



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).
9. MSP-40138 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT/OWNER: WMCV PHASE I, LLC, ET AL - Request for a Major Amendment to a previously approved Master Sign Plan (MSP-6344) FOR ADDITIONAL WALL SIGNAGE WITHIN AN EXISTING COMMERCIAL DEVELOPMENT WITH A WAIVER OF THE DOWNTOWN CENTENNIAL PLAN PARKWAY CENTER SIGNAGE STANDARDS on 21.04 acres at 455, 475 and 495 South Grand Central Parkway (APNs 139-33-610-014, 022 and 023), PD (Planned Development) Zone, Ward 5 (Barlow).

PUBLIC HEARING ITEMS

10. 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.
11. 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).
12. 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).
13. 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).

14. 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).
15. VAR-40188 - VARIANCE - PUBLIC HEARING - APPLICANT: AT&T MOBILITY - OWNER: PAULINE HARGRAVES - Request for a Variance TO ALLOW AN 8-FOOT SETBACK WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE A 216-FOOT SETBACK FOR WIRELESS COMMUNICATION FACILITY, NON-STEALTH DESIGN at 1311 West Owens Avenue (APN 139-28-502-004), C-1 (Limited Commercial) Zone, Ward 5 (Barlow).
16. SUP-39709 - SPECIAL USE PERMIT RELATED TO VAR-40188 - 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).
17. 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).
18. 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).
19. 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).
20. SUP-40105 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: AACTION LOANS - OWNER: FARM ROAD RETAIL, LLC - Request for a Special Use Permit FOR AN AUTO TITLE LOAN WITH A WAIVER TO ALLOW A 127-FOOT DISTANCE SEPARATION FROM A RESIDENTIAL USE WHERE 200 FEET IS REQUIRED AND A WAIVER TO ALLOW AN 1,188 SQUARE FOOT FACILITY WHERE A MINIMUM 1,500 SQUARE FOOT FACILITY IS REQUIRED at 8414 Farm Road, #130 (APN 125-17-610-008), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross).
21. SUP-40121 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: BJ'S RESTAURANT OPERATIONS COMPANY - OWNER: CENTENNIAL CENTRE, LLC - Request for a Special Use Permit FOR A PROPOSED 8,500 SQUARE-FOOT SUPPER CLUB at 5881 Centennial Center Boulevard (APN 125-28-713-006), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross).
22. SDR-40122 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-40121 - PUBLIC HEARING - APPLICANT: BJ'S RESTAURANT OPERATIONS COMPANY - OWNER: CENTENNIAL CENTRE, LLC - Request for a Site Development Plan Review FOR A PROPOSED 8,500 SQUARE-FOOT SUPPER CLUB WITH WAIVERS OF THE TOWN CENTER DEVELOPMENT STANDARDS TO ALLOW SEVEN LANDSCAPE ISLANDS WHERE NINE ARE REQUIRED at 5881 Centennial Center Boulevard (APN 125-28-713-006), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross).

23. 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).
24. SUP-40169 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: THE VERDICT'S INN - OWNER: L'OCTAINE LIMITED PARTNERSHIP - Request for a Special Use Permit FOR A BEER/WINE/COOLER ON-SALE ESTABLISHMENT USE WITHIN AN EXISTING 2,103 SQUARE-FOOT RESTAURANT on 0.70 acres at 801 South Las Vegas Boulevard (APN 139-34-401-006), C-2 (General Commercial) Zone, Ward 5 (Barlow).
25. 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).
26. SDR-40077 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: JIM MARSH AMERICAN CORPORATION - Request for a Major Amendment to a previously approved Site Development Plan Review (SDR-29145) FOR A PROPOSED 24,239 SQUARE-FOOT, TWO-STORY MOTOR VEHICLE SALES (NEW) ESTABLISHMENT WITH WAIVERS OF THE TOWN CENTER DEVELOPMENT STANDARDS MANUAL TO ALLOW A FIVE-FOOT BUFFER ALONG A PORTION OF THE WEST PROPERTY LINE WHERE 15 FEET IS REQUIRED AND A ZERO-FOOT BUFFER ALONG THE SOUTH PROPERTY LINE WHERE EIGHT FEET IS REQUIRED on 2.97 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).
27. SDR-40119 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: SOUTHWEST REGIONAL COUNCIL OF CARPENTERS - Request for a Site Development Plan Review FOR TWO EXISTING MODULAR OFFICE BUILDINGS WITH A WAIVER OF THE PERIMETER LANDSCAPE REQUIREMENTS TO ALLOW A ZERO-FOOT WIDE LANDSCAPE BUFFER ALONG A 250-FOOT PORTION OF THE NORTH PERIMETER AND A 180-FOOT PORTION OF THE EAST PERIMETER WHERE AN EIGHT-FOOT WIDE LANDSCAPE BUFFER IS REQUIRED on 12.59 acres at 501 North Lamb Boulevard (APN 140-31-501-021), C-1 (Limited Commercial) Zone, Ward 3 (Reese).
28. SDR-40146 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: THE SMITH CENTER - OWNER: CITY OF LAS VEGAS - Request for a Major Amendment to a previously approved Site Development Plan Review (SDR-26709) FOR A PROPOSED FIVE-LEVEL, 337-SPACE PARKING GARAGE on a portion of 5.10 acres at the northeast corner of Clark Avenue and Promenade Place (APN 139-33-610-026), PD (Planned Development) Zone, Ward 5 (Barlow).

DIRECTOR'S BUSINESS:

29. DIR-38197 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request to adopt the West Charleston Corridor Plan, Ward 1 (Tarkanian).
30. 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:

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

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

DEPARTMENT: PLANNING AND DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

SUBJECT:

CALL TO ORDER



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



AGENDA SUMMARY PAGE

PLANNING COMMISSION MEETING OF DECEMBER 16, 2010

DEPARTMENT: PLANNING AND DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

SUBJECT:

ROLL CALL



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



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



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:

Planning Commission Mtg.

0

City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

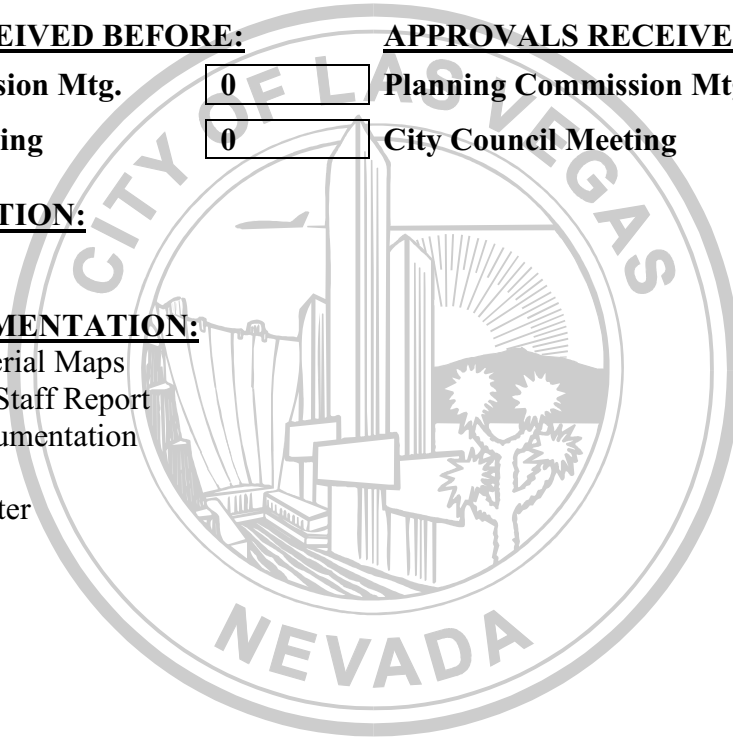
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RECOMMENDATION:

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: **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: _____

Signature of Property Owner: 

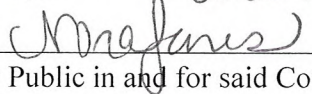
Print Name: Peter Lowenstein

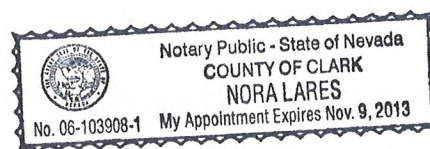
RECEIVED

OCT 27 2010

Subscribed and sworn before me

This 25th day of October, 2010


Notary Public in and for said County and State



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* Peter Lowenstein

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

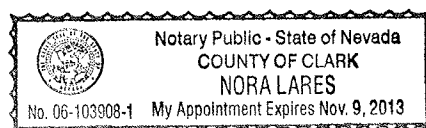
Print Name Peter Lowenstein

Subscribed and sworn before me

This 25th day of October, 20 10.
(Notary Signature)

Notary Public in and for said County and State

Revised 10/27/08



FOR DEPARTMENT USE ONLY

Case #	<u>ZON-40051</u>
Meeting Date:	<u>12/16/10</u>
Total Fee:	<u>\$1,200.</u> \$\$\$
Date Received:*	<u>10/25/10</u>
Received By:	<u>(Signature)</u>

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

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

REZONING Parcel: 125-25-201-006

ZON - 40051



ZONING

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

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

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



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



07101-001-06-09

ZON-40051

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

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

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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:

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City Council Meeting

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APPROVALS RECEIVED BEFORE:

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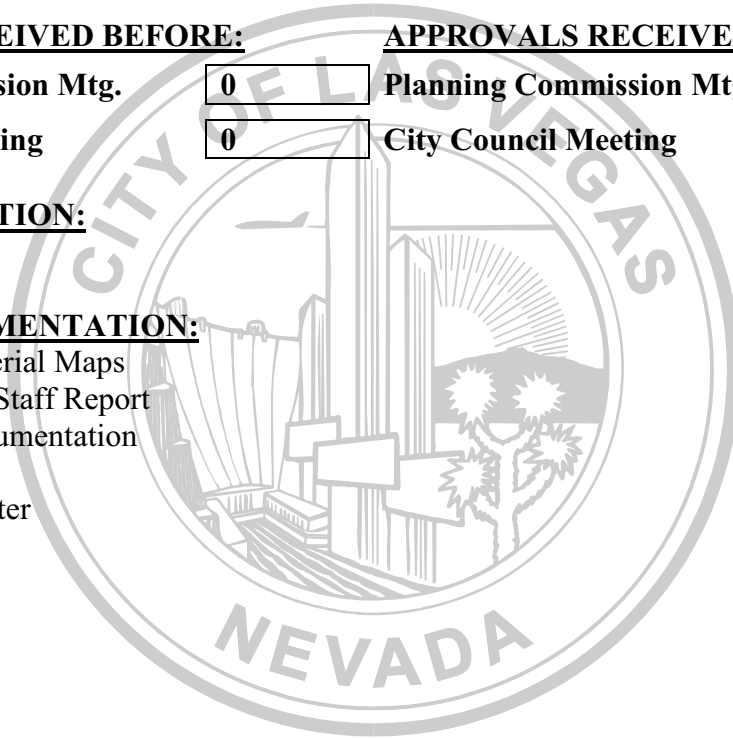
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RECOMMENDATION:

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: **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: *Peter Lowenstein*

Print Name: Peter Lowenstein

RECEIVED

Subscribed and sworn before me

OCT 27 2010

This 25th day of October, 2010

Nora Lares
Notary Public in and for said County and State



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Rezoning
 Project Address (Location) 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
 City Las Vegas State NV Zip 89101
 E-mail Address _____

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

Property Owner Signature* *Peter Lowenstein*

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

Print Name Peter Lowenstein

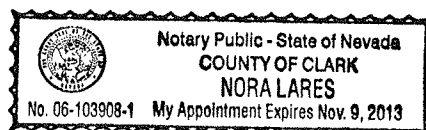
Subscribed and sworn before me

This 25th day of October, 20 10.

Notary Public

Notary Public in and for said County and State

Revised 10/27/08



FOR DEPARTMENT USE ONLY

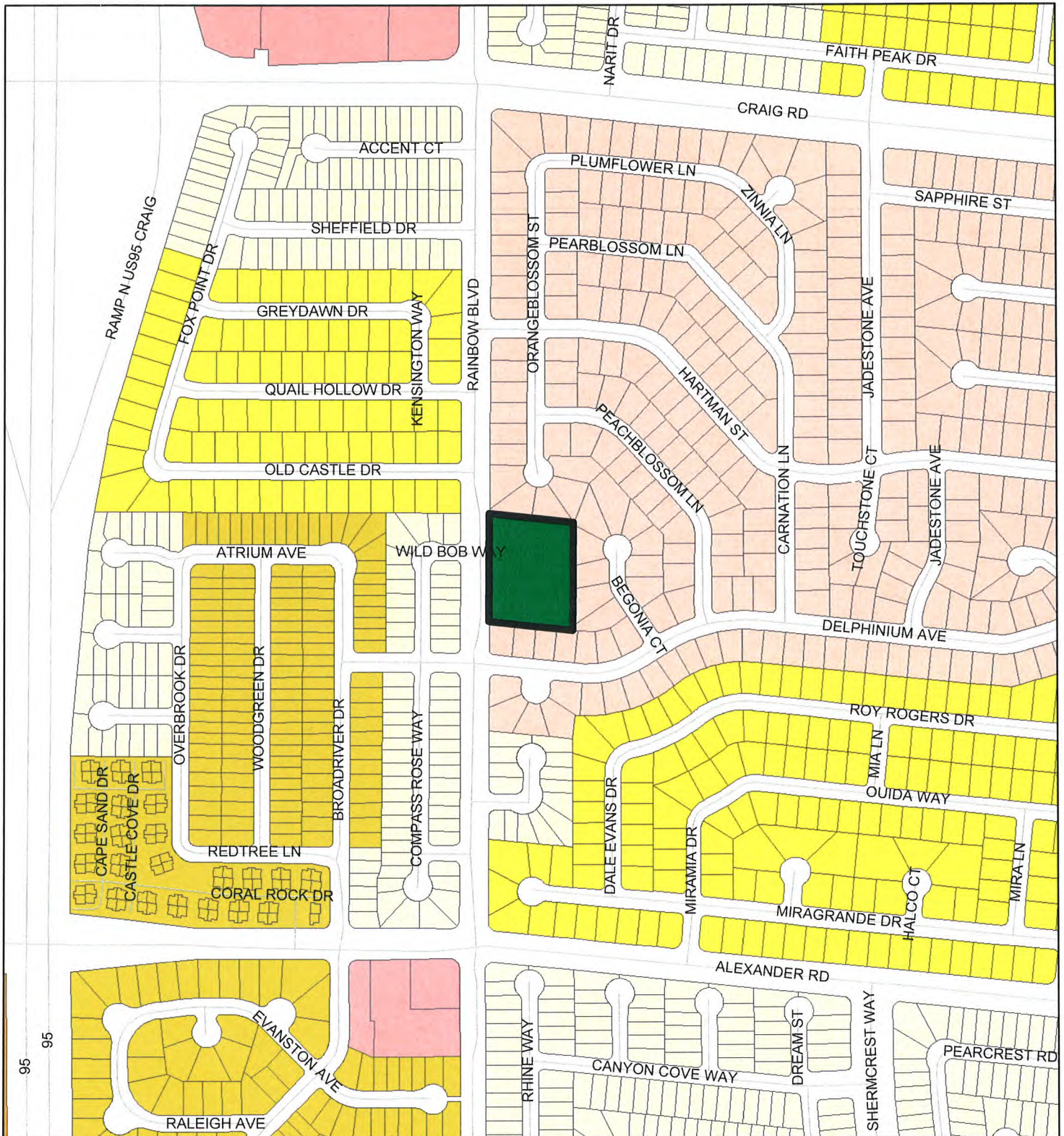
Case #	<u>ZON-40052</u>
Meeting Date:	<u>12/16/10</u>
Total Fee:	<u>\$ 1,200.00</u>
Date Received:*	<u>10/25/10</u>
Received By:	<u><i>[Signature]</i></u>

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

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

REZONING Parcel: 138-02-401-001

ZON - 40052



ZONING

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

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

FROM R-E TO C-V



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



Printed: October 26, 2010

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

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

www.lasvegasnevada.gov

October 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
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



07101-001-06-09

RECEIVED
OCT 27 2010

ZON-40052

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:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

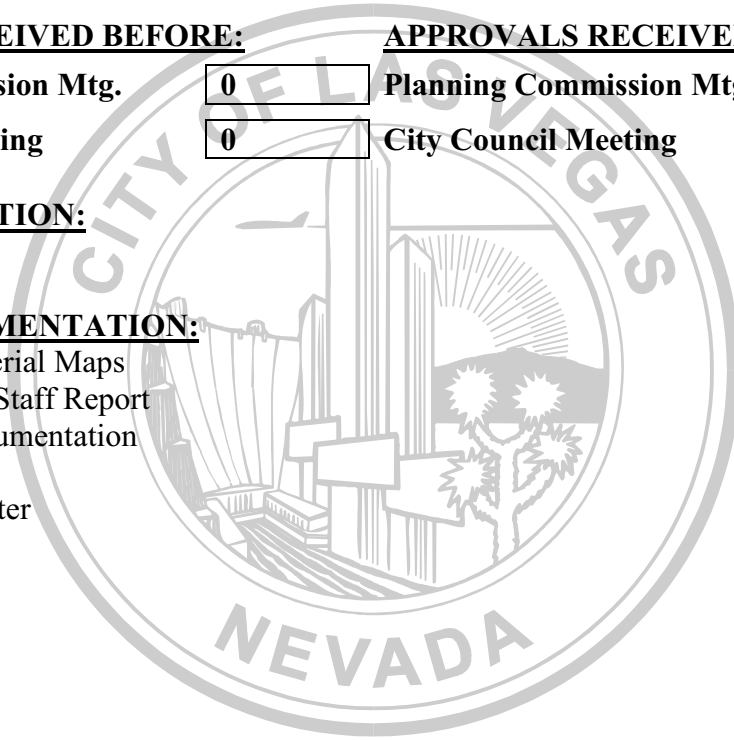
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RECOMMENDATION:

Staff recommends

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: **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: _____

Print Name: Peter Lowenstein

RECEIVED

OCT 27 2010

Subscribed and sworn before me

This 25th day of October, 2010

Nora Lares
Notary Public in and for said County and State



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Rezoning
 Project Address (Location) 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* Peter Lowenstein

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

Print Name Peter Lowenstein

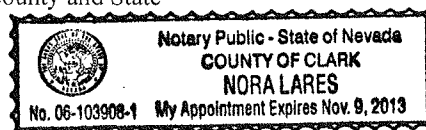
Subscribed and sworn before me

This 25th day of October, 2010.

Margherita

Notary Public in and for said County and State

Revised 10/27/08



FOR DEPARTMENT USE ONLY

Case #	<u>ZON - 40053</u>
Meeting Date:	<u>12/16/10</u>
Total Fee:	<u>\$1,200.00</u>
Date Received:*	<u>10/25/10</u>
Received By:	<u>[Signature]</u>

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

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

REZONING Parcel: 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



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



07101-001-06-09

ZON-40053

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

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

MSP-40138 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT/OWNER: WMCV PHASE I, LLC, ET AL - Request for a Major Amendment to a previously approved Master Sign Plan (MSP-6344) FOR ADDITIONAL WALL SIGNAGE WITHIN AN EXISTING COMMERCIAL DEVELOPMENT WITH A WAIVER OF THE DOWNTOWN CENTENNIAL PLAN PARKWAY CENTER SIGNAGE STANDARDS on 21.04 acres at 455, 475 and 495 South Grand Central Parkway (APNs 139-33-610-014, 022 and 023), PD (Planned Development) Zone, Ward 5 (Barlow).

MAY GO TO CITY COUNCIL ON 1/19/11 OR MAY BE FINAL ACTION
(Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. City Council Approval Letter for MSP-6344
6. Justification Letter



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **MSP-40138** APN: 139-33-610-023, -022, -014

Name of Property Owner: WMCV Phase 1, 2 and 3, LLC

Name of Applicant: World Market Center Las Vegas

Name of Representative: Jonathan Leleu, Esq.

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

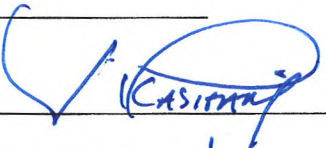
If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: n/a

Partner(s): n/a

n/a

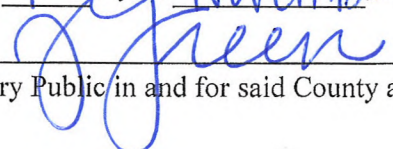
APN: n/a

Signature of Property Owner: 

Print Name: JACK KASHANI

Subscribed and sworn before me

This 1st day of November, 2010


Notary Public in and for said County and State



JESSICA GREEN
Notary Public
State of Nevada
Appt. No. 07-5137-1
My Appt. Expires Oct. 25, 2011

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Master Sign Plan Amendment
 Project Address (Location) 495, 475 & 455 S. Grand Central Pkwy, Las Vegas, Nevada 89106
 Project Name World Market Center Las Vegas Proposed Use N/A
 Assessor's Parcel #(s) 139-33-610-023, -022, -014 Ward # 5
 General Plan: existing n/a proposed n/a Zoning: existing PD proposed n/a
 Commercial Square Footage n/a Floor Area Ratio n/a
 Gross Acres 21.04 Lots/Units n/a Density n/a
 Additional Information n/a

PROPERTY OWNER WMCV Phase 1, 2 and 3, LLC Contact Jonathan Leleu, Esq.
 Address 495 South Grand Central Parkway, Suite 2203 Phone: (702) 599-8105 Fax: (702) 599-8107
 City Las Vegas State Nevada Zip 89106
 E-mail Address jonathan.leleu@wmcv.com

APPLICANT World Market Center Las Vegas Contact _____
 Address Same as above Phone: _____ Fax: _____
 City _____ State _____ Zip _____
 E-mail Address _____

REPRESENTATIVE Jonathan Leleu, Esq. Contact _____
 Address Same as above 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 JACK KASHANI

Subscribed and sworn before me

This 1st day of November, 20 10

Notary Public in and for said County and State

Revised 10/27/08



JESSICA GREEN
Notary Public
State of Nevada
Appt. No. 07-5137-1
My Appt. Expires Oct. 25, 2011

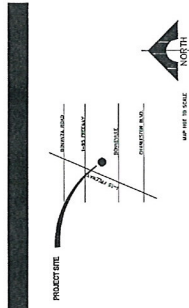
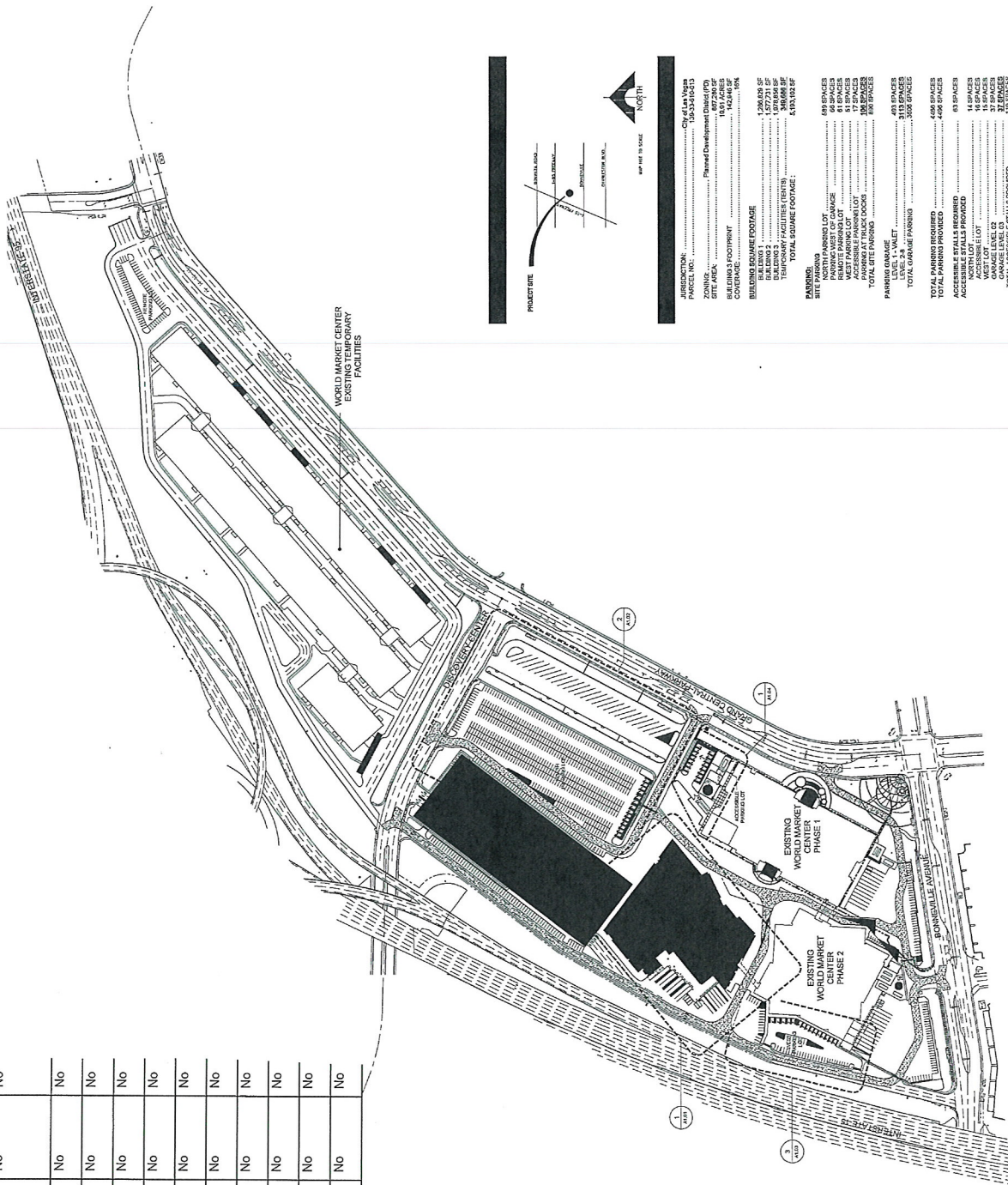
FOR DEPARTMENT USE ONLY

Case #	<u>MSR-40138</u>
Meeting Date:	<u>12-16-10</u>
Total Fee:	<u>850</u>
Date Received:*	<u>11-2-10</u>
Received By:	<u>ES</u>

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

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

Type of Sign	Location	Height	Width	Area	Illumination	Animation
ALL are On-Premise 3M 3662 Vinyl with Laminates	W. Side of Building 3	180'	150'	27,000'	No	No
	W. Side of Building 3	180'	150'	27,000'	No	No
	S. Side of Building 3	150'	100'	15,000'	No	No
	W. Side of Building 2	150'	100'	15,000'	No	No
	W. Side of Building 2	150'	120'	18,000'	No	No
	S. Side of Building 2	150'	75'	11,250'	No	No
	W. Side of Building 2	150'	120'	18,000'	No	No
	E. Side of Building 1	350'	115'	40,250'	No	No
	N. Side of Building 3	300'	150'	45,000'	No	No
	S. Side of Building 1	150'	53'	7,950'	No	No
	N. Side of Building 1	150'	53'	7,950'	No	No



JURISDICTION: City of Las Vegas
 PROJECT NO.: 125-24010-03
 PREPARED BY: Planning Department
 DATE: 08/28/09
 SHEET NO.: 10
 TOTAL SHEETS: 104
 COVER: 104

BUILDING SQUARE FOOTAGE:
 BUILDING 1: 1,294,839 SF
 BUILDING 2: 1,577,231 SF
 BUILDING 3: 1,577,231 SF
 BUILDING 4: 1,577,231 SF
 BUILDING 5: 1,577,231 SF
 BUILDING 6: 1,577,231 SF
 BUILDING 7: 1,577,231 SF
 BUILDING 8: 1,577,231 SF
 BUILDING 9: 1,577,231 SF
 BUILDING 10: 1,577,231 SF
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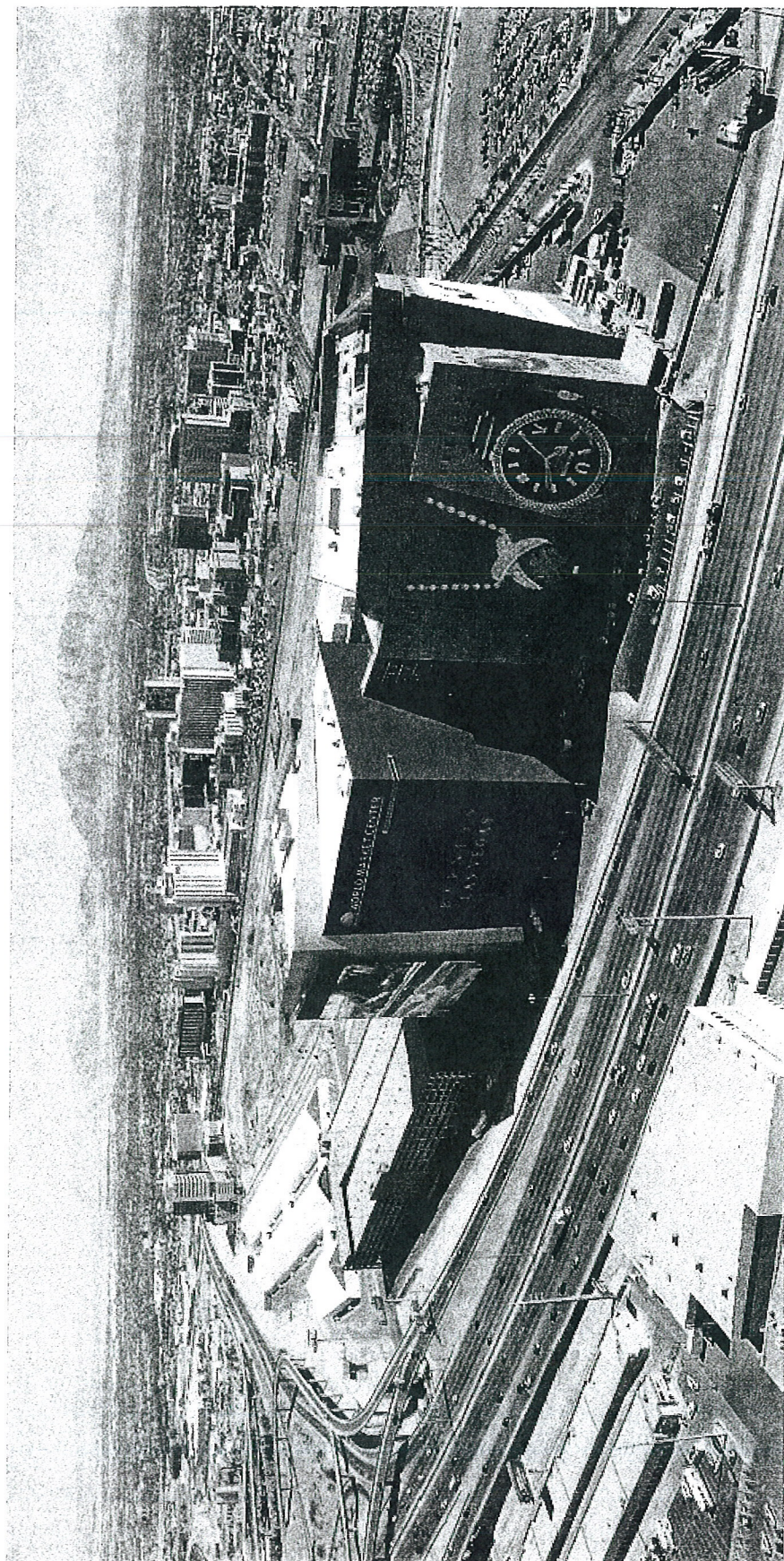
TOTAL SQUARE FOOTAGE: 1,577,231 SF

PARKING: 639 SPACES
 NORTH PARKING LOT: 639 SPACES
 SOUTH PARKING LOT: 639 SPACES
 WEST PARKING LOT: 639 SPACES
 EAST PARKING LOT: 639 SPACES
 PARKING AT TRUCK CIRCLE: 639 SPACES
 TOTAL SITE PARKING: 639 SPACES
 PARKING AT TRUCK CIRCLE: 639 SPACES
 LEVEL 2-4: 639 SPACES
 LEVEL 2-4: 639 SPACES
 TOTAL GARAGE PARKING: 639 SPACES
 TOTAL PARKING PROVIDED: 639 SPACES
 TOTAL PARKING REQUIRED: 639 SPACES
 ACCESSIBLE SPACES PROVIDED: 63 SPACES
 ACCESSIBLE SPACES REQUIRED: 63 SPACES
 NORTH LOT: 63 SPACES
 WEST LOT: 63 SPACES
 EAST LOT: 63 SPACES
 GARAGE LEVEL 03: 63 SPACES
 TOTAL ACCESSIBLE SPACES PROVIDED: 63 SPACES

A MASTER SITE PLAN
 Scale 1" = 120'

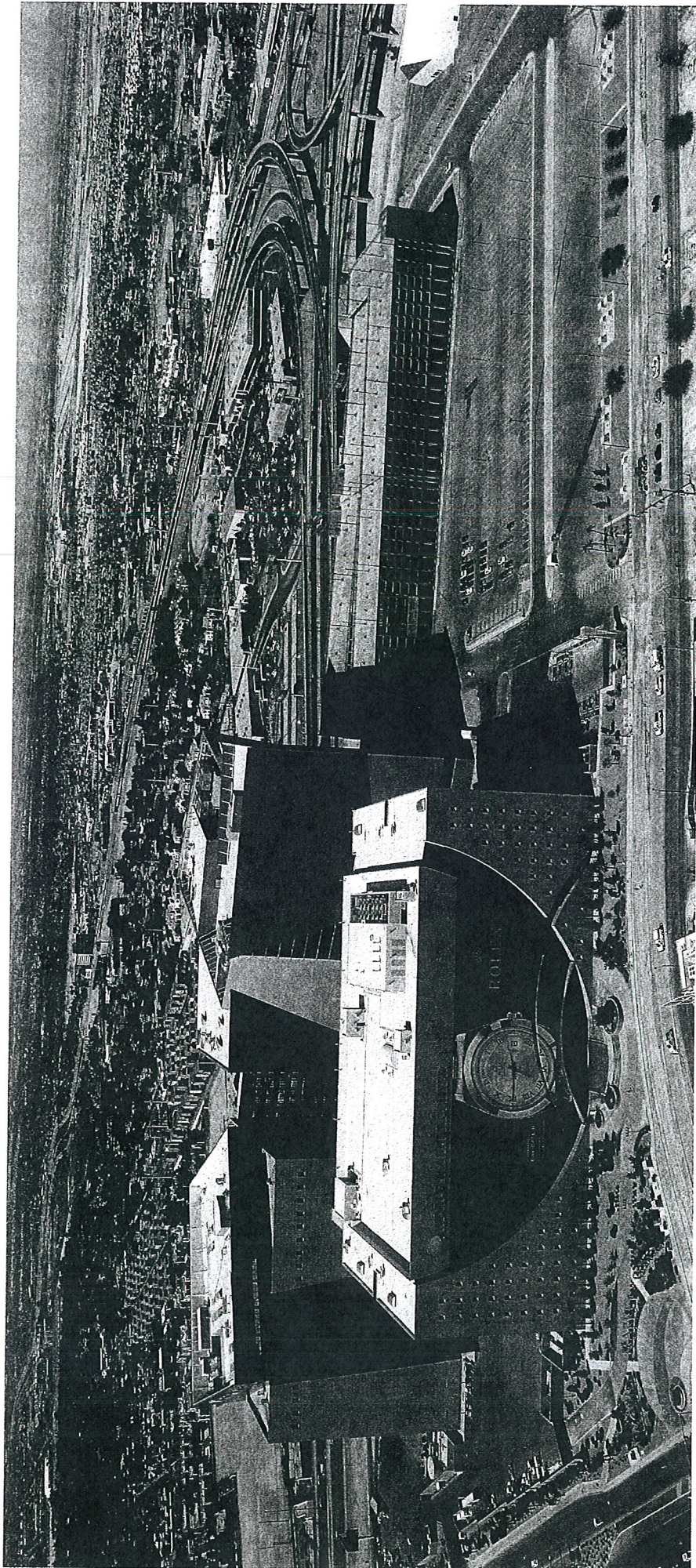
MSP-40138
 REVISED

RECEIVED
 NOV 08 2010



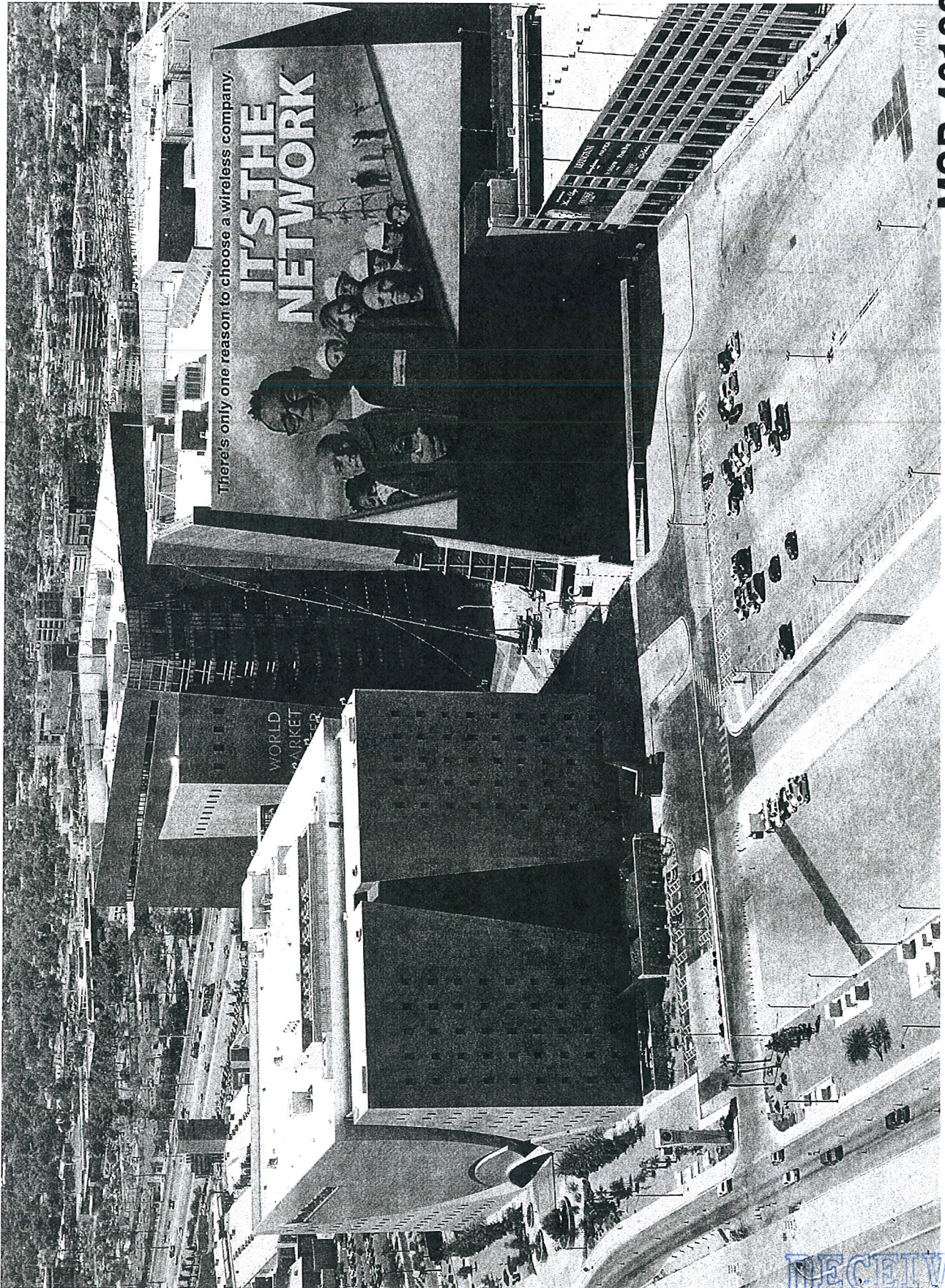
MSP-40138
REVISED

RECEIVED
NOV 08 2010



MSP-40138
REVISED

RECEIVED
NOV 08 2010



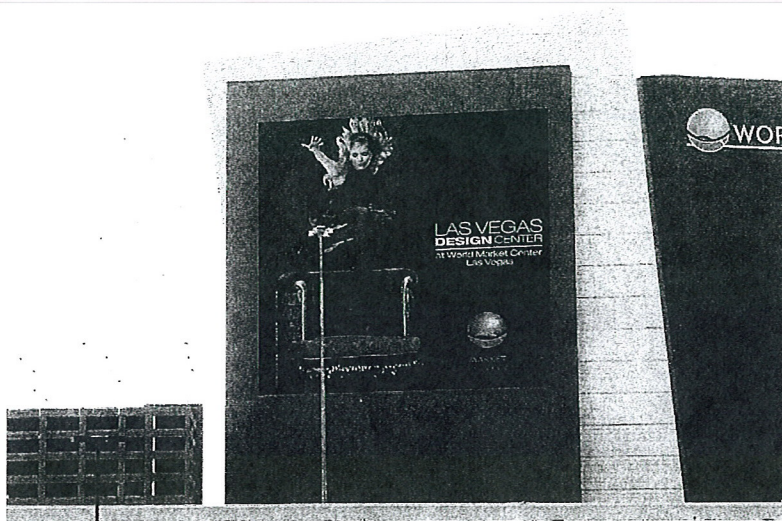
MSP-40138
REVISED

RECEIVED
NOV 08 2010

LAS VEGAS **DESIGN** CENTER
at World Market Center Las Vegas



WORLD MARKET CENTER[™]
LAS VEGAS



WORLD MARKET CENTER

LOCATION: West Facing on Building 3

SIZE: 150 x 150 feet (estimate only)

TYPE OF SYSTEM: Vinyl Wrap

TYPE OF MATERIAL: 3M Temporary Concrete Vinyl with Laminate

MSP-40138

REVISED

RECEIVED
NOV 08 2010

LAS VEGAS **DESIGN** CENTER
at World Market Center Las Vegas



WORLD MARKET CENTER[™]
LAS VEGAS



WORLD MARKET CENTER

LOCATION: South Facing on Building 2

SIZE: 120 x 120 feet (estimate only)

TYPE OF SYSTEM: Vinyl Wrap

TYPE OF MATERIAL: 3M Temporary Concrete Vinyl with Laminate

MSP-40138
REVISED

RECEIVED
NOV 08 2010



054319



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYORGARY REESE
MAYOR PRO TEMLARRY BROWN
LAWRENCE WEEKLY
MICHAEL MACK
STEVE WOLFSON
LOIS TARKANIANDOUGLAS A. SELBY
CITY MANAGER

June 16, 2005

Mr. Robert Holgate
WMC Phase 1, LLC
495 South Grand Central Parkway
Las Vegas, Nevada 89106RE: MSP-6344 - MASTER SIGN PLAN
CITY COUNCIL MEETING OF JUNE 15, 2005

Dear Mr. Holgate:

The City Council at a regular meeting held June 15, 2005 APPROVED the request for a Master Sign Plan FOR A PROPOSED BUSINESS PARK at 495 South Grand Central Parkway (APN 139-33-610-005 and 006), PD (Planned Development) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on June 16, 2005. This approval is subject to:

Planning and Development

1. Conformance to the sign illustrations and documentation as submitted in conjunction with this request, dated 03/17/05, except as modified by conditions herein.
2. Any modifications to this Master Sign Plan as submitted, that are in compliance with the requirements of Title 19.14 and the Parkway Center Development Standards, may be reviewed and approved administratively by the Planning and Development Department for Phase I. Signage for any future buildings on the subject site shall require an amendment to the Master Sign Plan, to be reviewed and approved by the Parkway Center Architecture Review Committee (PC-ARC) and the Planning Commission.
3. All freestanding signage shall have a minimum five-foot setback from the property line, in accordance with the requirements of Title 19.14.060(F)(5).
4. All signage shall have proper permits obtained through the Building and Safety Department.

Public Works

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

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

VOICE 702.229.6011

TTY 702.386.9108

www.lasvegasnevada.gov

18112-001-1-05
CLV 7009

RECEIVED

NOV - 2 2010

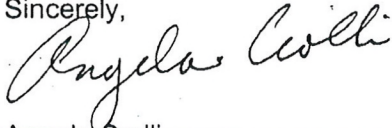
MSP-40138



Mr. Robert Holgate
MSP-6344 – Page Two
June 16, 2005

6. Site development to comply with all applicable conditions of approval Zoning Reclassification Z-100-97 and all other applicable site related actions.

Sincerely,



Angela Crolli
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk

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

Mr. Joe DeJesus
Casino Lighting & Sign
3665 West Diablo Drive
Las Vegas, Nevada 89118

RECEIVED

NOV -2 2010

MSP-40138



November 1, 2010

Mr. Steve Gebeke
City of Las Vegas Planning & Development
731 South Fourth Street
Las Vegas, NV, 89101

Re: Justification Letter – Master Sign Plan Amendment Application

WMCV Phase 1, LLC

APN : 139-33-610-023
Address : 495 S. Grand Central Pkwy.

WMCV Phase 2, LLC

APN : 139-33-610-014
Address : 475 S. Grand Central Pkwy.

WMCV Phase 3, LLC

APN : 139-33-610-022
Address : 455 S. Grand Central Pkwy.

Dear Mr. Gebeke:

The application seeks approval of an amendment to its Master Sign Plan to allow for the installation of interchangeable/removable on-premise signage on the façade of each of the World Market Center Las Vegas Buildings located within the Las Vegas Centennial Plan.

Applicant is seeking approval to install eleven (11) signs onto the existing buildings. The proposed signs are 180'W x 150'H (2), 150'W x 100'H (2), 150'W x 120'H (2), 150'W x 75'H (1), 300'W x 115'H (1), 300'W x 150'H (1) and 150'W x 53'H (2) and all are made with "3M 3662 Pressure Sensitive Vinyl with 3M Laminate". Applicant contemplates installing the signs immediately upon approval, and first displaying the signs for its January 24-28, 2011 tradeshow event, and refreshing and/or changing the signage for tradeshow events occurring thereafter. The signs will depict only the advertisements of either the property owner, or existing tenants and/or business affiliates of the property owner.

Thank you for your consideration. Should you have any questions or concerns, please do not hesitate to contact me at any time.

Very truly yours,

A handwritten signature in blue ink, appearing to read "J. Leleu".

Jonathan P. Leleu
In-House Legal Counsel for
World Market Center Las Vegas

MSP-40138

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:

Planning Commission Mtg.

5

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

1

City Council Meeting

0

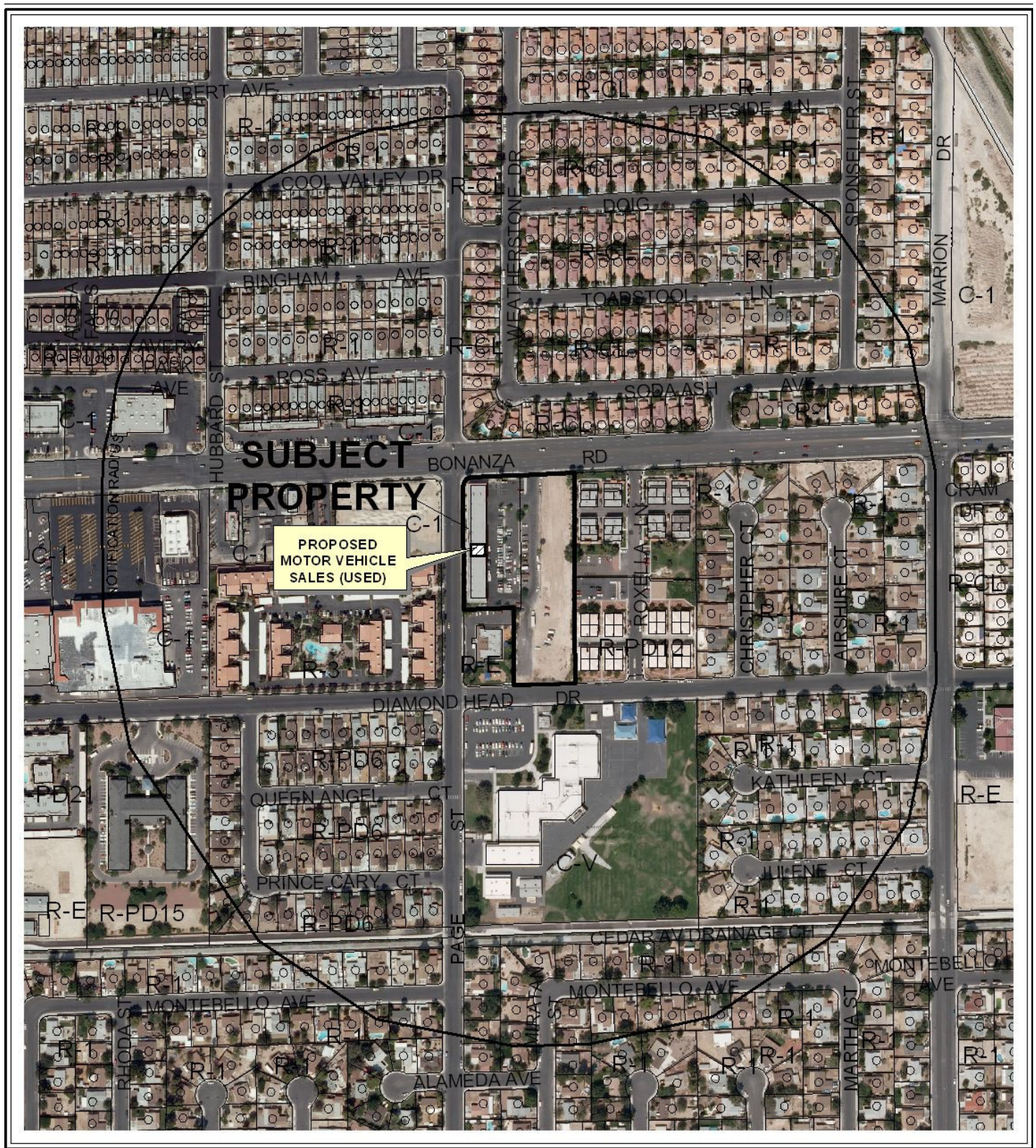
RECOMMENDATION:

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)



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) ****

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

Conditions Page Two
December 16, 2010 - Planning Commission Meeting

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 Page One
December 16, 2010 - Planning Commission Meeting

**** 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-foot 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 finalized.
- 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

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

Staff Report Page Two
December 16, 2010 - Planning Commission Meeting

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.

Staff Report Page Three

December 16, 2010 - Planning Commission Meeting

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.
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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.

Staff Report Page Four
December 16, 2010 - Planning Commission Meeting

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 finalized.

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.
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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.
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Staff Report Page Five
December 16, 2010 - Planning Commission Meeting

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	1.33

<i>Surrounding Property</i>	<i>Existing Land Use Per Title 19.04</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
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)

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

Staff Report Page Six
December 16, 2010 - Planning Commission Meeting

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 Ratio	Parking		Parking		
			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

Staff Report Page Seven
December 16, 2010 - Planning Commission Meeting

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.**

Staff Report Page Eight
December 16, 2010 - Planning Commission Meeting

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 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): _____

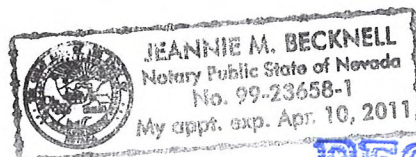
APN: _____

Signature of Property Owner: _____

Print Name: HECTOR CAMACHO

Subscribed and sworn before me

This 11th day of June, 20 10
Jeannie M. Becknell
Notary Public in and for said County and State
State of Nevada
County of Clark



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: SUP MOTOR VEHICLES BUS ED
 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 SC
 Commercial Square Footage Floor Area Ratio
 Gross Acres 1.32 Lots/Units Density
 Additional Information

PROPERTY OWNER HECTOR CAMACHO Contact 460 1775
 Address 1501 S MARYLAND PK Phone: 460 1775 Fax:
 City LV NEV 89104 State Zip
 E-mail Address ESTRELLA LV@hotmail.com

APPLICANT HECTOR CAMACHO Contact HECTOR
 Address SAME Phone: 460 1775 Fax:
 City ABOBE State Zip
 E-mail Address

REPRESENTATIVE HECTOR Contact HECTOR
 Address SAME ABOBE Phone: 460 1775 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, 20 10.

Jamie M. Beckner

Notary Public in and for said County and State

State of Nevada
Clark County

Revised 10/27/08

FOR DEPARTMENT USE ONLY

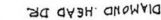
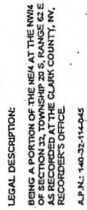
Case #	<u>SUP-38523</u>
Meeting Date:	<u>7/29/06</u>
Total Fee:	<u>10390</u>
Date Received:*	<u>6/11/06</u>
Received By:	<u>M REX</u>



JEANIE M. BECKNELL
 Notary Public State of Nevada
 No. 99-25658-1
 My appt. exp. Apr 10, 2011

*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.

\\depot\Application Packet\Application Form.pdf



BUILDING ANALYSIS	
Furniture Store	8740 S.F.
Furniture warehouse	2610 S.F.
Subtotal	11,350 S.F.
Fast Food Eatery Seating	3623 S.F.
Kitchens	2100 S.F.
Restrooms	344 S.F.
Subtotal	6067 S.F.
Meat Market	2005 S.F.
Spice/ripar eatery room	44 S.F.
Eatery walls	526 S.F.
Interior 6" wall	28 S.F.
Subtotal	2643 S.F.
TOTAL BUILDING AREA	20,000 S.F.

PARKING ANALYSIS	
PHASE 1 (EXISTING)	
Auto repair garage: 5 spaces + 1 per 200 S.F.	
g + (4200 S.F.) ÷ 200 = 62.25 spaces.	
TOTAL PHASE 1 (EXISTING)	
Auto repair garage: 5 spaces + 1 per 200 S.F.	
g + (4200 S.F.) ÷ 200 = 62.25 spaces.	
TOTAL PHASE 1 (EXISTING)	
TOTAL PARKING REQUIRED: 2327.75 SPACES.	

PLOT PLAN.

PAGE STREET.

TOTAL BLDG AREA: 16250 S.F.

EXIST. DAYCARE CENTER

~~EXIST.~~
CMU WALL

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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ZA

NORA H.MASANA
ARCHTECT
2207 WEST JOWAN ROAD
NORTH LAS VEGAS NV 89032
(702) 388-0727

CAMACHO AUTO CENTER, PHASE 2
4161 EAST BONANZA
Las Vegas NV 89110
Owner: Hector Camacho
(702) 460-1775

SITE PLAN

DRAWN: H.H.M.
DATE: 10-16-07...
SCALE: 1" = 30'

SUP-38523

RECEIVED
JUN 17 2010

JUN 17 2010

Sup-33611 (52) Stamped 3-4-09: PC 4-23-09 Denied

583.07'

LANDSCAPE AREA

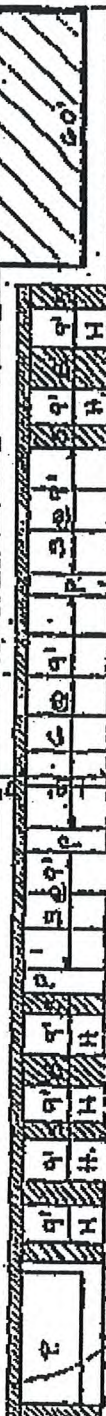
PHASE II (RETAIL)

BLDG 2
80400 S.F.

LOADING
UNLOADING
ZONE

20'
SETBACK

30'



ACCESSIBLE ROUTE

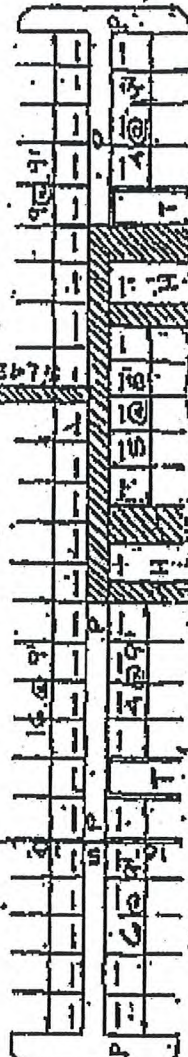
TYP. 2'-6"

ACCESSIBLE ROUTE

LANDSCAPE AREA

DONANZA ROAD

1115 DISPLAY AREA



SUITE 160
RETAIL

SUITE 150

SUITE 145

SUITE 140

SUITE 130

SUITE 125

SUITE 120

SUITE 110

RECEIVED

JUN 11 2010

SUP-38523

PAGE STREET



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**

06/24/10



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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



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

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

Return Service Requested
Official Notice of Public Hearing



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

☐

I SUPPORT
this Request

☒

I OPPOSE
this Request

Please use available blank space on card for your comments.

SUP-38523

Planning Commission Meeting of 7/29/2010

PRESORTED
FIRST CLASS



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

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

RECEIVED

JUN 21 2010

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

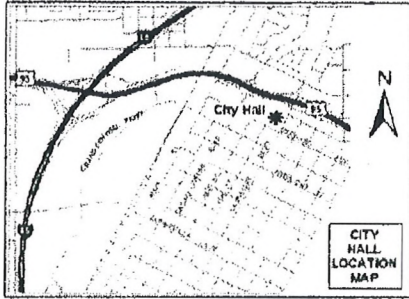
EP40511 29110



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



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

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

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

Case: SUP-38523

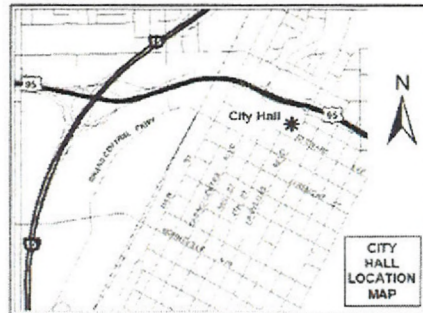
RECEIVED

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**



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

PRESORTED
FIRST CLASS



UNITED STATES POSTAGE
PITNEY BOWES
02 1M
0004279218 JUL 16 2010
\$ 00.414
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

ENCLOSURE



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
☒ PROTEST ☐ APPROVE

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

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

Date: _____
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☐ PROTEST ☐ APPROVE

Date: _____
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☐ PROTEST ☐ APPROVE

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

41P

Telephone Protest/ Approval Log

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

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

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

Date: _____
Name: _____
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☐ PROTEST ☐ APPROVE

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

Submitted after final agenda
Date _____ Item 41
A

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).

MAY GO TO CITY COUNCIL ON 1/19/11 OR MAY BE FINAL ACTION
(Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

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



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

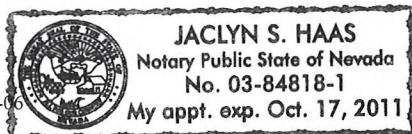
Print Name: Sky View Pines Limited Partnership

Subscribed and sworn before me

This 21st day of October, 2010

Jacqueline Haas
Notary Public in and for said County and State

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



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

OCT 27 2010

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* Michael Mullin

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

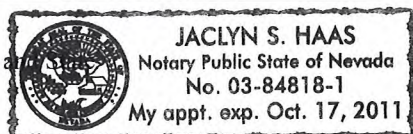
Print Name Michael Mullin

Subscribed and sworn before me

This 21st day of October, 20 10

Joy S. Haas

Notary Public in and for said County of



FOR DEPARTMENT USE ONLY

Case #	<u>VAR 40088</u>
Meeting Date:	<u>12.16.10</u>
Total Fee:	<u>\$880.-</u>
Date Received:*	<u>10.27.10</u>
Received By:	<u>JHA</u>

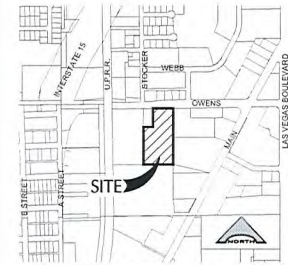
*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

SKY VIEW PINES FAMILY APARTMENTS

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

MAIN STREET

RECEIVED
OCT 27 2010



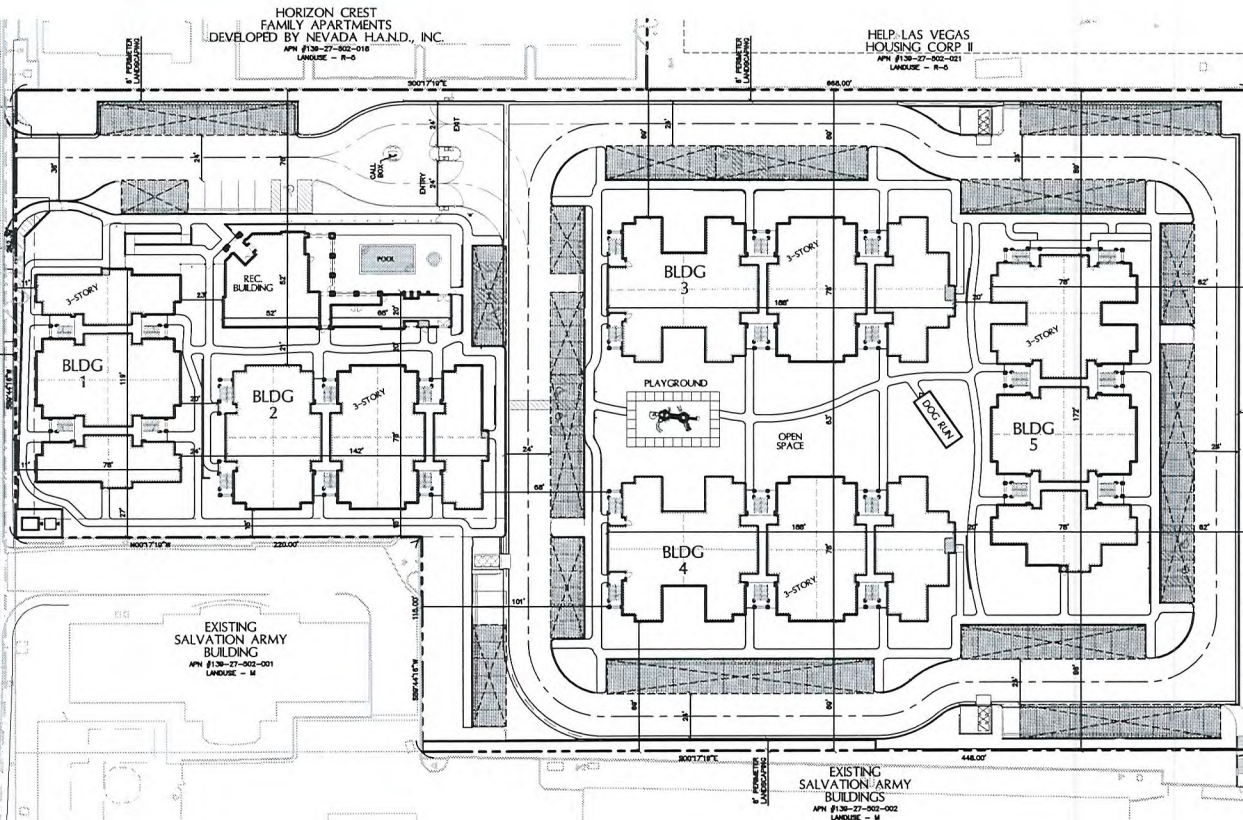
VICINITY MAP

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



GRAPHIC SCALE
(1 IN FEET)
1 inch = 30 ft.

OWENS AVENUE



EXISTING
USA LV INDIAN RESERVATION
APN 813-27-002-001
LANDUSE - C-1

TABULATION:

AFFORDABLE HOUSING

APN 813-27-002-001

CURRENT ZONING R-6

ACREAGE 6.90 ACRES

TOTAL NUMBER OF BUILDINGS 5 MULTI FAMILY & 1 RES CENTER

TOTAL NUMBER OF UNITS 28.38

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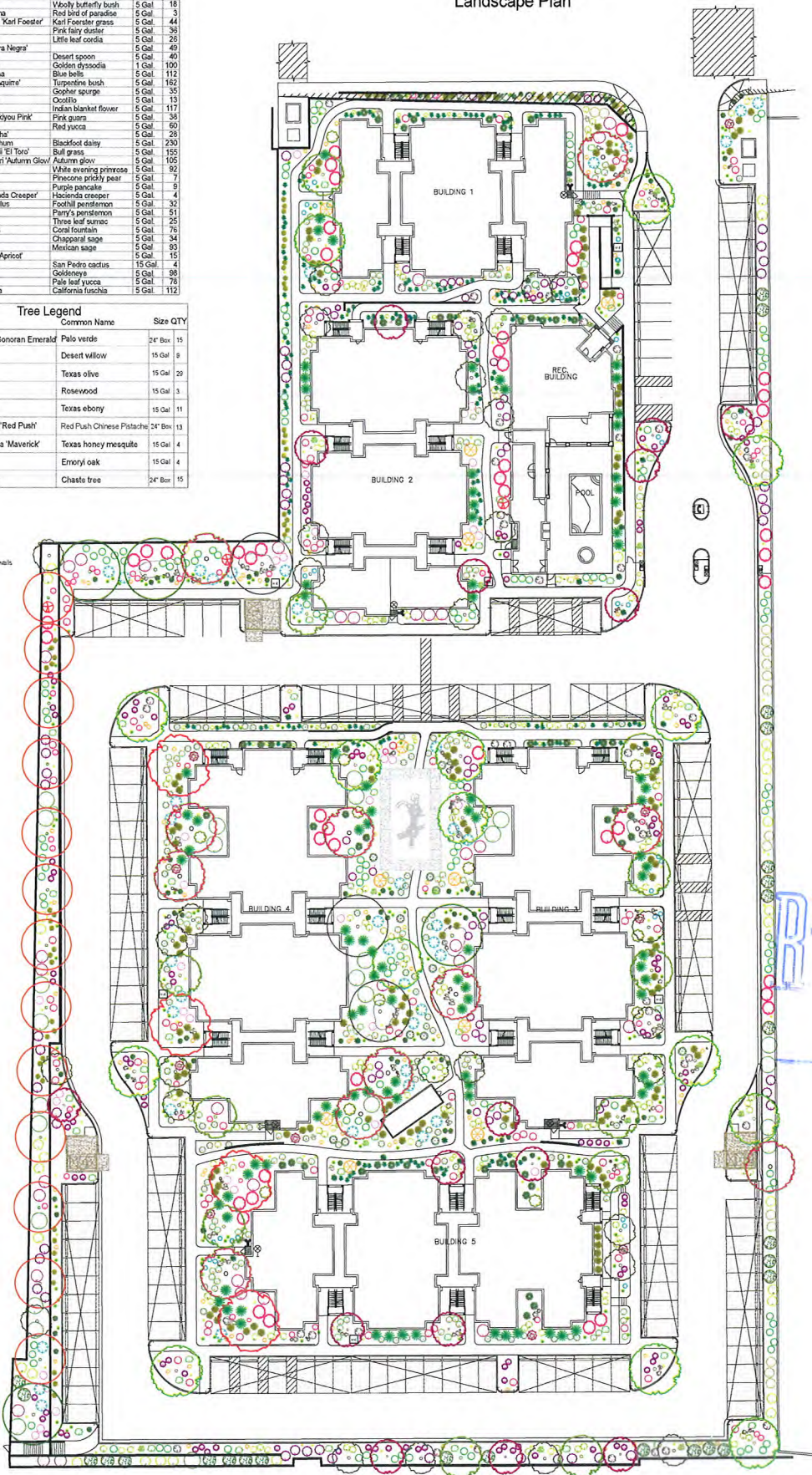
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Plant Legend			
Botanical Name	Common Name	Size	Qty
<i>Abutilon palmieri</i>	Indian mallow	5 Gal	35
<i>Agave multiflora</i>		5 Gal	16
<i>Agave parryi truncata</i>	Artichoke agave	5 Gal	32
<i>Artemisia 'Povis Castle'</i>	Povis castle wormwood	5 Gal	60
<i>Besleria lyrata</i>	Chocolate flower	1 Gal	45
<i>Bouteloua gracilis</i>	Blue grama grass	1 Gal	217
<i>Buddleia mambifolia</i>	Vibbly butterfly bush	5 Gal	18
<i>Ceanothus pulcherrimus</i>	Red bed of paradise	5 Gal	3
<i>Callanthe bicolor</i>	Karl Foerster grass	5 Gal	44
<i>Callandria eriophylla</i>	Pink fairy duster	5 Gal	36
<i>Cordia parvifolia</i>	Little leaf cordia	5 Gal	26
<i>Dalea 'Influencia' 'Sierra Negra'</i>		5 Gal	40
<i>Desfontainia viridiflora</i>	Desert spoon	5 Gal	40
<i>Dryas octopetala</i>	Golden dryas	1 Gal	100
<i>Eremophila hyssopifolia</i>	Blue bells	5 Gal	112
<i>Eriogonum fasciculatum</i>	Turpentine bush	5 Gal	162
<i>Euphorbia rigida</i>	Gopher spurge	5 Gal	35
<i>Fouquieria splendens</i>	Occotillo	5 Gal	13
<i>Gaillardia grandiflora</i>	Indian blanket flower	5 Gal	117
<i>Gutera lindheimeri</i>	Pink yucca	5 Gal	38
<i>Hesperaloe parviflora</i>	Red yucca	5 Gal	60
<i>Marifredo 'Macho Mocha'</i>		5 Gal	26
<i>Melampodium leucanthum</i>	Blackfoot daisy	5 Gal	230
<i>Muhlenbergia emeryi</i>	Bull grass	5 Gal	155
<i>Muhlenbergia linifolia</i>	Autumn glow	5 Gal	105
<i>Oenothera caespitosa</i>	White evening primrose	5 Gal	92
<i>Opuntia turpinii</i>	Pinecone prickly pear	5 Gal	7
<i>Opuntia violacea</i>	Purple pancake	5 Gal	9
<i>Persea pseudocedrus</i>	Hacienda creosote	5 Gal	4
<i>Penstemon heterophyllus</i>	Foothill penstemon	5 Gal	32
<i>Penstemon parryi</i>	Parry's penstemon	5 Gal	51
<i>Perezia trilobata</i>	Three leaf sumac	5 Gal	20
<i>Ruellia equisetiformis</i>	Coral fountain	5 Gal	76
<i>Salvia densiflora</i>	Chipparral sage	5 Gal	34
<i>Salvia leucantha</i>	Mexican sage	5 Gal	83
<i>Tecoma hybrid 'Sierra Apricot'</i>		5 Gal	15
<i>Trichocereus pachanoi</i>	San Pedro cactus	15 Gal	4
<i>Viguiera parisi</i>	Goldeneye	5 Gal	98
<i>Yucca pallida</i>	Pale leaf yucca	5 Gal	78
<i>Zauschneria californica</i>	California fuchsia	5 Gal	112

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

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

Sky View Pines Landscape Plan



RECEIVED
OCT 27 2010

VAR-40088



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,

Jacquie Haas
Real Estate Development Manager

VAR-40088

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).

MAY GO TO CITY COUNCIL ON 1/19/11 OR MAY BE FINAL ACTION
(Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends

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: **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 ☒ 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: _____

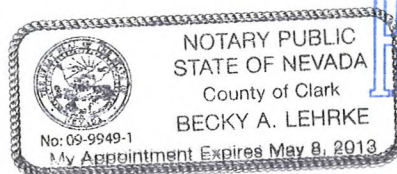
Signature of Property Owner: Rosa M. Aungenett

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



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 T. Augenett & Rosa M. Augenett Contact (702) 250-2837 (Jason)
Address 5400 Bat Masterson Cir. Las Vegas NV 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. Augenett

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

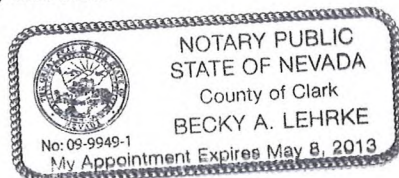
Print Name Rosa M. Augenett

Subscribed and sworn before me

This 28 day of Oct, 20 10

Becky A. Lehrke

Notary Public in and for said County and State

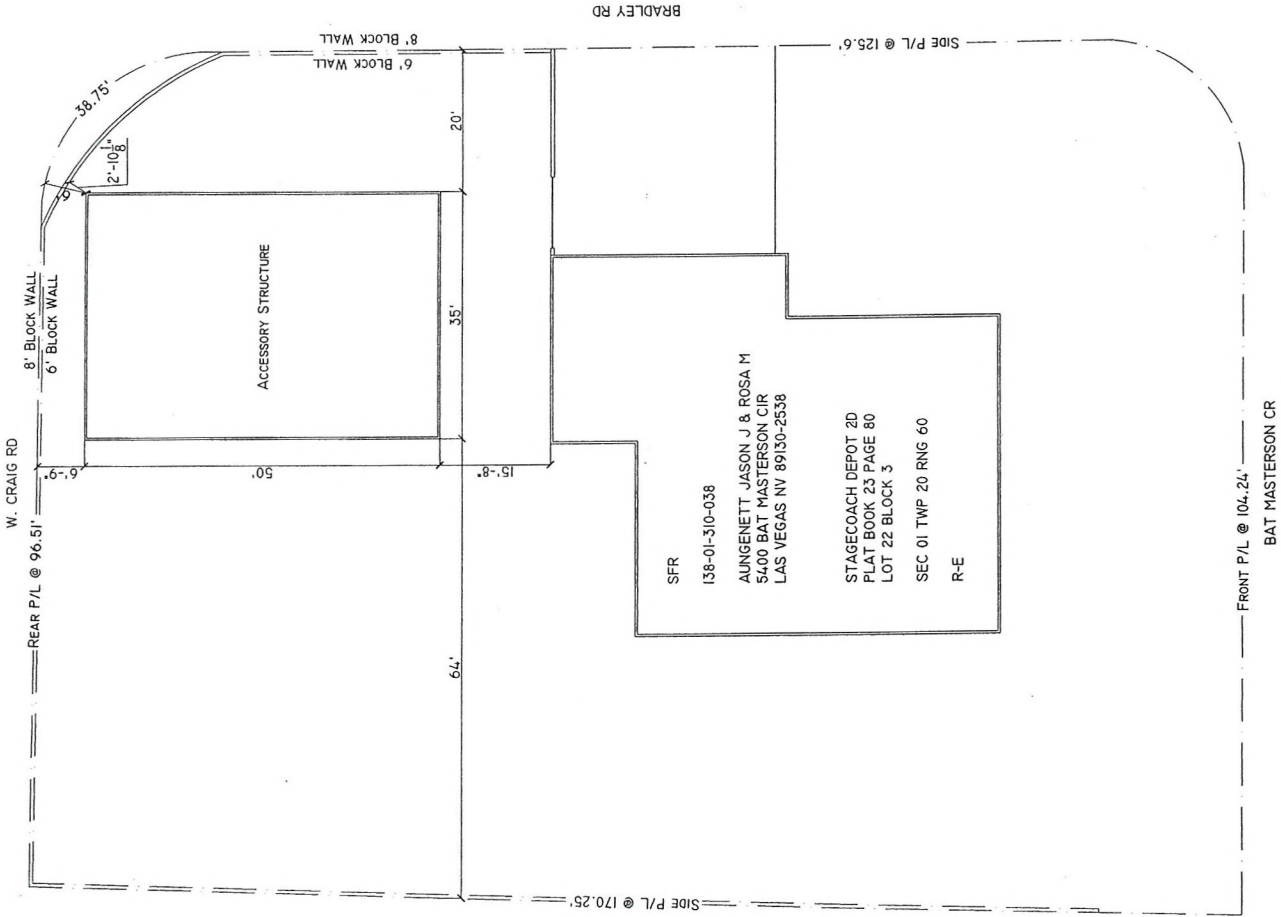


FOR DEPARTMENT USE ONLY

Case # VAR-40107
Meeting Date: 12/11/10 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.

RECEIVED
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

AI	SITE PLAN
AI.1	FLOOR PLAN
AI.2	ELEVATIONS
LSI	LANDSCAPE PLAN

RECEIVED
OCT 28 2010

VAR-40107

SHEET PLAN

A 1

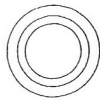
OWNER
JASON AUNGENETT 250-2837
ADDRESS
5400 BAT MASTERSON CR, 89130
PARCEL #
138-01-310-038

W. CRAIG RD

REAR P/L @ 96.51'

BLOCK WALL

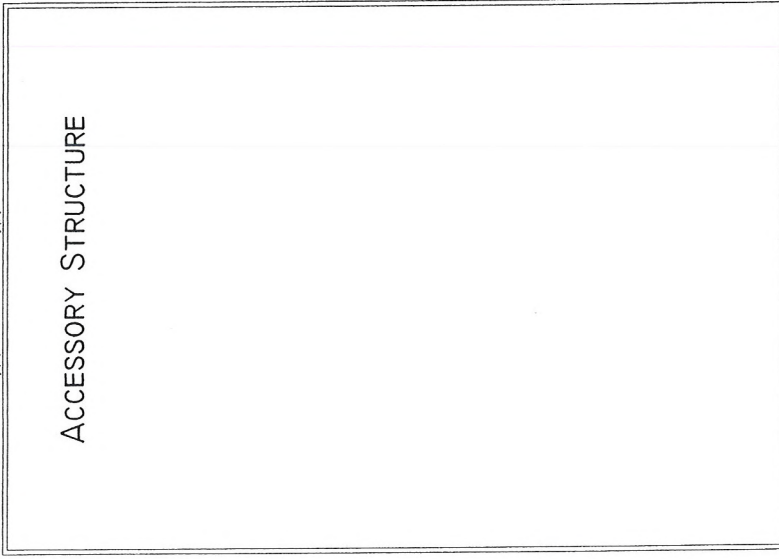
EXISTING PINE TREES



NEW 24" BOX BOTTLE TREES



ACCESSORY STRUCTURE



BLOCK WALL

64'

OWNER
JASON AUNGNETT 250-2837

ADDRESS
5400 BAT MASTERSON CR., 89130

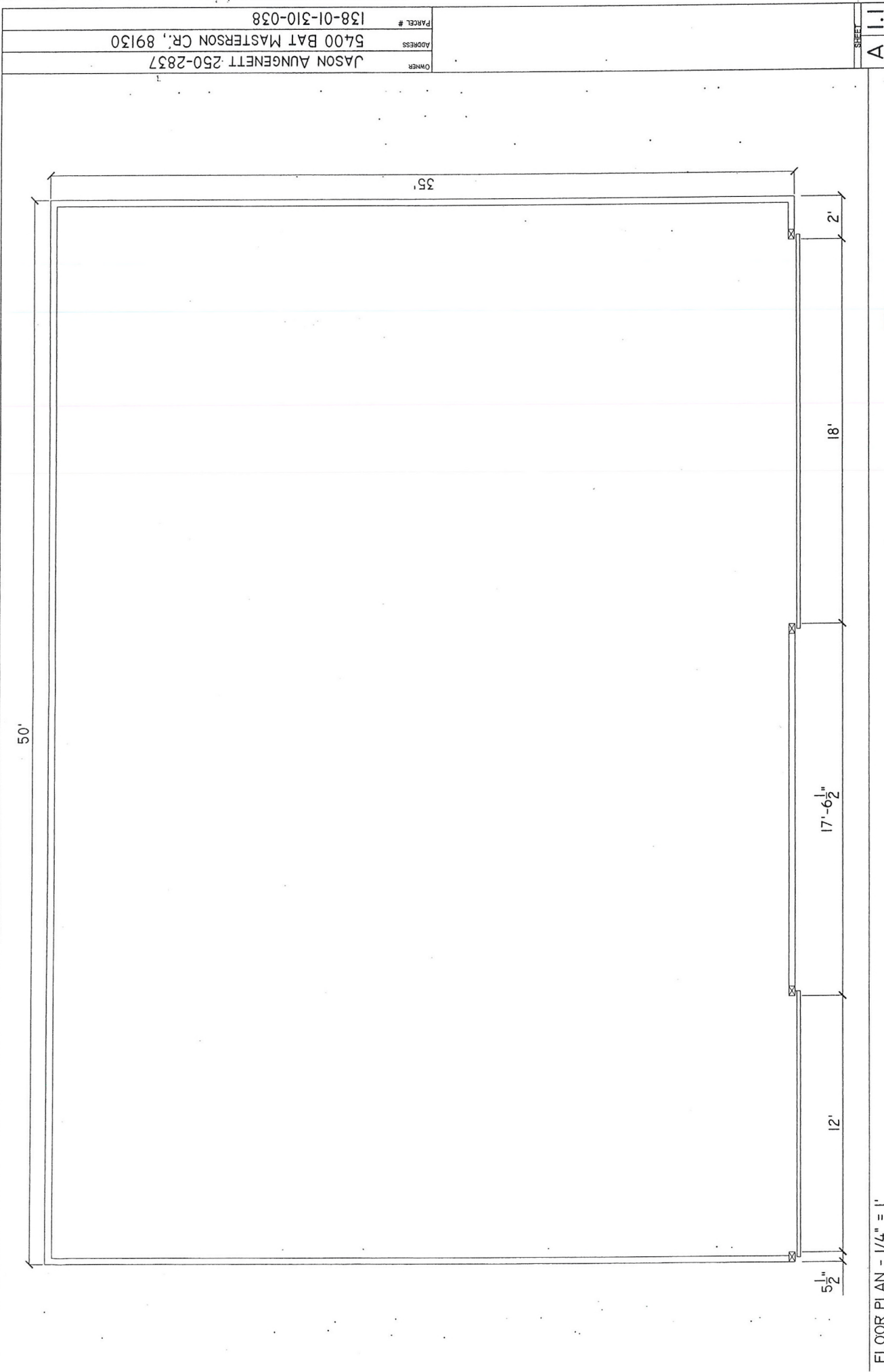
PARCEL #
138-01-310-038

SHEET
LS 1

LANDSCAPE PLAN - 1/8" = 1'

RECEIVED
OCT 28 2010

VAR-40107

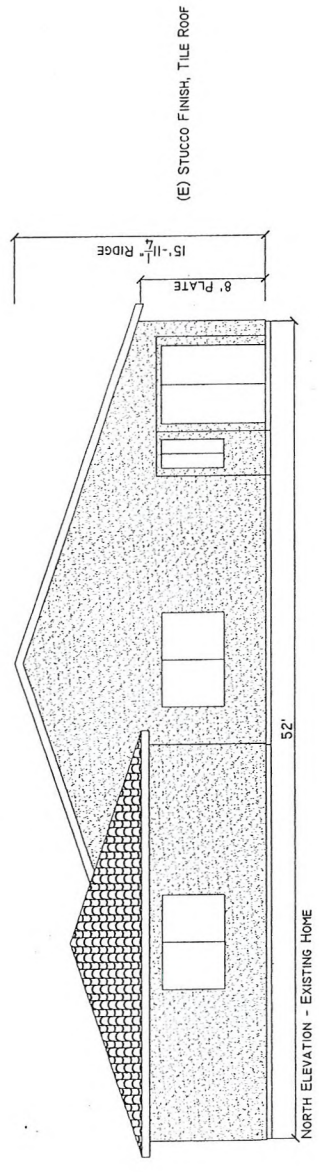
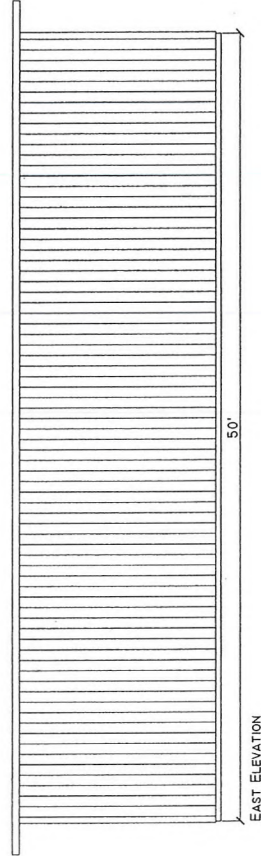
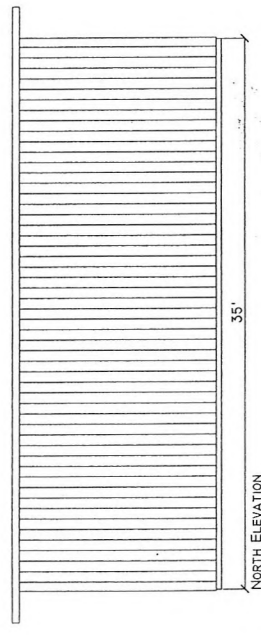
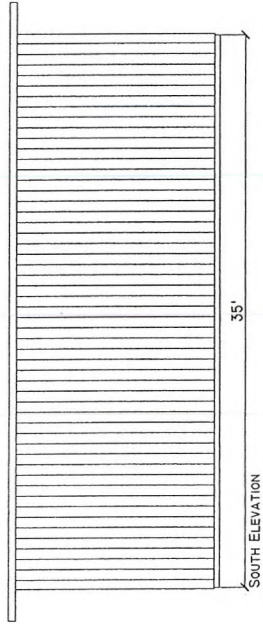
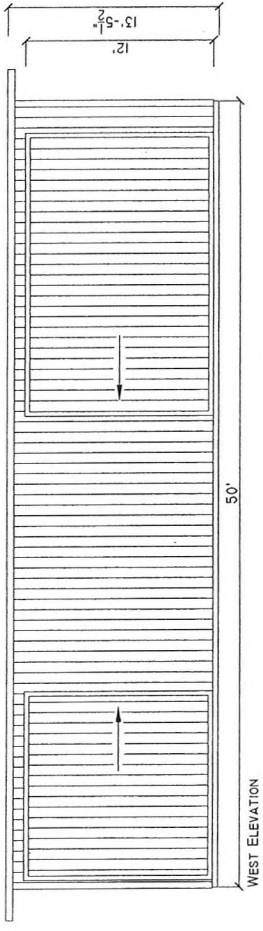


FLOOR PLAN - 1/4" = 1'

RECEIVED
OCT 28 2010

VAR-40107

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



ELEVATIONS - 1/8" = 1'

SHEET
A 1.2

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

RECEIVED
OCT 28 2010
VAR-40107

128-01-310-038

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

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).

MAY GO TO CITY COUNCIL ON 1/19/11 OR MAY BE FINAL ACTION
(Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

3

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): _____

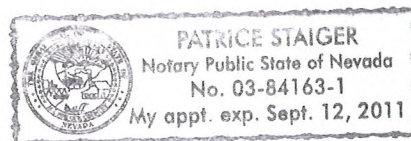
APN: _____

Signature of Property Owner: Roy A. Winblad

Print Name: Roy A. Winblad

Subscribed and sworn before me

This 25th day of October, 20 10
Patrice Staiger Clark, NV
Notary Public in and for said County and State



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 NV 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

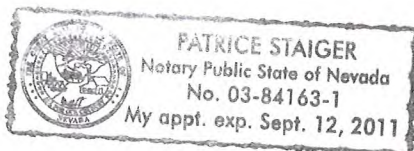
Subscribed and sworn before me

This 25th day of October, 20 10.

Patrice Staiger

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

Revised 10/27/08



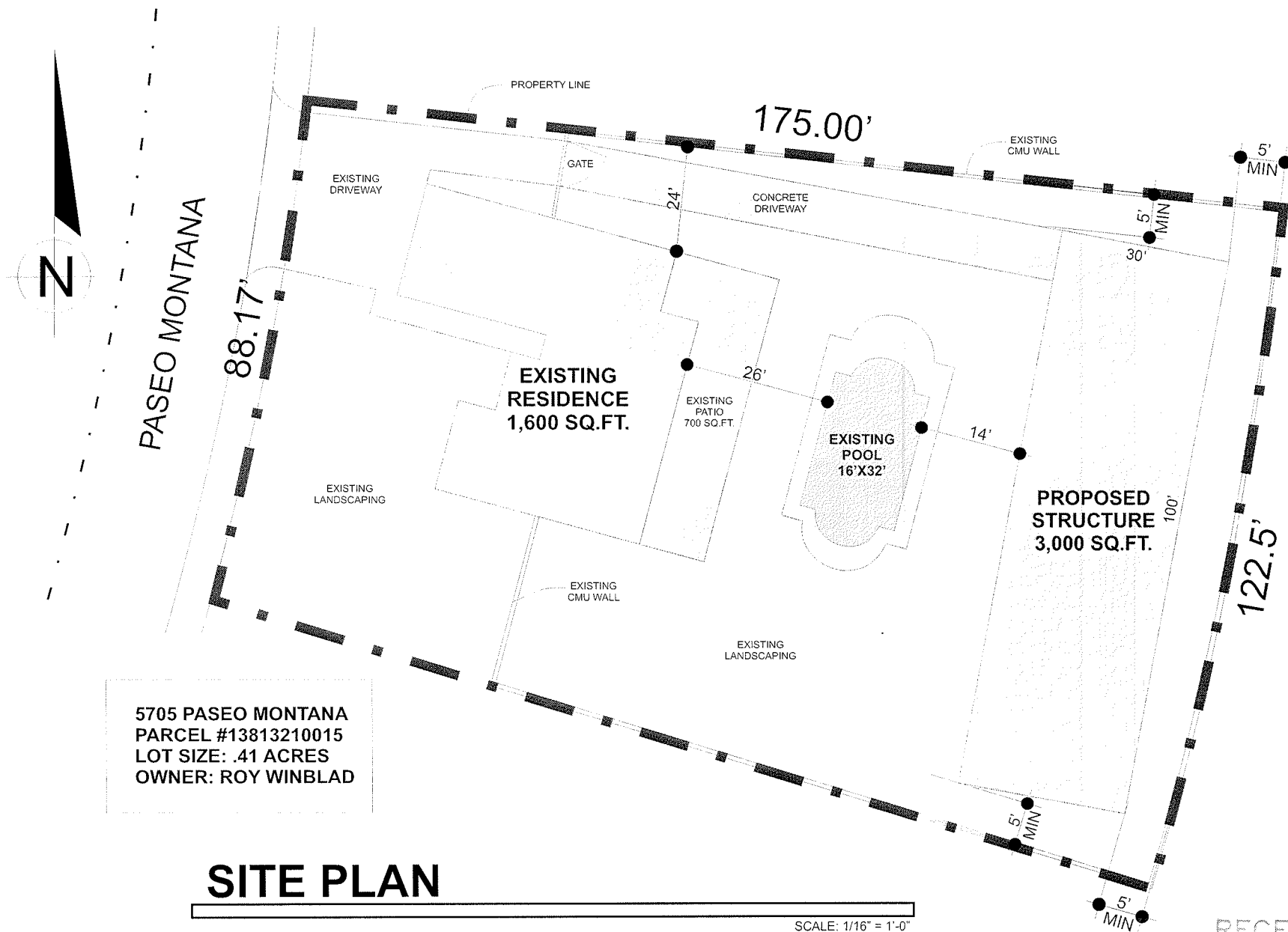
FOR DEPARTMENT USE ONLY

Case #	<u>VAR-40127</u>
Meeting Date:	<u>12/16/10</u>
Total Fee:	<u>\$30.00</u>
Date Received:*	<u>11/2/10</u>
Received By:	<u>CHP</u>

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

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

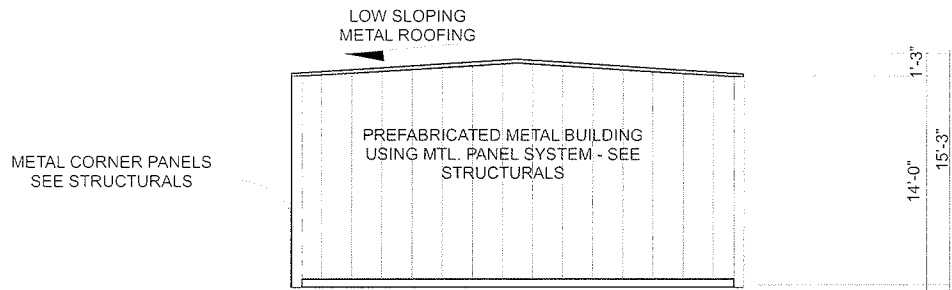
NOV 02 2010



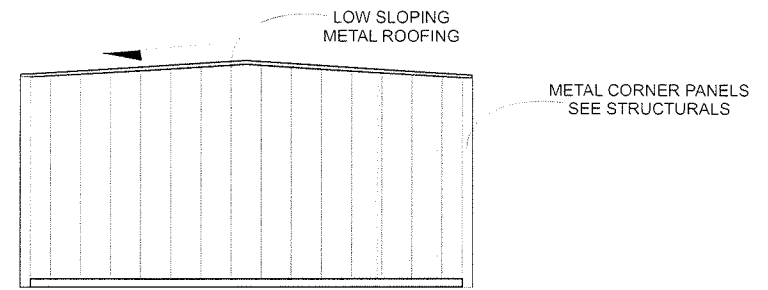
VAR-40127

RECEIVED

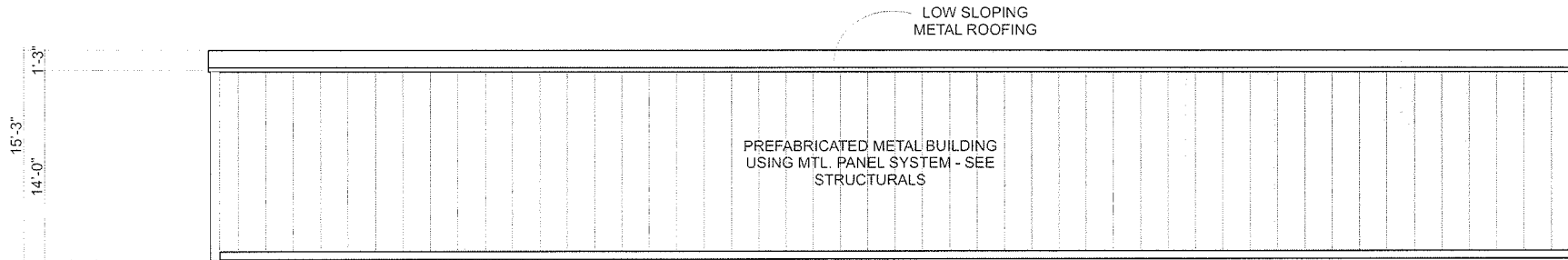
NOV 02 2010



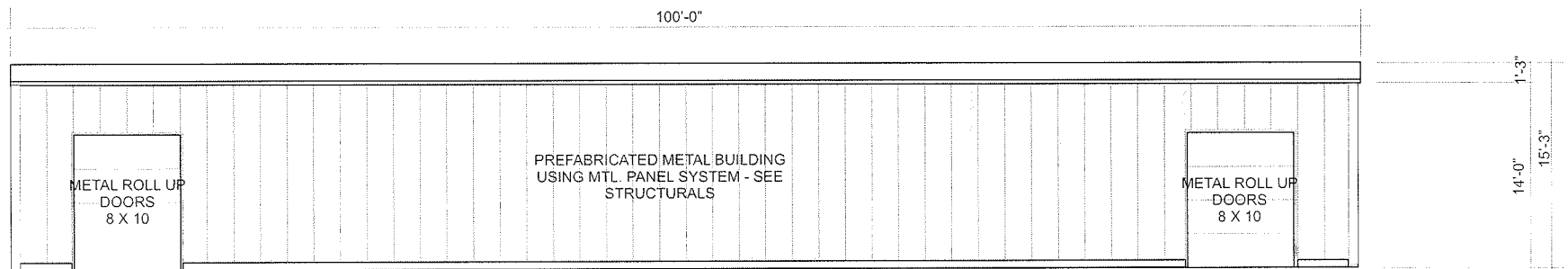
NORTH ELEVATION
SCALE: 1/8" = 1'-0"



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



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

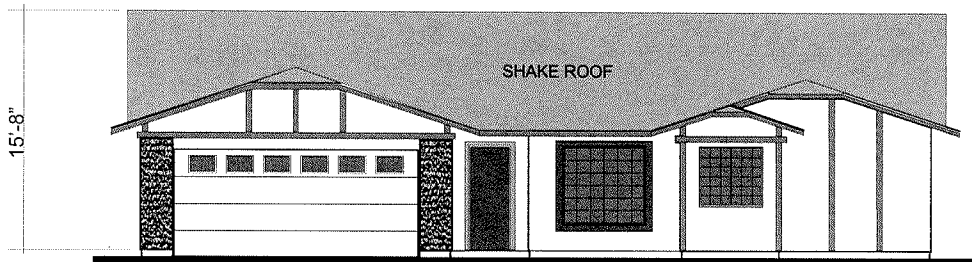


EAST ELEVATION
SCALE: 1/8" = 1'-0"

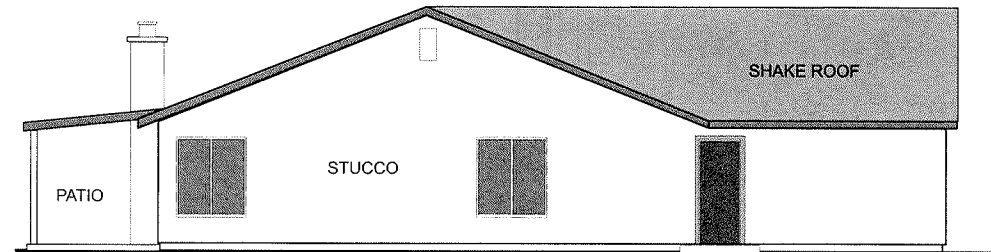
RECEIVED

NOV 02 2010

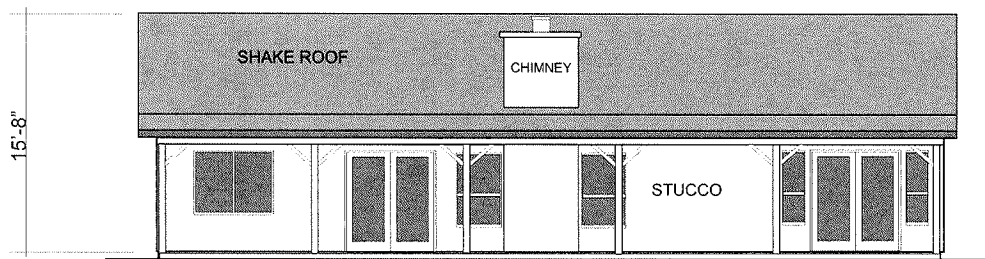
VAR-40127



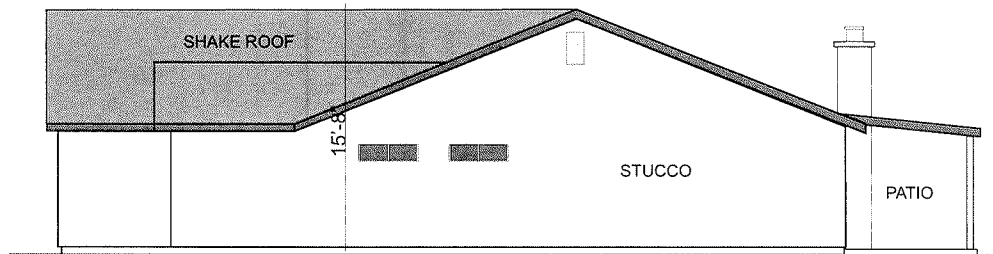
WEST ELEVATION - EXIST. RESIDENCE
SCALE: 1/8" = 1'-0"



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

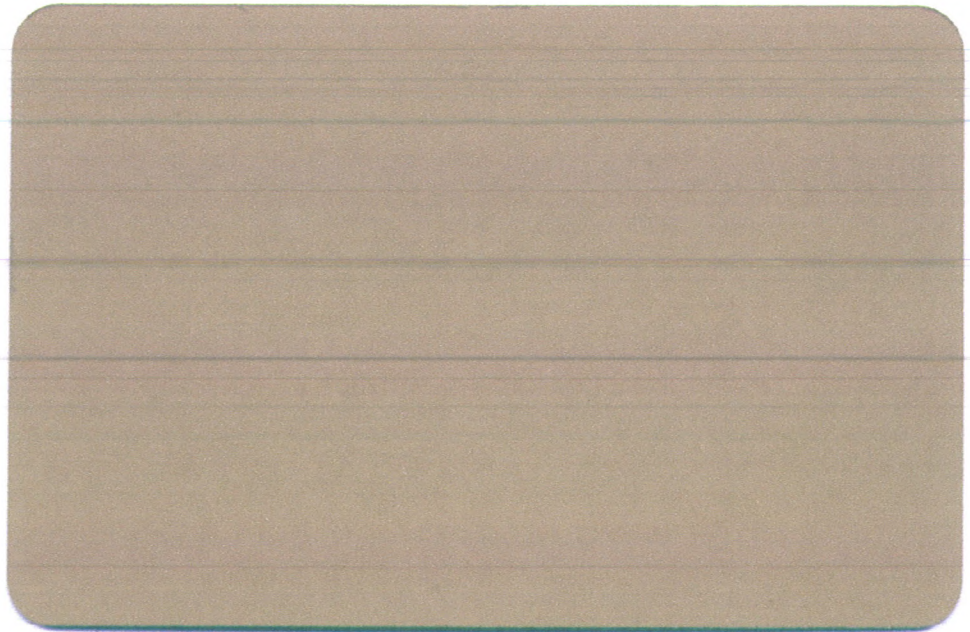
VAR-40127

RECEIVED

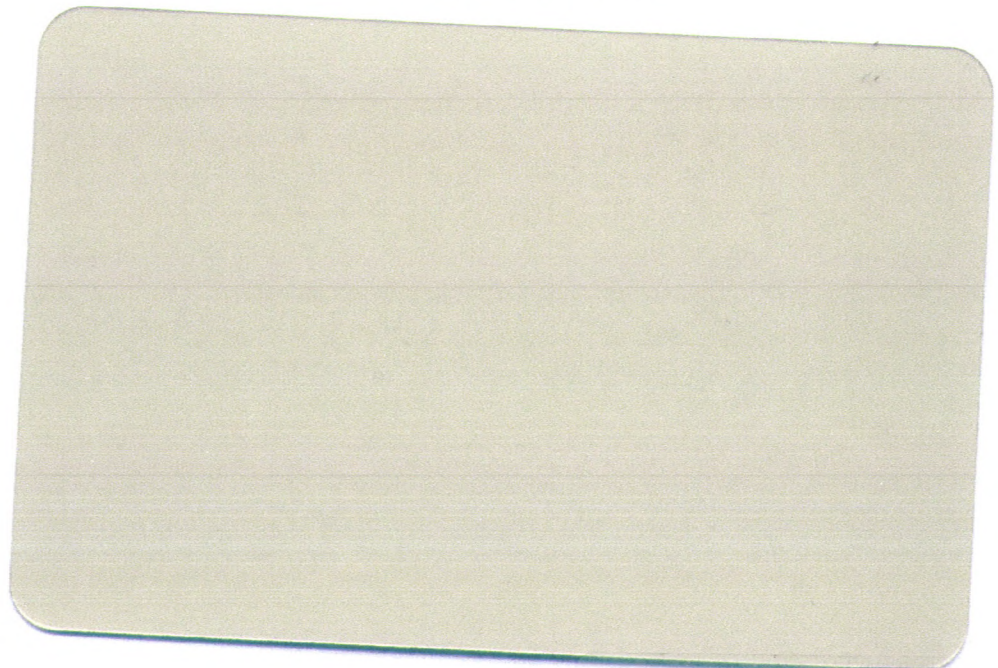
NOV 02 2010

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.

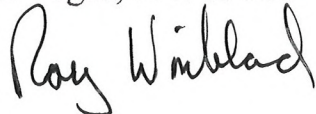
The size of garage is (3000 sq. ft.) and dwelling is (1600 sq. ft.)
The proposed structure will exceed main dwelling by (1400 sq. ft.). Height of main dwelling is 15'8" and height proposed structure is 15'3". The back yard area is over 10,000 sq. ft.

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



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:


Sign

Date: 11-1-10

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

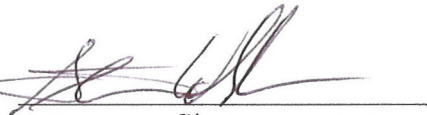
Location: 5705 Paseo Montana ct.
Las Vegas, NV. 89108
Parcel # 138-13-210-015

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:



Sign

Date: 10/25/10

STEVEN WEBB
Print Name

Owner's
Address:

5701 PASEO MONTANA CT 89108

Owner's
Parcel#:

13813210014

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:

Sueanne L. Suttles
Sign

Date:

10/25/10

SUEANNE L. SUTTLES
Print Name

Owner's
Address:

5709 PASEO MONTANA

LAS VEGAS, NV 89108

Owner's
Parcel#:

138-13-210-016

RECEIVED

NOV 02 2010

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).

MAY GO TO CITY COUNCIL ON 1/19/11 OR MAY BE FINAL ACTION
(Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends

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: **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): _____

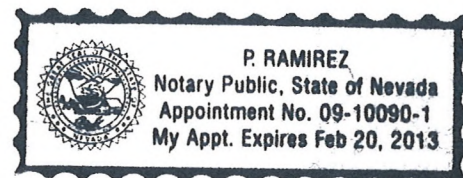
APN: _____

Signature of Property Owner: *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





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
City Las Vegas NV State NV Zip 89104 Garcia
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

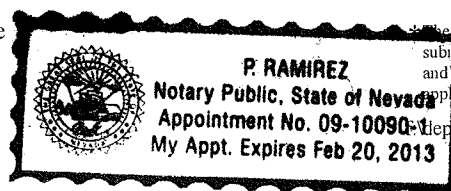
This 2nd day of NOV., 20 10

Notary Public in and for said County and State

Revised 10/27/08

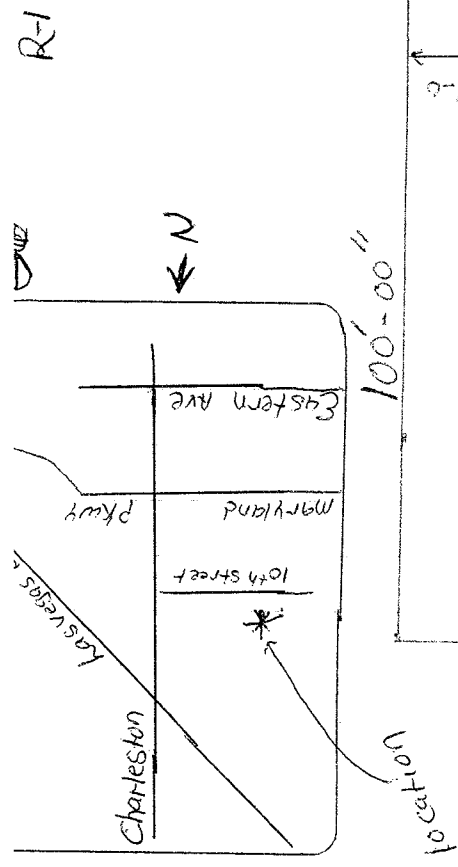
FOR DEPARTMENT USE ONLY

Case #	<u>VAR-40150</u>
Meeting Date:	<u>12-16-10</u>
Total Fee:	<u>830</u>
Date Received:	<u>11-3-10</u>
Received By:	<u>FS</u>



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

Application Packet\Application Form.pdf



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.



RECEIVED

NOV 03 2010

City of Las Vegas

VAR-40150



VAR-40150

RECEIVED

NOV 03 2010

City of Las Vegas

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

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

VAR-40188 - VARIANCE - PUBLIC HEARING - APPLICANT: AT&T MOBILITY - OWNER: PAULINE HARGRAVES - Request for a Variance TO ALLOW AN 8-FOOT SETBACK WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE A 216-FOOT SETBACK FOR WIRELESS COMMUNICATION FACILITY, NON-STEALTH DESIGN at 1311 West Owens Avenue (APN 139-28-502-004), C-1 (Limited Commercial) Zone, Ward 5 (Barlow).

MAY GO TO CITY COUNCIL ON 1/19/11 OR MAY BE FINAL ACTION
(Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

1. Location and Aerial Maps - VAR-40188 and SUP-39709
2. Conditions and Staff Report - VAR-40188 and SUP-39709
3. Supporting Documentation
4. Photos - VAR-40188 and SUP-39709
5. Justification Letter - VAR-40188 and SUP-39709



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-40188** 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

K
Notary Public in and for said County and State



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Modification / Variance
 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 PAULINE HARGRAVES

Subscribed and sworn before me

This 18th day of June, 2010.

K

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case #	<u>VAR-40188</u>
Meeting Date:	<u>12/16/2010</u>
Total Fee:	<u>\$830⁰⁰</u>
Date Received:*	<u>11/03/2010</u>
Received By:	<u>M. Howe</u>

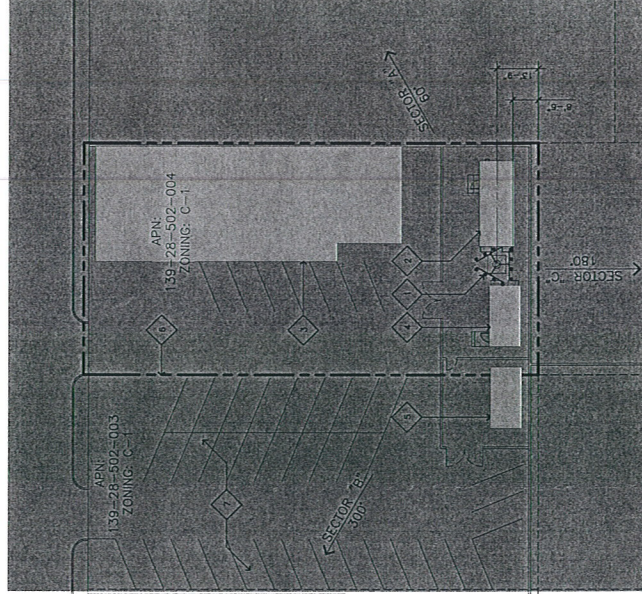
*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

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.

CL WEST OWENS AVENUE

CL N STREET



SITE PLAN

SCALE:
1"=20'

1

JRA
Jeffrey Rone & Associates, Inc.
Architecture & Telecommunications
2500 Las Vegas Blvd. S., Suite 155
Las Vegas, NV 89102
Phone: (702) 735-3929
Fax: (702) 735-3931

PROPRIETARY INFORMATION
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PREPARED FOR



3763 Howard Hughes Parkway, Suite 200
Las Vegas, Nevada 89109

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

08/06/08 PRELIMINARY (P1-B1)
11/02/08 REVISED (P1-B2)
11/02/08 CITY COMMENTS (P1-B3)

SHEET TITLE

SITE PLAN

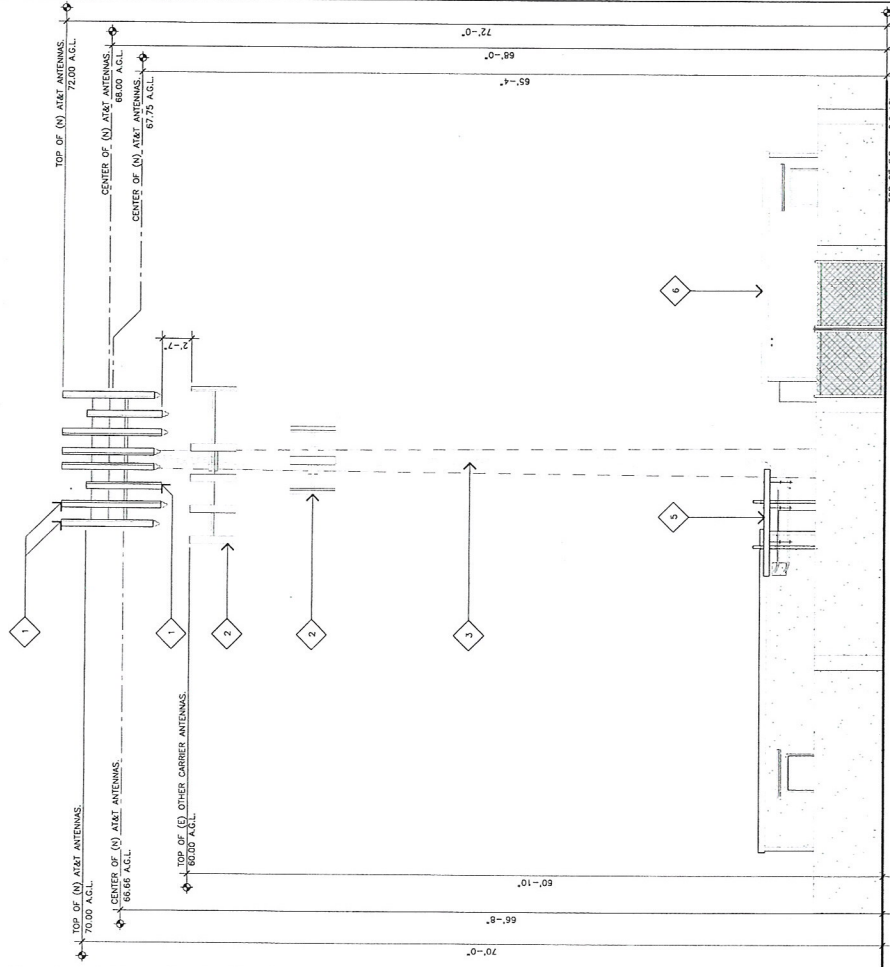
A-0

RECEIVED
NOV 08 2010

VAR-40188
SUP-39709

ELEVATION KEYNOTES

- (N) AT&T ANTENNAS MOUNTED TO (E) MONOPOLE TO REPLACE (E) ANTENNAS.
- (E) OTHER CARRIER ANTENNAS.
- (E) AT&T COAX STRAPPED TO OUTSIDE OF POLE.
- (E) AT&T EQUIPMENT SHELTER.
- (E) AT&T COAX CABLE BRIDGE.
- (E) NEXTEL EQUIPMENT SHELTER.



NORTH ELEVATION

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

2

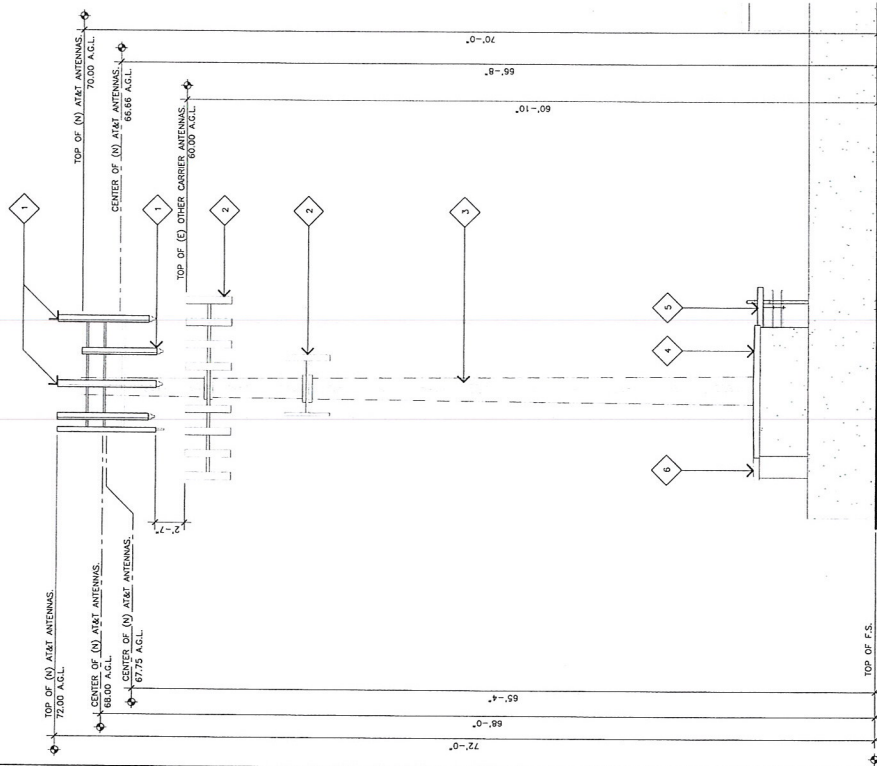
EAST ELEVATION

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

1

ELEVATION KEYNOTES

- (N) AT&T ANTENNAS MOUNTED TO (E) MONOPOLE TO REPLACE (E) ANTENNAS.
- (E) OTHER CARRIER ANTENNAS.
- (E) AT&T COAX STRAPPED TO OUTSIDE OF POLE.
- (E) AT&T EQUIPMENT SHELTER.
- (E) AT&T COAX CABLE BRIDGE.
- (E) NEXTEL EQUIPMENT SHELTER.



SHEET TITLE
EAST AND NORTH
ELEVATIONS

A-3

JRA
Jeffrey Rome & Associates, Inc.
Architecture & Telecommunications
3 San Joaquin Plaza, Suite 155
Fremont, CA 94536
Phone: (949) 760-9328
Fax: (949) 760-9331

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DRAWING IS STRICTLY PROHIBITED.



PREPARED FOR



3743 Howard Hughes Parkway, Suite 100
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

08/08/09 PRELIM CD REVIEW (P4-B1)

09/01/09 PRELIM CD REVIEW (P4-B1)

11/02/10 CITY COMMENTS (P4-B1)

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 RELATED TO VAR-40188 - 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).

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

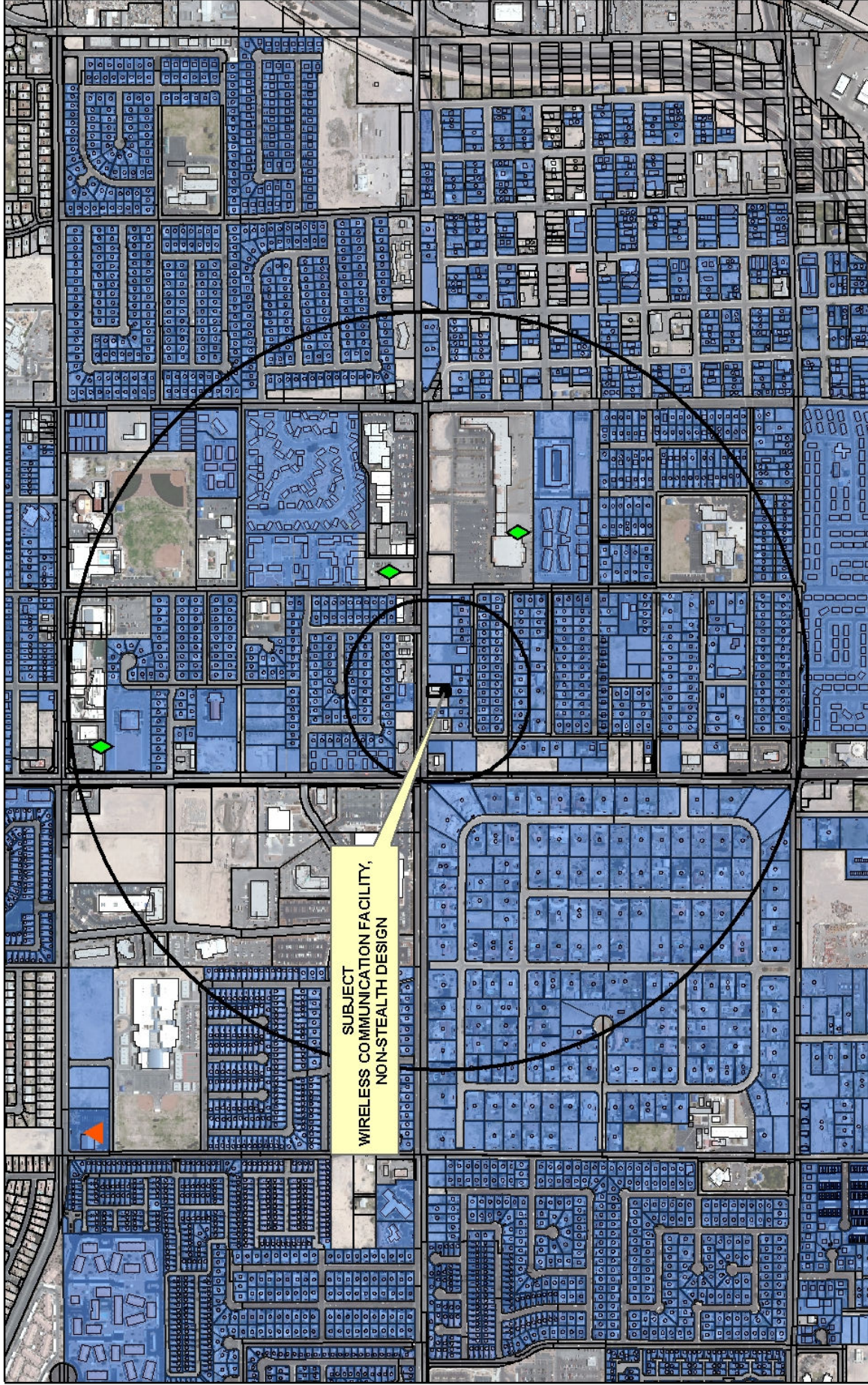
RECOMMENDATION:

Staff recommends.

BACKUP DOCUMENTATION:

1. Consolidated Backup
2. Special Maps
3. Supporting Documentation
4. Planning and Development Denial Letter

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



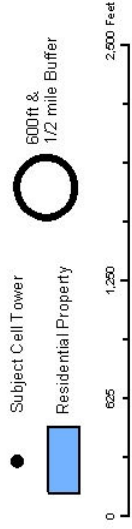
SUBJECT
WIRELESS COMMUNICATION FACILITY,
NON-STEALTH DESIGN

SUP-39709
Wireless Facility

Wireless Facility Locations

- Non-Stealth
- Stealth

- Subject Cell Tower
- Residential Property





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
[Signature]

Notary Public in and for said County and State



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, 20 10.

Notary Public in and for said County and State

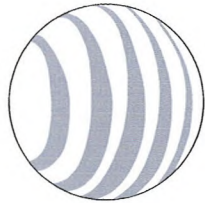


FOR DEPARTMENT USE ONLY

Case #	<u>SUP-39709</u>
Meeting Date:	<u>11/18/10 PC</u>
Total Fee:	<u>\$1,030</u>
Date Received:*	<u>9/24/10</u>
Received By:	<u>[Signature]</u>

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

RECEIVED
SEP 24 2010



at&t

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

SPECIAL INSPECTIONS

1	CONCRETE	13.1 VERY SOIL CONDITIONS ARE SUBSTANTIALLY IN ACCORD WITH THE FOUNDATION DESIGN.
2	CONCRETE	13.2 VERY SOIL FOUNDATION DESIGNATIONS EXTEND TO THE FOUNDATION DESIGN.
3	CONCRETE	13.3 VERY SOIL FOUNDATION DESIGNATIONS EXTEND TO THE FOUNDATION DESIGN.
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99	CONCRETE	13.99 VERY SOIL FOUNDATION DESIGNATIONS EXTEND TO THE FOUNDATION DESIGN.
100	CONCRETE	14.00 VERY SOIL FOUNDATION DESIGNATIONS EXTEND TO THE FOUNDATION DESIGN.

VICINITY MAP



CONSULTANT TEAM

CLIENTS REPRESENTATIVE:

BLACK & VEATCH
1311 WEST OWENS AVENUE
SUITE 200
LAS VEGAS, NEVADA 89106
PHONE: (702) 217-7794
FAX: (702) 217-7795
CONTACT: MICHELLE UCHER

ARCHITECT:
JEFFERY ROSE & ASSOCIATES
3 SAN JACINTE PLAZA
SUITE 155
NEWPORT BEACH, CALIFORNIA 92660
PHONE: (949) 790-3331
FAX: (949) 790-3331
CONTACT: JEFFERY ROSE

DEVELOPMENT SUMMARY

APPLICANT: AT&T WIRELESS
3753 HOWARD HUGHES PARKWAY, SUITE 200
LAS VEGAS, NEVADA 89169

LAND OWNER: PALLADIUM MANAGEMENT / KELLMAN INC.
1333 HOWARD STREET
LAS VEGAS, NEVADA 89106

TOWER OWNER: AT&T TOWERS

OTHER ON-SITE TELECOM FACILITIES:
PROJECT ADDRESS: 1311 WEST OWENS AVENUE
LAS VEGAS, NEVADA 89106
ASSESSORS PARCEL NUMBER: 13-28-502-004
EXISTING ZONING: C-1
PROPOSED PROJECT AREA: NO INCREASE IN PROJECT AREA
PROPOSED TYPE OF CONSTRUCTION: TYPE-V-B
EXISTING OCCUPANCY: U-2
PROPOSED 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 (1) (6) ANTENNAE.
- INSTALL (1) (12) ANTENNAE.
- INSTALL (1) (6) ANTENNAE.

SHEET INDEX

T-1 TITLE SHEET
T-2 SPECIFICATIONS AND NOTES
A-0 SITE PLAN
A-1 EQUIPMENT FLOOR PLAN
A-2 EQUIPMENT FLOOR PLAN
A-3 DETAILS
A-4 DETAILS
A-5 TOWER 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
INTERNATIONAL MECHANICAL CODE, 2006 EDITION
INTERNATIONAL ELECTRICAL CODE, 2006 EDITION
IN THE EVENT OF CONFLICT, THE MOST RESTRICTIVE CODE SHALL PREVAIL.

ACCESSIBILITY DISCLAIMER

THIS PROJECT IS AN UNDERGROUND WIRELESS FACILITY AND IS EXEMPT FROM DISABILITY ACCESS REQUIREMENTS.

SCALE

THE DRAWING SCALES SHOWN IN THIS SET REPRESENT THE CORRECT SCALE ONLY. ANY SCALE NOT SHOWN IN THIS SET IS NOT TO BE USED. IF THIS DRAWING SET IS NOT 24"x36", THIS SET IS NOT TO SCALE.

JRA
Jeffery Rose & Associates, Inc.
Architecture & Telecommunications
3 San Jacinto Plaza, Suite 155
Newport Beach, California 92660
Phone: (949) 790-3331
Fax: (949) 790-3331

PROPRIETARY INFORMATION
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PREPARED FOR

at&t
3753 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)

09/27/10 FINAL CD'S (P1-B1)

SHEET TITLE

TITLE SHEET

T-1

SUP-39709

SEP 24 2010

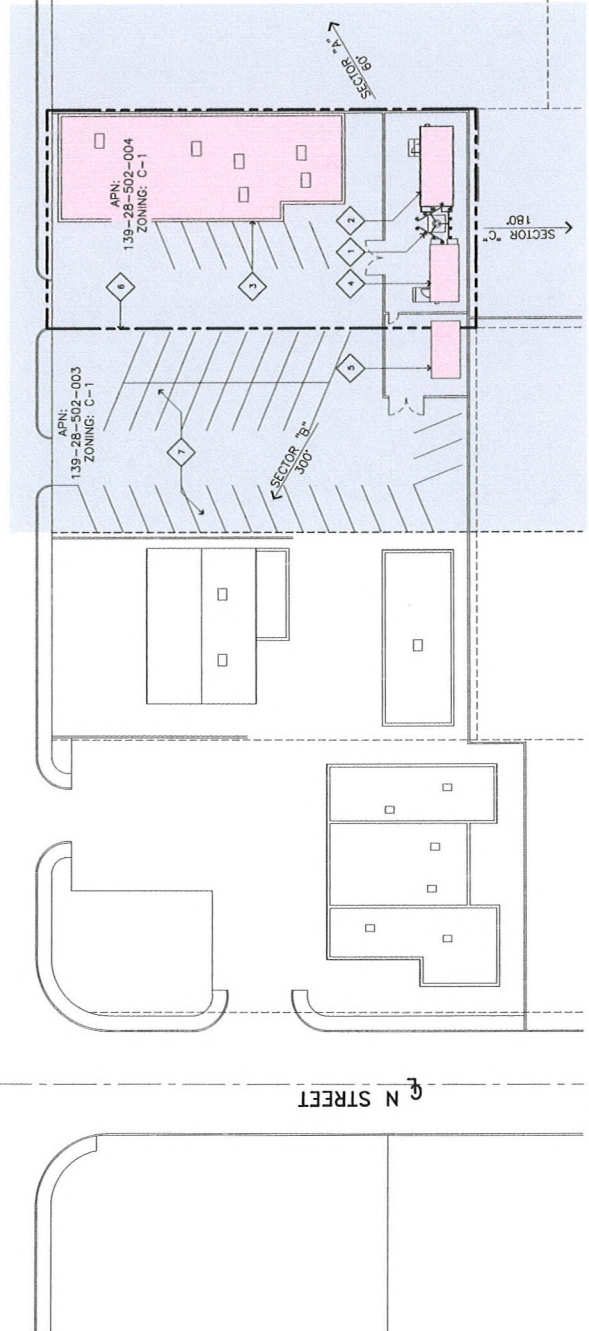
RECEIVED

SITE PLAN KEY/NOTES

1. NEW AIR ANTENNAS; SEE SHEET A-1.
2. EXISTING AIR 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.

6 WEST OWENS AVENUE

6 N STREET



SITE PLAN

SCALE: 1"=20'

0 10 20

SUP-39709

SEP 24 2010

JRA
Jeffrey Rom & Associates, Inc.

Architecture & Telecommunications
3100 West Sahara Avenue, Suite 100
Las Vegas, Nevada 89102
Phone: (702) 799-1822
Fax: (702) 799-1821

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PREPARED FOR

at&t

3753 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

08/09/09 PRELIMINARY (P1-B1)

09/01/10 FINAL CDS (P1-B2)

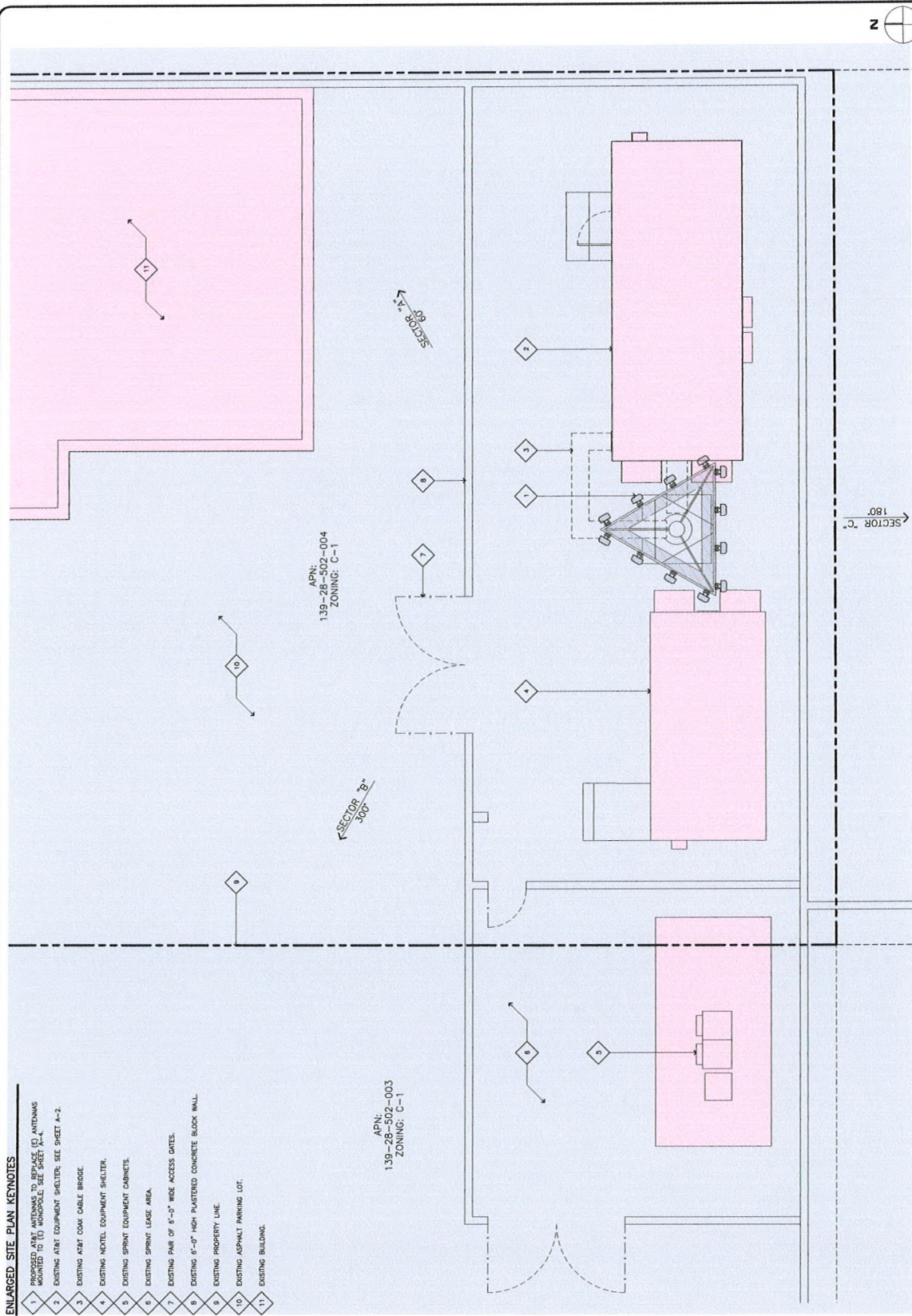
SHEET TITLE

SITE PLAN

A-0

ENLARGED SITE PLAN KEYNOTES

1. PROPOSED ANTENNAS TO REPLACE (1) ANTENNAS IDENTIFIED TO (1) DISAPPEAR, SEE SHEET A-1.
2. EXISTING ANTENNA EQUIPMENT SHELTER, SEE SHEET A-1.
3. EXISTING ANTENNA COAX CABLE BRIDGE.
4. EXISTING NOTTEL 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. EXISTING BUILDING.



ENLARGED SITE PLAN

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

SEP 24 2010
SUP-39709

JRA
Jeffrey R. Jones & Associates, Inc.
Architecture & Telecommunications
1311 West Owens Avenue, Suite 200
Las Vegas, Nevada 89106
Phone: (702) 740-3329
Fax: (702) 740-3481

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at&t

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

APPROVALS

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

SHEET TITLE

ENLARGED SITE PLAN

A-1

EQUIPMENT FLOOR PLAN KEYNOTES

- 1 (E) AT&T ANDREW 11'-6" x 28'-0" EQUIPMENT SHELTER.
FLOOR LADING IS 108 PSF.
- 2 (E) AT&T EXTERIOR MOUNTED AC UNIT.
- 3 (E) AT&T WAVEGUIDE ENTRY PORT WITH (10) 7/8" COAX
FROM EQUIPMENT TO ANTENNA MOUNT. FLOOR
IS 108 PSF.
- 4 (E) AT&T WAVEGUIDE ENTRY PORT WITH (20) 7/8" COAX
FROM EQUIPMENT TO ANTENNA MOUNT. FLOOR
IS 108 PSF.
- 5 (E) AT&T UNUSED WAVEGUIDE ENTRY PORT.
- 6 (E) AT&T WALL MOUNTED MAIN GROUND BUS BAR (MGB).
- 7 (E) NOKIA GSM EQUIPMENT CABINET.
- 8 (E) AT&T TILED BACKBOARD.
- 9 (E) (4) AT&T TDMA CABINETS.
- 10 (E) AT&T 24VDC ANODE RECTIFIER CABINET.
- 11 (E) AT&T LUCENT UMS CABINET.
- 12 (E) AT&T DATA BACK.
- 13 (E) AT&T CDPR BACK.
- 14 (E) AT&T ELECTRICAL PANEL.
- 15 NOT USED.
- 16 (E) AT&T EXTERNAL ALARM CABINET.
- 17 (E) AT&T TELCO CABINET.
- 18 (E) AT&T FIRE EXTINGUISHER.
- 19 (E) AT&T GENERATOR RECEPTACLE NOT ON SHELTER
APPROXIMATELY 30'-0" AWAY.
- 20 (E) AT&T MANUAL TRANSFER SWITCH.
- 21 (E) ELECTRICAL METER WITH MAIN SERVICE DISCONNECT.
- 22 (E) AT&T DUAL 100 AMP BATTERY DISCONNECT.
- 23 NOT USED.
- 24 (E) AT&T BATTERY RACK MODEL NO. GNB 12 CELL ABSOLUTE 100A27.
- 25 (E) AT&T EYE WASH STATION.
- 26 (E) AT&T EYE WASH STATION.
- 27 NO (E) AT&T SMOKE DETECTORS.
- 28 (E) AT&T SPILL KIT.
- 29 NOT USED.

JRA
Jeffrey Rome & Associates, Inc.
Architecture & Telecommunications
3 San Joaquin Plaza, Suite 100
Las Vegas, Nevada 89106
Phone: (702) 795-5523
Fax: (702) 795-5521

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JRA. ANY VIOLATION OF THIS
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PREPARED FOR



3753 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 ORANGE AVENUE
LAS VEGAS, NEVADA 89106

CITY OF LAS VEGAS

DRAWING DATES

09/08/09 INITIAL DESIGN REVIEW (P1-B1)

09/01/10 FINAL CD'S (P1-B2)

SHEET TITLE

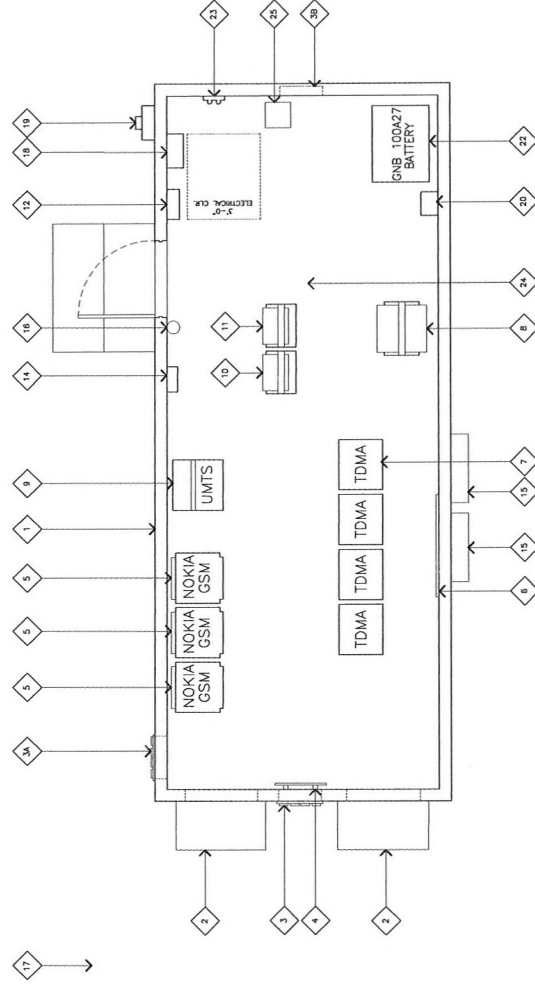
EQUIPMENT FLOOR PLAN

A-2

2 EQUIPMENT FLOOR PLAN

SCALE:
NONE

NOT USED

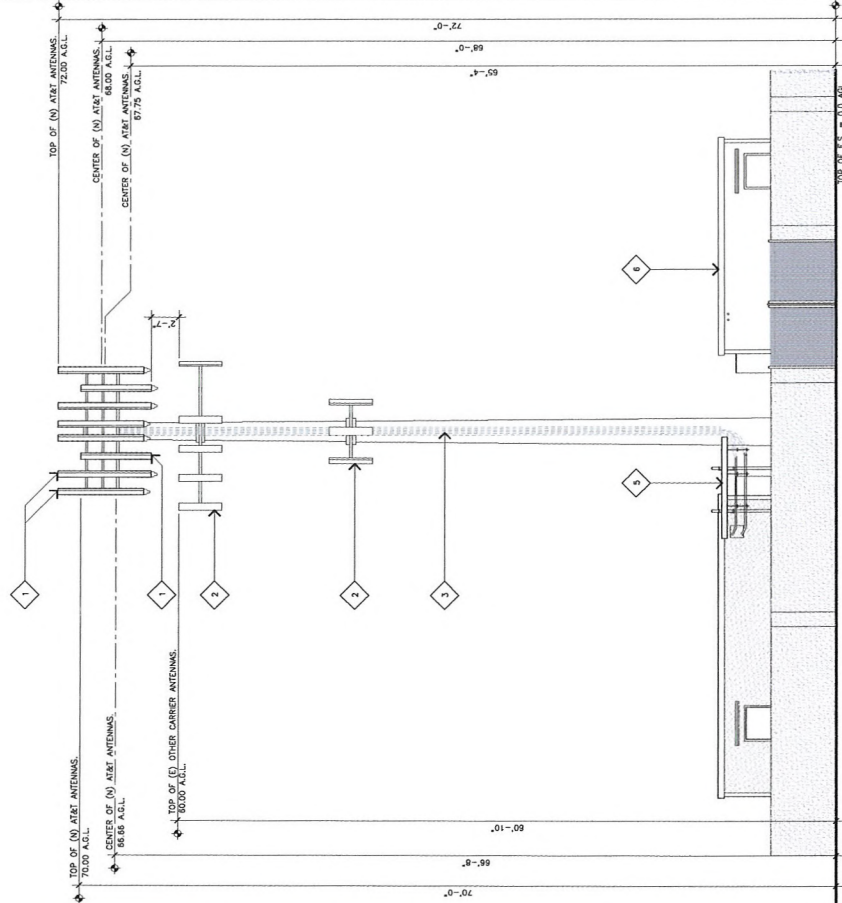


SCALE:
NONE

SUP-39709
SEP 24 2010

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"

2

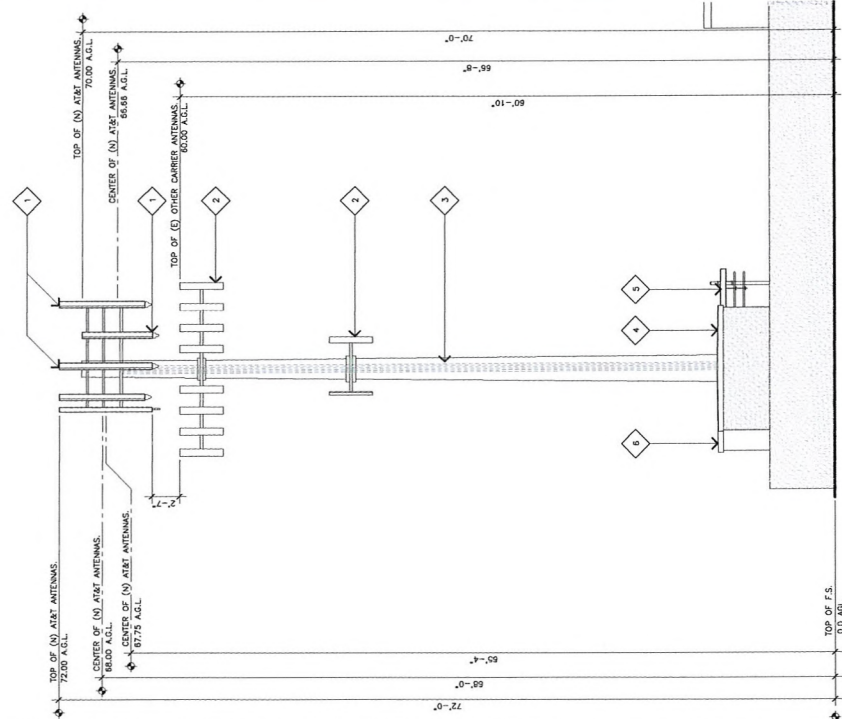
EAST ELEVATION

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

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.



SUP-39709

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

1

A-3

EAST AND NORTH ELEVATIONS

SHEET TITLE

DRAWING DATES
DATE: 09/01/09
BY: J. B. B. (P1-B1)
DATE: 09/01/10
BY: J. B. B. (P1-B2)

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

OWNER APPROVAL

SITE ACQUISITION

CONSTRUCTION

ZONING

REF.

APPROVALS

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



PREPARED FOR



JRA
Jeffrey R. B. & Associates, Inc.
Architecture & Telecommunications
3 Las Vegas Parkway, Suite 100
Las Vegas, NV 89106
Phone: (702) 730-3121
Fax: (702) 730-3121

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SEP 24 2010



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

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

www.lasvegasnevada.gov

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

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:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

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: **SUP-39886** APN: 139-35-315-006; ~~007~~; 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: _____

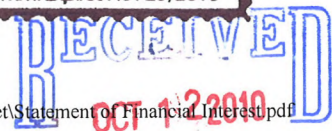
Print Name: SHAHRAM

RAY GOLBARI

Subscribed and sworn before me

This 15 day of sep., 2010

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



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 ~~RE~~ Proposed Use _____
 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 SVC'S Contact REX HENRIOTT
 Address 3910 Pecos-McLeod St C-120 Phone: 573-5004 Fax: 564-7642
 City Las Vegas State NV Zip 89121
 E-mail Address rex.henriott@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., 20 10

Notary Public in and for said County and State

Revised 10/27/08

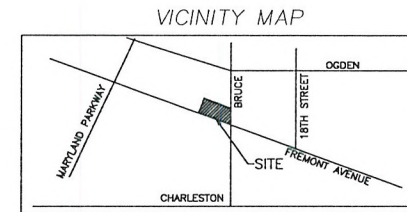
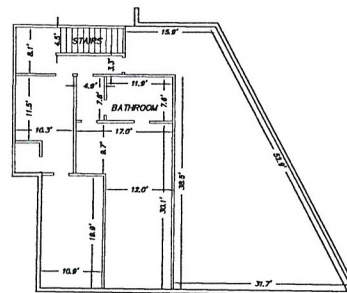
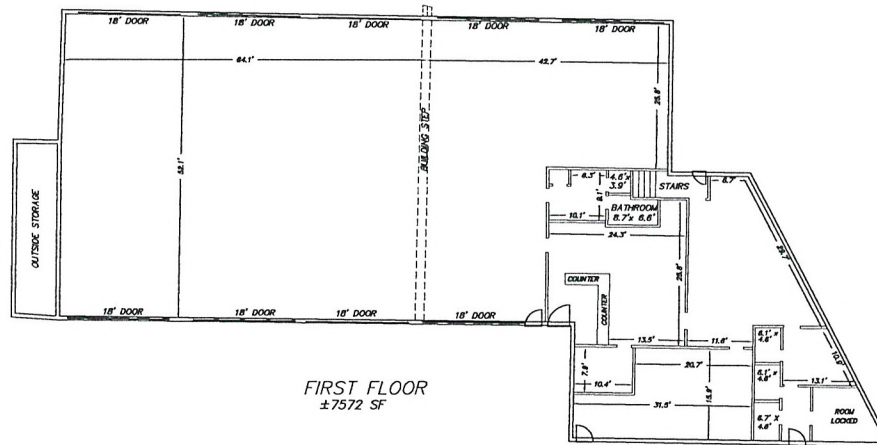


FOR DEPARTMENT USE ONLY

Case #	<u>5UP-39886</u>
Meeting Date:	<u>12/16/10</u>
Total Fee:	<u>\$1,030</u>
Date Received:	<u>10/12/10</u>
Received By:	<u>[Signature]</u>

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

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



SCALE: 1"=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.

RIETZ CONSULTING INC
5740 S. ARVILLE ST. # 208
LAS VEGAS, NV 89118
702-621-3555

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

BUILDING SURVEY

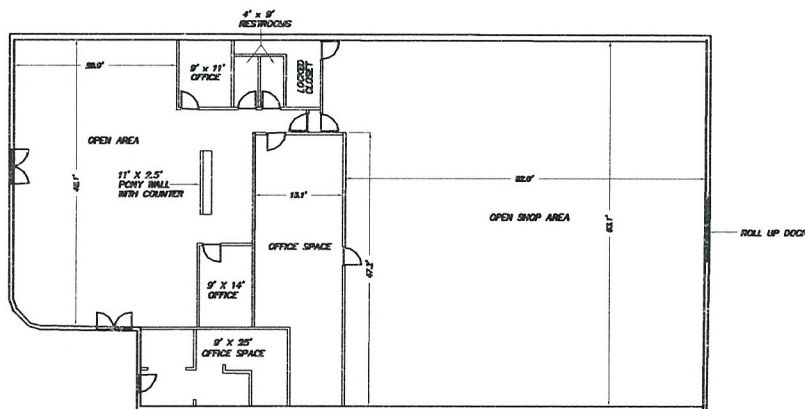
DATE: _____
DRAWN BY: E.R.
JOB NO: 2009-12

SHEET

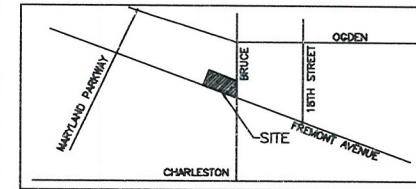
2

RECEIVED
OCT 12 2010

SUP-39886



VICINITY MAP



SCALE: 1" = 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 BASED ON WALLS.
4. THIS BUILDING INTERIOR WAS SURVEYED ON JULY 13, 2010.

RECEIVED
OCT 12 2010

RIETZ CONSULTING INC
6740 S. ARVILLE ST. # 208
LAS VEGAS, NV 89118
702-627-3365

ELAT PROPERTIES & BEL AIR RC, L.L.C.
1708 FREMONT STREET
LAS VEGAS, NEVADA

BUILDING SURVEY

PA/PH
DRAWN BY E.J.
JOB NO. 000-12

SHEET

3

SUP-39886

1715 – 1735 FREMONT ST. LAS VEGAS, NV 89101



SUP-39886

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OCT 1 22 2010

1715 – 1735 FREMONT ST. LAS VEGAS, NV 89101



RECEIVED
OCT 12 2010
SUP-39886

BELAIR 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

RECEIVED
OCT 22 2010
SUP-39886

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:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

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: **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: [Signature]

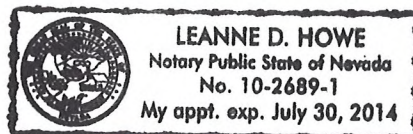
Print Name: ROGER FOSTER

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



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: 8769705
 City LV State NV Zip 89135
 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 ROGER FOSTER

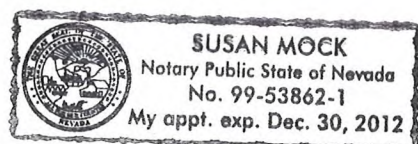
Subscribed and sworn before me

This 20th day of October, 20 10

Susan Mock

Notary Public in and for said County and State

Revised 10/27/08



FOR DEPARTMENT USE ONLY

Case #	<u>SUP-39963</u>
Meeting Date:	<u>12/16/10 PC</u>
Total Fee:	<u>\$1,030</u>
Date Received:	<u>10/20/10</u>
Received By:	<u>[Signature]</u>

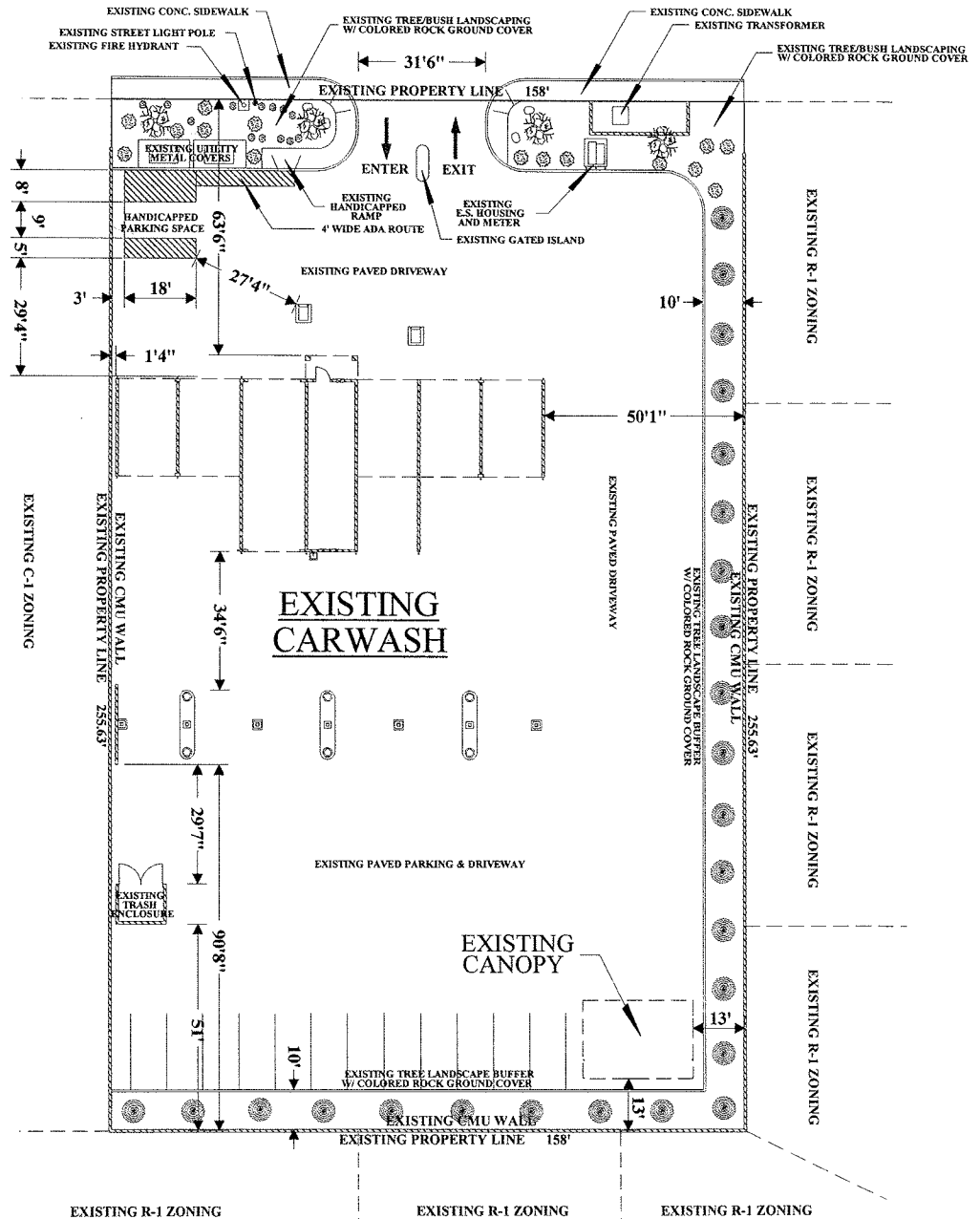
*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

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

EXISTING C-1 ZONING

EXISTING R-1 ZONING

7501 ALTA DRIVE



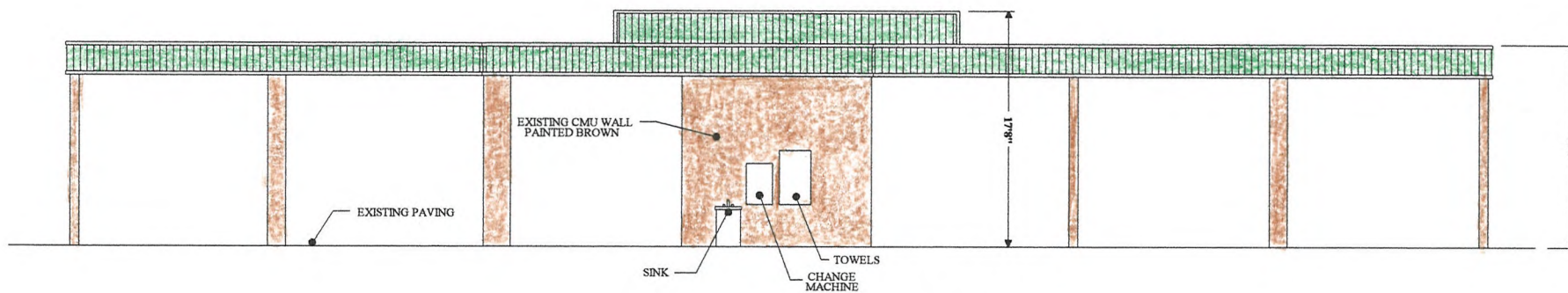
+/- 0.93 NET ACRES
+/- 40,511 S.F. LAND
+/- 3,016 S.F. BUILDING
+/- 2,160 S.F. CANOPY

SITE PLAN
SCALE: 1" = 20'

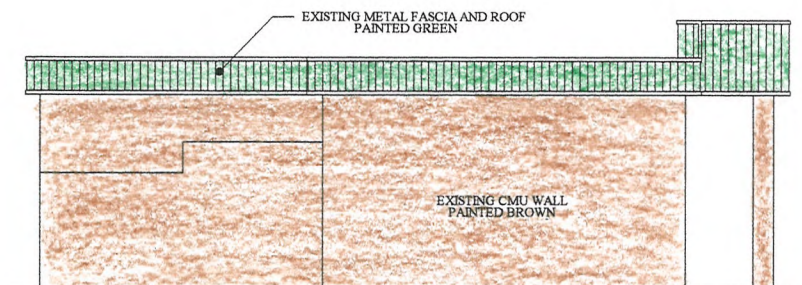


SUP-39963

RECEIVED
OCT 20 2010



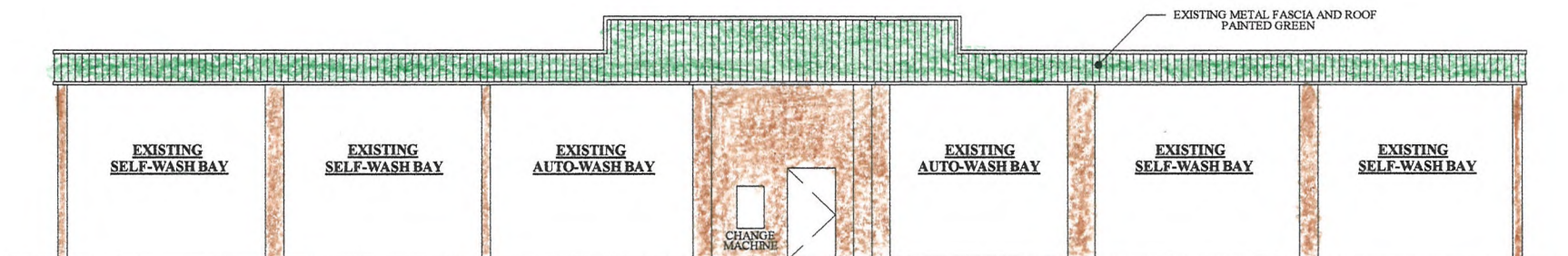
REAR ELEVATION (SOUTH)
SCALE: 3/16" = 1'-0"



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



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



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

RECEIVED
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

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).

MAY GO TO CITY COUNCIL ON 1/19/11 OR MAY BE FINAL ACTION
(Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends

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: **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

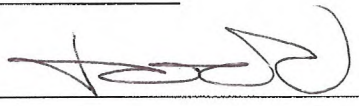
☒ No

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: _____

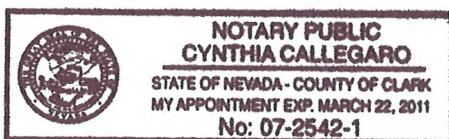
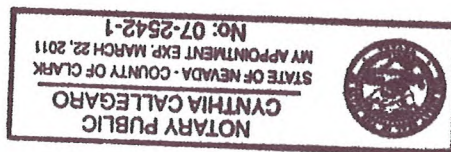
Signature of Property Owner: 

Print Name: Todd D. Davis

Subscribed and sworn before me

This 19th day of October, 20 10

Cynthia Callegaro
Notary Public in and for said County and State
Cynthia Callegaro





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 - Wolfson

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

Back Area - 2,617 sqft Front Area - 3,803 sqft

Commercial Square Footage 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 Ordinance 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 & Premsrut 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

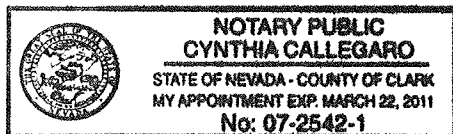
Subscribed and sworn before me

This 19th day of October, 20 10.

Cynthia Callegaro

Notary Public in and for said County and State

Revised 10/27/08

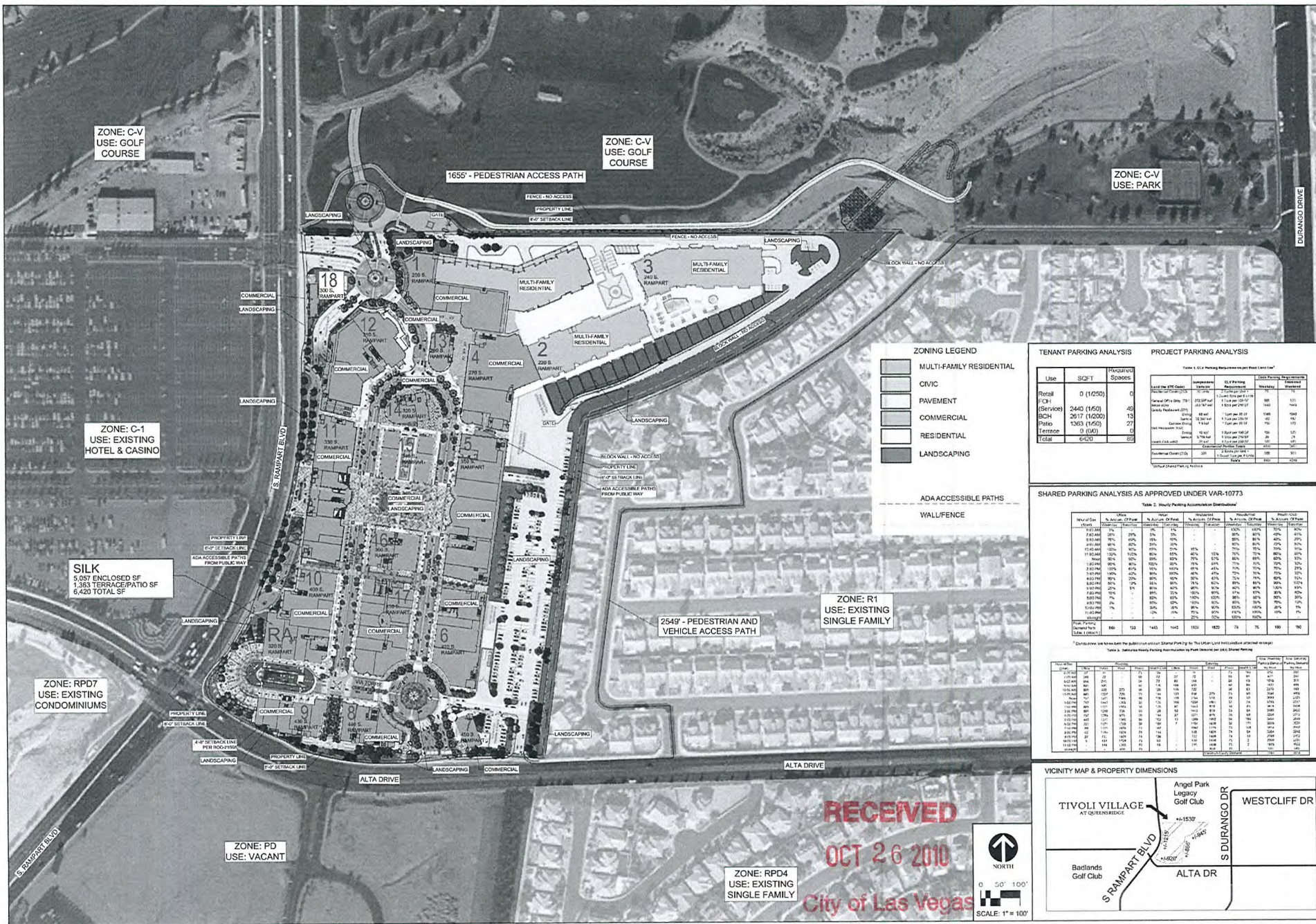


FOR DEPARTMENT USE ONLY

Case #	<u>SUP - 40087</u>
Meeting Date:	<u>12-16-10</u>
Total Fee:	<u>1280.00</u>
Date Received:	<u>10-26-10</u>
Received By:	<u>F.S.</u>

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

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



TENANT PARKING ANALYSIS

Use	SGF	Required Spaces
Retail	0 (1000)	0
FCM (Service)	2440 (1500)	40
BCH	2617 (1000)	13
Patio	1363 (150)	27
Terrace	0 (50)	0
Total	6420	80

PROJECT PARKING ANALYSIS

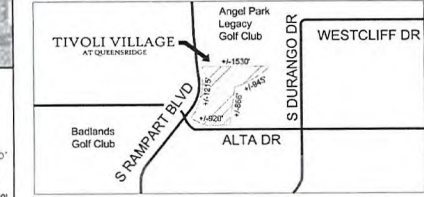
Table 1: G/L Parking Requirements per Block (per 1000 SF)			
Use	Requirement	Block Area (SF)	Required Spaces
Retail	1.00	0	0
FCM	1.66	2440	40
BCH	0.46	2617	13
Patio	0.19	1363	27
Terrace	0.00	0	0
Total		6420	80

SHARED PARKING ANALYSIS AS APPROVED UNDER VAR-10773

Table 2: Hourly Parking Distribution (Estimated)											
Hour of Day	Use	% of Total	Peak Hour	Peak Hour	Peak Hour	Peak Hour	Peak Hour	Peak Hour	Peak Hour	Peak Hour	Peak Hour
7:00-8:00	FCM	37%	15	15	15	15	15	15	15	15	15
8:00-9:00	FCM	37%	15	15	15	15	15	15	15	15	15
9:00-10:00	FCM	37%	15	15	15	15	15	15	15	15	15
10:00-11:00	FCM	37%	15	15	15	15	15	15	15	15	15
11:00-12:00	FCM	37%	15	15	15	15	15	15	15	15	15
12:00-1:00	FCM	37%	15	15	15	15	15	15	15	15	15
1:00-2:00	FCM	37%	15	15	15	15	15	15	15	15	15
2:00-3:00	FCM	37%	15	15	15	15	15	15	15	15	15
3:00-4:00	FCM	37%	15	15	15	15	15	15	15	15	15
4:00-5:00	FCM	37%	15	15	15	15	15	15	15	15	15
5:00-6:00	FCM	37%	15	15	15	15	15	15	15	15	15
6:00-7:00	FCM	37%	15	15	15	15	15	15	15	15	15
Total	FCM	37%	15	15	15	15	15	15	15	15	15

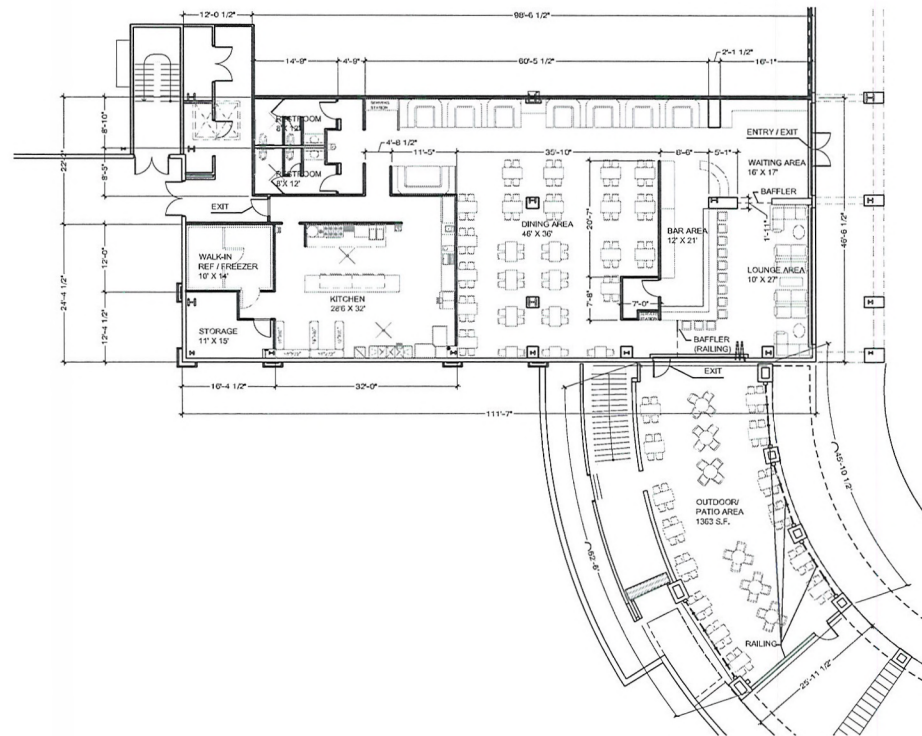
Table 3: Estimated Hourly Parking Distribution by Peak Hour (per 1000 SF)											
Hour of Day	Use	% of Total	Peak Hour	Peak Hour	Peak Hour	Peak Hour	Peak Hour	Peak Hour	Peak Hour	Peak Hour	Peak Hour
7:00-8:00	FCM	37%	15	15	15	15	15	15	15	15	15
8:00-9:00	FCM	37%	15	15	15	15	15	15	15	15	15
9:00-10:00	FCM	37%	15	15	15	15	15	15	15	15	15
10:00-11:00	FCM	37%	15	15	15	15	15	15	15	15	15
11:00-12:00	FCM	37%	15	15	15	15	15	15	15	15	15
12:00-1:00	FCM	37%	15	15	15	15	15	15	15	15	15
1:00-2:00	FCM	37%	15	15	15	15	15	15	15	15	15
2:00-3:00	FCM	37%	15	15	15	15	15	15	15	15	15
3:00-4:00	FCM	37%	15	15	15	15	15	15	15	15	15
4:00-5:00	FCM	37%	15	15	15	15	15	15	15	15	15
5:00-6:00	FCM	37%	15	15	15	15	15	15	15	15	15
6:00-7:00	FCM	37%	15	15	15	15	15	15	15	15	15
Total	FCM	37%	15	15	15	15	15	15	15	15	15

VICINITY MAP & PROPERTY DIMENSIONS



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

SUP-40087



SEATING CHART

DINING AREA : 144
LOUNGE : 16
BARS : 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 @ 1/1000 : 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

1

S.U.P. FLOOR PLAN

SCALE: 1" = 10'



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,

A handwritten signature in cursive script, appearing to read "L. Dreja", enclosed within a large, loopy circular flourish.

Lora Dreja
Land Entitlements
Brown, Brown and Premsrirut

SUP-40087

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

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SUP-40105 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: AACTION LOANS - OWNER: FARM ROAD RETAIL, LLC - Request for a Special Use Permit FOR AN AUTO TITLE LOAN WITH A WAIVER TO ALLOW A 127-FOOT DISTANCE SEPARATION FROM A RESIDENTIAL USE WHERE 200 FEET IS REQUIRED AND A WAIVER TO ALLOW AN 1,188 SQUARE FOOT FACILITY WHERE A MINIMUM 1,500 SQUARE FOOT FACILITY IS REQUIRED at 8414 Farm Road, #130 (APN 125-17-610-008), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross).

MAY GO TO CITY COUNCIL ON 1/19/11 OR MAY BE FINAL ACTION
(Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends

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: **SUP-40105** APN: _____

Name of Property Owner: Farm Road Retail, LLC

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: _____

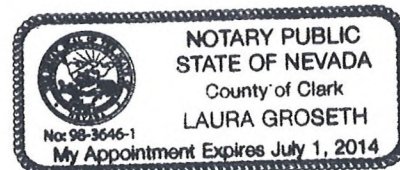
Partner(s): _____

APN: _____ Farm Road Retail, LLC

Signature of Property Owner: [Signature]
Print Name: Richard Gordon

Subscribed and sworn before me

This 27 day of Oct., 2010
Laura Groseth
Notary Public in and for said County and State



RECEIVED

OCT 28 2010

City of Las Vegas



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: SPECIAL USE PERMIT
 Project Address (Location) 8414 FARM RD #130 LAS VEGAS NV
 Project Name _____ Proposed Use _____
 Assessor's Parcel #(s) 125-17-610-008 Ward # _____
 General Plan: existing _____ proposed _____ Zoning: existing _____ proposed _____
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres _____ Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER Farm Road Retail, LLC Contact Richard Gordon
 Address 9408 Warm Waters Phone: 2204500 Fax: 2204906
 City Las Vegas State NV Zip 89129
 E-mail Address LGROSETH@hotmail.com

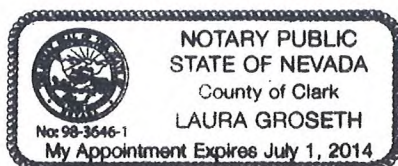
APPLICANT ACTION LOANS Contact MYRON LESSER
 Address 4850 W. SUNSET Phone: 847 815-5888 Fax: 847 395 3875
 City LAS VEGAS State NV Zip 89113
 E-mail Address MLESSERENT@aol.com

REPRESENTATIVE MYRON LESSER Contact _____
 Address 4850 W. SUNSET #110 Phone: 847 815 5888 Fax: 847 395 3875
 City LAS VEGAS State NV Zip 89118
 E-mail Address M.LESSERENT@aol.com

Property Owner Signature [Signature]
 * An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.
 Print Name Richard Gordon
 Subscribed and sworn before me
 This 27 day of Oct., 20 10
[Signature]

Notary Public in and for said County and State

Revised 10/27/08



FOR DEPARTMENT USE ONLY

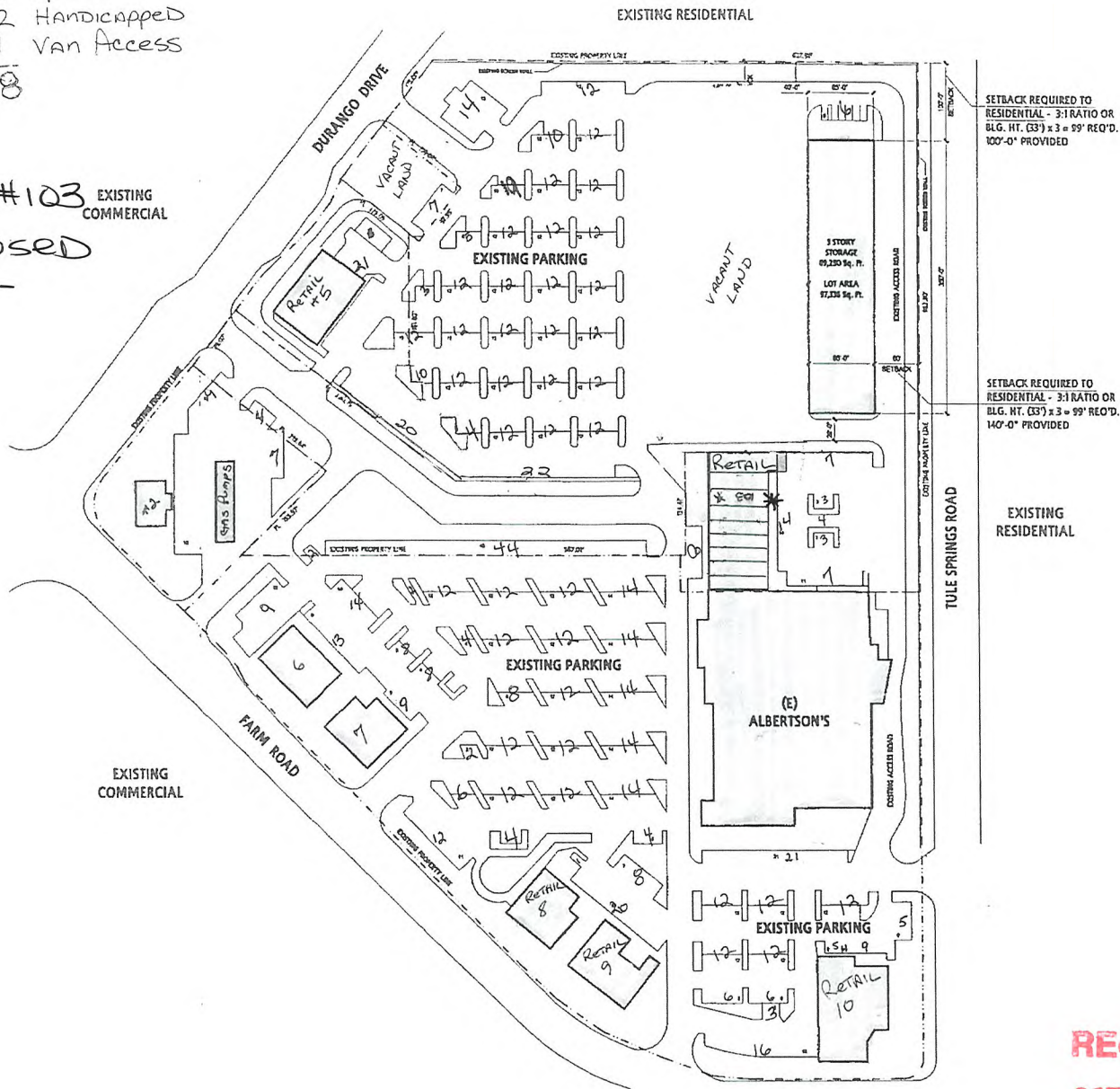
Case #	<u>SUP-40105</u>
Meeting Date:	<u>12-16-10</u>
Total Fee:	<u>1032.00</u>
Date Received:	<u>10-28-10</u>
Received By:	<u>FS</u>

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

(\\laport\Application Packet\Application Form.pdf)

981 spaces
 -22 Handicapped
 -11 Van Access
 948

Suite #103
 proposed
 unit



SITE DATA

SITE AREA: ±10 ACRES

EXISTING BLDG. AREAS Parking Required

ALBERTSON'S	59,000 SQ. FT.	180 Spaces
SHOPS	10,920 SQ. FT.	44 Spaces
PAD-1	8,000 SQ. FT.	120 Spaces
PAD-2	5,000 SQ. FT.	20 Spaces

PAD-5	5,000 SQ. FT.	50 Spaces
PAD-6	2,075 SQ. FT.	9 Spaces
PAD-7	5,250 SQ. FT.	53 Spaces

476 Spaces Required

PROPOSED BLDG. AREAS Parking Required Parking Provided

RETAIL	44,800 SQ. FT.	1 sp. per 250 s.f. = 180 Spaces	180 spaces
OFFICE	13,400 SQ. FT.	1 sp. per 300 s.f. = 52 Spaces	52 spaces
STORAGE	89,250 SQ. FT.	5 sp. plus 150 Units ± 600 Units = 12 sp.	18 spaces
PAD 'A'	5,000 SQ. FT.	1 sp. per 100 s.f. = 50 Spaces	50 spaces

TOTAL 153,650 SQ. FT. TOTAL REQUIRED 300 Spaces

PARKING DATA

REQUIRED PARKING (ORIG. ANALYSIS): 801 SPACES

EXISTING PARKING (PER DRAWINGS): 918 STANDARD
 22 HANDICAPPED
 11 VAN ACCESSIBLE
 948 TOTAL SPACES (*)

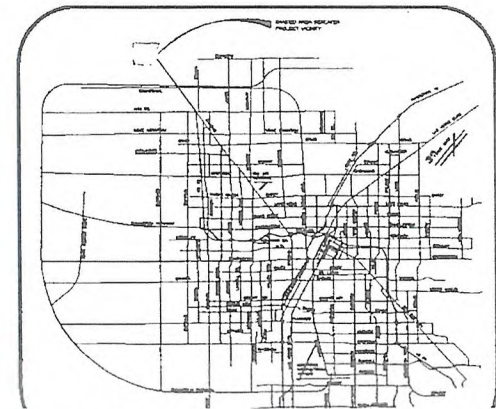


FINAL PARKING DATA

NUMBER OF SPACES REQUIRED FOR EXISTING USE - 546 SPACES
 NUMBER OF SPACES REQUIRED FOR PROPOSED USE - 300 SPACES
 TOTAL PARKING SPACES REQUIRED - 846 SPACES (*)
 TOTAL PARKING SPACES PROVIDED - 901 SPACES (*)

(*) MODIFIED PARKING DATA

EXISTING PARKING SPACES - 948 SPACES
 EXISTING TO BE REMOVED - 75 SPACES
 NEW PARKING SPACES - 82 SPACES
 NEW TOTAL PARKING SPACES - 955 SPACES



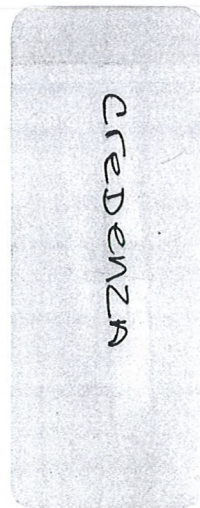
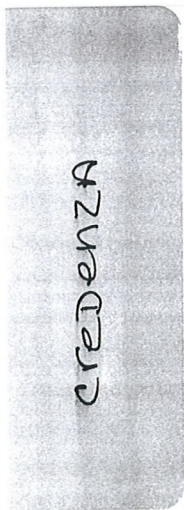
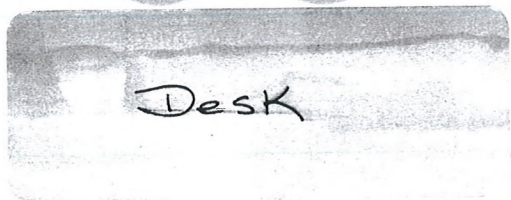
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 OCT 28 2010

City of Las Vegas

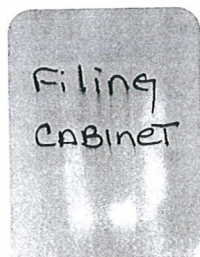
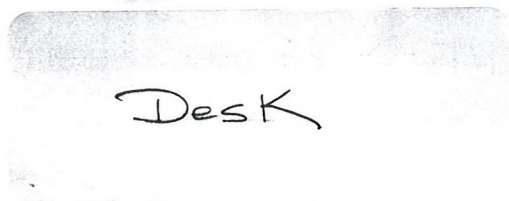
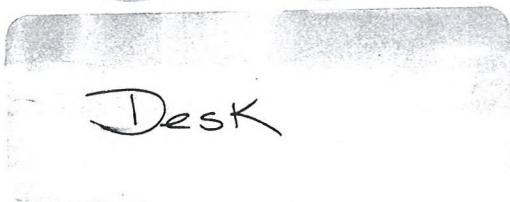
SUP-40105

ENTRANCE

20



59.4



SUP-40105

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OCT 28 2010

City of Las Vegas

RESTROOM

EXIT



4850 West Sunset Road Suite #110 Las Vegas, Nevada 89118
Phone: 702-255-6700 Fax: 702-255-6710
PayDay Loans e-mail: aactionloans@aol.com Title Loans

City of Las Vegas
Planning & Development Dept.
731 So. 4th St.
Las Vegas, NV 89104

Re: AAAction Loans
Proposed location 8414 Farm Rd # 130

Dear Romeo:

My intention is to open a third location for AAAction Loans in the Las Vegas Area and the proposed location 8414 Farm Rd # 130 is the site I wish to open. My business provides Payday and Title Loans. I am inquiring about a waiver in regards to the 200 foot requirement for separation from residential and the 1,500 minimum space requirement for office space. Please review the following items listed below:

Existing locations:

1. 4850 W Sunset Rd # 110 LV NV 89118
2. 6910 So Rainbow # 105 LV NV 89118

Pending:

All licensing has been applied for and is pending approval from Planning

Operations once approved at 8414 Farm Rd # 130:

Employment for 2 to 3 employees
Office hours are 10am to 6pm Mon-Sat

Proposed location 8414 Farm Rd # 130 is under the required limit of 1,500 sq feet; however, it is located in a Retail Center of a major shopping center. The space at this time provides more than enough room for our needs with room to spare, as you can see by the floor plans. We are excited for the opportunity to add a store and create jobs in this area.

Thanking you in advance for your consideration in this matter.

Should you have any questions, please feel free to contact me at (847) 815-5888.

Sincerely,

Myron Lesser

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OCT 28 2010

City of Las Vegas

SUP-40105

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

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SUP-40121 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: BJ'S RESTAURANT OPERATIONS COMPANY - OWNER: CENTENNIAL CENTRE, LLC - Request for a Special Use Permit FOR A PROPOSED 8,500 SQUARE-FOOT SUPPER CLUB at 5881 Centennial Center Boulevard (APN 125-28-713-006), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross).

MAY GO TO CITY COUNCIL ON 1/19/11 OR MAY BE FINAL ACTION
(Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

1. Location and Aerial Maps - SUP-40121 and SDR-40122
2. Conditions and Staff Report - SUP-40121 and SDR-40122
3. Supporting Documentation
4. Photos - SUP-40121 and SDR-40122
5. Justification Letter - SUP-40121 and SDR-40122

SUP



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-40121** APN: 125-28-713-006

Name of Property Owner: Centennial Centre, L.L.C.

Name of Applicant: BJ's Restaurant Operations Company

Name of Representative: Joan Leguay

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: _____

Centennial Centre, L.L.C., a Nevada limited liability company
By: Westdale Development, L.L.C., a Nevada limited liability company,
its manager

Signature of Property Owner: _____

Print Name: Terri Sturm, Manager

RECEIVED

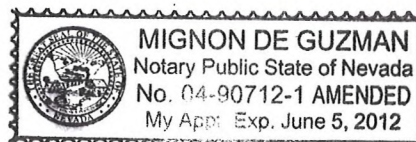
NOV 01 2010

City of Las Vegas

Subscribed and sworn before me

This 16th day of OCTOBER, 20 10

Notary Public in and for said County and State



SUP



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit to allow Supper Club use
 Project Address (Location) 5881 Centennial Center Blvd.
 Project Name BJ's Restaurant and Brewhouse Proposed Use Supper Club
 Assessor's Parcel #(s) 125-28-713-006 Ward # 6
 General Plan: existing TC proposed TC Zoning: existing SC-TC proposed SC-TC
 Commercial Square Footage 8376 Floor Area Ratio 9.8%
 Gross Acres 1.96 Lots/Units 0 Density Commercial
 Additional Information Project is for the construction of a new BJ's Restaurant and Brewhouse to be located within the Centennial Center.

PROPERTY OWNER Centennial Centre, L.L.C. Contact Mike Shohet
 Address 5785 Centennial Blvd., Suite 230 Phone: 702-822-8200 Fax: 822-8201
 City Las Vegas State NV Zip 89149
 E-mail Address mshohet@territoryinc.com

APPLICANT BJ's Restaurant Operations Company Contact Joan Leguay
 Address 7755 Center Ave #300 Phone: (714) 500-2410 Fax: _____
 City Huntington Beach State CA Zip 92647
 E-mail Address jleguay@bjsrestaurants.com

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

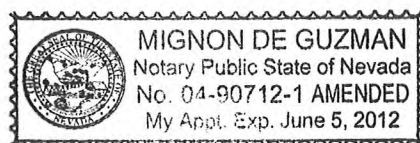
Centennial Centre, L.L.C.
 a Nevada limited liability company
 By: Westdale Development, L.L.C. its manager
 Property Owner Signature* [Signature]

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

Subscribed and sworn before me
 This 26th day of OCTOBER, 20 10
[Signature]

Notary Public in and for said County and State

Revised 10/27/08



FOR DEPARTMENT USE ONLY

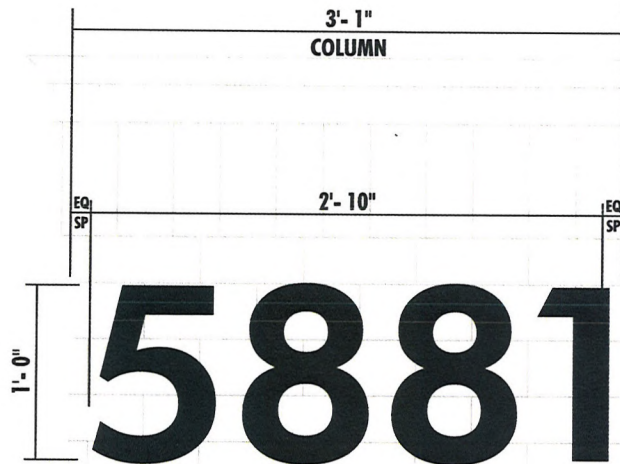
Case #	<u>SUP-40121</u>
Meeting Date:	<u>12/16/10</u>
Total Fee:	<u>\$ 1280.00</u>
Date Received:*	<u>11/11/10</u>
Received By:	<u>JFm</u>

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

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

NOV 01 2010

City of Las Vegas



BJ-AN-12

FCO 1/4" ALUMINUM PAINTED SATIN BLACK

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

Qty: AS NOTED

SPECIFICATIONS:

FONT: FUTURA HEAVY BOLD

FLAT CUT OUT 1/4" ALUMINUM PTM SATIN BLACK

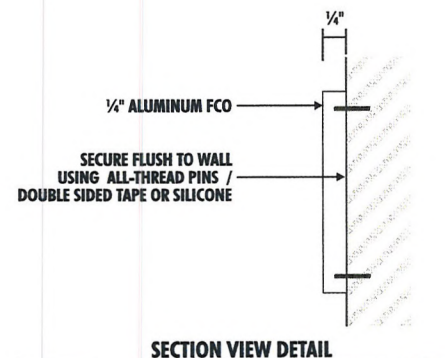
SECURE TO BACKGROUND USING:

ATTACHED PINS / DOUBLE SIDED TAPE OR SILICONE

COLOR OPTION:

WHEN NUMBERS ARE PROPOSED TO GO ON DARK WALLS

PAINT THE ADDRESS COPY TO MATCH MATTHEWS BRUSHED ALUMINUM



SECTION VIEW DETAIL

BJ-AN-12



1336 ALLEG STREET
ANAHEIM, CA. 92805
714-491-0299
FAX 491-0439

PSALM 127:1

ITEM **BJ-AN-12**

SIGN TYPE

BJ's FCO

ADDRESS NUMBERS

QUANTITY SCALE

AS NOTED AS NOTED

PAGE DESCRIPTION

DETAILS

STATUS

REV.

DESIGNER SALES

GG DC

JOB NO. DATE

10-7505 10-27-10

PROJECT



5881 CENTENNIAL CENTER BLVD
LAS VEGAS, NV 89149

All ideas, designs, arrangements, and plans indicated or represented by this drawing are owned by and the property of Signage Solutions, and were created, evolved, and developed for use on and in connection with the specified project. None of such ideas, designs, arrangements, or plans shall be used by or disclosed to any person, firm or corporation for any purpose whatsoever without the written permission of Signage Solutions. Written dimensions on these drawings shall have precedence over scale dimensions; contractors shall verify and be responsible for all dimensions and conditions shown by these drawings. Shop details must be submitted to this office for approval before fabrication proceeds.

APPROVALS

CLIENT DATE

LANDLORD DATE

PAGE 11

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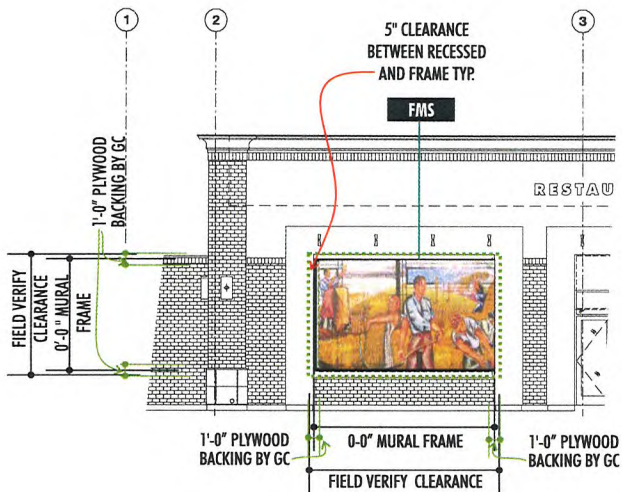
NOV - 1 2010

SUP-40121
SDR-40122

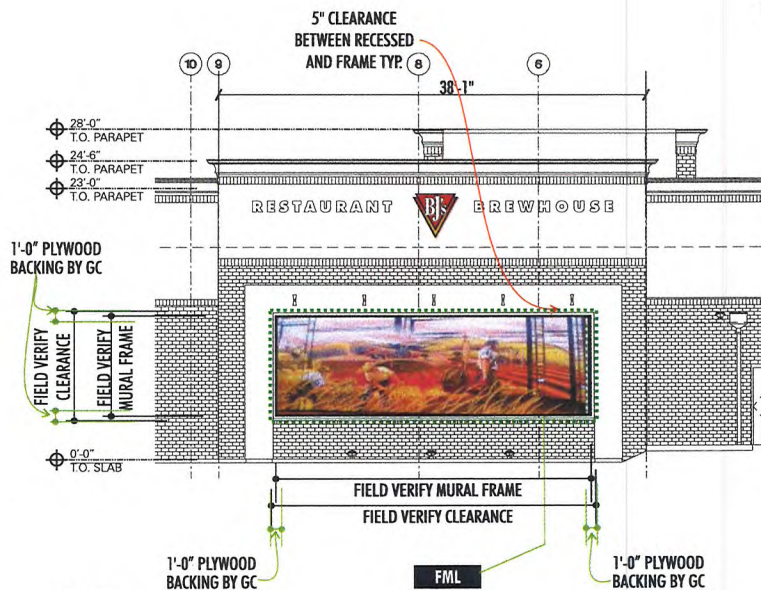


FM FRAMED MURALS

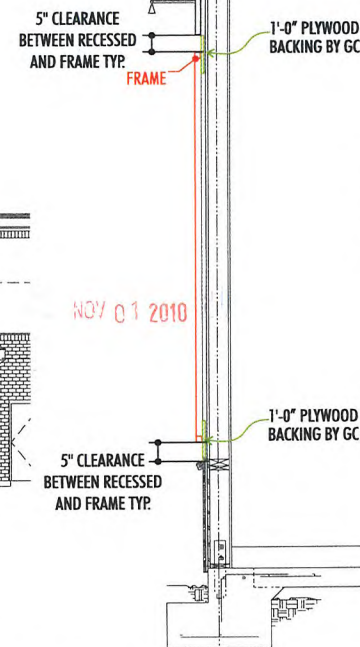
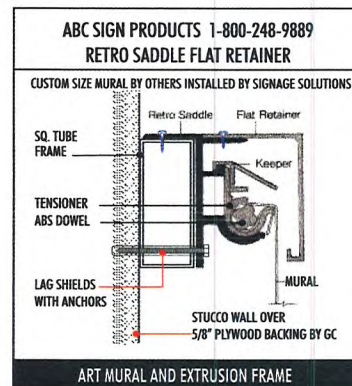
CUSTOM SIZE MURAL BY OTHERS. MURALS NEED TO BE 5 1/4" OVERSIZE ON ALL SIDES.



A3.0-01
PARTIAL SOUTH ELEVATION



A3.1-01
PARTIAL NORTH ELEVATION



TYPICAL WALL SECTION NTS

PSALM 127:1

ITEM **BJ-FM**

SIGN TYPE
BJ's FRAMED MURALS

QUANTITY **AS NOTED** SCALE **AS NOTED**

PAGE DESCRIPTION

DETAILS

STATUS

CONCEPT DRAWINGS

REV.

DESIGNER **GG** SALES **DC**

JOB NO. **10-7505** DATE **10-27-10**

PROJECT



5881 CENTENNIAL CENTER BLVD
LAS VEGAS, NV 89149

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APPROVALS
CLIENT _____ DATE _____

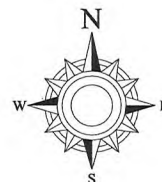
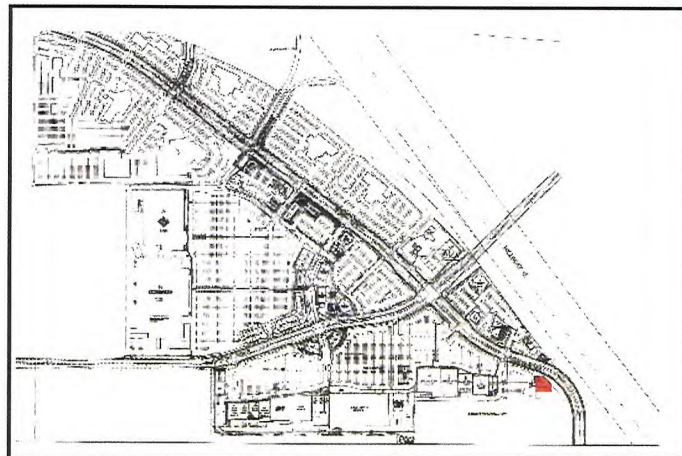
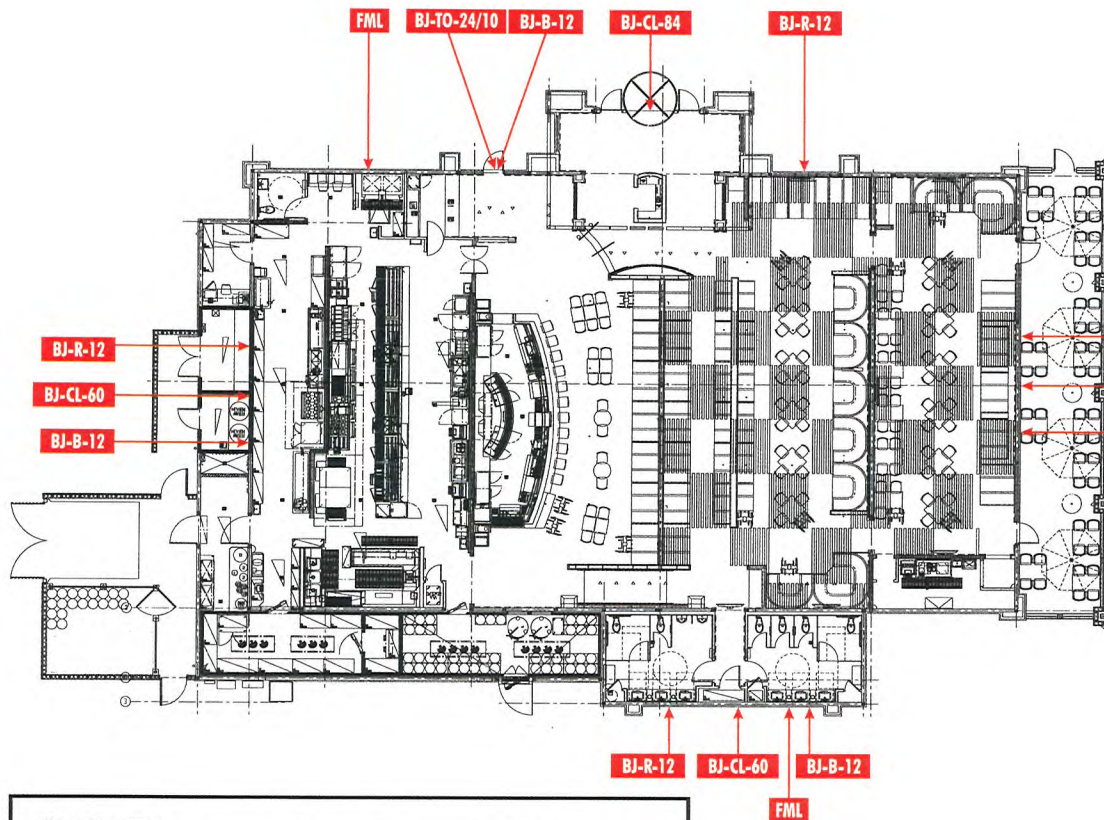
LANDLORD _____ DATE _____

RECEIVED

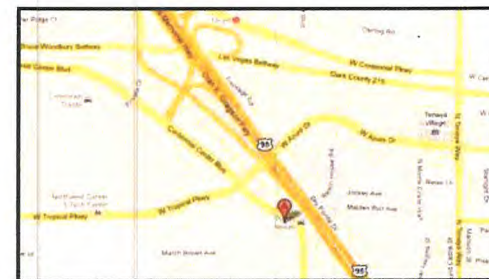
NOV - 1 2010

SUP-40121
SDR-40122

BJ-FM



NOV 01 2010



SIGNAGE SOLUTIONS
1336 ALLEC STREET
ANAHEIM, CA. 92805
714-491-0299
FAX 491-0439

PSALM 127:1

ITEM

SIGN TYPE
**SITE PLAN, AREA MAP
VICINITY MAP**

QUANTITY SCALE

PAGE DESCRIPTION

STATUS

REV.

DESIGNER SALES

GG DC

JOB NO. DATE

10-7505 10-27-10

PROJECT



5881 CENTENNIAL CENTER BLVD
LAS VEGAS, NV 89149

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APPROVALS
CLIENT DATE

LANDLORD DATE

PAGE 13

SIGN LEGEND

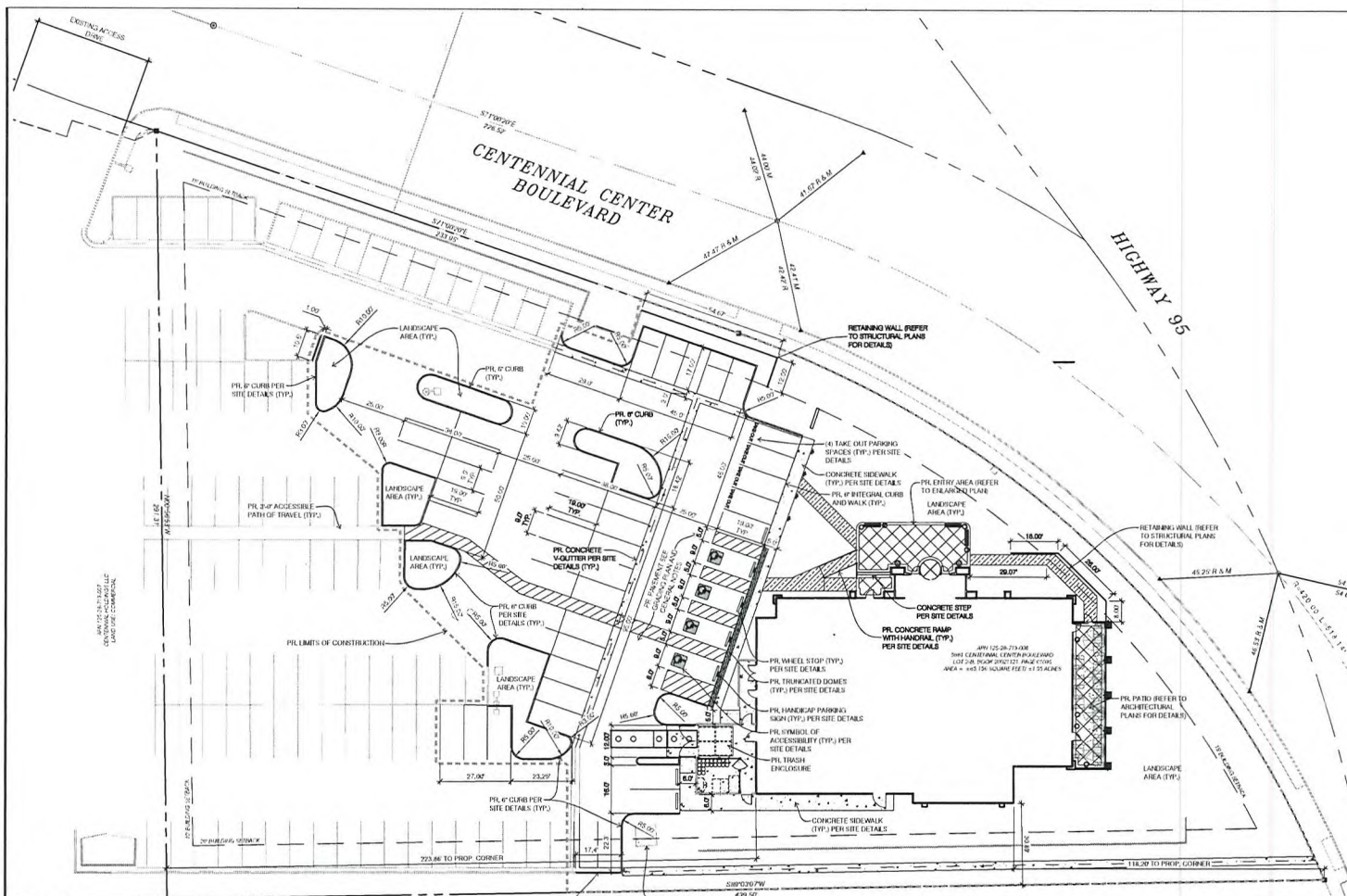
BJ-CL-84	DUAL LIT CHANNEL LOGO	SQ. FT. 24.79
BJ-CL-72	DUAL LIT CHANNEL LOGO	SQ. FT. 19.74
BJ-CL-60	DUAL LIT CHANNEL LOGO X 2	SQ. FT. 12.7
BJ-R-12	DUAL LIT CHANNEL LETTERS x 4	SQ. FT. 12.5
BJ-B-12	DUAL LIT CHANNEL LETTERS x 4	SQ. FT. 12.5
BJ-TO-24/10	LOGO & WALL CABINET TAKE OUT	SQ. FT. 7
EN	ENTRANCE NEON	
FM	FRAMED MURAL	

TOTAL SIGNAGE SQ. FT. PROPOSED: 176.93 SQ FT

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**SUP-40121
SDR-40122**



SITE DATA

ZONING

LEASER	BUS RESTAURANT, INC.
PROPOSED USE	RESTAURANT
EXISTING ZONING	GG-SC-TO (GENERAL COMMERCIAL - SERVICE)
ADJACENT ZONING EAST	GG-SC-TO
ADJACENT ZONING WEST	GG-SC-TO
ADJACENT ZONING NORTH	GG-SC-TO
ADJACENT ZONING SOUTH	GG-SC-TO

SITE LAYOUT DATA

MINIMUM DRIVE ABLE WIDTH	24'
STANDARD PARKING SPACE	9' x 18'
SETBACK INFORMATION	BUILDING - 15 FEET FRONT SETBACK 10 FEET SIDE SETBACK 20 FEET REAR SETBACK
LANDSCAPE	NONE REQUIRED

PARKING DATA

REQUIRED	(1) ONE PARKING SPACE PER 150 S.F. OF GROSS FLOOR AREA 8,376 S.F. OF GROSS FLOOR AREA = 56 PARKING SPACES REQUIRED
PROVIDED	100 PARKING SPACES + 22 COMPACT PARKING SPACES + 4 ACCESSIBLE PARKING SPACES PER ADAAS + 4 CARRY OUT SPACES = 133 PARKING SPACES TOTAL ON-SITE

BUILDING DATA

BUILDING AREA	
GROSS AREA	8,376 SQUARE FEET
PAVED AREA	847 SQUARE FEET
TRASH ENCLOSURE	406 SQUARE FEET
NUMBER OF STORES	ONE

LEGEND

PAPER DRUP BLK BY OWNER	
ASPHALT & TRASH CONCRETE BY OWNER	
PLASTER BY OWNER	
PLASTER BY OWNER	
REINFORCED CONCRETE, 10% TO 15% WITH TEAR-ON	
STAMPED CONCRETE TO HAVE 1/4" X 1/4" CUTS, DIAGONAL CUTS TO BE ADDED WITH CORNERS OF THE EXISTING DRIVEWAY. CESAR STONE TEXTURE BY USE OF SANDING SAND BY MATCHING CO. PRODUCT # M-132, M-133, OR M-137. IRREGULARLY COLORED CONCRETE TO BE DAVE SPEC. #804 (GRANITE), 12" BAND AROUND DIAGONAL CUTS TO BE COLORED BLACK.	
IRREGULARLY COLORED CONCRETE TO BE DAVE SPEC. #804 (GRANITE)	
NATURAL GREY CONCRETE	
DETECTABLE WARNING, ADA-1000-1000 SURFACE APPLIED SYSTEM, BLACK ON NATURAL GREY CONCRETE OR COLORED RED ON BLACK CONCRETE.	

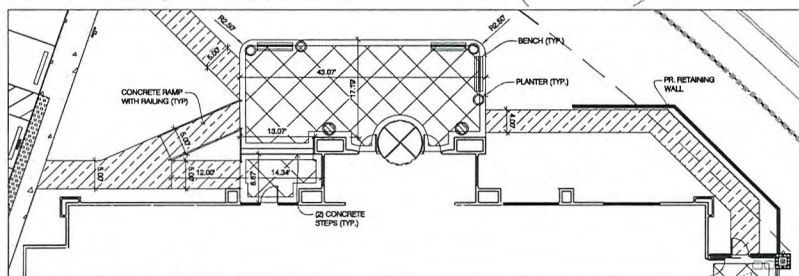
SITE PLAN NOTES

1. DEMO ALL FOUNDATION AND UTILITIES WITHIN LIMITS OF CONSTRUCTION AS NEEDED TO INSTALL PROPOSED UTILITY SPACING AND GRADES SHOWN ON APPROVED PLANS.



VICINITY MAP
SCALE: NONE

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ENLARGED ENTRY PLAN
SCALE: 1" = 10'



SCALE: 1" = 20.00'



wd PARTNERS
brand operations | build

1800 ARBENTHORN AVE
SUITE 100
RENO, NV 89509
948.761.9871
WDPARTNERS.COM

BUS RESTAURANT & BREWHOUSE
5881 CENTENNIAL CENTER BLVD
LAS VEGAS, NV 89149



PROTOTYPE 6A
WDPARTNERS JOB NUMBER:
BUSBJ0144
DATE SUBMITTED:

ISSUE:
BUILDING SUBMITTAL 10/29/10

REVISIONS:

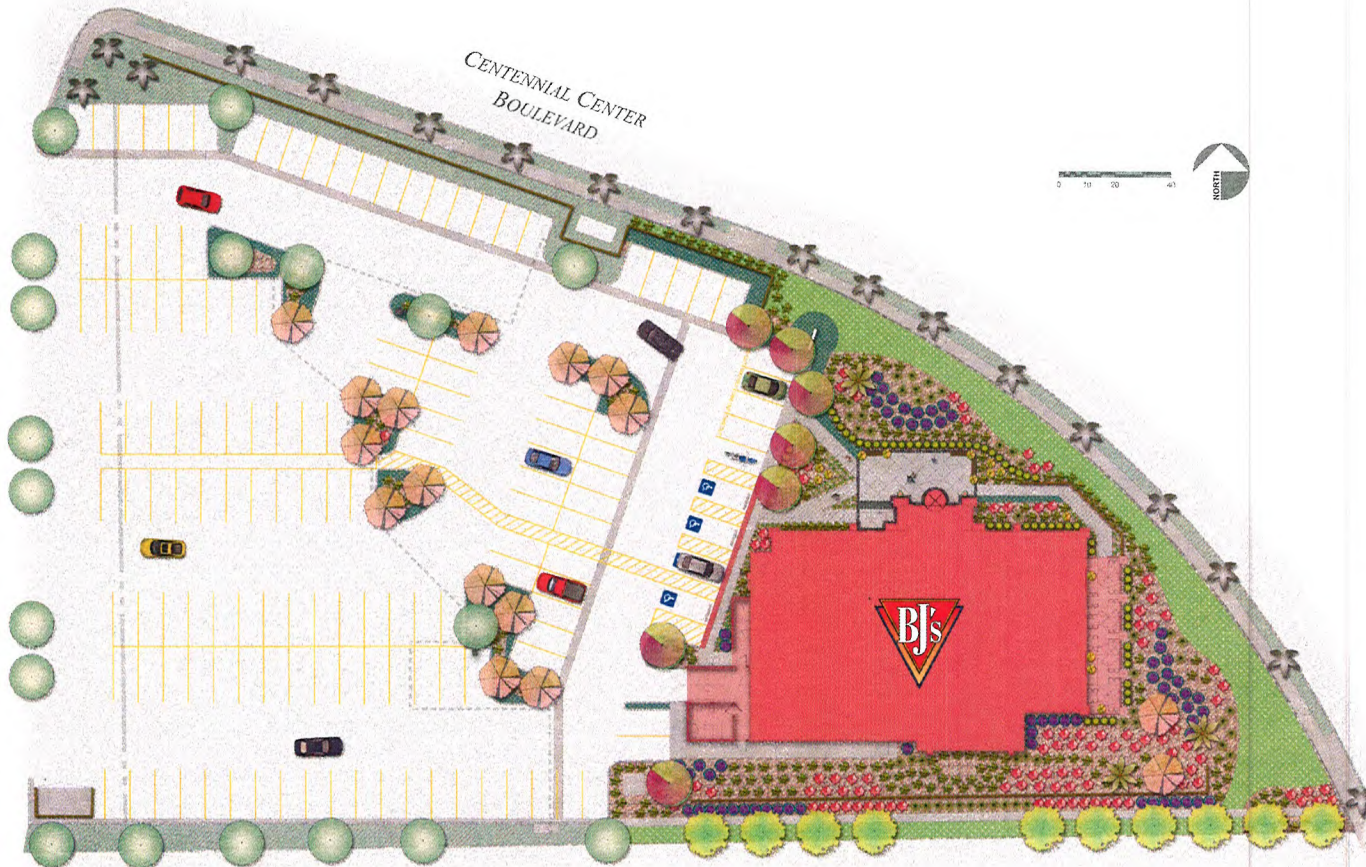
SHEET CONTENTS:
SITE IMPROVEMENT
PLAN

SHEET NUMBER:

C1

SHT XX OF XX TOTAL

SUP-40121
SDR-40122



PLANTING SCHEDULE						TOTAL NUMBER OF PLANTS SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW. REVISIONS TO THIS SCHEDULE SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT.	
SYMBOL	KEY	QTY	BOTANICAL NAME (COMMON NAME)	SIZE (CONDITION)	COMMENTS		
	W1	3	WASHINGTONIA ROBINIA (REDBUD)	10-12 FT. (BROWN TRUNK HEIGHT)	SPREAD		
	Y1	10	FRAXELUS VELUTINA (RED OAK) FAYE ASH	2' GAL.	24' DIA.	W/ CLEAR TRUNK	
	O1	16	CHITALPA TRIANGULARIS (PINEAPPLE) PINEAPPLE CACTUS	2' GAL.	24' DIA.	W/ CLEAR TRUNK	
	PA	7	ROSEUA FRAXINIFOLIA (PINE) PINE	2' GAL.	24' DIA.	W/ CLEAR TRUNK	
	P1	62	LEUCOPHYLLUM LAEVE (PINE) PINE	2' GAL.	24' DIA.	DENSELY BRANCHED	
	G1	63	SALICARIA (PINE) PINE	2' GAL.	24' DIA.	DENSELY BRANCHED	
	Y2	200	ARIZONICA (PINE) PINE	2' GAL.	24' DIA.	WIDE ROOTED FULL CLUMP	
	PA2	100	CHITALPA TRIANGULARIS (PINE) PINE	2' GAL.	24' DIA.	DENSELY BRANCHED	
	Y3	40	LEUCOPHYLLUM LAEVE (PINE) PINE	2' GAL.	24' DIA.	DENSELY BRANCHED	
	G2	62	ARIZONICA (PINE) PINE	2' GAL.	24' DIA.	DENSELY BRANCHED	
	PA3	15	CHITALPA TRIANGULARIS (PINE) PINE	2' GAL.	24' DIA.	DENSELY BRANCHED	
	G3	2	CHITALPA TRIANGULARIS (PINE) PINE	2' GAL.	24' DIA.	DENSELY BRANCHED	
	PA4	651	CHITALPA TRIANGULARIS (PINE) PINE	2' GAL.	24' DIA.	DENSELY BRANCHED	
	G4	665	CHITALPA TRIANGULARIS (PINE) PINE	2' GAL.	24' DIA.	DENSELY BRANCHED	

LEGEND - EXISTING	
	EXISTING TREES TO REMAIN
	EXISTING PALM TREE TO REMAIN
	EXISTING SHRUBS AND OTHER PLANTS TO REMAIN

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BJ's Restaurant & Brewhouse
Color Landscape Plan
5881 Centennial Center Blvd.
Las Vegas, Nevada



Copyright © 2010 BJ's Restaurant & Brewhouse

SUP-40121
SDR-40122



FRONT ENTRY ELEVATION



FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



AMERICAN SLATE
CHERRY BLOSSOM
16"x16" TILE VENEER
TOWER AND PILASTERS



AMERICAN SLATE
GOLDEN MIGRATION
SPLIT FACE TYPE
COLOR: GREYS AND TANS
WAINSCOT



STUCCO
DUNN-EDWARDS
COLOR: ARABIAN RED
MAIN BUILDING FIELD



CORONADO STONE
CHISTLED CREAM
WAINSCOT CAP



COLOR: BLACK
METAL CANOPIES



CORNICE
DUNN EDWARDS
COLOR: DARK CHOCOLATE



BJ's Restaurant & Brewhouse

Proposed Color Elevations
5881 Centennial Center Blvd.
Las Vegas, Nevada



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SUP-40121
SDR-40122

Copyright wdpartners BJSS-0144 10/28/10



FRONT ENTRY ELEVATION



FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



AMERICAN SLATE
CHERRY BLOSSOM
16"x16" TILE VENEER
TOWER AND PILASTERS



AMERICAN SLATE
GOLDEN MIGRATION
SPLIT FACE TYPE
COLOR: GREYS AND TANS
WAINSCOT



STUCCO
DUNN-EDWARDS
COLOR: ARABIAN RED
MAIN BUILDING FIELD



CORONADO STONE
CHISTLED CREAM
WAINSCOT CAP



COLOR: BLACK
METAL CANOPIES



CORNICE
DUNN EDWARDS
COLOR: DARK CHOCOLATE



BJ's Restaurant & Brewhouse

Proposed Color Elevations
5881 Centennial Center Blvd.
Las Vegas, Nevada

SUP-40121
SDR-40122

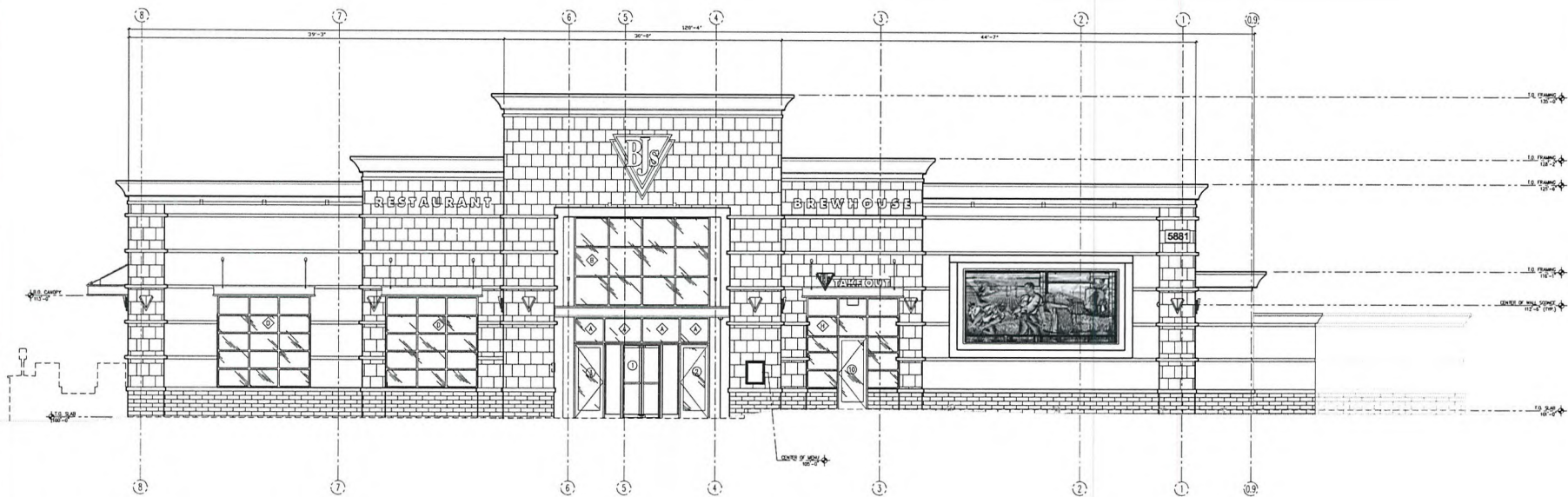
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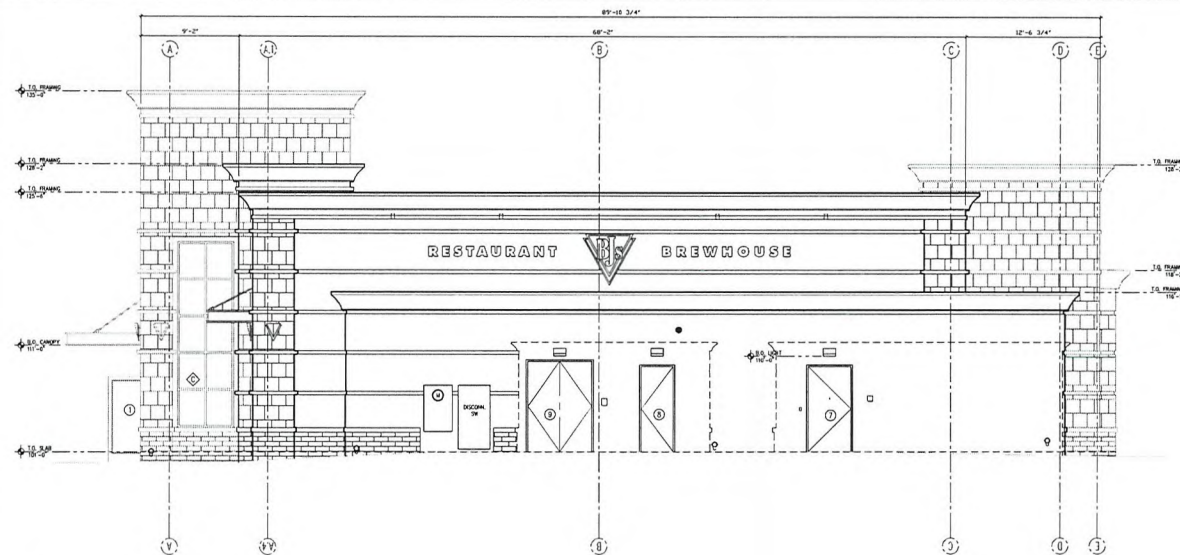
City of Las Vegas

wd PARTNERS

Copyright wdpartners EJSEB0144 10/26/10



1 FRONT / NORTH ELEVATION
A2.0 SCALE: 3/16"=1'-0"



2 RIGHT / WEST ELEVATION
A2.0 SCALE: 3/16"=1'-0"

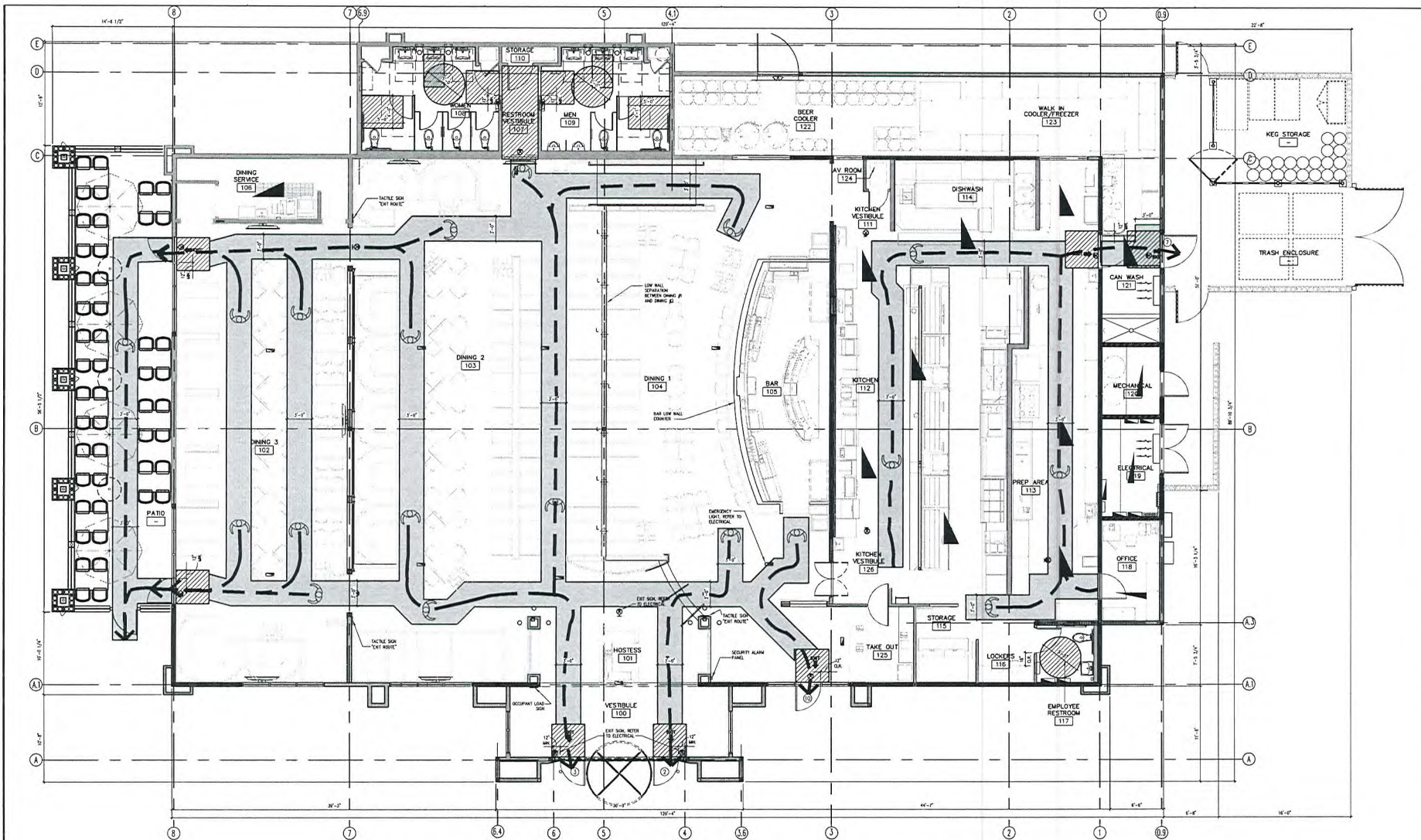
GENERAL NOTES	
1.	REFER TO FINISH SCHEDULE (SHEET A0.2) AND DETAILS FOR APPLIED FINISHES.
2.	PAINT AND FINISH, REFER TO A0.2
3.	SKINAGE UNDER SEPARATE SUBMITTAL
4.	ALL EXTERIOR SLATE WALLS TO RECEIVE (2) TWO LAYERS GRADE "D" PAPER OVER PLYWOOD SHEATHING
5.	ALL EXTERIOR STUCCO WALLS TO RECEIVE LIQUID WATER RESISTANT MEMBRANE, REFER TO STUCCO SPECIFICATIONS.
6.	MURALS ARE ARCHITECTURAL FEATURES BEING ADDED TO THE BUILDING & WILL NOT BE USED FOR ANY TYPE OF ADVERTISING FOR THE RESTAURANT.
7.	PLASTER MEEP SCREENED & WARESCOT WILL SLOPE WITH ELEVATION CHANGE 1" ABOVE FINISH GRADE.
8.	WINDOWS WITH A LEAST DIMENSION GREATER THAN 6 INCHES BUT LESS THAN 48 INCHES AND THE BOTTOM OF WHICH IS NOT MORE THAN 16 FEET ABOVE THE ADJACENT YARD, COURT, ETC., SHALL BE FULLY TEMPERED GLASS OF AT LEAST 3/8 INCHES THICKNESS, APPROVED BURGLARY RESISTANT MATERIALS OR GLIMPED BY METAL BARS, SCREEN OR GRILLES IN AN APPROVED MANNER.

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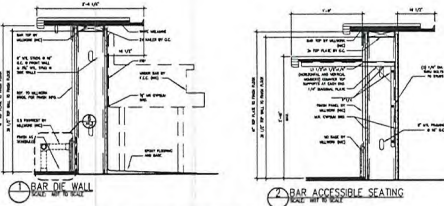
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City of Las Vegas

SUP-40121
SDR-40122



OCCUPANT LOAD CALCULATION				ACTUAL SEATING TABULATION			
AREA	FIXED SEATING @ 100'	LOOSE SEATING @ 100' (SEE CODE)	TOTAL	TYPE	QTY	TOTAL	
BAR	0	0	0	BAR SEATING	0	0	
DINING 1	82' x 18' = 1476	0	1476	COMMON SEATING	1476	1476	
DINING 2	78' x 14' = 1092	0	1092	4 TYPE SEATING	1092	1092	
DINING 3	100' x 14' = 1400	0	1400	4 TYPE SEATING	1400	1400	
KITCHEN	100' x 20' = 2000	0	2000	4 TYPE SEATING	2000	2000	
BAR	200' x 14' = 2800	0	2800	4 TYPE SEATING	2800	2800	
LOBBY	200' x 14' = 2800	0	2800	4 TYPE SEATING	2800	2800	
LOBBY REAR	200' x 14' = 2800	0	2800	4 TYPE SEATING	2800	2800	
OFFICE	200' x 14' = 2800	0	2800	4 TYPE SEATING	2800	2800	
MECHANICAL	200' x 14' = 2800	0	2800	4 TYPE SEATING	2800	2800	
PAVED	200' x 14' = 2800	0	2800	4 TYPE SEATING	2800	2800	
TOTAL OCCUPANT	100	0	100	COMMON	0	0	
SEATING SPACE CALCULATION NOT REQUIRED FOR OCCUPANT CALCULATION				COMMON	0	0	
ACCESSIBLE SEATING: 4 ACCESSIBLE SEATING REQUIRED, 12 PROVIDED				COMMON	0	0	
PRNG + 1 TYPE (10)				COMMON	0	0	
GRAND TOTAL				COMMON	0	0	



EGRESS / FURNISHING PLAN
A1.5 SCALE: 3/16"=1'-0"



wd PARTNERS
brand | operations | build
1900 ARNETT AVENUE
SUITE 100
IRVINE, CA 92614
949.762.7671
WDPARTNERS.COM

B.J.'S RESTAURANT & BREWHOUSE
5881 CENTENNIAL CENTER BLVD
LAS VEGAS, NV 89149



PROTOTYPE 6A
WDPARTNERS JOB NUMBER: BJBEL0144
DATE ISSUED:

ISSUES:
BUILDING SUBMITTAL 10/29/2010

REVISIONS:

SHEET CONTENTS:
EGRESS / FURNISHING PLAN

SHEET NUMBER:

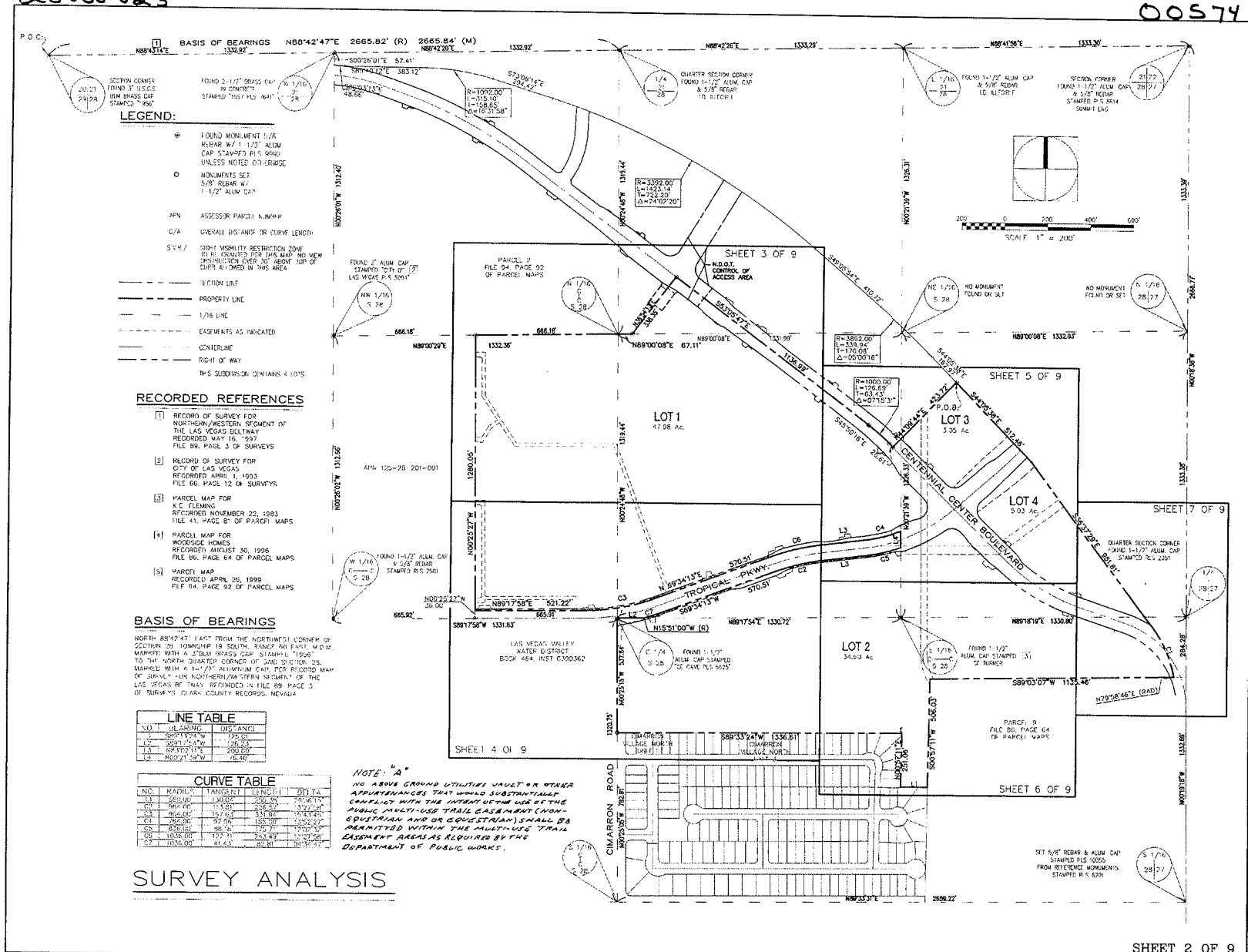
A1.5
SHT# OF 32 TOTAL

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20000623

00574



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City of Las Vegas

SUP-40121

SDR-40122

20000623

00574

LEGEND:

- * FOUND MONUMENT 5/8" REDAR W/ 1-1/2" ALUM CAP SHAPED PLS 9992 UNLESS NOTED OTHERWISE
- MONUMENTS SET - 5/8" REDAR W/ 1-1/2" ALUM CAP
- APN ASSESSOR PARCEL NUMBER
- O/A OVERALL DISTANCE OR CURVE LENGTH
- S.V.R.Z. SIGHT VISIBILITY RESTRICTION ZONE TO BE GRANTED FOR THIS MAP NO VIEW OBSTRUCTION OVER 20' SOME TOP OF CURB ALLOWED IN SHADED AREA.
- SECTION LINE
- PROPERTY LINE
- 1/16" LINE
- EASEMENTS AS INDICATED
- CENTERLINE
- RIGHT OF WAY
- THIS SUBDIVISION CONTAINS 4 LOTS

LINE TABLE		
NO.	BEARING	DISTANCE
AL1	N33°04'47"W	10.00
AL2	N36°31'10"E	10.00
AL3	N33°04'47"W	29.30
AL4	N33°04'47"W	25.27

PARCEL 2
FILE 94, PAGE 92
OF PARCEL MAPS

STORM DRAIN EASEMENT

LINE TABLE		
NO.	BEARING	DISTANCE
S1.1	N09°42'02"W	27.97
S1.2	S00°00'00"E	42.00
S1.3	N05°40'51"E	48.12
S1.4	S17°17'14"W	60.56
S1.5	S67°34'34"W	30.14
S1.6	S00°00'00"E	27.00
S1.7	N00°00'00"E	22.87
S1.8	N00°00'00"E	9.84
S1.9	N17°17'14"E	77.77
S1.10	S05°40'51"E	45.85
S1.11	N09°42'02"E	27.97
S1.12	N00°00'00"E	21.88
S1.13	N00°00'00"E	6.47
S1.14	S00°00'00"E	7.88
S1.15	N00°00'00"E	44.80
S1.16	N00°00'00"E	23.78
S1.17	S00°00'00"E	6.07
S1.18	S00°00'00"E	2.83
S1.19	S00°00'00"E	45.89
S1.20	S00°00'00"E	22.87
S1.21	S00°00'00"E	7.80
S1.22	N00°00'00"E	2.80
S1.23	N00°00'00"E	22.00



SCALE: 1" = 60'

LOT 1
47.98 AC.

LINE TABLE		
NO.	BEARING	DISTANCE
L1	N43°17'24"W	33.00
L2	N77°26'21"W	14.88
L3	S33°04'47"E	77.80

CURVE TABLE				
NO.	RADIUS	DELTA	LENGTH	TANGENT
C1	50.00	88.82°	51.17	25.77
C2	50.00	175.00°	9.95	4.71
C3	250.15	175.00°	11.22	56.34
C4	250.15	217.43°	8.07	3.00

NOTE:
FOR MULTI-USE TRAIL EASEMENT
SEE NOTE "A" ON SHEET 2

FOR CONTINUATION SEE SHEET 4 OF 9

FOR CONTINUATION SEE SHEET 5 OF 9

SHEET 3 OF 9

BOOK 94, PAGE 92

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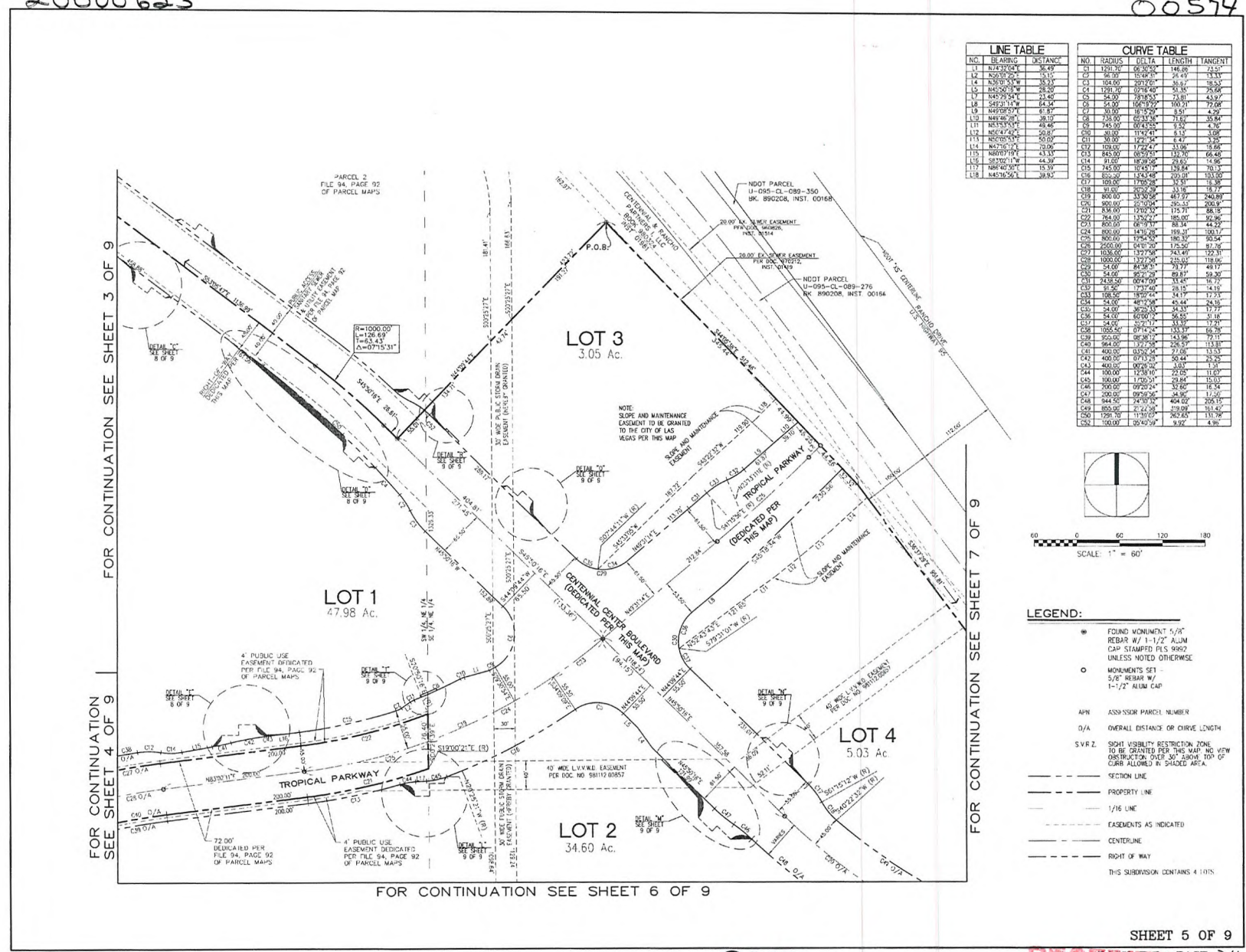
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SDR-40122

20000623

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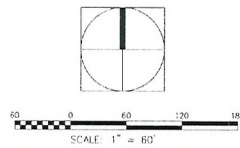


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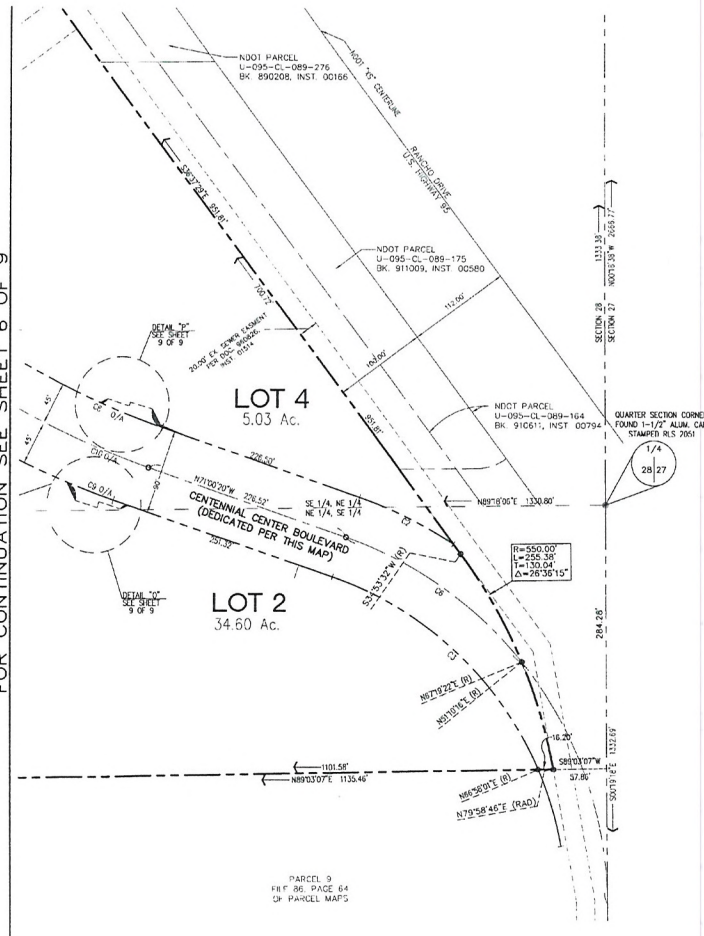
20000623

00574

**LEGEND:**

- FOUND MONUMENT 5/8" REBAR W/ 1-1/2" ALUM CAP STAMPED P.S. 5992 UNLESS NOTED OTHERWISE
- MONUMENTS SET 5/8" REBAR W/ 1-1/2" ALUM CAP
- APN ASSESSOR PARCEL NUMBER
- O/A OVERALL DISTANCE OR CURVE LENGTH
- SVR.Z. SIGHT VISIBILITY RESTRICTION ZONE TO BE GRANTED PER THIS MAP. NO VIEW OBSTRUCTION OVER 10' ABOVE TOP OF CURB ALLOWED IN SHADED AREA.
- SECTION LINE
- PROPERTY LINE
- 1/16 LINE
- EASEMENTS AS INDICATED
- CENTERLINE
- RIGHT OF WAY
- THIS SUBDIVISION CONTAINS 4 LOTS

FOR CONTINUATION SEE SHEET 6 OF 9



NO.	RADIUS	DEG. A	LENGTH	TANGENT
14	445.00	14°00'00"	133.86	37.17
15	276.00	47°50'27"	313.68	155.89
16	430.00	87°30'30"	235.87	211.15
17	252.00	27°22'00"	319.09	161.49
18	344.50	24°32'22"	404.07	200.15
19	360.00	20°00'00"	306.11	100.00

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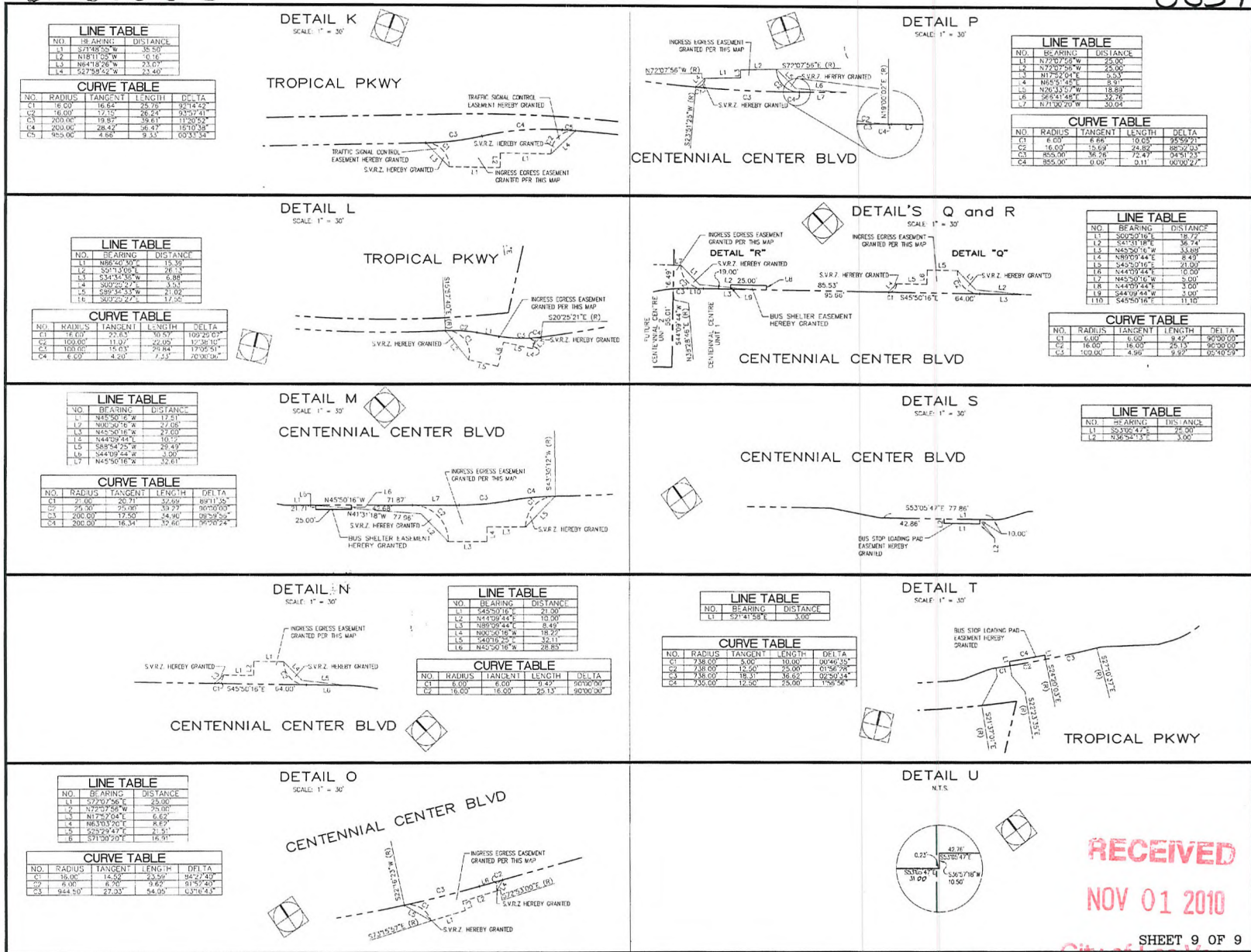
SHEET 7 OF 9

BOOK 95 PAGE 34

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SDR-40122

20000623

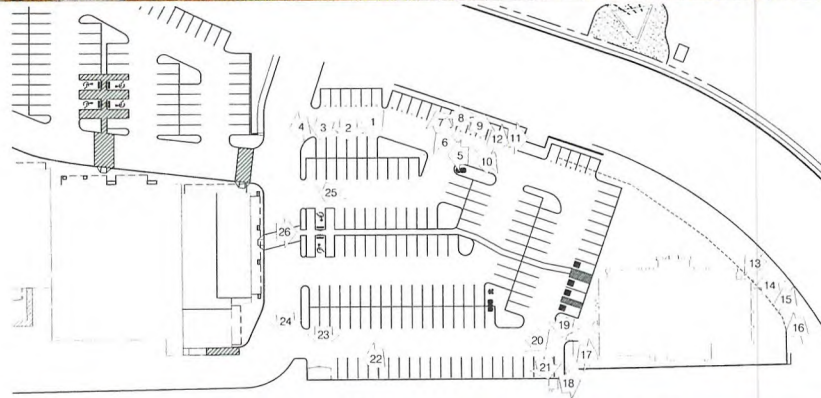
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SHEET 9 OF 9
City of Las Vegas
BOOK 45 PAGE 184

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SDR-40122



**BJ'S RESTAURANT & BREWHOUSE
5881 CENTENNIAL CENTER BLVD.
LAS VEGAS, NV 89149**

BJ'S RESTAURANT / LAS VEGAS, NV 89149

OCTOBER 28, 2010

PREPARED BY:



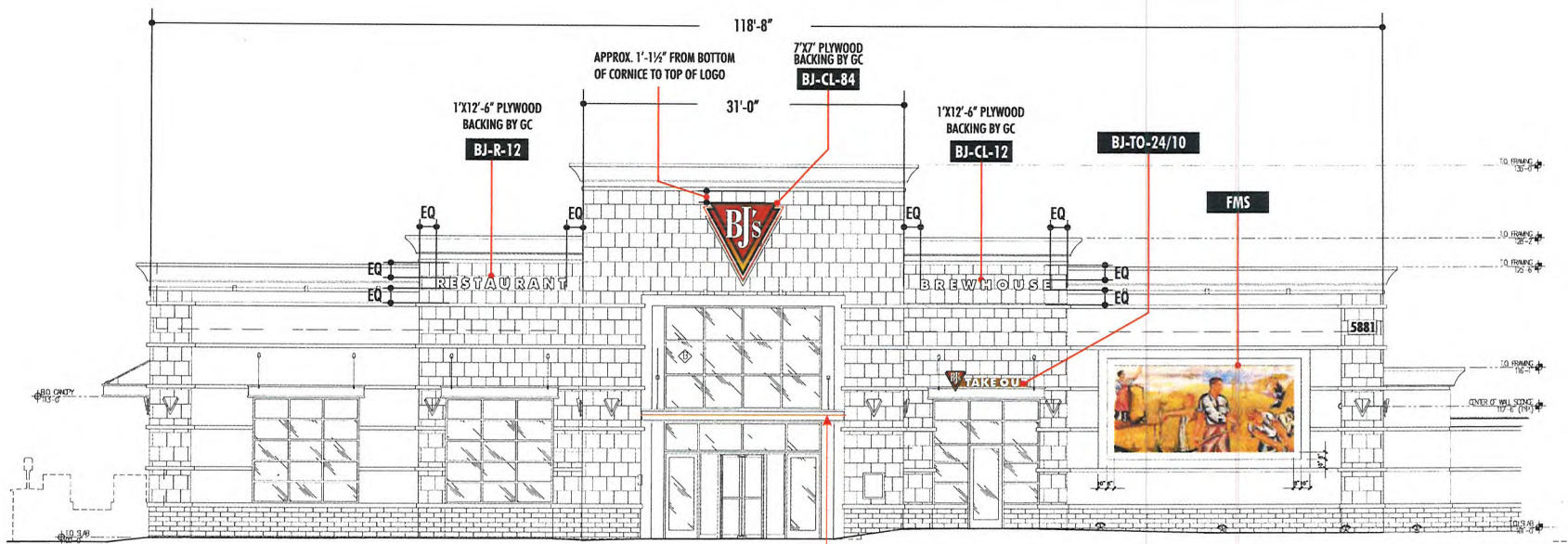
SIGNAGE SOLUTIONS
1336 ALLEC STREET
ANAHEIM, CA 92805
714-491-0299
FAX-714-491-0439
800-655-9972

SIGNAGE-SOLUTIONS.COM

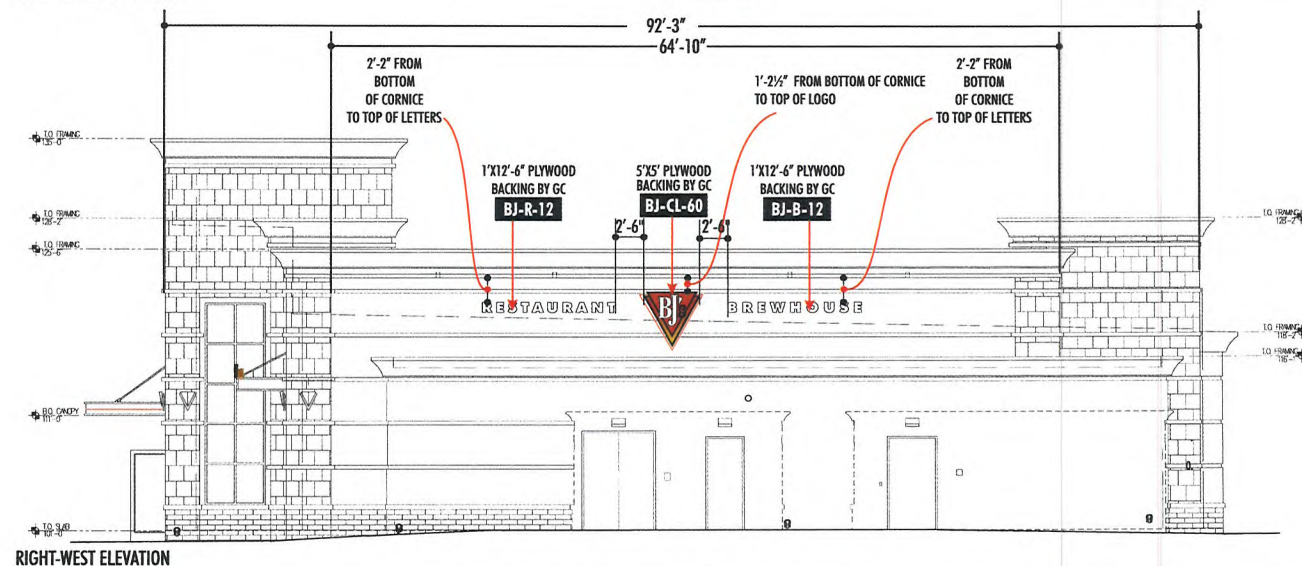
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FRONT-NORTH ELEVATION



RIGHT-WEST ELEVATION

FRONT NORTH & RIGHT WEST ELEVATION / SIGN LOCATION

SCALE: 3/32" = 1'-0"



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ANAHEIM, CA. 92805
714 - 491-0299
FAX 491-0439

PSALM 127:1

ITEM

VARIOUS

SIGN TYPE

LETTERS, LOGOS
TAKE OUT

QUANTITY

SCALE

AS NOTED

AS NOTED

PAGE DESCRIPTION

ELEVATIONS

STATUS

CONCEPT DRAWINGS

REV.

DESIGNER

SALES

GG

DC

JOB NO.

DATE

10-7505

10-27-10

PROJECT



5881 CENTENNIAL CENTER BLVD
LAS VEGAS, NV 89149

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APPROVALS

CLIENT

DATE

LANDLORD

DATE

PAGE 1

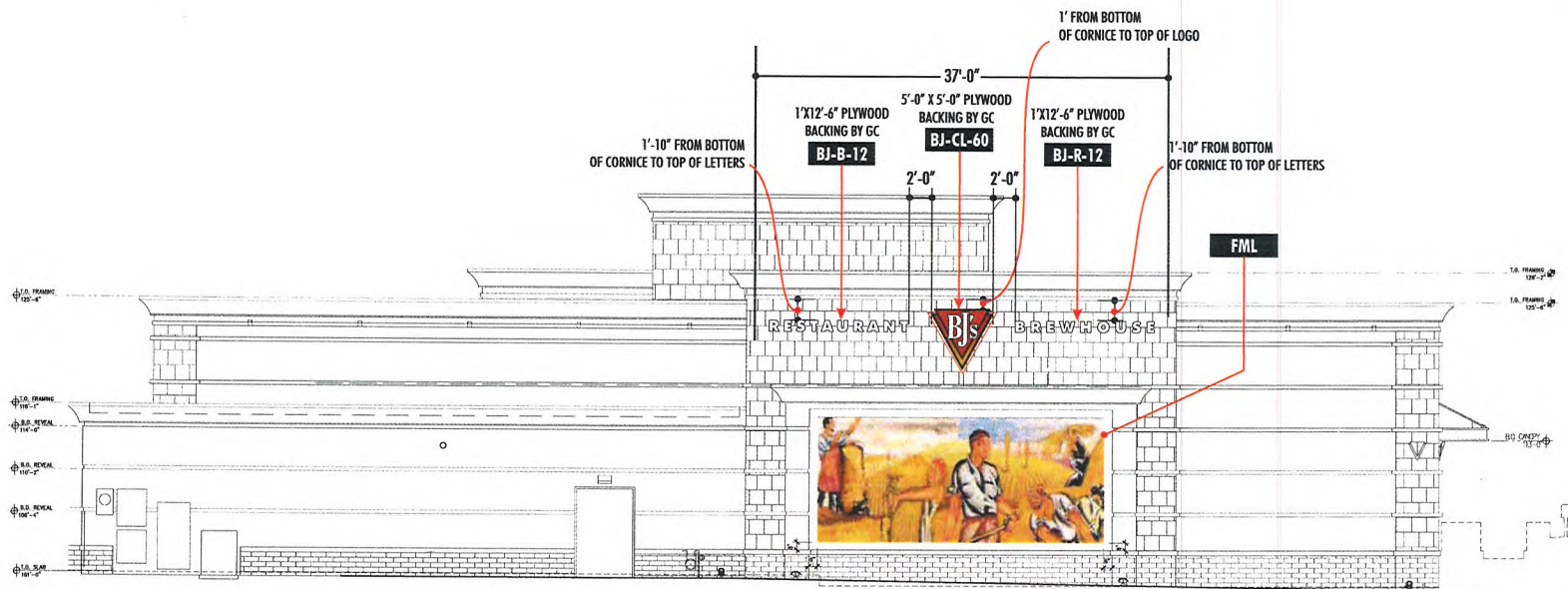
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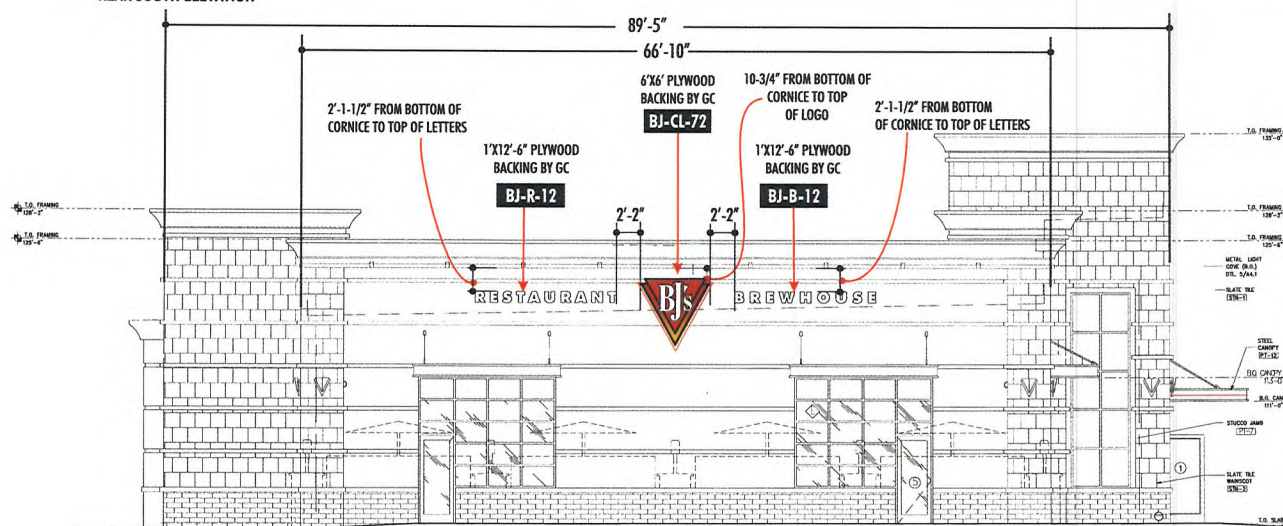
SUP-40121
SDR-40122



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REAR SOUTH ELEVATION



LEFT-EAST ELEVATION

REAR SOUTH & LEFT EAST ELEVATION

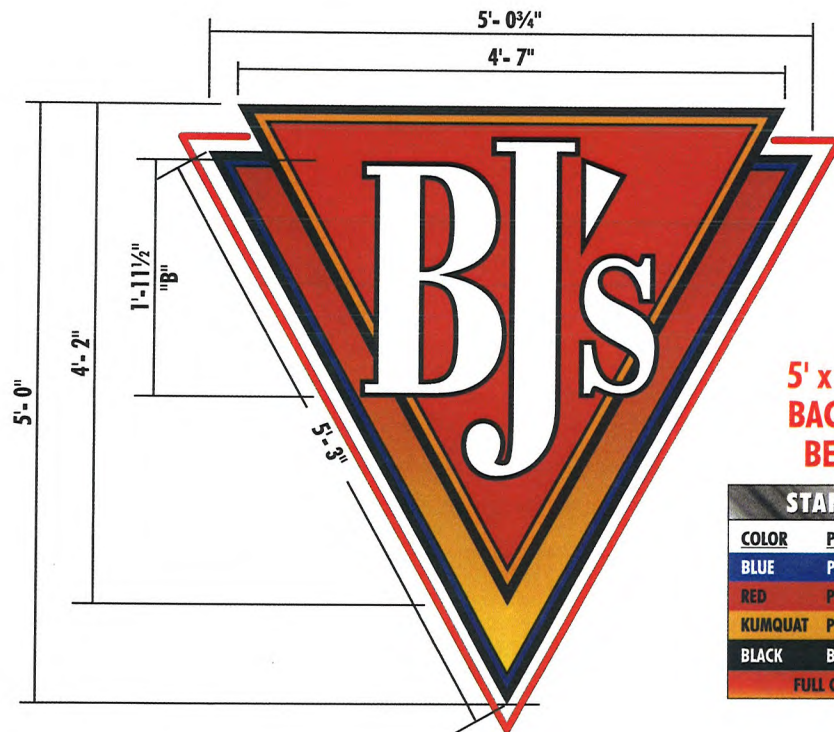
SCALE: 3/32" = 1'-0"

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SDR-40122

CONSTRUCTION DETAILS ON NEXT PAGE

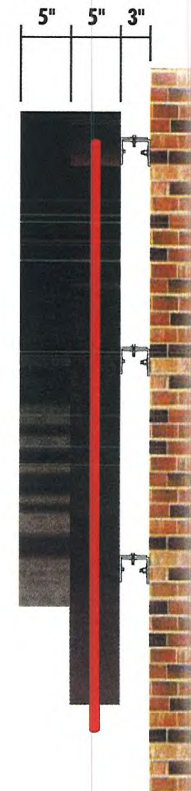


5' x 5' PLYWOOD
BACKER NEEDED
BEHIND WALL

STANDARD COLORS

COLOR	PMS	VINYL
BLUE	PMS 300	INTENSE BLUE #3630-127
RED	PMS 200	DARK RED 3630-73
KUMQUAT	PMS 1235	KUMQUAT 3630-26
BLACK	BLACK	BLACK 3630-22

FULL COLOR DIGITAL GRAPHIC



Electrical requirements

(1) 120V 20A CIRCUIT REQ'D

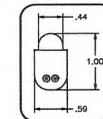
UL labels required away from public view.

IMPORTANT NOTE

UL 2161 COMPLIANT NEC AND MANUFACTURING RECOMMENDATIONS, ALL ELECTRICAL PRIMARY CIRCUITS MUST BE DEDICATED ISOLATED CIRCUITS PROVIDED BY CLIENT/ OWNER.

GC TO PROVIDE ACCESSIBILITY TO REMOTE TRANSFORMERS AND OR BALLASTS FOR INSTALL AND SERVICE.

FINAL ELECTRICAL HOOK UP BY OTHERS.



SECTION DETAIL



BJ'S EXPOSED SLOAN ColorLINE™ AROUND LOGO

SIGNAGE
DESIGN
SOLUTIONS
1336 ALLEC STREET
ANAHEIM, CA. 92805
714 - 491-0299
FAX 491-0439

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ITEM BJ-CL-60

SIGN TYPE
CUSTOM BJ's
LOGO (LED)

QUANTITY SCALE

AS NOTED AS NOTED

PAGE DESCRIPTION

SECTION DETAIL

STATUS

CONCEPT DRAWINGS

REV.

DESIGNER SALES

GG DC

JOB NO. DATE

10-7505 10-27-10

PROJECT



5881 CENTENNIAL CENTER BLVD
LAS VEGAS, NV 89149

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APPROVALS

CLIENT DATE

LANDLORD DATE

PAGE 3

BJ-CL-60 CUSTOM BJ'S LOGO w/SLOAN ColorLINE

Qty: Make One[2]

SCALE: 1" = 1'-0"

SIGN AREA: 12.7 SQ. FT.

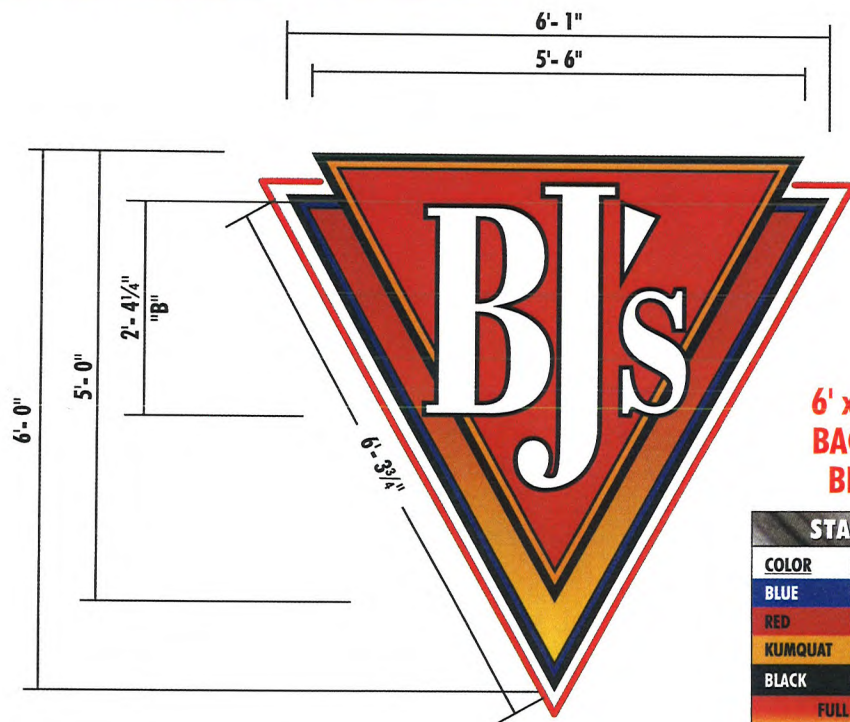
BJ-CL-60

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SDR-40122

CONSTRUCTION DETAILS ON NEXT PAGE



BJ-CL-72 CUSTOM BJ'S LOGO w/SLOAN ColorLINE
 Qty: Make One[1]

SCALE: 3/4" = 1'-0"
 SIGN AREA: 19.74 SQ. FT.

BJ-CL-72



SECTION DETAIL



BJ'S EXPOSED SLOAN ColorLINE™ AROUND LOGO

ELECTRICAL REQUIREMENTS

(1) 120V 20A CIRCUIT REQ'D

UL labels required away from public view.

IMPORTANT NOTE

UL 2161 COMPLIANT NEC AND MANUFACTURING RECOMMENDATIONS, ALL ELECTRICAL PRIMARY CIRCUITS MUST BE DEDICATED ISOLATED CIRCUITS PROVIDED BY CLIENT/OWNER.

GC TO PROVIDE ACCESSIBILITY TO REMOTE TRANSFORMERS AND OR BALLASTS FOR INSTALL AND SERVICE.

FINAL ELECTRICAL HOOK UP BY OTHERS.

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRIC CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF SIGN.



ALL SIGNS
 U.L. LISTED



1336 ALLEC STREET
 ANAHEIM, CA 92805
 714-491-0299
 FAX 491-0439

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ITEM **BJ-CL-72**

SIGN TYPE

CUSTOM BJ's LOGO

QUANTITY SCALE

AS NOTED AS NOTED

PAGE DESCRIPTION

SECTION DETAIL

STATUS

CONCEPT DRAWINGS

REV.

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JOB NO. DATE

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PROJECT



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LANDLORD DATE

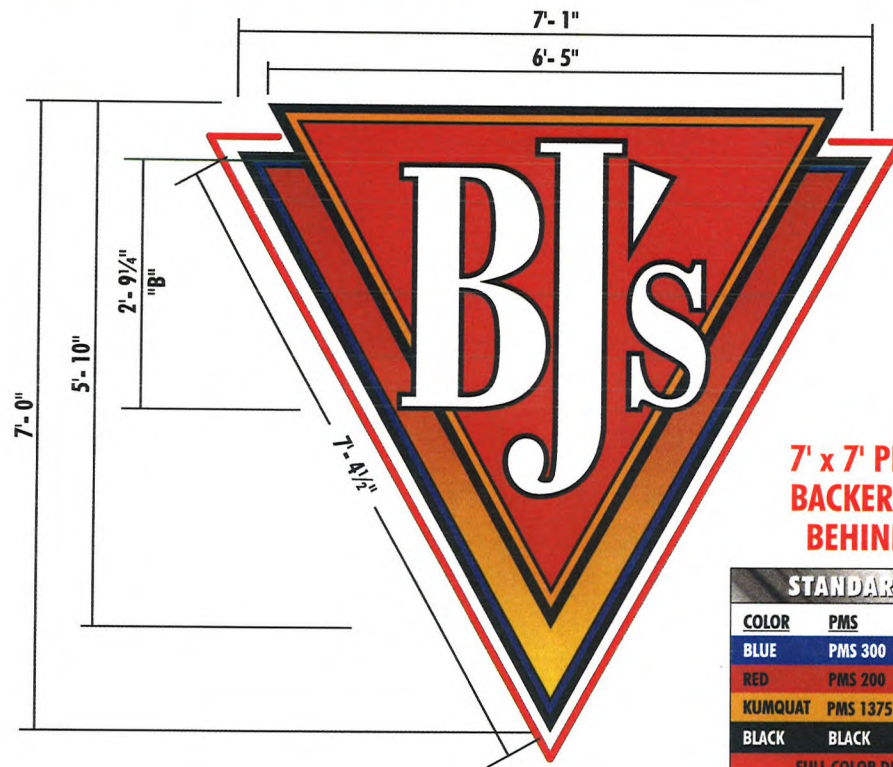
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SDR-40122

CONSTRUCTION DETAILS ON NEXT PAGE



7' x 7' PLYWOOD
BACKER NEEDED
BEHIND WALL

STANDARD COLORS		
COLOR	PMS	VINYL
BLUE	PMS 300	INTENSE BLUE #3630-127
RED	PMS 200	DARK RED 3630-73
KUMQUAT	PMS 1375	KUMQUAT 3630-74
BLACK	BLACK	BLACK 3630-22
FULL COLOR DIGITAL GRAPHIC		

BJ-CL-84 CUSTOM BJ'S LOGO w/SLOAN ColorLINE
Qty: Make Two [1]

SCALE: 3/4" = 1'-0"
SIGN AREA: 24.79 SQ. FT.

BJ-CL-84



SECTION DETAIL



BJ'S EXPOSED SLOAN ColorLINE™ AROUND LOGO

Electrical requirements

(1) 120V 20A CIRCUIT REQ'D

UL labels required away from public view.

IMPORTANT NOTE

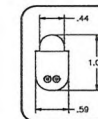
UL 2161 COMPLIANT NEC AND MANUFACTURING RECOMMENDATIONS, ALL ELECTRICAL PRIMARY CIRCUITS MUST BE DEDICATED ISOLATED CIRCUITS PROVIDED BY CLIENT/ OWNER.

GC TO PROVIDE ACCESSIBILITY TO REMOTE TRANSFORMERS AND OR BALLASTS FOR INSTALL AND SERVICE.

FINAL ELECTRICAL HOOK UP BY OTHERS.



ALL SIGNS
U.L. LISTED



1336 ALLEC STREET
ANAHEIM, CA. 92805
714 - 491 - 0299
FAX 491 - 0439

PSALM 127:1

ITEM **BJ-CL-84**

SIGN TYPE
**CUSTOM BJ's
LOGO**

QUANTITY SCALE

AS NOTED AS NOTED

PAGE DESCRIPTION

SECTION DETAIL

STATUS

CONCEPT DRAWINGS
REV.

DESIGNER SALES

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JOB NO. DATE

10-7505 10-27-10

PROJECT



5881 CENTENNIAL CENTER BLVD
LAS VEGAS, NV 89149

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APPROVALS

CLIENT DATE

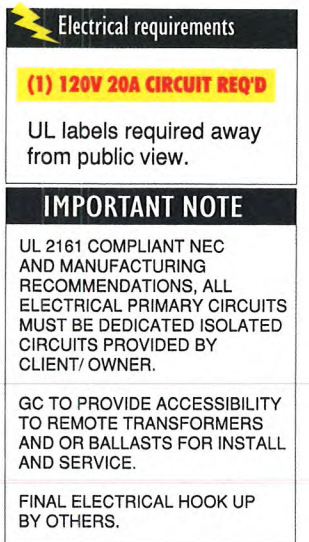
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SloanLED
Leaders in LED Technology

BJ-CL / MANUFACTURING & ATTACHMENT DETAILS



APPROVALS

CLIENT _____ DATE _____

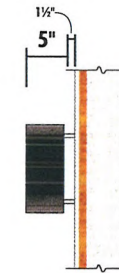
LANDLORD _____ DATE _____

SUP-40121
SDR-40122

12'-6"

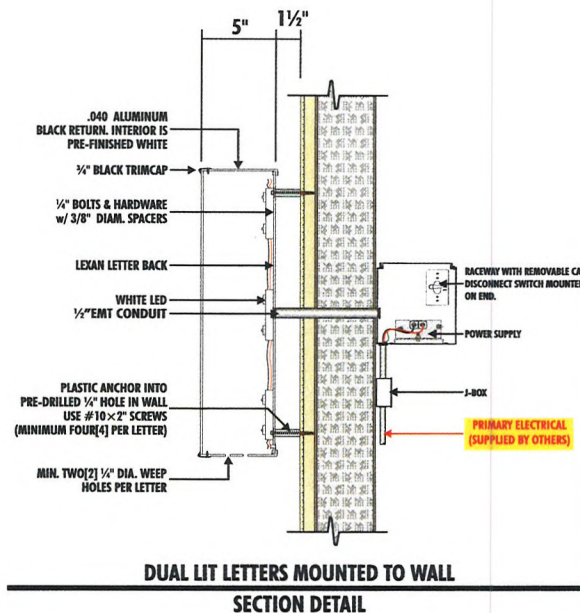
1'-0"

RESTAURANT



BJ-R-12 DUAL LIT "RESTAURANT" LETTERS MOUNTED TO WALL
Qty: Make Three [4]

SCALE: 3/4" = 1'-0"
SIGN AREA: 12.50 SQ. FT.



Electrical requirements

(1) 120V 20A CIRCUIT REQ'D

UL labels required away from public view.

IMPORTANT NOTE

UL 2161 COMPLIANT NEC AND MANUFACTURING RECOMMENDATIONS, ALL ELECTRICAL PRIMARY CIRCUITS MUST BE DEDICATED ISOLATED CIRCUITS PROVIDED BY CLIENT/ OWNER.

GC TO PROVIDE ACCESSIBILITY TO REMOTE TRANSFORMERS AND OR BALLASTS FOR INSTALL AND SERVICE.

FINAL ELECTRICAL HOOK UP BY OTHERS.



NOV 07 2010



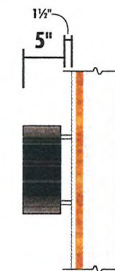
BJ-R-12

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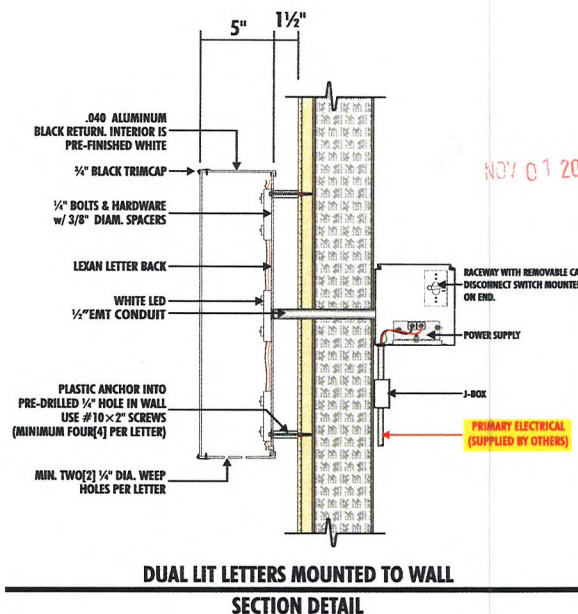
SUP-40121
SDR-40122

1'-0" 12'-6" **BREWHOUSE**



BJ-B-12 DUAL LIT "BREWHOUSE" LETTERS MOUNTED TO WALL
Qty: Make Three [4]

SCALE: 3/4" = 1'-0"
SIGN AREA: 12.50 SQ. FT.



Electrical requirements
(1) 120V 20A CIRCUIT REQ'D
UL labels required away from public view.

IMPORTANT NOTE
UL 2161 COMPLIANT NEC AND MANUFACTURING RECOMMENDATIONS, ALL ELECTRICAL PRIMARY CIRCUITS MUST BE DEDICATED ISOLATED CIRCUITS PROVIDED BY CLIENT/ OWNER.

GC TO PROVIDE ACCESSIBILITY TO REMOTE TRANSFORMERS AND OR BALLASTS FOR INSTALL AND SERVICE.

FINAL ELECTRICAL HOOK UP BY OTHERS.



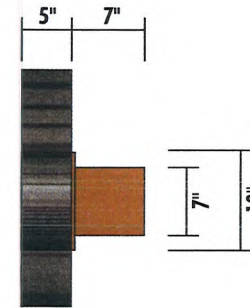
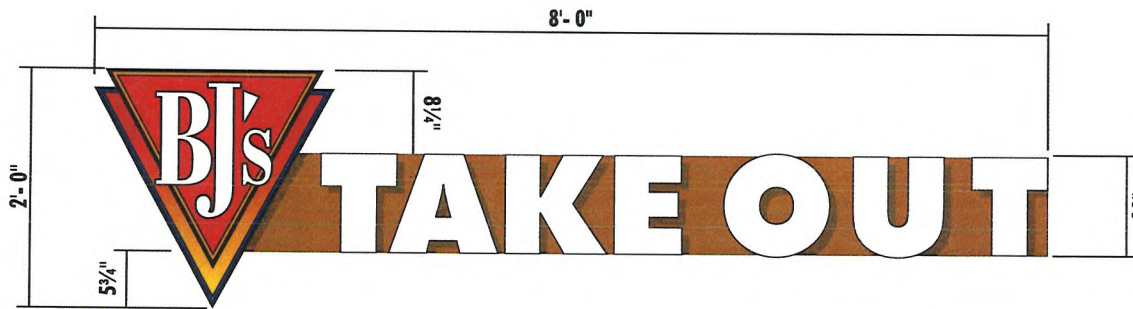
BJ-B-12



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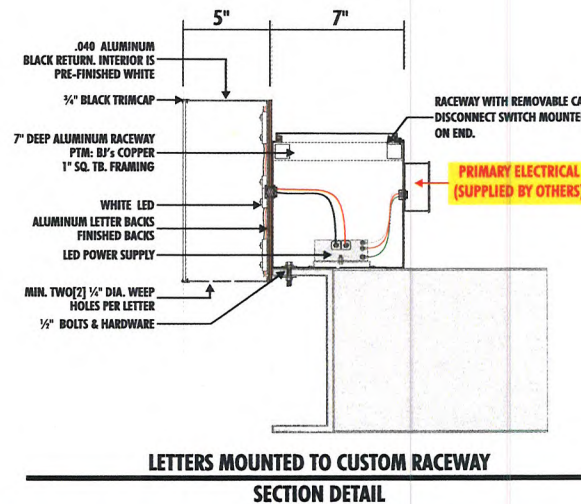
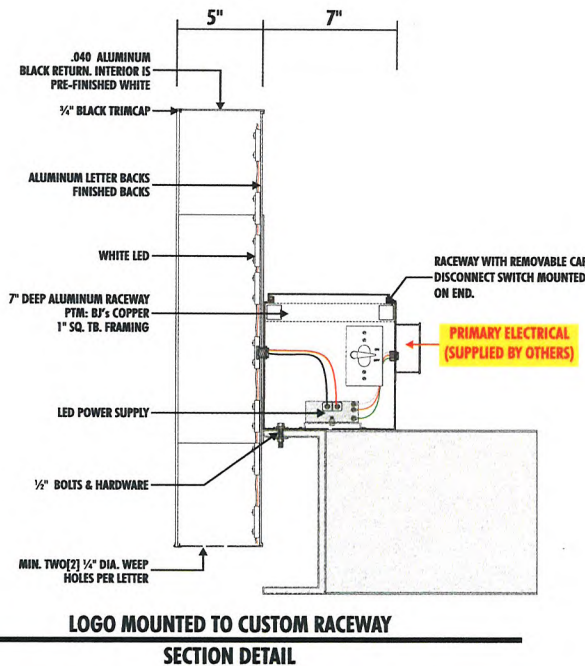
NOV - 1 2010

SUP-40121
SDR-40122



BJ-TO-24/10 BJ'S LOGO & TAKE-OUT LETTERS ON CUSTOM RACEWAY
Qty: Make One[1]

SCALE: 1" = 1'-0"
SIGN AREA: 7.00 SQ. FT.



Electrical requirements
(1) 120V 20A CIRCUIT REQ'D
UL labels required away from public view.

IMPORTANT NOTE
UL 2161 COMPLIANT NEC AND MANUFACTURING RECOMMENDATIONS, ALL ELECTRICAL PRIMARY CIRCUITS MUST BE DEDICATED ISOLATED CIRCUITS PROVIDED BY CLIENT/ OWNER.
GC TO PROVIDE ACCESSIBILITY TO REMOTE TRANSFORMERS AND OR BALLASTS FOR INSTALL AND SERVICE.
FINAL ELECTRICAL HOOK UP BY OTHERS.



SIGNAGE SOLUTIONS
1336 ALLEC STREET
ANAHEIM, CA. 92805
714 - 491 - 0299
FAX 491 - 0439

PSALM 127:1

ITEM **BJ-TO-24/10**

SIGN TYPE
BJ's LOGO & TAKE-OUT
QUANTITY SCALE
AS NOTED AS NOTED
PAGE DESCRIPTION
DETAILS
STATUS
CONCEPT DRAWINGS
REV.

DESIGNER SALES
GG DC
JOB NO. DATE
10-7505 10-27-10
PROJECT



5881 CENTENNIAL CENTER BLVD
LAS VEGAS, NV 89149

All ideas, designs, arrangements, and plans indicated or represented by this drawing are owned by and the property of Signage Solutions, and were created, evolved, and developed for use on and in connection with the specified project. None of such ideas, designs, arrangements, or plans shall be used by or disclosed to any person, firm or corporation for any purpose whatsoever without the written permission of Signage Solutions. Written dimensions on these drawings shall have precedence over scale dimensions. Contractors shall verify and be responsible for all dimensions and conditions shown by these drawings. Shop details must be submitted to this office for approval before fabrication proceeds.

APPROVALS
CLIENT DATE

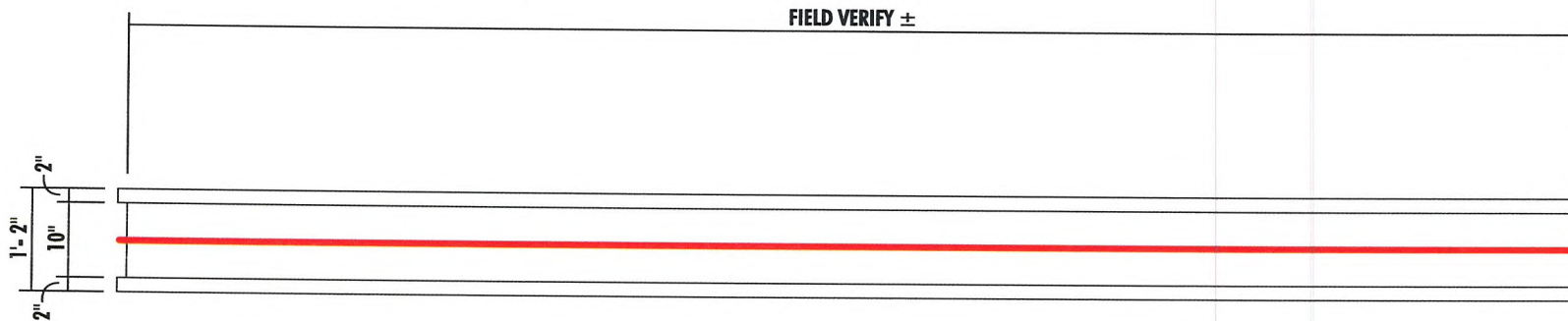
LANDLORD DATE

PAGE 9

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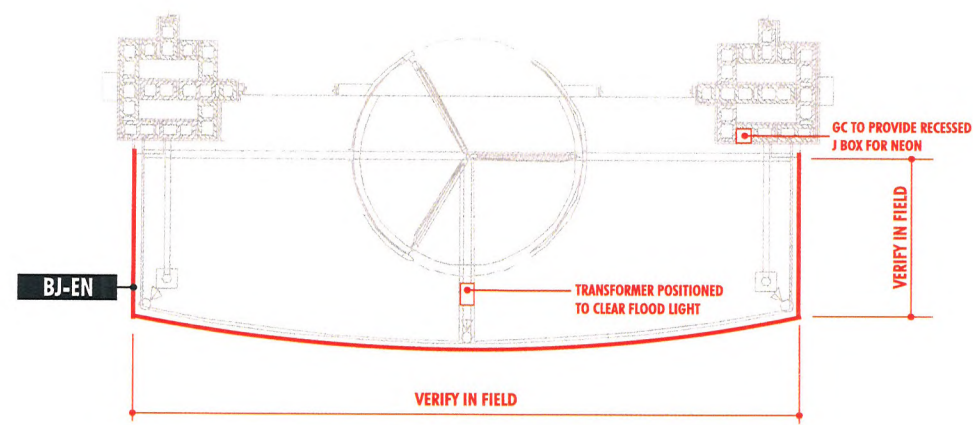
NOV - 1 2010

SUP-40121
SDR-40122



BJ-EN BJ'S EXPOSED NEON ON CANOPY ABOVE ENTRANCES
Qty: FIELD VERIFY

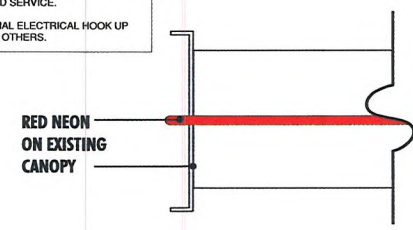
SCALE: 1" = 1'-0"



BJ'S EXPOSED NEON ON CANOPY OVER ENTRANCES
PLAN VIEW

Electrical requirements
(1) 120V 20A CIRCUIT REQ'D
UL labels required away from public view.

IMPORTANT NOTE
UL 2161 COMPLIANT NEG AND MANUFACTURING RECOMMENDATIONS, ALL ELECTRICAL PRIMARY CIRCUITS MUST BE DEDICATED ISOLATED CIRCUITS PROVIDED BY CLIENT/OWNER.
GC TO PROVIDE ACCESSIBILITY TO REMOTE TRANSFORMERS AND OR BALLASTS FOR INSTALL AND SERVICE.
FINAL ELECTRICAL HOOK UP BY OTHERS.



BJ'S EXPOSED NEON ON CANOPY OVER ENTRANCES
ENLARGED VIEW

BJ-EN

SOLUTIONS
1336 ALLEC STREET
ANAHEIM, CA. 92805
714-491-0299
FAX 491-0439
PSALM 127:1

ITEM **BJ-EN**

SIGN TYPE
BJ'S EXPOSED NEON ON CANOPY

QUANTITY SCALE
AS NOTED AS NOTED

PAGE DESCRIPTION
DETAILS

STATUS
CONCEPT DRAWINGS

REV.

DESIGNER	SALES
GG	DC
JOB NO.	DATE
10-7505	10-27-10

PROJECT

**5881 CENTENNIAL CENTER BLVD
LAS VEGAS, NV 89149**

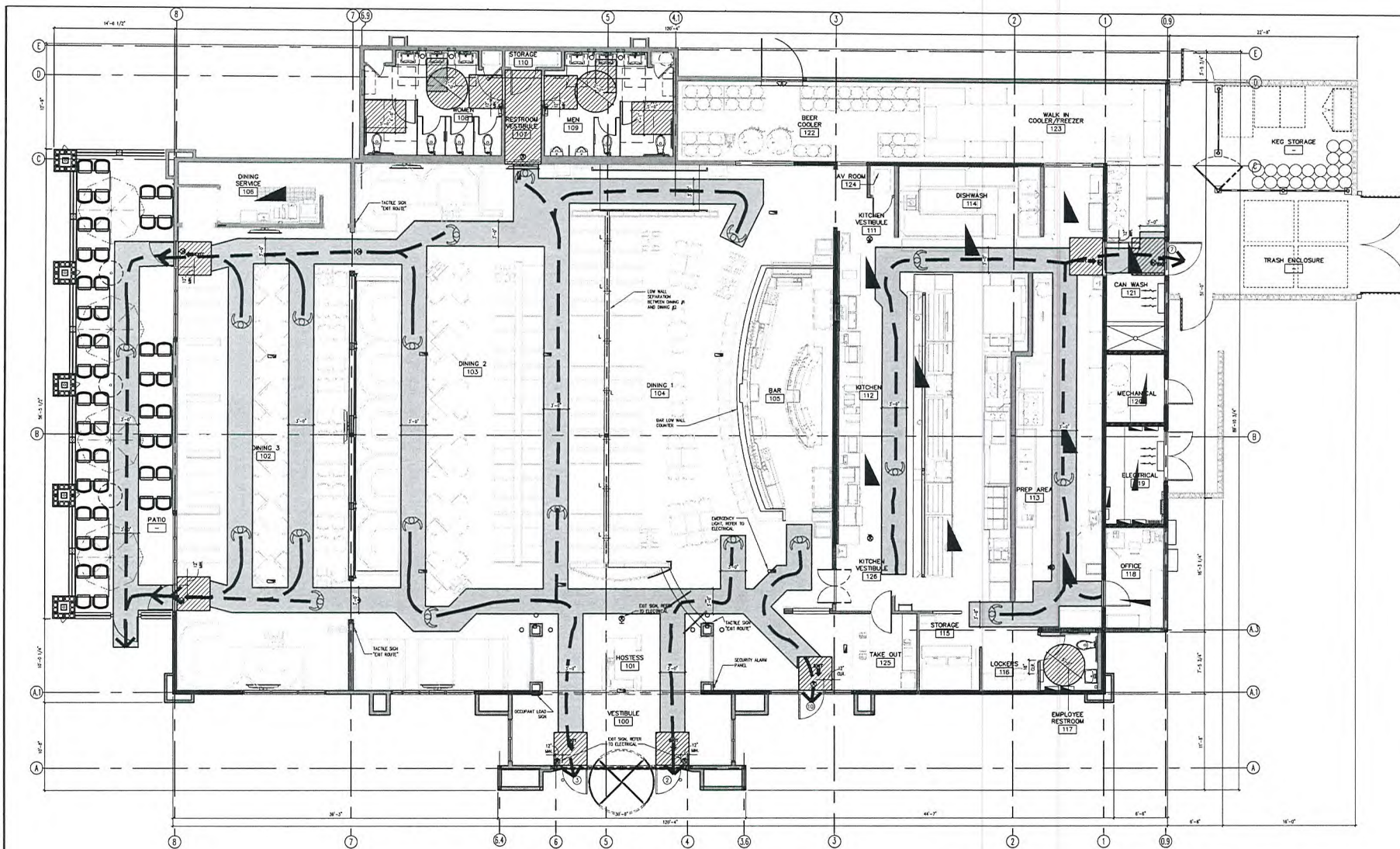
All ideas, designs, arrangements, and plans indicated or represented by this drawing are owned by and the property of Signage Solutions, and were created, evolved, and developed for use on and in connection with the specified project. None of such ideas, designs, arrangements, or plans shall be used by or disclosed to any person, firm or corporation for any purpose whatsoever without the written permission of Signage Solutions. Written dimensions on these drawings shall have precedence over scale dimensions; contractors shall verify and be responsible for all dimensions and conditions shown by these drawings. Shop details must be submitted to this office for approval before fabrication proceeds.

APPROVALS	
CLIENT	DATE
LANDLORD	DATE

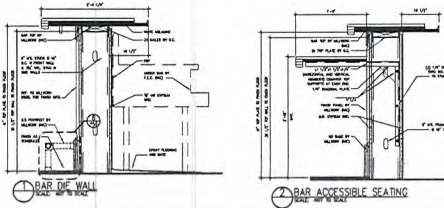
PAGE 10

RECEIVED
NOV - 1 2010

SUP-40121
SDR-40122



OCCUPANT LOAD CALCULATION				ACTUAL SEATING TABULATION			
AREA	FIXED SEATING @ 100*	LOOSE SEATING @ 16 S.F./COOL.	TOTAL	AREA	SEATING	TOTAL	
BAR	60	80 / 16 = 5	110	BAR	110	110	
DINING 1	70	80 / 16 = 5	120	DINING 1	120	120	
DINING 2	20	80 / 16 = 5	100	DINING 2	100	100	
DINING 3	20	80 / 16 = 5	100	DINING 3	100	100	
LOBBY	20	80 / 16 = 5	100	LOBBY	100	100	
RESTROOM	20	80 / 16 = 5	100	RESTROOM	100	100	
STORAGE	20	80 / 16 = 5	100	STORAGE	100	100	
MECHANICAL	20	80 / 16 = 5	100	MECHANICAL	100	100	
OFFICE	20	80 / 16 = 5	100	OFFICE	100	100	
EMPLOYEE RESTROOM	20	80 / 16 = 5	100	EMPLOYEE RESTROOM	100	100	
PATIO	20	80 / 16 = 5	100	PATIO	100	100	
TOTAL OCCUPANT LOAD	100	100	200	TOTAL SEATING	200	200	



EGRESS / FURNISHING PLAN
SCALE: 3/16" = 1'-0"



REF. TO CIVIL
FOR TRUE NORTH

wd PARTNERS

brand | operations | build

5881 CENTENNIAL CENTER BLVD
LAS VEGAS, NV 89149
WDPARTNERS.COM

BJ'S RESTAURANT & BREWHOUSE
5881 CENTENNIAL CENTER BLVD
LAS VEGAS, NV 89149



PROTOTYPE 6A
WDPARTNERS JOB NUMBER:
BJB00144
DATE ISSUED:

ISSUE:
BLUE LINE SUBMITTAL 10/25/2010

REVISIONS:

SHEET CONTENTS:
EGRESS/
FURNISHING
PLAN

SHEET NUMBER:

A1.5
SHT 8 OF 32 TOTAL

RECEIVED

NOV 01 2010

SUP-40121
SDR-40122

City of Las Vegas

**Justification Letter
For Site Development Permit and Special Use Permit
BJ's Restaurant & Brewhouse
"Centennial Centre"
5881 Centennial Centre Blvd.**

October 25, 2010

BJ's Restaurant Operations Company, based in Huntington Beach, CA currently owns and operates 100 premium casual dining restaurants. BJ's currently has four locations in Nevada which are located in Summerlin (10840 West Charleston Road), Henderson (9520 S. Eastern Avenue), Reno (13999 South Virginia), and Sparks (425 Sparks Blvd.). BJ's Restaurants is proposing to construct a new location within the Centennial Centre. The site is known as Pad "N" and is currently a vacant direct parcel. The restaurant will be approximately 8500 square feet, contain seating for approximately 260 guests inside and an additional 48 guests on the patio. The restaurant will feature BJ's extensive menu including our signature deep dish pizza, our famous Pizookie dessert as well as our award winning handcrafted beers. In addition, the menu includes generously portioned salads, appetizers, soups, pastas, entrees and a full bar. The entire menu is served until closing throughout the restaurant, including the bar and patio areas.

The proposed hours of operation for BJ's are the following: 8a.m. until 12:00 midnight Sunday through Thursday and 8a.m. until 1:00 a.m. Friday and Saturday. While typically BJ's does not open as early as 8 a.m. we would like the option to open this early on special occasions and holidays such as Mother's Day. BJ's will employ approximately 240 people and recruiting will be done from the local community. In addition to all required City permits and licenses, BJ's will also secure all necessary State permits and licenses as required for the sale of alcoholic beverages.

BJ's is applying for a Site Development Permit and a Special Use Permit. Prior entitlements were granted to this site for the construction of a 10,000 sq. ft. Tavern. BJ's will operate as a Supper Club and occupy less than 10,000 sq. ft which will provide for a less intensive use.

This project supports the criteria for a **Site Development Permit** as follows:

1. The proposed development is compatible with adjacent development and development in the area, as there currently are similar type uses within the vicinity;
2. The proposed development will be design to be consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;
3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic, as BJ's will not be modifying any of the existing roadways;
4. Building and landscape materials are appropriate for the area and for the City. BJ's will design a building and landscape area with materials that are provided within the Development Manual of this Center;

SUP-40121

SDR-40122

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NOV 01 2010

City of Las Vegas

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

6. Appropriate measures will be taken to secure and protect the public health, safety and general welfare;

The project supports the criteria for a **Special Use Permit** as follows:

1. The proposed use will 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;
2. The subject site is physically suitable for the type and intensity of land use being proposed;
3. Street or highway facilities providing access to the property are adequate in size to meet the requirements of the proposed use;
4. Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety and welfare or the overall objectives of the General Plan.

Waiver Request from the Centennial Centre Development Standards- for landscaping islands every six parking spaces

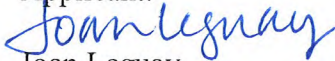
BJ's is requesting a waiver for the landscape island and tree requirement for every six parking spaces. The parking lot is existing and it does not meet this requirement nor does the balance of the shopping center (see attached photos). In an effort to alternatively comply, BJ's is proposing a 29% landscaped parcel which exceeds the required 20% open space requirement. All plant materials will be consistent with those being used in the existing center.

Waiver Request from the Centennial Centre Development Standards- for sidewalk and retaining wall within setback

BJ's is requesting that a portion of their sidewalk that leads to their patio and a portion of the associated retaining wall be allowed within the setback area as shown on the plans. There are existing utilities on the pad site that dictate the building placement and thus the slight encroachment. There are existing sidewalks within the setback in other locations within the center.

We appreciate your consideration on these applications. Please let us know if you require any further information.

Applicant:



Joan Leguay

Director of Property Development

BJ's Restaurant Operations Company

SUP-40121
SDR-40122

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NOV 01 2010

City of Las Vegas

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

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SDR-40122 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-40121 - PUBLIC HEARING - APPLICANT: BJ'S RESTAURANT OPERATIONS COMPANY - OWNER: CENTENNIAL CENTRE, LLC - Request for a Site Development Plan Review FOR A PROPOSED 8,500 SQUARE-FOOT SUPPER CLUB WITH WAIVERS OF THE TOWN CENTER DEVELOPMENT STANDARDS TO ALLOW SEVEN LANDSCAPE ISLANDS WHERE NINE ARE REQUIRED at 5881 Centennial Center Boulevard (APN 125-28-713-006), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross).

MAY GO TO CITY COUNCIL ON 1/19/11 OR MAY BE FINAL ACTION
(Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

1. Consolidated Backup
2. Supporting Documentation

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

SDP



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-40122** APN: 125-28-713-006
Name of Property Owner: Centennial Centre, L.L.C.
Name of Applicant: BJ's Restaurant Operations Company
Name of Representative: Joan Leguay

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: _____

Centennial Centre, L.L.C., a Nevada limited liability company
By: Westdale Development, L.L.C., a Nevada limited liability company, its manager

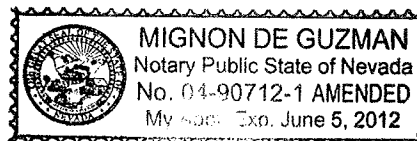
Signature of Property Owner: *Terri Sturm*

Print Name: Terri Sturm, Manager

Subscribed and sworn before me

This 26th day of OCTOBER, 20 10

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



NOV 01 2010

SDP



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Site Development Review for a new Supper Club Use
Project Address (Location) 5881 Centennial Center Blvd.
Project Name BJ's Restaurant and Brewhouse Proposed Use Restaurant
Assessor's Parcel #(s) 125-28-713-006 Ward # 6
General Plan: existing TC proposed TC Zoning: existing SC-TC proposed SC-TC
Commercial Square Footage 8376 Floor Area Ratio 9.8%
Gross Acres 1.96 Lots/Units 0 Density Commercial
Additional Information Project is for the construction of a new BJ's Restaurant and Brewhouse to be located within the Centennial Center.

PROPERTY OWNER Centennial Centre, L.L.C. Contact Mike Shohet
702-822-8200
Address 5785 Centennial Center Blvd., Suite 230 Phone: 822-8201 Fax: 822-8201
City Las Vegas State NV Zip 89149
E-mail Address mshohet@territoryinc.com

APPLICANT BJ's Restaurant Operations Company Contact Joan Leguay
Address 7755 Center Ave #300 Phone: (714) 500-2410 Fax:
City Huntington Beach State CA Zip 92647
E-mail Address jleguay@bjsrestaurants.com

REPRESENTATIVE Same as Applicant Contact
Address Phone: Fax:
City State Zip
E-mail Address

Centennial Centre, L.L.C., a Nevada limited liability company
By: Westdale Development, L.L.C., its manager

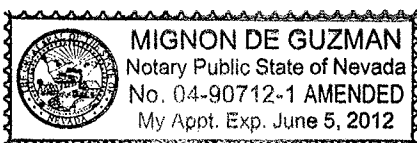
Property Owner Signature* [Signature]
*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.
Print Name Terri Sturm, Manager

Subscribed and sworn before me

This 26th day of OCTOBER, 20 10

Notary Public in and for said County and State

Revised 10/27/08



FOR DEPARTMENT USE ONLY

Case #	<u>SDR-40122</u>
Meeting Date:	<u>12/16/10</u>
Total Fee:	<u>1030.00</u>
Date Received:*	<u>11/11/10</u>
Received By:	<u>[Signature]</u>

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

Notary Application Packet Application Form.pdf

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).

MAY GO TO CITY COUNCIL ON 1/19/11 OR MAY BE FINAL ACTION
(Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends

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: **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

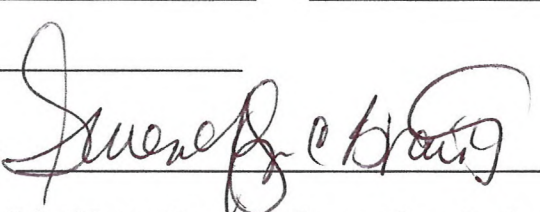
☒ No

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

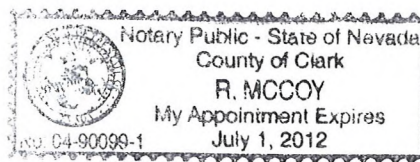
Signature of Property Owner: 

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



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

FOR DEPARTMENT USE ONLY

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

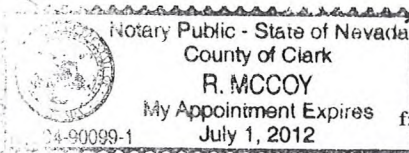
Subscribed and sworn before me

This 2 day of November, 2010

Notary Public in and for said County and State

Revised 10/27/08

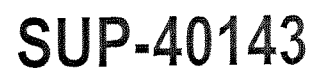
NOV 02 2010



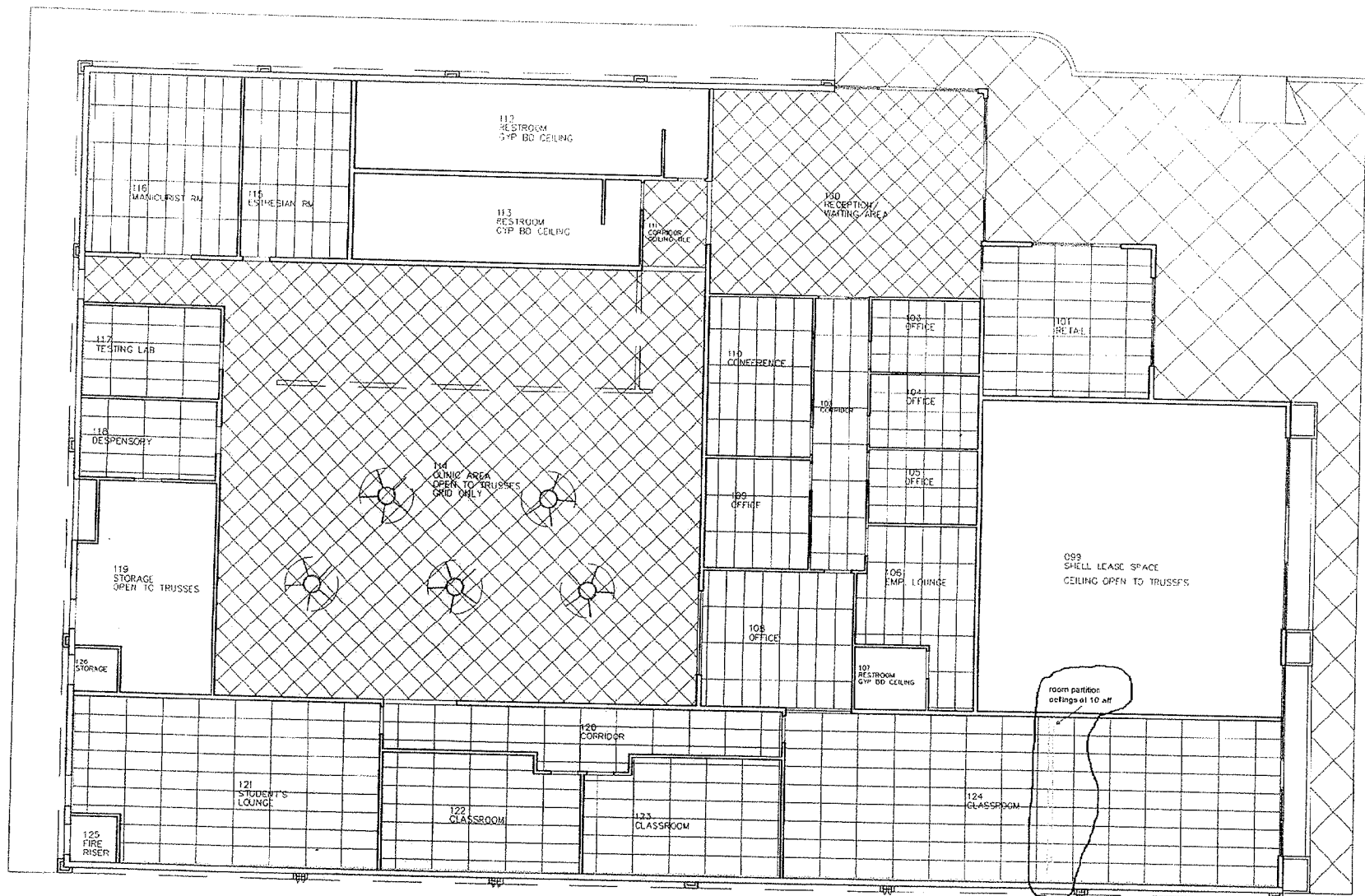
Case #	<u>SUP- 40143</u>
Meeting Date:	<u>12/16/10</u>
Total Fee:	<u>1030.00</u>
Date Received:*	<u>11/2/10</u>
Received By:	<u>[Signature]</u>

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

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



NOV 02 2010



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 Braimah
Managing Member
Expertise Cosmetology Institute LLC

APPLICANT:
Ashley Chaney
DBA STRUT N

SUP-40143

NOV 02 2010

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

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SUP-40169 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: THE VERDICT'S INN - OWNER: L'OCTAINE LIMITED PARTNERSHIP - Request for a Special Use Permit FOR A BEER/WINE/COOLER ON-SALE ESTABLISHMENT USE WITHIN AN EXISTING 2,103 SQUARE-FOOT RESTAURANT on 0.70 acres at 801 South Las Vegas Boulevard (APN 139-34-401-006), C-2 (General Commercial) Zone, Ward 5 (Barlow).

MAY GO TO CITY COUNCIL ON 1/19/11 OR MAY BE FINAL ACTION
(Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends

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: **SUP-40169** APN: 139-34-401-006

Name of Property Owner: James Scott Thurston Brown
L'Octaine Urban Housing, LLC

Name of Applicant: The VERDIET'S Inn

Name of Representative: Mabbie Cuyp

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: James Scott Thurston Brown

Subscribed and sworn before me

This 4th day of November, 20 10

see attached Calif. All-Purpose Acknowledgment form
Notary Public in and for said County and State

RECEIVED

NOV 05 2010

City of Las Vegas

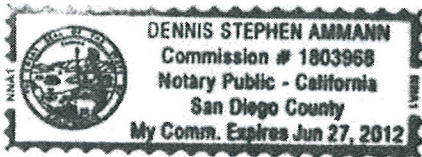
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of San Diego

On November 4, 2010 before me, Dennis Stephen Ammann, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared James Scott Thurston Brown
Name(s) of Signer(s)



who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(ies), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Dennis Stephen Ammann
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below 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.

Description of Attached Document

Title or Type of Document: Statement of Financial Interest

Document Date: undated

Number of Pages: 1

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

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NOV 05 2010

City of Las Vegas

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: SPECIAL USE PERMIT
Project Address (Location) 801 S. LAS VEGAS BLVD #110
Project Name THE VERDICT'S INN Proposed Use BEER/WINE ON-SALE
Assessor's Parcel #(s) 139-34-401-006 Ward # 3 RECS
General Plan: existing MXU proposed N/A Zoning: existing C-2 proposed N/A
Commercial Square Footage 1,903 Floor Area Ratio N/A
Gross Acres .69 Lots/Units 1 Density N/A
Additional Information TO ALLOW A SPECIAL USE PERMIT FOR BEER/WINE/COOLER ON-SALE w/a RESTAURANT

PROPERTY OWNER Lorraine Urban Horn Contact Jennifer Horn
Address 1651 Reservoirs Street Phone 619.283.5511 Fax 619.280.3346
City San Diego State CA Zip 92106
E-mail Address jhorn@tomhorngroup.com

APPLICANT The Verdict's Inn Contact MAGGIE CUPP
Address 801 S. LAS VEGAS BLVD Phone 580-0080 Fax: _____
City Las Vegas NV State NV Zip 89101
E-mail Address maggiedcupp@gmail.com

REPRESENTATIVE Maggie Cupp Contact 580 0080
Address _____ Phone: _____ Fax: _____
City Same as above 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 James Scott Thurston Brown

Subscribed and sworn before me

This 4th day of November, 20 10

see attached Calif. All-Purpose Acknowledgment form

Notary Public in and for said County and State

Revised 10/27/08

RECEIVED

NOV 05 2010

City of Las Vegas

FOR DEPARTMENT USE ONLY

Case #	<u>SUP-40169</u>
Meeting Date:	<u>12-16-10</u>
Total Fee:	<u>\$ 1280.00</u>
Date Received:	<u>11/5/10</u>
Received By:	<u>JF Miller</u>

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

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

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of San Diego

On November 4, 2010 before me, Dennis Stephen Ammann, Notary Public,
Date Here Insert Name and Title of the Officer

personally appeared James Scott Thurston Brown
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(ies), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

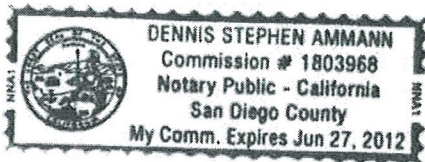
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Dennis Stephen Ammann
Signature of Notary Public

Place Notary Seal Above



OPTIONAL

Though the information below 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.

Description of Attached Document

Title or Type of Document: Application/Petition Form (Special Use Permit)

Document Date: undated

Number of Pages: 1

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

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OF SIGNER
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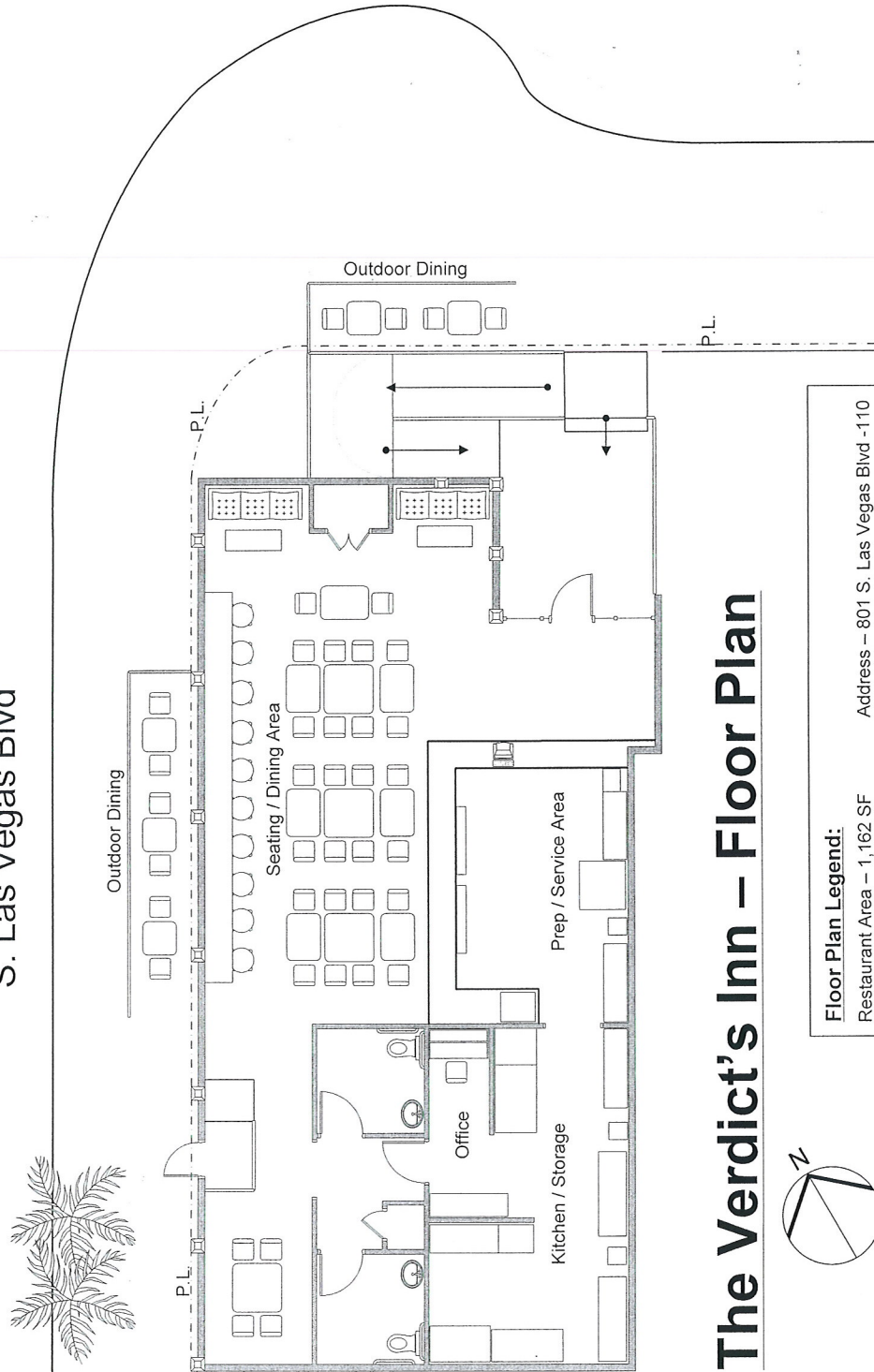
NOV 05 2010

City of Las Vegas

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City of Las Vegas

S. Las Vegas Blvd

Gass Ave.



The Verdict's Inn – Floor Plan

Floor Plan Legend:

Restaurant Area – 1,162 SF	Address – 801 S. Las Vegas Blvd -110
Kitchen / Back of House – 741 SF	APN: 139-34-401-006
Outdoor Dining – 200 SF	Zoning: C-2 (General Commercial)
Total – 2,103 SF	Parking Provided – 3
	Parking Required – 31

SUP-40169

October 18, 2010

Ms. Margo Wheeler, Director
Planning and Development Department
731 S. 4th Street
Las Vegas, NV 89101

Ms. Wheeler:

Please accept the enclosed application for a Special Use Permit to allow the on-premise sale of beer & wine at the future home of the Verdict's Inn restaurant.

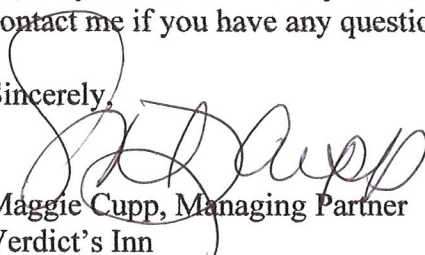
The Verdict's Inn will be located within Suite 110 at the La Octaine apartment complex; 801 S. Las Vegas Boulevard. The assessor's parcel number for the site is 139-34-401-006. This is the site of the former Potato Valley Café.

The site is currently zoned C-2 (General Commercial). The General Plan designation is MXU (Mixed-Use). The site is located within the Las Vegas Centennial Plan area.

Our site plan includes an area designated for outdoor seating per the Outdoor Dining standards listed within the Las Vegas Centennial Plan. The outdoor seating area will be used to provide seating for outdoor dining with beer/wine service in compliance with Title 6.

Thank you in advance for your consideration of this matter. Please contact me if you have any questions regarding this application.

Sincerely,


Maggie Cupp, Managing Partner
Verdict's Inn

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City of Las Vegas

SUP-40169

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:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

14

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 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, 2010

Mike Kent
Notary Public in and for said County and State



RECEIVED
OCT 26 2010



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) 13936812008 Ward # 3
General Plan: existing L/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: 4949008 Fax: 3860424
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.

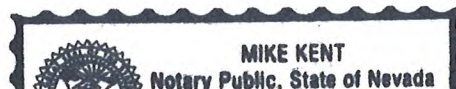
Notary
STATE OF NEVADA COUNTY OF CLARK

Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

Case #	<u>SDR-40069</u>
Meeting Date:	<u>12/16/10 PC</u>
Total Fee:	<u>\$1,030</u>
Date Received:*	<u>10/26/10</u>
Received By:	<u>[Signature]</u>

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



NEVADA INDIVIDUAL ACKNOWLEDGMENT

State of NEADA }
County of CLARK } ss.

This instrument was acknowledged before me
on this the 25 day of October, 2010, by
Day Month Year



(1) KRASSIMIR TEOFILOV (.)
Name of Signer

(and



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

Place Notary Seal and/or Stamp Above

[Signature]
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.

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*

RIGHT THUMBPRINT OF SIGNER #1
Top of thumb here

RIGHT THUMBPRINT OF SIGNER #2
Top of thumb here

RECEIVED
OCT 26 2010



SDR-40069



SDR-40069



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 APPLICATION 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 BUNDARON		9-27-10
5. Cars for Less 3010 Contract ave.	Raymond Carls		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.	TRACY MORRIS		9/27/2010
9. VIP Auto Body Shop 3023 Contract ave.	VIP AUTO BODY SHOP		9-27
10. Property owner 3030 Contract ave.	PENKA ETASOVA		09-25-10
11. Property owner 3039 Contract ave.	ROBERT L. MORRIS		
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	Abdulla		9/25/10

RECEIVED
OCT 26 2010

SDR-40069

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 Major
Amendment to a previously approved Site Development Plan Review (SDR-29145) FOR A
PROPOSED 24,239 SQUARE-FOOT, TWO-STORY MOTOR VEHICLE SALES (NEW)
ESTABLISHMENT WITH WAIVERS OF THE TOWN CENTER DEVELOPMENT
STANDARDS MANUAL TO ALLOW A FIVE-FOOT BUFFER ALONG A PORTION OF
THE WEST PROPERTY LINE WHERE 15 FEET IS REQUIRED AND A ZERO-FOOT
BUFFER ALONG THE SOUTH PROPERTY LINE WHERE EIGHT FEET IS REQUIRED on
2.97 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).

MAY GO TO CITY COUNCIL ON 1/19/11 OR MAY BE FINAL ACTION
(Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends

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

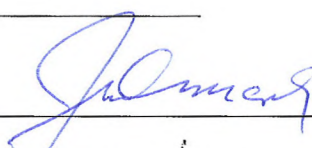
☒ No

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 Galiza
Notary Public in and for said County and State



RECEIVED
OCT 27 2010

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 LC proposed LC Zoning: existing GC-LC proposed LC
 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 Contact RICHARD THRELFALL
Architect, INC.
 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 GALIZA

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case #	<u>5DR-40077</u>
Meeting Date:	<u>12/16/10</u>
Total Fee:	<u>\$1,030</u>
Date Received:	<u>10/27/10</u>
Received By:	<u>B.S.</u>

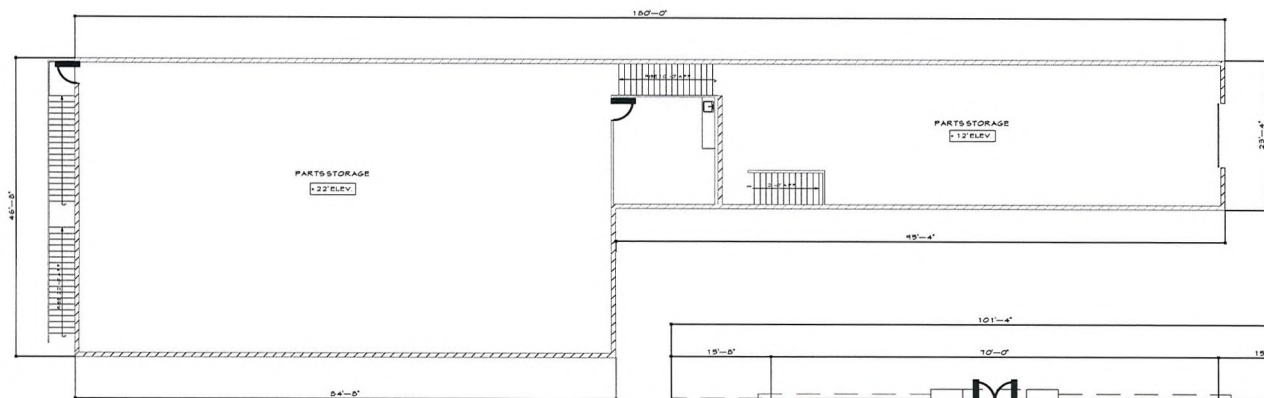
*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

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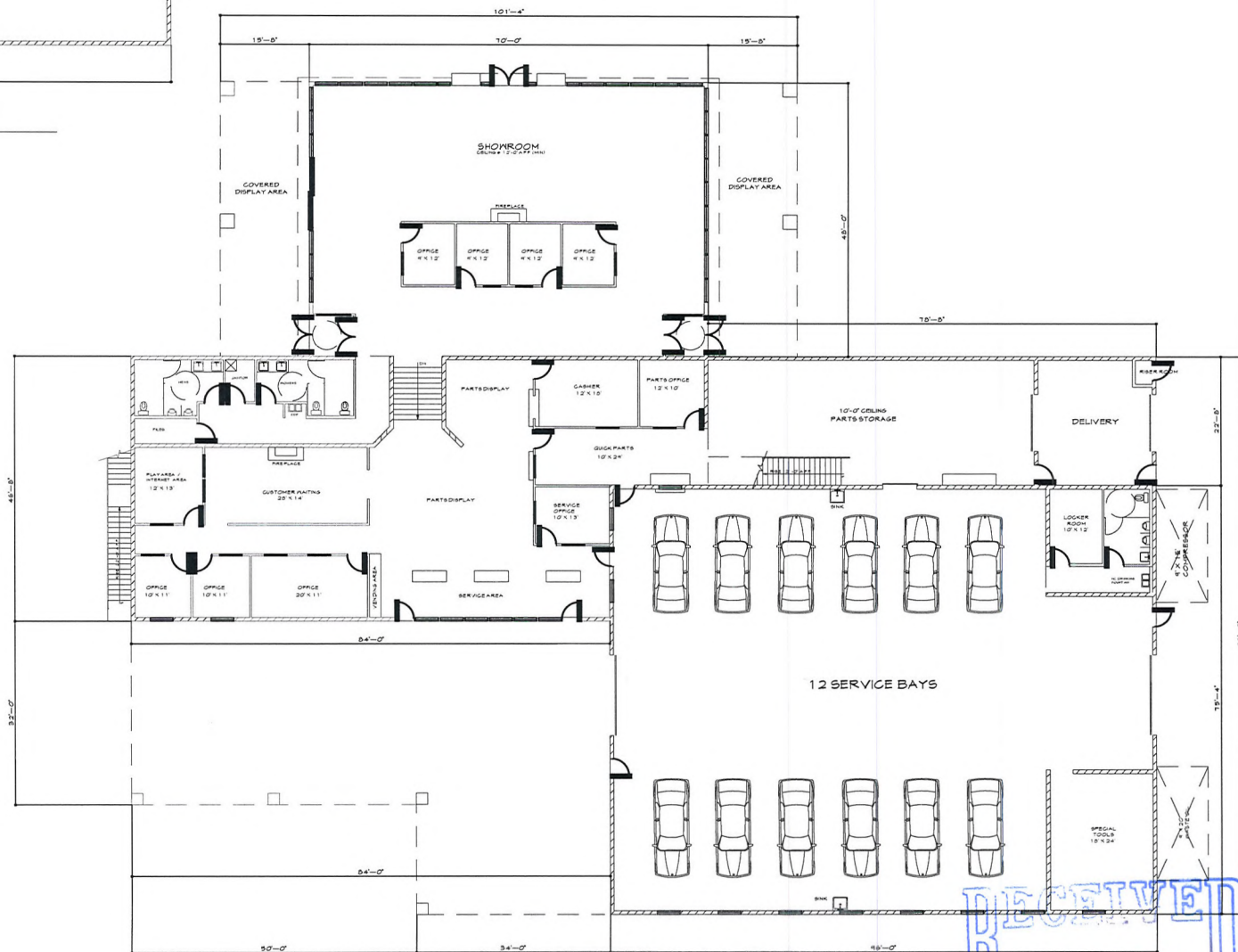
OCT 27 2010

A-1

SDR-40077



PARTS STORAGE FLOOR PLAN
6,175 s.f.



TOTAL SQUARE FOOTAGES = 24,239 S.F.

SHOWROOM & COVERED DISPLAY = 4,848 S.F.
SERVICE BAYS = 7,323 S.F.
CUSTOMER / DISPLAY / RESTROOMS = 3,136 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

REVISIONS

1
2
3
4

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SHOULD BE KEPT IN THE ARCHITECT'S OFFICE. ANY
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ARCHITECT. ANY CHANGES TO THE DRAWINGS
MUST BE APPROVED BY THE ARCHITECT. ANY
CHANGES TO THE DRAWINGS MUST BE APPROVED BY THE
ARCHITECT.

RICHARD P. THRELFALL ARCHITECT, INC.

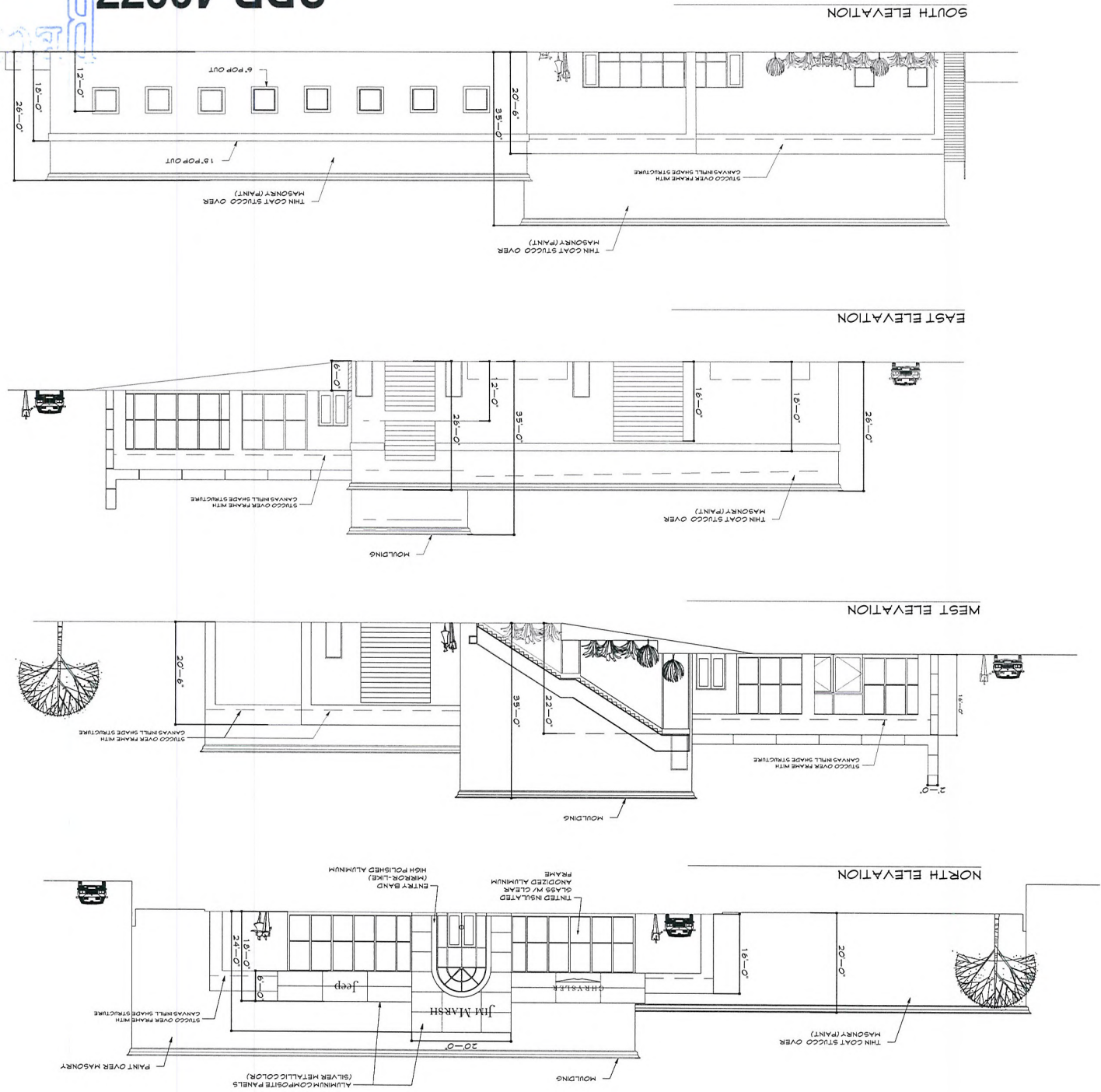
6512 WEST DIABLO DRIVE
LAS VEGAS, NEVADA 89118
(702) 388-0716 VOICE
(702) 873-3717 FAX
RPTARCH@COX.NET



A-2

SDR-40077 FLOOR PLAN

OCT 27 2010

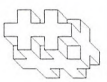


RECEIVED

SDR-40077

OCT 27 2010

A-3



RICHARD P. THRELFALL ARCHITECT, INC.

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

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REVISIONS
1
2
3
4

JIM MARSH CHRYSLER / JEEP

ELEVATIONS

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.

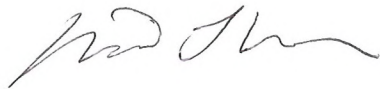
Wavers requested:

- 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).

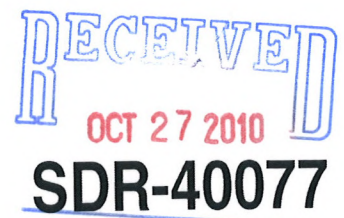
Other items:

- 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.



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

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SDR-40119 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING -
APPLICANT/OWNER: SOUTHWEST REGIONAL COUNCIL OF CARPENTERS - Request
for a Site Development Plan Review FOR TWO EXISTING MODULAR OFFICE BUILDINGS
WITH A WAIVER OF THE PERIMETER LANDSCAPE REQUIREMENTS TO ALLOW A
ZERO-FOOT WIDE LANDSCAPE BUFFER ALONG A 250-FOOT PORTION OF THE
NORTH PERIMETER AND A 180-FOOT PORTION OF THE EAST PERIMETER WHERE
AN EIGHT-FOOT WIDE LANDSCAPE BUFFER IS REQUIRED on 12.59 acres at 501 North
Lamb Boulevard (APN 140-31-501-021), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

MAY GO TO CITY COUNCIL ON 1/19/11 OR MAY BE FINAL ACTION
(Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends

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-40119** APN: 140-31-501-021
Name of Property Owner: SOUTHWEST REGIONAL COUNCIL OF CARPENTERS
Name of Applicant: DANIEL DYRDAHL
Name of Representative: DANIEL Dyrdaahl

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): _____

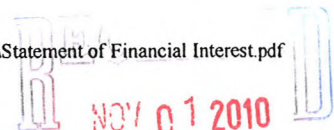
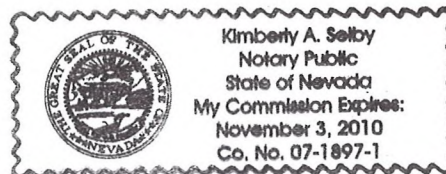
APN: _____

Signature of Property Owner: _____

Print Name: DANIEL DYRDAHL

Subscribed and sworn before me

This 27th day of October, 2010
Kimberly A. Selby
Notary Public in and for said County and State



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: SOUTHWEST REGIONAL COUNCIL OF CARPENTERS
 Project Address (Location) 501 N. LAMB
 Project Name OFFICE TRAILERS Proposed Use TEMPORARY
 Assessor's Parcel #(s) 140-31-501-021 Ward # _____
 General Plan: existing _____ proposed X Zoning: existing _____ proposed _____
 Commercial Square Footage 12236 EXISTING / 2880 TRAILER Floor Area Ratio .027
 Gross Acres 9.44 Lots/Units 1 Density _____
 Additional Information _____

PROPERTY OWNER SOUTHWEST REGIONAL COUNCIL OF CARPENTERS Contact MARC FURMAN
 Address 501 N. LAMB, Suite 1 Phone: 702 531 1824 Fax: 702 531 1844
 City LAS VEGAS State NV Zip 89110
 E-mail Address mfurman@swcarpenters.org

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

REPRESENTATIVE SW Reg. Council of Carpenters Contact DANIEL DYRDAHL
 Address 501 N. LAMB, Suite 1 Phone: 702 531 1856 Fax: 702 531 1856
 City LAS VEGAS State NV Zip 89110
 E-mail Address ddyr Dahl@swcarpenters.org

Property Owner Signature Daniel Dyr Dahl

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

Print Name DANIEL DYRDAHL

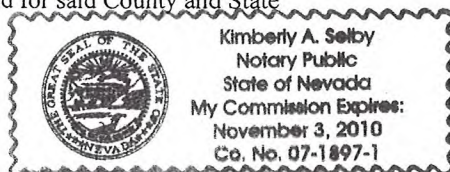
Subscribed and sworn before me

This 27th day of October, 20 10

Kimberly A. Selby

Notary Public in and for said County and State

Revised 10/27/08



FOR DEPARTMENT USE ONLY

Case #	<u>SDR-40119</u>
Meeting Date:	<u>12-16-10</u>
Total Fee:	<u>\$1030.00</u>
Date Received:*	<u>11-1-10</u>
Received By:	<u>J F mull</u>

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

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

NOV 01 2010



SOUTHWEST REGIONAL COUNCIL OF CARPENTERS

Representing Carpenters in Southern California, Nevada, Arizona, Utah, New Mexico and Colorado

Mike McCarron, Executive Secretary-Treasurer

Hal Jensen
President

Marc Furman
Sr. Admin. Assistant

Jim Flores
Sr. Admin. Assistant

Randy Thornhill
Dir. of Special Projects

*Representing Local
Unions in Southern
California, Nevada,
Arizona, Utah, New
Mexico and Colorado*

October 25, 2010

55 Denver
150 Camarillo
184 Salt Lake City
209 Sylmar
244 Denver
408 Phoenix
409 Los Angeles
440L Santa Ana
510 Denver
515 Denver
547 San Diego
630 Long Beach
721 Whittier
743 Bakersfield
803 Orange
897 Bullhead City
944 Ontario
971 Reno
1245 Las Cruces
1319 Albuquerque
1353 Santa Fe
1498 Provo
1506 Los Angeles
1507 Salt Lake City
1553 Hawthorne
1607 Ontario
1780 Las Vegas
1800 Arroyo Grande
1827 Las Vegas
1977 Las Vegas
2007 Orange
2093 Phoenix
2361 Orange
2375 Wilmington
2834 Denver

City of Las Vegas
Planning & Development

RE: Justification Letter for Temporary Office Trailers located at 497-499
N. Lamb.

The driving force behind our request to extend the permitting of the two office trailers continues to be that the early 1960's building at 501 N. Lamb, was not designed to accommodate either a membership or a staff as exists today. Since we anticipate relocation elsewhere in the Las Vegas valley, the expenditure to remodel 501 N. Lamb to accommodate the functions now housed in 497 & 499 N. Lamb is impossible to justify. The usage of the trailers continues to be exclusively for staff offices and meetings.

Given that the trailers have been on our property for an extended amount of time, we still maintain they are a temporary solution. We expect to have a clear answer as to relocating our operation within the next two years, which would coincide with a permit for continued temporary usage.

Also, if they are to be considered temporary, we hereby seek a waiver for the additional landscaping along the north property line. Once again the cost of such expenditure for a temporary permit is not easily justified.


Daniel Dyrdaahl
Representative



SDR-40119

533 S. Fremont Ave., 10th Fl.
Los Angeles, CA 90071
(213) 385-1457
Fax: (213) 385-3759

501 North Lamb Blvd.
Las Vegas, NV 89110
(702) 531-1800
Fax (702) 531-1844

1150 Terminal Way
Reno, Nevada 89502
(775) 323-1409
Fax (775) 323-6561

4547 W. McDowell Rd.
Phoenix, AZ 85035
(602) 272-2700
Fax (602) 272-1928

8149 S. Welby Park Dr.
West Jordan, UT 84088
(801) 280-0292
Fax: (801) 280-0370

3900 A Pan American Fwy. NE
Albuquerque, NM 87107
(505) 256-3396
Fax: (505) 268-9066

4605 Paris Street
Denver, CO 80239
(303) 355-8774
Fax: (303) 355-6083

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

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SDR-40146 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: THE SMITH CENTER - OWNER: CITY OF LAS VEGAS - Request for a Major Amendment to a previously approved Site Development Plan Review (SDR-26709) FOR A PROPOSED FIVE-LEVEL, 337-SPACE PARKING GARAGE on a portion of 5.10 acres at the northeast corner of Clark Avenue and Promenade Place (APN 139-33-610-026), PD (Planned Development) Zone, Ward 5 (Barlow).

MAY GO TO CITY COUNCIL ON 1/19/11 OR MAY BE FINAL ACTION
(Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Symphony Park Design Review Committee Comments
6. Justification Letter



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-40146** APN: 139-33-601-026

Name of Property Owner: City of Las Vegas

Name of Applicant: The Smith Center

Name of Representative: The Projects Group

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: _____

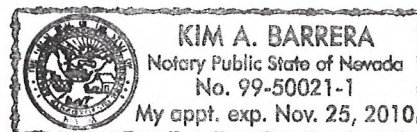
Signature of Property Owner:

Print Name: Elizabeth N. Fretwell

Subscribed and sworn before me

This 22 day of October, 2010

Kim A. Barrera
Notary Public in and for said County and State



RECEIVED
NOV 03 2010

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Site Development Plan Review - Parking Garage
 Project Address (Location) No Address Yet - To Be Determined
 Project Name Parking Garage Proposed Use Parking Garage
 Assessor's Parcel #(s) 139-33-601-026 Ward # Ward 5 (Barlow)
 General Plan: existing MXU proposed N/A Zoning: existing PD proposed N/A
 Commercial Square Footage _____ Floor Area Ratio N/A
 Gross Acres 1 for bldg/site is 5 Lots/Units 1 Density N/A
 Additional Information _____

PROPERTY OWNER City of Las Vegas Contact Elizabeth N. Fretwell
 Address 400 Stewart Avenue Phone: 229-6501 Fax: 388-1807
 City Las Vegas State NV Zip 89101
 E-mail Address N/A

APPLICANT The Smith Center Contact Paul Beard
 Address 241 W. Charleston Blvd Phone: 614-0109 Fax: 614-0205
 City Las Vegas State NV Zip 89102
 E-mail Address PBeard@thesmithcenter.com

REPRESENTATIVE The Projects Group Contact Matt Edwards
 Address 474 S. Grand Central Parkway Phone: 448-8544 Fax: 457-4112
 City Las Vegas State NV Zip 89102
 E-mail Address MEwards@tpgfw.com

Property Owner Signature* Elizabeth N. Fretwell

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

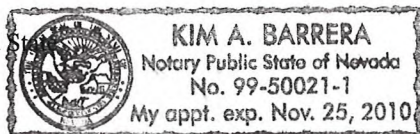
Print Name Elizabeth N. Fretwell

Subscribed and sworn before me

This 22 day of October, 20 10

Kim A. Barrera

Notary Public in and for said County and State



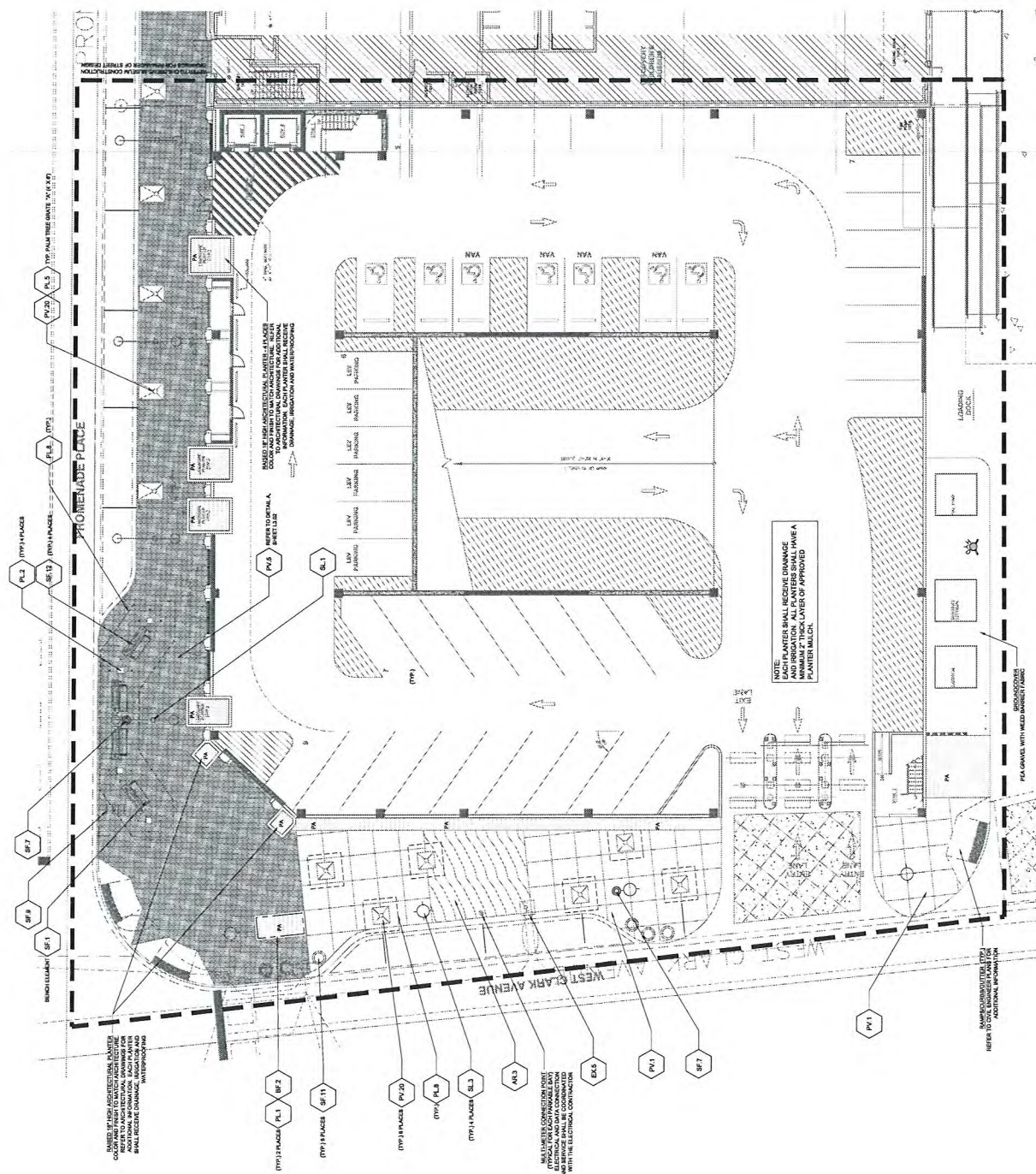
Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	<u>SDR-40146</u>
Meeting Date:	<u>12/16/10 PC</u>
Total Fee:	<u>\$1,030</u>
Date Received:*	<u>11/2/10</u>
Received By:	<u>[Signature]</u>

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

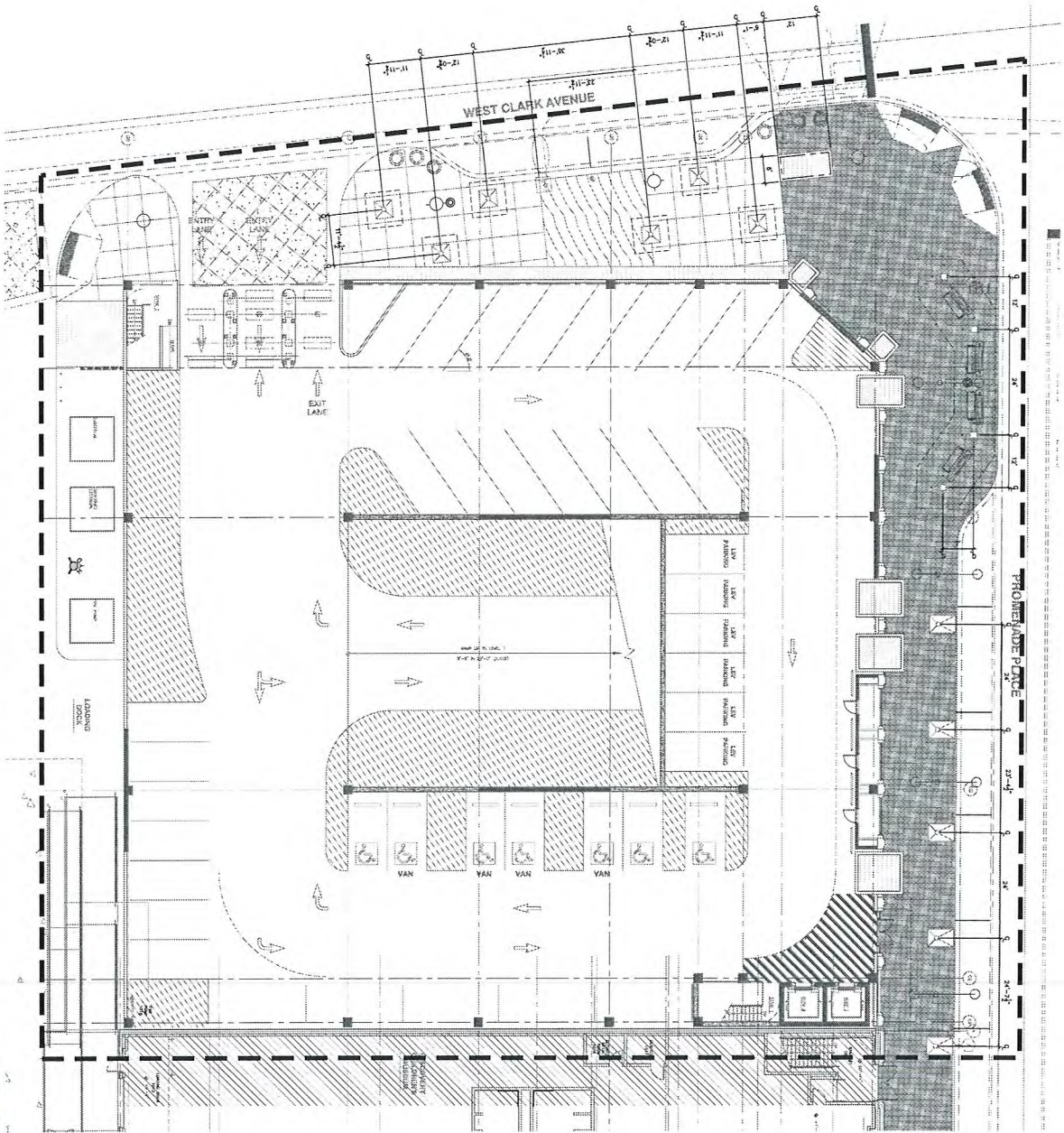
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LIGHTING/TREE LAYOUT NOTE:
CONTRACTOR SHALL VERIFY LIGHT STANDARD LAYOUT RELATIONSHIP TO TREE LAYOUT AS SHOWN PER PLAN DISCREPANCIES SHALL BE DOCUMENTED WITH AS NOTED LOCATIONS AND PROVIDED TO THE LANDSCAPE ARCHITECT PRIOR TO TREE/PAVEMENT INSTALLATION

NOV 03 2007
SCALE: 1"=10'
0 5' 10' 20'
KORH

SDR-40146



SDR-40146

RECEIVED
 NOV 02 2010
 NORTH
 SCALE 1"=10'

HKS PROJECT NUMBER
 12867.000
 DATE
 02-10
 REVIEW
 PARKING GARAGE
 LAYOUT PLAN
 SHEET NO.
 L2.02

NOTES:
 1. SEE SHEET L2.01 FOR SITE PLAN.
 2. SEE SHEET L2.02 FOR LANDSCAPE PLAN.
 3. SEE SHEET L2.03 FOR PAVING PLAN.
 4. SEE SHEET L2.04 FOR LIGHTING PLAN.
 5. SEE SHEET L2.05 FOR IRRIGATION PLAN.
 6. SEE SHEET L2.06 FOR FENCE PLAN.
 7. SEE SHEET L2.07 FOR SIGNAGE PLAN.
 8. SEE SHEET L2.08 FOR UTILITY PLAN.
 9. SEE SHEET L2.09 FOR EROSION CONTROL PLAN.
 10. SEE SHEET L2.10 FOR DRAINAGE PLAN.

THE SMITH CENTER
 LAS VEGAS
 PERFORMING
 ARTS CENTER
 FOUNDATION

THE SMITH CENTER
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 ARTS CENTER
 FOUNDATION

FINISH SCHEDULE - SITE DETAIL KEYNOTES - SEE SYMPHONY PARK DESIGN GUIDELINE STANDARDS

SYM.	MANUF./SUPPLIER (SPDG- PAVEMENTS, CURBS AND TREE GRATES)	SYM.	MANUF./SUPPLIER (SPDG- SITE FURNITURE)	SYM.	MANUF./SUPPLIER (SPDG- PLANTING & LANDSCAPE)
PV.1	DESCRIPTION: CAST-IN-PLACE CONCRETE @ PEDESTRIAN AREA (FIELD) TYPE/COLOR: 1% ; SOLOMON 308 CANVAS (TEST POUR DEPENDENT) FINISH: EXPOSE SAND AND FINE AGGREGATES WITH LIGHT CONCRETE RETARDER APPLIED TO CONCRETE PATTERN/LAYOUT: PER PLAN MANUFACTURER: SOLOMON COLORS NOTES: 1/2" RADIUS AT ALL EXPOSED EDGES	SF.1	DESCRIPTION: PROJECT BENCH - BACKLESS MANUFACTURER: LANDSCAPE FORMS MODEL: ARCAT-A-BACKLESS COLOR: POLYESTER SEAT-CRAFTWOOD, STEEL-GALVANIZED IF POSSIBLE. ALTERNATIVE-POWDER COAT SILVER NOTES: PROVIDE FOOTING PER MANUFACTURER RECOMMENDATIONS	PL.1	DESCRIPTION: STREET TREE IN LANDSCAPE PANEL
PV.5	DESCRIPTION: QUARTZITE STONE PAVEMENT AT PEDESTRIAN AREA - 4" SQUARE PAVEMENT 1 1/2" - 1 3/4" THICK TYPE/COLOR: PER APPROVED MOCKUP - QUARTZITE CANYON GOLD PATTERN/LAYOUT: TOP EDGE BASED, BAWN EDGE, 1/2" MORTAR JOINT TO MATCH PAVING COLOR. MANUFACTURER: ARCHITECTURAL STONE PRODUCTS, INC. NOTES: EXPANSION JOINTS IN SUB SLAB TO ALIGN WITH STONE EXPANSION JOINTS REFER TO DETAIL BELOW FOR COLOR LAYOUT	SF.7	DESCRIPTION: TRASH RECEPTACLE MANUFACTURER: LANDSCAPE FORMS MODEL: CHASE PARK COLOR: STEEL-GALVANIZED ALTERNATIVE-POWDERCOAT SILVER NOTES:	PL.2	DESCRIPTION: STREET TREE IN HARDSCAPE
PV.14	DESCRIPTION: 12" CONCRETE BUFFER STRIP AT CURB TYPE/COLOR: 1% ; SOLOMON 308 CANVAS (TEST POUR DEPENDENT) FINISH: EXPOSE SAND AND FINE AGGREGATES WITH LIGHT CONCRETE RETARDER APPLIED TO CONCRETE PATTERN/LAYOUT: REFER TO PV.1 MANUFACTURER: SOLOMON COLORS NOTES: 1/2" RADIUS AT ALL EXPOSED EDGES	SF.9	DESCRIPTION: BICYCLE RACK MANUFACTURER: LANDSCAPE FORMS MODEL: BOLA COLOR: GALVANIZED ALTERNATIVE-STAINLESS STEEL NOTES:	PL.3	DESCRIPTION: STREET TREE IN TREE GRATE (8' X 6') NOTES: REFER TO TREE GRATE SPECIFICATION PV-20
PV.20	DESCRIPTION: TREE GRATE A MODEL: SP SERIES-4 SQUARE FOR DECIDUOUS TREES & 6' SQUARE FOR PALMS & 4' X 6' CUSTOM RECTANGLE FOR PALMS ALONG UNION PARK PROMENADE FINISH: RAW CARBON STEEL (NOT PAINTED) MANUFACTURER: FAIR WEATHER SF NOTES: ORIENT GRATE JOINT PERPENDICULAR TO CURB.	SF.11	DESCRIPTION: PLANTER POT A MANUFACTURER: KORNENEGAY DESIGN MODEL: 3P DUNE SERIES COLOR: NATURAL GRAY NOTES: DRIP IRRIGATED SYSTEM THAT DRAINS INTO AN ADJACENT LANDSCAPE PANEL.	PL.5	DESCRIPTION: PALM IN TREE GRATE (4' X 6') NOTES: REFER TO TREE GRATE SPECIFICATION PV-20
		SF.12	DESCRIPTION: PLANTER POT B MANUFACTURER: BIRTH OF VENUS STUDIOS, LLC MODEL: 16' X 17' LIVING EARTH SERIES - CHARLES SWANSON "CERES" COLOR: SANDBOX NOTES: DRIP IRRIGATED SYSTEM THAT DRAINS TO DRAINAGE SYSTEM.	PL.8	DESCRIPTION: TREE TRENCH WITH CU-SOIL SIZE: 6' X 6' SQUARE OR 4' FROM TREE TRUNK NOTES: NSTALL CU-SOIL PER CU-SOIL SPECIFICATIONS AND PROCEDURES

SYM.	MANUF./SUPPLIER (SPDG- ART OPPORTUNITY)	SYM.	MANUF./SUPPLIER (SPDG-SITE LIGHTING-BY OTHERS)	CONTACTS
AR.3	DESCRIPTION: ART OPPORTUNITY IN PAVING DESIGN DESIGN/LAYOUT PER ARTIST NOTES: PER APPROVAL OF SYMPHONY PARK DESIGN REVIEW COMMITTEE	SL.1	DESCRIPTION: PROMENADE LIGHT MANUFACTURER: VISION LIGHTING MODEL: HELLUX 535 SERIES NOTES: REFER TO LIGHTING CONSULTANT/ELECTRICAL ENGINEER FOR ADDITIONAL INFORMATION AND TO VERIFY PHOTOMETRIC REQUIREMENTS	ARCHITECTURAL STONE PRODUCTS, INC. 1313 WINFIELD DRIVE PORT COLLINS, CO 80558 PH: 904.65.3464 FAX: 904.65.3464 WWW.ASPSTONE.COM ATTN: ROD SALYER
		SL.2	DESCRIPTION: TREE UPLIGHT MANUFACTURER: KIM LIGHTING MODEL: LED LIGHT VALU NOTES: FOUR UPLIGHTS PLACED 2'-6" FROM ALL DECIDUOUS STREET TREES ON PROMENADE REFER TO LIGHTING CONSULTANT/ELECTRICAL ENGINEER FOR ADDITIONAL INFORMATION	BIRTH OF VENUS STUDIOS, LLC PO BOX 350 FAIR WEATHER, VA 22723-0350 PH: 888.638.3015 FAX: 888.638.3015 WWW.BOVSTUDIOS.COM ATTN: ANJAN TAPTEEN
SYM.	MANUF./SUPPLIER (SPDG-BARRIERS & FENCING)	SL.3	DESCRIPTION: PEDESTRIAN LIGHT MANUFACTURER: LOUIS POULSEN MODEL: KASTRUP COLOR: COPPER, BRUSHED, NATURAL PAINTED ALUMINUM, POWDER COATED NOTES: REFER TO LIGHTING CONSULTANT/ELECTRICAL ENGINEER FOR ADDITIONAL INFORMATION AND TO VERIFY PHOTOMETRIC REQUIREMENTS	WANDER ARCHITECTURAL PRODUCTS 345 RICHMOND ROAD HENDERSON, NV 89050 PH: 702.794.7825 FAX: 702.381.4590 WWW.WANDERARCHPRODUCTS.COM ATTN:
BF.2	DESCRIPTION: LANDSCAPE PANEL BARRIER A MANUFACTURER: LANDSCAPE FORMS MODEL: ROBERT-SANTA A COLE COLOR: GALVANIZED, ALTERNATIVE-STAINLESS STEEL NOTES: INSTALL PER MFG. SPECIFICATIONS	SL.5	DESCRIPTION: STREET LIGHT MODEL: CENTENNIAL STREET LIGHT NOTES: REFER TO LIGHTING CONSULTANT/ELECTRICAL ENGINEER FOR ADDITIONAL INFORMATION AND TO VERIFY PHOTOMETRIC REQUIREMENTS	FAIR WEATHER SF 1545 LAUREL INTERNATIONAL DRIVE PORT ORCHARD, WA 98287 PH: 360.886.3028 FAX: 360.886.1284 WWW.FAIRWEATHERSF.COM ATTN:
NOTES	1. CONTRACTOR SHALL VERIFY ALL QUANTITIES PRIOR TO INSTALLATION. 2. REFER TO MANUFACTURER/SUPPLIER LIST, THIS SHEET, FOR CONTACT INFORMATION. 3. ALL LIGHTING AND ELECTRICAL CIRCUITING PER THE ELECTRICAL CONTRACTOR		KORNENEGAY DESIGN 212 SOUTH 16TH ST PHOENIX, AZ 85034 PH: 602.262.8322 FAX: 602.262.8322 WWW.KORNENEGAYDESIGN.COM ATTN:	QUICKCRETE 731 PAVENODE AVE PO BOX 204 NORCOLO, CA 95860-0209 PH: 916.737.6204 FAX: 916.737.6204 WWW.QUICKCRETE.COM ATTN: BRIAN GOTTZ

FINISH SCHEDULE SCALE: N/A A

IRRIGATION NOTE:
ALL PLANTING AREAS WILL BE IRRIGATED ACCORDING TO HYDROZONES, PLANT TYPE & ENVIRONMENTAL EXPOSURE AND WILL RECEIVE 100% COVERAGE BY MEANS OF STATE-OF-THE-ART, AUTOMATICALLY CONTROLLED, ELECTRICAL OR BATTERY OPERATED, UNDERGROUND PIPED SPRINKLER SYSTEM. IRRIGATION MAINLINE PIPING SHALL BE PVC PLASTIC (TYPE 1205) SCHEDULE 40 OR CLASS 315. ALL LATERAL LINES SHALL BE CLASS 300 OR CLASS 315. IRRIGATION PIPE SHALL BE INSTALLED AT 18" MIN. DEPTH FOR PRESSURE LINES & 12" DEPTH FOR LATERAL LINES.

LIGHTING/TREE LAYOUT NOTE:
CONTRACTOR SHALL VERIFY LIGHT STANDARD LAYOUT AND RELATIONSHIP TO TREE LAYOUT AS SHOWN PER PLAN. ANY DISCREPANCIES SHALL BE DISCUSSED WITH AS BUILT LOCATION AND PROVIDED TO THE LANDSCAPE ARCHITECT PRIOR TO TREE/PAVEMENT INSTALLATION.

STONE/CONCRETE PAVER NOTES:
1. REFER TO PLANS FOR PAVER (PRECAST AND STONE) START AND POINTS. PAVERS SHOULD BE Laid IN THE PATTERN SHOWN WITH TRAIL AND LINES. JOINT WIDTHS AND LINES (BOND LINES) SHALL BE STRAIGHTENED AND ALIGNED.
2. PAVER PATTERNS SHALL BE Laid OUTFIELD MEASURED TO ASSURE THAT CUT PAVERS OR PAVER SLIVERS WILL BE MINIMAL. CUTS SMALLER THAN ONE THIRD OF THE WHOLE PAVEMENT SHALL NOT BE ACCEPTED.
3. ALL STONE AND CONCRETE PAVERS SHALL BE FINISHED WITH A MATTE FINISH PENETRATING SEALER THAT DOES NOT ALTER THE COLOR OF THE PAVER OR STONE. THE SEALER SHALL BE APPLIED TO THE PAVER SURFACE. SEALED SAMPLES OF ALL STONE/CONCRETE PAVERS SHALL BE REVIEWED AND APPROVED PRIOR TO INSTALLATION.
4. BROKEN OR CHIPPED STONE/PAVERS WILL NOT BE ACCEPTED.
5. ALL CUTS SHALL BE MADE CLEAN AND STRAIGHT USING A MASONRY SAW.
6. CONTRACTOR SHALL PROVIDE NO LESS THAN 100 UNITS OF EACH PAVER INSTALLED FOR THE OWNER. THE BOND LINES SHALL BE DELIVERED TO A STORAGE LOCATION AS DIRECTED BY THE OWNER.



MEDJOO DATE PALM (PHOENIX DACTYLIFERA 'MEDJOO')



CUPRESSUS SEMPERVIRENS (ITALIAN CYPRESS)



PRUNUS CAROLINIANA (CAROLINA LAUREL CHERRY)



LILY TURF - 'SILVER SUN PROOF' (LIRIOPE MUSCARI 'SILVER SUN PROOF')



MEXICAN PRIMROSE (OENOTHERA BERLANDIERI) IN STREET TREE PLANTER ON WEST CLARK



RED PUSH PISTACHE (PISTACIA X 'REDPUSH')



PALO VERDE (CERCIDIUM, 'DESERT MUSEUM')



INDIAN HAWTHORNE (RHAPHIOLIPS INDICA)



PRIVET HEDGE (LIGUSTRUM TEXANUM)

NOTES/PLANT IMAGES

SDR-40146

SCALE: N/A B

HKS

DEVELOPER
THE SMITH CENTER
LAS VEGAS, NV 89119

DEVELOPER CONSULTANTS
THE SMITH CENTER
LAS VEGAS, NV 89119

THE SMITH CENTER CONTRACTING CO.
LAS VEGAS, NV 89119

EXECUTIVE ARCHITECT
ARCHITECTS, INC.
DALLAS, TX 75201

DESIGN ARCHITECT
DAVID R. SCHWAB
ARCHITECTURAL SERVICES, INC.
WASHINGTON, DC 20008

MEP CONSULTANT
THE PROJECT GROUP
LAS VEGAS, NV 89119

STRUCTURAL ENGINEER
WALTER F. MOORE & ASSOCIATES, INC.
DALLAS, TX 75201

CIVIL ENGINEER
MARTIN A. MARTIN
LAS VEGAS, NV 89119

LANDSCAPE ARCHITECT
LIFE SPACES INTERNATIONAL
NEWPORT BEACH, CA 92660

LIFE SAFETY CONSULTANT
KARL FRANKLIN, CA 94103

GEOTECHNICAL CONSULTANT
TERRACON
LAS VEGAS, NV 89119

PAVING ENGINEER
BA CONSULTANTS, INC.
LAS VEGAS, NV 89119

SEWERAGE CONSULTANT
TWO TOWNS ASSOCIATES
LAS VEGAS, NV 89119

SECURITY CONSULTANT
TMA CONSULTING
LAS VEGAS, NV 89119

LEED CONSULTANT
GREEN BUILDING SERVICES
PORTLAND, OR 97204

TELECOMMUNICATIONS CONSULTANT
CONTECH CONSULTANTS
DUBLIN, CA 94568

LIFESPACES

INTERNATIONAL, INC.

LANDSCAPE ARCHITECTS & DESIGNERS OF URBAN ENVIRONMENTS

3000 WEST 10TH AVE
SUITE 100
DENVER, CO 80202

THE SMITH CENTER

INTERNATIONAL, INC.

LAS VEGAS

LAS VEGAS PERFORMING ARTS CENTER FOUNDATION

PROGRESS PRINT
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KEY PLAN
PARKING GARAGE
LOBBY
OFFICE BUILDING
RETAIL AREA

REVISION

NO PROJECT NUMBER
12567.000
DATE
11-02-10
DRAWN
LANDSCAPE
FINISH SCHEDULE
AND NOTES
SHEET NO.

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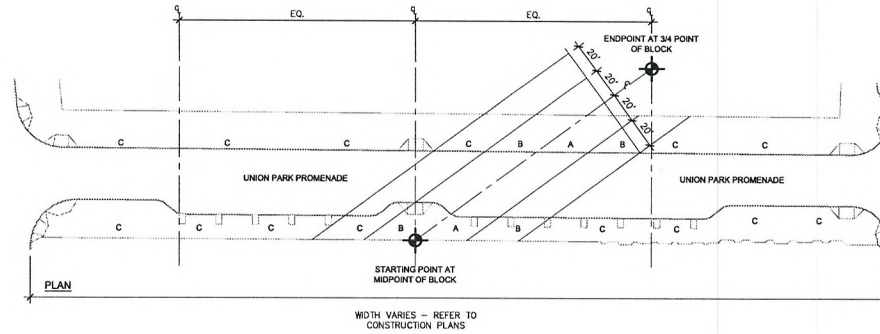
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[illegible]

	DARKEST COLOR	MEDIUM COLOR	LIGHTEST COLOR
ZONE A	90%	10%	0%
ZONE B	30%	50%	20%
ZONE C	0%	20%	80%

NOTE: MATERIALS, COLORS, AND PATTERNS CREATE A STYLIZED DESERT EXPRESSION. EROSION AND REPETITION ESTABLISH THE PRIMARY INFLUENCES. GRADUAL TONAL TRANSITIONS TAKE PLACE ACROSS THE SIDEWALK FLOOR, REFLECTING THE SUBTLETIES AND NUANCE OF THE DESERT. THIS PLAN SHOWS HOW THE STONE PAVING PATTERN IS APPLIED ACROSS A GENERAL BLOCK OF THE PROMENADE. ZONES A, B, AND C ARE LAID OUT ACROSS ALL BLOCKS OF THE PROMENADE BY FINDING THE MIDPOINT AND 3/4 POINT OF EACH BLOCK. TRANSITIONS BETWEEN ZONES A, B, AND C SHOULD BE BLENDED AND SOFT. REFER TO FULL SIZE MOCK UP FOR MORE DETAILS.

NOTE: ALL STARTING POINTS HAVE BEEN ESTABLISHED ACCORDING TO UNION PARK SCHEMATIC STREETScape DESIGN PACKAGE



DETAILED OUTLET

PER QUARTER STONE PAVERS ON GRADE - DIAGRAMMATIC LAYOUT

SCALE: N.T.S.

PROMENADE PLACE PAVING DIAGRAMMATIC LAYOUT

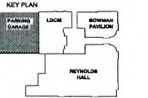
SCALE: N/A A

- DEVELOPER**
LAS VEGAS PERFORMING ARTS CENTER FOUNDATION
LAS VEGAS, NV 89119
- DEVELOPER'S CONSULTANT**
THE FRANKLIN GROUP
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- LANDSCAPE ARCHITECT**
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NEWPORT BEACH, CA 92660
- LIPE SAFETY CONSULTANT**
A&P
SAN FRANCISCO, CA 94103
- GEOTECHNICAL CONSULTANT**
TERRACON
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12867.000

DATE
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REVIEW
PARKING GARAGE REVIEW

SHEET TITLE
LANDSCAPE CONSTRUCTION DETAILS

SHEET NO.
L3.02

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1. PASSER 60

[illegible]

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111 NORTH, TO BE
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NEWPORT BEACH, CA 92660

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ALAP
SAN FRANCISCO, CA 94103

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LAS VEGAS, NV 89155

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LAS VEGAS, NV 89155

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LAS VEGAS, NV 89155

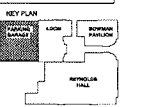
LEED CONSULTANT
GREEN BUILDING SERVICES
LOS ANGELES, CA 90024

TELECOMMUNICATIONS CONSULTANT
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PROGRAM PLAN
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NOV. 2, 2010

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REVISION

NO.	DATE	DESCRIPTION

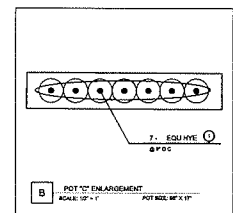
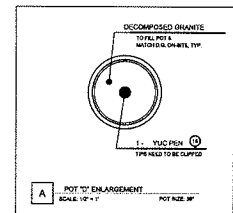
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DATE
11-02-10

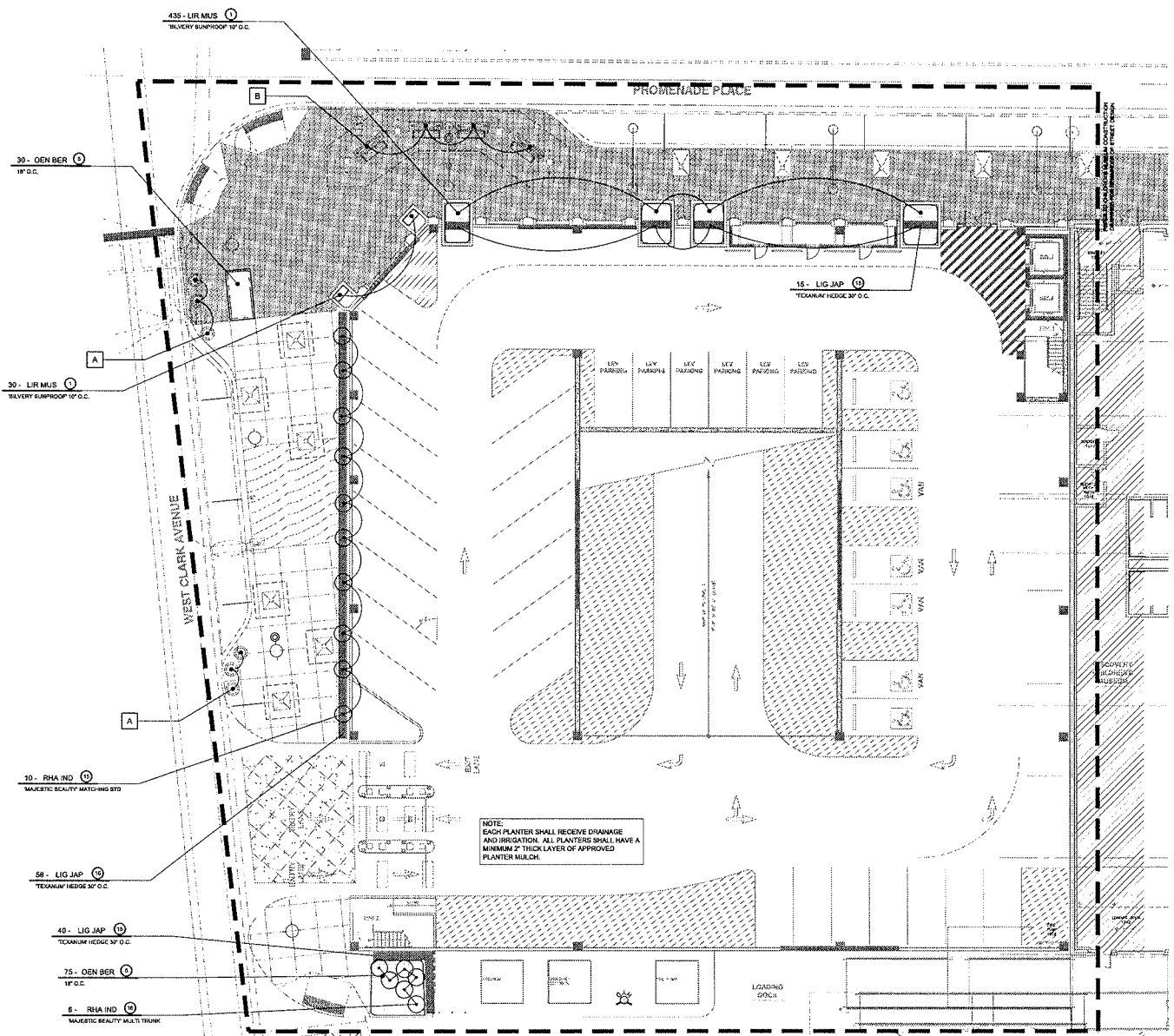
ISSUE
PARKING GARAGE REVIEW

SHEET TITLE
LANDSCAPE
PLANTING PLAN -
SHRUBS & G.C.

SHEET NO.
L7.01



NOTE:
REFER SHEET L8.02 FOR
PLANTING NOTES

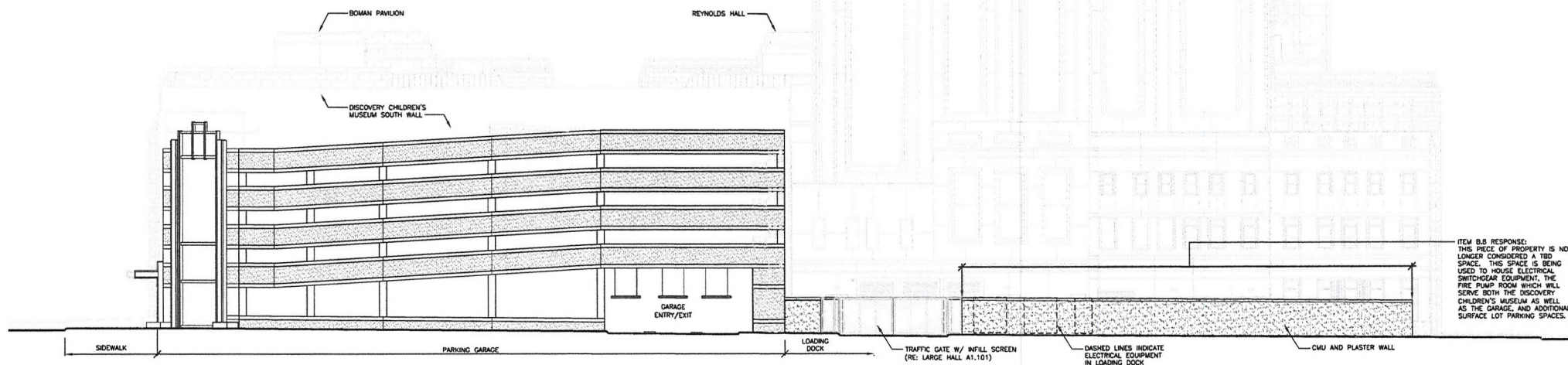


NOTE:
EACH PLANTER SHALL RECEIVE DRAINAGE
AND IRRIGATION. ALL PLANTERS SHALL HAVE A
MINIMUM 2" THICK LAYER OF APPROVED
PLANTER MULCH.

SHRUB LEGEND					
SYM.	BOTANICAL NAME	COMMON NAME	PLANT	LG	NO
EQUINE	EQUISETARIUM HYEMALE	HORSETAIL	-	24	-
LIG JAP	LOUISITRUM JAPONICUM 'TEXANUM'	PRIVET	-	113	-
LIR MUS	LIRIODENDRON 'SILVERNY SUNROOF'	LILY TURF	-	446	-
GRASSER	DOXYSTICHUM BULLANDIENSE	MEDIUM PRUNELLA	-	113	-
RHS IND	SHARPED LIPS DOGMA MAURETIC BEAUTY	INDIAN HAWTHORN	-	18	-
YUCCA FEN	YUCCA FICHOA	YUCCA	-	8	-

NOTE: QUANTITIES IN THE LEGEND ARE FOR CONVENIENCE ONLY. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES PRIOR TO FINAL BID.

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01 WEST CLARK AVE. ELEVATION 1/16" = 1'-0"

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LIFE SCAPES INTERNATIONAL
TRUSTEE BEACH, CALIFORNIA

LIFE SAFETY CONSULTANT
ARMY
SAN FRANCISCO, CALIFORNIA

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KEY PLAN

REVISIONS

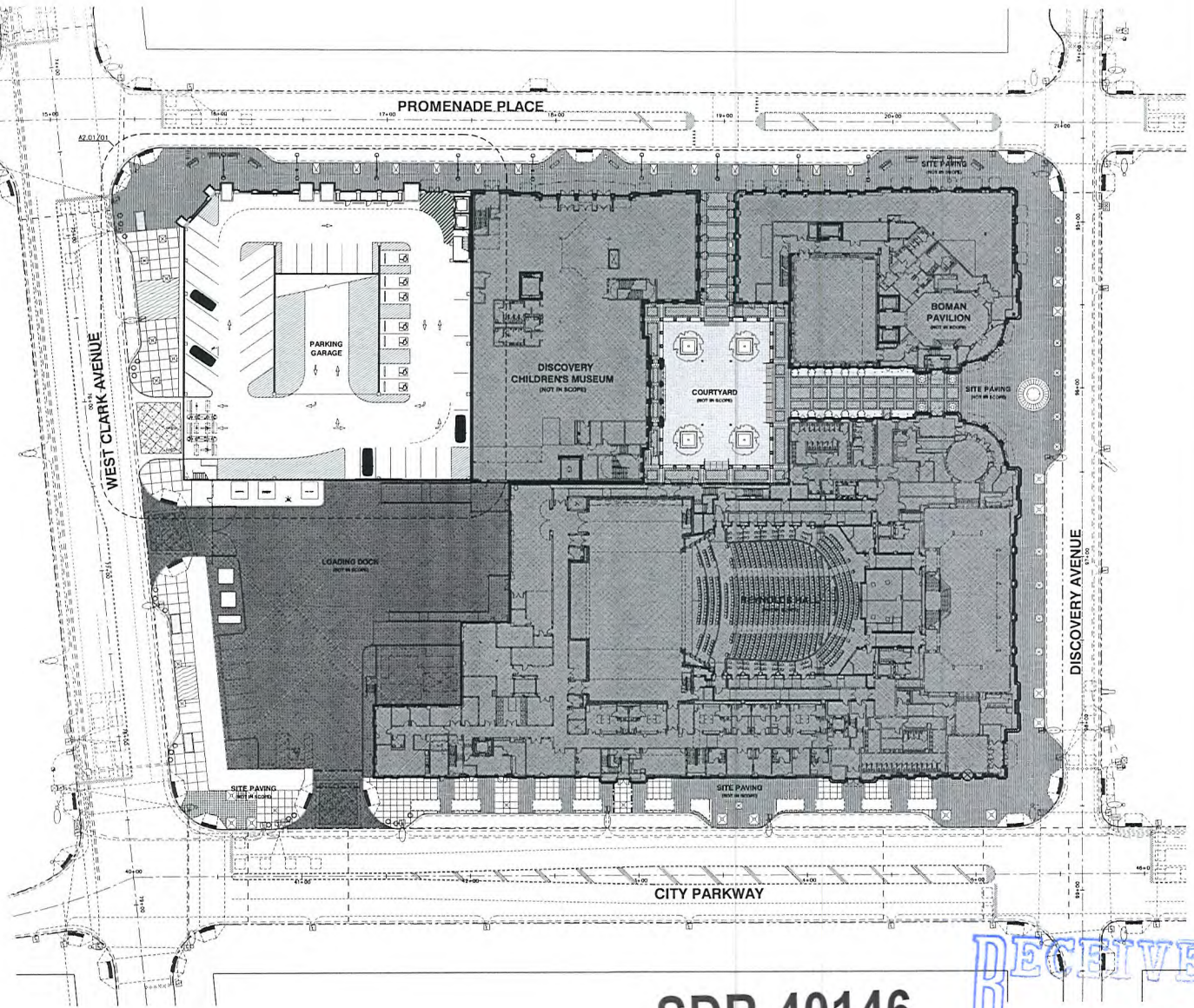
NO PROJECT NUMBER
12867.000
DATE
11.02.2010
ISSUE
PARKING GARAGE

SHEET TITLE
SITE PLAN

SHEET NO.
GA1.01

PARKING TABULATIONS

	STANDARD	HC	HC	TOTAL
LEVEL 01	14	3	4	21
LEVEL 02	78			78
LEVEL 03	78			78
LEVEL 04	78			78
LEVEL 05	42			42
TOTAL	290	3	4	297



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01 PARCEL M1 SITE PLAN
SCALE: 1"=20'-0"

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FT. WORTH, TX 76102

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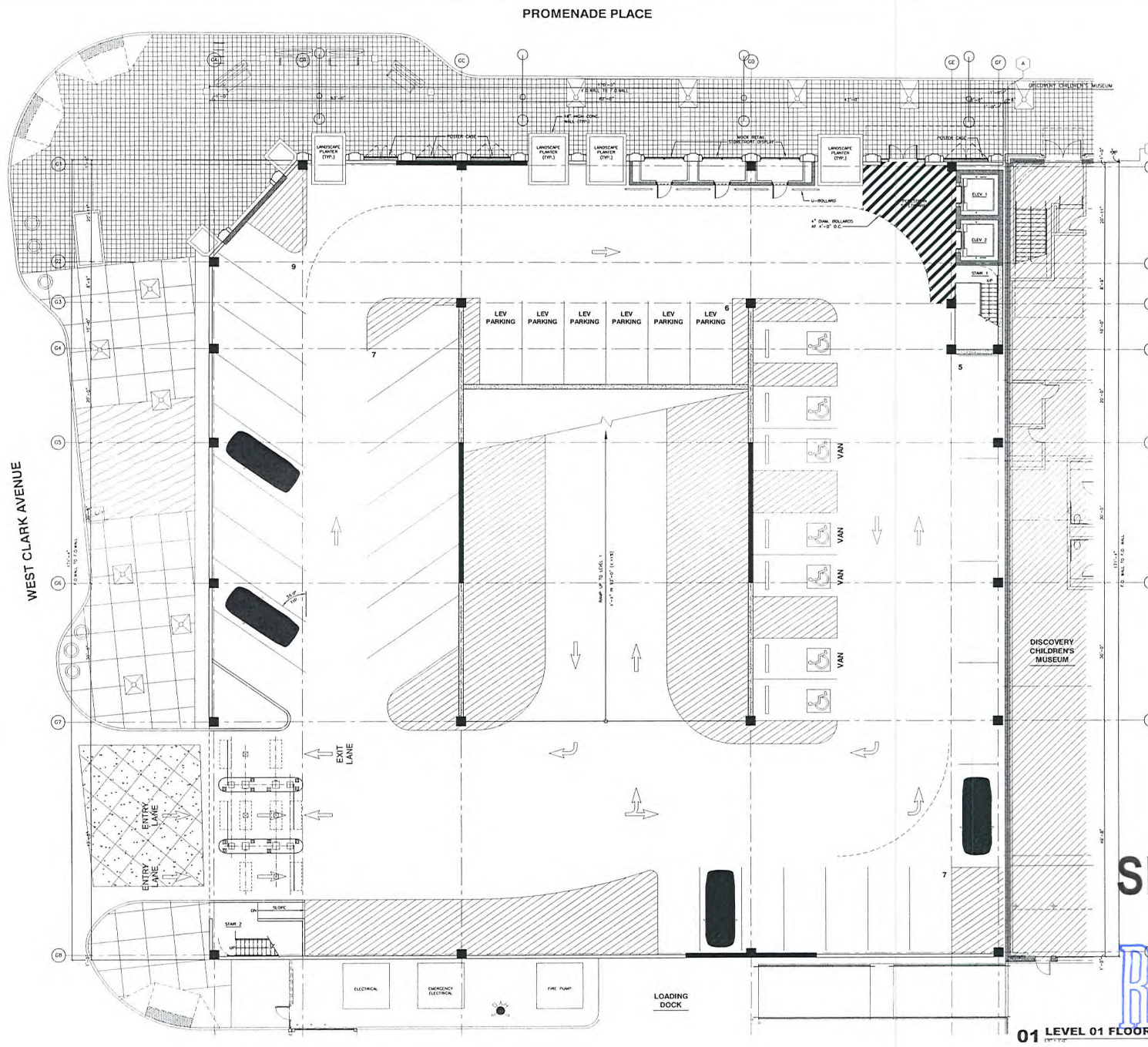
AG Vision

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HKS PROJECT NUMBER
12867.000
DATE
11.02.2010
ISSUE
PARKING GARAGE

SHEET TITLE
**LEVEL 01
FLOOR PLAN**

SHEET NO
GA2.01



01 LEVEL 01 FLOOR PLAN



NORTH

2010

SHEET NO
GA2.01

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CENTER FOUNDATION
LAS VEGAS, NV 89101

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LIFE SCAPES INTERNATIONAL
NEWPORT BEACH, CA 92660

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AIA, P
SAN FRANCISCO, CA 94103

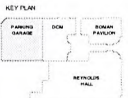
GEOTECHNICAL CONSULTANT
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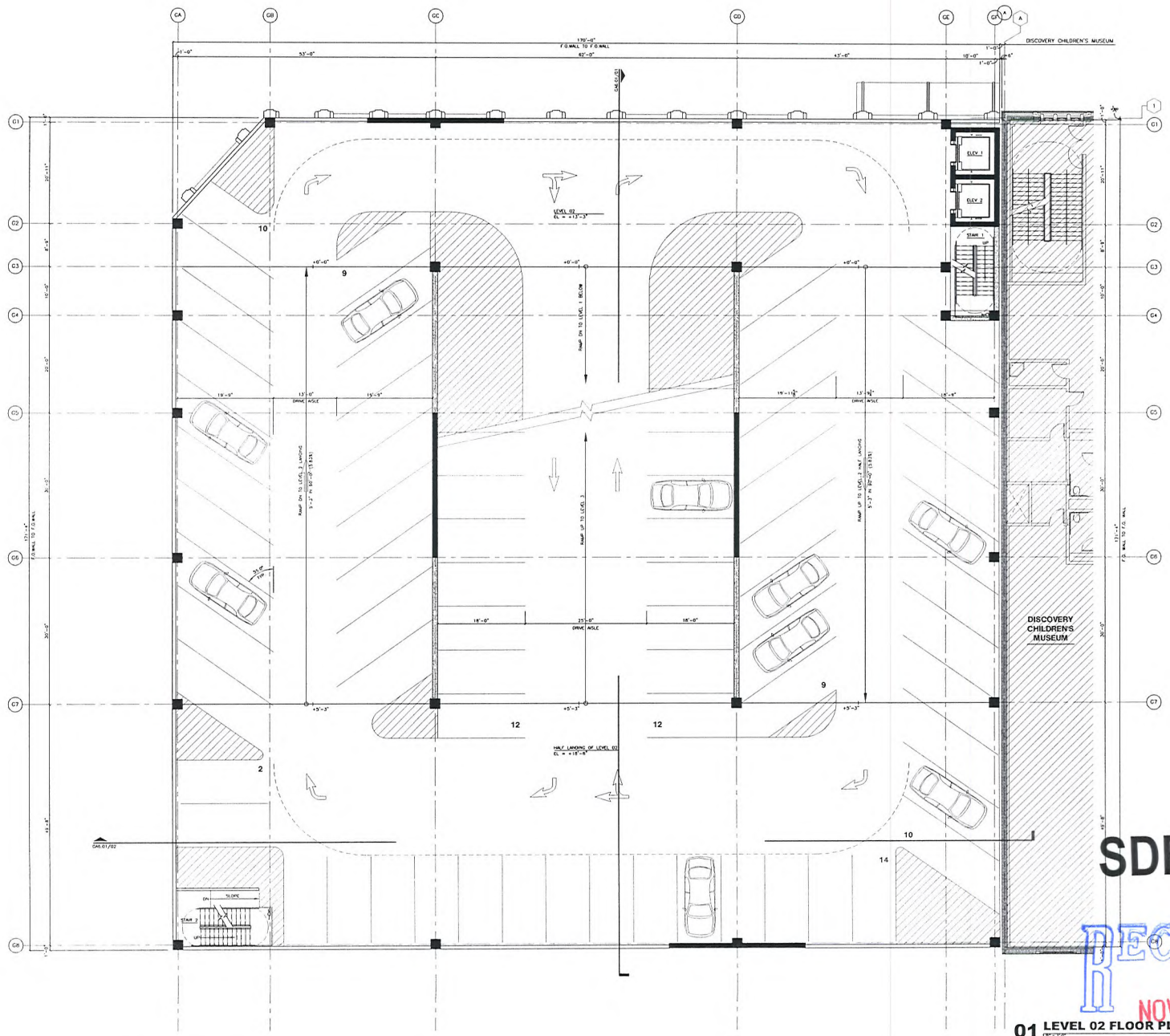
01 LEVEL 02 FLOOR PLAN



HKS PROJECT NUMBER
12867.000
DATE
11.02.2010
TITLE
PARKING GARAGE

SHEET TITLE
LEVEL 02
FLOOR PLAN

SHEET NO.
GA2.02



PLAT DATE: 11/02/2010
FILE NAME: PLAT DATE: 11/02/2010
SHEET NO.: 01
SHEET TITLE: LEVEL 02 FLOOR PLAN
SHEET NO.: GA2.02

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HKS ENGINEERING CONSULTANTS
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AEP
SAN FRANCISCO, CA 94103

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TERRACON
LAS VEGAS, NV 89101

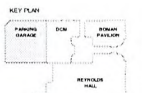
GRAPHICS CONSULTANT
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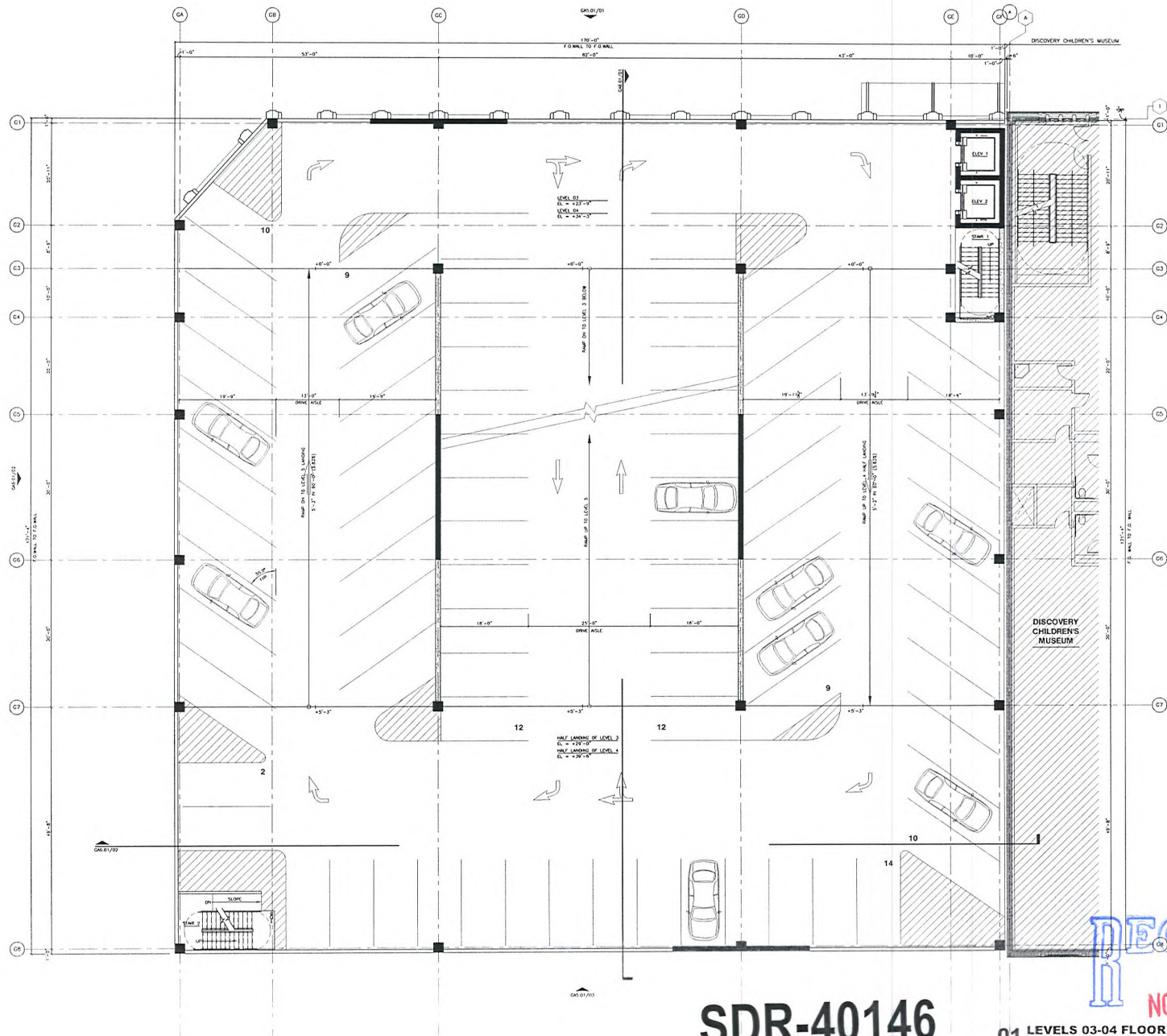
HKS PROJECT NUMBER
12867.000

DATE
11.02.2010

ISSUE
PARKING GARAGE

SHEET TITLE
LEVELS 03-04
FLOOR PLAN

SHEET NO.
GA2.03



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01 LEVELS 03-04 FLOOR PLAN



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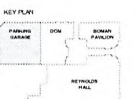
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Las Vegas Performing Arts Center
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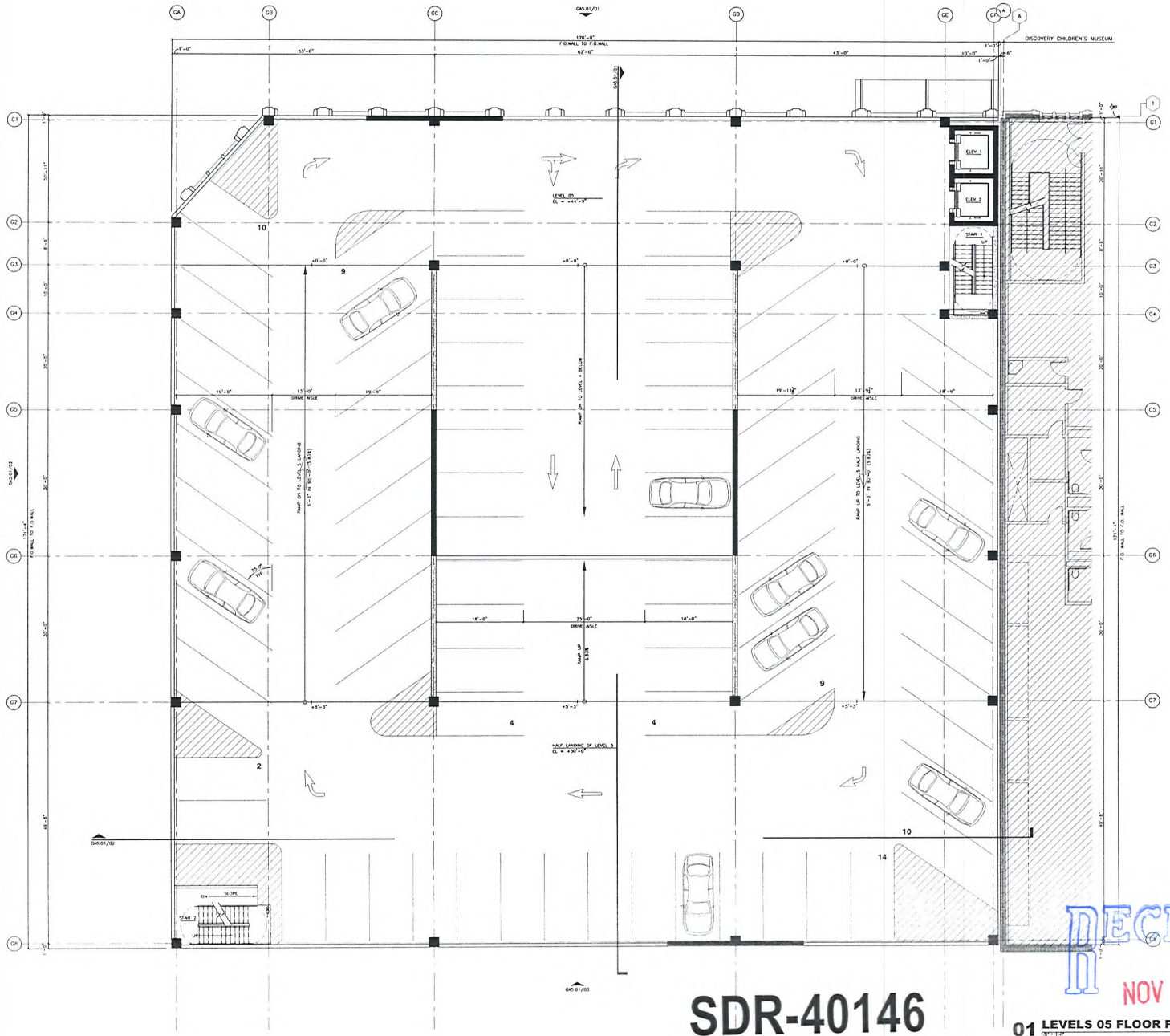
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12867.000

DATE
11.02.2010

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PARKING GARAGE

SHEET TITLE
LEVEL 05 FLOOR PLAN

SHEET NO.
GA2.04



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01 LEVELS 05 FLOOR PLAN



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PROJECT NAME: LAS VEGAS PERFORMING ARTS CENTER FOUNDATION
SHEET NO.: GA2.04
DATE: 11.02.2010
ISSUE: PARKING GARAGE

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MINNEAPOLIS, MN 55401

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Paul Wachs, President, Board
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LAS VEGAS

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KEY PLAN

The key plan shows the layout of the site. It includes a parking garage, a dome, a banquet pavilion, a main pavilion, and a reception pavilion. The site is bounded by a road to the north and a road to the east. The parking garage is located to the west of the dome. The dome is located to the west of the banquet pavilion. The main pavilion is located to the east of the dome. The reception pavilion is located to the south of the main pavilion.

REVISION

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WORKS PROJECT NUMBER
12867.000
DATE
11.02.2010
ISSUE
PARKING GARAGE

SHEET TITLE
**EXTERIOR
ELEVATIONS**

SHEET NO
GA5.01

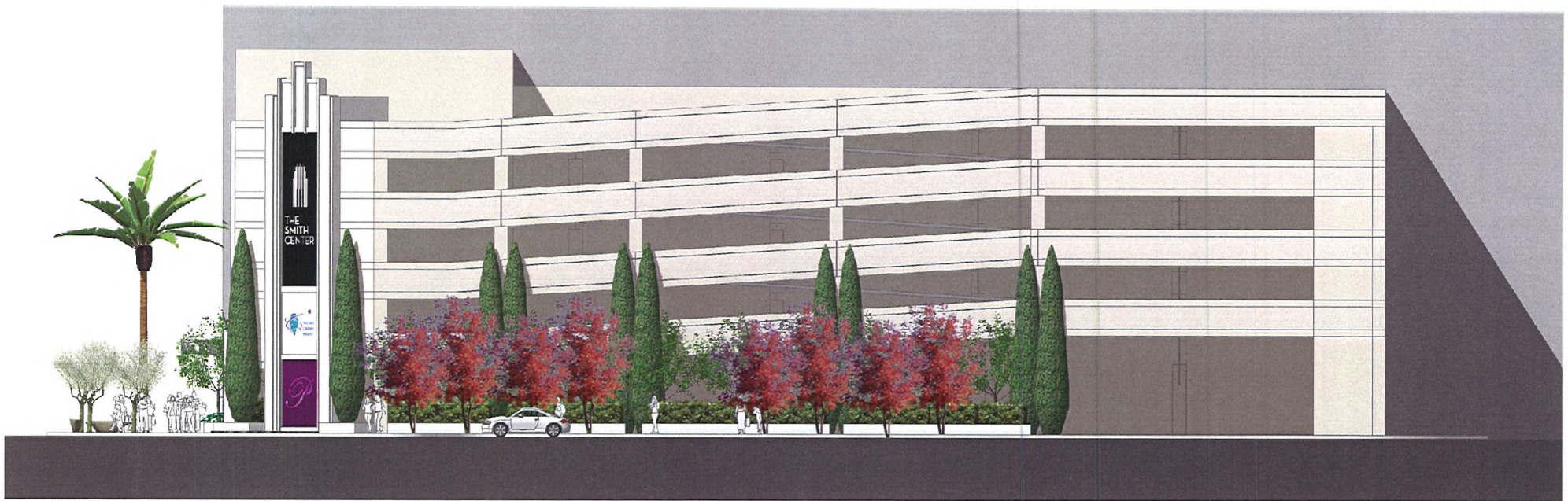
03 EAST ELEVATION

02 SOUTH ELEVATION

01 WEST ELEVATION

GA5.01[illegible][illegible][illegible]







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View Looking East

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View Looking East



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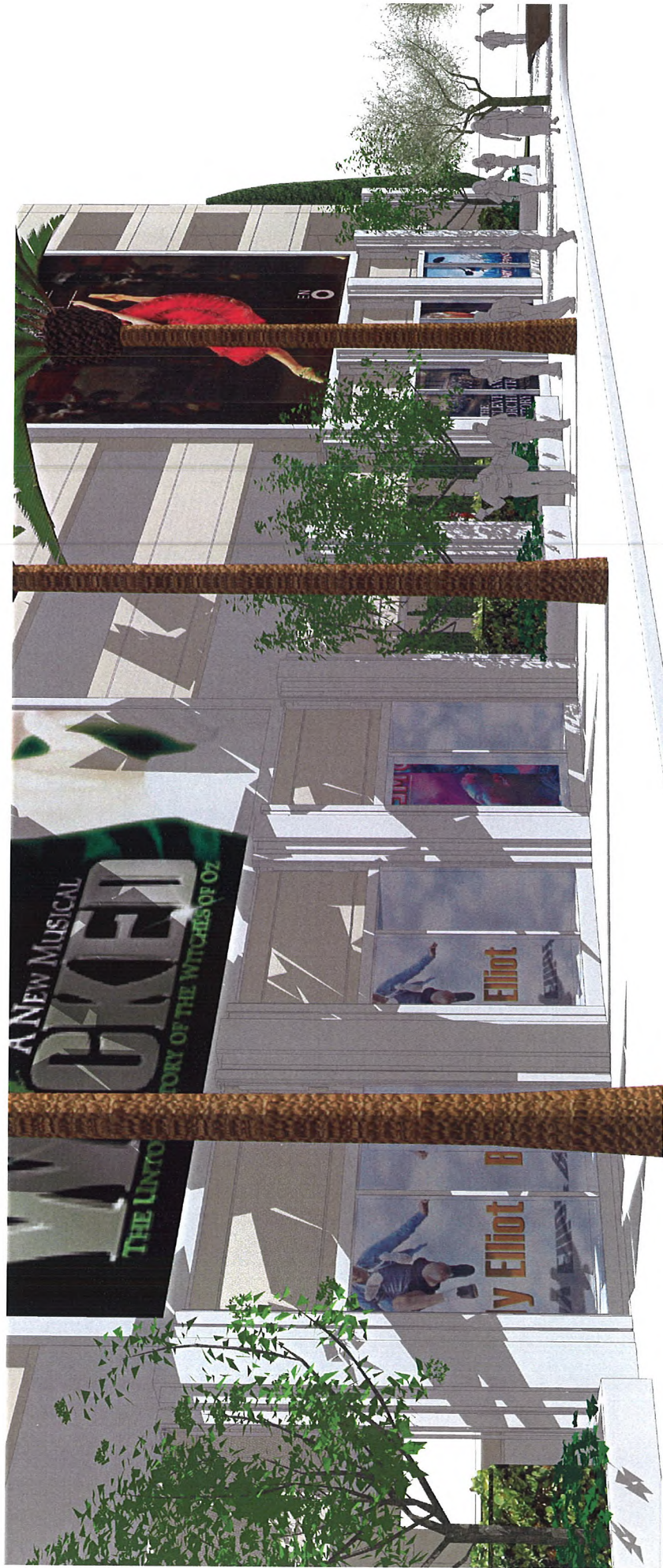
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View Looking East







October 19, 2010
Matt Edwards,
The Projects Group
(by email)

Re: **Reynolds Discovery Children's Museum Parking Garage**
Design Development Submission,
Submitted and presented October 8, 2010

Dear Mr. Edwards,

The Symphony Park Design Review Committee (SP-DRC) received your submission and presentation of the Reynolds Discovery Children's Museum (Museum) Garage on Friday October 8 and gave you a number of initial comments that day. We will reiterate those comments here to document them. We have, in addition, looked at our submittal requirements more closely and want to pass on a few additional items that we did not necessarily discuss last Friday the 8th in person with your team. We understand and appreciate that you are in the process of refining the garage design to reflect our comments last week but these additional items need to be considered also.

A. SP-DRC comments from October 8 meeting:

1. Reorient the garage plan so that the entry/ exit moves to the West Clark Ave. frontage to reduce conflicts with patron elevator pedestrian traffic and pedestrians along Promenade Place. LV Public Works was consulted to make sure there would not be an automatic veto of this idea since it would put the entry/exit very close to the service exit for the Smith Center service yard. The required parking garage traffic access and circulation study should explore how to clarify the correct entry point for patrons and quantify any conflicts, including operational control of service traffic. It was reiterated that no final design of the service entrance gates have been approved by the SP-DRC and that use of this gate will further help diminish confusion of the parking entry point. This reorientation of the plan might put a sloping floor elevation on the Promenade so the garage team should explore how to make this elevation appear flat floor instead, with horizontal spandrel panels, consistent with the Symphony Park Design Standards (Design Standards) requirement of no sloping floors being expressed along public streets.

2. Add architectural features to the facades (vertical structural or decorative elements to make the elevation more office like and less garage looking). These

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should extend above the top of garage parapet with some simple cap, and might occur every 20 feet or so, at every bay or every other bay. The garage should look as consistent with the Museum architecture as possible, to meet the Design Standards.

3. In the absence of actual required continuous and active retail/restaurant storefronts along the ground floor façade along Promenade Place, it is extremely important to clearly articulate what is being provided in substitution for the waiver request going forward. Please make the Promenade Place elevation display panels continuous across the elevation. Because this solution does not meet the requirements of the Design Standards for continuous retail frontage, the SP-DRC will not be able to approve this solution. It will have to go to City Council for consideration of a waiver.

In addition, the current garage plan is not clear about the condition of pedestrian access to the first level of the garage from Promenade Place, with some open panels and some closed. Please clarify pedestrian access and car front screening. The garage team should consider use of the clipped corner of the building as a pedestrian access point if that fits internal circulation. Also consider more retail-like first floor treatment on the West Clark Ave. frontage, consistent with the Design Standards requirements.

4. Because the garage does not follow the build-to-line along West Clark Ave. it creates an awkward additional streetscape space. Instead of treating this space as a landscape screen for a suburban garage, the team should make the landscape solution more urban, and more of an extension of the streetscape, not so separate from it. Incorporate more of the streetscape plant pallet where ever possible. No decision on the use of Mexican fan palms was discussed. Although some landscape screening of the garage may be desirable, the garage team should explore other ways to achieve this beside the use of palm trees that are not used anywhere else in Symphony Park. The garage team should make something more of the clipped corner opportunity with hardscape such as a small plaza for future cart vendors (provide electrical hook-ups) or pedestrian use.

B. Additional items needed to complete a Design Development Submission:

1. A traffic access and circulation study that looks at access to parking is required. Please provide. See additional comments in point number 1 above. In addition, operations and queuing at ticket booths should be considered given the short distance from the public street.

2. In lieu of a parking study to document the required off street parking needs of the Museum and how the garage might be shared with the Smith Center, the Museum assumed parking demand of 250 spaces is accepted.

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3. The drainage letter provided refers to an updated and more detailed letter with the Design Development submittal but none is provided. Please provide.
4. A LEED expanded check list is required for the garage. The checklist submitted was for the Children's Museum, not the parking garage.
5. There is no lighting information included in this submission. All garage lighting is to be accomplished with cut off luminaires so there is no light spill onto adjacent streets.
6. The canopy proposed along Promenade Place and a short way on West Clark Ave. is positive. To meet the Design Standards it should be raised to a minimum of 16 feet from grade unless its height and design is tied directly to the Museum canopy. This canopy is to be a minimum of 6 feet in depth. According to the Design Standards paragraph 3.14.3 the canopy is also to extend 75% of the length of the West Clark Ave. elevation since this face is on the north side of the street. This canopy, as currently shown on West Clark Ave., is in conflict with proposed planting also shown in this setback space. Since the garage is set back from the build-to-line on this street a canopy this length may not make sense. Therefore a waiver of this standard will be required.
7. Show all proposed utilities on the civil drawings so they can be coordinated with the streetscape design and confirm that they don't interfere with planting locations . Please provide.
8. The streetscape irrigation system controllers and equipment is still shown in the parcel not owned by the Smith Center at West Clark Ave. and City Parkway. Although you provide a note that says if this parcel is developed in the future this equipment will have to be moved it does not commit the Smith Center to providing this relocation. Please clarify your note.

Sincerely,
The Symphony Park Design Review Committee
Steve van Gorp, Chairman

cc. Myron Martin, The Smith Center for the Performing Arts
Richard Johnston, HKS Architects



SDR-40146





October 19, 2010
Matt Edwards,
The Projects Group
(by email)

Re: **Reynolds Discovery Children's Museum Parking Garage**
Design Development Submission,
Submitted and presented October 8, 2010

Dear Mr. Edwards,

The Symphony Park Design Review Committee (SP-DRC) received your submission and presentation of the Reynolds Discovery Children's Museum (Museum) Garage on Friday October 8 and gave you a number of initial comments that day. We will reiterate those comments here to document them. We have, in addition, looked at our submittal requirements more closely and want to pass on a few additional items that we did not necessarily discuss last Friday the 8th in person with your team. We understand and appreciate that you are in the process of refining the garage design to reflect our comments last week but these additional items need to be considered also.

A. SP-DRC comments from October 8 meeting:

1. Reorient the garage plan so that the entry/ exit moves to the West Clark Ave. frontage to reduce conflicts with patron elevator pedestrian traffic and pedestrians along Promenade Place. LV Public Works was consulted to make sure there would not be an automatic veto of this idea since it would put the entry/exit very close to the service exit for the Smith Center service yard. The required parking garage traffic access and circulation study should explore how to clarify the correct entry point for patrons and quantify any conflicts, including operational control of service traffic. It was reiterated that no final design of the service entrance gates have been approved by the SP-DRC and that use of this gate will further help diminish confusion of the parking entry point. This reorientation of the plan might put a sloping floor elevation on the Promenade so the garage team should explore how to make this elevation appear flat floor instead, with horizontal spandrel panels, consistent with the Symphony Park Design Standards (Design Standards) requirement of no sloping floors being expressed along public streets.
2. Add architectural features to the facades (vertical structural or decorative elements to make the elevation more office like and less garage looking). These

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should extend above the top of garage parapet with some simple cap, and might occur every 20 feet or so, at every bay or every other bay. The garage should look as consistent with the Museum architecture as possible, to meet the Design Standards.

3. In the absence of actual required continuous and active retail/restaurant storefronts along the ground floor façade along Promenade Place, it is extremely important to clearly articulate what is being provided in substitution for the waiver request going forward. Please make the Promenade Place elevation display panels continuous across the elevation. Because this solution does not meet the requirements of the Design Standards for continuous retail frontage, the SP-DRC will not be able to approve this solution. It will have to go to City Council for consideration of a waiver.

In addition, the current garage plan is not clear about the condition of pedestrian access to the first level of the garage from Promenade Place, with some open panels and some closed. Please clarify pedestrian access and car front screening. The garage team should consider use of the clipped corner of the building as a pedestrian access point if that fits internal circulation. Also consider more retail-like first floor treatment on the West Clark Ave. frontage, consistent with the Design Standards requirements.

4. Because the garage does not follow the build-to-line along West Clark Ave. it creates an awkward additional streetscape space. Instead of treating this space as a landscape screen for a suburban garage, the team should make the landscape solution more urban, and more of an extension of the streetscape, not so separate from it. Incorporate more of the streetscape plant pallet where ever possible. No decision on the use of Mexican fan palms was discussed. Although some landscape screening of the garage may be desirable, the garage team should explore other ways to achieve this beside the use of palm trees that are not used anywhere else in Symphony Park. The garage team should make something more of the clipped corner opportunity with hardscape such as a small plaza for future cart vendors (provide electrical hook-ups) or pedestrian use.

B. Additional items needed to complete a Design Development Submission:

1. A traffic access and circulation study that looks at access to parking is required. Please provide. See additional comments in point number 1 above. In addition, operations and queuing at ticket booths should be considered given the short distance from the public street.

2. In lieu of a parking study to document the required off street parking needs of the Museum and how the garage might be shared with the Smith Center, the Museum assumed parking demand of 250 spaces is accepted.

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3. The drainage letter provided refers to an updated and more detailed letter with the Design Development submittal but none is provided. Please provide.
4. A LEED expanded check list is required for the garage. The checklist submitted was for the Children's Museum, not the parking garage.
5. There is no lighting information included in this submission. All garage lighting is to be accomplished with cut off luminaires so there is no light spill onto adjacent streets.
6. The canopy proposed along Promenade Place and a short way on West Clark Ave. is positive. To meet the Design Standards it should be raised to a minimum of 16 feet from grade unless its height and design is tied directly to the Museum canopy. This canopy is to be a minimum of 6 feet in depth. According to the Design Standards paragraph 3.14.3 the canopy is also to extend 75% of the length of the West Clark Ave. elevation since this face is on the north side of the street. This canopy, as currently shown on West Clark Ave., is in conflict with proposed planting also shown in this setback space. Since the garage is set back from the build-to-line on this street a canopy this length may not make sense. Therefore a waiver of this standard will be required.
7. Show all proposed utilities on the civil drawings so they can be coordinated with the streetscape design and confirm that they don't interfere with planting locations . Please provide.
8. The streetscape irrigation system controllers and equipment is still shown in the parcel not owned by the Smith Center at West Clark Ave. and City Parkway. Although you provide a note that says if this parcel is developed in the future this equipment will have to be moved it does not commit the Smith Center to providing this relocation. Please clarify your note.

Sincerely,
The Symphony Park Design Review Committee
Steve van Gorp, Chairman

cc. Myron Martin, The Smith Center for the Performing Arts
Richard Johnston, HKS Architects



November 1, 2010



Michael A. Ayer, AIA, NCARB
Associate
HKS, Inc
1919 McKinney Avenue
Dallas, TX 75201

**RE: SP-DRC October 8 Comments Letter dated October 19, 2010
Reynold's Discovery Children's Museum Parking Garage
Martin & Martin Project No.: 2184 2300**

Dear Mr. Ayers,

This letter is to address the review comments provided by Steven Van Gorp from the comment letter dated October 19, 2010.

Comment A.1

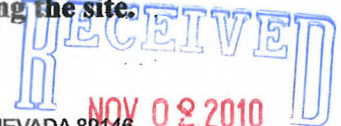
Reorient the garage plan so that the entry/ exit moves to the West Clark Ave. frontage to reduce conflicts with patron elevator pedestrian traffic and pedestrians along Promenade Place. LV Public Works was consulted to make sure there would not be an automatic veto of this idea since it would put the entry/exit very close to the service exit for the Smith Center service yard. The required parking garage traffic access and circulation study should explore how to clarify the correct entry point for patrons and quantify any conflicts, including operational control of service traffic. It was reiterated that no final design of the service entrance gates have been approved by the SP-DRC and that use of this gate will further help diminish confusion of the parking entry point. This reorientation of the plan might put a sloping floor elevation on the Promenade so the garage team should explore how to make this elevation appear flat floor instead, with horizontal spandrel panels, consistent with the Symphony Park Design Standards (Design Standards) requirement of no sloping floors being expressed along public streets.

Response A.1

Per item B.1 below, a traffic access and circulation study is in progress.

The proposed driveway locations are less than forty feet in separation so a non-standard radius for exit/entry driveway radii will be utilized and the area between driveways treated as a median and pulled back from the property line to ensure turning radiuses will work for all vehicles utilizing the site.

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- Comment B.1 A traffic access and circulation study that looks at access to parking is required. Please provide. See additional comments in point number 1 above. In addition, operations and queuing at ticket booths should be considered given the short distance from the public street.
- Response B.1 **A traffic access, circulation study and ticket booth queuing analysis for the Parking Garage site is in progress and it is intended to be submitted prior to the November 5, 2010 SP-DRC committee meeting per conversations with Charles Kubat with recommendations.**
- Martin & Martin will utilize the Kimley-Horn Union Park Master Traffic Study and Addendum #1 to be conservative. Mr. Kubat has confirmed an e-mail submittal of the analysis in PDF format may be acceptable for expediency and to provide enough time for review of the analysis prior to the November 5, 2010 DRC meeting.**
- Comment B.2 In lieu of a parking study to document the required off street parking needs of the Museum and how the garage might be shared with the Smith Center, the Museum assumed parking demand of 250 spaces is accepted.
- Response B.2 **Noted, no parking study will be required and the assumed parking demand of 250 spaces is acceptable.**
- Comment B.3 The drainage letter provided refers to an updated and more detailed letter with the Design Development submittal but none is provided. Please provide.
- Response B.3 **A Drainage Study Update #4 for the Parking Garage was submitted on September 30, 2010 to the Department of Public Works Land Development Services. Comments were received on October 12, 2010 and incorporated into Drainage Study Update #4, Addendum #1 is to be re-submitted the week ending November 5, 2010. Copies of the previously submitted Update, Addendum 1 and grading and detail sheets are attached to show conformance with existing drainage as approved.**
- Comment B.7 Show all proposed utilities on the civil drawings so they can be coordinated with the streetscape design and confirm that they don't interfere with planting locations . Please provide.



Response B.7

Please see attached preliminary C5.01 civil improvement plan sheet for Utilities located near the parking garage structure.

If you have any questions or concerns, please feel free to contact me at tmiller@mmcivil.com or (702) 248-800 to discuss.

Sincerely,



Tom Miller, P.E.
Principal
Martin & Martin Civil Engineers

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LIFESCAPES INTERNATIONAL, INC.

Landscape Architects
& Designers of Themed Environments
4930 Campus Drive
Newport Beach, CA 92660
Phone 949 476-8888
Fax 949 476-8854

November 2, 2010
Symphony Park Design Review Committee

Re: Reynolds Discovery Children's Museum Parking Garage

Design Development Submission comments dated October 19, 2010

Responses to the landscape comments have been included below.

A. SP-DRC comments from October 8th meeting

4. West Clark

- The landscape area was reduced to bring the pedestrian paving and interaction closer to the building façade and adjusted to create a more urban solution.
- Additional Pistache trees have been added to provide additional shade as well as provide partial screening of the garage façade. The trees also provide shaded pedestrian/vendor gathering spaces.
- Italian Cypress will be used at column lines to provide a strong vertical accent and help soften the West Clark façade. When possible, the cypress have been planted in pairs to add more planting mass.
- Small flowering Indian Hawthorn trees have been placed between the cypress pairs to help fill the open parking bays and provide partial screening of the garage interior and cars.
- A trimmed hedge will serve as a buffer at the building foundation while still keeping in the urban spirit. This treatment will also help to discourage pedestrian traffic from passing through these areas.

Corner of West Clark/Promenade Place

- The paving area at the corner of West Clark/Promenade Place was wrapped around the corner architectural feature to provide clear views of any architectural graphics while also providing a plaza space for small gathering or future cart vendors.
- Cypress trees have been placed in raised planters to frame the columnar architectural element. The low 18" high planter walls also will allow for informal seating opportunities.

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Promenade Place

- The paving and landscape was adjusted to continue the Promenade Place design with date palms, Palo Verde and paving.
- Small evergreen canopy trees, low hedge and low groundcover was added to architectural planters to help buffer the interior views of the garage.

B. Additional items needed to complete a Design Development Submission

8. The irrigation note was adjusted to show responsibility for relocation of the equipment if necessary. This not will also be included in the final construction documents

Sincerely,

Lifescapes International Inc.
Mike Meyers, Principal/Project Director

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GBS Response to the *Renyolds Discovery Children's Museum Parking Garage - Design Development Submission*

Comments

Date: October 28, 2010

Comment:

4. A LEED expanded check list is required for the garage. The checklist submitted was for the Children's Museum, not the parking garage.

Response:

The garage cannot achieve LEED certification by itself because the LEED rating systems do not allow for structures, such as non-occupied parking garages, to be certified. As such, the design team has included the parking garage into the LEED project boundary as an accessory building.

The provided Discovery Children's Museum scorecard includes the anticipated design and construction LEED credits for both the museum and the garage. This combination, as the scorecard illustrates is anticipated to achieve 33 points under LEED for Core & Shell v2.0 for a target of Silver certification. 15 additional credits have been targeted as potential. All anticipated LEED credit requirements will be implemented on both the museum base building and the garage, from building system commissioning to the documentation of regionally extracted and manufactured materials and products. The scorecard on the following pages highlights, in red, the credits that will be applied to the parking garage.

Thank you,
Webly Bowles

Webly Bowles, LEED® AP BD+C, O+M, Associate AIA
Consultant

421 SW Sixth Avenue, Suite 200
Portland, OR 97204
www.GreenBuildingServices.com
Webly@greenbuildingservices.com
503.546.4601 direct
503.467.4711 fax

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Discovery Children's Museum

LEED CS v2.0 Scorecard

Green Building Services 

Date: October 1, 2010

Most Likely	Possible	Not Probable				Responsible Party	Status	comments
SUSTAINABLE SITES								
Y		SSp1	C	Construction Activity Pollution Prevention	WT	Open	SWPP Plan will be implemented during construction.	
1		SSc1	D	Site Selection	GBS	Open	The project is located on a previously developed site and does not violate the six credit conditions.	
1		SSc2	D	Development Density & Community Connectivity	GBS	Open	The site is within walking distance of 10 or more basic services.	
1		SSc3	D	Brownfield Redevelopment	GBS	Open	Based the Vapor Mitigation Plan, the site should qualify as a brownfield.	
1		SSc4.1	D	Alternative Transportation, Public Transportation Access	GBS	Open	The two bus stops are within the allowable distance.	
1		SSc4.2	D	Alternative Transportation, Bicycle Storage & Changing Rooms	HKS / GBS	Open	Staff can access the Smith Center showers and changing rooms.	
1		SSc4.3	D	Alternative Transportation, Low Emitting & Fuel Efficient Vehicles	GBS	Open	LEV parking will be provided in the gargae for both SCPA and DCM.	
	1	SSc4.4	D	Alternative Transportation, Parking Capacity	GBS	Open	The quantity of parking provided exceeds the code minimum.	
	1	SSc5.1	C	Reduced Site Disturbance, Protect or Restore Habitat	-	Closed	The site will not allow for enough vegetated space to achieve this credit.	
	1	SSc5.2	D	Reduced Site Disturbance, Maximize Open Space	-	Closed	The site does not allow for the open space required.	
	1	SSc6.1	D	Stormwater Management, Quantity Control	-	Closed	The site does not allow for the volume stormwater required to be managed on-site.	
	1	SSc6.2	D	Stormwater Management, Quality Control	-	Closed	The site does not allow for stormwater quality to be managed on-site.	
1		SSc7.1	C	Heat Island Effect, Non-roof	GBS	Open	The shade provided by the buildings on-site will assist in achieving this credit. And more than 50% parking is covered.	
1		SSc7.2	D	Heat Island Effect, Roof	GBS	Open	A light colored roof has been specified and will be installed to meet the credit requirements.	
	1	SSc8	D	Light Pollution Reduction	-	Closed	The internal building "glow" will make this credit difficult to achieve.	
1		SSc9	D	Tenant Design & Construction Guidelines	GBS	Open	Develop a TI guide to assist the museum team in incorporating green building techniques and strategies.	
9	6	Total Points for Sustainable Sites						
WATER EFFICIENCY								
1		WEc1.1	D	Water Efficient Landscaping, 50% Reduction	LI	Open	Native plants will be incorporated to reduce potable water use for landscaping along with a drip irrigation system.	
	1	WEc1.2	D	Water Efficient Landscaping, No Potable Water Use or No Irrigation	-	Closed	Irrigation will be installed on the project, so this credit is not likely.	
	1	WEc2	D	Innovative Wastewater Technologies	-	Closed	No innovative wastewater technologies are implemented on the project.	
1		WEc3.1	D	Water Use Reduction, 20% Reduction	GBS	Open	Low-flow and flush fixtures will be incorporated into the project.	
1		WEc3.2	D	Water Use Reduction, 30% Reduction	GBS	Open	Low-flow and flush fixtures will be incorporated into the project.	
3	2	Total Points for Water Efficiency						

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Discovery Children's Museum

LEED CS v2.0 Scorecard

Green Building Services 

Date: October 1, 2010

Most Likely	Possible	Not Probable					Responsible Party	Status	comments
ENERGY & ATMOSPHERE									
Y		EAp1	C	Fundamental Commissioning of Building Energy Systems	GBS	Open	The building will undergo commissioning of the required systems.		
Y		EAp2	D	Minimum Energy Performance	GBS	Open	Several energy efficiency measures will be incorporated.		
Y		EAp3	D	Fundamental Refrigerant Management	MSA	Open	The mechanical equipment will not use CFC based refrigerants.		
2	8	EAc1	D	Optimize Energy Performance,	GBS	Open	Several energy efficiency measures will be incorporated to achieve at least 2 points in the museum and the garage.		
	3	EAc2	D	On Site Renewable Energy, 1%	-	Closed	On-site renewable energy is not currently incorporated in the plans.		
1		EAc3	C	Enhanced Commissioning	GBC	Open	The building will undergo commissioning of the required systems.		
	1	EAc4	D	Enhanced Refrigerant Management	MSA	Open	Refrigerants used will be low ozone depleting and low global warming potential.		
1		EAc5.1	C	Measurement & Verification-Building	-	Open	A M&V plan must be developed and incorporated to achieve this credit.		
1		EAc5.2	C	Measurement & Verification-Tenant Sub-metering	-	Open	Provide metering or sub metering for lighting, plug loads, and HVAC electrical consumption.		
	1	EAc6	C	Green Power	LVPAC	Open	If 35% of the anticipated electric consumption is purchased, or off-set with renewable power, this credit will be achieved.		
5	10	3	Total Points for Energy & Atmosphere						
MATERIALS & RESOURCES									
Y		MRp1	D	Storage & Collection of Recyclables	GBS	Open	Recycling areas will be provided within the building along with a central building recycling location.		
	1	MRc1.1	C	Building Reuse, Maintain 25% of Existing Walls, Floors and Roof	-	Closed	The building is 100% new construction so this credit is not achievable.		
	1	MRc1.2	C	Building Reuse, Maintain 50% of Existing Walls, Floors and Roof	-	Closed	The building is 100% new construction so this credit is not achievable.		
	1	MRc1.3	C	Building Reuse, Maintain 75% of Existing Walls, Floors & Roof	-	Closed	The building is 100% new construction so this credit is not achievable.		
1		MRc2.1	C	Construction Waste Management, Divert 50%	WT	Open	CWM is in the specs and construction waste will be recycled during const.		
1		MRc2.2	C	Construction Waste Management, Divert 75%	WT	Open	CWM is in the specs and construction waste will be recycled during const.		
	2	MRc3	C	Materials Reuse, Specify 1%	-	Closed	Materials will not be reused.		
1		MRc4.1	C	Recycled Content, Specify 10%	WT	Open	Materials have been selected to include recycled content.		
1		MRc4.2	C	Recycled Content, Specify 20%	WT	Open	Materials have been selected to include recycled content.		
1		MRc5.1	C	Regional Materials, 10% Extracted, Processed & Manufactured Regionally	WT	Open	Local materials will be purchased when possible.		
	1	MRc5.2	C	Regional Materials, 20% Extracted, Processed & Manufactured Regionally	WT	Open	Local materials will be purchased when possible.		
	1	MRc6	C	Certified Wood	WT	Open	FSC certified wood will be selected where possible.		
5	2	5	Total Points for Materials & Resources						

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Discovery Children's Museum

LEED CS v2.0 Scorecard



Date: October 1, 2010

Most Likely	Possible	Not Probable				Responsible Party	Status	comments
INDOOR ENVIRONMENTAL QUALITY								
Y			EQp1	D	Minimum IAQ Performance	MSA	Open	The HVAC system will supply the required outside air.
Y			EQp2	D	Environmental Tobacco Smoke (ETS) Control	HKS	Open	The building will be a no-smoking building.
	1		EQc1	D	Outside Air Delivery Monitoring	MSA	Open	CO2 monitors have not been incorporated into the project plans. Place CO2
	1		EQc2	D	Increased Ventilation	MSA	Open	monitors in densely occupied spaces within the breathing zone.
1			EQc3	C	Construction IAQ Management Plan, During Construction	WT	Open	The HVAC system will supply 30% more than the required outside air.
3			EQc4	C	Low-Emitting Materials		Open	WT will implement an IAQ Plan during construction.
Y			EQc4.1	C	Low-Emitting Materials, Adhesives and Sealants	WT	Open	Low-emitting materials have been selected and will be installed according to the credit requirements.
Y			EQc4.2	C	Low-Emitting Materials, Paints and Coatings	WT	Open	Low-emitting materials have been selected and will be installed according to the credit requirements.
Y			EQc4.3	C	Low-Emitting Materials, Carpet	WT	Open	Low-emitting materials have been selected and will be installed according to the credit requirements.
Y			EQc4.4	C	Low-Emitting Materials, Composite Wood & Agrifiber Products	WT	Open	Low-emitting materials have been selected and will be installed according to the credit requirements.
	1		EQc5	D	Indoor Chemical & Pollutant Source Control	MSA	Open	Entrance walk-off mats, separately exhausted chemical use rooms, and MERV 13 filters will be installed to meet the credit requirements, however, these have not been identified within the drawings.
	1		EQc6	D	Controllability of Systems, Thermal Comfort	-	Closed	HVAC system controls will not be provided for the majority of building occupants so this credit is not achievable.
1			EQc7	D	Thermal Comfort, Design	LVPAC / GBS	Open	The HVAC system will be design to address the ASHRAE standard for thermal comfort.
	1		EQc8.1	D	Daylight and Views, Daylight 75% of Spaces	-	Closed	The design will not provide for the required daylight and views.
	1		EQc8.2	D	Daylight and Views, View for 90% of Spaces	-	Closed	The design will not provide for the required daylight and views.
5	3	3	Total Points for Indoor Environmental Quality					
INNOVATION & DESIGN								
1			IDc1.1	D	Green Education	LVPAC/HKS/GBS	Open	A green building education display will assist in achieving this credit.
1			IDc1.2	D	Green Housekeeping	LVPAC / GBS	Open	A green housekeeping plan will be implemented.
1			IDc1.3	D	Integrated Pest Management	LVPAC / GBS	Open	A integrated pest management plan will be implemented.
1			IDc1.4	D	Exemplary Performance - WEc3	GBS	Open	40% water savings over the baseline.
1			IDc2	D	LEED® Accredited Professional	GBS	Open	Several LEED Aps on the project will assist in achieving this credit.
5	Total Points for Innovation & Design							
32	15	19	Total Points Attempting					
15	Total Points Possible							
Certified: 23-27, Silver: 28-33, Gold: 34-44, Platinum: 45-61								

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ARCHITECTS

H. Ralph Hawkins, FAIA

C. Joe Buskuhl, FAIA

Robert E. Booth, AIA

Noel Barrick, AIA

Rodney Morrissey, AIA

November 2, 2010

Mr. Steve Van Gorp
City of Las Vegas Planning Development
731 South 4th Street
Las Vegas, NV 89109

Re: **Parking Garage**
HKS Project No. 12867.001
Planning & Development Justification Letter

Dear Mr. Van Gorp:

The Parking Garage will be built as part of the previously submitted DISCOVERY Children's Museum. It will be located downtown - the geographic center of the Las Vegas valley - as part of the 4.75 acres set aside by the city within the 61-acre parcel of undeveloped land formerly owned by the Union Pacific Railroad called Symphony Park. It is located to the Southeast of the "Spaghetti Bowl", North of Bonneville Avenue across Grand Central Parkway from the World Market Center. Situated at the center of the 61-acre development and part of The Smith Center site, the Parking Garage will contain 337 parking spaces, of which seven (7) will be accessible with four (4) being van accessible. This total number of parking spaces will adequately serve the DISCOVERY Children's Museum's need of 250 parking spaces while the remaining spaces may be used as needed by The Smith Center.

The Parking Garage will be a pay-to-park facility. Visitors to the DISCOVERY Children's Museum and/or The Smith Center can get their parking passes "checked" at the door while others will be required to pay the parking fee. The garage will be available for parking 24 hours a day / 7 days a week.

The Parking Garage is being commissioned in tandem with the DISCOVERY Children's Museum since it cannot achieve LEED certification by itself as the LEED ratings system does not provide for structures, such as a non-occupied parking garage, to be certified. The museum however will meet LEED certification by itself regardless if the garage is not approved. The two are anticipated to achieve a combined total of 33 points under LEED v2.0 for a target of Silver certification. Fifteen additional credits have been targeted as potential. All expected LEED credit requirements will be utilized on both the museum base building and the garage, from the buildings system commissioning to the documentation of regionally extracted and manufactured materials and products. Please see the attached LEED scorecard and credit notes for further clarification.

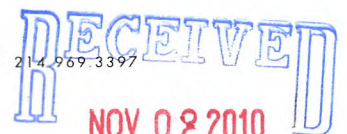
The Parking Garage Design Team and the Las Vegas Performing Arts Foundation submit the following attached written responses to comments from the SPDRC regarding the Parking Garage Design Development Submittal that was received on October 20, 2010. The responses are supplemented by the attachments to this letter regarding Landscape Architecture, Civil, LEED, and Architectural responses.

Sincerely,

Michael A. Ayer, AIA
Associate

HKS ARCHITECTS, INC. 1919 MCKINNEY AVENUE DALLAS, TX 75201-1753 214.969.5599 FAX 214.969.3397

SDR-40146



Parking Garage
Planning & Development Justification Letter
HKS Project No. 12867.001
November 2, 2010

Cc: Myron Martin
Paul Beard
Vicki Dickerson
Richard Johnston
David Bratcher
Jorge Cervantes
Flinn Fagg
Rita Brandin
Cheryl Sanchez

SDR-40146

RECEIVED
NOV 02 2010

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:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

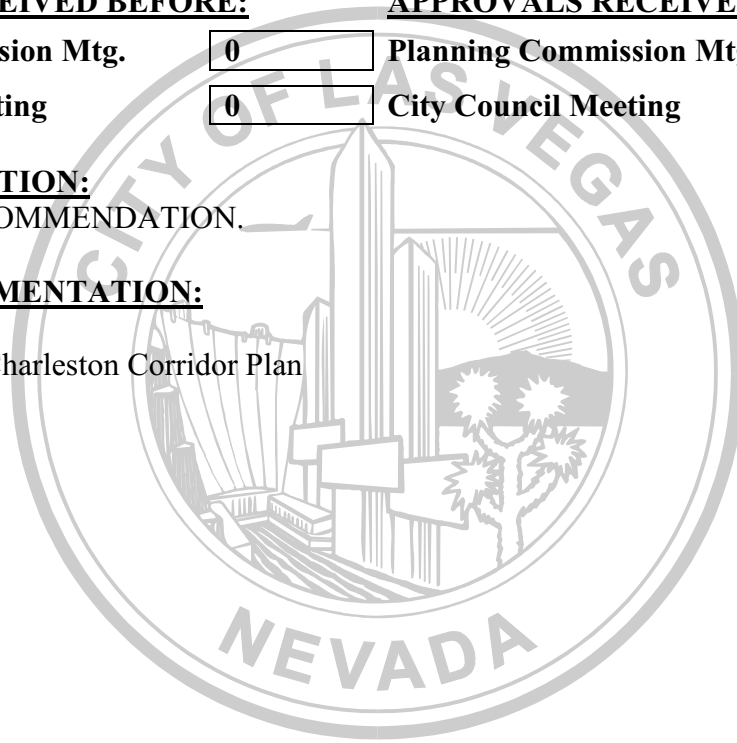
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RECOMMENDATION:

Staff has NO RECOMMENDATION.

BACKUP DOCUMENTATION:

1. Staff Report
2. DRAFT West Charleston Corridor Plan



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:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

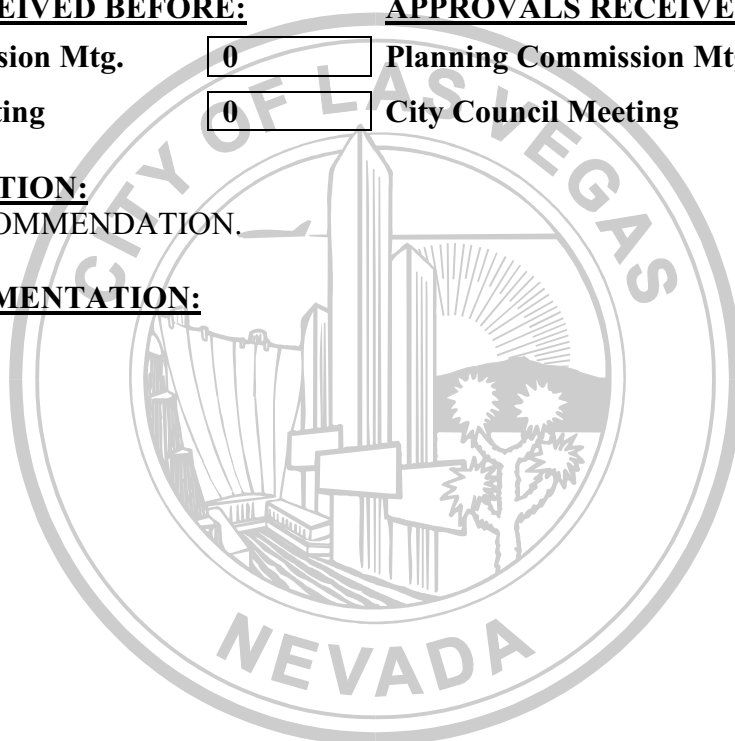
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RECOMMENDATION:

Staff has NO RECOMMENDATION.

BACKUP DOCUMENTATION:

NONE



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

