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
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Glenn E. Trowbridge
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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-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 APPROVAL.

12. 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.

13. 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.

14. 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

15. 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.

16. 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.

17. 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.

18. 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.

19. 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.

20. 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.

21. 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.

22. 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.

23. 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.

24. 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.

25. 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.

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**

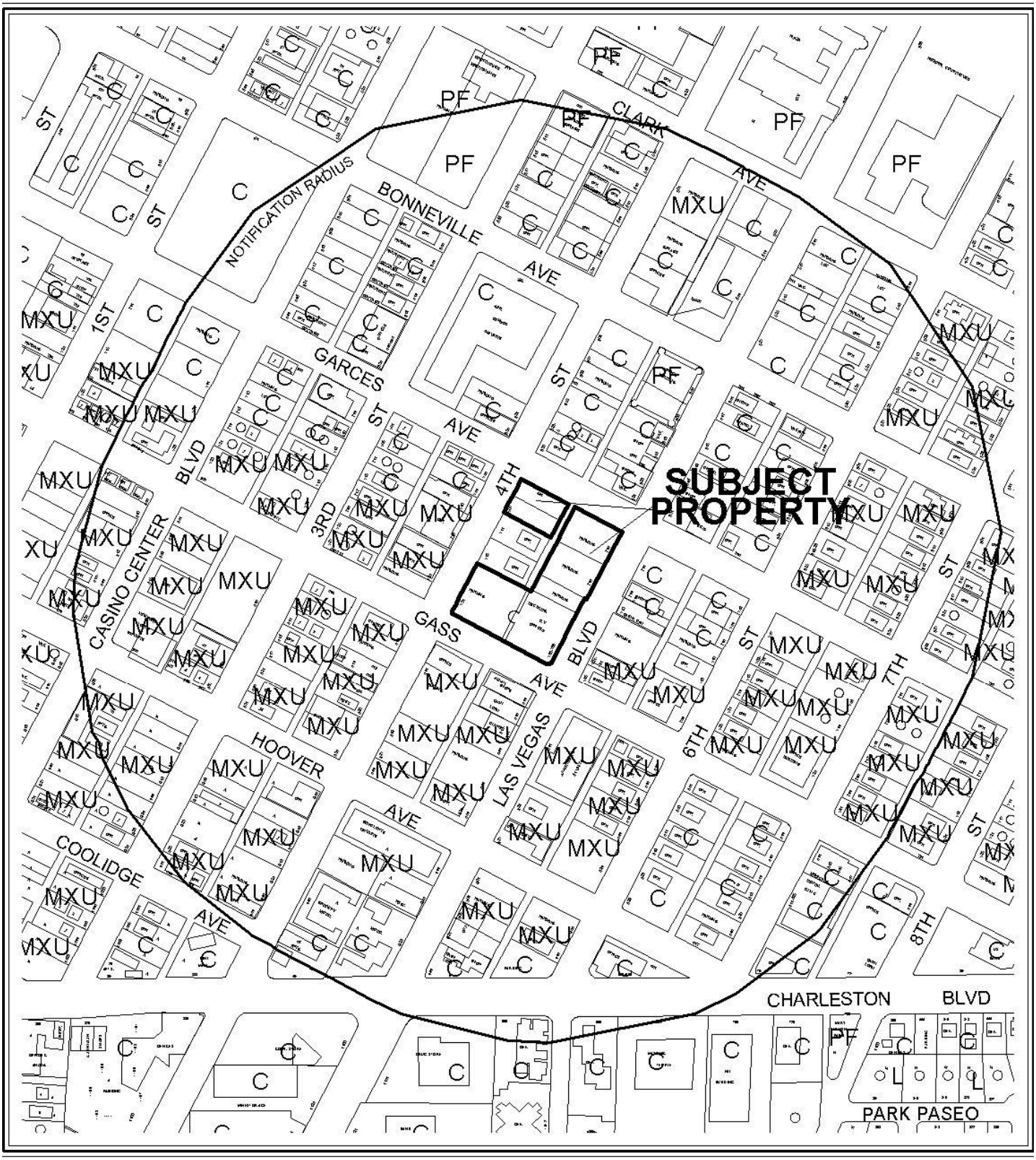
SUBJECT:
ABEYANCE - GPA-39334 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS, ET AL- Request for a General Plan Amendment FROM: PF (PUBLIC FACILITIES) TO: C (COMMERCIAL) on 2.12 acres at the northwest corner of Las Vegas Boulevard and Gass Avenue (APNs 139-34-410-149 and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

C.C.: 12/15/2010

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**1**	**Planning Commission Mtg.**	**5**
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
6. Protest/Support Postcards



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

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 18, 2010
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: APPLICANT/OWNER: CITY OF LAS VEGAS, ET AL

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
GPA-39334	Staff recommends APPROVAL.	N/A

JG

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request to amend a portion of the Southeast Sector Plan of the General Plan from PF (Public Facilities) to C (Commercial) on six non-contiguous parcels located at the northwest corner of Las Vegas Boulevard and Gass Avenue, totaling 2.12 acres. The subject properties are home to the City of Las Vegas Development Services Center and five parking lots. As the City of Las Vegas no longer anticipates long-term civic uses on these sites, staff recommends approval. If these applications are denied, the General Plan designation would remain PF (Public Facilities) and remain inconsistent with the current C-2 (General Commercial) zoning designation.

ISSUES

- No changes to the existing sites are proposed with this request.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
12/16/64	The Board of City Commissioners approved a request for Rezoning (Z-0100-64) from R-1 (Single Family Residential), R-4 (High Density Residential), C-1 (Limited Commercial), C-2 (General Commercial) and C-V (Civic) to C-2 (General Commercial) on approximately 230 acres generally located on property bounded by Main Street to the west, Bonanza Road to the north, Las Vegas Boulevard on the east and Charleston Boulevard on the south. The Planning Commission recommended approval.
10/21/10	The Planning Commission voted to hold this item in abeyance at the request of the applicant.

Most Recent Change of Ownership	
07/26/89	A deed was recorded for a change in ownership. (139-34-410-154)
10/21/02	A deed was recorded for a change in ownership. (139-34-410-152 and 153)
01/31/01	A deed was recorded for a change in ownership. (139-34-410-155)
12/04/06	A deed was recorded for a change in ownership. (139-34-410-149 and 156)

Related Building Permits/Business Licenses	
C.1963	The City of Las Vegas Development Services Center building was constructed at 731 South 4th Street.
05/01/96	A building permit (96008678) was issued for a building demolition at 401 Garces Avenue. The permit was never finaled.
08/07/97	A building permit (97016287) was issued for a Tenant Improvement remodel at 731 South 4th Street. The permit was finaled on 09/02/07.
08/06/99	A building permit (99015781) was issued for flood repair at 731 South 4th Street. The permit was never finaled.
04/17/90	A building permit (960064708) was issued for demolition at 704 South Las Vegas Boulevard. The permit was finaled on 01/30/91.
11/30/00	A building permit (21671) was issued for demolition at 708 South Las Vegas Boulevard. The permit was finaled on 02/22/01.
02/01/01	A building permit (01001702) was issued for a trash enclosure at 731 South 4th Street. The permit was finaled on 02/05/01.
02/15/01	A building permit (1002488) was issued for ornamental iron fence at 708 South Las Vegas Boulevard. The permit was finaled on 03/08/01.
04/10/09	A building permit (137419) was issued for fire damage at 731 South 4th Street. The permit was finaled on 07/21/09.

Pre-Application Meeting	
08/16/10	A pre-application meeting was conducted internally, as the City is the applicant for the request.

Neighborhood Meeting	
09/21/10	A neighborhood meeting was held on Tuesday, September 21, 2010 from 5:30 pm to 6:00 pm at the Development Services Center located at 731 South 4th Street, Las Vegas, Nevada in Conference Room 2B. In attendance were four members of the public, one Planning and Development Departments staff member and the Ward 5 liaison. No significant concerns were expressed relative to the proposed land use designation changes.

Field Check	
09/16/10	During a site visit, staff observed the City of Las Vegas Development Services Center and surrounding parking lots, which are clean and free of debris and trash.

Details of Application Request	
Site Area	
Net Acres	2.12

Surrounding Property	*Existing Land Use Per Title 19.04*	*Planned or Special Land Use Designation*	*Existing Zoning District*
Subject Property	Government Facility/ Parking Lot	PF (Public Facilities)	C-2 (General Commercial)
North	Office/General Retail	C (Commercial)	C-2 (General Commercial)
South	Office/Dry Cleaners	MXU (Mixed Use)	C-2 (General Commercial)
East	Pawn Shop/General Retail	MXU (Mixed Use)/ C (Commercial)	C-2 (General Commercial)
West	Office	MXU (Mixed Use)/ C (Commercial)	C-2 (General Commercial)

Master Plan Areas	*Yes*	*No*	*Compliance*
Master Plan Area			
Downtown Centennial Plan (Downtown South)	X		Y
Special Purpose and Overlay Districts	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts			
Downtown Centennial Plan Overlay District	X		Y
Live/Work Overlay District	X		Y
Las Vegas Boulevard Scenic Byway Overlay District	X		Y
Trails	X		Y
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area	X		Y
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*
Gass Avenue: Secondary Collector	Master Plan of Streets and Highways	80	Y
4th Street: Secondary Collector	Master Plan of Streets and Highways	80	Y
Garces Avenue:	N/A	80	N/A
Las Vegas Boulevard: Primary Arterial	Master Plan of Streets and Highways	100	Y

ANALYSIS

The subject sites are located within the same block in the Downtown Centennial Plan (Downtown South) Master Plan, Live/Work Overlay District, Las Vegas Boulevard Scenic Byway Overlay District and the Las Vegas Redevelopment Plan Area. Future projects within each master plan and overlay district will be subject to the standards and requirements of the master plan and overlay districts, as well as the existing and approved, but undeveloped Bike Trails. The proposed General Plan Amendment is appropriate, as the City of Las Vegas no longer anticipates long-term civic uses on the sites. The C (Commercial) General Plan designation allows for commercial uses that are normally allowed within the existing C-2 (General Commercial) zoning district; therefore, staff recommends approval. If these applications are denied, the General Plan designation would remain PF (Public Facilities) and remain inconsistent with the current C-2 (General Commercial) zoning designation.

FINDINGS (GPA-39334)

Section 19.18.030(I) of the Las Vegas Zoning Code requires that the following conditions be met in order to justify a General Plan Amendment:

1. **The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations,**

   The intensity of the proposed C (Commercial) General Plan designation is compatible with the existing adjacent C (Commercial) and MXU (Mixed Use) land use designations.

2. **The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts,**

   The proposed General Plan designation is compatible with the existing C-2 (General Commercial) zoning district. This district is compatible with the existing adjacent land uses and zoning districts

3. **There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment; and**

   The subject properties are located within an area of the City where all utilities, fire and police services are currently in place and available. Therefore, there are adequate facilities available to accommodate the uses and densities permitted by the proposed General Plan Amendment.

4. The proposed amendment conforms to other applicable adopted plans and policies that include approved neighborhood plans.

No applicable plans are affected by this request.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 24

NOTICES MAILED 527

APPROVALS 5

PROTESTS 1

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

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

FOR DEPARTMENT USE ONLY

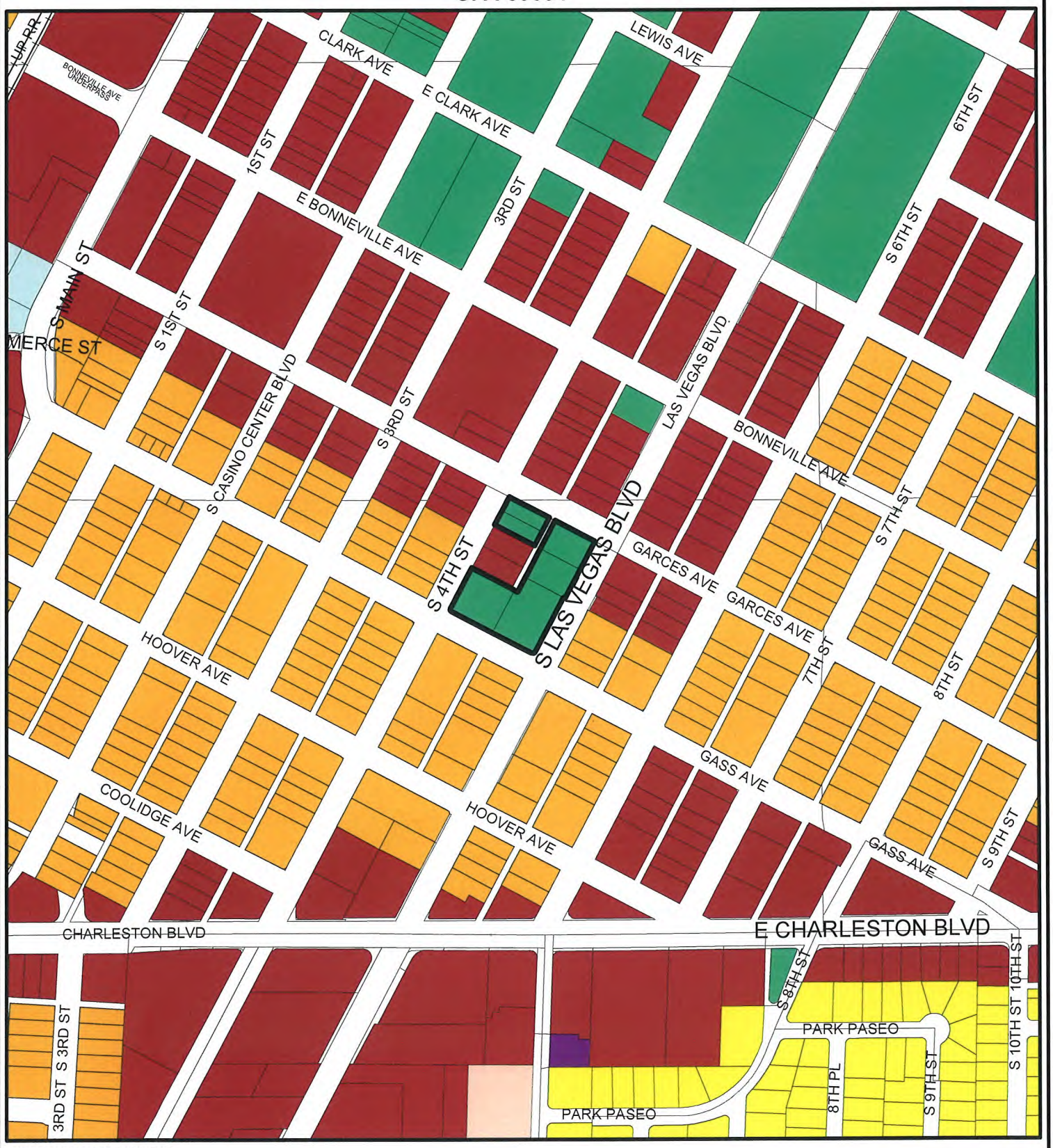
Case #	GPA-39334
Meeting Date:	10-21-10
Total Fee:	0
Date Received:*	8-30-10
Received By:	

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

Revised 10/27/08

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

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



GENERAL PLAN AMENDMENT

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

FROM PF TO C

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

Printed: September 03, 2010



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

09/16/10



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

09/16/10



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

09/16/10



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

09/16/10



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

09/16/10



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

09/16/10



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

09/16/10



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

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

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NORTHWEST CORNER OF LAS VEGAS BOULEVARD AND GASS AVENUE

09/16/10



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09/16/10



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

09/16/10



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

09/16/10

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

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

August 30, 2010

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

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

Dear Mr. Gebeke:

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

Sincerely,

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

AR:nl

Mayor
Oscar B. Goodman

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

City Manager
Elizabeth N. Fretwell

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AUG 31 2010

CITY OF LAS VEGAS NEVADA
07101-001-06-09

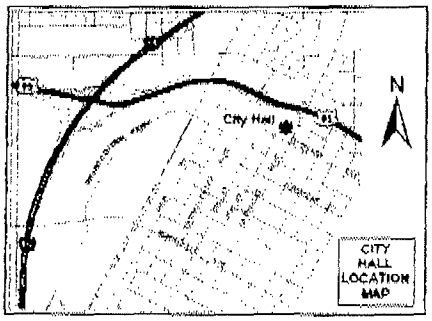
GPA-39334

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 OCT 08 2010
MAILED FROM ZIP CODE 89101

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-39334
Planning Commission Meeting of 10/21/2010

Case: GPA-39334
13934412113
BRUNS NICHOLAS A & YVONNE S
140 PRAIRIE LAKE RD
EAST DUNDEE IL 60118-9134

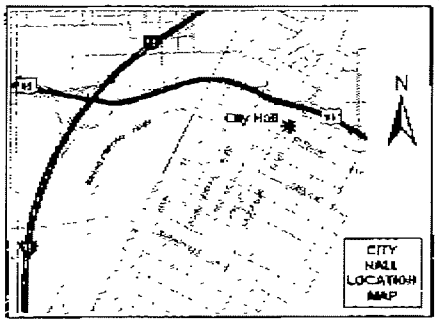
10/14/2010 08:30 FAX 7023854640 BERNSTEIN & ASSOC 002/004

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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GPA-39334
Planning Commission Meeting of 10/21/2010

Case: GPA-39334
13934311116
CROSSHILL I L L C
500 S 4TH ST
LAS VEGAS NV 89101-6599

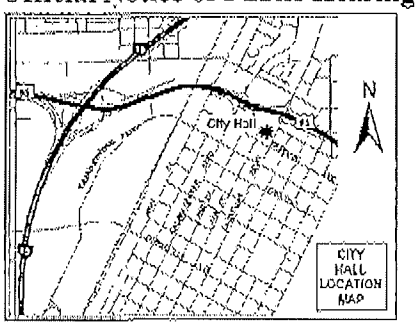
PRESORT BOX

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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0004279218 OCT 08 2010
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GPA-39334
Planning Commission Meeting of 10/21/2010

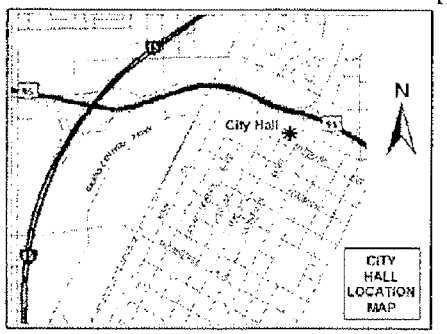
Case: GPA-39334
13934410099
CAVIGLIA DENNIS G & C M MARTL TR
%D HECKETHORN
4181 SQUAW CREEK CT
LAS VEGAS NV 89120-3872

Oct 11 10 01:51p chicago joe's resraurant 702-877-5637 p.1

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

Return Service Requested

Official Notice of Public Hearing



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[X] I SUPPORT this Request

[ ] I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-39334

Planning Commission Meeting of 10/21/2010

Case: GPA-39334

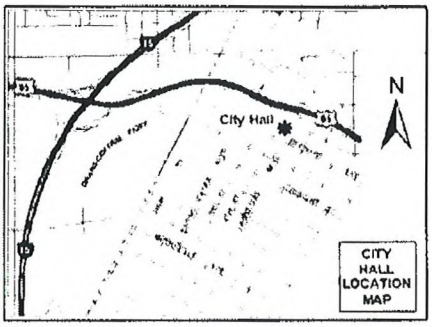
13934410126
COLLURA MARY ETAL
3220 BRYANT AVE
LAS VEGAS NV 89102-2055

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

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GPA-39334
Planning Commission Meeting of 10/21/2010

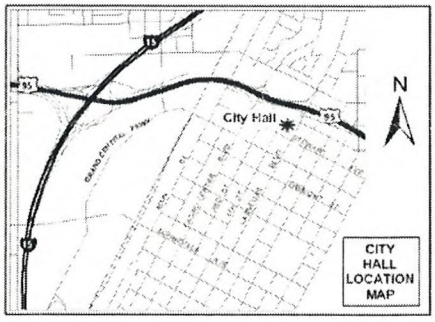
Case GPA-39334
13934311141
GARCES VENTURE L L C
%R FINVARB
1065 KANE CONCOURSE #201
BAY HARBOR ISLANDS FL 33154-2100

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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☑ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-39334
Planning Commission Meeting of 10/21/2010

Case: GPA-39334
13934310045
RUDEL WESTON W LIVING TRUST
[illegible]WY #15
FESSENDEN ND 58438-9312

RECEIVED
OCT 18 2010

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

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

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

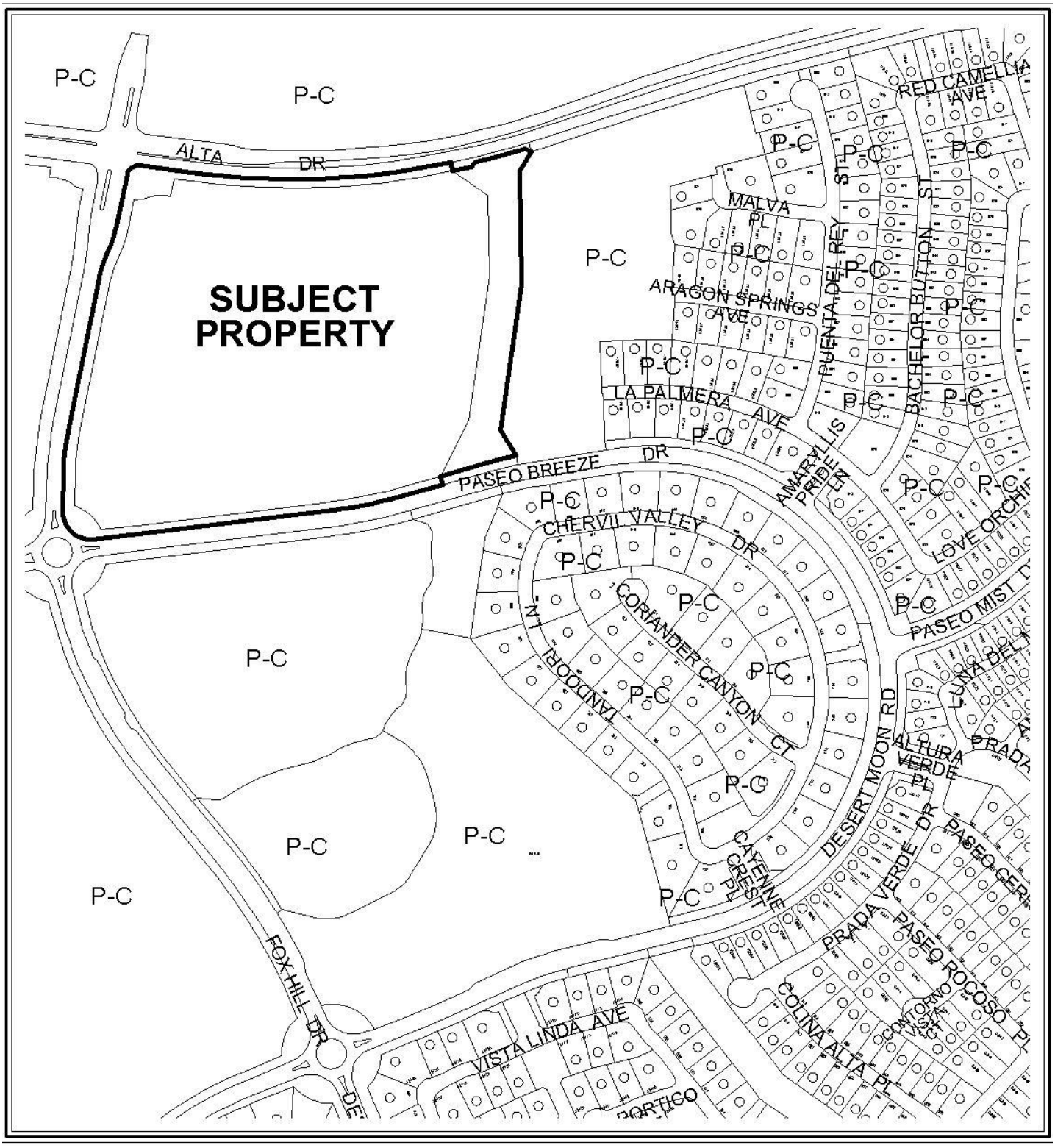
SUBJECT:
TMP-39472 - TENTATIVE MAP - VILLAGE 23A PARCEL L ANDALUSIA - APPLICANT/OWNER: THE HOWARD HUGHES CORPORATION - Request for a Tentative Map FOR AN 81-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 26.9 acres adjacent to the south side of Alta Drive, between Desert Foothills Drive and Fox Hill Drive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

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

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

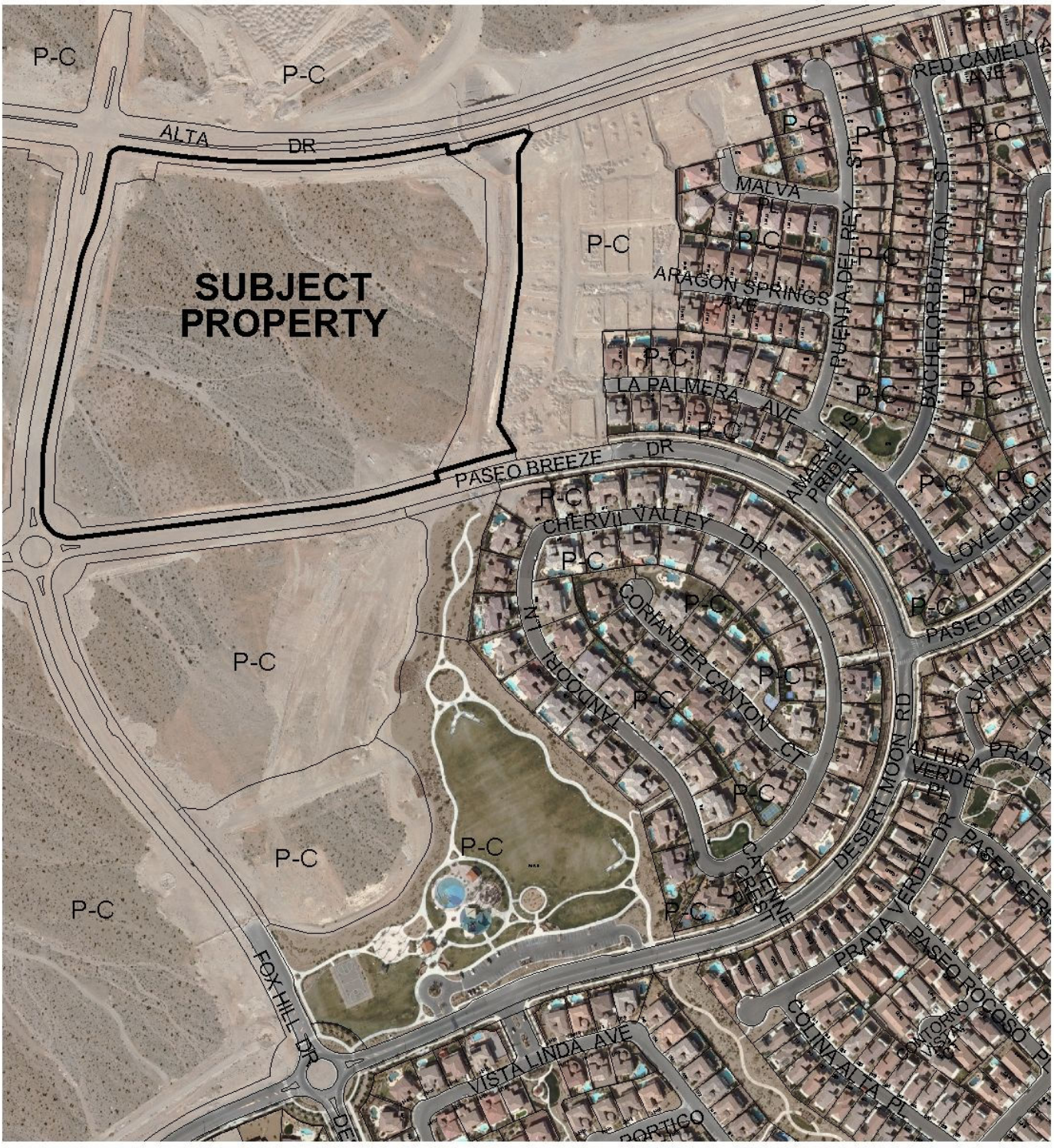
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



CASE: TMP-39472

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

N



0 300 600 Feet

CASE: TMP-39472

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 18, 2010
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: APPLICANT/OWNER: THE HOWARD HUGHES CORPORATION

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
TMP-39472	Staff recommends APPROVAL.	

** CONDITIONS **

TMP-39472 CONDITIONS

Planning and Development

1. Approval of the Tentative Map shall be for no more than four (4) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map with four (4) years of the approval of the Tentative Map, this action is void.

2. Street names must be provided in accordance with the City's Street Naming Regulations. Per the Las Vegas Fire & Rescue Department, Street names may not start with the word, "Via". Street names will have to be changed prior to the Final Map being recorded.

3. In conjunction with creation, declaration and recordation of the subject common-interest community, and prior to recordation of the Covenants, Codes and Restrictions ("CC&R"), or conveyance of any unit within the community, the Developer is required to record a Declaration of Private Maintenance Requirements ("DPMR") as a covenant on all associated properties, and on behalf of all current and future property owners. The DPMR is to include a listing of all privately owned and/or maintained infrastructure improvements, along with assignment of maintenance responsibility for each to the common interest community or the respective individual property owners, and is to provide a brief description of the required level of maintenance for privately maintained components. The DPMR must be reviewed and approved by the City of Las Vegas Department of Field Operations prior to recordation, and must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. Also, the CC&R are to include a statement of obligation of compliance with the DPMR. Following recordation, the Developer is to submit copies of the recorded DPMR and CC&R documents to the City of Las Vegas Department of Field Operations.

4. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

5. All Private streets must be granted as public utility easements (P.U.E.), City of Las Vegas Sewer Easements and Public Drainage Easements to be privately maintained by the Homeowners' Association on the Final Map for this site. Additionally, grant appropriate public easements across Common Lots A, H, and I.

6. The Final Map for this site shall be labeled as a "Merger and Resubdivision".

7. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

8. The submitted drainage study shall be approved prior to the recordation of a Final Map for this site.

9. A minimum of two lanes of asphalt pavement on Paseo Breeze Drive and Fox Hill Drive adjacent to this site, and a working sanitary sewer connection shall be in place prior to final inspection of any units within this development. Full permanent improvements on Paseo Breeze Drive and Fox Hill Drive, including all required landscaped areas between the perimeter wall and adjacent public street, shall be constructed and accepted by the City prior to issuance of any building permits beyond 50% of all units within this development. All off-site improvements for Paseo Breeze Drive and Fox Hill Drive adjacent to this site, including all required landscaped areas between the perimeter walls and adjacent public streets, shall be constructed and accepted prior to issuance of building permits beyond 75%. The above thresholds notwithstanding, all required improvements shall be constructed within 24 months of approval of construction drawings unless otherwise allowed by the Department of Public Works.

10. The Special Improvement District section of the Department of Public Works must be contacted (229-2136) prior to the recordation of a Final Map or the issuance of any building permits, whichever may occur first. An apportionment report will be prepared following recordation of the Final Map to recalculate and/or redistribute all assessments of record on this site.

11. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services prior to the issuance of any permits.

12. Site development to comply with all applicable conditions of approval for Summerlin Village 23A, CRG-2243 and all other applicable site-related actions.

13. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Tentative Map for an 81-lot single family residential subdivision on 26.9 acres, at the southeast corner of Alta Drive and Fox Hill Drive. As this request conforms to Title 18 and Summerlin Development Standards, staff recommends approval, with conditions.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
03/14/02	The Planning Commission approved a Tentative Map (TMP-0006-02) for a 20-lot subdivision on the southeast corner of Alta Drive and Fox Hill Drive. Staff recommended approval.
04/30/03	The City Referral Group Administratively approved a Community, Village and Neighborhood Entry Monument.
03/25/04	The Planning & Development Department Administratively approved an Extension of Time (EOT-3886) for a previously approved Tentative Map (TMP-0006-02).
02/23/06	The Planning Commission approved a Tentative Map Request (TMP-11173) for a 90-lot single family subdivision on the southeast corner of Alta Drive and Fox Hill Drive. Staff recommended approval. Expired on 02/23/08.

Most Recent Change of Ownership	
12/18/87	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
No building permits or business licenses are associated with this request.

Pre-Application Meeting	
08/18/10	A pre-application meeting was held where the submittal requirements for a Tentative Map were discussed with the following items: • Tentative Map Submittal checklist to be submitted with application; • Access to site will be off Fox Hill Drive; • Perimeter screen wall height is less than 6 feet.

Neighborhood Meeting
A neighborhood meeting is not required for this application, nor was one held.

Field Check	
10/15/10	Staff inspected the property and found an undeveloped vacant lot with naturally growing desert vegetation.

Details of Application Request	
Site Area	
Gross Acres	26.9
Net Acres	22.5

Surrounding Property	***Existing Land Use Per Title 19.04***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	SF3 (Single Family Detached)	P-C (Planned Community)
North	Undeveloped	SF3 (Single Family Detached)	P-C (Planned Community)
South	Undeveloped	SF3 (Single Family Detached)	P-C (Planned Community)
East	Undeveloped	SF3 (Single Family Detached)	P-C (Planned Community)
West	Undeveloped	SF3 (Single Family Detached)	P-C (Planned Community)

Master Plan Areas	***Yes***	***No***	***Compliance***
Master Plan Area			
Summerlin West	X		Y
Special Purpose and Overlay Districts	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts			
P-C (Planned Community) District	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

YK

ANALYSIS

A previous 90-lot Tentative Map Plan (TMP-11173) was approved by the Planning Commission on February 23, 2006 but expired two years later. The applicant states that the economic conditions prevented this project from moving forward under the previous Tentative Map Plan and thus dictates the need for a new one. The proposed Tentative Map is for an 81-lot single family subdivision. The subject site is directly adjacent to undeveloped land on all sides with no Transportation or Recreation Trail alignments within or adjacent to the site. Cross sections show an 81- lot subdivision which does not exceed more than 2% grade.

The proposed street names will have to be reviewed and approved by Las Vegas Fire & Rescue prior to the Final Map being recorded. For safety purposes, streets may not begin with the word, "Via". The five proposed street names will have to be adjusted to meet this requirement.

FINDINGS

The proposed Tentative Map conforms to all requirements of Title 18 and the Summerlin Development Standards; therefore, staff is recommending approval, with conditions.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 5

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

YK

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

Revised 11-14-06

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PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

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

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

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

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

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

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

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

Additional Information _____

PROPERTY OWNER The Howard Hughes Company **Contact** Julie Cleaver

Address 10,000 W. Charleston Blvd. Suite 200 **Phone:** (702) 791-4388 **Fax:** _____

City Las Vegas **State** NV **Zip** 89135

E-mail Address Julie.cleaver@generalgrowth.com

APPLICANT The Howard Hughes Company, LLC **Contact** Julie Cleaver

Address 10,000 W. Charleston Blvd. Suite 200 **Phone:** (702) 791-4388 **Fax:** _____

City Las Vegas **State** NV **Zip** 89135

E-mail Address Julie.cleaver@generalgrowth.com

REPRESENTATIVE G.C Wallace, Inc **Contact** Josh Johnson

Address 1555 S. Rainbow Blvd. **Phone:** (702) 804-2157 **Fax:** (702) 804-2299

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

E-mail Address jjohnson@gcwallace.com

Property Owner Signature* _____

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

Print Name KEVIN ORROCK

Subscribed and sworn before me

This 8th day of SEPTEMBER, 20 10.

_____

Notary Public in and for said County and State

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

Revised 10/27/08

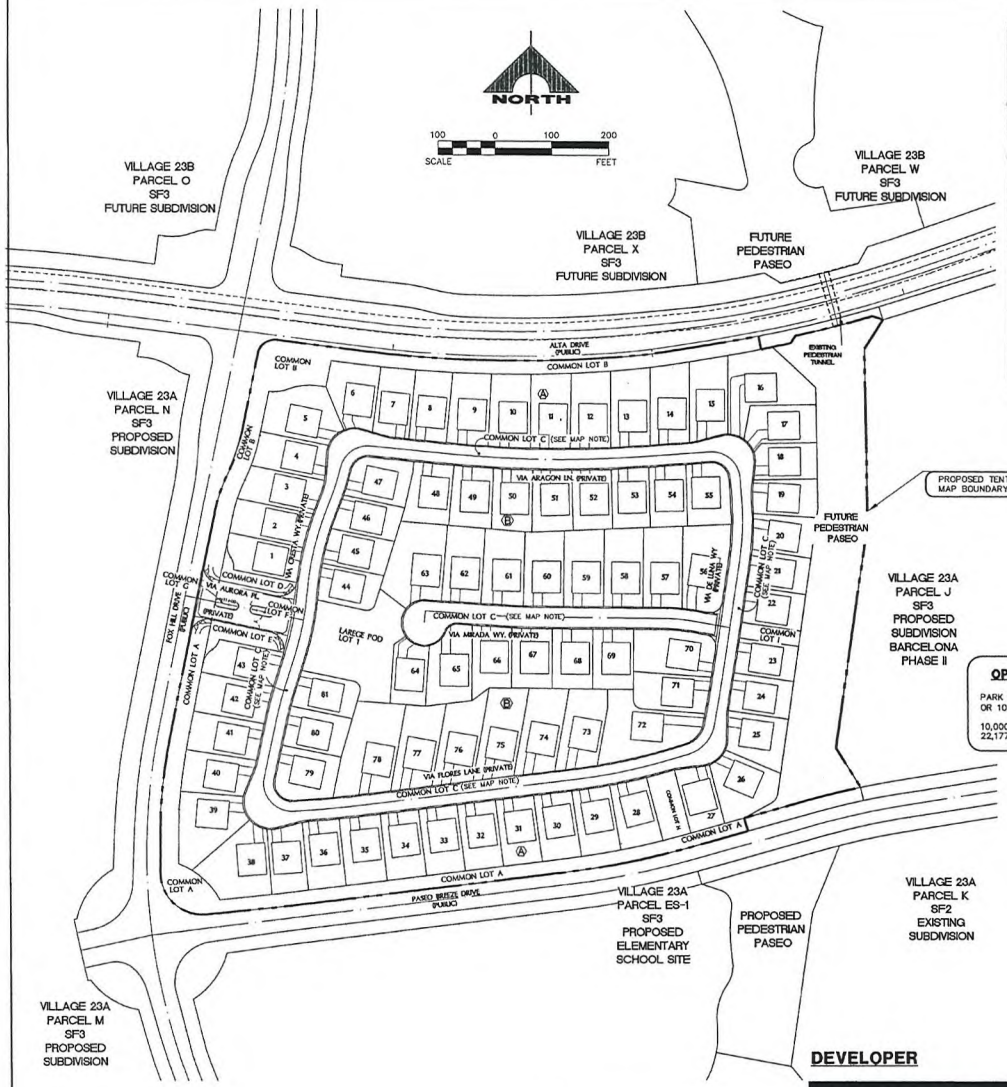
FOR DEPARTMENT USE ONLY

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

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

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SEP 08 2010



ENGINEER & SURVEYOR

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

UTILITY SERVICE BY

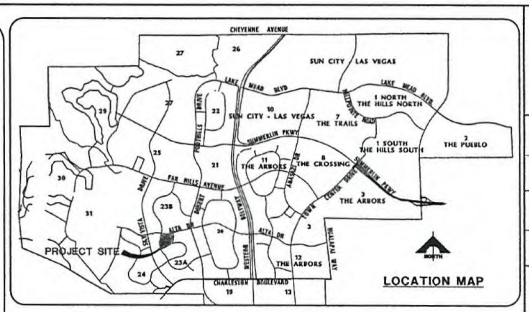
LAS VEGAS VALLEY WATER DISTRICT
CITY OF LAS VEGAS SEWER
REPUBLIC SERVICES of SOUTHERN NEVADA
NV ENERGY
CENTURY LINK TELEPHONE COMPANY
SOUTHWEST GAS CORPORATION
COX COMMUNICATIONS

RECORD OWNER

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

SUBDIVIDER

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



LAND USE

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

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

BUILDING SETBACK REQUIREMENTS

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

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

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

MAP NOTE:

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

GENERAL NOTES:

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

OPEN SPACE CALCULATION:

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

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

LEGAL DESCRIPTION

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

IMPROVEMENT NOTES:

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

DEVELOPER

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

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

SUMMERLIN℠

VILLAGE 23A
PARCEL L - ANDALUSIA
TENTATIVE MAP

SEPTEMBER 03, 2010

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

RECEIVED
SEP 08 2010

TMP-39472

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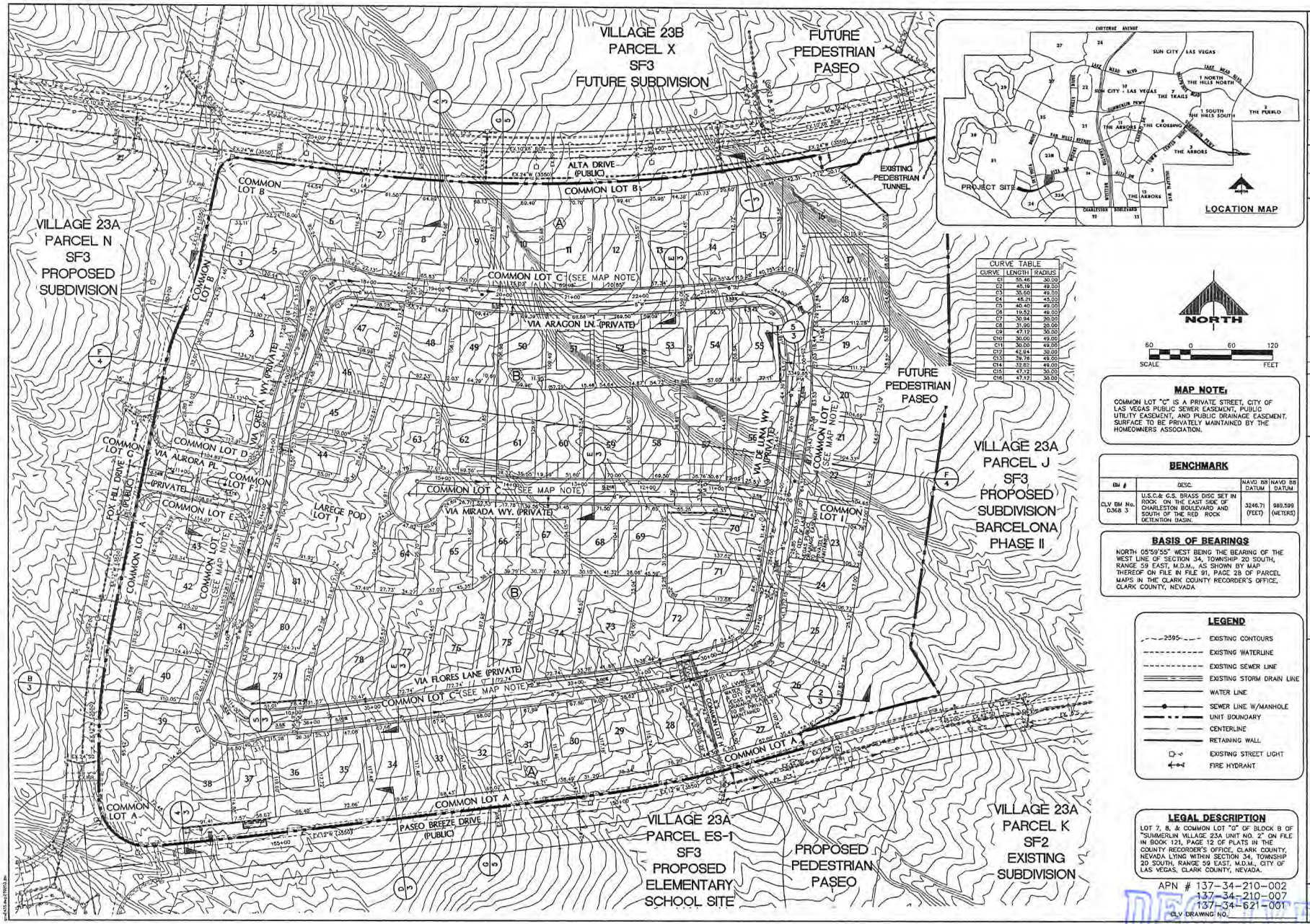
G.C. WALLACE COMPANIES
ENGINEERS | PLANNERS | SURVEYORS
1555 S. RAINBOW BLVD. LAS VEGAS, NV 89146
TEL 702.804.2000 FAX 702.804.2099 GCWALLACE.COM

LAS VEGAS, NEVADA

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

DRAWING 1
1 OF 5 SHTS

REV	DATE	DESCRIPTION	DATE	CON APP	DATE	HDEN APP	DATE	% COMPLETE



CURVE TABLE		
CURVE	LENGTH	RADIUS
C1	55.46	30.00
C2	45.19	49.00
C3	35.60	49.00
C4	48.21	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	38.78	49.00
C14	32.82	49.00
C15	47.12	30.00
C16	47.12	30.00

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

BENCHMARK

BM #	DESC.	NAVD 88 DATUM	NAVD 88 DATUM
CLV BM No. 0368 3	U.S.C.& G.S. BRASS DISC SET IN ROCK ON THE EAST SIDE OF CHARLESTON BOULEVARD AND SOUTH OF THE RED ROCK DETENTION BASIN.	3246.71 (FEET)	989.599 (METERS)

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

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

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

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

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

PROJECT NO. 62023981
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PLOT DATE: 09-03-10
PLOT TIME: 16:07:57
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THE HOWARD HUGHES COMPANY, LLC

SUMMERLIN VILLAGE 23 PARCEL L- ANDALUSIA

TENTATIVE MAP

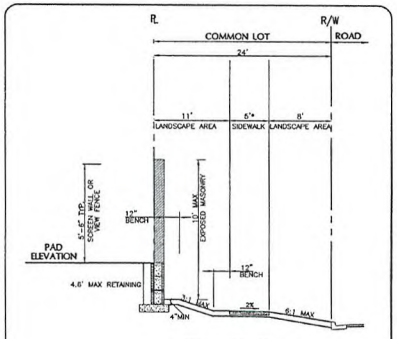
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2 OF 5 SHTS

% COMPLETE

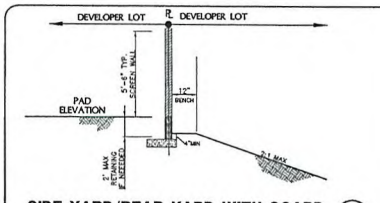
REV	DATE	DESCRIPTION	DATE	LAEN APP	DATE	GCW APP

TMP-39472

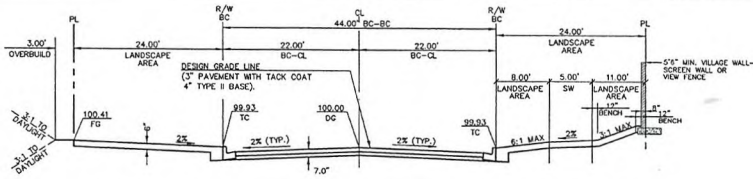
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SEP 03 2010



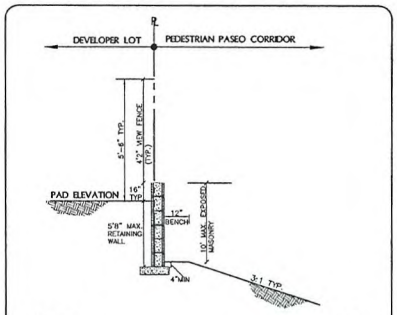
PASEO BREEZE DRIVE (4)
NOT TO SCALE



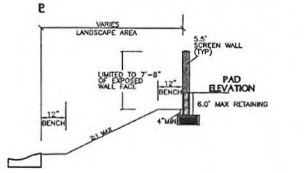
SIDE YARD/REAR YARD WITH SCARP (3)
NOT TO SCALE



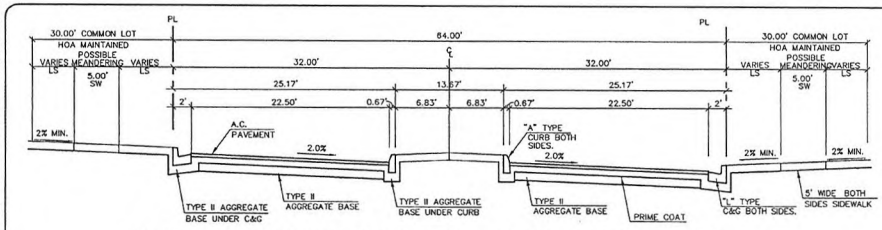
PASEO BREEZE DRIVE TYPICAL STREET SECTION (PUBLIC) (D)
RESIDENTIAL COLLECTOR (WITH SPACE ALLOWANCE FOR SHARED BIKE LANES) PER S.I.S. DWG. NO. S-7
NOT TO SCALE



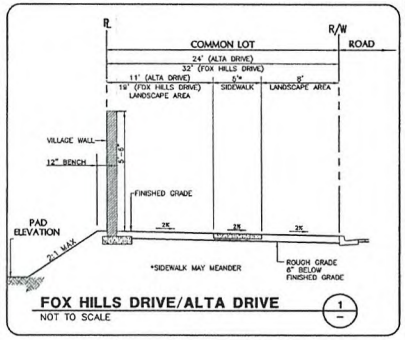
PASEO (2)
NOT TO SCALE



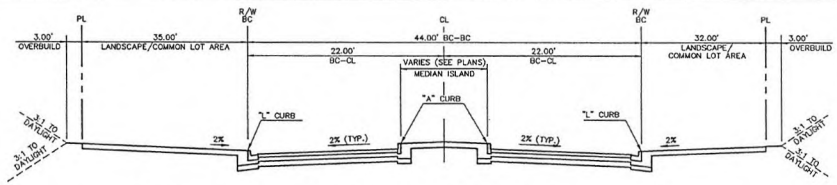
CORNER LOT DETAIL (5)
NOT TO SCALE



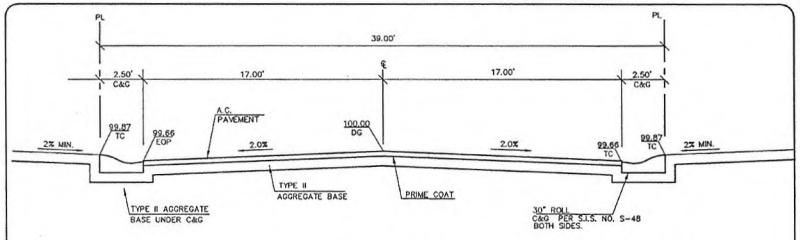
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PARCEL ENTRY ROAD PER S.I.S. DWG. NO. S-12A
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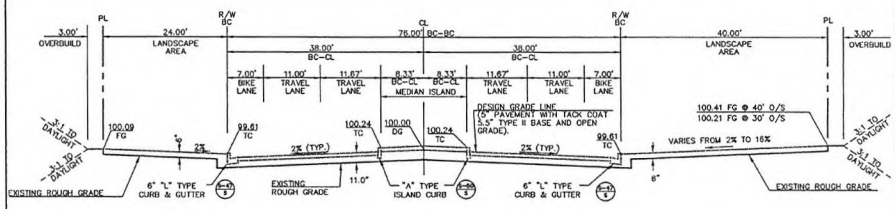
FOX HILLS DRIVE/ALTA DRIVE (1)
NOT TO SCALE



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



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



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

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

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SEP 03 2010

TMP-39472

STATE OF NEVADA — ENGINEER — 9/3/10 — % COMPLETE

NO.	DESCRIPTION	DATE	KGN APP	DATE	CW APP	DATE

PROJECT NO.
DESIGN:
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PLOT DATE 09-07-10
PLOT TIME 08:56:44

G.C. WALLACE COMPANIES
ENGINEERS | PLANNERS | SURVEYORS
6555 S. RAINBOW BLVD - LAS VEGAS, NV 89146
TEL 702.804.3000 - FAX 702.804.3299 - GCWALLACE.COM
LAS VEGAS - MESQUITE

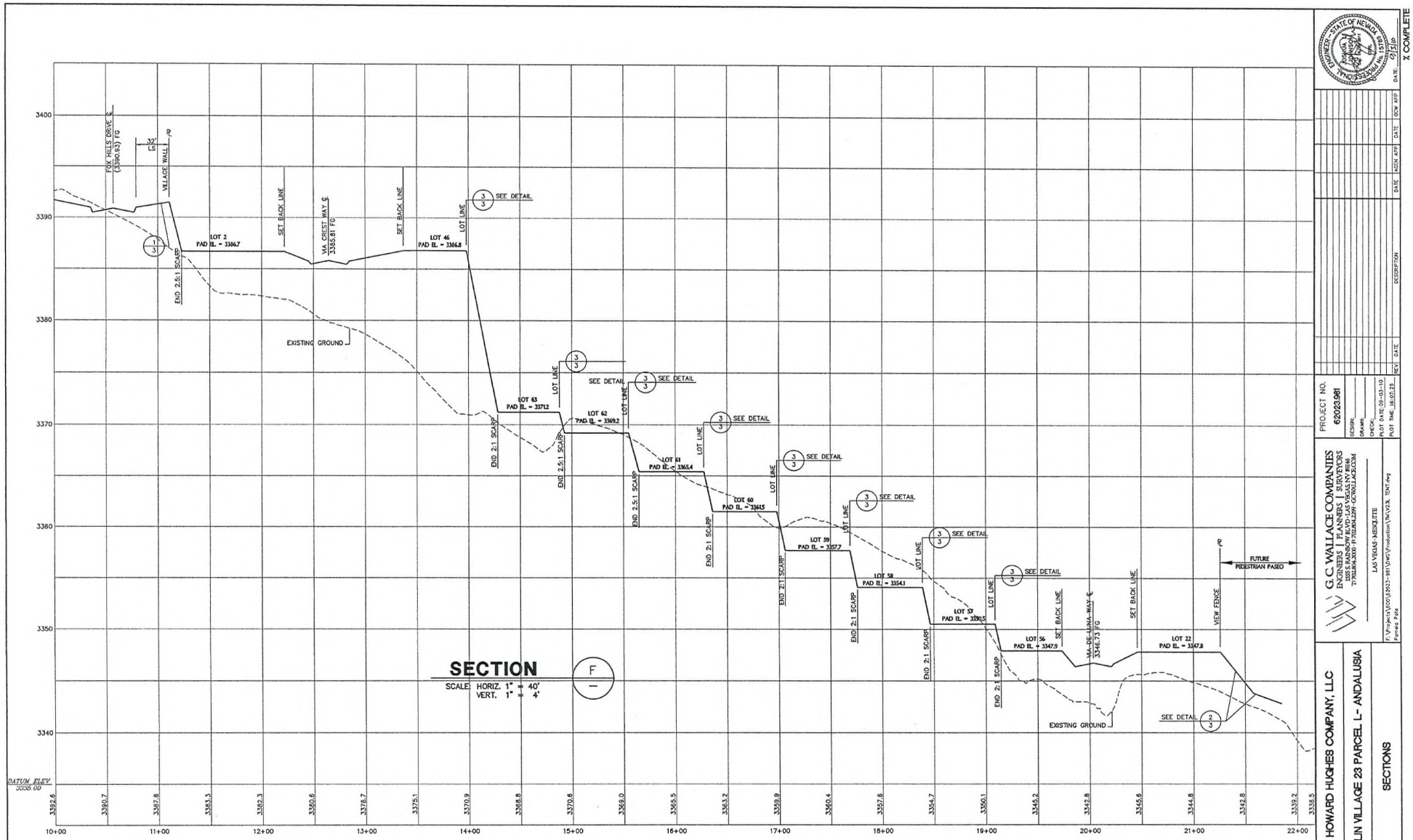
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THE HOWARD HUGHES COMPANY, LLC

SUMMERLIN VILLAGE 23 PARCEL L - ANDALUSIA

SECTIONS

DRAWING 3
3 OF 5 SHTS



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

PROJECT NO. 62023981
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Pen-key: Pete

REV	DATE	DESCRIPTION	DATE	AGEN APP	DATE	DOW APP

ENGINEER - STATE OF NEVADA
No. 9857
PROFESSIONAL
DATE 9/3/10

% COMPLETE

THE HOWARD HUGHES COMPANY, LLC

SUMMERLIN VILLAGE 23 PARCEL L - ANDALUSIA

SECTIONS

DRAWING 4

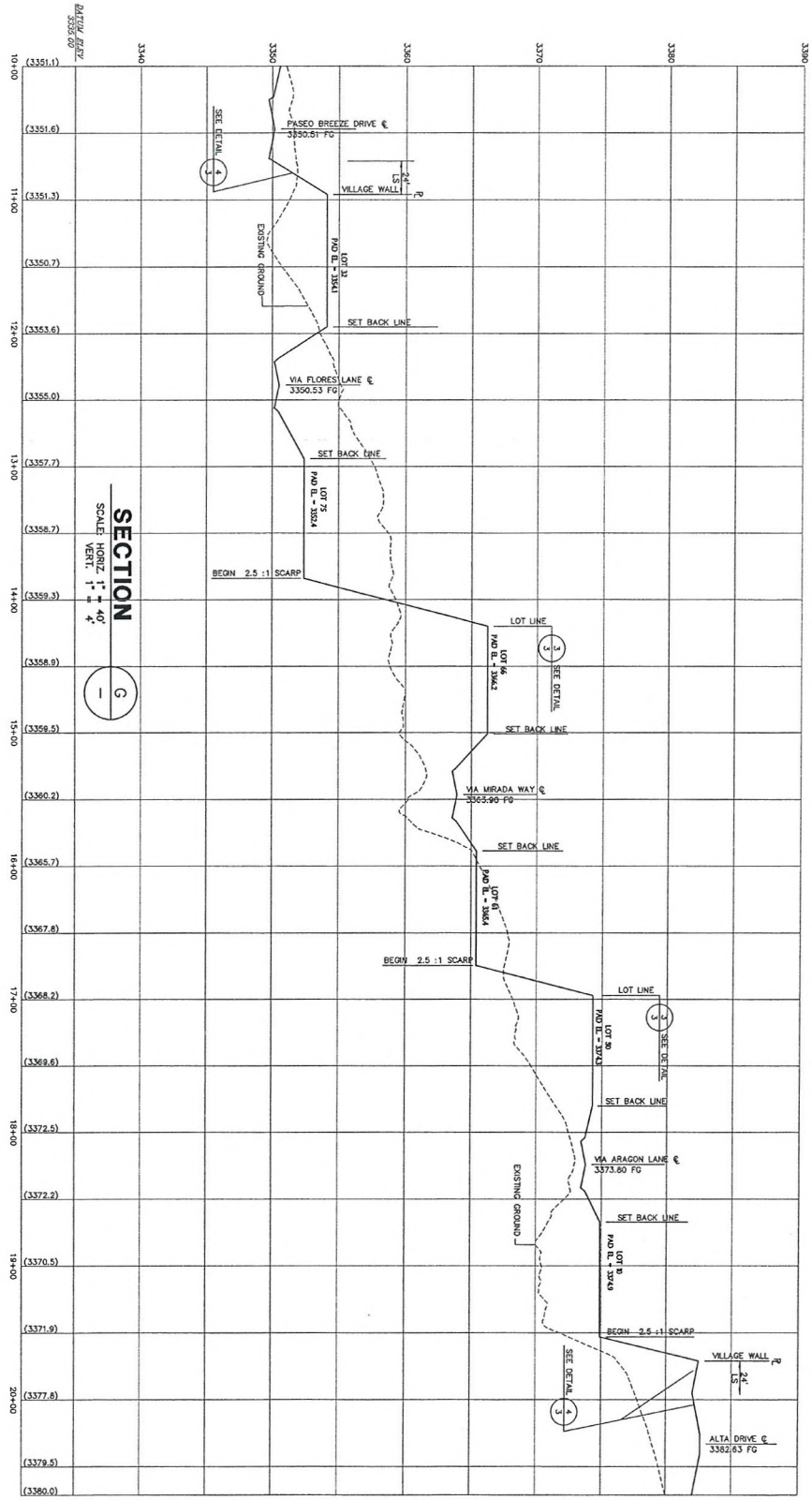
4 OF 5 SHTS

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

CLV DRAWING NO.

RECEIVED
SEP 08 2010

TMP-39472



SECTION

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

G-1

TMP-39472

RECEIVED
SEP 08 2010
CLV

APN # 137-34-210-002
137-34-610-001
137-34-621-001

CLV DRAWING NO. 5 OF 5 SHTS

THE HOWARD HUGHES COMPANY, LLC	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	PROJECT NO. 62023.981									
SUMMERLIN VILLAGE 23 PARCEL L- ANDALUSIA	LAS VEGAS · MESQUITE	DESIGN:									
SECTIONS	F:\Projects\600\62023-981\DWG\Production\TM\V23L TENT.dwg	DRAWN:									
DRAWING 5	Pamela Pate	CHECK:									
		PLOT DATE: 09-03-10									
		PLOT TIME: 15:07:39	REV.	DATE	DESCRIPTION	DATE	AGEN APP	DATE	GCW APP	DATE: 9/5/10	

% COMPLETE



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**

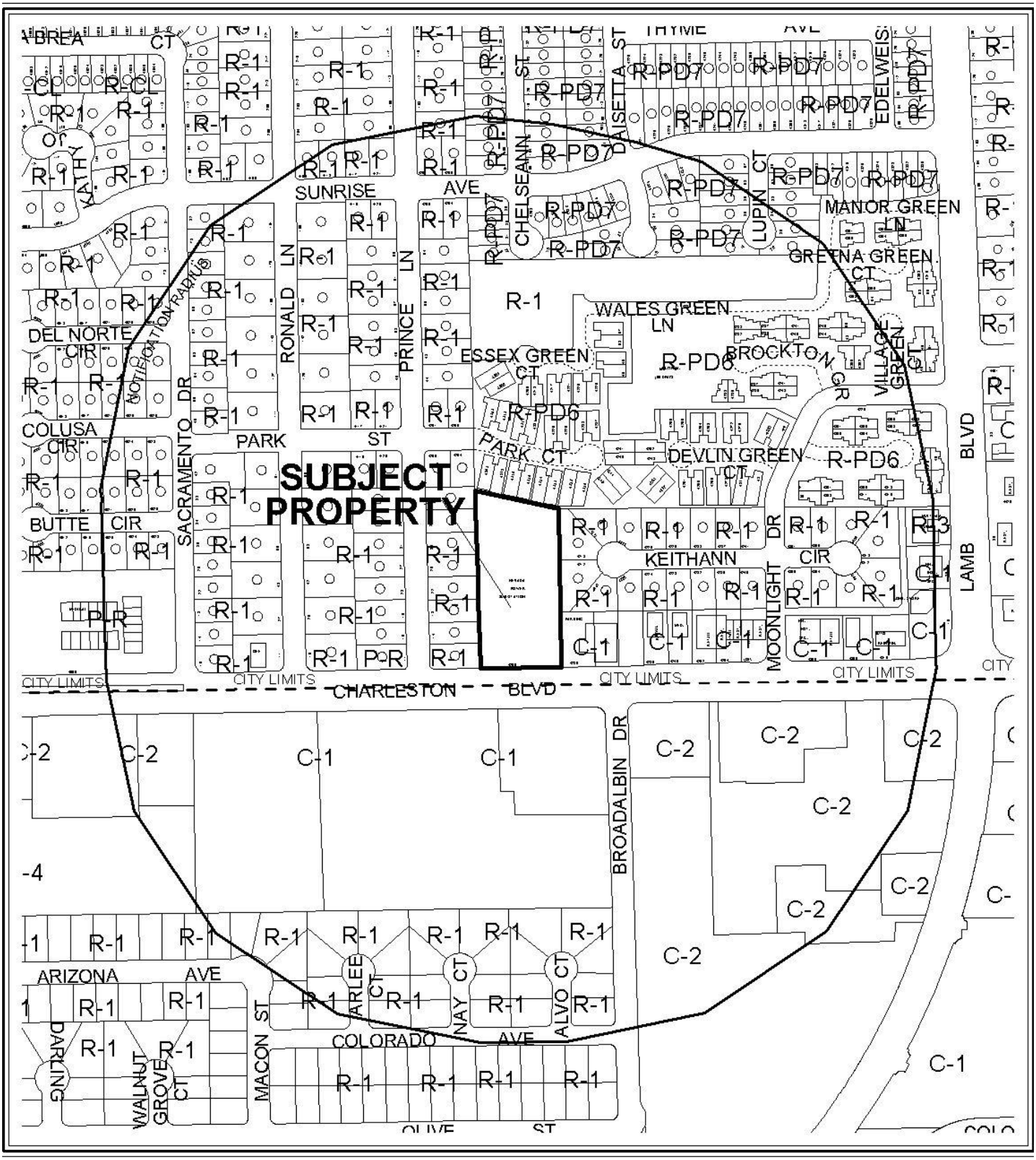
SUBJECT:
ZON-39754 - REZONING - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: NV ENERGY - Request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: C-V (CIVIC) on 2.45 acres at 4200 East Charleston Boulevard (APN 140-31-802-001), Ward 3 (Reese). Staff recommends APPROVAL.

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

0 400 800 Feet

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

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

N



0 400 800 Feet

CASE: **ZON-39754**

RADIUS: 1000 FT

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

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 18, 2010
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: APPLICANT: CITY OF LAS VEGAS - OWNER: NV ENERGY

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
ZON-39754	Staff recommends APPROVAL.	

YK

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request to rezone property at 4200 East Charleston Boulevard from R-1 (Single Family Residential) to C-V (Civic), containing 2.45 acres. Currently, a power sub-station is located on this lot. The lot is already designated for PF (Public Facilities) land uses by the General Plan. As the proposed zoning conforms to the General Plan and the existing use is compatible with the existing surrounding land uses, staff recommends approval. If denied, the lot will remain designated R-1 (Single Family Residential) and the zoning designation will remain inconsistent with the existing land use designation.

ISSUES

- The proposed zoning would allow for conformance with the existing General Plan land use designation for this lot.
- The existing use of the subject site as a power sub-station is a permissible use in the C-V (Civic) zoning district, and is consistent with the existing General Plan designations.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
04/24/63	The City Council approved a Rezoning (Z-0059-63) from R-R (Rural Residence) and R-2 (Two Family Residence) to R-1 (Single Family Residential) at the northwest corner of Lamb Boulevard and Charleston Boulevard. The Planning Commission and Staff recommended approval.
03/12/08	Code Enforcement opened a case (#63339) for temporary signage at 4200 East Charleston Boulevard. The case was resolved 03/20/08.

Most Recent Change of Ownership	
06/12/63	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
No permits were found for this site.

YK

Pre-Application Meeting	
09/30/10	The requirements for a rezoning application were reviewed with the applicant. No issues were identified.

Neighborhood Meeting
A neighborhood meeting is not required, nor was one held.

Field Check	
10/15/10	Staff inspected the property and found it to be well maintained.

Details of Application Request	
Site Area	
Gross Acres	2.45

Surrounding Property	***Existing Land Use Per Title 19.04***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Utility Installation, Other Than Listed	PF (Public Facilities)	R-1 (Single Family Residential)
North	Residential	ML(Medium-Low Density Residential)	R-PD (Residential Planned Development)
South	Commercial Retail	Commercial General (Clark County)	C (Commercial)
East	Residential	L (Low Density Residential)	R-1 (Single Family Residential)
	Medical Office	SC (Service Commercial)	C-1 (Limited Commercial)
West	Residential	L (Low Density Residential)	R-1 (Single Family Residential)
	Office	O (Office)	P-R (Professional Office and Parking)

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

YK

ANALYSIS

If approved, this request would rezone the subject site from R-1 (Single Family Residential) to C-V (Civic). Such action would conform to the existing PF (Public Facility) General Plan land use designation on this lot. The C-V (Civic) zoning district is intended to provide for existing public and quasi-public uses and for the development of new schools, libraries, public parks, public flood control facilities, police, fire, and other public utility facilities. Rezoning of this lot is appropriate, as the proposed C-V (Civic) zoning district is consistent with the existing PF (Public Facilities) General Plan designation, the existing power sub-station use is a permissible use in the C-V (Civic) zoning district, and the zoning is compatible with the surrounding adjacent land uses. Staff therefore recommends approval.

FINDINGS (ZON-39754)

In order to approve a Rezoning application, pursuant to Title 19.18.040, the Planning Commission or City Council must affirm the following:

1. **The proposal conforms to the General Plan.**

   The site is designated PF (Public Facilities) on the Southeast Sector Land Use Plan Map of the General Plan. The proposed C-V (Civic) Zoning designation is in conformance with the existing General Plan designation.

2. **The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts.**

   The potential uses allowed in the proposed C-V (Civic) district are appropriate for the area, which is developed with predominantly single-family residential uses.

3. **Growth and development factors in the community indicate the need for or appropriateness of the rezoning.**

   The subject site has a land use designation of PF (Public Facilities). Rezoning of the subject site will allow conformance with the existing land use designation of the subject site.

4. **Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district.**

   Access to this site is provided from Charleston Boulevard, a fully improved 100-foot wide right-of-way and is capable of meeting the access requirements of the property.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 8

NOTICES MAILED 311

APPROVALS 0

PROTESTS 0

YK

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

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, 2013

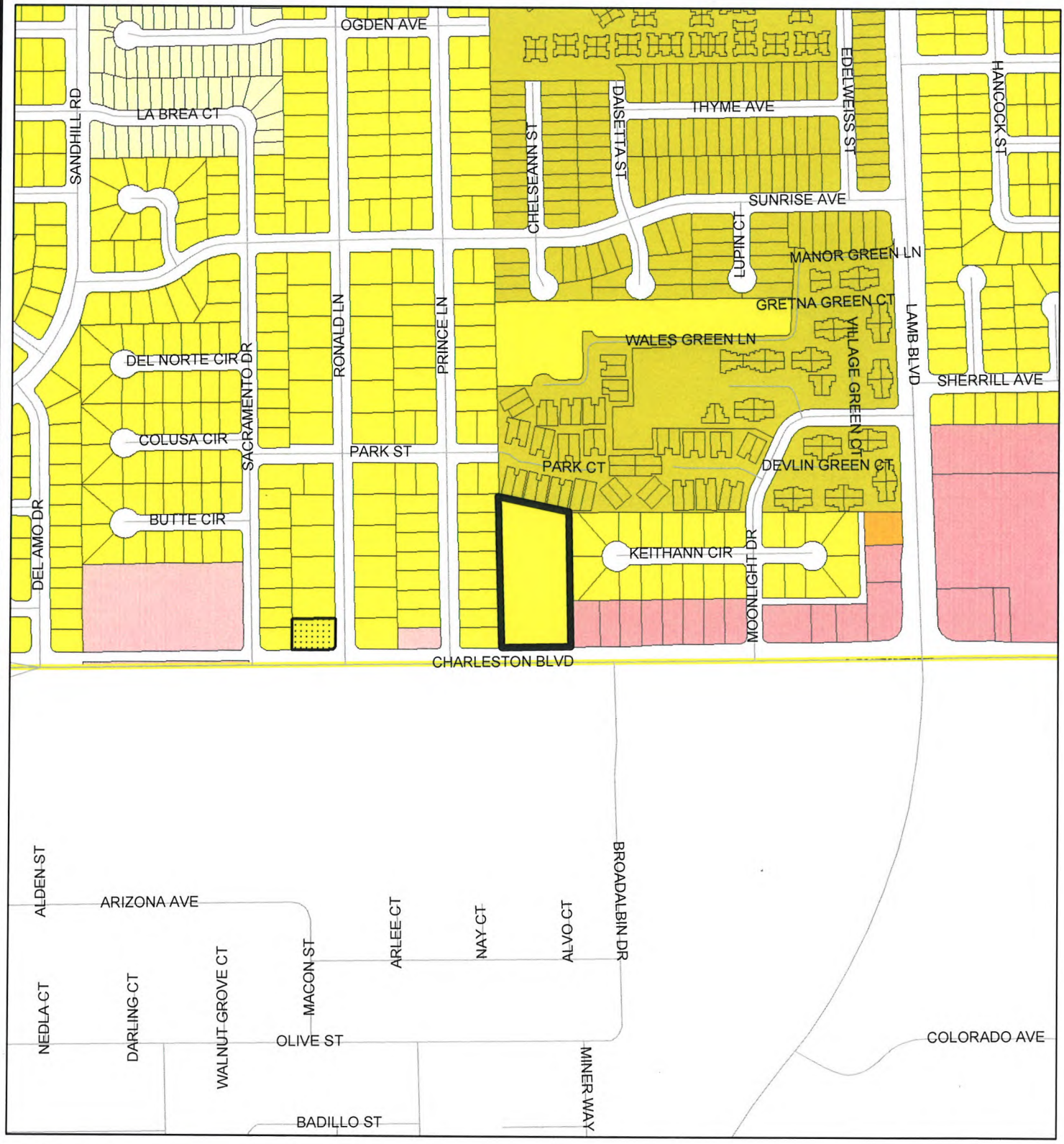
FOR DEPARTMENT USE ONLY

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.

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

07101-001-06-09

ZON-39754

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

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

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

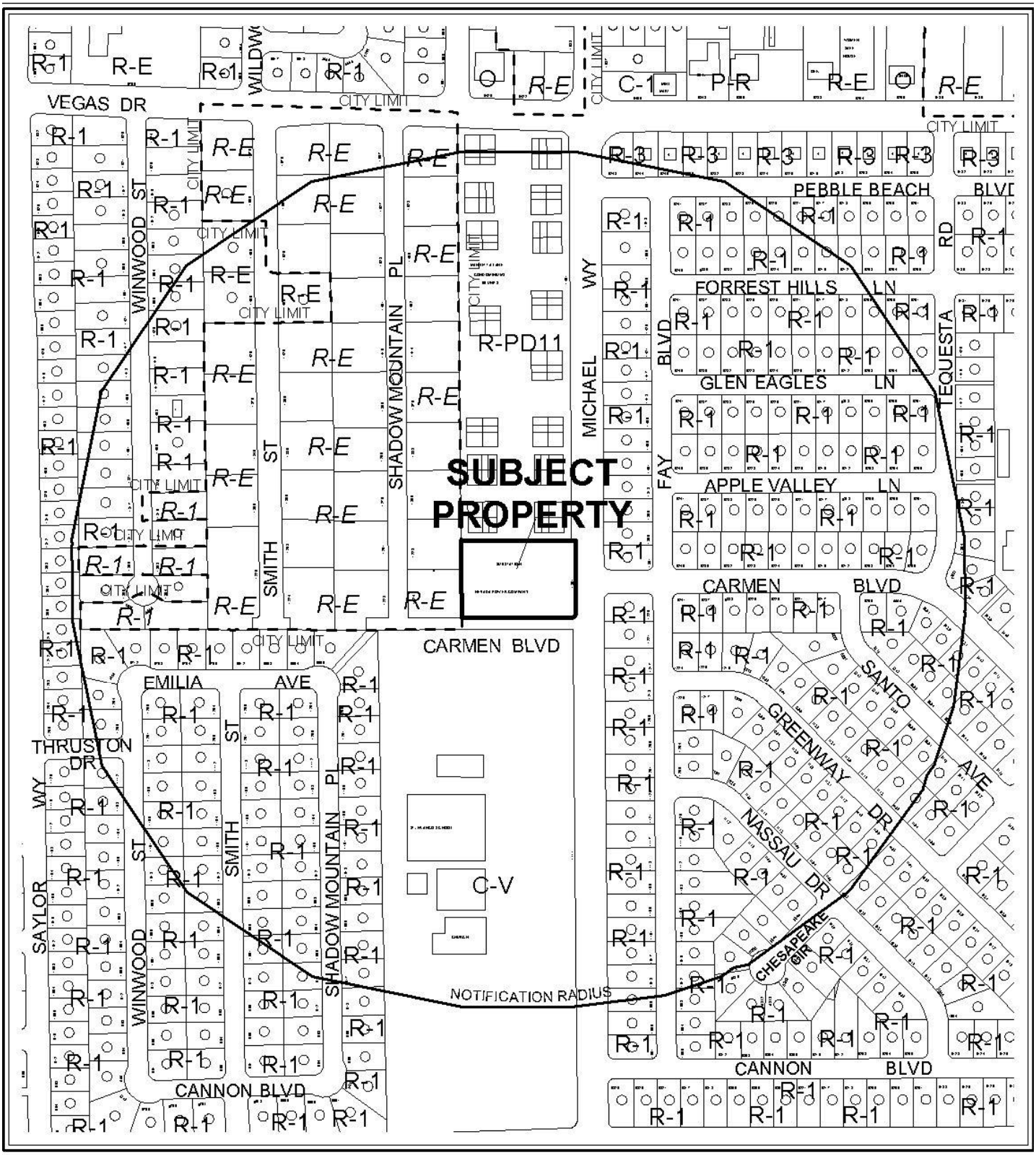
SUBJECT:
ZON-39757 - REZONING - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: NV ENERGY - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: C-V (CIVIC) on 1.35 acres at 1301 Michael Way (APN 138-25-105-002), Ward 5 (Barlow). Staff recommends APPROVAL.

C.C.: 12/15/2010

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

RECOMMENDATION:
Staff recommends APPROVAL.

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



CASE: **ZON-39757**

RADIUS: 1000 FT

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

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



0 300 600 Feet

CASE: **ZON-39757**

RADIUS: 1000 FT

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

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 18, 2010
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: APPLICANT: CITY OF LAS VEGAS - OWNER: NV ENERGY

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
ZON-39757	Staff recommends APPROVAL.	

YK

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request to rezone property at 1301 Michael Way from R-E (Residence Estates) to C-V (Civic), containing 1.35 acres. Currently, an Electric Utility Sub-Station is located on this lot. The lot is already designated for PF (Public Facilities) land uses by the General Plan. As the proposed zoning conforms to the General Plan and the existing use is compatible with the existing surrounding land uses, staff recommends approval. If denied, the lot will remain designated R-E (Residence Estates) and the zoning designation will remain inconsistent with the existing land use designation.

ISSUES

- The proposed zoning would allow for conformance with the existing General Plan land use designation for this lot.
- The existing use of the subject site as an Electric Utility Sub-Station is a permissible use in the C-V (Civic) zoning district, and is consistent with the existing General Plan designations. No changes to the site are proposed at this time.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
07/19/72	The City Council approved an Annexation (A-0001-72) of 10 acres on the southwest corner of Vegas Drive and Michael Way. The Planning Commission and Staff recommended approval.
03/21/73	The City Council denied a Rezoning (Z-0018-73) to rezone 10 acres on the southwest corner of Vegas Drive and Michael Way from R-E (Residence Estates) to C-1 (Limited Commercial). The Planning Commission and Staff recommended denial.
10/02/74	The City Council approved a Variance (V-0054-74) for the construction of a power sub-station at 1301 Michael Way. The Planning Commission and Staff recommended approval.
08/08/05	Planning & Development Staff Administratively approved a Site Development Plan Review (SDR-19892) for the addition of T-frame mounted antennas to an existing cell tower at 1301 Michael Way.
10/20/06	Planning & Development Staff Administratively approved a Site Development Plan Review (SDR-17536) for the addition of 12 antennas to an existing cell tower at 1301 Michael Way.

09/13/07	Planning & Development Staff Administratively denied a Site Development Plan Review (SDR-23626) to co-locate antennas to an existing cell tower at 1301 Michael Way.
12/05/07	The City Council denied a Special Use Permit (SUP-24800) to add three antennas on an existing 60-foot high non-stealth communications tower at 1301 Michael Way. The Planning Commission and Staff recommended denial.
04/23/09	Planning & Development Staff Administratively approved a Site Development Plan Review (SDR-33741) for the addition of four antennas to an existing cell tower at 1301 Michael Way.
07/23/09	Planning & Development Staff Administratively approved a Site Development Plan Review (SDR-34615) for the addition of three antennas and four microwave dishes to an existing cell tower at 1301 Michael Way.

Most Recent Change of Ownership	
10/18/74	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
12/20/05	A Building Permit (#10931) was issued for Power Plans at 1301 Michael Way. The permit was finalized on 02/17/06.
03/20/06	A Building Permit (#10007) was issued for Phone Work at 1301 Michael Way. The permit was finalized on 03/20/06.
04/11/06	A Building Permit (#12693) was issued for Revision to Power Plans at 1301 Michael Way. The permit was finalized on 04/25/06.
02/09/10	A Building Permit (#37369) was issued for Power Plan Emergency at 1301 Michael Way. The permit was finalized on 02/09/10.

Pre-Application Meeting	
09/30/10	The requirements for a rezoning application were reviewed with the applicant. No issues were identified.

Neighborhood Meeting
A neighborhood meeting is not required, nor was one held.

Field Check	
10/15/10	Staff inspected the property and found it to be well maintained.

Details of Application Request	
Site Area	
Net Acres	1.35

Surrounding Property	*Existing Land Use Per Title 19.04*	*Planned or Special Land Use Designation*	*Existing Zoning District*
Subject Property	Electric Utility Substation	PF (Public Facilities)	R-E (Residence Estates)
North	Residential (Condominiums)	ML (Medium-Low Density Residential)	R-PD11 (Residential Planned Development) – 11 Units Per Acre)
South	School (Private)	PF (Public Facilities)	C-V (Civic)
East	Single Family Residential Detached	L (Low Density Residential)	R-1 (Single Family Residential)
West	Single Family Residential Detached	R-E (Rural Estates) - Clark County	Clark County

Special Purpose and Overlay Districts	*Yes*	*No*	*Compliance*
Special Purpose and Overlay Districts			
A-O (Airport Overlay) 105 Feet	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

ANALYSIS

If approved, this request would rezone the subject site from R-E (Residence Estates) to C-V (Civic). Such action would conform to the existing PF (Public Facility) General Plan land use designation on this lot. The C-V (Civic) zoning district is intended to provide for existing public and quasi-public uses and for the development of new schools, libraries, public parks, public flood control facilities, police, fire, and other public utility facilities. Rezoning of this lot is appropriate, as the proposed C-V (Civic) zoning district is consistent with the existing PF (Public Facilities) General Plan designation, the existing Electric Utility Substation use is a permissible use in the C-V (Civic) zoning district, and the zoning is compatible with the surrounding adjacent land uses. Staff therefore recommends approval.

YK

FINDINGS (ZON-37854)

In order to approve a Rezoning application, pursuant to Title 19.18.040, the Planning Commission or City Council must affirm the following:

1. **The proposal conforms to the General Plan.**

   The site is designated PF (Public Facilities) on the Southeast Sector Land Use Plan Map of the General Plan. The proposed C-V (Civic) Zoning designation is in conformance with the existing General Plan designation.

2. **The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts.**

   The potential uses allowed in the proposed C-V (Civic) district are appropriate for the area, which is developed with predominantly single-family residential uses.

3. **Growth and development factors in the community indicate the need for or appropriateness of the rezoning.**

   The subject site has a land use designation of PF (Public Facilities). Rezoning of the subject site will allow conformance with the existing land use designation of the subject site.

4. **Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district.**

   Access to this site is provided from Michael Way, a fully improved 80-foot wide right-of-way and is capable of meeting the access requirements of the property.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 25

NOTICES MAILED 421

APPROVALS 0

PROTESTS 0

YK

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: NV ENERGY

Name of Applicant: CITY OF LAS VEGAS

Name of Representative: Andy Reed

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

☐ **Yes** ☐ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

APPLICANT

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

Print Name: Andrew P. Reed

Subscribed and sworn before me

This 1ST day of OCTOBER, 2010

Nora Lares

Notary Public in and for said County and State

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

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Rezoning

Project Address (Location) 1301 MICHAEL WAY

Project Name _____ **Proposed Use** _____

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

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

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

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

Additional Information _____

PROPERTY OWNER NV Energy **Contact** Thomas Dombrowski

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

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

E-mail Address TDombrowski@nvenergy.com

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

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

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

E-mail Address _____

REPRESENTATIVE _____ **Contact** _____

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

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

E-mail Address _____

APPLICANT

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

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

Print Name Andrew P. Reed

Subscribed and sworn before me

This 1ST day of OCTOBER, 20 10.

Nora Lares

Notary Public in and for said County and State

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

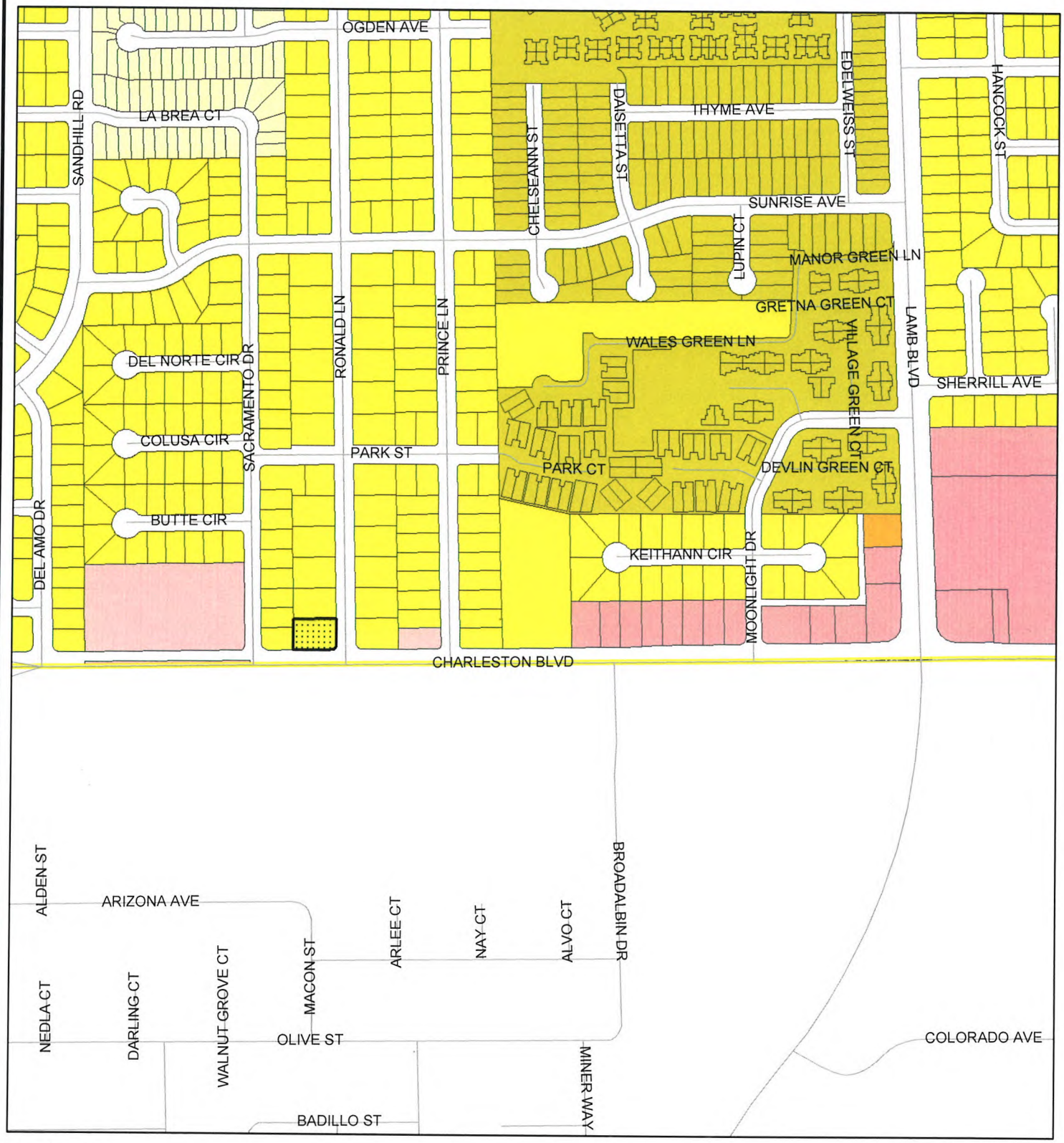
FOR DEPARTMENT USE ONLY

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

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

REZONING Parcel: 138-25-105-002

ZONE-39757



ZONING

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

FROM R-E TO C-V

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

Printed: September 28, 2010

PLANNING & DEVELOPMENT



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
DEVELOPMENT SERVICES CENTER
731 S. Fourth Street
Las Vegas, NV 89101

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

October 4, 2010

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

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

Dear Mr. Gebeke:

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

Sincerely,

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

Mayor
Oscar B. Goodman

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

City Manager
Elizabeth N. Fretwell

07101-001-06-09

ZON-39757

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

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

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

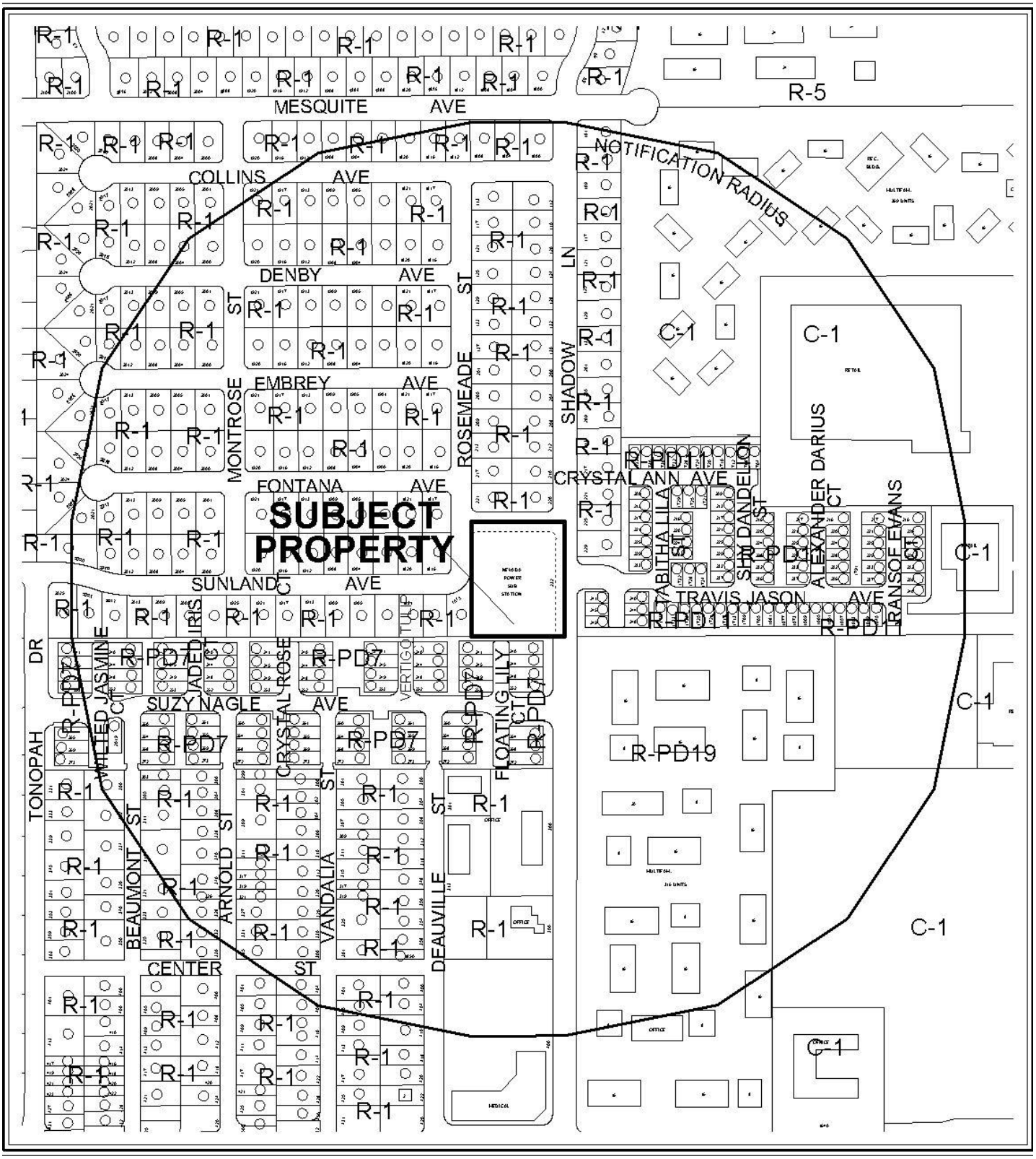
SUBJECT:
ZON-39769 - REZONING - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: NV ENERGY - Request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: C-V (CIVIC) on 1.55 acres at 232 Shadow Lane (APN 139-33-101-001), Ward 5 (Barlow). Staff recommends APPROVAL.

C.C.: 12/15/2010

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

RECOMMENDATION:
Staff recommends APPROVAL.

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

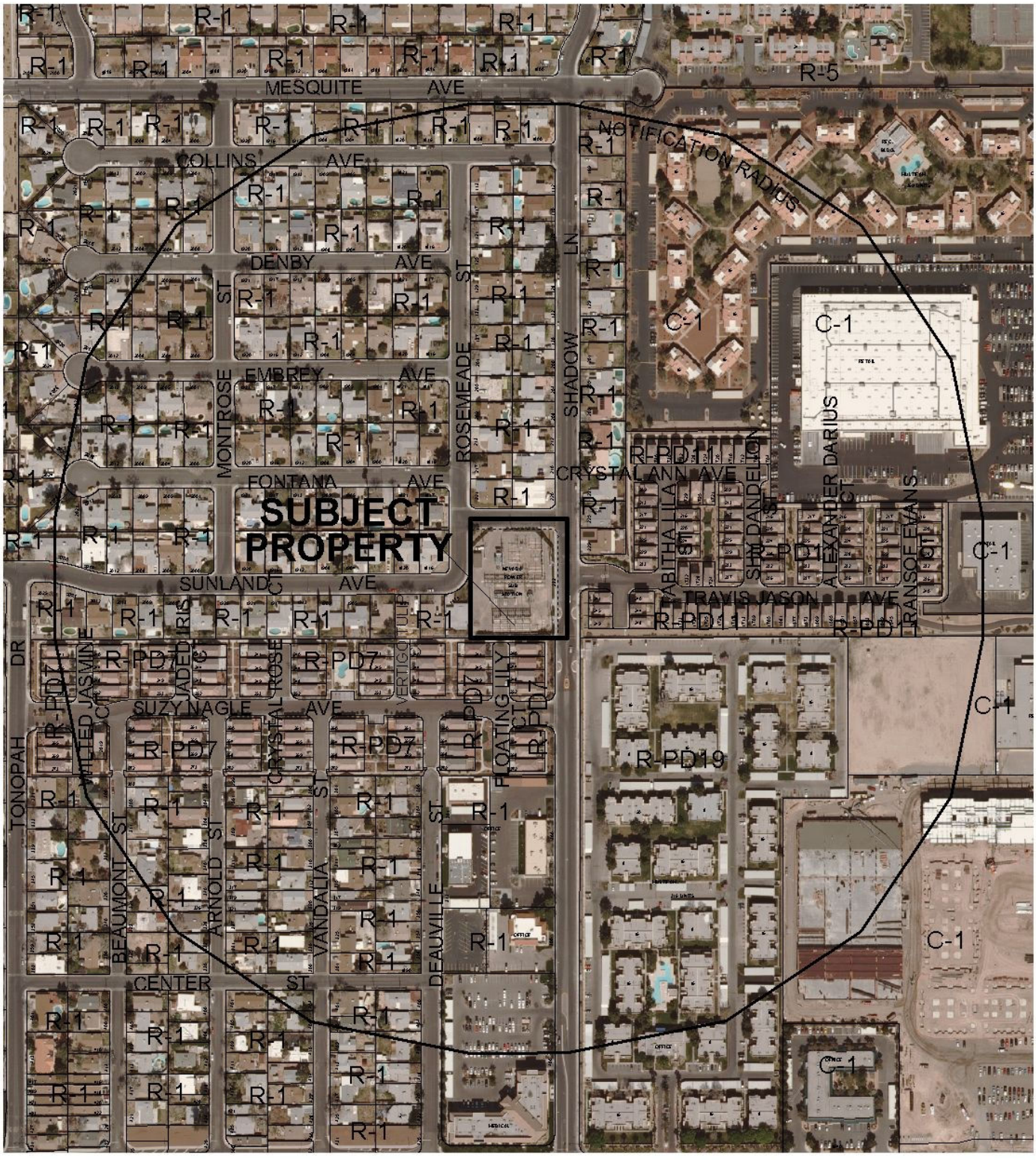


CASE: **ZON-39769**

RADIUS: 1000 FT

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

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



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

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 18, 2010
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: APPLICANT: CITY OF LAS VEGAS - OWNER: NV ENERGY

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
ZON-39769	Staff recommends APPROVAL.	

YK

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request to rezone property at 232 Shadow Lane from R-1 (Single Family Residential) to C-V (Civic), containing 1.55 acres. Currently, a NV Energy Electric Utility Substation use is located on this lot. The lot is already designated for PF (Public Facilities) land uses by the General Plan. As the proposed zoning conforms to the General Plan and the existing use is compatible with the existing surrounding land uses, staff recommends approval. If denied, the lot will remain designated R-1 (Single Family Residential) and the zoning designation will remain inconsistent with the existing land use designation.

ISSUES

- The proposed zoning would allow for conformance with the existing General Plan land use designation for this lot.
- The existing use of the subject site as an Electric Utility Substation is a permissible use in the C-V (Civic) zoning district, and is consistent with the existing General Plan designations. No changes to the site are proposed at this time.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc
No record of zoning actions on file.

Most Recent Change of Ownership	
06/10/64	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
09/26/05	A Building Permit (#9500) was issued for a Re-conductor Project at 232 Shadow Lane. The permit was finalized on 10/12/05.
10/19/05	A Building Permit (#9943) was issued to install cables at 232 Shadow Lane. The permit was finalized on 12/07/05.
04/07/10	A Building Permit (#37876) was issued to install cables at 232 Shadow Lane. The permit was finalized on 10/12/05.

Pre-Application Meeting	
09/30/10	The requirements for a rezoning application were reviewed with the applicant. No issues were identified.

Neighborhood Meeting
A neighborhood meeting is not required, nor was one held.

Field Check	
10/15/10	Staff inspected the property and found it to be well maintained.

Details of Application Request	
Site Area	
Net Acres	1.55

Surrounding Property	***Existing Land Use Per Title 19.04***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Electric Utility Substation	PF (Public Facilities)	R-1 (Single Family Residential)
North	Residential	L (Low Density Residential)	R-1 (Single Family Residential)
South	Residential	ML(Medium-Low Density Residential)	R-PD7 (Residential Planned Development – 7 Units per Acre)
East	Single Family Residential	L (Low Density Residential)	R-1 (Single Family Residential)
		ML (Medium-Low Density Residential)	R-PD11 (Residential Planned Development – 11 Units per Acre)
West	Single Family Residential	L (Low Density Residential)	R-1 (Single Family Residential)

Special Purpose and Overlay Districts	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts			
A-O (Airport Overlay) 175 Feet	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

YK

ANALYSIS

If approved, this request would rezone the subject site from R-1 (Single Family Residential) to C-V (Civic). Such action would conform to the existing PF (Public Facility) General Plan land use designation on this lot. The C-V (Civic) zoning district is intended to provide for existing public and quasi-public uses and for the development of new schools, libraries, public parks, public flood control facilities, police, fire, and other public utility facilities. Rezoning of this lot is appropriate, as the proposed C-V (Civic) zoning district is consistent with the existing PF (Public Facilities) General Plan designation, the Electric Utility Substation use is a permissible use in the C-V (Civic) zoning district, and the zoning is compatible with the surrounding adjacent land uses. Staff therefore recommends approval.

FINDINGS (ZON-37854)

In order to approve a Rezoning application, pursuant to Title 19.18.040, the Planning Commission or City Council must affirm the following:

1. **The proposal conforms to the General Plan.**

   The site is designated PF (Public Facilities) on the Southeast Sector Land Use Plan Map of the General Plan. The proposed C-V (Civic) Zoning designation is in conformance with the existing General Plan designation.

2. **The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts.**

   The potential uses allowed in the proposed C-V (Civic) district are appropriate for the area, which is developed with predominantly single-family residential uses.

3. **Growth and development factors in the community indicate the need for or appropriateness of the rezoning.**

   The subject site has a land use designation of PF (Public Facilities). Rezoning of the subject site will allow conformance with the existing land use designation of the subject site.

4. **Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district.**

   Access to this site is provided from Shadow Lane, a fully improved 60-foot wide right-of-way and is capable of meeting the access requirements of the property.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 23

NOTICES MAILED 321

APPROVALS 0

PROTESTS 0

YK

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, 2010

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Rezoning

Project Address (Location) 232 SHADOW LANE

Project Name _____ **Proposed Use** _____

Assessor's Parcel #(s) 139-33-101-001 **Ward #** 5

General Plan: existing PF proposed N/A **Zoning:** existing R-1 proposed C-V

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

Gross Acres 1.55 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER NV Energy **Contact** Thomas Dombrowski

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

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

E-mail Address TDombrowski@nvenergy.com

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

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

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

E-mail Address _____

REPRESENTATIVE _____ **Contact** _____

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

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

E-mail Address _____

APPLICANT

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

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

Print Name Andrew P. Reed

Subscribed and sworn before me

This 1ST day of OCTOBER, 2010.

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, 2013

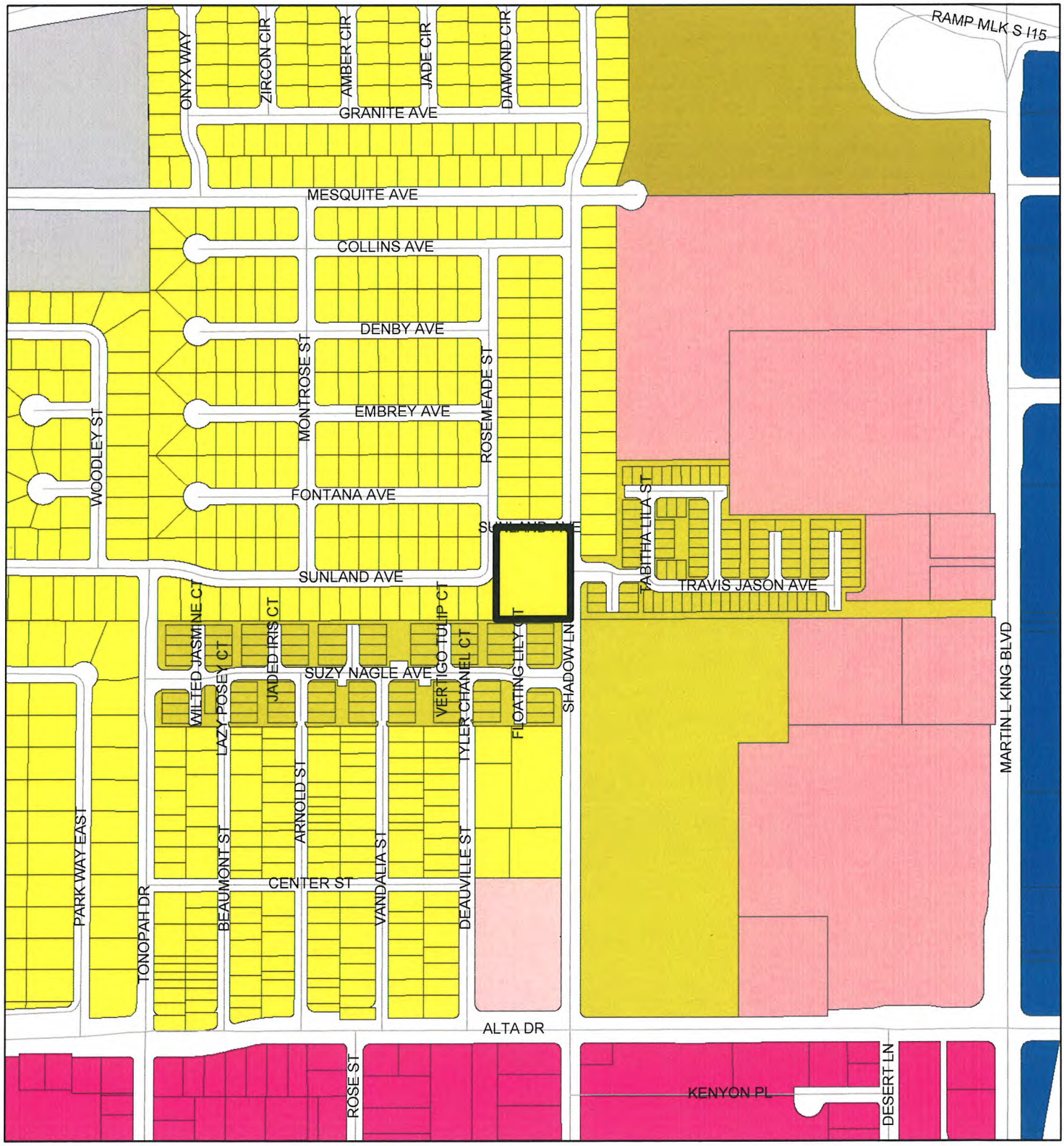
FOR DEPARTMENT USE ONLY

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

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

REZONING Parcel: 139-33-101-001

ZONE-39769



ZONING

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

FROM R-1 TO C-V

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

Printed: September 28, 2010

PLANNING & DEVELOPMENT



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

October 4, 2010

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

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

Dear Mr. Gebeke:

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

Sincerely,

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

Mayor
Oscar B. Goodman

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

City Manager
Elizabeth N. Fretwell

07101-001-06-09

ZON-39769

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

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

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

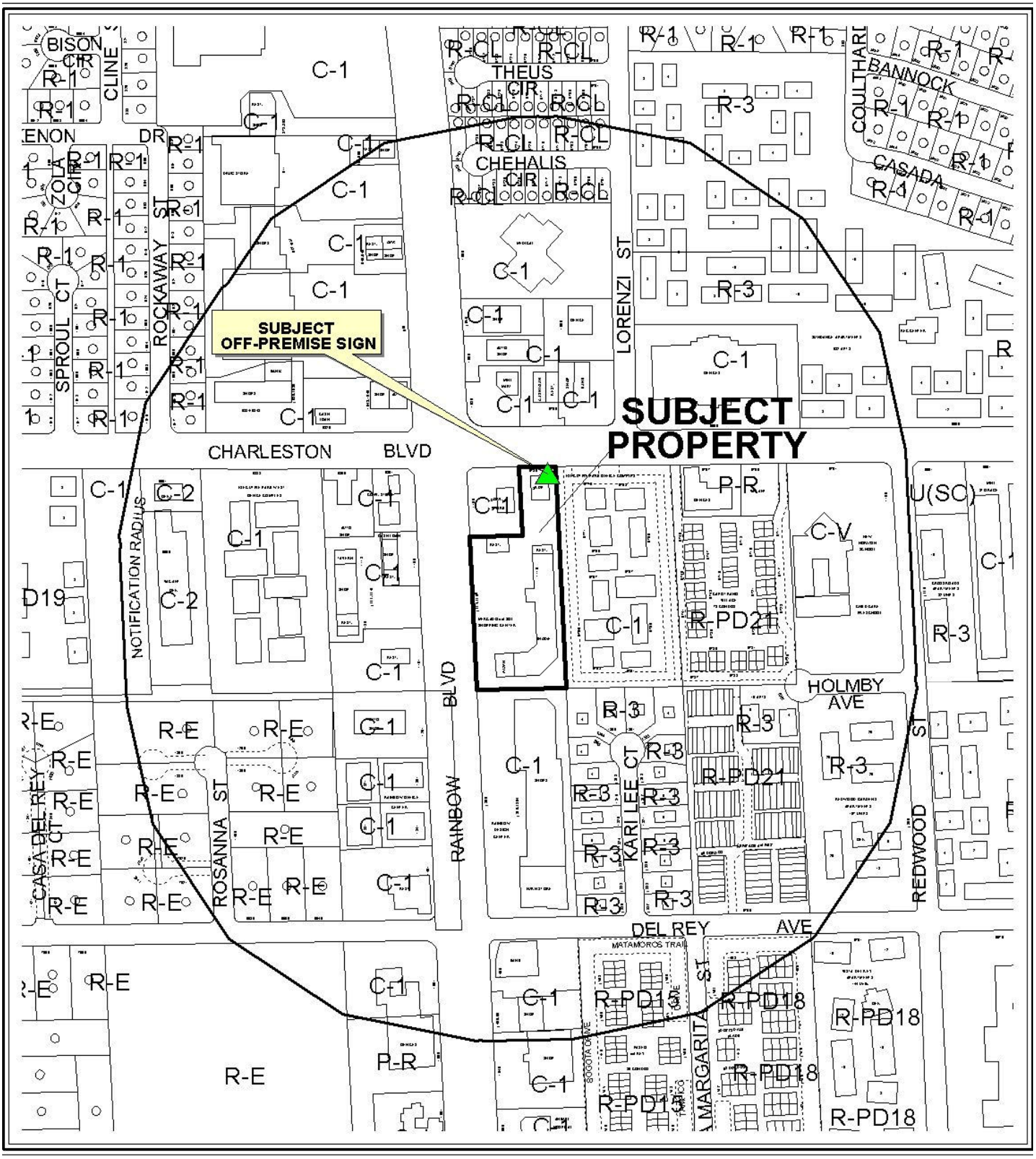
SUBJECT:
RQR-39371 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: REAGAN NATIONAL ADVERTISING - OWNER: COG III, LTD - Required Review of a previously approved Special Use Permit (SUP-2758) FOR A 40-FOOT TALL, 14-FOOT X 48-FOOT OFF-PREMISE SIGN at 1110 South Rainbow Boulevard (APN 163-02-101-002), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian). Staff recommends 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-2758
6. City Council Approval Letter for RQR-18686



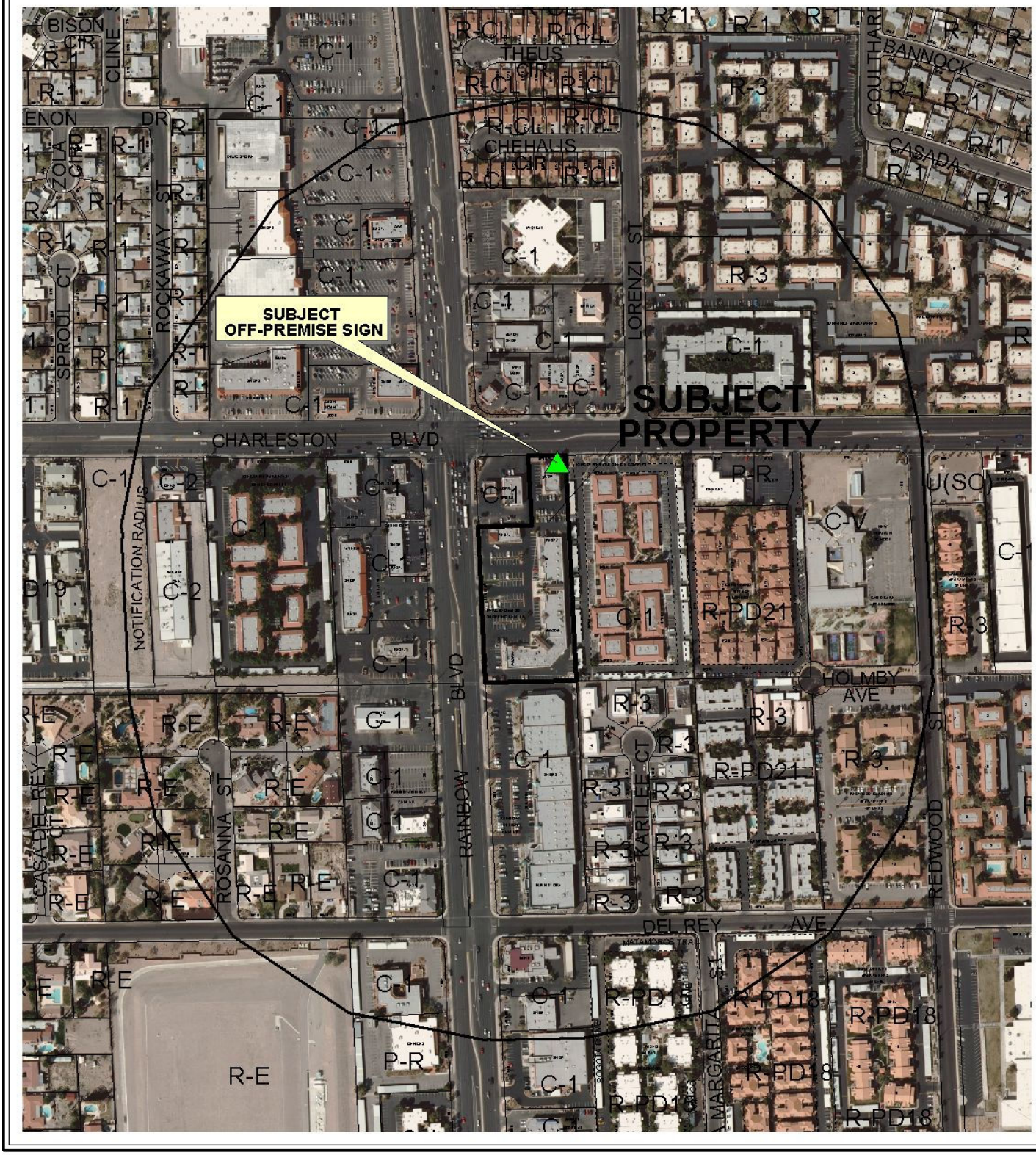
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CASE: **RQR-39371**

RADIUS: 1000 FT

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

N

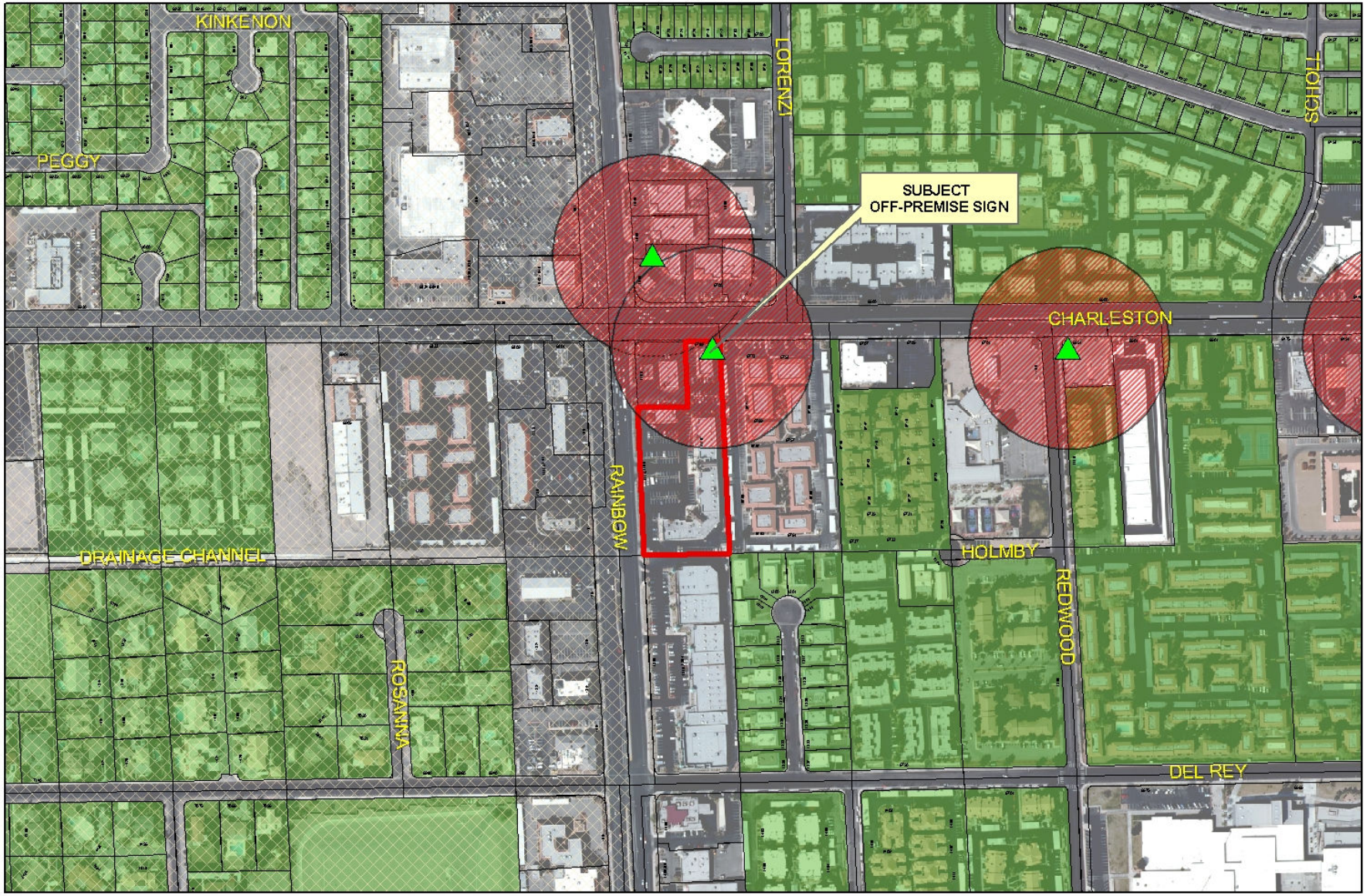


CASE: **RQR-39371**

RADIUS: 1000 FT

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

0 300 600 Feet



RQR-39371

Subject Parcel

City of Las Vegas Billboard Location

Clark County Billboard Location

City of Las Vegas Billboard Data

300 Foot Buffer Around Billboard

750 Foot Buffer Around Freeway Billboard

Residential Zoned Property

Off Premise Sign Exclusion Area

Exempt - Off Premise Area Sign Area

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 18, 2010
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: APPLICANT: REAGAN NATIONAL ADVERTISING - OWNER: COG III, LTD

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
RQR-39371	Staff recommends APPROVAL, subject to conditions:	N/A

** CONDITIONS **

RQR-39371 CONDITIONS

Planning and Development

1. This Special Use Permit (SUP-2758) shall be reviewed in three (3) years, at which time the City Council may require the Off-Premise 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 Sign be removed.

2. The Off-Premise 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 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 Sign.

4. If the existing Off-Premise Sign is voluntarily demolished, this Special Use Permit (SUP-2857) 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.

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

Staff Report Page One
November 18, 2010 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Required Review of an approved Special Use Permit (SUP-2758), which allowed a 40-foot high, 14-foot x 48-foot Off-Premise Sign at 1110 South Rainbow Boulevard. The sign is in conformance with all previous conditions of approval, has been permitted and received a final inspection, and the surrounding area has not changed in character since the previous review. Staff recommends approval of this review, subject to conditions, with a required review in three years. If denied, the Off-Premise Sign would be required to be removed.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
10/01/03	The City Council granted the appeal of the denial of the Planning Commission of a Special Use Permit (SUP-2758) for a proposed 40-foot tall, 14-foot by 48-foot Off-Premise Sign at 1110 South Rainbow Boulevard, subject to review in two years. Staff recommended approval.
12/07/05	The City Council approved a Required Two year Review (RQR-8789) an approved Special Use Permit (SUP-2758), which allowed a 40-foot tall, 14-foot by 48-foot Off-Premise Sign at 1110 South Rainbow Boulevard. The Planning Commission recommended approval. Staff recommended denial.
12/16/05	The City Council denied the appeal of the denial of the Planning Commission of a Special Use Permit (SUP-2848) for a proposed 40-foot tall, 14-foot by 48-foot Off-Premise Sign on the subject property. Staff recommended denial. The off-premise sign was to face Rainbow Boulevard.
08/02/06	A Special Use Permit (SUP-13381) for a proposed 40-foot, 14-foot x 48-foot Off-Premise Sign at 1110 South Rainbow Boulevard was withdrawn without prejudice.
06/06/07	The City Council approved a Required One year Review (RQR-18626) of an approved Special Use Permit (SUP-2758), which allowed a 40-foot tall, 14-foot by 48-foot Off-Premise Sign at 1110 South Rainbow Boulevard. The Planning Commission recommended approval. Staff recommended denial.

Most Recent Change of Ownership	
04/19/99	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
12/05/03	A building permit (03025821) was issued for a 40-foot tall, 14-foot by 48-foot Off-Premise Sign at 6785 West Charleston Boulevard. The Off-Premise Sign was assigned Tag # 07316. The permit has not been finaled.
10/25/10	A building permit (174818) was issued for a 40-foot tall, 14-foot by 48-foot Off-Premise Sign at 6785 West Charleston Boulevard. The permit was finaled on 10/27/10.

Pre-Application Meeting
A pre-application meeting is not required, nor was one held.

Neighborhood Meeting
A neighborhood meeting is not required, nor was one held.

Field Check	
10/15/10	During a site visit, staff noted an Off-Premise Sign to be graffiti free with a small amount of bird droppings.

Details of Application Request	
Site Area	
Net Acres	3.03

Surrounding Property	***Existing Land Use Per Title 19.04***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
North	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
South	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
East	Office Park	SC (Service Commercial)	C-1 (Limited Commercial)
West	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)

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

DEVELOPMENT STANDARDS

Pursuant to Title 19.14.100, the following standards apply:

Standards	***Code Requirement***	***Provided***	***Compliance***
Location	No Off-Premise Sign may be located within the public right-of-way. May not be located within the Off-Premise Sign Exclusionary Zone except in exempted areas	Located south of the Charleston Boulevard right-of-way. Not located within the Exclusionary Zone	Y
Zoning	Off-Premise Signs are permitted in the C-1, C-2, C-M and M Zoning Districts only	Located within a C-1 (Limited Commercial) zoning district	Y
Area	No Off-Premise Signs shall have a surface area greater than 672 square feet, except that an embellishment of not to exceed five feet above the regular rectangular surface of the sign may be added if the additional area contains no more than 128 square feet.	Each face is 672 square feet. The sign contains no embellishments.	Y
Height	No higher than 40 feet from grade at the point of construction	Maximum height of 40 feet from grade	Y

Screening	All structural elements of an Off-Premise Sign to which the display panels are attached shall be screened from view.	Screened from view; in addition, the support pole is covered to match the on-premises building design	Y
Off-Premise Sign	At least 300 feet to another Off Premise Sign	330 feet to another Off Premise Sign	Y
Off-Premise Sign	At least 300 feet to the nearest property line of a lot in any "R" zoned district.	350 feet from "R" zoned property to the east.	Y
Other	All Off-Premise Signs shall be detached and permanently secured to the ground and shall not be located on property used for residential purposes.	Permanently secured to ground; located on strictly commercial property	Y

Functional Classification of Street(s)	***Governing Document***	***Street Width (Feet)***	***Compliance with Street Section***
Charleston Boulevard: Primary Arterial	Master Plan of Streets and Highways	100	Y

ANALYSIS

This is the third required review for an Off-Premise Sign located at 1110 South Rainbow Boulevard. The sign is in compliance with the original conditions of approval as required by Special Use Permit (SUP-2758) that was approved by the City Council on October 1, 2003.

The Off-Premise Sign was originally addressed at 1110 South Rainbow Boulevard from the Special Use Permit (SUP-2758) and all subsequent required reviews. A building permit (03025821) was issued for the 40-foot tall, 14-foot by 48-foot Off-Premise Sign with the address of 6785 West Charleston Boulevard, but no final inspection was obtained. A building permit (174818) was issued on 10/25/10 for the 40-foot tall, 14-foot by 48-foot Off-Premise Sign and finaled on 10/27/10. The subject Off-Premise Sign shall have the permanent address as 6785 West Charleston Boulevard for all future reviews.

The continued use of the Off-Premise Sign on the subject site is appropriate, in that the vicinity has not changed in land use or character since the last required review and the continuation of the use will be in compliance with the original conditions of approval. In the event that the conditions of the surrounding area change in land use or character such that the Off-Premise Sign no longer meets the required standards, then 19.14.100 allows for the removal of a noncompliant Off-Premise Sign.

FINDINGS

A site inspection was conducted on October 15, 2010, and photos were taken of the Off-Premise Sign. The inspection revealed the sign is in good physical condition and free of graffiti. Staff recommends approval of this review, with conditions. This Off-Premise Sign use will be subject to review in three years.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 9

NOTICES MAILED 435

APPROVALS 0

PROTESTS 0

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: Charles Grigsby

Print Name: Charles Grigsby

Subscribed and sworn before me

This 30 day of Sept, 2010

Kathleen Landers

Notary Public in and for said County and State

State of Florida, County of: Palm Beach

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

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Off Premise Sign

Project Address (Location) 1110 South Rainbow Blvd.

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

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

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

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

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

Additional Information _____

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

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

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

E-mail Address _____

APPLICANT Reagan National Advertising **Contact** Dewey Reagan

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

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

E-mail Address _____

REPRESENTATIVE Jay Brown **Contact** Jay Brown

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

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

E-mail Address _____

Property Owner Signature* Charles Grigsby

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

Print Name Charles Grigsby

Subscribed and sworn before me

This 30th day of Oct., 20 10.

Kathleen Landers

State of: Florida County of: Palm Beach

Notary Public in and for said County and State

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

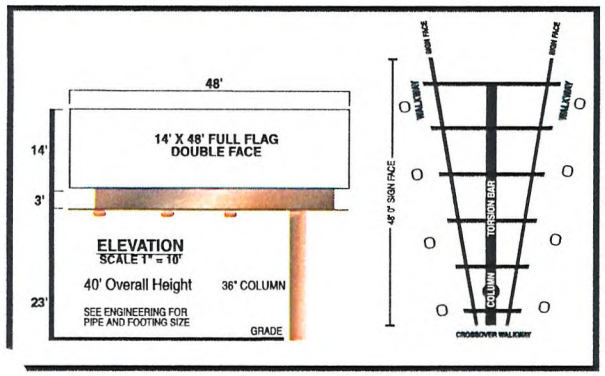
FOR DEPARTMENT USE ONLY

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

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

Revised 10/27/08

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

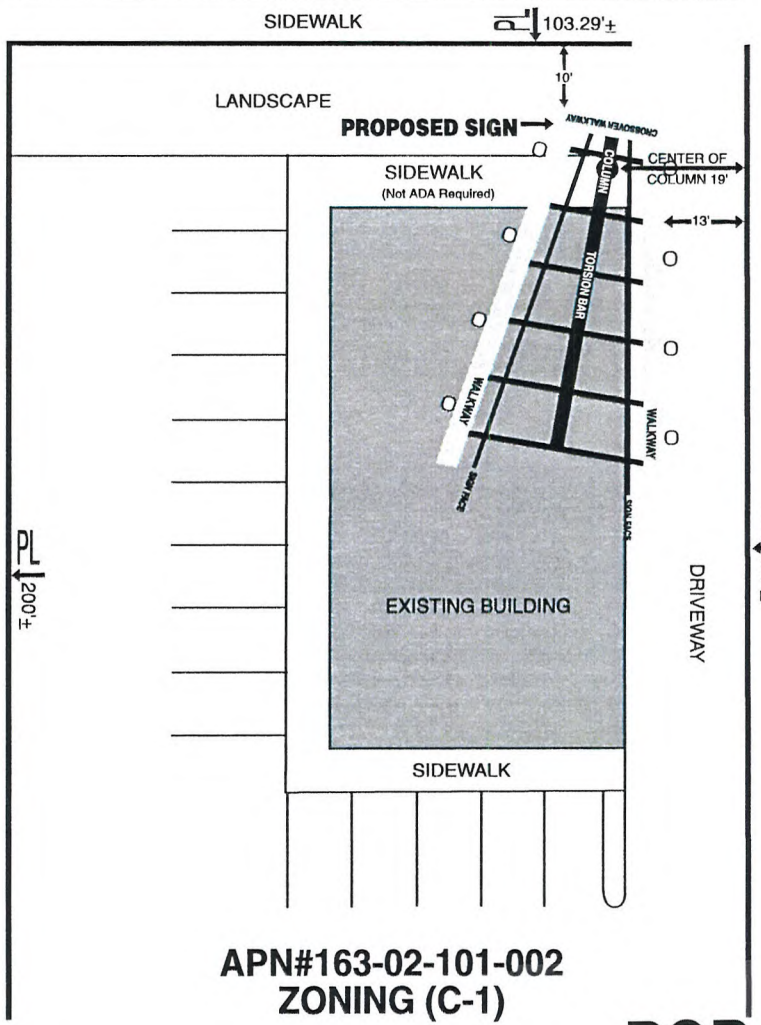




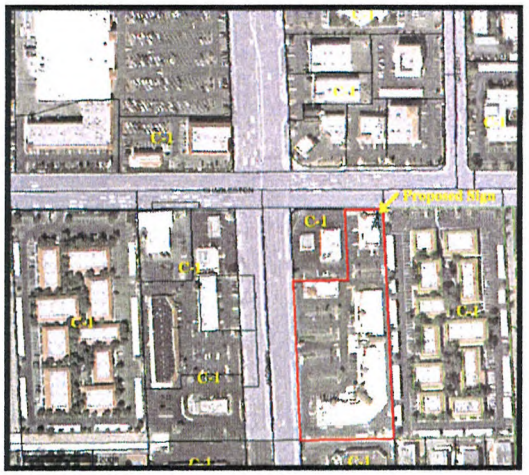
TOP VIEW

SCALE 1" =7.5'

CHARLESTON BLVD.



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





GENERAL NOTES

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

Reagan Outdoor Advertising

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

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

RQR-39371

RECEIVED
AUG 30 2010



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



MAYOR
OSCAR B. GOODMAN

CITY COUNCIL
GARY REESE
(MAYOR PRO-TEM)
LARRY BROWN
LYNETTE B. McDONALD
LAWRENCE WEEKLY
MICHAEL MACK
JANET MONCRIEF

CITY MANAGER
DOUGLAS A. SELBY

October 2, 2003

Mr. Charles Grigbsy
COG III, Limited
2287 Green Mountain Court
Las Vegas, Nevada 89135

RE: SUP-2758 - SPECIAL USE PERMIT
CITY COUNCIL MEETING OF OCTOBER 1, 2003

Dear Mr. Grigbsy:

The City Council at a regular meeting held October 1, 2003 considered the Appeal filed by Singer & Brown from the Denial by the Planning Commission of a request for a Special Use Permit FOR A PROPOSED 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 1110 South Rainbow Boulevard (APN: 163-02-101-002), C-1 (Limited Commercial) Zone.

The City Council granted the Appeal; thereby APPROVING the Special Use Permit. The Notice of Final Action was filed with the Las Vegas City Clerk on October 2, 2003. This approval is subject to:

Planning and Development

1. The Special Use Permit shall be reviewed in two (2) years at which time the City Council may require the off-premise sign to 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 be removed.

2. Conformance to all Minimum Requirements under Title 19.14 for an Off-Premise Sign use and other applicable sign requirements.

3. The off-premise advertising (billboard) sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. In addition, the property owner shall keep the property properly maintained at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premise advertising (billboard) sign.

4. The off-premise advertising (billboard) sign support pole shall be redesigned to include finish materials to complement the existing on-site building.

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

VOICE 702.229.6011
TTY 702.386.9108
www.ci.las-vegas.nv.us

68112-012-6/03

RQR-39371

5. Only one advertising sign is permitted per sign face.

6. The entire face-area of both sides of the off-premise advertising (billboard) sign shall be signage area or its border framework; none of the supporting structure shall be visible aside from the support pole.

7. If the off-premise advertising sign structure is removed, this Special Use Permit shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19 of the Las Vegas Municipal Code including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19 has been approved for the new structure by the City Council.

8. All City Code requirements and design standards of all City Departments shall be satisfied.

Public Works

9. Signs shall not be located within public right-of-way, existing or proposed public sewer or drainage easements, or interfere with Site Visibility Restriction Zones.

Sincerely,

Diana Davis

Diana Davis
Deputy City Clerk I for
Barbara Jo Ronemus, City Clerk

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

Mr. Andy Bilanzich
Reagan National Advertising
3851 Pennwood Avenue, Suite #B-1
Las Vegas, Nevada 89102

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

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

DOUGLAS A. SELBY
CITY MANAGER



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

VOICE 702.229.6011
TDD 702.386.9108
www.lasvegasnevada.gov

July 18, 2007

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

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

Dear Mr. Bilanzich:

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

Planning & Development

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

2. The Off-Premise Advertising (Billboard) Sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the Off-Premise Advertising (Billboard) Sign.

3. The property owner shall keep the property properly maintained and graffiti-free at all times. Failure to perform required maintenance may result in fines and/or removal of the Off-Premise Advertising (Billboard) Sign.

4. If the existing off-premise sign is voluntarily demolished, this Special Use Permit shall be expunged and a new off-premise sign shall not be permitted in the same location unless a Special Use Permit is approved for the new structure by the City Council.

5. Bird deterrent devices shall be installed on the sign within 30 days of final approval by the City of Las Vegas.

RQR-39371

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

7. There shall be no video or digital display.

Sincerely,

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

M. Margo Wheeler, AICP
Director
Planning and Development Department

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

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

RQR-39371

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

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

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

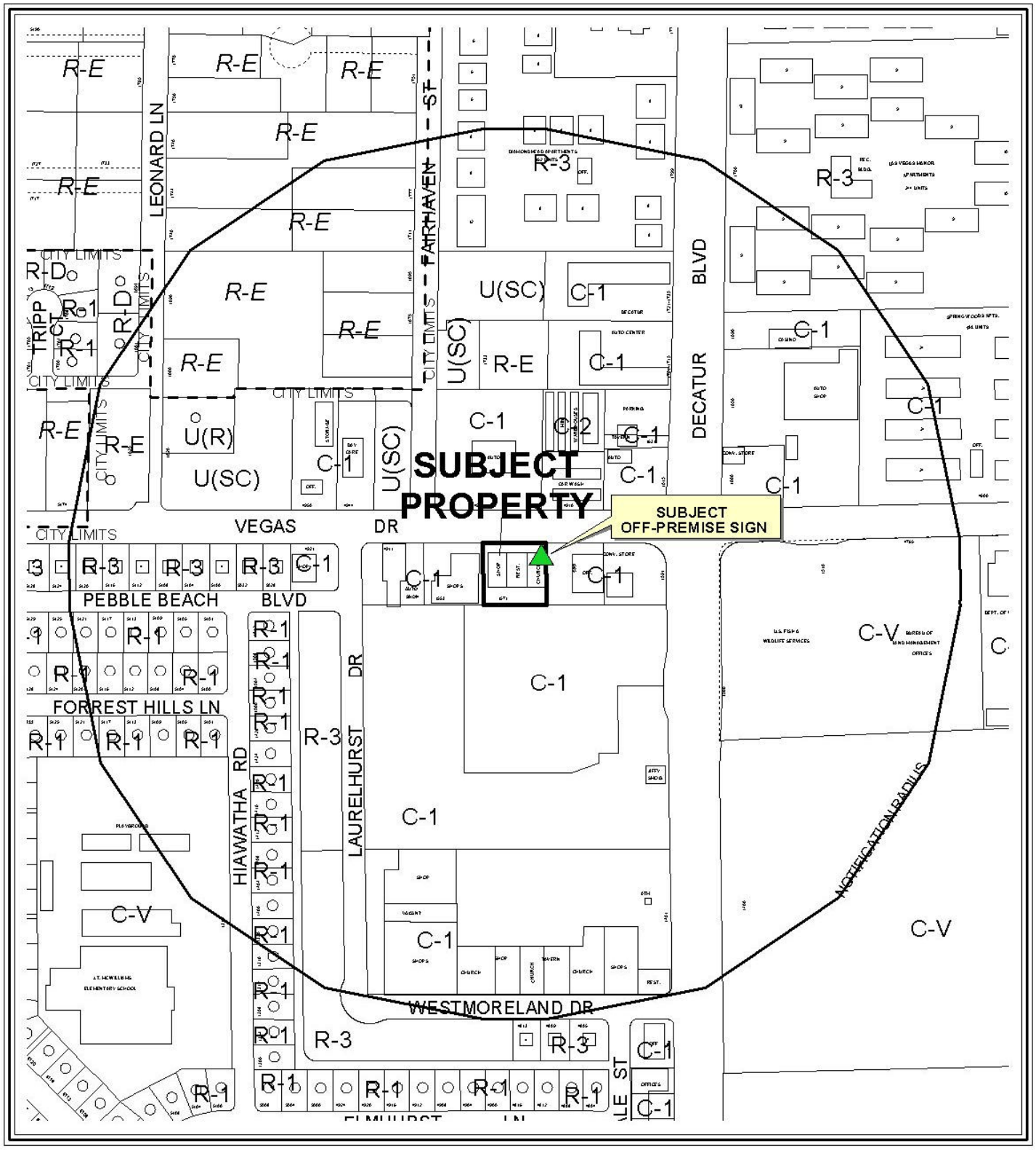
SUBJECT:
RQR-39499 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: LAS VEGAS BILLBOARDS - OWNER: FONG IMPERIAL PLAZA, LIMITED PARTNERSHIP - Required Review of a previously approved Special Use Permit (SUP-3061) FOR A 40-FOOT TALL, 12-FOOT X 24-FOOT OFF-PREMISE SIGN at 1571 North Decatur Boulevard (APN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

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

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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



CASE: **RQR-39499**

RADIUS: 1000 FT

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

0 300 600 900 Feet

N



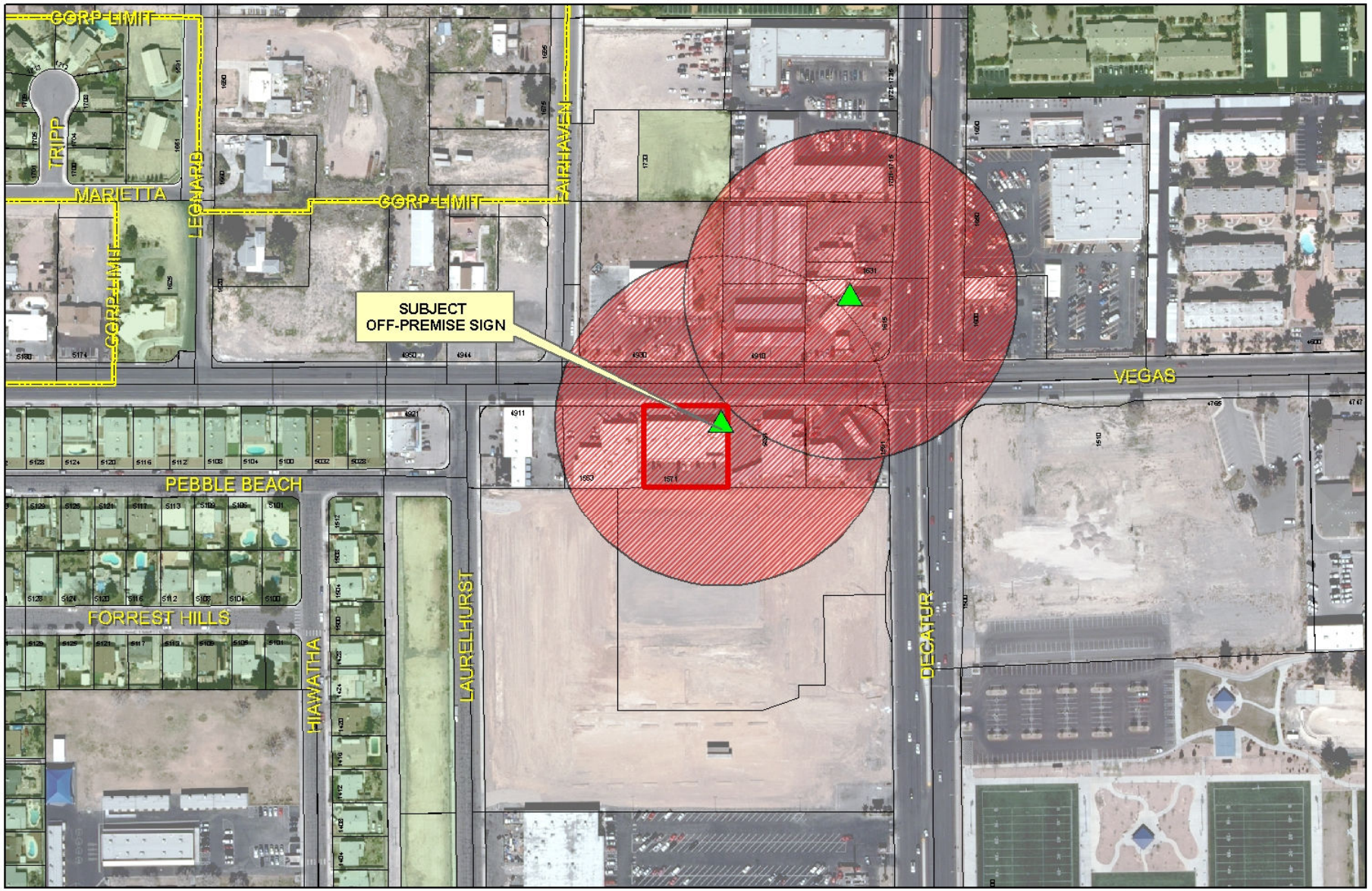
CASE: **RQR-39499**

RADIUS: 1000 FT

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

0 300 600 900 Feet

N



RQR-39499

Subject Parcel

City of Las Vegas Billboard Location

Clark County Billboard Location

City of Las Vegas Billboard Data

300 Foot Buffer Around Billboard

750 Foot Buffer Around Freeway Billboard

Residential Zoned Property

Off Premise Sign Exclusion Area

Exempt - Off Premise Area Sign Area

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 18, 2010
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: APPLICANT: LAS VEGAS BILLBOARDS - OWNER: FONG IMPERIAL PLAZA, LIMITED PARTNERSHIP

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
RQR-39499	Staff recommends APPROVAL, subject to conditions:	N/A

** CONDITIONS **

RQR-39499 CONDITIONS

Planning and Development

1. This Special Use Permit (SUP-3061) shall be reviewed in three (3) years, at which time the City Council may require the Off-Premise 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 Sign be removed.

2. The Off-Premise 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 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 Sign.

4. If the existing Off-Premise Sign is voluntarily demolished, this Special Use Permit (SUP-3061) 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.

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

** STAFF REPORT **

PROJECT DESCRIPTION

This application is a Required Review of an Approved Special Use Permit (SUP-3061) which allowed a 40-foot high, 12-foot x 24-foot Off-Premise Sign at 1571 North Decatur Boulevard. The sign is in conformance with all previous conditions of approval, has been permitted and received a final inspection, and the surrounding area has not changed in character since the previous review. Staff recommends approval of this review, subject to conditions, with a required review in three years. If denied, the Off-Premise Sign would be required to be removed.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
05/24/61	The Board of City Commissioners approved a request for Rezoning (Z-0018-61) generally located on the southwest corner of Decatur and Vegas Drive, from R-1 (Single Family Residential), to R-4 (High Density Residential) and C-1 (Limited Commercial).
12/03/03	The City Council approved an appeal of the Planning Commissions denial of a Special Use Permit (SUP-3061) for a proposed 40-foot tall, 12-foot by 24-foot Off-Premise Sign at 1571 North Decatur Boulevard. The Planning and Development staff recommended approval.
04/05/06	The City Council approved a Required Two-Year Review (RQR-11336) of an approved Special Use Permit (SUP-3061) for a 40-foot tall, 12-foot by 24-foot Off-Premise Sign at 1571 North Decatur Boulevard. The Planning Commission and staff recommended approval.
11/21/07	The City Council approved a Required Two-Year Review (RQR-24404) of an approved Special Use Permit (SUP-3061) for a 40-foot tall, 12-foot by 24-foot Off-Premise Sign at 1571 North Decatur Boulevard. The Planning Commission and staff recommended approval.

Most Recent Change of Ownership	
03/22/07	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
08/30/04	A building permit (#4019437) was issued for the Off-Premise Sign at 1571 North Decatur Boulevard. The applicant renewed the permit on 10/06/05 and again on 08/09/06. The permit was finaled on 08/28/06.

Pre-Application Meeting
A pre-application meeting is not required, nor was one held.

Neighborhood Meeting
A neighborhood meeting is not required, nor was one held.

Field Check	
10/15/10	During a site visit, staff noted an Off-Premise Sign that was clean and graffiti free.

Details of Application Request	
Site Area	
Net Acres	.52

Surrounding Property	***Existing Land Use Per Title 19.04***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Retail, Restaurant and Church	SC (Service Commercial)	C-1 (Limited Commercial)
North	Retail	SC (Service Commercial)	C-1 (Limited Commercial)
South	Undeveloped	SC (Service Commercial)	C-1 (Limited Commercial)
East	Office	SC (Service Commercial)	C-1 (Limited Commercial)
West	Retail and Auto Repair, Minor	SC (Service Commercial)	C-1 (Limited Commercial)

Master Plan Areas	***Yes***	***No***	***Compliance***
Master Plan Area		X	N/A
Special Purpose and Overlay Districts	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts			
A-O (Airport Overlay) District (105 feet)	X		Y
Trails	X		Y
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area	X		Y
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

JG

DEVELOPMENT STANDARDS

Pursuant to Title 19.14.100, the following standards apply:

Standards	*Code Requirement*	*Provided*	*Compliance*
Location	No Off-Premise Sign may be located within the public right-of-way. May not be located within the Off-Premise Sign Exclusionary Zone except in exempted areas	Located south of the Charleston Boulevard right-of-way. Not located within the Exclusionary Zone	Y
Zoning	Off-Premise Signs are permitted in the C-1, C-2, C-M and M Zoning Districts only	Located within a C-1 (Limited Commercial) zoning district	Y
Area	No Off-Premise Signs shall have a surface area greater than 672 square feet, except that an embellishment of not to exceed five feet above the regular rectangular surface of the sign may be added if the additional area contains no more than 128 square feet.	Each face is 288 square feet. The sign contains no embellishments.	Y
Height	No higher than 40 feet from grade at the point of construction	Maximum height of 40 feet from grade	Y
Screening	All structural elements of an Off-Premise Sign to which the display panels are attached shall be screened from view.	Screened from view; in addition, the support pole is covered to match the on-premises building design	Y
Off-Premise Sign	At least 300 feet to another Off Premise Sign	330 feet to another Off Premise Sign	Y

Off-Premise Sign	At least 300 feet to the nearest property line of a lot in any "R" zoned district.	405 feet from "R" zoned property to the north.	Y
Other	All Off-Premise Signs shall be detached and permanently secured to the ground and shall not be located on property used for residential purposes.	Permanently secured to ground; located on strictly commercial property	Y

Functional Classification of Street(s)	***Governing Document***	***Street Width (Feet)***	***Compliance with Street Section***
Vegas Drive: Secondary Collector	Master Plan of Streets and Highways	80	Y

ANALYSIS

This is the third required review for an Off-Premise Sign located at 1571 North Decatur Boulevard. The sign is in compliance with the original conditions of approval as required by Special Use Permit (SUP-3061) that was approved by the City Council on December 3, 2003. The Off-Premise Sign meets the minimum 300-foot distance separation requirement from another Off-Premise Sign and residentially zoned properties. The Off-Premise Sign is located in the A-O (Airport Overlay) District and meets the height restriction of 105 feet. The Off-Premise Sign is also located in the Las Vegas Redevelopment Plan Area; the existing sign does not impact the Las Vegas Redevelopment Plan Area. There is an existing on street bike lane located along the northern property line, the existing sign does not impact the on street bike lane.

The continued use of the Off-Premise Sign on the subject site is appropriate, in that the vicinity has not changed in land use or character since the last required review and the continuation of the use will be in compliance with the original conditions of approval. In the event that the conditions of the surrounding area change in land use or character such that the Off-Premise Sign no longer meets the required standards, then 19.14.100 allows for the removal of a noncompliant Off-Premise Sign.

FINDINGS

A site inspection was conducted on October 15, 2010, and photos were taken of the Off-Premise Sign. The inspection revealed the sign is in good physical condition and free of graffiti. Staff recommends approval of this review, with conditions. This Off-Premise Sign use will be subject to review in three years.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 17

NOTICES MAILED 85

APPROVALS 0

PROTESTS 0

JG

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: Fong Imperial Plaza Limited Partnership

Name of Applicant: Las Vegas Billboards

Name of Representative: Mr. Chad Harris

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

____ Yes x No

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

City Official: _____

Partner(s): _____ _____

APN: _____

RECEIVED
SEP 08 2010
City of Las Vegas

Signature of Property Owner: Kenneth W Fong

Print Name: Kenneth W. Fong
General Partner

Subscribed and sworn before me

This 13th day of August, 2010

Laura Moreno

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

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

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Las Vegas Billboards

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

Project Name _____ **Proposed Use** Billboard

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

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

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

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

Additional Information _____

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

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

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

E-mail Address kennethfong2003@yahoo.com

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

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

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

E-mail Address _____

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

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

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

E-mail Address _____

Property Owner Signature* _____

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

Print Name KENNETH W. FONG

Subscribed and sworn before me

This 13th day of August 20 10

_____

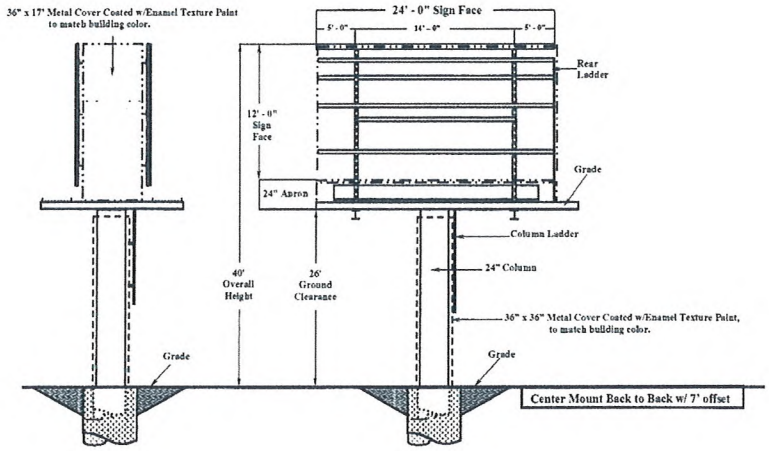
Notary Public in and for said County and State of CLARK of NEVADA

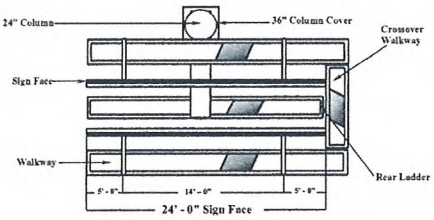
LAURA MORENO
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 01-15-13
Certificate No: 03-80323-1

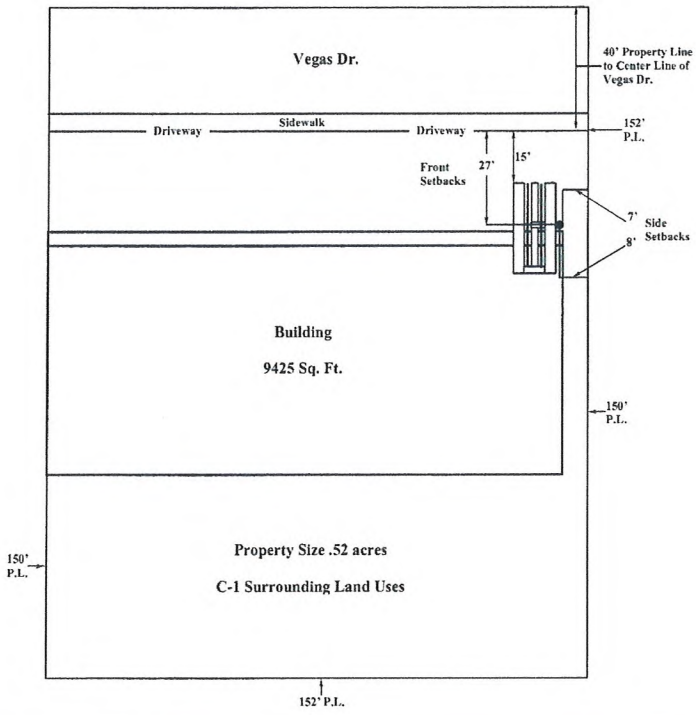
FOR DEPARTMENT USE ONLY

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

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







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

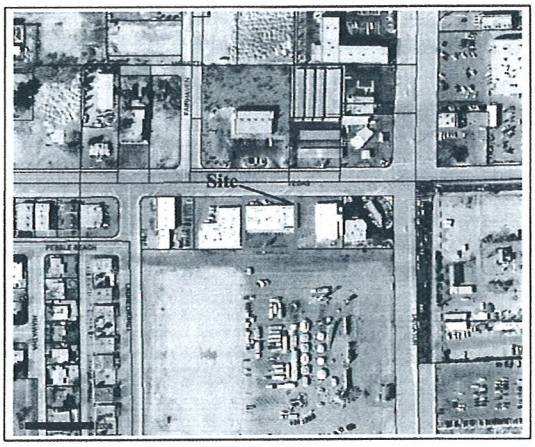
APN: 138-25-503-003
ZONED: C-1
12' x 24' CENTER MOUNT WITH OFFSET
40' OVERALL HEIGHT
NO ADJACENT ON-PREMISE SIGN WITHIN 100'
NO ADJACENT OFF-PREMISE SIGN WITHIN 300'
NO R ZONE WITHIN 300'
SCALE 1" = 20'

NORTH

SIGN ANALYSIS TABLE

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

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



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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.

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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
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.: **13.**

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

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

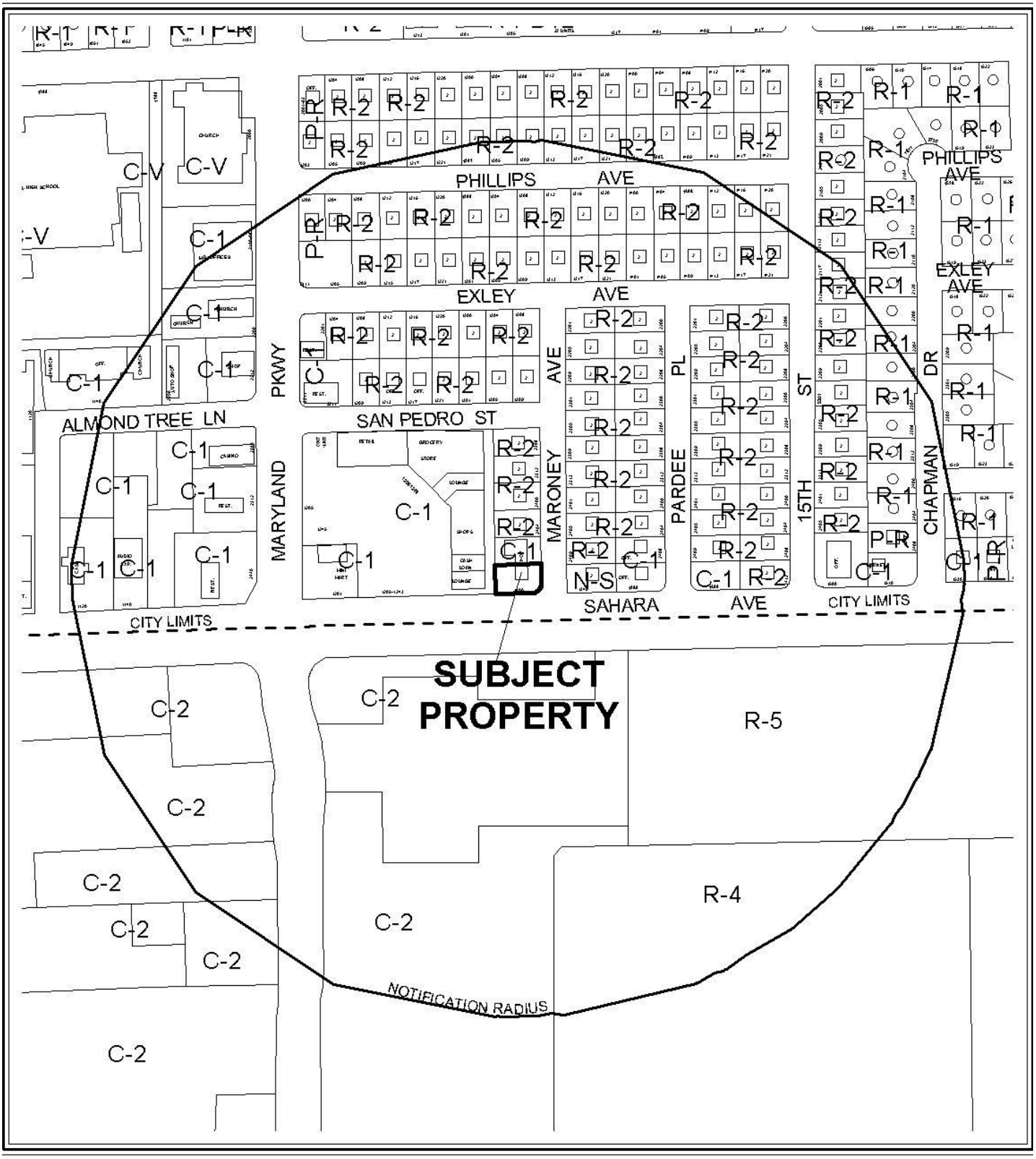
SUBJECT:
RQR-39575 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: GOLD & SILVER JEWELRY SUPPLY - OWNER: SOLIMAN HABASHI - Required Review of a previously approved Special Use Permit (SUP-38242) FOR A SECONDHAND DEALER USE (JEWELRY) WITHIN AN EXISTING 2,300 SQUARE-FOOT JEWELRY STORE at 1300 East Sahara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



CASE: **RQR-39575**

RADIUS: 1000 FT

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



0 300 600 Feet

CASE: **RQR-39575**

RADIUS: 1000 FT

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 18, 2010
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: APPLICANT: GOLD & SILVER JEWELRY SUPPLY - OWNER: SOLIMAN HABASHI

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
RQR-39575	Staff recommends APPROVAL, subject to conditions:	N/A

** CONDITIONS **

RQR-39575 CONDITIONS

Planning and Development

1. Conformance to the approved conditions for Reclassification of property and Plot Plan Review (Z-0078-71), and Special Use Permit (SUP-38242).

2. No further reviews shall be required for the Secondhand Dealer use on this site.

3. The applicant shall obtain approval of a final inspection for all sign permits within 30 days of final approval.

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

RG

** STAFF REPORT **

PROJECT DESCRIPTION

This is a Required Review of a previously approved Special Use Permit (SUP-38242) for a Secondhand Dealer use located within an existing 2,300 square-foot Jewelry Store at 1300 East Sahara Avenue. The Special Use Permit was approved by the Planning Commission with a condition for a 90 day review. Staff recommends approval with conditions, as the Secondhand Dealer use meets all conditions of approval of the Special Use Permit and requirements pursuant to Title 19.

ISSUES

- Approval of a final inspection of sign permits is required by condition within 30 days of final approval.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
03/15/72	The Board of City Commissioners approved a request to rezone (Z-0078-71) property from R-2 (Medium Density Residential) to C-1 (Limited Commercial) generally located on the northwest corner of Maryland Parkway and Maroney Avenue. The Planning Commission and staff recommended approval.
06/13/81	The Board of Zoning Adjustment approved a request for a Variance (V-0029-81) to allow three 55-foot tall billboard signs where 40 feet is the maximum height allowed at 1300, 1380, and 1500 East Sahara Avenue.
06/2410	The Planning Commission approved a request for a 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. Staff recommended approval.

Most Recent Change of Ownership	
03/09/06	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
c.1954	The existing building was constructed.
06/07/06	A Code Enforcement citation (#43040) was issued for an inoperable vehicle at 1300 East Sahara Avenue. The citation was closed by Code Enforcement on 06/19/06.
03/11/09	A Code Enforcement citation (#75498) was issued for an inoperable vehicle at 1300 East Sahara Avenue. The citation was close by Code Enforcement on 04/27/09.
05/05/09	A Code Enforcement citation (#77829) was issued for graffiti at 1300 East Sahara Avenue. The Citation was closed by Code Enforcement on 05/06/09.
04/13/10	A building permit (#160769) was issued for a non-work certificate of occupancy for a New Jewelry Sales use at 1300 East Sahara Avenue. The permit received its final inspection on 04/22/10.
04/23/10	A business license (J01-02132) was issued for a New Jewelry Sales use at 1300 East Sahara Avenue. The license is currently active.
08/14/10	A business license (S26-95912) was issued for a Secondhand Dealer use at 1300 East Sahara Avenue. The license is currently active.
07/09/10	A building permit (#167033) was issued to install six cabinet wall signs at 1300 East Sahara Avenue. The permit is still active.

Pre-Application Meeting
A pre-application meeting is not required for this type of request, nor was one held.

Neighborhood Meeting
A neighborhood meeting is not required, nor was one held.

Field Check	
10/15/10	A site visit by staff noted no outdoor display, sales or storage of any merchandise. The existing freestanding pole sign contains signage related to the on-premise use.

Details of Application Request	
Site Area	
Net Acres	0.16

Surrounding Property	*Existing Land Use Per Title 19.04*	*Planned or Special Land Use Designation*	*Existing Zoning District*
Subject Property	Jewelry Sales, New and Secondhand Dealer	SC (Service Commercial)	C-1 (Limited Commercial)
North	General Retail	SC (Service Commercial)	C-1 (Limited Commercial)
South	Shopping Center	Clark County	Clark County
East	Office, Other than Listed	SC (Service Commercial)	N-S (Neighborhood Service)
West	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)

Master Plan Areas	*Yes*	*No*	*Compliance*
Master Plan Area		X	N/A
Special Purpose and Overlay Districts	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts			
A-O (Airport Overlay) District – 175 feet	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Functional Classification of Street(s)	*Governing Document*	*Street Width (Feet)*	*Compliance with Street Section*
Primary Arterial – Sahara Avenue	Master Plan of Streets and Highways	100	Y
Local Street – Maroney Avenue	N/A	60	N/A

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

Parking Requirement							
	Gross Floor Area or Number of Units	***Required***			***Provided***		***Compliance***
			Parking		*Parking*		
Use		***Parking Ratio***	Regular	Handi-capped	Regular	Handi-capped	
Secondhand Dealer	2,300 SF	1:250	10		10		Y
TOTAL SPACES REQUIRED			10		10		Y
Regular and Handicap Spaces Required			9	1	9	1	Y

ANALYSIS

A business license for a Secondhand Dealer use has been issued at 1300 East Sahara Avenue. A site visit by staff noted that the property conforms to all minimum requirements under Title 19.04.010 for a Secondhand Dealer use. The landscaping buffer between Sahara Avenue and the sidewalk has four new trees planted within it. The existing freestanding pole sign contains signage related to the on-premise use. The applicant has applied for a building permit (#167033) for the unpermitted signs, but a recent final inspection for the wall signage was failed by Building and Safety Department on October 28, 2010. As the applicant is working with staff to address the noted deficiencies, a condition of approval has been added to require approval of a final inspection within 30 days of final approval. Staff recommends approval with conditions, as the Secondhand Dealer use meets all conditions of approval of SUP-38242 and Title 19 requirements and has been shown to be compatible with surrounding land uses.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 11

NOTICES MAILED 152

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **RQR-39575** APN: 162-02-410-095

Name of Property Owner: SOLIMANI HABASHI

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

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SEP 13 2010

Revised 11-14-06

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: SPECIAL USE PERMIT

Project Address (Location) 1300 E. SAHARA

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

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

General Plan: existing SC proposed — **Zoning:** existing C-1 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

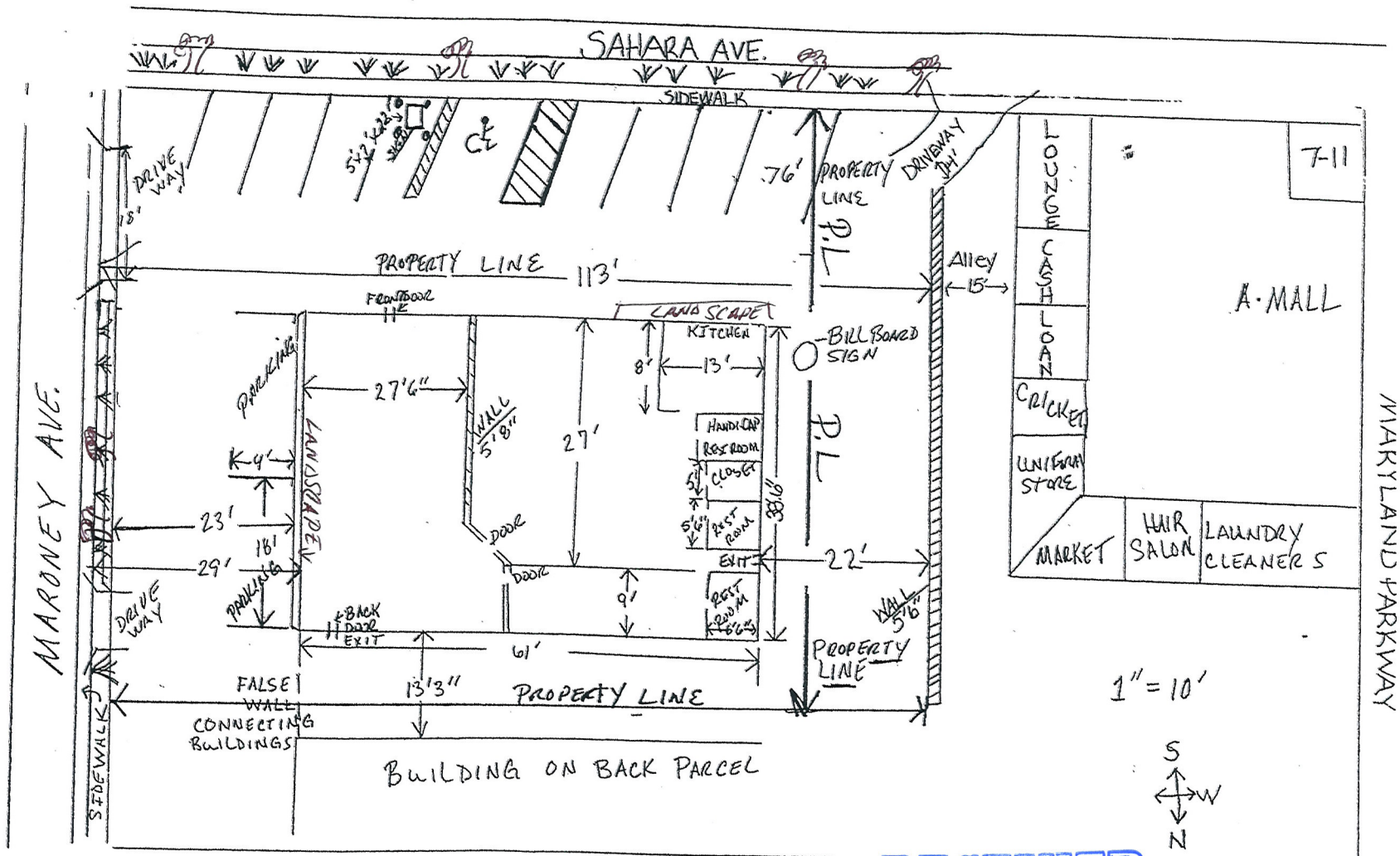
FOR DEPARTMENT USE ONLY

Case #	R0R-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.

FLOOR PLAN

300 E. SAHARA AVE. LV. NV 89104



RECEIVED
OCT 26 2010

RQR-39575
REVISED



RECEIVED
SEP 15 2010
RQR-39575



RECEIVED
SEP 13 2010
RQR-39575


RQR-39575


BUYERS
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

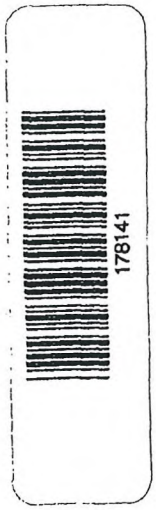


RQR-39575 - APPLICANT: GOLD & SILVER JEWELRY SUPPLY - OWNER: SOLIMAN HABASHI
1300 EAST SAHARA AVENUE

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



Mayor
Oscar B. Goodman

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

City Manager
Elizabeth N. Fretwell

FM-0073-09-09 MD 32531

June 25, 2010

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

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

Dear Mr. Habashi:

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

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

Planning and Development

1. Conformance to the approved conditions for the Reclassification of Property and Plot Plan Review (Z-0078-71).

2. There shall be a review at a Planning Commission hearing 90 days after issuance of a business license for a secondhand dealer use.

3. Conformance to all Minimum Requirements under LVMC Title 19.04.010 for a Secondhand Dealer use.

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

5. All signage shall conform to Title 19 standards. Sign permits shall be obtained for all unpermitted signage within 30 days of final approval, or removed.

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SEP 13 2010
RQR-39575

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

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

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

Sincerely,

Steve Gebeke
Planning Supervisor
Case Planning Division

SG:clb

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

RECEIVED
SEP 13 2010
RQR-39575

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

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

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

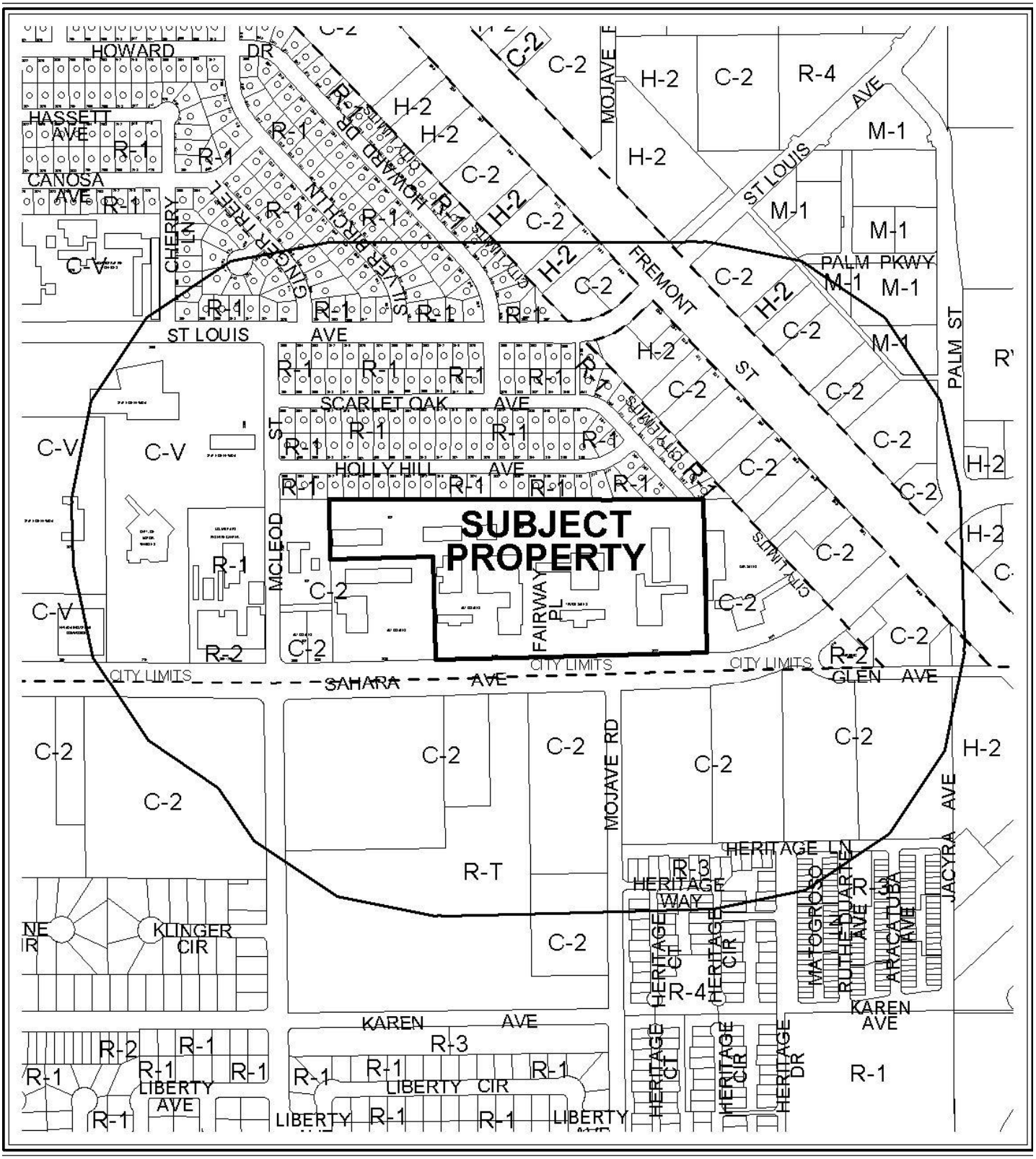
SUBJECT:
MSP-39809 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT/OWNER: FAIRWAY CHEVROLET COMPANY - Request for a Master Sign Plan FOR AN EXISTING MOTOR VEHICLE SALES (NEW) ESTABLISHMENT on 17.01 acres at 3100 and 3222 East Sahara Avenue (APN 162-01-801-022), C-2 (General Commercial) Zone, Ward 3 (Reese).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



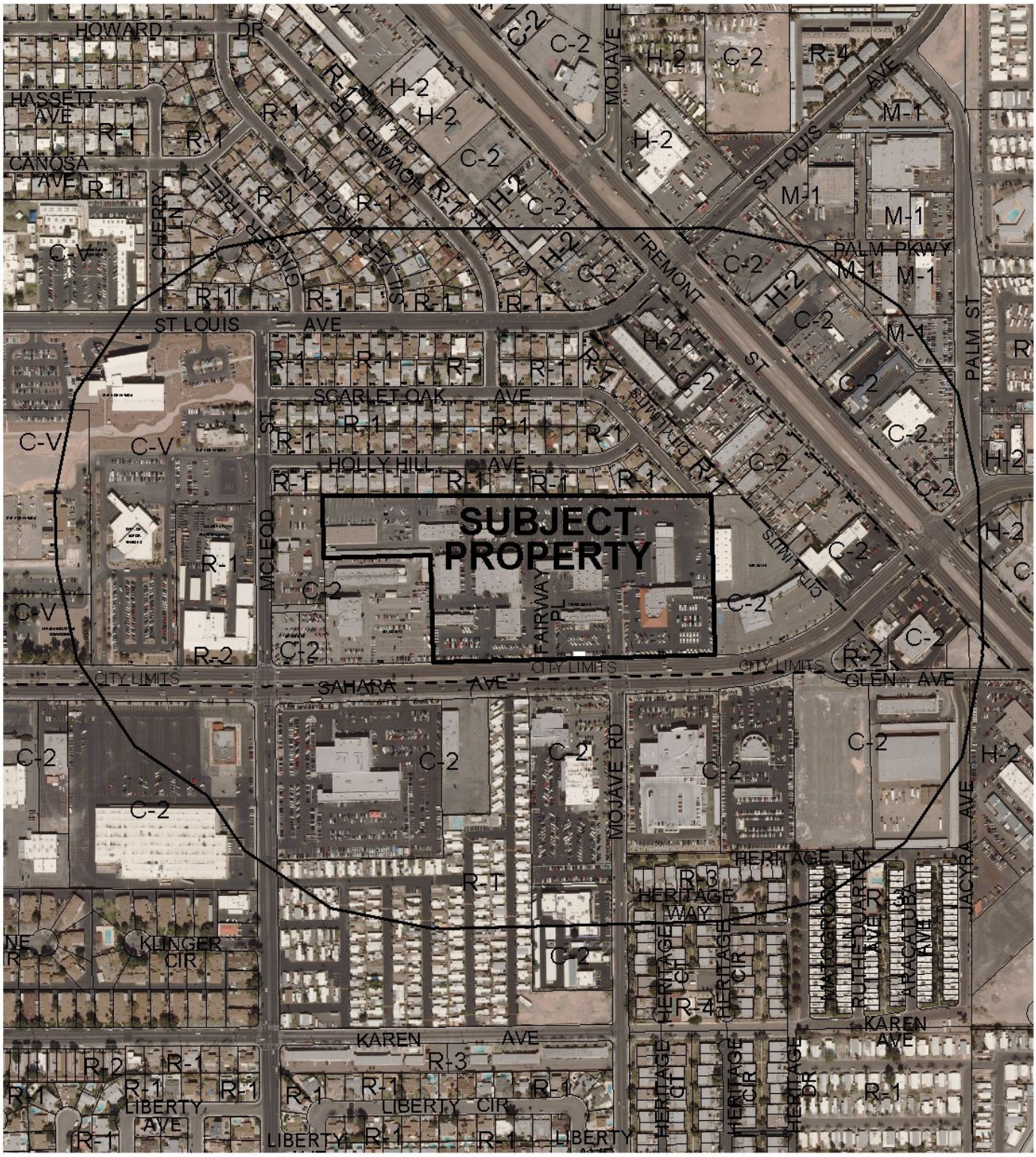
CASE: **MSP-39809**

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

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 18, 2010
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: APPLICANT/OWNER: FAIRWAY CHEVROLET COMPANY

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
MSP-39809	Staff recommends APPROVAL.	

** CONDITIONS **

MSP-39809 CONDITIONS

Planning and Development

1. Conformance to the conditions of approval for Site Development Plan Review (SDR-38855).

2. Conformance to the sign elevations and documentation as submitted in conjunction with this request, date stamped 10/28/10, except as amended by conditions herein.

3. All signage shall have proper permits obtained through the Building and Safety Department.

4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

5. Any future amendments to the approved signage within the Master Sign Plan in conformance with Title 19 standards may be reviewed and approved administratively by the Planning and Development Department.

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

Public Works

7. The proposed signs shall not be located within the public right-of-way or interfere with Site Visibility Restriction Zones. The proposed ground mounted bases shall not be located within existing or proposed public sewer or drainage easements.

** STAFF REPORT **

PROJECT DESCRIPTION

The subject site, which is located at 3100 and 3222 East Sahara Avenue, contains an existing Motor Vehicles Sales (New) establishment. In August 2010, modifications were approved for the development that will require new signage and replacement or relocation of existing signage. Current as well as new signage will be included within a master sign plan. As the existing nonconforming signage is compatible with surrounding development and the proposed signage is in compliance with Title 19.14 sign standards, staff recommends approval with conditions. If denied, approval of a new master sign plan would be necessary to allow any new signage on the site, as the master sign plan was required as a condition of approval of SDR-38855.

ISSUES

- Title 19.14 requires commercial developments of greater than 15 acres in size to have an approved master sign plan in place prior to installation of on-premise signage.
- In addition to the Title 19.14 requirement, Site Development Plan Review (SDR-38855) requires approval of a Master Sign Plan prior to the issuance of any sign permits for any additional signage in the development.
- Several of the existing signs included in the master sign plan are nonconforming and will be allowed to continue in use pursuant to Title 19.14.160.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
08/19/70	The Board of City Commissioners approved a Rezoning (Z-0043-70) from R-1 (Single Family Residence) and R-2 (Two Family Residence) to C-2 (General Commercial) and a Plot Plan Review for a proposed new car dealership generally located on the north side of Sahara Avenue between McLeod Street and Boulder Highway. The Planning Commission and staff recommended approval.
05/27/71	The Board of Zoning Adjustment approved a Variance (V-0023-71) to allow two ground signs and three protruding signs per street frontage where one ground sign and one protruding sign is permitted on property located at 3100 East Sahara Avenue. Staff recommended denial.

11/08/72	The Board of City Commissioners approved a Rezoning (Z-0080-72) from R-1 (Single Family Residence) and R-2 (Two Family Residence) to C-2 (General Commercial) and a Plot Plan Review for expansion of an existing new car dealership generally located on the north side of Sahara Avenue between McLeod Street and Fremont Street, east of the area rezoned by Z-0043-70. The Planning Commission and staff recommended approval.
06/07/72	The Board of City Commissioners approved a Plot Plan Review (Z-0043-70) for a second body shop associated with an existing new car dealership generally located on the north side of Sahara Avenue between McLeod Street and Boulder Highway. The Planning Commission recommended approval.
02/22/73	The Board of Zoning Adjustment approved a Variance (V-0071-72) to allow a fourth freestanding sign where one is permitted and three were previously approved on property located at 3100 East Sahara Avenue. Staff recommended approval. The Metropolitan Beautification Committee recommended denial.
10/16/74	The Board of City Commissioners approved a Plot Plan Review (Z-0043-70) for a 1,600 square-foot addition to the existing office and an addition to the existing paint and body shop on property generally located on the north side of Sahara Avenue between McLeod Street and Boulder Highway. The Planning Commission and staff recommended approval.
04/16/75	The Board of City Commissioners approved a Plot Plan Review (Z-0043-70) for a proposed 2,079 square-foot masonry file storage building on property generally located on the north side of Sahara Avenue between McLeod Street and Boulder Highway. The Planning Commission and staff recommended approval.
08/06/75	The Board of City Commissioners approved a Plot Plan Review (Z-0043-70) for a proposed 8,085 square-foot, 36-bay garage for storage of antique automobiles on property generally located on the north side of Sahara Avenue between McLeod Street and Boulder Highway. The Planning Commission and staff recommended approval.
10/07/87	The City Council approved a Rezoning (Z-0083-87) from R-1 (Single Family Residence) and R-2 (Two Family Residence) to C-2 (General Commercial) on 5.10 acres adjacent to the north side of Sahara Avenue, west of Fremont Street. The Planning Commission recommended approval without a cul-de-sac to be provided on Scarlet Oak Avenue. Staff recommended approval with a cul-de-sac to be provided on Scarlet Oak Avenue.
12/17/87	The City Council approved a Review of Condition to delete Condition Number 7 of a previously approved Rezoning (Z-0083-87), which required installation of a six-foot wide landscape planter along the north property line of 5.10 acres located adjacent to the north side of Sahara Avenue, west of Fremont Street. The Planning Commission and staff recommended approval.

06/27/89	The Planning Commission approved a Plot Plan Review (Z-0083-87) for a proposed 4,460 square-foot addition to an existing service building at 3222 East Sahara Avenue. Staff recommended approval.
09/14/89	The Planning Commission approved a Plot Plan Review (Z-0083-87) for a proposed new service building at 3222 East Sahara Avenue. Staff recommended approval.
05/16/07	The City Council approved a Waiver of Title 18.12.130 (WVR-19784) to allow no circular cul-de-sac at the termination of Scarlet Oak Avenue where such is required; a Special Use Permit (SUP-19359) to allow a Motor Vehicle Sales (New) Facility and a Waiver to allow service bays to face the public right-of-way; and a Site Development Plan Review (SDR-19363) for a proposed 251,828 square-foot Motor Vehicle Sales (New) Facility and a Waiver to allow no perimeter landscape buffer along the east property line where an eight-foot buffer is required on 17.01 acres at 3100-3200 East Sahara Avenue. The Planning Commission and staff recommended approval. The Special Use Permit and Site Development Plan Review approvals expired on 05/16/09.
06/14/07	A Merger and Resubdivision Parcel Map (PMP-19451) to combine three parcels into one lot comprising 17.01 acres was recorded.
08/26/10	The Planning Commission approved a Site Development Plan Review (SDR-38855) for the addition of 32,667 square feet of floor area, chain link, and site modifications to an existing Motor Vehicle Sales (New) establishment with a waiver of perimeter landscape buffer requirements to allow zero feet on the south perimeter where five feet was previously approved on the subject site. Staff recommended denial.

Most Recent Change of Ownership	
04/25/07	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
09/14/71	A Certificate of Occupancy was issued for a Motor Vehicle Sales (New) showroom, offices, maintenance facility and detail building at 3100 East Sahara Avenue.
1971	A business license (A16-00009) was issued for automobile sales at 3100 East Sahara Avenue. The license is still active.
04/29/71	A building permit (#59983) was issued for a 20 square-foot double-faced electric sign at 3100 East Sahara Avenue. A final inspection was approved 07/19/71.

04/29/71	A building permit (#59984) was issued for a 245 square-foot double-faced electric sign at 3100 East Sahara Avenue. A final inspection was approved 05/10/71.
06/23/71	A building permit (#81073) was issued for a 42 square-foot double-faced electric sign at 3100 East Sahara Avenue. A final inspection was approved 06/25/71.
	A building permit (#81074) was issued for a sign less than 25 square feet at 3100 East Sahara Avenue. A final inspection was approved 06/25/71.
	A building permit (#81075) was issued for a 121 square-foot double-faced electric sign at 3100 East Sahara Avenue. A final inspection was approved 06/25/71.
09/12/72	A building permit (#7164) was issued for a 16 square-foot wall sign at 3100 East Sahara Avenue. A final inspection was approved 09/13/72.
	A building permit (#7165) was issued for a 16 square-foot double-faced electric sign at 3100 East Sahara Avenue. A final inspection was approved 09/13/72.
03/12/73	A building permit (#9829) was issued for a 121 square-foot double-faced electric freestanding pole sign at 3100 East Sahara Avenue. A final inspection could not be verified.
05/08/73	A building permit (#11132) was issued for a 32 square-foot wall sign at 3100 East Sahara Avenue. A final inspection was approved 05/15/73.
02/13/75	A building permit (#480) was issued for two 16 square-foot wall signs at 3100 East Sahara Avenue. A final inspection was approved 06/04/75.
05/05/88	A building permit (#9970) was issued for one freestanding pole sign and four directional signs at 3200 East Sahara Avenue. A final inspection was approved 07/07/88.
07/12/88	A building permit (#2580) was issued for a 16 square-foot wall sign at 3222 East Sahara Avenue. A final inspection was approved 11/03/88.
10/27/88	A business license was issued for a new car dealership at 3222 East Sahara Avenue. The license was marked out of business.
06/05/92	A building permit (#92148292) was issued for an 87 square-foot wall sign at 3222 East Sahara Avenue. A final inspection was approved 07/20/92.
12/28/94	A building permit (#94361658) was issued for a 260 square-foot wall sign and light bar at 3100 East Sahara Avenue. A final inspection could not be verified.
01/26/95	A building permit (#95364984) was issued for a 140 square-foot wall sign at 3222 East Sahara Avenue. A final inspection could not be verified.
08/26/97	A building permit (#97017661) was issued for a 236 square-foot wall sign at 3100 East Sahara Avenue. A final inspection was approved 09/24/97.
10/27/97	A building permit (#97021710) was issued for a 36 square-foot neon directional sign at 3100 East Sahara Avenue. A final inspection was approved 01/22/98.

11/20/97	A building permit (#97023439) was issued for an 11 square-foot wall sign ("Bowtie") at 3100 East Sahara Avenue. A final inspection was approved 03/04/98.
02/12/98	A business license (A19-00123) was issued for automobile rental at 3100 East Sahara Avenue. The license was marked out of business on 12/03/08.
07/19/99	A building permit (#99013969) was issued for a 21 square-foot wall sign at 3100 East Sahara Avenue. A final inspection could not be verified.
07/27/99	A building permit (#99014791) was issued for an interior neon sign at 3100 East Sahara Avenue. A final inspection was approved 10/01/99.
08/14/08	A business license (A16-01295) was issued for automobile sales at 3222 East Sahara Avenue. The license is still active.
05/15/09	A business license (A19-00155) was issued for automobile rental at 3222 East Sahara Avenue. The license is still active.
09/21/10	City Staff approved civil improvement plans for a 251,828 square-foot Motor Vehicle Sales establishment at 3100 East Sahara Avenue.
09/24/10	City Staff approved a Commercial Plan Check (39385) for a motor vehicle sales showroom expansion and façade improvements at 3222 East Sahara Avenue.
09/27/10	A building permit (171127) was issued for onsite improvements in conjunction with expansion of the motor vehicle sales establishment at 3222 East Sahara Avenue. A final inspection has not been approved.

Pre-Application Meeting	
09/24/10	A pre-application meeting was held with the applicant, where submittal requirements for a Master Sign Plan application were discussed. Other major issues discussed included the following: • Several existing signs on the site are believed to be legally nonconforming. • The applicant was concerned that signage proposed for a canopy would not meet Title 19 area standards. The applicant was informed that a variance would be required for signs not in compliance with Title 19. • Existing signage that is not listed on the sign plan will be removed at the time of site construction. • Changes to signage after approval of the Master Sign Plan will require a minor review.

Neighborhood Meeting
A neighborhood meeting is not required, nor was one held.

Field Check	
10/15/10	A field check was conducted, where the following items were noted: • The Motor Vehicle Sales (New) establishment is under renovation. • There are six existing on-premise freestanding signs along Sahara Avenue, in addition to directional, wall and canopy signage on the interior. • There are numerous signs posted on streetlights along Sahara Avenue, as well as pennants and banners.

Details of Application Request	
Site Area	
Net Acres	17.01

Surrounding Property	***Existing Land Use Per Title 19.04***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Motor Vehicle Sales (New)	GC (General Commercial)	C-2 (General Commercial)
North	Single Family Dwelling, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
South	Motor Vehicle Sales (New)	GC (General Commercial)	C-2 (General Commercial)
	Motor Vehicle Sales (New)	CG (Commercial General) – Clark County	C-2 (General Commercial) – Clark County
	Mobile Home Park	RH (Residential High) – Clark County	R-T (Manufactured Home Residential) – Clark County
East	Motor Vehicle Sales (New)	GC (General Commercial)	C-2 (General Commercial)
West	Motor Vehicle Sales (New)	GC (General Commercial)	C-2 (General Commercial)
	Outside Vehicle Storage	PF (Public Facilities)	C-2 (General Commercial)

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

DEVELOPMENT STANDARDS

Functional Classification of Street(s)	*Governing Document*	*Street Width (Feet)*	*Compliance with Street Section*
Sahara Avenue -- Primary Arterial	Master Plan of Streets and Highways	100	N

Freestanding Signs: *[Signs C, E, F, G, J, K (all existing)]*			
Standard	**Allowed**	**Provided**	**Compliance**
Maximum Number	1 per 200 feet of frontage or portion thereof 5 total	6 total	N*
Maximum Area	2 SF/foot frontage total 2,112 SF	710 SF	Y
Maximum Height	40 feet	47 feet	N**
Minimum Setback	5 feet	4 feet	N***
Minimum Separation	100 feet	105 feet	Y
Illumination	Internal/External/ Animated/EMU	Internal only	Y

*Freestanding signs along Sahara Avenue are nonconforming with respect to number.
**Two existing freestanding signs (E and G) are nonconforming with respect to height.
***One existing freestanding sign (F) is nonconforming with respect to setback.

Incidental Signs (Directional): *[Signs D, H, X (2 existing, 1 proposed)]*			
Standard	**Allowed**	**Provided**	**Compliance**
Maximum Number	Two signs per driveway or access 10 total	3 total	Y
Maximum Area per sign	12 SF	39 SF	N*
Maximum Height per sign	7 feet	9 feet	N**
Minimum Setback	5 feet	5 feet	Y
Illumination	Internal only	Internal	Y
Other	Up to 50% of sign area may contain logo	0% (no logo)	Y

*One existing freestanding directional sign (H) is nonconforming with respect to sign area.
**Two existing freestanding directional signs (D and H) are nonconforming with respect to height.

Canopy Signs: *[Signs P, R, S, S1, S2, S3, T, U (all proposed)]*			
Standard	**Allowed**	**Provided**	**Compliance**
Maximum Number	Limited by area	8 total	Y
Maximum Area	25% of canopy face	23.5%	Y
Illumination	Internal/External/ Animated/EMU	Internal only	Y

Wall Signs: *[Signs A1, A2, B, L, M, N1, N2, Q, V, W1,W2,W3, Y, Z (all proposed)]*			
Standard	**Allowed**	**Provided**	**Compliance**
Maximum Number	Limited by area	14 total	Y
Maximum Area	20% of building elevation	Less than 20% of any one elevation	Y
Maximum Projection	4 Feet	Less than 4 Feet	Y
Illumination	Internal/External/ Animated/EMU	Internal only	Y

ANALYSIS

Title 19.14.130 requires approval of a master sign plan for any nonresidential project on a site larger than 15 acres prior to installation of any on-premise signage. The most recent Site Development Plan Review (SDR-38855) approval also required the master sign plan pursuant to Title 19.14.

Two of the existing freestanding signs located along Sahara Avenue are taller than what is currently allowed by Code. At the time of their construction, Las Vegas Municipal Code did not specify a height restriction for on-premise signs in the C-2 (General Commercial) District. As nonconforming signs, they are allowed to continue in use pursuant to Title 19.14.160. In particular, sign copy may be changed as long as the change does not increase the area of the sign face. The applicant indicates that no changes will be made to any of the six existing freestanding signs. Additionally, Sign "F" slightly encroaches into the required five-foot setback as shown on the site plan. The governing code at the time of construction allowed sign encroachment up to the property line and into the right-of-way, provided that signs remain at least three feet from the street curb. Two Variances (V-0023-71 and V-0071-72) also allowed more signs along the Sahara Avenue street frontage than code allowed. The current zoning code allows the current spacing of the existing freestanding signs along Sahara Avenue.

The two existing directional signs are nonconforming with respect to height and sign area. Sign "D" is about nine percent taller than currently allowed by Code, and the height of Sign "H" deviates by about 30 percent. Sign "H" is also 225 percent larger than currently allowed. These signs are still useful for directing traffic and do not pose any harm to the public good.

All proposed signs are in full compliance with Title 19.14.060(F) sign standards for the C-2 (General Commercial) zoning district.

No sign submitted in the proposed master sign plan is subject to the Residential Protection Standards in Title 19.14.070. Property zoned for single-family residential use is 340 feet from the nearest sign on the subject property.

Numerous other signs currently exist on the property. Those not listed in the proposed master sign plan will be removed at the time of construction. This includes signage currently on structures proposed to be removed or replaced.

The proposed master sign plan is compatible with the scale and arrangement of buildings on the site. The signage does not interfere with site circulation, parking or loading requirements. For these reasons, staff recommends approval of the master sign plan with conditions. Any future amendments to the approved signage within the Master Sign Plan in conformance with Title 19 standards may be reviewed and approved administratively by the Planning and Development Department. All new signage proposed must be in conformance with Title 19.14 standards; otherwise, a variance is required.

NOTICES MAILED 251

APPROVALS 0

PROTESTS 0

SS

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: Fairway Chevrolet Company

Name of Applicant: Fairway Chevrolet Company

Name of Representative: APTUS

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: S W Heinrich

Print Name: Greg W. Heinrich

Subscribed and sworn before me

This 29th day of September 2010

Debra Santo

Notary Public in and for said County and State

RECEIVED
OCT 05 2010

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

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Master Sign Plan

Project Address (Location) 3100 E. Sahara

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

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

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

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

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

Additional Information _____

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

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

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

E-mail Address gwhceo@aol.com

APPLICANT Fairway Chevrolet Company **Contact** Greg Heinrich

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

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

E-mail Address gwhceo@aol.com

REPRESENTATIVE APTUS **Contact** Kristen Neuman

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

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

E-mail Address kristen@aptusgroup.com

Property Owner Signature* GW Heinrich

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

Print Name Greg W. Heinrich

Subscribed and sworn before me

This 29th day of September, 2010.

Debra Santo

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
DEBRA SANTO
Appt. No. 04-88628-1
My Appt. Expires Oct. 30, 2013

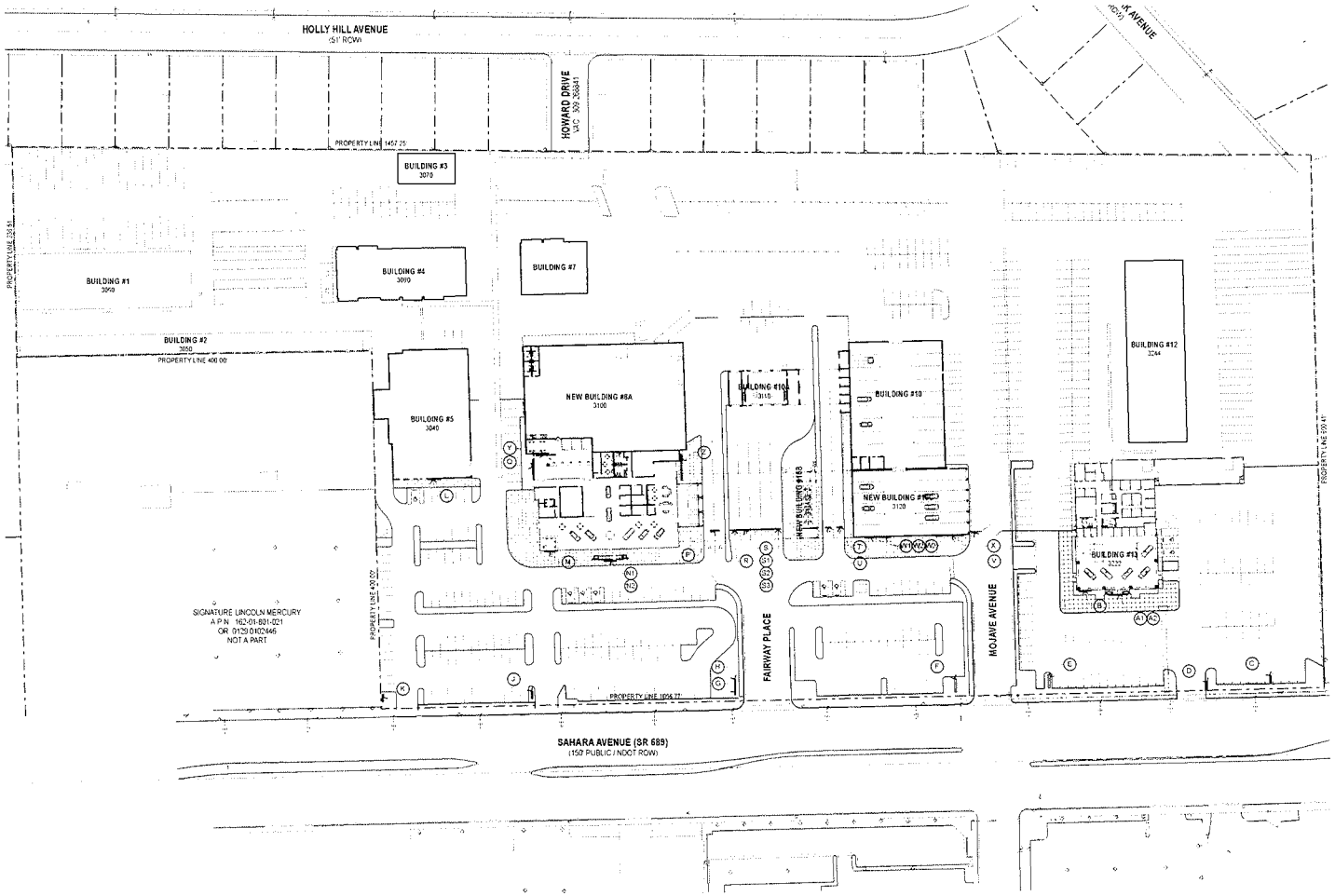
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OCT 05 2010

Revised 10/27/08

FOR DEPARTMENT USE ONLY

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

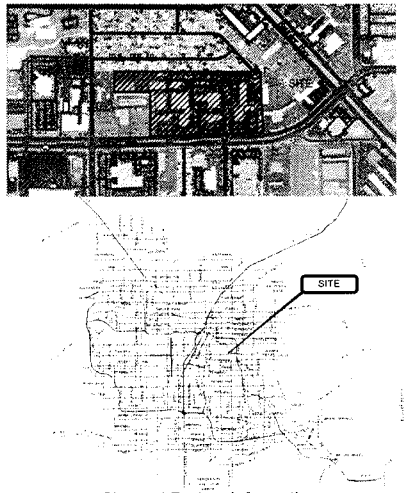
*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.



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 No.	Exist (E) / New (N)	Copy (Tenant copy may vary)	Type	Location	Height	Width	Overall Height	Area of Sign SF	Wall / Canopy SF	Actual %	Type of Illumination	Animation
A1	N	[illegible]	Wall	On Building	1'-0"	34'-5"	see elev.	29.1	2464	1.0	Internal	No
A2	N	GMC	Wall	On Building	2'-6"	10'-5"	see elev.	24.1	2464	1.0	Internal	No
B	N	Fairway	Wall	On Building	1'-0"	18'-7"	see elev.	51.25	2464	2.1	Internal	No
C	E	Fairway Certified Used Vehicles	Freestanding	Site	4'-6"	8'-0"	18'-6"	72.25	n/a	n/a	Internal	No
D	E	Service	On Monument	Site	4'-9"	5'-1"	7'-8"	12.25	+/-	n/a	Internal	No
E	E	Fairway GMC/Buick	Freestanding	Site	14'-0"	14'-6"	31'-0"	231	+/-	n/a	Internal	No
F	E	Fairway Chevrolet	Freestanding	Site	14'-0"	14'-6"	31'-0"	231	+/-	n/a	Internal	No
G	E	Fairway Chevrolet	Freestanding	Site	14'-0"	14'-6"	31'-0"	231	+/-	n/a	Internal	No
H	E	Port Cochere	On Monument	Site	5'-7"	12'-0"	6'-11"	67	+/-	n/a	Internal	No
I	E	Fairway Commercial Specials Welcome	Freestanding	Site	6'-0"	6'-0"	23'-6"	36	+/-	n/a	Internal	No
K	E	Fairway Certified Used Vehicles	Freestanding	Site	8'-4"	6'-6"	30'-0"	77.25	+/-	n/a	Internal	No
L	N	Collision Center	Wall	On Building	2'-0"	31'-0"	see elev.	62	1440	4.3	Internal	No
M	N	Fairway	Wall	On Building	1'-0"	88'-7"	see elev.	92.75	8251	0.7	Internal	No
N	N	Chevrolet	Wall	On Building	1'-0"	24'-0"	see elev.	1	8251	0.0	Internal	No
N2	N	Buick	Wall	On Building	1'-0"	19'-6"	see elev.	25	8251	0.3	Internal	No
O	N	Fuel Lane	Canopy	On Canopy	4'-0"	8'-0"	see elev.	32	3540	0.9	Internal	No
P	N	Parts	Wall	On Building	2'-6"	8'-0"	see elev.	20	3225	1.5	Internal	No
Q	N	Fairway Quick Lane	Canopy	On Canopy	4'-0"	18'-6"	see elev.	74	3540	4.4	Internal	No
R	N	Service	Canopy	On Canopy	1'-0"	88'-6"	see elev.	56	3540	1.6	Internal	No
S	N	Wash	Canopy	On Canopy	1'-0"	9'-6"	see elev.	28	3540	1.4	Internal	No
S2	N	Sales	Canopy	On Canopy	1'-0"	11'-3"	see elev.	0.5	3540	0.1	Internal	No
S3	N	Lube	Canopy	On Canopy	2'-6"	10'-2"	see elev.	24.3	3540	1.1	Internal	No
T	N	Rental Car	Canopy	On Canopy	4'-0"	8'-0"	see elev.	35	3540	1.1	Internal	No
U	N	Commercial Fleet Service	Canopy	On Canopy	4'-0"	17'-0"	see elev.	68	3540	1.9	Internal	No
V	N	Cavalier Chevrolet Service	Wall	On Building	4'-0"	24'-0"	see elev.	141	3520	4.2	Internal	No
W1	N	Fairway	Wall	On Building	1'-0"	24'-0"	see elev.	13.5	3520	1	Internal	No
W2	N	Used Cars	Wall	On Building	1'-0"	24'-0"	see elev.	13.5	3520	1	Internal	No
W3	N	Chevrolet	Wall	On Building	1'-0"	9'-6"	see elev.	28	3520	0.8	Internal	No
X	N	Fairway Sign	Free-standing	On Wall	5'-0"	4'-0"	7'-0"	3	n/a	n/a	Internal	No
Y	N	Parts	Wall	On Building	1'-0"	15'-6"	see elev.	46.5	1454	3.2	Internal	No
Z	N	Cashier	Wall	On Building	2'-6"	4'-0"	see elev.	21	525	4.1	Internal	No

* ALL EXISTING SIGNS NOT NOTED HERE WILL BE REMOVED.

OVERALL SITE PLAN

AS100

10.069...Fairway Chevrolet and Fairway GMC/Buick

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

MSP-39809

REVISED

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

RECEIVED
OCT 28 2010

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APTUS
1700 South 4th Street
Suite 206
Las Vegas, Nevada 89104
P 702.839.1200
F 702.839.1213

P:\10069\Fairway Chevrolet (BMC)\CAD\SIGN\MSP\Fairway Chevrolet - Master Sign Plan.pln 10/26/2010 9:13 AM by Maureen



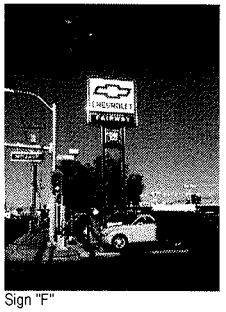
Sign "C"



Sign "D"



Sign "E"



Sign "F"



Sign "G" and "H"



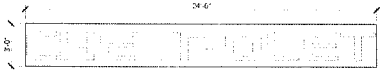
Sign "J"

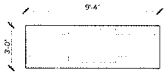


Sign "K"



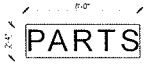
Sign "L"


Signs "N1" and "W2"

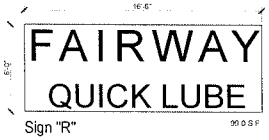

Signs "N2", "S1", and "W3"



Sign "P"



Sign "Q"



Sign "R"



Sign "S"



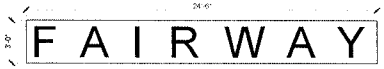
Sign "T"



Sign "U"



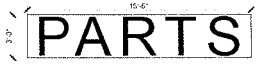
Sign "V"



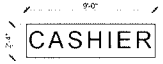
Sign "W1"



Sign "X"



Sign "Y"



Sign "Z"

ALL SIGNS - ACTUAL COPY MAY VARY

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

MSP-39809

Master Sign Plan Submittal 10.05.10

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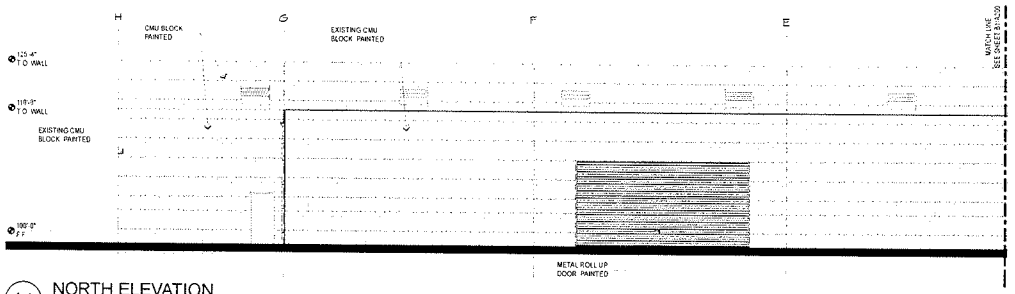
SIGNAGE DRAWINGS / PHOTOS

AS101

10.069 Fairway Chevrolet and Fairway GMC/Buick

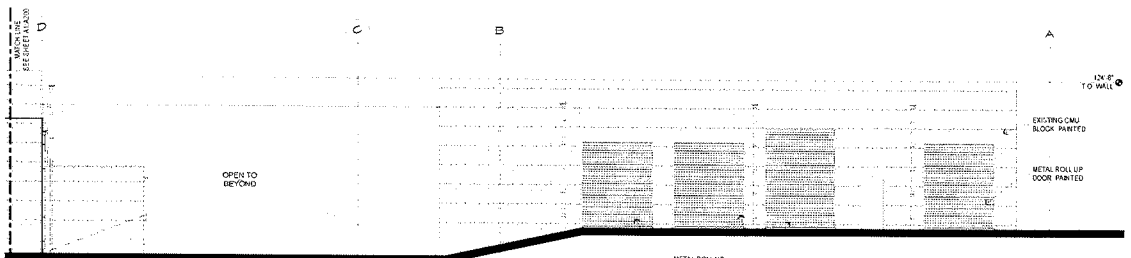
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F:\10.069 Fairway Chevrolet - GMC\DWGS\10.069 Fairway Chevrolet - Master Sign Program - 10.1.2010 - 10:42 AM - kenny



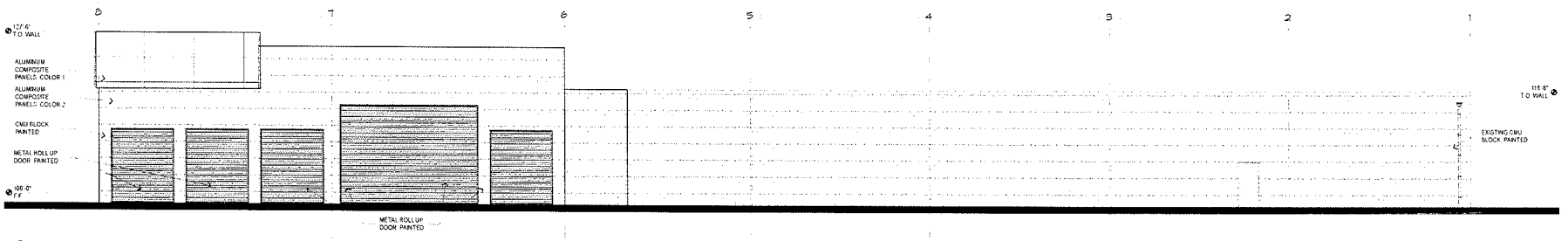
A1 NORTH ELEVATION

1/8" = 1'-0"



B1 NORTH ELEVATION

1/8" = 1'-0"



C1 EAST ELEVATION

1/8" = 1'-0"

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MSP-39809

Master Sign Plan Submittal 10.05.10

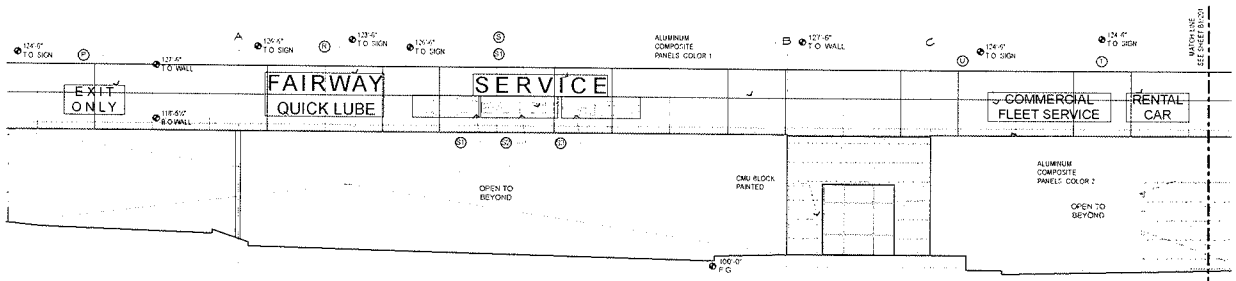
REC'D
OCT 05 2010

EXTERIOR ELEVATIONS - SERVICE BLDG. ADDITION

A200

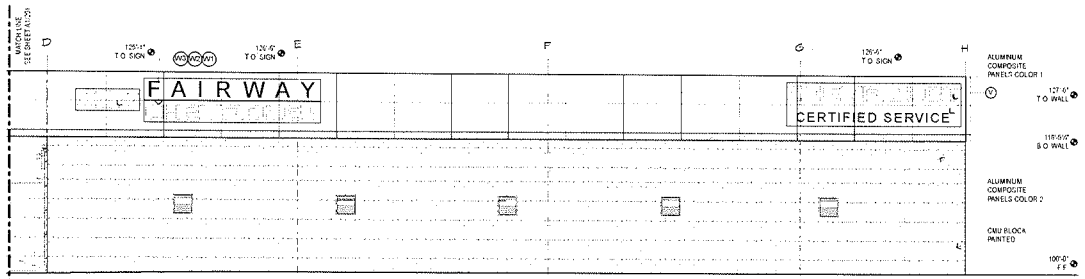
10.069 Fairway Chevrolet and Fairway GMC/Buick

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



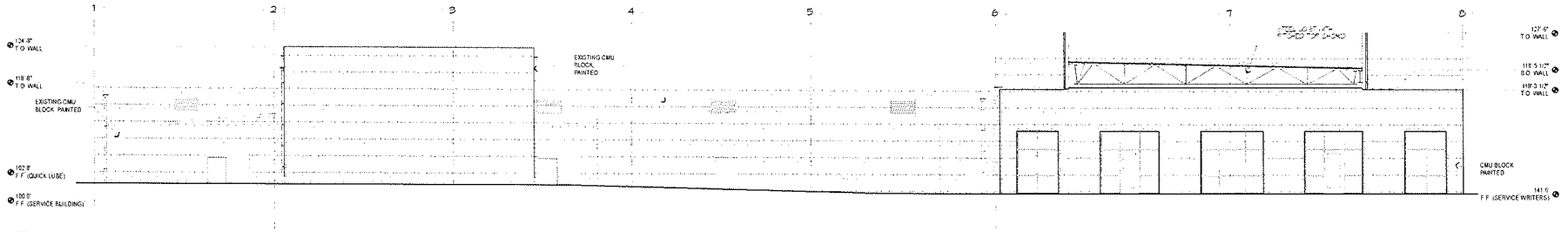
A1 SOUTH ELEVATION

1/8" = 1'-0"



B1 SOUTH ELEVATION

1/8" = 1'-0"



C1 WEST ELEVATION

1/8" = 1'-0"

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Master Sign Plan
3040-3244 East Sahara
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MSP-39809

Master Sign Plan Submittal 10.05.10

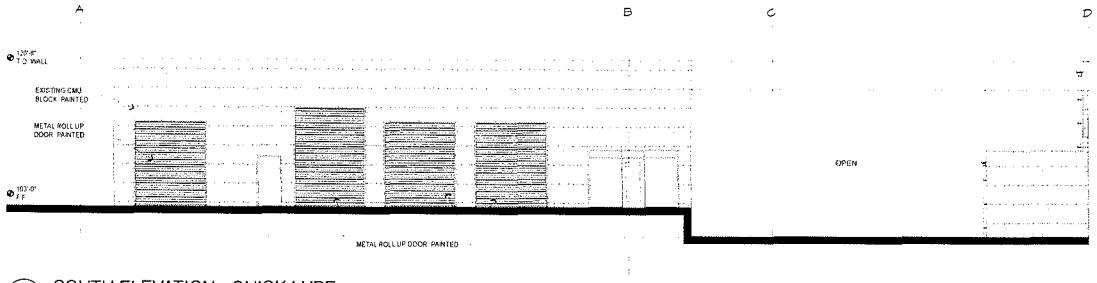
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OCT 05 2010

EXTERIOR ELEVATIONS - SERVICE BLDG. ADDITION

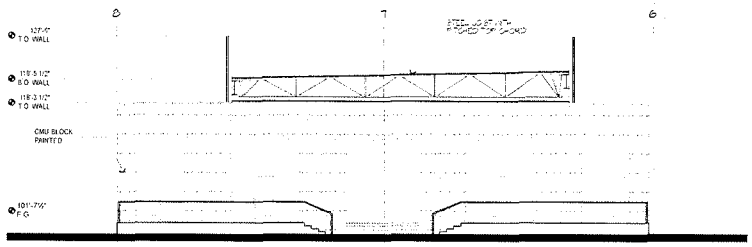
A201

10.069 Fairway Chevrolet and Fairway GMC/Buick

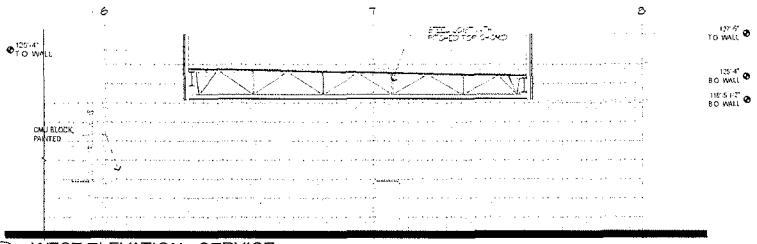
P:\10.069 Fairway Chevrolet\E:\ENDEAVOR\10.069 Fairway Chevrolet - Master Sign Plan.pln - 10/1/2010 10:43 AM - kevinb



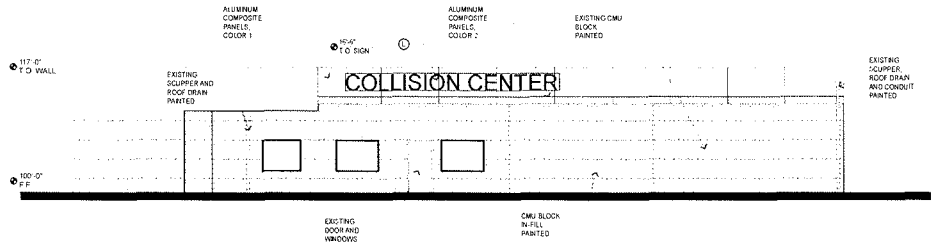
A1 SOUTH ELEVATION - QUICK LUBE
1/8" = 1'-0"



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



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



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

Fairway Chevrolet and Fairway GMC/Buick
Master Sign Plan
3040-3244 East Sahara
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MSP-39809

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

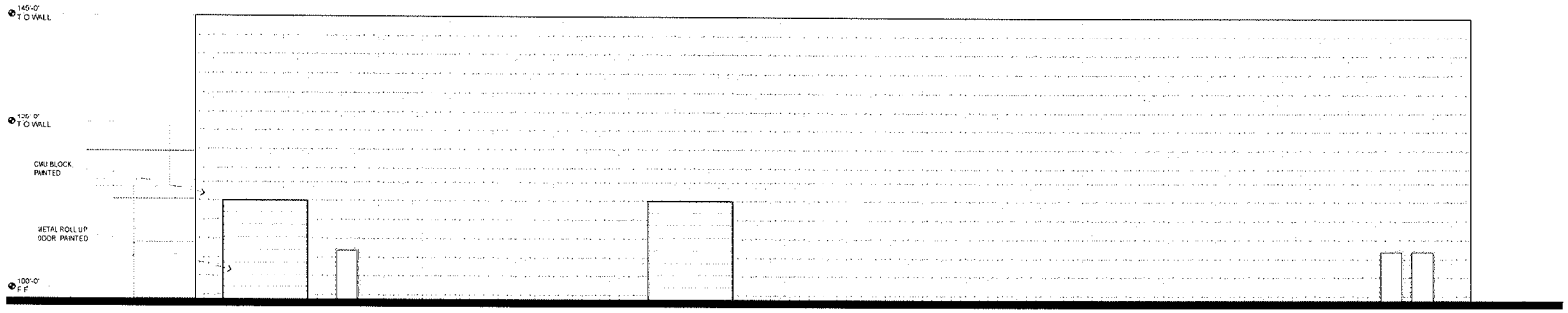
A202

10.069 Fairway Chevrolet and Fairway GMC/Buick

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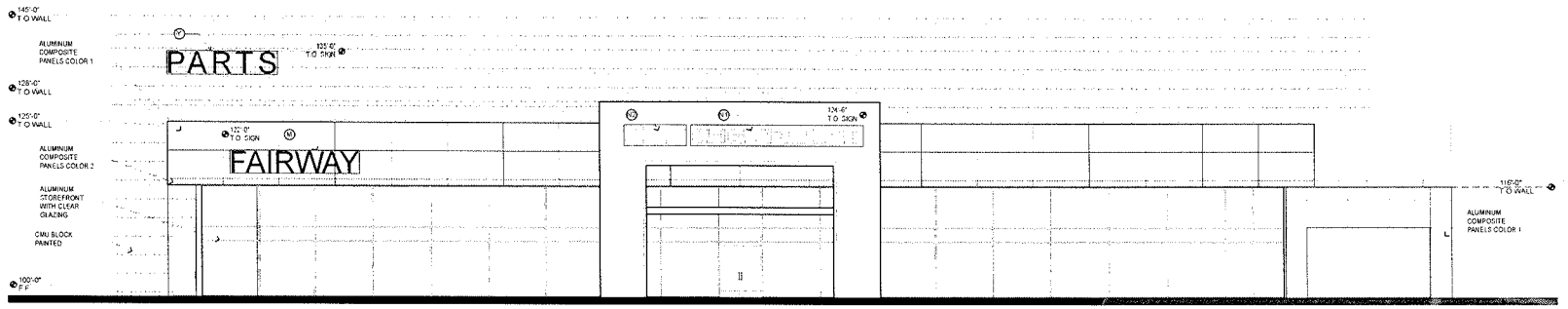
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Las Vegas, Nevada 89104
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F 702 839 1213

E:\10\069 Fairway Chevrolet - EXCLUSIVE\10 08 Fairway Chevrolet - Master Sign Plan.pln, 10/5/2010 10:42:44 AM, rstern



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

Master Sign Plan Submittal 10.05.10

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EXTERIOR ELEVATIONS - CHEVROLET SHOWROOM

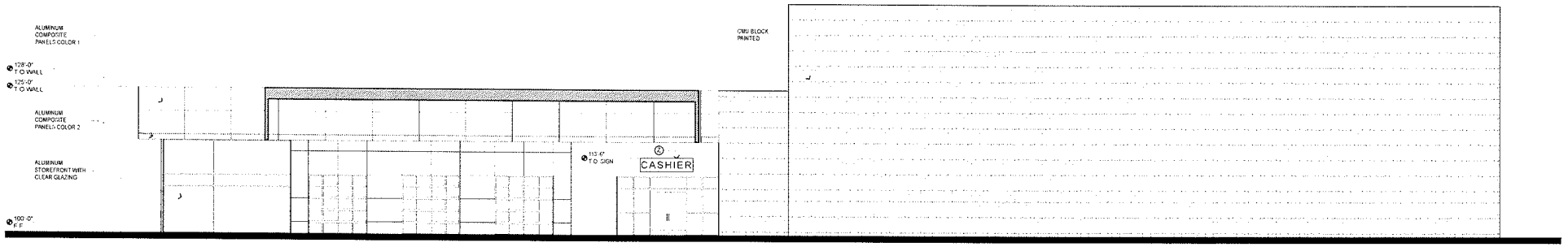
A203

10.069 Fairway Chevrolet and Fairway GMC/Buick

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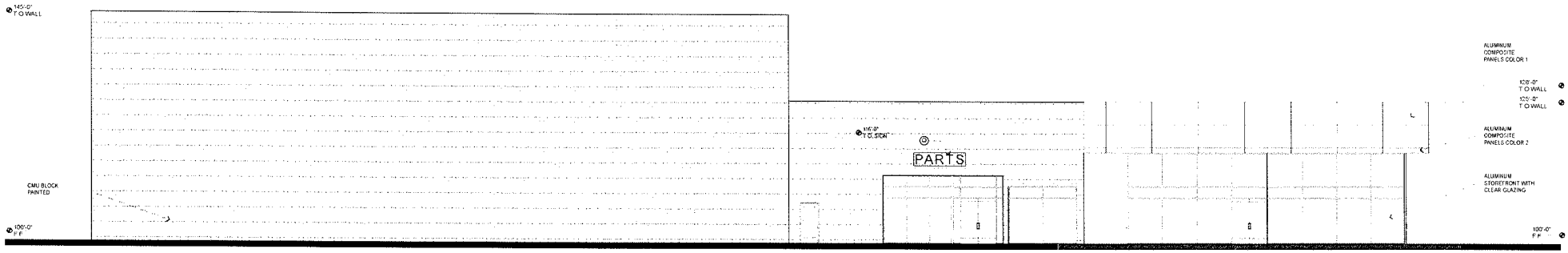
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P:\10.069 Fairway Chevrolet, GMC\DWG\10.069 Fairway Chevrolet Master Sign Plan.pln 10/7/2010 10:43 Art Lazarus



B1 EAST ELEVATION

1/8" = 1'-0"



C1 WEST ELEVATION

1/8" = 1'-0"

MSP-39809

EXTERIOR ELEVATIONS - CHEVROLET SHOWROOM

A204

10.069 Fairway Chevrolet and Fairway GMC/Buick

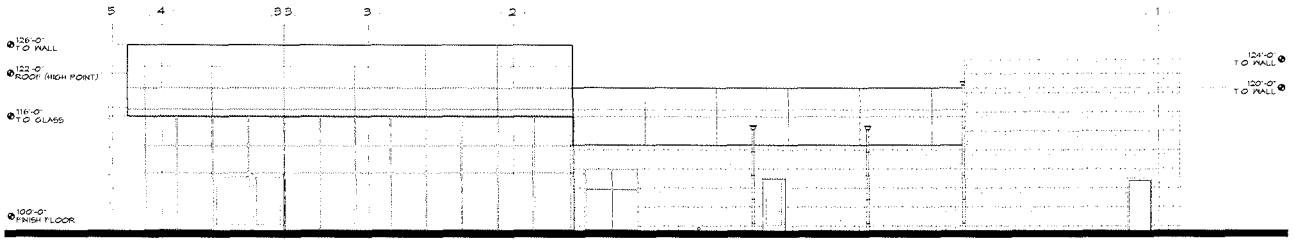
Fairway Chevrolet and Fairway GMC/Buick
Master Sign Plan
3040-3244 East Sahara
Las Vegas, Nevada 89104

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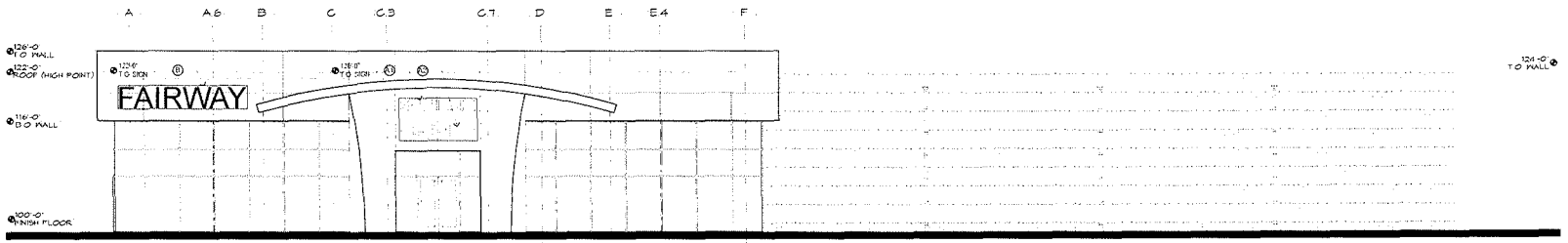
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OCT 05 2010



B1 EAST ELEVATION

1/8" = 1'-0"



C1 SOUTH ELEVATION

1/8" = 1'-0"

Fairway Chevrolet and Fairway GMC/Buick

Master Sign Plan

3040-3244 East Sahara
Las Vegas, Nevada 89104

MSP-39809

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EXTERIOR ELEVATIONS - GMC SHOWROOM

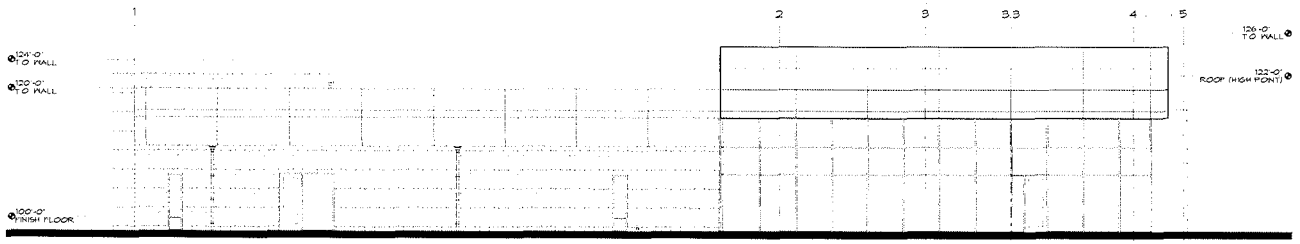
A205

10.069 Fairway Chevrolet and Fairway GMC/Buick

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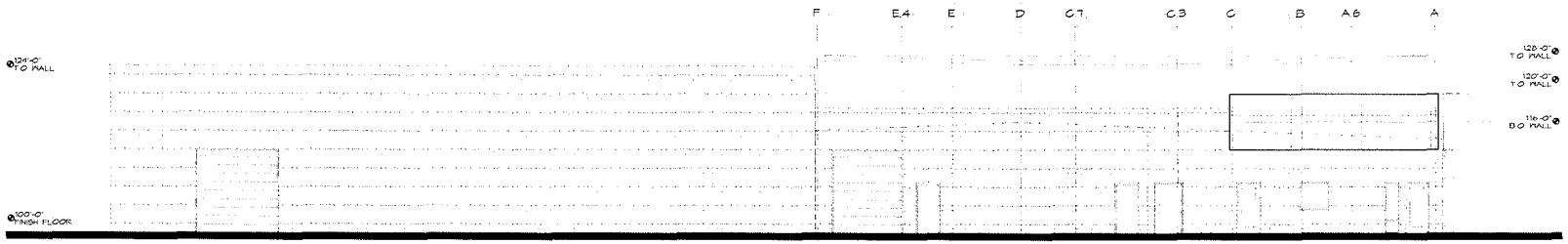
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Las Vegas, Nevada 89104
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F 702.939.1213

Plot By: Tiffany Chevarie E:\SIGNS\10069\Fairway Chevrolet - Master Sign Plan.pln 10/1/2010 10:42 AM tiffany



B1 WEST ELEVATION

1/8" = 1'-0"



C1 NORTH ELEVATION

1/8" = 1'-0"

Fairway Chevrolet and Fairway GMC/Buick

Master Sign Plan

3040-3244 East Sahara

Las Vegas, Nevada 89104

MSP-39809

Master Sign Plan Submittal 10.05.10

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EXTERIOR ELEVATIONS - GMC SHOWROOM

A206

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F:\10069 Fairway Chevrolet - GMC\DWGS\10.069 Fairway Chevrolet - Master Sign Plan.dwg, 10/7/2010 10:42:45 AM, Mackey



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



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

APTUS

October 1, 2010

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

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

To whom it may concern:

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

Architecture
Engineering
Planning
Interiors
Landscape

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

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

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

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

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

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

Respectfully Submitted,

Kristen G. Neuman

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

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F 702.839.1213

Riverside
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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

RECEIVED
OCT 05 2010
MSP-39809

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**

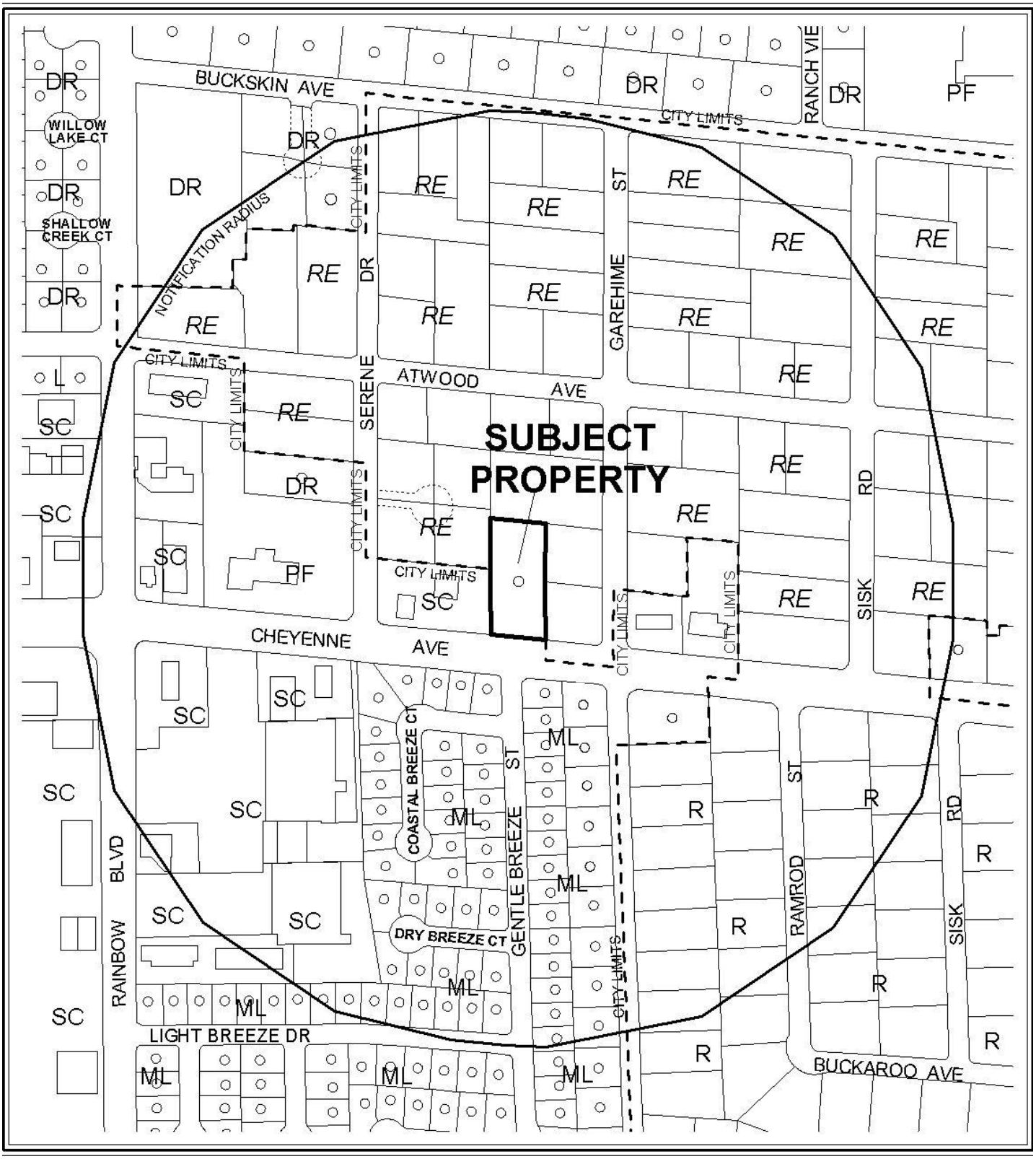
SUBJECT:
TABLED – RENOTIFICATION - GPA-38579 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: PAITAKA P. AND TASEY R. MIYAHIRA - Request for a General Plan Amendment FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: SC (SERVICE COMMERCIAL) on 0.90 acres at 6640 West Cheyenne Avenue (APN 138-11-406-012),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

C.C.: 12/15/2010

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**5**	**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

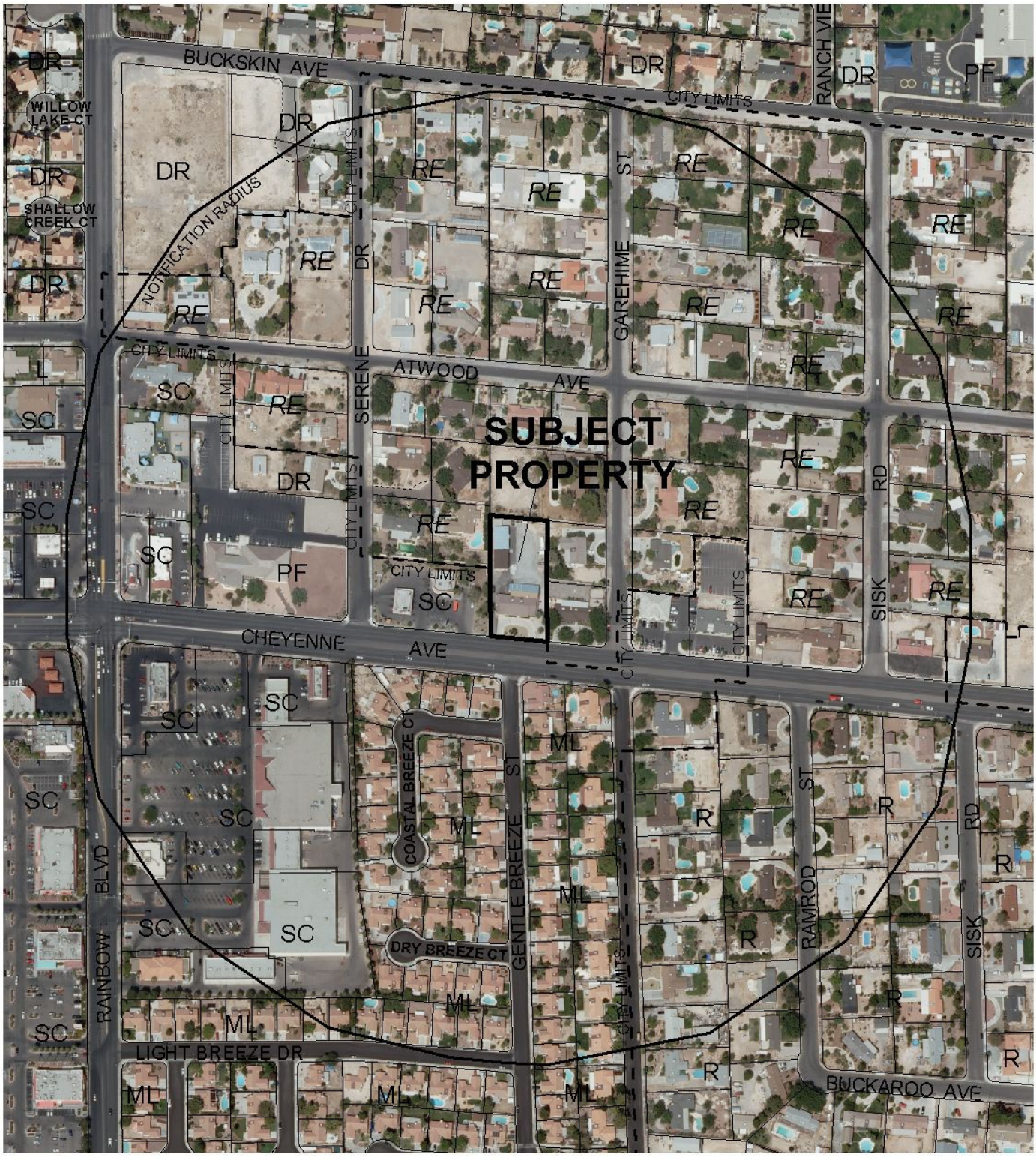
CASE: **GPA-38579**

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

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 18, 2010
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: APPLICANT/OWNER: PAITAKA P. MIYAHIRA AND TASEY R. MIYAHIRA

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
GPA-38579	Staff recommends APPROVAL.	
ZON-38580	Staff recommends APPROVAL.	GPA-38579
VAR-38576	Staff recommends DENIAL, if approved subject to conditions:	GPA-38579 ZON-38580
SUP-38574	Staff recommends DENIAL, if approved subject to conditions:	GPA-38579 ZON-38580 VAR-38576
SDR-38577	Staff recommends DENIAL, if approved subject to conditions:	GPA-38579 ZON-38580 VAR-38576 SUP-38574

** CONDITIONS **

VAR-38576 CONDITIONS

Planning and Development

1. Approval of a General Plan Amendment (GPA-38579) and Rezoning (ZON-38580); approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-38574) and Site Development Plan Review (SDR-38577) shall be required, if approved.

2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for new construction. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Department.

4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

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

SUP-38574 CONDITIONS

Planning and Development

1. Approval of a General Plan Amendment (GPA-38579) and Rezoning (ZON-38580); and approval of and conformance to the Conditions of Approval for Variance (VAR-38576) and Site Development Plan Review (SDR-38577) shall be required.

2. Special Use Permit SUP-37892 shall be expunged.

3. 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.

4. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Department.

5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

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

SDR-38577 CONDITIONS

Planning and Development

1. Approval of a General Plan Amendment (GPA-38579) and Rezoning (ZON-38580); and approval of and conformance to the Conditions of Approval for Variance (VAR-38576) and Special Use Permit (SUP-38574) shall be required.

2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. All development shall be in conformance with the site plan and landscape plan, date stamped 10/28/10 and building elevations, date stamped 10/18/10, except as amended by conditions herein.

4. A Waiver from Title 19.12.040(A) is hereby approved to allow a three-foot landscape buffer along the south property line where 15 feet is required and a zero-foot landscape buffer along the east and west property lines where eight feet is required.

5. A Waiver from Title 19.08.040(F) is hereby approved to allow a zero-foot landscape buffer between back of curb and sidewalk along Cheyenne Avenue where a minimum of five feet is required along arterial streets.

6. An Exception from Title 19.08.040(B) is hereby approved, to allow six trees along portions of the west and east property lines where eight additional trees are required.

7. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Department.

8. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

9. The applicant shall file a "Notice of Proposed Construction or Alteration" with the Federal Aviation Administration or submit to the Director of the Clark County Department of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Clark County Department of Aviation prior to issuance of a building permit.

10. Any changes based upon right-of-way, traffic or drainage studies or street improvements required by the city or public utilities shall not reduce the widths of perimeter landscape buffers, height of walls or quantities of plant materials from that on submitted landscape plans date stamped 10/28/10. Any changes based upon subsequently submitted studies must be accommodated elsewhere on the site.

11. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. The technical landscape plan shall include the following changes from the conceptual landscape plan: All required perimeter buffer trees shall be 24-inch box size and shall include four (4) five-gallon shrubs per required tree.

12. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).

13. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

14. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.

15. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

16. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

17. Prior to the submittal of a building permit application, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.

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

Public Works

19. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.

20. Prior to the issuance of any building permits, abandon the existing septic tank system per Southern Nevada Health District regulations and connect to the public sewer line in Cheyenne Avenue. Alternatively, provide a letter from the Southern Nevada Health District stating that the existing septic tank is acceptable.

21. The location of the crash gate and ADA gate are acceptable as shown as long as no part of the gates, either in the opened or closed position, intrude into the public right of way and it meets all requirements of the Fire Department.

22. Obtain an Occupancy Permit from the Nevada Department of Transportation for all landscaping and private improvements in the Cheyenne Avenue public right-of-way adjacent to this site.

23. Meet with the Traffic Engineering Representative for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. The driveway accessing this site from Cheyenne Avenue shall also receive written approval from the Nevada Department of Transportation.

24. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans, the issuance of any building or grading permits, or the submittal of a map for this site, whichever may occur first. Provide and improve all drainage ways as recommended.

** STAFF REPORT **

PROJECT DESCRIPTION

The site at 6640 West Cheyenne Avenue consists of a 0.90-acre parcel containing an existing 3,508 square-foot single-family residential dwelling. There are two existing shade canopies with existing parking spaces in the rear yard. The rear yard also contains an unpermitted 1,200 square-foot masonry building, a storage container, and some stored vehicles. The applicant obtained approval for a 10-bed group residential care facility (now termed Community Residence by Title 19) on the site, in which some additional landscaping was required. The Special Use Permit (SUP-37892) for the group residential care facility shall be expunged if the current proposal is approved and exercised. The previous request to increase the scope of the project by turning it into a Convalescent Care Facility/Nursing Home was tabled by the Planning Commission at the applicant's request.

The applicant has submitted a revised site plan that is somewhat scaled back from the previous proposal. The plan shows one additional single-story building (11,240 square feet) on the northern portion of the site that would add 21 additional beds. The garage of the existing residence will also be converted into living space as a part of this request. Because a Convalescent Care Facility is a commercial use, land use and zoning classifications must be changed from residential to commercial. The proposed change in land use is appropriate, as it is situated on a primary arterial street that mainly contains commercial uses to the east and west. Staff therefore recommends approval of the General Plan Amendment and Rezoning requests. As proposed, the site is overbuilt, which triggers the need for landscape waivers and a residential adjacency variance. Therefore, staff recommends denial of the associated Variance, Special Use Permit and Site Development Plan Review. If the applications are denied, the site will remain residentially designated with an approved 10-bed Community Residence use.

ISSUES

- A Special Use Permit for a proposed 31-bed, 15,114 square-foot Convalescent Care Facility in the C-1 (Limited Commercial) zoning district is required for approval of a Site Development Plan Review. Title 19.04 requires a Special Use Permit for this use in the C-1 (Limited Commercial) Zoning District. There are no minimum use conditions.
- A General Plan Amendment is required to amend the Centennial Hills Sector Plan of the General Plan from a land use designation of DR (Desert Rural Density Residential) to SC (Service Commercial) to allow the appropriate commercial zoning districts on the site. If denied, the site will remain residentially designated.

- A Rezoning is required from R-E (Residence Estates) to C-1 (Limited Commercial) to allow the Convalescent Care/Nursing Home use on the site.
- A Variance to allow a 10-foot side yard setback where residential adjacency standards require a 30-foot setback from the east property line is required for approval of the Site Development Plan Review.
- Waivers of perimeter landscape buffer requirements are required to allow a three-foot buffer along the south perimeter where 15 feet is required and zero-foot buffers along a portion of the east and west perimeters where eight feet is required.
- A Waiver is required to allow a zero-foot buffer where a five-foot landscape buffer between back of curb and sidewalk along Cheyenne Avenue is required.
- If the proposed Special Use Permit for a Convalescent Care Facility/Nursing Home use on this site is approved and exercised, the previous Special Use Permit approval for a Group Residential Care Facility will be expunged.
- The applicant is required to file documentation notifying the Federal Aviation Administration of the project. This requirement is noted as a condition of approval of the Site Development Plan Review.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
04/03/74	A three-lot Parcel Map that included the subject lot was recorded on property generally located at the northwest corner of Cheyenne Avenue and Garehime Avenue (Street).
07/14/94	The Planning Commission approved the Annexation (A-0013-94) of approximately 1.05 gross acres located at 6640 West Cheyenne Avenue. Staff recommended approval. The annexation became effective 10/14/94.
07/21/10	The City Council approved a request for a Special Use Permit (SUP-37892) for a 3,508 square-foot Group Residential Care Facility (10 senior citizens) within an existing residence with a Waiver to allow a 1,481-foot distance separation from another Group Residential Care Facility where 1,500 feet is the minimum required at 6640 West Cheyenne Avenue. The Planning Commission and staff recommended approval. The approval is subject to a one-year administrative required review following issuance of a business license for the use.
07/29/10	The Planning Commission accepted the applicant's request to abey a General Plan Amendment request (GPA-38579) to amend the land use designation of this site from DR (Desert Rural Density Residential) to SC (Service Commercial) and a request for a Rezoning (ZON-38580) from R-E (Residence Estates) to C-1 (Limited Commercial) on this site to the 08/26/10 Planning Commission meeting.

08/26/10	The Planning Commission accepted the applicant's request to table GPA-38579 and ZON-38580, and requests for a Variance (VAR-38576) to deviate from residential adjacency standards, a Special Use Permit (SUP-38574) for a proposed 47-bed, 17,777 square-foot Convalescent Care Facility/Nursing Home and a Site Development Plan Review (SDR-38577) 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. Staff had recommended denial of VAR-38576, SUP-38574 and SDR-38577 and approval of GPA-38579 and ZON-38580.

Most Recent Change of Ownership	
04/14/10	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
c. 1977	The subject residence was constructed.
02/04/97	A building permit (#97002442) was issued to reroof the main dwelling unit at 6640 West Cheyenne Avenue. A final inspection was completed 02/11/97.
01/22/98	A business license (C11-03277) was issued for an excavating contractor at 6640 West Cheyenne Avenue in conjunction with a home occupation permit (HO-0107-98). The license is still active.

Pre-Application Meeting	
06/09/10	A pre-application meeting was held with the applicant, where submittal requirements for General Plan Amendment, Rezoning, Variance, Special Use Permit and Site Development Plan Review applications were discussed. The following items were also discussed: • The existing site has two driveways from Cheyenne Avenue. The applicant met with NDOT, which required the west driveway to be gated. • Variances of Residential Adjacency standards are required for building setback, proximity slope setback and trash enclosure setback, unless the plans are revised to meet Title 19 requirements.

06/09/10	• Waivers of perimeter landscape standards are required to allow less than 15 feet of buffer width along Cheyenne and zero buffer width along the east and west property lines. • • Exceptions of landscape requirements for tree spacing and parking lot landscaping will be required. • Business licensing requirements were discussed, including licensing for additional activities to take place within the proposed convalescent facility.
10/13/10	At the applicant's request, the applicant met with staff to discuss submittal of revised plans showing only single-story buildings. The applicant was advised to hold an additional neighborhood meeting to discuss the changes.

Neighborhood Meeting	
07/14/10	A neighborhood meeting was held at 3300 North Buffalo Drive. Four members of the public, two city staff members and four members representing the applicant were in attendance. The following concerns were voiced regarding the proposed project: • The proposed structure is too close to the property lines. • The two-story height of the structure will eliminate the privacy of the residential properties that abut the subject site, and residents of the care center will be looking into the adjoining back yards. • The proposed use will change the residential character of the neighborhood and decrease property values by introducing a commercial use adjacent to residential properties. • Landscape buffers will not be adequate to screen the proposed structure from the abutting residential properties. • A couple of the attendees were of the opinion that a restricted office use would be an appropriate commercial use of the property, provided any structures would be limited to one story in height and located adjacent to Cheyenne Avenue; the remainder felt that the residential land use should be maintained. • Residents expressed frustration with repeated attempts in the area by developers to rezone residential properties for commercial uses.

Field Check	
07/22/10	A field check was conducted on the subject site. The following items were noted: • The site contains a well maintained single family residence. • A large storage container in the rear yard was visible from the public right-of-way. • A recreational vehicle and dump truck were being stored on the site.

Details of Application Request	
Site Area	
Net Acres	0.90

Surrounding Property	***Existing Land Use Per Title 19.04***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Single Family Dwelling, Detached	DR (Desert Rural Density Residential)	R-E (Residence Estates)
North	Single Family Dwelling, Detached	RE (Rural Estates – Clark County)	R-E (Rural Estates Residential – Clark County)
South	Single Family Dwelling, Detached	ML (Medium-Low Density Residential)	R-CL (Single Family Compact-Lot)
East	Single Family Dwelling, Detached	RE (Rural Estates – Clark County)	R-E (Rural Estates Residential – Clark County)
West	Single Family Dwelling, Detached	RE (Rural Estates – Clark County)	R-E (Rural Estates Residential – Clark County)
	Convenience Store	SC (Service Commercial)	C-1 (Limited Commercial)

Master Plan Areas	***Yes***	***No***	***Compliance***
Master Plan Area		X	N/A
Special Purpose and Overlay Districts	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts			
A-O (Airport Overlay) District (140 Feet)	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance	X		Y

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following development standards apply to the subject site:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Size	N/A	39,264 SF	N/A
Min. Lot Width	100 Feet	136 Feet	Y
Min. Setbacks: • Front • Side • Rear	 20 Feet 10 Feet 20 Feet	 49 Feet 10 Feet 20 Feet	 Y Y Y
Min. Distance Between Buildings	10 Feet	84 Feet	Y
Max. Lot Coverage	50%	38%	Y
Max. Building Height	N/A	15 Feet	N/A
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, gated, w/roof	Y
Mech. Equipment	Screened	Screened	Y

Pursuant to Title 19.08.060, the following Residential Adjacency standards apply to the subject proposal:

Residential Adjacency Standards	*Required/Allowed*	*Provided*	*Compliance*
Adjacent development matching setback (north lot line)	10 Feet	20 Feet	Y
Adjacent development matching setback (east lot line)	30 Feet	10 Feet	N
Trash Enclosure	50 Feet	66 Feet	Y

Existing Zoning	*Permitted Density*	*Units Allowed*
R-E (Residence Estates)	2.18 du/ac	1
Proposed Zoning	***Permitted Density***	***Units Allowed***
C-1 (Limited Commercial)	N/A	N/A
Existing General Plan	***Permitted Density***	***Units Allowed***
DR (Desert Rural Density Residential)	2.49 du/ac	2
Proposed General Plan	***Permitted Density***	***Units Allowed***
C-1 (Limited Commercial)	N/A	N/A

Pursuant to Title 19.12, the following landscape standards apply to the subject proposal:

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
Buffer Trees:				
• North	1 Tree / 20 Linear Feet	7 Trees	24 Trees	Y
• South	1 Tree / 20 Linear Feet	4 Trees	8 Trees	Y
• East	1 Tree / 20 Linear Feet	14 Trees	14 Trees	Y
• West (adjacent to residential use)	1 Tree / 20 Linear Feet	6 Trees	16 Trees	Y
• West (adjacent to commercial use)	1 Tree / 30 Linear Feet	5 Trees	3 Trees	N
TOTAL PERIMETER TREES		**36 Trees**	**65 Trees**	**Y**
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	8 Trees	11 Trees	Y
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	8 Feet		20 Feet	Y
• South	15 Feet		3 Feet	N
• East	8 Feet		0 Feet	N
• West	8 Feet		0 Feet	N
Buffer Width adjacent to arterial street	5 Feet		0 Feet	N
Wall Height	6 to 8 Feet Adjacent to Residential		6 Feet	Y

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
	Gross Floor Area or Number of Units	***Required***			***Provided***		***Compliance***
			Parking		*Parking*		
Use		***Parking Ratio***	Regular	Handi-capped	Regular	Handi-capped	
Convalescent Care Facility/ Nursing Home	31 beds; 7 employees on largest shift	1 space/ 6 beds, plus one space/ employ-yee on largest shift, plus 3 spaces	16		17		Y
TOTAL SPACES REQUIRED			**16**		**17**		Y
TOTAL (With Handicapped)			15	1	16	1	Y
Compact Spaces Allowed (maximum)			4	N/A	4	N/A	Y

Waivers		
Requirement	***Request***	***Staff Recommendation***
Title 19.12.040(A) Buffer Zones—Min. 15 feet buffer width adjacent to rights-of-way	Three feet minimum along the south perimeter	Denial
Title 19.12.040(A) Buffer Zones—Min. 8 feet buffer width adjacent along interior lot lines	Zero feet minimum along a portion of the east and west perimeter	Denial
Title 19.08.040(F) Sidewalks—Min. 5 feet buffer between back of curb and sidewalk along 100-foot arterial streets	Zero feet	Denial

Exceptions		
Requirement	***Request***	***Staff Recommendation***
Title 19.08.040(B) Tree Spacing—1 Tree per 20' adjacent to residential uses; 1 Tree per 30' adjacent to commercial uses	3 trees adjacent to commercial and 3 trees adjacent to residential on a portion of the east perimeter	Denial

ANALYSIS

The project site is located on a primary arterial street in a predominantly low density, single-family neighborhood. This lot is adjacent to a convenience store to the west; all other neighboring lots have single-family residential uses, including a lot to the west within the jurisdiction of Clark County. The adjacent lot to the east contains a single-family dwelling and also has frontage along Cheyenne Avenue. Lots along the south side of Cheyenne Avenue are exclusively single-family residential in this area. However, there is a precedent for rezoning residential property for commercial uses along the north side of Cheyenne Avenue. Commercial uses that could be allowed on this site would be compatible with the existing commercial and residential uses in this area. Staff therefore recommends approval of the General Plan Amendment and Rezoning requests.

The subject site is located within the North Las Vegas Airport Overlay District. The ultimate height of the proposed buildings will be well below the 140-foot height restriction in this area; however, the Clark County Department of Aviation has noted that the proposed development will exceed a slope of 100:1 for a distance of 20,000 feet from the nearest point of any airport runway. As a result, the applicant is required to file documentation notifying the Federal Aviation Administration of the project. This requirement is noted as a condition of approval of this Site Development Plan Review request.

The site receives access from a 28-foot driveway from Cheyenne Avenue. A crash gate is proposed on the west driveway to comply with Nevada Department of Transportation requirements. Circulation around the site is adequate and will allow for emergency vehicle access to all buildings. However, in order to accommodate the path of circulation, a portion of the east and west perimeter landscape buffers have been eliminated, requiring waivers of Title 19.12. Additionally, a waiver is required to allow a zero-foot buffer between the sidewalk and back of curb where five feet containing drought-tolerant plant materials is required. Staff cannot support these waivers because they reflect overbuilding of the site and adequate justification has not been shown for their approval. While additional trees along the north perimeter and the northern portion of the east and west perimeters have been provided to make up for the lack of trees adjacent to commercial and residential properties, an exception is necessary to allow this configuration.

Sufficient parking is provided to meet Title 19 requirements for the use, given a maximum of seven employees on the largest shift. It is noted that four spaces are eight-foot wide compact spaces.

The revised site plan shows a proposed single-story, 11,240 square-foot building (Building 1) to be located at the rear of the property. This configuration improves upon the previous plan, which showed a two-story building on the east side of the site, and a one-story building with a partial second story on the west side. All other existing structures except the existing residence will be removed to allow for the new building. The overall floor area has decreased slightly to 15,114 square feet, a 15% decrease. While the proximity slope setback requirement has been eliminated because of the reduction in height, residential adjacency standards still require Building 1 to be set back at least 30 feet from the neighboring residential property line. As the proposed site remains overbuilt relative to the size of the property, staff recommends denial of the associated Variance, Special Use Permit and Site Development Plan Review requests. If these requests are denied, the site will retain its entitlement for a Community Residence on a single-family residential lot. If approved and exercised, the existing Special Use Permit approval will be expunged.

The submitted elevations show that the existing residence (Building 2) will be altered to create dormers at each window along the south elevation, as well as to convert the existing garage to living space. Most of the façade will consist of stucco, with masonry reserved for accents. Building 1 will have a similar appearance to Building 2, but will not contain the dormers. Building 2 will contain 10 residential rooms and approximately 375 square feet of common area. Building 1 will contain 21 residential rooms and 970 square feet of common area. This facility is also proposed to contain a nurse station, kitchen, salon, office, physical therapy room, storage room, two dining rooms and space for meeting rooms or recreation.

FINDINGS (GPA-38579)

Section 19.18.030(I) of the Las Vegas Zoning Code requires that the following conditions be met in order to justify a General Plan Amendment:

1. **The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations,**

   The intensity of the proposed amendment to an SC (Service Commercial) land use designation is compatible with existing Service Commercial property to the west. Some mitigation of negative effects may be necessary from adjacent residentially designated properties.

2. **The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts,**

The proposed amendment to SC (Service Commercial) would allow zoning districts that permit new and converted offices, neighborhood services and light retail and other commercial uses. These uses will be compatible with the existing commercial and residential uses on adjacent properties.

3. **There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment; and**

   The subject property is located within an area of the City where all utilities, fire and police services are currently in place and available. Cheyenne Avenue, a 100-foot wide Primary Arterial street, provides adequate access to any proposed commercial use. Thus, there are adequate facilities available to accommodate the uses and densities permitted by the proposed General Plan Amendment.

4. **The proposed amendment conforms to other applicable adopted plans and policies that include approved neighborhood plans.**

   There are no special area plans that include this site or neighboring parcels.

FINDINGS (ZON-38580)

In order to approve a Rezoning application, pursuant to Title 19.18.040, the Planning Commission or City Council must affirm the following:

1. **The proposal conforms to the General Plan.**

   With approval of an associated request proposing to amend the General Plan on this site from DR (Desert Rural Density Residential) to SC (Service Commercial), the request to rezone from R-E (Residence Estates) to C-1 (Limited Commercial) would conform to the General Plan.

2. **The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts.**

   The wide range of commercial uses that would be allowed on this site will be compatible with the surrounding land uses and zoning districts, which include a C-1 (Limited Commercial) property to the west and O (Office) to the east.

3. **Growth and development factors in the community indicate the need for or appropriateness of the rezoning.**

   There is precedence for rezoning existing residential properties for commercial use along the north side of Cheyenne Avenue; rezoning of the subject property will not result in leapfrog development.

4. **Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district.**

   Cheyenne Avenue, a 100-foot Primary Arterial street, provides access to the property. This street provides adequate capacity to meet the needs of development on the subject parcel.

FINDINGS (VAR-38576)

In accordance with the provisions of Title 19.18.070(B), Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.18.070(L) states:

> "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing to overbuild the site. An alternative design would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

FINDINGS (SUP-38574)

In order to approve a Special Use Permit application, per Title 19.18.060 the Planning Commission and City Council must affirm the following:

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 Convalescent Care Facility cannot be conducted in a manner that is harmonious and compatible with the adjacent low density residential uses, unless it is reduced in size.

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

   At 0.90 acre, the site cannot accommodate the size of the buildings proposed without approval of applicable landscape waivers and a variance of residential adjacency standards. The land use type may be appropriate if the project were designed for fewer residents.

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.**

   Cheyenne Avenue, a 100-foot Primary Arterial street, provides access to the property. This street provides adequate capacity to meet the needs of development on the subject parcel.

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.**

   The proposed Convalescent Care Facility will be subject to building and licensing inspection and will not compromise the public health, safety and welfare.

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

   There are no minimum Special Use Permit requirements for a Convalescent Care Facility/Nursing Home use located within a commercial zoning district.

FINDINGS (SDR-38577)

In order to approve a Site Development Plan application, per Title 19.18.050 the Planning Commission and/or City Council must affirm the following:

1. **The proposed development is compatible with adjacent development and development in the area;**

   The proposed 15,114 square-foot Convalescent Care Facility is not adequately buffered from protected residential uses and its scale of development is out of character with existing development in the area.

2. **The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;**

   The proposed Convalescent Care Facility requires a variance from residential adjacency setback requirements and waivers from perimeter landscape buffer requirements.

3. **Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

   Site access is provided by one driveway from Cheyenne Avenue, a 100-foot Primary Arterial. A second driveway access is provided for emergency vehicles and is proposed to be gated. The circulation designed for the site is adequate and should not impede neighborhood traffic.

4. **Building and landscape materials are appropriate for the area and for the City;**

   Buildings contain stucco exteriors and masonry accents with concrete tile roofs, typical of other residential, office and retail buildings in this area. Landscape materials cover a variety of drought-tolerant species and are appropriate for the area.

5. **Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;**

   The building elevations are suitable for the use and create an orderly and pleasing environment that is harmonious and compatible with adjacent single-family residential development.

6. **Appropriate measures are taken to secure and protect the public health, safety and general welfare.**

   The proposed project will be subject to licensing and building inspections and maintenance, thereby securing the public health, safety and general welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 10

NOTICES MAILED 1,012

APPROVALS 4

PROTESTS 5

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **GPA-38579** APN: 138-11-406-012

Name of Property Owner: PAITAKA P. MIYAHIRA

Name of Applicant: PAITAKA P. MIYAHIRA or Tasey Miyahira

Name of Representative: Paitaka Miyahira, Geoff Robins

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: PAITAKA P. MIYAHIRA

Subscribed and sworn before me

This 15th day of June, 2010

_____

Notary Public in and for said County and State

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

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JUN 15 2010

PLANNING & DEVELOPMENT

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 OR 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@MAUI ONE INC.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@MAUI ONE INC.COM

REPRESENTATIVE GEOFF ROBINS **Contact** GEOFF ROBINS

Address 2261 ROSANNA ST **Phone:** 376 2558 **Fax:** 228 4672

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

E-mail Address _____

Property Owner Signature* Tasey Miyahira 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

Revised 10/27/08

FOR DEPARTMENT USE ONLY

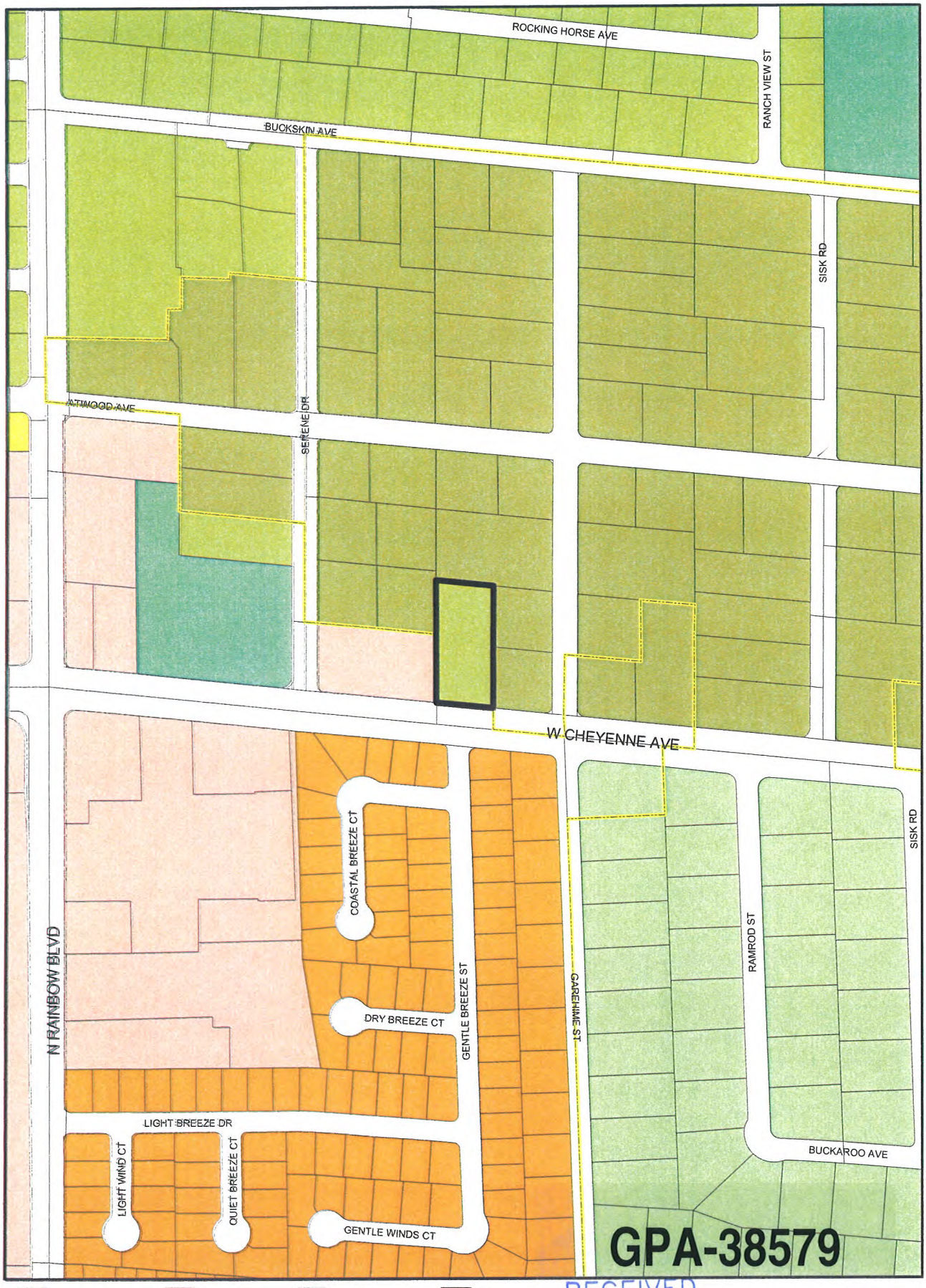
Case #	GPA-38579
Meeting Date:	7/29/10
Total Fee:	$2,000
Date Received:*	6/15/10
Received By:	

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.

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: 39,264 SF
39,264 ÷ 43,560 = .90 ACRES

PARKING REQUIREMENTS

Parking Calculations (per Code)	Required	Provided
Parking Ratio:	16	17
1 SPACE PER 8 X BEDS = 8 ÷ 2 =	4	
EMPLOYEES ON LARGEST SHIFT =	7	
MEDICAL PROFESSIONALS =	5	
	REQ. 16	
	PROVIDED 17	

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

BUILDING HEIGHT
Allowed: 15'
Provided: 15'

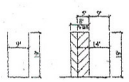
BUILDING COVERAGE
Allowed: 50%
Provided: 57%

BUILDING AREAS

BUILDING #1	11,240 SQ FT
BUILDING #2	3,879 SQ FT
TOTAL	15,119 SQ FT

15,119 S.F ÷ 39,264 SF = 39%

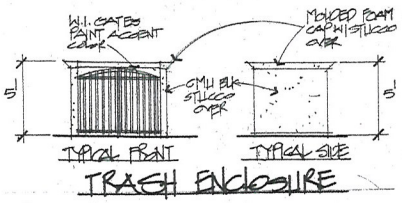

Fire Turning Radius



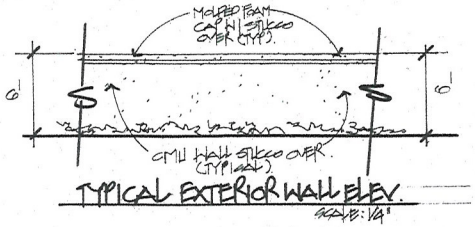
Typical Parking Spaces



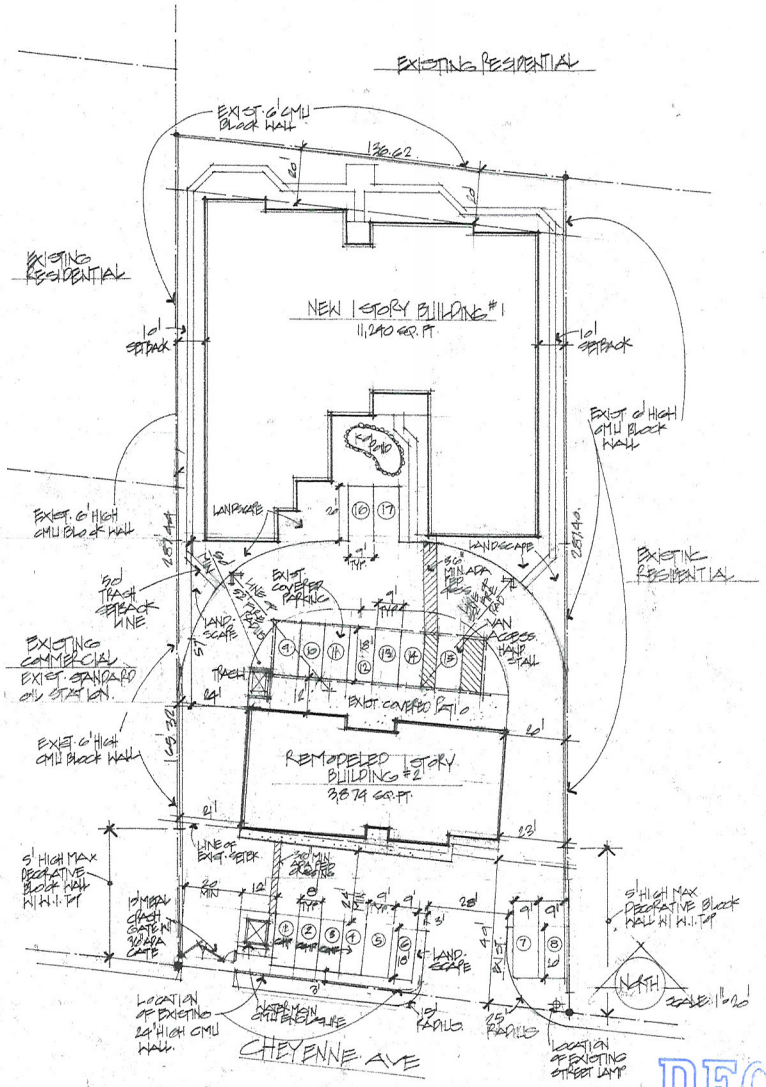
CMU Wall C-C



TRASH ENCLOSURE



TYPICAL EXTERIOR WALL ELEV.
SCALE: 1/4"



SITE PLAN

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

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

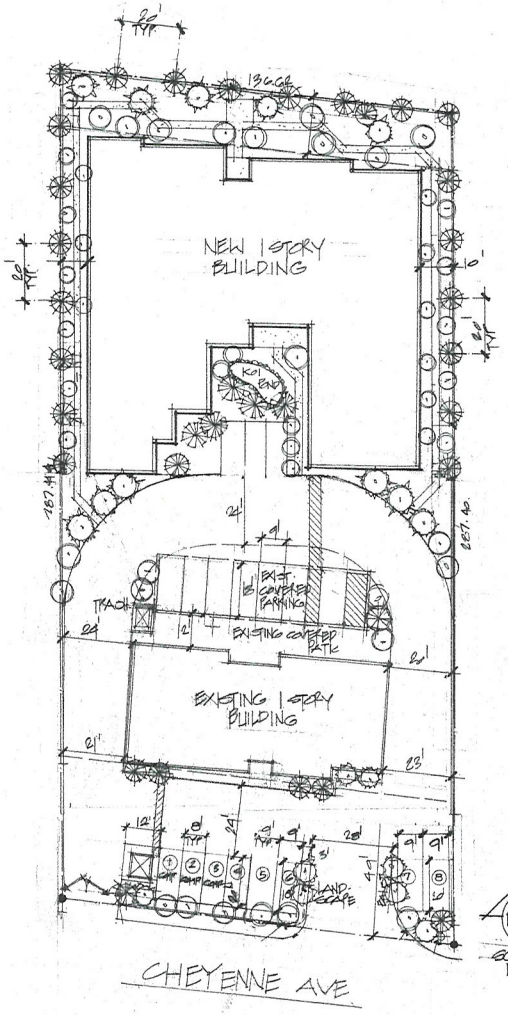
Residential & Commercial Design & Rendering
J W DESIGN
Jeffrey Weinberg
15 W. Pacific Ave., Suite 3
Henderson, NV 89015
(702) 896-7734

10.4.10

1 OF 5

TREE / PLANT SCHEDULE

SYM	QTY	SIZE	SPACING	COMMON NAME	BOTANICAL NAME
	82	24" Box Std. Branch.	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 Sedona Requirements	MEXICAN FAN PALM	Washingtonia robusta "Mexican Fan Palm"
	12	24" Box 15 Gal.	Varies, See Sedona Requirements	FLOWERING PLUM	Prunus blireiana
	47	1- 5 Gallon	N/A	Ornamental Ground Shrubs and Cover	
		N/A	N/A	Xeroscape / Turf	



LANDSCAPE PLAN

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

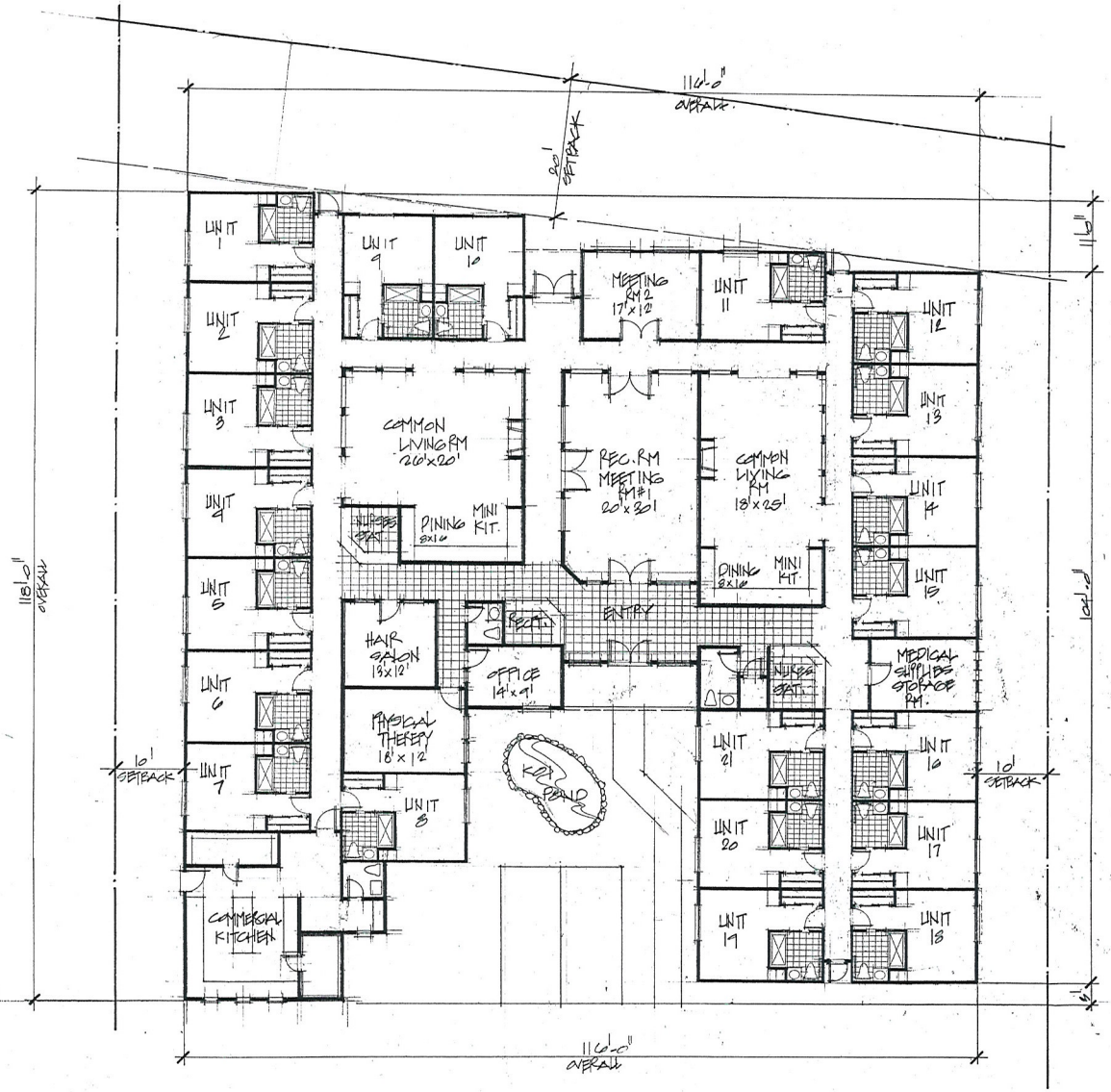
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6640 CHEYANNE AVE.
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Henderson, NV 89015
(702) 736-7716

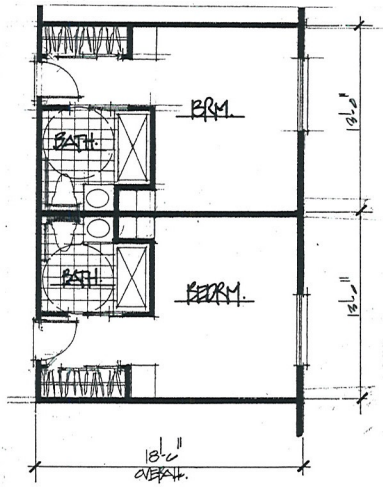
10.4.10

SHT



FLOOR PLAN BUILDING 1

TOTAL GRF PT. 11,240 SQ. FT. SCALE: 1/8



UNIT FLOOR PLAN 234 SQ. FT.
SCALE: 1/4"

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

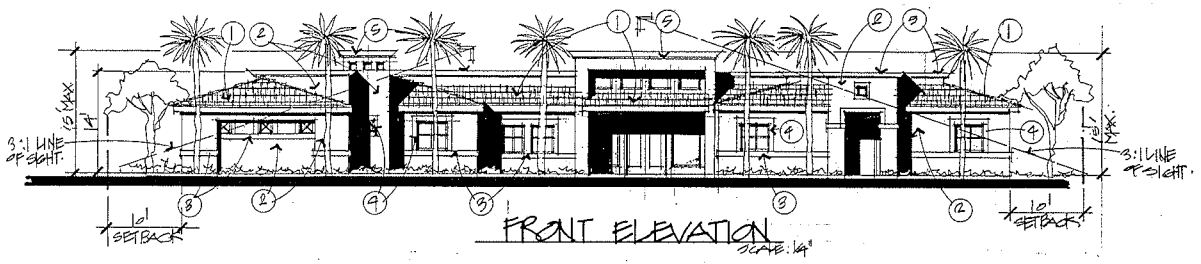
J W DESIGN
Residential & Commercial Design & Drafting
Jeffrey Weinberg
16 W. Pacific Ave., Suite 2
Henderson, NV 89015
(702) 595-7776

10-4-10

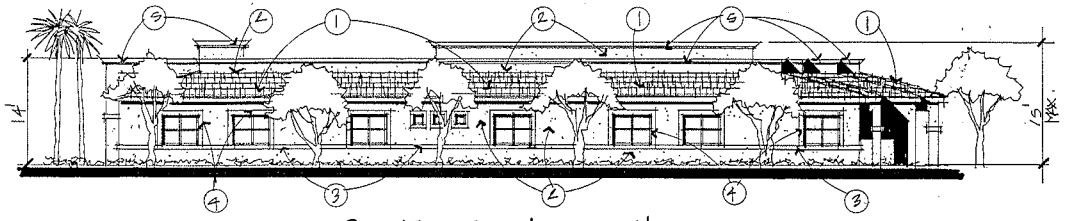
S-1

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

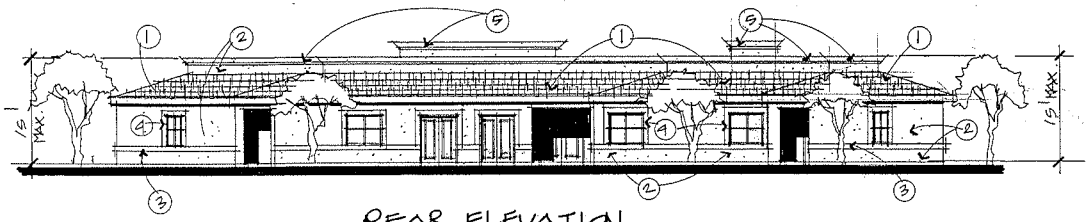
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OCT 18 2010



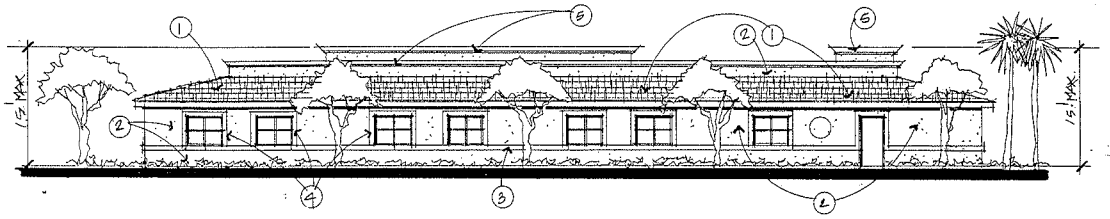
FRONT ELEVATION
SCALE: 1/4"



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

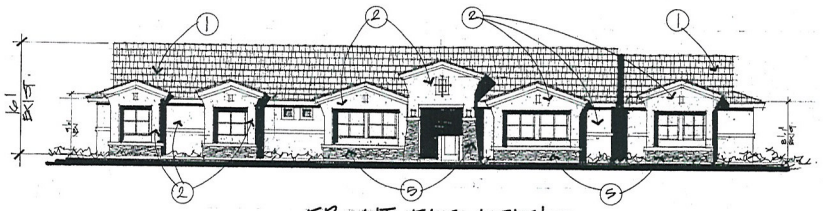
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OHANA
ADULT DAY CARE HOME
6640 CHEYENNE AVE.
LAS VEGAS, NV.

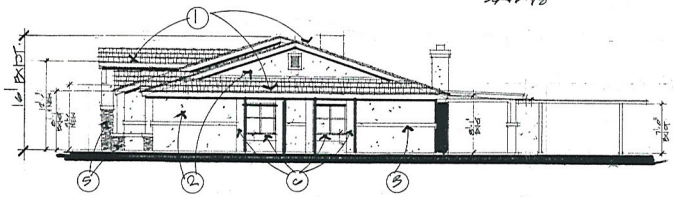
Residential & Commercial Design & Drafting
J W DESIGN
Jeffrey Weisberg
10 W. Pacific Ave., Suite 3
Henderson, NV 89015
(702) 256-7716

10.4.10

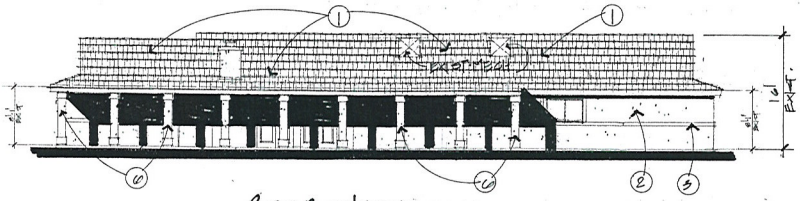
4 of 5



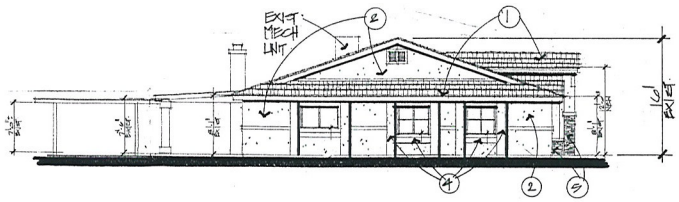
FRONT ELEVATION
SCALE: 1/8"



RIGHT SIDE ELEV.
SCALE: 1/8"

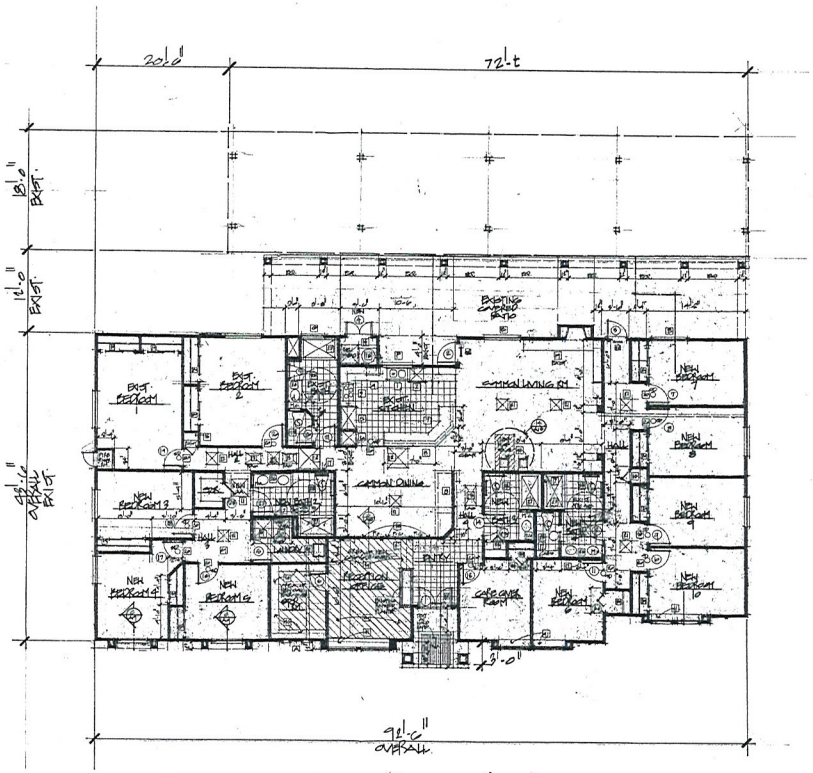


REAR ELEV.
SCALE: 1/8"



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. 8" FOAM TRIM STUCCO OVER
4. 1/2" STUCCO W/MESH SURFACINGS
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 DAY CARE HOME
6040 CHEYANNE AVE.
LAS VEGAS, NV.

Residential & Commercial Design & Remodeling
J W DESIGN
Jeffrey Weinberg
16 W. Pacific Ave., Suite 2
Henderson, NV 89015
(702) 558-9756

10.4.10

SHEET
S-1



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

06/24/10



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

06/24/10



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

06/24/10

Tuesday, October 6, 2010

To Whom It May Concern:

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

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

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

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

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

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OCT 22 2010

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

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

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

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

Thank you in advance for your consideration of this project.

Paitaka P. Miyahira
Property Owner

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

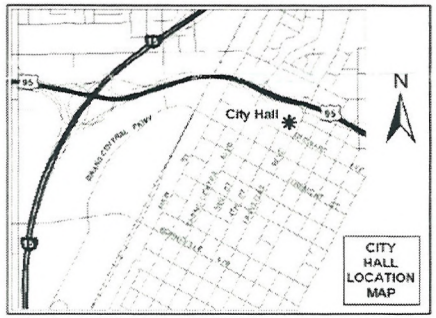
RECEIVED
OCT 22 2010

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



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

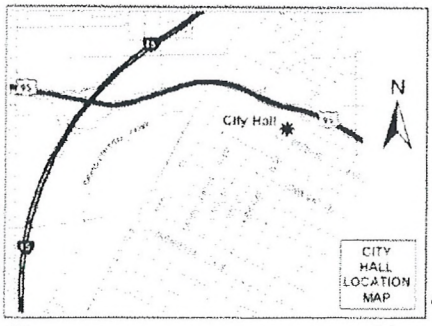
RECEIVED
JUL 20 2010

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

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

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

28-29 P

07/18/2010 15:06 FAX 6563564 001

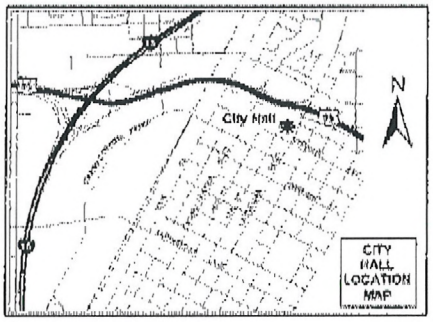
City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.41⁴
0004279218 JUL 16 2010
MAILED FROM ZIPCODE 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

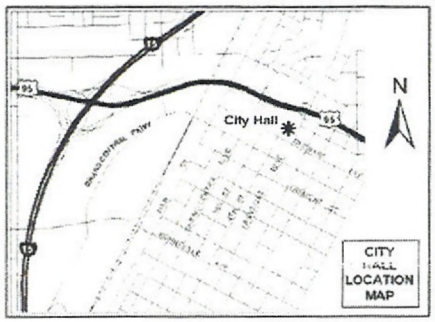
28-29 P

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

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

RECEIVED
JUL 23 2010

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

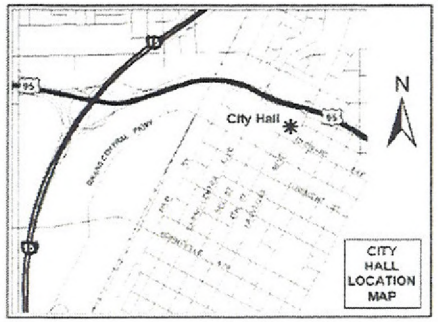
Submitted after final agenda
Date 28-29
Item P

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 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

JUL 26 2010

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

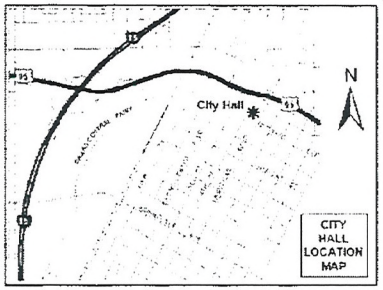
RECEIVED
JUN 27 2010

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

Please use available blank space on card for your comments.

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

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

RECEIVED
JUN 21 2010

29-29
A

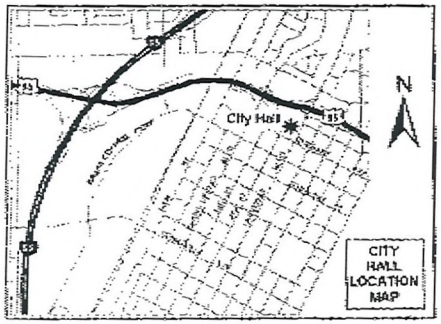
Jul. 19 2010 08:46AM P1
PHONE NO. : 7022531841
FROM : .....

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

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.41⁴
0004279218 JUL 16 2010
MAILED FROM ZIPCODE 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
13811401001
OMNI FAMILY L P
2827 S MONTE CRISTO WY
LAS VEGAS NV 89117-2952

RECEIVED
JUN 19 2010

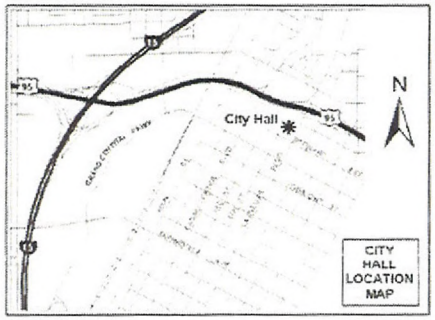
28-29 A

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

PRESORTED FIRST CLASS

UNITED STATES POSTAGE
PITNEY BOWES
02 1M $ 00.41⁴
0004279218 JUL 16 2010
MAILED FROM ZIPCODE 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

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 29-29 A

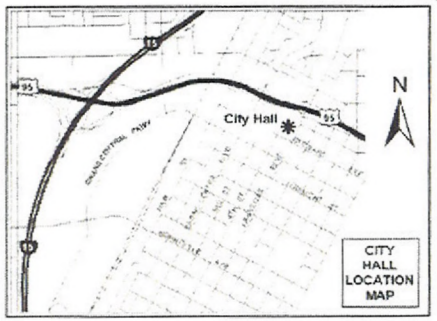
City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.41⁴
0004279218 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

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.: **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 - 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.

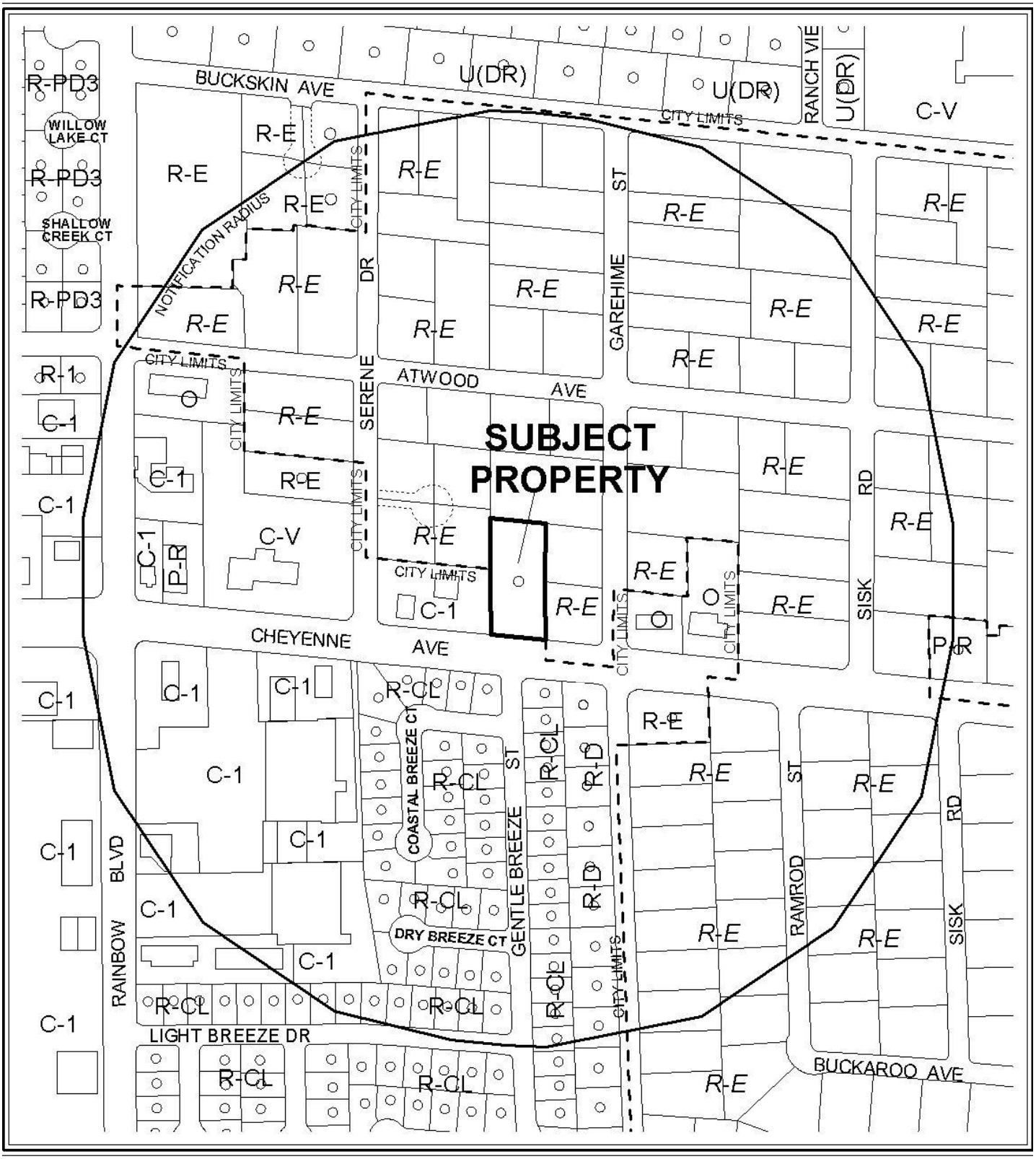
C.C.: 12/15/2010

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.



0 300 600 Feet

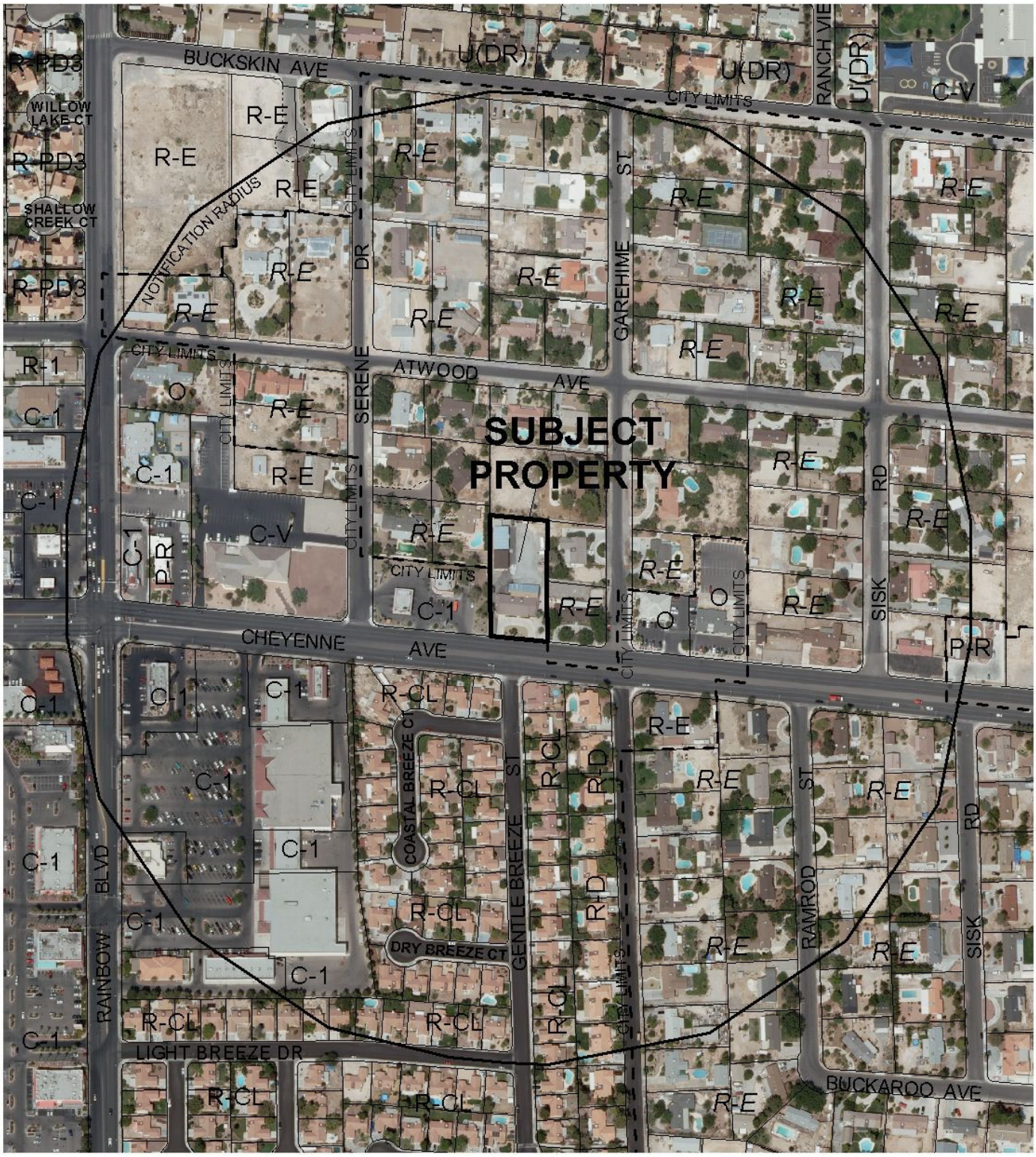
CASE: **ZON-38580, VAR-38576, SUP-38574 AND SDR-38577**

RADIUS: 1000 FT

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

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

N



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 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: _____

Print Name: PAITAKA P. MIYAHIRA

Subscribed and sworn before me

This 15th day of June, 2010

_____

Notary Public in and for said County and State

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: 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** 89105

E-mail Address SUZY @ MAUI ONE INC "COM

REPRESENTATIVE GEOFF ROBINS **Contact** GEOFF ROBINS

Address 2261 ROSANNA ST **Phone:** 3762518 **Fax:** 2284674

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

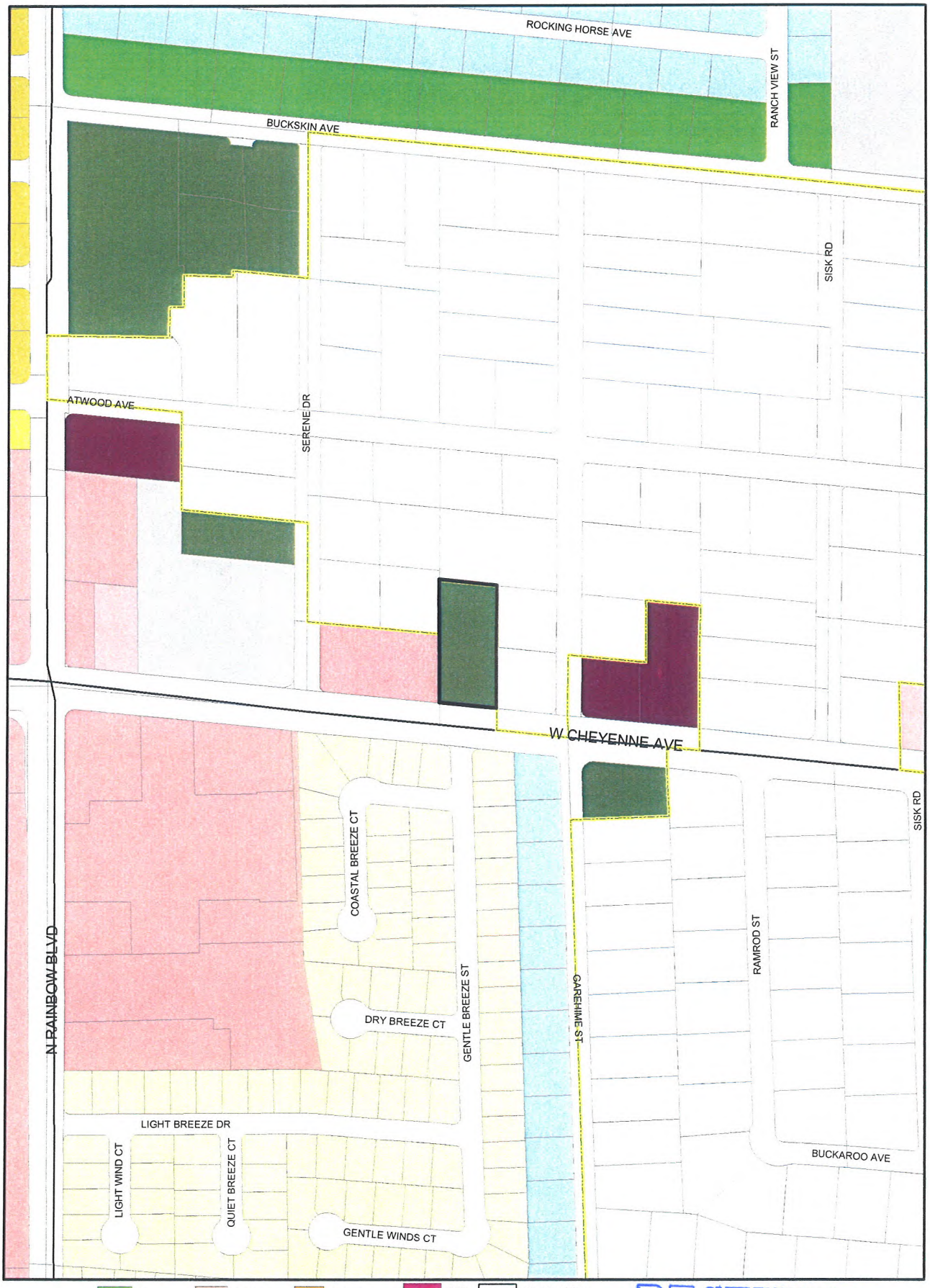
Case #	ZON - 38580
Meeting Date:	7-29-10
Total Fee:	$1,200
Date Received:*	6/15/10
Received By:	

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

C-V	U	R-MH	R-MHP	PD	Not in City		
C-PB	R-A	R-CL	P-R	T-D	Subject Parcel		
P-C	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			

From R-E TO C-1

Data Current as of: June 10, 2010

ZON-38580

RECEIVED
JUN 15 2010
PLANNING & DEVELOPMENT
GIS maps are normally prepared 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

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 - 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: _____

Print Name: PAITAKA P. MIYAHIRA

Subscribed and sworn before me

This 15th day of June, 2010

_____

Notary Public in and for said County and State

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 PAT 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.

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JUN 15 2010

Revised 10/27/08

SITE INFORMATION

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

AREA (Approximate, to be verified)
Net Area: 37,269 SF
37,269 ÷ 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 STALLS
Parking Required: 1 PER EMPLOYEE		
PARKING PROVIDED:		17

47 BEDS ÷ 6 = 8 STALLS
DOCTORS 3
EMPLOYEE 8

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

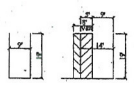
BUILDING HEIGHT
Allowed:
Provided: 28'

BUILDING COVERAGE
Allowed: 50%
Provided: 31%

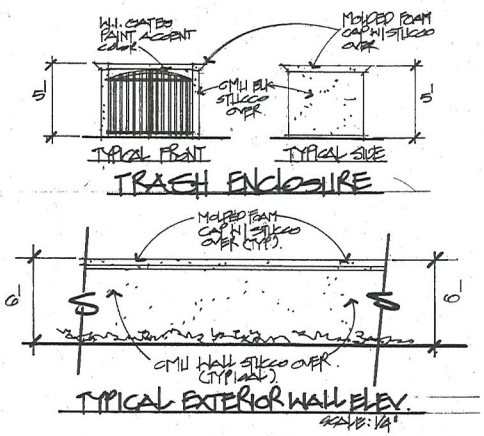
BUILDING AREAS

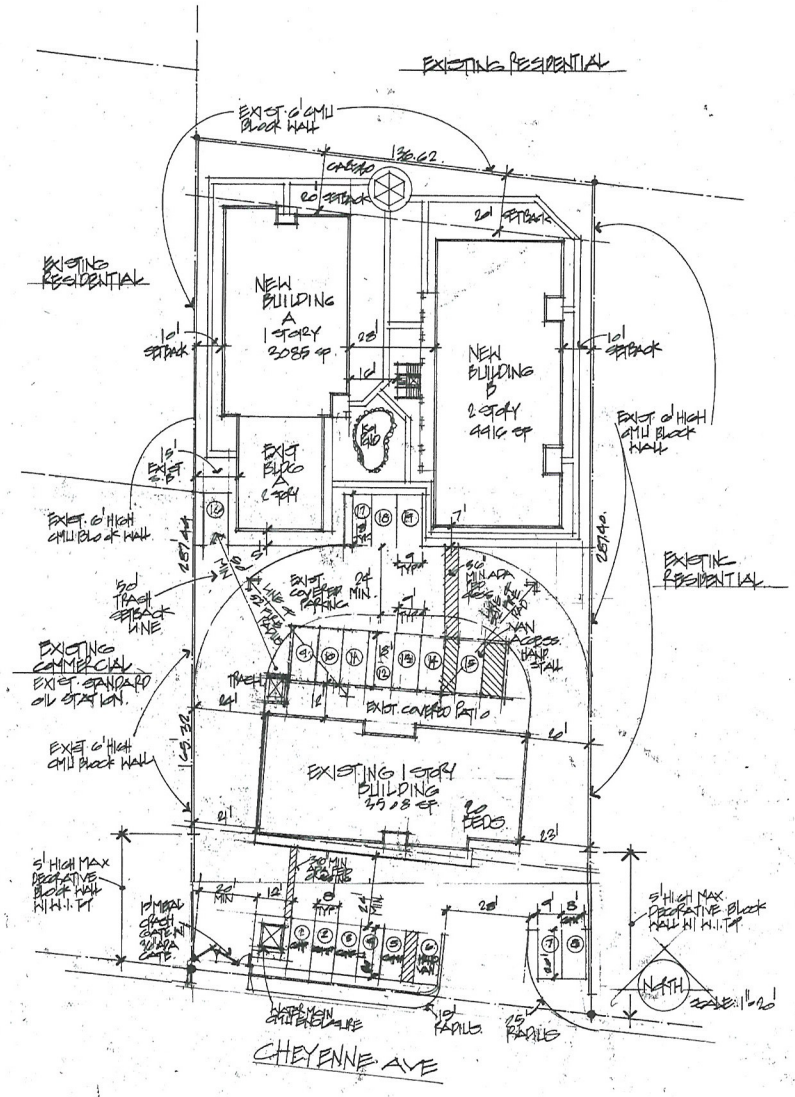
NEW BUILDING A	3055 SF
EXIST. BLDG 2ND FLOOR	1200 SF
	1192 SF
NEW BUILDING B	8892 SF
EXIST. BUILDING C	3508 SF
TOTAL	17,777 SF


Fire Turning Radius


Typical Parking Spaces


CMU Wall C-C





SITE PLAN

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

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AUG 04 2010

5.8.10
7.6.10
7.29.10
8.4.10

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

J W DESIGN
Residential & Commercial Design & Planning
Jeffrey Weinberg
10 W. Pueblo Ave., Suite 3
Las Vegas, NV 89030
(702) 256-7726

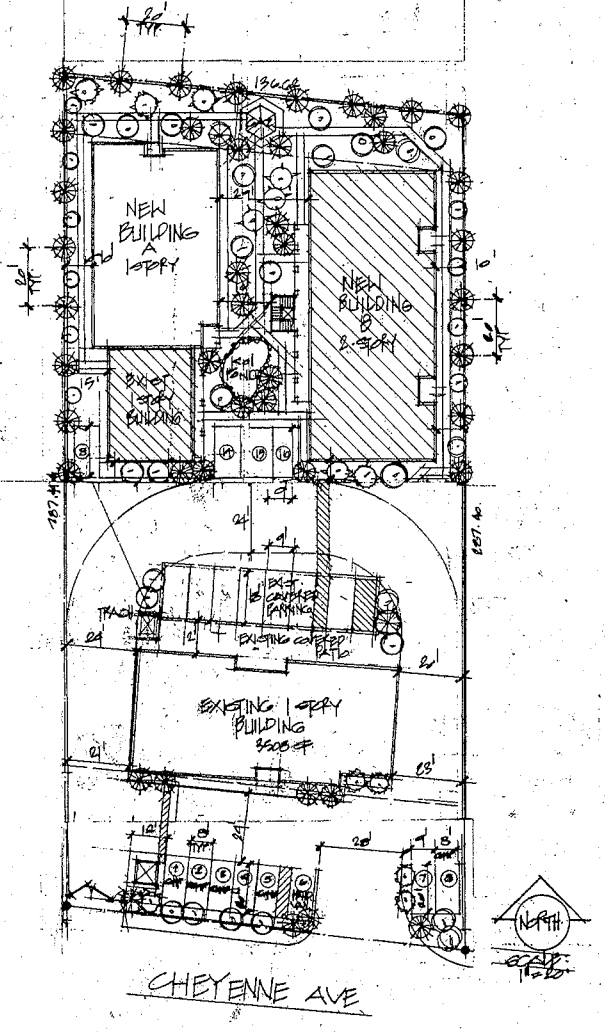
5.18.10

1
A-0

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	MEXICAN PINE	Pinus pigra
	36	Multiple Varies	Varies, See Landscape Requirements	MEXICAN FAN PALM	Washingtonia robusta "Mexican Fan Palm"
	12	24" Box 10' Clear	Varies, See Landscape Requirements	FLOWERING PLUM	Prunus blireiana
	47	1-5 Gallon	N/A	Ornamental Ground Covers and Other	
		N/A	N/A	Xeriscape / Turf.	

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



LANDSCAPE PLAN

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

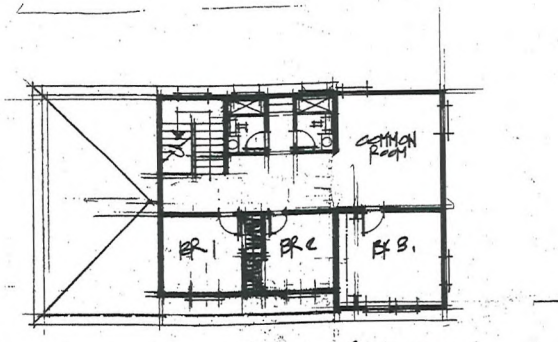
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AUG 04 2010

5.5.10 PLANS
7.6.10
7.23.10 REV
8.4.10 REV.

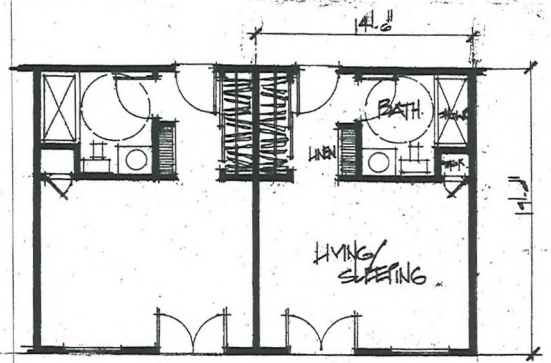
GHANA ADULT DAY CARE HOME
6640 CHEYANNE AVE.
LAS VEGAS, NV.

J W DESIGN

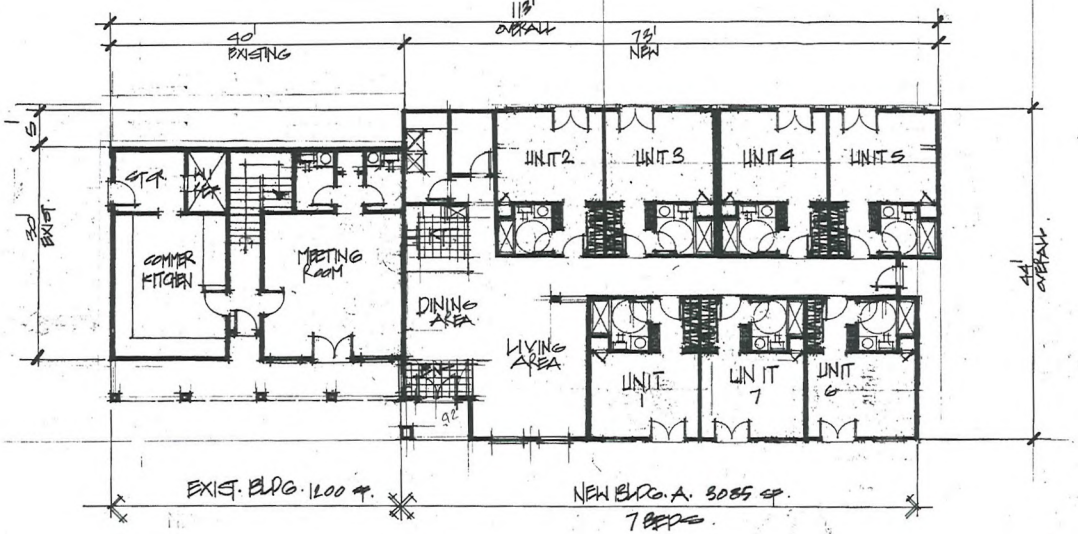
5.18.10



SECOND FLOOR 1152 sf
SCALE: 1/8"



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



BUILDING A.
SCALE: 1/8"

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VAR-38576 SUP-38574
SDR-38577 REVISED

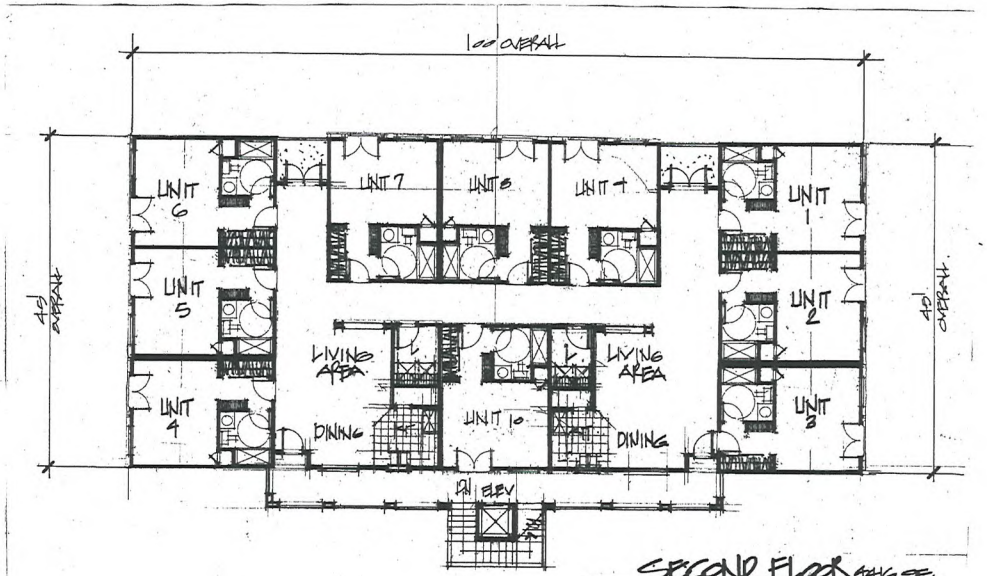
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7.6.10.

GHANA ADULT FOSTER CARE HOME
6640 CHEYANNE AVE.
LAS VEGAS, NV.

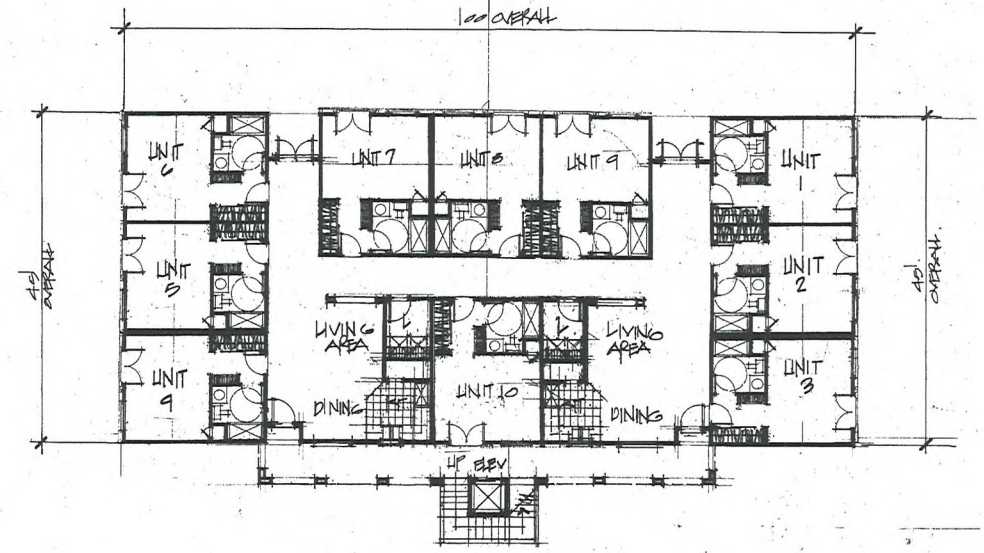
JW DESIGN

6.8.10

A-1
3 of 6



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.

VAR-38576 SUP-38574
SDR-38577 REVISED

RECEIVED
JUL 08 2010

6.14.10.
7.6.10.

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

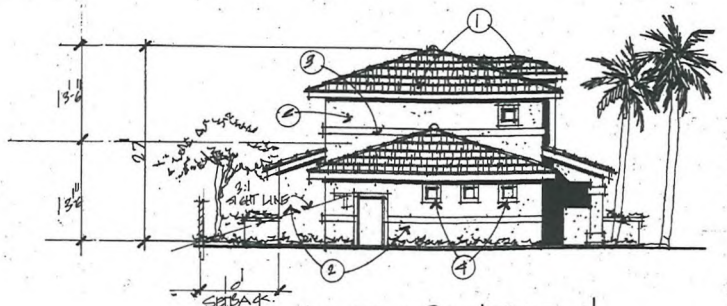
J W DESIGN

5.18.10

4 of 6



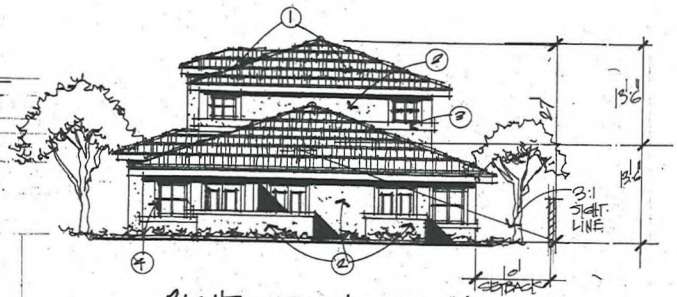
FRONT ELEVATION
SCALE: 1/8"



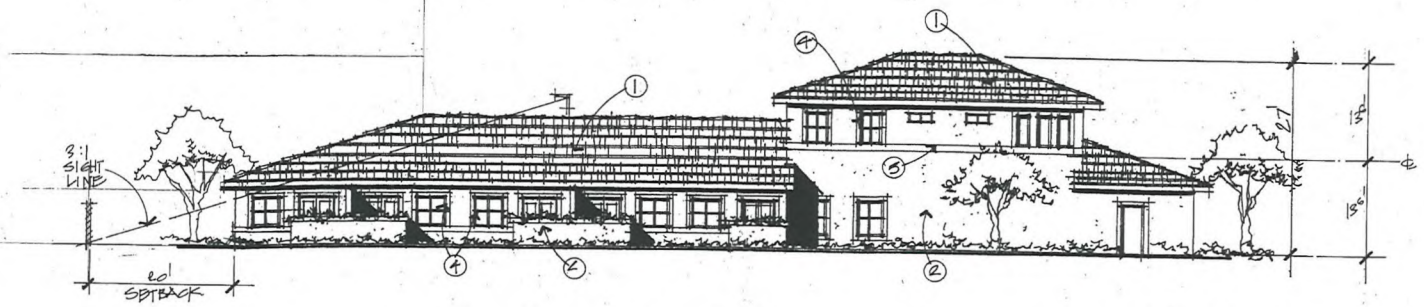
LEFT SIDE ELEVATION
SCALE: 1/8"

EXTERIOR KEYNOTES

1. LITE WEIGHT CONCRETE FLAT TILE ROOF
2. EXTERIOR STUCCO
3. 8" BOOM TRIM STUCCO OVER
4. 6" STUCCO WINDOW SURROUNDS



RIGHT SIDE ELEVATION
SCALE: 1/8"



REAR ELEVATION
SCALE: 1/8"

BUILDING A

7.6.10
17.23.10

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

J W DESIGN

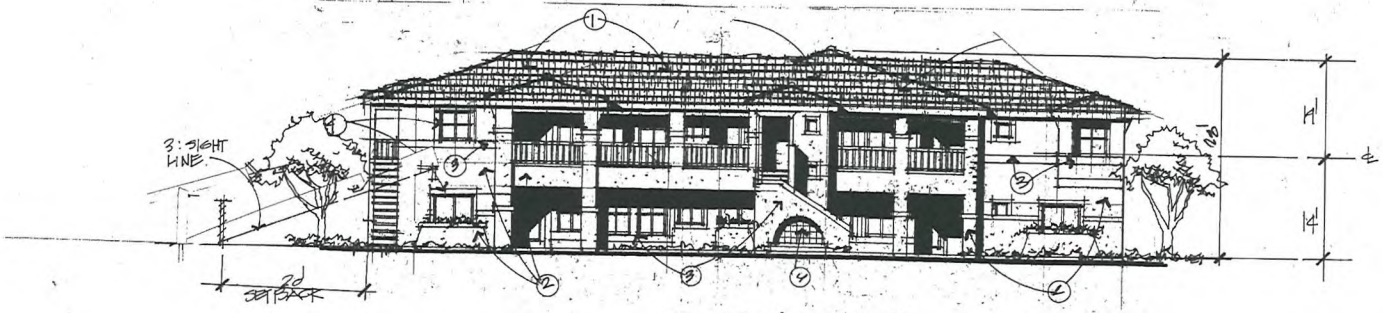
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5
6

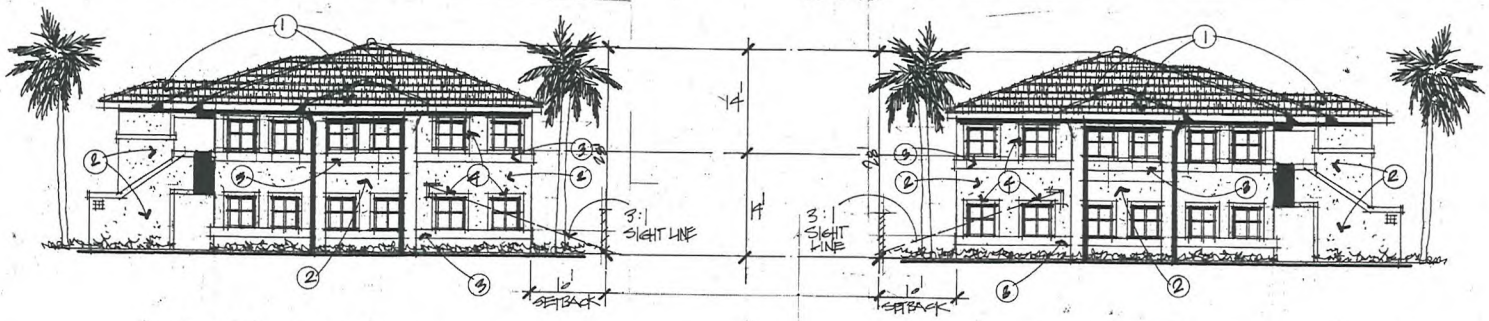
VAR-38576 SUP-38574
SDR-38577 REVISED

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JUL 26 2010

7.6.10
7.23.10.



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. 5/8" FOAM TRIM STUCCO OVER
4. 4" STUCCO WINDOW SURROUNDS
5. WOOD LATTICE SHADE STRUCTURE
6. CERAMIC TILE WATER FEATURE

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

J W DESIGN
Residential & Commercial Design & Drafting
Jeffrey Wineberg
6470 Cheyenne Ave.
Las Vegas, NV 89108
(702) 366-1726

6 of 6

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VAR-38576 SUP-38574
SDR-38577 REVISED

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

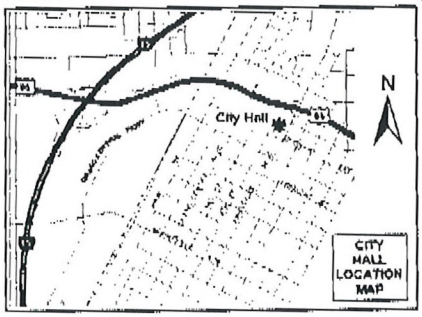
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UNITED STATES POSTAGE PITNEY BOWES

02 1M $ 00.41⁴
0004279218 AUG 13 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.

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

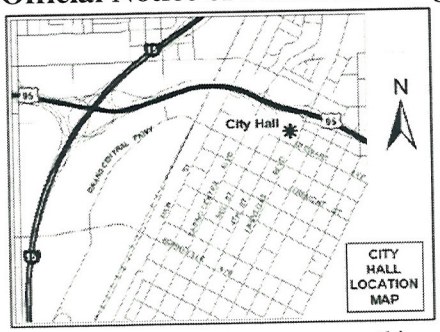
City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

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VAR-38576 & SUP-38574

Planning Commission Meeting of 8/26/2010

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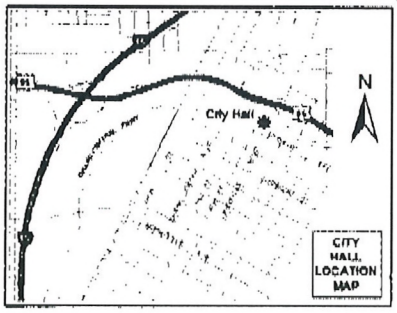
Case: VAR-38576

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

6-19

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

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

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

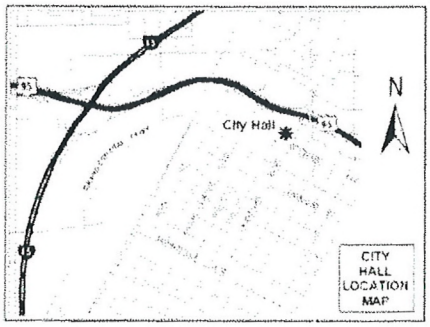
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18-19 P

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

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Please use available blank space on card for your comments.

VAR-38576 & SUP-38574

Planning Commission Meeting of 8/26/2010

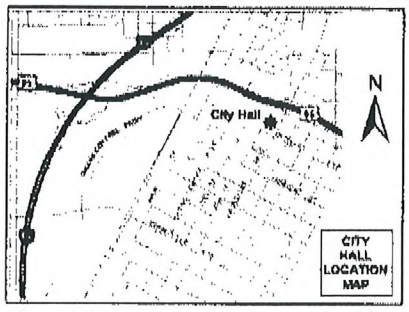
Case VAR-38576

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

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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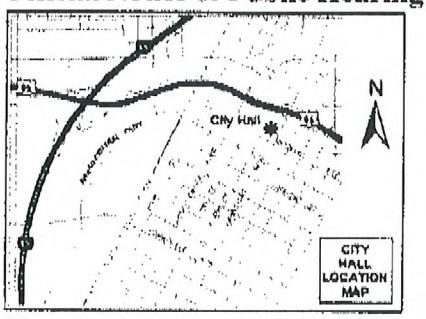
DR-38577

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

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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 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

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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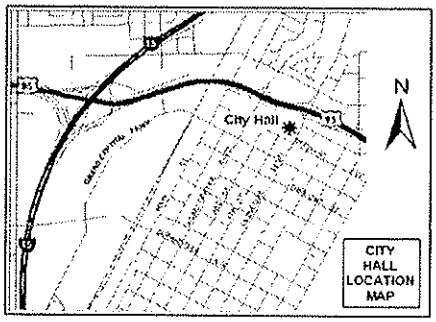
18-20 P

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
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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

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

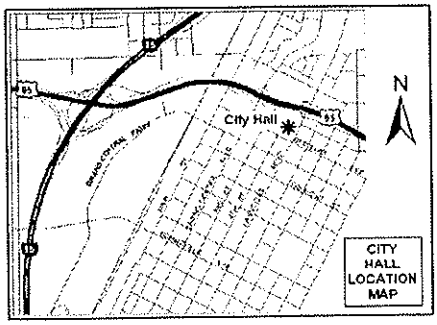
18-19P

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

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

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

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AUG 24 2010

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

1. Block shown at right doesn't accommodate 47-bed facility. Is this an honest sketch? Do not want further extension of land for that facility.

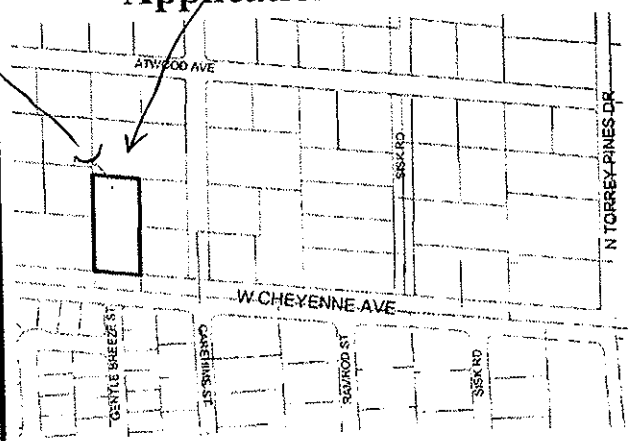
Application Information

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

VAR-38576 - VARIANCE RELATED TO GPA-38579 AND ZON-38580 - PUBLIC HEARING - APPLICANT/OWNER: PAITAKA P. AND TASEY R. MIYAHIRA - Request for a Variance TO ALLOW A 10-FOOT SETBACK FROM THE WEST AND EAST PROPERTY LINES AND A 20-FOOT SETBACK FROM THE NORTH PROPERTY LINE WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE A MINIMUM OF 81 FEET FROM THE WEST PROPERTY LINE AND 84 FEET FROM THE NORTH AND EAST PROPERTY LINES on 0.90 acres at 6640 West Cheyenne Avenue (APN 138-11-406-012), R-E (Residence Estates) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 4 (Anthony).

SUP-38574 - SPECIAL USE PERMIT RELATED TO GPA-38579, ZON-38580, AND VAR-38576 - PUBLIC HEARING - APPLICANT/OWNER: PAITAKA P. AND TASEY R. MIYAHIRA - Request for a Special Use Permit FOR A PROPOSED 47-BED, 17,777 SQUARE-FOOT CONVALESCENT CARE FACILITY/NURSING HOME at 6640 West Cheyenne Avenue (APN 138-11-406-012), R-E (Residence Estates) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 4 (Anthony). They can't get 47 beds on the area shown. They will ask for more LAND. 47 IS 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.

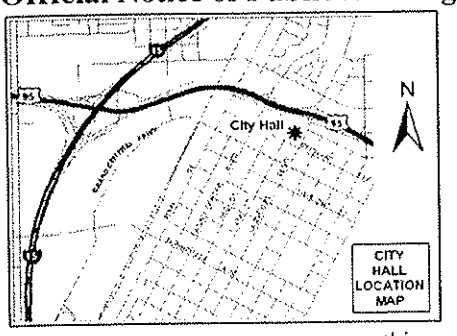
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egas, Nevada 89101-2986

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.41⁴
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 ›propriate box below and return this card in an envelope with postage to the ınning & Development Department at the address listed above or fax this ıe 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 89168-4935

REC'D AUG 23 2010

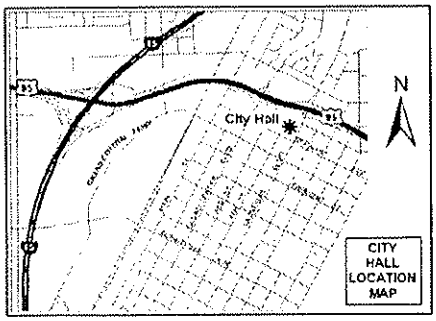
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City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

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

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

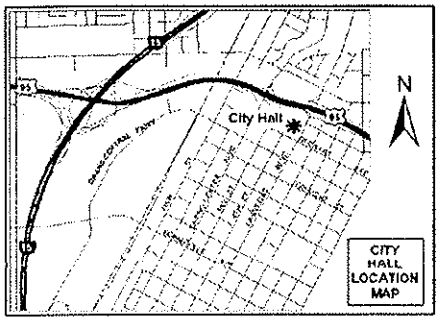
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Vegas, Nevada 89101-2986

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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

RECEIVED
AUG 23 2010

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

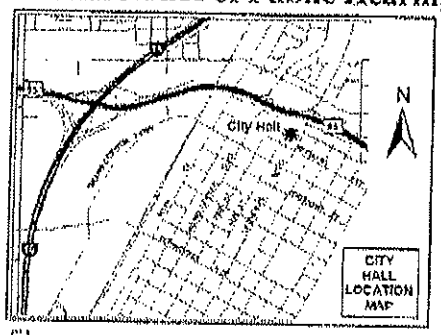
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City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

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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

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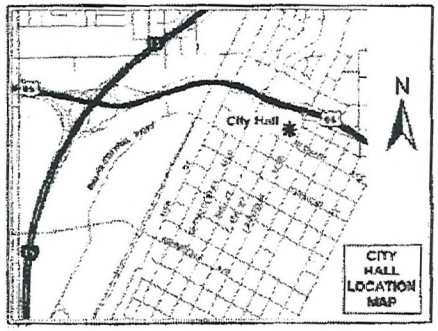
City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-38576 & SUP-38574

Planning Commission Meeting of 8/26/2010

Case: VAR-38576

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

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AUG 17 2010

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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 - 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

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

_____

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 PUS 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@MAUIONEINC.COM

APPLICANT PAITAKA MIYAHIRA **Contact** PAT MIYAHIRA

Address 6640 W. CHEYENNE **Phone:** 289 1743 **Fax:** 645 7089

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 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.: **19.**

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

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

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

C.C.: 12/15/2010

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

RECOMMENDATION:
Staff recommends DENIAL.

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

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

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: PAITAKA P. MIYAHIRA

Name of Applicant: PAITAKA P. MIYAHIRA or Tasey Miyahira

Name of Representative: Paitaka Miyahira Groff Robins

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

☐ Yes ☒ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: PAITAKA P. MIYAHIRA

Subscribed and sworn before me

This 15th day of JUNE, 20 10

_____

Notary Public in and for said County and State

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

RECEIVED
JUN 15 2010

PLANNING & DEVELOPMENT

CITY OF LAS VEGAS

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: SITE DEVELOPMENT PLAN REVIEW

Project Address (Location) 6640 W. CHEYENNE

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

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

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

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

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

Additional Information _____

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

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

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

E-mail Address SUZA@MACH1ONEINC.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@MACH1ONEINC.COM

REPRESENTATIVE GEOFF ROBINS **Contact** GEOFF ROBINS

Address 2261 ROSANNA ST **Phone:** 376 2558 **Fax:** 228 4672

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

E-mail Address _____

Property Owner Signature* Tasey Miyahira

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

Print Name Tasey Miyahira Paitaka P Miyahira

Subscribed and sworn before me

This 10th day of June, 20 10.

Suzanne 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.

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:

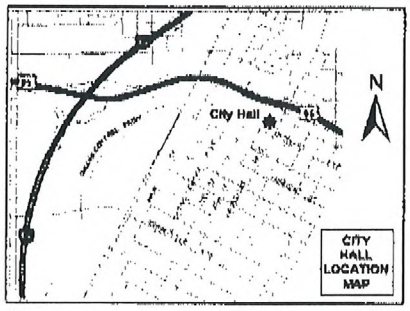
	Adjacent Street ADT Capacity
Cheyenne Ave	51,800
Rainbow Blvd	34,500
Torrey Pines Dr	34,500

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

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DR-38577

anning Commission Meeting of 8/26/2010

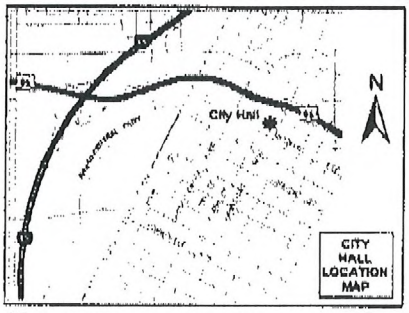
Case: SDR-38577

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

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

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Official Notice of Public Hearing



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AR-38576 & SUP-38574

anning Commission Meeting of 8/26/2010

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Case: VAR-38576

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

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AUG 17 2010

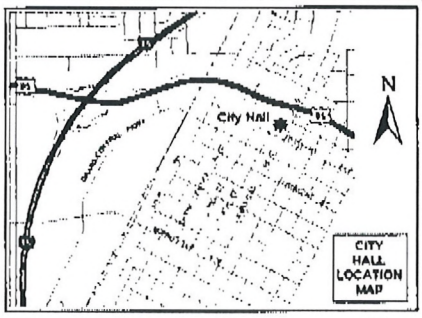
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City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

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MAILED FROM ZIP CODE 89101

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

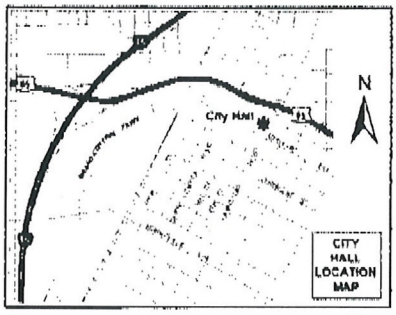
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AUG 16 2010

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

Return Service Requested

Official Notice of Public Hearing



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☒ I OPPOSE this Request

I OPPOSE

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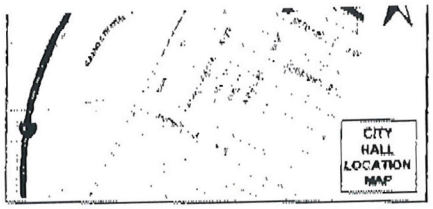
SDR-38577

Planning Commission Meeting of 8/26/2010

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

RECEIVED
AUG 16 2010

20P



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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-38577

Planning Commission Meeting of 8/26/2010

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

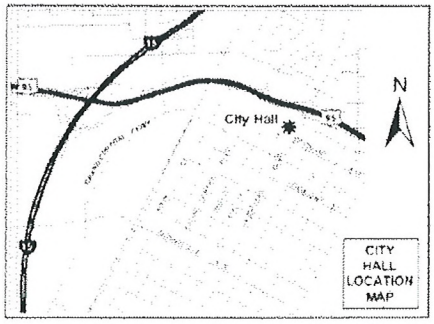
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Las Vegas, Nevada 89101-2986

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☐ I SUPPORT this Request

☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-38577

Planning Commission Meeting of 8/26/2010

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Case: SDR-38577

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

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08/16/2010 11:02 FAX 6563564

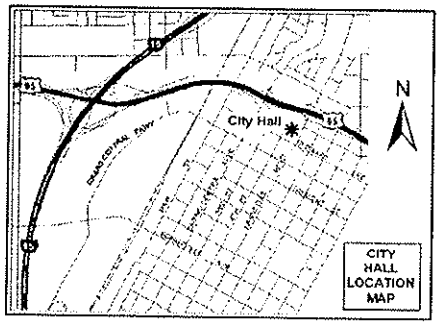
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SDR-38577

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

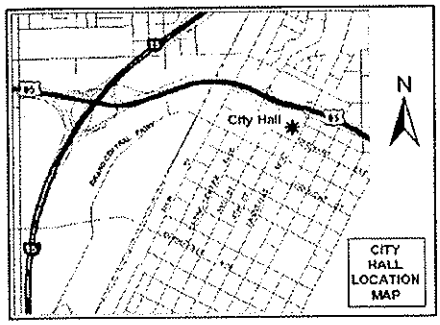
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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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Case: SDR-38577

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

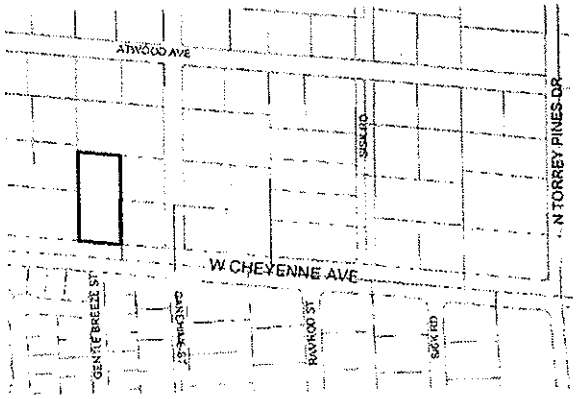
SDR-38577
Planning Commission Meeting of 8/26/2010

Application Information

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

What are These dishonest applicants TRICKS now ??
They are playing with minutia of zoning, whereas a 2 story facility (1) is too large for the lot shown. (2) is architecturally incongruent with 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.

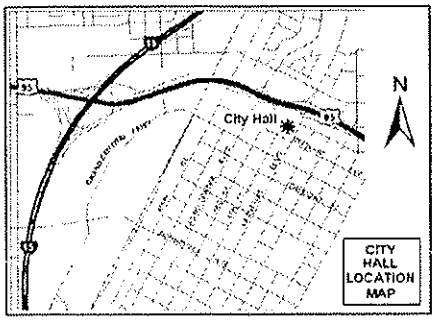
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☐ I SUPPORT this Request

☒ 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

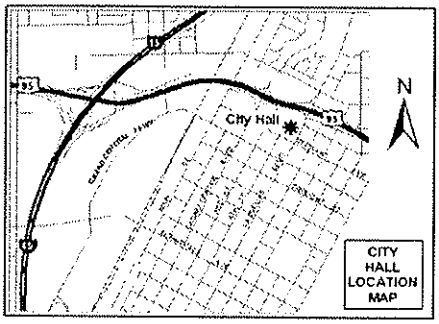
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as Vegas, Nevada 89101-2986

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

☐ I SUPPORT this Request

☒ I OPPOSE this Request

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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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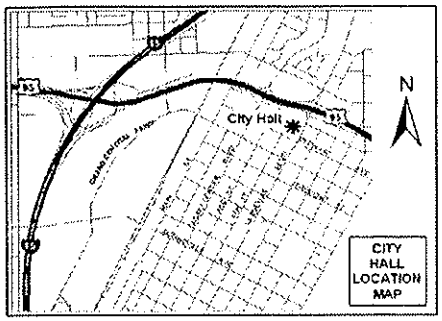
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)R-38577

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

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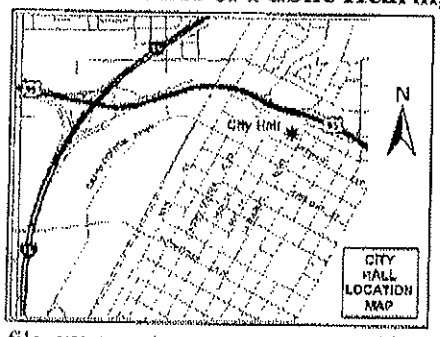
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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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SDR-38577

Planning Commission Meeting of 8/26/2010

Case: SDR-38577

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

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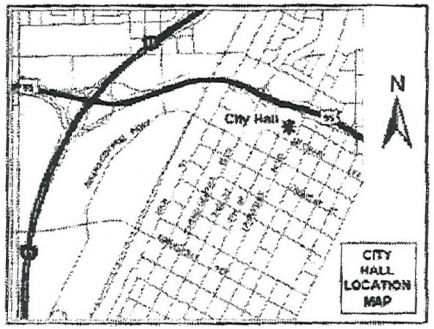
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☒ I SUPPORT this Request ☐ I OPPOSE this Request

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

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

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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**

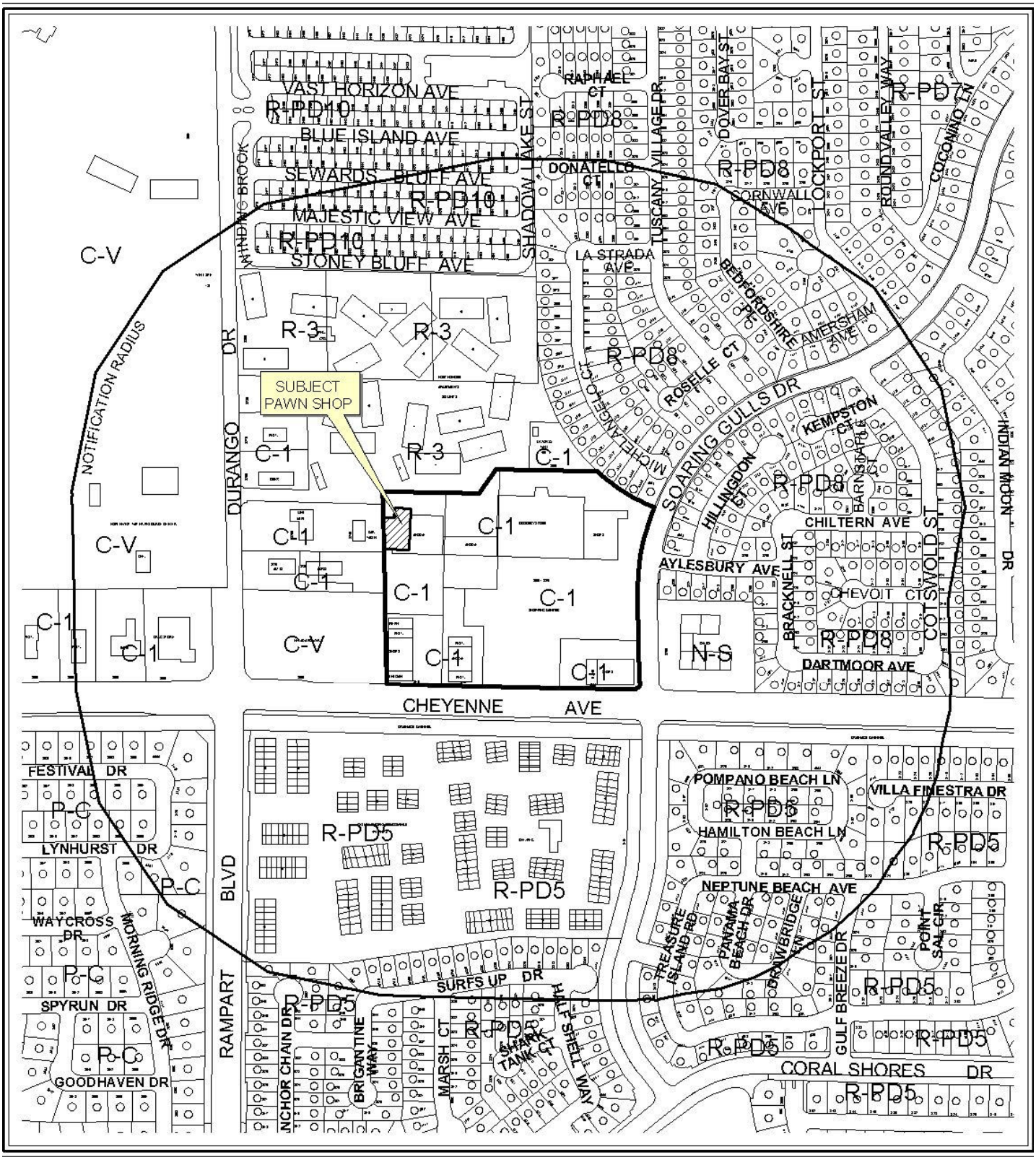
SUBJECT:
ABEYANCE - SUP-37362 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CASH AMERICA/SUPER PAWN - OWNER: NORTHSHORE PLAZA, LLC - Request for a Special Use Permit FOR A PAWN SHOP WITH WAIVERS TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A RESIDENTIALLY ZONED PROPERTY AND A FINANCIAL INSTITUTION, 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.	**137**	**Planning Commission Mtg.**	**2**
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 and Protest Telephone Log



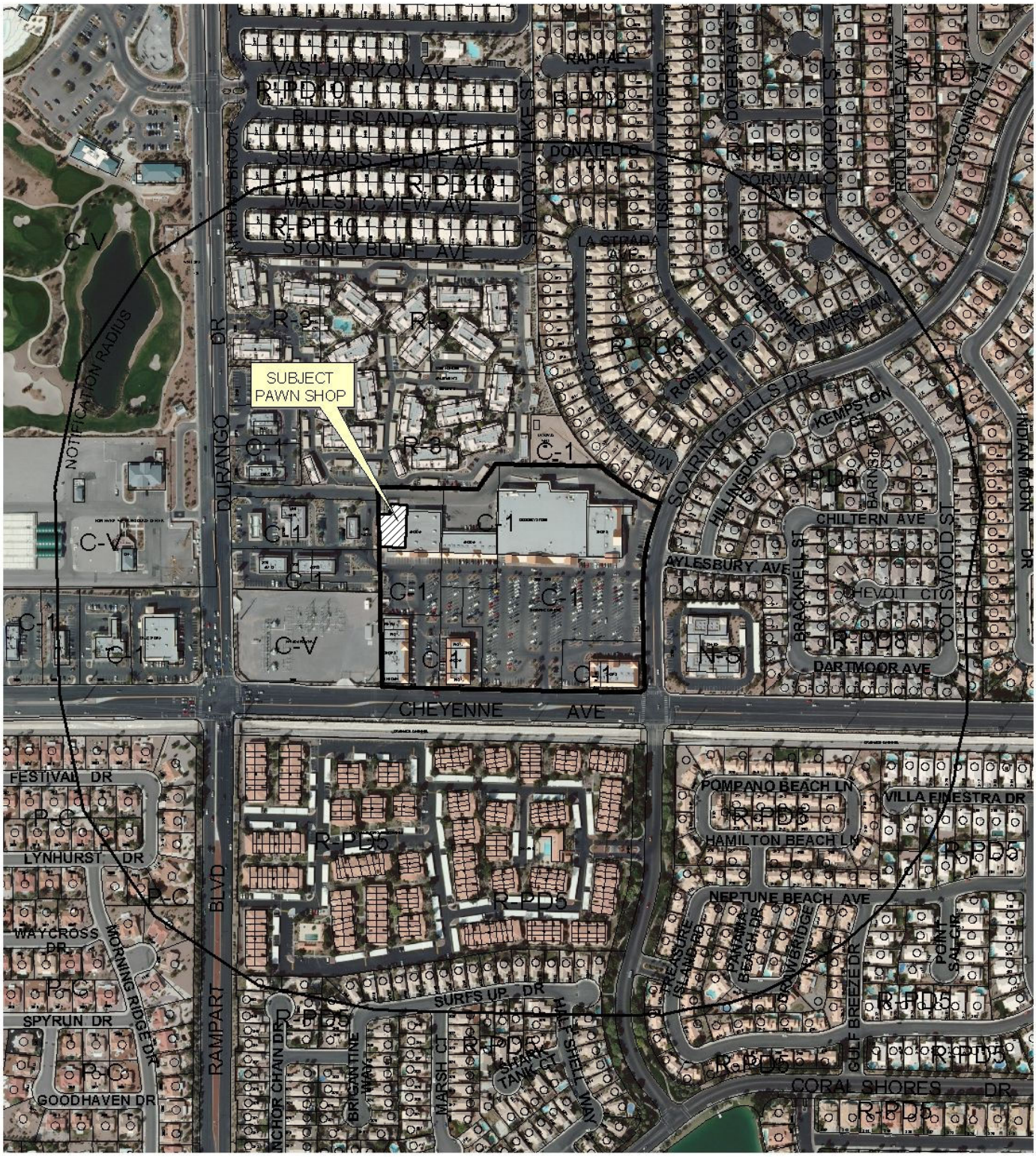
0 500 1000 Feet

CASE: **SUP-37362**

RADIUS: 1000 FT

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

N



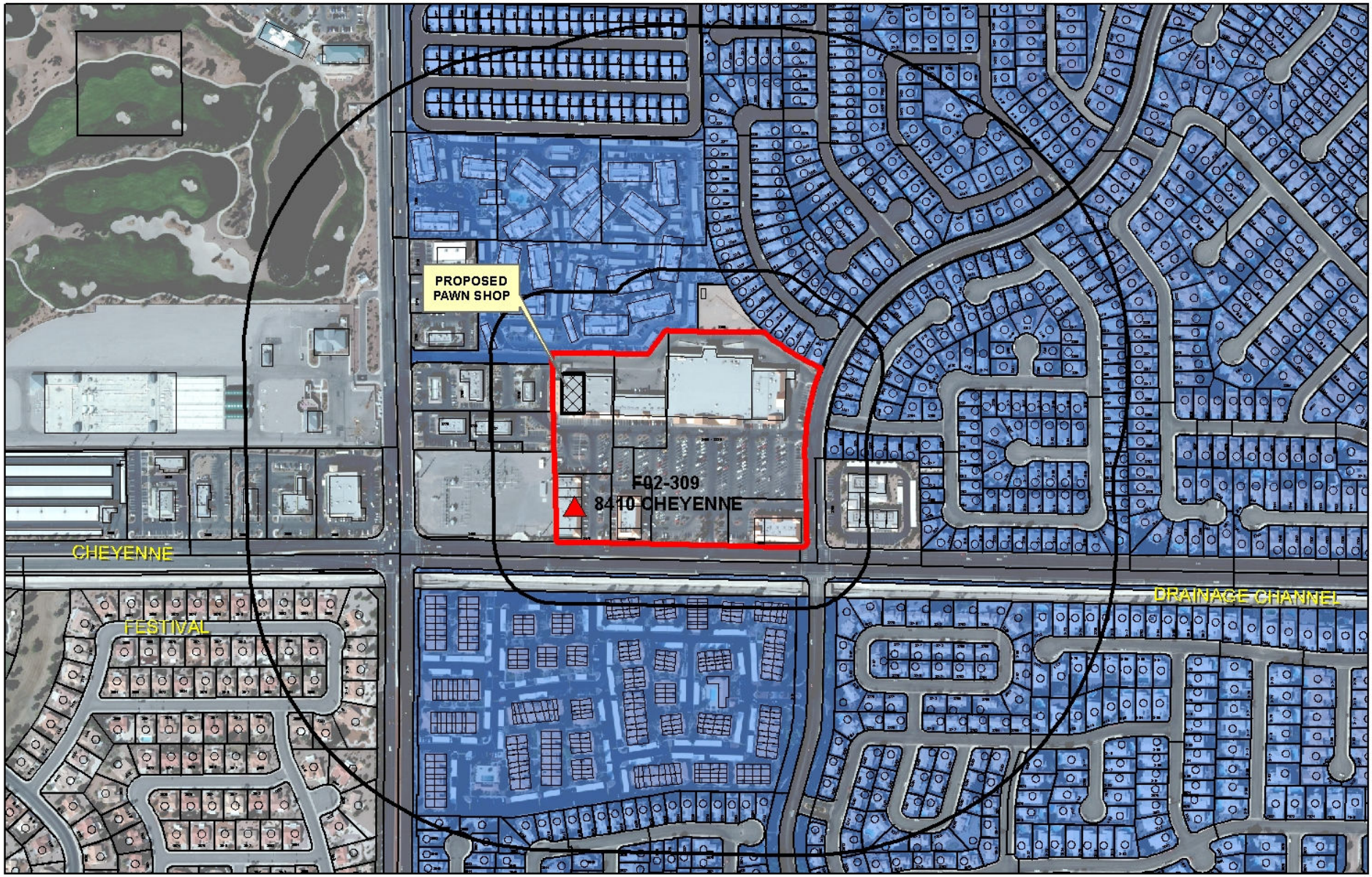
0 500 1000 Feet

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

N

0 280 560 1,120 Feet

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 18, 2010
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: APPLICANT: CASH AMERICA/SUPER PAWN - OWNER: NORTHSHORE PLAZA, LLC

** STAFF RECOMMENDATION(S) **

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

** CONDITIONS **

SUP-37362 CONDITIONS

Planning and Development

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

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

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

RG

** STAFF REPORT **

PROJECT DESCRIPTION

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

BACKGROUND INFORMATION

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

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

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

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

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

Details of Application Request	
Site Area	
Net Acres	1.74

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

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

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

DEVELOPMENT STANDARDS

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

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

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

ANALYSIS

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

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

FINDINGS

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

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

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

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

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

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

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

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

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

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

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

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 19

NOTICES MAILED 1,387

APPROVALS 2

PROTESTS 137

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: Northshore Plaza, LLC

Name of Applicant: Cash America/Super Pawn

Name of Representative: Jennifer Lazovich -- Kaempfer Crowell

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

_____Yes ✓ _____No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: [signature], Pres.

Print Name: Richard Gordon

Subscribed and sworn before me

This 29 day of Jan, 2010

[signature]

Notary Public in and for said County and State

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

RECEIVED

FEB 08 2010

Revised 11-14-06

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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 & Fiorentino **Contact** Jennifer Lazovich

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

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

E-mail Address jlazovich@kcnvlaw.com

Property Owner Signature* _____

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

Print Name Richard Gordon

Subscribed and sworn before me

This 29 day of Jan, 20 10.

_____

Notary Public in and for said County and State

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

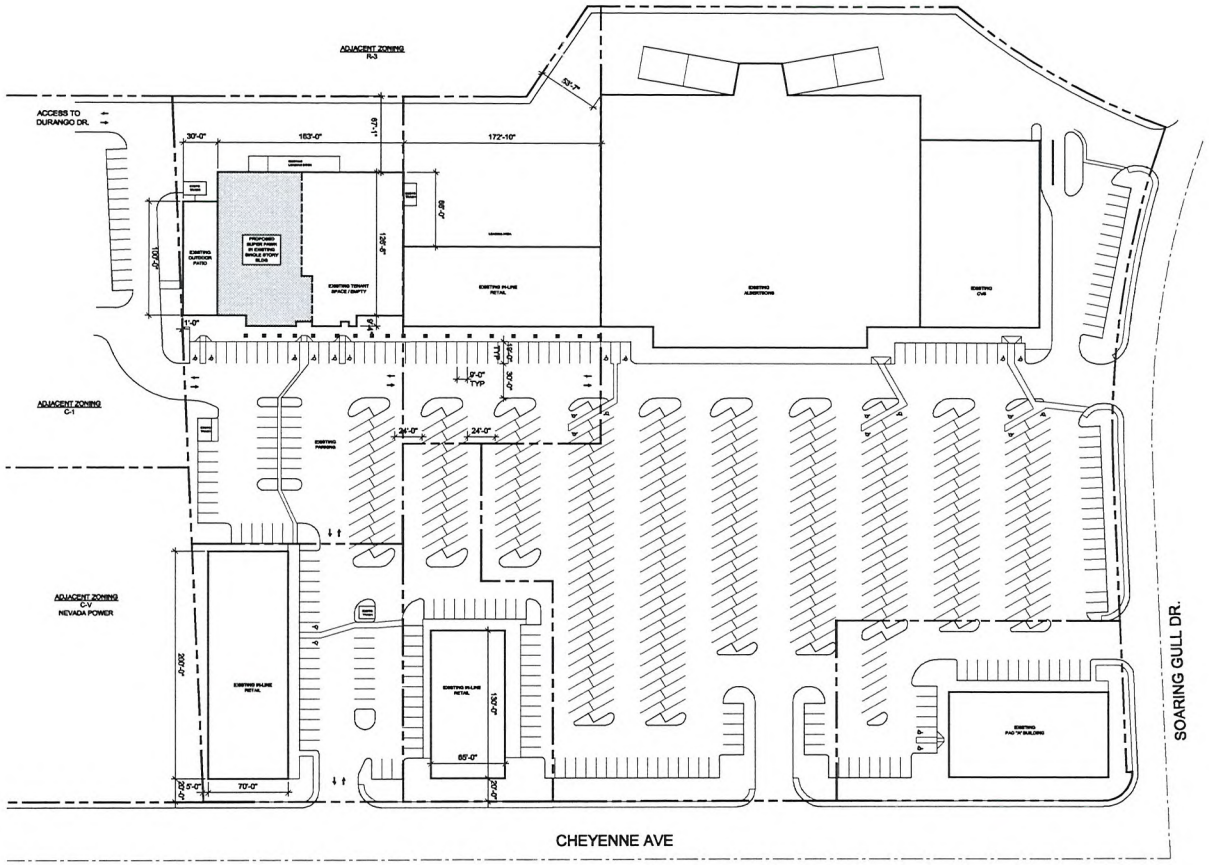
Revised 10/27/08

FOR DEPARTMENT USE ONLY

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

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

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



EXISTING SITE PLAN

PROJECT DESCRIPTION

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

SITE DATA

SITE DATA:

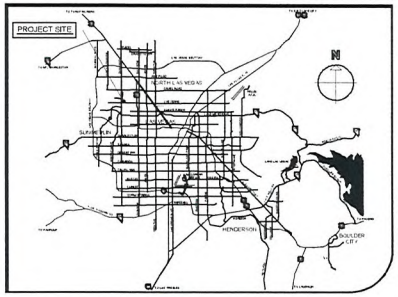
JURISTICTION:	LAS VEGAS
APN #	138-09-420-005
SITE AREA:	1.74 ACRES
EXISTING BLDG. FOOTPRINT:	24,500 SF
LOT COVERAGE:	32.2 %
CURRENT ZONING:	C-1 LIMITED COMMERCIAL DISTRICT

PARKING CALCULATION:

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

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

VICINITY MAP



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

SUP-37362
REVISED
03/25/10 PC

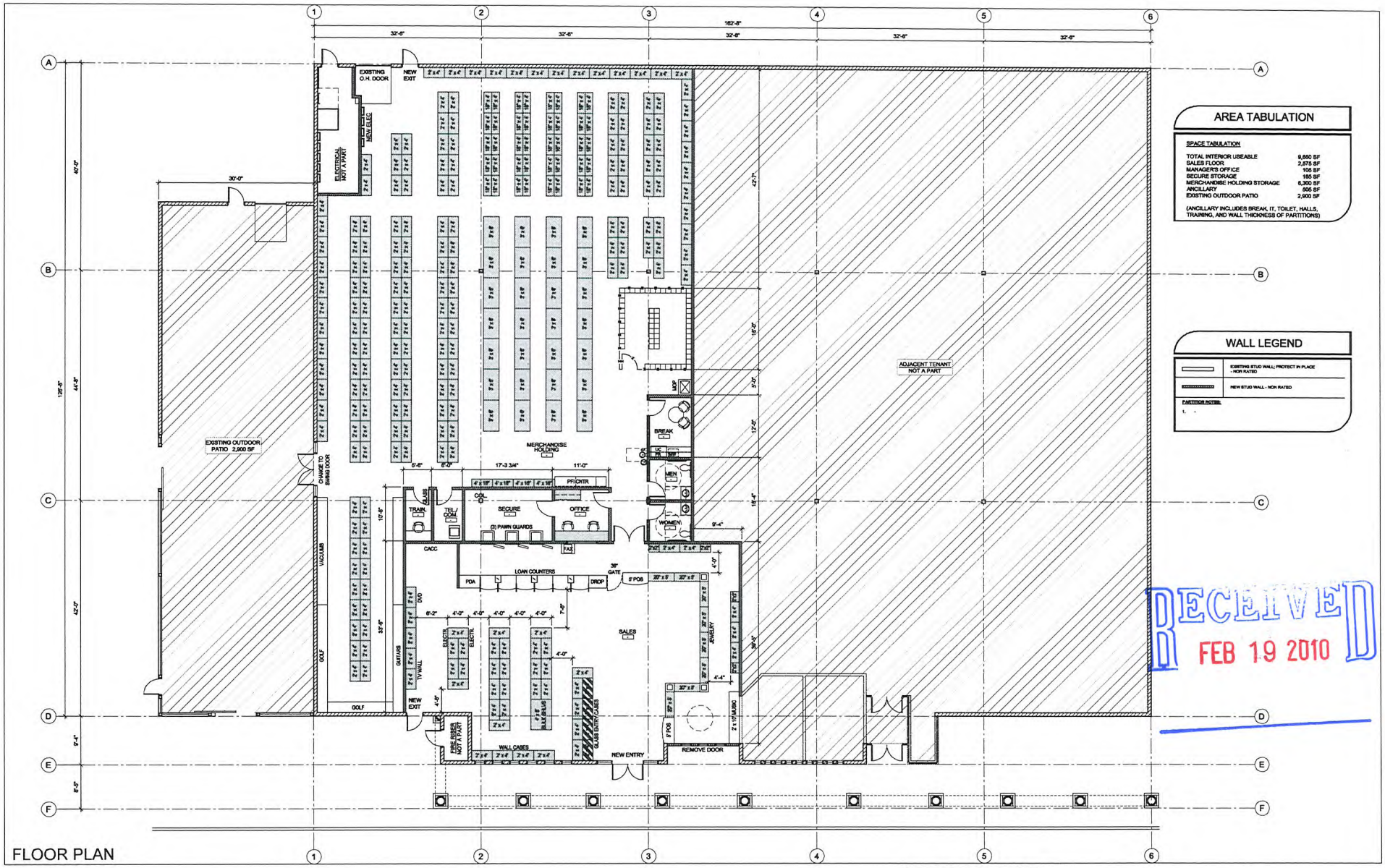
PROJECT NO: 10.005
DATE: 02/18/10

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

NORTH

SHEET NO:
DR-01

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



FLOOR PLAN

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

SUP-37362
REVISED
03/25/10 PC

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

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

NORTH

SHEET NO:
DR-02

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



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

09/16/10



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

09/16/10



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

09/16/10

KAEMPFER CROWELL

KAEMPFER CROWELL RENSHAW GRONAUER & FIORENTINO

ATTORNEYS AT LAW

LAS VEGAS OFFICE

JENNIFER LAZOVICH
jlazovich@kcnvlaw.com
702.792.7050

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

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

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

September 9, 2010

VIA HAND DELIVERY

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

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

Dear Mr. Rankin:

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

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

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

Sincerely,

KAEMPFER CROWELL RENSHAW
GRONAUER & FIORENTINO

Jennifer Lazovich

JJL/sfm
cc: Caroline Ciocca
Anthony Ruggiero

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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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KAEMPFER
CROWELL

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

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

Sincerely,

KAEMPFER CROWELL RENSHAW
GRONAUER & FIORENTINO

Anthony J. Celeste

AJC/dmf

Cc: Caroline Ciocca

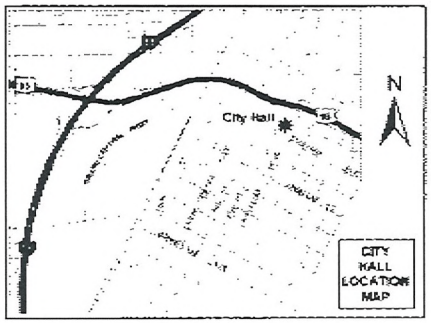
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SUP-37362
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09/25/2009 03:11 8088857000 S4 PAGE 01

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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Case: SUP-37362
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HELM GORDON LAVERN
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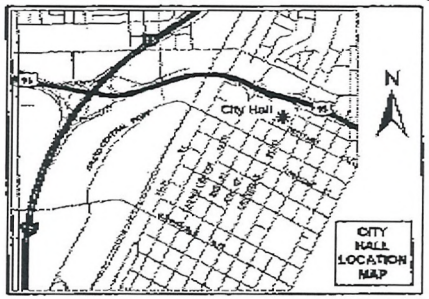
Mar. 15. 2010 6:57AM AGGREGATE IND. No. 5542 P. 1

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Las Vegas, Nevada 89101-2986

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SUP-37362

Planning Commission Meeting of 3/25/2010

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

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Planning & Development Department

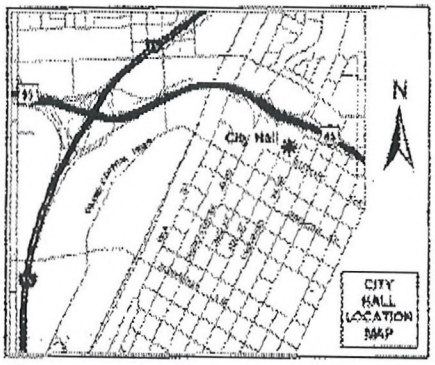
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SUP-37362

Planning Commission Meeting of 3/25/2010

Case: SUP-37362

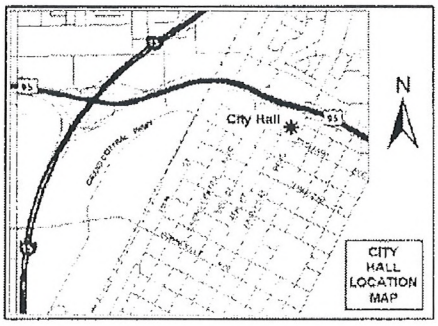
13809413013
YOUNG BEN D & LARENDA G
7872 MORNING FLOWER
LAS VEGAS NV 89129-2138

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SUP-37362

Planning Commission Meeting of 3/25/2010

Case: SUP-37362
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WEISROCK CARL J REVOCABLE TRUST
8508 FESTIVAL DR
LAS VEGAS NV 89134-8610

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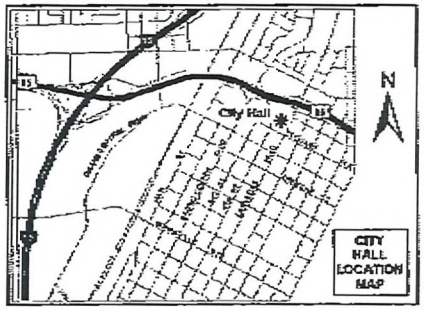
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SUP-37362

Planning Commission Meeting of 3/25/2010

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

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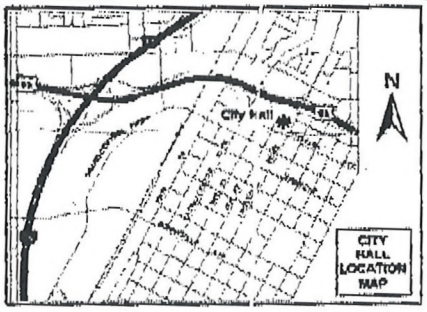
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SUP-37362

Planning Commission Meeting of 3/25/2010

Case: SUP-37362

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

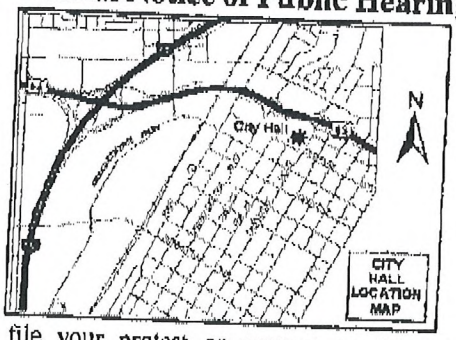
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ROBERTO ELANA E & JOSEPH M
8264 ROSELLE CT
LAS VEGAS NV 89129-2155

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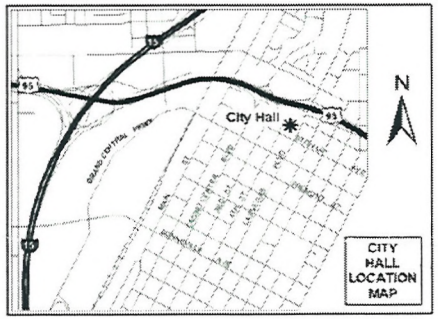
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SUP-37362

Planning Commission Meeting of 3/25/2010

Case: SUP-37362

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

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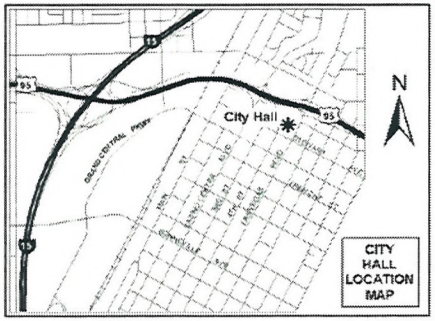
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Las Vegas, Nevada 89101-2986

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Case: SUP-37362
13816111020
DRYDEN TRUST
10640 HERITAGE HILLS DR
LAS VEGAS NV 89134-5213

AAUDS11 89134

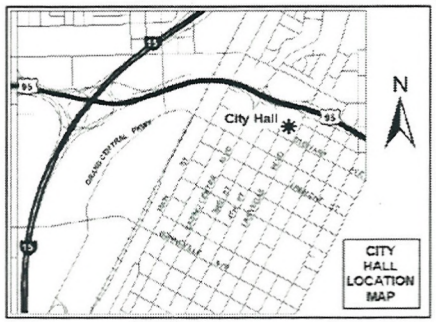
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Development Services Center
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Las Vegas, Nevada 89101-2986

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☒ I OPPOSE this Request

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Case: SUP-37362

13809313060
SHABAREKH ALBERT & MARIE
8401 SEWARDS BLUFF AVE
LAS VEGAS NV 89129-7374

AAVD511 89129

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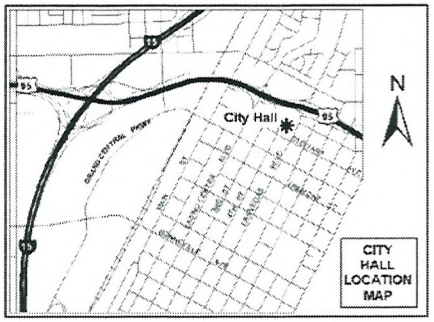
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Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

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☐ I 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

AAVDS11 89129

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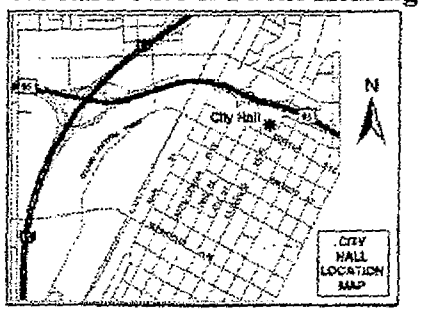
City of Las Vegas
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731 S. Fourth Street
Las Vegas, Nevada 89101-2986

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UNITED STATES POSTAGE PITNEY BOWES
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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-37362

Planning Commission Meeting of 3/25/2010

Case: SUP-37362

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

Submitted after final agenda
Date
Item 16P

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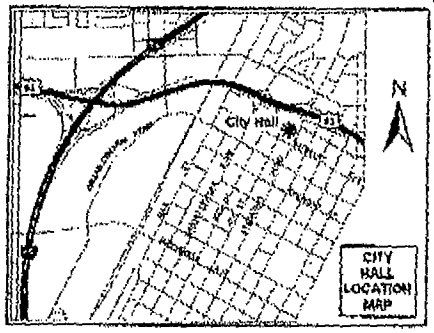
Mar 18 2010 7:34PM RA Holdings 702 436-2133 p.1

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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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MAR 18 2010

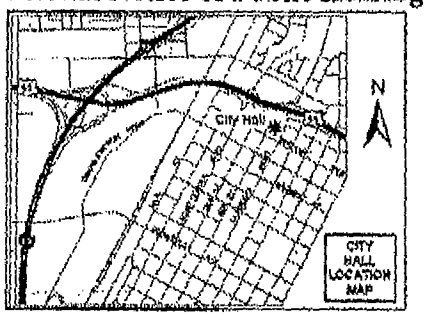
Submitted after final agenda
Date Item 25P

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

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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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MAR 22 2010

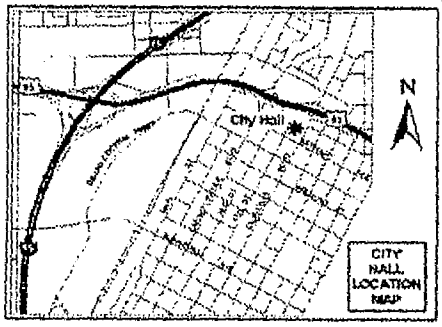
Submitted after final agenda
Date Item 25P

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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

ARVDE11 33414

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MAR 22 2010

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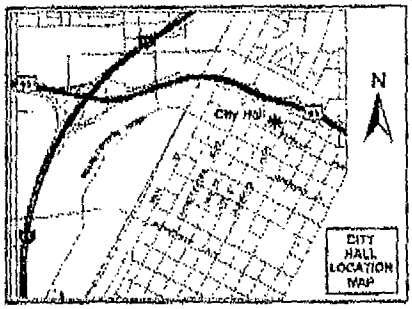
Date Item 25P

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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

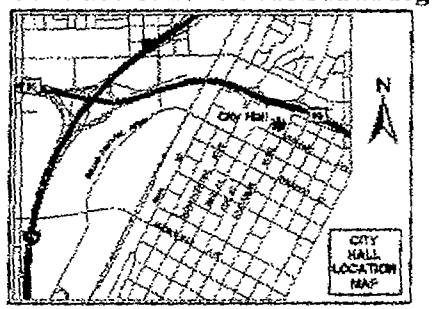
DEAN & ANDREA DYCK

0040158676

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
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SUP-37362

Planning Commission Meeting of 3/25/2010

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0004219218 MAR 12 2010
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Case: SUP-37362
13816120068
DYCK DEAN & ANDREA
21255 89TH AVE
LANGLEY BC V1M2E2
CANADA 00000-0000

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MAR 23 2010

0029983401

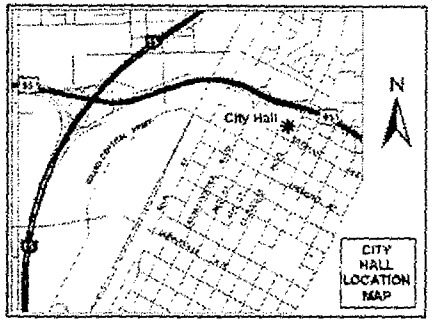
Submitted after final agenda
Date
Item 25H

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

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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

MAR 19 2010

Case: SUP-37362
13816111080
KSKSLLC
4004 MOUNTAIN TREK ST
LAS VEGAS NV 89129-3668

AADC 411 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

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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

138161116038
MCALEARNEY SHARON M REVOCABLE
2208 NEPTUNE BEACH AVE
LAS VEGAS NV 89128-7076

Case: SUP-37362

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MAR 22 2010

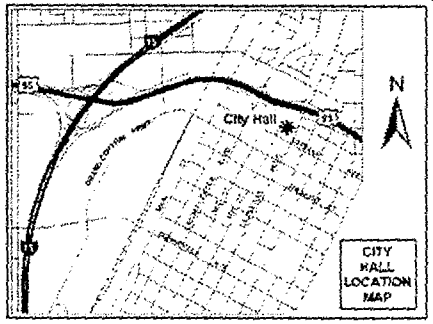
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Item 25 P

City of Las Vegas
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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
13816120150
TOOBIAN BIJAN & HAYDEH
18938 PASADERO DR
TARZANA CA 91356-5122

Submitted after final agenda
Date
Item 25P

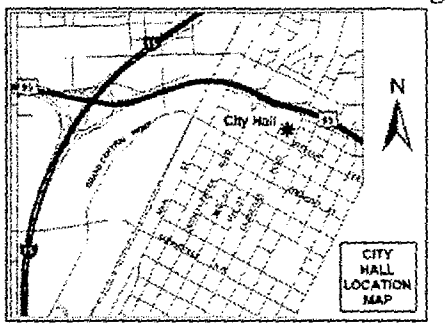
AAUDS11 91356

City of Las Vegas
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SUP-37362
Planning Commission Meeting of 3/25/2010

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

AAUDE11 91356

Submitted after final agenda
Date
Item 25

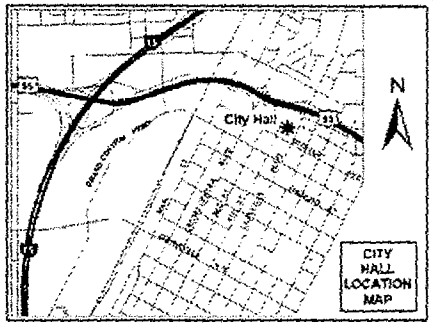
City of Las Vegas
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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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

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

AAUDE11 89129

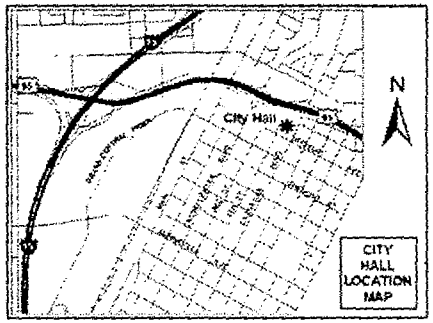
Submitted after final agenda
Date
Item 25

City of Las Vegas
Planning & Development Department
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731 S. Fourth Street
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SUP-37362

Planning Commission Meeting of 3/25/2010

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Case: SUP-37362

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

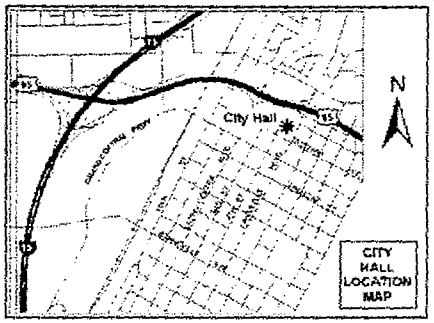
AA0011 A5128

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Date
Item 25P

City of Las Vegas
Planning & Development Department
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SUP-37362

Planning Commission Meeting of 3/25/2010

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Case: SUP-37362

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

Submitted after final agenda
Date
Item 25

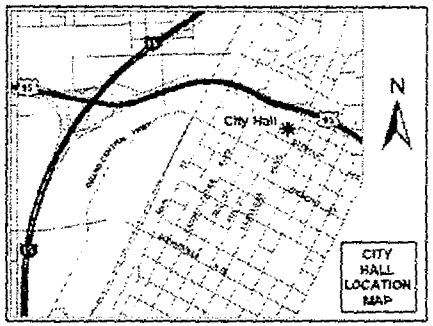
AAVDS11 89149

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Las Vegas, Nevada 89101-2986

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SUP-37362

Planning Commission Meeting of 3/25/2010

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PLANNING & DEVELOPMENT

Case: SUP-37362

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

AAUDS11 89128

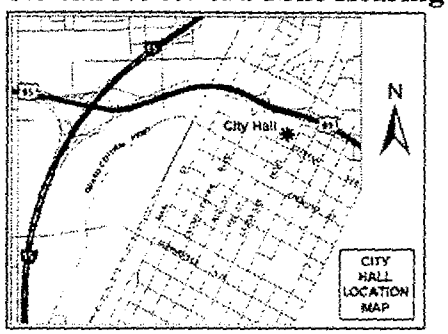
Submitted after final agenda
Date
Item 25R

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

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☐ I SUPPORT this Request

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

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PLANNING AND DEVELOPMENT

Case: SUP-37362

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

AAUDS11 91040

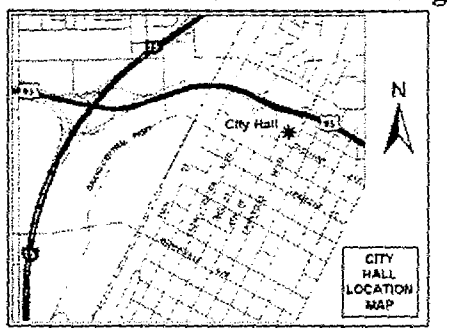
Submitted after final agenda
Date
Item #67

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

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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

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Case: SUP-37362

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

Submitted after final agenda
Date
Item 75

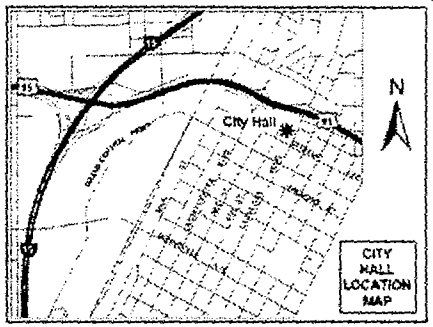
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City of Las Vegas
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Development Services Center
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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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

MAR 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

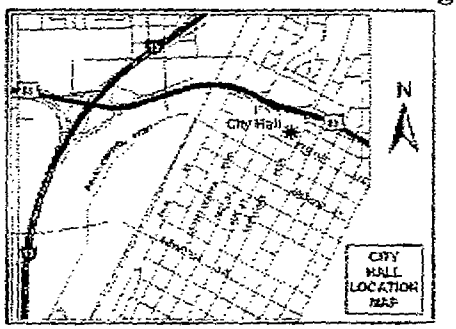
AAUDS11 89128

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

Submitted after final agenda
Date
Item 25P

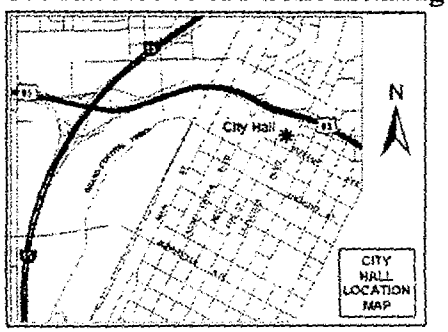
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TERRIBLE IDEA – IT WILL HASTEN THE DECLINE OF PROPERTY VALUES IN THE SURROUNDING NEIGHBORHOODS.

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

AAUDE11 A3123

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

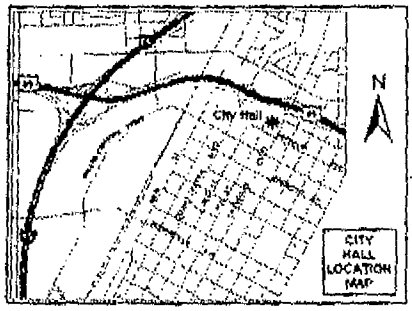
PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES

02 1M $ 00.41⁴
0004279219 MAR 13 2010
MAILED FROM ZIPCODE 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.

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

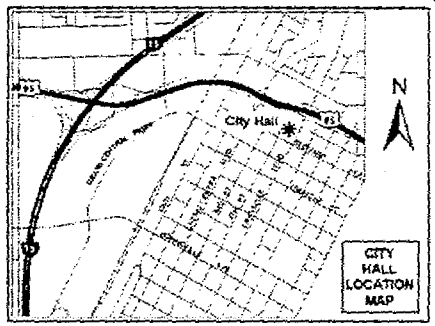
Date Item 25P

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

PRESORTED
FIRST CLASS

UNITED STATES POSTAGE
PITNEY BOWES
02 1M $ 00.41⁴
0004279218 MAR 12 2010
MAILED FROM ZIPCODE 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.

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

MAR 19 2010

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

AADC 111 89129

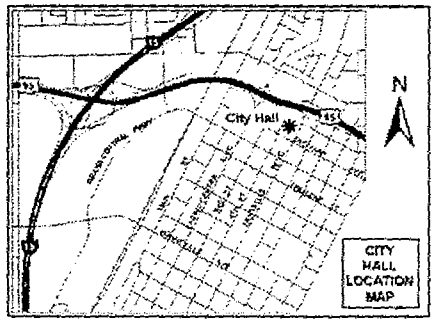
Submitted after final agenda
Date
Item 25

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

Return Service Requested
Official Notice of Public Hearing



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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

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

RECEIVED
MAR 19 2010

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

Submitted after final agenda
Date
Item 29

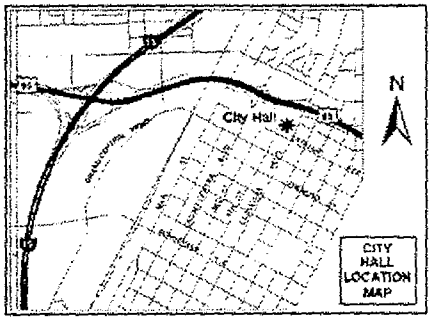
AP0051 89129

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 PITNEY BOWES
02 1M $ 00.41⁴
0004279218 MAR 12 2010
MAILED FROM ZIPCODE 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.

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

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

AAUDF11 89129

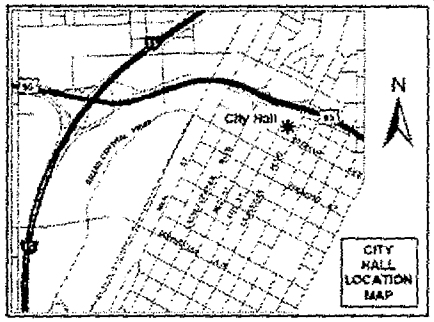
Submitted after final agenda
Date
Item 25P

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

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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MAR 22 2010

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

AAUDE11 90024

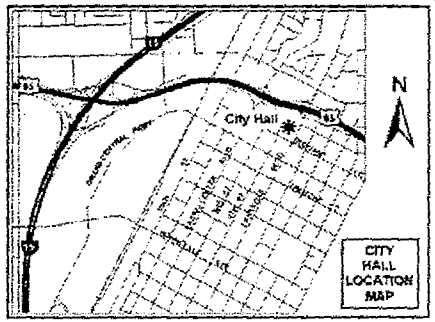
Submitted after final agenda
Date
Item 25P

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

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.41⁴
0004279218 MAR 12 2010
MAILED FROM ZIPCODE 89101

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

RECEIVED
MAR 22 2010

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

Submitted after final agenda
Date
Item 25P

AP0351 92064

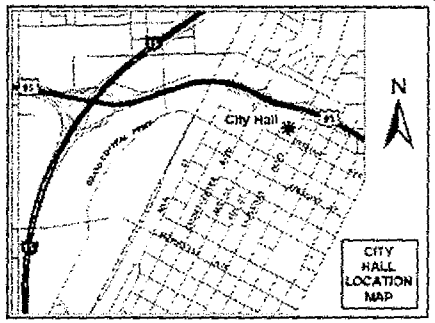
City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.41⁴
0004279218 MAR 12 2010
MAILED FROM ZIPCODE 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.

SUP-37362

Planning Commission Meeting of 3/25/2010

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

AAUDP11 A3125

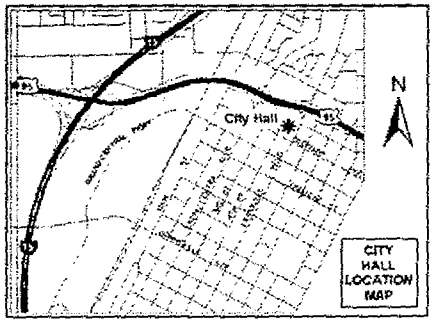
City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED FIRST CLASS

UNITED STATES POSTAGE
PITNEY BOWES
02 1M $ 00.41⁴
0004279218 MAR 12 2010
MAILED FROM ZIP CODE 89101

MAR 23 2010

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

Submitted after final agenda
Date
Item 75P

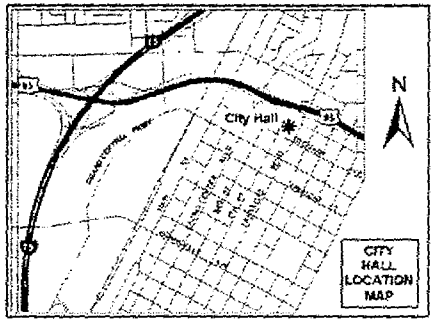
AAUDE11 89129

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
PITNEY BOWES
02 1M $ 00.41⁴
0004279218 MAR 12 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.

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

RECEIVED
MAR 22 2010

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

Submitted after final agenda
Date
Item 25P

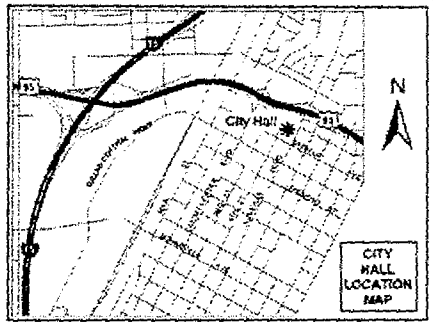
AAVDS11 92064

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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0004279218 MAR 12 2010
MAILED FROM ZIP CODE 89101

Return Service Requested
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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

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

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MAR 22 2010

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

Submitted after final agenda
Date
Item 25

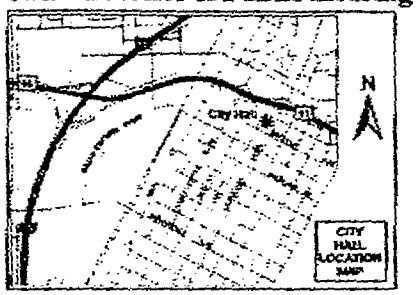
AAUDE11 89129

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

Return Service Requested

Official Notice of Public Hearing



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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

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

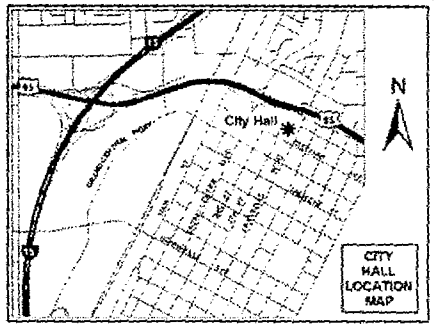
Submitted after final agenda
Date
Item 15P

RECEIVED
MAR 22 2010

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

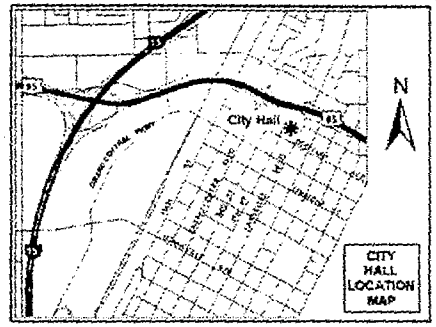
City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.41⁴
0004279218 MAR 12 2010
MAILED FROM ZIP CODE 89101

Return Service Requested

Official Notice of Public Hearing



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

891283709S C023

Submitted after final agenda
Date
Item 25

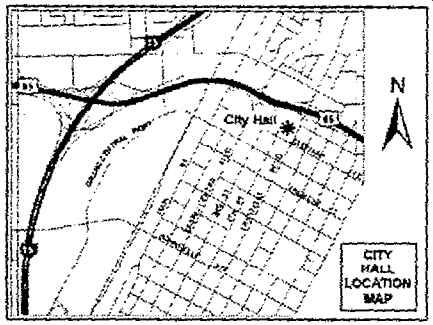
City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.41⁴
0004279218 MAR 12 2010
MAILED FROM ZIP CODE 89101

MAR 19 2010

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
13817512019
HIRNI TERRY D & JUDITH
3128 RICHLAND DR
LAS VEGAS NV 89134-85?

AADC 411 89134

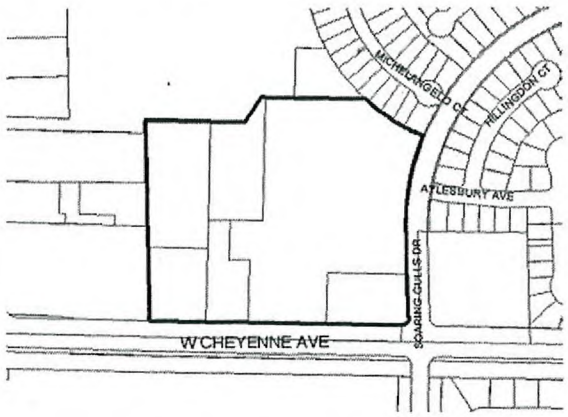
Submitted after final agenda
Date
Item 25

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

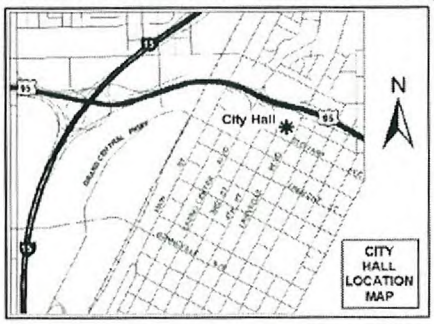
Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Planning and Development Department, Development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

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

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Official Notice of Public Hearing



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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

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

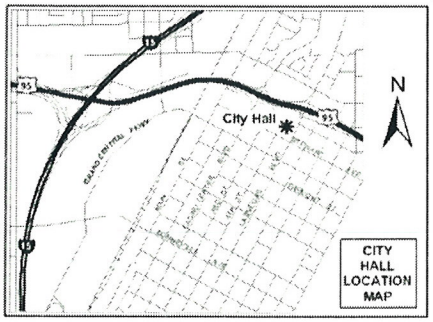
AAUDS11 A3123

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 OCT 08 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.

SUP-37362
Planning Commission Meeting of 10/21/2010

Case: SUP-37362
13816111061
BOLLINGER GERALD & SARAH
3017 PANAMA BEACH DR
LAS VEGAS NV 89128-7060

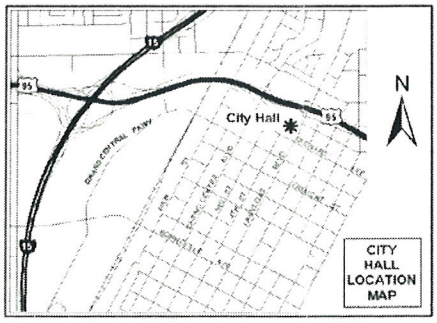
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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

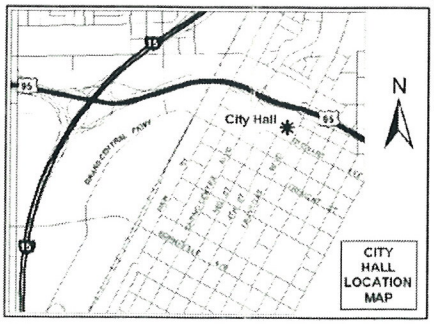
SUP-37362
Planning Commission Meeting of 10/21/2010

Case: SUP-37362
13816111069
FEE FAMILY TRUST
3029 DRAWBRIDGE LN
LAS VEGAS NV 89128-7058

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SUP-37362

Planning Commission Meeting of 10/21/2010

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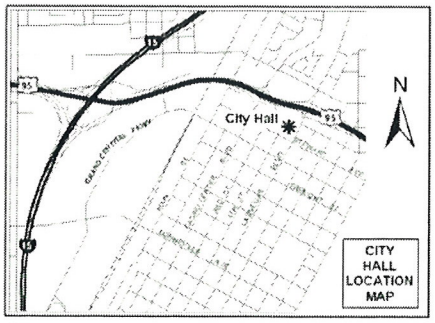
SUP-37362
Add to congestion
+ have a memo
impact on the
Property values —

Case: SUP-37362
13809413034
BARDSLEY ROBERT H JR & BARBARA A
3309 COTSWOLD ST
LAS VEGAS NV 89129-7358

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SUP-37362

Planning Commission Meeting of 10/21/2010

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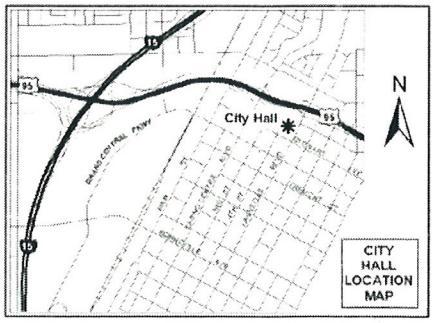
Case: SUP-37362
13809411016
WASHINGTON ROSIE LEE
3313 INDIAN MOON DR
LAS VEGAS NV 89129-7323

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SUP-37362
Planning Commission Meeting of 10/21/2010

Case: SUP-37362
13809413023
BRINGS DANIEL M & MARY P
3220 COTSWOLD ST
LAS VEGAS NV 89129-2107

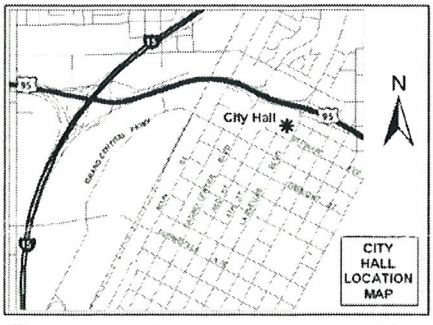
PROPERTY VALUES WILL SUFFER EVEN MORE WITH A PAWN SHOP AT THE CORNER! TOTALLY OPPOSE THIS REQUEST!

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SUP-37362
Planning Commission Meeting of 10/21/2010

I Dont Think we need a pawn shop here! There is one on Cheyenne Ave close to Rainbow and the 95 Freeway that serves the Area.

Case: SUP-37362
13809314089
BOHRER IVAN L & K D REV LIV TR
3428 ROUND VALLEY WY
LAS VEGAS NV 89129-2124

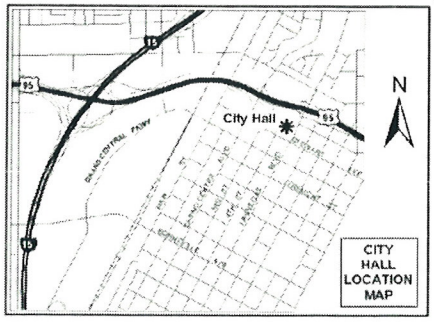
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SUP-37362
Planning Commission Meeting of 10/21/2010

Case: SUP-37362
13809323059
WILEY DENA L
8405 INDIGO SKY AVE
LAS VEGAS NV 89129-2193

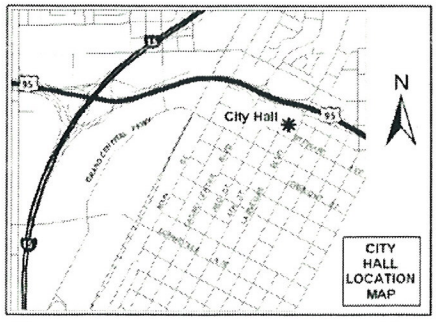
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Planning Commission Meeting of 10/21/2010

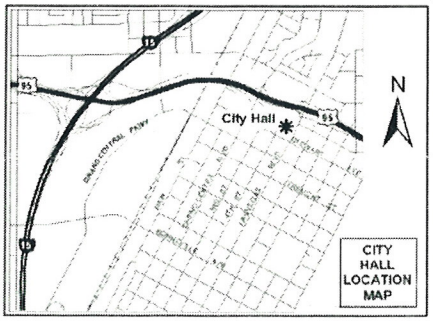
Case: SUP-37362
13816111015
GOLDBERG MURRAY & BERNICE S
8228 NEPTUNE BEACH AVE
LAS VEGAS NV 89128-7077

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A Pawn Shop will, Increase Bulglaries, It will make it easier for the Thieves To Impound their stolen Items. Also It will attract Bulglars To our Neighborhood.
10/13/10

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SUP-37362
Planning Commission Meeting of 10/21/2010

Case: SUP-37362
13816120034
CRUZATA LELIS
3151 SOARING GULLS DR #1146
LAS VEGAS NV 89128-7029

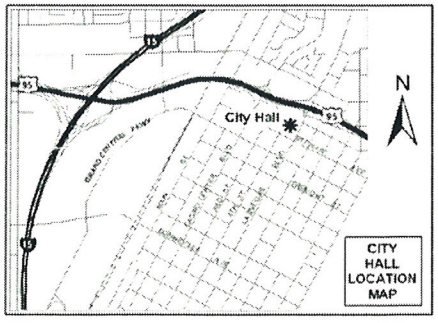
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HELL NO!!

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Please use available blank space on card for your comments.
SUP-37362
Planning Commission Meeting of 10/21/2010

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

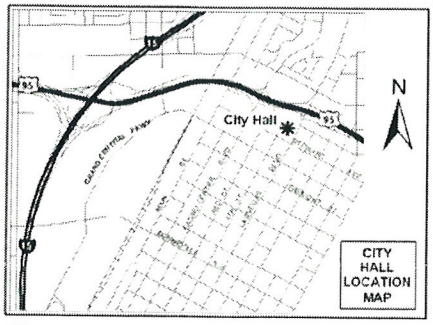
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SUP-37362

Planning Commission Meeting of 10/21/2010

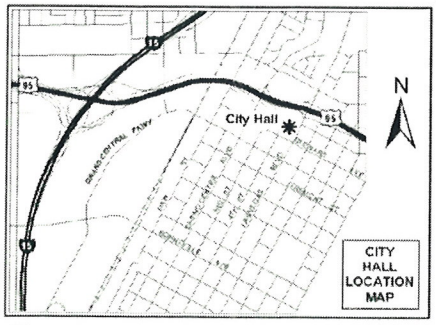
Case: SUP-37362
13809318017
PAPPAS RICHARD T & MARTHA REV TR
3516 TUSCANY VILLAGE DR
LAS VEGAS NV 89129-2115

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SUP-37362

Planning Commission Meeting of 10/21/2010

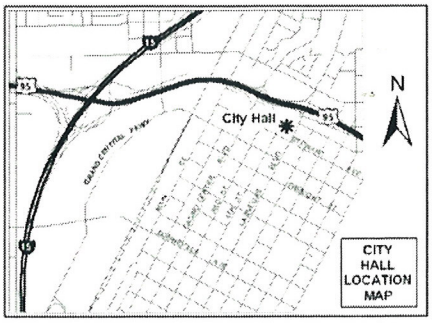
Case: SUP-37362
13816111039
MCALEARNEY SHARON M REVOCABLE
8208 NEPTUNE BEACH AVE
LAS VEGAS NV 89128-7076

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SUP-37362
Planning Commission Meeting of 10/21/2010

Case: SUP-37362
13809317001
MILKOWSKI THOMAS B
3429 PAINTED RIVER LN
LAS VEGAS NV 89129-7302

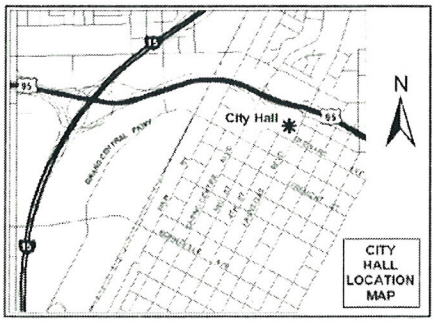
89129$7302 C072

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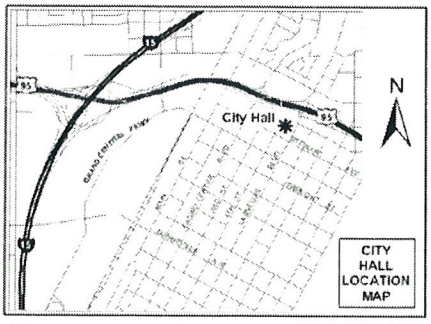
Case: SUP-37362
13809317002
COPPOLA CHERYL L
3433 PAINTED RIVER LN
LAS VEGAS NV 89129-7302

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13809315013 Case: SUP-37362
KADISH ROBERT M & CHARLEAN E
3420 BEDFORDSHIRE PL
LAS VEGAS NV 89129-7353

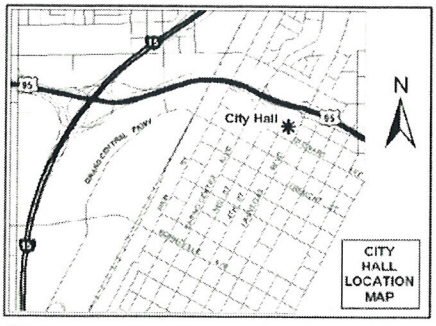
89129B7353 C072

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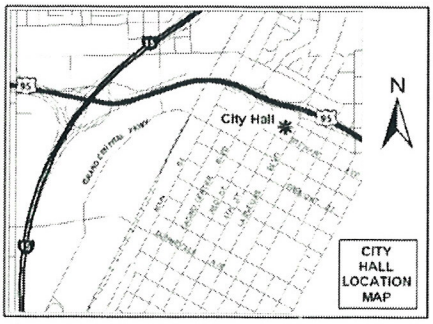
13816118007 Case: SUP-37362
KIRSCH ROBERT N & ARDYS Y
8112 VILLA FINESTRA DR
LAS VEGAS NV 89128-6943

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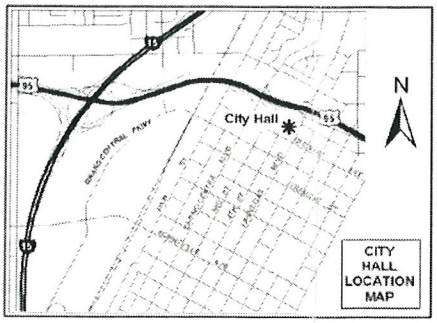
Case: SUP-37362
13809315007
WATSON A V REVOCABLE LIVING TR
3437 BEDFORDSHIRE PL
LAS VEGAS NV 89129-7370

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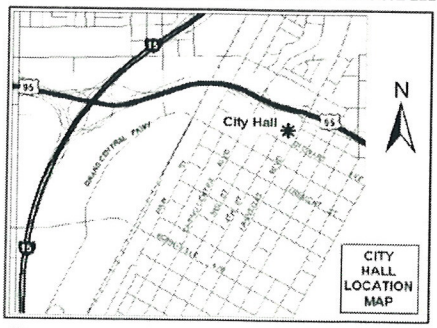
Case: SUP-37362
13809313049
ESTREICHER HERBERT A & JUDITH K
8445 SEWARDS BLUFF AVE
LAS VEGAS NV 89129-7376

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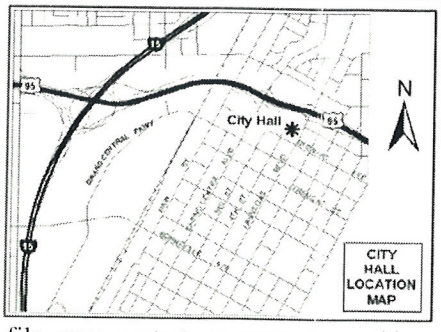
Case: SUP-37362
13809315031
KIMBER MARTHA M
3424 LOCKPORT ST
LAS VEGAS NV 89129-7371

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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 10/21/2010

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OCT 14 2010

Case: SUP-37362
13809315032
KAUFMAN IVAN G & VIRGINIA A
3428 LOCKPORT ST
LAS VEGAS NV 89129-7371

10/12/10

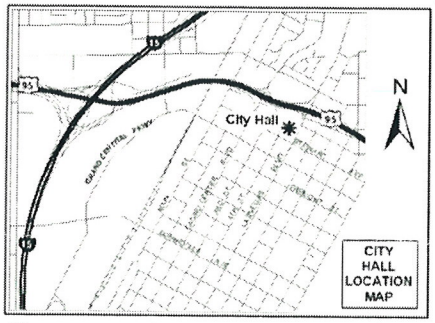
THIS TYPE OF BUSINESS ATTRACTS MORE PEOPLE WITH UNDESIREABLE CHARACTERISTICS INTO THE COMMUNITY. ALSO, POSSIBILITY OF NEEDING ADDED SECURITY & POLICE SUPPORT (COST ADDED).

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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0004279218 OCT 08 2010
MAILED FROM ZIP CODE 891

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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 10/21/2010

Case: SUP-37362

13809314017
STEVENSON WILLIE & DOLORES A
3408 COCONINO LN
LAS VEGAS NV 89129-2164

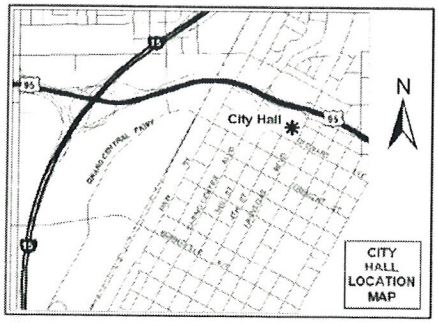
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OCT 1 4 2010

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 OCT 08 2010
MAILED FROM ZIP CODE 8910

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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 10/21/2010

NO WAY! WITH ALL THE COMM'L PROPERTY EMPTY ARE THEY CRAZY!

Case: SUP-37362

13809314018
WRIGHT DAVID & DONNA
3401 ROUND VALLEY WY
LAS VEGAS NV 89129-2127

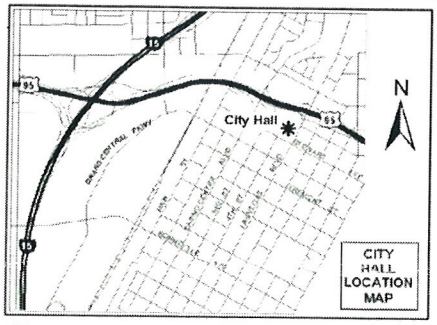
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OCT 1 4 2010

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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 OCT 08 2010
MAILED FROM ZIP CODE 89101

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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 10/21/2010

Case: SUP-37362
13809417002
SILVERS FAMILY TRUST
8309 GREEN CLOVER AVE
LAS VEGAS NV 89149-2010

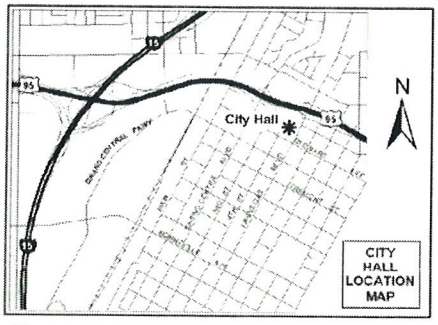
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City of Las Vegas
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Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

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UNITED STATES POSTAGE PITNEY BOWES
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SUP-37362
Planning Commission Meeting of 10/21/2010

RECEIVED
OCT 14 2010

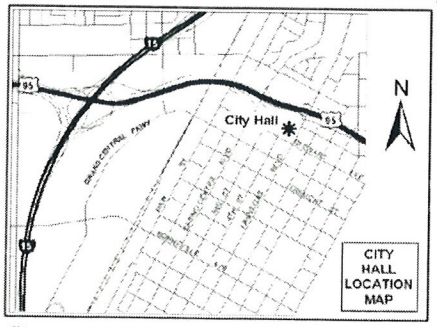
Case: SUP-37362
13809315005
MULLEN JOSEPH W & RENA R FAM TR
8216 CORNWALL AVE
LAS VEGAS NV 89129-7362

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

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-37362
Planning Commission Meeting of 10/21/2010

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

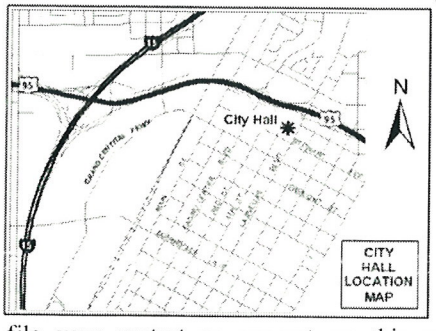
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Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-37362
Planning Commission Meeting of 10/21/2010

Case: SUP-37362
13809313060
SHABAREKH ALBERT & MARIE
8401 SEWARDS BLUFF AVE
LAS VEGAS NV 89129-7374

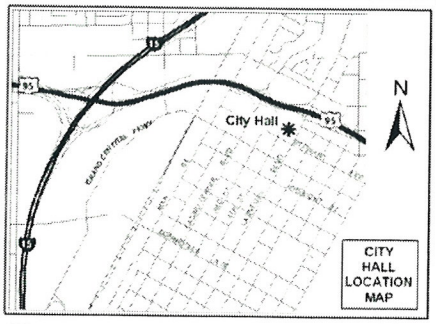
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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-37362

Planning Commission Meeting of 10/21/2010

This will cause a devaluation in residental property. In the long term the city & state will lose tax dollars because of it

Case: SUP-37362
13816120275
JENKINSON ROBERT & KARIN
17591 STILL HARBOR LN
HUNTINGTON BEACH CA 92647-6434

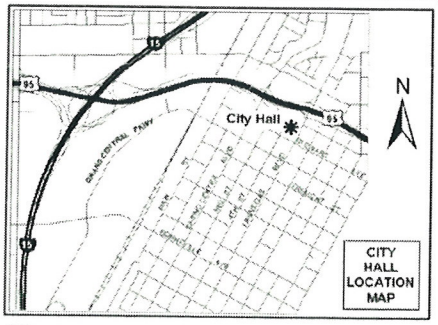
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Las Vegas, Nevada 89101-2986

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☐ I SUPPORT this Request ☑ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-37362

Planning Commission Meeting of 10/21/2010

I strongly oppose a Pawn ~~Shop~~ in my community!

Case: SUP-37362
13809314022
MCMANUS JOHN J & JEANETTE V
3417 ROUND VALLEY WY
LAS VEGAS NV 89129-2127

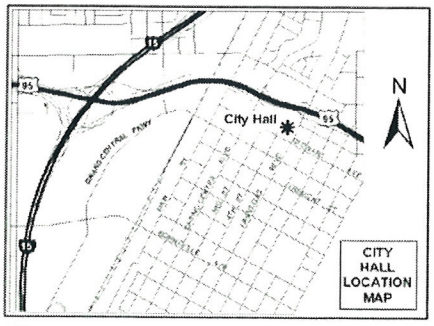
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Please use available blank space on card for your comments.

SUP-37362
Planning Commission Meeting of 10/21/2010

Case: SUP-37362
13809411037
GORDON KELLEY T & ANN M
3404 PAINTED RIVER LN
LAS VEGAS NV 89129-7300

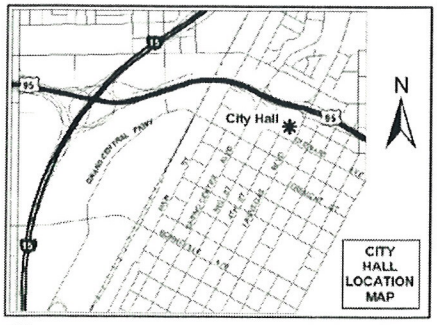
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Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

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UNITED STATES POSTAGE PITNEY BOWES
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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-37362
Planning Commission Meeting of 10/21/2010

Case: SUP-37362
13809313032
EMLOCK HELEN A
8444 SEWARDS BLUFF AVE
LAS VEGAS NV 89129-7375

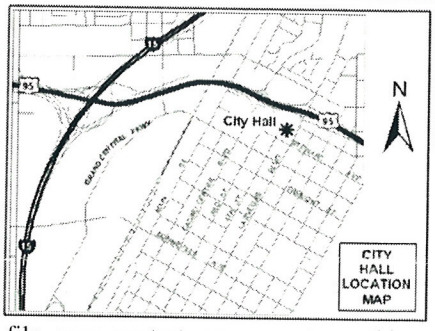
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Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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SUP-37362
Planning Commission Meeting of 10/21/2010

Case: SUP-37362
13809419003
TATNER JOSEPH L
3309 MICHELANGELO CT
LAS VEGAS NV 89129-2179

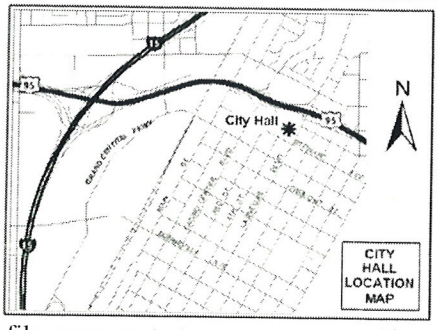
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City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

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SUP-37362
Planning Commission Meeting of 10/21/2010

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OCT 21 2010

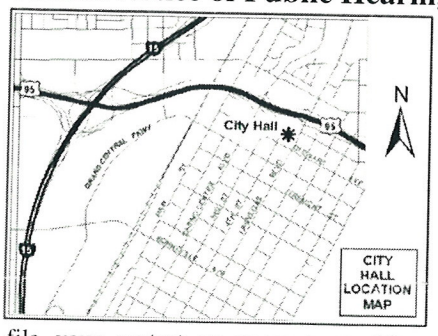
Case: SUP-37362
13809413047
MILLER RAYMOND L
3237 BRACKNELL ST
LAS VEGAS NV 89129-6739

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

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☐ I SUPPORT this Request ☑ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-37362

Planning Commission Meeting of 10/21/2010

Case: SUP-37362

13809318040
SOMMERS CHERYL A
3537 TUSCANY VILLAGE DR
LAS VEGAS NV 89129-2116

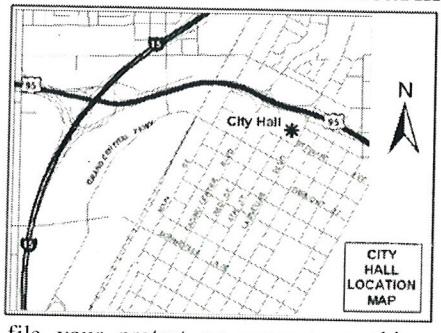
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731 S. Fourth Street
Las Vegas, Nevada 89101-2986

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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SUP-37362

Planning Commission Meeting of 10/21/2010

Case: SUP-37362

13816119011
HALL TRUST
8108 RIVIERA BEACH DR
LAS VEGAS NV 89128-6948

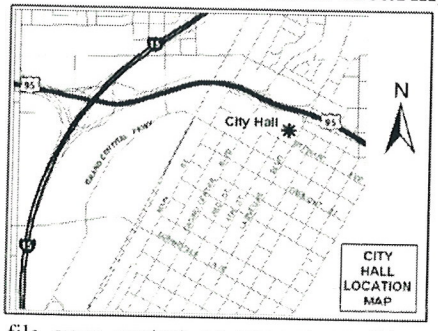
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Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

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UNITED STATES POSTAGE
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0004279218
$ 00.41⁴
OCT 08 2010
MAILED FROM ZIP CODE 89101

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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 10/21/2010

13816120071
DAVIS WILLIAM K & VALERIE J
8304 AQUA SPRAY AVE
LAS VEGAS NV 89128-7432

Case: SUP-37362

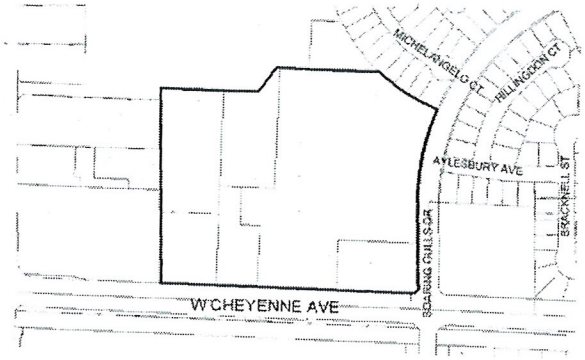
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OCT 19 2010

Application Information

TABLED - RENOTIFICATION - 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).

We need nicer businesses for this corner —

Application Location



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

Public Hearing Information

Meeting: Planning Commission
Date: *October 21, 2010*
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

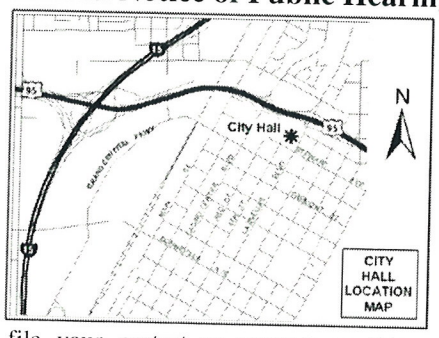
Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Planning and Development Department, Development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

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

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-37362
Planning Commission Meeting of 10/21/2010

Case: SUP-37362

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

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OCT 19 2010

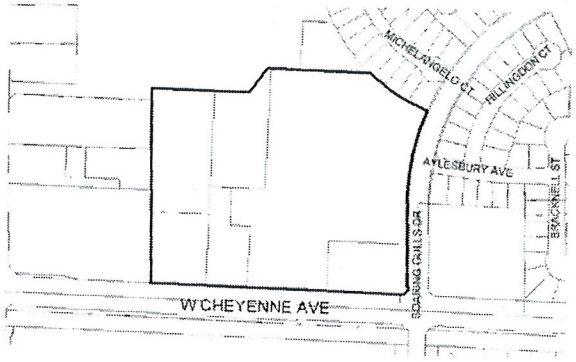
89128$6892 C042

Application Information

TABLED - RENOTIFICATION - 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).

I HIGHLY OBJECT TO A PAWN BUSINESS IN THIS LOCATION. THIS SAME BUSINESS OWNER HAS A UNIT ABOUT 3 MILES WEST, WHERE IT BELONGS. WE DO NOT WANT IT HERE, WHERE WE PAY ASSOCIATION FEES TO MAINTAIN A HIGHER STANDARD OF APPEARANCES AND NEIGHBORS.

Application Location



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

Public Hearing Information

Meeting:	Planning Commission
Date:	***October 21, 2010***
Time:	6:00 P.M.
Location:	City Council Chambers 400 Stewart Avenue Las Vegas, Nevada

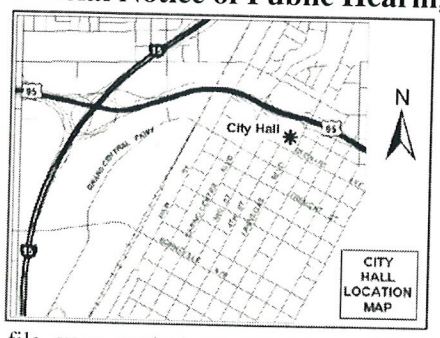
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City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-37362
Planning Commission Meeting of 10/21/2010

Case: SUP-37362

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

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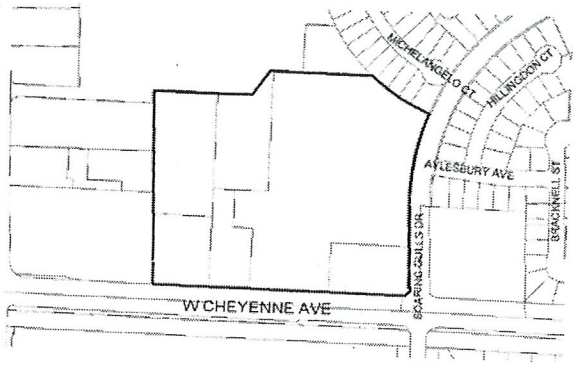
Application Information

TABLED - RENOTIFICATION - 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).

THIS NEIGHBORHOOD OF GATED COMMUNITIES IS NOT ENHANGED BY THIS BUSINESS TYPE,

WE PAY HIGH MONTHLY ASSOCIATION FEES TO MAINTAIN A STANDARD OF LIVING & PROPERTY ENVIRONMENT THAT DOES NOT INCLUDE PAWN BUSINESS.

Application Location



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

Public Hearing Information

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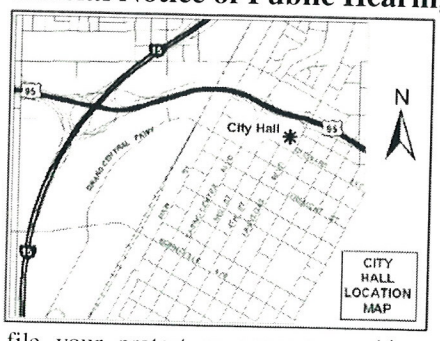
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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

Lorene C. Kincer

SUP-37362
Planning Commission Meeting of 10/21/2010

13809417008 Case: SUP-37362
KINCER LORENE C
3317 TUSCANY VILLAGE DR
LAS VEGAS NV 89129-2157

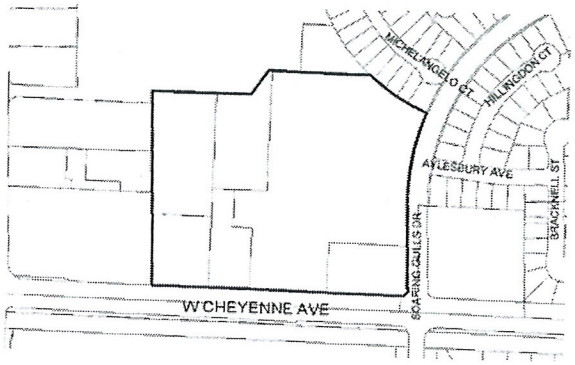
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Application Information

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There is enough crime living next to a large grocery store and shops. I don't want a pawn shop added to the existing problems.

Application Location



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

Public Hearing Information

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Date: ***October 21, 2010***
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

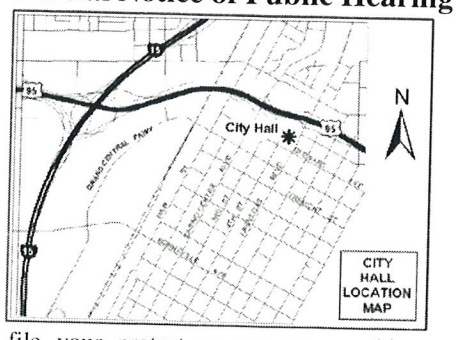
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City of Las Vegas
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☐ I SUPPORT this Request ■ I OPPOSE this Request

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SUP-37362
Planning Commission Meeting of 10/21/2010

13816515020
BLENDEN MICHAEL J
7932 VILLA FINESTRA
LAS VEGAS NV 89128-6935

Case: SUP-37362

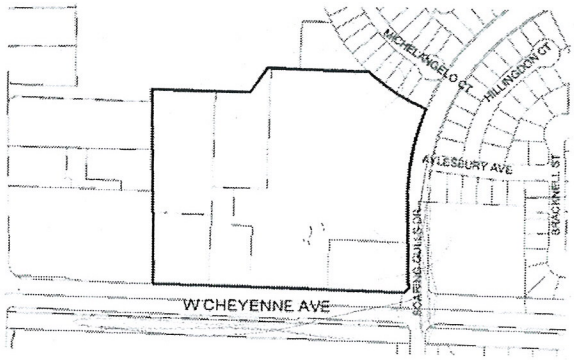
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Application Information

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We are adamantly opposed to Super Pawn in this location. We feel a Super Pawn would greatly decrease home values and increase crime, of all sorts, in our neighborhood.

Application Location



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

Public Hearing Information

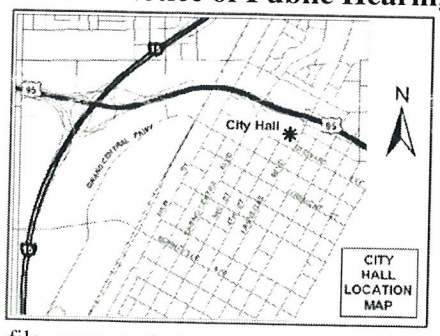
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City of Las Vegas
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Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

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☐ I SUPPORT this Request ☑ I OPPOSE this Request

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SUP-37362
Planning Commission Meeting of 10/21/2010

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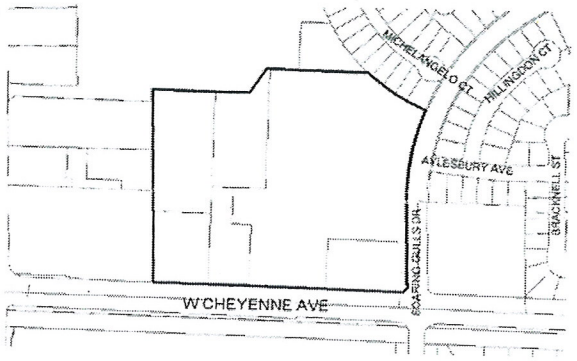
13809815029 Case: SUP-37362
DEJACK KATHERINE S & SCOTT D
3309 MISTY CLOUD CT
LAS VEGAS NV 89129-7365

Application Information

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Are you Kidding!? Our neighborhood Shopping Corner, across from a Church - A grocery Store and Dense family Homes? Meaning families - Kids - NO!
Scott & Kathy DeJack

Application Location



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Public Hearing Information

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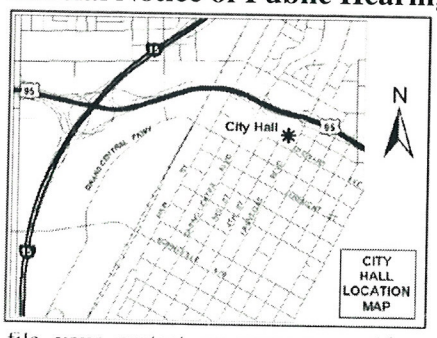
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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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SUP-37362
Planning Commission Meeting of 10/21/2010

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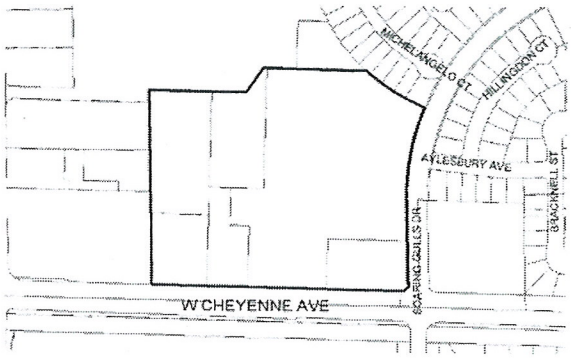
Case: SUP-37362
13816115009
DICKEY BILL JR & RUTH REV LIV TR
7805 LONESOME HARBOR AVE
LAS VEGAS NV 89131-5001

Application Information

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This is not a business that is needed in the neighborhood. There are others near the area for use by anyone who needs them. The residential neighborhood needs to be kept as it is. Residential area should remain as it is w/o the waiver.

Application Location



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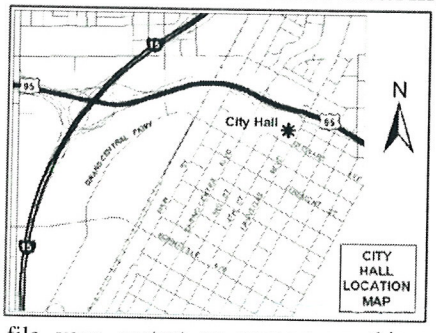
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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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SUP-37362
Planning Commission Meeting of 10/21/2010

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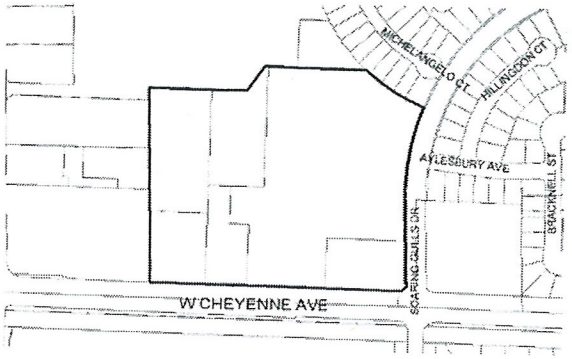
Case: SUP-37362
13809313089
DAIGLE CLIFTON & LORNA FAM TR
8445 MAJESTIC VIEW AVE
LAS VEGAS NV 89129-2101

Application Information

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We don't need this Pawn shop in our Neighborhood. We don't want this pawnshop in our Neighborhood!

Application Location



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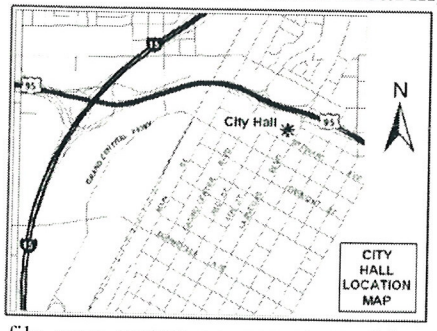
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SUP-37362
Planning Commission Meeting of 10/21/2010

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Case: SUP-37362
13809419025
IGNAGNI NATALINO & SUSIE REV TR
3364 MICHELANGELO CT
LAS VEGAS NV 89129-2185

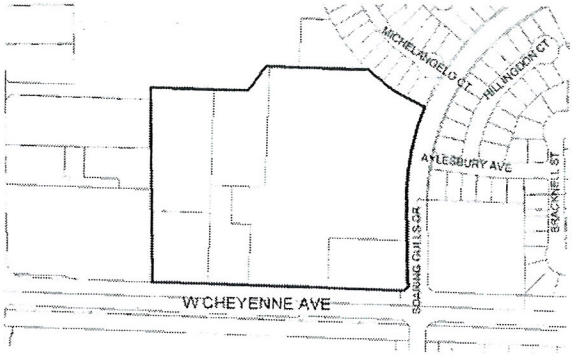
89129$2185 C072

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Ms. Anthoney - We have enough problems in this area - We don't need more —
Mr. & Mrs.
Natalino Ignagni

Application Location



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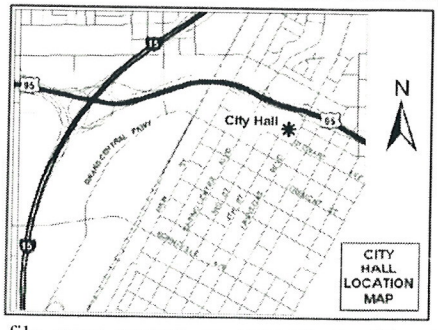
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SUP-37362
Planning Commission Meeting of 10/21/2010

Case: SUP-37362

13809418037
JORCZAK JOHN K
8109 CHEVOIT CT
LAS VEGAS NV 89129-2153

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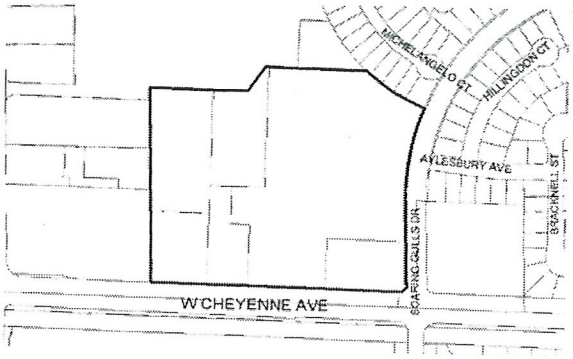
Application Information

TABLED - RENOTIFICATION - 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).

I object strongly to this zoning change which will bring a criminal element and trashy people to our neighborhood and will certainly lower property values which are already very low. We already have a pawn shop in close proximity at Cheyenne and Rainbow and don't need another one.

John K. Jorczak

Application Location



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

Public Hearing Information

Meeting:	Planning Commission
Date:	***October 21, 2010***
Time:	6:00 P.M.
Location:	City Council Chambers 400 Stewart Avenue Las Vegas, Nevada

Any ... and object to or express approval of this request; or may, prior to this meeting, file a written ... 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.

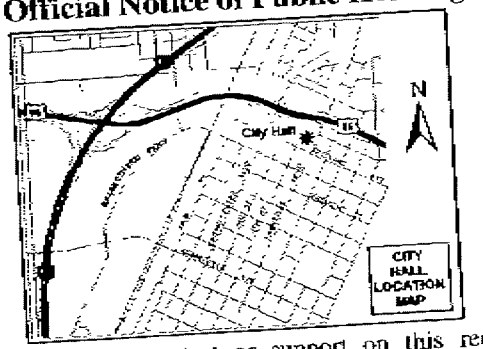
OCT 12 2010 16:23 FR 1 7026978170 TO 3857268 P.01/01

** TOTAL PAGE.01 **

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

Return Service Requested

Official Notice of Public Hearing



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

☐ I SUPPORT this Request

☑ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-37362

Planning Commission Meeting of 10/21/2010

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES

02 1M
0004279218

$ 00.41⁴

OCT 08 2010

MAILED FROM ZIP CODE 89101

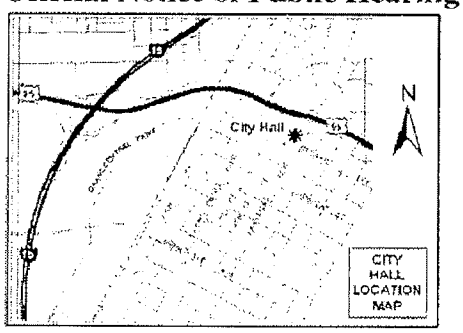
Case: SUP-37362

13809419018
HSU SHOU CHING
10391 BLUE GINGER DR
LAS VEGAS NV 89135-4058

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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Case: SUP-37362

13809323101
KELLY LAWRENCE R
8991 UNION GAP RD
LAS VEGAS NV 89123-3030

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-37362

Planning Commission Meeting of 10/21/2010

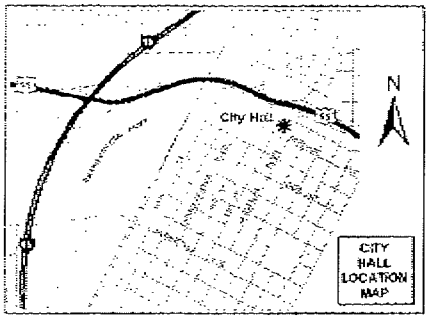
Oct. 12 2010 06:10PM P1
PHONE NO. : 3964086
FROM : BILL

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 1W $ 00.41⁴
0004279218 OCT 08 2010
MAILED FROM ZIPCODE 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.

SUP-37362

Planning Commission Meeting of 10/21/2010

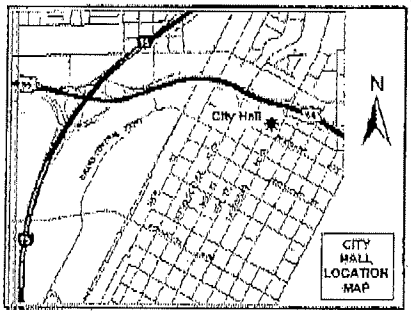
Case: SUP-37362
13809315034
KLEPPETSCH WILLIAM E JR & DEBRA
3436 LOCKPORT ST
LAS VEGAS NV 89129-7371

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

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FIRST CLASS

UNITED STATES POSTAGE
PITNEY BOWES
02 1M $ 00.41⁴
0004279218 OCT 08 2010
MAILED FROM ZIPCODE 89101

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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 10/21/2010

Case: SUP-37362
13809321047
ALDAYS,ERIK J & LEANNE
8201 EVENSHAM CT
LAS VEGAS NV 89129-2160

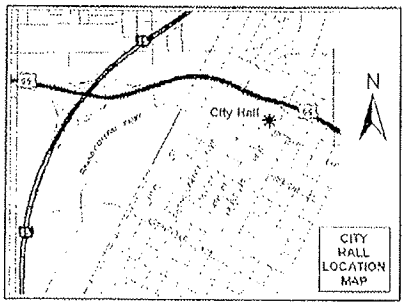
City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

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MAILED FROM ZIP CODE 89101

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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 10/21/2010

Case: SUP-37362

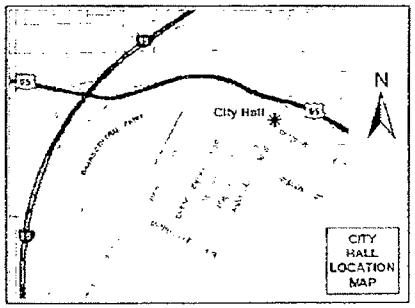
13817512128
CUSUMANO SUSAN
7905 TURTLE ISLAND CT
LAS VEGAS NV 89129-7346

OCT-11-2010 10:50A FROM:PATRICKSAMPSON-GM 17027963378 TO:93857268 P.1/1

~~702 385 7268~~

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

Return Service Requested
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☐ I SUPPORT this Request

☑ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-37362

Planning Commission Meeting of 10/21/2010

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0004279218 OCT 08 2010
MAILED FROM ZIPCODE 89101

Case SUP-37362
13816116003
SAMPSON PATRICK D & TIFFANY
8152 BAY HARBOR DR
LAS VEGAS NV 89128-7080

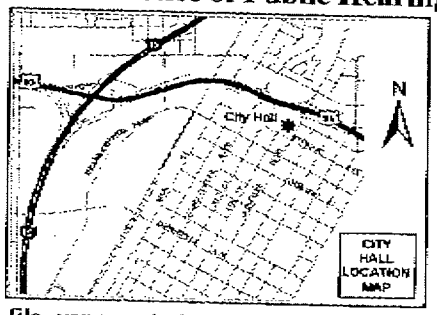
Oct. 11. 2010 8:15AM No. 0029 P. 1

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
0004279216
$ 00.44
OCT 08 2010
MAILED FROM ZIP CODE 89101

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Official Notice of Public Hearing



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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-37362

Planning Commission Meeting of 10/21/2010

Case: SUP-37362

13809315024
STOUGHTON ALETHEA W
8105 GREENWICH CT
LAS VEGAS NV 89129-7364

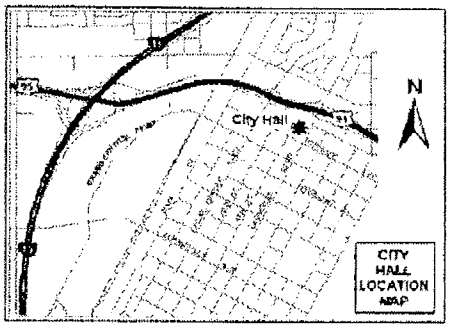
ty of Las Vegas
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evelopment Services Center
1 S. Fourth Street
is Vegas, Nevada 89101-2986

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES

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0004279218 OCT 08 2010
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



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
anning & 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
epresentative, please call (702) 229-6405.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

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UP-37362

anning Commission Meeting of 10/21/2010

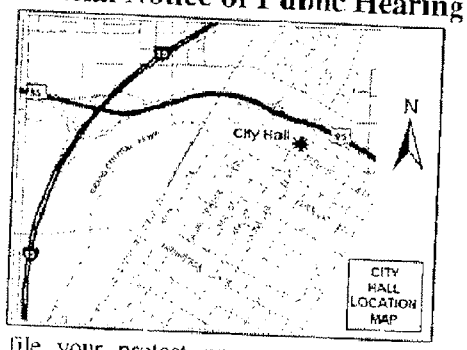
Case: SUP-37362

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

Oct 11 2010 9:26AM AL ORMAX LAS VEGAS 7029405001 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.

SUP-37362

Planning Commission Meeting of 10/21/2010

13809315027 Case: SUP-37362
KIRKPATRICK MELINDA & WILLIAM G
3408 LOCKPORT ST
LAS VEGAS NV 89129-7371

89129-7371 C072

TO: (702) 385-7268

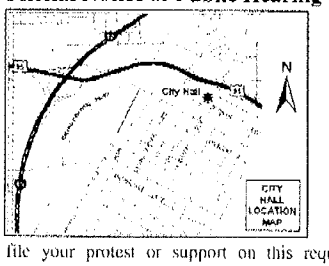
City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES

02 1M $ 00.41⁴
0004279218 OCT 08 2010
MAILED FROM ZIPCODE 89101

Return Service Requested
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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-37362

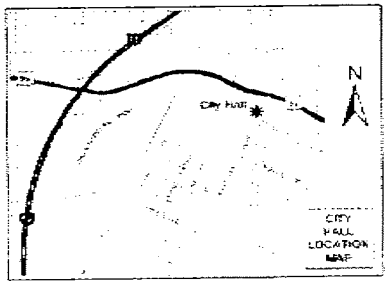
Planning Commission Meeting of 10/21/2010

Case: SUP-37362
13809317008
BOTKIN GARY L & JEAN M
8812 REINING SPUR AVE
LAS VEGAS NV 89143-1129

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 10/21/2010

Case SUP-37362

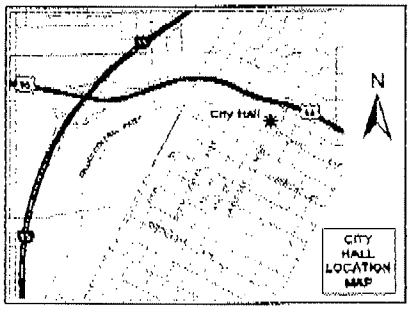
13816118009
ROTHKOFF STEPHEN D & MONA
8120 VILLA FINESTRA DR
LAS VEGAS NV 89128-6943

Oct.09.2009 01:38 PM

PAGE. 1/ 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.

SUP-37362
Planning Commission Meeting of 10/21/2010

Case: SUP-37362
13809413001
MOLL SHARON
8100 KEMPSTON CT
LAS VEGAS NV 89129-6708

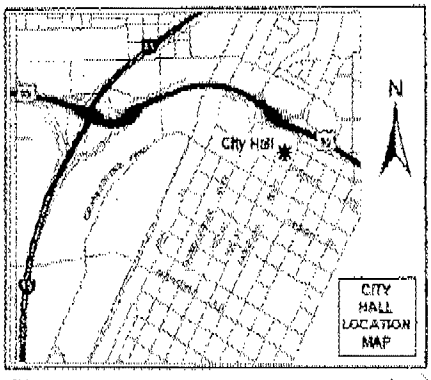
City of Las Vegas
Planning & Development Department
Development Services Center

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

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.41⁴
0004279218 OCT 08 2010
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



We have Section 8 individuals living in Desert Shores begging for money in the Albertsons parking lot already, our property values have taken a dramatic free fall 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.

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

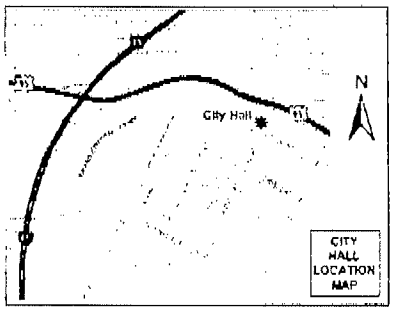
Case: SUP-37362
13809413013
YOUNG BEN D & LARENDA G
7872 MORNING FLOWER
LAS VEGAS NV 89129-2138

Please use available blank space on card for your comments.

SUP-37362
Planning Commission Meeting of 10/21/2010

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

Return Service Requested
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☐ I SUPPORT this Request ☒ I OPPOSE this Request

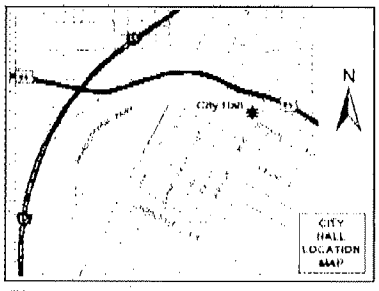
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SUP-37362
Planning Commission Meeting of 10/21/2010

Case: SUP-37362
13809313074
ROMO MATI R
8452 MAJESTIC VIEW AVE
LAS VEGAS NV 89129-7399

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



Our house value is already down 65%. Allowing this permit and subsequent Pawn Shop would make our home nearly worthless due to the perception of increased crime associated with these establishments.

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Case: SUP-37362
13816111032
NICHOLS RALEIGH B & MELISSA C
3152 MAPLE WOOD WY
LAS VEGAS NV 89128-7096

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

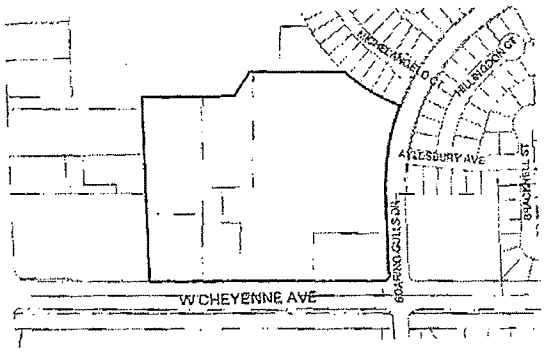
SUP-37362
Planning Commission Meeting of 10/21/2010

Application Information

TABLED ~~RENOTIFICATION~~ - 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).

Residents opposed this the last time. What makes you think we will support it the second time?

Application Location



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

Public Hearing Information

Meeting:	Planning Commission
Date:	*October 21, 2010*
Time:	6:00 P.M.
Location:	City Council Chambers 400 Stewart Avenue Las Vegas, Nevada

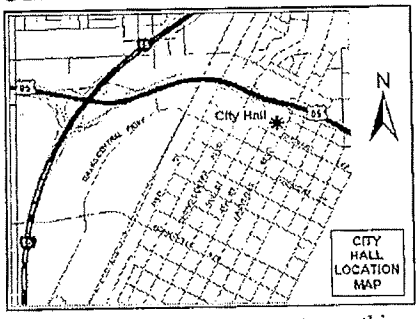
Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Planning and Development Department, Development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

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 OCT 08 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

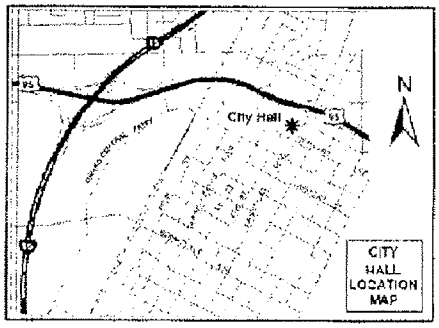
Please use available blank space on card for your comments.

SUP-37362
Planning Commission Meeting of 10/21/2010
This is the second time. Residents are not supporting this !!!

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

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

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-37362

Planning Commission Meeting of 10/21/2010

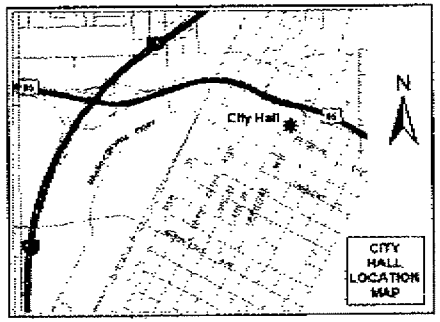
Case: SUP-37362
13809313067
MURRIN 2003 FAMILY TRUST
1160 SOMERSET DR
SAN JOSE CA 95132-3043

PAGE 01
OANH HILL
7025621920
04/29/2002 20:55

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

Return Service Requested

Official Notice of Public Hearing



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

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-37362

Planning Commission Meeting of 10/21/2010

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES

02 1M $ 00.41⁴
0004279218 OCT 08 2010
MAILED FROM ZIPCODE 89101

Case: SUP-37362

13816119003
HILL RICHARD H & OANH N
3020 GULF BREEZE DR
LAS VEGAS NV 89128-7009

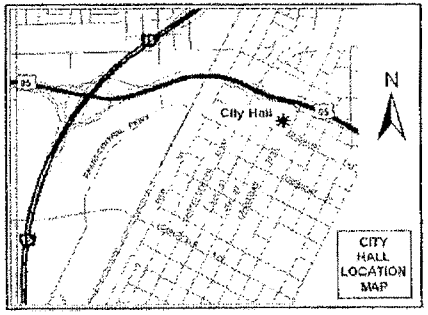
NSTec Procurement Fax:702-295-1865 Oct 13 2010 05:04pm P001/001

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
02 1M $ 00.41[4]
0004279210 OCT 08 2010
MAILED FROM ZIPCODE 89101

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SUP-37362

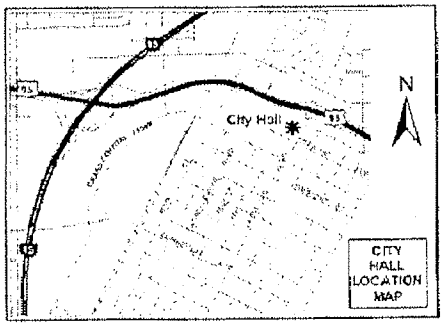
Planning Commission Meeting of 10/21/2010

Case: SUP-37362

13809323131
WERNIKOVE CORY TRUST
8432 BLUE ISLAND AVE
LAS VEGAS NV 89129-7381

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

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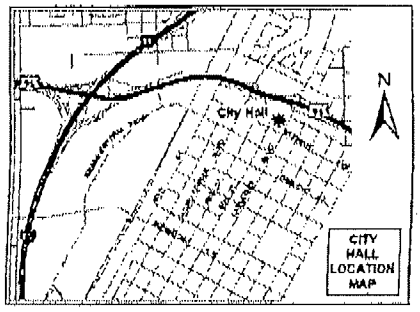
Case: SUP-37362
13809321011
PALAFOX ALBERT R & PROFETIZA M
3635 W FOSTER AVE
CHICAGO IL 60625-5527

Oct 15 10 12:53p Albert Palafox 773-539-3726 p.1

Fax to: 702.385.7268

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



Your Name: Elana & Joe Roberto
Your Address: 8264 Roselle Ct
Las Vegas, NV 89129

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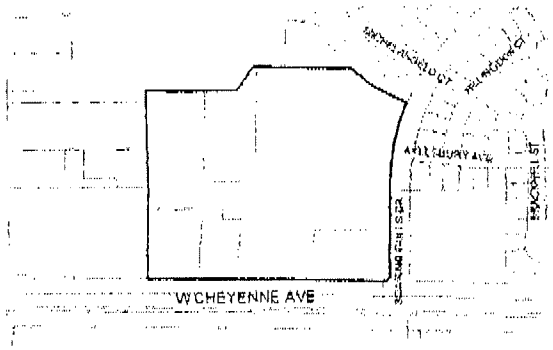
SUP-37362
Planning Commission Meeting of 10/21/2010

Application Information

TABLED - RENOTIFICATION - 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).

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Application Location



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Public Hearing Information

Meeting:	Planning Commission
Date:	*October 21, 2010*
Time:	6:00 P.M.
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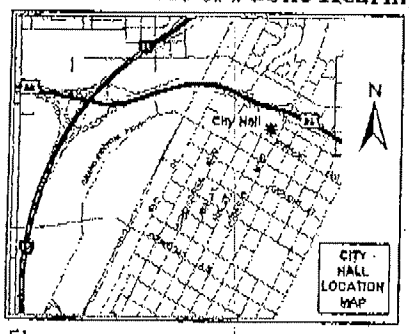
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There are 6 Super Pawn's within 5 miles of our neighborhood already!!

Fax to: 702.385.7268

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



Your Name: ERIN NEED

Your Address: 3376 MICHELANGELO CT.
Las Vegas, NV 89129

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please attend this meeting or at least fax to: 702.385.7268

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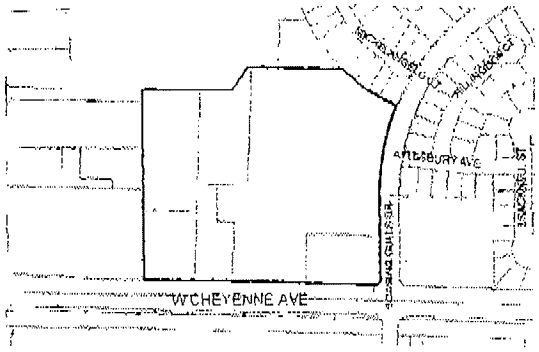
SUP-37362
Planning Commission Meeting of 10/21/2010

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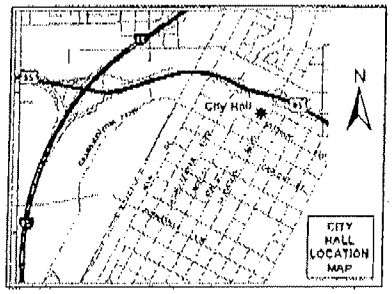
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There are 6 Super Pawn's within 5 miles

Fax to: 702.385.7268

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



Your Name: Myrna Aldecoa Hernandez
Your Address: 3217 Brookwell St
Las Vegas NV 89129

Comments: We absolutely oppose to the plan of a pawnshop opening in our neighborhood !! Please help us. Please attend this meeting! or at least fax to: 702.385.7268

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

☐ I SUPPORT this Request ☒ I OPPOSE this Request

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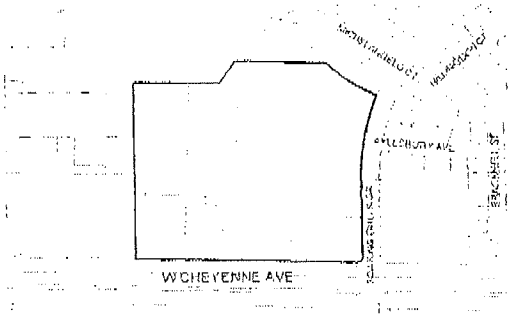
SUP-37362
Planning Commission Meeting of 10/21/2010

Application Information

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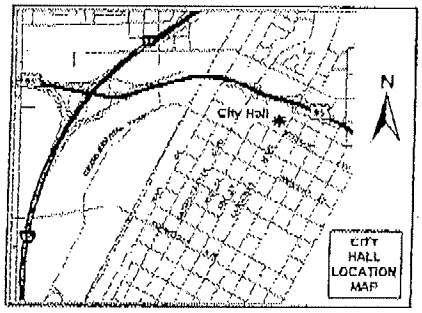
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There are 6 Super Pawn's within 5 miles of our neighborhood already!!

Fax to: 702.385.7268

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



Your Name: Theresa Anderson

Your Address: 3520 Tuscany Village
Las Vegas, NV

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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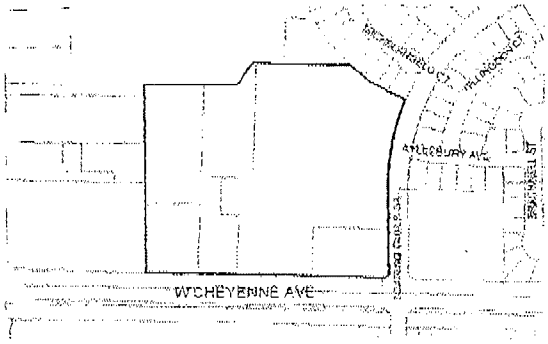
SUP-37362
Planning Commission Meeting of 10/21/2010

Application Information

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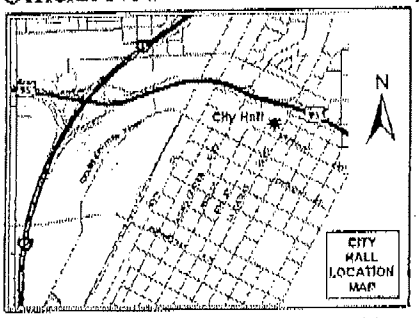
There are 6 Super Pawn's within 5 miles of our neighborhood already!!

Fax to: 702.385.7268

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



Your Name: Keelie Wright

Your Address: 8128 Chillero Ave
Las Vegas, NV

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SUP-37362

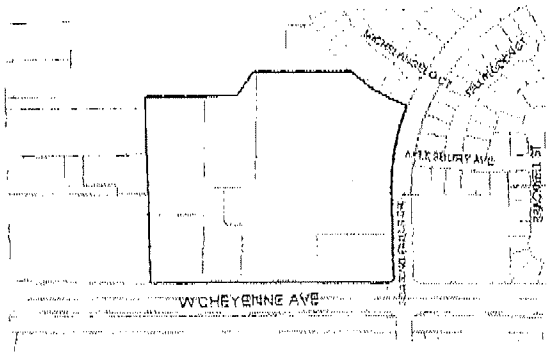
Planning Commission Meeting of 10/21/2010

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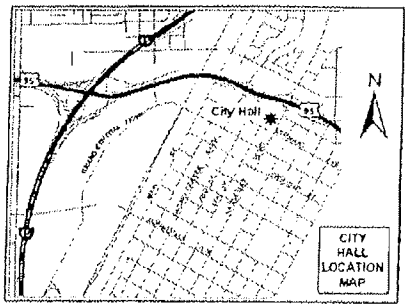
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Fax to: 702.385.7268

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



Your Name: KEITH UHDA

Your Address: 8221 AMESBURY AVE.
Las Vegas, NV

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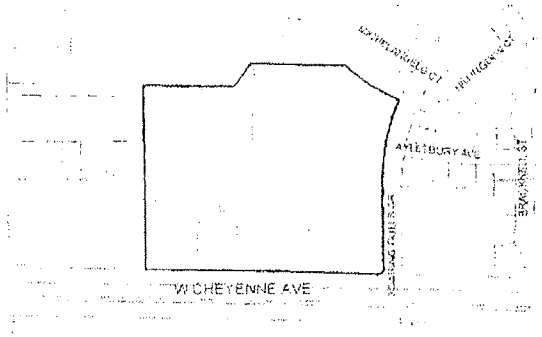
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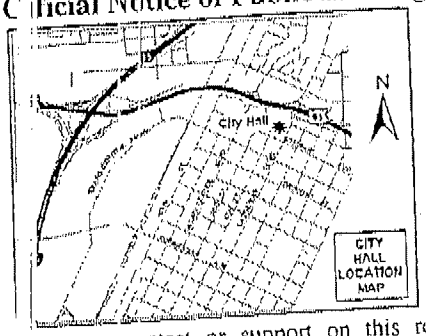
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Fax to: 702.385.7268

City of Las Vegas
Planning & Develop ent Department
Development Servic Center
731 S. Fourth Street
Las Vegas, Nevada 101-2986

Return Service Requested

C ficial Notice of Public Hearing



Your Name: Usplynches
Your Address: 3321 Michelangelo St
Las Vegas, NV

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☐ I SUPPORT the Request

☒ I OPPOSE this Request

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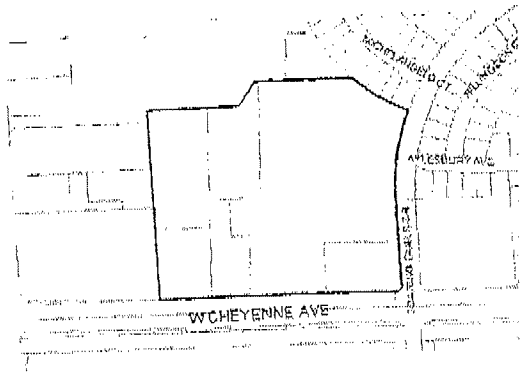
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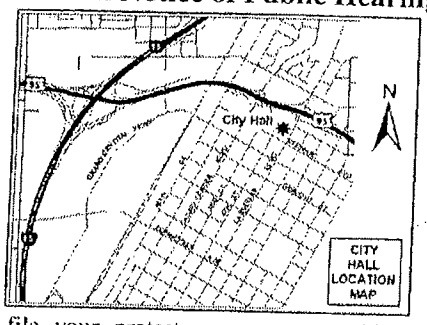
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There are 6 SuperPawn's within 5 miles of our neighborhood already!!

Fax to: 702.385.7268

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



Your Name: Julie Hurd

Your Address: 3340 Hillingdon Ct.
Las Vegas, NV 89129

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please attend this meeting! or at least fax to: 702.385.7268

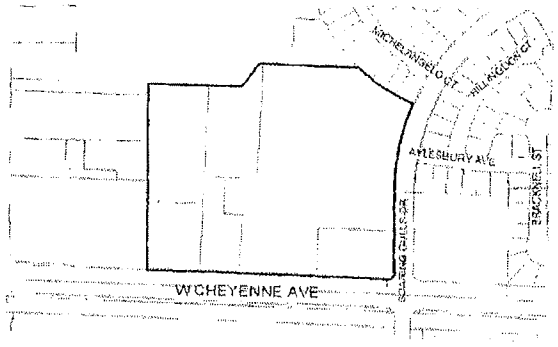
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SUP-37362
Planning Commission Meeting of 10/21/2010

Application Information

TABLED - RENOTIFICATION - 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).

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Public Hearing Information

Meeting:	Planning Commission
Date:	*October 21, 2010*
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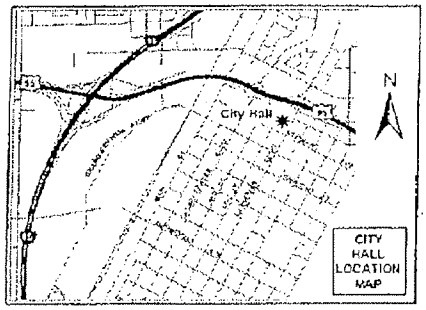
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City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Return Service Requested
Official Notice of Public Hearing



Your Name: ERIC AVANCENA

Your Address: 8113 CHEVOIT CT
Las Vegas, NV 89129

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please attend this meeting! or at least fax to: 702.385.7268

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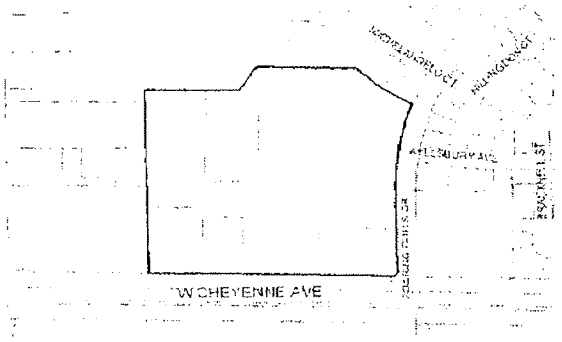
SUP-37362
Planning Commission Meeting of 10/21/2010

Application Information

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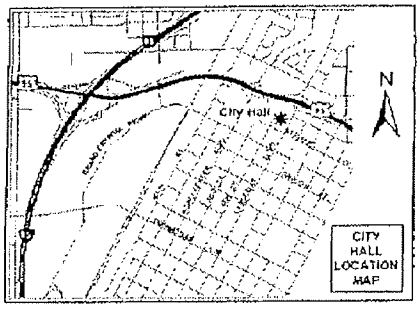
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Fax to: 702.385.7268

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



Your Name: MARK E FRAZEE

Your Address: 3328 COTSWOLD ST
Las Vegas, NV

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please attend this meeting or at least fax to: 702.385.7268

Please use available blank space on card for your comments.

SUP-37362

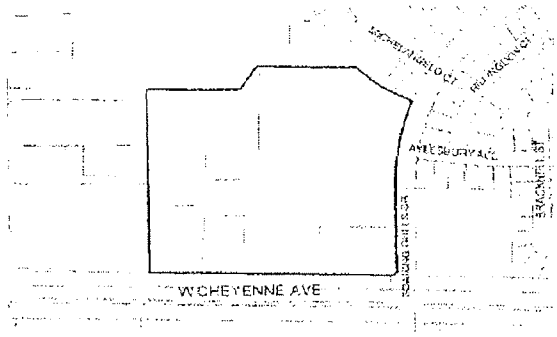
Planning Commission Meeting of 10/21/2010

Application Information

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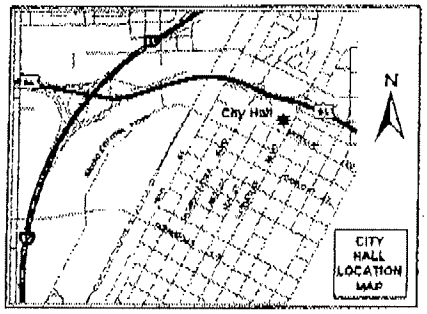
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Fax to: 702.385.7268

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



Your Name: MR GARY SUTTON

Your Address: 8129 DARTMOOR AVE
Las Vegas, NV

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

Please attend this meeting or at least fax to: 702.385.7268

SUP-37362

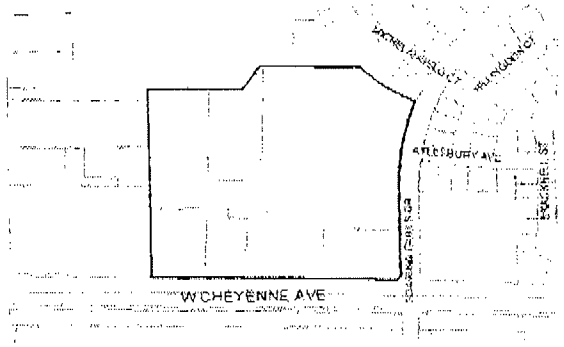
Planning Commission Meeting of 10/21/2010

Application Information

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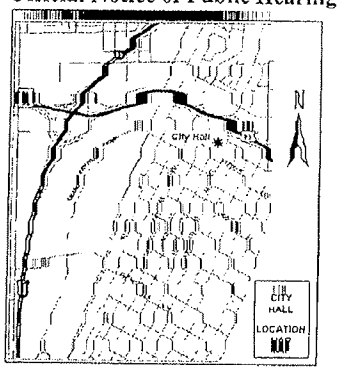
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Fax to: 702.385.7268

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



Your Name: Victoria Miller
Your Address: 8200 W. Aylesbury
Las Vegas, NV 89129

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please attend this meeting! or at least fax to: 702.385.7268

Please use available blank space on card for your comments.

SUP-37362

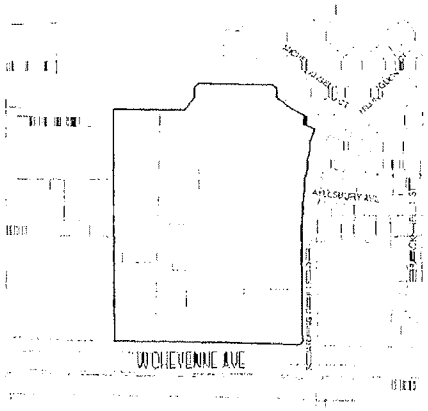
Planning Commission Meeting of 10/21/2010

Application Information

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No Pawnshop in the

Application Location



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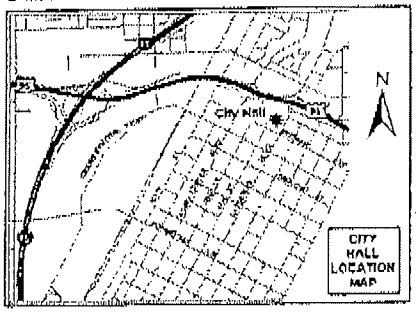
Public Hearing Information

Fax to: 702.385.7268

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



Your Name: Richard Stout

Your Address: 3308 Barnstaple Ct.
Las Vegas, NV 89129

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Please attend this meeting!

☐ I SUPPORT this Request ☒ I OPPOSE this Request

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SUP-37362

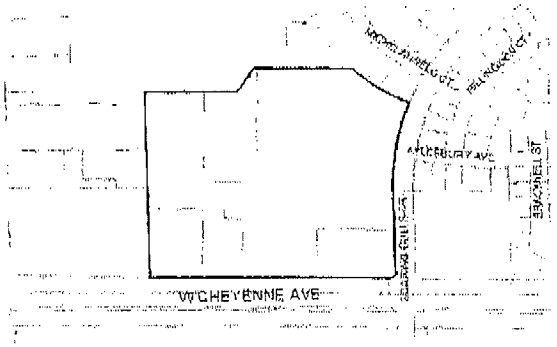
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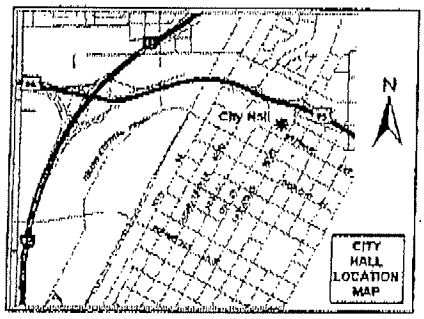
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Fax to: 702.385.7268

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



Your Name: DAN GOORE
Your Address: 3365 MICHELANGELO Ct
Las Vegas, NV 89129

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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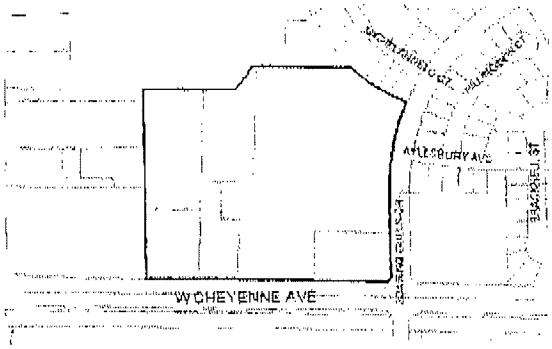
SUP-37362
Planning Commission Meeting of 10/21/2010

Application Information

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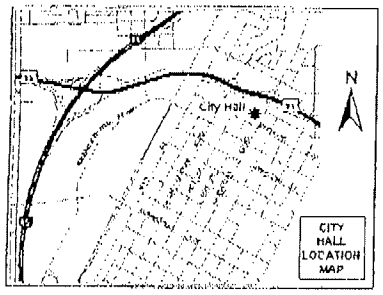
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City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Return Service Requested

Official Notice of Public Hearing



Your Name: HARVEY SMITH

Your Address: 3332 MICHELANGELO COURT
Las Vegas NV 89129

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SUP-37362

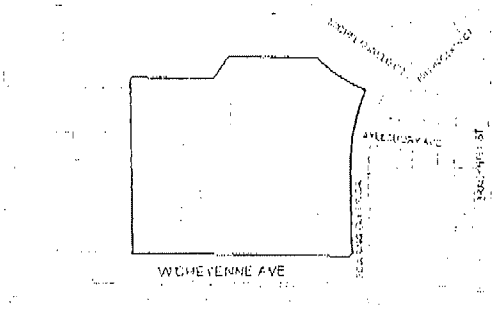
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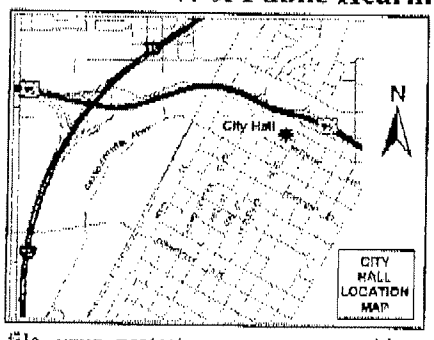
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City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED FIRST CLASS

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Return Service Requested
Official Notice of Public Hearing



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☐ I SUPPORT this Request

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SUP-37362

Planning Commission Meeting of 10/21/2010

Case: SUP-37362

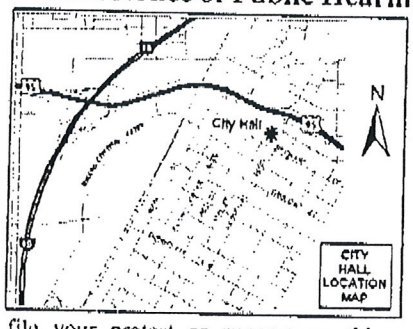
13809413053
BURNS LESLIE
8217 AYLESBURY AVE
LAS VEGAS NV 89129-7342

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

PRESORTED FIRST CLASS

$ 00.41⁴
OCT 08 2010
MAILED FROM ZIPCODE 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.

SUP-37362

Planning Commission Meeting of 10/21/2010

Case: SUP-37362
13809313107
GOD-GONZALEZ ANNA MARIE
P O BOX 3886
MERRIFIELD VA 22116-3886

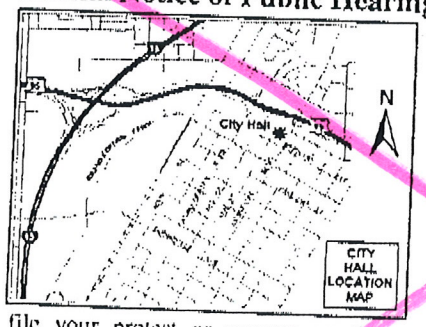
22116$3886 B056

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

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$ 00.41⁴
OCT 08 2010
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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-39412

Planning Commission Meeting of 10/21/2010

W 150 10-09-10

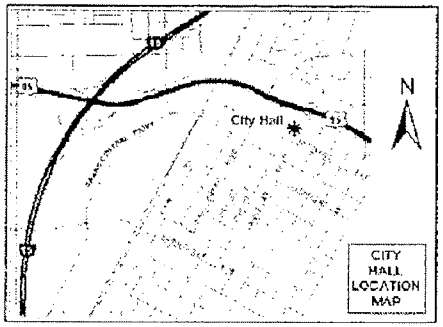
Case: SUP-39412
13833224056
GOD-GONZALEZ ANNA MARIE
P O BOX 3886
MERRIFIELD VA 22116-3886

22116$3886 B056

Oct 17 10 01:50p Mary Ellen Majkut 518-356-0533 p.1

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

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-37362

Planning Commission Meeting of 10/21/2010

Case: SUP-37362
13809419001
MAJKUT MICHAEL D & MARY E
4112 STONEFIELD WY
SCHENECTADY NY 12306-7000

PAGE 02/02
WENGERT ELEMTARY
04/08/2006 02:03 7027990116

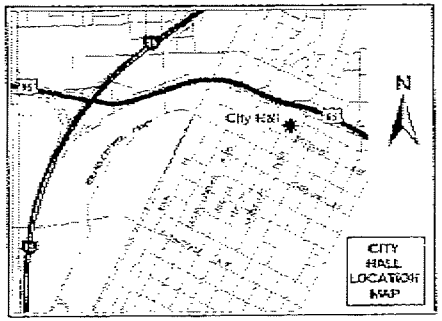
City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

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UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.41⁴
0004279218 OCT 08 2010
MAILED FROM ZIPCODE 89101

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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 10/21/2010

Case: SUP-37362

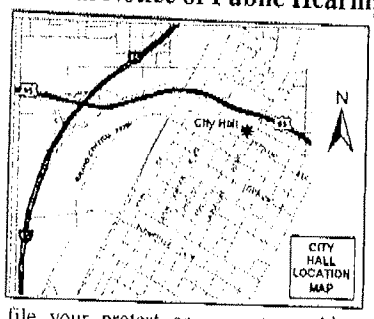
13809313088
ROBISON CHERYL MARIE
8449 MAJESTIC VIEW AVE
LAS VEGAS NV 89129-2101

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 $ 00.41[4]
0004279218 OCT 08 2010
MAILED FROM ZIPCODE 89121

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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 10/21/2010

13809323090 Case: SUP-37362
O'CONNOR BARBARA K
8441 WANDERING SUN AVE
LAS VEGAS NV 89129-2190

10/18/2010 13:03 FAX 001

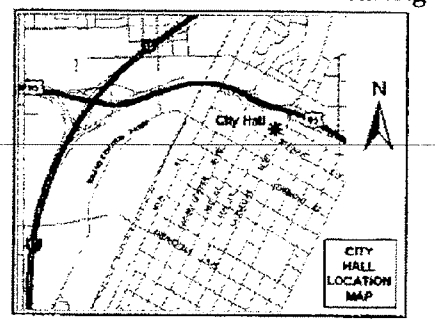
Oct 18 2010 10:09AM NUGENT LLC SALONS 7022438351 p.1

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

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UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.41⁴
0004279218 OCT 08 2010
MAILED FROM ZIP CODE 89101

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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 10/21/2010

Case: SUP-37362

13816116002
HAGADORN FAMILY TRUST
3005 HARBOR COVE DR
LAS VEGAS NV 89128-7084

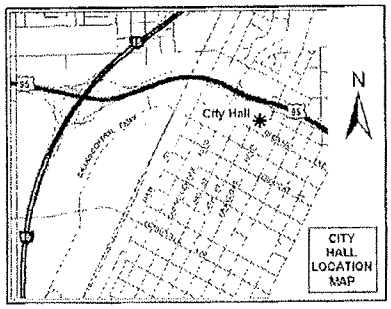
City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.41⁴
0004279218 OCT 08 2010
MAILED FROM ZIPCODE 89101

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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 10/21/2010

Case: SUP-37362

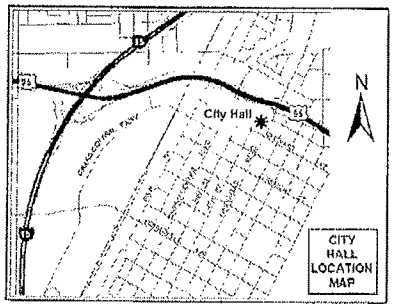
13809413010
GLASSER JOAN B
3325 HILLINGTON CT
LAS VEGAS NV 89129-7328

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

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UNITED STATES POSTAGE PITNEY BOWES
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MAILED FROM ZIP CODE 89101

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-37362

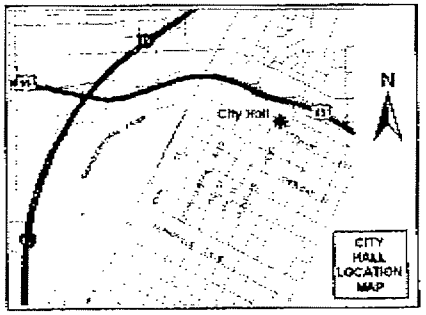
Planning Commission Meeting of 10/21/2010

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

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

Return Service Requested

Official Notice of Public Hearing



Please Do NoT Approve
SUP-37362

This use is NoT A proper fit for our Neighborhood

S. Smith

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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 10/21/2010

Case: SUP-37362

13809413037
SMITH SANJA
3300 BARNSTAPLE CT
LAS VEGAS NV 89129-6709

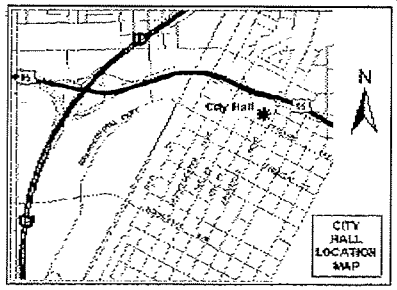
PAGE 01/01
KEITH CACERES
7028399015
10/20/2010 18:09

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

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UNITED STATES POSTAGE
PITNEY BOWES
02 1M $ 00.41⁴
0004279218 OCT 08 2010
MAILED FROM ZIP CODE 89101

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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 10/21/2010

I oppose this request. These zoning laws exist for a reason. Why have such laws on the books if they arent going to be enforced. There is already a Super Pawn location 2.3 miles directly east of this location. I hope the council will take the interests of residents into consideration and uphold the integrity of our neighborhood.

Case: SUP-37362
13809419013
CACERES KEITH A
3349 MICHELANGELO CT
LAS VEGAS NV 89129-2185

Thank You,
Keith Caceres

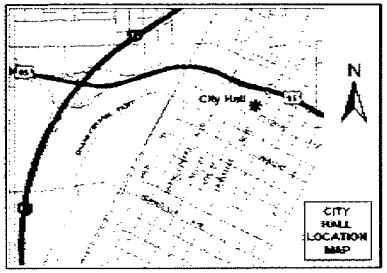
2010-10-21 08:57 Jamie Diaz 702-269-9159 >> P 1

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

$ 00.41

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 10/21/2010

Case: SUP-37362
13809413066
DIAZ MICHAEL J & JAMIE M S
8109 CHILTERN AVE
LAS VEGAS NV 89129-7389

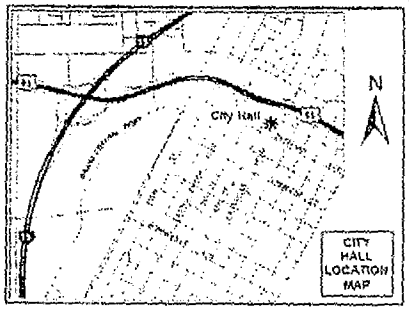
HOLD AT AGENT

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
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0004279218 MAR 12 2010
MAILED FROM ZIP CODE 89101

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Official Notice of Public Hearing



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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

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

Case: SUP-37362
13809413042
ANGELL TAMARA W
3305 BARNSTAPLE CT
LAS VEGAS NV 89129-6709

AAUDS11 25123

RECEIVED
MAR 18 2010

Submitted after final agenda
Date Item 25A

City of Las Vegas
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Development Services Center
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Las Vegas, Nevada 89101-2986

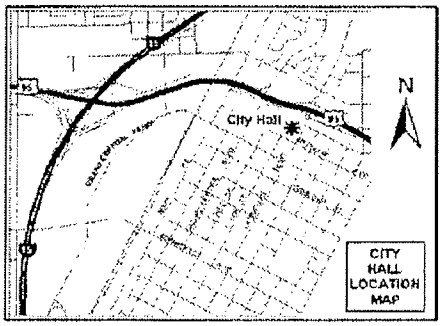
PRESORTED FIRST CLASS

$00.41

MAILED FROM ZIPCODE

Return Service Requested

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☑ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-37362

Planning Commission Meeting of 10/21/2010

Case: SUP-37362

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

Telephone Protest/ Approval Log

Meeting Date: 03/25/10 **Case Number:** SUP-37362

Date: 03/18/10
Name: Ludy Llasus
Address: 8125 Chiltoon Ave
LV 89129
Phone: 656-0584
[X] **PROTEST** [ ] **APPROVE**

Date:
Name:
Address:
Phone:
[ ] **PROTEST** [ ] **APPROVE**

Date:
Name:
Address:
Phone:
[ ] **PROTEST** [ ] **APPROVE**

Date:
Name:
Address:
Phone:
[ ] **PROTEST** [ ] **APPROVE**

Date:
Name:
Address:
Phone:
[ ] **PROTEST** [ ] **APPROVE**

Date:
Name:
Address:
Phone:
[ ] **PROTEST** [ ] **APPROVE**

Submitted after final agenda
Date [redacted] Item 75P

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**

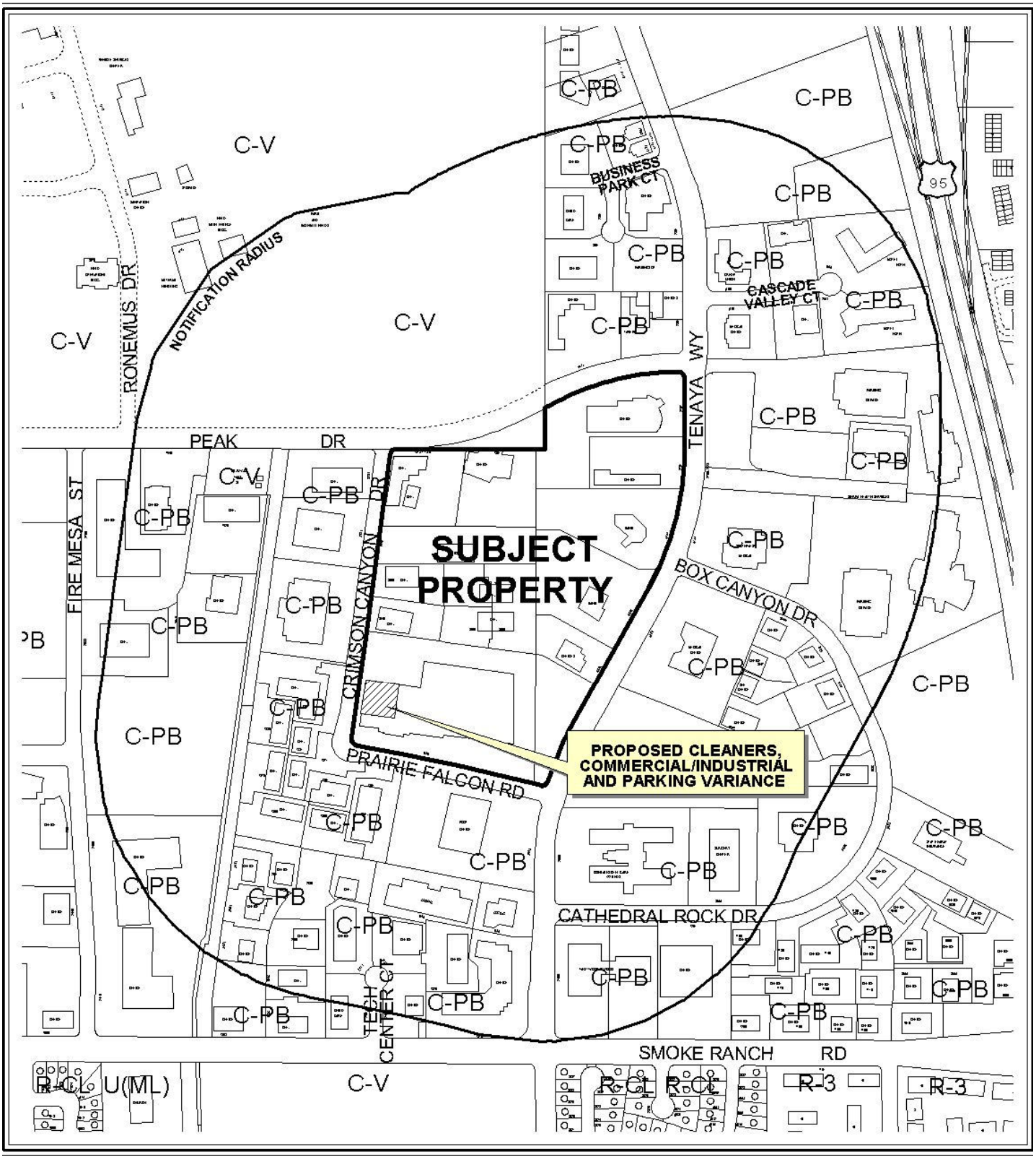
SUBJECT:
VAR-39804 - VARIANCE - PUBLIC HEARING - APPLICANT: WESTERN LINEN SERVICES, INC. - OWNER: ASSAF NEVADA, INC. - Request for a Variance TO ALLOW ZERO ADDITIONAL PARKING SPACES WHERE 44 ADDITIONAL PARKING SPACES ARE REQUIRED FOR A CLEANERS, COMMERCIAL/INDUSTRIAL on 7.55 acres at 7350 Prairie Falcon 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



0 500 1000 Feet

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

RADIUS: 1000 FT

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 18, 2010
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: APPLICANT: WESTERN LINEN SERVICES, INC. - OWNER: ASSAF NEVADA, INC.

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAR-39804	Staff recommends APPROVAL, subject to conditions:	
SUP-39801	Staff recommends APPROVAL, subject to conditions:	VAR-39804

** CONDITIONS **

VAR-39804 CONDITIONS

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-39801) shall be required, if approved.

2. 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.

3. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Department.

4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

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

SUP-39801 CONDITIONS

Planning and Development

1. Conformance to all Minimum Requirements under LVMC Title 19.04.010 for A Cleaners, Commercial/Industrial use.

2. Approval of and conformance to the Conditions of Approval for Variance (VAR-39804) shall be required.

3. 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.

4. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Department.

5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

6. Written approval by the Clark County Department of Aviation with no change in flight patterns shall be submitted to the City of Las Vegas prior to the issuance of building permits.

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

Public Works

8. Prior to the issuance of any building permits, coordinate the connection of this site to public sewer with the Collection Systems Planning Section of the Department of Public Works to determine if there are any capacity related issues for the discharge of wastewater from this facility.

9. Prior to submittal of construction drawings or occupancy of this site, whichever may occur first, contact the Environmental Compliance Section of the Department of Public Works at 229-6594 to determine environmental pre-treatment requirements. Comply with the requirements of the Environmental Compliance Section.

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is proposing to locate a 50,600 square-foot Cleaners, Commercial/Industrial business in the westerly portion of a 141,419 square-foot building in the Las Vegas Technology Center at 7350 Prairie Falcon Road. The use is permitted in the center with an approved Special Use Permit. This proposal also requires a Variance for parking to allow zero spaces where 44 additional spaces are needed. Evidence has been provided that the site can accommodate the proposed use, and will not negatively impact the existing uses on site or in the surrounding area. Therefore, staff recommends approval, with conditions. If denied, the business would not be permitted to operate at this location.

ISSUES

- A Cleaners, Commercial/Industrial Use is permitted in a C-PB (Planned Business Park) with the approval of a Special Use Permit.
- A Variance is required for reduced parking to allow no additional spaces where 44 are required.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
09/05/84	The City Council approved Annexation (A-0015-84) for land between Buffalo Drive/Cheyenne Avenue/Lorenzi Boulevard/Smoke Ranch Road. The Planning Commission and Staff recommended approval.
11/20/85	The City Council approved Rezoning (Z-0068-85) from N-U (Non Urban) to C-PB (Planned Business Park) for 7350 Prairie Falcon Road. The Planning Commission and Staff recommended approval.
04/03/91	The City Council approved a Review of Condition [Z-0068-85(4)] to remove Condition One of Z-0068-85 that required a screen wall on the north perimeter of 7350 Prairie Falcon Road. The Planning Commission and Staff recommended approval.
03/30/99	The Planning & Development Department provided a Zoning Verification Letter [Z-0068-85(3)] for 7350 Prairie Falcon Road.

01/19/00	The City Council approved Site Development Plan Review [Z-0068-85(51)] for a 90,819 square-foot addition at 7350 Prairie Falcon Road. The Planning Commission and Staff recommended approval.
08/19/09	The City Council approved Variance (VAR-34603) to allow 176 parking spaces where 331 are required for a Commercial Recreation/Amusement (Indoor) use at 7350 Prairie Falcon Road. The Planning Commission and Staff recommended approval.

Most Recent Change of Ownership	
11/05/07	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
05/04/99	A Building Permit (#99008492) was issued for a Non-Work Certificate of Occupancy. It was finalized on 05/07/99.
03/14/01	A Building Permit (#1004189) was issued for a Tenant Improvement Certificate of Occupancy. It was finalized on 09/27/02.
12/04/09	A Business License (A06-00019) was issued for an Amusement Park at 7350 Prairie Falcon Road. The license is currently active.
12/04/09	A Business License (R05-00660) was issued for a Snack Bar, Take Out Only at 7350 Prairie Falcon Road. The license is currently active.
12/17/09	A Business License (C08-01917) was issued for a Coin Amusement Machine at 7350 Prairie Falcon Road. The license is currently active.

Pre-Application Meeting	
09/24/10	Staff reviewed the application requirements for a Cleaners, Commercial/Industrial use and noted the following: • A Variance for parking is required due to the increased parking requirement for the proposed use; • A Special Use Permit will be required; • For any exterior changes to the site, a letter of approval from the Las Vegas Technology Architectural Review Committee is required prior to submittal of materials to the City. A copy of this letter will also be required at time of submittal for any required building permits.

Neighborhood Meeting
A neighborhood meeting is not required for this application, nor was one held.

Field Check	
10/15/10	Staff inspected the property and found it to be well maintained.

Details of Application Request	
Site Area	
Gross Acres	7.55

Surrounding Property	***Existing Land Use Per Title 19.04***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Office	LI/R (Light Industry/Research)	C-PB (Planned Business Park)
North	Office	LI/R (Light Industry/Research)	C-PB (Planned Business Park)
South	Post Office, Local Service	LI/R (Light Industry/Research)	C-PB (Planned Business Park)
	Office	LI/R (Light Industry/Research)	C-PB (Planned Business Park)
East	Private Park	LI/R (Light Industry/Research)	C-PB (Planned Business Park)
West	Office	LI/R (Light Industry/Research)	C-PB (Planned Business Park)

Master Plan Areas	***Yes***	***No***	***Compliance***
Master Plan Area			
Technology Center	X		Y
Special Purpose and Overlay Districts	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts			
A-O (Airport Overlay) 175 Feet	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Functional Classification of Street(s)	*Governing Document*	*Street Width (Feet)*	*Compliance with Street Section*
Tenaya Way (Secondary Collector)	Master Plan of Streets and Highways	80	Y
Prairie Falcon Road	N/A	60	N/A
Crimson Canyon Drive	N/A	60	N/A

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

Parking Requirement							
	Gross Floor Area or Number of Units	***Required***			***Provided***		***Compliance***
			Parking		*Parking*		
Use		***Parking Ratio***	Regular	Handi-capped	Regular	Handi-capped	
Commercial Recreation/ Amusement (Indoor)	45,098 SF	1 per 200 S.F.	226				
Warehouse (Existing)	96,321 SF	1 per 1,000 S.F.	97				
Warehouse (To Be Removed)	(-50,600) SF	1 per 1,000 S.F.	-51				
Cleaners, Commercial/ Industrial (Proposed)	50,600 SF	1 per 500 plus 5	107				
TOTAL SPACES REQUIRED			379		188		N
Regular and Handicap Spaces Required			371	8	181	7	N
Loading Spaces	141,419	3 for first 50,000 S.F. then 1 for each 100,000 or fraction thereafter	4		12		Y
Percent Deviation (VAR only)			41%				

YK

ANALYSIS

The site contains a 141,419 square-foot building, 45,098 square feet for a Commercial Recreation/Amusement (Indoor) Facility and the remaining 96,321 square feet utilized for warehouse space. A previously approved Variance (VAR-34603) was required to allow 176 parking spaces where 331 were required at the time that the recreational facility was established. Upon further review, it has been determined that the previous variance is inconsistent with current site conditions, and that 188 parking spaces are available on site, as verified by staff during a site visit. In addition, handicap parking required for the site was incorrectly added to the overall total required. Therefore, the change in use for 50,600 square feet of warehouse to commercial cleaners results in a net increase in required parking by 44 spaces.

The previous Variance approval was based on the use of the facility as a Commercial Recreation Facility (Indoor), with a parking requirement of one space per 200 square feet of gross floor area. The majority of the floor area is race track, with limited access. A submitted parking demand analysis for a similar 32,771 race track located in Murrieta, California indicated a peak parking demand of 44 spaces, well below the 64 spaces required for that location.

In addition, the applicant states that no more than 15 employees will be present on any shift and that many of them are expected to utilize public transportation. A bus stop is located on Tenaya Way, immediately to the east of the subject site. Approximately two-thirds of the floor space will be occupied by cleaning equipment. Furthermore, no traffic or parking issues have been reported on the site since the previously approved parking Variance. Parking for delivery vehicles can be accommodated within the loading dock area, which is not included in the number of parking spaces for the site. Deliveries for the proposed use will take place overnight, and will not conflict with the normal business hours of the existing uses.

For these reasons, staff supports the Variance and Special Use Permit requests, and recommends approval, with conditions.

FINDINGS (VAR-39804)

In accordance with the provisions of Title 19.18.070(B), Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.18.070(L) states:

> "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

Evidence has been provided that the site can accommodate the proposed use, and will not negatively impact the existing uses on site or in the surrounding area.

FINDINGS (SUP-39801)

In order to approve a Special Use Permit application, per Title 19.18.060 the Planning Commission and City Council must affirm the following:

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 Cleaners, Commercial/Industrial Use can be conducted in a manner that is harmonious and compatible with the uses in the existing shopping center and with the uses on adjacent properties.

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

   The subject site is physically suitable for the type and intensity of the proposed use.

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.**

   The site is located within the center of the Las Vegas Technology Center and adjacent to three public streets. These streets provide adequate access to and from the subject property.

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 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 use complies with the Minimum Special Use Permit requirements. There are no distance separation requirements for Cleaners, Commercial/Industrial Use.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 14

NOTICES MAILED 93

APPROVALS 0

PROTESTS 0

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:	CHM

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

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PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Parking Variance

Project Address (Location) 7350 Prairie Falcon Road

Project Name Western Linen Services, Inc **Proposed Use** Commercial Laundry

Assessor's Parcel #(s) 138-15-310-048 **Ward #** 4

General Plan: existing LI/R proposed _____ **Zoning:** existing C-PB proposed _____

Commercial Square Footage 20,131. **Floor Area Ratio** _____

Gross Acres 7.42 **Lots/Units** _____ **Density** _____

Additional Information _____

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Notary Public in and for said County and State

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OCT 04 2010

Revised 10/27/08

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

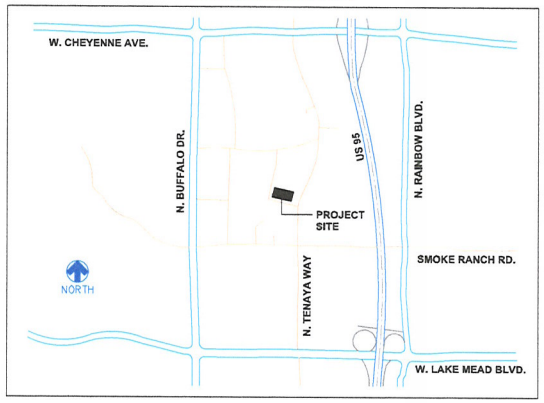
PARKING CALCULATIONS

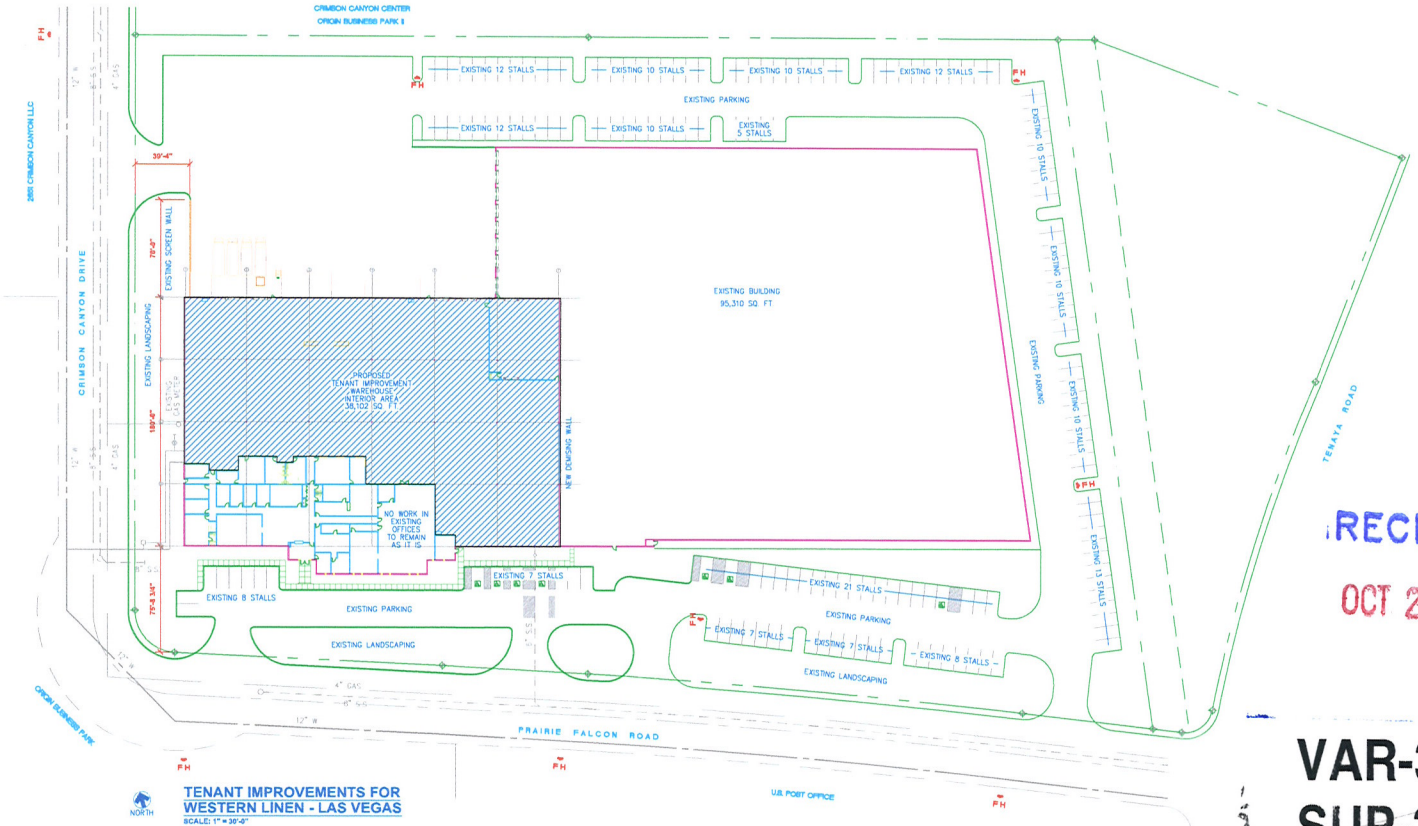
EXISTING PARKING — 172 STANDARD PARKING STALLS W/ITH
7 HANDICAPPED PARKING STALLS

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
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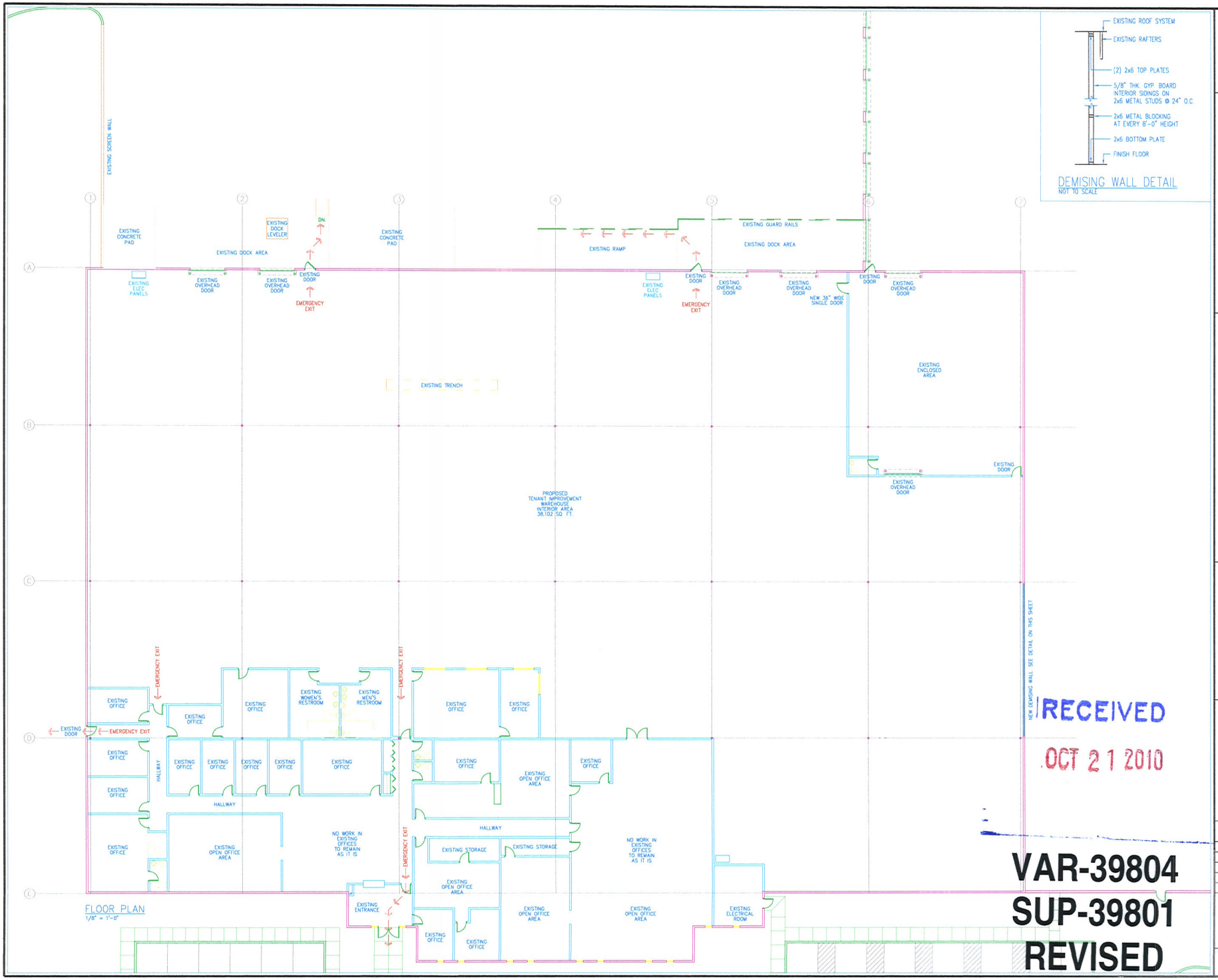
PLAN NORTH

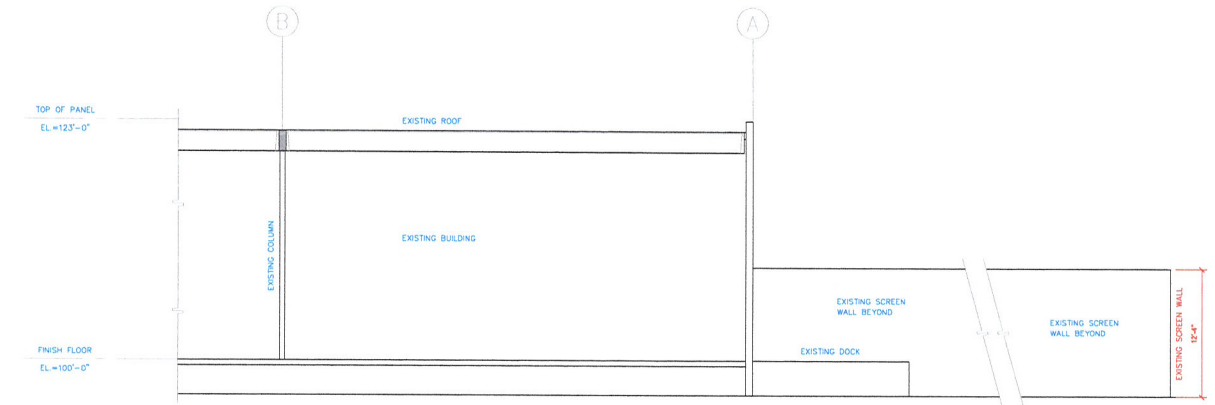
WESTERN LINEN SERVICES
7350 PRAIRIE FALCON
LAS VEGAS, NEVADA 89128

AMERICAN LAUNDRY SYSTEMS
A Division of E&O Mechanical, Inc.
800 Broadway, Haverhill, MA 01832
978-373-1883 Fax: 978-521-0780

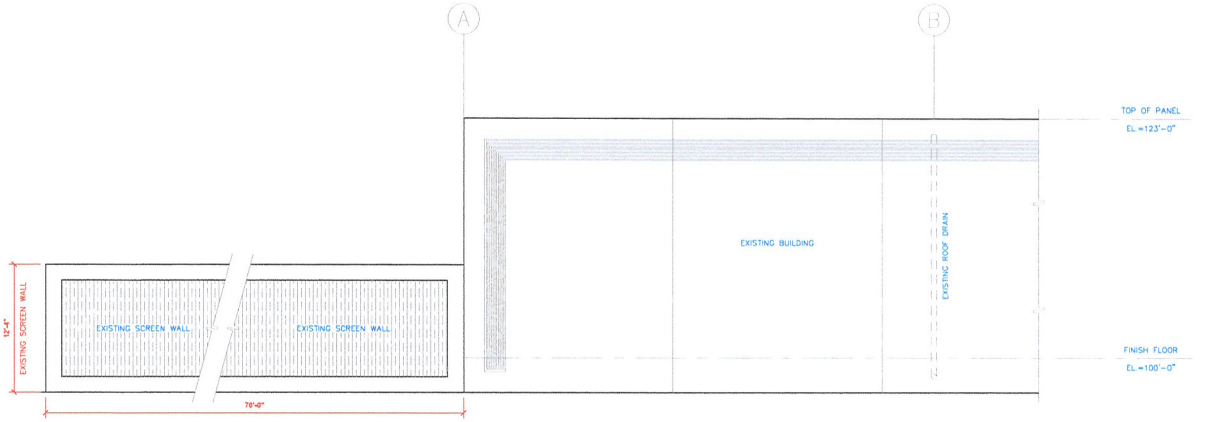
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DRAWN BY: RAM
DATE: AUG 27, 2010
DRAWING NUMBER: 1.0
SHEET OF

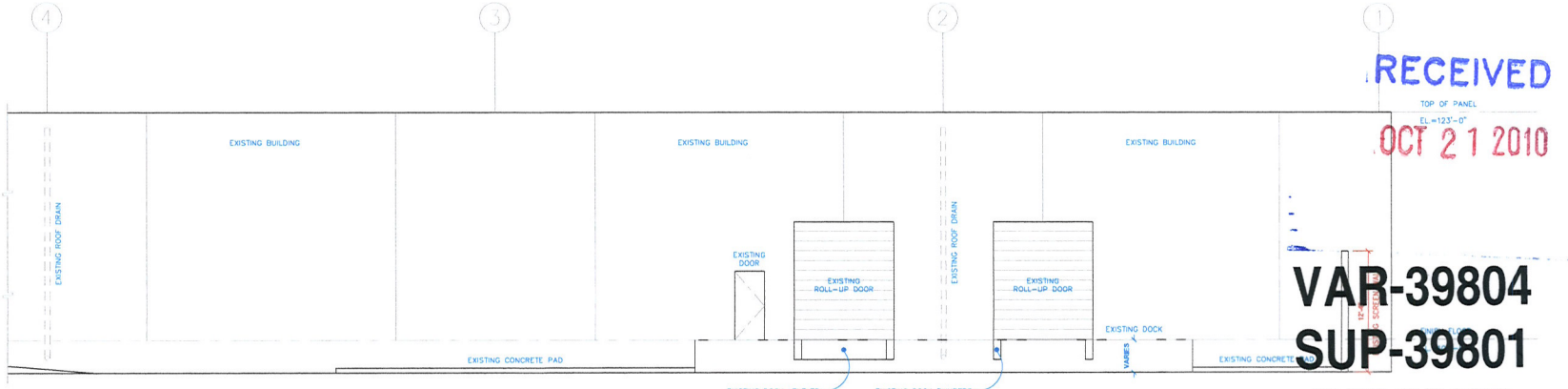

EXISTING ROOF SYSTEM
EXISTING RAFTERS
(2) 2x6 TOP PLATES
5/8" THK. GYP. BOARD INTERIOR SIDINGS ON 2x6 METAL STUDS @ 24" O.C.
2x6 METAL BLOCKING AT EVERY 8'-0" HEIGHT
2x6 BOTTOM PLATE
FINISH FLOOR
DEMISING WALL DETAIL
NOT TO SCALE
EXISTING SCREEN WALL
EXISTING CONCRETE PAD
EXISTING DOCK AREA
EXISTING DOCK LEVELER
DN.
EXISTING CONCRETE PAD
EXISTING RAMP
EXISTING GUARD RAILS
EXISTING DOCK AREA
EXISTING ELEC PANELS
EXISTING OVERHEAD DOOR
EXISTING DOOR
EMERGENCY EXIT
NEW 36" WIDE SINGLE DOOR
EXISTING TRENCH
EXISTING ENCLOSED AREA
PROPOSED TENANT IMPROVEMENT WAREHOUSE INTERIOR AREA 38,102 SQ. FT.
NEW DEMISING WALL. SEE DETAIL ON THIS SHEET
EXISTING OFFICE
EXISTING WOMEN'S RESTROOM
EXISTING MEN'S RESTROOM
EMERGENCY EXIT
HALLWAY
EXISTING OPEN OFFICE AREA
NO WORK IN EXISTING OFFICES TO REMAIN AS IT IS
EXISTING STORAGE
EXISTING ENTRANCE
EXISTING ELECTRICAL ROOM
FLOOR PLAN
1/8" = 1'-0"
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PLAN NORTH
WESTERN LINEN SERVICES
7350 PRAIRIE FALCON
LAS VEGAS, NEVADA 89128
AMERICAN LAUNDRY SYSTEMS
A Division of E&O Mechanical, Inc.
800 Boston Road, Billerica, 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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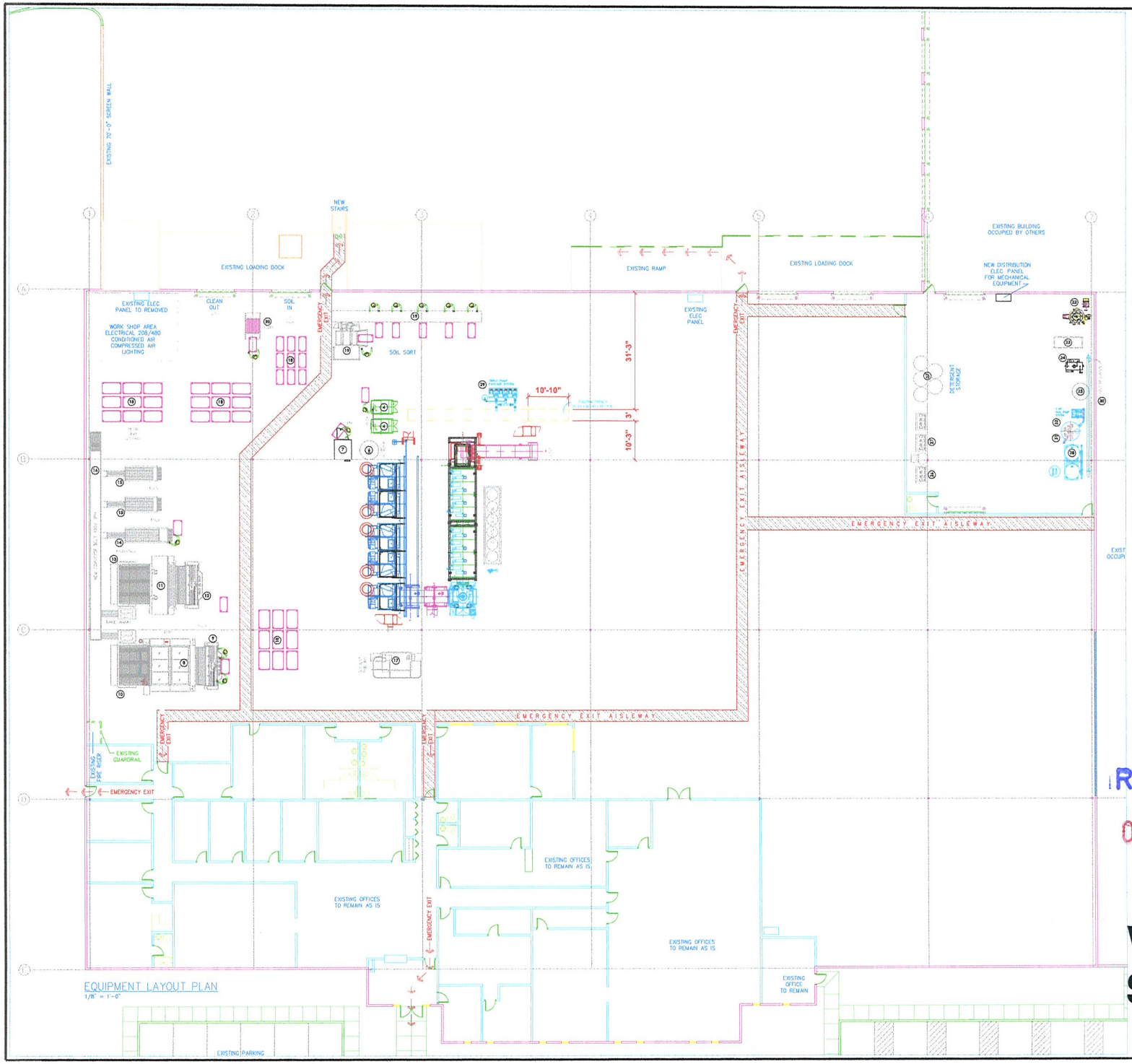
PLAN NORTH

WESTERN LINEN SERVICES
7350 PRAIRIE FALCON
LAS VEGAS, NEVADA 89128

AMERICAN LAUNDRY SYSTEMS
A Division of E&O Machinists, Inc.
800 Boston St., Haverhill, MA 01832
978-372-1851 FAX 978-521-0780

DRAWING TITLE
EXTERIOR ELEVATIONS

DRAWN BY: RAM
CHECKED BY:
ISSUE:
DATE: AUG 27, 2010
DRAWING NUMBER
3.0
SHEET OF



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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SUP-39801
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PLAN NORTH

WESTERN LINEN SERVICES
7350 PRAIRIE FALCON
LAS VEGAS, NEVADA 89128

AMERICAN LAUNDRY SYSTEMS
A Division of E&O Mechanical, Inc.
80 Boxwood Road Billerica, MA 01832
978-373-1883 Fax 978-521-0780

DRAWING TITLE
EQUIPMENT LAYOUT PLAN

DRAWN BY RAM
DATE AUG 27, 2010
SHEET NUMBER 4.0
OF



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
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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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VAR-39804
SUP-39801
REVISED

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

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

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

SUBJECT:
SUP-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 1st day of September, 2010

Kathleen Shea

Notary Public in and for said County and State

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

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OCT 04 2010

PLANNING & DEVELOPMENT

CITY OF LAS VEGAS

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit

Project Address (Location) 7350 Prairie Falcon Road

Project Name Western Linen Services, Inc. **Proposed Use** Commercial Laundry

Assessor's Parcel #(s) 138-15-310-048 **Ward #** 4

General Plan: existing LI/R proposed _____ **Zoning:** existing C-PB proposed _____

Commercial Square Footage 20,131. **Floor Area Ratio** _____

Gross Acres 7.42 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER Assaf Nevada, Inc **Contact** Allen M. Shema

Address 4832 Richmond Road, Suite 100 **Phone:** (440) 914-8421 **Fax:** (216) 896-0470

City Cleveland **State** Ohio **Zip** 44128

E-mail Address Ashema@teamweston.com

APPLICANT Western Linen Services, Inc. **Contact** James Slatcher

Address 4575 S. Procyon, Suite A **Phone:** (702) 743-8854 **Fax:** (702) 365-5347

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

E-mail Address Jims217@earthlink.net

REPRESENTATIVE Western Linen Services, Inc **Contact** James SLatcher

Address 4575 S. Procyon, Suite A **Phone:** (702) 743-8854 **Fax:** (702) 365-5347

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

E-mail Address Jims217@earthlink.net

Property Owner Signature* Allen M. Shema

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

Print Name ALLEN M. SHEMA

Subscribed and sworn before me

This 2 day of October, 20 10.

Susan Brunt

Notary Public in and for said County and State

NOTARIAL SEAL — STATE OF OHIO — Revised 10/27/08

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.

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

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PLANNING & DEVELOPMENT DEPARTMENT

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Print Name ALLEN M. SHEMA

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This 2 day of October, 20 10.

Susan Baird

Notary Public in and for said County and State

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

Revised 10/27/08

FOR DEPARTMENT USE ONLY

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Meeting Date:	11/18/10
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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**

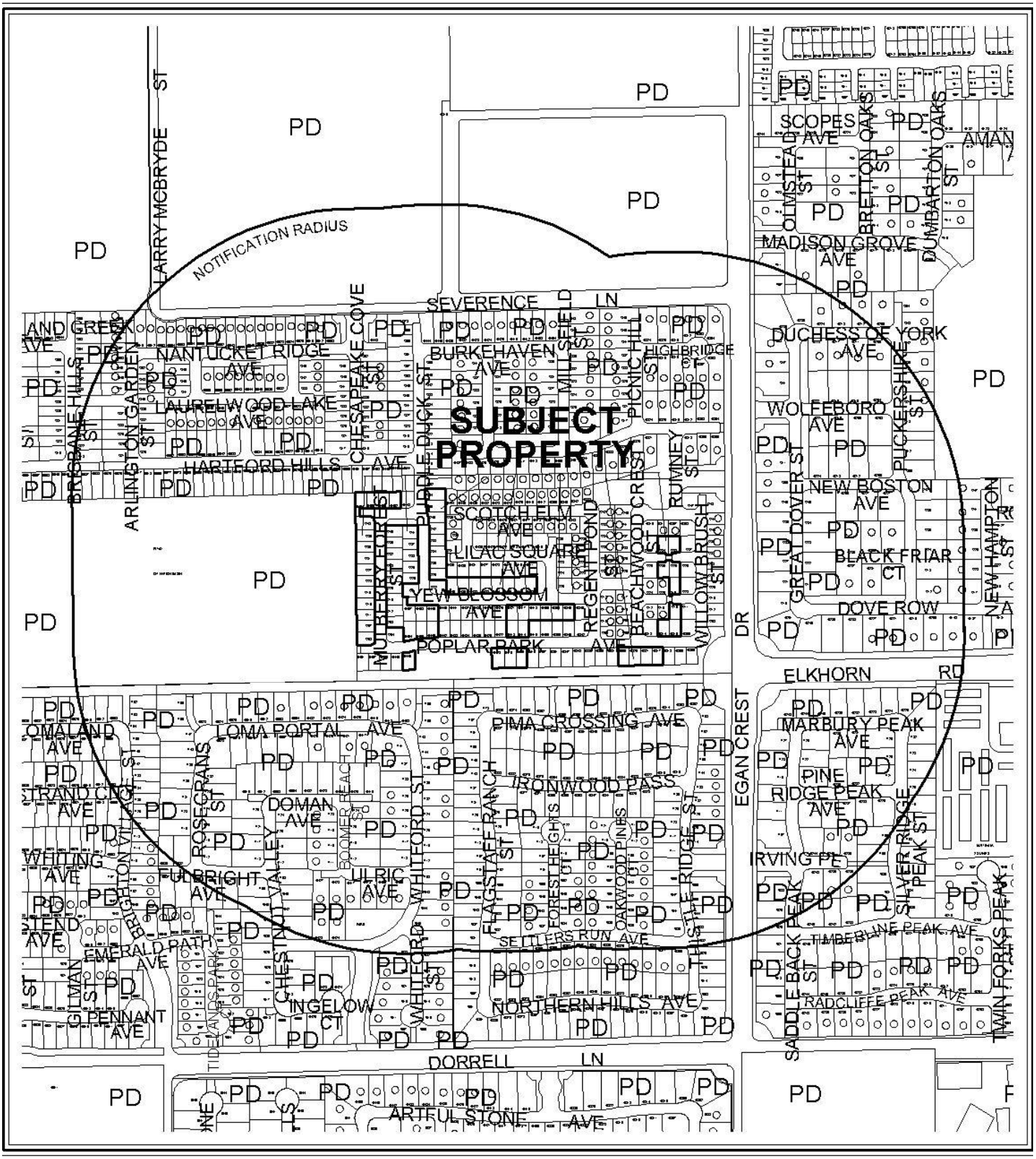
SUBJECT:
VAR-39813 - VARIANCE - PUBLIC HEARING - APPLICANT: GREYSTONE NEVADA, LLC - OWNER: MS RIALTO CLIFF'S EDGE NV, LLC - Request for a Variance TO ALLOW A THREE-FOOT SIDE YARD SETBACK WHERE TEN FEET IS REQUIRED AND A THREE-FOOT REAR YARD SETBACK FOR 50% OF THE STRUCTURE WITH A SEVEN-FOOT SETBACK FOR 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. Providence Design Review Committee Approval Letter
6. Justification Letter



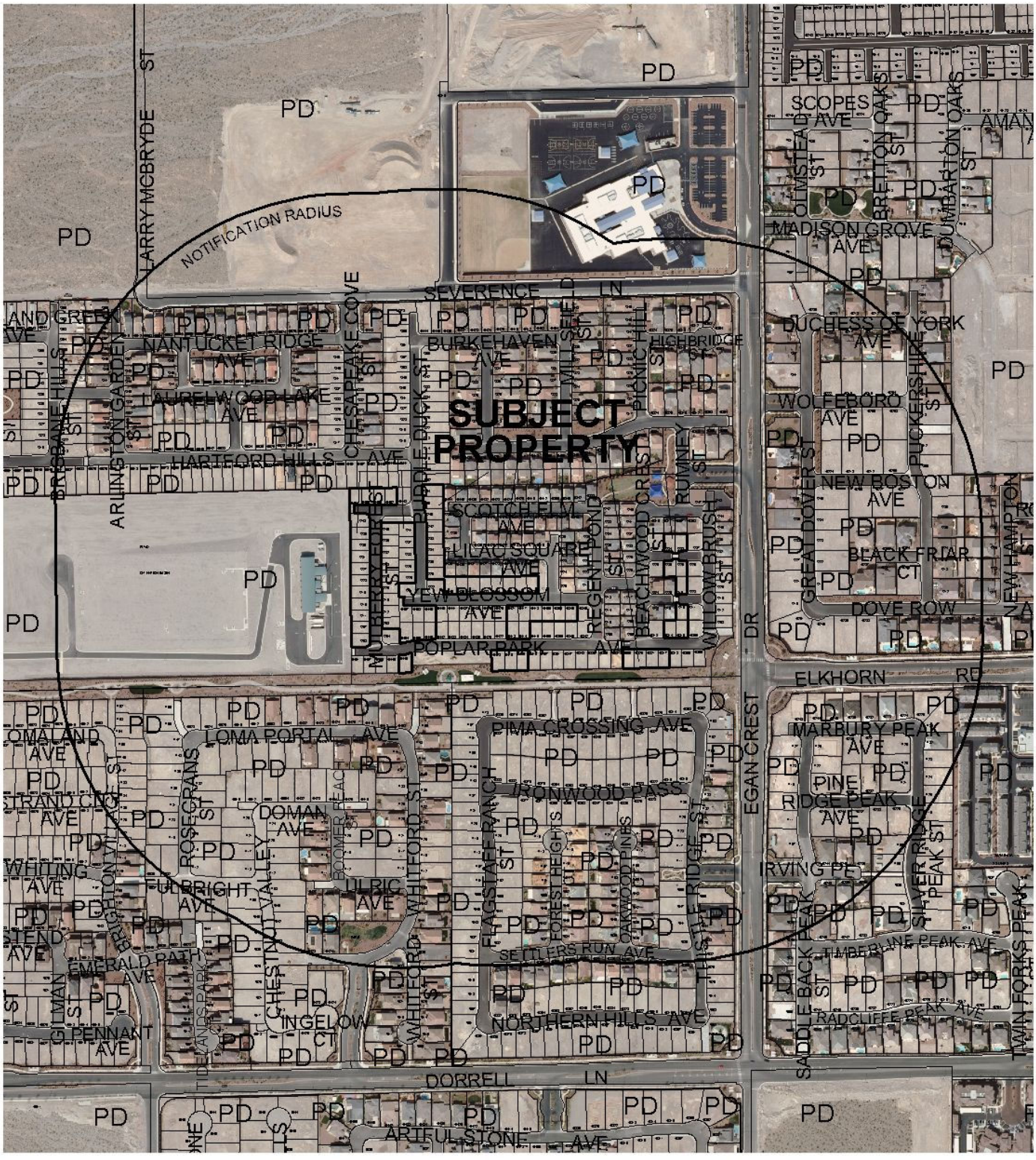
0 300 600 Feet

CASE: **VAR-39813**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

N



CASE: **VAR-39813**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 18, 2010
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: APPLICANT: GREYSTONE NEVADA, LLC - OWNER: MS RIALTO CLIFF'S EDGE NV, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAR-39813	Staff recommends DENIAL, if approved subject to conditions:	

** CONDITIONS **

VAR-39813 CONDITIONS

Planning and Development

1. Conformance to the approved conditions for Rezoning (ZON-1520 and ZON-2184) and the Cliff's Edge Master Development Plan and Design Guidelines.

2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the construction of a single family residence on one of the specified lots. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. A three-foot side yard setback and a three-foot rear yard setback for 50% of the structure with a seven-foot rear yard setback for the remaining half of the structure may be utilized for the following 31 interior and perimeter lots: 115 through 118; 135 through 137; 395 through 402; 489 through 494; 444 and 445; 448 and 449; 452 and 453; 460 and 461; 529 and 530 of Cliff's Edge Pod 115, 116, and 117 Subdivision.

4. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Department.

5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for a building permit.

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

** STAFF REPORT **

PROJECT DESCRIPTION

The requested Variance is to allow a three-foot side yard setback for seven Medium Low Density Residential Perimeter Lots where the Cliff's Edge Master Development Plan and Design Guidelines require a 10-foot side yard setback for two-story models. Three of these perimeter lots are located along the south side of Poplar Park Avenue and the remaining four are located along the south side of Jolly Hill Avenue. Included in this Variance is a request to allow a 3-foot rear yard setback for 50% of structure with a seven-foot rear yard setback for remaining half of the structure for 31 undeveloped Medium Low Density Residential Lots where the Cliff's Edge Master Development Plan and Design Guidelines require a 15-foot rear yard setback for 50% of structure with a 10-foot rear yard setback for the remaining half of the structure. All 31 lots are within a 20-acre, 205-lot single family residential subdivision located at the northwest corner of Elkhorn Road and Egan Crest Drive. Because the hardship is self-imposed, staff recommends denial, with conditions is approved. If this application is denied, the residential subdivision will continue development with the approved model home plans that comply with the established setbacks.

ISSUES

- The applicant is proposing to apply the setbacks established for the Residential Small Lot (RSL) Development Standards to properties that maintain the Medium Low Density Residential Land Use.
- The Variance is required for a proposed two-story model home plan to provide a full-depth driveway (18-feet) for 31 existing lots by means of decreased side and rear yard setbacks.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
03/19/03	The City Council approved the "Cliff's Edge Master Development Plan" to regulate development and the provision of infrastructure in the area around the subject site. The Planning Commission and staff recommended approval.
04/16/03	The City Council approved a Rezoning (ZON-1520) from U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development) Zone on 297.50 acres and to establish a Master Plan for the Cliff's Edge Development adjacent to the south side of Grand Teton Drive, between Hualapai Way and Puli Road. The Planning Commission recommended approval on 02/13/03.

07/16/03	The City Council approved a request for a Rezoning (ZON-2184) from U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development) Zone on approximately 704 acres covering 21 separate parcels in the Cliff's Edge area, and approved amendments to the approved Cliff's Edge Master Development Plan. The Planning Commission and staff recommended approval on 06/12/03.
12/04/03	A Minor Modification (MOD-3189) to the Cliff's Edge Master Development Plan and Design Guidelines was administratively approved by the Planning and Development Department, subject to a number of conditions.
02/18/04	The City Council approved a Development Agreement (DIR-3451) between the City of Las Vegas and Cliff's Edge, Limited Liability Company, for the Cliff's Edge Master Planned Community. The Planning Commission recommended approval on 01/08/04. Staff recommended approval of this application.
02/18/04	The City Council approved a request for a Rezoning (ZON-3241) from U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development) Zone on approximately 90 acres covering 20 separate parcels in the Cliff's Edge area. The Planning Commission recommended approval on 01/08/04. Staff recommended approval of this application.
03/11/04	The Planning Commission approved a Tentative Map (TMP-3798) for a 35-lot mixed-use subdivision on 922.96 acres generally located adjacent to the south side of Grand Teton Drive, between Hualapai Way and Puli Road. This Tentative Map is to serve as the guiding map for the further subdivision of land within the Cliff's Edge Master Development Plan Area.
05/05/04	The City Council approved a Major Modification (MOD-3955) to the Cliff's Edge Master Development Plan to change land use designations from Village Commercial to Medium Low Density Residential and Medium Residential; from Medium Residential to Residential Small Lot; and from Medium Low Density Residential to Public Facilities; to modify Section 6.2.3 regarding retaining walls; and to modify Table 1 (Section 2.2) to reflect changes to the land use categories on 40 total acres within the Cliff's Edge Master Development Plan area. The Planning Commission and staff both recommended approval.
06/16/04	The City Council approved an amendment to the Master Plan of Streets and Highways (MSH-4197) to add major roads within the Cliff's Edge Master Development Plan area, generally located between Grand Teton Drive and Clark County 215, and between Puli Road and Hualapai Way. The preparation and submission of this request was a condition of approval of the Cliff's Edge parent Tentative Map, as approved by the Planning Commission on 03/11/04.

07/20/05	The City Council approved a Waiver of Title 18.12.160 (WVR-6704) to allow a minimum of 51 feet between internal street intersections where 125 feet is the minimum distance separation required for a proposed Single-Family Residential Development on 94.18 acres adjacent to the northwest corner of Hualapai Way and Elkhorn Road. The Planning Commission recommended approval on 06/23/05.
08/03/05	The City Council approved a Major Modification (MOD-6279) to the Cliff's Edge Master Development Plan to change land use designations from: ML (Medium Low Density Residential) to: L (Low Density Residential) and RSL (Residential Small Lot); from: L (Low Density Residential) to: ML (Medium Low Density Residential); and from: RSL (Residential Small Lot) to: ML (Medium Low Density Residential); and to modify the following sections of the Master Development Plan: Sections 2.2, 2.3.5, 2.3.6 and 2.3.7; to modify or add to the Design Guidelines as follows: section 3.1.1, 3.2.3b, 5.10, 5.10.1, 6.2.1, 6.2.2, 6.2.3, 7 and exhibits 2, 7a,7b, 8a, 14a, 14b, 14c, 15 and 17 on 1,156 acres generally located adjacent to the south side of Grand Teton Drive, between Hualapai Way and Puli Road. The Planning Commission recommended approval on 05/26/05.
08/11/05	The Planning Commission approved a request for a Tentative Map (TMP-6845) for a 612-lot Single Family Residential Subdivision on 94.0 acres adjacent to the west side Hualapai Way, between Severance Lane and Elkhorn Road.
11/16/05	The City Council approved a request for a Major Modification (MOD-9174) to the Cliff's Edge Master Development Plan and Design Guidelines to establish standards for rear-loaded Residential Small Lot housing products and to add section 3.2.5b to the Cliff's Edge Design Guidelines on 1,156 acres generally located adjacent to the south side of Grand Teton Drive, between Hualapai Way and Puli Road. The Planning Commission recommended approval 10/20/2005.
02/15/06	The City Council approved a request for a Major Modification (MOD-10531) to the Cliff's Edge Master Development Plan and Design Guidelines to change land use designations from: M (Medium Residential) to: RSL (Residential Small Lot); to modify Section 2.2 and the accompanying exhibit of the Master Development Plan; and to modify Section 2.1, Exhibit 2-4 of the Design Guidelines to reflect changes to the land use categories on two separate parcels (Pod 113 - located on 17.1 acres adjacent to the southwest corner of Farm Road and Hualapai Way and a portion of Pod 308 - located on 9.12 acres adjacent to the northeast corner of West Centennial Parkway and North Shaumber Road). Planning Commission and staff recommended approval.

03/08/06	A Final Map Technical Review (FMP-10135) for a 4-Lot Single Family Residential Subdivision on 1.44 acres adjacent to the west side Egan Crest Drive, south of Severence Lane was approved by staff. This map recorded on 04/14/2006.
03/08/06	A Final Map Technical Review (FMP-10201) for a 4-Lot Single Family Residential Subdivision on 1.44 acres adjacent to the west side Egan Crest Drive, south of Severence Lane. The map was recorded on 04/17/2006.
03/13/06	The Planning and Development Department administratively approved a request for a Minor Modification (MOD-10809) to the Cliff's Edge Master Development Plan and Design Guidelines to revise and clarify Section 6 (Entry and Wall Guidelines) of the Cliff's Edge Master Development Plan and Guidelines.
06/21/06	A Final Map Technical Review (FMP-10599) for a 79-Lot Single Family Residential Subdivision on 15.28 acres adjacent to the southwest corner of Severence Lane and Egan Crest Drive. The map was recorded on 06/30/2006.
06/26/2006	A Final Map Technical Review (FMP-10587:) for a 205-lot Single Family Residential Subdivision on 19.01 acres adjacent to the west side of Egan Crest Drive, south of Severence Lane: The map was recorded on 06/30/2006.
04/04/07	The City Council approved a request for a Major Modification (MOD-19114) to the Cliff's Edge Master Development Plan and Design Guidelines (to clarify certain setback, landscape, design, wall, architectural projection separation and balcony separation standards; to allow three-story single family dwellings with a maximum height of 38 feet and to add a sign standard section. Planning Commission and staff recommended approval.
09/19/07	The City Council approved a request for a Major Modification (MOD-22968) to the Cliff's Edge Master Development Plan and Design Guidelines to change the land use designation from RSL (Residential Small Lot) to M (Medium Density Residential) on 9.12 acres at the northeast corner of Centennial Parkway and Shaumber Road. Planning Commission and staff recommended approval.

Most Recent Change of Ownership	
11/29/2007	A deed was recorded for a change in ownership for the 31 specified lots.

Related Building Permits/Business Licenses
There are no building permits or business licenses associated with the 31 lots specified in this request.

Pre-Application Meeting	
09/07/10	A pre-application meeting was held with staff to discuss the required actions necessary for the addition of a new model home plan to an existing residential subdivision to allow modified rear and side yard setbacks for the selected Medium-Low Density Residential Lots. Staff discussed the submittal requirements for a Variance request

Neighborhood Meeting
A neighborhood meeting is not required for this type of request, nor was one held.

Field Check	
10/15/10	A Field Check was performed by staff with the following observations: • There are 72 homes of the 205 lot subdivision completed. • There are XXX homes completed along the southern perimeter of the neighborhood. • Perimeter walls have been completed for the subdivision.

Details of Application Request	
Site Area	
Gross Acres	20

Surrounding Property	***Existing Land Use Per Title 19.04***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Single-Family Residential Subdivision	ML (Medium Low Density Residential) – Cliff's Edge Special Land Use Designation	PD (Planned Development)
		RSL (Residential Small Lot) – Cliff's Edge Special Land Use Designation	
North	Single-Family Residential Subdivision	ML (Medium Low Density Residential) – Cliff's Edge Special Land Use Designation	PD (Planned Development)
		RSL (Residential Small Lot) – Cliff's Edge Special Land Use Designation	

South	Single-Family Residential Subdivision	ML (Medium Low Density Residential) – Cliff's Edge Special Land Use Designation L (Low Density Residential) – Cliff's Edge Special Land Use Designation	PD (Planned Development)
East	Single-Family Residential Subdivision	L (Low Density Residential) – Cliff's Edge Special Land Use Designation	PD (Planned Development)
West	Detention Basin	RSL (Residential Small Lot) – Cliff's Edge Special Land Use Designation PF (Public Facility) – Cliff's Edge Special Land Use Designation	PD (Planned Development)

Master Plan Areas	***Yes***	***No***	***Compliance***
Master Plan Area			
Cliff's Edge	X		N
Special Purpose and Overlay Districts	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts			
PD (Planned Development) District	X		N
Trails		X	NA
Rural Preservation Overlay District		X	NA
Las Vegas Redevelopment Plan Area		X	NA
Development Impact Notification Assessment		X	NA
Project of Regional Significance		X	NA

DEVELOPMENT STANDARDS

Cliff's Edge Master Development Plan and Design Guidelines 3.2.5

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Setbacks • Front Entry Garage • Side (Perimeter) • Side (Interior) • Corner Side • Rear	≥5 feet or ≤18 feet 10 feet 3 feet 10 feet 15 feet for 50% of structure with 10 feet for remaining half	≥5 feet or ≤18 feet 3 feet 3 feet 3 feet 3 feet for 50% of structure with 7 feet for remaining half	Y N Y N N
Percentage of Deviation from Standard	70%		

ANALYSIS

The applicant states that the requested Variance is necessary in order to accommodate a proposed 1,585 square-foot, two-story model home plan with a goal to provide a full-depth (18-foot) driveway. The Master Developer, through the Providence Design Review Committee (DRC), has approved the applicant's request for the proposed 1,585 square-foot, two-story model home plan, but no compelling justification for the resulting three-foot wide side and rear yard setbacks has been given.

The typical lot size in this Medium Low Density Residential subdivision is 40 feet wide by 55 feet deep. The proposed model home plan for the 31 selected lots is too large to conform to the Cliff's Edge Design Guidelines for the Medium Low Density Residential Land Use and would constitute a 70 percent deviation from the Side and Rear Setbacks Standards. As the developer has selected a model home for the single-family subdivision that does not conform to the development standards, the hardship is self-preferential in nature and cannot be supported by staff.

Presently 72 homes of the 205 lots have been constructed and, if approved, this request would allow the requested Variance to apply to 31 of the remaining 133 undeveloped lots. A three-foot setback does not provide adequate space from the rear or side property line for useful space, and there are public safety concerns regarding the limited access created by the narrow yards. If denied, the applicant would still be allowed to proceed with model home plans that comply with the established setbacks.

Additionally, this Variance operates in the spirit of a Major Modification to the Cliff's Edge Master Development Plan and Design Guidelines by applying the Residential Small Lot Design Standards to select lots in a neighborhood that maintains the Medium Low Density Residential Land Use.

FINDINGS (VAR-39813)

In accordance with the provisions of Title 19.18.070(B), Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.18.070(L) states:

> "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing a model home plan that does not provide adequate side and rear yard setbacks within the mapped lots. The approved model home plans allow conformance to the Cliff's Edge Master Development Plan and Design Guidelines requirements, whereas the proposed 1585 Model floor plan does not. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 16

NOTICES MAILED 428

APPROVALS 0

PROTESTS 0

MH

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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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
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397	12613816071
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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
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515	12613816185
516	12613816186
517	12613816187
518	12613816188
520	12613816190
521	12613816191
522	12613816192
529	12613816199
530	12613816200

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REQUESTED LOTS AND APN NUMBERS

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Variance to allow Mini Lot (Residential Small Lot) setback criteria

Project Address (Location) West Side of Hualapai Way, between Severence Ln and Elkhorn Rd

Project Name Cliff's Edge POD 116 "Arbor Ridge" **Proposed Use** SFRPD

Assessor's Parcel #(s) Multiple, see attached list **Ward #** 6 - Ross

General Plan: existing PCD proposed N/A **Zoning:** existing PCD proposed N/A

Commercial Square Footage N/A **Floor Area Ratio** N/A

Gross Acres 20 +/- **Lots/Units** 3B **Density**

Additional Information

PROPERTY OWNER MS Rialto Cliff's Edge NV, LLC **Contact** Sandy Goldberg

Address 700 N.W 107th Avenue **Phone:** (309) 559-4000 **Fax:** (309) 226-4158

City Miami **State** Florida **Zip** 33172

E-mail Address

APPLICANT Greystone Nevada, LLC **Contact** Robert Johnson

Address 6750 Via Austi Parkway, Suite 400 **Phone:** (702) 736-9100 **Fax:** (702) 458-7708

City Las Vegas **State** Nevada **Zip** 89119

E-mail Address robert.johnson@lennar.com

REPRESENTATIVE Greystone Nevada, LLC **Contact** Robert Johnson

Address 6750 Via Austi Parkway, Suite 400 **Phone:** (702) 450-4903 **Fax:** (702) 458-7708

City Las Vegas **State** Nevada **Zip** 89119

E-mail Address robert.johnson@lennar.com

Property Owner Signature* [signature]

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

Print Name ROBERT JOHNSON

Subscribed and sworn before me

This 4 day of October, 20 10.

Lisa Eckhardt

Notary Public in and for said County and State

RECEIVED
OCT 05 2010

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

Revised 10/27/08

FOR DEPARTMENT USE ONLY

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

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

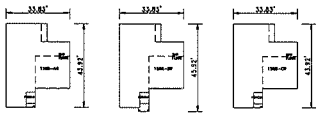
LEGEND

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

SETBACKS

SINGLE STORY FRONT TO BUILDING = 8' LIVING / 5' PORCH
TWO STORY FRONT TO BUILDING = 8' LIVING (FOR UP TO 80% OF THE WALL PLANE) – OTHERWISE 12'
FRONT SETBACK TO GARAGE = UP TO 5' OR 18' PLUS
SOC – INTERIOR = 5'
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 = 6', REAR = 7', SIDE =
NOT ALLOWED UNLESS ADJACENT TO MASTERPLAN ROAD OR OPEN SPACE

PLANS





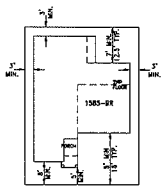
SCALE: 1" = 50'

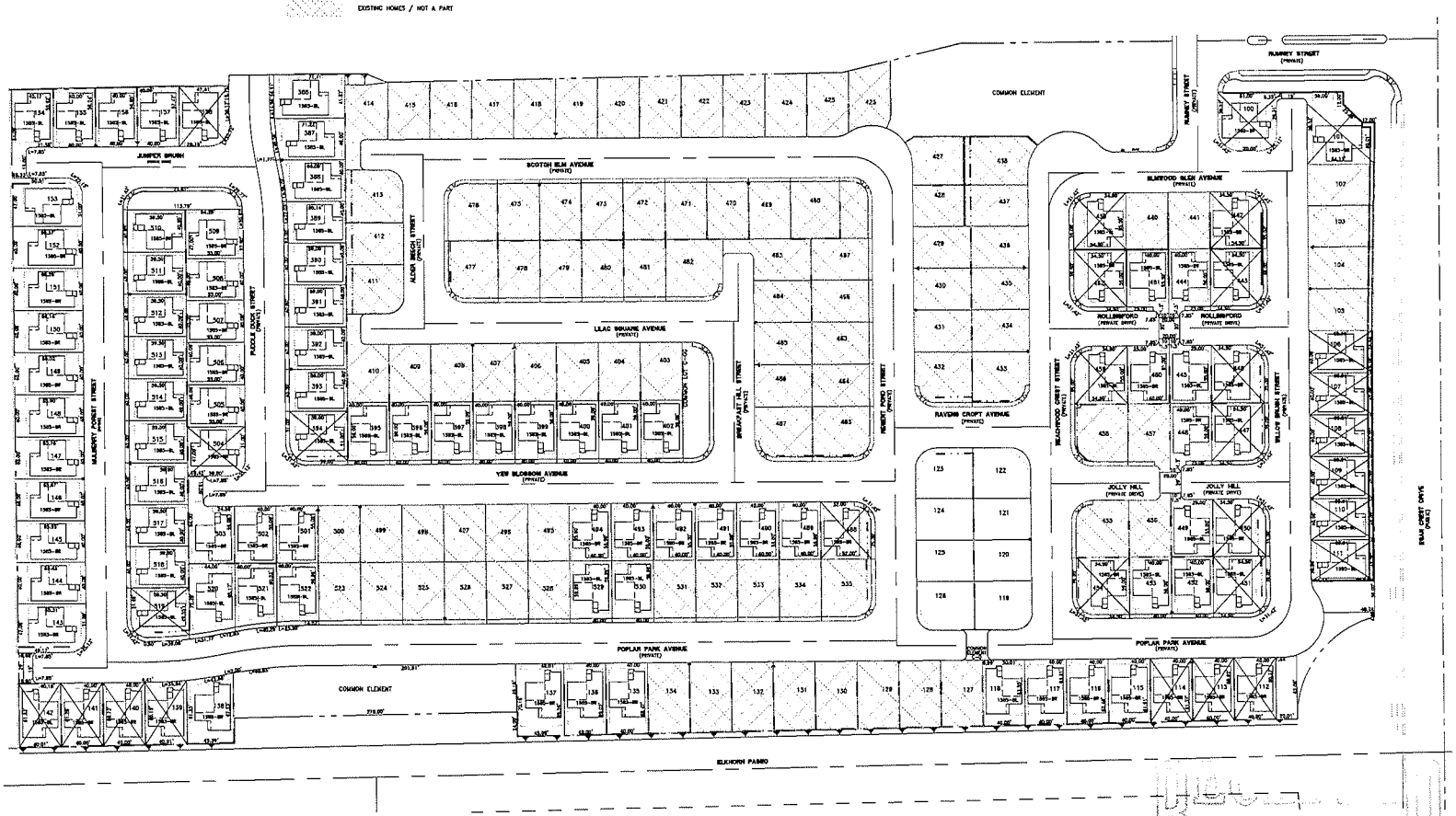
PLAN 1585 – ELEVATIONS A, B AND C

LOT #	1585	LOT #	1585	LOT #	1585	LOT #	1585
100	X	146	●	398	●	492	●
101	X	147	●	400	●	493	●
106	X	148	●	401	●	494	●
107	X	149	●	402	●	501	●
108	X	150	●	439	X	502	●
109	X	151	●	442	X	503	●
110	X	152	●	443	X	504	X
111	X	153	●	444	●	505	●
112	X	154	●	445	●	508	●
113	X	155	●	448	X	507	●
114	X	156	●	447	X	508	●
115	●	157	●	448	●	509	●
116	●	158	●	449	●	510	●
117	●	368	●	450	X	511	●
118	●	367	●	451	X	512	●
133	●	366	●	452	●	513	●
136	●	388	●	453	●	514	●
137	●	390	●	454	X	515	●
138	●	391	●	459	X	516	●
139	X	392	●	460	●	517	●
140	X	393	●	461	●	518	●
141	X	394	X	462	X	519	X
142	X	395	●	486	X	520	●
143	●	396	●	489	●	521	●
144	●	397	●	490	●	522	●
145	●	398	●	491	●	529	●
						530	●

● = PLAN FITS
X = PLAN DOES NOT FIT

TYPICAL LOT





ENVIRO
6750 VIA AUSTI PARKWAY, SUITE 400
LAS VEGAS, NEVADA 89119
PHONE (702) 458-7700
STATE LICENSE NO. 39337
RCI Engineering
2301 Emeth Hubbard Drive, Suite 810, Las Vegas, NV 89169
PHONE 702.650.6000 FAX 702.650.6001

DATE: October 31, 2010
HORZ. SCALE: 1"=50'
VERT. SCALE: N/A
DRAWN BY: JPL
DESIGNED BY: JPL
CHECKED BY: JPL
APPROVED BY: JPL
PROJECT #: 2006008

BY	APPD	DATE	DESCRIPTION	REV

LOT FIT FOR
ARBOR RIDGE UNIT 3B
PLAN 1586 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

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)

RECEIVED
OCT 05 2010

Document in Prolog Manager 2007 R1

VAR-39813

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,

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OCT 21 2010

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

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

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Sincerely,
Providence Design Review Committee

Calvin Champlin
Senior Vice President of Entitlements

cc via email: Chris Dingell – Focus

Enclosures: (none)

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Document in Prolog Manager 2007 R1

VAR-39813

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**

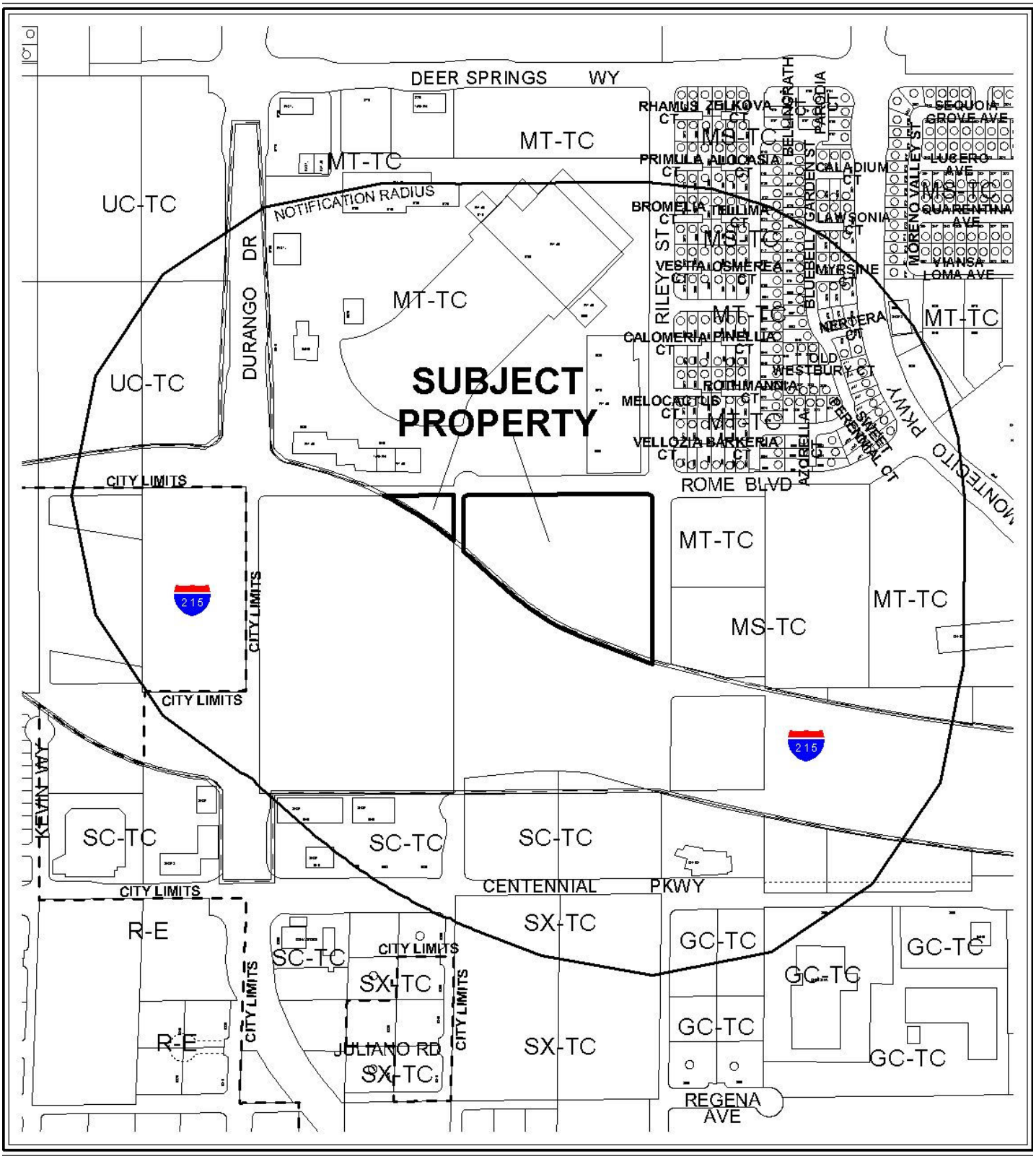
SUBJECT:
VAR-39815 - VARIANCE - PUBLIC HEARING - APPLICANT: MAHOGANY RUN - OWNER: ISAIAH 54:17, LLC - Request for a Variance TO ALLOW A ONE-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED FOR A PROPOSED 6,006 SQUARE-FOOT AUTO REPAIR GARAGE (MINOR) on a portion of 5.93 acres on the south side of Rome 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.

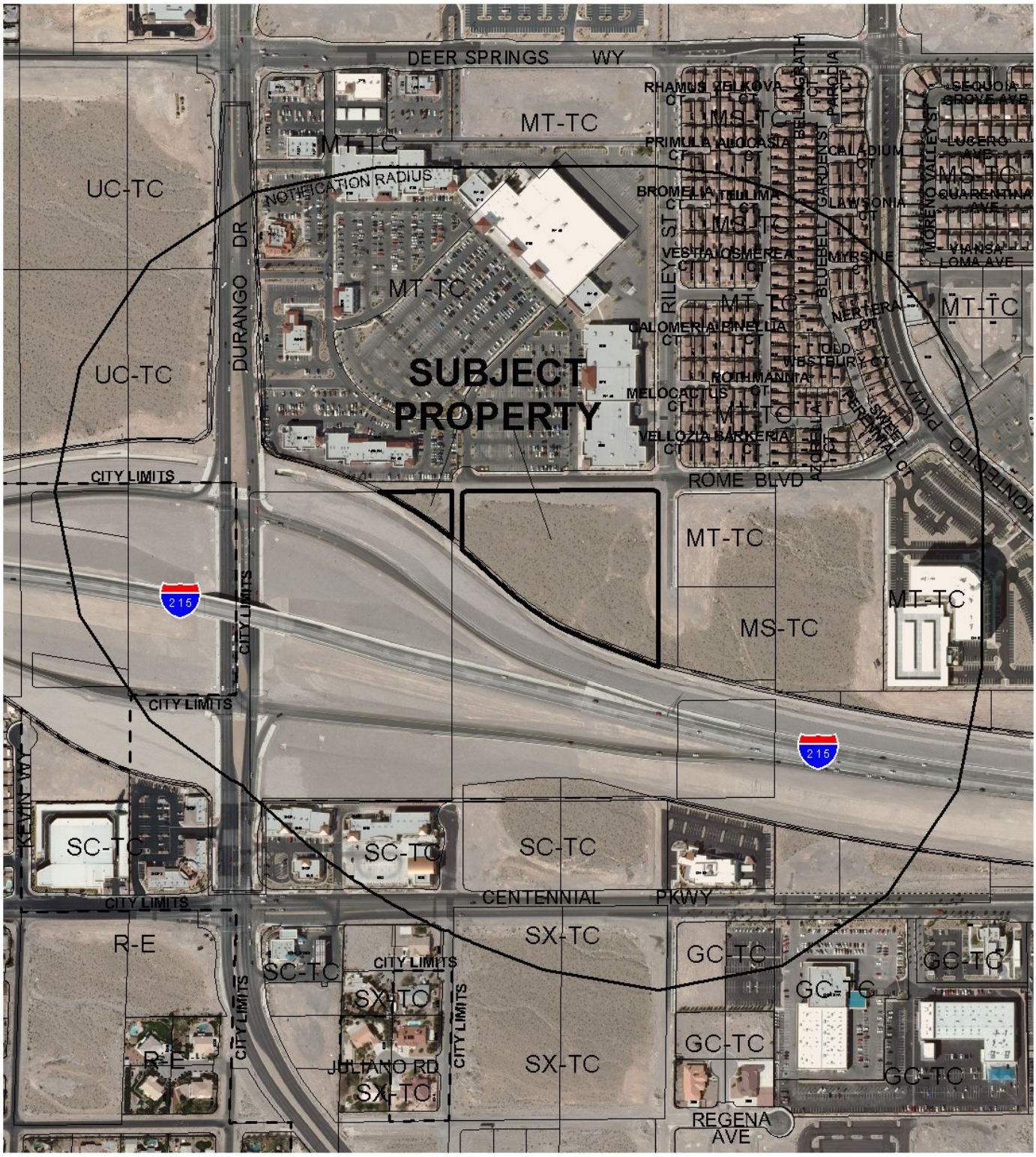
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



CASE: **VAR-39815**

RADIUS: 1000 FT

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



0 300 600 Feet

CASE: **VAR-39815**

RADIUS: 1000 FT

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

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: ISAIAH 54:17, LLC

Name of Applicant: MAHOGANY RUN

Name of Representative: MATT TURNEY

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Barbara A Lawson

Print Name: BARBARA A. LAWSON

Subscribed and sworn before me

This 30th day of Sept., 2010

Notary Public in and for said County and State

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

RECEIVED
OCT 05 2010
City of Las Vegas

PLANNING & DEVELOPMENT

CITY OF LAS VEGAS

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: SUN AUTO

Project Address (Location) DURANGO & ROME

Project Name SUN AUTO **Proposed Use**

Assessor's Parcel #(s) 125-20-801-005 **Ward #**

General Plan: existing / proposed **Zoning:** existing / proposed

Commercial Square Footage 7,000 ± **Floor Area Ratio**

Gross Acres .52 **Lots/Units** 1 **Density**

Additional Information

PROPERTY OWNER ISAIAH 54 17 LLC **Contact** BARBARA LAWSON

Address 10420 DESIGNATA AVE **Phone:** 702-878-3000 **Fax:**

City TEMPE **State** AZ **Zip** 85135

E-mail Address

APPLICANT MAHOGANY RUN **Contact** JOEL HIGGINBOTHAM

Address 830 E. ELLIOT RD **Phone:** 480-491-4210 **Fax:**

City TEMPE **State** AZ **Zip** 85284

E-mail Address

REPRESENTATIVE MATT TURNEY **Contact**

Address 1722 S. MCALLISTER **Phone:** 602 769 9757 **Fax:** 480 839-1036

City TEMPE **State** AZ **Zip** 85283

E-mail Address MATT@FAIRWAYPROPERTYADVISORS.COM

Property Owner Signature* Barbara A. Lawson

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

Print Name BARBARA A. LAWSON

Subscribed and sworn before me

This 30th day of Sept., 20 10.

Notary Public in and for said County and State

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

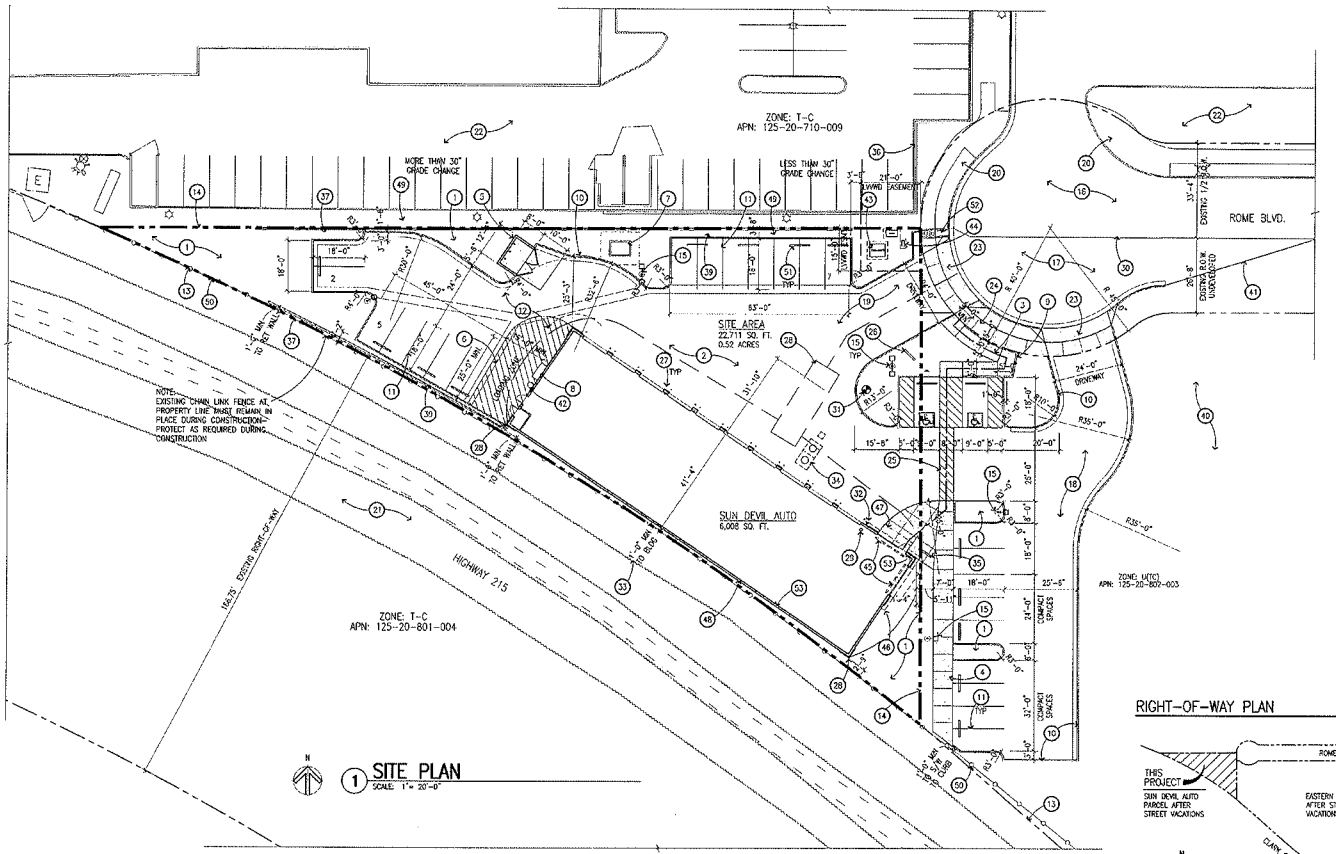
FOR DEPARTMENT USE ONLY

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Revised 10/27/08

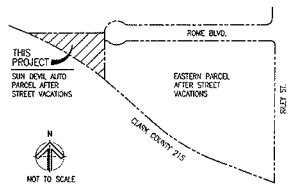
f:\depot\Application Packet\Application Form.pdf



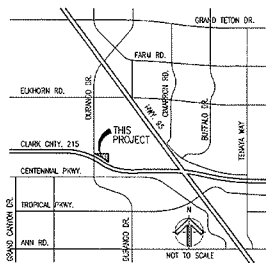
SITE KEY NOTES

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



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
2008	INTERNATIONAL ENERGY CONSERVATION CODE (IECC) WITH SOUTHERN NEVADA AMENDMENTS

OCCUPANCY (IBC 304, 311) :
B OFFICE/LOBBY/DISPLAY (ASSEMBLY, SECTION 303.1, EXCEPTION 1)
S-1 MOTOR VEHICLE REPAIR GARAGES

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

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

FIRE ALARM (IBC 907) :
YES

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

ALLOWABLE AREA (IBC 503 - 507 & TABLE 503) :
Aa =[At +[At x If]+[Ar x Ir]]
39,282 S.F. =[9,000+[9,000 x .3657]+[9,000 x 3]]
If =[(Fr/P-0.25)W/30
.3657 =[(224/360-0.25)30/30
39,282 S.F. ALLOWED
6,008 S.F. ACTUAL

OCCUPANT LOAD (IBC 1604 & 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, 1015.1, 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 TATLE 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, 2006.4 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-36040)
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 (SEE APPROVED PARKING VARIANCE VAR-36954 VARIANCE)	=25
LOADING SPACES (TITLE 19.10, TABLE 8) :	
REQUIRED: 1	
PROVIDED: 1	

PROJECT DIRECTORY

OWNER / DEVELOPER	SUN DEVIL AUTO 1830 E. ELLIOTT RD., SUITE 104 TEMPE, ARIZONA 85284 (480) 491-6651 PHONE (480) 491-4054 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 PARKING	VAR-37101 VARIANCE 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

Jeff Looker Architect
2070 E. SOUTHERN AVE.
TEMPE, ARIZONA 85282
PHONE: 480-730-1776
FAX: 480-968-0571

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JEFF LOOKER ARCHITECT

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

VARIANCE SITE PLAN

REVISIONS

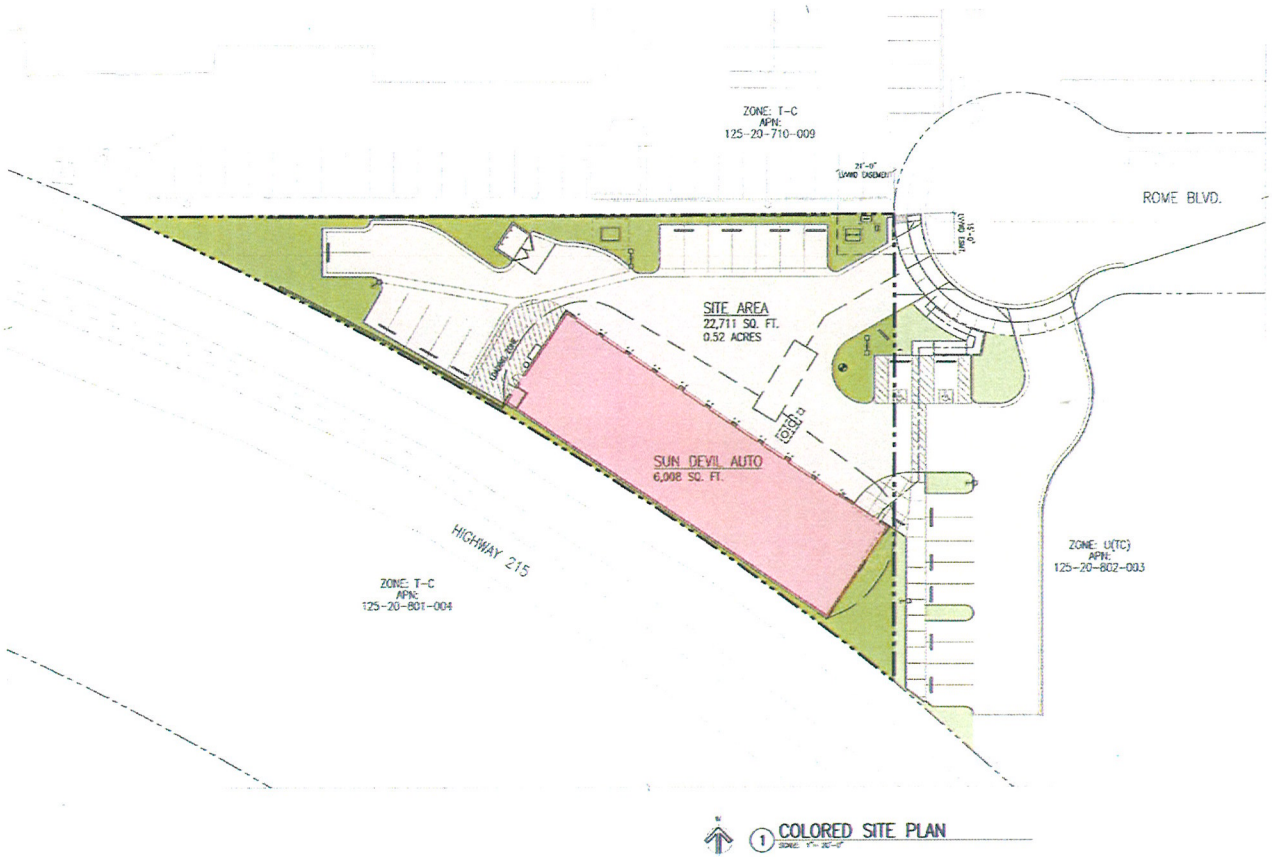
JEFF A. LOOKER REGISTERED No. 2947 ARCHITECT STATE OF NEVADA

ISSUE DATE
OCTOBER 01, 2010
JOB NO.: LC 007

SP-1

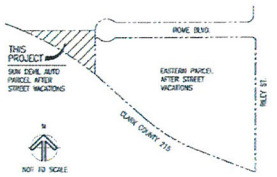
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1 COLORED SITE PLAN

RIGHT-OF-WAY PLAN



VICINITY MAP



Jeff Looker Architect
2670 E. SOUTHERN AVE.
TEMPE, ARIZONA 85282
PHONE: 480-736-1776
FAX: 480-388-0573

SUN DEVIL AUTO

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

VARIANCE
COLOR SITE PLAN

REVISIONS

JEFF LOOKER REGISTERED ARCHITECT No. 2947 STATE OF NEVADA

10/10

ISSUE DATE:
DRAWN BY:
JOB NO.
SCALE:

SP-1C

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

10/15/10



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

10/15/10



VAR-39815 - APPLICANT: MAHOGANY RUN – OWNER: ISAIAH 54:17, LLC
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10/15/10



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10/15/10



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

10/15/10

JEFF LOOKER, ARCHITECT

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

VARIANCE JUSTIFICATION LETTER

October 4, 2010

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

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

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

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

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

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

Jeff Looker, Architect

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City of Las Vegas
VAR-39815

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

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

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

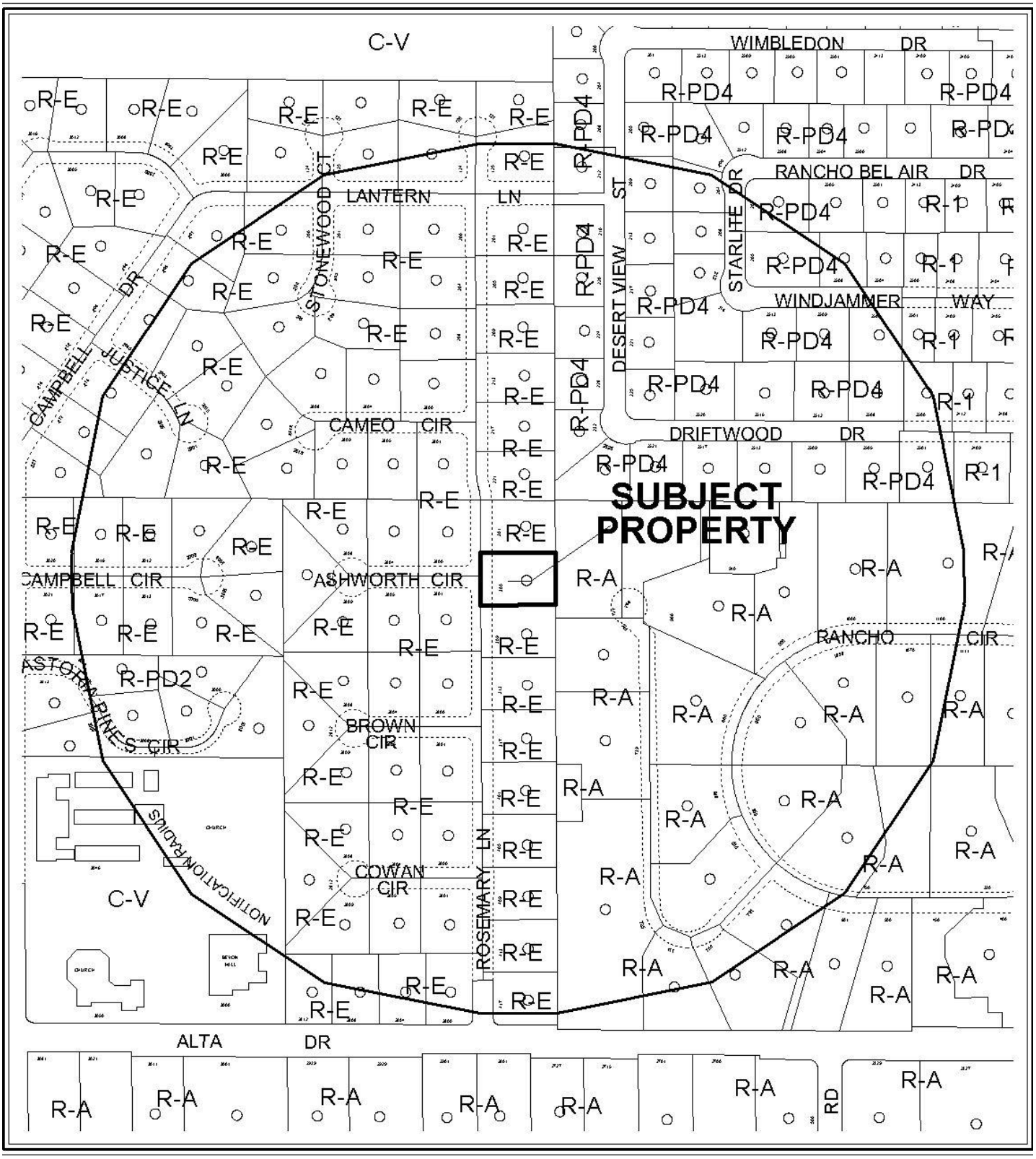
SUBJECT:
VAR-39816 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: CHARLES HOPPER - Request for a Variance TO ALLOW A ONE-FOOT, SIX-INCH SIDE YARD SETBACK WHERE 15 FEET ARE REQUIRED FOR A PROPOSED TWO-CAR CARPORT on 0.54 acres at 305 Rosemary Lane (APN 139-32-214-034), R-E (Residence Estates) Zone, Ward 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



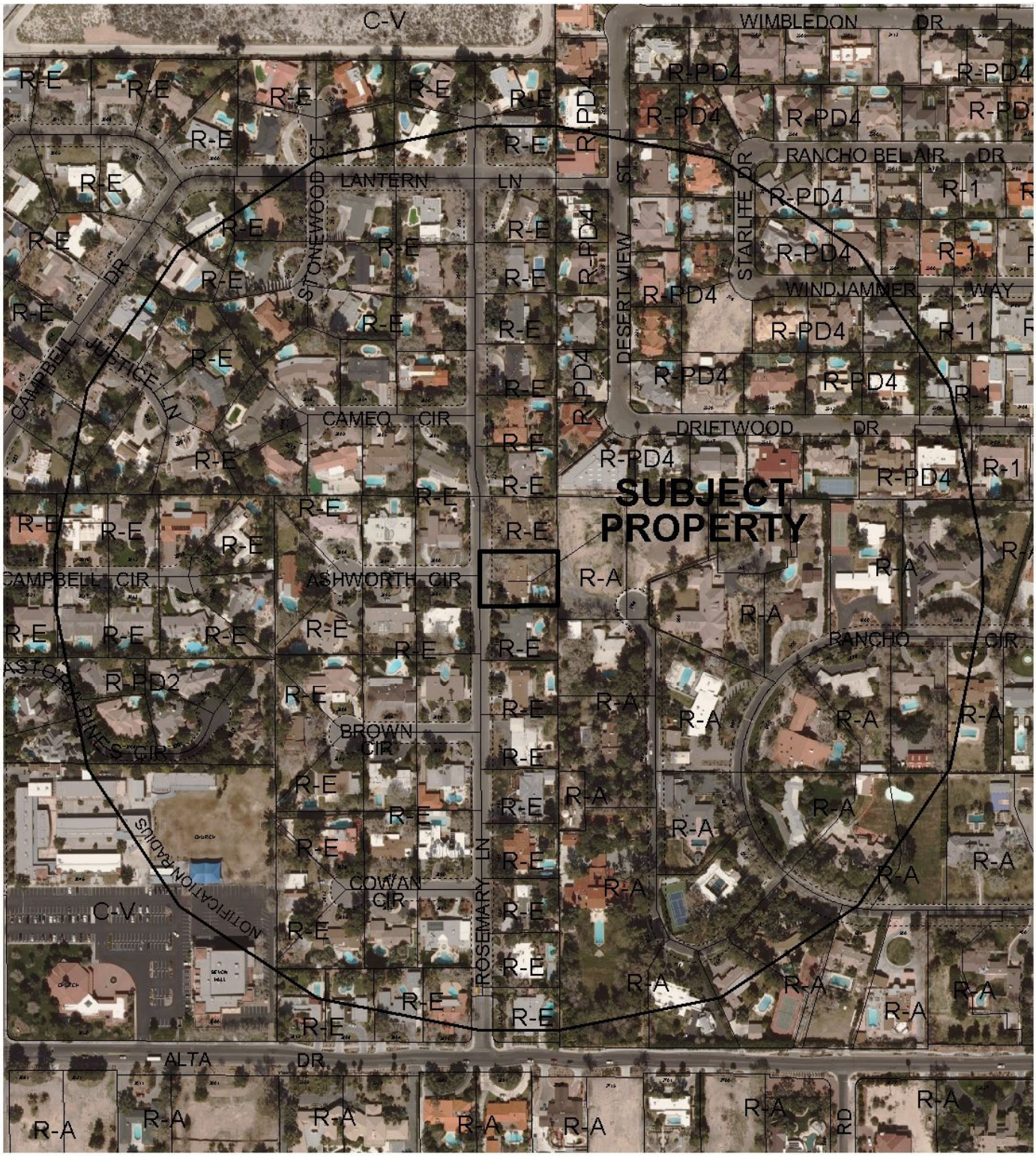
CASE: **VAR-39816**

RADIUS: 1000 FT

0 300 600 Feet

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

N



CASE: **VAR-39816**

RADIUS: 1000 FT

0 300 600 Feet

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 18, 2010
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: APPLICANT/OWNER: CHARLES HOPPER

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAR-39816	Staff recommends DENIAL, if approved subject to conditions:	N/A

** CONDITIONS **

VAR-39816 CONDITIONS

Planning and Development

1. This approval shall be void two years from the date of final approval, unless a building permit has been issued for new construction. An Extension of Time may be filed for consideration by the City of Las Vegas.

2. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Department. The carport structure shall be fire resistance rated to comply with all requirements of the Building and Safety Department.

3. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

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

Staff Report Page One
November 18, 2010 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Variance to allow a one-foot, six inch side yard setback for a proposed 19-foot by 32-foot two-car carport at 305 Rosemary Lane. A ranch style single family dwelling currently exists on site and the carport is proposed to be attached to the south side of the dwelling. Staff recommends denial, as no characteristic of the property prevents the carport from being designed to meet Title 19 standards. If this request is denied, the carport will not be permitted to be built within the required setback.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
06/19/02	The City Council approved a request a General Plan Amendment (GPA-0047-01) to amend portions of the Southeast Sector map of the General Plan in the general vicinity of the Charleston Boulevard/Rancho Drive intersection from SC (Service Commercial) to O (Office); from R (Rural Density Residential) to DR (Desert Rural Density Residential); from O (Office) to DR (Desert Rural Density Residential) and from L (Low Density Residential) to DR (Desert Rural Density Residential) in accordance with the recommendations of the Rancho Charleston Land Use Study and Strategic Plan. The Planning Commission recommended denial and staff recommended approval.

Most Recent Change of Ownership	
06/15/10	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
05/10/63	A building permit (#17908) was issued for a Single Family Residence at 305 Rosemary Lane. The project was completed on 11/07/63.
10/15/63	A building permit (#21962) was issued for a Swimming Pool at 305 Rosemary Lane. The project was completed on 12/30/63.
05/07/74	A building permit (#16534) was issued for a Garage Conversion for living space at 305 Rosemary Lane. The project was completed on 11/21/74.
04/27/79	A building permit (#3495) was issued for a Brick Veneer at 305 Rosemary Lane. The project was completed on 06/01/79.

Pre-Application Meeting	
09/21/10	A pre-application meeting was held with the applicant, where elements of submitting a Variance for the side yard setback for a proposed carport were discussed. The topics included: • The materials to be used for the carport must be fire rated with a setback less than five feet from property line. • If enclosure of the proposed carport is planned in the future, another Variance is required due to requirements of the dwelling side yard setback. • The setback requirement for the proposed carport is the same as the patio cover standards of Title 19.08, which is 15 feet from the rear and side property lines in the R-E (Residence Estates) zoning districts.

Neighborhood Meeting
A neighborhood meeting was not required, nor was one held.

Field Check	
10/15/10	A site visit by staff noted a well maintained Single Family Dwelling.

Details of Application Request	
Site Area	
Net Acres	0.54

Surrounding Property	***Existing Land Use Per Title 19.04***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Single Family Residence	DR (Desert Rural Density Residential)	R-E (Residence Estates)
North	Single Family Residence	DR (Desert Rural Density Residential)	R-E (Residence Estates)
South	Single Family Residence	DR (Desert Rural Density Residential)	R-E (Residence Estates)
East	Undeveloped	DR (Desert Rural Density Residential)	R-A (Ranch Acres)
West	Single Family Residence	DR (Desert Rural Density Residential)	R-E (Residence Estates)

Master Plan Areas	*Yes*	*No*	*Compliance*
Master Plan Area		X	N/A
Special Purpose and Overlay Districts	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts			
A-O (Airport Overlay) District (140 feet)	X		Y
Trails		X	N/A
Rural Preservation Overlay District	X		Y
Las Vegas Redevelopment Plan Area		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Carport			
Min. Setbacks			
• Front	50 Feet	50 Feet	Y
• Side	15 Feet	1.5 Feet	N
• Rear	15 Feet	74 Feet	Y

Functional Classification of Street(s)	*Governing Document*	*Street Width (Feet)*	*Compliance with Street Section*
Private Street - Rosemary Lane	N/A	50	N/A

ANALYSIS

The subject property is located within the Airport Overlay District with a 140-foot height restriction and the height of the proposed carport is measured to the mid-point of a gabled roof at 11 feet, with the roof line even with the existing dwelling; therefore, the proposed height will not exceed the allowed height. The property is located within the RPOD (Rural Preservation Overlay District). The intent of the RPOD is to ensure that the rural character of each rural preservation neighborhood is preserved.

The proposed 19-foot by 32-foot two-car carport will be attached on the south side of the existing single family dwelling. The carport is classified as a Patio Cover per Title 19.08, and may encroach within 15 feet from the rear and side property lines in the R-E (Residence Estates) zoning district. The setback shall be measured from the supporting post; however, the overhang of the patio cover may not extend closer than three feet from a property line. The proposed

carport supporting post is within three and a half feet from the property line and the overhang is one and a half feet from the property line. The proposed carport is therefore not in compliance with the requirements of Title 19.08. The submitted elevation did not specify whether the carport structure has the fire resistance rating as required by the Building and Safety Department for a structure that is less than five feet from the property line. Therefore, a condition of approval has been added that the carport structure shall be fire resistance rated to comply with all requirements of the Building and Safety Department. If this request is approved, building permits for the proposed carport must be obtained from the Building and Safety Department.

As there is no hardship associated with the physical characteristics of the site, failure to meet code requirements with regard to the proposed carport is self-imposed and staff cannot recommend approval.

FINDINGS (VAR-39816)

In accordance with the provisions of Title 19.18.070(B), Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.18.070(L) states:

> "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing a carport that has an eave that is within one-foot, six inches from the property line**.** The site plan indicates a new Porte Cochere to be located within the front yard attached onto the existing dwelling, and this is a viable alternative that would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 21

NOTICES MAILED 153

APPROVALS 0

PROTESTS 0

RG

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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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* D H

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

Print Name Charles Hopper

Subscribed and sworn before me

This 5 day of Oct., 2010.

Daisy Rodriguez

Notary Public in and for said County and State

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

FOR DEPARTMENT USE ONLY

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

*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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Revised 10/27/08

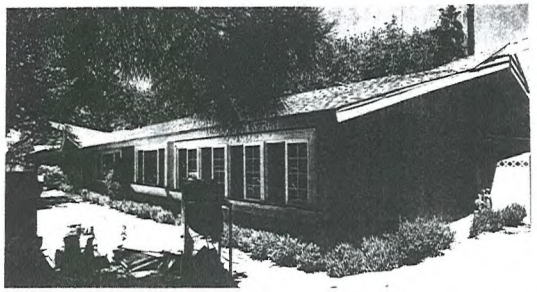
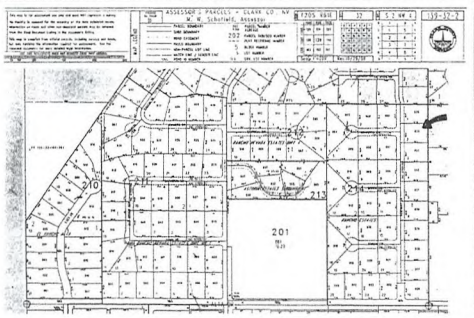


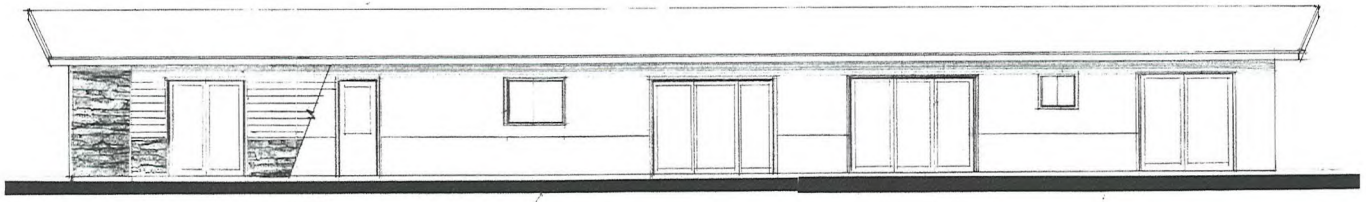
PHOTO OF EXISTING FRONT ELEVATION



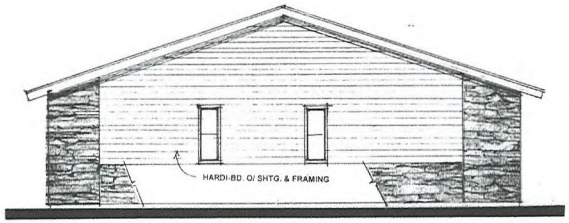
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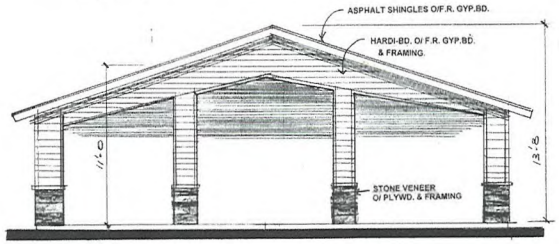
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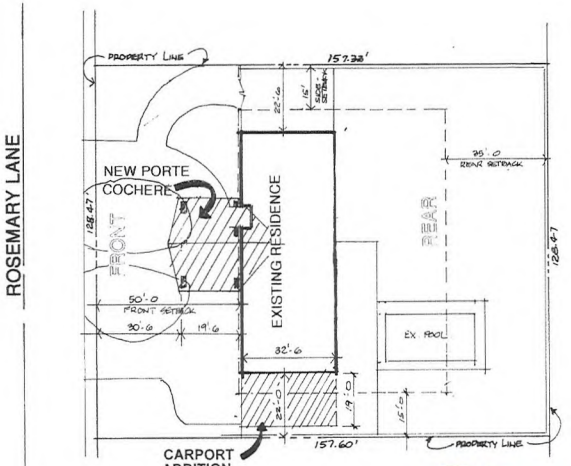
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SCALE:1/4"=1'-0



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



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



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

CITY OF LAS VEGAS

CODE YEAR 2006 IBC/IRC 15 AMEND
Constr. = 1979
Occupancy Type R-3
Zoning Category ..... RE
Building height ..... SINGLE STORY
No.Fireplaces ..... 2 ..... EX
New Construction .....
Addition .....
1st Floor sq ft ..... 2780 EX'G
2nd floor sq ft ..... —
Garage ..... —
Patio sq ft ..... —
Deck/Balcony ..... —
Covered Entry sq ft 84.5F
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

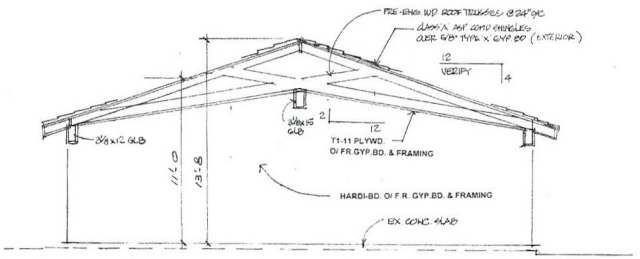
TIM BLISH
ARCHITECTURAL SERVICES
2375 EAST TROPICANA #41
LAS VEGAS, NEVADA 89119
739-9987
FAX 739-9522

9-1-10

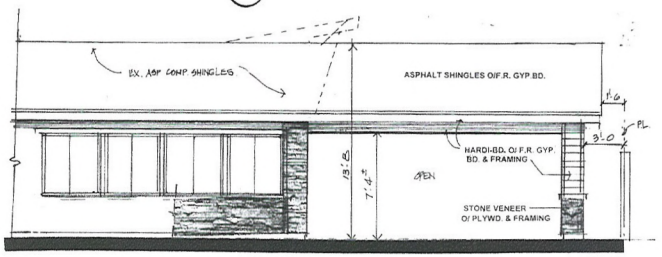
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OCT 05 2010

VAR-39816

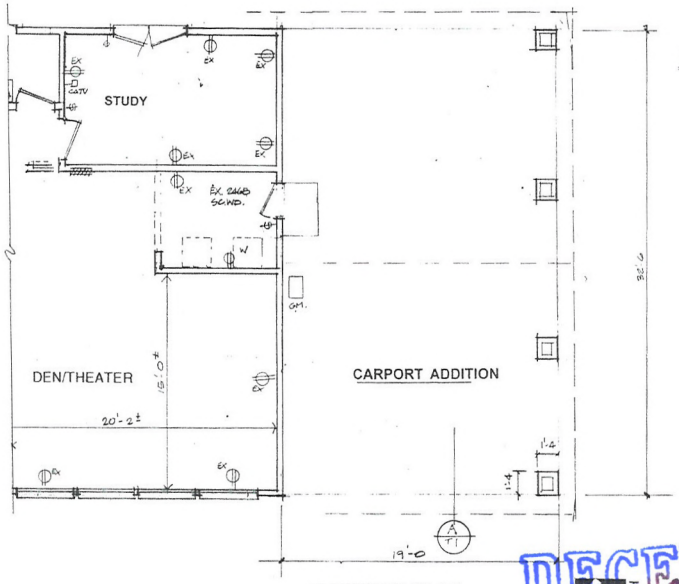


SECTION A



WEST SIDE ELEVATION

SCALE:1/4"=1'-0



CARPORT PLAN

SCALE:1/4"=1'-0

PLAN NOTES

RECEIVED
OCT 05 2010
VAR-39816

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

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

T.2



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

10/15/10



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

10/15/10



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

10/15/10



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

10/15/10

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 significancly 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**

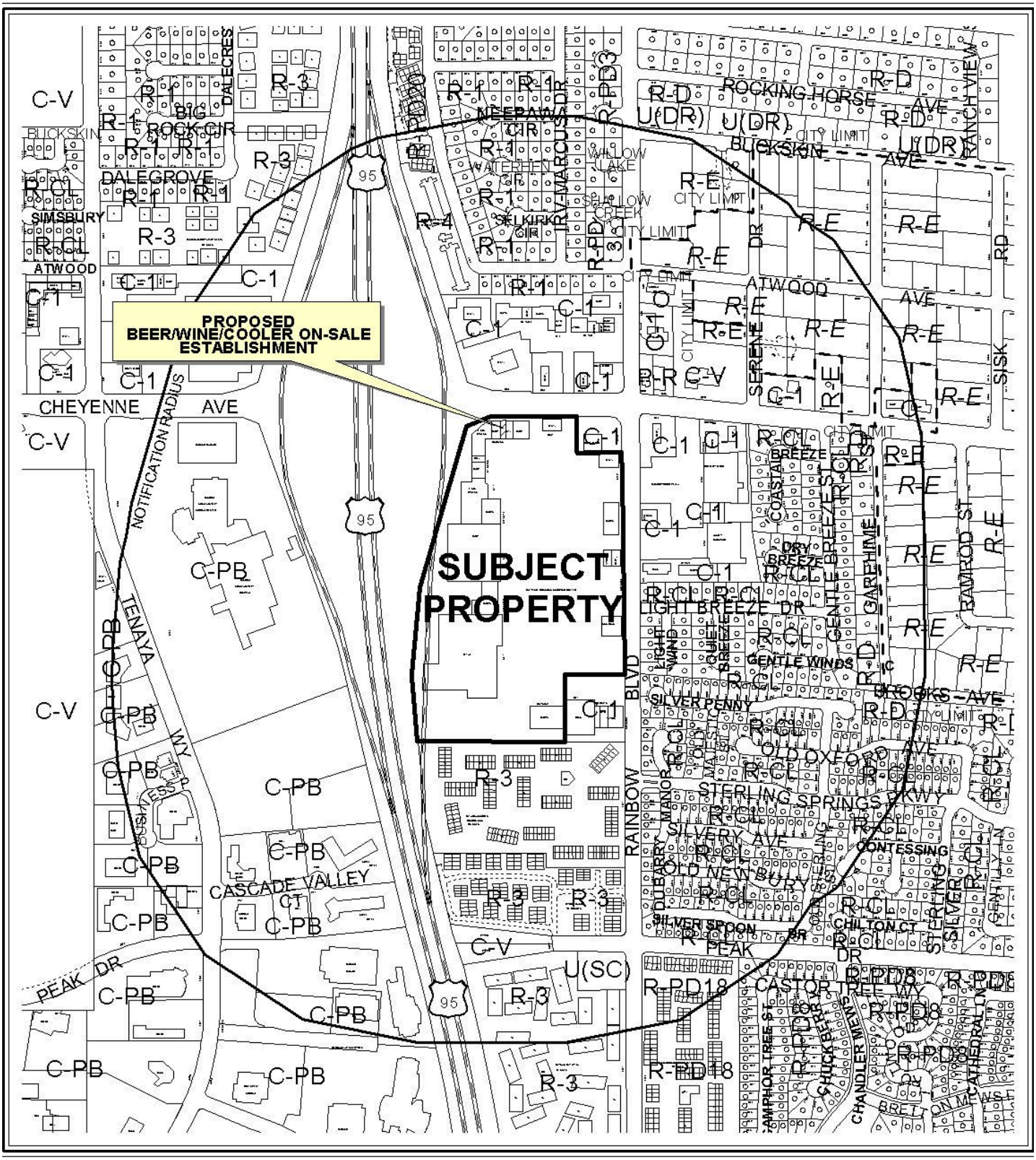
SUBJECT:
SUP-39745 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: RONG JIE NIA - OWNER: PK I CHEYENNE COMMONS, LLC - Request for a Special Use Permit TO ADD A BEER/WINE/COOLER ON-SALE ESTABLISHMENT USE WITHIN AN EXISTING 2,400 SQUARE-FOOT RESTAURANT WITH A WAIVER TO ALLOW A 390-FOOT DISTANCE SEPARATION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



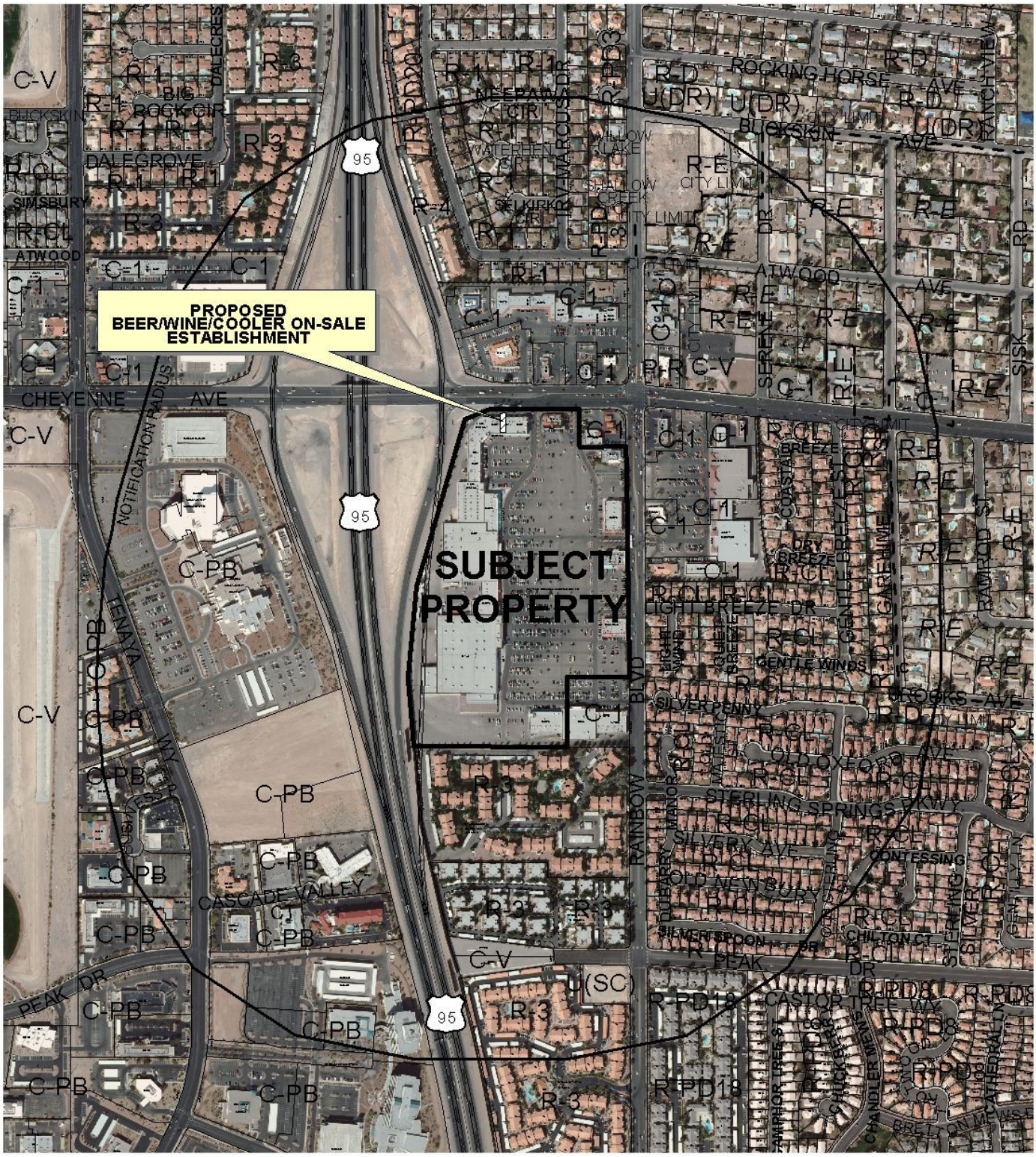
0 300 600 Feet

CASE: **SUP-39745**

RADIUS: 1500 FT

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

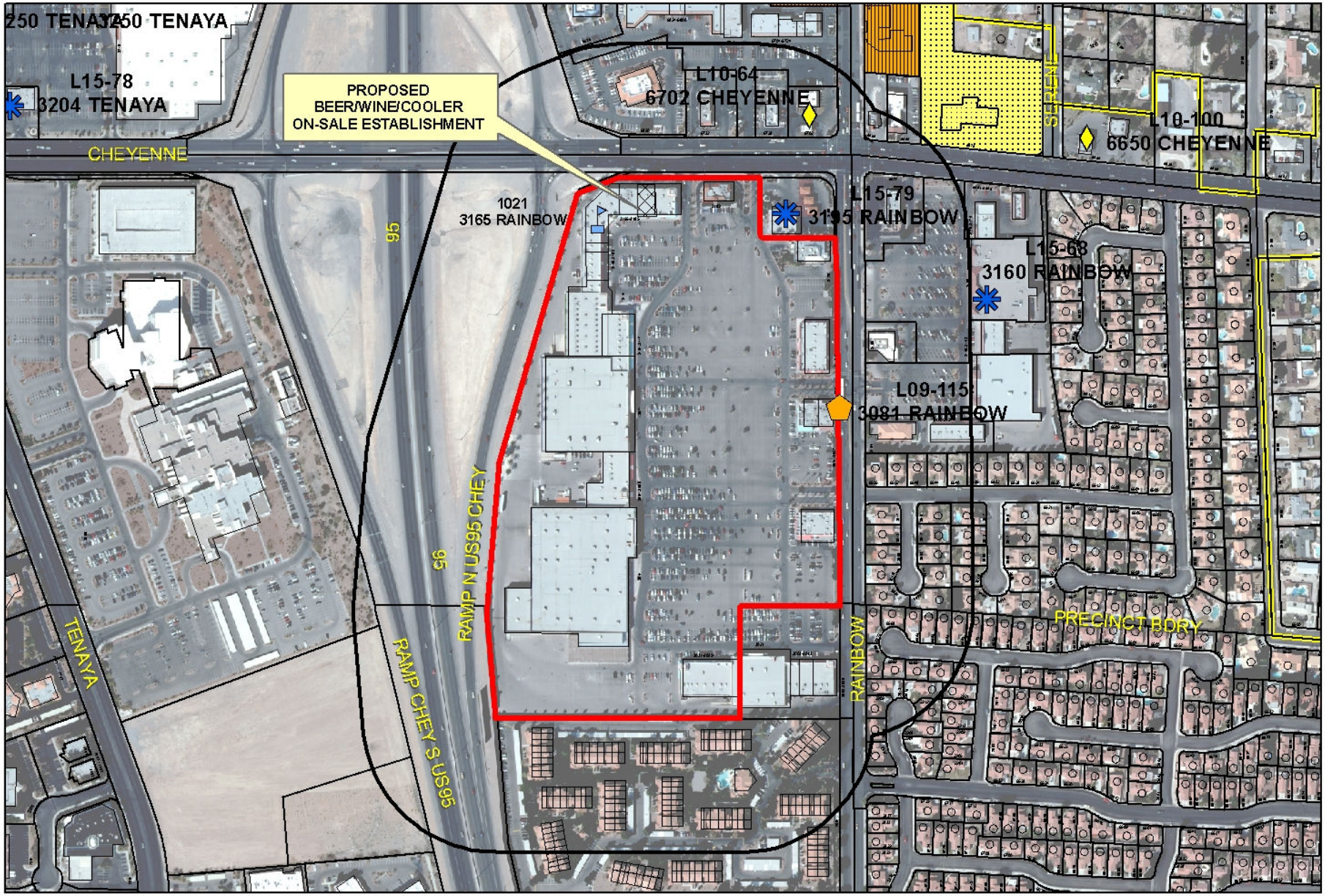
N



CASE: **SUP-39745**

RADIUS: 1500 FT

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



SUP-39745

BEER/WINE/COOLER ON-SALE

Business Licenses

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 18, 2010
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: APPLICANT: RONG JIE NIA - OWNER: PK I CHEYENNE COMMONS, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-39745	Staff recommends APPROVAL, subject to conditions:	N/A

** CONDITIONS **

SUP-39475 CONDITIONS

Planning and Development

1. Conformance to all Minimum Requirements under LVMC Title 19.04.010 for a Beer/Wine/Cooler On-Sale Establishment use.

2. Conformance to the approved conditions for Rezoning (Z-0114-89) and Site Development Plan Review [Z-0114-89(2)].

3. 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.

4. All necessary building permits shall be obtained for all unpermitted existing signage within 30 days of final approval, or the signage shall be removed.

5. Approval of this Special Use Permit does not constitute approval of a liquor license.

6. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

7. 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 proposed Beer/Wine/Cooler On-Sale Establishment within an existing restaurant at 3175 North Rainbow Boulevard. The restaurant is 2,400 square feet in size with seating for 85 people. The Beer/Wine/Cooler On-Sale use will be ancillary to the existing restaurant. The proposed use will not require additional parking beyond that which is required for the principal use on the site. This project is located within a 32.53 acre shopping center, which is able to accommodate a variety of uses. Staff recommends approval of this request and the accompanying distance separation waiver, with conditions as the use can be conducted in a manner that is compatible with the surrounding uses. If this application is denied, the restaurant would not be allowed to sell alcoholic beverages.

ISSUES

- A Beer/Wine/Cooler On-Sale Establishment use is permitted in the C-1 (Limited Commercial) zoning district with an approval of a Special Use Permit.
- A Waiver to allow a 390-foot distance separation where 400 feet is required between the proposed use and a religious facility is needed for approval of a Special Use Permit for the Beer/Wine/Cooler On-Sale Establishment.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
12/06/89	The City Council approved a request for Rezoning (Z-0114-89) from N-U (Non-Urban) under Resolution of Intent to R-3 (Medium Density Residential) and C-1 (Limited Commercial) to C-1 (Limited Commercial) for this property as part of a larger request that approved the overall commercial center on this site. The Planning Commission and staff recommended approval.
01/10/91	The Planning Commission approved a Site Development Plan Review [Z-0114-89(2)] for a 404,586 square-foot shopping center that includes the subject property. The Planning and Development staff recommended approval.
06/04/03	The City Council approved a Special Use Permit (SUP-2081) for a proposed Restaurant Service Bar and a Waiver of the minimum distance requirement from a protected use (Religious Facility) on property located at 3059 North Rainbow Boulevard, which is within the subject commercial center.

01/04/06	The City Council approved a Special Use Permit (SUP-9992) for a Beer/Wine/Cooler On-Sale Establishment and a Waiver of the minimum distance requirement from a protected use (Religious Facility) at 3175 North Rainbow Boulevard. The Planning Commission recommended approval and staff recommended denial.

Most Recent Change of Ownership	
01/24/07	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
11/04/91	A building permit (91125342) was issued for on-site improvements at 3001 North Rainbow Boulevard. The permit was finaled on 03/24/93.
03/03/92	A building permit (92138042) was issued for shell building K at 3001 North Rainbow Boulevard. The permit was finaled on 10/09/92.
07/29/92	A building permit (92154729) was issued for Tenant Improvement for Certificate of Occupancy at 3175 North Rainbow Boulevard. The permit was finaled on 11/18/92.
11/19/92	A business license (L09-00026) for a Beer/Wine/Cooler On-Sale Establishment use was issued at 3175 North Rainbow Boulevard. The license was marked out of business on 08/21/08.
12/08/92	A business license (R09-01567) for a Restaurant with seating for 30 or more was issued at 3175 North Rainbow Boulevard. The license was marked out of business on 05/04/10.
07/22/10	A business license application (L09-97205) for a Beer/Wine/Cooler On-Sale Establishment use at 3175 North Rainbow Boulevard was submitted; the Planning and Development Department denied the application on 08/11/10. A Special Use Permit is required for a Beer/Wine/Cooler On-Sale Establishment use at 3175 North Rainbow Boulevard.
08/10/10	A business license (R09-01567) for a Restaurant with seating for 30 or more was issued at 3175 North Rainbow Boulevard. The license is currently active.

Pre-Application Meeting	
08/11/10	A pre-application meeting was held to discuss the requirements for the submittal of a Special Use Permit for a Beer/Wine/Cooler On-Sale Establishment use. No major issues were discussed.

Neighborhood Meeting
A neighborhood meeting is not required, nor was one held.

Field Check	
10/15/10	During a site visit, staff noted a Shopping Center to be clean and free of debris. The existing restaurant has an unpermitted banner and menu board.

Details of Application Request	
Site Area	
Net Acres	32.53

Surrounding Property	***Existing Land Use Per Title 19.04***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
North	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
South	Apartment Complex	M (Medium Density Residential)	R-3 (Medium Density Residential)
East	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
West	US-95 Right of Way	ROW (Right of Way)	ROW (Right of Way)

Master Plan Areas	***Yes***	***No***	***Compliance***
Master Plan Area		X	N/A
Special Purpose and Overlay Districts	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts			
A-O (Airport Overlay) District (140 feet)	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Functional Classification of Street(s)	***Governing Document***	***Street Width (Feet)***	***Compliance with Street Section***
Cheyenne Avenue: Freeway/ Expressway	Master Plan of Streets and Highways	115	Y
Rainbow Boulevard: Secondary Collector	Master Plan of	80	Y

	Streets and Highways		

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

Parking Requirement							
	Gross Floor Area or Number of Units	***Required***			***Provided***		***Compliance***
			Parking		*Parking*		
Use		***Parking Ratio***	Regular	Handi-capped	Regular	Handi-capped	
Shopping Center	374,502 SF	1/250 SF	1,499		2,426		Y
TOTAL SPACES REQUIRED			1,499		2,426		Y
Regular and Handicap Spaces Required			1,474	25	2,379	47	Y

Waivers		
Requirement	***Request***	***Staff Recommendation***
A 400-Foot minimum distance separation from a religious facility.	To allow a 390-Foot distance separation.	Approval

ANALYSIS

A Beer/Wine/Cooler On-Sale Establishment use is defined by Title 19.20.020 as "an establishment whose license to sell alcoholic beverages is limited to the sale of beer, wine and coolers to consumers only in connection with a meal on the premises where the same is sold, and is operated in connection with a restaurant in which thirty or more people may be served with meals at any one time at tables or stools."

The proposed use requires a Waiver of the minimum 400-foot distance separation requirement from a religious facility (Church Lutheran Holy Spirit) in order to comply with all minimum Special Use Requirements of Title 19.04 requirements for a Beer/Wine/Cooler On-Sale Establishment. No additional parking is required for the proposed use. The proposed Beer/Wine/Cooler On-Sale Establishment use is located in the A-O (Airport Overlay) District and meets the height restriction of 140 feet. A condition has been added to address the unpermitted signage. Staff recommends approval of these requests, with conditions. The proposed use will be operated in conjunction with an existing restaurant; the requested Waiver is minimal, and can it be conducted in a manner that is compatible with the surrounding uses.

FINDINGS (SUP-39745)

In order to approve a Special Use Permit application, per Title 19.18.060 the Planning Commission and City Council must affirm the following:

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 Beer/Wine/Cooler On-Sale Establishment use will be located within a 2,400 square-foot restaurant and will be ancillary to the existing restaurant. The proposed use can be conducted in a manner that is harmonious and compatible with the uses on the existing site and with the commercial uses on the adjacent properties.

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

   The subject site is located within a commercial shopping center, and is suitable for the type and intensity of land use proposed. The proposed use will not require additional parking beyond that which is required for the principal use on the site.

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.**

   The site is accessed by Cheyenne Avenue and Rainbow Boulevard. These streets are of sufficient size to accommodate the needs of the proposed Beer/Wine/Cooler On-Sale Establishment 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 a Special Use Permit for this use at this location will not compromise the public health, safety, or welfare, as the use is subject to licensing and inspections by the City of Las Vegas.

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

   The proposed Beer/Wine/Cooler On-Sale Establishment use meets the applicable conditions per Title 19.04, with the exception of the requested Waiver; which is minimal. The Beer/Wine/Cooler On-Sale Establishment use is located within a shopping center and will be operated in conjunction with an existing restaurant.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 13

NOTICES MAILED 759

APPROVALS 0

PROTESTS 0

JG

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: PK 1 CHEYENNE COMMONS LLC

Name of Applicant: N/A, RONGJIE

Name of Representative: _____

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

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

Print Name: ROBERT M. RICE

Subscribed and sworn before me

This 25 day of August, 2010

Wendi R. Schessl

Notary Public in and for said County and State

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

RECEIVED
SEP 28 2010

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit

Project Address (Location) 3175 N. RAINBOW BLVD, LAS VEGAS, NV.

Project Name BANGKOK 9 **Proposed Use** _____

Assessor's Parcel #(s) ~~P# 138-15-601-008~~; P# 138-15-502-006 **Ward #** 5

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

Commercial Square Footage 361,486 **Floor Area Ratio** _____

Gross Acres ~~34.81~~ 32.59 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER PK I CHEYENNE COMMONS LLC **Contact** ROBERT M. RICE

Address 1919 S. JONES BLVD., # I **Phone:** 702-446-8818 **Fax:** 702-258-6484

City LAS VEGAS. **State** NV **Zip** 89129

E-mail Address RRICE@KIMCOREALTY.COM

APPLICANT RONG JIE N/A **Contact** _____

Address 8403 OPULENT AVE **Phone:** (702) 378-1068 **Fax:** _____

City LAS VEGAS **State** NV **Zip** 89147

E-mail Address NiaNicki@yahoo.com

REPRESENTATIVE _____ **Contact** _____

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

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

E-mail Address _____

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

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

Print Name ROBERT M. RICE

Subscribed and sworn before me

This 25th day of August, 20 10.

Wendi R. Schessl

Notary Public in and for said County and State

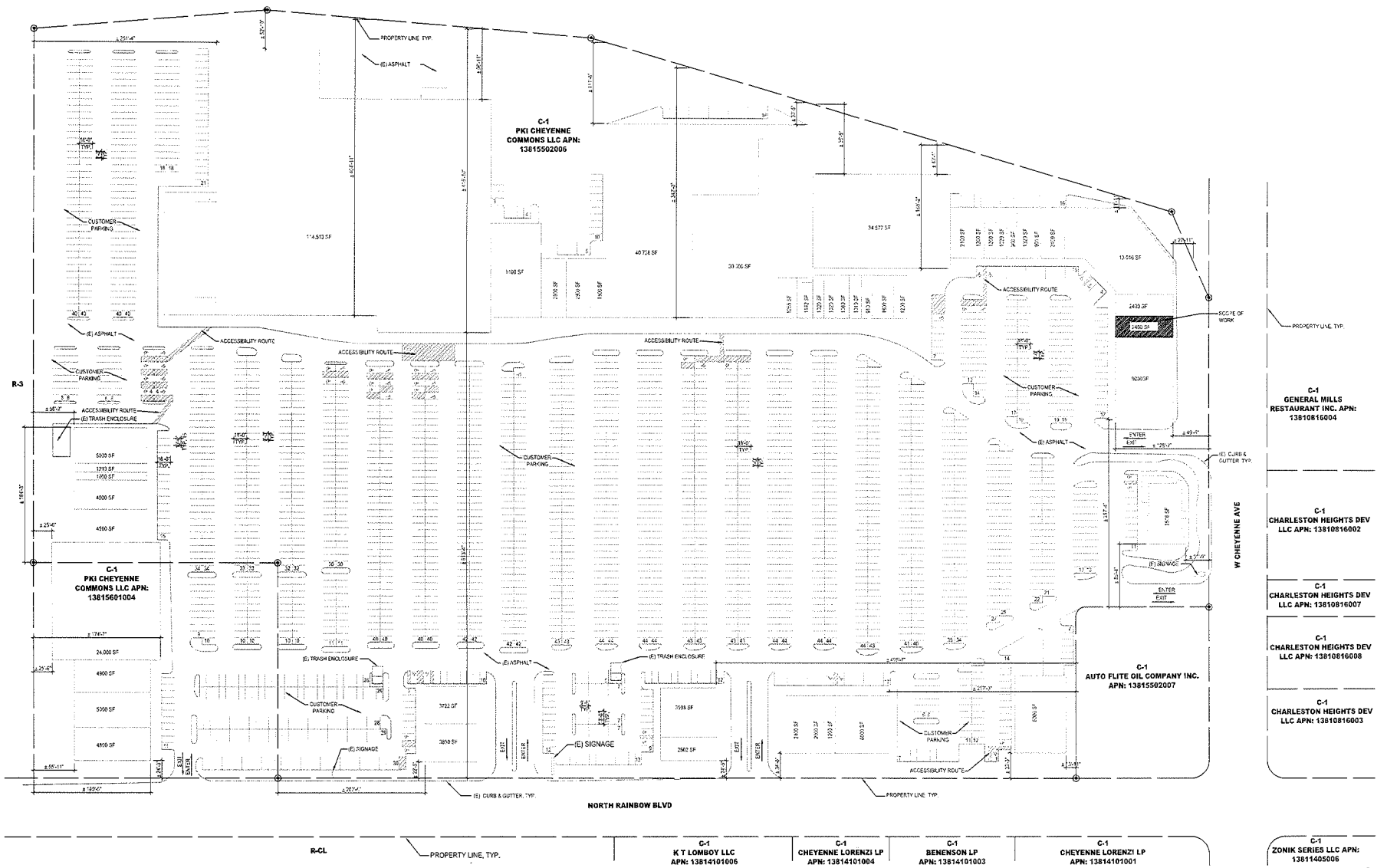
WENDI R. SCHESSL
Notary Public State of Nevada
No. 99-54311-1
My appt. exp. April 23, 2014

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:	JFM

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



SITE PLAN

SCALE: 1"=60'-0"

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

Revisions:

No.	Date	Description

Consultant:

Stamp:

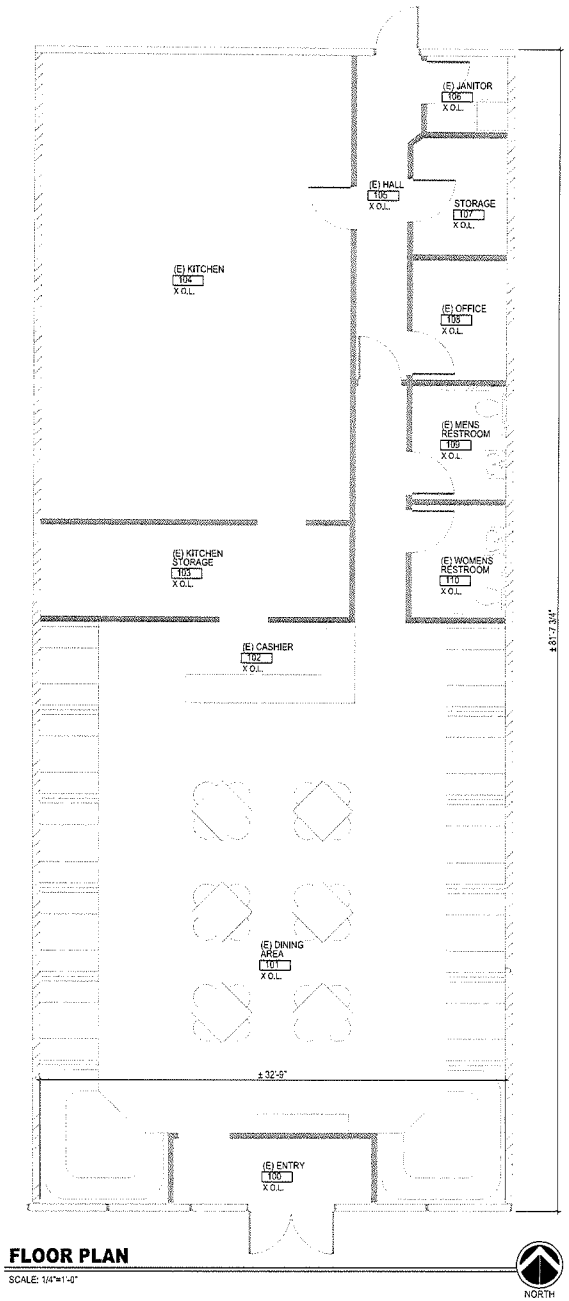
Owner: MICHAEL NIA
Project Name: BANGKOK 9 TI
3175 N. RAINBOW BLVD., LAS VEGAS, NV 89108
Project No. WP-1025
Sheet Title: SITE PLAN

Date: 09.07.10
Checked By: CS
Submittal: PLAN CHECK

Sheet No. **AS1.01**

RECEIVED
SEP 23 2010

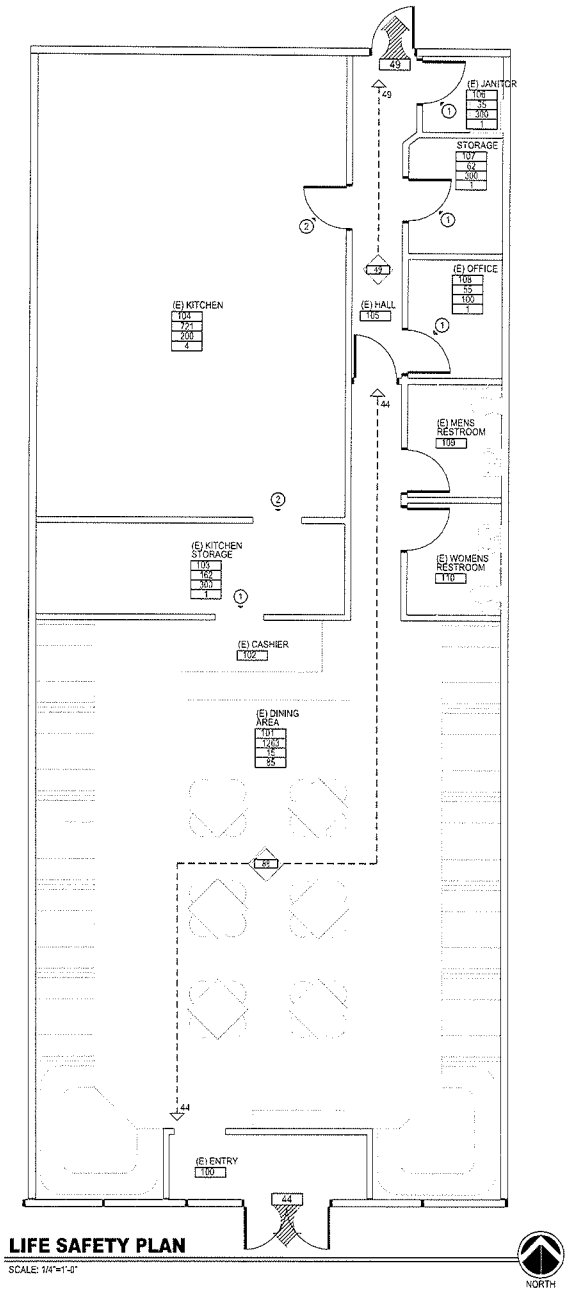
SUP-39745



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
XXX LOAD FACTOR
XXX NUMBER OF OCCUPANTS

SINGLE EXIT OCCUPANT LOAD

DIRECTION OF EXIT TRAVEL

MULTIPLE EXIT OCCUPANT LOAD

OLF = OCCUPANT LOAD FACTOR

FEC = FIRE EXTINGUISHER CABINET

FE = SURFACE MOUNTED FIRE EXTINGUISHER

INTERMEDIATE ACCUMULATED OCCUPANT LOAD

ACCUMULATED OCCUPANT LOAD AT EXIT PATH

GENERAL NOTES

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

WALL TYPE LEGEND

EXISTING EXTERIOR WALLS & STOREFRONT

EXISTING DEMISING WALLS

EXISTING INTERIOR WALLS

OCCUPANCY COUNT

OCCUPANCY LOAD
TABLE 1004.1.1, MAXIMUM FLOOR AREA ALLOWANCE PER OCCUPANT

ROOM NO.	ROOM NAME	OCCUPANCY GROUP	AREA (S.F.)/LOAD FACTOR	NUMBER OF OCCUPANTS
100	ENTRY	N/A	N/A	-
101	DINING AREA	ASSEMBLY	1263/15	85
102	CASHIER	N/A	N/A	-
103	KITCHEN STORAGE	STORAGE	162/300	1
104	KITCHEN	ASSEMBLY	721/200	4
105	HALL	N/A	N/A	-
106	JANITOR	STORAGE	35/300	1
107	STORAGE	STORAGE	62/300	1
108	OFFICE	BUSINESS	55/100	1
109	MENS RESTROOM	N/A	N/A	-
110	WOMENS RESTROOM	N/A	N/A	-
			TOTAL OCCUPANTS	93

SEP 23 2010

SUP-39745

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

Revisions:
No. Date Description

Consultant:

Stamp:

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

Date: 09.07.10
Checked By: CS
Submittal: PLAN CHECK

Sheet No.
A1.01

SHEET INDEX

GENERAL

G1.01 INDEX, LEGENDS, & GENERAL NOTES

ARCHITECTURAL

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

SYMBOL LEGEND

ACCESSIBLE FACILITY

GENERAL NOTES

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

PROPERTY INFORMATION

OWNER:	PKI CHEYENNE COMMONS LLC
ADDRESS:	3001 NORTH RAINBOW BLVD 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)

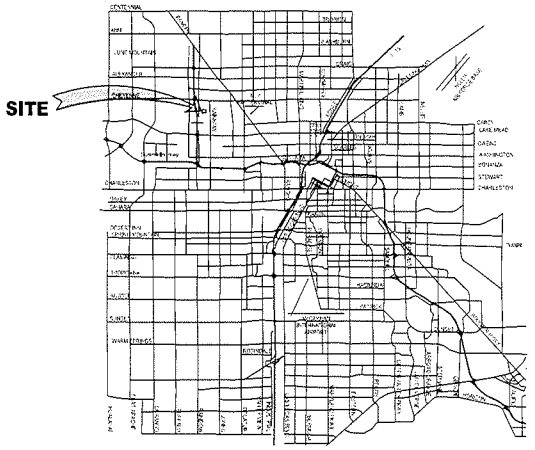
NORTH: ± 27'-11"
SOUTH: ± 251'-4"
EAST: ± 257'-4"
WEST: ± 11'-11"

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/ PK1 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**

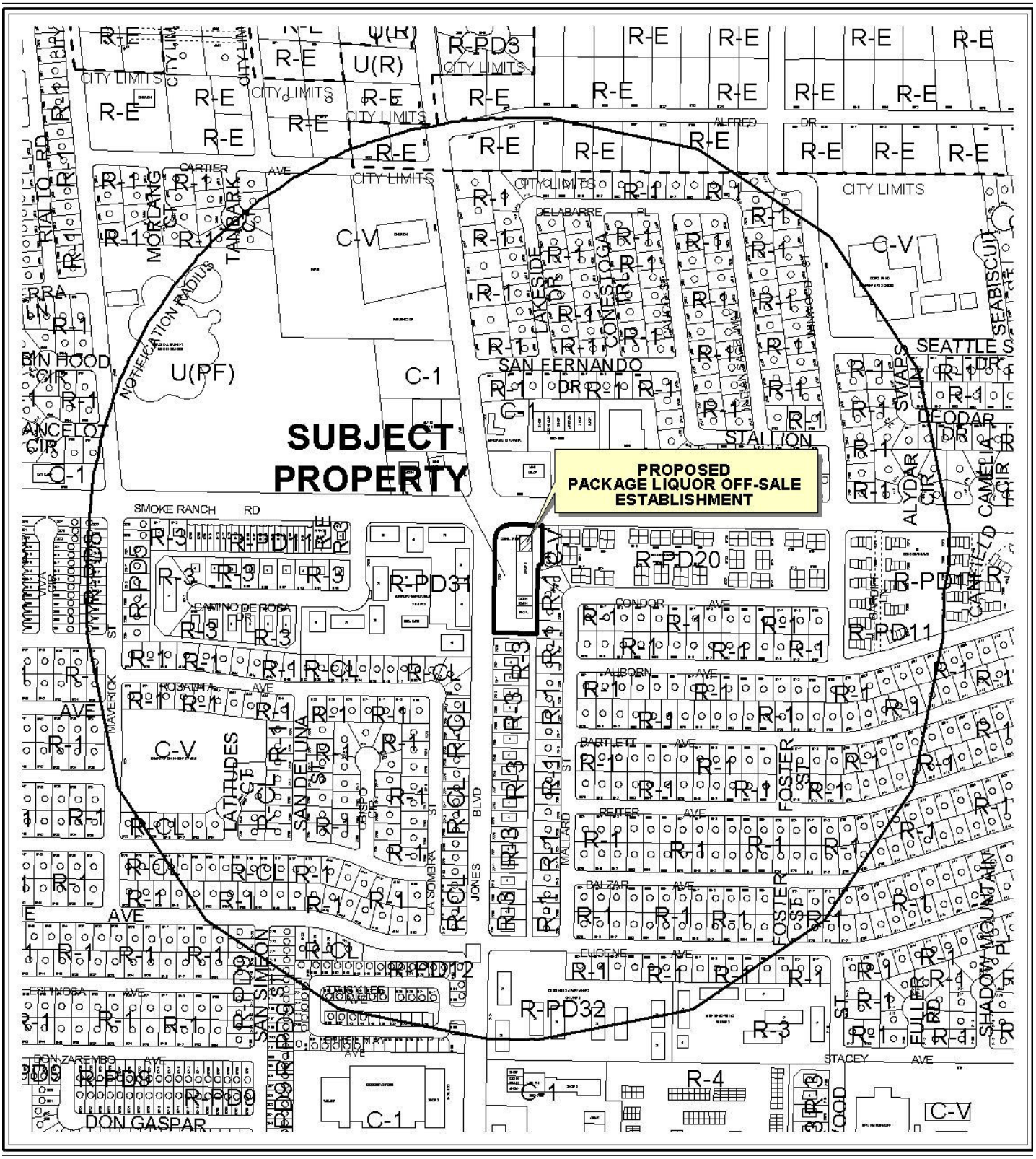
SUBJECT:
SUP-39812 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ALLSTAR MINIMART - OWNER: BECKER INVESTMENT COMPANY, LP - Request for a Special Use Permit TO ADD A 15 SQUARE-FOOT ACCESSORY PACKAGE LIQUOR OFF-SALE USE WITHIN AN EXISTING 2,400 SQUARE-FOOT CONVENIENCE STORE WITH A WAIVER TO ALLOW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



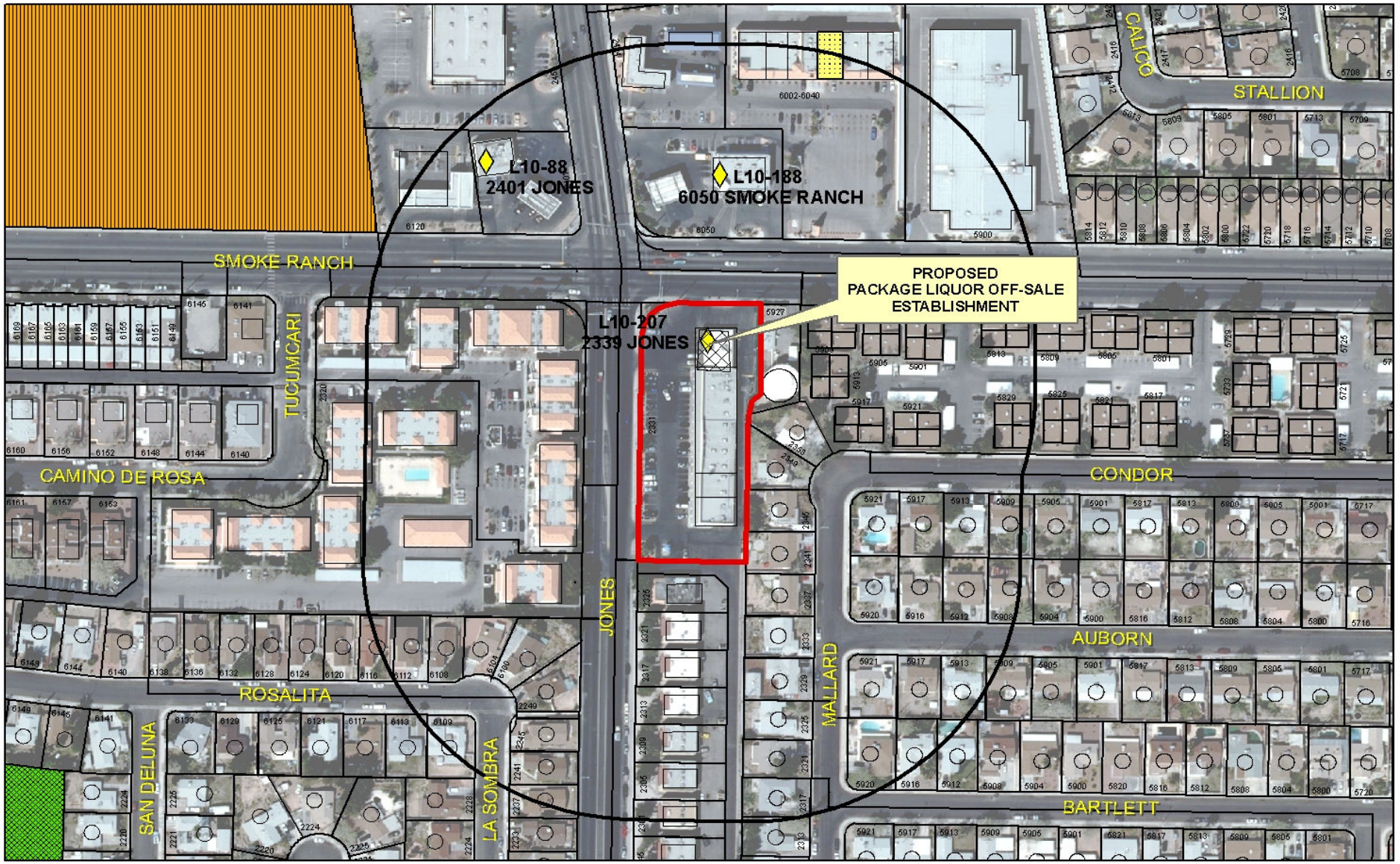
CASE: **SUP-39812**

RADIUS: 1500 FT

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

0 300 600 Feet

N



SUP-39812

Package Liquor Sales

Business Licenses

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 18, 2010
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: APPLICANT: ALLSTAR MINIMART - OWNER: BECKER INVESTMENT COMPANY, LP

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-39812	Staff recommends DENIAL, if approved subject to conditions:	N/A

** CONDITIONS **

SUP-39812 CONDITIONS

Planning and Development

1. Conformance to all Minimum Requirements under LVMC Title 19.04.010 for a Retail Establishment with Accessory Package Liquor Off-Sale use.

2. Conformance to the approved conditions for Rezoning (Z-0069-73).

3. 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.

4. Prior to issuance of a business license, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Department.

5. All necessary building permits shall be obtained for all unpermitted existing signage within 30 days of final approval, or the signage shall be removed.

6. Approval of this Special Use Permit does not constitute approval of a liquor license.

7. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

8. All beer and wine coolers shall remain in their original manufacturer's configuration of four- or six-packs.

9. 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 to allow a 15 square-foot Retail Establishment with Accessory Package Liquor Off-Sale use within an existing 2,400 square-foot Convenience Store located at 2339 North Jones Boulevard. The use will be ancillary to the existing Convenience Store. The proposed use is less than 10% of the total retail floor space of the establishment and will not require additional parking beyond that which is required for the principal use on the site. This project is located within a 1.47-acre retail center, which is able to physically accommodate a variety of uses; however, the close proximity to a religious facility (Agape Bible Fellowship Christian Center) is not harmonious or compatible with the proposed use. Staff recommends denial of this request and the accompanying distance separation waiver, as the use cannot be conducted in a manner that is compatible with the surrounding uses. If this application is denied, the Convenience Store would not be allowed to conduct the Accessory Package Liquor Off-Sale use on the premises.

ISSUES

- A Retail Establishment with Accessory Package Liquor Off-Sale use is permitted in the C-1 (Limited Commercial) zoning district with the approval of a Special Use Permit).
- A Waiver to allow a 100-foot distance separation where 400 feet is required between the proposed use and a religious facility is needed for approval of the Special Use Permit.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
09/26/73	The City Council approved a reclassification of property (Z-0069-73) generally located on the southeast corner of Jones Boulevard and Smoke Ranch Road, from R-3 (Medium Density Residential) to C-1 (Limited Commercial) on the subject property. The Planning Commission recommended denial.
11/27/79	The Planning Commission approved a request for a Review of Conditions (Z-0069-73) relative to deferring landscaping on property generally located at the southeast corner of Jones Boulevard and Smoke Ranch Road. Staff recommended approval.
02/01/84	The City Council denied a request for a Plot Plan Review (Z-0069-73) to allow a 12-foot by 24-foot off-premise sign on property located at 2351 North Jones Boulevard. The Planning Commission and staff recommended denial.
08/20/03	The City Council denied a Special Use Permit (SUP-2329) for the sale of Accessory Package Liquor for Off-Premise consumption in conjunction with an existing Convenience Store at 2339 North Jones Boulevard. The Planning Commission and staff recommended denial.

Most Recent Change of Ownership	
05/21/02	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
C.1979	The retail center was constructed.
05/23/00	A building permit (0000992) was issued for a Non-work Tenant Improvement at 2339 North Jones Boulevard. The permit was finaled on 05/26/00.
06/15/00	The business licenses (C05-02027) Tobacco Dealer-Retail, (C15-00256) Convenience Store, (G01-02054) Gaming Restricted, and (L10-00207) Beer/Wine/Cooler Off-Sale were issued at 2339 North Jones Boulevard. The licenses are currently active.
03/07/07	A business license (N02-00141) for Check Cashing Only was issued at 2339 North Jones Boulevard. The license is active.
01/29/09	A business license (W10-00219) for a Wire Service was issued at 2339 North Jones Boulevard. The license is active.

Pre-Application Meeting	
09/15/10	Staff reviewed the submittal requirements for a Special Use Permit for a Retail Establishment with Accessory Package Liquor Off-Sale use. It was noted that a Waiver is required for the minimum 400-foot distance separation between the proposed use and a religious facility.

Neighborhood Meeting
A neighborhood meeting was not required, nor was one held.

Field Check	
09/15/10	During a site visit, staff noted a Retail Center to be clean and free of debris. The existing Convenience Store has two unpermitted banners.

Details of Application Request	
Site Area	
Net Acres	1.47

Surrounding Property	*Existing Land Use Per Title 19.04*	*Planned or Special Land Use Designation*	*Existing Zoning District*
Subject Property	Retail Center	SC (Service Commercial)	C-1 (Limited Commercial)
North	Convenience Store & Service Station	SC (Service Commercial)	C-1 (Limited Commercial)
South	Multi-Family Residence	M (Medium Low Density Residential)	R-3 (Medium Density Residential)
East	Utility Installation	PF (Public Facilities)	C-V (Civic)
	Single Family Residence	L (Low Density Residential)	R-1 (Single Family Residential)
West	Multi-Family Residence	H (High Density Residential)	R-PD31 (Residential - Planned Development - 31 Units per Acre)

Master Plan Areas	*Yes*	*No*	*Compliance*
Master Plan Area		X	N/A
Special Purpose and Overlay Districts	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts			
A-O (Airport Overlay) District (105 feet)	X		Y
Trails	X		Y
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Functional Classification of Street(s)	*Governing Document*	*Street Width (Feet)*	*Compliance with Street Section*
Smoke Ranch Road: Primary Arterial	Master Plan of Streets and Highways	100	Y
Jones Boulevard: Secondary Collector	Master Plan of Streets and Highways	80	Y

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

Parking Requirement							
	Gross Floor Area or Number of Units	***Required***			***Provided***		***Compliance***
			Parking		*Parking*		
Use		***Parking Ratio***	Regular	Handi-capped	Regular	Handi-capped	
Proposed Retail Establishment with Package Liquor Off-Sale use	15 SF	N/A	N/A				
Convenience Store	2,400 SF	1/175 SF	14				
Beauty Salon	1,000 SF or 4 stations	3 spaces per station	12				
Restaurant	1,500 SF 1,500 SF	1/50 SF, 1/200 SF	30 8				
Office	1,000 SF	1/300 SF	4				
Retail	1,000 SF	1/175 SF	6				
Barber Shop	1,000 SF or 6 chairs	2 spaces per chair	12				
Liquor Establishment (Tavern)	1,000 SF 3,000 SF	1/50 SF 1/200 SF	20 15				
Financial Institution, Specified	1,040 SF	1/250 SF	4				
TOTAL SPACES REQUIRED			125		69		Y
Regular and Handicap Spaces Required			120	5	62	7	Y*

*The subject site is parking impaired, per Title 19.10.

Waivers		
Requirement	***Request***	***Staff Recommendation***
A 400-Foot minimum distance separation from a religious facility.	To allow a 100-Foot distance separation.	Denial

ANALYSIS

A Retail Establishment with Accessory Package Liquor Off-Sale use is defined by Title 19.20.020 as "a retail establishment:

(1) Whose license to sell alcoholic beverages authorizes their sale to consumers only and not for resale, in original sealed or corked containers, for consumption off the premises where the same are sold; and

(2) In which the sale of alcoholic beverages is ancillary to the retail use, and in which no more than ten percent of the retail floor space is regularly devoted to the display or merchandising of alcoholic beverages.

The term includes an establishment that provides on-premises wine, cordial and liqueur tasting if the licensee also holds a wine, cordial and liqueur tasting license for that location."

The proposed use requires a Waiver of the minimum 400-foot distance separation requirement from a religious facility (Agape Bible Fellowship Christian Center) in order to comply with all minimum Special Use Requirements of Title 19.04 requirements for a Retail Establishment with Accessory Package Liquor Off-Sale use. No additional parking is required for the proposed use. The proposed Retail Establishment with Accessory Package Liquor Off-Sale use is located in the A-O (Airport Overlay) District and meets the restriction of 105 feet. The proposed Retail Establishment with Accessory Package Liquor Off-Sale use has an existing on street bike lane located along the northern property line, the proposed Retail Establishment with Accessory Package Liquor Off-Sale use has no impact to the on street bike lane. Staff recommends denial of this request, due to the proximity of a religious facility. A similar application for a Special Use Permit (SUP-2329) was denied on August 23 2003.

FINDINGS (SUP-39812)

In order to approve a Special Use Permit application, per Title 19.18.060 the Planning Commission and City Council must affirm the following:

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 Retail Establishment with Accessory Package Liquor Off-Sale use will be located within a 2,400 square-foot Convenience Store and will be ancillary to the existing Convenience Store. The proposed use cannot be conducted in a manner that is harmonious and compatible with the uses on the existing site and with the religious use on the adjacent properties.

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

   The subject site is physically suitable for the type and intensity of the proposed use. There is no additional parking requirement for a Retail Establishment with Accessory Package Liquor Off-Sale use other than that which is required for the principal use.

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.**

   The site is accessed by Smoke Ranch Road and Jones Boulevard. These streets are of sufficient size to accommodate the needs of the proposed Retail Establishment with Accessory Package Liquor Off-Sale 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 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 Retail Establishment with Accessory Package Liquor Off-Sale use meets the applicable conditions per Title 19.04, with the exception of the requested Waiver. Staff recommends denial of the request as the Retail Establishment with Accessory Package Liquor Off-Sale use, as indicated by the required waiver.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 16

NOTICES MAILED 786

APPROVALS 0

PROTESTS 0

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* 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.

Notary Public in and for said County and State

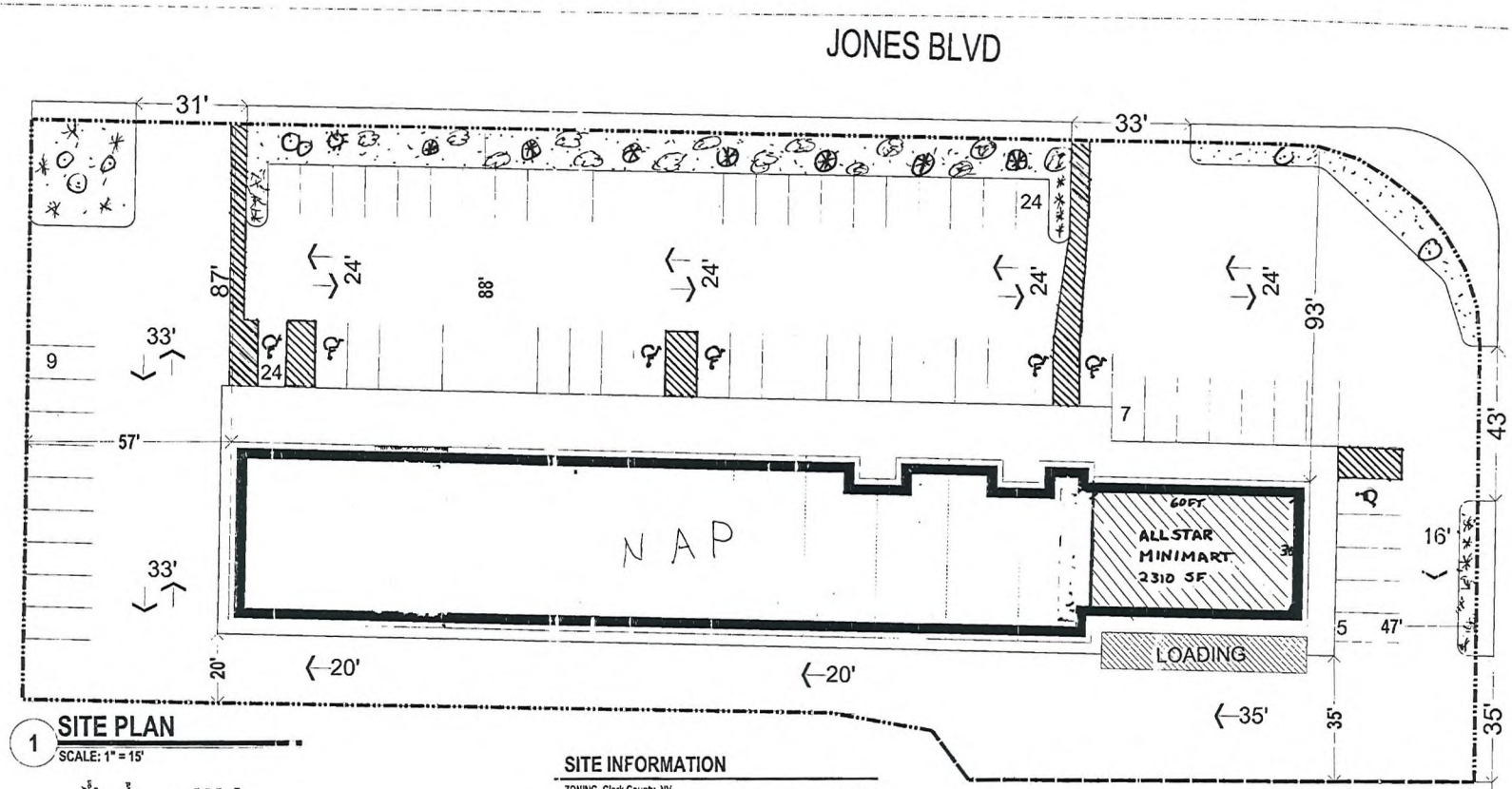
NOTARY PUBLIC
BUNNY J. REIMAN
STATE OF NEVADA - COUNTY OF CLARK
MY APPOINTMENT EXP. APRIL 25, 2012
No: 08-6529-1

FOR DEPARTMENT USE ONLY

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

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

RECEIVED
OCT 05 2010



1 **SITE PLAN**
SCALE: 1" = 15'

SMOKE RANCH RD



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 %

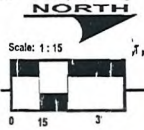
SETBACKS	REQUIRED	PROVIDED
Front:	20 ft	99 ft Existing
Side:	10 ft	0 ft Existing
Corner Side:	15 ft	90 ft Existing
Rear:	20 ft	19 ft Existing

BUILDING HEIGHT
Allowed: 35 ft
Provided: N/A Existing

PARKING

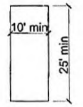
Suite #	Name of Business	Type of Use	Parking Requirements	Tenant Space	Parking Required	Parking Provided
101	"Be Georgeous Wigs and Salon"	Beauty Salon	3 spaces per station (per business license there are 4 stations)	~~1000~~ 760 GSF	12 Spaces	
102	Joey's Pizza	Restaurant	1 space per 50 SF of the seating 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	13Spaces	
				Total	123Spaces	69 Spaces Existing

H.C. PARKING
Required: 2 Spaces
Provided: 7 Spaces Existing

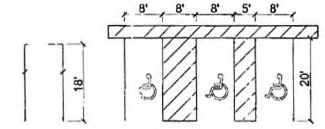




Fire Turning Radius



Typical Loading Spaces

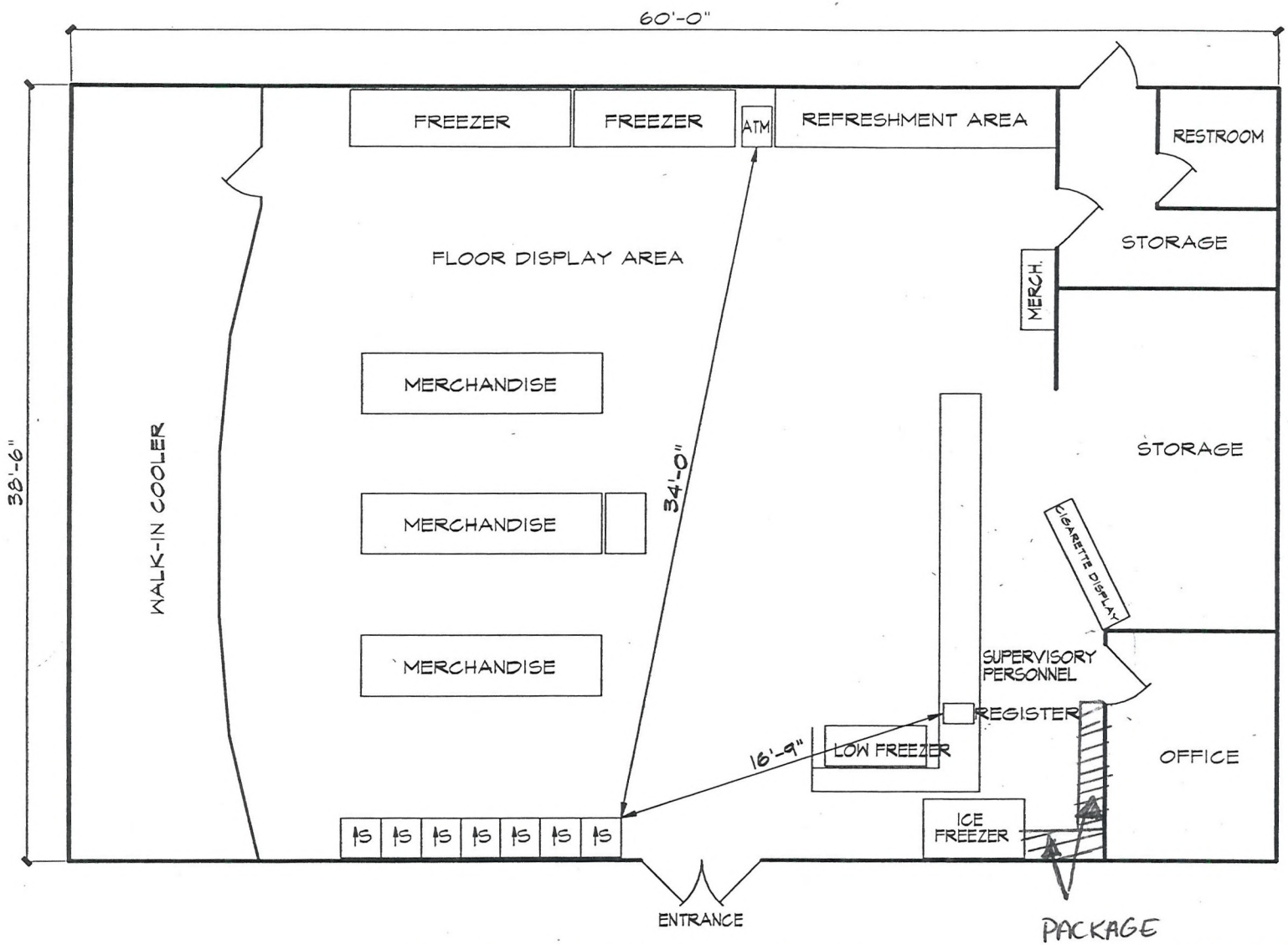


2339 N. Jones, City of Las Vegas, NV

ALL STAR-MINI MART SUP PACKAGED LIQUOR
ACCESSORY PACKAGE LIQUOR OFFSALE

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OCT 05 2010

SUP-39812



FLOOR PLAN DIAGRAM

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

SUP-39812

RECEIVED OCT 05 2010

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

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

L U Dreja

Lora Dreja

RECEIVED
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**

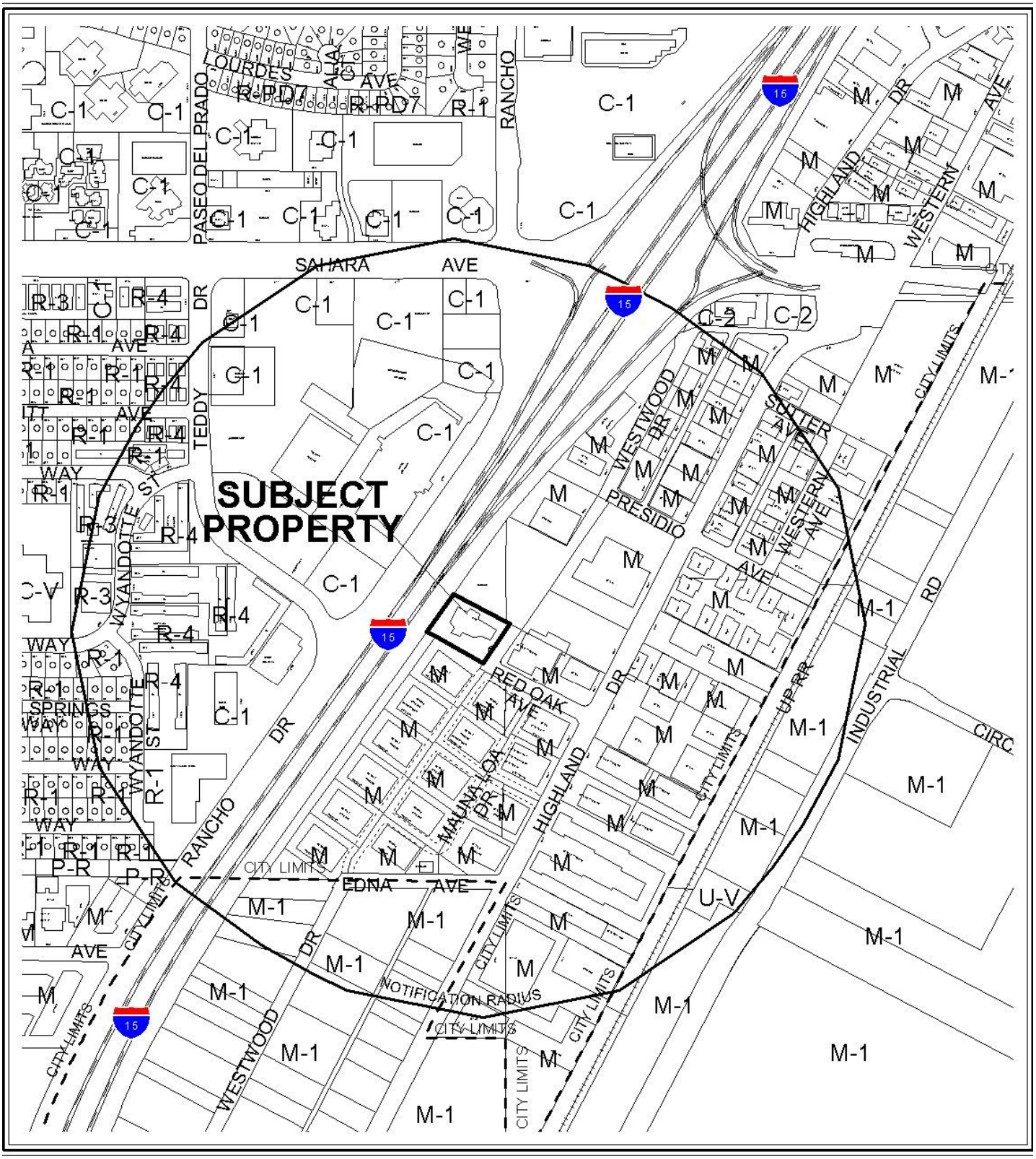
SUBJECT:
SUP-39819 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: D2801 WESTWOOD, INC. - Request for a Major Amendment to a previously approved Special Use Permit (U-0109-99) FOR A PROPOSED 7,399 SQUARE-FOOT EXPANSION OF AN APPROVED 37,151 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) at 2801 Westwood 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

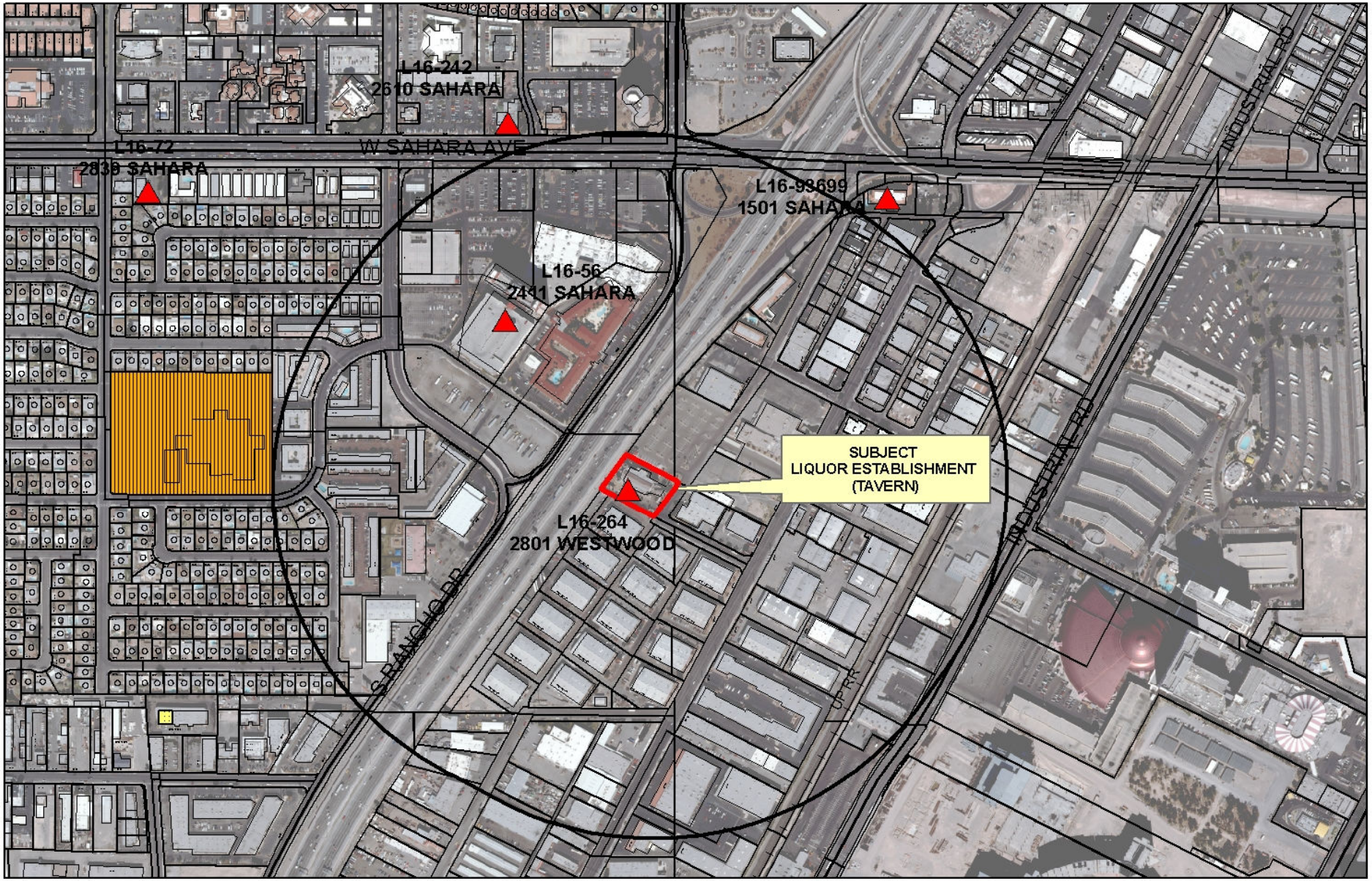


CASE: **SUP-39819**

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

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 18, 2010
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: APPLICANT/OWNER: D2801 WESTWOOD, INC., ET AL.

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-39819	Staff recommends APPROVAL, subject to conditions:	
SDR-39818	Staff recommends APPROVAL, subject to conditions:	SUP-39819

** CONDITIONS **

SUP-39819 CONDITIONS

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-39818) shall be required.

2. Conformance to the approved conditions for Special Use Permits (U-0109-99 and SUP-36436) and Site Development Plan Review (SD-0063-01 and SDR-36434), except as amended by conditions herein.

3. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the new construction. An Extension of Time may be filed for consideration by the City of Las Vegas.

4. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Department.

5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

6. Approval of this Special Use Permit does not constitute approval of a liquor license.

7. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

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

SDR-39818 CONDITIONS

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-39819) shall be required, if approved.

2. Conformance to the approved conditions for Special Use Permits (U-0109-99 and SUP-36436) and Site Development Plan Reviews (SD-0063-01 and SDR-36434), except as amended by conditions herein.

3. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the new construction. An Extension of Time may be filed for consideration by the City of Las Vegas.

4. All development shall be in conformance with the site plan and landscape plan, date stamped 10/05/10, and building elevations, date stamped 10/05/10 and 10/27/10, except as amended by conditions herein.

5. Any changes based upon right-of-way, traffic or drainage studies or street improvements required by the city or public utilities shall not reduce the widths of perimeter landscape buffers, height of walls or quantities of plant materials from that on submitted landscape plans date stamped 10/05/10. Any changes based upon subsequently submitted studies must be accommodated elsewhere on the site.

6. Prior to a final inspection for the requested additions, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Department.

7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

8. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device. The technical landscape plan shall include the following changes from the conceptual landscape plan: ten (10) 24-inch box shade trees shall be planted within the north perimeter buffer; one (1) 24-inch box shade tree shall be planted in landscape islands or at the ends of each parking row; palm trees depicted in these planters shall be replaced by 24-inch box shade or evergreen trees; and four (4) five-gallon shrubs shall be planted for each tree depicted in parking lot islands or perimeter landscape buffers.

9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

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

Public Works

11. Site development to comply with all applicable conditions of approval for SDR-36434 and all other site-related actions.

** STAFF REPORT **

PROJECT DESCRIPTION

The subject property currently contains an existing 25,417 square-foot Sexually Oriented Business, parking area and signage. The applicant amended the approved entitlement in January 2010 to add 11,734 square feet to the existing building and expand the existing Tavern use on the site. The applicant has requested an additional 7,399 square feet of floor area to be added, which includes modifications to the first and second stories and a new third story with a roof deck. The expansion would bring the total gross building area to 44,550 square feet. Because of this expansion, the Special Use Permit must also be amended for the use to include the new area. A portion of the adjacent parking lot is also proposed to be amended to include a drop-off area as part of this request. The additions and modifications are compatible with the existing structure and the surrounding area, and expansion of the Tavern use can be conducted in a manner that is harmonious and compatible with the surrounding land uses. Staff therefore recommends approval of the Major Amendments to the approved Special Use Permit and Site Development Plan Review, with conditions. If denied, the extent of the use and building would be limited to the floor area approved on 01/06/10.

ISSUES

- A Major Amendment of a previously approved Special Use Permit (U-0109-99) is required to allow expansion of the tavern use on the subject site.
- A Major Amendment of a previously approved Site Development Plan Review (SD-0063-01) is required to allow expansion of the existing Sexually Oriented Business building and site.
- The proposed amendments are in addition to, not replacing, the previously approved amendments to the Special Use Permit and Site Development Plan review approved in January 2010.
- A mapping action to ensure that the site containing the Tavern use maintains at least a 1,500-foot distance separation from another Tavern has not yet been submitted to the City of Las Vegas for review. As a condition of approval of SDR-36434, this map shall be recorded prior to issuance of building permits.
- Condition of Approval Number 6 of SDR-36434 requires recordation of an offsite parking agreement prior to issuance of a certificate of occupancy. This agreement has not yet been recorded.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
04/05/00	The City Council approved a Special Use Permit (U-0109-99) for a Liquor Establishment (Tavern) at 2801 Westwood Drive. The Planning Commission and staff recommended denial of the request.
01/16/02	The City Council approved a Site Development Plan Review (SD-0063-01) for a 24,093 square-foot Sexually Oriented Business with a Waiver of Perimeter Landscaping on property located at 2801 Westwood Drive. The Planning Commission and staff recommended approval of the request.
08/21/02	The City Council approved an Extension of Time [U-0109-99(2)] of an approved Special Use Permit (U-0109-99), which allowed a Liquor Establishment (Tavern) at 2801 Westwood Drive. The Planning Commission and staff recommended approval of the request.
04/16/03	The City Council approved a Master Sign Plan (MSP-1409) for an approved Sexually Oriented Business at 2801 Westwood Drive. The Planning Commission and staff recommended approval of the request.
08/06/03	The City Council approved an Extension of Time (EOT-2333) of an approved Special Use Permit (U-0109-99) which allowed a Liquor Establishment (Tavern) at 2801 Westwood Drive. The Planning Commission and staff recommended approval of the request.
08/20/03	The City Council approved a Master Sign Plan (MSP-2565) for an approved Sexually Oriented Business at 2801 Westwood Drive. The Planning Commission and staff recommended approval of the request.
08/18/04	The City Council approved a Master Sign Plan (MSP-4380) for an approved Sexually Oriented Business at 2801 Westwood Drive, thereby expunging approvals for MSP-1409 and MSP-2565. The Planning Commission and staff recommended approval of the request.
09/15/04	The City Council approved a Variance (VAR-4733) to allow an existing 34-foot tall Off-Premise Sign to be raised to 55 feet where 40 feet is the maximum height allowed at 2801 Westwood Drive. The Planning Commission and staff recommended denial of the request.
05/17/06	The City Council approved a General Plan Amendment (GPA-9219) to change the future land use designation to Commercial, Mixed Use, Industrial or Public Facilities on various parcels located within the proposed Las Vegas Redevelopment Plan area and within the proposed Redevelopment Plan expansion area. The Planning Commission and staff recommended approval of the request.
08/27/08	Planning and Development administratively approved a Site Development Plan Review (SDR-29354) to modify an existing Off-Premise Sign for a digital display on 1.23 acres located at 2801 Westwood Drive.

09/03/09	A Code Enforcement case (81539) was processed for building a steel fence without a permit. The case was resolved by Code Enforcement on 09/08/09.
01/06/10	The City Council approved a Major Amendment (SUP-36436) to a previously approved Special Use Permit (U-0109-99) for a proposed 11,734 square-foot addition to an existing Liquor Establishment (Tavern) and a Major Amendment (SDR-36434) to a previously approved Site Development Plan Review (SD-0063-01) for a proposed 11,734 square-foot addition to an existing 25,417 square-foot Sexually Oriented Business with a waiver of perimeter landscape buffer standards to allow a 10-foot buffer along a portion of the east perimeter where 15 feet is required at 2801 Westwood Drive. The Planning Commission and staff recommended approval.
11/18/10	The Planning Commission will consider requests for a Major Amendment (SUP-39819) to a previously approved Special Use Permit (U-0109-99) for a proposed 6,443 square foot expansion of an approved 37,151 square foot Liquor Establishment (Tavern); and a Major Amendment (SDR-39818) to a previously approved Site Development Plan Review (SD-0063-01) to add a 6,443 square-foot third floor with outdoor balcony to an approved 37,151 square-foot Sexually Oriented Business, and for parking lot modifications at 2801 Westwood Drive.

Most Recent Change of Ownership	
03/29/01	A deed was recorded for a change in ownership on APN 162-08-604-001.
11/19/01	A deed was recorded for a change in ownership on APN 162-09-102-004.

Related Building Permits/Business Licenses	
Pre-1991	A business license (L16-00016) was issued for a tavern at 1501 West Sahara Avenue. The license was marked out on 02/10/10.
09/25/00	A business license (T29-00006) was issued for a topless club/boutique at 2801 Westwood Drive. The license remains active at this location.
07/12/02	A building permit (#02012503) was issued for a certificate of occupancy for a restaurant at 2801 Westwood Drive. A final inspection was approved on 12/04/03.
06/13/03	A building permit (#03012256) was issued for a sign at 2801 Westwood Drive. A final inspection was approved on 12/15/03.
07/25/03	A building permit (#03015969) was issued for a sign at 2801 Westwood Drive. A final inspection was approved on 09/24/03.
08/21/03	A building permit (#03018001) was issued for a sign at 2801 Westwood Drive. A final inspection was approved on 09/15/03.

09/02/03	A building permit (#03018862) was issued for a sign at 2801 Westwood Drive. A final inspection was approved on 12/03/03.
09/15/03	A business license (L16-00264) was issued for a tavern at 2801 Westwood Drive. The license remains active at this location.
08/04/04	A business license (V01-00027) was issued for a valet parking operation at 2801 Westwood Drive. The license was marked out of business on 05/02/08.
01/10/05	A building permit (#05000142) was issued for an off-premise sign at 2801 Westwood Drive. A special inspection report confirming compliance with 2003 IBC codes was received on 10/06/05.
04/05/05	A business license (C05-02370) was issued for tobacco dealer license at 2801 Westwood Drive. The license remains active at this location.
12/15/06	A building permit (78279) was issued for fire repair at 2801 Westwood Drive. A final inspection was approved on 03/28/07.
06/05/08	A business license (V01-00046) was issued for a valet parking operation at 2801 Westwood Drive. The license was marked out of business on 06/15/09.
10/29/08	A business license (V01-00047) was issued for a valet parking license at 2801 Westwood Drive. The license remains active at this location.
11/05/08	A building permit (125482) was issued for installation of an LED unit on the south face of an existing off-premise sign, and to upgrade the existing structure to meet the 2006 IBC at 2801 Westwood Drive. A final inspection was approved on 09/10/09.
07/15/09	A building permit (142198) was issued for a six-foot tall ornamental iron fence at 2500 Western Avenue. A final inspection was approved on 07/22/09.
10/19/10	A business license (L16-00338) was issued for a tavern at 1501 West Sahara Avenue following a change of license ownership.

Pre-Application Meeting	
09/24/10	A pre-application meeting was held with the applicant, in which requirements for the submittal of a Special Use Permit and Site Development Plan Review applications were discussed. The following topics were also discussed: • A partial third story and roof deck will be added to what was previously approved. The increase in height and floor area will require a Major Amendment to the approved Special Use Permit and Site Development Plan Review. • The timing of a mapping action to adjust the property line between the north parking lot and the building was discussed. The action must be completed prior to the issuance of permits. • The height of the building must be dimensioned to determine compliance with the Airport Overlay District. • Sprinklers must be extended to the new parts of the building.

Neighborhood Meeting
A neighborhood meeting is not required, nor was one held.

Field Check	
10/15/10	A field check was conducted, where the following item was noted: • The site contains a well maintained Sexually Oriented Business.

Details of Application Request	
Site Area	
Net Acres	1.27 (4.51 with parking lot)

Surrounding Property	***Existing Land Use Per Title 19.04***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Sexually Oriented Business	LI/R (Light Industry/ Research)	M (Industrial)
North	Parking Lot	LI/R (Light Industry/ Research)	M (Industrial)
South	Office and Warehouse	C (Commercial)	M (Industrial)
East	Office and Warehouse	LI/R (Light Industry/ Research)	M (Industrial)
West	Right-of-Way (Interstate 15)	ROW (Right-of-Way)	ROW (Right-of-Way)

Master Plan Areas	***Yes***	***No***	***Compliance***
Master Plan Area		X	N/A
Special Purpose and Overlay Districts	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts			
A-O (Airport Overlay) District (175 Feet)	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Pursuant to SDR-36434, the following development standards apply to the subject site:

Standard	*Approved SDR-36434*	*Proposed*	*Change*	*Compliance*
Min. Setbacks:				
• Front	35 Feet	35 Feet	None	Y
• Side	10 Feet	20 Feet	+10 Feet	Y
• Rear	30 Feet	25 Feet	-5 Feet	Y
Max. Building Height	2 stories/41.5 Feet	3 stories/68 Feet	+26.5 Feet	Y
Parking Spaces Required	149	179	+30 spaces	Y
Parking Spaces Provided	249	203	-46 spaces	Y
Perimeter trees:				
• North	10 Trees	7 Trees	-3 Trees	N
• South	23 Trees	23 Trees	None	Y
• East	11 Trees	13 Trees	+2 Trees	Y
• West	12 Trees	12 Trees	None	Y
Total floor area	37,151 SF	44,550 SF	+7,399 SF	N/A
First Floor Addition	6,703 SF	7,365 SF	+662 SF	N/A
Second Floor Addition	5,031 SF	5,325 SF	+294 SF	N/A
Third Floor Addition	N/A	2,748 SF	+2,748 SF	N/A
3rd Floor Roof Deck	N/A	3,695 SF	+3,695 SF	N/A

Pursuant to Title 19.12, the following standards apply:

Landscaping and Open Space Standards				
Standards	*Required*		*Provided*	*Compliance*
	Ratio	*Trees*		
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	43 Trees	36 Trees	N
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	8 Feet		8 Feet	Y
• South	8 Feet		8 Feet	Y
• East	10 Feet		10 Feet	Y
• West	8 Feet		8 Feet	Y

Functional Classification of Street(s)	*Governing Document*	*Street Width (Feet)*	*Compliance with Street Section*
Westwood Drive – Local Street (adjacent to APN 162-08-604-001)	N/A	50	N/A
Westwood Drive – Private Street (adjacent to APN 162-09-102-004)	N/A	50	N/A

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

Parking Requirement							
	Gross Floor Area or Number of Units	***Required***			***Provided***		***Compliance***
			Parking		*Parking*		
Use		***Parking Ratio***	Regular	Handi-capped	Regular	Handi-capped	
Sexually Oriented Business	44,550 SF	1/250 SF GFA	179		203		Y
TOTAL SPACES REQUIRED			179		203		Y
Regular and Handicap Spaces Required			173	6	197	6	Y
Loading Spaces	44,550 SF		3		5		Y

ANALYSIS

The site remains in substantial conformance with the previously approved plan. The expansion will add about 27 feet to the height of the building; this height remains well below the 175-foot Airport Overlay restriction and remains compatible with surrounding development. The overall site will lose a total of 46 parking spaces as a result of the expansion, and although the parking requirement has increased, the site will still be overparked by 24 spaces. With the exception of trees provided along the north perimeter of the site, perimeter buffer landscaping is provided to meet the requirements of previously approved Site Development Plan Review (SDR-36434). The deficiency will be addressed in a condition of approval. The parking lot landscaping has been altered to accommodate a proposed drop-off area at the south end of the lot. It is noted that three trees within the interior parking field required by SDR-36434 are missing from the landscape plan, and one tree on the end of a parking row in the amended area has been omitted; these trees must be shown on a revised landscape plan at the time of permits. In addition, only deciduous or evergreen tree species are allowed in parking areas. Several of the deciduous trees approved on the previous landscape plan have been replaced by palm trees. A condition of approval will address this issue.

The new additions will be located at the northwest side of the previously approved expansion, facing Interstate 15 and the existing parking lot. The first and second floor plans will be amended to expand the approved north lobby and to provide additional restrooms. The proposed third floor will contain club area, new restrooms and a 3,695 square-foot outdoor deck. The deck will face the parking lot to the north and east. A series of covered booths (cabanas) will be located at the south end of the deck. A 2.5-foot parapet wall with a three-foot decorative balustrade will surround the deck. A drawing has been submitted showing the sight lines to the deck in all directions. The existing tavern use is proposed to be expanded to capture the increased floor area. Expansion will not affect any previously approved waiver of distance separation. A new mechanical area enclosure will be located at the southwest corner of the property, approximately 10 feet from the west property line. The equipment and enclosure meet Title 19 mechanical and screening requirements. Due to the proposed addition to the existing building, civil improvement plans are required to be submitted to the Las Vegas Valley Water District to verify adequate domestic and fire flow can be met.

The existing parking lot is proposed to be modified to create a drop-off area north of the expanded building area. The two lanes will be able to accommodate stacking for at least five buses or limousines. Two of the parking islands at the north side of the lot are proposed to be modified to accommodate a 24-foot wide fire lane around the site.

The additions and modifications are compatible with the existing structure and the surrounding area, and expansion of the Tavern use can be conducted in a manner that is harmonious and compatible with the surrounding land uses. Staff therefore recommends approval of the Major Amendments to the approved Special Use Permit and Site Development Plan Review, with conditions.

FINDINGS (SUP-39819)

In order to approve a Special Use Permit application, per Title 19.18.060 the Planning Commission and City Council must affirm the following:

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 expansion of the Liquor Establishment (Tavern) use is compatible with the existing use and with the surrounding land uses in the area.

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

   The subject site is physically suitable for a Liquor Establishment (Tavern) use, and can accommodate the proposed expansion.

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.**

   Access to the site provided from Westwood Drive is adequate to facilitate the traffic generated by the proposed expansion of the Liquor Establishment (Tavern) 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 this Special Use Permit will not compromise the public health, safety, or welfare, as the proposed expansion of the existing Liquor Establishment (Tavern) use will be subject to regular inspections.

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

   A Waiver of Title 19.04 minimum distance separation requirements to allow 300 feet from a similar use where 1,500 feet is the minimum distance required was approved through a previous action (SUP-36436). The waiver remains in effect and is not affected by expansion of the use on the same parcel.

FINDINGS (SDR-39818)

In order to approve a Site Development Plan application, per Title 19.18.050 the Planning Commission and/or City Council must affirm the following:

1. **The proposed development is compatible with adjacent development and development in the area;**

   The proposed addition to the existing Sexually Oriented Business is compatible with development in the area. The expanded area will face Interstate 15 and the parking lot to the north.

2. **The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;**

   Proposed changes in parking lot landscaping do not conform to Title 19 or the previous approval, nor does the number of trees located in the landscape buffer along the north perimeter. A condition of approval will require conformance to Title 19 standards. All other development conforms to Title 19 requirements.

3. **Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

   There is adequate space on the site to accommodate vehicles without conflicts. The access from Westwood Drive will not negatively impact neighborhood industrial traffic.

4. **Building and landscape materials are appropriate for the area and for the City;**

   Building materials are similar to those used for the previous expansion and are compatible with the existing building. The proposed landscape materials, as conditioned, are appropriate for the area and for the City. Palm trees in the parking area shall be replaced by deciduous or evergreen trees in conformance with Title 19 requirements.

5. **Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;**

   The proposed building elevations will be harmonious with the existing and approved portions of the Sexually Oriented Business and will be compatible with adjacent development in the area.

6. **Appropriate measures are taken to secure and protect the public health, safety and general welfare.**

   The proposed addition to the existing Sexually Oriented Business will be subject to final Building and Safety and Planning and Development inspections; therefore this development will not compromise the public health, safety or welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 20

NOTICES MAILED 88 (SUP-39819)
60 (SDR-39818)

APPROVALS 0

PROTESTS 0

SS

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: 03-83783-1

RECEIVED
OCT 0 5 2010

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: AMENDMENT TO SDR 36434 & SUP 36436

Project Address (Location) 2801 WESTWOOD DR., LAS VEGAS, NV, 89109

Project Name TREASURES GENTLEMANS CLUB **Proposed Use** S.O.B.

Assessor's Parcel #(s) 162036040011/16209102004 **Ward #** _____

General Plan: existing _____ proposed _____ **Zoning:** existing M proposed N/A

Commercial Square Footage 44,550 **Floor Area Ratio** _____

Gross Acres ~~44,350~~ **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, 2010.

_____

Notary Public in and for said County and State

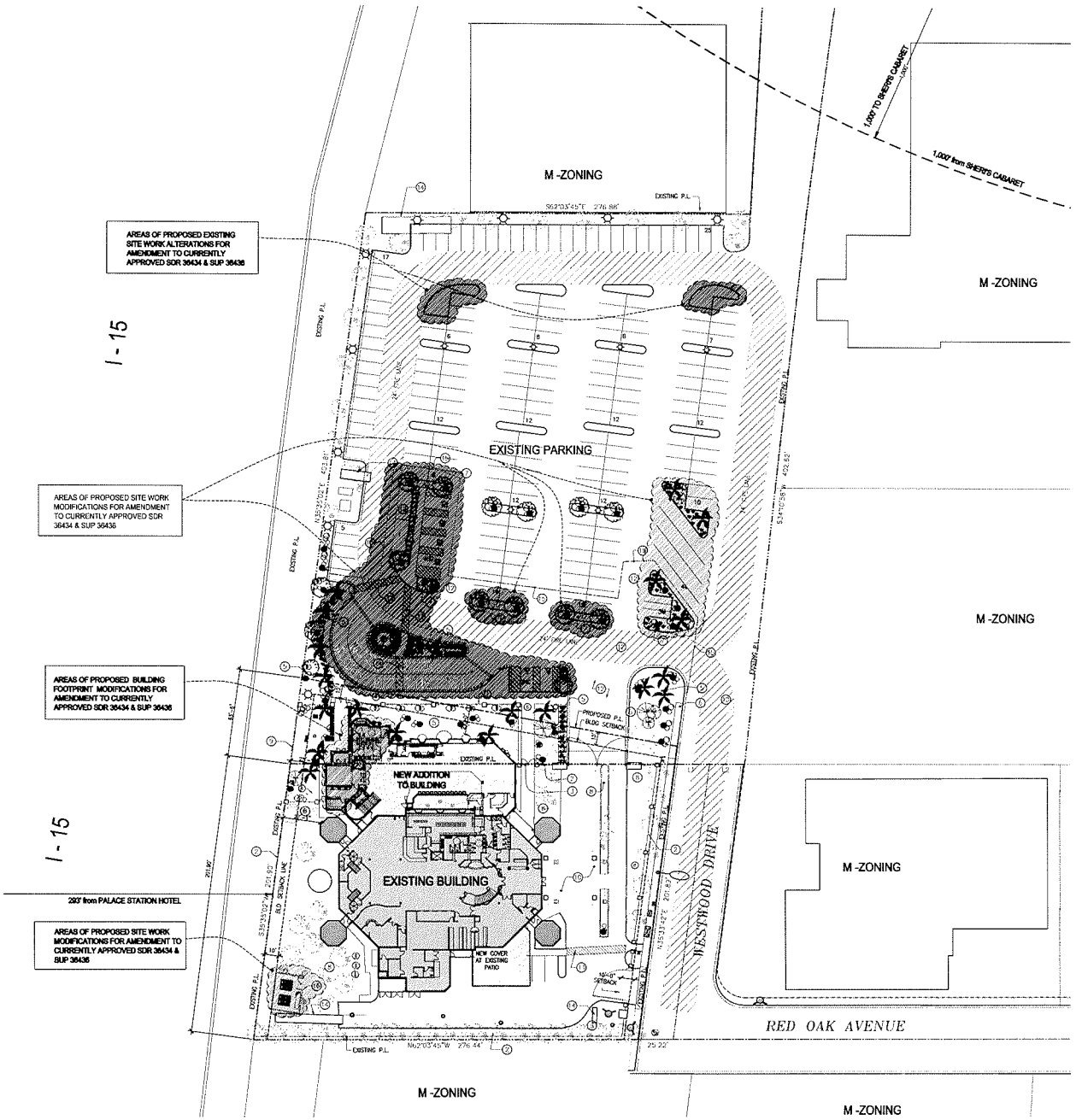
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OCT 05 2010

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

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.



1 SITE PLAN

KEY NOTE

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

PROPOSED - BUILDING SF.

TOTAL FIRST FLOOR ADDITION:	7,365 SF.
TOTAL SECOND FLOOR ADDITION:	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 - SPECIALLY ORIENTED BUSINESS)	77
TOTAL REQUIRED PARKING SPACES PER CLV TITLE 19_19.10 (INCLUDES ADA SPACES REQUIRED PER 19.10_TABLE 2 - (6))	179
TOTAL PROVIDED PARKING SPACES	203
(2) NON REQUIRED MOTORCYCLE SPACES (ADDITIONAL TO PROVIDED)	

GENERAL NOTES

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

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SUP-39819
SDR-39818

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

WINSTON H. HENDERSON ARCHITECTS
1555 EAST FLAMINGO ROAD STE. #550, LAS VEGAS, NV 89119
OFFICE (702) 963-8700 FAX (702) 963-8797

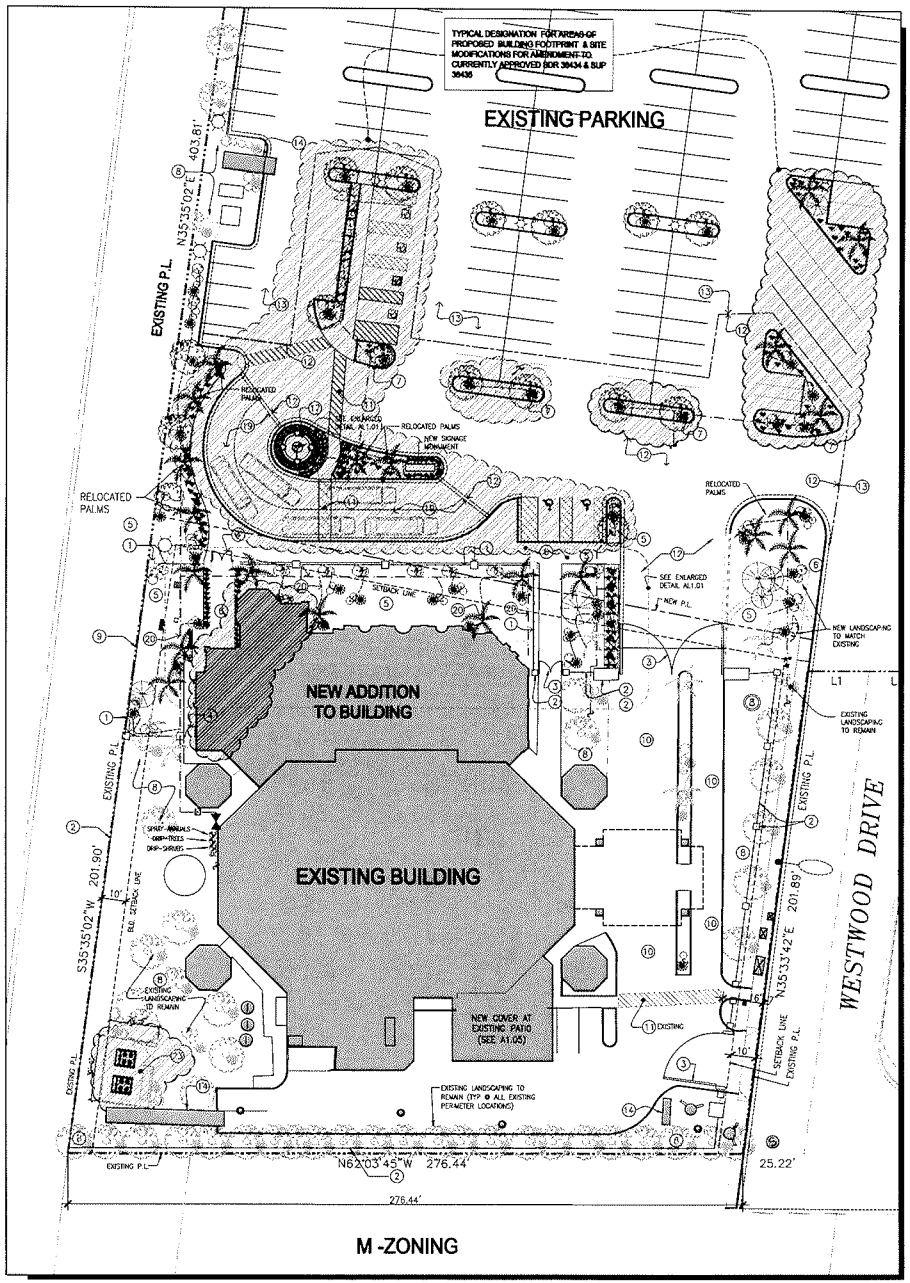
TREASURES GENTLEMEN'S CLUB EXPANSION
2801 WESTWOOD DR. LASVEGAS, NEVADA 89109
APN: 16208604001, 16209102004

SITE PLAN

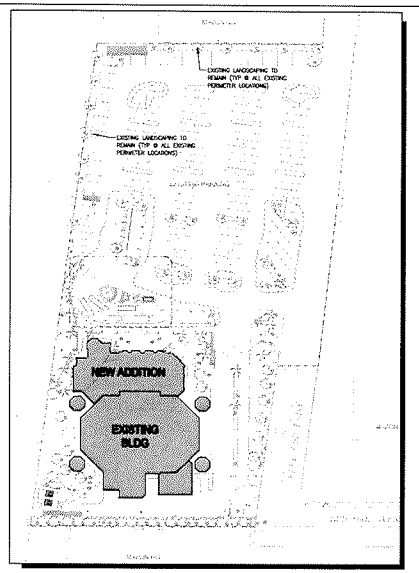
Date: 07-27-2009
Job No.: 09220
Designed: WHH
Drawn: TEP/BK
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Checked: TEP/WHH

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

LANDSCAPE SCHEDULE

	SYMBOL	BOTANICAL NAME / COMMON NAME	QUAN	COND	REMARKS
TREES		PINE PINUS SPECIES	5	24" BOX	
		PRUNUS	20	24" BOX	
		PALM (EXISTING / RELOCATED) PALM (NEW TO MATCH EXISTING)		EXISTING 60" BOX	
SHRUBS		DWARF ROYAL PURPLE CALLISTEMON "LITTLE JOHN"	75	5 GAL	
		WATERFALL RUG - WHITE MYO WHITE	29	5 GAL	
		LEUCOPHYLLUM ZYCOPHYLLUM 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 850XL Ø
A	IRRIGATION CONTROLLER	RAINBIRD ESP-8 STATION (MIN) MOUNT
	IRRIGATION VALVE	RAINBIRD PEB 1in W/ SYRINGE Ø 30 PSI REGULATOR AND AC PRODUCTS AC-1in-150 MODEL PEB
	QUICK COUPLER	RAINBIRD 25 HC 3/4
	GATE VALVE	RAINBIRD BRASS GATE VALVE
	MANIFOLD	1in SCH 40 PVC
	LATERAL LINE (EMITTER)	3/4in POLYTUBE W/ 1/4" DISTRIBUTION TUBING TO EMITTER
	LATERAL LINE (DRIPTIP)	3/4in POLYTUBE W/ 1/4" DISTRIBUTION TUBING TO EMITTER
	SLEEVES (MAINLINE)	2in SCH 40 PVC
	SLEEVES (LATERALS)	1-1/2in SCH 40 PVC
	EMITTERS	RAINBIRD TURBOKEY PRESSURE COMPENSATING EMITTER 2 GPH - 12 PER SHRUB
	EMITTERS	RAINBIRD TURBOKEY PRESSURE COMPENSATING EMITTER 1 GPH - 2 PER SHRUB (5 GAL) 0.5 GPH - 2 PER 1 GAL SHRUB
	FLUSH VALVE	AC PRODUCTS FOR 3/4" FLUSH VALVE
	MANIFOLD NON-SWAY @ ANGLES	

GENERAL NOTES

1. CONTRACTOR IS RESPONSIBLE TO VERIFY ALL PLANT QUANTITIES. THE PLANT LIST IS INTENDED AS REFERENCE ONLY.
2. CONTRACTOR IS TO APPROVE ALL PLANT MATERIAL PRIOR TO INSTALLATION WITH PRIOR NOTICE OF 48 HOURS.
3. PLANT MATERIAL IS TO HAVE IDENTIFICATION TAGS ON 10% OF TOTAL QUANTITY OF EACH SPECIES SHOWING GENUS, SPECIES AND VARIETY, ETC.
4. PROVIDE MATCHING SIZES AND FORMS OF LIKE SHRUB SPECIES AS SHOWN ON DRAWINGS
5. IT IS THE INTENT OF THIS DRAWING TO CREATE AN IMMEDIATE AESTHETIC APPEARANCE. THIS PROJECT MAY REQUIRED VEGETATION REMOVAL AND /OR THINNING OUT AT A FUTURE DATE
6. CONTRACTOR TO DESIGN BUILD IRRIGATION SYSTEM IN ACCORDANCE TO CODE AND STANDARDS
7. DECOMPOSED GRANITE, 3/4" MINUS, COLOR "MOHAVE GOLD", 2" DEPTH TYP IN ALL PLANTING BEDS. DECOMPOSED GRANITE TO CONTAIN ADE FINES AND BOE AGGREGATE. CONTRACTOR RECEIVE VERIFICATION OF THIS FROM THE SUPPLIER AND PRESENT 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 2" TO 4" DIAMETER SIZED ACCORDING TO THE FOLLOWING PERCENTAGES. 20% 4" LARGEST DIAMETER, ADD 3" LARGEST DIAMETER, ADD 2" DIAMETER. CONTRACTOR TO SET ⅓ OF ROCK DIAMETER INTO FINISHED GRADE

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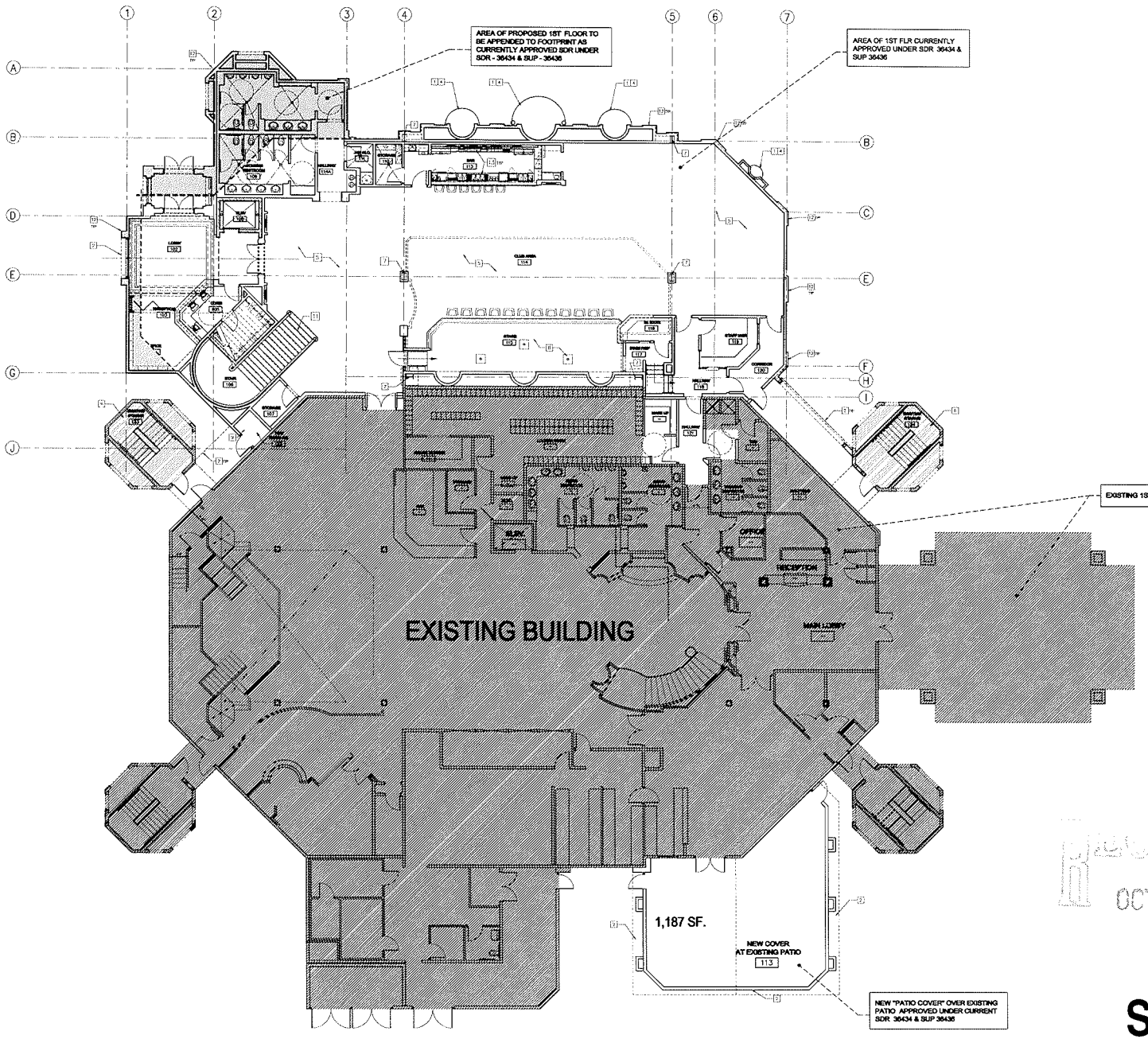
WINSTON H. HENDERSON ARCHITECTS
1555 EAST FLAMINGO ROAD STE. #330, LAS VEGAS, NV 89119
OFFICE (702) 893-4700 FAX (702) 893-9787

TREASURES GENTLEMEN'S CLUB EXPANSION
2801 WESTWOOD DR. LASVEGAS, NEVADA 89109
APN: 16209604001, 16209102004

LANDSCAPE AND IRRIGATION PLAN

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

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1 OVERALL FIRST FLOOR PLAN

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

NORTH

KEY NOTE

1	STATUE LOCATION FOR OWNER FURNISHED, OWNER INSTALLED STATUES
2	LINE OF ROOF EDGE OVERHANG. SEE ROOF PLAN FOR ADDITIONAL INFORMATION
3	METAL DETECTOR SHALL BE OWNER FURNISHED OWNER INSTALLED. SEE ELECTRICAL SHEETS FOR ELECTRICAL CONNECTION.
4	DISPLAY NICHE FOR OWNER FURNISHED ART WORK/ SCULPTURE.
5	OWNER FURNISHED, OWNER INSTALLED FURNISHINGS. COORDINATE WITH OWNER.
6	EXISTING METAL STAIRS WITH CONCRETE PAN FILLED STEPS.
7	STRUCTURAL COLUMN WITH FIRE RATED SURROUND. SEE STRUCTURAL DRAWINGS FOR COLUMN INFORMATION. SEE WALL TYPES FOR SPRAY-ON FIRE PROOFING REQUIREMENTS.
8	PLATFORM AREA. SEE ENLARGED PLAN FOR ADDITIONAL INFORMATION. COORDINATE SPECIAL LIGHTING WITH THE ELECTRICL SHEETS
9	FIRE RISER ROOM. SEE "P" SHEETS FOR ADDITIONAL INFORMATION
10	CMU COLUMNS WITH EIFS FINISH. SEE STRUCTURAL DRAWINGS FOR DESIGN AND REINFORCING NOTES. SEE EXTERIOR ELEVATIONS FOR DECORATIVE EIFS FINISH.
11	WOOD STAIRS WITH CARPETED TREADS AND RISERS. SEE STAIR SECTION FOR ADDITIONAL INFORMATION. PROVIDE METAL HANDRAILS PER ADA REQUIREMENTS. RAILING SHALL BE DECORATIVE WROUGHT IRON. LIGHTING SHALL BE PROVIDED AT EACH RISER. REFER TO ELECTRICAL SHEETS FOR ADDITIONAL INFORMATION.
12	EIFS PLANT-ON COLUMN. SEE EXTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION.
13	BAR EQUIPMENT.
14	22"X30" ROOF HATCH WITH METAL LADDER. INSTALL PER MANUFACTURE REQUIREMENTS. SEE ROOF PLAN FOR ADDITIONAL INFORMATION. INSTALL HATCH CLOSE TO WALL TO ALLOW FOR EASY USE OF THE LADDER.
15	DECORATIVE RAILING SYSTEM. SEE EXTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION.
16	GLASS ROOF. SEE ROOF PLAN FOR ADDITIONAL INFORMATION.
17	DECORATIVE RAILING SYSTEM.
18	INTERIOR GLASS ROOF.
19	NEW SHAFT FOR AUGMENTED AC AT EXISTING RECEPTION

FOR APPROVED SDR & SUP AMENDMENT

ISSUE DATE 10/04/10

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SDR-39818

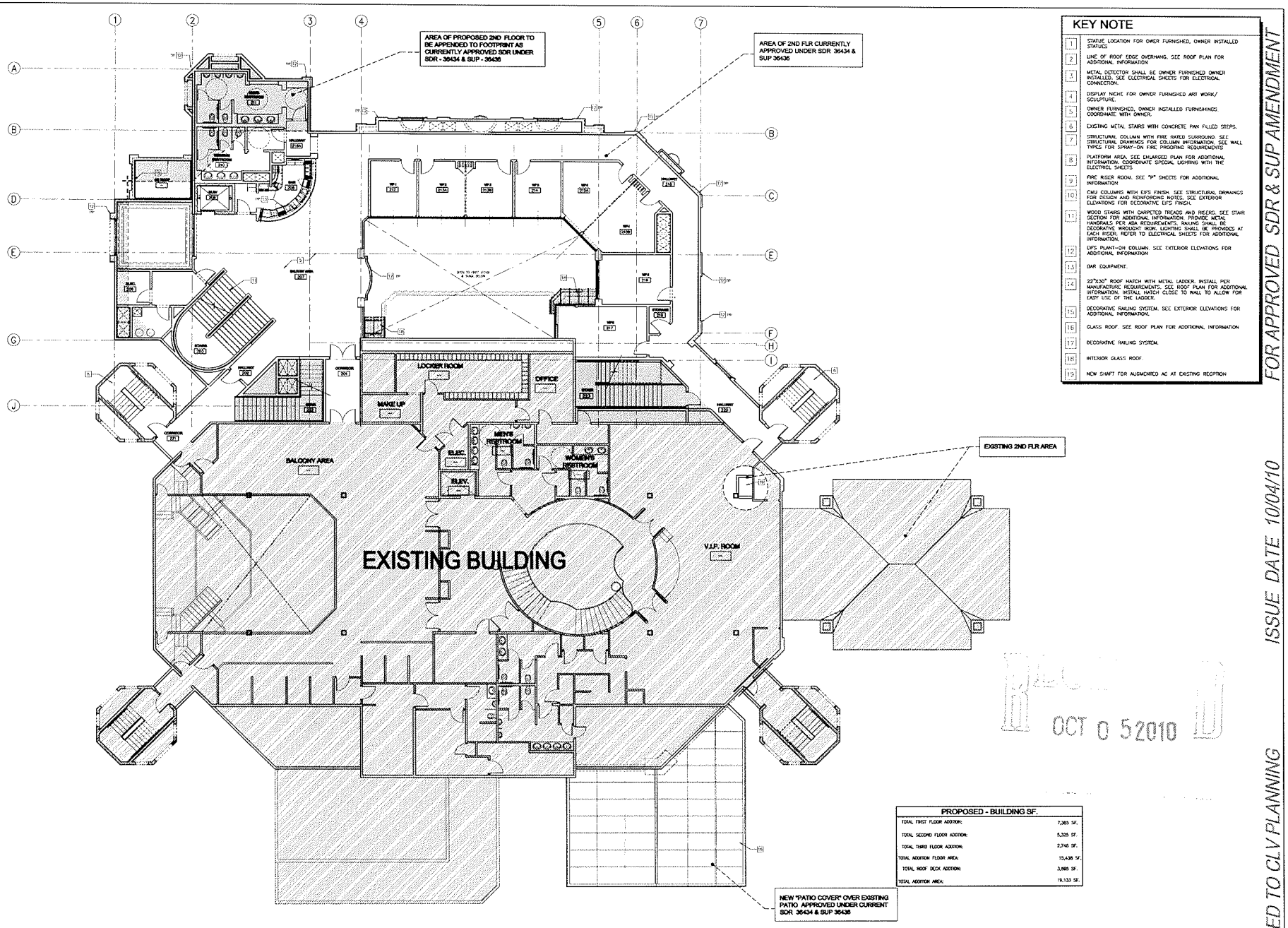
WINSTON H. HENDERSON ARCHITECTS
1555 EAST FLAMINGO ROAD STE. #550, LAS VEGAS, NV 89119
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TREASURES GENTLEMEN'S CLUB EXPANSION
2801 WESTWOOD DR. LASVEGAS, NEVADA 89109
APN: 16208804001, 16209102004

OVERALL FIRST FLOOR PLAN

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

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KEY NOTE

1	STATUE LOCATION FOR OWER FURNISHED, OWNER INSTALLED STATUES
2	LINE OF ROOF EDGE OVERHANG. SEE ROOF PLAN FOR ADDITIONAL INFORMATION
3	METAL DETECTOR SHALL BE OWNER FURNISHED OWNER INSTALLED. SEE ELECTRICAL SHEETS FOR ELECTRICAL CONNECTION.
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5	OWNER FURNISHED, OWNER INSTALLED FURNISHINGS. COORDINATE WITH OWNER.
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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.
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TOTAL ADDITION FLOOR AREA:	15,438 SF.
TOTAL ROOF DECK ADDITION:	3,695 SF.
TOTAL ADDITION AREA:	19,133 SF.

1 OVERALL SECOND FLOOR PLAN

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

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WINSTON H. HENDERSON ARCHITECTS
1555 EAST FLAMINGO ROAD STE. #350, LAS VEGAS, NV 89119
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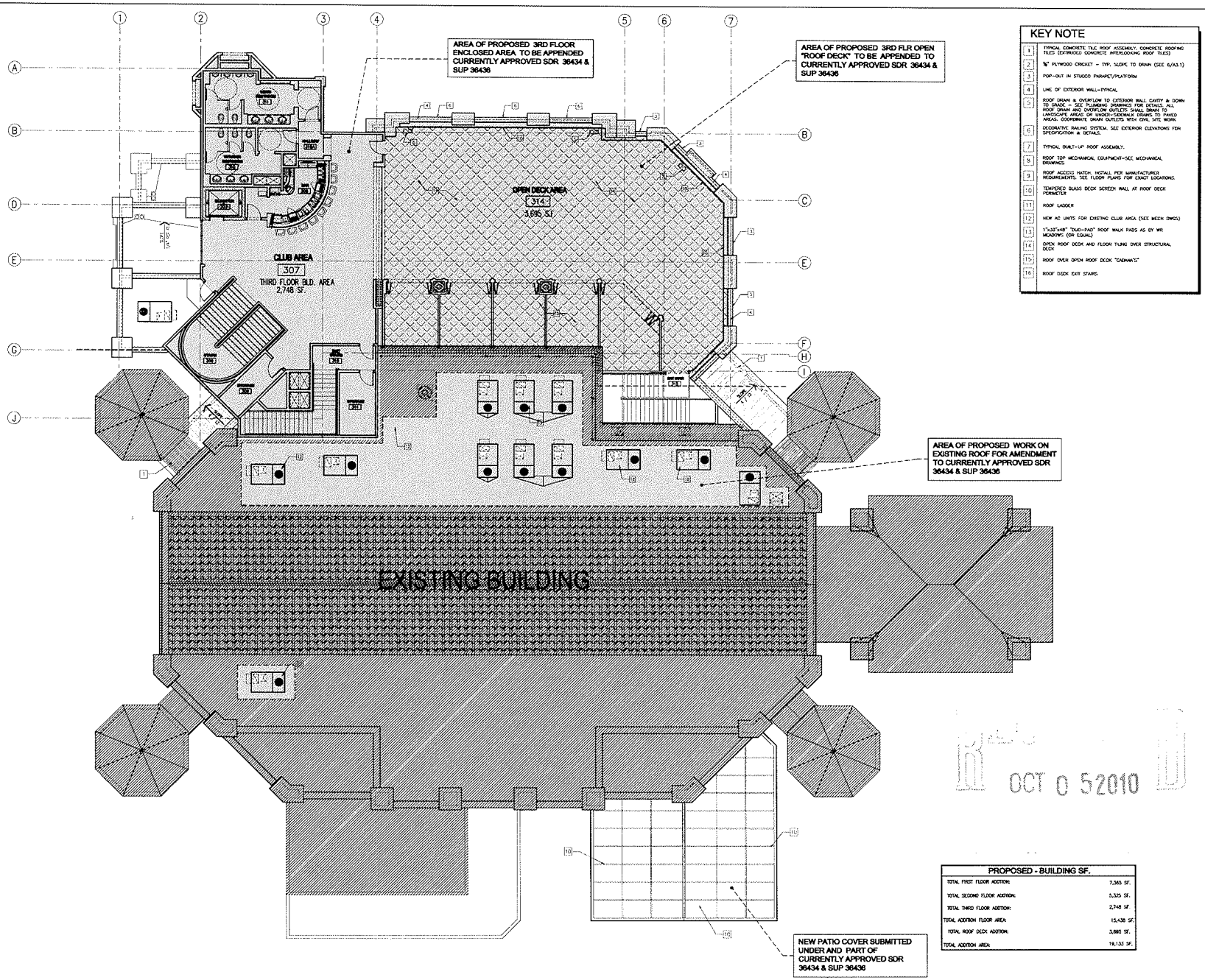
TREASURES GENTLEMEN'S CLUB EXPANSION
2801 WESTWOOD DR. LASVEGAS, NEVADA 89109
APN: 162098004001, 162091102004

OVERALL SECOND FLOOR PLAN

Date: 07-27-2009
Job No.: 09220
Designed: WHH
Drawn: TEP/BK
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SDR-39818



1 THIRD FLOOR OVERALL PLAN

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

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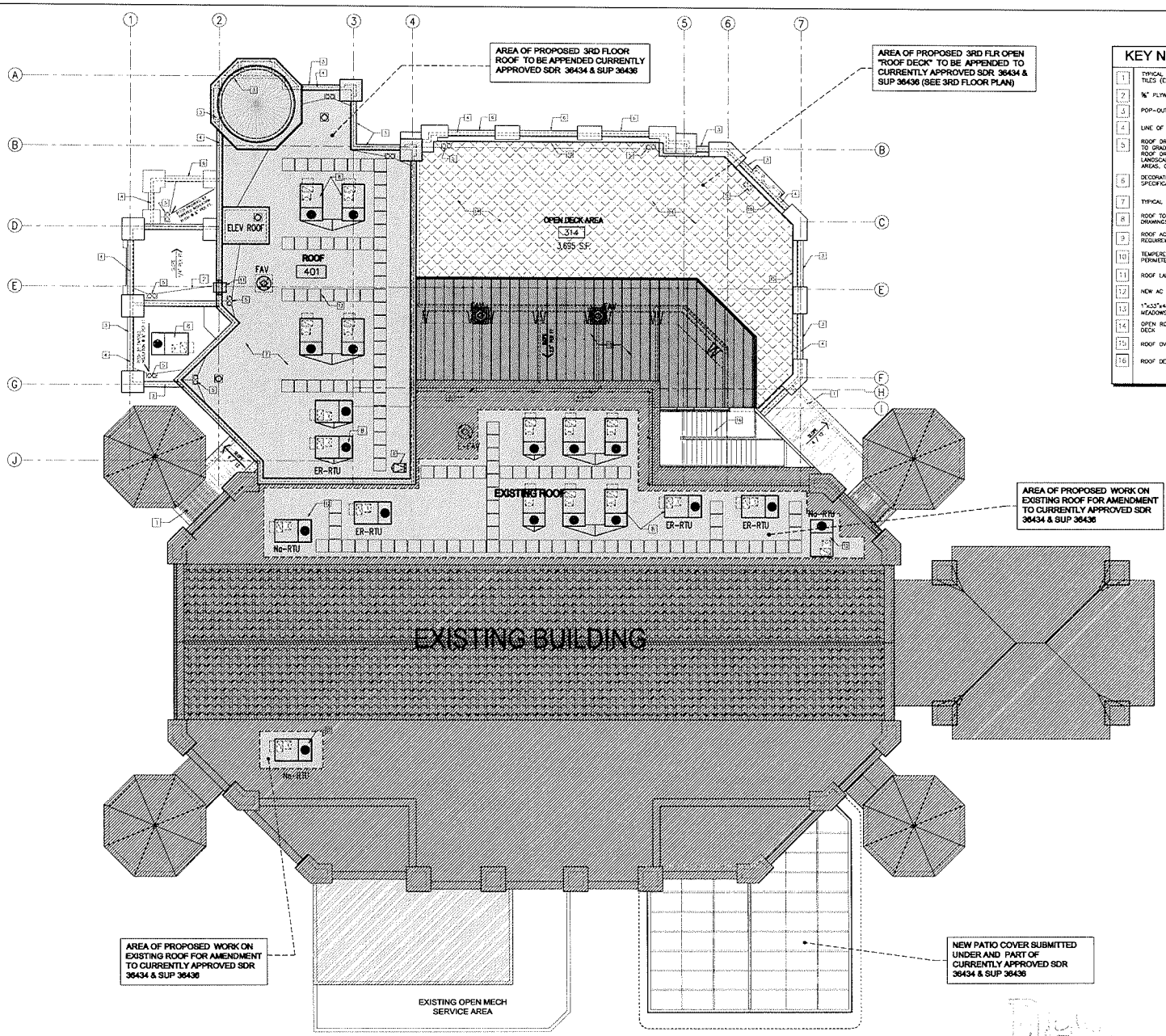
TREASURES GENTLEMEN'S CLUB EXPANSION
2801 WESTWOOD DR. LAS VEGAS, NEVADA 89109
APN: 162-08-804-001, 162-09-102-004

THIRD FLOOR PLAN

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Job No.: 09220
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SUP-39819
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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"=33"=48" "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

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

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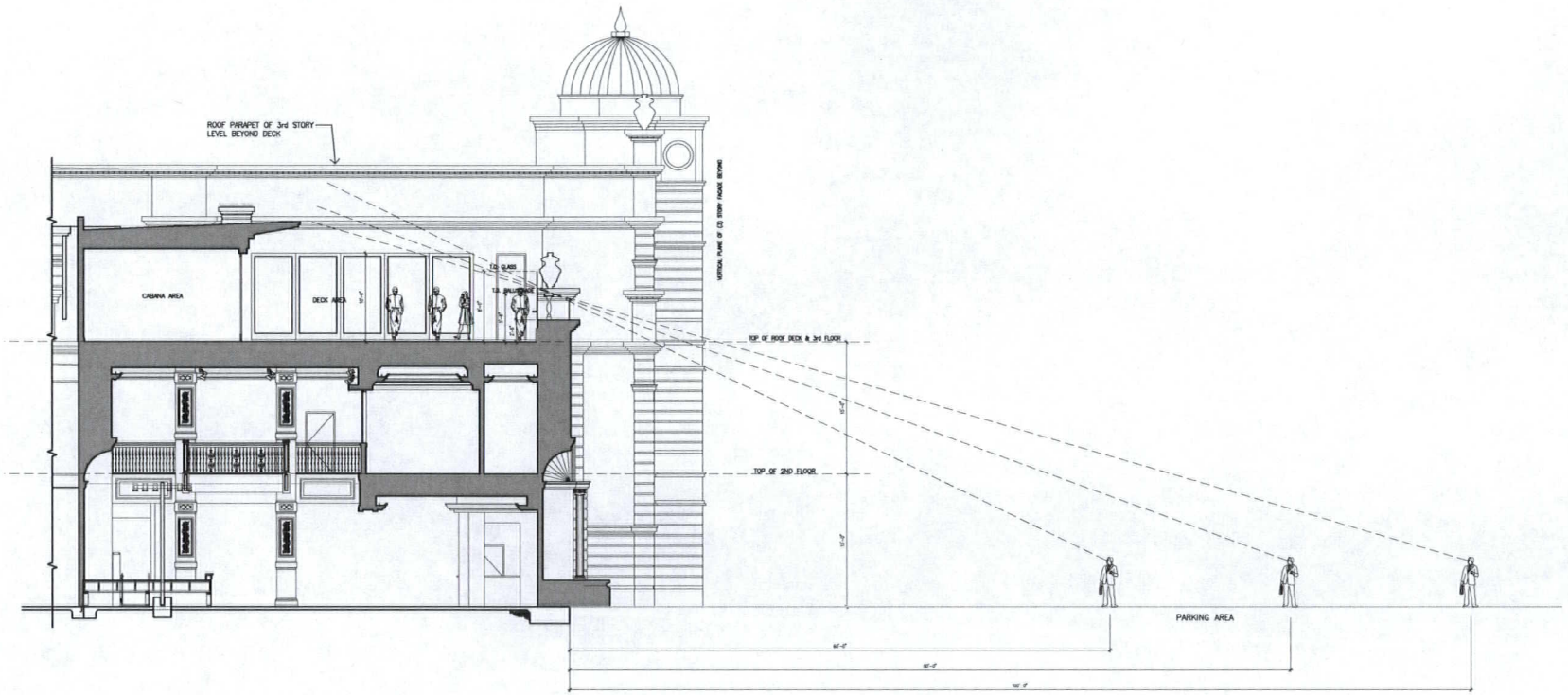
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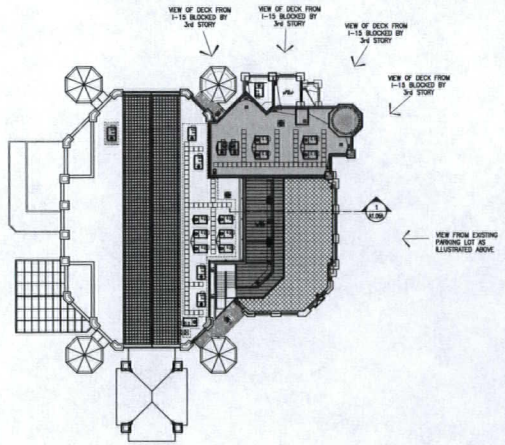
ROOF PLAN

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

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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"

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OCT 27 2010

SUP-39819
SDR-39818
REVISED

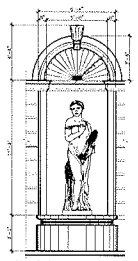
WINSTON H. HENDERSON ARCHITECTS
1355 EAST FLAMINGO ROAD STE. #B50, LAS VEGAS, NV 89119
OFFICE: (702) 893-9700 FAX: (702) 893-9797

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

SIGHT LINE SECTION

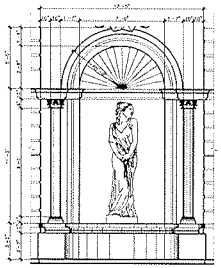
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Job No.: 09220
Designed: WHH
Drawn: TEP/BK
Update:
Checked: TEP/WHH

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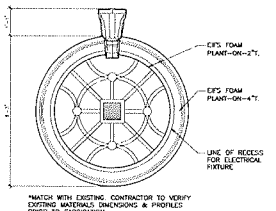
*MATCH WITH EXISTING PREFABRICATED STATUARY NICHE. CONTRACTOR TO VERIFY EXISTING DIMENSIONS & TYPE BEFORE COMMENCING WORK

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



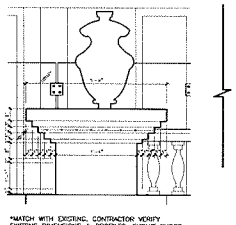
*MATCH WITH EXISTING PREFABRICATED STATUARY NICHE. CONTRACTOR TO VERIFY EXISTING DIMENSIONS & TYPE BEFORE COMMENCING WORK

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



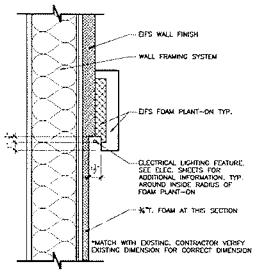
*MATCH WITH EXISTING. CONTRACTOR TO VERIFY EXISTING MATERIALS, DIMENSIONS & PROFILES PRIOR TO FABRICATION

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



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

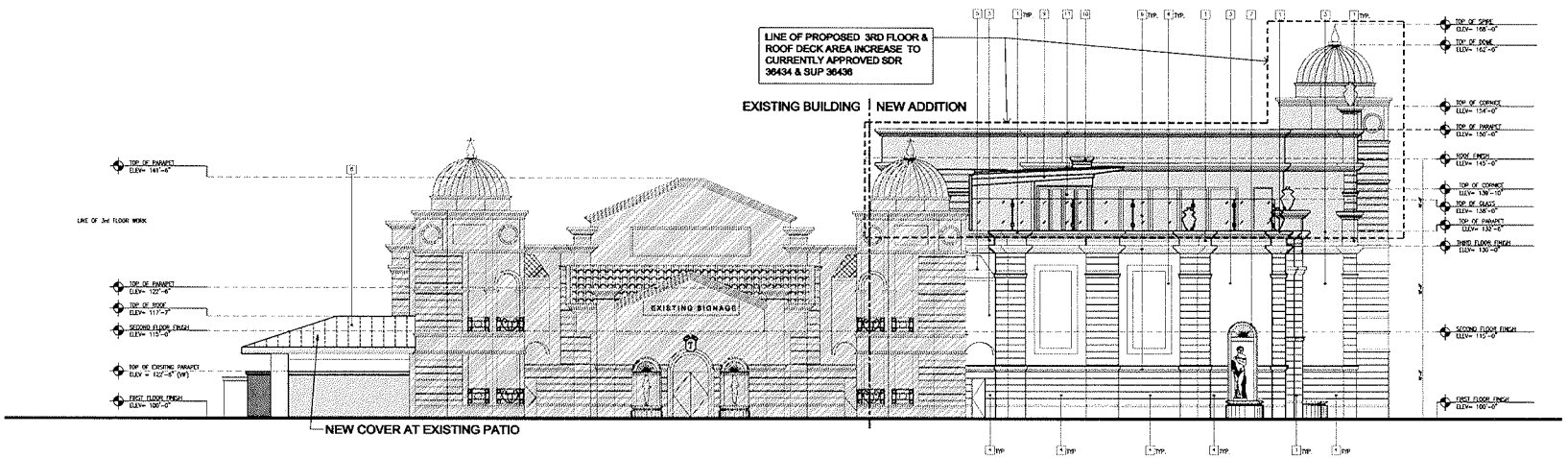
6 TYP. COLUMN CAP DETAIL
SCALE: 1/2" = 1'-0"



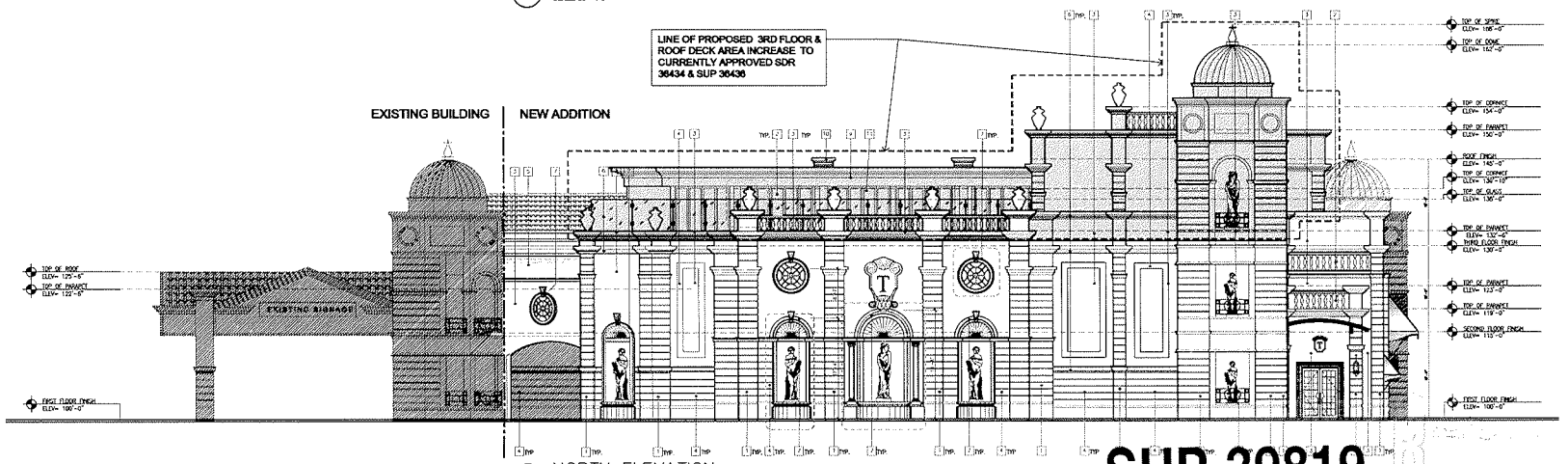
7 PLANT-ON SECTION
SCALE: 3" = 1'-0"

KEY NOTE

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



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



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

FOR APPROVED SDR & SUP AMENDMENT

ISSUE DATE 10/04/10

ISSUED TO CLV PLANNING

SUP-39819

SDR-39818

OCT 0 5 2010

WINSTON H. HENDERSON ARCHITECTS
1555 EAST FLAMINGO ROAD STE. #330, LAS VEGAS, NV 89119
OFFICE (702) 893-4700 FAX (702) 893-4797

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

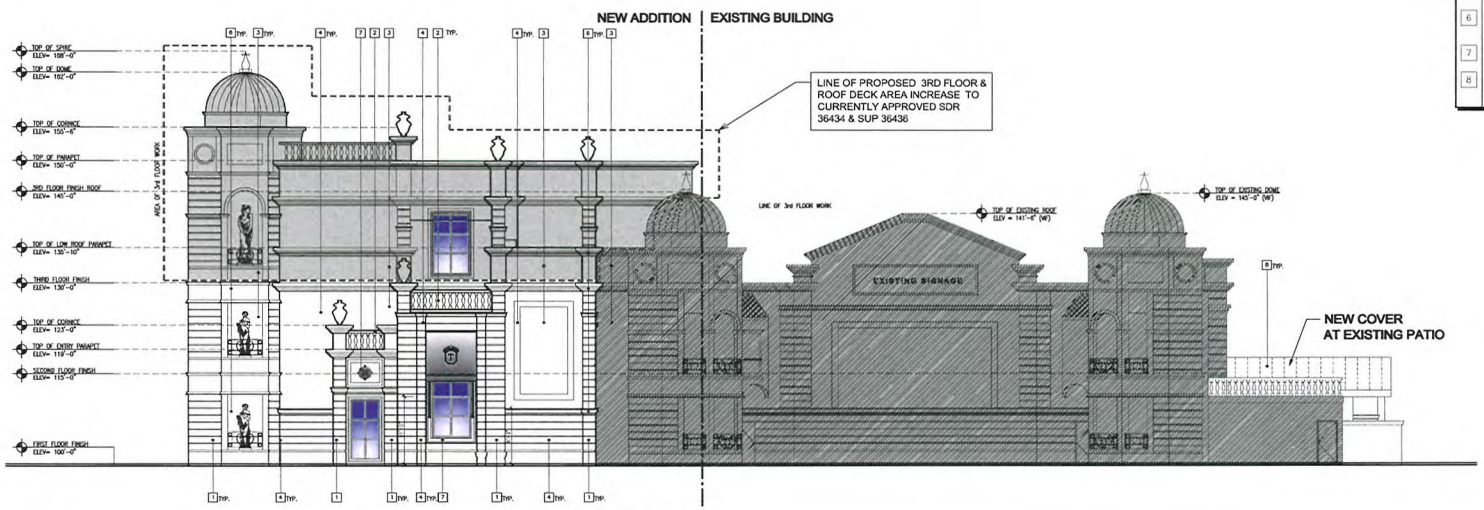
ELEVATIONS

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

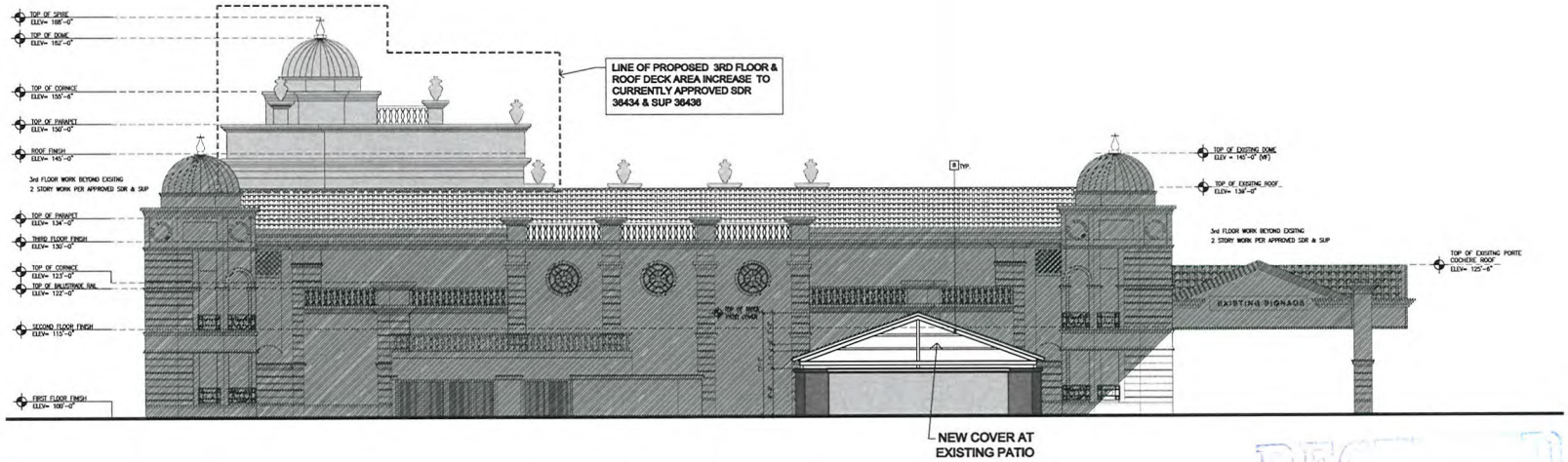
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KEY NOTE

1	EIFS POP OUT COLUMNS AND CAPITALS. TYPICAL AROUND BUILDING AS SHOWN COLUMNS SHALL BE PAINTED WITH TRIM COLOR. MATCH WITH EXISTING.
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8	GLASS ROOF COVER AT EXISTING PATIO AREA. SEE ROOF PLAN FOR ADDITIONAL INFORMATION.



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



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

RECEIVED
OCT 0 5 2010

SUP-39819
SDR-39818

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

WINSTON H. HENDERSON ARCHITECTS
1556 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: 16208804001, 16209102004

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

RECEIVED
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.

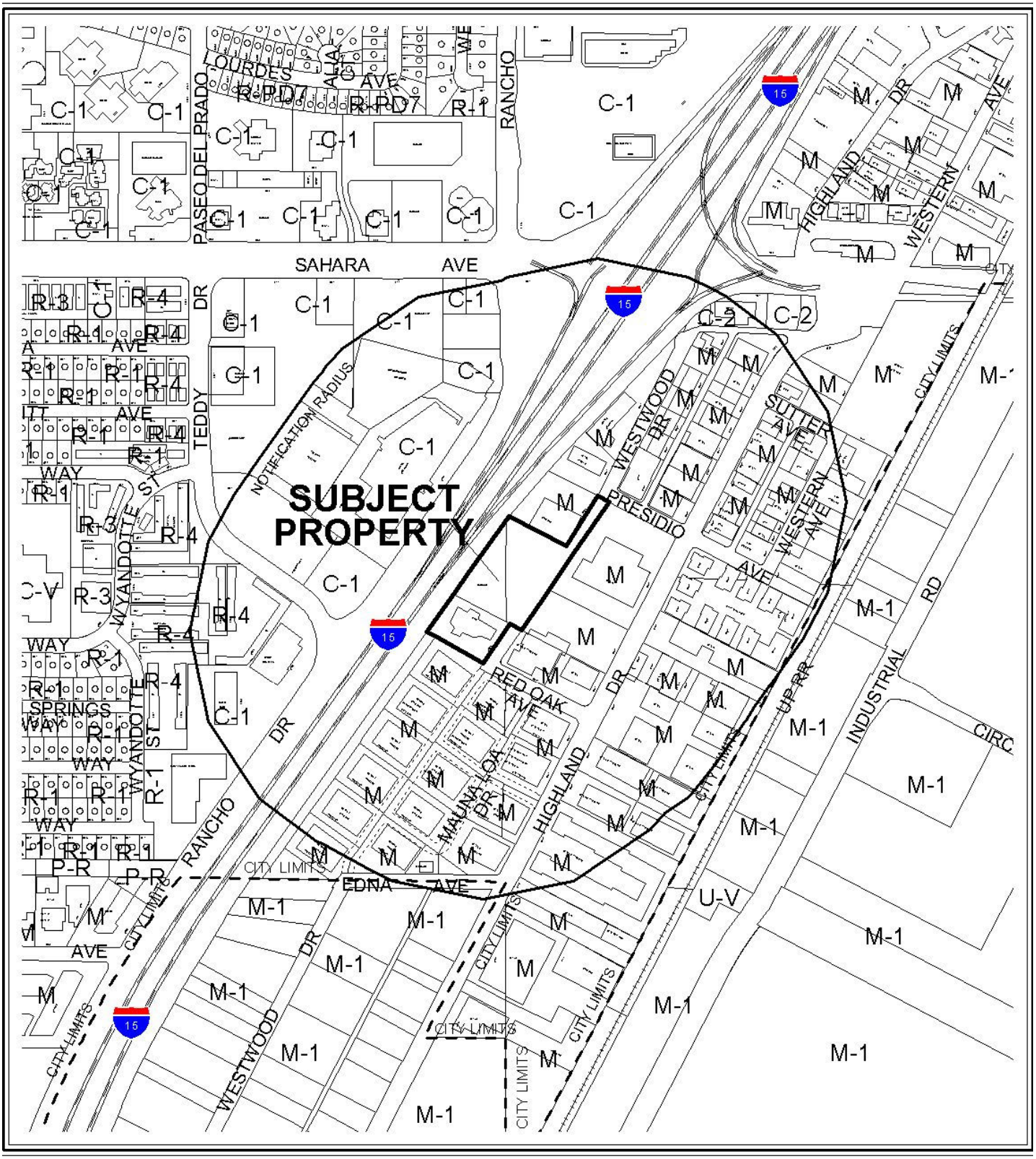
MAY GO TO CITY COUNCIL ON 12/15/10 OR MAY BE FINAL ACTION
(Unless Appealed Within 10 Days)

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.

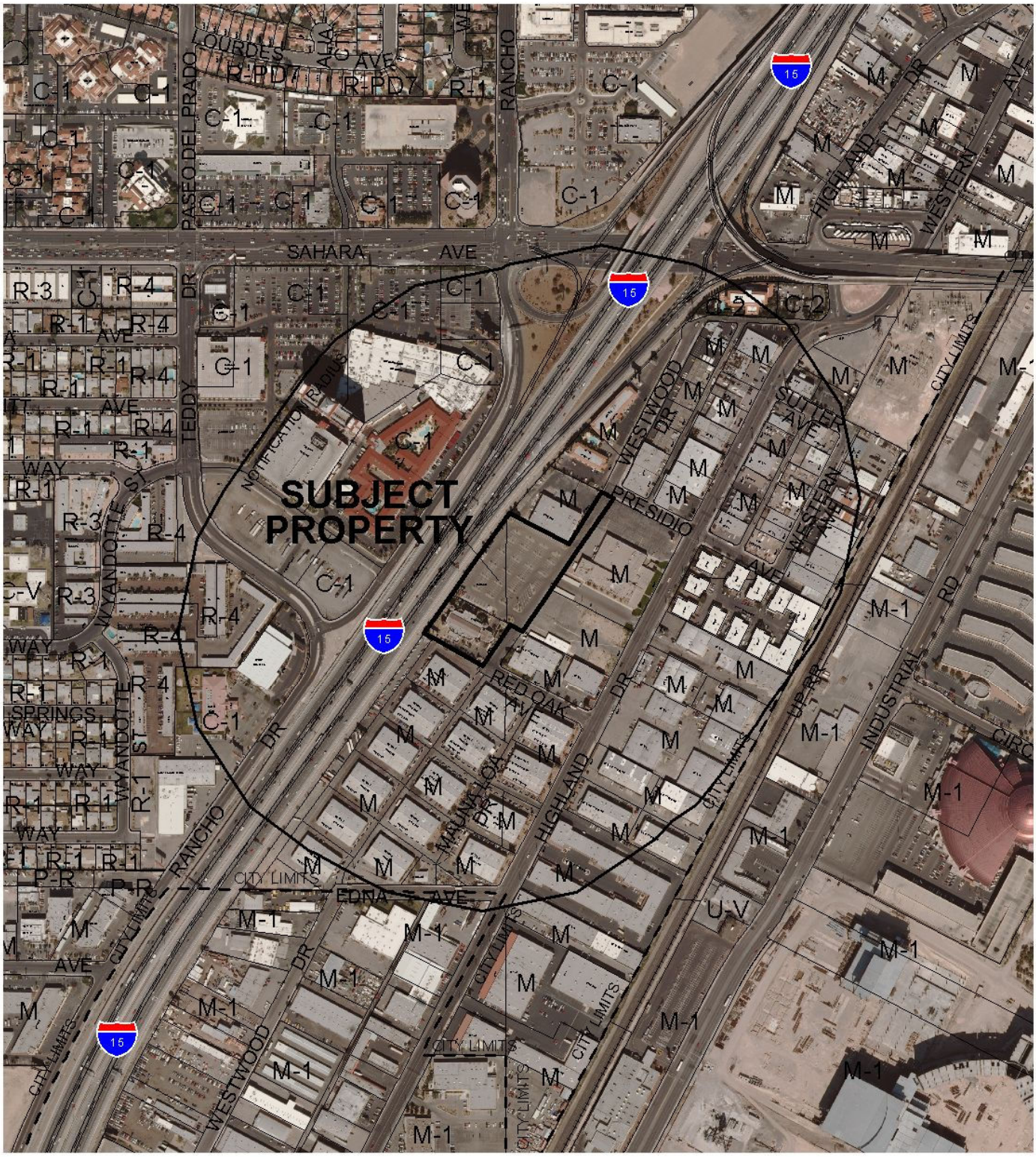


CASE: **SDR-39818**

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

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

FOR DEPARTMENT USE ONLY

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

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

Revised 10/27/08

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**

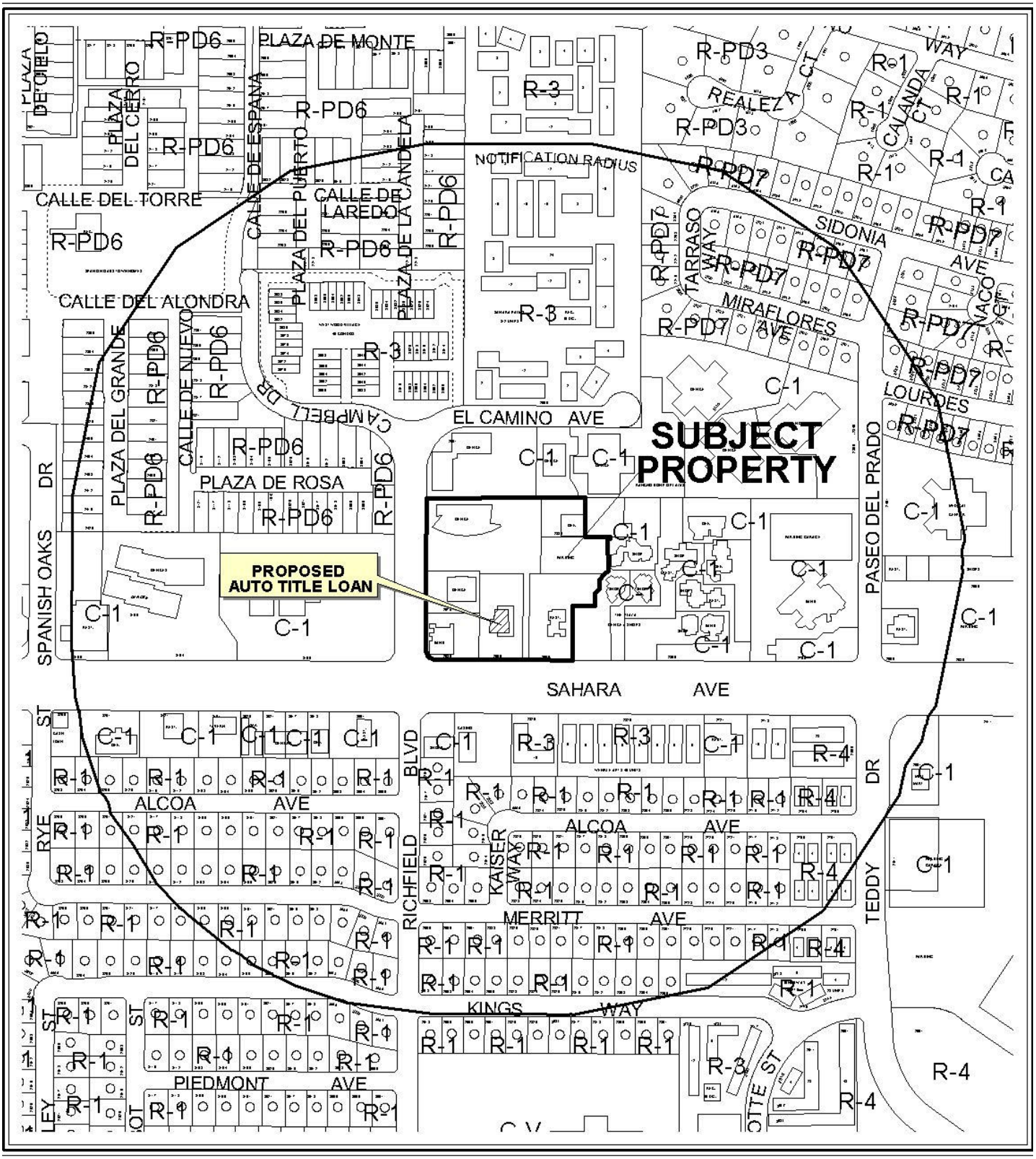
SUBJECT:
SUP-39821 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MONEYTREE, INC. - OWNER: KATSAM, LLC - Request for a Special Use Permit FOR AN AUTO TITLE LOAN USE WITHIN AN EXISTING 3,093 SQUARE-FOOT NONCONFORMING FINANCIAL INSTITUTION, SPECIFIED WITH WAIVERS TO ALLOW A 90-FOOT DISTANCE SEPARATION 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



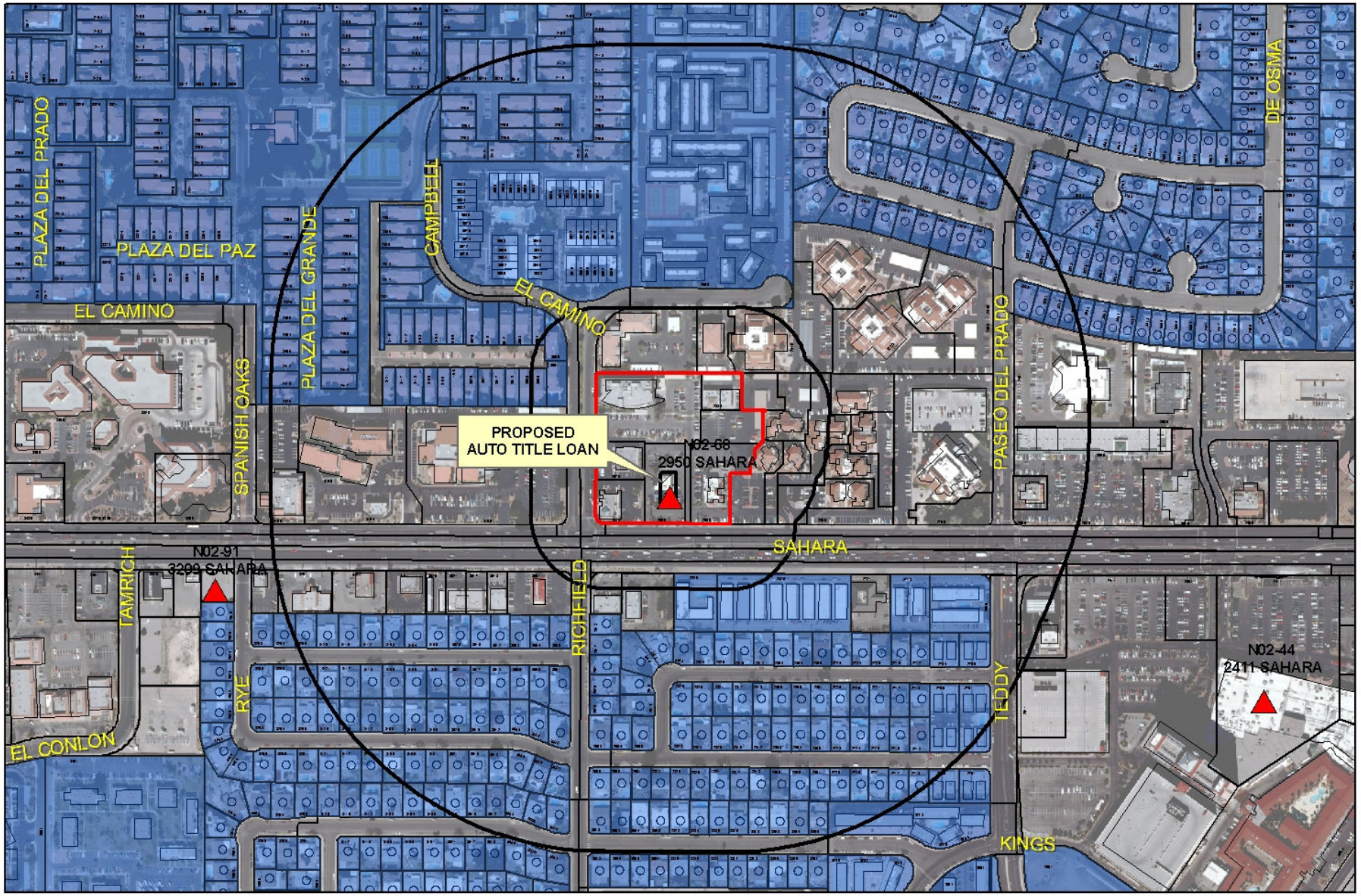
0 300 600 Feet

CASE: **SUP-39821**

RADIUS: 1000 FT

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

N



SUP-39821
Financial Institution

Financial Business Locations

- Financial Institution, Specified
- Automobile Title Loan
- Pawnshops

Subject Property
Residential Property
200ft & 1000ft Buffer

0 245 490 980 Feet

N

LIONEL SAWYER & COLLINS

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

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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
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DOREEN SPEARS HARTWELL
LAURA K. GRANIER
MAXIMILIANO D. COUVILLIER III

MICHAEL D. KNOX
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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
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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.

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OCT 28 2010

Sincerely,

Jennifer Roberts

cc: Ms. Chung-yu Lin

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OCT 28 2010

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 18, 2010
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: APPLICANT: MONEYTREE, INC. - OWNER: KATSAM, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-39821	Staff recommends DENIAL, if approved subject to conditions:	N/A

** CONDITIONS **

SUP-39821 CONDITIONS

Planning and Development

1. Conformance to all Minimum Requirements under LVMC Title 19.04.010 for an Auto Title Loan use.

2. Conformance to the approved conditions for Rezoning (Z-0108-63) and Site Development Plan Review [Z-0108-63(32)].

3. 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.

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

JG

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Special Use Permit for an Auto Title Loan use within an existing 3,093 square-foot nonconforming Financial Institution, Specified at 2950 West Sahara Avenue. Staff is recommending denial of this application because the proposed use cannot be conducted in a manner that is harmonious and compatible with existing surrounding land uses, as evidenced by the required waivers of distance separation requirements and hours of operation allowed. If this request is denied, the Auto Title Loan cannot be permitted on this site.

ISSUES

- An Auto Title Loan use is permitted in the C-1 (Limited Commercial) zoning district with the approval of a Special Use Permit.
- A Waiver to allow a 90-foot distance separation from a residential property, where 200 feet is required is needed for approval of the Special Use Permit.
- A Waiver to allow a 990-foot distance separation from another Financial Institution, Specified use, where 1,000 feet is required is needed for approval of the Special Use Permit.
- A Waiver to allow 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 is needed for approval of the Special Use Permit.
- The existing Financial Institution, Specified is nonconforming as it was established at the location prior to the requirement for a Special Use Permit. As such, it is not subject to the requirements of distance separation and restricted hours of operation.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
07/11/63	The City Council approved a request to Rezone (Z-0108-63) from R-1 (Single Family Residence) to C-1 (Limited Commercial) at 2950 West Sahara Avenue. The Planning Commission recommended Approval.
08/26/93	The Planning Commission approved a Plot Plan and Building Elevation Review [Z-0108-63(18)] for a restaurant with drive through at 2950 West Sahara Avenue.
04/05/02	The Planning Commission approved a request for a Site Development Plan Review [Z-0108-63(32)] for the conversion and expansion of an existing building to a Financial Institution, Specified at 2950 West Sahara Avenue.
11/06/02	The City Council approved a Master Sign Plan (MSP-0008-02) for an approved Financial Institution at 2950 West Sahara Avenue.

Most Recent Change of Ownership	
02/04/02	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
12/29/93	A building permit (93213738) was issued for a Certificate of Occupancy at 2950 West Sahara Avenue. The permit was finaled on 03/16/94.
06/14/02	A building permit (02010825) was issued for a Tenant Improvement Certificate of Occupancy at 2950 West Sahara Avenue. The permit was finaled on 10/16/02.
02/28/02	A building permit (02003494) was issued for a wall sign at 2950 West Sahara Avenue. The permit was finaled on 12/02/02.
10/30/02	A business license (C21-00123) Non-Depository Lender was issued at 2950 West Sahara Avenue. The license was reclassified to (N02-00068) on 09/10/09. The license is still active.
10/30/02	A business license (W10-00029) Wire Service was issued at 2950 West Sahara Avenue. The license is still active.
05/19/09	A business license (W10-00029) Wire Service was issued at 2950 West Sahara Avenue. The license is still active.
08/10/09	A business license (M06-03073) for Miscellaneous Sales was issued at 2950 West Sahara Avenue. The license is still active.
03/23/10	A building permit (159249) was issued for a 3.8 square-foot illuminated wall sign at 2950 West Sahara Avenue. The permit was finaled on 06/30/10.

Pre-Application Meeting	
09/13/10	A pre-application meeting was held to discuss the requirements for the submittal of a Special Use Permit for an Auto Title Loan use. It was noted that a Waiver is required for the minimum 200-foot distance separation between the proposed use and a residential property and a Waiver is required for the minimum 1,000-foot distance separation between the proposed use and another Financial Institution, Specified use.

Neighborhood Meeting
A neighborhood meeting is not required, nor was one held.

Field Check	
10/14/10	During a site visit, staff noted a Financial Institution, Specified to be clean and free of debris.

Details of Application Request	
Site Area	
Net Acres	0.69

Surrounding Property	***Existing Land Use Per Title 19.04***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Financial Institution, Specified	SC (Service Commercial)	C-1 (Limited Commercial)
North	Office	SC (Service Commercial)	C-1 (Limited Commercial)
South	Tavern	SC (Service Commercial)	C-1 (limited Commercial)
	Apartments		R-3 (Medium Density Residential)
East	Restaurant	SC (Service Commercial)	C-1 (Limited Commercial)
West	Bank, Office	SC (Service Commercial)	C-1 (Limited Commercial)

Master Plan Areas	***Yes***	***No***	***Compliance***
Master Plan Area		X	N/A
Special Purpose and Overlay Districts	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts			
A-O (Airport Overlay) District (200 feet)	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Functional Classification of Street(s)	***Governing Document***	***Street Width (Feet)***	***Compliance with Street Section***
Sahara Avenue: Primary Arterial	Master Plan of Streets and Highways	100	Y
Richfield Boulevard: Local Street	N/A	90	N/A

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

Parking Requirement							
	Gross Floor Area or Number of Units	***Required***			***Provided***		***Compliance***
			Parking		*Parking*		
Use		***Parking Ratio***	Regular	Handi-capped	Regular	Handi-capped	
Financial Institution, Specified / Auto Title Loan (Proposed)	3,093 SF	1/250 SF	13		45		
TOTAL SPACES REQUIRED			13		45		
Regular and Handicap Spaces Required			12	1	43	2	Y

Waivers		
Requirement	***Request***	***Staff Recommendation***
A 200-Foot minimum distance separation from a residential property	90 feet	Denial
A 1,000-Foot minimum distance separation from another Financial Institution, Specified.	990 feet	Denial
Hours of operation from 8:00 a.m. to 11:00 p.m.	7:00 a.m. to 11:00 p.m.	Denial

ANALYSIS

The proposed Auto Title Loan use will allow a business whose primary function is to lend money on the security of the title to a motor vehicle rather than the security of the vehicle itself. A nonconforming Financial Institution, Specified use currently exists within the building where the proposed Auto Title Loan is to be located. The required parking for the proposed use is the same as the existing Financial Institution, Specified, and no additional spaces are required. No vehicular storage is allowed at the site in conjunction with this use. The subject property is located within the Airport Overlay District with a 200-foot height restriction. The application for an Auto Title Loan use proposes no change to the height of the building.

The minimum Special Use Permit requirements for the proposed Auto Title Loan use include a 200-foot distance separation from residential property, a 1,000-foot distance separation from any other Financial Institution, Specified and hours of operation from 8:00 a.m. to 11:00 p.m. The applicant has requested waivers to allow a 90-foot distance separation from residential property, a 990-foot distance separation from another Financial Institution, Specified and to allow hours of operation from 7:00 a.m. to 11:00 p.m. Staff is recommending denial of this application because the proposed use cannot be conducted in a manner that is compatible with the surrounding land use, as is evidenced by the requested waivers of distance separation and hours of operation. The applicant has not provided sufficient evidence that would warrant the granting of waivers to allow reduced distance separation and increase in the hours of operation.

FINDINGS (SUP-39821)

In order to approve a Special Use Permit application, per Title 19.18.060 the Planning Commission and City Council must affirm the following:

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 use cannot be conducted in a manner that is harmonious and compatible with the uses in the existing site and with the commercial uses on adjacent properties, due to waivers of the distance separation from residentially zoned property, from another Financial Institution, Specified and proposed increase of the hours of operation.

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

   The subject site is physically suitable for the type and intensity of the proposed Auto Title Loan use, as the suite where the proposed Auto Title Loan use is to be located is 3,093 square feet, exceeding the minimum Special Use Permit requirement of 1,500 square feet dedicated to the use.

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.**

   The subject site is accessed by Sahara Avenue and Richfield Boulevard. Both streets are sufficient to accommodate the amount of vehicular trips associated with the proposed 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 Special Use Permit is consistent with the General Plan, and will not compromise the public health, safety, or welfare.

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

The proposed use does not meet all Minimum Special Use Permit Requirements pursuant to Title 19.04. Waivers are required to allow a 90-foot distance separation from a residential property where 200 feet is required, to allow a 990-foot distance separation from another Financial Institution, Specified where 1,000 feet is required, and to allow 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.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 24

NOTICES MAILED 339

APPROVALS 0

PROTESTS 0

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.

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

Notary Public in and for said County and State

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.

OCT 04 2010

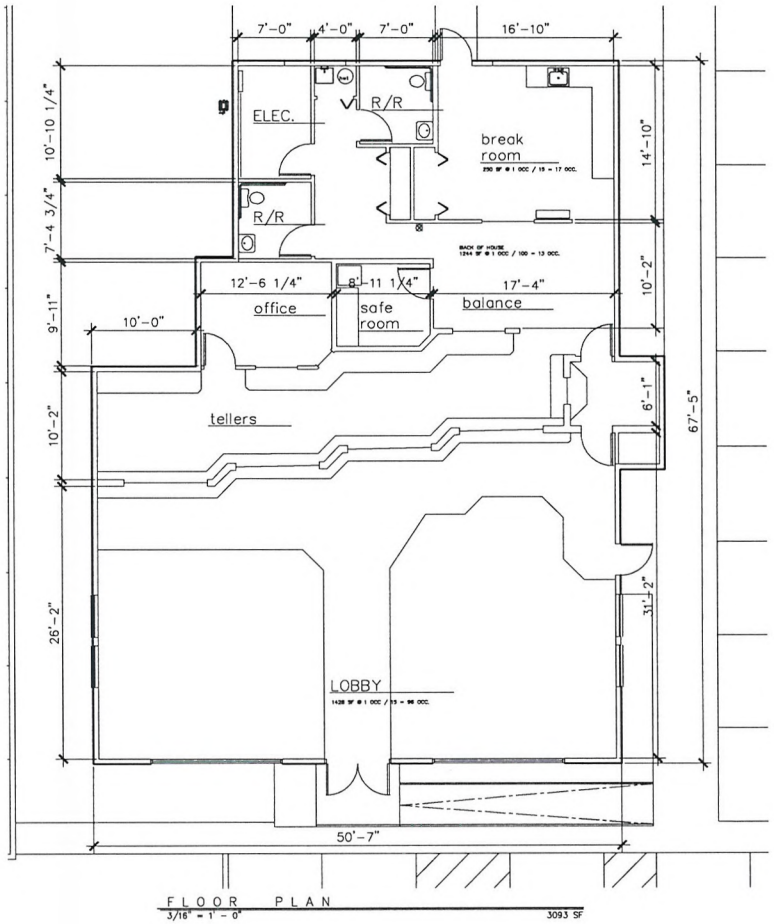
Revised 10/27/08

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	

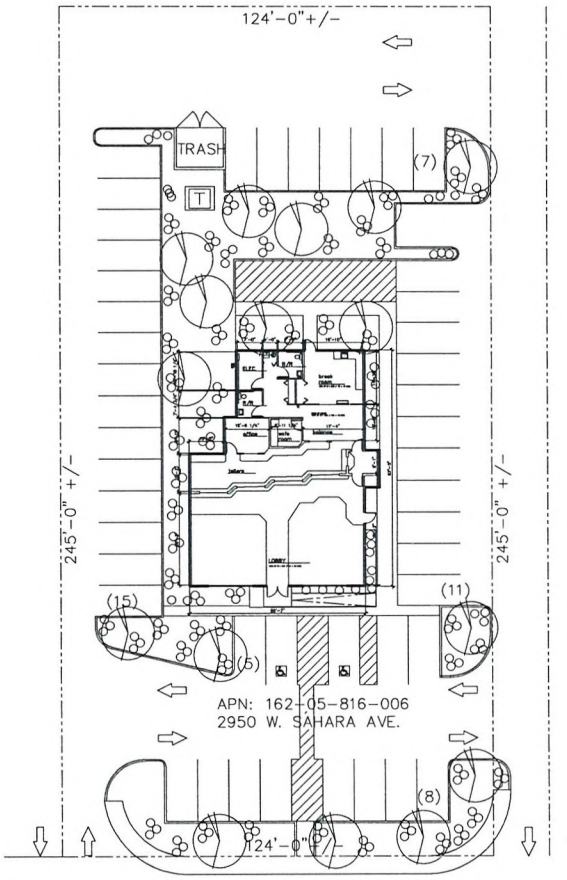


VICINITY MAP

SAHARA/RICHFIELD COMMERCIAL SUBDIVISION



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



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

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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

10/15/10



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

10/15/10



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

10/15/10

LIONEL SAWYER & COLLINS

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

SAMUEL S. LIONEL
GRANT SAWYER
(1918-1996)
JON R. COLLINS
(1923-1987)
RICHARD H. BRYAN
JEFFREY P. ZUCKER
PAUL R. HEJMANOWSKI
ROBERT D. FAISS
DAVID N. FREDERICK
RODNEY M. JEAN
HARVEY WHITTEMORE
TODD TOUTON
CAM FERENBACH
LYNDA S. MABRY
MARK H. GOLDSTEIN
KIRBY J. SMITH
COLLEEN A. DOLAN
JENNIFER A. SMITH
DAN R. REASER
PAUL E. LARSEN
ALLEN J. WILT

LYNN S. FULSTONE
RORY J. REID
DAN C. McGUIRE
JOHN E. DAWSON
FRED D. "PETE" GIBSON, III
CHARLES H. McCREA JR.
GREGORY E. SMITH
MALANI L. KOTCHKA
LESLIE BRYAN HART
CRAIG E. ETEM
TODD E. KENNEDY
MATTHEW E. WATSON
SHAWN M. ELICEGUI
JOHN M. NAYLOR
WILLIAM J. McKEAN
ELIZABETH BRICKFIELD
GREGORY R. GEMIGNANI
LINDA M. BULLEN
LAURA J. THALACKER
DOREEN SPEARS HARTWELL
LAURA K. GRANIER
MAXIMILIANO D. COUVILLIER III

MICHAEL D. KNOX
ERIN FLYNN
JENNIFER ROBERTS
MEREDITH L. STOW
DOUGLAS A. CANNON
RICHARD T. CUNNINGHAM
MATTHEW R. POLICASTRO
JENNIFER J. DiMARZIO
PEARL L. GALLAGHER
SUSAN L. MYERS
BRIAN S. PICK
JENNIFER L. BRASTER
LUCAS J. TUCKER
CHRISTOPHER WALTHER

KEVIN J. HEJMANOWSKI
KETAN D. BHIRUD
LAUREN D. CALVERT
ROBERT W. HERNQUIST
CHRISTIAN HALE
TIMOTHY R. MULLINER
COURTNEY MILLER O'MARA
BRIAN H. SCHUSTERMAN
MOHAMED A. IQBAL, JR.
KELLY R. KICHLINE
MARK J. GARDBERG
JAMES B. GIBSON
GREG J. CARLSON

OF COUNSEL
A. WILLIAM MAUPIN
RICHARD J. MORGAN*
ELLEN WHITTEMORE
CHRISTOPHER MATHEWS
MARK A. CLAYTON

*ADMITTED IN CA ONLY

WRITER'S DIRECT DIAL NUMBER:
(702)-383-8946
jroberts@lionelsawyer.com

October 4, 2010

VIA HAND DELIVERY

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

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

To Whom It May Concern:

I am writing on behalf of Moneytree, Inc., in support of the application for a special use permit for the addition of auto title loan use to an existing Moneytree location at 2950 West Sahara Avenue (APN #: 162-05-816-006). Moneytree also seeks waivers of the separation requirement from residential use and another financial institution, specified, as well as the hours of operation condition.

This location is zoned C-1, Limited Commercial. The addition of the auto title loan use would not adversely affect surrounding properties, as this store is surrounded by commercial uses and is located along the major commercial corridor of Sahara Avenue. Although the commercial center lot containing the Moneytree site touches a parcel with residential use, requiring a waiver of the 200-foot distance separation requirement to allow a 90-foot distance separation, the Moneytree is buffered by other commercial buildings and parking, as well as a street that separates the residential and commercial uses. Moreover, although the Moneytree may be more than 1,000 feet away from another auto title loan; auto pawn; or financial institution, specified, use when measured building to building, a waiver of the distance separation to allow 900

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SUP-39821

feet distance between such uses when 1,000 feet is required when measured property line to property line.

As the auto title loan use is also consistent with the current financial institution, specified, operations that exist at the location, there would be no variable impact by addition of auto title loans. Thus, Moneytree will continue to maintain its standard of operations, and the design, traffic generation, lighting, and noise at this location will remain the same. Moreover, the addition of the proposed use would not contribute in any adverse way to traffic, fire safety, or citizen safety.

Moneytree has been in business at this location since October 2002 and currently operates from 7:00 a.m. to 11:00 p.m., Monday through Saturday, and 9:00 a.m. to 9:00 p.m. on Sunday. In order to maintain its current operational standards, Moneytree respectfully requests a waiver of the condition that the auto title loan use be limited to the hours of 8:00 a.m. to 11:00 p.m.

Moneytree is an established company with operations throughout southern Nevada that are aesthetically discreet and that maintain a low impact on neighboring properties. The company is an excellent corporate citizen that has contributed to local charitable organizations. Moneytree has also worked with the Nevada State Legislature during past sessions to enact regulations that prohibit predatory lending practices.

In this current economy, banks have often been unwilling to extend short-term loans. An auto-title loan allows customers seeking such financing the opportunity to obtain immediate, necessary funds while allowing the use of their vehicle to continue. Moneytree is looking to offer auto-title loans so that customers have the option of utilizing a variety of short-term loan that is most convenient to them.

Because Moneytree is an existing establishment that is compatible with the surrounding area and the addition of the auto title use is consistent with current operations at this location, the company respectfully requests a special use permit to add auto title loan use with waivers of the distance to residential; distance to another auto title loan, auto pawn, or financial institution, specified, use; and the hours of operation condition.

Please call me if you have any questions or need additional information.

Sincerely,

Jennifer Roberts

SUP-39821

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

cc: Ms. Chung-yu Lin

SUP-39821

City of Las Vegas Agenda Item No.: **31.**

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

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

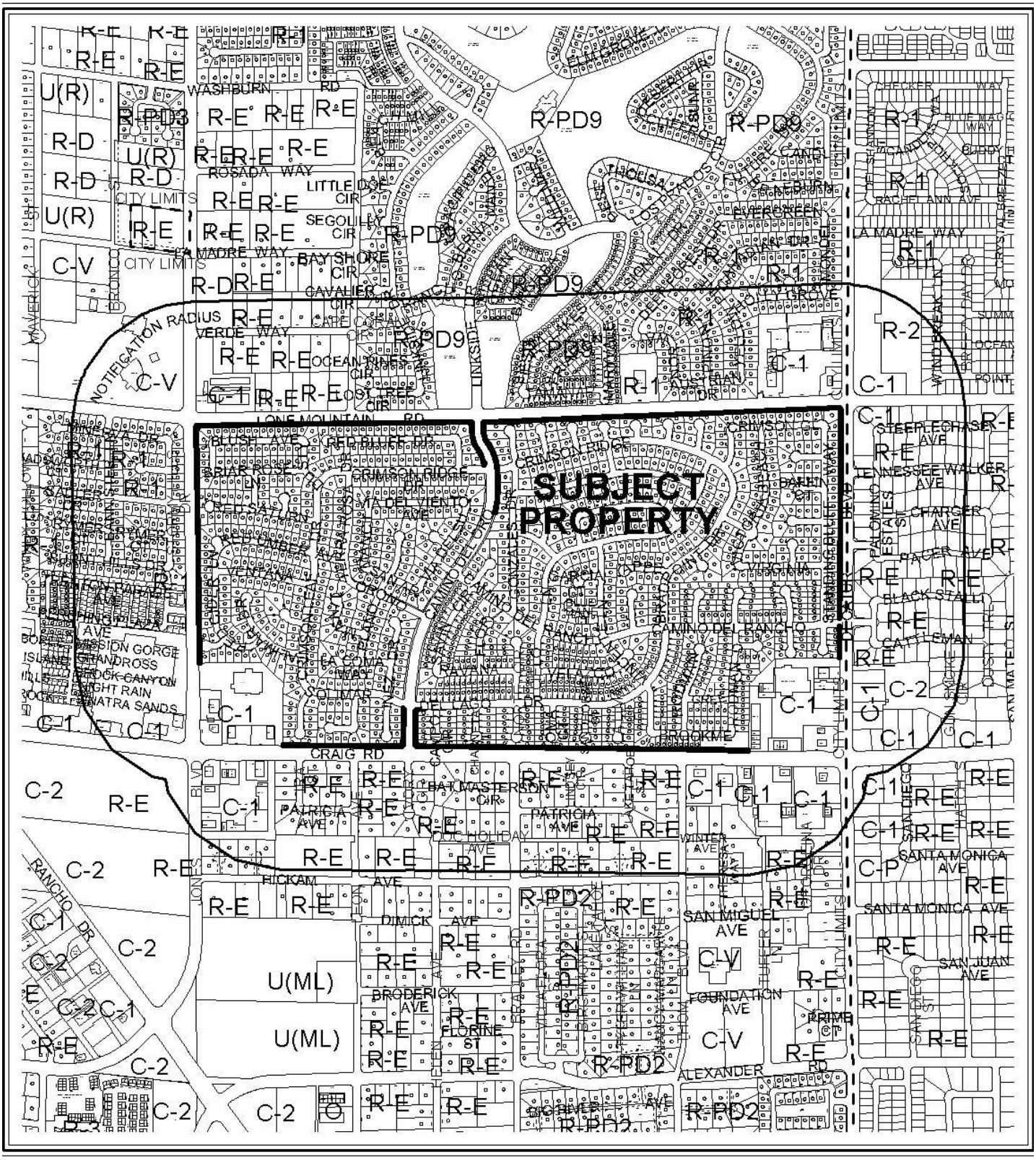
SUBJECT:
SDR-39810 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: RANCHO ALTA MIRA HOMEOWNERS ASSOCIATION - Request for a Major Amendment to previously approved Rezonings (Z-0108-88) and (Z-0037-93) TO ALLOW 191 TREES IN THE PERIMETER LANDSCAPE BUFFER WHERE 418 TREES ARE REQUIRED 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.

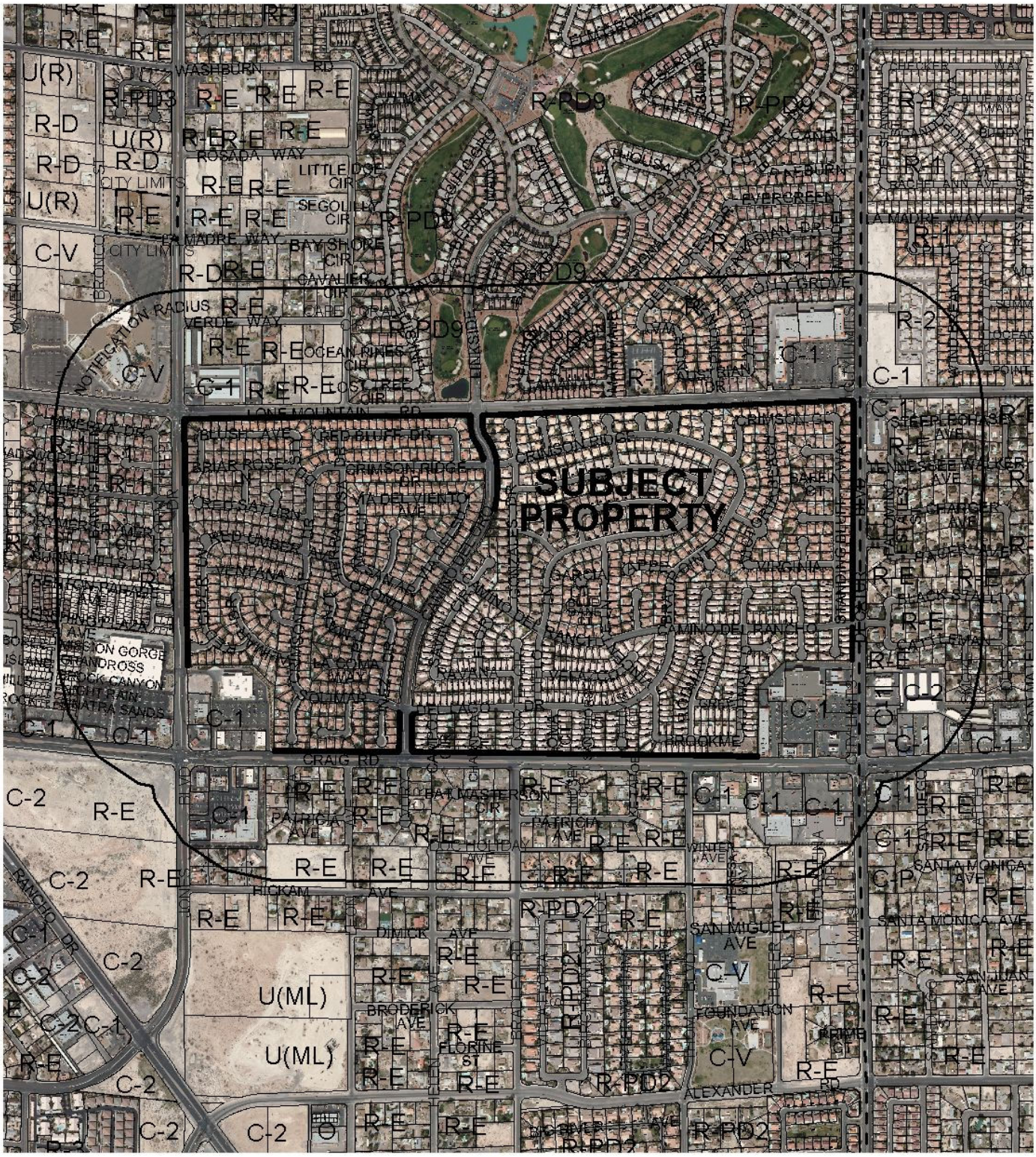
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letters



CASE: **SDR-39810**

RADIUS: 1000 FT

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



CASE: **SDR-39810**

RADIUS: 1000 FT

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

0 500 1000 Feet

N

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: Rancho Alta mira HOA

Name of Applicant: Rancho Alta mira HOA

Name of Representative: James E. Abbinett

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: James E Abbinett

Print Name: James E Abbinett

Subscribed and sworn before me

This 21st day of June, 2010

M. Harrod

Notary Public in and for said County and State

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

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OCT 05 2010

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Rancho Alta MIRA HOA

Project Address (Location) Craig Rd - between Jones / Decatur

Project Name Pine Tree Replacement **Proposed Use** residential

Assessor's Parcel #(s) _____ **Ward #** 6

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

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

Gross Acres _____ **Lots/Units** 1352 **Density** _____

Additional Information _____

PROPERTY OWNER Rancho Alta MIRA HOA **Contact** ~~Jim Abbinett~~ Jessica Riano

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

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

E-mail Address _____

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

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

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

E-mail Address jabbinette@cox.net

REPRESENTATIVE _____ **Contact** _____

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

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

E-mail Address _____

FOR DEPARTMENT USE ONLY

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

Property Owner Signature* James & Abbinett

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

Print Name James & Abbinett

Subscribed and sworn before me

This 21st day of June, 20 10.

Notary Public in and for said County and State

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

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

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

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PHASE EXHIBIT

SDR-39810

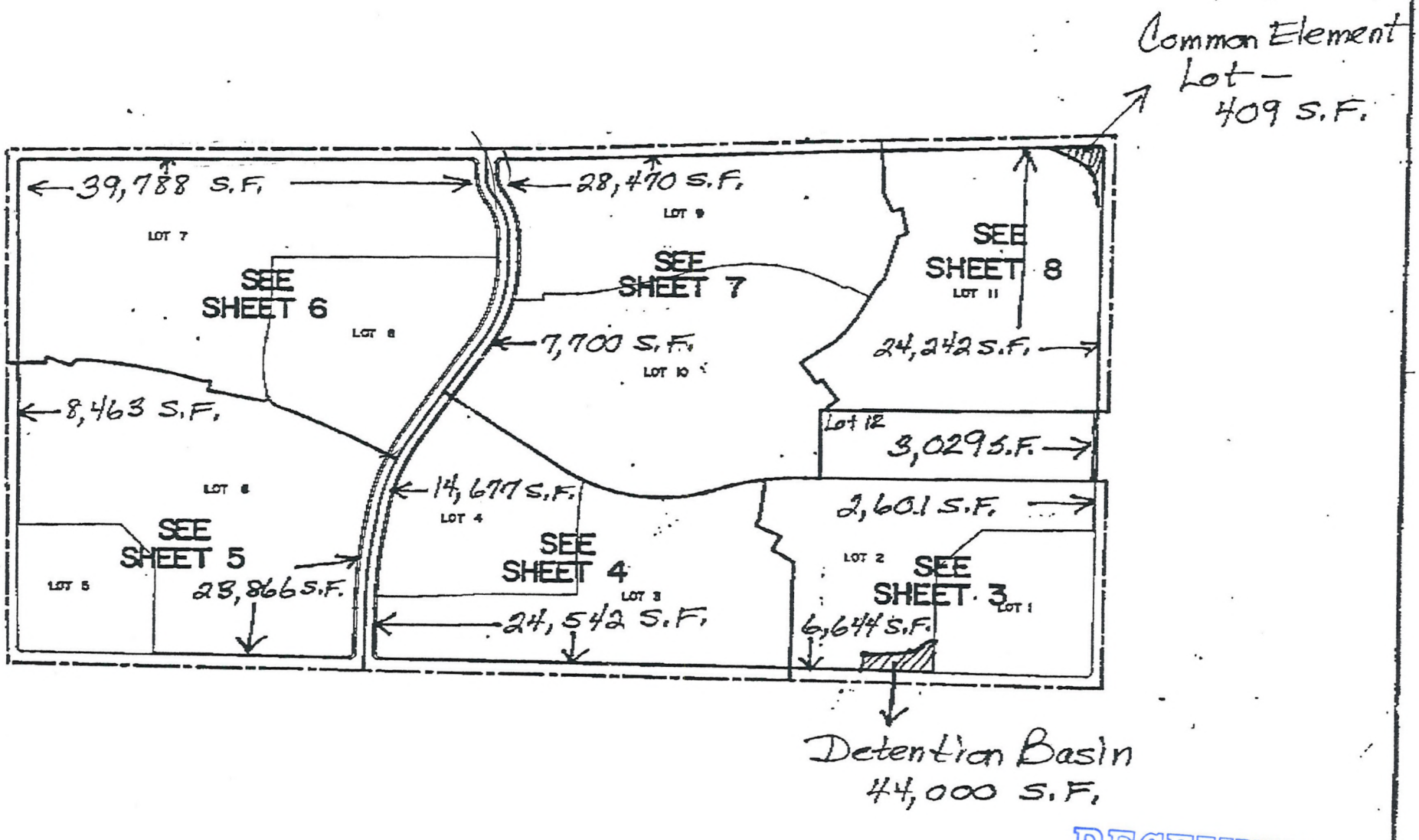
Jaramillo
LANDSCAPE & MAINTENANCE, LLC
"Our Work Is Our Reference"
5275 SOUTH JONES BLVD.
LAS VEGAS NV. 89139
NVCL# 0043675A
PH: 702.251.0011
FAX: 702.870.5000

Rancho Alta Mira Homeowner's Association

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PERIMETER IMPROVEMENT PROJECT

October 5, 2010



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SHEET 2 OF 8

Rancho Alta Mira Homeowner's Association

PERIMETER IMPROVEMENT PROJECT

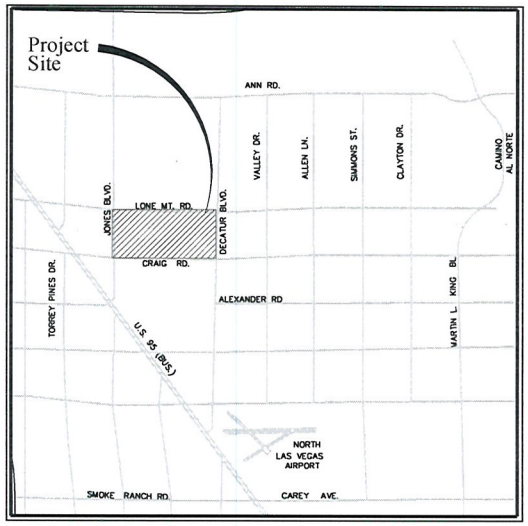
Craig Road, Lone Mountain, Jones and Decatur

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.
Kenan Cole RLA #604
4275 s. JONES BLVD.
LAS VEGAS, NEVADA 89141
phone (702) 251-0011
fax (702) 870-3091

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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

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LANDSCAPE PLANS
1 CITY COMMENTS 10-15-10

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EXISTING MATERIAL LEGEND

TREES

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

PALMS

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

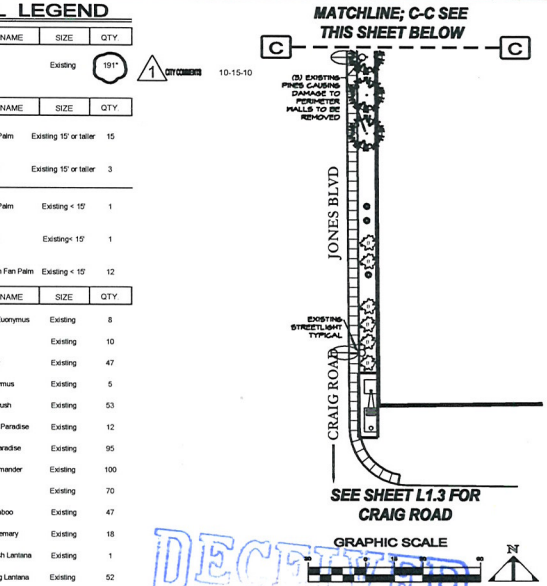
SHRUBS

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

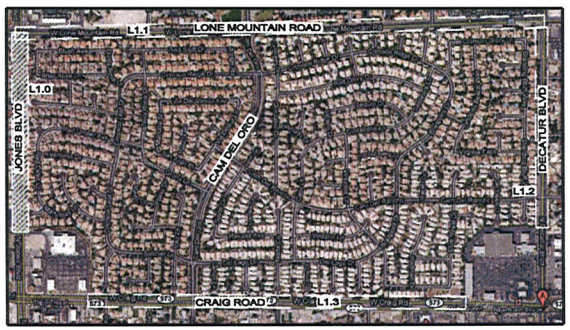
Existing Granite Boulders

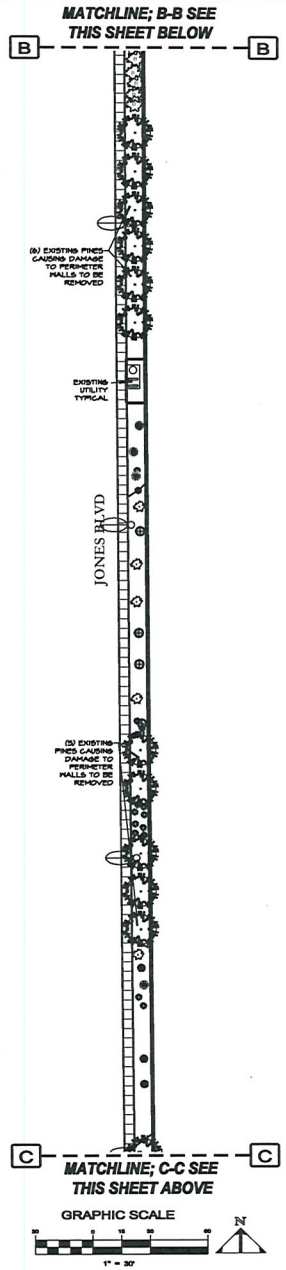
* Existing pines to be removed due to damage to perimeter walls.

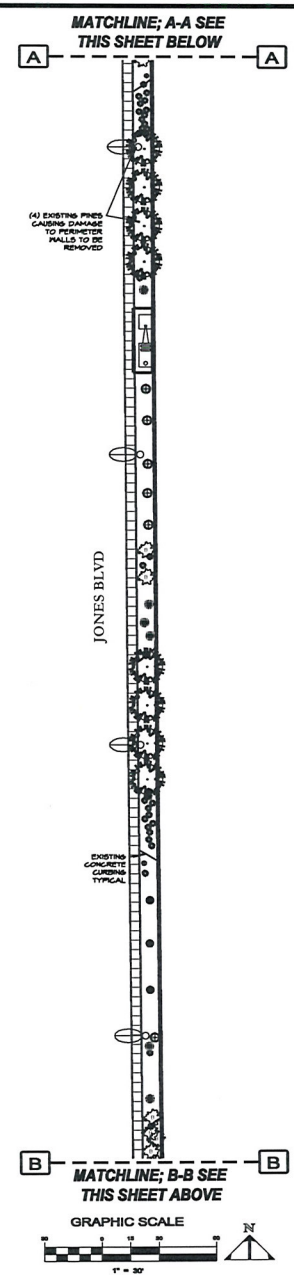
1 CITY COMMENTS 10-15-10

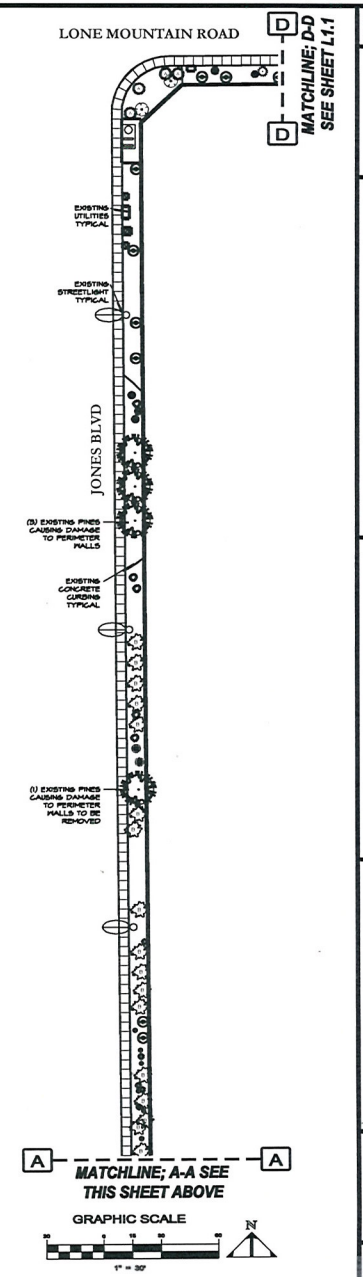


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LANDSCAPE PLANS
RANCHO ALTA MIRA

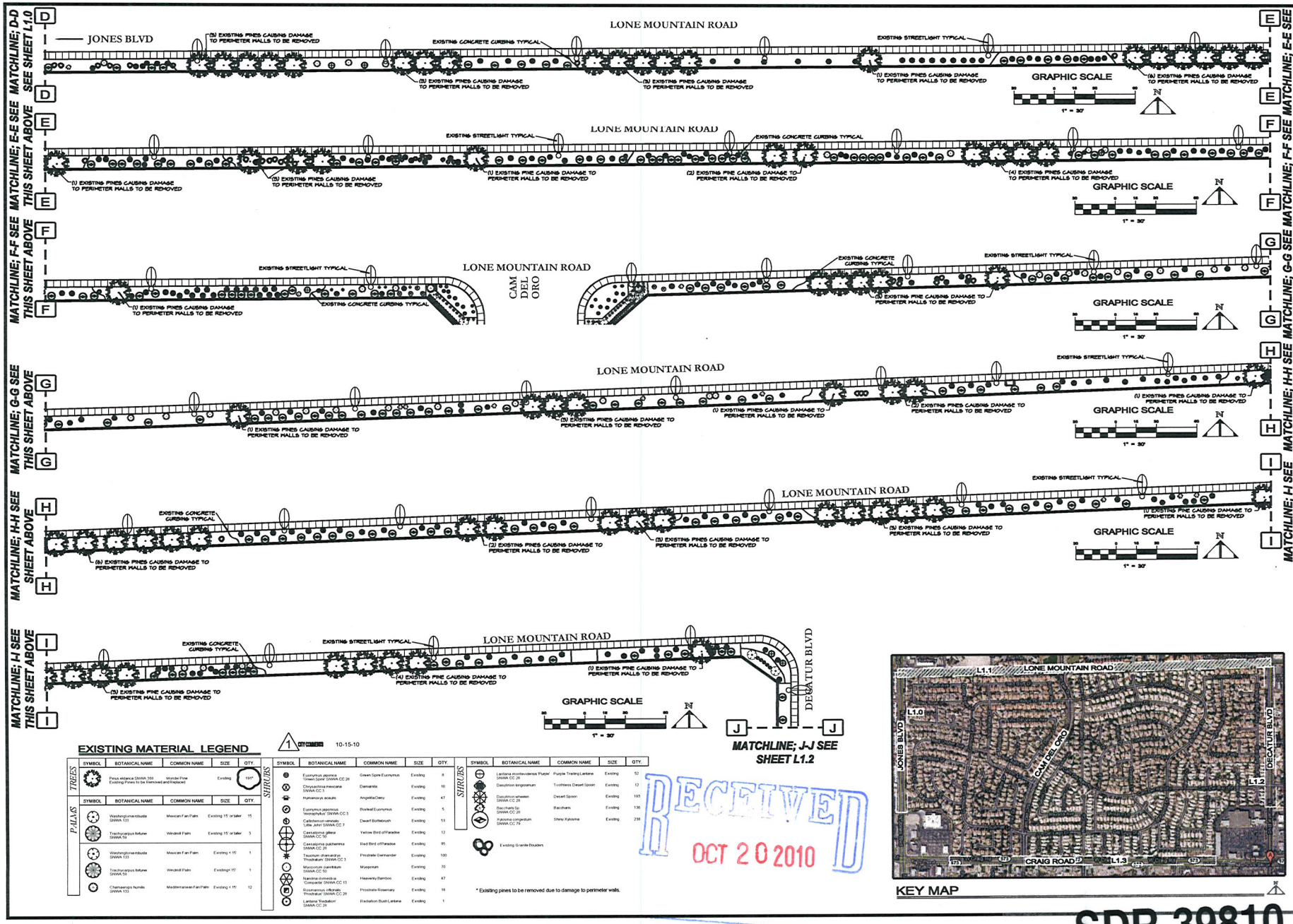
JOB: RANCHO ALTA MIRA PERIMETER FIVE YEAR TREE REMOVAL AND REPLACEMENT PROJECT
LONE MOUNTAIN, DECATUR, CRAIG, AND JONES

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

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EXISTING MATERIAL LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.
TREES	Pinus eldarica SNWA 368 Existing Pines to be Removed and Replaced	Monder Pine	Existing	197
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 japonicus '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 'Aureopictus' SNWA CC 3	Blackleaf Euonymus	Existing	5
	Callistemon viminalis 'Little John' SNWA CC 7	Dwarf Bottlebrush	Existing	53
	Caesalpinia gilliesi SNWA CC 50	Yellow Bird of Paradise	Existing	12
	Caesalpinia pulcherrima SNWA CC 20	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	19
	Lantana 'Radiation' SNWA CC 28	Radiation Bush Lantana	Existing	1

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.
SHRUBS	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 SNWA CC 20	Baccharis	Existing	136
	Xylosma congestum SNWA CC 79	Shiny Xylosma	Existing	238
	Existing Granite Boulders			

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

1 CITY COMMENTS 10-15-10

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KEY MAP

LANDSCAPE PLANS
RANCHO ALTA MIRA

RANCHO ALTA MIRA PERIMETER FIVE YEAR TREE REMOVAL AND REPLACEMENT PROJECT

LONE MOUNTAIN, DECATUR, CRAIG, AND JONES

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

LONE MOUNTAIN ROAD EXISTING PLANTING

1 CITY COMMENTS 10-15-10

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KUC DRAWN BY:

July 6, 2010 DATE:

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EXISTING MATERIAL LEGEND

TREES

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

1 CITY COMMENTS 10-15-10

PALMS

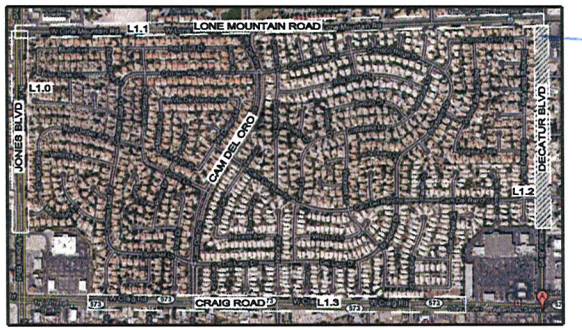
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SHRUBS

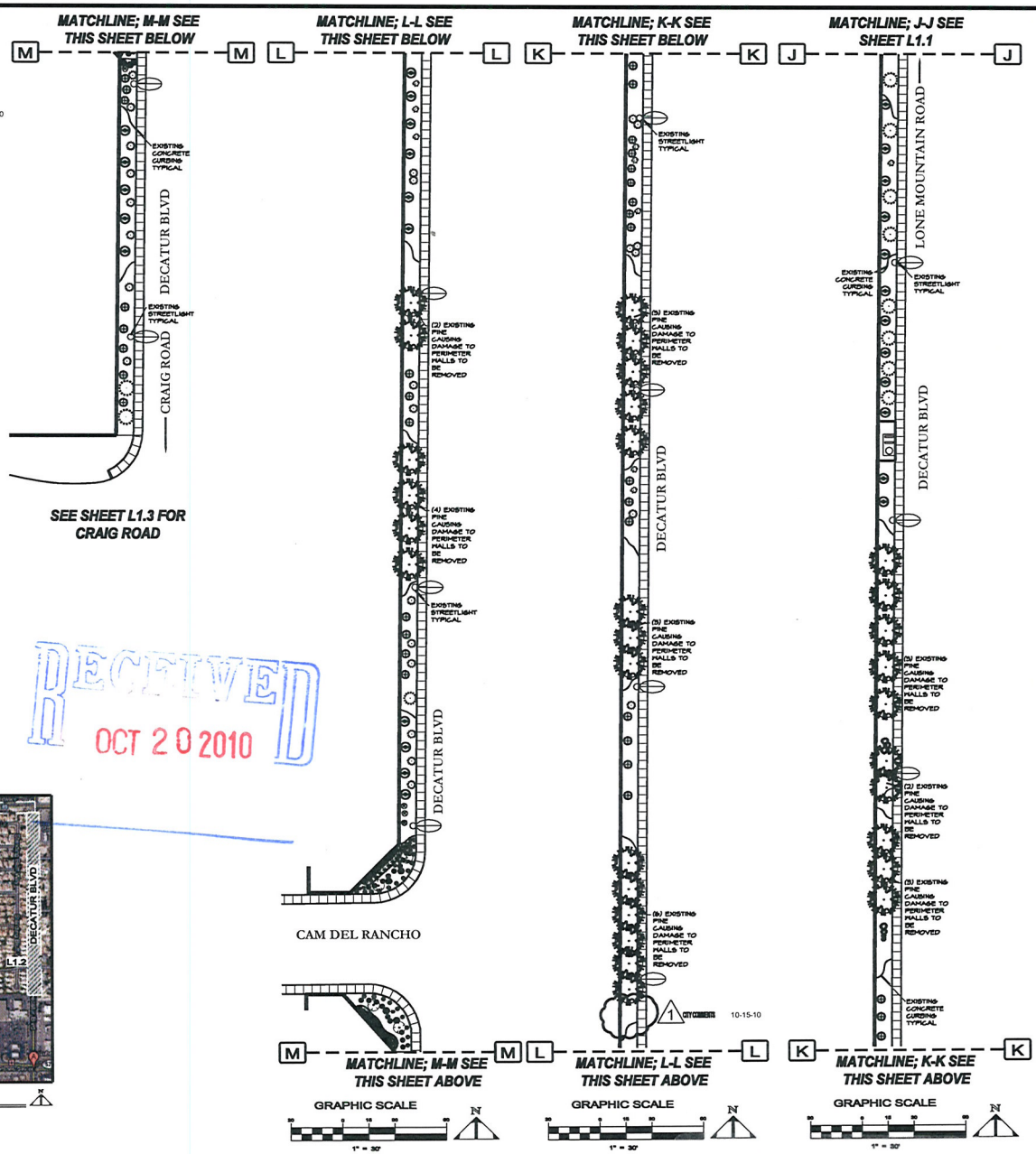
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	Callistepon viminalis 'Little John' SNWA CC 7	Dwarf Bottlebrush	Existing	53
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Existing Granite Boulders

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



KEY MAP



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LANDSCAPE PLANS
RANCHO ALTA MIRA

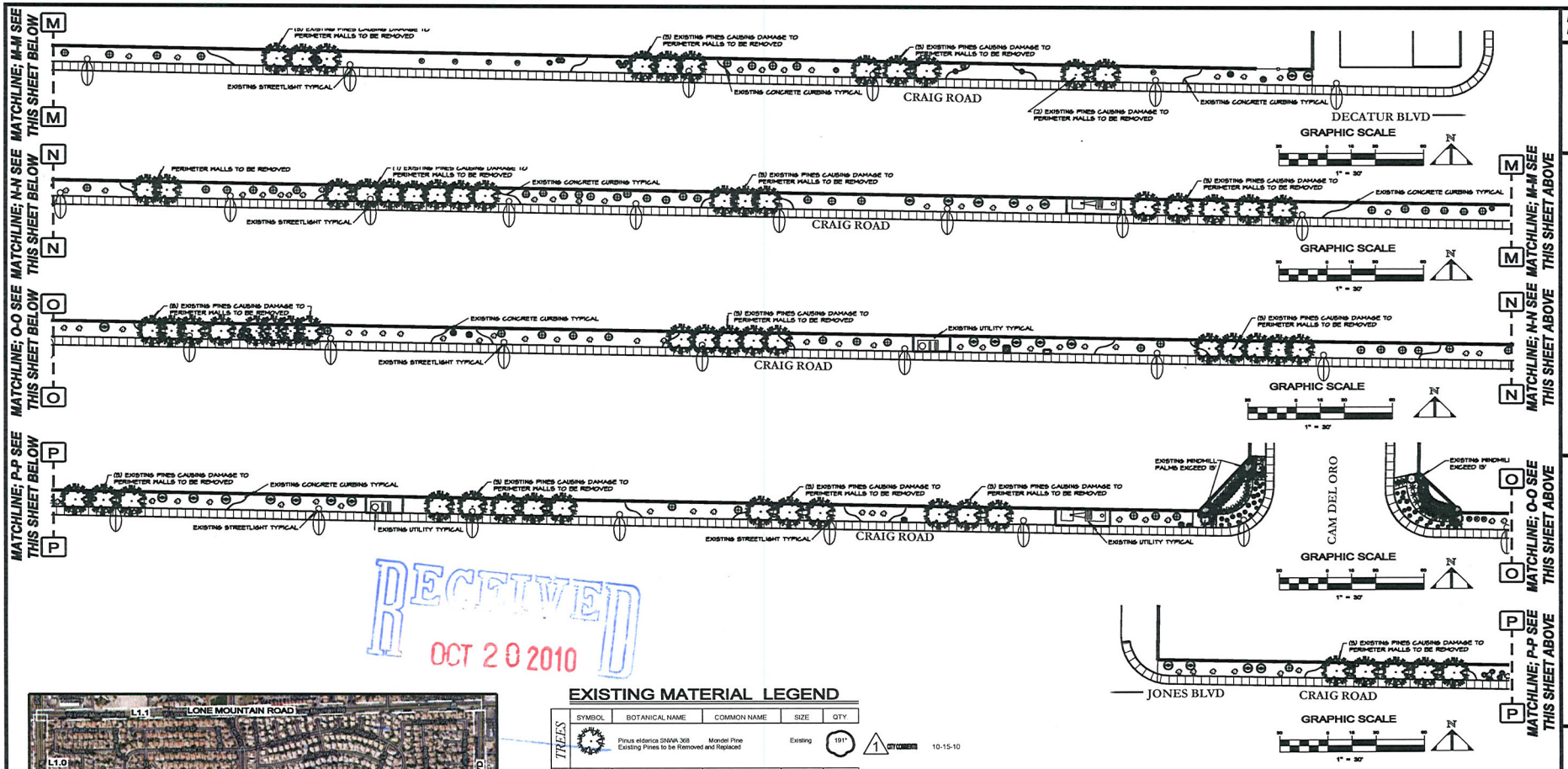
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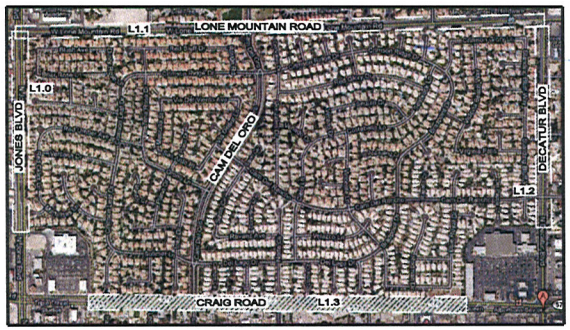
DECATUR BLVD EXISTING PLANTING
1 CITY COMMENTS 10-15-10

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KEY MAP

EXISTING MATERIAL LEGEND

TREES

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

1 CITY COMMENTS 10-15-10

PALMS

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	Hymenoxys acaulis	Angelita Daisy	Existing	47
	Euonymus japonicus 'microphyllus' SNWA CC 3	Boxleaf Euonymus	Existing	5
	Callistemon viminalis 'Little John' SNWA CC 7	Dwarf Bottlebrush	Existing	53

SHRUBS

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	Caesalpinia gilliesii SNWA CC 50	Yellow Bird of Paradise	Existing	12
	Caesalpinia pulcherrima SNWA CC 28	Red Bird of Paradise	Existing	95
	Teucrium chamaedrys 'Prostratum' SNWA CC 3	Prostrate Germander	Existing	100
	Myoporum parvifolium SNWA CC 50	Myoporum	Existing	70
	Nandina domestica 'Compacta' SNWA CC 13	Heavenly Bamboo	Existing	47
	Rosmerinus 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
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	Dasylirion wheeleri SNWA CC 28	Desert Spoon	Existing	193
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	Existing Granite Boulders			

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LANDSCAPE PLANS
RANCHO ALTA MIRA

JOB#

RANCHO ALTA MIRA PERIMETER FIVE YEAR TREE REMOVAL AND REPLACEMENT PROJECT

LONE MOUNTAIN, DECATUR, CRAIG, AND JONES

Jaramillo LANDSCAPE & MAINTENANCE, LLC
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CRAIG ROAD
EXISTING PLANTING

1 CITY COMMENTS 10-15-10

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KUC

July 6, 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 309	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

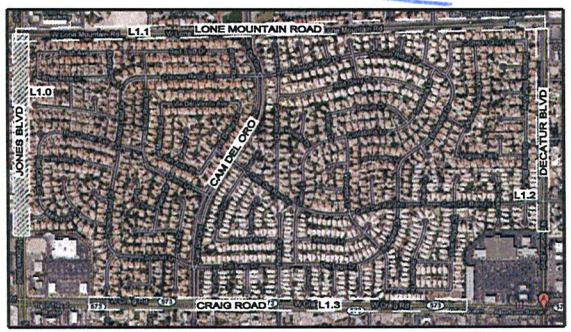
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		Existing Granite Boulders			

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

1 CITY COMMENTS 10-15-10

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KEY MAP

MATCHLINE; C-C SEE THIS SHEET BELOW

C — C

JONES BLVD

PHASE 1

EXISTING LANDSCAPE TYPICAL

CRAIG ROAD

SEE SHEET L1.3 FOR CRAIG ROAD

GRAPHIC SCALE

1" = 30'

MATCHLINE; B-B SEE THIS SHEET BELOW

B — B

EXISTING LANDSCAPE TYPICAL

JONES BLVD

PHASE 1

EXISTING PINES LOCATIONS TYPICAL

EXISTING LANDSCAPE TYPICAL

MATCHLINE; C-C SEE THIS SHEET ABOVE

C — C

GRAPHIC SCALE

1" = 30'

MATCHLINE; A-A SEE THIS SHEET BELOW

A — A

JONES BLVD

PHASE 1

EXISTING PINES LOCATIONS TYPICAL

EXISTING BOULDERS TYPICAL

EXISTING LANDSCAPE TYPICAL

MATCHLINE; B-B SEE THIS SHEET ABOVE

B — B

GRAPHIC SCALE

1" = 30'

LONE MOUNTAIN ROAD

D — D

MATCHLINE; D-D SEE SHEET L1.1

EXISTING LANDSCAPE TYPICAL

JONES BLVD

PHASE 1

EXISTING LANDSCAPE TYPICAL

MATCHLINE; A-A SEE THIS SHEET ABOVE

A — A

GRAPHIC SCALE

1" = 30'

LANDSCAPE PLANS
RANCHO ALTA MIRA

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

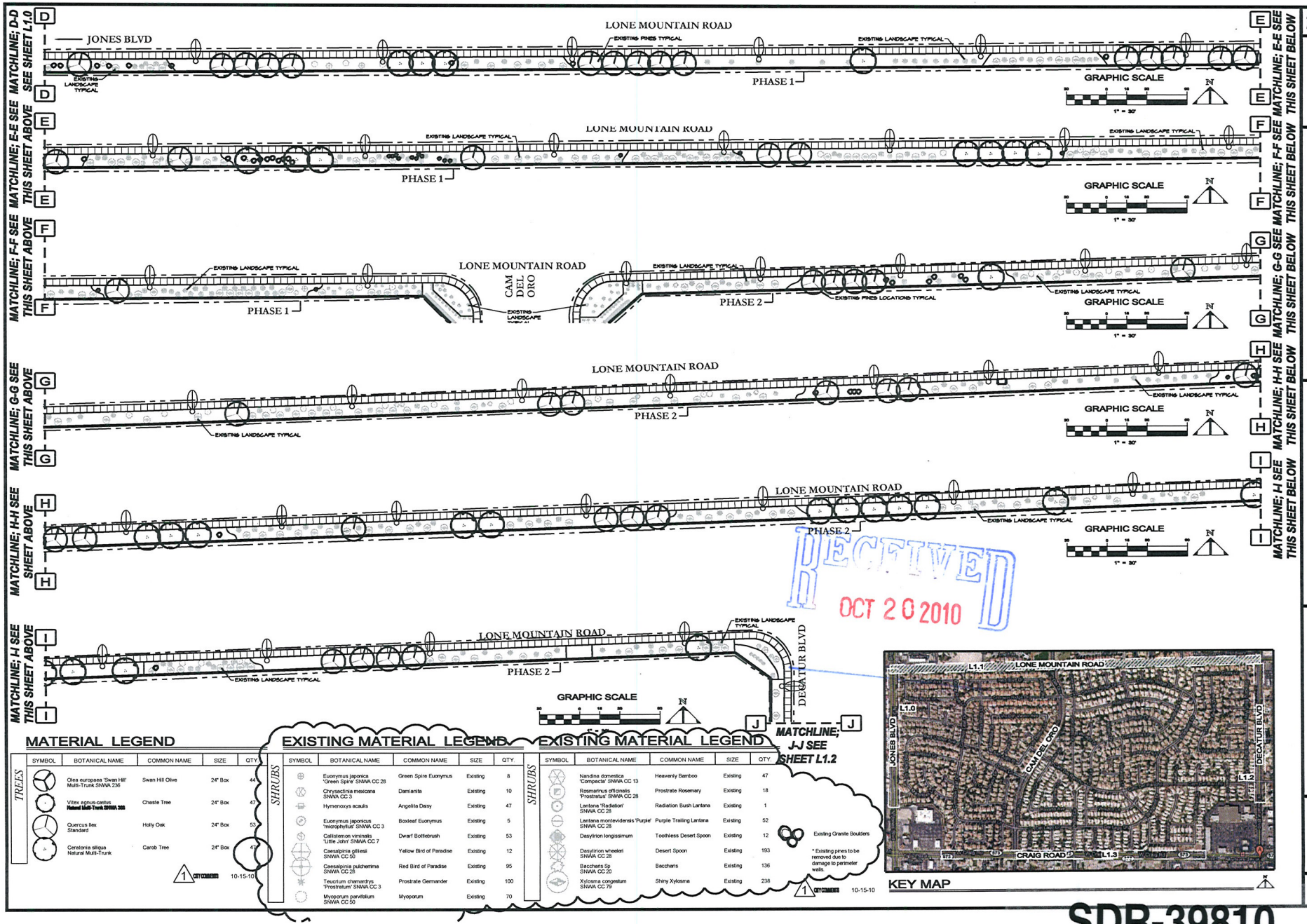
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October 4, 2010

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SDR-39810
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MATERIAL LEGEND

TREES

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.
	Olea europaea 'Swan Hill' Multi-Trunk SNWA 236	Swan Hill Olive	24" Box	44
	Vitex agnus-castus Natural Multi-Trunk SNWA 305	Chaste Tree	24" Box	47
	Quercus ilex Standard	Holly Oak	24" Box	53
	Ceratonia siliqua Natural Multi-Trunk	Carob Tree	24" Box	47

1 CITY COMMENTS 10-15-10

EXISTING MATERIAL LEGEND

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

EXISTING MATERIAL LEGEND

SHRUBS

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.
	Nandina domestica 'Compacta' SNWA CC 13	Heavenly Bamboo	Existing	47
	Rosmarinus officinalis 'Prostratus' SNWA CC 28	Prostrate Rosemary	Existing	18
	Lantana 'Radation' SNWA CC 28	Radiation Bush Lantana	Existing	1
	Lantana montevidensis 'Purple' SNWA CC 28	Purple Trailing Lantana	Existing	52
	Dasylirion longissimum	Toothless Desert Spoon	Existing	12
	Dasylirion wheeleri SNWA CC 28	Desert Spoon	Existing	193
	Baccharis Sp SNWA CC 20	Baccharis	Existing	136
	Xylosma congestum SNWA CC 79	Shiny Xylosma	Existing	238

Existing Granite Boulders

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

1 CITY COMMENTS 10-15-10

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KEY MAP

LANDSCAPE PLANS
RANCHO ALTA MIRA

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

LONE MOUNTAIN, DECATUR, CRAIG, AND JONES

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

LONE MOUNTAIN ROAD PLANTING PLAN

10-15-10

1 CITY COMMENTS

KUC

KUC

October 4, 2010

L2.1

SDR-39810
REVISED

MATERIAL LEGEND

TREES

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

1 CITY COMMENTS 10-15-10

EXISTING MATERIAL LEGEND

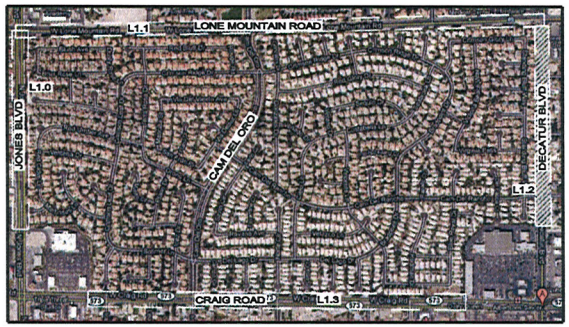
SHRUBS

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

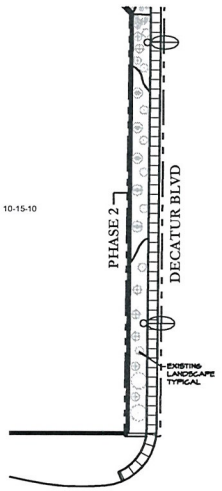
* Existing pines to be removed due to damage to perimeter walls.

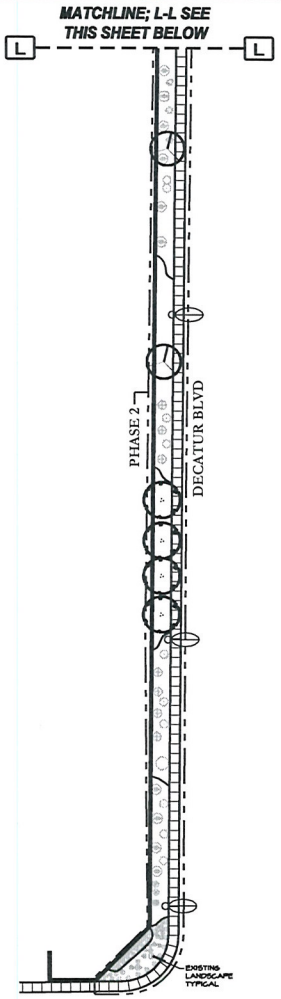
1 CITY COMMENTS 10-15-10

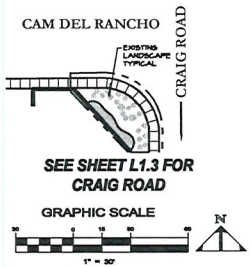
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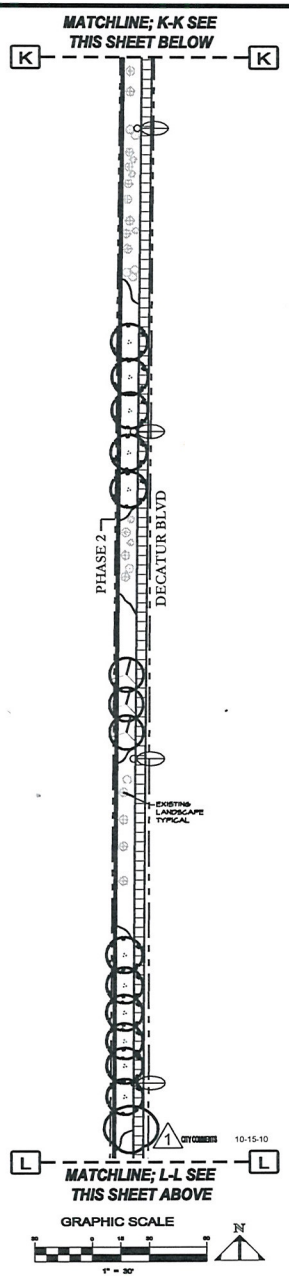
KEY MAP



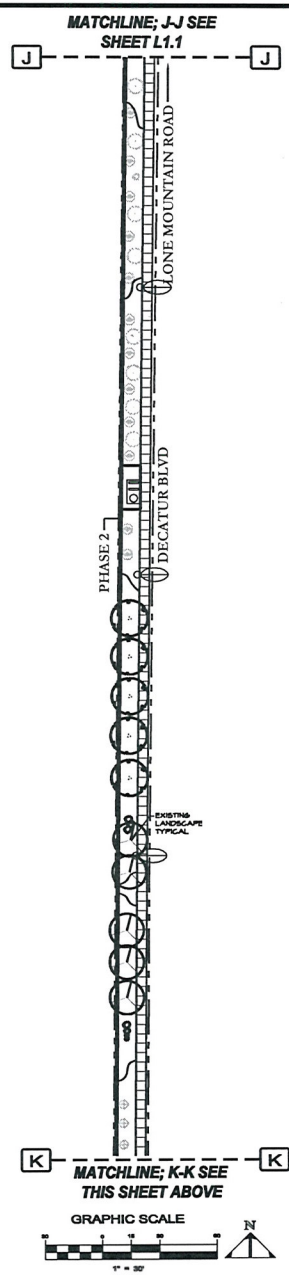




GRAPHIC SCALE N
1" = 30'



GRAPHIC SCALE N
1" = 30'



GRAPHIC SCALE N
1" = 30'

LANDSCAPE PLANS
RANCHO ALTA MIRA

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

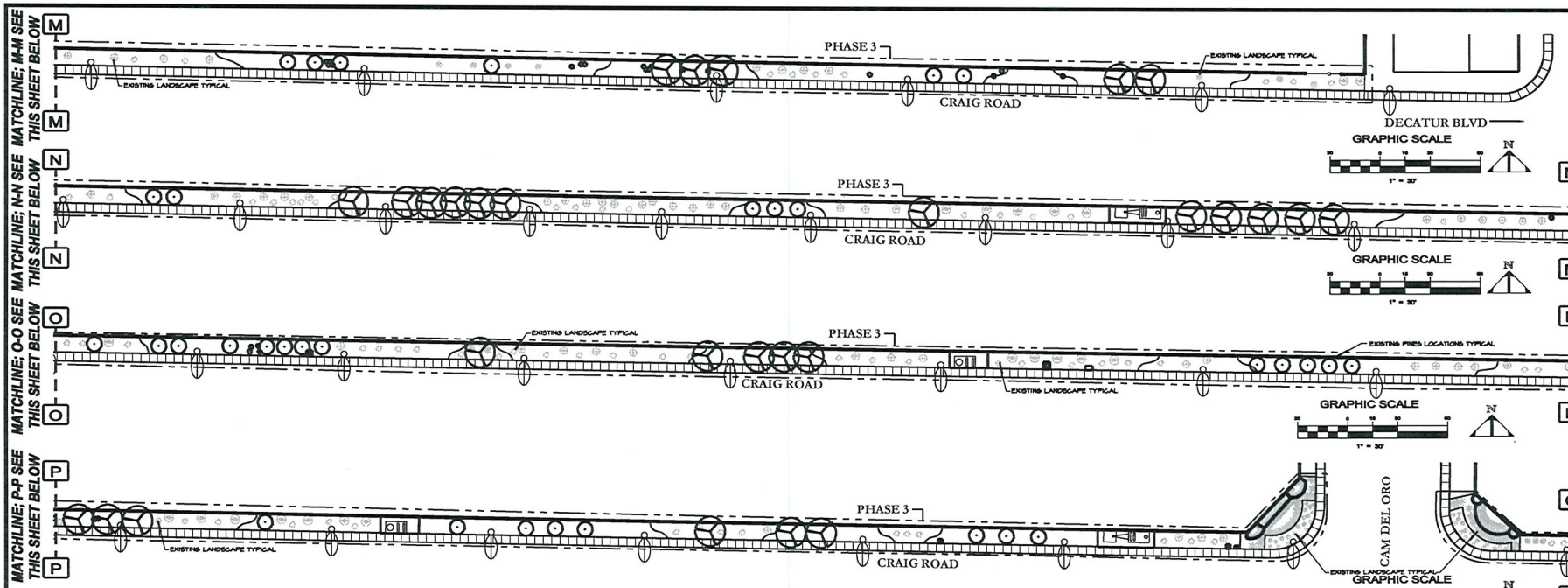
Jaramillo LANDSCAPE & MAINTENANCE, LLC
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DECATUR BLVD PLANTING PLAN
1 CITY COMMENTS 10-15-10

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-castus Natural Multi-Trunk SNWA 305	Chaste Tree	24" Box	47
		Quercus Ilex Standard	Holly Oak	24" Box	50
		Ceratonia siliqua Natural Multi-Trunk	Carob Tree	24" Box	47

1 CITY COMMENTS 10-15-10



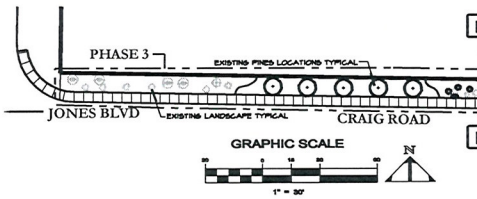
KEY MAP

EXISTING MATERIAL LEGEND

	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY
SHRUBS		Euonymus japonica 'Green Spire' SNWA CC 28	Green Spire Euonymus	Existing	8
		Chrysactinia mexicana SNWA CC 3	Damianita	Existing	10
		Hymenoxys acaulis	Angelita Daisy	Existing	47
		Euonymus japonicus 'microphyllus' SNWA CC 3	Boxleaf Euonymus	Existing	5
		Callistemon viminalis 'Little John' SNWA CC 7	Dwarf Bottlebrush	Existing	53
		Caesalpinia gilliesii SNWA CC 56	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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		Xylosma congestum SNWA CC 79	Shiny Xylosma	Existing	238
		Existing Granite Boulders			

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

1 CITY COMMENTS 10-15-10



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LANDSCAPE PLANS
RANCHO ALTA MIRA

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

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

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

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October 4, 2010
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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

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OCT 20 2010

SDR-39810
REVISED

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

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 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:
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 MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 18, 2010
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: APPLICANT/OWNER: CITY OF LAS VEGAS

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
TXT-39836	Staff recommends APPROVAL.	

** PROPOSED AMENDMENT(S) **

1. Subsection II(D) Linkages is hereby amended to add the following before the final paragraph, "NDOT has announced plans to widen the I-515/US-95 freeway east of the Spaghetti Bowl interchange. This project will result in the loss of approximately 450' of occupied land to the north of the current alignment. Several projects crucial to the continued rejuvenation of the Downtown area are located directly south of the current alignment. These projects are listed in Map 7".

2. Subsection VII(D)(2)(1) Residential and Lodging Uses is hereby amended to add Bed & Breakfast Inn as a Permitted Use; and

3. Subsection VII(D)(2)(5) Retail and Personal Services is hereby amended to add Auction House (Special Use Permit), Bakery, Beer/Wine/Cooler Off-Sale Establishment, (Special Use Permit), Convenience Store, Custom & Craft Work, Grocery Store, and Internet Café as Permitted Uses.

YK

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for discussion and possible action to amend Section II(D) Linkages to add language relating to the Nevada Department of Transportation's plans to widen I-515/U.S. 95 on the north side. This proposal also includes a request to amend Section VII(D)(2) Permitted Uses of the Downtown Centennial Plan, to include Bed & Breakfast Inn, Auction House (Special Use Permit), Bakery, Beer/Wine/Cooler Off-Sale Establishment, (Special Use Permit), Convenience Store, Custom & Craft Work, Grocery Store and Internet Café in the 18b Las Vegas Arts District.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
07/05/00	The City Council adopted the Las Vegas Downtown Centennial Plan. The Planning Commission recommended the document be adopted at its meeting on 04/27/00.
08/05/09	The City Council adopted Bill No. 2009-29, to adopt a revised Downtown Centennial Plan. The Planning Commission and Staff recommended approval.
11/04/09	The City Council adopted Bill No. 2009-42, to adopt a revised Downtown Centennial Plan. The Planning Commission and Staff recommended approval.
06/24/10	The Planning Commission recommended approval of Text Amendment (TXT-37903) to update sections of the Downtown Centennial Plan. Staff recommended approval.
10/20/10	The City Council held the second reading of Bill No. 2010-43 (TXT-37903).

ANALYSIS

Since the adoption of the Las Vegas Downtown Centennial Plan in 2000, there have been numerous updates and changes to Title 19. These changes often affected the language that is found in the Las Vegas Downtown Centennial Plan. However, some of these changes were never made. In addition, some previously approved Land Uses allowed in the 18b Arts District were mistakenly removed from the Plan. This amendment will correct these errors.

The proposed land uses to be added to the permitted Land Uses in the 18b Arts District are the following: Auction House, Bakery, Bed & Breakfast Inn, Beer/Wine/Cooler Off-Sale Establishment, Convenience Store, Custom & Craft Work, Grocery Store, and Internet Café. These uses are consistent with the goals of creating a vibrant, thriving arts community in downtown Las Vegas.

It is also important to know about major changes outside the Downtown Centennial Plan boundaries that may impact the plan area. As a result, language is being added to the Linkage Section about pending plans to widen I-515/U.S. 95 that forms the northern boundary of the Downtown Centennial Plan. Plans call for a 450-foot wide addition to the northern side of the existing right-of-way.

FINDINGS

The proposed amendment will further the goals of developing a thriving arts district by allowing additional Land Uses in the emerging 18b Arts District in downtown Las Vegas. This proposal will also provide additional information about the transportation network adjacent to the Downtown Centennial Plan area.

NOTICES MAILED NEWSPAPER ONLY

APPROVALS 0

PROTESTS 0

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:
None

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 2011 Planning Commission Meeting Schedule

PLANNING & DEVELOPMENT DEPARTMENT

2010
PLANNING COMMISSION MEETING SCHEDULE

Application Closing Day	Planning Commission Meeting Date
December 1, 2009	January 14, 2010
December 15, 2009	January 28, 2010
December 29, 2009	February 11, 2010
January 12, 2010	February 25, 2010
February 9, 2010	March 25, 2010
March 9, 2010	April 22, 2010
April 13, 2010	May 27, 2010
May 11, 2010	June 24, 2010
June 15, 2010	July 29, 2010
July 13, 2010	August 26, 2010
August 10, 2010	September 23, 2010
September 7, 2010	October 21, 2010
October 5, 2010	November 18, 2010
November 2, 2010	December 16, 2010
December 9, 2010	January 25, 2011

Applications MUST BE submitted by 2:00 P.M. on CLOSING DAYS
Applications WILL BE accepted until 4:00 P.M. on NON-CLOSING DAYS
Call (702) 229-6301 for additional information

11/4/10

PLANNING & DEVELOPMENT DEPARTMENT

2011
PLANNING COMMISSION MEETING SCHEDULE

Pre-Application Conference Request Deadline	Application Closing Day	Planning Commission Meeting Date	City Council Meeting Date
November 19, 2010	December 9, 2010	January 25, 2011	February 16, 2011
December 2, 2010	December 23, 2010	February 8, 2011	March 16, 2011
December 30, 2011	January 20, 2011	March 8, 2011	April 6, 2011
February 3, 2011	February 24, 2011	April 12, 2011	May 18, 2011
March 3, 2011	March 24, 2011	May 10, 2011	June 15, 2011
April 7, 2011	April 28, 2011	June 14, 2011	July 20, 2011
May 5, 2011	May 26, 2011	July 12, 2011	August 17, 2011
June 2, 2011	June 23, 2011	August 9, 2011	September 7, 2011
July 7, 2011	July 28, 2011	September 13, 2011	October 19, 2011
August 4, 2011	August 25, 2011	October 11, 2011	November 16, 2011
September 1, 2011	September 22, 2011	November 8, 2011	December 7, 2011
October 6, 2011	October 27, 2011	December 13, 2011	January 18, 2012
November 3, 2011	November 23, 2011	January 10, 2012	February 15, 2012
December 8, 2011	December 29, 2011	February 14, 2012	March 7, 2012

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Applications MUST BE submitted by 2:00 P.M. on CLOSING DAYS
Applications WILL BE accepted until 4:00 P.M. on NON-CLOSING DAYS
Call (702) 229-6301 for additional information

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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
PLANNING COMMISSION

R U L E S A N D R E G U L A T I O N S

I. NAME:

In accordance with the provisions of Nevada Revised Statues 278.030 and 278.040, and Title II, Chapter 2, Section 44 of the Las Vegas Municipal Code, the name of this Commission shall be the City Planning Commission of the City of Las Vegas, Nevada (hereinafter the Planning Commission).

II. MEMBERSHIP:

A. In accordance with the provisions of Title II, Chapter 2, Section 44 of the Las Vegas Municipal Code, the Planning Commission shall consist of seven (7) members, one recommended by each member of the City Council and approved by the City Council.

B. The term of each Planning Commission member shall be four years or until his/her successor takes office, running concurrent with the term of the elected official recommending their appointment, and any vacancy occurring otherwise than through the expiration of the term must be filled for the unexpired term. All members must be City residents.

C. No incumbent Planning Commission member, or former Planning Commission member who has served at least two consecutive full four-year terms, shall be eligible for appointment to a further term until at least two years have elapsed since the expiration of his/her current term or the most recent term, as the case may be.

D. Members of the Planning Commission may be removed after a public hearing, by a majority vote of the City Council, for inefficiency, neglect of duty, or malfeasance in office.

E. A member of the Commission desiring to resign shall submit in writing a letter of resignation to the City Clerk's Office with copies to the City Council, the Chair, and the Planning & Development Department Director. The resignation shall be effective upon receipt by the City Clerk's Office.

F. Planning Commissioners shall comply with the Code of Ethical Standards as set forth in NRS 281.481 et seq. as applicable and amended.

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III. OFFICERS:

The duly elected or appointed officers of the Planning Commission shall be as follows: Chair, Vice-Chair, and Secretary.

IV. ELECTION OF OFFICERS:

A. The Chair and the Vice-Chair shall be elected annually, at the first regular meeting in January. The Chair and the Vice-Chair shall be elected by a majority vote of the entire Planning Commission.

A. The term of the Chair and Vice-Chair is one year.

B. No Planning Commissioner may serve more than two full consecutive terms as Chair or Vice-Chair.

V. DUTIES OF OFFICERS:

A. Chair:

It shall be the duty of the Chair to act as the presiding officer at all regular and special Planning Commission meetings unless he/she is incapacitated or unable to attend a meeting for any other reason. The Chair may appoint subcommittees as deemed necessary.

B. Vice-Chair:

It shall be the duty of the Vice-Chair to act as presiding officer at any regular or special meeting of the Planning Commission in the absence of the Chair.

C. Secretary:

The Director of the Department of Planning & Development, as appointed by the City Manager, shall serve as Secretary of the Planning Commission, and as such shall be responsible for the administration of the affairs of the Planning Commission. The Secretary shall be the custodian of all official records of the Planning Commission. In the event that both the Chair and Vice-Chair are incapacitated or otherwise unable to attend any regular or special meeting, the Secretary shall appoint another member to act as Chair for that particular meeting. In the absence of the Vice-Chair, the most senior member of the Commission shall act in that capacity. If multiple members have the same term, the Secretary shall appoint.

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VI. MEETINGS:

A. Regular:

The Commission shall hold regular meetings generally on the ~~second Thursday and fourth Thursday~~ second Tuesday of every month at 6:00 p.m. in the City Hall, or other times and locations as the Planning Commission, by majority vote at a regular meeting, shall designate. Whenever this regular meeting date is in conflict with an official holiday, the regular meeting shall be convened on a different meeting day as designated by a majority vote of the Planning Commission at a previously convened regular meeting. A calendar of all meetings for the year shall be placed on ~~the~~ an agenda ~~the first meeting of November~~ for approval by the Planning Commission.

B. Special:

Special meetings shall be held on the call of the Chair with three (3) working days notice to all Planning Commission members as required under the Open Meeting Law. Upon petition of three (3) members, the Chair shall be required to call a special meeting. In the event a special meeting is officially called by the Chair, the Secretary shall use all reasonable means at his/her disposal to make certain that all members of the Planning Commission are notified of the date, hour, and place of the special meeting and the specific purpose for which it is called.

VII. QUORUM:

The attendance by four (4) members of the Planning Commission constitutes a quorum at any regular of special meeting, for purposes of convening a meeting.

VIII. ACTIONS:

All determinations by the Planning Commission shall be made on the basis of a majority vote of the members present and voting except as specifically noted elsewhere in these Rules. The adoption of the Master Plan or of any amendment, extension, or addition thereto, shall be carried by the affirmative votes of not less than two-thirds of the total membership of the Commission pursuant to NRS 278.210. Decisions on public hearing items shall be determined by a roll call vote or through use of an electronic voting device. A tie vote shall constitute failure of a motion and a new motion shall be made on the question at the same meeting. A tie vote after the second motion shall constitute no recommendation of the agenda item by the Planning Commission. A second to a motion duly made is not required and all motions shall be voted upon. Robert's Rules of Orders shall prevail in all cases that are not otherwise provided for in these By-Laws.

IX. VOTING PRIVILEGES:

All members of the Planning Commission shall be entitled to vote on all motions or resolutions presented before the Commission except as specifically noted in these Rules. Any member shall have the right to make a motion except the Chair.

X. CONFLICTS OF INTEREST:

A. A member of the commission shall not approve, disapprove, vote, or otherwise act upon any matter regarding which he has accepted a gift, loan, or other financial interest as defined in NRS 281.501, as applicable and amended, which would reasonably be affected by his/her commitment in a private capacity to the interest of others, or in which he/she has a pecuniary interest, without disclosing the nature and extent of the gift, loan, commitment or interest at the time the matter is considered.

   A member of the Commission shall consider refraining from approving, disapproving, voting, or otherwise acting upon any matter regarding which a member of his/her immediate family or relative has accepted a gift, loan, or other financial interest as defined in NRS 281.501, as applicable and amended without disclosing the full nature and extent of the gift, loan, commitment or interest at the time the matter is considered.

B. Abstentions: A member who decides to abstain whether because of a conflict of interest or otherwise must state his/her reasons for doing so on the record at the time the matter is considered and before the vote is taken. The abstaining member may absent himself or herself from the presence of non-abstaining members during the Commission's consideration of the matter in question.

XI. ATTENDANCE:

A. Each Commissioner who will be unable to attend a meeting of the Commission shall notify the Secretary at the earliest opportunity, but not later than 5:00 p.m. on the day prior to the date of the meeting. The Secretary shall notify the Chair if the projected absence(s) will produce a lack of quorum.

B. If a member of the Planning Commission without excuse fails to attend at least 75% of the meetings held within the previous 12 months or misses three consecutive meetings, the member shall be subject to removal from office at the discretion of the City Council.

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C. Planning Commissioners, who were unable to attend a meeting at which an agenda item was heard but no substantive action was taken, may become informed about the agenda item by reviewing all submissions and either the video or audio tape of the proceedings, if any. After a full review of the materials related to the agenda item, and if otherwise, eligible to vote, the Planning Commissioners may vote on the agenda item simultaneously with the other Planning Commissioners.

XII. ADDRESSING THE COMMISSION:

A. Every Planning Commissioner desiring to speak shall address the Chair and, upon recognition by the Chair, shall confine himself or herself to the question under debate, avoiding all personalities and indecorous language.

B. A Planning Commissioner, once recognized, shall not be interrupted when speaking unless it is to call the Planning Commissioner to order. If a Planning Commissioner, who is speaking, is called to order, the Planning Commissioner shall cease speaking until the question of order is determined, and if in order, shall be permitted to proceed.

C. Any person wishing to address the Planning Commission shall first secure permission of the Chair to do so.

D. Oral presentations given during the Citizens' Participation portion of the agenda or any other agenda item should not be repetitious and shall be confined to three minutes maximum duration, unless the Chair or quorum of the Commission grants additional time. No action shall be taken on issues raised under the Citizens' Participation portion of the agenda.

XIII. USE OF CITY STAFF:

A. Planning Commissioners should always feel free to go to the Planning Director. Commissioners will provide ongoing feedback, information, and perceptions to the Planning Director. When a Commissioner has a concern with the Planning & Development Department, the concern should be discussed with the Planning Director.

B. Planning Commissioners shall make all requests for staff time to the Planning Director, who is authorized to approve or deny such requests.

C. Planning Commissioners may and should seek clarifying information from the Planning Director. Direct communication with employees of the Planning & Development Department is allowed at the discretion of the Director.

D. Planning Commissioners shall address legal questions regarding matters before the Commission to the City Attorney's Office and inform the Planning Director.

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XIV. ADOPTION AND AMENDMENTS:

A. Adoption:

These Rules shall be adopted by a majority vote of the entire Planning Commission.

B. Amendments:

These Rules may be amended from time to time by a majority vote of the entire Planning Commission provided such Amendments are not inconsistent with or in conflict with the City Charter or any Ordinance of the City of Las Vegas or the Nevada Revised Statutes and provided further that any proposal to amend the Rules shall be presented to the Planning Commission at a regular meeting, discussed and tabled, and be included on the Agenda for action by the Planning Commission at the next regular meeting.

RICHARD TRUESDELL, CHAIR
PLANNING COMMISSION

APPROVED: _____

ATTEST:

_____
M. MARGO WHEELER, AICP, SECRETARY

APPROVED AS TO FORM:

_____
BRYAN SCOTT, ASSISTANT CITY ATTORNEY FOR CITY ATTORNEY BRAD JERBIC

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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