signature]

*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.

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

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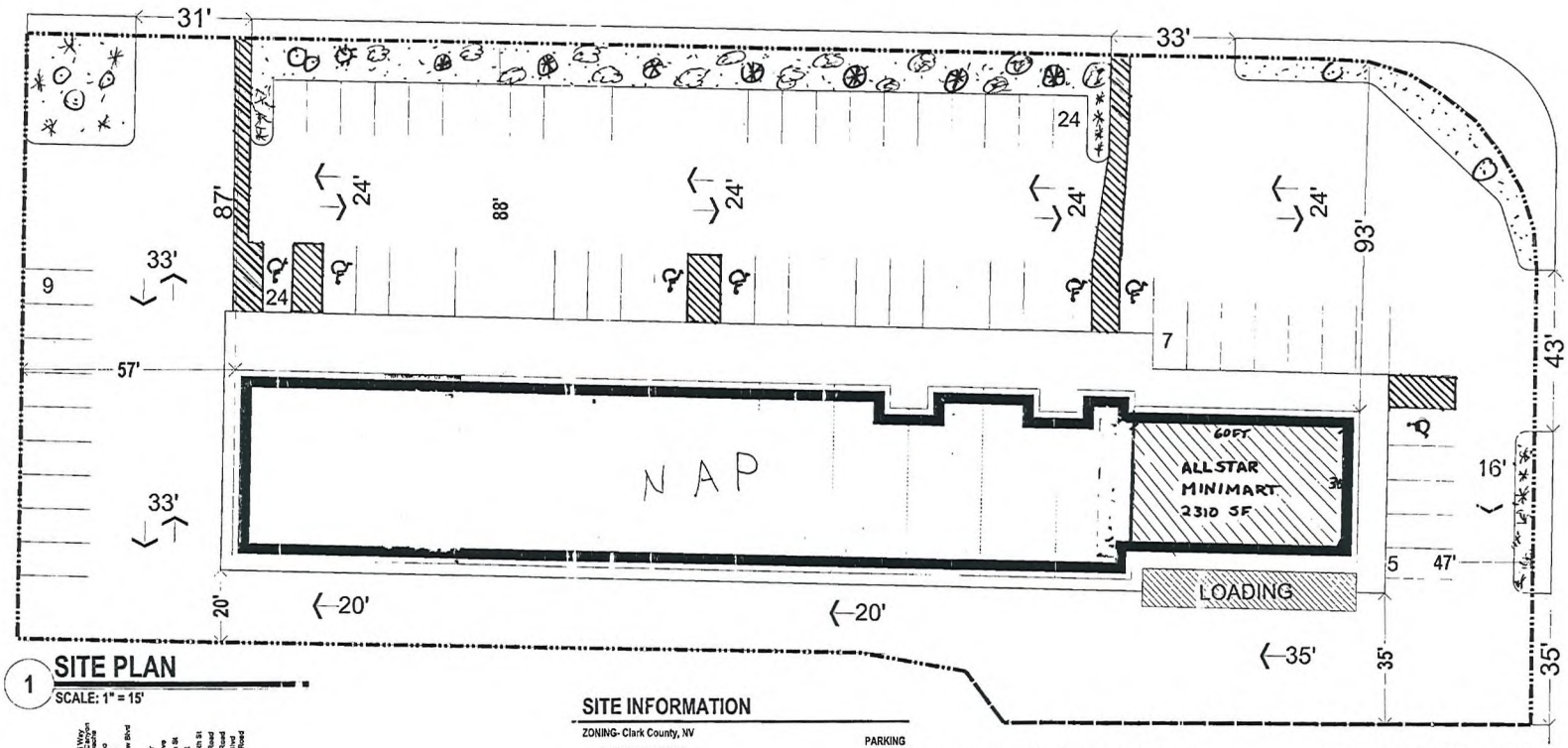
OCT 05 2010

Revised 04/26/05



1 **SITE PLAN**

SCALE: 1" = 15'

Vicinity Map SCALE: N.T.S.

Location Map

SITE INFORMATION

ZONING- Clark County, NV

APN#: 138-24-101-001

Zoning- C-1

AREA (Approximate, to be verified)

Gross Area	91,115 Sq. Ft.	2.09 - Acres
Net Area	64,033 Sq.Ft.	1.47 - Acres
Lot Coverage		16 %

SETBACKS	REQUIRED	PROVIDED
Front:	20 ft	99 ft Existing
Side:	10 ft	0 ft Existing
Corner Side:	15 ft	90 ft Existing
Rear:	20 ft	19 ft Existing

BUILDING HEIGHT

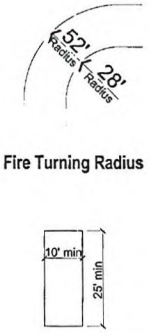
Allowed:	35 ft
Provided:	N/A Existing

PARKING

Suite #	Name of Business	Type of Use	Parking Requirements	Tenant Space	Parking Required	Parking Provided
101	"Be Georgeous Wigs and Salon"	Beauty Salon	3 spaces per station (per business license there are 4 stations)	~~1000~~ GSF 900	12 Spaces	
102	Joey's Pizza	Restaurant	1 space per 50 SF of the seating area plus 1 space per 200 SF of the remaining floor area	500 GSF 500 GSF	10 Spaces 3 Spaces	
103	Discount Car Insurance	Office	1 space per 300 SF of Gross Floor Area	1000 GSF	4 Spaces	
104	Vacant	Retail	use retail parking requirements: (1 space per 175 SF of Gross Floor Area)	1000 GSF	6 Spaces	
105	Gerardo's Classic Barber Shop	Barber Shop	2 spaces per chair (per business license there are 6 chairs)	1,000 GSF	12 Spaces	
108	Saddle N Spurs Saloon	Tavern	1 space per 50 SF of the seating area plus 1 space per 200 SF of the remaining floor area	1,000 GSF 3,000 GSF	20 Spaces 15 Spaces	
110	Cash Today Loans	Financial	1 space per 250 SF of the Gross Floor Area	1040SF	4 Spaces	
112	Mariscos Playa Azul	Restaurant	1 space per 50 SF of the seating area plus 1 space per 200 SF of the remaining floor area	1,000 GSF 1,000 GSF	20 Spaces 5 Spaces	
	All Star Minimart	C-Store	(1 space per 175 SF of Gross Floor Area)	2,300SF	13 Spaces	
				Total	123 Spaces	69 Spaces Existing

H.C. PARKING

Required:	2 Spaces
Provided:	7 Spaces Existing



NORTH

Scale: 1 : 15

0 15 30

2339 N. Jones, City of Las Vegas, NV

ALL STAR-MINI MART SUP PACKAGED LIQUOR

ACCESSORY PACKAGE LIQUOR OFFSALE

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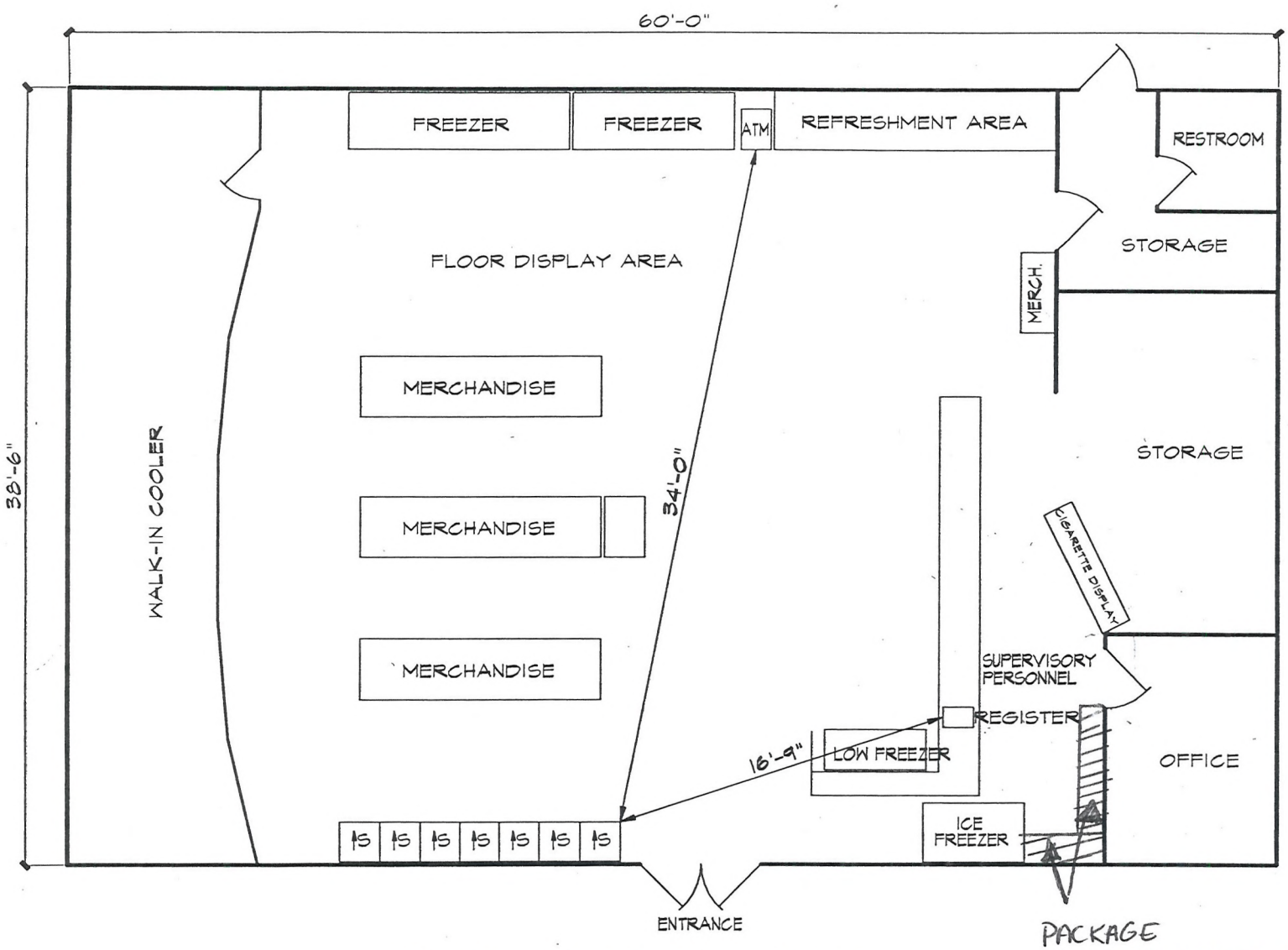
OCT 05 2010

SUP-39812



PACKAGE LIQUOR APPROXIMATELY 15 SF

FLOOR PLAN DIAGRAM

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

SUP-39812

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

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

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

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

520 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101-6520

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

October 4, 2010

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

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

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

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

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

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

Very truly yours,

Lora Dreja

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OCT 05 2010
SUP-39812

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

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

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

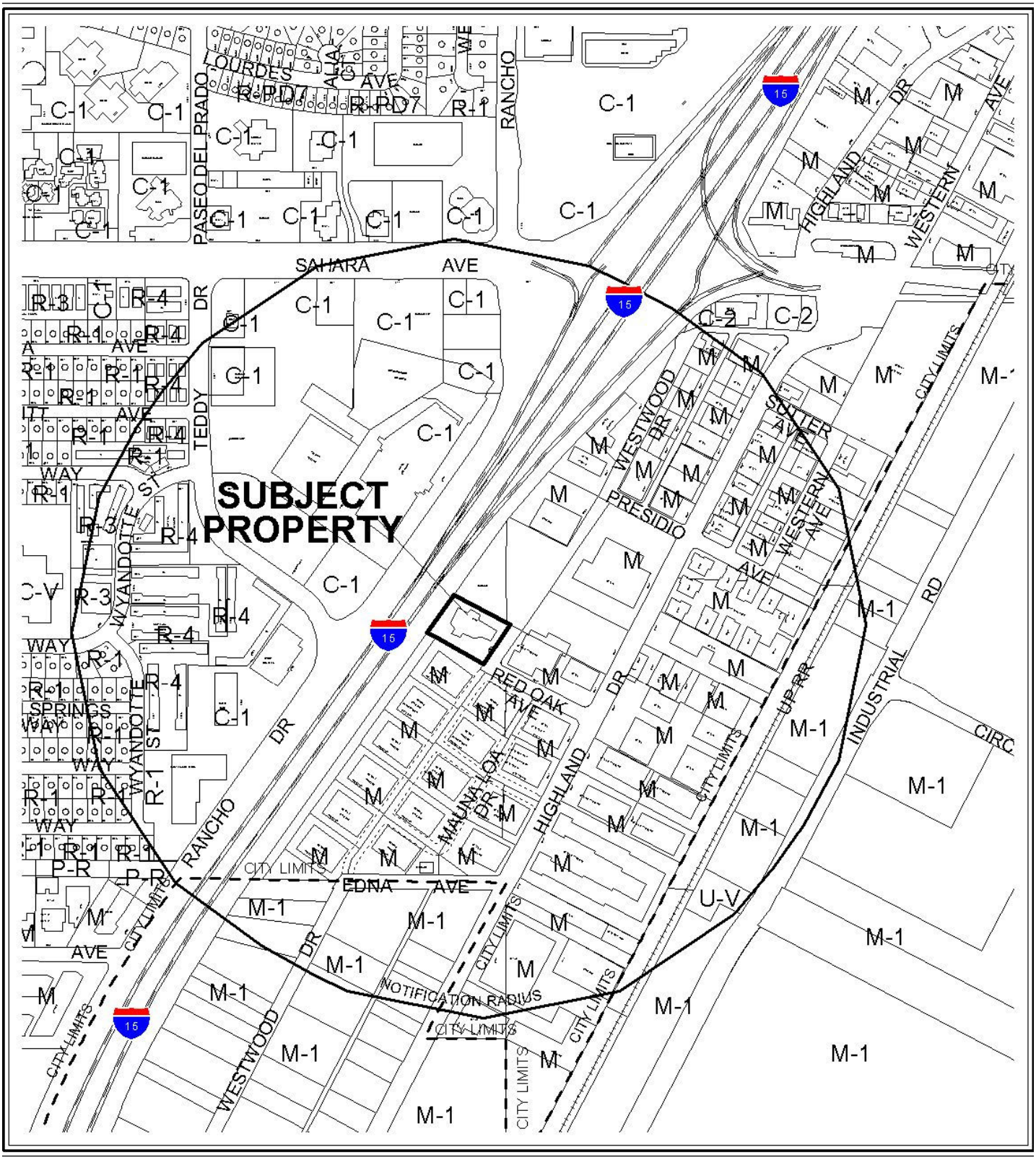
SUBJECT:
SUP-39819 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: D2801 WESTWOOD, INC. - Request for a Major Amendment to a previously approved Special Use Permit (U-0109-99) FOR A PROPOSED 7,399 SQUARE-FOOT EXPANSION OF AN APPROVED 37,151 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) at 2801 Westwood 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:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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



CASE: **SUP-39819**

RADIUS: 1500 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

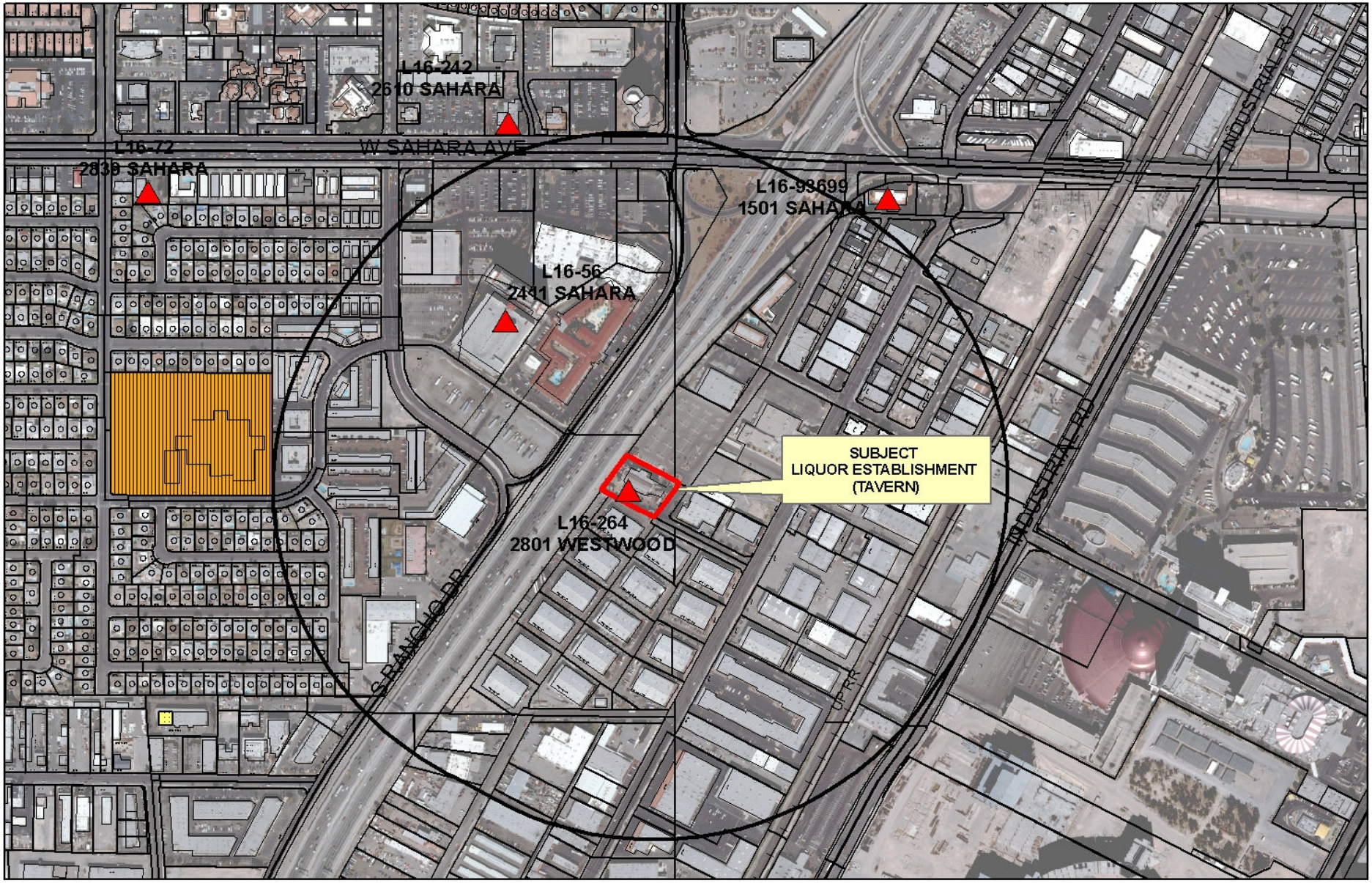
0 300 600 Feet

CASE: **SUP-39819**

RADIUS: 1500 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

0 300 600 Feet



SUP-39819

Taverns

Business Licenses

Child Care/ Children Facility

Tavern

0 305 610 1,220 Feet

RELIGIOUS

CITY PARKS

SCHOOLS

Subject Property

1500 foot buffer

N

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Numbe. **SUP-39819** APN: 162-08-604-001

Name of Property Owner: 2801 Westwood, Inc

Name of Applicant: 2801 Westwood, Dr

Name of Representative: Winston Henderson

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

☐ **Yes** ☑ **No**

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

City Official: —

Partner(s): — —

APN: —

Signature of Property Owner: W Henderson

Print Name: Winston Henderson

Subscribed and sworn before me

This 5th day of October, 2010

Sunshine Muangsopa

Notary Public in and for said County and State

State of Nevada, County of Clark

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

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PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: AMENDMENT TO SDR 36434 & SUP 36436

Project Address (Location) 2801 WESTWOOD DR., LAS VEGAS, NV, 89109

Project Name TREASURES GENTLEMANS CLUB **Proposed Use** S.O.B.

Assessor's Parcel #(s) 162080400 1/162091020 04 **Ward #** _____

General Plan: existing _____ proposed _____ **Zoning:** existing M proposed N/A

Commercial Square Footage 44,550 **Floor Area Ratio** _____

Gross Acres ~~44,550~~ **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER D2801 WESTWOOD INC **Contact** _____

Address 2801 WESTWOOD DRIVE **Phone:** _____ **Fax:** _____

City LAS VEGAS **State** NV **Zip** 89109

E-mail Address _____

APPLICANT _____ **Contact** _____

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

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

E-mail Address _____

REPRESENTATIVE WINSTON HENDERSON ESQ. **Contact** WINSTON HENDERSON

Address 1555 E. FLAMINGO **Phone:** 893-9700 **Fax:** 893-9797

City LAS VEGAS **State** NV **Zip** 89119

E-mail Address WINSTON@WHALV.COM

Property Owner Signature* _____

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

Print Name Winston Henderson

Subscribed and sworn before me

This 5 day of October, 20 10.

_____

Notary Public in and for said County and State

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

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Revised 10/27/08

FOR DEPARTMENT USE ONLY

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

*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

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

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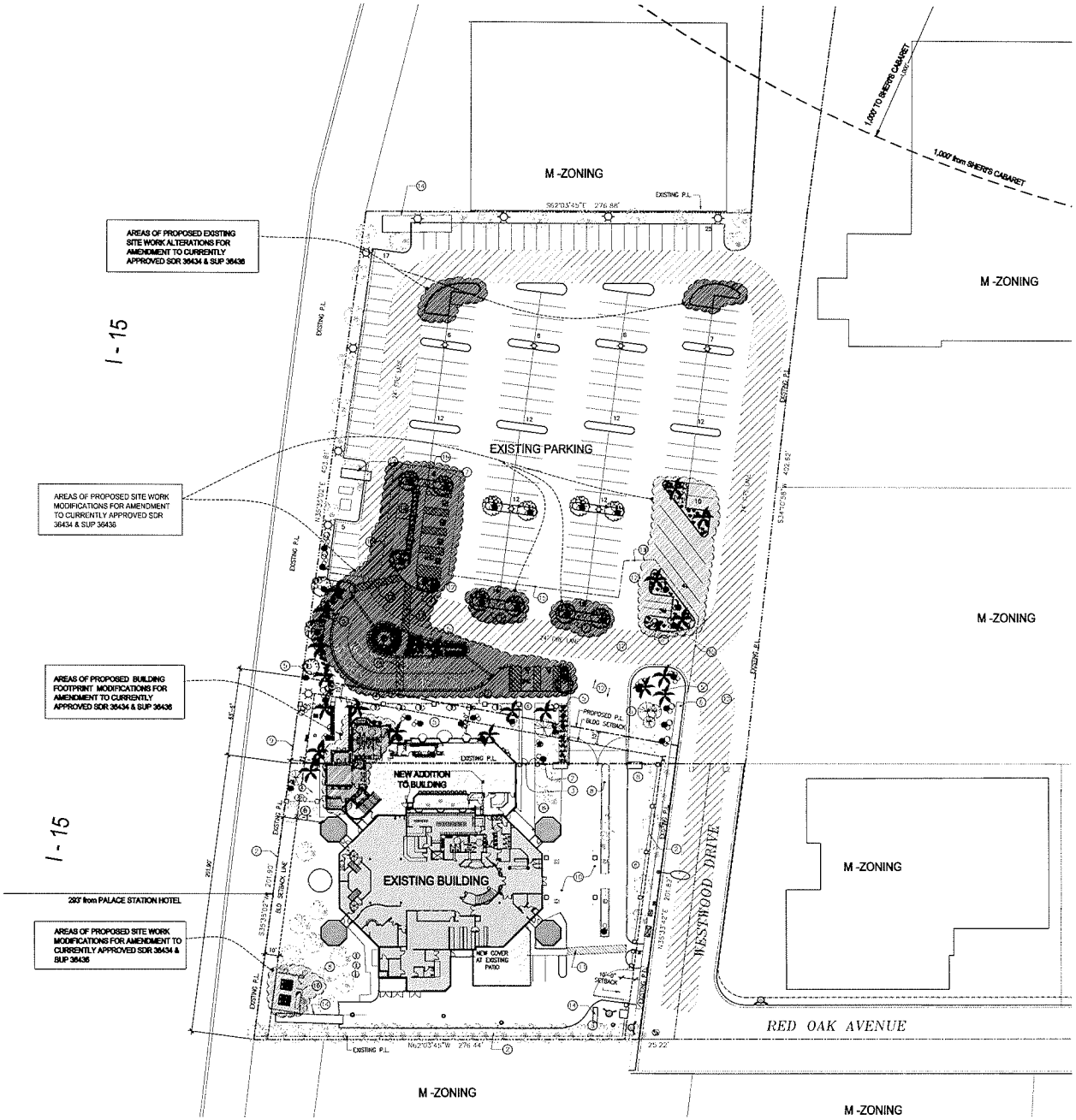
SUP-39819
SDR-39818



1 SITE PLAN
SCALE: 1"=40'-0"

KEY NOTE

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

PROPOSED - BUILDING SF.

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

TOTAL BUILDING SF.

EXISTING BUILDING AREA:	25,417 SF.
NEW ADDITIONAL BUILDING AREA:	15,438 SF.
TOTAL ENCLOSED BUILDING AREA:	40,855 SF.
TOTAL ROOF DECK AREA:	(3,695 SF.)
TOTAL BUILDING AREA:	44,550 SF.

PARKING ANALYSIS

EXISTING BUILDING AREA: 25,417 SF. (1 PER 250) = 102	102
NEW BUILDING AREA: 19,133 SF. (1 PER 250) = 77 ON SITE PARKING REQUIREMENT PER CLV TITLE 19: IF 25,000 SF. OR MORE, (1) SPACE PER 250 SF. OF G.F.A. (CHAPTER 19.04 TABLE 2 - SEXUALLY ORIENTED BUSINESS)	77
TOTAL REQUIRED PARKING SPACES PER CLV TITLE 19_19.10 (INCLUDES ADA SPACES REQUIRED PER 19.10_TABLE 2 - 163)	179
TOTAL PROVIDED PARKING SPACES	203
(12) NON REQUIRED MOTORCYCLE SPACES (ADDITIONAL TO PROVIDED)	

GENERAL NOTES

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

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SUP-39819
SDR-39818

ISSUED TO CLV PLANNING

ISSUE DATE 10/04/10

FOR APPROVED SDR & SUP AMENDMENT

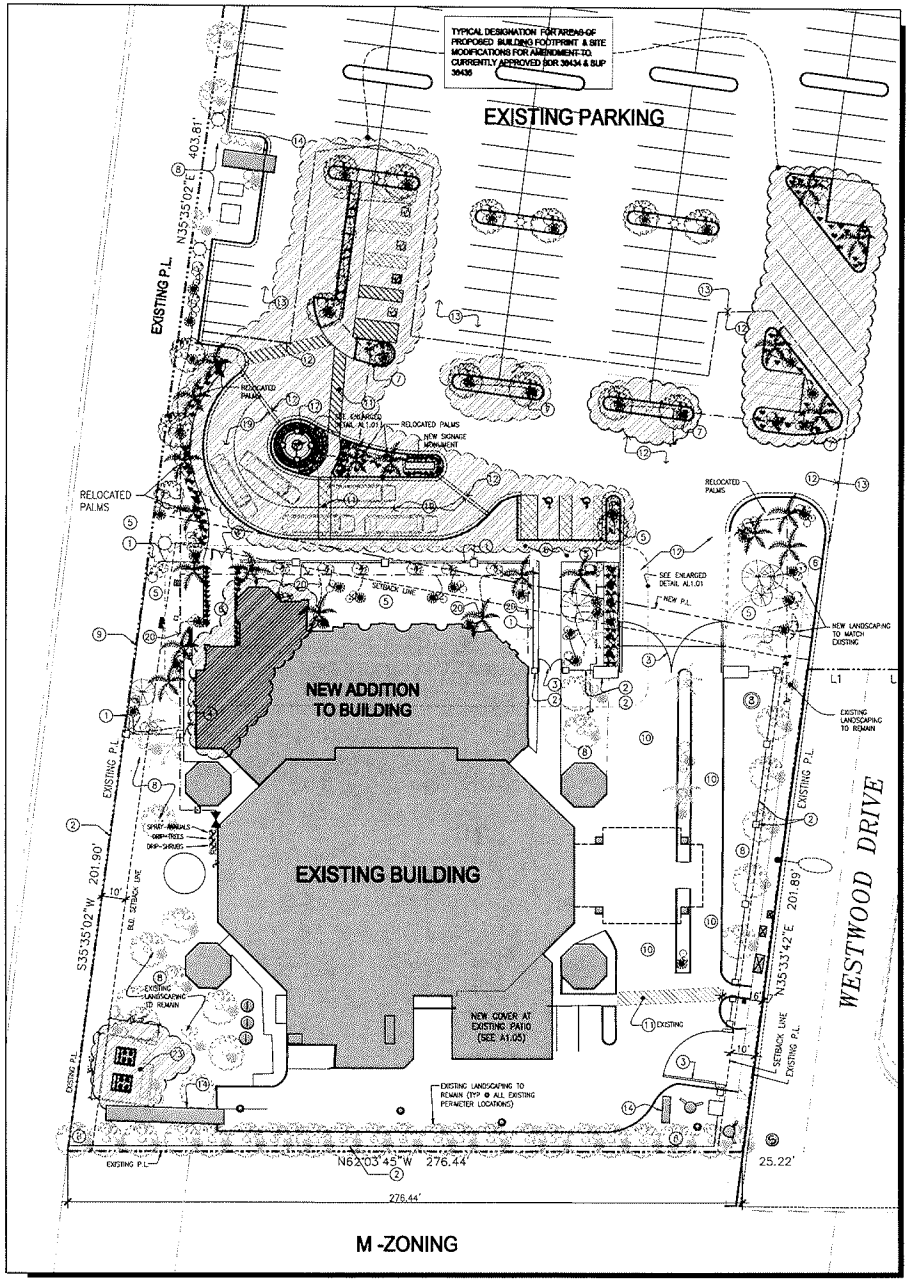
WINSTON H. HENDERSON ARCHITECTS
1555 EAST FLAMINGO ROAD STE. #350, LAS VEGAS, NV 89119
OFFICE (702) 893-8700 FAX (702) 893-8797

TREASURES GENTLEMEN'S CLUB EXPANSION
2801 WESTWOOD DR. LASVEGAS, NEVADA 89109
APN: 162-08-804-001, 162-09-102-004

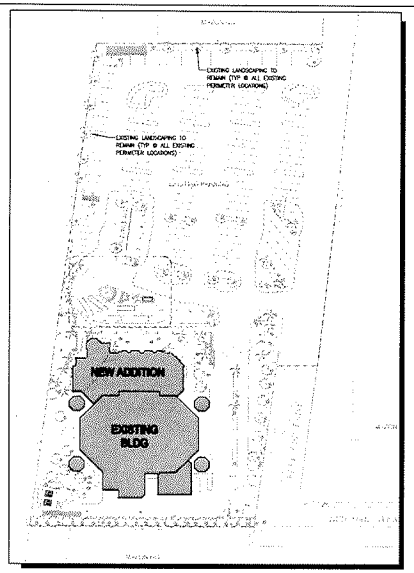
SITE PLAN

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

Sheet
AS1.0



2 LANDSCAPE PLAN



1 LANDSCAPE KEY PLAN

KEY NOTE

1. NEW 6' HT. WROUGHT IRON FENCE & PILASTERS. MATCH WITH EXISTING WROUGHT IRON FENCE (SEE DETAILS SHEET AS1.1)
2. EXISTING FENCE AND PILLASTERS TO REMAIN, NO WORK OTHER THAN THAT REQUIRED TO INSTALL NEW PORTION WORK REQUIRED.
3. EXISTING GATES TO REMAIN U.O.N., REPAIR EXISTING AS MAY BE REQUIRED
4. NEW WROUGHT IRON GATES W/ PANIC HARDWARE. MATCH EXISTING GATE DESIGN AND COLOR
5. NEW LANDSCAPING TO MATCH EXISTING LANDSCAPE DESIGN IN TYPE, MATERIAL AND LAYOUT
6. NEW SIDEWALK TO MATCH EXISTING IN MATERIAL AND COLOR. INSTALL EXPANSION BREAKS AS REQUIRED
7. NEW PARKING ISLAND PLANTER WITH TREES / SHRUBS PER CITY OF LAS VEGAS LANDSCAPING REQUIREMENTS. TYPICAL AS SHOWN.
8. EXISTING LANDSCAPE TO REMAIN. REPAIR / REPLACE ALL PLANTING AND MATERIAL DAMAGED BY CONSTRUCTION
9. NEW CHAIN-LINK SECURITY FENCE IN PLACE ALONG FREEWAY RIGHT-OF-WAY.
10. EXISTING STAMPED CONCRETE PAVEMENT AREA AT ENTRY AREA TO REMAIN. MATCH MATERIAL AT EXTENSION OF NEW DRIVE. PROVIDE FLUSH AND SEALED JOINT WHERE NEW MEETS EXISTING
11. ACCESSIBLE ROUTE FROM PARKING LOT AND PUBLIC RIGHT-OF-WAY. INSTALL STRIPING AS PER CLVBO AND TITLE 19 REQUIREMENTS
12. NEW ASPHALT PAVEMENT TO MATCH EXISTING. SEE CIVIL DWGS FOR DETAIL AT NEW / EXISTING JOINT CONDITIONS
13. EXISTING ASPHALT PAVEMENT SHALL REMAIN IN PLACE EXCEPT WHERE NEW ISLAND PLANTERS AND DRIVE WORK ARE BEING INSTALLED. REFER TO DEMO AND CIVIL DWGS. EXISTING PARKING LOT SHALL BE RESTRIPED AS SHOWN PER CLV CODE AND ORDINANCE.
14. EXISTING BILLBOARDS TO REMAIN. COORDINATE NEW WORK AROUND BASES AND VERIFY LOCATION OF ANY / ALL UNDERGROUND UTILITY FEEDS TO EACH PRIOR TO COMMENCING NEW WORK.
15. RELOCATED EXISTING PALM TREE TO BE REINSTALLED AT LOCATIONS SHOWN. (SEE SITE DEMO PLAN)
16. NEW "MATURE" PALM TREES TO MATCH EXISTING IN SPECIES AND GENERAL HEIGHT VICINITY EXISTING TYP
17. NEW WATER FEATURE POOL / FOUNTAIN WITH STATUE TO MATCH TYPE & THEME OF EXISTING STATUES WITHIN EXISTING AND NEW NICHES. PROVIDE POWER FOR IN-FOUNTAIN W.F. LIGHTS AND EXTERIOR LANDSCAPE LIGHTS. PROVIDE WATER LINES, PUMPS AND SAUR OFF. PROVIDE DESIGN SHOP DWGS AND CUT SHEET SUBMITTALS FOR OWNER AND CLV APPROVAL
18. NEW DECORATIVE PAVERS AROUND FOUNTAIN BASE. PROVIDE SAMPLES FOR OWNER APPROVAL
19. NEW DRIVE THROUGH DROP OFF TO MATCH STAMPED CONCRETE AT EXISTING DROP OFF DRIVE
20. NEW IRRIGATION SYSTEM MAIN AND DRIP LINES. INSTALL AS PER AL1.01. PROVIDE INSTALLATION SHOP DWGS WITH SUBMITTAL SHEETS FOR APPROVAL
21. NEW LANDSCAPE LIGHTING TO BE TIED INTO EXISTING CONTROL SYSTEM (SEE LV KEY / SCHEDULE AND ELECTRICAL DWGS)
22. RELOCATED LIGHT FIXTURE SET ATOP NEW PILASTERS. PROVIDE NEW TO MATCH EXISTING IF REQUIRED OR IF ANY SAVED ONE IS DAMAGED (VERIFY QUANTITY AND REFER TO ELECTRICAL DWGS)
23. NEW AQUA-CHILLER AC PLANT W/ RELATED EQUIPMENT WITHIN CMU & STUCCO ENCLOSURE (TO MATCH WALL & CORNICE STYLES OF BUILDING)

LANDSCAPE SCHEDULE

	SYMBOL	BOTANICAL NAME / COMMON NAME	QUAN	COND	REMARKS
TREES		PINUS PINEA SPECIES	5	24" BOX	
		PRUNUS	20	24" BOX	
		PALM (EXISTING / RELOCATED) PALM (NEW TO MATCH EXISTING)		EXISTING 60" BOX	
SHRUBS		DWARF BOTTLE BRUSH CALLISTEMON "LITTLE JOHN"	75	5 GAL.	
		INTERMEDIA PYRACANTHA NCI HYBRID	29	5 GAL.	
		ELEAGNUS/SILVER BERRY/PERSIAN BLUE RANGER	29	5 GAL.	
		LANTANA CAMARA LANTANA	29	5 GAL.	
		LILY OF THE NILE AGAPANTHUS AFRICANUS	29	5 GAL.	
		TOTAL SHRUB	145		

IRRIGATION LEGEND

	BACKFLOW DEVICE	WILKINS 975XL
	IRRIGATION CONTROLLER	RAINBIRD ESP-8 STATION (MIN. MODEL)
	IRRIGATION VALVE	RAINBIRD PEB 1" W/ SOLENOID & 30 PSI REGULATOR AND AC PRODUCTS 40-115, 150 MESH FILTER
	QUICK COUPLER	RAINBIRD 33-NC 3/4
	GATE VALVE	WHERE 1" BRASS GATE VALVE
	MAINLINE	1" SCH 40 PVC
	LATERAL LINE (SHRUBS)	3/4" POLYTUBE W/ 1/4" DISTRIBUTION TUBING TO EMITTER
	LATERAL LINE (TREES)	3/4" POLYTUBE W/ 1/4" DISTRIBUTION TUBING TO EMITTER
	SLEEVES (MAINLINE)	2" SCH 40 PVC
	SLEEVES (LATERALS)	1-1/2" SCH 40 PVC
SHRUB SYMBOL	EMITTERS	RAINBIRD TURBODRIP PRESSURE COMPENSATING EMITTER 2 GPH - 12 INCH DIG.
TREE SYMBOL	EMITTERS	RAINBIRD TURBODRIP PRESSURE COMPENSATING EMITTER 1 GPH - 2 PER SHRUB (1 GAL) 0.5 GPH - 2 PER 5 GAL SHRUB
	FLUSH VALVE	AC PRODUCTS FOR 3/4" FLUSH VALVE
	RAINBIRD RAIN SENSOR @ ANNUALS	

GENERAL NOTES

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

FOR APPROVED SDR & SUP AMENDMENT

ISSUE DATE 10/04/10

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OCT 0 5 2010

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SDR-39818

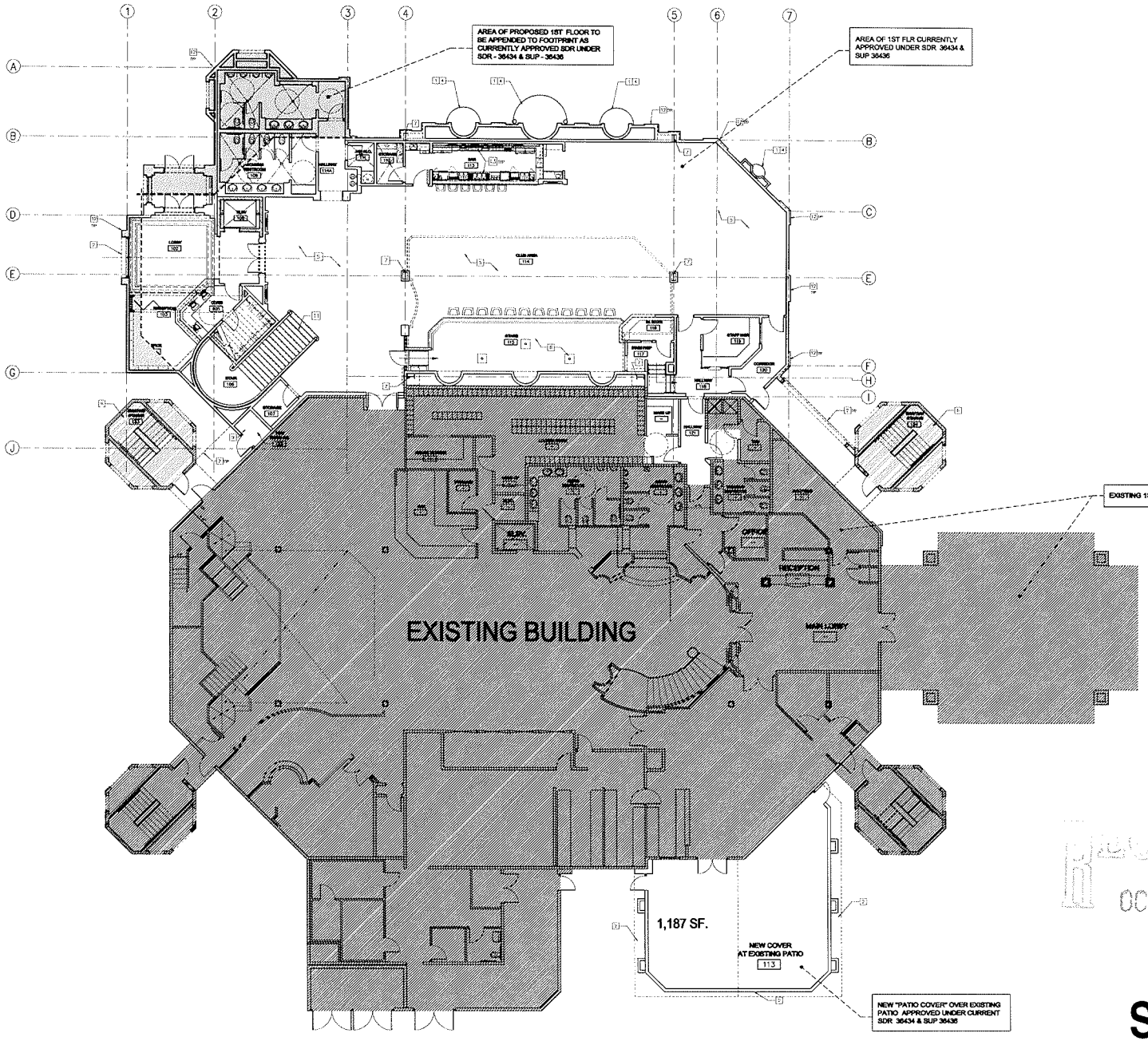
WINSTON H. HENDERSON ARCHITECTS
1555 EAST FLAMINGO ROAD STE. #330, LAS VEGAS, NV 89119
OFFICE (702) 893-8700 FAX (702) 893-8707

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

LANDSCAPE AND IRRIGATION PLAN

Date:	07-27-2009
Job No.:	06220
Designed:	WHH
Drawn:	TEP/BK
Update:	
Checked:	TEP/WHH

Sheet
AL1.0



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

KEY NOTE

1. STATUE LOCATION FOR OWER FURNISHED, OWNER INSTALLED STATUES
2. LINE OF ROOF EDGE OVERHANG. SEE ROOF PLAN FOR ADDITIONAL INFORMATION
3. METAL DETECTOR SHALL BE OWNER FURNISHED OWNER INSTALLED. SEE ELECTRICAL SHEETS FOR ELECTRICAL CONNECTION.
4. DISPLAY NICHE FOR OWNER FURNISHED ART WORK/ SCULPTURE.
5. OWNER FURNISHED, OWNER INSTALLED FURNISHINGS. COORDINATE WITH OWNER.
6. EXISTING METAL STAIRS WITH CONCRETE PAN FILLED STEPS.
7. STRUCTURAL COLUMN WITH FIRE RATED SURROUND. SEE STRUCTURAL DRAWINGS FOR COLUMN INFORMATION. SEE WALL TYPES FOR SPRAY-ON FIRE PROOFING REQUIREMENTS.
8. PLATFORM AREA. SEE ENLARGED PLAN FOR ADDITIONAL INFORMATION. COORDINATE SPECIAL LIGHTING WITH THE ELECTRICL SHEETS
9. FIRE RISER ROOM. SEE "P" SHEETS FOR ADDITIONAL INFORMATION
10. CMU COLUMNS WITH EIFS FINISH. SEE STRUCTURAL DRAWINGS FOR DESIGN AND REINFORCING NOTES. SEE EXTERIOR ELEVATIONS FOR DECORATIVE EIFS FINISH.
11. WOOD STAIRS WITH CARPETED TREADS AND RISERS. SEE STAIR SECTION FOR ADDITIONAL INFORMATION. PROVIDE METAL HANDRAILS PER ADA REQUIREMENTS. RAILING SHALL BE DECORATIVE WROUGHT IRON. LIGHTING SHALL BE PROVIDED AT EACH RISER. REFER TO ELECTRICAL SHEETS FOR ADDITIONAL INFORMATION.
12. EIFS PLANT-ON COLUMN. SEE EXTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION.
13. BAR EQUIPMENT.
14. 22"X36" ROOF HATCH WITH METAL LADDER. INSTALL PER MANUFACTURE REQUIREMENTS. SEE ROOF PLAN FOR ADDITIONAL INFORMATION. INSTALL HATCH CLOSE TO WALL TO ALLOW FOR EASY USE OF THE LADDER.
15. DECORATIVE RAILING SYSTEM. SEE EXTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION.
16. GLASS ROOF. SEE ROOF PLAN FOR ADDITIONAL INFORMATION.
17. DECORATIVE RAILING SYSTEM.
18. INTERIOR GLASS ROOF.
19. NEW SHAFT FOR AUGMENTED AC AT EXISTING RECPTION

FOR APPROVED SDR & SUP AMENDMENT

ISSUE DATE 10/04/10

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OCT 0 5 2010

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SDR-39818

Rev	Date	Revision

Submitted By: Date:

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

TREASURES GENTLEMEN'S CLUB EXPANSION
2801 WESTWOOD DR. LASVEGAS, NEVADA 89109
APN: 162008004001, 162091020004

OVERALL FIRST FLOOR PLAN

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

Sheet
A1.00

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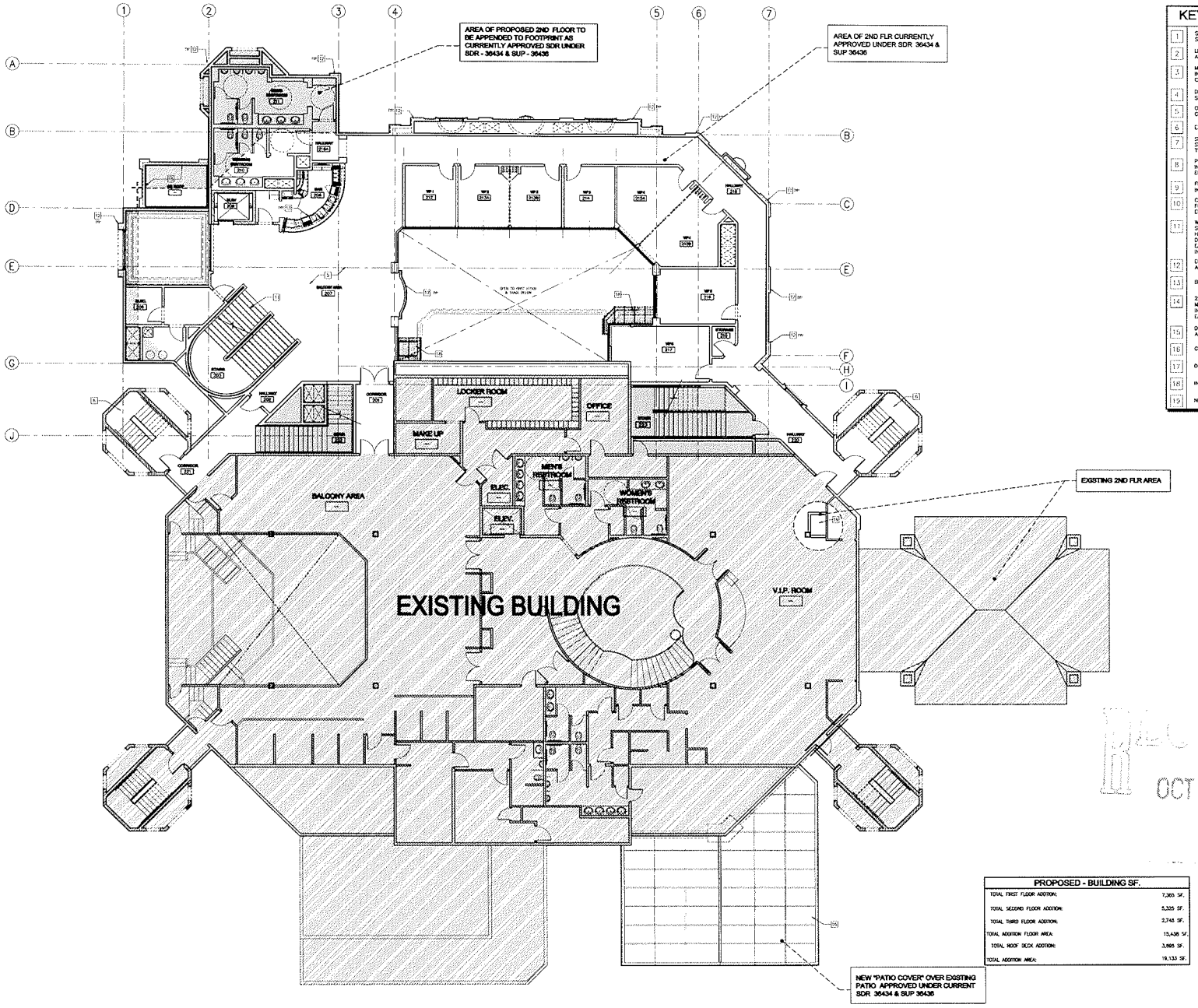

1 OVERALL SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

KEY NOTE

1. STATUE LOCATION FOR OWER FURNISHED, OWNER INSTALLED STATUES
2. LINE OF ROOF EDGE OVERHANG. SEE ROOF PLAN FOR ADDITIONAL INFORMATION
3. METAL DETECTOR SHALL BE OWNER FURNISHED OWNER INSTALLED. SEE ELECTRICAL SHEETS FOR ELECTRICAL CONNECTION.
4. DISPLAY NICHE FOR OWNER FURNISHED ART WORK/ SCULPTURE.
5. OWNER FURNISHED, OWNER INSTALLED FURNISHINGS. COORDINATE WITH OWNER.
6. EXISTING METAL STAIRS WITH CONCRETE PAN FILLED STEPS.
7. STRUCTURAL COLUMN WITH FIRE RATED SURROUND. SEE STRUCTURAL DRAWINGS FOR COLUMN INFORMATION. SEE WALL TYPES FOR SPRAY-ON FIRE PROOFING REQUIREMENTS
8. PLATFORM AREA. SEE ENLARGED PLAN FOR ADDITIONAL INFORMATION. COORDINATE SPECIAL LIGHTING WITH THE ELECTRICAL SHEETS
9. FIRE RISER ROOM. SEE "P" SHEETS FOR ADDITIONAL INFORMATION
10. CMU COLUMNS WITH EIFS FINISH. SEE STRUCTURAL DRAWINGS FOR DESIGN AND REINFORCING NOTES. SEE EXTERIOR ELEVATIONS FOR DECORATIVE EIFS FINISH.
11. WOOD STAIRS WITH CARPETED TREADS AND RISERS. SEE STAIR SECTION FOR ADDITIONAL INFORMATION. PROVIDE METAL HANDRAILS PER ADA REQUIREMENTS. RAILING SHALL BE DECORATIVE WROUGHT IRON. LIGHTING SHALL BE PROVIDED AT EACH RISER. REFER TO ELECTRICAL SHEETS FOR ADDITIONAL INFORMATION.
12. EIFS PLANT-ON COLUMN. SEE EXTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION
13. BAR EQUIPMENT.
14. 22"X30" ROOF HATCH WITH METAL LADDER. INSTALL PER MANUFACTURE REQUIREMENTS. SEE ROOF PLAN FOR ADDITIONAL INFORMATION. INSTALL HATCH CLOSE TO WALL TO ALLOW FOR EASY USE OF THE LADDER.
15. DECORATIVE RAILING SYSTEM. SEE EXTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION.
16. GLASS ROOF. SEE ROOF PLAN FOR ADDITIONAL INFORMATION
17. DECORATIVE RAILING SYSTEM.
18. INTERIOR GLASS ROOF.
19. NEW SHAFT FOR AUGMENTED AC AT EXISTING RECEPTION

PROPOSED - BUILDING SF.	
TOTAL FIRST FLOOR ADDITION:	7,303 SF.
TOTAL SECOND FLOOR ADDITION:	5,325 SF.
TOTAL THIRD FLOOR ADDITION:	2,745 SF.
TOTAL ADDITION FLOOR AREA:	15,436 SF.
TOTAL ROOF DECK ADDITION:	3,665 SF.
TOTAL ADDITION AREA:	19,133 SF.

OCT 0 5 2010

FOR APPROVED SDR & SUP AMENDMENT

ISSUE DATE 10/04/10

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

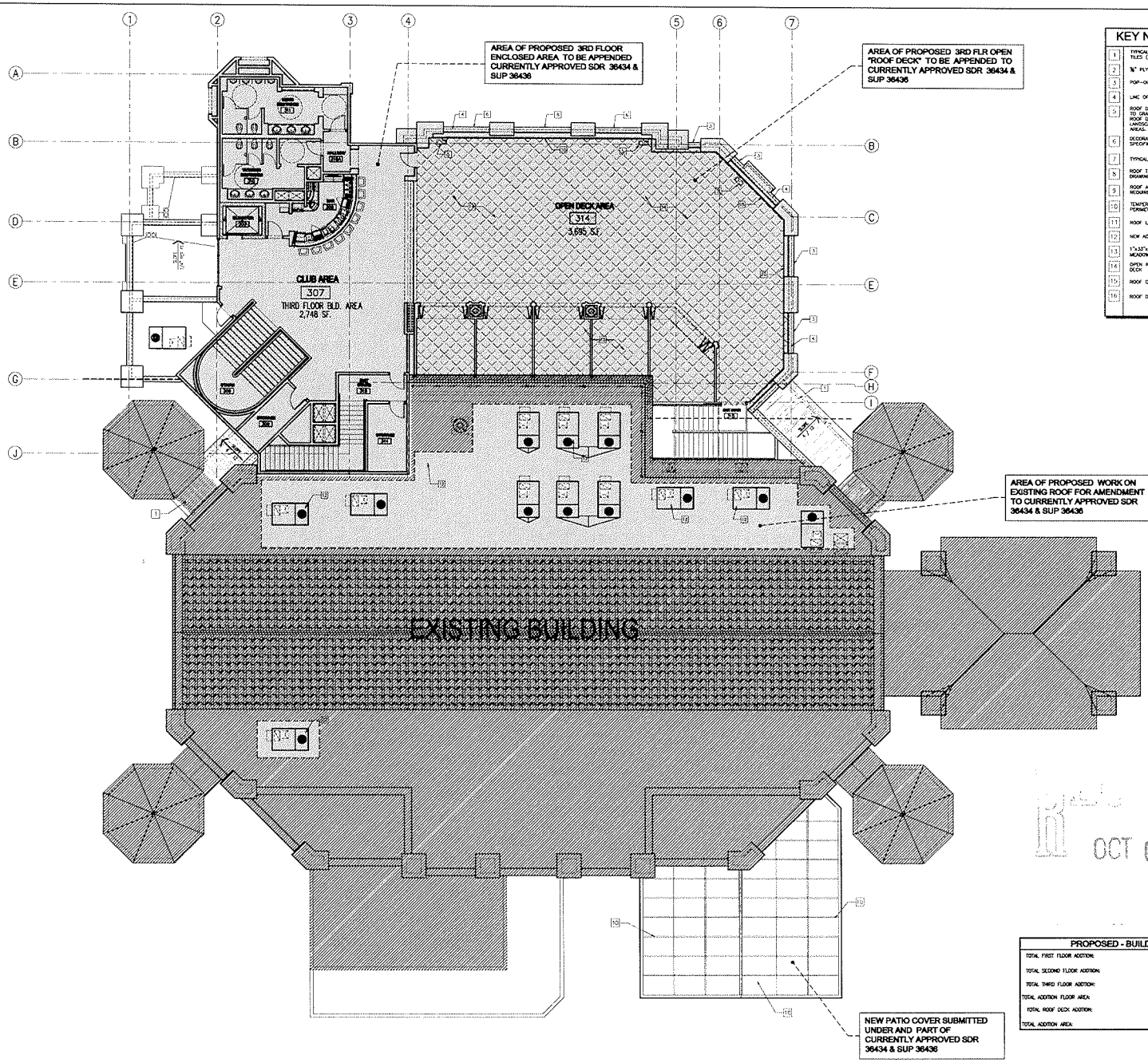
TREASURES GENTLEMEN'S CLUB EXPANSION
2801 WESTWOOD DR. LASVEGAS, NEVADA 89109
APN: 162098004001, 162091102004

OVERALL SECOND FLOOR PLAN

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

Sheet
A1.01

SUP-39819
SDR-39818



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

KEY NOTE

1	TYPICAL CONCRETE TILE ROOF ASSEMBLY. CONCRETE ROOFING TILES (EXTRUDED CONCRETE INTERLOCKING ROOF TILES)
2	¾" PLYWOOD CRICKET – TYP. SLOPE TO DRAIN (SEE 6/A3.1)
3	POP-OUT IN STUCCO PARAPET/PLATFORM
4	LINE OF EXTERIOR WALL–TYPICAL
5	ROOF DRAIN & OVERFLOW TO EXTERIOR WALL CAVITY & DOWN TO GRADE. SEE PLUMBING DRAWINGS FOR DETAILS. ALL ROOF DRAINS & OVERFLOW OUTLETS SHALL DRAIN TO LANDSCAPE AREAS WITH SPLASH BLOCKS. NO DRAIN TO PAVED AREAS. COORDINATE DRAIN OUTLETS WITH CIVIL SITE WORK.
6	DECORATIVE RAILING SYSTEM. SEE EXTERIOR ELEVATIONS FOR SPECIFICATION & DETAILS.
7	TYPICAL BUILT-UP ROOF ASSEMBLY.
8	ROOF TOP MECHANICAL EQUIPMENT–SEE MECHANICAL DRAWINGS
9	ROOF ACCESS HATCH. INSTALL PER MANUFACTURER REQUIREMENTS. SEE FLOOR PLANS FOR EXACT LOCATIONS.
10	TEMPERED GLASS DECK SCREEN WALL AT ROOF DECK PERIMETER
11	ROOF LADDER
12	NEW AC UNITS FOR EXISTING CLUB AREA (SEE MECH DWGS)
13	1"x33"x48" "DUO-PAD" ROOF WALK PADS AS BY WR MEADOWS (OR EQUAL)
14	OPEN ROOF DECK AND FLOOR TILING OVER STRUCTURAL DECK
15	ROOF OVER OPEN ROOF DECK "CANAWAYS"
16	ROOF DECK EXIT STAIRS

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

OCT 0 5 2010

ISSUED TO CLV PLANNING

ISSUE DATE 10/04/10

FOR APPROVED SDR & SUP AMENDMENT

Rev.	Date	Revision

Submitted To: Date:

WINSTON H. HENDERSON ARCHITECTS
1555 EAST FLAMINGO ROAD STE. #550, LAS VEGAS, NV 89119
OFFICE (702) 893-4700 FAX (702) 893-4797

TREASURES GENTLEMEN'S CLUB EXPANSION
2801 WESTWOOD DR. LASVEGAS, NEVADA 89109
APN: 162-08-804-001, 162-09-102-004

THIRD FLOOR PLAN

Date: 07-27-2009
Job No.: 06220
Designed: WHH
Drawn: TEP/BK
Update:
Checked: TEP/WHH

Sheet
A1.04A

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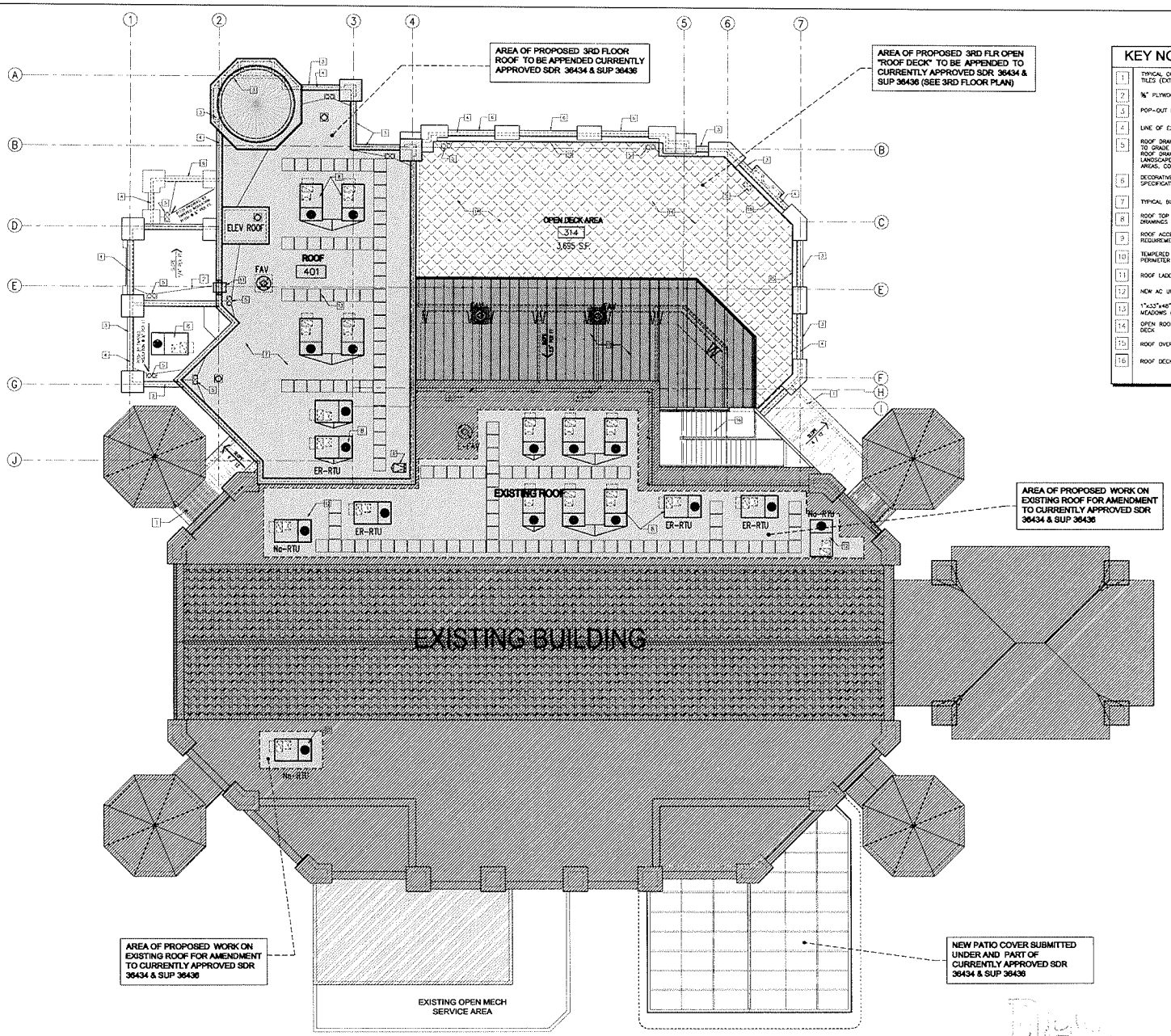
SUP-39819
SDR-39818



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

NORTH

KEY NOTE

1. TYPICAL CONCRETE TILE ROOF ASSEMBLY, CONCRETE ROOFING TILES (EXTRUDED CONCRETE INTERLOCKING ROOF TILES)
2. ¾" PLYWOOD CRICKET – TYP. SLOPE TO DRAIN (SEE 6/A3.1)
3. POP-OUT IN STUCCO PARAPET/PLATFORM
4. LINE OF EXTERIOR WALL-TYPICAL
5. ROOF DRAIN & OVERFLOW TO EXTERIOR WALL CAVITY & DOWN TO GRADE – SEE PLUMBING DRAWINGS FOR DETAILS. ALL ROOF DRAIN AND OVERFLOW OUTLETS SHALL DRAIN TO LANDSCAPE AREAS OR UNDER-SIDEWALK DRAINS TO PAVED AREAS. COORDINATE DRAIN OUTLETS WITH CIVIL SITE WORK
6. DECORATIVE RAILING SYSTEM. SEE EXTERIOR ELEVATIONS FOR SPECIFICATION & DETAILS.
7. TYPICAL BUILT-UP ROOF ASSEMBLY.
8. ROOF TOP MECHANICAL EQUIPMENT-SEE MECHANICAL DRAWINGS
9. ROOF ACCESS HATCH. INSTALL PER MANUFACTURER REQUIREMENTS. SEE FLOOR PLANS FOR EXACT LOCATIONS.
10. TEMPERED GLASS DECK SCREEN WALL AT ROOF DECK PERIMETER
11. ROOF LADDER
12. NEW AC UNITS FOR EXISTING CLUB AREA (SEE MECH DWGS)
13. 1"x33"x48" "DUO-PAD" ROOF WALK PADS AS BY WR MEADOWS (OR EQUAL)
14. OPEN ROOF DECK AND FLOOR TILING OVER STRUCTURAL DECK
15. ROOF OVER OPEN ROOF DECK "CABANA'S"
16. ROOF DECK EXIT STAIRS

FOR APPROVED SDR & SUP AMENDMENT

ISSUE DATE 10/04/10

ISSUED TO CLV PLANNING

WINSTON H. HENDERSON ARCHITECTS
1556 EAST FLAMINGO ROAD STE. #250, LAS VEGAS, NV 89119
OFFICE (702) 893-9797 FAX (702) 893-9797

TREASURES GENTLEMEN'S CLUB EXPANSION
2801 WESTWOOD DR. LASVEGAS, NEVADA 89109
APN: 162038004001, 162061020004

ROOF PLAN

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

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A1.06

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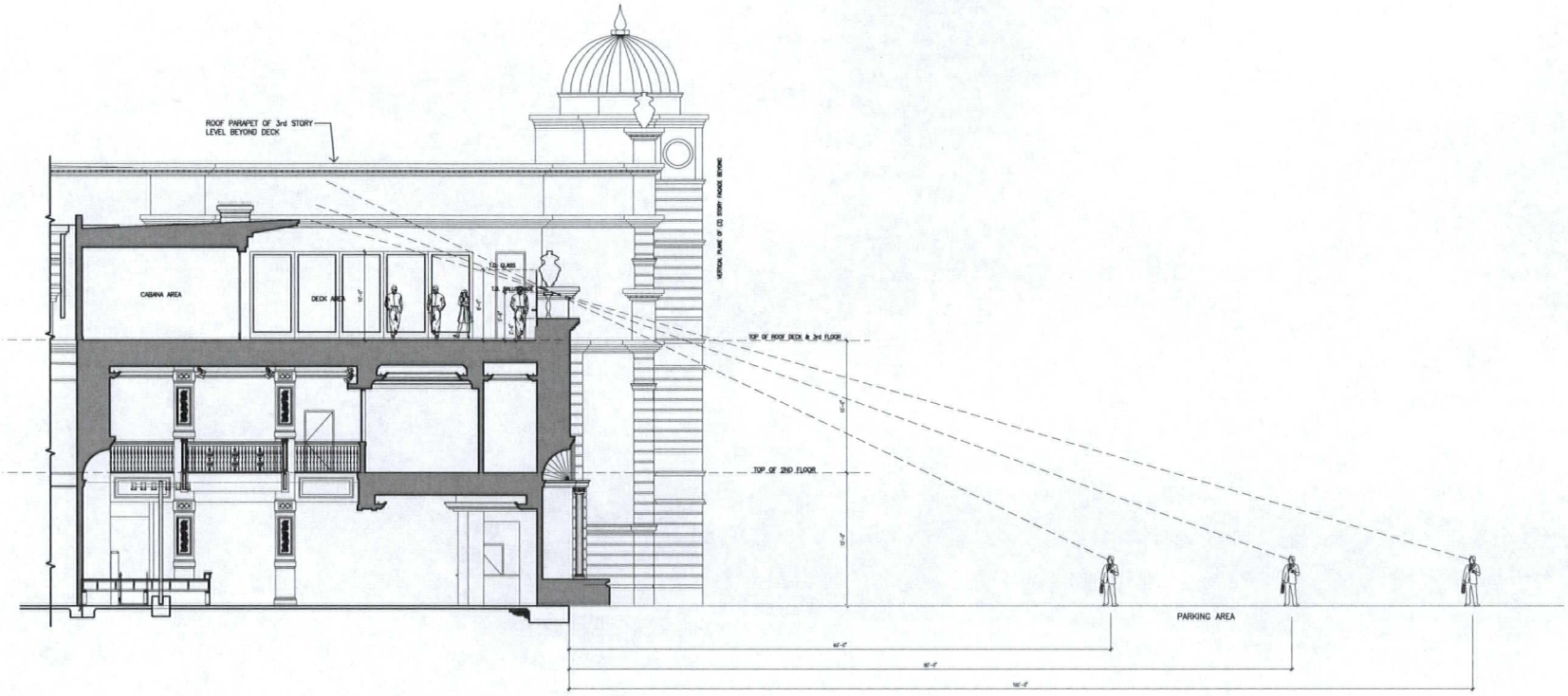
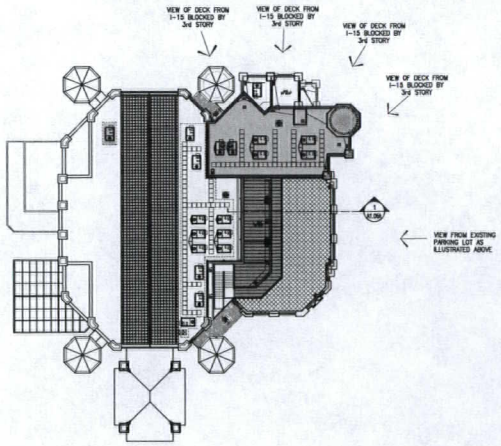


1 SIGHT LINE SECTION
SCALE: 3/16" = 1'-0"



2 SIGHT LINE ROOF PLAN SECTION KEY
SCALE: 3/16" = 1'-0"

RECEIVED
OCT 27 2010

SUP-39819
SDR-39818
REVISED

No.	Date	Revision

Submitted To	Date

WINSTON H. HENDERSON ARCHITECTS
1355 EAST FLAMINGO ROAD STE. #350, LAS VEGAS, NV 89119
OFFICE: (702) 893-9700 FAX: (702) 893-9797

TREASURES GENTLEMEN'S CLUB EXPANSION
2801 WESTWOOD DR. LASVEGAS, NEVADA 89109
APN: 162086040 01, 162091020 04

SIGHT LINE SECTION

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

Sheet
A1.06A

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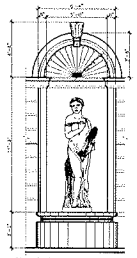
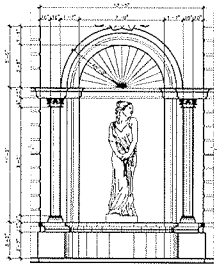


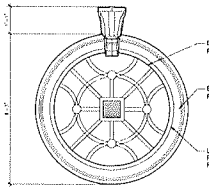
*MATCH WITH EXISTING PREFABRICATED STATUARY NICHE. CONTRACTOR TO VERIFY EXISTING DIMENSIONS & TYPE BEFORE COMMENCING WORK

3 ENLARGED ELEVATION
SCALE: 1/8" = 1'-0"



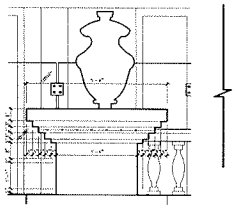
*MATCH WITH EXISTING PREFABRICATED STATUARY NICHE. CONTRACTOR TO VERIFY EXISTING DIMENSIONS & TYPE BEFORE COMMENCING WORK

4 ENLARGED ELEVATION
SCALE: 1/8" = 1'-0"



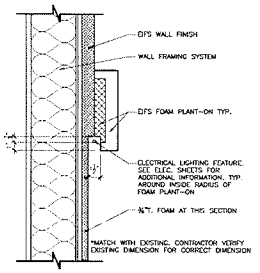
*MATCH WITH EXISTING. CONTRACTOR TO VERIFY EXISTING MATERIALS, DIMENSIONS & PROFILES PRIOR TO FABRICATION

5 PLANT-ON DETAIL
SCALE: 1/8" = 1'-0"



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

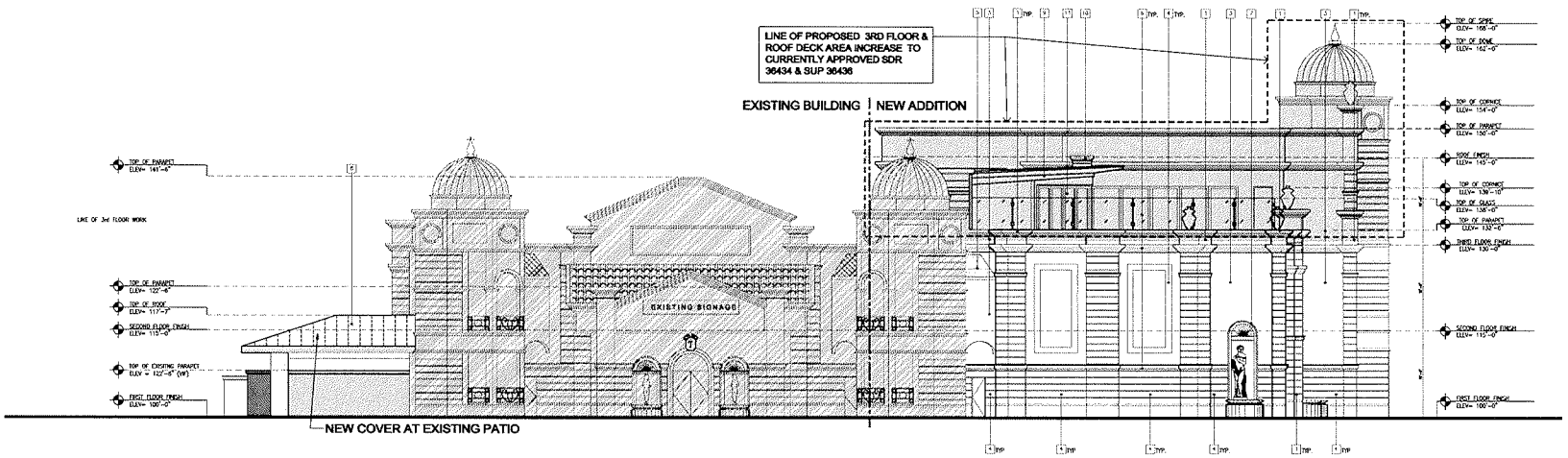
6 TYP. COLUMN CAP DETAIL
SCALE: 1/8" = 1'-0"



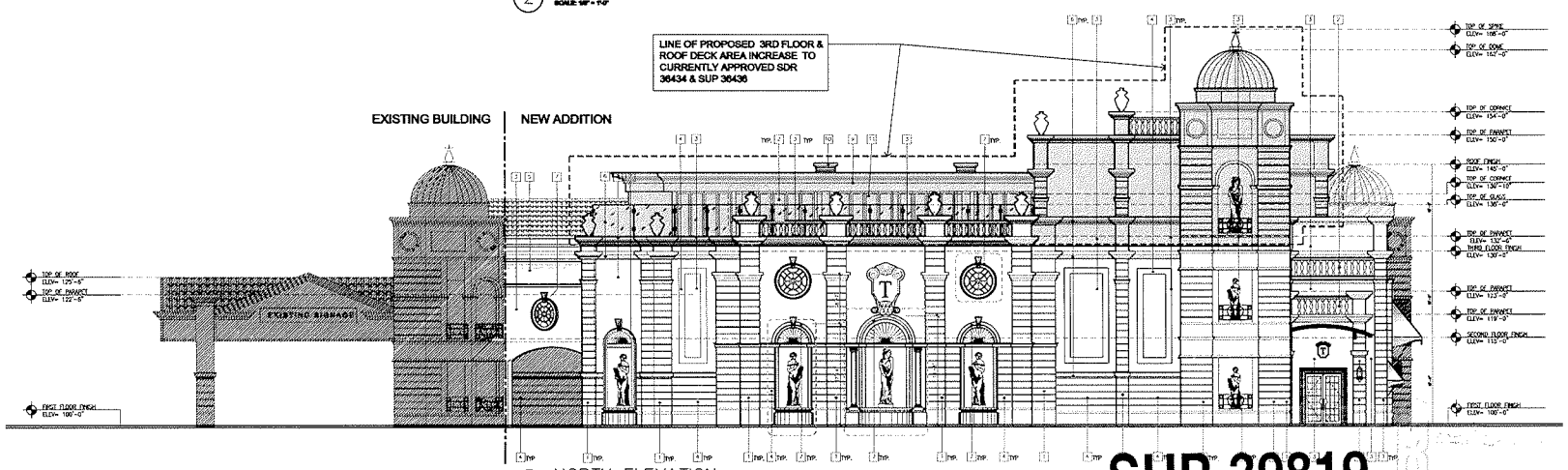
7 PLANT-ON SECTION
SCALE: 3" = 1'-0"

KEY NOTE

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



2 EAST ELEVATION
SCALE: 1/8" = 1'-0"



1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

SUP-39819
SDR-39818

OCT 0 5 2010

FOR APPROVED SDR & SUP AMENDMENT

ISSUE DATE 10/04/10

ISSUED TO CLV PLANNING

Rev.	Date	Revision

Submitted To	Rev.

WINSTON H. HENDERSON ARCHITECTS
1555 EAST FLAMINGO ROAD SITE. #530, LAS VEGAS, NV 89119
OFFICE (702) 893-9700 FAX (702) 893-9797

TREASURES GENTLEMEN'S CLUB EXPANSION
2801 WESTWOOD DR. LASVEGAS, NEVADA 89109
APN: 16208604001, 16208102004

ELEVATIONS

Date:	07-27-2009
Job No.:	09220
Designed:	WHH
Drawn:	TEP/BK
Update:	
Checked:	TEP/WHH

Sheet
A3.00

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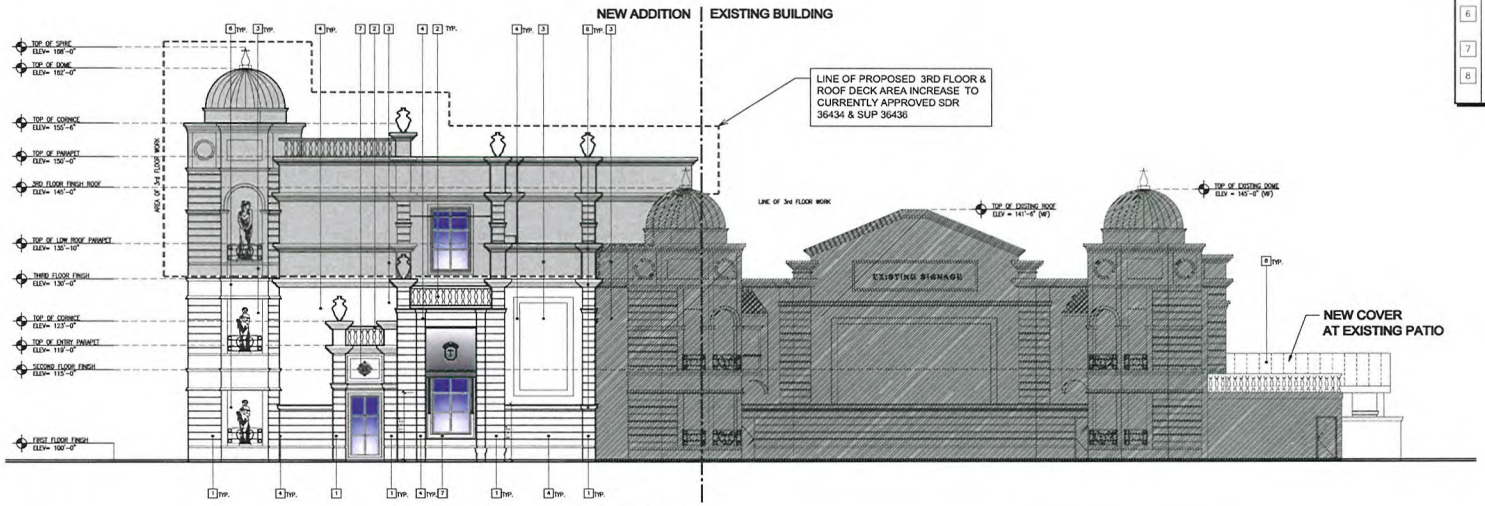
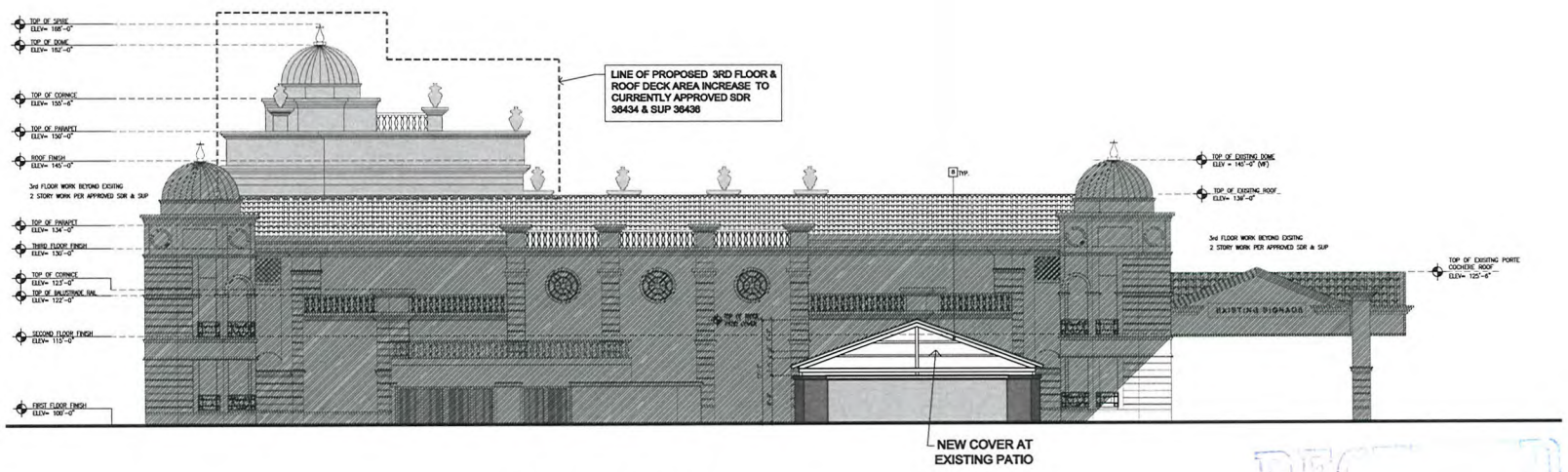
KEY NOTE

1. EFIS POP OUT COLUMNS AND CAPITALS. TYPICAL AROUND BUILDING AS SHOWN COLUMNS SHALL BE PAINTED WITH TRIM COLOR. MATCH WITH EXISTING.
2. DECORATIVE RAILING FEATURE. MATCH WITH EXISTING DECORATIVE RAILING FEATURE.
3. EIFS WALL FINISH SHALL HAVE LIGHT SAND TEXTURE. STUCCO SHALL BE PAINTED FOR MATCHING WITH EXISTING BUILDING COLOR. TYPICAL AROUND ENTIRE BUILDING.
4. EFIS POP-OUT WALLS. TYPICAL AROUND BUILDING AS SHOWN WALLS SHALL BE PAINTED WITH TRIM COLOR. MATCH WITH EXISTING.
5. CONCRETE MISSION STYLE TILE ROOFING MATERIAL AT ALL PITCHED ROOF AREAS. SEE ROOF PLAN FOR ADDITIONAL INFORMATION. MATCH WITH EXISTING.
6. DECORATIVE FASCIA TRIM SHALL BE EIFS OVER FOAM PLANT-ON AND SHALL BE PAINTED TRIM COLOR. TYPICAL AROUND ENTIRE BUILDING. MATCH WITH EXISTING TYPICAL.
7. EIFS FOAM PLANT-ON TYPICAL. SHALL BE PAINTED WITH TRIM COLOR. MATCH WITH EXISTING EIFS FOAM PLANT-ON TYPICAL.
8. GLASS ROOF COVER AT EXISTING PATIO AREA. SEE ROOF PLAN FOR ADDITIONAL INFORMATION.



2 WEST ELEVATION
SCALE: 1/8" = 1'-0"



1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

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SUP-39819
SDR-39818

FOR APPROVED SDR & SUP AMENDMENT

ISSUE DATE 10/04/10

ISSUED TO CLV PLANNING

Rev	Date	Revision

Submitted To	Date

WINSTON H. HENDERSON ARCHITECTS
1555 EAST FLAMINGO ROAD SITE: #350, LAS VEGAS, NV 89119
OFFICE: (702) 893-9700 FAX: (702) 893-9797

TREASURES GENTLEMEN'S CLUB EXPANSION
2801 WESTWOOD DR. LASVEGAS, NEVADA 89109
APN: 162086040 01, 162091020 04

ELEVATIONS

Date: 07-27-2009
Job No.: 09220
Designed: WHH
Drawn: TEP/BK
Update:
Checked: TEP/WHH

Sheet
A3.01

© 2009 WINSTON HENDERSON ARCHITECTS

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	2,748
Total bldg addition floor area	15,438
Total roof deck addition	3,695
Total Addition area	19,133
Existing Building area	25,417
Total combined building area	44,550

A property line adjustment in the previously approved SUP / SDR remains unchanged. This adjustment has been submitted to CLV Public Works and is awaiting approval and recordation. A vehicle "drop-off" lane has been added to facilitate a required fire lane and allow ease of on site vehicle flow. Required parking has increased to 179 spaces, however the provided 203 spaces still exceeds that requirement.

All Building "set back" requirements, landscaping conditions, access locations, and conditions for approval for the previously approved SUP / SDR remain in effect and unchanged.

Winston Henderson, Principal
WHA

SUP-39819
SDR-39818
REVISED

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OCT 27 2010

City of Las Vegas

Agenda Item No.: **29.**

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:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

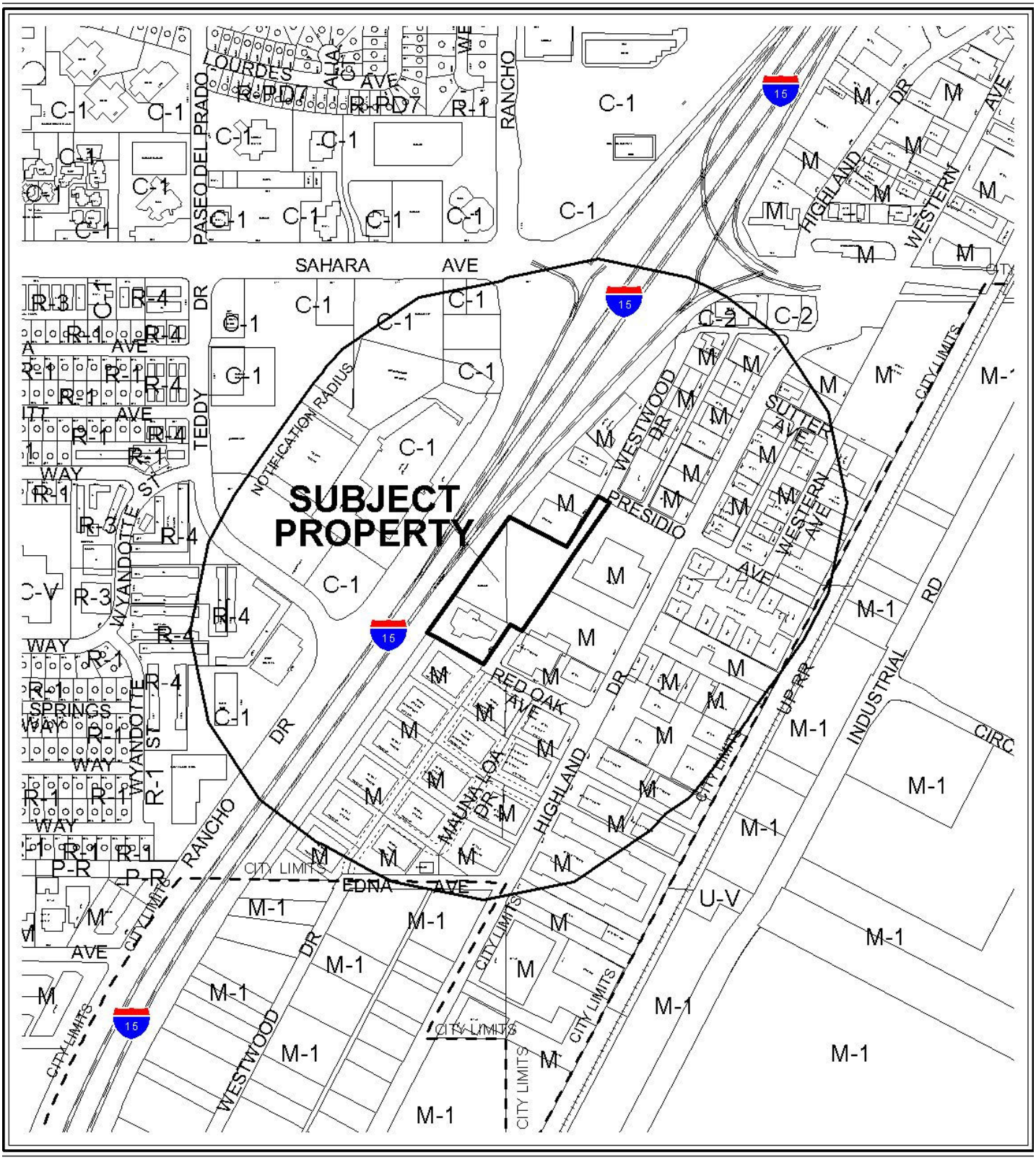
RECOMMENDATION:

Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:

1. Consolidated Backup
2. Location and Aerial Maps
3. Supporting Documentation

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

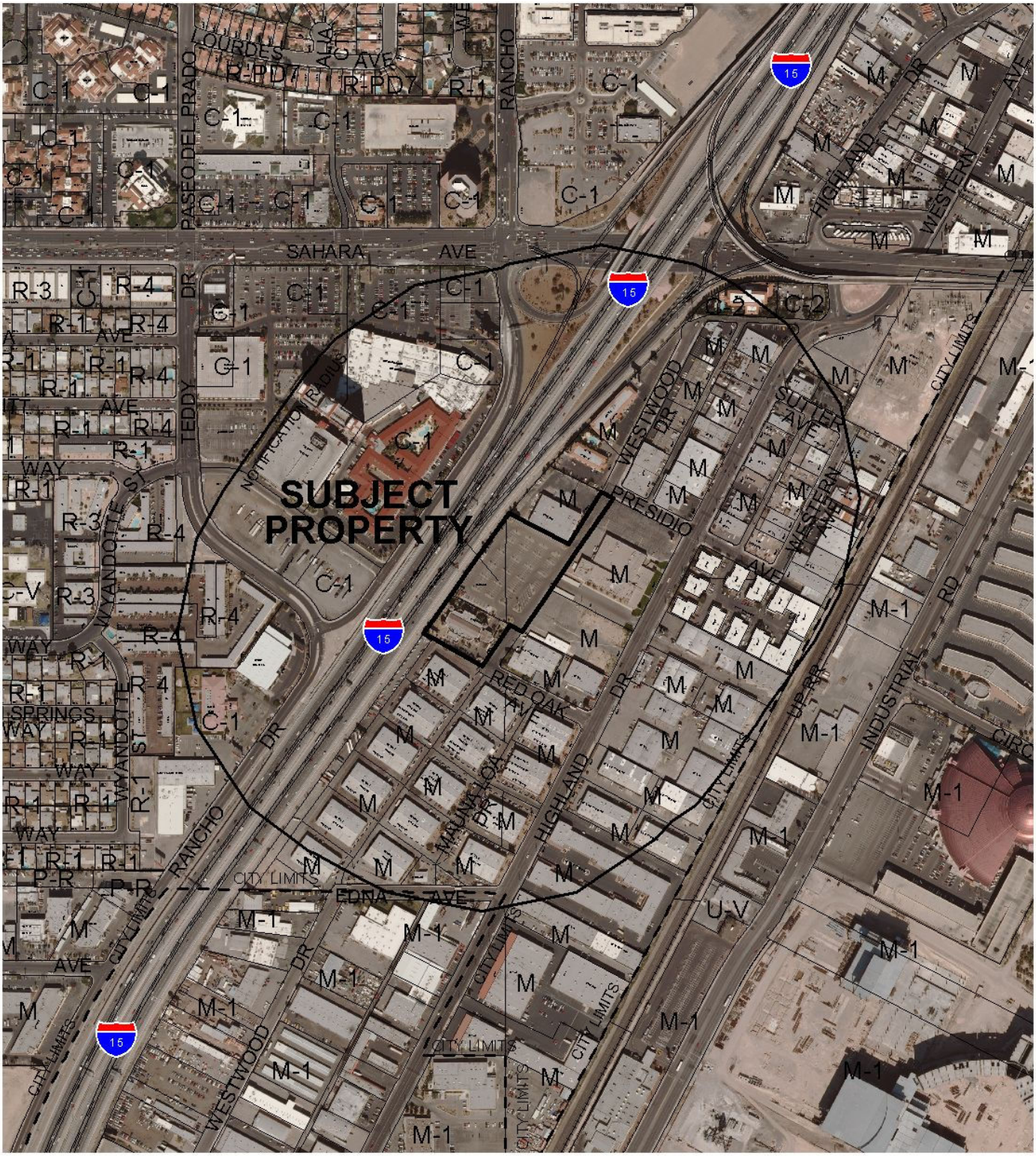


CASE: **SDR-39818**

RADIUS: 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

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-39818** APN: 162-08-604-001

Name of Property Owner: 2801 Westwood, Inc.

Name of Applicant: 2801 Westwood, Dr.

Name of Representative: Winston Henderson

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ **Yes** ☑ **No**

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: —

Partner(s): — —

APN: —

Signature of Property Owner: W Henderson - rep

Print Name: Winston Henderson

Subscribed and sworn before me

This 5th day of October, 20 10

Sunshine Muangsopa

Notary Public in and for said County and State

State of Nevada, County of Clark

SUNSHINE MUANGSOPA
NOTARY PUBLIC
STATE OF NEVADA
Date Appointment Exp: 7-13-2011
Certificate No: 03-83788-1

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OCT 0 5 2010

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: AMENDMENT TO SDR 36434 & SUP 36436

Project Address (Location) 2801 WESTWOOD DR., LAS VEGAS, NV, 89109

Project Name TREASURES GENTLEMANS CLUB **Proposed Use** S.O.B.

Assessor's Parcel #(s) 162080400 1/162091020 04 **Ward #** _____

General Plan: existing _____ proposed _____ **Zoning:** existing M proposed N/A

Commercial Square Footage 44,550 **Floor Area Ratio** _____

Gross Acres ~~44,550~~ **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER D2801 WESTWOOD INC **Contact** _____

Address 2801 WESTWOOD DRIVE **Phone:** _____ **Fax:** _____

City LAS VEGAS **State** NV **Zip** 89109

E-mail Address _____

APPLICANT _____ **Contact** _____

Address _____ **Phone:** _____ **Fax:** _____

City _____ **State** _____ **Zip** _____

E-mail Address _____

REPRESENTATIVE WINSTON HENDERSON ESQ. **Contact** WINSTON HENDERSON

Address 1555 E. FLAMINGO **Phone:** 893-9700 **Fax:** 893-9797

City LAS VEGAS **State** NV **Zip** 89119

E-mail Address WINSTON@WHALV.COM

Property Owner Signature* _____

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name Winston Henderson

Subscribed and sworn before me

This 5 day of October, 20 10.

_____

Notary Public in and for said County and State

RECEIVED OCT 0 5 2010

ALISON WHITNEY
Notary Public State of Nevada
No. 06-105840-1
My appt. exp. April 11, 2014

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	SDR-39813
Meeting Date:	11/18/10
Total Fee:	$1030.00
Date Received:*	10/05/10
Received By:	JFMUS

*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

BRENDA K ROBERTS
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES
MARCH 25, 2013

RECEIVED
OCT 0 5 2010

SUP-39819
SDR-39818

SDR 39818
D2801 Westwood, Inc.

2801 Westwood Dr.

Proposed 6.44 thousand square foot addition to an existing sexually oriented business.

Traffic produced by proposed development:

Existing/Currently Approved Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	DRINKING PLACE [1000SF]	38.11	0.00	0
AM Peak Hour			0.00	0
PM Peak Hour			11.34	432

Proposed Addition	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	DRINKING PLACE [1000SF]	6.44	0.00	0
AM Peak Hour			0.00	0
PM Peak Hour			11.34	73

Net Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	DRINKING PLACE [1000SF]	44.55	0.00	0
AM Peak Hour			0.00	0
PM Peak Hour			11.34	505

Existing traffic on all nearby streets: Count data unavailble for Westwood Dr.

Presidio Ave.	
Average Daily Traffic (ADT)	280
PM Peak Hour	22
(heaviest 60 minutes)	

Highland Dr.	
Average Daily Traffic (ADT)	2,417
PM Peak Hour	193
(heaviest 60 minutes)	

Traffic Capacity of adjacent streets

	Adjacent street ADT Capacity
Presidio Ave.	16900
Highland Dr.	26775

Based on Peak Hour use, this development will add roughly 73 additional cars into the area; or about 5 every four minutes. Currently, Presidio Ave. is at about 2 percent of capacity and Highland Dr. is at about 9 percent of capacity. Count data was unavailble for Westwood Dr., but it is believed to be under capacity.

Note that this report assumes all traffic from this development uses all named streets.

City of Las Vegas Agenda Item No.: **30.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 18, 2010

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

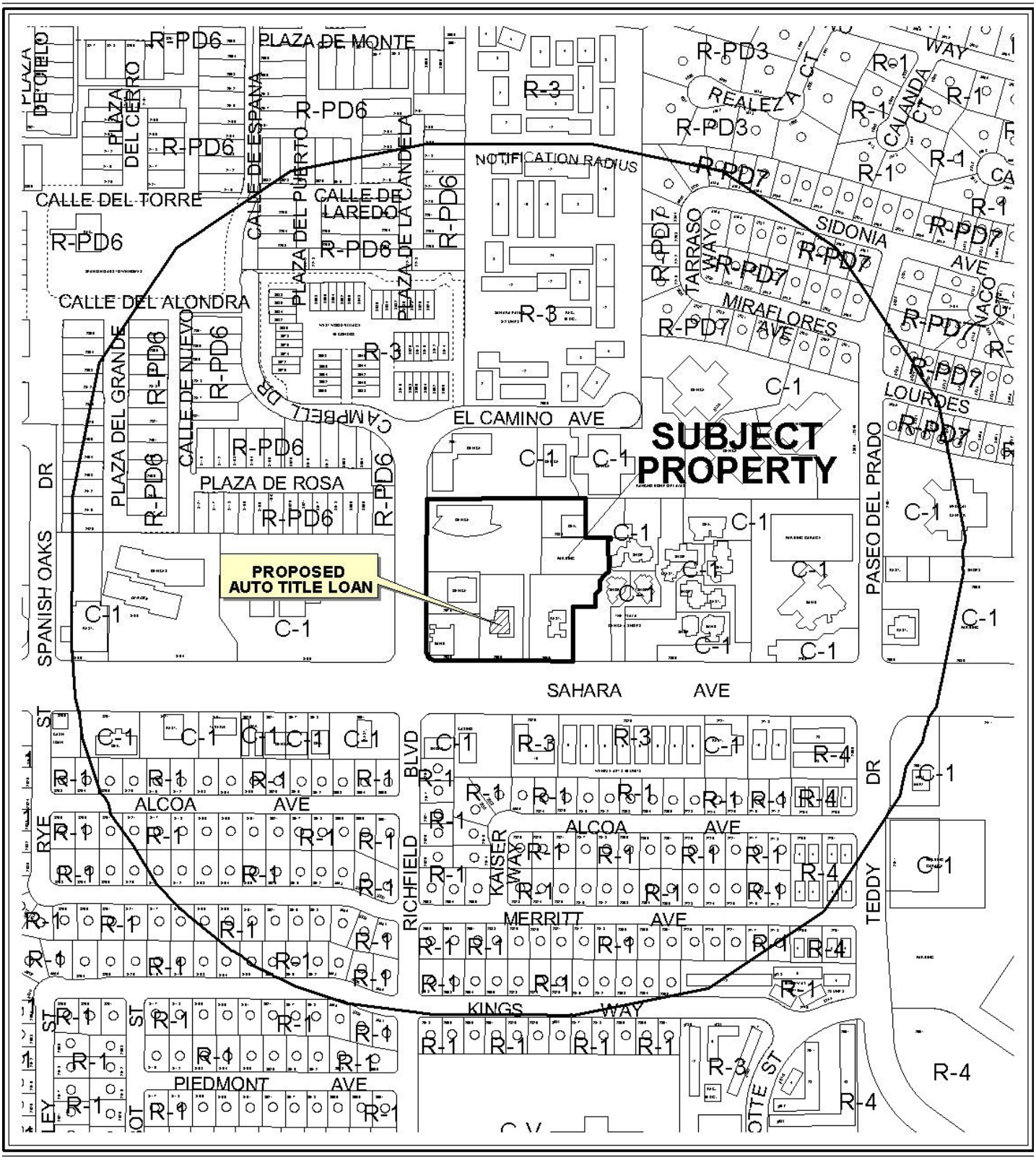
SUBJECT:
SUP-39821 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MONEYTREE, INC. - OWNER: KATSAM, LLC - Request for a Special Use Permit FOR AN AUTO TITLE LOAN USE WITHIN AN EXISTING 3,093 SQUARE-FOOT NONCONFORMING FINANCIAL INSTITUTION, SPECIFIED WITH WAIVERS TO ALLOW A 90-FOOT DISTANCE SEPARATION 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:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends DENIAL.

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Request for Abeyance Letter Submitted by Lionel Sawyer & Collins
4. Supporting Documentation
5. Photos
6. Justification Letter



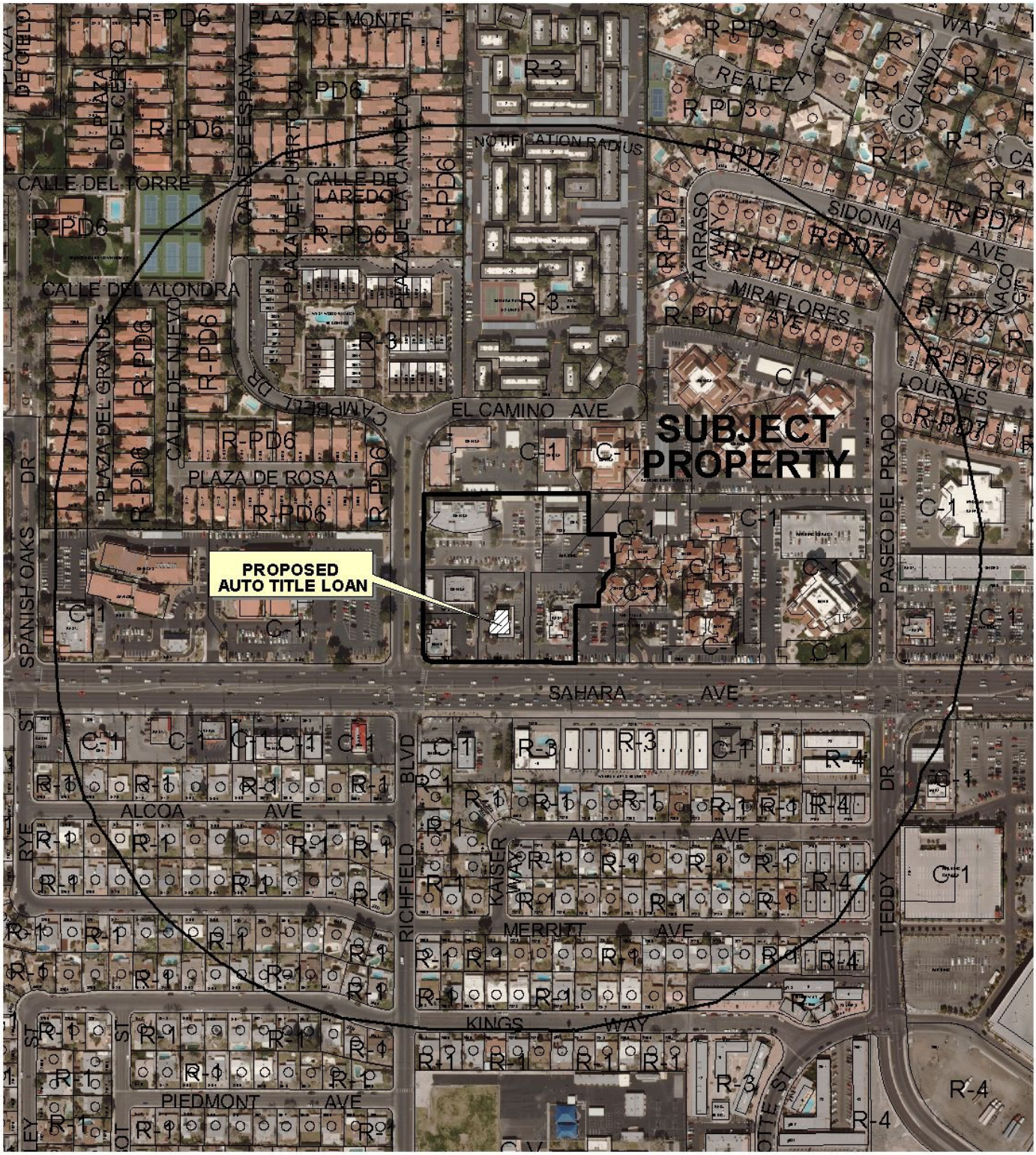
0 300 600 Feet

CASE: **SUP-39821**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

N



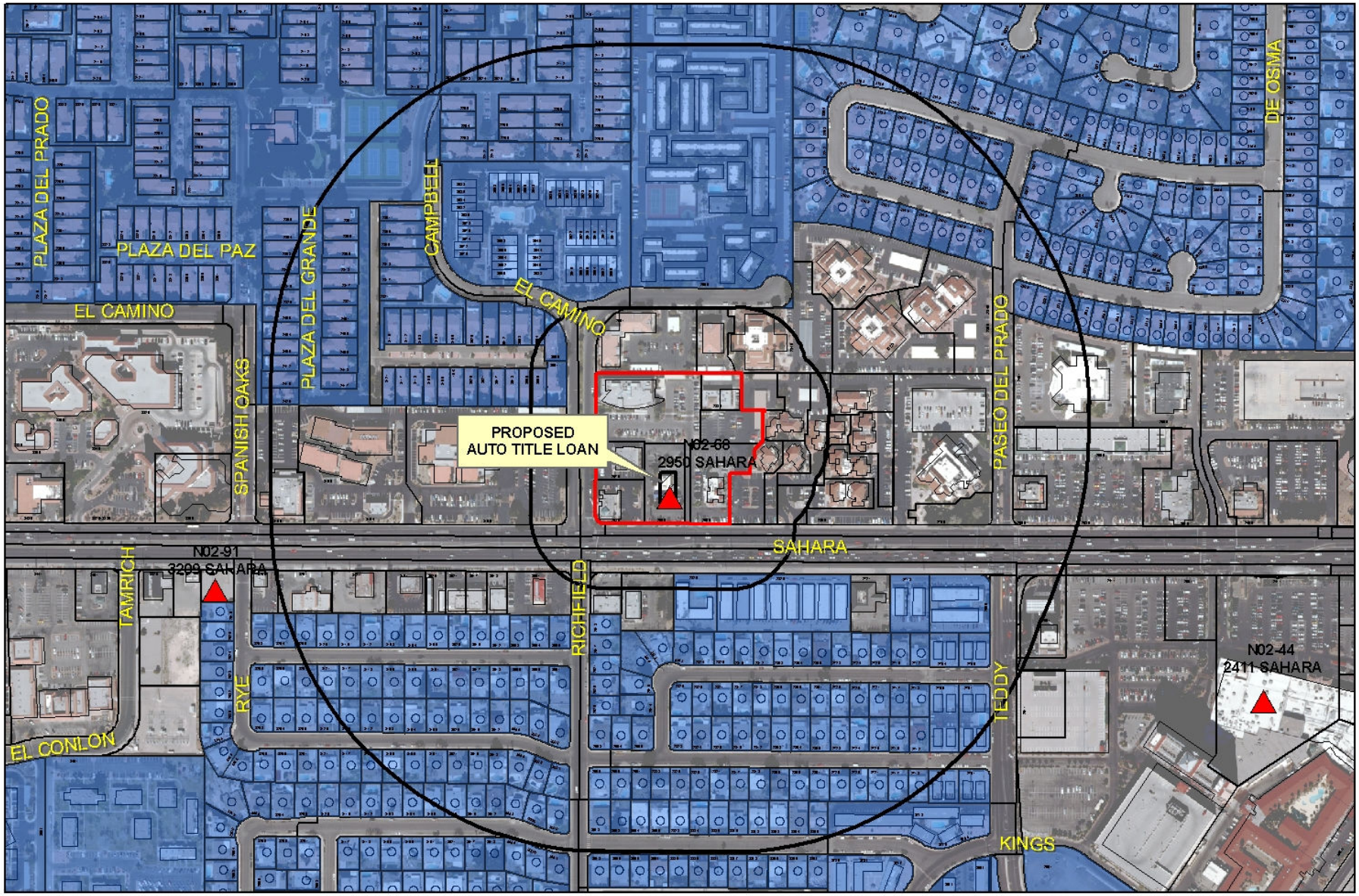
CASE: **SUP-39821**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

0 300 600 Feet

N



SUP-39821
Financial Institution

Financial Business Locations

- Financial Institution, Specified
- Pawnshops
- Automobile Title Loan

- Subject Property
- Residential Property
- 200ft & 1000ft Buffer

0 245 490 980 Feet

N

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
lc@lionelsawyer.com
www.lionelsawyer.com

SAMUEL S. LIONEL
GRANT SAWYER
(1918-1996)
JON R. COLLINS
(1923-1987)
RICHARD H. BRYAN
JEFFREY P. ZUCKER
PAUL R. HEJMANOWSKI
ROBERT D. FAISS
DAVID N. FREDERICK
RODNEY M. JEAN
HARVEY WHITTEMORE
TODD TOUTON
CAM FERENBACH
LYNDA S. MABRY
MARK H. GOLDSTEIN
KIRBY J. SMITH
COLLEEN A. DOLAN
JENNIFER A. SMITH
DAN R. REASER
PAUL E. LARSEN
ALLEN J. WILT

LYNN S. FULSTONE
RORY J. REID
DAN C. McGUIRE
JOHN E. DAWSON
FRED D. "PETE" GIBSON, III
CHARLES H. McCREA JR.
GREGORY E. SMITH
MALANI L. KOTCHKA
LESLIE BRYAN HART
CRAIG E. ETEM
TODD E. KENNEDY
MATTHEW E. WATSON
SHAWN M. ELICEGUI
JOHN M. NAYLOR
WILLIAM J. McKEAN
ELIZABETH BRICKFIELD
GREGORY R. GEMIGNANI
LINDA M. BULLEN
LAURA J. THALACKER
DOREEN SPEARS HARTWELL
LAURA K. GRANIER
MAXIMILIANO D. COUVILLIER III

MICHAEL D. KNOX
ERIN FLYNN
JENNIFER ROBERTS
MEREDITH L. STOW
DOUGLAS A. CANNON
RICHARD T. CUNNINGHAM
MATTHEW R. POLICASTRO
JENNIFER J. DIMARZIO
PEARL L. GALLAGHER
SUSAN L. MYERS
BRIAN S. PICK
JENNIFER L. BRASTER
LUCAS J. TUCKER
CHRISTOPHER WALTHER

KEVIN J. HEJMANOWSKI
KETAN D. BHIRUD
LAUREN D. CALVERT
ROBERT W. HERNQUIST
CHRISTIAN HALE
TIMOTHY R. MULLINER
COURTNEY MILLER O'MARA
BRIAN H. SCHUSTERMAN
MOHAMED A. IQBAL, JR
KELLY R. KICHLINE
MARK J. GARDBERG
JAMES B. GIBSON
GREG J. CARLSON

OF COUNSEL
A. WILLIAM MAUPIN
RICHARD J. MORGAN*
ELLEN WHITTEMORE
CHRISTOPHER MATHEWS
MARK A. CLAYTON

*ADMITTED IN CA ONLY

WRITER'S DIRECT DIAL NUMBER:
(702)-383-8946
jroberts@lionelsawyer.com

October 28, 2010

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 Monctryee, 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

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 State

Notary Public in and for said County and State

CHUNG LIN
NOTARY PUBLIC
COMMISSION EXPIRES 3-29-11
STATE OF WASHINGTON

OCT 0 0 2010

PLANNING & DEVELOPMENT
CITY OF LAS VEGAS
DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit -- Auto Title Loan

Project Address (Location) 2950 West Sahara

Project Name Moneytree **Proposed Use** Auto Title Loan

Assessor's Parcel #(s) 162-05-816-006 **Ward #** 1

General Plan: existing Comm. proposed -- **Zoning:** existing C-1 proposed --

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres 0.69 **Lots/Units** 1 **Density** _____

Additional Information _____

PROPERTY OWNER Katsam, LLC **Contact** Kari Harris

Address 6720 Fort Dent Way, Suite 230 **Phone:** (206) 246-3500 **Fax:** (206) 835-2635

City Seattle **State** WA **Zip** 98188

E-mail Address Kari.Harris@Moneytreeinc.com

APPLICANT Moneytree, Inc. **Contact** Kari Harris

Address 6720 Fort Dent Way, Suite 230 **Phone:** (206) 246-3500 **Fax:** (206) 835-2635

City Seattle **State** WA **Zip** 98188

E-mail Address Kari.Harris@Moneytreeinc.com

REPRESENTATIVE Lionel Sawyer & Collins **Contact** Jennifer Roberts

Address 300 South Fourth Street #1700 **Phone:** (702) 383-8946 **Fax:** (702) 671-2490

City Las Vegas **State** NV **Zip** 89101

E-mail Address jroberts@lionelsawyer.com

Property Owner Signature* David E. 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 20 10.

Notary Public in and for said County and State

CHUNG LIN NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES 9-29-11

FOR DEPARTMENT USE ONLY

Case #	SUP-39821
Meeting Date:	11/18/10
Total Fee:	$1030.00
Date Received:*	10/4/10
Received By:	

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

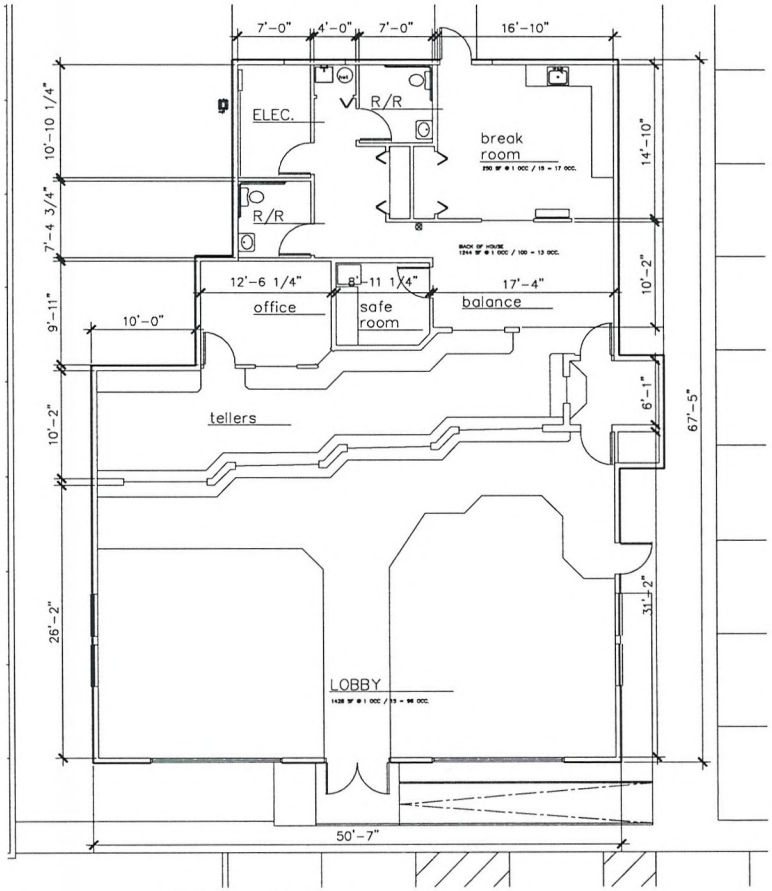
RECEIVED OCT 04 2010

Revised 10/27/08

f:\depot\Application Packet\Application Form.pdf

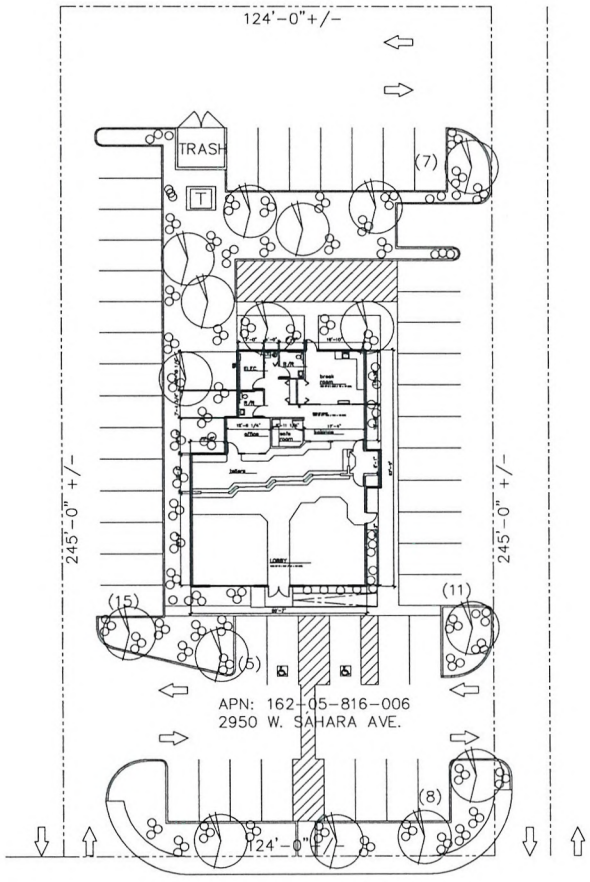
PROJECT INFORMATION	APN: 162-05-816-006 Zoning: C-1
Site Area:	.69 Acres (+/- 30,380 SF)
Total Building Area:	3,093 GSF
Parking Required: (financial)	4/1,000 SF = 13 STALLS REQ'D
Total Parking Provided:	47 STALLS W/ 2 HNDCP
Parking Stall Dimensions:	9' X 18'
Handicap Stall Size:	9' X 20'
Lot Coverage:	10%
Max Occupant Load:	126 Occupants

VICINITY MAP



FLOOR PLAN
3/16" = 1' - 0"
3093 SF

SAHARA/RICHFIELD COMMERCIAL SUBDIVISION



SITE PLAN
1/16" = 1' - 0"

REVISIONS:

BAKER CONSTRUCTION

PATCO BUILDING SYSTEMS

E. 2711 SPRAGUE
SPOKANE, WASHINGTON 99202
509-535-3668

FAX. 509-535-3720

PROJECT:
MONEY TREE INC.
store #75
2950 W. sahara ave
las vegas nv. 89102

SITE & FLOOR PLAN

DATE:
JULY 2 2010

SHEET:
A-1

SUP-39821

OCT 06 2010

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. - ONWER: KATSAM, LLC
2950 WEST SAHARA AVENUE

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2950 WEST SAHARA AVENUE

10/15/10

SUP-39821 - APPLICANT: MONEYTREE, INC. - ONWER: KATSAM, LLC
2950 WEST SAHARA AVENUE

10/15/10

LIONEL SAWYER & COLLINS

ATTORNEYS AT LAW
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COLLEEN A. DOLAN
JENNIFER A. SMITH
DAN R. REASER
PAUL E. LARSEN
ALLEN J. WILT

LYNN S. FULSTONE
RORY J. REID
DAN C. McGUIRE
JOHN E. DAWSON
FRED D. "PETE" GIBSON, III
CHARLES H. McCREA JR.
GREGORY E. SMITH
MALANI L. KOTCHKA
LESLIE BRYAN HART
CRAIG E. ETEM
TODD E. KENNEDY
MATTHEW E. WATSON
SHAWN M. ELICEGUI
JOHN M. NAYLOR
WILLIAM J. McKEAN
ELIZABETH BRICKFIELD
GREGORY R. GEMIGNANI
LINDA M. BULLEN
LAURA J. THALACKER
DOREEN SPEARS HARTWELL
LAURA K. GRANIER
MAXIMILIANO D. COUVILLIER III

MICHAEL D. KNOX
ERIN FLYNN
JENNIFER ROBERTS
MEREDITH L. STOW
DOUGLAS A. CANNON
RICHARD T. CUNNINGHAM
MATTHEW R. POLICASTRO
JENNIFER J. DiMARZIO
PEARL L. GALLAGHER
SUSAN L. MYERS
BRIAN S. PICK
JENNIFER L. BRASTER
LUCAS J. TUCKER
CHRISTOPHER WALTHER

KEVIN J. HEJMANOWSKI
KETAN D. BHIRUD
LAUREN D. CALVERT
ROBERT W. HERNQUIST
CHRISTIAN HALE
TIMOTHY R. MULLINER
COURTNEY MILLER O'MARA
BRIAN H. SCHUSTERMAN
MOHAMED A. IQBAL, JR.
KELLY R. KICHLINE
MARK J. GARDBERG
JAMES B. GIBSON
GREG J. CARLSON

OF COUNSEL
A. WILLIAM MAUPIN
RICHARD J. MORGAN*
ELLEN WHITTEMORE
CHRISTOPHER MATHEWS
MARK A. CLAYTON

*ADMITTED IN CA ONLY

WRITER'S DIRECT DIAL NUMBER:
(702)-383-8946
jroberts@lionelsawyer.com

October 4, 2010

VIA HAND DELIVERY

Attn: John Grider, Planner I
Planning and Development Department
City of Las Vegas
Development Services Center
731 South Fourth Street
Las Vegas, Nevada 89101

RE: ***Application for Special Use Permit and Waivers of the Distance to Residential; Distance to Financial Institution, Specified; and the Condition on Hours of Operation***

To Whom It May Concern:

I am writing on behalf of Moneytree, Inc., in support of the application for a special use permit for the addition of auto title loan use to an existing Moneytree location at 2950 West Sahara Avenue (APN #: 162-05-816-006). Moneytree also seeks waivers of the separation requirement from residential use and another financial institution, specified, as well as the hours of operation condition.

This location is zoned C-1, Limited Commercial. The addition of the auto title loan use would not adversely affect surrounding properties, as this store is surrounded by commercial uses and is located along the major commercial corridor of Sahara Avenue. Although the commercial center lot containing the Moneytree site touches a parcel with residential use, requiring a waiver of the 200-foot distance separation requirement to allow a 90-foot distance separation, the Moneytree is buffered by other commercial buildings and parking, as well as a street that separates the residential and commercial uses. Moreover, although the Moneytree may be more than 1,000 feet away from another auto title loan; auto pawn; or financial institution, specified, use when measured building to building, a waiver of the distance separation to allow 900-

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SUP-39821

feet distance between such uses when 1,000 feet is required when measured property line to property line.

As the auto title loan use is also consistent with the current financial institution, specified, operations that exist at the location, there would be no variable impact by addition of auto title loans. Thus, Moneytree will continue to maintain its standard of operations, and the design, traffic generation, lighting, and noise at this location will remain the same. Moreover, the addition of the proposed use would not contribute in any adverse way to traffic, fire safety, or citizen safety.

Moneytree has been in business at this location since October 2002 and currently operates from 7:00 a.m. to 11:00 p.m., Monday through Saturday, and 9:00 a.m. to 9:00 p.m. on Sunday. In order to maintain its current operational standards, Moneytree respectfully requests a waiver of the condition that the auto title loan use be limited to the hours of 8:00 a.m. to 11:00 p.m.

Moneytree is an established company with operations throughout southern Nevada that are aesthetically discreet and that maintain a low impact on neighboring properties. The company is an excellent corporate citizen that has contributed to local charitable organizations. Moneytree has also worked with the Nevada State Legislature during past sessions to enact regulations that prohibit predatory lending practices.

In this current economy, banks have often been unwilling to extend short-term loans. An auto-title loan allows customers seeking such financing the opportunity to obtain immediate, necessary funds while allowing the use of their vehicle to continue. Moneytree is looking to offer auto-title loans so that customers have the option of utilizing a variety of short-term loan that is most convenient to them.

Because Moneytree is an existing establishment that is compatible with the surrounding area and the addition of the auto title use is consistent with current operations at this location, the company respectfully requests a special use permit to add auto title loan use with waivers of the distance to residential; distance to another auto title loan, auto pawn, or financial institution, specified, use; and the hours of operation condition.

Please call me if you have any questions or need additional information.

Sincerely,

Jennifer Roberts

SUP-39821

RENO OFFICE: 1100 BANK OF AMERICA PLAZA, 50 WEST LIBERTY STREET • RENO, NEVADA 89501 • (775) 788-8666 • FAX (775) 788-8682
CARSON CITY OFFICE: 410 SOUTH CARSON STREET • CARSON CITY, NEVADA 89701 • (775) 841-2115 • FAX (775) 841-2119
WASHINGTON, DC OFFICE: 101 CONSTITUTION AVENUE NW, SUITE 800 • WASHINGTON, DC 20001 • (202) 742-4264 • FAX (202) 742-4265

cc: Ms. Chung-yu Lin

SUP-39821

City of Las Vegas Agenda Item No.: **31.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 18, 2010

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

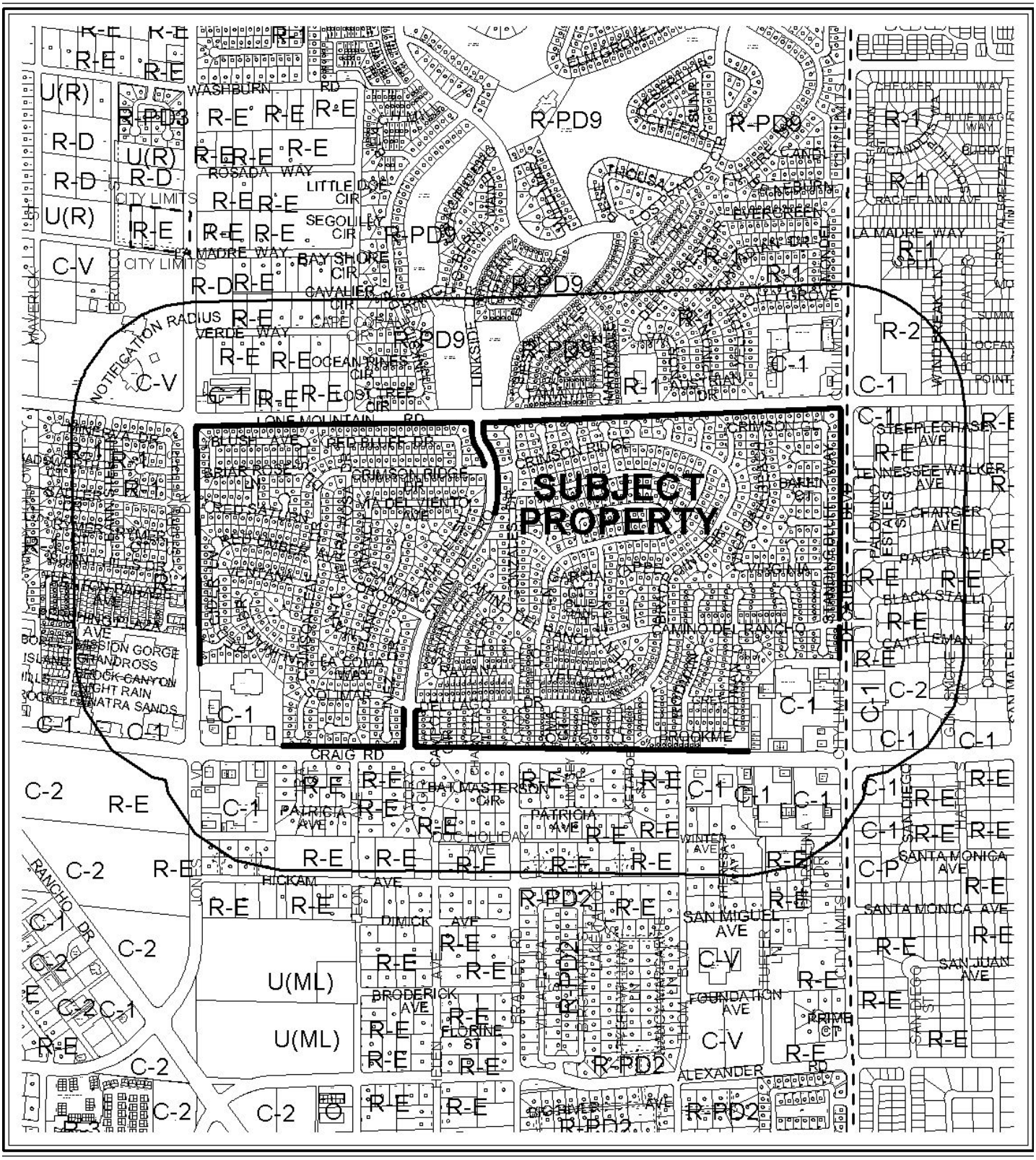
SUBJECT:
SDR-39810 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: RANCHO ALTA MIRA HOMEOWNERS ASSOCIATION - Request for a Major Amendment to previously approved Rezonings (Z-0108-88) and (Z-0037-93) TO ALLOW 191 TREES IN THE PERIMETER LANDSCAPE BUFFER WHERE 418 TREES ARE REQUIRED 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:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends DENIAL.

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letters



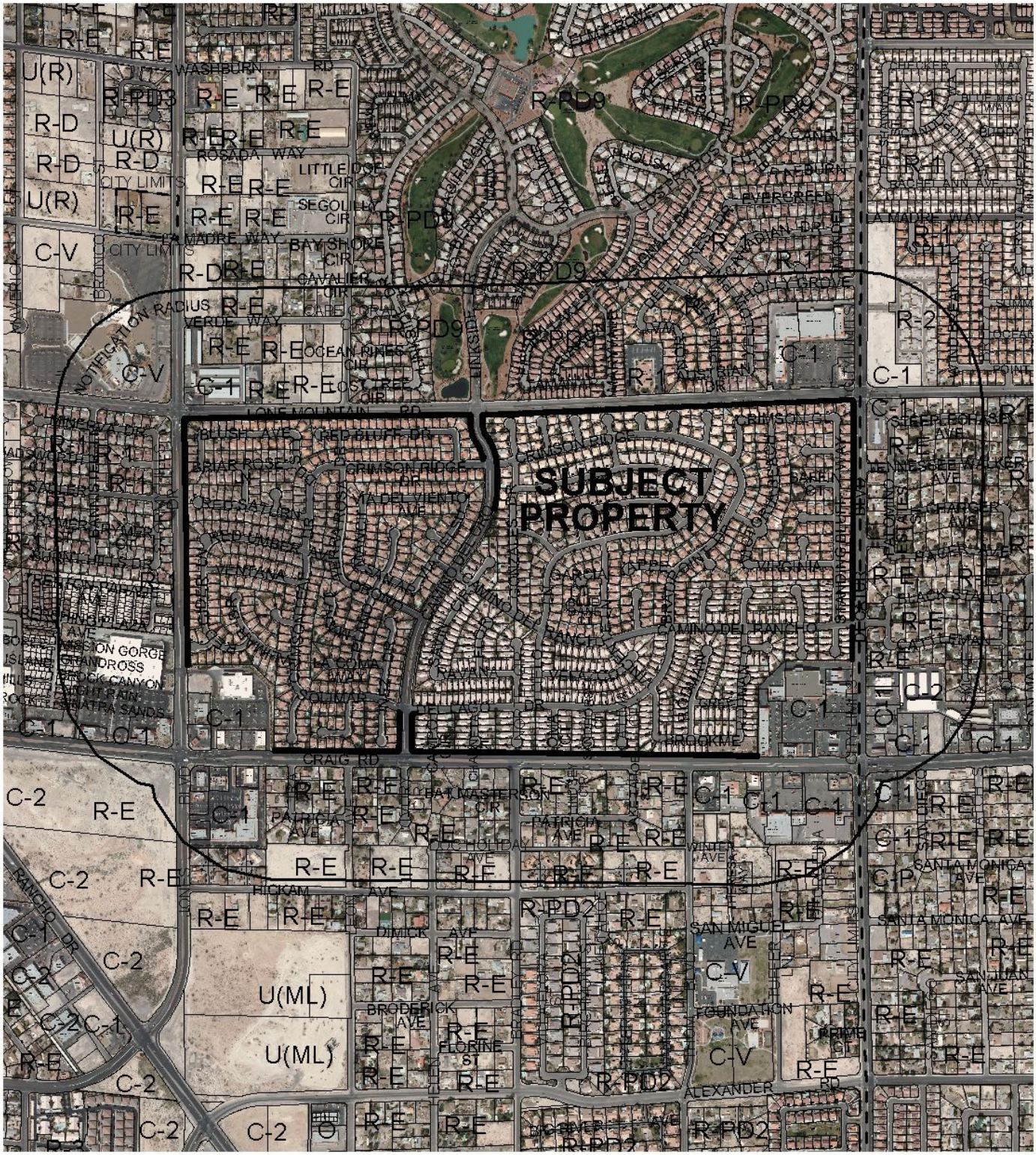
CASE: **SDR-39810**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: R-PD5 (Residential Planned Development - 5 Units Per Acre)

0 500 1000 Feet

N



CASE: **SDR-39810**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: R-PD5 (Residential Planned Development - 5 Units Per Acre)

0 500 1000 Feet

N

PLANNING & DEVELOPMENT

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, 20 10

M. Harrod

Notary Public in and for said County and State

M. HARROD
Notary Public State of Nevada
No. 99-51985-1
My appt. exp. Oct. 24, 2010

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PLANNING & DEVELOPMENT
CITY OF LAS VEGAS
DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Rancho Alta MIRA HOA

Project Address (Location) Craig Rd - between Jones / Decatur

Project Name Pine Tree Replacement **Proposed Use** residential

Assessor's Parcel #(s) _____ **Ward #** 6

General Plan: existing X proposed _____ **Zoning:** existing X proposed _____

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres _____ **Lots/Units** 1352 **Density** _____

Additional Information _____

PROPERTY OWNER Rancho Alta MIRA HOA **Contact** ~~Jim Abbinett~~ Jessica Riano

Address c/o Terra West Prop. Mgt **Phone:** 251-4506 **Fax:** _____

City 2655 S. Rainbow Las Vegas **State** NV **Zip** 89146

E-mail Address _____

APPLICANT Rancho Alta MIRA HOA **Contact** Jim Abbinett

Address 5613 San Ardo PL **Phone:** 658-5610 **Fax:** 656-5687

City Las Vegas **State** NV **Zip** 89130

E-mail Address jabbinett@cox.net

REPRESENTATIVE _____ **Contact** _____

Address _____ **Phone:** _____ **Fax:** _____

City _____ **State** _____ **Zip** _____

E-mail Address _____

Property Owner Signature* James E Abbinett

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name James E Abbinett

Subscribed and sworn before me

This 21st day of June, 20 10.

Notary Public in and for said County and State

M. HARROD
Notary Public State of Nevada
No. 99-51985-1
My appt. exp. Oct. 24, 2010

FOR DEPARTMENT USE ONLY

Case #	SDR-39810
Meeting Date:	11/18/10 PC
Total Fee:	$1,030
Date Received:*	10/5/10
Received By:	

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

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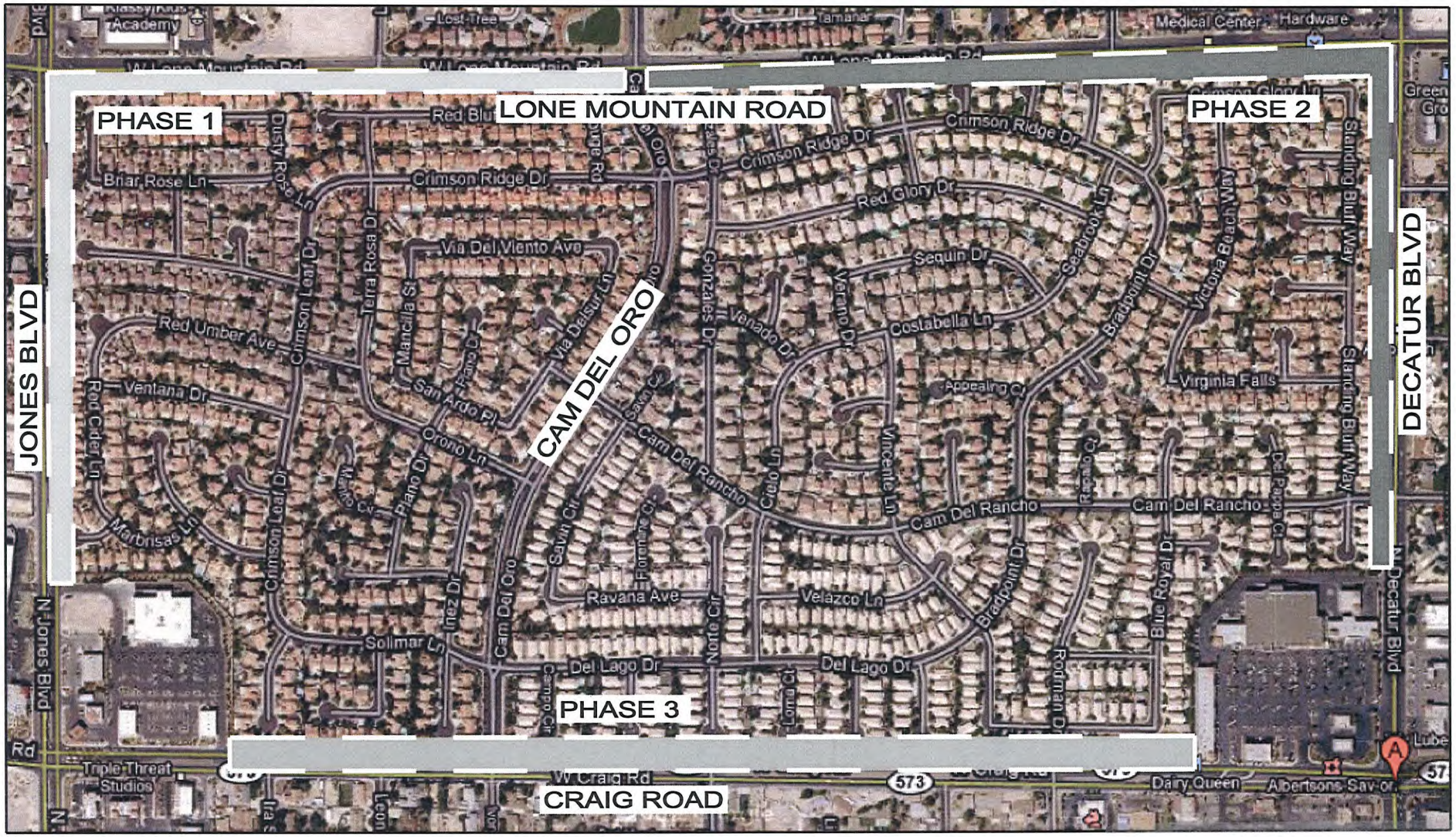
f:\depot\Application Packet\Application Form.pdf



PHASE EXHIBIT

SDR-39810

Jaramillo
LANDSCAPE & MAINTENANCE, LLC
"Our Work Is Our Reference"
5275 SOUTH JONES BLVD.
LAS VEGAS NV. 89139
NVCLB 0043675A
PH: 702.251.0011
FAX: 702.870.5090

Rancho Alta Mira Homeowner's Association

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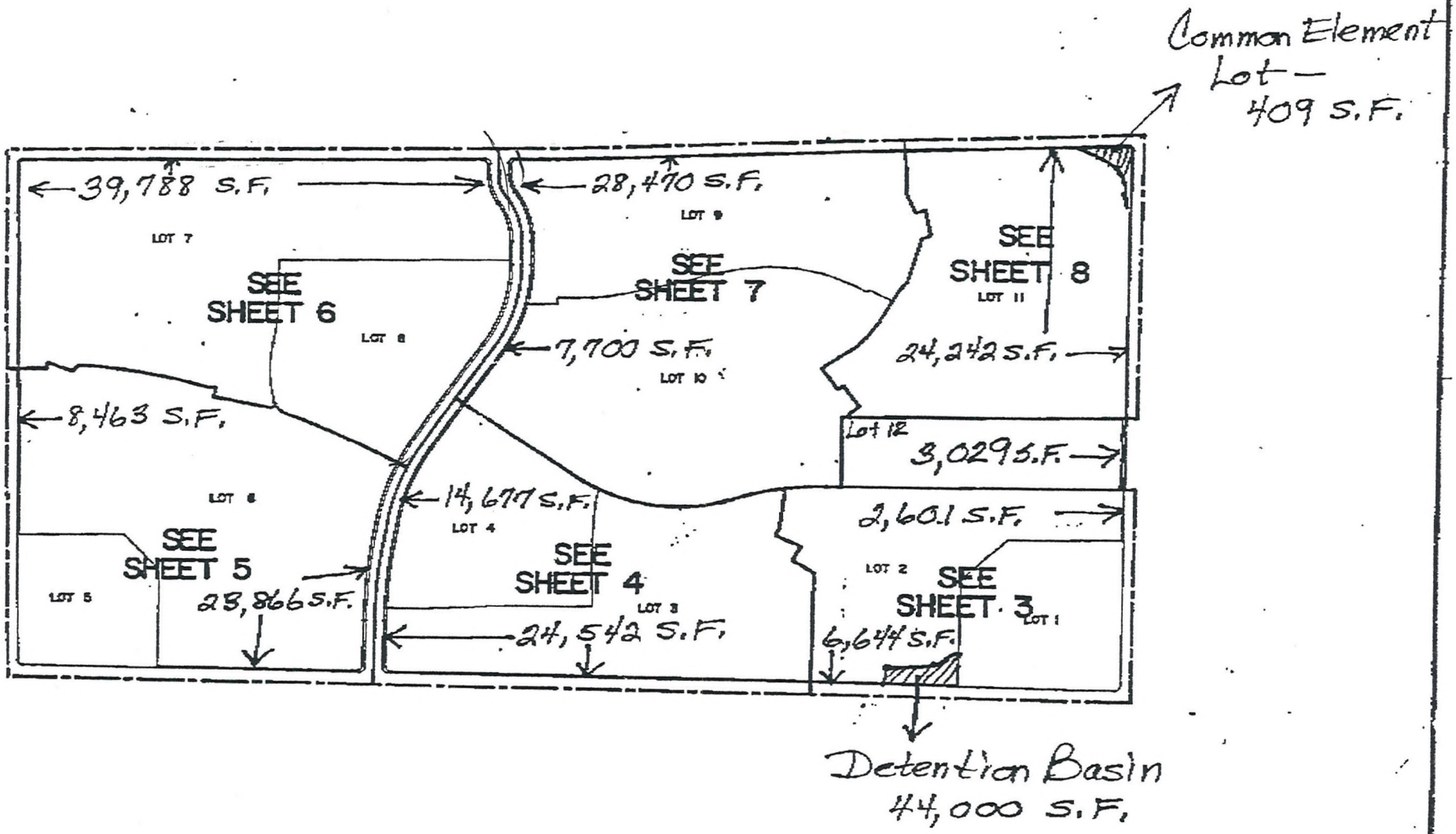
PERIMETER IMPROVEMENT PROJECT

October 5, 2010



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SDR-39810

SHEET 2 OF 8

Rancho Alta Mira Homeowner's Association

PERIMETER IMPROVEMENT PROJECT

Craig Road, Lone Mountain, Jones and Decatur

Landscape Plans

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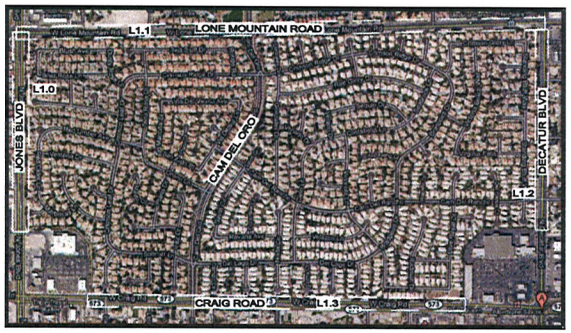
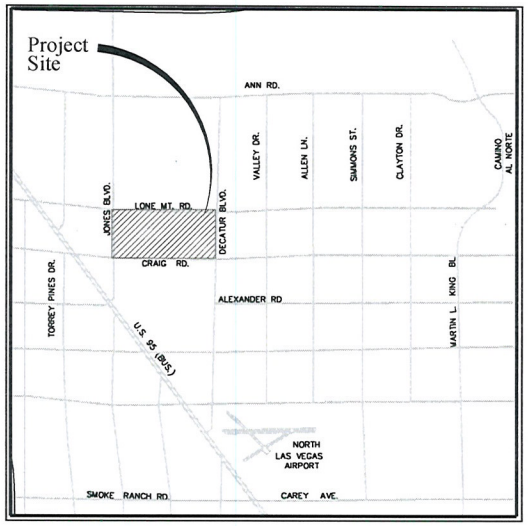


Site Map



Vicinity Map

Location Map

Project Calculations for Tree Requirements

DESCRIPTION	QUANTITY
TOTAL LINEAR FEET OF PERIMETER	12,540 LINEAR FEET
TOTAL TREES NEEDED PER CITY REQUIRED 30' ON CENTER SPACING	418 TREES
TREES NEEDED TO MEET CITY REQUIREMENTS	418 TREES

Pine Tree Total

DESCRIPTION	QUANTITY
TOTAL PINES ON-SITE	191 TREES

Project Calculations for Shrub Requirements

1 CITY COMMENTS 10-15-10

DESCRIPTION	QUANTITY
TOTAL SHRUBS NEEDED PER CITY REQUIRED (4) 5 GALLON PER TREE	1672 SHRUBS
EXISTING SHRUBS AND ACCENTS	1097 SHRUBS
SHRUBS NEEDED TO MEET CITY REQUIREMENT	575 SHRUBS

Sheet Index

SHEET	DESCRIPTION
L0.0	TITLE SHEET
L1.0	EXISTING PLANTING PLAN
L1.1	EXISTING PLANTING PLAN
L1.2	EXISTING PLANTING PLAN
L1.3	EXISTING PLANTING PLAN
L2.0	PLANTING PLAN
L2.1	PLANTING PLAN
L2.2	PLANTING PLAN
L2.3	PLANTING PLAN

Owner: RANCHO ALTA MIRA HOA
LAS VEGAS, NEVADA 89000

Consultant:

Landscape Architect: JARAMILLO LANDSCAPE AND MAINTENANCE, LLC.
Kamon Cole RLA 1504
4275 s. JONES BLVD.
LAS VEGAS, NEVADA 89121
phone (702) 251-0021
fax (702) 870-3091

SDR-39810

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LANDSCAPE PLANS
RANCHO ALTA MIRA

JOB: RANCHO ALTA MIRA PERIMETER THREE YEAR TREE REMOVAL AND REPLACEMENT PROJECT
LONE MOUNTAIN, DECATUR, CRAIG, AND JONES

Jaramillo LANDSCAPE & MAINTENANCE, LLC
"Our Work Is Our Reference"

LANDSCAPE PLANS
1 CITY COMMENTS 10-15-10

KUC
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October 4, 2010

L0.0

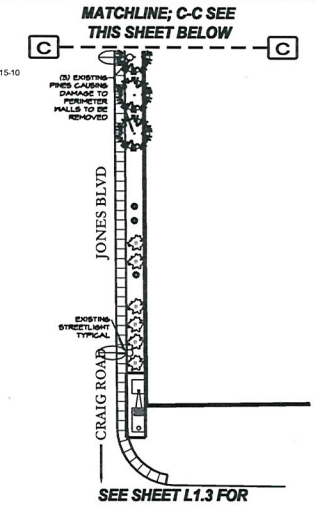
EXISTING MATERIAL LEGEND

	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY
TREES		Pinus eldarica SNWA 368 Existing Pines to be Removed and Replaced	Mondel Pine	Existing	191*
PALMS		Washingtonia robusta SNWA 133	Mexican Fan Palm	Existing 15' or taller	15
		Trachycarpus fortunei SNWA 59	Windmill Palm	Existing 15' or taller	3
		Washingtonia robusta SNWA 133	Mexican Fan Palm	Existing < 15'	1
		Trachycarpus fortunei SNWA 59	Windmill Palm	Existing< 15'	1
		Chamaerops humilis SNWA 133	Mediterranean Fan Palm	Existing < 15'	12
SHRUBS	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY
		Euonymus japonica 'Green Spire' SNWA CC 28	Green Spire Euonymus	Existing	8
		Chrysactinia mexicana SNWA CC 3	Damianita	Existing	10
		Hymenoxys acaulis	Angelita Daisy	Existing	47
		Euonymus japonicus 'microphyllus' SNWA CC 3	Boxleaf Euonymus	Existing	5
		Callistemon viminalis 'Little John' SNWA CC 7	Dwarf Bottlebrush	Existing	53
		Caesalpinia gilliesii SNWA CC 50	Yellow Bird of Paradise	Existing	12
		Caesalpinia pulcherrima SNWA CC 28	Red Bird of Paradise	Existing	95
		Teucrium chamaedrys 'Prostratum' SNWA CC 3	Prostrate Germander	Existing	100
		Myoporum parvifolium SNWA CC 50	Myoporum	Existing	70
		Nandina domestica 'Compacta' SNWA CC 13	Heavenly Bamboo	Existing	47
		Rosmarinus officinalis 'Prostratus' SNWA CC 28	Prostrate Rosemary	Existing	18
		Lantana 'Radiation' SNWA CC 28	Radiation Bush Lantana	Existing	1
		Lantana montevidensis 'Purple' SNWA CC 28	Purple Trailing Lantana	Existing	52
		Dasylirion longissimum	Toothless Desert Spoon	Existing	12
		Dasylirion wheeleri SNWA CC 28	Desert Spoon	Existing	193
		Baccharis Sp SNWA CC 20	Baccharis	Existing	136
		Xylosma congestum SNWA CC 79	Shiny Xylosma	Existing	238

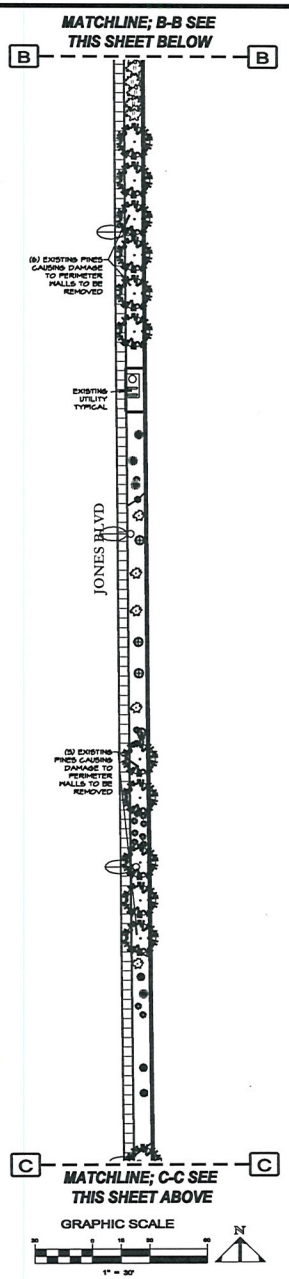
Existing Granite Boulders

* Existing pines to be removed due to damage to perimeter walls.

1 CITY COMMENTS 10-15-10



GRAPHIC SCALE 1" = 30'



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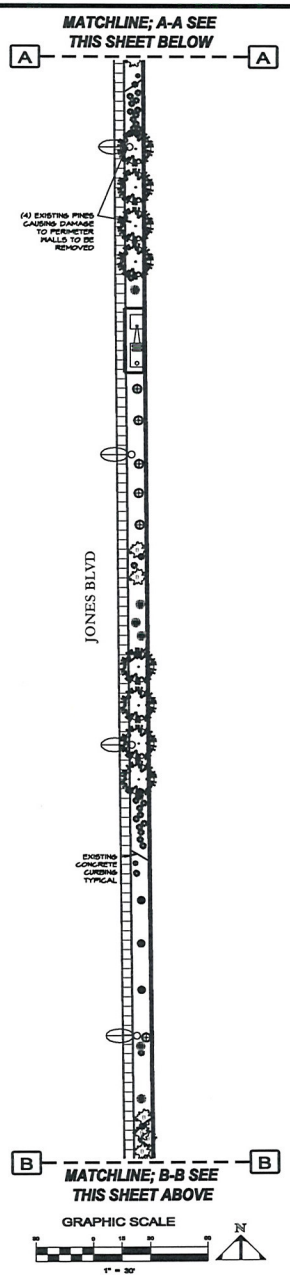

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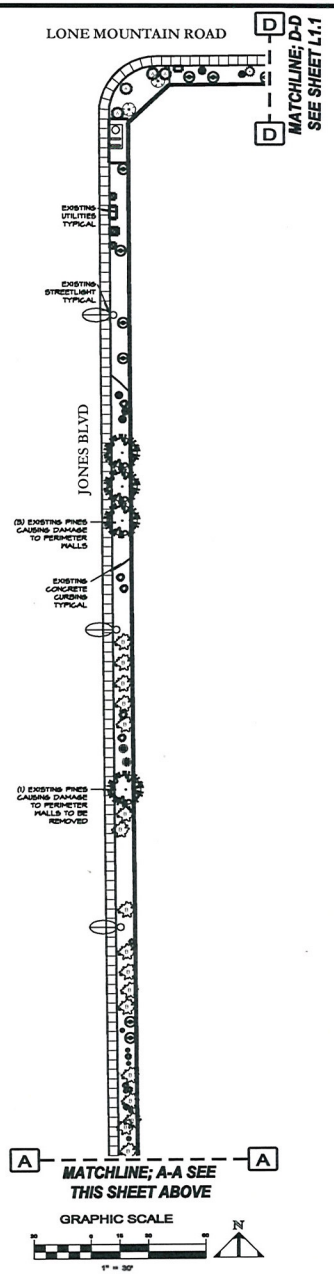
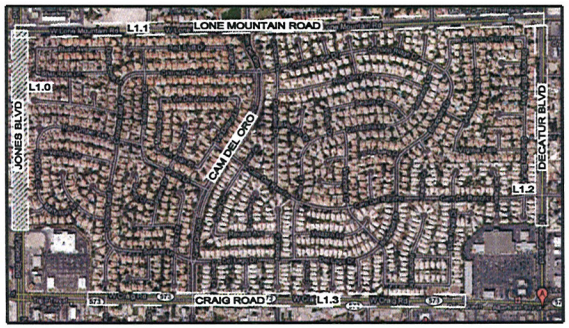


GRAPHIC SCALE 1" = 30'



KEY MAP

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LANDSCAPE PLANS
RANCHO ALTA MIRA

JOB: RANCHO ALTA MIRA PERIMETER FIVE YEAR TREE REMOVAL AND REPLACEMENT PROJECT
LONE MOUNTAIN, DECATUR, CRAIG, AND JONES

Jaramillo LANDSCAPE & MAINTENANCE, LLC
"Our Work Is Our Reference"

JONES BLVD EXISTING PLANTING
1 CITY COMMENTS 10-15-10

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July 6, 2010

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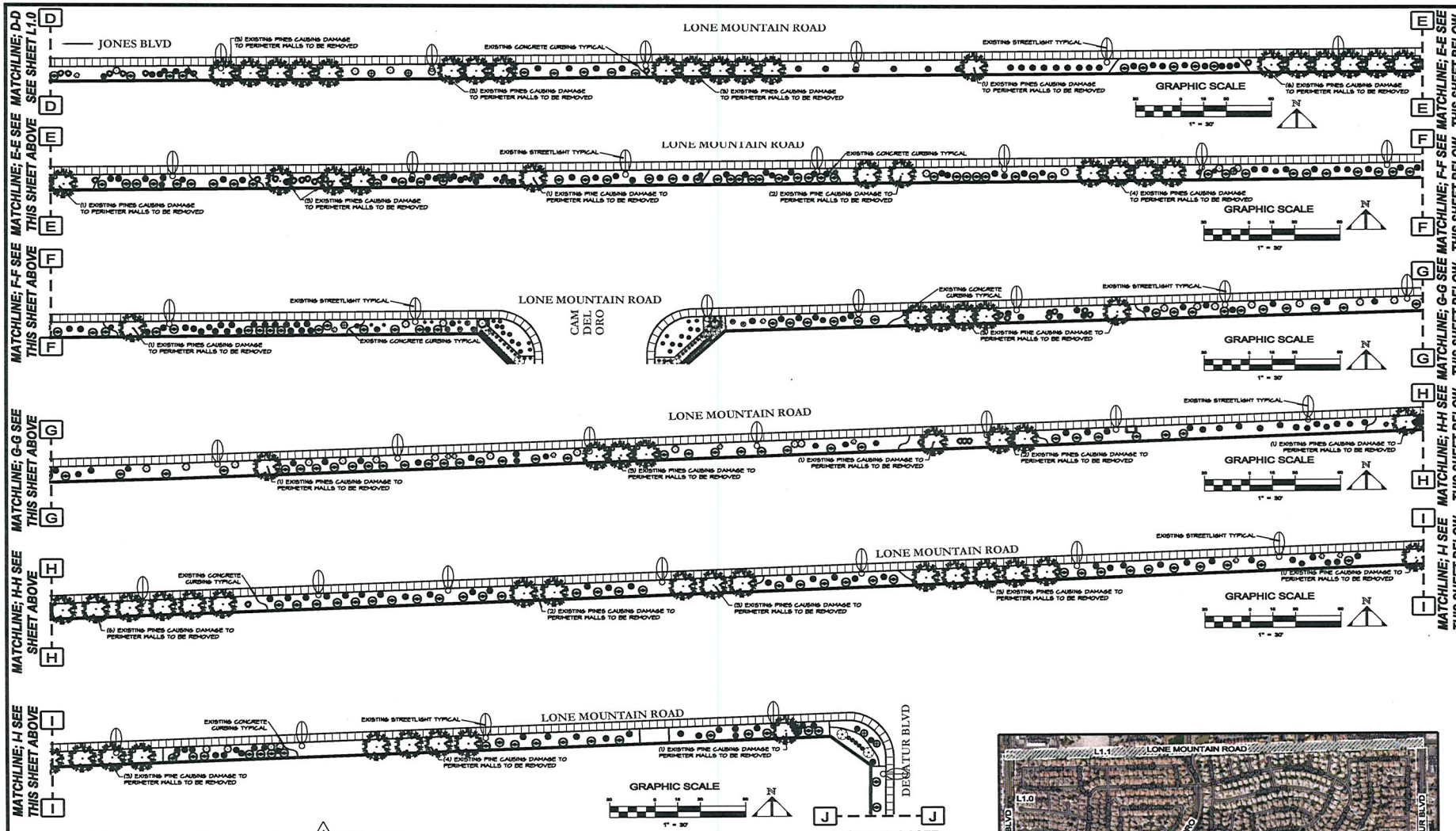

EXISTING MATERIAL LEGEND

1 CITY COMMENTS 10-15-10

TREES	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.
		Pinus eldarica SWVA 358 Existing Pines to be Removed and Replaced	Mondel Pine	Existing	191*

PALMS	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.
		Washingtonia robusta SWVA 133	Mexican Fan Palm	Existing 15' or taller	15
		Trachycarpus fortunei SWVA 59	Windmill Palm	Existing 15' or taller	3
		Washingtonia robusta SWVA 133	Mexican Fan Palm	Existing < 15'	1
		Trachycarpus fortunei SWVA 59	Windmill Palm	Existing< 15'	1
		Chamaerops humilis SWVA 133	Mediterranean Fan Palm	Existing < 15'	12

SHRUBS	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.
		Euonymus japonicus 'Green Spire' SWVA CC 28	Green Spire Euonymus	Existing	8
		Chrysactinia mexicana SWVA CC 3	Damianita	Existing	10
		Hymenoxys acaulis	Angelita Daisy	Existing	47
		Euonymus japonicus 'Aureopictus' SWVA CC 3	Bordeaux Euonymus	Existing	5
		Callistemon viminalis 'Little John' SWVA CC 7	Dwarf Bottlebrush	Existing	53
		Caesalpinia gilliesa SWVA CC 50	Yellow Bird of Paradise	Existing	12
		Caesalpinia pulcherrima SWVA CC 28	Red Bird of Paradise	Existing	95
		Tecomaria capensis 'Prostratum' SWVA CC 3	Prostrate Germander	Existing	100
		Muscovitum cavinitum SWVA CC 50	Muscovitum	Existing	70
		Nandina domestica 'Compacta' SWVA CC 13	Heavenly Bamboo	Existing	47
		Rosmarinus officinalis 'Prostratus' SWVA CC 28	Prostrate Rosemary	Existing	18
		Lantana 'Radiation' SWVA CC 28	Radiation Bush Lantana	Existing	1

SHRUBS	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.
		Lantana montevidensis 'Purple' SWVA CC 28	Purple Trailing Lantana	Existing	52
		Dasylirion longissimum	Toothless Desert Spoon	Existing	12
		Dasylirion wheeleri SWVA CC 28	Desert Spoon	Existing	193
		Baccharis Sp. SWVA CC 28	Baccharis	Existing	136
		Yucca rigida SWVA CC 78	Blue Yucca	Existing	238
		Existing Granite Boulders			

* Existing pines to be removed due to damage to perimeter walls.

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KEY MAP

LANDSCAPE PLANS
RANCHO ALTA MIRA

JOB: RANCHO ALTA MIRA PERIMETER FIVE YEAR TREE REMOVAL AND REPLACEMENT PROJECT
LONE MOUNTAIN, DECATUR, CRAIG, AND JONES

Jaramillo LANDSCAPE & MAINTENANCE, LLC
"Our Work Is Our Reference"
PHX (623) 581-2977
FAX (623) 581-2977
8225 SOUTHWEST 66TH AVENUE
LAKE HAVASU CITY, ARIZONA
86403-8 ARIZONA

LONE MOUNTAIN ROAD EXISTING PLANTING
10-15-10
1 CITY COMMENTS

KUC
DRAWN BY:
KUC
DESIGN BY:
July 6, 2010
DATE:
L1.1
SHEET

SDR-39810
REVISED

EXISTING MATERIAL LEGEND

	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY
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1 CITY COMMENTS 10-15-10

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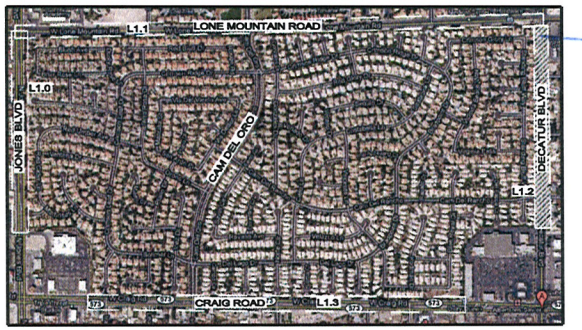
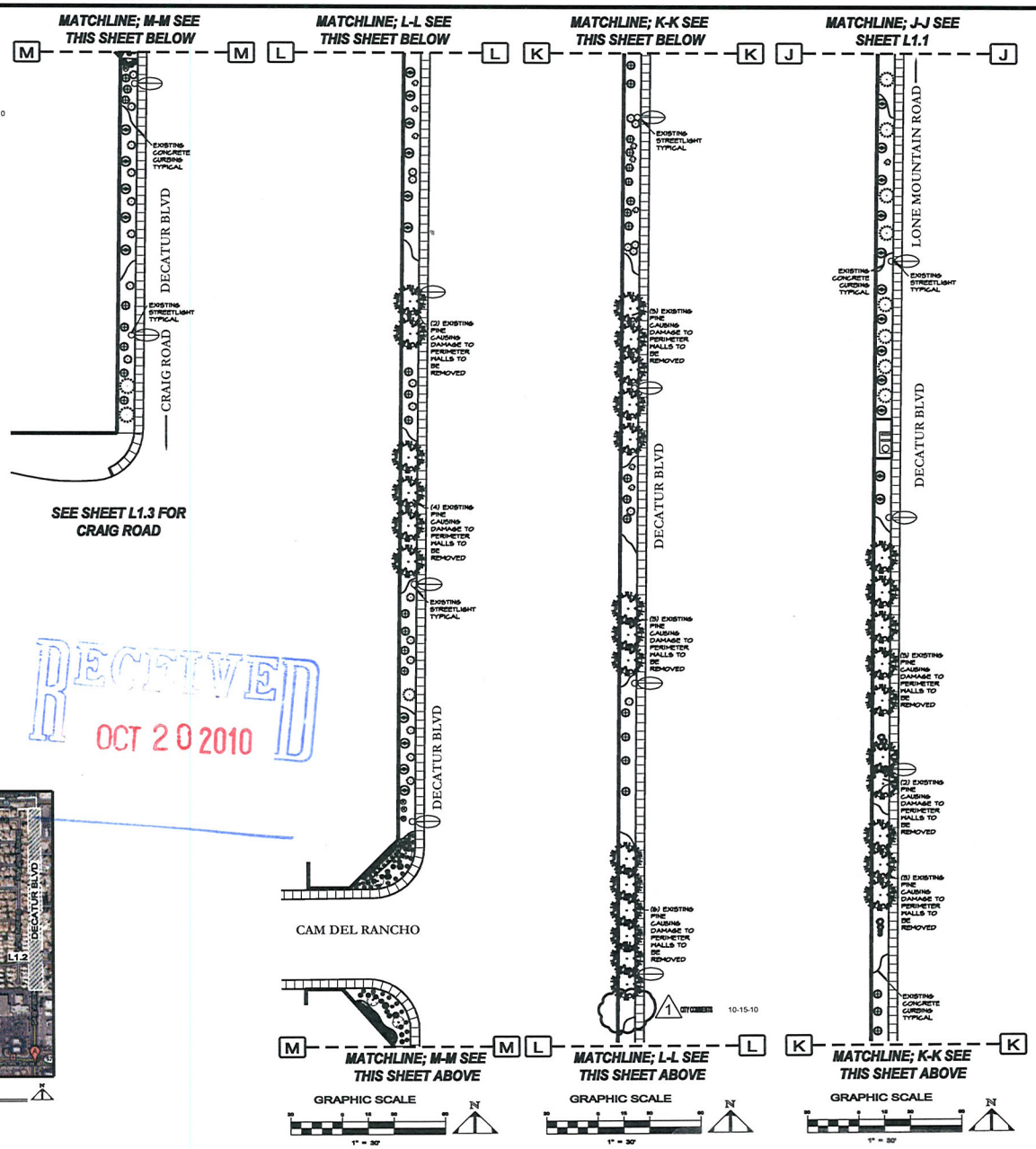
		Euonymus japonicus 'microphyllus' SNWA CC 3	Boxleaf Euonymus	Existing	5
		Callistemon viminalis 'Little John' SNWA CC 7	Dwarf Bottlebrush	Existing	53
		Caesalpinia gilliesii SNWA CC 50	Yellow Bird of Paradise	Existing	12
		Caesalpinia pulcherrima SNWA CC 28	Red Bird of Paradise	Existing	95
		Teucrium chamaedrys 'Prostratum' SNWA CC 3	Prostrate Germander	Existing	100
		Myoporum parvifolium SNWA CC 50	Myoporum	Existing	70
		Nandina domestica 'Compacta' SNWA CC 13	Heavenly Bamboo	Existing	47
		Rosmarinus officinalis 'Prostratus' SNWA CC 28	Prostrate Rosemary	Existing	18
		Lantana 'Radiation' SNWA CC 28	Radiation Bush Lantana	Existing	1
		Lantana montevidensis 'Purple' SNWA CC 28	Purple Trailing Lantana	Existing	52
		Dasylirion longissimum	Toothless Desert Spoon	Existing	12
		Dasylirion wheeleri SNWA CC 28	Desert Spoon	Existing	193
		Baccharis 'Sp SNWA CC 20	Baccharis	Existing	136
		Xylosma congestum SNWA CC 79	Shiny Xylosma	Existing	238

Existing Granite Boulders

* Exisiting pines to be removed due to damage to perimeter walls.



KEY MAP



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OCT 20 2010

LANDSCAPE PLANS
RANCHO ALTA MIRA

JOB: RANCHO ALTA MIRA PERIMETER FIVE YEAR TREE REMOVAL AND REPLACEMENT PROJECT
LONE MOUNTAIN, DECATUR, CRAIG, AND JONES

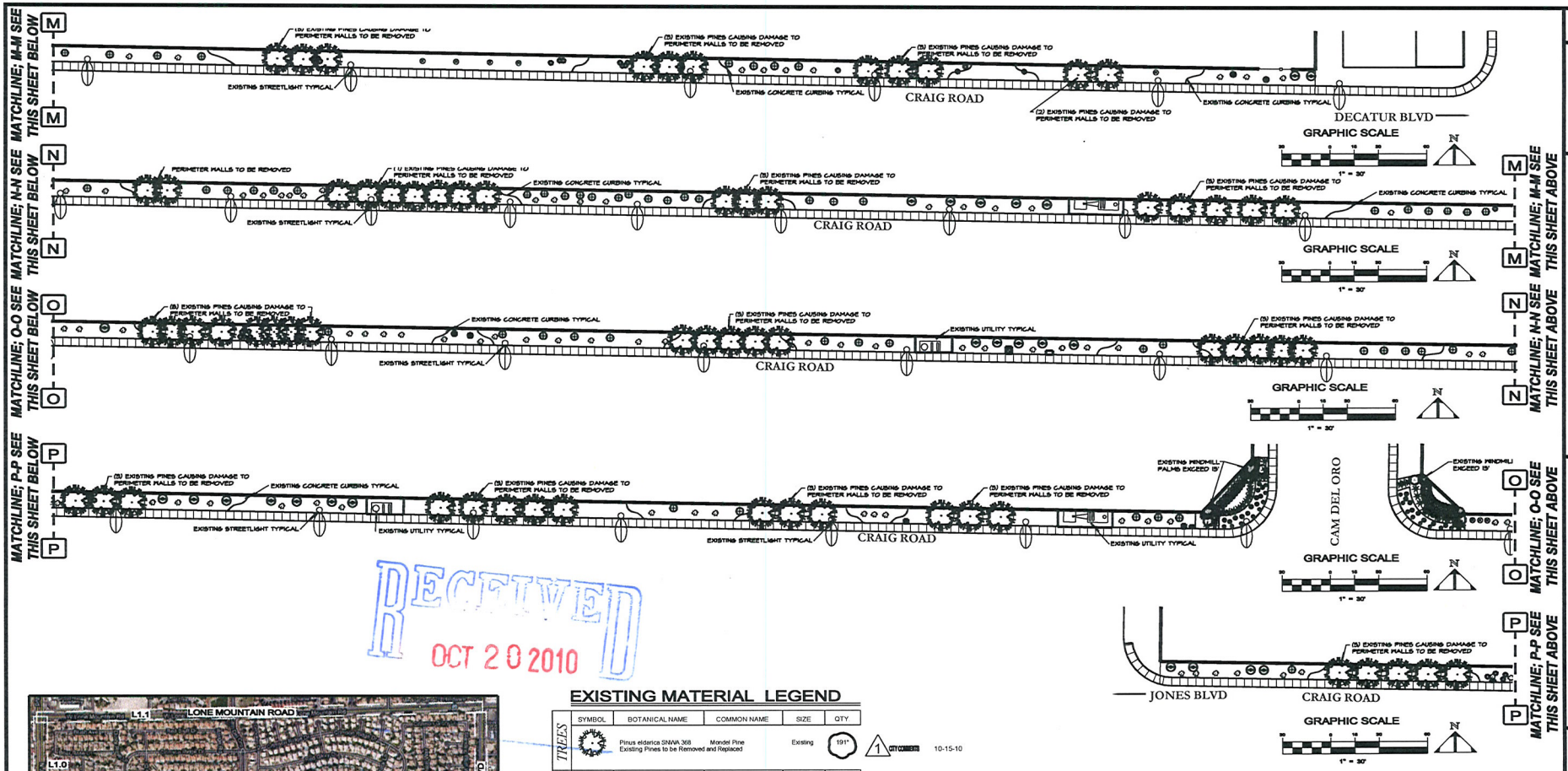
Jaramillo LANDSCAPE & MAINTENANCE, LLC
"Our Work Is Our Reference"

DECATUR BLVD EXISTING PLANTING
1 CITY COMMENTS 10-15-10

KUC
KUC
July 6, 2010

L1.2

SDR-39810
REVISED



RECEIVED
OCT 20 2010

KEY MAP

EXISTING MATERIAL LEGEND

	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY
TREES		Pinus elderica SNWA 368 Existing Pines to be Removed and Replaced	Mondel Pine	Existing	191*

1 CITY COMMENTS 10-15-10

	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY
PALMS		Washingtonia robusta SNWA 133	Mexican Fan Palm	Existing 15' or taller	15
		Trachycarpus fortunei SNWA 59	Windmill Palm	Existing 15' or taller	3
		Washingtonia robusta SNWA 133	Mexican Fan Palm	Existing < 15'	1
		Trachycarpus fortunei SNWA 59	Windmill Palm	Existing< 15'	1
		Chamaerops humilis SNWA 133	Mediterranean Fan Palm	Existing < 15'	12

	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY
SHRUBS		Euonymus japonica 'Green Spire' SNWA CC 28	Green Spire Euonymus	Existing	8
		Chrysactinia mexicana SNWA CC 3	Damianita	Existing	10
		Hymenoxys acaulis	Angelita Daisy	Existing	47
		Euonymus japonicus 'microphyllus' SNWA CC 3	Boxleaf Euonymus	Existing	5
		Callistemon viminalis 'Little John' SNWA CC 7	Dwarf Bottlebrush	Existing	53

	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY
SHRUBS		Caesalpinia pilliesi SNWA CC 50	Yellow Bird of Paradise	Existing	12
		Caesalpinia pulcherrima SNWA CC 28	Red Bird of Paradise	Existing	95
		Teucrium chamaedrys 'Prostratum' SNWA CC 3	Prostrate Germander	Existing	100
		Myoporum parvifolium SNWA CC 50	Myoporum	Existing	70
		Nandina domestica 'Compacta' SNWA CC 13	Heavenly Bamboo	Existing	47
		Rosmarinus officinalis 'Prostratus' SNWA CC 28	Prostrate Rosemary	Existing	18
		Lantana 'Radiation' SNWA CC 28	Radiation Bush Lantana	Existing	1
		Lantana montevidensis 'Purple' SNWA CC 28	Purple Trailing Lantana	Existing	52
		Dasylirion longissimum	Toothless Desert Spoon	Existing	12
		Dasylirion wheeleri SNWA CC 28	Desert Spoon	Existing	193
		Baccharis Sp. SNWA CC 20	Baccharis	Existing	136
		Xylosma congestum SNWA CC 79	Shiny Xylosma	Existing	238

Existing Granite Boulders

* Existing pines to be removed due to damage to perimeter walls.

SDR-39810

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LANDSCAPE PLANS
RANCHO ALTA MIRA

JOB: RANCHO ALTA MIRA PERIMETER FIVE YEAR TREE REMOVAL AND REPLACEMENT PROJECT

LONE MOUNTAIN, DECATUR, CRAIG, AND JONES

Jaramillo LANDSCAPE & MAINTENANCE, LLC
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CRAIG ROAD EXISTING PLANTING

1 CITY COMMENTS 10-15-10

KUC

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July 6, 2010

L1.3

MATERIAL LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY
TREES				
	Olea europaea 'Swan Hill' Multi-Trunk SNWA 236	Swan Hill Olive	24" Box	44
	Vitex agnus-castus Natural Multi-Trunk SNWA 300	Chaste Tree	24" Box	47
	Quercus ilex Standard	Holly Oak	24" Box	53
	Ceratonia siliqua Natural Multi-Trunk	Carob Tree	24" Box	47

1 CITY COMMENTS 10-15-10

EXISTING MATERIAL LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY
SHRUBS				
	Euonymus japonica 'Green Spire' SNWA CC 28	Green Spire Euonymus	Existing	8
	Chrysactinia mexicana SNWA CC 3	Damianita	Existing	10
	Hymenoxys acaulis	Angelita Daisy	Existing	47
	Euonymus japonicus 'microphyllus' SNWA CC 3	Boxleaf Euonymus	Existing	5
	Callistemon viminalis 'Little John' SNWA CC 7	Dwarf Bottlebrush	Existing	53
	Caesalpinia gilliesii SNWA CC 50	Yellow Bird of Paradise	Existing	12
	Caesalpinia pulcherrima SNWA CC 28	Red Bird of Paradise	Existing	95
	Teucrium chamaedrys 'Prostratum' SNWA CC 3	Prostrate Germander	Existing	100
	Myoporum parvifolium SNWA CC 50	Myoporum	Existing	70
	Nandina domestica 'Compacta' SNWA CC 13	Heavenly Bamboo	Existing	47
	Rosmarinus officinalis 'Prostratus' SNWA CC 28	Prostrate Rosemary	Existing	18
	Lantana 'Radiation' SNWA CC 28	Radiation Bush Lantana	Existing	1
	Lantana montevidensis 'Purple' SNWA CC 28	Purple Trailing Lantana	Existing	52
	Dasylirion longissimum	Toothless Desert Spoon	Existing	12
	Dasylirion wheeleri SNWA CC 28	Desert Spoon	Existing	193
	Baccharis Sp. SNWA CC 20	Baccharis	Existing	136
	Xylosma congestum SNWA CC 79	Shiny Xylosma	Existing	238
	Existing Granite Boulders			

* Existing pines to be removed due to damage to perimeter walls.

1 CITY COMMENTS 10-15-10

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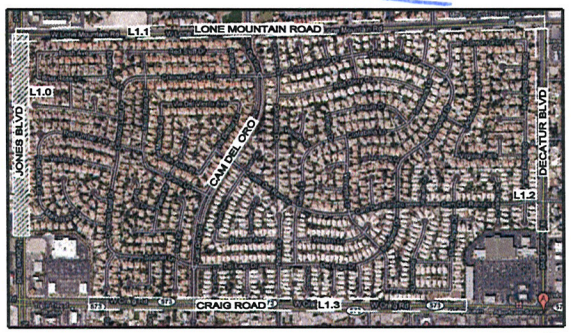
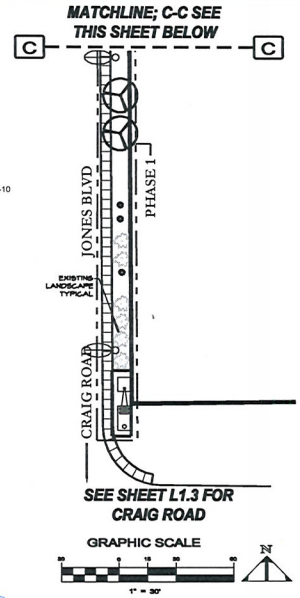
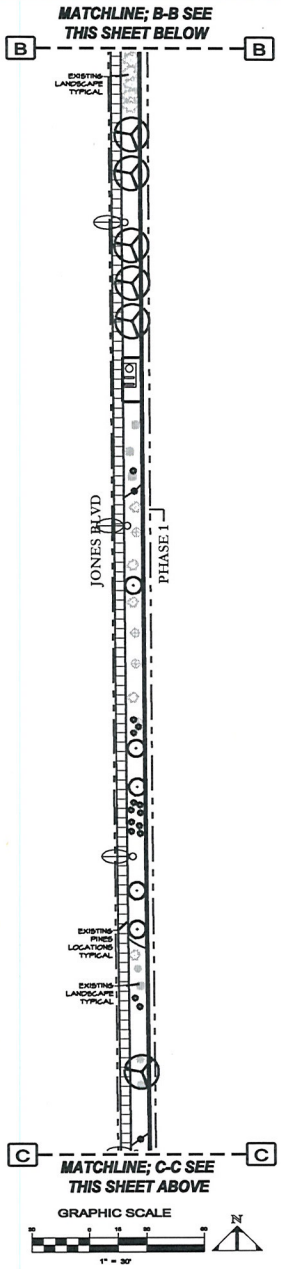
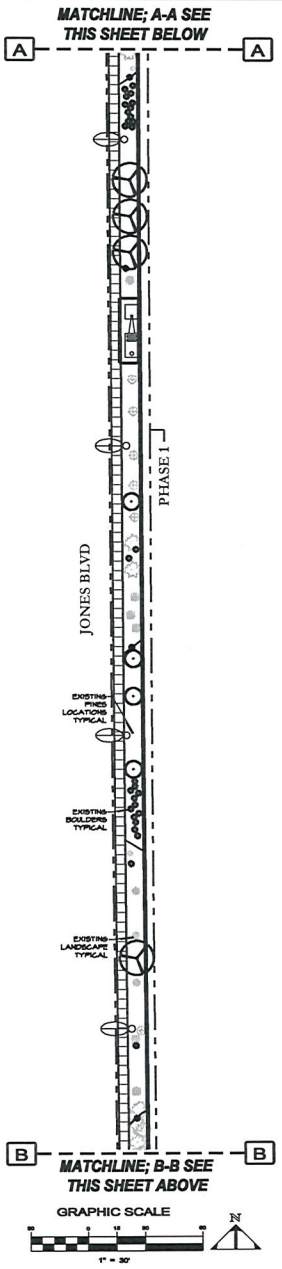
OCT 20 2010

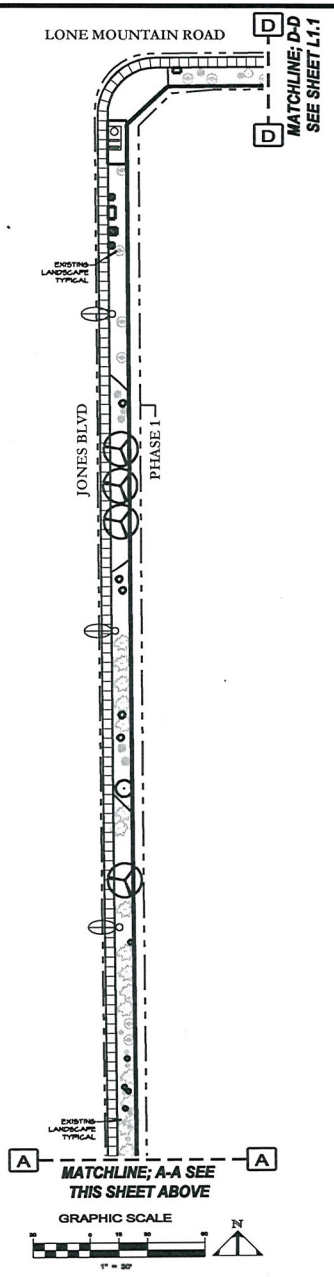


KEY MAP









LANDSCAPE PLANS
RANCHO ALTA MIRA

JOB:
RANCHO ALTA MIRA PERIMETER FIVE YEAR TREE REMOVAL AND REPLACEMENT PROJECT
LONE MOUNTAIN, DECATUR, CRAIG, AND JONES

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JONES BLVD PLANTING PLAN
1 CITY COMMENTS 10-15-10

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October 4, 2010

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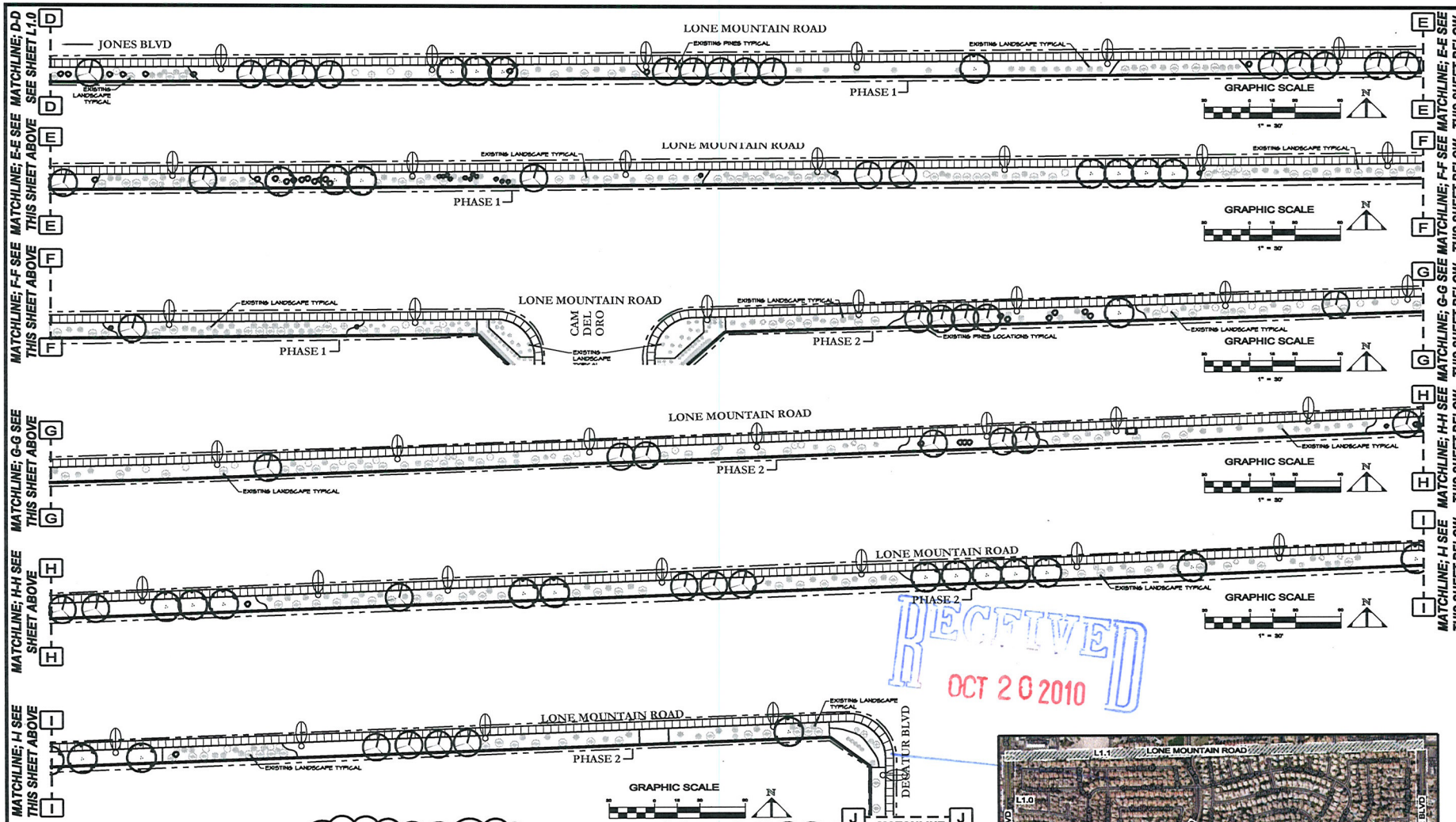

MATERIAL LEGEND

	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.
TREES		Olea europaea 'Swan Hill' Multi-Trunk SNWA 236	Swan Hill Olive	24" Box	44
		Vitex agnus-castus Natural Multi-Trunk SNWA 308	Chaste Tree	24" Box	47
		Quercus ilex Standard	Holly Oak	24" Box	53
		Ceratonia siliqua Natural Multi-Trunk	Carob Tree	24" Box	47

1 CITY COMMENTS 10-15-10

EXISTING MATERIAL LEGEND

	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.
SHRUBS		Euonymus japonica 'Green Spire' SNWA CC 28	Green Spire Euonymus	Existing	8
		Chrysactinia mexicana SNWA CC 3	Damianita	Existing	10
		Hymenoxys acaulis	Angelita Daisy	Existing	47
		Euonymus japonicus 'microphyllus' SNWA CC 3	Boxleaf Euonymus	Existing	5
		Callistemon viminalis 'Little John' SNWA CC 7	Dwarf Bottlebrush	Existing	53
		Caesalpinia gilliesii SNWA CC 50	Yellow Bird of Paradise	Existing	12
		Caesalpinia pulcherrima SNWA CC 28	Red Bird of Paradise	Existing	95
		Teucrium chamaedrys 'Prostratum' SNWA CC 3	Prostrate Germander	Existing	100
		Myoporum parvifolium SNWA CC 50	Myoporum	Existing	70

EXISTING MATERIAL LEGEND

	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.
SHRUBS		Nandina domestica 'Compacta' SNWA CC 13	Heavenly Bamboo	Existing	47
		Rosmarinus officinalis 'Prostratus' SNWA CC 28	Prostrate Rosemary	Existing	18
		Lantana 'Radiation' SNWA CC 28	Radiation Bush Lantana	Existing	1
		Lantana montevidensis 'Purple' SNWA CC 28	Purple Trailing Lantana	Existing	52
		Dasylirion longissimum	Toothless Desert Spoon	Existing	12
		Dasylirion wheeleri SNWA CC 28	Desert Spoon	Existing	193
		Baccharis Sp SNWA CC 20	Baccharis	Existing	136
		Xylosma congestum SNWA CC 79	Shiny Xylosma	Existing	238

Existing Granite Boulders

* Existing pines to be removed due to damage to perimeter walls.

1 CITY COMMENTS 10-15-10

KEY MAP

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OCT 20 2010

LANDSCAPE PLANS
RANCHO ALTA MIRA

JOB: RANCHO ALTA MIRA PERIMETER FIVE YEAR TREE REMOVAL AND REPLACEMENT PROJECT

LONE MOUNTAIN, DECATUR, CRAIG, AND JONES

Jaramillo LANDSCAPE & MAINTENANCE, LLC
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LONE MOUNTAIN ROAD PLANTING PLAN 10-15-10

1 CITY COMMENTS

KUC

KUC

October 4, 2010

L2.1

SDR-39810
REVISED

MATERIAL LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY
TREES	Olea europaea 'Swan Hill' Multi-Trunk SNWA 236	Swan Hill Olive	24" Box	44
	Vitex agnus-castus Natural Multi-Trunk SNWA 208	Chaste Tree	24" Box	47
	Quercus ilex Standard	Holly Oak	24" Box	53
	Ceratonia siliqua Natural Multi-Trunk	Carob Tree	24" Box	47

1 CITY COMMENTS 10-15-10

EXISTING MATERIAL LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY
SHRUBS	Euonymus japonica 'Green Spire' SNWA CC 28	Green Spire Euonymus	Existing	8
	Chrysactinia mexicana SNWA CC 3	Damianita	Existing	10
	Hymenoxys acaulis	Angelita Daisy	Existing	47
	Euonymus japonicus 'microphyllus' SNWA CC 3	Boxleaf Euonymus	Existing	5
	Callistemon viminalis 'Little John' SNWA CC 7	Dwarf Bottlebrush	Existing	53
	Caesalpinia gilliesii SNWA CC 50	Yellow Bird of Paradise	Existing	12
	Caesalpinia pulcherrima SNWA CC 28	Red Bird of Paradise	Existing	95
	Teucrium chamaedrys 'Prostratum' SNWA CC 3	Prostrate Germander	Existing	100
	Myoporum parvifolium SNWA CC 50	Myoporum	Existing	70
	Nandina domestica 'Compacta' SNWA CC 13	Heavenly Bamboo	Existing	47
	Rosmarinus officinalis 'Prostratus' SNWA CC 28	Prostrate Rosemary	Existing	18
	Lantana 'Radiation' SNWA CC 28	Radiation Bush Lantana	Existing	1
	Lantana montevidensis 'Purple' SNWA CC 28	Purple Trailing Lantana	Existing	52
	Dasylirion longissimum	Toothless Desert Spoon	Existing	12
	Dasylirion wheeleri SNWA CC 28	Desert Spoon	Existing	193
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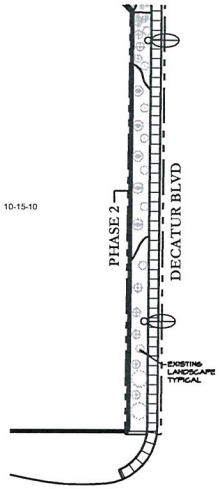
	Existing Granite Boulders			

1 CITY COMMENTS 10-15-10

* Existing pines to be removed due to damage to perimeter walls.



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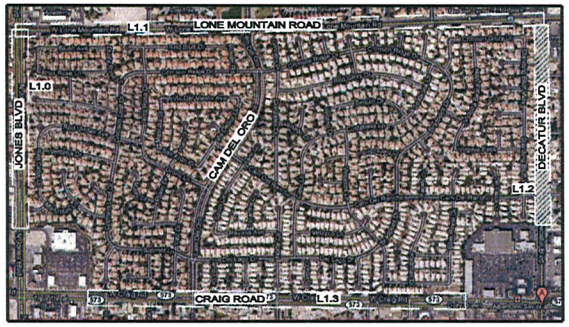
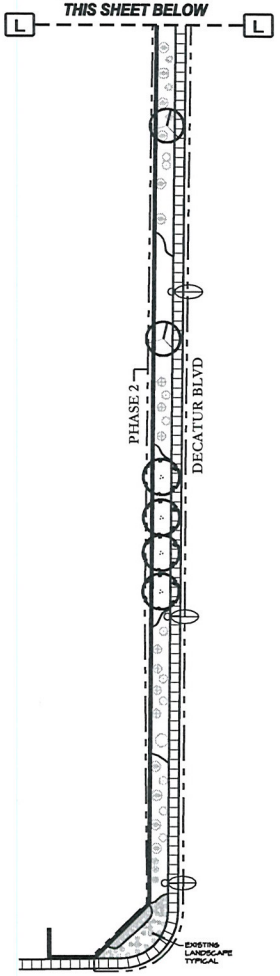
OCT 20 2010



KEY MAP

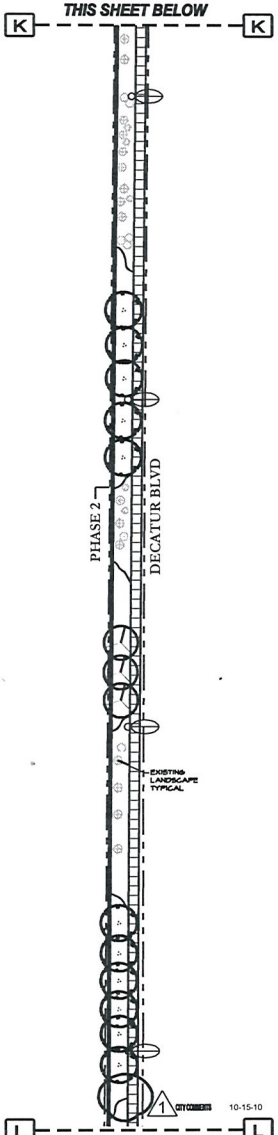
MATCHLINE; L-L SEE THIS SHEET BELOW



SEE SHEET L1.3 FOR CRAIG ROAD

GRAPHIC SCALE 1" = 30' N

MATCHLINE; K-K SEE THIS SHEET BELOW



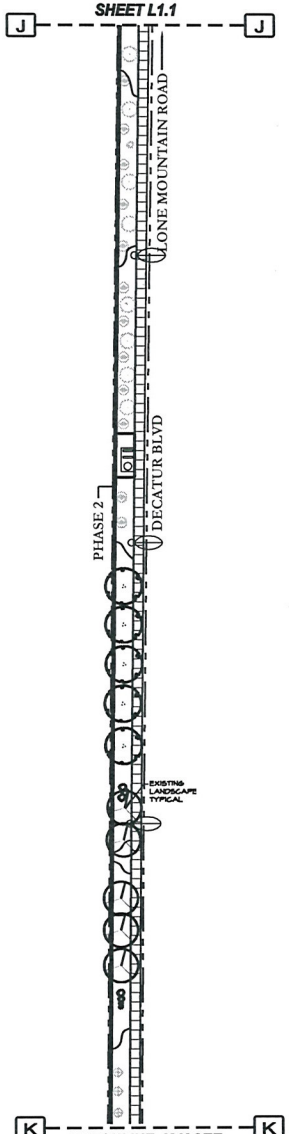
1 CITY COMMENTS 10-15-10

L L

MATCHLINE; L-L SEE THIS SHEET ABOVE

GRAPHIC SCALE 1" = 30' N

MATCHLINE; J-J SEE SHEET L1.1



K K

MATCHLINE; K-K SEE THIS SHEET ABOVE

GRAPHIC SCALE 1" = 30' N

LANDSCAPE PLANS
RANCHO ALTA MIRA

JOB: RANCHO ALTA MIRA PERIMETER FIVE YEAR TREE REMOVAL AND REPLACEMENT PROJECT
LONE MOUNTAIN, DECATUR, CRAIG, AND JONES

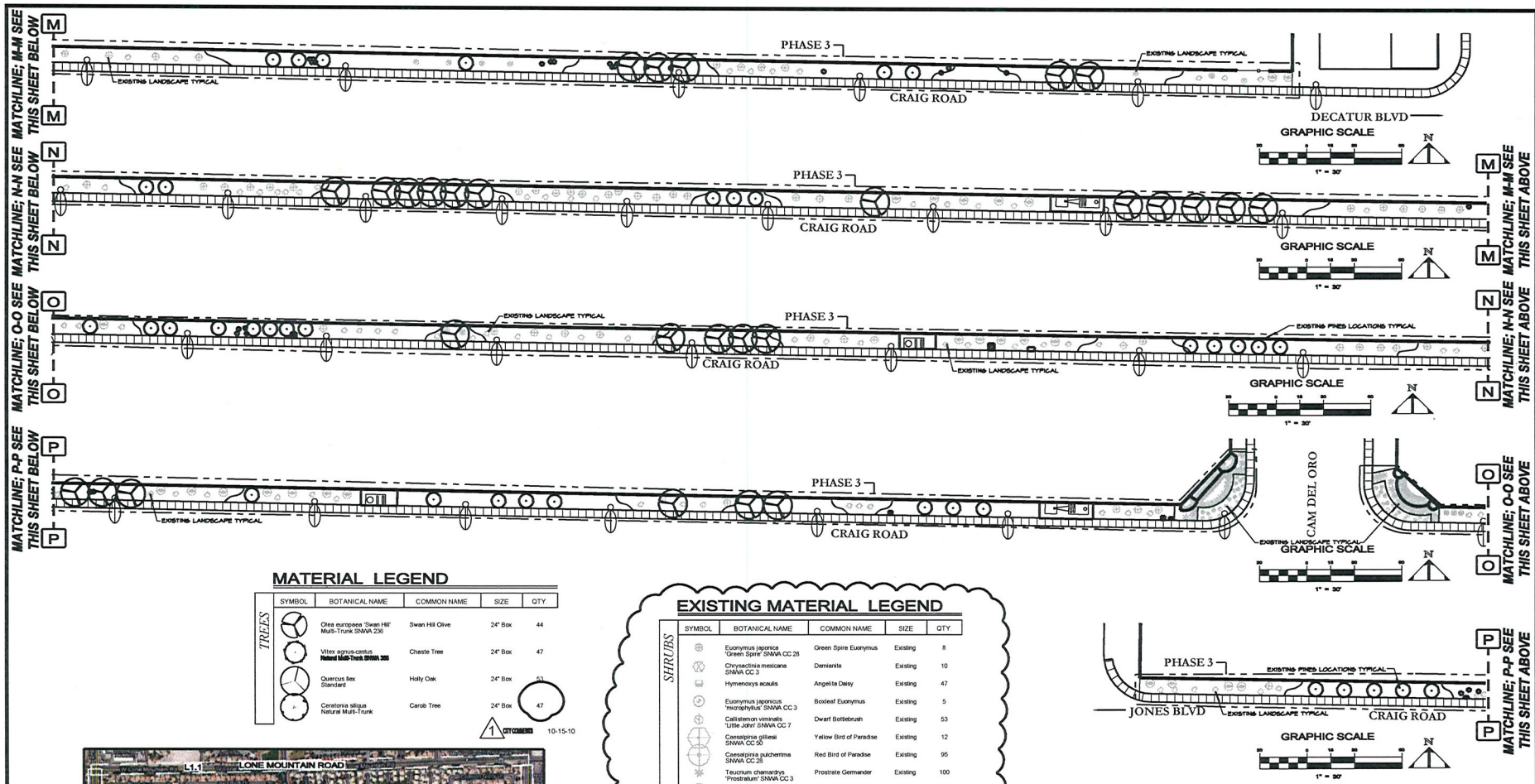
Jaramillo LANDSCAPE & MAINTENANCE, LLC
"Our Work Is Our Reference"
8500 SOUTH JONES BLVD. LAS VEGAS, NV 89139 UNITED STATES
PH: 702.361.0011 FAX: 702.361.0033

DECATUR BLVD PLANTING PLAN 10-15-10
1 CITY COMMENTS

KUC
KUC
October 4, 2010

L2.2

SDR-39810
REVISED



MATERIAL LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY
TREES				
	Olea europaea 'Swan Hill' Multi-Trunk SNWA 236	Swan Hill Olive	24" Box	44
	Vitex agnus-cactus Natural Multi-Trunk SNWA 388	Chaste Tree	24" Box	47
	Quercus Ilex Standard	Holly Oak	24" Box	53
	Ceratonia siliqua Natural Multi-Trunk	Carob Tree	24" Box	47

1 CITY COMMENTS 10-15-10

EXISTING MATERIAL LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY
SHRUBS				
	Euonymus japonica 'Green Spire' SNWA CC 28	Green Spire Euonymus	Existing	8
	Chrysactinia mexicana SNWA CC 3	Damianita	Existing	10
	Hymenoxys acaulis	Angelita Daisy	Existing	47
	Euonymus japonicus 'microphyllus' SNWA CC 3	Boxleaf Euonymus	Existing	5
	Callistemon viminalis 'Little John' SNWA CC 7	Dwarf Bottlebrush	Existing	53
	Caesalpinia gilliesii SNWA CC 50	Yellow Bird of Paradise	Existing	12
	Caesalpinia pulcherrima SNWA CC 28	Red Bird of Paradise	Existing	95
	Teucrium chamaedrys 'Prostratum' SNWA CC 3	Prostrate Germander	Existing	100
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	Lantana 'Radiation' SNWA CC 28	Radiation Bush Lantana	Existing	1
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	Dasylirion longissimum	Toothless Desert Spoon	Existing	12
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	Existing Granite Boulders			

* Existing pines to be removed due to damage to perimeter walls.

1 CITY COMMENTS 10-15-10

KEY MAP

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OCT 20 2010

SDR-39810
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LANDSCAPE PLANS
RANCHO ALTA MIRA

JOB: RANCHO ALTA MIRA PERIMETER FIVE YEAR TREE REMOVAL AND REPLACEMENT PROJECT
LONE MOUNTAIN, DECATUR, CRAIG, AND JONES

Jaramillo LANDSCAPE & MAINTENANCE, LLC
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FIRE PROTECTION
LAS VEGAS, NEVADA 89118
(702) 736-8000
BUILD SUCCESS

CRAIG ROAD PLANTING PLAN
1 CITY COMMENTS 10-15-10
2

KUC
DESIGNED BY
KUC
DRAWN BY
October 4, 2010
DATE

L2.3
SHEET

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

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

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

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

Jaramillo
LANDSCAPE & MAINTENANCE, LLC
"Our Work Is Our Reference"

September 30, 2010

City of Las Vegas
Attn: Doug Rankin
c/o Rancho Alta Mira
731 S. Fourth Street
Las Vegas, NV. 89101

Re: Justification Letter for Landscape Improvements around Perimeter Landscape Buffer at Rancho Alta Mira

Dear Sir:

Rancho Alta-Mira home owners association (HOA) is located in the City of Las Vegas bordering Craig road on the South, Lone Mountain Road on the North, Jones Boulevard on the West, and Decatur Boulevard on the East. This community sits on approximately 330 acres and houses 1,353 single family residences. The community was built in 1990 and completed in 1996.

Rancho Alta-Mira HOA has a landscape buffer zone surrounding the community on all streetscapes. The existing plant material consists of large pine trees, large shrubs, accents, groundcover, decorative rock mulch, boulders, and an automatic irrigation system.

The reason for this letter is to justify replacing all (191) existing pine trees in the perimeter landscape buffer area that are overgrowing into the perimeter walls and sidewalks causing damage. There are approximately 90 areas documented where damage to the walls and sidewalk have occurred. It is our intent to repair the damaged walls and sidewalks and to remove and dispose of all the pine trees in (3) phases and to replace them with 24-inch box trees that potentially have a smaller root system, and are slower growing, to protect the walls and sidewalks from further damage, enhancing the visual aesthetic and providing shade.

As required by title 19.12 the residential perimeter landscape buffer shall have a 24-inch minimum box tree and shall be placed at one per 30 linear feet with (4) 5-gallon shrubs per tree. The total tree and shrub count per the requirement is (418) trees and (1,672) shrubs, an increase of the existing trees and shrubs on-site to (228) 24-inch box trees and (575) 5-gallon shrubs. This increase of trees and shrubs would more than double the cost of the project, increase the cost of maintenance, and triple the water consumption and bill resulting in a approximately 8% increase in homeowner's dues. Therefore Rancho Alta-Mira HOA is requesting an exception for the required number of trees (418) and (575) shrubs based on the title 19 requirement and to only replace the (191) existing pine trees.

For the reasons listed above we are requesting approval for these landscape improvements.

Keman Clute RLA #804

C.C. Chris Jaramillo

C.C. Kristen Remhoff

RECEIVED
OCT 20 2010

SDR-39810
REVISED

9275 South Jones Blvd. Las Vegas, NV 89139 Ph: 251-0011 Fax: 870-5099 NV.C.L. 0043875A

Romeo Gumarang

From: Keman Clute [keman@jaramillolandscape.com]
Sent: Thursday, October 14, 2010 1:25 PM
To: Romeo Gumarang
Subject: FW: Rancho Alta Mira

Romeo,
This is a copy of the email from Jim Abbinett to Chris. The direction to write the justification letter is in bold and red letters below.

Keman Clute, RLA # 804
Registered Landscape Architect
keman@jaramillolandscape.com

9275 S. Jones Blvd.
Las Vegas NV. 89139
Office: 702.251.0011
Cell: 702.296.5737
Fax: 702.870.5099
NVCL # 0043875A

-----Original Message-----
From: Chris Jaramillo
Sent: Wednesday, September 29, 2010 5:48 AM
To: 'jabbinett@cox.net'
Cc: 'kremhoff@terrawest.com'; 'alandshellyels@cox.net'; Keman Clute
Subject: Re: Rancho Alta Mira

Jim

Keman will get this put together for your review.

Chris

----- Original Message -----
From: jabbinett@cox.net <jabbinett@cox.net>
To: Chris Jaramillo
Cc: kremhoff@terrawest.com <kremhoff@terrawest.com>
Sent: Wed Sep 29 00:39:24 2010
Subject: Rancho Alta Mira

Chris: I have emailed Ross's staff 2-3 times in the past 10 days with no luck on getting a specific answer as to wether or not we must go before the council. Consequently I will assume the worse and we will go for the October 20/21(?) council meeting. Kristen please cut a check ASAP for to Jaramillo for $530 dollars to cover the balance for the charge by the Planning Commission. I'll pick it up Friday get signatures and get to Chris on Monday. Be sure it is cut from the wall account.
CHRIS IF YOU WILL PREPARE THE WRITTEN JUSTIFICATION I WOULD LIKE FOR YOU TO INCLUDE THE FOLLOWING POINTS IN YOUR LETTER ASKING FOR THE HEARING:
1. The cost in replacing the 192 trees with the Planning Commission's required 397 trees and 5 plants, shrubs, bushes and ground cover more than double the cost of the project.
2. The increase in water consumption, due to the teiring process in billing for water costs will more than triple the HOA's water bill.

SDR-39810

3. This tripling of our water bill will result in an increase to the 1353 homeowners assessments by approximately $9-$11.
Please feel free to add any additional landscape lingo you can to substantiate our case.
I will prepare some additional comments and speak for the Board and I believe the majority of the 1353 homeowners at the council meeting.
I would like to see a draft of your letter before it goes.
Thx...Jim

City of Las Vegas

Agenda Item No.: **32.**

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:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff has NO RECOMMENDATION.

BACKUP DOCUMENTATION:
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) **

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
TXT-38353	Staff has NO RECOMMENDATION	

RTS/FF

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 21, 2010
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: APPLICANT/OWNER: CITY OF LAS VEGAS

** PROPOSED AMENDMENT(S) **

1. Title 19.14.100(B) is hereby amended to define the approval process for building wrap signage which incorporates off-premise messages:

Title 19.14.100 OFF-PREMISE SIGNS

(B) SPECIAL USE PERMIT REQUIRED

(1) Except as otherwise provided in Subsections (F) and (G) of this Section a Special Use Permit is required for all off-premise signs prior to the construction, placement, erection or modification of the sign in accordance with the requirements of this Chapter. A Special Use Permit application shall be processed in accordance with Section 19.18.060. Furthermore, the property owner(s), owner(s), of the structure or other responsible person shall maintain in force, at all times, a sign certificate for the sign in accordance with the requirements of this Chapter.

(2) The Special use Permit requirement set forth in Paragraph (1) is in addition to and independent of any locational provision or limitation contained in this Section. In determining whether to approve or deny a Special use Permit under this Section, the Planning Commission and City Council may consider the aesthetic impact of the sign on the area and all other aspects of the sign's compatibility with the surrounding area, including the existence or nonexistence of other signage in the area.

(3) Building wrap signage which incorporates off-premise messages, as described in Section 19.14.XXX, shall require the approval of a Special Use Permit. Building wrap signage shall be exempt from the separation and distance requirements, right-of-way setback requirements, size limitations, and height limitations set forth herein, and shall be subject to the requirements contained in Section 19.14.XXX.

~~(3)~~(4) In connection with the approval of a Special Use Permit under this Section, the Planning Commission or City Council may impose a time limit on the approval or require a periodic review of the sign as a condition of approval, provided that:

(a) In the case of a time limit, the limit is not less than three years; and

(b) In the case of a periodic review, the review is not sooner than three years after the approval.

~~(4)~~(5) After conducting a review, the City Council may require removal of the sign if it is demonstrated that conditions in the surrounding area have changed in such a manner that the sign no longer meets the standards established in Section 19.18.060(L).

2. Title 19.14 is hereby amended to add a new section, to be entitled "Building Wrap Signage," as follows below:

Title 19.14.XXX BUILDING WRAP SIGNAGE

(A) BUILDING WRAP SIGN DEFINED

A large-format sign, consisting of an image printed on vinyl, mesh or other material with or without written text, supported and attached to a wall by an adhesive and/or by using stranded cable and eye-bolts and/or other materials or methods. A building wrap sign may also include an electronic message unit that otherwise meets the provisions of this Section.

(B) GENERAL PROVISIONS

(1) Building wrap signage shall be limited to properties where there is a Gaming Establishment, Non-Restricted use with an active business license.

(2) Building facades on which the building wrap signage is to be located shall have a minimum height of 50 feet.

(C) LOCATIONAL PROVISIONS

(1) Building wrap signage is limited to the following locations:

(a) The Downtown Centennial Plan Overlay District, as defined in Section 19.06.060, except as otherwise excluded herein.

(b) Outside of the Downtown Centennial Plan Overlay District, building wrap signage may be permitted for any property with a Gaming Establishment, Non-Restricted use which directly abuts

the rights-of-way of Interstate 15, Interstate 515 or the U.S. 95 freeways except as otherwise excluded herein.

(2) Building wrap signage shall not be permitted within the following areas:

(a) The Las Vegas Boulevard Scenic Byway Overlay District, as defined in Section 19.06.140; and

(b) The Off-Premise Sign Exclusionary Zone, as defined in Section 19.14.100.

(D) DIMENSIONAL AND OTHER STANDARDS

(1) Minimum area. Building wrap signage shall have a minimum area of 2,400 square feet.

(2) Maximum area. None.

(3) Maximum height. Building wrap signage shall not extend above the roof or parapet of the building to which it is attached. Building wrap signage shall be located a minimum height of 15 feet above the grade of the abutting sidewalk or the average finished grade of the subject property, whichever is greater.

(4) Maximum Projection. Building wrap signage shall not project more than two feet from the facade of the building to which it is attached.

(5) Maximum number. One building wrap sign is permitted per building elevation, not to exceed a maximum of four building wrap signs per property.

(6) Orientation.

(a) Downtown Centennial Plan Overlay District: Building wrap signage may be oriented in any direction.

(b) Outside of the Downtown Centennial Plan Overlay District: Building wrap signage shall only be located on the building elevation that is most directly parallel to the freeway which abuts the property.

(7) Illumination.

(a) Building wrap signage may be illuminated internally or externally.

(b) Building wrap signage located within the boundaries of the Downtown Casino Overlay District and the Downtown Entertainment Overlay District, as defined in Title 19.06, shall be exempt from the requirement for 75% neon illumination.

(c) Illuminated building wrap signage shall be subject to the Residential Protection Standards contained in Section 19.14.070.

(E) REVIEW AND APPROVAL PROCEDURES

(1) Certificate Required. All building wrap signage shall require the approval of a sign certificate. No building wrap signage shall be installed unless a sign certificate has been obtained.

(2) Downtown Centennial Plan Overlay District. Within the boundaries of the Downtown Centennial Plan Overlay District, applications for building wrap signage shall be submitted to the Planning & Development Department for review and approval by the Downtown Design Review Committee (DDRC). The DDRC shall not have the ability approve waivers from the dimensional standards and location provisions contained herein.

(3) Off-Premise Messages. Building wrap signage that is to be utilized for off-premise messages shall require the approval of a Special Use Permit in accordance with the procedures listed in Section 19.14.100(B), in addition to the approval procedures listed above. Building wrap signage with off-premise messages shall be exempt from the separation and distance requirements, right-of-way setback requirements, size limitations, and height limitations set forth in Section 19.14.100.

3. Title 19.20.020 is hereby amended to add the following definitions as follows:

Title 19.20.020 WORDS AND TERMS DEFINED

Building Wrap Sign. A large-format sign, consisting of an image printed on vinyl, mesh or other material with or without written text, supported and attached to a wall by an adhesive and/or by using stranded cable and eye-bolts and/or other materials or methods. A building wrap sign may also include an electronic message unit that otherwise meets the provisions of this Section.

Building Façade. That portion of any exterior elevation on the building extending from grade to top of the parapet, wall, or eaves and the entire width of the building elevation.

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request to amend Title 19.14 and Title 19.20 to define standards for building wrap signage. This signage is proposed to be permitted only in conjunction with non-restricted gaming facilities

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
08/28/08	The Planning Commission recommended approval of TXT-26651, which proposed the creation of a new district within the Downtown Centennial Plan, and would have allowed the installation of building wrap signage within the new district. The text amendment was stricken from the 11/05/08 City Council agenda.

ANALYSIS

The amendment as proposed would create a new type of sign called "building wrap signage," which is defined as large-format signage that is affixed or adhered to a building façade. The new sign type would be limited to properties with an active Non-Restricted Gaming license.

The following table summarizes the proposed requirements for building wrap signage:

Location:	**Requirements**
Where permitted:	• Downtown Centennial Plan: All Non-Restricted Gaming properties • Outside Centennial Plan: Non-Restricted Gaming properties w/ direct freeway frontage only
Exclusions:	• Not permitted in the Scenic Byway Overlay • Not permitted in the Off-Premise Sign Exclusionary Zone
Dimensional Standards:	**Requirements**
Minimum qualifications:	• 50' building height minimum
Minimum sign area:	• 2,400 SF
Maximum sign area:	• None

Maximum height:	• Cannot extend above roof/parapet • Must be minimum of 15' above grade
Maximum #:	• 1 per building facade
Projection:	• 2' max from building facade
Orientation	• Centennial Plan: No orientation requirements • Outside Centennial Plan: Signage may be located on freeway façade only
Illumination:	**Requirements**
Illumination	• Internal or external illumination permitted • Exempt from neon illumination requirement in Downtown Casino Overlay District
Approval Process:	**Requirements**
Downtown Casino Overlay District	• Building wrap signage must be reviewed by the DDRC (Downtown Design Review Committee)
All other areas	• Sign certificate only
Off-premise advertising	• SUP required • Separation, size & other billboard limitations not applied

FINDINGS

The proposed text amendment will achieve the following:

- Establish
- The sign type is restricted to the Downtown Centennial Plan area and limited areas along freeways, thereby reducing impacts to single-family neighborhoods;

NOTICES MAILED NEWSPAPER ONLY

APPROVALS 0

PROTESTS 0

City of Las Vegas

Agenda Item No.: **33.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 18, 2010

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

☐ **Consent** ☒ **Discussion**

SUBJECT:
TXT-39750 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion and possible action to merge LVMC Title 18 (Subdivision Regulations) and Title 19 (Zoning Code) into a Unified Development Code (UDC) for the City of Las Vegas. Staff recommends APPROVAL.

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL.

BACKUP DOCUMENTATION:
Proposed Amendments and Staff Report

City of Las Vegas

Agenda Item No.: **34.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 18, 2010

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

☐ **Consent** ☒ **Discussion**

SUBJECT:
TXT-39836 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion and possible action to update the Downtown Centennial Plan to add various commercial uses to the 18b Arts District and to add language pertaining to the I-515/U.S. 95 widening project. Staff recommends APPROVAL.

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL.

BACKUP DOCUMENTATION:
Proposed Amendments and Staff Report

City of Las Vegas

Agenda Item No.: **35.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 18, 2010

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

☐ **Consent** ☒ **Discussion**

SUBJECT:
DIR-39955 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Update on Long Range Planning Items. Staff has NO RECOMMENDATION.

NO ACTION

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff has NO RECOMMENDATION.

BACKUP DOCUMENTATION:

CITY OF LAS VEGAS NEVADA

City of Las Vegas

Agenda Item No.: **36.**

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:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL.

BACKUP DOCUMENTATION:
1. DRAFT Revision of 2010 Planning Commission Meeting Schedule
2. DRAFT Revision of the 2011 Planning Commission Meeting Schedule

City of Las Vegas

Agenda Item No.: **37.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 18, 2010

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

☐ **Consent** ☒ **Discussion**

SUBJECT:
DIR-40129 - DIRECTORS BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion and possible action to approve a revision of the Planning Commission bylaws. Staff recommends APPROVAL.

P.C.: Final Action

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL.

BACKUP DOCUMENTATION:
DRAFT Planning Commission Bylaws Revisions

City of Las Vegas

Agenda Item No.: **38.**

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

CITY OF LAS VEGAS NEVADA