City of Las Vegas

PLANNING COMMISSION AGENDA

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

LAS VEGAS CITY COUNCIL

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

COMMISSIONERS

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

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

December 16, 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. ZON-40051 - REZONING - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: NEVADA

POWER COMPANY - Request for a Rezoning FROM: U (UNDEVELOPED) [PF (PUBLIC FACILITIES) GENERAL PLAN DESIGNATION] TO: C-V (CIVIC) on 3.85 acres at 6120 North Jones Boulevard (APN 125-25-201-006), Ward 6 (Ross).

7. ZON-40052 - REZONING - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: NEVADA POWER COMPANY - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: C-V (CIVIC) on 2.02 acres on the East alignment of Rainbow Boulevard, approximately 100 feet North of Delphinium Avenue (APN 138-02-401-001), Ward 6 (Ross).

8. ZON-40053 - REZONING - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: NEVADA POWER COMPANY - Request for a Rezoning FROM: C-1 (LIMITED COMMERCIAL) TO: C-V (CIVIC) on 1.96 acres at 10041 W Charleston Boulevard (APN 163-06-101-001), Ward 2 (Wolfson).

PUBLIC HEARING ITEMS

9. TABLED - RENOTIFICATION - SUP-38523 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: HECTOR CAMACHO - Request for a Special Use Permit FOR A PROPOSED MOTOR VEHICLE SALES (USED) USE at 4561 East Bonanza Road, Suite #130 (APN 140-32-101-017), C-2 (General Commercial) Zone, Ward 3 (Reese). Staff recommends DENIAL.

10. VAR-40088 - VARIANCE - PUBLIC HEARING - APPLICANT: NEVADA H.A.N.D., INC. - OWNER: SKY VIEW PINES, LIMITED PARTNERSHIP - Request for a Variance TO ALLOW 154 PARKING SPACES WHERE 228 SPACES ARE REQUIRED on 4.86 acres on the south side of Owens Avenue, approximately 850 feet west of Main Street (APN 139-27-502-003), R-5 (Apartment) Zone, Ward 5 (Barlow).

11. VAR-40107 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: JASON J. & ROSA M. AUNGENETT - Request for a Variance TO ALLOW AN EXISTING 16-FOOT HIGH, 1,750 SQUARE-FOOT ACCESSORY STRUCTURE, CLASS II WHERE A 12-FOOT HIGH, 830 SQUARE-FOOT ACCESSORY STRUCTURE IS ALLOWED on 0.46 acres at 5400 Bat Masterson Circle (APN 138-27-502-003), R-E (Residence Estates) Zone, Ward 6 (Ross).

12. VAR-40127 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ROY WINBLAD - Request for a Variance TO ALLOW A 3,000 SQUARE-FOOT ASSESSORY STRUCTURE WHERE 800 SQUARE FEET IS THE MAXIMUM ALLOWED on 0.41 acres at 5705 Paseo Montana Court (APN 138-13-210-015), R-PD2 (Residential Planned Development) Zone, Ward 5 (Barlow).

13. VAR-40150 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: TERESA R. GARCIA - Request for a Variance TO ALLOW A 14-FOOT FRONT YARD SETBACK WHERE 20 FEET IS REQUIRED FOR AN EXISTING TWO-CAR CARPORT on 0.14 acres at 1240 South 10th Street (APN 162-03-512-071), R-1 (Single Family Residential) Zone, Ward 3 (Reese).

14. SUP-39709 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: AT&T MOBILITY - OWNER: PAULINE HARGRAVES - Request for a Special Use Permit TO INCREASE THE HEIGHT OF AN ANTENNA ON AN EXISTING 70-FOOT TALL WIRELESS COMMUNICATION FACILITY, NON-STEALTH DESIGN, TO A MAXIMUM HEIGHT OF 72 FEET at 1311 West Owens Avenue (APN 139-28-502-004), C-1 (Limited Commercial) Zone, Ward 5 (Barlow).

15. SUP-39886 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: BEL AIR RG, LLC - Request for a Special Use Permit FOR A PROPOSED _____ SQUARE-FOOT AUTO REPAIR GARAGE, MAJOR WITH A WAIVER TO ALLOW SERVICE BAYS TO FACE A PUBLIC RIGHT-OF-WAY at 1715 and 1735 Fremont Street (APNs 139-35-315-007 and 006), C-2 (General Commercial) Zone, Ward 3 (Reese).

16. SUP-39963 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: FOSTER DAY, INC. - Request for a Special Use Permit TO RE-ESTABLISH AN ABANDONED CAR WASH, SELF-SERVICE USE WITH WAIVERS TO ALLOW 24-HOUR OPERATION ALL WEEK, TO ALLOW THE OPENING OF THE WASH BAYS TO FACE PUBLIC RIGHTS-OF-WAY, TO ALLOW A ZERO FOOT SEPARATION DISTANCE FROM A RESIDENTIAL PROPERTY WHERE A MINIMUM OF 200 FEET IS REQUIRED, AND TO ALLOW THE USE TO

NOT BE OPERATED IN CONJUNCTION WITH ANOTHER MOTOR VEHICLE RELATED USE at 7501 West Alta Road (APN 138-34-301-003), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

17. SUP-40087 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: GREAT WASH PARK, LLC - Request for a Special Use Permit FOR A LIQUOR ESTABLISHMENT (SUPPER CLUB) WITHIN A 28.69-ACRE MIXED-USE DEVELOPMENT WITH WAIVERS TO ALLOW A DISTANCE SEPARATION OF 141 FEET FROM A CITY PARK WHERE 400 FEET IS REQUIRED AND TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A SIMILAR USE WHERE 1,500 FEET IS REQUIRED at 400 South Rampart Boulevard, Suite #190 (APN 138-32-601-003), C-2 (General Commercial) Zone, Ward 2 (Wolfson).

18. SUP-40143 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: STRUT N - OWNER: EXPERTISE COSMETOLOGY INSTITUTE, LLC - Request for a Special Use Permit FOR A GENERAL RETAIL STORE, OTHER THAN LISTED (LESS THAN 3,500 SQUARE FEET) at 1911 Stella Lake Street, Suite #100 (APN 139-21-313-012), C-PB (Planned Business Park) Zone, Ward 5 (Barlow).

19. SDR-40069 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: KRASSIMIR TEOFILOV - Request for a Site Development Plan Review FOR A PROPOSED PARKING LOT WITH A WAIVER TO TITLE 19.08.050(E)(4)(a)(ii) TO ALLOW CHAINLINK OR OPEN WIRE FENCING WHERE SUCH MATERIAL IS PROHIBITED on 0.31 acres at 3020 Contract Avenue (APN 139-36-812-008), M (Industrial) Zone, Ward 3 (Reese).

20. SDR-40077 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: JIM MARSH AMERICAN CORPORATION - Request for a Site Development Plan Review FOR A PROPOSED 24,239 SQUARE-FOOT, TWO-STORY SALES/SERVICE AND STORAGE FACILITY, WITH WAIVERS OF PERIMETER LANDSCAPE STANDARDS TO ALLOW A FIVE-FOOT BUFFER ALONG A PORTION OF THE WEST PROPERTY LINE WHERE FIFTEEN FEET IS REQUIRED AND A ZERO-FOOT BUFFER ALONG THE SOUTH PROPERTY LINE WHERE EIGHT FEET IS REQUIRED on 3.00 acres adjacent to the southeast corner of Centennial Parkway and Riley Street (APNs 125-29-502-012, 015, 028, and 029), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross).

DIRECTOR'S BUSINESS:

21. DIR-38197 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request to adopt the West Charleston Corridor Plan, Ward 1 (Tarkanian).

22. DIR-40165 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Update on Long Range Planning Items. Staff has NO RECOMMENDATION.

CITIZENS PARTICIPATION:

23. 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: DECEMBER 16, 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: DECEMBER 16, 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 DECEMBER 16, 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 DECEMBER 16, 2010

DEPARTMENT: PLANNING AND DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

SUBJECT:
APPROVAL OF THE FINAL MINUTES FOR THE PLANNING COMMISSION MEETING OF NOVEMBER 18, 2010

City of Las Vegas

Agenda Item No.: **5.**

AGENDA SUMMARY PAGE

PLANNING COMMISSION MEETING OF: DECEMBER 16, 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: DECEMBER 16, 2010

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

☐ **Consent** ☒ **Discussion**

SUBJECT:
ZON-40051 - REZONING - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: NEVADA POWER COMPANY - Request for a Rezoning FROM: U (UNDEVELOPED) [PF (PUBLIC FACILITIES) GENERAL PLAN DESIGNATION] TO: C-V (CIVIC) on 3.85 acres at 6120 North Jones Boulevard (APN 125-25-201-006), Ward 6 (Ross).

C.C.: 01/19/2011

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

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

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-40051** APN: 125-25-201-006

Name of Property Owner: Nevada Power Company

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: _____

RECEIVED
OCT 27 2010

Signature of Property Owner: _____

Print Name: Peter Lowenstein

Subscribed and sworn before me

This 25th day of October, 20 10

_____
Notary Public in and for said County and State

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

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Rezoning

Project Address (Location) 6120 N Jones Boulevard

Project Name NV Energy Substation **Proposed Use** Electric Utility Sub

Assessor's Parcel #(s) 125-25-201-006 **Ward #** 6 (Ross)

General Plan: existing PF proposed N/A **Zoning:** existing U(PF) proposed C-V

Commercial Square Footage N/A **Floor Area Ratio** N/A

Gross Acres 3.85 **Lots/Units** 1 **Density** N/A

Additional Information To amend the zoning district from U(PF) to C-V for an existing NV Energy Electric Utility Substation.

PROPERTY OWNER Nevada Power Company **Contact** Tom Dombrowski

Address PO Box 98910 **Phone:** **Fax:**

City Las Vegas **State** NV **Zip** 89193

E-mail Address

APPLICANT City of Las Vegas **Contact** Peter Lowenstein

Address 731 S 4th Street **Phone:** (702) 229-6301 **Fax:** (702) 385-7268

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

E-mail Address

REPRESENTATIVE **Contact**

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

City **State** **Zip**

E-mail Address

Property Owner Signature* [signature]

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

Print Name Peter Lowenstein

Subscribed and sworn before me

This 25th day of October, 2010.

[signature]

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-40051
Meeting Date:	12/16/10
Total Fee:	$1,200.
Date Received:*	10/25/10
Received By:	[signature]

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

Revised 10/27/08

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

REZONING Parcel: 125-25-201-006

ZON - 40051

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

OCT 27 2010

FROM U(PF) 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: October 26, 2010

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

October 25, 2010

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

RE: Application ZON-40051
Assessor's Parcel Number 125-25-201-001

Dear Mr. Gebeke:

In regard to this parcel, staff has determined that the existing General Plan designation and zoning classification 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 zoning district of the site to C-V (Civic). Please call me at 229-4693 with any questions.

Sincerely,

Peter Lowenstein, AICP
Planning Supervisor
Planning & Development Department

PL:nl

Mayor
Oscar B. Goodman

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

City Manager
Elizabeth N. Fretwell

RECEIVED
OCT 27 2010

CITY OF LAS VEGAS NEVADA

07101-001-06-09

ZON-40051

City of Las Vegas

Agenda Item No.: **7.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 16, 2010

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

☐ **Consent** ☒ **Discussion**

SUBJECT:
ZON-40052 - REZONING - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: NEVADA POWER COMPANY - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: C-V (CIVIC) on 2.02 acres on the East alignment of Rainbow Boulevard, approximately 100 feet North of Delphinium Avenue (APN 138-02-401-001), Ward 6 (Ross).

C.C.: 01/19/2011

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

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

PLANNING & DEVELOPMENT

CITY OF LAS VEGAS

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-40052** APN: 138-02-401-001

Name of Property Owner: Nevada Power Company

Name of Applicant: City of Las Vegas

Name of Representative: _____

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Peter Lowenstein

RECEIVED

OCT 27 2010

Subscribed and sworn before me

This 25th day of October, 2010

_____

Notary Public in and for said County and State

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

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Rezoning

Project Address (Location) East alignment of Rainbow Blvd. 100 feet North of Delphinium Ave.

Project Name NV Energy Substation **Proposed Use** Electric Utility Sub

Assessor's Parcel #(s) 138-02-401-001 **Ward #** 6 (Ross)

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

Commercial Square Footage N/A **Floor Area Ratio** N/A

Gross Acres 2.02 **Lots/Units** 1 **Density** N/A

Additional Information To amend the zoning district from R-E to C-V for an existing NV Energy Electric Utility Substation.

PROPERTY OWNER Nevada Power Company **Contact** Tom Dombrowski

Address PO Box 98910 **Phone:** **Fax:**

City Las Vegas **State** NV **Zip** 89193

E-mail Address

APPLICANT City of Las Vegas **Contact** Peter Lowenstein

Address 731 S 4th Street **Phone:** (702) 229-6301 **Fax:** (702) 385-7268

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E-mail Address

REPRESENTATIVE **Contact**

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

City **State** **Zip**

E-mail Address

Property Owner Signature* [signature]

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

Print Name Peter Lowenstein

Subscribed and sworn before me

This 25th day of October, 20 10.

[signature]

Notary Public in and for said County and State

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

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	ZON-40052
Meeting Date:	12/16/10
Total Fee:	$1,200.xx
Date Received:*	10/25/10
Received By:	[signature]

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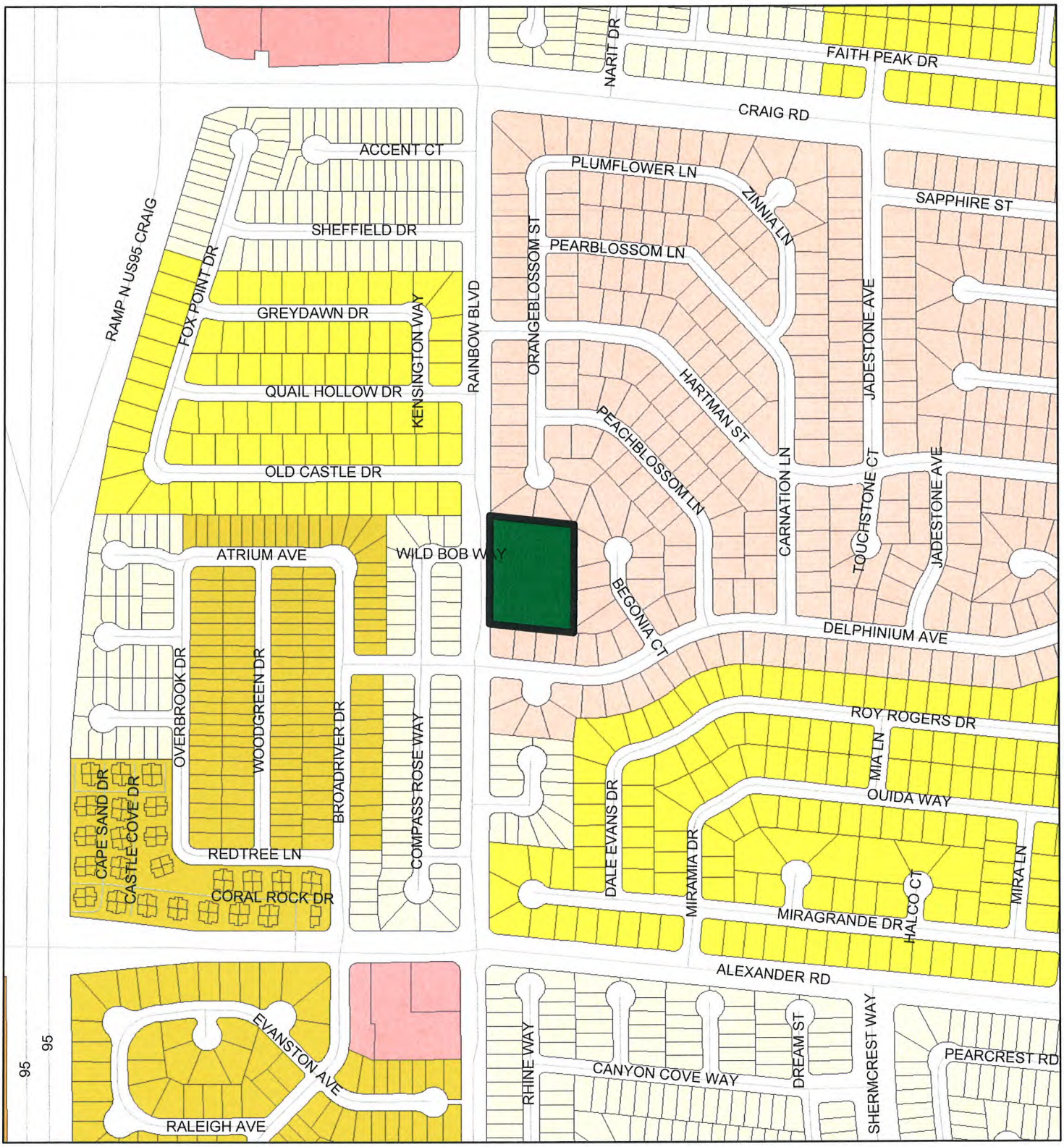
f:\depot\Application Packet\Application Form.pdf

REZONING Parcel: 138-02-401-001
ZON - 40052



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.
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Printed: October 26, 2010

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October 25, 2010

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

RE: Application ZON-40052
Assessor's Parcel Number 138-02-401-001

Dear Mr. Gebeke:

In regard to this parcel, staff has determined that the existing General Plan designation and zoning classification 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 zoning district of the site to C-V (Civic). Please call me at 229-4693 with any questions.

Sincerely,

Peter Lowenstein, AICP
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Planning & Development Department

PL:nl

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Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow
Stavros S. Anthony

City Manager
Elizabeth N. Fretwell

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OCT 27 2010

CITY OF LAS VEGAS NEVADA

07101-001-06-09

ZON-40052

City of Las Vegas

Agenda Item No.: **8.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 16, 2010

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

☐ **Consent** ☒ **Discussion**

SUBJECT:
ZON-40053 - REZONING - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: NEVADA POWER COMPANY - Request for a Rezoning FROM: C-1 (LIMITED COMMERCIAL) TO: C-V (CIVIC) on 1.96 acres at 10041 W Charleston Boulevard (APN 163-06-101-001), Ward 2 (Wolfson).

C.C.: 01/19/2011

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

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

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-40053** APN: 163-06-101-001

Name of Property Owner: Nevada Power Company

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: _____

RECEIVED
OCT 27 2010

Print Name: Peter Lowenstein

Subscribed and sworn before me

This 25th day of October, 2010

Notary Public in and for said County and State

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

PLANNING & DEVELOPMENT

CITY OF LAS VEGAS

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Rezoning

Project Address (Location) 10041 W Charleston Boulevard

Project Name NV Energy Substation **Proposed Use** Electric Utility Sub

Assessor's Parcel #(s) 163-06-101-001 **Ward #** 2 (Wolfson)

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

Commercial Square Footage N/A **Floor Area Ratio** N/A

Gross Acres 1.96 **Lots/Units** 1 **Density** N/A

Additional Information To amend the zoning district from C-1 to C-V for an existing NV Energy Electric Utility Substation.

PROPERTY OWNER Nevada Power Company **Contact** Tom Dombrowski

Address PO Box 98910 **Phone:** **Fax:**

City Las Vegas **State** NV **Zip** 89193

E-mail Address

APPLICANT City of Las Vegas **Contact** Peter Lowenstein

Address 731 S 4th Street **Phone:** (702) 229-6301 **Fax:** (702) 385-7268

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

E-mail Address

REPRESENTATIVE **Contact**

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

City **State** **Zip**

E-mail Address

Property Owner Signature* [signature]

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

Print Name Peter Lowenstein

Subscribed and sworn before me

This 25th day of October, 2010.

[signature]

Notary Public in and for said County and State

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

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	ZON-40053
Meeting Date:	12/16/10
Total Fee:	$1,200.~~00~~
Date Received:*	10/25/10
Received By:	[signature]

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

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

REZONING Parcel: 163-06-101-001
ZON - 40053

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 C-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: October 26, 2010

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

October 25, 2010

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

RE: Application ZON-40053
Assessor's Parcel Number 163-06-101-001

Dear Mr. Gebeke:

In regard to this parcel, staff has determined that the existing General Plan designation and zoning classification 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 zoning district of the site to C-V (Civic). Please call me at 229-4693 with any questions.

Sincerely,

Peter Lowenstein, AICP
Planning Supervisor
Planning & Development Department

PL:nl

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

RECEIVED
OCT 27 2010

CITY OF LAS VEGAS NEVADA

07101-001-06-09

ZON-40053

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: DECEMBER 16, 2010

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

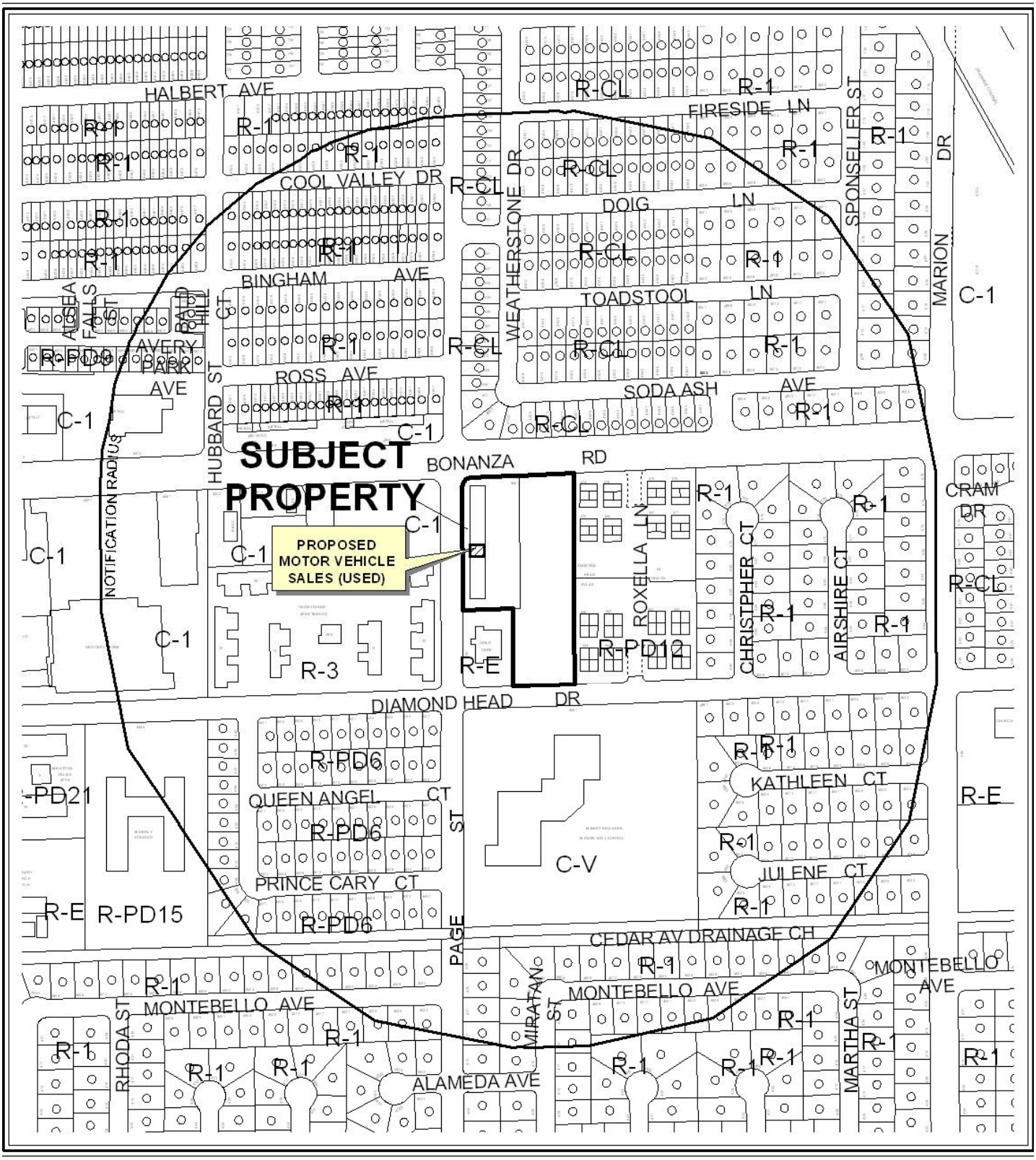
SUBJECT:
TABLED - RENOTIFICATION - SUP-38523 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: HECTOR CAMACHO - Request for a Special Use Permit FOR A PROPOSED MOTOR VEHICLE SALES (USED) USE at 4561 East Bonanza Road, Suite #130 (APN 140-32-101-017), C-2 (General Commercial) Zone, Ward 3 (Reese). Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 01/19/11 OR MAY BE FINAL ACTION
(Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**5**	**Planning Commission Mtg.**	**1**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends DENIAL.

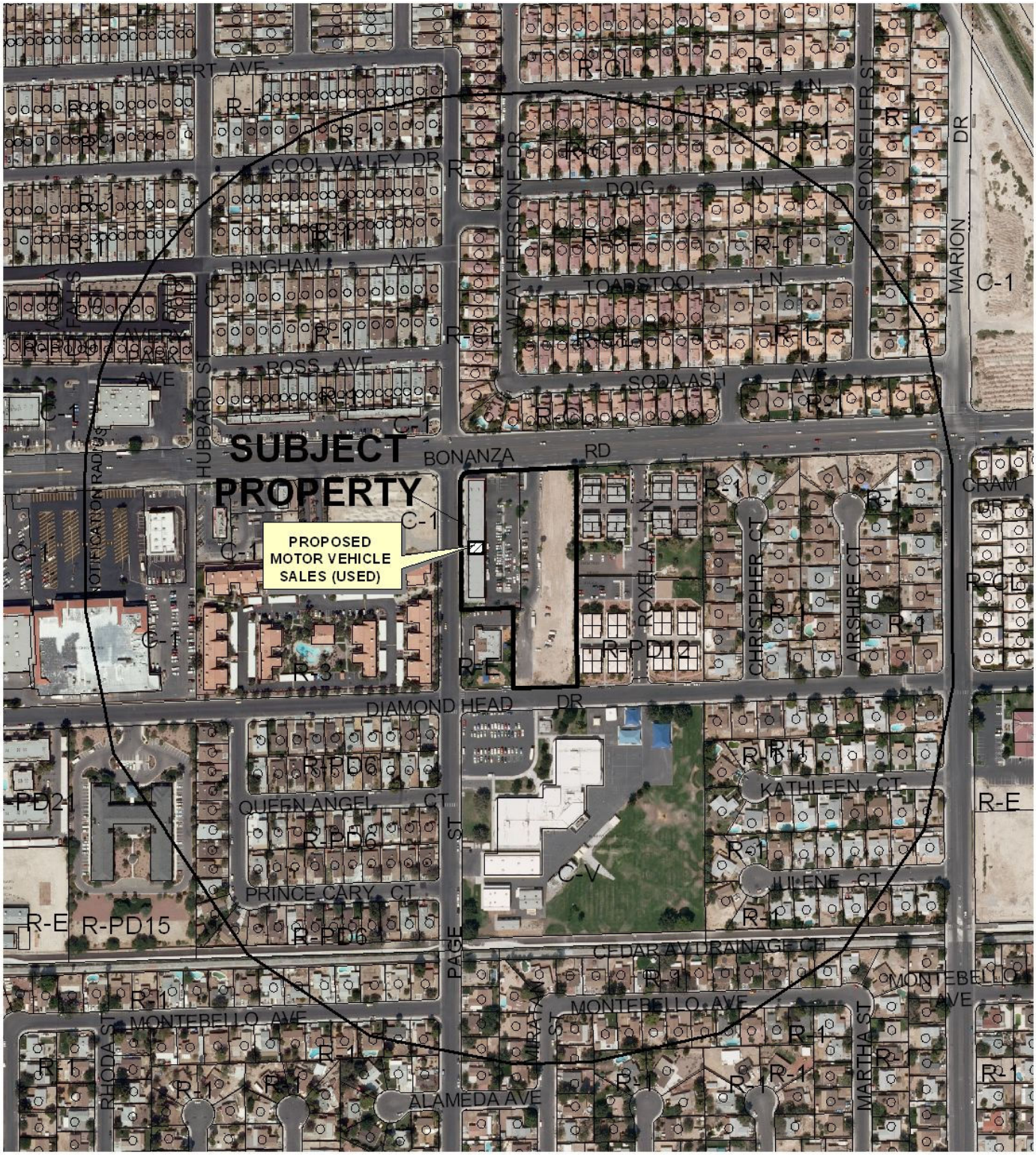
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest Postcards and Telephone Protest/Approval Log



CASE: **SUP-38523**

RADIUS: 1000

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



CASE: **SUP-38523**

RADIUS: 1000

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

0 300 600 Feet

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 16, 2010
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: APPLICANT/OWNER: HECTOR CAMACHO

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-38523	Staff recommends DENIAL, if approved subject to conditions:	N/A

** CONDITIONS **

SUP-38523 CONDITIONS

Planning and Development

1. Display of vehicles for sale shall be limited to the six spaces at the north end of the parking area, as designated in the site plan date stamped 06/11/10.

2. Conformance to all Minimum Requirements under LVMC Title 19.04.010 for a Motor Vehicle Sales (Used) use.

3. Conformance to the approved conditions for Rezoning (ZON-2967), Special Use Permit (SUP-3223), Site Development Plan Review (SDR-3224), Site Development Plan Review (SDR-25148) and Variance (VAR-25220)

4. This approval shall be void two years from the date of final approval, or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

5. No temporary signs such as banners, pennants, inflatable objects, streamers, flags, or other similar attention gaining item or devices shall be displayed upon the subject property without the appropriate permits.

6. 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.

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

8. 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 2,000 square-foot Motor Vehicle Sales (Used) use at 4561 East Bonanza Road, Suite #130. The subject property contains an existing 16,250 square-feet Auto Repair Garage, Major building and has been approved through Site Development Plan Review (SDR-25148) for a 19,500 square-foot General Retail and Restaurant building. In addition, the subject property has also received a parking Variance (VAR-25220) to allow 201 parking spaces where 250 are required. The applicant is proposing to convert a 2,000 square-foot storage area of the existing 16,250 square-foot Auto Repair Garage, Major building into a Motor Vehicle Sales (Used) use. Placing an additional use on the subject property, in addition to the existing and approved uses, will create an overly developed site and will negatively impact the surrounding neighborhood; therefore, staff recommends denial of this request. If this application is denied, the existing 16,250 square-foot Auto Repair Garage, Major building and use would remain.

ISSUES

- 4561 East Bonanza Road, Suites # 125 and # 145 have had permits issued, but were never finaled.
- The applicant currently has six code enforcement cases open at 4561 East Bonanza Road.
- Per Title 19.04 Minimum Special Use Permit Requirement # 7 for the Auto Repair Garage, Major use, no vehicles may be parked on the premises for the purposes of offering the vehicle for sale. Approval of this Special Use Permit request would circumvent this requirement of the previously approved Special Use Permit (SUP-3223).

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
09/02/03	A Code Enforcement complaint (#3208) was issued for various code violations at 4561 East Bonanza Road. The case was resolved on 10/24/03.
10/30/03	A Code Enforcement complaint (#6336) was issued for various code violations at 4561 East Bonanza Road. The case was resolved on 12/15/03.

01/24/04	The City Council approved a General Plan Amendment (GPA-2966) from SC (Service Commercial) to GC (General Commercial), a Rezoning (ZON-2967) from R-E (Residence Estates) Zone under Resolution of Intent to O (Office) and C-1 (Limited Commercial) to C-2 (General Commercial), a Special Use Permit (SUP-3223) and Site Development Plan Review (SDR-3224) for an Auto Repair Garage (Major) and a proposed Self Serve Car Wash on 3.41 acres adjacent to the southeast corner of Bonanza Road and Page Street. The Planning Commission and staff recommended denial of these requests. The area designated Phase Two on the site plan was zoned to C-1 (Limited Commercial) by the City Council.
03/02/04	A Code Enforcement complaint (#10625) was issued for graffiti at 4561 East Bonanza Road. The case was resolved on 03/19/04.
06/21/04	A Code Enforcement complaint (#16380) was issued for trash on the vacant lot portion at 4561 East Bonanza Road. The case was resolved on 06/30/04.
07/27/04	A Code Enforcement complaint (#19314) was issued for various code violations at 4561 East Bonanza Road. The case was resolved on 12/06/04.
10/27/04	A Reversionary Final Map (FMP-5529) was administratively approved by the Planning and Development Department on property located on the southeast corner of Bonanza Road and Page Street. The map was recorded 01/19/05.
03/02/05	A Code Enforcement complaint (#26624) was issued for various code violations at 4561 East Bonanza Road. The case was resolved on 04/04/05.
04/20/06	A Code Enforcement complaint (#40443) was issued for various code violations at 4561 East Bonanza Road. The case was resolved on 07/06/06.
07/21/06	A Code Enforcement complaint (#44724) was issued for various code violations at 4561 East Bonanza Road. The case was resolved on 02/10/07.
11/27/07	A Code Enforcement complaint (#59626) was issued for various code violations at 4561 East Bonanza Road. The case was resolved 08/12/08.
03/19/08	The City Council approved a Site Development Plan Review (SDR-25148) to add a proposed 20,400 square-foot General Retail Development to an existing 16,250 square-foot Auto Repair Garage, Major with Waivers of perimeter landscape buffers to allow a five-foot buffer along a portion of the south property line where 15 feet is required and a five-foot buffer along a portion of the east property line where eight feet is required and a Variance (VAR-25220) to allow 201 parking spaces where 250 spaces are required on 3.41 acres at the southeast corner of Page Street and Bonanza Road. The Planning Commission and staff recommended denial of these requests.
07/16/08	The City Council approved a Special Use Permit (SUP-27933) for a proposed Restaurant with Service Bar with Waivers to allow a zero-foot distance separation from a Child Care Facility and to allow a 58-foot distance separation from a school where 400 feet is required at 4561 East Bonanza Road. The Planning Commission and staff recommended denial of this request.

09/29/08	The Planning and Development Department administratively approved a Parcel Map (PMP-27923) for 3.42 acres located at 4561 East Bonanza Road. The map recorded on 06/09/09.
03/24/09	The Planning and Development Department conducted a Planning Inspection at 4561 East Bonanza Road. At the time of inspection unmaintained landscape, non-permitted temporary signs, graffiti, a non-compliant trash enclosure, vehicles for sale within the parking lot, outside display and faded parking lot striping were noted. The violations were turned over to Code Enforcement 03/26/09 for further action.
04/23/09	The Planning Commission denied a Special Use Permit (SUP-33611) for a proposed Motor Vehicle Sales (Used). The Planning and Development Department staff recommended denial.
05/11/10	A Code Enforcement complaint (#90670) was issued for various code violations at 4561 East Bonanza Road. The case is still open.
05/27/10	A Code Enforcement complaint (#91303) was issued for various code violations at 4561 East Bonanza Road, Suite #110. The case is still open.
05/27/10	A Code Enforcement complaint (#91304) was issued for various code violations at 4561 East Bonanza Road, Suite #130. The case is still open.
05/27/10	A Code Enforcement complaint (#91305) was issued for various code violations at 4561 East Bonanza Road, Suite #140. The case is still open.
05/27/10	A Code Enforcement complaint (#91306) was issued for various code violations at 4561 East Bonanza Road, Suite #145. The case is still open.
07/29/10	The Planning Commission accepted the applicant's request to abey a Special Use Permit (SUP-38523) for a proposed 2,000 square-foot Motor Vehicle Sales (Used) use at 4561 East Bonanza Road, Suite #130.

Most Recent Change of Ownership	
03/01/07	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
01/25/05	A building permit (#05000428) was issued for on-sites at 4561 East Bonanza Road. The permit received final approval 11/22/05.
01/25/05	A building permit (#05000427) was issued for a shell building at 4561 East Bonanza Road. The permit received final approval on 05/17/06.
06/22/06	A business license (#G03-02357) was issued for major auto repair at 4561 East Bonanza Road Suite #110. The license is currently active.
07/25/06	A business licenses (#G02-00753) was issued for an auto repair garage/tire sales at 4561 East Bonanza Road Suite #160. The license is currently active.

10/10/06	A business license (#G03-02372) was issued for major auto repair at 4561 East Bonanza Road Suite #120. The license is currently active.
03/17/07	A building permit (#07000850) was issued for a tenant improvement remodel at 4561 East Bonanza Road, Suite #125. The permit expired 09/08/07 without receiving final approval.
10/04/07	A business licenses (#A39-00431) was issued for auto parts sales at 4561 East Bonanza Road, Suite #160. The license is currently active.
03/04/09	A business licenses (#S02-01136) was issued for a truck driving school at 4561 East Bonanza Road, Suite #130. The license is currently active.
03/09/09	A business license application (#R05-97501) was submitted for a hot dog cart at 4561 East Bonanza Road. The license is currently under review, awaiting proper documentation to be submitted.
03/09/09	A business license application (#G03-97502) was submitted for major auto repair/body work at 4561 East Bonanza Road, Suite #130. The license was reviewed by the Planning and Development Department 03/18/09, and is currently under review by other City departments.
07/23/09	A business license (#G03-97502) was issued for major auto repair/body work at 4561 East Bonanza Road, Suite #130. The license was marked out of business on 09/21/09.
10/26/09	A building permit (#150118) was issued for a non-work certificate of occupancy at 4561 East Bonanza Road, Suite #145. The permit was never finaled.

Pre-Application Meeting	
06/03/10	A pre-application meeting was held with the applicant where elements of submitting a Special Use Permit for Motor Vehicle Sales (Used) were discussed. The topics included the submittal of application materials, meeting dates, and deadlines.

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

Field Check	
06/24/10	A poorly maintained site was noted with missing landscaping, disabled vehicles, trash enclosures used for storing various items, a destroyed trash enclosure, trash dumpsters that are out in the open, graffiti on buildings and inaccessible drive aisles. There are open Code Enforcement actions on the subject site.

Details of Application Request	
Site Area	
Net Acres	1.33

Surrounding Property	***Existing Land Use Per Title 19.04***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Automotive Repair Center	GC (General Commercial)	C-2 (General Commercial)
North	Single-Family Residences	ML (Medium Low Density Residential)	R-CL (Single Family Compact-Lot)
South	Child Care Facility/ Elementary School	SC (Service Commercial)/ PF (Public Facilities)	R-E (Residence Estates)/ C-V (Civic)
East	Condominiums	ML (Medium Low Density Residential)	R-PD12 (Residential Planned Development – 12 Units per Acre)
West	Apartments/ Undeveloped	M (Medium Density Residential) / SC (Service Commercial)	R-3 (Medium Density Residential) / 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 19.10, the following parking standards apply:

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
			Parking		*Parking*		
		Parking Ratio	Regular	Handi-capped	Regular	Handi-capped	
Motor Vehicle Sales (Used)	2,000 SF; 6 Vehicle Display Spaces	1/500 SF of GFA	10				
Existing Auto Repair Garage, Major	14,250 SF	1/200 SF +5 spaces	77				
General Retail Store (Furniture Store)	11,280 SF	1/175 SF	65				
Restaurant 2,000 SF or more (without Drive-Through)	3,623 SF	1:50 SF of Public Seating	73				
		1:200 SF of total remaining GFA	13				
General Retail Store (Meat Market)	2,584 SF	1:200 SF of total remaining GFA	12				
TOTAL SPACES REQUIRED			**250**		**201**		**Y**
TOTAL (With Handicapped)			243	7	194	7	Y
Loading Spaces			3		3		Y

ANALYSIS

The applicant is proposing to convert 2,000 square feet of an existing 16,250 square-foot Auto Repair Garage, Major into a Motor Vehicle Sales (Used) establishment. A previous Variance (VAR-25220) approved 201 parking spaces for a 16,250 square-foot Auto Repair Garage, Major, a 6,207 square-foot Restaurant, and 13,315 square-feet of General Retail where 250 parking spaces are required. The applicant was denied a previous a Special Use Permit (SUP-33611) for a proposed 1,000 Motor Vehicle Sales (Used) at this site on 04/23/09. This request would allow vehicle sales in conjunction with an Auto Repair Garage, Major, which was previously approved through Special Use Permit (SUP-3223). This would circumvent a Minimum Special Use Permit Requirement of that use that prohibits the display and sale of vehicles at an Auto Repair Garage, Major site. As such, staff cannot support this request and recommends denial.

FINDINGS (SUP-38523)

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 land use cannot be conducted in a manner that is harmonious and compatible with the existing and surrounding land uses, as the surrounding businesses within the subject property are high-volume uses, and over 20,400 square feet of additional uses have been approved for the site through Site Development Plan Review (SDR-25148). The surrounding parcels are residential and commercial in nature, and the proposed use will not be harmonious or compatible with the adjacent residential land uses, as the proposed use is too intense for the subject property.

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

   The subject site is not physically suitable for the type and intensity of land use proposed, as evidenced by the approved Variance (VAR-25220) for parking. The isolation of this parcel from others zoned C-2 (General Commercial) creates a significant conflict with adjacent, less-intensely zoned properties.

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 is provided by Bonanza Road, a 100-foot Primary Arterial as designated by the Master Plan of Streets and Highways, which will provide adequate access to the site. There is only one access driveway to the site with an emergency crash gate at the south end of the site, at Diamond Head Drive, a 60-foot Local Street, which will provide adequate emergency access. The subject property is also adjacent to Page Street, a 60-foot Local Street to the east; however, no access is provided to this roadway.

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 development is subject to permit review and inspection; therefore, appropriate measures will be taken to protect the health, safety and general welfare.

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

   The proposed use meets all of the applicable conditions per Title 19.04; however, the request would allow vehicle sales in conjunction with an Auto Repair Garage, Major, which was previously approved through Special Use Permit (SUP-3223). This would circumvent a Minimum Special Use Permit Requirement of that use that prohibits the display and sale of vehicles at an Auto Repair Garage, Major site.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 14

NOTICES MAILED 543

APPROVALS 5

PROTESTS 1

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-38523** APN: 140-32-101-017

Name of Property Owner: HECTOR CAMACHO

Name of Applicant: SAME

Name of Representative: SAME

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: HECTOR CAMACHO

Subscribed and sworn before me

This 11th day of June, 2010

Jeannie M Becknell

Notary Public in and for said County and State

State of Nevada
County of Clark

JEANNIE M. BECKNELL
Notary Public State of Nevada
No. 99-23658-1
My appt. exp. Apr. 10, 2011

RECEIVED
JUN 11 2010

PLANNING & DEVELOPMENT

CITY OF LAS VEGAS

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: SUP MOTOR VEICULOS USED

Project Address (Location) 4561 E BONANZA # 130

Project Name CAMACHO PLAZA **Proposed Use** 3

Assessor's Parcel #(s) 140-32-101-017 **Ward #** _____

General Plan: existing _____ proposed _____ **Zoning:** existing C2 proposed GC

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

Gross Acres 1.32 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER HECTOR CAMACHO **Contact** 4601775

Address 1501 S MARYLAND PK **Phone:** 4601775 **Fax:** _____

City LV NEV 89104 **State** _____ **Zip** _____

E-mail Address ESTRELLALV@HOTMAIL.COM

APPLICANT HECTOR CAMACHO **Contact** HECTOR

Address SAME **Phone:** 4601775 **Fax:** _____

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

E-mail Address _____

REPRESENTATIVE HECTOR **Contact** HECTOR

Address SAME ABOBE **Phone:** 4601775 **Fax:** _____

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

E-mail Address _____

Property Owner Signature* [signature]

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

Print Name _____

Subscribed and sworn before me

This 11th day of June, 2010.

Jeannie M Becknell

Notary Public in and for said County and State

State of Nevada
Clark County

Revised 10/27/08

JEANNIE M. BECKNELL
Notary Public State of Nevada
No. 99-23658-1
My appt. exp. Apr. 10, 2011

RECEIVED
JUN 11 2010

FOR DEPARTMENT USE ONLY

Case #	SUP-38523
Meeting Date:	7/29/10
Total Fee:	1039.00
Date Received:*	6/11/10
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.

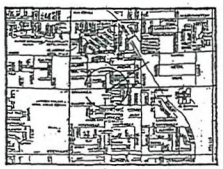
f:\depot\Application Packet\Application Form.pdf

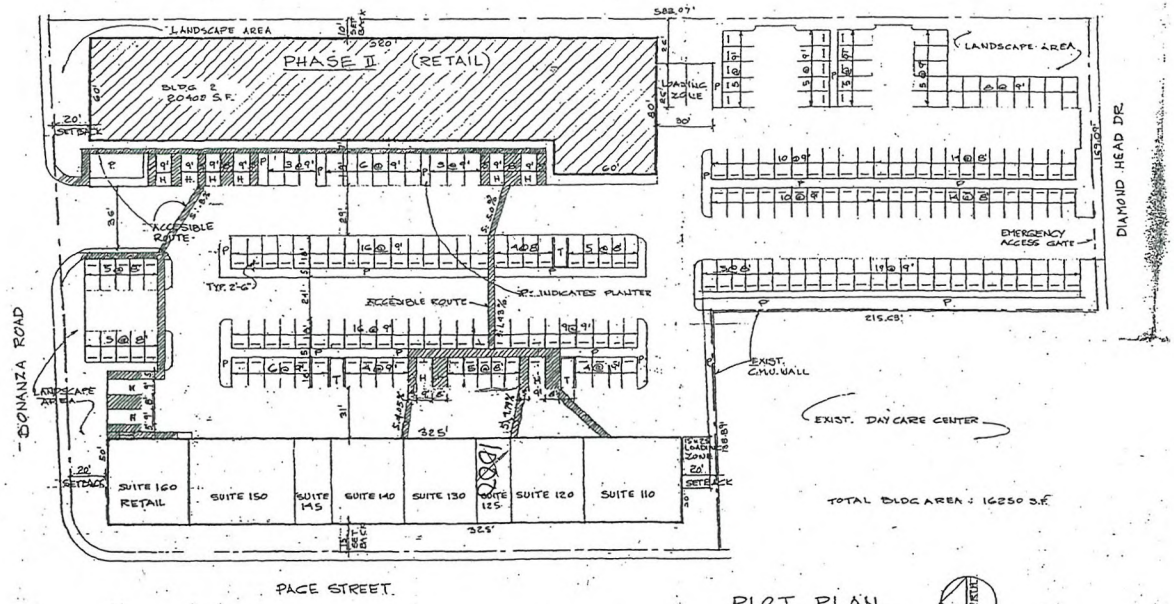
SUP-33611 (S2) Stamped 3-4-09 PC 4-23-09 Denied

LEGAL DESCRIPTION:

BEING A PORTION OF THE NE/4 AT THE NW/4 OF SECTION 32, TOWNSHIP 20 S, RANGE 62 E AS RECORDED AT THE CLARK COUNTY, NV, RECORDER'S OFFICE.

A.P.N.: 140-32-114-045





PLOT PLAN
1" = 30'

NORTH

BUILDING ANALYSIS

Furniture Store	8740 S.F.
Furniture warehouse	2810 S.F.
Subtotal	11550 S.F.
Fast Food Eatery. Seating	3623 S.F.
" " " Kitchens	2100 S.F.
" " " Rest rooms	484 S.F.
Subtotal	6207 S.F.
Meat Market	2035 S.F.
Sprinklers raiser room	44 S.F.
Exterior walls	526 S.F.
Interior 6" wall	38 S.F.
Subtotal	2643 S.F.
TOTAL BUILDING AREA	20400 S.F.

PARKING ANALYSIS

PHASE 1 (EXISTING)

Auto repair garage: 5 spaces + 1 per 200 S.F.
5 + (16250 S.F. ÷ 200)= 86.25 spaces.

PHASE 2 (PROPOSED)

Furniture Store	8470 S.F. ÷175= 48.4 spaces.
Furniture warehouse	2810 S.F. ÷2500= 1.12 spaces.
Subtotal:	49.5 spaces.
Fast Food Eatery	3623 S.F. ÷50= 72.46 spaces.
" " Kitchens	2584 S.F. ÷200= 12.92 spaces.
Subtotal:	85.38 spaces.
Meat Market	2035 S.F. ÷175= 11.62 spaces.

TOTAL PARKING REQUIRED: 232.7 SPACES.

TOTAL PARKING PROVIDED: 201 SPACES plus 3 loading.

NORA H.MASANA ARCHTECT 2207 WEST JOWAN ROAD NORTH LAS VEGAS NV 89032 (702) 38-0727	CAMACHO AUTO CENTER. PHASE 2 4161 EAST BONANZA Las Vegas NV 89110 Owner: Hector Camacho (702) 460-1775	SITE PLAN	DRAWN : R.H.M. DATE : 10-16-07 SCALE : 1" = 30'

SUP-38523

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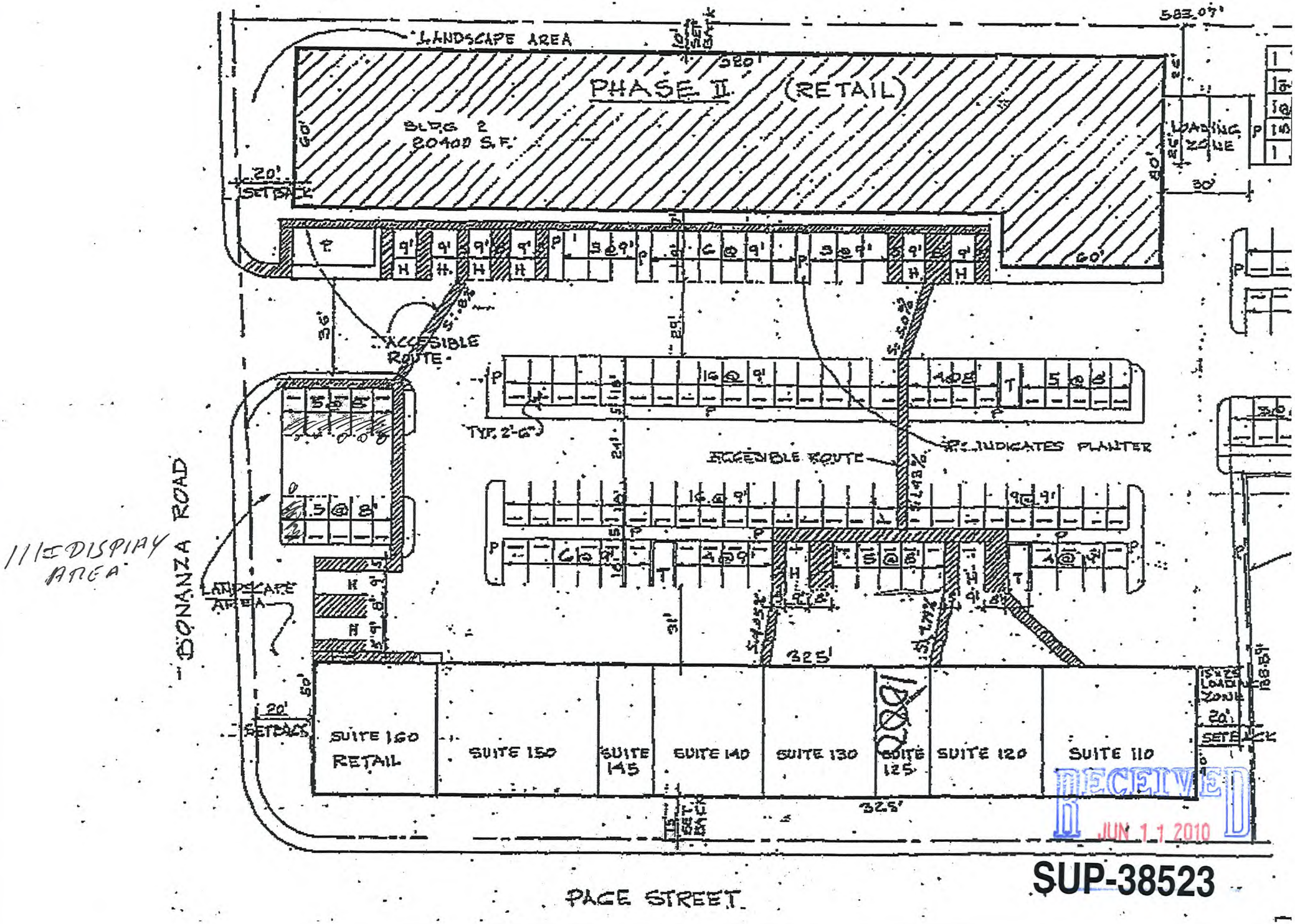
JUN 11 2010


LANDSCAPE AREA
PHASE II (RETAIL)
BLDG 2
20400 S.F.
583.07'
320'
60'
20' SETBACK
LOADING ZONE
30'
ACCESSIBLE ROUTE
TYP. 2'-6"
INDICATES PLANTER
ACCESSIBLE ROUTE
BONANZA ROAD
DISPLAY AREA
LANDSCAPE AREA
325'
SUITE 160 RETAIL
SUITE 150
SUITE 145
SUITE 140
SUITE 130
SUITE 125
SUITE 120
SUITE 110
PAGE STREET
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SUP-38523

SUP-38523 - APPLICANT/OWNER: HECTOR CAMACHO
4561 EAST BONANZA ROAD, SUITE #130

06/24/10

SUP-38523 - APPLICANT/OWNER: HECTOR CAMACHO
4561 EAST BONANZA ROAD, SUITE #130

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06/24/10

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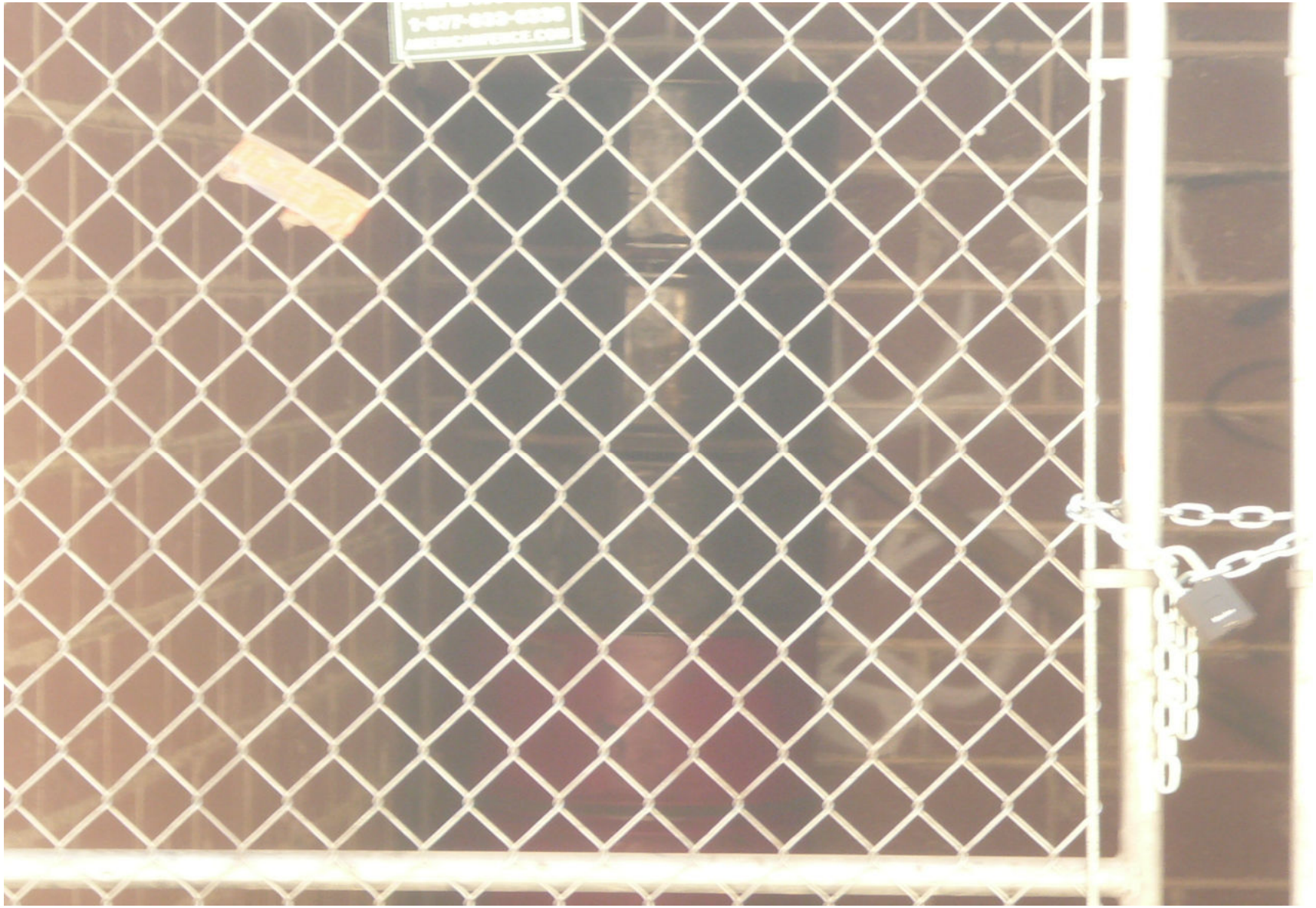
06/24/10



SUP-38523 - APPLICANT/OWNER: HECTOR CAMACHO
4561 EAST BONANZA ROAD, SUITE #130

06/24/10

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06/24/10

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06/24/10

SUP-38523 - APPLICANT/OWNER: HECTOR CAMACHO
4561 EAST BONANZA ROAD, SUITE #130

06/24/10

HECTOR CAMACHO
1501 S. MARYLAND PKWY
LAS VEGAS, NEVADA 89104
(702)460-1775

May 10, 2010

Attn: PLANNING AND DEVELOPMENT DEPARTMENT

Re: JUSTIFICATION LETTER

To whom it may concern.

I am applying for a Use Permit for an Auto Sales at 4561 E. Bonanza Road, Las Vegas, Nevada 89110. The property is zoned as a C2 which is for a heavy mechanic repair of which is comparable with Use Permit of which I am applying for.

Further this is vital to me because at this time I have filed a chapter 11 bankruptcy and this will give more proof to the judge and trustees that I do intent to have future income.

Respectfully

HECTOR CAMACHO

RECEIVED
JUN 11 2010

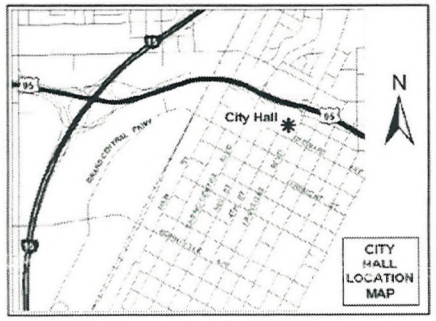
SUP-38523

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



Can A park be built or an open decorative park; example Just an open Area where People can meet, Have public events

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-38523

Planning Commission Meeting of 7/29/2010

Case: SUP-38523
14029414065
LUKE LAWRENCE LEROY & RAMONA M
612 MARION DR
LAS VEGAS NV 89110-5413

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JUN 21 2010

4IP

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

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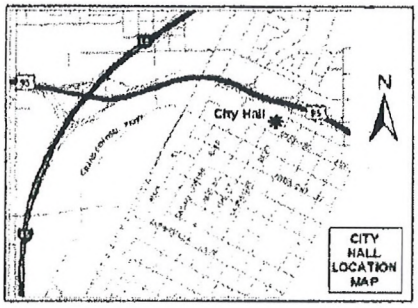
UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.41⁴
0004279218 JUL 16 2010
MAILED FROM ZIP CODE 89101

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.

SUP-38523

Planning Commission Meeting of 7/29/2010

Oppose for all the reasons the Law requires a Special Use Permit multiplied by Mr. Camacho's demonstrated inability to manage his property responsibily.

Case: SUP-38523

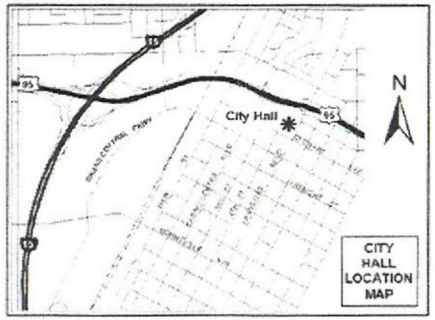
14032102002
D T MARK PROPERTIES L L C
16161 VENTURA BLVD #435
ENCINO CA 91436-2522

RECEIVED
JUN 21 2010

41P

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-38523

Planning Commission Meeting of 7/29/2010

PRESORTED FIRST CLASS

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0004279218 JUL 16 2010
MAILED FROM ZIP CODE 89101

RECEIVED JUL 23 2010

Case: SUP-38523
14032210004
MAHON PATRICK J & COLLENE C
4520 MONTEBELLO AVE
LAS VEGAS NV 89110-3389

Submitted after final agenda
Date
Item 41P

Telephone Protest/ Approval Log

Meeting Date: 07.29.10 **Case Number:** SUP-38523

Date: 07.28.10
Name: Mary Paz
Address: 4608 Kathleen Court
89110
Phone: 702-438-6211
[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

4IP

Telephone Protest/ Approval Log

Meeting Date: 7/29/10 PC **Case Number:** SUP-38523

Date: MON - July 19, '10
Name: John Bischius Sr.
Address: 4580 Ross Ave.
Phone: 752-9189
☐ PROTEST ☒ APPROVE

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

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

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

RECEIVED
JUN 27 2010

Submitted after final agenda
Date Item 41 A

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: DECEMBER 16, 2010

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

SUBJECT:
VAR-40088 - VARIANCE - PUBLIC HEARING - APPLICANT: NEVADA H.A.N.D., INC. - OWNER: SKY VIEW PINES, LIMITED PARTNERSHIP - Request for a Variance TO ALLOW 154 PARKING SPACES WHERE 228 SPACES ARE REQUIRED on 4.86 acres on the south side of Owens Avenue, approximately 850 feet west of Main Street (APN 139-27-502-003), R-5 (Apartment) Zone, Ward 5 (Barlow).

C.C.: 01/19/2011

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

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

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

RECEIVED
OCT 27 2010

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-40088** APN: 139-27-502-003

Name of Property Owner: Sky View Pines Limited Partnership

Name of Applicant: Nevada H.A.N.D., Inc.

Name of Representative: Jacque Haas

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: N/a

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Michael Mullin

Print Name: Sky View Pines Limited Partnership
By: Sky View Pines LLC, as GP
By: HAND Enterprises, Inc., as Sole Member to GP
By: Michael Mullin, President

Subscribed and sworn before me

This 21st day of October, 20 10

Jaclyn S. Haas

Notary Public in and for said County and State

JACLYN S. HAAS
Notary Public State of Nevada
No. 03-84818-1
My appt. exp. Oct. 17, 2011

PLANNING & DEVELOPMENT
CITY OF LAS VEGAS
DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

RECEIVED OCT 27 2010

APPLICATION / PETITION FORM

Application/Petition For: VARIANCE

Project Address (Location) 21 West Owens Avenue, LAS VEGAS, NV 89101

Project Name Sky View Pines Family Apartments **Proposed Use** Apartments

Assessor's Parcel #(s) 139-27-502-003 **Ward #** 5

General Plan: existing H proposed — **Zoning:** existing R-5 proposed R-5

Commercial Square Footage N/a **Floor Area Ratio** _____

Gross Acres 5.028 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER Sky View Pines Limited Partnership **Contact** Jacque Haas
Address 295 E. Warm Springs Rd., #101 **Phone:** 410-2706 **Fax:** 739-3005
City Las Vegas **State** NV **Zip** 89119
E-mail Address jhaas@nevadahand.org

APPLICANT Nevada H.A.N.D., Inc. **Contact** Jacque Haas
Address 295 E. Warm Springs Rd., #101 **Phone:** 410-2706 **Fax:** 739-3005
City Las Vegas **State** NV **Zip** 89119
E-mail Address jhaas@nevadahand.org

REPRESENTATIVE Nevada H.A.N.D., Inc. **Contact** Jacque Haas
Address 295 E. Warm Springs Rd., #101 **Phone:** 410-2706 **Fax:** 739-3005
City Las Vegas **State** NV **Zip** 89119
E-mail Address jhaas@nevadahand.org

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 Michael Mullin

Subscribed and sworn before me

This 21st day of October, 20 10.

[signature]

Notary Public in and for said County

JACLYN S. HAAS
Notary Public State of Nevada
No. 03-84818-1
My appt. exp. Oct. 17, 2011

FOR DEPARTMENT USE ONLY

Case #	VAR 42088
Meeting Date:	12.16.10
Total Fee:	$830.—
Date Received:*	10.27.10
Received By:	JFA

*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

SKY VIEW PINES FAMILY APARTMENTS

FOR

NEVADA H.A.N.D., INC.

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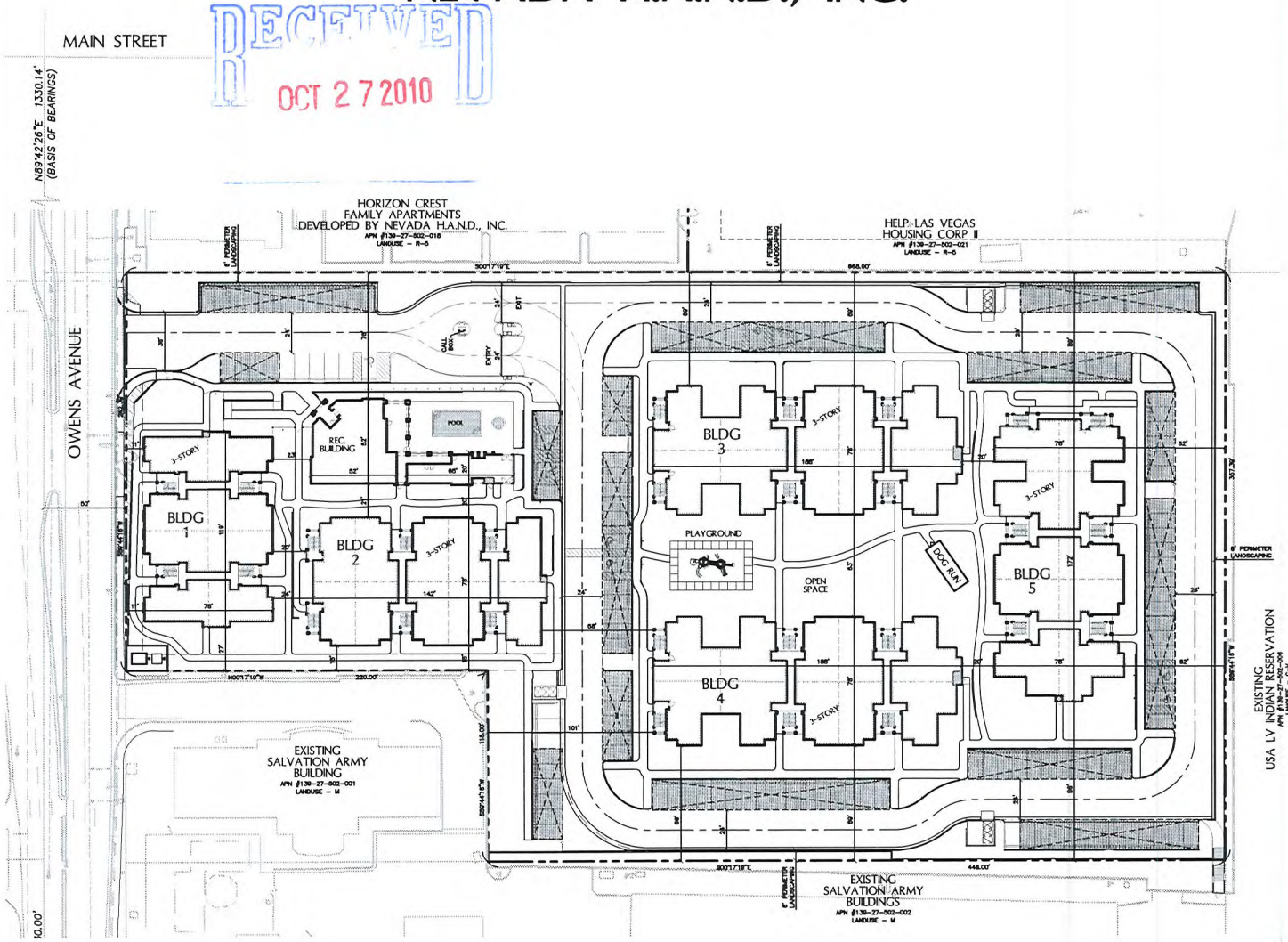
OCT 27 2010



VICINITY MAP

SEC. 27, T. 20 S., R. 61 E.

NORTH 1"=30'

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

TABULATION:

AFFORDABLE HOUSING
APN #139-27-502-003

CURRENT ZONING	R-5
ACREAGE	4.90 ACRES
TOTAL NUMBER OF BUILDINGS	5 MULTI FAMILY & 1 REC CENTER
TOTAL NUMBER OF UNITS	144
D.U.A.	29.39

OPEN SPACE REQUIREMENTS

REQUIRED OPEN SPACE (20%)	0.33 ACRES
PROVIDED OPEN SPACE	0.75 ACRES

PARKING REQUIREMENTS

TOTAL REQUIRED PARKING	228 P.S.
96 - 1 BEDROOM UNITS (96x1.25=120)	
48 - 2 BEDROOM UNITS (48x1.75=84)	
GUEST PARKING (144/6=24)	
TOTAL PROVIDED PARKING	166 P.S.
UNCOVERED PARKING SPACES (11 P.S.)	
UNCOVERED HANDICAP ACCESSIBLE SPACES (1 P.S.)	
COVERED PARKING SPACES (138 P.S.)	
COVERED HANDICAP ACCESSIBLE SPACES (8 P.S.)	

SETBACKS

FRONT	15'
REAR	25'
SIDE	15'
BLDG TO BLDG	10' MIN.

LEGAL DESCRIPTION

BEING A PORTION OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, T. 20 S., R. 61 E., M.D.M., CLARK COUNTY, NEVADA.

OWNER

SKY VIEW PINES LIMITD PARTNERSHIP
280 E. WARM SPRINGS RD., STE. 101
LAS VEGAS, NEVADA 89118
(702) 739-3343

DEVELOPER

NEVADA H.A.N.D., INC.
280 E. WARM SPRINGS RD., STE. 101
LAS VEGAS, NEVADA 89118
(702) 739-3343

DESIGNED BY: MGB	DRAWN BY: MGB	CHKD BY:
JOB NUMBER: 818-017-092	DATE: 10/20/10	

NO.	REVISION	DATE	APPR.

L. R. NELSON CONSULTING ENGINEERS, INC.
6765 West Russell Road, Suite 200
Las Vegas, Nevada 89118
(702) 798-7978
(702) 451-2296 FAX

SITE PLAN OF
SKY VIEW PINES FAMILY APTS.
FOR
NEVADA H.A.N.D., INC.
CITY OF LAS VEGAS NEVADA

SHEET NUMBER
1
OF 1 SHEETS
818-017-083

VAR-40088

Sky View Pines

Landscape Plan

Plant Legend

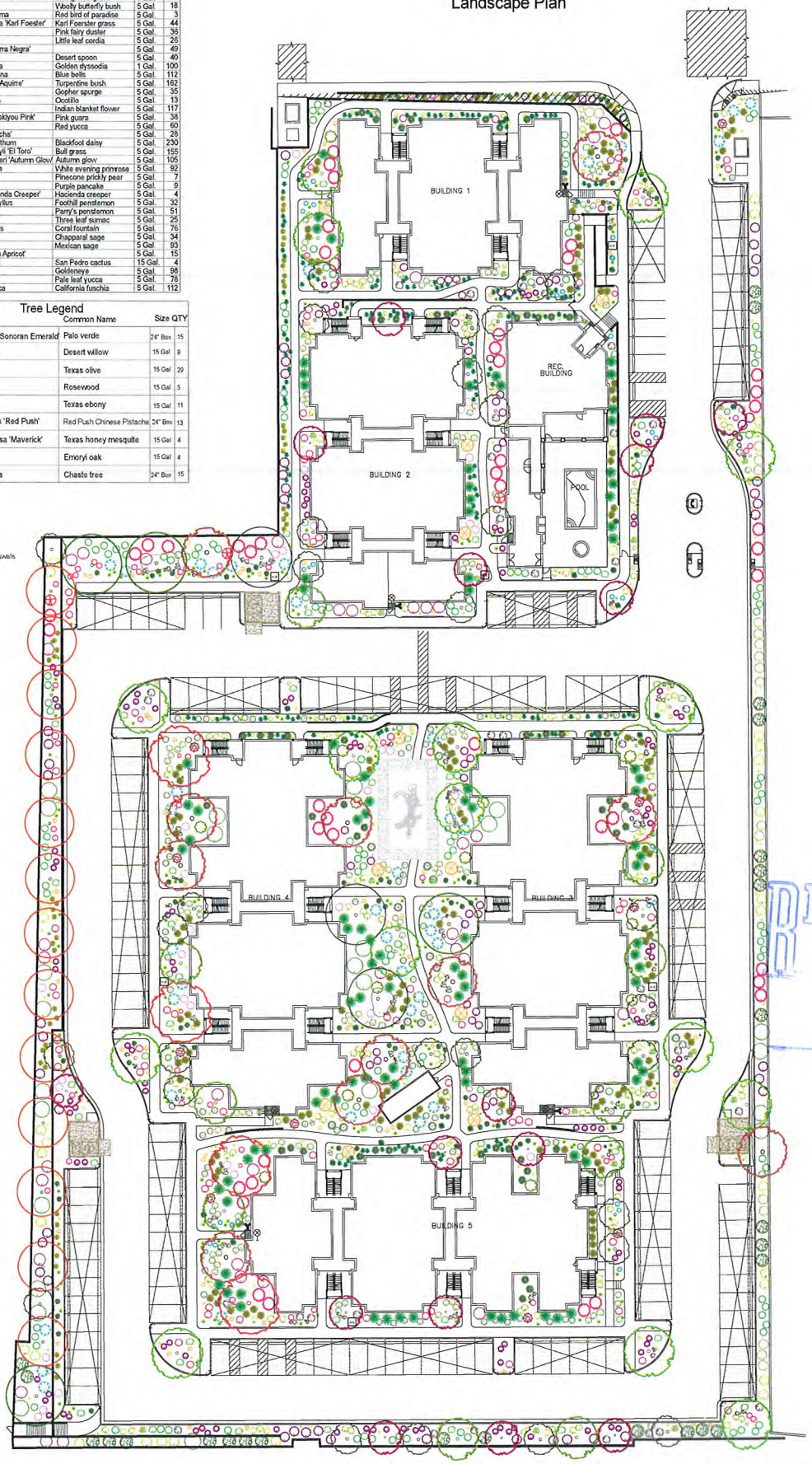
Botanical Name	Common Name	Size	Qty
Abutilon palmeri	Indian mallow	5 Gal.	35
Agave multilifera		5 Gal.	16
Agave parryi truncata	Artichoke agave	5 Gal.	32
Artemesia 'Powis Castle'	Powis castle wormwood	5 Gal.	60
Berlandiera lyrata	Chocolate flower	1 Gal.	45
Bouteloua gracilis	Blue grama grass	1 Gal.	217
Buddleja marrubifolia	Woolly butterfly bush	5 Gal.	18
Caesalpinia pulcherrima	Red bird of paradise	5 Gal.	3
Calamagrostis acutata 'Karl Foester'	Karl Foerster grass	5 Gal.	44
Calliandra eriophylla	Pink fairy duster	5 Gal.	36
Cordia parvifolia	Little leaf cordia	5 Gal.	26
Dalea frutescens 'Sierra Negra'		5 Gal.	49
Dasylirion wheeleri	Desert spoon	5 Gal.	40
Dyssodia pentachaeta	Golden dyssodia	1 Gal.	100
Eremophila hygrophana	Blue bells	5 Gal.	112
Ericameria laricifolia 'Aquire'	Turpentine bush	5 Gal.	192
Euphorbia rigida	Gopher spurge	5 Gal.	35
Fouquieria splendens	Ocotillo	5 Gal.	13
Gaillardia grandiflora	Indian blanket flower	5 Gal.	117
Guara lindheimeri 'Siskiyou Pink'	Pink guara	5 Gal.	38
Hesperaloe parviflora	Red yucca	5 Gal.	60
Manfreda 'Macho Mocha'		5 Gal.	28
Melampodium leucanthum	Blackfoot daisy	5 Gal.	230
Muhlenbergia emersylii 'El Toro'	Bull grass	5 Gal.	155
Muhlenbergia linheimeri 'Autumn Glow'	Autumn glow	5 Gal.	105
Oenothera caespitosa	White evening primrose	5 Gal.	92
Opuntia turpinii	Pinecone prickly pear	5 Gal.	7
Opuntia violacea	Purple pancake	5 Gal.	9
Pathenocissus 'Hacienda Creeper'	Hacienda creeper	5 Gal.	4
Penstemon heterophyllus	Foothill penstemon	5 Gal.	32
Penstemon parryii	Parry's penstemon	5 Gal.	51
Rhus trilobata	Three leaf sumac	5 Gal.	25
Russelia equisetiformis	Coral fountain	5 Gal.	76
Salvia clevelandii	Chapparal sage	5 Gal.	34
Salvia leucantha	Mexican sage	5 Gal.	93
Tecoma hybrid 'Sierra Apricot'		5 Gal.	15
Trichocerus pachanoi	San Pedro cactus	15 Gal.	4
Viguieria parishii	Goldeneye	5 Gal.	98
Yucca pallida	Pale leaf yucca	5 Gal.	76
Zauschneria californica	California fuschia	5 Gal.	112

Tree Legend

Botanical Name	Common Name	Size	QTY
Cercidium hybrid 'Sonoran Emerald'	Palo verde	24" Box	15
Chilopsis linearis	Desert willow	15 Gal	9
Cordia boissieri	Texas olive	15 Gal	29
Dalbergia sissoo	Rosewood	15 Gal	3
Ebanopsis ebano	Texas ebony	15 Gal	11
Pistache chinensis 'Red Push'	Red Push Chinese Pistache	24" Box	13
Prosopis glandulosa 'Maverick'	Texas honey mesquite	15 Gal	4
Quercus emoryi	Emoryi oak	15 Gal	4
Vitex agnus-castus	Chaste tree	24" Box	15

Construction Notes:

- Boulder type: Arizona Top Rock
- Mulch type: Mojave Gold Decomposed granite
- Approximately 30% of planting areas are to have chunky 'Cappuccino Brown' incorporated in natural swalls



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OCT 27 2010

VAR-40088

L1 Landscape Plan	N	Scale: 1"= 20'	Sky View Pines Landscape Plan Nevada H.A.N.D. Las Vegas, NV	Schilling Horticulture Group Landscape Design/Build - Central Nevada

Nevada H.A.N.D., Inc.

Housing And Neighborhood Development

October 25, 2010

Steve Gebeke
City of Las Vegas
731 South 4th Street
Las Vegas, NV 89101

RECEIVED
OCT 27 2010

Re: Justification Letter
Sky View Pines Family Apartments
21 West Owens Avenue, Las Vegas, Nevada

Dear Steve:

We are requesting a variance to reduce the amount of required parking spaces from 170 to 156.

The purpose of this request is to allow for the installation of traffic gates.

The original design did not include these gates because they would not fit with the design of the zoning criteria for parking. After meetings with adjacent property owners and Metro, it was determined that the inclusion of the gates was important to restrict unauthorized vehicular traffic onsite.

With the parking space reduction we believe that there will still be ample parking for the property. The income restrictions at Sky View Pines targets lower income individuals and families, and car ownership is doubtful. These income levels are lower than the adjacent property, Horizon Crest Family Apartments, and our records indicate there is less than .5 cars per apartment at that location. Therefore we believe that a parking ratio of greater than 1 to 1 is sufficient.

We are currently under construction on Sky View Pines, and expect to be complete by June 2011.

Please feel free to contact me at (702) 410-2706 if you have any further questions. Thank you.

Sincerely,

Jacque Haas
Real Estate Development Manager

VAR-40088

P.O. Box 230220 Las Vegas, NV 89105-0220 • Office (702) 739-3345 • Fax (702) 739-3305

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: DECEMBER 16, 2010

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

SUBJECT:
VAR-40107 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: JASON J. & ROSA M. AUNGENETT - Request for a Variance TO ALLOW AN EXISTING 16-FOOT HIGH, 1,750 SQUARE-FOOT ACCESSORY STRUCTURE, CLASS II WHERE A 12-FOOT HIGH, 830 SQUARE-FOOT ACCESSORY STRUCTURE IS ALLOWED on 0.46 acres at 5400 Bat Masterson Circle (APN 138-27-502-003), R-E (Residence Estates) Zone, Ward 6 (Ross).

C.C.: 01/19/2011

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

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

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-40107** APN: 138-01-310-038

Name of Property Owner: Rosa M. Aungenett

Name of Applicant: Rosa M. Aungenett

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 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: _____

Signature of Property Owner: Rosa M [illegible]

Print Name: Rosa M. Aungenett

Subscribed and sworn before me

This 28 day of Oct, 2010

Becky A. Lehrke

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
BECKY A. LEHRKE
No: 09-9949-1
My Appointment Expires May 8, 2013

RECEIVED
OCT 28 2010

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) 5400 Bat Masterson CIR. Las Vegas NV 89130

Project Name Accessory Building **Proposed Use** DRY storage/garage

Assessor's Parcel #(s) 138-01-310-038 **Ward #** _____

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

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

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

Additional Information _____

PROPERTY OWNER Jason J. Augenett & Rosa M. Augenett **Contact** (702) 250-2837 (Jason)

Address 5400 Bat Masterson CIR. Las Vegas N **Phone:** _____ **Fax:** _____

City Las Vegas **State** NV **Zip** 89130

APPLICANT Same **Contact** _____

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

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

REPRESENTATIVE Same **Contact** _____

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

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

Property Owner Signature* Rosa M Aug

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

Print Name Rosa M. Augenett

Subscribed and sworn before me

This 28 day of Oct, 20 10.

Becky A. Lehrke

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
BECKY A. LEHRKE
No: 09-9949-1
My Appointment Expires May 8, 2013

FOR DEPARTMENT USE ONLY

Case #	VAR-40107
Meeting Date:	12/16/10 PC
Total Fee:	$830.00
Date Accepted:	10/28/10
Accepted By:	Ben S.

***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.**

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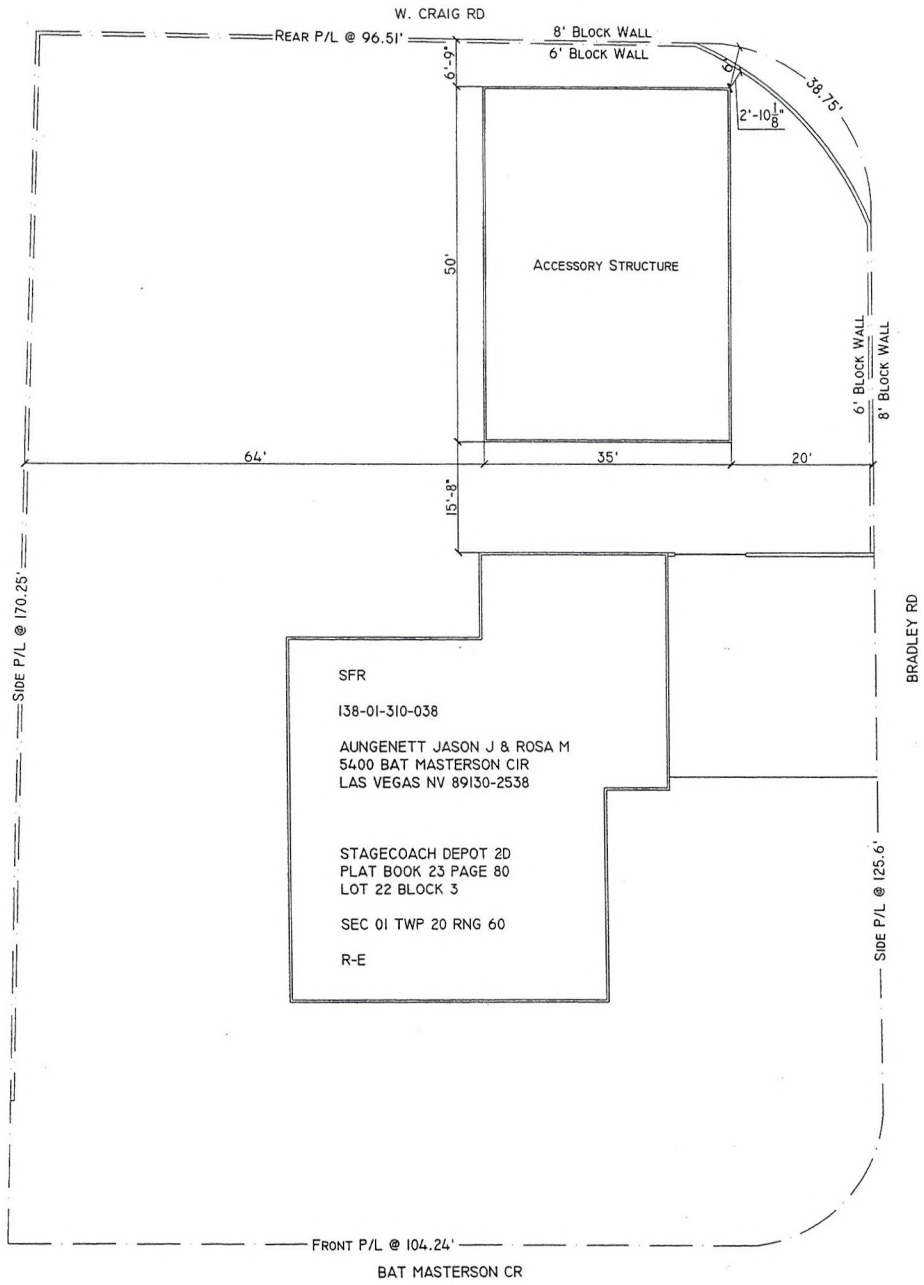
OCT 28 2010



35' x 50' (1750 S.F.) DETACHED
ACCESSORY STRUCTURE
LOW-SLOPE ROOF, VERTICAL SHEET SIDING

20204 S.F. LOT
1659 S.F RESIDENCE
775 S.F. ATTACHED GARAGE
1750 S.F. ACCESSORY STRUCTURE
4184 S.F. LOT COVERAGE

20.70% LOT COVERAGE

A1	SITE PLAN
A1.1	FLOOR PLAN
A1.2	ELEVATIONS
LS1	LANDSCAPE PLAN

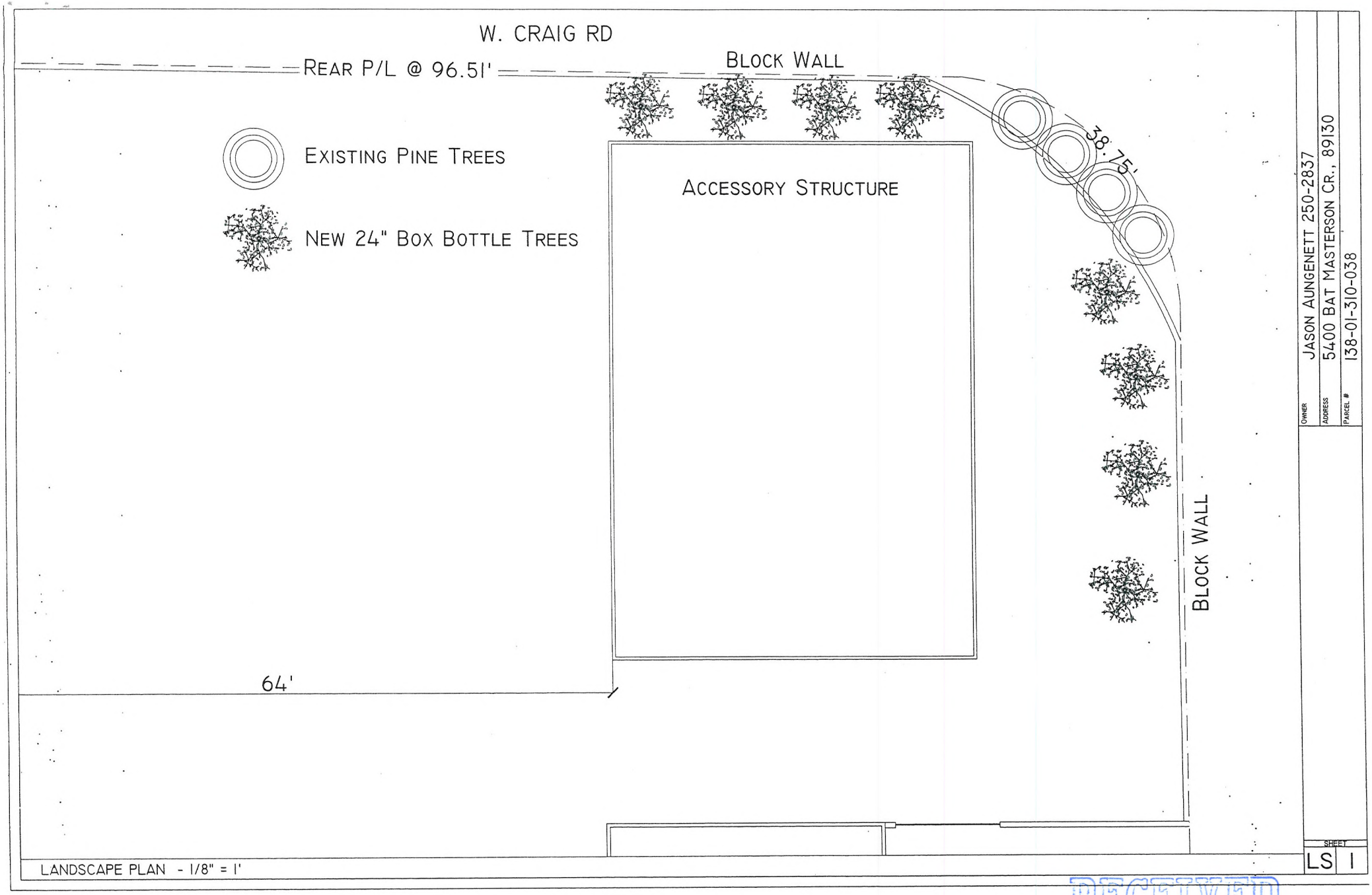
RECEIVED
OCT 28 2010

VAR-40107

SHEET PLAN

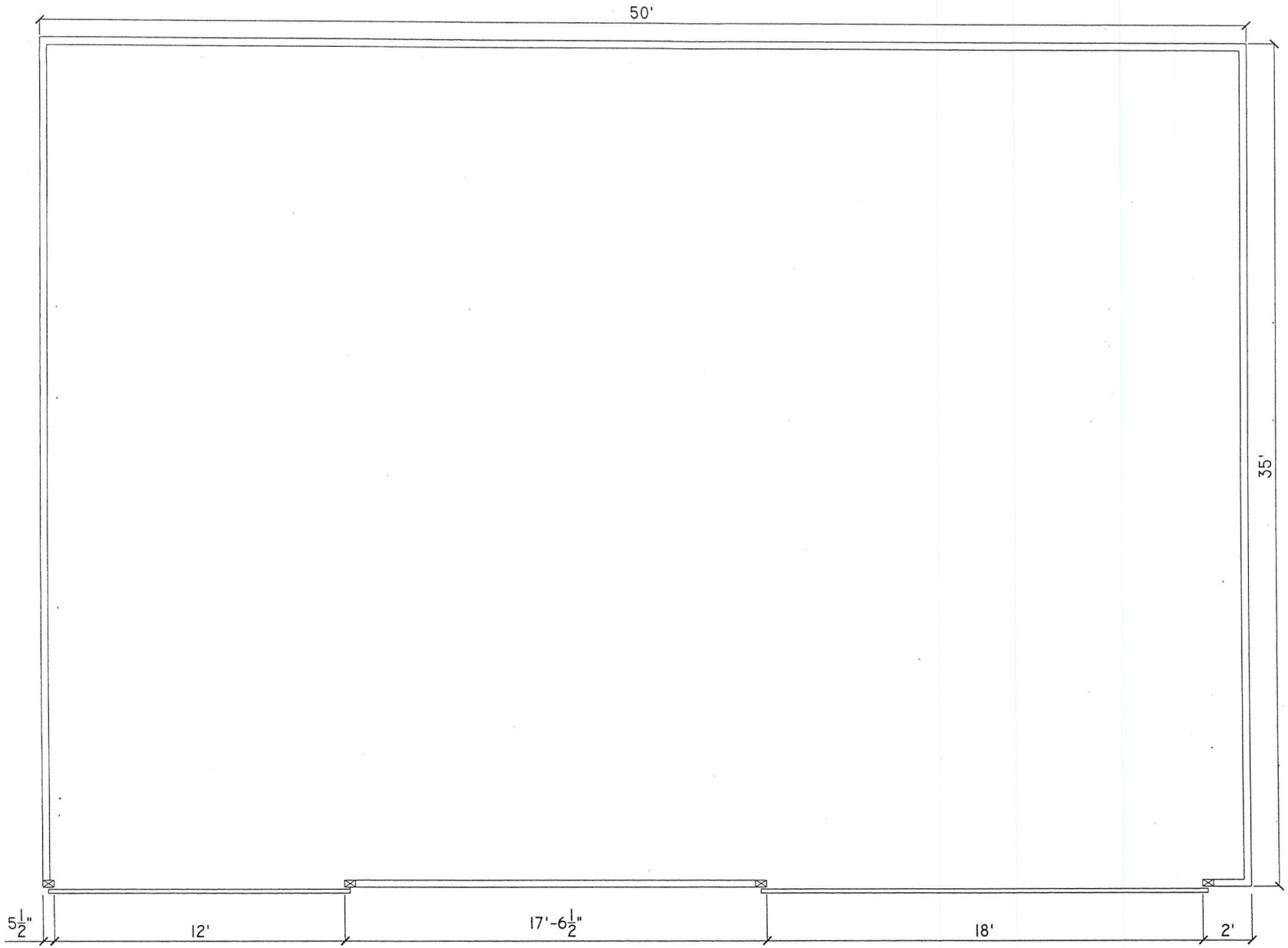
OWNER: JASON AUNGENETT 250-2837
ADDRESS: 5400 BAT MASTERSON CR., 89130
PARCEL #: 138-01-310-038

SHEET A 1



RECEIVED
OCT 28 2010

VAR-40107



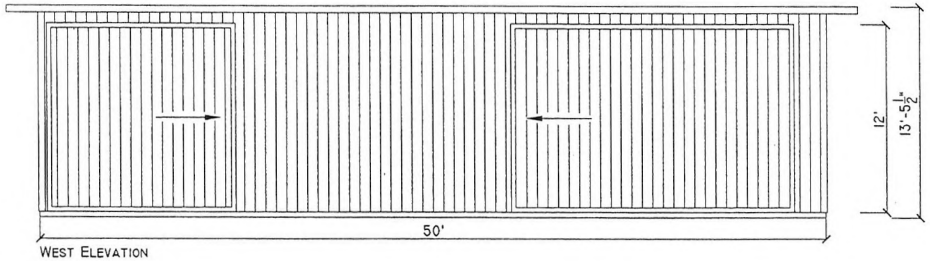
FLOOR PLAN - 1/4" = 1'

OWNER	JASON AUNGENETT 250-2837
ADDRESS	5400 BAT MASTERSON CR., 89130
PARCEL #	138-01-310-038

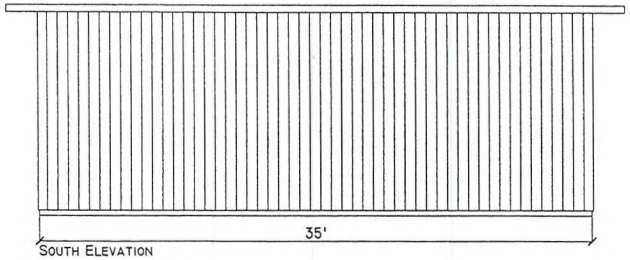
SHEET A 1.1

RECEIVED
OCT 28 2010
VAR-40107

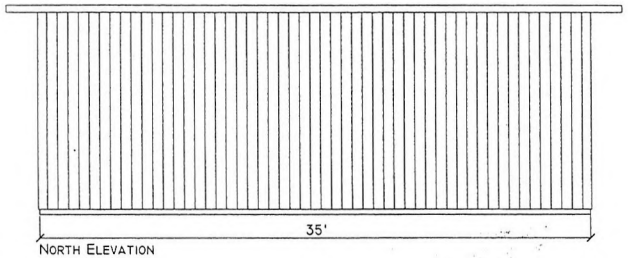
35' x 50' (1750 S.F.) DETACHED ACCESSORY STRUCTURE
LOW-SLOPE ROOF, VERTICAL SHEET SIDING



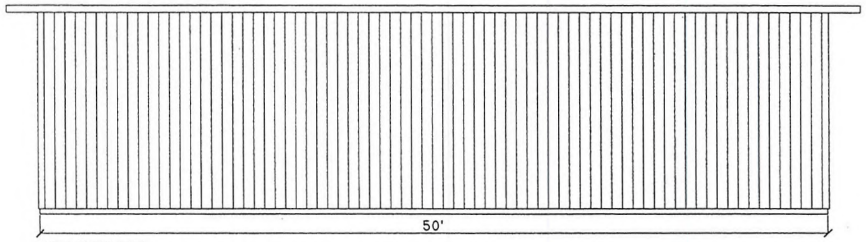
WEST ELEVATION



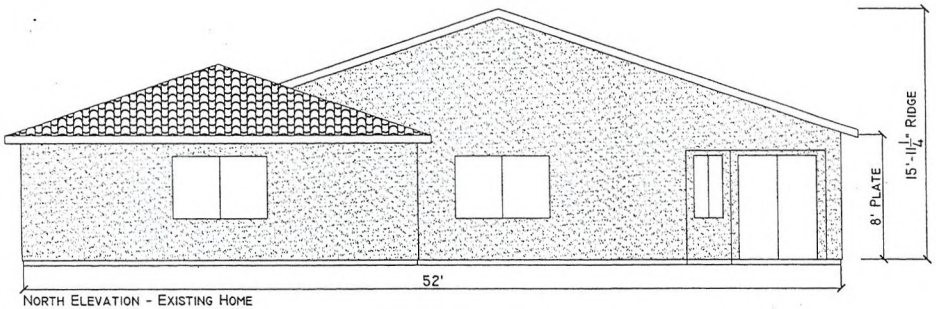
SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION



NORTH ELEVATION - EXISTING HOME

(E) STUCCO FINISH, TILE ROOF

ELEVATIONS - 1/8" = 1'

OWNER: JASON AUNGENETT 250-2837
ADDRESS: 5400 BAT MASTERSON CR., 89130
PARCEL #: 138-01-310-038

SHEET: A 1.2

RECEIVED
OCT 28 2010
VAR-40107

139-01-310-038

Planning and Development Department

731 S Fourth Street Las Vegas NV 89101

To whom it may concern,

I, Jason Aungenett, have built an enclosed dry storage garage to house my seven vehicles due to recent vandalism and robbery that has occurred to my vehicles.

Unfortunately, I began construction prior to obtaining the necessary permits. I did not believe it was necessary to obtain permits as my neighbors have similar size properties and similar size garages. In which I was informed by them that they had not obtained permits for their garages.

I have been working diligently to comply with all requirements. I am requesting a variance because the size of the building exceeds fifty percent of the size of the main dwelling. As I had mentioned before the size of the garage is to occupy several cars, a twenty four foot trailer and a motor home that I plan to purchase in the near future.

Please allow me the opportunity for a proper hearing to propose my plans for my garage.

Kind regards,

Jason J Aungenett
5400 Bat Masterson Cir
Las Vegas NV 89130
Home Owner

RECEIVED
OCT 28 2010

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: DECEMBER 16, 2010

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

SUBJECT:
VAR-40127 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ROY WINBLAD - Request for a Variance TO ALLOW A 3,000 SQUARE-FOOT ASSESSORY STRUCTURE WHERE 800 SQUARE FEET IS THE MAXIMUM ALLOWED on 0.41 acres at 5705 Paseo Montana Court (APN 138-13-210-015), R-PD2 (Residential Planned Development) Zone, Ward 5 (Barlow).

C.C.: 01/19/2011

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**3**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends

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

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-40127** APN: _____

Name of Property Owner: Roy A. Winblad

Name of Applicant: Roy A. Winblad

Name of Representative: Wade W. Lizotte

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: Roy A. Winblad

Print Name: Roy A. Winblad

Subscribed and sworn before me

This 25th day of October, 2010

Patrice Staiger Clark, NV

Notary Public in and for said County and State

PATRICE STAIGER
Notary Public State of Nevada
No. 03-84163-1
My appt. exp. Sept. 12, 2011

RECEIVED
NOV 02 2010

PLANNING & DEVELOPMENT
CITY OF LAS VEGAS
DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: VARIANCE

Project Address (Location) 5705 PASEO MONTANA CT.

Project Name _____ **Proposed Use** STORAGE

Assessor's Parcel #(s) 138-13-210-015 **Ward #** 5

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

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

Gross Acres .41 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER Roy A Winblad **Contact** _____
Address 5705 Paseo Montana **Phone:** 451-4055 **Fax:** _____
City Las Vegas **State** N.V. **Zip** 89108
E-mail Address my06hd@hotmail.com

APPLICANT Roy A Winblad **Contact** _____
Address 5705 PASEO MONTANA **Phone:** 451-4055 **Fax:** _____
City Las Vegas **State** NV **Zip** 89108
E-mail Address my06hd@hotmail.com

REPRESENTATIVE Wade W. Lizotte **Contact** BUS. LIC. # C11-11373
Address 2012 Sedona Pathway **Phone:** 683-7767 **Fax:** _____
City Las Vegas **State** NV **Zip** 89128
E-mail Address wadelizotte@hotmail.com

NV. BUS ID: NV20051417540

Property Owner Signature* Roy A. Winblad

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

Print Name Roy A. Winblad

Subscribed and sworn before me

This 25th day of October, 20 10.

Patrice Staiger

Notary Public in and for said County and State Clark, NV

PATRICE STAIGER
Notary Public State of Nevada
No. 03-84163-1
My appt. exp. Sept. 12, 2011

FOR DEPARTMENT USE ONLY

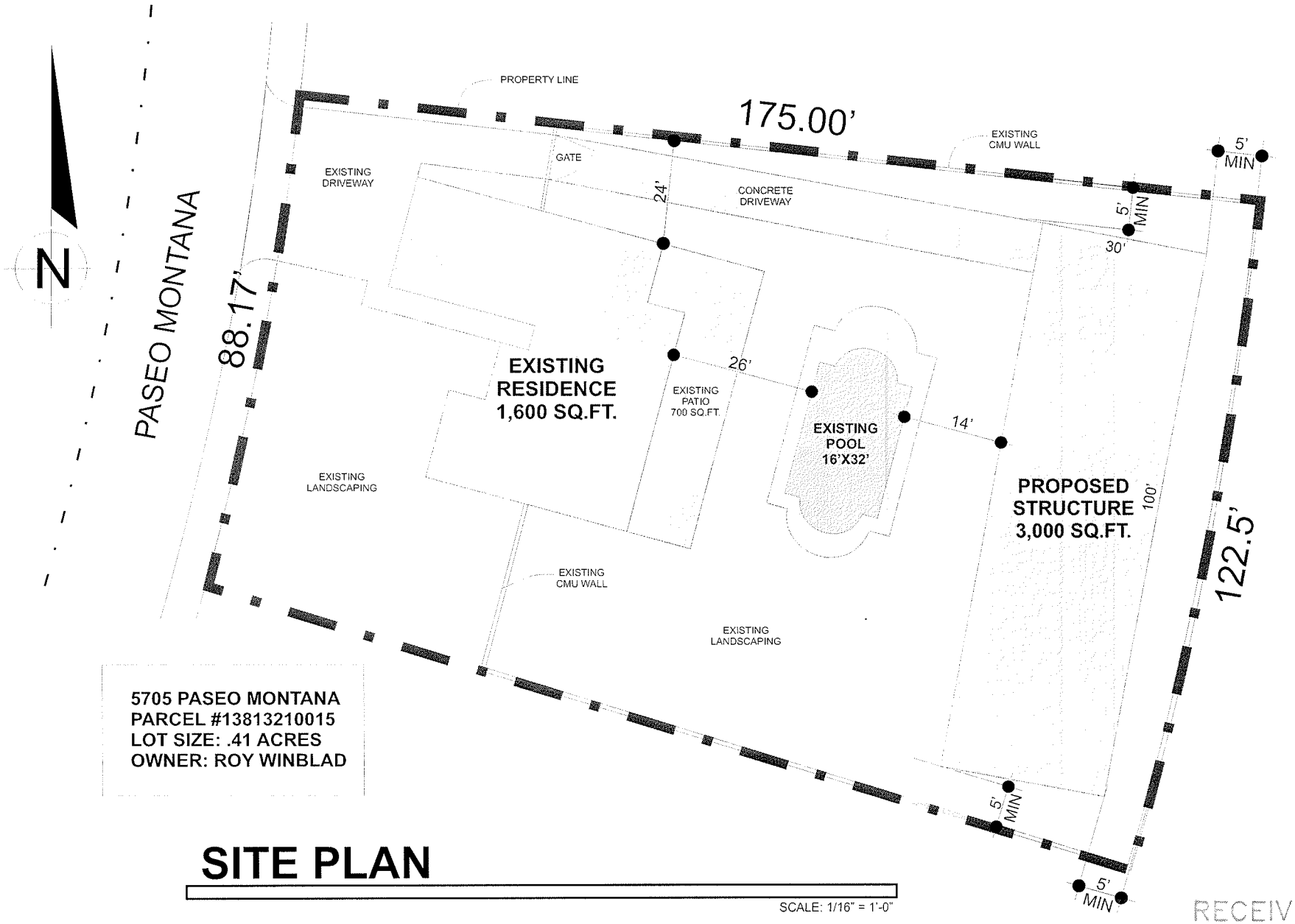
Case #	VAR-40127
Meeting Date:	12/16/10
Total Fee:	$30.00
Date Received:*	11/2/10
Received By:	CHRI

*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
NOV 02 2010

Revised 10/27/08

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



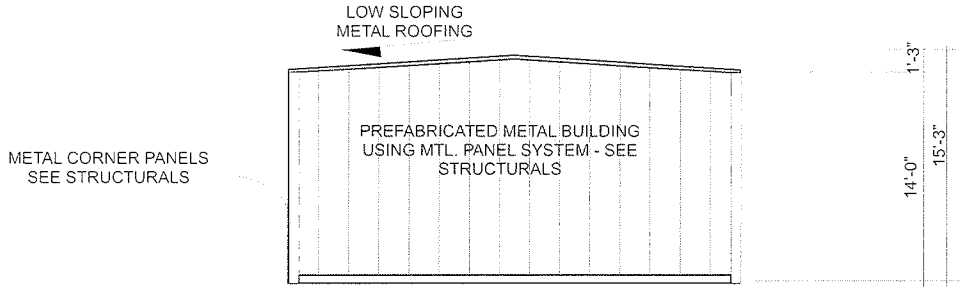
5705 PASEO MONTANA
PARCEL #13813210015
LOT SIZE: .41 ACRES
OWNER: ROY WINBLAD

SITE PLAN

SCALE: 1/16" = 1'-0"

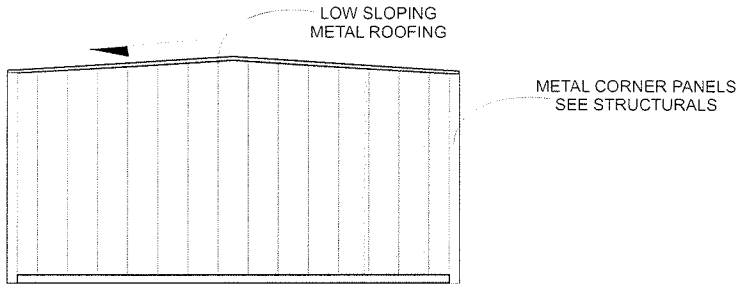
RECEIVED
NOV 02 2010

VAR-40127



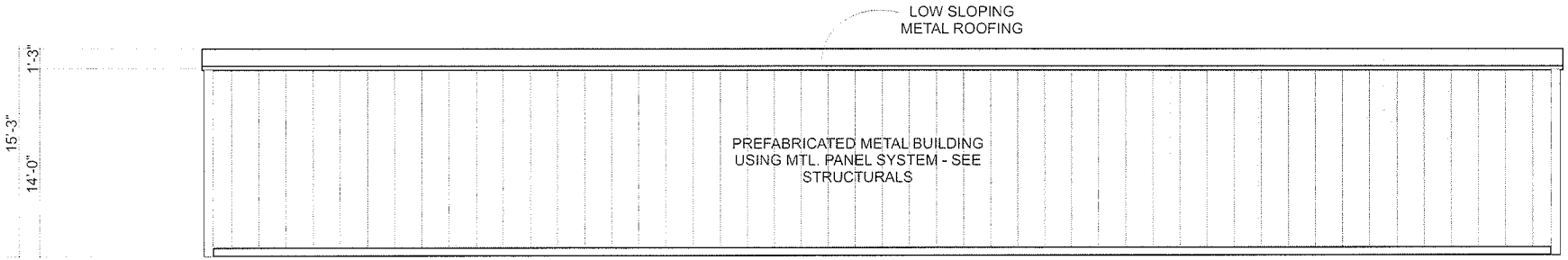
NORTH ELEVATION

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



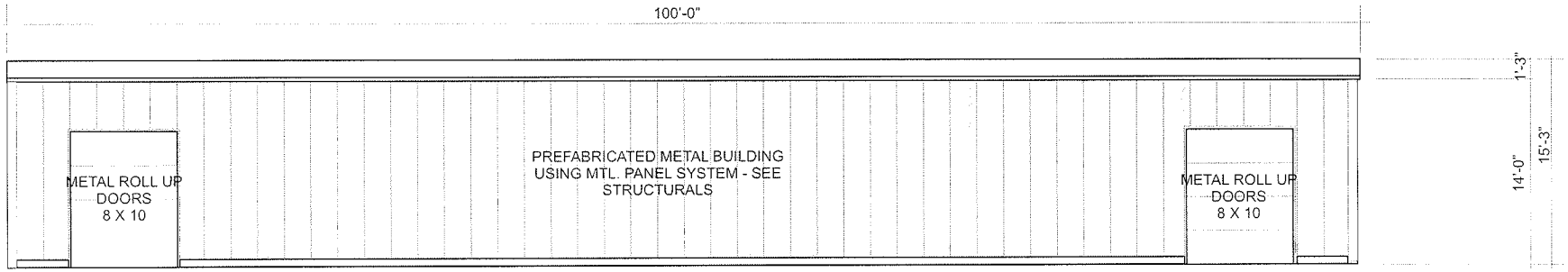
SOUTH ELEVATION

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



WEST ELEVATION

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

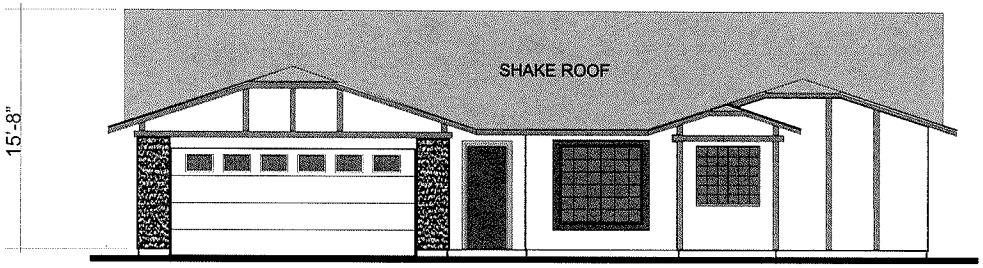


EAST ELEVATION

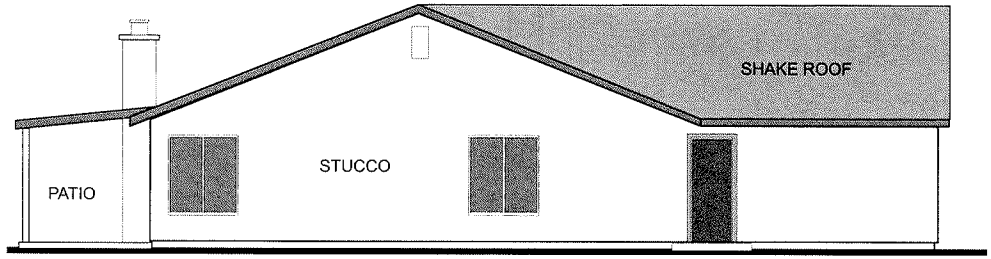
SCALE: 1/8" = 1'-0"

RECEIVED
NOV 02 2010

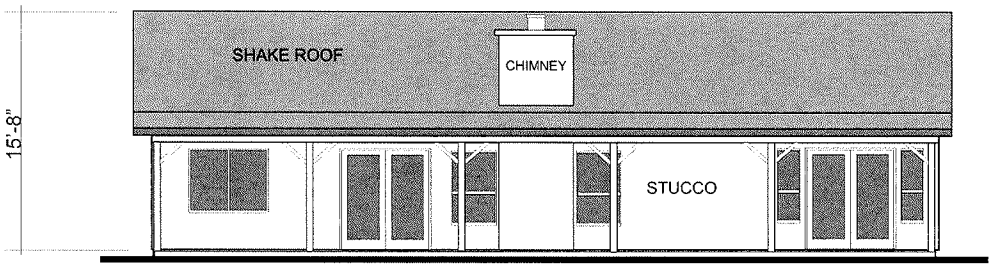
VAR-40127



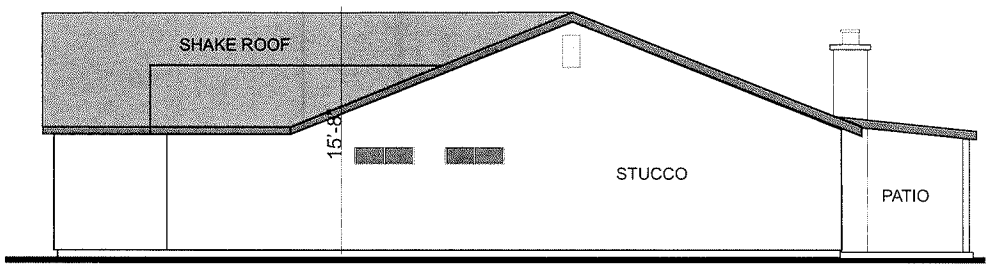
WEST ELEVATION - EXIST. RESIDENCE
SCALE: 1/8" = 1'-0"



NORTH ELEVATION - EXIST. RESIDENCE
SCALE: 1/8" = 1'-0"



EAST ELEVATION - EXIST. RESIDENCE
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION - EXIST. RESIDENCE
SCALE: 1/8" = 1'-0"

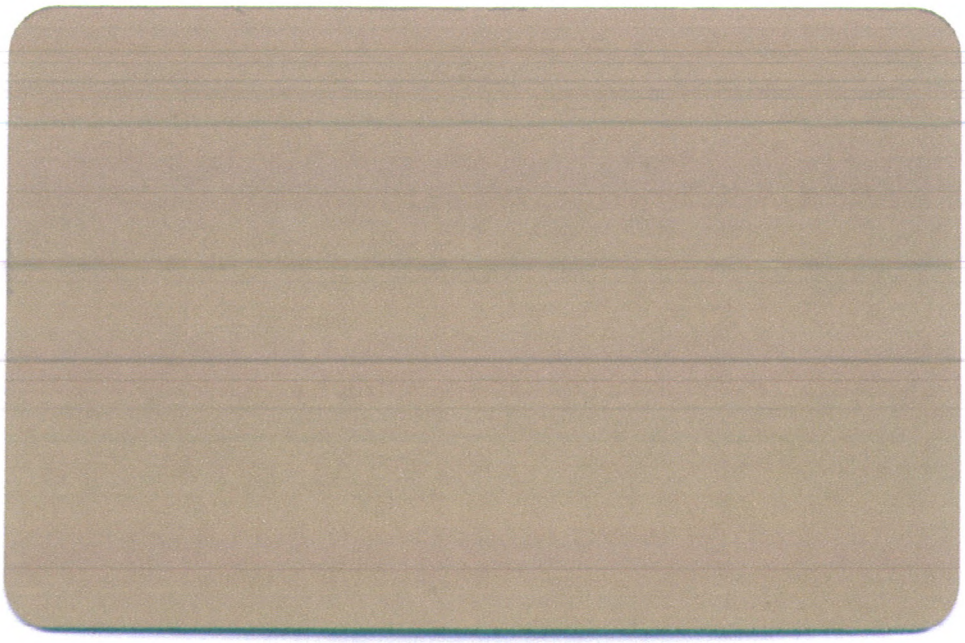
EXISTING RESIDENCE ELEVATIONS

RECEIVED
NOV 02 2010

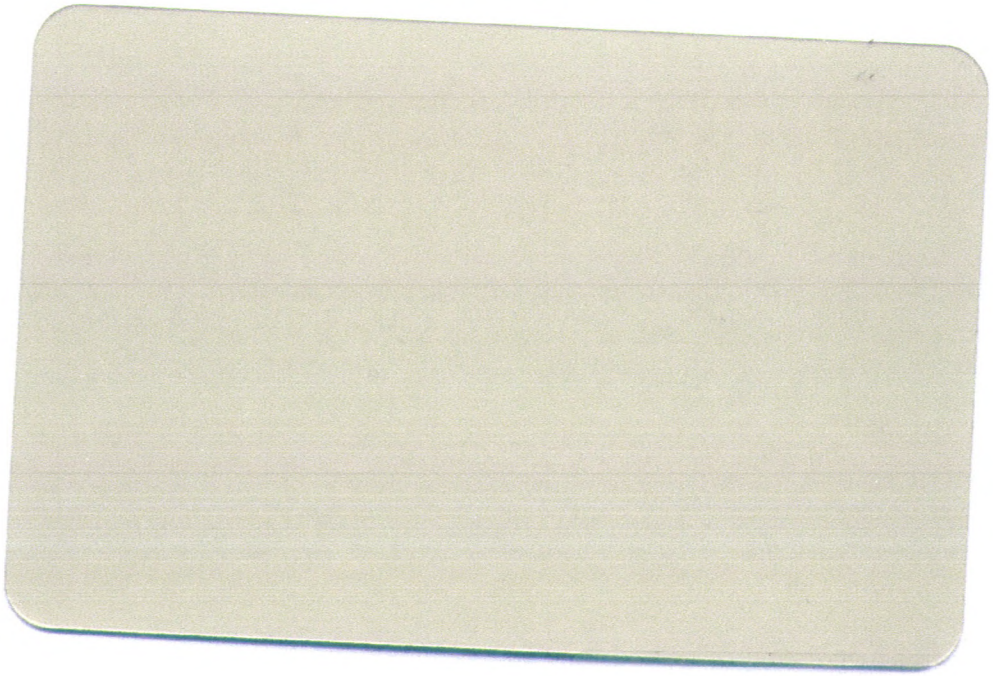
VAR-40127

MBMI BUILDING COLORS
5705 PASEO MONTANA

ROOF & TRIM



SIDE WALLS



RECEIVED
NOV 02 2010

VAR-40127

RECEIVED
NOV 02 2010

VAR-40127

JUSTIFICATION LETTER

Address: Planning & Development Dept.
4th & Gass
Las Vegas, NV

Property: 5705 Paseo Montana ct.
Las Vegas, NV. 89108
Parcel # 138-13-210-015

Topic: Request variance for garage to be built that exceeds the 50% limit of dwelling.
The size of garage is (3000 sq. ft.) and dwelling is (1600 sq. ft.) The proposed structure will exceed main dwelling by (1400 sq. ft.). Height of main dwelling is 15'8" and height proposed structure is 15'3". The back yard area is over 10,000 sq. ft.

Reason: The purpose of this building is for storing my collection of classic automobiles, cycles, boat, and camper in a secure area; to eliminate the destruction of my vehicles caused by animals, weather, and vandalism.

Comment: The proposed structure will be an open floor plan with no rooms inside of building.
Your consideration to this variance request would be appreciated.

Thank You

Roy Winblad
5705 Paseo Montana ct.
Las Vegas, NV. 89108

Roy Winblad

RECEIVED
NOV 02 2010
VAR-40127

NEIGHBOR ACCEPTANCE LETTER

Date: October 24, 2010

Location: 5705 Paseo Montana ct.
Las Vegas, NV. 89108
Parcel # 138-13-210-015

Topic: Acceptance for a variance to build a 3000 sq. ft. storage garage steel building at 5705 Paseo Montana ct. The building will be of the same color as dwelling and will conform to city codes. The surrounding area will have trees and shrubs to help diminish visual impact of area.

By signing this Letter I am aware and give acceptance for this building of said storage garage as described above.

Neighbor's Name and Address

Owner's Name: _____ Date: 11-1-10
Sign

MARILYN McLAUGHLIN
Print Name

Owner's Address: 5712 PASEO Recallo ct.
LV. NV. 89108

Owner's Parcel#: 138-13-211-028

RECEIVED
NOV 02 2010

NEIGHBOR ACCEPTANCE LETTER

Date: October 24, 2010

Location: 5705 Paseo Montana ct.
Las Vegas, NV. 89108
Parcel # 138-13-210-015

Topic: Acceptance for a variance to build a 3000 sq. ft. storage garage steel building at 5705 Paseo Montana ct. The building will be of the same color as dwelling and will conform to city codes. The surrounding area will have trees and shrubs to help diminish visual impact of area.

By signing this Letter I am aware and give acceptance for this building of said storage garage as described above.

Neighbor's Name and Address

Owner's Name: _____ Date: 10/25/10
Sign

STEVEN WEBB
Print Name

Owner's Address: 5701 PASEO MONTANA CT 89108

Owner's Parcel#: 138132100 14

RECEIVED
NOV 02 2010

NEIGHBOR ACCEPTANCE LETTER

Date: October 24, 2010

Location: 5705 Paseo Montana ct.
Las Vegas, NV. 89108
Parcel # 138-13-210-015

Topic: Acceptance for a variance to build a 3000 sq. ft. storage garage steel building at 5705 Paseo Montana ct. The building will be of the same color as dwelling and will conform to city codes. The surrounding area will have trees and shrubs to help diminish visual impact of area.

By signing this Letter I am aware and give acceptance for this building of said storage garage as described above.

Neighbor's Name and Address

Owner's Name: Susan L Sutles Date: 10/25/10
Sign

SUSAN L. SUTLES
Print Name

Owner's Address: 5709 PASEO MONTANA
LAS VEGAS, NV 89108

Owner's Parcel#: 138-13-210-016

RECEIVED
NOV 02 2010

City of Las Vegas

Agenda Item No.: **13.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 16, 2010

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

☐ **Consent** ☒ **Discussion**

SUBJECT:
VAR-40150 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: TERESA R. GARCIA - Request for a Variance TO ALLOW A 14-FOOT FRONT YARD SETBACK WHERE 20 FEET IS REQUIRED FOR AN EXISTING TWO-CAR CARPORT on 0.14 acres at 1240 South 10th Street (APN 162-03-512-071), R-1 (Single Family Residential) Zone, Ward 3 (Reese).

C.C.:

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

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

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-40150** APN: 162-03-512-071

Name of Property Owner: Teresa R. Garcia

Name of Applicant: _____

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: x Teresa R. Garcia

Print Name: TERESA R GARCIA

Subscribed and sworn before me

This 2nd day of Nov., 2010

P. Ramirez

Notary Public in and for said County and State

P. RAMIREZ
Notary Public, State of Nevada
Appointment No. 09-10090-1
My Appt. Expires Feb 20, 2013

RECEIVED
NOV 03 2010
City of Las Vegas

PLANNING & DEVELOPMENT

CITY OF LAS VEGAS

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Front Yard Set Back Variance

Project Address (Location) 1240 South 10th Street Las Vegas NV. 89104

Project Name _____ **Proposed Use** _____

Assessor's Parcel #(s) 162-03-512-071 **Ward #** 3

General Plan: existing L proposed N/A **Zoning:** existing R-1 proposed N/A

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

Gross Acres 0.13 **Lots/Units** — **Density** —

Additional Information _____

PROPERTY OWNER Teresa R. Garcia **Contact** 292-1095

Address 1240 south 10th street **Phone:** ~~366-0760~~ **Fax:** Letra Garcia

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

E-mail Address _____

APPLICANT _____ **Contact** _____

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

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

E-mail Address _____

REPRESENTATIVE _____ **Contact** _____

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

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

E-mail Address _____

Property Owner Signature* Teresa R. Garcia

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

Print Name TERESA R GARCIA

Subscribed and sworn before me

This 2nd day of NOV., 20 10.

P. Ramirez

Notary Public in and for said County and State

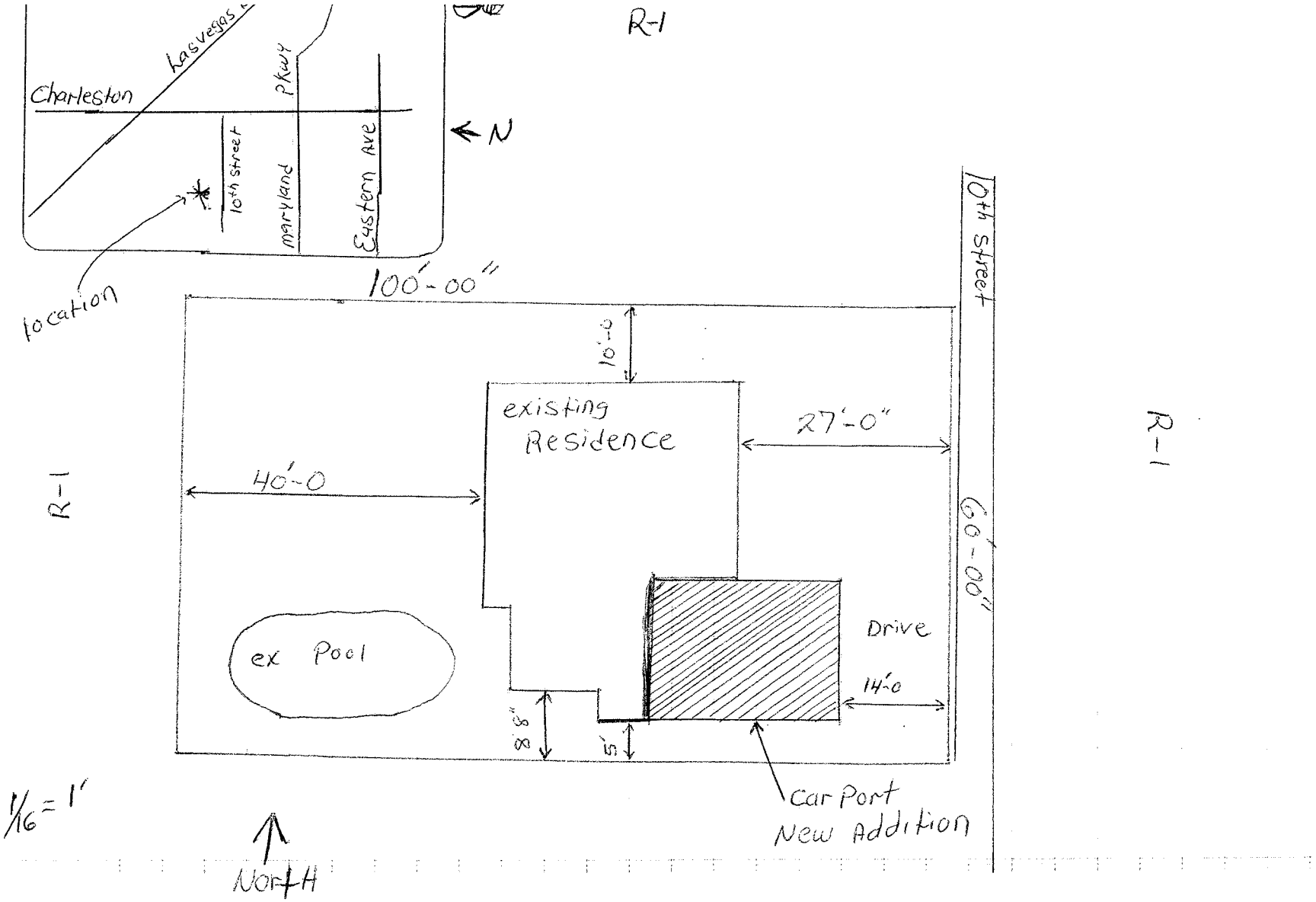
P. RAMIREZ
Notary Public, State of Nevada
Appointment No. 09-10090-1
My Appt. Expires Feb 20, 2013

FOR DEPARTMENT USE ONLY

Case #	VAR-40150
Meeting Date:	12-16-10
Total Fee:	830
Date Received:*	11-3-10
Received By:	FS

*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



RECEIVED
NOV 05 2014
City of Las Vegas

VAR-40150

10/29/10

To: The planning Commission of Las Vegas Nevada

I Teresa Garcia bought a house on 1240 south 10th street Las Vegas, Nevada. I have made some improvements to the property and some additions as well. This year I replaced the old existing carport with a better structure for stability and great appearance to the neighborhood. When I was finish, I was cited because I did not get a permit. I was under the impression that because I was just replacing the existing one a permit was not required. The front yard setback is fourteen feet and it suppose to be twenty; I took the time to ask my neighbors if they had a problem with the carport and if it block their view, and they responded that the neighborhood needs changes like mine. Please let me keep my carport.

Thank you. Teresa Garcia

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NOV 03 2010
City of Las Vegas
VAR-40150

VAR-40150

RECEIVED
NOV 03 2010
City of Las Vegas

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: DECEMBER 16, 2010

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

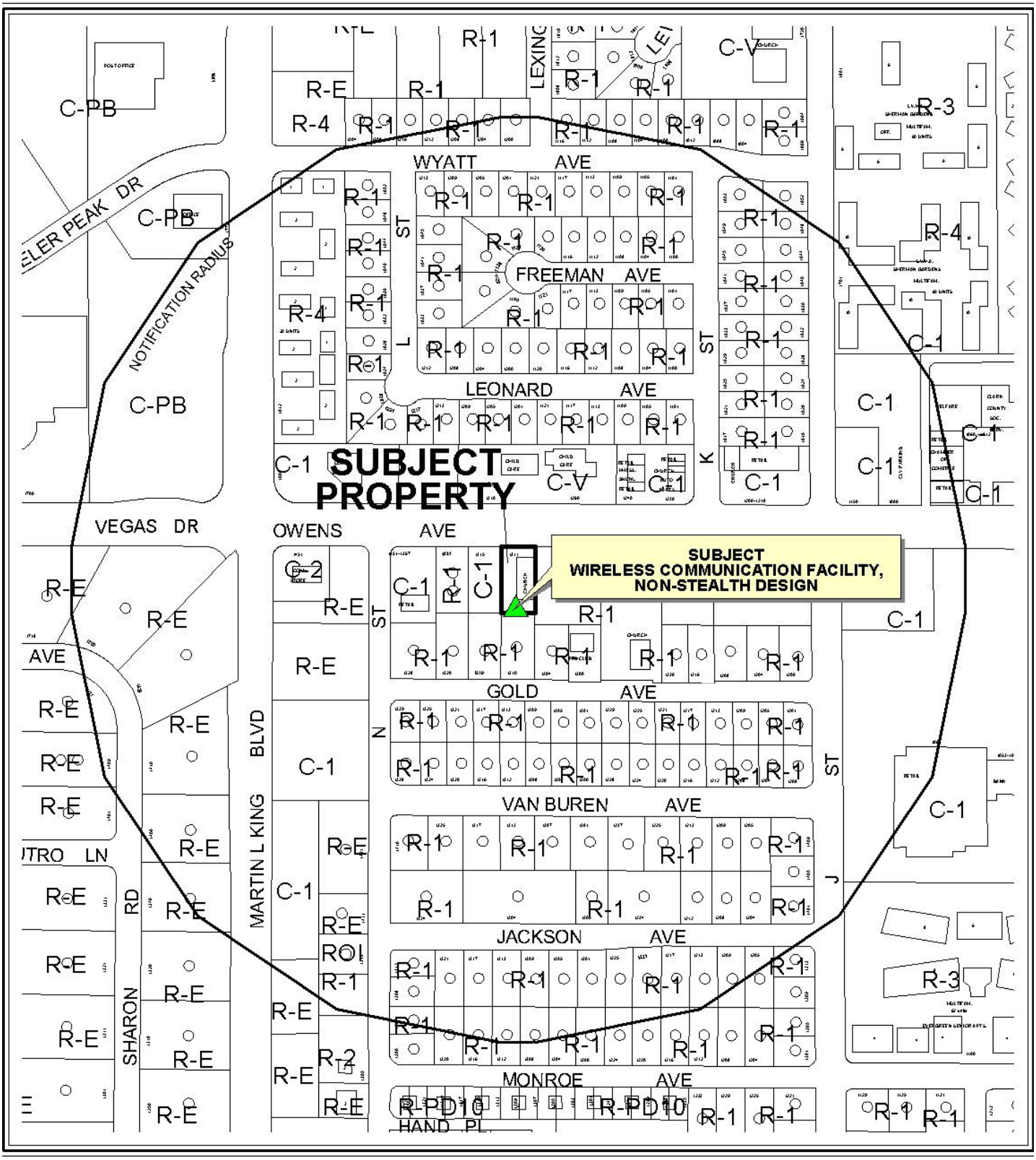
SUBJECT:
SUP-39709 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: AT&T MOBILITY - OWNER: PAULINE HARGRAVES - Request for a Special Use Permit TO INCREASE THE HEIGHT OF AN ANTENNA ON AN EXISTING 70-FOOT TALL WIRELESS COMMUNICATION FACILITY, NON-STEALTH DESIGN, TO A MAXIMUM HEIGHT OF 72 FEET at 1311 West Owens Avenue (APN 139-28-502-004), C-1 (Limited Commercial) Zone, Ward 5 (Barlow). Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 01/19/11 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. Planning and Development Denial Letter
6. Justification Letter



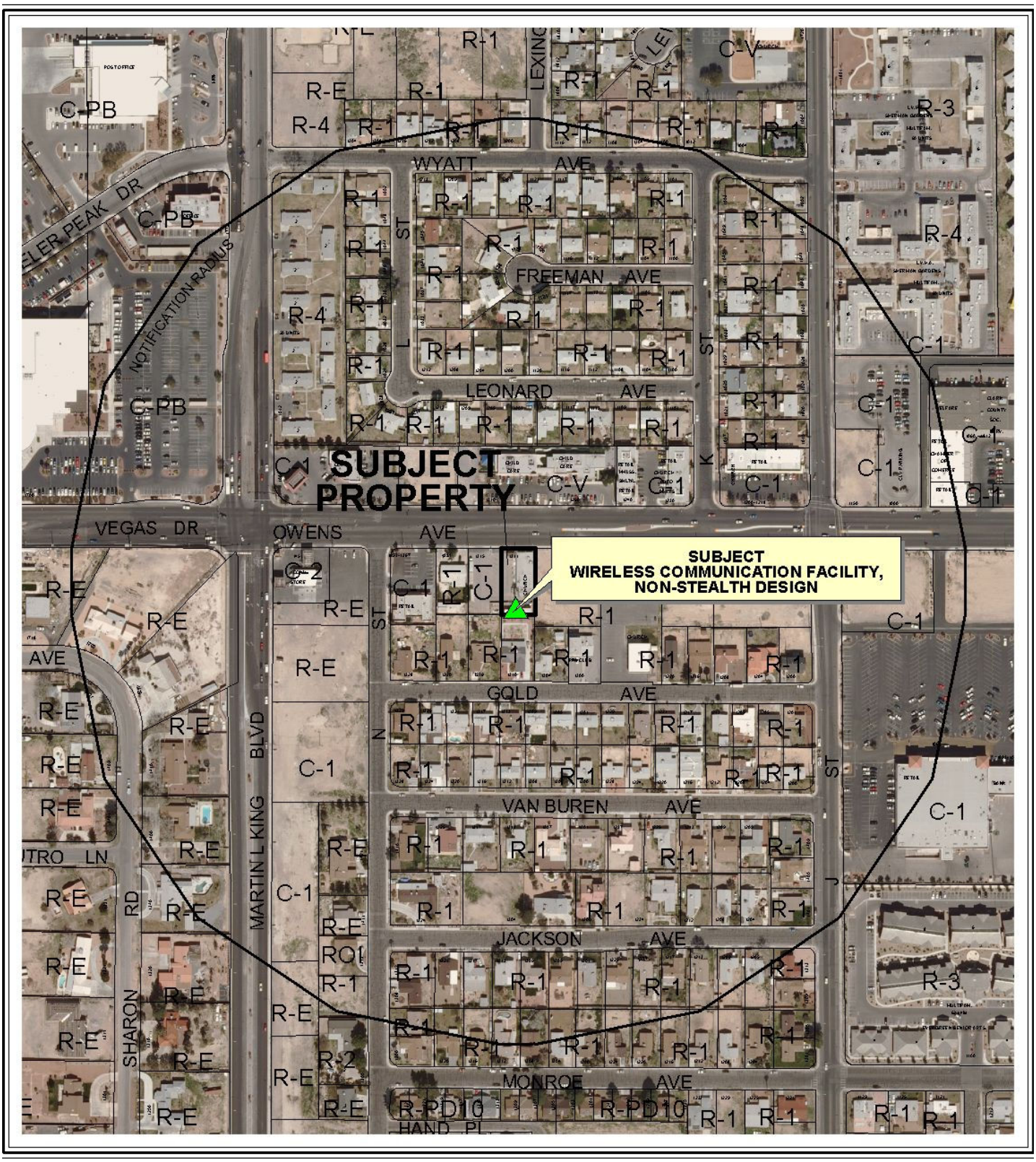
CASE: **SUP-39709**

RADIUS: 1000 FT

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

0 300 600 Feet

N



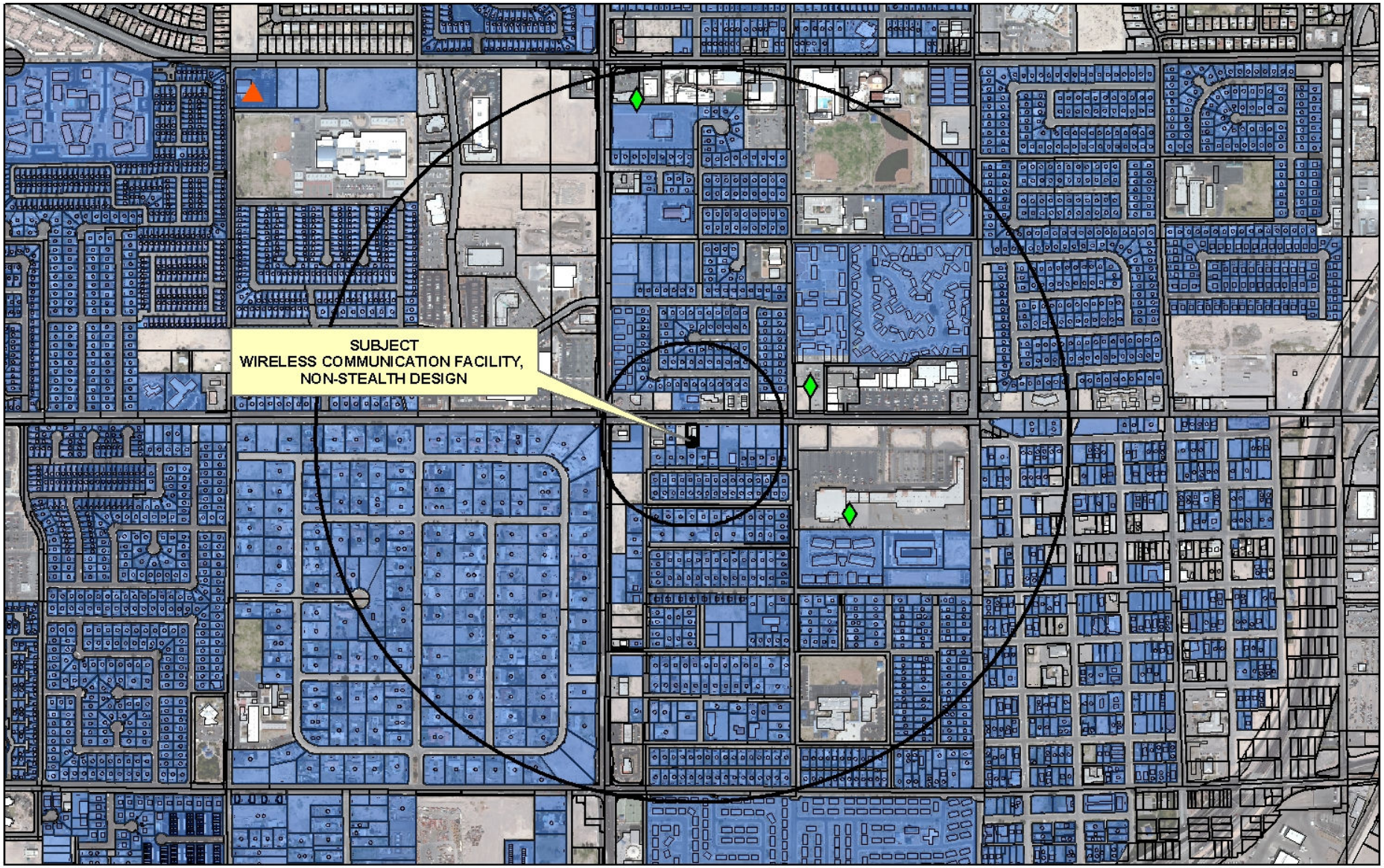
CASE: **SUP-39709**

RADIUS: 1000 FT

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

0 300 600 Feet

N



SUP-39709
Wireless Facility

Wireless Facility Locations

- Non-Stealth
- Stealth

- Subject Cell Tower
- Residential Property
- 600ft & 1/2 mile Buffer

0 625 1,250 2,500 Feet

N

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-39709** APN: 139-28-502-004

Name of Property Owner: Pauline Hargraves

Name of Applicant: AT&T Mobility

Name of Representative: Black & Veatch Attn: Jason Frayer

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: Pauline Hargraves

Print Name: Pauline Hargraves

Subscribed and sworn before me

This 18th day of June, 2010

Notary Public in and for said County and State

KAREN E. LARSON
Notary Public, State of Nevada
Appointment No. 06-104105-1
My Appt. Expires Mar 1, 2014

RECEIVED
SEP 24 2010

PLANNING & DEVELOPMENT

CITY OF LAS VEGAS

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: ~~Modification~~ SUP

Project Address (Location) 1311 West Owens Las Vegas, Nevada 89106

Project Name LSVGNVL-070 MLK **Proposed Use** Wireless/Telecom

Assessor's Parcel #(s) 139-28-502-004 **Ward #** 5

General Plan: existing C-1 proposed n/a **Zoning:** existing C-1 proposed n/a

Commercial Square Footage n/a **Floor Area Ratio** n/a

Gross Acres .27 **Lots/Units** n/a **Density** n/a

Additional Information

PROPERTY OWNER Pauline Hargraves **Contact** Pauline Hargraves

Address 1333 Hewitt Street **Phone:** (702) 762-3068 **Fax:**

City Las Vegas **State** NV **Zip** 89106

APPLICANT AT&T Mobility **Contact** Jason Frayer

Address 3763 Howard Hughes Pkwy. #200 **Phone:** (702) 460-8926 **Fax:** (702) 614-4650

City Las Vegas **State** NV **Zip** 89109

REPRESENTATIVE Black & Veatch **Contact** Jason Frayer

Address 6 Sunset Way B108 **Phone:** (702) 460-8926 **Fax:** (702) 614-4650

City Henderson **State** NV **Zip** 89014

Property Owner Signature* Pauline Hargraves

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

Print Name Pauline Hargraves

Subscribed and sworn before me

This 18th day of June, 2010.

Notary Public in and for said County and State

KAREN E. LARSON
Notary Public, State of Nevada
Appointment No. 06-104105-1
My Appt. Expires Mar 1, 2014

FOR DEPARTMENT USE ONLY

Case #	SUP-39709
Meeting Date:	11/18/10 PC
Total Fee:	$1,030
Date Received:*	9/24/10
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 SEP 24 2010

Revised 04/26/05

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

MLK
1311 WEST OWENS AVENUE
LAS VEGAS, NEVADA 89106
L-070 MOD

SPECIAL INSPECTIONS

1 CONCRETE
2 BOLTS INSTALLED IN CONCRETE
3 CONCRETE MOMENT-RESISTING SPACE FRAME
4 REINFORCING STEEL AND PRESTRESSING STEEL
5.1 ALL STRUCTURAL WELDING
5.2 WELD TESTING DUCTILE MOMENT-RESISTING STEEL FRAME
5.3 WELDING REINFORCING STEEL
6 HIGH-STRENGTH BOLTING
7 STRUCTURAL MASONRY
8 REINFORCED GYPSUM CONCRETE
9 INSULATING CONCRETE FILL
10 SPRAY-APPLIED FIREPROOFING
11 DEEP FOUNDATIONS (PILING, DRILLED & CAISSONS)
12 SHOTCRETE
13.1 VERIFY SOIL CONDITIONS ARE SUBSTANTIALLY IN CONFORMANCE WITH THE SOIL INVESTIGATION REPORT
13.2 VERIFY THAT FOUNDATION EXCAVATIONS EXTEND TO PROPER DEPTH AND BEARING STRATA
13.3 PROVIDE SOIL COMPACTION TEST RESULTS, DEPTH OF FILL, RELATIVE DENSITY, BEARING VALUES
13.4 PROVIDE SOIL EXPANSION TEST RESULTS, EXPANSION INDEX, RECOMMENDATIONS FOR FOUNDATIONS, ON-GRADE FLOOR SLAB DESIGN FOR EACH BUILDING SITE
14 SMOKE CONTROL SYSTEM
15 SPECIAL CASES (DESCRIBE)
16 OFF-SITE FABRICATION OF BUILDING COMPONENTS
17 OTHER SPECIAL INSPECTIONS AS REQUIRED BY DESIGNER

NO.	DESCRIPTION OF TYPE OF INSPECTION REQUIRED, LOCATION, REMARKS.

VICINITY MAP

CITY OF LAS VEGAS

CONSULTANT TEAM

CLIENTS REPRESENTATIVE:

BLACK & VEATCH
6 SUNSET WAY
SUITE: B108
HENDERSON, NEVADA 89014
PHONE: (702) 217-7794
CONTACT: MICHELLE USHER

ARCHITECT:

JEFFREY ROME & ASSOCIATES
3 SAN JOAQUIN PLAZA
SUITE: 155
NEWPORT BEACH, CALIFORNIA 92660
PHONE: (949) 760-3929
FAX: (949) 760-3931
CONTACT: JEFFREY ROME

DEVELOPMENT SUMMARY

APPLICANT:	**AT&T WIRELESS** 3763 HOWARD HUGHES PARKWAY, SUITE 200 LAS VEGAS, NEVADA 89169
LAND OWNER:	**PAULINE HARGRAVES / KELMAR INC.** 1333 HEWITT STREET LAS VEGAS, NEVADA 89106
TOWER OWNER:	**AT&T TOWERS**
OTHER ON-SITE TELECOM FACILITIES:	NEXTEL, SPRINT
PROJECT ADDRESS:	1311 WEST OWENS AVENUE LAS VEGAS, NEVADA 89106
ASSESSORS PARCEL NUMBER:	139-28-502-004
EXISTING ZONING:	C-1
PROPOSED PROJECT AREA:	NO INCREASE IN PROJECT AREA
PROPOSED TYPE OF CONSTRUCTION:	TYPE-V-B
EXISTING TYPE OF CONSTRUCTION:	TYPE-V-B
PROPOSED OCCUPANCY:	U-2
EXISTING OCCUPANCY:	U-2
JURISDICTION:	CITY OF LAS VEGAS

PROJECT DESCRIPTION

AT&T WIRELESS PROPOSES TO MODIFY AN EXISTING SITE. THE SCOPE WILL CONSIST OF THE FOLLOWING:

- REMOVE (E) (6) ANTENNAS.
- INSTALL (N) (12) ANTENNAS.
- INSTALL (N) (6) RRH'S.

SHEET INDEX

T-1 TITLE SHEET
T-2 SPECIFICATIONS AND NOTES

A-0 SITE PLAN
A-1 ENLARGED SITE PLAN
A-2 EQUIPMENT FLOOR PLAN
A-3 ELEVATIONS
A-4 DETAILS
A-5 TMA DETAILS

RF-1 RF-SITE DESIGN
RF-2 RF-SITE DESIGN
RF-3 RF-SITE DESIGN
RF-4 RF-SITE DESIGN
RF-5 RF-SITE DESIGN

APPLICABLE CODES

ALL WORK SHALL COMPLY WITH THE FOLLOWING APPLICABLE CODES:

INTERNATIONAL BUILDING CODE, 2006 EDITION
CLARK COUNTY FIRE CODE, 2005 EDITION
SOUTHERN NEVADA AMENDMENTS TO THE 2006 IBC
INTERNATIONAL PLUMBING CODE, 2006 EDITION
INTERNATIONAL MECHANICAL CODE, 2006 EDITION
NATIONAL ELECTRICAL CODE, 2005 EDITION

IN THE EVENT OF CONFLICT, THE MOST RESTRICTIVE CODE SHALL PREVAIL

ACCESSIBILITY DISCLAIMER

THIS PROJECT IS AN UNOCCUPIED WIRELESS PCS TELECOMMUNICATIONS FACILITY AND, IS EXEMPT FROM DISABLED ACCESS REQUIREMENTS.

SCALE

THE DRAWING SCALES SHOWN IN THIS SET REPRESENT THE CORRECT SCALE ONLY WHEN THESE DRAWINGS ARE PRINTED IN A 24"X36" FORMAT. IF THIS DRAWING SET IS NOT 24"X36", THIS SET IS NOT TO SCALE.

JRA
Jeffrey Rome & Associates, Inc.
Architecture & Telecommunications
3 San Joaquin Plaza, Suite 155
Newport Beach, California 92660
Phone: (949) 760-3929
Fax: (949) 760-3931

PROPRIETARY INFORMATION
THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO AT&T WIRELESS IS STRICTLY PROHIBITED.

LICENSED ARCHITECT JEFFREY L. ROME 4388 EXP. DEC. 31, 2009 STATE OF NEVADA

PREPARED FOR

at&t

3763 Howard Hughes Parkway, Suite 200
Las Vegas, Nevada 89169

APPROVALS

R.F.

ZONING

CONSTRUCTION

SITE ACQUISITION

OWNER APPROVAL

PROJECT NAME
MLK

PROJECT NUMBER
L-070 MOD
1311 WEST OWENS AVENUE
LAS VEGAS, NEVADA 89106
CITY OF LAS VEGAS

DRAWING DATES
09/08/09 PRELIM CD REVIEW (P1-B1)
09/01/10 FINAL CD'S (P1-B2)

SHEET TITLE
TITLE SHEET

T-1

JRA JOB NUMBER: 090429

SUP-39709

RECEIVED
SEP 24 2010

GENERAL SPECIFICATIONS

1. THE LATEST EDITION OF THE AMERICAN INSTITUTE OF ARCHITECTS DOCUMENT A201 "GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION" ARE INCLUDED IN THESE SPECIFICATIONS AS IF COMPLETELY REPRODUCED HEREIN.

2. THIS FACILITY IS AN UNOCCUPIED PCS TELECOMMUNICATIONS SITE AND IS EXEMPT FROM DISABLED ACCESS REQUIREMENTS.

3. PRIOR TO THE SUBMISSION OF BIDS, THE CONTRACTORS PARTICIPATING SHALL VISIT THE JOB SITE AND FAMILIARIZE THEMSELVES WITH ALL FIELD CONDITIONS AFFECTING THE PROPOSED PROJECT INCLUDING DEMOLITION, ELECTRICAL, MECHANICAL AND STRUCTURAL INSTALLATIONS, AS WELL AS WITH THE CONSTRUCTION AND CONTRACT DOCUMENTS AND SHALL CONFIRM THAT THE PROJECT CAN BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. SHOULD ANY ERRORS, OMISSION, OR DISCREPANCIES BE FOUND, THE GENERAL CONTRACTOR SHALL IMMEDIATELY NOTIFY CINGULAR WIRELESS CONSTRUCTION MANAGER AND THE ARCHITECT IN WRITING. IN THE EVENT OF DISCREPANCIES THE CONTRACTOR SHALL INCLUDE THE MORE COSTLY OR EXTENSIVE WORK IN THE BID, UNLESS SPECIFICALLY DIRECTED OTHERWISE. IF A DISCREPANCY EXISTS AND THE PROJECT MANAGER AND ARCHITECT ARE NOT NOTIFIED, THE GENERAL CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ALL COSTS INCURRED TO REPAIR OR CORRECT ALL PROBLEMS THAT RESULT.

4. DRAWINGS SHALL NOT BE SCALED. THESE DRAWINGS ARE INTENDED TO BE DIAGRAMMATIC ONLY. FIGURED DIMENSIONS HAVE PRECEDENCE OVER DRAWING SCALE AND DETAIL DRAWINGS HAVE PRECEDENCE OVER SMALL SCALE DRAWINGS. CONTRACTOR SHALL CHECK ACCURACY OF ALL DIMENSIONS IN THE FIELD. UNLESS SPECIFICALLY NOTED, DO NOT FABRICATE ANY MATERIALS, OR BEGIN ANY CONSTRUCTION UNTIL THE ACCURACY OF DRAWING DIMENSIONS HAS BEEN VERIFIED AGAINST ACTUAL FIELD DIMENSIONS.

5. THE CONTRACTOR SHALL INCLUDE IN HIS OR HER BID ALL MATERIALS, EQUIPMENT, APPURTENANCES AND LABOR NECESSARY TO COMPLETE THE WORK AS INDICATED OR IMPLIED BY THESE DRAWINGS.

6. CONTRACTOR SHALL NOTIFY THE CINGULAR WIRELESS CONSTRUCTION MANAGER, THE PROPERTY OWNER AND THE ARCHITECT IF ANY DETAILS ARE CONSIDERED IMPRACTICAL, UNSUITABLE, UNSAFE, NOT WATERPROOF, OR NOT WITHIN CUSTOMARY TRADE PRACTICE. IF WORK IS PERFORMED, IT WILL BE ASSUMED THAT THERE IS NO OBJECTION TO ANY DETAIL. DETAILS ARE INTENDED TO SHOW THE END RESULT OF THE DESIGN. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT JOB CONDITIONS, AND SHALL BE INCLUDED AS PART OF THE WORK.

7. EXISTING ELEVATIONS AND LOCATIONS TO BE JOINED SHALL BE VERIFIED BY THE CONTRACTOR BEFORE CONSTRUCTION. IF THEY DIFFER FROM THOSE SHOWN ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE CINGULAR WIRELESS CONSTRUCTION MANAGER AND THE ARCHITECT SO THAT MODIFICATIONS CAN BE MADE BEFORE PROCEEDING WITH THE WORK.

8. THE CONTRACTOR SHALL VERIFY ALL TELEPHONE & RADIO EQUIPMENT LAYOUTS, SPECIFICATIONS, PERFORMANCE, INSTALLATION AND FINAL LOCATIONS WITH CINGULAR WIRELESS CONSTRUCTION MANAGER PRIOR TO BEGINNING WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING HIS WORK WITH ERICSSON RADIO SYSTEMS.

9. ALL SYMBOLS & ABBREVIATIONS USED ON THE DRAWINGS ARE CONSIDERED CONSTRUCTION STANDARDS. IF THE CONTRACTOR HAS QUESTIONS REGARDING THEIR EXACT MEANING, THE CINGULAR WIRELESS CONSTRUCTION MANAGER AND THE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION BEFORE THE CONTRACTOR PROCEEDS WITH THE WORK.

10. THE CONTRACTOR SHALL OBTAIN AND PAY FOR PERMITS, LICENSES AND INSPECTIONS NECESSARY FOR PERFORMANCE OF THE WORK AND INCLUDE THOSE IN THE COST OF THE WORK TO CINGULAR WIRELESS.

11. THE CONTRACTOR SHALL PROVIDE CONTINUOUS SUPERVISION WHILE ANY SUBCONTRACTORS OR WORKMEN ARE IN THE SITE AND SHALL SUPERVISE AND DIRECT ALL WORK, USING HIS BEST SKILL AND ATTENTION. HE SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, PROCEDURES AND SEQUENCES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.

12. WORKMANSHIP THROUGHOUT SHALL BE OF THE BEST QUALITY OF THE TRADE INVOLVED, AND SHALL MEET OR EXCEED THE FOLLOWING MINIMUM REFERENCE STANDARDS FOR QUALITY AND PROFESSIONAL CONSTRUCTION PRACTICE:

    NRCA — NATIONAL ROOFING CONTRACTORS ASSOCIATION
    O'HARE INTERNATIONAL CENTER
    10255 W. HIGGENS ROAD, SUITE 600
    ROSEMONT, IL 60018

    SMACNA — SHEET METAL AND AIR CONDITIONING CONTRACTORS
    NATIONAL ASSOCIATION
    4201 LAFAYETTE CENTER DRIVE
    CHATILLY, VA 22021-1209

    ITLP — INTERNATIONAL INSTITUTE FOR LATH AND PLASTER
    820 TRANSFER ROAD
    ST. PAUL, MN 55114-1406

13. INSTALL ALL EQUIPMENT AND MATERIALS PER THE LATEST EDITION OF THE MANUFACTURER'S INSTALLATION SPECIFICATIONS UNLESS SPECIFICALLY OTHERWISE INDICATED, OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.

14. THE CONTRACTOR SHALLVERIFY, COORDINATE, AND PROVIDE ALL NECESSARY BLOCKING, BACKING, FRAMING, HANGARS OR OTHER SUPPORTS FOR ALL ITEMS REQUIRING THE SAME.

15. THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL GIVE ALL NOTICES AND SHALL COMPLY WITH ALL APPLICABLE LOCAL CODES, REGULATIONS, LAWS AND ORDINANCES AS WELL AS STATE DEPARTMENT OF INDUSTRIAL REGULATIONS AND DIVISION OF INDUSTRIAL SAFETY (OSHA) REQUIREMENTS.

16. THE CONTRACTOR SHALL PROTECT THE PROPERTY OWNERS, AND CINGULAR WIRELESS PROPERTY FROM DAMAGE WHICH MAY OCCUR DURING CONSTRUCTION. ANY DAMAGE TO NEW AND EXISTING FINISHES, CONSTRUCTION, STRUCTURE, LANDSCAPING, CURBS, STAIRS, OR EQUIPMENT, ETC. SHALL BE IMMEDIATELY REPAIRED OR REPLACED TO THE SATISFACTION OF CINGULAR WIRELESS, AND THE PROPERTY OWNER'S REPRESENTATIVE, AT THE EXPENSE OF THE CONTRACTOR.

17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR, AND SHALL REPLACE OR REMEDY, ANY FAULTY, IMPROPER, OR INFERIOR MATERIALS OR WORKMANSHIP OR ANY DAMAGE WHICH SHALL APPEAR WITHIN ONE YEAR AFTER THE COMPLETION AND ACCEPTANCE OF THE WORK BY CINGULAR WIRELESS UNDER THIS CONTRACT.

18. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO LOCATE ALL EXISTING UTILITIES, OR CONTACT AN OUTSIDE AGENCY TO LOCATE ALL EXISTING UTILITIES, WHETHER SHOWN HEREIN OR NOT, AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR ALL EXPENSES FOR THE REPAIR OR REPLACEMENT OF UTILITIES OR OTHER PROPERTY DAMAGED IN CONJUNCTION WITH THE EXECUTION OF WORK.

19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE SECURITY OF THE PROJECT SITE WHILE THE JOB IS IN PROGRESS AND UNTIL THE JOB IS COMPLETED AND ACCEPTED BY CINGULAR WIRELESS.

20. THE CONTRACTOR SHALL PROVIDE TEMPORARY WATER, POWER AND TOILET FACILITIES AS REQUIRED BY THE PROPERTY OWNER, CINGULAR WIRELESS, AND THE CITY OR GOVERNING AGENCY.

21. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REDLINING THE CONSTRUCTION DOCUMENTS TO ILLUSTRATE THE AS-BUILT CONDITION OF THE SITE. THIS SHALL BE DONE AFTER THE SITE HAS BEEN AWARDED FINAL INSPECTION BY THE RESPONSIBLE BUILDING AGENCY. ONE SET OF REDLINED DRAWINGS SHALL BE PROVIDED TO THE CINGULAR WIRELESS CONSTRUCTION MANAGER.

22. THE LATEST EDITION OF ALL PERMITTED AND APPROVED PLANS PERTAINING TO THIS PROJECT SHALL BE KEPT IN A PLAN BOX AND SHALL NOT BE USED BY WORKERS. ALL CONSTRUCTION SETS SHALL REFLECT THE SAME INFORMATION. THE CONTRACTOR SHALL ALSO MAINTAIN IN GOOD CONDITION, ONE COMPLETE SET OF PLANS WITH ALL REVISIONS, ADDENDA AND CHANGE ORDERS ON THE PREMISES AT ALL TIMES. THESE ARE TO BE UNDER THE CARE OF THE JOB SUPERINTENDENT.

23. THE CONTRACTOR SHALL REMOVE ALL RUBBISH AND WASTE MATERIALS ON A DAILEY BASIS, EXCEPT FOR THAT SPECIFIED AS REMAINING THE PROPERTY OF THE BUILDING OR PROPERTY OWNER AND SHALLEXERCISE STRICT CONTROL OVER JOB CLEANING THROUGHOUT CONSTRUCTION, INCLUDING FINAL CLEAN-UP UPON COMPLETION OF WORK. ALL AREAS ARE TO BE LEFT IN A BROOM CLEAN CONDITION AT THE END OF EACH DAY AND VACUUM CLEAN CONDITION, FREE FROM PAINT SPOTS, DUST OR SMUDGES OF ANY NATURE AT COMPLETION OF WORK.

24. THE GENERAL CONTRACTOR MUST PERFORM WORK DURING PROPERTY OWNER'S PREFERRED HOURS TO AVOID DISRUPTION OF NORMAL ACTIVITY.

25. ALL EXPOSED METAL SHALL BE HOT-DIPPED GALVANIZED.

26. SEAL ALL PENETRATIONS THROUGH FIRE-RATED AREAS WITH U.L. LISTED OR FIRE MARSHALL APPROVED MATERIALS IF AND WHERE APPLICABLE TO THIS FACILITY AND PROJECT SITE.

27. PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2-A OR 2-A10BC WITHIN 75 FEET TRAVEL DISTANCE TO ALL PORTIONS OF THE PROJECT AREA CONSTRUCTION.

28. ELECTRICAL POWER SYSTEM SHALL BE GROUNDED PER NEC ARTICLES 250 AND 810.

29. ALL NEW OPENINGS IN THE EXTERIOR ENVELOPE OF CONDITIONED SPACES SUCH AS AT WALL AND ROOF PENETRATIONS SHALL BE CAULKED OR SEALED TO LIMIT INFILTRATION OF AIR AND MOISTURE.

30. UPON COMPLETION OF CONSTRUCTION, CINGULAR WIRELESS CONSTRUCTION MANAGER SHALL CONDUCT A WALK-THRU WITH PROPERTY OWNER OR REPRESENTATIVE OF PROPERTY OWNER.

31. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL SYSTEM EQUIPMENT IN A CLEAN WORKING ORDER UNTIL ACCEPTANCE OF THE PROJECT BY CINGULAR WIRELESS.

32. INSTALL ALL EQUIPMENT AND MATERIALS PER THE LATEST EDITION OF THE MANUFACTURER'S INSTALLATION SPECIFICATIONS UNLESS SPECIFICALLY OTHERWISE INDICATED, OR WHERE LOCAL CODES OR REGULATION TAKE PRECEDENCE.

ROOFING & WATERPROOFING NOTES

1. CONTRACTOR SHALL CONTACT BUILDING OWNER TO DETERMINE IF ROOF IS UNDER WARRANTY. CONTRACTOR SHALL GUARANTEE THAT ANY AND ALL NEW ROOFING WORK MEETS THE SPECIFICATION OF ANY EXISTING ROOFING WARRANTIES SUCH THAT THE WARRANTY IS NOT MADE INVALID AS A RESULT OF THIS WORK. IF IT IS DETERMINED THAT THE ARCHITECT'S DETAILING IS INADEQUATE OR IMPROPER OR IF ANY OTHER DISCREPANCY IS FOUND, THYE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT AND THE CINGULAR WIRELESS PROJECT MANAGER IN WRITING. ULTIMATELY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH THE ORIGINAL ROOF MANUFACTIRER'S SPECIFICATIONS.

2. CONTRACTOR SHALL USE METHODS AND MATERIALS SIMILIAR AND COMPATIBLE WITH EXISTING MATERIALS & CONDITIONS FOR ROOF PATCHING, NEW PENETRATIONS, ETC.

3. THE CONTRACTOR SHALL PROPERLY SEAL ALL NEW ROOF & BUILDING ENVELOPE PENETRATIONS SUCH THAT THE INTEGRITY OF THE ORIGINAL BUILDING ASSEMBLY AND ALL APPLICABLE WARRANTIES ARE MAINTAINED.

4. IF IT DEEMED NECESSARY TO REMOVE EXISTING FINISHES AND/OR MATERIALS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECONSTRUCTING FINISHES AND MATERIALS TO LIKE-NEW CONDITION. CONTRACTOR SHALL MAINTAIN THE ORIGINAL COLORS, TEXTURES & FINISHES UNLESS SPECIFICALLY NOTED TO THE CONTRARY OR APPROVED BY THE CINGULAR WIRELESS CONSTRUCTION MANAGER IN ADVANCE.

5. AT THE CINGULAR WIRELESS CONSTRUCTION MANAGER'S DIRECTION, THE CONTRACTOR SHALL PROVIDE ROOFTOP WALKPADS TO ALL NEW EQUIPMENT INCLUDING ANTENNAS AND BTS UNITS AND ALONG COAX CABLE ROUTING. ON CONVENTIONAL ROOFING, THE WALK PADS SHALL BE "DUCK BOARDS" AS MANUFACTURED BY APC OR EQUAL. ON SPECIAL ROOFING SYSTEMS SUCH AS SINGLE MEMBRANE ROOFS WILL REQUIRE A SPECIFIC PRODUCT AS NOTED ON PLANS OR AS REQUIRED BY NOTES 1 & 2 ABOVE.

PENETRATION AT FIRE RATED ASSEMBLIES

1. AT THE CINGULAR WIRELESS PROJECT MANAGER'S DIRECTION, THE CONTRACTOR SHALL PROVIDE "HILTI" HIGH PERFORMANCE FIRESTOP SYSTEM #FS601 AT ALL FIRE RATED PENETRATIONS INSTALLED PER MANUFACTURER'S LATEST INSTALLATION SPECIFICATIONS.

2. ALL PENETRATIONS THROUGH FIRE RATED ASSEMBLIES SHALL BE CONSTRUCTED SO AS TO MAINTAIN AN EQUAL OR GREATER FIRE RATING.

PAINTING NOTES & SPECIFICATIONS

A. GENERAL

1. ALL PAINT PRODUCT LINES SHALL BE SHERWIN WILLIAMS UNLESS SPECIFICALLY NOTED OTHERWISE.

2. CONTRACTOR SHALL PREPARE ALL SURFACES AND APPLY ALL FINISHES PER LATEST EDITION OF MANUFACTURER'S SPECIFICATIONS.

3. COMPLY WITH MANUFACTURER'S WRITTEN INSTRUCTIONS REGARDING SUFFICIENT DRYING TIME BETWEEN COATS WITH PROVISIONS AS RECOMMENDED BY MANUFACTURER FOR EXISTING WEATHER CONDITIONS.

4. FINISH COLOR AND TEXTURE OF ALL PAINTED SURFACES SHALL MATCH EXISTING ADJACENT SURFACES UNLESS OTHERWISE NOTED.

5. ALL PAINT MATERIAL DATA SHEETS SHALL BE PROVIDED TO THE CINGULAR WIRELESS CONSTRUCTION MANAGER.

6. PREPARE PREVIOUSLY PAINTED SURFACE BY LIGHT SANDING WITH 400 GRIT SANDPAPER AND NON-HYDROCARBON WASH. PREPARE GALVANIZED SURFACES BY ACID ETCH OR SOLVENT CLEANING IN ACCORDANCE WITH SSPC-SP1.

7. FURNISH DROP CLOTHES, SHIELDS, MASKING AND PROTECTIVE METHODS TO PREVENT SPRAY OR DROPPINGS FROM DAMAGING ADJACENT SURFACES AND FACILITIES.

8. APPLY PAINT BY AIRLESS SPRAY, SANDING LIGHTLY BETWEEN EACH SUCCEEDING ENAMEL COAT ON FLAT SURFACES. APPLY MATERIAL TO ACHIEVE A COATING NO THINNER THAN THE DRY FILM THICKNESS INDICATED.

9. APPLY BLOCK FILTER TO CONCRETE BLOCK CONSTRUCTION AT A RATE TO ENSURE COMPLETE COVERAGE WITH PORES COMPLETELY FILLED.

10. CONTRACTOR SHALL CORRECT RUNS, SAGS, MISSES AND OTHER DEFECTS INCLUDING INADEQUATE COVERAGE AS DIRECTED BY THE CINGULAR WIRELESS CONSTRUCTION MANAGER. REPAINT AS NECESSARY TO ACHIEVE SURFACES WHICH ARE SMOOTH, EVENLY COATED WITH UNIFORM SHEEN AND FREE FROM BLEMISHES.

B. PAINTING SCOPE

1. PAINT THE FOLLOWING MATERIALS AND SYSTEMS CHECKED BELOW WITH THE COATING SYSTEM INDICATED.

PAINTING SCOPE

[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]				
[illegible]				
[illegible]				
[illegible]				
[illegible]				
[illegible]				
[illegible]				
[illegible]				
[illegible]				

C. COATING SYSTEM SPECIFICATIONS

1. DTM ACRYLIC COATING (SERIES B66) BY SHERWIN WILLIAMS CO. 1MIL DFT PER COAT APPLIED IN TWO COATS OVER DTM BONDING PRIMER (B66A50).

2. 100% ACRYLIC, LATEX COATING EQUIVALENT TO A-100 (SERIES A-82) BY SHERWIN WILLIAMS CO. 1 MIL DFT PER COAT APPLIED IN TWO COATS OVER SPECIFIED PRIMER.

PAINT & PRIMER

D. ANTENNAS
PRIMER – KEM AQUA E61-W525
TOPCOAT – COROTHANE II B65W200/B60V22

BTS CABINET
PRIMER – KEM AQUA E61-W525
TOPCOAT – COROTHANE II B65W200/B60V22

COAXIAL JUMPER CABLES
PRIMER – AS REQUIRED FOR ADHESION. APPLY6 ONE COAT OF KEM AQUA WATER REDUCIBLE PRIMER E61W25 REDUCED 25%
TOPCOAT – 2 COATS COROTHANE II POLYURETHANE B65W200/B60V2

RAW STEEL
PRIMER – KEM BOND HS B50WZ4, DMT ACRYLIC PRIMER
TOPCOAT – 2 COATS COROTHANE II POLYURETHANE B65W200/B60V2

GALVANIZED METAL
ACID ETCH WITH COMMERCIAL ETCH OR VINEGAR PRIMER COAT AND FINISH COAT (GALVITE HIGH SOLIDS OR DTM PRIMER/FINISH)

STAINLESS STEEL
PRIMER – DTM WASH PRIMER, B71Y1
TOPCOAT – 2 COATS COROTHANE II POLYURETHANE B65W200/B60V2

PRE-PRIMED STEEL
TOUCH UP ANY RUST OR UN-PRIMED STEEL WITH KEM BOND HS, S50WZ4

ALUMINUM & COPPER
PRIMER – DTM WASH PRIMER, B71Y1
TOPCOAT – 2 COATS COROTHANE II POLYURETHANE B65W200/B60V2

CONCRETE MASONRY
PRIMER – PRO MAR EXTERIOR BLOCK FILLER
TOPCOAT – 2 COATS A-100 LATEX HOUSE & TRIM, SHEEN TO MATCH

CONCRETE STUCCO(EXISTING)
2 COATS A-100 LATEX HOUSE & TRIM, SHEEN TO MATCH

STUCCO
PRIMER – PRO MAR MASONRY CONDITONER B-46-W21000
TOPCOAT – SUPERPAINT A-80 SERIES A-89 SATIN A-84 GLOSS

WOOD
PRIMER – A-100 EXTERIOR ALKYD WOO9D PRIMER Y-24W20
TOPCOAT – 2 COATS A-100 LATEX HOUSE & TRIM SHEEN TO MATCH ADJACENT SURFACES

GLU-LAM BEAMS
PRIMER – A-100 EXTERIOR ALKYD WOOD PRIMER Y-24W20
TWO COATS SHOP APPLIED PER GLU-LAM MANUFACTURER'S SPECIFICATIONS
TOPCOAT – SUPERPAINT A-80 SERIES A-89 SATIN A-84 GLOSS
TWO COATS SHOP OR FIELD APPLIED AT CONTRACTOR'S OPTION

FIELD CUTS/DAMAGE(PRIOR TO PRIME & PAINT)
FIRST & SECOND COAT – CUPRINOL CLEAR WOOD PRESERVATIVE #158-0356
ALL PENETRATIONS INTO FINISHED CLU-LAMS SHALL BE CAULKED WITH "SIKAFLEX" SEALANT

STEEL TOUCH UP
STEEL THAT HAS BEEN WELDED, CUT OR SCRATCHED IN THE FIELD SHALL BE TOUCHED UP WITH COLD GALVANIZED PAINT

STRUCTURAL SPECIFICATIONS

A. GENERAL

PRECEDENCE: UNLESS OTHERWISE SHOWN OR SPECIFIED, THE FOLLOWING GENERAL NOTES SHALL APPLY. INFORMATION ON THESE DRAWINGS SHALL HAVE THE FOLLOWING PRECEDENCE.

A. ALL DIMENSIONS TO TAKE PRECEDENCE OVER SCALE SHOWN ON PLANS, SECTIONS AND DETAILS.

B. NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS.

C. MATERIAL NOTES AND SPECIFICATIONS ON THE DRAWINGS SHALL TAKE PRECEDENCE OVER THE SPECIFICATIONS.

2. OTHER TRADES: SEE THE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS NOT SHOWN.

3. GENERAL DETAILS AND NOTES ON THESE SHEETS SHALL APPLY UNLESS SPECIFICALLY SHOWN OR NOTED OTHERWISE. CONSTRUCTION DETAILS NOT FULLY SHOWN OR NOTED SHALL BE SIMILAR TO DETAILS SHOWN FOR SIMILAR CONDITIONS.

4. SHORING: IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSTALL ALL TEMPORARY BRACING AND SHORING TO INSURE THE SAFETY OF THE WORK UNTIL IT IS IN IT'S COMPLETED FORM. THIS INCLUDES UNDERPINNING EXISTING FOOTINGS WHERE APPLICABLE.

5. SAFETY: THESE STRUCTURAL DRAWINGS REPRESENT THE FINISHED STRUCTURE. UNLESS OTHERWISE INDICATED, THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION.

6. WATERPROOFING: WATERPROOFING AND DRAINAGE, DETAILS AND SPECIFICATIONS, ALTHOUGH SOMETIMES SHOWN ON STRUCTURAL DRAWING ARE OF GENERAL INFORMATION PURPOSES ONLY. WATERPROOFING AND DRAINAGE ARE SOLELY THE DESIGN RESPONSIBILITY OF THE ARCHITECT.

B. STEEL

1. ALL STRUCTURAL STEEL SECTIONS AND WELDED PLATE MEMBERS SHALL CONFORM TO ASTM A-36 AND BE FABRICATED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE AISC.

2. ALL BOLTS SHALL CONFORM TO ASTM A-307 UNLESS OTHERWISE NOTED ON PLANS. HIGH STRENGTH BOLTS SHALL CONFORM TO ASTM A-325

3. STEEL PIPE COLUMNS SHALL BE GRADE "B" CONFORMING TO ASTM A53.

4. STEEL TUBING SHALL BE GRADE "B" CONFORMING TO ASTM A500.

5. ALL WELDING SHALL BE DONE BY THE SHIELDED ARC METHOD. ALL WELDERS SHALL BE PROPERLY QUALIFIED AND BE PRE-APPROVED. SURPLUS METAL SHALL BE DRESSED OFF TO SMOOTH, EVEN SURFACES WHERE WELDS ARE NOT EXPOSED TO VIEW. ALL WELDING SHALL COMPLY WITH THE LATEST A.W.S. SPECIFICATIONS.

6. THE FOLLOWING WELDING EQUIPMENT MUST BE USED:
A. 250 AMP WELDERS.
B. ROD OVENS.
C. GRINDERS.

7. NO BUZZ BOXES SHALL BE USED.

8. ALL STRUCTURAL STEEL SHALL MILL CERTIFICATION. MILL CERTIFICATION SHALL BE KEPT ON THE JOB SITE FOR EXAMINATION BY THE DESIGN ENGINEER AND THE CITY INSPECTOR.

9. ALL HIGH STRENGTH BOLTS SHALL HAVE MILL CERTIFICATION. MILL CERTIFICATION SHALL BE KEPT ON THE JOB SITE FOR EXAMINATION BY THE INSPECTOR.

10. STEEL THAT HAD BEEN WELDED, CUT OR SCRATCHED IN THE FIELD SHALL BE TOUCHED UP WITH COLD GALVANIZING PAINT.

11. WELDING INDICATED IN THESE DRAWINGS IS DESIGNED FOR ONE HALF OF ALLOWABLE CODE STRESSES UNLESS SPECIFICALL NOTED "FULL STRESS" AT END OF WELD SYMBOL.

C. CONCRETE

1. STRENGTH: CONCRETE FOR THE PROJECT SHALL HAVE THE FOLLOWING ULTIMATE COMPRESSIVE STRENGTH AT AGE OF 28 DAYS:

LOCATION	STRENGTH	WT.	SLUMP	ADMIXTURE
A. SLAB&FOOTING	3000psi	150pcf	4"	NONE

2. INSPECTION: CONCRETE WITH SPECIFIED STRENGTH GREATER THAN 2500psi SHALL BE CONTINUOUSLY INSPECTED DURING PLACEMENT BY A DEPUTY INSPECTOR EMPLOYED BY A TESTING LABORATORY APPROVED BY THE BUILDING DEPT.

3. REBAR GRADES: REINFORCING STEEL SHALL BE CLEAN PREFORMED BARS CONFORMING TO ASTM A615 AS FOLLOWS:

#4 & SMALLER BARS.................GRADE 40
#5 & LARGER BARS...................GRADE 60
ALL BARS AT CAISSON FOOTING...GRADE 60

4. CEMENT: FOUNDATIONS & SLABS: TYPE V, LOW ALKALI, CONFORMING TO ASTM C-150.
PIER/CAISSON FOOTINGS: TYPE V, LOW ALKALI, CONFORMING TO ASTM C-150.

5. AGGREGATE: USED IN THE CONCRETE SHALL CONFORM TO ASTM C-33. USE ONLY AGGREGATES KNOWN NOT TO CAUSE EXCESSIVE SHRINKAGE. THE MAXIMUM SIZE AGGREGATE IN CONCRETE WORK SHALL BE THE FOLLOWING:

A. FOUNDATIONS & SLABS 9" OR LESS: 3/4" GRAVEL
B. PIER/CAISSON FOOTING: 1" GRAVEL

6. WATER: SHALL BE CLEAN AND FREE FROM DELETERIOUS AMOUNT OF ACIDS, ALKALIS, ORGANIC MATERIALS AND SHALL BE SUITABLE FOR HUMAN CONSUMPTION.

7. MIXING: PREPARATION OF CONCRETE SHALL CONFORM TO ASTM C-94. NO MORE THAN 90 MINUTES SHALL ELAPSE BETWEEN CONCRETE BATCHING AND CONCRETE PLACEMENT UNLESS APPROVED BY A TESTING AGENCY.

8. SEGREGATION OF AGGREGATES: CONCRETE SHALL NOT BE FLOPPED THROUGH REINFORCING STEEL (AS IN WALLS, COLUMNS, CAISSON, AND DROP CAPITALS) SO AS TO CAUSE SEGREAGTION OF AGGREGATES. USE HOPPERS, CHUTES, TRUNKS OR PUMP HOSE SO THAT THE FREE UNCONFINED FALL OF CONCRETE SHALL NOT EXCEED 5 FT.

9. SPLICES OF REINFORCING STEEL SHALL BE LAPPED A MINIMUM OF 30 DIAMETERS AND SECURELY WIRED TOGETHER. SPLICES OF ADJACENT REINFORCING BARS SHALL BE STAGGERED WHEREVER POSSIBLE.

10. REAR CLEARANCE: MINIMUM COVERAGE FOR JOISTS, BEAMS, GIRDERS AND COLUMNS SHALL BE TO FACE OF STIRRUPS OR TIES. UNLESS OTHERWISE NOTED, CONCRETE COVERAGE FOR REINFORCING BARS TO FACE OF BAR SHALL BE AS FOLLOWS:

A. CONCRETE IN CONTACT WITH EARTH, UNFORMED	3"
B. CONCRETE IN CONTACT WITH EARTH, FORMED	2"
C. WALL, EXTERIOR FACE	1-1/2"
D. WALL, INTERIOR FACE	1"
E. STRUCTURAL SLABS	3/4"
F. JOISTS	3/4"
G. BEAMS, GIRDERS & COLUMNS	1-1/2"

11. PENETRATIONS: NO SLEEVES OR CHASES SHALL BE PLACED IN BEAMS, SLABS, WALLS AND COLUMNS, EXCEPT THOSE SHOWN ON THE PLANS. CONTRACTOR SHALL OBTAIN PRIOR APPROVAL FOR INSTALLATIONS OF ANY ADDITIONAL SLEEVES OR CHASES. ALL PLUMBING, ELECTRICAL AND MECHANICAL OPENINGS SHALL BE SLEEVES. CORING IS NOT ALLOWED UNLESS PRIOR APPROVAL IS OBTAINED FROM THE STRUCTURAL ENGINEER.

12. EMBEDDED ITEMS: CONDUIT PLACED IN A CONCRETE SLAB SHALL NOT HAVE AN OUTSIDE DIAMETER GREATER THAN 1/4 THE THICKNESS OF THE SLAB. CONDUIT SHALL NOT BE EMBBEDED IN A SLAB THAT IS LESS THAN 3-1/2" THICK, UNLESS SLAB IS LOCALLY THICKENED. MINIMUM CLEAR DISTANCE BETWEEN COUNDUITS SHALL BE SIX INCHES.

13. ANCHORING: ALL ANCHOR BOLTS, REINFORCING STEEL, DOWELS, INSERTS, ETC.,SHALL BE WELL SECURED IN POSITION PRIOR TO PLACING CONCRETE. NO REPOSITIONING DURING CONCRETE POUR IS ALLOWED.

14. CURING: SLABS SHALL BE SPRAYED WITH A CURING COMPOUND IMMEDIATELY AFTER FINISHING. CURING COMPOUNDS USED ON CONCRETE WHERE TILE OR FLOOR COVERING IS TO BE BONDED TO THE CONCRETE SURFACE SHALL BE APPROVED BY THE TILE OR FLOOR COVERING MANUFACTURER. KEEP SLAB WET FOR 7 DAY MINIMUM PERIOD.

15. CONSOLIDATION: ALL CONCRETE SHALL BE VIBRATED AS IT IS BEING PLACED WITH ELECTRICALLY OPERATED VIBRATING EQUIPMENT.

D. TIMBER

1. ALL FRAMING LUMBER FOR 4X AND LARGER BEAMS SHALL BE NO. 1 GRADE DOUGLAS FIR., S4S, UNLESS NOTED OTHERWISE ON THE DRAWINGS.

2. ALL FRAMING LUMBER FOR 2X RAFTERS AND JOISTS SHALL BE NO.2 GRADE DOUGLAS FIR, S4S, UNLESS NOTED OTHERWISE ON DRAWINGS

3. STRIPPING, BLOCKING, BACKING AND OTHER NON-STRUCTURAL LUMBER SHALL BE NO. 2 OR STD & BTR GRADE DOUGLAS FIR, S4S. 2X4 STUD WALLS SHALL BE D.F. STANDARD & BTR.

4. ALL BEAMS, JOISTS AND RAFTERS SHALL BE INSTALLED WITH CROWN SIDE UP.

5. ROOF PLYWOOD SHALL MATCH EXISTING PLYWOOD SHEATHING WITH A SPAN INDEX RATIO 32/16. EDGE NAIL WITH8d AT 6" O.C. UNLESS NOTED OTHERWISE ON PLANS. FGIELD NAIL WITH 8d AT 12" O.C.

6. PLYWOOD SHEETS SHALL BE LAID WITH THE FACE GRAIN PERPINDICULAR TO SUPPORTS AND WITH THE EDGES STAGGERED, UNLESS NOTED OTHERWISE ON THE PLANS.

7. PLYWOOD SHALL BE GRADE MARKED BY DFPA, TECO, OR PTL AND SHALL CONFORM TO PS 1-83.

8. THE MAXIMUM MOISTURE CONTENT OF ALL LUMBER SHALL NOT EXCEED 24% AT THE TIME OF INSTALLATION.

9. MINIMUM NAILING SHALL COMPLY WITH TABLE 23-1-q OF BUILDING CODE. ALL NAILS SHALL BE COMMON WIRE NAILS.

10. ALL BOLTS SHALL HAVE STANDARD CUT WASHERS UNDER HEADS AND/OR NUTS WHERE IN CONTACT WITH WOOD.

11. LAG BOLTS SHALL BE SCREWED INTO PLACE, NOT DRIVEN. LAG BOLTS SHALL BE INSTALLED IN PRE-DRILLED HOLES WITH A DIAMETER EQUAL TO 75% DIAMETER OF BOLT.

12. CONNECTORS: ALL SHEET METAL FRAMING CONNECTORS SHOWN IN THE PLANS SHALL BE STRONG CONNECTORS AS MANUFACTURED BY THE SAMSON COMPANY. SUBSTITUTIONS MAY BE MADE WHEN APPROVED BY THE STRUCTURAL ENGINEER.

13. ALL LUMBER EXPOSED TO WEATHER OR IN CONTACT WITH MASONRY OR CONCRETE SHALL BE WOLMANIZED PRESSURE TREATED LUMBER OR A NATURALLY DECAY RESISTANT LUMBER SUCH AS REDWOOD OR CEDAR.

14. ALASKAN YELLOW CEDAR GLUE-LAMINATED BEAMS
A. LUMBER SPECIES: ALASKAN YELLOW CEDAR (A.C.) CONFORMING TO 20F-V12
B. STRENGTH PROPERTIES:
Fb BOTTOM FIBER BENDING STRESS 2000psi MIN.
Fb TOP FIBER BENDING STRESS 1000psi MIN.
Fv SHEAR STRESS 190psi MIN.
Fc COMPRESSION STRESS PERPENDICULAR TO GRAIN 560psi MIN.
E MODULUS ELASTICITY 1400ksi MIN.
C. CAMBER TO RADIUS OF 1600' U.O.N.
D. ALL GLB'S SHALL BE FABRICATED WITH EXTERIOR GLUE.
E. MANUFACTURE OF GLB'S SHALL CONFORM TO THE UBC.
F. GLU-LAM MATERIAL SHALL BE IN ACCORDANCE WITH ANSI/AITC A190.1 AND ASTM D3737.

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PROPRIETARY INFORMATION
THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO AT&T WIRELESS IS STRICTLY PROHIBITED.

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PREPARED FOR

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APPROVALS

R.F. ______ ______

ZONING ______ ______

CONSTRUCTION ______ ______

SITE ACQUISITION ______ ______

OWNER APPROVAL ______ ______

PROJECT NAME

MLK

PROJECT NUMBER

L-070 MOD

1311 WEST OWENS AVENUE
LAS VEGAS, NEVADA 89106

CITY OF LAS VEGAS

DRAWING DATES

09/08/09	PRELIM CD REVIEW (P1-B1)
09/01/10	FINAL CD'S (P1-B2)

SHEET TITLE

SPECIFICATIONS AND NOTES

T-2

JRA JOB NUMBER: 090429

SUP-39709

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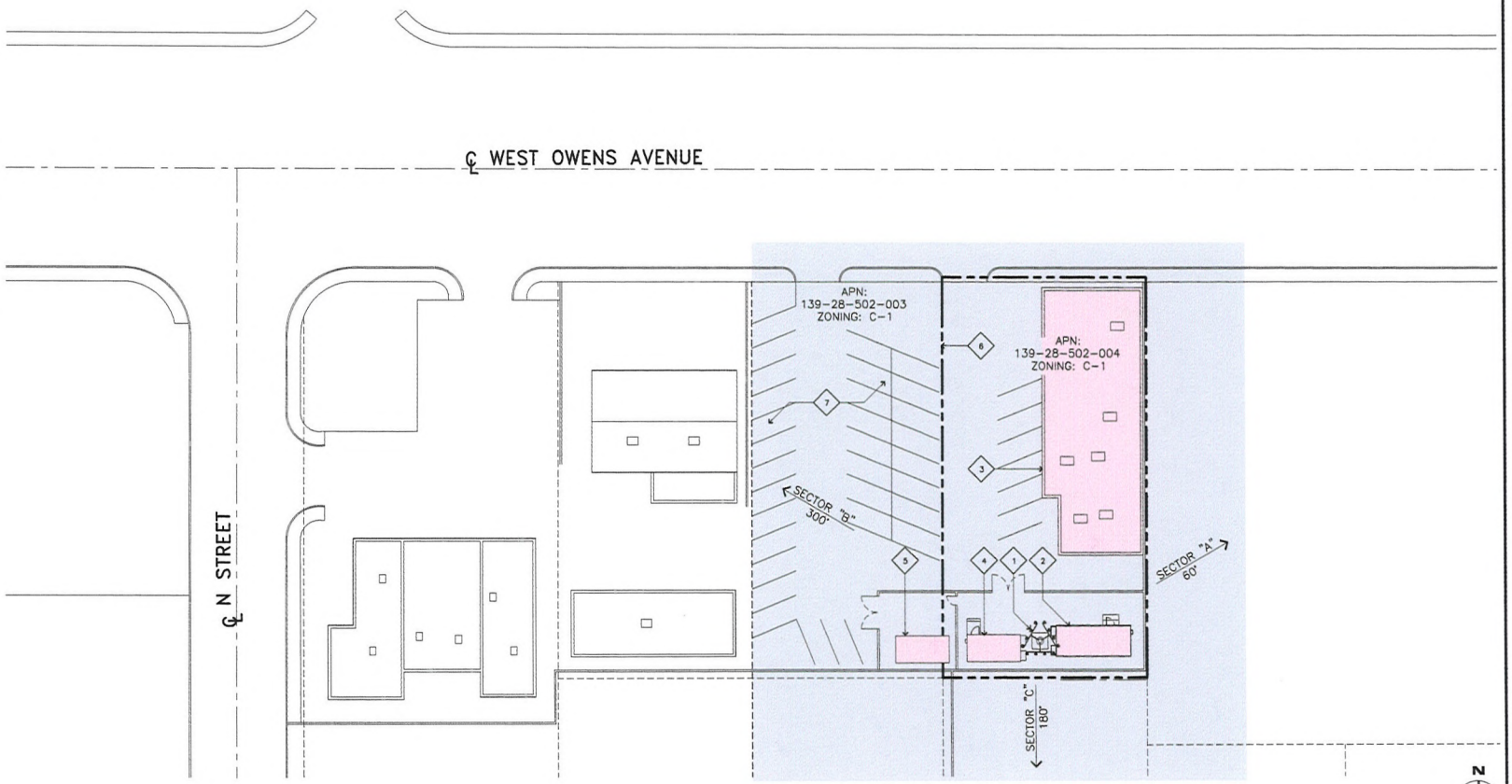
SITE PLAN KEYNOTES

1. NEW AT&T ANTENNAS; SEE SHEET A-1.
2. EXISTING AT&T EQUIPMENT SHELTER; SEE SHEET A-1.
3. EXISTING BUILDING.
4. EXISTING OTHER CARRIER EQUIPMENT SHELTER.
5. EXISTING OTHER CARRIER EQUIPMENT CABINETS.
6. EXISTING PROPERTY LINE.
7. EXISTING PARKING LOT.



SITE PLAN

SCALE: 1"=20' 0 10' 20'

1

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APPROVALS

R.F.

ZONING

CONSTRUCTION

SITE ACQUISITION

OWNER APPROVAL

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1311 WEST OWENS AVENUE
LAS VEGAS, NEVADA 89106

CITY OF LAS VEGAS

DRAWING DATES

09/08/09 PRELIM CD REVIEW (P1-B1)
09/01/10 FINAL CD'S (P1-B2)

SHEET TITLE

SITE PLAN

A-0

JRA JOB NUMBER: 090429

SUP-39709

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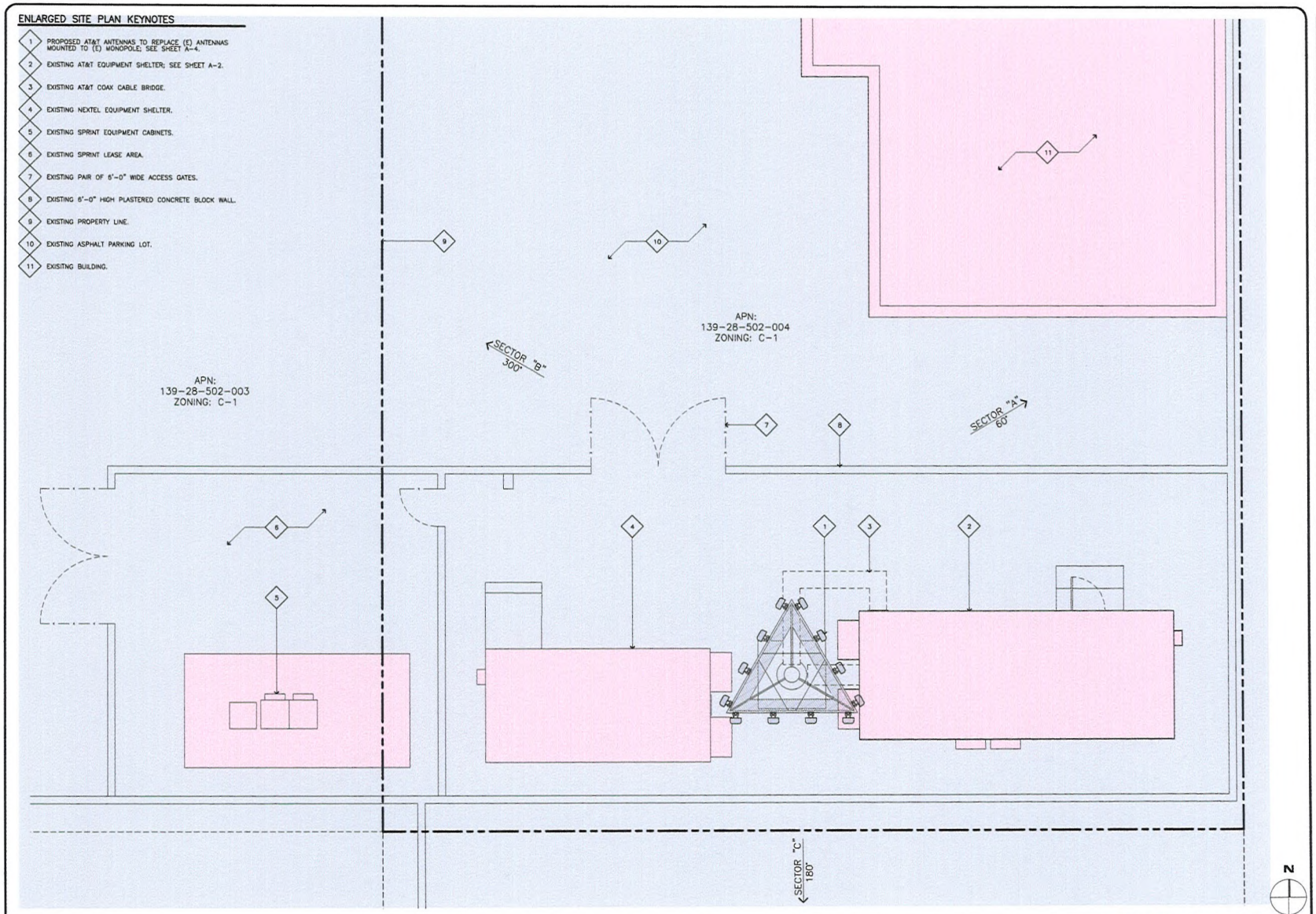
ENLARGED SITE PLAN KEYNOTES

1. PROPOSED AT&T ANTENNAS TO REPLACE (E) ANTENNAS MOUNTED TO (E) MONOPOLE; SEE SHEET A-4.
2. EXISTING AT&T EQUIPMENT SHELTER; SEE SHEET A-2.
3. EXISTING AT&T COAX CABLE BRIDGE.
4. EXISTING NEXTEL EQUIPMENT SHELTER.
5. EXISTING SPRINT EQUIPMENT CABINETS.
6. EXISTING SPRINT LEASE AREA.
7. EXISTING PAIR OF 6'-0" WIDE ACCESS GATES.
8. EXISTING 6'-0" HIGH PLASTERED CONCRETE BLOCK WALL.
9. EXISTING PROPERTY LINE.
10. EXISTING ASPHALT PARKING LOT.
11. EXISITNG BUILDING.



ENLARGED SITE PLAN

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

1

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CITY OF LAS VEGAS

DRAWING DATES

09/08/09 PRELIM CD REVIEW (P1-B1)
09/01/10 FINAL CD'S (P1-B2)

SHEET TITLE

ENLARGED SITE PLAN

A-1

JRA JOB NUMBER: 090429

RECEIVED
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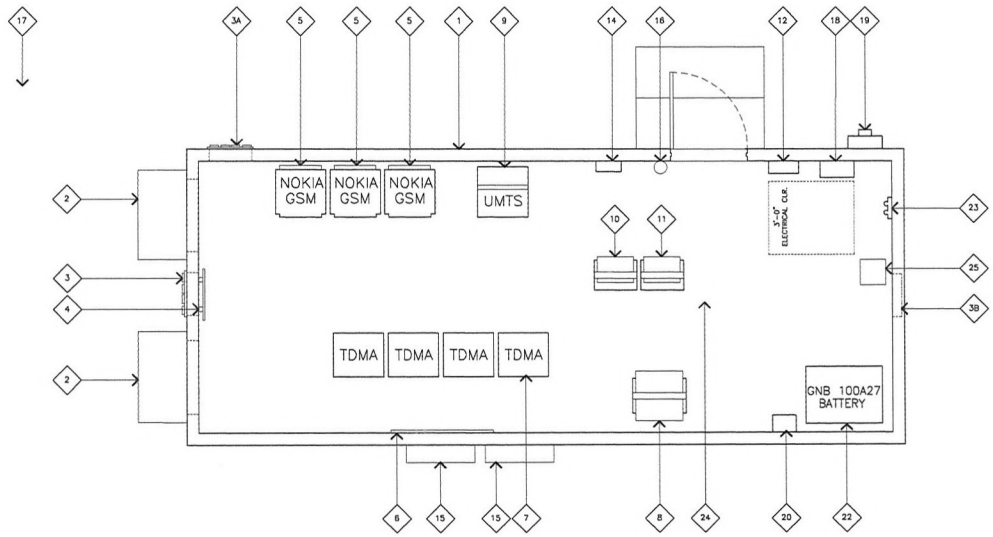
SUP-39709

EQUIPMENT FLOOR PLAN KEYNOTES

1. (E) AT&T ANDREW 11'-6" X 28'-0" EQUIPMENT SHELTER. FLOOR LOADING IS 208 PSF.
2. (E) AT&T EXTERIOR MOUNTED AC UNITS.
3. (E) AT&T WAVEGUIDE ENTRY PORT WITH (16) 7/8"ø COAX FROM EQUIPMENT TO ANTENNAS INSIDE POLE.
3A. (E) AT&T WAVEGUIDE ENTRY PORT WITH (20) 7/8"ø COAX & (3) RET CABLES FROM EQUIPMENT TO ANTENNAS ON OUTSIDE OF (E) MONOPOLE.
3B. (E) AT&T UNUSED WAVEGUIDE ENTRY PORT.
4. (E) AT&T WALL MOUNTED MAIN GROUND BUS BAR (MGB).
5. (E) NOKIA GSM EQUIPMENT CABINET.
6. (E) AT&T TELCO BACKBOARD.
7. (E) (4) AT&T TDMA CABINETS.
8. (E) AT&T 24VDC ARGUS RECTIFIER CABINET.
9. (E) AT&T LUCENT UMTS CABINET.
10. (E) AT&T DATA RACK.
11. (E) AT&T CDPD RACK.
12. (E) AT&T ELECTRICAL PANEL.
13. NOT USED.
14. (E) AT&T EXTERNAL ALARM CABINET.
15. (E) AT&T TELCO CABINET.
16. (E) AT&T FIRE EXTINGUISHER.
17. (E) AT&T GENERATOR RECEPTACLE NOT ON SHELTER APPROXIMATELY 30'-0" AWAY.
18. (E) AT&T MANUAL TRANSFER SWITCH.
19. (E) ELECTRICAL METER WITH MAIN SERVICE DISCONNECT.
20. (E) AT&T DUAL 800 AMP BATTERY DISCONNECT.
21. NOT USED.
22. (E) AT&T BATTERY RACK MODEL NO. GNB 12 CELL ABSOLYTE 100A27.
23. (E) AT&T EYE WASH STATION.
24. NO (E) AT&T SMOKE DETECTORS.
25. (E) AT&T SPILL KIT.
26. NOT USED.



NOT USED | SCALE: NONE | 2

EQUIPMENT FLOOR PLAN | SCALE: NONE | 1

JRA
Jeffrey Rome & Associates, Inc.
Architecture & Telecommunications
3 San Joaquin Plaza, Suite 155
Newport Beach, California 92660
Phone: (949) 760-3929
Fax: (949) 760-3951

PROPRIETARY INFORMATION

THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO AT&T WIRELESS IS STRICTLY PROHIBITED.

LICENSED ARCHITECT JEFFREY L. ROME 4398 EXP. DEC. 31,2009 STATE OF NEVADA

PREPARED FOR

at&t

3763 Howard Hughes Parkway, Suite 200
Las Vegas, Nevada 89169

APPROVALS

R.F.

ZONING

CONSTRUCTION

SITE ACQUISITION

OWNER APPROVAL

PROJECT NAME

MLK

PROJECT NUMBER

L-070 MOD

1311 WEST OWENS AVENUE
LAS VEGAS, NEVADA 89106

CITY OF LAS VEGAS

DRAWING DATES

09/08/09	PRELIM CD REVIEW (P1-B1)
09/01/10	FINAL CD'S (P1-B2)

SHEET TITLE

EQUIPMENT FLOOR PLAN

A-2

JRA JOB NUMBER: 090429

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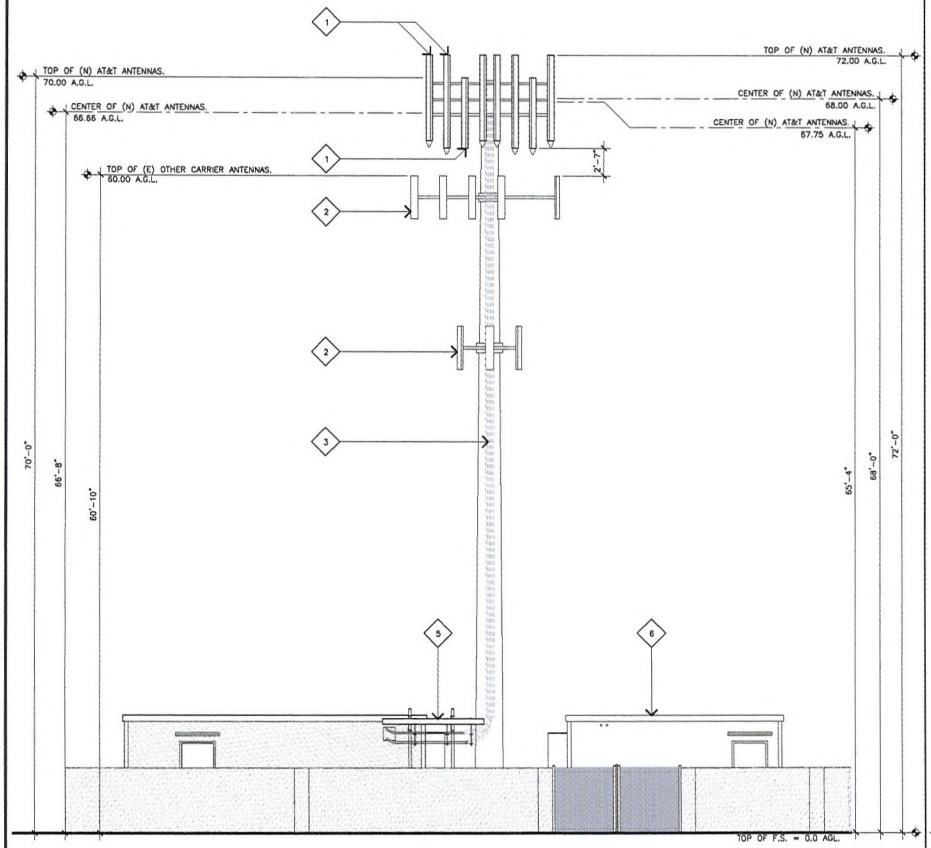
SEP 24 2010
SUP-39709

ELEVATION KEYNOTES

1. (N) AT&T ANTENNAS MOUNTED TO (E) MONOPOLE TO REPLACE (E) ANTENNAS.
2. (E) OTHER CARRIER ANTENNAS.
3. (E) AT&T COAX STRAPPED TO OUTSIDE OF POLE.
4. (E) AT&T EQUIPMENT SHELTER.
5. (E) AT&T COAX CABLE BRIDGE.
6. (E) NEXTEL EQUIPMENT SHELTER.



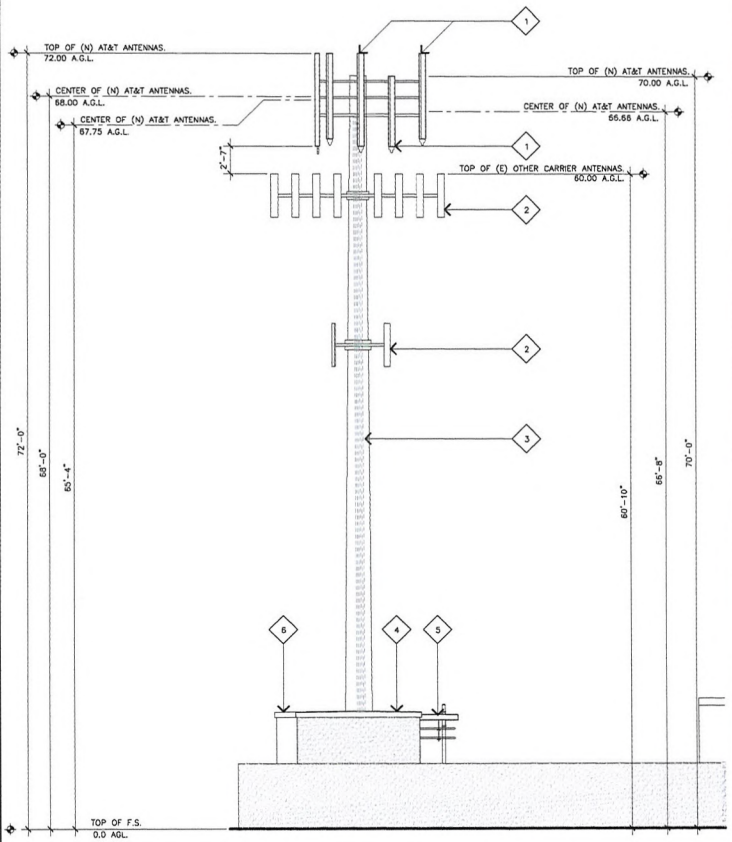
NORTH ELEVATION

SCALE: 3/16"=1'-0" 0 3' 6'

2

ELEVATION KEYNOTES

1. (N) AT&T ANTENNAS MOUNTED TO (E) MONOPOLE TO REPLACE (E) ANTENNAS.
2. (E) OTHER CARRIER ANTENNAS.
3. (E) AT&T COAX STRAPPED TO OUTSIDE OF POLE.
4. (E) AT&T EQUIPMENT SHELTER.
5. (E) AT&T COAX CABLE BRIDGE.
6. (E) NEXTEL EQUIPMENT SHELTER.



EAST ELEVATION

SCALE: 3/16"=1'-0" 0 3' 6'

1

JRA
Jeffrey Rome & Associates, Inc.
Architecture & Telecommunications
3 San Joaquin Plaza, Suite 155
Newport Beach, California 92660
Phone: (949) 760-3929
Fax: (949) 760-3931

PROPRIETARY INFORMATION

THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO AT&T WIRELESS IS STRICTLY PROHIBITED.

LICENSED ARCHITECT JEFFREY L. ROME 4398 EXP. DEC. 31, 2009 STATE OF NEVADA

PREPARED FOR

at&t

3763 Howard Hughes Parkway, Suite 200
Las Vegas, Nevada 89169

APPROVALS

R.F.

ZONING

CONSTRUCTION

SITE ACQUISITION

OWNER APPROVAL

PROJECT NAME

MLK

PROJECT NUMBER

L-070 MOD

1311 WEST OWENS AVENUE
LAS VEGAS, NEVADA 89106

CITY OF LAS VEGAS

DRAWING DATES

09/08/09 PRELIM CD REVIEW (P1-B1)
09/01/10 FINAL CD'S (P1-B2)

SHEET TITLE

EAST AND NORTH ELEVATIONS

A-3

JRA JOB NUMBER: 090429

SUP-39709

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L-070 MOD
MLK
Las Vegas, NV 89106

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SUP-39709

Photosimulation of changes to existing telecommunications site

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 9, 2010

Jason Frayer
Black & Veatch
6 Sunset Way, Suite B108
Henderson, Nevada 89014

RE: Cell Facility for AT&T Mobility (APN 139-28-502-004) located at 1311 West Owens Avenue: SDR-38623

Dear Mr. Frayer:

Planning and Development Department staff has reviewed the proposed plans to remove three (3) existing antennas at the 70-foot centerline and replace them with three (3) new antennas with the top of the antennas at 72 feet of an existing Wireless Communication Facility, Non-Stealth Design (Monopole) located at 1311 West Owens Avenue. The determination has been made that this request cannot be approved administratively.

A Special Use Permit application will be required prior to submittal of building permits. A copy of this letter must be included in the permit package.

If you have any questions, please contact me at (702) 229-6895.

Sincerely,

Debbie Sullivan, Planner I
Current Planning Division
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

SUP-39709

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SEP 24 2010

BLACK & VEATCH

September 24, 2010

City of Las Vegas
Planning & Development
731 S. 4th Street
Las Vegas, Nevada 89101
(702) 229-6301

RE: AT&T Mobility Project LSVGNVL070 MLK 1311 W. Owens
APN# 139-28-502-004 Special Use Permit

To Planning and Development:

AT&T Mobility is asking for the following to be reviewed by the City of Las Vegas Planning Department for AT&T project LSVGNVL070 MLK 1311 W. Owens. The site is an existing non-stealth monopole with three wireless providers already on the tower and AT&T believes that the impact of its proposed modification to change out its existing array for upgraded technology to expand its wireless network to be minimal.

- What AT&T is seeking to complete is a modification upgrade to the cell site to allow for greater use and expanded technology. As you can see from the photo simulations and the plans, AT&T looks to replace three (3) existing Powerwave 7752 antennas at position 2 (one each sector) with three (3) new Powerwave 7755 antennas is to be located in the same place as the existing antennas on the tower. AT&T is also looking to move the existing antenna at position four (4) to position three (3); but retain the existing antenna. Finally, AT&T is also requesting antenna change outs on antennas at positions one (1) and four (4) from Powerwave 7752 to new Kathrein 800-10766 K antennas. The only difference is all the new antennas are no more than two (2') feet longer than the existing antennas. The top of the existing antennas are at 70' and AT&T is asking to increase that height with the new antenna array to 72'. The tower itself is not being proposed to increase in tower height; just the antennas.
- AT&T cannot lower the bottom of the antennas to bring the top of the new antenna in line with the existing antennas because of the existing Sprint antennas below AT&T's rad center. It would cause interference and virtually overlap Sprint's and AT&T's antennas.
- There are no changes to the operating equipment located in the shelter and the minor changes to the antennas will not be noticed by the general public. The new antenna will match the existing ones (as stated on the plans), as to fade into the background as the existing equipment does.

702-460-8926 Office 6 Sunset Way Suite B108 702-614-4650 Fax Henderson, Nevada 89014

at&t

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SUP-39709

BLACK & VEATCH

For this project:

- It encourages co-location by staying on the existing tower.
- No residential use exists on the property.
- This existing tower is designed to be co-locatable and currently houses two additional telecommunication providers besides AT&T on the property.
- There is no tower lighting or signals currently on the monopole.
- All ground level equipment is screened by an existing block wall.
- The property is zoned commercial.

AT&T believes that this modification will not be detrimental to the surrounding area. It is in an area away from the general public; generally going unnoticed by the public at large and necessary for the increased operations of AT&T's telecommunications facility coverage necessities. This is but one carrier on the existing tower that houses three (3) carriers.

Please let me know if the City of Las Vegas has any questions or comments for AT&T's project LSVGNVL070 MLK.

Thanks,
Jason Frayer
702-460-8926
Jason.Frayer@cox.net
Contractor for AT&T Mobility

SUP-39709

702-460-8926 Office 323 Greenleaf Glen 702-614-4650 Fax Henderson, Nevada 89014

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SEP 24 2010

at&t

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: DECEMBER 16, 2010

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

SUBJECT:
SUP-39886 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: BEL AIR RG, LLC - Request for a Special Use Permit FOR A PROPOSED _____ SQUARE-FOOT AUTO REPAIR GARAGE, MAJOR WITH A WAIVER TO ALLOW SERVICE BAYS TO FACE A PUBLIC RIGHT-OF-WAY at 1715 and 1735 Fremont Street (APNs 139-35-315-007 and 006), C-2 (General Commercial) Zone, Ward 3 (Reese).

MAY GO TO CITY COUNCIL ON 01/19/11 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

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

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-39886** APN: 139-35-315-006; ~~008~~ 007

Name of Property Owner: BEL AIR RG LLC ET

Name of Applicant: RAY GOLBARI

Name of Representative: REX HENRIOTT

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: N/A

Partner(s): N/A

APN:

Signature of Property Owner:

Print Name: SHAHRAM RAY GOLBARI

Subscribed and sworn before me

This 15 day of Sep., 2010

Notary Public in and for said County and State

JONG MIN HWANG
Commission # 1702510
Notary Public - California
Los Angeles County
My Comm. Expires Nov 28, 2010

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OCT 1 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) 1715 - 1735 Fremont St. Las Vegas, NV 89101

Project Name Auto repair major **Proposed Use** RH

Assessor's Parcel #(s) 139-35-315-007; 006; ~~002~~ **Ward #**

General Plan: existing C proposed N/A **Zoning:** existing C2 proposed

Commercial Square Footage **Floor Area Ratio**

Gross Acres 1.07 **Lots/Units** **Density**

Additional Information

PROPERTY OWNER BEL AIR RG LLC ET **Contact** RAY GOLBARI

Address 1300 W OLYMPIC BLVD # 500 **Phone:** 213.927.2700 **Fax:** 213.927.5200

City LOS ANGELES **State** CA **Zip** 90015

E-mail Address ray@elatproperties.com / rachell@elatproperties.com

APPLICANT BEL AIR RG LLC ET **Contact** RAY GOLBARI

Address 1300 W OLYMPIC BLVD #500 **Phone:** 213.927.2700 **Fax:** 213.927.5200

City LOS ANGELES **State** CA **Zip** 90015

E-mail Address ray@elatproperties.com / rachell@elatproperties.com

REPRESENTATIVE HENRIOTT REAL ESTATE SVCS **Contact** REX HENRIOTT

Address 3910 Pecos-McLeod Ste C-120 **Phone:** 573-5004 **Fax:** 564-7642

City Las Vegas **State** NV **Zip** 89121

E-mail Address rexhenriott@yahoo.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 SHAHRAM RAY GOLBARI

Subscribed and sworn before me

This 15 day of Sep., 2010.

[signature]

Notary Public in and for said County and State

JONG MIN HWANG
Commission # 1702510
Notary Public - California
Los Angeles County
My Comm. Expires Nov 28, 2010

FOR DEPARTMENT USE ONLY

Case #	SUP-39886
Meeting Date:	12/16/10
Total Fee:	$1,030
Date Received:*	10/12/10
Received By:	BCS

*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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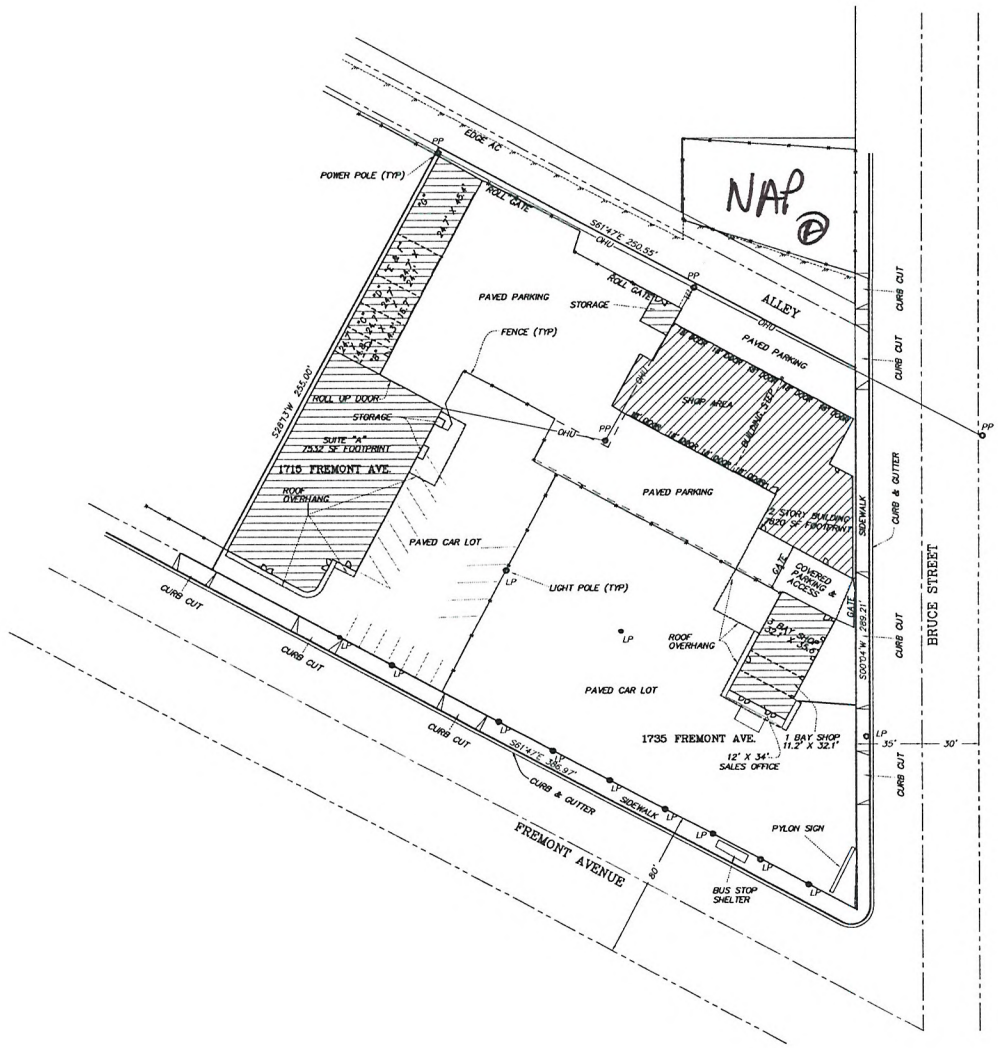
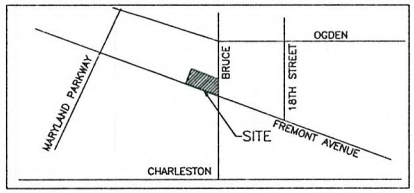
Revised 10/27/08

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



VICINITY MAP



SCALE: 1"=30'

30 15 0 30

NOTES:

1. THIS MAP DOES NOT REPRESENT A LAND BOUNDARY SURVEY
2. THIS SURVEY WAS CONDUCTED ON MAY 13, 2009.
3. BUILDING DIMENSIONS ARE INSIDE OF WALLS.
4. LOT DIMENSIONS FROM RECORDED PLATS BOOK 2, PAGE 41 & 42 C.C.R.O.
5. APN # 139-35-006 AND 007.

RIETZ CONSULTING INC
5740 S. ARVILLE ST. # 206
LAS VEGAS, NV 89118
702-621-3355

ELAT PROPERTIES & BEL AIR RC, L.L.C.
1716 & 1735 FREMONT STREET
LAS VEGAS, NEVADA

TOPOGRAPHIC SURVEY

PA/PM	--------
DRAWN BY:	E.JR.
JOB NO:	2009-12

SHEET 1

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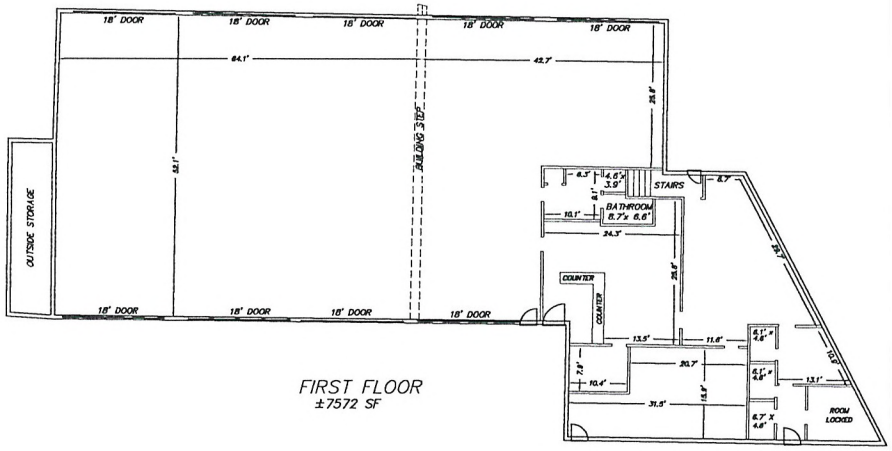
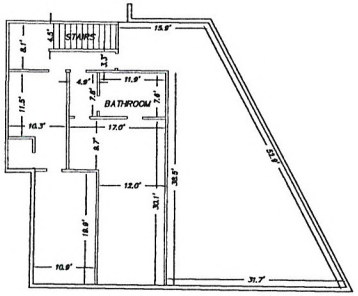
SUP-39886

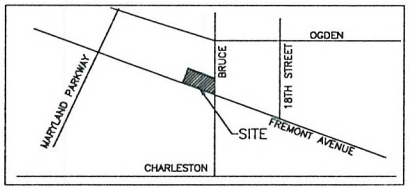


FIRST FLOOR
±7572 SF



SECOND FLOOR
±2219 SF

VICINITY MAP



SCALE: 1"=10'

10 5 0 10

NOTES:
1. THIS MAP DOES NOT REPRESENT A LAND BOUNDARY SURVEY
2. THIS SURVEY WAS CONDUCTED ON MAY 13, 2009.
3. BUILDING DIMENSIONS ARE INSIDE OF WALLS.

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OCT 12 2010

RIETZ CONSULTING INC
5740 S. ARVILLE ST. # 206
LAS VEGAS, NV 89118
702-521-3355

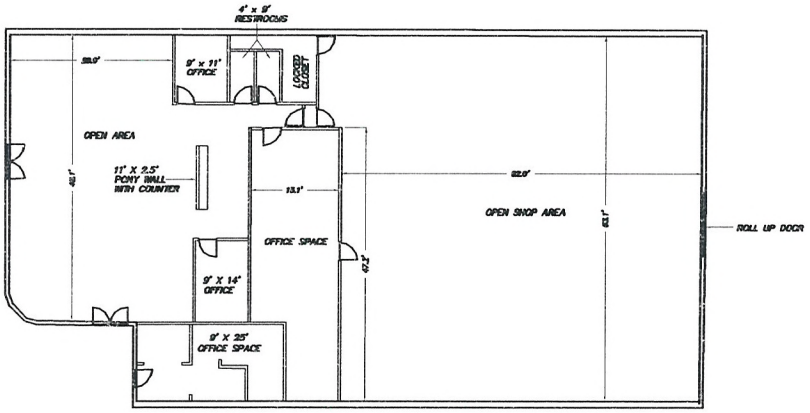
ELAT PROPERTIES & BEL AIR RG, L.L.C.
1736 FREMONT STREET
LAS VEGAS, NEVADA

BUILDING SURVEY

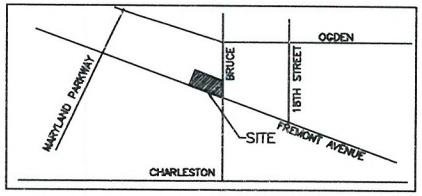
PA/PM	———
DRAWN BY:	E.R.
JOB NO:	2009-12

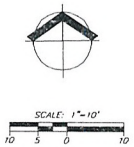
SHEET
2

SUP-39886



VICINITY MAP





NOTES:
1. THIS MAP DOES NOT REPRESENT A LAND BOUNDARY SURVEY
2. THIS SURVEY WAS CONDUCTED ON MAY 13, 2009.
3. BUILDING DIMENSIONS ARE OUTSIDE OF WALLS.
4. THIS BUILDING INTERIOR WAS SURVEYED ON JULY 13, 2010.

RIETZ CONSULTING INC
6740 S. ARVILLE ST. # 208
LAS VEGAS, NV 89118
702-627-3366

ELAT PROPERTIES & BEL AIR RC, L.L.C.
1736 FREMONT STREET
LAS VEGAS, NEVADA

BUILDING SURVEY

PM/PH	———
DRAWN BY	E.R.
JOB NO	2009-12

SHEET
3

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OCT 1 2 2010

SUP-39886

1715 – 1735 FREMONT ST. LAS VEGAS, NV 89101

SUP-39886

RECEIVED
OCT 12 2010

1715 – 1735 FREMONT ST. LAS VEGAS, NV 89101

RECEIVED
OCT 12 2010
SUP-39886

BEL AIR RG, LLC

1300 W. Olympic Blvd., Suite 500,
Los Angeles, CA 90015
P/ (213) 927-2700; F/ (213) 927-5200

June 17, 2010

City of Las Vegas
Planning & Development Department
731 S 4th St.
Las Vegas, NV 89101

RE: 1715- 1735 FREMONT ST. LAS VEGAS
APN: 139-35-315-007 ; 139-35-315-006

Overview

The property located at 1715-1735 Fremont St. Las Vegas has been an automotive complex for more than 20 years. Bel-Air RG LLC et als purchased the property in June 2007, which is commonly referred to as Downtown Vegas property. Previous tenants were Mendoza Auto Sales, Vallarta Auto Sales, Bruce Transmission, P & P Brake. As the economy worsens, these tenants left the premises without any prior notice or approval from the Landlord.

In June 2009, the City issued a new Naming and Address Assignment to properly separate each unit for proper identification.

Special Use Permit

As per City's requirements, we would like to secure a special use permit for the following:

1. Address: 1735 Fremont St. Unit 170 & 180
   Square Ft: 1,142sf for #170 ; 359 sf #180
   Use: Auto Major Repair

2. Address: 1715 Fremont unit 110,120,130,140,150
   Square Ft: 355.2sf #110; 343.2sf #120; 412.49sf #130;
   595.3sf #140; 1121.4sf #150
   Use: Office and Auto Body repair

3. Address: 1735 Fremont unit 100
   Square Ft: 7820sf
   Use: Office and Auto Body/major repair

Permitted Use

1. 1735 Fremont St. unit 190 - tire business
2. 1715 Fremont and 1715 Fremont St. Unit 100 - warehouse

Hours of operation will be from 9am to 6pm. Days of operation shall depend on the tenants.

We would appreciate if you grant special use permit for the property at the soonest possible time. For any clarification, feel free to call our office at phone number 213-927-2700.

Truly,
The Management

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OCT 22 2010
SUP-39886

City of Las Vegas Agenda Item No.: **16.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: DECEMBER 16, 2010

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

SUBJECT:
SUP-39963 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: FOSTER DAY, INC. - Request for a Special Use Permit TO RE-ESTABLISH AN ABANDONED CAR WASH, SELF-SERVICE USE WITH WAIVERS TO ALLOW 24-HOUR OPERATION ALL WEEK, TO ALLOW THE OPENING OF THE WASH BAYS TO FACE PUBLIC RIGHTS-OF-WAY, TO ALLOW A ZERO FOOT SEPARATION DISTANCE FROM A RESIDENTIAL PROPERTY WHERE A MINIMUM OF 200 FEET IS REQUIRED, AND TO ALLOW THE USE TO NOT BE OPERATED IN CONJUNCTION WITH ANOTHER MOTOR VEHICLE RELATED USE at 7501 West Alta Road (APN 138-34-301-003), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

MAY GO TO CITY COUNCIL ON 01/19/11 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

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

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-39963** APN: 138-34-301-003

Name of Property Owner: FOSTER DAY INC.

Name of Applicant: ROGER FOSTER

Name of Representative: ROGER FOSTER

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: ROGER FOSTER

Subscribed and sworn before me

This 18th day of October, 2010

Leanne D. Howe Clark, NV

Notary Public in and for said County and State

LEANNE D. HOWE
Notary Public State of Nevada
No. 10-2689-1
My appt. exp. July 30, 2014

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OCT 20 2010

PLANNING & DEVELOPMENT
CITY OF LAS VEGAS
DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: USE PERMIT

Project Address (Location) 7501 W. ALTA

Project Name FOSTER DAY CAR WASH **Proposed Use** SELF SERVE CAR WASH

Assessor's Parcel #(s) 138-34-301-003 **Ward #** _____

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

Commercial Square Footage 3500 **Floor Area Ratio** _____

Gross Acres .93 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER FOSTER DAY INC **Contact** ROGER FOSTER

Address 7501 ~~W.~~ ALTA **Phone:** 4604396 **Fax:** 8769705

City LAS VEGAS **State** NV **Zip** 89

E-mail Address N174R@AOL.COM

APPLICANT ROGER FOSTER **Contact** SAME

Address 2560 RED ARROW DR. **Phone:** 4604396 **Fax:** 8769205

City LV **State** NV **Zip** 89135

E-mail Address _____

REPRESENTATIVE _____ **Contact** _____

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

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

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 ROGER FOSTER

Subscribed and sworn before me

This 20th day of October, 20 10.

Susan MOCK

Notary Public in and for said County and State

SUSAN MOCK
Notary Public State of Nevada
No. 99-53862-1
My appt. exp. Dec. 30, 2012

Revised 10/27/08

FOR DEPARTMENT USE ONLY

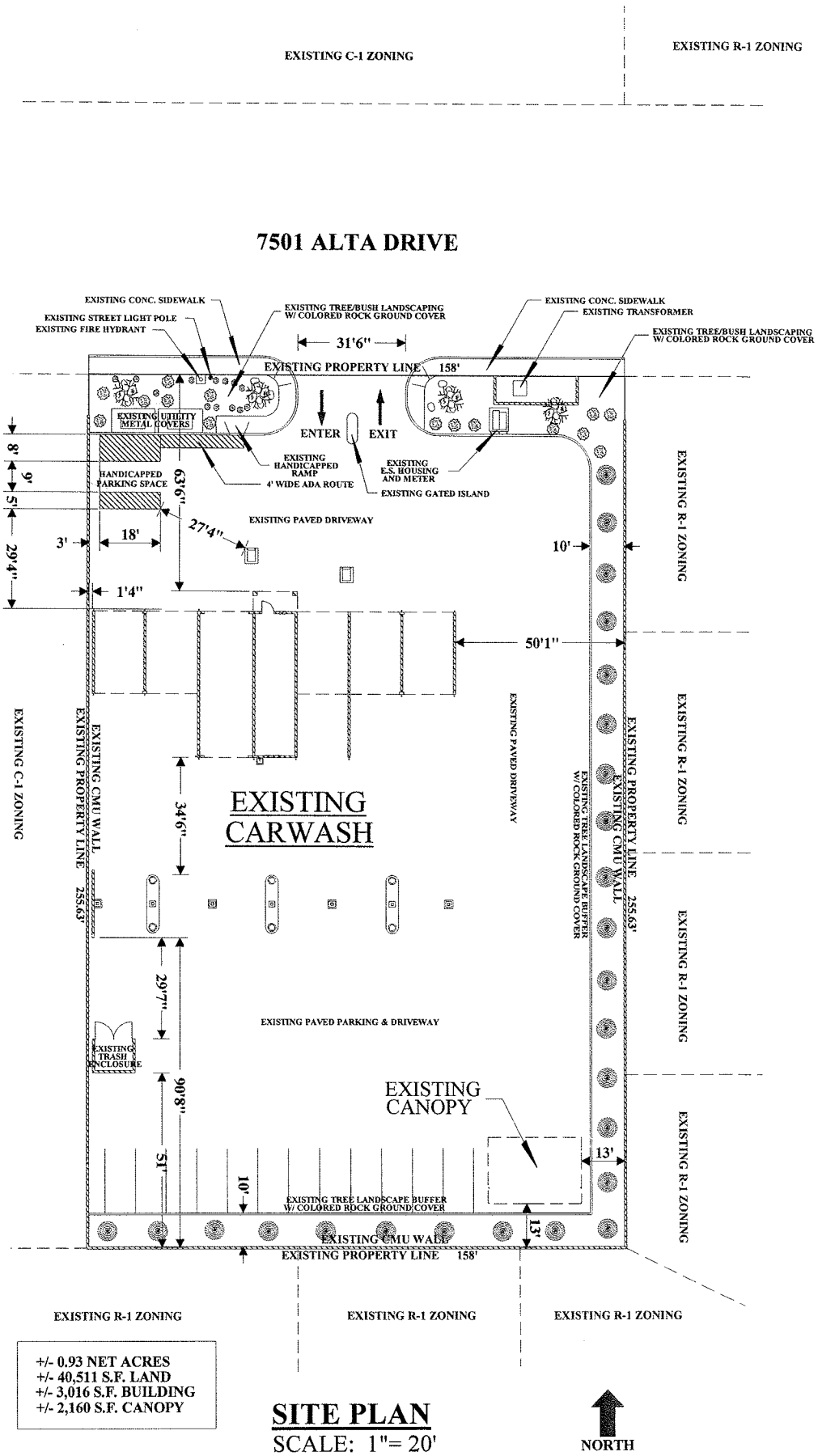
Case #	SUP-39963
Meeting Date:	12/16/10 PC
Total Fee:	$1,030
Date Received:*	10/20/10
Received By:	

*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 20 2010

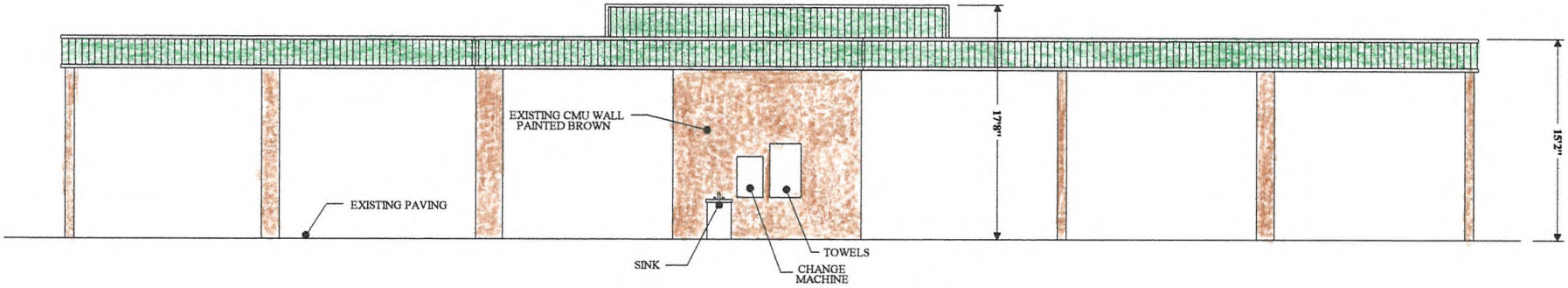
f:\depot\Application Packet\Application Form.pdf

7501 ALTA DRIVE

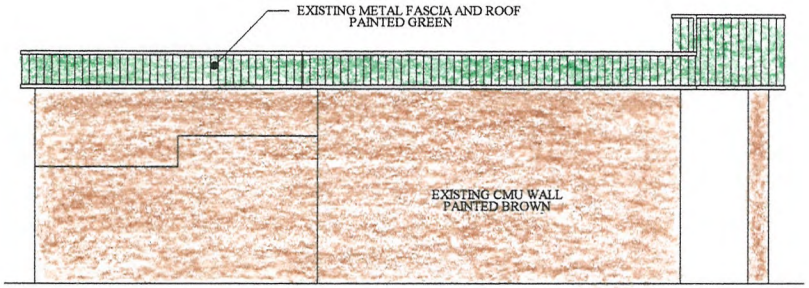


RECEIVED
OCT 20 2010

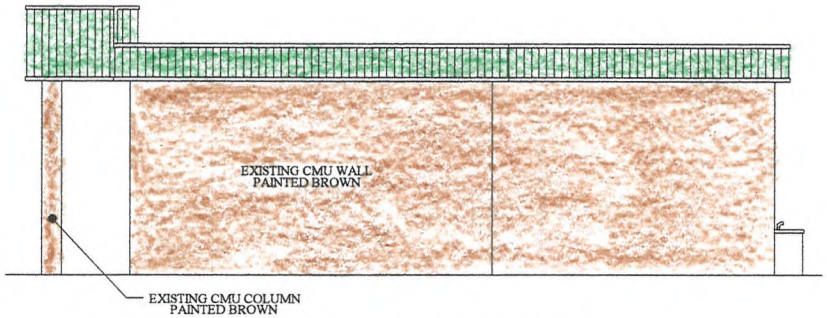
SUP-39963



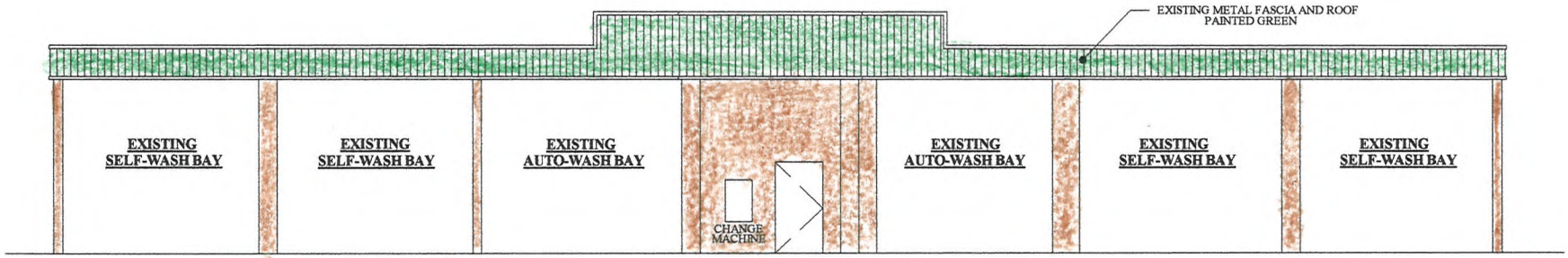
REAR ELEVATION (SOUTH)
SCALE: 3/16"= 1'- 0"



LEFT ELEVATION (EAST)
SCALE: 3/16"= 1'- 0"



RIGHT ELEVATION (WEST)
SCALE: 3/16"= 1'- 0"



FRONT ELEVATION (NORTH)
SCALE: 3/16"= 1'- 0"

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OCT 20 2010
SUP-39963

Justification Letter

The property located at 7501 West Alta Road (apn # 138-34-301-003) has operated as a self-serve carwash for over 13 years. It sits on approximately 1 acre of land and has 6 car wash bays and 6 vacuums bays. Approximately two and a half years ago Community Bank foreclosed on the property and shut the business down. The "Use Permit" expired March of 2009, I have purchase the property subject to the "Use Permit" being renew for the exiting Self-Serve Car Wash. I would be requesting Waivers to the Minimum Special Use Permit requirements as follows:

1. Hours of operation 7am to 10Pm to 24/7
2. Opening bays to the street / existing
6. The use must not be within 200 feet of residential property / existing
9. The business must be operated in conjunction with another motor vehicle related Smog inspection, minor auto repair etc… I would like to do Smog inspections.
10. An attendant must be on the premises all times the equipment is operational. / Attendant 6 hours 7 days a week

Presently my company operate 10 self-serve car washes it the Las Vegas area and would like the opportunity to re-establish the Use Permit to operate this business again.

Sincerely,

Roger Foster
Foster Day Car Washes

RECEIVED
OCT 26 2010
SUP-39963

City of Las Vegas

Agenda Item No.: **17.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 16, 2010

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

☐ **Consent** ☒ **Discussion**

SUBJECT:
SUP-40087 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: GREAT WASH PARK, LLC - Request for a Special Use Permit FOR A LIQUOR ESTABLISHMENT (SUPPER CLUB) WITHIN A 28.69-ACRE MIXED-USE DEVELOPMENT WITH WAIVERS TO ALLOW A DISTANCE SEPARATION OF 141 FEET FROM A CITY PARK WHERE 400 FEET IS REQUIRED AND TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A SIMILAR USE WHERE 1,500 FEET IS REQUIRED at 400 South Rampart Boulevard, Suite #190 (APN 138-32-601-003), C-2 (General Commercial) Zone, Ward 2 (Wolfson).

C.C.: 01/19/2011

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

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

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-40087** APN: 138-32-601-003

Name of Property Owner: Great Wash Park LLC

Name of Applicant: Great Wash Park LLC, Tivoli Village At Queensridge

Name of Representative: Brwon Brown & Premsrirut - Contact Lora Dreja

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: Todd D. Davis

Subscribed and sworn before me

This 19th day of October, 2010

Cynthia Callegaro

Notary Public in and for said County and State
Cynthia Callegaro

NOTARY PUBLIC
CYNTHIA CALLEGARO
STATE OF NEVADA - COUNTY OF CLARK
MY APPOINTMENT EXP. MARCH 22, 2011
No: 07-2542-1

Revised 11-14-06

NOTARY PUBLIC
CYNTHIA CALLEGARO
STATE OF NEVADA - COUNTY OF CLARK
MY APPOINTMENT EXP. MARCH 22, 2011
No: 07-2542-1

RECEIVED
OCT 26 2010
City of Las Vegas

PLANNING & DEVELOPMENT

CITY OF LAS VEGAS

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit for Liquor Establishment (Supper Club)

Project Address (Location) within Tivoli Village, 400 S. Rampart Boulevard, Suite 190

Project Name Silk **Proposed Use** Supper Club

Assessor's Parcel #(s) 138-32-601-003 **Ward #** 2 - Wolfsen

General Plan: existing GC proposed GC **Zoning:** existing C - 2 proposed C - 2

Commercial Square Footage Back Area - 2,617 sqft Front Area - 3,803 sqft Total sqft - 6,420 **Floor Area Ratio** See SUP - 5853

Gross Acres 29 + **Lots/Units** N/A **Density** N/A

Additional Information Subject Use Permit is on a portion of a 29 acre C - 2 zoned parcel that holds a mixed use permit SUP - 5853. See also Ordiance 6013.

PROPERTY OWNER Great Wash Park LLC **Contact** Vickie DeHart

Address 9755 West Charleston Boulevard **Phone:** (702) 946-6930 **Fax:** (702) 940-6931

City Las Vegas **State** Nevada **Zip** 89117

E-mail Address vickie@ehbinc.com

APPLICANT Great Wash Park LLC - Tivoli Village at Queensridge **Contact** Cynthia Callegaro

Address 1215 South Fort Apache Road, Suite 240 **Phone:** (702) 946-6680 **Fax:** (702) 946-6681

City Las Vegas **State** Nevada **Zip** 89117

E-mail Address ccallegaro@ehbinc.com

REPRESENTATIVE Brown Brown & Premsrirut **Contact** Lora Dreja

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

City Las Vegas **State** Nevada **Zip** 89101

E-mail Address lora@brownlawlv.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 Todd D. Davis

Subscribed and sworn before me

This 19th day of October, 20 10.

Cynthia Callegaro

Notary Public in and for said County and State

NOTARY PUBLIC
CYNTHIA CALLEGARO
STATE OF NEVADA - COUNTY OF CLARK
MY APPOINTMENT EXP. MARCH 22, 2011
No: 07-2542-1

FOR DEPARTMENT USE ONLY

Case #	Sup - 40087
Meeting Date:	12-16-10
Total Fee:	1280.00
Date Received:*	10-26-10
Received By:	FS

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

Revised 10/27/08

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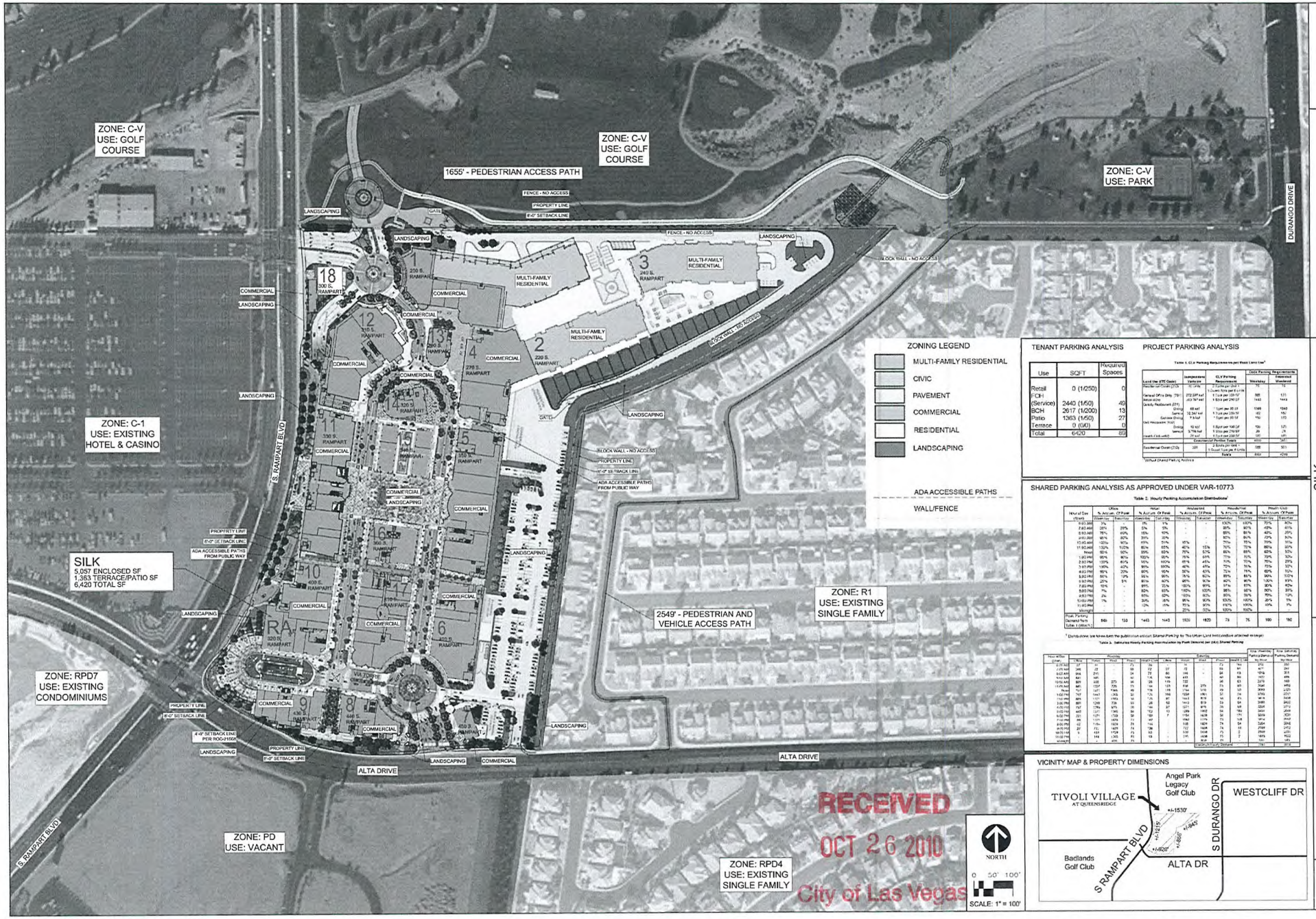


ZONING LEGEND

- MULTI-FAMILY RESIDENTIAL
- CIVIC
- PAVEMENT
- COMMERCIAL
- RESIDENTIAL
- LANDSCAPING

ADA ACCESSIBLE PATHS

WALL/FENCE

TENANT PARKING ANALYSIS

Use	SQFT	Required Spaces
Retail	0 (1/250)	0
FOH (Service)	2440 (1/60)	40
BOH	2617 (1/200)	13
Patio	1363 (1/50)	27
Terrace	0 (0/0)	0
Total	6420	80

PROJECT PARKING ANALYSIS

Table 1. CLV Parking Requirements per Root Lists Use[1]

Land Use (ITE Code)	Independent Variable	CLV Parking Requirements	Code Parking Requirements Weekday	Code Parking Requirements Weekend
Reseller-Self Service (814)	42 Units	1.5 per Unit + 1 per 3 Units	76	76
General Office Bldg. (710)	272,197 sqf	1 / 300 per 250 SF	908	131
Restaurant	43,767 sqf	1 / 200 per 250 SF	1443	1443
Quality Restaurant (931)				
Dining	68 sqf	1 per per 50 SF	1365	1365
Lounge	32,340 sqf	1 / 100 per 250 SF	162	162
Carryout Dining	7,9 sqf	1 per per 250 SF	152	152
Cinema (152)				
Dining	10 sqf	1 / per per 100 SF	126	126
Lounge	3,776 sqf	1 / 100 per 250 SF	29	29
Health Club (492)	20 sqf	1 / per per 250 SF	80	80
Commercial Portion Totals			4332	3477
Residential Owner (230)	200	2 Spaces per Unit + 1 Guest Space per 4 Units	580	501
Totals			4912	4298

[1] Without Shared Parking Analysis

SHARED PARKING ANALYSIS AS APPROVED UNDER VAR-10773

Table 2. Hourly Parking Accumulation Distributions[1]

Hour of Day (Start)	Office % Accum. Of Peak Weekday	Office % Accum. Of Peak Saturday	Retail % Accum. Of Peak Weekday	Retail % Accum. Of Peak Saturday	Restaurant % Accum. Of Peak Weekday	Restaurant % Accum. Of Peak Saturday	Residential % Accum. Of Peak Weekday	Residential % Accum. Of Peak Saturday	Health Club % Accum. Of Peak Weekday	Health Club % Accum. Of Peak Saturday
6:00 AM	3%	-	5%	5%	-	-	100%	100%	70%	80%
7:00 AM	20%	20%	5%	5%	-	-	95%	90%	40%	45%
8:00 AM	75%	40%	15%	5%	-	-	85%	85%	40%	35%
9:00 AM	95%	80%	35%	30%	-	-	80%	85%	70%	50%
10:00 AM	100%	90%	65%	75%	15%	-	75%	75%	70%	55%
11:00 AM	100%	100%	85%	85%	40%	15%	70%	70%	80%	60%
Noon	95%	90%	90%	85%	75%	50%	65%	65%	80%	70%
1:00 PM	90%	80%	100%	85%	75%	65%	70%	70%	70%	70%
2:00 PM	100%	60%	90%	90%	75%	45%	70%	70%	70%	75%
3:00 PM	100%	40%	90%	100%	80%	45%	70%	75%	70%	70%
4:00 PM	90%	20%	80%	90%	90%	60%	75%	75%	60%	70%
5:00 PM	80%	10%	85%	90%	75%	60%	85%	85%	50%	100%
6:00 PM	20%	5%	80%	85%	75%	80%	90%	90%	100%	85%
7:00 PM	10%	-	85%	75%	100%	90%	95%	95%	80%	80%
8:00 PM	5%	-	80%	65%	100%	100%	95%	95%	80%	80%
9:00 PM	2%	-	65%	60%	100%	80%	80%	90%	70%	70%
10:00 PM	1%	-	30%	30%	90%	60%	60%	80%	40%	40%
11:00 PM	-	-	10%	10%	75%	40%	40%	60%	10%	1%
Midnight	-	-	-	-	50%	10%	10%	50%	-	-
Peak Parking Demand Spaces (Line 1 Offset)	849	133	1443	1443	1820	1820	79	76	180	180

[1] Distributions are taken from the publication entitled Shared Parking by The Urban Land Institute (see attached excerpt)

Table 3. Combined Hourly Parking Accumulation by Peak Demand (per Unit) Shared Parking

Hour of Day (Start)	Weekday Office	Weekday Retail	Weekday Rest	Weekday Resid	Weekday Health Club	Saturday Office	Saturday Retail	Saturday Rest	Saturday Resid	Saturday Health Club	Total Weekday Parking Demand by Hour	Total Saturday Parking Demand by Hour
6:00 AM	3	5	-	100	70	3	5	-	100	80	177	188
7:00 AM	20	5	-	95	40	20	5	-	90	45	160	160
8:00 AM	75	15	-	85	40	40	5	-	85	35	215	165
9:00 AM	95	35	-	80	70	80	30	-	85	50	280	245
10:00 AM	100	65	15	75	70	90	75	15	75	55	325	295
11:00 AM	100	85	40	70	80	100	85	40	70	60	375	355
Noon	95	90	75	65	80	90	85	75	65	70	405	385
1:00 PM	90	100	75	70	70	80	90	75	70	70	405	385
2:00 PM	100	90	75	70	70	60	90	75	70	75	405	375
3:00 PM	100	90	80	70	70	40	100	80	70	70	410	360
4:00 PM	90	80	90	75	60	20	90	90	60	70	395	330
5:00 PM	80	85	75	85	50	10	75	60	100	100	375	345
6:00 PM	20	80	75	90	100	5	75	80	85	85	365	345
7:00 PM	10	85	100	95	80	-	100	90	80	80	370	350
8:00 PM	5	80	100	95	80	-	100	100	80	80	360	360
9:00 PM	2	65	100	80	70	-	90	80	70	70	317	310
10:00 PM	1	30	90	60	40	-	75	60	40	40	181	175
11:00 PM	-	10	75	40	10	-	50	40	10	1	125	101
Midnight	-	-	50	10	-	-	25	10	-	-	60	35
Combined Peak Demand											1820	1820

VICINITY MAP & PROPERTY DIMENSIONS

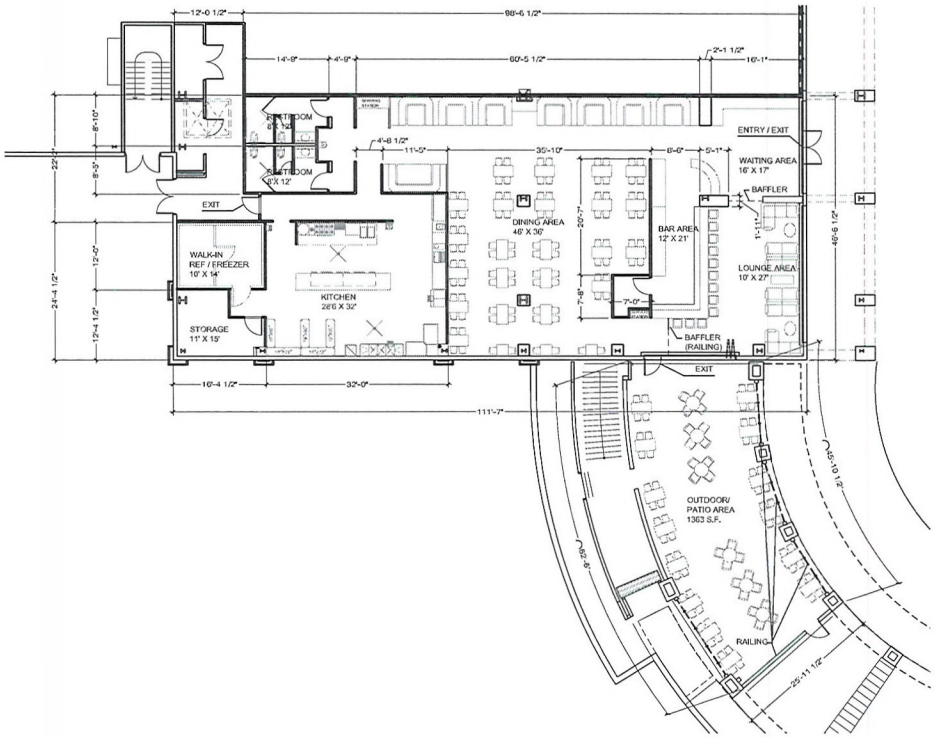
TIVOLI VILLAGE

SILK
Tivoli Village at Queensridge
(f/k/a The Village at Queensridge)
400 S. Rampart Ste. 190
Las Vegas, NV 89145
A Portion of A.P.N. 138-32-601-003

SITE PLAN

01

SUP-40087



1 **S.U.P. FLOOR PLAN**

SCALE: 1" = 10'

N

SEATING CHART

DINING AREA : 144
LOUNGE : 16
BAR : 12
PATIO : 80
TERRACE : N/A

SEATING CAPACITY: 252

SQUARE FOOTAGE

RETAIL : N/A
BACK : 2617 sqft.
SEATING : 2440 sqft
PATIO : 1363
TERRACE : N/A
TOTAL = 6420 sqft

OCCUPANT LOAD

ASSEMBLY AREA (UNCONCENTRATED @ 1/15)
INDOOR AREA : 2440/15 = 163
OUTDOOR PATIO: 1363/15 = 91
BACK AREA @1/200 : 13
TOTAL OCCUPANT LOAD: 267

PLUMBING CALC

WATER CLOSET : MEN @ 1/75 = 2
WOMEN @ 1/75 = 2

LAVATORY : MEN @ 1/ 200 = 1
WOMEN @ 1/200 = 1

DRINKING FOUNTAIN : 1 / 500 = 1

SERVICE SINK : 1

SILK
TIVOLI VILLAGE AT QUEENSRIDGE
(F/K/A AT THE VILLAGE AT QUEENSRIDGE)
400 S. RAMPART BOULEVARD, SUITE 190
LAS VEGAS, NV 89145
A PORTION OF APN# 138-32-601-003

RECEIVED
OCT 26 2010
City of Las Vegas

SUP-40087

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 27, 2010

City of Las Vegas
Planning & Development
731 S Fourth Street
Las Vegas, Nevada 89101

Re: Special Use Permit with separation waivers a Supper club within Tivoli Village
Parcel 138-32-601-003. Silk, 400 S Rampart, #190

Dear Sir/Madam;

Please consider this request to allow a Tavern within a previously approved mixed use development (SUP-5853). The site is located within a 29 acre commercial and residential development located at the northeast corner of Alta Drive and Rampart Boulevard. Specifically, Silk is a grade level establishment located adjacent to the arcade feature that decorates the area next to the Rampart/Alta intersection.

Silk, is a Spanish themed restaurant that will serve Tapas, Sangrias, beer and other forms of Liquor. The floor plan offers patrons the choice of three seating environments. An indoor seating area is open to all patrons including families, a lounge area is available to patrons 21 years and older, and cortile/patio dining can be accessed by first traversing through the restaurant. This patio area is shaded by the arcade feature. As proposed, Silk meets Title 19 requirements for a supper club including seating capacity, kitchen hours, staffing levels, and restaurant/lounge separation. The parking allocation for this restaurant is grandfathered into the project-wide parking agreement. Please reference VAR-10773 that approved 3,955 spaces where 4,961 would otherwise be required.

This application requires a waiver of separation distance to allow less than 400 feet from the property line of the subject parcel to the property line of the nearest city park. The Tivoli Village mixed use development is situated on a parcel on which the north easternmost corner measures 141 feet from a playground within Angel Park (138-32-501-003). It is important to note that the commercial portion of this 30 acre parcel is on the westernmost side of the mixed use area. Consequently approximately 560 feet of mid-rise residential development is situated between the commercial portion of Tivoli Villages and the subject playground. It is also notable that there are two barriers between this park and Tivoli Village. The first is an approximate 600 foot fence along the northern boundary of the property. The second is a drainage channel that is more than 20 feet deep. As a result, a pedestrian must walk 1655 feet to the park while there is no direct vehicular access. For this reason, the park is suitably protected from this supper club.

SUP-40087

RECEIVED
OCT 26 2010
City of Las Vegas

Please phone me at (702) 598-1408 if you would like to discuss this further.

Very truly yours,

Lora Dreja
Land Entitlements
Brown, Brown and Premsrirut

SUP-40087

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: DECEMBER 16, 2010

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

SUBJECT:
SUP-40143 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: STRUT N - OWNER: EXPERTISE COSMETOLOGY INSTITUTE, LLC - Request for a Special Use Permit FOR A GENERAL RETAIL STORE, OTHER THAN LISTED (LESS THAN 3,500 SQUARE FEET) at 1911 Stella Lake Street, Suite #100 (APN 139-21-313-012), C-PB (Planned Business Park) Zone, Ward 5 (Barlow).

C.C.: 01/19/2011

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

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

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-40143** APN: 139-21-313-012

Name of Property Owner: Expertise Cosmetology Institute LLC

Name of Applicant: Ashley Chaney StrutN

Name of Representative: Gwen Chaney Braimoh

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: n/a

Partner(s): n/a n/a

APN: n/a

Signature of Property Owner: Gwen Chaney

Print Name: Expertise Cosmetology Institute LLC

Subscribed and sworn before me

This 2 day of November, 2010

Notary Public in and for said County and State Clark, Nevada

Notary Public - State of Nevada
County of Clark
R. MCCOY
My Appointment Expires
July 1, 2012
No. 04-90099-1

NOV 02 2010

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Ashley Chaney

Project Address (Location) 1911 Stella Lake, Suite 100, Las Vegas NV 89106

Project Name Strut N **Proposed Use** Retail Sales

Assessor's Parcel #(s) 139-21-313-012 **Ward #** 5 - Barlow

General Plan: existing LI/R proposed N/C **Zoning:** existing C-PB proposed N/C

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

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

Additional Information Applicant will occupy only less than 300 SF of this 10,000 SF Bldg. The space is currently used for retail sales under an existing City of L.V. valid business license

PROPERTY OWNER Expertise Cosmetology Inst. LLC **Contact** Gwen Braimoh, Mng Member

Address 1911 Stella Lake **Phone:** (702) 636-8686 **Fax:** (702) 636-0065

City Las Vegas **State** NV **Zip** 89106

E-mail Address gwencbar@aol.com

APPLICANT Strut N **Contact** Ashley Chaney

Address 1911 Stella Lake **Phone:** (702) 636-0941 **Fax:** (702) 636-0065

City Las Vegas **State** NV **Zip** 89106

E-mail Address gwencbar@aol.com

REPRESENTATIVE Gwen Chaney Braimoh **Contact** Gwen Braimoh

Address 1911 Stella Lake **Phone:** (702) 636-8686 **Fax:** (702) 636-0065

City Las Vegas **State** NV **Zip** 89106

E-mail Address gwencbar@aol.com

Property Owner Signature* Gwen C Braimoh

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

Print Name Gwen C. Braimoh, Managing Member

Subscribed and sworn before me

This 2 day of November, 2010.

Notary Public in and for said County and State

Notary Public - State of Nevada
County of Clark
R. MCCOY
My Appointment Expires
July 1, 2012
04-90099-1

NOV 02 2010

FOR DEPARTMENT USE ONLY

Case #	SUP- 40143
Meeting Date:	12/16/10
Total Fee:	1030.00
Date Received:*	11/2/10
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.

Revised 10/27/08

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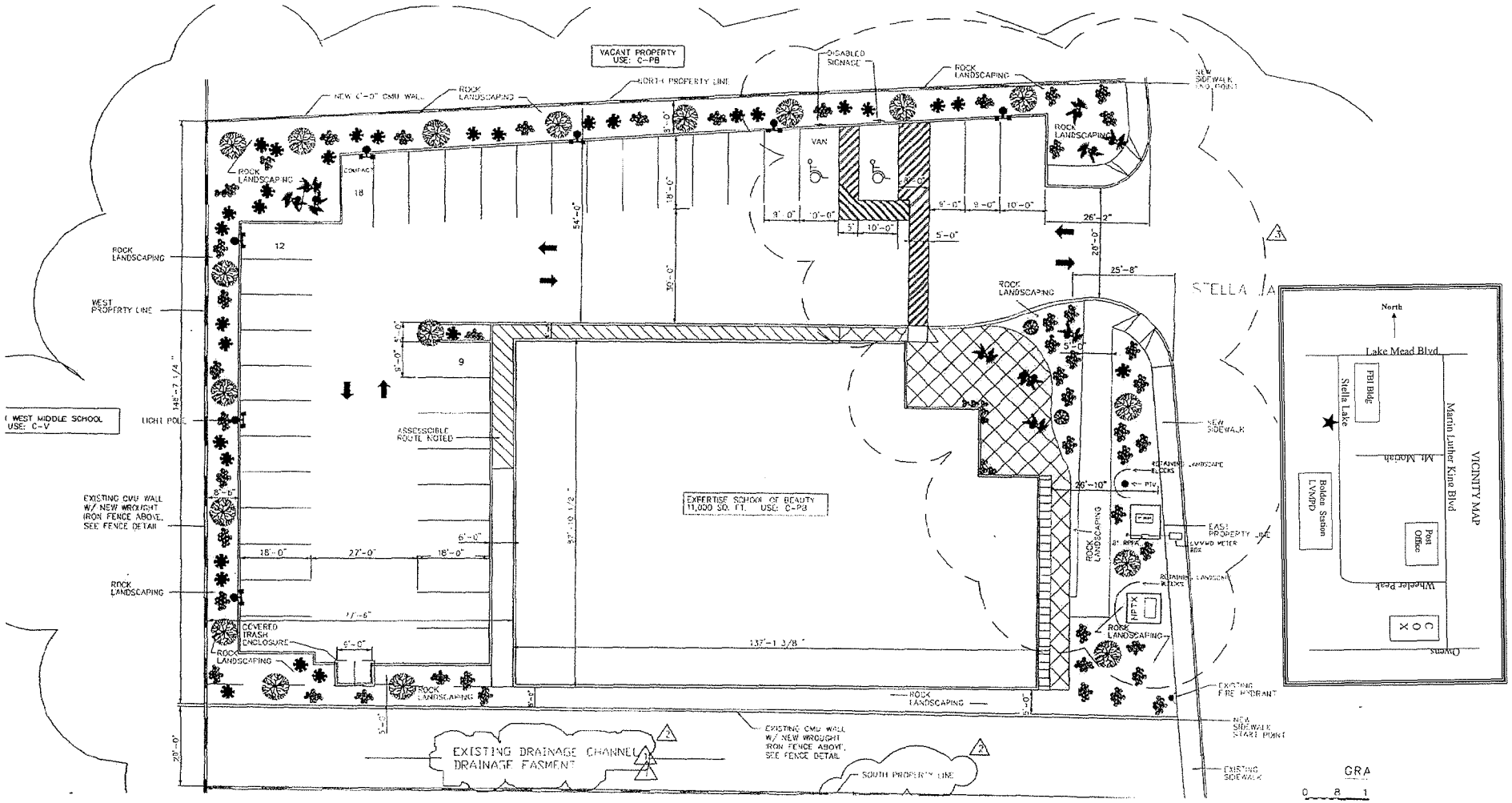
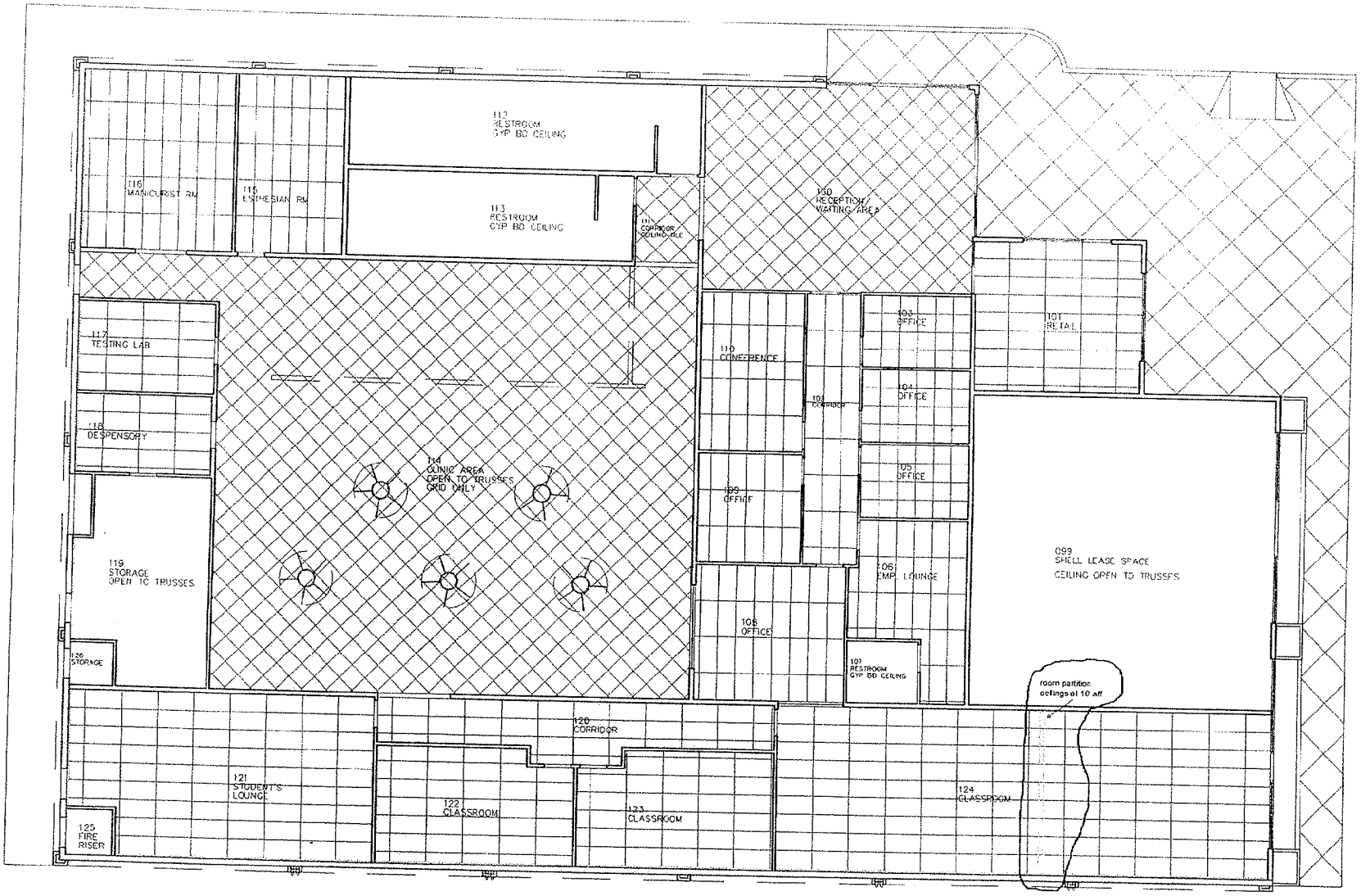


NOV 02 2010

SUP-40143



SUP-40143

NOV 02 2010

JUSTIFICATION LETTER

RE: STRUTN/1911 Stella Lake, Las Vegas NV 89106
Reference License # S07-98337-3-150332

Ashley Chaney will be utilizing an existing retail space in our building. The small space is currently used for retail sales and operates under an existing retail sales license #B08-008363-2-095811, which has been in place since October 2006 and was provided as part of our pre-application processing.

Ashley Chaney is affiliated with Expertise and will be managing the retail space. She will expand the current inventory to include other women's accessory items and will report those sales separately for the purpose of taxation and inventory control. She completed the State Business License process and has followed the requirements for Nevada business taxation.

Since our opening in 2006, we have incubated Gritz Café by providing tenant improvements to support bringing this new business establishment to the Westside community. We feel by supporting our retail sales manager in developing her business skills, we are providing a valuable service for this graduate of our school who aspires to develop her business management skills. By having her manage a portion of the inventory, complete related sales tax reporting, we are contributing to her development much like a business incubator project.

We see the expansion of the merchandise as a way to stimulate our existing retail operation by responding to our students' and salon clients' request for new products. The customers will be the same individuals, primarily our students and customers of the beauty school which operates in the majority of the building's square footage. We also expect to attract clients of the Gritz Café, which is also domiciled in this building and the holder of a city Business License.

The retail space has been highlighted on the site plan and, as noted is an estimated 225 SF of the overall 10,000 SF facility. For this reason, we do not anticipate an increase in foot traffic or vehicular traffic since these clients are already being served at this site. Further, no permanent exterior signage will be attached to our building, as we see the existing clients as our target market. Additionally, no interior modifications or construction is being undertaken.

The following summarizes the key factors:

- Existing retail sales license
- No change to the structure
- No exterior attached signage
- Space dedicated to retail sales is approximately 3% of the overall square footage of the building
- Clients are from our existing students and clients and customers of Gritz Café (SUP-18298) which operates under an existing city license in a portion of the building.

Respectfully submitted by:
OWNER:
Gwen Chaney Braimoh
Managing Member
Expertise Cosmetology Institute LLC

APPLICANT:
Ashley Chaney
DBA STRUT N

SUP-40143

NOV 02 2010

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: DECEMBER 16, 2010

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

SUBJECT:
SDR-40069 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: KRASSIMIR TEOFILOV - Request for a Site Development Plan Review FOR A PROPOSED PARKING LOT WITH A WAIVER TO TITLE 19.08.050(E)(4)(a)(ii) TO ALLOW CHAINLINK OR OPEN WIRE FENCING WHERE SUCH MATERIAL IS PROHIBITED on 0.31 acres at 3020 Contract Avenue (APN 139-36-812-008), M (Industrial) Zone, Ward 3 (Reese).

MAY GO TO CITY COUNCIL ON 01/19/11 OR MAY BE FINAL ACTION
(Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**14**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends

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

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-40069** APN: _____

Name of Property Owner: KRASSIMIR TEOFILOV

Name of Applicant: _____

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: Krassimir Teofilov

Print Name: KRASSIMIR TEOFILOV

STATE OF NEVADA COUNTY OF CLARK

Subscribed and sworn before me

This 25 day of October, 20 10

Notary Public in and for said County and State

MIKE KENT
Notary Public, State of Nevada
Appointment No. 06-105495-1
My Appt. Expires Apr 29, 2014

RECEIVED
OCT 26 2010

Revised 11-14-06

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PLANNING & DEVELOPMENT
CITY OF LAS VEGAS
DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: PARKING LOT

Project Address (Location) 3020 CONTRACT AVE. L.V. 89101

Project Name CONTRACT AUTOMOTIVE-PARKING lot **Proposed Use** PARKING LOT

Assessor's Parcel #(s) 139368120 08 **Ward #** 3

General Plan: existing LI/R proposed _____ **Zoning:** existing M proposed _____

Commercial Square Footage 0.31 ACRES **Floor Area Ratio** _____

Gross Acres 0.31 ACRES **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER KRASSIMIR TEOFILOV **Contact** _____

Address 1943 GOLDEN VISTA DR. **Phone:** 494 9008 **Fax:** 386 0424

City L.V. N.V. **State** N.V. **Zip** 89123

E-mail Address KTCONTRACT@YAHOO.COM

APPLICANT SAME **Contact** _____

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

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

E-mail Address _____

REPRESENTATIVE _____ **Contact** _____

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

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

E-mail Address _____

Property Owner Signature* KRASSIMIR TEOFILOV

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

Print Name KRASSIMIR TEOFILOV

Subscribed and sworn before me

This 25 day of October, 20 10.

STATE OF NEVADA COUNTY OF CLARK

Notary Public in and for said County and State

MIKE KENT
Notary Public, State of Nevada

FOR DEPARTMENT USE ONLY

Case #	SDR-40069
Meeting Date:	12/16/10 PC
Total Fee:	$1,030
Date Received:*	10/26/10
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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Revised 10/27/08

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NEVADA INDIVIDUAL ACKNOWLEDGMENT

State of NEADA
County of CLARK } ss.

This instrument was acknowledged before me on this the 25 day of October, 20 10, by
Day Month Year

(1) KRASSIMIR TEOFILOV (.)
Name of Signer

(and

(2) *N/A* .)
Name of Signer

Appointment No. 06-105495-1
My Appt. Expires Apr 29, 2014

MIKE KENT
Notary Public, State of Nevada
Appointment No. 06-105495-1
My Appt. Expires Apr 29, 2014

Place Notary Seal and/or Stamp Above

Signature of Notary Public

OPTIONAL

Though the information in this section is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

RIGHT THUMBPRINT OF SIGNER #1	RIGHT THUMBPRINT OF SIGNER #2
Top of thumb here	Top of thumb here

Description of Attached Document

Title or Type of Document: Application/Petition Form

Document Date: 10/25/10 Number of Pages: 1

Signer(s) Other Than Named Above: *N/A*

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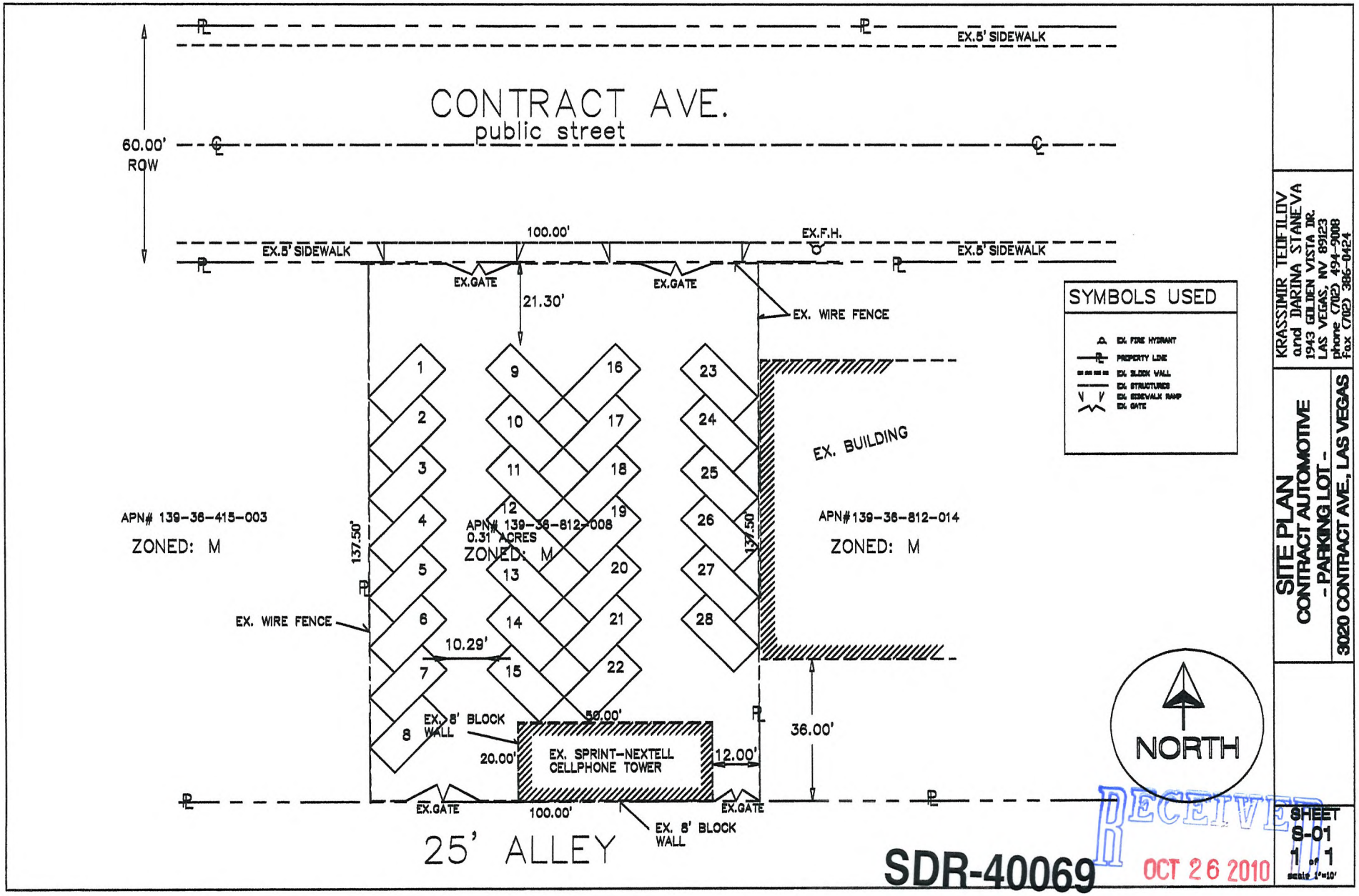

SDR-40069

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KRASSIMIR TEUFTILOV
and DARINA STANEVA
1943 GOLDEN VISTA DR.
LAS VEGAS, NV 89123
phone (702) 494-9008
Fax (702) 386-0424

SITE PLAN
CONTRACT AUTOMOTIVE
- PARKING LOT -
3020 CONTRACT AVE., LAS VEGAS

SHEET
S-01
1 of 1
scale 1"=10'

RECEIVED
OCT 20 2010

CONTRACT AUTOMOTIVE INC.
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OCT 20 2010

SDR-40069

RECEIVED
OCT 26 2010

BUNDERSON
CUSTOM FABRICATION
RECEIVED
OCT 26 2010

SDR-40069

RECEIVED
OCT 26 2010

SDR-40069

JUSTIFICATION LETTER

Re: CONTRACT AUTOMOTIVE -PARKING LOT-
APN# 139-36-812-008 0.31 Acres

With this letter we are requesting a waiver of landscape standards on the above mentioned parcel with Zoning District "M". I am the owner of the above mentioned parcel and have been conducting business on the same for the past eighteen (18) years. Using this parcel as a parking lot.

Due to the zoning "M" of this property, I have had no problems whatsoever with having no landscape. Moreover, all of the adjacent parcels in the same area have no landscape per City of Las Vegas requirements.

Importantly, I have secured the support and approval of all of my neighboring parcel owners who have signed a petition in support of my request.

In this economic slow down and with sales on a sharp decline, I am hopeful that I will receive your full support as I am struggling to stay afloat with my business.

I am thankful in advance for your consideration and hopeful that this letter will suffice in resolving this matter, so I can continue with my day to day business schedule.

K Teofilov 10/25/10

Krasimir Teofilov

Darina Staneva 10-25-10

Darina Staneva

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OCT 26 2010
SDR-40069

To: CITY OF LAS VEGAS
Planning & Development Department
Business license or to whom it may concern

PETITION TO SUPPORT THE APLICATION FOR 3020 Contract Ave.Las Vegas
From: Krassimir Teofilov & Darina Staneva

All signed below are business or property owners from Contract Ave. LV. We are supporting the application for the use of this property as parking/temporary storage, or used car sales.

Business name /Property owners	Names:	Signature:	Date:
1. Lake New Auto Body & Paint 3040 Contract Ave.suite A	Lake New Auto Body	Manuel Gonzalez	9/25/10
2.Contract Automotive Shop 3040 Contract ave.B	Rafael Negrete		09/25/10
3.Transmission Warehouse 3030 Contract ave.#A	HRISTO ETOUGOV		09.25.10
4.Bunderson Custom Fabrication 3030 Contract ave.#B	KEVIN BUNDERSON		9-27-10
5.Cars for Less 3010 Contract ave.	Raymond Cancio		9/27/10
6.Atlas Plumbing 3039 Contract ave.	ATLAS PLUMBING		10-18-10
7.Marvin Discount Auto. 3039 Contract Ave.#B	Marvin Discount Auto		09-25-10
8. Dessert Crematory 3027 Contract ave.		MGR	9/27/2010
9.VIP Auto Body Shop 3023 Contract ave.	Luis Gonzales		9-27
10.Property owner 3030 Contract ave.	Penka Etougov		09-25-1
11.Property owner 3039 Contract ave.	Robert Lay Jones		
12.Property owner 3019 Contract ave.	R.V. Construction Co.		9-26-2010
13.Property owner Contract ave.			
14.Brothers Auto Sales 3040 Contract ave			9/25/10

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SDR-40069

City of Las Vegas Agenda Item No.: **20.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: DECEMBER 16, 2010

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

SUBJECT:
SDR-40077 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: JIM MARSH AMERICAN CORPORATION - Request for a Site Development Plan Review FOR A PROPOSED 24,239 SQUARE-FOOT, TWO-STORY SALES/SERVICE AND STORAGE FACILITY, WITH WAIVERS OF PERIMETER LANDSCAPE STANDARDS TO ALLOW A FIVE-FOOT BUFFER ALONG A PORTION OF THE WEST PROPERTY LINE WHERE FIFTEEN FEET IS REQUIRED AND A ZERO-FOOT BUFFER ALONG THE SOUTH PROPERTY LINE WHERE EIGHT FEET IS REQUIRED on 3.00 acres adjacent to the southeast corner of Centennial Parkway and Riley Street (APNs 125-29-502-012, 015, 028, and 029), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross).

P.C.: 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

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

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-40077** APN: 125-29-502-012, 015, 028, 029

Name of Property Owner: Jim Marsh American

Name of Applicant: Jim Marsh American

Name of Representative: Richard Threlfall Architect, 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: Jim Marsh

Subscribed and sworn before me

This 26 day of October, 20 10

Angela Galizia

Notary Public in and for said County and State

ANGELA C. GALIZIA
NOTARY PUBLIC, STATE OF NEVADA
My Commission Expires: 9-10-14
Certificate No: 10-3012-1

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PLANNING & DEVELOPMENT

CITY OF LAS VEGAS

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Site Development Plan Review

Project Address (Location) Centennial Pkwy + Riley Street

Project Name Jim Marsh Chrysler - Jeep **Proposed Use** Auto Dealership

Assessor's Parcel #(s) 125-29-502-012, 015, 028, 029 **Ward #** 6

General Plan: existing TC proposed _____ **Zoning:** existing GC - TC proposed _____

Commercial Square Footage 24,239 **Floor Area Ratio** _____

Gross Acres 3.0 **Lots/Units** 4 **Density** _____

Additional Information _____

PROPERTY OWNER Jim Marsh American Corp. **Contact** Zip Bauck

Address 8555 W. Centennial Pkwy **Phone:** 946-9042 **Fax:** 946-6934

City Las Vegas **State** NV **Zip** 89149

E-mail Address zip@jmcj.lvcoxmail.com

APPLICANT Same As Above **Contact** _____

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

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

E-mail Address _____

REPRESENTATIVE Richard P. Threlfall Architect, Inc. **Contact** Richard Threlfall

Address 6512 West Diablo Dr. **Phone:** 388-0716 **Fax:** 873-3717

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

E-mail Address rptarch@cox.net

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 Jim Marsh

Subscribed and sworn before me

This 26 day of October, 2010.

Angela Galizia

Notary Public in and for said County and State

ANGELA C. GALIZIA
NOTARY PUBLIC, STATE OF NEVADA
My Commission Expires: 9-10-14
Certificate No: 10-3012-1

FOR DEPARTMENT USE ONLY

Case #	SDR-40077
Meeting Date:	12/16/10
Total Fee:	$1,030
Date Received:*	10/27/10
Received By:	Bus.

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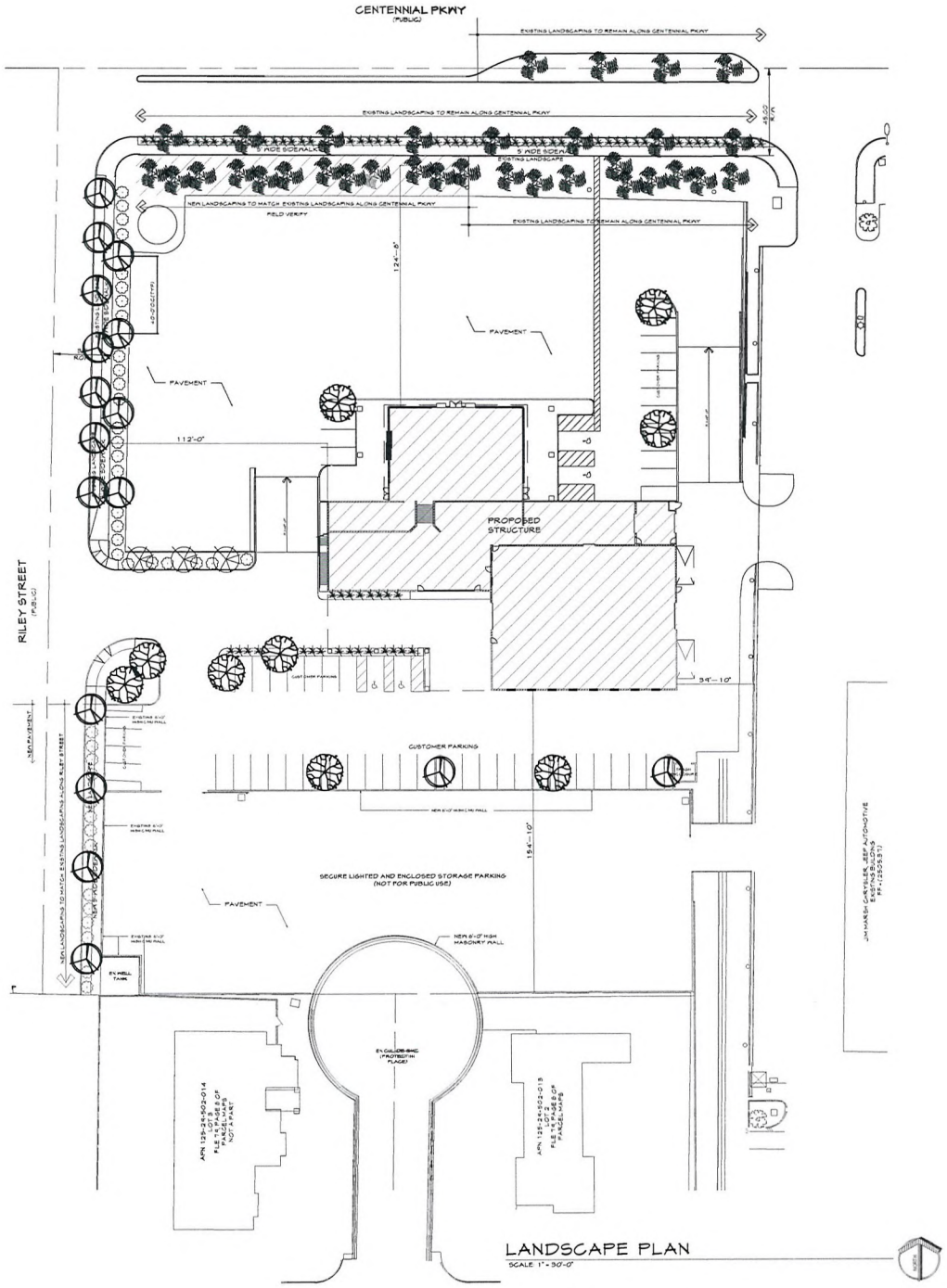

LANDSCAPE PLAN

SCALE 1" = 30'-0"

PLANT LEGEND

SYMBOL	COMMON NAME	SIZE	QUANITY
TREES			
	ARIZONA MESQUITE	24" BOX	9
	RAYWOOD ASH	24" BOX (MATCH EXISTING)	10
	FAN PALM TREE	20' + (MATCH EXISTING)	12
	BLUE RANGER	(5 GAL) (OPT. MATCH EXISTING)	
	RED YUCCA	(5 GAL) (OPT. MATCH EXISTING)	

VICINITY MAP

SCALE NONE

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SDR-40077

JIM MARSH CHRYSLER / JEEP

LANDSCAPE PLAN

REVISIONS

1
2
3
4

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6512 WEST DIABLO DRIVE
LAS VEGAS, NEVADA 89118
(702) 388-0716 VOICE
(702) 873-3717 FAX
RPTARCH@COX.NET

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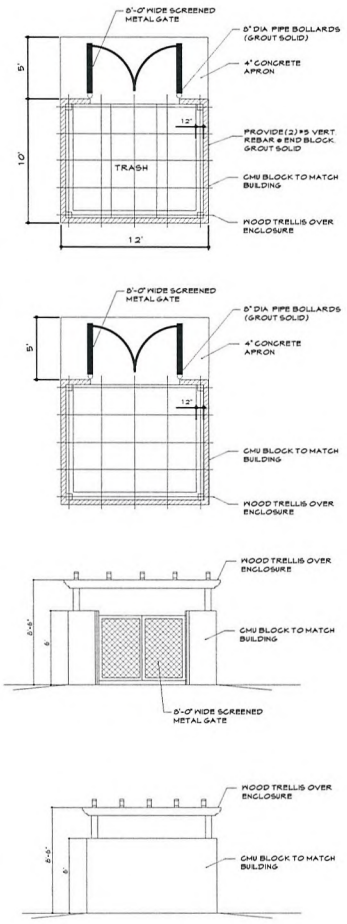
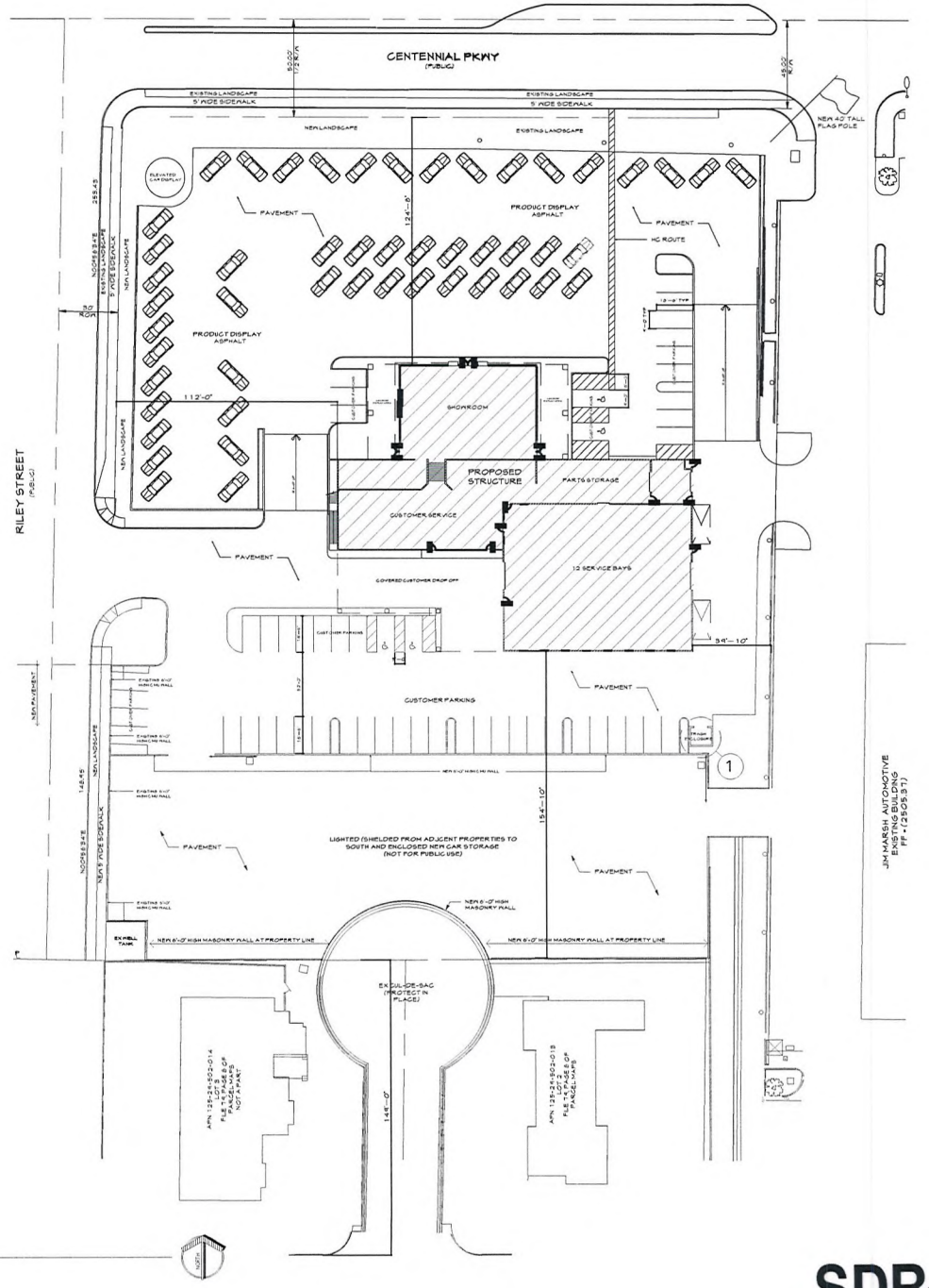


1 TRASH ENCLOSURE
NOT TO SCALE



SITE PLAN
SCALE 1"=30'-0"

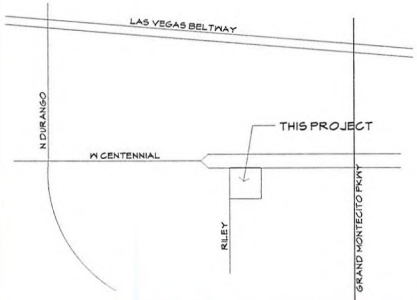
TOTAL SQUARE FOOTAGES = 24,239 S.F.

SHOWROOM & COVERED DISPLAY = 4,848 S.F.
SERVICE BAYS = 7,323 S.F.
CUSTOMER / DISPLAY / RESTROOMS = 3,736 S.F.
PARTS OFFICE / STORAGE = 8,332 S.F.

APPROX LOT SIZE: 142,950 S.F. (3.2 ACRES)
APPROX F.A.R.: 17%

PARKING CALCULATION:

REQUIRED CUSTOMER / STAFF PARKING = 25,000 / 500 = 50 SPACES
PROVIDEDED CUSTOMER / STAFF PARKING = 51 SPACES (4 HC SPACES)



VICINITY MAP
SCALE NONE

SDR-40077

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JIM MARSH CHRYSLER / JEEP
SITE PLAN

REVISIONS
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6512 WEST DIABLO DRIVE
LAS VEGAS, NEVADA 89118
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A-1

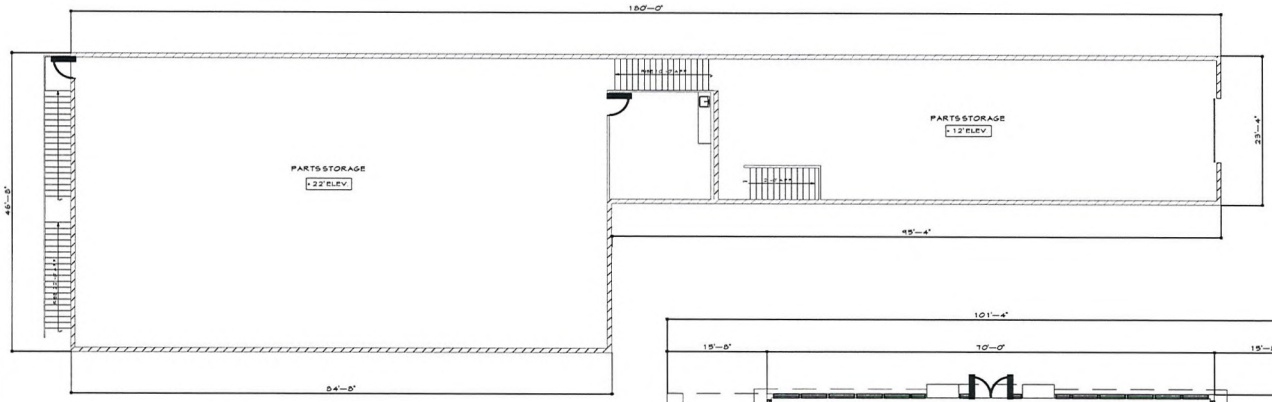
TOTAL SQUARE FOOTAGES - 24,239 S.F.

SHOWROOM & COVERED DISPLAY - 4,848 S.F.
SERVICE BAYS - 7,323 S.F.
CUSTOMER / DISPLAY / RESTROOMS - 3,736 S.F.
PARTS OFFICE / STORAGE - 8,332 S.F.

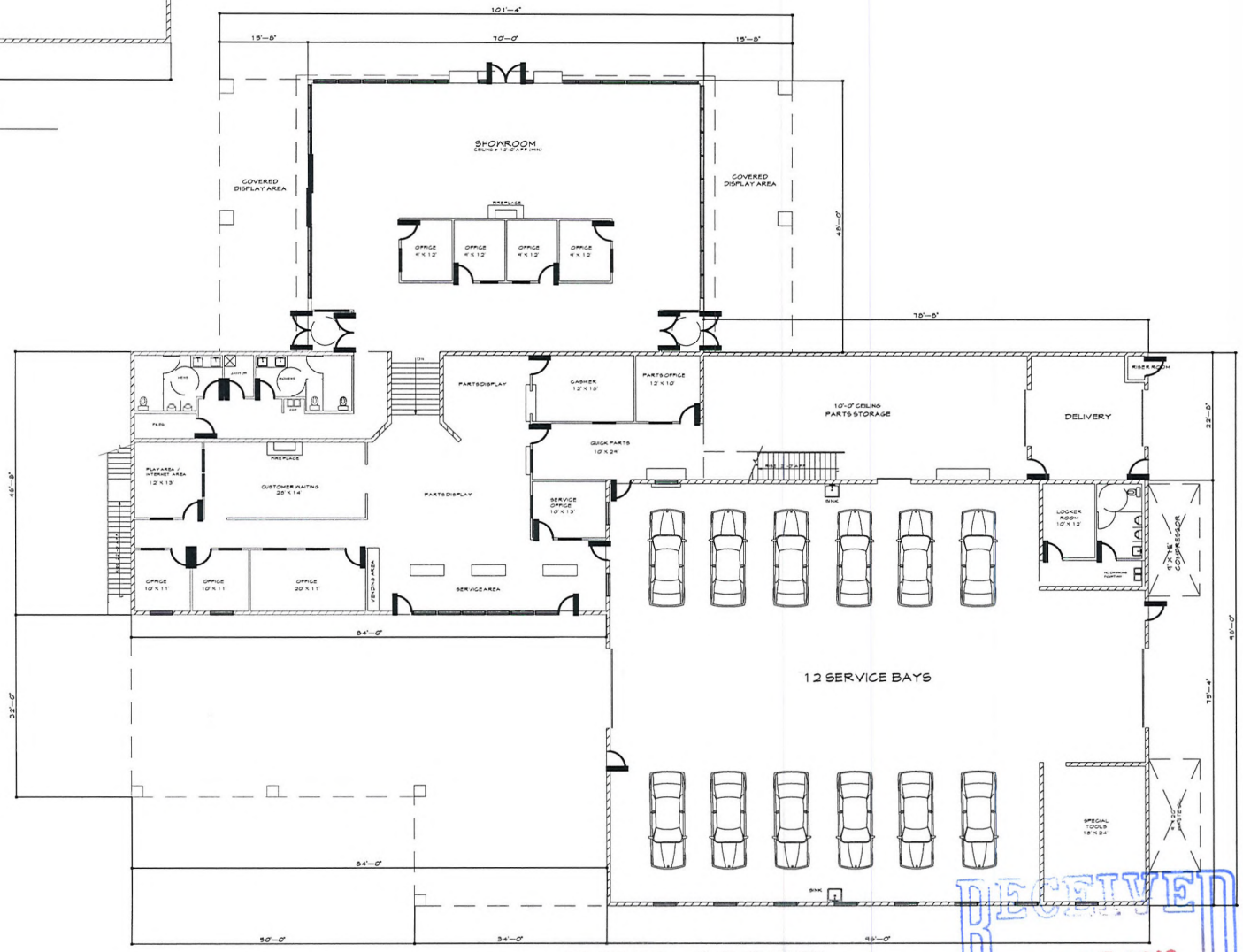
OCCUPANT LOAD:
(IBC 2006 TABLE 1004.1.1)

MERCANTILE: (1 PER 30) - 100
STOCK / PARTS: (1 PER 300) - 27 - 110
SERVICE GARAGE / OFFICE: (1 PER 100) - 27

OCCUPANT TOTAL - 237 PERSONS



PARTS STORAGE FLOOR PLAN
6,175 s.f.



SDR-40077 FLOOR PLAN

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JIM MARSH CHRYSLER / JEEP
FLOOR PLANS

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(702) 873-3717 FAX
RPTARCH@COX.NET

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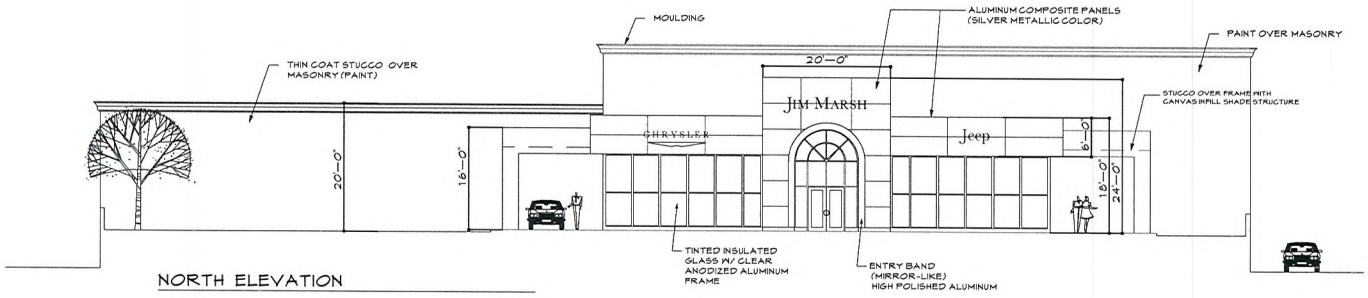
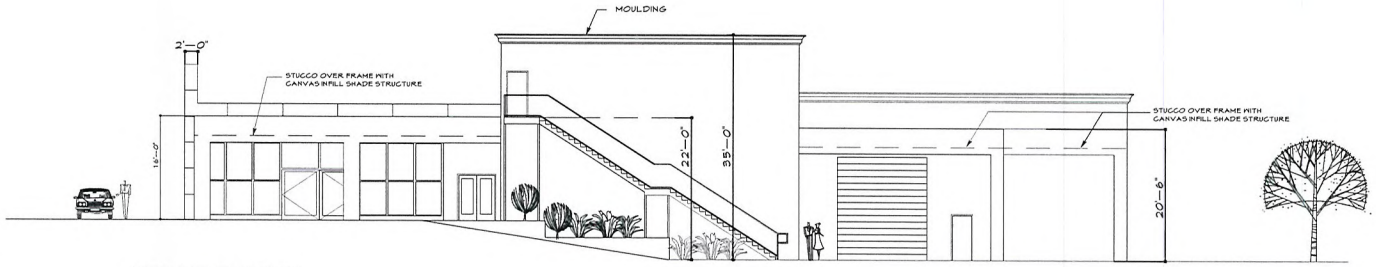
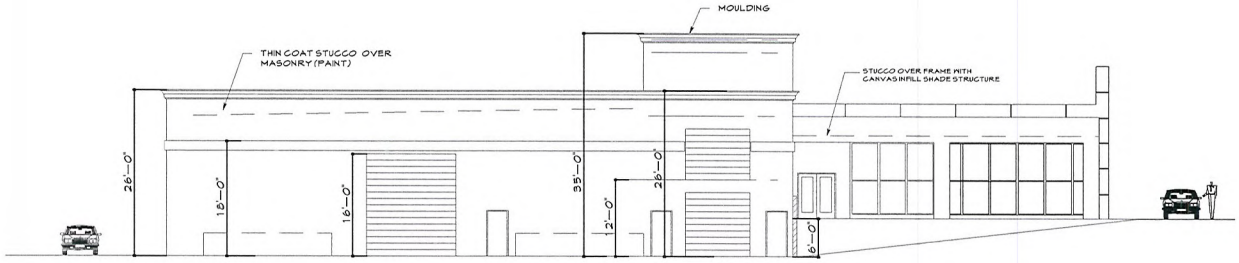


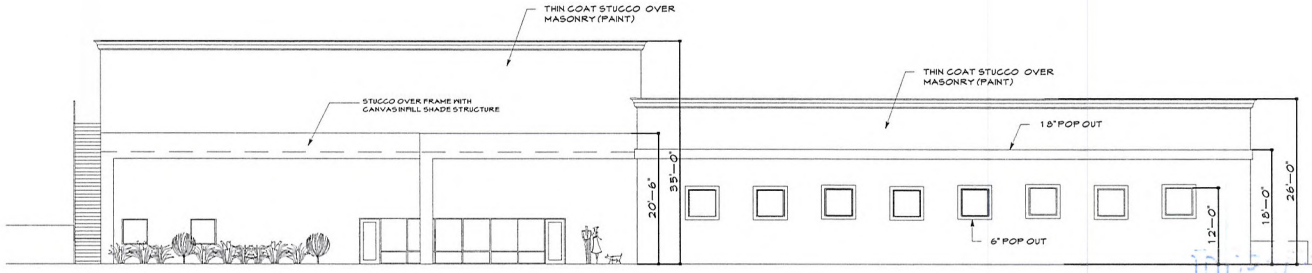
NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION

SDR-40077

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OCT 27 2010

JIM MARSH CHRYSLER / JEEP

ELEVATIONS

REVISIONS

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A-3

10/27/10

Justification letter

Re: Jim Marsh American Corp "Chrysler/Jeep Dealership"

Address: 8623 West Centennial Pkwy
APN: 125-29-502-028, 125-29-502-029, 125-29-502-015, 125-29-502-012
Existing zoning: T-C (Town Center District)
Proposed use: Motor Vehicle Sales / Service

The proposed project is to construct a 24,239 s.f. (Two story) Sales / Service and Parts storage facility for: Jim Marsh American Corp "Chrysler/Jeep".

The use (Motor Vehicle Sales) is consistent with existing zoning and a appropriate use for this property and location.

Wavers requested:

1) Wave 15' requirement for perimeter landscaping within enclosed vehicle storage area. (West property line @ Riley).
2) Wave 8' requirement for perimeter landscaping within enclosed vehicle storage area. (South property line).

Other items:

1) No trailer trucks to off-load on public way (i.e. Riley and Centennial Pkwy)
2) Joint access agreement with Jim Marsh property on East to be provided.
3) All new street landscape to be extended existing landscaping to match

Thank you

Richard Threlfall Architect Inc.

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SDR-40077

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:
DIR-38197 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request to adopt the West Charleston Corridor Plan, Ward 1 (Tarkanian). Staff has NO RECOMMENDATION.

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

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

RECOMMENDATION:
Staff has NO RECOMMENDATION.

BACKUP DOCUMENTATION:
1. Staff Report
2. DRAFT West Charleston Corridor Plan

City of Las Vegas

Agenda Item No.: **22.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 16, 2010

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

☐ **Consent** ☒ **Discussion**

SUBJECT:
DIR-40165 - 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.: **23.**

AGENDA SUMMARY PAGE

PLANNING COMMISSION MEETING OF DECEMBER 16, 2010

DEPARTMENT: PLANNING AND DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

SUBJECT:

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

CITY OF LAS VEGAS NEVADA