City of Las Vegas

PLANNING COMMISSION AGENDA

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

LAS VEGAS CITY COUNCIL

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

COMMISSIONERS

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

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

December 16, 2010

6:00 PM

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

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

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

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

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

PLANNING COMMISSION MEETING RULES OF CONDUCT:

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

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

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

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

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

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

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

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

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

BUSINESS ITEMS:

1. CALL TO ORDER

2. ANNOUNCEMENT: COMPLIANCE WITH OPEN MEETING LAW

3. ROLL CALL

4. APPROVAL OF THE FINAL MINUTES FOR THE SPECIAL JOINT PLANNING COMMISSION AND CITY COUNCIL MEETING OF SEPTEMBER 20, 2010 AND THE PLANNING COMMISSION MEETING OF NOVEMBER 18, 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). Staff recommends APPROVAL.

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 side of Rainbow Boulevard, approximately 100 feet north of Delphinium Avenue (APN 138-02-401-001), Ward 6 (Ross). Staff recommends APPROVAL.

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 West Charleston Boulevard (APN 163-06-101-001), Ward 2 (Wolfson). Staff recommends APPROVAL.

9. **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 THE OPENING OF THE WASH BAYS TO FACE PUBLIC RIGHTS-OF-WAY, TO ALLOW A ZERO-FOOT DISTANCE SEPARATION 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 Alta Drive (APN 138-34-301-003), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian). Staff recommends APPROVAL.

10. **SUP-40087 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: GREAT WASH PARK, LLC** - Request for a Special Use Permit FOR A SUPPER CLUB WITH A WAIVER TO ALLOW A 141-FOOT DISTANCE SEPARATION FROM A CITY PARK WHERE 400 FEET IS REQUIRED at 400 South Rampart Boulevard, Suite #190 (APN 138-32-601-003), C-2 (General Commercial) Zone, Ward 2 (Wolfson). Staff recommends APPROVAL.

11. **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). Staff recommends APPROVAL.

12. **MSP-40230 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT: YOUNG ELECTRIC SIGN COMPANY - OWNER: GREAT WASH PARK, LLC** - Request for a Master Sign Plan FOR AN APPROVED MIXED-USE DEVELOPMENT on 28.44 acres at the northeast corner of Alta Drive and Rampart Boulevard (APN 138-32-601-003), C-2 (General Commercial) Zone, Ward 2 (Wolfson). Staff recommends APPROVAL.

PUBLIC HEARING ITEMS

13. **TABLED - RENOTIFICATION - VAR-39813 - VARIANCE - PUBLIC HEARING - APPLICANT: GREYSTONE NEVADA, LLC - OWNER: MS RIALTO CLIFF'S EDGE NV, LLC** - Request for a Variance TO ALLOW A THREE-FOOT SIDE YARD SETBACK WHERE TEN FEET IS REQUIRED AND A THREE-FOOT REAR YARD SETBACK FOR 50% OF THE STRUCTURE WITH A SEVEN-FOOT SETBACK FOR THE REMAINING HALF WHERE TEN FEET FOR 50% OF THE STRUCTURE WITH 15 FEET FOR THE REMAINING HALF IS REQUIRED FOR 31 INTERIOR AND PERIMETER LOTS on 20 acres at the northwest corner of Elkhorn Road and Egan Crest Drive (APNs Multiple), PD (Planned Development) Zone, Ward 6 (Ross). NOTE: THIS APPLICATION HAS BEEN AMENDED TO ALLOW A THREE-FOOT REAR YARD SETBACK FOR 75% OF THE STRUCTURE WHERE 50% IS REQUIRED FOR 44 LOTS. Staff recommends DENIAL.

14. **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.

15. **VAR-40088 - VARIANCE - PUBLIC HEARING - APPLICANT: NEVADA H.A.N.D., INC. - OWNER: SKY VIEW PINES, LIMITED PARTNERSHIP** - Request for a Variance TO ALLOW 156 PARKING SPACES WHERE 170 SPACES FOR AN APPROVED 144-UNIT APARTMENT DEVELOPMENT 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). Staff recommends DENIAL.

16. **VAR-40107 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: JASON J. & ROSA M. AUNGENETT** - Request for a Variance TO ALLOW AN EXISTING 14-FOOT HIGH, 1,750 SQUARE-FOOT ACCESSORY STRUCTURE, CLASS II THAT IS NOT AESTHETICALLY COMPATIBLE (PLYWOOD) WITH THE MAIN DWELLING (STUCCO), WHERE A 12-FOOT HIGH, 830 SQUARE-FOOT ACCESSORY STRUCTURE, CLASS II IS ALLOWED on 0.46 acres at 5400 Bat Masterson Circle (APN 138-01-310-038), R-E (Residence Estates) Zone, Ward 6 (Ross). Staff recommends DENIAL.

17. **VAR-40127 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ROY WINBLAD** - Request for a Variance TO ALLOW A 15-FOOT HIGH, 3,000 SQUARE-FOOT ACCESSORY STRUCTURE, CLASS II THAT IS NOT AESTHETICALLY COMPATIBLE (METAL) WITH THE MAIN DWELLING (STUCCO), WHERE A 12-FOOT HIGH, 800 SQUARE FEET ASSESSORY STRUCTURE, CLASS II 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). Staff recommends DENIAL.

18. **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). Staff recommends DENIAL.

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

20. **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). Staff recommends DENIAL.

21. **SUP-39886 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: BEL AIR RG, LLC** - Request for a Special Use Permit FOR A PROPOSED 21,900 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). Staff recommends DENIAL.

22. **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 WAIVERS TO ALLOW A 127-FOOT DISTANCE SEPARATION FROM A RESIDENTIAL USE WHERE 200 FEET IS REQUIRED AND TO ALLOW A 1,188 SQUARE-FOOT FACILITY WHERE A MINIMUM 1,500 SQUARE-FOOT FACILITY IS REQUIRED at 8414 Farm Road, Suite #130 (APN 125-17-610-008), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross). Staff recommends DENIAL.

23. **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 9,018 SQUARE-FOOT SUPPER CLUB USE 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). Staff recommends APPROVAL.

24. **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 8,376 SQUARE-FOOT SUPPER CLUB AND 642 SQUARE FEET OF OUTDOOR SEATING WITH A WAIVER OF THE TOWN CENTER DEVELOPMENT STANDARDS TO ALLOW SEVEN LANDSCAPE ISLANDS WHERE NINE ARE REQUIRED on 1.96 acres 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). Staff recommends APPROVAL.

25. **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, INCLUDING 200 SQUARE-FOOT OF OUTDOOR SEATING, FOR AN EXISTING 1,903 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). Staff recommends APPROVAL.

26. **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) TO ADD 11 ON-PREMISE WALL SIGNS TOTALING 232,400 SQUARE FEET ON EIGHT BUILDING FACES WITHIN AN EXISTING COMMERCIAL DEVELOPMENT WITH WAIVERS 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). Staff recommends DENIAL.

27. **SDR-40069 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: KRASSIMIR TEOFILOV** - Request for a Site Development Plan Review FOR AN EXISTING OUTSIDE STORAGE LOT WITH CHAINLINK FENCING AND BARBED WIRE WHERE SUCH MATERIAL IS PROHIBITED AND A WAIVER TO ALLOW PERIMETER LANDSCAPE BUFFER WIDTHS OF ZERO FEET ALONG THE NORTH PERIMETER WHERE 10 FEET IS REQUIRED AND ZERO FEET ALONG THE EAST AND WEST PERIMETERS WHERE EIGHT FEET IS REQUIRED on 0.31 acres at 3020 Contract Avenue (APN 139-36-812-008), M (Industrial) Zone, Ward 3 (Reese). Staff recommends DENIAL.

28. **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 1,400 SQUARE-FOOT MODULAR OFFICE BUILDINGS WITH A WAIVER TO ALLOW A PERIMETER LANDSCAPE BUFFER WIDTH OF ZERO FEET ALONG A PORTION OF THE NORTH PERIMETER WHERE EIGHT FEET IS REQUIRED on 12.59 acres at 501 North Lamb Boulevard (APN 140-31-501-021), C-1 (Limited Commercial) Zone, Ward 3 (Reese). Staff recommends DENIAL.

29. **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, 335-SPACE PARKING GARAGE WITH WAIVERS OF THE SYMPHONY PARK PARKING STRUCTURE DESIGN STANDARDS, BUILD-TO LINE STANDARD, REQUIRED RETAIL FRONTAGE STANDARD AND STREETSCAPE STANDARDS 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). Staff recommends DENIAL.

DIRECTOR'S BUSINESS:

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

31. **TXT-40266 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Discussion and possible action to amend Title 19.00.060(D) regarding Computation of Time. Staff recommends APPROVAL.

32. **TXT-40334 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Discussion and possible action to amend Title 19.06, 19.14 and Title 19.20 to define installation and maintenance standards for limited building wrap signage, and to establish associated overlay district modifications and residential protection requirements. (NOTE: THIS IS A REVISED VERSION OF FORMER TXT-38353). Staff has NO RECOMMENDATION.

CITIZENS PARTICIPATION:

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

City of Las Vegas Agenda Item No.: **1.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 16, 2010

DEPARTMENT: PLANNING AND DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

SUBJECT:
CALL TO ORDER

City of Las Vegas Agenda Item No.: **2.**

AGENDA SUMMARY PAGE

PLANNING COMMISSION MEETING OF: DECEMBER 16, 2010

DEPARTMENT: PLANNING AND DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

SUBJECT:
ANNOUNCEMENT: COMPLIANCE WITH OPEN MEETING LAW

City of Las Vegas Agenda Item No.: **3.**

AGENDA SUMMARY PAGE

PLANNING COMMISSION MEETING OF DECEMBER 16, 2010

DEPARTMENT: PLANNING AND DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

SUBJECT:
ROLL CALL

City of Las Vegas Agenda Item No.: **4.**

AGENDA SUMMARY PAGE

PLANNING COMMISSION MEETING OF DECEMBER 16, 2010

DEPARTMENT: PLANNING AND DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

SUBJECT:
APPROVAL OF THE FINAL MINUTES FOR THE SPECIAL JOINT PLANNING COMMISSION AND CITY COUNCIL MEETING OF SEPTEMBER 20, 2010 AND THE PLANNING COMMISSION MEETING OF NOVEMBER 18, 2010

City of Las Vegas Agenda Item No.: **5.**

AGENDA SUMMARY PAGE

PLANNING COMMISSION MEETING OF: DECEMBER 16, 2010

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

SUBJECT:

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

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 16, 2010

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

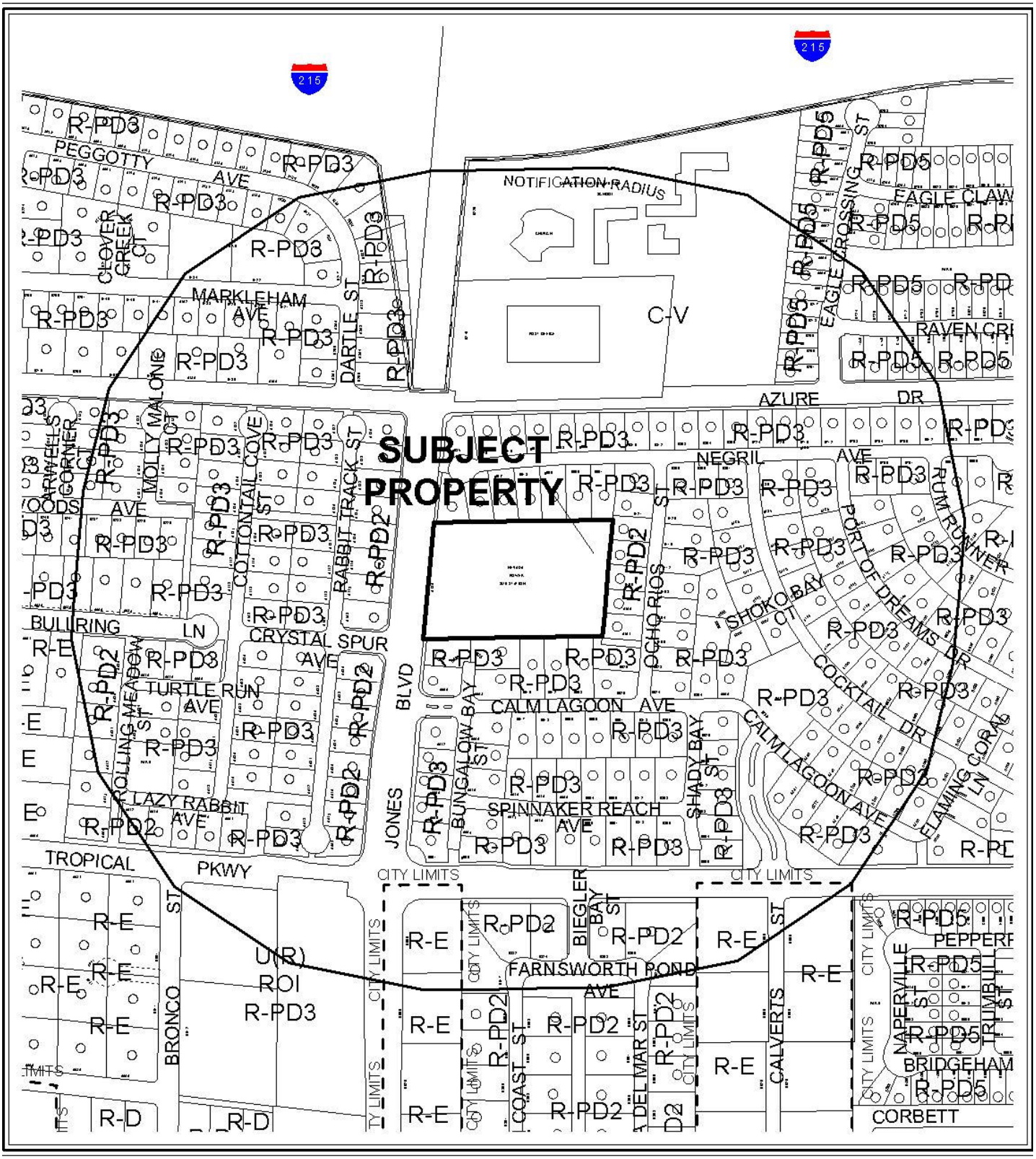
SUBJECT:
ZON-40051 - REZONING - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: NEVADA POWER COMPANY - Request for a Rezoning FROM: U (UNDEVELOPED) [PF (PUBLIC FACILITIES) GENERAL PLAN DESIGNATION] TO: C-V (CIVIC) on 3.85 acres at 6120 North Jones Boulevard (APN 125-25-201-006), Ward 6 (Ross).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

C.C.: 01/19/2011

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

RECOMMENDATION:
Staff recommends APPROVAL.

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



0 300 600 Feet

CASE: **ZON-40051**

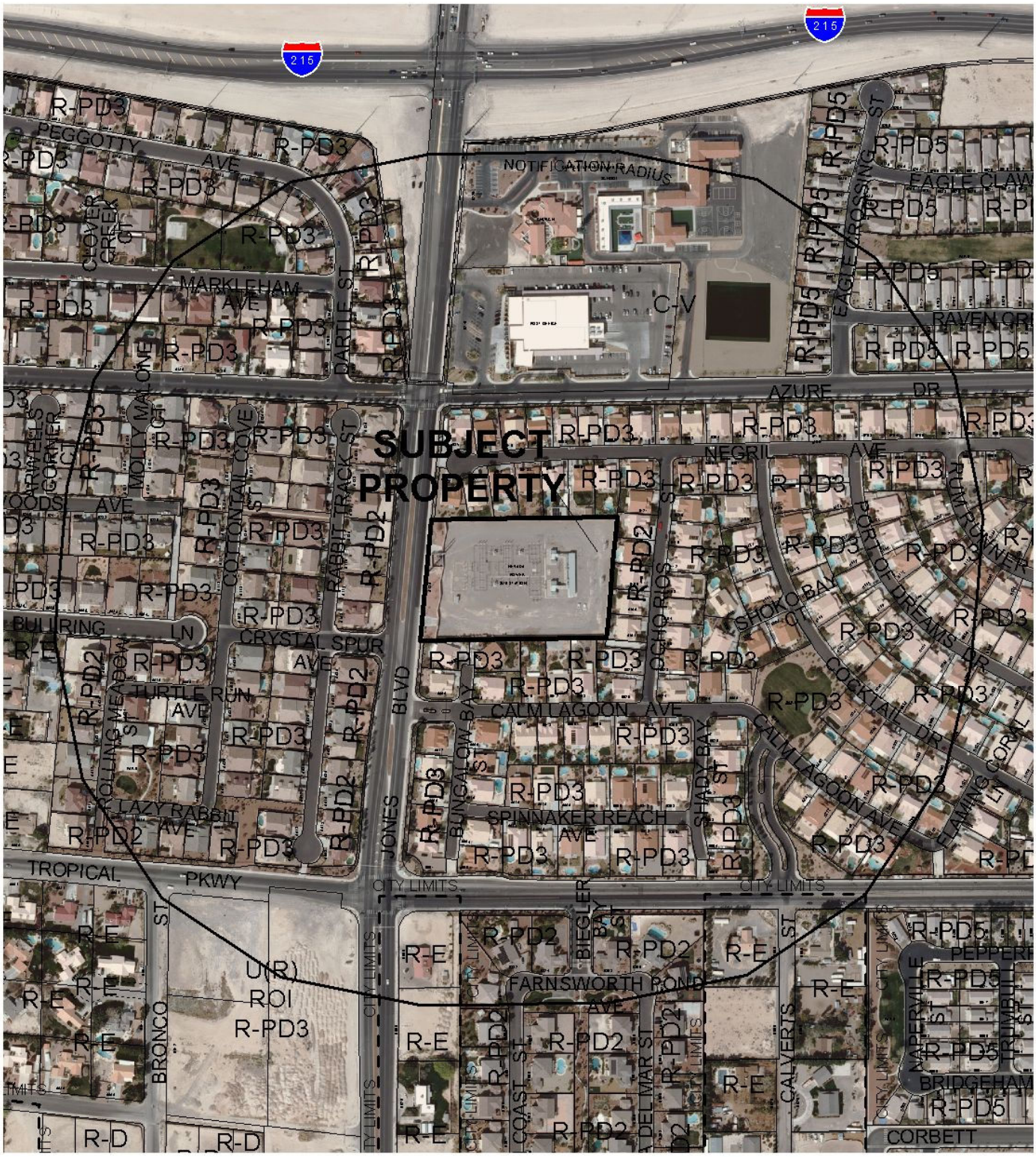
RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: U (UNDEVELOPED)

[PF (PUBLIC FACILITIES) GENERAL PLAN DESIGNATION]

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

N



0 300 600 Feet

CASE: **ZON-40051**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: U (UNDEVELOPED)

[PF (PUBLIC FACILITIES) GENERAL PLAN DESIGNATION]

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 16, 2010
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: APPLICANT: CITY OF LAS VEGAS - OWNER: NEVADA POWER COMPANY

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
ZON-40051	Staff recommends APPROVAL.	N/A

RG

** STAFF REPORT **

PROJECT DESCRIPTION

This application is a request for a Rezoning of property from U (Undeveloped) to C-V (Civic) on 3.85 acres located at 6120 North Jones Boulevard. The purpose of the Rezoning is to amend the zoning designation to match the existing PF (Public Facilities) General Plan land use designation of the site. The property contains an Electric Utility Substation and a Wireless Communication Facility, Stealth Design. The existing uses on the property are appropriate within a C-V District and no new development is proposed as part of this application; therefore, staff recommends approval. If this application is denied, the zoning designation would remain U (Undeveloped).

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
08/08/96	The Clark County Planning Commission approved a request for a Special Use Permit (UC-1147-96) for an Electrical Power Substation on a portion of a 9.18 acre parcel located on the east side of Jones Boulevard approximately 320 feet south of Azure Drive. The Clark County Planning Department staff recommended approval of this request.
04/14/97	The City Council approved an Annexation (A-0021-96) of approximately 42.9 acres, located on the southeast corner of Jones Boulevard and Azure Drive. The Planning Commission and staff recommended approval. The effective date of this annexation was 05/23/97.
10/16/08	The Planning and Development Department administratively approved a request for a Minor Review for a Site Development Plan Review (SDR-19716) to allow a proposed 65-foot Wireless Communication Facility, Stealth Design at 6120 North Jones Boulevard.

Most Recent Change of Ownership	
08/19/96	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
05/29/97	A building permit (#97-7147 F1) was issued by Clark County Building and Safety Department for a 14-foot Masonry Block Wall at 6120 North Jones Boulevard.
02/22/05	A building permit (#05001011) was issued for a 65-foot Wireless Communication Tower, Stealth monopole at 6122 North Jones Boulevard. The building permit received final inspection on 03/26/10.

Pre-Application Meeting	
10/18/10	A pre-application meeting was done internally, as the applicant is the City of Las Vegas.

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

Field Check	
11/09/10	A site visit by staff noted a well maintained Electric Utility Substation and Wireless Communication Facility, with a 14-foot Masonry Block Wall.

Details of Application Request	
Site Area	
Net Acres	3.85

Surrounding Property	***Existing Land Use Per Title 19.04***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Electric Utility Substation and Wireless Communication Facility (Stealth Design)	PF (Public Facilities)	U (Undeveloped)
North	Single Family, Detached	L (Low Density Residential)	R-PD3 (Residential Planned Development – 3 Units per Acre)
South			
East			
West		R (Rural Density Residential)	

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

RG

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

ANALYSIS

The property contains an Electric Utility Substation and a Wireless Communication Facility, Stealth Design and no new development is proposed as part of this application. The proposed rezoning from U (Undeveloped) to C-V (Civic) will be consistent with the PF (Public Facilities) General Plan land use designation. The C-V (Civic) zoning district is intended for public and quasi-public uses such as schools, libraries, public parks, electrical transmission facilities and other public utility facilities; therefore, staff recommends approval.

FINDINGS (ZON-40051)

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

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

   The proposed C-V (Civic) zoning district conforms to the existing PF (Public Facilities) General Plan land use designation.

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

   The proposed C-V (Civic) zoning district would permit schools, libraries, public parks, electrical transmission facilities and other public utility facilities that are compatible with the surrounding land uses and zoning districts.

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

   The proposed C-V (Civic) zoning district allows for the Electric Utility Substation use and a Wireless Communication Facility, Stealth Design. The C-V (Civic) Zoning District is consistent with the existing PF (Public Facilities) land use designation.

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

The access to the subject site is provided along Jones Boulevard. This street is adequate in size to meet the requirements of the proposed zoning district.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 18

NOTICES MAILED 316

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: Nevada Power Company

Name of Applicant: City of Las Vegas

Name of Representative: _____

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

RECEIVED
OCT 27 2010

Signature of Property Owner: _____

Print Name: Peter Lowenstein

Subscribed and sworn before me

This 25th day of October, 2010

_____
Notary Public in and for said County and State

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

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Rezoning

Project Address (Location) 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, 2010.

(Notary signature)

Notary Public in and for said County and State

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

FOR DEPARTMENT USE ONLY

Case #	ZON-40051
Meeting Date:	12/16/10
Total Fee:	$1,200.
Date Received:*	10/25/10
Received By:	

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

Revised 10/27/08

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

REZONING Parcel: 125-25-201-006

ZON - 40051

ZONING

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

OCT 27 2010

FROM U(PF) TO C-V

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

Printed: October 26, 2010

PLANNING & DEVELOPMENT

ZON-40051 - APPLICANT: CITY OF LAS VEGAS - OWNER: NEVADA POWER COMPANY
6120 NORTH JONES BOULEVARD

11/09/10

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

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

October 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

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

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

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

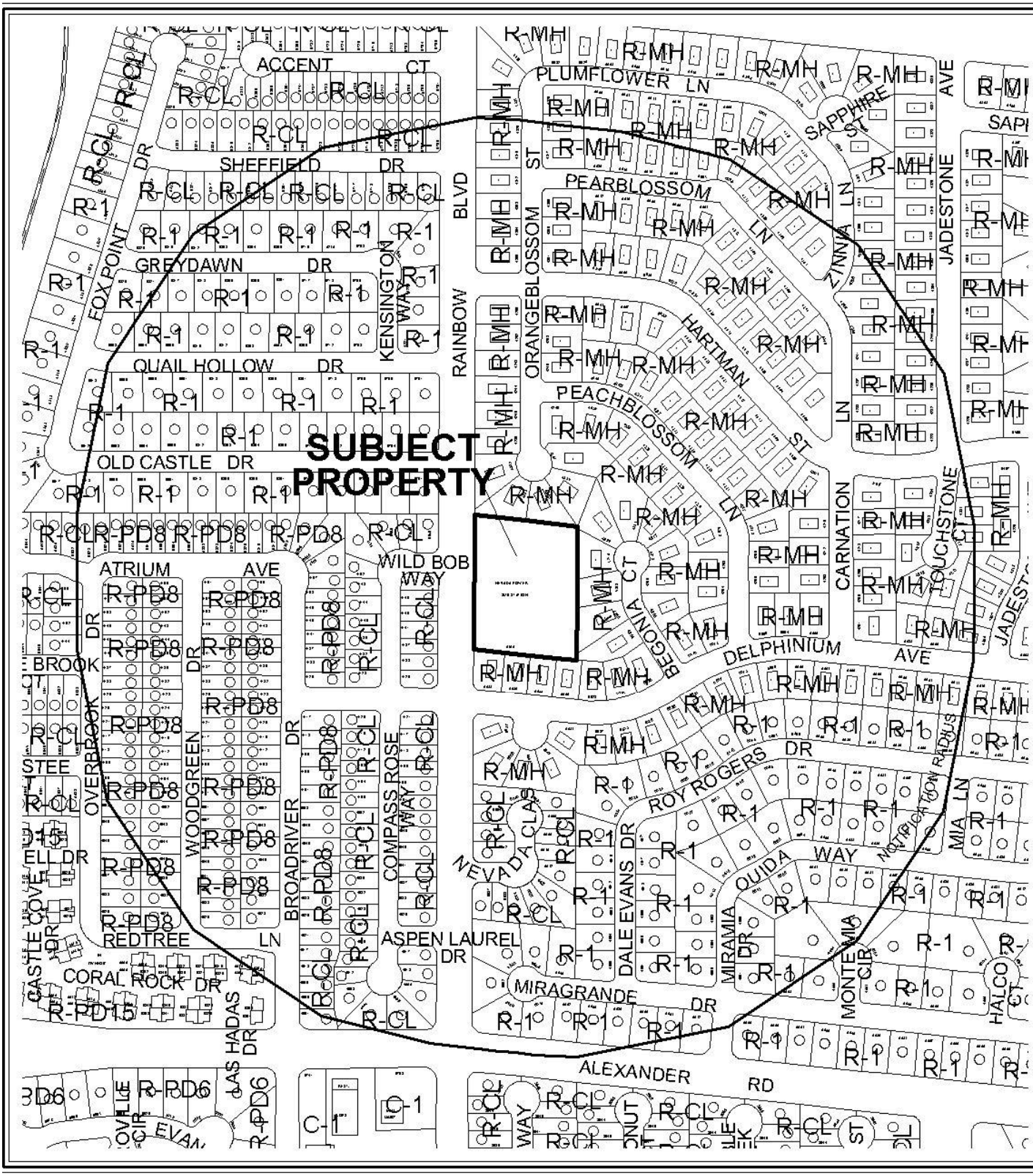
SUBJECT:
ZON-40052 - REZONING - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: NEVADA POWER COMPANY - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: C-V (CIVIC) on 2.02 acres on the east side of Rainbow Boulevard, approximately 100 feet north of Delphinium Avenue (APN 138-02-401-001),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

C.C.: 01/19/2011

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

RECOMMENDATION:
Staff recommends APPROVAL.

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

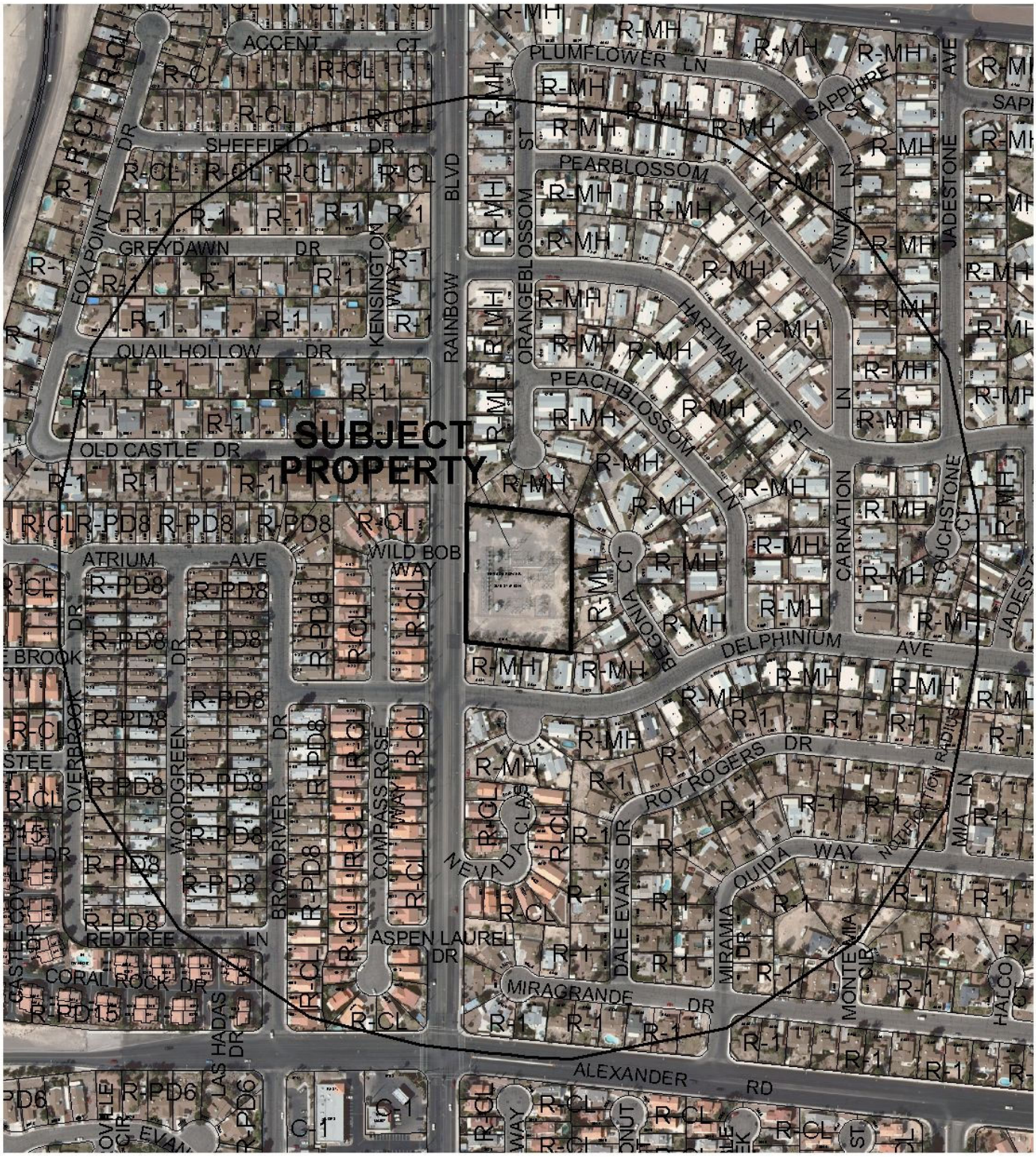


CASE: **ZON-40052**

RADIUS: 1000 FT

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

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



0 300 600 Feet

CASE: **ZON-40052**

RADIUS: 1000 FT

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

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 16, 2010
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: APPLICANT: CITY OF LAS VEGAS - OWNER: NEVADA POWER COMPANY

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
ZON-40052	Staff recommends APPROVAL.	N/A

RG

** STAFF REPORT **

PROJECT DESCRIPTION

This application is a request for a Rezoning of property from R-E (Residence Estates) to C-V (Civic) on 2.02 acres located along the east side of Rainbow Boulevard and north of Delphinium Avenue. The purpose of the Rezoning is to amend the zoning designation to match the existing PF (Public Facilities) General Plan land use designation of the 2020 Las Vegas Master Plan. The property contains an Electric Utility Substation and no new development is proposed as part of this application. Because the C-V Zoning District conforms to the existing land use designation and the existing use is appropriate for this District, staff recommends approval. If this application is denied, the zoning designation would remain R-E (Residence Estates).

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
07/26/79	The Board of Zoning Adjustment approved a request for a Variance (V-0041-79) to allow the power substation structure 30 feet from the front and rear property lines where a setback of 50 feet is required; a five foot setback from the side property line where a setback for ten feet is required; an eight-foot block wall around the property where a maximum height of four feet and six feet is permitted; and to allow structures 75 feet high where a maximum height of 35 feet is permitted on property generally located on the east side of Lorenzi Boulevard between Craig Road and Alexander Road in Zoning District R-E (Residence Estates).

Most Recent Change of Ownership	
05/25/64	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
No building permits or business licenses are on file for the subject property.

Pre-Application Meeting	
10/18/10	A pre-application meeting was done internally, as the applicant is the City of Las Vegas.

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

Field Check	
11/09/10	A site visit by staff noted a well maintained Electric Utility Substation.

Details of Application Request	
Site Area	
Net Acres	2.02

Surrounding Property	*Existing Land Use Per Title 19.04*	*Planned or Special Land Use Designation*	*Existing Zoning District*
Subject Property	Electric Utility Substation	PF (Public Facilities)	R-E (Residence Estates)
North	Manufactured Home	L (Low Density Residential)	R-MH (Mobile/Manufactured Home)
South			
East			
West	Single Family, Detached	ML (Medium Low Density Residential)	R-CL (Single Family Compact-Lot)

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

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

ANALYSIS

The property contains an Electric Utility Substation, which will remain the primary use of the property, and no new development is proposed as part of this application. The proposed rezoning from R-E (Residence Estates) to C-V (Civic) zoning district will be consistent with the PF (Public Facilities) General Plan land use designation. The C-V (Civic) zoning district is intended for public and quasi-public uses such as schools, libraries, public parks, electrical transmission facilities and other public utility facilities; therefore, staff recommends approval.

FINDINGS (ZON-40052)

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

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

   The proposed C-V (Civic) zoning district conforms to the existing PF (Public Facilities) General Plan land use designation.

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

   The proposed C-V (Civic) zoning district would permit schools, libraries, public parks, electrical transmission facilities and other public utility facilities that are compatible with the surrounding land uses and zoning district.

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

   The proposed C-V (Civic) zoning district allows for an Electric Utility Substation use, and is consistent with the existing PF (Public Facilities) land use designation. The existing use is not a permitted use in the R-E (Residence Estates) zoning district.

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

   The access to the subject site is provided along Rainbow Boulevard. This street is adequate in size to meet the requirements of the proposed zoning district.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 11

NOTICES MAILED 534

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: Nevada Power Company

Name of Applicant: City of Las Vegas

Name of Representative: _____

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Peter Lowenstein

RECEIVED
OCT 27 2010

Subscribed and sworn before me

This 25th day of October, 2010

_____
Notary Public in and for said County and State

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

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Rezoning

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

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

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

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

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

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

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

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

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

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

E-mail Address

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

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

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 in and for said County and State

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

FOR DEPARTMENT USE ONLY

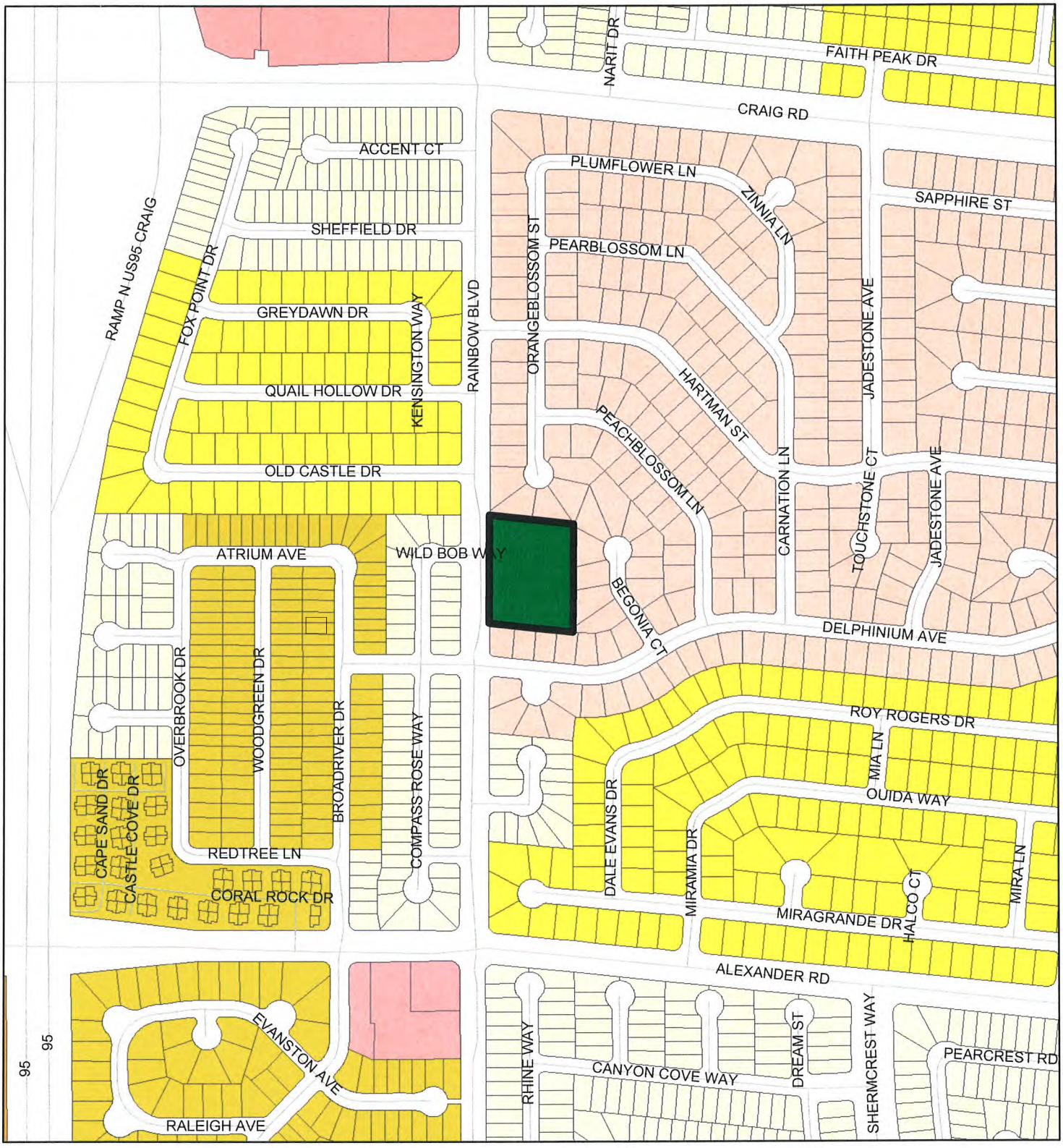
Case #	ZON-40052
Meeting Date:	12/16/10
Total Fee:	$ 1,200.00
Date Received:*	10/25/10
Received By:	

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

Revised 10/27/08

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

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



ZONING

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

FROM R-E TO C-V

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

Printed: October 26, 2010

ZON-40052 - APPLICANT: CITY OF LAS VEGAS - OWNER: NEVADA POWER COMPANY
EAST SID EOF RAINBOW BOULEVARD, NORTH OF DELPHINIUM AVENUE

11/09/10

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

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

October 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

RECEIVED
OCT 27 2010

CITY OF LAS VEGAS NEVADA

07101-001-06-09

ZON-40052

City of Las Vegas Agenda Item No.: **8.**

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

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

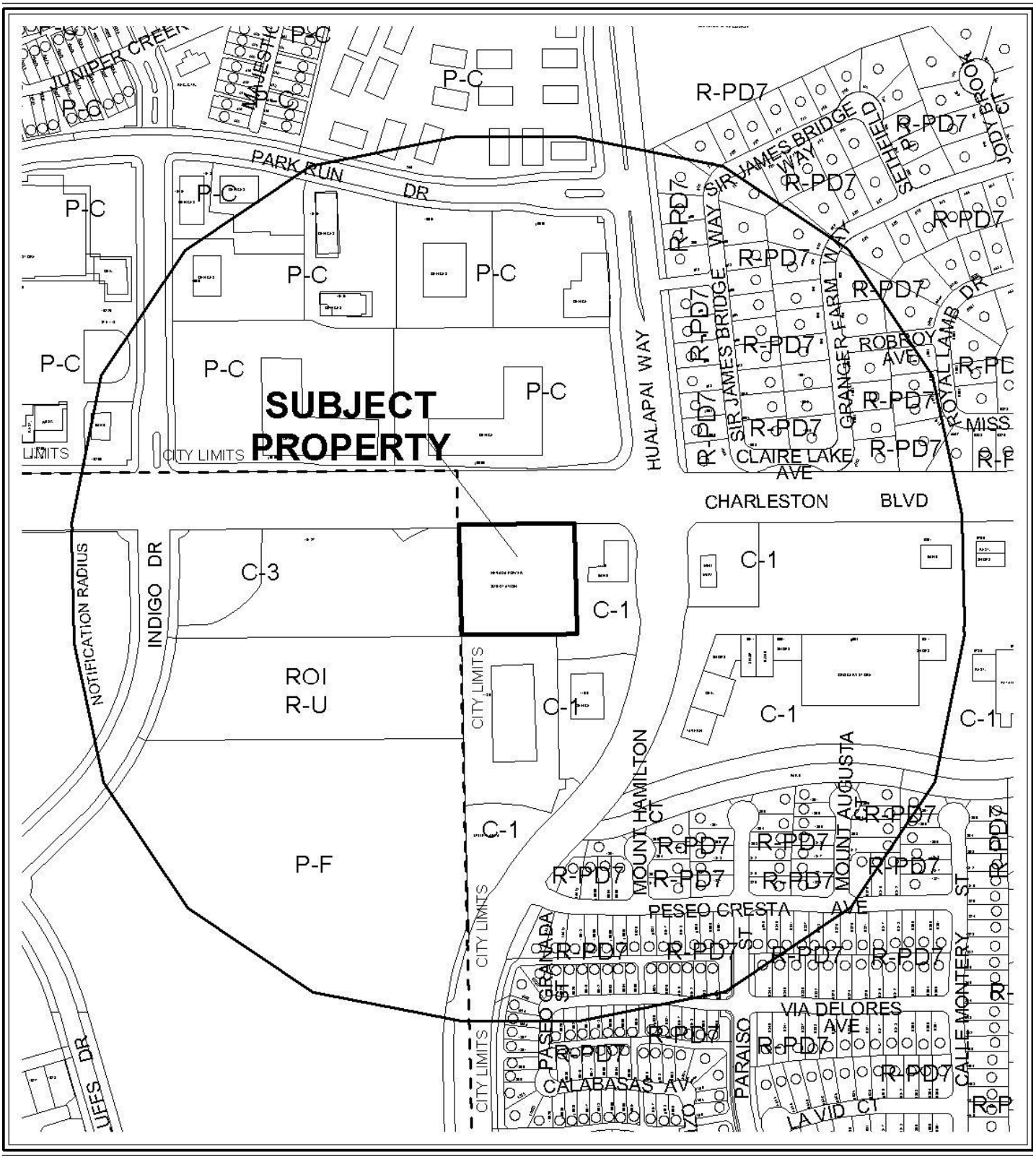
SUBJECT:
ZON-40053 - REZONING - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: NEVADA POWER COMPANY - Request for a Rezoning FROM: C-1 (LIMITED COMMERCIAL) TO: C-V (CIVIC) on 1.96 acres at 10041 West Charleston Boulevard (APN 163-06-101-001), Ward 2 (Wolfson). Staff recommends APPROVAL.

C.C.: 01/19/2011

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

RECOMMENDATION:
Staff recommends APPROVAL.

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



0 300 600 Feet

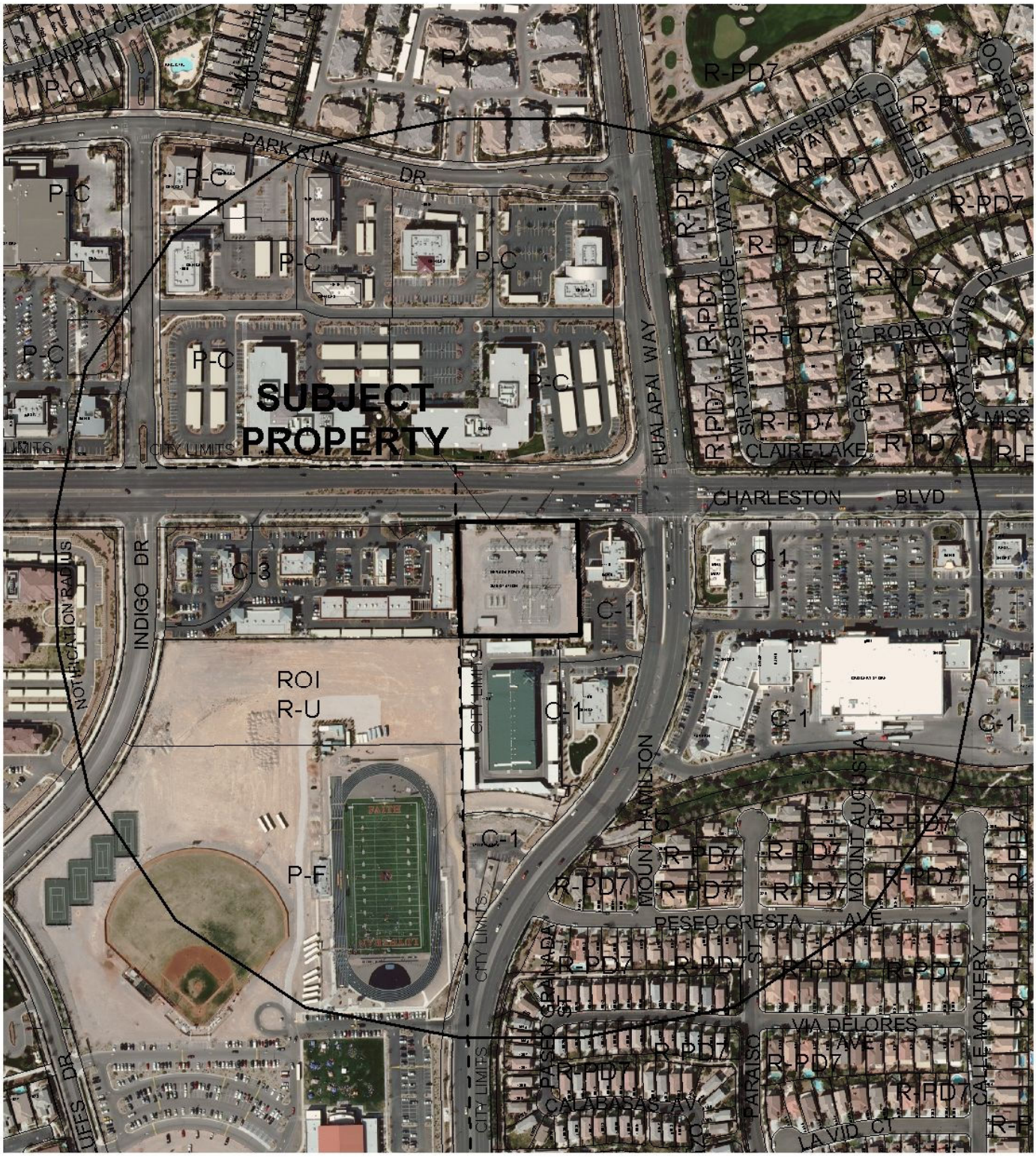
CASE: **ZON-40053**

RADIUS: 1000 FT

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

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

N



0 300 600 Feet

CASE: **ZON-40053**

RADIUS: 1000 FT

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

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 16, 2010
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: APPLICANT: CITY OF LAS VEGAS - OWNER: NEVADA POWER COMPANY

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
ZON-40053	Staff recommends APPROVAL.	N/A

RG

** STAFF REPORT **

PROJECT DESCRIPTION

This application is a request for a Rezoning of property from C-1 (Limited Commercial) to C-V (Civic) on 1.96 acres located at 10041 West Charleston Boulevard. The purpose of the Rezoning is to amend the zoning designation to match the existing PF (Public Facilities) General Plan land use designation. The property contains an Electric Utility Substation and a Wireless Communication Facility, Non-Stealth Design. The existing uses on the property will remain as is and no new development is proposed as part of this application. As the proposed C-V District conforms to the existing land use designation and the existing uses are permitted in the C-V Zoning District, staff recommends approval. If this application is denied, the zoning designation would remain C-1 (Limited Commercial).

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
04/04/90	The City Council approved the request for a Rezoning (Z-0017-90) of 996.4 acres on a property located on the east side of Hualapai Way, west of Durango Drive, between the south boundary of Angel Park and Sahara Avenue, from N-U (Non-Urban) under Resolution of Intent to R-1, R-2, R-3, R-PD7, R-PD8, R-MHP, P-R, C-1, C-2 and C-V, to R-PD3 (Residential Planned Development – 3 Units per Acre), R-PD7 (Residential Planned Development – 7 Units per Acre) and C-1 (Limited Commercial) which included the subject property. The Planning Commission and staff recommended approval.
11/08/90	The Planning Commission approved a request for a Plot Plan Review [Z-0017-90(1)] for a proposed Nevada Power Substation, on property located on the south side of Charleston Boulevard, west of Hualapai Way. The Planning and Development Department staff recommended approval.
01/09/97	The Planning Commission approved a request for a Plot Plan and Building Elevation Review [Z-0017-90(17)] on property located on the south side of Charleston Boulevard, west of Hualapai Way for a proposed 100 foot high radio transmission tower. The Planning and Development Department staff recommended approval.

Most Recent Change of Ownership	
07/26/91	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
01/15/98	A building permit (#98000845) was issued for a Wireless Communication Facility, Non-Stealth Design Tower at 10041 West Charleston Boulevard. The project was completed on 11/30/98.
	A building permit (#98000846) was issued for a Wireless Communication Facility, Non-Stealth Design equipment shelter at 10041 West Charleston Boulevard. The project was completed on 11/30/98.

Pre-Application Meeting	
10/18/10	A pre-application meeting was done internally, as the applicant is the City of Las Vegas.

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

Field Check	
11/09/10	A site visit by staff noted a well maintained Electric Utility Substation and a Wireless Communication Facility, Non-Stealth Design.

Details of Application Request	
Site Area	
Net Acres	1.96

Surrounding Property	***Existing Land Use Per Title 19.04***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Electric Utility Substation and Wireless Communication Facility, Non-Stealth Design	PF (Public Facilities)	C-1 (Limited Commercial)
North	Office	EC (Employment Center)	P-C (Planned Community)

South	Mini-Storage Facility Financial Institution, General (with Drive-Through) Animal Hospital	SC (Service Commercial)	C-1 (Limited Commercial)
East	Financial Institution, General (with Drive-Through)	SC (Service Commercial)	C-1 (Limited Commercial)
West	Retail Center	C (Commercial) Clark County	C-3 (General Commercial) Clark County

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

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

ANALYSIS

The property contains an Electric Utility Substation and a Wireless Communication Facility, Non-Stealth Design. The existing uses will remain and no new development is proposed as part of this application. The site is adjacent to an existing striped bike lane (Summerlin Bike Trail) located on Charleston Boulevard, which will not be impacted by this request. The proposed rezoning from C-1 (Limited Commercial) to the C-V (Civic) Zoning District will be consistent

with the PF (Public Facilities) General Plan land use designation of the 2020 Las Vegas Master Plan (Southwest Sector). The C-V (Civic) Zoning District is intended for public and quasi-public uses such as schools, libraries, public parks, electrical transmission facilities and other public utility facilities; therefore, staff recommends approval.

FINDINGS (ZON-40053)

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

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

   The proposed C-V (Civic) zoning district conforms to the existing PF (Public Facilities) General Plan land use designation.

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

   The proposed C-V (Civic) zoning district would permit school, libraries, public parks, electrical transmission facilities and other public utility facilities that are compatible with the surrounding land uses and zoning district.

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

   The proposed C-V (Civic) zoning district allows for Electric Utility Substation and Wireless Communication Facility, Non-Stealth Design uses. Although both uses are allowed in the C-1 (Limited Commercial) zoning district, the current zoning is not consistent with the PF (Public Facilities) General Plan land use designation.

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

   The access to the subject site is provided along Charleston Boulevard. This street is adequate in size to meet the requirements of the proposed zoning district.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 4

NOTICES MAILED 160

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: Nevada Power Company

Name of Applicant: City of Las Vegas

Name of Representative: _____

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

RECEIVED
OCT 27 2010

Print Name: Peter Lowenstein

Subscribed and sworn before me

This 25th day of October, 2010

_____
Notary Public in and for said County and State

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

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Rezoning

Project Address (Location) 10041 W Charleston Boulevard

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

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

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

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

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

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

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

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

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

E-mail Address

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

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

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

E-mail Address

REPRESENTATIVE **Contact**

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

City **State** **Zip**

E-mail Address

Property Owner Signature* [signature]

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

Print Name Peter Lowenstein

Subscribed and sworn before me

This 25th day of October, 2010.

[signature]

Notary Public in and for said County and State

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

FOR DEPARTMENT USE ONLY

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

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

Revised 10/27/08

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

REZONING Parcel: 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

ZON-40053 - APPLICANT: CITY OF LAS VEGAS - OWNER: NEVADA POWER COMPANY
10041 WEST CHARLESTON BOULEVARD

11/09/10

ZON-40053 - APPLICANT: CITY OF LAS VEGAS - OWNER: NEVADA POWER COMPANY
10041 WEST CHARLESTON BOULEVARD

11/09/10

ZON-40053 - APPLICANT: CITY OF LAS VEGAS - OWNER: NEVADA POWER COMPANY
10041 WEST CHARLESTON BOULEVARD

11/09/10

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

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

October 25, 2010

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

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

Dear Mr. Gebeke:

In regard to this parcel, staff has determined that the existing General Plan designation and zoning classification are inconsistent with possible future development. In order to resolve this inconsistency and ensure that future development is compatible with existing development, staff is proposing to change the zoning district of the site to C-V (Civic). Please call me at 229-4693 with any questions.

Sincerely,

Peter Lowenstein, AICP
Planning Supervisor
Planning & Development Department

PL:nl

Mayor
Oscar B. Goodman

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

City Manager
Elizabeth N. Fretwell

RECEIVED
OCT 27 2010

CITY OF LAS VEGAS NEVADA

07101-001-06-09

ZON-40053

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

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

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

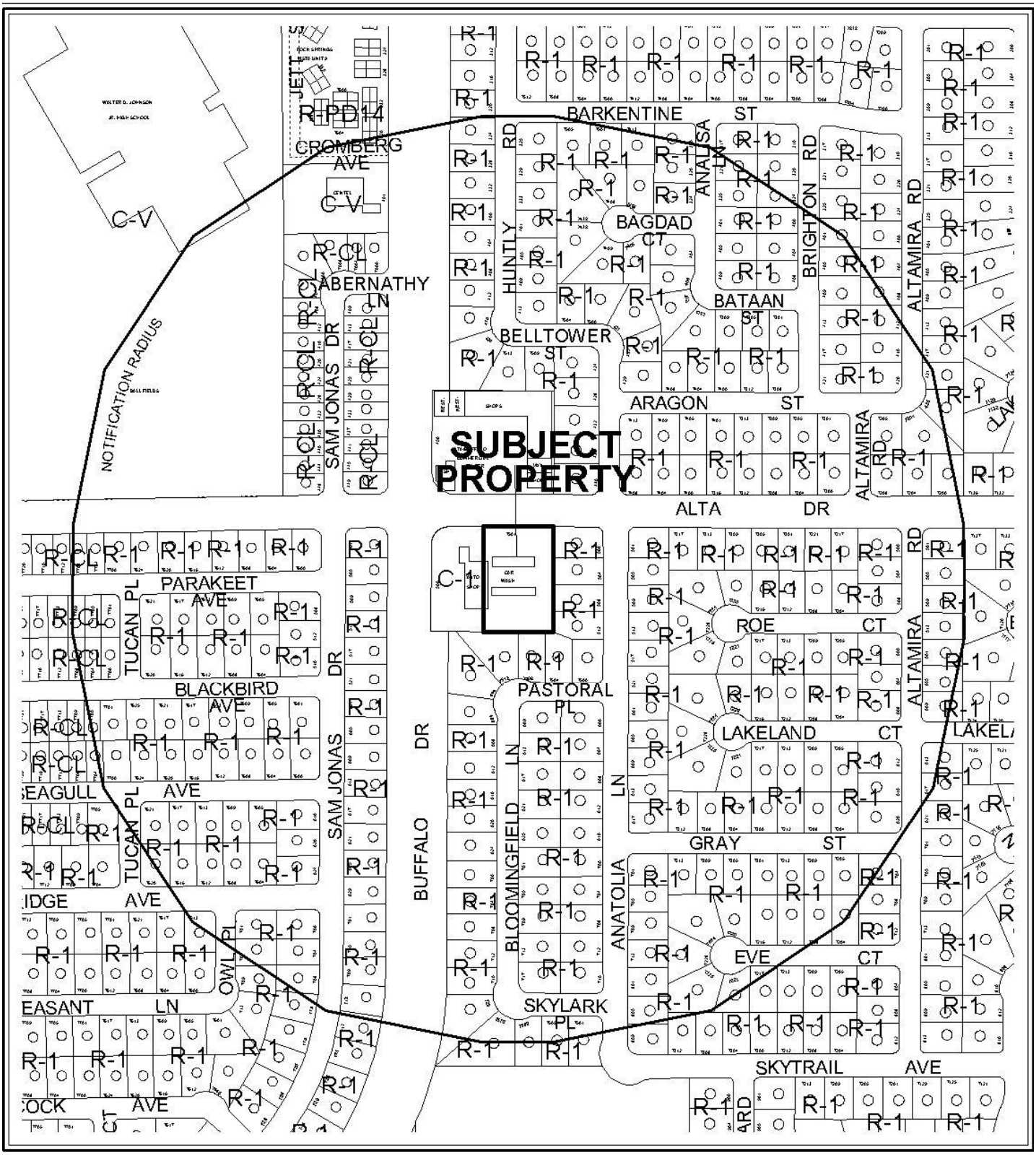
SUBJECT:
SUP-39963 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: FOSTER DAY, INC. - Request for a Special Use Permit TO RE-ESTABLISH AN ABANDONED CAR WASH, SELF-SERVICE USE WITH WAIVERS TO ALLOW THE OPENING OF THE WASH BAYS TO FACE PUBLIC RIGHTS-OF-WAY, TO ALLOW A ZERO-FOOT DISTANCE SEPARATION 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 Alta Drive (APN 138-34-301-003), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 01/19/2011 OR MAY BE FINAL ACTION
(Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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



0 300 600 Feet

CASE: **SUP-39963**

RADIUS: 1000 FT

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

N

0 300 600 Feet

CASE: **SUP-39963**

RADIUS: 1000 FT

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 16, 2010
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: APPLICANT/OWNER: FOSTER DAY, INC.

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-39963	Staff recommends APPROVAL, subject to conditions:	

** CONDITIONS **

SUP-39963 CONDITIONS

Planning and Development

1. Conformance to all Minimum Requirements under LVMC Title 19.04.010 for a Car Wash, Self-Service use.

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

3. The hours of operation shall be limited to 7 am to 10 pm, seven days a week.

4. All required building permits for the accessory shade structure located in the southeast corner of the property must be secured, or the structure shall be removed within 30 days of this approval.

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

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

** STAFF REPORT **

PROJECT DESCRIPTION

This application is a request for a Special Use Permit to re-establish an abandoned Car Wash, Self-Service use at 7501 West Alta Drive. Pursuant to Title 19.16.030, the existing Car Wash lost its non-conforming status after the discontinuation of business operations for over one year. Because the Car Wash no longer maintains its legal nonconforming status, the applicant is required to obtain a Special Use Permit with Waivers that address the existing physical layout. Staff recommends approval of this request, with conditions. If denied, the subject site may not operate as a Car Wash, Self-Service facility.

ISSUES

- The existing Car Wash Self-Service use was constructed in 1996. When operations ceased on 03/04/2008 and the use was abandoned for more than one year, a Special Use Permit, with Waivers, became necessary to re-establish the use at the site.
- The applicant is requesting Waivers to allow the opening of the wash bays to face public rights-of-way, a zero foot separation distance from a residential property where a minimum of 200 feet is required, and that the use not be operated in conjunction with another motor vehicle related use.
- The requested waivers are based on physical constraints that were approved under the original entitlement. Since the facilities were constructed prior to the current requirements and operated in a manner that was compatible with the neighboring residential development to the south and east for approximately 12 years before the use was discontinued, staff supports these requested Waivers.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
05/06/70	The Board of City Commissioner approved the request for reclassification of property (Z-0009-70)
08/08/90	The Planning Commission approved a request for a (Z-9-70) Plot Plan and Building Review regarding a proposed Shopping Center and the southeast corner of Buffalo Drive and Alta Drive.
02/28/91	The Board of Zoning Adjustment approved a Special Use Permit (U-0021-91) to allow gasoline sales in conjunction with a proposed Convenience Store. This entitlement expired on 02/28/1992.

02/15/95	The City Council approved the appeal of the Board of Zoning Adjustment's recommendation for denial of a Special Use Permit (U-0328-94) for a Customer Operated Car Wash on property located on the southeast corner of Alta Drive and Buffalo Drive.
03/01/04	The previous property owner was cited by Code Enforcement (Case #10604) for operating a car wash facility between the hours of 11 p.m. to 1 a.m. with loud music. The car wash is supposed to close at midnight. This case was resolved on 09/03/2004.
07/19/06	The previous property owner was cited by Code Enforcement (Case #44680) for allowing someone to live on the property within an RV with cords running to the car wash. This case was resolved on 07/28/2006.
03/10/08	The previous property owner was cited by Code Enforcement (Case #63061) for keeping the property in disrepair with vandalized equipment. The owner was referred for graffiti cover up, trash removal and boarding up to prevent access to machinery. This case was resolved on 06/23/2008.
06/27/09	The previous property owner was cited by Code Enforcement (Case #79492) for graffiti with trash and debris on the premises. This case was resolved on 07/27/2009. The subject site has been fenced off stemming from this citation.
07/08/09	The previous property owner was cited by Code Enforcement (Case #79732) for graffiti and property not being maintained. This case was resolved on 07/08/2009.
07/29/10	The previous property owner was cited by Code Enforcement (Case #93197) regarding the problem with graffiti becoming a chronic nuisance.

Most Recent Change of Ownership	
09/13/10	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
04/05/96	A Plan Check, #C-312-95, was issued for a Self-Serve Car Wash at 7501 West Alta Drive. A final inspection was completed on 08/27/1996.
07/31/96	A Business License, #C02-00080, was issued for a Car Wash, Self Service at 7501 West Alta Drive marked Out-of-Business 03/04/2008.

Pre-Application Meeting	
10/06/10	A pre-application meeting was held with the applicant to discuss the requirements necessary to re-activate an abandoned Car Wash, Self-Service facility. The applicant was informed that the existing facility no longer maintains a legal, non-conforming status and will require a Special Use Permit for the appropriate Waivers from the Minimum Requirements for a Car Wash, Self-Service Facility.

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

Field Check	
11/09/10	A field check was performed by staff with the following observations: • The existing Car Wash, Self Service Facility was in the process of undergoing property maintenance. • New perimeter landscaping was being installed and graffiti was being painted over.

Details of Application Request	
Site Area	
Net Acres	0.93

Surrounding Property	***Existing Land Use Per Title 19.04***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Car Wash	SC (Service Commercial)	C-1 (Limited Commercial)
North	General Retail	SC (Service Commercial)	C-1 (Limited Commercial)
South	Single Family Dwelling	L (Low Density Residential)	R-1 (Single Family Residential)
East	Single Family Dwelling	L (Low Density Residential)	R-1 (Single Family Residential)
West	Auto Repair	SC (Service Commercial)	C-1 (Limited Commercial)

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

DEVELOPMENT STANDARDS

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

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Carwash, Self-Service	6 Stalls	2 spaces per Stall	12				
TOTAL SPACES REQUIRED			12		13		Y
Regular and Handicap Spaces Required			11	1	12	1	Y

Waivers		
Requirement	***Request***	***Staff Recommendation***
A 200-foot distance separation from a residential property.	A zero-foot separation distance from a residential property	Approval
The use must be operated in conjunction with another motor vehicle related use.	To operate without another motor vehicle related use	Approval
The opening of the wash bays may not face public rights-of-way.	The opening of the wash bays to face public rights-of-way	Approval

ANALYSIS

The subject site contains an existing Car Wash, Self Service facility that was constructed in 1996. The site is zoned C-1 (Limited Commercial), with a General Plan designation of SC (Service Commercial). The car wash ceased operations and the business license expired on 03/04/2008. Pursuant to Title 19.16.030, the discontinuation of the car wash use for more than one year resulted in the loss of its non-conforming status, and the need to reestablish the use through the approval of a Special Use Permit. No changes to the site are proposed at this time. The requested waivers are required based on the current Special Use Permit requirements of Title 19.04, which were not applicable at the time that the existing facility was constructed. The car wash operated for approximately 12 years before ceasing operations, and was conducted in a manner that was compatible with the surrounding residential and commercial uses; consequently, staff supports the requested waivers and is recommending approval. A condition of approval has been placed requiring that the hours of operation be limited to 7 a.m. to 10 p.m., seven days a week. If denied, the applicant will not be allowed to operate a Car Wash, Self-Service facility at this location.

FINDINGS (SUP-39963)

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 abandoned Car Wash, Self-Service use is compatible with the existing with the SC (Service Commercial) land use designation, and will remain consistent with uses typical of the existing C-1 (Limited Commercial) zoning district upon the approval of a Special Use Permit. The Car Wash, Self-Service use had operated for approximately 12 years prior to going out of business on 03/04/08.

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

   The subject site had operated as a car wash prior to abandonment of the use. The applicant has taken steps in renovating the landscaping and removing graffiti in order to ensure that the site is physically suitable for re-establishing the use.

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

   The property is accessed from Alta Drive, designated an 80-foot Secondary Collector in the Master Plan of Streets and Highways, which is adequate in size to meet the requirements of the Car Wash, Self-Service use.

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

   Approval of this Special Use Permit will not be inconsistent with or compromise the health, safety, or welfare of the general public as it will be subject to licensing and permitting by the City. Additionally, the re-establishment of the Car Wash, Self-Service use will reduce the ongoing neighborhood issues such as graffiti and loitering.

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

   With the exceptions of the requested waivers, the proposed use meets the applicable conditions of Title 19.04. Staff supports the requested waivers as the facilities were constructed prior to the current requirements and operated in a manner that was compatible with the surrounding residential and commercial developments for approximately 12 years before the use was discontinued on 03/04/2008.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 14

NOTICES MAILED 421

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: FOSTER DAY INC.

Name of Applicant: ROGER FOSTER

Name of Representative: ROGER FOSTER

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: ROGER FOSTER

Subscribed and sworn before me

This 18th day of October, 2010

Leanne D. Howe Clark, NV

Notary Public in and for said County and State

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

RECEIVED
OCT 20 2010

PLANNING & DEVELOPMENT
CITY OF LAS VEGAS
DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: USE PERMIT

Project Address (Location) 7501 W. ALTA

Project Name FOSTER DRY 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:** 876 9705

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:** 876 9205

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

E-mail Address _____

REPRESENTATIVE _____ **Contact** _____

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

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

E-mail Address _____

Property Owner Signature* _____

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

Print Name ROGER FOSTER

Subscribed and sworn before me

This 20th day of October, 20 10.

Susan MOCK

Notary Public in and for said County and State

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

Revised 10/27/08

FOR DEPARTMENT USE ONLY

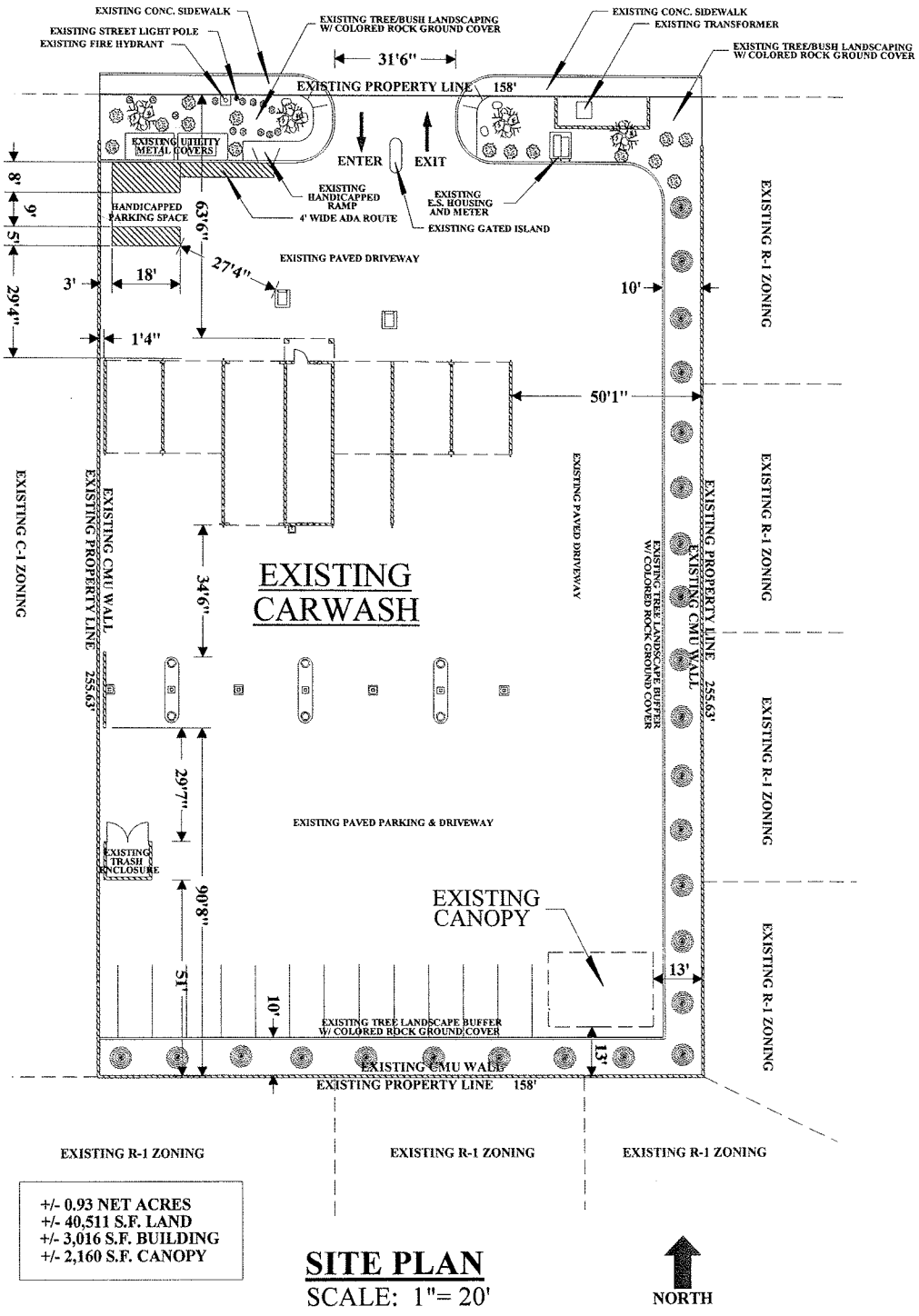
Case #	SUP-39963
Meeting Date:	12/16/10 PC
Total Fee:	$1,030
Date Received:*	10/20/10
Received By:	

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

RECEIVED
OCT 20 2010

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

7501 ALTA DRIVE



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

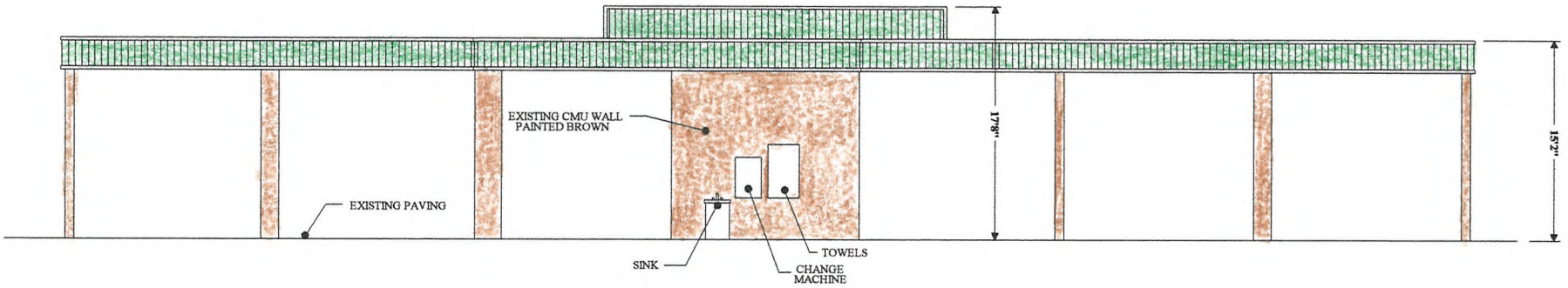
SITE PLAN

SCALE: 1"= 20'

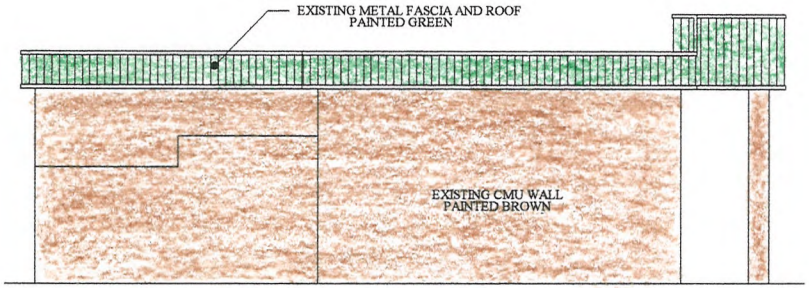
NORTH

RECEIVED
OCT 20 2010

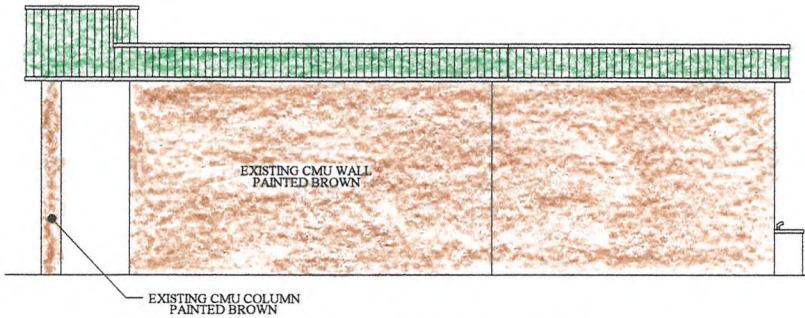
SUP-39963



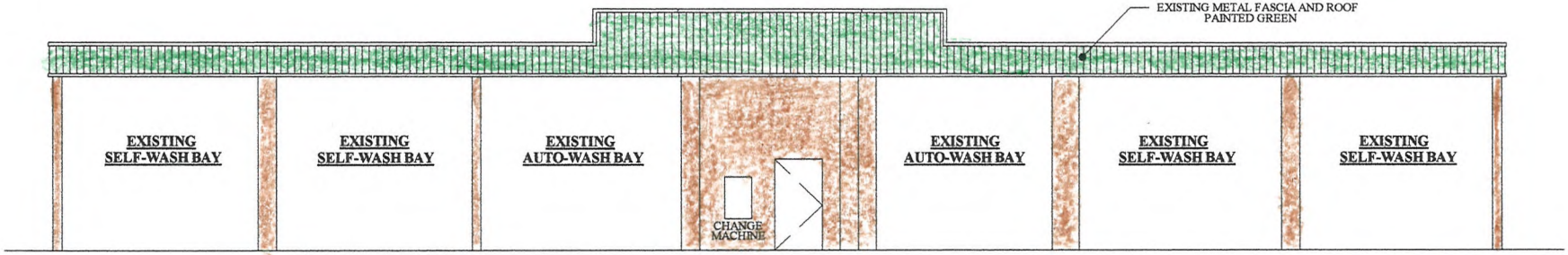
REAR ELEVATION (SOUTH)
SCALE: 3/16"= 1'- 0"



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



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



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

RECEIVED
OCT 20 2010

SUP-39963

SUP-39963 - APPLICANT/OWNER: FOSTER DAY INC.
7501 ALTA DRIVE

11/09/10

SUP-39963 - APPLICANT/OWNER: FOSTER DAY INC.
7501 ALTA DRIVE

11/09/10

SUP-39963 - APPLICANT/OWNER: FOSTER DAY INC.
7501 ALTA DRIVE

11/09/10

SUP-39963 - APPLICANT/OWNER: FOSTER DAY INC.
7501 ALTA DRIVE

11/09/10

SUP-39963 - APPLICANT/OWNER: FOSTER DAY INC.
7501 ALTA DRIVE

11/09/10

SUP-39963 - APPLICANT/OWNER: FOSTER DAY INC.
7501 ALTA DRIVE

11/09/10

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
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
NOV 2 9 2010

SUP-39963
REVISED

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 16, 2010

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

SUBJECT:

SUP-40087 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: GREAT WASH PARK, LLC - Request for a Special Use Permit FOR A SUPPER CLUB WITH A WAIVER TO ALLOW A 141-FOOT DISTANCE SEPARATION FROM A CITY PARK WHERE 400 FEET IS REQUIRED at 400 South Rampart Boulevard, Suite #190 (APN 138-32-601-003), C-2 (General Commercial) Zone, Ward 2 (Wolfson). Staff recommends APRPOVAL.

MAY GO TO CITY COUNCIL ON 01/19/2011 OR MAY BE FINAL ACTION
(Unless Appealed Within 10 Days)

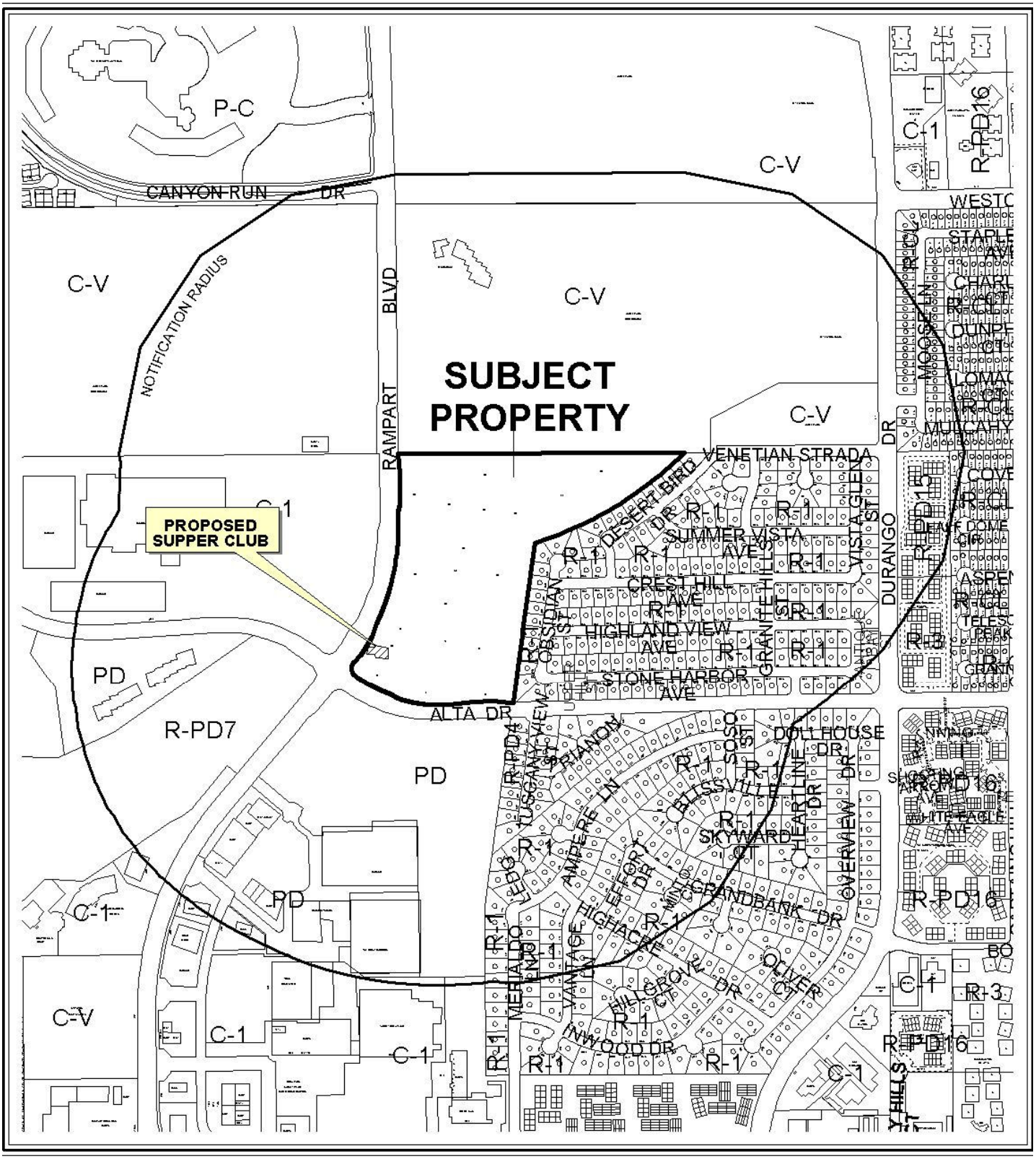
PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:

Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:

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



CASE: **SUP-40087**

RADIUS: 1500 FT

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

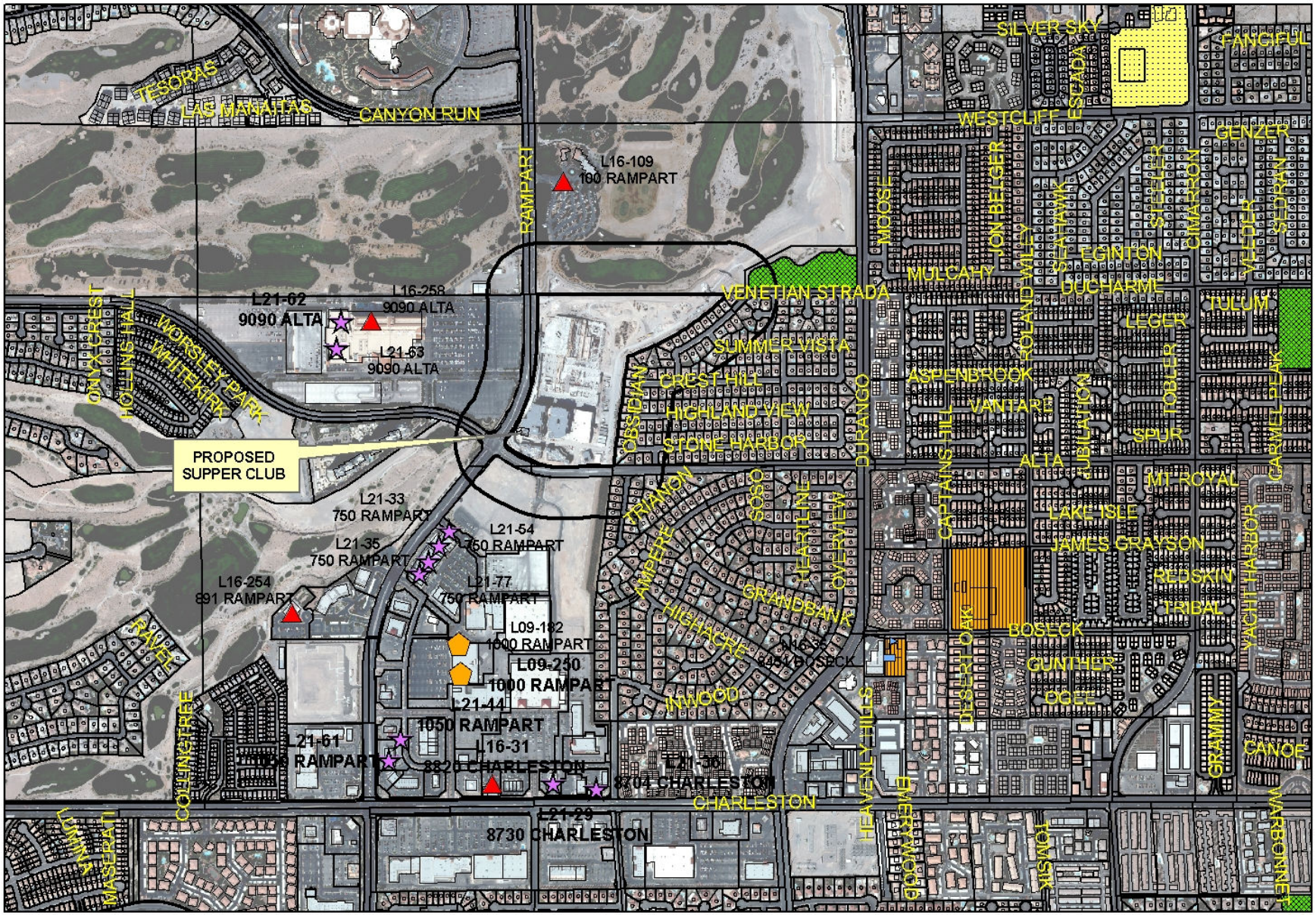
CASE: **SUP-40087**

RADIUS: 1500 FT

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

0 300 600 Feet

N



Supper Club
SUP-40087

Business Licenses

- Tavern
- Supper Club/ Restaurant Service Bar
- Beer/Wine/Cooler On Sale
- Child Care/ Children Facility

- RELIGIOUS
- CITY PARKS
- SCHOOLS
- Subject Property
- 400 foot buffer

N

APPROVED ALCOHOL ENTITLEMENTS FOR APN: 13832601003

ALCOHOL USES

- Tavern
- Supper Club/ Restaurant Service Bar
- Beer/Wine/Cooler On Sale
- Subject Property
- 400 foot buffer
- N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 16, 2010
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: APPLICANT/OWNER: GREAT WASH PARK, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-40087	Staff recommends APPROVAL, subject to conditions:	N/A

** CONDITIONS **

SUP-40087 CONDITIONS

Planning and Development

1. Conformance to all Minimum Requirements under LVMC Title 19.04.010 for a Supper Club use.

2. Conformance to the approved conditions for Rezoning (ZON-5653), Special Use Permit (SUP-5853) and Site Development Plan Review (SDR-10770).

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

4. Approval of this Special Use Permit does not constitute approval of a liquor license.

5. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

6. 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 6,420 square-foot Supper Club use at 400 South Rampart Boulevard, Suite #190. The subject site is located within the Tivoli Village at Queensridge Mixed-Use development that is currently under construction. The Supper Club use complies with all Title 19.04 requirements and can be conducted in a manner that is harmonious and compatible with existing surrounding development and uses; therefore, staff recommends approval with conditions. If this application is denied, the proposed Supper Club use cannot be located within the subject site, nor can a business license be obtained for the use at this location.

ISSUES

- A Supper Club use is permitted in the C-2 (General Commercial) zoning district with the approval of a Special Use Permit.
- A waiver is required to allow a distance separation of 141 feet from a City Park, where 400 feet is required.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
01/26/98	The City Council approved a Rezoning (Z-0127-97) from U (Undeveloped) zone, M (Medium Density Residential) and SC (Service Commercial) General Plan Designation, under Resolution of Intent to R-PD16 (Residential Planned Development – 16 Units per Acre), to C-2 (General Commercial) at the northeast corner of the intersection of Alta Drive and Rampart Boulevard. The Planning Commission and staff recommended approval of the request
03/02/05	The City Council approved a request for a Rezoning (ZON-5653) from U (Undeveloped) Zone to C-2 (General Commercial) on 30.21 acres adjacent to the northeast corner of Alta Drive and Rampart Boulevard. The Planning Commission recommended approval and staff recommended denial of the request.
	The City Council approved a request for a Special Use Permit (SUP-5853) to allow a proposed Mixed-Use commercial and residential development adjacent to the northeast corner of Alta Drive and Rampart Boulevard. The Planning Commission and staff recommended approval of the request.

03/02/05	The City Council approved a request for a Site Development Plan Review (SDR-5657) to allow a Mixed-Use development to include 700,000 square feet of commercial space and 375 residential condominium units in on 10-story and two five-story residential condominium buildings on 30.21 acres adjacent to the northeast corner of Alta Drive and Rampart Boulevard. The Planning Commission and staff recommended approval of the request.
04/19/06	The City Council approved a request for a Variance (VAR-10773) to allow 3,955 parking spaces where 4,961 parking spaces is the minimum number of parking spaces required for a proposed Mixed-Use development on 28.69 acres at 8750 Alta Drive. The Planning Commission recommended approval and staff recommended denial of the request.
	The City Council approved a request for a Site Development Plan Review (SDR-10770) for a 10-story Mixed Use development consisting of 699,000 square feet of commercial space and 340 residential units on 28.69 acres at 8750 Alta Drive. The Planning Commission recommended approval and staff recommended denial of the request.
06/06/07	The City Council approved a Review of Condition (ROC-21668) to modify Condition Number 9 of an approved Site Development Plan Review (SDR-10770) which stated that all perimeter landscape buffers shall comply with the minimum requirements listed in Title 19.12. Tree spacing within the buffers shall conform to the minimum requirements listed in Title 19.12. To allow a four-foot landscape buffer along the south property line where eight feet is the minimum required for an approved Mixed-Use development on 28.69 acres at 420 South Rampart Boulevard. The Planning and Development Department staff recommended approval of the request.
07/12/07	The Planning Commission approved a Tentative Parcel Map (TMP-20197) for a 324 unit Mixed-Use development on 28.62 acres at 302 South Rampart Boulevard. The Planning and Development Department staff recommended approval of the request.
10/01/08	The City Council approved a request for a Special Use Permit (SUP-28998) for a Supper Club use and a Waiver to allow a 141-foot separation from a City Park where 400 feet is the minimum required at the northeast corner of Rampart Boulevard and Alta Drive. The Planning Commission and staff recommended approval of the request.
12/17/08	The City Council approved a request for a Special Use Permit (SUP-30583) for a proposed 12,195 square-foot Supper Club use and a Waiver to allow a distance separation from a City Park where 400 feet is the minimum required at 440 South Rampart Boulevard, Suite #8120. The Planning Commission and staff recommended approval of the request.

07/01/09	The City Council approved a request for a Special Use Permit (SUP-34175) for a proposed Liquor Establishment (Tavern) use with a Waiver to allow a zero-foot distance separation from a similar use and a 141-foot distance separation from a City Park where 1,500 feet is the allowed at 330 South Rampart Boulevard, Suite #215. The Planning Commission and staff recommended approval of the request.
09/23/10	The Planning Commission approved a request for a Special Use Permit (SUP-39146) for a Liquor Establishment (Tavern) use within a 28.69-acre Mixed-Use development with Waivers to allow a distance separation of 141 feet from a City Park and to allow a zero-foot distance separation from a similar use where 1,500 feet is required at 440 South Rampart Boulevard, Suite #180. The Planning and Development Department staff recommended approval of the request.
10/21/10	The Planning Commission approved a request for a Special Use Permit (SUP-39440) for a Supper Club use with a Waiver to allow a 141-foot distance separation from a City Park where 400 feet is the minimum required at 420 South Rampart Boulevard, Suite #180. The Planning and Development Department staff recommended approval of the request.
	The Planning Commission approved a request for a Special Use Permit (SUP-39441) for a Liquor Establishment (Tavern) Use within a 28.44-acre Mixed-Use development with Waivers to allow a distance separation of 141 feet from a City Park and to allow a zero-foot distance separation from a similar use where 1,500 feet is required at 440 South Rampart Boulevard, Suite #B190. The Planning and Development Department staff recommended approval of the request.

Most Recent Change of Ownership	
01/16/04	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
There is no business license history at 400 South Rampart Boulevard, Suite #190, since the building has not yet received its final certificate of completion.	
02/23/09	A building permit (#7002985) was issued for a renewal of a permit for a certificate of completion for Building #10 at 400 South Rampart Boulevard. The building is under construction.

Pre-Application Meeting	
08/25/10	A pre-application meeting was held with the applicant where elements of submitting a Special Use Permit for a Supper Club use were discussed. The topic included: • A Waiver is required due to the proximity of the proposed use within 400 feet from a City Park.

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

Field Check	
11/09/10	A site visit noted that the subject building for this application is currently under construction.

Details of Application Request	
Site Area	
Net Acres	28.44

Surrounding Property	***Existing Land Use Per Title 19.04***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Mixed-Use Development (under construction)	GC (General Commercial)	C-2 (General Commercial)
North	Angel Park	PR-OS (Parks/Recreation and Open Space)	C-V (Civic)
South	Shopping Center	SC (Service Commercial)	PD (Planned Development)
East	Single-Family Dwellings	L (Low Density Residential)	R-1 (Single Family Residential)
West	Casino	SC (Service Commercial)	C-1 (Limited Commercial)

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

DEVELOPMENT STANDARDS

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

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

Parking Requirement							
Use	*Gross Floor Area or Number of Units*	*Required*			*Provided*		*Compliance*
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Mixed-Use	794,482 SF and 340 Residential Units	Case-by-case basis (when originally approved)					
TOTAL SPACES REQUIRED			4,961		3,955		
Regular and Handicap Spaces Required			4,891	70	3,895	60	Y*

*Per approved Variance (VAR-10773)

Waivers		
Requirement	*Request*	*Staff Recommendation*
400-foot distance separation from a City Park.	To allow a distance separation of 141 feet from a City Park	Approval

ANALYSIS

The applicant is proposing a Supper Club use located within the Tivoli Village at Queensridge Mixed-Use development. The proposed use is compatible with adjacent uses within the Mixed-Use development, including other previously approved similar uses.

Tivoli Village at Queensridge Mixed-Use development is adjacent to a Pedestrian Path along Rampart Boulevard as designated within the Transportation Trails Element of the Las Vegas 2020 Master Plan. The pedestrian sidewalk is currently under construction.

The applicant is requesting a Waiver of the required 400-foot distance separation from a City Park, pursuant to the Minimum Special Use Permit requirement. The park is located at approximately 141 feet from the proposed Supper Club use within Tivoli Village.

The floor plan submitted depicts 6,420 square feet for the proposed Supper Club use. The bar and lounge areas are separated by a railing. The proposed floor plan depicts the dining area, and outdoor/patio area seating available for 224 guests, while the bar and lounge areas have seating available for 28 guests. The floor area of the indoor seating is 2,440 square feet and outdoor patio seating area is 1,363 square feet. The remaining area or back of house area is 2,617 square feet. The proposed use will be compatible and harmonious with the existing uses and future surrounding land uses; therefore, staff recommends approval with conditions.

FINDINGS (SUP-40087)

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

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

   The proposed use can be conducted in a manner that is compatible with existing adjacent commercial and residential uses within the approved Mixed-Use development, as well as, future surrounding land uses.

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

   The site is physically suitable for this type of use and the intensity is appropriate in this area of the City. Ample site access is provided and adequate parking is being provided in accordance with the approved Variance (VAR-10773) for the Mixed-Use development. The proposed Supper Club use is appropriate in these types of Mixed-Use developments.

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

   The subject site is accessed by Rampart Boulevard and Alta Drive. Both streets are sufficient to accommodate the amount of vehicular trips associated with the proposed use.

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

   Approval of the Special Use Permit is consistent with the General Plan, and will not compromise the public health, safety, or welfare.

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

   The proposed Supper Club use does not meet all Minimum Special Use Permit requirements pursuant to Title 19.04 due to the proximity to a City Park. The applicant is requesting a waiver of the requirement.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 12

NOTICES MAILED 732

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: Great Wash Park LLC

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

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

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Todd D. Davis

Subscribed and sworn before me

This 19th day of October, 2010

Cynthia Callegaro

Notary Public in and for said County and State

Cynthia Callegaro

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

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

RECEIVED
OCT 26 2010
City of Las Vegas

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

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

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

Project Name Silk **Proposed Use** Supper Club

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

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

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

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

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

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

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

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

E-mail Address vickie@ehbinc.com

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

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

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

E-mail Address ccallegaro@ehbinc.com

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

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

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

E-mail Address lora@brownlawlv.com

Property Owner Signature* _____

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

Print Name Todd D. Davis

Subscribed and sworn before me

This 19th day of October, 20 10.

Cynthia Callegaro

Notary Public in and for said County and State

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

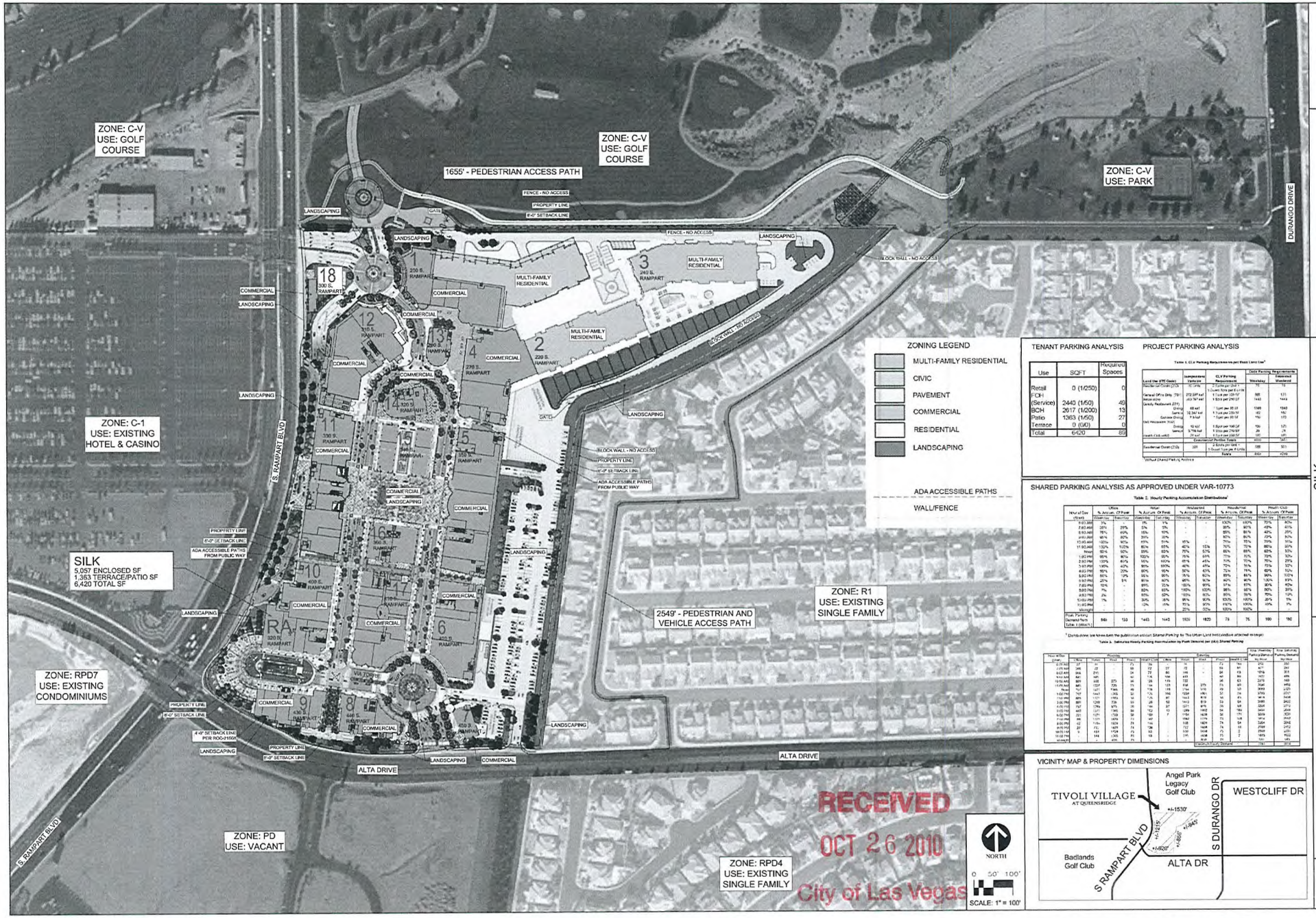
FOR DEPARTMENT USE ONLY

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

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

Revised 10/27/08

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



TENANT PARKING ANALYSIS

Use	SQFT	Required Spaces
Retail	0 (1/250)	0
FOH (Service)	2440 (1/50)	49
BOH	2617 (1/200)	13
Patio	1363 (1/50)	27
Terrace	0 (0/0)	0
Total	6420	89

PROJECT PARKING ANALYSIS

Table 1: CLV Parking Requirements per Base Land Use[1]

Land Use (ITE Code)	Independent Variable	CLV Parking Requirements	Code Parking Requirements Weekday	Code Parking Requirements Weekend
Residential Condo (230)	78 units	1.5 per unit (117)	156	156
Terrace/Patio (FOH) (710)	272 SFF net / 49 KF net	1 / 1,000 per (320 SF net) / 1 / 1,000 per (240 SF net)	665	131
Terrace/Patio (BOH) (710)	272 SFF net / 49 KF net	1 / 1,000 per (320 SF net) / 1 / 1,000 per (240 SF net)	1443	1443
Casino/Restaurant (331)	69 ksf	1 per 35 SF	1389	1340
Gaming	52,267 ksf	1 / 1,000 per 250 SF	452	182
Casinos (Dining)	9 ksf	1 / 1,000 per 80 SF	162	113
Deli/Restaurant (932)				
Dining	10 ksf	1 /1,000 per 100 GF	100	121
Gaming	3,766 ksf	1 /1,000 per 250 SF	29	29
Health Club (492)	20 ksf	1 /1,000 per 200 SF	101	101
Commercial Parking Totals			4351	3621
Residential Condo (230)	320	2 Spots per Unit + 1 Guest Spot per 4 Units	720	320
Totals			4951	4249

[1] Without Shared Parking Analysis

SHARED PARKING ANALYSIS AS APPROVED UNDER VAR-10773

Table 2: Hourly Parking Accumulation Distribution[1]

Hour of Day (Start)	Office % Accum. Of Peak Weekday	Office % Accum. Of Peak Saturday	Retail % Accum. Of Peak Weekday	Retail % Accum. Of Peak Saturday	Restaurant % Accum. Of Peak Weekday	Restaurant % Accum. Of Peak Saturday	Residential % Accum. Of Peak Weekday	Residential % Accum. Of Peak Saturday	Health Club % Accum. Of Peak Weekday	Health Club % Accum. Of Peak Saturday
7:00 AM	5%	-	5%	-	-	-	100%	100%	70%	80%
8:00 AM	20%	20%	5%	5%	-	-	98%	90%	40%	45%
9:00 AM	95%	40%	20%	10%	-	-	95%	85%	40%	45%
10:00 AM	95%	80%	35%	35%	-	-	90%	85%	20%	30%
11:00 AM	100%	100%	60%	60%	15%	15%	75%	75%	20%	30%
12:00 PM	90%	100%	85%	85%	40%	15%	70%	70%	80%	95%
1:00 PM	95%	80%	95%	95%	60%	40%	70%	70%	80%	95%
2:00 PM	95%	80%	100%	95%	75%	60%	70%	70%	70%	95%
3:00 PM	100%	60%	95%	95%	85%	75%	70%	70%	70%	95%
4:00 PM	100%	40%	95%	100%	90%	85%	70%	70%	70%	95%
5:00 PM	90%	20%	95%	95%	95%	90%	70%	70%	70%	95%
6:00 PM	90%	10%	95%	95%	100%	95%	70%	70%	70%	95%
7:00 PM	10%	-	85%	85%	100%	95%	70%	70%	70%	95%
8:00 PM	5%	-	85%	85%	100%	95%	70%	70%	70%	95%
9:00 PM	5%	-	85%	60%	100%	95%	70%	70%	70%	95%
10:00 PM	5%	-	60%	40%	90%	85%	70%	70%	70%	95%
11:00 PM	-	-	10%	10%	75%	90%	100%	100%	70%	70%
Midnight	-	-	-	-	25%	50%	100%	100%	100%	70%
Peak Parking Demand Rate (Units)	848	153	1443	1443	1929	1825	720	320	100	190

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

Table 3: Calculated Hourly Parking Accumulation by Peak Demand per (Unit) Shared Parking

Hour of Day (Start)	Weekday Office	Weekday Retail	Weekday Restaurant	Weekday Residential	Weekday Health Club	Saturday Office	Saturday Retail	Saturday Restaurant	Saturday Residential	Saturday Health Club	Total Weekday Parking Demand by Hour	Total Saturday Parking Demand by Hour
7:00 AM	8	72	-	720	70	-	-	-	320	56	870	376
8:00 AM	169	72	-	720	40	31	72	-	320	63	1001	486
9:00 AM	806	288	-	720	20	153	288	-	320	63	1834	824
10:00 AM	848	432	-	720	20	153	432	-	320	63	2140	968
11:00 AM	848	864	289	720	20	153	720	275	320	63	2941	1511
Noon	767	1227	771	720	70	122	1152	550	320	63	3555	2207
1:00 PM	807	1371	1156	720	70	122	1296	825	320	63	4124	2626
2:00 PM	807	1371	1156	720	70	122	1296	825	320	63	4124	2626
3:00 PM	848	1299	1156	720	70	87	1224	1100	320	63	4113	2794
4:00 PM	848	1299	1156	720	70	61	1224	1100	320	63	4113	2768
5:00 PM	767	1371	1156	720	70	31	1296	1100	320	63	4184	2810
6:00 PM	767	1371	1156	720	70	15	1296	1100	320	63	4184	2794
7:00 PM	85	1299	1156	720	70	-	1224	1100	320	63	3330	2707
8:00 PM	42	1299	1156	720	70	-	1224	1100	320	63	3287	2707
9:00 PM	42	1227	1156	720	70	-	1080	1045	320	63	3215	2508
10:00 PM	42	864	1040	720	70	-	720	963	320	63	2736	2066
11:00 PM	-	216	771	720	20	-	216	688	320	20	1727	1244
Midnight	-	-	289	720	20	-	-	275	320	20	1049	615
Peak Parking Demand Rate (Units)	848	1443	1929	720	100	153	1443	1825	320	190	4184	2810

VICINITY MAP & PROPERTY DIMENSIONS

RECEIVED
OCT 26 2010
City of Las Vegas

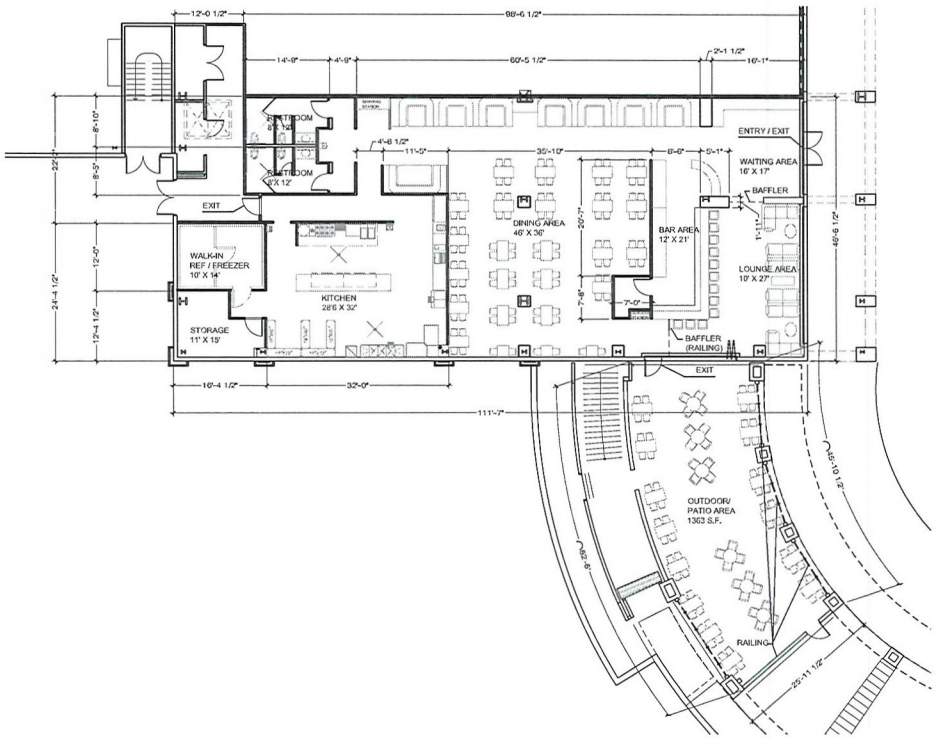
TIVOLI VILLAGE

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

SITE PLAN

01

SUP-40087



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

SCALE: 1" = 10'

SEATING CHART

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

SEATING CAPACITY: 252

SQUARE FOOTAGE

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

OCCUPANT LOAD

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

PLUMBING CALC

WATER CLOSET :	MEN @ 1/75 = 2 WOMEN @ 1/75 = 2
LAVATORY :	MEN @ 1/ 200 = 1 WOMEN @ 1/200 = 1
DRINKING FOUNTAIN :	1 / 500 = 1
SERVICE SINK :	1

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

RECEIVED
OCT 26 2010
City of Las Vegas

SUP-40087

SUP-40087 - APPLICANT/OWNER: GREAT WASH PARK, LLC
400 SOUTH RAMPART BOULEVARD, SUITE #190

11/09/10

SUP-40087 - APPLICANT/OWNER: GREAT WASH PARK, LLC
400 SOUTH RAMPART BOULEVARD, SUITE #190

11/09/10

LAW OFFICE

Brown, Brown & Premsrirut

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS

JAY H. BROWN
DAVID T. BROWN
PUOY K. PREMSRIRUT

520 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101-6520

TELEPHONE (702) 384-5563
FACSIMILE (702) 385-1023
EMAIL: jbrown@brownlawlv.com

October 27, 2010

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

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

Dear Sir/Madam;

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

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

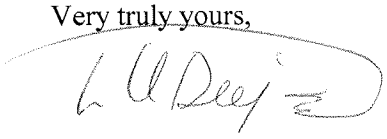
This application requires a waiver of separation distance to allow less than 400 feet from the property line of the subject parcel to the property line of the nearest city park. The Tivoli Village mixed use development is situated on a parcel on which the north easternmost corner measures 141 feet from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

SUP-40087

RECEIVED
OCT 26 2010
City of Las Vegas

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

Very truly yours,



Lora Dreja
Land Entitlements
Brown, Brown and Premsrirut

SUP-40087

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 16, 2010

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

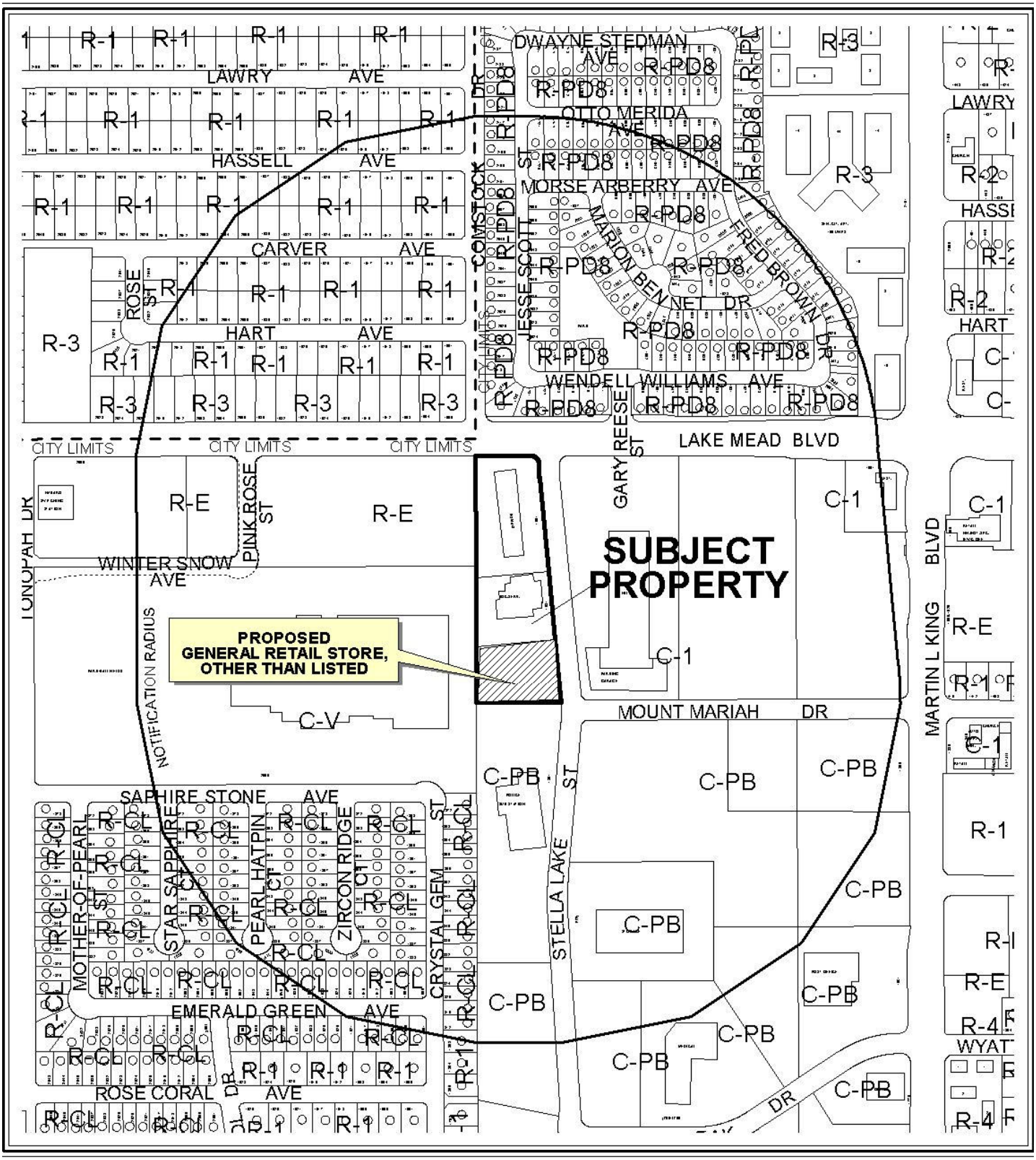
SUBJECT:
SUP-40143 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: STRUT N - OWNER: EXPERTISE COSMETOLOGY INSTITUTE, LLC - Request for a Special Use Permit FOR A GENERAL RETAIL STORE, OTHER THAN LISTED (LESS THAN 3,500 SQUARE FEET) at 1911 Stella Lake Street, Suite #100 (APN 139-21-313-012), C-PB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

MAY GO TO CITY COUNCIL ON 01/19/2011 OR MAY BE FINAL ACTION
(Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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



CASE: **SUP-40143**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-PB (PLANNED BUSINESS PARK)

0 300 600 Feet

N

CASE: **SUP-40143**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-PB (PLANNED BUSINESS PARK)

0 300 600 Feet

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 16, 2010
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: APPLICANT: STRUT N - OWNER: EXPERTISE COSMETOLOGY INSTITUTE, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-40143	Staff recommends APPROVAL, subject to conditions:	N/A

** CONDITIONS **

SUP-40143 CONDITIONS

Planning and Development

1. Conformance to all Minimum Requirements under LVMC Title 19.04.010 for a General Retail Store, Other Than Listed use.

2. Conformance to the approved conditions for Rezoning (Z-0136-94), Special Use Permit (SUP- 18298) and Site Development Plan Review (SDR- 6140).

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

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

RG

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 General Retail Store, Other Than Listed (Less than 3,500 square feet) use at 1911 Stella Lake Street, Suite #100. The suite currently contains a Cosmetology School and the proposed use will occupy 275 square feet. The General Retail Store use complies with all Title 19.04 requirements and can be conducted in a manner that is harmonious and compatible with existing surrounding development and land uses; therefore, staff recommends approval with conditions. If this request is denied, the proposed General Retail Store use cannot be located within the subject site, nor can a business license be obtained for the use at this location.

ISSUES

- A General Retail Store use is permitted in the C-PB (Planned Business Park) zoning district with the approval of a Special Use Permit. The proposed use will be operated independently from the existing uses at the site.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
12/21/94	The City Council approved a request for Rezoning (Z-0136-94) of property located on the west side of Martin L. King Boulevard, between Lake Mead Boulevard and Vegas Drive, from R-E (Residence Estates) to C-PB (Planned Business Park). The Planning Commission and staff recommended approval.
02/07/96	The City Council approved the request for an Extension of Time [Z-0136-94(3)] for a proposed planned business park on property located on the west side of Martin L. King Boulevard between Lake Mead Boulevard and Vegas Drive. The Planning Commission and staff recommended approval.
04/20/05	The City Council approved the request for a Site Development Plan Review (SDR-6140) for a 13,107 square-foot Cosmetology School and waivers of building setback and perimeter landscaping requirements on 0.99 acres on the west side of Stella Lake Street, approximately 600 feet south of Lake Mead Boulevard. The Planning Commission and staff recommended approval.
02/07/07	The City Council approved the request for a Special Use Permit (SUP-18298) for a Restaurant less than 2,000 square feet without drive-through on 0.99 acres at 1911 Stella Lake Street, Suite #150. The Planning Commission recommended approval, whereas Planning and Development staff

	recommended denial.

	The City Council approved the request for a Variance (VAR-18299) to allow 40 parking spaces where 48 spaces are required on 0.99 acres at 1911 Stella Lake Street, Suite #150. The Planning Commission recommended approval, whereas Planning and Development staff recommended denial.

Most Recent Change of Ownership	
05/01/07	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
01/18/06	A building permit (#06000312) was issued for an 11,000 square-foot new shell building at 1911 Stella Lake Street. The project was completed on 12/08/06.
	A building permit (#06000314) was issued for a Tenant Improvement at 1911 Stella Lake Street. The project was completed on 12/14/06.
10/20/06	A business license (S02-00994) was issued a change of location for a Beauty School at 1911 Stella Lake Street, Suite 100. The business license was originally issued on 02/01/01.
	A business license (B08-00863) was issued a change of location for Beauty Supply sales at 1911 Stella Lake Street, Suite 100. The business license was originally issued on 02/10/03.
09/30/10	A business license (S07-98337) was filed for Shoe and Accessory sales at 1911 Stella Lake Street, Suite 100. The business license review was denied by Planning and Development Department on 10/05/10, pending approval of a Special Use Permit for a General Retail Store in a C-PB (Planned Business Park) zoning district.

Pre-Application Meeting	
10/21/10	A pre-application meeting was held with staff to discuss the required actions necessary to allow a General Retail Store in a C-PB (Planned Business Park) zoning district, and discussed the submittal requirements for a Special Use Permit.

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

Field Check	
11/09/10	During a site visit staff noted a well maintained commercial property.

Details of Application Request	
Site Area	
Gross Acres	0.99

Surrounding Property	***Existing Land Use Per Title 19.04***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Cosmetology School and Restaurant	LI/R (Light Industry/Research)	C-PB (Planned Business Park)
North	Social Service Provider	LI/R (Light Industry/Research)	C-PB (Planned Business Park)
South	Police Substation	PF (Public Facilities)	C-PB (Planned Business Park)
East	Government Facility	LI/R (Light Industry/Research)	C-1 (Limited Commercial)
West	Public School, Primary	PF (Public Facilities)	C-V (Civic)

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

DEVELOPMENT STANDARDS

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Street Width (Feet)***	***Compliance with Street Section***
Stella Lake Street	N/A	N/A	60	N/A

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

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Business School (Cosmetology School)	9,537 SF	1/each staff; 1/2 students	30				
Retail	275 SF	One space per 175 SF	2				
Restaurant – public areas	490 SF	One space per 50 SF	10				
Restaurant – non public areas	700 SF	One space per 200 SF	4				
TOTAL SPACES REQUIRED			46		40		N
Regular and Handicap Spaces Required			44	2	38	2	N*

Per approved Variance (VAR-18299)

ANALYSIS

The applicant is proposing a 275 square-foot General Retail Store, Other Than Listed (Less than 3,500 Square Feet) use, within an existing 9,810 square-foot Cosmetology School. The Cosmetology School currently has an existing business license for Beauty Supply sales. The applicant is proposing retail sales to include Shoes and Accessory sales, in the same location as the Beauty Supply sales, but operated independently from the existing uses. A General Retail Store is permitted with an approval of a Special Use Permit in the C-PB (Planned Business Park) zoning district.

A previous Variance (VAR-18299) was approved to allow 40 parking spaces on site, where 48 parking spaces were required. The total required parking spaces for the site with the proposed and existing uses are 46. The site plan depicts 40 parking spaces provided on site. The proposed use does not affect the required parking; therefore, a new parking variance is not required.

The subject site is located within the West Las Vegas Plan, Airport Overlay District with 105-foot height restriction, and the Las Vegas Redevelopment Plan Area (Downtown Redevelopment Area). The proposed use would not have a negative impact relating to the above mentioned Special Area Plans. The proposed General Retail Store use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses; therefore, staff recommends approval with conditions.

RG

FINDINGS (SUP-40143)

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 General Retail Store, Other Than Listed (Less than 3,500 Square Feet) use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses.

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

   The site is physically suitable for this type of use and the intensity is appropriate in this area of the City. Site access is provided and adequate parking is being provided in accordance with the approved Variance (VAR-18299) for the commercial building.

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

   The subject site is accessed by Stella Lake Street. The street is sufficient to accommodate the amount of vehicular trips associated with the proposed use.

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

   Approval of the Special Use Permit is consistent with the General Plan, and will not compromise the public health, safety, or welfare.

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

   The proposed General Retail Store, Other Than Listed (Less than 3,500 Square Feet) use meets all of the applicable conditions per Title 19.04.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 16

NOTICES MAILED 336

APPROVALS 0

PROTESTS 0

RG

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 Strut N

Name of Representative: Gwen Chaney-Braimah

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

RECEIVED
10 NOV 12 AM 6:55
PLANNING AND DEVELOPMENT

RECEIVED
NOV 12 2010

Signature of Property Owner: Gwendolyn C Braimah

Print Name: Gwendolyn C Braimah

Subscribed and sworn before me

This 10 day of November, 2010

Notary Public in and for said County and State

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

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Ashley Chaney

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

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

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

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

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

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

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

PROPERTY OWNER Expertise Cosmetology Inst. LLC **Contact** Gwen Braimoh, Mng Member
Address 1911 Stella Lake **Phone:** (702) 636-8686 **Fax:** (702) 636-0065
City Las Vegas **State** NV **Zip** 89106
E-mail Address gwencbar@aol.com

APPLICANT Strut N **Contact** Ashley Chaney
Address 1911 Stella Lake **Phone:** (702) 636-0941 **Fax:** (702) 636-0065
City Las Vegas **State** NV **Zip** 89106
E-mail Address gwencbar@aol.com

REPRESENTATIVE Gwen Chaney Braimoh **Contact** Gwen Braimoh
Address 1911 Stella Lake **Phone:** (702) 636-8686 **Fax:** (702) 636-0065
City Las Vegas **State** NV **Zip** 89106
E-mail Address gwencbar@aol.com

Property Owner Signature* _____

*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

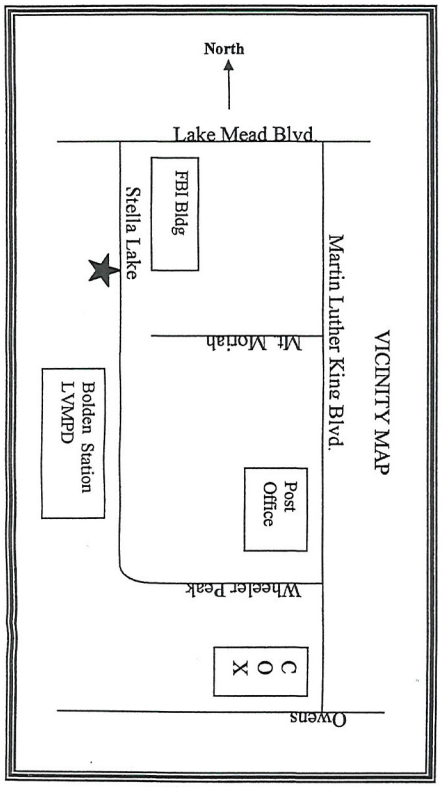
NOV 02 2010

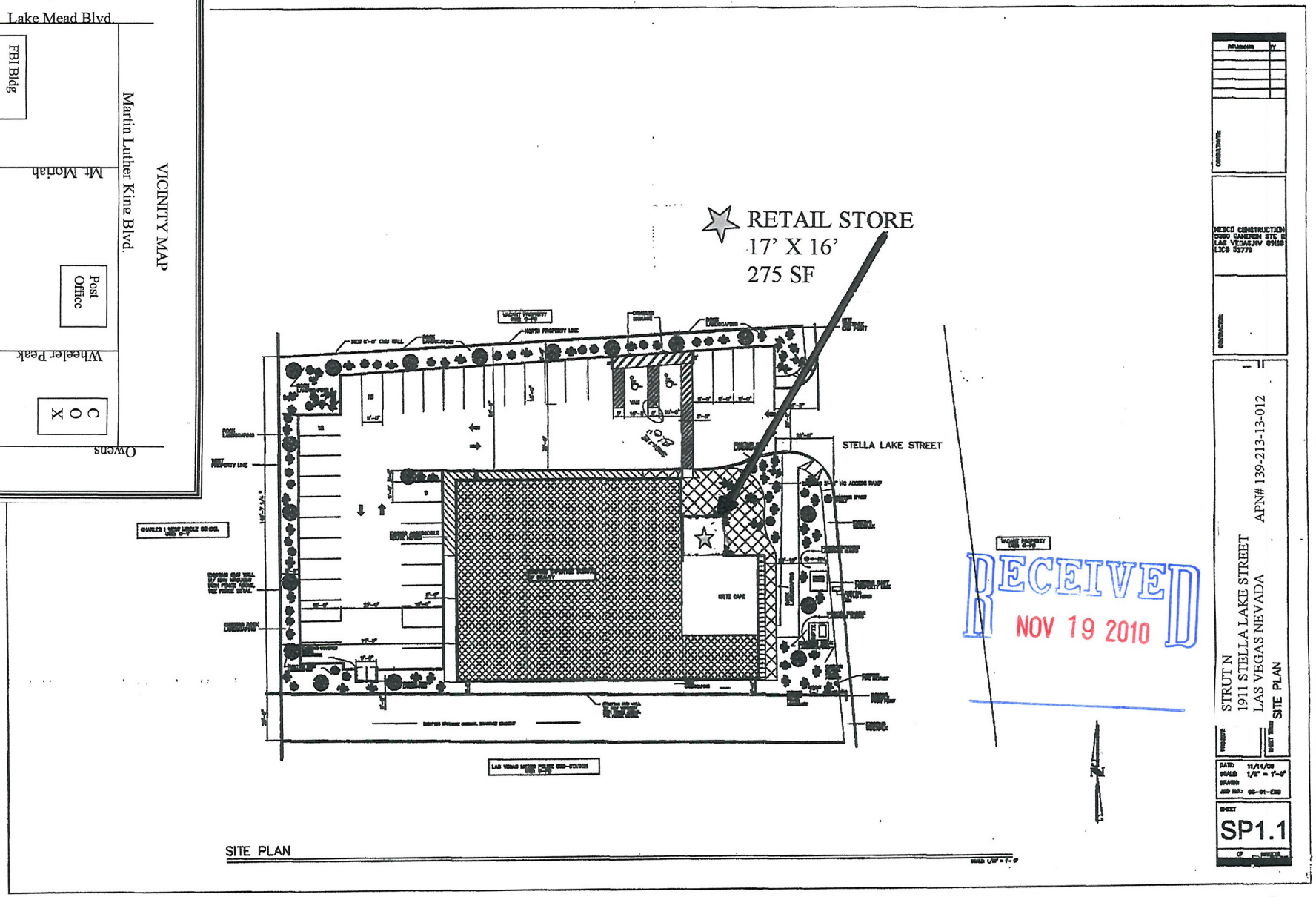
Notary Public - State of Nevada
County of Clark
R. MCCOY
My Appointment Expires
July 1, 2012
24-90099-1

FOR DEPARTMENT USE ONLY

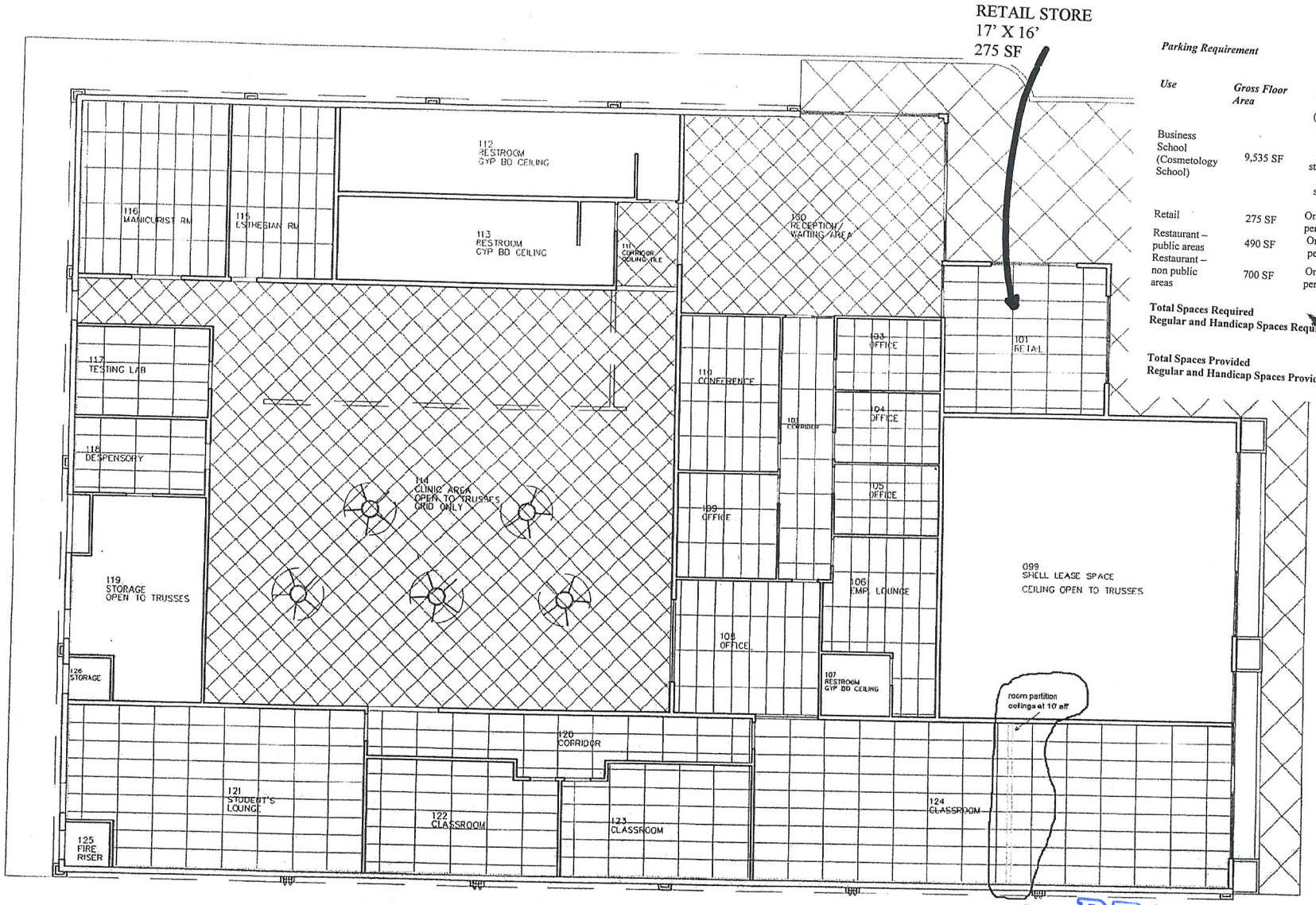
Case #	SUP- 40143
Meeting Date:	12/16/10
Total Fee:	1030.00
Date Received:*	11/2/10
Received By:	JFmuller

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.





SUP-40143
REVISED



Parking Requirement

Use	*Gross Floor Area*	*Parking Ratio*	*Parking* Regular	Handicapped
Business School (Cosmetology School)	9,535 SF	(5 staff) 1 sp/staff; (50 students) 1 sp/2 students	30	
Retail	275 SF	One space per 175 SF	2	
Restaurant – public areas	490 SF	One space per 50 SF	10	
Restaurant – non public areas	700 SF	One space per 200 SF	4	
Total Spaces Required			46	
Regular and Handicap Spaces Required			44	2
Total Spaces Provided			40	
Regular and Handicap Spaces Provided			38	2

RECEIVED
NOV 17 2010

SUP-40143
REVISED

SUP-40143 - APPLICANT: STRUT N - OWNER: EXPERTISE COSMETOLOGY INSTITUTE, LLC
1911 STELLA LAKE STREET, SUITE #100

11/09/10

SUP-40143 - APPLICANT: STRUT N - OWNER: EXPERTISE COSMETOLOGY INSTITUTE, LLC
1911 STELLA LAKE STREET, SUITE #100

11/09/10

JUSTIFICATION LETTER

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

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

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

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

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

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

The following summarizes the key factors:

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

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

APPLICANT:
Ashley Chaney
DBA STRUT N

SUP-40143

NOV 02 2010

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

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

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

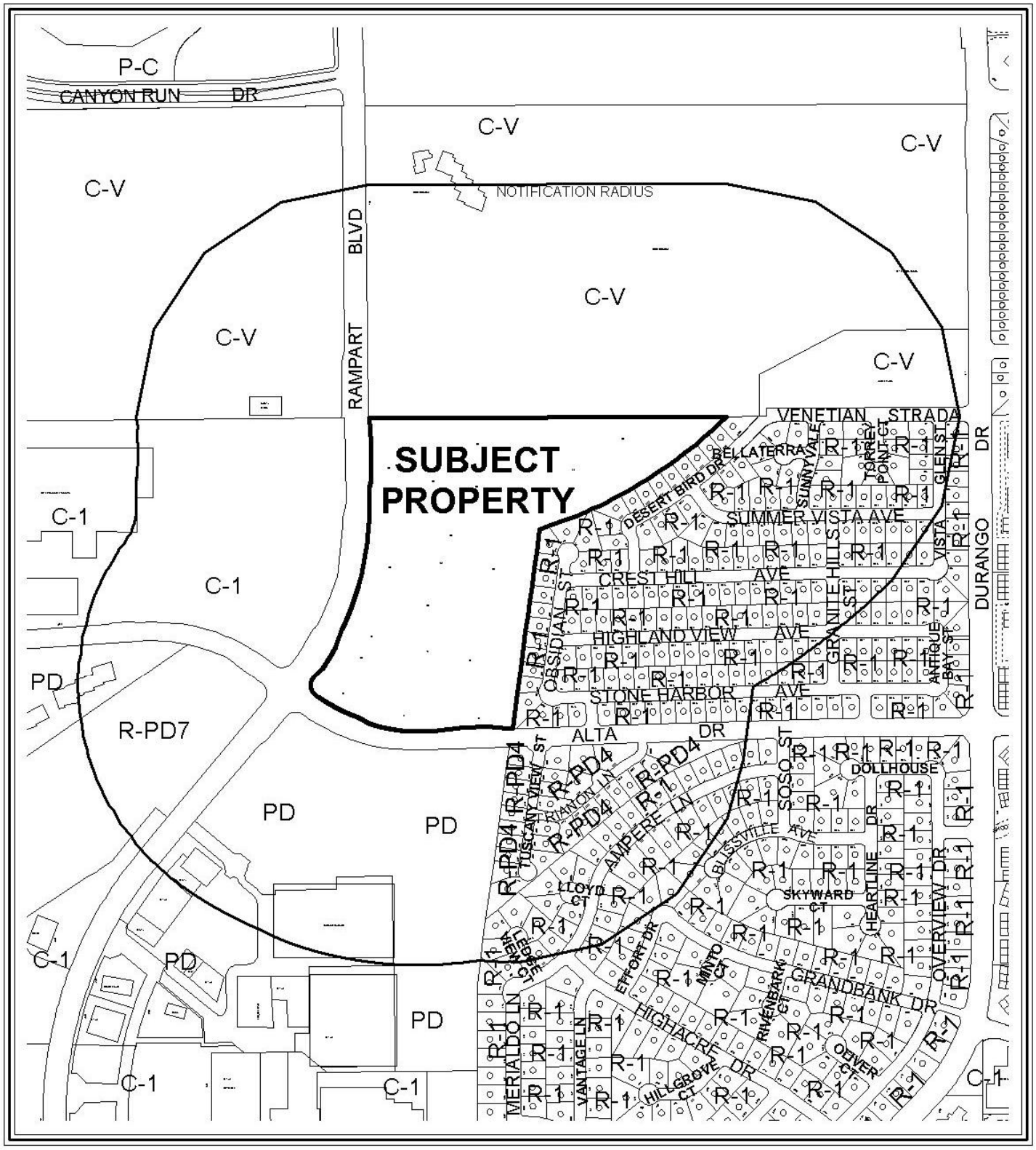
SUBJECT:
MSP-40230 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT: YOUNG ELECTRIC SIGN COMPANY - OWNER: GREAT WASH PARK, LLC - Request for a Master Sign Plan FOR AN APPROVED MIXED-USE DEVELOPMENT on 28.44 acres at the northeast corner of Alta Drive and Rampart Boulevard (APN 138-32-601-003), C-2 (General Commercial) Zone, Ward 2 (Wolfson). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 01/19/2011 OR MAY BE FINAL ACTION
(Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Tenant Sign Design Criteria and Sign Analysis
5. Photos
6. Justification Letter



CASE: **MSP-40230**

RADIUS: 1000 FT

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

0 800 1600 Feet

CASE: **MSP-40230**

RADIUS: 1000 FT

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 16, 2010
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: APPLICANT: YOUNG ELECTRIC SIGN COMPANY - OWNER: GREAT WASH PARK, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
MSP-40230	Staff recommends APPROVAL.	

** CONDITIONS **

MSP-40230 CONDITIONS

Planning and Development

1. Conformance to the sign elevations and documentation as submitted in conjunction with this request, date stamped 11/15/10, except as amended by conditions herein.

2. All signage shall have proper permits obtained through the Building and Safety Department prior to installation.

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

4. Any future amendments to the approved signage within the Master Sign Plan, including size and locations, which are in conformance with Title 19 may be reviewed and approved administratively by the Planning and Development Department.

5. Proposed "Grand Blade Signs" shall conform to Title 19.14 requirements for projecting signs.

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

YK

Public Works

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

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Master Sign Plan for a Mixed Use development located at 302 South Rampart Boulevard. The project, The Village at Queensridge, was inspired by Old World charm with artistry and craftsmanship to meet the contemporary lifestyles of vibrant people. The signage package is reflective of this design concept. The request is for a variety of wall and projecting signs in varied sizes. As the proposed signage conforms to the requirements of Title 19.14 for a property zoned C-2 (General Commercial), staff recommends approval with conditions. If denied, no signage would be allowed.

ISSUES

- Title 19.14 requires commercial developments of greater than 15 acres in size to have an approved master sign plan in place prior to installation of on-premise signage.
- In addition to the Title 19.14 requirement, Site Development Plan Review (SDR-10770) requires approval of a Master Sign Plan prior to the issuance of any sign permits.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
01/26/98	The City Council approved a Rezoning (Z-0127-97) from U (Undeveloped) zone, M (Medium Density Residential) and SC (Service Commercial) General Plan Designation), under Resolution of Intent to R-PD16 (Residential Planned Development – 16 Units per Acre), to C-2 (General Commercial) at the northeast corner of the intersection of Alta Drive and Rampart Boulevard. The Planning Commission and staff recommended approval of the request.
03/02/05	The City Council approved a request for a Site Development Plan Review (SDR-5657) to allow a Mixed-Use development to include 700,000 square feet of commercial space and 375 residential condominium units in one 10-story and two five-story residential condominium buildings on 30.21 acres adjacent to the northeast corner of Alta Drive and Rampart Boulevard. The Planning Commission and staff recommended approval of the request.
	The City Council approved a request for a Special Use Permit (SUP-5853) to allow a proposed Mixed-Use commercial and residential development adjacent to the northeast corner of Alta Drive and Rampart Boulevard. The Planning Commission and staff recommended approval of the request.

04/19/06	The City Council approved a request for a Variance (VAR-10773) to allow 3,955 parking spaces where 4,961 parking spaces is the minimum number of parking spaces required for a proposed Mixed-Use development on 28.69 acres at 8750 Alta Drive. The Planning Commission recommended approval, but staff recommended denial of the request.
	The City Council approved a request for a Site Development Plan Review (SDR-10770) for a 10-story Mixed-Use development consisting of 699,000 square feet of commercial space and 340 residential units on 28.69 acres 8750 Alta Drive. The Planning Commission recommended approval, but staff recommended denial of the request.
06/06/07	The City Council approved a Review of Condition (ROC-21668) to modify Condition Number 9 of an approved Site Development Plan Review (SDR-10770), which stated that all perimeter landscape buffers shall comply with the minimum requirements listed in Title 19.12. Tree spacing within the buffers shall conform to the minimum requirements listed in Title 19.12. The revised condition is to allow a four-foot landscape buffer along the south property line where eight feet is the minimum required for an approved mixed-use development on 28.69 acres at 420 South Rampart Boulevard. Staff recommended approval of the request.
07/12/07	The Planning Commission approved a Tentative Map (TMP-20197) for a 324 unit Mixed-Use development on 28.62 acres at 302 South Rampart Boulevard. Staff recommended approval of the request.

Most Recent Change of Ownership	
01/16/04	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
09/14/07 to present	There have been numerous building permits and business licenses issued for this site. None of the permits have addressed signage.

Pre-Application Meeting	
10/04/10	Staff reviewed the requirements for a Master Sign Plan application with the applicant. A sign analysis table was required for each building.

Neighborhood Meeting
No neighborhood meeting was required, nor was one held.

Field Check	
11/09/10	Staff conducted a site visit and noted the project was under construction. No permanent signage was found.

Details of Application Request	
Site Area	
Net Acres	28.69

Surrounding Property	***Existing Land Use Per Title 19.04***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Mixed-Use Development (under construction)	GC (General Commercial)	C-2 (General Commercial)
North	Angel Park	PR-OS (Parks/Recreation and Open Space)	C-V (Civic)
South	Shopping Center	SC (Service Commercial)	PD (Planned Development)
East	Single-Family Dwellings	L (Low Density Residential)	R-1 (Single Family Residential)
West	Casino	SC (Service Commercial)	C-1 (Limited Commercial)

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

DEVELOPMENT STANDARDS

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Street Width (Feet)*	*Compliance with Street Section*
Rampart Boulevard	Primary Arterial	Master Plan of Streets and Highways	100	Yes
Alta Drive	Secondary Collector	Master Plan of Streets and Highways	80	Yes

ANALYSIS

Title 19.14.130 requires approval of a master sign plan for any nonresidential project on a site larger than 15 acres prior to installation of any on-premise signage. The most recent Site Development Plan Review (SDR-10770) approval also requires the master sign plan pursuant to Title 19.14.

Staff reviewed the sign analysis table submitted with the application and found it to be in compliance with the permitted signage for a C-2 (General Commercial) project. The signage plan is well thought out and blends with the architecture of the buildings. All proposed wall signs are less than twenty percent of each building elevation. There are no freestanding signs proposed with this project.

There is a Multi-Use Non-Equestrian Pedestrian Path located on the east side of Rampart Boulevard but it will not be impacted by this proposal.

There are 12 distinct districts "Villages" proposed, each with its own identity based on an Old World European village. Although each village will have its own distinct identity, the signage will be consistent and seamless between them. Approximately 1,265 wall signs could be installed as well as an undetermined number of arcade and projecting signs should this application be approved. These numbers will be determined by the square footage of each business as well as the number and location of the entrances to each. The wall signs range from two feet by eight feet to 12' x 35' in size. The maximum size of each arcade and projecting sign will be eight square feet with the number to be determined based on leasing agreements. There are also 70 Grand Blade Signs (defined as Projecting signs under Title 19.14) proposed, each at 30 square feet. These are also within Title 19.14 standards. However, the property owner will have to decide which size to use for each space as only one sign per entrance will be permitted by Title 19.14. Regardless of the number of signs proposed, all are permitted under Title 19.14 and no building elevation will have more than 20% of its façade covered in signage.

The proposal also includes an extensive incidental signage plan that does not require permits but must conform to the standards in Title 19.14. The traffic signs are exempt from these standards.

FINDINGS

The size, style and location of the proposed signs are all allowed under Title 19.14.060(F) and are appropriate to the arrangement of buildings and scale of the project. Staff recommends approval.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 12

NOTICES MAILED 412

APPROVALS 0

PROTESTS 0

YK

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **MSP-40230** APN: 138-32-601-003

Name of Property Owner: Great Wash Park LLC

Name of Applicant: Young Electric Sign Company

Name of Representative: Rich Hinshaw / Ed Stagner

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: FRANK PANKRATZ

Subscribed and sworn before me

This 12 day of November, 2010

LeeAnn Stewart-Schencke
Notary Public in and for said County and State

LEEANN STEWART-SCHENCKE
Notary Public-State of Nevada
APPT. NO. 07-4284-1
My App. Expires July 26, 2011

RECEIVED
NOV 15 2010
City of Las Vegas

PLANNING & DEVELOPMENT
CITY OF LAS VEGAS
DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Master Sign Plan

Project Address (Location) 420 S. Rampart Blvd.

Project Name The Village at Queensridge **Proposed Use** UT

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

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

Commercial Square Footage 787,329 **Floor Area Ratio** ____

Gross Acres 28.44 **Lots/Units** 340 **Density** ____

Additional Information ____

PROPERTY OWNER Great Wash Park LLC **Contact** Gary Chappell

Address 9755 West Charleston Blvd. **Phone:** (702) 940-6938 **Fax:** (702) 940-6931

City Las Vegas **State** Nv. **Zip** 89117

E-mail Address gchappell@TVQR.com

APPLICANT Young Electric Sign Company **Contact** Rich Hinshaw/Ed Stagner

Address 5119 S. Cameron St **Phone:** (702) 876-8080 **Fax:** (702) 944-4500

City Las Vegas **State** Nv. **Zip** 89118

E-mail Address rhinshaw@yesco.com estagner@yesco.com

REPRESENTATIVE Young Electric Sign Company **Contact** Rich Hinshaw/Ed Stagner

Address 5119 S. Cameron St. **Phone:** (702) 876-8080 **Fax:** (702) 944-4500

City Las Vegas **State** Nv. **Zip** 89118

E-mail Address rhinshaw@yesco.com estagner@yesco.com

Property Owner Signature* ____

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

Print Name FRANK PANKRATZ

Subscribed and sworn before me

This 12 day of November, 20 10.

LeeAnn Stewart-Schencke

Notary Public in and for said County and State

LEEANN STEWART-SCHENCKE
Notary Public-State of Nevada
APPT. NO. 07-4284-1
My App. Expires July 26, 2011

FOR DEPARTMENT USE ONLY

Case #	ANJ MSP-40230
Meeting Date:	12-16-10
Total Fee:	~~$~~ 830.00
Date Received:*	11-15-10
Received By:	F.S

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

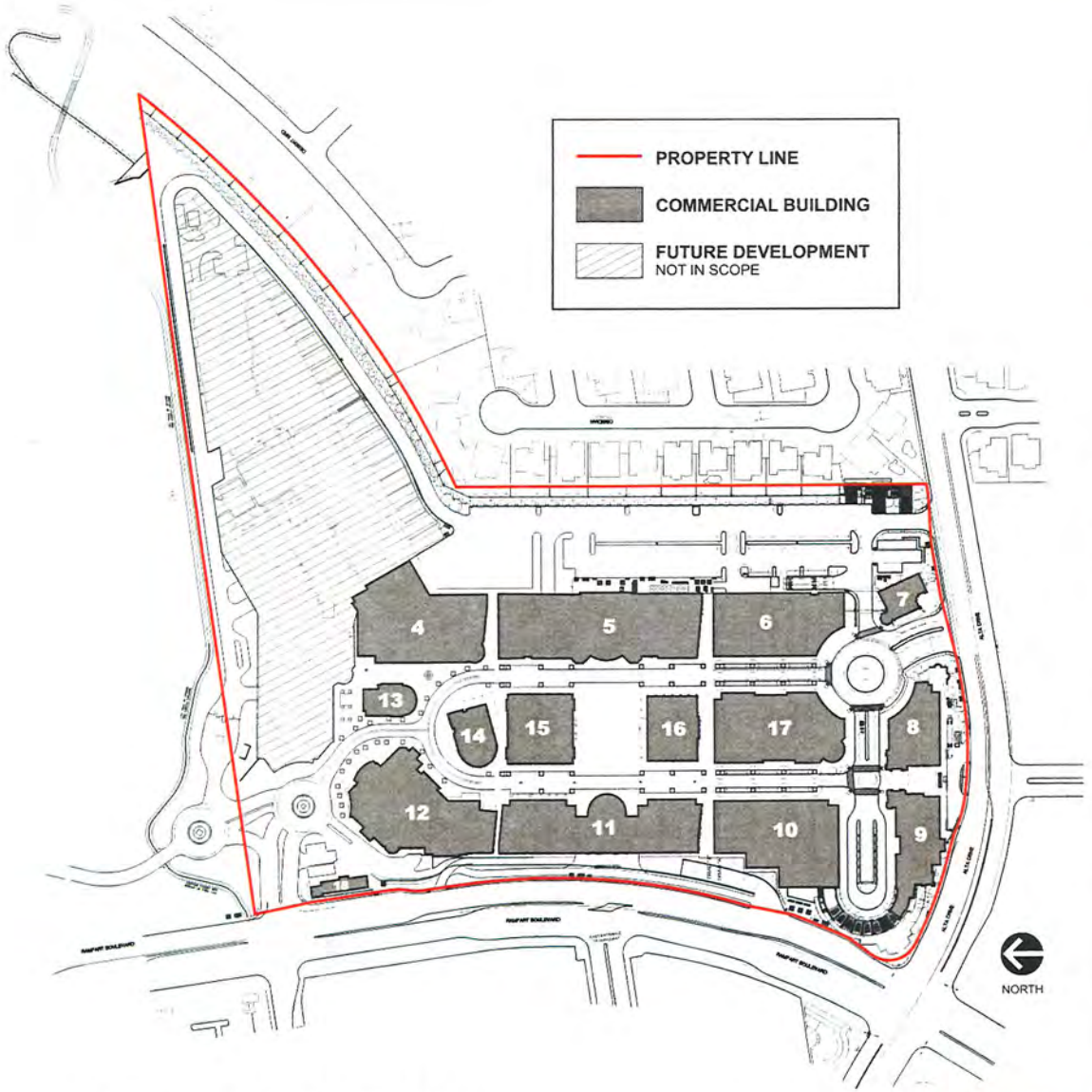
Revised 10/27/08

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

NORTH

THE VILLAGE AT QUEENSRIDGE
RAMPART BOULEVARD AND ALTA DRIVE
LAS VEGAS, NEVADA

VICINITY MAP
N.T.S.



FULL PROPERTY SITE PLAN
N.T.S.

MSP-40230

RECEIVED
NOV 15 2010
City of Las Vegas

NOTE: COST FOR PROVIDING NECESSARY ELECTRICAL WIRING TO SIGN AREA IS NOT INCLUDED IN SIGN PROPOSAL.

YESCO LLC
LAS VEGAS DIVISION
5119 SO. CAMERON ST
LAS VEGAS, NV 89118
PHONE: (702) 876-8080
WWW.YESCO.COM
NV CONTRACTOR LICENSE #0074259 & #0074260

YESCO

Client Name & Address:
TIVOLI VILLAGE
AT QUEENSRIDGE
420 S. RAMPART BLVD.
LAS VEGAS, NV 89144

Project Tracking Number:
401860

Project Name:
TIVOLI - MASTER SIGNAGE PACKAGE

Account Executive:
RICH HINSHAW

Designer:
JAMIE PETERSON

Design Approvals

Checked by:

Creative Director:

Estimating:

Account Executive:

Client:

Rev.	Date	Designer
	03/23/10	JP
1	04/28/10	JP
2	06/17/10	JP
3	09/08/10	JP
4	11/02/10	JP

Description:
FULL PROPERTY SITE PLAN AND VICINITY MAP

Classification:
SITE

Reference Design:

O.E.M Serial:

Sheet:
SITE-1

MSP-40230

SITE PLAN
SCALE: 1/128" = 1'-0"

INFORMATIONAL DIRECTORY KIOSK -
FOR DETAILS SEE SHEET 30.01A IN THE PROJECT
ENVIRONMENTAL GRAPHICS DESIGN DEVELOPMENT PACKAGE

PROPERTY LINE
SEE SHEET SITE-1 TO VIEW ENTIRE PROPERTY LINE

RECEIVED
NOV 15 2010
City of Las Vegas

SQUARE FOOTAGES:

TOTAL BUILDING = 787,329 SF

TOTAL PROPERTY= 1,238,846 SF
(28.44 ACRES)

NOTE: COST FOR PROVIDING NECESSARY ELECTRICAL WIRING TO SIGN AREA IS NOT INCLUDED IN SIGN PROPOSAL.

YESCO LLC
LAS VEGAS DIVISION
5119 SO. CAMERON ST.
LAS VEGAS, NV 89118
PHONE (702) 876-8080
WWW.YESCO.COM
NV CONTRACTOR LICENSE #0074201 & #0074204

YESCO

Client Name & Address
TIVOLI VILLAGE
AT QUEENSRIDGE
420 S. RAMPART BLVD.
LAS VEGAS, NV 89144

Project Tracking Number
401860

Project Name:
TIVOLI - MASTER SIGNAGE PACKAGE

Account Executive
RICH HINSHAW

Designer
JAMIE PETERSON

Design Approvals

Checked by:

Creative Director

Estimating:

Account Executive:

Client:

Rev.	Date	Designer
	03/23/10	JP
1	04/28/10	JP
2	06/17/10	JP
3	09/08/10	JP
4	11/02/10	JP

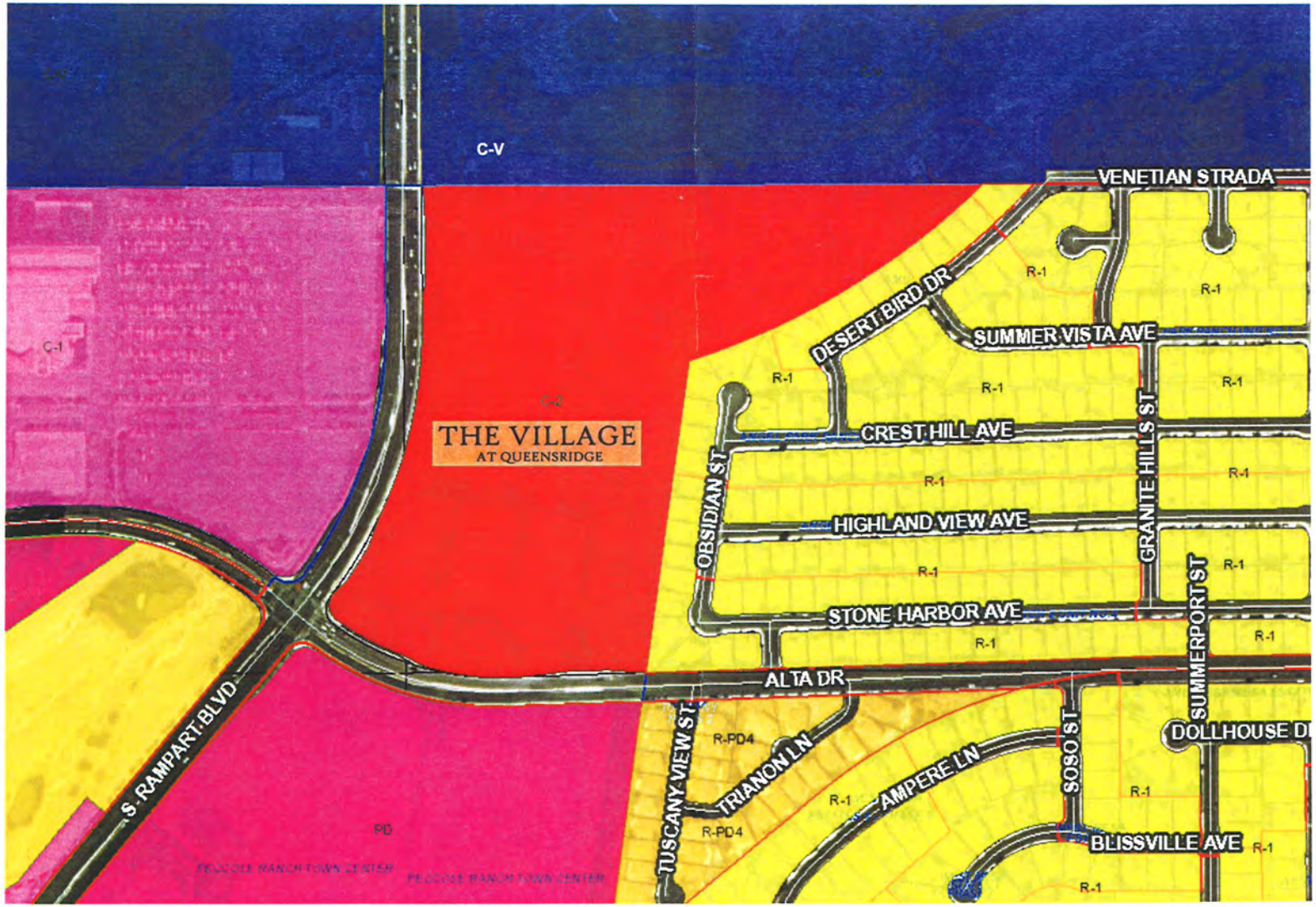
Description:
SITE PLAN

Classification:
SITE

Reference Design:

O.E.M Serial:

Sheet:
SITE-2



LAS VEGAS ZONING SITE PLAN - ADJACENT LAND USES/STREETS

N.T.S.

MSP-40230

RECEIVED
NOV 15 2010
City of Las Vegas

NOTE: COST FOR PROVIDING NECESSARY ELECTRICAL WIRING TO SIGN AREA IS NOT INCLUDED IN SIGN PROPOSAL.

YESCO LLC
LAS VEGAS DIVISION
5119 SO. CAMERON ST.
LAS VEGAS, NV 89118
PHONE: (702) 876-8080
WWW.YESCO.COM
NV CONTRACTOR LICENSE #0074599 & #0074596

YESCO

Client Name & Address
TIVOLI VILLAGE
AT QUEENSRIDGE
420 S. RAMPART BLVD.
LAS VEGAS, NV 89144

Project Tracking Number
401860

Project Name:
TIVOLI - MASTER SIGNAGE PACKAGE

Account Executive:
RICH HINSHAW

Designer:
JAMIE PETERSON

Design Approvals

Checked by:

Creative Director:

Estimating:

Account Executive:

Client:

Rev. / Date / Designer

03/23/10 - JP
1 04/28/10 - JP
2 06/17/10 - JP
3 09/08/10 - JP
4 11/02/10 - JP

Description:
SURROUNDING ZONING SITE PLAN

Classification
SITE

Reference Design:

O.E.M Serial:

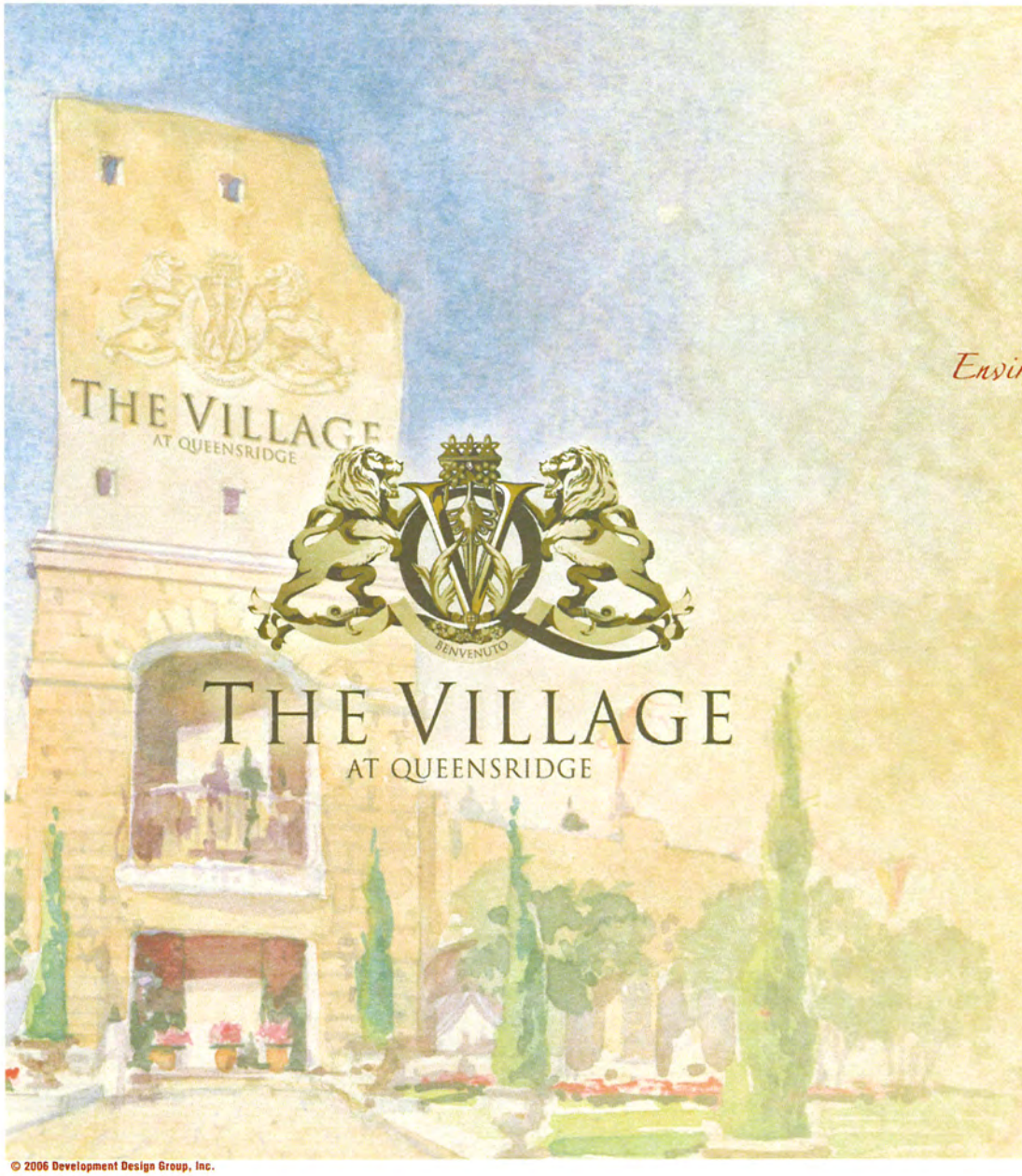
Sheet
SITE-3

THE VILLAGE

AT QUEENSRIDGE

Project Environmental Graphics
Design Development Package

© 2006 Development Design Group, Inc.
All rights reserved



© 2006 Development Design Group, Inc.

Environmental Graphics Design Development Package

Package Index

- **Project Overview**
  - Page 1 Design Intent
  - Page 2 Project Imagery
  - Page 3 Design Inspiration
  - Page 4 Design Inspiration
  - Page 5 District Plan
- **Project Specifications**
  - Page 6 Project Logo
  - Page 7 Project Colors, Symbols & Typeface
  - Page 8 Fabrication Performance Specifications
  - Page 9 Scope of Work
- **Complete Design Development Drawings**
  - (10) Series - Project Identity
  - (20) Series - Vehicular Wayfinding
  - (30) Series - Pedestrian Wayfinding
  - (40) Series - Specific Area Identification
  - (50) Series - Parking Garage
  - (60) Series - Decorative Items
- **Location Plans**
  - LP.1 - LP.18

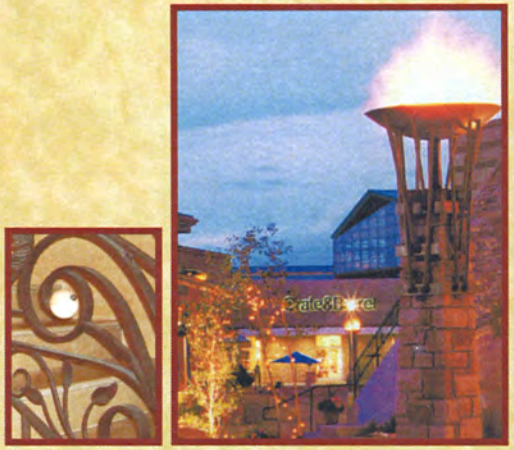
The story of The Village

The story of ***The Village at Queensridge*** *began to unfold with the first initial architectural concept—to create an urban community built on a solid foundation of legacy and integrity, with an authentic Old World feeling. Solid craftsmanship, traditional materials and artisan-inspired qualities permeate the architecture and combine to provide a unique and memorable environment for residents and visitors alike.*

Old World inspiration combined with artistry and craftsmanship meet the contemporary lifestyles of vibrant people at The Village

© 2006 Development Design Group, Inc.

Project Design Inspiration



© 2006 Development Design Group, Inc.

Project Design Inspiration

© 2006 Development Design Group, Inc.

Parco Villaggio
(Village Park)

Il Mercado
(The Market)

Porta Fontana
(Fountain Entrance)

Piazza Cappella
(Chapel Plaza)

Scoperta Cortile
(Discovery Courtyard)

Via di Fiori
(Flower Grove)

Piazza di Cavallo
(Plaza of Horses/Sculpture)

Palazzo Vecchio
(Old Palace)

Palazzo Corsini
(Palace of Corsica)

Rampart Cortile
(Rampart Court)

Villa Cielo
(Sky Villa)

Torre Alto
(Tall Tower)

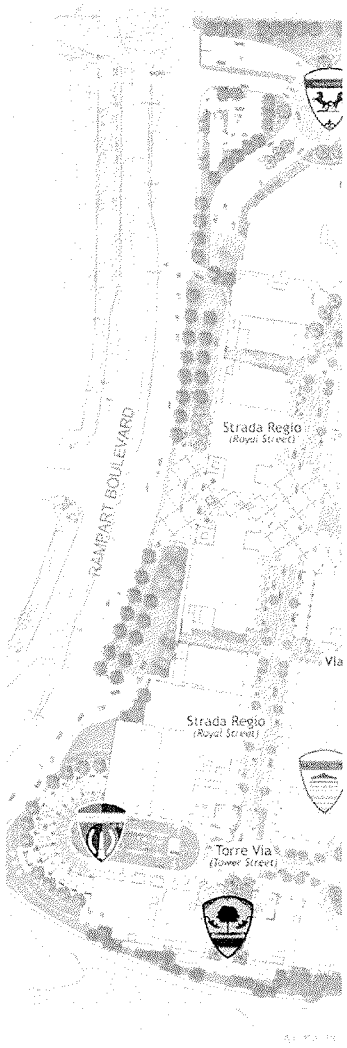
Project District Plan

Il Palio, a centuries-old athletic contest in Sienna Italy, was the inspiration for **The Village's** *districting plan. Il Palio is fought between the Contrades (city wards), of Sienna and encourages civic pride by commemorating an event or tradition in history. During this annual contest both horse and rider are dressed in the colors and coat-of-arms of the Contrade they represent. A magnificent pageant is held prior to the festivities where each Contrade is represented with their own unique colorful banners and costumes.*

Borrowing the idea of graphic crests and unique colors as identifiers for areas (or districts) blends Il Palio's rich history within **The Village.**

Throughout our history, graphic crests and coat of arms have been used to identify villages and areas.

© 2006 Development Design Group, Inc.



The Village

Final DDG suggested Area names

2/7/07 *(following 2nd & final revision check)*

Street Names.....*(5 streets total)*

Commercial Area:**.....** *(4 streets)*

- **Via Cavour** (an existing famous shopping street in Rome) entry road from North Rotary
- **Via Reale** (Royal Street) the commercial Western N/S street in front of bldg 11
- **Corso Moda** (Fashion Avenue) the commercial Eastern N/S street in front of bldg 5
- **Via della Torre** (Tower Street) the southern street into Rampart Cortile

Residential Area**.....** *(one street)*

- **Corso della Cresta** (Ridge Avenue) entry road into Residential compound

Vehicular Entrance Rotary**.....** *(2 traffic circles)*

- **Porta Fontana** (Fountain entrance) South Rotary with formal fountain in rotary's island
- **Piazza Cavallo** (Plaza of Horses) North Rotary w/ grand sculpture of horses in rotary's island

Pedestrian Passages.....*(2 pedestrian only passages)*

Commercial Area:

- **Via Nord** (North passage)
- **Via Sud** (South passage)

District Area Names.....*(6 districts of various sizes)*

Commercial:

- **Parco Villaggio** (Village Park)
- **Il Mercato** (The Market)
- **Rampart Cortile** (Rampart Court)
- **Cortile delle Scoperte** (Discovery Courtyard) small court north of bldg 13
- **Piazza del Campanile** (changed to Bell Tower Plaza) curved plaza at bldg 14
- **Via de' Fiori (Flower Grove)** Shade grove of flowering shade trees between bldgs. 8 & 9

Residential Tower Names.....*(3 residential towers plus bldg 17)*

- **Torre Alta** (Tall Tower)..... **(TOWER 1)**
- **Villa Cielo** (Sky Villa)..... **(TOWER 2)**
- **Palazzo Vecchio** (Old Palace)..... **(TOWER 3)**
- **Palazzo Corsini** (Palace Corsini after an old noble family /not Corsica) **(Bldg 17)**

.....This version is the final DDG corrected version and supersedes all others.....

Piazza Cappella
(Chapel Plaza)

Palazzo Vecchio
(Old Palace)

Torre Alta
(Tall Tower)

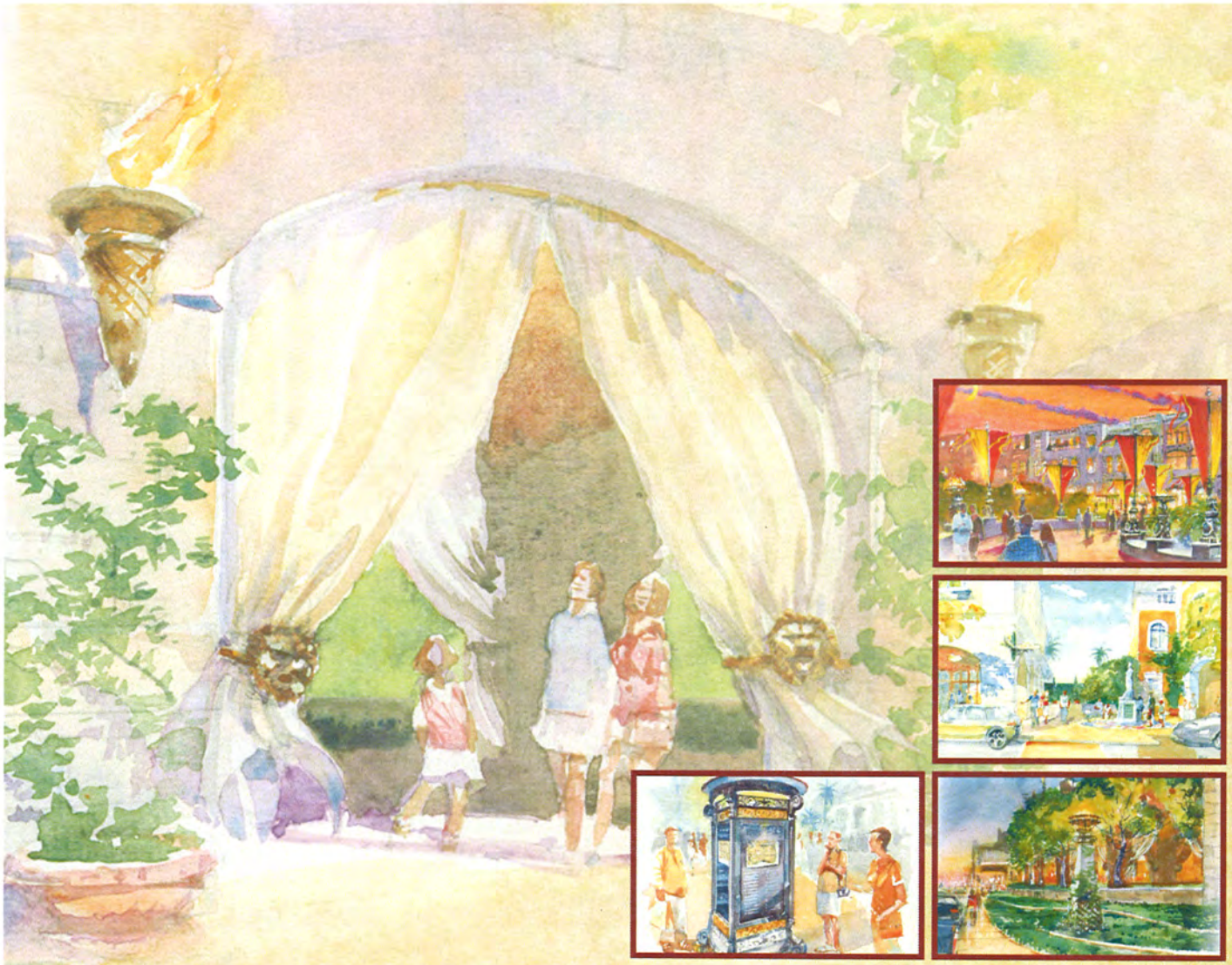
Project District Plan

Il Palio, a centuries-old athletic contest in Sienna Italy, was the inspiration for The Village's districting plan. Il Palio is fought between the Contrades (city wards), of Sienna and encourages civic pride by commemorating an event or tradition in history. During this annual contest both horse and rider are dressed in the colors and coat-of-arms of the Contrade they represent. A magnificent pageant is held prior to the festivities where each Contrade is represented with their own unique colorful banners and costumes.

Borrowing the idea of graphic crests and unique colors as identifiers for areas (or districts) blends Il Palio's rich history within **The Village.**

ms have been used to identify villages and areas.

© 2006 Development Design Group, Inc.



Graphics – creating a sense of place and a sense of connection

Project Design Intent

Our goal is to create a sense of place and an identity that are truly unique to ***The Village at Queensridge****. We will continue telling the project story—that this will be a vibrant community built on a solid foundation of legacy and integrity. The use of environmental graphics will enhance the environment, not overwhelm it. We will add an additional layer to the project that connects on a human scale at multiple sensory levels, accomplished through the use of both touch, sight and sound—establishing an emotional connection to* ***The Village*** *for all who visit. These graphic components will take on various forms that will help direct, orient and decorate.*

Old World artistry and craftsmanship will be found throughout the project and will transcend into all graphic components as well. These items will appear as if they were built over time from quality materials such as wrought iron, cast metal and carved stone. These items will feel real and have a level of authenticity not commonly found in the Las Vegas market. The graphic components will be a continual thread, a family of items that will become recognizable yet blend perfectly in the environs.

© 2006 Development Design Group, Inc.

Project Specifications

THE VILLAGE
AT QUEENSRIDGE

THE VILLAGE
AT QUEENSRIDGE

THE VILLAGE
AT QUEENSRIDGE

Project Logo

© 2006 Development Design Group, Inc.

THE VILLAGE
AT QUEENSRIDGE

Designer

DESIGN GROUP

3700 O'Donnell Street
Baltimore, Maryland 21224
T: 410.962.0505
F: 410.783.0816
www.ddg-usa.com

Developer

Great Wash Park
c/o Executive Home Builders, Inc.
9755 Charleston Boulevard
Las Vegas, Nevada 89117
T: 702.656.5955

Environmental Graphics Design Development Package

December 11th, 2006

Project Logo

Fabrication Performance Specifications

PROPRIETARY INFORMATION

DDG, Inc. shall have the right to include a credit line on completed designs or any visual representation as drawings, models and photographs. The credit shall be included in any publication of the design by the Owner or by others.

DESIGN DOCUMENTATION

A. These Design Documentation drawings are for the sole purpose of conveying design intent and are not intended for construction purposes.

B. Construction drawings/shop drawings are the responsibility of the appropriate fabricator/contractor for each of the disciplines contained therein.

C. DDG, Inc. and the Owner shall review all shop drawings for conformance with the design intent of these drawings and will not be responsible or liable for any results of construction from working drawings, materials selection, shop drawings, or any other agreements.

QUALITY ASSURANCE

A. Fabricator Qualifications

1. The fabricator shall be responsible for the quality and delivery of all materials and workmanship required for the execution of this contract. It is desirable that the fabricator for work herein have in-house a broad knowledge, diverse shop and field experience, flexibility, coordinating ability, skilled craftsmen, and physical plant necessary to produce quality products equivalent to or better than similar type products in use in the industry. These general requirements apply equally to the contractor and to his subcontractors.
2. The fabricator shall be responsible for providing all subcontractors with complete and up-to-date drawings, specifications, message schedules and other information issued by the project manager.
3. The fabricator shall submit qualifying data to owner for approval.
4. The fabricator may make recommendations and/or changes to the details and use of materials as shown on the drawings. Such recommendations shall include the substitution of materials as indicated on the design drawings based upon previous fabrication experiences or as a value engineering exercise. Fabricator recommendations and suggestions are encouraged to achieve the highest quality product. All recommendations and/or suggestions must be approved in writing by the project manager (designer) prior to shop drawings or fabrication of prototypes (if necessary) or samples.
5. The fabricator shall base his proposal on the performance of all services, including all labor, materials and equipment for the complete fabrication and installation of the product at the agreed upon schedule.

B. Dimensions

1. Written dimensions on the drawings shall take precedence over scaled dimensions. Fabricator shall verify and be responsible for all dimensions and conditions shown by these drawings and shall be responsible for confirming all field dimensions and conditions prior to beginning fabrication.
2. Locations of signs shown on the plans are for general information. The fabricator shall confirm each sign location with the Owner and general contractor.

C. Execution

1. Fabricator shall notify the designer of any discrepancies in the drawings, in field dimensions or conditions, and/or changes required in construction details. All discrepancies shall be brought to the attention of the project manager.
2. Sign fabricator shall provide all internal/external sign components such as transformer, light source, wiring, fixture receptors, and internal reinforcing as an integral unit. GC shall provide electrical service as required.

D. Contractor Responsibility

1. Review shop drawings, product data and samples as included in the submittals.
2. Verify field measurements, field construction criteria, catalog numbers and similar data.
3. Do not begin work until the corresponding submittals have been reviewed and approved.

E. Artwork

Artwork will be submitted as a laser printout in a scaled percentage of the final size or in the form of a Windows based compact disk. Artwork will be provided for symbols, logos and custom-designed graphic components. The artwork provided will not be color-separated nor will it provide for trapping, overprinting or other requirements specific to the reproduction method. All enlarging and reducing is the responsibility of the signage contractor. Refer to the design development drawings for reference as to what artwork will be provided.

F. Labels

There shall not be any visible labels on the completed signs unless required by law.

G. Mock-ups

Provide visual mock-ups, for review and approval if required.

H. Inspection

The sign contractor shall examine the substrates and conditions on which the signs are to be installed and notify the owner's designated representative in writing of conditions that would impede the proper and timely completion of the work. Do not proceed with the work until all unsatisfactory conditions have been remedied.

I. Delivery, Storage, and Handling

1. Pack, wrap, crate, bundle, box bag or otherwise package, handle, transport, and store all fabricated work as necessary to provide protection from damage by every cause.
2. Protect surfaces and edges of door and wall plaques from damage. Maintain acrylic plastic manufacturer's original protective sheet on face of plaques or replace with new protective covering. Identify "up" side of plaques. Package each plaque individually and in similar groups. Identify each package.

J. Warranty

1. Warrant work against failure because of faulty materials, workmanship, and design for a period of three years from date of substantial completion.
2. Fading, cracking, warping, peeling, delaminating, rusting, corroding and structural failure, including distortion, will be construed to mean failure because of faulty materials and workmanship.
3. Failures during the warranty period shall be repaired or replaced to the satisfaction of the Owner.

K. Submittals

1. Shop drawings

a.) The sign fabricator shall submit three (3) sets of prints, one (1)each to the Owner, Project Manager (designer) and General Contractor.

b.) The drawings are to show all materials thicknesses, finishes, construction details, installation details, of structure, artwork and illumination as well as the location of all seams, finished and unfinished.

c.) Review of shop drawings will be done in a timely manner by the designer and Owner so as not to delay the work.

d.) The sign contractor shall make any changes indicated by the designer and Owner and resubmit the shop drawings for final approval. Approved shop drawings must be received by the fabricator before fabrication can start.

e.) Shop drawings will be reviewed for compliance with design intent only. The sign contractor is responsible for all other aspects of fabrication including engineering, procedures, installation techniques and performance, as well as coordination with site contractors and related trades.

2. Product Data

a.) The contractor shall submit manufacturer's technical data and installation instructions for each type of sign or fixture required for the finished and installed unit.

b.) The contractor shall supply specific samples as requested on the drawings. The fabricator shall submit three (3) samples of each material in the finish and texture specified and each paint color on the material and in the finish specified on the drawings. Minimum size shall be 3"x3". Samples should be submitted in ample time to allow adjustments and resubmits without causing delay to the project.

c.) The fabricator shall provide the Owner with complete care and maintenance instructions for the installed pieces.

d.) The fabricator shall provide the Owner with one half-pint can of touch-up paint of each type and color used.

© 2006 Development Design Group, Inc.

THE VILLAGE AT QUEENSRIDGE

Designer

DESIGN GROUP

3700 O'Donnell Street
Baltimore, Maryland 21224
T: 410.962.0505
F: 410.783.0816
www.ddg-usa.com

Developer

Great Walk Park
c/o Executive Home Builders, Inc.
9755 Charleston Boulevard
Las Vegas, Nevada 89117
T: 702.656.5935

Environmental Graphics Design Development Package

December 11th, 2006

Fabrication Performance Specifications

Scope of Work

(10) PROJECT IDENTITY

Items which announce and promote the project's name & identity in the surrounding context. Components that create a presence and define the project.

SIGN TYPE NUMBER	QTY.	POWER REQ'D	SIGN TYPE NAME
10.01	1	✓	Southwest Corner Feature Identity (on tower)
10.02	1	✓	Project Identity on South Wall
10.03	8	✓	Project Identity on Entry Towers (S. & W. locations)
10.04	1	✓	Project Entry Sign at Southeast Corner
10.05	1	✓	(A)Porte Cochiere Project Identity (lower)
	1		(B)Porte Cochiere Project Identity (on bldg. facade)
10.06	1	✓	Project Identity on North Rotary Feature Wall
10.07	1	✓	Project Identity at Fountain Wall
10.08	1	✓	Residential Towers Identity Feature
10.09	1	✓	(A)Residential Gatehouse West
	1		(B)Residential Gatehouse East

(20) VEHICULAR WAYFINDING

Functional components that direct and help to navigate visitors in all public vehicular passages.

SIGN TYPE NUMBER	QTY.	POWER REQ'D	SIGN TYPE NAME
20.01			Primary Directional Sign Panel
20.02	13	✓	Directional Sign Panel
20.03	19	✓	Post Mounted Directional Sign Panel
20.04	27		(A)Project D.O.T. Sign Panel & Post
	4		(B)Project D.O.T. Sign Panel (on alternate post)
20.05	?		(A)Project Street Sign & Post
	16		(B)Project Street Sign (on alternate post)
20.06	2+		Service Area Directional Sign

(30) PEDESTRIAN WAYFINDING

Functional and helpful components that help guide and navigate visitors throughout the project. Items that help orient and point people in the right direction.

SIGN TYPE NUMBER	QTY.	POWER REQ'D	SIGN TYPE NAME
30.01	5	✓	(A)Informational Directory - 4 sided
	4	✓	(B)Informational Directory - 2 sided
	12	✓	(C)Informational Directory - Single Wall Mount
30.02	5		Post Mounted Pedestrian Directional Signage
30.03	13		Wall Mounted Identification Sign (above entry doors)
30.04	11		(A)Suspended Directional Sign - Wall Mounted
	5		(B)Suspended Directional Sign - Ceiling Mounted
30.05	6		Specialty Pedestrian Directional Signage (sculptural base)
30.06	4		Street Identification on Building Facade
30.07			Street Identification Embedded in Sidewalk
30.08	2		Street Identification inside Il Mercado
30.09	6+		Public Restroom Identification Signage

(40) SPECIFIC AREA IDENTIFICATION SIGNAGE

Items which identify and announce specific and unique areas/destinations within the project.

SIGN TYPE NUMBER	QTY.	POWER REQ'D	SIGN TYPE NAME
40.01	2	✓	Rampart Cortile Entry Feature Pier
40.02	1		Via Di Fiori Area ID Sign
40.03	12	✓	Parco Villaggio Entry Feature Pier
40.04	2		(A)Il Mercado Identification Signage - North/South
	2		(B)Il Mercado Identification Signage - East/West
40.05	1		Piazza Cappella Identification
40.06	8		Scoperta Cortile Identification
40.07	2		(A)Residential Tower Identification - Torre Alto
	2		(B)Residential Tower Identification - Palazzo Vecchio
	2		(C)Residential Tower Identification - Villa Cielo
40.08	4		(A)Residential Identification - Building 17
	1		(B)Residential Identification - Building 17
40.09	1		(A)Elevator Lobby Identification - North
	1		(B)Elevator Lobby Identification - South
	1		(C)Elevator Lobby Identification - East
	1		(D)Elevator Lobby Identification - West
40.10	tbd		Back-of-House Tenant Identification

(50) PARKING GARAGE ITEMS

Components found throughout the parking levels that help navigate and direct both vehicular and pedestrian traffic.

SIGN TYPE NUMBER	QTY.	POWER REQ'D	SIGN TYPE NAME
50.01	1		(A)Parking Garage Entry ID - North
	1		(B)Parking Garage Entry ID - North
50.02	1	✓	South Parking Garage Entry ID (Valet Court)
50.03	1	✓	West Parking Garage Entry ID (above grade)
50.04	1	✓	West Parking Garage Entry ID (below grade)
50.05	2	✓	East Parking Garage Entry ID
50.06	8		Garage Entry Clearance Bar
50.07	422	+/-	Garage Level / Zone Column Graphic
50.08	1		(A)Parking Garage Lobby Identification-North
	1		(B)Parking Garage Lobby Identification-South
	1		(C)Parking Garage Lobby Identification-East
	1		(D)Parking Garage Lobby Identification-West
50.09	64	+/-	Parking Garage Vehicular Directional
50.10	10	+/-	Parking Garage Pedestrian Directional
50.11	1+		(A)Valet Post Mounted Sign
	4+		(B)Valet Portable Stanchion
50.12	2		(A)Residential Parking Garage Entry ID - Building 1
	2		(B)Residential Parking Garage Entry ID - Building 2
50.13	1		Residential Parking Garage Guest Parking Sign
50.14	6+		Parking Garage Ad Panel

(60) DECORATIVE ITEMS

The special and unique things found throughout the project that create a lasting memory or impression of the visitor's experience. Items that give the project personality.

SIGN TYPE NUMBER	QTY.	POWER REQ'D	SIGN TYPE NAME
60.01	1		Perimeter Site Identifying Obelisk
60.02	1		Porte Cochiere Entry Floor Graphic (building 11)
60.03	tbd		(A)Tenant Blade Sign Bracket - Wall Mounted
	tbd		(B)Tenant Blade Sign Bracket - Ceiling Mounted
	tbd		(C)Tenant Grand Blade Sign Bracket
60.04	1		Rampart Cortile - Identifying Obelisk & Sculpture
60.05	10		Rampart Cortile - Upper Level Caldron
60.06	12		Rampart Cortile - Upper Level Fabric Feature
60.07	25		Rampart Cortile - Lower Level Curtains & Tie-Back
60.08	2		Rampart Coutile - Bldg 9 Decorative Bunting
60.09	4		(A)Rampart Cortile - Bldg 10 Decorative Bunting
	2		(B)Rampart Cortile - Bldg 10 Decorative Bunting (on tower)
60.10	6		Rampart Cortile - Decorative Fabric on Pier Light Pole
60.11	12		Parco Villaggio - Decorative Wall Panels
60.12	12		Parco Villaggio - Interactive Art Features
60.13	tbd		Il Mercado - Interior Banners
60.14			Il Mercado - Mosaic Floor Graphic
60.15	7		Il Mercado - Exterior Graphic Panel
60.16	5+		Il Mercado - Community Events Sign Cabinet

© 2006 Development Design Group, Inc.

THE VILLAGE AT QUEENSRIDGE

Designer

DESIGN GROUP Incorporated

3700 O'Donnell Street
Baltimore, Maryland 21224
T: 410.962.0505
F: 410.783.0816
www.ddg-usa.com

Developer

Great Walk Park
dba Executive Home Builders, Inc.
9755 Charleston Boulevard
Las Vegas, Nevada 89117
T: 702.656.5955

Environmental Graphics Design Development Package

December 11th, 2006

Matthews Paint
#MP20352 Gold Metallic
High Gloss Finish

Matthews Paint
#MP18248 Grey Metallic
Satin Finish

Matthews Paint
#MP20155 Weathered
Bronze Metallic
Satin Finish

PMS# 7501 C

PMS# 1815 C

Matthews Bronze Div.
Travertine Texture with
Turquoise Patina Finish

Textured aluminun panel.
Rigidized Metals Corp.
Pattern #1-SLG
Contact: #800-836-2580
Gauge: TBD

Project Paint & Finishes

PMS # 562 C

PMS # 484 C

PMS # 520 C

PMS# 288 C

Parking Garage Paint

Project Symbols

© 2006 Development Design Group, Inc.

ABCDEFGHIJKLMNOP
QRSTUVWXYZ
0123456789

Primary Typeface - TRAJAN BOLD

ABCDEFGHIJKLMNOP
QRSTUVWXYZ
0123456789

Primary Typeface - TRAJAN

ABCDEFGHIJKLMNOP
QRSTUVWXYZ
0123456789

Secondary Typeface - **Trebuchet MS BOLD**

ABCDEFGHIJKLMNOP
QRSTUVWXYZ
0123456789

Secondary Typeface - Trebuchet MS

Project Typefaces

THE VILLAGE
AT QUEENSRIDGE

Designer

DESIGN GROUP

3700 O'Donnell Street
Baltimore, Maryland 21224
T: 410.962.0505
F: 410.783.0816
www.ddg-usa.com

Developer

Great Wash Park
c/o Executive Home Builders, Inc.
9755 Charleston Boulevard
Las Vegas, Nevada 89117
T: 702.656.5955

Environmental Graphics Design Development Package

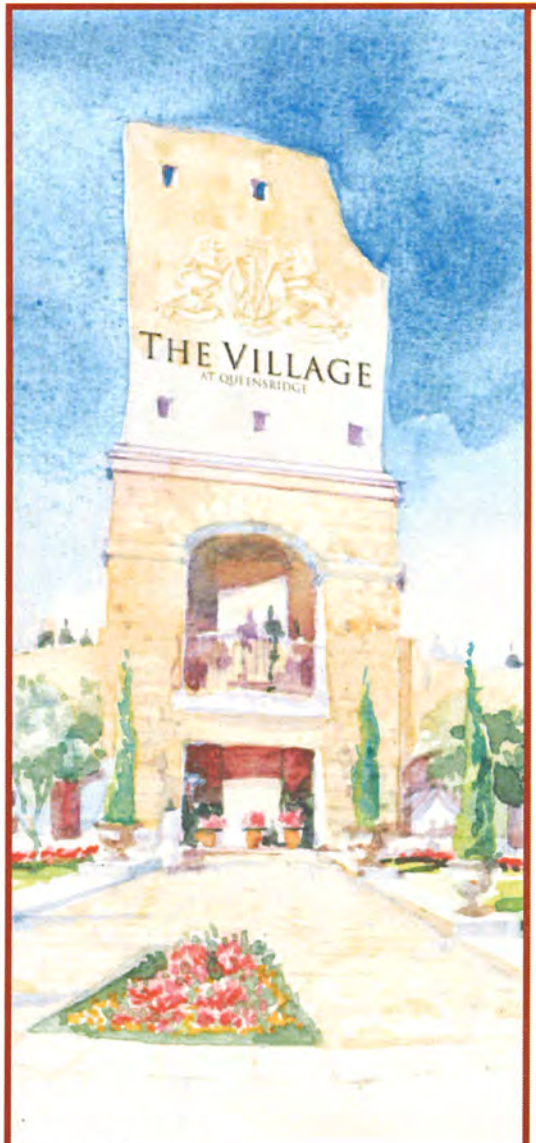
December 11th, 2006

Project Colors, Symbols & Typefaces

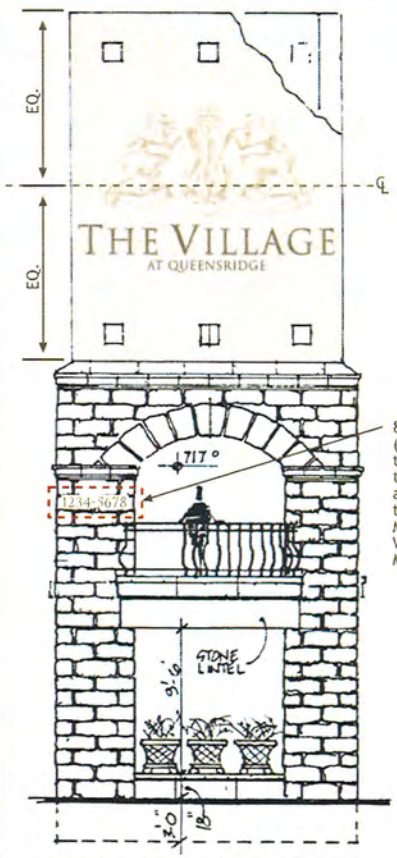
7

(10) Project Identity Items

Items which announce and promote the project's name & identity in the surrounding context. Components that create a presence and define the project.



Context Rendering



8" tall tenant address numbers (addresses to be represented - to be determined). Numbers to be routed from ¼" thick aluminum and mounted flush to wall surface. To be painted Matthews Paint #MP20155 Weathered Bronze Metallic Matte Finish.

01 Tower Elevation
Scale: 1/8"=1'-0"

Design Imagery

Carved Village Crest applied flush to wall surface.

Prismatic-faced aluminum channel letters with LED halo-illumination. To be pin-mounted from wall surface.

Painted aluminum letters mounted flush to wall surface.

02 Sign Detail
Scale: 1/4"=1'-0"

THE VILLAGE
AT QUEENSRIDGE

Designer
DESIGN GROUP
3700 O'Donnell Street
Baltimore, Maryland 21224
T: 410.962.0505
F: 410.783.0816
www.ddg-usa.com

Developer
Great Wash Park
c/o Executive Home Builders, Inc.
9755 Charleston Boulevard
Las Vegas, Nevada 89117
T: 702.656.5955

Environmental Graphics Design Development Package

December 11th, 2006

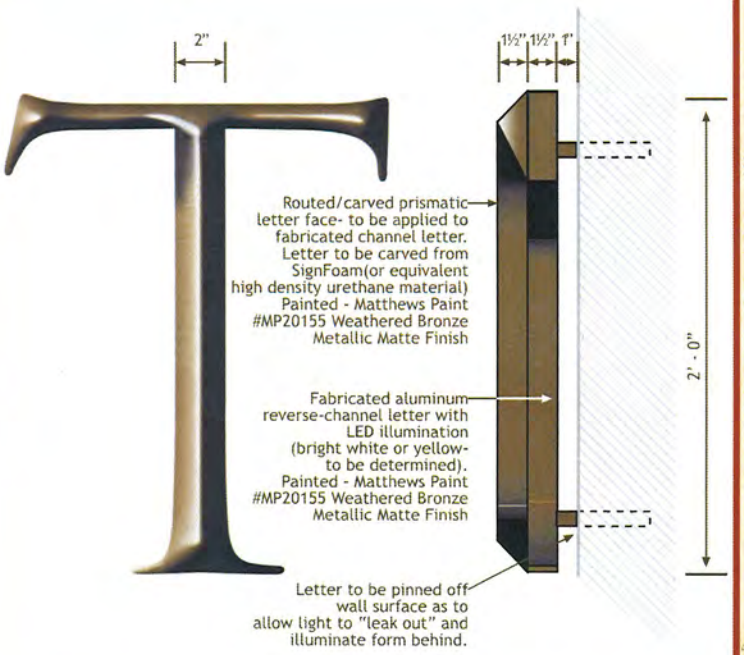
Southwest Corner Feature Identity (on Tower)

Item Sign Type #
10.01

© 2006 Development Design Group, Inc. • These drawings are for the sole purpose of expressing visual design intent only and are not intended for actual fabrication purposes. Sign contractor accepts total responsibility for materials selection, fabrication and installation.

General Notes:
- "Village Crest" to be routed and carved from SignFoam (or equivalent high density urethane material/ www.signfoam.com).
- To be finished as to appear carved from stone. Paint and texture to match wall surface behind (specifications to be provided).
- Panel shall be mounted flush to wall surface - to appear as craved from wall surface behind.

01 Sign Detail
Scale: 1/2"=1'-0"



02 Prismatic Letter Detail
Scale: 2"=1'-0"

03 Letter - Side View
Scale: 2"=1'-0"

Routed/carved prismatic faced reverse-channel letters (see detail above) Painted - Matthews Paint #MP20155 Weathered Bronze Metallic Matte Finish

½" thick aluminum letters. Painted - Matthews Paint #MP20155 Weathered Bronze Metallic Matte Finish. Letters to be mounted flush to wall surface (non-illuminated)

04 Sign Detail
Scale: 1/2"=1'-0"

THE VILLAGE
AT QUEENSRIDGE

Designer
DESIGN GROUP
3700 O'Donnell Street
Baltimore, Maryland 21224
T: 410.962.0505
F: 410.783.0816
www.ddg-usa.com

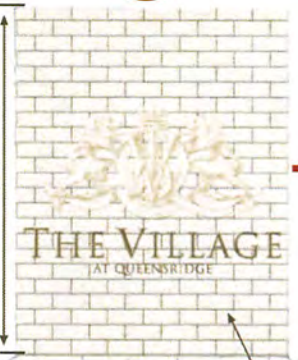
Developer
Great Wash Park
c/o Executive Home Builders, Inc.
9755 Charleston Boulevard
Las Vegas, Nevada 89117
T: 702.656.5955

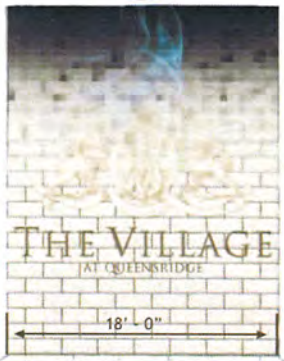
Environmental Graphics Design Development Package
December 11th, 2006

Southwest Corner Feature Identity (on Tower)
Item Sign Type #
10.01
Page # 2 of 3

© 2006 Development Design Group, Inc. • These drawings are for the sole purpose of expressing visual design intent only and are not intended for actual fabrication purposes. Sign contractor accepts total responsibility for materials selection, fabrication and installation.

STEP 1 Starts with Project Identification. STEP 2 .....fades away..... STEP 3 .....to reveal..... STEP 4 .....Tenant Advertising STEP 5





23' - 4"

18' - 0"

Entire upper portion of the tower would be an LED "spectacular" animated video display. Used to promote project identity and tenant advertising.

Suggested Supplier:
Jeff DeBough V.P. of Electronics
Smart Sign Media
1015 N. Market Boulevard, Suite 7
Sacramento, CA 95834
dir 702.860.9528
fax 702.228.5660
www.smartsignmedia.com

01 Optional Tower Feature
Scale: 1/8"=1'-0"

VIDEO DISPLAY SEQUENCE

THE VILLAGE AT QUEENSRIDGE

Designer

DESIGN GROUP

3700 O'Donnell Street
Baltimore, Maryland 21224
T: 410.962.0505
F: 410.783.0816
www.ddg-usa.com

Developer

Great Wash Park
c/o Executive Home Builders, Inc.
9755 Charleston Boulevard
Las Vegas, Nevada 89117
T: 702.656.5955

Environmental Graphics Design Development Package

December 11th, 2006

Southwest Corner Feature Identity (Optional Design)

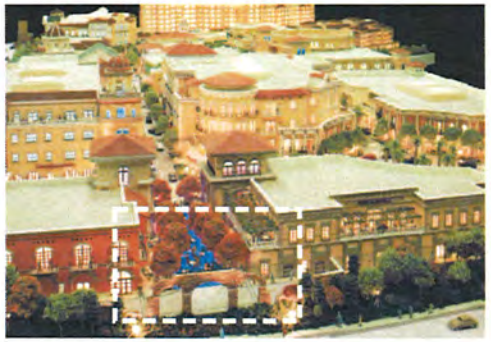
Item Sign Type #

10.01

Page # 3 of 3

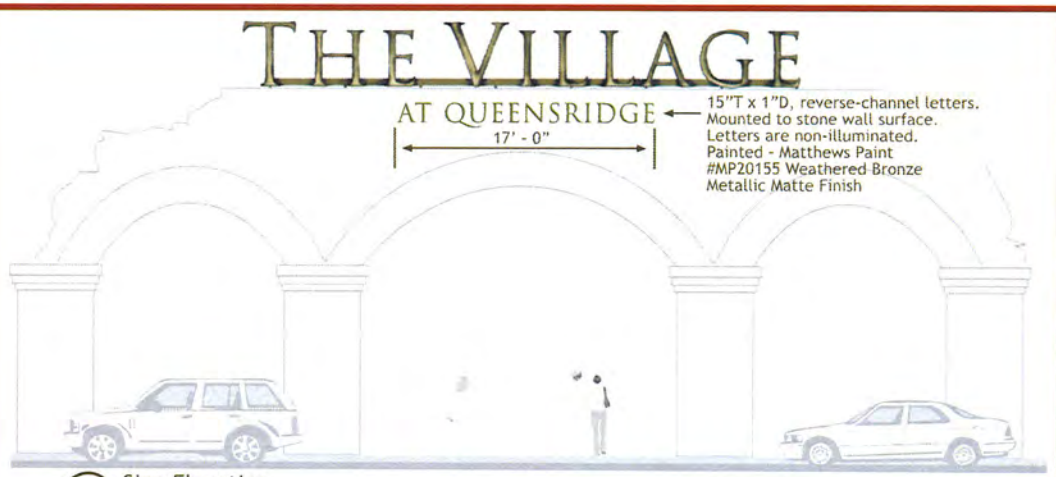
© 2006 Development Design Group, Inc. • These drawings are for the sole purpose of expressing visual design intent only and are not intended for actual fabrication purposes. Sign contractor accepts total responsibility for materials selection, fabrication and installation.

Design Imagery

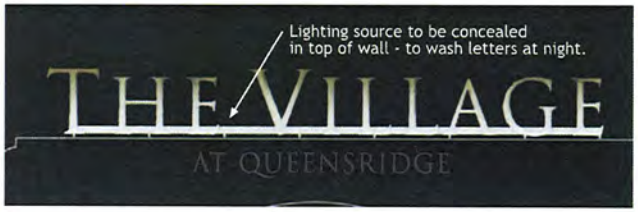


Model/Context Photos

01 Sign Detail Elevation
Scale: 1/4"=1'-0"



02 Sign Elevation
Scale: 1/8"=1'-0"



03 Night View
Scale: 1/8"=1'-0"

THE VILLAGE
AT QUEENSRIDGE

Designer
DESIGN GROUP
3700 O'Donnell Street
Baltimore, Maryland 21224
T: 410.962.0505
F: 410.783.0816
www.ddg-usa.com

Developer
Great Wash Park
c/o Executive Home Builders, Inc.
9755 Charleston Boulevard
Las Vegas, Nevada 89117
T: 702.656.5955

Environmental Graphics Design Development Package

December 11th, 2006

Project Identity on South Wall

Item Sign Type #

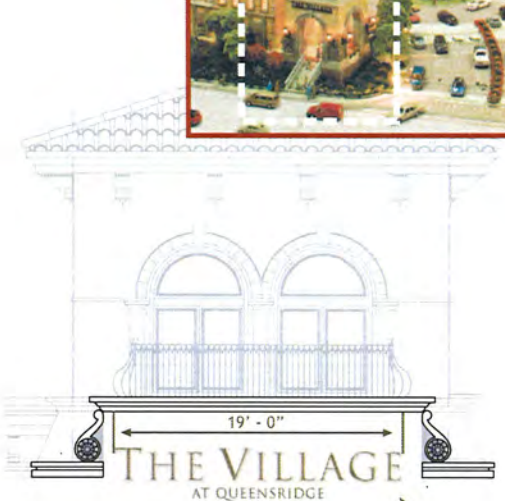
10.02

Page # 1 of 1

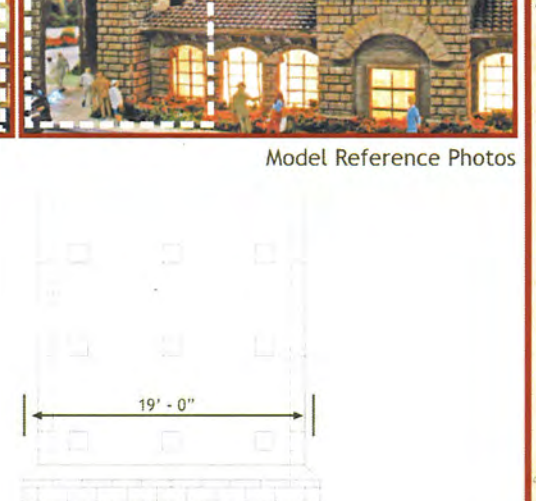
© 2006 Development Design Group, Inc. • These drawings are for the sole purpose of expressing visual design intent only and are not intended for actual fabrication purposes. Sign contractor accepts total responsibility for materials selection, fabrication and installation.

Model Reference Photos

01 "Building 7" South Elevation
Scale: 1/8"= 1'-0"



02 "Building 8" South Elevation
Scale: 1/8"= 1'-0"



03 "Building 18" West Elevation
Scale: 1/8"= 1'-0"

THE VILLAGE
AT QUEENSRIDGE

Designer

DESIGN GROUP

3700 O'Donnell Street
Baltimore, Maryland 21224
T: 410.962.0505
F: 410.783.0816
www.ddg-usa.com

Developer

Great Wash Park
c/o Executive Home Builders, Inc.
9755 Charleston Boulevard
Las Vegas, Nevada 89117
T: 702.656.5955

Environmental Graphics Design Development Package

December 11th, 2006

Project Identity on Entry Towers (South & West)

Item Sign Type #

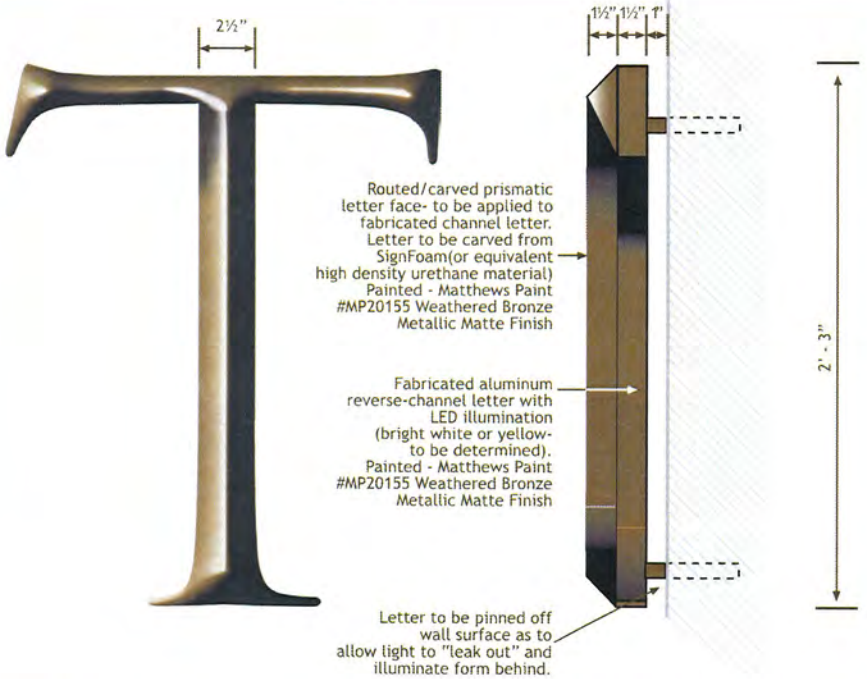
10.03

Page # 1 of 2

© 2006 Development Design Group, Inc. • These drawings are for the sole purpose of expressing visual design intent only and are not intended for actual fabrication purposes. Sign contractor accepts total responsibility for materials selection, fabrication and installation.

01 Sign Detail
Scale: 1/2"= 1'-0"

02 Night View
Scale: 1/4"= 1'-0"



03 Prismatic Letter Detail
Scale: 2"=1'-0"

04 Letter - Side View
Scale: 2"=1'-0"

THE VILLAGE
AT QUEENSRIDGE

Designer
DESIGN GROUP
3700 O'Donnell Street
Baltimore, Maryland 21224
T: 410.962.0505
F: 410.783.0816
www.ddg-usa.com

Developer
Great Wash Park
c/o Executive Home Builders, Inc.
9755 Charleston Boulevard
Las Vegas, Nevada 89117
T: 702.656.5955

Environmental Graphics Design Development Package

December 11th, 2006

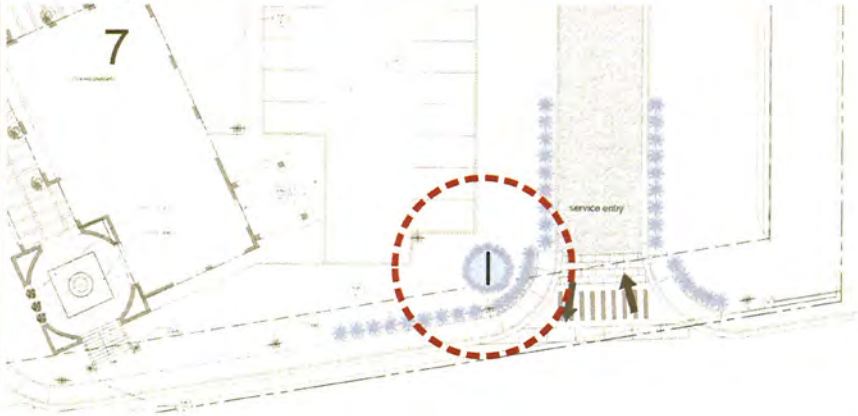
Project Identity on Entry Towers (South & West)

Item Sign Type #
10.03

Page # 2 of 2

© 2006 Development Design Group, Inc. • These drawings are for the sole purpose of expressing visual design intent only and are not intended for actual fabrication purposes. Sign contractor accepts total responsibility for materials selection, fabrication and installation.

Design Imagery



01 Detailed Sign Location Plan
Scale: 1/32"= 1'-0"

02 Sign Elevation
Scale: 1/2"= 1'-0"

Sign to be installed atop an 18" landscaped birm

THE VILLAGE
AT QUEENSRIDGE

Designer

DESIGN GROUP

3700 O'Donnell Street
Baltimore, Maryland 21224
T: 410.962.0505
F: 410.783.0816
www.ddg-usa.com

Developer

Great Wash Park
c/o Executive Home Builders, Inc.
9755 Charleston Boulevard
Las Vegas, Nevada 89117
T: 702.656.5955

Environmental Graphics Design Development Package

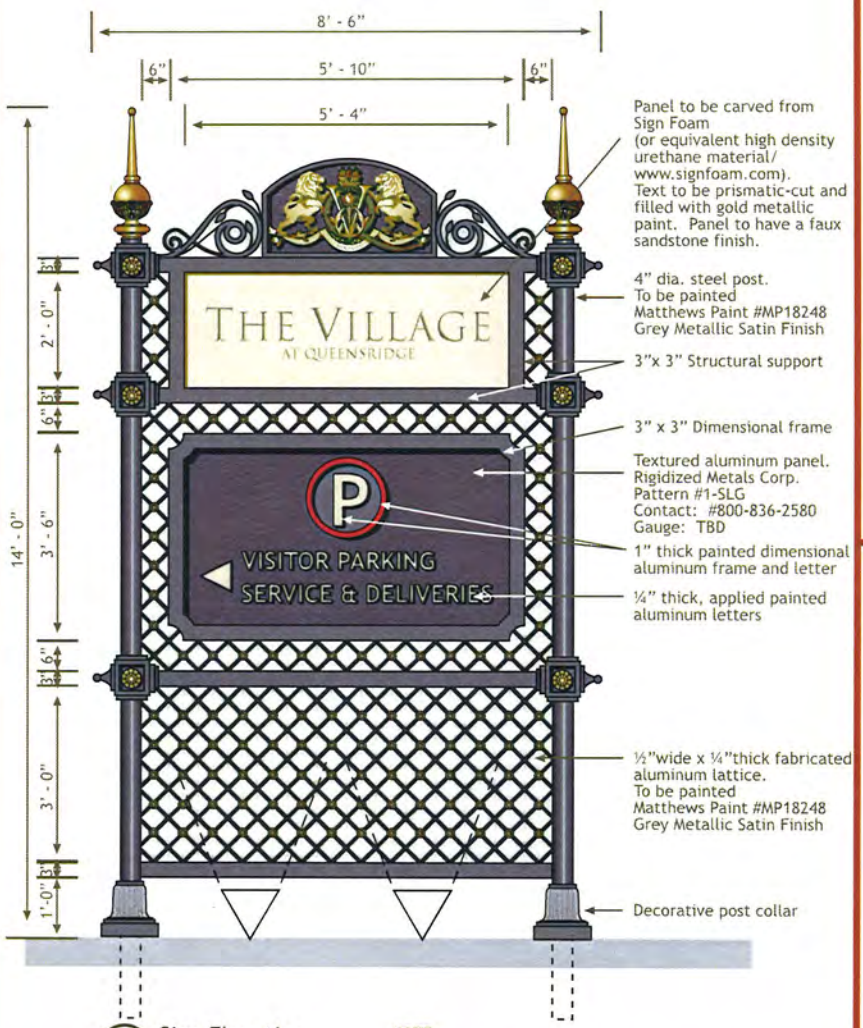
December 11th, 2006

Project Entry Sign on Southeast Corner

Item Sign Type #

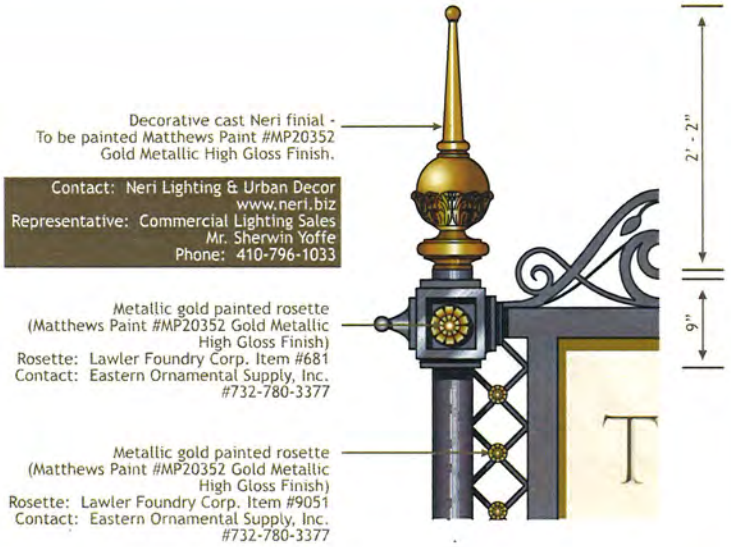
10.04

© 2006 Development Design Group, Inc. • These drawings are for the sole purpose of expressing visual design intent only and are not intended for actual fabrication purposes. Sign contractor accepts total responsibility for materials selection, fabrication and installation.

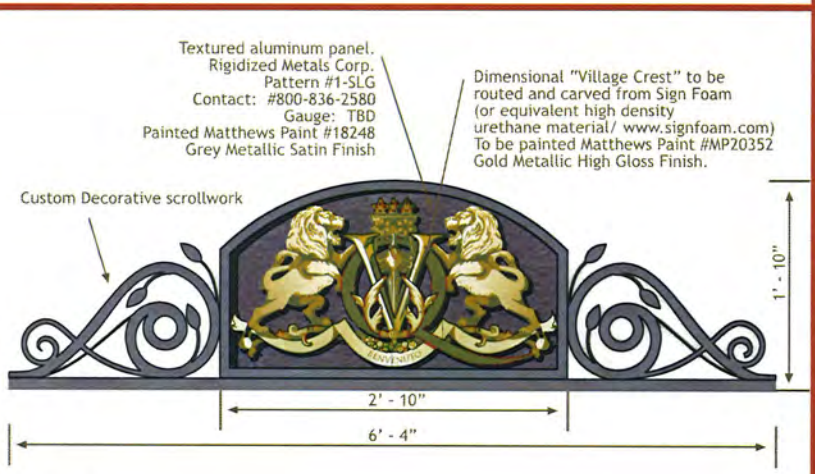


01 Sign Elevation
Scale: 1/2"= 1'-0"

NOTE:
- Sign to be double-sided
- To be illuminated from a remote ground source.



02 Sign Detail
Scale: 1"= 1'-0"



03 Sign Detail
Scale: 1"= 1'-0"

THE VILLAGE
AT QUEENSRIDGE

Designer
DESIGN GROUP
3700 O'Donnell Street
Baltimore, Maryland 21224
T: 410.962.0505
F: 410.783.0816
www.ddg-usa.com

Developer
Great Wash Park
c/o Executive Home Builders, Inc
9755 Charleston Boulevard
Las Vegas, Nevada 89117
T: 702.656.5955

Environmental Graphics Design Development Package

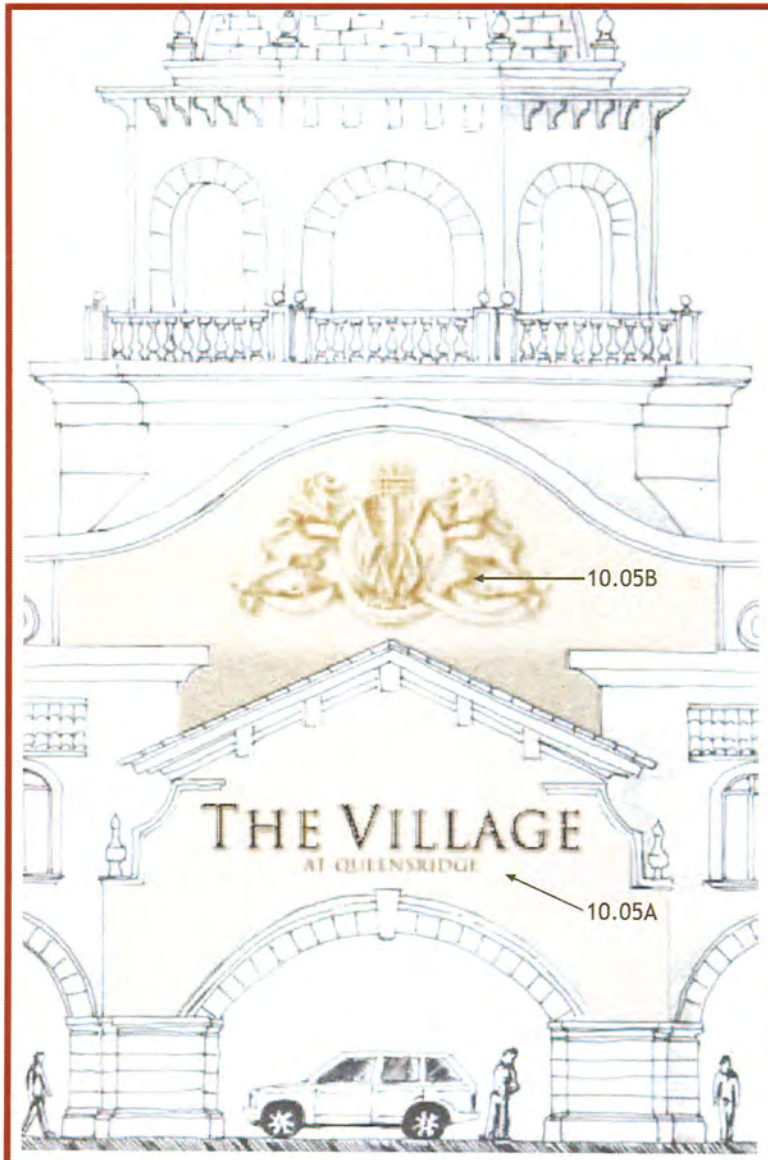
December 11th, 2006

Project Entry Sign on Southeast Corner

Item Sign Type #
10.04

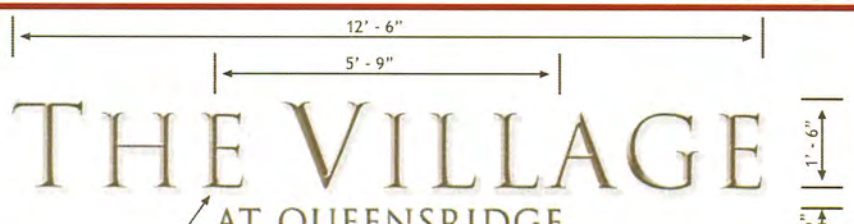
Page # 2 of 2

© 2006 Development Design Group, Inc. • These drawings are for the sole purpose of expressing visual design intent only and are not intended for actual fabrication purposes. Sign contractor accepts total responsibility for materials selection, fabrication and installation.



01 "Building 11" Entry Porte Cochiere
Scale: 1/4"= 1'-0"

Design Imagery



02 Sign Detail Elevation
Scale: 1/2"= 1'-0"

03 Sign Detail Night View
Scale: 1/2"= 1'-0"

THE VILLAGE
AT QUEENSRIDGE

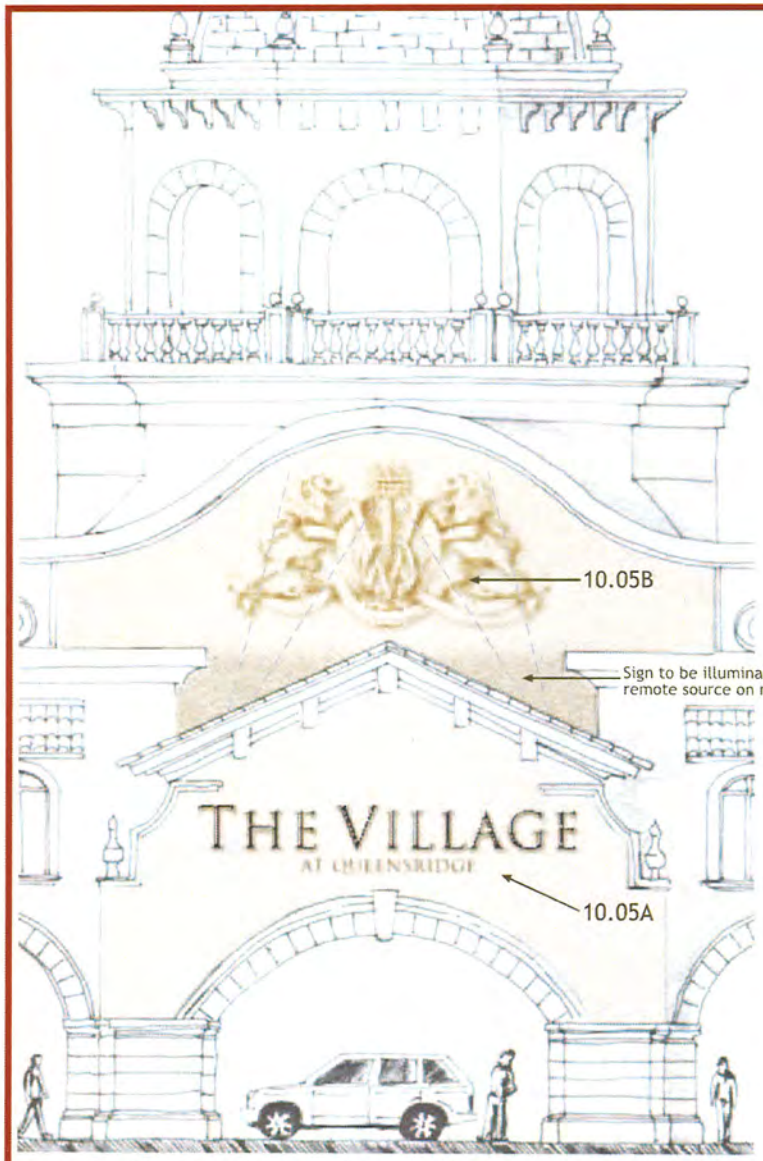
Designer
DESIGN GROUP
3700 O'Donnell Street
Baltimore, Maryland 21224
T: 410.962.0505
F: 410.783.0816
www.ddg-usa.com

Developer
Great Wash Park
c/o Executive Home Builders, Inc.
9755 Charleston Boulevard
Las Vegas, Nevada 89117
T: 702.656.5955

Environmental Graphics Design Development Package
December 11th, 2006

Porte Cochiere Project Identity (lower area)
Item Sign Type #
10.05 A
Page # 1 of 2

© 2006 Development Design Group, Inc. • These drawings are for the sole purpose of expressing visual design intent only and are not intended for actual fabrication purposes. Sign contractor accepts total responsibility for materials selection, fabrication and installation.



01 "Building 11" Entry Porte Cochiere
Scale: 1/4"= 1'-0"

General Notes:
- "Village Crest" to be routed and carved from SignFoam (or equivalent high density urethane material/ www.signfoam.com).
- To be finished as to appear carved from stone. Paint and texture to match wall surface behind (specifications to be provided).
- Panel shall be mounted flush to wall surface - to appear as craved from wall surface behind.
- Sign to be illuminated from a remote source.

02 Sign Detail Elevation
Scale: 1/2"= 1'-0"

THE VILLAGE
AT QUEENSRIDGE

Designer
DESIGN GROUP
3700 O'Donnell Street
Baltimore, Maryland 21224
T: 410.962.0505
F: 410.783.0816
www.ddg-usa.com

Developer
Great Wash Park
c/o Executive Home Builders, Inc.
9755 Charleston Boulevard
Las Vegas, Nevada 89117
T: 702.656.5955

Environmental Graphics Design Development Package
December 11th, 2006

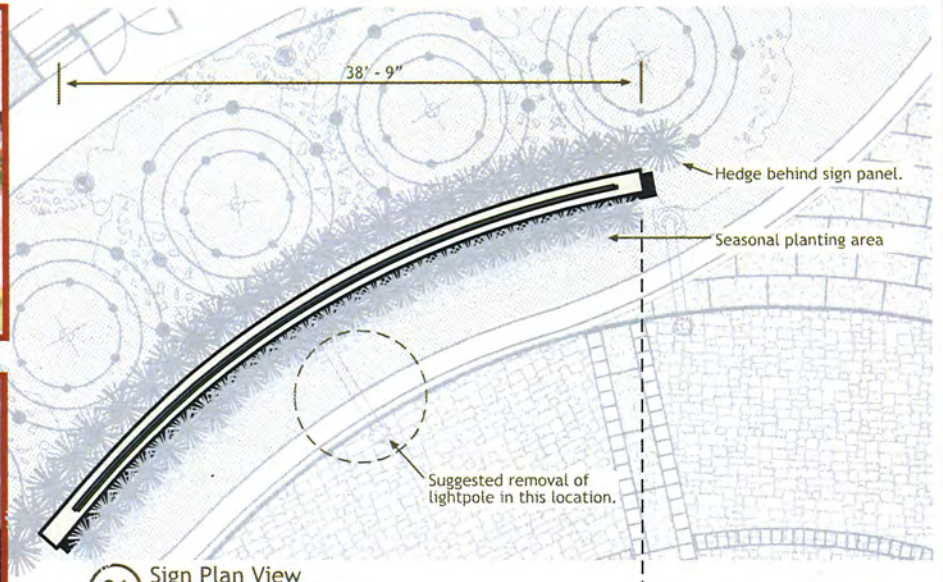
Porte Cochiere Project Identity (building facade)
Item Sign Type #
10.05 B
Page # 2 of 2

© 2006 Development Design Group, Inc. • These drawings are for the sole purpose of expressing visual design intent only and are not intended for actual fabrication purposes. Sign contractor accepts total responsibility for materials selection, fabrication and installation.

Model/Context Photos

02 Rendered Night View
Scale: 1/8"=1'-0"

Design Imagery



01 Sign Plan View
Scale: 1/8"=1'-0"

03 Rendered Sign Elevation
Scale: 1/8"=1'-0"

THE VILLAGE
AT QUEENSRIDGE

Designer
DESIGN GROUP
3700 O'Donnell Street
Baltimore, Maryland 21224
T: 410.962.0505
F: 410.783.0816
www.ddg-usa.com

Developer
Great Wash Park
c/o Executive Home Builders, Inc.
9755 Charleston Boulevard
Las Vegas, Nevada 89117
T: 702.656.5955

Environmental Graphics Design Development Package

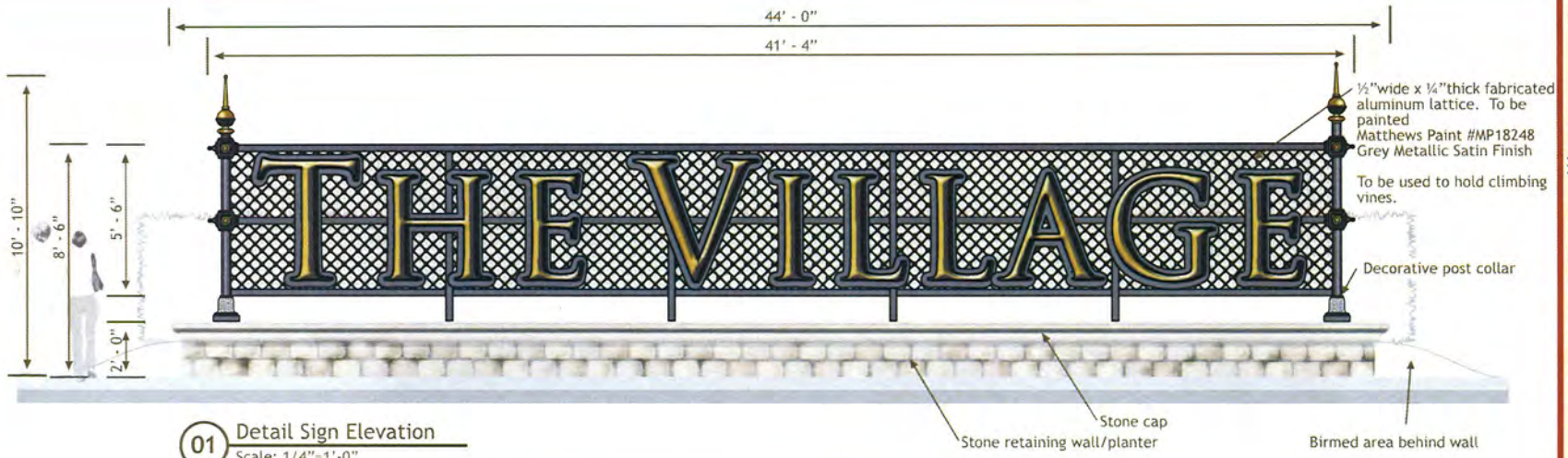
December 11th, 2006

Project Identity on North Rotary Feature Wall

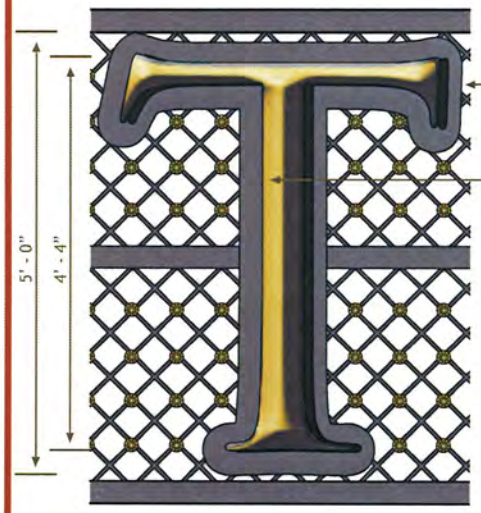
Item Sign Type #

10.06

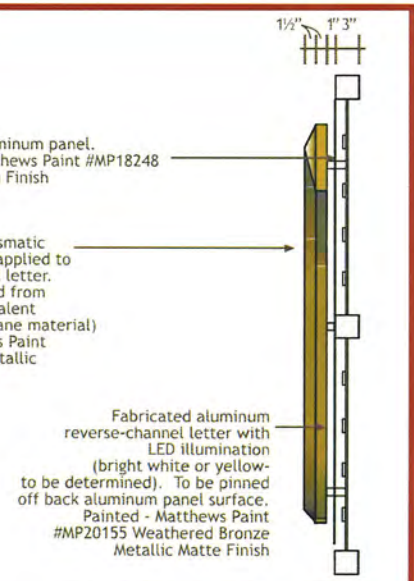
© 2006 Development Design Group, Inc. • These drawings are for the sole purpose of expressing visual design intent only and are not intended for actual fabrication purposes. Sign contractor accepts total responsibility for materials selection, fabrication and installation.



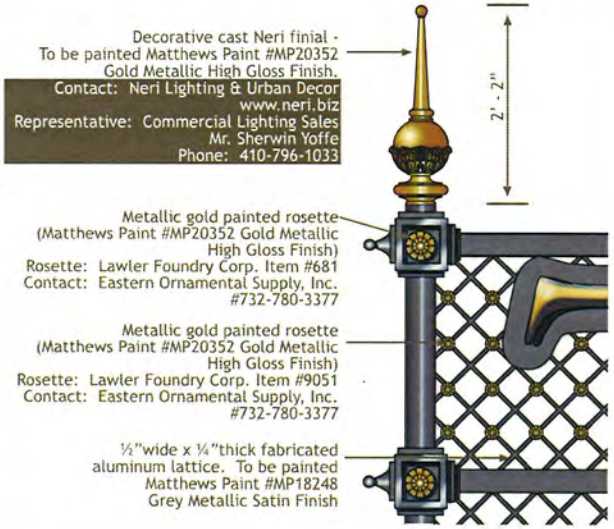
01 Detail Sign Elevation
Scale: 1/4"=1'-0"



02 Letter Detail
Scale: 3/4"=1'-0"



03 Section Through Letter
Scale: 3/4"=1'-0"



04 Sign Detail
Scale: 3/4"=1'-0"

THE VILLAGE AT QUEENSRIDGE

Designer

3700 O'Donnell Street
Baltimore, Maryland 21224
T: 410.962.0505
F: 410.783.0816
www.ddg-usa.com

Developer

Great Wash Park
c/o Executive Home Builders, Inc.
9755 Charleston Boulevard
Las Vegas, Nevada 89117
T: 702.656.5955

Environmental Graphics Design Development Package

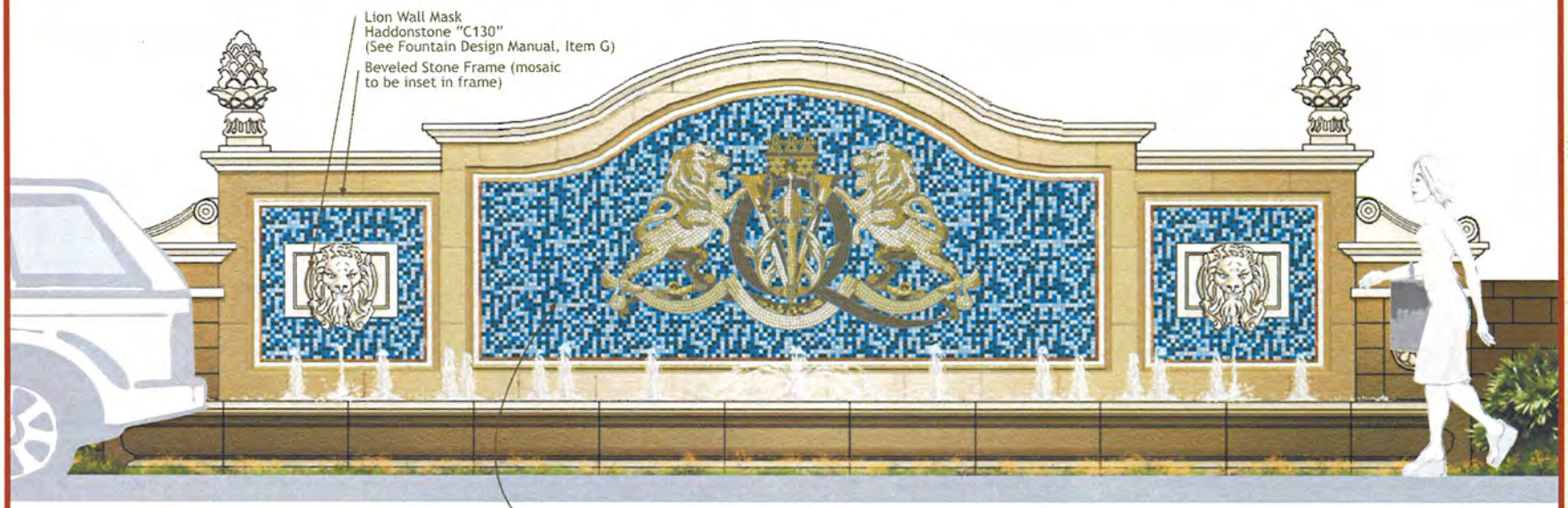
December 11th, 2006

Project Identity on North Rotary Feature Wall

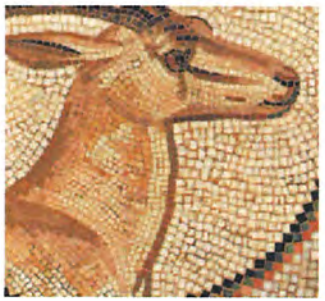
Item Sign Type #

10.06

© 2006 Development Design Group, Inc. • These drawings are for the sole purpose of expressing visual design intent only and are not intended for actual fabrication purposes. Sign contractor accepts total responsibility for materials selection, fabrication and installation.



01 Sign Elevation
Scale: 1/2"=1'-0"



Mosaic Tile Reference Photos

Model Photo Rendering

THE VILLAGE
AT QUEENSRIDGE

Designer

DESIGN GROUP

3700 O'Donnell Street
Baltimore, Maryland 21224
T: 410.962.0505
F: 410.783.0816
www.ddg-usa.com

Developer

Great Wash Park
c/o Executive Home Builders, Inc.
9755 Charleston Boulevard
Las Vegas, Nevada 89117
T: 702.656.5955

Environmental Graphics Design Development Package

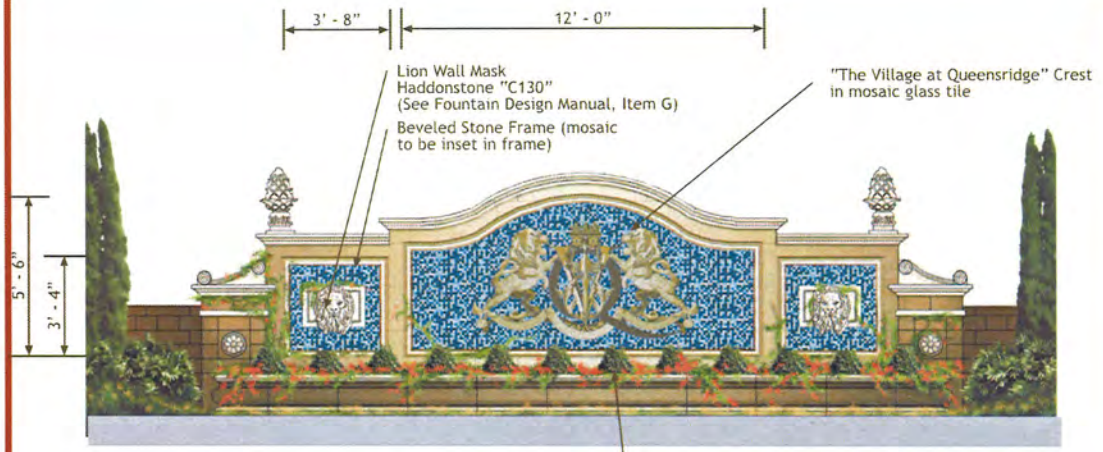
December 11th, 2006

Project Identity at Fountain Wall

Item Sign Type #

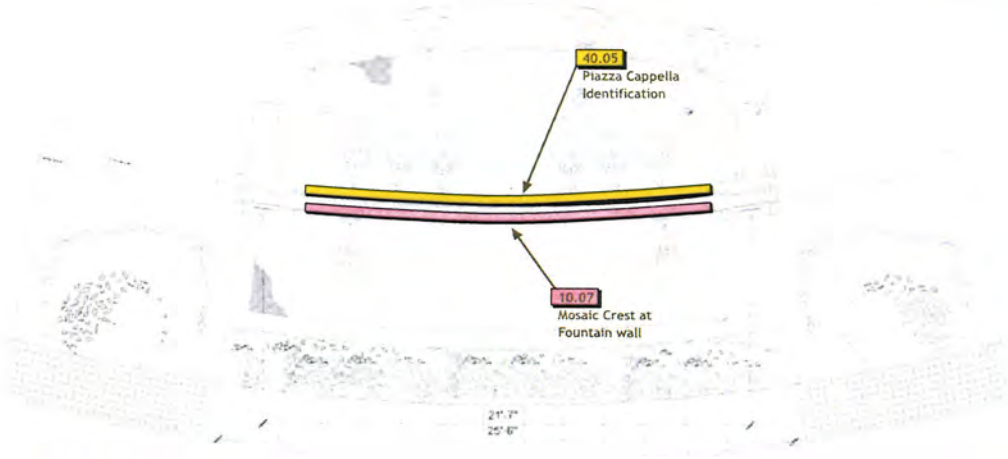
10.07

© 2006 Development Design Group, Inc. • These drawings are for the sole purpose of expressing visual design intent only and are not intended for actual fabrication purposes. Sign contractor accepts total responsibility for materials selection, fabrication and installation.



01 Entry Sign with Optional Plantings
Scale: 1/4"=1'-0"

Haddenstone Lion Mask



02 Plan View
Scale: 3/16"=1'-0"

See 40.05 - Piazza Cappella Identification

03 Opposite Side of Wall
Scale: NTS

THE VILLAGE
AT QUEENSRIDGE

Designer

DESIGN GROUP

3700 O'Donnell Street
Baltimore, Maryland 21224
T: 410.962.0505
F: 410.783.0816
www.ddg-usa.com

Developer

Great Wash Park
c/o Executive Home Builders, Inc.
9755 Charleston Boulevard
Las Vegas, Nevada 89117
T: 702.656.5955

Environmental Graphics Design Development Package

December 11th, 2006

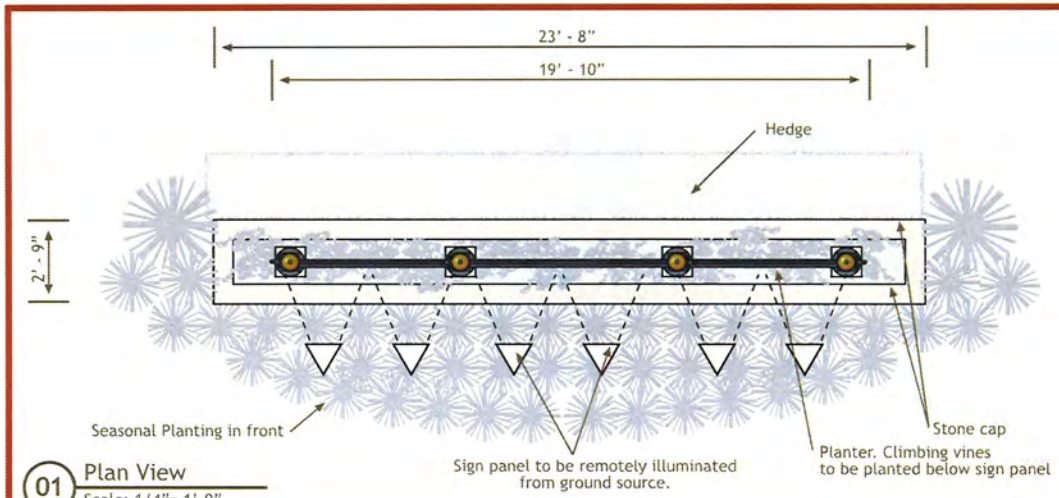
Project Identity at Fountain Wall

Item Sign Type #

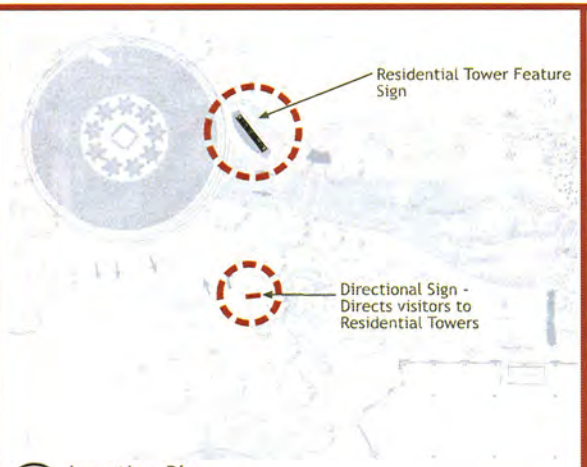
10.07

Page # 2 of 2

© 2006 Development Design Group, Inc. • These drawings are for the sole purpose of expressing visual design intent only and are not intended for actual fabrication purposes. Sign contractor accepts total responsibility for materials selection, fabrication and installation.



01 Plan View
Scale: 1/4"= 1'-0"



02 Location Plan
Scale: 1/64"= 1'-0"

03 Context Elevation
Scale: 1/4"= 1'-0"

Design Imagery

THE VILLAGE AT QUEENSRIDGE

Designer

DESIGN GROUP INCORPORATED

3700 O'Donnell Street
Baltimore, Maryland 21224
T: 410.962.0505
F: 410.783.0816
www.ddg-usa.com

Developer

Great Wash Park
c/o Executive Home Builders, Inc.
9755 Charleston Boulevard
Las Vegas, Nevada 89117
T: 702.656.5955

Environmental Graphics Design Development Package

December 11th, 2006

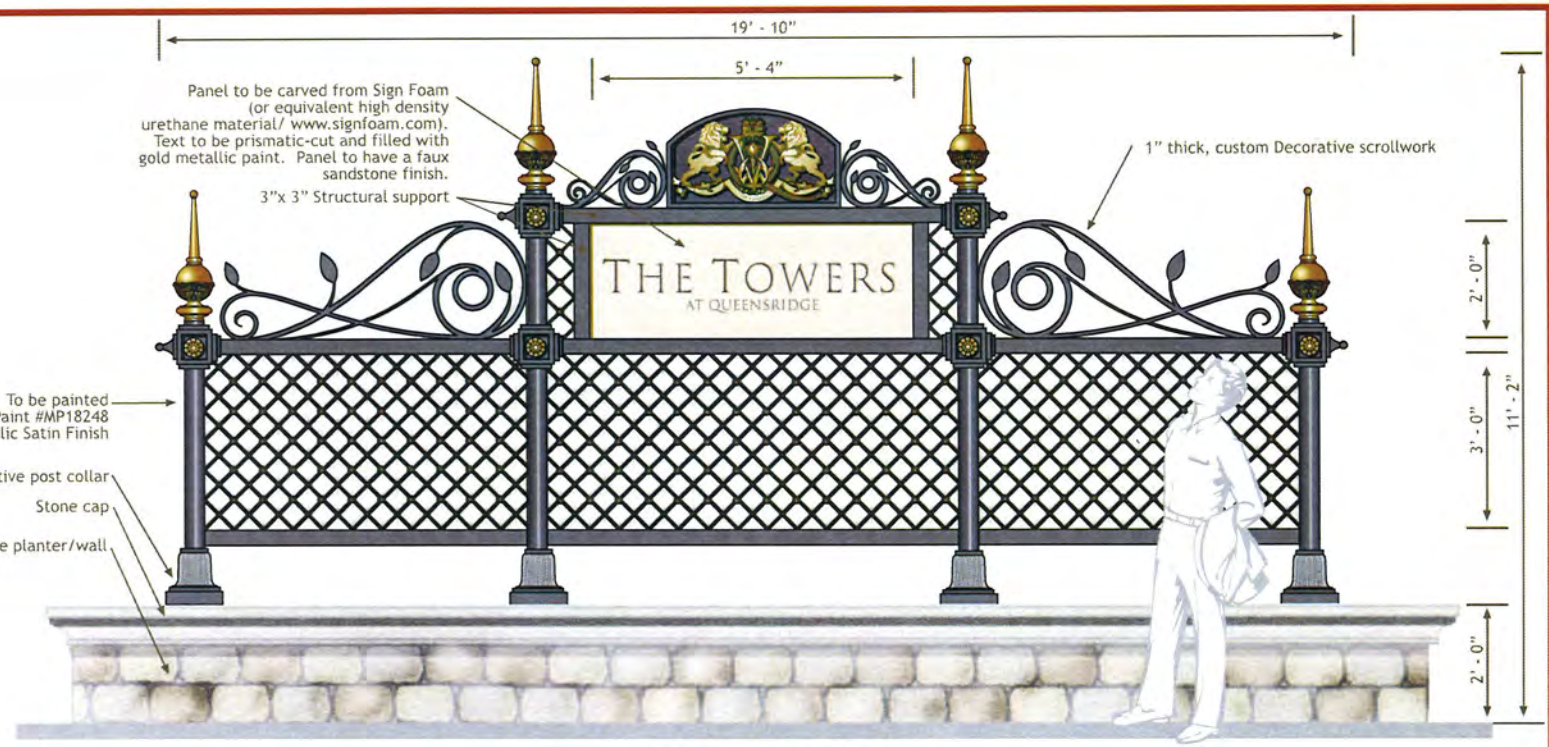
Residential Towers' Identity Feature

Item Sign Type #

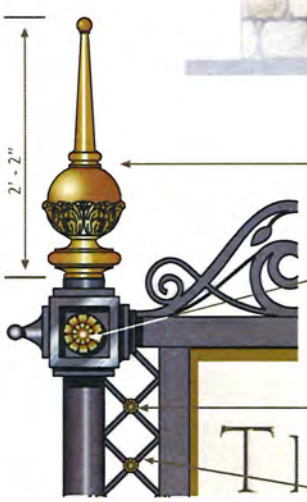
10.08

Page # 1 of 2

© 2006 Development Design Group, Inc. • These drawings are for the sole purpose of expressing visual design intent only and are not intended for actual fabrication purposes. Sign contractor accepts total responsibility for materials selection, fabrication and installation.



01 Detail Elevation
Scale: 1/2"= 1'-0"



Decorative cast Neri finial -
To be painted Matthews Paint #MP20352 Gold Metallic High Gloss Finish.
Contact: Neri Lighting & Urban Decor
www.neri.biz
Representative: Commercial Lighting Sales
Mr. Sherwin Yoffe
Phone: 410-796-1033

Metallic gold painted rosette (Matthews Paint #MP20352 Gold Metallic High Gloss Finish)
Rosette: Lawler Foundry Corp. Item #681
Contact: Eastern Ornamental Supply, Inc. #732-780-3377

Metallic gold painted rosette (Matthews Paint #MP20352 Gold Metallic High Gloss Finish)
Rosette: Lawler Foundry Corp. Item #9051
Contact: Eastern Ornamental Supply, Inc. #732-780-3377

½"wide x ¼"thick fabricated aluminum lattice. To be painted Matthews Paint #MP18248 Grey Metallic Satin Finish

02 Sign Detail
Scale: 1"= 1'-0"

03 Sign Detail
Scale: 1"= 1'-0"

THE VILLAGE
AT QUEENSRIDGE

Designer
DESIGN GROUP INCORPORATED
3700 O'Donnell Street
Baltimore, Maryland 21224
T: 410.962.0505
F: 410.783.0816
www.ddg-usa.com

Developer
Great Wash Park
c/o Executive Home Builders, Inc.
9755 Charleston Boulevard
Las Vegas, Nevada 89117
T: 702.656.5955

Environmental Graphics Design Development Package

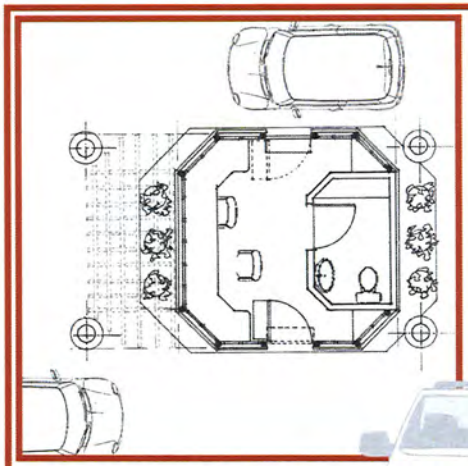
December 11th, 2006

Residential Towers' Identity Feature

Item Sign Type #

10.08

© 2006 Development Design Group, Inc. • These drawings are for the sole purpose of expressing visual design intent only and are not intended for actual fabrication purposes. Sign contractor accepts total responsibility for materials selection, fabrication and installation.

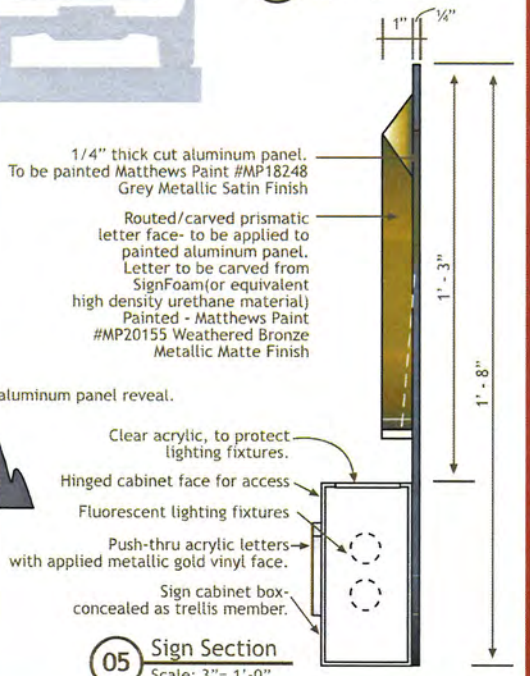


01 Gatehouse Plan View
Scale: 1/8"= 1'-0"

03 Gatehouse West Elevation
Scale: 1/4"= 1'-0"

02 Location Plan
Scale: 1/64"= 1'-0"

04 Sign Detail Elevation - Night & Day View
Scale: 1"= 1'-0"



05 Sign Section
Scale: 3"= 1'-0"

THE VILLAGE
AT QUEENSRIDGE

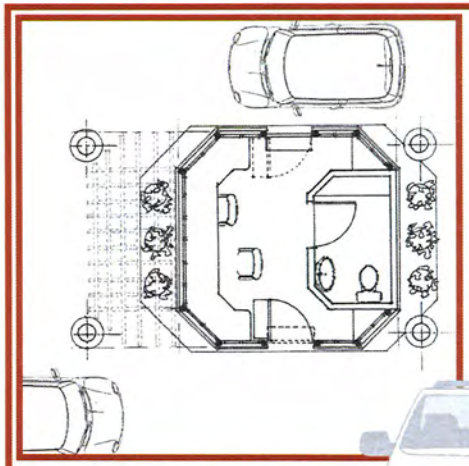
Designer
DESIGN GROUP
3700 O'Donnell Street
Baltimore, Maryland 21224
T: 410.962.0505
F: 410.783.0816
www.ddg-usa.com

Developer
Great Wash Park
c/o Executive Home Builders, Inc.
9755 Charleston Boulevard
Las Vegas, Nevada 89117
T: 702.656.5955

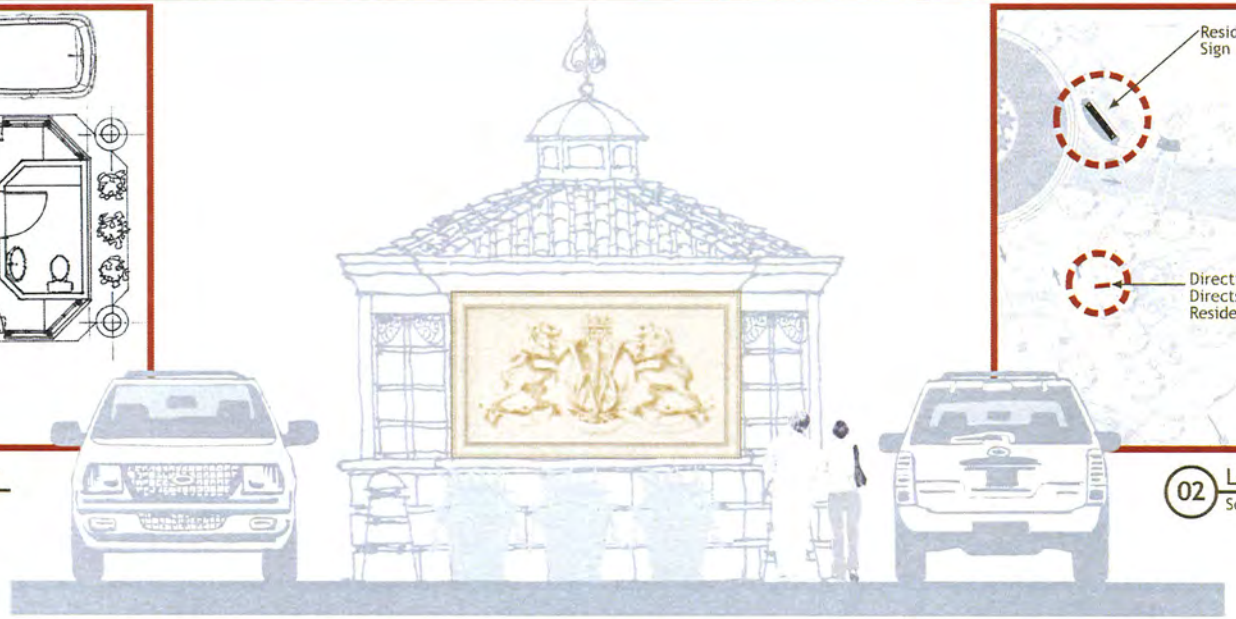
Environmental Graphics Design Development Package
December 11th, 2006

Residential Gatehouse Signage West Elevation
Item Sign Type #
10.09 A
Page # 1 of 2

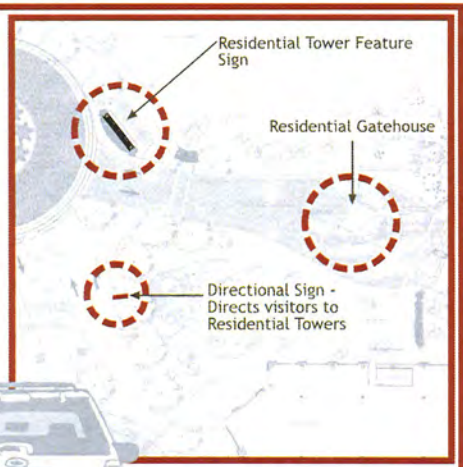
© 2006 Development Design Group, Inc. • These drawings are for the sole purpose of expressing visual design intent only and are not intended for actual fabrication purposes. Sign contractor accepts total responsibility for materials selection, fabrication and installation.



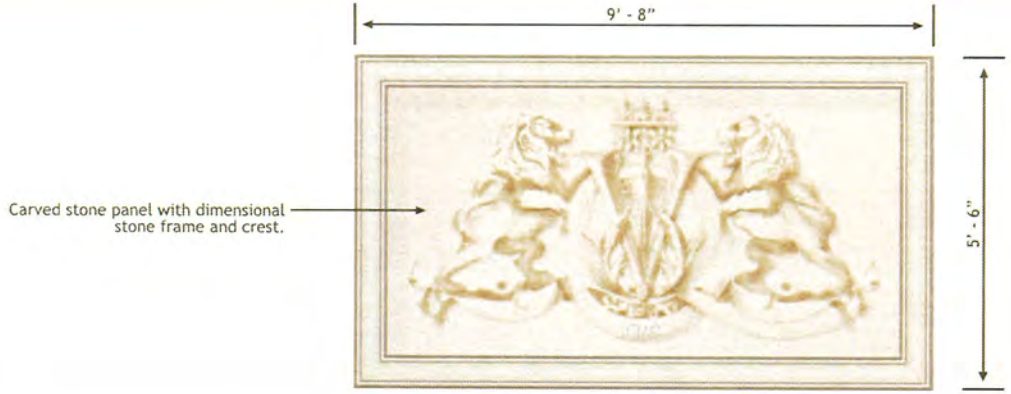
01 Gatehouse Plan View
Scale: 1/8"= 1'-0"



03 Gatehouse East Elevation
Scale: 1/4"= 1'-0"



02 Location Plan
Scale: 1/64"= 1'-0"



04 Sign Detail Elevation
Scale: 1/2"= 1'-0"

THE VILLAGE AT QUEENSRIDGE

Designer
DESIGN GROUP INCORPORATED
3700 O'Donnell Street
Baltimore, Maryland 21224
T: 410.962.0505
F: 410.783.0816
www.dgi-usa.com

Developer
Great Wash Park
c/o Executive Home Builders, Inc.
9755 Charleston Boulevard
Las Vegas, Nevada 89117
T: 702.656.5955

Environmental Graphics Design Development Package

December 11th, 2006

Residential Gatehouse Signage East Elevation

Item Sign Type #

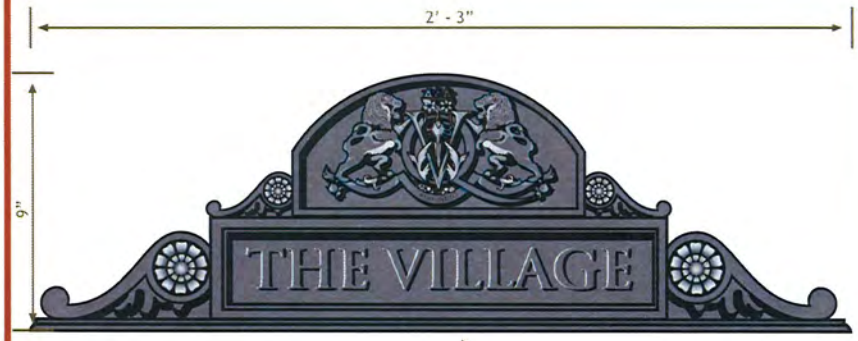
10.09 B

Page # 2 of 2

© 2006 Development Design Group, Inc. • These drawings are for the sole purpose of expressing visual design intent only and are not intended for actual fabrication purposes. Sign contractor accepts total responsibility for materials selection, fabrication and installation.

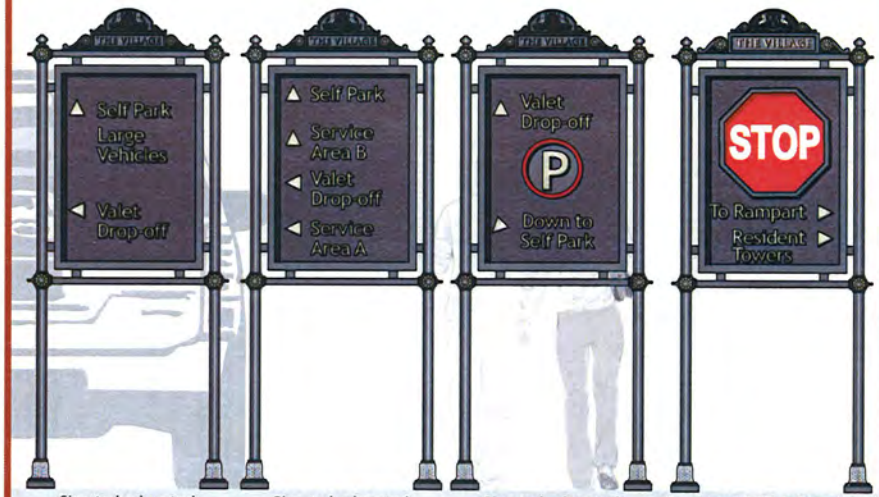
(20) Vehicular Wayfinding Items

Functional components that direct and help to navigate visitors on all public vehicular passages.



01 Sign Detail
Scale: 3"= 1'-0"

Custom decorative aluminum casting by Neri (see following page for product specifications)



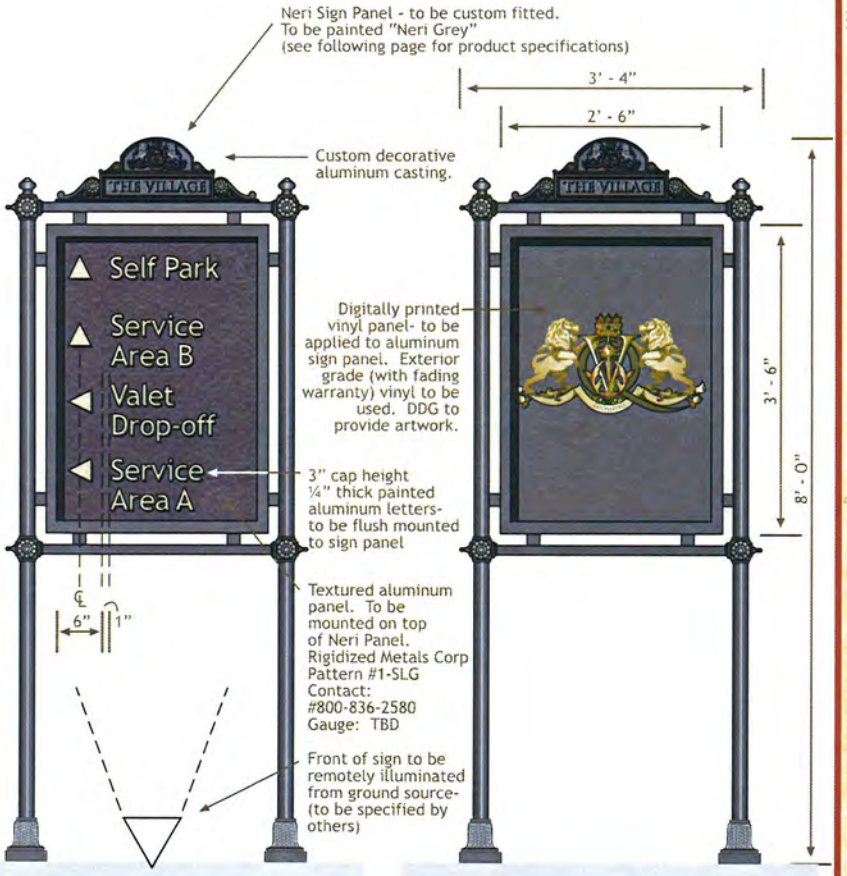
Sign to be located outside North Parking Entries

Sign to be located inside East (Service) Entry

Sign to be located at South Parking Ramp (in Rampart Courtile)

Combined DOT & Directional used at major intersections

02 Message Examples
Scale: 1/2"= 1'-0"



03 Front Elevation
Scale: 3/4"= 1'-0"

04 Rear Elevation
Scale: 3/4"= 1'-0"

THE VILLAGE
AT QUEENSRIDGE

Designer
DESIGN GROUP
3700 O'Donnell Street
Baltimore, Maryland 21224
T: 410.962.0505
F: 410.783.0816
www.ddg-usa.com

Developer
Great Wash Park
c/o Executive Home Builders, Inc.
9755 Charleston Boulevard
Las Vegas, Nevada 89117
T: 702.656.5955

Environmental Graphics Design Development Package

December 11th, 2006

Directional Sign Panel

Item Sign Type #

20.02

© 2006 Development Design Group, Inc. • These drawings are for the sole purpose of expressing visual design intent only and are not intended for actual fabrication purposes. Sign contractor accepts total responsibility for materials selection, fabrication and installation.

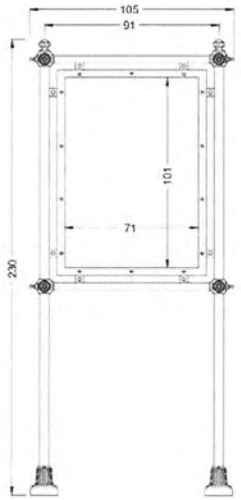
SIGN BOARDS

NERI SIGNS FOR THE FUTURE

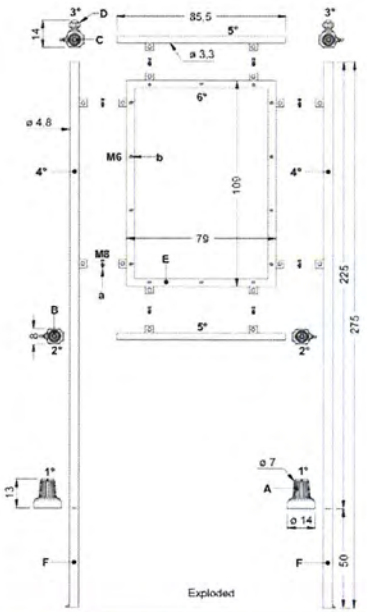
ARTICLE 2291.000 — TECHNICAL DESCRIPTION - Rev. A - October 2005

Description
Sign board composed of elements in UNI EN 1561 cast-iron and FE 510 UNI EN 10219-1 steel, hot-galvanized to UNI EN ISO 1461 standards, all corresponding in shape, size and ornamentation to the components shown in the diagrams, which are an integral part of the specifications.
The sign board is composed as follows:
1°) Two tapered cast-iron base elements (height 13 cm, lower diam. 14 cm, top diam. 7 cm), decorated at the centre and top with twenty small flutes (A). Each element is fixed to its relative supporting tube (4°) with an M6 grubscrew.
2°) Two intermediate elements in cast-iron (height 8 cm) joining the two supporting tubes (4°) and the lower crosspiece (5°). These elements are in the shape of a cube, decorated on the front and rear faces with rosettes (B) and on the external face with a small sphere.
3°) Two terminal elements in cast-iron (height 14 cm) joining the two supporting tubes (4°) and the upper crosspiece (5°). The bottom parts of these elements are in the shape of a cube, decorated on the front and rear faces with rosettes (C) and on the external face with a small sphere. The top parts of these elements are composed of spheres divided into eight segments (D).
4°) Two upright (height 275 cm, diam. 4.8 cm) hot-galvanized steel. These tubes are to be cemented for a depth of 50 cm into the foundation plinths (F). Each supporting tube has two tabs for fixing the advertising panel.
5°) Two crosspieces in hot-galvanized steel tube (length 85.5 cm, diam 3.3 cm). Each crosspiece has two tabs for fixing the advertising panel.
6°) An advertising panel composed of:
an external frame (E – height 109 cm, length 79 cm) made in hot-galvanized steel section bar (40 x 20 x 5 mm), with tabs for fixing to the supporting tubes (4°) and crosspieces (5°);
an internal frame (height 107.5 cm, length 77.5 cm) in flat hot-galvanized steel section bar (30 x 5 mm);
a panel in galvanized sheet metal (thickness 2 mm, height 106 cm, length 76 cm) fixed between the two steel frames with fourteen M6 stainless steel screws.
This advertising panel is fixed to its support tabs with eight M8 stainless steel screws (a).
The effective advertising space available is 101 cm in height and 71 cm in length.
The total height of the sign board is 230 cm, length 105 cm, distance between supporting tube centres 91 cm.

Protection of surfaces
Please refer to the specification on painting procedures of the materials.



Front view



Exploded

© 2005 NERI S.p.A. — 1:20

SIGN BOARDS ACCESSORIES

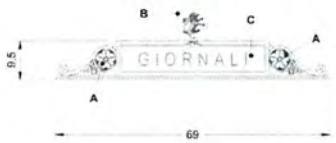
NERI SIGNS FOR THE FUTURE

ARTICLE 9514.327.001/3 — TECHNICAL DESCRIPTION - Rev. A - October 2005

Description
The upper decoration in aluminum casting, corresponding in shape, size and ornamentation to the diagrams which are an integral part of the specification.
The upper decoration consists in two lateral ornaments (A), a central customized coat of arms (B) and a rectangular space (C) for customized texts.
The upper decoration is inserted between two pivots on the horizontal tube of the sign board and fixed with two M6 stainless steel grubscrew.
The height of the upper decoration is 9.5 cm and the length is 69 cm.

Note
This kind of decoration can be used only for sign board 2291.

Protection of surfaces
Please refer to the specification on painting procedures of the materials.



Front view

Application example - Scale 1:20

Contact: Neri Lighting & Urban Decor
www.neri.biz
Representative: Commercial Lighting Sales
Mr. Sherwin Yoffe
Phone: 410-796-1033

© 2005 NERI S.p.A. — 1:10

THE VILLAGE AT QUEENSBRIDGE

Designer

DESIGN GROUP

3700 O'Donnell Street
Baltimore, Maryland 21224
T: 410.962.0505
F: 410.783.0816
www.ddg-usa.com

Developer

Great Wash Park
c/o Executive Home Builders, Inc.
9755 Charleston Boulevard
Las Vegas, Nevada 89117
T: 702.656.5955

Environmental Graphics Design Development Package

December 11th, 2006

Directional Sign Panel

Item Sign Type #

20.02

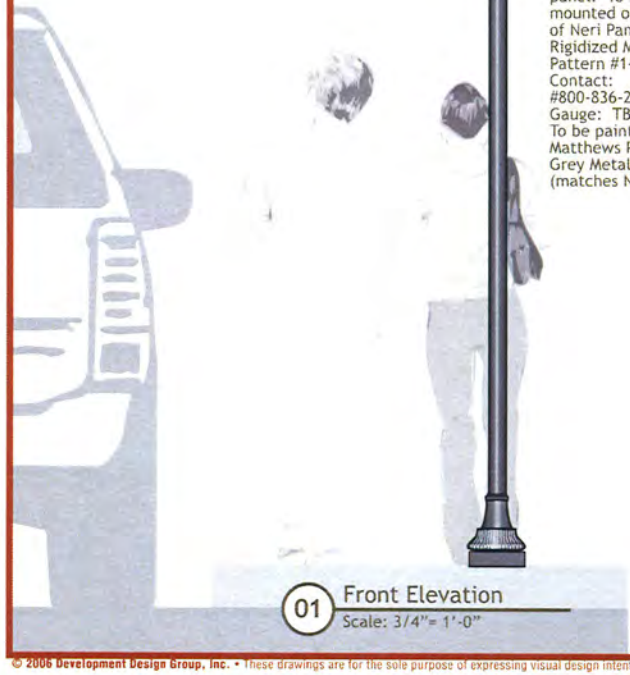
© 2006 Development Design Group, Inc. • These drawings are for the sole purpose of expressing visual design intent only and are not intended for actual fabrication purposes. Sign contractor accepts total responsibility for materials selection, fabrication and installation.

Neri Sign Panel - with custom bracket (by others).
Sign to be painted "Neri Grey"
(see following page for Neri specifications)

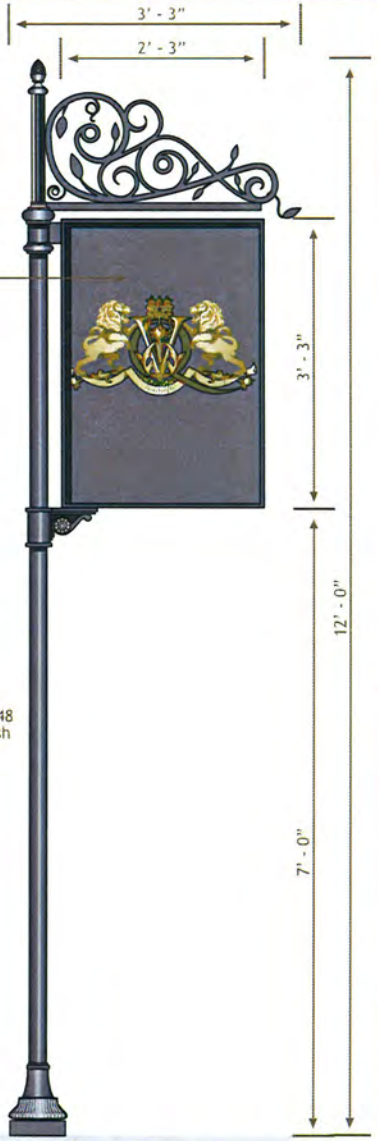
Digitally printed vinyl panel- to be applied to aluminum sign panel. Exterior grade (with fading warranty) vinyl to be used. DDG to provide artwork.

3" cap height ¼" thick painted aluminum letters- to be flush mounted to sign panel

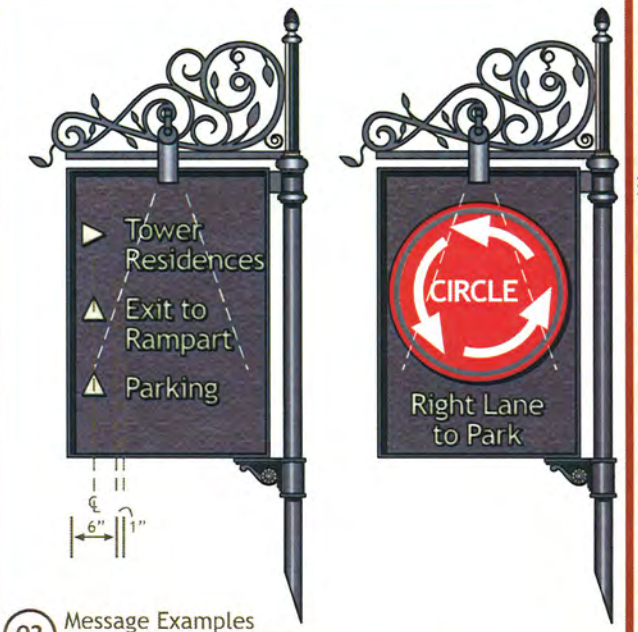
Textured aluminum panel. To be mounted on top of Neri Panel.
Rigidized Metals Corp
Pattern #1-SLG
Contact:
#800-836-2580
Gauge: TBD
To be painted
Matthews Paint #MP18248
Grey Metallic Satin Finish
(matches Neri Grey)



01 Front Elevation
Scale: 3/4"= 1'-0"



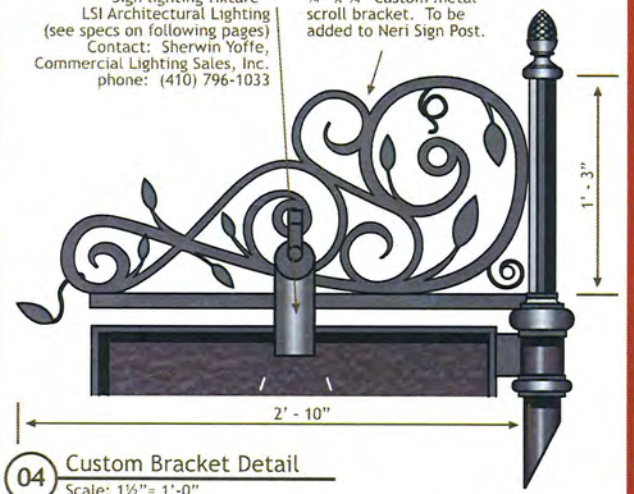
02 Rear Elevation
Scale: 3/4"= 1'-0"



03 Message Examples
Scale: 3/4"= 1'-0"

Sign lighting fixture -
LSI Architectural Lighting
(see specs on following pages)
Contact: Sherwin Yoffe,
Commercial Lighting Sales, Inc.
phone: (410) 796-1033

¾" x ¾" custom metal scroll bracket. To be added to Neri Sign Post.



04 Custom Bracket Detail
Scale: 1½"= 1'-0"

THE VILLAGE AT QUEENSRIDGE

Designer
DESIGN GROUP
3700 O'Donnell Street
Baltimore, Maryland 21224
T: 410.962.0505
F: 410.783.0816
www.ddg-usa.com

Developer
Great Wash Park
c/o Executive Home Builders, Inc.
9755 Charleston Boulevard
Las Vegas, Nevada 89117
T: 702.656.5955

Environmental Graphics Design Development Package

December 11th, 2006

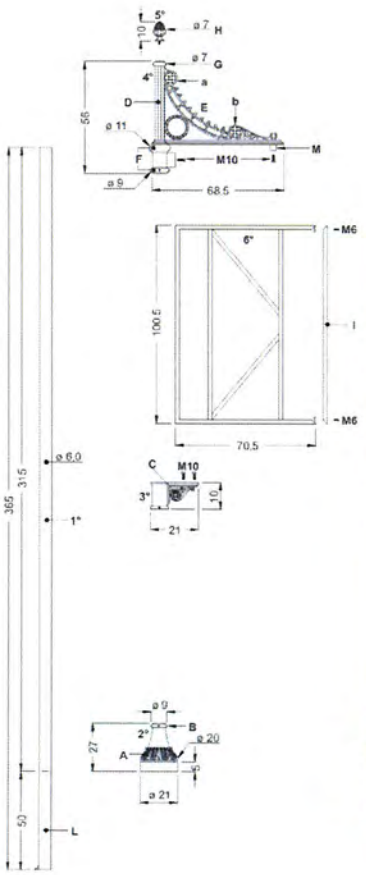
Post Mounted Directional Sign Panel

Item Sign Type #
20.03

© 2006 Development Design Group, Inc. • These drawings are for the sole purpose of expressing visual design intent only and are not intended for actual fabrication purposes. Sign contractor accepts total responsibility for materials selection, fabrication and installation.

Description
Sign post composed of elements in UNI EN 1561 cast-iron, FE 510 UNI EN 10219-1 steel hot-galvanized to UNI EN ISO 1461 standards and UNI EN 1706 aluminium, all corresponding in shape, size and ornamentation to the components shown in the diagrams, which are an integral part of the specifications.
The sign post is composed as follows:
1°) A cylindrical hot-galvanized steel post (height 371 cm, diam. 6 cm) that must be sunk for a depth of 50 cm (L) into a foundation plinth.
2°) A cast-iron base element (height 27 cm) with a circular plinth at the bottom (diam. 21 cm, height 5 cm) surmounted by a tapered section (lower diam. 20 cm, top diam. 9 cm) decorated with leaves (A) and a torus (B). At the top, this element is provided with three M8 stainless steel grubscrews for fixing it to the post.
3°) A cast-iron element (height 10 cm, width 21 cm) forming a lower junction and support for the sign panel (6). This element has a cylindrical section that carries a small bracket decorated with a rosette (C) and a volute. It is fixed to the steel post with three M8 stainless steel grubscrews. The sign panel (6) is fixed to the bracket with two M10 stainless steel screws.
4°) A cast-iron element (height 56 cm, width 68.5 cm) forming the upper support for the sign panel (6). The lower part of this element is cylindrical and is fixed onto the steel post. It is decorated with two tori (F – diameters 11 cm and 9 cm) and has a rectangular junction to support the sign panel (6). The upper part is composed of a short octagonal column (D) with a torus at the top (G – diam. 7 cm) and a projecting bracket that has a junction (M) on its lower side to support the sign panel (6). The bracket is decorated with two large rosettes (a, b) linked by a double curved cornice (E) that is decorated with nine small spheres. A connecting ring joins the octagonal column (D), the cornices (E) and the base of the bracket.
5°) A decoration in the form of a pineapple cast in aluminium (H – diam. 7 cm, height 10 cm). This decoration has an M8 screw in the lower part for fixing it to the column beneath.
6°) A galvanized steel frame (height 101 cm, length 70.5 cm) with one detachable side (I) for the insertion of two advertising panels (height 99.5 cm, length 69.5 cm, thickness 0.4 cm). The detachable side is secured with four M6 stainless steel screws. The frame is fixed to the lower and upper supports with four M10 stainless steel screws.
The effective advertising space available is 96.5 cm in height and 66.5 cm in width.
The total height of the sign post is 368 cm, width 78 cm.

Protection of surfaces
Please refer to the specification on painting procedures of the materials.



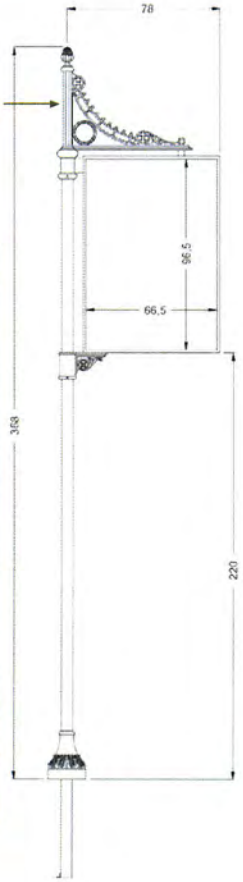
Exploded

Contact: Neri Lighting & Urban Decor
www.neri.biz
Representative: Commercial Lighting Sales
Mr. Sherwin Yoffe
Phone: 410-796-1033

© 2004 NERI S.p.A.

Neri stock bracket to be replaced with custom fabrication (by others)

Sign Lighting Fixture
Contact: ASI Architectural Outdoor Lighting
Representative: Commercial Lighting Sales
Mr. Sherwin Yoffe
Phone: 410-796-1033



Front view

© 2004 NERI S.p.A.
1:20

THE VILLAGE AT QUEENSRIDGE

Designer
DESIGN GROUP
3700 O'Donnell Street
Baltimore, Maryland 21224
T: 410.962.0505
F: 410.783.0816
www.ddg-usa.com

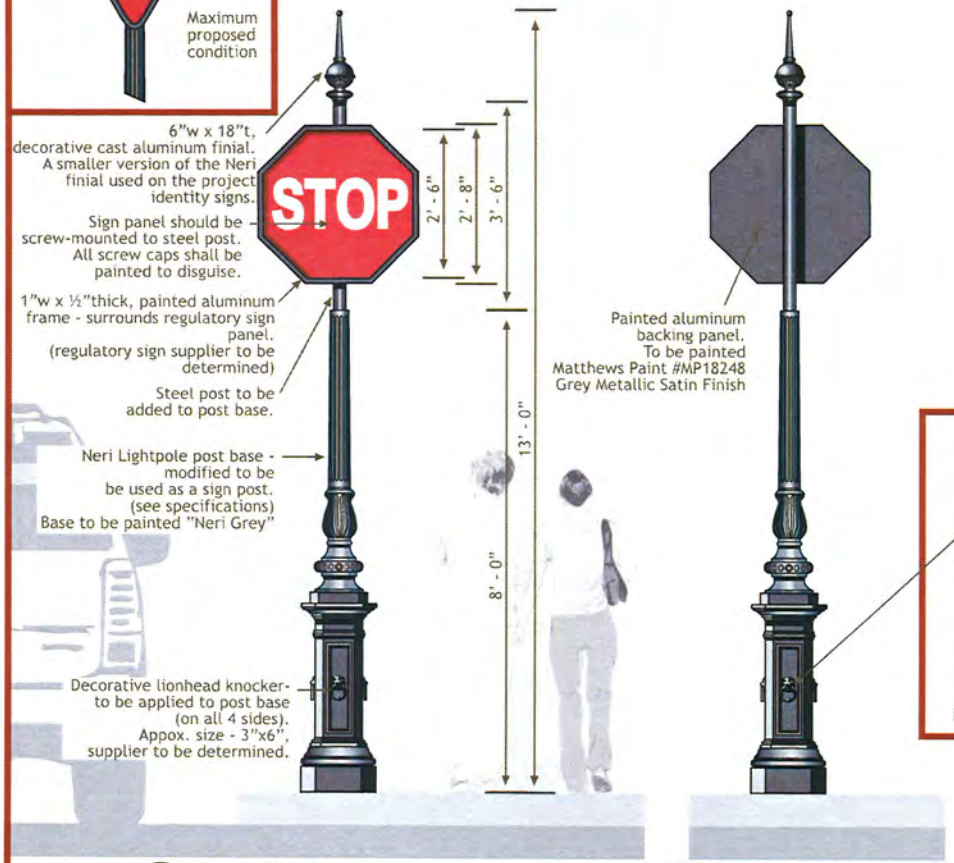
Developer
Great Wash Park
c/o Executive Home Builders, Inc.
9755 Charleston Boulevard
Las Vegas, Nevada 89117
T: 702.656.5955

Environmental Graphics Design Development Package
December 11th, 2006

Post Mounted Directional Sign Panel
Item Sign Type #
20.03

© 2006 Development Design Group, Inc. • These drawings are for the sole purpose of expressing visual design intent only and are not intended for actual fabrication purposes. Sign contractor accepts total responsibility for materials selection, fabrication and installation.

Maximum proposed condition



01 Front Elevation
Scale: 1/2"= 1'-0"

02 Rear Elevation
Scale: 1/2"= 1'-0"

Lionhead Knocker Example

SMALL POSTS

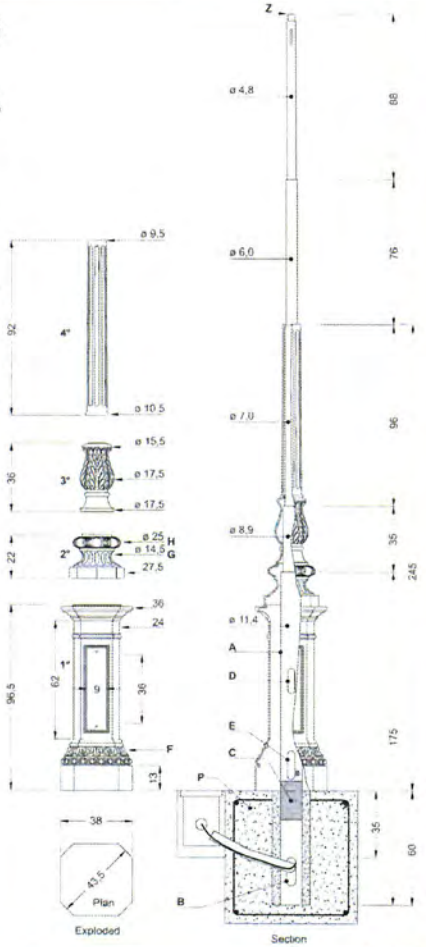
NERI
SIGNS FOR THE FUTURE

ARTIC. C. 1161.910 TECHNICAL DESCRIPTION - Rev. A - June 2006

Compliance
CE certificated post, compliant with standard UNI EN 40-5. CE

Description
Lamp post composed of elements in UNI EN 1561 cast iron with core in FE. 510 UNI EN 10219-1 steel, hot galvanized to UNI EN ISO 1461 standards, corresponding in shape, size and ornamentation to the diagrams, which are an integral part of the specifications.
The core (A) is made up of five tubes of different cross-sections, according to the internal diameter of the cast iron elements (diam. cm 11.4 x 175 diam. 8,9 x 35 - diam. 7.0 x 96 - diam. 6,0 x 76 - diam. 4,8 x 88), welded together at their junctions. The core must project perfectly vertically for a distance of 60 cm into a foundation plinth (P). It is provided with an M10 earthing bolt marked by a small indicator plate, a slot (D - height 13,2 x 3,6 cm) for the installation of a Class II insulation terminal board with or without fuse (Conchiglia), a slot (E - height 15 x 4.0 cm) above ground level, a slot (B - h. cm 15 x 5 cm) at 35 cm beneath ground level, for loading cables into the core and an M36 threaded bush (Z) welded to the top. A heat-shrink sheath (C), height 20 cm and made from composite materials (irradiated polyolefinic and butylic mastic) must be applied to the core to protect it from corrosion.
The cast iron post is made up of a number of elements that are fitted over each other so as to prevent water infiltration. The elements are as follows:
1°) Base element height 96.5 cm, with a square plinth (38 x 38 x 13 cm) with cut-off corners, surmounted by a decorative band of twenty-eight ovoli and leaf designs (F), a central section with a square cross-section with cut-off corners (24 x 24 x 62 cm) and an inspection hatch (9 x 36 cm), and a square cymatium (36 x 36 cm) with cut-off corners.
2°) Second element height 22 cm, with a square plinth (27.5 x 27.5 cm) with cut-off corners, decorated with a scotia (G, diam. 14.5 cm) with sixteen flutes surmounted by a torus with eight ovoli (H, diam. 25 cm).
3°)Third element height 36 cm (lower diam. 17.5 cm, central diam. 17.5 cm, top diam. 15.5 cm) decorated with leaves.
4°) Fourth element height 92 cm, tapered (lower diam. 10.5 cm, top diam. 9.5 cm) and decorated with eight flutes.
The above elements are all cast as single pieces.
The total height of these first four elements is 245 cm.

Protection of surfaces
Please refer to the specification on painting procedures of the materials.



© 2006 NERI S.p.A.

Contact: Neri Lighting & Urban Decor
www.neri.biz
Representative: Commercial Lighting Sales
Mr. Sherwin Yoffe
Phone: 410-796-1033

THE VILLAGE AT QUEENSRIDGE

Designer
DESIGN GROUP
3700 O'Donnell Street
Baltimore, Maryland 21224
T: 410.962.0505
F: 410.783.0816
www.ddg-usa.com

Developer
Great Wash Park
c/o Executive Home Builders, Inc.
9755 Charleston Boulevard
Las Vegas, Nevada 89117
T: 702.656.5955

Environmental Graphics Design Development Package

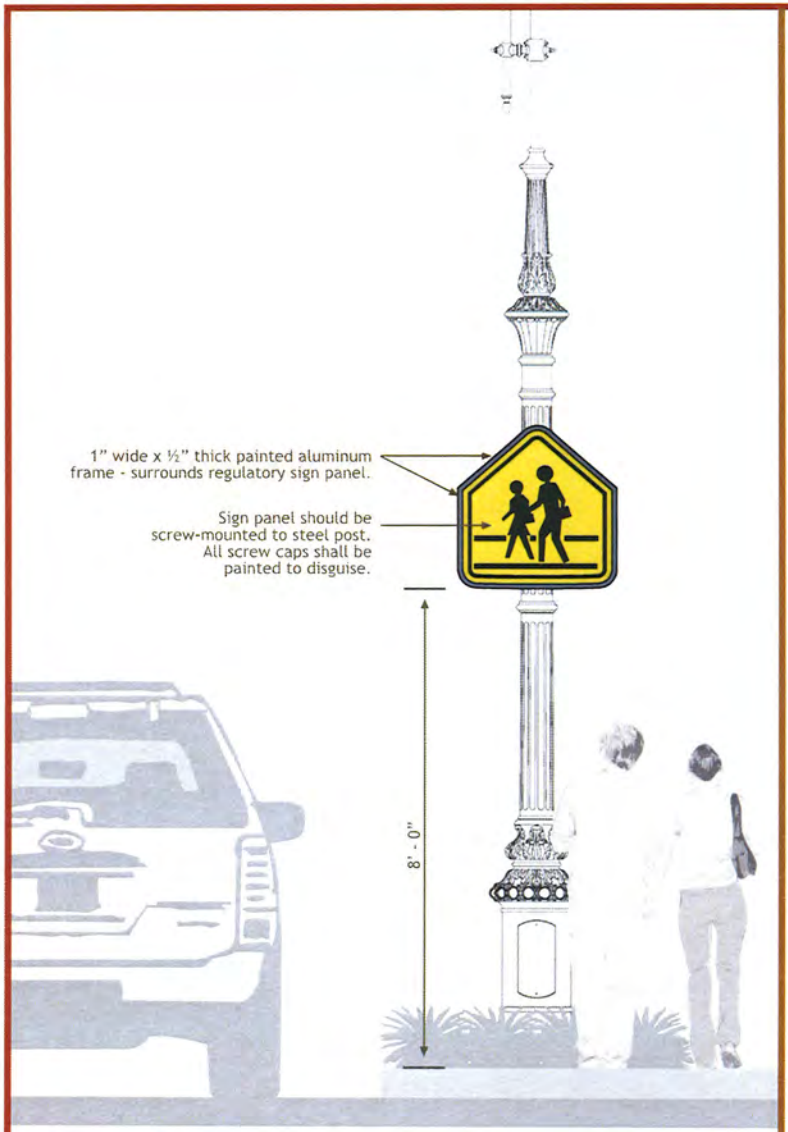
December 11th, 2006

Project DOT Sign Panel & Post

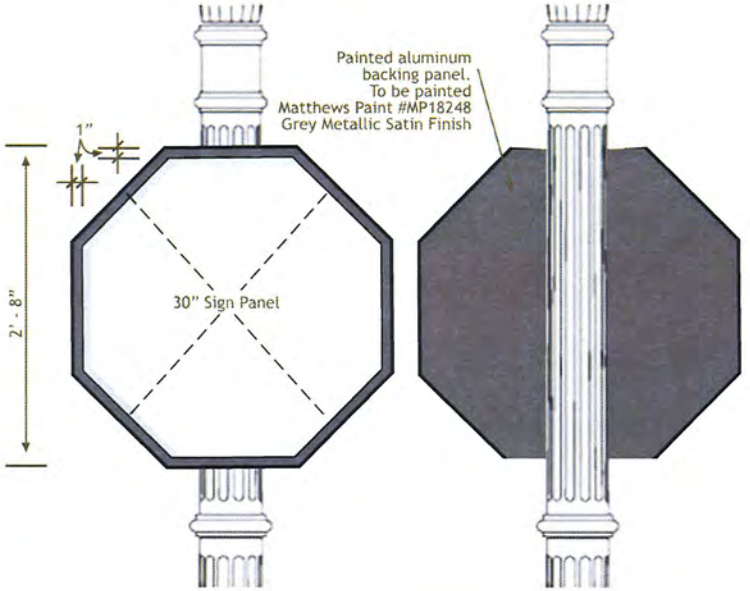
Item Sign Type #
20.04A

Page # 1 of 2

© 2006 Development Design Group, Inc. • These drawings are for the sole purpose of expressing visual design intent only and are not intended for actual fabrication purposes. Sign contractor accepts total responsibility for materials selection, fabrication and installation.



01 DOT Sign Mounted to Lightpole
Scale: 1/2"= 1'-0"



Please Note:
DDG's regulatory sign designs are for aesthetic purposes only.
All local and state Department of Transportation regulations
(as they relate to size and sign placements) shall be coordinated by others.

02 DOT Sign Panel Details
Scale: 1"= 1'-0"

THE VILLAGE AT QUEENSRIDGE

Designer
DESIGN GROUP
3700 O'Donnell Street
Baltimore, Maryland 21224
T: 410.962.0505
F: 410.783.0816
www.ddg-usa.com

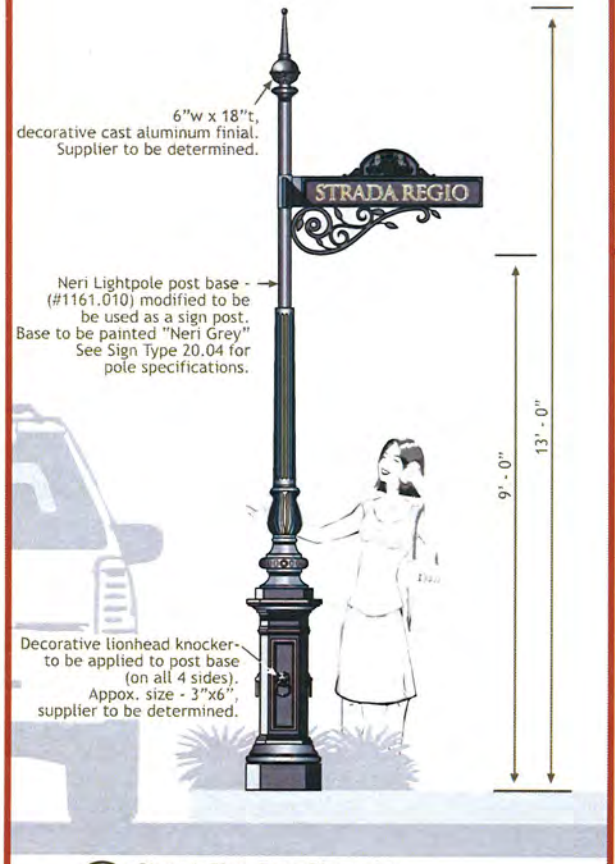
Developer
Great Wash Park
c/o Executive Home Builders, Inc.
9755 Charleston Boulevard
Las Vegas, Nevada 89117
T: 702.656.5955

Environmental Graphics Design Development Package
December 11th, 2006

Project DOT Sign Panel (on alternate post)
Item/Sign Type #
20.04B
Page # 2 of 2

© 2006 Development Design Group, Inc. • These drawings are for the sole purpose of expressing visual design intent only and are not intended for actual fabrication purposes. Sign contractor accepts total responsibility for materials selection, fabrication and installation.

Contact: Neri Lighting & Urban Decor
www.neri.biz
Representative: Commercial Lighting Sales
Mr. Sherwin Yoffe
Phone: 410-796-1033



01 Street Sign Post Elevation
Scale: 1/2"= 1'-0"

02 Street Sign Panel Perspective View
Scale: NTS

03 Street Sign Panel Detail
Scale: 2"= 1'-0"

THE VILLAGE AT QUEENSRIDGE

Designer
DESIGN GROUP
3700 O'Donnell Street
Baltimore, Maryland 21224
T: 410.962.0505
F: 410.783.0816
www.ddg-usa.com

Developer
Great Wash Park
c/o Executive Home Builders, Inc.
9755 Charleston Boulevard
Las Vegas, Nevada 89117
T: 702.656.5955

Environmental Graphics Design Development Package

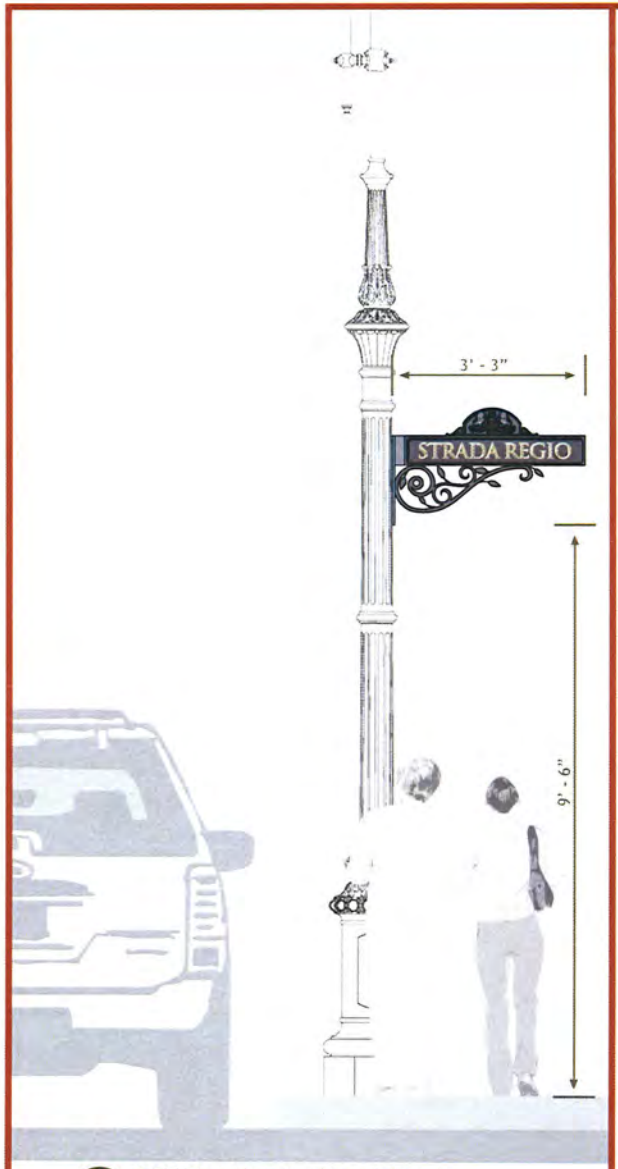
December 11th, 2006

Project
Street Sign & Post

Item Sign Type #
20.05A

Page # 1 of 2

© 2006 Development Design Group, Inc. • These drawings are for the sole purpose of expressing visual design intent only and are not intended for actual fabrication purposes. Sign contractor accepts total responsibility for materials selection, fabrication and installation.



01 DOT Sign Mounted to Lightpole
Scale: 1/2"= 1'-0"

NOTES: 1. This option shall be used in locations where there is not enough space for a free-standing street sign post.
2. All street names to be confirmed.

02 Complete Street Sign Program
Scale: 1"= 1'-0"

THE VILLAGE AT QUEENSRIDGE

Designer
DESIGN GROUP INCORPORATED
3700 O'Donnell Street
Baltimore, Maryland 21224
T: 410.962.0505
F: 410.783.0816
www.ddg-usa.com

Developer
Great Wash Park
c/o Executive Home Builders, Inc.
9755 Charleston Boulevard
Las Vegas, Nevada 89117
T: 702.656.5955

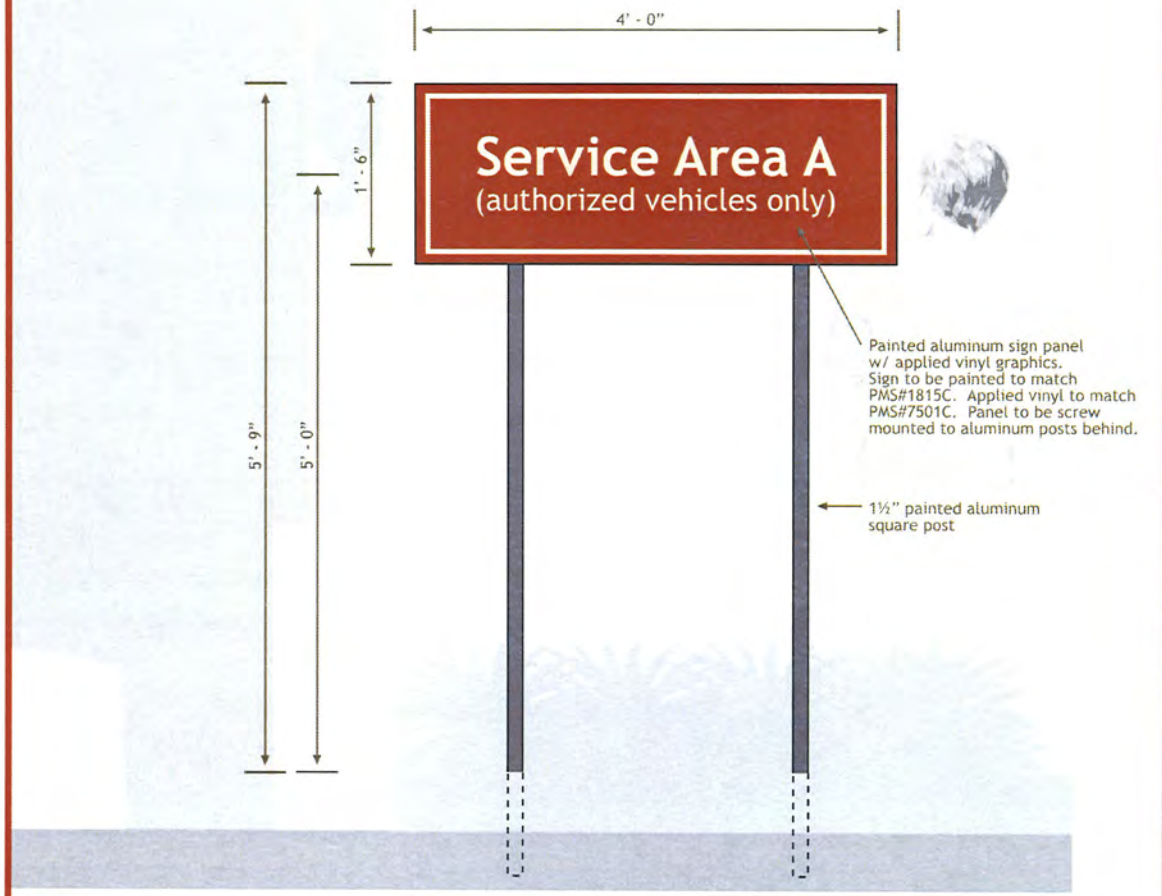
Environmental Graphics Design Development Package

December 11th, 2006

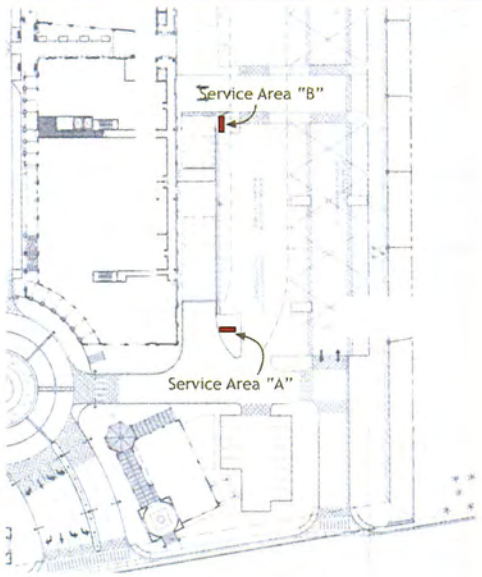
Project
Street Sign
(on alternate post)

Item Sign Type #
20.05B

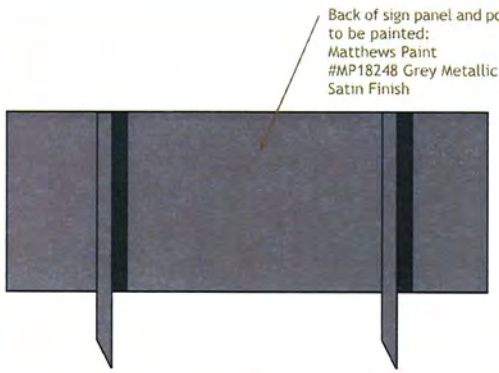
© 2006 Development Design Group, Inc. • These drawings are for the sole purpose of expressing visual design intent only and are not intended for actual fabrication purposes. Sign contractor accepts total responsibility for materials selection, fabrication and installation.



01 Sign Elevation
Scale: 1"= 1'-0"



02 Sign Location Plan
Scale: NTS



03 Rear Elevation
Scale: 1"= 1'-0"

THE VILLAGE AT QUEENSRIDGE

Designer
DESIGN GROUP
3700 O'Donnell Street
Baltimore, Maryland 21224
T: 410.962.0505
F: 410.783.0816
www.ddg-usa.com

Developer
Great Wash Park
c/o Executive Home Builders, Inc.
9755 Charleston Boulevard
Las Vegas, Nevada 89117
T: 702.656.5955

Environmental Graphics Design Development Package

December 11th, 2006

Service Area Identification Sign

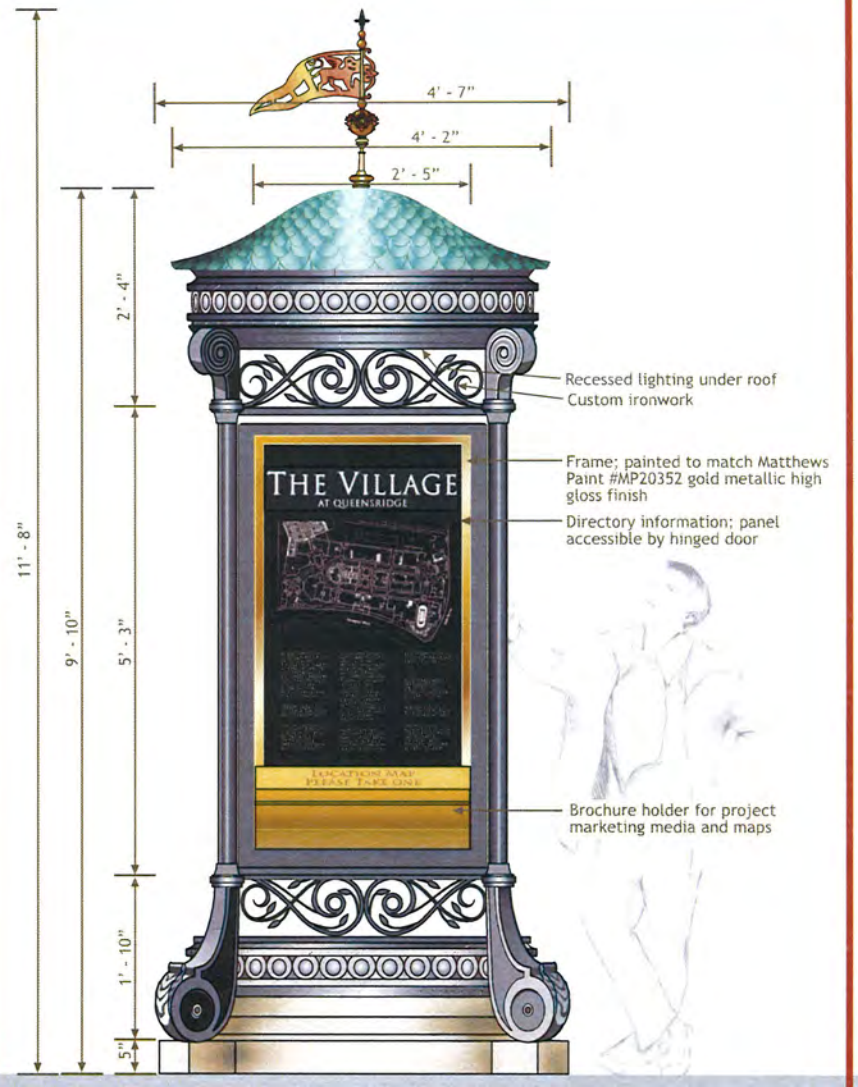
Item Sign Type #

20.06

© 2006 Development Design Group, Inc. • These drawings are for the sole purpose of expressing visual design intent only and are not intended for actual fabrication purposes. Sign contractor accepts total responsibility for materials selection, fabrication and installation.

(30) Pedestrian Wayfinding Items

Functional and helpful components that help guide and navigate visitors throughout the project. Items that help orient and point people in the right direction.



01 Elevation - Directory Panel
Scale: 3/4"= 1'-0"

02 Side View - Advertisment Panel
Scale: 3/4"= 1'-0"

Suggested Supplier for screens:
Jeff DeBough V.P. of Electronics
Smart Sign Media
1015 N. Market Boulevard, Suite 7
Sacramento, CA 95834
Phone: 702.860.9528
www.smartsignmedia.com

THE VILLAGE
AT QUEENSRIDGE

Designer

3700 O'Donnell Street
Baltimore, Maryland 21224
T: 410.962.0505
F: 410.783.0816
www.ddg-usa.com

Developer

Great Wash Park
c/o Executive Home Builders, Inc.
9755 Charleston Boulevard
Las Vegas, Nevada 89117
T: 702.656.5955

Environmental Graphics Design Development Package

December 11th, 2006

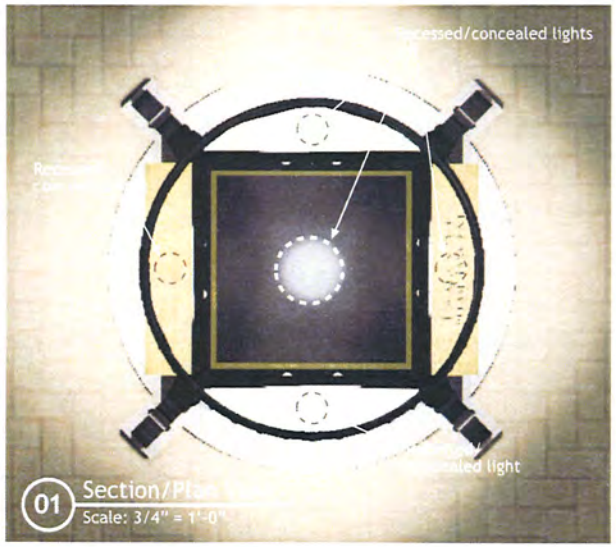
Informational Directory 4 sided

Item Sign Type #

30.01A

© 2006 Development Design Group, Inc. • These drawings are for the sole purpose of expressing visual design intent only and are not intended for actual fabrication purposes. Sign contractor accepts total responsibility for materials selection, fabrication and installation.

Contextual Rendering



Renderings

THE VILLAGE
AT QUEENSRIDGE

Designer

DESIGN GROUP

3700 O'Donnell Street
Baltimore, Maryland 21224
T: 410.962.0505
F: 410.783.0816
www.ddg-usa.com

Developer

Great Wash Park
c/o Executive Home Builders, Inc.
9755 Charleston Boulevard
Las Vegas, Nevada 89117
T: 702.656.5955

Environmental Graphics Design Development Package

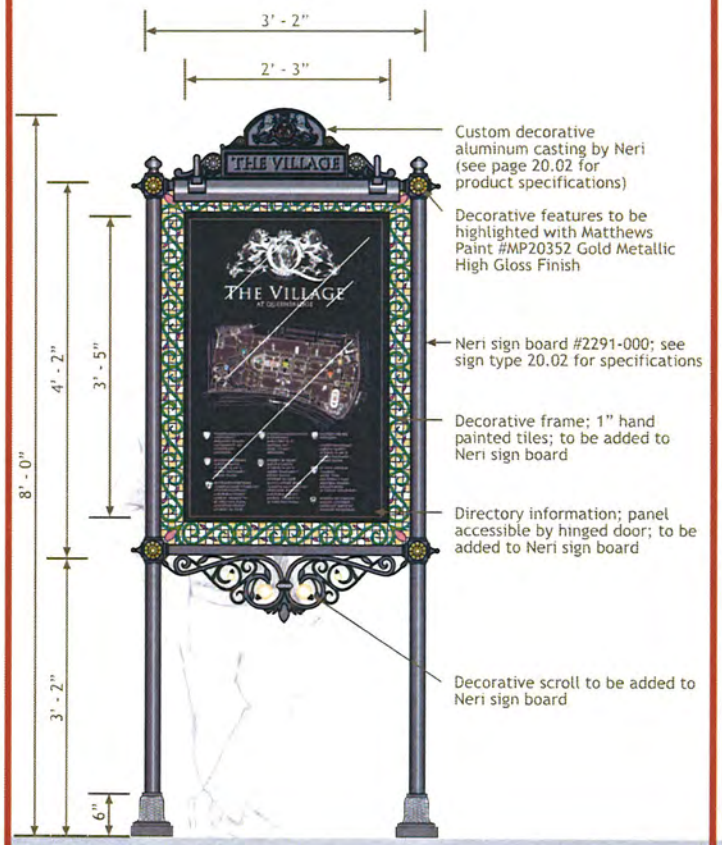
December 11th, 2006

Informational Directory 4 sided

Item Sign Type #

30.01A

© 2006 Development Design Group, Inc. • These drawings are for the sole purpose of expressing visual design intent only and are not intended for actual fabrication purposes. Sign contractor accepts total responsibility for materials selection, fabrication and installation.



01 Front Elevation
Scale: 3/4"= 1'-0"

02 Side Elevation
Scale: 3/4"= 1'-0"

03 Sign Detail
Scale: 1 1/2" = 1'-0"

Custom decorative aluminum casting by Neri (see page 20.02 for product specifications)

Reference Images

04 Night View
Scale: 1/2" = 1'-0"

THE VILLAGE
AT QUEENSRIDGE

Designer
DESIGN GROUP
3700 O'Donnell Street
Baltimore, Maryland 21224
T: 410.962.0505
F: 410.783.0816
www.ddg-usa.com

Developer
Great Wash Park
c/o Executive Home Builders, Inc.
9755 Charleston Boulevard
Las Vegas, Nevada 89117
T: 702.656.5955

Environmental Graphics Design Development Package

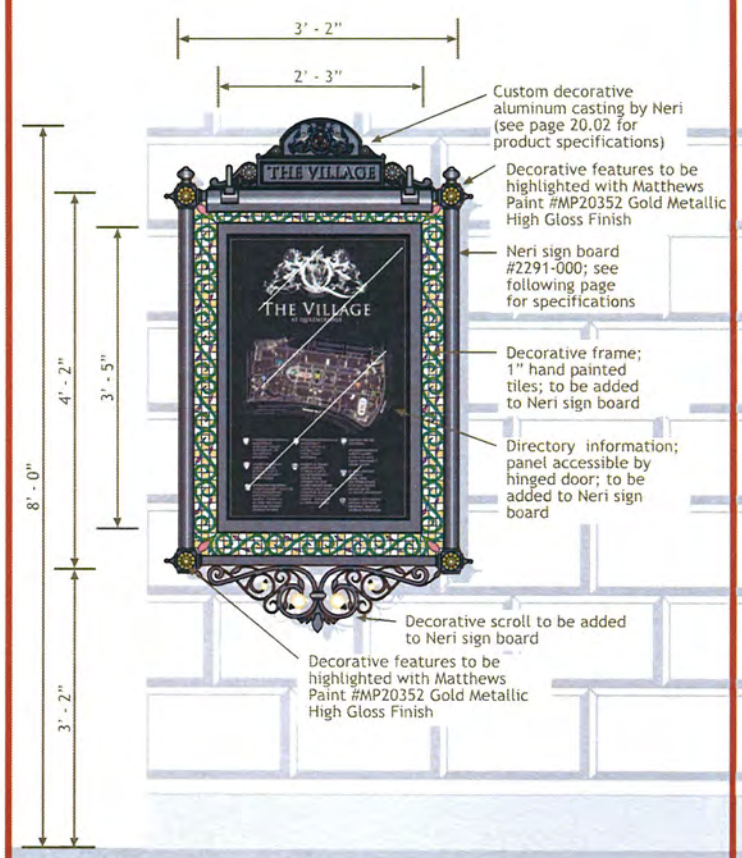
December 11th, 2006

Informational Directory 2 sided

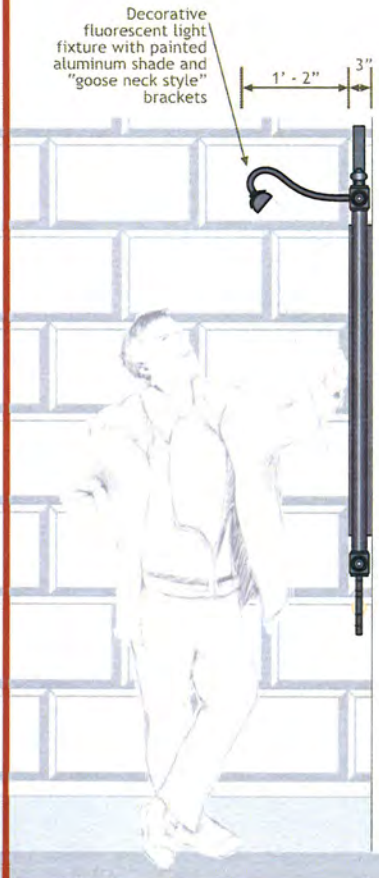
Item Sign Type #
30.01B

Page # 1 of 1

© 2006 Development Design Group, Inc. • These drawings are for the sole purpose of expressing visual design intent only and are not intended for actual fabrication purposes. Sign contractor accepts total responsibility for materials selection, fabrication and installation.



01 Elevation
Scale: 3/4"= 1'-0"



02 Side View
Scale: 3/4"= 1'-0"

03 Sign Detail
Scale: 1 1/2" = 1'-0"

Custom decorative aluminum casting by Neri (see page 20.02 for product specifications)

Reference Images

04 Night View
Scale: 1/2" = 1'-0"

THE VILLAGE
AT QUEENSRIDGE

Designer

DESIGN GROUP

3700 O'Donnell Street
Baltimore, Maryland 21224
T: 410.962.0505
F: 410.783.0816
www.ddg-usa.com

Developer

Great Wash Park
c/o Executive Home Builders, Inc.
9755 Charleston Boulevard
Las Vegas, Nevada 89117
T: 702.656.5955

Environmental Graphics Design Development Package

December 11th, 2006

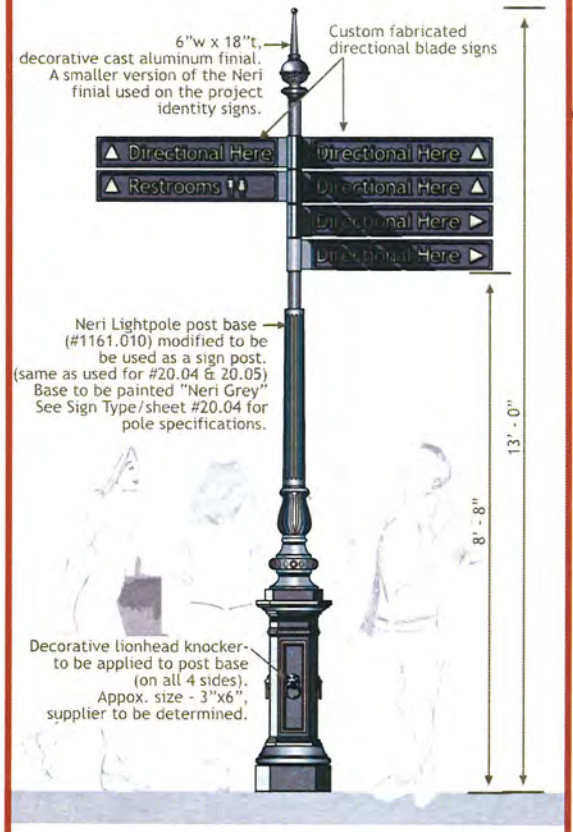
Informational Directory Wall Mount

Item Sign Type #

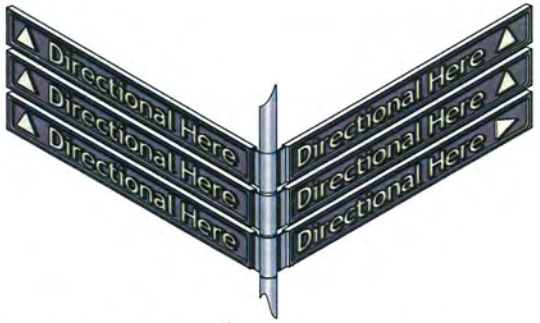
30.01C

© 2006 Development Design Group, Inc. • These drawings are for the sole purpose of expressing visual design intent only and are not intended for actual fabrication purposes. Sign contractor accepts total responsibility for materials selection, fabrication and installation.

Contact: Neri Lighting & Urban Decor
www.neri.biz
Representative: Commercial Lighting Sales
Mr. Sherwin Yoffe
Phone: 410-796-1033

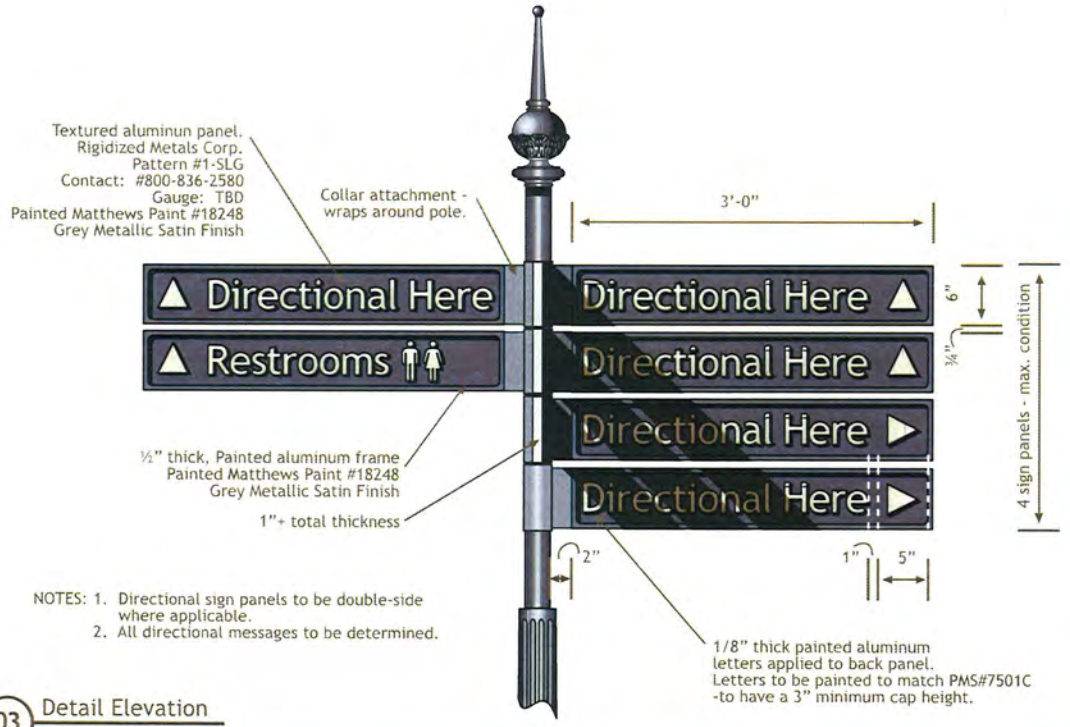


01 Sign Elevation
Scale: 1/2"= 1'-0"



02 Sign Panel Perspective View
Scale: NTS

Design Imagery



NOTES: 1. Directional sign panels to be double-side where applicable.
2. All directional messages to be determined.

03 Detail Elevation
Scale: 1" = 1'-0"

THE VILLAGE AT QUEENSBRIDGE

Designer
DESIGN GROUP INCORPORATED
3700 O'Donnell Street
Baltimore, Maryland 21224
T: 410.962.0505
F: 410.783.0816
www.ddg-usa.com

Developer
Great Wash Park
c/o Executive Home Builders, Inc.
9755 Charleston Boulevard
Las Vegas, Nevada 89117
T: 702.656.5955

Environmental Graphics Design Development Package
December 11th, 2006

Post Mounted Pedestrian Directional Sign
Item Sign Type #
30.02
Page # 1 of 1

© 2006 Development Design Group, Inc. • These drawings are for the sole purpose of expressing visual design intent only and are not intended for actual fabrication purposes. Sign contractor accepts total responsibility for materials selection, fabrication and installation.

01 South Parking Lobby Elevation - (Building 10)
Scale: 1/4"= 1'-0"

02 East Parking Lobby Elevation - (Building 5)
Scale: 1/4"= 1'-0"

03 Detail Elevation
Scale: 1"= 1'-0"

THE VILLAGE
AT QUEENSRIDGE

Designer
DESIGN GROUP
3700 O'Donnell Street
Baltimore, Maryland 21224
T: 410.962.0505
F: 410.783.0816
www.ddg-usa.com

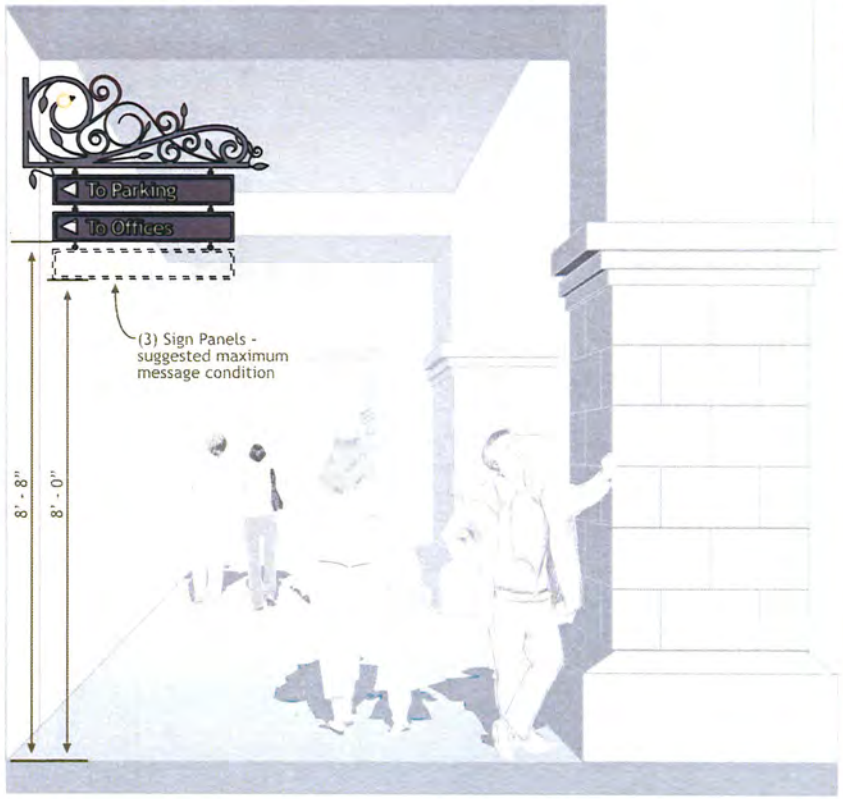
Developer
Great Wash Park
c/o Executive Home Builders, Inc.
9755 Charleston Boulevard
Las Vegas, Nevada 89117
T: 702.656.5955

Environmental Graphics Design Development Package
December 11th, 2006

Wall Mounted Identification Sign (above doors)

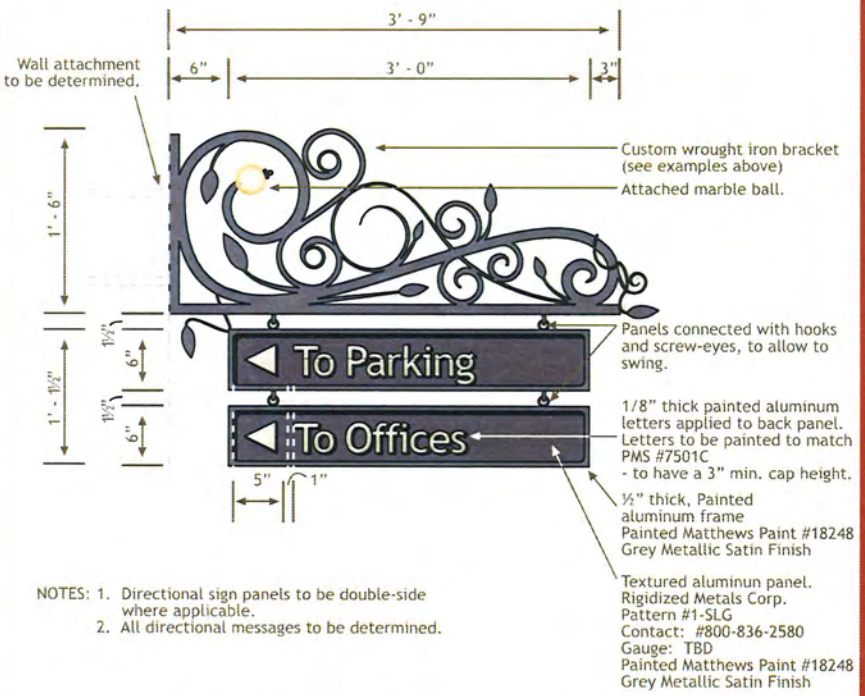
Item Sign Type #
30.03

© 2006 Development Design Group, Inc. • These drawings are for the sole purpose of expressing visual design intent only and are not intended for actual fabrication purposes. Sign contractor accepts total responsibility for materials selection, fabrication and installation.



01 Context Elevation
Scale: 1/2"= 1'-0"

Wrought Iron Examples



NOTES: 1. Directional sign panels to be double-side where applicable.
2. All directional messages to be determined.

02 Detail Elevation
Scale: 1"= 1'-0"

THE VILLAGE AT QUEENSRIDGE

Designer
DESIGN GROUP
3700 O'Donnell Street
Baltimore, Maryland 21224
T: 410.962.0505
F: 410.783.0816
www.ddg-usa.com

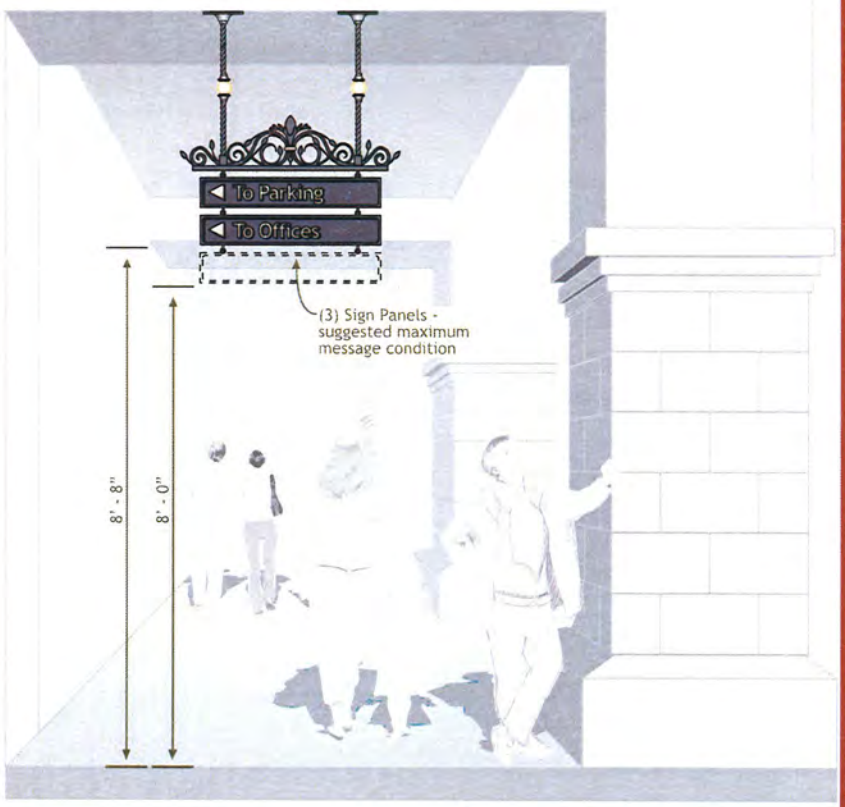
Developer
Great Wash Park
c/o Executive Home Builders, Inc.
9755 Charleston Boulevard
Las Vegas, Nevada 89117
T: 702.656.5955

Environmental Graphics Design Development Package
December 11th, 2006

Suspended Directional Sign (wall mounted)

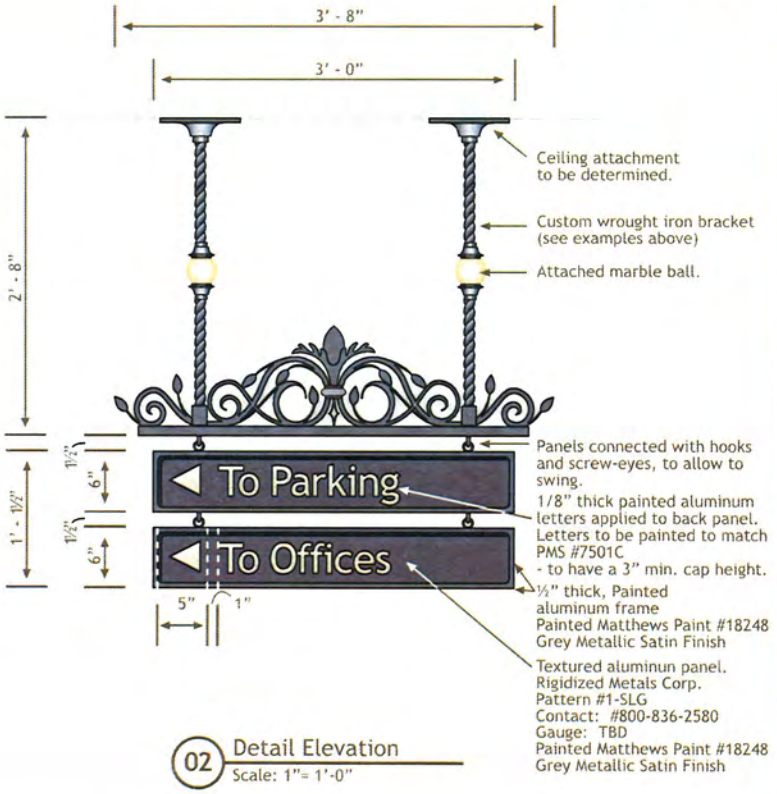
Item Sign Type #
30.04A

© 2006 Development Design Group, Inc. • These drawings are for the sole purpose of expressing visual design intent only and are not intended for actual fabrication purposes. Sign contractor accepts total responsibility for materials selection, fabrication and installation.



01 Context Elevation
Scale: 1/2"= 1'-0"

Wrought Iron Examples



02 Detail Elevation
Scale: 1"= 1'-0"

THE VILLAGE AT QUEENSRIDGE

Designer
DESIGN GROUP
3700 O'Donnell Street
Baltimore, Maryland 21224
T: 410.962.0505
F: 410.783.0816
www.ddg-usa.com

Developer
Great Wash Park
c/o Executive Home Builders, Inc.
9755 Charleston Boulevard
Las Vegas, Nevada 89117
T: 702.656.5955

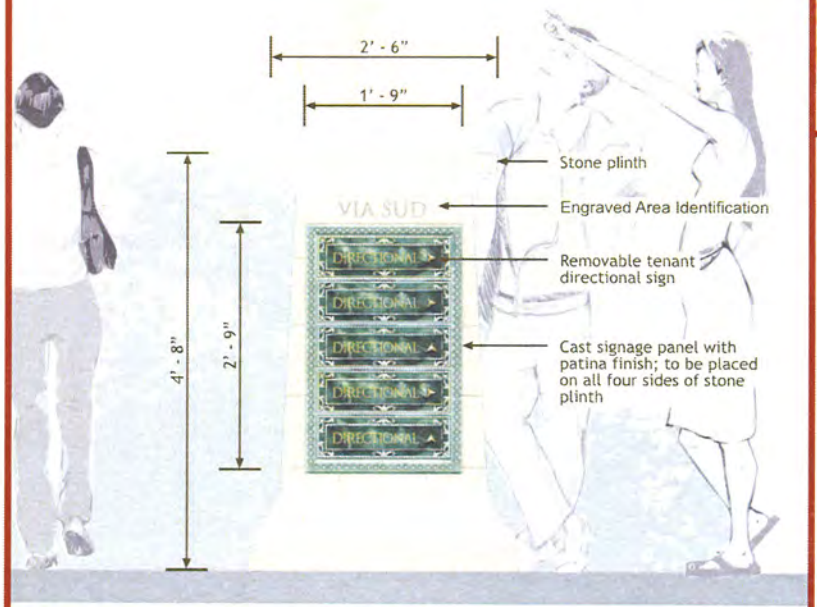
Environmental Graphics Design Development Package

December 11th, 2006

Suspended Directional Sign (ceiling mounted)

Item Sign Type #
30.04B

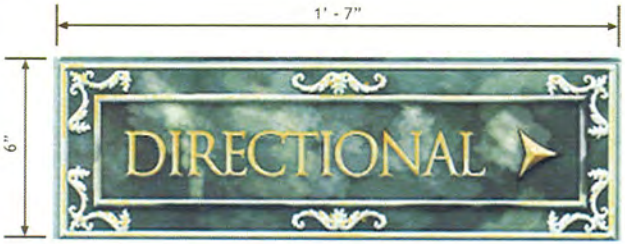
© 2006 Development Design Group, Inc. • These drawings are for the sole purpose of expressing visual design intent only and are not intended for actual fabrication purposes. Sign contractor accepts total responsibility for materials selection, fabrication and installation.



01 Elevation
Scale: 3/4"= 1'-0"

Contextual Rendering

Design Inspiration



02 Removable Tenant Directional Sign
Scale: 3"= 1'-0"

THE VILLAGE AT QUEENSRIDGE

Designer

DESIGN GROUP

3700 O'Donnell Street
Baltimore, Maryland 21224
T: 410.962.0505
F: 410.783.0816
www.ddg-usa.com

Developer

Great Wash Park
c/o Executive Home Builders, Inc.
9755 Charleston Boulevard
Las Vegas, Nevada 89117
T: 702.656.5955

Environmental Graphics Design Development Package

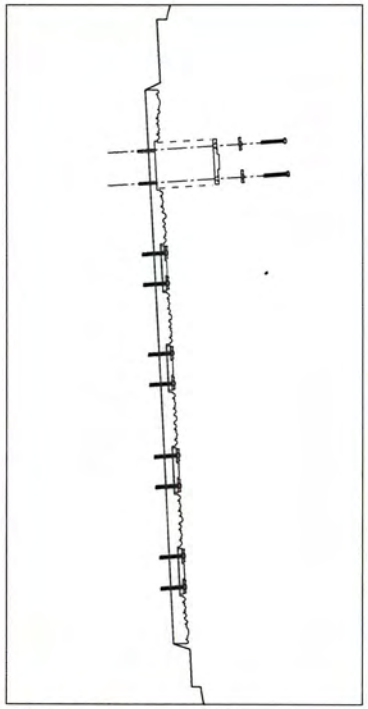
December 11th, 2006

Specialty Pedestrian Directional Signage (sculptural base)

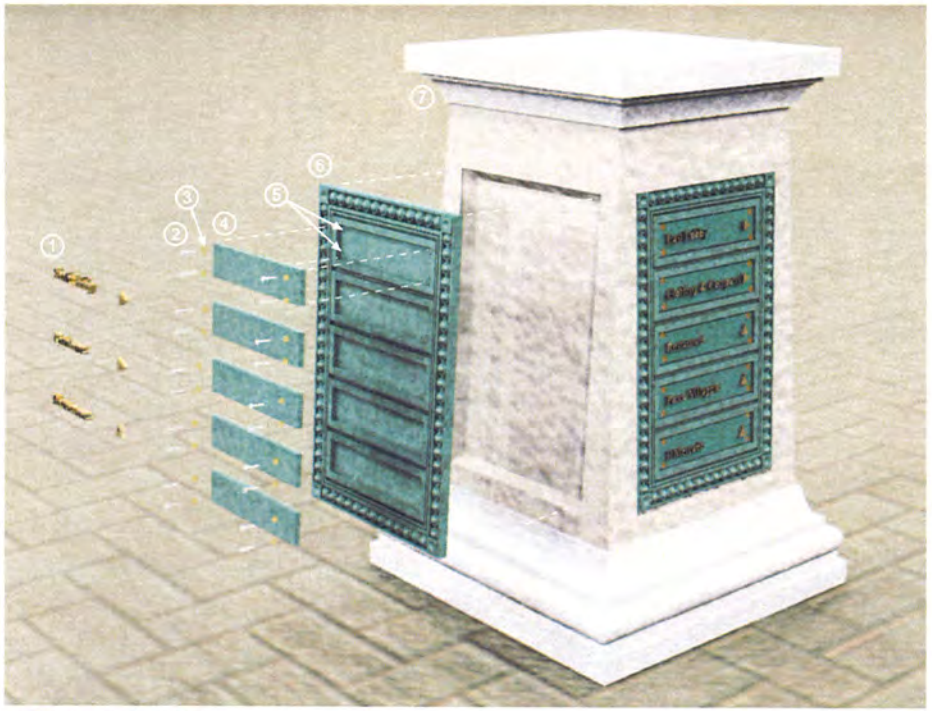
Item Sign Type #

30.05

© 2006 Development Design Group, Inc. • These drawings are for the sole purpose of expressing visual design intent only and are not intended for actual fabrication purposes. Sign contractor accepts total responsibility for materials selection, fabrication and installation.



01 Section View
Scale: 3/4" = 1'

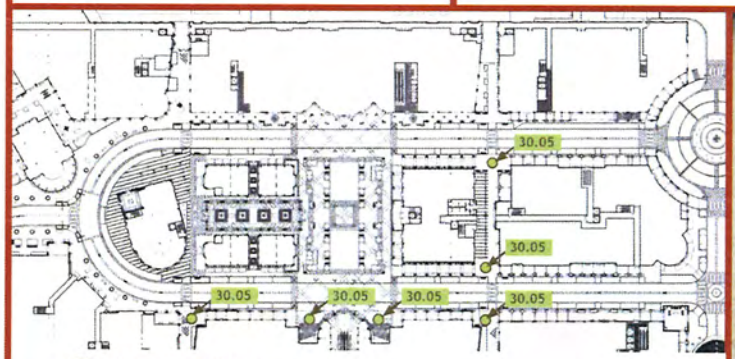


02 Exploded View
Scale: NTS

List of parts

1. 2" raised letters, pinned and attached with adhesive to removable panel (Matthews Paint #MP20352 Gold Metallic High Gloss Finish)
2. 2 1/2" Rounded Lag bolt
3. Rosette: Lawler Foundry Corp. Item #681 with predrilled 1/2" hole (Matthews Paint #MP20352 Gold Metallic Gloss Finish)
4. Cast aluminum tenant panels (coated with a patina finish; removable for updating)
5. 1/2" drilled holes
6. Cast aluminum panel with egg & dart frame (to be permanently mounted into stone plinth)
7. Cast concrete plinth to be faced with bush hammered stone;

Cast Bronze Sign;
Matthews Bronze Division
1315 West Liberty Avenue
Pittsburgh, PA 15226
Phone: 1-800-950-1317



03 Location Plan
Scale: NTS

Renderings

THE VILLAGE AT QUEENSRIDGE

Designer
DESIGN GROUP
3700 O'Donnell Street
Baltimore, Maryland 21224
T: 410.962.0505
F: 410.783.0816
www.ddg-usa.com

Developer
Great Wash Park
c/o Executive Home Builders, Inc.
9755 Charleston Boulevard
Las Vegas, Nevada 89117
T: 702.656.5955

Environmental Graphics Design Development Package

December 11th, 2006

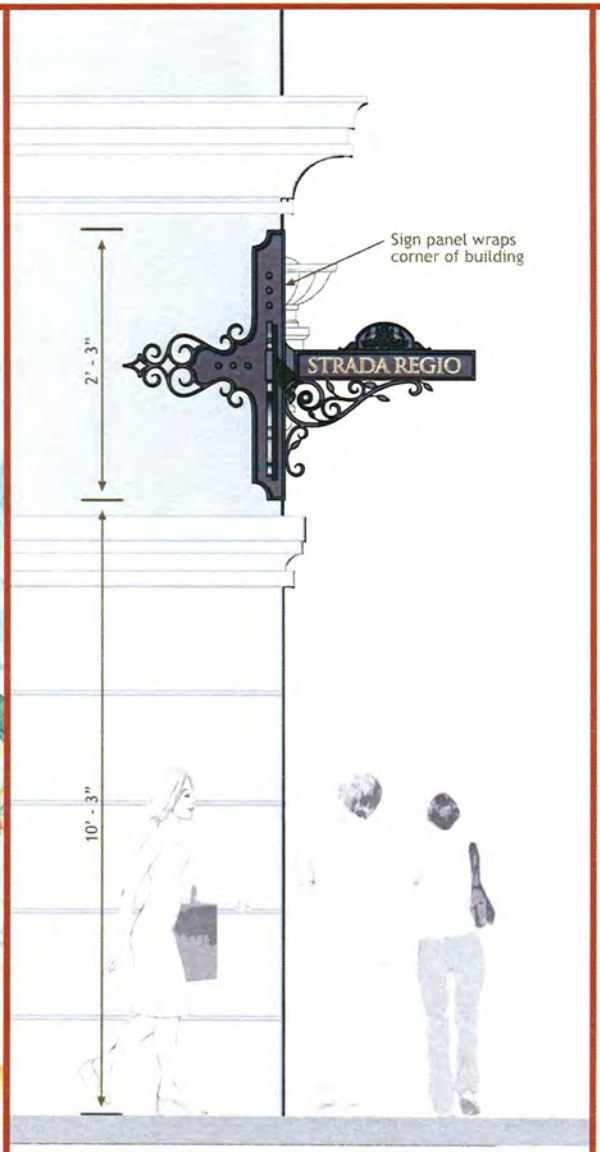
Specialty Pedestrian Directional Signage (sculptural base)

Item Sign Type #

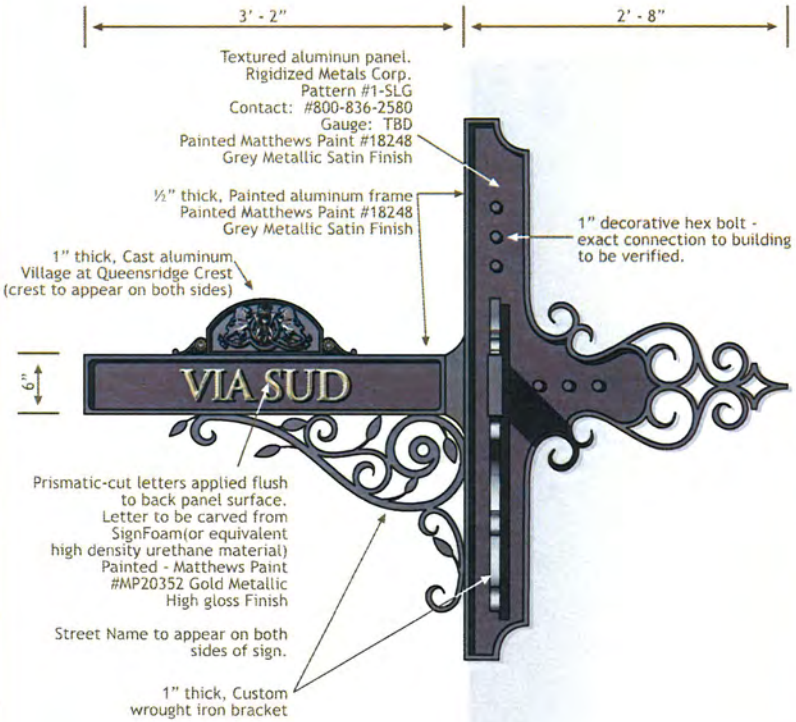
30.05

© 2006 Development Design Group, Inc. • These drawings are for the sole purpose of expressing visual design intent only and are not intended for actual fabrication purposes. Sign contractor accepts total responsibility for materials selection, fabrication and installation.

Conceptual Rendering



01 Corner of Building 10 at Via Sud - Looking West
Scale: 1/2"= 1'-0"



02 Detail Elevation - Looking South
Scale: 1"= 1'-0"

THE VILLAGE AT QUEENSRIDGE

Designer

DESIGN GROUP

3700 O'Donnell Street
Baltimore, Maryland 21224
T: 410.962.0505
F: 410.783.0816
www.ddg-usa.com

Developer

Great Wash Park
c/o Executive Home Builders, Inc.
9755 Charleston Boulevard
Las Vegas, Nevada 89117
T: 702.656.5955

Environmental Graphics Design Development Package

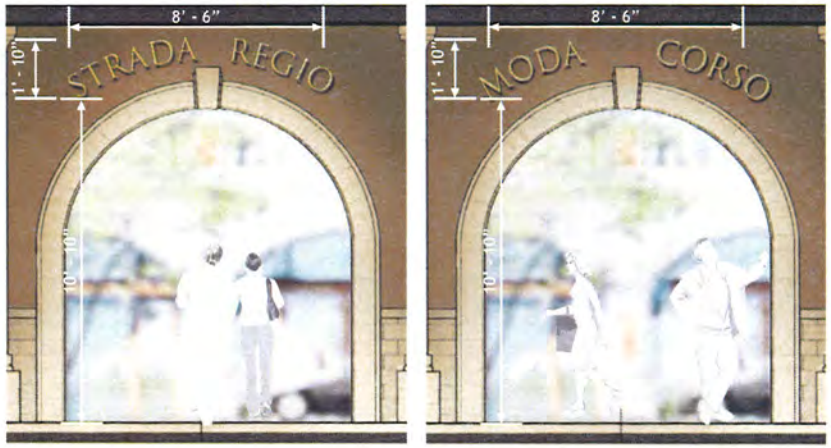
December 11th, 2006

Street Identification on Building Facade

Item Sign Type #

30.06

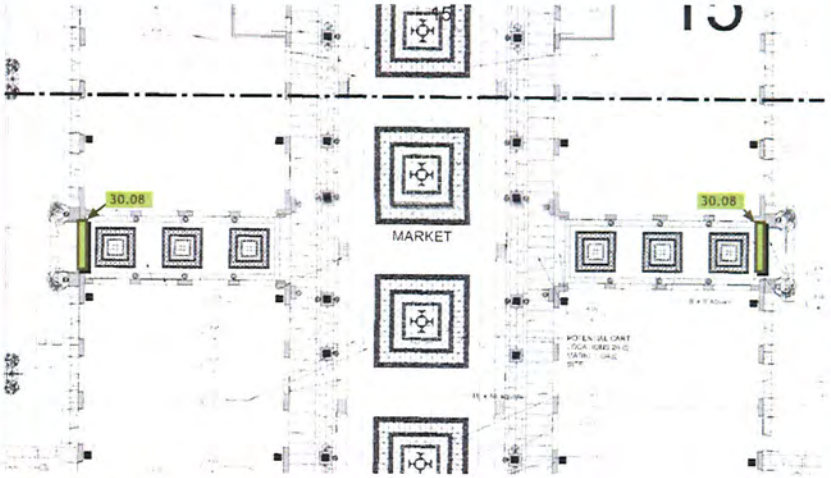
© 2006 Development Design Group, Inc. • These drawings are for the sole purpose of expressing visual design intent only and are not intended for actual fabrication purposes. Sign contractor accepts total responsibility for materials selection, fabrication and installation.



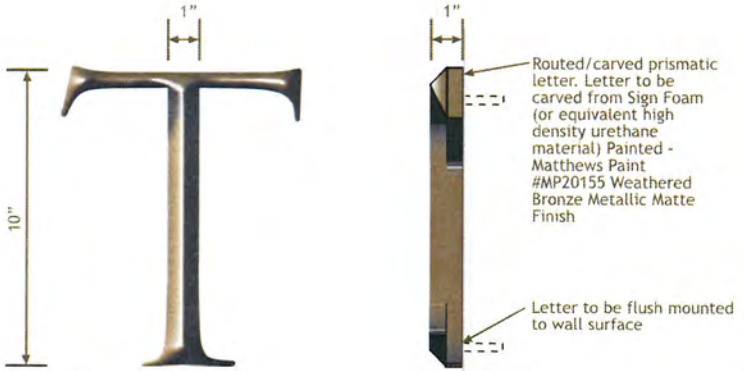
01 Context Elevation
Scale: 1/4"= 1'-0"

02 Detail
Scale: NTS

NOTE: Prismatic letters to be mounted to wall. Placed above interior arch, parallel to street.



03 Plan View
Scale: 1/16"= 1'-0"



04 Letter Detail
Scale: 3" = 1'

THE VILLAGE AT QUEENSRIDGE

Designer
DESIGN GROUP
3700 O'Donnell Street
Baltimore, Maryland 21224
T: 410.962.0505
F: 410.783.0816
www.ddg-usa.com

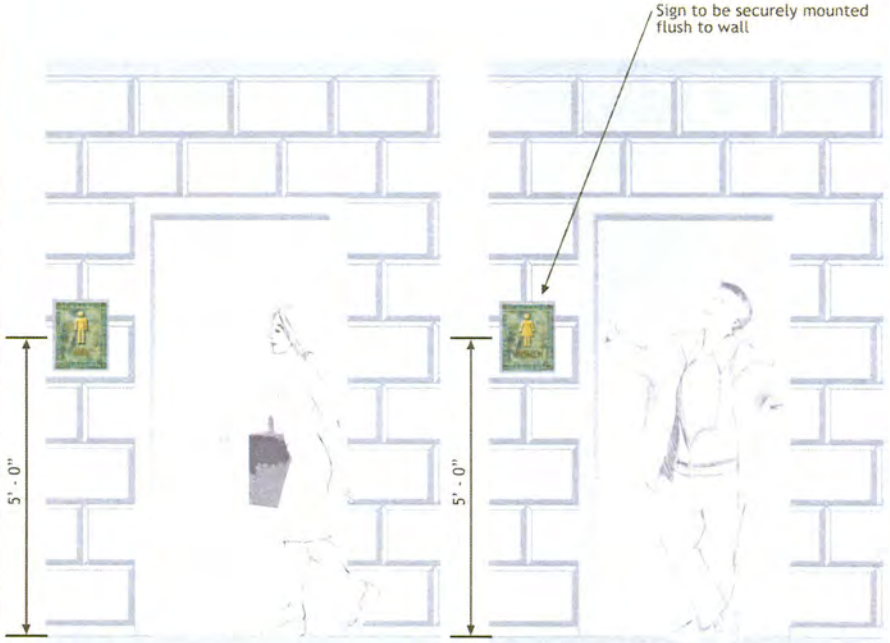
Developer
Great Wash Park
c/o Executive Home Builders, Inc.
9755 Charleston Boulevard
Las Vegas, Nevada 89117
T: 702.656.5955

Environmental Graphics Design Development Package

December 11th, 2006

Street Identification Sign
Il Mercado
Item Sign Type #
30.08

© 2006 Development Design Group, Inc. • These drawings are for the sole purpose of expressing visual design intent only and are not intended for actual fabrication purposes. Sign contractor accepts total responsibility for materials selection, fabrication and installation.



01 Context Elevations
Scale: 1/2"= 1'-0"

Metallic gold painted rosette (Matthews Paint #MP20352 Gold MetallicHigh Gloss Finish)

Egg & dart motif

Cast Bronze Sign; (Travertine Texture with Turquoise Patina Finish) Matthews Bronze Division 1315 West Liberty Avenue Pittsburgh, PA 15226 #1-800-950-1317

Letters and icons to be applied to sign panel; brushed slightly with gold metallic finish NOTE: Letters and icons to be routed from 1/4" aluminum panel

Braille panel will be inset into restroom sign;Braille shown for illustration purposes only- to be determined by fabricator; Shall follow all ADA compliances

02 Sign Details
Scale: 3" = 1'-0"

Cast Bronze Sign;
Matthews Bronze Division
1315 West Liberty Avenue
Pittsburgh, PA 15226
Phone: 1-800-950-1317

THE VILLAGE AT QUEENSBRIDGE

Designer

DESIGN GROUP

3700 O'Donnell Street
Baltimore, Maryland 21224
T: 410.962.0505
F: 410.783.0816
www.ddg-usa.com

Developer

Great Wash Park
c/o Executive Home Builders, Inc.
9755 Charleston Boulevard
Las Vegas, Nevada 89117
T: 702.656.5955

Environmental Graphics Design Development Package

December 11th, 2006

Public Restroom Identification Signage

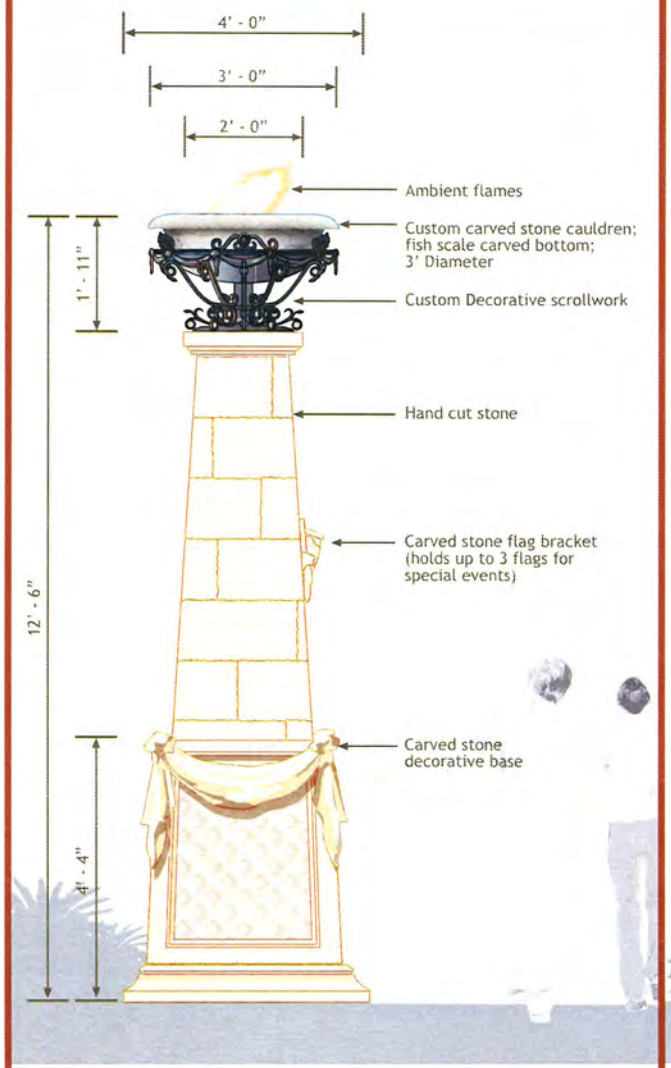
Item Sign Type #

30.09

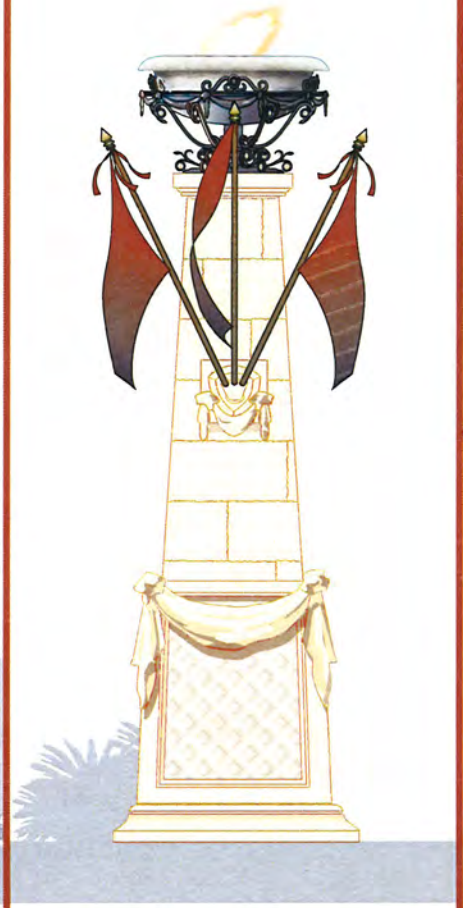
© 2006 Development Design Group, Inc. • These drawings are for the sole purpose of expressing visual design intent only and are not intended for actual fabrication purposes. Sign contractor accepts total responsibility for materials selection, fabrication and installation.

(60) Decorative Items

The special and unique things found throughout the project that create a lasting memory or impression of the visitor's experience. Items that give the project personality.



01 Side View
Scale: 1/2" = 1'-0"



02 Elevation
Scale: 1/2" = 1'-0"

Rampart Perimeter View

Concept Rendering

THE VILLAGE AT QUEENSRIDGE

Designer

DESIGN GROUP

3700 O'Donnell Street
Baltimore, Maryland 21224
T: 410.962.0505
F: 410.783.0816
www.ddg-usa.com

Developer

Great Wash Park
c/o Executive Home Builders, Inc.
9755 Charleston Boulevard
Las Vegas, Nevada 89117
T: 702.656.5955

Environmental Graphics Design Development Package

December 11th, 2006

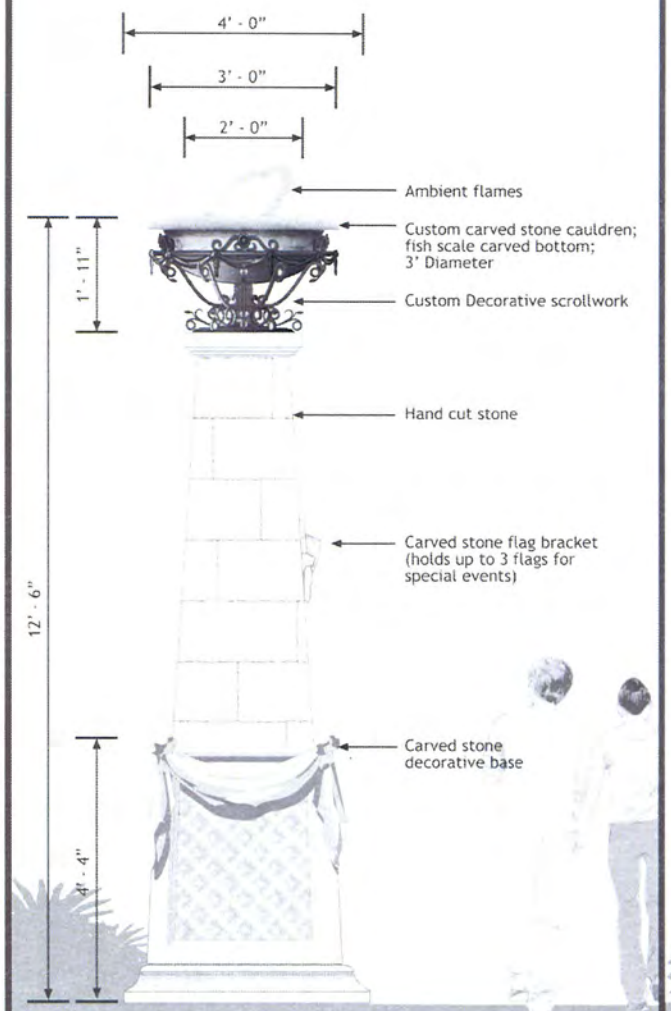
Perimeter Site Identifying Obelisk

Item Sign Type #

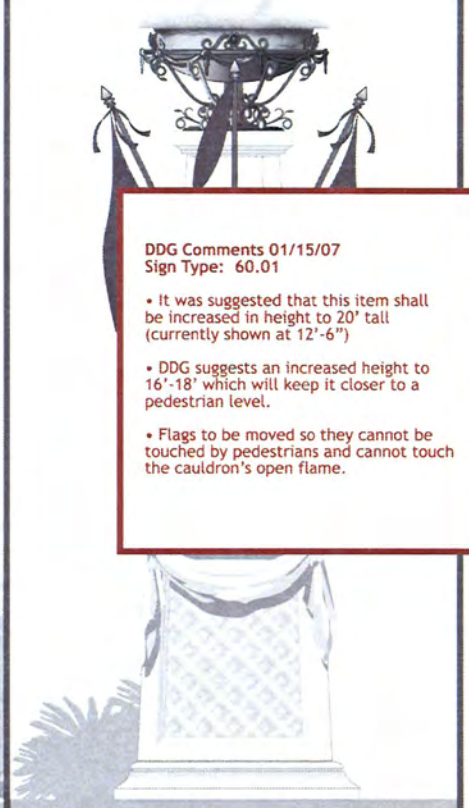
60.01

Page # 1 of 1

© 2006 Development Design Group, Inc. • These drawings are for the sole purpose of expressing visual design intent only and are not intended for actual fabrication purposes. Sign contractor accepts total responsibility for materials selection, fabrication and installation.



01 Side View
Scale: 1/2" = 1'-0"

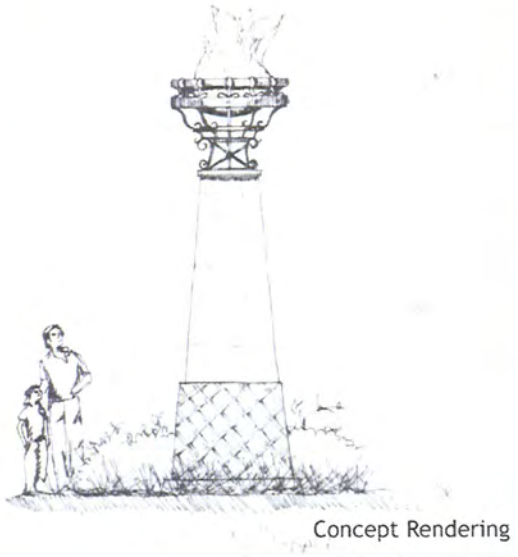


DDG Comments 01/15/07
Sign Type: 60.01

- It was suggested that this item shall be increased in height to 20' tall (currently shown at 12'-6")
- DDG suggests an increased height to 16'-18' which will keep it closer to a pedestrian level.
- Flags to be moved so they cannot be touched by pedestrians and cannot touch the cauldron's open flame.

02 Elevation
Scale: 1/2" = 1'-0"

Rampart Perimeter View



Concept Rendering

THE VILLAGE AT QUEENSRIDGE

Designer

DESIGN GROUP

3700 O'Donnell Street
Baltimore, Maryland 21224
T: 410.962.0505
F: 410.783.0816
www.ddg-usa.com

Developer

Great Wash Park
c/o Executive Home Builders, Inc.
9755 Charleston Boulevard
Las Vegas, Nevada 89117
T: 702.656.5955

Environmental Graphics Design Development Package

December 11th, 2006

Perimeter Site Identifying Obelisk

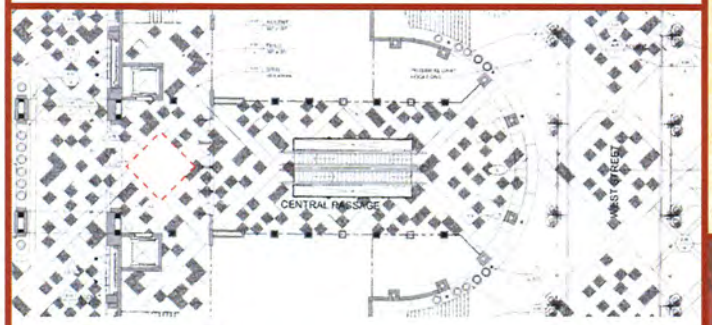
Item Sign Type #

60.01

© 2006 Development Design Group, Inc. • These drawings are for the sole purpose of expressing visual design intent only and are not intended for actual fabrication purposes. Sign contractor accepts total responsibility for materials selection, fabrication and installation.

01 Detail
Scale: 1/4"=1'-0"

Reference Images



02 Location Plan
Scale: 1/32" = 1'- 0"

THE VILLAGE
AT QUEENSRIDGE

Designer

DESIGN GROUP

3700 O'Donnell Street
Baltimore, Maryland 21224
T: 410.962.0505
F: 410.783.0816
www.ddg-usa.com

Developer

Great Wash Park
c/o Executive Home Builders, Inc.
9755 Charleston Boulevard
Las Vegas, Nevada 89117
T: 702.656.5955

Environmental Graphics Design Development Package

December 11th, 2006

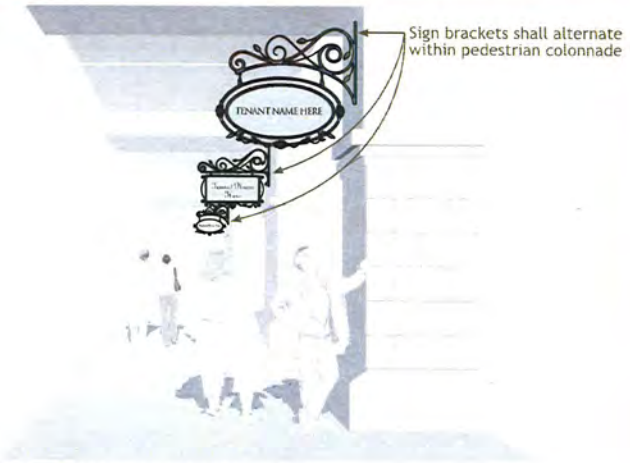
Porte Cochiere Entry Floor Graphic (Building 11)

Item Sign Type #

60.02

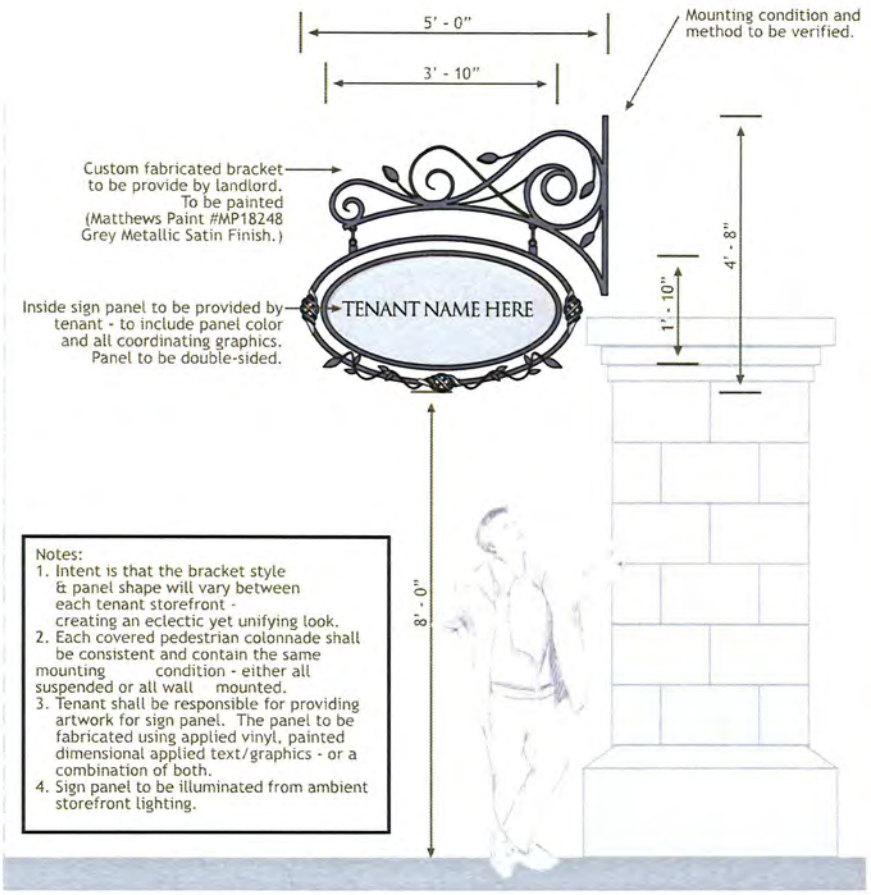
Page # 1 of 1

© 2006 Development Design Group, Inc. • These drawings are for the sole purpose of expressing visual design intent only and are not intended for actual fabrication purposes. Sign contractor accepts total responsibility for materials selection, fabrication and installation.



01 Tenant Signs - Perspective View
Scale:NTS

02 Tenant Sign Bracket Options
Scale: 1/2"= 1'-0"



Notes:
1. Intent is that the bracket style & panel shape will vary between each tenant storefront - creating an eclectic yet unifying look.
2. Each covered pedestrian colonnade shall be consistent and contain the same mounting condition - either all suspended or all wall mounted.
3. Tenant shall be responsible for providing artwork for sign panel. The panel to be fabricated using applied vinyl, painted dimensional applied text/graphics - or a combination of both.
4. Sign panel to be illuminated from ambient storefront lighting.

03 Context Elevation
Scale: 1/2"= 1'-0"

THE VILLAGE AT QUEENSRIDGE

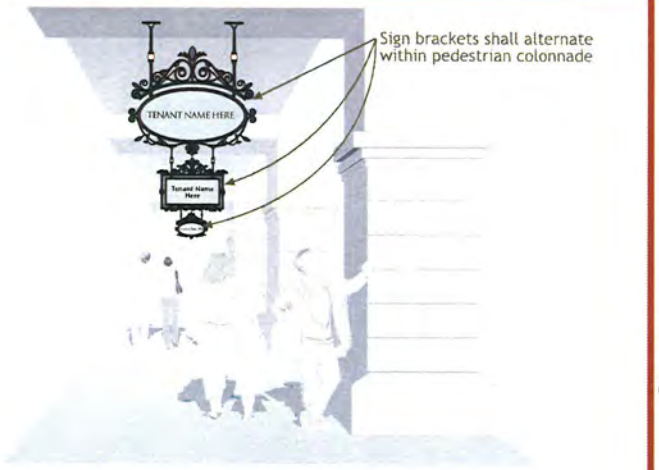
Designer
DESIGN GROUP
3700 O'Donnell Street
Baltimore, Maryland 21224
T: 410.962.0505
F: 410.783.0816
www.ddg-usa.com

Developer
Great Wash Park
c/o Executive Home Builders, Inc.
9755 Charleston Boulevard
Las Vegas, Nevada 89117
T: 702.656.5955

Environmental Graphics Design Development Package
December 11th, 2006

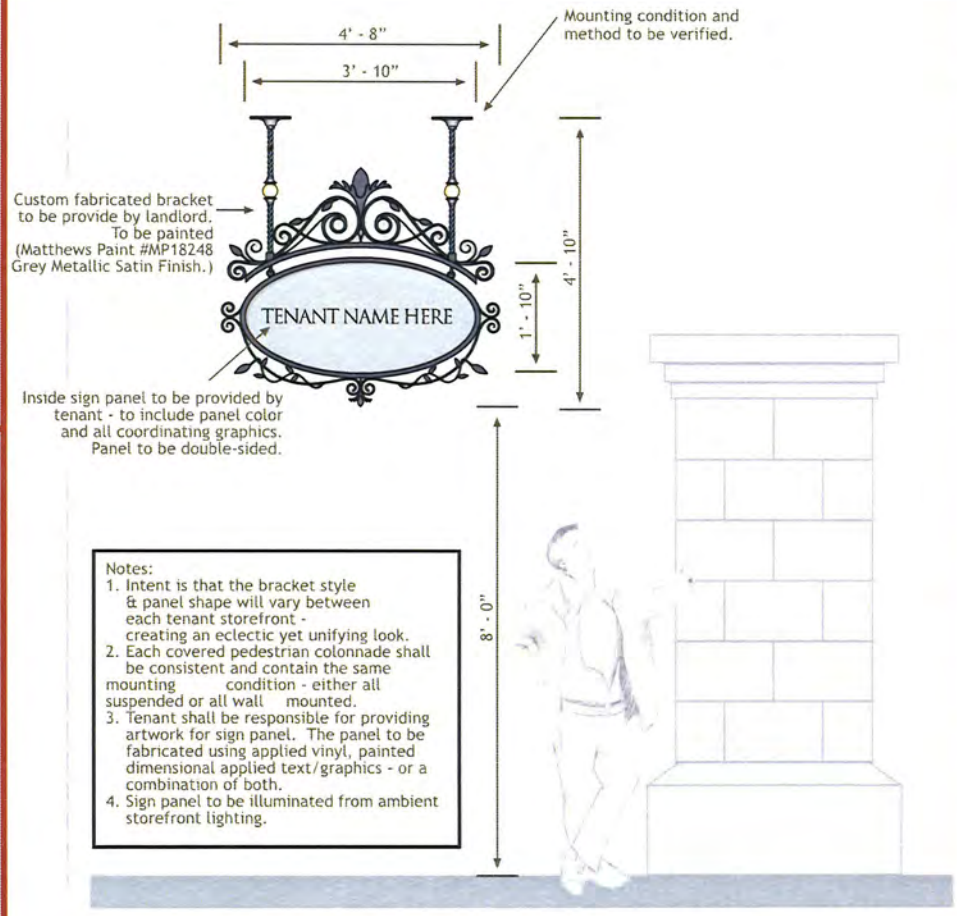
Tenant Blade Signs (Wall Mounted)
Item Sign Type #
60.03A
Page # 1 of 3

© 2006 Development Design Group, Inc. • These drawings are for the sole purpose of expressing visual design intent only and are not intended for actual fabrication purposes. Sign contractor accepts total responsibility for materials selection, fabrication and installation.



01 Tenant Signs - Perspective View
Scale:NTS

02 Tenant Sign Bracket Options
Scale: 1/2"= 1'-0"



Notes:
1. Intent is that the bracket style & panel shape will vary between each tenant storefront - creating an eclectic yet unifying look.
2. Each covered pedestrian colonnade shall be consistent and contain the same mounting condition - either all suspended or all wall mounted.
3. Tenant shall be responsible for providing artwork for sign panel. The panel to be fabricated using applied vinyl, painted dimensional applied text/graphics - or a combination of both.
4. Sign panel to be illuminated from ambient storefront lighting.

03 Context Elevation
Scale: 1/2"= 1'-0"

THE VILLAGE AT QUEENSRIDGE

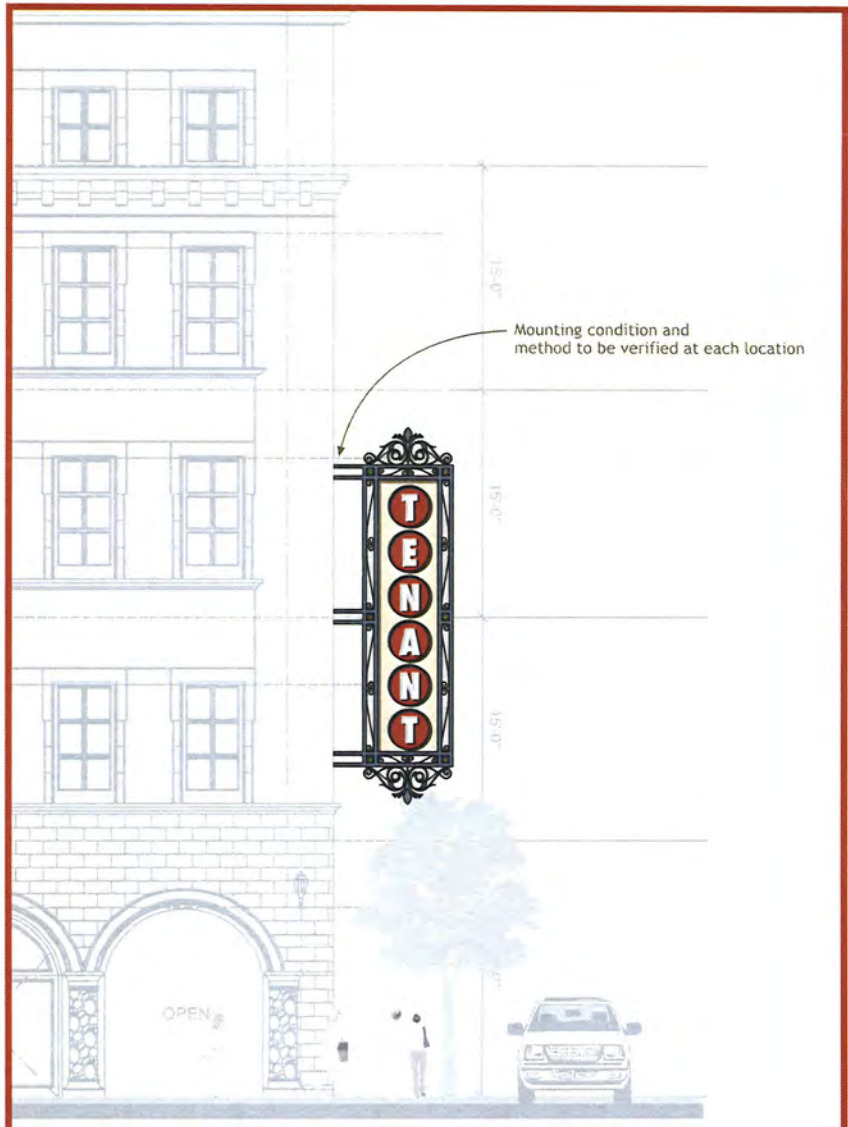
Designer
DESIGN GROUP
3700 O'Donnell Street
Baltimore, Maryland 21224
T: 410.962.0505
F: 410.783.0816
www.ddg-usa.com

Developer
Great Wash Park
c/o Executive Home Builders, Inc.
9755 Charleston Boulevard
Las Vegas, Nevada 89117
T: 702.656.5955

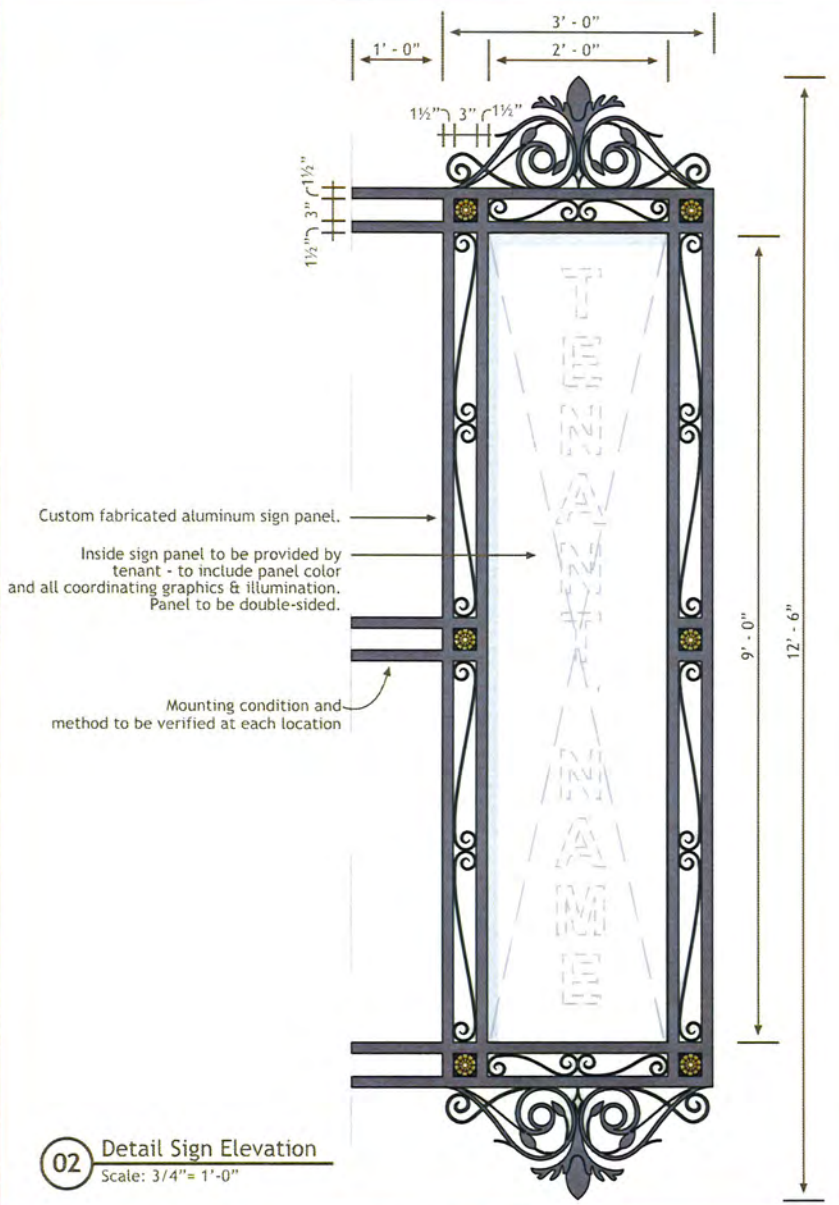
Environmental Graphics Design Development Package
December 11th, 2006

Tenant Blade Signs (Ceiling Mounted)
Item Sign Type #
60.03B

© 2006 Development Design Group, Inc. • These drawings are for the sole purpose of expressing visual design intent only and are not intended for actual fabrication purposes. Sign contractor accepts total responsibility for materials selection, fabrication and installation.



01 Building 12 - South Elevation
Scale: 1/8"= 1'-0"



02 Detail Sign Elevation
Scale: 3/4"= 1'-0"

THE VILLAGE
AT QUEENSRIDGE

Designer

DESIGN GROUP

3700 O'Donnell Street
Baltimore, Maryland 21224
T: 410.962.0505
F: 410.783.0816
www.ddg-usa.com

Developer

Great Wash Park
c/o Executive Home Builders, Inc.
9755 Charleston Boulevard
Las Vegas, Nevada 89117
T: 702.656.5955

Environmental Graphics Design Development Package

December 11th, 2006

Tenant Grand Blade Sign Bracket

Item Sign Type #

60.03C

Page # 3 of 5

© 2006 Development Design Group, Inc. • These drawings are for the sole purpose of expressing visual design intent only and are not intended for actual fabrication purposes. Sign contractor accepts total responsibility for materials selection, fabrication and installation.

Model Reference Photo

Rendering

Design Imagery

Roman Soldier Sculpture - The iconic centerpiece that defines the space and gives character. To be carved from stone - or a lighter weight material may be substituted due to weight load/impact- to be confirmed.

Stone clad obelisk - see architectural package for complete specifications.

Both obelisk and sculpture shall be illuminated from remote sources.

10' - 0"

29' - 6"

PARKING

01 Section Thru Rampart Cortile - Looking West

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

THE VILLAGE AT QUEENSRIDGE

Designer

DESIGN GROUP

3700 O'Donnell Street
Baltimore, Maryland 21224
T: 410.962.0505
F: 410.783.0816
www.ddg-usa.com

Developer

Great Wash Park
c/o Executive Home Builders, Inc.
9755 Charleston Boulevard
Las Vegas, Nevada 89117
T: 702.656.5955

Environmental Graphics Design Development Package

December 11th, 2006

Rampart Cortile Identifying Obelisk & Sculpture

Item Sign Type #

60.04

Page # 1 of 1

© 2006 Development Design Group, Inc. • These drawings are for the sole purpose of expressing visual design intent only and are not intended for actual fabrication purposes. Sign contractor accepts total responsibility for materials selection, fabrication and installation.

Model Reference Photo

Rendering

Design Imagery

Roman Soldier Sculpture - The iconic centerpiece that defines the space and gives character. To be carved from stone or a lighter weight material may be due to weight load/impact- to be

Stone clad obelisk - see ar package for complete spe

Both obelisk and sculpt illuminated from remo

DDG Comments 01/15/07
Sign Type: 60.04

- Obelisk will be too heavy - to be removed?
- DDG suggests that the obelisk and sculpture is needed as an iconic feature for the Rampart Courtile - it will define the area. It will be one of many "photo opportunities" within The Village - people will remember this.
- DDG suggests using clad stone and a lighter weight material for the sculpture - or perhaps reducing the size of the obelisk?

29'

PARKING

01 Section Thru Rampart Cortile - Looking West
Scale: 1/8"= 1'-0"

THE VILLAGE AT QUEENSRIDGE

Designer
DESIGN GROUP
3700 O'Donnell Street
Baltimore, Maryland 21224
T: 410.962.0505
F: 410.783.0816
www.ddg-usa.com

Developer
Great Wash Park
c/o Executive Home Builders, Inc.
9755 Charleston Boulevard
Las Vegas, Nevada 89117
T: 702.656.5955

Environmental Graphics Design Development Package

December 11th, 2006

Rampart Cortile Identifying Obelisk & Sculpture

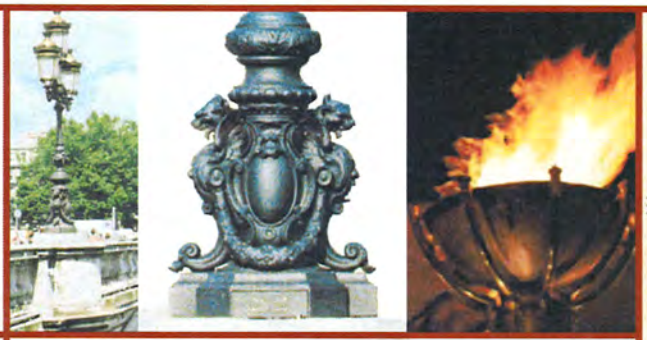
Item Sign Type #

60.04

© 2006 Development Design Group, Inc. • These drawings are for the sole purpose of expressing visual design intent only and are not intended for actual fabrication purposes. Sign contractor accepts total responsibility for materials selection, fabrication and installation.

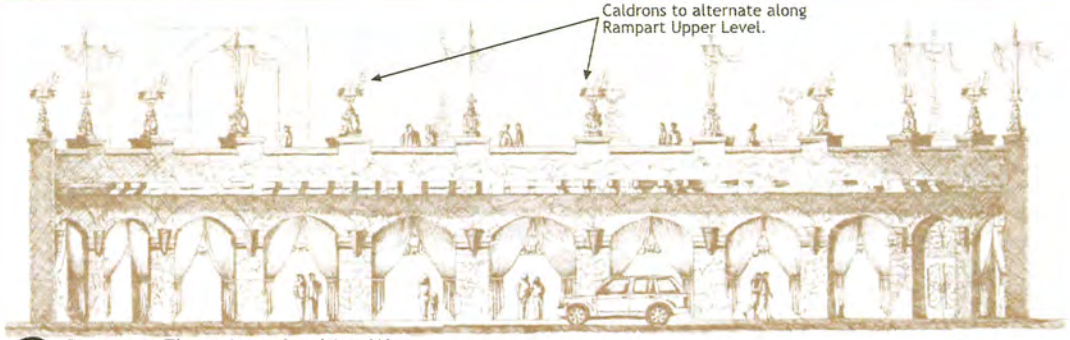
Model Reference Photo

View on top of Rampart

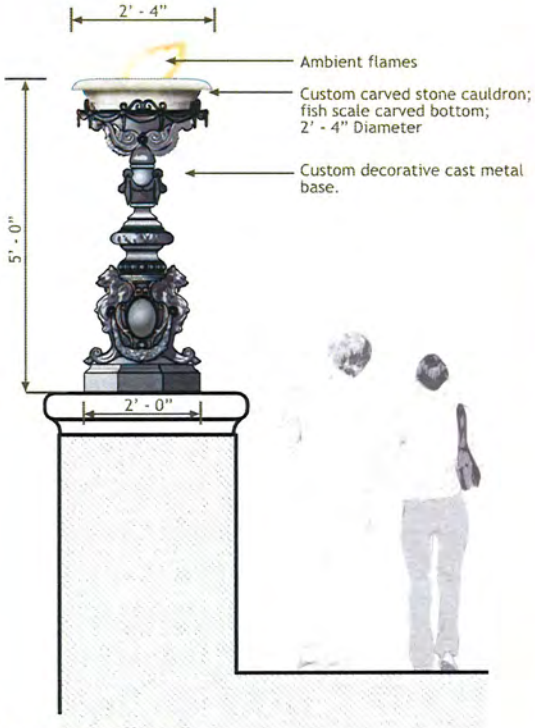


Design Imagery

01 Upper Level Rampart Section
Scale: 1/4"= 1'-0"



02 Rampart Elevation - Looking West
Scale: NTS



03 Detail Elevation
Scale: 1/2" = 1'-0"

THE VILLAGE
AT QUEENSRIDGE

Designer
DESIGN GROUP
3700 O'Donnell Street
Baltimore, Maryland 21224
T: 410.962.0505
F: 410.783.0816
www.ddg-usa.com

Developer
Great Wash Park
c/o Executive Home Builders, Inc.
9755 Charleston Boulevard
Las Vegas, Nevada 89117
T: 702.656.5955

Environmental Graphics Design Development Package

December 11th, 2006

Rampart Cortile Upper Level Caldron

Item Sign Type #

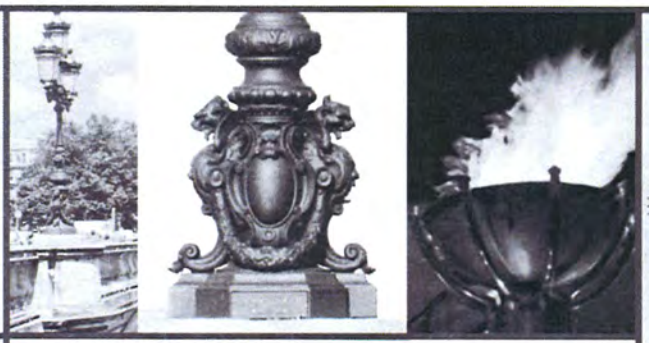
60.05

Page # 1 of 1

© 2006 Development Design Group, Inc. • These drawings are for the sole purpose of expressing visual design intent only and are not intended for actual fabrication purposes. Sign contractor accepts total responsibility for materials selection, fabrication and installation.

Model Reference Photo

View on top of Rampart

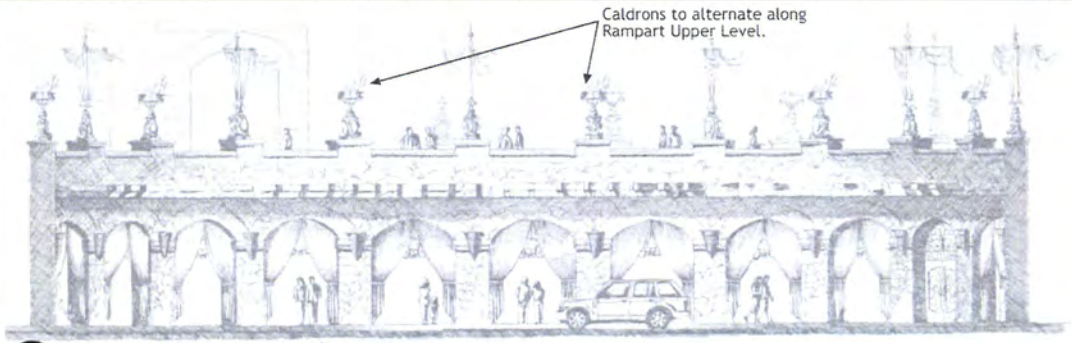


Design Imagery

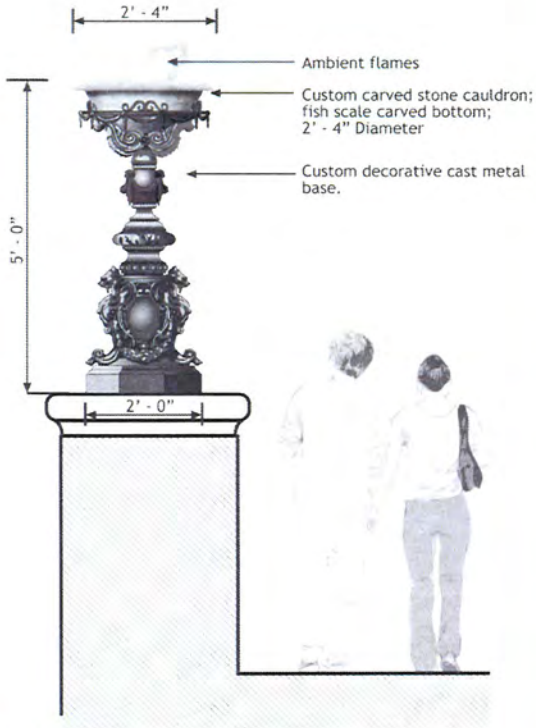
01 Upper Level Rampart Section
Scale: 1/4"= 1'-0"

DDG Comments 01/15/07
Sign Type: 60.05

- Gas valve could be turned off and the "fire bowl" could be used as a planter.
- The look of this item could change seasonally- sometimes it would hold flowers and others a flame.



02 Rampart Elevation - Looking West
Scale: NTS



03 Detail Elevation
Scale: 1/2" = 1'-0"

THE VILLAGE AT QUEENSRIDGE

Designer

DESIGN GROUP

3700 O'Donnell Street
Baltimore, Maryland 21224
T: 410.962.0505
F: 410.783.0816
www.ddg-usa.com

Developer

Great Wash Park
c/o Executive Home Builders, Inc.
9755 Charleston Boulevard
Las Vegas, Nevada 89117
T: 702.656.5955

Environmental Graphics Design Development Package

December 11th, 2006

Rampart Cortile Upper Level Caldron

Item Sign Type #

60.05

Page # 1 of 1

© 2006 Development Design Group, Inc. • These drawings are for the sole purpose of expressing visual design intent only and are not intended for actual fabrication purposes. Sign contractor accepts total responsibility for materials selection, fabrication and installation.

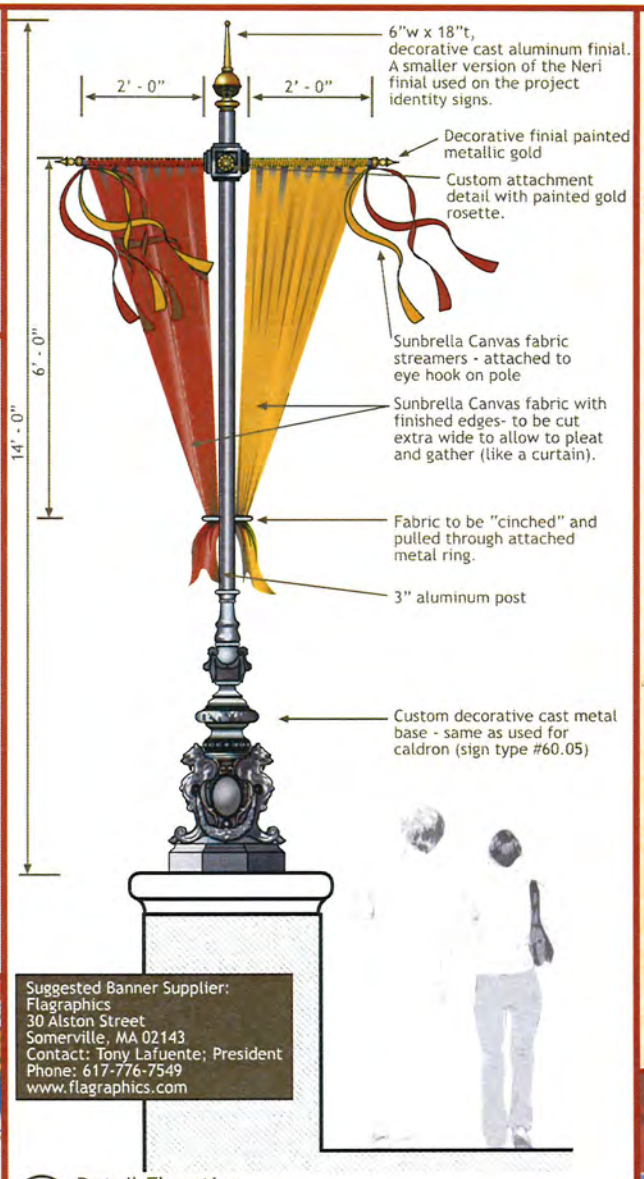
Model Reference Photo

View on top of Rampart

01 Upper Level Rampart Section
Scale: 1/4"= 1'-0"

Rampart Reference Elevation

Design Imagery



Suggested Banner Supplier:
Flagraphics
30 Alston Street
Somerville, MA 02143
Contact: Tony Lafuente; President
Phone: 617-776-7549
www.flagraphics.com

02 Detail Elevation
Scale: 1/2"= 1'-0"

THE VILLAGE AT QUEENSRIDGE

Designer

DESIGN GROUP

3700 O'Donnell Street
Baltimore, Maryland 21224
T: 410.962.0505
F: 410.783.0816
www.ddg-usa.com

Developer

Great Wash Park
c/o Executive Home Builders, Inc.
9755 Charleston Boulevard
Las Vegas, Nevada 89117
T: 702.656.5955

Environmental Graphics Design Development Package

December 11th, 2006

Rampart Cortile Upper Level Fabric Feature

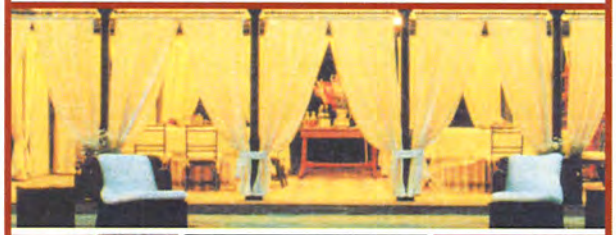
Item Sign Type #

60.06

Page # 1 of 1

© 2006 Development Design Group, Inc. • These drawings are for the sole purpose of expressing visual design intent only and are not intended for actual fabrication purposes. Sign contractor accepts total responsibility for materials selection, fabrication and installation.

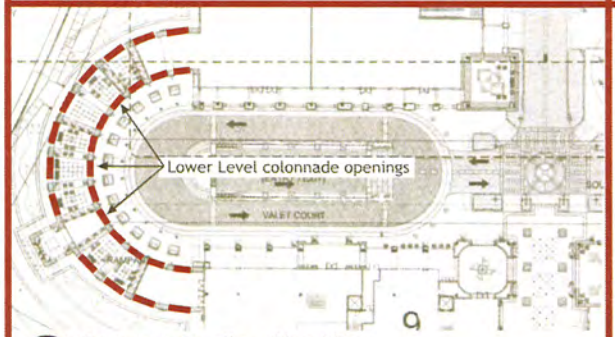
Model Reference Photo



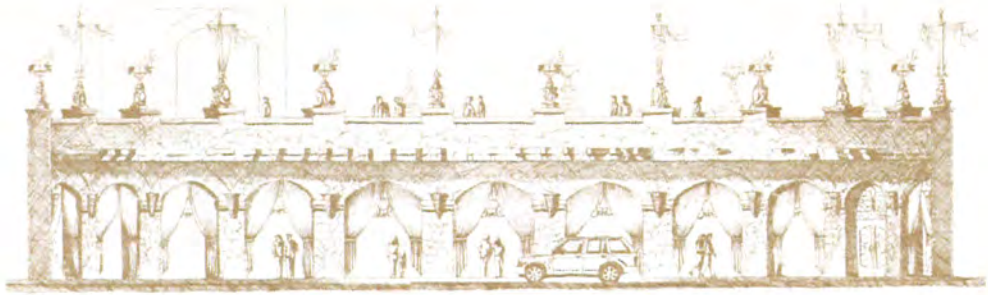
Design Imagery

Typical Rampart Colonnade - Perspective Rendering

Suggested Curtain Supplier:
Flagraphics
30 Alston Street
Somerville, MA 02143
Contact: Tony Lafuente; President
Phone: 617-776-7549
www.flagraphics.com



01 Rampart Cortile - Plan View
Scale: NTS



02 Rampart Elevation
Scale: 1/16"= 1'-0"

THE VILLAGE AT QUEENSRIDGE

Designer

DESIGN GROUP

3700 O'Donnell Street
Baltimore, Maryland 21224
T: 410.962.0505
F: 410.783.0816
www.ddg-usa.com

Developer

Great Wash Park
c/o Executive Home Builders, Inc.
9755 Charleston Boulevard
Las Vegas, Nevada 89117
T: 702.656.5955

Environmental Graphics Design Development Package

December 11th, 2006

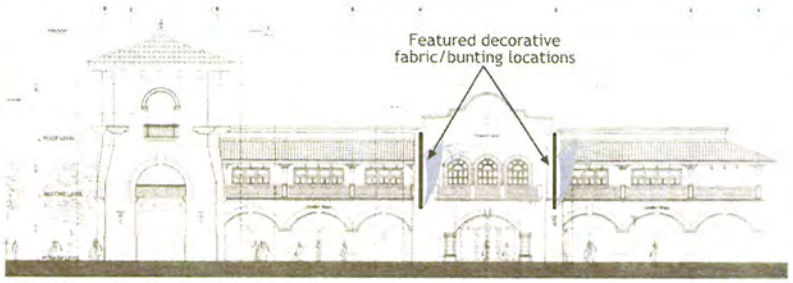
Rampart Cortile Lower Level Curtains & Tie-Back

Item Sign Type #

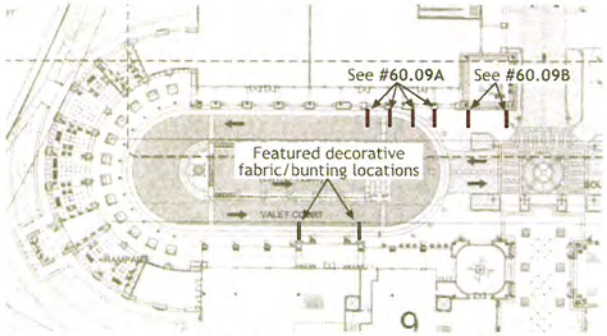
60.07

Page # 1 of 1

© 2006 Development Design Group, Inc. • These drawings are for the sole purpose of expressing visual design intent only and are not intended for actual fabrication purposes. Sign contractor accepts total responsibility for materials selection, fabrication and installation.

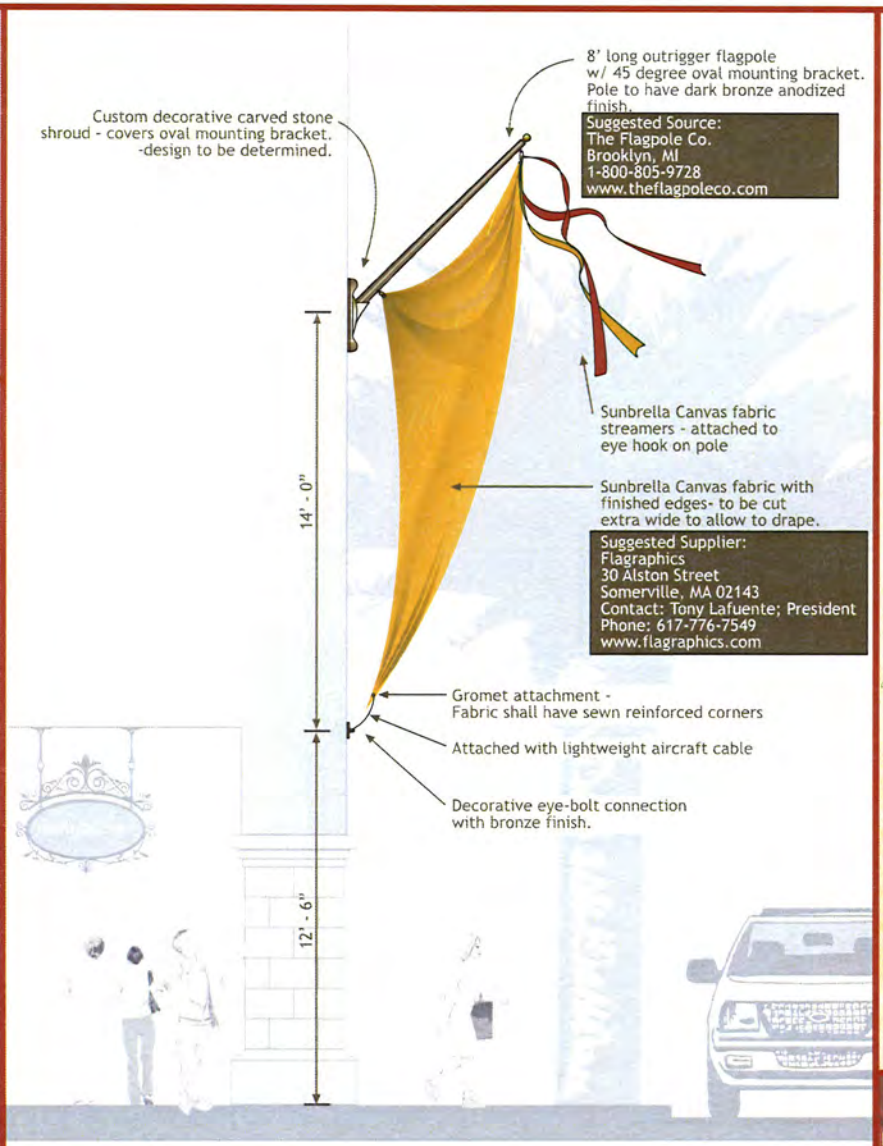


01 Building 9 - North Elevation
Scale: 1/32"=1'-0"



02 Rampart Cortile - Plan View
Scale: NTS

Design Imagery



03 Section - Building 9 Arcade
Scale: 1/4"=1'-0"

THE VILLAGE
AT QUEENSRIDGE

Designer

3700 O'Donnell Street
Baltimore, Maryland 21224
T: 410.962.0505
F: 410.783.0816
www.ddg-usa.com

Developer

Great Wash Park
c/o Executive Home Builders, Inc.
9755 Charleston Boulevard
Las Vegas, Nevada 89117
T: 702.656.5955

Environmental Graphics Design Development Package

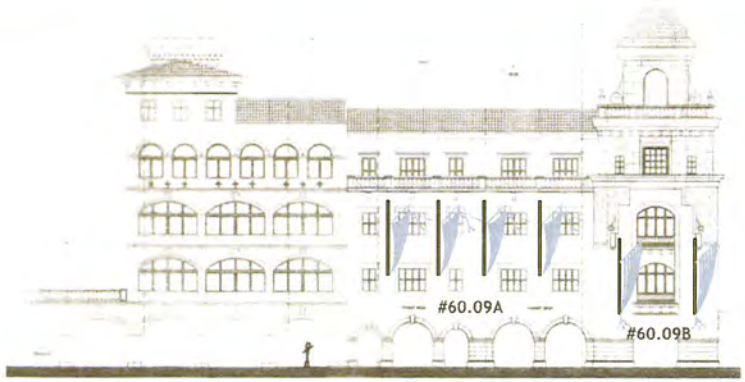
December 11th, 2006

Rampart Cortile
Building 9
Decorative Bunting

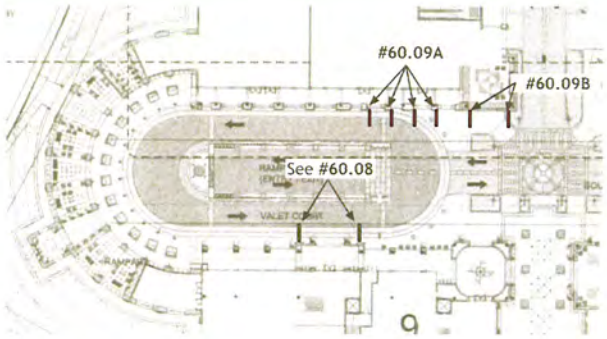
Item Sign Type #

60.08

© 2006 Development Design Group, Inc. • These drawings are for the sole purpose of expressing visual design intent only and are not intended for actual fabrication purposes. Sign contractor accepts total responsibility for materials selection, fabrication and installation.

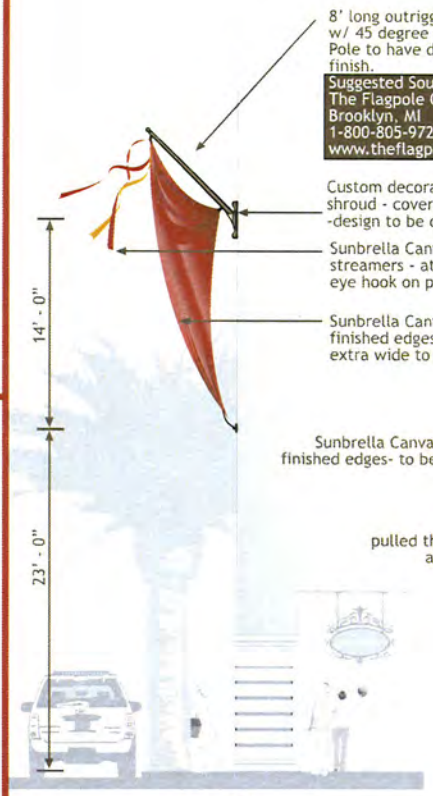


01 Building 10 - South Elevation
Scale: 1/32"=1'-0"



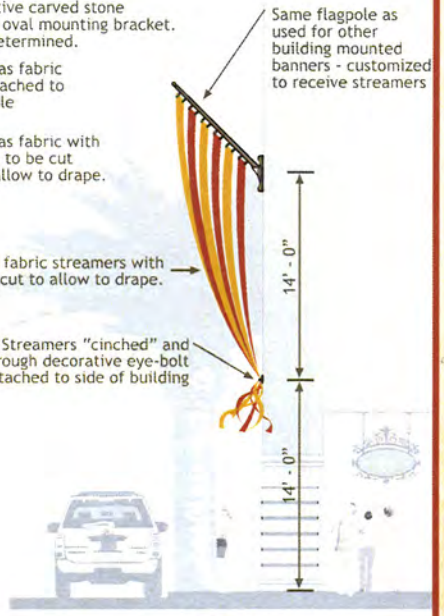
02 Rampart Cortile - Plan View
Scale: NTS

Design Imagery



#60.09A

03 Section - Building 10 Arcade
Scale: 1/8"=1'-0"



#60.09B

04 Section - Building 10 at Tower
Scale: 1/8"=1'-0"

Suggested Supplier:
Flagraphics
30 Alston Street
Somerville, MA 02143
Contact: Tony Lafuente; President
Phone: 617-776-7549
www.flagraphics.com

THE VILLAGE AT QUEENSRIDGE

Designer
DESIGN GROUP
3700 O'Donnell Street
Baltimore, Maryland 21224
T: 410.962.0505
F: 410.783.0816
www.ddg-usa.com

Developer
Great Wash Park
c/o Executive Home Builders, Inc.
9755 Charleston Boulevard
Las Vegas, Nevada 89117
T: 702.656.5955

Environmental Graphics Design Development Package

December 11th, 2006

Rampart Cortile
Building 10
Decorative Bunting

Item Sign Type #
60.09A/B

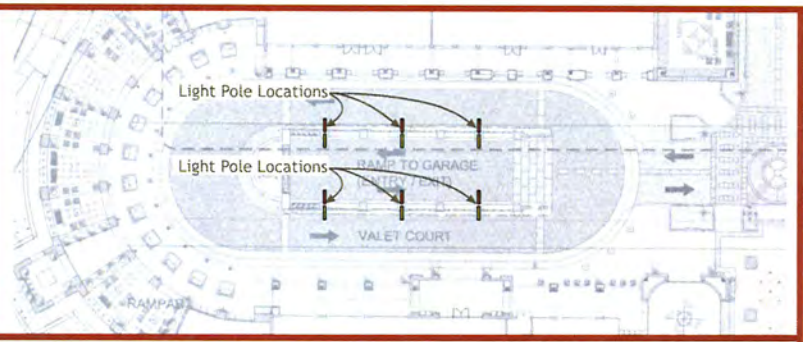
Page # 1 of 1

© 2006 Development Design Group, Inc. • These drawings are for the sole purpose of expressing visual design intent only and are not intended for actual fabrication purposes. Sign contractor accepts total responsibility for materials selection, fabrication and installation.

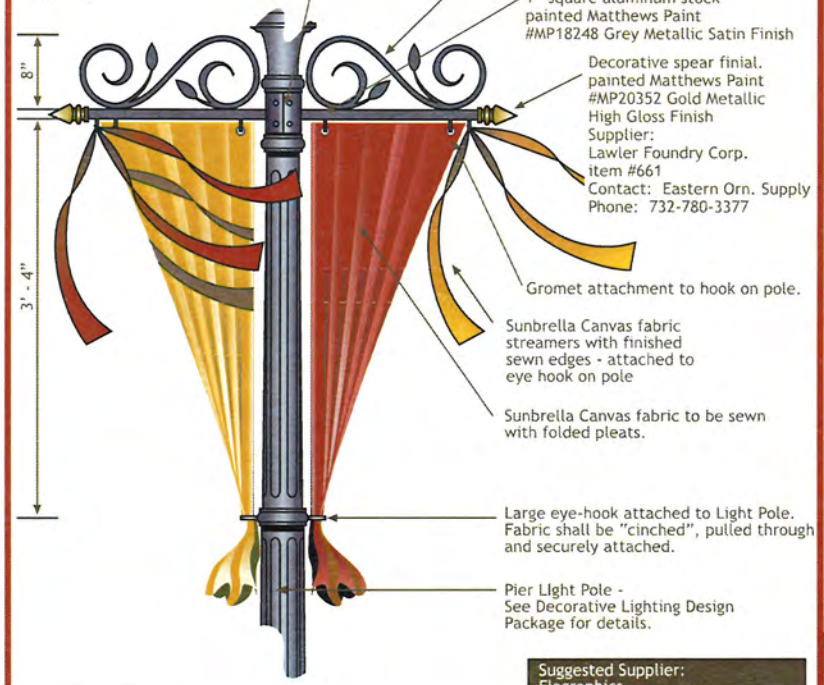
Model Reference Photo

Rendering

01 Garage Entry Elevation - Upper Level
Scale: 1/8"= 1'-0"



Reference Plan



02 Detail Elevation
Scale: 1"= 1'-0"

Suggested Supplier:
Flagraphics
30 Alston Street
Somerville, MA 02143
Contact: Tony Lafuente; President
Phone: 617-776-7549
www.flagraphics.com

THE VILLAGE AT QUEENSRIDGE

Designer
DESIGN GROUP
3700 O'Donnell Street
Baltimore, Maryland 21224
T: 410.962.0505
F: 410.783.0816
www.ddg-usa.com

Developer
Great Wash Park
c/o Executive Home Builders, Inc.
9755 Charleston Boulevard
Las Vegas, Nevada 89117
T: 702.656.5955

Environmental Graphics Design Development Package
December 11th, 2006

Rampart Courtile Decorative Fabric on Pier Light Pole
Item Sign Type #
60.10
Page # 1 of 1

© 2006 Development Design Group, Inc. • These drawings are for the sole purpose of expressing visual design intent only and are not intended for actual fabrication purposes. Sign contractor accepts total responsibility for materials selection, fabrication and installation.

Decorative wall panels to be inset on the outside planter wall. Panels shall consist of glass mosaic tiles and carved stone elements - 12 panels total.

The intent is that each district located within the The Village is represented in the Village Park with a decorative wall panel - see following page for complete panel program.

Carved dimensional stone crest - represents a district found within The Village

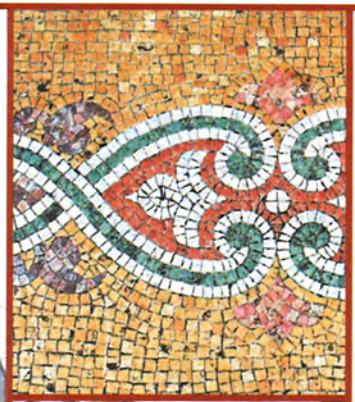
Glass mosaic tiles

Carved stone frame

2' - 0"

5' - 0"

01 Context Elevation
Scale: 3/4" = 1'-0"



Refrence Images

Decorative wall panels to be located on the outside planter wall

Decorative wall panels to be located on the outside planter wall

02 Park Location Plan
Scale: NTS

THE VILLAGE
AT QUEENSRIDGE

Designer

DESIGN GROUP

3700 O'Donnell Street
Baltimore, Maryland 21224
T: 410.962.0505
F: 410.783.0816
www.ddg-usa.com

Developer

Great Wash Park
c/o Executive Home Builders, Inc.
9755 Charleston Boulevard
Las Vegas, Nevada 89117
T: 702.656.5955

Environmental Graphics Design Development Package

December 11th, 2006

Parco Villaggio Decorative Wall Panels

Item Sign Type #

60.11

Page # 1 of 2

© 2006 Development Design Group, Inc. • These drawings are for the sole purpose of expressing visual design intent only and are not intended for actual fabrication purposes. Sign contractor accepts total responsibility for materials selection, fabrication and installation.

Rampart Cortile
(Rampart Court)

Parco Villaggio
(Village Park)

Scoperta Cortile
(Discovery Courtyard)

Porta Fontana
(Fountain Entrance)

Il Mercado
(The Market)

Piazza di Cavallo
(Plaza of Horses/Sculpture)

Via di Fiori
(Flower Grove)

Piazza Cappella
(Chapel Plaza)

Palazzo Corsini
(Palace of Corsica)

Palazzo Vecchio
(Old Palace)

Villa Cielo
(Sky Villa)

Torre Alto
(Tall Tower)

01 Complete Program
Scale: 3/4"=1'-0"

THE VILLAGE
AT QUEENSRIDGE

Designer

DESIGN GROUP

3700 O'Donnell Street
Baltimore, Maryland 21224
T: 410.962.0505
F: 410.783.0816
www.ddg-usa.com

Developer

Great Wash Park
c/o Executive Home Builders, Inc.
9755 Charleston Boulevard
Las Vegas, Nevada 89117
T: 702.656.5955

Environmental Graphics Design Development Package

December 11th, 2006

Parco Villaggio Decorative Wall Panels

Item Sign Type #

60.11

© 2006 Development Design Group, Inc. • These drawings are for the sole purpose of expressing visual design intent only and are not intended for actual fabrication purposes. Sign contractor accepts total responsibility for materials selection, fabrication and installation.

Decorative wall panels to be inset on the outside planter wall. Panels shall consist of glass mosaic tiles and carved stone elements - 12 panels total.

The intent is that each district located within the The Village is represented in the Village Park with a decorative wall panel - see following page for complete panel program.

Carved dimensional stone crest - represents a district found within The Village

Glass mosaic tiles

Carved stone frame

5' - 0"

01 Context Elevation
Scale: 3/4" = 1'-0"

DDG Comments 01/15/07
Sign Type: 60.11

- Crest medallion to be fabricated with cut stone - too small to be carved from stone.
- Crest to fit within the inner rectangular space - so stone frame/border will not have to be cut.
- Frank suggested incorporating the English translation for the area names...DDG suggests keeping Italian only - this will be consistent with other sign items where Italian is used, such as the street signs.

Refrence Images

Decorative wall panels to be located on the outside planter wall

Decorative wall panels to be located on the outside planter wall

02 Park Location Plan
Scale: NTS

THE VILLAGE AT QUEENSRIDGE

Designer

DESIGN GROUP

3700 O'Donnell Street
Baltimore, Maryland 21224
T: 410.962.0505
F: 410.783.0816
www.ddg-usa.com

Developer

Great Wash Park
c/o Executive Home Builders, Inc.
9753 Charleston Boulevard
Las Vegas, Nevada 89117
T: 702.656.5955

Environmental Graphics Design Development Package

December 11th, 2006

Parco Villaggio Decorative Wall Panels

Item Sign Type #

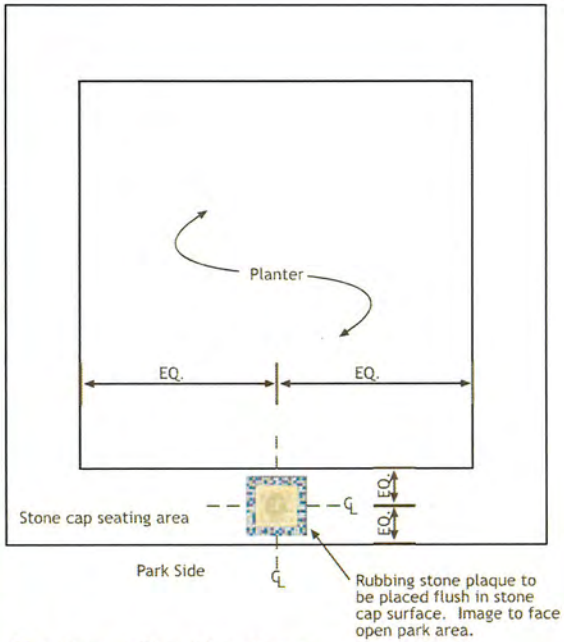
60.11

© 2006 Development Design Group, Inc. • These drawings are for the sole purpose of expressing visual design intent only and are not intended for actual fabrication purposes. Sign contractor accepts total responsibility for materials selection, fabrication and installation

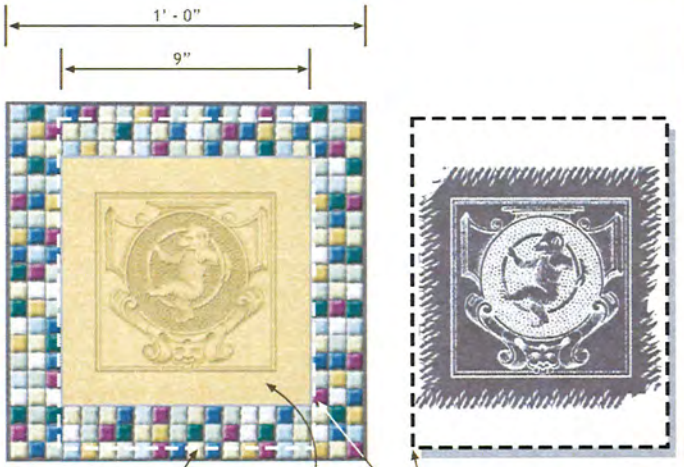
Conceptual Sketch

Design Inspiration

01 Park Location Plan
Scale: NTS



02 Planter Plan View Detail
Scale: 1/2"= 1'-0"



*See following page for complete rubbing stone program

03 Rubbing Stone Detail
Scale: 3"= 1'-0"

THE VILLAGE AT QUEENSRIDGE

Designer
DESIGN GROUP
3700 O'Donnell Street
Baltimore, Maryland 21224
T: 410.962.0505
F: 410.783.0816
www.ddg-usa.com

Developer
Great Wash Park
c/o Executive Home Builders, Inc.
9755 Charleston Boulevard
Las Vegas, Nevada 89117
T: 702.656.5955

Environmental Graphics Design Development Package

December 11th, 2006

Parco Villaggio Interactive Art Features

Item Sign Type #

60.12

© 2006 Development Design Group, Inc. • These drawings are for the sole purpose of expressing visual design intent only and are not intended for actual fabrication purposes. Sign contractor accepts total responsibility for materials selection, fabrication and installation.

Complete Rubbing Stone Program (12 Total)

THE VILLAGE
AT QUEENSRIDGE

Designer

DESIGN GROUP

3700 O'Donnell Street
Baltimore, Maryland 21224
T: 410.962.0505
F: 410.783.0816
www.ddg-usa.com

Developer

Great Wash Park
c/o Executive Home Builders, Inc.
9755 Charleston Boulevard
Las Vegas, Nevada 89117
T: 702.656.5955

Environmental Graphics Design Development Package

December 11th, 2006

Parco Villaggio Interactive Art Features

Item Sign Type #

60.12

Page # 2 of 2

© 2006 Development Design Group, Inc. • These drawings are for the sole purpose of expressing visual design intent only and are not intended for actual fabrication purposes. Sign contractor accepts total responsibility for materials selection, fabrication and installation.

Il Mercado Interior Perspective Rendering

Design Imagery

Sewn nylon Applique flags/banners with sewn pocket.
To be draped across Il Mercado interior hall, using lightweight aircraft cable. Banner graphics are inspired from the project district crests. Length of draping streamers and number of flags/banners per streamer to be determined.

Suggested Supplier:
Flagraphics
30 Alston Street
Somerville, MA 02143
Contact: Tony Lafuente; President
Phone: 617-776-7549
www.flagraphics.com

01 Il Mercado Banners
Scale: 3/4"= 1'-0"

THE VILLAGE
AT QUEENSRIDGE

Designer
DESIGN GROUP
3700 O'Donnell Street
Baltimore, Maryland 21224
T: 410.962.0505
F: 410.783.0816
www.ddg-usa.com

Developer
Great Wash Park
c/o Executive Home Builders, Inc.
9755 Charleston Boulevard
Las Vegas, Nevada 89117
T: 702.656.5955

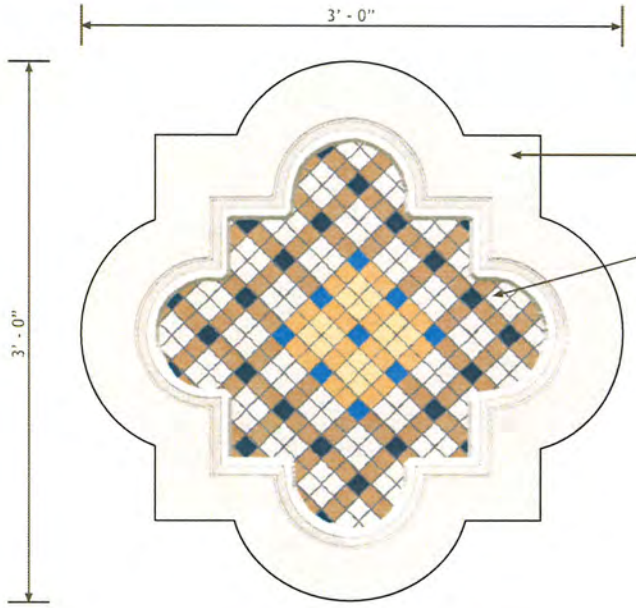
Environmental Graphics Design Development Package

December 11th, 2006

Il Mercado Interior Banners

Item Sign Type #
60.13

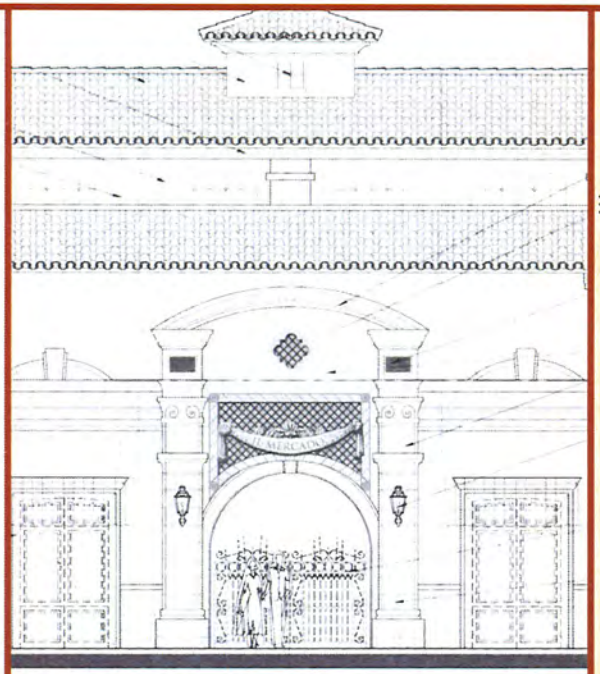
© 2006 Development Design Group, Inc. • These drawings are for the sole purpose of expressing visual design intent only and are not intended for actual fabrication purposes. Sign contractor accepts total responsibility for materials selection, fabrication and installation.



01 Quatrefoil: Carved Crest
Scale: 1.5"= 1'-0"

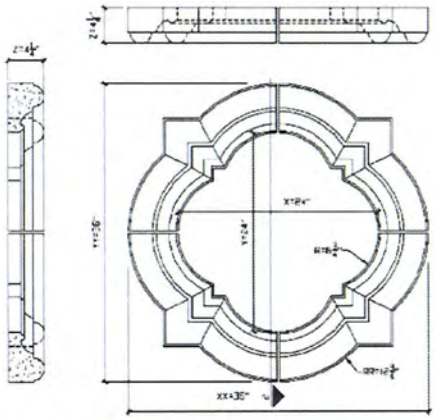
Note: See architectural building amenities package for additional details (15-4 Marcus)

Suggested Supplier:
Stone Legends
301 Pleasant Drive
Dallas, TX 75217
Phone:1-800-398-1199
www.stonelegends.com

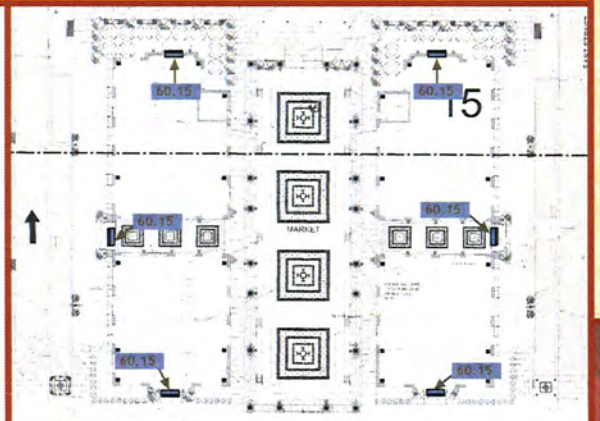


02 Context Elevation - East/West
Scale: NTS

Marcus Quatrefoil
Stone Legends Unit ID# 598



Marcus Quatrefoil Orthographic



03 Location Plan
Scale: NTS

THE VILLAGE
AT QUEENSBRIDGE

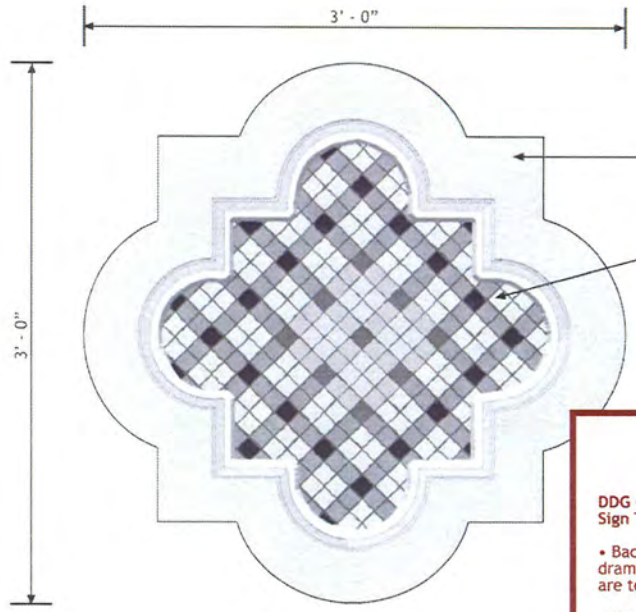
Designer
DESIGN GROUP
3700 O'Donnell Street
Baltimore, Maryland 21224
T: 410.962.0505
F: 410.783.0816
www.ddg-usa.com

Developer
Great Wash Park
c/o Executive Home Builders, Inc.
9755 Charleston Boulevard
Las Vegas, Nevada 89117
T: 702.656.5955

Environmental Graphics Design Development Package
December 11th, 2006

Il Mercado
Exterior Graphic Panel
Item Sign Type #
60.15
Page # 1 of 1

© 2006 Development Design Group, Inc. • These drawings are for the sole purpose of expressing visual design intent only and are not intended for actual fabrication purposes. Sign contractor accepts total responsibility for materials selection, fabrication and installation.

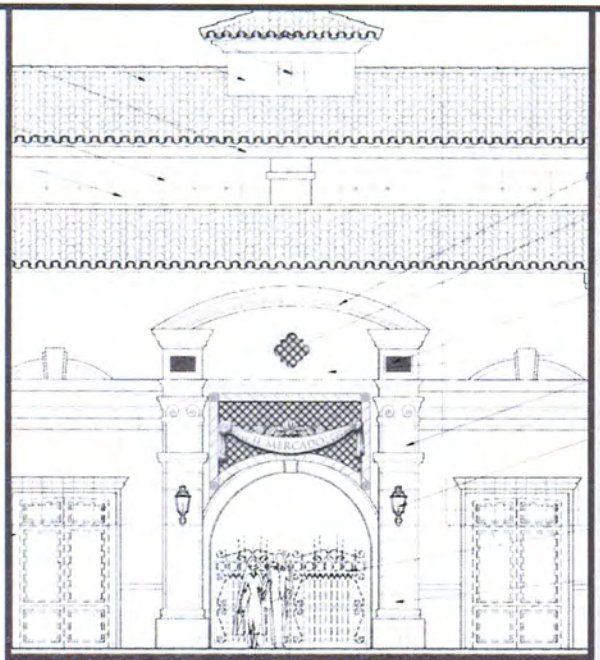


01 Quatrefoil: Carved Crest
Scale: 1.5"= 1'-0"

Note: See architectural building amenities package f details (15-4 Marcus)

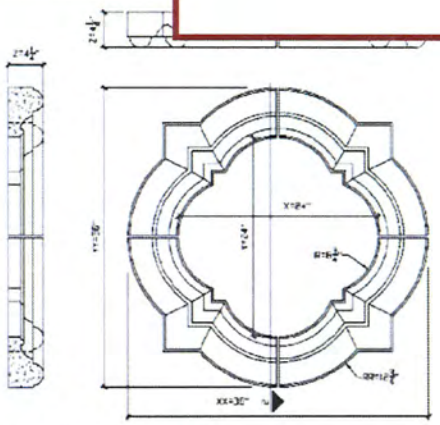
DDG Comments 01/15/07
Sign Type: 60.15

- Background tile pattern to be more dramatic and bold - tiles currently shown are too small - to be larger.
- More use of cobalt blue and mustard yellow (ochre)

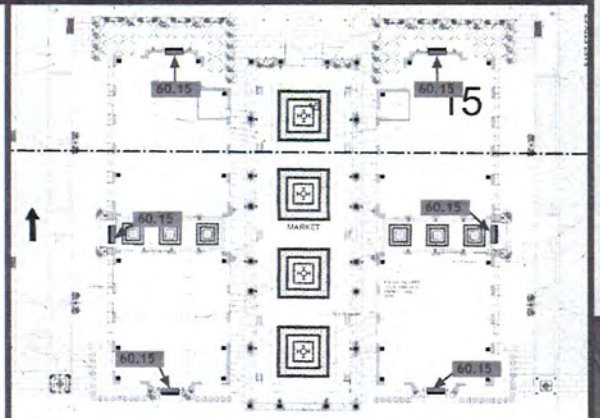


02 Context Elevation - East/West
Scale: NTS

Marcus Quatrefoil
Stone Legends Unit ID# 598



Marcus Quatrefoil Orthographic



03 Location Plan
Scale: NTS

THE VILLAGE AT QUEENSRIDGE

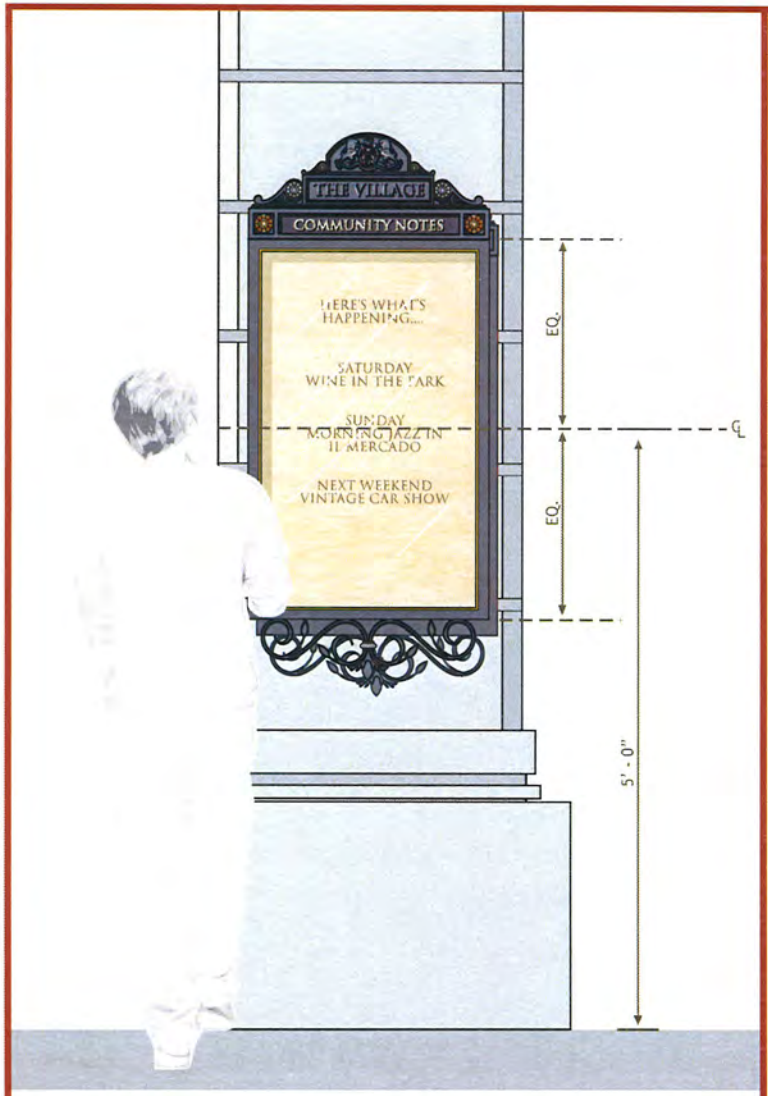
Designer
DESIGN GROUP
3500 O'Donnell Street
Baltimore, Maryland 21224
T: 410.962.0505
F: 410.783.0816
www.ddg-usa.com

Developer
Great Wash Park
d/b/a Executive Home Builders, Inc.
9755 Charleston Boulevard
Las Vegas, Nevada 89117
T: 702.656.5955

Environmental Graphics Design Development Package
December 11th, 2006

Il Mercado Exterior Graphic Panel
Item Sign Type #
60.15

© 2006 Development Design Group, Inc. • These drawings are for the sole purpose of expressing visual design intent only and are not intended for actual fabrication purposes. Sign contractor accepts total responsibility for materials selection, fabrication and installation



01 Context Elevation - Pier outside Il Mercado
Scale: 1"= 1'-0"

Custom fabricated metal top to be painted - Matthews Paint #18248 Grey Metallic Satin Finish

Textured aluminum panel. Rigidized Metals Corp. Pattern #1-SLG,Gauge: TBD Contact: #800-836-2580 Painted Matthews Paint #18248 Grey Metallic Satin Finish

1" tall applied prismatic letters- to be mounted flush to surface. Painted Matthews Paint #MP20352 Gold Metallic High Gloss Finish

Metallic gold painted rosette (Matthews Paint #MP20352 Gold Metallic High Gloss Finish) Rosette: Lawler Foundry Corp. Item #681 Contact: Eastern Ornamental Supply, Inc. #732-780-3377

Fluorescent tube lighting fixture to be concealed in this area - used to illuminate sign cabinet interior.

1" swing frame with ¼"gold jewel trim edge. Painted Matthews Paint #18248 Grey Metallic Satin Finish

Side hinged lockable glass front cabinet face

Digitally printed display, provided by management - lists all upcoming scheduled events in Il Mercado and throughout the project - to be mounted inside sign cabinet

*NOTE- a digital plasma screen display could be substituted - see contact info below

Suggested Supplier:
Jeff DeBough V.P. of Electronics
Smart Sign Media
1015 N. Market Boulevard, Suite 7
Sacramento, CA 95834
dir 702.860.9528
fax 702.228.5660
www.smartsignmedia.com

Custom decorative scrollwork - Painted Matthews Paint #18248 Grey Metallic Satin Finish

NOTE: Mounting conditions and minimal cabinet dept to be determined.

02 Detail Elevation
Scale: 2"= 1'-0"

THE VILLAGE
AT QUEENSRIDGE

Designer
DESIGN GROUP
3700 O'Donnell Street
Baltimore, Maryland 21224
T: 410.962.0505
F: 410.783.0816
www.ddg-usa.com

Developer
Great Wash Park
c/o Executive Home Builders, Inc.
9755 Charleston Boulevard
Las Vegas, Nevada 89117
T: 702.656.5955

Environmental Graphics Design Development Package

December 11th, 2006

Il Mercado Community Events Sign Cabinet

Item Sign Type #
60.16

Page # 1 of 1

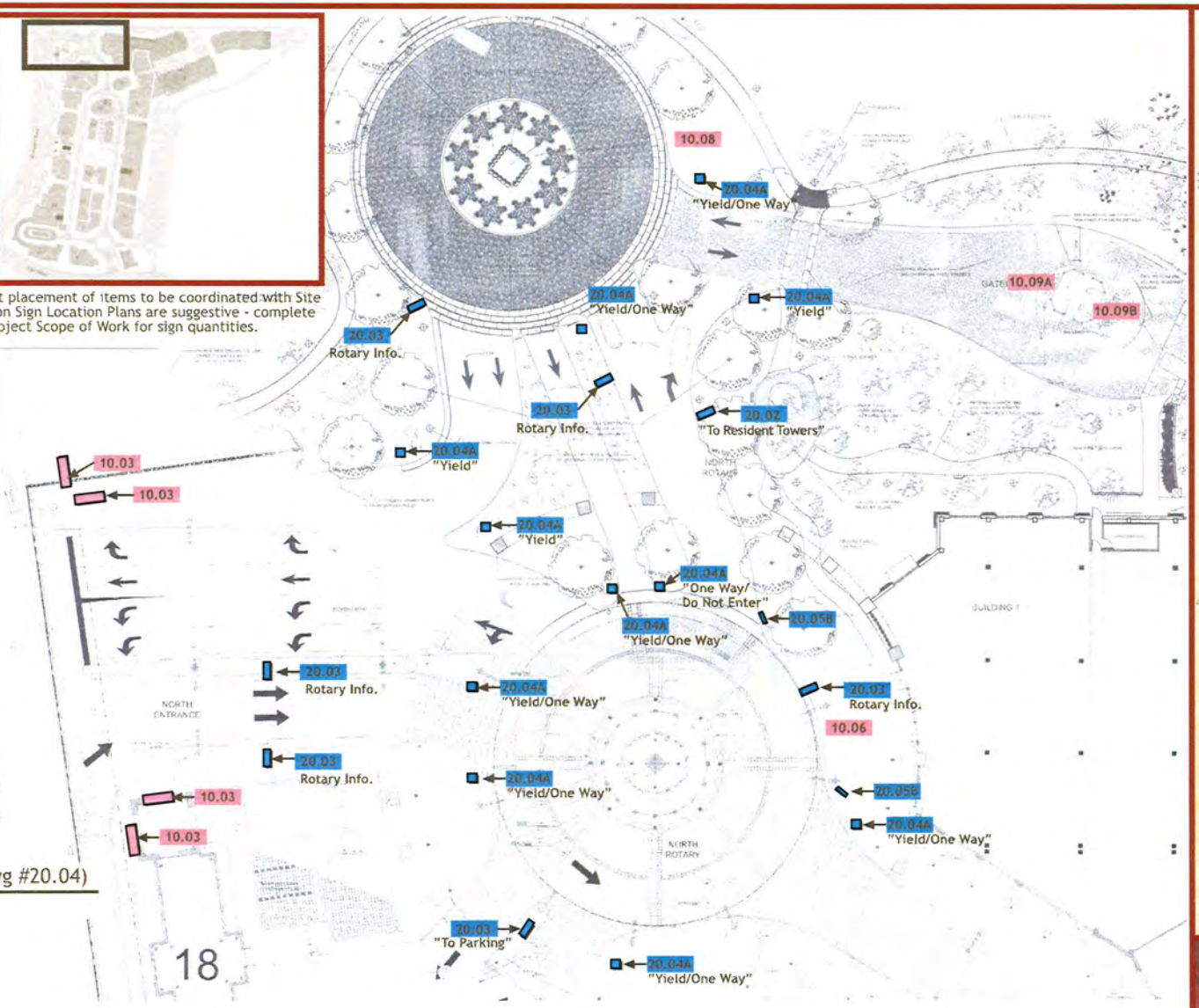
© 2006 Development Design Group, Inc. • These drawings are for the sole purpose of expressing visual design intent only and are not intended for actual fabrication purposes. Sign contractor accepts total responsibility for materials selection, fabrication and installation.

Project Item Location Plans

- 10.00 Project Identity Items
- 20.00 Vehicular Wayfinding Items
- 30.00 Pedestrian Wayfinding Items
- 40.00 Specific Area ID Wayfinding Items
- 50.00 Parking Garage Items
- 60.00 Decorative Items

Sign Type Legend & Key Plan

Please Note: All locations are approximate. Exact placement of items to be coordinated with Site Master Plan. "Messages" indicated on Sign Location Plans are suggestive - complete Message Schedule by others. See project Scope of Work for sign quantities.



01 Sign Location Plan - (DDG drwg #20.04)

Scale: NTS

THE VILLAGE AT QUEENSRIDGE

Designer

DESIGN GROUP

3700 O'Donnell Street
Baltimore, Maryland 21224
T: 410.962.0505
F: 410.783.0816
www.ddg-usa.com

Developer

Great Wash Park
c/o Executive Home Builders, Inc.
9755 Charleston Boulevard
Las Vegas, Nevada 89117
T: 702.656.5955

Environmental Graphics Design Development Package

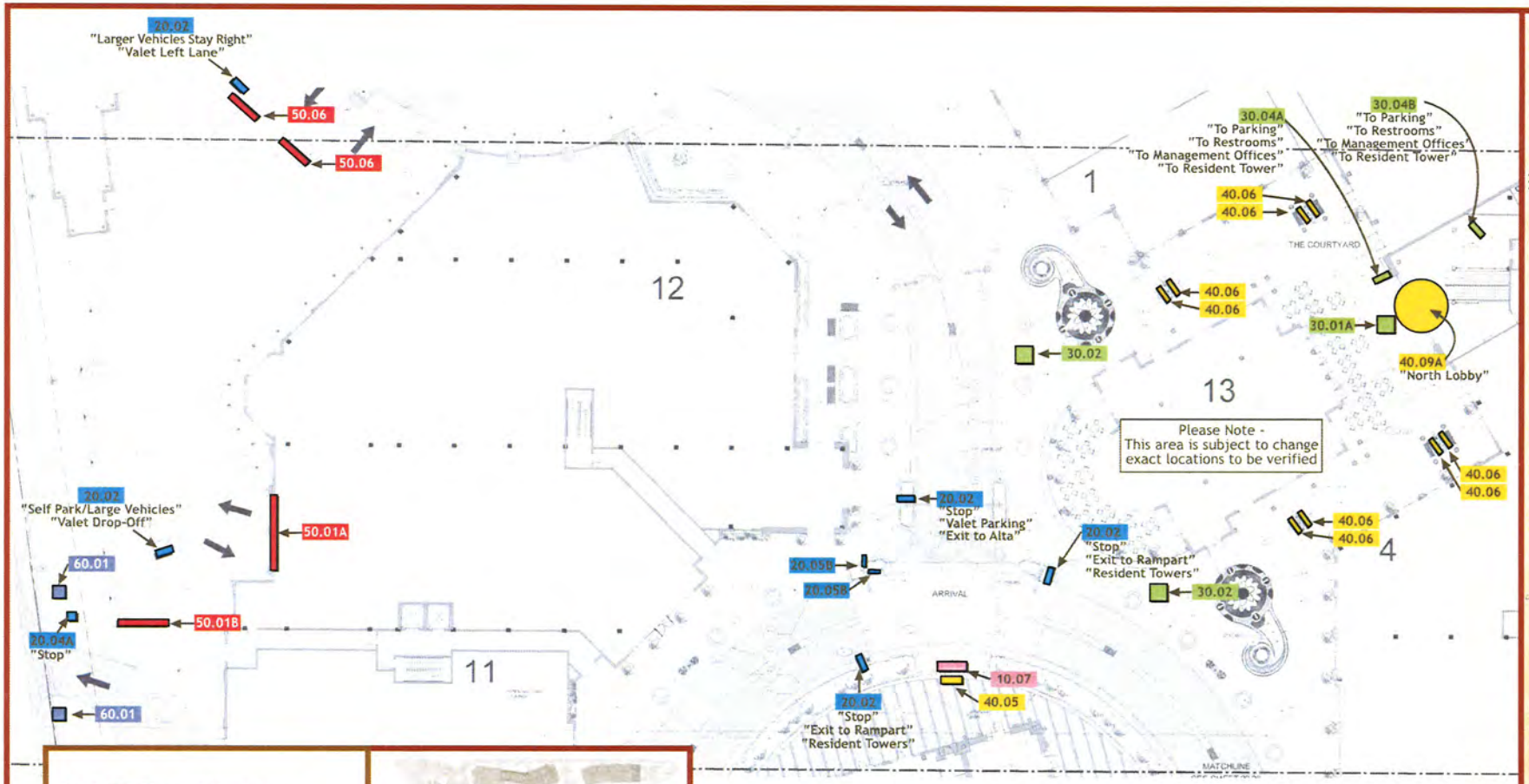
December 11th, 2006

Location Plan

LP.01

Page # 1 of 18

© 2006 Development Design Group, Inc.



10.00 Project Identity Items
20.00 Vehicular Wayfinding Items
30.00 Pedestrian Wayfinding Items
40.00 Specific Area ID Wayfinding Items
50.00 Parking Garage Items
60.00 Decorative Items

Sign Type Legend & Key Plan

Please Note: All locations are approximate. Exact placement of items to be coordinated with Site Master Plan. "Messages" indicated on Sign Location Plans are suggestive - complete Message Schedule by others. See project Scope of Work for sign quantities.

01 Sign Location Plan - (DDG drwg #20.05)
Scale: NTS

THE VILLAGE AT QUEENSRIDGE

Designer

DESIGN GROUP

3700 O'Donnell Street
Baltimore, Maryland 21224
T: 410.962.0505
F: 410.783.0816
www.ddg-usa.com

Developer

Great Wash Park
c/o Executive Home Builders, Inc.
9755 Charleston Boulevard
Las Vegas, Nevada 89117
T: 702.656.5955

Environmental Graphics Design Development Package

December 11th, 2006

Location Plan

LP.02

© 2006 Development Design Group, Inc.

10.00 Project Identity Items
20.00 Vehicular Wayfinding Items
30.00 Pedestrian Wayfinding Items
40.00 Specific Area ID Wayfinding Items
50.00 Parking Garage Items
60.00 Decorative Items

Sign Type Legend & Key Plan

01 Sign Location Plan - (DDG drwg #20.06)
Scale: NTS

Please Note: All locations are approximate. Exact placement of items to be coordinated with Site Master Plan. "Messages" indicated on Sign Location Plans are suggestive - complete Message Schedule by others. See project Scope of Work for sign quantities.

© 2006 Development Design Group, Inc.

THE VILLAGE AT QUEENSRIDGE

Designer
DESIGN GROUP
3700 O'Donnell Street
Baltimore, Maryland 21224
T: 410.962.0505
F: 410.783.0816
www.ddg-usa.com

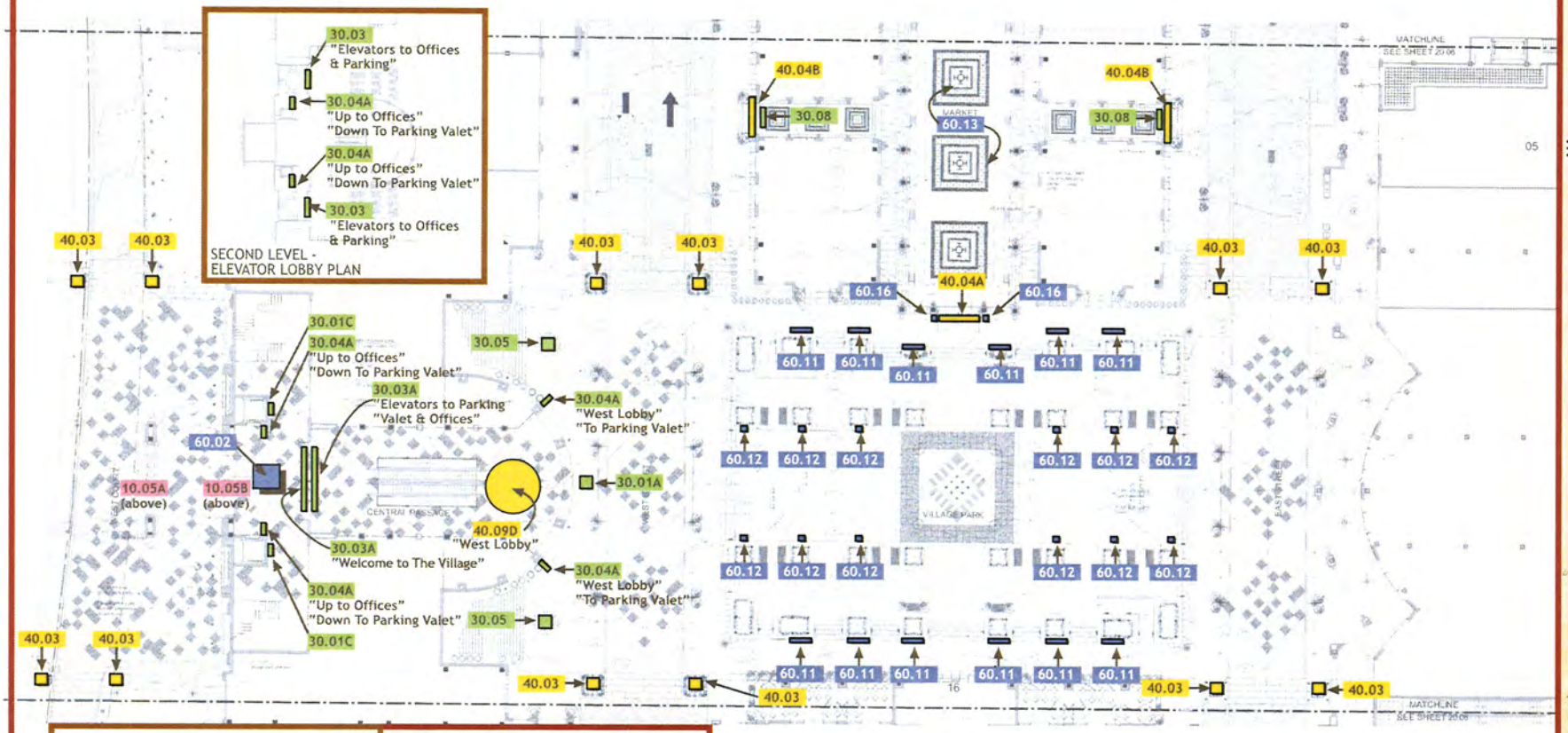
Developer
Great Wash Park
c/o Executive Home Builders, Inc.
9755 Charleston Boulevard
Las Vegas, Nevada 89117
T: 702.656.5955

Environmental Graphics Design Development Package

December 11th, 2006

Location Plan

LP.03



- 10.00 Project Identity Items
- 20.00 Vehicular Wayfinding Items
- 30.00 Pedestrian Wayfinding Items
- 40.00 Specific Area ID Wayfinding Items
- 50.00 Parking Garage Items
- 60.00 Decorative Items

Sign Type Legend & Key Plan

Please Note: All locations are approximate. Exact placement of items to be coordinated with Site Master Plan. "Messages" indicated on Sign Location Plans are suggestive - complete Message Schedule by others. See project Scope of Work for sign quantities.

01 Sign Location Plan - (DDG drwg #20.07)
Scale: NTS

THE VILLAGE AT QUEENSRIDGE

Designer

DESIGN GROUP

3700 O'Donnell Street
Baltimore, Maryland 21224
T: 410.962.0505
F: 410.783.0816
www.ddg-usa.com

Developer

Great Wash Park
c/o Executive Home Builders, Inc.
9755 Charleston Boulevard
Las Vegas, Nevada 89117
T: 702.656.5955

Environmental Graphics Design Development Package

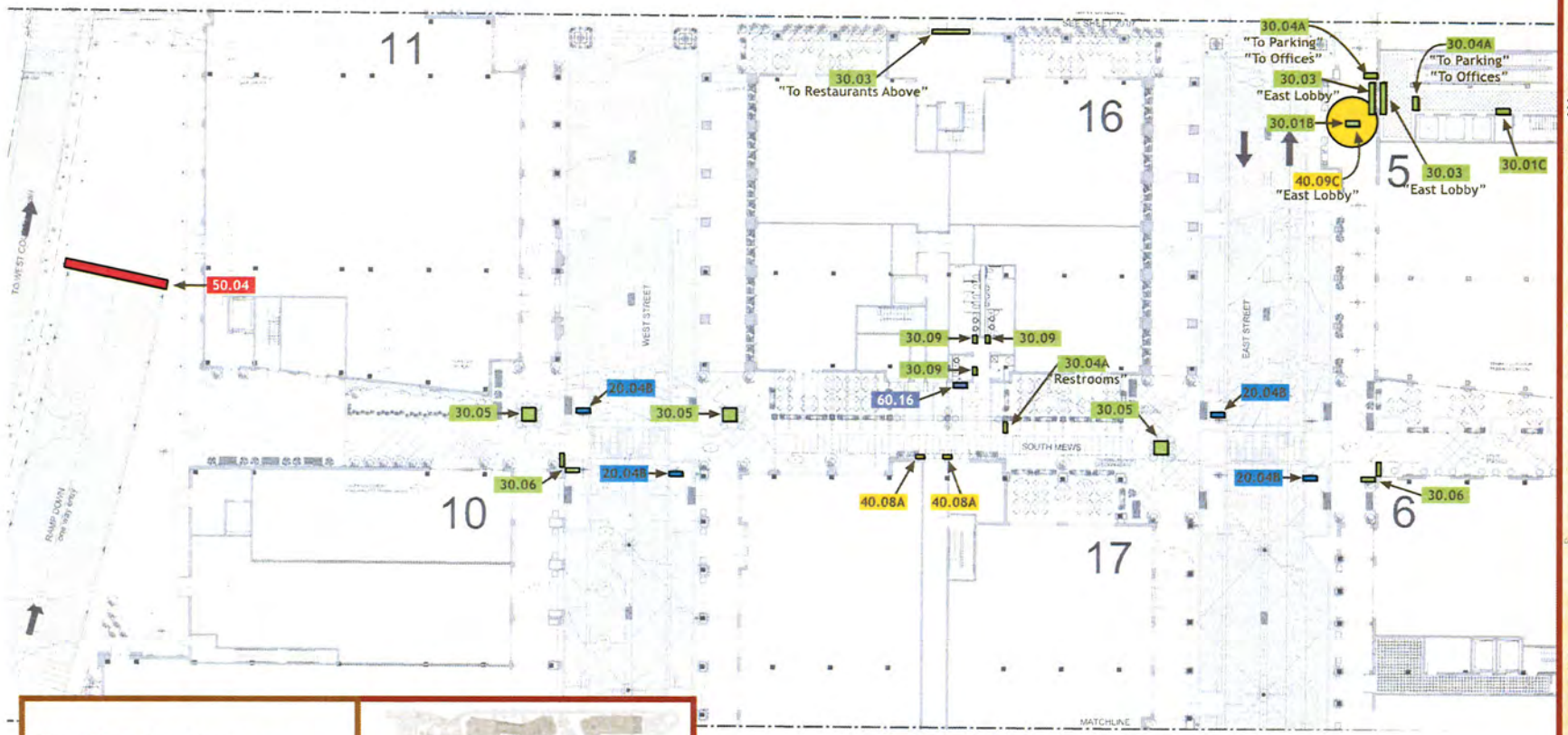
December 11th, 2006

Location Plan

LP.04

Page # 4 of 18

© 2006 Development Design Group, Inc.



- 10.00 Project Identity Items
- 20.00 Vehicular Wayfinding Items
- 30.00 Pedestrian Wayfinding Items
- 40.00 Specific Area ID Wayfinding Items
- 50.00 Parking Garage Items
- 60.00 Decorative Items

Sign Type Legend & Key Plan

01 Sign Location Plan - (DDG drwg #20.08)
Scale: NTS

Please Note: All locations are approximate. Exact placement of items to be coordinated with Site Master Plan. "Messages" indicated on Sign Location Plans are suggestive - complete Message Schedule by others. See project Scope of Work for sign quantities.

© 2006 Development Design Group, Inc.

THE VILLAGE AT QUEENSRIDGE

Designer

DESIGN GROUP

3700 O'Donnell Street
Baltimore, Maryland 21224
T: 410.962.0505
F: 410.783.0816
www.ddg-usa.com

Developer

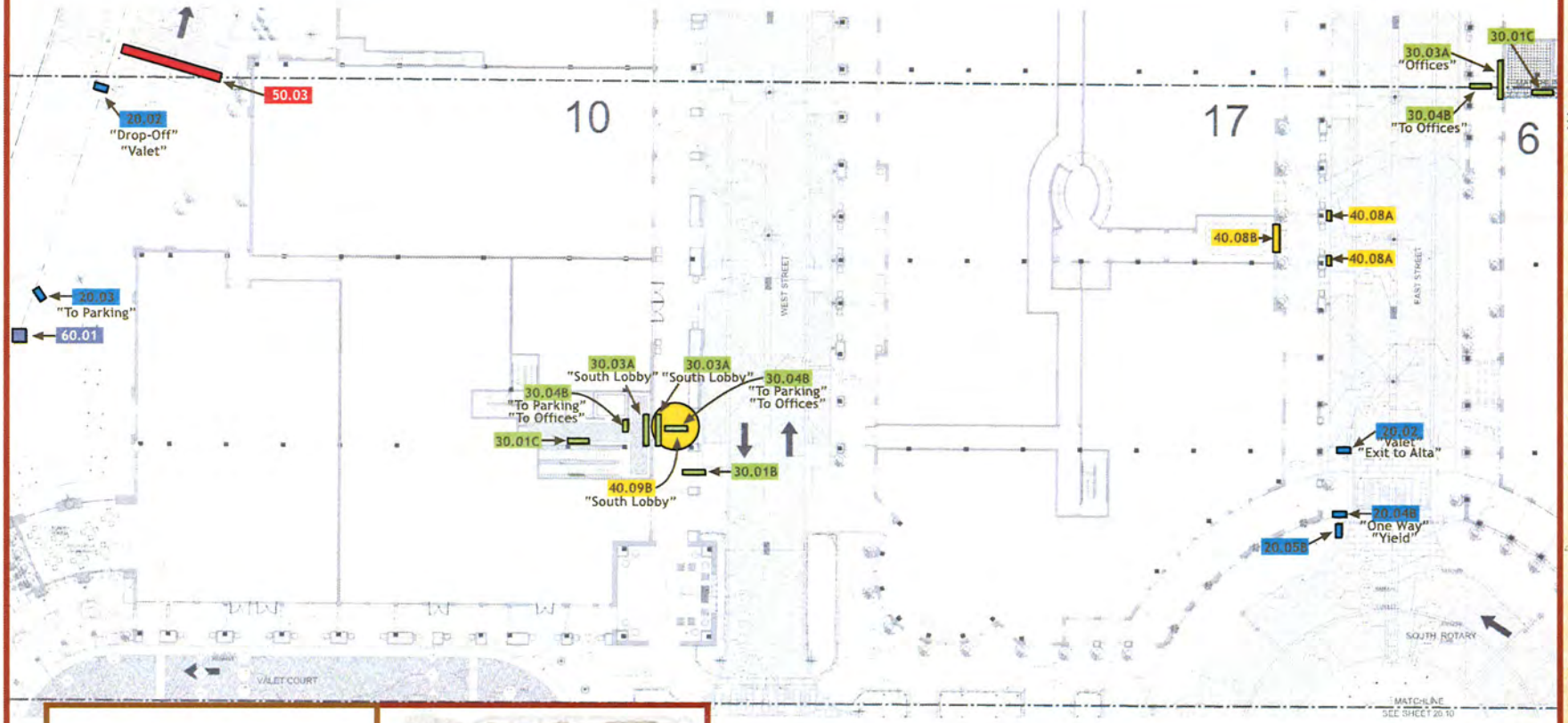
Great Wash Park
c/o Executive Home Builders, Inc.
9755 Charleston Boulevard
Las Vegas, Nevada 89117
T: 702.656.5955

Environmental Graphics Design Development Package

December 11th, 2006

Location Plan

LP.05



10.00 Project Identity Items
20.00 Vehicular Wayfinding Items
30.00 Pedestrian Wayfinding Items
40.00 Specific Area ID Wayfinding Items
50.00 Parking Garage Items
60.00 Decorative Items

Sign Type Legend & Key Plan

Please Note: All locations are approximate. Exact placement of items to be coordinated with Site Master Plan. "Messages" indicated on Sign Location Plans are suggestive - complete Message Schedule by others. See project Scope of Work for sign quantities.

01 Sign Location Plan - (DDG drwg #20.09)
Scale: NTS

THE VILLAGE AT QUEENSRIDGE

Designer

DESIGN GROUP

3700 O'Donnell Street
Baltimore, Maryland 21224
T: 410.962.0505
F: 410.783.0816
www.ddg-usa.com

Developer

Great Wash Park
c/o Executive Home Builders, Inc.
9755 Charleston Boulevard
Las Vegas, Nevada 89117
T: 702.656.5955

Environmental Graphics Design Development Package

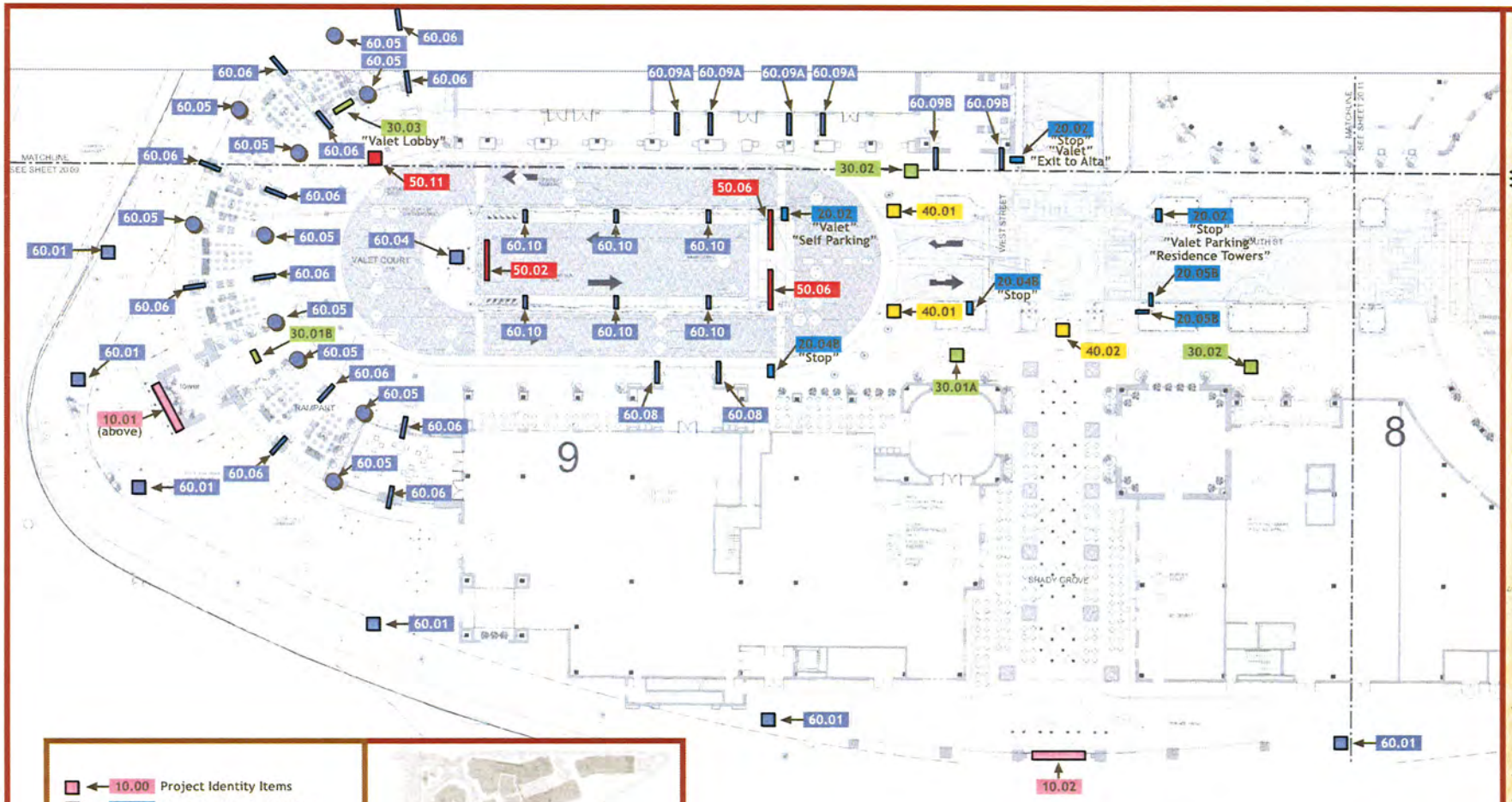
December 11th, 2006

Location Plan

LP.06

Page # 6 of 18

© 2006 Development Design Group, Inc.



10.00	Project Identity Items
20.00	Vehicular Wayfinding Items
30.00	Pedestrian Wayfinding Items
40.00	Specific Area ID Wayfinding Items
50.00	Parking Garage Items
60.00	Decorative Items

Sign Type Legend & Key Plan

Please Note: All locations are approximate. Exact placement of items to be coordinated with Site Master Plan. "Messages" indicated on Sign Location Plans are suggestive - complete Message Schedule by others. See project Scope of Work for sign quantities.

01 Sign Location Plan - (DDG drwg #20.10)
Scale: NTS

THE VILLAGE AT QUEENSRIDGE

Designer
DESIGN GROUP
3700 O'Donnell Street
Baltimore, Maryland 21224
T: 410.962.0505
F: 410.783.0816
www.ddg-usa.com

Developer
Great Wash Park
c/o Executive Home Builders, Inc.
9755 Charleston Boulevard
Las Vegas, Nevada 89117
T: 702.656.5955

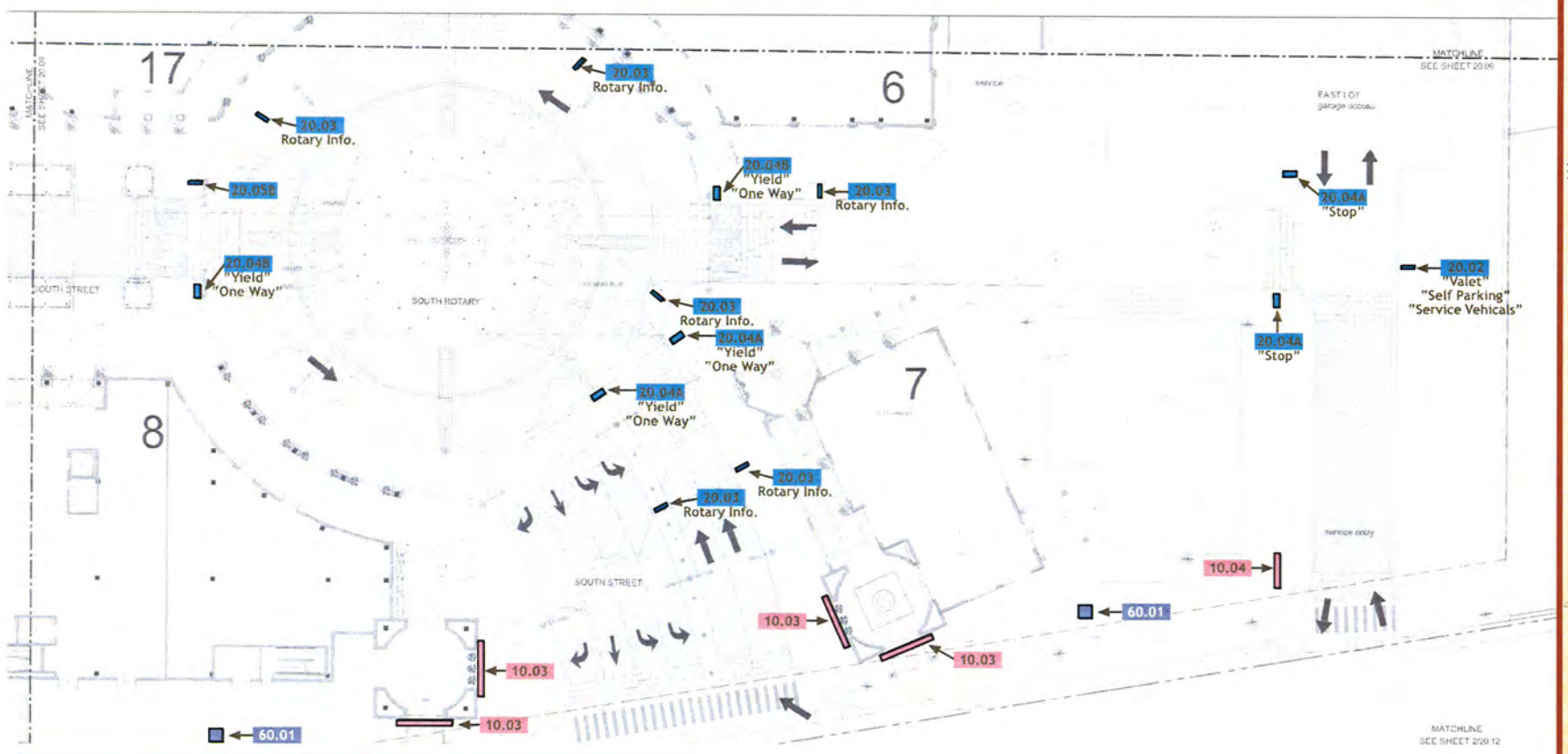
Environmental Graphics Design Development Package

December 11th, 2006

Location Plan

LP.07

© 2006 Development Design Group, Inc.



- 10.00 Project Identity Items
- 20.00 Vehicular Wayfinding Items
- 30.00 Pedestrian Wayfinding Items
- 40.00 Specific Area ID Wayfinding Items
- 50.00 Parking Garage Items
- 60.00 Decorative Items

Sign Type Legend & Key Plan

01 Sign Location Plan - (DDG drwg #20.11)
Scale: NTS

Please Note: All locations are approximate. Exact placement of items to be coordinated with Site Master Plan. "Messages" indicated on Sign Location Plans are suggestive - complete Message Schedule by others. See project Scope of Work for sign quantities.

© 2006 Development Design Group, Inc.

THE VILLAGE AT QUEENSRIDGE

Designer

DESIGN GROUP INCORPORATED

3700 O'Donnell Street
Baltimore, Maryland 21224
T: 410.962.0505
F: 410.783.0816
www.ddg-usa.com

Developer

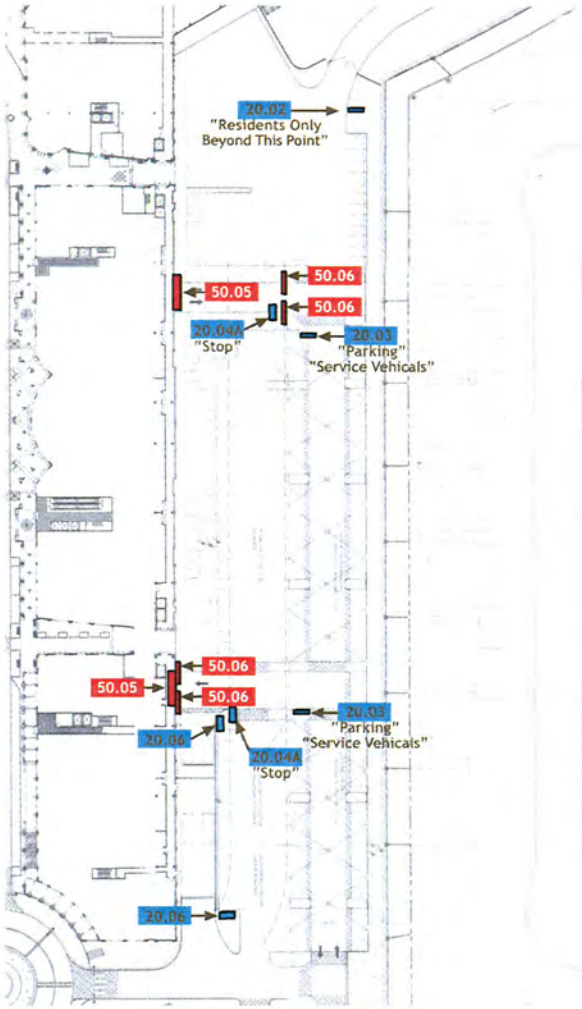
Great Wash Park
c/o Executive Home Builders, Inc.
9755 Charleston Boulevard
Las Vegas, Nevada 89117
T: 702.656.5955

Environmental Graphics Design Development Package

December 11th, 2006

Location Plan

LP.08



01 Sign Location Plan - East Side Parking

Scale: NTS

- 10.00 Project Identity Items
- 20.00 Vehicular Wayfinding Items
- 30.00 Pedestrian Wayfinding Items
- 40.00 Specific Area ID Wayfinding Items
- 50.00 Parking Garage Items
- 60.00 Decorative Items

Sign Type Legend & Key Plan

Please Note: All locations are approximate. Exact placement of items to be coordinated with Site Master Plan. "Messages" indicated on Sign Location Plans are suggestive - complete Message Schedule by others. See project Scope of Work for sign quantities.

© 2006 Development Design Group, Inc.

THE VILLAGE AT QUEENSRIDGE

Designer

DESIGN GROUP

3700 O'Donnell Street
Baltimore, Maryland 21224
T: 410.962.0505
F: 410.783.0816
www.ddg-usa.com

Developer

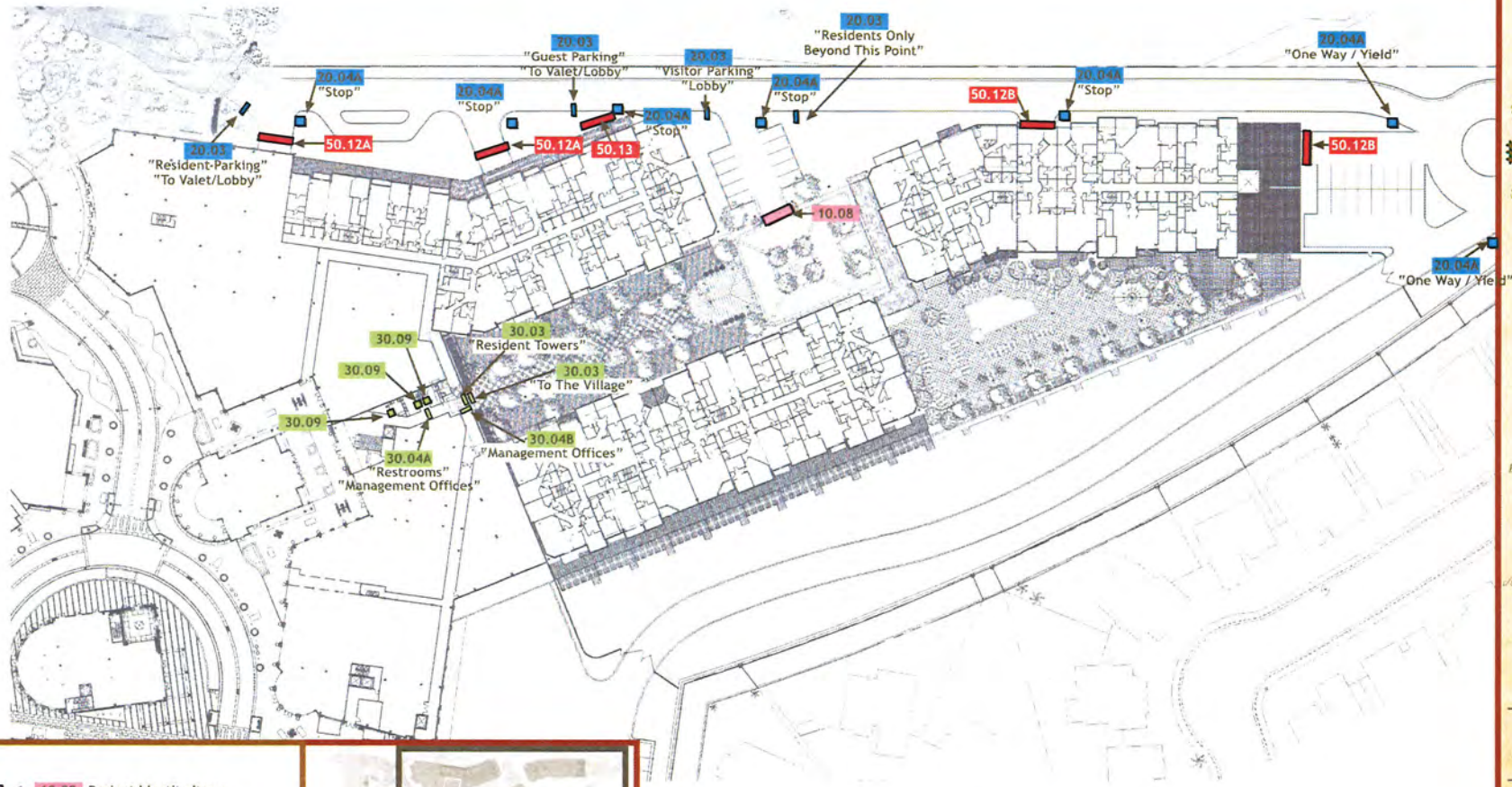
Great Wash Park
c/o Executive Home Builders, Inc.
9755 Charleston Boulevard
Las Vegas, Nevada 89117
T: 702.656.5955

Environmental Graphics Design Development Package

December 11th, 2006

Location Plan

LP.09



10.00 Project Identity Items
20.00 Vehicular Wayfinding Items
30.00 Pedestrian Wayfinding Items
40.00 Specific Area ID Wayfinding Items
50.00 Parking Garage Items
60.00 Decorative Items

Sign Type Legend & Key Plan

01 Sign Location Plan - Residential Site
Scale: NTS

Please Note: All locations are approximate. Exact placement of items to be coordinated with Site Master Plan. "Messages" indicated on Sign Location Plans are suggestive - complete Message Schedule by others. See project Scope of Work for sign quantities.

© 2006 Development Design Group, Inc.

THE VILLAGE
AT QUEENSRIDGE

Designer
DESIGN GROUP
3700 O'Donnell Street
Baltimore, Maryland 21224
T: 410.962.0505
F: 410.783.0816
www.ddg-usa.com

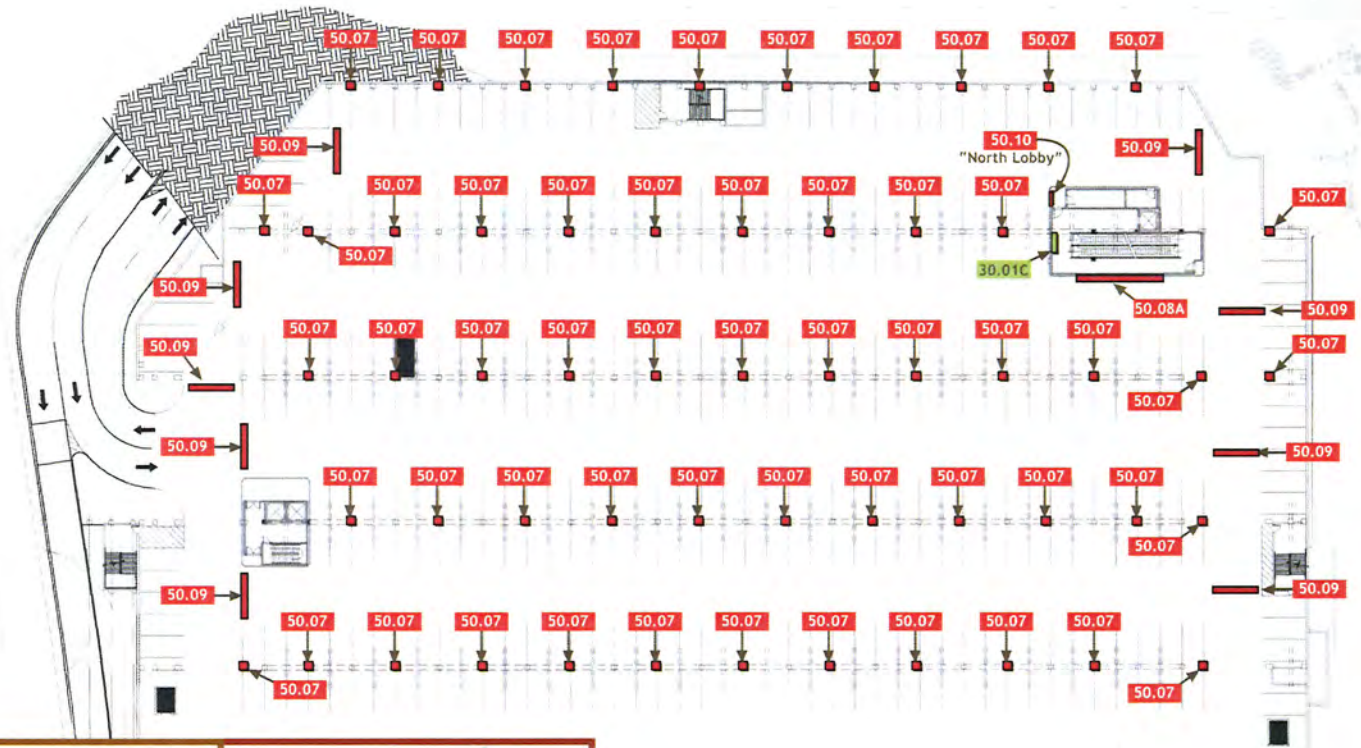
Developer
Great Wash Park
c/o Executive Home Builders, Inc.
9755 Charleston Boulevard
Las Vegas, Nevada 89117
T: 702.656.5955

Environmental Graphics Design Development Package

December 11th, 2006

Location Plan

LP.10



10.00 Project Identity Items
20.00 Vehicular Wayfinding Items
30.00 Pedestrian Wayfinding Items
40.00 Specific Area ID Wayfinding Items
50.00 Parking Garage Items
60.00 Decorative Items

Sign Type Legend & Key Plan

01 Sign Location Plan: P1 - North Parking Zone (DDG drwg #20.04)
Scale: NTS

Please Note: All locations are approximate. Exact placement of items to be coordinated with Site Master Plan. "Messages" indicated on Sign Location Plans are suggestive - complete Message Schedule by others. See project Scope of Work for sign quantities.

THE VILLAGE AT QUEENSRIDGE

Designer

DESIGN GROUP

3700 O'Donnell Street
Baltimore, Maryland 21224
T: 410.962.0505
F: 410.783.0816
www.ddg-usa.com

Developer

Great Wash Park
c/o Executive Home Builders, Inc.
9755 Charleston Boulevard
Las Vegas, Nevada 89117
T: 702.656.5955

Environmental Graphics Design Development Package

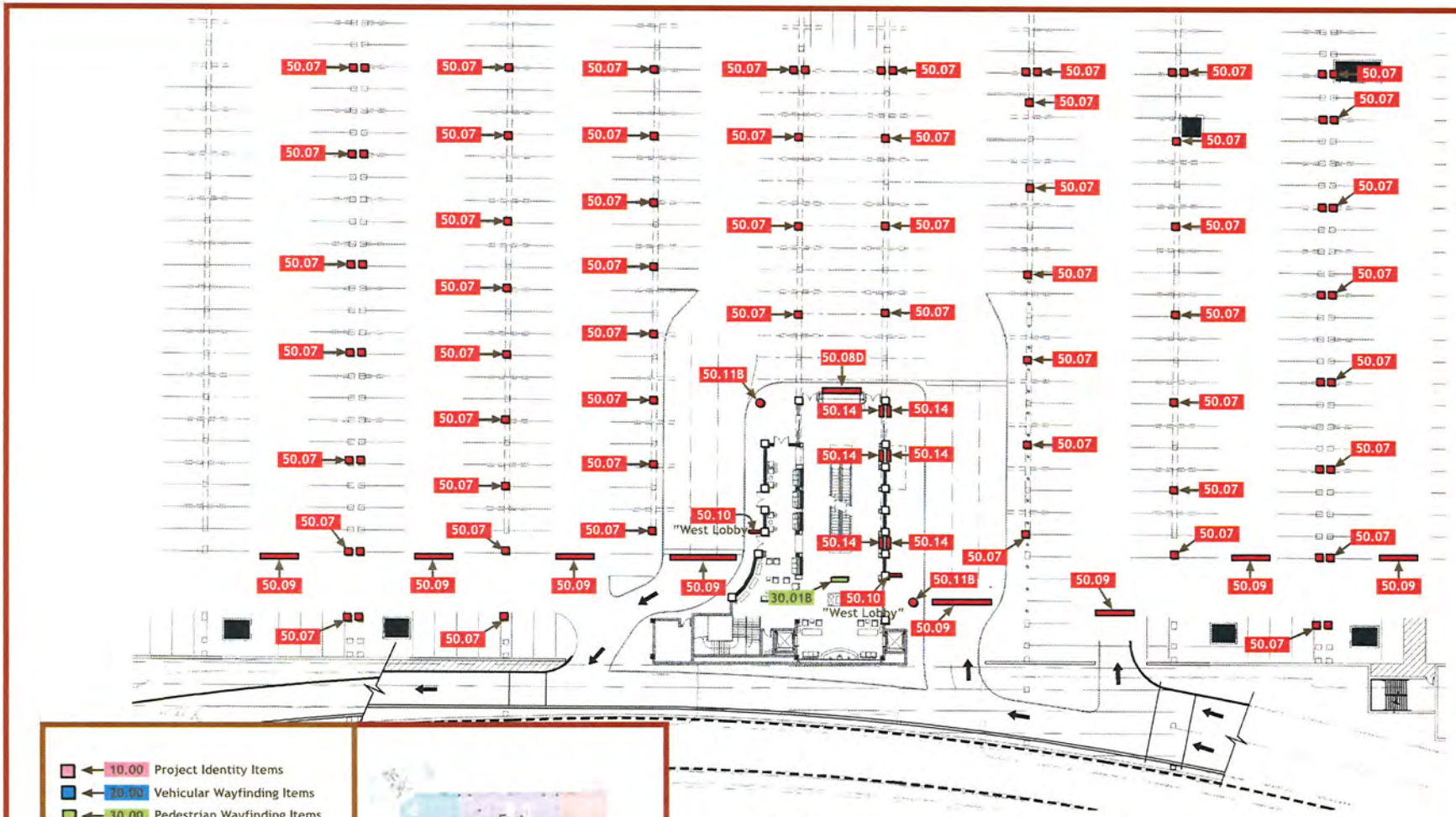
December 11th, 2006

Location Plan Parking Level 1 North Zone

LP.11

Page # 11 of 18

© 2006 Development Design Group, Inc. • These drawings are for the sole purpose of expressing visual design intent only and are not intended for actual fabrication purposes. Sign contractor accepts total responsibility for materials selection, fabrication and installation.



10.00 Project Identity Items
20.00 Vehicular Wayfinding Items
30.00 Pedestrian Wayfinding Items
40.00 Specific Area ID Wayfinding Items
50.00 Parking Garage Items
60.00 Decorative Items

Sign Type Legend & Key Plan

01 Sign Location Plan: P1 - West Parking Zone (DDG drwg #20.04)
Scale: NTS

Please Note: All locations are approximate. Exact placement of items to be coordinated with Site Master Plan. "Messages" indicated on Sign Location Plans are suggestive - complete Message Schedule by others. See project Scope of Work for sign quantities.

THE VILLAGE AT QUEENSRIDGE

Designer

DESIGN GROUP

3700 O'Donnell Street
Baltimore, Maryland 21224
T: 410.962.0505
F: 410.783.0816
www.ddg-usa.com

Developer

Great Wash Park
c/o Executive Home Builders, Inc.
9755 Charleston Boulevard
Las Vegas, Nevada 89117
T: 702.656.5955

Environmental Graphics Design Development Package

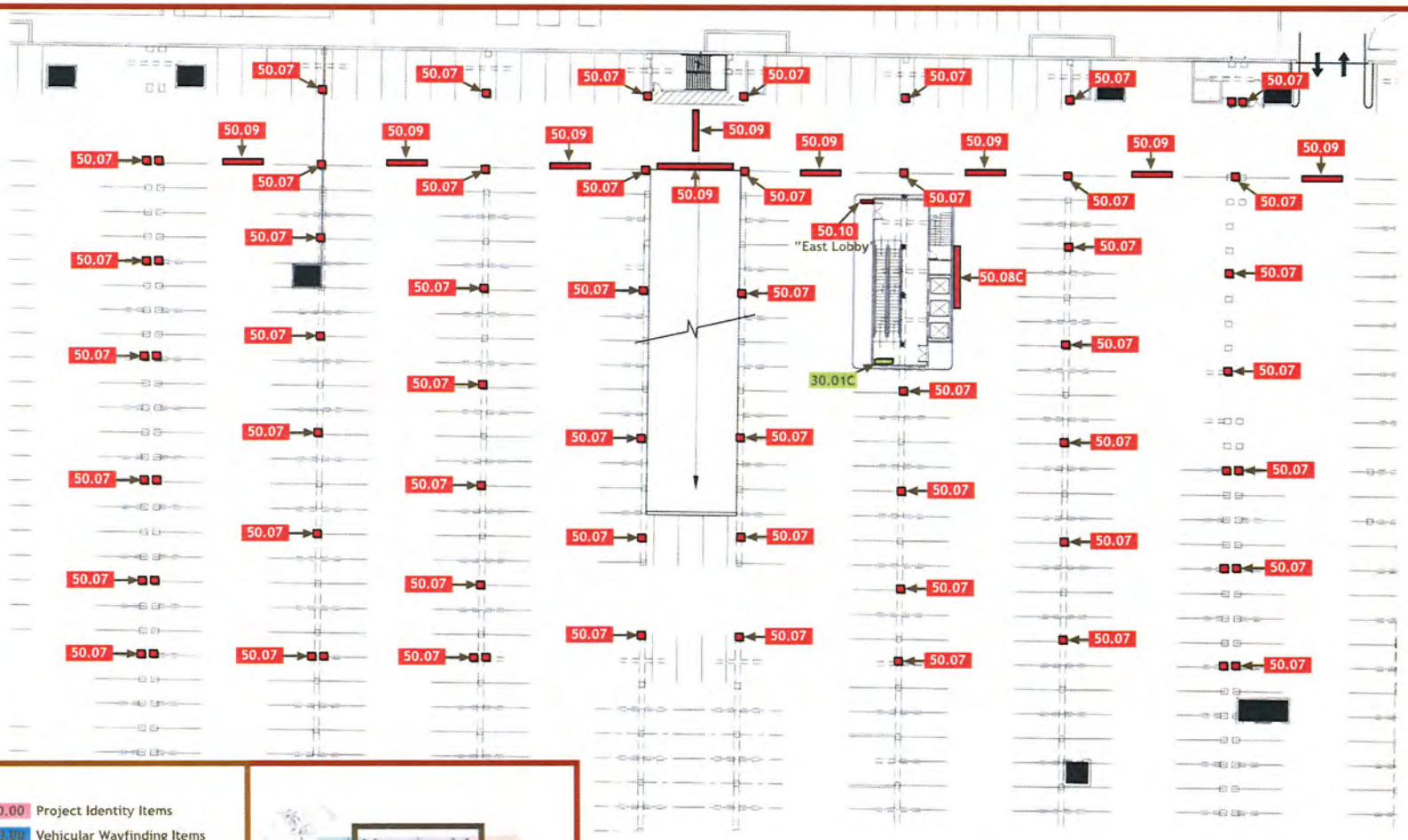
December 11th, 2006

Location Plan Parking Level 1 West Zone

LP.12

Page # 12 of 18

© 2006 Development Design Group, Inc. • These drawings are for the sole purpose of expressing visual design intent only and are not intended for actual fabrication purposes. Sign contractor accepts total responsibility for materials selection, fabrication and installation.



10.00	Project Identity Items	
20.00	Vehicular Wayfinding Items	
30.00	Pedestrian Wayfinding Items	
40.00	Specific Area ID Wayfinding Items	
50.00	Parking Garage Items	
60.00	Decorative Items	

Sign Type Legend & Key Plan

01 Sign Location Plan: P1 - East Parking Zone (DDG drwg #20.04)

Scale: NTS

Please Note: All locations are approximate. Exact placement of items to be coordinated with Site Master Plan. "Messages" indicated on Sign Location Plans are suggestive - complete Message Schedule by others. See project Scope of Work for sign quantities.

THE VILLAGE AT QUEENSRIDGE

Designer

DESIGN GROUP

3700 O'Donnell Street
Baltimore, Maryland 21224
T: 410.962.0505
F: 410.783.0816
www.ddg-usa.com

Developer

Great Wash Park
c/o Executive Home Builders, Inc.
9755 Charleston Boulevard
Las Vegas, Nevada 89117
T: 702.656.5955

Environmental Graphics Design Development Package

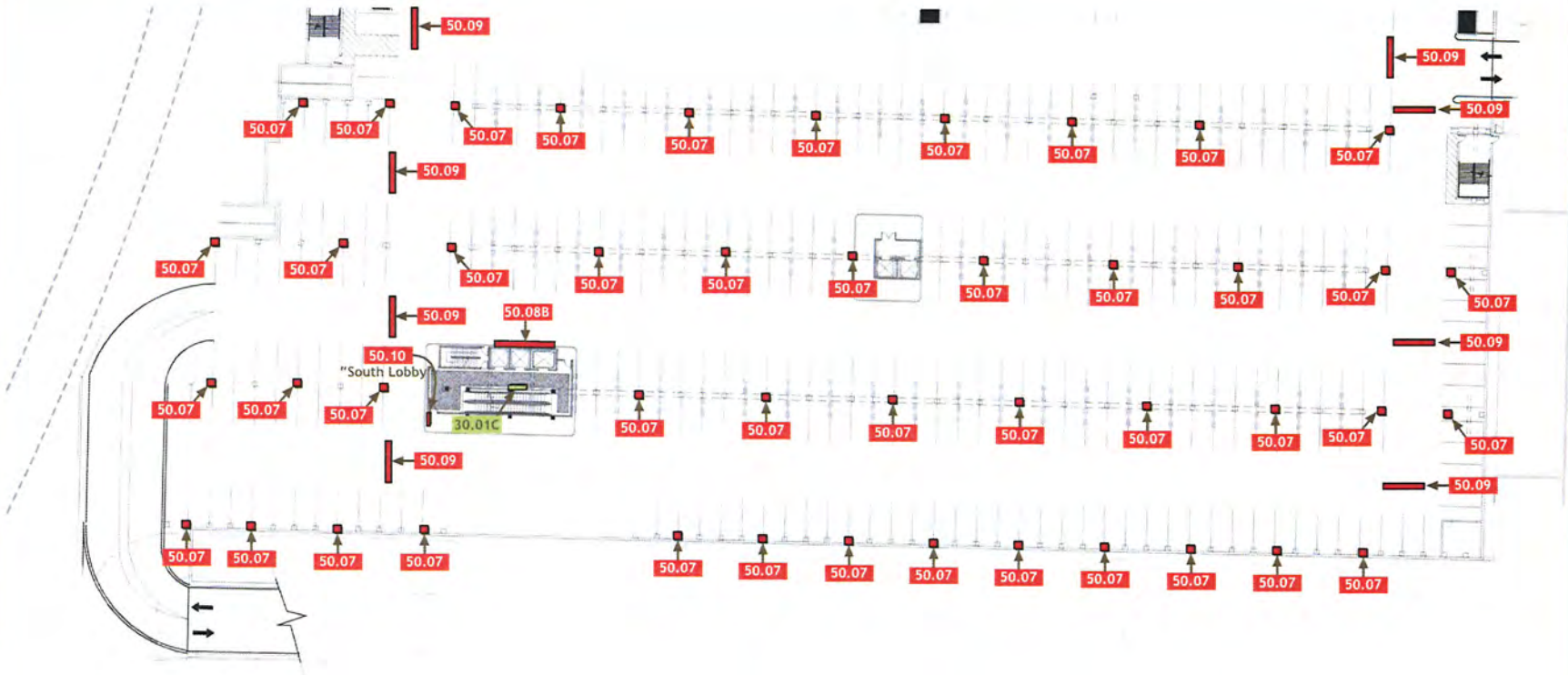
December 11th, 2006

Location Plan Parking Level 1 East Zone

LP.13

Page # 13 of 18

© 2006 Development Design Group, Inc. • These drawings are for the sole purpose of expressing visual design intent only and are not intended for actual fabrication purposes. Sign contractor accepts total responsibility for materials selection, fabrication and installation.



10.00 Project Identity Items
20.00 Vehicular Wayfinding Items
30.00 Pedestrian Wayfinding Items
40.00 Specific Area ID Wayfinding Items
50.00 Parking Garage Items
60.00 Decorative Items

Sign Type Legend & Key Plan

01 Sign Location Plan: P1 - South Parking Zone (DDG drwg #20.04)
Scale: NTS

Please Note: All locations are approximate. Exact placement of items to be coordinated with Site Master Plan. "Messages" indicated on Sign Location Plans are suggestive - complete Message Schedule by others. See project Scope of Work for sign quantities.

THE VILLAGE AT QUEENSRIDGE

Designer

DESIGN GROUP

3300 O'Donnell Street
Baltimore, Maryland 21224
T: 410.962.0505
F: 410.783.0816
www.ddg-usa.com

Developer

Great Wash Park
c/o Executive Home Builders, Inc.
9755 Charleston Boulevard
Las Vegas, Nevada 89117
T: 702.656.5955

Environmental Graphics Design Development Package

December 11th, 2006

Location Plan Parking Level 1 South Zone

LP.14

© 2006 Development Design Group, Inc. • These drawings are for the sole purpose of expressing visual design intent only and are not intended for actual fabrication purposes. Sign contractor accepts total responsibility for materials selection, fabrication and installation.

10.00	Project Identity Items
20.00	Vehicular Wayfinding Items
30.00	Pedestrian Wayfinding Items
40.00	Specific Area ID Wayfinding Items
50.00	Parking Garage Items
60.00	Decorative Items

Sign Type Legend & Key Plan

01 Sign Location Plan: P2 - North Parking Zone (DDG drwg #20.04)

Scale: NTS

Please Note: All locations are approximate. Exact placement of items to be coordinated with Site Master Plan. "Messages" indicated on Sign Location Plans are suggestive - complete Message Schedule by others. See project Scope of Work for sign quantities.

THE VILLAGE AT QUEENSBRIDGE

Designer

DESIGN GROUP

3700 O'Donnell Street
Baltimore, Maryland 21224
T: 410.962.0505
F: 410.783.0816
www.ddg-usa.com

Developer

Great Wash Park
c/o Executive Home Builders, Inc.
9755 Charleston Boulevard
Las Vegas, Nevada 89117
T: 702.656.5955

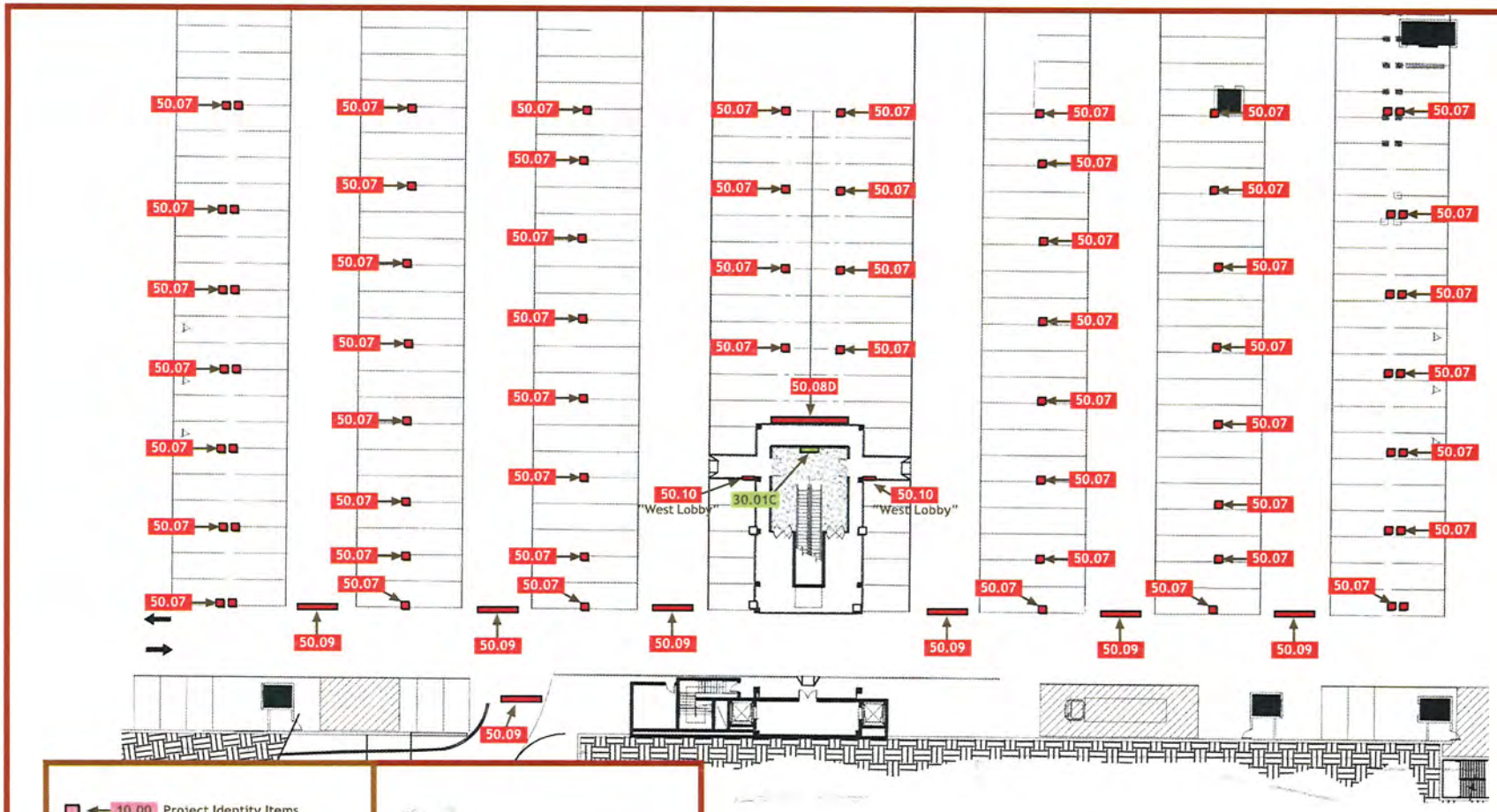
Environmental Graphics Design Development Package

December 11th, 2006

Location Plan Parking Level 2 North Zone

LP.15

© 2006 Development Design Group, Inc. • These drawings are for the sole purpose of expressing visual design intent only and are not intended for actual fabrication purposes. Sign contractor accepts total responsibility for materials selection, fabrication and installation.



10.00 Project Identity Items
20.00 Vehicular Wayfinding Items
30.00 Pedestrian Wayfinding Items
40.00 Specific Area ID Wayfinding Items
50.00 Parking Garage Items
60.00 Decorative Items

Sign Type Legend & Key Plan

01 Sign Location Plan: P2 - West Parking Zone (DDG drwg #20.04)
Scale: NTS

Please Note: All locations are approximate. Exact placement of items to be coordinated with Site Master Plan. "Messages" indicated on Sign Location Plans are suggestive - complete Message Schedule by others. See project Scope of Work for sign quantities.

THE VILLAGE AT QUEENSRIDGE

Designer

DESIGN GROUP

3700 O'Donnell Street
Baltimore, Maryland 21224
T: 410.962.0505
F: 410.783.0816
www.ddg-usa.com

Developer

Great Wash Park
c/o Executive Home Builders, Inc.
9755 Charleston Boulevard
Las Vegas, Nevada 89117
T: 702.656.5955

Environmental Graphics Design Development Package

December 11th, 2006

Location Plan Parking Level 2 West Zone

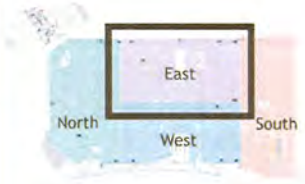
LP.16

Page # 16 of 18

© 2006 Development Design Group, Inc. • These drawings are for the sole purpose of expressing visual design intent only and are not intended for actual fabrication purposes. Sign contractor accepts total responsibility for materials selection, fabrication and installation.

10.00 Project Identity Items
20.00 Vehicular Wayfinding Items
30.00 Pedestrian Wayfinding Items
40.00 Specific Area ID Wayfinding Items
50.00 Parking Garage Items
60.00 Decorative Items

Sign Type Legend & Key Plan



Please Note: All locations are approximate. Exact placement of items to be coordinated with Site Master Plan. "Messages" indicated on Sign Location Plans are suggestive - complete Message Schedule by others. See project Scope of Work for sign quantities.

01 Sign Location Plan: P2 - East Parking Zone (DDG drwg #20.04)
Scale: NTS

THE VILLAGE AT QUEENSBRIDGE

Designer

DESIGN GROUP

3700 O'Donnell Street
Baltimore, Maryland 21224
T: 410.962.0505
F: 410.783.0816
www.ddg-usa.com

Developer

Great Wash Park
c/o Executive Home Builders, Inc.
9755 Charleston Boulevard
Las Vegas, Nevada 89117
T: 702.656.5955

Environmental Graphics Design Development Package

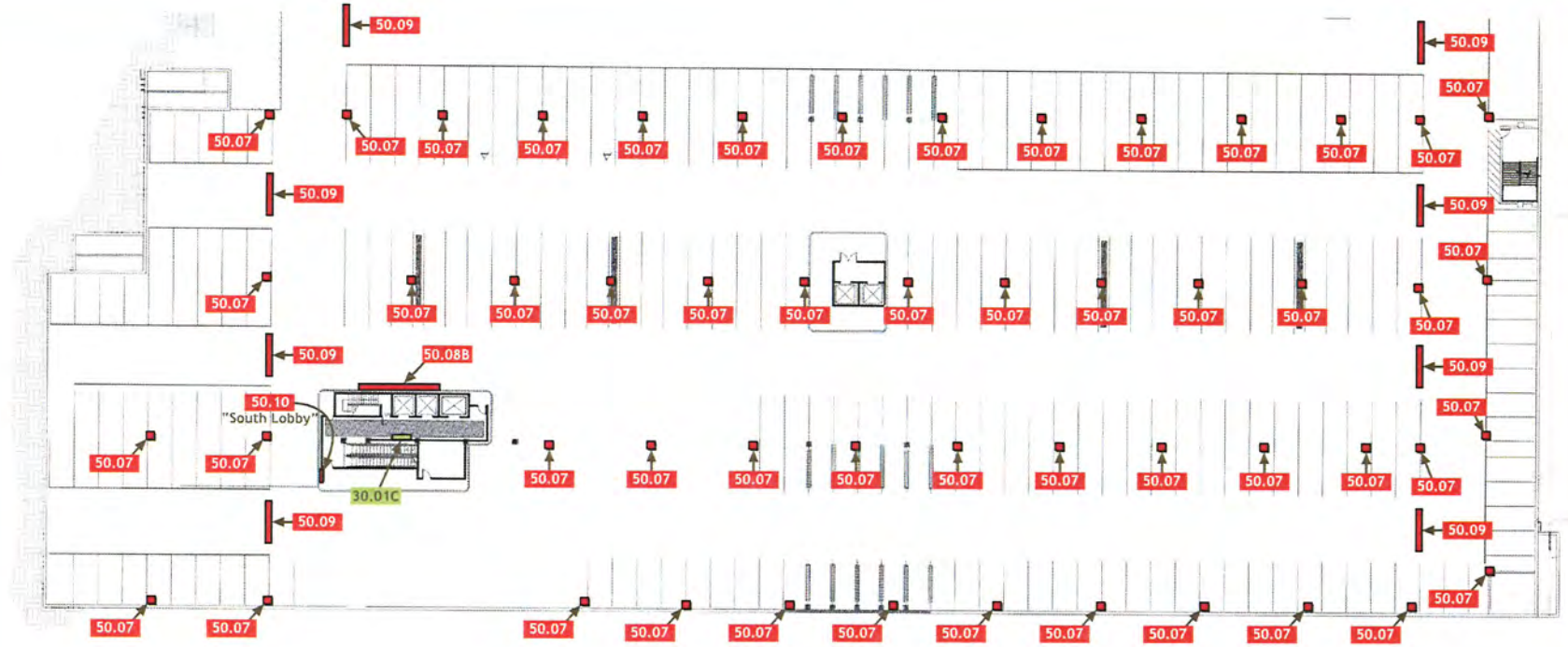
December 11th, 2006

Location Plan Parking Level 2 East Zone

LP.17

Page # 17 of 18

© 2006 Development Design Group, Inc. • These drawings are for the sole purpose of expressing visual design intent only and are not intended for actual fabrication purposes. Sign contractor accepts total responsibility for materials selection, fabrication and installation.



10.00 Project Identity Items
20.00 Vehicular Wayfinding Items
30.00 Pedestrian Wayfinding Items
40.00 Specific Area ID Wayfinding Items
50.00 Parking Garage Items
60.00 Decorative Items

Sign Type Legend & Key Plan

01 Sign Location Plan: P2 - South Parking Zone (DDG drwg #20.04)
Scale: NTS

Please Note: All locations are approximate. Exact placement of items to be coordinated with Site Master Plan. "Messages" indicated on Sign Location Plans are suggestive - complete Message Schedule by others. See project Scope of Work for sign quantities.

THE VILLAGE AT QUEENSRIDGE

Designer

DESIGN GROUP

3700 O'Donnell Street
Baltimore, Maryland 21224
T: 410.962.0505
F: 410.783.0816
www.ddg-usa.com

Developer

Great Wash Park
c/o Executive Home Builders, Inc.
9755 Charleston Boulevard
Las Vegas, Nevada 89117
T: 702.656.5955

Environmental Graphics Design Development Package

December 11th, 2006

Location Plan Parking Level 2 South Zone

LP.18

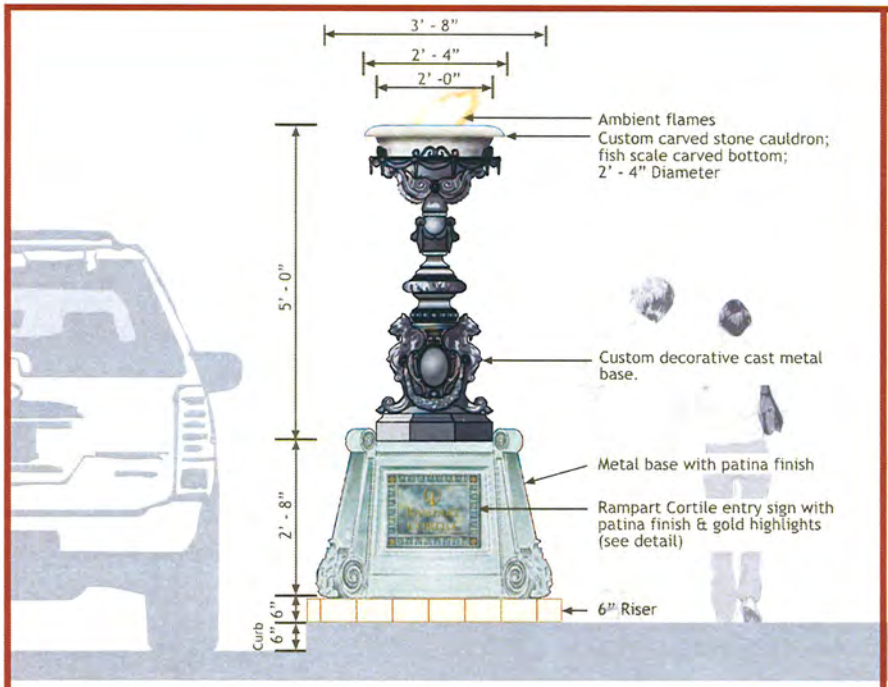
Page # 18 of 18

© 2006 Development Design Group, Inc. • These drawings are for the sole purpose of expressing visual design intent only and are not intended for actual fabrication purposes. Sign contractor accepts total responsibility for materials selection, fabrication and installation.

Development Design Group, Inc.
3700 O'Donnell Street
Baltimore, Maryland 21224
410.962.0505
www.ddg-usa.com

(40) Specific Area Identification Signage Items

Items which identify and announce specific and unique areas/destinations within the project.

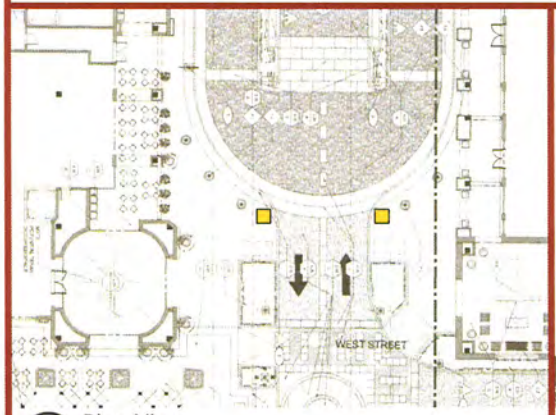


01 Elevation
Scale: 1/2" = 1'-0"

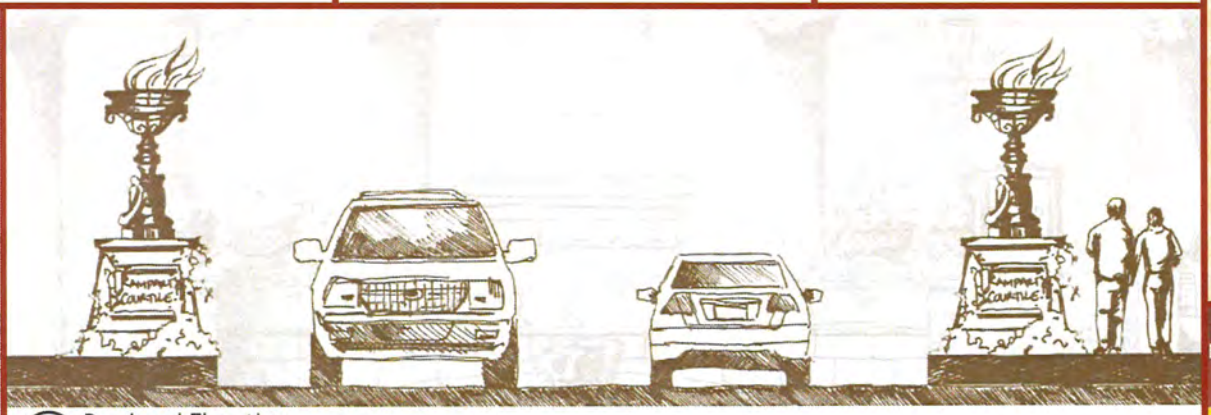
02 Side View (Facing Street)
Scale: 1/2" = 1'-0"

03 Cast Plaque Detail
Scale: 1½" = 1'-0"

Design Imagery



04 Plan View
Scale: NTS



05 Rendered Elevation
Scale: NTS

THE VILLAGE AT QUEENSRIDGE

Designer
DESIGN GROUP
3700 O'Donnell Street
Baltimore, Maryland 21224
T: 410.962.0505
F: 410.783.0816
www.ddg-usa.com

Developer
Great Wash Park
c/o Executive Home Builders, Inc.
9755 Charleston Boulevard
Las Vegas, Nevada 89117
T: 702.656.5955

Environmental Graphics Design Development Package

December 11th, 2006

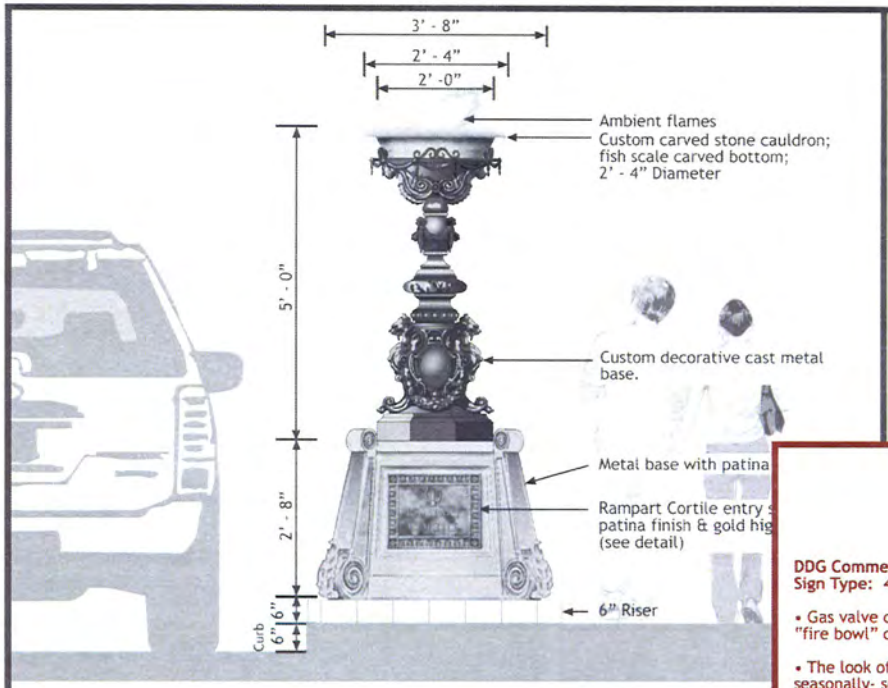
Rampart Courtile Entry Feature Pier

Item Sign Type #

40.01

Page # 1 of 1

© 2006 Development Design Group, Inc. • These drawings are for the sole purpose of expressing visual design intent only and are not intended for actual fabrication purposes. Sign contractor accepts total responsibility for materials selection, fabrication and installation.



01 Elevation
Scale: 1/2" = 1'-0"

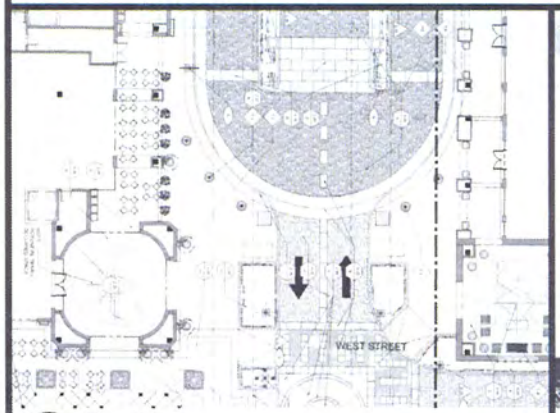
g Street)

03 Cast Plaque Detail
Scale: 1½" = 1'-0"

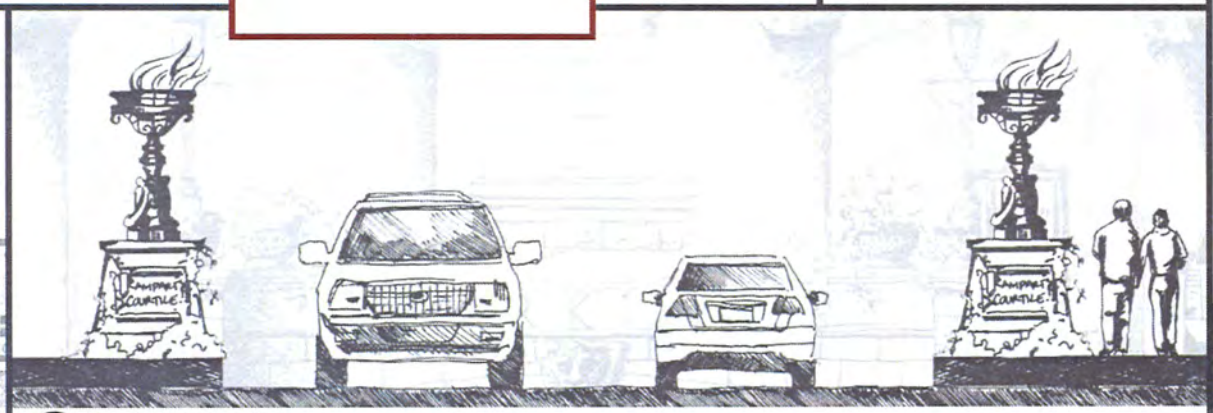
Design Imagery

DDG Comments 01/15/07
Sign Type: 40.01

- Gas valve could be turned off and the "fire bowl" could be used as a planter.
- The look of this item could change seasonally- sometimes it would hold flowers and others a flame.



04 Plan View
Scale: NTS



05 Rendered Elevation
Scale: NTS

THE VILLAGE
AT QUEENSRIDGE

Designer

DESIGN GROUP

3700 O'Donnell Street
Baltimore, Maryland 21224
T: 410.962.0505
F: 410.783.0816
www.ddg-usa.com

Developer

Great Wash Park
c/o Executive Home Builders, Inc.
9755 Charleston Boulevard
Las Vegas, Nevada 89117
T: 702.656.5955

Environmental Graphics Design Development Package

December 11th, 2006

Rampart Courtile Entry Feature Pier

Item Sign Type #

40.01

© 2006 Development Design Group, Inc. • These drawings are for the sole purpose of expressing visual design intent only and are not intended for actual fabrication purposes. Sign contractor accepts total responsibility for materials selection, fabrication and installation.

01 Context Elevation
Scale: NTS

02 Detail Elevation
Scale: 1/2"= 1'-0"

SIGN POSTS

NERI
SIGNS FOR THE FUTURE

Description

Sign post composed of elements in UNI EN 1561 cast-iron, UNI EN 1706 aluminum and EE 570 UNI EN 10219-1 steel hot-galvanized to UNI EN ISO 1461 standards, all corresponding in shape, size and ornamentation to the components shown in the diagrams which are an integral part of the specifications. The sign post is composed as follows:

1 | A cylindrical hot-galvanized steel post (height 290 cm, diam. 6 cm) that must be sunk for a depth of 60 cm (C) into a foundation plinth.

2 | A tapered cast-iron base element (height 16 cm, lower diam. 17 cm, top diam. 8.5 cm), with the upper section decorated with twenty small flutes (A). One M8 stainless steel grub screws is provided at the top of this element to secure it to the post.

3 | An aluminum element (height 74 cm, width 74.5 cm) forming a lower junction and support for the sign panel (4). This element has a cylindrical section that fits over the top of the steel post (1). Ornamentation consists in a decoration (B) composed of two curled leaves, a central motif and two small spheres at the outer ends.

4 | A galvanized steel frame (height 100 cm, width 71 cm) arranged beforehand for the insertion of two advertising panels (height 99.6 cm, width 70 cm, thickness 0.4 cm). The frame is fixed to the lower support with two M8 stainless steel screws (a) and to the post with two M10 stainless steel screws (b).

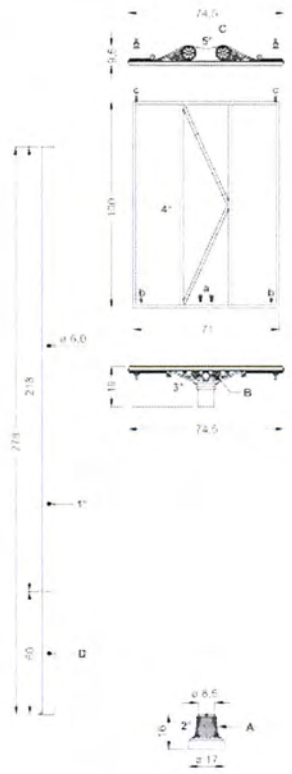
5 | A sag. section in aluminum (height 9.5 cm, length 74.5 cm) fixed to the upper side of the panel frame with two M8 stainless steel screws (c). The top section has a symmetrical ornament (D) composed of two rosettes, two curled leaves and two small spheres at the outer ends.

The effective advertising space available is height 99.6 cm, width 68.5 cm.

The total height of the sign board with post is 330 cm, width 74.5 cm.

Protection of surfaces

Please refer to the specification on painting procedures of the materials.



Exploded

Contact: Neri Lighting & Urban Decor
www.neri.biz
Representative: Commercial Lighting Sales
Mr. Sherwin Yoffe
Phone: 410-796-1033

© 2004 NERI S.p.A.

THE VILLAGE
AT QUEENSRIDGE

Designer
DESIGN GROUP
3700 O'Donnell Street
Baltimore, Maryland 21224
T: 410.962.0505
F: 410.783.0816
www.ddg-usa.com

Developer
Great Wash Park
c/o Executive Home Builders, Inc.
9755 Charleston Boulevard
Las Vegas, Nevada 89117
T: 702.656.5955

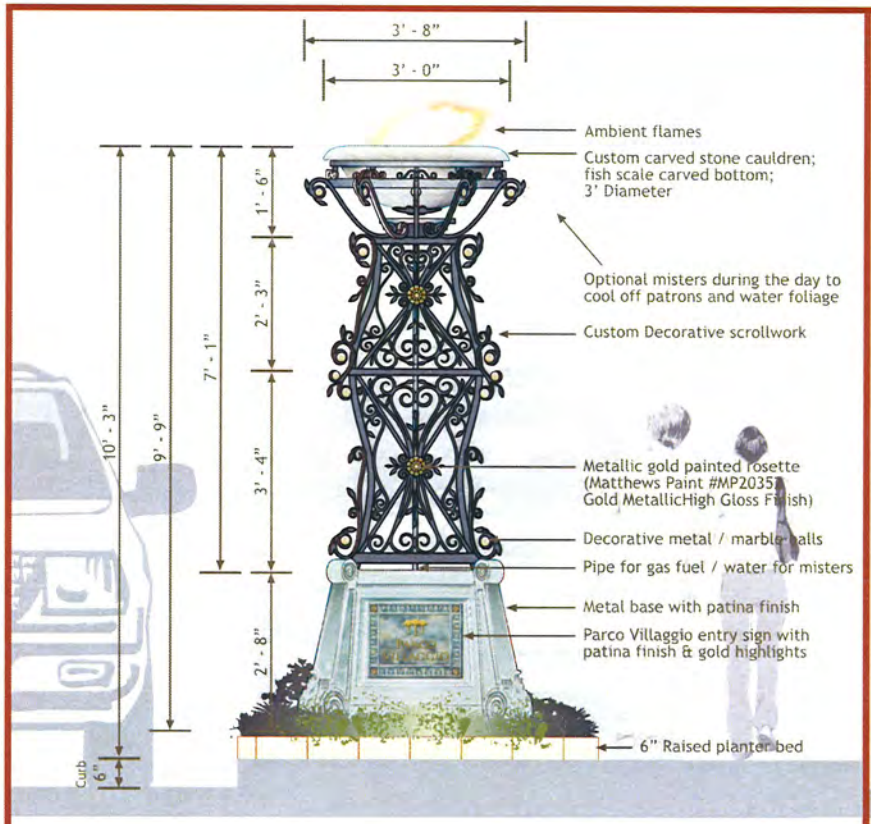
Environmental Graphics Design Development Package

December 11th, 2006

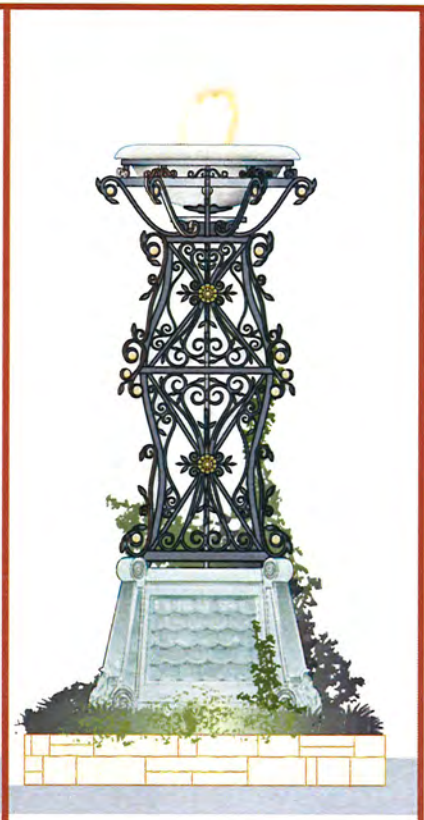
Via Di Fiori Area ID Sign

Item Sign Type #
40.02
Page # 1 of 1

© 2006 Development Design Group, Inc. • These drawings are for the sole purpose of expressing visual design intent only and are not intended for actual fabrication purposes. Sign contractor accepts total responsibility for materials selection, fabrication and installation.

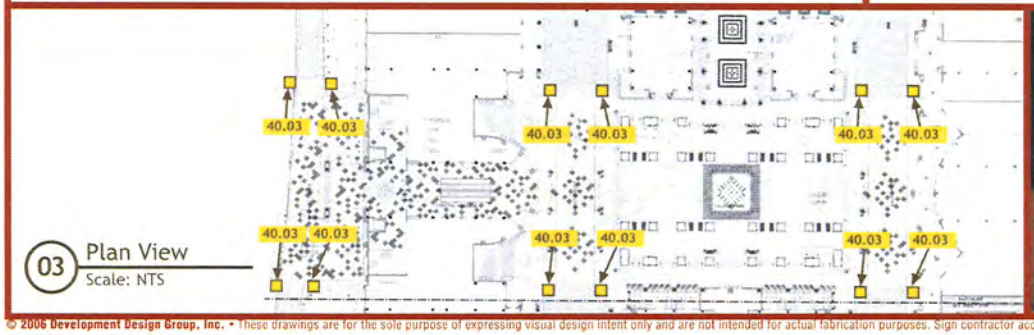


01 Elevation
Scale: 1/2" = 1'-0"



02 Side View (Facing Street)
Scale: 1/2" = 1'-0"

Conceptual Rendering



03 Plan View
Scale: NTS

Reference Images

THE VILLAGE AT QUEENSRIDGE

Designer

DESIGN GROUP

3700 O'Donnell Street
Baltimore, Maryland 21224
T: 410.962.0505
F: 410.783.0816
www.ddg-usa.com

Developer

Great Wash Park
c/o Executive Home Builders, Inc.
9755 Charleston Boulevard
Las Vegas, Nevada 89117
T: 702.656.5955

Environmental Graphics Design Development Package

December 11th, 2006

Parco Villaggio Entry Feature

Item Sign Type #

40.03

© 2006 Development Design Group, Inc. • These drawings are for the sole purpose of expressing visual design intent only and are not intended for actual fabrication purposes. Sign contractor accepts total responsibility for materials selection, fabrication and installation.

01 Renderings
Scale: NTS

02 Cast Plaque Detail
Scale: 1½" = 1'-0"

Alternative Design

Reference Images

THE VILLAGE
AT QUEENSRIDGE

Designer

DESIGN GROUP

3700 O'Donnell Street
Baltimore, Maryland 21224
T: 410.962.0505
F: 410.783.0816
www.ddg-usa.com

Developer

Great Wash Park
c/o Executive Home Builders, Inc.
9755 Charleston Boulevard
Las Vegas, Nevada 89117
T: 702.656.5955

Environmental Graphics Design Development Package

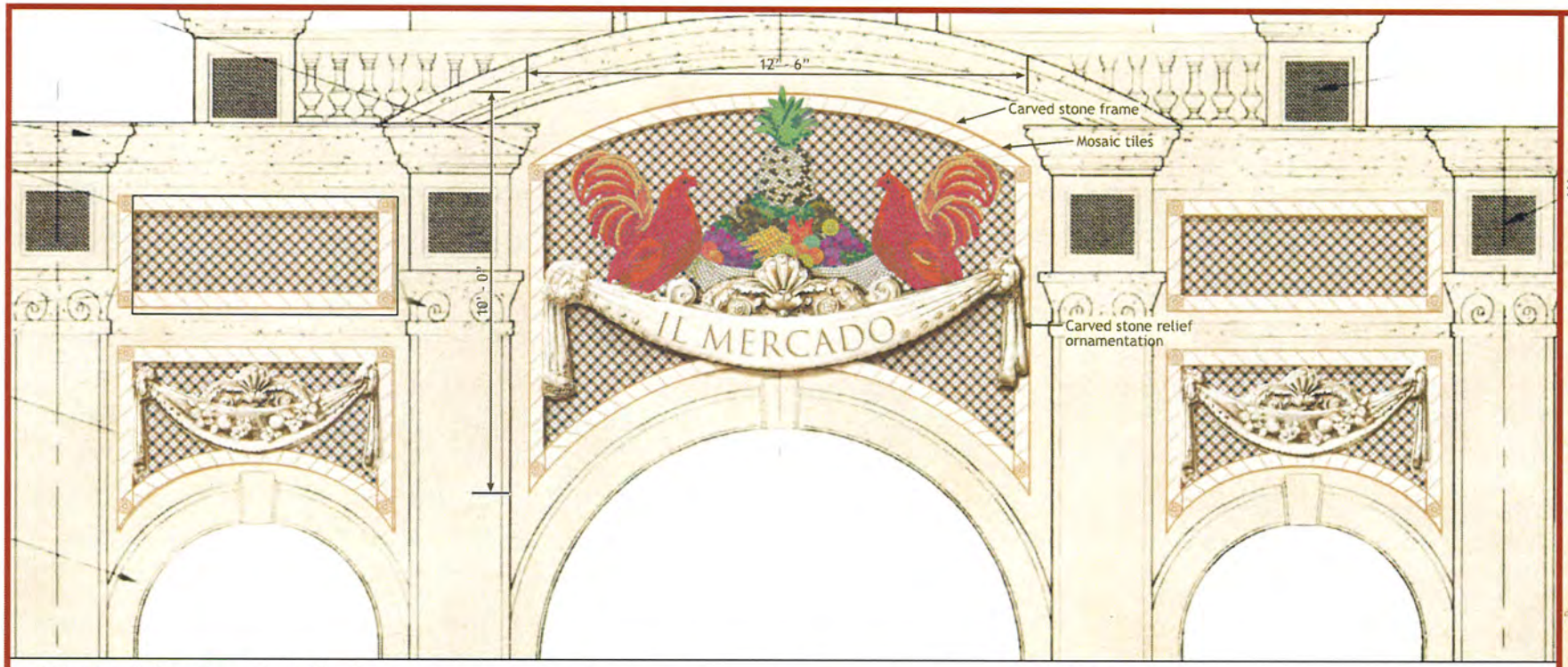
December 11th, 2006

Parco Villaggio Entry Feature

Item Sign Type #

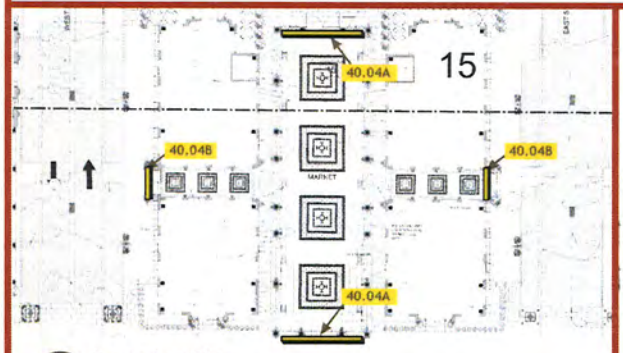
40.03

© 2006 Development Design Group, Inc. • These drawings are for the sole purpose of expressing visual design intent only and are not intended for actual fabrication purposes. Sign contractor accepts total responsibility for materials selection, fabrication and installation.



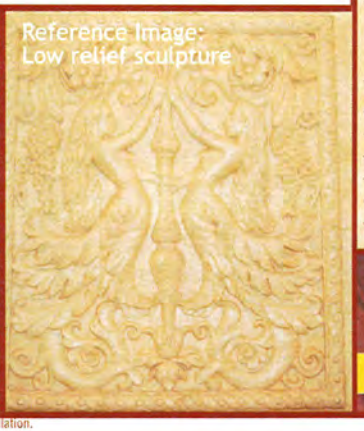
01 Detail Elevation - North/South
Scale: 3/8"= 1'-0"

Note: Carved stone to be a low relief carved panel inset and permanently mounted to the market's facade.



02 Location Plan
Scale: NTS

03 Elevation
Scale: NTS



THE VILLAGE AT QUEENSRIDGE

Designer

DESIGN GROUP

3700 O'Donnell Street
Baltimore, Maryland 21224
T: 410.962.0505
F: 410.783.0816
www.ddg-usa.com

Developer

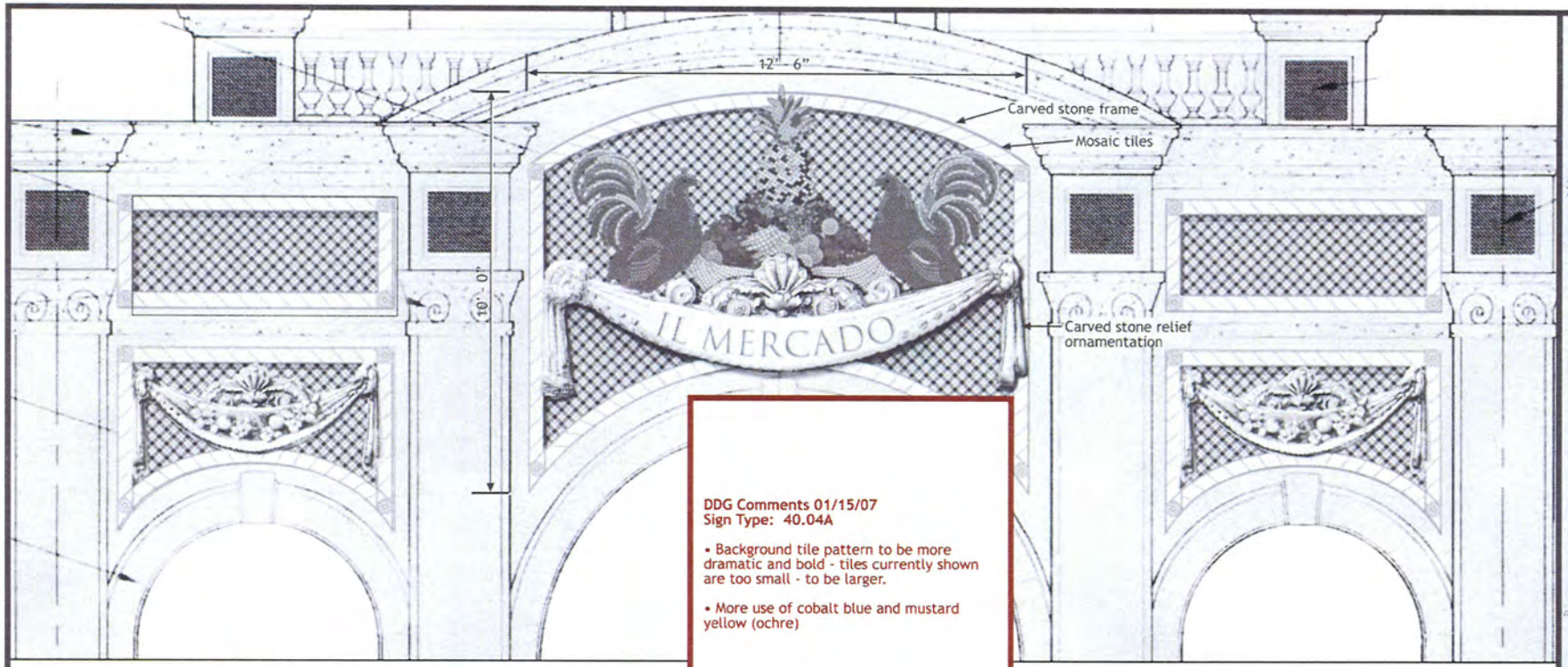
Great Wash Park
c/o Executive Home Builders, Inc.
9755 Charleston Boulevard
Las Vegas, Nevada 89117
T: 702.656.5955

Environmental Graphics Design Development Package

December 11th, 2006

Il Mercado Identification Signage North/South
Item Sign Type #
40.04A

© 2006 Development Design Group, Inc. • These drawings are for the sole purpose of expressing visual design intent only and are not intended for actual fabrication purposes. Sign contractor accepts total responsibility for materials selection, fabrication and installation.

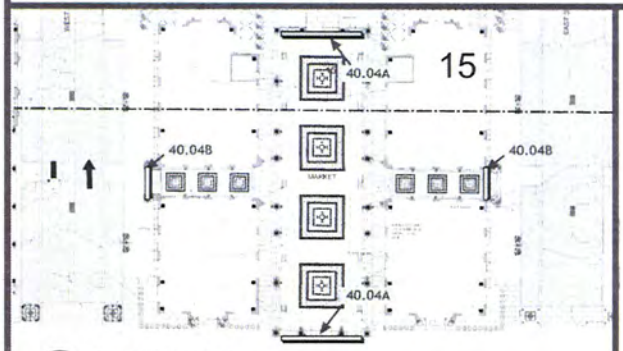


DDG Comments 01/15/07
Sign Type: 40.04A

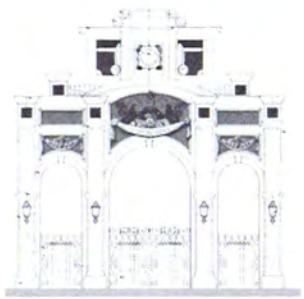
- Background tile pattern to be more dramatic and bold - tiles currently shown are too small - to be larger.
- More use of cobalt blue and mustard yellow (ochre)

01 Detail Elevation - North/South
Scale: 3/8"= 1'-0"

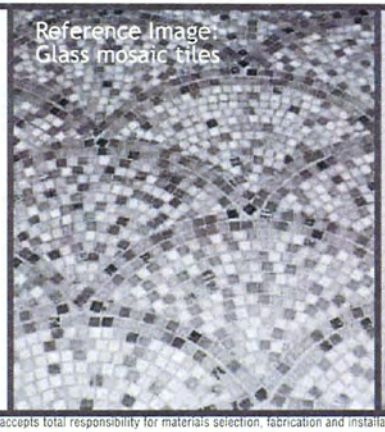
Note: Carved stone to be a low relief [illegible] the market's facade.

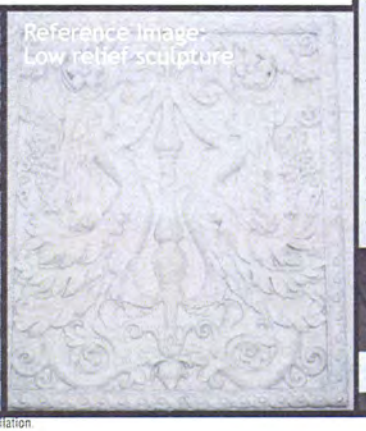


02 Location Plan
Scale: NTS



03 Elevation
Scale: NTS





THE VILLAGE AT QUEENSRIDGE

Designer

DESIGN GROUP

3700 O'Donnell Street
Baltimore, Maryland 21224
T: 410.962.0505
F: 410.783.0816
www.ddg-usa.com

Developer

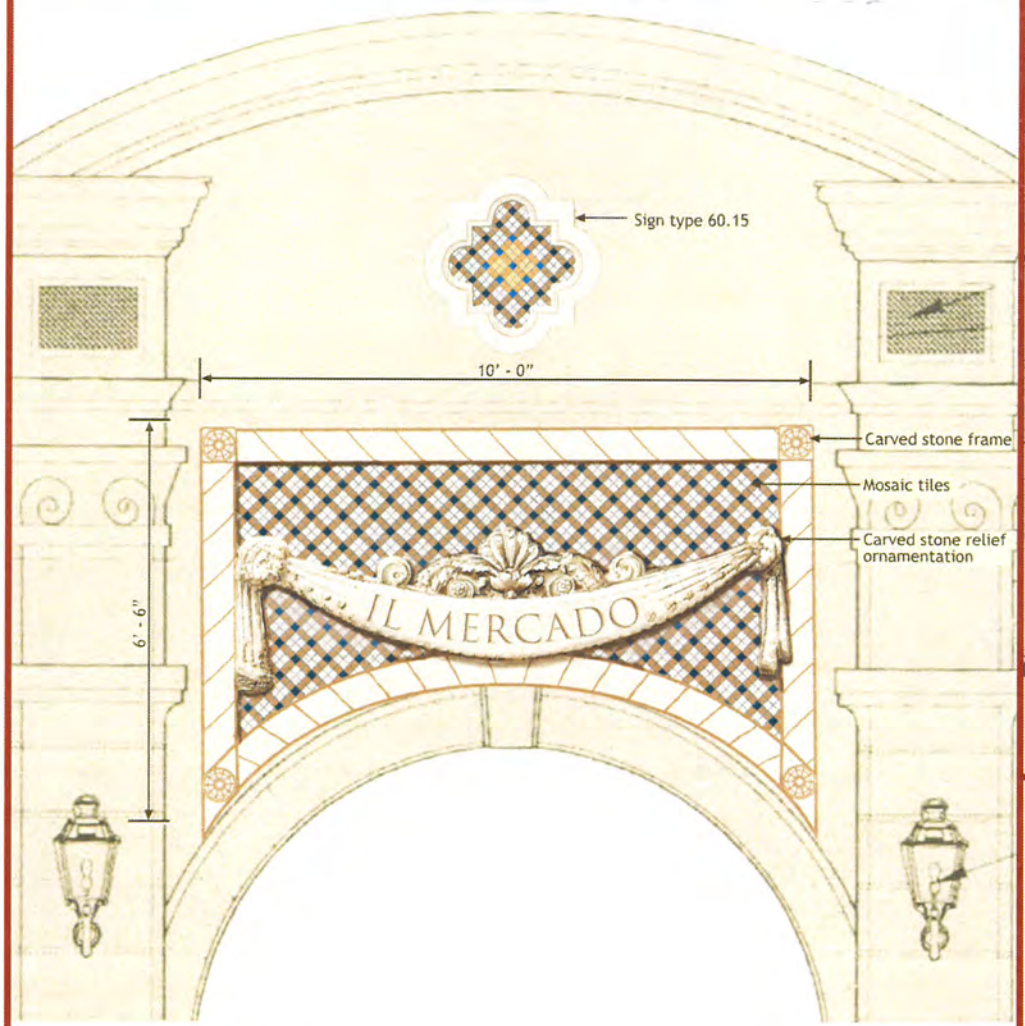
Great Wash Park
c/o Executive Home Builders, Inc.
9755 Charleston Boulevard
Las Vegas, Nevada 89117
T: 702.656.5955

Environmental Graphics Design Development Package

December 11th, 2006

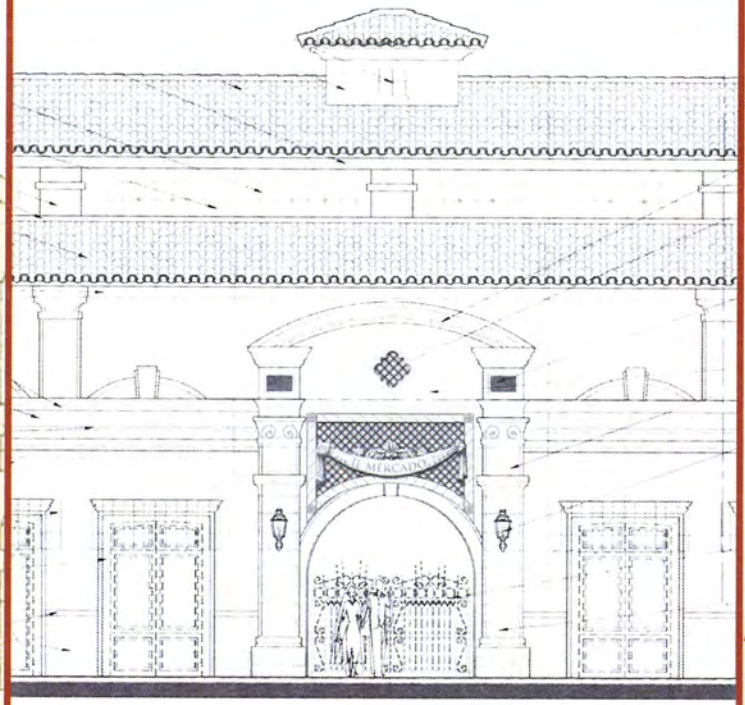
Il Mercado Identification Signage North/South
Item Sign Type #
40.04A
Page # 1 of 2

© 2006 Development Design Group, Inc. • These drawings are for the sole purpose of expressing visual design intent only and are not intended for actual fabrication purposes. Sign contractor accepts total responsibility for materials selection, fabrication and installation.



01 Detail Elevation - East/West
Scale: 1/2"= 1'-0"

Note: Carved stone to be a low relief carved panel inset and permanently mounted to the market's facade.



02 Context Elevation - East/West
Scale: NTS

THE VILLAGE AT QUEENSRIDGE

Designer
DESIGN GROUP
3700 O'Donnell Street
Baltimore, Maryland 21224
T: 410.962.0505
F: 410.783.0816
www.ddg-usa.com

Developer
Great Wash Park
c/o Executive Home Builders, Inc.
9755 Charleston Boulevard
Las Vegas, Nevada 89117
T: 702.656.5955

Environmental Graphics Design Development Package

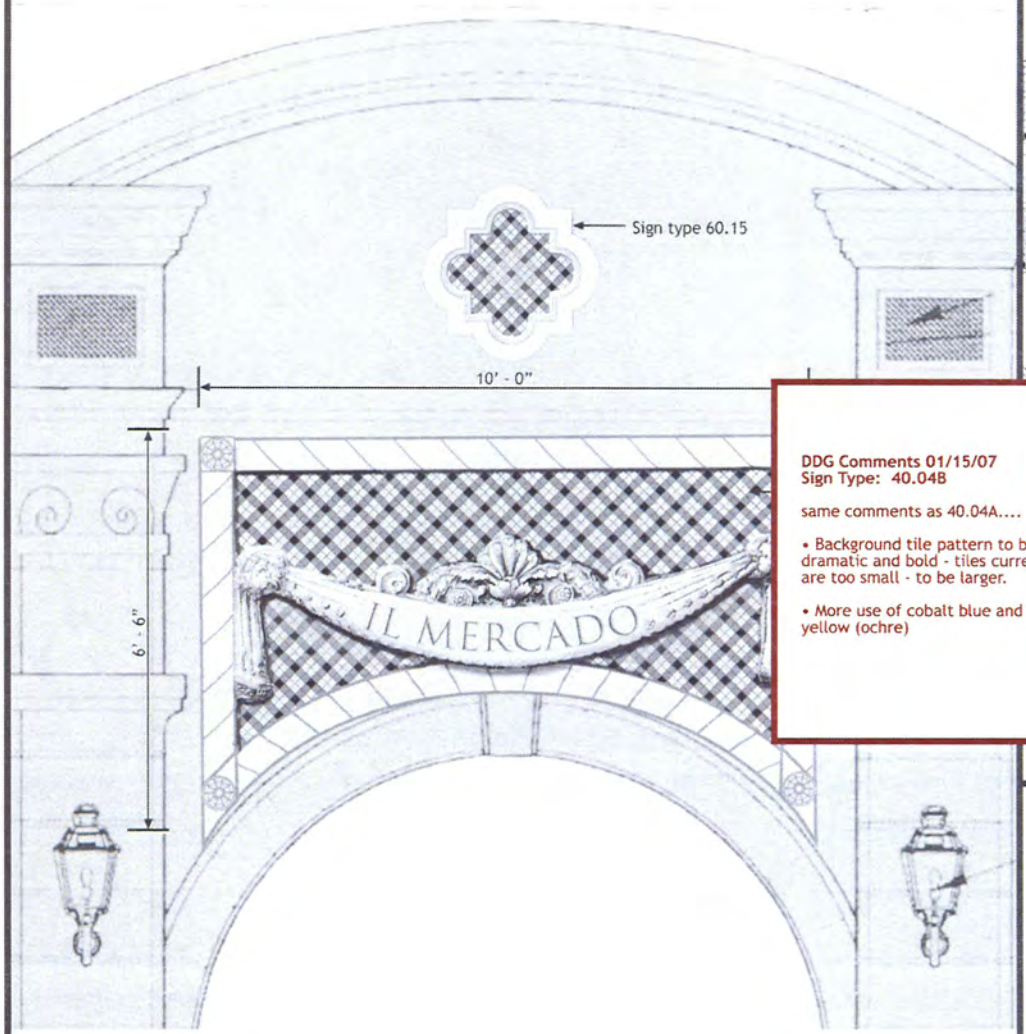
December 11th, 2006

Il Mercado Identification Signage East/West

Item Sign Type #

40.04B

© 2006 Development Design Group, Inc. • These drawings are for the sole purpose of expressing visual design intent only and are not intended for actual fabrication purposes. Sign contractor accepts total responsibility for materials selection, fabrication and installation.



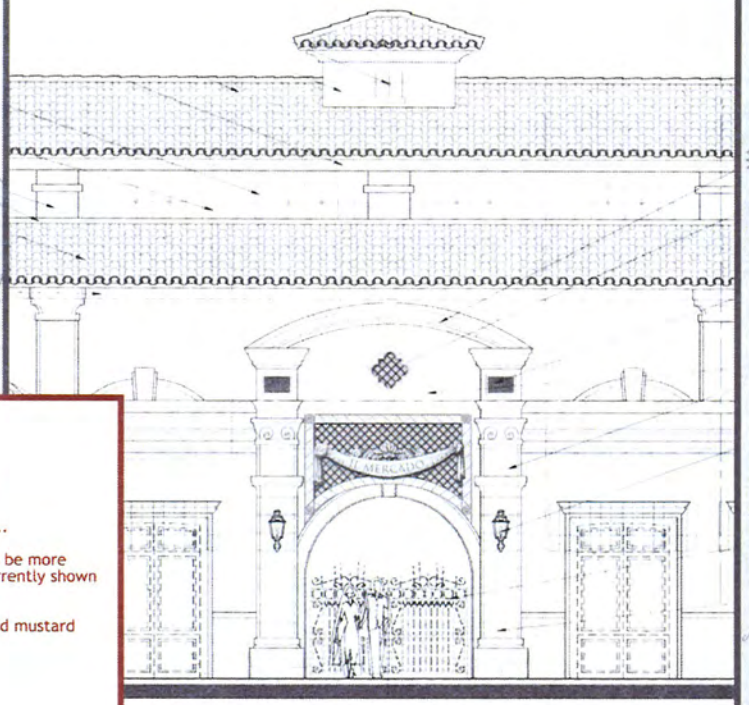
01 Detail Elevation - East/West
Scale: 1/2"= 1'-0"

Note: Carved stone to be a low relief carved panel inset and permanently mounted to the market's facade.

DDG Comments 01/15/07
Sign Type: 40.04B

same comments as 40.04A....

- Background tile pattern to be more dramatic and bold - tiles currently shown are too small - to be larger.
- More use of cobalt blue and mustard yellow (ochre)



text Elevation - East/West
Scale: NTS

THE VILLAGE AT QUEENSRIDGE

Designer
DESIGN GROUP
3700 O'Donnell Street
Baltimore, Maryland 21224
T: 410.967.0505
F: 410.783.0816
www.ddg-usa.com

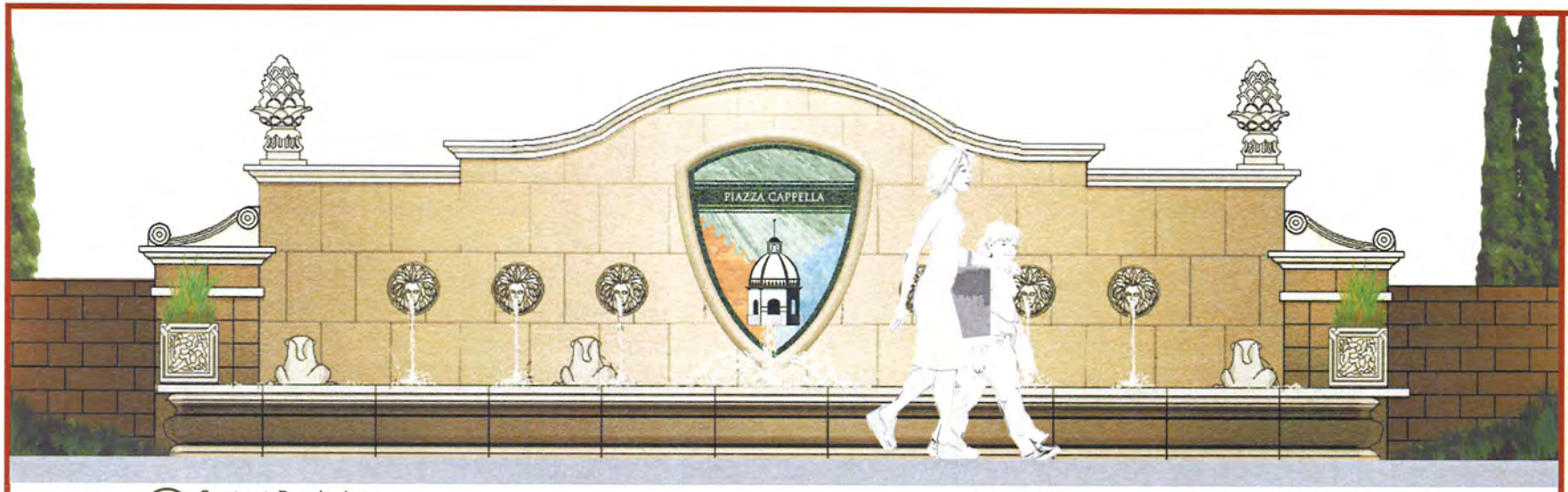
Developer
Great Wash Park
c/o Executive Home Builders, Inc.
9755 Charleston Boulevard
Las Vegas, Nevada 89117
T: 702.656.5955

Environmental Graphics Design Development Package

December 11th, 2006

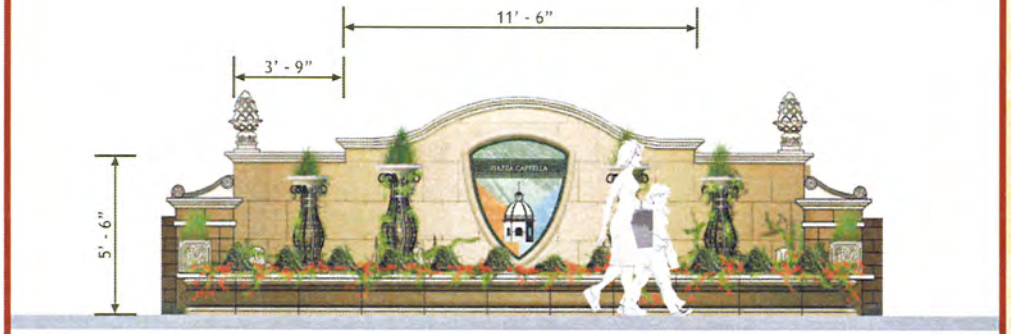
Il Mercado Identification Signage East/West
Item Sign Type #
40.04B
Page # 2 of 3

© 2006 Development Design Group, Inc. • These drawings are for the sole purpose of expressing visual design intent only and are not intended for actual fabrication purposes. Sign contractor accepts total responsibility for materials selection, fabrication and installation.



01 Context Rendering
Scale: 1/2"=1'-0"

02 Detail
Scale: 1" = 1'-0"



Note: Please refer to Fountain Design Manual for details.

03 Alternative Fountain Use
Scale: 1/4" = 1'-0"

THE VILLAGE AT QUEENSBRIDGE

Designer
DESIGN GROUP
3700 O'Donnell Street
Baltimore, Maryland 21224
T: 410.962.0505
F: 410.783.0816
www.ddg-usa.com

Developer
Great Wash Park
c/o Executive Home Builders, Inc.
9755 Charleston Boulevard
Las Vegas, Nevada 89117
T: 702.656.5955

Environmental Graphics Design Development Package

December 11th, 2006

Piazza Cappella Identification

Item Sign Type #
40.05

© 2006 Development Design Group, Inc. • These drawings are for the sole purpose of expressing visual design intent only and are not intended for actual fabrication purposes. Sign contractor accepts total responsibility for materials selection, fabrication and installation.

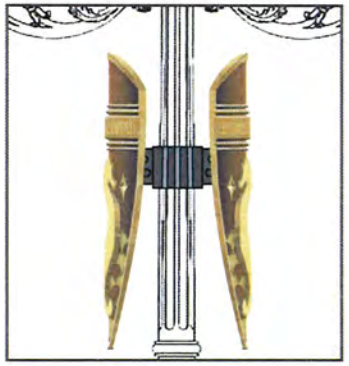
01 Elevation
Scale: 1/2" = 1'-0"

Cast bronze sign or cast resin with bronze finish as an alternative

Cast Bronze Sign;
Matthews Bronze Division
1315 West Liberty Avenue
Pittsburgh, PA 15226
Phone: 1-800-950-1317

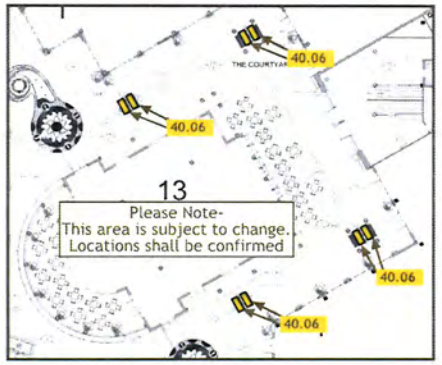
NOTE: A cost efficient manufacturing alternative would be a cast resin process;
Dillon Works! Inc.
11775 Harbour Reach Dr.
Mukilteo, WA 98275
Phone: 425-493-8310
www.dillionworks.com

02 Detail
Scale: 2" = 1'-0"



03 Mounting Detail
Scale: 1" = 1'- 0"

Note: Mounting bracket; signs bolt onto collar bracket.



04 Location Plan
Scale: NTS

THE VILLAGE AT QUEENSBRIDGE

Designer
DESIGN GROUP
3700 O'Donnell Street
Baltimore, Maryland 21224
T: 410.962.0505
F: 410.783.0816
www.ddg-usa.com

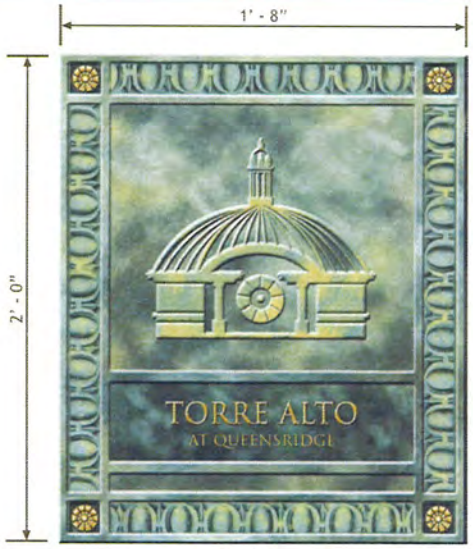
Developer
Great Wash Park
c/o Executive Home Builders, Inc.
9755 Charleston Boulevard
Las Vegas, Nevada 89117
T: 702.656.5955

Environmental Graphics Design Development Package
December 11th, 2006

Scoperta Cortile Identification

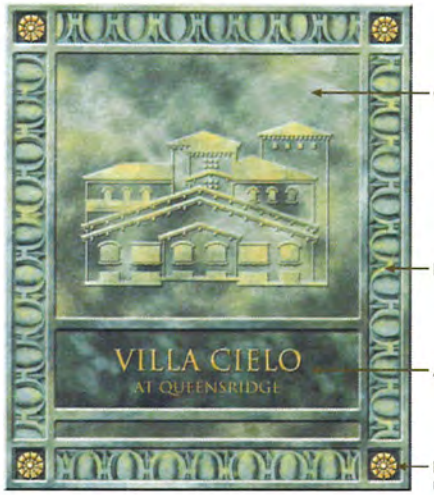
Item Sign Type #
40.06

© 2006 Development Design Group, Inc. • These drawings are for the sole purpose of expressing visual design intent only and are not intended for actual fabrication purposes. Sign contractor accepts total responsibility for materials selection, fabrication and installation.



40.07A

40.07B



40.07C

01 Detail Elevations
Scale: 2"=1'-0"

02 Typical Resident Entry Elevation
Scale: 1/2"=1'-0"

Cast Bronze Sign;(Travertine Texture with Turquoise Patina Finish)
Contact: Matthews Bronze Division
1315 West Liberty Avenue
Pittsburgh, PA 15226
#1-800-950-1317

NOTE: Letters and icons to be routed from 1/4"aluminum panel

Letters and icons to be applied to sign panel; brushed slightly with gold metallic finish.

Metallic gold paint: (Matthews Paint #MP20352
Gold Metallic High Gloss Finish)

THE VILLAGE AT QUEENSRIDGE

Designer

DESIGN GROUP
3700 O'Donnell Street
Baltimore, Maryland 21224
T: 410.962.0505
F: 410.783.0816
www.ddg-usa.com

Developer

Great Wash Park
c/o Executive Home Builders, Inc.
9755 Charleston Boulevard
Las Vegas, Nevada 89117
T: 702.656.5955

Environmental Graphics Design Development Package

December 11th, 2006

Residential Tower Identification

Item Sign Type #

40.07

© 2006 Development Design Group, Inc. • These drawings are for the sole purpose of expressing visual design intent only and are not intended for actual fabrication purposes. Sign contractor accepts total responsibility for materials selection, fabrication and installation.

01 Building 17 - East Elevation
Scale: 1/2"=1'-0"

02 Building 17 - North Elevation
Scale: 1/2"=1'-0"

03 Sign- Detail Elevation
Scale: 2"=1'-0"

Cast Bronze Sign;(Travertine Texture with Turquoise Patina Finish)
Contact: Matthews Bronze Division
1315 West Liberty Avenue
Pittsburgh, PA 15226
#1-800-950-1317

NOTE: Letters and icons to be routed from 1/4" aluminum panel

Letters and icons to be applied to sign panel; brushed slightly with gold metallic finish.

Metallic gold paint: (Matthews Paint #MP20352 Gold Metallic High Gloss Finish)

THE VILLAGE AT QUEENSRIDGE

Designer

DESIGN GROUP

3700 O'Donnell Street
Baltimore, Maryland 21224
T: 410.962.0505
F: 410.783.0816
www.ddg-usa.com

Developer

Great Wash Park
c/o Executive Home Builders, Inc.
9755 Charleston Boulevard
Las Vegas, Nevada 89117
T: 702.656.5955

Environmental Graphics Design Development Package

December 11th, 2006

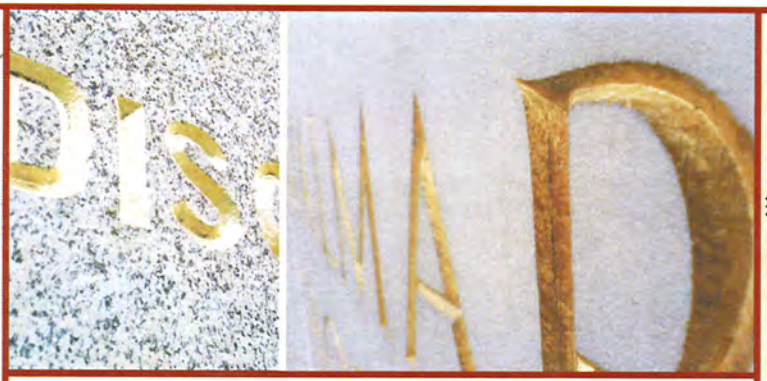
Residential Identification Building 17

Item Sign Type #

40.08A

© 2006 Development Design Group, Inc. • These drawings are for the sole purpose of expressing visual design intent only and are not intended for actual fabrication purposes. Sign contractor accepts total responsibility for materials selection, fabrication and installation.

01 Building 17 - East Elevation
Scale: 1/4"=1'-0"



Reference Images

02 Sign- Detail Elevation
Scale: 1½"=1'-0"

THE VILLAGE AT QUEENSRIDGE

Designer
DESIGN GROUP
3900 O'Donnell Street
Baltimore, Maryland 21224
T: 410.962.0505
F: 410.783.0816
www.ddg-usa.com

Developer
Great Wash Park
c/o Executive Home Builders, Inc.
9755 Charleston Boulevard
Las Vegas, Nevada 89117
T: 702.656.5955

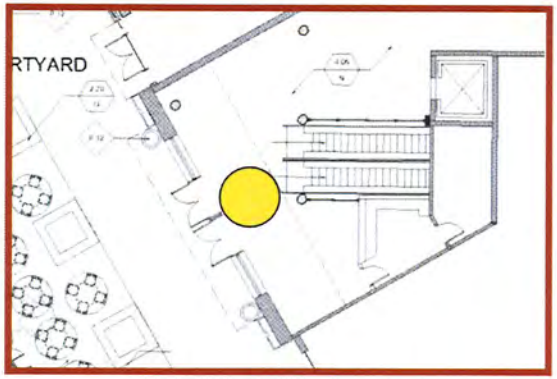
Environmental Graphics Design Development Package
December 11th, 2006

Residential Identification Building 17
Item Sign Type #
40.08B

© 2006 Development Design Group, Inc. • These drawings are for the sole purpose of expressing visual design intent only and are not intended for actual fabrication purposes. Sign contractor accepts total responsibility for materials selection, fabrication and installation.

01 Plan View
Scale: 1" = 1'-0"

Note: Mosaic tiles are to match corresponding parking garage lobby identification sign. Lobby Icon will face away from building facade towards the street.



02 Plan View - North Lobby
Scale: 1/16" = 1'-0"

03 Photo Rendering
Scale: NTS

THE VILLAGE AT QUEENSBRIDGE

Designer

DESIGN GROUP INCORPORATED

3700 O'Donnell Street
Baltimore, Maryland 21224
T: 410.962.0505
F: 410.783.0816
www.ddg-usa.com

Developer

Great Wash Park
c/o Executive Home Builders, Inc.
9755 Charleston Boulevard
Las Vegas, Nevada 89117
T: 702.656.5955

Environmental Graphics Design Development Package

December 11th, 2006

Elevator Lobby Identification (North)

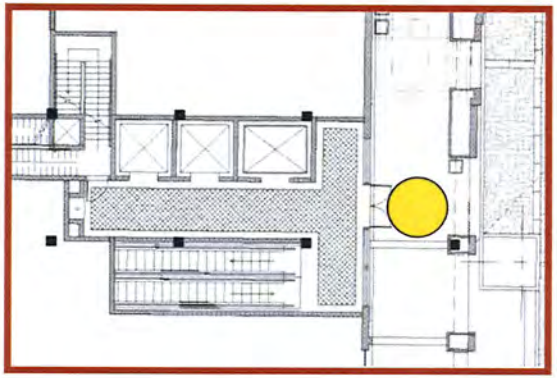
Item Sign Type #

40.09A

© 2006 Development Design Group, Inc. • These drawings are for the sole purpose of expressing visual design intent only and are not intended for actual fabrication purposes. Sign contractor accepts total responsibility for materials selection, fabrication and installation.

01 Plan View
Scale: 1" = 1'-0"

Note: Mosaic tiles are to match corresponding parking garage lobby identification sign. Lobby Icon will face away from building facade towards the street.



02 Plan View - South Lobby
Scale: 1/16" = 1'-0"

03 Photo Rendering
Scale: NTS

THE VILLAGE AT QUEENSRIDGE

Designer

DESIGN GROUP

3700 O'Donnell Street
Baltimore, Maryland 21224
T: 410.962.0505
F: 410.783.0816
www.ddg-usa.com

Developer

Great Wash Park
c/o Executive Home Builders, Inc.
9755 Charleston Boulevard
Las Vegas, Nevada 89117
T: 702.656.5955

Environmental Graphics Design Development Package

December 11th, 2006

Elevator Lobby Identification (South)

Item Sign Type #

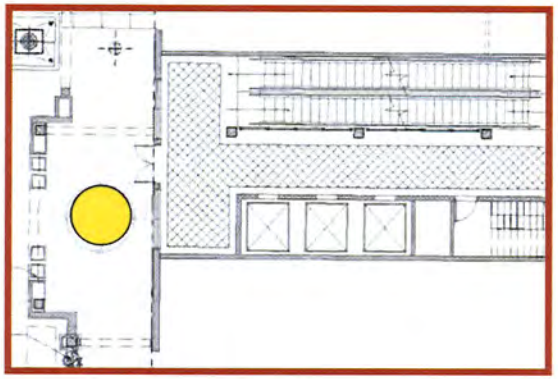
40.09B

Page # 2 of 4

© 2006 Development Design Group, Inc. • These drawings are for the sole purpose of expressing visual design intent only and are not intended for actual fabrication purposes. Sign contractor accepts total responsibility for materials selection, fabrication and installation.

01 Plan View
Scale: 1" = 1'-0"

Note: Mosaic tiles are to match corresponding parking garage lobby identification sign. Lobby icon will face away from building facade towards the street.



02 Plan View - East Lobby
Scale: 1/16" = 1'-0"

03 Photo Rendering
Scale: NTS

THE VILLAGE AT QUEENSBRIDGE

Designer

DESIGN GROUP

3300 O'Donnell Street
Baltimore, Maryland 21224
T: 410.962.0505
F: 410.783.0816
www.ddg-usa.com

Developer

Great Wash Park
c/o Executive Home Builders, Inc.
9755 Charleston Boulevard
Las Vegas, Nevada 89117
T: 702.656.5955

Environmental Graphics Design Development Package

December 11th, 2006

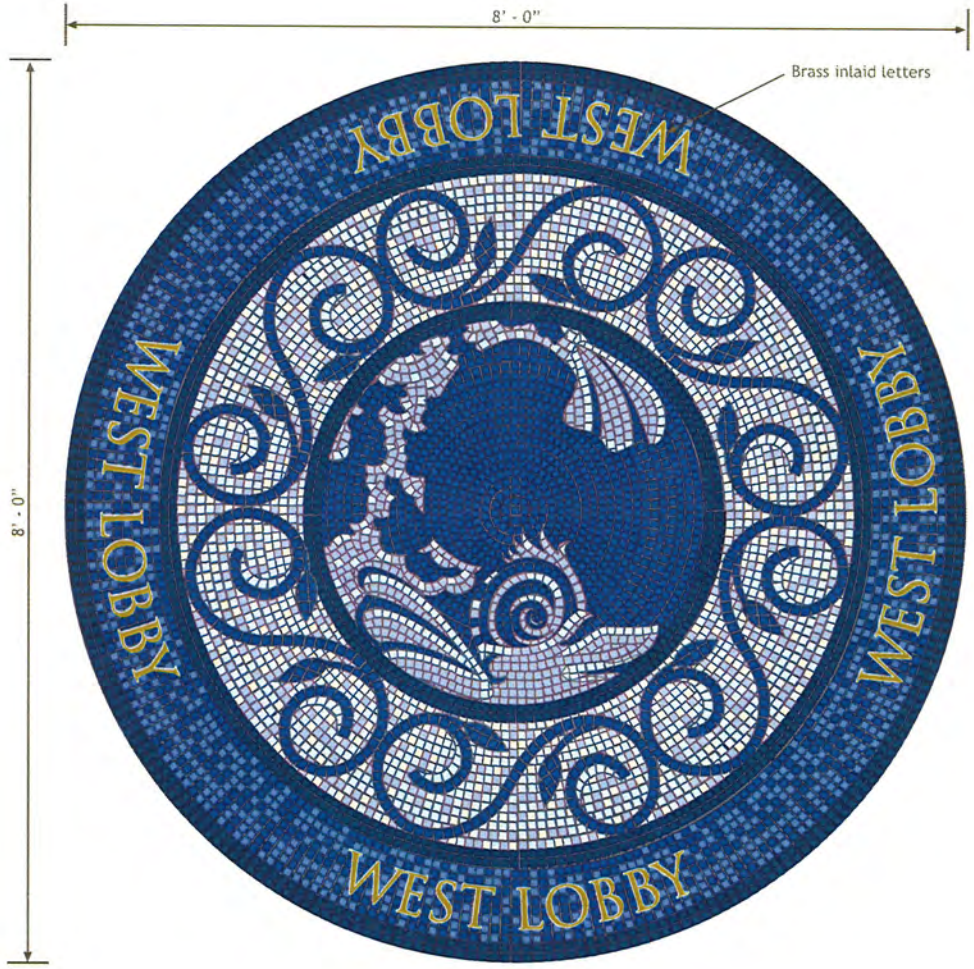
Elevator Lobby Identification (East)

Item Sign Type #

40.09C

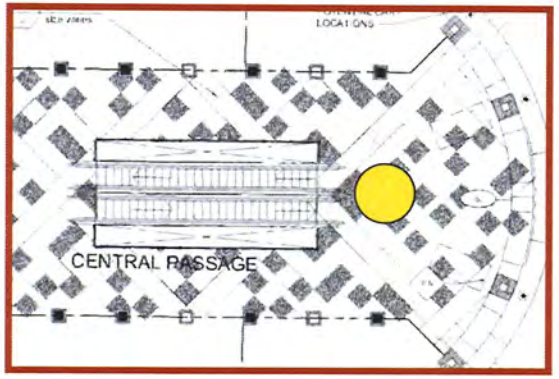
Page # 3 of 4

© 2006 Development Design Group, Inc. • These drawings are for the sole purpose of expressing visual design intent only and are not intended for actual fabrication purposes. Sign contractor accepts total responsibility for materials selection, fabrication and installation.



01 Plan View
Scale: 1" = 1'-0"

Note: Mosaic tiles are to match corresponding parking garage lobby identification sign. Lobby Icon will face away from building facade towards the street.



02 Plan View - West Lobby
Scale: 1/16" = 1'-0"

03 Photo Rendering
Scale: NTS

THE VILLAGE AT QUEENSBRIDGE

Designer

DESIGN GROUP

3700 O'Donnell Street
Baltimore, Maryland 21224
T: 410.962.0505
F: 410.783.0816
www.ddg-usa.com

Developer

Great Wash Park
c/o Executive Home Builders, Inc.
9755 Charleston Boulevard
Las Vegas, Nevada 89117
T: 702.656.5955

Environmental Graphics Design Development Package

December 11th, 2006

Elevator Lobby Identification (West)

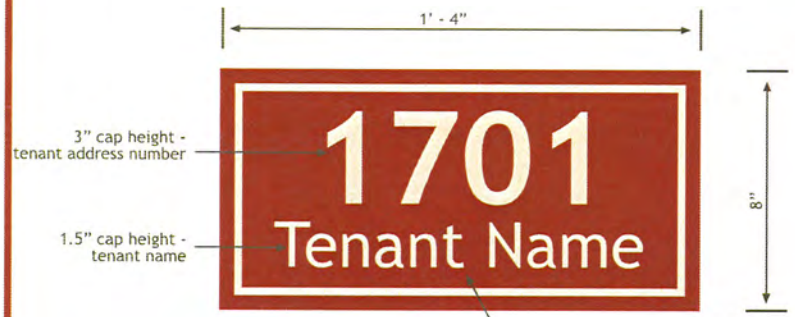
Item Sign Type #

40.09D

Page # 4 of 4

© 2006 Development Design Group, Inc. • These drawings are for the sole purpose of expressing visual design intent only and are not intended for actual fabrication purposes. Sign contractor accepts total responsibility for materials selection, fabrication and installation.

01 Tenant Back of House Entry
Scale: 1"= 1'-0"



02 Sign Detail
Scale: 3"=1'-0"

THE VILLAGE AT QUEENSRIDGE

Designer

DESIGN GROUP

3700 O'Donnell Street
Baltimore, Maryland 21224
T: 410.962.0505
F: 410.783.0816
www.ddg-usa.com

Developer

Great Wash Park
c/o Executive Home Builders, Inc.
9755 Charleston Boulevard
Las Vegas, Nevada 89117
T: 702.656.5955

Environmental Graphics Design Development Package

December 11th, 2006

Back-Of-House Tenant Identification

Item Sign Type #

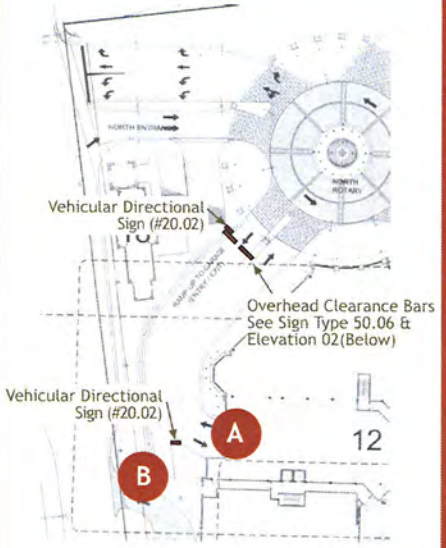
40.10

Page # 1 of 1

© 2006 Development Design Group, Inc. • These drawings are for the sole purpose of expressing visual design intent only and are not intended for actual fabrication purposes. Sign contractor accepts total responsibility for materials selection, fabrication and installation.

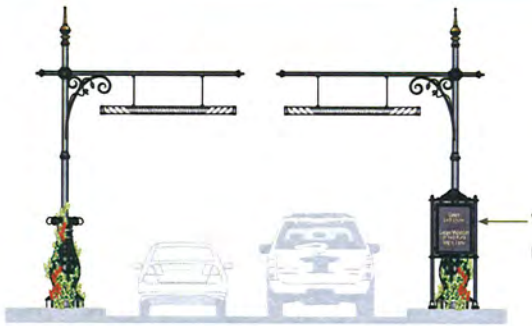
(50) Parking Garage Items

Components found above ground and throughout the below-grade parking levels that help navigate and direct both vehicular and pedestrian traffic.



01 Location Paln
Scale: NTS

Model Reference Imagery



02 Overhead Clearance Sign
Scale: 1/8"= 1'-0"

*See detail on following pages

03 North Parking Entry A - Garage Level P1
Scale: 1/8"= 1'-0"

*See detail on following pages

04 North Parking Entry B - Garage Level P2
Scale: 1/8"= 1'-0"

THE VILLAGE AT QUEENSBRIDGE

Designer
DESIGN GROUP
3700 O'Donnell Street
Baltimore, Maryland 21224
T: 410.962.0505
F: 410.783.0816
www.ddg-usa.com

Developer
Great Wash Park
c/o Executive Home Builders, Inc.
9755 Charleston Boulevard
Las Vegas, Nevada 89117
T: 702.656.5955

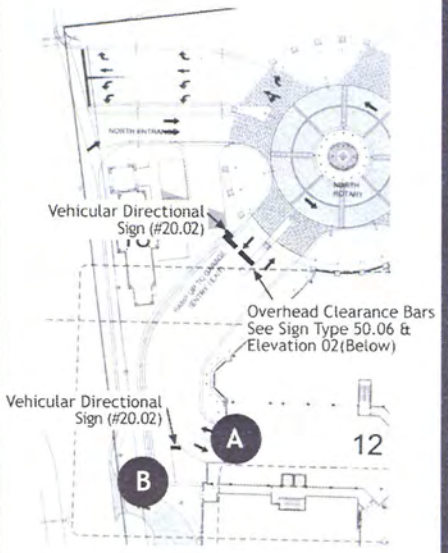
Environmental Graphics Design Development Package

December 11th, 2006

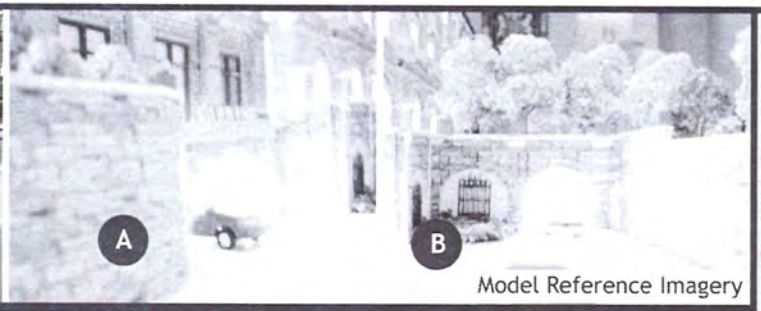
North Parking Entry ID

Item Sign Type #
50.01

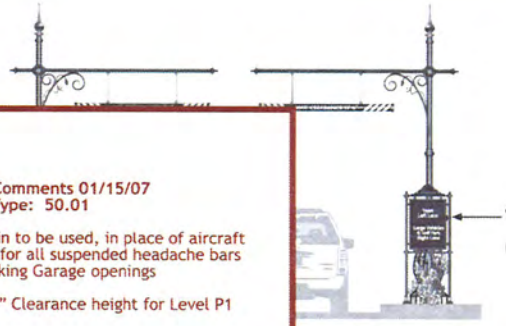
© 2006 Development Design Group, Inc. • These drawings are for the sole purpose of expressing visual design intent only and are not intended for actual fabrication purposes. Sign contractor accepts total responsibility for materials selection, fabrication and installation.



01 Location Paln
Scale: NTS



Model Reference Imagery

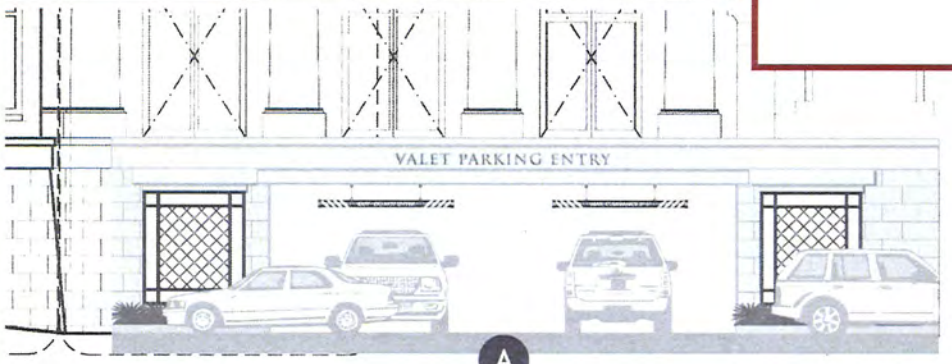


Vehicular Directional Sign (Sign Type 20.02) - announces lane designations.

Sign

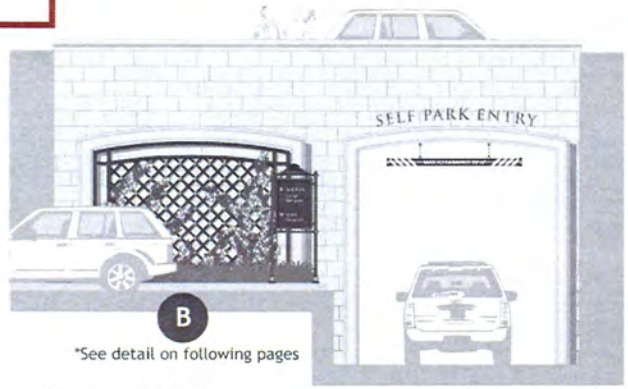
DDG Comments 01/15/07
Sign Type: 50.01

- Chain to be used, in place of aircraft cable for all suspended headache bars in Parking Garage openings
- 8'-4" Clearance height for Level P1



*See detail on following pages

03 North Parking Entry A - Garage Level P1
Scale: 1/8"= 1'-0"



*See detail on following pages

04 North Parking Entry B - Garage Level P2
Scale: 1/8"= 1'-0"

THE VILLAGE AT QUEENSRIDGE

Designer
DESIGN GROUP
3700 O'Donnell Street
Baltimore, Maryland 21224
T: 410.962.0505
F: 410.783.0816
www.ddg-usa.com

Developer
Great Wash Park
c/o Executive Home Builders, Inc.
9755 Charleston Boulevard
Las Vegas, Nevada 89117
T: 702.656.5955

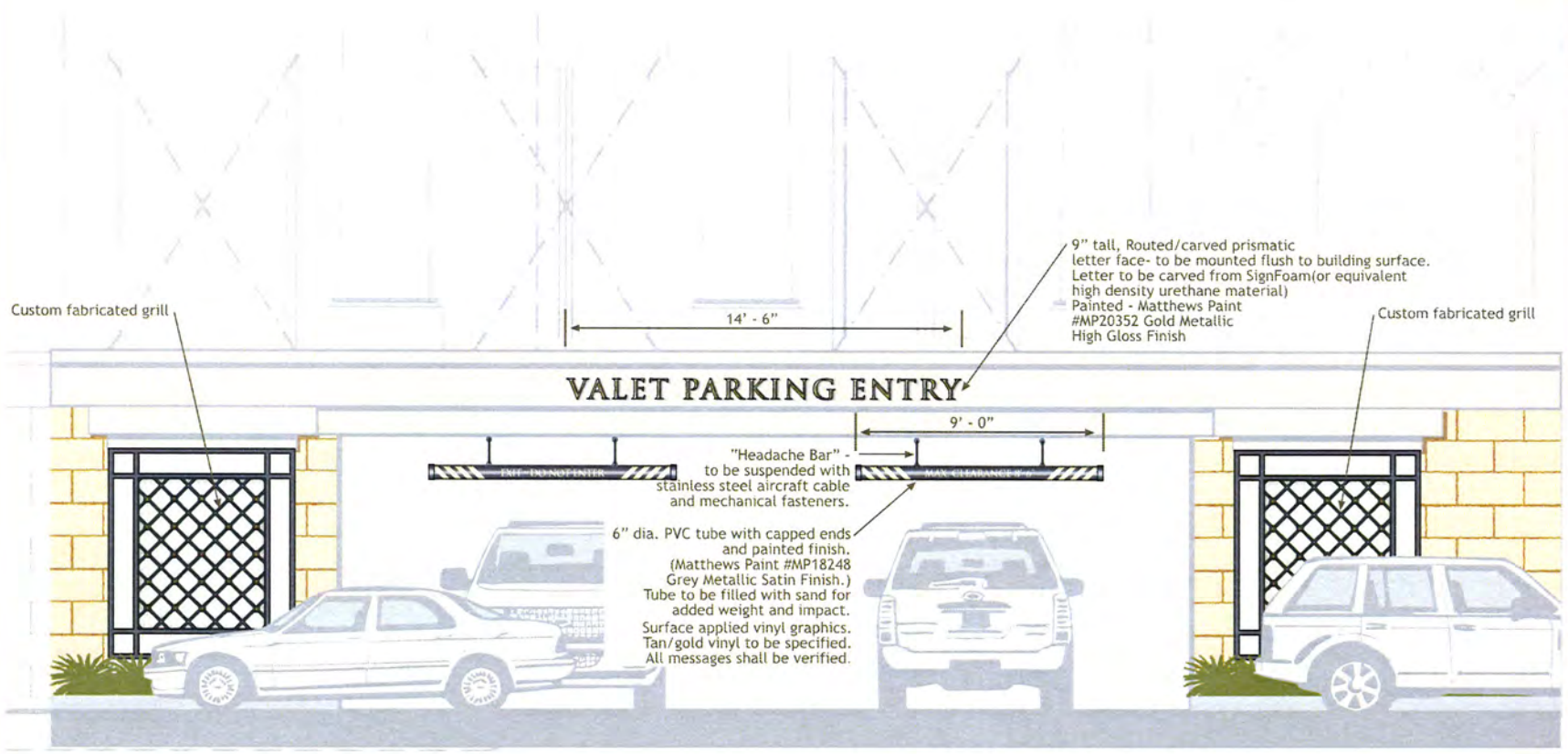
Environmental Graphics Design Development Package

December 11th, 2006

North Parking Entry ID

Item Sign Type #
50.01

© 2006 Development Design Group, Inc. • These drawings are for the sole purpose of expressing visual design intent only and are not intended for actual fabrication purposes. Sign contractor accepts total responsibility for materials selection, fabrication and installation.



01 North Parking Entry A - Garage Level P1
Scale: 1/4"= 1'-0"

THE VILLAGE AT QUEENSBRIDGE

Designer
DESIGN GROUP
3700 O'Donnell Street
Baltimore, Maryland 21224
T: 410.962.0505
F: 410.783.0816
www.ddg-usa.com

Developer
Great Wash Park
c/o Executive Home Builders, Inc.
9755 Charleston Boulevard
Las Vegas, Nevada 89117
T: 702.656.5955

Environmental Graphics Design Development Package

December 11th, 2006

North Parking Entry ID

Item Sign Type #

50.01 A

© 2006 Development Design Group, Inc. • These drawings are for the sole purpose of expressing visual design intent only and are not intended for actual fabrication purposes. Sign contractor accepts total responsibility for materials selection, fabrication and installation.

01 North Parking Entry B - Garage Level P2
Scale: 1/4"= 1'-0"

THE VILLAGE AT QUEENSRIDGE

Designer

DESIGN GROUP

3700 O'Donnell Street
Baltimore, Maryland 21224
T: 410.962.0505
F: 410.783.0816
www.ddg-usa.com

Developer

Great Wash Park
c/o Executive Home Builders, Inc.
9755 Charleston Boulevard
Las Vegas, Nevada 89117
T: 702.656.5955

Environmental Graphics Design Development Package

December 11th, 2006

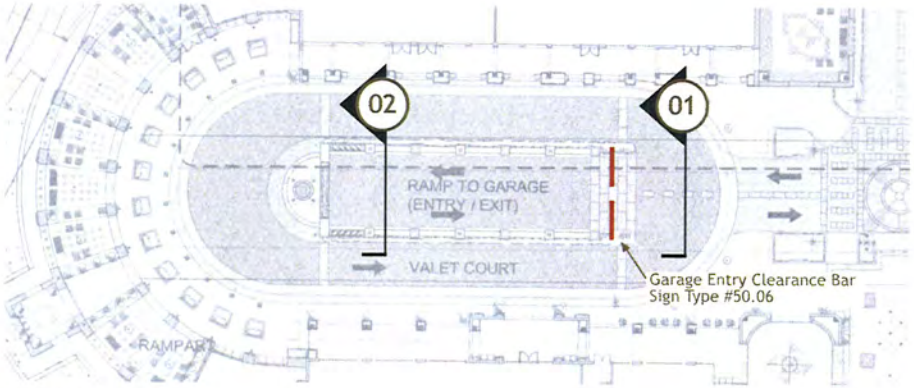
North Parking Entry ID

Item Sign Type #

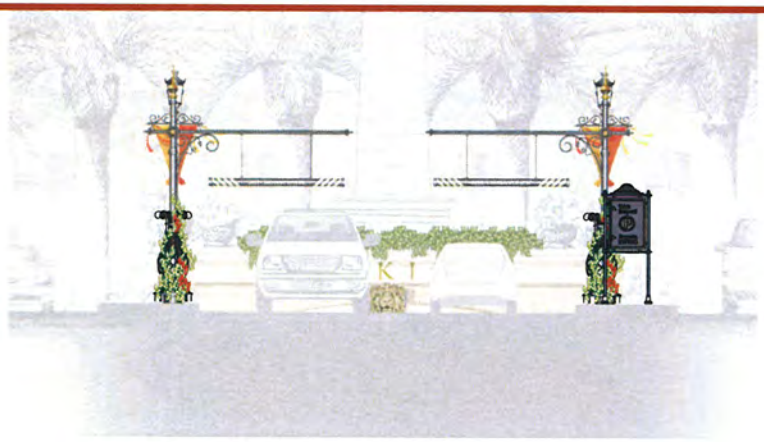
50.01 B

© 2006 Development Design Group, Inc. • These drawings are for the sole purpose of expressing visual design intent only and are not intended for actual fabrication purposes. Sign contractor accepts total responsibility for materials selection, fabrication and installation.

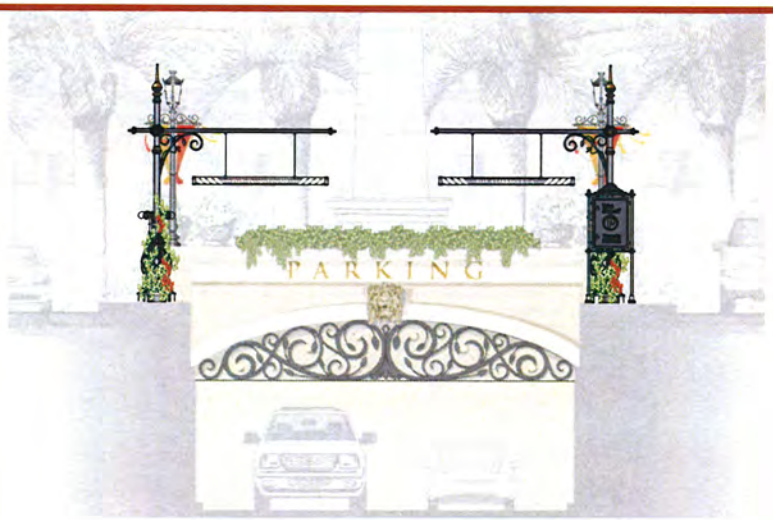
Reference Imagery



Reference Plan



01 Garage Entry Elevation - Upper Level
Scale: 1/8"= 1'-0"



02 Garage Entry Elevation - Lower Level
Scale: 1/8"= 1'-0"

THE VILLAGE AT QUEENSRIDGE

Designer
DESIGN GROUP
3700 O'Donnell Street
Baltimore, Maryland 21224
T: 410.962.0505
F: 410.783.0816
www.ddg-usa.com

Developer
Great Wash Park
c/o Executive Home Builders, Inc.
9755 Charleston Boulevard
Las Vegas, Nevada 89117
T: 702.656.5955

Environmental Graphics Design Development Package

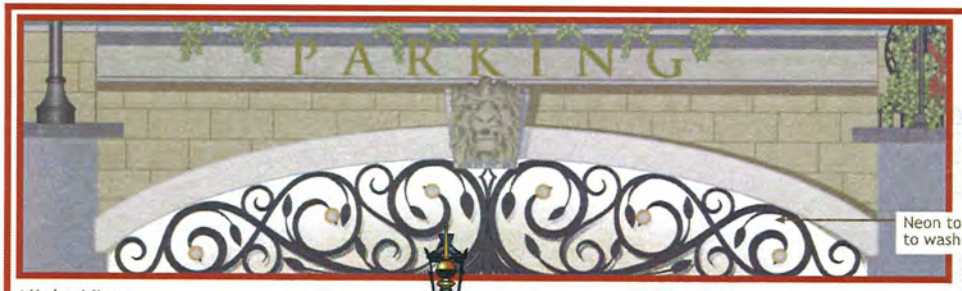
December 11th, 2006

South Parking Garage Entry ID (Rampart Courtile)

Item Sign Type #

50.02

© 2006 Development Design Group, Inc. • These drawings are for the sole purpose of expressing visual design intent only and are not intended for actual fabrication purposes. Sign contractor accepts total responsibility for materials selection, fabrication and installation.



Night View

Neon to be concealed in cove - to wash the rear panel with light.

Decorative Banners on Lightpole beyond
Sign Type #60.10

Garage Entry Clearance Bar
Sign Type #50.06

Vehicular Directional Sign
Sign Type #20.02

14"tall letters to be prismatic cut/carved into stone panel surface and filled with gold metallic paint.

Carved lion head keystone

Decorative wrought iron grill

Wall behind - to give the illusion of an arched opening.

4' - 0"

8' - 9"

25' - 0"

01 Garage Entry Detail Elevation
Scale: 1/4"= 1'-0"

NOTE: All opening conditions to be verified.

THE VILLAGE AT QUEENSRIDGE

Designer

DESIGN GROUP

3700 O'Donnell Street
Baltimore, Maryland 21224
T: 410.962.0505
F: 410.783.0816
www.ddg-usa.com

Developer

Great Wash Park
c/o Executive Home Builders, Inc.
9755 Charleston Boulevard
Las Vegas, Nevada 89117
T: 702.656.5955

Environmental Graphics Design Development Package

December 11th, 2006

South Parking Garage Entry ID (Rampart Courtile)

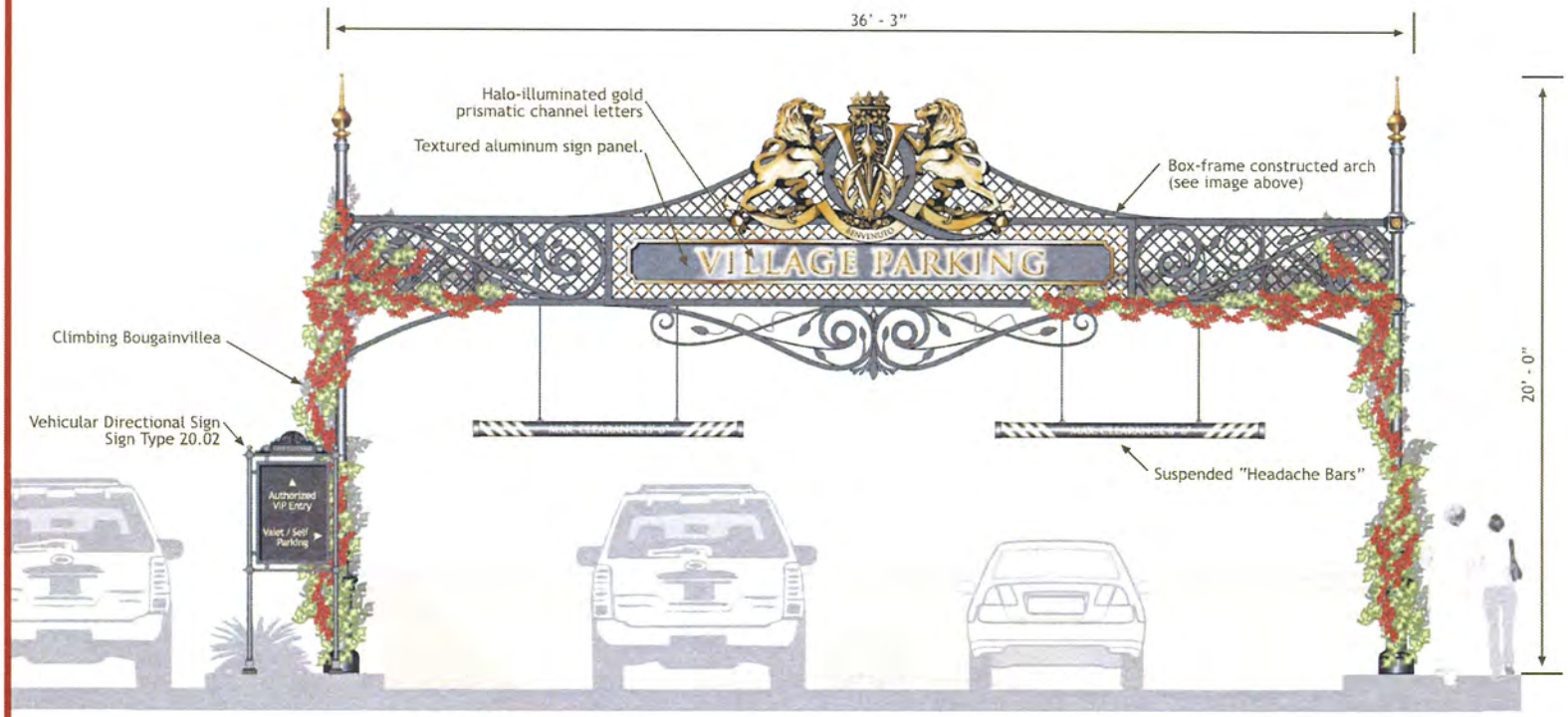
Item Sign Type #

50.02

© 2006 Development Design Group, Inc. • These drawings are for the sole purpose of expressing visual design intent only and are not intended for actual fabrication purposes. Sign contractor accepts total responsibility for materials selection, fabrication and installation.

Design Imagery

Model Photos



01 Archway Elevation
Scale: 1/4"= 1'-0"

THE VILLAGE AT QUEENSRIDGE

Designer

DESIGN GROUP

3700 O'Donnell Street
Baltimore, Maryland 21224
T: 410.962.0505
F: 410.783.0816
www.ddg-usa.com

Developer

Great Wash Park
c/o Executive Home Builders, Inc.
9755 Charleston Boulevard
Las Vegas, Nevada 89117
T: 702.656.5955

Environmental Graphics Design Development Package

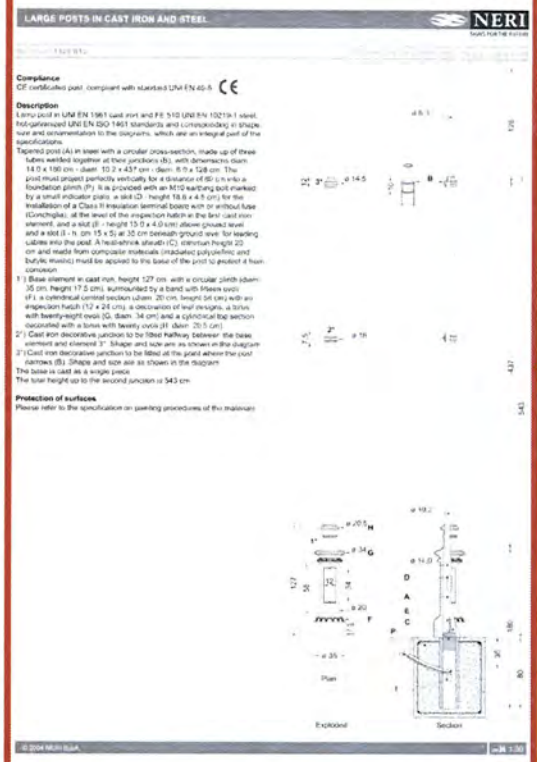
December 11th, 2006

West Parking Garage Entry ID (above grade)

Item Sign Type #

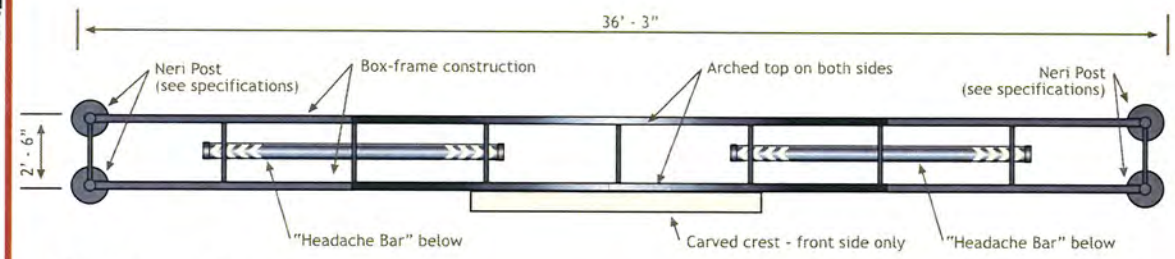
50.03

© 2006 Development Design Group, Inc. • These drawings are for the sole purpose of expressing visual design intent only and are not intended for actual fabrication purposes. Sign contractor accepts total responsibility for materials selection, fabrication and installation.

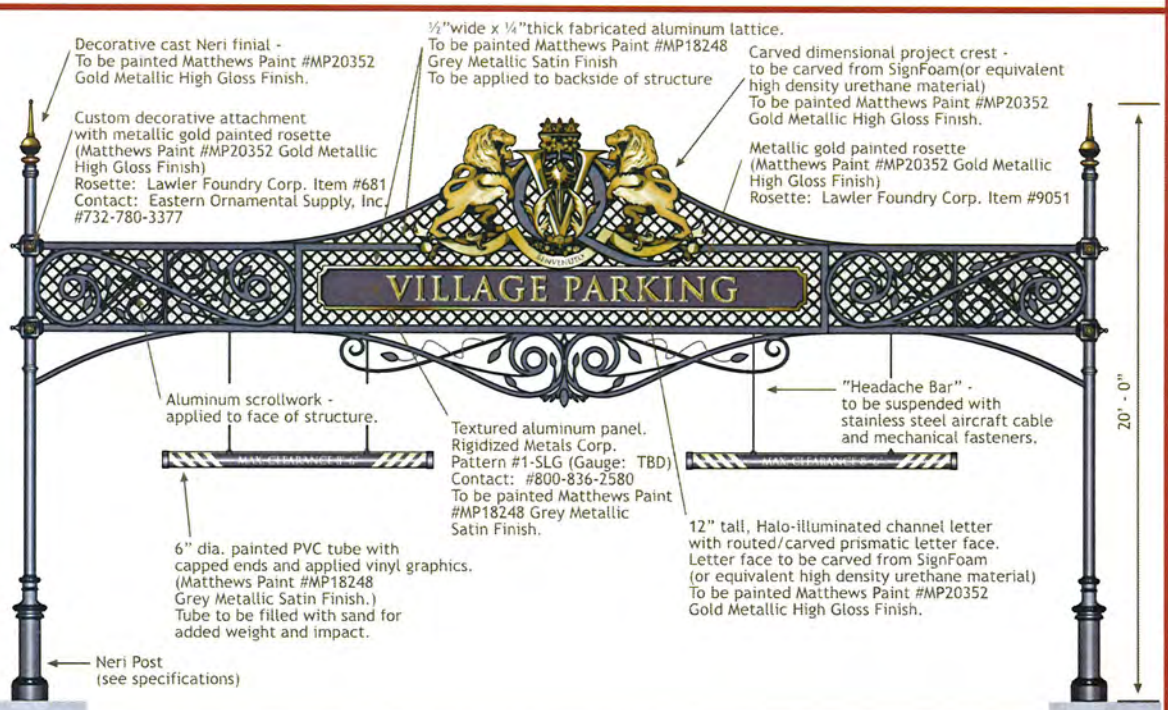


Neri Post

Contact: Neri Lighting & Urban Decor
www.neri.biz
Representative: Commercial Lighting Sales
Mr. Sherwin Yoffe
Phone: 410-796-1033



01 Archway Plan View
Scale: 1/4"= 1'-0"



02 Archway Elevation
Scale: 1/4"= 1'-0"

THE VILLAGE AT QUEENSBRIDGE

Designer
DESIGN GROUP
3300 O'Donnell Street
Baltimore, Maryland 21224
T: 410.962.0505
F: 410.783.0816
www.ddg-usa.com

Developer
Great Wash Park
c/o Executive Home Builders, Inc.
9755 Charleston Boulevard
Las Vegas, Nevada 89117
T: 702.656.5955

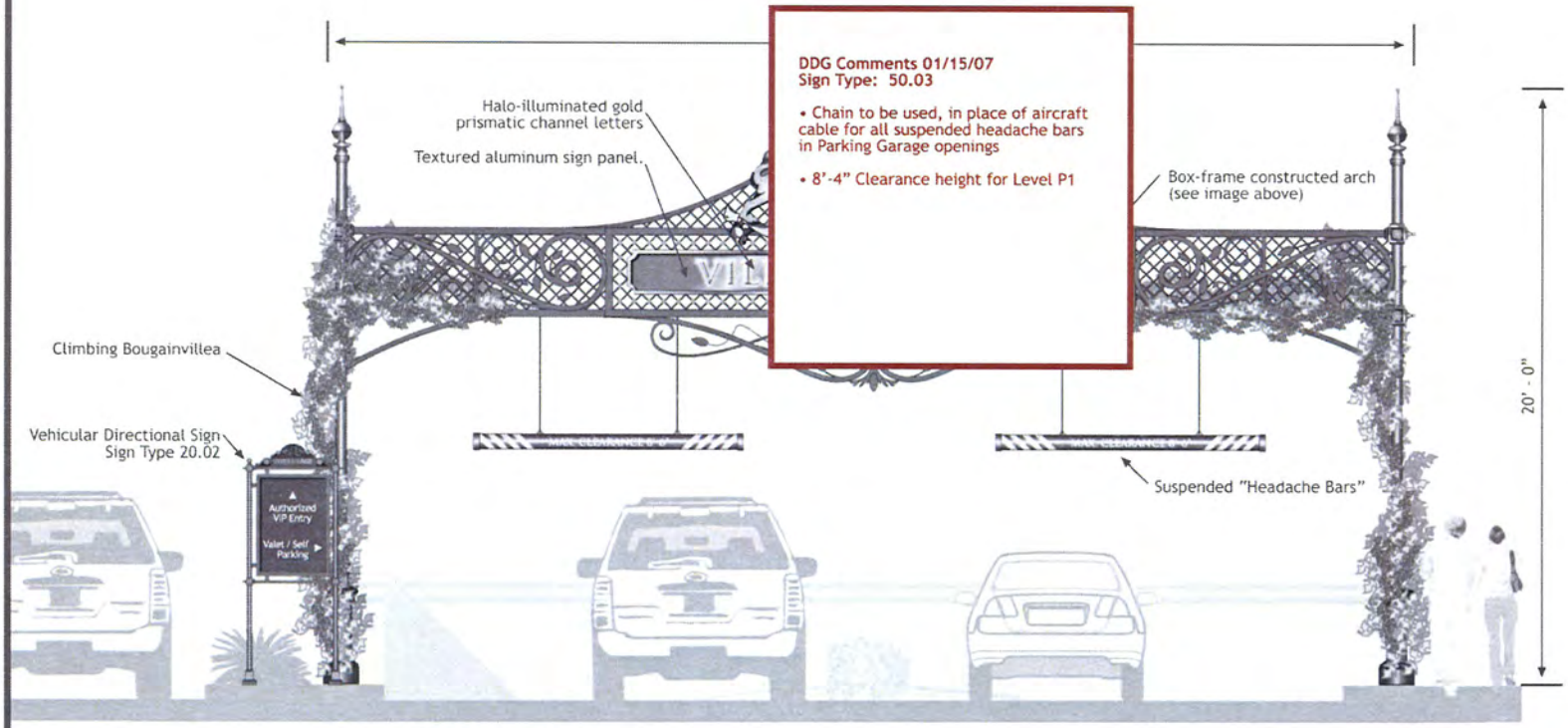
Environmental Graphics Design Development Package
December 11th, 2006

West Parking Garage Entry ID (above grade)
Item Sign Type #
50.03
Page # 2 of 2

© 2006 Development Design Group, Inc. • These drawings are for the sole purpose of expressing visual design intent only and are not intended for actual fabrication purposes. Sign contractor accepts total responsibility for materials selection, fabrication and installation.

Design Imagery

Model Photos



DDG Comments 01/15/07
Sign Type: 50.03

- Chain to be used, in place of aircraft cable for all suspended headache bars in Parking Garage openings
- 8'-4" Clearance height for Level P1

01 Archway Elevation
Scale: 1/4"= 1'-0"

THE VILLAGE AT QUEENSRIDGE

Designer

DESIGN GROUP

9100 O'Donnell Street
Baltimore, Maryland 21224
T: 410.962.0505
F: 410.783.0816
www.ddg-usa.com

Developer

Great Wash Park
c/o Executive Home Builders, Inc
9755 Charleston Boulevard
Las Vegas, Nevada 89117
T: 702.656.5955

Environmental Graphics Design Development Package

December 11th, 2006

West Parking Garage Entry ID (above grade)

Item Sign Type #

50.03

© 2006 Development Design Group, Inc. • These drawings are for the sole purpose of expressing visual design intent only and are not intended for actual fabrication purposes. Sign contractor accepts total responsibility for materials selection, fabrication and installation.

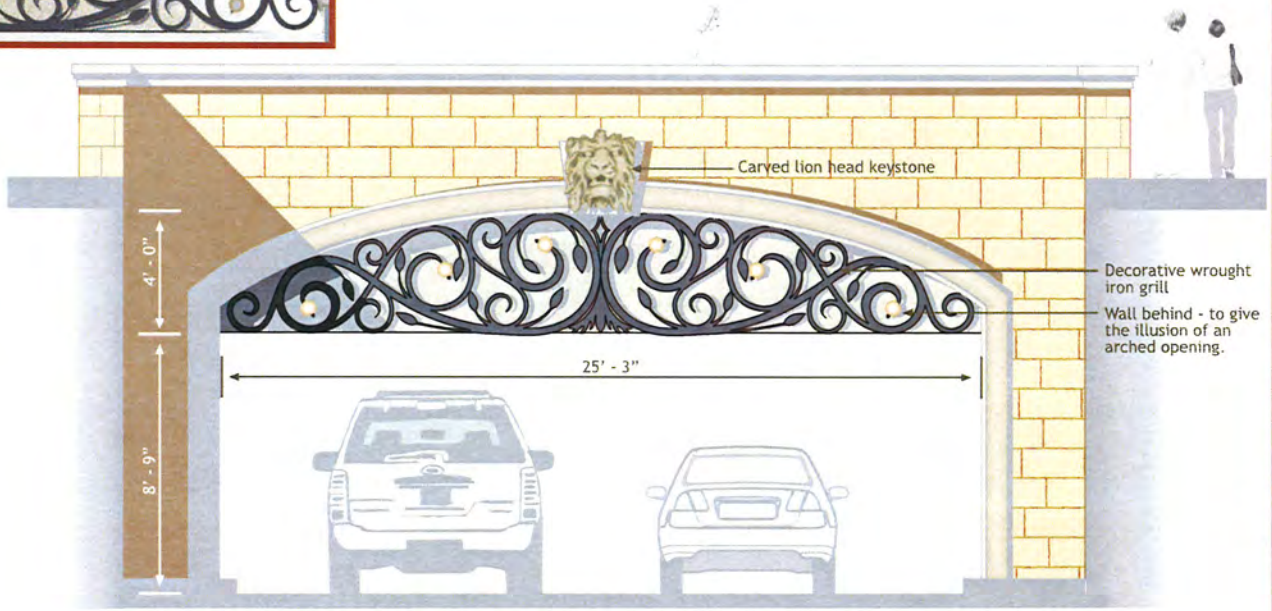
Location Plan

Design Imagery

Model Image

Night View

01 Reference Elevation
Scale: 1/16"= 1'-0"



02 Parking Garage Entry - below grade
Scale: 1/4"= 1'-0"

THE VILLAGE AT QUEENSRIDGE

Designer

DESIGN GROUP

3700 O'Donnell Street
Baltimore, Maryland 21224
T: 410.962.0505
F: 410.783.0816
www.ddg-usa.com

Developer

Great Wash Park
c/o Executive Home Builders, Inc.
9755 Charleston Boulevard
Las Vegas, Nevada 89117
T: 702.656.5955

Environmental Graphics Design Development Package

December 11th, 2006

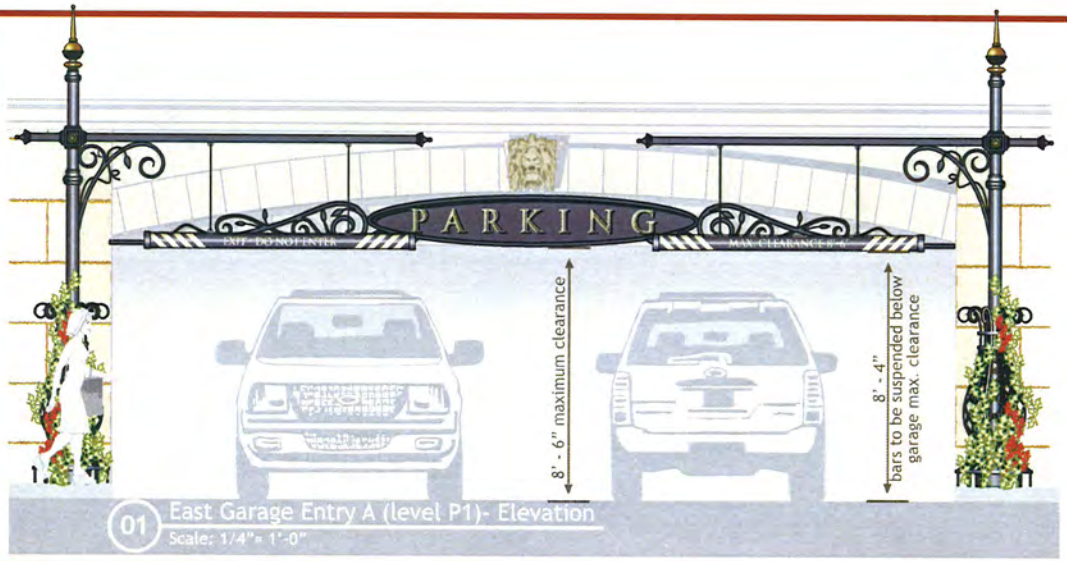
West Parking Garage Entry (below grade)

Item Sign Type #

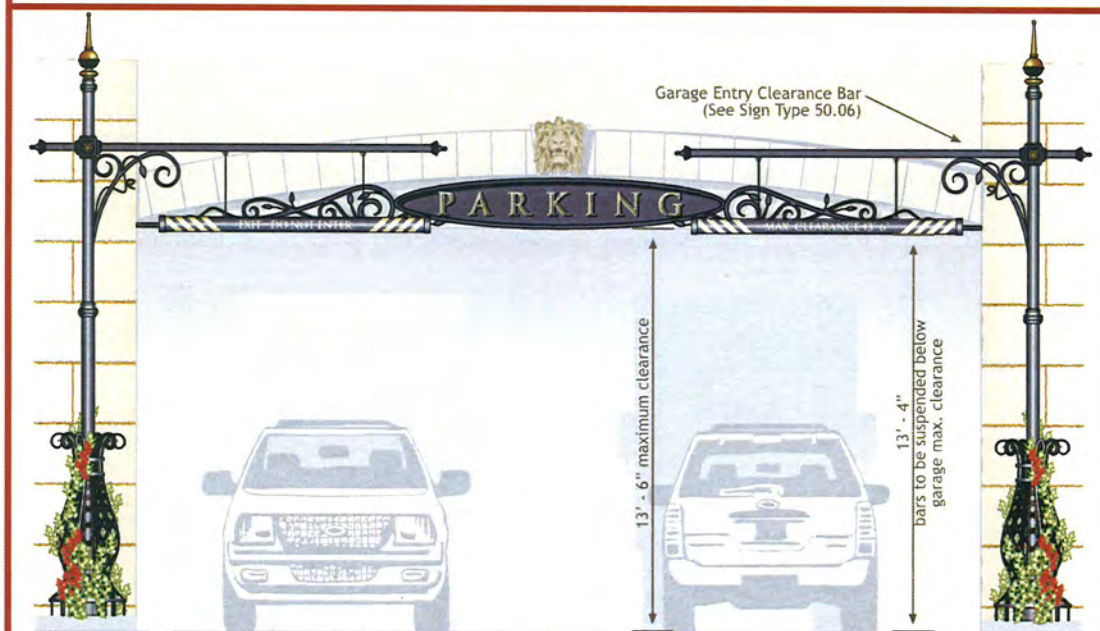
50.04

Page # 1 of 1

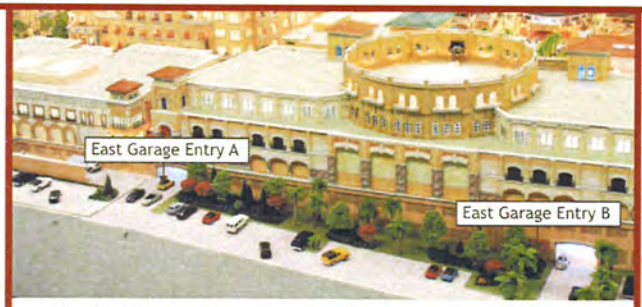
© 2006 Development Design Group, Inc. • These drawings are for the sole purpose of expressing visual design intent only and are not intended for actual fabrication purposes. Sign contractor accepts total responsibility for materials selection, fabrication and installation.



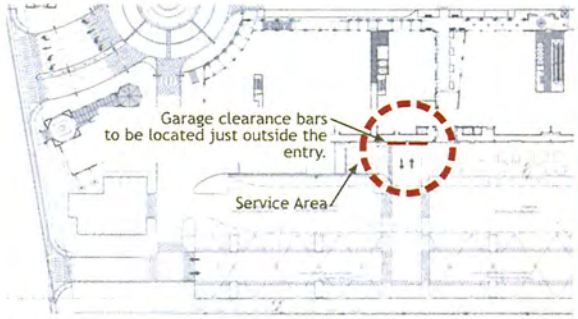
01 East Garage Entry A (level P1)- Elevation
Scale: 1/4"= 1'-0"



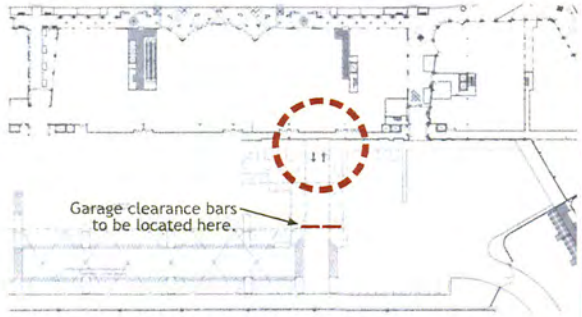
02 East Garage Entry B (level P2)- Elevation
Scale: 1/4"= 1'-0"



Model Photo - East Garage Entries



03 Garage Entry A - Sign Location Plan
Scale: NTS



04 Garage Entry B - Sign Location Plan
Scale: NTS

THE VILLAGE AT QUEENSRIDGE

Designer

DESIGN GROUP

3700 O'Donnell Street
Baltimore, Maryland 21224
T: 410.962.0505
F: 410.783.0816
www.ddg-usa.com

Developer

Great Wash Park
c/o Executive Home Builders, Inc.
9755 Charleston Boulevard
Las Vegas, Nevada 89117
T: 702.656.5955

Environmental Graphics Design Development Package

December 11th, 2006

East Parking Garage Entry ID

Item Sign Type #

50.05

Page # 1 of 2

© 2006 Development Design Group, Inc. • These drawings are for the sole purpose of expressing visual design intent only and are not intended for actual fabrication purposes. Sign contractor accepts total responsibility for materials selection, fabrication and installation.

28'- 0" - note, all opening conditions must be verified

Design Reference Photos

01 Detail Garage Entry Sign Elevation - Night/Day View
Scale: 1/2"= 1'-0"

02 Sign Detail
Scale: 1/2"= 1'-0"

THE VILLAGE AT QUEENSRIDGE

Designer

DESIGN GROUP

3700 O'Donnell Street
Baltimore, Maryland 21224
T: 410.962.0505
F: 410.783.0816
www.ddg-usa.com

Developer

Great Wash Park
c/o Executive Home Builders, Inc.
9755 Charleston Boulevard
Las Vegas, Nevada 89117
T: 702.656.5955

Environmental Graphics Design Development Package

December 11th, 2006

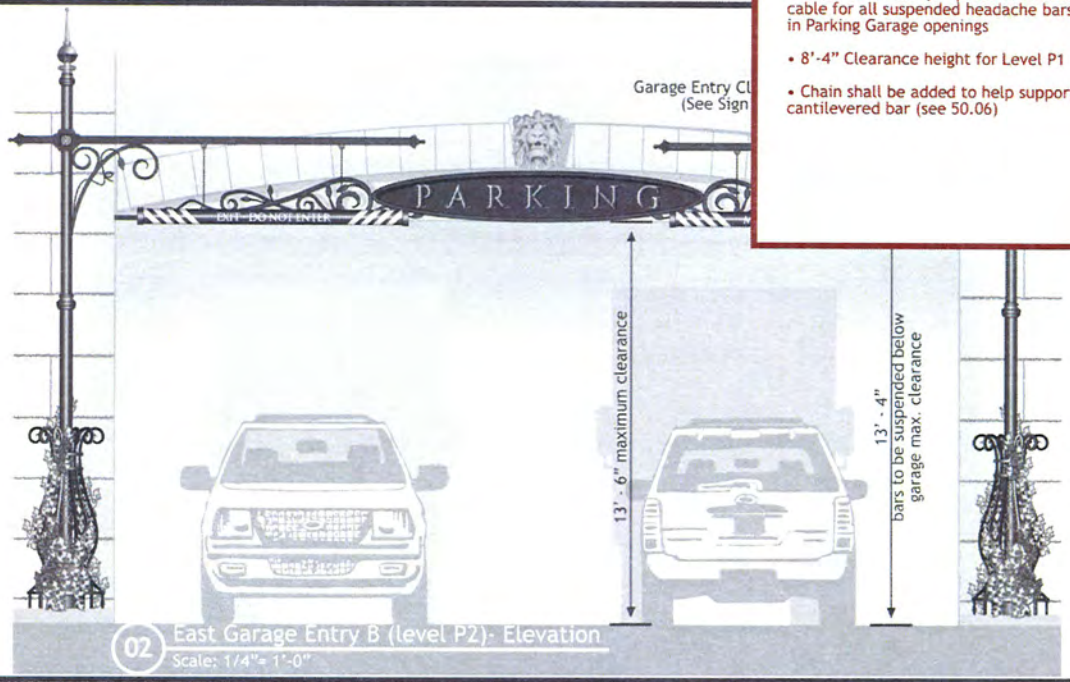
East Parking Garage Entry ID

Item Sign Type #

50.05

© 2006 Development Design Group, Inc. • These drawings are for the sole purpose of expressing visual design intent only and are not intended for actual fabrication purposes. Sign contractor accepts total responsibility for materials selection, fabrication and installation.

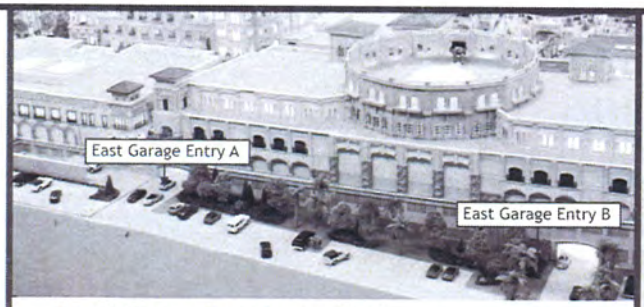
01 East Garage Entry A (level P1)- Elevation
Scale: 1/4"= 1'-0"



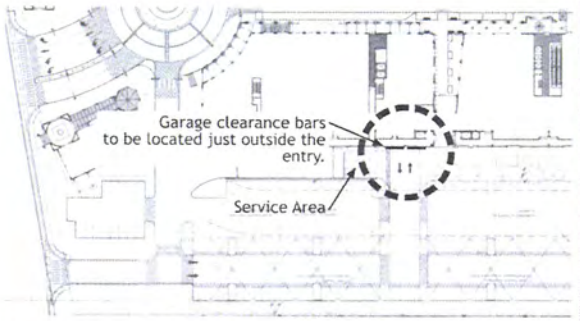
02 East Garage Entry B (level P2)- Elevation
Scale: 1/4"= 1'-0"

DDG Comments 01/15/07
Sign Type: 50.05

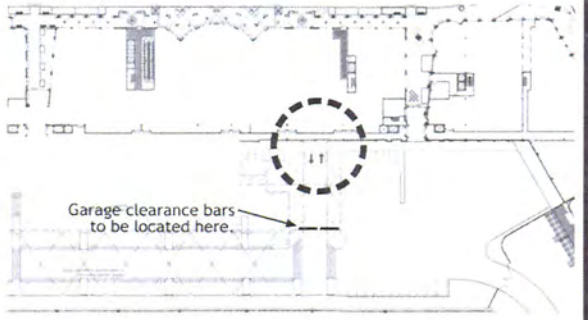
- Chain to be used, in place of aircraft cable for all suspended headache bars in Parking Garage openings
- 8'-4" Clearance height for Level P1
- Chain shall be added to help support cantilevered bar (see 50.06)



Model Photo - East Garage Entries



03 Garage Entry A - Sign Location Plan
Scale: NTS



04 Garage Entry B - Sign Location Plan
Scale: NTS

THE VILLAGE AT QUEENSRIDGE

Designer

DESIGN GROUP

3700 O'Donnell Street
Baltimore, Maryland 21224
T: 410.962.0505
F: 410.783.0816
www.ddg-usa.com

Developer

Great Wash Park
c/o Executive Home Builders, Inc.
9755 Charleston Boulevard
Las Vegas, Nevada 89117
T: 702.656.5955

Environmental Graphics Design Development Package

December 11th, 2006

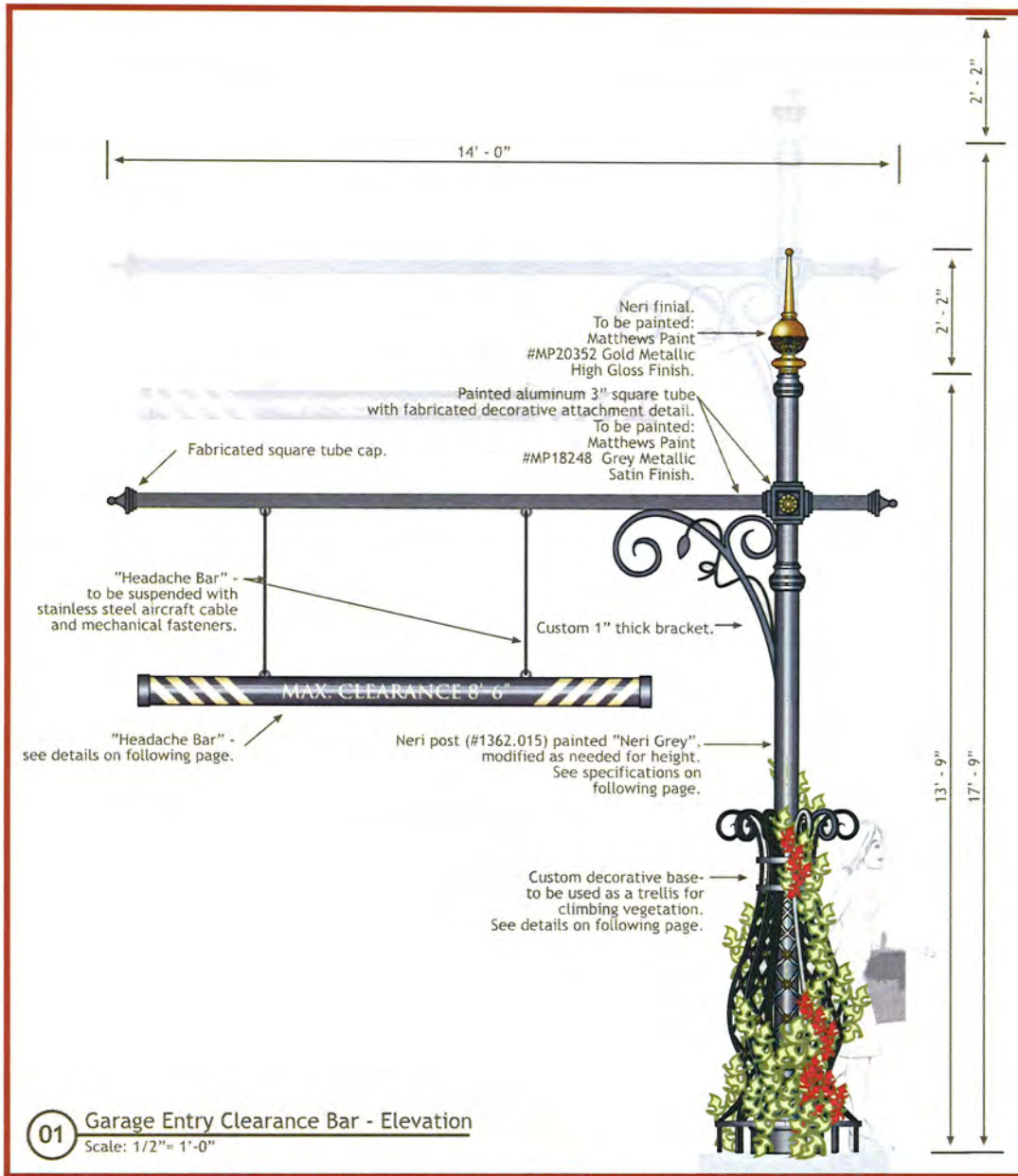
East Parking Garage Entry ID

Item Sign Type #

50.05

Page # 1 of 2

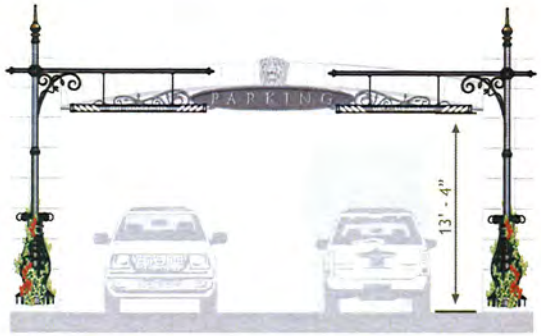
© 2006 Development Design Group, Inc. • These drawings are for the sole purpose of expressing visual design intent only and are not intended for actual fabrication purposes. Sign contractor accepts total responsibility for materials selection, fabrication and installation.



01 Garage Entry Clearance Bar - Elevation
Scale: 1/2"= 1'-0"

NOTE:
Garage Parking Level P1 - maximum clearance is 8'-6"
Headache Bar to be mounted at 8'-4" above ground.
Mounting heights and pole heights will vary depending
upon Garage Level Entry. **All conditions shall be verified.**

02 Garage Level P1 Entry - Elevation
Scale: 1/8"= 1'-0"



NOTE:
Garage Parking Level P2 - maximum clearance is 13'-6"
Headache Bar to be mounted at 13'-4" above ground.
Mounting heights and pole heights will vary depending
upon Garage Level Entry. **All conditions shall be verified.**

03 Garage Level P2 Entry - Elevation
Scale: 1/8"= 1'-0"

THE VILLAGE AT QUEENSRIDGE

Designer

DESIGN GROUP

3700 O'Donnell Street
Baltimore, Maryland 21224
T: 410.962.0505
F: 410.783.0816
www.ddg-usa.com

Developer

Great Wash Park
c/o Executive Home Builders, Inc.
9755 Charleston Boulevard
Las Vegas, Nevada 89117
T: 702.656.5955

Environmental Graphics Design Development Package

December 11th, 2006

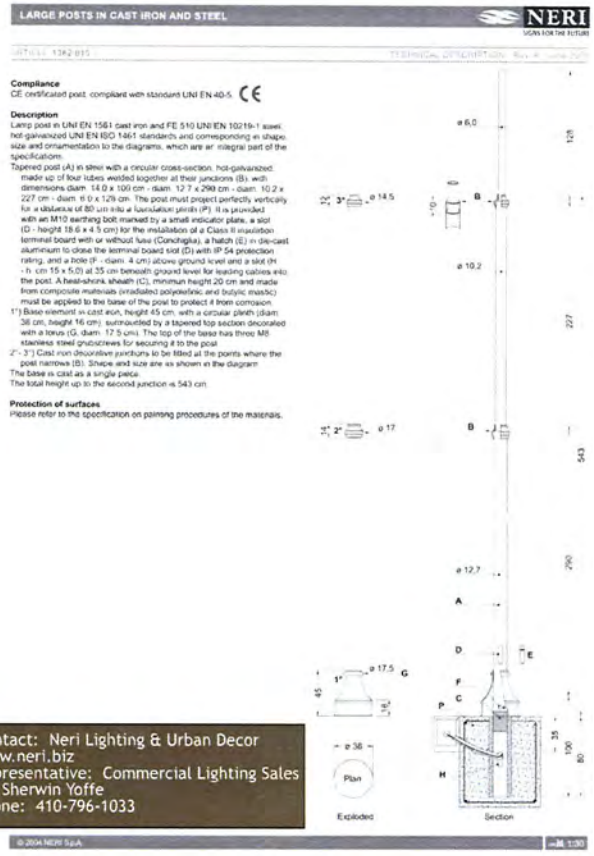
Garage Entry Clearance Bar

Item Sign Type 4

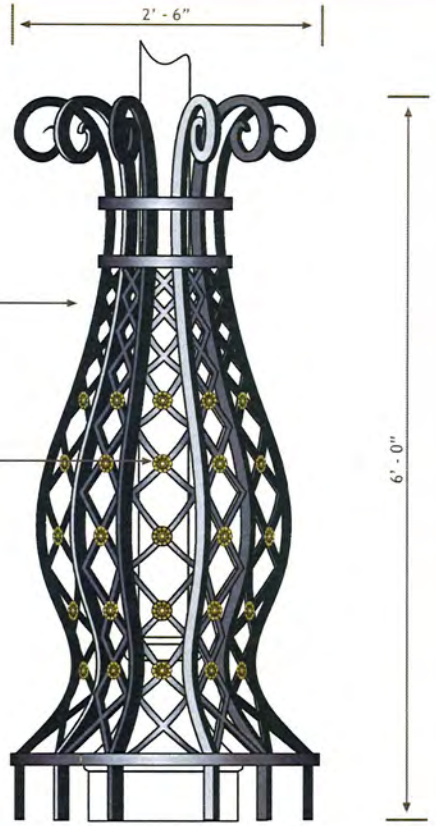
50.06

© 2006 Development Design Group, Inc. • These drawings are for the sole purpose of expressing visual design intent only and are not intended for actual fabrication purposes. Sign contractor accepts total responsibility for materials selection, fabrication and installation.

01 Garage Entry "Headache Bar" - Detail
Scale: 1"= 1'-0"



Contact: Neri Lighting & Urban Decor
www.neri.biz
Representative: Commercial Lighting Sales
Mr. Sherwin Yoffe
Phone: 410-796-1033



02 Decorative Base - Detail Elevation
Scale: 1"= 1'-0"

THE VILLAGE AT QUEENSRIDGE

Designer
DESIGN GROUP
3700 O'Donnell Street
Baltimore, Maryland 21224
T: 410.962.0505
F: 410.783.0816
www.ddg-usa.com

Developer
Great Wash Park
c/o Executive Home Builders, Inc.
9755 Charleston Boulevard
Las Vegas, Nevada 89117
T: 702.656.5955

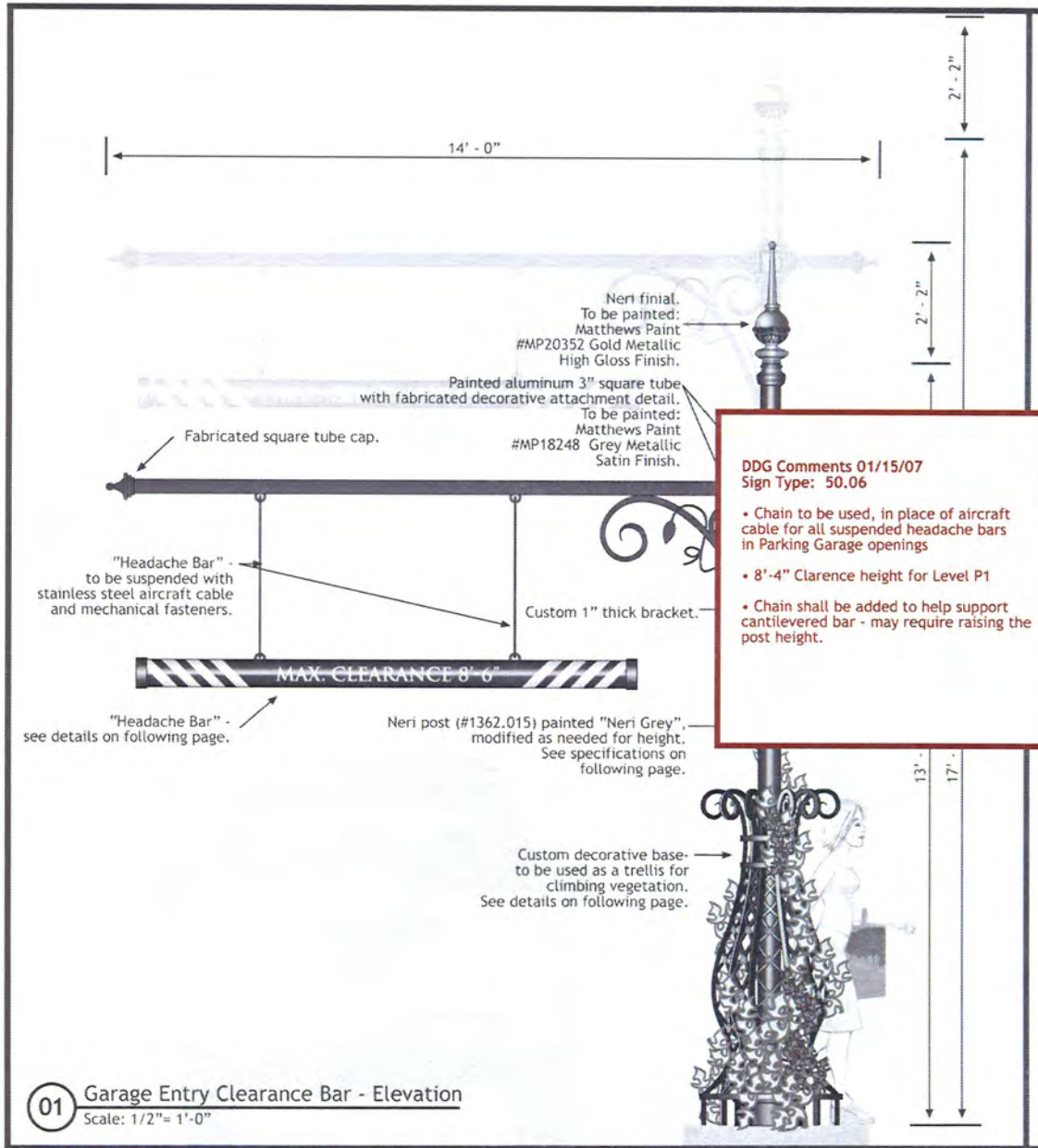
Environmental Graphics Design Development Package

December 11th, 2006

Garage Entry Clearance Bar

Item Sign Type #
50.06

© 2006 Development Design Group, Inc. • These drawings are for the sole purpose of expressing visual design intent only and are not intended for actual fabrication purposes. Sign contractor accepts total responsibility for materials selection, fabrication and installation.



01 Garage Entry Clearance Bar - Elevation
Scale: 1/2"= 1'-0"

DDG Comments 01/15/07
Sign Type: 50.06

- Chain to be used, in place of aircraft cable for all suspended headache bars in Parking Garage openings
- 8'-4" Clarence height for Level P1
- Chain shall be added to help support cantilevered bar - may require raising the post height.

NOTE:
Garage Parking Level P1 - maximum clearance is 8'-6"
Headache Bar to be mounted at 8'-4" above ground.
Mounting heights and pole heights will vary depending
upon Garage Level Entry. **All conditions shall be verified.**

02 Garage Level P1 Entry - Elevation
Scale: 1/8"= 1'-0"

NOTE:
Garage Parking Level P2 - maximum clearance is 13'-6"
Headache Bar to be mounted at 13'-4" above ground.
Mounting heights and pole heights will vary depending
upon Garage Level Entry. **All conditions shall be verified.**

03 Garage Level P2 Entry - Elevation
Scale: 1/8"= 1'-0"

THE VILLAGE AT QUEENSRIDGE

Designer

DESIGN GROUP

3500 O'Donnell Street
Baltimore, Maryland 21224
T: 410.962.0505
F: 410.783.0816
www.ddg-usa.com

Developer

Great Wash Park
c/o Executive Home Builders, Inc
9753 Charleston Boulevard
Las Vegas, Nevada 89117
T: 702.656.5955

Environmental Graphics Design Development Package

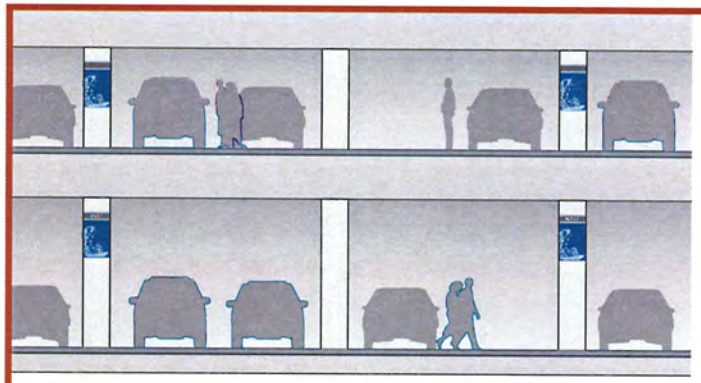
December 11th, 2006

Garage Entry Clearance Bar

Item Sign Type #

50.06

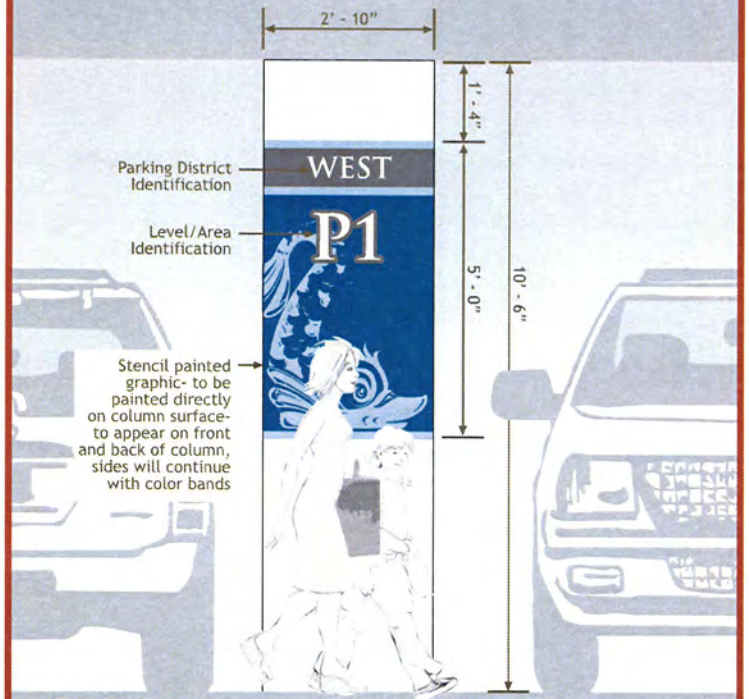
© 2006 Development Design Group, Inc. • These drawings are for the sole purpose of expressing visual design intent only and are not intended for actual fabrication purposes. Sign contractor accepts total responsibility for materials selection, fabrication and installation



01 Typical Parking Garage Section
Scale: 3/16"= 1'-0"

02 Garage Icons
Scale: NTS

NOTE - Designated graphic icon for each particular parking garage zone (ie. North, South) to be used on both parking garage levels.



03 Typical Column Elevation - Parking Level P1
Scale: 1/2"= 1'-0"

04 Perspective View
Scale: NTS

Suggested Installer:
Gene Siegrist Studio
920 Burrell Street
Marina Del Rey, CA 90292
Phone: 310-306-0336
www.genesiegriststudio.com

THE VILLAGE AT QUEENSBRIDGE

Designer
DESIGN GROUP
3700 O'Donnell Street
Baltimore, Maryland 21224
T: 410.962.0505
F: 410.783.0816
www.ddg-usa.com

Developer
Great Wash Park
c/o Executive Home Builders, Inc.
9755 Charleston Boulevard
Las Vegas, Nevada 89117
T: 702.656.5955

Environmental Graphics Design Development Package

December 11th, 2006

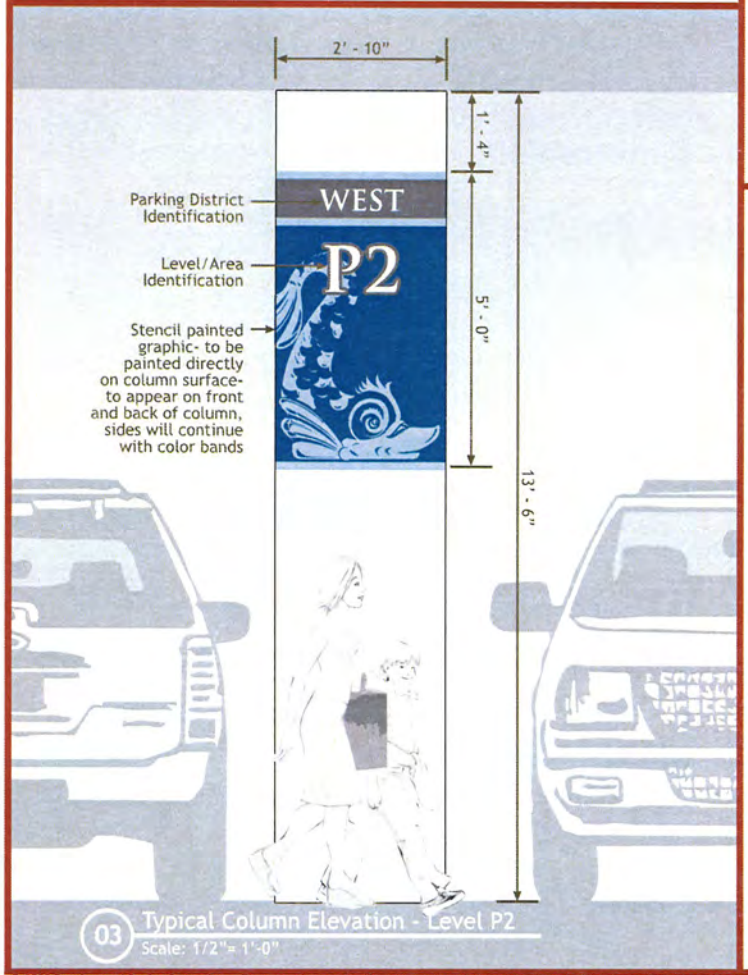
Garage Level / Zone Column Graphic

Item Sign Type #

50.07

© 2006 Development Design Group, Inc. • These drawings are for the sole purpose of expressing visual design intent only and are not intended for actual fabrication purposes. Sign contractor accepts total responsibility for materials selection, fabrication and installation.

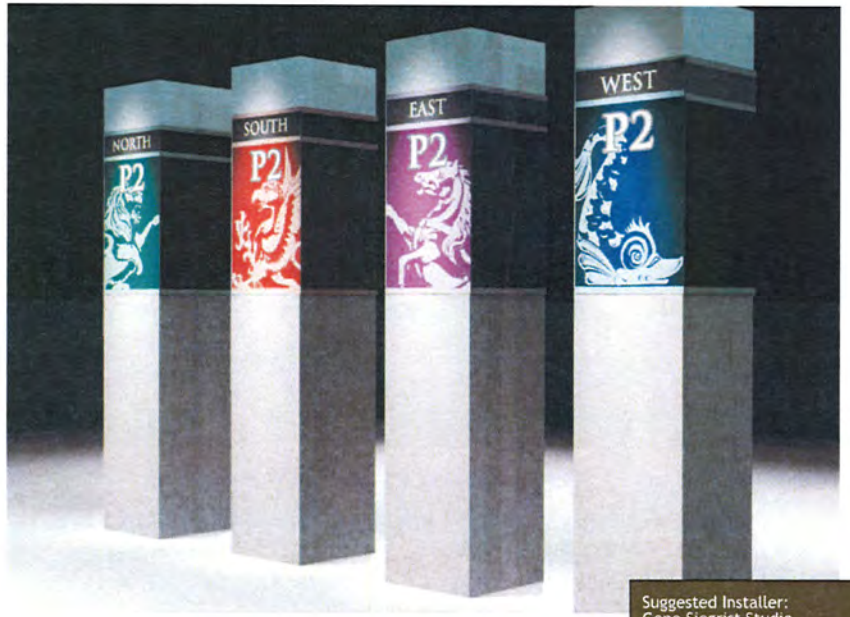
01 Parking Zone Key Plan
Scale: NTS



03 Typical Column Elevation - Level P2
Scale: 1/2"= 1'-0"

02 Garage Icons
Scale: NTS

NOTE - Designated graphic icon for each particular parking garage zone (ie. North, South) to be used on both parking garage levels.



04 Perspective View
Scale: NTS

Suggested Installer:
Gene Siegrist Studio
920 Burrell Street
Marina Del Rey, CA 90292
Phone: 310-306-0336
www.genesiegriststudio.com

THE VILLAGE AT QUEENSBRIDGE

Designer

DESIGN GROUP

3700 O'Donnell Street
Baltimore, Maryland 21224
T: 410.962.0505
F: 410.783.0816
www.ddg-usa.com

Developer

Great Wash Park
c/o Executive Home Builders, Inc.
9755 Charleston Boulevard
Las Vegas, Nevada 89117
T: 702.656.5955

Environmental Graphics Design Development Package

December 11th, 2006

Garage Level / Zone Column Graphic

Item Sign Type #

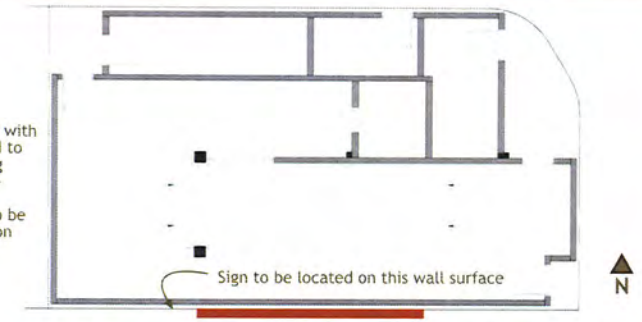
50.07

Page # 2 of 2

© 2006 Development Design Group, Inc. • These drawings are for the sole purpose of expressing visual design intent only and are not intended for actual fabrication purposes. Sign contractor accepts total responsibility for materials selection, fabrication and installation.

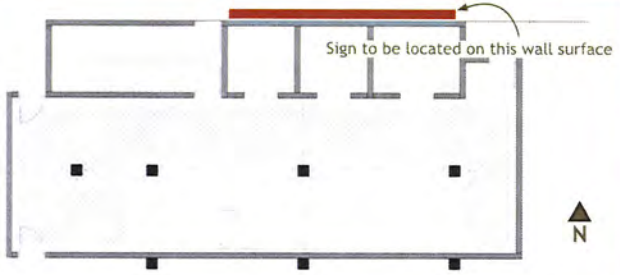
Mosaic tile wall panel - tile colors to be coordinated with the specific color designated to each zone within the parking garage (see sign type 50.07 - Garage Column Graphic). Lobby Identification panel to be located outside the lobbies on both parking garage levels.

01 50.08A North Parking Garage Lobby Identification
Scale: 1/4" = 1'-0"



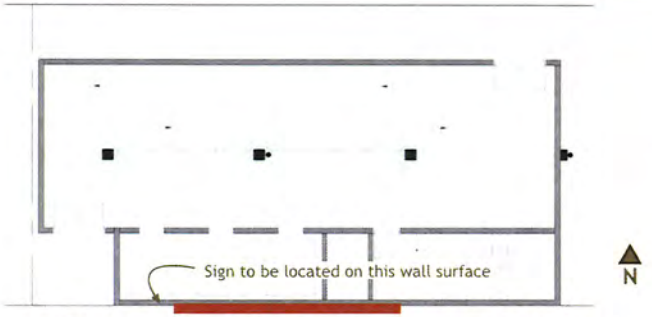
02 North Lobby, Level P1 - Plan View (Level P2 similar)
Scale: NTS

03 50.08B South Parking Garage Lobby Identification
Scale: 1/4" = 1'-0"



04 South Lobby, Level P1 - Plan View (Level P2 similar)
Scale: NTS

05 50.08C East Parking Garage Lobby Identification
Scale: 1/4" = 1'-0"



06 East Lobby, Level P1 - Plan View (Level P2 similar)
Scale: NTS

THE VILLAGE AT QUEENSRIDGE

Designer

DESIGN GROUP

3700 O'Donnell Street
Baltimore, Maryland 21224
T: 410.962.0505
F: 410.783.0816
www.ddg-usa.com

Developer

Great Wash Park
c/o Executive Home Builders, Inc.
9755 Charleston Boulevard
Las Vegas, Nevada 89117
T: 702.656.5955

Environmental Graphics Design Development Package

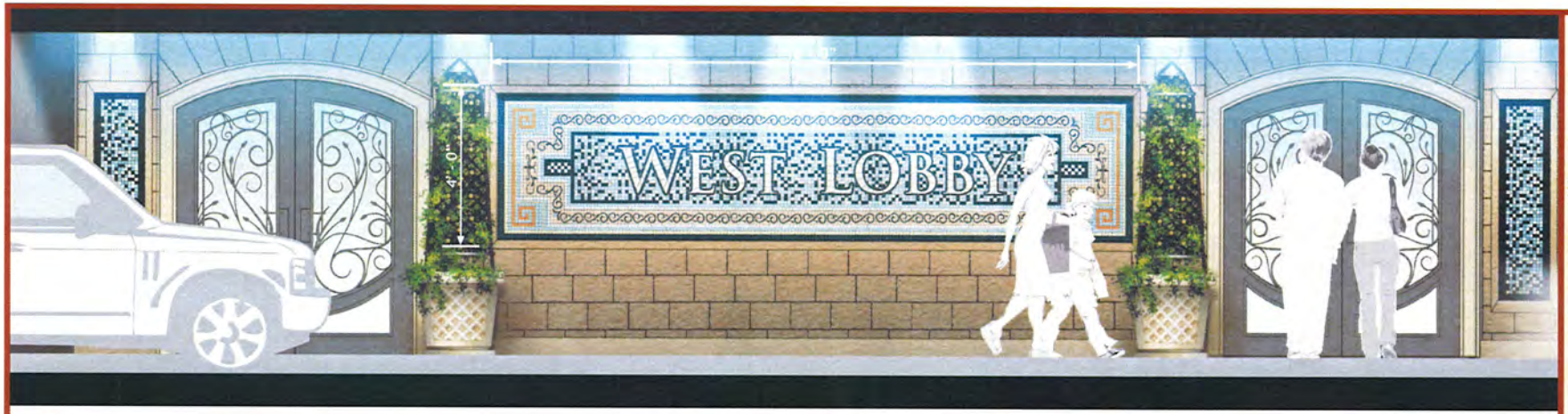
December 11th, 2006

Parking Garage Lobby Identification North-South-East

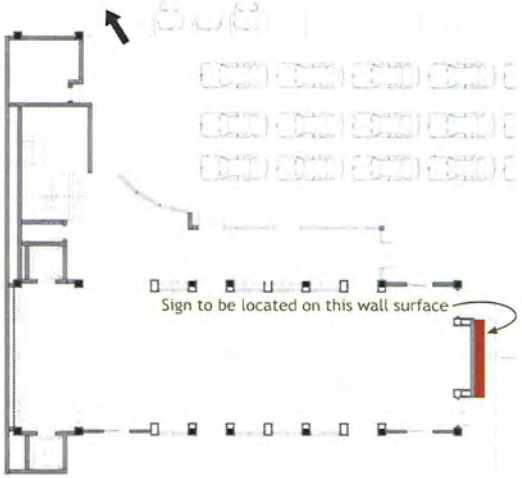
Item Sign Type #

50.08A-C

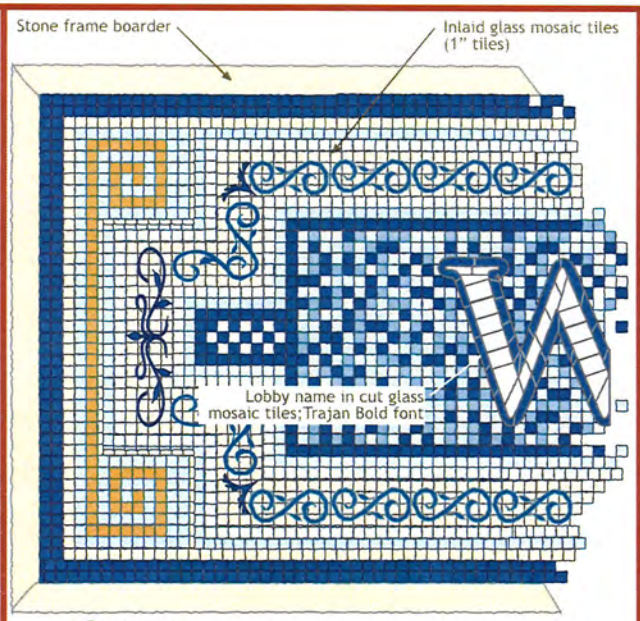
© 2006 Development Design Group, Inc. • These drawings are for the sole purpose of expressing visual design intent only and are not intended for actual fabrication purposes. Sign contractor accepts total responsibility for materials selection, fabrication and installation.



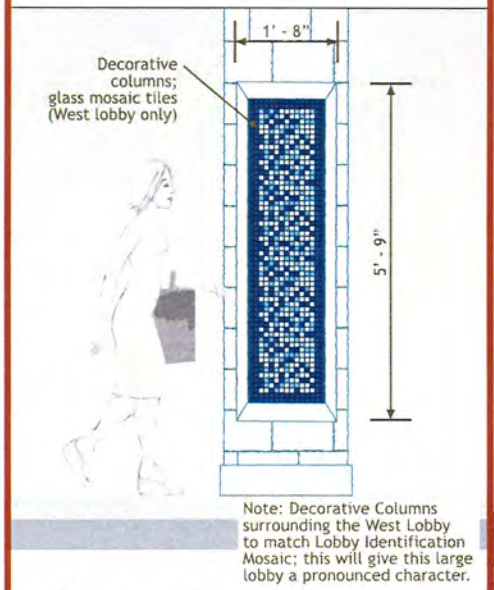
01 50.08D Context Elevation - West Lobby
Scale: 3/8"= 1'-0"



02 West Lobby, Level P1 - Plan View (Level P2 similar)
Scale: NTS



03 Detail
Scale: 1/2"= 1'-0"



Note: Decorative Columns surrounding the West Lobby to match Lobby Identification Mosaic; this will give this large lobby a pronounced character.

03 Suggested Column Treatment
Scale: 1/2"= 1'-0"

THE VILLAGE AT QUEENSRIDGE

Designer
DESIGN GROUP INCORPORATED
3700 O'Donnell Street
Baltimore, Maryland 21224
T: 410.962.0505
F: 410.783.0816
www.ddg-usa.com

Developer
Great Wash Park
c/o Executive Home Builders, Inc.
9755 Charleston Boulevard
Las Vegas, Nevada 89117
T: 702.656.5955

Environmental Graphics Design Development Package

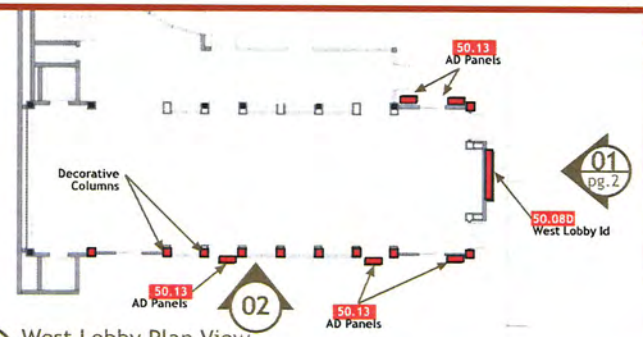
December 11th, 2006

Parking Garage Lobby Identification -West

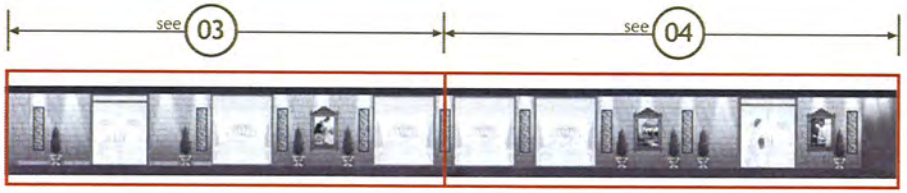
Item Sign Type 4

50.08D

© 2006 Development Design Group, Inc. • These drawings are for the sole purpose of expressing visual design intent only and are not intended for actual fabrication purposes. Sign contractor accepts total responsibility for materials selection, fabrication and installation.

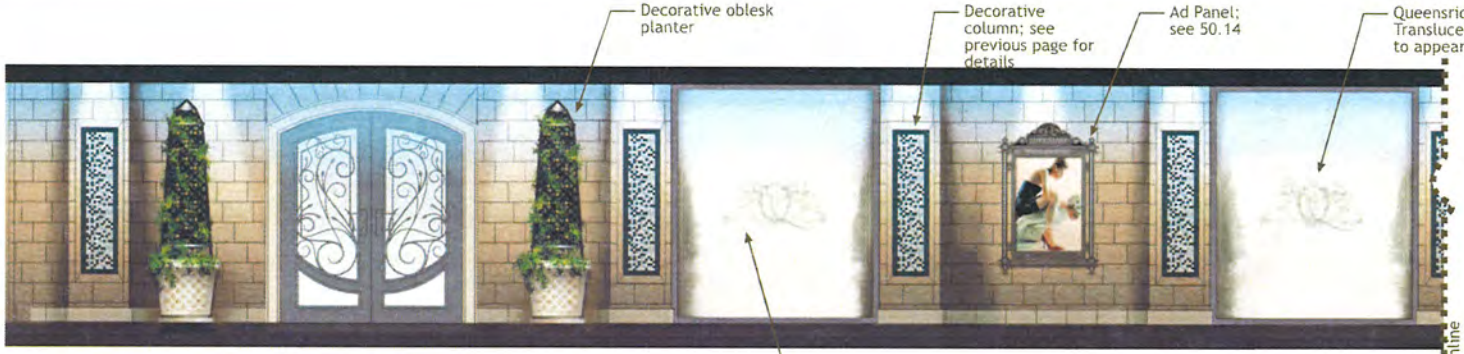


01 West Lobby Plan View
Scale: NTS

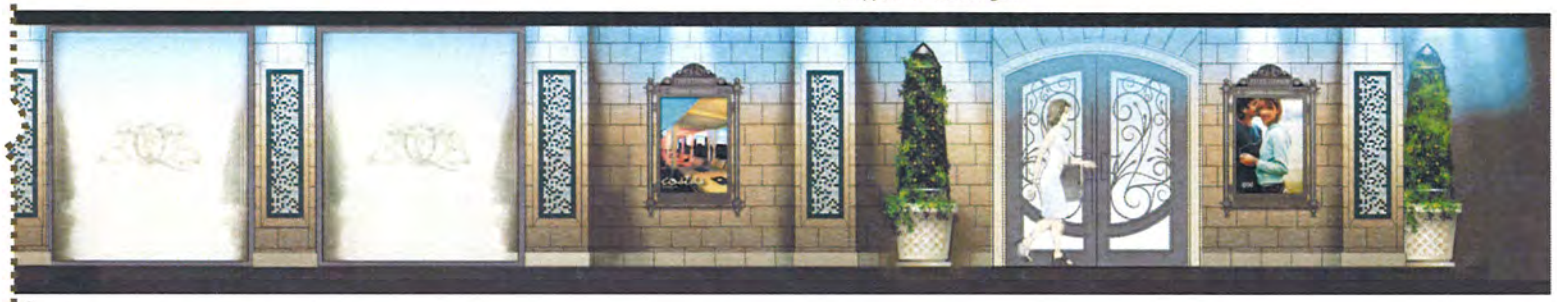


Note: The West lobby is shown in detail because it will contain a valet service, seating and have a "resort" like character.

02 West Lobby - South Elevation
Scale: NTS



03 Context Elevation - South View 1
Scale: 1/4" = 1'-0"



04 Context Elevation - South View 2
Scale: 1/4" = 1'-0"

THE VILLAGE AT QUEENSRIDGE

Designer
DESIGN GROUP
3700 O'Donnell Street
Baltimore, Maryland 21224
T: 410.962.0505
F: 410.783.0816
www.ddg-usa.com

Developer
Great Wash Park
c/o Executive Home Builders, Inc.
9755 Charleston Boulevard
Las Vegas, Nevada 89117
T: 702.656.5955

Environmental Graphics Design Development Package

December 11th, 2006

Parking Garage Lobby Identification -West

Item Sign Type #

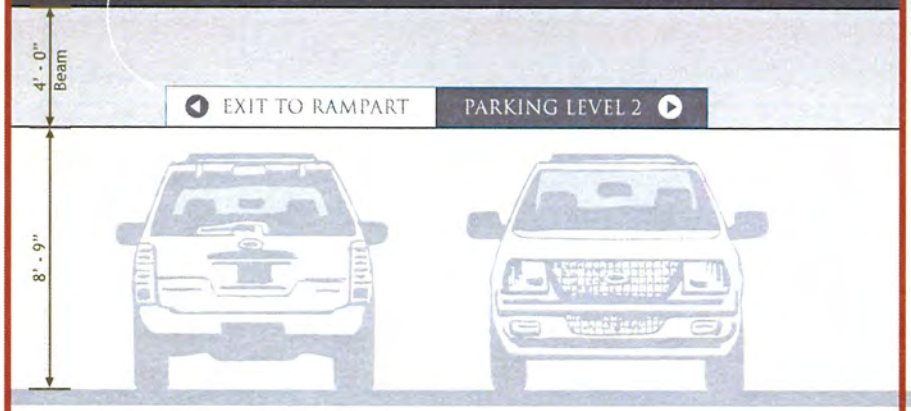
50.08D

© 2006 Development Design Group, Inc. • These drawings are for the sole purpose of expressing visual design intent only and are not intended for actual fabrication purposes. Sign contractor accepts total responsibility for materials selection, fabrication and installation.

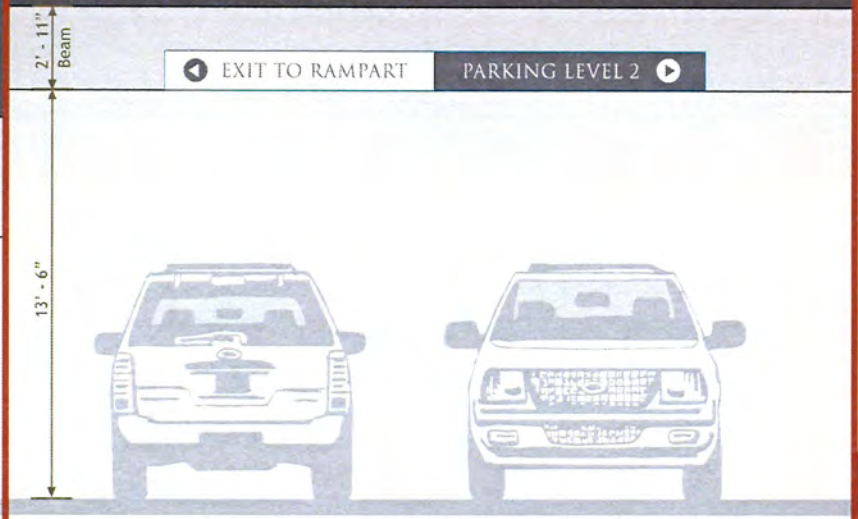
01 Detail
Scale: 1" = 1'-0"

NOTE: Vehicular directional sign will be mounted flush against the beams on each floor. It will also be mounted flush with the underside of the beam.

Sign will be painted aluminum with applied vinyl graphics. Messages to be determined.



02 Context Elevation P1
Scale: 1/4"= 1'-0"



02 Context Elevation P2
Scale: 1/4"= 1'-0"

THE VILLAGE AT QUEENSRIDGE

Designer
DESIGN GROUP
3700 O'Donnell Street
Baltimore, Maryland 21224
T: 410.962.0505
F: 410.783.0816
www.ddg-usa.com

Developer
Great Wash Park
c/o Executive Home Builders, Inc.
9755 Charleston Boulevard
Las Vegas, Nevada 89117
T: 702.656.5955

Environmental Graphics Design Development Package

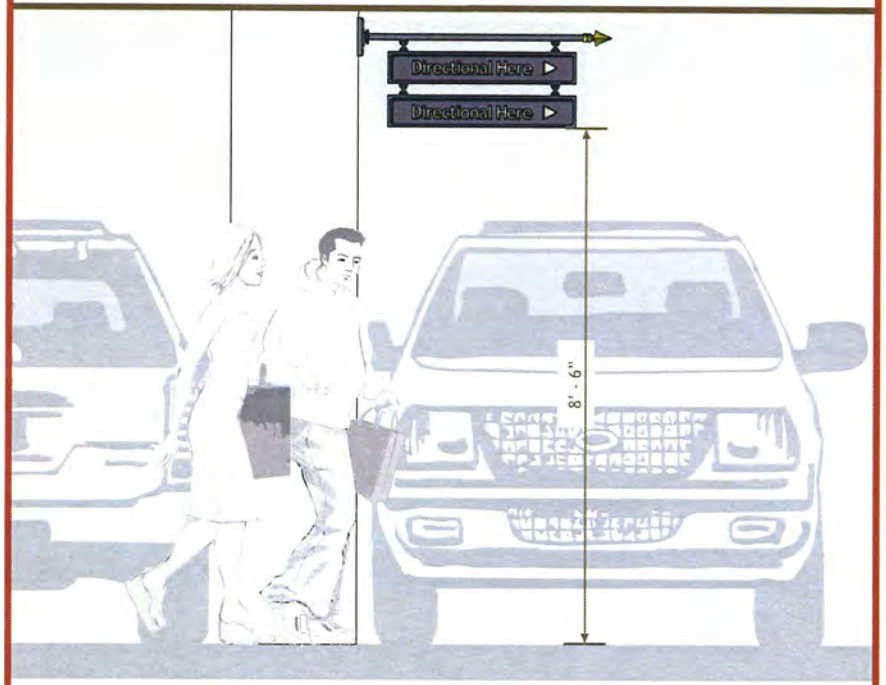
December 11th, 2006

Parking Garage Vehicular Directional

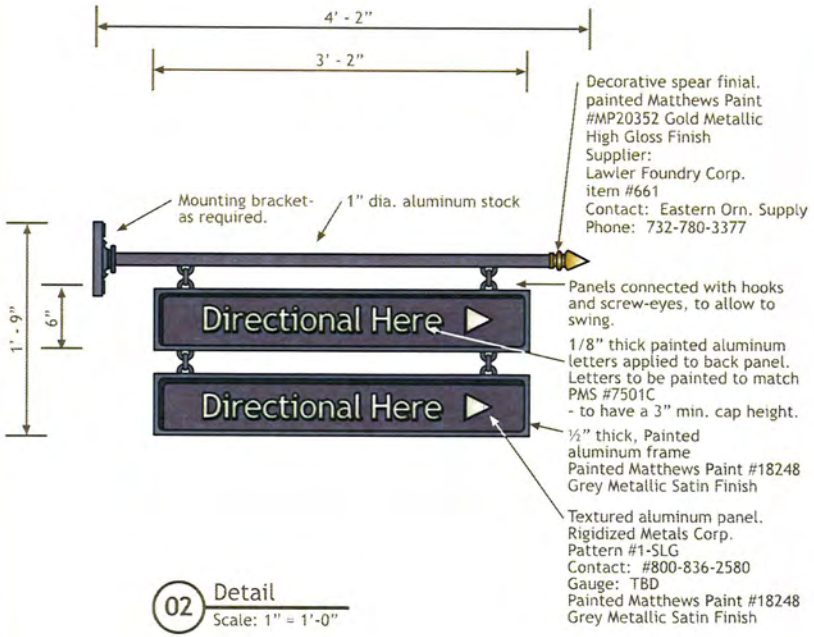
Item Sign Type #

50.09

© 2006 Development Design Group, Inc. • These drawings are for the sole purpose of expressing visual design intent only and are not intended for actual fabrication purposes. Sign contractor accepts total responsibility for materials selection, fabrication and installation.



01 Garage Context Elevation
Scale: 1/2"= 1'-0"



02 Detail
Scale: 1" = 1'-0"

THE VILLAGE
AT QUEENSRIDGE

Designer
DESIGN GROUP
3700 O'Donnell Street
Baltimore, Maryland 21224
T: 410.962.0505
F: 410.783.0816
www.ddg-usa.com

Developer
Great Wash Park
c/o Executive Home Builders, Inc.
9755 Charleston Boulevard
Las Vegas, Nevada 89117
T: 702.656.5955

Environmental Graphics Design Development Package

December 11th, 2006

Parking Garage Pedestrian Directional

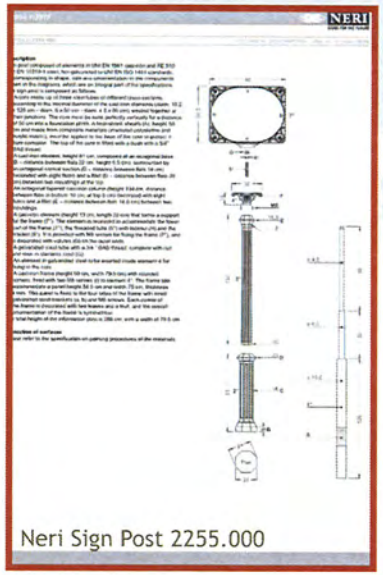
Item Sign Type #

50.10

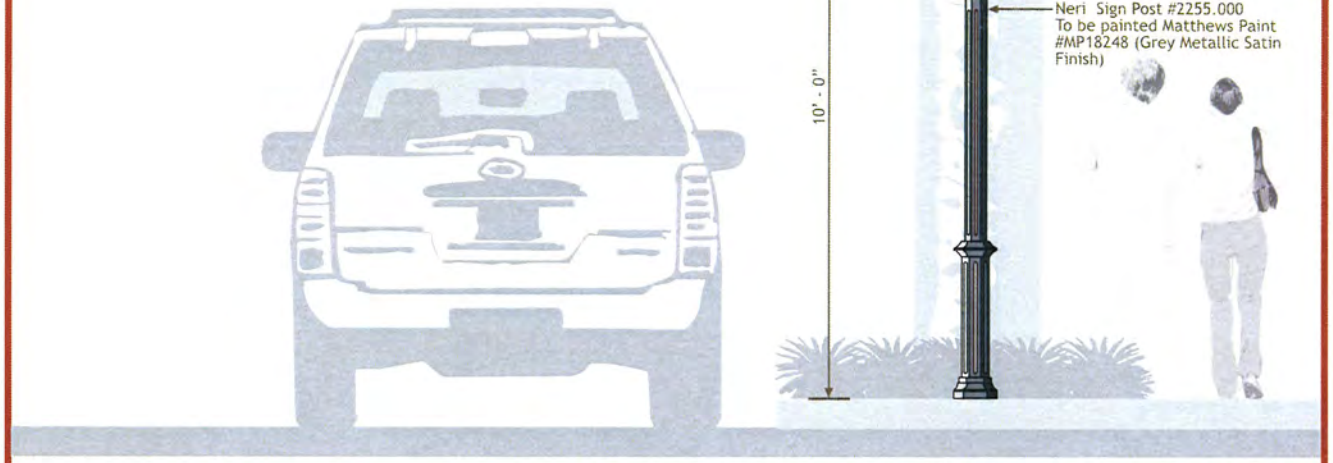
Page # 1 of 1

© 2006 Development Design Group, Inc. • These drawings are for the sole purpose of expressing visual design intent only and are not intended for actual fabrication purposes. Sign contractor accepts total responsibility for materials selection, fabrication and installation.

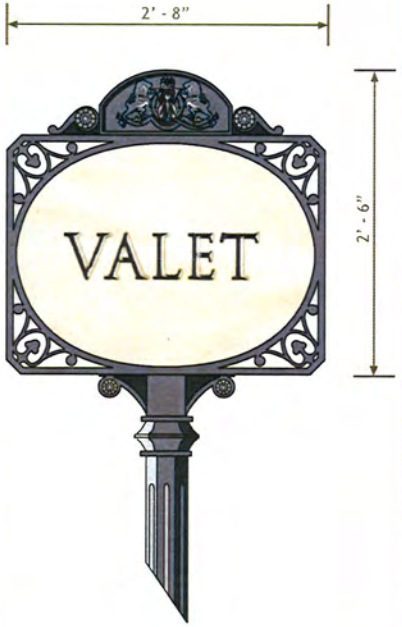
Reference Image



Neri Sign Post 2255.000



01 Sign Elevation
Scale: 1/2"= 1'-0"



02 Sign Detail Elevation
Scale: 1"= 1'-0"

THE VILLAGE AT QUEENSRIDGE

Designer

DESIGN GROUP

3700 O'Donnell Street
Baltimore, Maryland 21224
T: 410.962.0505
F: 410.783.0816
www.ddg-usa.com

Developer

Great Wash Park
c/o Executive Home Builders, Inc.
9755 Charleston Boulevard
Las Vegas, Nevada 89117
T: 702.656.5955

Environmental Graphics Design Development Package

December 11th, 2006

Valet Post Mounted Sign

Item Sign Type #

50.11A

Page # 1 of 2

© 2006 Development Design Group, Inc. • These drawings are for the sole purpose of expressing visual design intent only and are not intended for actual fabrication purposes. Sign contractor accepts total responsibility for materials selection, fabrication and installation.

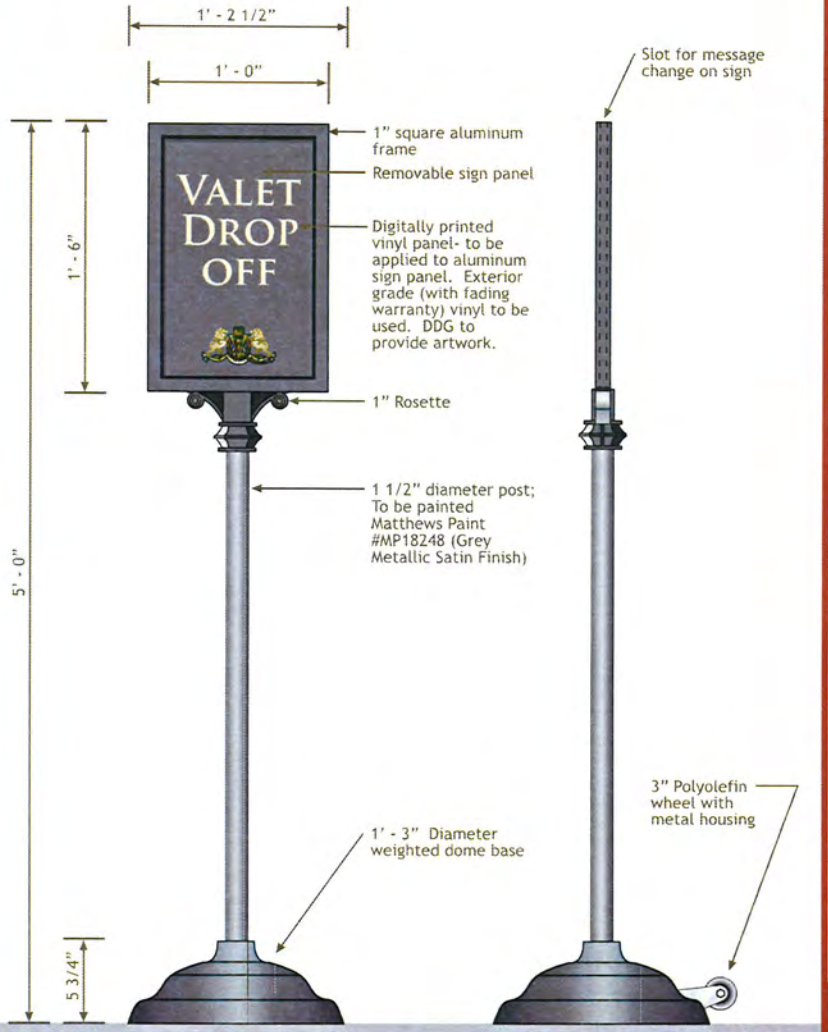
01 Context Elevation
Scale: 1/4"= 1'-0"

Suggested Suppliers for stanchions:

Emedco
P.O. Box 369
Buffalo, NY 14240
1-800-442-3633
www.emedco.com

Crowd Control Warehouse
1-877-855-1600
www.crowdcontrollwarehouse.com

Lavi Industries
1-800-624-6225
www.lavi.com



02 Sign Detail Elevation
Scale: 1 1/2"= 1'-0"

THE VILLAGE AT QUEENSRIDGE

Designer
DESIGN GROUP
3700 O'Donnell Street
Baltimore, Maryland 21224
T: 410.962.0505
F: 410.783.0816
www.ddg-usa.com

Developer
Great Wash Park
c/o Executive Home Builders, Inc.
9755 Charleston Boulevard
Las Vegas, Nevada 89117
T: 702.656.5955

Environmental Graphics Design Development Package

December 11th, 2006

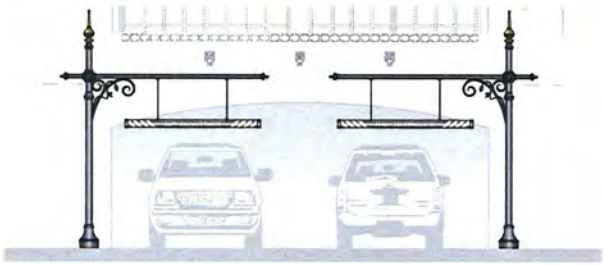
Valet Portable Stanchion

Item Sign Type #

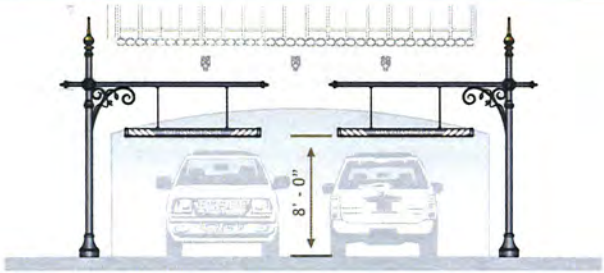
50.11B

© 2006 Development Design Group, Inc. • These drawings are for the sole purpose of expressing visual design intent only and are not intended for actual fabrication purposes. Sign contractor accepts total responsibility for materials selection, fabrication and installation.

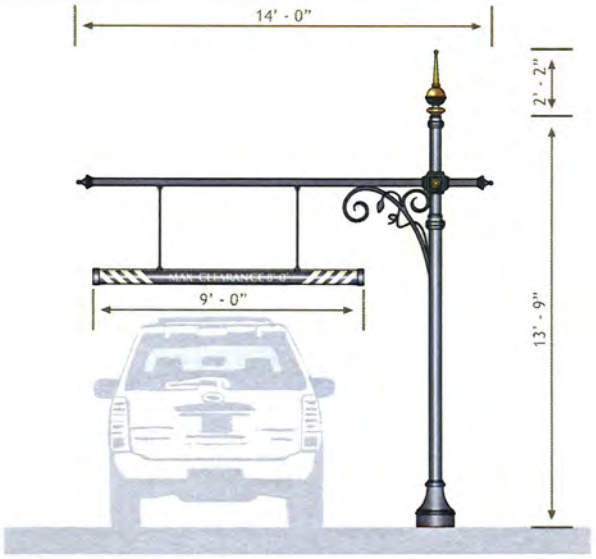
01 Residential Tower/Building 1 - North Elevation
Scale: NTS



02 Building 1 - Parking Entry 1
Scale: 1/8"= 1'-0"



03 Building 1 - Parking Entry 2
Scale: 1/8"= 1'-0"



See Sign Type 50.06 (Garage Entry Clearance Bar) for complete specifications

04 Sign Detail Elevation
Scale: 1/4"= 1'-0"

NOTE: The "Headache Bar" is mounted outside the garage entries due to the operable security gate which will be installed. Depending upon the gate mounting conditions, the headache bars could be mounted to the underside of entry openings.

THE VILLAGE AT QUEENSBRIDGE

Designer
DESIGN GROUP
3900 O'Donnell Street
Baltimore, Maryland 21224
T: 410.962.0505
F: 410.783.0816
www.ddg-usa.com

Developer
Great Wash Park
c/o Executive Home Builders, Inc.
9755 Charleston Boulevard
Las Vegas, Nevada 89117
T: 702.656.5955

Environmental Graphics Design Development Package

December 11th, 2006

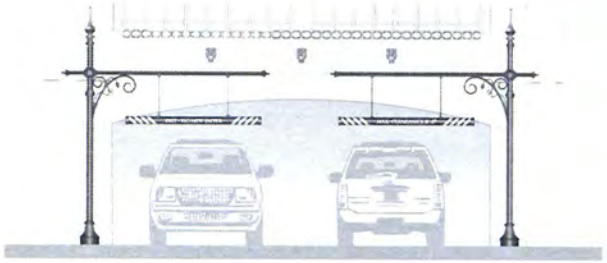
Residential Parking Garage Entry ID

Item Sign Type #

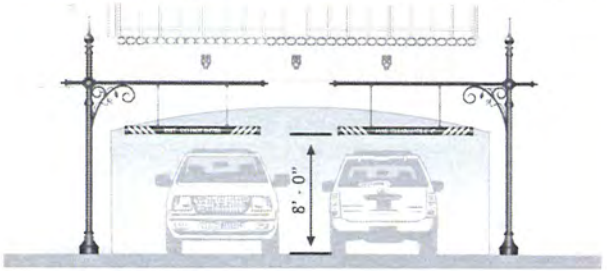
50.12 A

© 2006 Development Design Group, Inc. • These drawings are for the sole purpose of expressing visual design intent only and are not intended for actual fabrication purposes. Sign contractor accepts total responsibility for materials selection, fabrication and installation.

01 Residential Tower/Building 1 - North Elevation
Scale: NTS



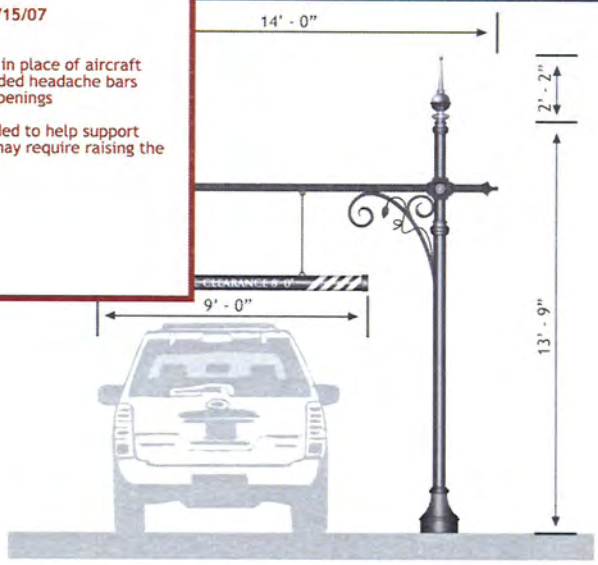
02 Building 1 - Parking Entry 1
Scale: 1/8"= 1'-0"



03 Building 1 - Parking Entry 2
Scale: 1/8"= 1'-0"

DDG Comments 01/15/07
Sign Type: 50.12A

- Chain to be used, in place of aircraft cable for all suspended headache bars in Parking Garage openings
- Chain shall be added to help support cantilevered bar - may require raising the post height.



See Sign Type 50.06 (Garage Entry Clearance Bar) for complete specifications

04 Sign Detail Elevation
Scale: 1/4"= 1'-0"

NOTE: The "Headache Bar" is mounted outside the garage entries due to the operable security gate which will be installed. Depending upon the gate mounting conditions, the headache bars could be mounted to the underside of entry openings.

THE VILLAGE AT QUEENSRIDGE

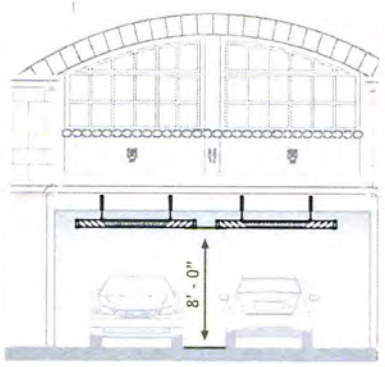
Designer
DESIGN GROUP
3900 O'Donnell Street
Baltimore, Maryland 21224
T: 410.962.0505
F: 410.783.0816
www.ddg-usa.com

Developer
Great Wash Park
c/o Executive Home Builders, Inc.
9755 Charleston Boulevard
Las Vegas, Nevada 89117
T: 702.656.5955

Environmental Graphics Design Development Package
December 11th, 2006

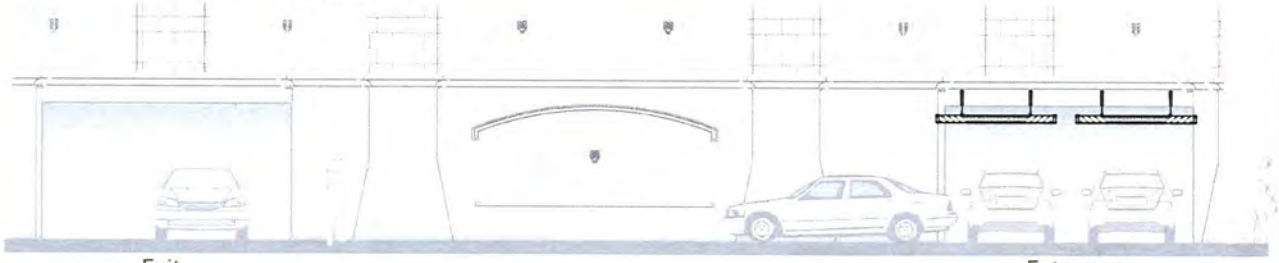
Residential Parking Garage Entry ID
Item Sign Type #
50.12 A

© 2006 Development Design Group, Inc. • These drawings are for the sole purpose of expressing visual design intent only and are not intended for actual fabrication purposes. Sign contractor accepts total responsibility for materials selection, fabrication and installation.

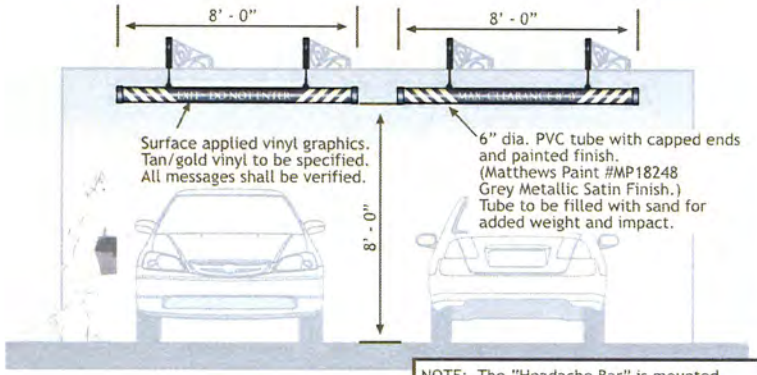


01 Building 2 - North Elevation
Scale: 1/8"= 1'-0"

Location Plan

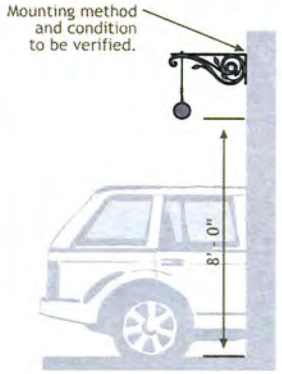


02 Building 2 - East Elevation
Scale: 1/8"= 1'-0"

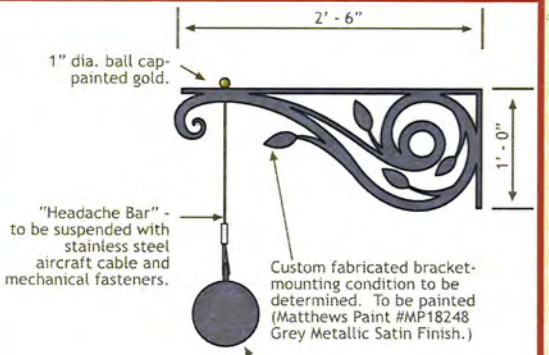


NOTE: The "Headache Bar" is mounted outside the garage entries due to the operable security gate which will be installed. Depending upon the gate mounting conditions, the headache bars could be mounted to the underside of entry openings.

03 Building 2 - Entry Detail
Scale: 1/4"= 1'-0"



04 Side Elevation
Scale: 1/4"= 1'-0"



05 Bracket Detail
Scale: 1"= 1'-0"

THE VILLAGE AT QUEENSBRIDGE

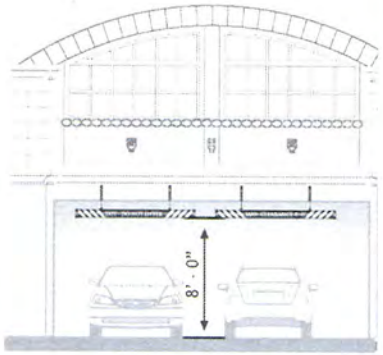
Designer
DESIGN GROUP
3700 O'Donnell Street
Baltimore, Maryland 21224
T: 410.962.0505
F: 410.783.0816
www.ddg-usa.com

Developer
Great Wash Park
c/o Executive Home Builders, Inc.
9755 Charleston Boulevard
Las Vegas, Nevada 89117
T: 702.656.5955

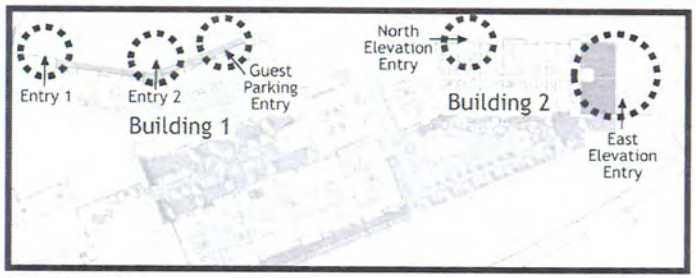
Environmental Graphics Design Development Package
December 11th, 2006

Residential Parking Garage Entry ID
Item Sign Type #
50.12 B
Page # 2 of 2

© 2006 Development Design Group, Inc. • These drawings are for the sole purpose of expressing visual design intent only and are not intended for actual fabrication purposes. Sign contractor accepts total responsibility for materials selection, fabrication and installation.



01 Building 2 - North Elevation
Scale: 1/8"= 1'-0"

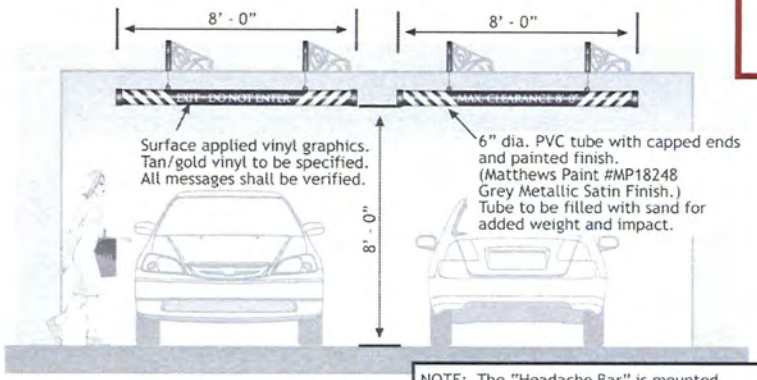


Location Plan

02 Building 2 - East Elevation
Scale: 1/8"= 1'-0"

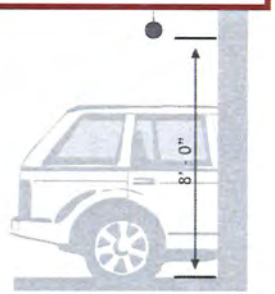
DDG Comments 01/15/07
Sign Type: 50.12B

- Chain to be used, in place of aircraft cable for all suspended headache bars in Parking Garage openings

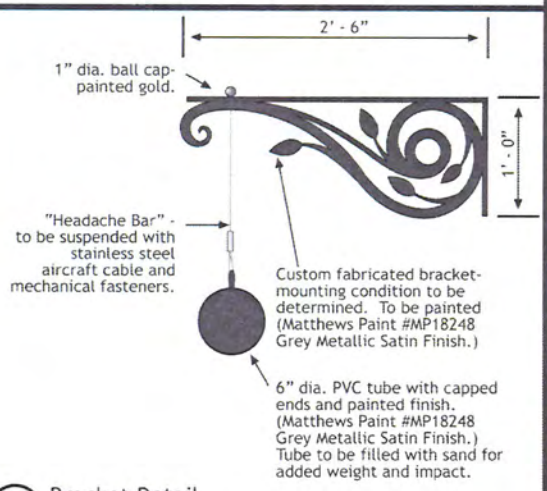


03 Building 2 - Entry Detail
Scale: 1/4"= 1'-0"

NOTE: The "Headache Bar" is mounted outside the garage entries due to the operable security gate which will be installed. Depending upon the gate mounting conditions, the headache bars could be mounted to the underside of entry openings.



04 Side Elevation
Scale: 1/4"= 1'-0"



05 Bracket Detail
Scale: 1"= 1'-0"

THE VILLAGE AT QUEENSRIDGE

Designer

DESIGN GROUP

3700 O'Donnell Street
Baltimore, Maryland 21224
T: 410.962.0505
F: 410.783.0816
www.ddg-usa.com

Developer

Great Wash Park
c/o Executive Home Builders, Inc.
9755 Charleston Boulevard
Las Vegas, Nevada 89117
T: 702.656.5955

Environmental Graphics Design Development Package

December 11th, 2006

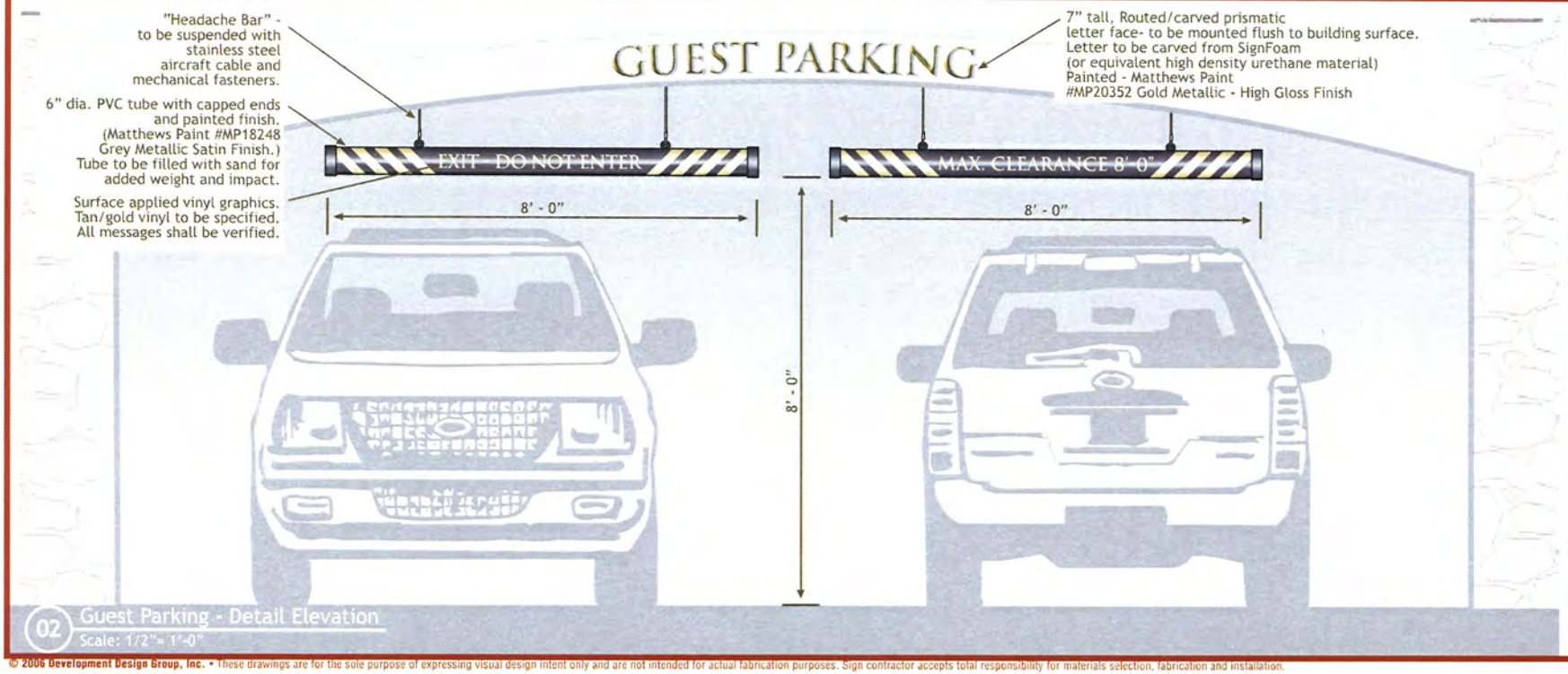
Residential Parking Garage Entry ID

Item Sign Type #

50.12 B

© 2006 Development Design Group, Inc. • These drawings are for the sole purpose of expressing visual design intent only and are not intended for actual fabrication purposes. Sign contractor accepts total responsibility for materials selection, fabrication and installation.

01 Residential Tower/Building 1 - North Elevation
Scale: NTS



02 Guest Parking - Detail Elevation
Scale: 1/2"= 1'-0"

THE VILLAGE AT QUEENSRIDGE

Designer
DESIGN GROUP
3700 O'Donnell Street
Baltimore, Maryland 21224
T: 410.962.0505
F: 410.783.0816
www.ddg-usa.com

Developer
Great Wash Park
c/o Executive Home Builders, Inc.
9755 Charleston Boulevard
Las Vegas, Nevada 89117
T: 702.656.5955

Environmental Graphics Design Development Package

December 11th, 2006

Residential Parking Garage - Guest Parking Sign

Item Sign Type #

50.13

Page # 1 of 1

© 2006 Development Design Group, Inc. • These drawings are for the sole purpose of expressing visual design intent only and are not intended for actual fabrication purposes. Sign contractor accepts total responsibility for materials selection, fabrication and installation.

01 Residential Tower/Building 1 - North Elevation
Scale: NTS

"Headache Bar" - to be suspended with stainless steel aircraft cable and mechanical fasteners.

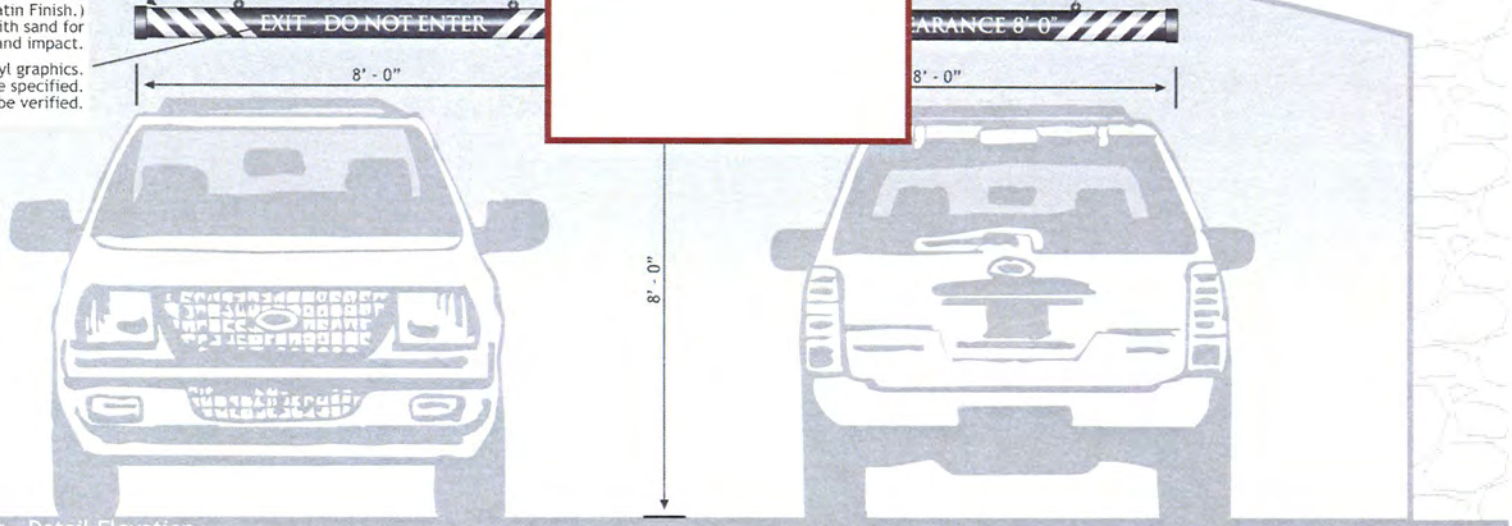
6" dia. PVC tube with capped ends and painted finish. (Matthews Paint #MP18248 Grey Metallic Satin Finish.) Tube to be filled with sand for added weight and impact.

Surface applied vinyl graphics. Tan/gold vinyl to be specified. All messages shall be verified.

7" tall, Routed/carved prismatic letter face- to be mounted flush to building surface. Letter to be carved from SignFoam (or equivalent high density urethane material) Painted - Matthews Paint #MP20352 Gold Metallic - High Gloss Finish

DDG Comments 01/15/07
Sign Type: 50.13

- Chain to be used, in place of aircraft cable for all suspended headache bars in Parking Garage openings



02 Guest Parking - Detail Elevation
Scale: 1/2"= 1'-0"

THE VILLAGE AT QUEENSRIDGE

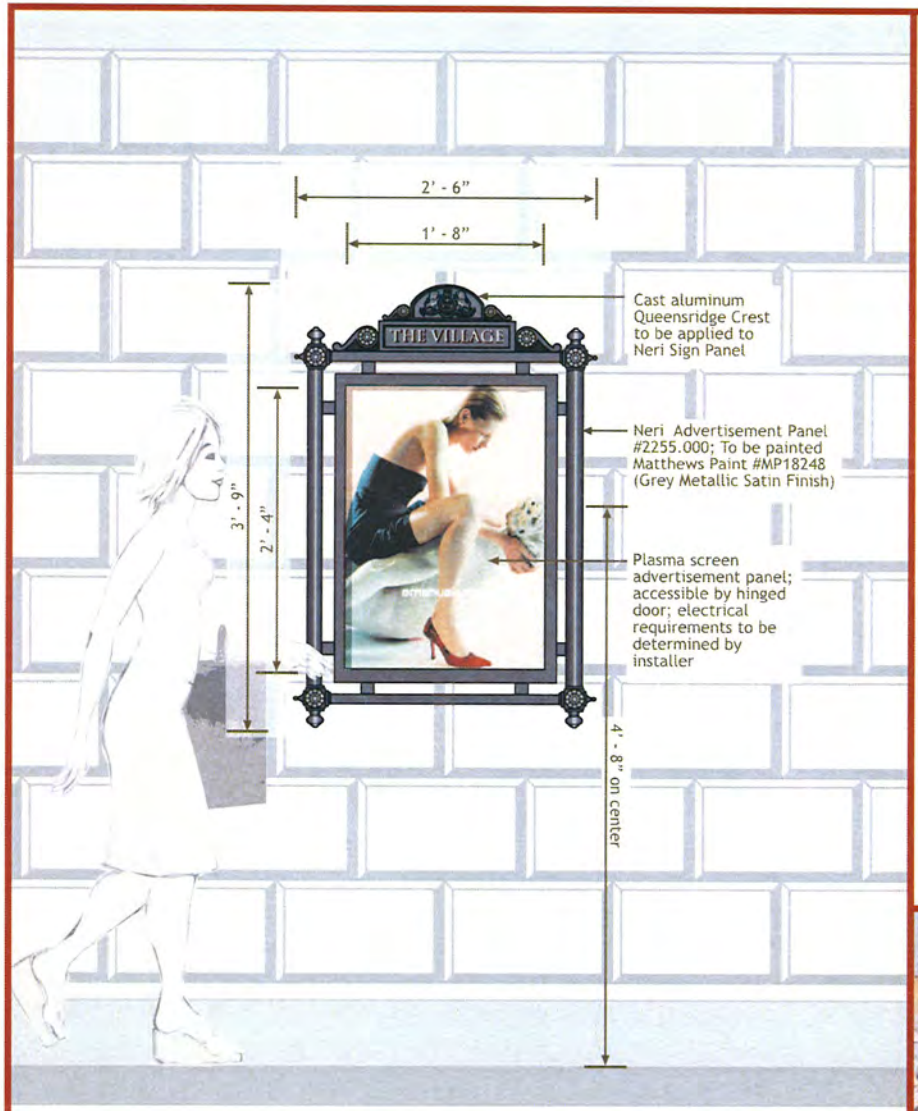
Designer
DESIGN GROUP INCORPORATED
3700 O'Donnell Street
Baltimore, Maryland 21224
T: 410.962.0505
F: 410.783.0816
www.ddg-usa.com

Developer
Great Wash Park
c/o Executive Home Builders, Inc.
9755 Charleston Boulevard
Las Vegas, Nevada 89117
T: 702.656.5955

Environmental Graphics Design Development Package
December 11th, 2006

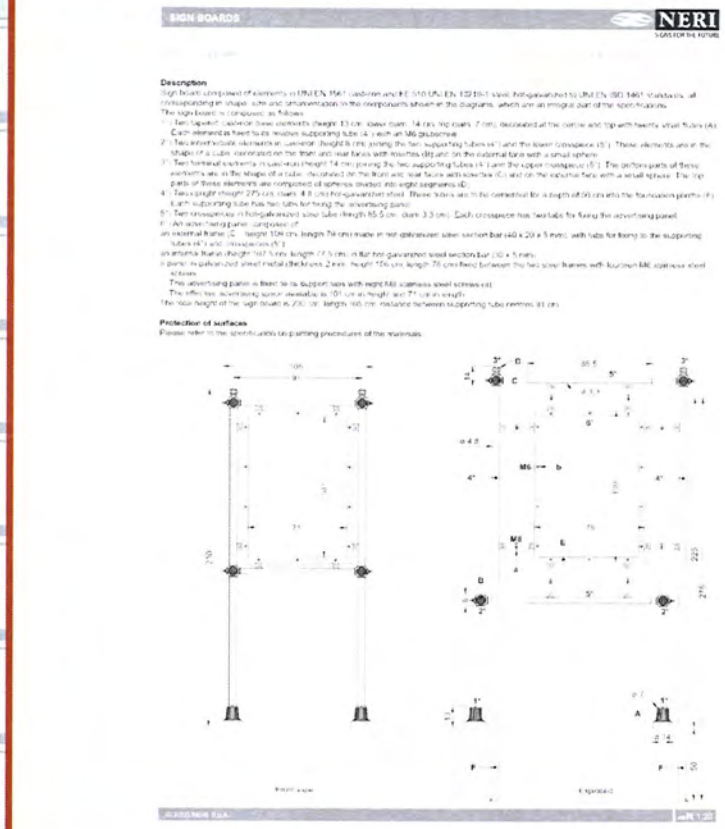
Residential Parking Garage - Guest Parking Sign
Item Sign Type #
50.13
Page # 1 of 1

© 2006 Development Design Group, Inc. • These drawings are for the sole purpose of expressing visual design intent only and are not intended for actual fabrication purposes. Sign contractor accepts total responsibility for materials selection, fabrication and installation.



01 Context Elevation
Scale: 1" = 1'- 0"

Note: Ad panel may support certain electronic displays. Electrical requirements to be determined by installer.


SIGN BOARDS

NERI

Description

Protection of surfaces

Reference Images

Contact:
Neri Lighting & Urban Decor
www.neri.biz
Representative:
Commercial Lighting Sales
Mr. Sherwin Yoffe
Phone: 410-796-1033

Suggested Supplier for screens:
Jeff DeBough V.P. of Electronics
Smart Sign Media
1015 N. Market Boulevard, Suite 7
Sacramento, CA 95834
dir 702.860.9528
fax 702.228.5660
www.smartsignmedia.com

THE VILLAGE
AT QUEENSRIDGE

Designer

DESIGN GROUP

3700 O'Donnell Street
Baltimore, Maryland 21224
T: 410.962.0505
F: 410.783.0816
www.ddg-usa.com

Developer

Great Wash Park
c/o Executive Home Builders, Inc.
9755 Charleston Boulevard
Las Vegas, Nevada 89117
T: 702.656.5955

Environmental Graphics Design Development Package

December 11th, 2006

Parking Garage Ad Panel

Item Sign Type #

50.14

Page # 1 of 1

© 2006 Development Design Group, Inc. • These drawings are for the sole purpose of expressing visual design intent only and are not intended for actual fabrication purposes. Sign contractor accepts total responsibility for materials selection, fabrication and installation.

TIVOLI VILLAGE
AT QUEENSRIDGE

RETAIL/RESTAURANT TENANT SIGN DESIGN CRITERIA

July 30, 2010
Revision 1 dated August 24, 2010
Revision 2 dated September 22, 2010
Revision 3 dated October 20, 2010

RECEIVED
NOV 15 2010
City of Las Vegas

1215 South Fort Apache Road, Suite 240, Las Vegas, NV 89117
p. 702.946.6680 f. 702.946.6681 tvqr.com

MSP-40230

SIGNAGE CRITERIA

The Sign Criteria section describes the allowable sign types and their relationship to the design zones within the overall project. Tivoli Village at Queensridge encourages all manners of expressive Tenant signage. Tenants are to highlight their unique identity through their signage program. The Landlord requires all signage at Tivoli Village be of the highest design and material quality in order to maintain an appropriate, upscale atmosphere. A mix of sign styles and materials is encouraged, though all signs remain subject to Landlord's approval and must comply with applicable, local code requirements.

- Specific sign locations and quantities are defined for each Tenant on Tenant TLOD.
- Tenants shall be responsible for their own sign contractor.
- Specific Tenants are required to purchase their sign brackets directly from the Landlord specified fabricator.
- Rear service doors to Tenant spaces throughout the project will have standard identification. This signage shall be installed or applied by the Tenant in accordance with Landlord's project standards and contain the Tenants' name and address only.
- Signage opportunities for Tenants spread throughout this project, including the garage. Tenants are advised to contact the Landlord in reference to the availability and type of opportunities available.

The design, fabrication, installation and operation of all signs is subject to the following provisions:

- Tenant is required to design, fabricate, and maintain all signs.
- Landlord does NOT provide a sign band and Tenants are NOT permitted to design stores which incorporate continuous sign bands.
- The power source for Tenant's exterior signs must originate in Tenant's electrical panels.
- Sign Illumination to be regulated by Tenant provided seven-day, twenty-four-hour time] clock, set in accordance with Landlord's designated operating hours.
- Address numbers, if required on storefront, are subject to Landlord's approval.
- Signage shall be limited to trade name, logo and decorative accents only as defined in the Lease.
- All sign bolts, clips and fastenings shall be constructed of galvanized iron, stainless steel, powder coated aluminum, bronze and concealed from the public view whenever possible. Tenant shall be responsible for any façade refinishing required due to staining or damage resulting from Tenant's sign.
- All signage, including temporary signs, must be approved by the Landlord in writing.

Prohibited Items

- NO sign or light boxes consisting of an entirely translucent face panel with applied or integral letters and graphics shall be permitted (non-illuminated or illuminated).
- NO fluorescent lighting of signs (either internally or externally).
- NO formed plastic, injection molded plastic or box-type back lighted panel signs are permitted.
- NO flashing, chased lights will be allowed.
- NO sign makers' labels or other identification shall be permitted on the exposed surfaces of a sign. Exception: those required by local ordinances, mounted as inconspicuously as possible.

MSP-40230

• NO paper signs, handwritten signs, and stickers applied directly to storefront glazing are permitted.

• NO exposed raceways, conduits, tubing, conductors, transformers or other electrical equipment will be permitted.

a) STOREFRONT & WINDOW SIGNAGE

• Sign shall be integral with the storefront design, and sign size shall be proportional with storefront elements. Sign shall be no more than 25% of the storefront width, or 8' in length.

• Height of letters will be a function of the available length of the sign and the name of the Tenant, but maximum letter height will be 12" (unless otherwise stated for a specific location).

• Signage shall be limited to trade name, logo as defined in the lease, and decorative accents.

• NO exposed neon or lamps will be allowed at storefront signage.

• Storefront signage must be illuminated through concealed methods or by remote fixtures attached to the storefront or building façade. Lamps are to be shielded from view.

Storefront or Building Facade

All Tenants are required to have a single ILLUMINATED SIGN integral to their storefront (and/or for stores with covered arcades, a single ILLUMINATED SIGN on the building façade) that fits one of the following:

• Edge-lit: Etching must be "V" cut. Concealed light source must be highly illuminated to ensure visibility against a light background.

• Back-lit ("halo" effect): individual logo or letters against an opaque background.

• Painted: letters face illuminated with remote fixtures.

• Pin Mounted: letters on base with remote external illumination.

• Internally illuminated sign cabinet with routed-out, push-through letters.

Surface Illuminated Sign

• Materials: carved and/or painted wood, ceramic tiles with raised letters, carved stone, and forged, cut-out or cast metal letters.

• Sign must be brightly illuminated from remote light source which does not cause glare to the public.

Window Graphics

Tenants may apply signs to the glass portion of the storefront.

• Signage must not obscure view through glass, and shall be limited to trade name and/or logo.

• 4" maximum letter size and shall not be higher than 4'-0" from finished floor.

• Acceptable materials:

- Painted gold or silver leaf

- Silk-screened logo

- Cut or polished metal veneers applied to glass

- Etched or Sandblasted glass.

MSP-40230

• Prohibited materials:

- Paper or poster card taped to glass.

- Vinyl letters.

- Product Decals are not permitted.

Upper Level Windows

Landlord requires upper level windows be fully utilized as display features for the Tenant. Signage or graphic design on these windows will be considered on a case by case basis by Landlord.

b) FAÇADE SIGNAGE

For Tenants where covered arcades DO NOT occur in front of their storefronts, signage shall be mounted on the facade (or on the Landlord-provided sign brackets, if provided) above or adjacent to the store, above Tenant's awnings or canopy.

For Tenants where covered arcades DO occur in front of their storefronts, signage shall be mounted on the facade (or on the Landlord-provided sign brackets, if provided) above or adjacent to the store; signage integral to the Tenant's storefront design may also be provided, subject to Landlord's approval. Signs between the top of the storefront and the underside of the arcade ceiling will not be allowed. (See TLOD for location, etc.)

• Illumination will be provided by the Tenant with power connected to Tenant's service.

• Signage is limited to the trade name only. One sign is permitted per Tenant, unless the store has a corner location (Then one sign per each facade is permitted).

Facade Signage Options

• Individual letters, pin-mounted to the façade (or mounted to the Landlord-provided sign brackets, if provided.)

• 2-dimensional, 3-dimensional or open channel type lettering.

• Lettering affixed to or integral with a panel which is erected at the facade within the allotted signage area.

c) FAÇADE OR ARCADE BLADE SIGN

Facade-Mounted or Arcade-Mounted Blade Signs are intended to be fixed to sign brackets (supplied by the Landlord at Tenant's expense) at the facade of the building or the arcade ceilings at suitable locations. Refer to TLOD's for availability and locations of signs, etc.

• Though they are referred to as "blade" signs, their projection may occur as spheres, boxes, cylinders or any other combination of 3 dimensional objects and shapes.

• As projected awnings and canopies will be allowed by the Landlord for this project, the mounting height of the sign should be selected to avoid being obscured by the canopy, awning or awning frame.

• The Tenant is required to erect one blade sign at the facade of the building, adjacent to the premises, Where covered arcades occur, the Tenant is required to erect one blade sign in front of the premises on the underside of the arcade ceiling, not at the facade. Tenants at corner locations are permitted to install a sign at each face of the building or section of the arcade.

• 4'-0" maximum horizontal projection (including bracket) from face of building.

• Where covered arcades occur, a fixed vertical dimension of 3'-0" (including bracket) is required from underside of arcade ceiling to bottom of sign.

• Where blade signs are mounted to the building façade, a fixed vertical dimension of 9'-0" is required from grade to bottom of sign.

• Where blade signs are mounted to the building façade, a fixed vertical dimension is required from grade to bottom of sign for upper level Tenants. However, this height will vary depending on the building design and will be set by Landlord for each building.

• Width restrictions vary, dependent on whether sign is 2 sided blade or a 3 dimensional shape. Acceptable width shall be at Landlord's discretion.

• Illumination: Sign may be lit from lighting outriggers or with integral concealed lighting.

• In the event Landlord's facade is damaged during the installation of Tenant's blade sign, Landlord's contractor will make the repair at Tenant's direct expense.

• All upper level retailers who do not have store access from the ground level, but instead from upper level access walkways, should place their blade signs along the access walkway while locating their major façade sign on the outermost facade. As an alternative to a facade sign, retailers may have a sign within the upper level arcade facade opening or attach a sign to the upper level railing if a metal rail condition exists outboard of their store, or utilize a roof mounted sign if no façade exists above the 2nd level.

d) CANOPY TOP

• This signage type consists of illuminated signage which will sit atop, or be affixed to, the edge of the Landlord or Tenant-provided canopy which may occur at specific locations in this project.

• The Tenant must provide the signage. The finish, color and size of the lettering and/or logo is subject to the Landlords approval to ensure only the highest quality for the project. Light source and transformer shall be concealed from public view.

e) AWNING SIGNAGE

Should Tenant obtain Landlord approval for awnings, Tenant may provide signage or logo on awning valance only. Signage or logos shall not be permitted on the angled portion of awning.

f) TRELLIS & TOWER SIGNS

Trellis

• Signs are permitted where Tenants have a structured trellis, at the ground or upper levels, covering areas designated for Tenant's outside use.

• Non-illuminated signs of a scale and character appropriate to that location may be attached to the leading edge of the trellis.

Tower

• The architectural character of Tivoli Village as a Mediterranean town has resulted in approximately 30 towers of varied size and design being visible throughout the project. While signage on some feature towers is dedicated to expressing overall project identity, opportunities will exist for other tower elements to receive Tenant signage. The final location and design of any tower sign proposal must receive Landlord approval prior to fabrication and installation.

SIGN ANALYSIS TABLE - 1

**NOTE: ALLOWABLE SQUARE FOOTAGE IS 20% OF ELEVATIONS AREA. (ELEVATION HEIGHT X ELEVATION WIDTH X 20%)

ELEVATION	**ALLOWABLE SQUARE FOOTAGE	PROPOSED SQUARE FOOTAGE	BALANCE OF UNUSED SQUARE FOOTAGE
BUILDING 4:			
NORTH	970 SF	450 SF	520 SF
SOUTH	1,283 SF	626.5 SF	656.5 SF
SOUTHEAST	359 SF	255 SF	104 SF
EAST	1,619 SF	1,031.5 SF	587.5 SF
WEST	2,065 SF	1,383 SF	682 SF
TOTAL	**6,296 SF**	**3,746 SF**	**2,550 SF**
BUILDING 5:			
NORTH	1837 SF	662 SF	1175 SF
SOUTH	1837 SF	656 SF	1181 SF
EAST	7207 SF	2284 SF	4923 SF
WEST	5127 SF	3627 SF	1500 SF
TOTAL	**16,008 SF**	**7,229 SF**	**8,779 SF**
BUILDING 6:			
NORTH	858 SF	400.5 SF	457.5 SF
SOUTH	789 SF	317 SF	472 SF
EAST	1,609 SF	340 SF	1,269 SF
WEST	1,346 SF	1,076.5 SF	269.5 SF
SOUTHWEST	416 SF	310 SF	106 SF
TOTAL	**5,018 SF**	**2,444 SF**	**2,574 SF**
BUILDING 7:			
NORTH	396 SF	339 SF	57 SF
SOUTH	396 SF	238 SF	158 SF
EAST	503 SF	394 SF	109 SF
WEST	642 SF	396 SF	246 SF
TOTAL	**1,937 SF**	**1,367 SF**	**570 SF**
BUILDING 8:			
NORTH	1,030 SF	879 SF	151 SF
NORTHEAST	565 SF	452 SF	113 SF
SOUTH	1,383.6 SF	555 SF	828.6 SF
EAST	807 SF	127 SF	680 SF
WEST	793 SF	664 SF	129 SF
TOTAL	**4,578.6 SF**	**2,677 SF**	**1,901.6 SF**
BUILDING 9:			
NORTH	1287.2 SF	1284.5 SF	2.7 SF
SOUTH	1383.6 SF	940 SF	443.6 SF
EAST	777 SF	398 SF	292 SF
WEST	777 SF	485 SF	379 SF
TOTAL	**4,224.8 SF**	**3,107.5 SF**	**1,117.3 SF**

ELEVATION	**ALLOWABLE SQUARE FOOTAGE	PROPOSED SQUARE FOOTAGE	BALANCE OF UNUSED SQUARE FOOTAGE
BUILDING 10:			
NORTH	2,266 SF	1,260 SF	1,006 SF
SOUTH	2,266 SF	1,594 SF	672 SF
EAST	3,131 SF	2,156 SF	975 SF
WEST	3,131 SF	1,907 SF	1,224 SF
TOTAL	**10,794 SF**	**6,917 SF**	**3,877 SF**
BUILDING 11:			
NORTH	1,197 SF	679 SF	518 SF
SOUTH	1,209 SF	789.5 SF	419.5 SF
EAST	3,549 SF	2,514 SF	1,035 SF
WEST	3,490 SF	2,913 SF	577 SF
N. GRAND STAIR NORTH	703 SF	308 SF	395 SF
N. GRAND STAIR SOUTH	790 SF	557 SF	233 SF
S. GRAND STAIR NORTH	790 SF	642 SF	148 SF
S. GRAND STAIR SOUTH	703 SF	308 SF	395 SF
TOTAL	**12,431 SF**	**8,710.5 SF**	**3,720.5 SF**
BUILDING 12:			
NORTH	2,318 SF	950 SF	1,368 SF
SOUTH	1,475 SF	627 SF	848 SF
EAST	3,189 SF	1,506.5 SF	1,682.5 SF
WEST	2,030 SF	1,320 SF	710 SF
TOTAL	**9,012 SF**	**4,403.5 SF**	**4,608.5 SF**
BUILDING 13:			
NORTH	389 SF	271.5 SF	117.5 SF
SOUTH	378 SF	190 SF	188 SF
EAST	605 SF	375 SF	230 SF
WEST	628 SF	377 SF	251 SF
TOTAL	**2,000 SF**	**1,213.5 SF**	**786.5 SF**
BUILDING 14:			
NORTH	950 SF	758 SF	192 SF
SOUTH	946 SF	755 SF	191 SF
EAST	691 SF	417 SF	274 SF
WEST	451 SF	331 SF	120 SF
TOTAL	**3,038 SF**	**2,261 SF**	**777 SF**

RECEIVED
NOV 15 2010
City of Las Vegas

MSP-40230

SIGN ANALYSIS TABLE - 2

**NOTE: ALLOWABLE SQUARE FOOTAGE IS 20% OF ELEVATIONS AREA. (ELEVATION HEIGHT X ELEVATION WIDTH X 20%)

ELEVATION	**ALLOWABLE SQUARE FOOTAGE	PROPOSED SQUARE FOOTAGE	BALANCE OF UNUSED SQUARE FOOTAGE
BUILDING 15:			
NORTH	612 SF	292 SF	320 SF
SOUTH	612 SF	352 SF	260 SF
EAST	693 SF	396 SF	297 SF
WEST	693 SF	396 SF	297 SF
INTERIOR EAST	503 SF	396 SF	107 SF
INTERIOR WEST	503 SF	396 SF	107 SF
TOTAL	**3,616 SF**	**2,228 SF**	**1,388 SF**
BUILDING 16:			
NORTH	1,035 SF	621 SF	414 SF
SOUTH	1,193 SF	1,140 SF	53 SF
EAST	719 SF	717 SF	2 SF
WEST	768 SF	687 SF	81 SF
TOTAL	**3,715 SF**	**3,165 SF**	**550 SF**
BUILDING 17:			
NORTH	2,120 SF	1,037 SF	1,083 SF
SOUTH	1,465 SF	1,028.5 SF	436.5 SF
SOUTHEAST	1,082 SF	635 SF	447 SF
EAST	2,842 SF	1,283 SF	1,559 SF
WEST	3,323 SF	1,636.5 SF	1,686.5 SF
TOTAL	**10,832 SF**	**5,620 SF**	**5,212 SF**
BUILDING 18:			
NORTH	255 SF	228 SF	27 SF
SOUTH	255 SF	228 SF	27 SF
EAST	618 SF	597 SF	21 SF
WEST	618 SF	582 SF	36 SF
TOTAL	**1,746 SF**	**1,635 SF**	**111 SF**
SCREEN WALL:			
SOUTH	132.8 SF	130 SF	2.8 SF
TOTAL	**132.8 SF**	**130 SF**	**2.8 SF**
RAMPART ARCADE:			
INNER	655.6 SF	396 SF	259.6 SF
OUTER	589.4 SF	142 SF	447.4 SF
TOTAL	**1,245 SF**	**538 SF**	**707 SF**

MSP-40230 - APPLICANT/OWNER: GREAT WASH PARK, LLC
420 SOUTH RAMPART BOULEVARD

09/16/10

TIVOLI VILLAGE
AT QUEENSRIDGE

November 12, 2010

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

RE: Master Sign Plan Justification Letter
The Village at Queensridge (Tivoli Village at Queensridge)
Las Vegas, NV

Ladies and Gentlemen:

This letter will serve as the Justification Letter for the application for Master Sign Plan approval for the commercial portion of The Village at Queensridge (also known as Tivoli Village at Queensridge). The project is continuing as one of the few major mixed use developments in the western US, and is eagerly anticipated as a destination development for the western portion of the Las Vegas Valley.

Tivoli Village's old-world design takes its inspiration from authentic European style and architecture. It will include approximately 787,000 gross square feet of commercial space, which will be divided into retail, office, restaurant and entertainment use.

In addition, 340 condominium units are permitted for the project, increasing the pedestrian energy. The residential area signage will be submitted as a revision to the overall Master Sign Plan at a later date, and we anticipate that all residential area signage will be in compliance with Title 19 requirements.

This urban mixed-use center will also feature pedestrian-friendly streets with stone paved walkways, scenic landscaping design, and convenient amenities such as an integrated below-ground parking structure with direct access to the surrounding shops. Limited above-ground parking will also be available, adding to the center's metropolitan vibe without disturbing the pedestrian experience.

The mix of uses will result in activity in the center from early morning office uses, daytime shopping and casual dining, to evening dining at outstanding restaurants that encourage patrons to linger in one of the many beautifully decorated outdoor dining terraces. Hundreds of direct and indirect jobs will be created by this significant source of economic activity.

The project is adjacent to the Alta Drive bikeway, the Angel Park Trail, and bus pullouts have been constructed on both Alta and Rampart. Bicycle parking will be provided, and water friendly landscaping materials are being used. Five vehicle entrance and exit points ensure smooth traffic flow, and valet services are provided for customers. Light reflective roofs are used to reduce heat absorption, and high insulation values are used in all exterior walls.

RECEIVED
NOV 15 2010
City of Las Vegas

MSP-40230

TIVOLI VILLAGE
AT QUEENSRIDGE

The Master Sign Plan is intended to illustrate the potential signage opportunities available for Tenants as well as project identification signage. All signage proposed is in compliance with Title 19 requirements, and no variances are expected to be needed to develop this sign plan.

We look forward to inviting the community into this new "family room", with many entertaining events staged to appeal to all. We are looking forward to your approval to enable us to achieve our Grand Opening in late March 2011.

Should you have any questions, comments, or require further information, please do not hesitate to contact us at your convenience. Thank you for your assistance.

Sincerely,

Gary A. Chappell
Senior Vice President

RECEIVED
NOV 15 2010
City of Las Vegas

1215 South Fort Apache Road, Suite 240, Las Vegas, NV 89117
p. 702.946.6680 f. 702.946.6681 tvqr.com

MSP-40230

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

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

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

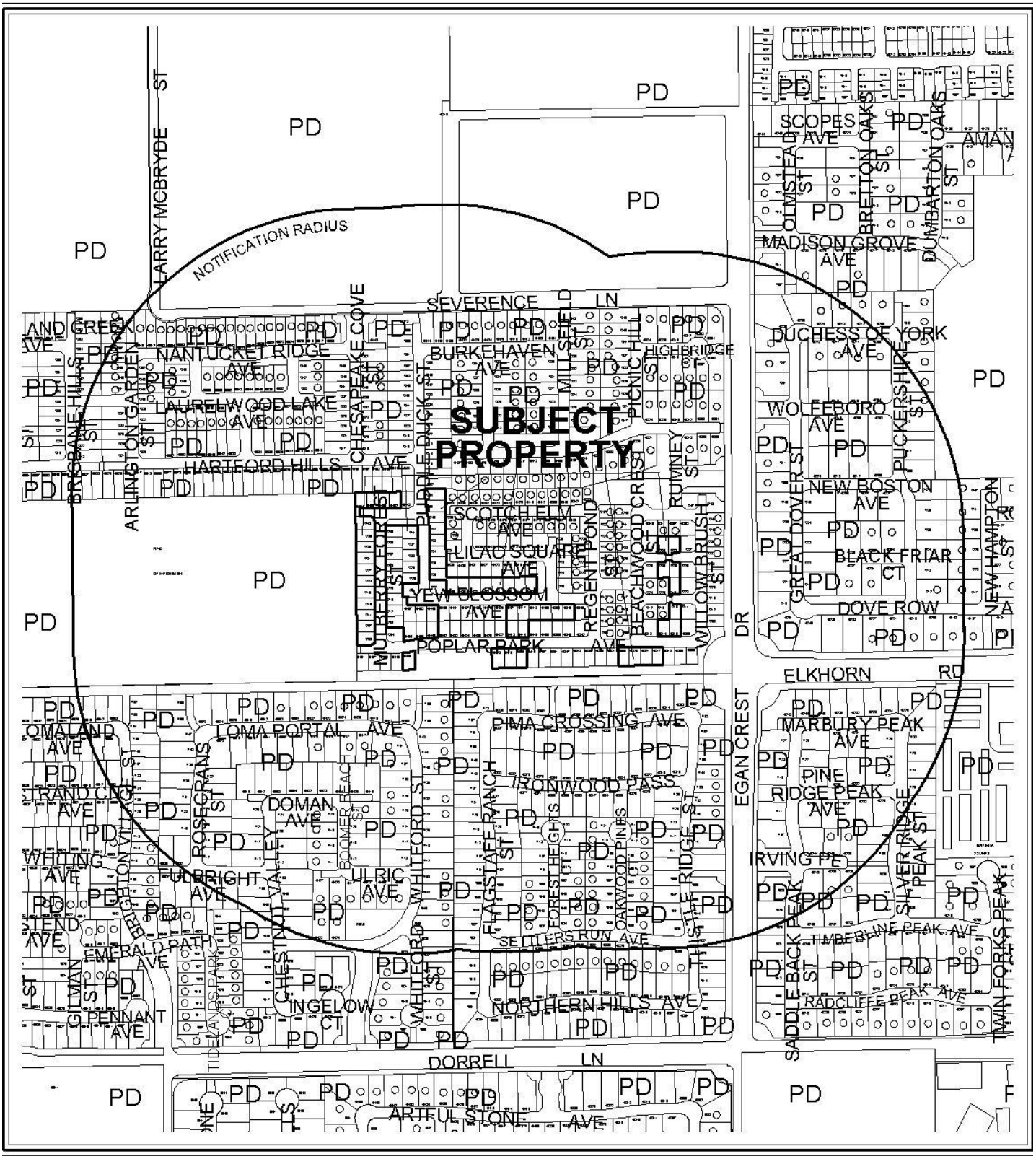
SUBJECT:
TABLED - RENOTIFICATION - VAR-39813 - VARIANCE - PUBLIC HEARING - APPLICANT: GREYSTONE NEVADA, LLC - OWNER: MS RIALTO CLIFF'S EDGE NV, LLC - Request for a Variance TO ALLOW A THREE-FOOT SIDE YARD SETBACK WHERE TEN FEET IS REQUIRED AND A THREE-FOOT REAR YARD SETBACK FOR 50% OF THE STRUCTURE WITH A SEVEN-FOOT SETBACK FOR THE REMAINING HALF WHERE TEN FEET FOR 50% OF THE STRUCTURE WITH 15 FEET FOR THE REMAINING HALF IS REQUIRED FOR 31 INTERIOR AND PERIMETER LOTS on 20 acres at the northwest corner of Elkhorn Road and Egan Crest Drive (APNs Multiple), PD (Planned Development) Zone, Ward 6 (Ross). NOTE: THIS APPLICATION HAS BEEN AMENDED TO ALLOW A THREE-FOOT REAR YARD SETBACK FOR 75% OF THE STRUCTURE WHERE 50% IS REQUIRED FOR 44 LOTS. Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 01/19/2011 OR MAY BE FINAL ACTION
(Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**10**	**Planning Commission Mtg.**	**1**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends DENIAL.

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Request to Untable Submitted by Greystone Nevada (dba Lennar Homes)
6. Providence Design Review Committee Approval Letter
7. Justification Letter
8. Protest/Support Postcards and Protest Letter



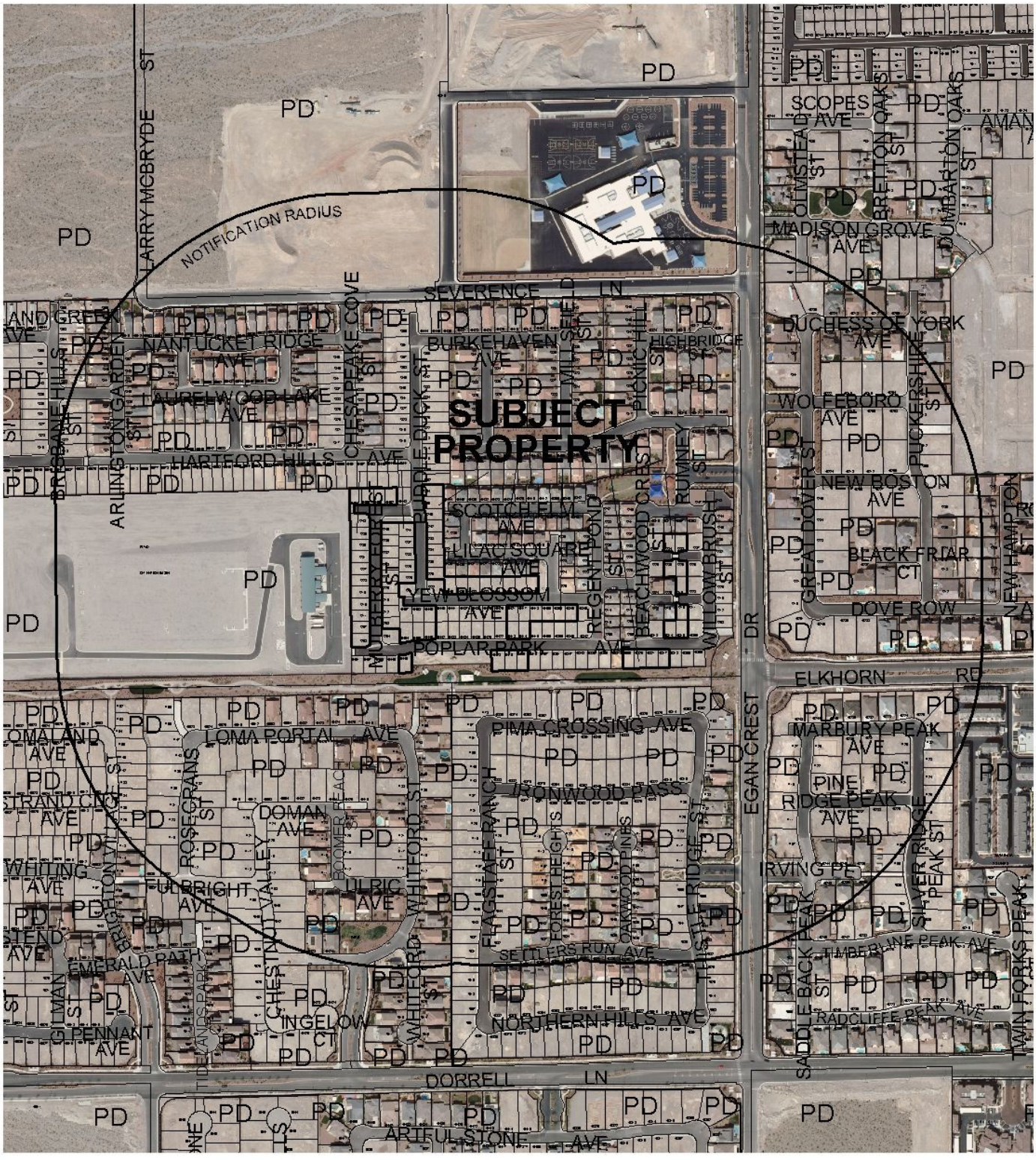
0 300 600 Feet

CASE: **VAR-39813**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

N



CASE: **VAR-39813**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 16, 2010
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: APPLICANT: GREYSTONE NEVADA, LLC - OWNER: MS RIALTO CLIFF'S EDGE NV, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAR-39813	Staff recommends DENIAL, if approved subject to conditions:	

** CONDITIONS **

VAR-39813 CONDITIONS

Planning and Development

1. Conformance to the approved conditions for Rezoning (ZON-1520 and ZON-2184) and the Cliff's Edge Master Development Plan and Design Guidelines.

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

3. A three-foot rear yard setback for 75% of the structure with a seven-foot rear yard setback for the remaining 25% of the structure may be utilized for the following 44 lots: 138; 143 through 157; 386 through 393; 501 through 503; 505 through 518; 520 through 522; of Cliff's Edge Pod 115, 116, and 117 Subdivision.

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

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

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

** STAFF REPORT **

PROJECT DESCRIPTION

The requested Variance is to allow a three-foot rear yard setback for 75% of the structure with a seven-foot rear yard setback for remaining 25% of the structure for 44 undeveloped RSL (Residential Small Lot) lots where the Cliff's Edge Master Development Plan and Design Guidelines require a three-foot rear yard setback for 50% of structure with a seven-foot rear yard setback for the remaining half of the structure. All 44 lots are within an existing 20-acre, 205-lot single family residential subdivision located at the northwest corner of Elkhorn Road and Egan Crest Drive. Because the hardship is self-imposed, staff recommends denial. If this application is denied, the residential subdivision will continue development with the approved model home plans that comply with the established setbacks.

ISSUES

- The applicant is proposing to modify the rear setbacks of the Residential Small Lot (RSL) Development Standards by allowing 25% more of the structure to be located within the three-foot rear yard setback.
- The Variance is required for a proposed two-story model home plan to provide a full-depth driveway (18 feet) for 44 existing lots by means of decreased rear yard setbacks.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
03/19/03	The City Council approved the "Cliff's Edge Master Development Plan" to regulate development and the provision of infrastructure in the area around the subject site. The Planning Commission and staff recommended approval.
04/16/03	The City Council approved a Rezoning (ZON-1520) from U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development) Zone on 297.50 acres and to establish a Master Plan for the Cliff's Edge Development adjacent to the south side of Grand Teton Drive, between Hualapai Way and Puli Road. The Planning Commission recommended approval on 02/13/03.

07/16/03	The City Council approved a request for a Rezoning (ZON-2184) from U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development) Zone on approximately 704 acres covering 21 separate parcels in the Cliff's Edge area, and approved amendments to the approved Cliff's Edge Master Development Plan. The Planning Commission and staff recommended approval on 06/12/03.
12/04/03	A Minor Modification (MOD-3189) to the Cliff's Edge Master Development Plan and Design Guidelines was administratively approved by the Planning and Development Department, subject to a number of conditions.
02/18/04	The City Council approved a Development Agreement (DIR-3451) between the City of Las Vegas and Cliff's Edge, Limited Liability Company, for the Cliff's Edge Master Planned Community. The Planning Commission recommended approval on 01/08/04. Staff recommended approval of this application.
02/18/04	The City Council approved a request for a Rezoning (ZON-3241) from U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development) Zone on approximately 90 acres covering 20 separate parcels in the Cliff's Edge area. The Planning Commission recommended approval on 01/08/04. Staff recommended approval of this application.
03/11/04	The Planning Commission approved a Tentative Map (TMP-3798) for a 35-lot mixed-use subdivision on 922.96 acres generally located adjacent to the south side of Grand Teton Drive, between Hualapai Way and Puli Road. This Tentative Map is to serve as the guiding map for the further subdivision of land within the Cliff's Edge Master Development Plan Area.
05/05/04	The City Council approved a Major Modification (MOD-3955) to the Cliff's Edge Master Development Plan to change land use designations from Village Commercial to Medium Low Density Residential and Medium Residential; from Medium Residential to Residential Small Lot; and from Medium Low Density Residential to Public Facilities; to modify Section 6.2.3 regarding retaining walls; and to modify Table 1 (Section 2.2) to reflect changes to the land use categories on 40 total acres within the Cliff's Edge Master Development Plan area. The Planning Commission and staff both recommended approval.
06/16/04	The City Council approved an amendment to the Master Plan of Streets and Highways (MSH-4197) to add major roads within the Cliff's Edge Master Development Plan area, generally located between Grand Teton Drive and Clark County 215, and between Puli Road and Hualapai Way. The preparation and submission of this request was a condition of approval of the Cliff's Edge parent Tentative Map, as approved by the Planning Commission on 03/11/04.

07/20/05	The City Council approved a Waiver of Title 18.12.160 (WVR-6704) to allow a minimum of 51 feet between internal street intersections where 125 feet is the minimum distance separation required for a proposed Single-Family Residential Development on 94.18 acres adjacent to the northwest corner of Hualapai Way and Elkhorn Road. The Planning Commission recommended approval on 06/23/05.
08/03/05	The City Council approved a Major Modification (MOD-6279) to the Cliff's Edge Master Development Plan to change land use designations from: ML (Medium Low Density Residential) to: L (Low Density Residential) and RSL (Residential Small Lot); from: L (Low Density Residential) to: ML (Medium Low Density Residential); and from: RSL (Residential Small Lot) to: ML (Medium Low Density Residential); and to modify the following sections of the Master Development Plan: Sections 2.2, 2.3.5, 2.3.6 and 2.3.7; to modify or add to the Design Guidelines as follows: section 3.1.1, 3.2.3b, 5.10, 5.10.1, 6.2.1, 6.2.2, 6.2.3, 7 and exhibits 2, 7a,7b, 8a, 14a, 14b, 14c, 15 and 17 on 1,156 acres generally located adjacent to the south side of Grand Teton Drive, between Hualapai Way and Puli Road. The Planning Commission recommended approval on 05/26/05.
08/11/05	The Planning Commission approved a request for a Tentative Map (TMP-6845) for a 612-lot Single Family Residential Subdivision on 94.0 acres adjacent to the west side Hualapai Way, between Severance Lane and Elkhorn Road.
11/16/05	The City Council approved a request for a Major Modification (MOD-9174) to the Cliff's Edge Master Development Plan and Design Guidelines to establish standards for rear-loaded Residential Small Lot housing products and to add section 3.2.5b to the Cliff's Edge Design Guidelines on 1,156 acres generally located adjacent to the south side of Grand Teton Drive, between Hualapai Way and Puli Road. The Planning Commission recommended approval 10/20/2005.
02/15/06	The City Council approved a request for a Major Modification (MOD-10531) to the Cliff's Edge Master Development Plan and Design Guidelines to change land use designations from: M (Medium Residential) to: RSL (Residential Small Lot); to modify Section 2.2 and the accompanying exhibit of the Master Development Plan; and to modify Section 2.1, Exhibit 2-4 of the Design Guidelines to reflect changes to the land use categories on two separate parcels (Pod 113 - located on 17.1 acres adjacent to the southwest corner of Farm Road and Hualapai Way and a portion of Pod 308 - located on 9.12 acres adjacent to the northeast corner of West Centennial Parkway and North Shaumber Road). Planning Commission and staff recommended approval.

03/08/06	A Final Map Technical Review (FMP-10135) for a 4-Lot Single Family Residential Subdivision on 1.44 acres adjacent to the west side Egan Crest Drive, south of Severence Lane was approved by staff. This map recorded on 04/14/2006.
03/08/06	A Final Map Technical Review (FMP-10201) for a 4-Lot Single Family Residential Subdivision on 1.44 acres adjacent to the west side Egan Crest Drive, south of Severence Lane. The map was recorded on 04/17/2006.
03/13/06	The Planning and Development Department administratively approved a request for a Minor Modification (MOD-10809) to the Cliff's Edge Master Development Plan and Design Guidelines to revise and clarify Section 6 (Entry and Wall Guidelines) of the Cliff's Edge Master Development Plan and Guidelines.
06/21/06	A Final Map Technical Review (FMP-10599) for a 79-Lot Single Family Residential Subdivision on 15.28 acres adjacent to the southwest corner of Severence Lane and Egan Crest Drive. The map was recorded on 06/30/2006.
06/26/2006	A Final Map Technical Review (FMP-10587:) for a 205-lot Single Family Residential Subdivision on 19.01 acres adjacent to the west side of Egan Crest Drive, south of Severence Lane: The map was recorded on 06/30/2006.
04/04/07	The City Council approved a request for a Major Modification (MOD-19114) to the Cliff's Edge Master Development Plan and Design Guidelines (to clarify certain setback, landscape, design, wall, architectural projection separation and balcony separation standards; to allow three-story single family dwellings with a maximum height of 38 feet and to add a sign standard section. Planning Commission and staff recommended approval.
09/19/07	The City Council approved a request for a Major Modification (MOD-22968) to the Cliff's Edge Master Development Plan and Design Guidelines to change the land use designation from RSL (Residential Small Lot) to M (Medium Density Residential) on 9.12 acres at the northeast corner of Centennial Parkway and Shaumber Road. Planning Commission and staff recommended approval.

Most Recent Change of Ownership	
11/29/2007	A deed was recorded for a change in ownership for the 31 specified lots.

Related Building Permits/Business Licenses
There are no building permits or business licenses associated with the 31 lots specified in this request.

Pre-Application Meeting	
09/07/10	A pre-application meeting was held with staff to discuss the required actions necessary for the addition of a new model home plan to an existing residential subdivision to allow modified rear and side yard setbacks for a potential 75 lots. The initial request focused on the side and rear setbacks for 31 select Medium-Low Density Residential Lots. Staff discussed the submittal requirements for a Variance request.
11/15/2010	A follow-up meeting was held with staff to discuss a modification to the original proposal. The applicant stated the desire to remove the 31 Medium Low Density residential units from the Variance request and only apply a modified rear yard setback to 44 select Residential Small Lot units. The applicant was advised on the process for tabling the item so that the Variance could be re-notified to the 12/16/10 Planning Commission.

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

Field Check	
10/15/10	A Field Check was performed by staff with the following observations: • There are 72 homes of the 205 lot subdivision completed. • Perimeter walls have been completed for the subdivision.

Details of Application Request	
Site Area	
Gross Acres	20

Surrounding Property	***Existing Land Use Per Title 19.04***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Single-Family Residential Subdivision	ML (Medium Low Density Residential) – Cliff's Edge Special Land Use Designation RSL (Residential Small Lot) – Cliff's Edge Special Land Use Designation	PD (Planned Development)
North	Single-Family Residential Subdivision	ML (Medium Low Density Residential) – Cliff's Edge Special Land Use Designation RSL (Residential Small Lot) – Cliff's Edge Special Land Use Designation	PD (Planned Development)

South	Single-Family Residential Subdivision	ML (Medium Low Density Residential) – Cliff's Edge Special Land Use Designation L (Low Density Residential) – Cliff's Edge Special Land Use Designation	PD (Planned Development)
East	Single-Family Residential Subdivision	L (Low Density Residential) – Cliff's Edge Special Land Use Designation	PD (Planned Development)
West	Detention Basin	RSL (Residential Small Lot) – Cliff's Edge Special Land Use Designation PF (Public Facility) – Cliff's Edge Special Land Use Designation	PD (Planned Development)

Master Plan Areas	***Yes***	***No***	***Compliance***
Master Plan Area			
Cliff's Edge	X		N
Special Purpose and Overlay Districts	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts			
PD (Planned Development) District	X		N
Trails		X	NA
Rural Preservation Overlay District		X	NA
Las Vegas Redevelopment Plan Area		X	NA
Development Impact Notification Assessment		X	NA
Project of Regional Significance		X	NA

DEVELOPMENT STANDARDS

Cliff's Edge Master Development Plan and Design Guidelines 3.2.5

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Setbacks			
• Front Entry Garage	≥5 feet or ≤18 feet	≥5 feet or ≤18 feet	Y
• Side (Interior)	3 feet	3 feet	Y
• Rear	3feet for 50% of structure with 7 feet for remaining half	3 feet for 50% of structure with 7 feet for remaining half	N
Deviation from	50%		

ANALYSIS

The applicant states that the requested Variance is necessary in order to accommodate a full-depth (18-foot) driveway for a proposed 1,585 square-foot, two-story model home plan. The Master Developer, through the Providence Design Review Committee (DRC), has approved the applicant's request for the proposed 1,585 square-foot, two-story model home plan, but no compelling justification for the increase in the three-foot wide rear yard setback has been given.

The typical lot size in this subdivision is 40 feet wide by 55 feet deep. The proposed model home plan for the 44 selected lots is too large to conform to the Cliff's Edge Design Guidelines for the Residential Small Lot Land Use and would constitute a 50 percent deviation from the Rear Setback Standards. The developer has selected a model home for the single-family subdivision that does not conform to the development standards thus making the hardship self-preferential in nature, which cannot be supported by staff.

Presently 72 homes of the 205 lots have been constructed and, if approved, this request would allow the requested Variance to apply to 44 of the remaining 161 undeveloped lots. The proposed increase in the amount of structure allowed within the three-foot rear yard setback reduces the amount of useful space along the rear property line, and there are public safety concerns regarding the limited access created by the narrow yards. If denied, the applicant would still be allowed to proceed with model home plans that comply with the established setbacks.

FINDINGS (VAR-39813)

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

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

Additionally, Title 19.18.070(L) states:

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

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing a model home plan that does not provide adequate rear yard setbacks within the mapped lots. The approved model home plans allow conformance to the Cliff's Edge Master Development Plan and Design Guidelines requirements, whereas the proposed 1585 Model floor plan does not. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 16

NOTICES MAILED 428

APPROVALS 1

PROTESTS 10

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-39813** APN: Multiple, see attached list

Name of Property Owner: MS Rialto Cliff's Edge NV, LLC, a Delaware limited liability compan

Name of Applicant: Robert Johnson

Name of Representative: Robert Johnson

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: ROBERT JOHNSON

Subscribed and sworn before me

This 4 day of October, 2010

Lisa Eckhardt

Notary Public in and for said County and State

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

RECEIVED
OCT 05 2010

Cliff's Edge POD 115, 116 117 Unit 3B "Arbor Ridge"

LOT	APN#
115	12613816016
116	12613816017
117	12613816018
118	12613816019
135	12613816036
136	12613816037
137	12613816038
138	12613816039
143	12613816044
144	12613816045
145	12613816046
146	12613816047
147	12613816048
148	12613816049
149	12613816050
150	12613816051
151	12613816052
152	12613816053
153	12613816054
154	12613816055
155	12613816056
156	12613816057
157	12613816058
386	12613816060
387	12613816061
388	12613816062
398	12613816063
390	12613816064
391	12613816065
392	12613816066
393	12613816067
395	12613816069
396	12613816070
397	12613816071
398	12613816072
399	12613816073
400	12613816074
401	12613816075
402	12613816076
444	12613816114
445	12613816115
448	12613816118
449	12613816119
452	12613816122
453	12613816123
460	12613816130
461	12613816131
489	12613816159
490	12613816160
491	12613816161
492	12613816162

LOT	APN#
493	12613816163
494	12613816164
501	12613816171
502	12613816172
503	12613816173
505	12613816175
506	12613816176
507	12613816177
508	12613816178
509	12613816179
510	12613816180
511	12613816181
512	12613816182
513	12613816183
514	12613816184
515	12613816185
516	12613816186
517	12613816187
518	12613816188
520	12613816190
521	12613816191
522	12613816192
529	12613816199
530	12613816200

RECEIVED
OCT 0 5 2010

REQUESTED LOTS AND APN NUMBERS

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Variance to allow Mini Lot (Residential Small Lot) setback criteria

Project Address (Location) West Side of Hualapai Way, between Severence Ln and Elkhorn Rd

Project Name Cliff's Edge POD 116 "Arbor Ridge" **Proposed Use** SFRPD

Assessor's Parcel #(s) Multiple, see attached list **Ward #** 6 - Ross

General Plan: existing PCD proposed N/A **Zoning:** existing PCD proposed N/A

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

Gross Acres 20 +/- **Lots/Units** 3B **Density**

Additional Information

PROPERTY OWNER MS Rialto Cliff's Edge NV, LLC **Contact** Sandy Goldberg

Address 700 N.W 107th Avenue **Phone:** (309) 559-4000 **Fax:** (309) 226-4158

City Miami **State** Florida **Zip** 33172

E-mail Address

APPLICANT Greystone Nevada, LLC **Contact** Robert Johnson

Address 6750 Via Austi Parkway, Suite 400 **Phone:** (702) 736-9100 **Fax:** (702) 458-7708

City Las Vegas **State** Nevada **Zip** 89119

E-mail Address robert.johnson@lennar.com

REPRESENTATIVE Greystone Nevada, LLC **Contact** Robert Johnson

Address 6750 Via Austi Parkway, Suite 400 **Phone:** (702) 450-4903 **Fax:** (702) 458-7708

City Las Vegas **State** Nevada **Zip** 89119

E-mail Address robert.johnson@lennar.com

Property Owner Signature* [signature]

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

Print Name ROBERT JOHNSON

Subscribed and sworn before me

This 4 day of October, 20 10.

Lisa Eckhardt

Notary Public in and for said County and State

RECEIVED
OCT 05 2010

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

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	VAR-39813
Meeting Date:	11/18/10
Total Fee:	830.00
Date Received:*	10/05/10
Received By:	JFmuel

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

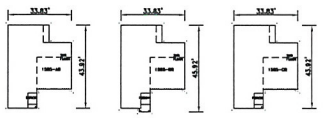
LEGEND

- ROW OR PROPERTY LINE
- CENTERLINE
- STREET LIGHT
- WATER METER
- FIRE HYDRANT
- CURB AND GUTTER
- VALLEY GUTTER
- TOP OF SLOPE / TOE OF SLOPE — CUT OR FILL SLOPES
- RETAINING WALL
- 85 — LOT NUMBER
- C-F — COMMON ELEMENT NUMBER
- SIGHT VISIBILITY ZONE
- 1585-BL — HOUSE PLAN NUMBER
- EXISTING HOMES / NOT A PART
- BUILDABLE HOME SITES / NOT A PART

SETBACKS

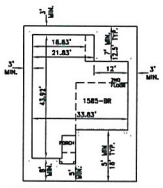
SINGLE STORY FRONT TO BUILDING = 8' LIVING / 5' PORCH
TWO STORY FRONT TO BUILDING = 8' LIVING (FOR UP TO 60% OF THE WALL PLANE) – OTHERWISE 12'
FRONT SETBACK TO GARAGE = UP TO 5' OR 18' PLUS
SIDE – INTERIOR = 3'
CORNER SIDE OR PERIMETER = 10'
REAR =7' (FOR AT LEAST 50% OF THE ELEVATION) – OTHERWISE 3'
REAR YARD WITH PATIO COVER = 5'
2ND STORY BALCONY: FRONT = 8', REAR = 7', SIDE =
NOT ALLOWED UNLESS ADJACENT TO MASTERPLAN ROAD OR OPEN SPACE

PLANS

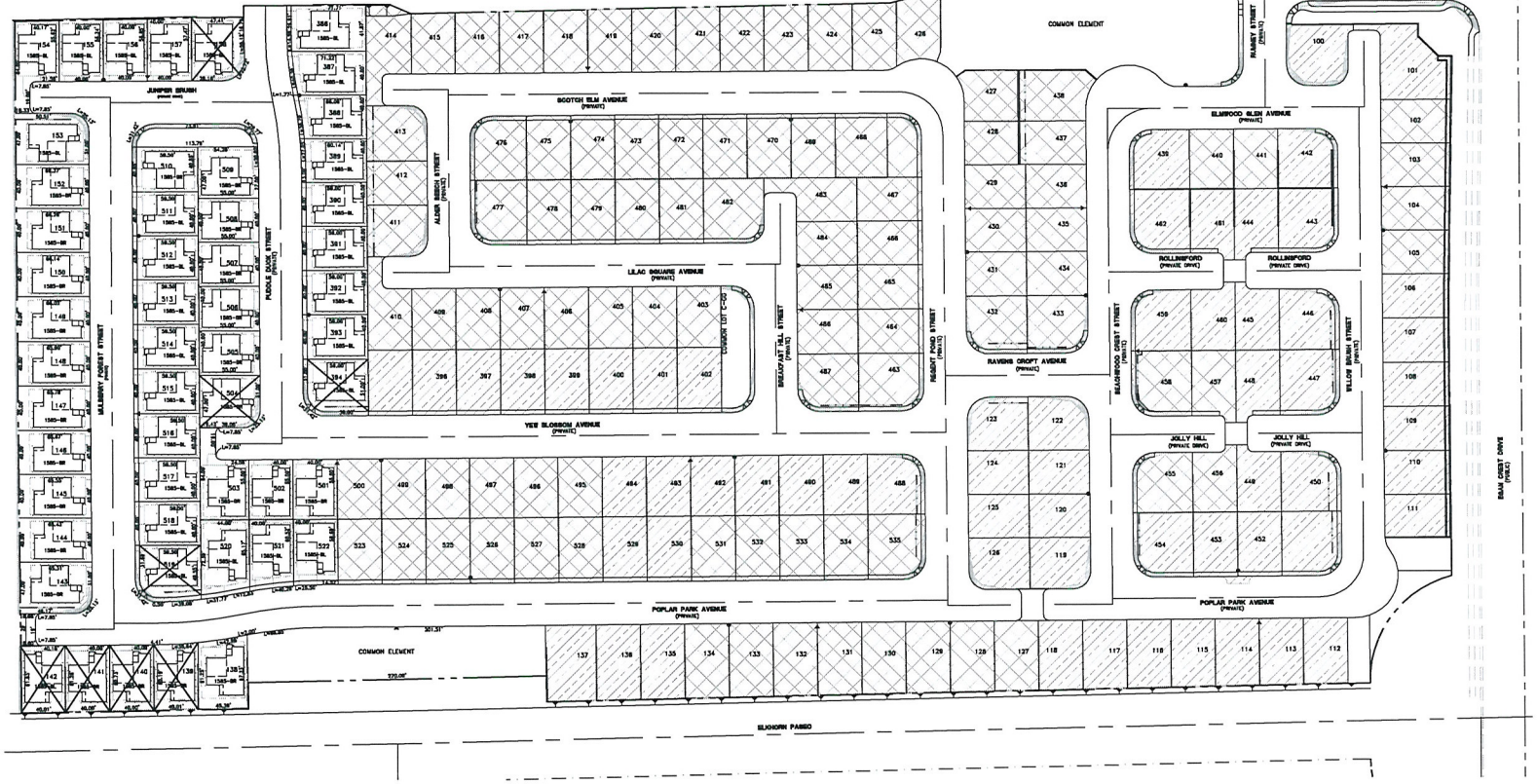


PLAN 1585 – ALL ELEVATIONS			
LOT #	1585	LOT #	1585
138	●	381	●
139	X	382	●
140	X	383	●
141	X	384	X
142	X	501	●
143	●	502	●
144	●	503	●
145	●	504	X
146	●	505	●
147	●	506	●
148	●	507	●
149	●	508	●
150	●	509	●
151	●	510	●
152	●	511	●
153	●	512	●
154	●	513	●
155	●	514	●
156	●	515	●
157	●	516	●
158	X	517	●
386	●	518	●
387	●	519	X
388	●	520	●
389	●	521	●
390	●	522	●

● = PLAN FITS
X = PLAN DOES NOT FIT



TYPICAL LOT



LOT FIT FOR
ARBOR RIDGE UNIT 3B
PLAN 1585 LOT FIT
CITY OF LAS VEGAS NEVADA

DRAWING L-1
SHT 1 OF 1

DATE: November 23, 2010
HORZ. SCALE: 1"=50'
VERT. SCALE: N/A
MAP NO.:
DESIGNED BY: —A—
CHECKED BY: —A—
APPROVED BY: —A—
PROJECT #: 2050.001

DATE	APPD	BY	DESCRIPTION	REV

LENNAR
5730 VIA AUSTI PARKWAY, SUITE 400
LAS VEGAS, NV 89119
PHONE: (702) 914-8500
STATE LICENSE NO. 35937
RCI Engineering
3351 South Highland Drive, Suite 810, Las Vegas, NV 89109
PH(702) 451-0500 FAX(702) 451-0501

RECEIVED
NOV 22 2010
VAR-39813
REVISED

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

10/15/10

LENNAR

November 22, 2010

City of Las Vegas
Planning Department
731 S. Fourth Street,
Las Vegas, NV 89032

RE: Cliff's Edge POD 115, 116 & 117 – Request Specific PC date for VAR# 39813

To Whom It May Concern:

I am submitting this letter to request the above mentioned variance to be placed planning commission agenda for the December 16, 2010 hearing.

Please do not hesitate to contact me at 821-4627 if you have any questions.

Sincerely,

Steve Jones
Greystone Nevada (dba Lennar Homes)
Steve.jones@lennar.com

RECEIVED
NOV 23 2010

VAR-39813

ARBOR RIDGE
FOCUS APPROVAL
LETTER PLAN 1585

PROVIDENCE
Master Planned Community

3455 Cliff Shadows Parkway, Suite 220
Las Vegas, Nevada 89129
(702) 242-4949 ~ FAX: 242-0414

9/16/2010

Steve Jones
Lennar
6750 Via Austi Parkway
Suite 400
Las Vegas, NV 89119

Via: E-mail (steve.jones@lennar.com) and Prolog Website

RE: Providence Master Plan Community
Project Plan: Rear Yard Setback Waiver
POD: 116 – Arbor Ridge
Plan Date: Received September 13, 2010

Dear Steve:

The Providence Design Review Committee (DRC) is in receipt of your request to the reduce the rear yard setback to 3' for 75% for plan 1585 in the Arbor Ridge community

The DRC **approves** your request for the above referenced POD. Approval of this request will not have an adverse impact on the residents of the community. The private open space requirement is still being met be a combination of the side and rear yard. The model will also have an 18' driveway in a community that currently only has 5' driveways.

Unless specifically waived, all elements within Providence must comply with the terms and conditions of the Design Guidelines and other governing documents. The approval granted herein applies only to the specific items as noted above, and does not constitute an approval of every specific element of the submittal, nor does it constitute a waiver of Providence's rights to enforce compliance with the Design Guidelines and other governing documents. Should an element of the submittal not comply with the Design Guidelines or other governing documents, and is not specifically approved, Providence reserves all of its rights with respect to enforcement of the terms and conditions of such documents as to the non-conforming element. All non-conforming elements must be specifically noted and a specific waiver must be submitted with respect thereto.

If you have any questions, please do not hesitate to contact our office.

Sincerely,
Providence Design Review Committee

Calvin Champlin
Senior Vice President of Entitlements

cc via email: Chris Dingell – Focus

Enclosures: (none)

RECEIVED
OCT 05 2010

Document in Prolog Manager 2007 R1

VAR-39813

LENNAR

November 16, 2010

City of Las Vegas
Planning and Development
731 S. Fourth Street,
Las Vegas, NV 89032

RE: Cliff's Edge Pod 115, 116 & 117 – Request for rear setback modification

To Whom It May Concern:

Greystone Nevada LLC would like to add a new house plan into the existing Arbor Ridge community located within Providence Pod 116. The plan is a 1585 square foot two story home that conforms architecturally to the Providence Design Guidelines. This plan will incorporate an 18 foot front setback to the garage, while the existing approved plans have a front setback of 5 feet to the garage. By adding this plan, the street scene will be enhanced and the amount of on-street parking will be reduced. This will be a great benefit to the entire community.

The typical lot size in Arbor Ridge is 40' wide by 55' deep. The existing plans were designed to conform to modified Residential Medium Lot (RML) land use setback standards including rear setbacks of 8 feet for 50% of the home elevation and 12' for the remainder. We are requesting to modify the rear setbacks for the remaining home sites in this community that lye within the Residential Small Lot (RSL) land use (approximately 44 homesites). A site plan has been included which depicts these homesites within the community. The RSL rear setbacks allow 3 feet for 50% of the rear elevation and 7 feet for the remainder. The requested setback modification would be to allow 3 feet for 75% of the rear elevation and 7 feet for the remainder. These modified setbacks would only be incorporated when the proposed 1585 plan was constructed and will be limited to home sites as depicted on the site plan.

We are excited to offer a full-depth driveway in the Arbor Ridge community. The Master Developer supports this request, and we are respectfully requesting your approval to modify the rear setback development standards for the remaining homesites within the RSL Land Use in order to accommodate our proposed plan.

Please do not hesitate to contact me at 702-821-4627 if you have any questions.

Sincerely,

RECEIVED
NOV 2 2 2010

Steve Jones
Greystone Nevada (dba Lennar Homes)
Stevejones@lennar.com

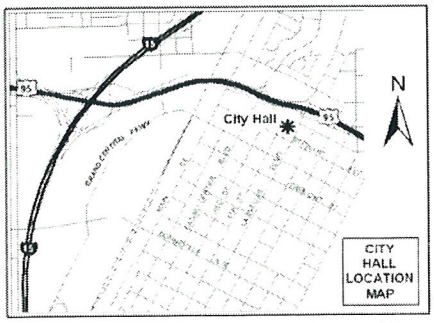
VAR-39813
REVISED

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

PRESORTED FIRST CLASS

UNITED STATES POSTAGE
PITNEY BOWES
02 1M $ 00.41⁴
0004279218 NOV 05 2010
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



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

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-39813
Planning Commission Meeting of 11/18/2010

REC
NOV - 9 2010

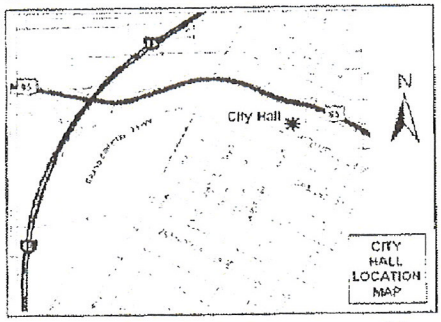
Case: VAR-39813

12613815017
MENENDEZ JOEL
7255 W SUNSET RD #2004
LAS VEGAS NV 89113-1910

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

Return Service Requested

Official Notice of Public Hearing



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

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-39813

Planning Commission Meeting of 11/18/2010

RECEIVED
NOV 12 2010

Case: VAR-3981 3

12624113039
OSGOOD CURTIS & LAURIE C
10427 ULRIC AVE
LAS VEGAS NV 89166-7136

23

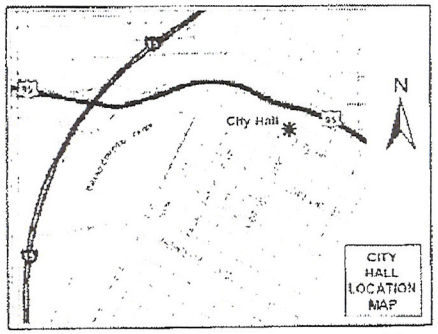
Nov 10 10 05:57p OSGOOD 7026568882 p.1

p.1
702-643-2277
Rachel
Nov 14 10 12:00p

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

Return Service Requested

Official Notice of Public Hearing



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

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-39813

Planning Commission Meeting of 11/18/2010

RECEIVED
NOV 15 2010

SMALLER LOT SIZES MEAN SMALLER PRICES OF HOMES, WHICH FURTHER LOWERS VALUES. ALSO, SMALLER BACK YARDS MEAN LESS CHANCE OF FAMILIES WITH CHILDREN. PROVIDENCE IS A FAMILY-ORIENTED DEVELOPMENT. PLEASE HELP KEEP IT THAT WAY.

Case: VAR-39813

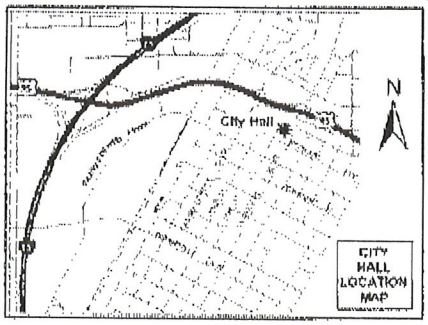
12624513058
DITTRICH WALTER C & ELIZABETH
7103 OAKWOOD PINES CT
LAS VEGAS NV 89166-7142

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

PRESORTED FIRST CLASS

UNITED STATES POSTAGE
PITNEY BOWES
02 1M $ 00.41⁴
0004279218 NOV 05 2010
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



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

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

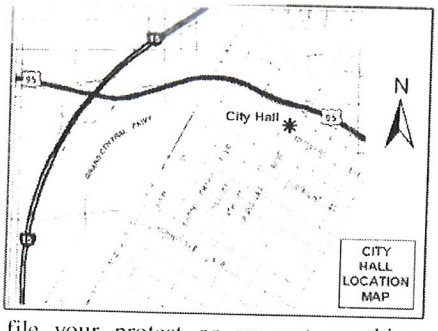
VAR-39813

Planning Commission Meeting of 11/18/2010

RECEIVED NOV 15 2010

Case: VAR-39813
12613815071
RICHMOND BRENT R & STEPHANIE J
10433 WALWORTH AVE
LAS VEGAS NV 89166-6504

IAVOS11 89166



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

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-39813

Planning Commission Meeting of 11/18/2010

RECEIVED NOV 15 2010

Case: VAR-39813
12624113037
TURNER STEVEN S & CARRIE E
10424 MULLINIX AVE
LAS VEGAS NV 89166-7105

IAVOS11 89166

05/24/2002 07:03 17028551817

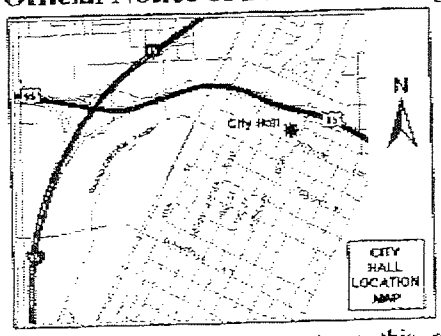
City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.41[4]
0004279218 NOV 05 2010
MAILED FROM ZIP CODE 89101

Return Service Requested

Official Notice of Public Hearing



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

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-39813

Planning Commission Meeting of 11/18/2010

RECEIVED
NOV 16 2010

Case: VAR-39813
12613818047
SHAMBO GEORGE R & DONNA M
10215 DOVE ROW AVE
LAS VEGAS NV 89166-6541

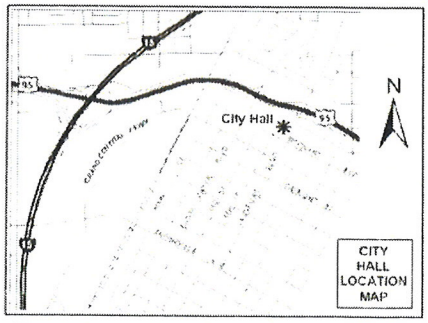
PAGE 02/02

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

PRESORTED FIRST CLASS

UNITED STATES POSTAGE
PITNEY BOWES
02 1M
0004279218
$ 00.41⁴
NOV 05 2010
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



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

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-39813
Planning Commission Meeting of 11/18/2010

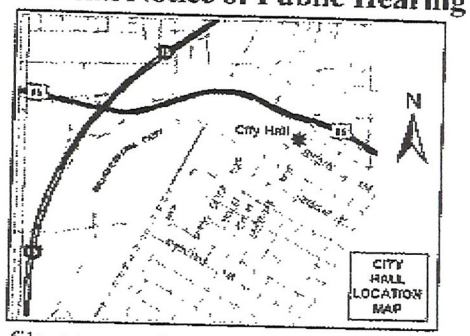
RECEIVED
NOV 16 2010

Case: VAR-39813
12613815040
KAPLAN DENISE
10308 WALWORTH AVE
LAS VEGAS NV 89166-6500

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

Return Service Requested

Official Notice of Public Hearing



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

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-39813

Planning Commission Meeting of 11/18/2010

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES

02 1M 0004279218 $ 00.41⁴ NOV 05 2010

MAILED FROM ZIPCODE 89101

RECEIVED NOV 16 2010

Case: VAR-39813

12613816085
MARTIN AMANDA
7231 ALDER BEECH ST
LAS VEGAS NV 89166-1201

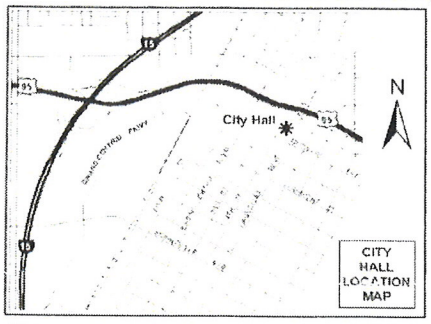
NOV-15-2010 16:16 From:7023695051

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

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.41⁴
0004279218 NOV 05 2010
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



RECEIVED
NOV 17 2010 ID

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

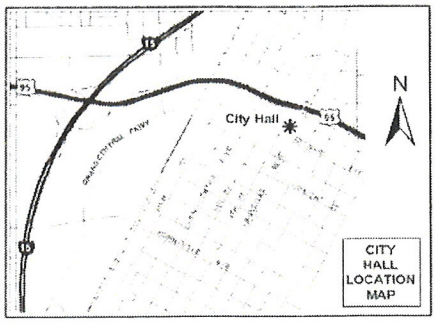
☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-39813
Planning Commission Meeting of 11/18/2010

Case: VAR-39813
12613815068
JACKSON LISA A
10421 WALLWORTH AVE
LAS VEGAS NV 89166-6504

Return Service Requested
Official Notice of Public Hearing



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

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-39813
Planning Commission Meeting of 11/18/2010

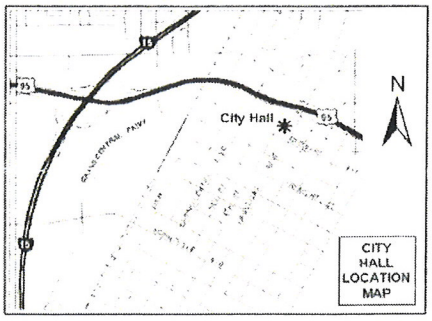
Case: VAR-39813
12613815066
WISNIEWSKI MARK & AMANDA
10413 WALLWORTH AVE
LAS VEGAS NV 89166-6504

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

PRESORTED FIRST CLASS

UNITED STATES POSTAGE
PITNEY BOWES
02 1M
0004279218
$ 00.41⁴
NOV 05 2010
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



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

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-39813
Planning Commission Meeting of 11/18/2010

RECEIVED
NOV 10 2010

Case: VAR-39813
12624516060
MACKES CHARLES M JR & VICKI J
7126 SADDLE BACK PEAK
LAS VEGAS NV 89166-7128

CHARLESTON NEIGHBORHOOD PRESERVATION

"Doing things today that will improve tomorrow"

Phone/Fax: 702-877-2438

TO: Chair, Planning Commission-TRUESDELL, ViceChair, EVANS, GOYNES, TROWBRIDGE, QUINN, FLANGAS, MOODY!
FROM Charleston Neighborhood Preservation
FOR DATE: Nov. 18, 2010
RE: Selected CLV Planning Commission Agenda Items

16, 17, 18, 19—noting some of the other creative attempts for approval, maybe if they sought approval for the kitchen and laundry first, then for the residential portion?

20—Please, DENY these "nested" business proposals.

21—Please APPROVE.

#23---Please DENY this erratic arrangement.

#26—Please DENY this addition due to the requested waiver distance.

#27—Please DENY this Addition due to the 300 ft. waiver.

#28—Please request a traffic count for Westwood Dr. , the assumption is a disappointment!

#29—Why is the OVAL rather than CIRCLE notification radius used and for only 1000 ft. radius?
Why is the "liquor establishment" not included in the written description, though apparent in the radius drawing?
Please, commissioners, describe the Westwood Dr. vacation process.
How many feet of Westwood Dr. are being vacated?
What is the proposed function of the proposed extension North over Westwood Dr. only?

#30—CNP agrees with staff!

#31—We are pleased with the "It's a desert out there." Tree arrangement.

MAY EACH OF YOU ENJOY THIS FAMILY THANKSGIVING SEASON!

RECEIVED
NOV 18 2010

CNP President June Ingram

June Ingram

and BOARD

Russ Stanley
Vicki Arnold
Pamela Stanecliffe

BOARD & ADVISORY MEMBERS
Dennis Ardine-Vicki Arnold-Dick Bratton-Erna Clark-Juanita Clark-Miriam Een- Danielle Hanslip-Rose Honrath-June Ingram-Rick Johnson-Jolanta Krol-Rod &Betty Larsen- Gene &Pearl Lonardo-Flo Montalvo-Dorothy Orr-Jim Seward-Pamela Stanecliffe-Tim Volz-Marcus Gobel-Ginger Newton, Denise Reitzel-Lavna Rushforth-Jeanine Sweeny-Julie Wheun-Jean Withers-Others

NOV-18-2010 03:58 FROM: TO:3857268 P.2/2

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

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

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

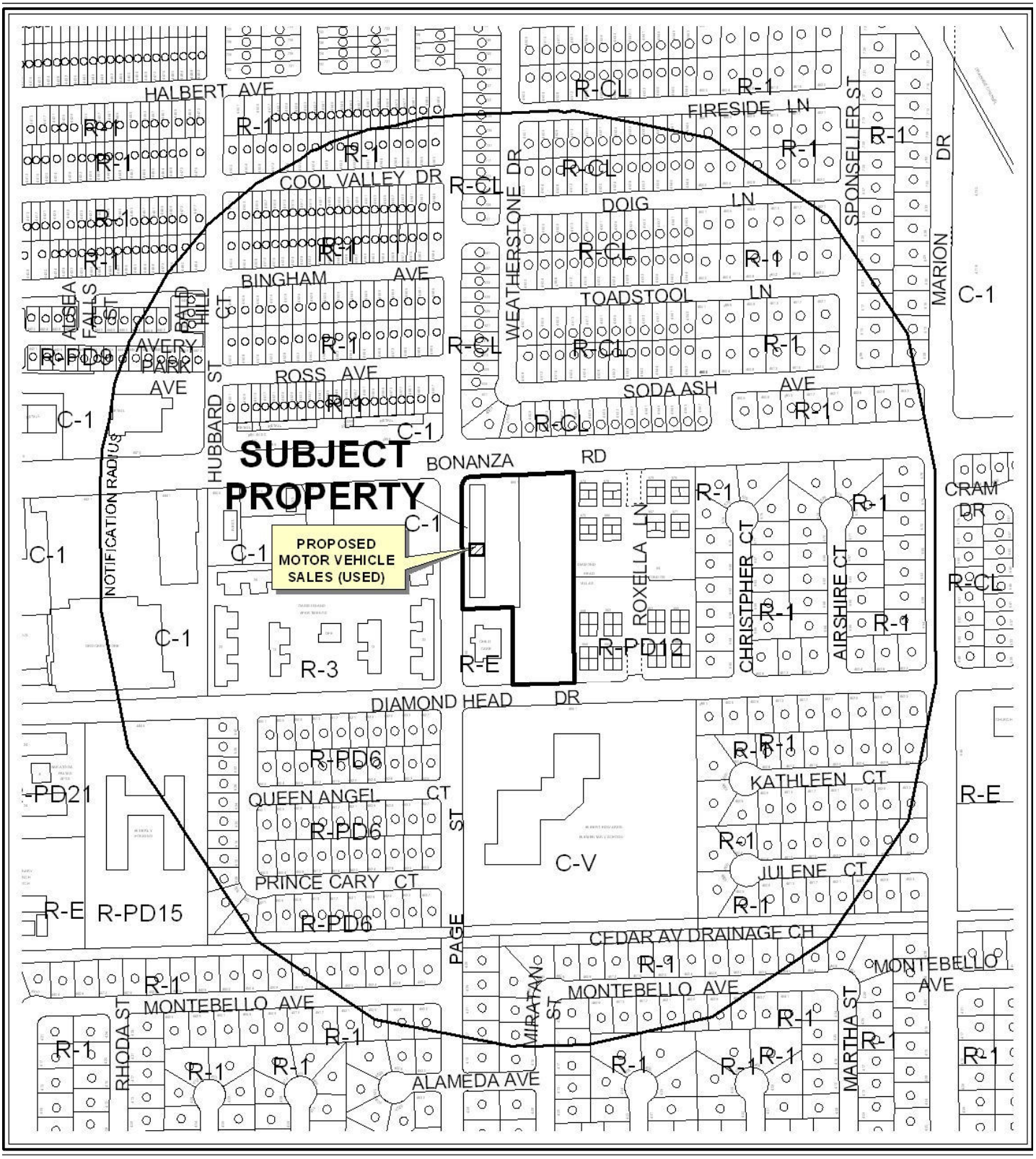
SUBJECT:
TABLED - RENOTIFICATION - SUP-38523 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: HECTOR CAMACHO - Request for a Special Use Permit FOR A PROPOSED MOTOR VEHICLE SALES (USED) USE at 4561 East Bonanza Road, Suite #130 (APN 140-32-101-017), C-2 (General Commercial) Zone, Ward 3 (Reese).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

MAY GO TO CITY COUNCIL ON 01/19/2011 OR MAY BE FINAL ACTION
(Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends DENIAL.

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



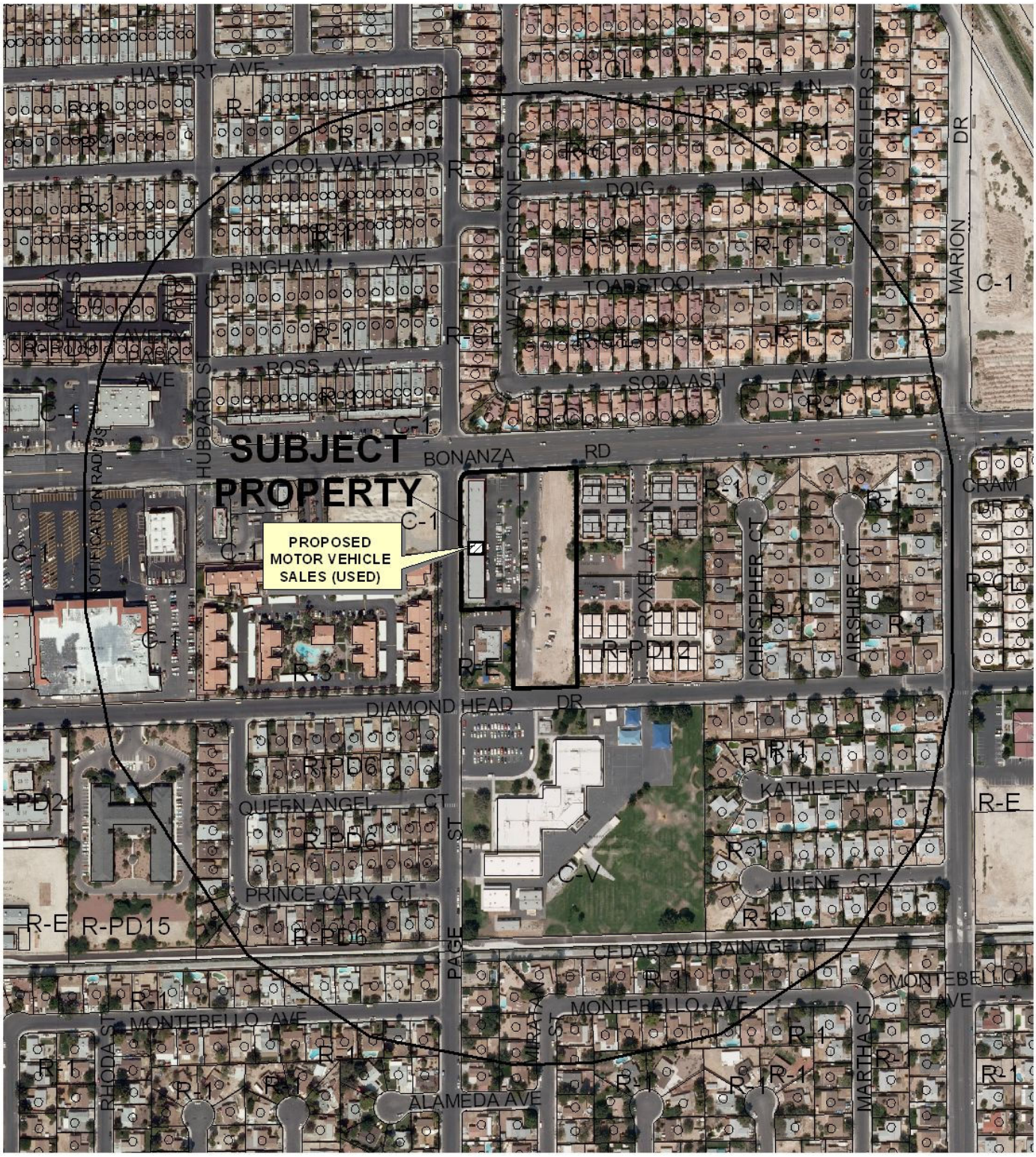
0 300 600 Feet

CASE: **SUP-38523**

RADIUS: 1000

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

N



0 300 600 Feet

CASE: **SUP-38523**

RADIUS: 1000

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

N

City of Las Vegas

AGENDA MEMO

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

** STAFF RECOMMENDATION(S) **

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

** CONDITIONS **

SUP-38523 CONDITIONS

Planning and Development

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

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

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

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

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

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

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

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

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Special Use Permit for a proposed 2,000 square-foot Motor Vehicle Sales (Used) use at 4561 East Bonanza Road, Suite #130. The subject property contains an existing 16,250 square-feet Auto Repair Garage, Major building and has been approved through Site Development Plan Review (SDR-25148) for a 19,500 square-foot General Retail and Restaurant building, which has not yet been constructed. In addition, the subject property has an approved 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 overdeveloped 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

- Building permits were issued at 4561 East Bonanza Road, Suites # 125 and # 145, but were never finaled.
- There are currently four code enforcement cases open at 4561 East Bonanza Road.
- Pursuant to 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. An approval of this Special Use Permit request would circumvent this requirement of the previously approved Special Use Permit (SUP-3223).

BACKGROUND INFORMATION

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

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

09/29/08	The Planning and Development Department administratively approved a Parcel Map (PMP-27923) for 3.42 acres located at 4561 East Bonanza Road. The map recorded on 06/09/09.
03/24/09	The Planning and Development Department conducted a Planning Inspection at 4561 East Bonanza Road. At the time of inspection unmaintained landscape, non-permitted temporary signs, graffiti, a non-compliant trash enclosure, vehicles for sale within the parking lot, outside display and faded parking lot striping were noted. The violations were turned over to Code Enforcement 03/26/09 for further action.
04/23/09	The Planning Commission denied a Special Use Permit (SUP-33611) for a proposed Motor Vehicle Sales (Used). The Planning and Development Department staff recommended denial.
05/11/10	A Code Enforcement complaint (#90670) was issued for various code violations at 4561 East Bonanza Road. The case is still open.
05/27/10	A Code Enforcement complaint (#91303) was issued for various code violations at 4561 East Bonanza Road, Suite #110. The case was resolved 07/14/10.
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.
08/18/10	The City Council approved an Extension of Time (EOT-38524) for a previously approved 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 and Development staff recommended denial of this request.
09/23/10	The Planning Commission tabled the applicant's request for 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 when a parcel map was recorded to split the existing lot into two lots.

Related Building Permits/Business Licenses	
01/25/05	A building permit (#05000428) was issued for on-sites at 4561 East Bonanza Road. The permit received final approval 11/22/05.
01/25/05	A building permit (#05000427) was issued for a shell building at 4561 East Bonanza Road. The permit received final approval on 05/17/06.
06/22/06	A business license (#G03-02357) was issued for major auto repair at 4561 East Bonanza Road Suite #110. The license is currently active.
07/25/06	A business licenses (#G02-00753) was issued for an auto repair garage/tire sales at 4561 East Bonanza Road Suite #160. The license is currently active.
10/10/06	A business license (#G03-02372) was issued for major auto repair at 4561 East Bonanza Road Suite #120. The license is currently active.
03/17/07	A building permit (#07000850) was issued for a tenant improvement remodel at 4561 East Bonanza Road, Suite #125. The permit expired 09/08/07 without receiving final approval.
10/04/07	A business licenses (#A39-00431) was issued for auto parts sales at 4561 East Bonanza Road, Suite #160. The license is currently active.
03/04/09	A business licenses (#S02-01136) was issued for a truck driving school at 4561 East Bonanza Road, Suite #130. The license was marked out of business on 06/07/10.
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 never issued and was marked out of business on 02/18/10.
07/23/09	A business license (#G03-97502) was issued for major auto repair/body work at 4561 East Bonanza Road, Suite #130. The license was marked out of business on 09/21/09.
10/26/09	A building permit (#150118) was issued for a non-work certificate of occupancy at 4561 East Bonanza Road, Suite #145. The permit was never finaled.
06/11/10	A business license application (#R05-00693) was issued for a Taco Trailer / Take-out at 4561 East Bonanza Road. The license is currently active.

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

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

Field Check	
11/09/10	A poorly maintained site was noted with missing landscaping, disabled vehicles, trash enclosures used for storing various items, a destroyed trash enclosure, trash dumpsters that are out in the open, graffiti on buildings and inaccessible drive aisles. There are open Code Enforcement actions on the subject site.

Details of Application Request	
Site Area	
Net Acres	1.33

Surrounding Property	***Existing Land Use Per Title 19.04***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Automotive Repair Center	GC (General Commercial)	C-2 (General Commercial)
North	Single-Family Residences	ML (Medium Low Density Residential)	R-CL (Single Family Compact-Lot)
South	Child Care Facility/ Elementary School	SC (Service Commercial)/PF (Public Facilities)	R-E (Residence Estates)/ C-V (Civic)
East	Condominiums	ML (Medium Low Density Residential)	R-PD12 (Residential Planned Development – 12 Units per Acre)
West	Apartments/ Undeveloped	M (Medium Density Residential)/SC (Service Commercial)	R-3 (Medium Density Residential)/C-1 (Limited Commercial)

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

DEVELOPMENT STANDARDS

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
	Gross Floor Area or Number of Units	***Required***			***Provided***		***Compliance***
			Parking		*Parking*		
Use		***Parking Ratio***	Regular	Handi-capped	Regular	Handi-capped	
Proposed Motor Vehicle Sales (Used)	2,000 SF	1/500 SF of GFA	4 (+6 Display Spaces)				
Existing Auto Repair Garage, Major	14,250 SF	1/200 SF +5 spaces	77				
Existing Auto Repair Garage, Major to be Converted	2,000 SF	1/200 SF	(-10)				
Future General Retail Store (Furniture Store)	11,280 SF	1/175 SF	65				
Future 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				
Future 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

JG

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Street Width (Feet)*	*Compliance with Street Section*
Bonanza Road	Primary Arterial	Master Plan of Streets and Highways	100	Y
Diamond Head Drive	Local	N/A	60	N/A

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. A previous request for a Special Use Permit (SUP-33611) was denied by the Planning Commission for a proposed 1,000 Motor Vehicle Sales (Used) at this site on April 23rd, 2009. This request would allow vehicle sales in conjunction with an Auto Repair Garage, Major, which was previously approved through Special Use Permit (SUP-3223), and would circumvent a Minimum Special Use Permit Requirement of that use, which prohibits the display and sale of vehicles at an Auto Repair Garage, Major site. Therefore, staff recommends denial of the request.

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 parcels are residential and limited commercial in nature, including a child care facility immediately adjacent to the south of the site. 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 physically suitable for the type and intensity of land use proposed, but is not suitable for the combination of existing and proposed uses. In addition, there is a single driveway onto the site that will limit access for more intense uses, such as vehicle sales, that depend on a high volume of in-and-out traffic.

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

   Access to the site is provided by Bonanza Road, a 100-foot Primary Arterial as designated by the Master Plan of Streets and Highways, which is adequate for access to the site. However, 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. 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 1

PROTESTS 5

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: HECTOR CAMACHO

Name of Applicant: SAME

Name of Representative: SAME

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: HECTOR CAMACHO

Subscribed and sworn before me

This 11th day of June, 2010

Jeannie M Becknell

Notary Public in and for said County and State

State of Nevada

County of Clark

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

RECEIVED
JUN 11 2010

PLANNING & DEVELOPMENT

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 GC

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 ESTRELLALV@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* _____

*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.

_____

Notary Public in and for said County and State

State of Nevada
Clark County

Revised 10/27/08

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

RECEIVED
JUN 11 2010

FOR DEPARTMENT USE ONLY

Case #	SUP-38523
Meeting Date:	7/29/10
Total Fee:	1039 00
Date Received:*	6/11/10
Received By:	M REX

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

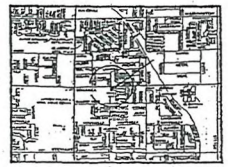
f:\depot\Application Packet\Application Form.pdf

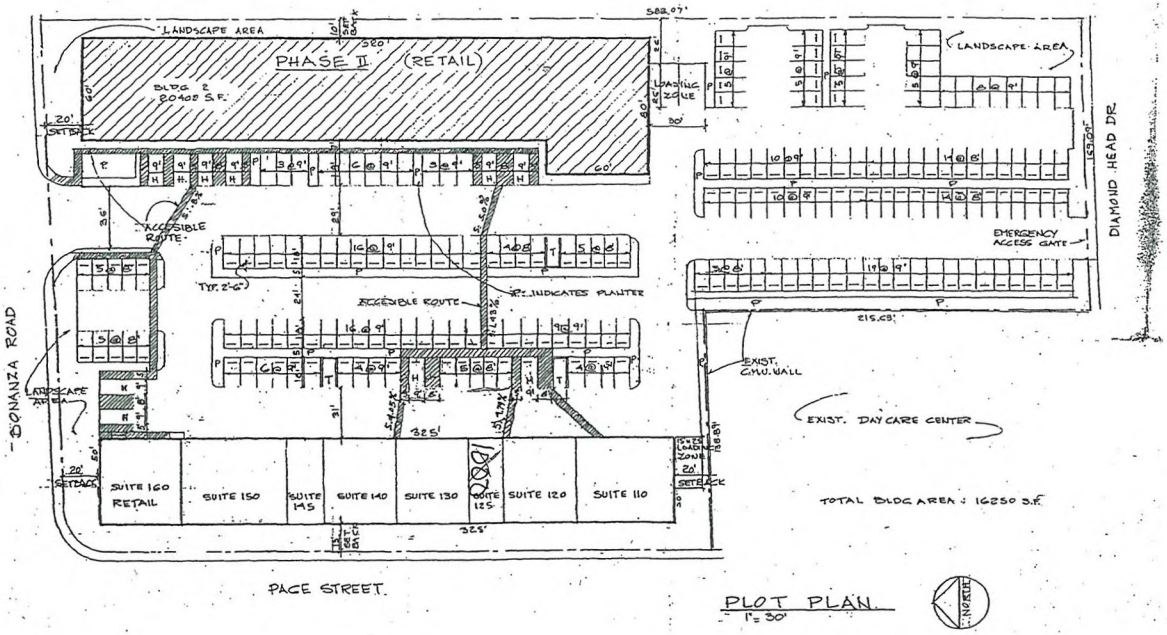
SUP-33611 (S2) Stamped 3-4-09 :PC 4-23-09 Denied

LEGAL DESCRIPTION:

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

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





BUILDING ANALYSIS

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

PARKING ANALYSIS

PHASE 1 (EXISTING)

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

PHASE 2 (PROPOSED)

Furniture Store	8470 S.F.÷175= 49.4 spaces.
Furniture warehouse	2810 S.F.÷2500= 1.12 spaces.
Subtotal:	49.5spaces.
Fast Food Eatery	3623 S.F.÷50= 72.46 spaces.
" " Kitchens	2584 S.F.÷200= 12.92 spaces.
Subtotal:	85.38 spaces.
Meat Market	2035 S.F.÷175= 11.62 spaces.

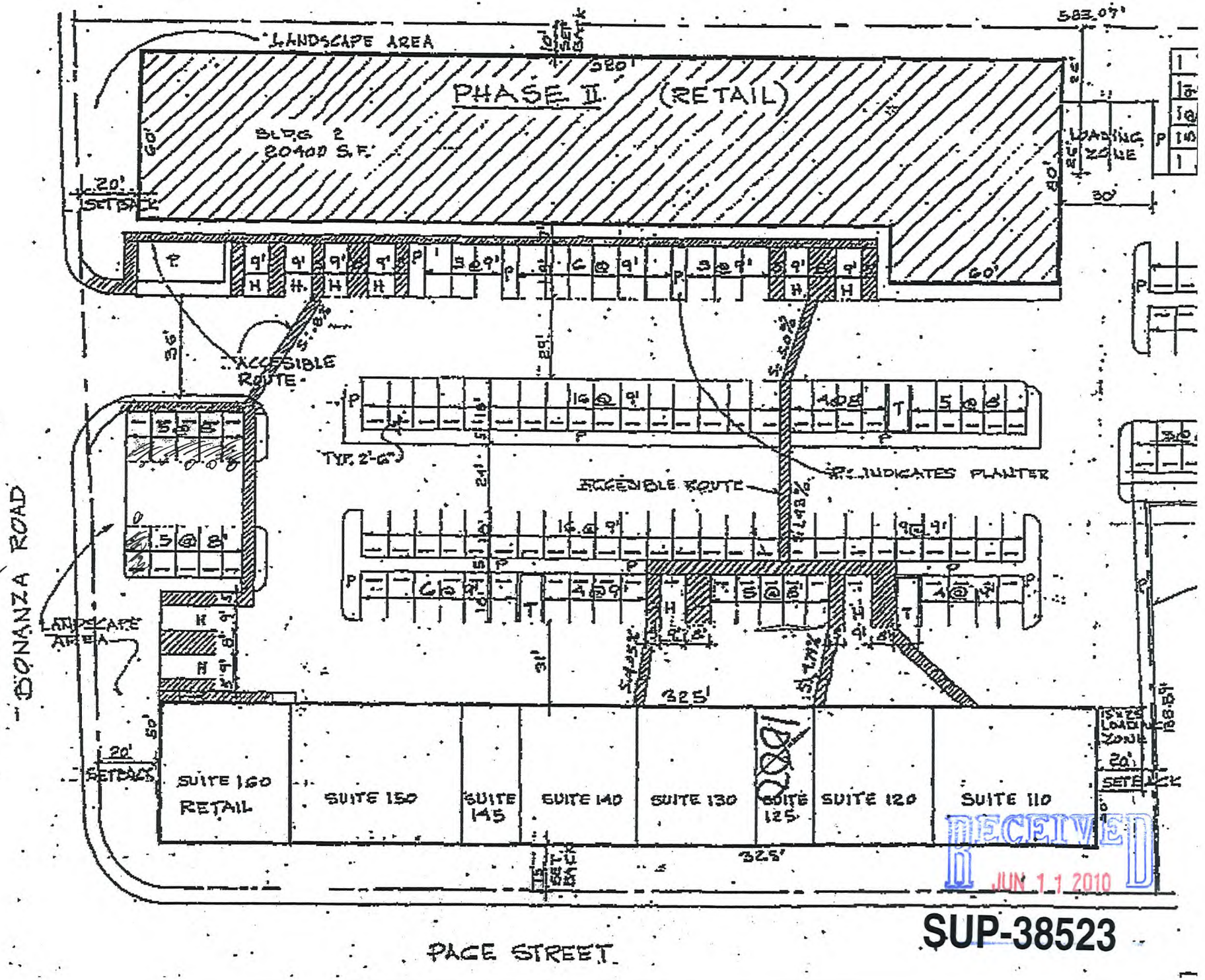
TOTAL PARKING REQUIRED: 232.7 SPACES.

TOTAL PARKING PROVIDED: 201 SPACES plus 3 loading.

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

SUP-38523

RECEIVED
JUN 17 2010



111 DISPLAY AREA

RECEIVED
JUN 11 2010

SUP-38523

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

12/07/10

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

12/07/10

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

12/07/10

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

12/07/10

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

12/07/10

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

12/07/10

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

12/07/10

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

May 10, 2010

Attn: PLANNING AND DEVELOPMENT DEPARTMENT

Re: JUSTIFICATION LETTER

To whom it may concern.

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

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

Respectfully

HECTOR CAMACHO

RECEIVED
JUN 11 2010

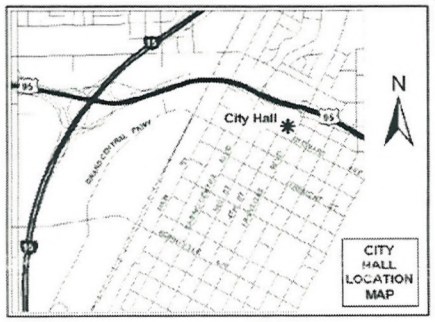
SUP-38523

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

PRESORTED FIRST CLASS

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

Return Service Requested
Official Notice of Public Hearing



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

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

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-38523
Planning Commission Meeting of 7/29/2010

RECEIVED
JUN 21 2010

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

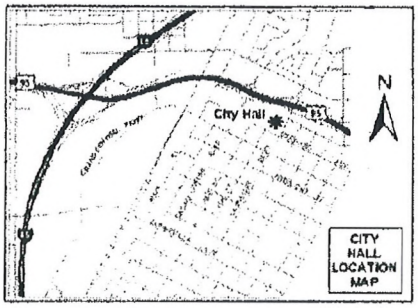
41P

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

PRESORTED FIRST CLASS

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

Return Service Requested
Official Notice of Public Hearing



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 [X] I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-38523
Planning Commission Meeting of 7/29/2010

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

Case: SUP-38523

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

RECEIVED
JUN 21 2010

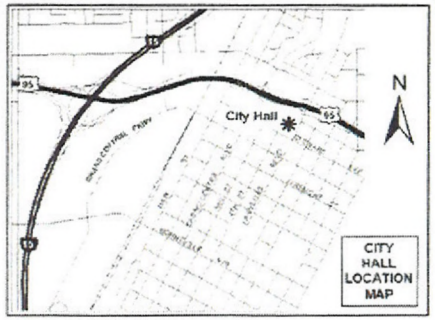
41P

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

PRESORTED FIRST CLASS

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

Return Service Requested
Official Notice of Public Hearing



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

RECEIVED
JUL 23 2010

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

Submitted after final agenda
Date
Item 41P

Telephone Protest/ Approval Log

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

Date: 07.28.10
Name: Mary Paz
Address: 4608 Kathleen Court
89110
Phone: 702-438-6211
[X] **PROTEST** [ ] **APPROVE**

Date:
Name:
Address:
Phone:
[ ] **PROTEST** [ ] **APPROVE**

Date:
Name:
Address:
Phone:
[ ] **PROTEST** [ ] **APPROVE**

Date:
Name:
Address:
Phone:
[ ] **PROTEST** [ ] **APPROVE**

Date:
Name:
Address:
Phone:
[ ] **PROTEST** [ ] **APPROVE**

Date:
Name:
Address:
Phone:
[ ] **PROTEST** [ ] **APPROVE**

4 IP

Telephone Protest/ Approval Log

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

Date: MON - July 19, '10
Name: John Brochius Sr.
Address: 4580 ~~Ross~~ Ave.

Phone: 752-9189

☐ PROTEST ☒ APPROVE

Date:
Name:
Address:

Phone:

☐ PROTEST ☐ APPROVE

Date:
Name:
Address:

Phone:

☐ PROTEST ☐ APPROVE

Date:
Name:
Address:

Phone:

☐ PROTEST ☐ APPROVE

Date:
Name:
Address:

Phone:

☐ PROTEST ☐ APPROVE

Date:
Name:
Address:

Phone:

☐ PROTEST ☐ APPROVE

RECEIVED
JUN 27 2010

Submitted after final agenda
Date Item 41 A

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

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

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

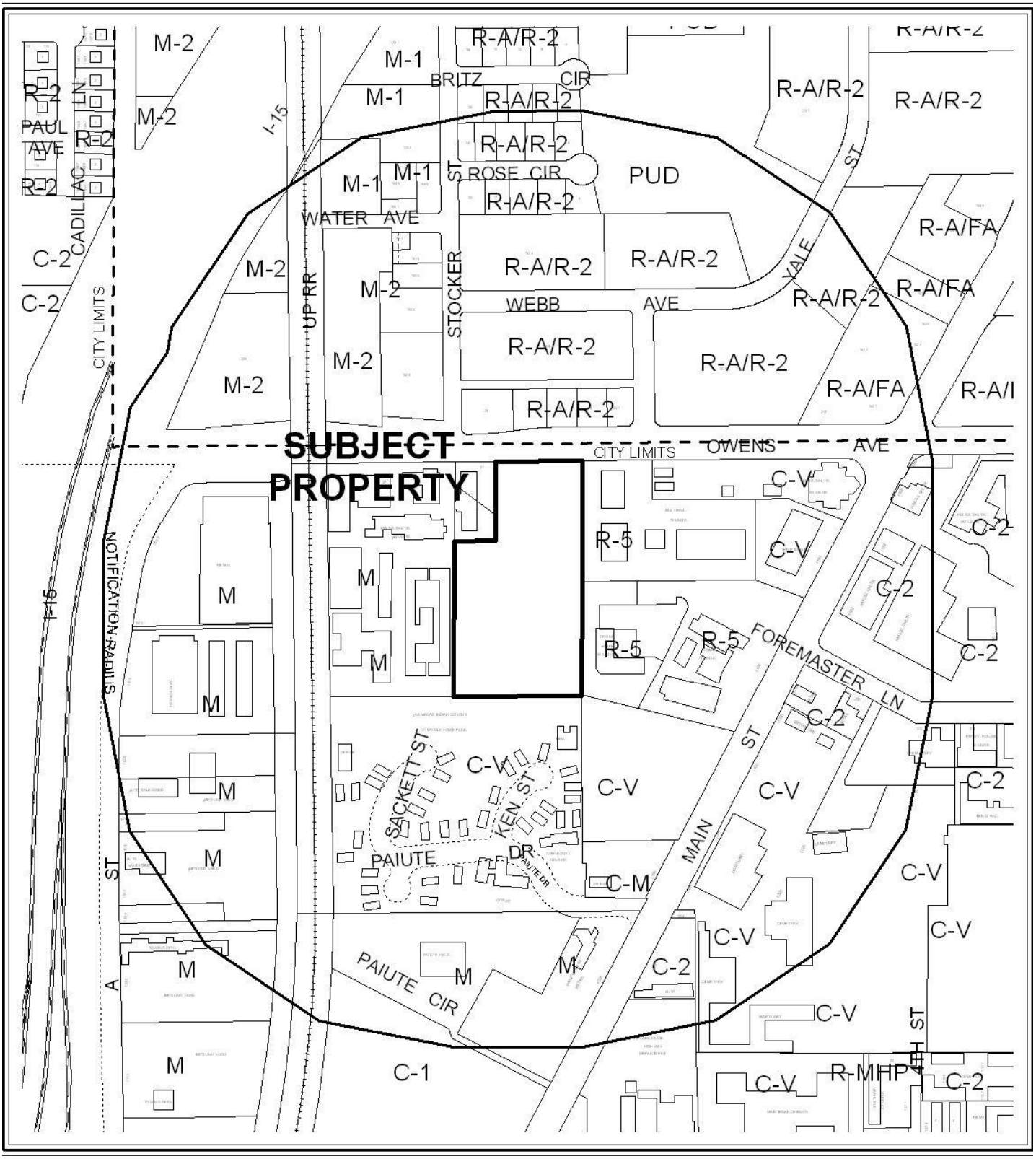
SUBJECT:
VAR-40088 - VARIANCE - PUBLIC HEARING - APPLICANT: NEVADA H.A.N.D., INC. - OWNER: SKY VIEW PINES, LIMITED PARTNERSHIP - Request for a Variance TO ALLOW 156 PARKING SPACES WHERE 170 SPACES FOR AN APPROVED 144-UNIT APARTMENT DEVELOPMENT on 4.86 acres on the south side of Owens Avenue, approximately 850 feet west of Main Street (APN 139-27-502-003), R-5 (Apartment) Zone, Ward 5 (Barlow). Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 01/19/2011 OR MAY BE FINAL ACTION
(Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends DENIAL.

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. City Council Approval Letter for VAR-36577
6. City Council Approval Letter for SDR-36576
7. City Council Approved Site Plan for VAR-36577 and SDR-36576
8. Justification Letter



CASE: VAR-40088

RADIUS: 1000 FT.

ZONING OF SUBJECT PROPERTY: R-5 (APARTMENT)

0 300 600 Feet

CASE: VAR-40088

RADIUS: 1000 FT.

ZONING OF SUBJECT PROPERTY: R-5 (APARTMENT)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 16, 2010
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: APPLICANT: NEVADA H.A.N.D., INC. - OWNER: SKY VIEW PINES, LIMITED PARTNERSHIP

**** STAFF RECOMMENDATION(S) ****

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAR-40088	Staff recommends DENIAL, if approved subject to conditions:	N/A

**** CONDITIONS ****

VAR-40088 CONDITIONS

Planning and Development

1. Conformance to the approved conditions for Site Development Plan Review (SDR-28121) and Site Development Plan Review (SDR-36576).

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

3. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. The landscape plan shall conform to the requirement of Condition of Approval #5 of Site Development Plan Review (SDR-36576). Perimeter trees relocated to the interior of the site pursuant to this condition shall maintain the minimum 24-inch box size requirement. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.

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

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

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

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

** STAFF REPORT **

PROJECT DESCRIPTION

The subject site is located at 21 West Owens Avenue and is approved for a 144-unit, three story apartment development that is under construction. The applicant is proposing to install security gates, which will result in a reduction of 14 parking spaces, from 170 spaces to 156 spaces. Staff is recommending denial of the Variance request, as the applicant has not provided compelling evidence of a unique or extraordinary circumstance, concerning the property and has created a self-imposed hardship by overbuilding the site. If this application is denied, the site must comply with the previously approved Site Development Plan Reviews (SDR-28121 and SDR-36576) and Variance (VAR-36577).

ISSUES

- A previous Variance (VAR-36577) was approved to allow 170 parking spaces where 228 were required. This request is for a further reduction of 14 spaces.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
11/27/07	The City Council approved a request to Amend a portion of the Southeast Sector Plan of the General Plan (GPA-24441) from M (Medium Density Residential) to H (High Density Residential) and a Rezoning (ZON-24442) from R-MHP (Residential Mobile/Manufactured Home Park) to R-5 (Apartment) on 4.86 acres on the south side of Owens Avenue, approximately 840 feet west of Main Street. The Planning Commission and staff recommended approval.
08/20/08	The City Council approved a Site Development Plan Review (SDR-28121) for a 150-Unit Multi-Family residential development on 4.86 acres on the south side of Owens Avenue, approximately 850 feet west of Main Street. The Planning Commission and staff recommended approval.
01/20/10	The City Council approved a Major Amendment (SDR-36576) to a previously approved Site Development Plan Review (SDR-28121) for site modifications and a Variance (VAR-36577) to allow 170 parking spaces where 228 are required for a proposed 144-unit, three story multi-family residential development at 15 West Owens Avenue. The Planning Commission recommended approval, and the Planning and Development staff recommended denial.

Most Recent Change of Ownership	
02/16/10	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
04/29/10	A building permit (161619) was issued for rough grading at 21 West Owens Avenue. The permit has not been finaled.
06/08/10	A building permit (153942) was issued for onsite improvements at 21 West Owens Avenue. The permit has not been finaled.
06/08/10	A building permit (153943) was issued for Building # 1, which contains 24 units at 21 West Owens Avenue. The permit has not been finaled.
06/08/10	A building permit (153944) was issued for Building # 2, which contains 30 units at 21 West Owens Avenue. The permit has not been finaled.
06/08/10	A building permit (153945) was issued for Building # 3, which contains 30 units at 21 West Owens Avenue. The permit has not been finaled.
06/08/10	A building permit (153946) was issued for Building # 4, which contains 30 units at 21 West Owens Avenue. The permit has not been finaled.
06/08/10	A building permit (153947) was issued for Building # 5, which contains 30 units at 21 West Owens Avenue. The permit has not been finaled.
06/08/10	A building permit (153948) was issued for the recreation building at 21 West Owens Avenue. The permit has not been finaled.
07/01/10	A building permit (165591) was issued for perimeter walls at 21 West Owens Avenue. The permit has not been finaled.

Pre-Application Meeting	
09/28/10	A pre-application meeting was held with staff to discuss the required actions necessary to reduce the approved parking. Staff discussed the submittal requirements for a Variance request.

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

Field Check	
11/09/10	During a site visit, staff noted a Multi-Family Residential Development under construction that is clear of trash and debris.

Details of Application Request	
Site Area	
Net Acres	4.86

Surrounding Property	*Existing Land Use Per Title 19.04*	*Planned or Special Land Use Designation*	*Existing Zoning District*
Subject Property	Apartments	H (High Density Residential)	R-5 (Apartments)
North	Offices	Downtown Business Area - North Las Vegas	R-2 (Two Family) – North Las Vegas
South	Mobile Home Park	ML (Medium Low Residential)	C-V (Civic)
East	Apartments	H (High Density Residential)	R-5 (Apartments)
West	Rescue Mission	M (Medium Density Residential)	M (Industrial)

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

DEVELOPMENT STANDARDS

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

Pursuant to Title 19.04, 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	
Multi-Family	One-Bedroom Unit – 96	1.25 Space / Unit	120				
	Two Bedroom Unit – 48	1.75 Space / Unit	84				
Guest	144 Units	1 Space / 6 Units	24				
TOTAL SPACES REQUIRED			170*		156		N
Regular and Handicap Spaces Required			161	9	147	9	N
Percent Deviation			9%				

*Per approved Variance (VAR-36577).

ANALYSIS

A previous Variance (VAR-36577) was approved to allow 170 parking spaces, where 228 spaces were required on this site. The applicant is proposing to install security gates at the entrance, which would reduce the available parking to 156 parking spaces including nine handicap spaces, which is a 9% deviation from the approved parking Variance and a 34% deviation from Title 19.10 Parking Standards. The provided parking on this site is inadequate to meet the needs of the proposed development.

The subject site is located in the Airport Overlay District, with 175-foot height restriction and the development conforms to the height restriction. An on-street bike lane runs along the northern property line and will not be negatively impacted by the proposed Variance.

The applicant has depicted some of the perimeter trees that are required by Condition of Approval #5 of Site Development Plan Review (SDR-36576) to be relocated to the interior of the site as 15 gallon size where such trees are required to be 24-inch box size. A condition has been added to address the deficiency in tree size.

An alternative site design would alleviate the need for this Variance; therefore, staff is recommending denial of the request, as the applicant has created a self-imposed hardship by proposing to add traffic gates to the site after construction has begun.

FINDINGS (VAR-40088)

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

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

Additionally, Title 19.18.070(L) states:

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

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

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 12

NOTICES MAILED 63

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

RECEIVED
OCT 27 2010

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: Sky View Pines Limited Partnership

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

Name of Representative: Jacque Haas

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

☐ **Yes** ☑ **No**

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

City Official: N/a

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Michael Mullin

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

Subscribed and sworn before me

This 21st day of October, 20 10

Jacklyn S. Haas

Notary Public in and for said County and State

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

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

RECEIVED OCT 27 2010

APPLICATION / PETITION FORM

Application/Petition For: VARIANCE

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

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

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

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

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

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

Additional Information

PROPERTY OWNER Sky View Pines Limited Partnership **Contact** Jacque Haas

Address 295 E. Warm Springs Rd., #101 **Phone:** 410-2706 **Fax:** 739-3005

City Las Vegas **State** NV **Zip** 89119

E-mail Address jhaas@nevadahand.org

APPLICANT Nevada H.A.N.D., Inc. **Contact** Jacque Haas

Address 295 E. Warm Springs Rd., #101 **Phone:** 410-2706 **Fax:** 739-3005

City Las Vegas **State** NV **Zip** 89119

E-mail Address jhaas@nevadahand.org

REPRESENTATIVE Nevada H.A.N.D., Inc. **Contact** Jacque Haas

Address 295 E. Warm Springs Rd., #101 **Phone:** 410-2706 **Fax:** 739-3005

City Las Vegas **State** NV **Zip** 89119

E-mail Address jhaas@nevadahand.org

Property Owner Signature* 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.

Jaclyn S. Haas

Notary Public in and for said County

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

FOR DEPARTMENT USE ONLY

Case #	VAR 40088
Meeting Date:	12.16.10
Total Fee:	$830.—
Date Received:*	10.27.10
Received By:	JA

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

Revised 10/27/08

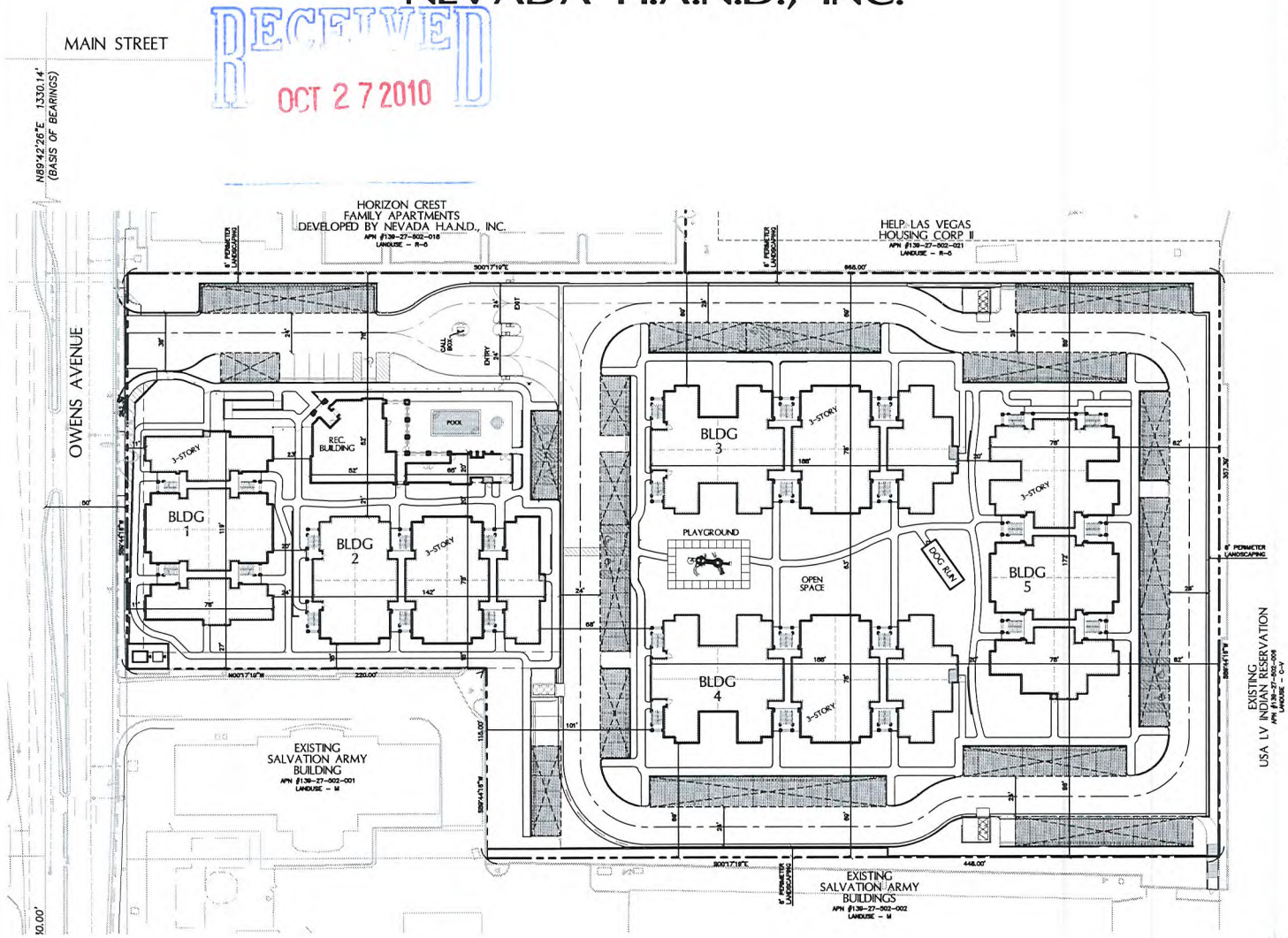
f:\depot\Application Packet\Application Form.pdf

SKY VIEW PINES FAMILY APARTMENTS

FOR

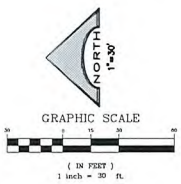
NEVADA H.A.N.D., INC.

RECEIVED
OCT 27 2010



VICINITY MAP

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



TABULATION:

AFFORDABLE HOUSING
APN #139-27-502-003

CURRENT ZONING	R-5
ACREAGE	4.90 ACRES
TOTAL NUMBER OF BUILDINGS	5 MULTI FAMILY & 1 REC CENTER
TOTAL NUMBER OF UNITS	144
D.U.A.	29.38

OPEN SPACE REQUIREMENTS

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

PARKING REQUIREMENTS

TOTAL REQUIRED PARKING	226 P.S.
96 - 1 BEDROOM UNITS (96x1.25=120)	
48 - 2 BEDROOM UNITS (48x1.75=84)	
GUEST PARKING (144/6=24)	
TOTAL PROVIDED PARKING	186 P.S.
UNCOVERED PARKING SPACES (11 P.S.)	
UNCOVERED HANDICAP ACCESSIBLE SPACES (1 P.S.)	
COVERED PARKING SPACES (139 P.S.)	
COVERED HANDICAP ACCESSIBLE SPACES (6 P.S.)	

SETBACKS

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

LEGAL DESCRIPTION

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

OWNER

SKY VIEW PINES LIMITD PARTNERSHIP
2300 E. WARM SPRINGS RD., STE. 101
LAS VEGAS, NEVADA 89119
(702) 739-3343

DEVELOPER

NEVADA H.A.N.D., INC.
2300 E. WARM SPRINGS RD., STE. 101
LAS VEGAS, NEVADA 89119
(702) 739-3343

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

NO.	REVISION	DATE	APPR.

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

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

SHEET NUMBER
1
OF 1 SHEETS
818-017-083

VAR-40088

Sky View Pines

Landscape Plan

Plant Legend

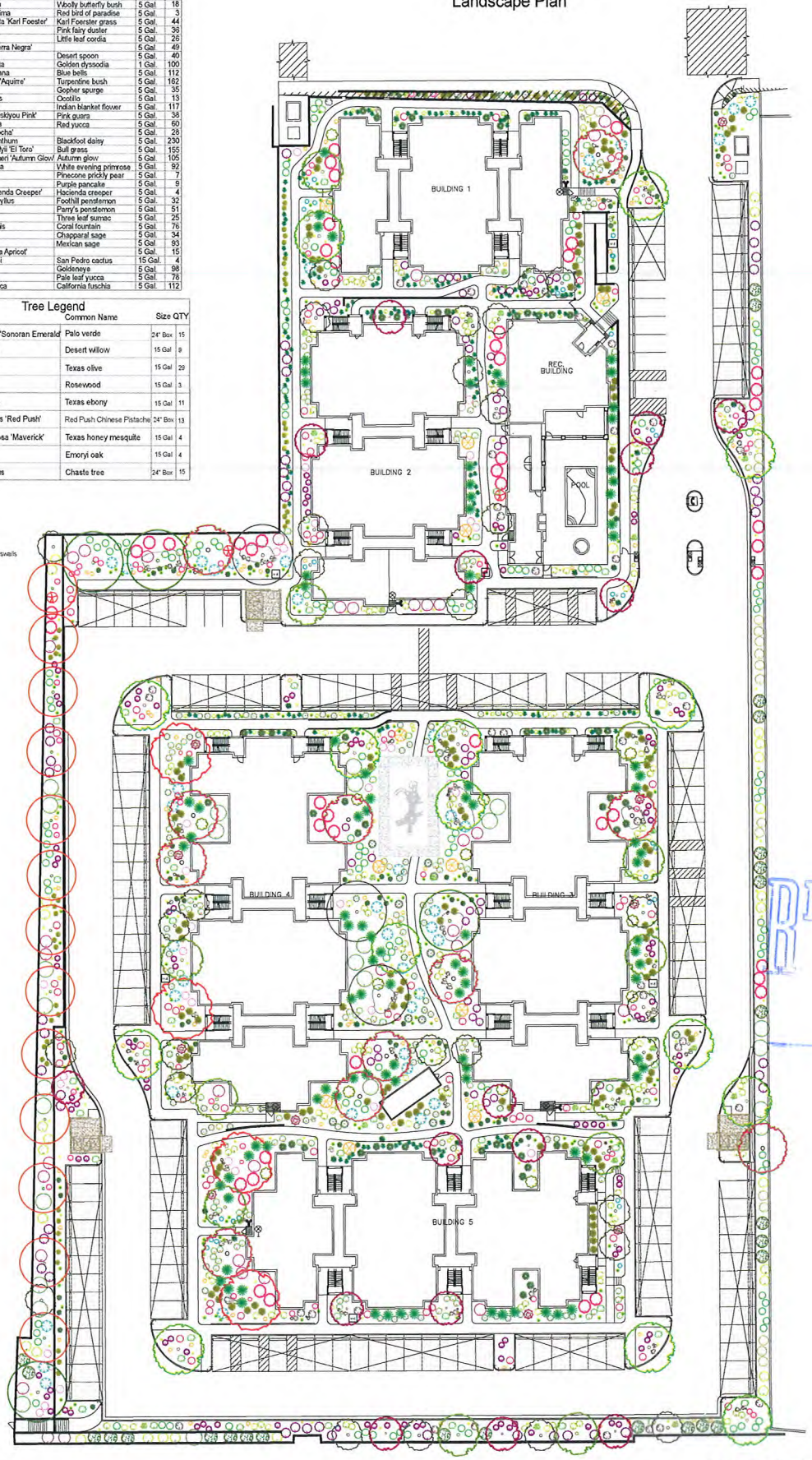
Botanical Name	Common Name	Size	Qty
Abutilon palmeri	Indian mallow	5 Gal.	35
Agave multilifera		5 Gal.	16
Agave parryi truncata	Artichoke agave	5 Gal.	32
Artemesia 'Powis Castle'	Powis castle wormwood	5 Gal.	60
Berlandiera lyrata	Chocolate flower	1 Gal.	45
Bouteloua gracilis	Blue grama grass	1 Gal.	217
Buddleja marrubifolia	Woolly butterfly bush	5 Gal.	18
Caesalpinia pulcherrima	Red bird of paradise	5 Gal.	3
Calamagrostis aculata 'Karl Foester'	Karl Foerster grass	5 Gal.	44
Calliandra eriophylla	Pink fairy duster	5 Gal.	36
Cordia parvifolia	Little leaf cordia	5 Gal.	26
Dalea frutescens 'Sierra Negra'		5 Gal.	49
Dasylirion wheeleri	Desert spoon	5 Gal.	40
Dyssodia pentachaeta	Golden dyssodia	1 Gal.	100
Eremophila hygrophana	Blue bells	5 Gal.	112
Ericameria laricifolia 'Aquirre'	Turpentine bush	5 Gal.	162
Euphorbia rigida	Gopher spurge	5 Gal.	35
Fouquieria splendens	Ocotillo	5 Gal.	13
Gaillardia grandiflora	Indian blanket flower	5 Gal.	117
Guara lindheimeri 'Siskiyou Pink'	Pink guara	5 Gal.	38
Hesperaloe parviflora	Red yucca	5 Gal.	60
Manfreda 'Macho Mocha'		5 Gal.	28
Melampodium leucanthum	Blackfoot daisy	5 Gal.	230
Muhlenbergia emersiyii 'El Toro'	Bull grass	5 Gal.	155
Muhlenbergia linheimeri 'Autumn Glow'	Autumn glow	5 Gal.	105
Oenothera coespitosa	White evening primrose	5 Gal.	92
Opuntia turpinii	Pinecone prickly pear	5 Gal.	7
Opuntia violacea	Purple pancake	5 Gal.	9
Pathenocissus 'Hacienda Creeper'	Hacienda creeper	5 Gal.	4
Penstemon heterophyllus	Foothill penstemon	5 Gal.	32
Penstemon parryii	Parry's penstemon	5 Gal.	51
Rhus trilobata	Three leaf sumac	5 Gal.	25
Rusellia equisetiformis	Coral fountain	5 Gal.	76
Salvia clevelandii	Chapparal sage	5 Gal.	34
Salvia leucantha	Mexican sage	5 Gal.	93
Tecoma hybrid 'Sierra Apricot'		5 Gal.	15
Trichocerus pachanoi	San Pedro cactus	15 Gal.	4
Viguieria parishii	Goldeneye	5 Gal.	98
Yucca pallida	Pale leaf yucca	5 Gal.	78
Zauschneria californica	California fuschia	5 Gal.	112

Tree Legend

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

Construction Notes:

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



RECEIVED
OCT 27 2010

VAR-40088

L1 Landscape Plan	N Scale: 1"= 20'	Sky View Pines Landscape Plan Nevada H.A.N.D. Las Vegas, NV	Schilling Horticulture Group Landscape Designed by Centre Van Durham

VAR-40088 - APPLICANT: NEVADA H.A.N.D., INC. - OWNER: SKY VIEW PINES, LP
SOUTH SIDE OF OWENS AVENUE, WEST OF MAIN STREET

11/09/10

VAR-40088 - APPLICANT: NEVADA H.A.N.D., INC. - OWNER: SKY VIEW PINES, LP
SOUTH SIDE OF OWENS AVENUE, WEST OF MAIN STREET

11/09/10

VAR-40088 - APPLICANT: NEVADA H.A.N.D., INC. - OWNER: SKY VIEW PINES, LP
SOUTH SIDE OF OWENS AVENUE, WEST OF MAIN STREET

11/09/10

VAR-40088 - APPLICANT: NEVADA H.A.N.D., INC. - OWNER: SKY VIEW PINES, LP
SOUTH SIDE OF OWENS AVENUE, WEST OF MAIN STREET

11/09/10

VAR-40088 - APPLICANT: NEVADA H.A.N.D., INC. - OWNER: SKY VIEW PINES, LP
SOUTH SIDE OF OWENS AVENUE, WEST OF MAIN STREET

11/09/10

VAR-40088 - APPLICANT: NEVADA H.A.N.D., INC. - OWNER: SKY VIEW PINES, LP
SOUTH SIDE OF OWENS AVENUE, WEST OF MAIN STREET

11/09/10

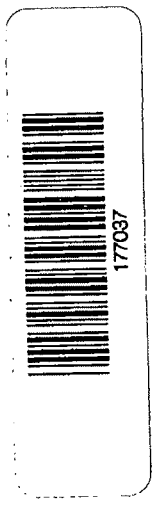
LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
STAVROS S. ANTHONY

ELIZABETH N. FRETWELL
CITY MANAGER



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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

FM-0044-08-09

January 22, 2010

Ms. Robin Yoakum
City of Las Vegas
400 Stewart Avenue
Las Vegas, Nevada 89101

RE: VAR-36577 – VARIANCE
CITY COUNCIL MEETING OF JANUARY 20, 2010
RELATED TO SDR-36576

Dear Ms. Yoakum:

The City Council at a regular meeting held January 20, 2010 APPROVED the request for a Variance TO ALLOW 170 PARKING SPACES WHERE 228 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. The Notice of Final Action was filed with the Las Vegas City Clerk on January 21, 2010. This approval is subject to:

Planning and Development

1. Conformance to the conditions for Rezoning (ZON-24442) and Site Development Plan Review (SDR-28121), except as amended herein.

2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-36576) shall be required, if approved.

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

Sincerely,

Angela Crolli

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

cc: Ms. Jacque Haas
Nevada H.A.N.D., Inc.
295 East Warm Springs Road, Suite #101
Las Vegas, Nevada 89119

VAR-40088

Printed with environmentally friendly soy ink.

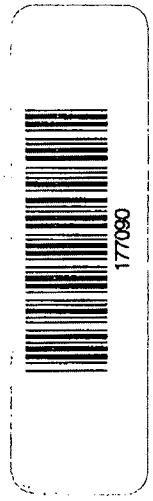
LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
STAVROS S. ANTHONY

ELIZABETH N. FRETWELL
CITY MANAGER



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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

FM-0044-08-09

January 28, 2010

Ms. Robin Yoakum
City of Las Vegas
400 Stewart Avenue
Las Vegas, Nevada 89101

RE: SDR-36576 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF JANUARY 20, 2010
RELATED TO VAR-36577

Dear Ms. Yoakum:

The City Council at a regular meeting held January 20, 2010 APPROVED the request for a Major Amendment to an approved Site Development Plan Review (SDR-28121) FOR SITE MODIFICATIONS FOR A PREVIOUSLY APPROVED MAXIMUM 150-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT 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. The Notice of Final Action was filed with the Las Vegas City Clerk on January 21, 2010. This approval is subject to:

Planning and Development

1. Conformance to the conditions for Rezoning (ZON-24442) and Site Development Plan Review (SDR-28121), except as amended herein.

2. Approval of and conformance to the Conditions of Approval for Variance (VAR-36577) shall be required, if approved.

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

4. All development shall be in conformance with the site plan, landscape plan, floor plan, and building elevations date stamped 11/03/09, except as amended by conditions herein.

5. An Exception from Title 19.12.040 is hereby approved, to allow 37 trees within the perimeter landscape buffers where 103 trees are required; however, the plans shall be amended so that the entire site accommodates the 103 trees.

VAR-40088

Printed with environmentally friendly soy ink.

6. Deleted at City Council.

7. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.

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

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

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

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

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

Public Works

13. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. All existing public improvements adjacent to this site damaged during construction shall be repaired at the applicant's expense to the satisfaction of the City of Las Vegas Department of Public Works.

14. Site Visibility Restriction Zones (S.V.R.Z.) adjacent to public streets shall be indicated on civil improvement plans, not on Final Maps, and shall include the following note: "No walls, fences, trees, shrubs, utility appurtenances or any other object, other than traffic control devices and street light poles, may be constructed or installed within the Sight Visibility Restriction Zone (S.V.R.Z.) unless said object is maintained at less than 24 inches in height measured from adjacent top of curb, or where no curb exists, a height of 27 inches measured from the top of adjacent asphalt, gravel, or pavement street surface". Area shall be labeled as "Privately Maintained".

15. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.

Sincerely,

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

M. Margo Wheeler, AICP
Director
Planning and Development Department

cc: Ms. Jacque Haas
Nevada H.A.N.D., Inc.
295 East Warm Springs Road, Suite #101
Las Vegas, Nevada 89119

VAR-40088

SITE INFORMATION

ZONING - City of Las Vegas

APN#		139-27-202-013
ZONING:		Apartment Residential District (R-5)
AREA	(Approximate) Gross	4.93 acres

BUILDINGS:

Buildings	5 Multi-Family & 1 Rec. Center
Units	144

HEIGHT

Maximum Allowed:		35'-0"
Provided:	Ground Roof	32'-6 3/4" Avg
	Parapet	35'-0"

DENSITY: 29.38 Units/Acre

TYPE - A DWELLING UNITS

Required	(5% of 144)	8
Provided		8

SETBACKS:

Front	10
Rear	20
Side	5
Bldg - Bldg	10' MIN

REQUIRED OPEN SPACE:
144 units x 100 sq. ft. = 0.33 acres

PARKING REQUIREMENTS

Gas Site Parking:		
1-Bedrooms	96x1.25	= 120
2-Bedrooms	48x1.25	= 64
Guest Parking	1 per 6 units	= 24
TOTALS		228

PARKING PROVIDED:

Uncovered Parking	26
Covered Parking	144
TOTALS	172 (VARIANCE REQ.)

PARKING RATIO: 1.5/1 unit

H.C. Parking Required (5 per Type A Unit + Rec Center)	9
Provided (STD Acc.)	5
Provided (Van Acc.)	1
Total H.C. Parking Provided	6

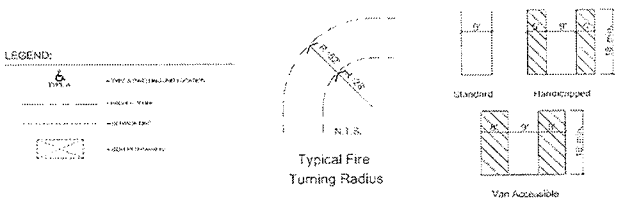
OPEN SPACE PROVIDED: .92 acres
Lot Coverage 18.7% of Gross

UNIT MATRIX

BLDG. #	BLDG TYPE	1 BD RM			2 BD RM			TOTAL
		Type A	Type B	Type C	Type A	Type B	Type C	
1	1	1	8	10	0	0	0	24
2	2	2	6	20	0	0	0	10
3	3	1	3	6	3	3	12	30
4	3	0	4	3	0	6	12	30
5	4	1	5	12	1	3	6	30
TOTALS BUILDINGS		4	28	64	4	12	32	144
			96			48		

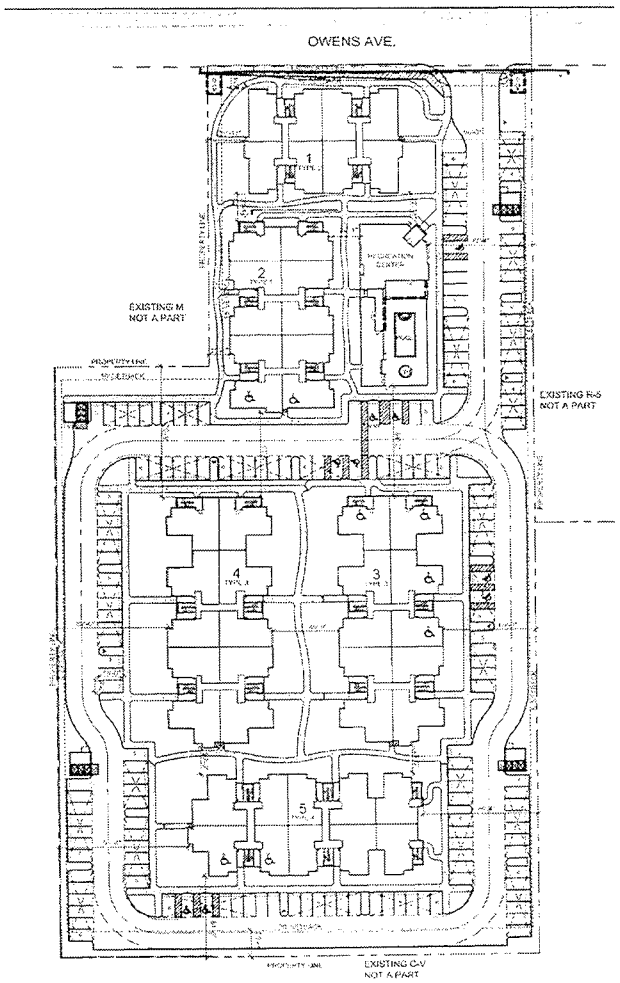
REQUIRED ANSI TYPE A UNITS:
144 units x 5% = 8 units

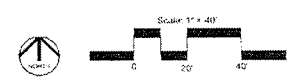
LEGEND:



Typical Fire Turning Radius

Typical Parking Spaces





RECEIVED
NOV 03 2009

Conceptual Site Plan

Project No. 908024 November 3rd, 2009

Nevada H.A.N.D.

Skyview Pines

Las Vegas, Nevada

Perlman

CITY COUNCIL APPROVED SITE PLAN FOR VAR-36577 & SDR-36576

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

Housing And Neighborhood Development

October 25, 2010

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

RECEIVED
OCT 27 2010

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

Dear Steve:

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

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

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

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

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

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

Sincerely,

Jacque Haas
Real Estate Development Manager

VAR-40088

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

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 16, 2010

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

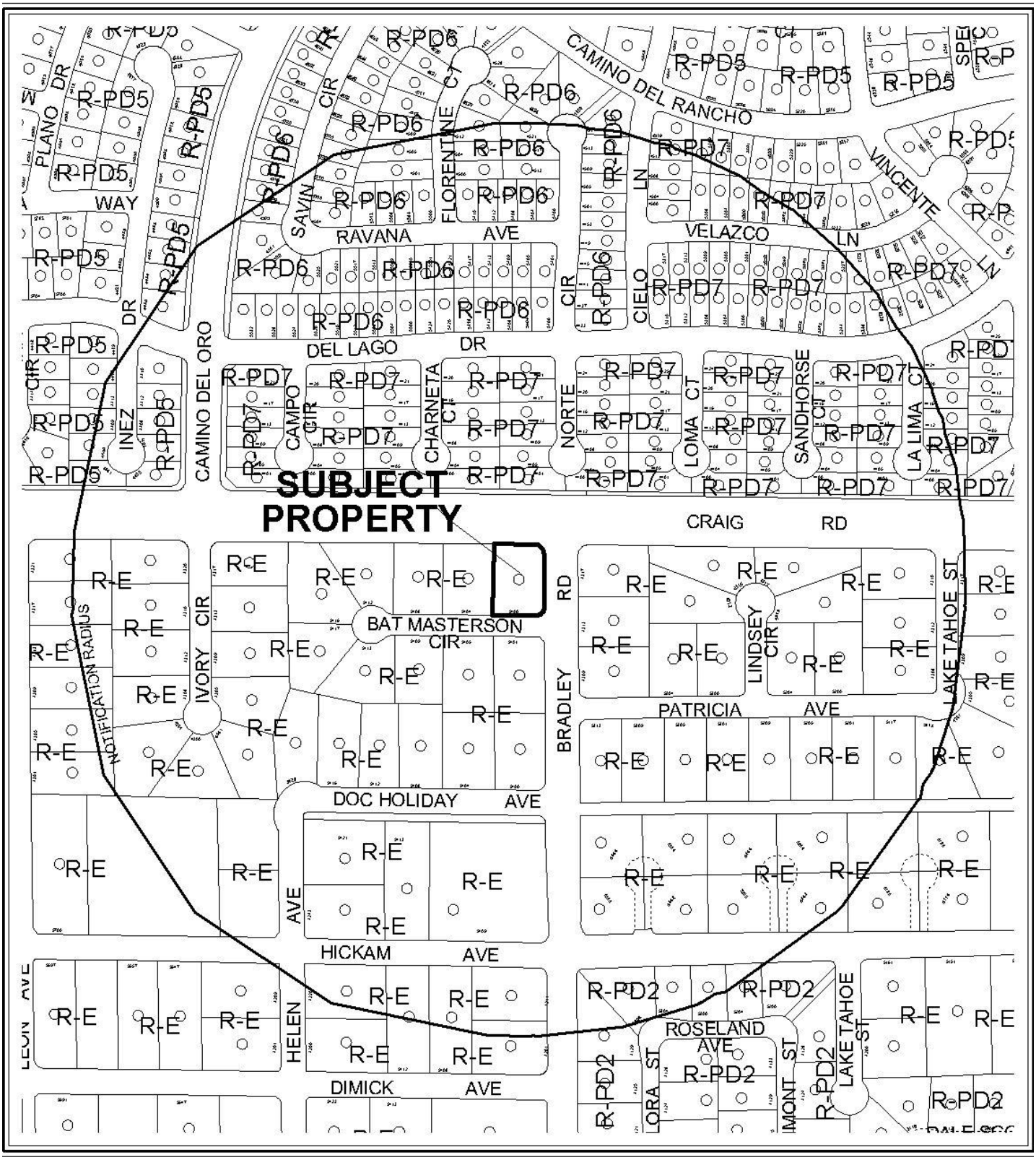
SUBJECT:
VAR-40107 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: JASON J. & ROSA M. AUNGENETT - Request for a Variance TO ALLOW AN EXISTING 14-FOOT HIGH, 1,750 SQUARE-FOOT ACCESSORY STRUCTURE, CLASS II THAT IS NOT AESTHETICALLY COMPATIBLE (PLYWOOD) WITH THE MAIN DWELLING (STUCCO), WHERE A 12-FOOT HIGH, 830 SQUARE-FOOT ACCESSORY STRUCTURE, CLASS II IS ALLOWED on 0.46 acres at 5400 Bat Masterson Circle (APN 138-01-310-038), R-E (Residence Estates) Zone, Ward 6 (Ross). Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 01/19/2011 OR MAY BE FINAL ACTION
(Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends DENIAL.

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



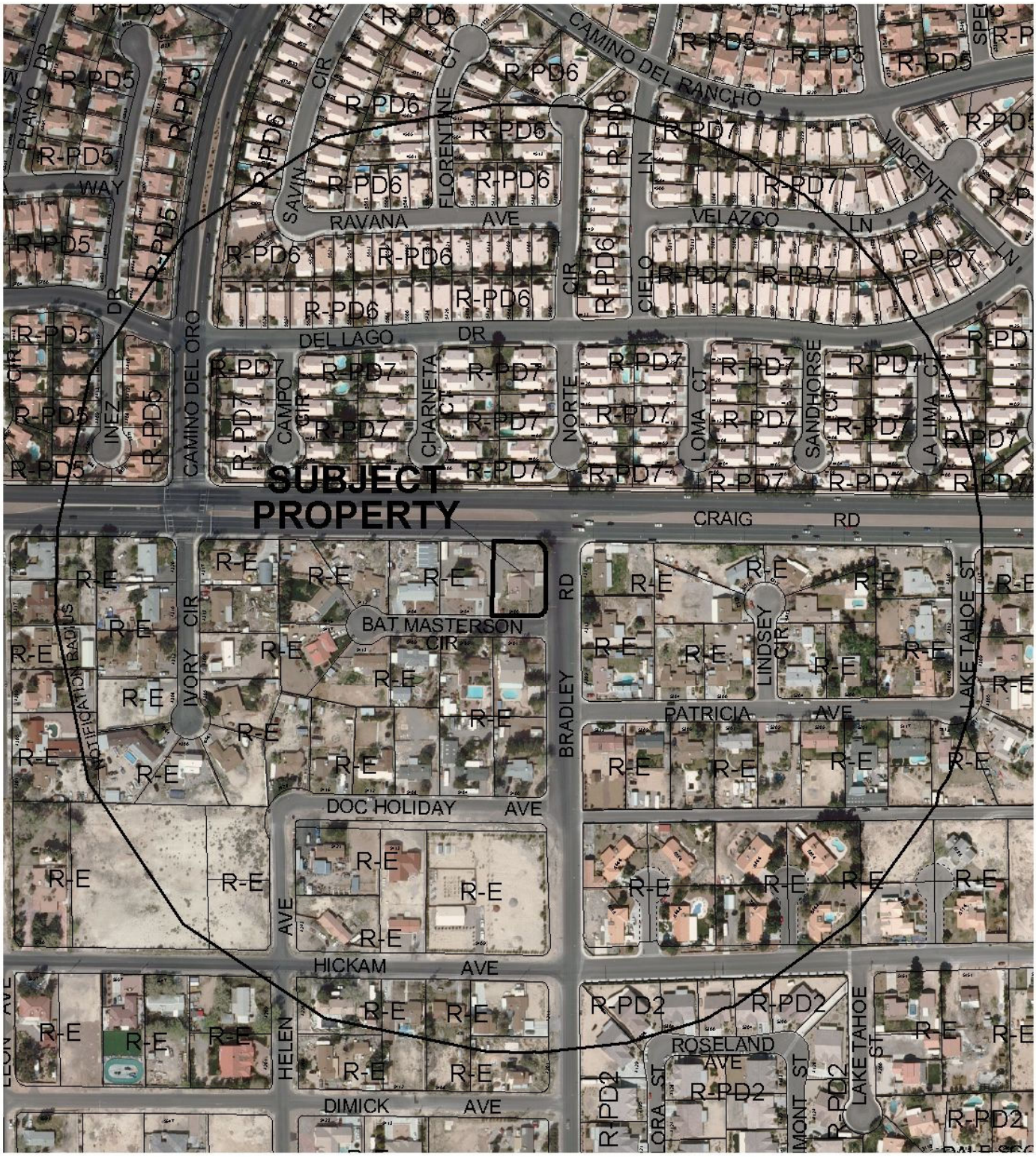
0 300 600 Feet

CASE: **VAR-40107**

RADIUS: 1000 FT

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

N



0 300 600 Feet

CASE: **VAR-40107**

RADIUS: 1000 FT

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 16, 2010
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: APPLICANT/OWNER: JASON J. & ROSA M. AUNGENETT

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAR-40107	Staff recommends DENIAL, if approved subject to conditions:	N/A

** CONDITIONS **

VAR-40107 CONDITIONS

Planning and Development

1. This approval shall be void two years from the date of final approval, unless a final inspection is approved. An Extension of Time may be filed for consideration by the City of Las Vegas.

2. 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.

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

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

Public Works

5. Connect to public sewer and abandon the existing Individual Sewage Disposal System (ISDS) according to Southern Nevada Health Department (SNHD) regulations unless documentation is provided from the SNHD allowing the existing ISDS to remain.

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

** STAFF REPORT **

PROJECT DESCRIPTION

The subject site is located at 5400 Bat Masterson Circle, which contains a 1,659 square-foot single family residence and an existing 14-foot high, 1,750-square-foot Accessory Structure (Class II), where a 12-foot high, 830-square-foot Accessory Structure (Class II) is permitted. A Variance to allow an Accessory Structure (Class II) to exceed 50 percent of the floor area of the principal dwelling unit and to exceed the height of the main building is required. Staff cannot support the Variance request, as the applicant has not provided compelling evidence of a unique or extraordinary circumstance related to the property and has created a self-imposed hardship by constructing the existing Accessory Structure (Class II) without obtaining the necessary building permits prior to construction. Therefore, staff is recommending denial of this request. If this application is denied, the existing Accessory Structure (Class II) would need to be removed, or altered to meet the minimum requirements of Title 19 with all necessary building permits.

ISSUES

- A new Accessory Structure (Class II) was constructed without building permits.
- The Accessory Structure (Class II) is not aesthetically compatible (plywood) with the principal dwelling unit (stucco), and exceeds the height of the principal dwelling unit.
- The subject site has a driveway off of Bradley Road and a driveway off of Bat Masterson Circle.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
10/28/76	The Board of Zoning Adjustment approved a Variance (V-0077-76) to allow a 30-foot front setback where 50-foot is required on 69 proposed lots on property generally located on the south side of Craig Road between Jones Boulevard, and Thom Boulevard and extending south 700 feet from Craig Road. The Planning and Development staff had no objections to this request.
12/22/83	The Board of Zoning Adjustment approved a Variance (V-0114-83) to allow corrals and stables to the rear property line where 25 feet is required and to allow a maximum of 6 horses on each lot where only 3 are permitted.
03/31/88	The Board of Zoning Adjustment approved a Variance (V-0019-88) to allow a 6-foot high block wall along the front (south) and side (west) property lines, where four feet with the top two feet 50 percent open is the maximum height allowed at 5400 Bat Masterson Circle.

08/30/10	A code enforcement case (94041) was processed for building an accessory structure in the back yard without a permit. The case is still open.

Most Recent Change of Ownership	
04/16/10	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
C.1986	The single-family residence was constructed.

Pre-Application Meeting	
10/04/10	A pre-application meeting was held with the applicant where the submittal requirements for a Variance were discussed.

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

Field Check	
11/10/10	During a site visit staff noted a single family residence with an Accessory Structure (Class II) under construction behind the main dwelling clean of trash and debris.

Details of Application Request	
Site Area	
Net Acres	0.46

Surrounding Property	***Existing Land Use Per Title 19.04***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Single Family Residence	DR (Desert Rural Density Residential)	R-E (Residence Estates)
North	Single Family Residence	ML (Medium-Low Density Residential)	R-PD7 (Residential Planned Development-7 Units Per Acre)
South	Single Family Residence	DR (Desert Rural Density Residential)	R-E (Residence Estates)
East	Single Family Residence	DR (Desert Rural Density Residential)	R-E (Residence Estates)
West	Single Family Residence	DR (Desert Rural Density Residential)	R-E (Residence Estates)

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

DEVELOPMENT STANDARDS

Pursuant to 19.08, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Size	20,000 SF	20,203 SF	Y
Min. Lot Width	100 Feet	104 Feet	Y
Min. Setbacks (Accessory Structure, Class II)			
• Front	Not Allowed	N/A	N/A
• Side	3 Feet	20 Feet	Y
• Rear	3 Feet	6 Feet	Y
Min. Distance Between Buildings	6 Feet	15 Feet	Y
Max. Building Height	12 Feet	14 Feet	N
Max. Floor Area (Accessory Structure)	830 SF	1,750 SF	N

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Street Width (Feet)*	*Compliance with Street Section*
Bat Masterson Circle	Local	N/A	50	N/A
Bradley Road	Collector	N/A	80	N/A

ANALYSIS

Pursuant to Title 19.08, accessory structures in residential areas shall not exceed 50% of the building area of the primary structure. The accessory structure is to be built using similar material as the primary structure and shall not exceed the height of the primary structure. This application is for a 53% deviation from the allowable square footage, a 100% deviation from the building material requirement and a 14% deviation from the allowed height of an accessory structure. All of these deviations are self-imposed hardships. The subject site is located in the

Airport Overlay District and conforms to the 105-foot height restriction. The subject site is also located in the Rural Preservation Overlay District and would not have a negative impact, as existing accessory structures exist within the surrounding area. The existing Accessory Structure, (Class II) could be redesigned to meet all Title 19.08 requirements. Therefore, staff recommends denial of the request.

FINDINGS (VAR-40107)

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

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

Additionally, Title 19.18.070(L) states:

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

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by constructing the Accessory Structure, (Class II) contrary to Title 19 requirements without obtaining building permits. Alternative design of the Accessory Structure, (Class II) and reconstruction with building permits and inspections would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 11

NOTICES MAILED 282

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: Rosa M. Aungenett

Name of Applicant: Rosa M. Aungenett

Name of Representative: _____

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

_____Yes X No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Rosa M 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

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

RECEIVED
OCT 28 2010

Revised 11-14-06

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

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Variance

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

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

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

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

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

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

Additional Information _____

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

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

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

APPLICANT Same **Contact** _____

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

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

REPRESENTATIVE Same **Contact** _____

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

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

Property Owner Signature* Rosa M Aug

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

Print Name Rosa M. Augenett

Subscribed and sworn before me

This 28 day of Oct, 20 10.

Becky A. Lehrke

Notary Public in and for said County and State

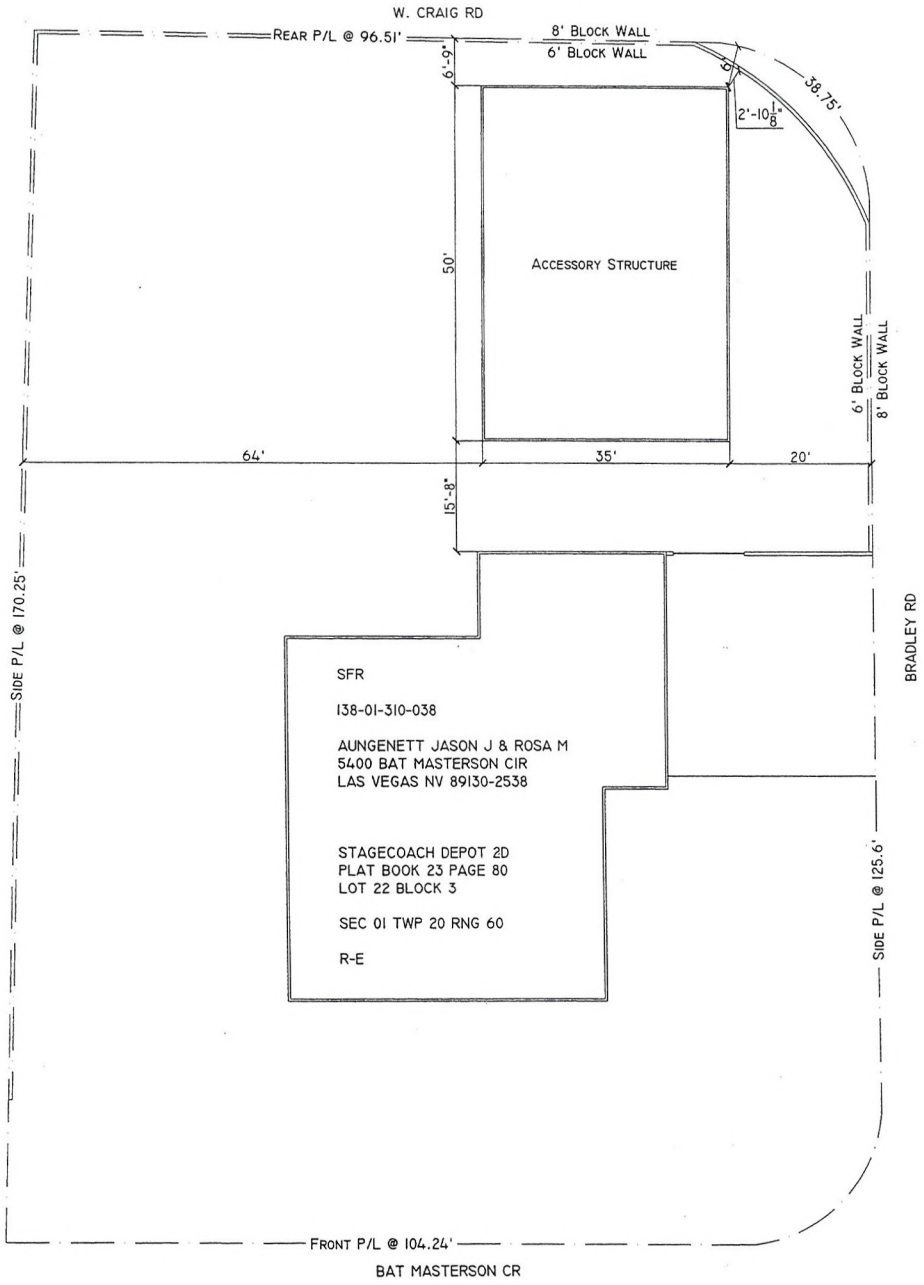
NOTARY PUBLIC
STATE OF NEVADA
County of Clark
BECKY A. LEHRKE
No: 09-9949-1
My Appointment Expires May 8, 2013

FOR DEPARTMENT USE ONLY

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

***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

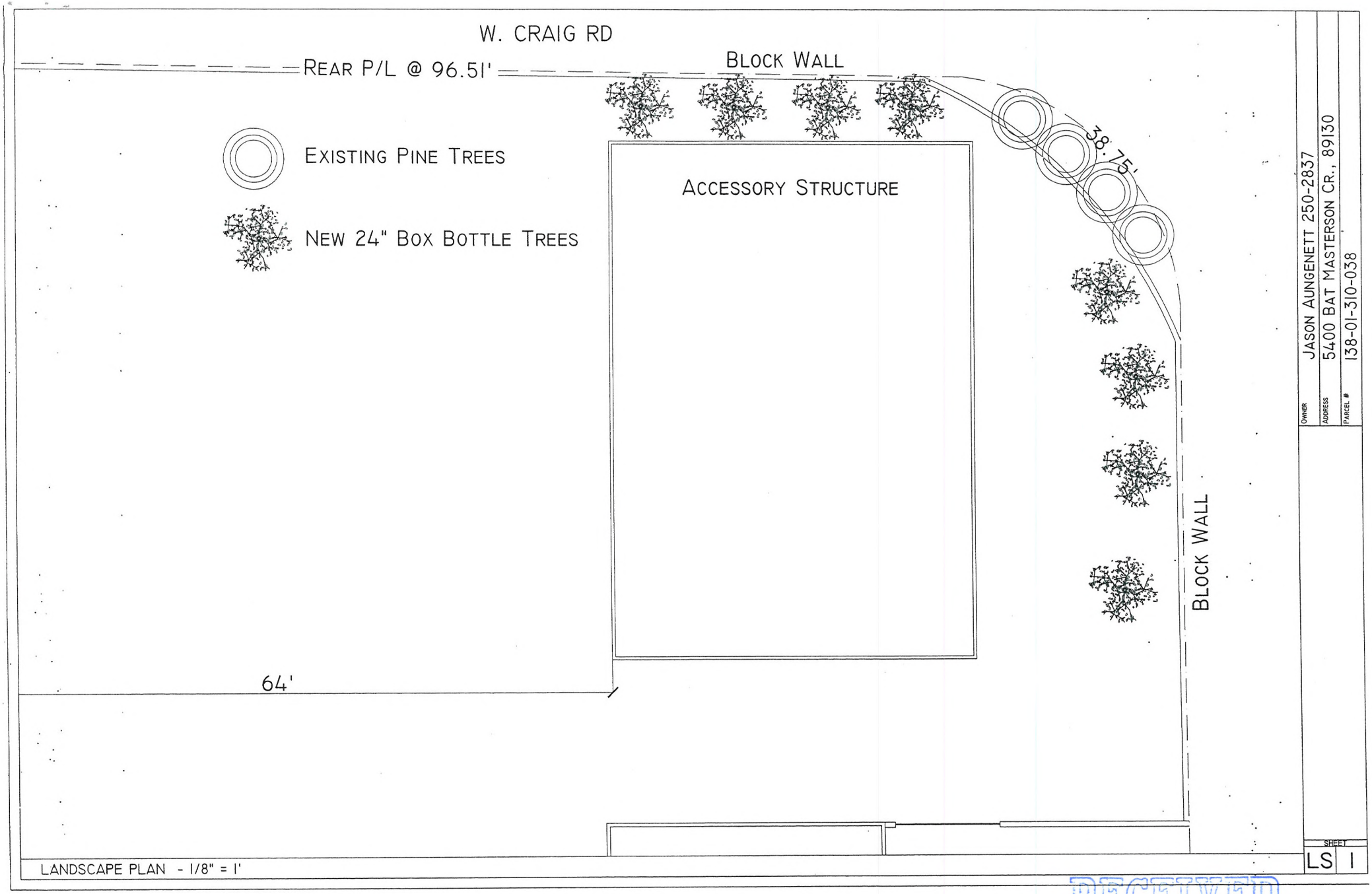
OWNER	JASON AUNGENETT 250-2837
ADDRESS	5400 BAT MASTERSON CR., 89130
PARCEL #	138-01-310-038

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

RECEIVED
OCT 28 2010
VAR-40107

SHEET PLAN

SHEET A 1

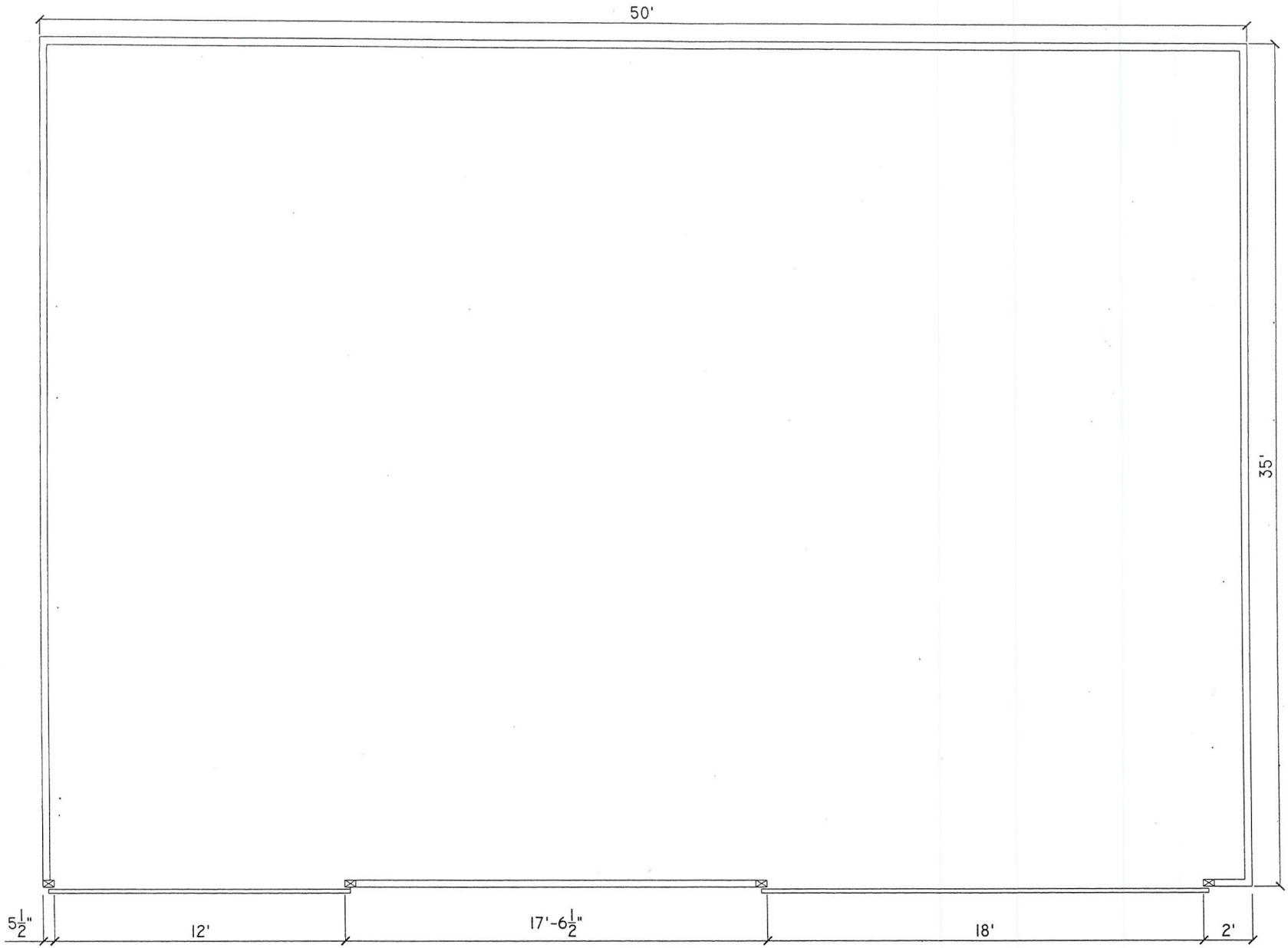


OWNER: JASON AUNGENETT 250-2837
ADDRESS: 5400 BAT MASTERSON CR., 89130
PARCEL #: 138-01-310-038

SHEET LS 1

LANDSCAPE PLAN - 1/8" = 1'

RECEIVED
OCT 28 2010
VAR-40107



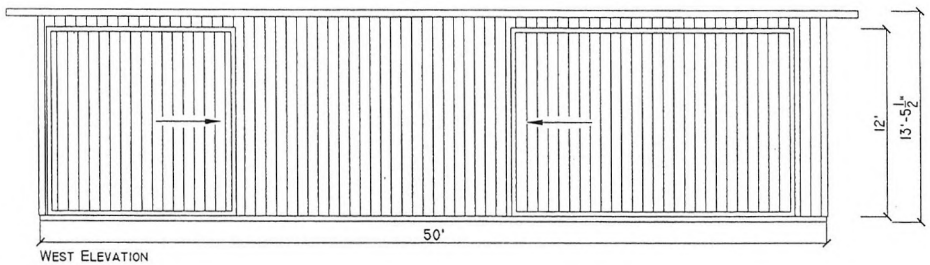
FLOOR PLAN - 1/4" = 1'

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

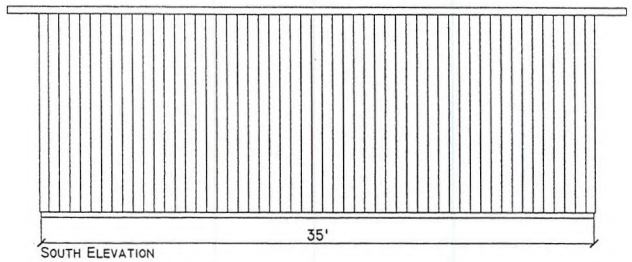
SHEET A 1.1

RECEIVED
OCT 28 2010
VAR-40107

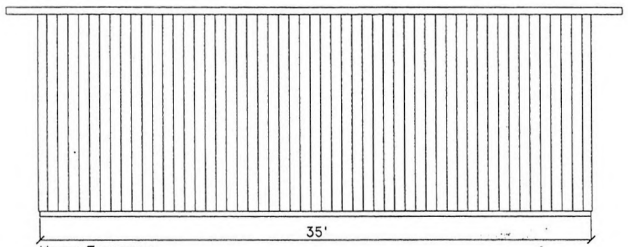
35' x 50' (1750 S.F.) DETACHED ACCESSORY STRUCTURE
LOW-SLOPE ROOF, VERTICAL SHEET SIDING



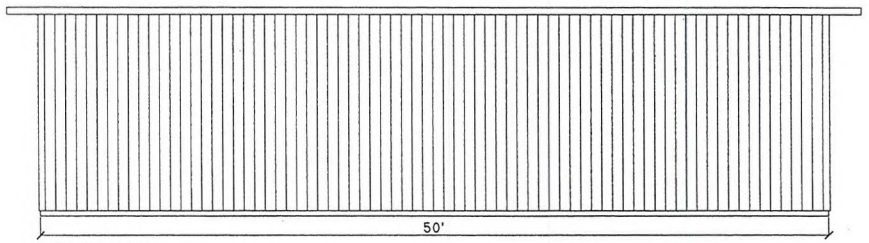
WEST ELEVATION



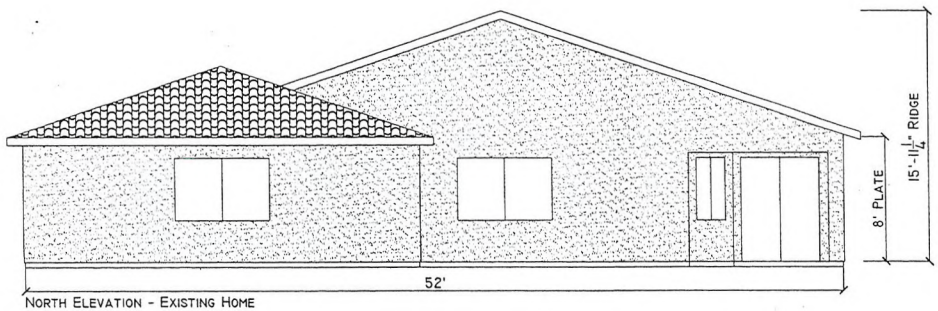
SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION



NORTH ELEVATION - EXISTING HOME

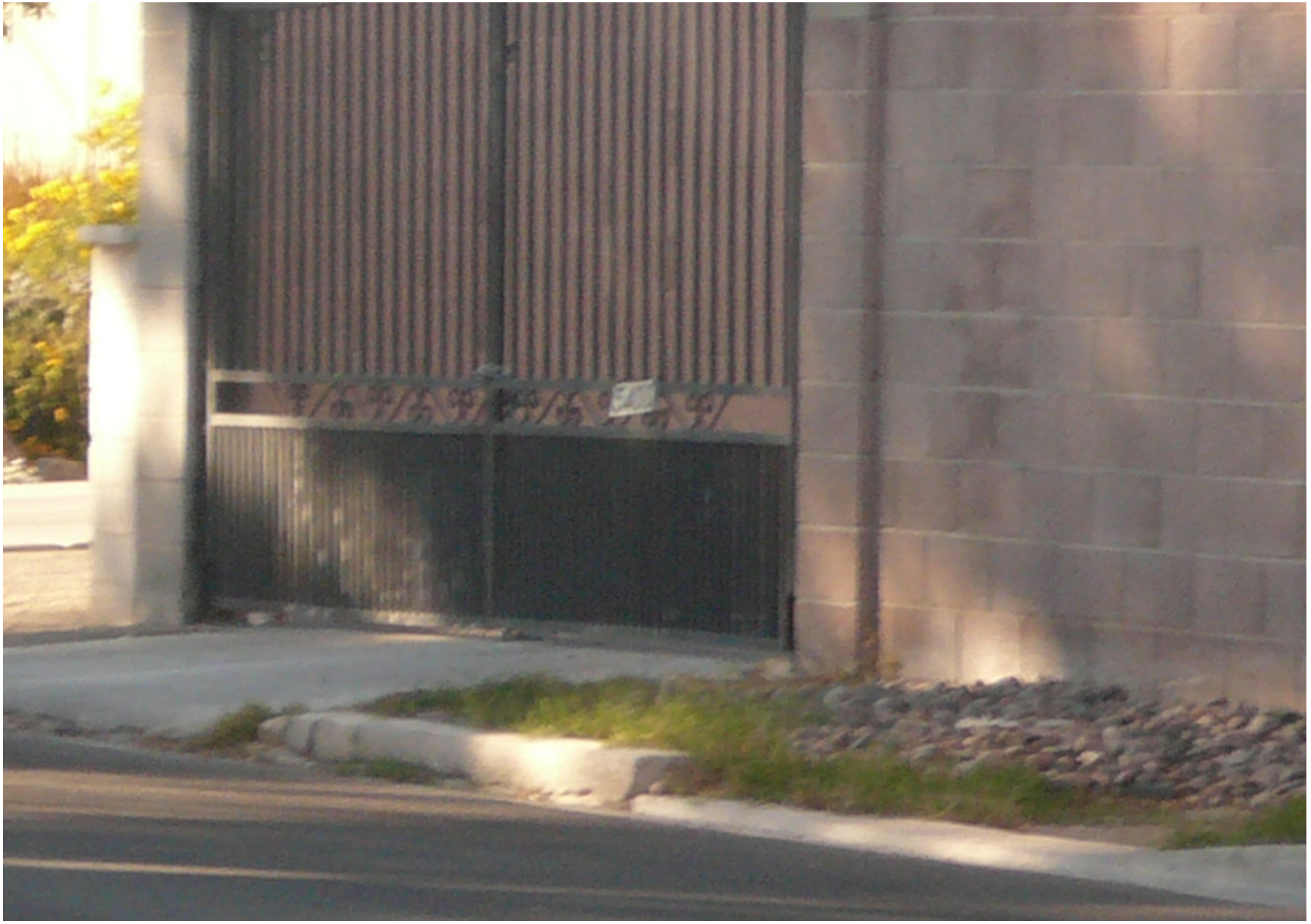
(E) STUCCO FINISH, TILE ROOF

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

SHEET A 1.2

ELEVATIONS - 1/8" = 1'

RECEIVED
OCT 28 2010
VAR-40107



VAR-40107 - APPLICANT/OWNER: JASON J. & ROSA M. AUNGENETT
5400 BAT MASTERSON CIRCLE

11/09/10

VAR-40107 - APPLICANT/OWNER: JASON J. & ROSA M. AUNGENETT
5400 BAT MASTERSON CIRCLE

11/09/10

VAR-40107 - APPLICANT/OWNER: JASON J. & ROSA M. AUNGENETT
5400 BAT MASTERSON CIRCLE

11/09/10

139-01-310-038

Planning and Development Department

731 S Fourth Street Las Vegas NV 89101

To whom it may concern,

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

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

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

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

Kind regards,

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

RECEIVED
OCT 28 2010

City of Las Vegas Agenda Item No.: **17.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 16, 2010

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

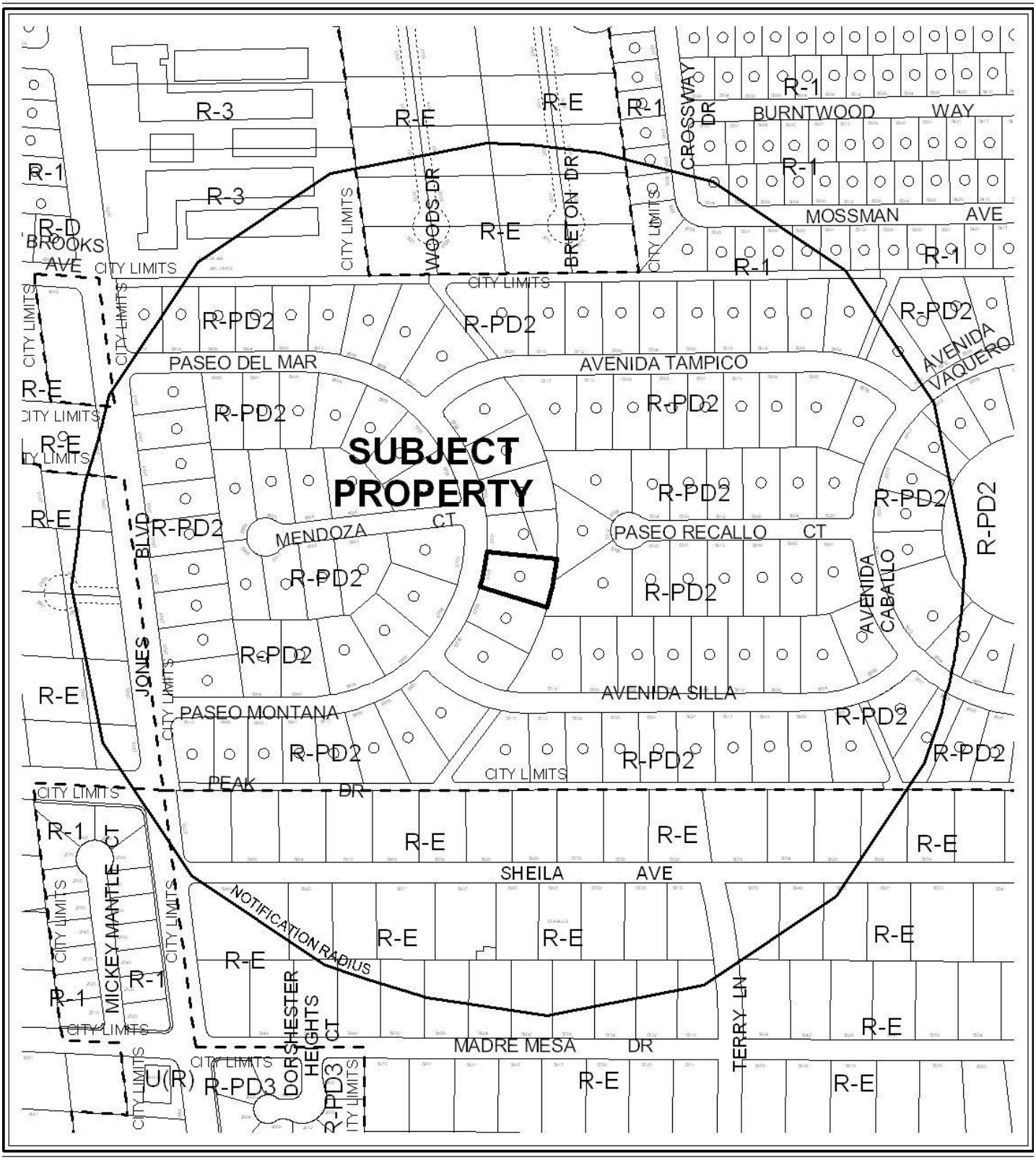
SUBJECT:
VAR-40127 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ROY WINBLAD - Request for a Variance TO ALLOW A 15-FOOT HIGH, 3,000 SQUARE-FOOT ACCESSORY STRUCTURE, CLASS II THAT IS NOT AESTHETICALLY COMPATIBLE (METAL) WITH THE MAIN DWELLING (STUCCO), WHERE A 12-FOOT HIGH, 800 SQUARE FEET ASSESSORY STRUCTURE, CLASS II 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). Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 01/19/2011 OR MAY BE FINAL ACTION
(Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends DENIAL.

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



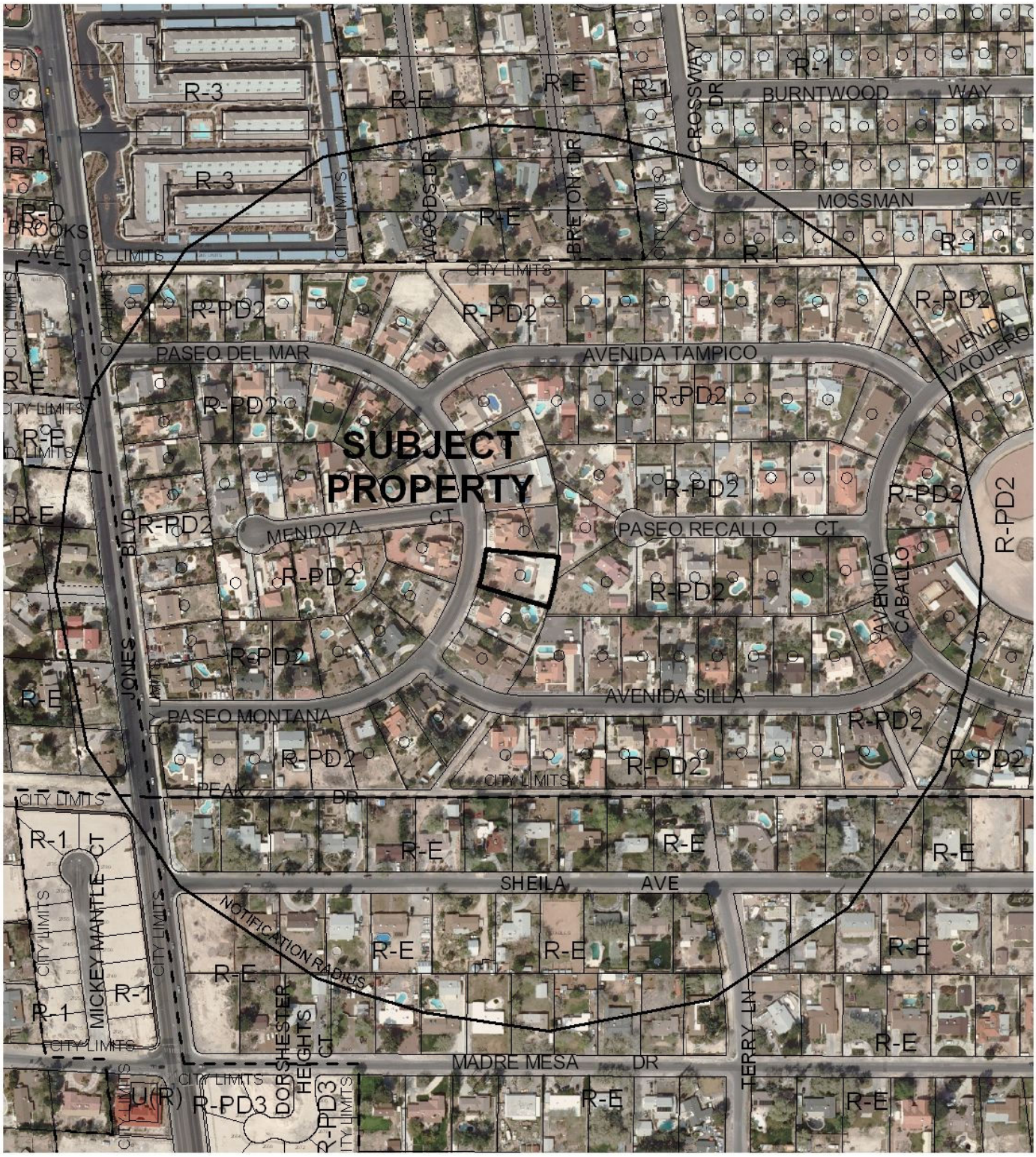
0 300 600 Feet

CASE: VAR-40127

RADIUS: 1000 FT.

ZONING OF SUBJECT PROPERTY: R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT)

N



0 300 600 Feet

CASE: VAR-40127

RADIUS: 1000 FT.

ZONING OF SUBJECT PROPERTY: R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT)

N

City of Las Vegas

AGENDA MEMO

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

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAR-40127	Staff recommends DENIAL, if approved subject to conditions:	N/A

** CONDITIONS **

VAR-40127 CONDITIONS

Planning and Development

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

2. 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.

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

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

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Variance to allow a proposed 15-foot high, 3,000 square-foot Accessory Structure (Class II) where a 12-foot high, 800 square-foot Accessory Structure (Class II) is permitted on a developed single-family residential lot at 5705 Paseo Montana Court. The lot contains an existing 1,600 square-foot residence. Staff recommends denial, as no characteristics of the property prevent the Accessory Structure (Class II) from being designed to meet Title 19 standards. If this application is denied, the Accessory Structure (Class II) will have to be designed to conform to Title 19 requirements.

ISSUES

- This Variance application consists of three requests: to exceed the allowable square footage by 2,200 square feet; to use a building material (metal) that is not compatible with the primary structure (stucco); and to permit the accessory structure to stand three feet higher than the primary structure.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
02/04/76	The Board of City Commissioners approved an Annexation (A-0001-75) for property located Michael Way and Jones Boulevard extending north from Peak Drive approximately 320 feet. The Annexation became effective 02/09/76.
01/04/78	The Board of City Commissioners approved a revised Tentative Map for Charleston Heights Tract # 53A-D. The Planning Commission recommended approval.
09/07/83	A Final Map was recorded for Charleston Heights Tract # 53-D.

Most Recent Change of Ownership	
05/28/10	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
C.1987	The single family residence was constructed.
08/01/00	A building permit (00014349) was issued for a patio cover at 5705 Paseo Montana Court. The permit was finaled on 09/14/00.
09/20/05	A building permit (51023) was issued for a water heater at 5705 Paseo Montana Court. The permit was never finaled.

Pre-Application Meeting	
10/05/10	A pre-application meeting was held with the applicant where the submittal requirements for a Variance were discussed.

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

Field Check	
11/09/10	During a site visit staff noted a single family residence that was clean of trash and debris.

Details of Application Request	
Site Area	
Net Acres	.41

Surrounding Property	***Existing Land Use Per Title 19.04***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Single Family Residence	R (Rural Density Residential)	R-PD2 (Residential Planned Development-2 Units per Acre)
North	Single Family Residence	R (Rural Density Residential)	R-PD2 (Residential Planned Development-2 Units per Acre)
South	Single Family Residence	R (Rural Density Residential)	R-PD2 (Residential Planned Development-2 Units per Acre)

East	Single Family Residence	R (Rural Density Residential)	R-PD2 (Residential Planned Development-2 Units per Acre)
West	Single Family Residence	R (Rural Density Residential)	R-PD2 (Residential Planned Development-2 Units per Acre)

Master Plan Areas	***Yes***	***No***	***Compliance***
Master Plan Area		X	N/A
Special Purpose and Overlay Districts	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts			
R-PD (Residential Planned Development) District	X		Y
A-O (Airport Overlay) District (70 feet)	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Pursuant to 19.08, the following standards apply:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Lot Size	14,190 SF	17,930 SF	Y
Min. Lot Width	60 Feet	88 Feet	Y
Min. Setbacks (Accessory Structure, Class II)			
• Front	Not Allowed	N/A	N/A
• Side	3 Feet	5 Feet	Y
• Rear	3 Feet	5 Feet	Y
Min. Distance Between Buildings	6 Feet	56 Feet	Y
Max. Building Height	12 Feet	15 Feet	N
Max. Floor Area (Accessory Structure)	800 SF	3,000 SF	N

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Street Width (Feet)***	***Compliance with Street Section***
Paseo Montana Court	Local	N/A	55	N/A

ANALYSIS

Pursuant to Title 19.08, accessory structures in residential zones shall not exceed 50% of the building area of the primary structure. The accessory structure is to be built using material that are similar to the primary structure and shall not exceed the height of the primary structure. This request is for a 74% deviation from the allowable square footage, a 100% deviation from the building material requirement and a 20% deviation from the allowed height of an accessory structure. All of these deviations are self-imposed hardships. The subject site is located in the Airport Overlay District and conforms to the 70-foot height restriction. The proposed Accessory Structure, (Class II) could be redesigned to meet all Title 19.08 requirements. Therefore, staff recommends denial of the request.

FINDINGS (VAR-40107)

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

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

Additionally, Title 19.18.070(L) states:

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

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

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 10

NOTICES MAILED 185

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: Roy A. Winblad

Name of Applicant: Roy A. Winblad

Name of Representative: Wade W. Lizotte

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

☐ Yes ☑ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Roy A. Winblad

Print Name: Roy A. Winblad

Subscribed and sworn before me

This 25th day of October, 2010

Patrice Staiger Clark, NV

Notary Public in and for said County and State

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

RECEIVED
NOV 02 2010

Revised 11-14-06

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

PLANNING & DEVELOPMENT
DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: VARIANCE

Project Address (Location) 5705 PASEO MONTANA CT.

Project Name _____ **Proposed Use** STORAGE

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

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

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

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

Additional Information _____

PROPERTY OWNER Roy A Winblad **Contact** _____

Address 5705 Paseo Montana **Phone:** 451-4055 **Fax:** _____

City Las Vegas **State** N.V. **Zip** 89108

E-mail Address myo6hd@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 myo6hd@hotmail.com

REPRESENTATIVE Wade W. Lizotte **Contact** BUS. LIC. #C11-11373

Address 2012 Sedona Pathway **Phone:** 683-7767 **Fax:** _____

City LAS VEGAS **State** NV **Zip** 89128

E-mail Address wadelizotte@hotmail.com

NV. BUS ID: NV20051417540

Property Owner Signature* Roy A. Winblad

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

Print Name Roy A. Winblad

Subscribed and sworn before me

This 25th day of October, 20 10.

Patrice Staiger

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

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

FOR DEPARTMENT USE ONLY

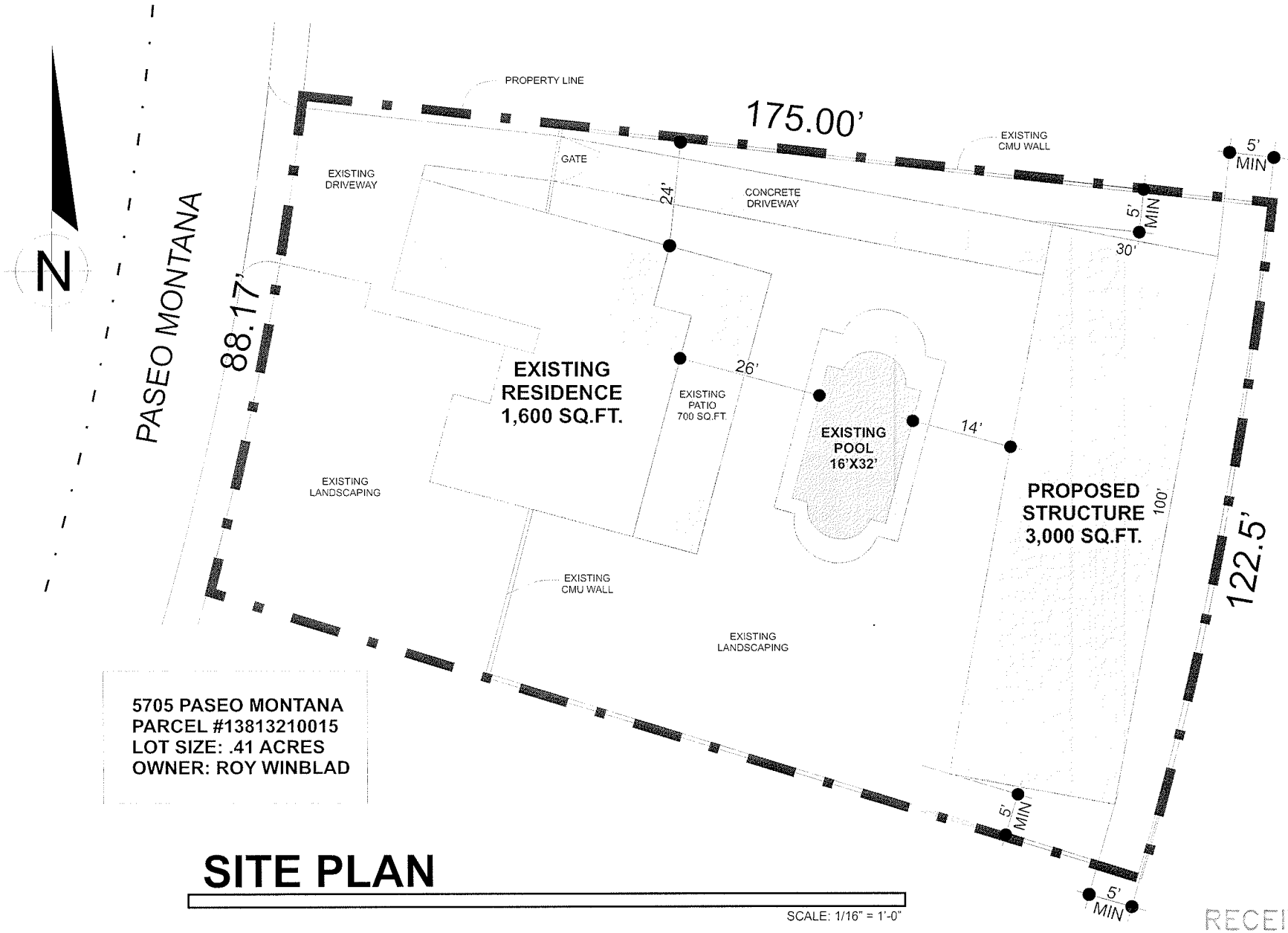
Case #	VAR-40127
Meeting Date:	12/16/10
Total Fee:	$30.00
Date Received:*	11/2/10
Received By:	CAM

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

RECEIVED
NOV 02 2010

Revised 10/27/08

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



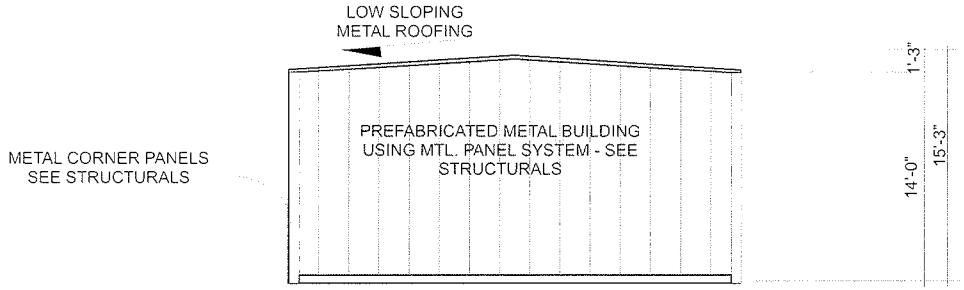
5705 PASEO MONTANA
PARCEL #13813210015
LOT SIZE: .41 ACRES
OWNER: ROY WINBLAD

SITE PLAN

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

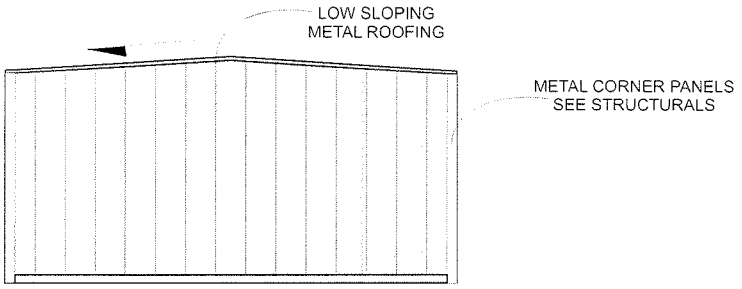
RECEIVED
NOV 02 2010

VAR-40127



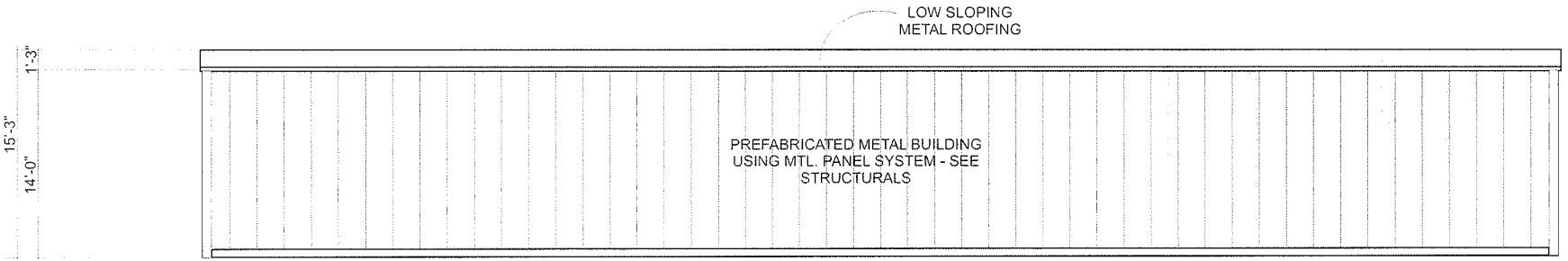
NORTH ELEVATION

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



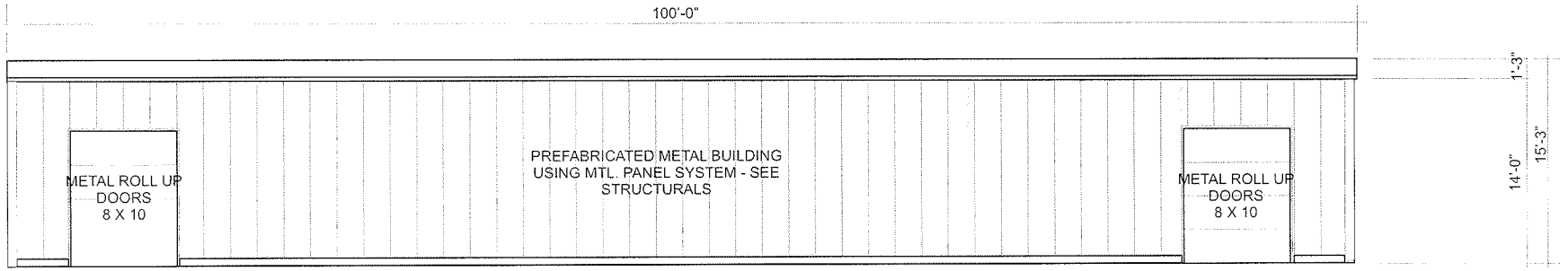
SOUTH ELEVATION

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



WEST ELEVATION

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

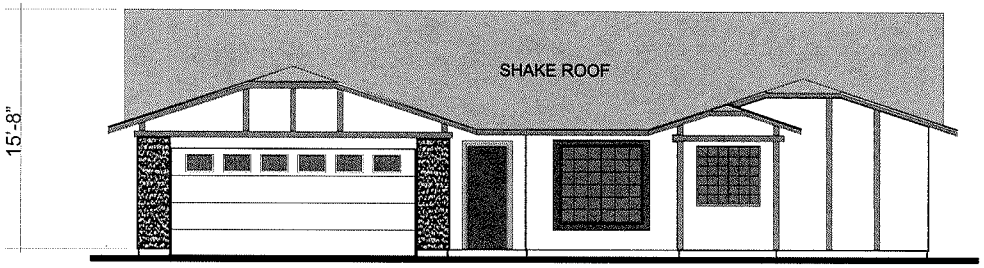


EAST ELEVATION

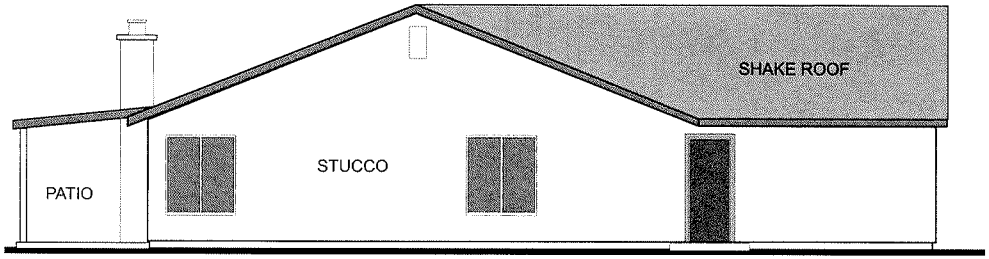
SCALE: 1/8" = 1'-0"

RECEIVED
NOV 02 2010

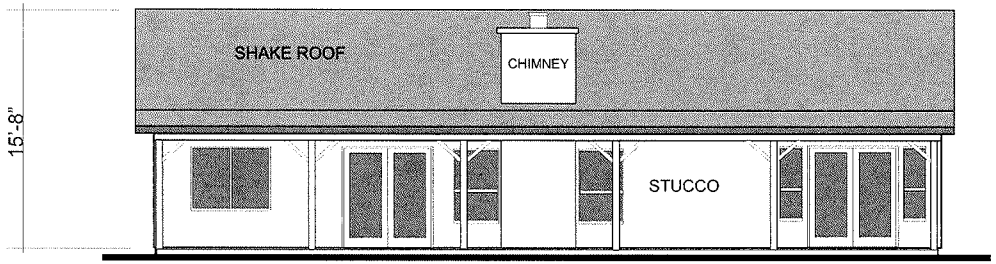
VAR-40127



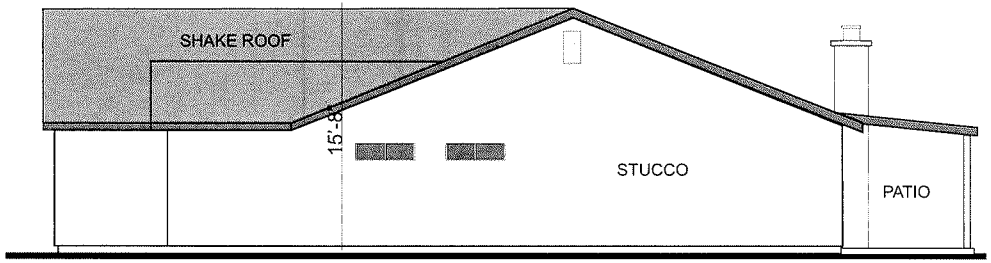
WEST ELEVATION - EXIST. RESIDENCE
SCALE: 1/8" = 1'-0"



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



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



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

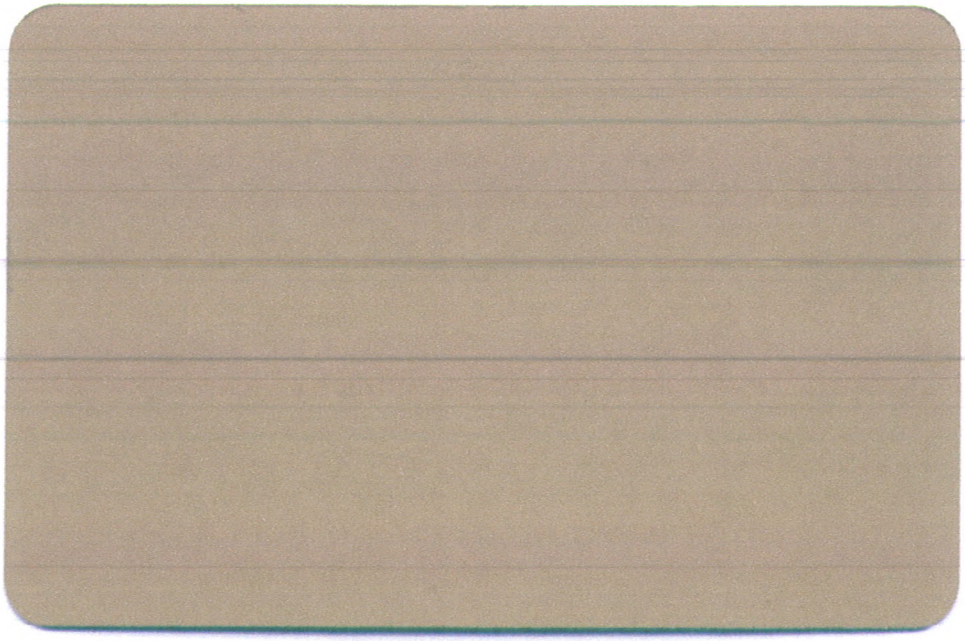
EXISTING RESIDENCE ELEVATIONS

RECEIVED
NOV 02 2010

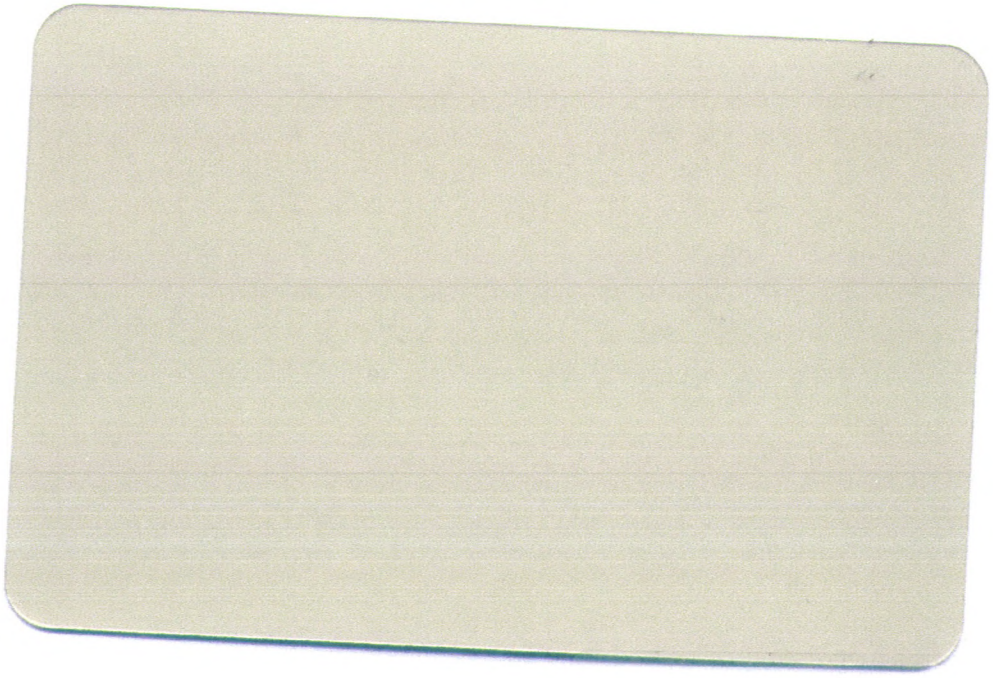
VAR-40127

MBMI BUILDING COLORS
5705 PASEO MONTANA

ROOF & TRIM



SIDE WALLS



RECEIVED
NOV 02 2010

VAR-40127

RECEIVED
NOV 02 2010
VAR-40127

VAR-40127 - APPLICANT/OWNER: ROY WINBLAD
5705 PASEO MONTANA COURT

11/09/10

VAR-40127 - APPLICANT/OWNER: ROY WINBLAD
5705 PASEO MONTANA COURT

11/09/10

JUSTIFICATION LETTER

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

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

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

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

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

Thank You

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

Roy Winblad

RECEIVED
NOV 02 2010
VAR-40127

NEIGHBOR ACCEPTANCE LETTER

Date: October 24, 2010

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

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

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

Neighbor's Name and Address

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

MARILYN McLAUGHLIN
Print Name

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

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

RECEIVED
NOV 02 2010

NEIGHBOR ACCEPTANCE LETTER

Date: October 24, 2010

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

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

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

Neighbor's Name and Address

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

STEVEN WEBB
Print Name

Owner's Address: 5701 PASEO MONTANA CT 89108

Owner's Parcel#: 138132100 14

RECEIVED
NOV 02 2010

NEIGHBOR ACCEPTANCE LETTER

Date: October 24, 2010

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

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

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

Neighbor's Name and Address

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

Susan L. Sutles
Print Name

Owner's Address: 5709 Paseo Montana
Las Vegas, NV 89108

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

RECEIVED
NOV 02 2010

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 16, 2010

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

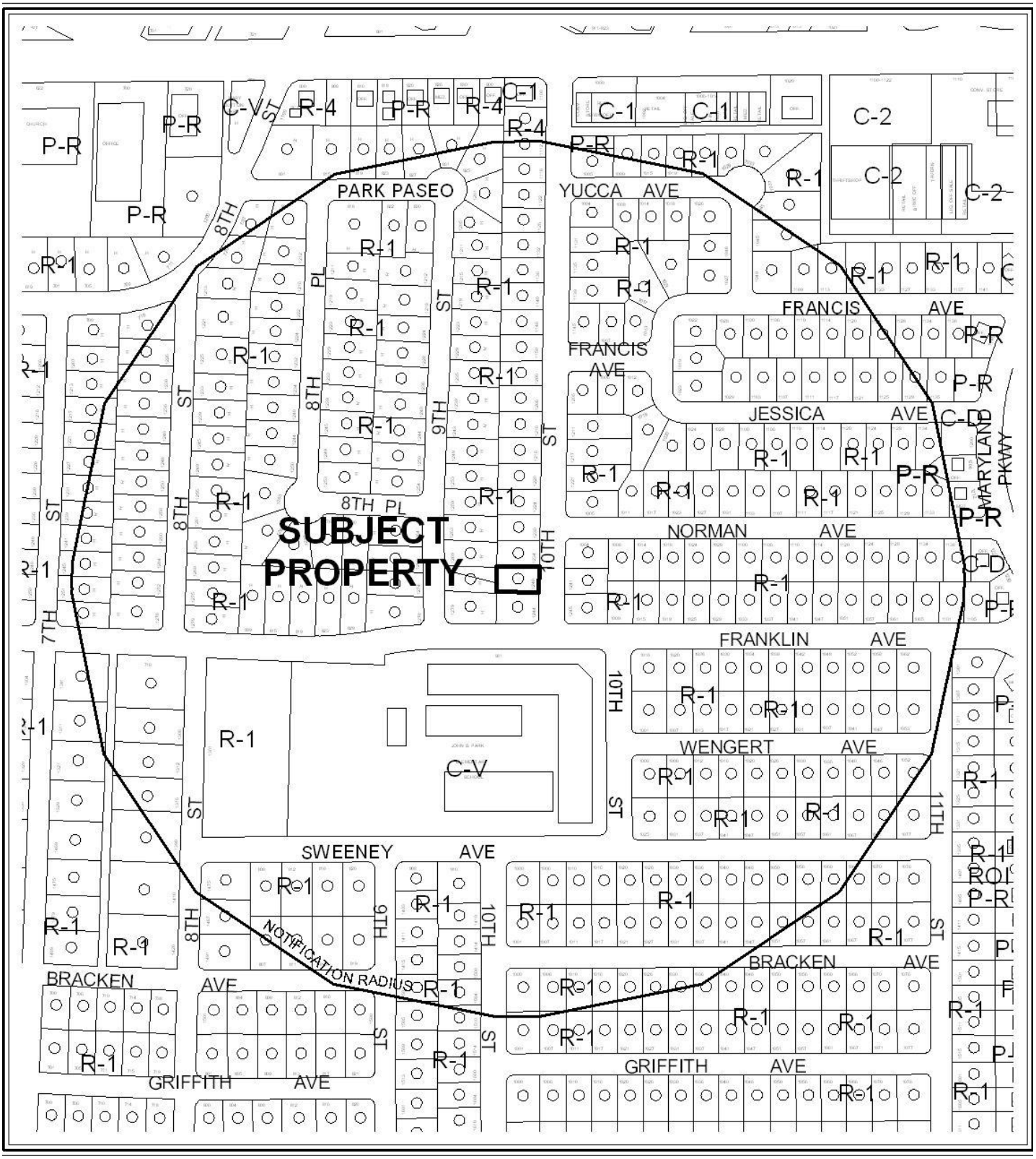
SUBJECT:
VAR-40150 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: TERESA R. GARCIA - Request for a Variance TO ALLOW A 14-FOOT FRONT YARD SETBACK WHERE 20 FEET IS REQUIRED FOR AN EXISTING TWO-CAR CARPORT on 0.14 acres at 1240 South 10th Street (APN 162-03-512-071), R-1 (Single Family Residential) Zone,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

MAY GO TO CITY COUNCIL ON 01/19/2011 OR MAY BE FINAL ACTION
(Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends DENIAL.

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



0 300 600 Feet

CASE: VAR-40150

RADIUS: 1000 FT.

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

N

0 300 600 Feet

CASE: VAR-40150

RADIUS: 1000 FT.

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 16, 2010
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: APPLICANT/OWNER: TERESA R. GARCIA

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAR-40150	Staff recommends DENIAL, if approved subject to conditions:	N/A

** CONDITIONS **

VAR-40150 CONDITIONS

Planning and Development

1. This approval shall be void two years from the date of final approval, unless a final inspection is approved. An Extension of Time may be filed for consideration by the City of Las Vegas.

2. 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.

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

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

** STAFF REPORT **

PROJECT DESCRIPTION

The subject site is located at 1240 South 10th Street, which contains a 1,166 square-foot residence and an existing carport that extends six feet into the required 20-foot front yard setback. A Variance to allow the reduced setback is required. Staff is recommending denial the Variance request, as the applicant has not provided compelling evidence of a unique or extraordinary circumstance related to the property and has created a self-imposed hardship by constructing the existing carport without obtaining the necessary building permits prior to construction. If this application is denied, the existing carport would need to be removed.

ISSUES

- The new carport was constructed without building permits and extends six feet into the front yard setback.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc
No previous land use entitlements are associated with the subject property.

Most Recent Change of Ownership	
05/30/08	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
C.1942	The single family residence was constructed.
05/11/99	A building permit (99009029) was issued for a 194 square-foot room addition at 1240 South 10th Street. The permit was finaled on 10/28/10.
12/28/05	A building permit (56812) was issued for a wall/fence at 1240 South 10th Street. The permit was finaled on 11/08/10.
08/25/10	A code enforcement case (93948) was opened for the construction of a carport without a building permit at 1240 South 10th Street. The case was closed on 10/28/10.

Pre-Application Meeting	
10/05/10	A pre-application meeting was held with the applicant where the submittal requirements for a Variance were discussed. Also noted was that the maximum height permitted is 12 feet.

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

Field Check	
11/09/10	During a site visit staff noted a single family residence that was clean of trash and debris. The carport is aesthetically compatible with the main dwelling.

Details of Application Request	
Site Area	
Net Acres	0.14

Surrounding Property	***Existing Land Use Per Title 19.04***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Single Family Residence	L (Low Density Residential)	R-1 (Single Family Residential)
North	Single Family Residence	L (Low Density Residential)	R-1 (Single Family Residential)
South	Elementary School	PF (Public Facilities)	C-V (Civic)
East	Single Family Residence	L (Low Density Residential)	R-1 (Single Family Residential)
West	Single Family Residence	L (Low Density Residential)	R-1 (Single Family Residential)

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

JG

DEVELOPMENT STANDARDS

Pursuant to 19.08, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Size	6,500 SF	6,026 SF	N*
Min. Lot Width	65 Feet	60 Feet	N*
Min. Setbacks			
• Front	20 Feet	14 Feet	N
• Side	5 Feet	5 Feet	Y
• Side	5 Feet	10 Feet	Y
• Rear	15 Feet	40 Feet	Y
Max. Lot Coverage	50 %	20 %	Y
Max. Building Height (Carport)	12 Feet	12 Feet	Y

*The subject site was developed prior to these Title 19 Requirements and is therefore legally nonconforming.

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
	Gross Floor Area or Number of Units	***Required***			***Provided***		***Compliance***
			Parking		*Parking*		
Use		***Parking Ratio***	Regular	Handi-capped	Regular	Handi-capped	
Single Family, Detached	1 Unit	2 Spaces Per Unit	2	0	2	0	Y
TOTAL SPACES REQUIRED			2		2		Y

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Street Width (Feet)***	***Compliance with Street Section***
10th Street	N/A	N/A	60	Y

ANALYSIS

Title 19.08.040 Table 1 requires a front yard setback of 20 feet in the R-1 (Single Family Residential) zoning district. The placement of the existing two-car carport addition to the existing single family home is six feet closer to the front yard property line than allowed by code, or a 30 percent deviation. The applicant is requesting a Variance to allow a 14-foot front setback where 20 feet is required. The applicant has indicated that an older carport was removed without

obtaining a demolition permit, and replaced with the existing one. Staff recommends denial, as the requested Variance is self-imposed.

FINDINGS (VAR-40107)

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

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

Additionally, Title 19.18.070(L) states:

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

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by constructing the carport contrary to Title 19 requirements without obtaining building permits. Alternative design of the carport and reconstruction with building permits and inspections would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 23

NOTICES MAILED 339

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: Teresa R. Garcia

Name of Applicant: _____

Name of Representative: _____

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: x Teresa R. Garcia

Print Name: TERESA R GARCIA

Subscribed and sworn before me

This 2nd day of Nov., 2010

P. Ramirez

Notary Public in and for said County and State

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

RECEIVED
NOV 03 2010
City of Las Vegas

PLANNING & DEVELOPMENT

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:** ~~366-0160~~ **Fax:** Letra Garcia

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

E-mail Address _____

APPLICANT _____ **Contact** _____

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

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

E-mail Address _____

REPRESENTATIVE _____ **Contact** _____

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

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

E-mail Address _____

Property Owner Signature* Teresa R Garcia

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

Print Name TERESA R GARCIA

Subscribed and sworn before me

This ~~2~~ 2nd day of NOV., 20 10.

P RAMIREZ

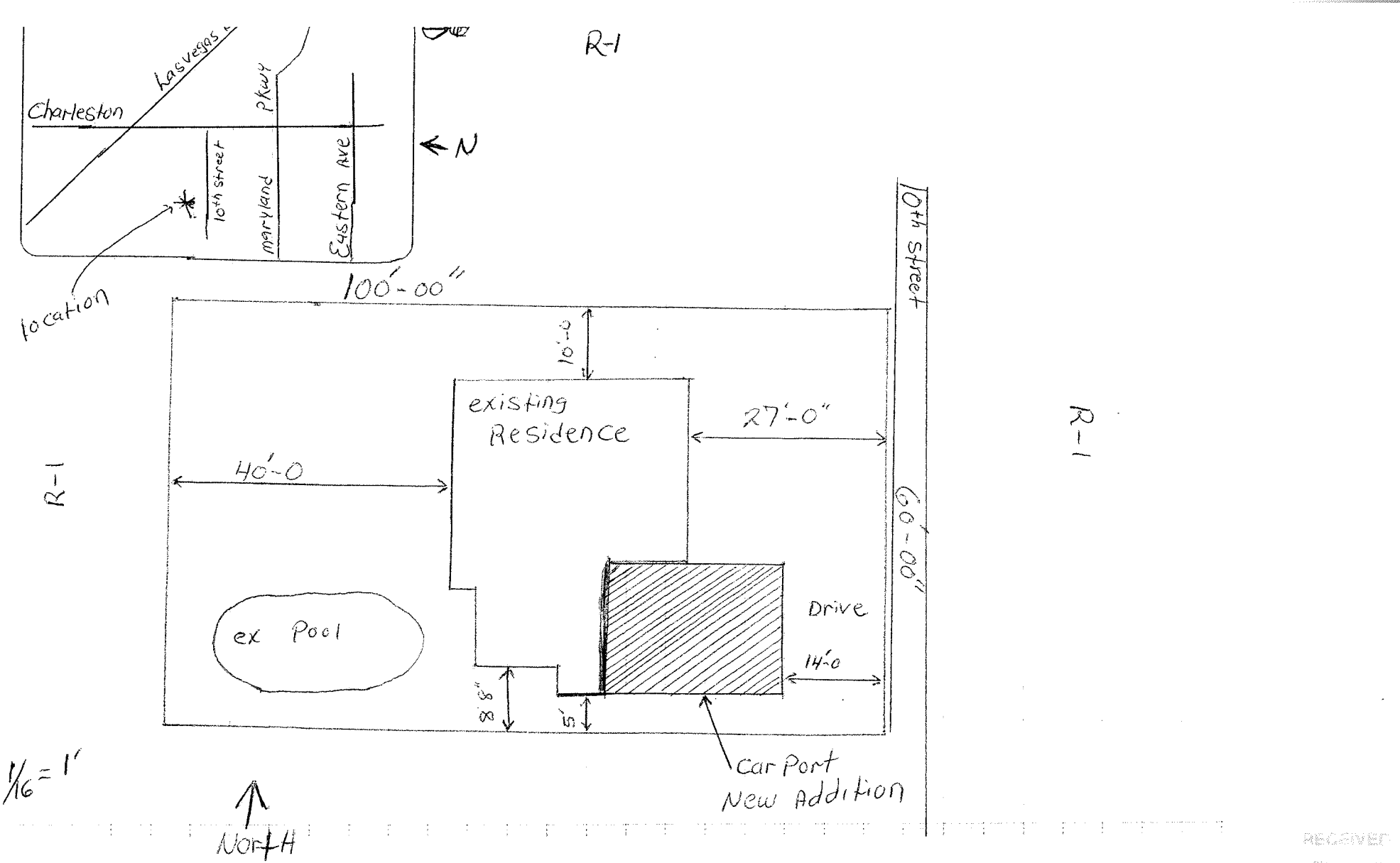
Notary Public in and for said County and State

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

FOR DEPARTMENT USE ONLY

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

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


R-1
Las Vegas
Charleston
Pkwy
10th Street
Maryland
Eastern Ave
N
location
100'-00"
10'-0
existing
Residence
27'-0"
40'-0
R-1
R-1
10th Street
60'-00"
Drive
14'-0
ex Pool
8'-6"
5'
Car Port
New Addition
1/16 = 1'
North
R-1

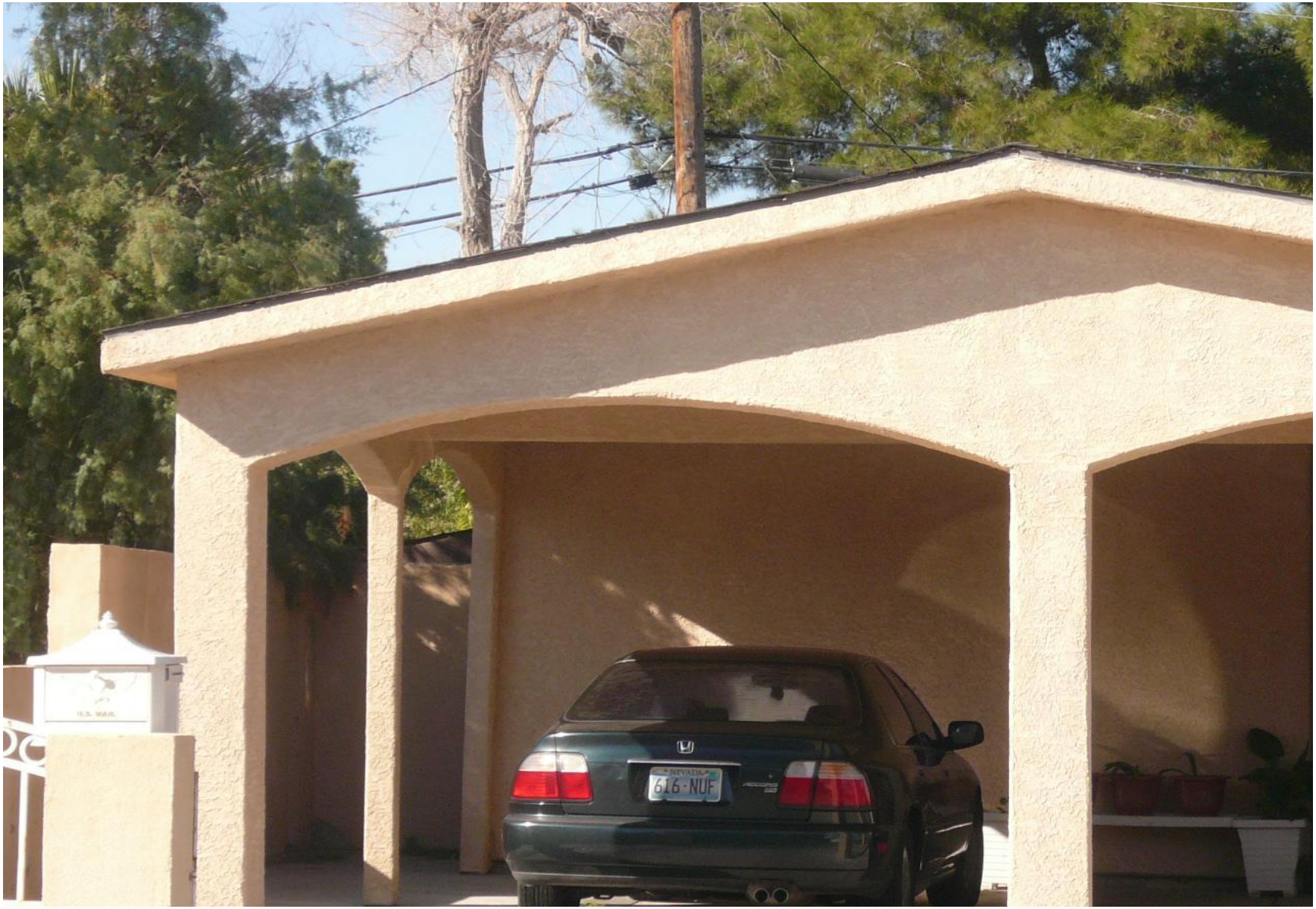
VAR-40150

RECEIVED
NOV 03 2010
City of Las Vega

VAR-40150

VAR-40150 - APPLICANT/OWNER: TERESA R. GARCIA
1240 SOUTH 10TH STREET

11/09/10



VAR-40150 - APPLICANT/OWNER: TERESA R. GARCIA
1240 SOUTH 10TH STREET

11/09/10

VAR-40150 - APPLICANT/OWNER: TERESA R. GARCIA
1240 SOUTH 10TH STREET

11/09/10

VAR-40150 - APPLICANT/OWNER: TERESA R. GARCIA
1240 SOUTH 10TH STREET

11/09/10

10/29/10

To: The planning Commission of Las Vegas Nevada

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

Thank you. Teresa Garcia

RECEIVED
NOV 03 2010
City of Las Vegas
VAR-40150

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 16, 2010

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

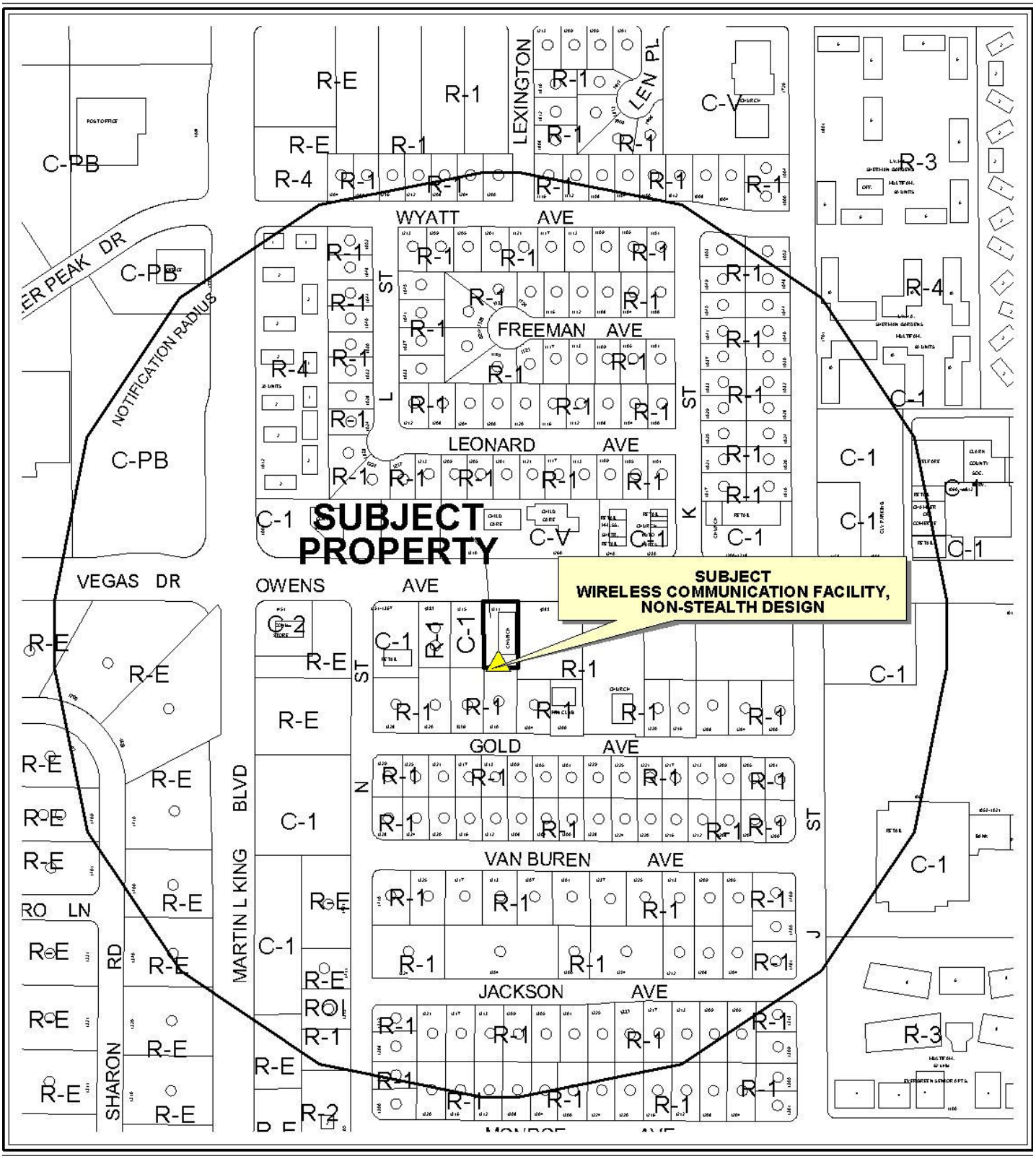
SUBJECT:
VAR-40188 - VARIANCE - PUBLIC HEARING - APPLICANT: AT&T MOBILITY - OWNER: PAULINE HARGRAVES - Request for a Variance TO ALLOW AN EIGHT FOOT SETBACK WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE A 216-FOOT SETBACK FOR A WIRELESS COMMUNICATION FACILITY, NON-STEALTH DESIGN at 1311 West Owens Avenue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

MAY GO TO CITY COUNCIL ON 01/19/2011 OR MAY BE FINAL ACTION
(Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends DENIAL.

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - 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



CASE: **VAR-40188 AND SUP-39709**

RADIUS: 1000 FT

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

0 300 600 Feet

N

CASE: **VAR-40188 AND SUP-39709**

RADIUS: 1000 FT

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

0 300 600 Feet

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 16, 2010
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: APPLICANT: AT&T MOBILITY - OWNER: PAULINE HARGRAVES

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAR-40188	Staff recommends DENIAL, if approved subject to conditions:	**SUP-39709**
SUP-39709	Staff recommends DENIAL, if approved subject to conditions:	**VAR-40188**

** CONDITIONS **

VAR-40188 CONDITIONS

Planning and Development

1. Conformance to the approved conditions for Special Use Permit (SUP-39709).

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

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

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

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

SUP-39709 CONDITIONS

Planning and Development

1. Conformance to all Minimum Requirements under LVMC Title 19.04.010 for a Wireless Communication Facility, Non-Stealth Design use.

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

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

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

5. The communications monopole and its associated equipment and facility shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the communications monopole and its associated equipment and facility.

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

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Special Use Permit for the collocation of three antennas on an existing 100-foot Wireless Communication Facility, Non-Stealth Design (Monopole) at 1311 West Owens Avenue. The proposed antennas will be located at the 72-foot centerline of the existing monopole located on the southern perimeter of the subject site. As proposed, the use cannot be conducted in a harmonious manner; therefore staff is recommending denial of the request. If the application is denied, the Wireless Communications Facility, Non-Stealth will remain in its existing condition.

ISSUES

- The Minor Site Development Plan Review (SDR-38623) request to increase the overall height of an existing 70-foot tall Wireless Communication Facility, Non-Stealth Design to 72-feet was denied, thus initiating the request for a Special Use Permit.
- The Special Use Permit is required as the proposed collocation of antennas does not meet the conditional use requirements for a Wireless Communications Facility, Non-Stealth Design.
- The proposed increase in the height of the existing 70-foot structure to 72-feet will require approval of a Variance from the Residential Adjacency Setback requirements to allow an eight-foot setback where a 216-foot setback is required.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
12/18/68	The Board of City Commissioners approved the request for a zoning reclassification (Z-0035-68) from R-1 (Single Family Residential) to C-1 (Limited Commercial) on property generally located on the south side of Owens Avenue, between J and N Streets.
11/29/94	The Planning Commission approved a request for a Plot Plan and Building Elevation Review [Z-0035-68(2)] for a proposed Cellular Transmission Facility and Antenna on property located at 1311 West Owens Avenue. Staff recommended approval.
08/09/10	A request for a Minor Site Development Plan Review (SDR-38623) to remove three antennas at the 70-foot centerline and replace them with three longer antennas at the 72-foot centerline of an existing Wireless Communication Facility, Non-Stealth Design (Monopole) located at 1311 West Owens Avenue was denied.

Most Recent Change of Ownership	
04/01/77	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
02/17/95	Building Permit #95367547 was issued for an existing cell tower at 1311 West Owens Avenue. This permit is for the final inspection of the tower only.
02/27/95	A Building Permit #95368508 was issued for a Wireless Communication Facility located at 1311 West Owens Avenue. The permit was completed on 04/19/1995.
08/23/99	A Building Permit #99016626 was issued for an equipment cabinet for a Wireless Communication Facility located at 1311 West Owens Avenue. The permit was completed on 02/10/2000.

Pre-Application Meeting	
11/08/10	A pre-application meeting with the applicant was held where elements of submitting a Special Use Permit for a Wireless Communication Facility, Non-Stealth Design were discussed. The applicant was given information regarding the Title 19.04 Zoning Code requirements, the required application materials and the submittal deadlines. The applicant was informed of the requirement for a Variance to allow an eight-foot setback where the Residential Adjacency Setback standards require a 216-foot setback.

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

Field Check	
11/12/10	A field check was performed by staff with the following observations: • The subject site currently maintains an existing 70-foot tall Wireless Communication facility, Non-Stealth Design that is located towards the rear of the property. • The site maintains an orderly appearance and is free of trash and debris. There were no signs of graffiti found on any of the communications equipment or the subject property.

Details of Application Request	
Site Area	
Net Acres	0.28

Surrounding Property	*Existing Land Use Per Title 19.04*	*Planned or Special Land Use Designation*	*Existing Zoning District*
Subject Property	Church	C (Commercial)	C-1 (Limited Commercial)
North	Child Care Facility	C (Commercial)	R-3 (Medium Density Residential)
South	Single Family Residence	C (Commercial)	R-1 (Single Family Residential)
East	Undeveloped	C (Commercial)	R-1 (Single Family Residential)
West	Parking Lot	C (Commercial)	C-1 (Limited Commercial)

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

DEVELOPMENT STANDARDS

Pursuant to Title 19.08.060, the following setbacks for Residential Adjacency apply:

Residential Adjacency Standards	*Required/Allowed*	*Provided*	*Compliance*
3:1 proximity slope	216 Feet	8 Feet	N

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

ANALYSIS

The applicant is proposing to remove and replace three antennas on an existing 70-foot tall Wireless Communication Facility, Non-Stealth Design (Monopole). The existing antennas are currently located at the 60-foot centerline and have a total height of 70 feet. The replacement antennas will be located with a total height of 72 feet. The applicant has indicated that the proposed new antennas will be flush mounted and painted to match the tower and existing antennas. Current Title 19.04 development standards allow the proposed use at the subject location with the approval of a Special Use Permit.

However, the increased height necessitates a Variance from the Residential Adjacency Setback requirements to allow an eight-foot setback where a 216-foot setback is required. The 216-foot Residential Adjacency Setback is calculated from the 3:1 Residential Proximity Slope of the proposed 72-foot height.

The subject site is located within the West Las Vegas Plan Area. The existing monopole is not aesthetically compatible with the surrounding uses and does not make a positive contribution to the scenic qualities of the area detailed in the West Las Vegas Plan. The proposed expansion in height of the antennas will only exacerbate this condition, resulting in an increased visual impact upon the surrounding community.

Also, the proposed expansion in height of the monopole does not further the second objective of the Downtown Redevelopment Plan, which is "to achieve an environment reflecting a high level of concern for architectural, landscape, and urban design and land use principles appropriate for attainment of the objectives of the Redevelopment Plan." As proposed, the use cannot be conducted in a harmonious manner; the existing monopole is not architecturally compatible with the surrounding development, is not adequately screened from views of the right-of-way, and encumbers the property with a use that will discourage redevelopment of the site to the highest, best use for the area. Therefore, staff recommends denial of the request, with conditions if approved. If denied, the Wireless Communication Facility, Non-Stealth use may continue without the requested increase to the overall tower height.

FINDINGS (SUP-39709)

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 modifications will increase the intensity of the existing Wireless Communications Facility, Non-Stealth Design and will increase the adverse impact upon the surrounding community. As such, the use cannot be conducted in a harmonious manner and staff is recommending denial of this application.

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 intensity of the proposed use, as the increase in size and height of the requested antennas to the Wireless Communication Facility, Non-Stealth Design would further the existing visual intrusion created by the tower to the residential properties located to the south.

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

   Site access is provided from Owens Avenue, which provides adequate access to and from the subject property. This proposal will not impact the existing site ingress and egress as it pertains to the overall height of the antenna assembly.

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

   Approval of this Special Use Permit, as proposed, is inconsistent with the overall objectives of the General Plan. The increased height to the existing non-stealth design will only exacerbate the visual intrusion of this facility to the neighboring residential neighborhoods.

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

   The use does not meet all conditional use regulations, per Title 19.04, making this request for a Special Use Permit and the associated Variance necessary. Due to the increase in overall height and the proximity to the Residential zoned property to the south, denial of this request is recommended.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 19

NOTICES MAILED 220

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

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

_____

Notary Public in and for said County and State

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

PLANNING & DEVELOPMENT

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.

Notary Public in and for said County and State

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

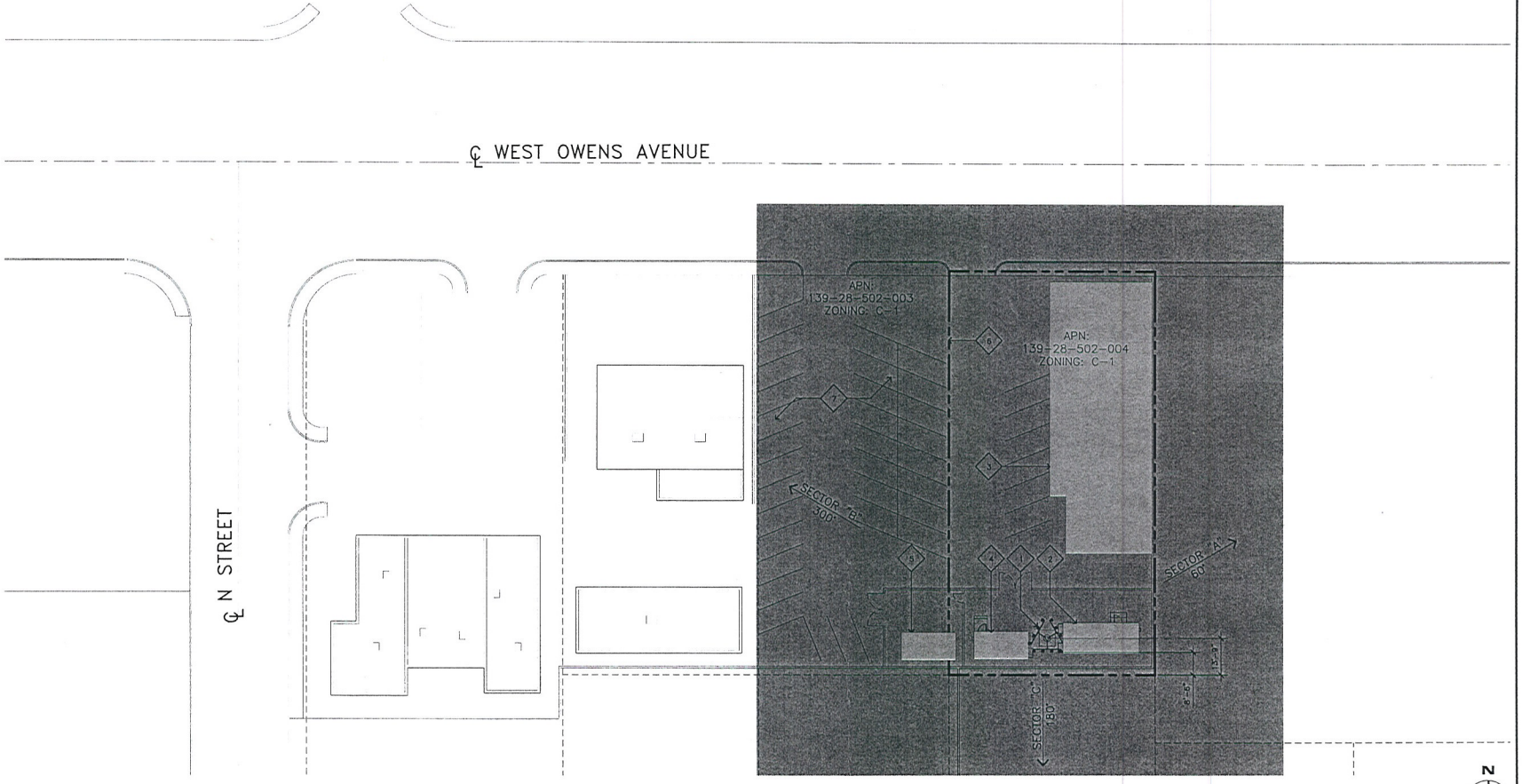
FOR DEPARTMENT USE ONLY

Case #	VAR-40188
Meeting Date:	12/16/2010
Total Fee:	$830.00
Date Received:*	11/08/2010
Received By:	M. Howe

*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.



SITE PLAN

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

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

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

LICENSED ARCHITECT JEFFREY ROME 4596 STATE OF NEVADA

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

APPROVALS

R.F.
ZONING
CONSTRUCTION
SITE ACQUISITION
OWNER APPROVAL

PROJECT NAME
MLK

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

CITY OF LAS VEGAS

DRAWING DATES

09/08/09	PRELIM CD REVIEW (P1-B1)
09/01/10	FINAL CD'S (P1-B2)
11/02/10	CITY COMMENTS (P1-B3)

SHEET TITLE
SITE PLAN

A-0

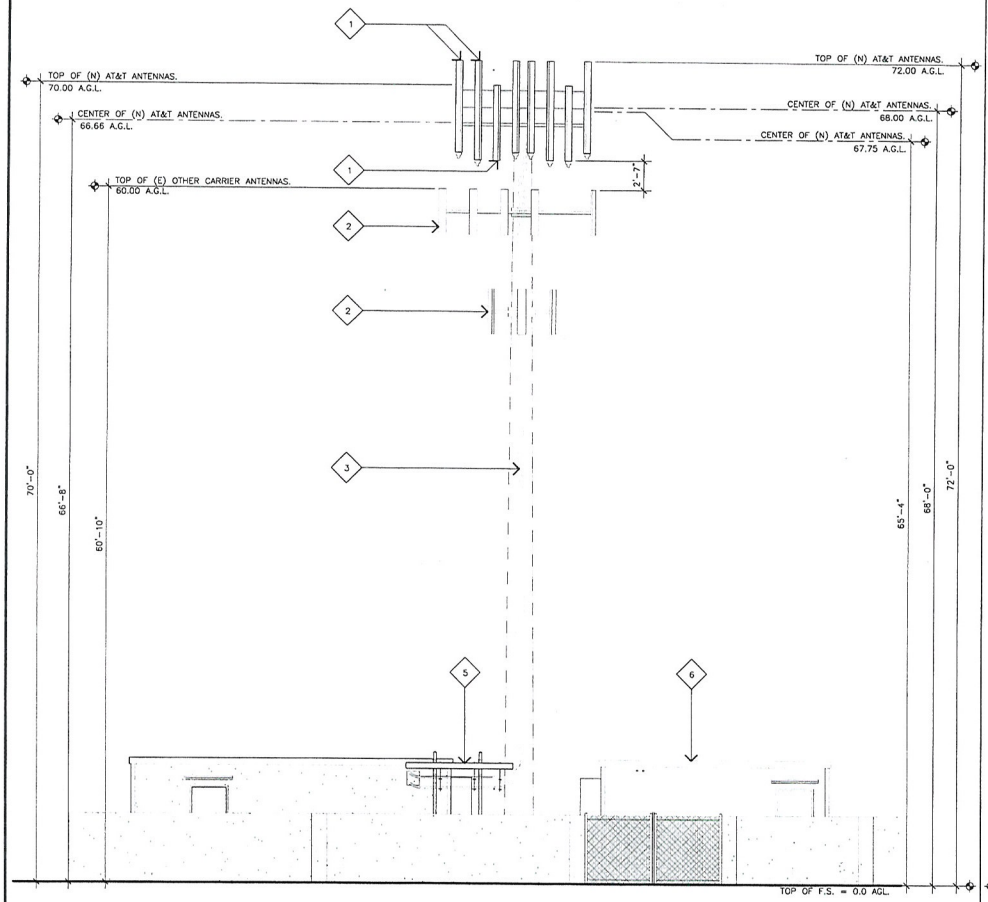
JRA JOB NUMBER: 090429

VAR-40188
SUP-39709

RECEIVED
NOV 08 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.

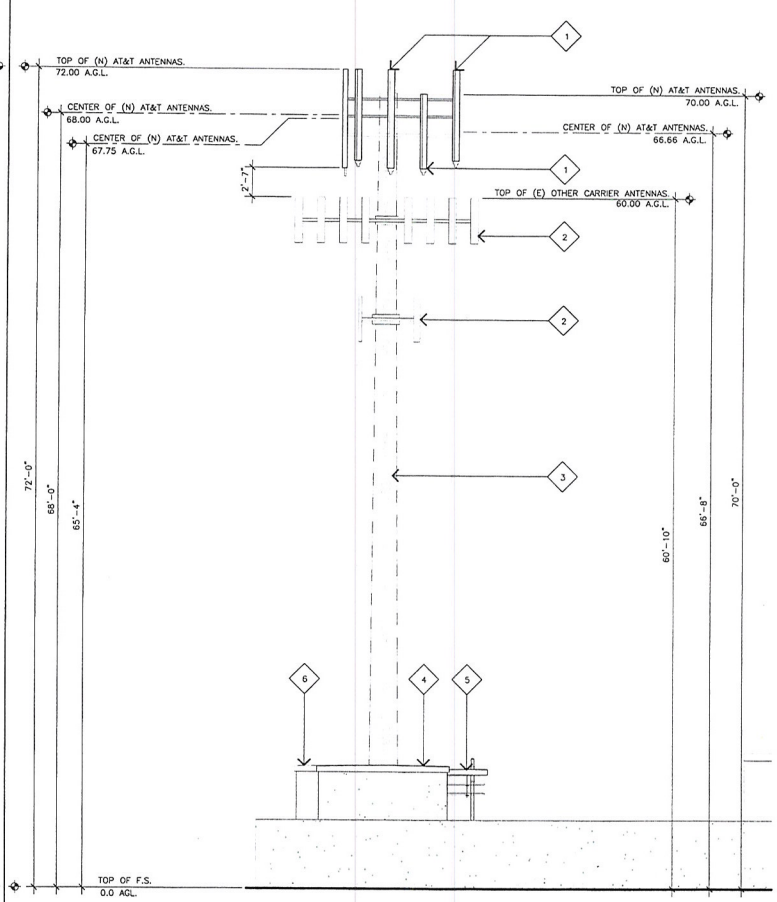


NORTH ELEVATION

SCALE: 3/16"=1'-0" 0 3' 6' 2

ELEVATION KEYNOTES

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



EAST ELEVATION

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

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

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

LICENSED ARCHITECT JEFFREY C. ROME 4398 EXP. DEC. 11, 2010 STATE OF NEVADA

PREPARED FOR

at&t

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

APPROVALS

R.F.

ZONING

CONSTRUCTION

SITE ACQUISITION

OWNER APPROVAL

PROJECT NAME

MLK

PROJECT NUMBER

L-070 MOD

1311 WEST OWENS AVENUE
LAS VEGAS, NEVADA 89106

CITY OF LAS VEGAS

DRAWING DATES

09/08/09	PRELIM CD REVIEW (P1-B1)
09/01/10	FINAL CD'S (P1-B2)
11/02/10	CITY COMMENTS (P1-B3)

SHEET TITLE

EAST AND NORTH ELEVATIONS

A-3

JRA JOB NUMBER: 090429

VAR-40188
SUP-39709

RECEIVED
NOV 08 2010

VAR-40188 & SUP-39709 - APPLICANT: AT&T MOBILITY - OWNER: PAULINE HARGRAVES
1311 WEST OWENS AVENUE

11/09/10

VAR-40188 & SUP-39709 - APPLICANT: AT&T MOBILITY - OWNER: PAULINE HARGRAVES
1311 WEST OWENS AVENUE

11/09/10

VAR-40188 & SUP-39709 - APPLICANT: AT&T MOBILITY - OWNER: PAULINE HARGRAVES
1311 WEST OWENS AVENUE

11/09/10

BLACK & VEATCH

September 24, 2010

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

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

To Planning and Development:

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

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

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

VAR-40188
SUP-39709

at&t

RECEIVED
SEP 24 2010

BLACK & VEATCH

For this project:

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

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

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

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

VAR-40188
SUP-39709

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

RECEIVED
SEP 24 2010

at&t

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 16, 2010

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

SUBJECT:

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). Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 01/19/2011 OR MAY BE FINAL ACTION
(Unless Appealed Within 10 Days)

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

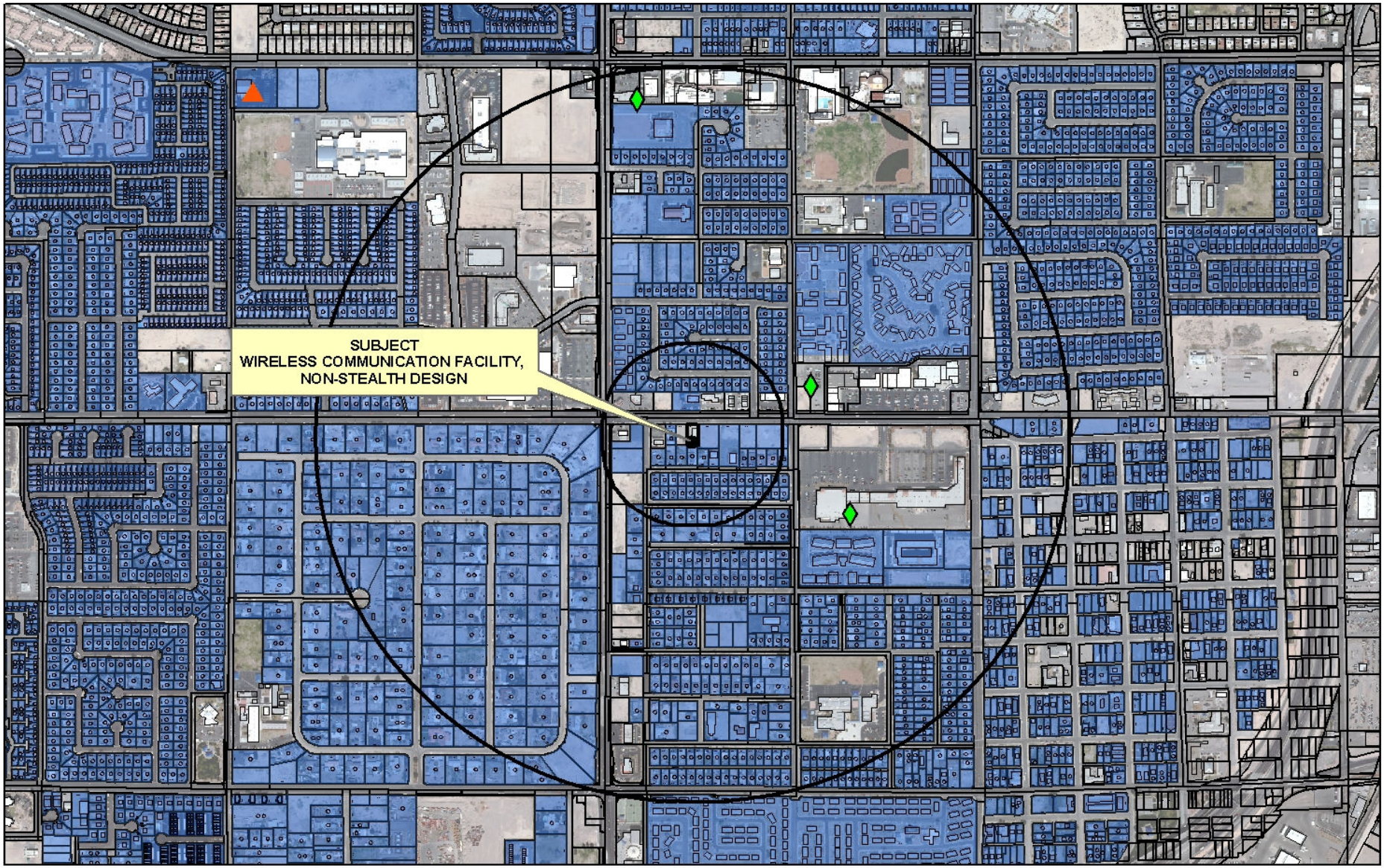
RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Consolidated Backup
2. Special Map
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.



SUP-39709
Wireless Facility

Wireless Facility Locations

- Non-Stealth
- Stealth

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

0 625 1,250 2,500 Feet

N

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: Pauline Hargraves

Name of Applicant: AT&T Mobility

Name of Representative: Black & Veatch Attn: Jason Frayer

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

☐ **Yes** ☑ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Pauline Hargraves

Print Name: Pauline Hargraves

Subscribed and sworn before me

This 18th day of June, 2010

_____

Notary Public in and for said County and State

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

RECEIVED
SEP 24 2010

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: ~~Modification~~ SUP

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

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

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

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

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

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

Additional Information

PROPERTY OWNER Pauline Hargraves **Contact** Pauline Hargraves

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

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

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

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

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

REPRESENTATIVE Black & Veatch **Contact** Jason Frayer

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

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

Property Owner Signature* Pauline Hargraves

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

Print Name Pauline Hargraves

Subscribed and sworn before me

This 18th day of June, 2010.

Notary Public in and for said County and State

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

FOR DEPARTMENT USE ONLY

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

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

RECEIVED
SEP 24 2010

Revised 04/26/05

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

SPECIAL INSPECTIONS

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

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

VICINITY MAP

CITY OF LAS VEGAS

CONSULTANT TEAM

CLIENTS REPRESENTATIVE:

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

ARCHITECT:

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

DEVELOPMENT SUMMARY

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

PROJECT DESCRIPTION

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

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

SHEET INDEX

T-1	TITLE SHEET
T-2	SPECIFICATIONS AND NOTES
A-0	SITE PLAN
A-1	ENLARGED SITE PLAN
A-2	EQUIPMENT FLOOR PLAN
A-3	ELEVATIONS
A-4	DETAILS
A-5	TMA DETAILS
RF-1	RF-SITE DESIGN
RF-2	RF-SITE DESIGN
RF-3	RF-SITE DESIGN
RF-4	RF-SITE DESIGN
RF-5	RF-SITE DESIGN

APPLICABLE CODES

ALL WORK SHALL COMPLY WITH THE FOLLOWING APPLICABLE CODES:

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

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

ACCESSIBILITY DISCLAIMER

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

SCALE

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

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

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

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

PREPARED FOR

at&t

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

APPROVALS

R.F.	
ZONING	
CONSTRUCTION	
SITE ACQUISITION	
OWNER APPROVAL	

PROJECT NAME
MLK

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

DRAWING DATES

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

SHEET TITLE
TITLE SHEET

T-1

JRA JOB NUMBER: 090429

SUP-39709

RECEIVED
SEP 24 2010

GENERAL SPECIFICATIONS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

ROOFING & WATERPROOFING NOTES

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

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

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

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

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

PENETRATION AT FIRE RATED ASSEMBLIES

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

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

PAINTING NOTES & SPECIFICATIONS

A. GENERAL

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

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

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

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

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

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

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

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

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

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

B. PAINTING SCOPE

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

PAINTING SCOPE

SURFACE TO BE PAINTED	INTERIOR SURFACE	PAINT SEE NOTE PAINT	NOTE
STEEL LIGHT ALL EXPOSED STEEL SURFACES NOT SPECIFICALLY NOTED OTHERWISE, INCLUDING BUT NOT LIMITED TO, STEEL COLUMNS, BEAMS, LINTELS, ANGLES, AND MISCELLANEOUS METAL			
PLUMBING LINES, VENTS, TRAPS AND OTHER METAL EXPOSED TO VIEW, EXCEPT CHROME PLATED PIPING AND TRAPS			
PLUMBING, CONDUIT AND DUCTS NOT SPECIFICALLY NOTED TO BE PAINTED OTHERWISE			
DRYWALL			
METAL PIPES AND METAL WALL STRUCTURE			

C. COATING SYSTEM SPECIFICATIONS

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

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

PAINT & PRIMER

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

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

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

RAW STEEL
PRIMER – KEM BOND HS B50W24, DMT ACRYLIC PRIMER
TOPCOAT – 2 COATS COROTHANE II POLYURETHANE B65W200/B60V2

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

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

PRE-PRIMED STEEL
TOUCH UP ANY RUST OR UN-PRIMED STEEL WITH KEM BOND HS, S50W24

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

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

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

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

WOOD
PRIMER – A-100 EXTERIOR ALKYD WO090 PRIMER Y-24W20
TOPCOAT – 2 COATS A-100 LATEX HOUSE & TRIM SHEEN TO MATCH ADJACENT SURFACES

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

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

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

STRUCTURAL SPECIFICATIONS

A. GENERAL

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

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

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

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

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

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

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

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

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

B. STEEL

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

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

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

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

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

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

7. NO BUZZ BOXES SHALL BE USED.

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

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

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

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

C. CONCRETE

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

D. TIMBER

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

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

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

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

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

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

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

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

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

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

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

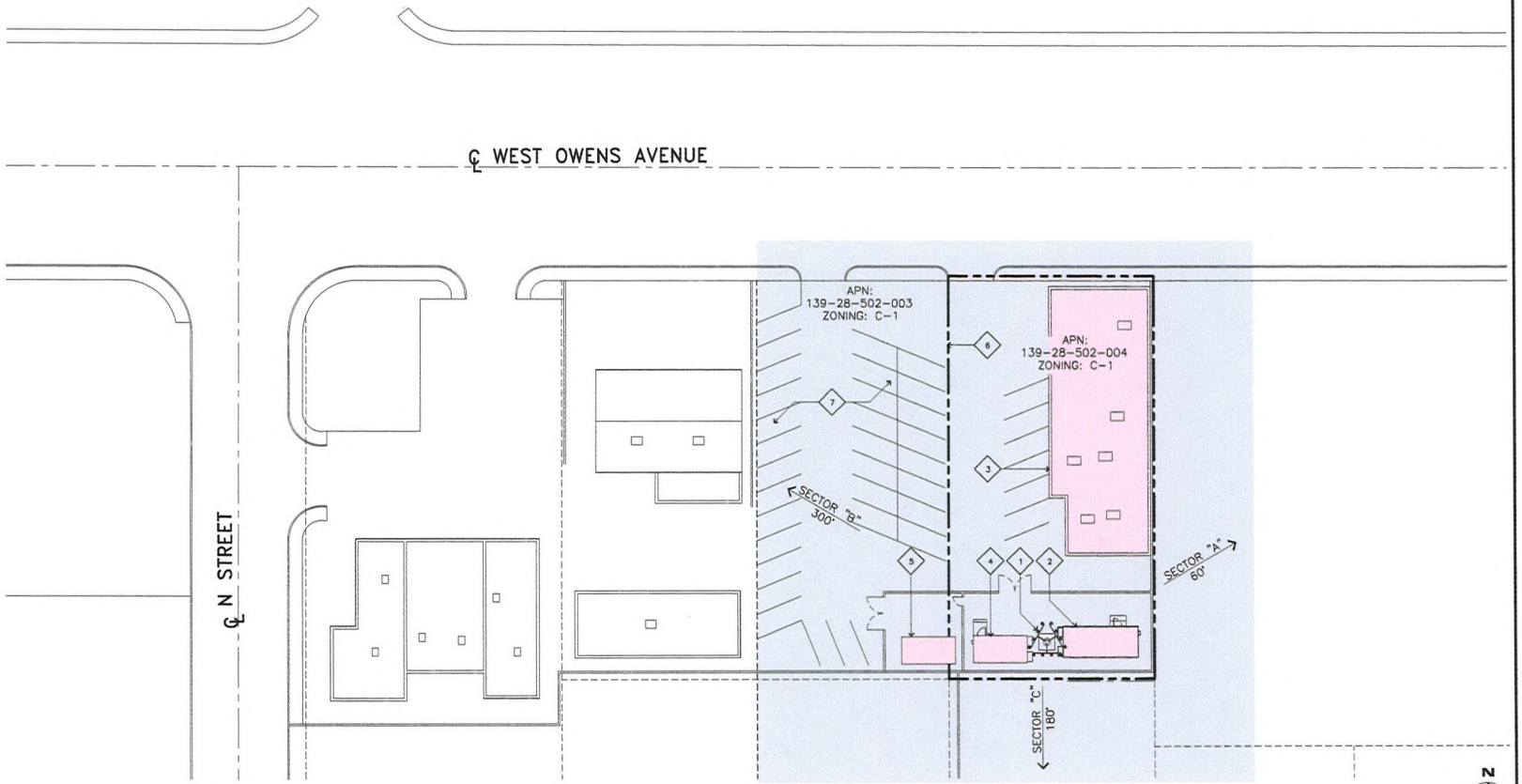
12. CONNECTORS: ALL SHEET METAL FRAMING CONNECTORS SHOWN IN THE PLANS SHALL BE STRONG CONNECTORS AS MANUFACTURED BY THE SAMSON COMPANY. SUBSTITUTIONS MAY BE MADE WHEN APPROVED BY THE STRUCTURAL ENGINEER.

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

14. ALASKAN YELLOW CEDAR GLUE-LAMINATED BEAMS
A. LUMBER SPECIES: ALASK

SITE PLAN KEYNOTES

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



SITE PLAN

SCALE: 1" = 20' (0, 10', 20') 1

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

PROPRIETARY INFORMATION

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

LICENSED ARCHITECT JEFFREY L. ROME 4398 EXP. DEC. 31, 2010 STATE OF NEVADA

PREPARED FOR

at&t

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

APPROVALS

R.F.

ZONING

CONSTRUCTION

SITE ACQUISITION

OWNER APPROVAL

PROJECT NAME

MLK

PROJECT NUMBER

L-070 MOD

1311 WEST OWENS AVENUE
LAS VEGAS, NEVADA 89106

CITY OF LAS VEGAS

DRAWING DATES

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

SHEET TITLE

SITE PLAN

A-0

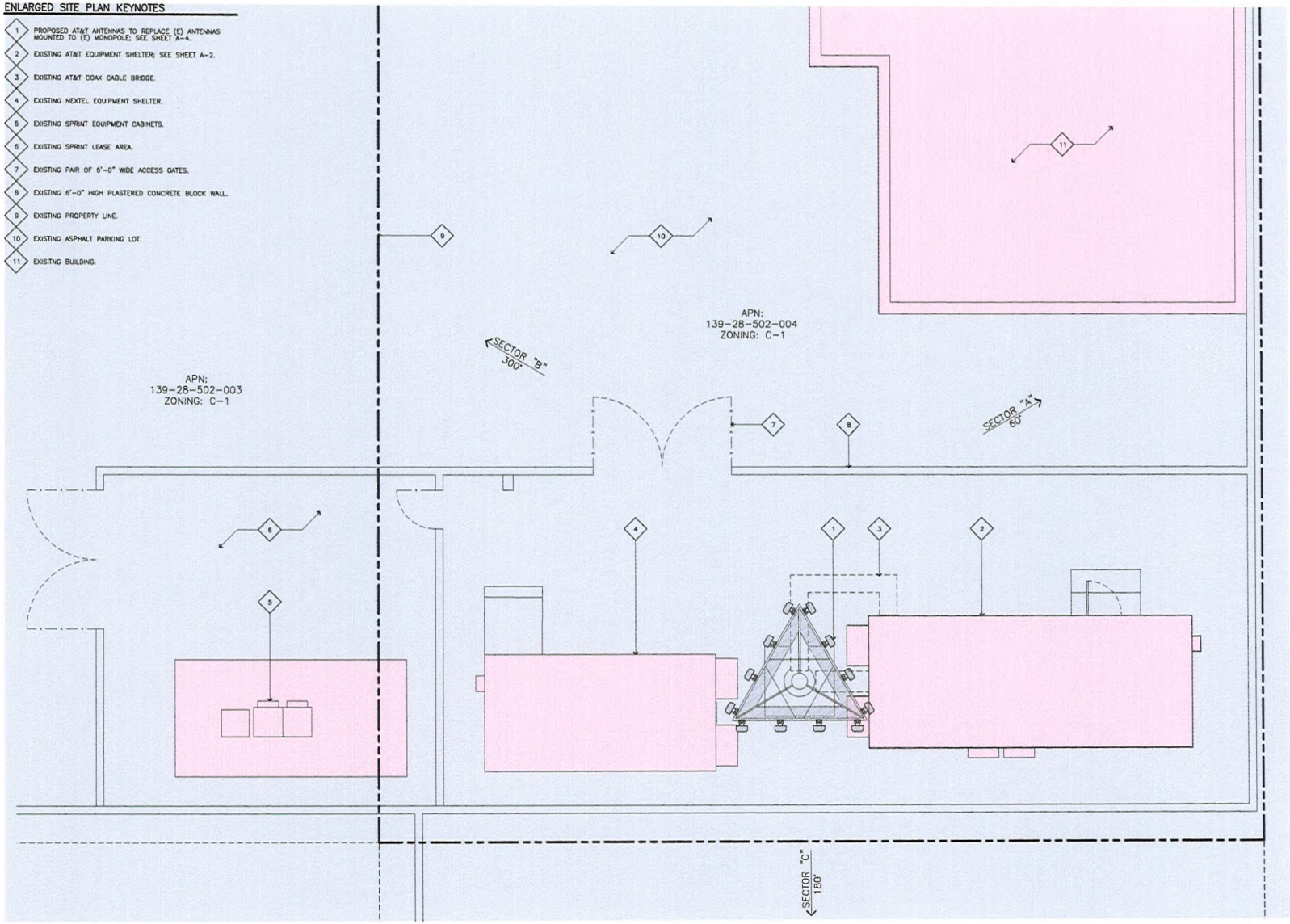
JRA JOB NUMBER: 090423

SUP-39709

RECEIVED
SEP 24 2010

ENLARGED SITE PLAN KEYNOTES

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



ENLARGED SITE PLAN

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

1

JRA
Jeffrey Rome & Associates, Inc.
Architecture & Telecommunications
3 San Joaquin Plaza, Suite 155
Newport Beach, California 92660
Phone: (949) 760-3926
Fax: (949) 760-3931

PROPRIETARY INFORMATION

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

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

PREPARED FOR

at&t

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

APPROVALS

R.F.

ZONING

CONSTRUCTION

SITE ACQUISITION

OWNER APPROVAL

PROJECT NAME

MLK

PROJECT NUMBER

L-070 MOD

1311 WEST OWENS AVENUE
LAS VEGAS, NEVADA 89106

CITY OF LAS VEGAS

DRAWING DATES

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

SHEET TITLE

ENLARGED SITE PLAN

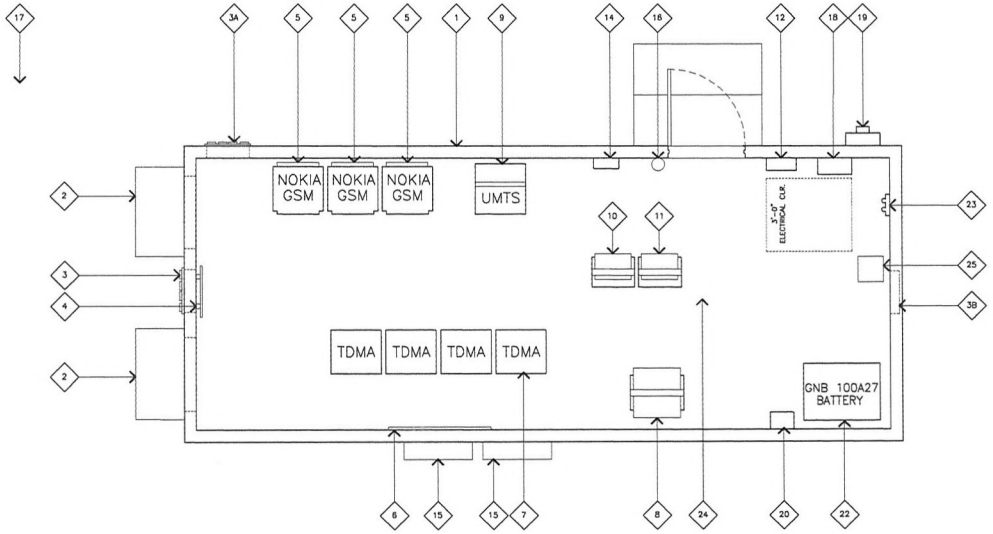
A-1

JRA JOB NUMBER: 090429

RECEIVED
SEP 24 2010
SUP-39709

EQUIPMENT FLOOR PLAN KEYNOTES

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



NOT USED

SCALE: NONE

2

EQUIPMENT FLOOR PLAN

SCALE: NONE

1

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

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

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

PREPARED FOR

at&t

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

APPROVALS

R.F.

ZONING

CONSTRUCTION

SITE ACQUISITION

OWNER APPROVAL

PROJECT NAME
MLK

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

CITY OF LAS VEGAS

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

SHEET TITLE
EQUIPMENT FLOOR PLAN

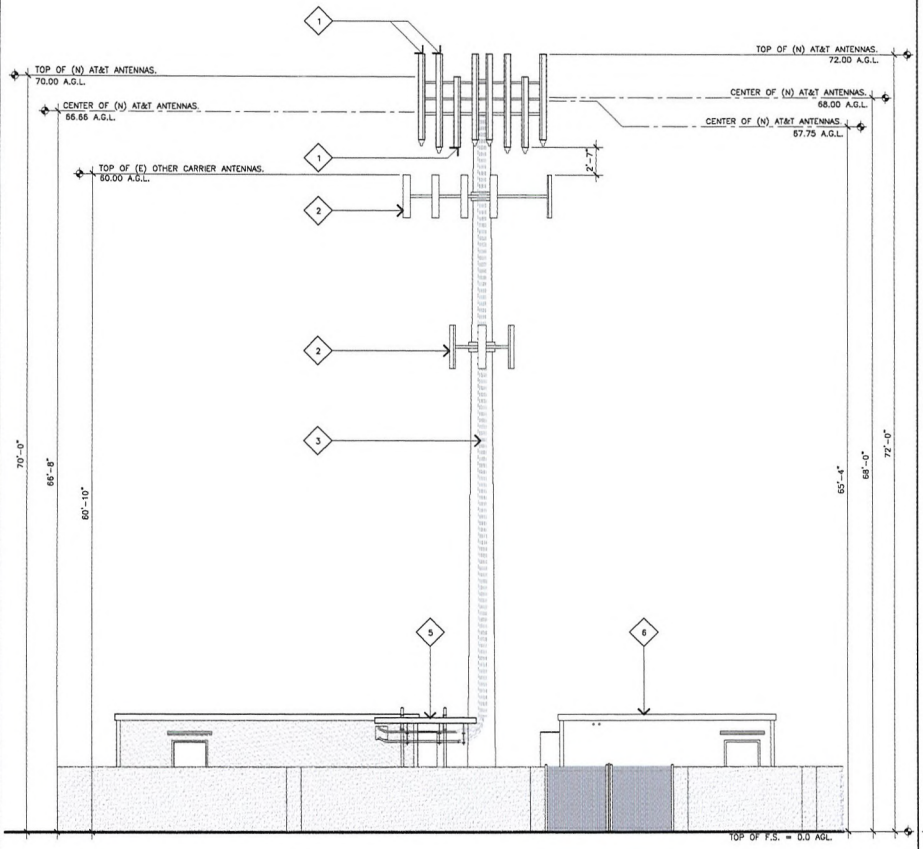
A-2

JRA JOB NUMBER: 090429

RECEIVED
SEP 24 2010
SUP-39709

ELEVATION KEYNOTES

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



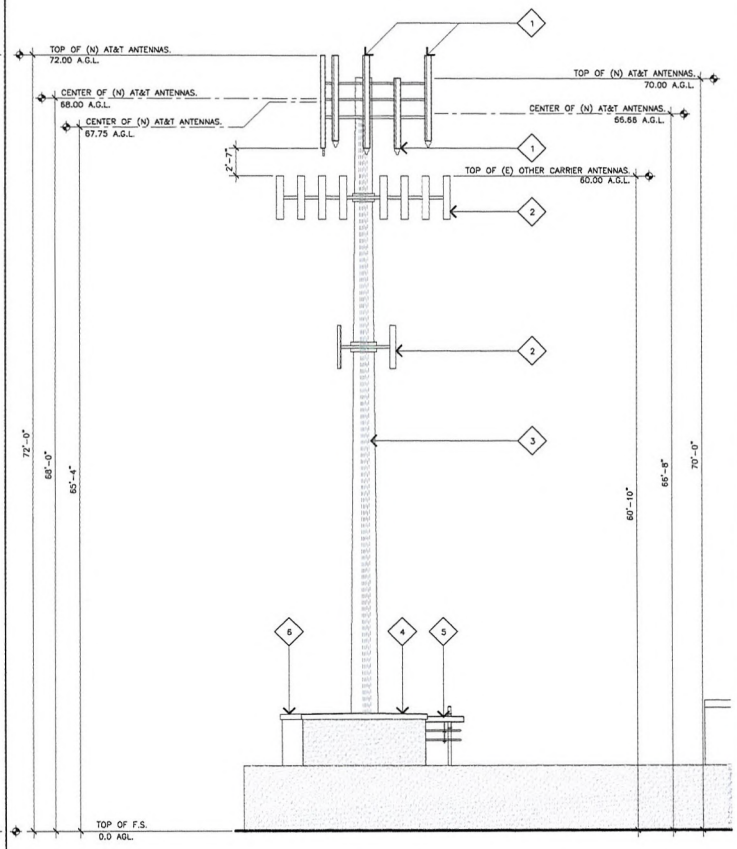
NORTH ELEVATION

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

2

ELEVATION KEYNOTES

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



EAST ELEVATION

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

1

JRA
Jeffrey Rome & Associates, Inc.
Architecture & Telecommunications
3 San Joaquin Plaza, Suite 155
Newport Beach, California 92660
Phone: (949) 760-1828
Fax: (949) 760-3931

PROPRIETARY INFORMATION

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

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

PREPARED FOR

at&t

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

APPROVALS

R.F.

ZONING

CONSTRUCTION

SITE ACQUISITION

OWNER APPROVAL

PROJECT NAME

MLK

PROJECT NUMBER

L-070 MOD

1311 WEST OWENS AVENUE
LAS VEGAS, NEVADA 89106

CITY OF LAS VEGAS

DRAWING DATES

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

SHEET TITLE

EAST AND NORTH ELEVATIONS

A-3

JRA JOB NUMBER: 090429

SUP-39709

RECEIVED
SEP 24 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

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

FM-0073-09-09 MD 32531

SUP-39709

RECEIVED
SEP 24 2010

City of Las Vegas Agenda Item No.: **21.**

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 21,900 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). Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 01/19/2011 OR MAY BE FINAL ACTION
(Unless Appealed Within 10 Days)

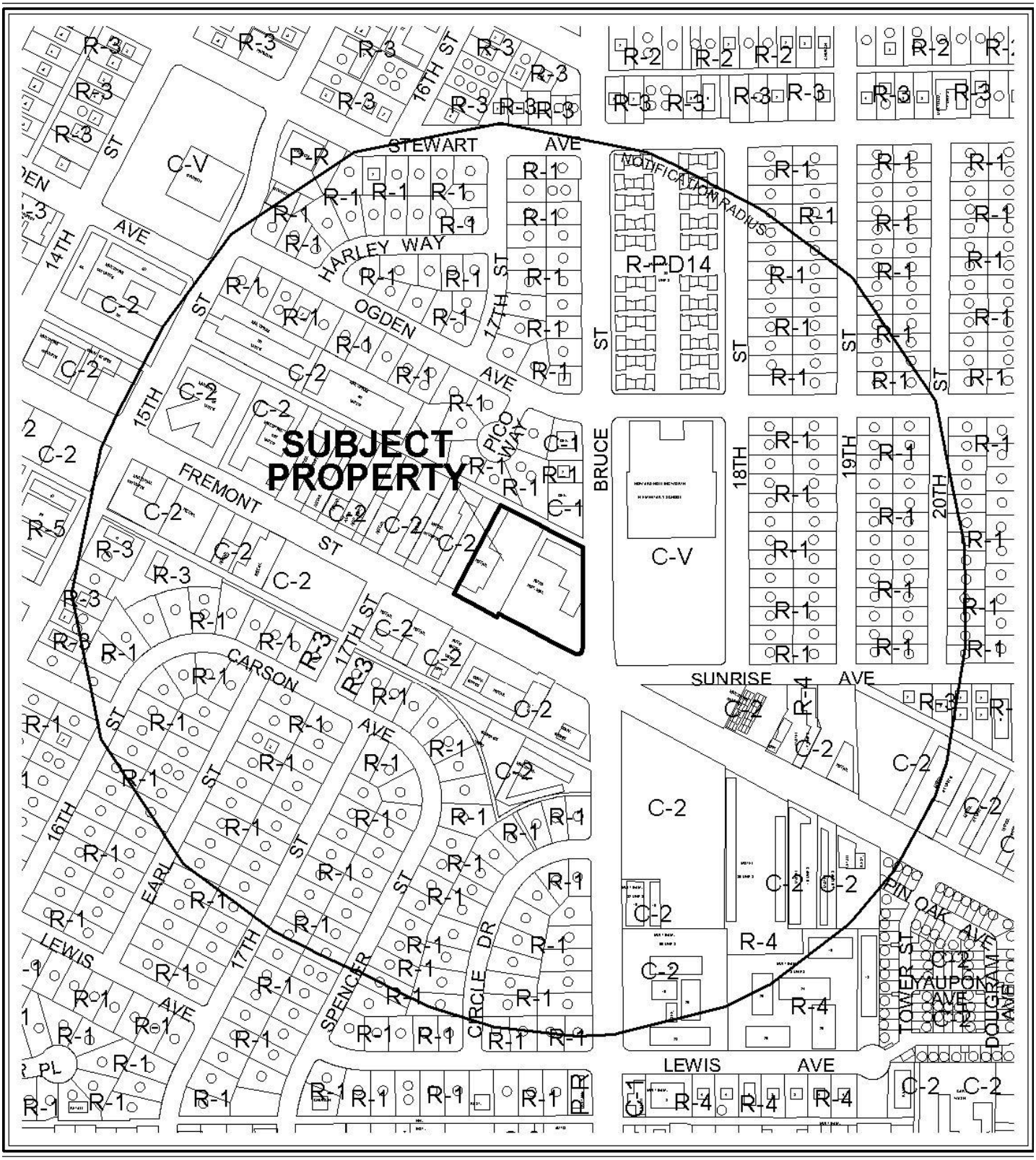
PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

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



0 300 600 Feet

CASE: **SUP-39886**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)

N

0 300 600 Feet

CASE: **SUP-39886**

RADIUS: 1000 FT

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: BEL AIR RG, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-39886	Staff recommends DENIAL, if approved subject to conditions:	N/A

** CONDITIONS **

SUP-39886 CONDITIONS

Planning and Development

1. Conformance to all Minimum Requirements under LVMC Title 19.04.010 for an Auto Repair Garage, Major use.

2. This approval shall be void two years from the date of final approval, unless a business license has been issued to conduct the activity. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Department.

4. All necessary building permits shall be obtained for all unpermitted existing signage within 60 days of final approval, or the signage shall be removed.

5. All abandoned signage, signage encroaching into the public rights-of-way, vehicle display platforms and graffiti shall be removed from the subject sites within 60 days of final approval.

6. All existing perimeter chain link fence and razor wire shall be removed within 60 days of final approval. In addition, any interior chain link fencing that prohibits vehicular circulation shall also be removed.

7. A revised site plan shall be submitted prior to approval of a business license for an Auto Repair Garage, Major for approval by the Planning and Development Department that depicts all handicapped parking in conformance to Title 19.10. The first two parking spaces at the southwest corner of Bruce Street and the alley shall be removed, as well as the two parking spaces located at the northwest corner of Bruce Street and Fremont Street. The lot located north of the alley (APN 139-35-312-062) shall be excluded from the revised plan.

8. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

9. 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

The subject site is located at 1715 and 1735 Fremont Street. The applicant proposes to convert two buildings, which total 21,900 square feet of Auto Repair Garage, Minor use, to an Auto Repair Garage, Major use. A Waiver to allow service bays to face the right-of-way is required. Previously, the site was occupied by a nonconforming Auto Garage, Major, which went out of business as of 02/03/09. The nonconforming status subsequently expired and a new Special Use Permit is required. Staff is recommending denial of the request, as the use cannot meet minimum Special Use Permit requirement #3 pursuant to Title 19.04.10 because of the use of chain link fencing and razor wire, which is aesthetically incompatible with surrounding development. If denied, the proposed use will not be permitted at the proposed locations.

ISSUES

- An Auto Repair Garage, Major use is permitted in the C-2 (General Commercial) zoning district with the approval of a Special Use Permit.
- A Waiver is required to allow the service bays to face public rights-of-way for approval of a Special Use Permit for an Auto Repair Garage, Major use.
- The existing facility has an existing chain link fence topped with razor wire, which is used for securing the rear perimeter of the property along the existing alley. Chain link and razor wire are prohibited for use as perimeter fencing materials, unless approved as part of an overall development plan.
- The existing facility has fencing throughout the property which limits site accessibility and vehicle circulation throughout the site by creating dead-end drive aisles.
- An additional lot located north of the alley (APN 139-35-312-062) is shown on the submitted plans, but is not part of this request. Vehicular storage is depicted on the site, but is not a permitted use within the C-1 (Limited Commercial) zoning district. An Auto Repair Garage, Major use is also not a permitted use in that district.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
11/18/82	The Board of Zoning Adjustment approved a request for a Variance (V-0035-82) to allow an automobile repair garage, an auto body shop and a machine shop with more than 2 employees in an existing auto parts store located at 1715 Fremont Street. The Planning and Development staff recommended approval.
11/21/02	The Planning Commission denied a request for a Special Use Permit (SUP-1101) for a Towing Service, with no storage at 1731 Fremont Street. The Planning and Development staff recommended approval.

Most Recent Change of Ownership	
07/30/07	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
C.1947	The commercial building at 1715 Fremont Street was constructed.
C.1963	The commercial building at 1735 Fremont Street was constructed.
12/13/90	A business license (G03-01591) was issued for an Auto Repair Garage, Major at 1731 Fremont Street. The license was marked out of business on 05/04/08.
10/06/93	A building permit (93203892) was issued for fire restoration at 1715 Fremont Street. The permit was finaled on 02/22/94.
05/31/02	A business license (A16-01238) was issued for Auto Sales at 1717 Fremont Street. The license was marked out of business on 06/21/10.
05/26/04	A business license (C41-00072) was issued for a Construction Cleanup Service at 1717 Fremont Street. The license was marked out of business on 04/03/08.
11/29/05	A business license (G02-00740) was issued for an Auto Repair Garage, Minor at 1717 Fremont Street. The license was marked out of business on 03/24/08.
12/08/05	A business license (E03-00471) was issued for a Delivery Service at 1717 Fremont Street. The license was marked out of business on 09/20/10.
11/06/06	A business license (C41-00129) was issued for a Construction Cleanup Service at 1717 Fremont Street. The license was marked out of business on 12/01/09.
10/02/07	A business license (A16-01283) was issued for an Auto Sales at 1715 Fremont Street. The license was marked out of business on 10/06/09.
08/16/07	A business license (G03-01591) was issued for an Auto Repair Garage, Major at 1717 Fremont Street. The license was marked out of business on 02/13/09.
05/07/09	A business license (R05-00634) was issued for a Take-out Restaurant at 1717 Fremont Street. The license was marked out of business on 01/27/10.
05/07/10	A business license (G03-94209) for Body Repair was denied at 1715 Fremont Street, Suite 100. A Special Use Permit is required.
08/20/10	A business license (G02-97303) was issued for an Auto Repair Garage, Minor at 1735 Fremont Street, Suite 170. The license is presently active.

Pre-Application Meeting	
10/12/10	A pre-application meeting was held with the applicant where the submittal requirements for a Special Use Permit were discussed. Topics included: • A Waiver is required to allow service bays to face the right-of-way. • No vehicle may be parked on the premises for the purpose of offering the vehicle for sale.

Neighborhood Meeting
A neighborhood meeting is not required, nor was one held.

Field Check	
11/09/10	During a site visit, staff noted two parcels with one tenant for an Auto Repair Garage, Minor. Chain link fencing, razor wire and graffiti were present along the rear property line. Various signs from businesses no longer in operation, and multiple vehicle display units were present and the parking lot was not striped.

Details of Application Request	
Site Area	
Net Acres	1.84

Surrounding Property	***Existing Land Use Per Title 19.04***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Retail and Auto Repair, Minor	C (Commercial)	C-2 (General Commercial)
North	Vacant	MXU (Mixed Use)	C-1 (Limited Commercial)
	Single Family Residential	MXU (Mixed Use)	R-1 (Single Family Residential)
South	General Retail	MXU (Mixed Use)	C-2 (General Commercial)
East	Elementary School	PF (Public Facility)	C-V (Civic)
West	Motel	C (Commercial)	C-2 (General Commercial)

Master Plan Areas	***Yes***	***No***	***Compliance***
Master Plan Area			
Downtown Centennial Plan (East Village)	X		Y
Special Purpose and Overlay Districts	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts			
Downtown Centennial Plan Overlay District	X		Y
Live/Work Overlay District	X		Y
Trails	X		Y
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area	X		Y
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

JG

DEVELOPMENT STANDARDS

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Street Width (Feet)*	*Compliance with Street Section*
Fremont Street	Primary Arterial	Master Plan of Streets and Highways	100	Y
Bruce Street	Secondary Collector	Master Plan of Streets and Highways	80	Y

Parking Requirement - Downtown							
Use	*Gross Floor Area or Number of Units*	*Base Parking Requirement*			*Provided*		*Compliance*
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Auto Repair Garage, Major	19,681 SF	5 spaces, plus 1/200 SF	105				
Office	2,219 SF	1/200 SF	11				
TOTAL SPACES REQUIRED			116		122		N
Regular and Handicap Spaces Required			111	5	116	6	N

Projects located within the Las Vegas Downtown Centennial Plan area are not subject to the automatic application of parking requirements. However, the above table should be used to illustrate the requirements of an analogous project in another location in the City. The analysis should take a number of factors into consideration when discussing parking availability, including pedestrian access, nearby parking structures, on-street parking, etc.

Waivers		
Requirement	*Request*	*Staff Recommendation*
Opening in service bays shall not face public rights-of-way.	Opening in service bays face public rights-of-way.	Denial

ANALYSIS

An Auto Repair Garage, Major use is defined by Title 19.20.02 as ”a facility for the repair or reconditioning of any type of motorized vehicle, other than the types of repair and service authorized to be performed in a minor auto repair garage. The term includes a facility which performs any repairs to vehicles with a gross vehicle weight over ten thousand pounds.”

The parcel (APN 139-35-312-062), which is addressed as 125 North Bruce Street, is indicated on the site plan as vehicle storage, but is not a part of this Special Use Permit application. The current zoning of C-1 (Limited Commercial) does not allow vehicle storage or an Auto Repair Garage, Major use as permitted uses.

The subject site is located in the Downtown Centennial Plan (East Village), Live/Work Overlay District and the Las Vegas Redevelopment Plan Area, and the proposed use would not have a negative impact relating to the above mentioned Special Plan Areas. A proposed on-street bike path along the southern property line adjacent to Fremont Street will not be negatively impacted nor will the proposed off-street bike path along the east property line adjacent to Bruce Street. The landscaping is non-conforming, as the properties were developed prior to the current requirements of Title 19. The proposed site plan depicts handicapped parking that does not conform to Title 19.10 design standards and an additional four parking spaces must be removed, due to issues with on-site and off-site circulation. A condition has been added to address the deficiencies, and it is anticipated the required revised site plan will have a reduction of approximately seven to ten parking spaces.

The proposed use requires a Waiver to allow service bays to face public rights-of-way in order to comply with all minimum Special Use Requirements of Title 19.04 requirements for an Auto Repair Garage, Major use. Located on the north side of the buildings is a chain link fence topped with razor wire used for security. The site also includes chain link fencing throughout the properties. Pursuant to Title 19.12.075(H), chain link is not an acceptable material for use as screen or perimeter walls. The existing chain link fence is in poor condition, and is not compatible with surrounding development. If approved, a condition of approval has been added requiring all existing perimeter chain link fence and razor wire shall be removed. The proposed use does not comply with the requirements of Title 19, because it does not meet minimum Special Use Permit requirements. The proposed use is located in close proximity to a school and residential properties, and cannot be conducted in a manner that is compatible with existing and surrounding land uses; therefore, staff recommends denial of this request.

FINDINGS (SUP-39886)

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 Auto Repair Garage, Major use cannot be conducted in a manner that is harmonious and compatible with the existing surrounding commercial and residential uses.

2. **The subject site is physically suitable for the type and intensity of land use proposed.**

The subject site has ample area for on-site parking, which makes it physically suitable for the proposed Auto Repair Garage, Major use.

3. **Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.**

   The site is accessed by Fremont Street and Bruce Street. These streets are of sufficient size to accommodate the needs of the proposed Auto Repair Garage, Major use.

4. **Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.**

   Approval of a Special Use Permit for this use at this location will not compromise the public health, safety, or welfare, as the use is subject to licensing and inspections by the City of Las Vegas.

5. **The use meets all of the applicable conditions per Title 19.04.**

   The proposed Auto Repair Garage Major cannot meet minimum Special Use Permit requirement #3 for the use in Title 19.04.10, stating that opening of service bays should not face the public right-of-way.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 33

NOTICES MAILED 401

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-39886** APN: 139-35-315-006; ~~008~~; 007

Name of Property Owner: BEL AIR RG LLC ET

Name of Applicant: RAY GOLBARI

Name of Representative: REX HENRIOTT

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ **Yes** ☑ **No**

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: N/A

Partner(s): N/A

APN:

Signature of Property Owner:

Print Name: SHAHRAM RAY GOLBARI

Subscribed and sworn before me

This 15 day of Sep., 2010

Notary Public in and for said County and State

JONG MIN HWANG
Commission # 1702510
Notary Public - California
Los Angeles County
My Comm. Expires Nov 28, 2010

RECEIVED
OCT 1 2 2010

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit

Project Address (Location) 1715 - 1735 Fremont St. Las Vegas, NV 89101

Project Name Auto repair major **Proposed Use** RH

Assessor's Parcel #(s) 139-35-315-007; 006; ~~005~~ **Ward #** _____

General Plan: existing C proposed N/A **Zoning:** existing CG proposed _____

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres 1.07 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER BEL AIR RG LLC ET **Contact** RAY GOLBARI

Address 1300 W OLYMPIC BLVD # 500 **Phone:** 213.927.2700 **Fax:** 213.927.5200

City LOS ANGELES **State** CA **Zip** 90015

E-mail Address ray@elatproperties.com / rachell@elatproperties.com

APPLICANT BEL AIR RG LLC ET **Contact** RAY GOLBARI

Address 1300 W OLYMPIC BLVD #500 **Phone:** 213.927.2700 **Fax:** 213.927.5200

City LOS ANGELES **State** CA **Zip** 90015

E-mail Address ray@elatproperties.com / rachell@elatproperties.com

REPRESENTATIVE HENRIOTT REAL ESTATE SVCS **Contact** REX HENRIOTT

Address 3910 Pecos-McLeod Ste C-120 **Phone:** 573-5004 **Fax:** 564-7642

City Las Vegas **State** NV **Zip** 89121

E-mail Address rexhenriott@yahoo.com

Property Owner Signature* _____

*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

JONG MIN HWANG
Commission # 1702510
Notary Public - California
Los Angeles County
My Comm. Expires Nov 28, 2010

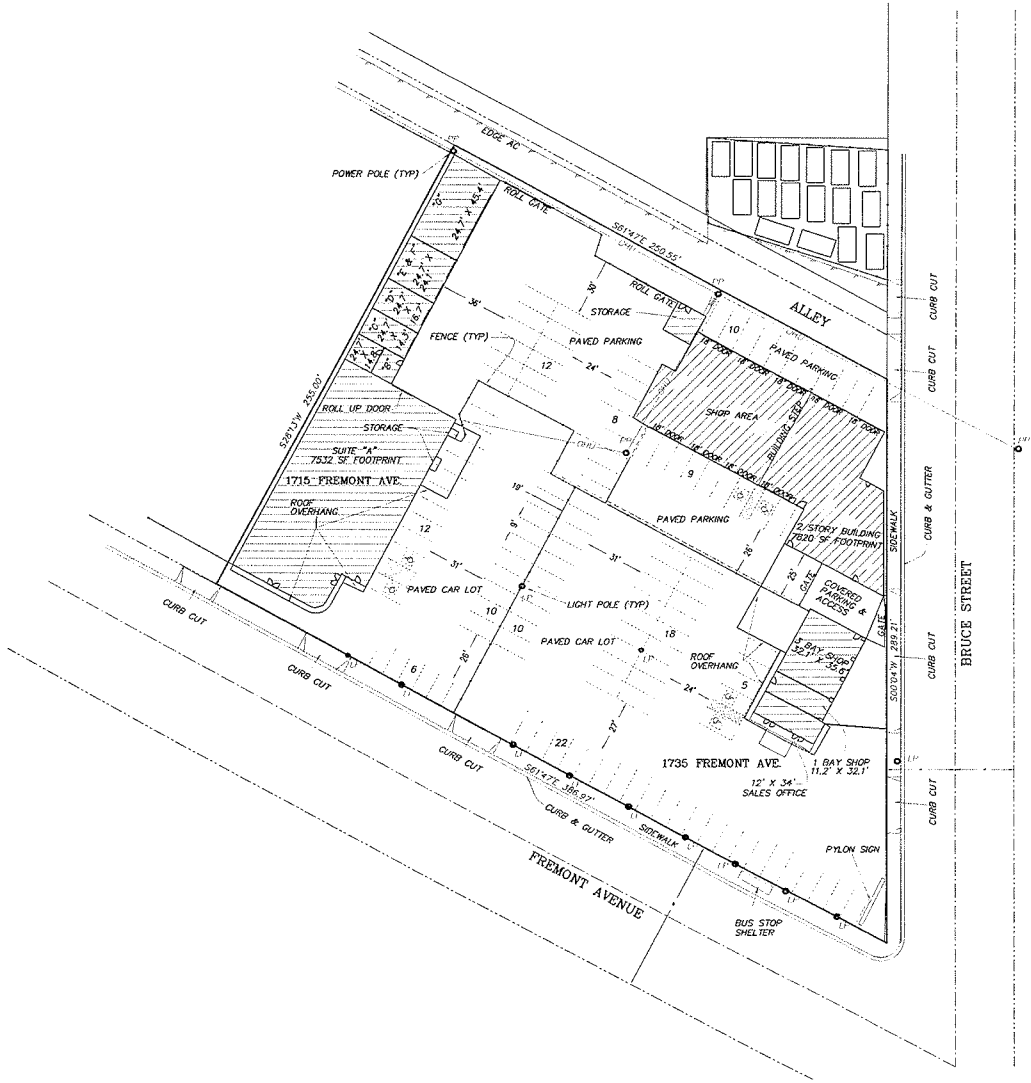
FOR DEPARTMENT USE ONLY

Case #	SUP-39886
Meeting Date:	12/16/10
Total Fee:	$1,030
Date Received:*	10/12/10
Received By:	BGS

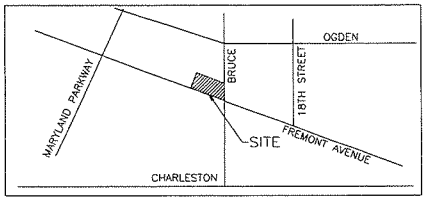
RECEIVED
OCT 12 2010

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

Revised 10/27/08



VICINITY MAP



SCALE 1"=30'
15 0 15 30

NOTES:
1. THIS MAP DOES NOT REPRESENT A LAND BOUNDARY SURVEY
2. THIS SURVEY WAS CONDUCTED ON MAY 13, 2009.
3. BUILDING DIMENSIONS ARE INSIDE OF WALLS.
4. LOT DIMENSIONS FROM RECORDED PLATS BOOK 2, PAGE 41 & 42 C.C.R.O.
5. APN # 139-35-006 AND 007.

PARKING CALCULATIONS

	REQUIRED	PROVIDED
SITE (TOTAL)	121	122
HDCP	5	6

RECEIVED
OCT 19 2010

RIETZ CONSULTING INC
5740 S. ARVILLE ST. # 206
LAS VEGAS, NV 89118
702-621-3355

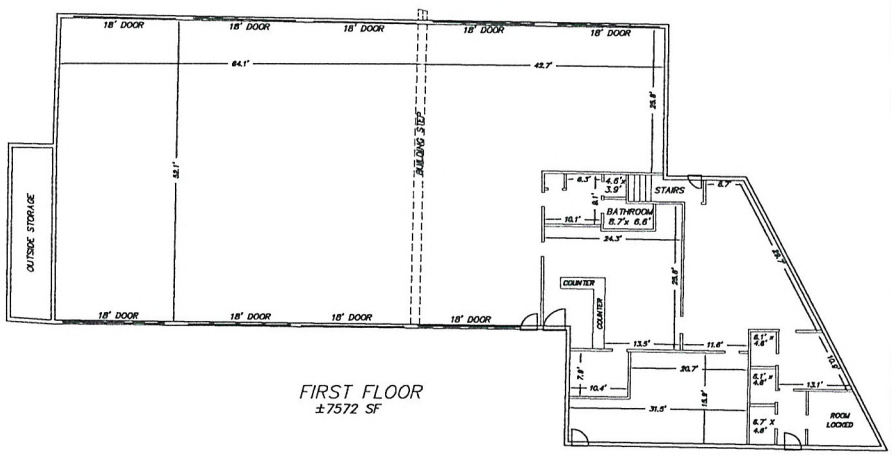
ELAT PROPERTIES & BEL AIR RC, L.L.C.
1715 & 1735 FREMONT STREET
LAS VEGAS, NEVADA

SITE PARKING LAYOUT

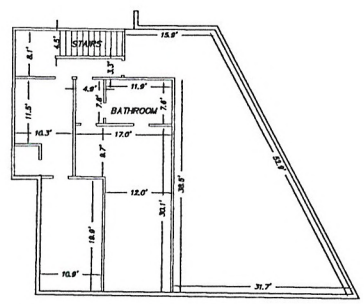
DATE	11-10-10
DRAWN BY	E.M.
JOB NO.	2009-12

SHEET 1

SUP-39886
REVISED

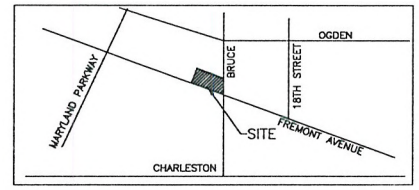


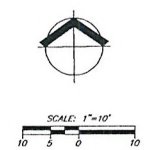
FIRST FLOOR
±7572 SF



SECOND FLOOR
±2219 SF

VICINITY MAP





NOTES:
1. THIS MAP DOES NOT REPRESENT A LAND BOUNDARY SURVEY
2. THIS SUREVEY WAS CONDUCTED ON MAY 13, 2009.
3. BUILDING DIMENSIONS ARE INSIDE OF WALLS.

RECEIVED
OCT 12 2010

RIETZ CONSULTING INC
5740 S. ARVILLE ST. # 206
LAS VEGAS, NV 89118
702-521-3355

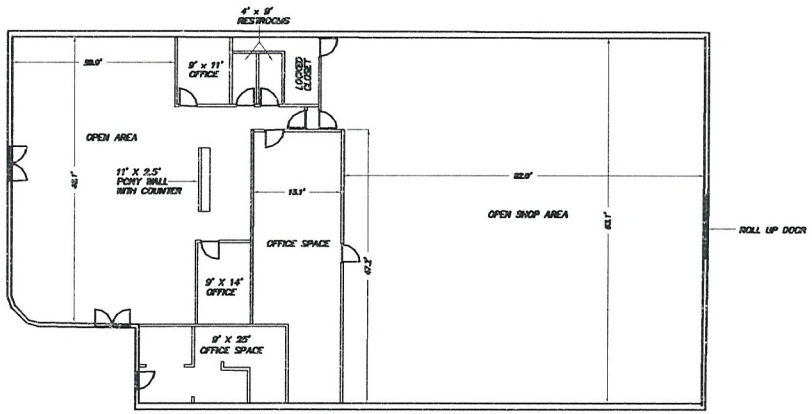
ELAT PROPERTIES & BEL AIR RG, L.L.C.
1735 FREMONT STREET
LAS VEGAS, NEVADA

BUILDING SURVEY

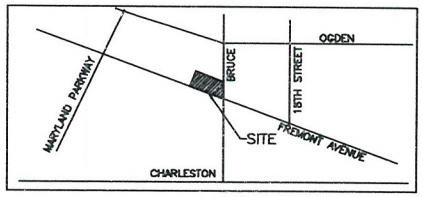
PA/PN	-------
DRAWN BY:	E.R.
JOB NO:	2009-12

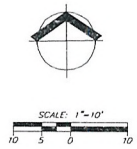
SHEET
2

SUP-39886



VICINITY MAP





NOTES:
1. THIS MAP DOES NOT REPRESENT A LAND BOUNDARY SURVEY
2. THIS SURVEY WAS CONDUCTED ON MAY 13, 2009.
3. BUILDING DIMENSIONS ARE INSIDE OF 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
702-627-3366

ELAT PROPERTIES & BEL AIR RC, L.L.C.
1736 FREMONT STREET
LAS VEGAS, NEVADA

BUILDING SURVEY

PM/PR	
DRAWN BY	E.R.
JOB NO	2009-12

SHEET
3

SUP-39886

1715 – 1735 FREMONT ST. LAS VEGAS, NV 89101

SUP-39886

RECEIVED
OCT 12 2010

1715 – 1735 FREMONT ST. LAS VEGAS, NV 89101

RECEIVED
OCT 12 2010
SUP-39886

SUP-39886 - APPLICANT/OWNER: BEL AIR RG, LLC
1715 AND 1735 FREMONT STREET

11/09/10

SUP-39886 - APPLICANT/OWNER: BEL AIR RG, LLC
1715 AND 1735 FREMONT STREET

11/09/10

SUP-39886 - APPLICANT/OWNER: BEL AIR RG, LLC
1715 AND 1735 FREMONT STREET

11/09/10

SUP-39886 - APPLICANT/OWNER: BEL AIR RG, LLC
1715 AND 1735 FREMONT STREET

11/09/10

SUP-39886 - APPLICANT/OWNER: BEL AIR RG, LLC
1715 AND 1735 FREMONT STREET

11/09/10

SUP-39886 - APPLICANT/OWNER: BEL AIR RG, LLC
1715 AND 1735 FREMONT STREET

11/09/10

SUP-39886 - APPLICANT/OWNER: BEL AIR RG, LLC
1715 AND 1735 FREMONT STREET

11/09/10

BEL AIR RG, LLC

1300 W. Olympic Blvd., Suite 500,
Los Angeles, CA 90015
P/ (213) 927-2700; F/ (213) 927-5200

June 17, 2010

City of Las Vegas
Planning & Development Department
731 S 4th St.
Las Vegas, NV 89101

RE: 1715- 1735 FREMONT ST. LAS VEGAS
APN: 139-35-315-007 ; 139-35-315-006

Overview

The property located at 1715-1735 Fremont St. Las Vegas has been an automotive complex for more than 20 years. Bel-Air RG LLC et als purchased the property in June 2007, which is commonly referred to as Downtown Vegas property. Previous tenants were Mendoza Auto Sales, Vallarta Auto Sales, Bruce Transmission, P & P Brake. As the economy worsens, these tenants left the premises without any prior notice or approval from the Landlord.

In June 2009, the City issued a new Naming and Address Assignment to properly separate each unit for proper identification.

Special Use Permit

As per City's requirements, we would like to secure a special use permit for the following:

1. Address: 1735 Fremont St. Unit 170 & 180
   Square Ft: 1,142sf for #170 ; 359 sf #180
   Use: Auto Major Repair

2. Address: 1715 Fremont unit 110,120,130,140,150
   Square Ft: 355.2sf #110; 343.2sf #120; 412.49sf #130;
   595.3sf #140; 1121.4sf #150
   Use: Office and Auto Body repair

3. Address: 1735 Fremont unit 100
   Square Ft: 7820sf
   Use: Office and Auto Body/major repair

Permitted Use

1. 1735 Fremont St. unit 190 - tire business
2. 1715 Fremont and 1715 Fremont St. Unit 100 - warehouse

Hours of operation will be from 9am to 6pm. Days of operation shall depend on the tenants.

We would appreciate if you grant special use permit for the property at the soonest possible time. For any clarification, feel free to call our office at phone number 213-927-2700.

Truly,
The Management

RECEIVED
OCT 22 2010
SUP-39886

City of Las Vegas Agenda Item No.: **22.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: DECEMBER 16, 2010

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

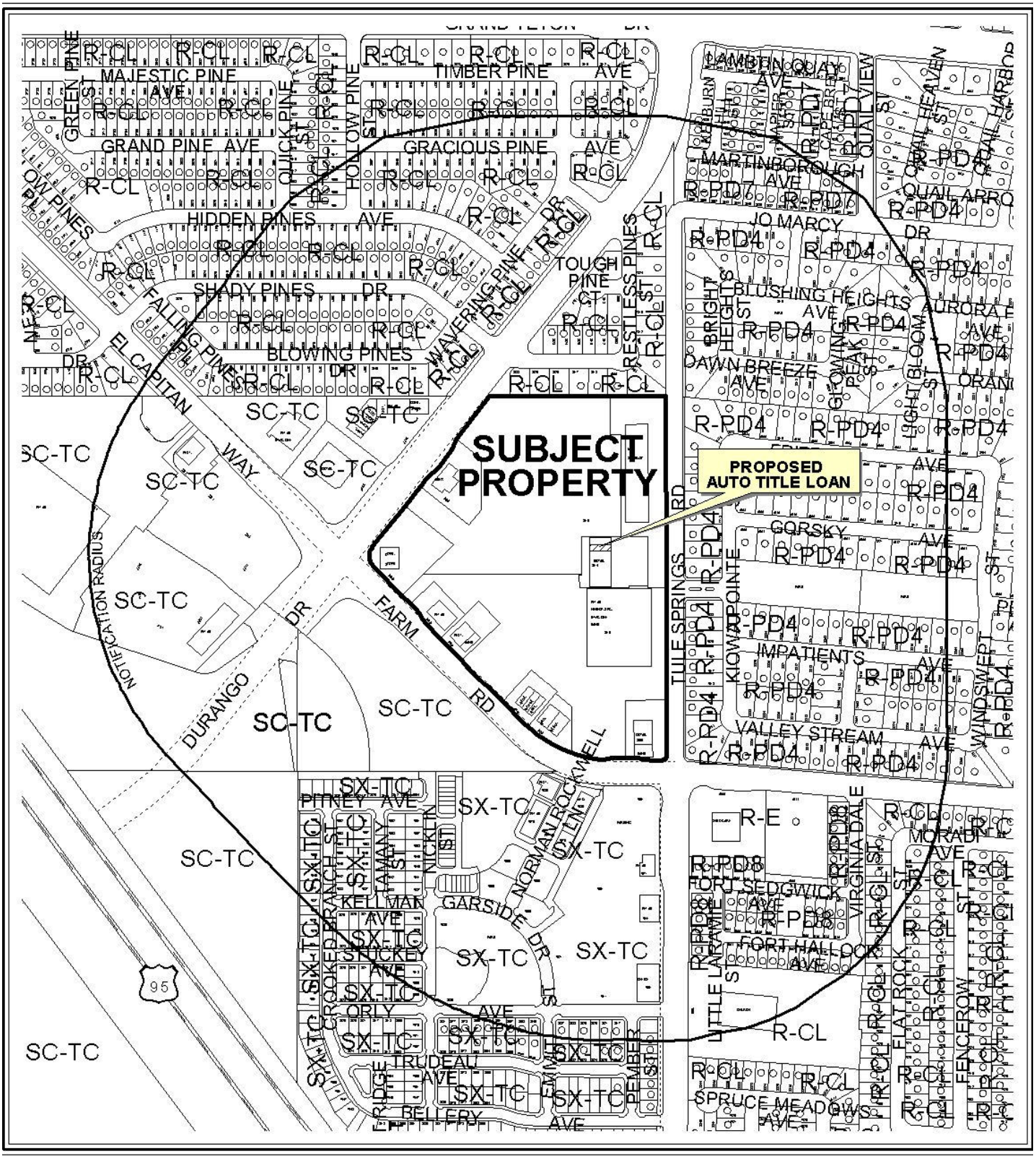
SUBJECT:
SUP-40105 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: AACTION LOANS - OWNER: FARM ROAD RETAIL, LLC - Request for a Special Use Permit FOR AN AUTO TITLE LOAN WITH WAIVERS TO ALLOW A 127-FOOT DISTANCE SEPARATION FROM A RESIDENTIAL USE WHERE 200 FEET IS REQUIRED AND TO ALLOW A 1,188 SQUARE-FOOT FACILITY WHERE A MINIMUM 1,500 SQUARE-FOOT FACILITY IS REQUIRED at 8414 Farm Road, Suite #130 (APN 125-17-610-008), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross). Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 01/19/2011 OR MAY BE FINAL ACTION
(Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends DENIAL.

BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



0 300 600 Feet

CASE: **SUP-40105**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation]

N

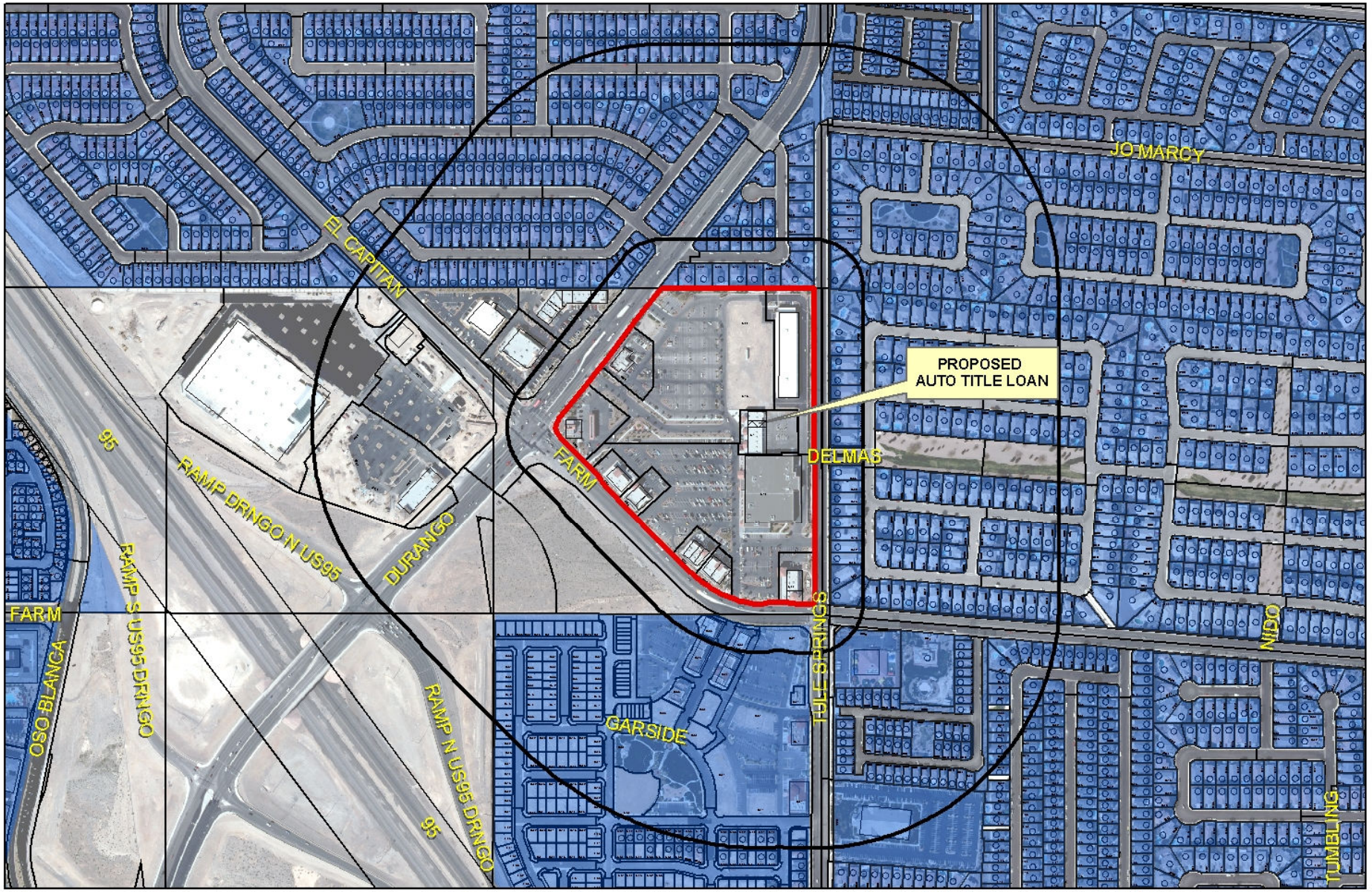
0 300 600 Feet

CASE: **SUP-40105**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation]

N



SUP-40105

PROPOSED
UTO TITLE LOAN

Financial Business Locations

- Financial Institution, Specified
- Automobile Title Loan
- Pawnshops

Subject Property
Residential Property
200ft & 1000ft Buffer

0 340 680 1,360 Feet

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 16, 2010
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: APPLICANT: AACTION LOANS - OWNER: FARM ROAD RETAIL, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-40105	Staff recommends DENIAL, if approved subject to conditions:	

** CONDITIONS **

SUP-40105 CONDITIONS

Planning and Development

1. Conformance to all Minimum Requirements under LVMC Title 19.04.010 for an Auto Title Loan use.

2. This approval shall be void two years from the date of final approval unless a business license has been issued to conduct the activity. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. 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 or a vehicle displayed for sale in the parking lot of the subject property without the appropriate permits.

4. 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 application is a request for a Special Use Permit for an Auto Title Loan use at 8414 Farm Road, #130. The application is accompanied with Waivers to allow a 127-foot distance separation from a residential use where 200 feet is required and to allow a 1,188 square-foot facility where a minimum 1,500 square-foot facility is required. Based upon the requested Waivers, denial of this request is recommended. If denied, the applicant may not operate an Auto Title Loan use from this location.

ISSUES

- A Special Use Permit is required to operate an Auto Title Loan use within the SC-TC (Service Commercial – Town Center) land use district.
- The Minimum Special Use Permit requirements for an Auto Title Loan use necessitate a 1,500 square foot facility and that such use be located more than 200 feet from residential property, for which the applicant has requested Waivers.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
12/07/98	The City Council approved a request for Rezoning from R-E (Residence Estates) to T-C (Town Center) as part of a larger request (Z-0076-98). The Planning Commission and staff recommended approval.
05/17/00	The City Council approved a Site Development Plan Review [Z-0076-98(14)] for a proposed 222,129 square foot shopping center at the northwest corner of Farm Road and Tule Springs Road. The Planning Commission and staff recommended approval.
02/09/04	Planning and Development Department staff administratively approved a Wireless Facility Review (SDR-19913) to allow a repeater facility consisting of one (1) donor antenna and one (1) panel antenna on the existing rooftop at 8414 Farm Road.
04/19/06	The City Council approved a Special Use Permit (SUP-10514) for a proposed 5,000 square foot Restaurant with a Drive-Through, a Special Use Permit for an 89,250 square foot, three story Mini Storage Facility, and a Site Development Plan Review (SDR-10505) for a proposed 153,650 square foot addition to an existing commercial center on 18.9 acres at the northeast corner of Farm Road and Durango Drive. The Planning Commission and staff recommended approval of all items.

Most Recent Change of Ownership	
05/06/02	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
03/21/02	A Building Permit #02004976 was issued for a Certificate of Completion for "Retail Shop Building 11" on the overall plan for Tule Springs Village Center. A final inspection was completed on 10/30/02. Individual Certificates of Occupancy for each suite in the completed building were to follow.
12/14/09	A Building Permit #151038 was issued for a 1,188 square foot tenant improvement, Suite 130. This permit received final inspection on 1/20/2010

Pre-Application Meeting	
10/04/10	The Minimum Special Use Permit requirements for an Auto Title Loan use in Town Center were discussed. The applicant was briefed on the Town Center requirements for a neighborhood meeting for applications requesting a Waiver from separation distance requirements.

Neighborhood Meeting	
12/07/2010	Per Town Center Development Standards Section A.4.C, a Waiver of distance separation requirements within the Town Center Plan area requires a neighborhood meeting to be held in an area near the subject site. This meeting is scheduled for December 7th, 6:30 p.m. at the Centennial Hills Active Adult Center, 6601 North Buffalo Drive. A summary of the meeting was not available at the time of this staff report.

Field Check	
11/12/10	A field check was performed by staff with the following observations: • The subject site is located within a retail suite in a Shopping Center. • Both the subject site and the neighboring suite are currently unoccupied. • The site maintains an orderly appearance and is free of trash and debris. • The residential property is located to the rear of the Shopping Center and has no visual access to the proposed suite.

Details of Application Request	
Site Area	
Net Acres	0.98

Surrounding Property	***Existing Land Use Per Title 19.04***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Retail/Commercial	SC-TC (Service Commercial – Town Center)	T-C (Town Center)
North	Office/Retail/Commercial	SC-TC (Service Commercial – Town Center)	T-C (Town Center)
South	Retail/Commercial/ Financial Institution, General	SC-TC (Service Commercial – Town Center)	T-C (Town Center)
East	Single Family Residential	L (Low Density Residential)	R-PD4 (Residential Planned Development – 4 Units Per Acre)
West	Service Station without Automotive Repair	SC-TC (Service Commercial – Town Center)	T-C (Town Center)

Master Plan Areas	***Yes***	***No***	***Compliance***
Master Plan Area			
Town Center Master Plan	X		N
Special Purpose and Overlay Districts	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts			
T-C (Town Center) District	X		N
Trails		X	NA
Rural Preservation Overlay District		X	NA
Las Vegas Redevelopment Plan Area		X	NA
Development Impact Notification Assessment		X	NA
Project of Regional Significance		X	NA

DEVELOPMENT STANDARDS

Pursuant to Title 19.04 and 19.10, the following parking standards apply:

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Auto Title Loan	1,188 SF	1:250	5				
TOTAL SPACES REQUIRED			5		948		Y
Regular and Handicap Spaces Required			4	1	915	33	Y

Waivers		
Requirement	***Request***	***Staff Recommendation***
A 200-foot minimum separation distance separation from Residentially zoned property.	To allow a 127-foot separation distance.	Denial
A minimum 1,500 square foot facility is required.	To allow a 1,188 square foot facility.	Denial

ANALYSIS

The applicant proposes to locate an Auto Title Loan use within the Town Center Master Plan Area, inside a 1,188 square foot retail suite at an existing 153,650 square-foot Shopping Center. Pursuant to the Town Center Development Standards Manual, an Auto Title Loan use in the SC-TC (Service Commercial – Town Center) land use district requires an approved Special Use Permit, and defers to the Minimum Special Use Permit Requirements listed in Title 19.04. The Auto Title Loan use, as proposed, does not meet all of the minimum Title 19 requirements. Specifically, the applicant has requested Waivers to allow the use to be located within a 127-foot separation distance where a 200-foot separation distance is required and to allow a 1,188 square foot facility where a minimum 1,500 square foot facility is required. Due to the required Waivers, staff recommends denial. If denied, the applicant may not operate the Auto Title Loan use from this location.

FINDINGS (SUP-40105)

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 Auto Title Loan use does not meet the Minimum Special Use Permit Requirements and cannot be conducted in a manner that is compatible with the surrounding land uses.

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 the proposed use, as is evident by the requested Waivers.

3. **Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.**

   The Auto Title Loan use will attract a moderate increase in traffic to the site. Access to the subject site is from Tule Springs Road, a 60-foot street.

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.**

   If approved, the proposed use will not compromise the public health, safety, and welfare because the use will operate in compliance with applicable business licensing codes.

5. **The use meets all of the applicable conditions per Title 19.04.**

   Per Title 19.04, the Minimum Special Use Permit Requirements for an Auto Title Loan use mandate that the use not be located within 200 feet of residential property or that the use occurs within a building less than 1,500 square feet. Denial of this application is based upon the need for the accompanying waivers of these requirements.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 36

NOTICES MAILED 535

APPROVALS 0

PROTESTS 0

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: _____

Signature of Property Owner: Farm Road Retail, LLC

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

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
LAURA GROSETH
No: 98-3646-1
My Appointment Expires July 1, 2014

Revised 11-14-06

f:\depot\Application Packet\Statement of Financial Interest.pdf

RECEIVED
OCT 28 2010
City of Las Vegas

PLANNING & DEVELOPMENT

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:** 2204900
City Las Vegas **State** NV **Zip** 89129
E-mail Address LGROSETH@hotmail.com

APPLICANT AACTION 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* Farm Road Retail, LLC
* 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.
Laura Groseth
Notary Public in and for said County and State

Revised 10/27/08

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
LAURA GROSETH
No: 98-3646-1
My Appointment Expires July 1, 2014

FOR DEPARTMENT USE ONLY

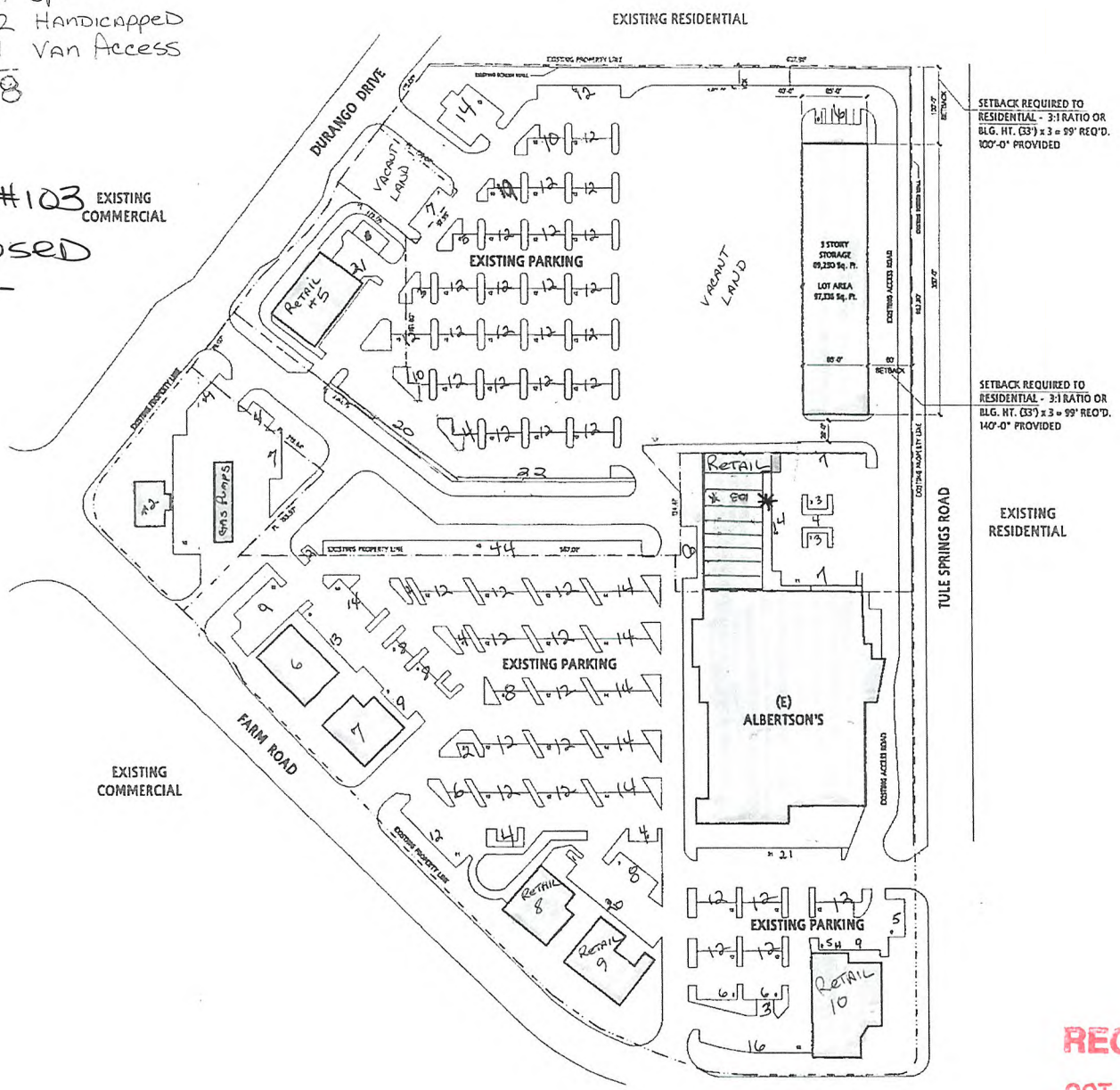
Case #	SUP-40105
Meeting Date:	12-16-10
Total Fee:	1030.00
Date Received:*	10-28-10
Received By:	FS

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

P:\depot\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 1/50 Units x 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): 901 SPACES

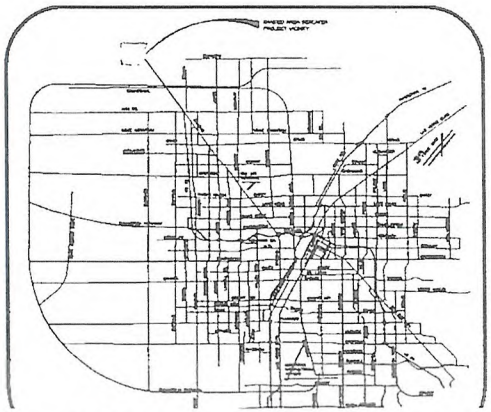
EXISTING PARKING (PER DRAWINGS): 916 STANDARD
22 HANDICAPPED
11 VAN ACCESSIBLE
948 TOTAL SPACES (*)

FINAL PARKING DATA

NUMBER OF SPACES REQUIRE FOR EXISTING USE - 546 SPACES
NUMBER OF SPACES REQUIRED FOR PROPOSED USE - 300 SPACES
TOTAL PARKING SPACES REQUIRED - 846 SPACES
TOTAL PARKING SPACES PROVIDED - 961 SPACES (*)

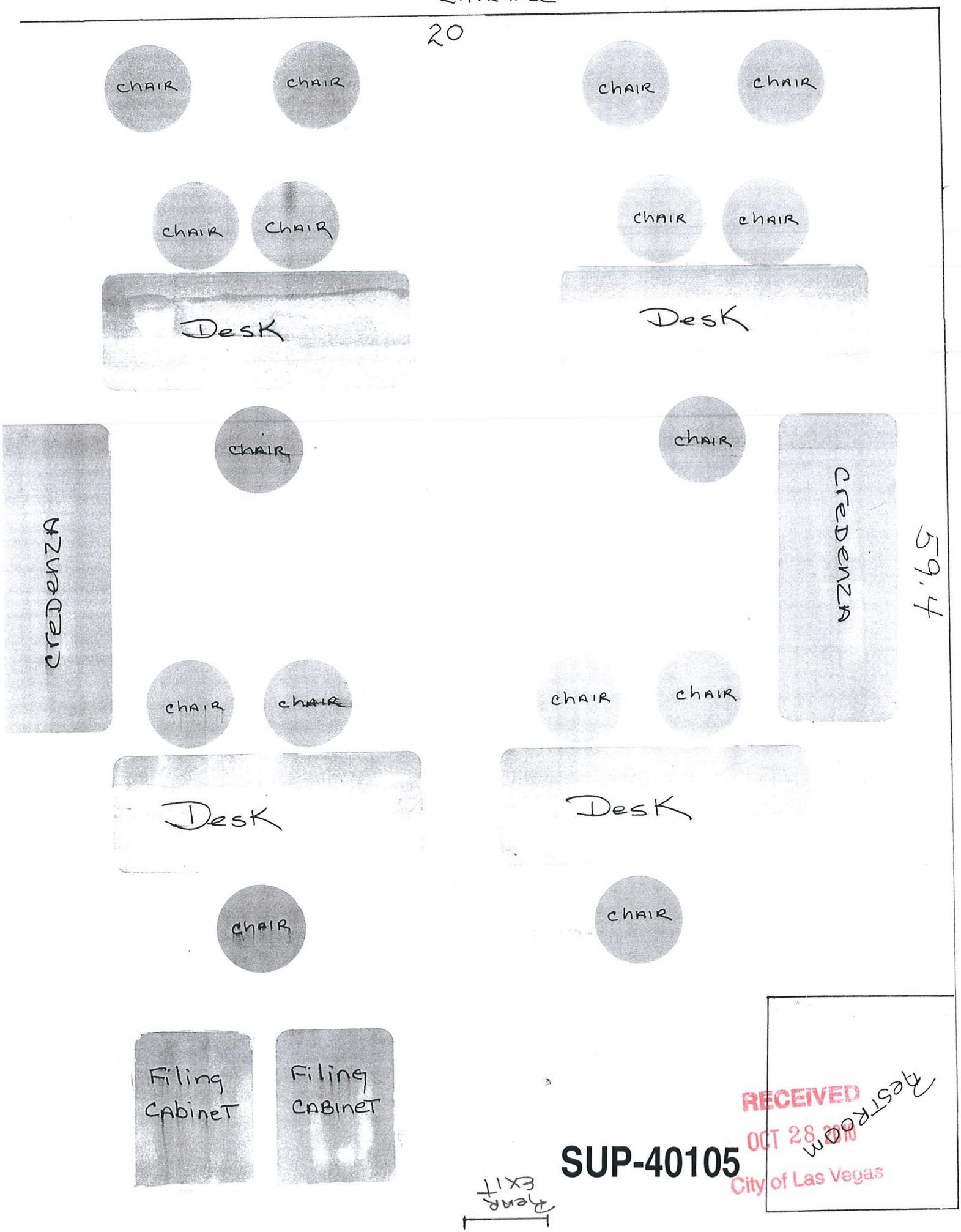
(*) MODIFIED PARKING DATA

EXISTING PARKING SPACES - 948 SPACES
EXISTING TO BE REMOVED - 75 SPACES
NEW PARKING SPACES - 88 SPACES
NEW TOTAL PARKING SPACES - 961 SPACES



RECEIVED
OCT 28 2010
City of Las Vegas

SUP-40105



RECEIVED
OCT 28 2010
City of Las Vegas

SUP-40105

SUP-40105 - APPLICANT: AACTION LOANS - OWNER: FARM ROAD RETAIL, LLC
8414 FARM ROAD, SUITE #130

11/09/10

SUP-40105 - APPLICANT: AACTION LOANS - OWNER: FARM ROAD RETAIL, LLC
8414 FARM ROAD, SUITE #130

11/09/10

SUP-40105 - APPLICANT: AACTION LOANS - OWNER: FARM ROAD RETAIL, LLC
8414 FARM ROAD, SUITE #130

11/09/10

SUP-40105 - APPLICANT: AACTION LOANS - OWNER: FARM ROAD RETAIL, LLC
8414 FARM ROAD, SUITE #130

11/09/10

SUP-40105 - APPLICANT: AACTION LOANS - OWNER: FARM ROAD RETAIL, LLC
8414 FARM ROAD, SUITE #130

11/09/10

SUP-40105 - APPLICANT: AACTION LOANS - OWNER: FARM ROAD RETAIL, LLC
8414 FARM ROAD, SUITE #130

11/09/10

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*

October 28, 2010

City of Las Vegas
Planning & Development Dept.
731 So. 4th St.
Las Vegas, NV 89104

Re: AAction Loans
Proposed location 8414 Farm Rd # 130

Dear Romeo:

My intention is to open a third location for AAction 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

Myron Lesser

RECEIVED
OCT 28 2010
City of Las Vegas
SUP-40105

City of Las Vegas Agenda Item No.: **23.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: DECEMBER 16, 2010

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

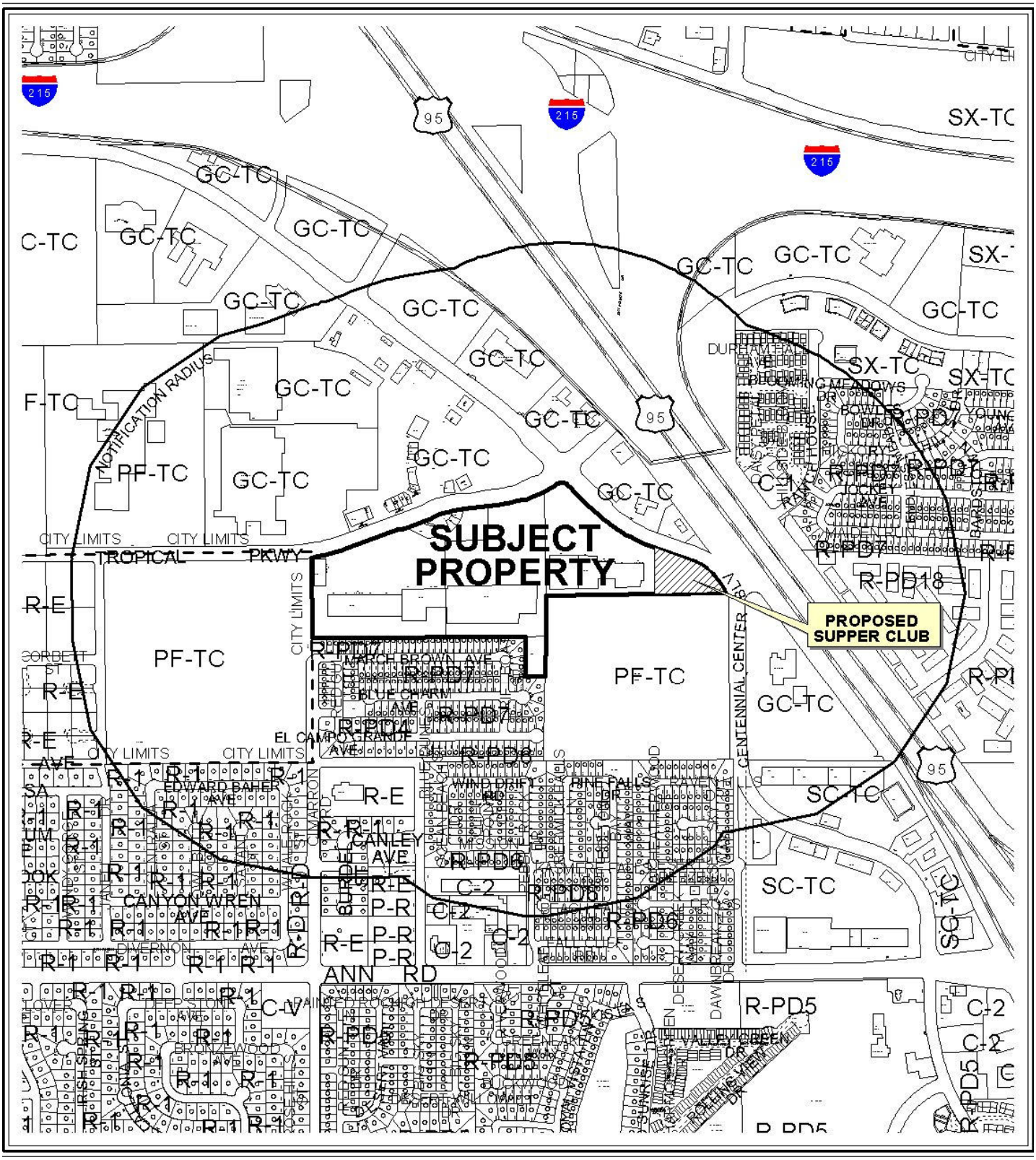
SUBJECT:
SUP-40121 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: BJ'S RESTAURANT OPERATIONS COMPANY - OWNER: CENTENNIAL CENTRE, LLC - Request for a Special Use Permit FOR A PROPOSED 9,018 SQUARE-FOOT SUPPER CLUB USE at 5881 Centennial Center Boulevard (APN 125-28-713-006), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 01/19/2011 OR MAY BE FINAL ACTION
(Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps - 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



0 600 1200 Feet

CASE: **SUP-40121 AND SDR-40122**

RADIUS: 1500 FT

ZONING OF SUBJECT PROPERTY: T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation]

0 600 1200 Feet

CASE: **SUP-40121 AND SDR-40122**

RADIUS: 1500 FT

ZONING OF SUBJECT PROPERTY: T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation]

SUP-40121

Business Licenses

- Tavern
- Supper Club/ Restaurant Service Bar
- Beer/Wine/Cooler On Sale
- Child Care/ Children Facility
- RELIGIOUS
- CITY PARKS
- SCHOOLS
- Subject Property
- 400 foot buffer

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 16, 2010
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: APPLICANT: BJ'S RESTAURANT OPERATIONS COMPANY - OWNER: CENTENNIAL CENTRE, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-41021	Staff recommends APPROVAL, subject to conditions:	SDR-41022
SDR-41022	Staff recommends APPROVAL, subject to conditions:	SUP-41021

** CONDITIONS **

SUP-40121 CONDITIONS

Planning and Development

1. Conformance to all Minimum Requirements under LVMC Title 19.04.010 for a Supper Club use.

2. Special Use Permit (SUP-10128) and Special Use Permit (SUP-10129) are expunged upon the exercising of this proposal.

3. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-40122) shall be required.

4. This approval shall be void two years from the date of final approval unless a business license has been issued to conduct the activity. An Extension of Time may be filed for consideration by the City of Las Vegas.

5. 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.

6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

MH

7. Approval of this Special Use Permit does not constitute approval of a liquor license.

8. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

9. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

SDR-40122 CONDITIONS

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-40122) shall be required, if approved.

2. Site Development Plan Review (SDR-10127) is expunged upon the exercising of this proposal.

3. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.

4. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 11/01/10, except as amended by conditions herein.

5. A Waiver from the Town Center Development Standards is hereby approved, to allow seven parking lot landscape islands where nine parking lot landscape islands are required.

6. Any changes based upon right-of-way, traffic or drainage studies or street improvements required by the city or public utilities shall not reduce the widths of perimeter landscape buffers, height of walls or quantities of plant materials from that on submitted landscape plans date stamped 11/01/10. Any changes based upon subsequently submitted studies must be accommodated elsewhere on the site.

7. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Department.

8. At the time an application is made for a sign permit, the applicant must demonstrate compliance to the Centennial Centre Development Criteria and Guidelines.

9. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

10. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.

11. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.

12. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).

13. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

14. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.

15. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

16. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

17. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

18. This pad site must always allow for the perpetual common access between the various parcels/owners within the Centennial Centre (Commercial Subdivision) area.

19. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

20. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.

21. Comply with all applicable previous conditions of approval for Z-76-88 and all other site-related actions.

** STAFF REPORT **

PROJECT DESCRIPTION

This application is a request for a Site Development Plan Review (SDR-40122) and Special Use Permit (SUP-40121) for a proposed 9,018 square-foot Supper Club on 1.96 acres at 5881 Centennial Center Boulevard. The proposed Site Development Plan Review is accompanied by a requested Waiver of the Town Center Development Standards to allow seven landscape islands where nine are required. The site is currently undeveloped but currently retains entitlements for a 10,000 square-foot tavern with a Restricted Gaming use that will expire on 1/18/2011.

Staff recommends approval of the requested Special Use Permit (SUP-40121) and Site Development Plan Review (SDR-40122) for a proposed Supper Club, as the development is in substantial compliance with the Town Center Development Standards Manual, the Centennial Centre Design Guidelines, and the minimum Special Use Permit requirements listed in Title 19.04 for the Supper Club use. If denied, the entitlements for a 10,000 square foot Tavern with Restricted Gaming would be intact until 1/18/2011, unless additional extensions of time are approved.

ISSUES

- The SC-TC (Service Commercial - Town Center) land use designation requires an approved Special Use Permit to operate a Supper Club Use.
- The proposed parking lot landscaping will require a Waiver to allow seven landscape islands where the Town Center Design Standards require nine parking lot landscape islands.
- The applicant does not propose a Gaming, Restricted use as part of the Supper Club use.
- There are existing entitlements (SDR-10127, SUP-10128, and SUP-10129) that will need to be expunged if these requests are approved and exercised.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
12/07/98	The City Council approved a request for Rezoning (Z-0076-98) on property located within the area designated Town Center, Northwest Amendment to the General Plan from U (Undeveloped), R-E (Residence Estates), R-PD7 (Residential Planned Development- 7 Units per Acre), RPD11 (Residential Planned Development- 11 Units per Acre), R-PD13 (Residential Planned Development- 13 Units per Acre), R-PD18 (Residential Planned Development- 18 Units per Acre), R-CL (Single Family Compact Lot), C-1 (Limited Commercial), C-2 (General Commercial), C-V (Civic), and PD (Planned Development) zones to T-C (Town Center) on 1,468 acres. The Planning Commission recommended approval on 11/05/98.

02/08/99	The City Council approved a request for a Site Development Plan Review [Z-0076-98(1)] for a proposed retail development totaling approximately 827,000 square feet and seven proposed Automobile Dealerships on property located on the southwest corner of Centennial Parkway and US-95. The Planning Commission recommended approval on 12/17/98.
05/10/99	The City Council approved a request for a Required 90-Day Review [Z-0076-98(4)] for the frontage road landscaping/street section issue on property located on the southwest corner of Centennial Parkway and US-95.
01/18/06	The City Council approved a request for a Special Use Permit (SUP-10128) for a proposed Liquor Establishment (Tavern) adjacent to the west side of Centennial Center Boulevard, approximately 800 feet southeast of Tropical Parkway. The Planning Commission recommended approval on 12/15/05.
01/18/06	The City Council approved a request for a Special Use Permit (SUP-10129) for a proposed Gaming (Restricted) Use adjacent to the west side of Centennial Center Boulevard, approximately 800 feet southeast of Tropical Parkway. The Planning Commission recommended approval on 12/15/05.
01/18/06	The City Council approved a request for a Site Development Plan Review (SDR-10127) for a proposed 10,000 square-foot Restricted Gaming Use and Liquor Establishment (Tavern) on 1.96 acres adjacent to the west side of Centennial Center Boulevard, approximately 800 feet southeast of Tropical Parkway. The Planning Commission recommended approval on 12/15/05.
11/21/07	The City Council approved a request for an Extension of Time (EOT-25080) of an approved Special Use Permit (SUP-10129) for a proposed Gaming (Restricted) Use adjacent to the west side of Centennial Center Boulevard, approximately 800 feet southeast of Tropical Parkway. A one-year extension of time was approved for the Special Use Permit, expiring on 01/18/09 unless another extension of time is granted.
11/21/07	The City Council approved a request for an Extension of Time (EOT-25081) of an approved a request for a Special Use Permit (SUP-10128) for a proposed Liquor Establishment (Tavern) Use adjacent to the west side of Centennial Center Boulevard, approximately 800 feet southeast of Tropical Parkway. A one-year extension of time was approved for the Special Use Permit.
11/21/07	The City Council approved a request for an Extension of Time (EOT-25082) of an approved Site Development Plan Review (SDR-10127) for a proposed 10,000 square-foot Restricted Gaming Use and Liquor Establishment (Tavern) adjacent to the west side of Centennial Center Boulevard, approximately 800 feet southeast of Tropical Parkway. A one-year extension of time was approved for the Special Use Permit.
12/03/08	The City Council approved a request for an Extension of Time (EOT-31316) of an approved Special Use Permit (SUP-10129) for a proposed Gaming (Restricted) Use adjacent to the west side of Centennial Center Boulevard, approximately 800 feet southeast of Tropical Parkway. The entitlement is set to expire 1/18/2011, unless another extension of time is granted.

12/03/08	The City Council approved a request for an Extension of Time (EOT-31317) of an approved a request for a Special Use Permit (SUP-10128) for a proposed Liquor Establishment (Tavern) Use adjacent to the west side of Centennial Center Boulevard, approximately 800 feet southeast of Tropical Parkway. The entitlement is set to expire 1/18/2011, unless another extension of time is granted.
12/03/08	The City Council approved a request for an Extension of Time (EOT-31320) of an approved Site Development Plan Review (SDR-10127) for a proposed 10,000 square-foot Restricted Gaming Use and Liquor Establishment (Tavern) adjacent to the west side of Centennial Center Boulevard, approximately 800 feet southeast of Tropical Parkway. The entitlement is set to expire 1/18/2011.

Most Recent Change of Ownership	
11/21/02	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
There have been no Building Permits or Business Licenses issued against this property.

Pre-Application Meeting	
10/20/10	A pre-application meeting was held with staff to discuss the proposed Supper Club use to be located at 5881 Centennial Center Boulevard. The applicant was advised that three entitlements for a Tavern (SUP-10128), Restricted Gaming use (SUP-10129), and a 10,000 square foot Restaurant (SDR-10127) remain active until 01/18/2011 and will need to be expunged. In addition, the applicant was briefed regarding the specific development and signage standards established by the Town Center Master Plan and the Centennial Centre Development Criteria and Guidelines Master Sign Plan.

Neighborhood Meeting
A neighborhood meeting is not required, nor was one held.

Field Check	
11/09/10	A field check was performed by staff with the following observations: • The Multi-Use Trail and streetscaping located along the northeast of the property is installed. • The subject site is the remaining undeveloped portion of the existing Shopping Center. • A portion of the parking lot to be utilized with this proposal has been installed and features the required parking landscape islands.

Details of Application Request	
Site Area	
Net Acres	1.96

Surrounding Property	***Existing Land Use Per Title 19.04***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Partially undeveloped and landscaped parking lot	SC-TC (Service Commercial - Town Center)	T-C (Town Center)
North	Retail Shopping Center	GC-TC (General Commercial - Town Center)	T-C (Town Center)
South	Detention basin	PF-TC (Public Facilities - Town Center)	T-C (Town Center)
East	Office Retail commercial uses	GC-TC (General Commercial - Town Center)	T-C (Town Center)
West	Retail commercial uses	SC-TC (Service Commercial - Town Center)	T-C (Town Center)

Master Plan Areas	***Yes***	***No***	***Compliance***
Master Plan Area			
Town Center Master Plan	X		N
Centennial Centre	X		Y
Special Purpose and Overlay Districts	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts			
T-C (Town Center) District	X		N
Trails	X		Y
Rural Preservation Overlay District		X	Y
Las Vegas Redevelopment Plan Area		X	Y
Development Impact Notification Assessment	X		Y

Project of Regional Significance	X		Y

DEVELOPMENT STANDARDS

Pursuant to the Town Center Development Standards Manual, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Setbacks			
• Front	15 Feet	15 Feet	Y
• Side	10 Feet	223 Feet	Y
• Corner	15 Feet	15 Feet	Y
• Rear	20 Feet	30 Feet	Y
Max. Building Height	Two Stories	Single Story	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Enclosed	Y
Mech. Equipment	Screened	Screened	Y

Pursuant to the Town Center Development Standards Manual, the following standards apply:

Open Space Standards			
Standards	*Required*	*Provided*	*Compliance*
Open Space	20%	29%	Y
Right-of-Way Buffer	15-foot wide landscape buffer, in addition to any sidewalk, between the right-of-way and proposed use	15-foot wide hillside landscape buffer adjacent to Centennial Center Boulevard	Y

Landscaping and Standards				
Standards	*Required*		*Provided*	*Compliance*
	Ratio	*Trees*		
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	15 Trees	18 Trees	Y

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Street Width (Feet)*	*Compliance with Street Section*
Centennial Center Boulevard	Town Center Frontage Road	Town Center Development Standards Manual	90	Y

Streetscape Standards	*Required*	*Provided*	*Compliance*
Town Center Frontage Road	A five-foot sidewalk and a four-foot landscape amenity zone with palm trees planted every 35feet.	A five-foot sidewalk and a four-foot landscape amenity zone with palm trees planted every 35 feet (existing).	Y

Pursuant to Title 19.04 and 19.10, the following parking standards apply:

Parking Requirement							
Use	*Gross Floor Area or Number of Units*	*Required*			*Provided*		*Compliance*
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Supper Club (Shopping Center)	9,018 SF	1:250	36				
TOTAL SPACES REQUIRED			36		133		Y
Regular and Handicap Spaces Required			34	2	129	4	Y
Loading Spaces	9,018 SF	1 Loading Space per 10,000 SF	1		1		Y

Waivers		
Requirement	*Request*	*Staff Recommendation*
One landscape island per six parking spaces (nine required).	Seven landscape islands in the parking lot.	Approval

ANALYSIS

The subject site is located within the Town Center Master Plan Area with the SC-TC (Service Commercial-Town Center) special land use designation. The SC-TC District is intended to primarily serve the Centennial Hills area with uses such as neighborhood shopping centers, theaters, bowling alleys, and other public/quasi-public uses. The proposed Supper Club use is allowed within the SC-TC District with an approved Special Use Permit and is the sort of neighborhood-level use that could be expected typical of this area. There are entitlements for a 10,000 square foot Tavern with Restricted Gaming use (SDR-10127, SUP-10128, and SUP-10129) that have been conditioned to be expunged if this proposal is approved.

The proposed Supper Club use requires a minimum of 125 seats available at all times, a barrier sufficient to prevent access to the bar by minors, and that alcoholic beverages be served in conjunction with the service of food. The applicant stated during the pre-application meeting that there is no desire to apply for a Gaming, Restricted use. The provided floor plans show an 8,376 square-foot Supper Club divided into a dining and bar area with seating for 56 patrons that are physically separated from two additional dining areas with seating for 113 patrons. A 642 square-foot outdoor patio area located on the east side of the Supper Club provides additional seating for 48 customers, for a total of 217 seats. With the kitchen area and waiting area calculated in, the gross floor area of the proposed Supper Club is 9,018 square feet. There are no schools, churches, parks, or child care facilities within 400 feet of this proposal.

The site plan shows the proposed Supper Club use as a pad tenant within a Shopping Center located along Centennial Center Boulevard. Access to the site is by a driveway that extends north to Centennial Center Boulevard to an existing parking area near the front of the building. The proposed additional parking area is seamlessly integrated with the existing parking lot and perimeter landscaping.

The provided elevations show a single story building finished with a split-face gray masonry wainscoting topped with 16-inch square slate tile veneer for the tower and pilasters. The remaining building is finished in stucco painted Arabian red with the cornices painted dark chocolate. Black metal canopies are located over the front entrance and windows. All materials and finishes are completed in a tasteful manner and sufficiently meet the requirements listed by the Centennial Centre Design Guidelines.

Much of the landscaping on the site is established and will only need to be extended around the perimeter of the subject site. The applicant has proposed a suitable landscape palette that integrates well with the existing landscaping using similar landscape materials. The applicant is adding 36 trees to the site and over 1,000 shrubs and ground cover plants. Although the applicant has provided 18 parking lot trees where 15 trees are required, there is a slight deficiency in provided landscape islands. A waiver to allow seven parking lot landscape islands where nine are required has been requested with this application. Staff supports the requested waiver as the unique shape of the site and the arrangement of the existing parking lot makes the addition of two functional landscape islands difficult. The applicant is providing 29% landscaped open space where 20% is required to offset any perceived deficiency in landscaping. Also, the appropriate streetscape and Multi-Use Transportation Trail along Centennial Center Boulevard have been constructed prior to this proposal. The trash enclosure is incorporated into the building and is completely screened from public view, and the existing utility boxes are removed from the sidewalk and screened by both a retaining wall and landscaping.

Staff recommends approval of this request, as the applicant has provided a proposal for a Supper Club that is suitable for the chosen location and is in sufficient compliance with the Town Center Development Standards Manual, the Centennial Centre Design Guidelines, and the minimum Special Use Permit requirements listed in Title 19.04 for the Supper Club use. If denied, the entitlements for a 10,000 square foot Tavern with Gaming, Restricted use would be intact until 01/18/2011, unless additional extensions of time are approved.

FINDINGS (SUP-40121)

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 Supper Club is to be located at the east end of a Shopping Center on a separate tenant pad. The proposed use will be located across Centennial Center Boulevard from other similar uses, to include a Restaurant directly across the street and another Restaurant and Tavern use located further north. South of the subject property is a detention basin that provides separation from other uses to the south.

2. **The subject site is physically suitable for the type and intensity of land use proposed.**

   The subject site still maintains entitlements for a proposed 10,000 square foot Tavern use with Gaming, Restricted use. This proposal is smaller in size and intensity of use in comparison to the previous approvals, and is therefore physically suitable for a Supper Club use.

3. **Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.**

   The subject property is accessed from an existing 30-foot driveway via Centennial Center Boulevard, and is adequate to meet the requirements of the proposed Supper Club 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.**

   The proposed Supper Club use will be subject to regular City inspections during building permitting and business licensing and will therefore not compromise the public health, safety and welfare.

5. **The use meets all of the applicable conditions per Title 19.04.**

   The proposed Supper Club use meets all Minimum Special Use Permit requirements as required by Title 19.04 for such use. Staff recommends approval of this proposal as it is line with the previous approvals (SDR-10127, SUP-10128, and SUP-10129) for a 10,000 square foot Tavern with Restricted Gaming use proposed at this location.

FINDINGS (SDR-40122)

In order to approve a Site Development Plan application, per Title 19.18.050 the Planning Commission and/or City Council must affirm the following:

1. **The proposed development is compatible with adjacent development and development in the area;**

   The proposed Supper Club is part of an existing Shopping Center. The surrounding development is occupied by both small and large retail developments, restaurants, and other similar type uses. Signage for the proposed Supper Club is governed by the Centennial Centre Development Criteria and Guidelines. The development is compatible to adjacent land uses and in the architectural style of buildings in the area.

2. **The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;**

   The proposed Supper Club is suitable for the chosen location and is in sufficient compliance with the Town Center Development Standards Manual, in regards to landscaping and setbacks and the Centennial Centre Design Guidelines, in regards to material finishes and signage.

3. **Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

   The subject property will be accessed from Centennial Center Boulevard via an existing 30-foot driveway and is adequate to meet the requirements of the proposed use. The proposed Supper Club will be located on a tenant pad on the last remaining undeveloped portion of the existing shopping center and will accessed through an additional parking lot that will be provided in addition to the existing Shopping Center parking lot.

4. **Building and landscape materials are appropriate for the area and for the City;**

Building and landscape materials are in compliance with standards and are appropriate for the area.

5. **Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;**

   Building design characteristics are compliant to the Town Center Design Guidelines, are not obnoxious or unsightly, and will be compatible with the surrounding area.

6. **Appropriate measures are taken to secure and protect the public health, safety and general welfare.**

   The site will be subject to inspections and will not compromise public health or safety.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 17

NOTICES MAILED 749

APPROVALS 0

PROTESTS 0

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 26th day of OCTOBER, 2010

_____
Notary Public in and for said County and State

MIGNON DE GUZMAN
Notary Public State of Nevada
No. 04-90712-1 AMENDED
My Appt. Exp. June 5, 2012

SUP

PLANNING & DEVELOPMENT

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* Terri Sturm

*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

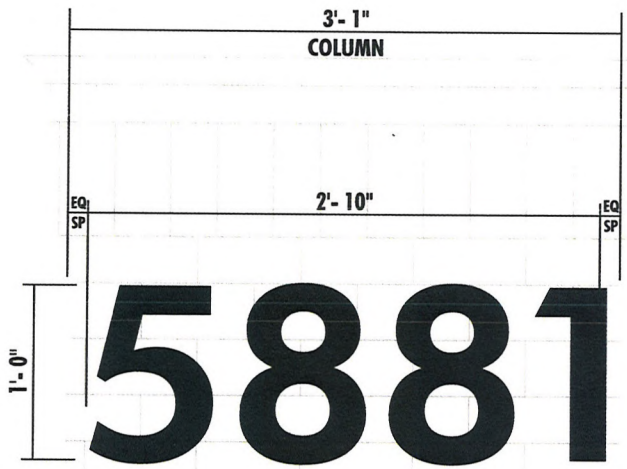
MIGNON DE GUZMAN
Notary Public State of Nevada
No. 04-90712-1 AMENDED
My Appt. Exp. June 5, 2012

FOR DEPARTMENT USE ONLY

Case #	SUP-40121
Meeting Date:	12/16/10
Total Fee:	$ 1280.00
Date Received:*	11/1/10
Received By:	JFrull

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

RECEIVED
NOV 01 2010
City of Las Vegas



BJ-AN-12 FCO ¼" ALUMINUM PAINTED SATIN BLACK — SCALE: 1½" = 1'- 0"

Qty: AS NOTED

SPECIFICATIONS:

FONT: FUTURA HEAVY BOLD

FLAT CUT OUT ¼" ALUMINUM PTM SATIN BLACK

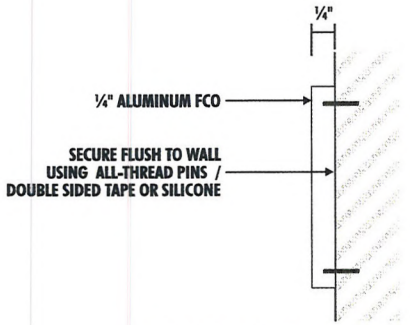
SECURE TO BACKGROUND USING:

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

NOV 01 2010

SIGNAGE DESIGN SOLUTIONS BUILD
1336 ALLEC 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

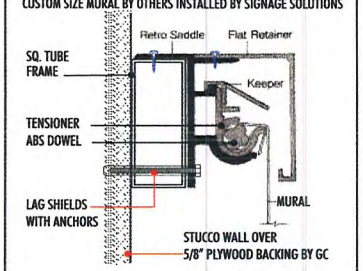
LANDLORD DATE

RECEIVED
NOV – 1 2010

SUP-40121
SDR-40122

ABC SIGN PRODUCTS 1-800-248-9889
RETRO SADDLE FLAT RETAINER

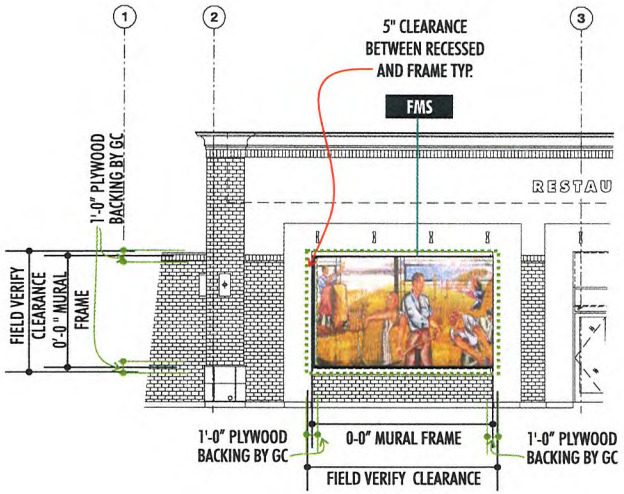
CUSTOM SIZE MURAL BY OTHERS INSTALLED BY SIGNAGE SOLUTIONS



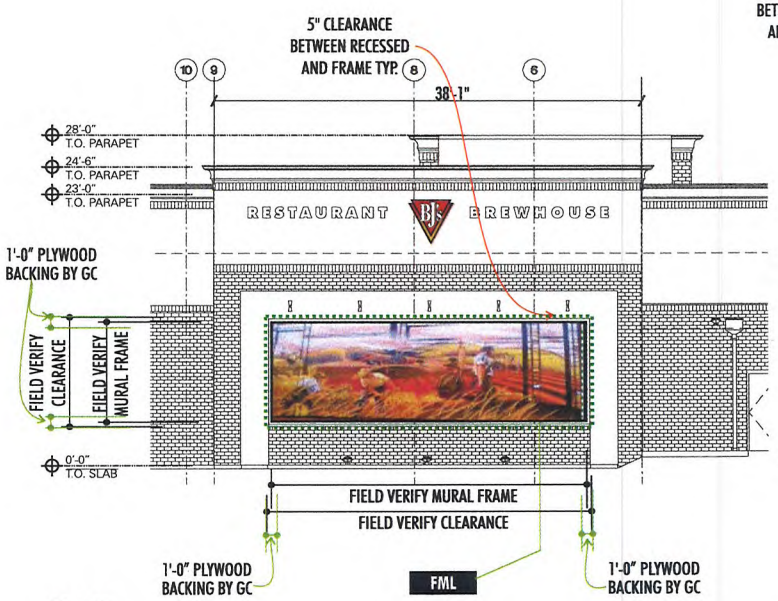
ART MURAL AND EXTRUSION FRAME

FM **FRAMED MURALS**

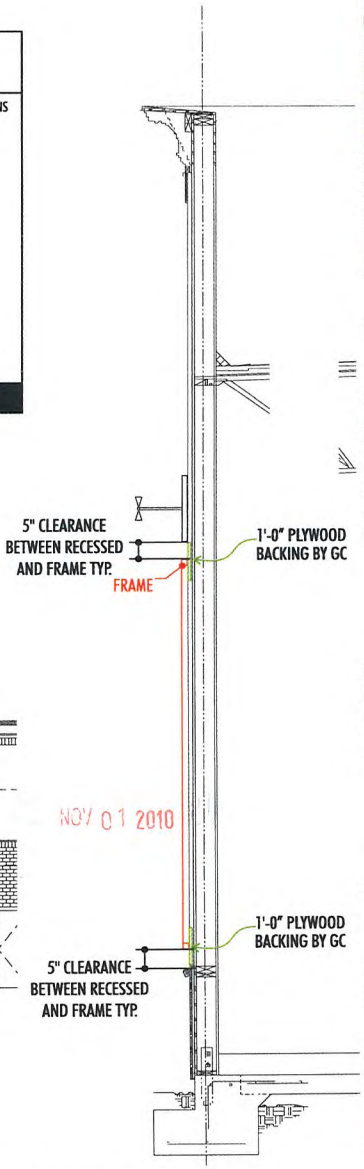
CUSTOM SIZE MURAL BY OTHERS. MURALS NEED TO BE 5 ½" OVERSIZE ON ALL SIDES.



A3.0-01
PARTIAL SOUTH ELEVATION



A3.1-01
PARTIAL NORTH ELEVATION



TYPICAL WALL SECTION NTS

NOV 01 2010

SIGNAGE SOLUTIONS
DESIGN BUILD

1336 ALLEC STREET
ANAHEIM, CA. 92805
714-491-0299
FAX 491-0439

PSALM 127:1

ITEM **BJ-FM**

SIGN TYPE
BJ's FRAMED MURALS

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.

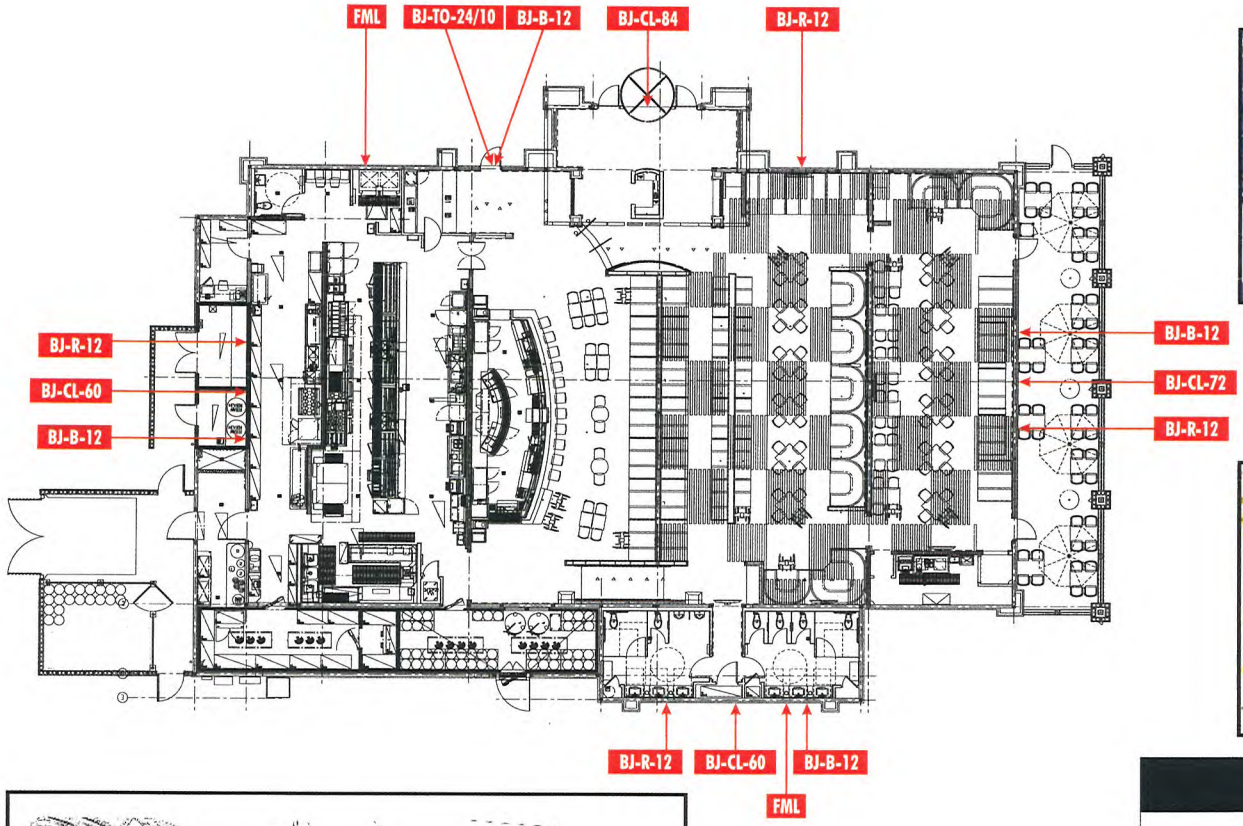
APPROVALS

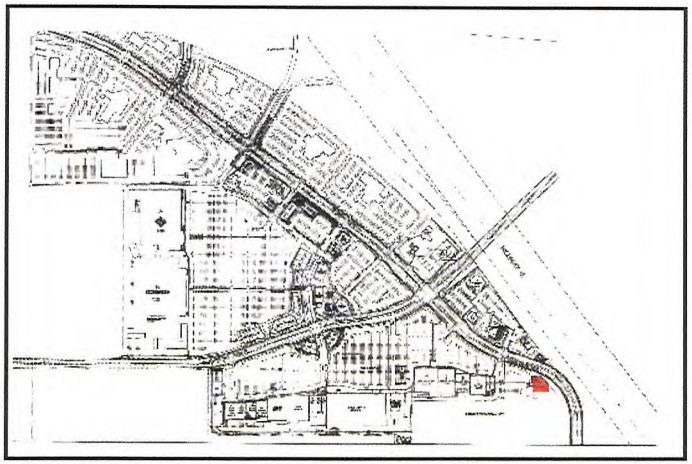
CLIENT DATE

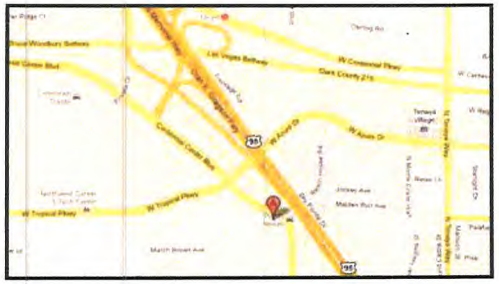
LANDLORD DATE

RECEIVED
NOV -1 2010

SUP-40121
SDR-40122







N
W E
S

NOV 01 2010

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

SIGNAGE DESIGN SOLUTIONS BUILD
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

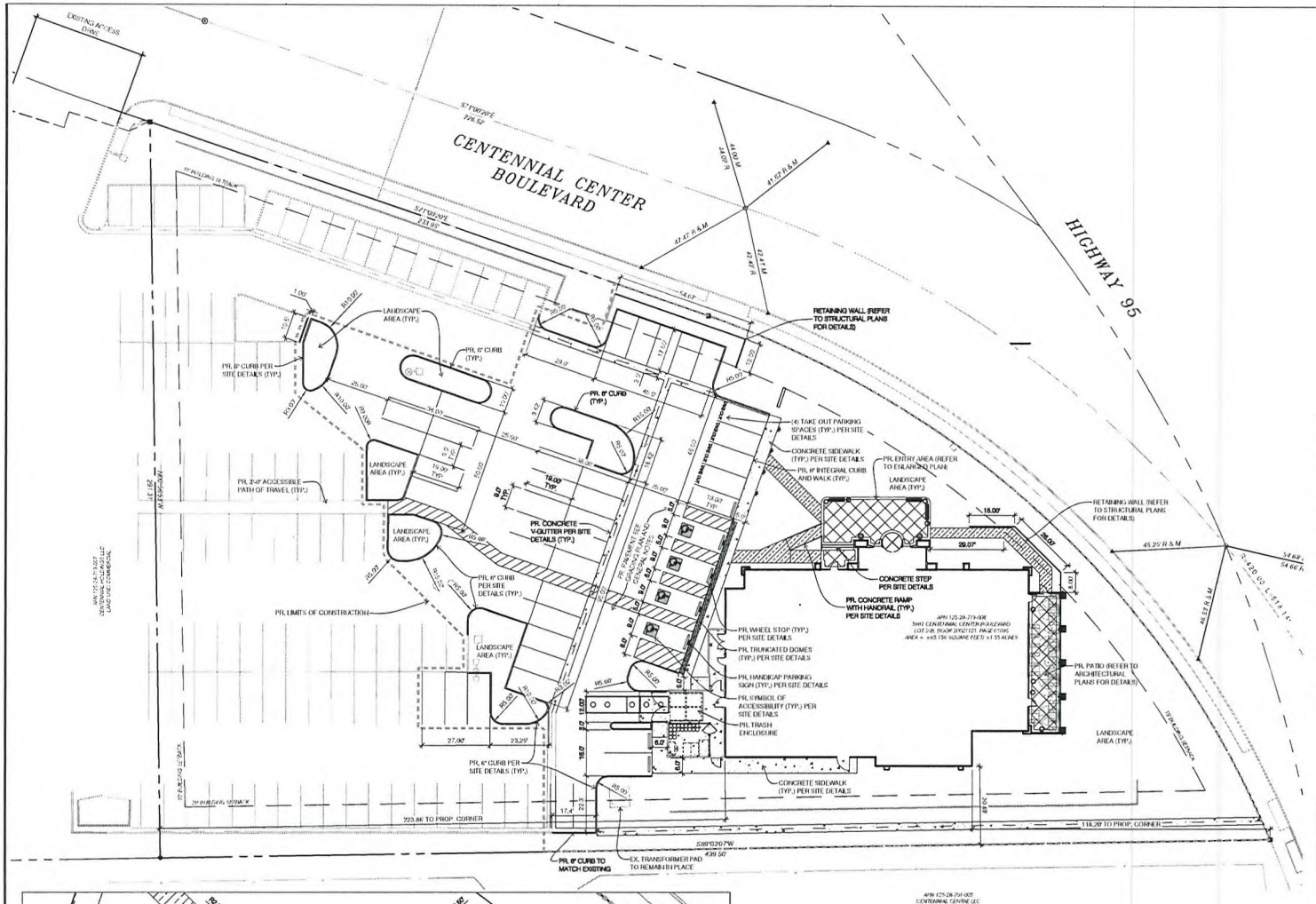
All ideas, designs, arrangements, and plans indicated or represented by this drawing are owned by and the property of Signage Solutions, and were created, evolved, and developed for use on and in connection with the specified project. None of such ideas, designs, arrangements, or plans shall be used 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.

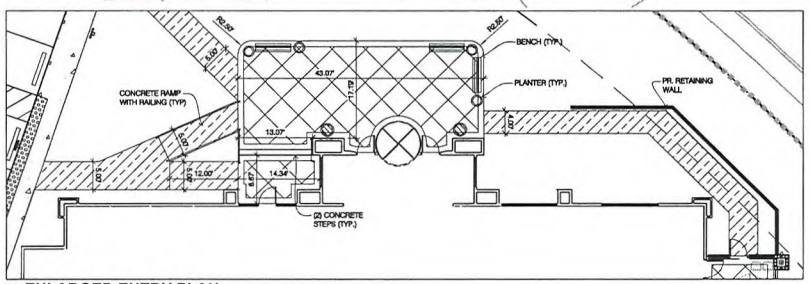
APPROVALS
CLIENT DATE

LANDLORD DATE

RECEIVED
NOV - 1 2010

SUP-40121
SDR-40122





ENLARGED ENTRY PLAN
SCALE: 1" = 10'

SITE DATA

ZONING:

LESSEE:	BJ'S RESTAURANT, INC.
PROPOSED USE:	RESTAURANT
EXISTING ZONING:	GC-SC-TC (GENERAL COMMERCIAL - SERVICE COMMERCIAL - TOWN CENTER)
ADJACENT ZONING EAST:	GC-SC-TC
ADJACENT ZONING WEST:	GC-SC-TC
ADJACENT ZONING NORTH:	GC-SC-TC
ADJACENT ZONING SOUTH:	GC-SC-TC

SITE LAYOUT DATA:

MINIMUM DRIVE ABLE WIDTH:	24'
STANDARD PARKING STALL:	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 250 S.F. OF GROSS FLOOR AREA
8,376 S.F. OF GROSS FLOOR AREA = 34 PARKING SPACES REQUIRED

PROVIDED:
103 PARKING SPACES + 22 COMPACT PARKING SPACES + 4 ACCESSIBLE PARKING SPACES PER ADA/AG + 4 CARRY OUT SPACES = 133 PARKING SPACES TOTAL ON-SITE

BUILDING DATA:

BUILDING AREA	
GROSS AREA:	8,376 SQUARE FEET
PATIO AREA:	642 SQUARE FEET
TRASH ENCLOSURE:	605 SQUARE FEET
NUMBER OF STORIES:	ONE

LEGEND

PAGER DROP BOX (BY OWNER):

ASHTRAY & TRASH COMBO (BY OWNER):

PLANTER (BY OWNER):

PLANTER (BY OWNER):

BENCH PER BJs SPECIFICATIONS. GC TO STAIN WITH TEAK OIL.

STAMPED CONCRETE TO HAVE 2'x2' SAW CUTS, DIAGONAL CUTS TO BE ALIGNED WITH CORNERS OF THE ENTRY TOWER WITH A 1' WIDE SMOOTH TROWEL BORDER. CESAR STONE TEXTURE BY USE OF EMBOSSING SKIN BY MATCRETE CO., PRODUCT # M-132, M-133, OR M-127. INTEGRALLY COLORED CONCRETE TO BE DAVIS SPEC. #1004 (GRAPHITE). 12" BAND AROUND DIAGONAL CUTS TO BE COLORED BLACK.

INTEGRALLY COLORED CONCRETE TO BE DAVIS SPEC. #1004 (GRAPHITE)

NATURAL GREY CONCRETE

DETECTABLE WARNING, ARMOR-TILE SURFACE APPLIED SYSTEM, BLACK ON NATURAL GRAY CONCRETE OR COLONIAL RED ON BLACK CONCRETE.

SITE PLAN NOTES

1. DEMO ALL PAVEMENT AND UTILITIES WITHIN LIMITS OF CONSTRUCTION AS NEEDED TO INSTALL PROPOSED UTILITIES/PAVEMENT GRADES/CURBING PER APPROVED PLANS.

VICINITY MAP
SCALE: NONE

RECEIVED
NOV 01 2010
City of Las Vegas

CALL BEFORE YOU DIG !
NEVADA LAW REQUIRES EXCAVATORS TO NOTIFY THE APPROPRIATE ASSOCIATION NOT LESS THAN TWO (2) WORKING DAYS NOR MORE THAN FOURTEEN (14) CALENDAR DAYS PRIOR TO EXCAVATION
Underground Service Alert
www.usanorth.com
1-800-227-2600

0 10 20 40
SCALE: 1" = 20.00'

NORTH

wd PARTNERS
brand | operations | build
16808 ARMSTRONG AVE
SUITE 100
IRVINE, CA 92606
949.753.7676 T
WDPARTNERS.COM

BJ'S RESTAURANT & BREWHOUSE
5881 CENTENNIAL CENTER BLVD
LAS VEGAS, NV 89149

PROTOTYPE 6A

WDPARTNERS JOB NUMBER:
BJSBJ0144
DATE ISSUED:

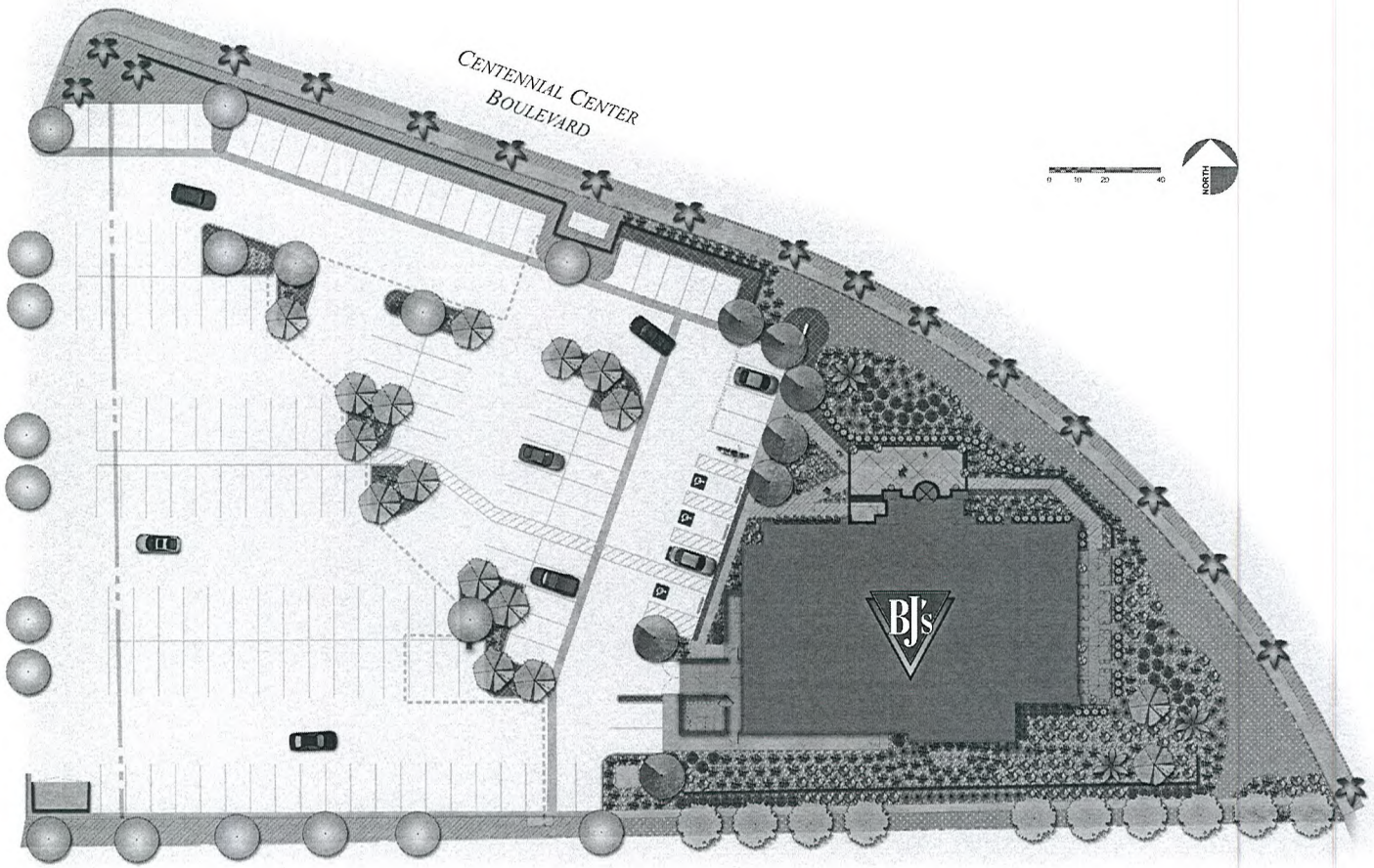
ISSUES:
BUILDING SUBMITTAL 10/25/2010

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 VERIFIED ON THE LANDSCAPE PLAN. IF PLAN TOTAL DIFFERS FROM THIS SCHEDULE, THE PLAN SHALL GOVERN.

SYMBOL	KEY	QTY.	BOTANICAL NAME / COMMON NAME	SIZE / CONDITION		COMMENTS
	WR	3	WASHINGTONIA ROBUSTA / MEXICAN FAN PALM	10'-12' BTH (BROWN TRUNK HEIGHT)	CONT	SKINNED
	FV	10	FRAXINUS VELUTINA 'RIO GRADE' / FAN TEX ASH	2" CAL	24" BOX	8' CLEAR TRUNK
	CT	16	CHITALPA TASHKENTENSIS 'PINK DAWN' / PINK DAWN CHITALPA	2" CAL	24" BOX	8' CLEAR TRUNK
	RA	7	ROBINIA AMBIGUA 'PURPLE ROBE' / PURPLE ROBE LOCUST	2" CAL	24" BOX	5' CLEAR TRUNK
	LF	62	LEUCOPHYLLUM LANG. 'RIO BRAVO' / RIO BRAVO TEXAS SAGE	30" HT 7 GAL. MIN.	CONT	DENSELY BRANCHED
	SG	63	SALVIA GREGGII / AUTUMN SAGE	18" HT 5 GAL. MIN.	CONT	DENSELY BRANCHED
	MR	266	MUHLENBERGIA RIGENS / DEER GRASS	24" HT 7 GAL. MIN.	CONT	WELL ROOTED, FULL CLUMP
	HP	109	HESPERALOE PARVIFLORA / RED YUCCA	18" HT 7 GAL. MIN.	CONT	DENSELY BRANCHED
	DW	49	DASYLIRION WHEELERI / DESERT SPOON	24" HT 7 GAL. MIN.	CONT	DENSELY BRANCHED
	PT	62	PITTOSPORUM TOBIRA 'WHEELERS' / WHEELER'S PITTOSPORUM	18" HT/SPR 5 GAL. MIN.	CONT	DENSELY BRANCHED
	CR	15	CYCAS REVOLUTA / SAGO PALM	24" HT/SPR 5 GAL. MIN.	CONT	DENSE FOLIAGE
	CA	2	CORDYLINE AUSTR. 'RED SENSATION' / RED SENSATION CORDYLINE	24" HT/SPR 5 GAL. MIN.	CONT	DENSE FOLIAGE
	BP	501	BACCHARIS PILULARIS / DWARF COYOTE BRUSH	24" SPR 1 GAL. MIN.	CONT	DENSE FOLIAGE, 3' O.C.
	DC	665	DALEA CARTATA / GREEN DALEA	18" SPR 1 GAL. MIN.	CONT	DENSE FOLIAGE, 2' O.C.
RR			2"-4" DECORATIVE ROCK APPLIED AT 3"-5" THICKNESS. "MOJAVE GOLD" CHUNKY HONEY GOLD" COLOR OR MATCH ROCK IN EXISTING ISLANDS. PARSONS ROCKS (702 SOB ROCK) OR EQUIVALENT. CHANGE MUST BE APPROVED BY OWNER'S REPRESENTATIVE.			

LEGEND - EXISTING

- EXISTING TREE TO REMAIN
- EXISTING PALM TREE TO REMAIN
- EXISTING SHRUB & GROUND COVER TO REMAIN

BJ's Restaurant & Brewhouse

Color Landscape Plan

5881 Centennial Center Blvd.

Las Vegas, Nevada

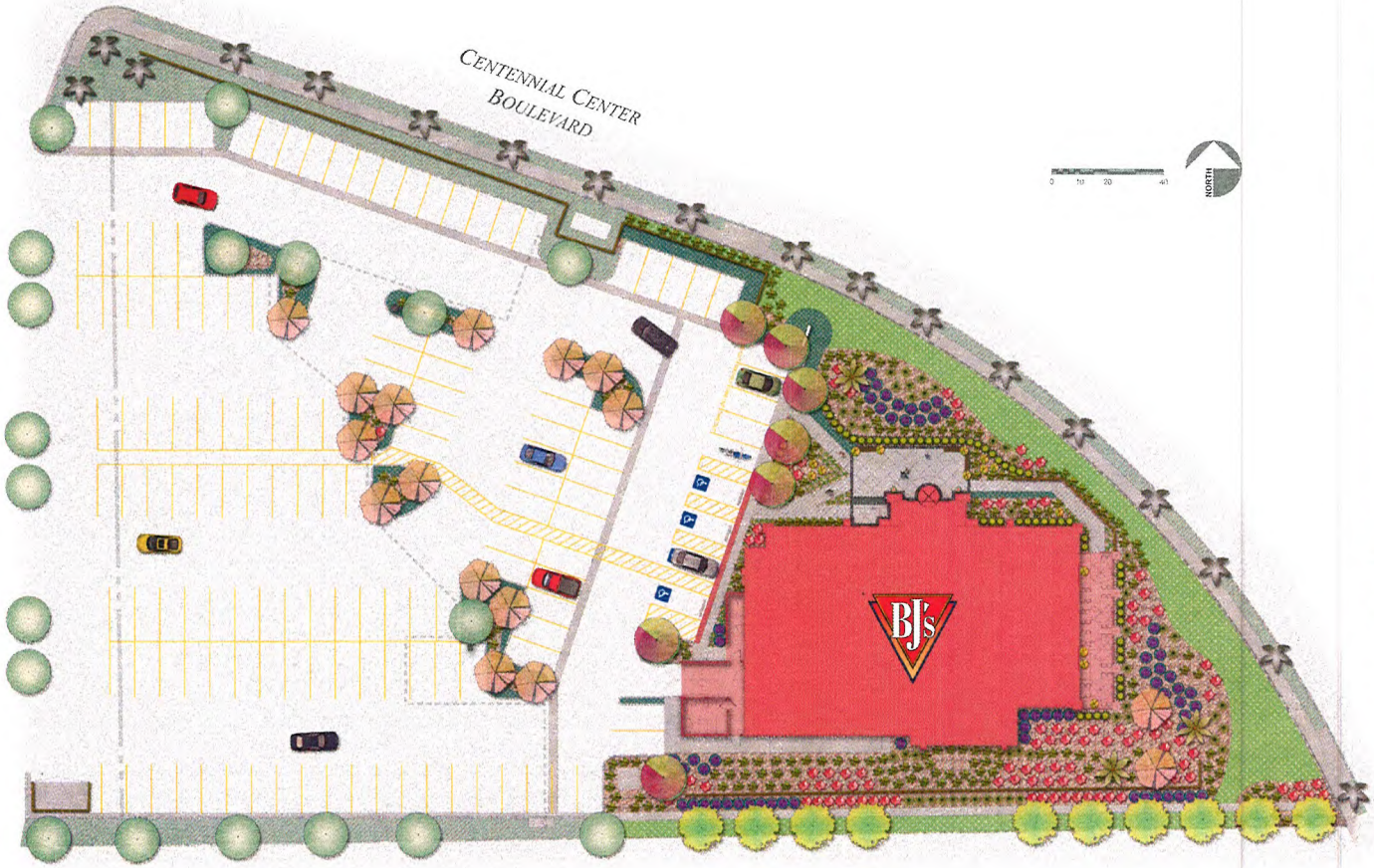
wd PARTNERS

Copyright wdpartners BJSBJ0144 10.29.10

RECEIVED
NOV 01 2010
City of Las Vegas

SUP-40121

SDR-40122



PLANTING SCHEDULE

TOTAL NUMBER OF PLANTS SHALL BE VERIFIED ON THE LANDSCAPE PLAN IF PLAN TOTAL DIFFERS FROM THIS SCHEDULE, THE PLAN SHALL GOVERN.

SYMBOL	KEY	QTY.	BOTANICAL NAME / COMMON NAME	SIZE / CONDITION	COMMENTS
	WH	3	WASHINGTONIA ROBUSTA / MEXICAN FAN PALM	10-12' BTH (BROWN TRUNK HEIGHT) CONT	SKINNED
	FV	10	FRAXINUS VELUTINA RIO GRADE / FAN TEXASH	2" CAL 24" BOX	6' CLEAR TRUNK
	CT	16	CHITALPA TASHKENTENSIS PINK DAWN / PINK DAWN CHITALPA	2" CAL 24" BOX	6' CLEAR TRUNK
	RA	7	ROBINIA AMBIGUA PURPLE ROBE / PURPLE ROBE LOCUST	2" CAL 24" BOX	6' CLEAR TRUNK
	LF	62	LEUCOPHYLLUM LANG. RIO BRAVO / RIO BRAVO TEXAS SAGE	30" HT 7 GAL. MIN CONT	DENSELY BRANCHED
	SG	63	SALVIA GRISSEE / AUTUMN SAGE	18" HT 5 GAL. MIN CONT	DENSELY BRANCHED
	MR	286	MUHLENBERGIA RIGENS / DEER GRASS	24" HT 7 GAL. MIN CONT	WELL ROOTED, FULL CLUMP
	RP	109	HESPERALOE PARVIFLORA / RED YUCCA	18" HT 7 GAL. MIN CONT	DENSELY BRANCHED
	DW	49	DASYLIRION WHEELERI / DESERT SPOON	24" HT 7 GAL. MIN CONT	DENSELY BRANCHED
	PT	62	PITTOSPORUM TOBIRA WHEELERS / WHEELERS PITTOSPORUM	18" HT/SPR 5 GAL. MIN CONT	DENSELY BRANCHED
	CR	15	CYCAS REVOLUTA / SAGO PALM	24" HT/SPR 5 GAL. MIN CONT	DENSE FOLIAGE
	CA	2	CORDYLINE AUSTR. RED SENSATION / RED SENSATION CORDYLINE	24" HT/SPR 5 GAL. MIN CONT	DENSE FOLIAGE
	BP	601	BACCHARIS PILULARIS / DWARF COYOTE BRUSH	24" SPR 1 GAL. MIN CONT	DENSE FOLIAGE, 3' O.C.
	DC	665	DALEA CAPITATA / GREEN DALEA	18" SPR 1 GAL. MIN CONT	DENSE FOLIAGE, 2' O.C.
	PR		2"-4" DECORATIVE ROCK APPLIED AT 3"-5" THICKNESS. "MOJAVE GOLD, CHUNKY HONEY GOLD" COLOR OR MATCH ROCK IN EXISTING ISLANDS. PARSONS ROCKS (702.566 ROCK) OR EQUIVALENT. CHANGE MUST BE APPROVED BY OWNERS REPRESENTATIVE		

LEGEND - EXISTING

- EXISTING TREE TO REMAIN
- EXISTING PALM TREE TO REMAIN
- EXISTING SHRUB & GROUND COVER TO REMAIN

RECEIVED
NOV 01 2010
City of Las Vegas

BJ's Restaurant & Brewhouse

Color Landscape Plan

5881 Centennial Center Blvd.

Las Vegas, Nevada

wd PARTNERS

Copyright wdpartners BJSBJ0144 10.29.10

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

wd PARTNERS

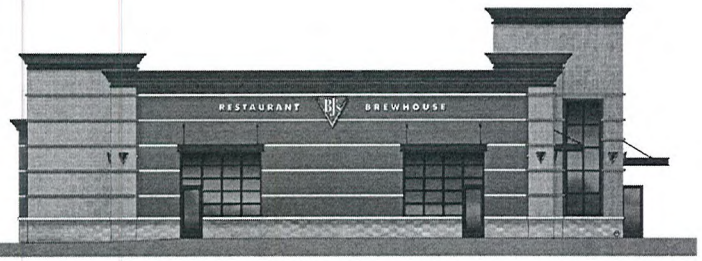
Copyright wdpartners BJSBJ0144 10.28.10

RECEIVED
NOV 01 2010
City of Las Vegas

SUP-40121

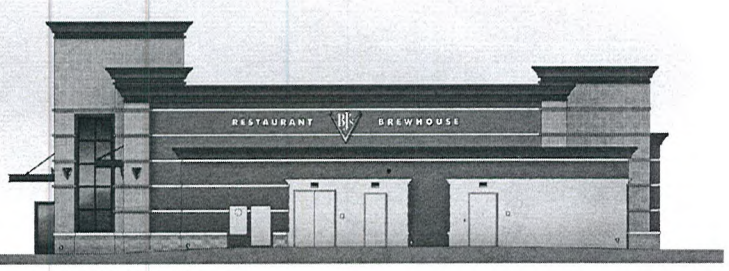
SDR-40122

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

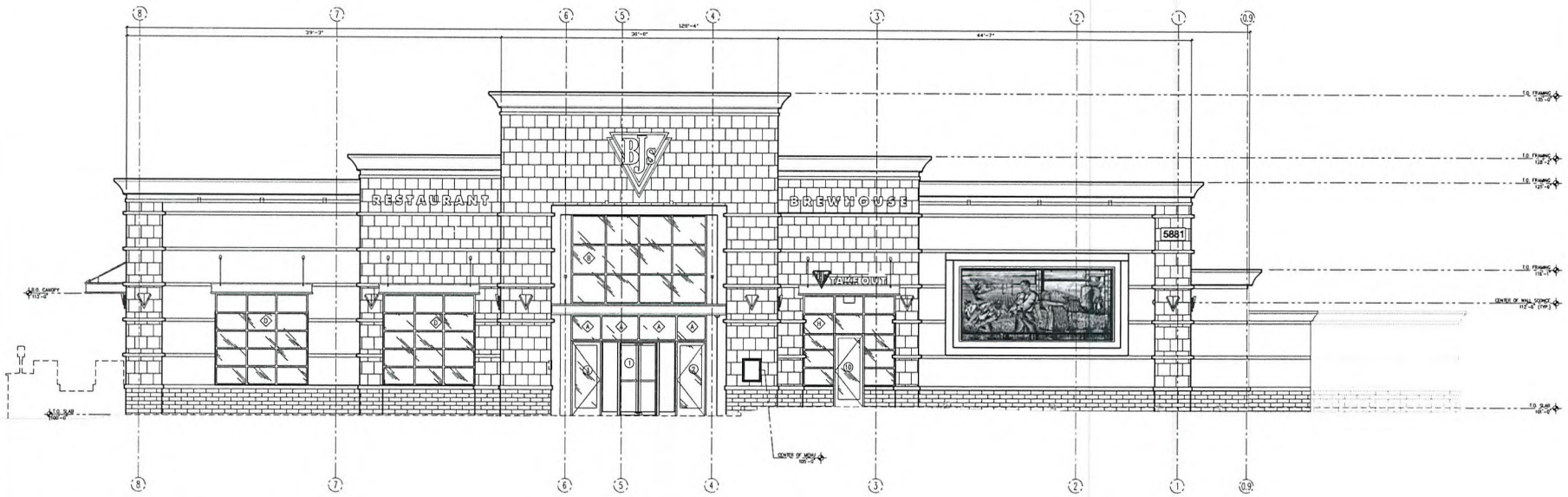
SUP-40121

SDR-40122

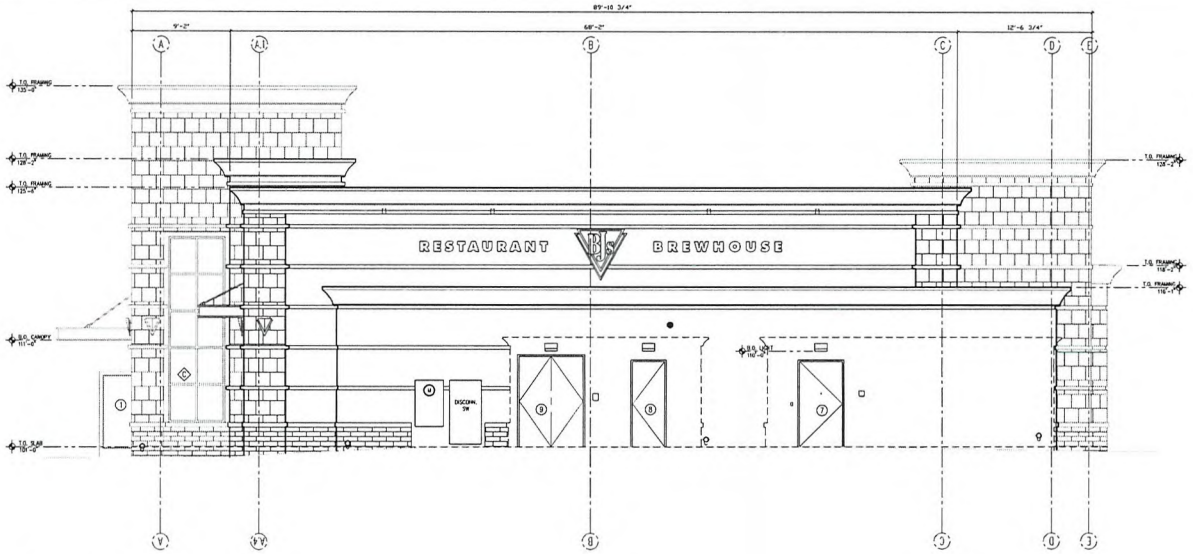
RECEIVED
NOV 01 2010
City of Las Vegas

wd PARTNERS

Copyright wdpartners BJSBJ0144 10.2510



1 A2.0 FRONT / NORTH ELEVATION
SCALE: 3/16"=1'-0"



2 A2.0 RIGHT / WEST ELEVATION
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.	SIGNAGE UNDER SEPERATE SUBMITTAL
4.	ALL EXTERIOR SLATE WALLS TO RECEIVE (2) TWO LAYERS GRADE "D" PAPER OVER PLYWOOD SHEATING
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 WEEP SCREED & WAINSCOT 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 18 FEET ABOVE THE ADJOINING YARD, COURT, ETC., SHALL BE FULLY TEMPERED GLASS OF AT LEAST ¼ INCHES THICKNESS, APPROVED BURGLARY RESISTANT MATERIALS OR GUARDED BY METAL BARS, SCREEN OR GRILLES IN AN APPROVED MANNER.

RECEIVED
NOV 01 2010
City of Las Vegas

SUP-40121
SDR-40122

wd PARTNERS
brand · operations · build
18800 ARMSTRONG AVE
SUITE 100
IRVINE, CA 92606
949.753.7676 T
WDPARTNERS.COM

BJ'S RESTAURANT & BREWHOUSE
5881 CENTENNIAL CENTER BLVD
LAS VEGAS, NV 89149

PROTOTYPE 6A

WDPARTNERS JOB NUMBER:
BJSBJ0144

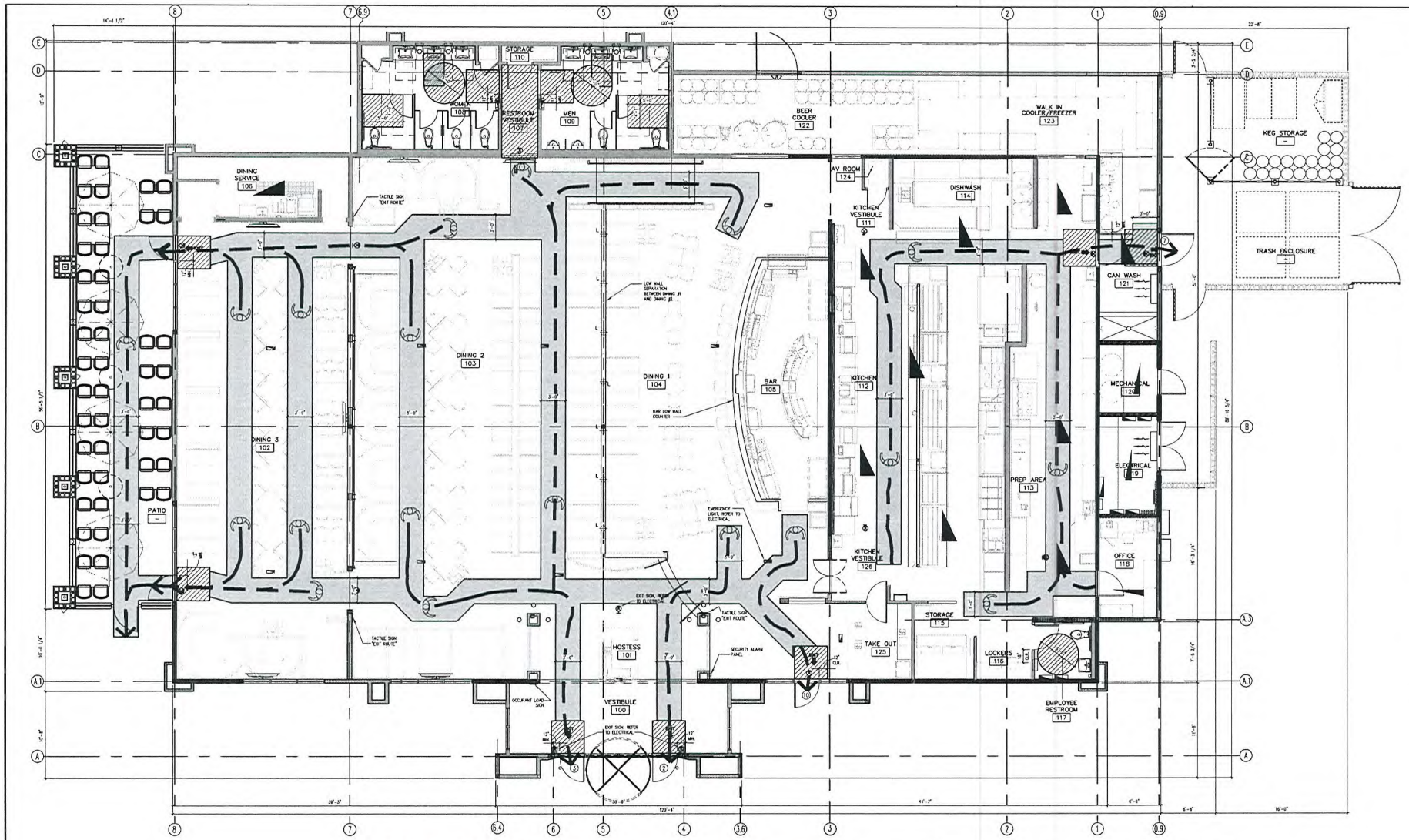
DATE ISSUED:

ISSUES:
BUILDING SUBMITTAL 10/25/2010

REVISIONS:

SHEET CONTENTS:
EXTERIOR ELEVATIONS

SHEET NUMBER:
A2.0
SHT 10 OF 32 TOTAL



1 EGRESS / FURNISHING PLAN
A1.5 SCALE: 3/16"=1'-0"

NORTH
REF. TO CIVIL FOR TRUE NORTH

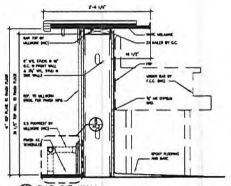
OCCUPANT LOAD CALCULATION

AREA	FIXED SEATING @ 1/24"	LOOSE SEATING @ 15 S.F. / OCC.		TOTAL
BAR	-	16	16	
DINING #1	66	62 / 15 = 6	6	
DINING #2	76	62 / 15 = 7	7	
DINING #3	37	226 / 15 = 16	16	
KITCHEN		1666 / 200 = 8	8	
ENTRY		360 / 7 = 41	41	
STORAGE		47000 = 1	1	
LOCKER ROOM		50/50 = 1	1	
OFFICE		70/150 = 1	1	
MECHANICAL		40/200 = 1	1	
PATIO		315/15 = 21	21	
TOTAL OCCUPANCY	180		118	287

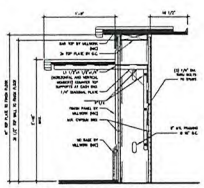
NOTE: AISLE SPACE / CIRCULATION NOT REQUIRED FOR OCCUPANT LOAD CALCULATIONS

ACTUAL SEATING TABULATION

TYPE	QTY		TOTAL
GUEDE TOPS (HIGH)	2	=	4
GUEDE TOPS	6	=	6
GUEDE BOOTHS	10	=	20
4 TOPS x	6	=	24
4 TOPS (SQ.) x	12	=	48
6 TOPS (BOOTH) x	2	=	16
6 TOPS (BOOTH) x	7	=	28
6 TOPS (BOOTH - R) x	0	=	0
6 TOPS (BOOTH) x	4	=	24
4 TOPS (BOOTH) x	17	=	68
3 TOPS (HIGH) x	0	=	0
4 TOPS (HIGH) x	2	=	8
CHAIR		=	13
TOTAL:			289
ACCESSIBLE SEATING: 4 ACCESSIBLE SEATS REQUIRED, 12 PROVIDED.			
PATIO = 4 TOPS (12)		=	48
GRAND TOTAL:			308
NOTE: SEATING PROVIDE BY MILLWORK CONTRACTOR.			



1 BAR DIE WALL
SCALE: NOT TO SCALE



2 BAR ACCESSIBLE SEATING
SCALE: NOT TO SCALE

wd PARTNERS

brand : operations : build

10805 ARMSTRONG AVE
SUITE 100
IRVINE, CA 92606
949.793.7979 T

WDPARTNERS.COM

BJ'S RESTAURANT & BREWHOUSE
5881 CENTENNIAL CENTER BLVD
LAS VEGAS, NV 89149

BJ's

PROTOTYPE 6A

WDPARTNERS JOB NUMBER:
BJSBJ0144

DATE ISSUED:

ISSUES:
BUILDING SUBMITTAL 10/25/2010

REVISIONS:

SHEET CONTENTS:
EGRESS/ FURNISHING PLAN

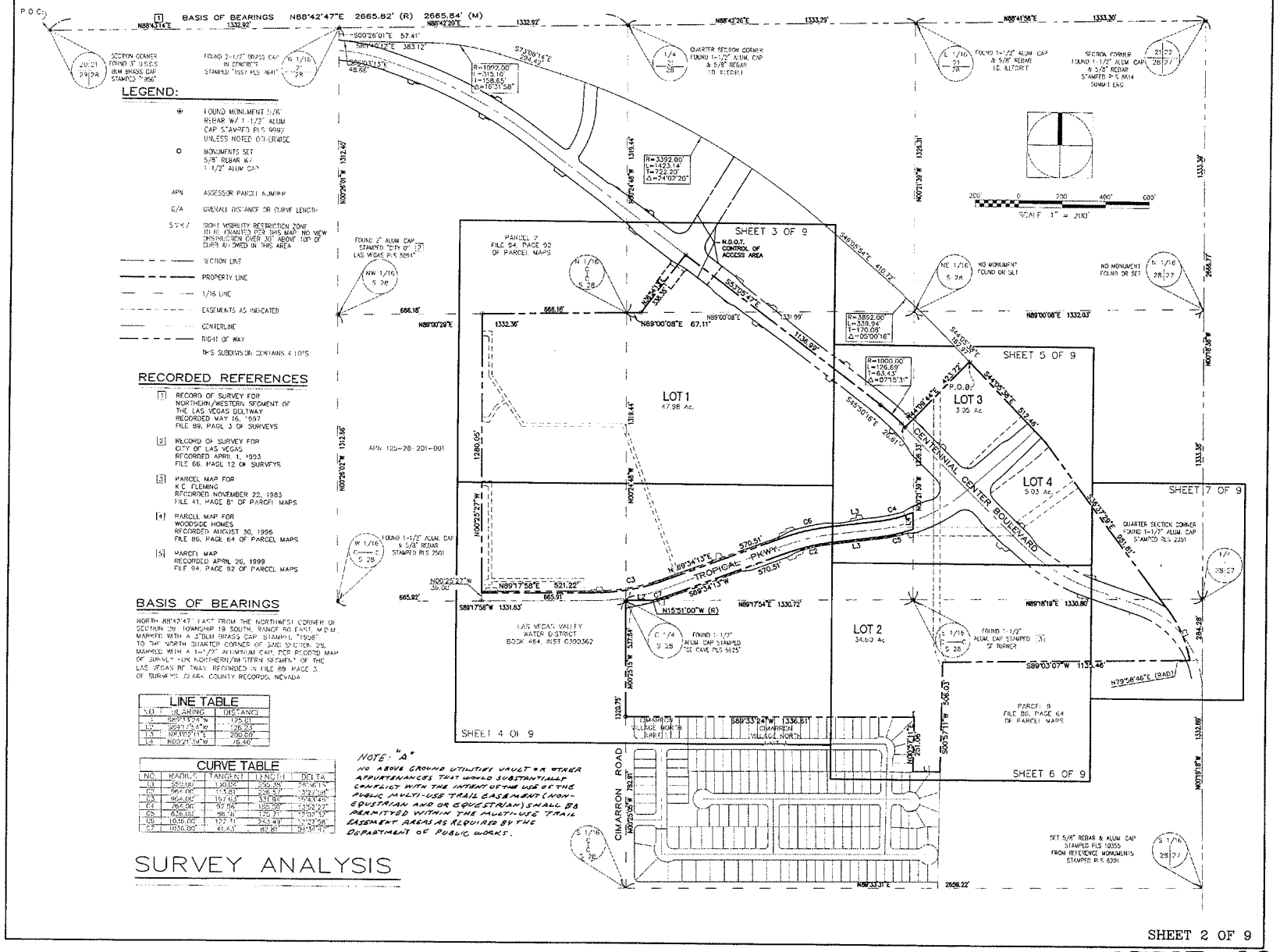
SHEET NUMBER:
A1.5
SHT8 OF32 TOTAL

SUP-40121
SDR-40122

RECEIVED
NOV 01 2010
City of Las Vegas

20000623

00574



SUP-40121

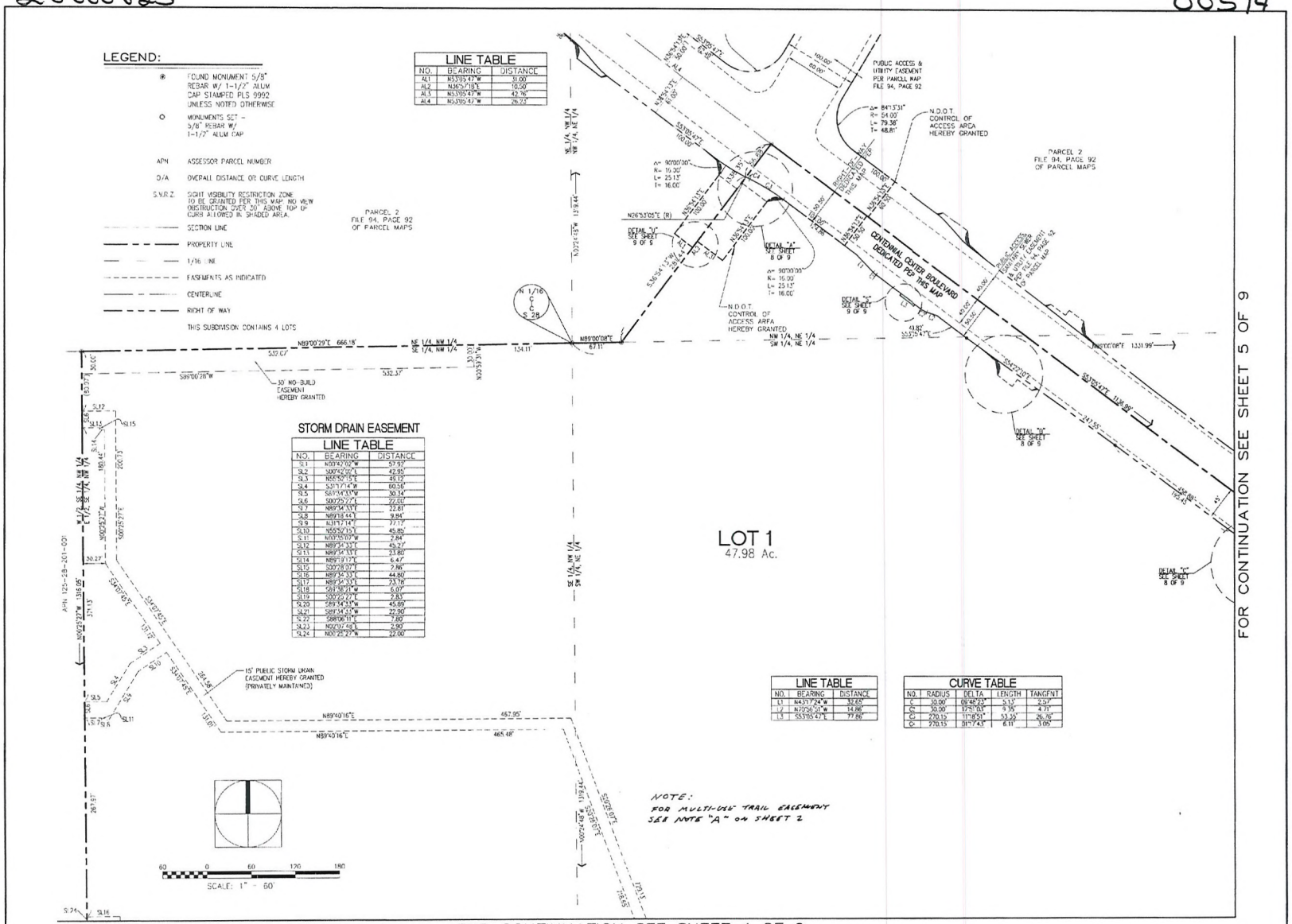
SDR-40122

NOV 01 20

City of Las Vegas

20000623

00574



SHEET 3 OF 9

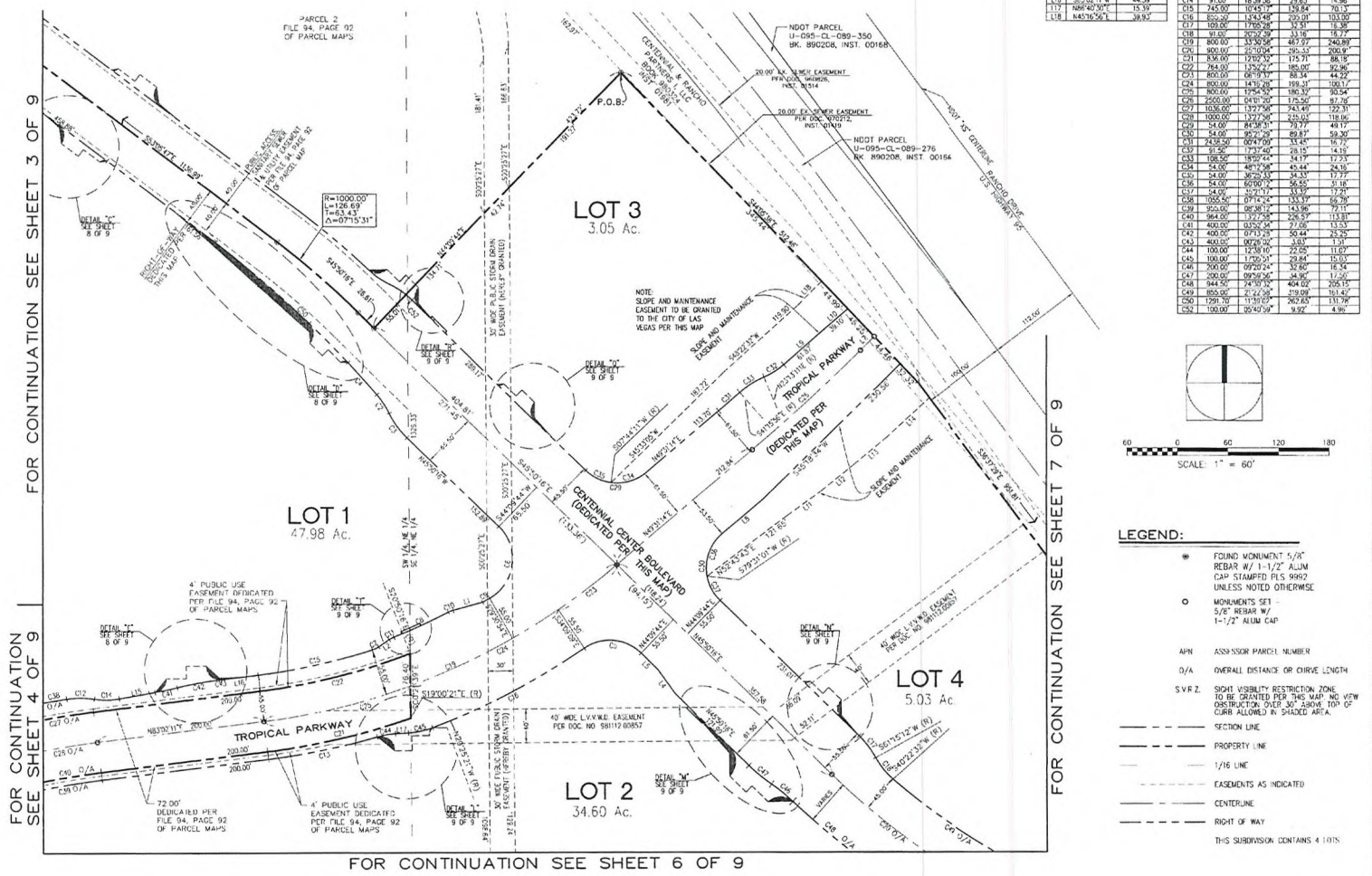
BOOK 126 PAGE 34

RECEIVED
NOV 01 2010
City of Las Vegas

SUP-40121
SDR-40122

20000623

00574



LINE TABLE		
NO.	BEARING	DISTANCE
L1	N74°32'04"E	36.49'
L2	N20°01'26"E	15.15'
L4	N35°01'53"W	38.33'
L5	N45°50'13"W	28.20'
L7	N45°29'54"E	23.40'
L8	S49°31'14"W	64.34'
L9	N49°08'57"E	61.87'
L10	N49°46'28"E	39.10'
L11	N53°53'03"E	49.46'
L12	N56°47'42"E	50.81'
L13	N56°05'53"E	50.02'
L14	N47°50'17"E	70.09'
L15	N86°07'19"E	43.33'
L16	S87°02'11"W	44.39'
L17	N86°40'55"E	15.59'
L18	N45°16'56"E	39.93'

CURVE TABLE				
NO.	RADIUS	DELTA	LENGTH	TANGENT
C1	1291.70'	06°30'55"	146.69'	73.51'
C2	96.00'	15°48'15"	26.49'	13.33'
C3	104.00'	20°17'01"	36.51'	18.53'
C4	1291.70'	02°16'40"	51.35'	25.68'
C5	54.00'	78°18'53"	73.81'	43.97'
C6	54.00'	106°19'22"	100.21'	72.08'
C7	30.00'	16°15'29"	8.51'	4.29'
C8	738.00'	05°33'36"	71.62'	35.84'
C9	745.00'	00°43'55"	9.52'	4.76'
C10	30.00'	11°47'41"	6.12'	3.08'
C11	30.00'	12°21'54"	6.47'	3.25'
C12	109.00'	17°29'41"	33.06'	16.66'
C13	845.00'	08°57'51"	132.70'	66.48'
C14	91.00'	18°39'58"	29.80'	14.96'
C15	745.00'	10°45'13"	139.84'	70.13'
C16	800.00'	14°43'48"	205.01'	103.00'
C17	109.00'	17°06'28"	32.51'	16.38'
C18	91.00'	20°07'28"	31.96'	16.17'
C19	800.00'	33°50'58"	467.97'	240.89'
C20	900.00'	26°10'04"	295.50'	200.9'
C21	836.00'	12°00'15"	175.71'	88.18'
C22	764.00'	13°54'27"	185.00'	92.96'
C23	800.00'	08°19'17"	88.34'	44.25'
C24	800.00'	14°10'28"	198.14'	100.17'
C25	800.00'	17°54'52"	180.32'	90.54'
C26	2000.00'	04°01'20"	175.50'	87.76'
C27	1030.00'	13°27'58"	243.49'	122.31'
C28	1000.00'	13°27'58"	235.03'	118.06'
C29	54.00'	84°38'31"	79.77'	49.17'
C30	54.00'	95°21'29"	89.87'	59.30'
C31	2438.50'	00°47'00"	33.45'	16.72'
C32	91.50'	17°37'40"	28.15'	14.19'
C33	108.50'	19°00'44"	34.17'	17.23'
C34	54.00'	48°12'58"	45.44'	24.16'
C35	54.00'	36°20'33"	34.33'	17.77'
C36	54.00'	60°00'00"	56.55'	31.18'
C37	54.00'	35°21'17"	33.33'	17.29'
C38	1055.50'	07°14'22"	133.37'	66.78'
C39	950.00'	08°38'12"	143.86'	72.11'
C40	964.00'	13°27'58"	226.57'	113.81'
C41	400.00'	03°56'34"	27.06'	13.53'
C42	400.00'	07°13'25"	50.44'	25.25'
C43	400.00'	00°26'02"	3.03'	1.51'
C44	100.00'	12°38'10"	22.05'	11.07'
C45	100.00'	17°05'21"	29.84'	15.03'
C46	200.00'	09°20'24"	32.60'	16.34'
C47	200.00'	09°56'36"	34.90'	17.49'
C48	944.50'	24°40'35"	404.00'	205.15'
C49	855.00'	21°22'39"	419.09'	161.47'
C50	1291.70'	11°39'07"	262.83'	131.78'
C52	100.00'	26°40'36"	9.92'	4.96'

60 0 60 120 180
SCALE: 1" = 60'

LEGEND:

- FOUND MONUMENT 5/8" REBAR W/ 1-1/2" ALUM CAP STAMPED PLS 9992 UNLESS NOTED OTHERWISE
- MONUMENTS SET - 5/8" REBAR W/ 1-1/2" ALUM CAP
- APN — ASSESSOR PARCEL NUMBER
- D/A — OVERALL DISTANCE OR CURVE LENGTH
- S.V.R.Z. — SIGHT VISIBILITY RESTRICTION ZONE TO BE GRANTED PER THIS MAP. NO VIEW OBSTRUCTION OVER 30" 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

SHEET 5 OF 9

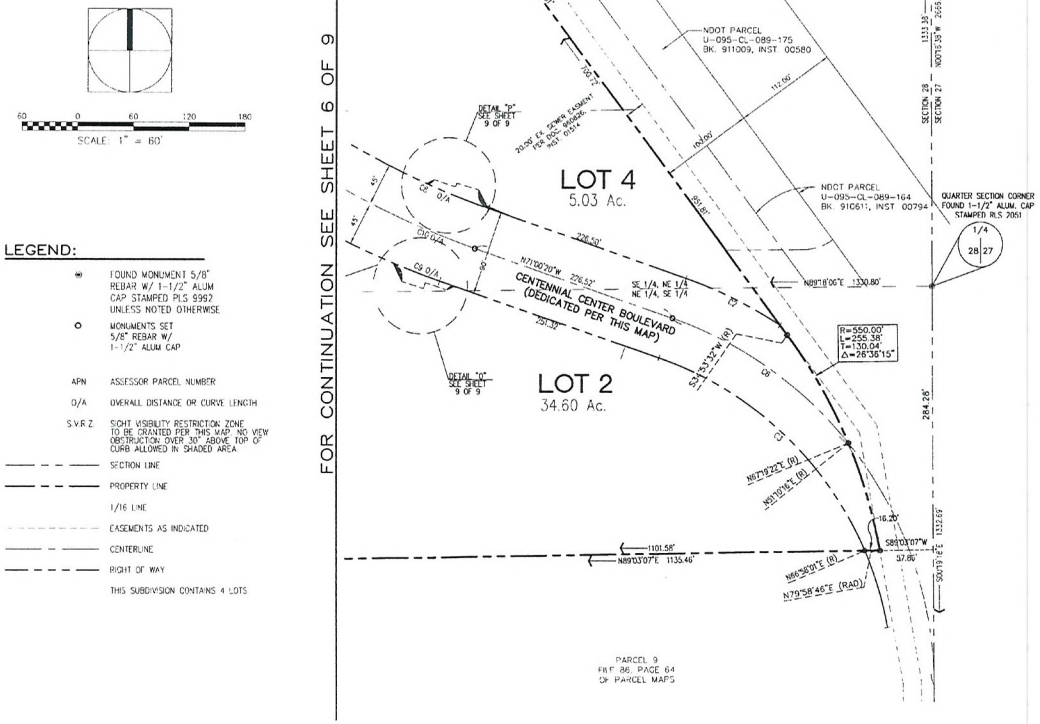
BOOK 95 PAGE 34

SUP-40121
SDR-40122

RECEIVED
NOV 01 2010
City of Las Vegas

20000623

00574



FOR CONTINUATION SEE SHEET 6 OF 9

LEGEND:

⊕	FOUND MONUMENT 5/8" REBAR W/ 1-1/2" ALUM CAP STAMPED PLS 9992 UNLESS NOTED OTHERWISE
o	MONUMENTS SET 5/8" REBAR 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 CRANTED PER THIS MAP. NO VIEW OBSTRUCTION OVER 30" 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

CURVE TABLE

NO.	RADIUS	DELTA	LENGTH	TANGENT
C2	465.00'	14°00'18"	113.66'	57.12'
C3	375.00'	47°58'21"	313.98'	166.89'
C6	420.00'	32°10'36"	235.82'	121.13'
C8	855.00'	21°22'58"	319.09'	161.42'
C9	944.50'	24°36'10"	404.02'	205.15'
C10	900.00'	25°10'04"	395.33'	200.91'

RECEIVED
NOV 01 2010
City of Las Vegas

SHEET 7 OF 9

BOOK 95 PAGE 34

SUP-40121
SDR-40122

20000623

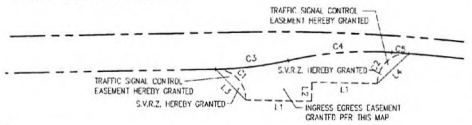
00574

DETAIL K

SCALE: 1" = 30'

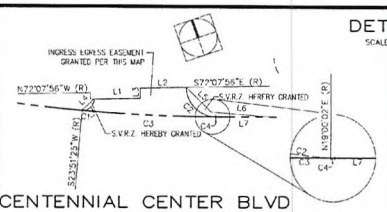
LINE TABLE		
NO.	BEARING	DISTANCE
L1	S71°48'55"W	35.50'
L2	N18°11'05"W	10.16'
L3	N64°18'26"W	23.07'
L4	S27°59'42"W	23.40'

CURVE TABLE				
NO.	RADIUS	TANGENT	LENGTH	DELTA
C1	16.00'	16.64'	25.76'	92°14'42"
C2	16.00'	17.15'	26.24'	93°57'41"
C3	200.00'	19.97'	39.61'	11°20'52"
C4	200.00'	28.42'	56.47'	16°10'38"
C5	955.00'	4.66'	9.33'	00°33'34"



DETAIL P

SCALE: 1" = 30'



LINE TABLE		
NO.	BEARING	DISTANCE
L1	N72°07'56"W	25.00'
L2	N72°07'56"W	25.00'
L3	N17°52'04"E	5.53'
L4	N65°51'45"E	8.91'
L5	N20°33'07"W	18.89'
L6	S69°41'48"E	32.76'
L7	N71°00'20"W	30.04'

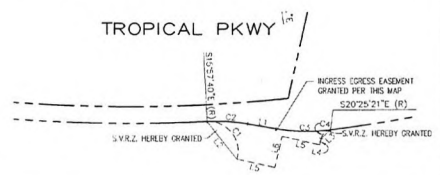
CURVE TABLE				
NO.	RADIUS	TANGENT	LENGTH	DELTA
C1	6.00'	6.66'	10.05'	95°59'21"
C2	16.00'	15.69'	24.89'	88°72'93"
C3	855.00'	36.76'	72.47'	04°51'23"
C4	855.00'	0.00'	0.11'	00°00'47"

DETAIL L

SCALE: 1" = 30'

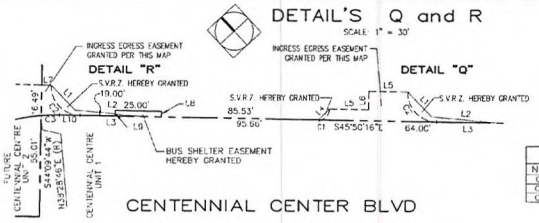
LINE TABLE		
NO.	BEARING	DISTANCE
L1	N86°40'50"E	15.39'
L2	S01°13'08"E	26.13'
L3	S34°34'38"W	6.88'
L4	S00°25'27"E	3.53'
L5	S89°34'33"W	21.02'
L6	S00°25'27"E	17.56'

CURVE TABLE				
NO.	RADIUS	TANGENT	LENGTH	DELTA
C1	16.00'	22.63'	30.52'	109°25'07"
C2	100.00'	11.07'	22.05'	12°38'10"
C3	100.00'	15.03'	29.84'	17°05'51"
C4	6.00'	4.20'	7.33'	70°00'00"



DETAIL'S Q and R

SCALE: 1" = 30'



LINE TABLE		
NO.	BEARING	DISTANCE
L1	S00°50'16"E	18.72'
L2	S47°51'19"E	36.74'
L3	N45°50'16"W	33.88'
L4	N89°09'44"E	8.49'
L5	S45°50'16"E	21.00'
L6	N44°09'44"E	10.00'
L7	N45°50'16"W	5.00'
L8	N44°09'44"E	3.00'
L9	S44°09'44"W	3.00'
L10	S45°50'16"E	11.10'

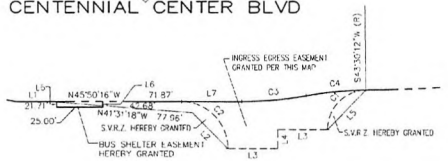
CURVE TABLE				
NO.	RADIUS	TANGENT	LENGTH	DELTA
C1	6.00'	6.00'	9.42'	90°00'00"
C2	16.00'	16.00'	25.13'	90°00'00"
C3	100.00'	4.96'	9.92'	05°40'59"

DETAIL M

SCALE: 1" = 30'

LINE TABLE		
NO.	BEARING	DISTANCE
L1	N45°50'16"W	17.51'
L2	N00°50'16"W	27.06'
L3	N45°50'16"W	27.00'
L5	N44°09'44"E	30.72'
L5	S89°54'25"W	29.49'
L6	N44°09'44"W	3.00'
L7	N45°50'16"W	32.61'

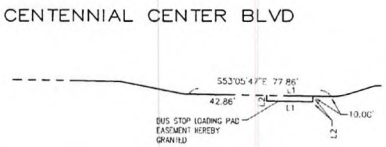
CURVE TABLE				
NO.	RADIUS	TANGENT	LENGTH	DELTA
C1	27.00'	26.71'	32.69'	69°11'35"
C2	25.30'	25.00'	39.27'	90°00'00"
C3	200.00'	17.50'	34.90'	09°59'59"
C4	200.00'	16.34'	32.66'	09°50'24"



DETAIL S

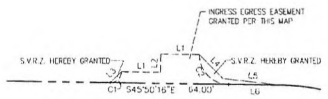
SCALE: 1" = 30'

LINE TABLE		
NO.	BEARING	DISTANCE
L1	S53°05'47"E	25.00'
L2	N36°54'13"E	3.00'



DETAIL N

SCALE: 1" = 30'



LINE TABLE		
NO.	BEARING	DISTANCE
L1	S45°50'16"E	21.00'
L2	N44°09'44"E	10.00'
L3	N89°09'44"E	8.49'
L4	N00°50'16"W	18.22'
L5	S40°18'25"E	32.11'
L6	N45°50'16"W	28.85'

CURVE TABLE				
NO.	RADIUS	TANGENT	LENGTH	DELTA
C1	6.00'	6.00'	9.42'	90°00'00"
C2	16.00'	16.00'	25.13'	90°00'00"

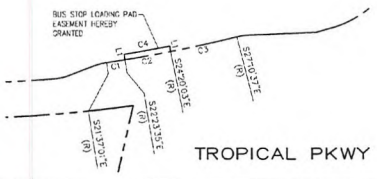
CENTENNIAL CENTER BLVD

LINE TABLE		
NO.	BEARING	DISTANCE
L1	S21°41'58"E	3.00'

CURVE TABLE				
NO.	RADIUS	TANGENT	LENGTH	DELTA
C1	738.00'	5.00'	10.00'	00°46'35"
C2	738.00'	12.50'	25.00'	01°56'28"
C3	738.00'	18.31'	36.62'	02°50'34"
C4	730.00'	12.50'	25.00'	1°58'56"

DETAIL T

SCALE: 1" = 30'

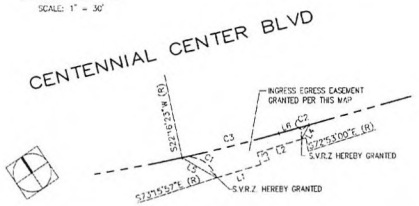


DETAIL O

SCALE: 1" = 30'

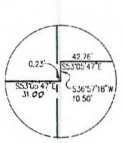
LINE TABLE		
NO.	BEARING	DISTANCE
L1	S72°07'56"E	25.00'
L2	N72°07'56"W	25.00'
L3	N17°52'04"E	6.62'
L4	N63°03'20"E	8.62'
L5	S25°29'47"E	21.51'
L6	S71°09'09"E	16.91'

CURVE TABLE				
NO.	RADIUS	TANGENT	LENGTH	DELTA
C1	16.00'	14.52'	23.59'	84°27'40"
C2	6.00'	6.70'	9.62'	91°52'40"
C3	944.50'	27.03'	54.05'	03°16'43"



DETAIL U

N.T.S.



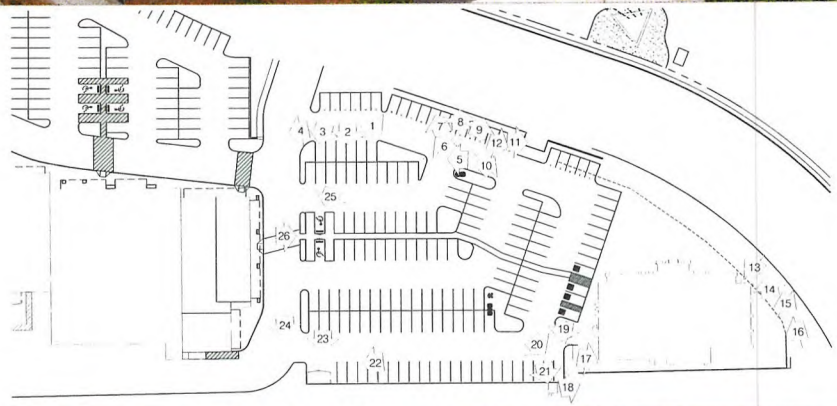
RECEIVED
NOV 01 2010
City of Las Vegas

SHEET 9 OF 9

BOOK 95 PAGE 134

SUP-40121

SDR-40122



wd PARTNERS
brand | operations | build
16808 ARMSTRONG AVE
SUITE 100
IRVINE, CA 92606
949.753.7676 T
WDPARTNERS.COM

BJ'S RESTAURANT & BREWHOUSE
5881 CENTENNIAL CENTER BLVD
LAS VEGAS, NV 89149

PROTOTYPE 6A

WDPARTNERS JOB NUMBER:
BJSBJ0144

DATE ISSUED:

ISSUES:
BUILDING SUBMITTAL 10/25/2010

REVISIONS:

SHEET CONTENTS:
SITE
PHOTO
KEY PLAN

SHEET NUMBER:
1A
SHT OF TOTAL

NOV 01 2010

RECEIVED
NOV - 1 2010

SUP-40121
SDR-40122

BJ'S RESTAURANT & BREWHOUSE
5881 CENTENNIAL CENTER BLVD.
LAS VEGAS, NV 89149

BJ'S RESTAURANT / LAS VEGAS, NV 89149

OCTOBER 28, 2010

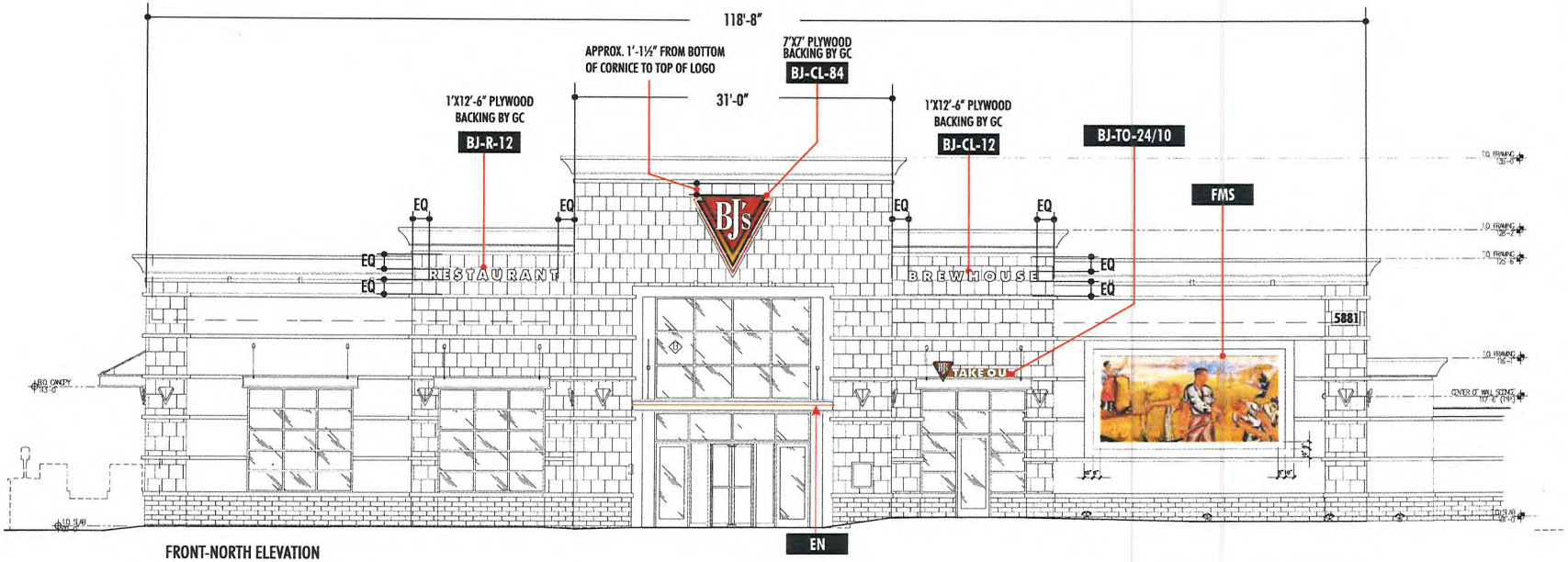
PREPARED BY:

SIGNAGE SOLUTIONS
1336 ALLEC STREET
ANAHEIM, CA 92805
714-491-0299
FAX-714-491-0439
800-655-9972
SIGNAGE-SOLUTIONS.COM

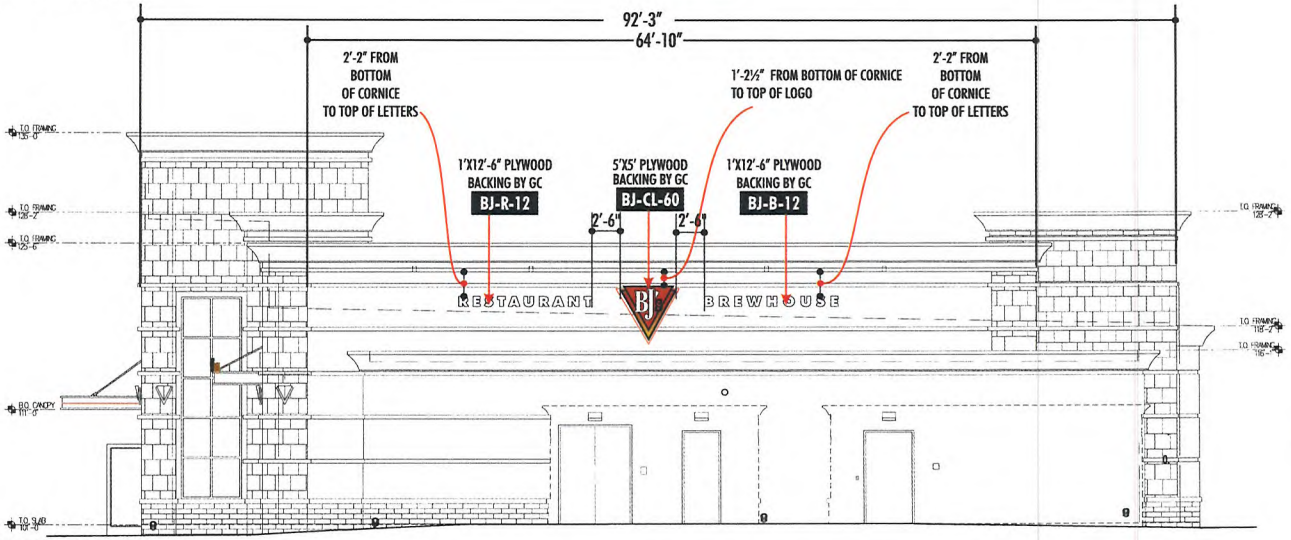
NOV 01 2010

RECEIVED
NOV - 1 2010

SUP-40121
SDR-40122



FRONT-NORTH ELEVATION



RIGHT-WEST ELEVATION

NOV 01 2010

FRONT NORTH & RIGHT WEST ELEVATION / SIGN LOCATION

SCALE: 3/32" = 1'- 0"

SIGNAGE SOLUTIONS
DESIGN BUILD
1336 ALLEC STREET
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

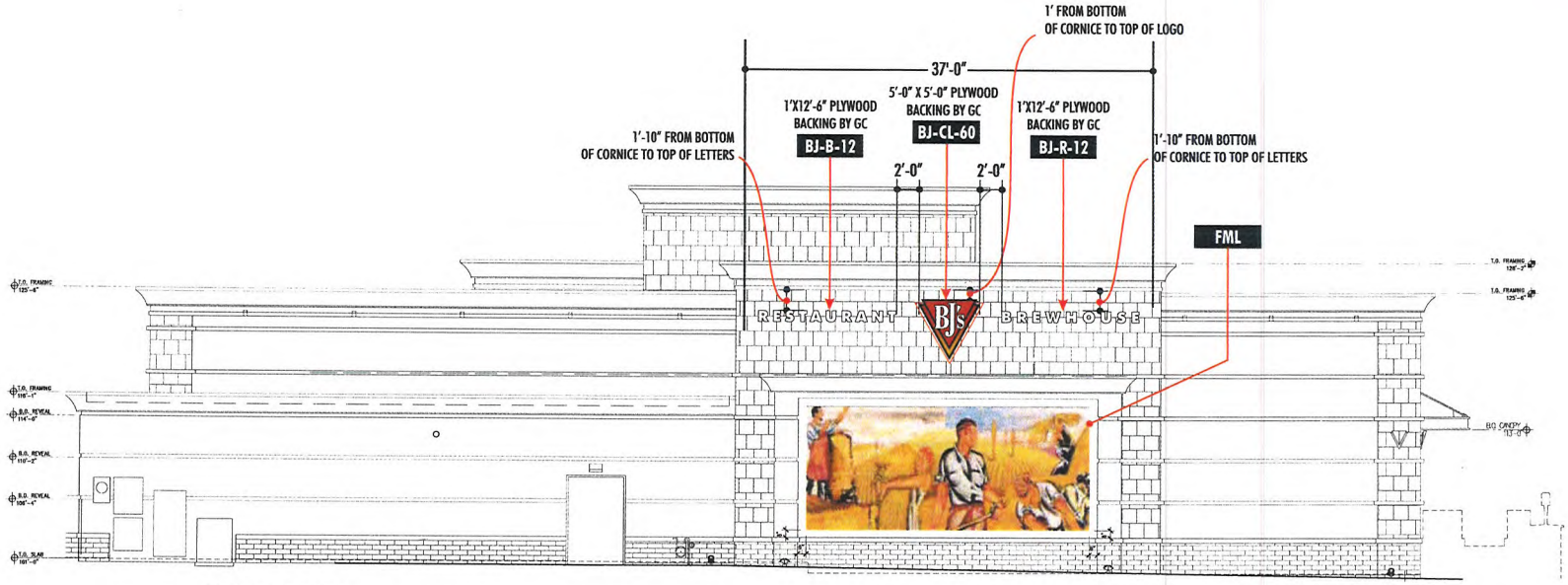
All ideas, designs, arrangements, and plans indicated or represented by this drawing are owned by and the property of Signage Solutions, and were created, evolved, and developed for use on and in connection with the specified project. None of such ideas, designs, arrangements, or plans shall be used 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

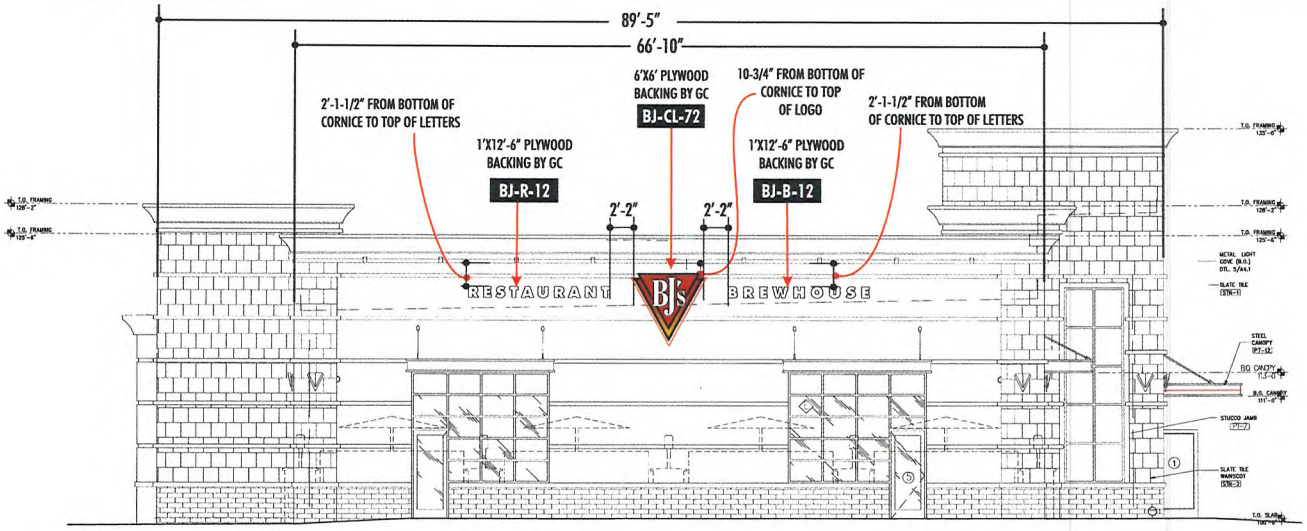
CLIENT	DATE
LANDLORD	DATE

RECEIVED
NOV - 1 2010

SUP-40121
SDR-40122



REAR SOUTH ELEVATION



LEFT-EAST ELEVATION

REAR SOUTH & LEFT EAST ELEVATION

SCALE: 3/32" = 1'- 0"

RECEIVED
NOV - 1 2010

NOV 01 2010

SUP-40121
SDR-40122

SIGNAGE DESIGN SOLUTIONS BUILD
1336 ALLEC STREET
ANAHEIM, CA. 92805
714-491-0299
FAX 491-0439

PSALM 127:1

ITEM
VARIOUS
SIGN TYPE

QUANTITY: AS NOTED
SCALE: AS NOTED
PAGE DESCRIPTION
ELEVATIONS
STATUS
CONCEPT DRAWINGS
REV.

DESIGNER: GG
SALES: DC
JOB NO.: 10-7505
DATE: 10-27-10
PROJECT

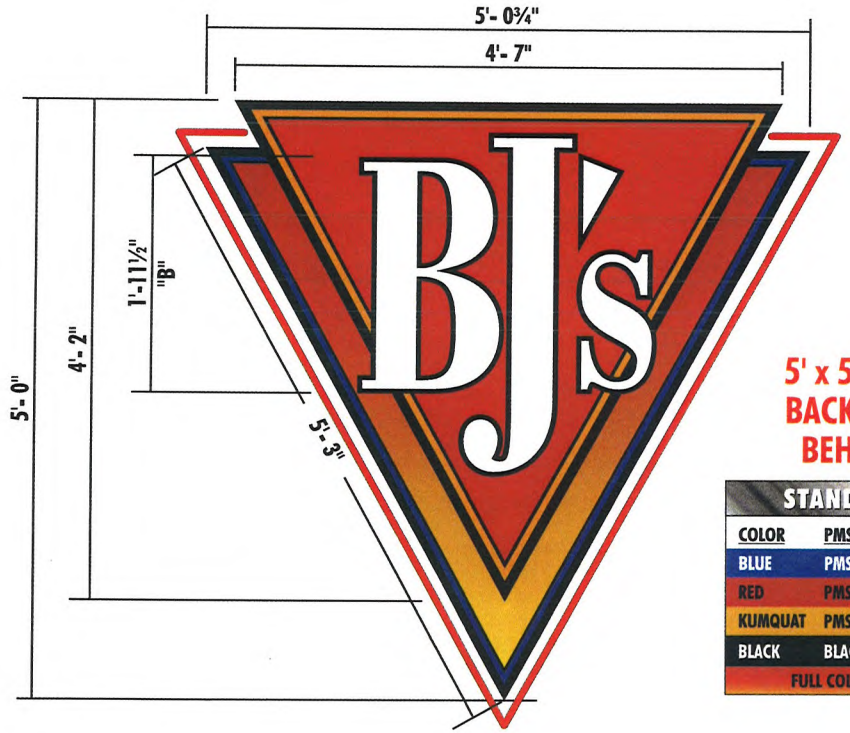
5881 CENTENNIAL CENTER BLVD
LAS VEGAS, NV 89149

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

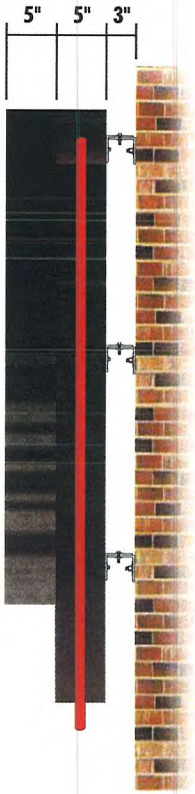
LANDLORD DATE

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		



SECTION DETAIL

Electrical requirements

(1) 120V 20A CIRCUIT REQ'D

UL labels required away from public view.

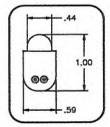
IMPORTANT NOTE

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



SloanLED Leaders in LED Technology

BJ'S EXPOSED SLOAN ColorLINE™ AROUND LOGO

BJ-CL-60 CUSTOM BJ'S LOGO w/SLOAN ColorLINE — SCALE: 1" = 1'- 0"

Qty: Make One[2] — SIGN AREA: 12.7 SQ. FT.

SIGNAGE DESIGN BUILD SOLUTIONS
1336 ALLEC STREET
ANAHEIM, CA. 92805
714-491-0299
FAX 491-0439

PSALM 127:1

ITEM **BJ-CL-60**

SIGN TYPE
CUSTOM BJ's LOGO (LED)

QUANTITY: **AS NOTED** — SCALE: **AS NOTED**

PAGE DESCRIPTION
SECTION DETAIL

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

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

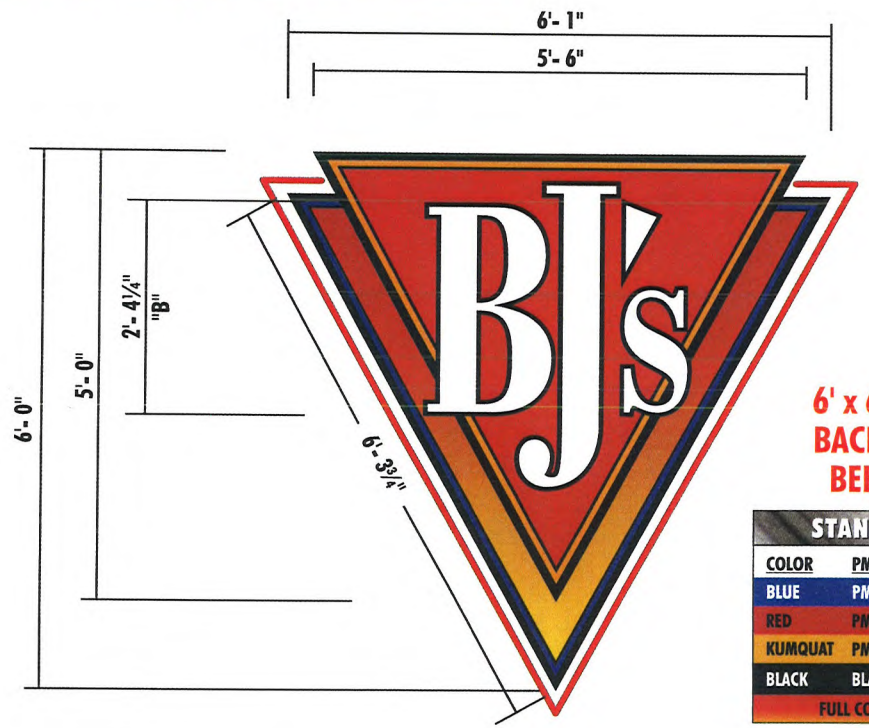
LANDLORD — DATE

NOV 01 2010

RECEIVED
NOV - 1 2010

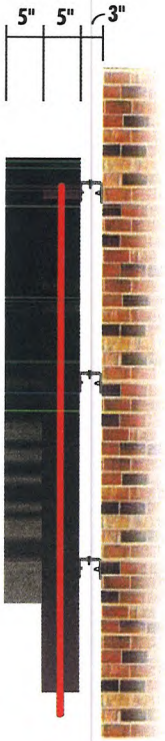
SUP-40121
SDR-40122

CONSTRUCTION DETAILS ON NEXT PAGE



6' x 6' 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.

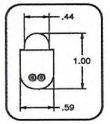
FINAL ELECTRICAL HOOK UP BY OTHERS.

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

SECTION DETAIL

SloanLED Leaders in LED Technology



BJ'S EXPOSED SLOAN ColorLINE™ AROUND LOGO

BJ-CL-72 CUSTOM BJ'S LOGO w/SLOAN ColorLINE
Qty: Make One[1]

SCALE: ¾" = 1'- 0"
SIGN AREA: 19.74 SQ. FT.

NOV 01 2010

SIGNAGE DESIGN SOLUTIONS BUILD
1336 ALLEC STREET
ANAHEIM, CA. 92805
714-491-0299
FAX 491-0439

PSALM 127:1

ITEM BJ-CL-72

SIGN TYPE
CUSTOM BJ's LOGO

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

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

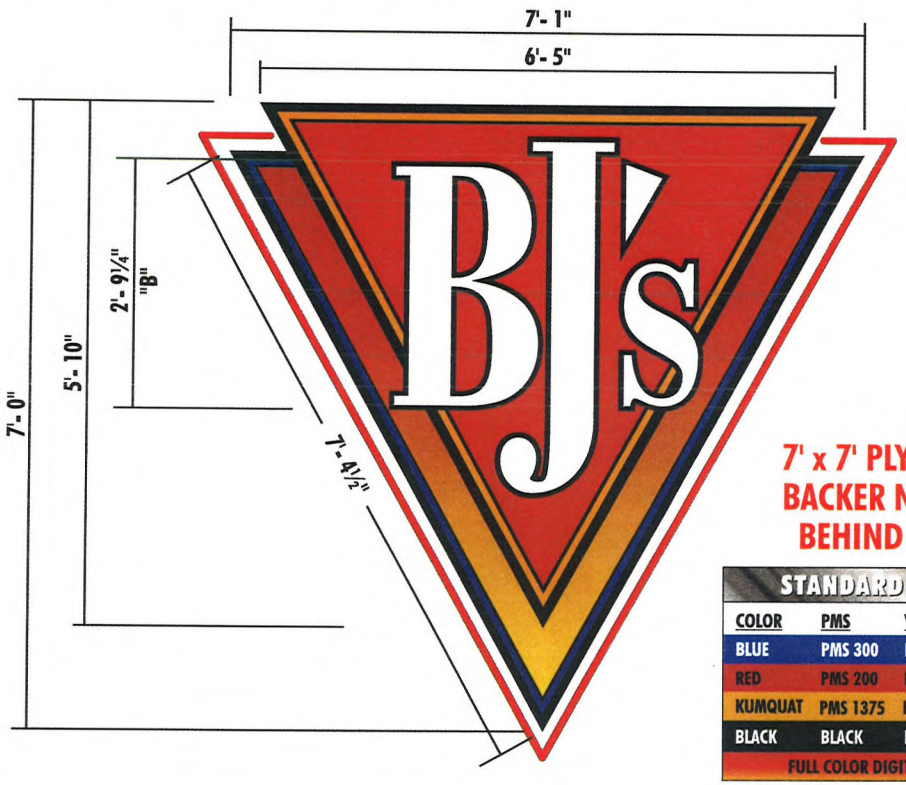
CLIENT DATE

LANDLORD DATE

RECEIVED
NOV - 1 2010

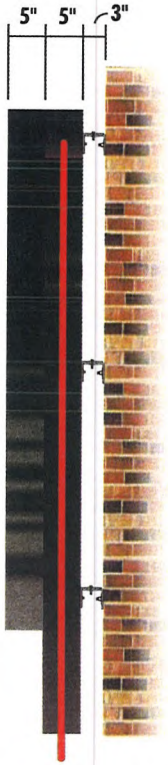
SUP-40121
SDR-40122

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		



SECTION DETAIL

Electrical requirements

(1) 120V 20A CIRCUIT REQ'D

UL labels required away from public view.

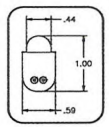
IMPORTANT NOTE

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.

UL ALL SIGNS U.L. LISTED



SloanLED Leaders in LED Technology

BJ'S EXPOSED SLOAN ColorLINE™ AROUND LOGO

BJ-CL-84 CUSTOM BJ'S LOGO w/SLOAN ColorLINE
Qty: Make Two [1]

SCALE: ¾" = 1'- 0"
SIGN AREA: 24.79 SQ. FT.

NOV 01 2010

SIGNAGE DESIGN BUILD SOLUTIONS
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
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.

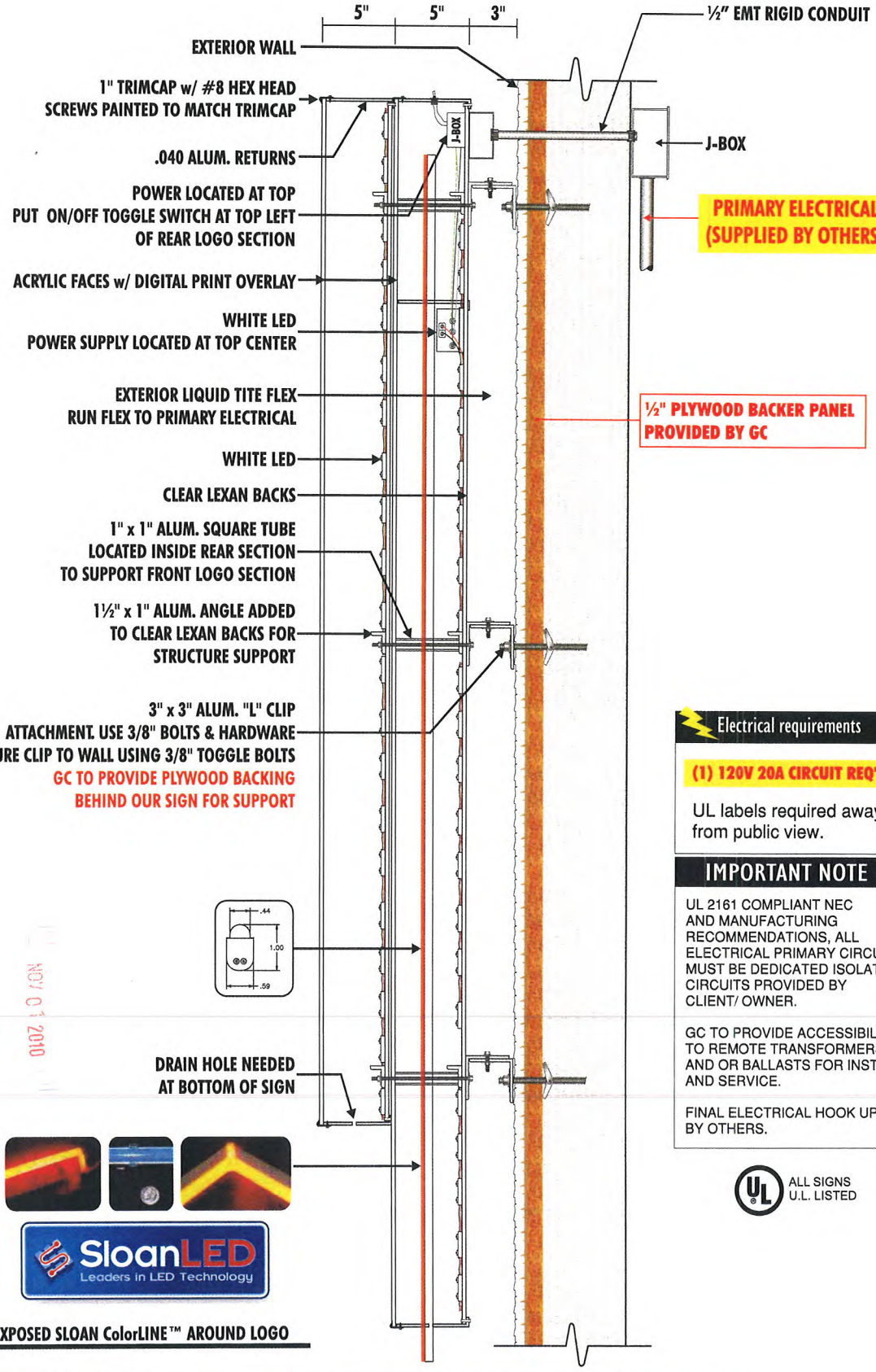
APPROVALS

CLIENT DATE

LANDLORD DATE

RECEIVED
NOV - 1 2010

SUP-40121
SDR-40122



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

RECEIVED
NOV - 1 2010

NOV 01 2010

SUP-40121
SDR-40122

BJ-CL / MANUFACTURING & ATTACHMENT DETAILS

1336 ALLEC STREET
ANAHEIM, CA. 92805
714-491-0299
FAX 491-0439

DESIGN SIGNAGE SOLUTIONS BUILD

PSALM 127:1

ITEM: BJ-CL
SIGN TYPE: CUSTOM BJ's LOGO (LED)
QUANTITY: AS NOTED
SCALE: AS NOTED
PAGE DESCRIPTION: SECTION DETAIL
STATUS: CONCEPT DRAWINGS
REV:

DESIGNER: GG
SALES: DC
JOB NO.: 10-7505
DATE: 10-27-10
PROJECT:

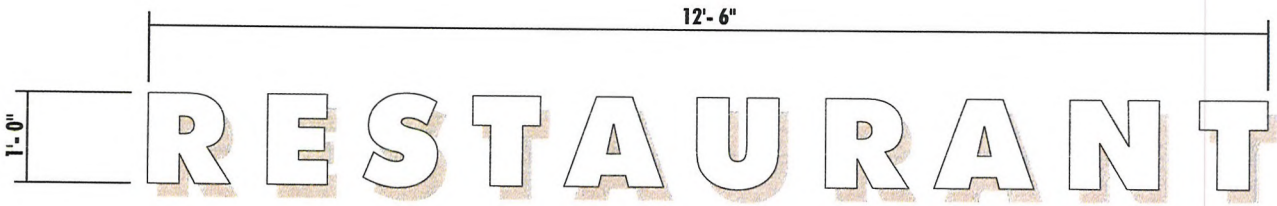
5881 CENTENNIAL CENTER BLVD
LAS VEGAS, NV 89149

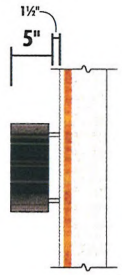
All ideas, designs, arrangements, and plans indicated or represented by this drawing are owned by and the property of Signage Solutions, and were created, evolved and developed for use in connection with the specified project. None of such ideas, designs, arrangements, or plans shall be used by or disclosed 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 scaled dimensions. Contractor 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



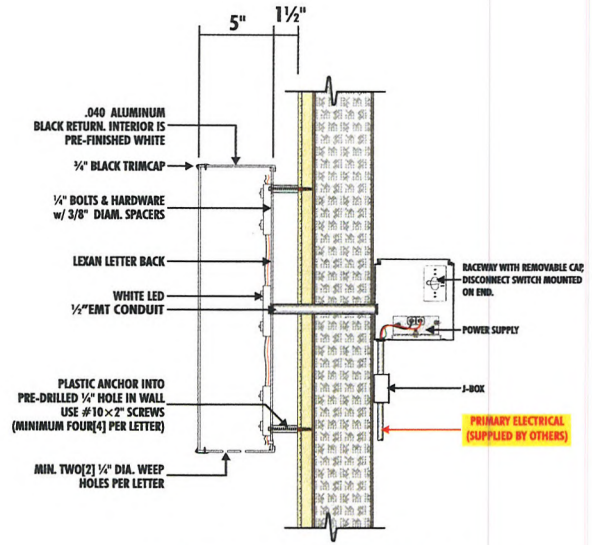


BJ-R-12 DUAL LIT "RESTAURANT" LETTERS MOUNTED TO WALL

Qty: Make Three [4]

SCALE: ¾" = 1'- 0"

SIGN AREA: 12.50 SQ. FT.



DUAL LIT LETTERS MOUNTED TO WALL
SECTION DETAIL

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

NOV 0 1 2010

SIGNAGE DESIGN SOLUTIONS BUILD
1336 ALLEC STREET
ANAHEIM, CA. 92805
714-491-0299
FAX 491-0439

PSALM 127:1

ITEM BJ-R-12

SIGN TYPE
DUAL LIT LETTERS MOUNTED TO WALL

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
BJ's
5881 CENTENNIAL CENTER BLVD
LAS VEGAS, NV 89149

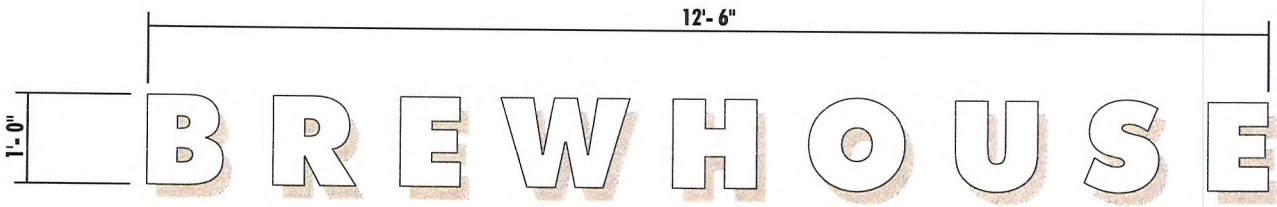
All ideas, designs, arrangements, and plans indicated or represented by this drawing are owned by and the property of Signage Solutions, and were created, evolved, and developed for use on and in connection with the specified project. None of such ideas, designs, arrangements, or plans shall be used 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.

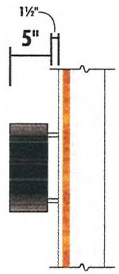
APPROVALS
CLIENT DATE

LANDLORD DATE

RECEIVED
NOV - 1 2010

SUP-40121
SDR-40122



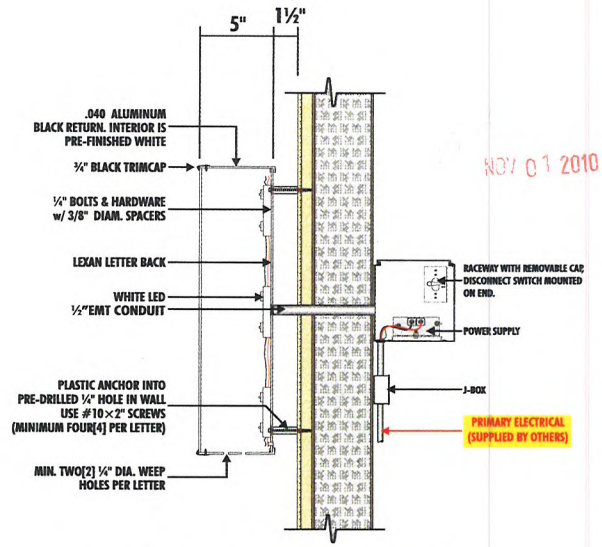


BJ-B-12 DUAL LIT "BREWHOUSE" LETTERS MOUNTED TO WALL

Qty: Make Three [4]

SCALE: ¾" = 1'- 0"

SIGN AREA: 12.50 SQ. FT.



DUAL LIT LETTERS MOUNTED TO WALL

SECTION DETAIL

NOV 01 2010

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

SIGNAGE DESIGN SOLUTIONS BUILD
1336 ALLEC STREET
ANAHEIM, CA. 92805
714-491-0299
FAX 491-0439

PSALM 127:1

ITEM BJ-B-12

SIGN TYPE
DUAL LIT LETTERS MOUNTED TO WALL

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

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.

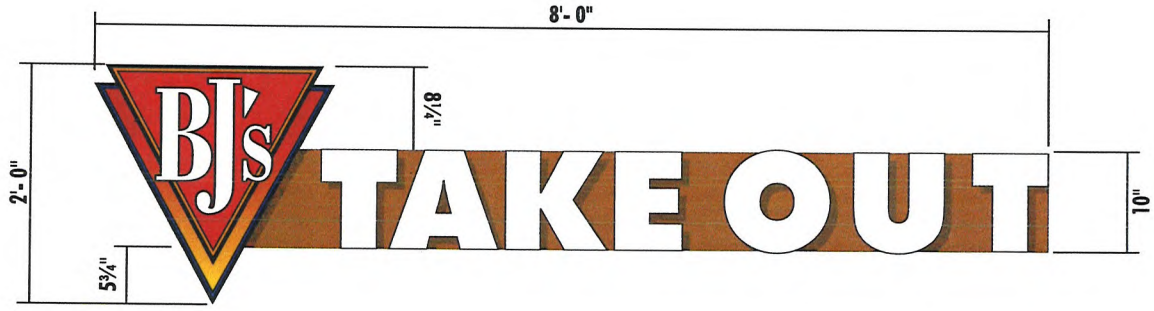
APPROVALS

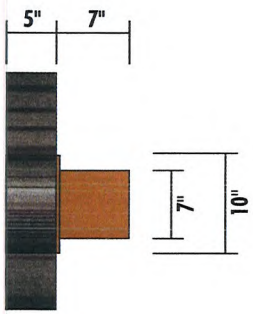
CLIENT: DATE

LANDLORD: DATE

RECEIVED
NOV - 1 2010

SUP-40121
SDR-40122





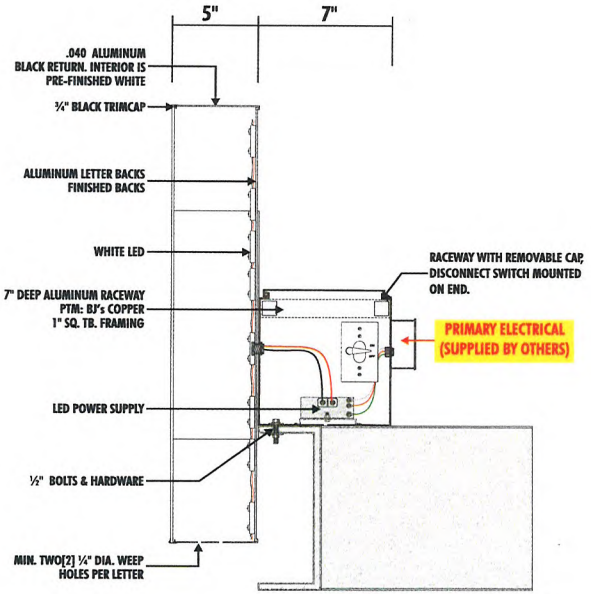
BJ-TO-24/10 BJ'S LOGO & TAKE-OUT LETTERS ON CUSTOM RACEWAY

Qty: Make One[1]

SCALE: 1" = 1'- 0"

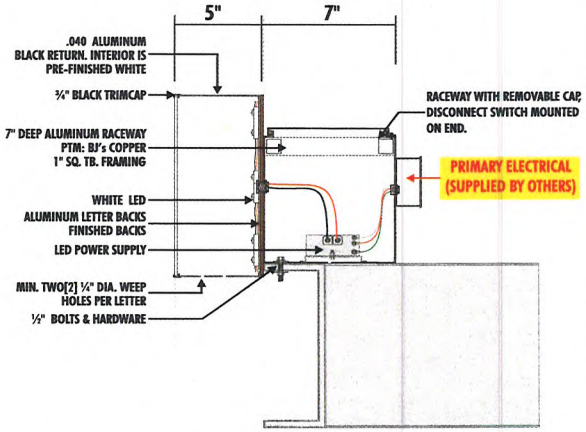
SIGN AREA: 7.00 SQ. FT.

NOV 01 2010



LOGO MOUNTED TO CUSTOM RACEWAY

SECTION DETAIL



LETTERS MOUNTED TO CUSTOM RACEWAY

SECTION DETAIL

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

SIGNAGE DESIGN BUILD 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 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

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.

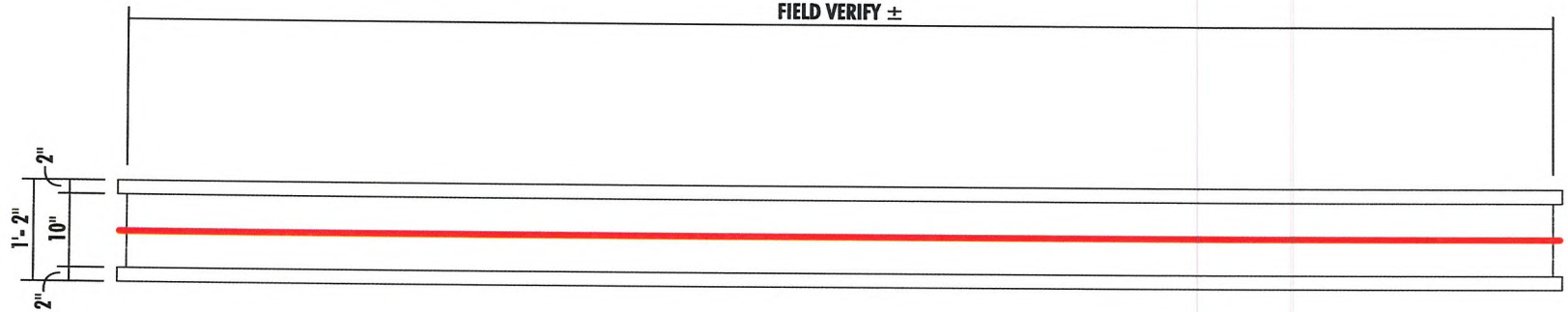
APPROVALS

CLIENT DATE

LANDLORD DATE

RECEIVED
NOV – 1 2010

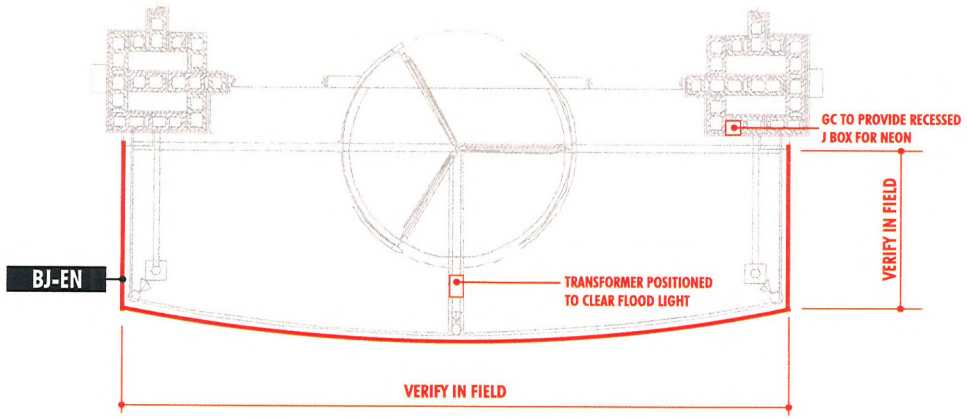
SUP-40121
SDR-40122



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

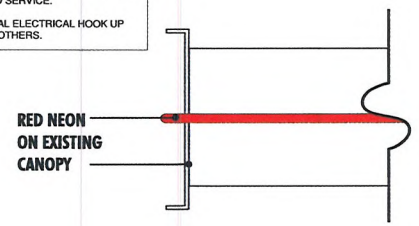
UL labels required away from public view.

IMPORTANT NOTE

UL 2161 COMPLIANT 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'S EXPOSED NEON ON CANOPY OVER ENTRANCES

ENLARGED VIEW

SIGNAGE DESIGN BUILD 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.

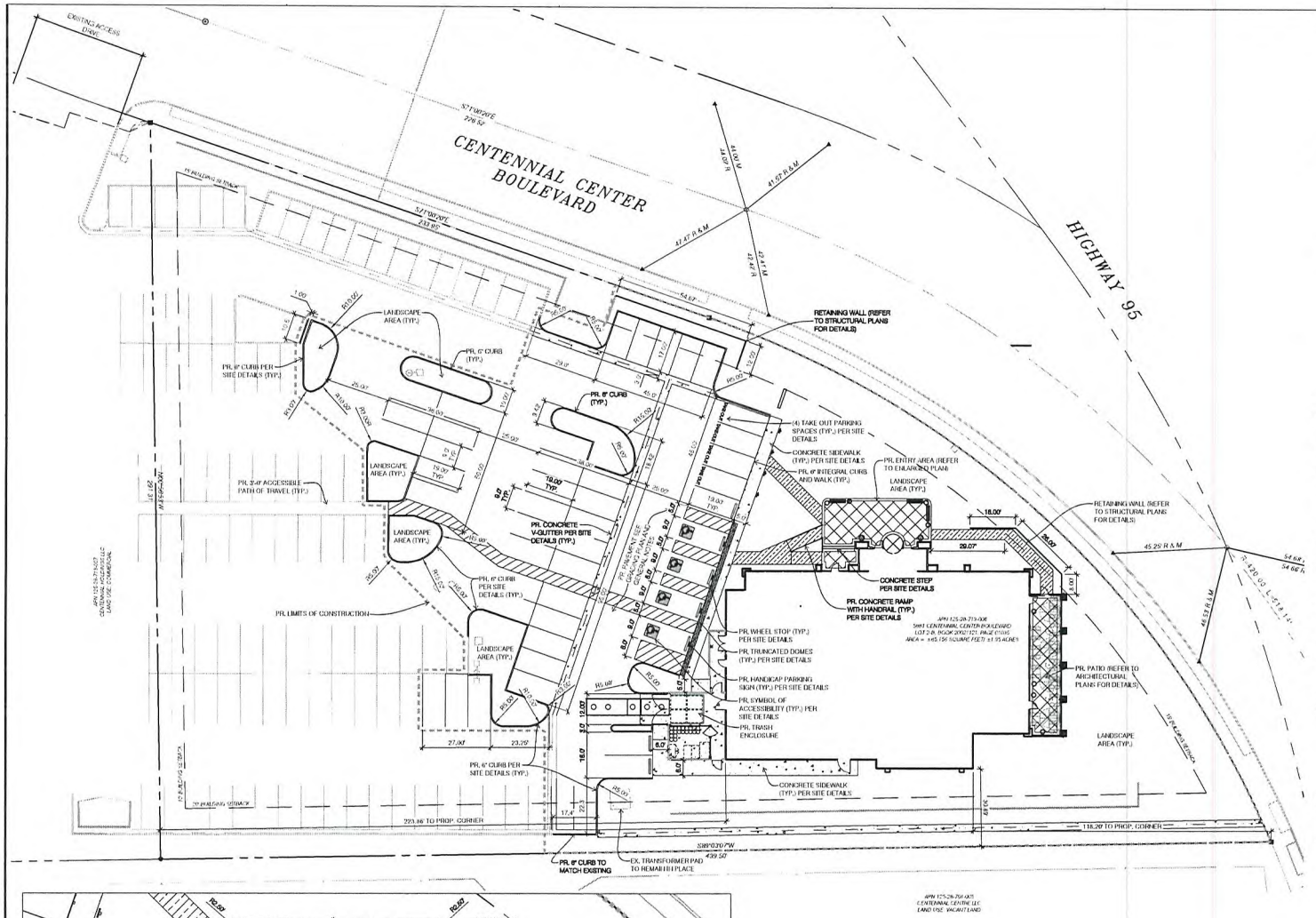
APPROVALS

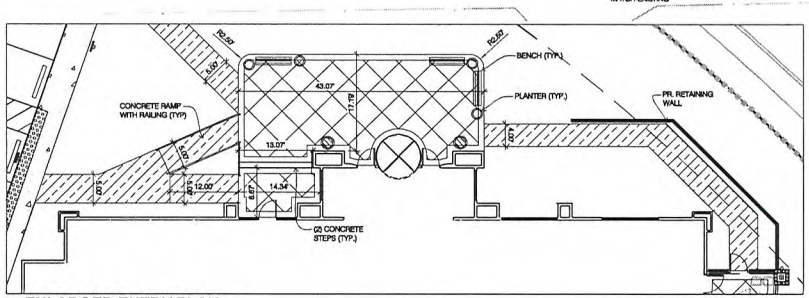
CLIENT	DATE
LANDLORD	DATE

NOV 01 2010

RECEIVED
NOV - 1 2010

SUP-40121
SDR-40122





ENLARGED ENTRY PLAN

SCALE: 1" = 10'

SITE DATA

ZONING:

LESSEE	BJ'S RESTAURANT, INC.
PROPOSED USE:	RESTAURANT
EXISTING ZONING:	GC-SC-TC (GENERAL COMMERCIAL - SERVICE COMMERCIAL - TOWN CENTER)
ADJACENT ZONING EAST:	GC-SC-TC
ADJACENT ZONING WEST:	GC-SC-TC
ADJACENT ZONING NORTH:	GC-SC-TC
ADJACENT ZONING SOUTH:	GC-SC-TC

SITE LAYOUT DATA:

MINIMUM DRIVE ABLE WIDTH	24'
STANDARD PARKING STALL:	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 250 S.F. OF GROSS FLOOR AREA

8,376 S.F. OF GROSS FLOOR AREA = 34 PARKING SPACES REQUIRED

PROVIDED

103 PARKING SPACES + 22 COMPACT PARKING SPACES + 4 ACCESSIBLE PARKING SPACES PER ADA/AG + 4 CARRY OUT SPACES = 133 PARKING SPACES TOTAL ON-SITE

BUILDING DATA:

BUILDING AREA	
GROSS AREA:	8,376 SQUARE FEET
PATIO AREA:	642 SQUARE FEET
TRASH ENCLOSURE:	100 SQUARE FEET
NUMBER OF STORIES:	ONE

LEGEND

PAGER DROP BOX (BY OWNER)

ASHTRAY & TRASH COMBO (BY OWNER)

PLANTER (BY OWNER)

PLANTER (BY OWNER)

BENCH PER BJs SPECIFICATIONS. GC TO STAIN WITH TEAK OIL.

STAMPED CONCRETE TO HAVE 4'-0" SAW CUTS, DIAGONAL CUTS TO BE ALIGNED WITH CORNERS OF THE ENTRY TOWER WITH A 1" WIDE SMOOTH TROWEL BORDER. CESAR STONE TEXTURE BY USE OF EMBOSSING SKIN BY MATCRETE CO., PRODUCT # M-132, M-133, OR M-127. INTEGRALLY COLORED CONCRETE TO BE DAVIS SPEC. #6944 (GRAPHITE). 12" BAND AROUND DIAGONAL CUTS TO BE COLORED BLACK.

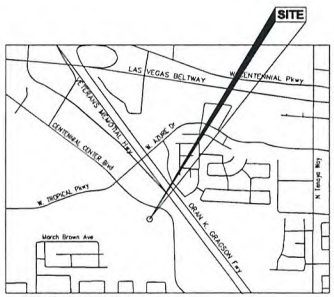
INTEGRALLY COLORED CONCRETE TO BE DAVIS SPEC. #6944 (GRAPHITE)

NATURAL GREY CONCRETE

DETECTABLE WARNING ARMOR-TILE SURFACE APPLIED SYSTEM, BLACK ON NATURAL GRAY CONCRETE OR COLONIAL RED ON BLACK CONCRETE.

SITE PLAN NOTES

1. DEMO ALL PAVEMENT AND UTILITIES WITHIN LIMITS OF CONSTRUCTION AS NEEDED TO INSTALL PROPOSED UTILITIES/PAVEMENT GRADES/CURBING PER APPROVED PLANS.



VICINITY MAP

SCALE: NONE

RECEIVED
NOV 01 2010
City of Las Vegas

CALL BEFORE YOU DIG !
NEVADA LAW REQUIRES EXCAVATORS TO NOTIFY THE APPROPRIATE ASSOCIATION NOT LESS THAN TWO (2) WORKING DAYS NOR MORE THAN FOURTEEN (14) CALENDAR DAYS PRIOR TO EXCAVATION
Underground Service Alert
www.usanorth.com
1-800-227-2600

0 10 20 40
SCALE: 1" = 20.00'

NORTH

wd PARTNERS
brand | operations | build
10908 ARMSTRONG AVE
SUITE 100
IRVINE, CA 92606
949.733.7979 T
WDPARTNERS.COM

BJ'S RESTAURANT & BREWHOUSE
5881 CENTENNIAL CENTER BLVD
LAS VEGAS, NV 89149

BJ's

PROTOTYPE 6A

WDPARTNERS JOB NUMBER: BJSBJ0144

DATE ISSUED:

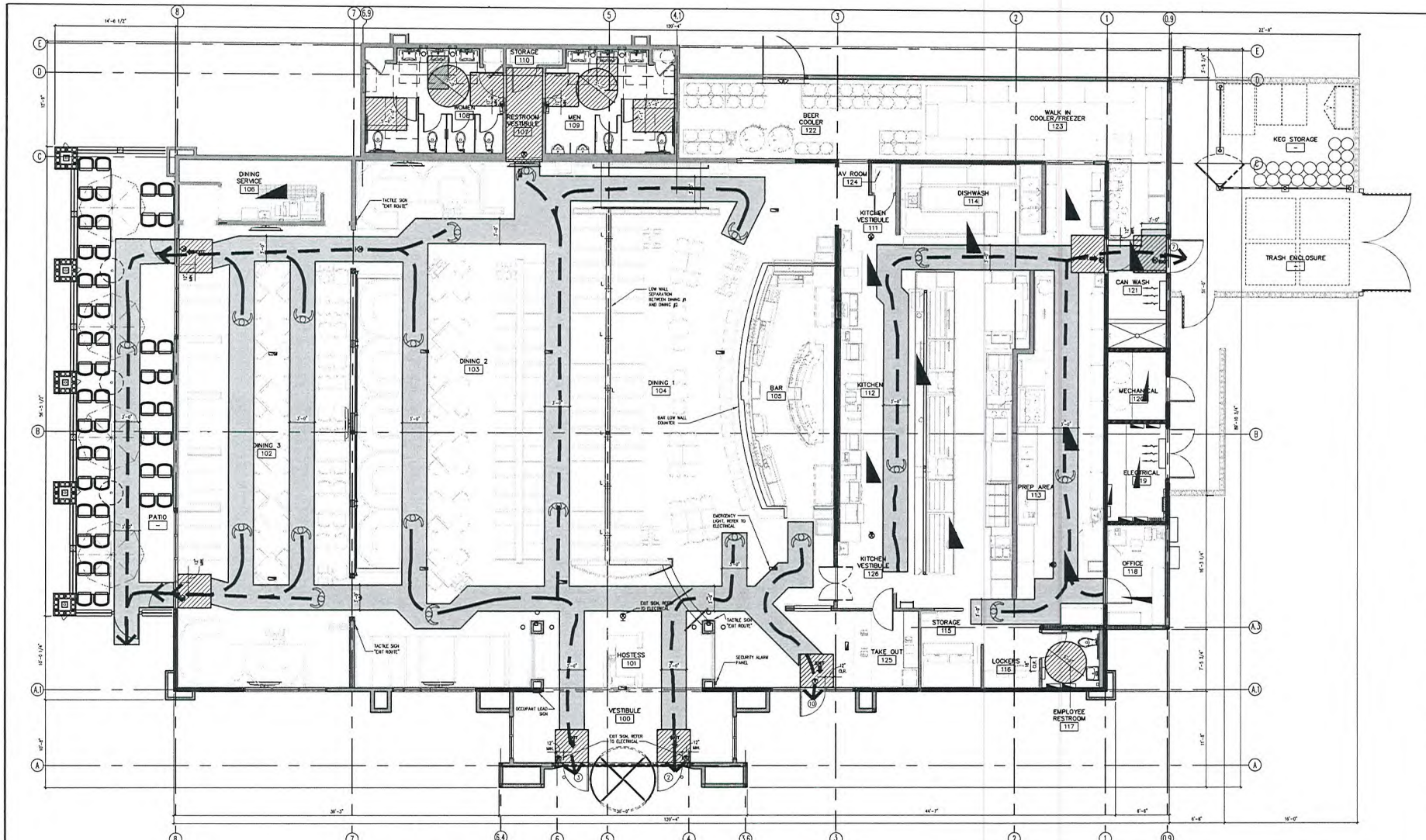
ISSUES:
BUILDING SUBMITTAL 10/25/2010

REVISIONS:

SHEET CONTENTS:
SITE IMPROVEMENT PLAN

SHEET NUMBER:
C1
SHT. XX OF XX TOTAL

SUP-40121
SDR-40122



1 EGRESS / FURNISHING PLAN
A1.5 SCALE: 3/16"=1'-0"

REF. TO CIVIL FOR TRUE NORTH

OCCUPANT LOAD CALCULATION

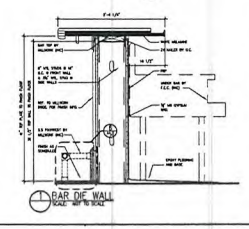
AREA	FIXED SEATING @ 1/24"	LOOSE SEATING @ 18 S.F. / OCC.		TOTAL
BAR	-	16	16	
DINING #1	60	62 / 15 = 6	6	
DINING #2	70	62/ 15 = 7	7	
DINING #3	27	228 / 15 = 16	16	
KITCHEN		1000 / 200 = 5	5	
ENTRY		288 / 7 = 41	41	
STORAGE		475/50 = 1	1	
LOCKER ROOM		50/50 = 1	1	
OFFICE		70/100 = 1	1	
MECHANICAL		40/50 = 1	1	
PATIO		315/15 = 21	21	
TOTAL OCCUPANCY	169		116	287

NOTE: ABLE SPACE / CIRCULATION NOT REQUIRED FOR OCCUPANT LOAD CALCULATIONS

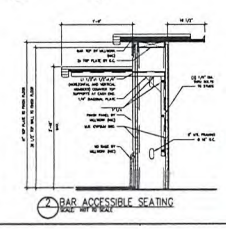
ACTUAL SEATING TABULATION

TYPE	QTY		TOTAL
DUECE TOPS (HIGH)	2	=	4
DUECE TOPS	6	=	6
DUECE BOOTHS	10	=	20
4 TOPS x	6	=	24
4 TOPS (SQ.) x	12	=	48
6 TOPS (BOOTH) x	2	=	12
6 TOPS (BOOTH) x	7	=	36
6 TOPS (BOOTH - R) x	0	=	0
6 TOPS (BOOTH) x	4	=	24
4 TOPS (BOOTH) x	17	=	68
6 TOPS (HIGH) x	0	=	0
4 TOPS (HIGH) x	2	=	8
CHAIR		=	12
TOTAL:			260
ACCESSIBLE SEATING: 4 ACCESSIBLE SEATS REQUIRED, 12 PROVIDED.			
PATIO = 4 TOPS (12)		=	48
GRAND TOTAL:			308

NOTE: SEATING PROVIDE BY MILLWORK CONTRACTOR.



1 BAR DIE WALL
SCALE: NOT TO SCALE



2 BAR ACCESSIBLE SEATING
SCALE: NOT TO SCALE

wd PARTNERS

brand : operations : build

16808 ARMSTRONG AVE
SUITE 100
IRVINE, CA 92606
949.753.7979 T

WDPARTNERS.COM

BJ'S RESTAURANT & BREWHOUSE
5881 CENTENNIAL CENTER BLVD
LAS VEGAS, NV 89149

BJ's

PROTOTYPE 6A

WDPARTNERS JOB NUMBER:
BJSBJ0144

DATE ISSUED:

ISSUES:
BUILDING SUBMITTAL 10/25/2010

REVISIONS:

SHEET CONTENTS:
EGRESS/ FURNISHING PLAN

SHEET NUMBER:
A1.5
SHT8 OF32 TOTAL

RECEIVED
NOV 01 2010
City of Las Vegas

SUP-40121
SDR-40122

SUP-40121 & SDR-40122 - APPLICANT: BJ'S RESTAURANT OPERATIONS COMPANY - OWNER: CENTENNIAL CENTRE, LLC
5881 CENTENNIAL CENTER BOULEVARD

11/12/10

SUP-40121 & SDR-40122 - APPLICANT: BJ'S RESTAURANT OPERATIONS COMPANY - OWNER: CENTENNIAL CENTRE, LLC
5881 CENTENNIAL CENTER BOULEVARD

11/12/10

SUP-40121 & SDR-40122 - APPLICANT: BJ'S RESTAURANT OPERATIONS COMPANY - OWNER: CENTENNIAL CENTRE, LLC
5881 CENTENNIAL CENTER BOULEVARD

11/12/10

SUP-40121 & SDR-40122 - APPLICANT: BJ'S RESTAURANT OPERATIONS COMPANY - OWNER: CENTENNIAL CENTRE, LLC
5881 CENTENNIAL CENTER BOULEVARD

11/12/10

SUP-40121 & SDR-40122 - APPLICANT: BJ'S RESTAURANT OPERATIONS COMPANY - OWNER: CENTENNIAL CENTRE, LLC
5881 CENTENNIAL CENTER BOULEVARD

11/12/10

SUP-40121 & SDR-40122 - APPLICANT: BJ'S RESTAURANT OPERATIONS COMPANY - OWNER: CENTENNIAL CENTRE, LLC
5881 CENTENNIAL CENTER BOULEVARD

11/12/10

SUP-40121 & SDR-40122 - APPLICANT: BJ'S RESTAURANT OPERATIONS COMPANY - OWNER: CENTENNIAL CENTRE, LLC
5881 CENTENNIAL CENTER BOULEVARD

11/12/10

SUP-40121 & SDR-40122 - APPLICANT: BJ'S RESTAURANT OPERATIONS COMPANY - OWNER: CENTENNIAL CENTRE, LLC
5881 CENTENNIAL CENTER BOULEVARD

11/12/10

SUP-40121 & SDR-40122 - APPLICANT: BJ'S RESTAURANT OPERATIONS COMPANY - OWNER: CENTENNIAL CENTRE, LLC
5881 CENTENNIAL CENTER BOULEVARD

11/12/10

SUP-40121 & SDR-40122 - APPLICANT: BJ'S RESTAURANT OPERATIONS COMPANY - OWNER: CENTENNIAL CENTRE, LLC
5881 CENTENNIAL CENTER BOULEVARD

11/12/10

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;

RECEIVED
NOV 01 2010
City of Las Vegas

SUP-40121
SDR-40122

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
Joan Leguay
Director of Property Development
BJ's Restaurant Operations Company

SUP-40121
SDR-40122

RECEIVED
NOV 01 2010
City of Las Vegas

City of Las Vegas Agenda Item No.: **24.**

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 8,376 SQUARE-FOOT SUPPER CLUB AND 642 SQUARE FEET OF OUTDOOR SEATING WITH A WAIVER OF THE TOWN CENTER DEVELOPMENT STANDARDS TO ALLOW SEVEN LANDSCAPE ISLANDS WHERE NINE ARE REQUIRED on 1.96 acres 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). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 01/19/2011 OR MAY BE FINAL ACTION
(Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

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: _____

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

MIGNON DE GUZMAN
Notary Public State of Nevada
No. 04-90712-1 AMENDED
My Appt. Exp. June 5, 2012

NOV 01 2010

SDP

PLANNING & DEVELOPMENT

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

Address 5785 Centennial Center 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

MIGNON DE GUZMAN
Notary Public State of Nevada
No. 04-90712-1 AMENDED
My Appt. Exp. June 5, 2012

FOR DEPARTMENT USE ONLY

Case #	SDR-40122
Meeting Date:	12/16/10
Total Fee:	1030.00
Date Received:*	11/1/10
Received By:	

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

NOV 01 2010

SDR 40122
BJ's Restaurant Operations Company

5881 Centennial Center Blvd

Proposed 8.5 thousand square foot restaurant.

Traffic produced by proposed development:

Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	HIGH-TURNOVER (SIT-DWN) RESTRNT [1000 SF]	8.5	127.15	1,081
AM Peak Hour			11.52	98
PM Peak Hour			10.92	93

Existing traffic on all nearby streets:

Centennial Center Blvd

Average Daily Traffic (ADT)	13,375
PM Peak Hour	1,070
(heaviest 60 minutes)	

Tropical Pkwy

Average Daily Traffic (ADT)	9,813
PM Peak Hour	785
(heaviest 60 minutes)	

Ann Road

Average Daily Traffic (ADT)	24,613
PM Peak Hour	1,969
(heaviest 60 minutes)	

Traffic Capacity of adjacent streets

	Adjacent street ADT Capacity
Centennial Center Blvd	34,500
Tropical Pkwy	34,500
Ann Road	51,800

This project is expected to add 1,081 trips per day on Centennial Center Blvd, Tropical Pkwy and Ann Rd. This represents about an increase in traffic of about 8% on Centennial Center, about 11% on Tropical and about 4% on Ann. Currently, Centennial Center is at about 39 percent of capacity, Tropical is at about 28 percent of capacity and Ann is at about 48 percent of capacity. Based on Peak Hour use, this development will add roughly 98 additional cars into the area; or about 3 every two minutes.

Note that this report assumes all traffic from this development uses all named streets.

City of Las Vegas Agenda Item No.: **25.**

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, INCLUDING 200 SQUARE-FOOT OF OUTDOOR SEATING, FOR AN EXISTING 1,903 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). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 01/19/2011 OR MAY BE FINAL ACTION
(Unless Appealed Within 10 Days)

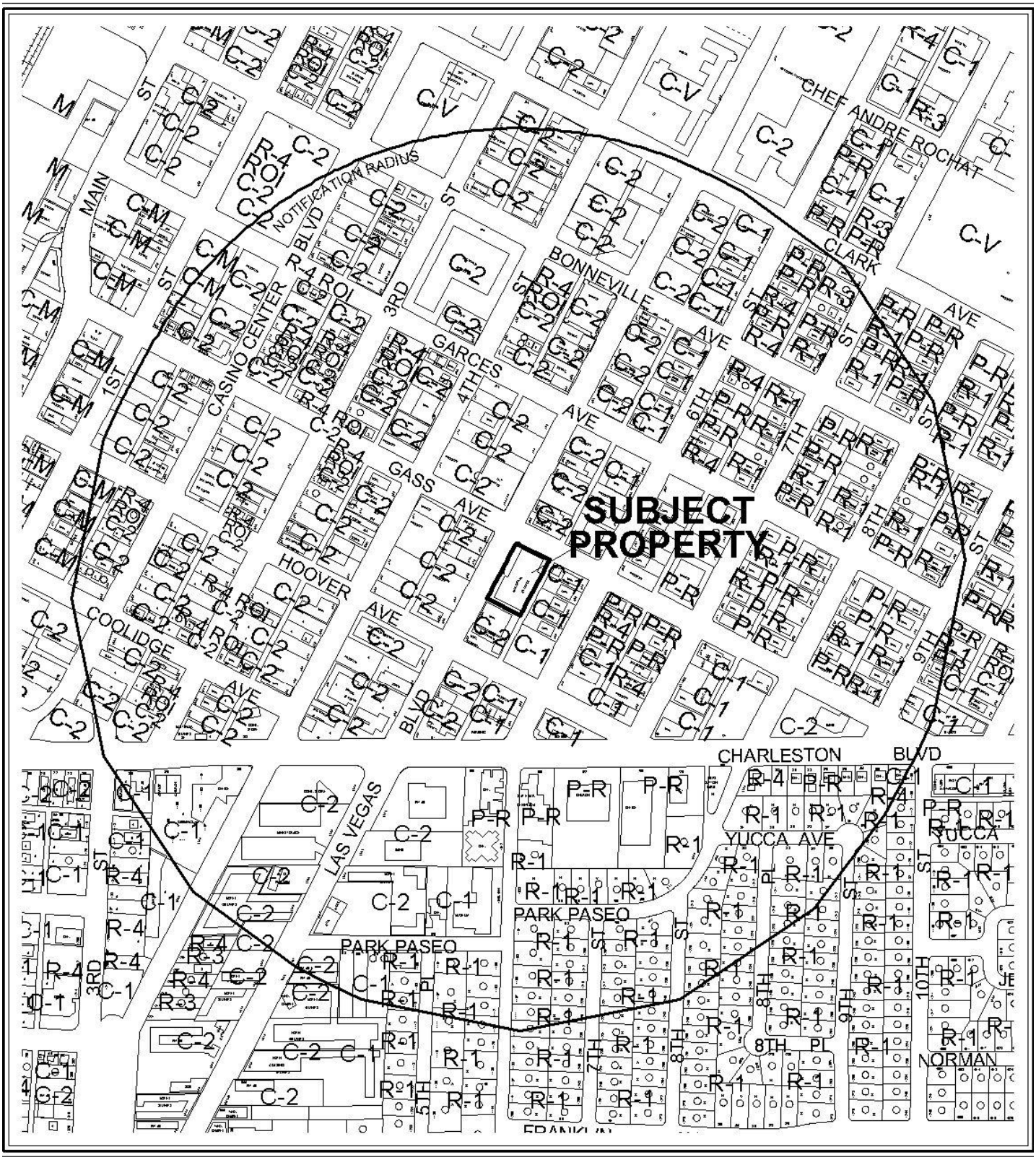
PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:

Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:

1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



0 300 600 Feet

CASE: **SUP-40169**

RADIUS: 1500 FT

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)

N

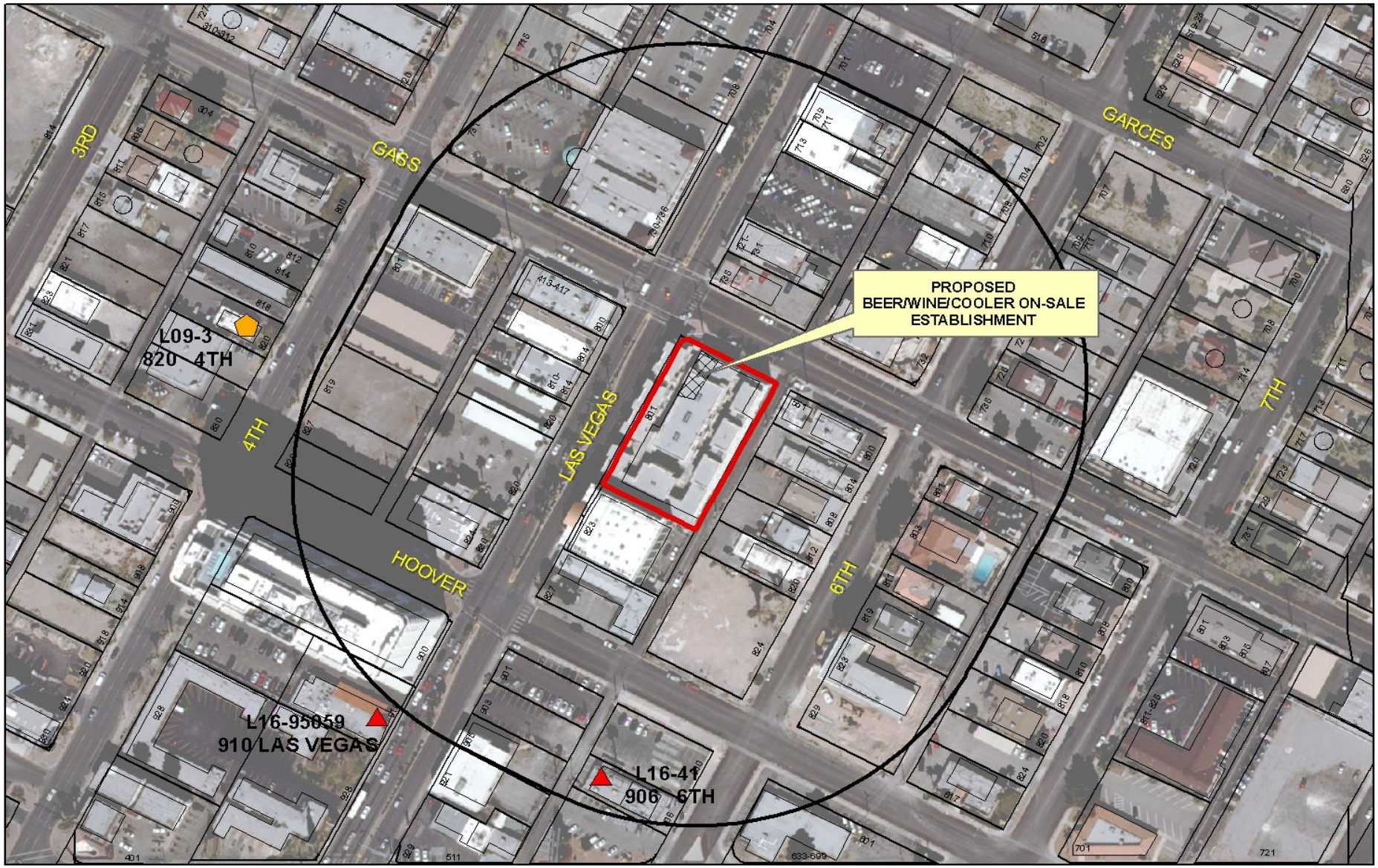
0 300 600 Feet

CASE: **SUP-40169**

RADIUS: 1500 FT

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)

N



SUP-40169

BEE/WINE/COOLER ON-SALE ESTABLISHMENT

Business Licenses

- Beer/Wine/Cooler On Sale
- Tavern
- Supper Club/ Restaurant Service Bar
- Child Care/ Children Facility

- RELIGIOUS
- CITY PARKS
- SCHOOLS
- Subject Property
- 400 foot buffer

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 16, 2010
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: APPLICANT: THE VERDICT'S INN - OWNER: L'OCTAINE LIMITED PARTNERSHIP

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-40169	Staff recommends APPROVAL, subject to conditions:	N/A

** CONDITIONS **

SUP-40169 CONDITIONS

Planning and Development

1. Conformance to all Minimum Requirements under LVMC Title 19.04.010 for a Beer/Wine/Cooler On-Sale Establishment use.

2. Conformance to the approved conditions for Special Use Permit (U-0133-00) and Site Development Plan Review (SD-0049-00).

3. This approval shall be void two years from the date of final approval, unless a business license has been issued to conduct the activity. An Extension of Time may be filed for consideration by the City of Las Vegas.

4. All signage shall receive approval from the Downtown Design Review Committee (DDRC) prior to the issuance of sign permits.

5. Approval of this Special Use Permit does not constitute approval of a liquor license.

6. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

7. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

8. All requirements and design standards of the Las Vegas Downtown Centennial Plan must be satisfied.

Public Works

9. Submit an Encroachment Agreement for all the outdoor dining facilities and any other private improvements in the Las Vegas Boulevard and Gass Avenue public rights-of-way prior to the issuance of any permits. The maintenance of said outdoor dining facilities in the public right-of-way shall be the responsibility of the adjacent property owner(s) and shall be transferred with the sale of the property for the entire term of the Encroachment Agreement.

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 Beer/Wine/Cooler On-Sale Establishment use within an existing restaurant at 801 South Las Vegas Boulevard, Suite #110. The restaurant is currently 1,903 square feet and the applicant is proposing to add 200 square feet of outdoor seating and dining area on the sidewalks along Las Vegas Boulevard and Gass Avenue. Staff recommends approval of this request, as it can be conducted in a manner that is compatible with the surrounding uses. If this application is denied, the existing restaurant use would remain.

ISSUES

- A Beer/Wine/Cooler On-Sale Establishment use is permitted in the C-2 (General Commercial) zoning district with the approval of a Special Use Permit.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
11/01/00	The City Council approved a request for a Special Use Permit (U-0133-00) for a 51-unit Multi-Family Development within a C-2 (General Commercial) zone at the southeast corner of the intersection of Gass Avenue and Las Vegas Boulevard. The Planning Commission and staff recommended approval.
	The City Council approved a request for a Site Development Plan Review (SD-0049-00) for a 51-unit Multi-Family Residential Development with 3,260 square feet of Retail space, and for a Waiver of the Downtown Centennial Plan Streetscape Design and Landscape Standards, and for a Waiver of the Off-Street Parking requirements on 0.70 acres on the southeast corner of the intersection of Gass Avenue and Las Vegas Boulevard. The Planning Commission and staff recommended approval.

Most Recent Change of Ownership	
12/17/03	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
12/23/03	A building permit (#03027080) was issued for an Apartment and Retail development at 801 South Las Vegas Boulevard. The project was completed on 12/30/05.
04/07/05	A building permit (#06002577) was issued for a Tenant Improvement of a Restaurant at 801 South Las Vegas Boulevard, Suite#110. The project was completed on 09/27/06.
06/12/06	A business license (R09-01350) was issued for a Restaurant at 801 South Las Vegas Boulevard, Suite #110. The license was marked out of business on 09/14/10.
10/21/10	A business license (R09-98665) was processed for a Restaurant at 801 South Las Vegas Boulevard, Suite #110. The Planning and Development Department approved the business license review on 10/26/10.
	A business license (D19-98668) was processed for an Entertainment Venue at 801 South Las Vegas Boulevard, Suite #110. The Planning and Development Department approved the business license review on 10/26/10.

Pre-Application Meeting	
10/19/10	A pre-application meeting with the applicant was held where elements of submitting a Special Use Permit for Beer/Wine/Cooler On-Sale Establishment use were discussed. Topics included: • The minimum seating requirement for a Beer/Wine/Cooler On-Sale Establishment use within the restaurant is 30 people. • Any proposed signage requires a review by the Downtown Centennial Design Review Committee, and must conform to the requirements of the Las Vegas Boulevard Scenic Byway standards. • Outdoor seating would require approval of an Encroachment Agreement upon approval of the Special Use Permit.

Neighborhood Meeting
A neighborhood meeting was not required, nor was one held.

Field Check	
11/09/10	A site visit by staff noted that the subject suite for the proposed use is vacant.

Details of Application Request	
Site Area	
Net Acres	0.70

Surrounding Property	*Existing Land Use Per Title 19.04*	*Planned or Special Land Use Designation*	*Existing Zoning District*
Subject Property	Mixed-Use Development	MXU (Mixed Use)	C-2 (General Commercial)
North	Bail Bond Service	MXU (Mixed Use)	C-2 (General Commercial)
South	Office	MXU (Mixed Use)	C-2 (General Commercial)
East	Office	MXU (Mixed Use)	C-1 (Limited Commercial)
West	Dry Cleaners	MXU (Mixed Use)	C-2 (General Commercial)
	Retail		
	Pawn Shop		
	Social Service Provider		

Master Plan Areas	*Yes*	*No*	*Compliance*
Master Plan Area			
Downtown Centennial Plan	X		Y
Special Purpose and Overlay Districts	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts			
Downtown Centennial Plan Overlay District	X		Y
Live/Work Overlay District	X		Y
Las Vegas Boulevard Scenic Byway Overlay District	X		Y
Trails	X		Y
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area	X		Y
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Street Width (Feet)*	*Compliance with Street Section*
Las Vegas Boulevard	Primary Arterial	Master Plan of Streets and Highways	80	N
Gass Avenue	N/A	N/A	80	N/A

Parking Requirement - Downtown							
Use	***Gross Floor Area or Number of Units***	***Base Parking Requirement***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Restaurant	1,162 SF indoor seating area 200 SF outdoor seating area	1/50 SF	28				
	741 SF remaining area	1/200SF	4				
Recording Studio	1,993 SF	1/750 SF	3				
Multi-Family Residential	22 units (one bedroom units)	1.25/unit	28				
	24 units (two bedroom units)	1.75/unit	42				
	5 units (three bedroom units)	2/unit	10				
TOTAL SPACES REQUIRED			115		54		N
Regular and Handicap Spaces Required			110	5	51	3	N

Projects located within the Las Vegas Downtown Centennial Plan area are not subject to the automatic application of parking requirements. However, the above table should be used to illustrate the requirements of an analogous project in another location in the City. The analysis should take a number of factors into consideration when discussing parking availability, including pedestrian access, nearby parking structures, on-street parking, etc.

ANALYSIS

The applicant is proposing to add a Beer/Wine/Cooler On-Sale Establishment use within an existing restaurant. A Beer/Wine/Cooler On-Sale Establishment use is defined by Title 19.20.020 as "an establishment whose license to sell alcoholic beverages is limited to the sale of beer, wine and coolers for consumption only in connection with a meal on the premises where the same is sold, and is operated in connection with a restaurant in which thirty or more people may be served with meals at any one time at tables or stools."

The proposed Beer/Wine/Cooler On-Sale Establishment use is located in the Downtown Centennial Plan (Downtown South District), Live Work, and the Las Vegas Redevelopment Plan. The proposed use would not have a negative impact relating to the above mentioned Special Plan Areas. The subject property is located within the Las Vegas Boulevard Scenic Byway Overlay District. The intent of the Las Vegas Boulevard Scenic Byway Overlay District is to provide signage standards that will maintain and enhance the scenic qualities of this historic highway in accordance with the "scenic byway" designation. Therefore, prior to securing a sign permit, approval from the Downtown Design Review Committee (DDRC) is required for all signage, and a condition of approval has been added to address the issue. A proposed off-street bike path along Las Vegas Boulevard will not be negatively impacted.

The outdoor dining area is located in the public sidewalk area along Las Vegas Boulevard and Gass Avenue. The floor plan depicts 10 seats in the public sidewalk area and barriers are indicated surrounding the outdoor seating area. Pursuant to the Las Vegas Downtown Centennial Plan Outdoor Dining and Entertainment Standards, nothing shall be attached temporarily or permanently to the sidewalk. A condition of approval has been added to address the status of the outdoor dining and seating areas pursuant to the Las Vegas Downtown Centennial Plan. In addition, an Encroachment Agreement is required by the City of Las Vegas Department of Public Works to allow the outdoor dining area to be located in the right-of-way.

The property is located within the Las Vegas Downtown Centennial Plan area and is not subject to the automatic application of parking requirements pursuant to Title 19 parking standards. However, the restaurant will primarily service residents and workers in the area, with parking available in the surrounding streets. The proposed use complies with Title 19.04 minimum Special Use Permit Requirements and can be conducted in a manner that is compatible with existing and surrounding land uses; therefore, staff recommends approval with conditions.

FINDINGS (SUP-40169)

In order to approve a Special Use Permit application, per Title 19.18.060 the Planning Commission and City Council must affirm the following:

1. **The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.**

   The proposed use will be located within an existing restaurant and meets distance separation requirements. The proposed use can be conducted in a manner that is harmonious and compatible with the use in the existing site and with the uses on adjacent properties.

2. The subject site is physically suitable for the type and intensity of land use proposed.

The subject site is physically suitable for the type and intensity of the proposed use. The proposed Beer/Wine/Cooler On-Sale Establishment use is located in the Downtown Centennial Plan (Downtown South District); therefore, the parking standards of Title 19 are not automatically applied.

3. Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.

Site access is provided from Las Vegas Boulevard and Gass Avenue. These streets are sufficient in size to accommodate the needs 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.

Approval of the proposed Special Use Permit will not compromise the public health, safety and general welfare, as the use will be subject to regular inspections.

5. The use meets all of the applicable conditions per Title 19.04.

The proposed use complies with the minimum Special Use Permit Requirements for a Beer/Wine/Cooler On-Sale Establishment use.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 24

NOTICES MAILED 703

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

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'Ostaine Urban Housing, LLC

Name of Applicant: The VERDICT's Inn

Name of Representative: Maggie Cupp

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 (Date) before me, Dennis Stephen Ammann, Notary Public (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)

DENNIS STEPHEN AMMANN
Commission # 1803968
Notary Public - California
San Diego County
My Comm. Expires Jun 27, 2012

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: _____

RECEIVED
NOV 05 2010
City of Las Vegas

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: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

© 2007 National Notary Association • 9350 De Soto Ave., P.O. Box 2402 • Chatsworth, CA 91313-2402 • www.NationalNotary.org Item #5907 Reorder: Call Toll-Free 1-800-876-6827

PLANNING & DEVELOPMENT
CITY OF LAS VEGAS
DEVELOPMENT SERVICES CENTER

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 REESE

General Plan: existing MXU proposed N/A **Zoning:** existing C-2 proposed N/A

Commercial Square Footage 1,903 Ø **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

James Scott Thurston Brown

PROPERTY OWNER L'Octane Urban Honeyi, LLC **Contact** Jennifer Hom

Address 1651 Rosecrans Street **Phone** 619.283.5515 **Fax:** 619.280.3346

City San Diego **State** CA **Zip** 92106

E-mail Address jhom@tomhomgroup.com

APPLICANT The VERDICT'S INN **Contact** MAGGIE CUPP

Address 801 S. LAS VEGAS BLVD **Phone:** 580-0080 **Fax:**

City Las Vegas NV 89101 **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* [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

RECEIVED
NOV 05 2010
City of Las Vegas

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	SUP-40169
Meeting Date:	12-16-10
Total Fee:	$ 1280.00
Date Received:*	11/5/10
Received By:	JFMcl

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

f:\depot\Application Packet\Application Form pdf

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of San Diego

On November 4, 2010 (Date) before me, Dennis Stephen Ammann, Notary Public (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)

DENNIS STEPHEN AMMANN
Commission # 1803968
Notary Public - California
San Diego County
My Comm. Expires Jun 27, 2012

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: _____

RECEIVED
NOV 05 2010
City of Las Vegas

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: _____

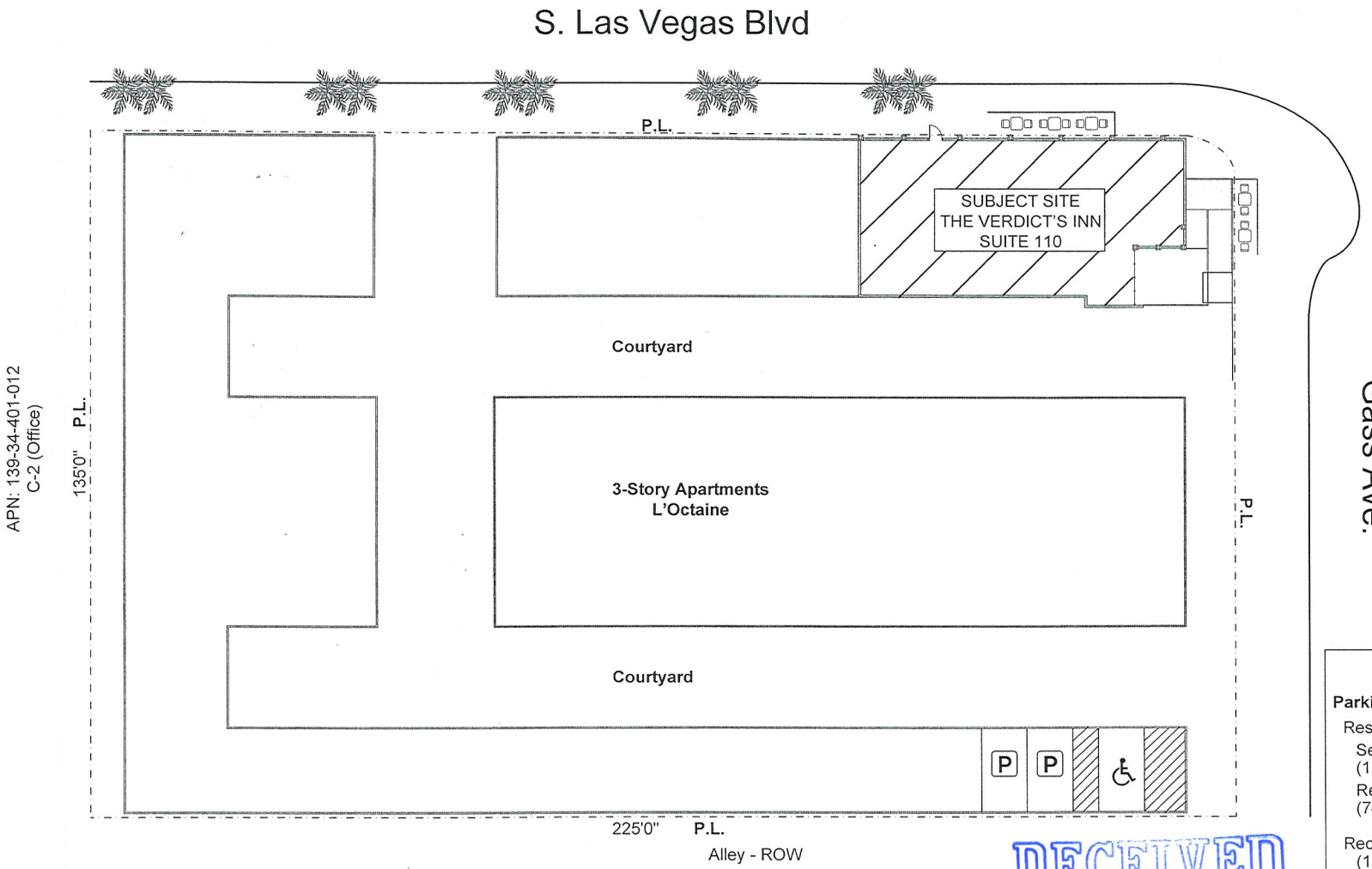
RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer's Name: _____
- ☐ Individual
- ☐ Corporate Officer — Title(s): _____
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney in Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

©2007 National Notary Association • 9350 De Soto Ave., P.O. Box 2402 • Chatsworth, CA 91313-2402 • www.NationalNotary.org Item #5907 Reorder: Call Toll-Free 1-800-876-6827



Verdict's Inn – Site Plan

0 ft. 15 ft. 25 ft. 50 ft.

Legend

APN: 139-34-401-006
Address: 801 S. Las Vegas Blvd -110
Zoning: C-2 (General Commercial)

RECEIVED
NOV 17 2010

Parking Analysis

Parking Required - 115

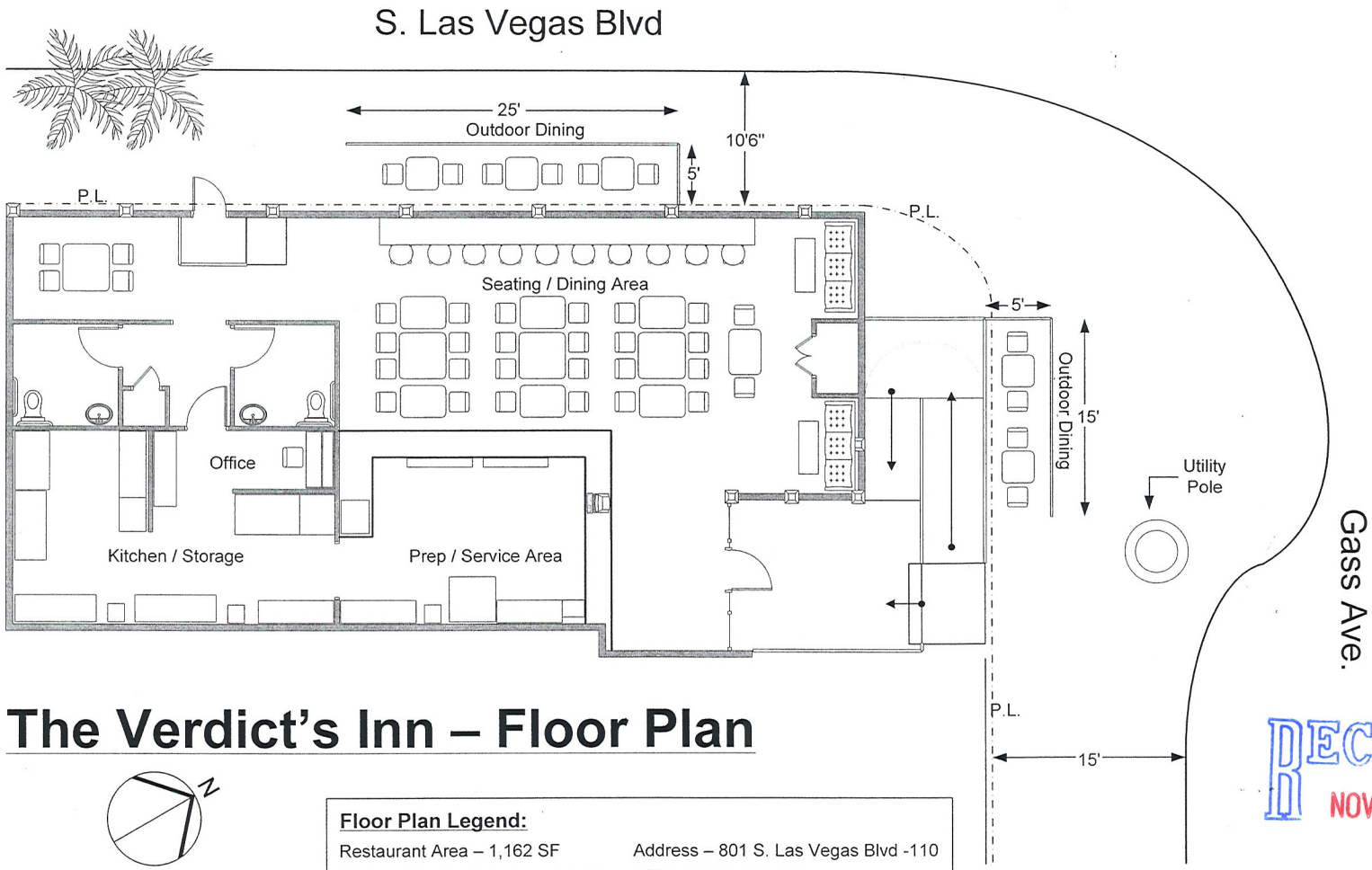
Restaurant - 32
- Seating/Dining (1,362 / 50) = 28
- Remaining (741 / 200) = 4

Recording Studio - 3
- (1,993 / 750)

Multi-Family Residential - 80
- 1-br (22 x1.25) - 28
- 2-br (24 x1.75) - 42
- 3-br (5 x 2) - 10

Parking Provided - 54

SUP -40169
REVISED



The Verdict's Inn – Floor Plan

N

0 ft. 6 ft. 10 ft. 20 ft.

Floor Plan Legend:

Restaurant Area – 1,162 SF
Kitchen / Back of House – 741 SF
Outdoor Dining – 200 SF
Total – 2,103 SF

Address – 801 S. Las Vegas Blvd -110
APN: 139-34-401-006
Zoning: C-2 (General Commercial)

RECEIVED
NOV 17 2010

SUP -40169
REVISED

SUP-40169 - APPLICANT: THE VERDICT'S INN - OWNER: L'OCTAINE LIMITED PARTNERSHIP
801 LAS VEGAS BOULEVARD SOUTH

11/09/10

SUP-40169 - APPLICANT: THE VERDICT'S INN - OWNER: L'OCTAINE LIMITED PARTNERSHIP
801 LAS VEGAS BOULEVARD SOUTH

11/09/10

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

RECEIVED
NOV 05 2010
City of Las Vegas

SUP-40169

City of Las Vegas Agenda Item No.: **26.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: DECEMBER 16, 2010

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

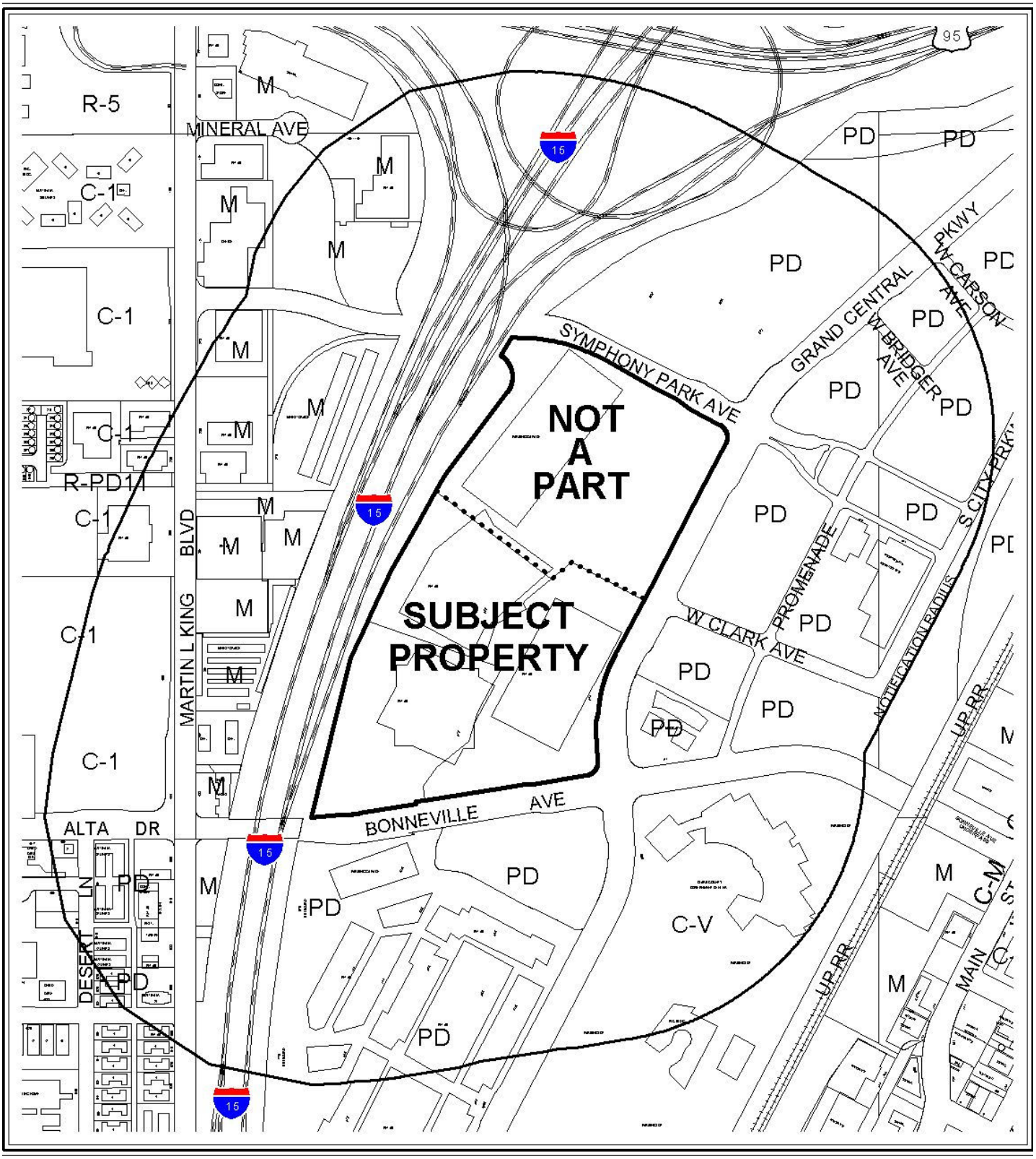
SUBJECT:
MSP-40138 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT/OWNER: WMCV PHASE I, LLC, ET AL - Request for a Major Amendment to a previously approved Master Sign Plan (MSP-6344) TO ADD 11 ON-PREMISE WALL SIGNS TOTALING 232,400 SQUARE FEET ON EIGHT BUILDING FACES WITHIN AN EXISTING COMMERCIAL DEVELOPMENT WITH WAIVERS 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). Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 01/19/2011 OR MAY BE FINAL ACTION
(Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends DENIAL.

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. City Council Approval Letter for MSP-6344
6. Justification Letter



0 400 800 Feet

CASE: **MSP-40138**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

N

0 400 800 Feet

CASE: **MSP-40138**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 16, 2010
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: APPLICANT/OWNER: WMCV PHASE I, LLC, ET AL

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
MSP-40138	Staff recommends DENIAL, if approved subject to conditions:	

** CONDITIONS **

MSP-40138 CONDITIONS

Planning and Development

1. Conformance to the Conditions of Approval for Master Sign Plans MSP-6344, MSP-15823, MSP-34474 and MSP-36336.

2. Conformance to the sign elevations and documentation as submitted in conjunction with this request, date stamped 11/08/10 and 11/02/10, except as amended by conditions herein.

3. A Waiver of the Parkway Center Standards of the Downtown Centennial Plan is hereby approved, to allow 11 wall signs ranging in size from 7,950 to 45,000 square feet where 50 square feet is the maximum area allowed per sign.

4. A Waiver of the Parkway Center Standards of the Downtown Centennial Plan is hereby approved, to allow wall signs to extend above the bottom of the second floor window sill where such is not allowed.

5. All signage shall have proper permits obtained through the Building and Safety Department.

6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

7. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Public Works

8. The proposed signs shall not be located within the public right-of–way or interfere with Site Visibility Restriction Zones. The proposed ground mounted bases shall not be located within existing or proposed public sewer or drainage easements.

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant proposes to amend the existing Master Sign Plan for the World Market Center to add 11 on-premise wall signs to Buildings 1, 2 and 3, which currently contain only the name and logo of the complex. The proposed wall signs are pressure sensitive vinyl wraps that would cover a significant area of eight different façades. This amendment, if approved, would allow for each sign to be removable and interchangeable with respect to the dimensions and areas requested. According to the applicant, the signs will depict only advertisements of the property owner, existing tenants and business affiliates of the property owner. As the signs would exceed the restrictions of the Downtown Centennial Plan Parkway Center District, the applicant proposes to waive Parkway Center height and area standards. In addition to requiring waivers, the signs are not compatible with the scale of development in the surrounding area. Staff therefore recommends denial. If denied, the existing approved Master Sign Plan will remain unchanged and no additional signage may be installed on the site without first amending the Master Sign Plan.

ISSUES

- Signage is proposed to cover the majority of eight unique facades on World Market Center Buildings 1, 2 and 3.
- A Waiver of Downtown Centennial Plan Parkway Center Standards is required to allow the height of a wall sign to exceed the height of any second floor window sill, except as permitted by the Parkway Center standards. The tallest proposed individual wall sign is 350 feet in height.
- A Waiver of Downtown Centennial Plan Parkway Center Standards is required to allow the area of a wall sign to exceed 50 square feet. There are 11 wall signs proposed, ranging in size from 7,950 to 45,000 square feet in area.
- No new off-premise signage is permitted within the Parkway Center District, pursuant to Subsection VII.E.6d of the Downtown Centennial Plan.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
11/23/98	The City Council approved a Rezoning (Z-0100-97) from M (Industrial) to PD (Planned Development) on 178 acres, including the subject property. The Planning Commission and staff recommended approval.
07/05/00	The City Council adopted Ordinance #5238, thereby adopting the Downtown Centennial Plan, which contains standards for the subject site.

05/16/01	The City Council approved a Site Development Plan Review [Z-0100-97(3)] for a proposed 1,000,000 square foot commercial development (World Market Center Phase I) and a Waiver of off-street parking requirements at the southwest corner of Grand Central Parkway and Bonneville Avenue. The Planning Commission and staff recommended approval.
06/15/05	The City Council approved a Master Sign Plan (MSP-6344) for World Market Center Phase I at 495 South Grand Central Parkway. The Planning Commission, Parkway Center Architectural Review Committee (PC-ARC) and staff recommended approval.
07/06/05	The City Council approved a Site Development Plan Review (SDR-6593) for a 1,619,219 square-foot commercial center (World Market Center Phase II). The Planning Commission, PC-ARC and staff recommended approval of the request.
01/06/06	Code Enforcement opened a case (37399) investigating alleged holes in the sidewalk adjacent to 495 South Grand Central Parkway, as well as trash, debris and broken pieces of cement on the sidewalk. Code Enforcement resolved the case on 01/09/06.
01/12/06	The Planning Commission approved a Site Development Plan Review (SDR-10427) for a proposed four level parking garage with 2,175 parking spaces and Waivers of Parkway Center Development Standards at 475 Grand Central Parkway. The PC-ARC and staff recommended approval.
06/07/06	The City Council approved a Major Amendment (SDR-12636) of a previously approved Site Development Plan Review (SDR-10427) to add five levels to the approved parking garage and for the World Market Center Phase III development. The Planning Commission and staff recommended approval.
09/07/06	Planning and Development Department staff approved a Minor Amendment (SDR-16509) to an approved Site Development Plan Review (SDR-12636) to reduce commercial square footage, reduce the height of the parking garage by one story, and revise parking requirements for World Market Center Phase III.
10/18/06	The City Council approved a Major Amendment (MSP-15823) to an approved Master Sign Plan (MSP-6344) to add signage for World Market Center Phase II at 475 and 495 South Grand Central Parkway. The Planning Commission and staff recommended approval.
03/26/08	Planning and Development Department staff approved the relocation of a 4,472 SF wall sign from the west elevation of Building 2 (475 South Grand Central Parkway) to the west elevation of Building 3 (455 South Grand Central Parkway).
01/29/09	Planning and Development Department staff approved a Temporary Sign Permit (TSP-33226) for the temporary installation of four (4) proposed 53-foot by 56-foot wall signs on the existing parking garage structure at 445 South Grand Central Parkway, from 01/30/09 to 02/28/09.

03/11/09	Planning and Development Department staff approved a Temporary Sign Permit (TSP-33790) for the temporary installation of one (1) proposed 62-foot by 55-foot wall sign on the existing parking garage structure at 445 South Grand Central Parkway, from 03/23/09 to 04/21/09.
06/11/09	Planning and Development Department staff approved a Minor Amendment (MSP-34474) of a previously approved Master Sign Plan (MSP-6344) for additional signage within the existing World Market Center commercial development.
12/03/09	The Planning Commission approved a Major Amendment (MSP-36336) to a previously approved Master Sign Plan (MSP-6344) to add wall signage on the existing parking structure at 445 South Grand Central Parkway, with waivers of the Downtown Centennial Plan Parkway Center Signage Standards. Staff recommended approval.

Most Recent Change of Ownership	
09/29/05	A deed was recorded for a change in ownership on APN 139-33-610-023.
09/30/05	A deed was recorded for a change in ownership on APN 139-33-610-014.
12/29/06	A deed was recorded for a change in ownership on APN 139-33-610-022.

Related Building Permits/Business Licenses	
05/23/05	A building permit (#05003496) was issued for exterior signage (directional, wall and freestanding signs) at 495 South Grand Central Parkway. A final inspection was completed on 10/04/05.
08/10/06	A building permit (#06005248) was issued for an eight-foot tall monument sign at 495 South Grand Central Parkway. A final inspection was completed on 09/26/06.
01/03/07	A building permit (#07000039) was issued for wall signage (1,440 square feet) at 495 South Grand Central Parkway. A final inspection was completed on 02/03/10.
03/27/08	A building permit (#08000042) was issued for exterior signage at 455 South Grand Central Parkway. A final inspection was completed on 07/11/08.

Pre-Application Meeting	
10/25/10	Submittal requirements for a Master Sign Plan were discussed. There were no major issues discussed; however, the applicant was informed that waivers of Downtown Centennial Plan Parkway Center Standards would be required.

Neighborhood Meeting
A neighborhood meeting is not required, nor was one held.

Field Check	
11/10/10	Staff conducted a field check of the subject property. Existing wall signage included only the establishment name and logo.

Details of Application Request	
Site Area	
Net Acres	21.04

Surrounding Property	***Existing Land Use Per Title 19.04***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Trade Center/Wholesale Showroom	MXU (Mixed Use)	PD (Planned Development)
North	Surface Parking, Parking Structure	MXU (Mixed Use)	PD (Planned Development)
	Off-Premise Sign	MXU (Mixed Use)	PD (Planned Development)
South	Surface Parking, Parking Structure	MXU (Mixed Use)	PD (Planned Development)
East	Office, Medical	MXU (Mixed Use)	PD (Planned Development)
West	Freeway (I-15)	ROW (Right-of-Way)	ROW (Right-of-Way)

Master Plan Areas	***Yes***	***No***	***Compliance***
Master Plan Area			
Downtown Centennial Plan	X		N
Special Purpose and Overlay Districts	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts			
PD (Planned Development) District	X		Y
Downtown Centennial Plan Overlay District – Parkway Center	X		N
A-O (Airport Overlay) District (175 Feet)	X		Y
Downtown Casino Overlay District	X		Y
Trails	X		Y
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area	X		Y
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Wall Signs: Pursuant to Title 19.14 and the Downtown Centennial Plan Parkway Center Standards, the following standards apply:

Standards	Allowed	Previously Approved	Proposed	Compliance
Maximum Number	All signs shall fit within the architectural frame or sign band of the storefront, or occupy the same square footage to enhance the architectural character of the buildings	4 wall signs on Bldgs 1, 2 and 3	11 additional wall signs on Bldgs 1, 2 and 3	Y
Maximum Area	Max. 50 SF for wall signs. Size shall be consistent with the scale of the building	23' tall x 192' wide identifier with logo (4,472 SF)	300' tall x 150' wide (45,000 SF)	N
Location Requirements	Signs above second floor shall be limited to two tenants of the building or the name of a hotel	Limited to name of establishment, near top of buildings	Proposed signage extends above second level; advertises building tenants	N
Design	All signs should establish a façade rhythm, scale and proportion where not currently existing	Façade rhythm, scale and proportion exist	Signs are at similar scale as building	N
Material	All signs should be appropriate in color and texture to the building on which it is placed	Signs contrast with buildings for clarity	Sign does not consider context of building color or texture; sign contains vinyl with laminate material	N
Illumination	Internal/External; no animation	Illuminated letters/logo	Non-Illuminated; no animation	Y

Waivers		
Requirement	**Request**	**Staff Recommendation**
Downtown Centennial Plan VII.E (6)(c) – Permitted signs: Modular wall signs shall be no greater than 50 square feet in area.	Installation of 11 wall signs of ranging in size from 7,950 SF to 45,000 SF	Denial
Downtown Centennial Plan VII.E (6)(f) – No building signs shall be permitted above the bottom of the second floor window sill. Signs above this height may be allowed for a max. of two (2) tenants per office building for the name of a hotel and are limited to letter signs, either illuminated or non-illuminated, with one (1) square box sign allowed in which a logo can be illuminated.	Installation of wall signs ranging in height from 150 to 350 feet that will extend above the second floor of each building	Denial

ANALYSIS

The subject site is located within a PD (Planned Development) District and is subject to the requirements of the Downtown Centennial Plan Parkway District contained therein. The site is also located within the Airport Overlay District and Downtown Casino Overlay District; this action would not affect requirements of those overlays.

The applicant proposes changes to the approved Master Sign Plan (MSP-6344) to allow interchangeable signs on Buildings 1, 2 and 3 that would only advertise services and products of the tenants located on the site. No new off-premise signage is permitted within the Downtown Centennial Plan Parkway Center District. Signs with a maximum area of 2,968 SF were previously approved for the parking garage facades north of the subject site and are not a part of this application. The percentage of deviation for the proposed signage area ranges from 15,800% to 89,900%, far exceeding the requirements and limitations of the Parkway Center Standards. Additionally, the signage extends well above the second floor and disrupts the rhythm of each façade on which it is proposed. The previously approved Master Sign Plan and amendments contained signs that also exceeded the Parkway Center Standards; however, as building identifiers they were considered to be appropriate in size and location for the scale of the development on the site.

The nearest residential property is located approximately 890 feet to the west across Interstate 15, and the proposed signs are therefore not subject to Residential Protection Standards as described by Title 19.14.070.

The applicant plans to utilize the signs in anticipation of a trade show in late January 2011 and change them out for subsequent shows in the future. It is noted that approval of the proposed amendment to the previously approved Master Sign Plan would allow the proposed signs in perpetuity unless additional conditions were imposed at the time of approval limiting their use.

FINDINGS

Although the Parkway Center Standards were originally intended to apply to much smaller office buildings on smaller sites, the signage proposed detracts from the aesthetics of the buildings themselves in terms of scale, proportion, color and materials. As such, they are not compatible with or complementary to the overall development. Staff recommends denial of the waiver requests and the amendment to the Master Sign Plan.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 45

NOTICES MAILED 45

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

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: [signature]

Print Name: JACK KASHANI

Subscribed and sworn before me

This 1st day of November, 2010

[signature]

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
CITY OF LAS VEGAS
DEVELOPMENT SERVICES CENTER

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@wmclv.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* V KASHANI

*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.

Jessica Green

Notary Public in and for said County and State

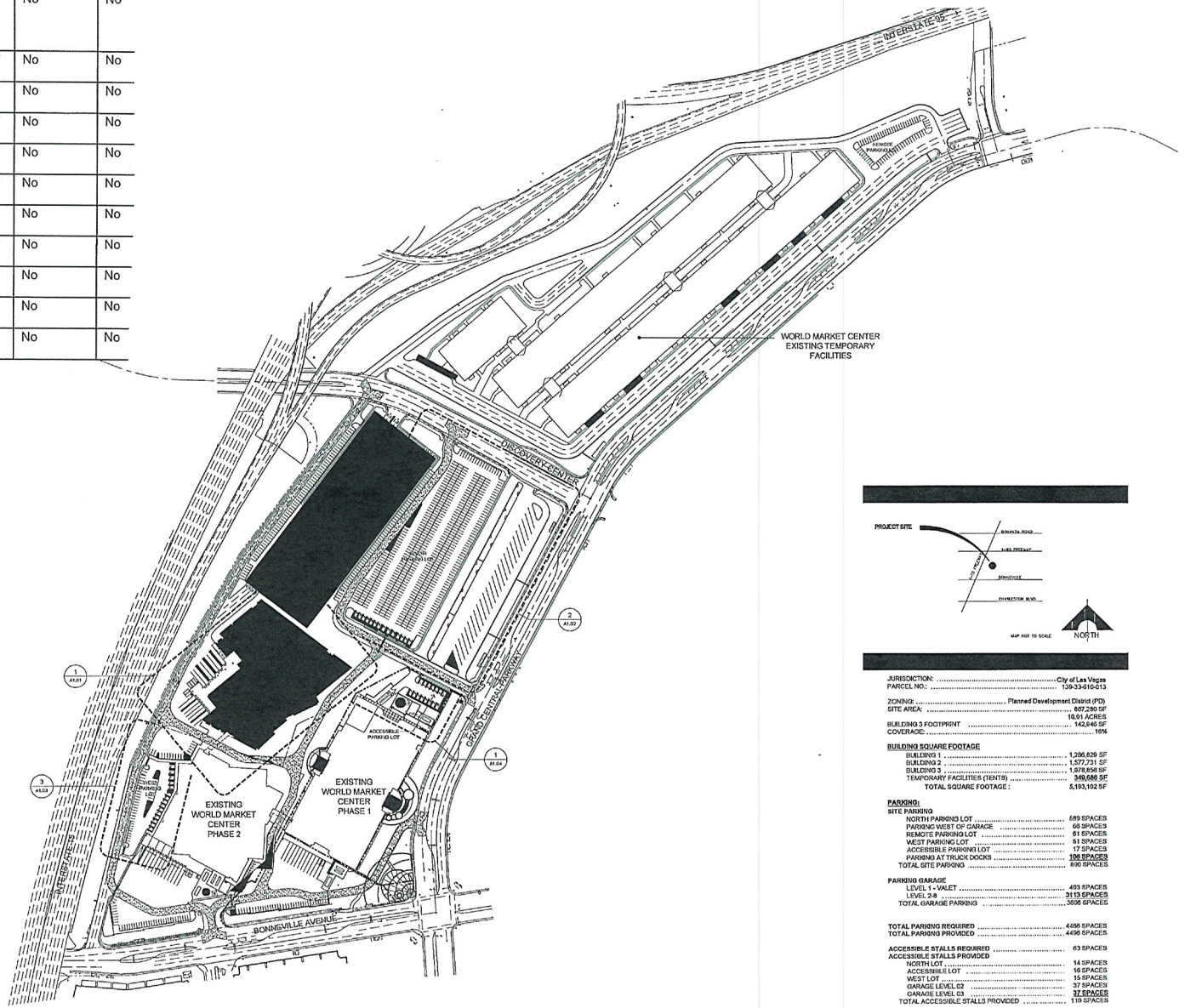
JESSICA GREEN
Notary Public
State of Nevada
Appt. No. 07-5137-1
My Appt. Expires Oct. 25, 2011

FOR DEPARTMENT USE ONLY

Case #	MSP-40138
Meeting Date:	12-16-10
Total Fee:	850
Date Received:*	11-2-10
Received By:	ES

*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.

Type of Sign	Location	Height	Width	Area	Illumination	Animation
ALL are On-Premise 3M 3662 Vinyl with Laminate	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



A MASTER SITE PLAN
Scale 1" = 120'

JURISDICTION: ..... City of Las Vegas
PARCEL NO.: 139-33-610-013

ZONING: ..... Planned Development District (PD)
SITE AREA: ..... 857,280 SF
19.91 ACRES
BUILDING 3 FOOTPRINT ..... 142,646 SF
COVERAGE: 16%

BUILDING SQUARE FOOTAGE
BUILDING 1 ..... 1,206,629 SF
BUILDING 2 ..... 1,577,731 SF
BUILDING 3 ..... 1,978,856 SF
TEMPORARY FACILITIES (164/78) ..... 349,686 SF
TOTAL SQUARE FOOTAGE : 5,193,102 SF

PARKING:
SITE PARKING
NORTH PARKING LOT ..... 589 SPACES
PARKING WEST OF GARAGE ..... 66 SPACES
REMOTE PARKING LOT ..... 61 SPACES
WEST PARKING LOT ..... 51 SPACES
ACCESSIBLE PARKING LOT ..... 17 SPACES
PARKING AT TRUCK DOCKS ..... 106 SPACES
TOTAL SITE PARKING ..... 890 SPACES

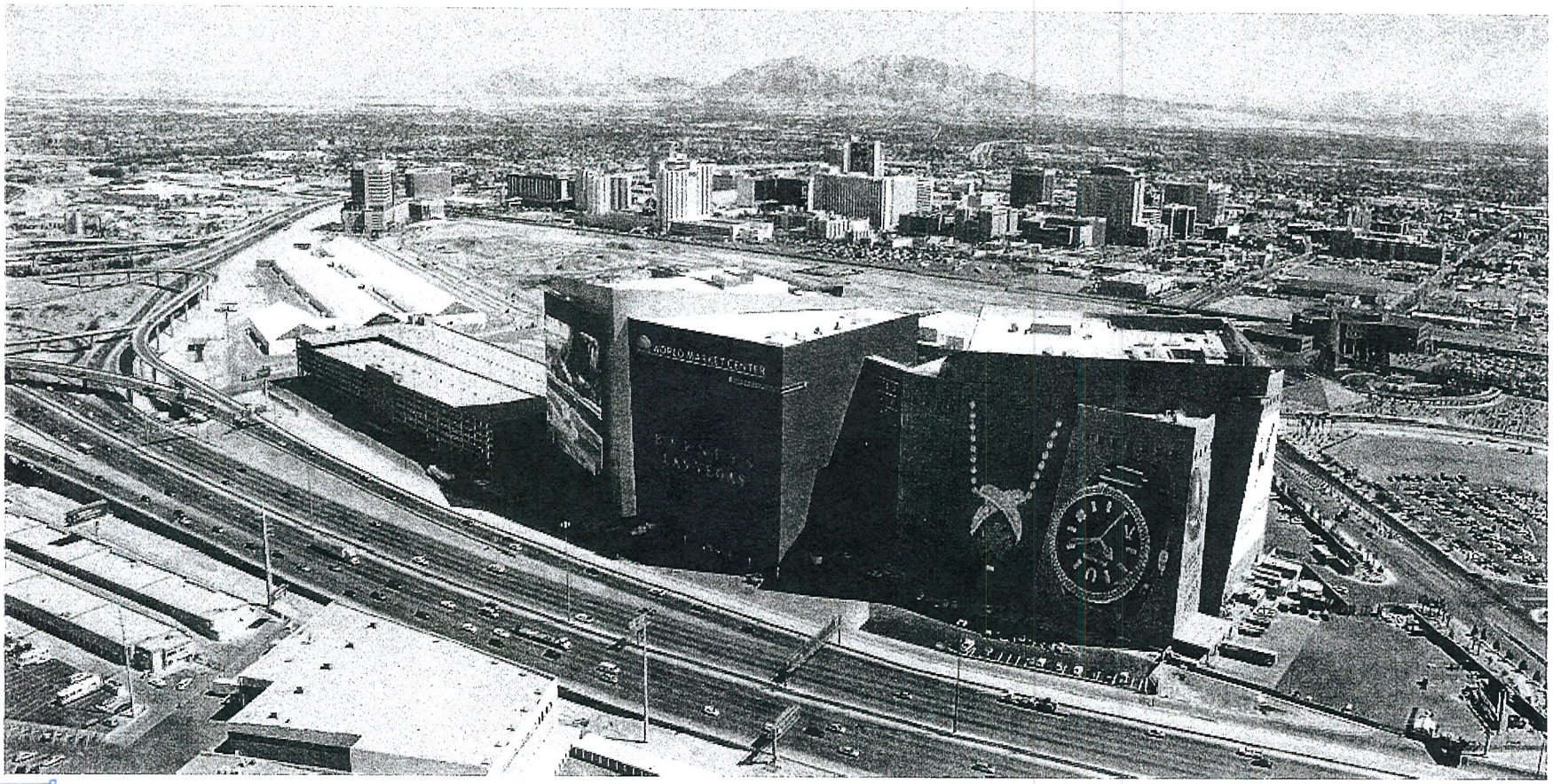
PARKING GARAGE
LEVEL 1 - VALET ..... 493 SPACES
LEVEL 2-8 ..... 3113 SPACES
TOTAL GARAGE PARKING ..... 3606 SPACES

TOTAL PARKING REQUIRED ..... 4496 SPACES
TOTAL PARKING PROVIDED ..... 4496 SPACES

ACCESSIBLE STALLS REQUIRED ..... 83 SPACES
ACCESSIBLE STALLS PROVIDED
NORTH LOT ..... 14 SPACES
ACCESSIBLE LOT ..... 18 SPACES
WEST LOT ..... 15 SPACES
GARAGE LEVEL 02 ..... 37 SPACES
GARAGE LEVEL 03 ..... 37 SPACES
TOTAL ACCESSIBLE STALLS PROVIDED ..... 119 SPACES

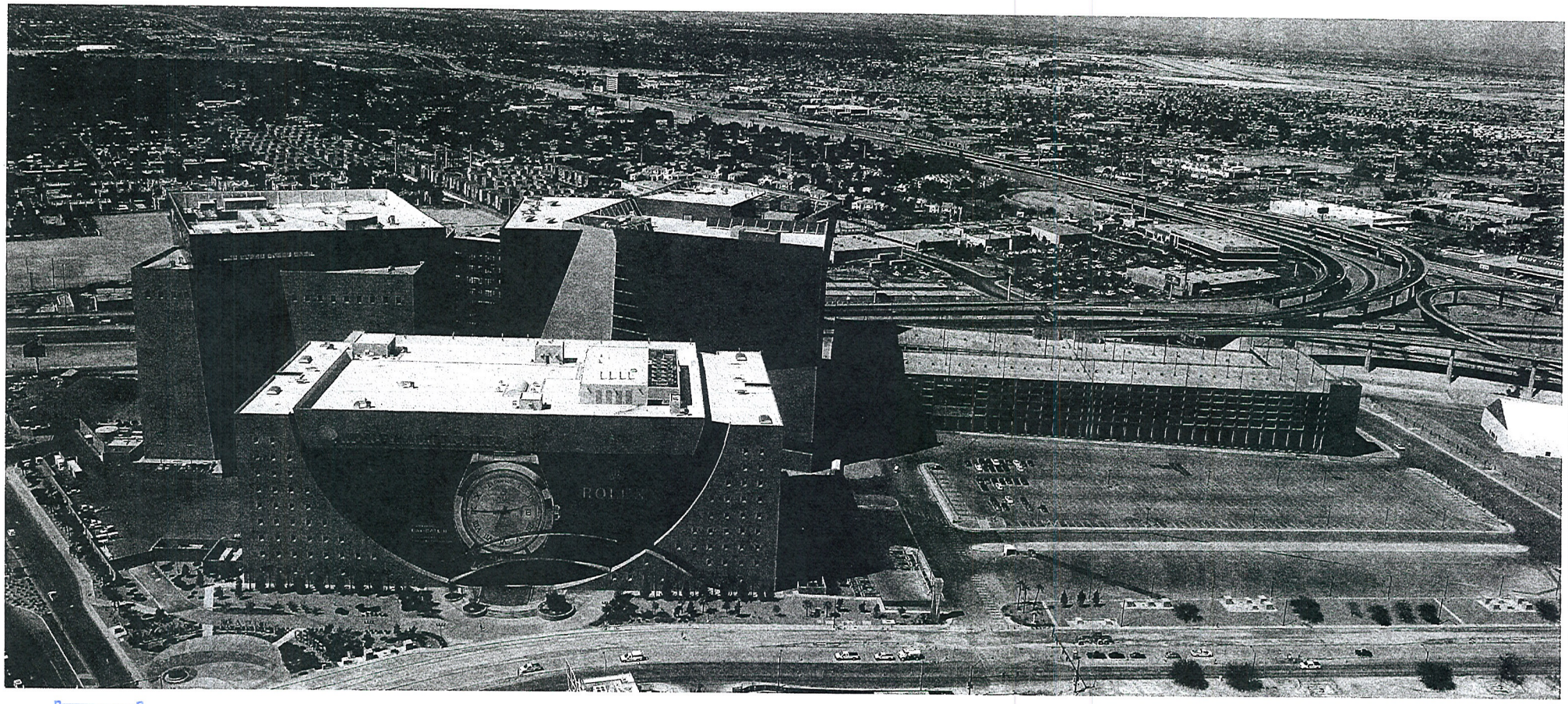
MSP-40138
REVISED

RECEIVED
NOV 08 2010



RECEIVED
NOV 08 2010

MSP-40138
REVISED



RECEIVED
NOV 08 2010

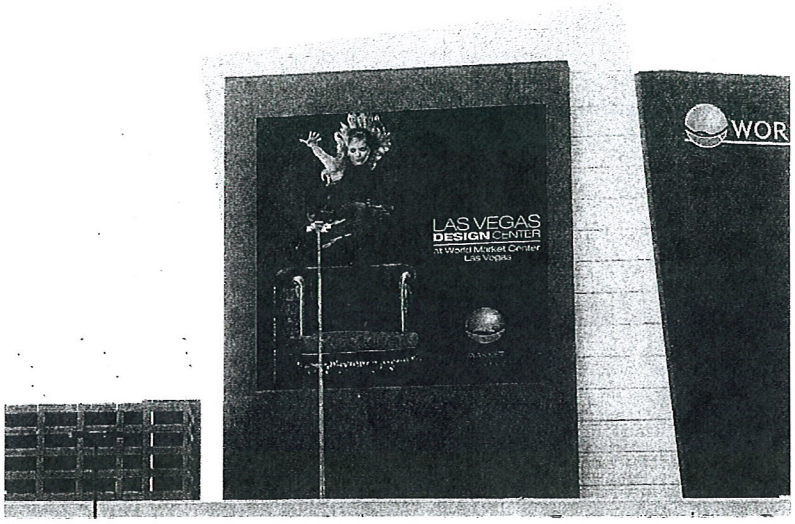
MSP-40138
REVISED

RECEIVED
NOV 08 2010

MSP-40138
REVISED

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

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
LAWRENCE WEEKLY
MICHAEL MACK
STEVE WOLFSON
LOIS TARKANIAN

DOUGLAS A. SELBY
CITY MANAGER

June 16, 2005

Mr. Robert Holgate
WMC Phase 1, LLC
495 South Grand Central Parkway
Las Vegas, Nevada 89106

RE: 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 be 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.

RECEIVED
NOV - 2 2010

MSP-40138

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

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

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

MSP-40138 - APPLICANT/OWNER: WMCV PHASE I, LLC, ET AL
455, 475 AND 495 SOUTH GRAND CENTRAL PARKWAY

11/09/10

MSP-40138 - APPLICANT/OWNER: WMCV PHASE I, LLC, ET AL
455, 475 AND 495 SOUTH GRAND CENTRAL PARKWAY

11/09/10

MSP-40138 - APPLICANT/OWNER: WMCV PHASE I, LLC, ET AL
455, 475 AND 495 SOUTH GRAND CENTRAL PARKWAY

11/09/10

MSP-40138 - APPLICANT/OWNER: WMCV PHASE I, LLC, ET AL
455, 475 AND 495 SOUTH GRAND CENTRAL PARKWAY

11/09/10

MSP-40138 - APPLICANT/OWNER: WMCV PHASE I, LLC, ET AL
455, 475 AND 495 SOUTH GRAND CENTRAL PARKWAY

11/09/10

MSP-40138 - APPLICANT/OWNER: WMCV PHASE I, LLC, ET AL
455, 475 AND 495 SOUTH GRAND CENTRAL PARKWAY

11/09/10

MSP-40138 - APPLICANT/OWNER: WMCV PHASE I, LLC, ET AL
455, 475 AND 495 SOUTH GRAND CENTRAL PARKWAY

11/09/10

MSP-40138 - APPLICANT/OWNER: WMCV PHASE I, LLC, ET AL
455, 475 AND 495 SOUTH GRAND CENTRAL PARKWAY

11/09/10

495 S. Grand Central Parkway, Suite 2203
Las Vegas, NV 89106
P 702.599.9621 | 888.416.[illegible]
F 702.599.9622
www.LasVegasMarket.com

WORLD MARKET CENTER LAS VEGAS

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,

Jonathan P. Leleu
In-House Legal Counsel for
World Market Center Las Vegas

MSP-40138

City of Las Vegas Agenda Item No.: **27.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: DECEMBER 16, 2010

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

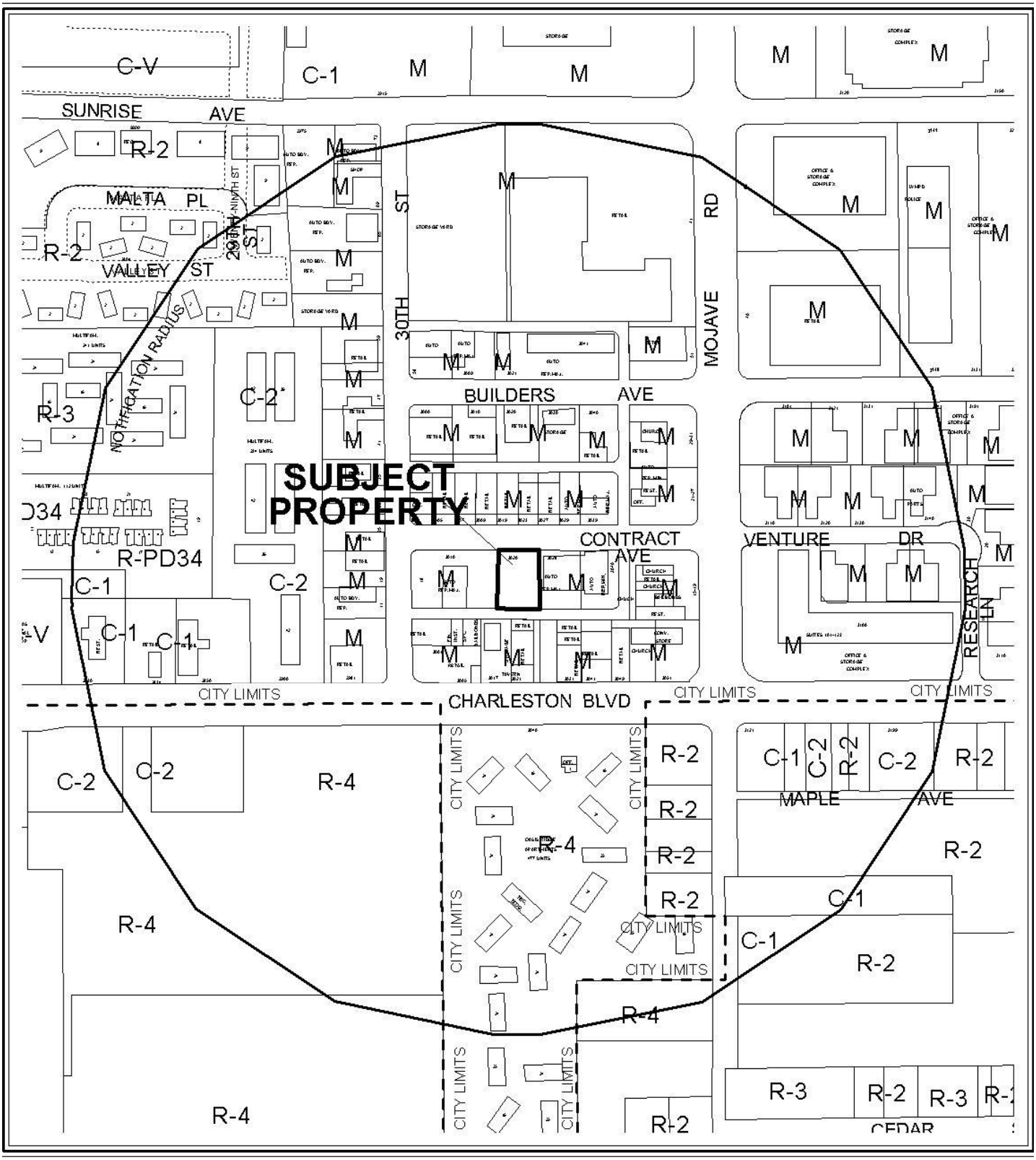
SUBJECT:
SDR-40069 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: KRASSIMIR TEOFILOV - Request for a Site Development Plan Review FOR AN EXISTING OUTSIDE STORAGE LOT WITH CHAINLINK FENCING AND BARBED WIRE WHERE SUCH MATERIAL IS PROHIBITED AND A WAIVER TO ALLOW PERIMETER LANDSCAPE BUFFER WIDTHS OF ZERO FEET ALONG THE NORTH PERIMETER WHERE 10 FEET IS REQUIRED AND ZERO FEET ALONG THE EAST AND WEST PERIMETERS WHERE EIGHT FEET IS REQUIRED on 0.31 acres at 3020 Contract Avenue (APN 139-36-812-008), M (Industrial) Zone, Ward 3 (Reese). Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 01/19/2011 OR MAY BE FINAL ACTION
(Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**14**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends DENIAL.

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Support Petition



0 300 600 Feet

CASE: **SDR-40069**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

N

0 300 600 Feet

CASE: **SDR-40069**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 16, 2010
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: APPLICANT/OWNER: KRASSIMIR TEOFILOV

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SDR-40069	Staff recommends DENIAL, if approved subject to conditions:	

** CONDITIONS **

SDR-40069 CONDITIONS

Planning and Development

1. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the chainlink fence on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.

2. All development shall be in conformance with the site plan date stamped 10/26/2010, except as amended by conditions herein.

3. A Waiver from Title 19.12 is hereby approved, to allow a zero-foot landscape buffer along the north perimeter where a 10-foot landscape buffer is required and a zero-foot landscape buffer along the east and west perimeter where an eight-foot landscape buffer is required.

4. Prior to business license approval, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Department.

5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

6. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

7. Remove all substandard sidewalk improvements, if any, adjacent to this site and replace with new sidewalk meeting current City Standards concurrent with on-site development activities as shown on the approved Site Plan. The existing "pan" style driveways may remain. All existing public improvements damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

8. All landscaping and private improvements, if any, installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

Staff Report Page One
December 16, 2010 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This application is a request for a Site Development Plan Review for an existing Outside Storage Lot on 0.31 acres at 3020 Contract Avenue. The proposed development serves as the vehicle storage lot for an Automotive Repair (Major) business located at 3029 Contract Avenue, approximately 80 feet to the northeast of the subject site. The applicant is requesting a Waiver of Title 19.12 to allow no landscaping where a 10-foot wide landscape buffer is required. Staff recommends denial. If the request is denied, the applicant will be required to remove the chain link fencing and barbed wire from the subject site.

ISSUES

- A Site Development Plan Review is required to allow the existing chain link fencing with barbed-wire.
- A Waiver is required to allow a zero-foot landscape buffer along the north perimeter where a 10-foot landscape buffer is required and a zero-foot landscape buffer along the east and west perimeter where an eight-foot wide landscape buffer is required.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
10/27/64	The City Council approved a Rezoning (Z-0066-64) from C-1 (Limited Commercial) to M (Industrial) for this site as part of a larger request.
08/04/04	The City Council approved a request for a Site Development Plan Review (SDR-4458) for a proposed 3,000 square foot Auto Repair Garage, Minor and an associated Variance (VAR-4456) to allow a zero-foot side yard setback where 10 feet is required at 3020 Contract Avenue. The Planning Commission and Staff recommended approval. These entitlements expired on 08/04/2006.
05/23/06	The property owner was cited by Code Enforcement (Case #42475) for violating the conditions of approval for Site Development Plan Review (SDR-4458). This case was closed 08/15/2006.
03/16/09	Code Enforcement Case #75566: Applicant cited for presence of barbed wire. Case closed 06/02/2009.
09/09/10	Code Enforcement Case #94275: Applicant cited for using the Outside Storage lot as an unauthorized facility with chain link fencing.

Most Recent Change of Ownership	
02/20/04	A deed was recorded for a change in ownership.
Related Building Permits/Business Licenses	
12/19/06	A Building Permit #6007421 was issued for a Wireless Communication Facility, Non-Stealth Design (60-foot high monopole). This permit received a final inspection on 07/18/2007.
06/24/08	Business License #A16-01195 was issued for Auto Repair & Sales at 3029 Contract Avenue. There currently is no business license for the subject site, 3020 Contract Avenue.
03/18/09	A Building Permit #135832 was issued for modifications to an existing Wireless Communication Facility at 3020 Contract Avenue. This permit was completed on 11/04/2009.

Pre-Application Meeting	
10/05/10	A pre-application meeting was held with staff to discuss to the process for submitting a Site Development Plan Review to allow chain link and barbed wire fencing and the need for approved Waivers to Title 19.12 for no landscape buffers.

Neighborhood Meeting
A neighborhood meeting is not required for this type of request nor was one held.

Field Check	
11/12/10	A field check was performed by staff with the following observations: • The subject site currently maintains a six-foot chain link fence topped by additional two-feet of barbed-wire that encircles the property. • There are four securable chain link gates of the same dimensions of the fence. Two gates are at the front along Contract Avenue and two gates are located adjacent to the public alley. • The site contains a Wireless Communication Facility, Non-Stealth at the rear of the property. • The site is well maintained and orderly in appearance; there is a sign posted at the entrance of the property stating that no public parking is allowed on site.

Details of Application Request	
Site Area	
Net Acres	0.3

Surrounding Property	*Existing Land Use Per Title 19.04*	*Planned or Special Land Use Designation*	*Existing Zoning District*
Subject Property	Outdoor Motor Vehicle Storage	LI/R (Light Industrial/Research)	M (Industrial)
North	Auto Repair (Major)	LI/R (Light Industrial/Research)	M (Industrial)
South	Tavern	LI/R (Light Industrial/Research)	M (Industrial)
	General Commercial		
East	Auto Repair (Major)	LI/R (Light Industrial/Research)	M (Industrial)
West	Auto Repair (Major)	LI/R (Light Industrial/Research)	M (Industrial)

Master Plan Areas	*Yes*	*No*	*Compliance*
Master Plan Area		X	NA
Special Purpose and Overlay Districts	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts		X	NA
Trails		X	NA
Rural Preservation Overlay District		X	NA
Las Vegas Redevelopment Plan Area		X	NA
Development Impact Notification Assessment		X	NA
Project of Regional Significance		X	NA

DEVELOPMENT STANDARDS

Pursuant to Title 19.08.050 , the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Width	100 Feet	100 Feet	Y
Min. Setbacks			
• Front	10 Feet	120 Feet	Y
• Side	10 Feet	10 Feet	Y
• Rear	0 Feet	0 Feet	Y

Pursuant to Title 19.12, the following standards apply:

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
Buffer Trees:				
• North	1 Tree / 20 Linear Feet	5 Trees	0 Trees	N
• South	1 Tree / 0 Linear Feet	0 Trees	0 Trees	N
• East	1 Tree / 30 Linear Feet	4 Trees	0 Trees	N
• West	1 Tree / 30 Linear Feet	4 Trees	0 Trees	N
TOTAL PERIMETER TREES		**13 Trees**	**0 Trees**	**N**
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	10 Feet		0 Feet	N
• South	0 Feet		0 Feet	N
• East	8 Feet		0 Feet	N
• West	8 Feet		0 Feet	N

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Street Width (Feet)***	***Compliance with Street Section***
Contract Avenue	N/A	N/A	60	NA

Waivers		
Requirement	***Request***	***Staff Recommendation***
A 10-foot wide landscape buffer along the north perimeter, and an eight-foot wide landscape buffer along the east and west property lines with 24-inch box sized trees planted 30 feet apart along the east and west, and 20 feet apart along the north property line.	To provide no landscape buffers along the north, east, and west property lines.	Denial

ANALYSIS

The subject property is located within an M (Industrial) zoning district, which permits an Auto Storage, by right. The surrounding area is all within the M (Industrial) zoning district with all of the uses along Contract being automotive repair in nature. The site had previously been entitled (SDR-4458) for a 3,000 square-foot Auto Repair Garage (Minor) with a Variance (VAR-4456) to allow a zero-foot side yard setback where 10 feet is required, but that approval expired on 08/04/2006. The applicant never constructed the garage, but proceeded to use the site for auto storage. It is the applicant's intent to utilize this Site Development Plan Review request the means for gaining authorization for both the chain link and barbed wire fencing.

As stated in Title 19.08.050(E)(4)(a)(ii):

> "Unless otherwise approved as a part of an overall development plan, the following materials are not acceptable for use as screening walls or fences:
> A. Chain link or open wire fencing (except as temporary construction fencing);
> B. Razor wire or barbed wire;"

The proposed development of the site for the existing Outside Storage lot will require that the perimeter landscape buffers be brought up to the current Title 19.12 requirements. The applicant has requested a Waiver of the perimeter landscaping requirements as it is not his intent to install any landscape improvements to the site. Staff cannot support the requests, as they will result in a storage lot with no landscaping or adequate screening from the public right-of-way, and denial of this request is recommended. If denied, the applicant will be required to remove the chain link fencing and barbed wire and relocate all vehicles currently being stored at this site.

FINDINGS (SDR-40069)

In order to approve a Site Development Plan application, per Title 19.18.050 the Planning Commission and/or City Council must affirm the following:

1. **The proposed development is compatible with adjacent development and development in the area;**

   The existing facility has been used as a storage lot at the subject property for the past five years. The applicant had removed the barbed-wire but has since reinstalled it and is seeking permission to continue with the six-foot chainlink fence with a two-foot barbed wire top. Although the chainlink and barbed wire materials are compatible with the adjacent industrial uses, the lack of landscaping and screening will result in a development that is not compatible with the surrounding area.

2. The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;

The existing development is consistent with the General Plan designation of LI/R (Light Industrial/Research). However, the existing fencing is not consistent with Title 19 in regards to the use of prohibited materials and also requires approval of a Waiver from the Industrial District Development Landscape Standards.

3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;

The site is accessible from Contract Avenue and from the public alley that runs behind the subject property and will not have a negative impact on adjacent roadways or neighborhood traffic.

4. Building and landscape materials are appropriate for the area and for the City;

Although the applicant is requesting to utilize materials that are prohibited by Title 19.08, the chain link fence and barbed-wire are in well-maintained condition and are contextually compatible with the surrounding industrial land use. The lack of landscaping along Contract Avenue, however, does not provide adequate screening along the public right-of-way.

5. Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;

The applicant has not proposed any new structures or physical alterations to the subject site other than the restriping and parking arrangement for vehicle storage.

6. Appropriate measures are taken to secure and protect the public health, safety and general welfare.

The proposed development is subject to Conditions of Approval, the Title 19 Zoning Code, the International Building Code, and will require inspection at the time of Business Licensing; therefore, the development will not compromise the public health, safety or welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 23

NOTICES MAILED 77

APPROVALS 14

PROTESTS 0

MH

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-40069** APN: _____

Name of Property Owner: KRASSIMIR TEOFILOV

Name of Applicant: _____

Name of Representative: _____

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes ☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: KRASSIMIR TEOFILOV

Print Name: KRASSIMIR TEOFILOV

STATE OF NEVADA COUNTY OF CLARK
Subscribed and sworn before me

This 25 day of October, 20 10

Notary Public in and for said County and State

MIKE KENT
Notary Public, State of Nevada
Appointment No. 06-105495-1
My Appt. Expires Apr 29, 2014

RECEIVED
OCT 26 2010

PLANNING & DEVELOPMENT
DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: PARKING LOT

Project Address (Location) 3020 CONTRACT AVE. L.V. 89101

Project Name CONTRACT AUTOMOTIVE-PARKING lot **Proposed Use** PARKING LOT

Assessor's Parcel #(s) 139368/2008 **Ward #** 3

General Plan: existing LI/R proposed ____ **Zoning:** existing M proposed ____

Commercial Square Footage 0.31 ACRES **Floor Area Ratio** ____

Gross Acres 0.31 ACRS **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.

STATE OF NEVADA COUNTY OF CLARK

Notary Public in and for said County and State

MIKE KENT
Notary Public, State of Nevada

FOR DEPARTMENT USE ONLY

Case #	SDR-40069
Meeting Date:	12/16/10 PC
Total Fee:	$1,030
Date Received:*	10/26/10
Received By:	

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

RECEIVED
OCT 26 2010

Revised 10/27/08

f:\depot\Application Packet\Application Form.pdf

NEVADA INDIVIDUAL ACKNOWLEDGMENT

State of NEADA
County of CLARK } ss.

This instrument was acknowledged before me on this the 25 day of October, 20 10, by
Day Month Year

(1) KRASSIMIR TEOFILOV (.)
Name of Signer

(and

(2) * N\A * .)
Name of Signer

Appointment No. 06-105495-1
My Appt. Expires Apr 29, 2014

MIKE KENT
Notary Public, State of Nevada
Appointment No. 06-105495-1
My Appt. Expires Apr 29, 2014

Place Notary Seal and/or Stamp Above

Signature of Notary Public

OPTIONAL

Though the information in this section is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

RIGHT THUMBPRINT OF SIGNER #1	RIGHT THUMBPRINT OF SIGNER #2
Top of thumb here	Top of thumb here

Description of Attached Document

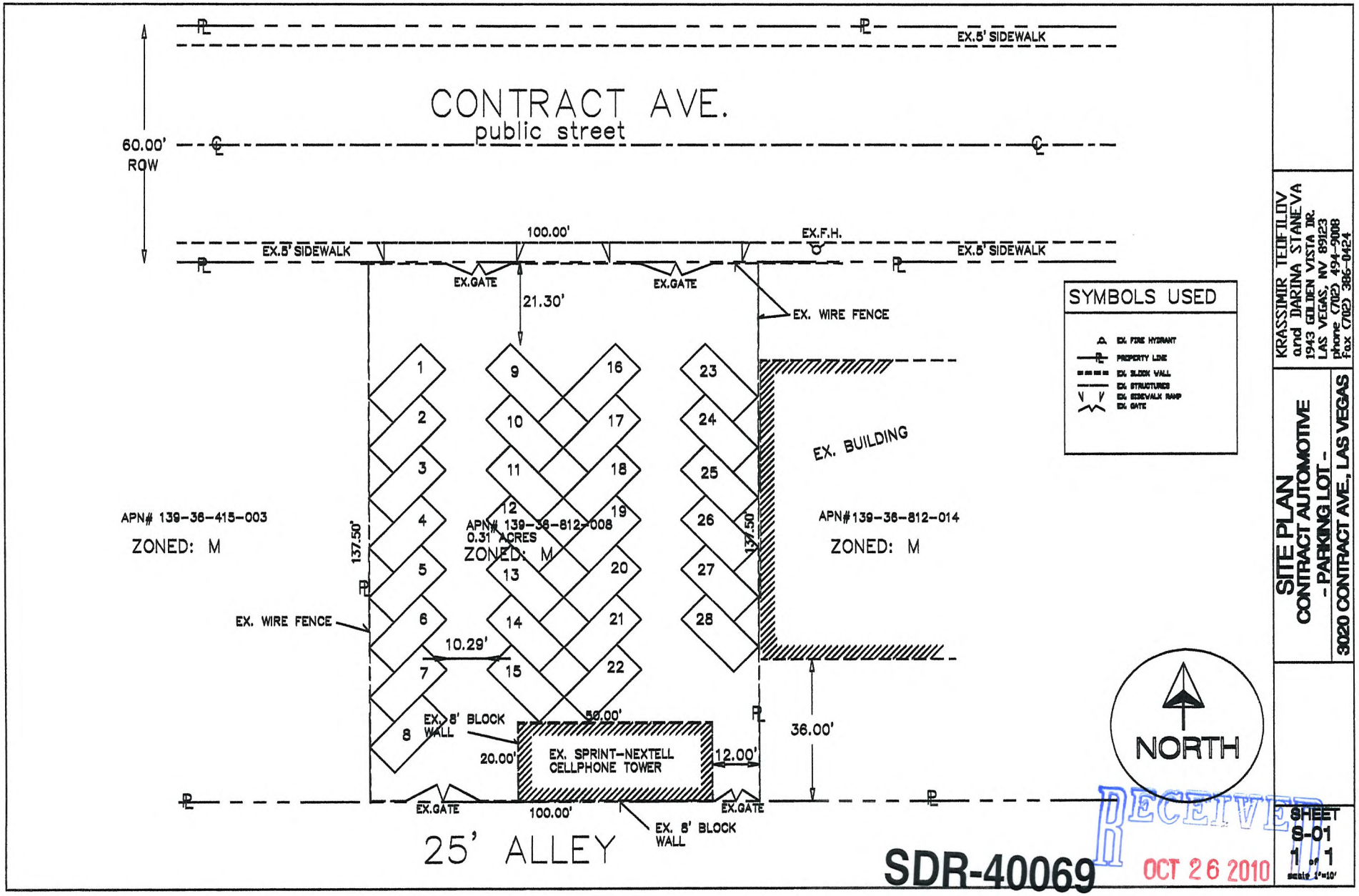
Title or Type of Document: Application/Petition Form

Document Date: 10/25/10 Number of Pages: 1

Signer(s) Other Than Named Above: * N/A *

RECEIVED
OCT 26 2010

©2008 National Notary Association • 9350 De Soto Ave., P.O. Box 2402 • Chatsworth, CA 91313-2402 • www.NationalNotary.org Item #5915 Reorder: Call Toll-Free 1-800-876-6827



SDR-40069

RECEIVED
OCT 26 2010

KRASSIMIR TELIFILOV
and DARINA STANEVA
1943 GOLDEN VISTA DR.
LAS VEGAS, NV 89123
phone (702) 494-9008
Fax (702) 386-0424

SITE PLAN
CONTRACT AUTOMOTIVE
- PARKING LOT -
3020 CONTRACT AVE., LAS VEGAS

SHEET
S-01
1 of 1
scale 1"=10'

RECEIVED
OCT 20 2010

CONTRACT AUTOMOTIVE INC.
RECEIVED
OCT 20 2010

SDR-40069

RECEIVED
OCT 26 2010

BUNDERSON
CUSTOM FABRICATION
RECEIVED
OCT 26 2010

SDR-40069

RECEIVED
OCT 20 2010

SDR-40069

SDR-40069 - APPLICANT/OWNER: KRASSIMIR TEOFILOV
3020 CONTRACT AVENUE

11/09/10

SDR-40069 - APPLICANT/OWNER: KRASSIMIR TEOFILOV
3020 CONTRACT AVENUE

11/09/10

SDR-40069 - APPLICANT/OWNER: KRASSIMIR TEOFILOV
3020 CONTRACT AVENUE

11/09/10

SDR-40069 - APPLICANT/OWNER: KRASSIMIR TEOFILOV
3020 CONTRACT AVENUE

11/09/10

SDR-40069 - APPLICANT/OWNER: KRASSIMIR TEOFILOV
3020 CONTRACT AVENUE

11/09/10

SDR-40069 - APPLICANT/OWNER: KRASSIMIR TEOFILOV
3020 CONTRACT AVENUE

11/09/10

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

RECEIVED
OCT 26 2010
SDR-40069

To: CITY OF LAS VEGAS
Planning & Development Department
Business license or to whom it may concern

PETITION TO SUPPORT THE APLICATION FOR 3020 Contract Ave.Las Vegas
From: Krassimir Teofilov & Darina Staneva
All signed below are business or property owners from Contract Ave. LV. We are supporting the application for the use of this property as parking/temporary storage, or used car sales.

Business name /Property owners	Names:	Signature:	Date:
1. Lake New Auto Body & Paint 3040 Contract Ave.suite A	Lake New Auto & Body	Manuel Gonzalez	9/25/10
2.Contract Automotive Shop 3040 Contract ave.B	Rafael Negrete		09/25/10
3.Transmission Warehouse 3030 Contract ave.#A	HRISTO ETOUGOV		09.25.10
4.Bunderson Custom Fabrication 3030 Contract ave.#B	KEVIN BUNDERSON		9-27-10
5.Cars for Less 3010 Contract ave.	Raymond Cooke		9/27/10
6.Atlas Plumbing 3039 Contract ave.	ATLAS PLUMBING		10-18-10
7.Marvin Discount Auto. 3039 Contract Ave.#B	Marvin Discount Auto		09-25-10
8. Dessert Crematory 3027 Contract ave.	MGR		9/27/2010
9.VIP Auto Body Shop 3023 Contract ave.	LOUIS GONZALES		9-27
10.Property owner 3030 Contract ave.	PENTA ETAROV		09-25-1
11.Property owner 3039 Contract ave.	ROBERT LAY OWNER		
12.Property owner 3019 Contract ave.	R.V. CONSTRUCTION CO.		9-26-2010
13.Property owner Contract ave.			
14.Brothers Auto Sales 3040 Contract ave			9/25/10

RECEIVED
OCT 26 2010
SDR-40069

City of Las Vegas Agenda Item No.: **28.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: DECEMBER 16, 2010

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

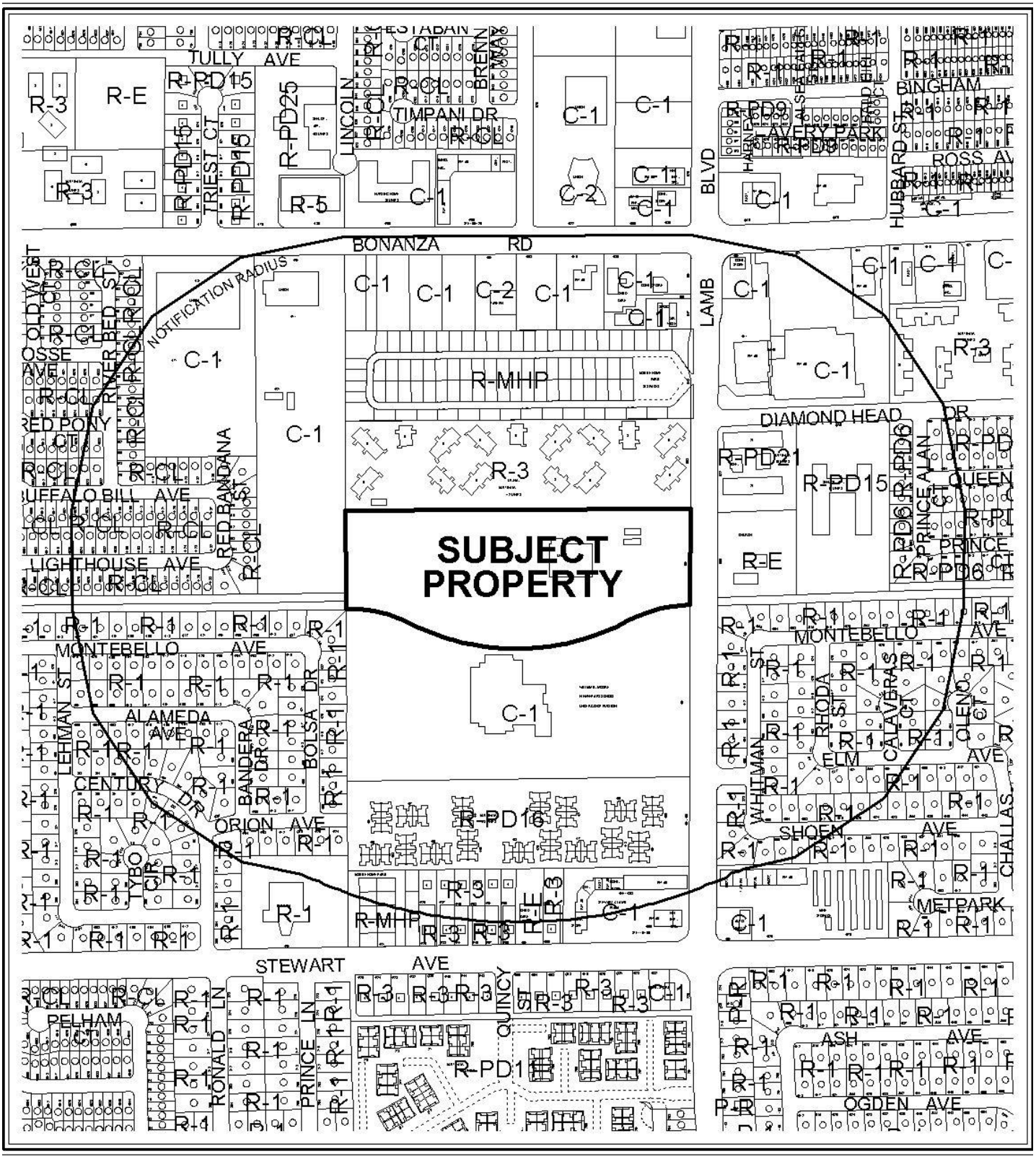
SUBJECT:
SDR-40119 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: SOUTHWEST REGIONAL COUNCIL OF CARPENTERS - Request for a Site Development Plan Review FOR TWO EXISTING 1,400 SQUARE-FOOT MODULAR OFFICE BUILDINGS WITH A WAIVER TO ALLOW A PERIMETER LANDSCAPE BUFFER WIDTH OF ZERO FEET ALONG A PORTION OF THE NORTH PERIMETER WHERE EIGHT FEET IS REQUIRED on 12.59 acres at 501 North Lamb Boulevard (APN 140-31-501-021), C-1 (Limited Commercial) Zone, Ward 3 (Reese). Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 01/19/2011 OR MAY BE FINAL ACTION
(Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends DENIAL.

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



0 300 600 Feet

CASE: **SDR-40119**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

N

0 300 600 Feet

CASE: **SDR-40119**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 16, 2010
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: APPLICANT/OWNER: SOUTHWEST REGIONAL COUNCIL OF CARPENTERS

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SDR-40119	Staff recommends DENIAL, if approved subject to conditions:	

** CONDITIONS **

SDR-40119 CONDITIONS

Planning and Development

1. A Required Review at a public hearing shall be required two years from the date of final approval, unless the modular buildings have been removed from the subject site.

2. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 11/01/10, except as amended by conditions herein.

3. A Waiver from Title 19.12 is hereby approved, to allow a zero-foot wide landscape buffer along a portion of the north perimeter where an eight-foot landscape buffer is required.

4. One 24-inch box mesquite tree shall be planted within the perimeter landscape buffer adjacent to Lamb Boulevard to replace the removed tree.

5. Any changes based upon right-of-way, traffic or drainage studies or street improvements required by the city or public utilities shall not reduce the widths of perimeter landscape buffers, height of walls or quantities of plant materials from that on submitted landscape plans date stamped 11/01/10. Any changes based upon subsequently submitted studies must be accommodated elsewhere on the site.

6. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

7. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Planning and Development

8. Site development to comply with all applicable conditions of approval for SDR-2809 and all other site-related actions.

Staff Report Page One
December 16, 2010 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This application is a request for a Site Development Plan Review, including a Waiver of landscape requirements, for two existing Modular Office buildings located at 497 and 499 North Lamb Boulevard on 12.59 acres. The existing buildings were approved as temporary structures in 2003, but remain on the site. Approval of this request would allow the structures to remain for two years, after which a Required Review shall be required. Staff recommends denial. If the request is denied, the applicant will be required to remove the Modular Office buildings from the subject site.

ISSUES

- Condition #1 of the previously approved Site Development Plan Review (SDR-2809) stated that the continuance of the Modular Office buildings after two years required approval of new Site Development Plan Review at a public hearing. As no application was filed, the previously approved review (SDR-2089) expired on 09/15/2005.
- As building permits have already been issued and final inspections completed, the Site Development Plan Review would be exercised upon final approval.
- Since the installation of the 15-foot wide landscape buffer that was required as a condition of approval to the Site Development Plan Review (SDR-2809), one mesquite tree has been removed. Approval of this request has been conditioned to replace this missing tree.
- The applicant is requesting a Waiver of the Title 19.12 Perimeter Landscape Buffer requirements to allow a zero-foot wide landscape buffer along a 250-foot portion of the north perimeter where an eight-foot wide landscape buffer is required.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
11/20/63	The Board of Commissioners approved a request for Rezoning (Z-0140-63) from R-E (Residence Estates) to C-1 (Limited Commercial) on this site.
07/05/00	The City Council approved a Site Development Plan Review [Z-0140-63(1)] for a proposed 43,055 square-foot office building on this site. The Planning Commission recommended approval on 05/25/2000. The City Council's approval expired July 5, 2002.
08/15/03	A Minor Site Development Plan Review (SDR-2809) was approved by staff for two Modular Office Buildings at 501 North Lamb Boulevard.

09/09/10	The property owner was cited by Code Enforcement (Case #94274) for violation of Condition # 1 of Site Development Plan Review (SDR-2809), which required that a new Site Development Plan Review be submitted after two years from final date of approval.

Most Recent Change of Ownership	
10/17/07	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
12/01/03	A Building Permit #03-025370 was issued for a Temporary Administrative Trailer (Trailer #1) at 499 North Lamb Boulevard. The final inspection was approved on 02/19/2004.
12/01/03	A Building Permit #03-025371 was issued for a Temporary Administrative Trailer (Trailer #2) at 497 North Lamb Boulevard. The final inspection was approved on 02/19/2004.

Pre-Application Meeting	
10/08/10	Planning and Development staff met with the applicant to discuss the continuation in use of the two Modular Office Buildings stemming from the time limit originally placed on the trailers, after which time they must be removed. Issues with existing landscaping were also discussed.

Neighborhood Meeting
A neighborhood meeting is not required for this type of request nor was one held.

Field Check	
11/12/10	A field check was performed by staff with the following observations: • Existing Modular Office buildings are clearly addressed and in well-maintained appearance. • The existing west perimeter landscaping has had one tree removed with one tree in need of replacement.

Details of Application Request	
Site Area	
Net Acres	12.59

Surrounding Property	*Existing Land Use Per Title 19.04*	*Planned or Special Land Use Designation*	*Existing Zoning District*
Subject Property	Union Hall and Training Grounds	SC (Service Commercial)	C-1 (Limited Commercial)
North	Multi Family Residential	M (Medium Density Residential)	R-3 (Medium Density Residential)
South	Drainage Channel	M (Medium Density Residential)	C-1 (Limited Commercial)
	Elementary School		
East	Church/ House of Worship	ML (Medium Low Density Residential)	R-E (Residence Estates)
West	Union Hall and Training Grounds	SC (Service Commercial)	C-1 (Limited Commercial)

Master Plan Areas	*Yes*	*No*	*Compliance*
Master Plan Area		X	NA
Special Purpose and Overlay Districts	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts		X	NA
Trails	X		Y
Rural Preservation Overlay District		X	NA
Las Vegas Redevelopment Plan Area		X	NA
Development Impact Notification Assessment		X	NA
Project of Regional Significance		X	NA

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Width	100 Feet	348 Feet	Y
Min. Setbacks			
• Front	20 Feet	177 Feet	Y
• Side	10 Feet	62 Feet	Y
• Rear	20 Feet	640 Feet	Y
Max. Lot Coverage	50 %	4 %	Y

Pursuant to Title 19.12, the following standards apply:

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
Buffer Trees:				
• North	1 Tree / 20 Linear Feet	12 Trees	0 Trees	N
• East	1 Tree / 20 Linear Feet	9 Trees	8 Trees	N
TOTAL PERIMETER TREES		**21 Trees**	**8 Trees**	**N**
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	8 Feet		0 Feet	N
• East	15 Feet		15 Feet	Y

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Street Width (Feet)***	***Compliance with Street Section***
Lamb Boulevard	Primary Arterial	Master Plan of Streets and Highways	100	Y

Pursuant to Title 19.04 and 19.10, the following parking standards apply:

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Office, other than listed	14,974 SF	1:300					
TOTAL SPACES REQUIRED			50		308		Y
Regular and Handicap Spaces Required			48	2	300	8	Y

Waivers		
Requirement	***Request***	***Staff Recommendation***
An eight-foot wide perimeter landscape buffer with 24-inch box trees planted 20-feet on center along the north perimeter.	A zero-foot landscape buffer along the north perimeter.	Denial

ANALYSIS

This request for a Site Development Plan Review for two modular office buildings emanates from the condition of approval of the previous Site Development Plan Review (SDR-2809). The first condition of approval of this review required that if the modular buildings remain onsite more than two years from the date of final approval a new Site Development Plan Review would be required. No such application was submitted, and the review expired on 08/15/05. This request is to retain the two modular office buildings for an additional two years without proposing any physical alterations to the site.

The existing modular office buildings meet all development standards for the C-1 (Limited Commercial) zoning district, with exception to the requested landscape Waiver. Since the original approval, the applicant has successfully obtained building permits and secured occupancy for both structures.

In addition to the modular buildings, the applicant installed the 15-foot wide perimeter landscape buffer with 24-inch box trees planted 20 feet on-center as required as a condition of approval from the previous Site Development Plan Review (SDR-2809). As a condition of approval to this review, the applicant must replant a 24-inch box mesquite within the east perimeter landscape buffer where the previous tree had been removed. There has been no landscaping installed along the north perimeter, and the applicant has requested a Waiver to the Title 19.12 Perimeter Landscape Buffer Requirements to not provide any with this review. The painted wooden siding are typical of most modular building materials and are finished with a beige colored matte paint. Both modular buildings are joined together with a wooden deck and have their foundations skirted from public view by the painted wooden paneling. These materials are acceptable for short term installation, but should be kept maintained as the durability of the siding tends to weather faster than normal.

As the modular buildings have been at the site since 2003 and there is no set plan to remove or replace them, staff cannot support the requested Waiver and denial of this requested Site Development Plan Review is recommended. If denied, the applicant would be required to remove the modular buildings from the site.

FINDINGS (SDR-40119)

In order to approve a Site Development Plan application, per Title 19.18.050 the Planning Commission and/or City Council must affirm the following:

1. **The proposed development is compatible with adjacent development and development in the area;**

The two modular office buildings have been used as temporary offices for the past five years; as such, they are compatible with the multi-family development to the north, school site to the south, and church to the east. In addition, these small offices have generated little traffic impact on the surrounding area.

2. **The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;**

The existing modular office buildings are consistent in the use and development standards as allowed within the C-1 (Limited Commercial) zoning district. In regards to the landscaping requirements, the applicant installed a 15-foot wide landscape buffer along Lamb Boulevard with 24-inch boxed trees planted 20-feet on center as a condition of approval from the previous Site Development Plan Review (SDR-2809). No landscaping has been proposed along the north perimeter where an eight-foot wide buffer is required. As such, the applicant has requested a Waiver from this requirement.

3. **Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

The two modular buildings have had little impact on Lamb Boulevard and surrounding roadways in the past five years of operation. Access to the site is adequate and will not change with this proposal.

4. **Building and landscape materials are appropriate for the area and for the City;**

The building materials are typical of pre-fabricated modular construction, with vinyl and plastic materials and metal roofing. The modular office buildings are secured to the ground with tie downs and feature skirting around all sides. The deck and ramping is also pre-fabricated. These materials are appropriate for a short-term temporary facility; however, as the buildings have been on site for seven years and will possibly remain on site, improvements to the appearance of the buildings should be considered, such as the installation of new siding or a new coat of exterior paint. A condition of approval requiring the reinstallation of one mesquite tree that has been removed along Lamb Boulevard will ensure that that street and neighboring properties to the east continue to be adequately buffered from the proposed trailers.

5. **Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;**

Features of the modular buildings are not unsightly, but they are not harmonious or compatible with development in the area. Both modular buildings are adequately set back on the site. There has been landscape screening installed on the east along Lamb Boulevard, but no screening from the adjacent public multi-family residential to the north has been provided. The proposed modular buildings were not intended to be permanent structures on the site; they were expected to be removed within two years or the applicant was to secure a new Site Development Plan Review in 2005.

6. Appropriate measures are taken to secure and protect the public health, safety and general welfare.

The existing modular office buildings will remain subject to code review and inspection; therefore, appropriate measures will be taken to protect the health, safety, and general welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 16

NOTICES MAILED 530

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

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 Dyrdahl

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: Daniel Dyrdahl

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

Kimberly A. Selby
Notary Public
State of Nevada
My Commission Expires:
November 3, 2010
Co. No. 07-1897-1

RECEIVED NOV 01 2010

PLANNING & DEVELOPMENT

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 12 236 EXISTING / 2880 TRAILER **Floor Area Ratio** .027

Gross Acres 9.44 **Lots/Units** 1 **Density** _____

Additional Information _____

PROPERTY OWNER SOUTHWEST REGIONAL COUNCIL OF CARP **Contact** MARC FURMAN

Address 501 N. LAMB, Suite 1 **Phone:** 7025311824 **Fax:** 7025311844

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:** 7025311856 **Fax:** 7025311856

City LAS VEGAS NV **State** NV **Zip** 89110

E-mail Address ddyrdahl@swcarpenters.org

Property Owner Signature* Daniel Dyrdahl

*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

Kimberly A. Selby
Notary Public
State of Nevada
My Commission Expires:
November 3, 2010
Co. No. 07-1897-1

Revised 10/27/08

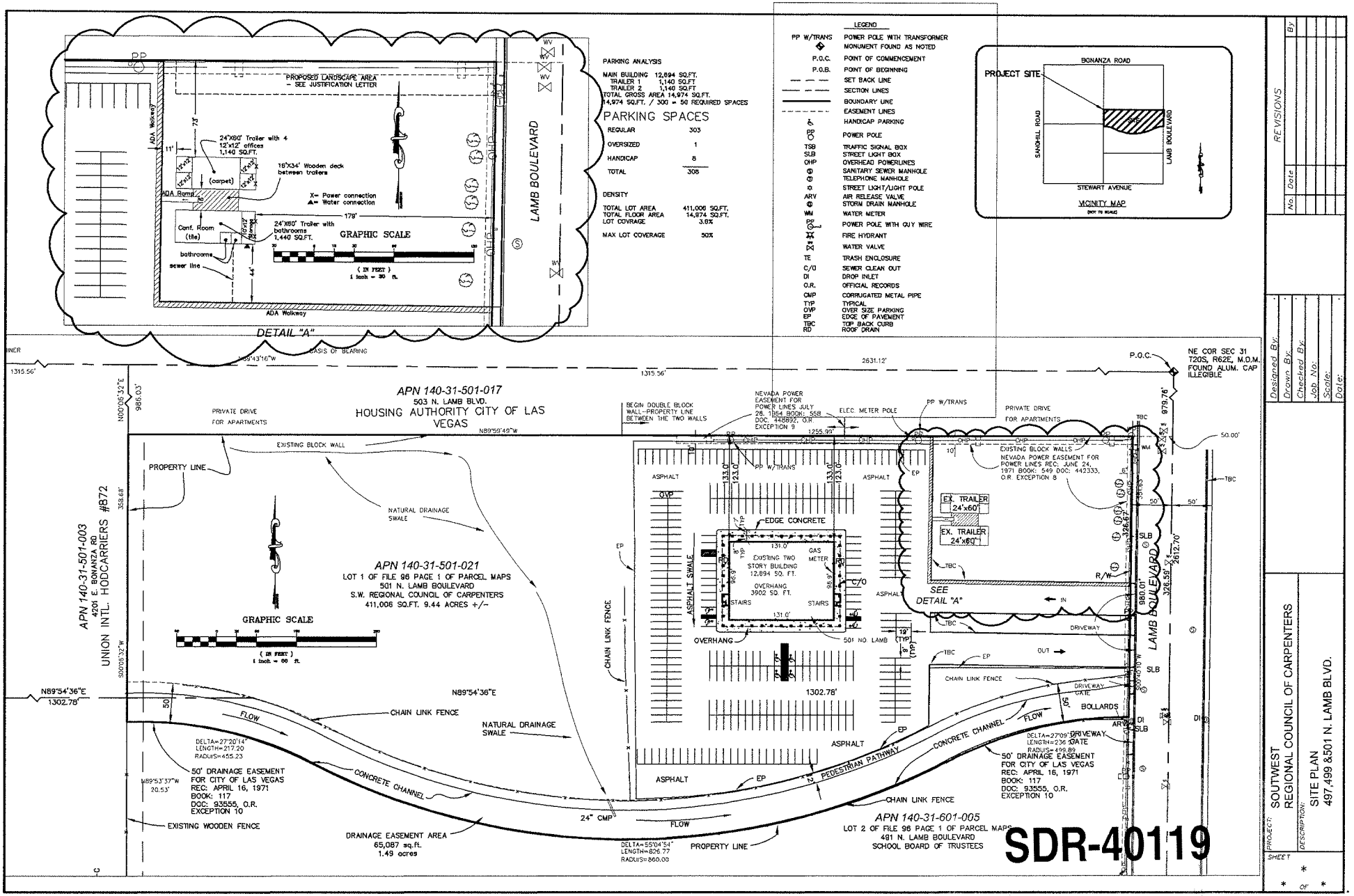
FOR DEPARTMENT USE ONLY

Case #	SDR-40119
Meeting Date:	12-16-10
Total Fee:	$1030.00
Date Received:*	11-1-10
Received By:	

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

f:\depot\Application Packet\Application Form.pdf

NOV 01 2010


DETAIL "A"
PROPOSED LANDSCAPE AREA - SEE JUSTIFICATION LETTER
24'X60' Trailer with 4 12'x12' offices 1,140 SQ.FT.
16'X34' Wooden deck between trailers
X= Power connection
A= Water connection
24'X60' Trailer with bathrooms 1,440 SQ.FT.
Conf. Room (the)
bathrooms
sewer line
ADA Ramp
ADA Walkway
GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.
LAMB BOULEVARD
PARKING ANALYSIS
MAIN BUILDING 12,894 SQ.FT.
TRAILER 1 1,140 SQ.FT
TRAILER 2 1,140 SQ.FT
TOTAL GROSS AREA 14,974 SQ.FT.
14,974 SQ.FT. / 300 = 50 REQUIRED SPACES
PARKING SPACES
REGULAR 303
OVERSIZED 1
HANDICAP 8
TOTAL 308
DENSITY
TOTAL LOT AREA 411,006 SQ.FT.
TOTAL FLOOR AREA 14,974 SQ.FT.
LOT COVERAGE 3.6%
MAX LOT COVERAGE 50%
LEGEND
PP W/TRANS POWER POLE WITH TRANSFORMER
MONUMENT FOUND AS NOTED
P.O.C. POINT OF COMMENCEMENT
P.O.B. POINT OF BEGINNING
SET BACK LINE
SECTION LINES
BOUNDARY LINE
EASEMENT LINES
HANDICAP PARKING
PP POWER POLE
TSB TRAFFIC SIGNAL BOX
SLB STREET LIGHT BOX
OHP OVERHEAD POWERLINES
SANITARY SEWER MANHOLE
TELEPHONE MANHOLE
STREET LIGHT/LIGHT POLE
ARV AIR RELEASE VALVE
STORM DRAIN MANHOLE
WM WATER METER
PP POWER POLE WITH GUY WIRE
FIRE HYDRANT
WATER VALVE
TE TRASH ENCLOSURE
C/O SEWER CLEAN OUT
DI DROP INLET
O.R. OFFICIAL RECORDS
CMP CORRUGATED METAL PIPE
TYP TYPICAL
OVP OVER SIZE PARKING
EP EDGE OF PAVEMENT
TBC TOP BACK CURB
RD ROOF DRAIN
PROJECT SITE
BONANZA ROAD
SUNRISE MOUNTAIN
SUNRISE ROAD
LAMB BOULEVARD
STEWART AVENUE
VICINITY MAP
(NOT TO SCALE)
BASIS OF BEARING
N89°43'16"W
1315.56'
2631.12'
P.O.C.
NE COR SEC 31 T20S, R62E, M.D.M. FOUND ALUM. CAP ILLEGIBLE
APN 140-31-501-017
503 N. LAMB BLVD.
HOUSING AUTHORITY CITY OF LAS VEGAS
APN 140-31-501-003
4201 E. BONANZA RD
UNION INTL. HODCARRIERS #872
APN 140-31-501-021
LOT 1 OF FILE 98 PAGE 1 OF PARCEL MAPS
501 N. LAMB BOULEVARD
S.W. REGIONAL COUNCIL OF CARPENTERS
411,006 SQ.FT. 9.44 ACRES +/-
PROPERTY LINE
EXISTING BLOCK WALL
PRIVATE DRIVE FOR APARTMENTS
NATURAL DRAINAGE SWALE
BEGIN DOUBLE BLOCK WALL-PROPERTY LINE BETWEEN THE TWO WALLS
NEVADA POWER EASEMENT FOR POWER LINES JULY 28, 1954 BOOK: 558 DOC: 448892, O.R. EXCEPTION 9
ELEC. METER POLE
PP W/TRANS
EDGE CONCRETE
EXISTING TWO STORY BUILDING 12,894 SQ. FT.
OVERHANG 3902 SQ. FT.
GAS METER
STAIRS
ASPHALT SWALE
CHAIN LINK FENCE
OVERHANG
501 NO. LAMB
EX. TRAILER 24'x60'
NEVADA POWER EASEMENT FOR POWER LINES REC: JUNE 24, 1971 BOOK: 549 DOC: 442333, O.R. EXCEPTION 8
SEE DETAIL "A"
DRIVEWAY
LAMB BOULEVARD
OUT
BOLLARDS
DRIVEWAY GATE
N89°54'36"E 1302.78'
FLOW
DELTA=27°20'14" LENGTH=217.20 RADIUS=455.23
50' DRAINAGE EASEMENT FOR CITY OF LAS VEGAS REC: APRIL 16, 1971 BOOK: 117 DOC: 93555, O.R. EXCEPTION 10
CONCRETE CHANNEL
PEDESTRIAN PATHWAY
EXISTING WOODEN FENCE
24" CMP
DRAINAGE EASEMENT AREA 65,087 sq.ft. 1.49 acres
DELTA=55°04'54" LENGTH=826.77 RADIUS=860.00
APN 140-31-601-005
LOT 2 OF FILE 98 PAGE 1 OF PARCEL MAPS
491 N. LAMB BOULEVARD
SCHOOL BOARD OF TRUSTEES
SDR-40119
REVISIONS
No. Date By
Designed By:
Drawn By:
Checked By:
Job No:
Scale:
Date:
PROJECT: SOUTWEST REGIONAL COUNCIL OF CARPENTERS
DESCRIPTION: SITE PLAN 497,499 &501 N. LAMB BLVD.
SHEET
OF

NOV 01 2010

SDR-40119 - APPLICANT/OWNER: SOUTHWEST REGIONAL COUNCIL OF CARPENTERS
501 NORTH LAMB BOULEVARD

11/09/10

SDR-40119 - APPLICANT/OWNER: SOUTHWEST REGIONAL COUNCIL OF CARPENTERS
501 NORTH LAMB BOULEVARD

11/09/10

SDR-40119 - APPLICANT/OWNER: SOUTHWEST REGIONAL COUNCIL OF CARPENTERS
501 NORTH LAMB BOULEVARD

11/09/10

SDR-40119 - APPLICANT/OWNER: SOUTHWEST REGIONAL COUNCIL OF CARPENTERS
501 NORTH LAMB BOULEVARD

11/09/10

SDR-40119 - APPLICANT/OWNER: SOUTHWEST REGIONAL COUNCIL OF CARPENTERS
501 NORTH LAMB BOULEVARD

11/09/10

SDR-40119 - APPLICANT/OWNER: SOUTHWEST REGIONAL COUNCIL OF CARPENTERS
501 NORTH LAMB BOULEVARD

11/09/10

SDR-40119 - APPLICANT/OWNER: SOUTHWEST REGIONAL COUNCIL OF CARPENTERS
501 NORTH LAMB BOULEVARD

11/09/10

SDR-40119 - APPLICANT/OWNER: SOUTHWEST REGIONAL COUNCIL OF CARPENTERS
501 NORTH LAMB BOULEVARD

11/09/10

SDR-40119 - APPLICANT/OWNER: SOUTHWEST REGIONAL COUNCIL OF CARPENTERS
501 NORTH LAMB BOULEVARD

11/09/10

SDR-40119 - APPLICANT/OWNER: SOUTHWEST REGIONAL COUNCIL OF CARPENTERS
501 NORTH LAMB BOULEVARD

11/09/10

SDR-40119 - APPLICANT/OWNER: SOUTHWEST REGIONAL COUNCIL OF CARPENTERS
501 NORTH LAMB BOULEVARD

11/09/10

SDR-40119 - APPLICANT/OWNER: SOUTHWEST REGIONAL COUNCIL OF CARPENTERS
501 NORTH LAMB BOULEVARD

11/09/10

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

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

October 25, 2010

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 Dyrdahl
Representative

RECEIVED
NOV 01 2010

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

City of Las Vegas Agenda Item No.: **29.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: DECEMBER 16, 2010

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

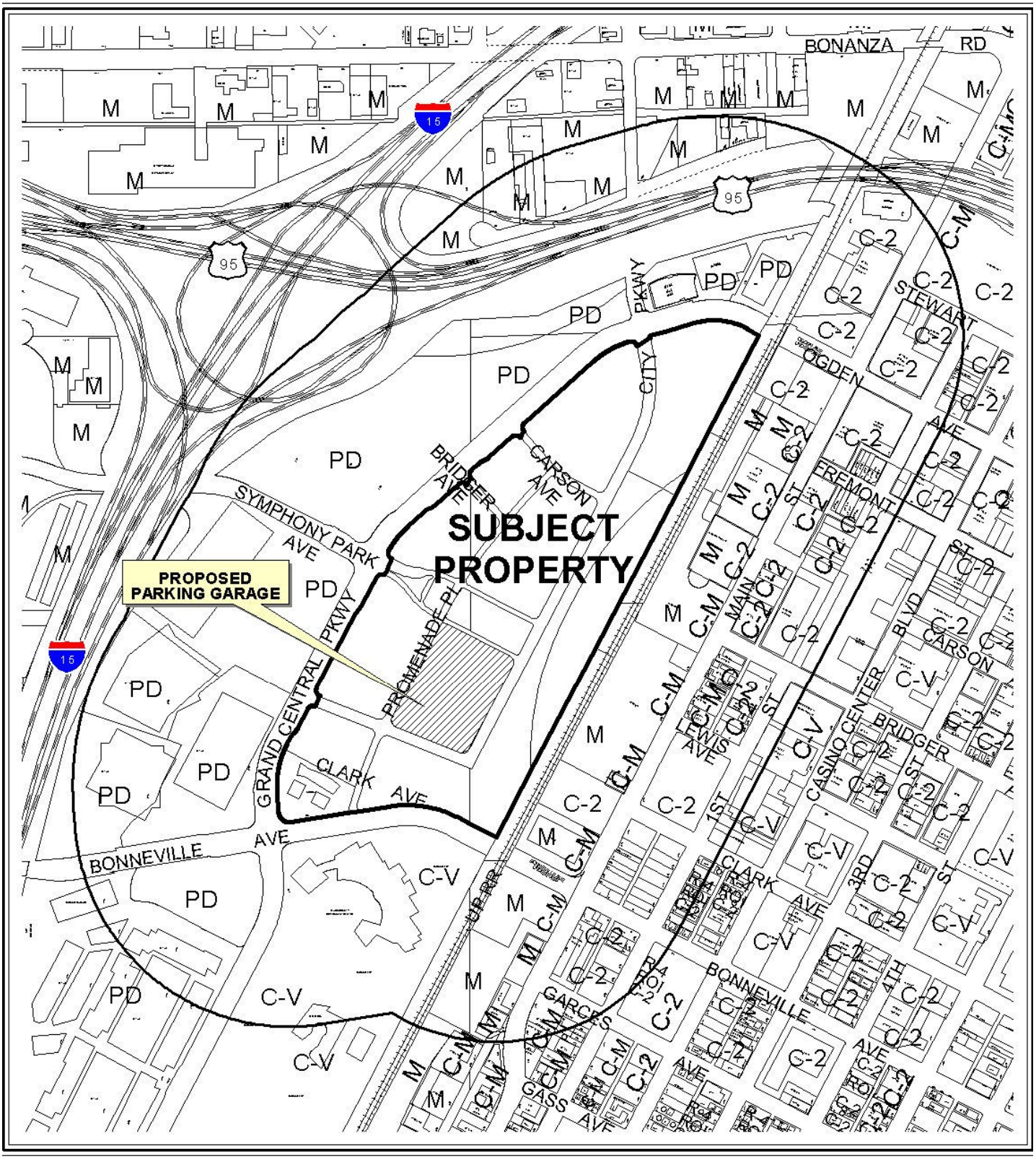
SUBJECT:
SDR-40146 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: THE SMITH CENTER - OWNER: CITY OF LAS VEGAS - Request for a Major Amendment to a previously approved Site Development Plan Review (SDR-26709) FOR A PROPOSED FIVE-LEVEL, 335-SPACE PARKING GARAGE WITH WAIVERS OF THE SYMPHONY PARK PARKING STRUCTURE DESIGN STANDARDS, BUILD-TO LINE STANDARD, REQUIRED RETAIL FRONTAGE STANDARD AND STREETSCAPE STANDARDS 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). Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 01/19/2011 OR MAY BE FINAL ACTION
(Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends DENIAL.

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Symphony Park Design Review Committee Denial Letter
6. Symphony Park Design Review Committee Comments
7. Justification Letter



CASE: **SDR-40146**

RADIUS: 1000 FT

0 300 600 Feet

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

N

CASE: **SDR-40146**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

0 300 600 Feet

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 16, 2010
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: APPLICANT: THE SMITH CENTER - OWNER: CITY OF LAS VEGAS

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SDR-40146	Staff recommends DENIAL, if approved subject to conditions:	

** CONDITIONS **

SDR-40146 CONDITIONS

Planning and Development

1. Conformance to the Conditions of Approval for Site Development Plan Reviews (SDR-26709 and SDR-38854) shall be required, except as amended herein.

2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the proposed structure. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. All development shall be in conformance with the site plan and building elevations, date stamped 11/19/10, and landscape plan, date stamped 11/19/10, except as amended by conditions herein.

4. The following Waivers from the Symphony Park Design Standards are hereby approved as follows:
   a. A Waiver from Subsections 1.5.1 and 1.5.3 is hereby approved to allow no active frontages on Promenade Place and Clark Avenue where active frontages are required.
   b. A Waiver from Subsection 1.5.5 is hereby approved to allow no retail or restaurant frontage on Promenade Place where such frontage is required.

c. A Waiver from Subsection 1.6.4 is hereby approved to allow exposed parking on Promenade Place and Clark Avenue where exposed parking is to be avoided along Promenade Place and minimized along Clark Avenue, and to allow garage elevations to be architecturally inconsistent with the adjacent museum building where consistency is required.
d. A Waiver from Subsection 1.9.1 is hereby approved to allow the garage building to be set back along Clark Avenue where a building wall enclosure at the build-to line is required.
e. A Waiver from Subsection 1.12.1 is hereby approved to allow no public art installations on the building where four are required.
f. A Waiver from Subsection 3.4 is hereby approved to allow no canopies along Clark Avenue where canopies are required.
g. A Waiver from Subsection 3.7.1 is hereby approved to allow 10-foot high false storefronts along Promenade Place and no storefronts along Clark Avenue where minimum 16-foot storefronts are required at street level.
h. A Waiver from Subsection 3.9.1 is hereby approved to allow the garage elevations to be inconsistent with each other and to allow the Clark Avenue garage elevation to appear unimproved where such are not allowed.
i. A Waiver from Subsection 3.11.1 is hereby approved to allow the Clark Avenue garage elevation to expose sloping floors to exterior public view where such is not allowed.
j. A Waiver from Subsection 3.11.3 is hereby approved to allow no fenestration on any exposed façade where such is required.
k. A Waiver from Subsection 3.11.4 is hereby approved to allow no retail or other uses at street level where required for parking structures.
l. A Waiver from Subsection 3.12.4 is hereby approved to allow cut-off type lighting fixtures on the perimeter only where cut-off lighting is required for all garage lighting.
m. A Waiver from Subsection 3.13.1 is hereby approved to allow no variation in street wall placement where at least two variations are required per 100 feet of frontage.
n. A Waiver from Subsection 3.14.2 is hereby approved to allow no awnings or arcades on the north side of Clark Avenue where such are required along 75 percent of the sidewalk length.
o. A Waiver from Subsection 3.16.6 (5.G) is hereby approved to allow multiple wall signs per building face that are located at the top of the parapet where one sign per building face, using no more than two percent of the building wall area and located no closer than two feet from the top of parapet is allowed.

5. Any changes based upon right-of-way, traffic or drainage studies or street improvements required by the city or public utilities shall not reduce the widths of perimeter landscape buffers, height of walls or quantities of plant materials from that on submitted landscape plans date stamped 11/19/10. Any changes based upon subsequently submitted studies must be accommodated elsewhere on the site.

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. Revised plans and elevations shall be submitted to and approved by the SP-DRC as indicated on the SP-DRC action letter dated 11/30/10 prior to the time application is made for a building permit. Approved plans shall be submitted to the Planning and Development Department.

9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.

11. A Master Sign Plan shall be submitted for review and approval by the SP-DRC prior to the issuance of any sign permits.

12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

13. A Comprehensive Construction Staging Plan shall be submitted to the Planning and Development Department for review and approval prior to the issuance of any building permits. The Construction Staging Plan shall include the following information: Design and location of construction trailer(s); design and location of construction fencing; all proposed temporary construction signage; location of materials staging area; and the location and design of parking for all construction workers.

14. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

15. Unless already constructed or guaranteed by the Master Developer, construct all incomplete half street improvements adjacent to this site concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with the development of this site.

16. A Drainage Plan and Technical Drainage Study or other information acceptable to the Flood Control Section must be submitted to and approved by the Department of Public Works prior to issuance of any building or grading permits. Provide and improve all drainageways recommended in the approved drainage plan/study.

17. Site development to comply with all applicable conditions of approval for SDR-26709, SDR 38854 and all other site-related actions.

** STAFF REPORT **

PROJECT DESCRIPTION

A performing arts center is currently under construction and a Museum (Private) has been approved on the subject site. The applicant is seeking to amend the approved Site Development Plan Review for the museum to add a proposed 335-space, five-level parking garage for use by museum and performing arts center patrons, located at the northeast corner of Clark Avenue and Promenade Place. The Symphony Park Design Review Committee (SP-DRC) has recommended denial based on nonconformance to the Symphony Park Design Standards. As the project does not fulfill the Symphony Park vision for a mixed-use, active street front along Promenade Place that minimizes the visual impact of a parking structure, it is incompatible with the approved development on the site and staff recommends denial. If denied, a new Site Development Plan Review would be required prior to further development of the site.

ISSUES

- This Site Development Plan Review is required by a condition of approval of Site Development Review SDR-38854 for the Reynolds Discovery Children's Museum.
- The proposed development requires 16 waivers of the Symphony Park Design Standards, including those pertaining to parking structure design, build-to line, and retail frontage. Staff recommends denial of these waivers.
- Additional revisions to the plans are required by the SP-DRC; this is noted as a condition of approval. The SP-DRC has recommended denial of the project as proposed and does not support the requested waivers.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
11/23/98	The City Council approved a Rezoning (Z-0100-97) from M (Industrial) to PD (Planned Development) on approximately 178 acres generally located along the east side of Interstate 15 between Charleston Boulevard and U.S. 95. The Planning Commission and staff recommended approval.
11/15/06	The City Council approved a request for a Site Development Plan Review (SDR-16267) for a proposed mixed use development on 61.57 acres located at the northeast corner of Grand Central Parkway and Bonneville. The Planning Commission and staff recommended approval.
01/03/07	The City Council adopted the Union Park Design Standards through Ordinance #5874.

05/07/08	The City Council approved a request for a Site Development Plan Review (SDR-26709) for a Performing Arts Center, including a 2,100-seat auditorium and an education center with waivers of Union Park streetscape standards, lighting standards, architectural standards and access requirements on a portion of 53.6 acres generally located at the northeast corner of Bonneville Avenue and Grand Central Parkway. The Planning Commission and staff recommended approval.
05/20/09	The City Council approved the change in the name of the Union Park development to Symphony Park.
08/04/10	The City Council adopted the Symphony Park Design Standards and related design documents through Ordinance #6102.
08/26/10	The Planning Commission approved a request for a Major Amendment (SDR-38854) of a previously approved Site Development Plan Review (SDR-26709) for a proposed 60,000 square-foot Museum (Private) with waivers of Symphony Park screening and architectural design standards on 5.10 acres at the northwest corner of Clark Avenue and City Parkway. Staff recommended approval.
11/30/10	The Symphony Park Design Review Committee (SP-DRC) recommended denial of the proposed development for nonconformance with the Symphony Park Design Standards.

Most Recent Change of Ownership	
05/11/09	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
05/19/09	A building permit (128880) was issued for a 2,100-seat auditorium at 361 Symphony Park Avenue. A final inspection has not been completed.
	A building permit (130976) was issued for the Performing Arts Center Large Hall and Education Center at 575 Symphony Park Avenue. A final inspection has not been completed.
09/13/10	A plan check (39574) was initiated for a museum shell building at 360 Promenade Place. Plans are still being reviewed and no permits have been issued.

Pre-Application Meeting	
10/11/10	A pre-application meeting was held with the applicant to discuss submittal requirements for a Site Development Plan Review application. Key issues discussed included the following: • The proposed plan will require review by the SP-DRC prior to submittal of plans for public hearing. • Waivers of the Symphony Park Standards will be required.

Neighborhood Meeting
A neighborhood meeting is not required, nor was one held.

Field Check	
11/09/10	A field check was conducted. The following observations were noted: • Temporary fencing is located along the perimeter of the site. • The subject site is undeveloped; the performing arts center adjacent to the site is currently under construction.

Details of Application Request	
Site Area	
Net Acres	5.10 (portion)

Surrounding Property	***Existing Land Use Per Title 19.04***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Performing Arts Center and Undeveloped	MXU (Mixed Use)	PD (Planned Development)
North	Undeveloped (used for construction staging)	MXU (Mixed Use)	PD (Planned Development)
South	Undeveloped	MXU (Mixed Use)	PD (Planned Development)
East	Parking Lot	MXU (Mixed Use)	PD (Planned Development)
West	Parking Lot	MXU (Mixed Use)	PD (Planned Development)

Master Plan Areas	***Yes***	***No***	***Compliance***
Master Plan Area			
Downtown Centennial Plan	X		Y
Special Purpose and Overlay Districts	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts			
PD (Planned Development) District	X		Y
Downtown Centennial Plan Overlay District (Symphony Park)	X		N
G-O (Gaming Enterprise Overlay) District	X		N/A
A-O (Airport Overlay) District (175 Feet)	X		Y
Downtown Casino Overlay District	X		N/A

Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area	X		Y
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Pursuant to the Symphony Park Design Standards, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Size	N/A	5.10 acres	N/A
Min. Lot Width	N/A	406 Feet	N/A
Min. Setbacks:			
• Front	Conform to build-to line	25 Feet	N
• Side	N/A	208 Feet	N/A
• Corner	Conform to build-to line	25 Feet	Y
Max. Building Height	N/A	54 Feet	N/A
Trash Enclosure	Not visible from rights-of-way	Interior	Y
Mech. Equipment	Screened	Screened	By condition

Symphony Park Schematic Streetscape Design

Streetscape Standards	*Required*	*Provided*	*Compliance*
Promenade Place	60" box (4) Desert Museum Palo Verde Trees (24' on center)	60" box (4) Desert Museum Palo Verde trees in pots	Y
	(5) Medjool Date Palm Trees (24' on center)	(5) Medjool Date Palm Trees at 22' BTH	Y
Clark Avenue	60" box (8) Red Push Pistache (24' on center) in tree grates	60" box (6) Red Push Pistache trees in tree grates, (2) trees in planters	Y

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Street Width (Feet)*	*Compliance with Street Section*
Promenade Place	N/A	N/A	34	Y
Clark Avenue	N/A	N/A	56	Y

Parking Requirement - Downtown							
Use	***Gross Floor Area or Number of Units***	***Base Parking Requirement***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Museum	57,377 SF	1 space/300 SF GFA	192				
TOTAL SPACES REQUIRED			192		335		Y
Regular and Handicap Spaces Required			186	6	327	8	Y

Projects located within the Las Vegas Downtown Centennial Plan area are not subject to the automatic application of parking requirements. However, the above table should be used to illustrate the requirements of an analogous project in another location in the City. The analysis should take a number of factors into consideration when discussing parking availability, including pedestrian access, nearby parking structures, on-street parking, etc.

Waivers of the Symphony Park Design Standards		
Requirement	***Request***	***Staff Recommendation***
1.5.1/1.5.3 – Active frontages along Promenade Place and Clark Avenue	No active frontages	Denial
1.5.5 – Retail and restaurant frontage on Promenade Place	No retail or restaurant frontage (false storefronts indicated)	Denial
1.6.4 – Exposed parking on Promenade Place shall be avoided and shall be minimized on Clark Avenue. Exposed parking shall be treated architecturally consistent with adjacent buildings.	Exposed parking on both Promenade Place and Clark Avenue. Elevations inconsistent with adjacent museum	Denial
1.9.1 – Building wall enclosure at build-to-line is required along Promenade Place and Clark Avenue	Building set back along Clark Avenue	Denial
1.12.1 – Min. four (4) public art opportunities or installations are required (as listed in Sec. 1.12)	None specified for entire building	Denial
3.4.1 – 3.4.5 – Awnings or canopies are required	No canopies along Clark Avenue; one canopy along	Denial

	Promenade Place	

3.7.1 – Min. 16-20 foot consistent street level storefront heights	False storefronts on Promenade Place at 10 feet; first floor visually expressed at max. 16 feet; no storefronts along Clark Avenue	Denial
3.9.1 – All sides of a structure shall exhibit design continuity; there shall be no unimproved side to a structure	Clark Avenue elevation not consistent with Promenade Place elevation, appears unimproved	Denial
3.11.1 – Sloping floors of a parking structure shall not be exposed to public view from outside the structure	Clark Avenue elevation exposes sloping floors	Denial
3.11.3 – Architectural treatment expressing individual building fenestration where parking structure facades are exposed	No fenestration on either elevation. Large graphic panels used to hide the façade	Denial
3.11.4 – Parking shall be wrapped with retail or other uses to avoid large blank walls or parking next to street level sidewalk	False storefronts along Promenade Place; none along Clark Avenue	Denial
3.12.4 – Cut-off type lighting sources for all garage lighting	Cut-off type fixtures on perimeter only	Denial
3.13.1 – Street walls shall include at least two variations in wall placement per 100 linear feet of street frontage	No variation	Denial
3.14.2 – Buildings and pedestrian ways on the north sides of streets shall be protected by awnings and/or arcades along 75% of the length of the sidewalk	None on north side of Clark Avenue	Denial
3.16.6 (5.G) – One wall sign per building face, 2% of building wall area, no closer than 2 feet from top of parapet.	Wall signs proposed more than 30 times the allowable amount and located at top of parapet	Denial

ANALYSIS

The subject site is located within a PD (Planned Development) zoning district and the Symphony Park District of the Downtown Centennial Plan Overlay District. Development within this district is subject to the Symphony Park Design Standards Manual. The proposed development has no impact on the site's location within the Gaming Enterprise Overlay District or Downtown Casino Overlay District. At a height of 54 feet, the proposed parking garage conforms to the requirements of the Airport Overlay District in this area of the city.

The Symphony Park Design Review Committee (SP-DRC) reviewed the proposed site prior to submittal to the city. It found that the structure was not designed to reflect the intent of the Symphony Park Design Standards, which is to minimize the functional, visual and noise impact of parking structures, enhance the quality and pedestrian experience of Symphony Park streets and to continue the active street front uses. The SP-DRC therefore recommended denial of the project, required revisions to the architectural and landscape plans to conform to Symphony Park Standards and did not recommend approval of the requested design waivers.

As the development as proposed is incompatible with the approved development on the site and major revisions are required, staff concurs with the recommendation of the SP-DRC and recommends denial.

FINDINGS (SDR-40146)

In order to approve a Site Development Plan application, per Title 19.18.050 the Planning Commission and/or City Council must affirm the following:

1. **The proposed development is compatible with adjacent development and development in the area;**

   The proposed parking garage is not architecturally consistent with the adjacent museum it is to serve, nor does it encourage a pedestrian-friendly environment as envisioned for the Symphony Park development; therefore, it is incompatible with development in this area.

2. **The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;**

   The proposed development is inconsistent with the Symphony Park Design Standards, for which multiple waivers are required. Plans are conditioned to be revised to meet certain other architectural and landscape standards.

3. **Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

Site access is provided by Clark Avenue at a 35-foot wide driveway that will not negatively affect neighboring streets, as long as recommendations of the traffic study are complied with. All on-site circulation will take place inside the proposed parking structure.

4. Building and landscape materials are appropriate for the area and for the City;

Building and landscape materials are acceptable, based on the requirements of the Symphony Park Design Standards Manual, with the exception of some drought-intolerable plants proposed. The SP-DRC recommends the use of a desert climate plant palette.

5. Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;

The proposed elevations are inconsistent with other proposed buildings on the site, expose sloped parking and do not enhance the pedestrian experience envisioned for the Symphony Park development.

6. Appropriate measures are taken to secure and protect the public health, safety and general welfare.

The proposed development is subject to permit review and inspection; therefore, appropriate measures will be taken to protect the health, safety and general welfare of the public.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 22

NOTICES MAILED 88

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-40146 APN: 139-33-601-026 6/0

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: Elizabeth N. Fretwell

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

KIM A. BARRERA
Notary Public State of Nevada
No. 99-50021-1
My appt. exp. Nov. 25, 2010

RECEIVED
NOV 03 2010

PLANNING & DEVELOPMENT

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~~610-026 **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 MEdwards@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

KIM A. BARRERA
Notary Public State of Nevada
No. 99-50021-1
My appt. exp. Nov. 25, 2010

FOR DEPARTMENT USE ONLY

Case #	SDR-40146
Meeting Date:	12/16/10 PC
Total Fee:	$1,030
Date Received:*	11/2/10
Received By:	

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

RECEIVED
NOV 02 2010

Revised 10/27/08

f:\depot\Application Packet\Application Form.pdf

LIFESCAPES
INTERNATIONAL, INC.
LANDSCAPE ARCHITECTS &
DESIGNERS OF THEMED ENVIRONMENTS

4930 CAMPUS DRIVE
NEWPORT BEACH, CA 92660
PH (949) 476-8888 FAX (949) 476-8854

LANDSCAPE ARCHITECTURAL DRAWINGS FOR:

CHILDREN'S MUSEUM/SMITH CENTER PARKING GARAGE

LAS VEGAS, NEVADA

SAFETY ALERT
Call Before You Overhead
1-702-593-8111

Avoid cutting underground utility lines. It's costly.
Call before you Dig
1-800-227-2600

CONSULTANTS

IRRIGATION CONSULTANT

RUSSELL-RETAN GROUP
50430 DOVEWOOD LANE
OAKHURST, CA 93644
(805) 553-8191
CONTACT: LE ROY RUSSELL

ABBREVIATIONS

A.C.	ASPHALTIC CONCRETE	EA.	EACH	M	MULTI-TRUNKED	T.	TUFF
A/C	AIR CONDITIONING	E.J.	EXPANSION JOINT	MAX.	MAXIMUM	TBD	TO BE DETERMINED
@	AT/ON	ELEV.	ELEVATION	MIN.	MINIMUM	T.C.	TOP OF CURB
ALT.	ALTERNATE	EXP.	EXPANSION	MTD	MOUNT	T.F.	TOP OF FENCE
ARCH	ARCHITECT(URAL)	EQ.	EQUAL	MFR.	MANUFACTURER	T.O.F.	TOP OF FOOTING
AUTO	AUTOMATIC	EXIST	EXISTING	MISC.	MISCELLANEOUS	T.O.	TOP OF GRATE
		EXT	EXTERIOR			THK	THICKNESS
BLDG.	BUILDING			NAT.	NATURAL	T.P.	TOP OF PILASTER
BLK.	BLOCK	F.F.	FINISH FLOOR	NO.	NUMBER	T.S.	TOP OF STEP
B.O.C.	BACK OF CURB	F.G.	FINISH GRADE	N.I.C.	NOT IN CONTRACT	T.W.	TOP OF WALL
B.S.	BOTTOM OF STEP	FIN.	FINISH (ED)	N.T.S.	NOT TO SCALE	TYP.	TYPICAL
B.W.	BOTTOM OF WALL	F.J.	FOUNTAIN JET				
		F.L.	FLOW LINE	O.C.	ON CENTER	W	WITH
C.B.	CATCH BASIN	F.O.C.	FACE OF CURB	O.D.	OUTSIDE DIAMETER	WO	WITHOUT
C.I.	CAST IRON	F.O.W.	FACE OF WALL			WD.	WOOD
C.J.	CHILD JOINT	F.S.	FINISH SURFACE	P.A.	PLANTING AREA	WI.	WROUGHT IRON
℄	CENTERLINE	FT.	FOOT OR FEET	P.E.	PAD ELEVATION	W.W.M.	WELDED WIRE MESH
CLR.	CLEAR	FTG.	FOOTING	P.L.	PROPERTY LINE	W.S.	WATER SURFACE
COL.	COLUMN			P.O.T.	POINT OF TANGENCY		
CONC.	CONCRETE	GA.	GAUGE	PR.	PAIR		
CONT	CONTINUOUS	GAL.	GALLON	PREFAB	PREFABRICATED		
		GALV.	GALVANIZED				
ø	PENNY (NAIL SIZE)	G.C.	GROUNDCOVER				
DBL.	DOUBLE	G.F.F.	GARAGE FINISH FLOOR	RAD/R	RADIUS		
D.D.	DECK DRAIN	GR.	GRADE	REF.	REFERENCE		
DET.	DETAIL			REV.	REVISION		
DIA.	DIAMETER	HORIZ.	HORIZONTAL	REWD.	REDWOOD		
DIAG.	DIAGONAL	H.P.	HIGH POINT	SHT.	SHEET		
↔	DIRECTION OF FLOW	HT.	HEIGHT	SIM.	SIMILAR		
DIM.	DIMENSION			SPEC	SPECIFICATION		
D.F.	DOUGLAS FIR	I.D.	INSIDE DIAMETER	S.L.	SCORE LINE		
D.L.	DRAIN LINE	INV.	INVERT	SQ.	SQUARE		
DN.	DOWN	INT.	INTERIOR	STD	STANDARD		
D.O.	DOWN SPOUT						
DWG.	DRAWING	L.A.	LANDSCAPE ARCHITECT				

SHEET INDEX

LANDSCAPE COVER SHEET	L1.00
LANDSCAPE ORIENTATION PLAN	L1.01
LANDSCAPE GENERAL ARRANGEMENT PLAN	L2.01
LANDSCAPE LAYOUT PLAN	L2.02
LANDSCAPE FINISH SCHEDULE/NOTES	L3.00
LANDSCAPE CONSTRUCTION DETAILS	L3.01
LANDSCAPE CONSTRUCTION DETAILS	L3.02
LANDSCAPE IRRIGATION DESIGN INTENT	L4.00
LANDSCAPE PLANTING PLAN - TREES AND VINES	L6.01
LANDSCAPE PLANTING PLAN - SHRUBS AND GROUND COVER	L7.01
LANDSCAPE PLANTING DETAILS	L8.01
LANDSCAPE PLANTING DETAILS/NOTES	L8.02

SDR-40146

GENERAL NOTES

1. ALL PROPERTY LINES AND LOT LINES SHALL BE VERIFIED PRIOR TO COMMENCING WORK.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, AND STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR COST INCURRED DUE TO DAMAGE AND REPLACEMENT OF SAID UTILITIES.
3. CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AND/OR GRADE DIFFERENCES WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
4. THE LOCATION OF FEATURES TO BE CONSTRUCTED NOT SPECIFICALLY DIMENSIONED MAY BE DETERMINED BY SCALE. VERIFY SUCH CONDITIONS WITH OWNER'S REPRESENTATIVE.
5. ALL CURVE TO CURVE TANGENT LINES SHALL BE NEAT, TRIM, SMOOTH, AND UNIFORM.
6. LANDSCAPE ARCHITECT SHALL BE NOTIFIED AFTER THE SITE HAS BEEN STAKED-OUT PRIOR TO CONTINUATION OF WORK.
7. ALL CONSTRUCTION AND INSTALLATION OF LANDSCAPE ITEMS SHALL BE PER LOCAL CODES AND ORDINANCES.
8. NO CHANGE IN CONTRACT PRICE SHALL BE ALLOWED FOR ACTUAL OR CLAIMED DISCREPANCIES BETWEEN EXISTING GRADING AND THOSE SHOWN ON PLAN UNLESS SUCH DISCREPANCIES ARE BROUGHT TO THE IMMEDIATE ATTENTION OF THE OWNER IN WRITING.
9. ALL PAVED SURFACES SHALL HAVE A MINIMUM OF 3-1/2" THICKNESS.
10. EXPANSION JOINTS SHALL BE 15' O.C. MAXIMUM IN SURFACES LESS THAN 10' IN WIDTH. CONTROL JOINTS SHALL BE 5' O.C. MAXIMUM.
11. ALL PAVED AND FINISH GRADE AREAS SHALL SLOPE TO DRAIN
12. ALL PLANTING AREAS SHALL DRAIN TO A MINIMUM OF 2% UNLESS OTHERWISE SPECIFIED ON PLANS.
13. ALL PAVED SURFACES SHALL DRAIN TO A MINIMUM OF 1%.
14. ALL WOOD, UNLESS OTHERWISE NOTED, SHALL BE DOUGLAS FIR COMMON EXPOSED GRADE OR BETTER.
15. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2500 P.S.I. AT 28 DAYS.
16. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE DRAWINGS.
17. EACH CONTRACTOR (TRADE) SHALL BE RESPONSIBLE TO PAY FOR AND OBTAIN ALL NECESSARY BUILDING PERMITS AS MAY BE REQUIRED BY LOCAL AGENCIES. AS WELL, EACH CONTRACTOR SHALL PROVIDE ALL DRAWINGS, SCHEDULES, AND SPECIFICATIONS AS MAY BE REQUIRED FOR BUILDING PERMITS.
18. ALL DIMENSIONS SHALL BE VERIFIED AGAINST EXISTING CONDITIONS AND ALL DISCREPANCIES REPORTED TO THE OWNER.

RECEIVED
NOV 03 2010

HKS

DEVELOPER
LAS VEGAS PERFORMING ARTS CENTER FOUNDATION
LAS VEGAS, NV 89119

DEVELOPER'S CONSULTANTS
THE PROJECT GROUP
FT. WORTH, TX 76102

THE WHITING-TURNER CONTRACTING CO
LAS VEGAS, NV 89156

EXECUTIVE ARCHITECT
HKS ARCHITECTS, INC.
DALLAS, TX 75201

DESIGN ARCHITECT
DAVID M. SCHWARZ
ARCHITECTURAL SERVICES, INC.
WASHINGTON, DC 20036

MEP CONSULTANT
MSA ENGINEERING CONSULTANTS
LAS VEGAS, NV 89119

STRUCTURAL ENGINEER
WALTER P. MOORE & ASSOCIATES,INC.
DALLAS, TX 75201

CIVIL ENGINEERS
MARTIN & MARTIN
LAS VEGAS, NV 89146

LANDSCAPE ARCHITECT
LIFESCAPES INTERNATIONAL
NEWPORT BEACH, CA 92660

LIFE SAFETY CONSULTANT
ARUP
SAN FRANCISCO, CA 94103

GEOTECHNICAL CONSULTANT
TERRACON
LAS VEGAS, NV 89013

BUILDING ENVELOPE
RDA CONSULTANTS, INC.
LAS VEGAS, NV 89119

GRAPHICS CONSULTANT
TWO TWELVE ASSOCIATES
NEW YORK, NY 10010

SECURITY CONSULTANT
HMA CONSULTING
LAS VEGAS, NV 89119

LEED CONSULTANT
GREEN BUILDING SERVICES
PORTLAND, OR 97204

TELECOMMUNICATIONS CONSULTANT
CON-TECH CONSULTANTS
DUBLIN, CA 94568

LIFESCAPES INTERNATIONAL, INC.
LANDSCAPE ARCHITECTS & DESIGNERS OF THEMED ENVIRONMENTS
4930 CAMPUS DRIVE, NEWPORT BEACH, CA 92660
PH (949) 476-8888 / FAX (949) 476-8854

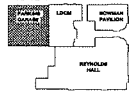
THE SMITH CENTER FOR THE PERFORMING ARTS
LAS VEGAS

LAS VEGAS PERFORMING ARTS CENTER FOUNDATION

PROGRESS PRINT FOR INFORMATION ONLY
NOV 2, 2010

INTERIM REVIEW ONLY
These documents are incomplete, and are submitted for interim review only and are not intended for regulatory approval, bidding, permit, or construction purposes.

KEY PLAN

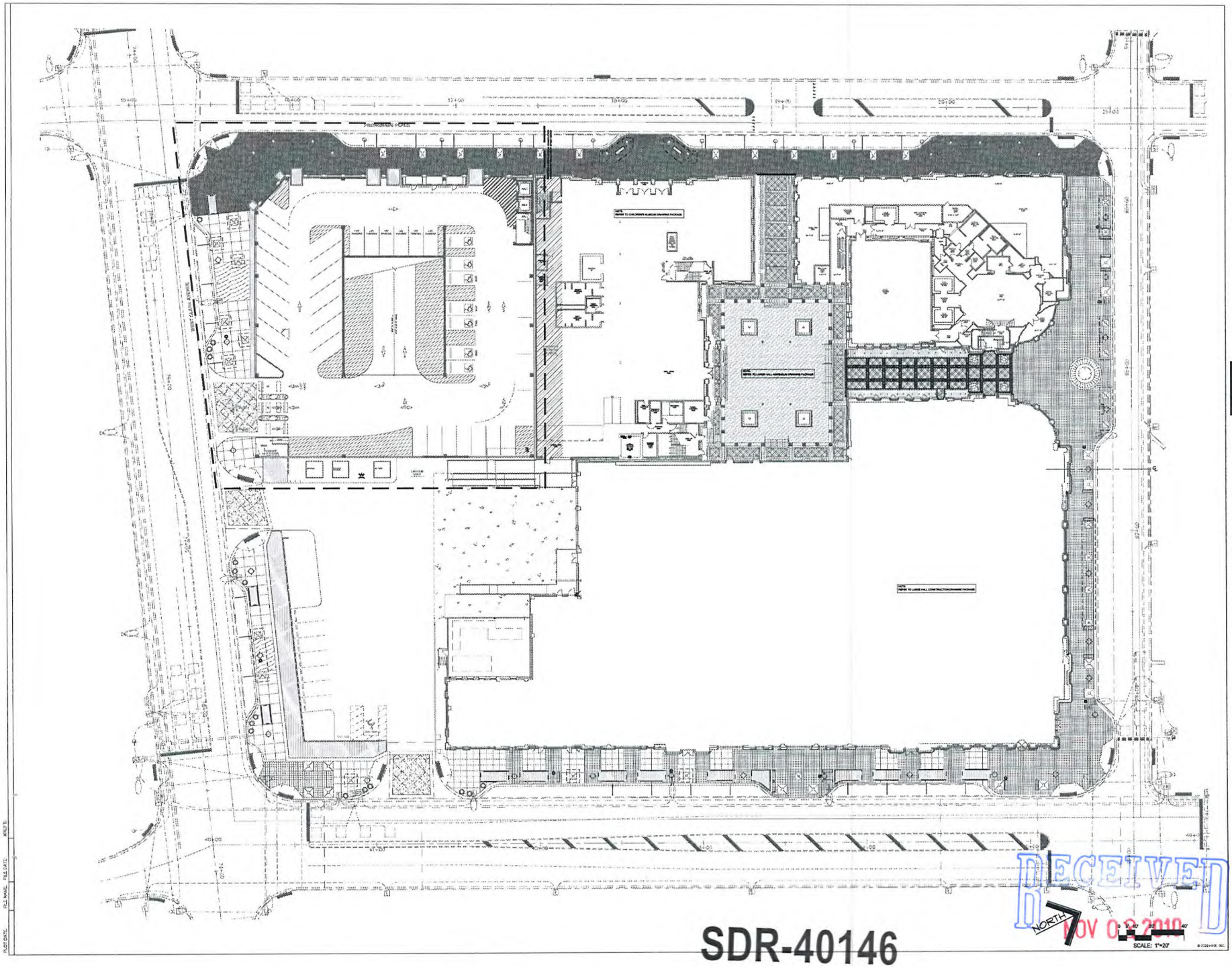


REVISION

HKS PROJECT NUMBER
12867.000
DATE
11-02-10
ISSUE
PARKING GARAGE

SHEET TITLE
LANDSCAPE COVER SHEET

SCALE
SHEET NO.
L1.00



HKS

DEVELOPER
LAS VEGAS PERFORMING ARTS CENTER FOUNDATION
LAS VEGAS, NV 89118

DEVELOPER'S CONSULTANT'S
THE PROJECT GROUP
FT. WORTH, TX 76102

THE WHITING-TURNER CONTRACTING CO.
LAS VEGAS, NV 89169

EXECUTIVE ARCHITECT
HKS ARCHITECTS, INC.
DALLAS, TX 75201

DESIGN ARCHITECT
DAVID M. SCHWARZ
ARCHITECTURAL SERVICES, INC.
WASHINGTON, DC 20036

MEP CONSULTANT
M&A ENGINEERING CONSULTANTS
LAS VEGAS, NV 89119

STRUCTURAL ENGINEER
WALTER P. MOORE & ASSOCIATES,INC.
DALLAS, TX 75201

CIVIL ENGINEERS
MARTIN & MARTIN
LAS VEGAS, NV 89148

LANDSCAPE ARCHITECT
LIFESCAPES INTERNATIONAL
NEWPORT BEACH, CA 92660

LIFE SAFETY CONSULTANT
ARUP
SAN FRANCISCO, CA 94103

GEOTECHNICAL CONSULTANT
TERRACON
LAS VEGAS, NV 89013

BUILDING ENVELOPE
ISA CONSULTANTS, INC.
LAS VEGAS, NV 89119

GRAPHICS CONSULTANT
TWO TWELVE ASSOCIATES
NEW YORK, NY 10010

SECURITY CONSULTANT
HMA CONSULTING
LAS VEGAS, NV 89119

LEED CONSULTANT
GBD/GREEN BUILDING SERVICES
PORTLAND, OR 97204

TELECOMMUNICATIONS CONSULTANT
CON-TECH CONSULTANTS
DUBLIN, CA 94568

LIFESCAPES INTERNATIONAL INC
LANDSCAPE ARCHITECTS & DESIGNERS OF THOUGHT ENVIRONMENTS
401 COPPER DRIVE
NEWPORT BEACH, CA 92660
949 476-8686 / FAX 949 476-4824

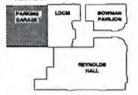
THE SMITH CENTER
FOR THE PERFORMING ARTS
LAS VEGAS

LAS VEGAS PERFORMING ARTS CENTER FOUNDATION

PROGRESS PRINT
FOR INFORMATION ONLY
NOV. 2, 2010

INTERIM REVIEW ONLY
These documents are incomplete, and are released for interim review only and are not intended for regulatory approval, bidding, permit, or construction purposes.

KEY PLAN



REVISION

HKS PROJECT NUMBER
12867.000

DATE
11-02-10

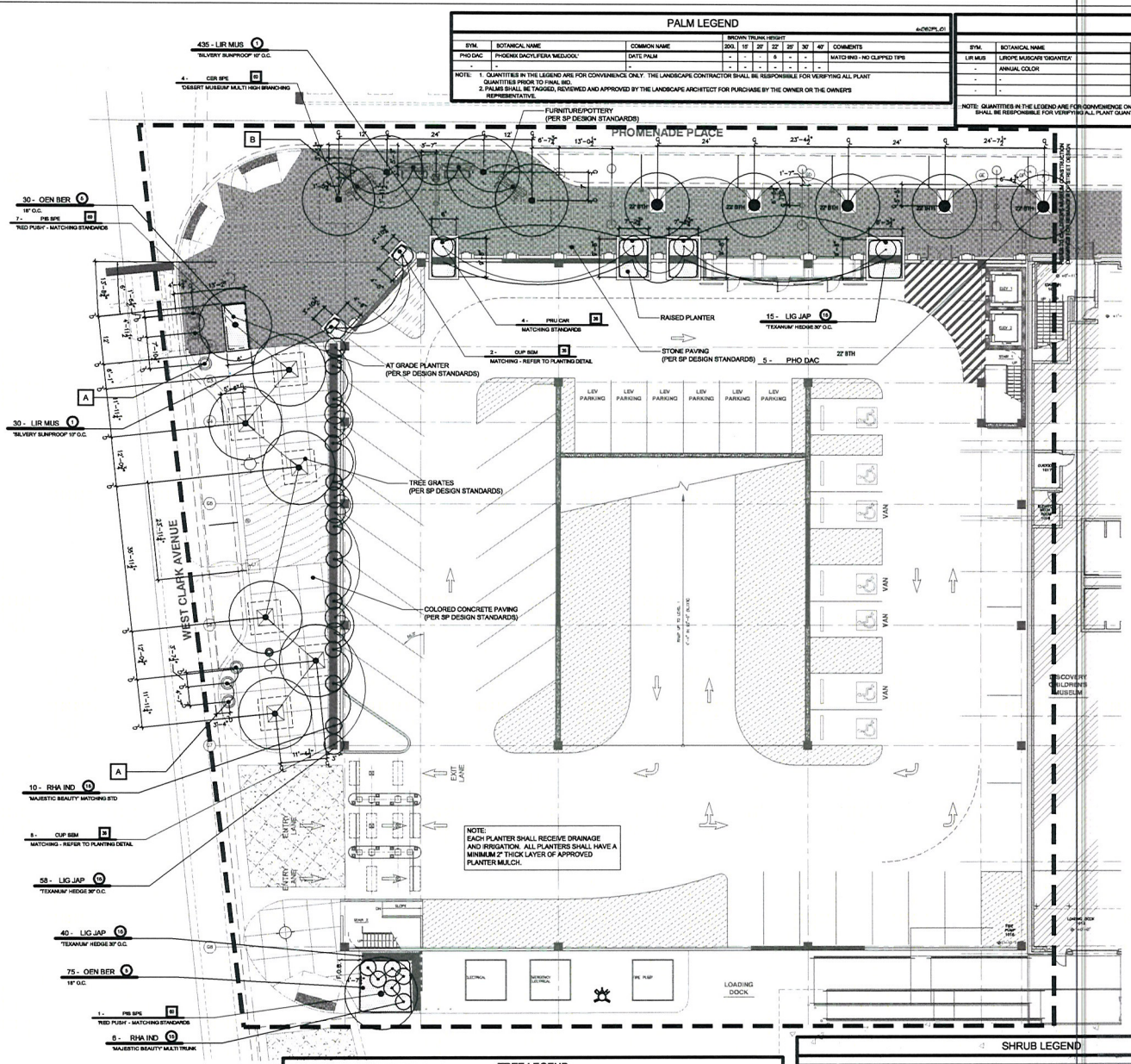
ISSUE
PARKING GARAGE REVIEW

SHEET TITLE
LANDSCAPE ORIENTATION PLAN

SHEET NO.
L1.01

RECEIVED
NOV 03 2010

SDR-40146



PALM LEGEND

SYM.	BOTANICAL NAME	COMMON NAME	BROWN TRUNK HEIGHT 20'G	12'	20'	22'	25'	30'	40'	COMMENTS
PHO DAC	PHOENIX DACYLIFERA 'MEDJOOL'	DATE PALM	-	-	-	5	-	-	-	MATCHING - NO CLIPPED TIPS
-	-	-	-	-	-	-	-	-	-	

NOTE: 1. QUANTITIES IN THE LEGEND ARE FOR CONVENIENCE ONLY. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES PRIOR TO FINAL BID.
2. PALMS SHALL BE TAGGED, REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT FOR PURCHASE BY THE OWNER OR THE OWNER'S REPRESENTATIVE.

POTTERY LEGEND

SYM.	BOTANICAL NAME	COMMON NAME	FLATS	1G	3G	5G	15G	COMMENTS
LIR MUS	LIRIOPE MUSCARI 'GIGANTEA'	GIANT LILY TURF	-	-	-	-	-	144 - 10" POTS
-	ANNUAL COLOR	ANNUAL COLOR	-	-	-	-	-	
-	-	-	-	-	-	-	-	482 - 8" POTS @ 8"O.C.
-	-	-	-	-	-	-	-	

NOTE: QUANTITIES IN THE LEGEND ARE FOR CONVENIENCE ONLY. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES PRIOR TO FINAL BID.

QUANTITY OF PALMS — SYMBOL - REFER TO PALM LEGEND — SIZE OF PALM
3 - WAS ROB 2 - 25' (BROWN TRUNK HEIGHT)
B.T.H.

QUANTITY OF SHRUBS — SYMBOL - REFER TO SHRUB LEGEND — SIZE OF CONTAINER
2 - RHA IND 0 (CIRCLE INDICATES GALLON SIZE)
'CLARA'

QUANTITY OF TREES — SYMBOL - REFER TO TREE LEGEND — SIZE OF CONTAINER
1 - MAG GRA 48 (SQUARE INDICATES BOX SIZE)
LITTLE GEM

7 - EQU HYE
@ 9" O.C.
B POT "C" ENLARGEMENT
POT SIZE: 9" X 17"

DECOMPOSED GRANITE
1 - YUC PEN
TIPS NEED TO BE CLIPPED
A POT "D" ENLARGEMENT
POT SIZE 30"

TREE LEGEND

SYM.	BOTANICAL NAME	COMMON NAME	BOX SIZE 20G	24"	36"	48"	60"	72"	COMMENTS
CER SPE	CERCIDIUM SPECIES 'DESERT MUSEUM'	DESERT MUSEUM PALO VERDE	**	-	-	-	4	-	MATCHING HIGH BRANCHING MULTI TRUNK
CUP SEM	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	-	-	10	-	-	-	MATCHING
PIS SPE	PISTACIA X 'RED PUSH'	RED PUSH PISTACHE	-	-	-	-	6	-	MATCHING STANDARDS
PRU CAR	PRUNUS CAROLINIANA	CAROLINA LAUREL CHERRY	-	-	4	-	-	-	MATCHING STANDARDS

NOTE: 1. QUANTITIES IN THE LEGEND ARE FOR CONVENIENCE ONLY. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES PRIOR TO FINAL BID.
2. TREES SHALL BE TAGGED, REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT FOR PURCHASE BY THE OWNER OR THE OWNER'S REPRESENTATIVE.

SHRUB LEGEND

SYM.	BOTANICAL NAME	COMMON NAME	FLATS	1G	3G	5G	15G	COMMENTS
EQU HYE	EQUISETUM HYEMALE	HORSETAIL	-	26	-	-	-	IN POTS
LIG JAP	LIGUSTRUM JAPONICUM 'TEXANUM'	PRIVET	-	-	-	113	-	HEDGE FORM - 30"
LIR MUS	LIRIOPE MUSCARI 'SILVERY SUNPROOF'	LILY TURF	-	486	-	-	-	10" O.C.
OEN BER	OENOTHERA BERLANDIERI	MEXICAN PRIMROSE	-	-	-	195	-	-
RHA IND	RHAPHIOLEPIS INDICA 'MAJESTIC BEAUTY'	INDIAN HAWTHORN	-	-	-	-	16	-
YUC PEN	YUCCA PENDULA	YUCCA	-	-	-	-	6	-

NOTE: QUANTITIES IN THE LEGEND ARE FOR CONVENIENCE ONLY. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES PRIOR TO FINAL BID.

NOTE:
REFER TO CIVIL ENGINEER/ARCHITECTURAL PLANS FOR SITE PLAN INFORMATION, ADJACENT LAND USES, SETBACKS AND PROPERTY LINE DIMENSIONS.

APPROVAL BY THE SYMPHONY PARK DESIGN REVIEW COMMITTEE IS REQUIRED FOR FINAL APPROVAL.

0 5' 10' 20'
SCALE: 1"=20'

© 2010 HKS, INC.

RECEIVED
NOV 19 2010
SDR-40146
REVISED

HKS

DEVELOPER
LAS VEGAS PERFORMING ARTS CENTER FOUNDATION
LAS VEGAS, NV 89119

DEVELOPER'S CONSULTANT'S
THE PROJECT GROUP
FT. WORTH, TX 76102

THE WHITING-TURNER CONTRACTING CO.
LAS VEGAS, NV 89169

EXECUTIVE ARCHITECT
HKS ARCHITECTS, INC.
DALLAS, TX 75201

DESIGN ARCHITECT
DAVID M. SCHWARZ ARCHITECTURAL SERVICES, INC.
WASHINGTON, DC 20036

MEP CONSULTANT
MSA ENGINEERING CONSULTANTS
LAS VEGAS, NV 89119

STRUCTURAL ENGINEER
WALTER P. MOORE & ASSOCIATES,INC.
DALLAS, TX 75201

CIVIL ENGINEERS
MARTIN & MARTIN
LAS VEGAS, NV 89146

LANDSCAPE ARCHITECT
LIFESCAPES INTERNATIONAL
NEWPORT BEACH, CA 92660

LIFE SAFETY CONSULTANT
ARUP
SAN FRANCISCO, CA 94103

GEOTECHNICAL CONSULTANT
TERRACON
LAS VEGAS, NV 89013

BUILDING ENVELOPE
RDA CONSULTANTS, INC.
LAS VEGAS, NV 89119

GRAPHICS CONSULTANT
TWO TWELVE ASSOCIATES
NEW YORK, NY 10010

SECURITY CONSULTANT
HNA CONSULTING
LAS VEGAS, NV 89119

LEED CONSULTANT
GREEN BUILDING SERVICES
PORTLAND, OR 97204

TELECOMMUNICATIONS CONSULTANT
CON-TECH CONSULTANTS
DUBLIN, CA 94568

LIFESCAPES INTERNATIONAL INC.
LANDSCAPE ARCHITECTS & ENGINEERS OF THEMED ENVIRONMENTS
949 CABOT BLVD., SUITE 100, LANGHORNE, PA 19047 / TEL 215 757 1100

THE SMITH CENTER FOR THE PERFORMING ARTS
LAS VEGAS

LAS VEGAS PERFORMING ARTS CENTER FOUNDATION

PROGRESS PRINT
FOR INFORMATION ONLY
NOV 2, 2010

INTERIM REVIEW ONLY
These documents are incomplete, and are released as of this date for the purpose of being submitted for regulatory approval, bidding, permit, or construction purposes.

KEY PLAN
PARKING GARAGE | LOOM | SYMPHONY PAVILION | REYNOLDS HALL

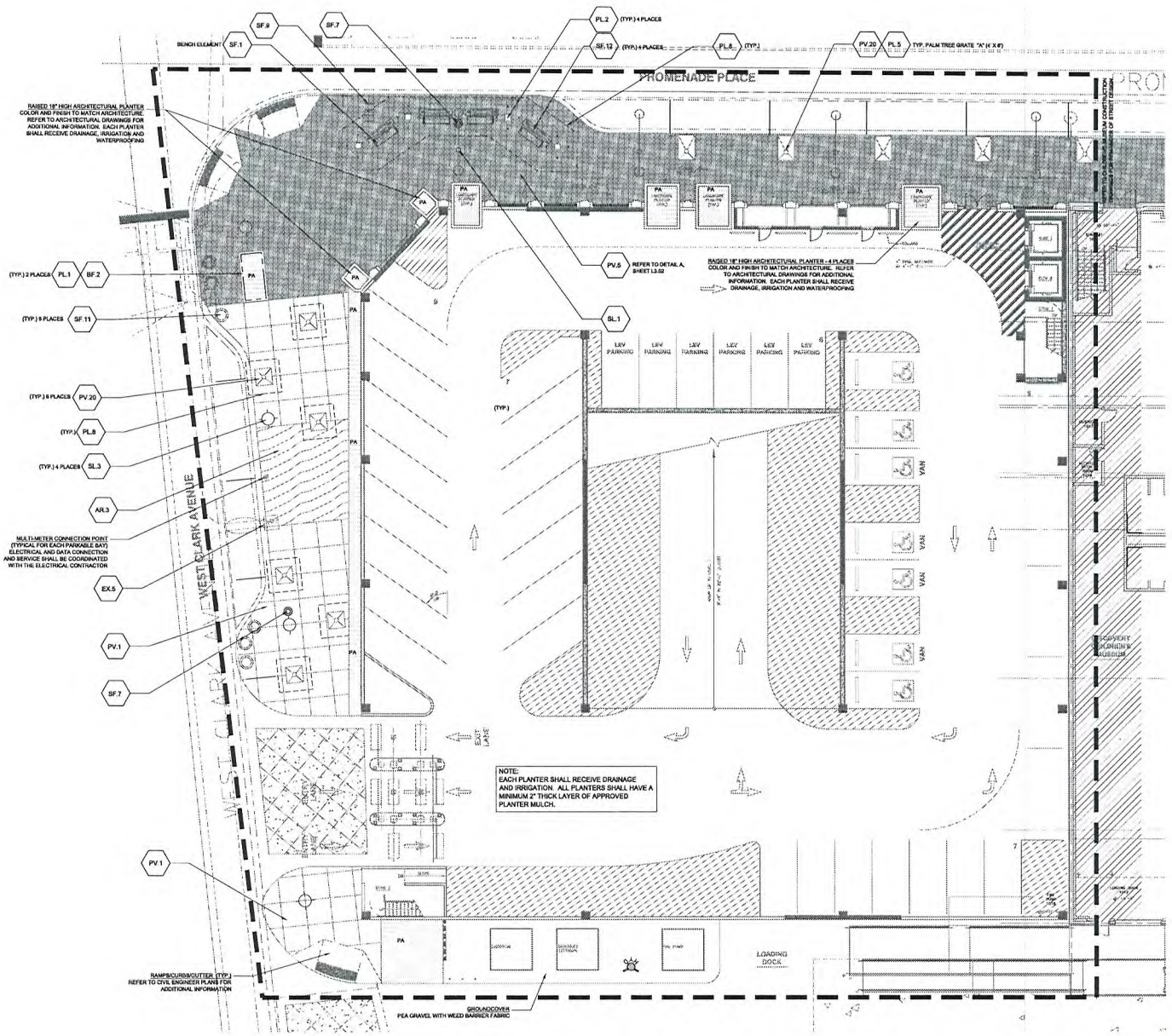
REVISION

HKS PROJECT NUMBER
12867.000
DATE
11-19-10
ISSUE
PARKING GARAGE REVIEW

SHEET TITLE
LANDSCAPE LAYOUT/PLANTING PLAN

SHEET NO.
L2.00

PLOTTED: NOV 19 01 - 3:48PM
FILE NAME: P:\12867.000 LAS VEGAS PERFORMING ARTS CENTER\CAD\CONSTRUCTION DOCUMENTS\L2.00 LANDSCAPE LAYOUT PLANTING PLAN.dwg
PLOT DATE: 20070705



SDR-40146

RECEIVED
NOV 02 2010

HKS

DEVELOPER
LAS VEGAS PERFORMING ARTS CENTER FOUNDATION
LAS VEGAS, NV 89119

DEVELOPER'S CONSULTANT'S
THE PROJECT GROUP
FT. WORTH, TX 76102

THE WHITING-TURNER CONTRACTING CO.
LAS VEGAS, NV 89169

EXECUTIVE ARCHITECT
HKS ARCHITECTS, INC.
DALLAS, TX 75201

DESIGN ARCHITECT
DAVID M. SCHWARZ ARCHITECTURAL SERVICES, INC.
WASHINGTON, DC 20036

MEP CONSULTANT
MSA ENGINEERING CONSULTANTS
LAS VEGAS, NV 89119

STRUCTURAL ENGINEER
WALTER P. MOORE & ASSOCIATES,INC.
DALLAS, TX 75201

CIVIL ENGINEERS
MARTIN & MARTIN
LAS VEGAS, NV 89146

LANDSCAPE ARCHITECT
LIFESCAPES INTERNATIONAL
NEWPORT BEACH, CA 92660

LIFE SAFETY CONSULTANT
ARUP
SAN FRANCISCO, CA 94103

GEOTECHNICAL CONSULTANT
TERRACON
LAS VEGAS, NV 89013

BUILDING ENVELOPE
IBA CONSULTANTS, INC.
LAS VEGAS, NV 89119

GRAPHICS CONSULTANT
TWO TWELVE ASSOCIATES
NEW YORK, NY 10010

SECURITY CONSULTANT
HMA CONSULTING
LAS VEGAS, NV 89119

LEED CONSULTANT
GREEN BUILDING SERVICES
PORTLAND, OR 97204

TELECOMMUNICATIONS CONSULTANT
CON-TECH CONSULTANTS
DUBLIN, CA 94568

LIFESCAPES INTERNATIONAL INC
LANDSCAPE ARCHITECTS & DESIGNERS OF TOMORROW'S ENVIRONMENTS

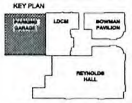
THE SMITH CENTER FOR THE PERFORMING ARTS LAS VEGAS

LAS VEGAS PERFORMING ARTS CENTER FOUNDATION

PROGRESS PRINT
FOR INFORMATION ONLY
NOV 2, 2010

INTERIM REVIEW ONLY
These documents are incomplete, and are released for interim review only and are not intended for regulatory approval, bidding, permit, or construction purposes.

KEY PLAN



REVISION

HKS PROJECT NUMBER
12867.000

DATE
11-02-10

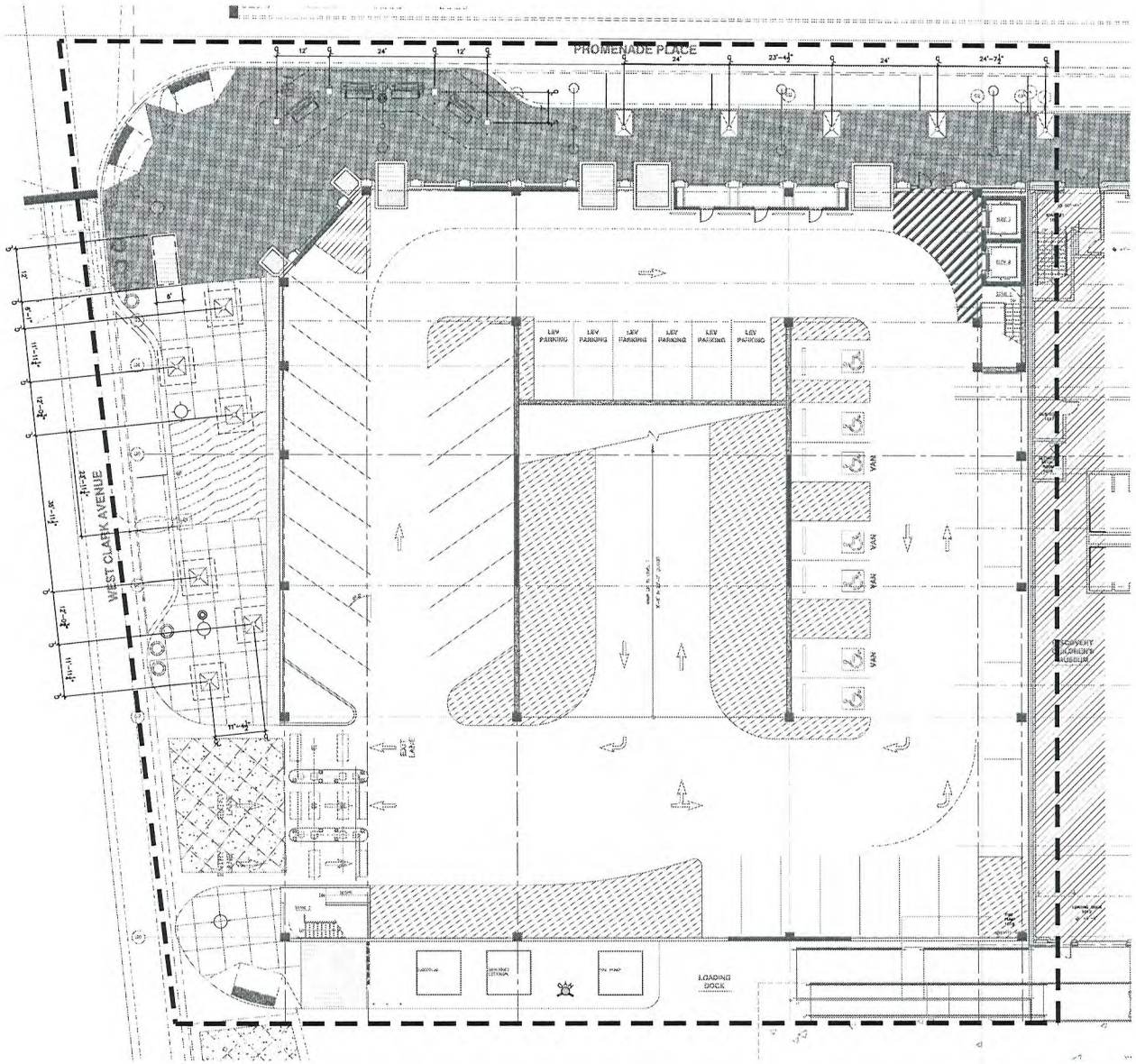
ISSUE
PARKING GARAGE REVIEW

SHEET TITLE
LANDSCAPE GENERAL ARRANGEMENT PLAN

SHEET NO.
L2.01

© 2010 HKS, INC.

FILE NAME: I:\PROJECTS\12867.000\ARCHITECTURE\DOCUMENTS\12867.000_L2.01.DWG
PLOT DATE: Tuesday, March 30, 2010 - 11:57 PM



SDR-40146

RECEIVED
NOV 02 2010

HKS

DEVELOPER
LAS VEGAS PERFORMING ARTS CENTER FOUNDATION
LAS VEGAS, NV 89119

DEVELOPER'S CONSULTANT'S
THE PROJECT GROUP
FT. WORTH, TX 76102

THE WHITING-TURNER CONTRACTING CO.
LAS VEGAS, NV 89150

EXECUTIVE ARCHITECT
HKS ARCHITECTS, INC.
DALLAS, TX 75201

DESIGN ARCHITECT
DAVID M. SCHWARZ
ARCHITECTURAL SERVICES, INC.
WASHINGTON, DC 20036

MEP CONSULTANT
MSA ENGINEERING CONSULTANTS
LAS VEGAS, NV 89119

STRUCTURAL ENGINEER
WALTER P. MOORE & ASSOCIATES,INC.
DALLAS, TX 75201

CIVIL ENGINEERS
MARTIN & MARTIN
LAS VEGAS, NV 89146

LANDSCAPE ARCHITECT
LIFESCAPES INTERNATIONAL
NEWPORT BEACH, CA 92660

LIFE SAFETY CONSULTANT
ARUP
SAN FRANCISCO, CA 94103

GEOTECHNICAL CONSULTANT
TERRACON
LAS VEGAS, NV 89013

BUILDING ENVELOPE
IBA CONSULTANTS, INC.
LAS VEGAS, NV 89119

GRAPHICS CONSULTANT
TWO TWELVE ASSOCIATES
NEW YORK, NY 10010

SECURITY CONSULTANT
HMA CONSULTING
LAS VEGAS, NV 89119

LEED CONSULTANT
GREEN BUILDING SERVICES
PORTLAND, OR 97204

TELECOMMUNICATIONS CONSULTANT
CON-TECH CONSULTANTS
DUBLIN, CA 94568

LIFESCAPES INTERNATIONAL INC.
LANDSCAPE ARCHITECTS & DESIGNERS OF THEMED ENVIRONMENTS
[illegible] CHAPLIN DRIVE
NEWPORT BEACH, CA [illegible]
[illegible] / FAX [illegible]

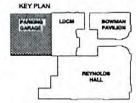
THE SMITH CENTER FOR THE PERFORMING ARTS
LAS VEGAS

LAS VEGAS PERFORMING ARTS CENTER FOUNDATION

PROGRESS PRINT
FOR INFORMATION ONLY
NOV 2, 2010

INTERIM REVIEW ONLY
These documents are incomplete, and are released for interim review only and are not intended for regulatory approval, bidding, permit, or construction purposes.

KEY PLAN



REVISION

HKS PROJECT NUMBER
12867.000

DATE
11-02-10

ISSUE
PARKING GARAGE REVIEW

SHEET TITLE
LANDSCAPE LAYOUT PLAN

SHEET NO.
L2.02

FINISH SCHEDULE - SITE DETAIL KEYNOTES - SEE SYMPHONY PARK DESIGN GUIDELINE STANDARDS

SYM.	MANUF./SUPPLIER (SPDG- PAVEMENTS, CURBS AND TREE GRATES)
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: ½" RADIUS AT ALL EXPOSED EDGES
PV.5	DESCRIPTION: QUARTZITE STONE PAVER AT PEDESTRIAN AREA - 4" SQUARE PAVER 1 1/2" - 1 3/4" THICK TYPE/COLOR: PER APPROVED MOCKUP - QUARTZITE CANYON GOLD FINISH: NATURAL CLEFT PATTERN/LAYOUT: TOP EDGE EASED, SAWN EDGE. ½" 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
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: ½" RADIUS AT ALL EXPOSED EDGES
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.

SYM.	MANUF./SUPPLIER (SPDG- SITE FURNITURE)
SF.1	DESCRIPTION: PROJECT BENCH - BACKLESS MANUFACTURER: LANDSCAPE FORMS MODEL: ARCATA-BACKLESS COLOR: POLYSITE SEAT-DRIFTWOOD, STEEL-GALVANIZED IF POSSIBLE, ALTERNATIVE-POWDER COAT SILVER NOTES: PROVIDE FOOTING PER MANUFACTURER RECOMMENDATIONS
SF.7	DESCRIPTION: TRASH RECEPTACLE MANUFACTURER: LANDSCAPE FORMS MODEL: CHASE PARK COLOR: STEEL-GALVANIZED ALTERNATIVE-POWDERCOAT SILVER NOTES:
SF.9	DESCRIPTION: BICYCLE RACK MANUFACTURER: LANDSCAPE FORMS MODEL: BOLA COLOR: GALVANIZED ALTERNATIVE-STAINLESS STEEL NOTES:
SF.11	DESCRIPTION: PLANTER POT A MANUFACTURER: KORNEGAY DESIGN MODEL: 36" DUNE SERIES COLOR: NATURAL GRAY NOTES: DRIP IRRIGATED SYSTEM THAT DRAINS INTO AN ADJACENT LANDSCAPE PANEL.
SF.12	DESCRIPTION: PLANTER POT B MANUFACTURER: BIRTH OF VENUS STUDIOS, LLC MODEL: 96" X 17" LIVING EARTH SERIES - CHARLES SWANSON "CERES" COLOR: SANDBOX NOTES: DRIP IRRIGATED SYSTEM THAT DRAINS TO DRAINAGE SYSTEM.

SYM.	MANUF./SUPPLIER (SPDG- PLANTING & LANDSCAPE)
PL.1	DESCRIPTION: STREET TREE IN LANDSCAPE PANEL
PL.2	DESCRIPTION: STREET TREE IN HARDSCAPE
PL.3	DESCRIPTION: STREET TREE IN TREE GRATE (6' X 6') NOTES: REFER TO TREE GRATE SPECIFICATION PV-20
PL.5	DESCRIPTION: PALM IN TREE GRATE (4' X 6') NOTES: REFER TO TREE GRATE SPECIFICATION PV-20
PL.8	DESCRIPTION: TREE TRENCH WITH CU-SOIL SIZE: 8' X 8' SQUARE OR 4' FROM TREE TRUNK NOTES: NSTALL CU-SOIL PER CU-SOIL SPECIFICATIONS AND PROCEDURES

SYM.	MANUF./SUPPLIER (SPDG- ART OPPORTUNITY)
AR.3	DESCRIPTION: ART OPPORTUNITY IN PAVING DESIGN DESIGN/LAYOUT PER ARTIST NOTES: PER APPROVAL OF SYMPHONY PARK DESIGN REVIEW COMMITTEE

SYM.	MANUF./SUPPLIER (SPDG-BARRIERS & FENCING)
BF.2	DESCRIPTION: LANDSCAPE PANEL BARRIER A MANUFACTURER: LANDSCAPE FORMS MODEL: ROBERT-SANTA & COLE COLOR: GALVANIZED, ALTERNATIVE-STAINLESS STEEL NOTES: INSTALL PER MFG. SPECIFICATIONS

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

SYM.	MANUF./SUPPLIER (SPDG-SITE LIGHTING-BY OTHERS)
SL.1	DESCRIPTION: PROMENADE LIGHT MANUFACTURER: VISIO LIGHTING MODEL: HELLUX 535 SERIES NOTES: REFER TO LIGHTING CONSULTANT/ELECTRICAL ENGINEER FOR ADDITIONAL INFORMATION AND TO VERIFY PHOTOMETRIC REQUIREMENTS
SL.2	DESCRIPTION: TREE UPLIGHT MANUFACTURER: KIM LIGHTING MODEL: LED LIGHTVAULT NOTES: FOUR UPLIGHTS PLACED 2'-6" FROM ALL DECIDUOUS STREET TREES ON PROMENADE REFER TO LIGHTING CONSULTANT/ELECTRICAL ENGINEER FOR ADDITIONAL INFORMATION
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
SL.5	DESCRIPTION: STREET LIGHT MODEL: CENTENNIAL STREET LIGHT NOTES: REFER TO LIGHTING CONSULTANT/ELECTRICAL ENGINEER FOR ADDITIONAL INFORMATION AND TO VERIFY PHOTOMETRIC REQUIREMENTS

CONTACTS

ARCHITECTURAL STONE PRODUCTS, INC
1313 WINFIELD DRIVE
FORT COLLINS, CO 80525
PH: 720.232.5736
FAX: 303.379.1948
WWW.ASPIRESTONE.COM
ATTN: ROD SALYER

BIRTH OF VENUS STUDIOS, LLC
PO BOX 350
FALL RIVER, MA 02723-0350
PH: 888.838.3015
FAX: 888.838.3016
WWW.BOYSTUDIOS.COM
ATTN: ANJUM TAREEN

FAIR WEATHER SF
1540 LEADER INTERNATIONAL DRIVE
PORT ORCHARD, WA 98367
PH: 360.895.2839
FAX: 360.895.1284
WWW.FAIRWEATHERSF.COM
ATTN:

KORNEGAY DESIGN
212 SOUTH 18TH ST
PHOENIX, AZ 85034
PH: 602.252.6323
FAX: 602.252.6322
WWW.KORNEGAYDESIGN.COM
ATTN:

LANDSCAPE FORMS
PH: 818.781.5655
FAX: 818.781.3143
WWW.LANDSCAPEFORMS.COM
ATTN: LARRY CASEY

GREENSCREEN
1743 S. LA CIENEGA BLVD
LOS ANGELES, CA 90035-4650
PH: 800.450.3464
FAX: 310.837.0523
WWW.GREENSCREEN.COM
ATTN: RACHAEL STAUFFER

HANOVER ARCHITECTURAL PRODUCTS
340 BENDER ROAD
HANOVER, PA 17331
PH: 717.637.0500
FAX: 717.637.7145
WWW.HANOVERPAVERS.COM
ATTN:

IRONSMITH DESIGN
PO BOX 10880
PALM DESERT, CA 92255
PH: 760.776.6077
FAX: 760.776.6080
HTTP://SNOW.HE.NET/~FESMITH/INDEX.HTM#
ATTN:

SOLOMON COLORS
1251 WEST DURST DRIVE
RIALTO, CA 92376
PH: 909.874.9444
FAX: 800.874.9444
WWW.SOLOMONCOLORS.COM
ATTN:

VEGAS ROCK
11430 BERMUDA ROAD
HENDERSON, NV 89052
PH: 702.791.7825
FAX: 702.361.6360
WEBSITE: VEGASROCK.COM
ATTN:

QUICK-CRETE
731 PARKRIDGE AVE
PO BOX 639
NORCO, CA 92860-0639
PH: 951.737.6240
FAX: 951.548.1143
WEBSITE: WWW.QUICKCRETE.COM
ATTN: BRIAN GOTZ

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, ELECTRICALLY OR SATELLITE OPERATED, UNDERGROUND PIPED SPRINKLER SYSTEM. IRRIGATION MAINLINE PIPING SHALL BE PVC PLASTIC (TYPE 1220) SCHEDULE 40 OR CLASS 315. ALL LATERAL LINES SHALL BE CLASS 200 OR CLASS 315. IRRIGATION PIPE SHALL BE INSTALLED AT 18" MIN. DEPTH FOR PRESSURE LINE & 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 DISCREPENCIES SHALL BE DOCUMENTED WITH AS BUILT LOCATIONS AND PROVIDED TO THE LANDSCAPE ARCHITECT PRIOR TO TREE/PAVER INSTALLATION

STONE/CONCRETE PAVER NOTES:

1. REFER TO PLANS FOR PAVER (PRECAST AND STONE) STARTING POINTS. PAVERS SHOULD BE LAID IN THE PATTERN SHOWN WITH TRUE BOND LINES. JOINT WIDTH AND LINES (BOND LINES) SHALL BE STRAIGHTENED AND ALIGNED.
2. PAVER PATTERNS SHALL BE LAID OUT/FIELD MEASURED TO ASSURE THAT CUT PAVERS OR PAVER SLIVERS WILL BE MINIMAL. CUTS SMALLER THAN ONE THIRD OF THE WHOLE PAVER 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 DECREASE THE SLIP RESISTANCE OF 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 SPARE UNITS SHALL BE DELIVERED TO A STORAGE LOCATION AS DIRECTED BY THE OWNER.

MEDJOOL DATE PALM
(PHOENIX DACTYLIFERA 'MEDJOOL')

CUPRESSUS SEMPERVIRENS
(ITALIAN CYPRESS)

PRUNUS CAROLINIANA
(CAROLINA LAUREL CHERRY)

LILY TURF - 'SILVERY SUN PROOF'
(LIRIOPE MUSCARI 'SILVERY 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 (RHAPHIOLIPIS INDICA)

PRIVET HEDGE (LIGUSTRUM TEXANUM)

NOTES/PLANT IMAGES

SCALE: N/A | B

SDR-40146

HKS

DEVELOPER
LAS VEGAS PERFORMING ARTS CENTER FOUNDATION
LAS VEGAS, NV 89119

DEVELOPER'S CONSULTANT'S
THE PROJECT GROUP
FT. WORTH, TX 76102

THE WHITING-TURNER CONTRACTING CO.
LAS VEGAS, NV 89180

EXECUTIVE ARCHITECT
HKS ARCHITECTS, INC.
DALLAS, TX 75201

DESIGN ARCHITECT
DAVID M. SCHWARZ
ARCHITECTURAL SERVICES, INC.
WASHINGTON, DC 20036

MEP CONSULTANT
MSA ENGINEERING CONSULTANTS
LAS VEGAS, NV 89119

STRUCTURAL ENGINEER
WALTER P. MOORE & ASSOCIATES,INC.
DALLAS, TX 75201

CIVIL ENGINEERS
MARTIN & MARTIN
LAS VEGAS, NV 89146

LANDSCAPE ARCHITECT
LIFESCAPES INTERNATIONAL
NEWPORT BEACH, CA 92660

LIFE SAFETY CONSULTANT
AKLP
SAN FRANCISCO, CA 94103

GEOTECHNICAL CONSULTANT
TERRACON
LAS VEGAS, NV 89013

BUILDING ENVELOPE
SIA CONSULTANTS, INC.
LAS VEGAS, NV 89119

GRAPHICS CONSULTANT
TWO TWELVE ASSOCIATES
NEW YORK, NY 10010

SECURITY CONSULTANT
HMA CONSULTING
LAS VEGAS, NV 89119

LEED CONSULTANT
GREEN BUILDING SERVICES
PORTLAND, OR 97204

TELECOMMUNICATIONS CONSULTANT
CON-TECH CONSULTANTS
DUBLIN, CA 94568

LIFESCAPES INTERNATIONAL INC
LANDSCAPE ARCHITECTS & DESIGNERS OF TOMORROW
BY DESIGN(R)
400 CAMPUS DRIVE
NEWPORT BEACH, CA 92660
(949) 428-8400 / FAX (949) 428-8500

THE SMITH CENTER
FOR THE PERFORMING ARTS
LAS VEGAS

LAS VEGAS PERFORMING ARTS CENTER FOUNDATION

PROGRESS PRINT
FOR INFORMATION ONLY
NOV 2, 2010

INTERIM REVIEW ONLY
These documents are incomplete, and are released for interim review only and are not intended for regulatory approval, bidding, permit, or construction purposes.

KEY PLAN

REVISION

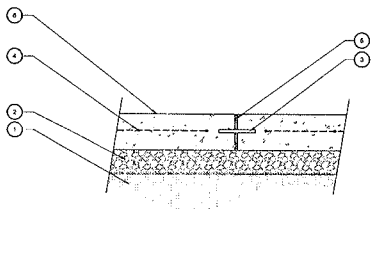
HKS PROJECT NUMBER
12867.000
DATE
11-02-10
ISSUE
PARKING GARAGE REVIEW

SHEET TITLE
LANDSCAPE
FINISH SCHEDULE
AND NOTES
SHEET NO.
L3.00

RECEIVED
NOV 02 2010

FILE NAME: 12867DWG/SDR/COVSHT_DOCUMENTS/SDR/COVSHT.DWG
TIME: 11-NOV-2010 - 11:39:44

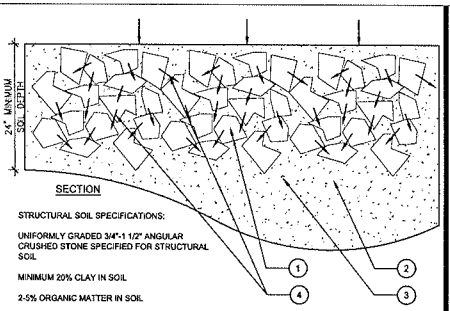
PLOT DATE | FILE NAME | FILE DATE | VERIFY



1. COMPACTED SUB-GRADE - PER GEOTECHNICAL SOILS REPORT
2. PREPARED SUB-BASE - PER GEOTECHNICAL SOILS REPORT
3. SLIP DOWEL - INSTALL 24" O.C. ALONG EXPANSION JOINT
4. STRUCTURAL STEEL REINFORCING - PER STRUCTURAL ENGINEER
5. EXPANSION JOINT - REFER TO JOINT DETAIL
6. CONCRETE PEDESTRIAN WALKWAY.

DPAVJNT — CONCRETE JOINTING — SCALE: 1-1/2"

CONCRETE JOINTING — SCALE: 1 1/2" = 1'-0" — C



STRUCTURAL SOIL SPECIFICATIONS:

UNIFORMLY GRADED 3/4"-1 1/2" ANGULAR CRUSHED STONE SPECIFIED FOR STRUCTURAL SOIL

MINIMUM 20% CLAY IN SOIL

2-5% ORGANIC MATTER IN SOIL

GELSCAPE HYDROGEL TO BE ADDED TO STONE AND SOIL COMPONENTS

NOTE:
SOIL TO BE COMPACTED TO MEET ENGINEERS' LOAD-BEARING SPECIFICATIONS

ALL STRUCTURAL SOILS SHALL COMPLY WITH THE CU SOIL SPECIFICATIONS AND BE INSTALLED PER CU SOIL SPECIFICATIONS

1. STONE PARTICLE
2. SOIL PARTICLE
3. AIR OR WATER PORE
4. STONE CONTACT POINTS WHERE LOAD IS TRANSFERRED

DSTSOIL-SPEC — STRUCTURAL SOILS WITH SPECIFICATIONS — SCALE: N.T.S.

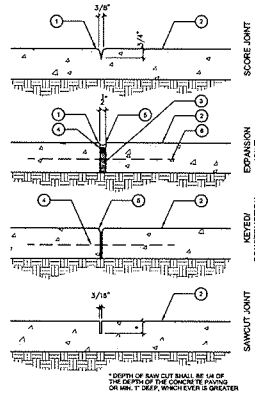
STRUCTURAL SOILS — SCALE: NTS — B

1. 1/4" RADIUS EDGE
2. PAVING FINISH SURFACE PER CONSTRUCTION PLAN
3. JOINT FILLER PER SPECIFICATIONS
4. BACKER ROD PER SPECIFICATIONS
5. TWO-PART POLYURETHANE CAULKING PER SPECIFICATIONS
6. 1/2" DIA. X 12" LONG STEEL SLIP DOWEL @ 24" O.C. SPEED DOWEL INC. PSD 1224D-A (800) 831-3362

NOTES:
A. LOCATE JOINTS AS INDICATED ON CONSTRUCTION PLANS
B. CAULKING COLOR SHALL MATCH COLOR OF ADJACENT PAVING - REFER TO FINISH SCHEDULE - PAVING, SHEET L0.02

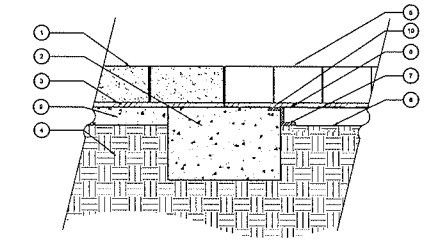
CONSTRUCTION JOINTS:
A. SCORE JOINTS: JOINTS SHALL BE AS SPECIFIED ON CONSTRUCTION DRAWINGS, FORM IN FRESH CONCRETE USING A GROOVER TOOL TO CUT THE GROOVE TO A SMOOTH, UNIFORM IMPRESSION. FINISH JOINTS SHALL BE NO WIDER THAN 3/8" WITH 1/8" RADIUS.
B. EXPANSION AND KEYED JOINTS:
1. INSTALL JOINTS AT LOCATIONS AND INTERVALS AS SHOWN ON THE CONSTRUCTION PLANS AND WHERE CONCRETE PAVING ABUTS BUILDINGS, CURBS, OR OTHER STRUCTURES.
2. JOINT MATERIALS SHALL BE PLACED WITH TOP EDGE 1/2" BELOW THE PAVED SURFACE REQUIRED HELD IN PLACE TO PREVENT MOVEMENT.
3. JOINTS AND OTHER EDGES SHALL BE FORMED IN THE FRESH CONCRETE USING AN EDGING OR GROOVER TOOL TO PROVIDE A SMOOTH UNIFORM IMPRESSION.
4. AFTER THE CURING PERIOD, EXPANSION JOINTS SHALL BE CAREFULLY CLEANED AND FILLED WITH JOINT COMPOUND TO 1/4" BELOW ADJACENT PAVED SURFACE TO AVOID SPILLING ON PAVED SURFACES OR OVERFLOW FROM JOINT.

EXPANSION JOINTS:
A. PREMOLDED JOINT FILLER: NON EXTRUDING AND RESILIENT FILLER (BITUMINOUS TYPE) CONFORMING TO ASTM D1751.
B. JOINT SEALANT: SCHOLASTIC SEALANT TWO-PART MANUFACTURED BY SONNEBORN-CONTECH, BUILDING PRODUCT DIVISION, CONTECH, INC., OR APPROVED EQUAL. BOND BREAKER TAPE TO BE AS RECOMMENDED BY SEALANT MANUFACTURER. COLOR SHALL MATCH CONCRETE.



DJNT — JOINTS — SCALE: 3" = 1'-0"

JOINTS — SCALE: 3" = 1'-0" — A



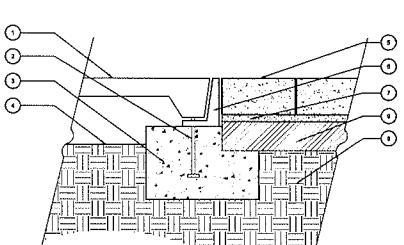
1. ADJACENT STONE PAVER- REFER TO CONSTRUCTION DRAWINGS - PAVING - HV.5
2. CONCRETE FOOTING
3. CONCRETE SETTING BED
4. COMPACTED SUB-GRADE, PER GEOTECHNICAL SOIL REPORT
5. TREE GRATE WITH PAVER - REFER TO FINISH SCHEDULE
6. FILTER FABRIC
7. PAVER GRATE ASSEMBLY PER MANUFACTURER'S SPECIFICATION
8. FINISH GRADE- TREE WELL PLANTING TRENCH AREA WITH STRUCTURAL SOIL
9. CONCRETE BASE
10. SAND SETTING BED OVER TREE GRATE

NOTE: INSTALL PER MANUFACTURERS SPECIFICATIONS

NOTE: LIGHTING CONTRACTOR TO COORDINATE LIGHTING LOCATIONS AS SHOWN ON PLAN

DTRGRPAV — TREE GRATE WITH PAVER — SCALE: 1 1/2" = 1'-0"

TREE GRATE W/ PAVER — SCALE: 1 1/2" = 1'-0" — G

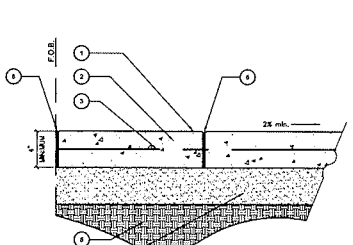


1. TREE GRATE
2. ANCHOR BOLT PER MANUFACTURER'S SPECIFICATION
3. CONCRETE BASE/TREE GRATE ASSEMBLY
4. FINISH GRADE
5. STONE PAVER
6. STEEL ANGLE IRON
7. MORTAR SETTING BED
8. COMPACTED SUB-GRADE PER GEOTECHNICAL SOIL REPORT
9. CONCRETE BASE - 4" MINIMUM THICK

NOTE: INSTALL PER MANUFACTURERS SPECIFICATIONS

DTRGR — TREE GRATE — SCALE: 1 1/2" = 1'-0"

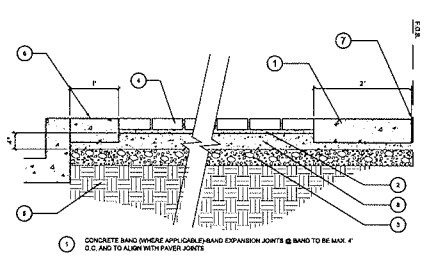
TREE GRATE — SCALE: 1 1/2" = 1'-0" — F



1. FINISH SURFACE
2. 4" MINIMUM THICK CONCRETE SLAB (6" AT VEHICULAR AREA)
3. REINFORCING REBAR PER THE GEOTECHNICAL SOILS REPORT
4. AGGREGATE BASE PER GEOTECHNICAL SOILS REPORT
5. COMPACTED SUB-GRADE PER GEOTECHNICAL SOILS REPORT
6. EXPANSION JOINT

DCONPAV1 — PEDESTRIAN CONCRETE PAVING ON GRADE — SCALE: 1 1/2" = 1'-0"

PED CONC PAVING — SCALE: 1 1/2" = 1'-0" — E



1. CONCRETE BAND (WHERE APPLICABLE) BAND EXPANSION JOINTS @ BAND TO BE MAX. 4' O.C. AND TO ALIGN WITH PAVER JOINTS
2. MORTAR SETTING BED
3. 4" AGGREGATE SUB-BASE
4. PEDESTRIAN CONCRETE PAVERS - REFER TO PAVING PLAN SHEET L0.01-L0.06
5. COMPACTED SUB-GRADE PER GEOTECHNICAL SOILS REPORT
6. 12" CONCRETE BAND (WHERE APPLICABLE) BAND EXPANSION JOINTS @ BAND TO BE MAX. 24' O.C. AND TO ALIGN WITH PAVER JOINTS
7. EXPANSION JOINT
8. CONCRETE BASE - 4" MINIMUM THICK

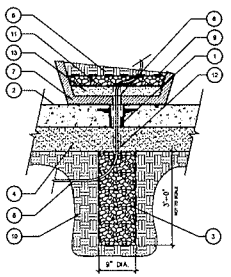
DSTPAV1 — PEDESTRIAN STONE PAVERS ON GRADE — SCALE: 1" = 1'-0"

PED STONE PAVERS — SCALE: 1" = 1'-0" — D

DETAIL TITLE — X

SCALE: 1" = 1'-0" — X

VERIFY SOIL CONDITIONS WITH GEOTECHNICAL REPORT TO VERIFY IF DIRECT CONNECTION TO DRAIN SYSTEM IS REQUIRED FOR ALL POTTERY. CONTRACTOR SHALL PROVIDE AN ALTERNATE BID QUOTE FOR DRAIN CONNECTION



1. DRAIN BODY IN CONCRETE SLAB (WITHOUT TOP GRATE) - MATCH OTHER DRAINS ON SITE. POTTERY SHALL BE LOCATED PRIOR TO DRAIN BODY INSTALLATION. INSTALL DRAIN BODY TO ALLOW FOR FUTURE GRATE INSTALLATION IF POTTERY IS REMOVED
2. FINISH SURFACE - PER FINISH SCHEDULE, REFER TO SHEET L3.01.
3. 9" DIAMETER x 36" DEEP GRAVEL SUMP WITH WASHED 3/4" GRAVEL
4. PREPARED SUB-BASE - PER GEOTECHNICAL SOILS REPORT
5. DRIP IRRIGATION TUBING - REFER TO IRRIGATION PLANS FOR ADDITIONAL DETAILS AND SPECIFICATIONS
6. MIN. 2" DIA. DRAIN HOLE IN BOTTOM OF POT
7. PLANTED POT - REFER TO POTTERY SCHEDULE FOR SPECIFICATIONS
8. POTTING SOIL MIX - REFER TO POTTERY SCHEDULE FOR SPECIFICATIONS
9. FILTER FABRIC - AT BOTTOM OF POT AND ON TOP OF GRAVEL
10. COMPACTED SUB-GRADE - COMPACTION RATE PER GEOTECHNICAL SOILS REPORT
11. 3" DEEP LAYER OF PEAGRAVEL IN BOTTOM OF POT
12. INSTALL 1/2" DIA. P.V.C. PIPE - INSTALLED IN BOTTOM OF POT - EXTENDED INTO DRAIN OPENING
13. SEAL BOTTOM OF POT WITH 2" LAYER OF "POR-MIX" OR EQUIVALENT

DPOTPAV2

POTTERY DRAIN SUMP — SCALE: 1" = 1'-0" — H

SCALE: 1" = 1'-0"

RECEIVED
NOV 03 2010

SDR-40146

HKS

DEVELOPER
LAS VEGAS PERFORMING ARTS CENTER FOUNDATION
LAS VEGAS, NV 89119

DEVELOPER'S CONSULTANT'S
THE PROJECT GROUP
FT. WORTH, TX 76102

THE WHITING-TURNER CONTRACTING CO.
LAS VEGAS, NV 89180

EXECUTIVE ARCHITECT
HKS ARCHITECTS, INC.
DALLAS, TX 75201

DESIGN ARCHITECT
DAVID M. SCHWARZ ARCHITECTURAL SERVICES, INC.
WASHINGTON, DC 20008

MEP CONSULTANT
MSA ENGINEERING CONSULTANTS
LAS VEGAS, NV 89119

STRUCTURAL ENGINEER
WALTER P. MOORE & ASSOCIATES,INC.
DALLAS, TX 75201

CIVIL ENGINEERS
MARTIN & MARTIN
LAS VEGAS, NV 89145

LANDSCAPE ARCHITECT
LIFESCAPES INTERNATIONAL
NEWPORT BEACH, CA 92660

LIFE SAFETY CONSULTANT
ARUP
SAN FRANCISCO, CA 94103

GEOTECHNICAL CONSULTANT
TERRACON
LAS VEGAS, NV 89013

BUILDING ENVELOPE
RDA CONSULTANTS, INC.
LAS VEGAS, NV 89119

GRAPHICS CONSULTANT
TWO TWELVE ASSOCIATES
NEW YORK, NY 10010

SECURITY CONSULTANT
HMA CONSULTING
LAS VEGAS, NV 89119

LEED CONSULTANT
GREEN BUILDING SERVICES
PORTLAND, OR 97204

TELECOMMUNICATIONS CONSULTANT
CONTECH CONSULTANTS
DUBLIN, CA 94568

LIFESCAPES INTERNATIONAL INC
LANDSCAPE ARCHITECTS & DESIGNERS OF THEMED ENVIRONMENTS
495 CAMILLO DRIVE
MARINA, CA 93933
PHONE: (831) 883-3851 FAX: (831) 883-3856

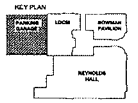
THE SMITH CENTER FOR THE PERFORMING ARTS
LAS VEGAS

LAS VEGAS PERFORMING ARTS CENTER FOUNDATION

PROGRESS PRINT
FOR INFORMATION ONLY
NOV 2, 2010

INTERIM REVIEW ONLY
These documents are incomplete, and are released for interim review only and are not intended for design approval, bidding, permit, or construction purposes.

KEY PLAN



REVISION

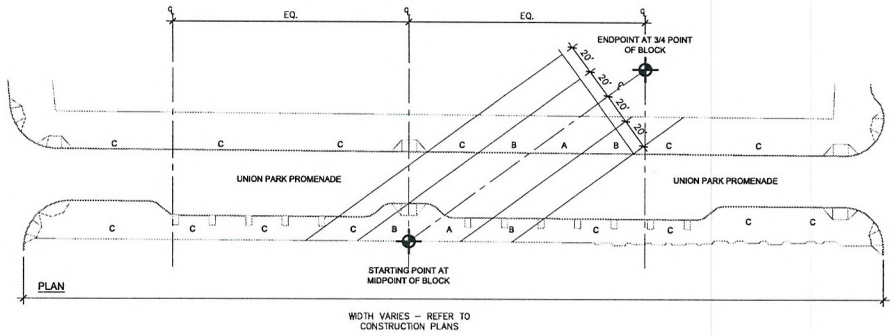
HKS PROJECT NUMBER
12867.000
DATE
11-02-10
ISSUE
PARKING GARAGE REVIEW

SHEET TITLE
LANDSCAPE CONSTRUCTION DETAILS

SHEET NO.
L3.01

PLOT DATE | FILENAME | FILE DATE | KEY'D

FILE NAME: L:\PROJECTS\12867.000\CAD\CONSTRUCTION DETAILS.DWG
TIME: 11/2/2010 10:57:39 AM



	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 PACKGAGE

DISTPAV-DIALOUT

PED. QUARTZITE STONE PAVERS ON GRADE - DIAGRAMMATIC LAYOUT

SCALE : N.T.S.

PROMENADE PLACE PAVING DIAGRAMATIC LAYOUT

SCALE: N/A | A

SDR-40146

RECEIVED
NOV 02 2010

HKS

DEVELOPER
LAS VEGAS PERFORMING ARTS CENTER FOUNDATION
LAS VEGAS, NV 89119

DEVELOPER'S CONSULTANT'S
THE PROJECT GROUP
FT. WORTH, TX 76102

THE WHITING-TURNER CONTRACTING CO.
LAS VEGAS, NV 89180

EXECUTIVE ARCHITECT
HKS ARCHITECTS, INC.
DALLAS, TX 75201

DESIGN ARCHITECT
DAVID M. SCHWARZ ARCHITECTURAL SERVICES, INC.
WASHINGTON, DC 20036

MEP CONSULTANT
MEA ENGINEERING CONSULTANTS
LAS VEGAS, NV 89119

STRUCTURAL ENGINEER
WALTER P. MOORE & ASSOCIATES,INC.
DALLAS, TX 75201

CIVIL ENGINEERS
MARTIN & MARTIN
LAS VEGAS, NV 89146

LANDSCAPE ARCHITECT
LIFESCAPES INTERNATIONAL
NEWPORT BEACH, CA 92660

LIFE SAFETY CONSULTANT
ARUP
SAN FRANCISCO, CA 94103

GEOTECHNICAL CONSULTANT
TERRACON
LAS VEGAS, NV 89013

BUILDING ENVELOPE
IBA CONSULTANTS, INC.
LAS VEGAS, NV 89119

GRAPHICS CONSULTANT
TWO TWELVE ASSOCIATES
NEW YORK, NY 10010

SECURITY CONSULTANT
HAN CONSULTING
LAS VEGAS, NV 89119

LEED CONSULTANT
GREEN BUILDING SERVICES
PORTLAND, OR 97204

TELECOMMUNICATIONS CONSULTANT
CONTECH CONSULTANTS
DUBLIN, CA 94568

LIFESCAPES INTERNATIONAL INC
LANDSCAPE ARCHITECTS & DESIGNERS OF TOMORROW ENVIRONMENTS
450 CHAPLIS DRIVE, NEWPORT BEACH, CA. 92660
(949) 476-2444 / FAX (949) 574-9041

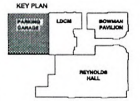
The Smith Center for the Performing Arts
Las Vegas

LAS VEGAS PERFORMING ARTS CENTER FOUNDATION

PROGRESS PRINT
FOR INFORMATION ONLY
NOV 2, 2010

INTERIM REVIEW ONLY
These documents are incomplete, and are released for interim review only and are not intended for regulatory approval, bidding, permit, or construction purposes.

KEY PLAN



REVISION

HKS PROJECT NUMBER
12867.000

DATE
11-02-10

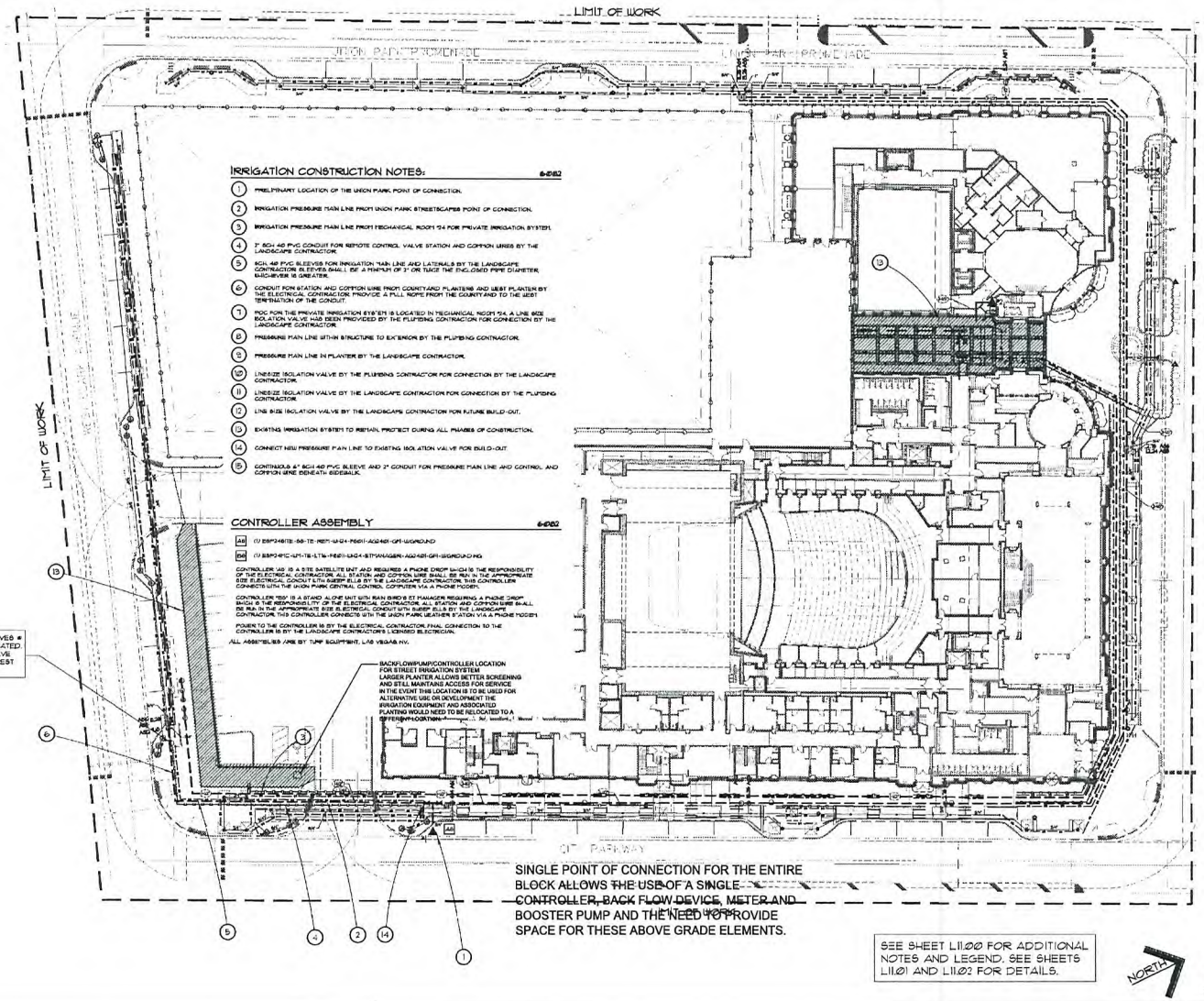
ISSUE
PARKING GARAGE REVIEW

SHEET TITLE
LANDSCAPE CONSTRUCTION DETAILS

SHEET NO.
L3.02

© 2010 HKS, INC.

PLOT DATE: FILE NAME: FILE PATH: JOB # 8



HKS

DEVELOPER
LAS VEGAS PERFORMING ARTS CENTER FOUNDATION
LAS VEGAS, NV 89119

DEVELOPER'S CONSULTANT'S
THE PROJECT GROUP
FT. WORTH, TX 76102

THE WHITING-TURNER CONTRACTING CO.
LAS VEGAS, NV 89169

EXECUTIVE ARCHITECT
HKS ARCHITECTS, INC.
DALLAS, TX 75201

DESIGN ARCHITECT
DAVID M. SCHWARZ ARCHITECTURAL SERVICES, INC.
WASHINGTON, DC 20036

M&P CONSULTANT
M&A ENGINEERING CONSULTANTS
LAS VEGAS, NV 89119

STRUCTURAL ENGINEER
WALTER P. MOORE & ASSOCIATES,INC.
DALLAS, TX 75201

CIVIL ENGINEERS
MARTIN & MARTIN
LAS VEGAS, NV 89146

LANDSCAPE ARCHITECT
LIFESCAPES INTERNATIONAL
NEWPORT BEACH, CA 92660

LIFE SAFETY CONSULTANT
ARUP
SAN FRANCISCO, CA 94103

GEOTECHNICAL CONSULTANT
TERRACON
LAS VEGAS, NV 89013

BUILDING ENVELOPE
IBA CONSULTANTS, INC.
LAS VEGAS, NV 89119

GRAPHICS CONSULTANT
TWO TWELVE ASSOCIATES
NEW YORK, NY 10010

SECURITY CONSULTANT
HMA CONSULTING
LAS VEGAS, NV 89119

LEED CONSULTANT
GREEN BUILDING SERVICES
PORTLAND, OR 97204

TELECOMMUNICATIONS CONSULTANT
CON-TECH CONSULTANTS
DUBLIN, CA 94568

THE SMITH CENTER FOR THE PERFORMING ARTS
LAS VEGAS

LAS VEGAS PERFORMING ARTS CENTER FOUNDATION

KEY PLAN

REVISION
1 LH A01-003 04.30.2010

HKS PROJECT NUMBER
10261.012

DATE
10.09.2009

ISSUE
LARGE HALL CD PACKAGE

SHEET TITLE
LANDSCAPE IRRIGATION - MASTER PLAN BUILD-OUT

SHEET NO.
L8.01

HKS

DEVELOPER
LAS VEGAS PERFORMING ARTS CENTER FOUNDATION
LAS VEGAS, NV 89119

DEVELOPER'S CONSULTANT'S
THE PROJECT GROUP
FT. WORTH, TX 76102

THE WHITING-TURNER CONTRACTING CO.
LAS VEGAS, NV 89169

EXECUTIVE ARCHITECT
HKS ARCHITECTS, INC.
DALLAS, TX 75201

DESIGN ARCHITECT
DAVID M. SCHWARZ ARCHITECTURAL SERVICES, INC.
WASHINGTON, DC 20036

M&P CONSULTANT
M&A ENGINEERING CONSULTANTS
LAS VEGAS, NV 89119

STRUCTURAL ENGINEER
WALTER P. MOORE & ASSOCIATES,INC.
DALLAS, TX 75201

CIVIL ENGINEERS
MARTIN & MARTIN
LAS VEGAS, NV 89146

LANDSCAPE ARCHITECT
LIFESCAPES INTERNATIONAL
NEWPORT BEACH, CA 92660

LIFE SAFETY CONSULTANT
ARUP
SAN FRANCISCO, CA 94103

GEOTECHNICAL CONSULTANT
TERRACON
LAS VEGAS, NV 89013

BUILDING ENVELOPE
IBA CONSULTANTS, INC.
LAS VEGAS, NV 89119

GRAPHICS CONSULTANT
TWO TWELVE ASSOCIATES
NEW YORK, NY 10010

SECURITY CONSULTANT
HMA CONSULTING
LAS VEGAS, NV 89119

LEED CONSULTANT
GREEN BUILDING SERVICES
PORTLAND, OR 97204

TELECOMMUNICATIONS CONSULTANT
CON-TECH CONSULTANTS
DUBLIN, CA 94568

LIFESCAPES INTERNATIONAL, INC.
LANDSCAPE ARCHITECTS & CONSULTANTS OF TURNED ENVIRONMENTS
400 CAMPUS DRIVE
NEWPORT BEACH, CA 92660
(949) 476-8811 / FAX (949) 474-8814

THE SMITH CENTER FOR THE PERFORMING ARTS
LAS VEGAS

LAS VEGAS PERFORMING ARTS CENTER FOUNDATION

PROGRESS PRINT FOR INFORMATION ONLY
NOV 2, 2010

INTERIM REVIEW ONLY
These documents are incomplete, and are released for interim review only and are not intended for regulatory approval, bidding, permit, or construction purposes.

KEY PLAN
PARKING GARAGE
LDCM
BOWMAN PAVILION
PATRICOFF HALL

REVISION

HKS PROJECT NUMBER
12867.000

DATE
11-02-10

ISSUE
PARKING GARAGE

SHEET TITLE
LANDSCAPE IRRIGATION MASTER PLAN (LVPAC PKG.)

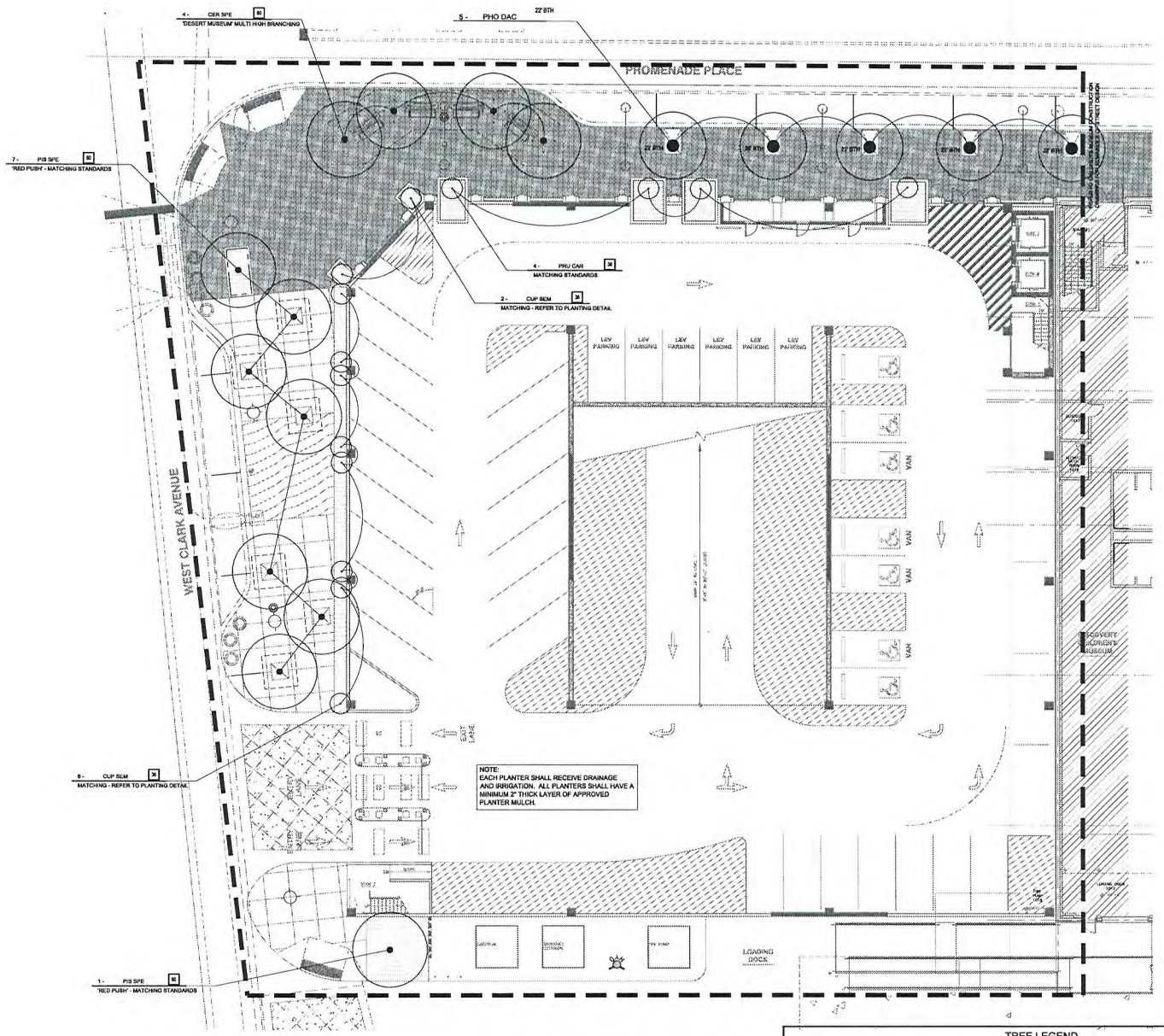
60821GABIR01

SHEET NO.
L4.00

IRRIGATION FROM LVPAC CONSTRUCTION DOCUMENT PACKAGE - FOR DESIGN INTENT ONLY

SDR-40146

RECEIVED
NOV 02 2010



NOTE:
REFER SHEET L8.02 FOR PLANTING NOTES

QUANTITY OF PALMS
SYMBOL - REFER TO PALM LEGEND
SIZE OF PALM
3 - WAS ROB 2 - 25' (BROWN TRUNK HEIGHT)
B.T.H.

QUANTITY OF TREES
SYMBOL - REFER TO TREE LEGEND
SIZE OF CONTAINER
1 - MAG GRA 48
'LITTLE GEM' (SQUARE INDICATES BOX SIZE)

PALM LEGEND

6x02PLG1

SYM	BOTANICAL NAME	COMMON NAME	BROWN TRUNK HEIGHT 20G	15'	20'	22'	25'	30'	40'	COMMENTS
PHO DAC	PHOENIX DACTYLIFERA 'MEDJOOL'	DATE PALM	-	-	-	-	5	-	-	MATCHING - NO CLIPPED TIPS
-	-	-	-	-	-	-	-	-	-	

NOTE: 1. QUANTITIES IN THE LEGEND ARE FOR CONVENIENCE ONLY. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES PRIOR TO FINAL BID.
2. PALMS SHALL BE TAGGED, REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT FOR PURCHASE BY THE OWNER OR THE OWNER'S REPRESENTATIVE.

TREE LEGEND

6062CMTL01

SYM.	BOTANICAL NAME	COMMON NAME	BOX SIZE 20G.	24"	36"	48"	60"	72"	COMMENTS
CER SPE	CERCIDIUM SPECIES 'DESERT MUSEUM'	DESERT MUSEUM PALO VERDE	-	-	-	-	4	-	MATCHING HIGH BRANCHING MULTI TRUNK
CUP SEM	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	-	-	10	-	-	-	MATCHING
PIS SPE	PISTACIA X 'RED PUSH'	RED PUSH PISTACHE	-	-	-	-	8	-	MATCHING STANDARDS
PRU CAR	PRUNUS CAROLINIANA	CAROLINA LAUREL CHERRY	-	-	4	-	-	-	MATCHING STANDARDS

NOTE: 1. QUANTITIES IN THE LEGEND ARE FOR CONVENIENCE ONLY. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES PRIOR TO FINAL BID.
2. TREES SHALL BE TAGGED, REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT FOR PURCHASE BY THE OWNER OR THE OWNER'S REPRESENTATIVE.

NORTH

0 5' 10' 20'
SCALE: 1"=10'

© 2009 HKS, INC.

RECEIVED
NOV 02 2010 PD

SDR-40146

HKS

DEVELOPER
LAS VEGAS PERFORMING ARTS CENTER FOUNDATION
LAS VEGAS, NV 89119

DEVELOPER'S CONSULTANT'S
THE PROJECT GROUP
FT. WORTH, TX 76102

THE WHITING-TURNER CONTRACTING CO.
LAS VEGAS, NV 89159

EXECUTIVE ARCHITECT
HKS ARCHITECTS, INC.
DALLAS, TX 75201

DESIGN ARCHITECT
DAVID M. SCHWARZ
ARCHITECTURAL SERVICES, INC.
WASHINGTON, DC 20036

MEP CONSULTANT
M&A ENGINEERING CONSULTANTS
LAS VEGAS, NV 89119

STRUCTURAL ENGINEER
WALTER P. MOORE & ASSOCIATES,INC.
DALLAS, TX 75201

CIVIL ENGINEERS
MARTIN & MARTIN
LAS VEGAS, NV 89146

LANDSCAPE ARCHITECT
LIFESCAPES INTERNATIONAL
NEWPORT BEACH, CA 92660

LIFE SAFETY CONSULTANT
ARUP
SAN FRANCISCO, CA 94103

GEOTECHNICAL CONSULTANT
TERRACON
LAS VEGAS, NV 89013

BUILDING ENVELOPE
IBA CONSULTANTS, INC.
LAS VEGAS, NV 89119

GRAPHICS CONSULTANT
TWO TWELVE ASSOCIATES
NEW YORK, NY 10012

SECURITY CONSULTANT
HMA CONSULTING
LAS VEGAS, NV 89119

LEED CONSULTANT
GREEN BUILDING SERVICES
PORTLAND, OR 97204

TELECOMMUNICATIONS CONSULTANT
CDN-TECH CONSULTANTS
DUBLIN, CA 94568

LIFESCAPES INTERNATIONAL INC
LANDSCAPE ARCHITECTS & ENGINEERS OF THEMED ENVIRONMENTS
400 CAMINO DRIVE, NEWPORT BEACH, CA. 92660
(949) 476-1697 / FAX (949) 476-9514

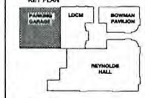
THE SMITH CENTER FOR THE PERFORMING ARTS LAS VEGAS

LAS VEGAS PERFORMING ARTS CENTER FOUNDATION

PROGRESS PRINT
FOR INFORMATION ONLY
NOV. 2, 2010

INTERIM REVIEW ONLY
These documents are incomplete, and are released for interim review only and are not intended for regulatory approval, bidding, permit, or construction purposes.

KEY PLAN



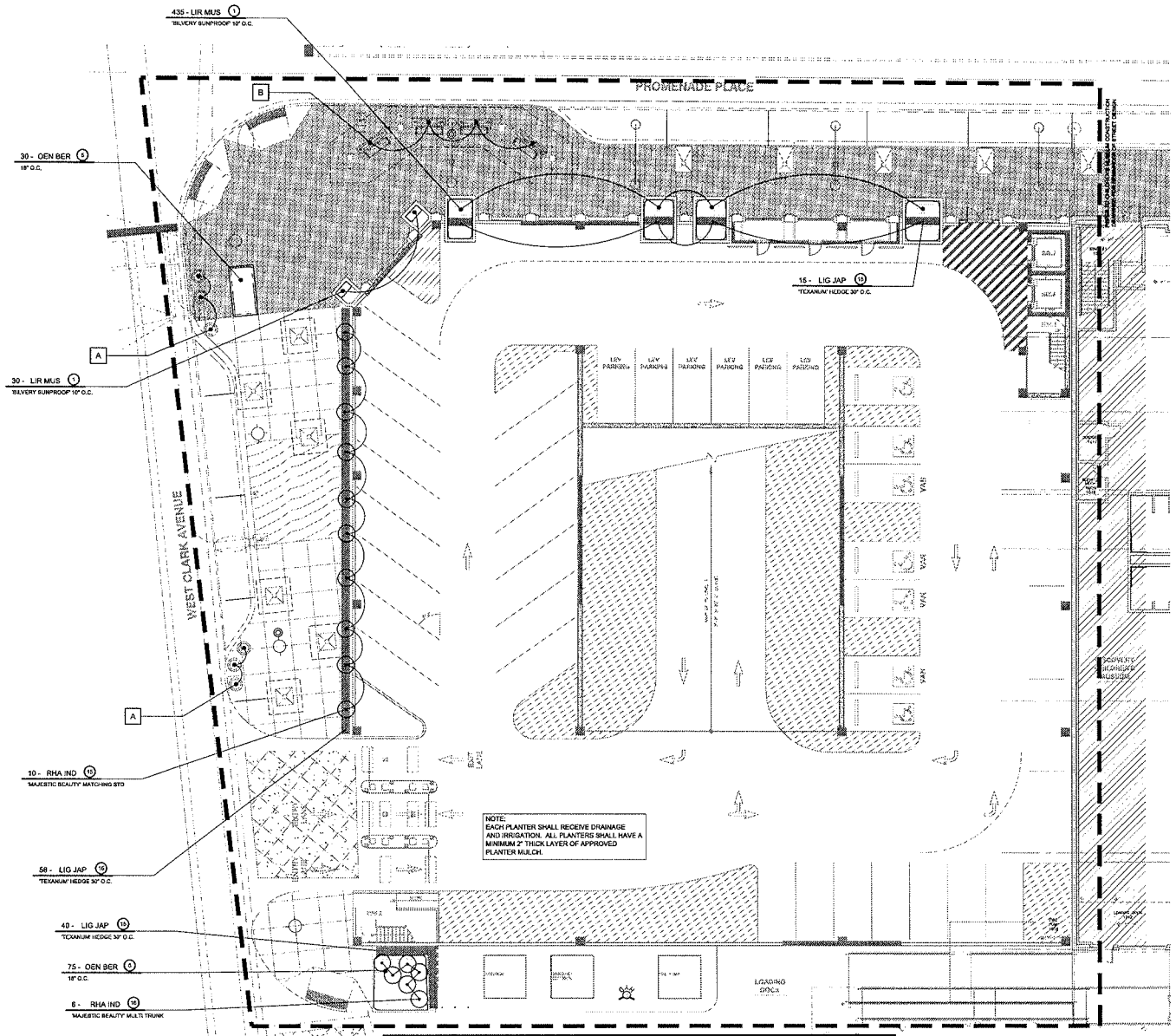
REVISION

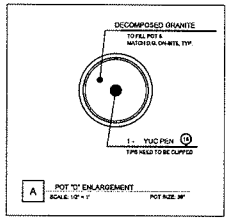
HKS PROJECT NUMBER
12867.000
DATE
11-02-10
ISSUE
PARKING GARAGE REVIEW

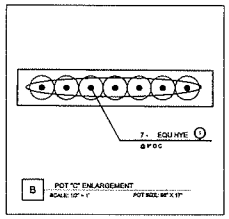
SHEET TITLE
LANDSCAPE PLANTING PLAN - TREES & VINES

SHEET NO.
L6.01

PLOT DATE: FILE NAME: FILE DATE: SHEET'S
FILE NAME: R:\BIDDING\PROJECTS\2010\12867.000\ARCHITECTURAL\DOCUMENTS\12867.000_PARKING GARAGE REVIEW_11-02-10.RVT
PLOT DATE: 11/2/2010 8:40:12 AM







NOTE:
REFER SHEET L8.02 FOR PLANTING NOTES

SHOWN PLANT

SHRUB LEGEND

SYM.	BOTANICAL NAME	COMMON NAME	FLATS	1G	3G	5G	15G	COMMENTS
EQU HYE	EQUISETUM HYEMALE	HORSETAIL	-	35	-	-	-	IN POTS
LIG JAP	LIGUSTRUM JAPONICUM 'TEXANUM'	PRIVET	-	-	-	113	-	HEDGE FORM - 30" O.C.
LIR MUS	LIRIOPE MUSCARI 'SILVERY SUNPROOF'	LILY TURF	-	466	-	-	-	18" O.C.
OEN BER	OENOTHERA BERLANDIERI	MEXICAN PRIMROSE	-	-	105	-	-	18" O.C.
RHA IND	RHAPHIOLEPIS INDICA 'MAJESTIC BEAUTY'	INDIAN HAWTHORN	-	-	-	16	-	-
YUC PEN	YUCCA PENDULA	YUCCA	-	-	-	9	-	IN POTS - CUT ALL TIPS

NOTE: QUANTITIES IN THE LEGEND ARE FOR CONVENIENCE ONLY. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES PRIOR TO FINAL BID

RECEIVED
NOV 03 2010

NORTH
SCALE: 1"=10'

SDR-40146

HKS

DEVELOPER
LAS VEGAS PERFORMING ARTS CENTER FOUNDATION
LAS VEGAS, NV 89119

DEVELOPER'S CONSULTANT'S
THE PROJECT GROUP
FT. WORTH, TX 76102

THE WHITING-TURNER CONTRACTING CO.
LAS VEGAS, NV 89169

EXECUTIVE ARCHITECT
HKS ARCHITECTS, INC.
DALLAS, TX 75201

DESIGN ARCHITECT
DAVID M. SCHWARZ ARCHITECTURAL SERVICES, INC.
WASHINGTON, DC 20036

MEP CONSULTANT
MSA ENGINEERING CONSULTANTS
LAS VEGAS, NV 89119

STRUCTURAL ENGINEER
WALTER P. MOORE & ASSOCIATES, INC.
DALLAS, TX 75201

CIVIL ENGINEERS
MARTIN & MARTIN
LAS VEGAS, NV 89146

LANDSCAPE ARCHITECT
LIFESCAPES INTERNATIONAL
NEWPORT BEACH, CA 92660

LIFE SAFETY CONSULTANT
ARUP
SAN FRANCISCO, CA 94103

GEOTECHNICAL CONSULTANT
TERRACON
LAS VEGAS, NV 89013

BUILDING ENVELOPE
IBA CONSULTANTS, INC.
LAS VEGAS, NV 89119

GRAPHICS CONSULTANT
TWO TWELVE ASSOCIATES
NEW YORK, NY 10010

SECURITY CONSULTANT
HMA CONSULTING
LAS VEGAS, NV 89119

LEED CONSULTANT
GREEN BUILDING SERVICES
PORTLAND, OR 97204

TELECOMMUNICATIONS CONSULTANT
CONTECH CONSULTANTS
DUBLIN, CA 94568

LIFESCAPES INTERNATIONAL INC
LANDSCAPE ARCHITECTS & DESIGNERS OF TURNED ENVIRONMENTS
400 CAMPUS DRIVE, NEWPORT BEACH, CA 92660
949 474-8444 / FAX 949 474-8446

THE SMITH CENTER FOR THE PERFORMING ARTS LAS VEGAS

LAS VEGAS PERFORMING ARTS CENTER FOUNDATION

PROGRESS PRINT
FOR INFORMATION ONLY
NOV. 3, 2010

INTERIM REVIEW ONLY
These documents are incomplete, and are released for review only. They are not to be used for regulatory approval, bidding, permit, or construction purposes.

KEY PLAN

REVISION

HKS PROJECT NUMBER
12867.000

DATE
11-02-10

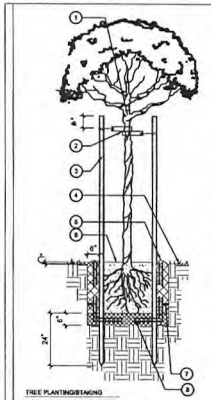
ISSUE
PARKING GARAGE REVIEW

SHEET TITLE
LANDSCAPE PLANTING PLAN - SHRUBS & G.C.

SHEET NO.
L7.01

© 2010 HKS, INC.

PLOT DATE: 11/2/2010 - 12:28PM
FILE NAME: H:\ECOM\ACAD\CONTENT DOCUMENTS\PRINTING\PRINT.DWG



1. MAIN TRUNK.
2. INSTALL TWO (2) "TREESTRAPS" (NO. 1018) TO SUPPORT TREE TRUNK. (BR) 360-3584 TIE BACK TO STAKE WITH 12 GAUGE GALVANIZED ANNEALED WIRE. FASTEN TO THE STAKE WITH GALVANIZED SHINGLE NAIL AS REQUIRED.
3. 2" DIA. ROUND TREATED LODGE POLE TREE STAKES. TWO 10' POLES PER TREE. INSTALL STAKES OUTSIDE ROOTBALL.
4. FINISH GRADE IN PLANTING AREA.
5. PLANTING BACKFILL MIX PER PLANTING SPECIFICATIONS. BERM SOIL TO FORM A WATERING BASIN. REMOVE BERM DURING FINAL GRADING OPERATION.
6. TREE ROOT BALL.
7. PLANT FERTILIZER TABS, QUANTITY PER MANUFACTURERS SPECIFICATIONS.
8. INSTALL "U" SHAPED DRAIN PIPE SYSTEM (WITHOUT AUGERED HOLE) AT ALL 24" BOX TREES. REFER TO TREE PLANTING PIT DETAIL THIS SHEET FOR ADDITIONAL INFORMATION.

NOTES:

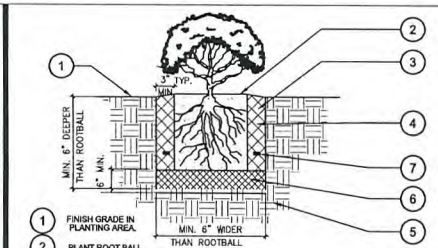
A. STAKE TREE PERPENDICULAR TO THE PREVAILING WIND.
B. PLACE PLANT TABS IN PLANT CONTAINER PRIOR TO PLANTING FOR REVIEW BY LANDSCAPE ARCHITECT.
C. REMOVE NURSERY TREE STAKES.

TREE PLANTING/STAKING
5 GAL., 15 GAL., 24" BOX TREE
(STANDARD, SINGLE TRUNK TREE FORM)

DTREST01 SCALE: 1" = 1'-0"

TREE STAKING

SCALE: 1" = 1'-0" | D



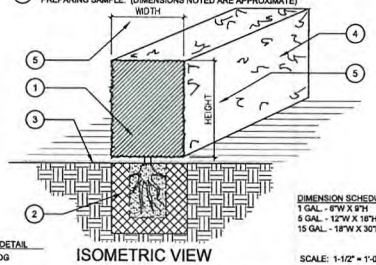
1. FINISH GRADE IN PLANTING AREA.
2. PLANT ROOT BALL.
3. BACKFILL MIX (PER PLANTING SPECIFICATIONS.)
4. JET BACKFILL WITH WATER TO ELIMINATE VOIDS.
5. NATIVE SOIL.
6. COMPACTED BACKFILL MIX (PER PLANTING SPECIFICATIONS.)
7. PLANT FERTILIZER TABS - QUANTITY PER MANUFACTURER'S SPECIFICATIONS. PLACE TABS IN PLANT CONTAINER PRIOR TO PLANTING FOR REVIEW BY LANDSCAPE ARCHITECT.

DSHRPLNT SHRUB PLANTING (IN GRADE) SCALE: 1-1/2" = 1'-0"

SHRUB PLANTING

SCALE: 1 1/2" = 1'-0" | C

1. INSTALL SHRUBS FOR HEDGE IN A STRAIGHT LINE AT THE SPACING CALLED FOR IN THE SHRUB LEGEND ON THE SHRUB PLAN.
2. REFER TO PLANTING SPECIFICATIONS FOR PLANTING PIT AND BACKFILL MIX. REFER TO SHRUB PLANTING DETAIL.
3. FINISH GRADE IN PLANTING AREA.
4. LANDSCAPE CONTRACTOR SHALL CLIP SHRUBS INTO A CONTINUOUS FORMAL HEDGE; STRAIGHT LINES, CRISP CORNERS, FLAT TOP AND SIDES. PREPARE A SAMPLE HEDGE, 4' LONG, FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT. ALL HEDGES SHALL BE TRIMMED PRIOR TO COMPLETION OF LANDSCAPE CONSTRUCTION.
5. VERIFY FINAL DIMENSIONS WITH LANDSCAPE ARCHITECT PRIOR TO PREPARING SAMPLE. (DIMENSIONS NOTED ARE APPROXIMATE)

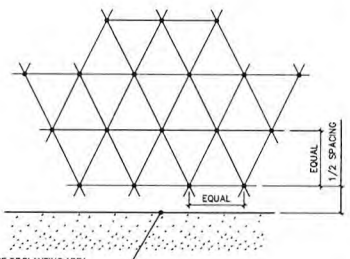


DIMENSION SCHEDULE
1 GAL. - 6"W X 6"H
5 GAL. - 12"W X 16"H
15 GAL. - 18"W X 30"H

HEDGE DETAIL
DSHRHDG ISOMETRIC VIEW SCALE: 1-1/2" = 1'-0"

HEDGE PLANTING

SCALE: 1 1/2" = 1'-0" | B

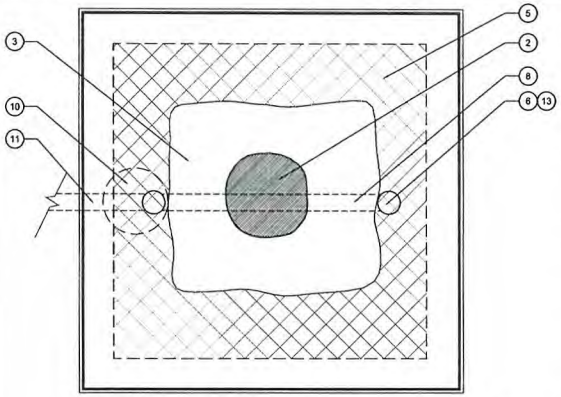


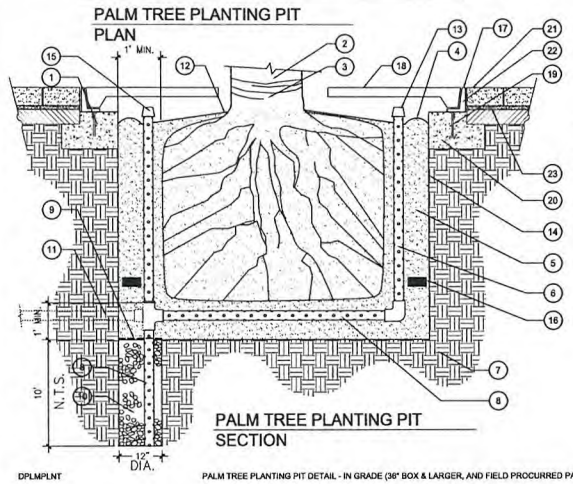
NOTE: ALL SHRUBS/GROUND COVER TO BE PLANTED AT EQUAL TRIANGULAR SPACING. REFER TO SHRUB LEGEND FOR SPACING OF SHRUBS. REFER TO CROUND COVER LEGEND FOR SPACING OF GROUND COVER.

DPSHRBSP SHRUB/G.C. SPACING SCALE: 3/4" = 1'

SHRUB SPACING

SCALE: 3/4" = 1'-0" | A





PALM TREE PLANTING PIT
PLAN

PALM TREE PLANTING PIT
SECTION

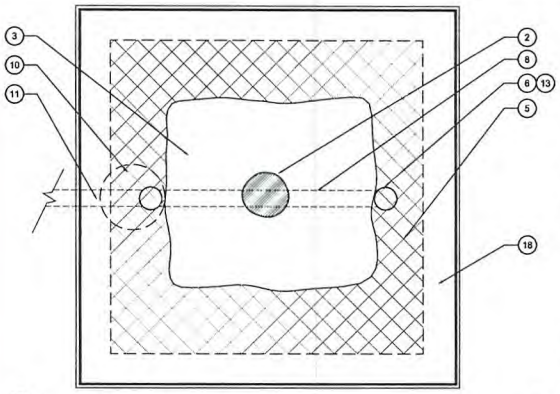
1. FINISH GRADE IN PLANTING AREA.
2. PALM TREE TRUNK.
3. PALM TREE ROOTBALL.
4. BERM TO FORM WATERING BASIN ON TOP OF PALM TREE ROOTBALL. REMOVE PRIOR TO END OF MAINTENANCE PERIOD.
5. 100% SAND BACKFILL PER PLANTING SPECIFICATIONS. JET SAND WITH WATER TO PREVENT AIR POCKETS.
6. 4" DIA. PERFORATED PIPE VERTICAL ON 2 SIDES OF PALM TREE ROOTBALL, WRAPPED WITH FILTER SOCK.
7. NATIVE SOIL/STRUCTURAL SOIL (AS APPLICABLE).
8. 4" DIA. PERFORATED PIPE WRAPPED WITH FILTER CLOTH UNDER TREE ROOTBALL AND DOWN AUGERED HOLE.
9. INSTALL FILTER FABRIC ON TOP OF AUGERED HOLE.
10. 12" DIA. X 10' DEEP AUGERED HOLE UNDER TREE PLANTING PIT. FILL WITH COURSE GRAVEL AND EXTEND PERFORATED PIPE DOWN TO BOTTOM. (MAXIMUM 3 PALM TREES CONNECTED TO ONE AUGERED HOLE.
11. 4" DIA. SOLID DRAIN PIPE FROM ADJACENT TREE - MAXIMUM 3 PALM TREES CONNECTED TO ONE AUGERED HOLE.
12. PLANT PALM TREE IN ORDER THAT ROOTCROWN IS 6" ABOVE FINISH GRADE ADJACENT TO PLANTING PIT.
13. INSTALL ATRIUM GRATE (NDS 75) ON TOP OF VERTICAL PIPES (2 PLACES) FOR PALM TREES IN PLANTING AREA. INSTALL FLAT GRATE (NDS 13) ON TOP OF VERTICAL PIPES (2 PLACES) FOR PALM TREES IN PLANTING AREAS.
14. SIDES OF PLANTING PITS SHALL BE MADE ROUGH.
15. EXTEND FILTER SOCK BEYOND TOP OF PIPE, TIE IN KNOT, PUSH KNOT INTO PIPE.
16. PALM FERTILIZER TABS - QUANTITY PER THE MANUFACTURER'S SPECIFICATIONS. PLACE TABS ON PALM ROOTBALL PRIOR TO PLANTING FOR REVIEW BY LANDSCAPE ARCHITECT.
17. TREE GRATE/PAVING EDGE - REFER TO DETAIL 'H' & 'I', SHEET L7.01 FOR PALM GRATE (WHERE APPLICABLE).
18. PALM GRATE
19. ANCHOR BOLT PER MANUFACTURER'S SPECIFICATION
20. CONCRETE BASE/PALM GRATE ASSEMBLY
21. PAVER - REFER TO PAVING PLANS SHEET L5.01-L5.06 & FINISH SCHEDULE L0.01
22. STEEL ANGLE IRON
23. MORTAR SETTING BED

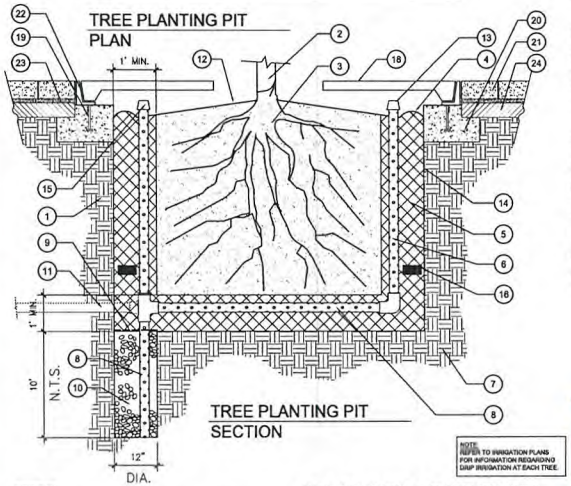
NOTE:
REFER TO IRRIGATION PLANS FOR INFORMATION REGARDING DRIP IRRIGATION AT EACH PALM TREE.

DPLMPLNT PALM TREE PLANTING PIT DETAIL - IN GRADE (36" BOX & LARGER, AND FIELD PROCURRED PALMS) SCALE: 3/4" = 1'-0"

PALM PIT DETAIL

SCALE: 3/4" = 1'-0" | F





TREE PLANTING PIT
PLAN

TREE PLANTING PIT
SECTION

1. FINISHED GRADE IN PLANTING AREA.
2. TREE TRUNK.
3. TREE ROOTBALL.
4. BERM TO FORM WATERING BASIN ON TOP OF TREE ROOTBALL. REMOVE PRIOR TO END OF MAINTENANCE PERIOD.
5. PREPARED BACKFILL MIX PER PLANTING SPECIFICATIONS.
6. 4" DIA. PERFORATED PIPE VERTICAL ON 2 SIDES OF TREE ROOTBALL, WRAPPED WITH FILTER SOCK.
7. NATIVE SOIL/STRUCTURAL SOIL (AS APPLICABLE).
8. 4" DIA. PERFORATED PIPE WRAPPED WITH FILTER CLOTH UNDER TREE ROOTBALL AND DOWN AUGERED HOLE.
9. INSTALL FILTER FABRIC ON TOP OF AUGERED HOLE.
10. 12" DIA. X 10' DEEP AUGERED HOLE UNDER TREE PLANTING PIT. FILL WITH COURSE GRAVEL AND EXTEND PERFORATED PIPE DOWN TO BOTTOM. (MAXIMUM 3 TREES CONNECTED TO ONE AUGERED HOLE.
11. 4" DIA. SOLID DRAIN PIPE FROM ADJACENT TREE - MAXIMUM 3 TREES CONNECTED TO ONE AUGERED HOLE.
12. PLANT TREE IN ORDER THAT ROOTCROWN IS 6" ABOVE FINISH GRADE ADJACENT TO PLANTING PIT.
13. INSTALL ATRIUM GRATE (NDS 75) ON TOP OF VERTICAL PIPES (2 PLACES) FOR TREES IN PLANTING AREA. INSTALL FLAT GRATE (NDS 13) ON TOP OF VERTICAL PIPES (2 PLACES) FOR TREES IN TURF AREAS.
14. SIDES OF PLANTING PITS SHALL BE MADE ROUGH.
15. EXTEND FILTER SOCK BEYOND TOP OF PIPE, TIE IN KNOT, PUSH KNOT INTO PIPE.
16. PLANT FERTILIZER TABS - QUANTITY PER THE MANUFACTURER'S SPECIFICATIONS. PLACE TABS IN PLANT CONTAINER PRIOR TO PLANTING FOR REVIEW BY LANDSCAPE ARCHITECT.
17. TREE GRATE/PAVING EDGE - REFER TO DETAIL 'H' & 'I', SHEET L7.01. FOR TREE & PALM GRATE. (WHERE APPLICABLE)
18. TREE GRATE
19. ANCHOR BOLT PER MANUFACTURE'S SPECIFICATION
20. CONCRETE BASE/ TREE GRATE ASSEMBLY
21. STONE PAVER - REFER TO PAVING PLANS SHEET L5.01-L5.06 & FINISH SCHEDULE L0.01.
22. STEEL ANGLE IRON
23. MOTAR SETTING BED

NOTE: TREE GRATE TO BE INSTALLED PER MANUFACTURERS SPECIFICATIONS.

NOTE:
REFER TO IRRIGATION PLANS FOR INFORMATION REGARDING DRIP IRRIGATION AT EACH TREE.

DTREPLNT TREE PLANTING PIT DETAIL - IN GRADE (36" BOX & LARGER) SCALE: 3/4" = 1'-0"

TREE PIT DETAIL

SCALE: 3/4" = 1'-0" | E

HKS

DEVELOPER
LAS VEGAS PERFORMING ARTS CENTER FOUNDATION
LAS VEGAS, NV 89119

DEVELOPER'S CONSULTANT'S
THE PROJECT GROUP
FT. WORTH, TX 76102

THE WISTING-TURNER CONTRACTING CO.
LAS VEGAS, NV 89169

EXECUTIVE ARCHITECT
HKS ARCHITECTS, INC.
DALLAS, TX 75201

DESIGN ARCHITECT
DAVID M. SCHWARZ
ARCHITECTURAL SERVICES, INC.
WASHINGTON, DC 20036

MEP CONSULTANT
MSA ENGINEERING CONSULTANTS
LAS VEGAS, NV 89119

STRUCTURAL ENGINEER
WALTER P. MOORE & ASSOCIATES,INC.
DALLAS, TX 75201

CIVIL ENGINEERS
MARTIN & MARTIN
LAS VEGAS, NV 89146

LANDSCAPE ARCHITECT
LPESCAPES INTERNATIONAL
NEWPORT BEACH, CA 92660

LIFE SAFETY CONSULTANT
ARUP
SAN FRANCISCO, CA 94103

GEOTECHNICAL CONSULTANT
TERRACON
LAS VEGAS, NV 89013

BUILDING ENVELOPE
IBA CONSULTANTS, INC.
LAS VEGAS, NV 89119

GRAPHICS CONSULTANT
TWO TWELVE ASSOCIATES
NEW YORK, NY 10010

SECURITY CONSULTANT
HAA CONSULTING
LAS VEGAS, NV 89119

LEED CONSULTANT
GREEN BUILDING SERVICES
PORTLAND, OR 97204

TELECOMMUNICATIONS CONSULTANT
CON-TECH CONSULTANTS
DUBLIN, CA 94568

LIFESCAPES INTERNATIONAL, INC
LANDSCAPE ARCHITECTS & ENGINEERS OF TURNKEY ENVIRONMENTS

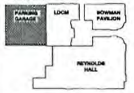
THE SMITH CENTER FOR THE PERFORMING ARTS LAS VEGAS

LAS VEGAS PERFORMING ARTS CENTER FOUNDATION

PROGRESS PRINT
FOR INFORMATION ONLY
NOV. 3, 2010

INTERIM REVIEW ONLY
These documents are incomplete, and are released for interim review only and are not intended for regulatory approval, bidding, permit, or construction purposes.

KEY PLAN



REVISION

HKS PROJECT NUMBER
12867.000

DATE
11-02-10

ISSUE
PARKING GARAGE REVIEW

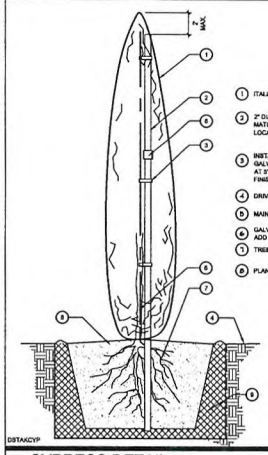
SHEET TITLE
LANDSCAPE PLANTING DETAILS

SHEET NO
L8.01

RECEIVED
NOV 04 2010

SDR-40146

PLOT DATE: FILE NAME: I:\BIDD\DWG\ARCH\CONST_DOCS\ARCHITECTURE\PDF\PDF.DWG
TIME: 04 NOV 2010 - 11:57AM
XREFS:



DSTAXCYP

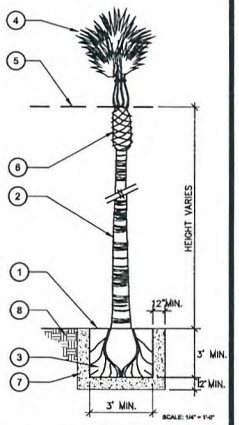
TREE STAKING - ITALIAN CYPRESS

SCALE: 3/4" = 1'-0"

CYPRESS DETAIL — SCALE: 3/4" = 1'-0" — C

1 FINISH GRADE AT BASE OF TRUNK.
2 PALM TRUNK - SKINNED.
3 ROOTBALL - SIZE SPECIFICATIONS.
4 PALM FRONDS - NO CLIPPED TIPS.
5 TOP OF CROWN. BROWN TRUNK HEIGHT IS MEASURED FROM FINISH GRADE TO THIS POINT.
6 PALM "PINEAPPLE" IS TO BE NOT MORE THAN 20% OF TOTAL HEIGHT OF TREE. AND NOT LESS THAN 10% OF TOTAL HEIGHT OF TREE.
7 WASHED SAND BACKFILL.
8 90% COMPACTED SOIL.

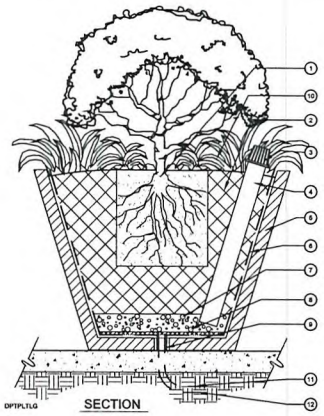
NOTE: REFER TO SPECIFICATIONS AND PALM PLANTING PIT DETAILS FOR ADDITIONAL INFORMATION



DPALMWAB

SCALE: 1/4" = 1'-0"

PALM DETAIL — SCALE: 1/4" = 1'-0" — B



DPTPLTLG

SECTION

1 PLANT ROOTBALL - INSTALL ROOTCROWN 1" ABOVE RIM OF POT.
2 PLANTING BACKFILL MIX - EQUAL PARTS WOOD SHAVINGS AND WASHED CONCRETE SAND.
3 INSTALL ATRIUM GRATE (NDS 74) ON TOP OF INSPECTION PIPE.
4 INSTALL 3" DIA. PERFORATED INSPECTION DRAIN PIPE (ASTM D2729) AS SHOWN. WRAP PIPE WITH FILTER FABRIC.
5 POT - REFER TO LEGEND ON POTTERY PLAN FOR SIZE AND SPECIFICATIONS.
6 WATERPROOFING ON INSIDE OF POT - 2 COATS HENRY'S ASPHALTIC EMULSION.
7 3" DEEP LAYER OF CLEAN PEA GRAVEL (3/8") ON BOTTOM OF POT.
8 INSTALL LAYER OF FILTER FABRIC ON BOTTOM OF POT.
9 DRAIN HOLE IN BOTTOM OF POT.
10 SECONDARY PLANTS AND/OR SEASONAL COLOR PLANTS IN POT. REFER TO POTTERY LEGEND FOR PLANT LIST.
11 DRIP IRRIGATION - AS REQUIRED/NOTED ON IRRIGATION PLAN.
12 ELECTRIC CONDUIT - AS REQUIRED/NOTED ON LANDSCAPE LIGHTING PLAN.

NOTE: REFER TO IRRIGATION PLAN FOR INFORMATION REGARDING DRIP IRRIGATION.

POTTERY PLANTING DETAIL (28" DIA. AND LARGER POTS)

SCALE: 1-1/2"=1'-0"

POTTERY PLANTING — SCALE: 1 1/2" = 1'-0" — A

DETAIL TITLE — SCALE: 1" = 1'-0" — G

DETAIL TITLE — SCALE: 1" = 1'-0" — F

DETAIL TITLE — SCALE: 1" = 1'-0" — E

DETAIL TITLE — SCALE: 1" = 1'-0" — D

DEEP ROOT BARRIERS	
ANY TREE 15 GALLON SIZE OR LARGER PLANTED WITHIN 5'-0" OF HARDSCAPE SHALL HAVE A DEEP ROOT BARRIER INSTALLED ALONG THE EDGE OF THE HARDSCAPE. MINIMUM 1' BEYOND THE EDGE OF TREE PLANTING PIT.	
TREE SIZE	ROOT BARRIER MODEL NO.
15 GALLON	CP18-2
24" BOX	CP24-2
36" BOX & LARGER	CP36-2
AVAILABLE THROUGH: CENTURY PRODUCTS, 1401 N. KRAMER, SUITE B, ANAHEIM, CA 92806 (800) 480-8084 (OR APPROVED EQUIVALENT).	

SEASONAL COLOR NOTE:
LANDSCAPE CONTRACTOR SHALL ALLOW $ 5,000.00 IN HIS BID FOR THE PURCHASE AND INSTALLATION OF SEASONAL COLOR & ADDITIONAL PLANT MATERIAL. SEASONAL COLOR TO BE SELECTED AND SPOTTED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

CALICHE SOIL NOTE:
THE LANDSCAPE CONTRACTOR SHALL INCLUDE IN HIS BID THE COST FOR PENETRATING THROUGH CALICHE OR HARD PAN LAYER WHEN IT IS ENCOUNTERED UNDER TREE OR PALM PLANTING PITS. THE PENETRATION THROUGH THE CALICHE OR HARD PAN LAYER SHALL ALLOW FOR WATER TO DRAIN OUT OF THE PLANTING PIT. SHOULD THE CALICHE OR HARD PAN BE TOO DEEP FOR AUGERING, THE LANDSCAPE CONTRACTOR SHALL DEVISE A DRAINAGE SYSTEM APPROVED BY THE LANDSCAPE ARCHITECT THAT WILL ENSURE PROPER DRAINAGE FROM THE PLANTING PIT. THE LANDSCAPE CONTRACTOR SHALL SUBMIT A UNIT COST FOR ANY SPECIAL DRAINAGE SYSTEM.

ESPALIER NOTE:
REMOVE ALL ESPALIERS FROM TRELLIS AND ATTACH TO WALL OR FENCE WITH VINE GUYS.

SHRUB LAYOUT NOTE:
ALL SHRUBS ARE TO BE SPOTTED IN THE FIELD PER THE SHRUB PLAN BY THE LANDSCAPE CONTRACTOR AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO EXCAVATION OF PLANTING PITS.

TREE PLANTING PIT NOTE:
ALL PITS FOR TREES SHALL BE DUG SQUARE WITH BOTTOMS LEVEL, THE LENGTH OF THE SIDES AND THE DEPTH AS SPECIFIED BELOW. COMPACTED SOIL AT SIDES AND BOTTOMS SHALL BE LOOSENED BY SCARIFYING OR OTHER APPROVED METHOD. PITS SHALL BE BACKFILLED WITH "PREPARED SOIL", THOROUGHLY SETTLED BY WATER APPLICATION. BACKFILL SHALL BE MADE WITH SOIL AS SPECIFIED UNDER "PREPARED BACKFILL MIX".

ALL PLANT PITS FOR TREES 24" BOX SIZE AND LARGER SHALL BE EXCAVATED TO A MINIMUM OF 2' LARGER THAN THE SIDE AND 1' DEEPER THAN THE HEIGHT OF THE CONTAINER IN ORDER TO PERMIT HANDLING. PLANTING PITS FOR PLANT MATERIAL UP TO 15 GALLON SHALL BE A MINIMUM OF 6" LARGER THAN THE DIAMETER AND 6" DEEPER THAN THE HEIGHT OF THE CONTAINER. EXCAVATE PITS WITH VERTICAL SIDES FOR ALL PLANTS. PLANTS SHALL NOT BE PLANTED IN DRY SOIL. SOIL SHALL BE MOIST AT LEAST 18" DEEP.

SET PLANTS IN CENTER OF PIT, IN A VERTICAL POSITION, SO THAT THE CROWN OF THE BALL WILL BE LEVEL WITH FINISH GRADE AFTER ALLOWING FOR WATERING AND SETTLING AND SHALL BEAR THE SAME RELATIONSHIP TO THE FINISH GRADE THAT IT DID TO THE CONTAINER SOIL SURFACE.

PLANTING NOTES:

1. ALL PLANTING SHALL CONFORM WITH LOCAL CODES AND REGULATIONS.
2. QUANTITIES SHOWN IN THE LEGEND ARE FOR CONVENIENCE ONLY. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY AND INSTALL PLANT QUANTITIES AS DRAWN ON PLAN.
3. FINAL LOCATION OF ALL TREES AND PALMS SHALL BE VERIFIED BY THE LANDSCAPE ARCHITECT IN THE FIELD PRIOR TO EXCAVATION OF PLANTING PITS.
4. INSTALL 2" LAYER OF PLANTER MULCH IN ALL PLANTING AREAS; MATCH PLANTER MULCH IN EXISTING PLANTERS.
5. ALL PALM TREES SHALL BE PLANTED PLUMB.
6. PALM TREE HEIGHTS LISTED ARE BROWN TRUNK HEIGHT.

PLANTING SHRUBS, VINES & GROUNDCOVERS:

1. SHRUBS AND VINES: PLANTING PITS FOR SHRUBS AND VINES SHALL BE 6" GREATER IN DIAMETER AND 6" DEEPER THAN PLANT ROOTBALL. COMPACTED SOIL AT BOTTOM OF PIT SHALL BE LOOSENED AND THE PIT FILLED WITH "PREPARED SOIL" TO THE BOTTOM OF THE BALL. WHEN THE PLANT HAS BEEN PROPERLY SET, THE PIT SHALL BE FILLED TO THE REQUIRED GRADE WITH "PREPARED SOIL" AND THOROUGHLY SETTLED BY TAMPING AND WATERING. ALL VINES SHALL BE REMOVED FROM STAKES, UNTIED, AND SECURELY FASTENED IN ALL APPROVED MANNER TO THE WALL, FENCE OR OTHER SURFACE NEXT TO WHICH THEY ARE PLANTED.
2. GROUNDCOVER PLANTING PITS FOR ROOTED CUTTINGS FROM FLATS SHALL BE 6" X 6" X 6". GROUND COVER AREAS SHALL BE MOISTENED PRIOR TO PLANTING. NO GROUND COVER PLANTS SHALL BE PLANTED IN DRY SOIL.

SET PLANTS IN CENTER OF PITS SO THAT AFTER SETTLING OF SOIL CROWN OF PLANT WILL BE LEVEL WITH FINISHED GRADE THEN BACKFILL AND WATER.

GROUND COVER PLANTS SHALL BE WELL ROOTED WITH RUNNERS MINIMUM 4" LONG.

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, ELECTRICALLY OR BATTLITE OPERATED, UNDERGROUND PIPED SPRINKLER SYSTEM. IRRIGATION MAINLINE PIPING SHALL BE PVC PLASTIC (TYPE 1220) SCHEDULE 40 OR CLASS 315. ALL LATERAL LINES SHALL BE CLASS 200 OR CLASS 315. IRRIGATION PIPE SHALL BE INSTALLED AT 18" MIN. DEPTH FOR PRESSURE LINE & 12" DEPTH FOR LATERAL LINES

TREE/VINE NOTES:

1. ALL TREES SHALL BE REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PURCHASE. PHOTOGRAPHS SHALL BE PROVIDED FOR ALL MATERIAL FOR REVIEW PRIOR TO PURCHASE.
2. TREE AND VINE LOCATIONS SHALL BE LOCATED AS SHOWN PER PLAN AND COORDINATED/ADJUSTED TO THE ARCHITECTURE AS NECESSARY.

RECEIVED
NOV 02 2010

SDR-40146

PLANTING NOTES

HKS

DEVELOPER
LAS VEGAS PERFORMING ARTS CENTER FOUNDATION
LAS VEGAS, NV 89119

DEVELOPER'S CONSULTANT'S
THE PROJECT GROUP
FT. WORTH, TX 76102

THE WHITING-TURNER CONTRACTING CO.
LAS VEGAS, NV 89109

EXECUTIVE ARCHITECT
HKS ARCHITECTS, INC.
DALLAS, TX 75201

DESIGN ARCHITECT
DAVID M. SCHWARZ ARCHITECTURAL SERVICES, INC.
WASHINGTON, DC 20036

MEP CONSULTANT
MSA ENGINEERING CONSULTANTS
LAS VEGAS, NV 89119

STRUCTURAL ENGINEER
WALTER P. MOORE & ASSOCIATES,INC.
DALLAS, TX 75201

CIVIL ENGINEERS
MARTIN & MARTIN
LAS VEGAS, NV 89146

LANDSCAPE ARCHITECT
LIFESCAPES INTERNATIONAL
NEWPORT BEACH, CA 92660

LIFE SAFETY CONSULTANT
ARUP
SAN FRANCISCO, CA 94103

GEOTECHNICAL CONSULTANT
TERRACON
LAS VEGAS, NV 89013

BUILDING ENVELOPE
ISA CONSULTANTS, INC.
LAS VEGAS, NV 89119

GRAPHICS CONSULTANT
TWO TWELVE ASSOCIATES
NEW YORK, NY 10010

SECURITY CONSULTANT
HMA CONSULTING
LAS VEGAS, NV 89119

LEED CONSULTANT
GREEN BUILDING SERVICES
PORTLAND, OR 97204

TELECOMMUNICATIONS CONSULTANT
CON-TECH CONSULTANTS
DUBLIN, CA 94568

LIFESCAPES INTERNATIONAL, INC
LANDSCAPE ARCHITECTS & PLANNERS OF TROPICAL ENVIRONMENTS
450 CAMPUS DRIVE
NEWPORT BEACH, CA 92660
(949) 474-0888 / FAX (949) 474-0844

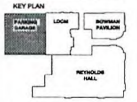
THE SMITH CENTER FOR THE PERFORMING ARTS
LAS VEGAS

LAS VEGAS PERFORMING ARTS CENTER FOUNDATION

PROGRESS PRINT FOR INFORMATION ONLY NOV. 2, 2010

INTERIM REVIEW ONLY
These documents are incomplete, and are released for interim review only and are not intended for regulatory approval, bidding, permit, or construction purposes.

KEY PLAN



REVISION

HKS PROJECT NUMBER
12867.000

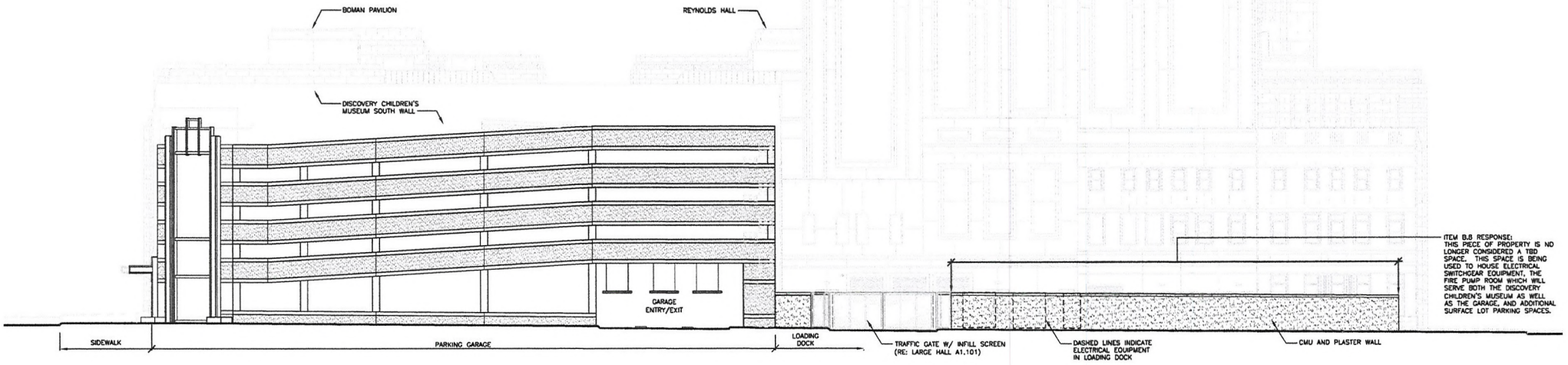
DATE
11-02-10

ISSUE
PARKING GARAGE REVIEW

SHEET TITLE
LANDSCAPE PLANTING DETAILS

SHEET NO.
L8.02

PLOT DATE: FILE NAME: J:\SDD\HKS\DOCS\DOCNET_DOCUMENTS\SDD\PROJECTS\PLOTS\ TIME: Fri Nov 05 13:11:33 2010



01 WEST CLARK AVE. ELEVATION
1/16" = 1'-0"

RECEIVED
NOV 02 2010

SDR-40146

Fred W. and Mary B. Smith

THE SMITH CENTER

FOR THE PERFORMING ARTS

LAS VEGAS

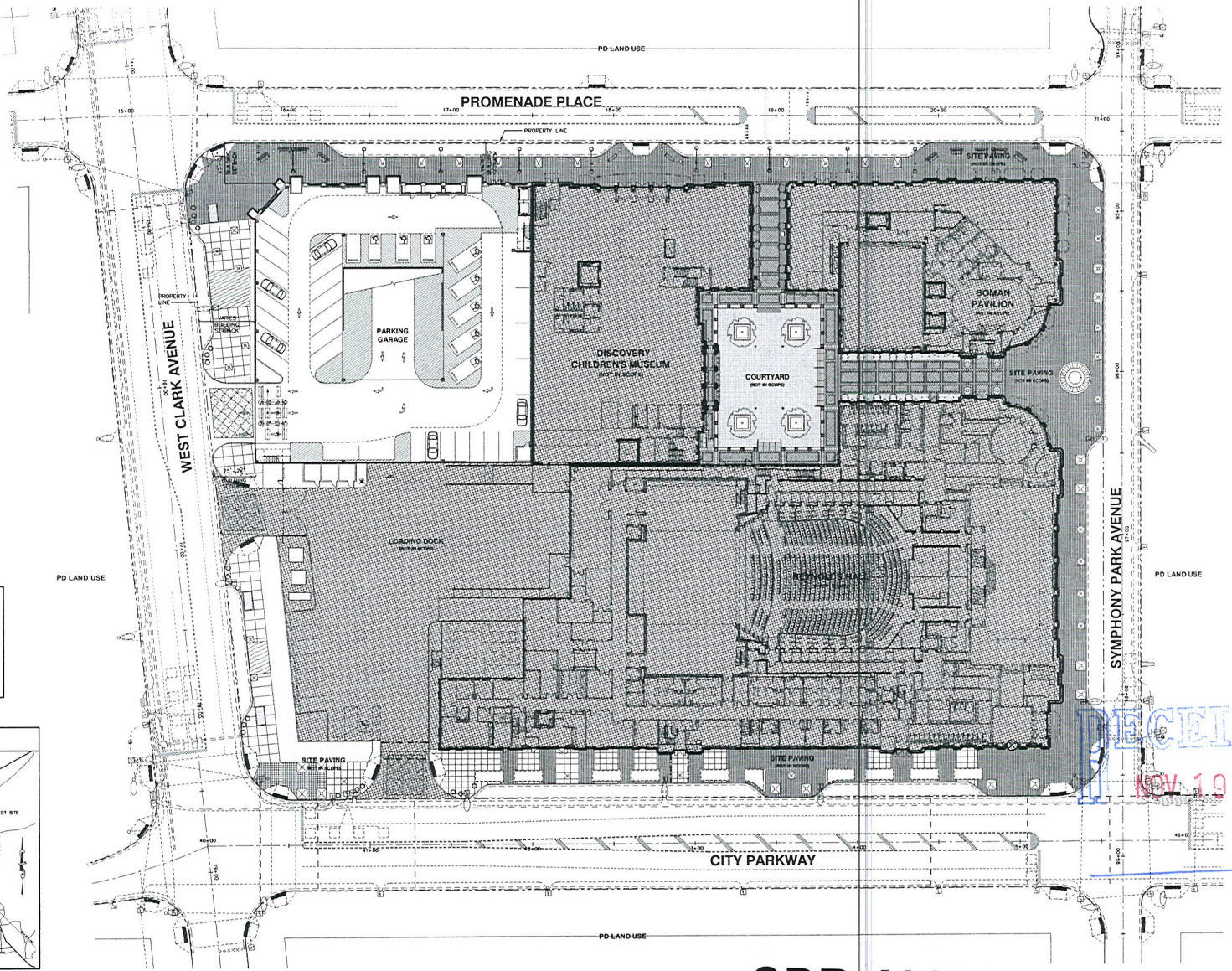
SDR-40146

RECEIVED
NOV 02 2010

HKS

02 NOV 2010

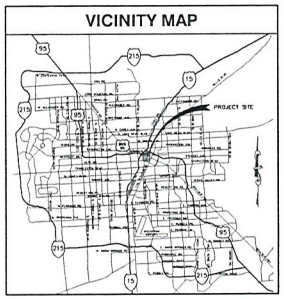
Parking Garage - Site Development Plan Review Submission



PARKING TABULATIONS

	STANDARD	HC	VAN HC	TOTAL
LEVEL 01	31	6	2	39
LEVEL 02	78			78
LEVEL 03	78			78
LEVEL 04	78			78
LEVEL 05	62			62
SUB-TOTAL	330	3	4	
TOTAL				335

VICINITY MAP



SDR-40146

REVISED

1 PARCEL H/I SITE PLAN
SCALE: 1" = 50'-0"

NORTH

HKS

DEVELOPER
LAS VEGAS PERFORMING ARTS CENTER FOUNDATION
LAS VEGAS, NV 89118

DEVELOPER'S CONSULTANT'S
THE PROJECT GROUP
FT. WORTH, TX 76102

THE WHITING-TURNER CONTRACTING CO
LAS VEGAS, NV 89169

EXECUTIVE ARCHITECT
HKS ARCHITECTS, INC
DALLAS, TX 75201

MEP CONSULTANT
M/A ENGINEERING CONSULTANTS
LAS VEGAS, NV 89123

STRUCTURAL ENGINEER
WALTER P. MOORE & ASSOCIATES, INC
DALLAS, TX 75201

PARKING CONSULTANT
WALTER P. MOORE & ASSOCIATES, INC
ATLANTA, GA 30361

CIVIL ENGINEERS
MARTIN & MARTIN
LAS VEGAS, NV 89146

LANDSCAPE ARCHITECT
LIFESCAPES INTERNATIONAL
NEWPORT BEACH, CA 92660

LIFE SAFETY CONSULTANT
ARUP
SAN FRANCISCO, CA 94103

GEOTECHNICAL CONSULTANT
TERRACON
LAS VEGAS, NV 89013

GRAPHICS CONSULTANT
TWO TWELVE ASSOCIATES
NEW YORK, NY 10010

LEED CONSULTANT
GREEN BUILDING SERVICES
PORTLAND, OR 97204

THE SMITH CENTER
LAS VEGAS PERFORMING ARTS CENTER FOUNDATION

INTERIM REVIEW ONLY
These documents are incomplete, and are released for interim review only and are not intended for regulatory approval, bidding, permit, or construction purposes.

KEY PLAN

REVISION

RECEIVED
NOV 19 2010

HKS PROJECT NUMBER
12867.000

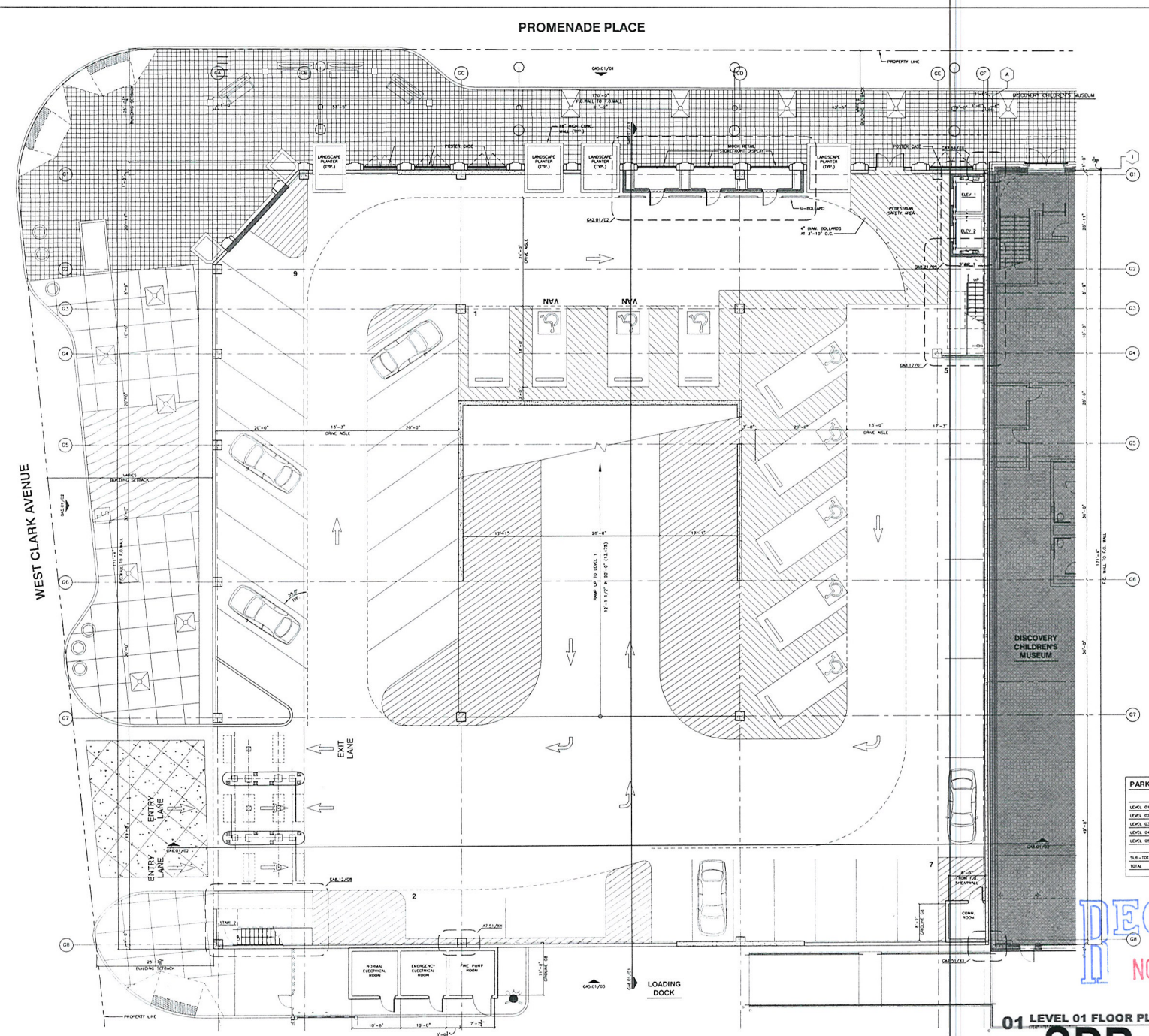
DATE
11.19.2010

ISSUE
PARKING GARAGE

SHEET TITLE
SITE PLAN

SHEET NO.
GA1.01

PLOT DATE: FILE DATE: XREFS:



01 LEVEL 01 FLOOR PLAN

PARKING TABULATIONS

	STANDARD	HC	VAN HC	TOTAL
LEVEL 01	31	6	2	39
LEVEL 02	78			78
LEVEL 03	78			78
LEVEL 04	78			78
LEVEL 05	62			62
SUB-TOTAL	330	3	4	
TOTAL				335

RECEIVED
NOV 19 2010

SDR-40146
REVISED

HKS

DEVELOPER
LAS VEGAS PERFORMING ARTS CENTER FOUNDATION
LAS VEGAS, NV 89119

DEVELOPER'S CONSULTANTS
THE PROJECT GROUP
FT. WORTH, TX 76102

THE WHITING-TURNER CONTRACTING CO
LAS VEGAS, NV 89169

EXECUTIVE ARCHITECT
HKS ARCHITECTS, INC.
DALLAS, TX 75201

MEP CONSULTANT
MSA ENGINEERING CONSULTANTS
LAS VEGAS, NV 89123

STRUCTURAL ENGINEER
WALTER P. MOORE & ASSOCIATES, INC.
DALLAS, TX 75201

PARKING CONSULTANT
WALTER P. MOORE & ASSOCIATES, INC.
ATLANTA, GA 30361

CIVIL ENGINEERS
MARTIN & MARTIN
LAS VEGAS, NV 89146

LANDSCAPE ARCHITECT
LIFESCAPES INTERNATIONAL
NEWPORT BEACH, CA 92660

LIFE SAFETY CONSULTANT
ARUP
SAN FRANCISCO, CA 94103

GEOTECHNICAL CONSULTANT
TERRACON
LAS VEGAS, NV 89013

GRAPHICS CONSULTANT
TWO TWELVE ASSOCIATES
NEW YORK, NY 10010

LEED CONSULTANT
GREEN BUILDING SERVICES
PORTLAND, OR 97204

THE SMITH CENTER FOR THE PERFORMING ARTS LAS VEGAS

LAS VEGAS PERFORMING ARTS CENTER FOUNDATION

INTERIM REVIEW ONLY
These documents are incomplete, and are released for interim review only and are not intended for regulatory approval, bidding, permit, or construction purposes

KEY PLAN

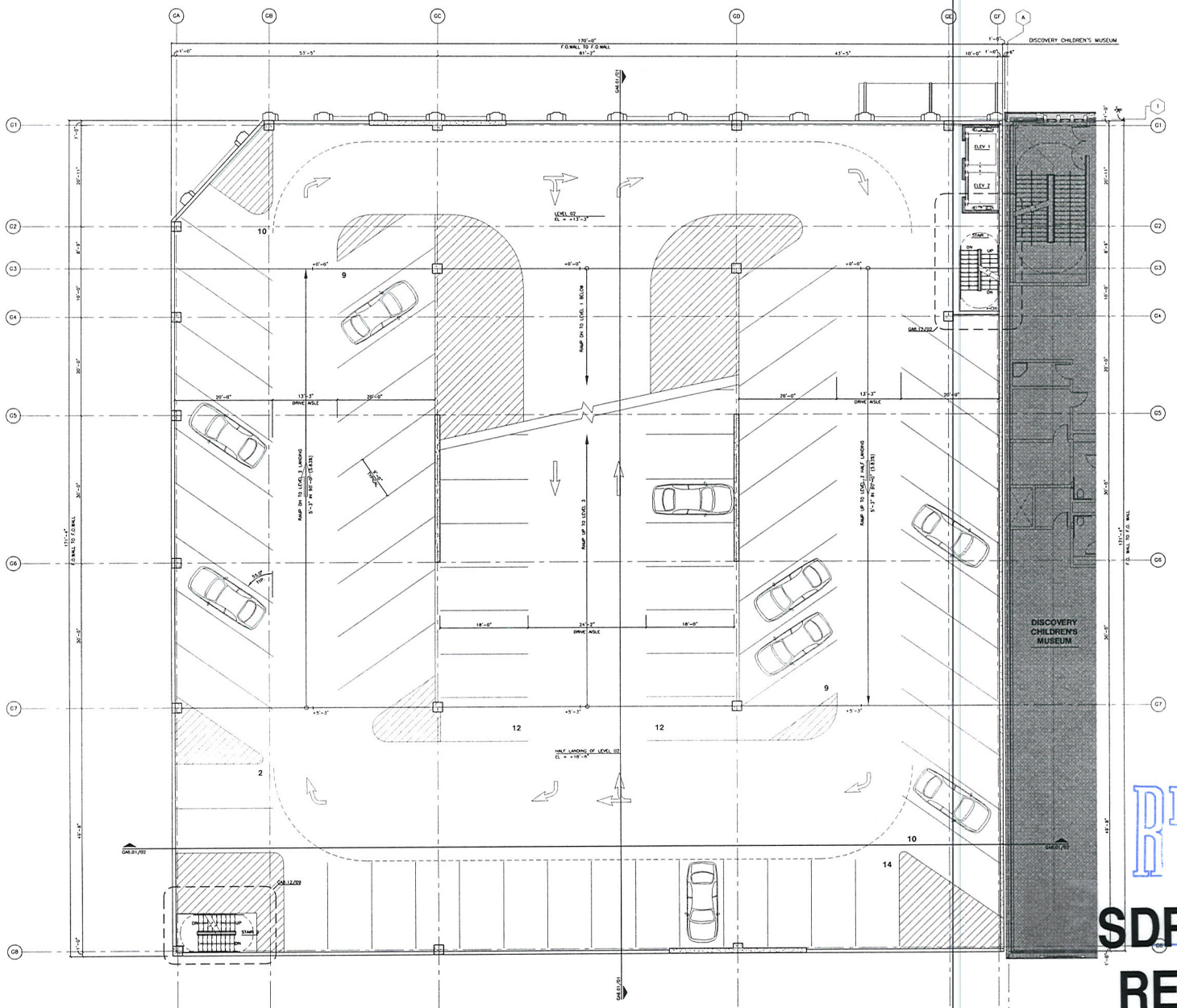
REVISION

HKS PROJECT NUMBER
12867.000
DATE
11.19.2010
ISSUE
PARKING GARAGE

SHEET TITLE
LEVEL 01
FLOOR PLAN

SHEET NO.
GA2.01

PLOT DATE: FILE DATE: FILE NAME: ARCH1



HKS

DEVELOPER
LAS VEGAS PERFORMING ARTS CENTER FOUNDATION
LAS VEGAS, NV 89119

DEVELOPER'S CONSULTANT'S
THE PROJECT GROUP
FT. WORTH, TX 76102

THE WHITING-TURNER CONTRACTING CO
LAS VEGAS, NV 89169

EXECUTIVE ARCHITECT
HKS ARCHITECTS, INC.
DALLAS, TX 75201

MEP CONSULTANT
MSA ENGINEERING CONSULTANTS
LAS VEGAS, NV 89123

STRUCTURAL ENGINEER
WALTERIP, MOORE & ASSOCIATES, INC
DALLAS, TX 75201

PARKING CONSULTANT
WALTERIP, MOORE & ASSOCIATES, INC
ATLANTA, GA 30361

CIVIL ENGINEERS
MARTIN & MARTIN
LAS VEGAS, NV 89146

LANDSCAPE ARCHITECT
LIFESCAPES INTERNATIONAL
NEWPORT BEACH, CA 92660

LIFE SAFETY CONSULTANT
ARUP
SAN FRANCISCO, CA 94103

GEOTECHNICAL CONSULTANT
TERRACON
LAS VEGAS, NV 89013

GRAPHICS CONSULTANT
TWO TWELVE ASSOCIATES
NEW YORK, NY 10036

LEED CONSULTANT
GREEN BUILDING SERVICES
PORTLAND, OR 97204

THE SMITH CENTER
LOW TIDE PERFORMING ARTS
LAS VEGAS

LAS VEGAS PERFORMING ARTS CENTER FOUNDATION

INTERIM REVIEW ONLY
These documents are incomplete, and are released for interim review only and are not intended for regulatory approval, bidding, permit, or construction purposes.

KEY PLAN

PARKING GARAGE | DOM | ROMAN PAVILION | REYNOLDS HALL

REVISION

RECEIVED
NOV 19 2010

SDR-40146
REVISED

01 LEVEL 02 FLOOR PLAN
1/16" = 1'-0"

TRUE NORTH
NORTH

© 2010 HKS, INC.

HKS PROJECT NUMBER
12867.000

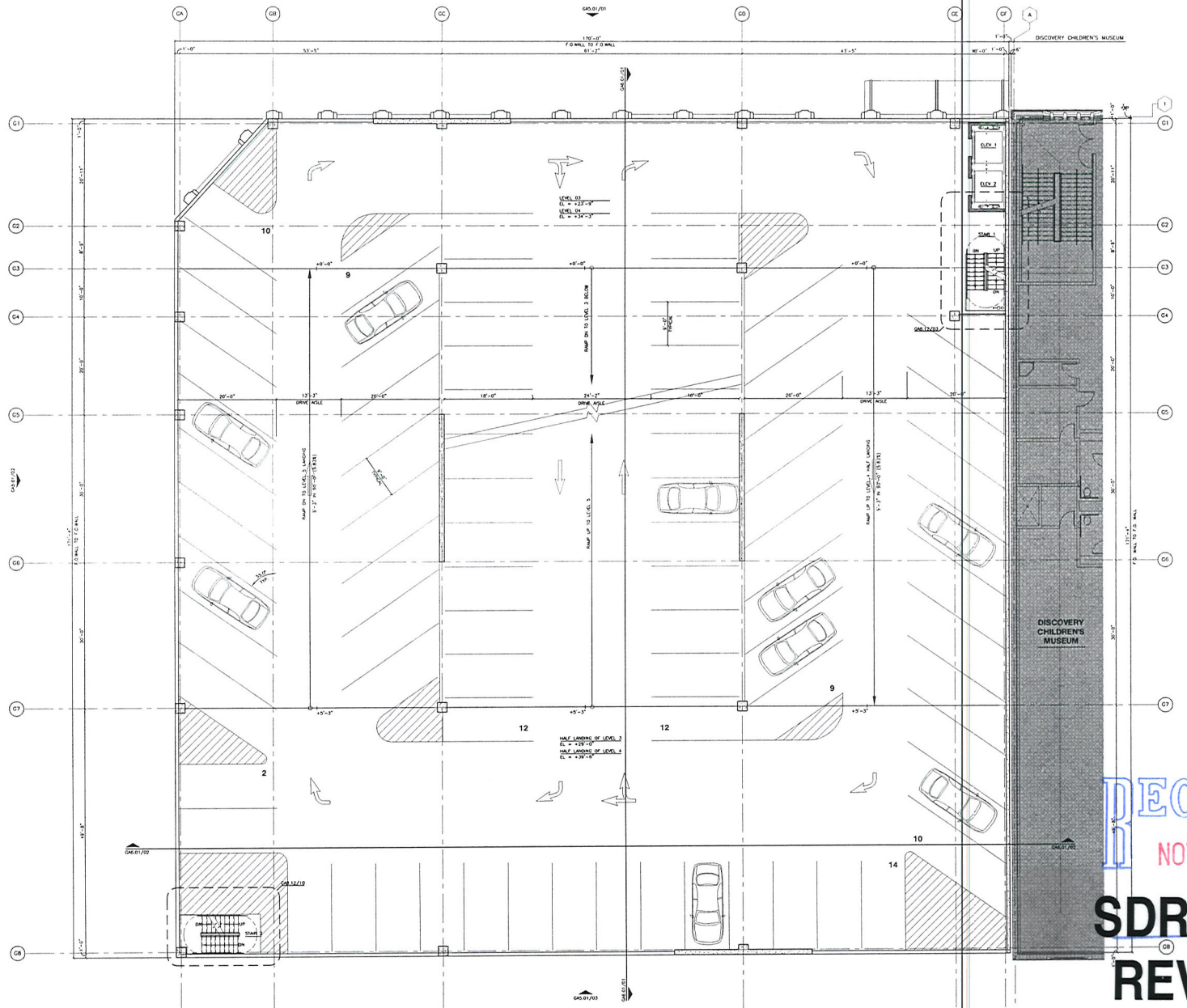
DATE
11.19.2010

ISSUE
PARKING GARAGE

SHEET TITLE
LEVEL 02
FLOOR PLAN

SHEET NO.
GA2.02

PLOT DATE: FILE NAME: FILE DATE: XREFS:



01 LEVELS 03-04 FLOOR PLAN

RECEIVED
NOV 19 2010

SDR-40146

REVISED

HKS

DEVELOPER
LAS VEGAS PERFORMING ARTS CENTER FOUNDATION
LAS VEGAS, NV 89119

DEVELOPER'S CONSULTANT'S
THE PROJECT GROUP
FT. WORTH, TX 76102

THE WHITING-TURNER CONTRACTING CO.
LAS VEGAS, NV 89169

EXECUTIVE ARCHITECT
HKS ARCHITECTS, INC.
DALLAS, TX 75201

MEP CONSULTANT
MSA ENGINEERING CONSULTANTS
LAS VEGAS, NV 89123

STRUCTURAL ENGINEER
WALTER P. MOORE & ASSOCIATES INC.
DALLAS, TX 75201

PARKING CONSULTANT
WALTER P. MOORE & ASSOCIATES INC.
ATLANTA, GA 30361

CIVIL ENGINEERS
MARTIN &MARTIN
LAS VEGAS, NV 89146

LANDSCAPE ARCHITECT
LIFESCAPES INTERNATIONAL
NEWPORT BEACH, CA 92660

LIFE SAFETY CONSULTANT
ARUP
SAN FRANCISCO, CA 94103

GEOTECHNICAL CONSULTANT
TERRACON
LAS VEGAS, NV 89613

GRAPHICS CONSULTANT
TWO TWELVE ASSOCIATES
NEW YORK, NY 10010

LEED CONSULTANT
GREEN BUILDING SERVICES
PORTLAND, OR 97204

THE SMITH CENTER
LAS VEGAS PERFORMING ARTS CENTER FOUNDATION

INTERIM REVIEW ONLY
These documents are incomplete, and are released for interim review only and are not intended for regulatory approval, bidding, permit, or construction purposes.

KEY PLAN

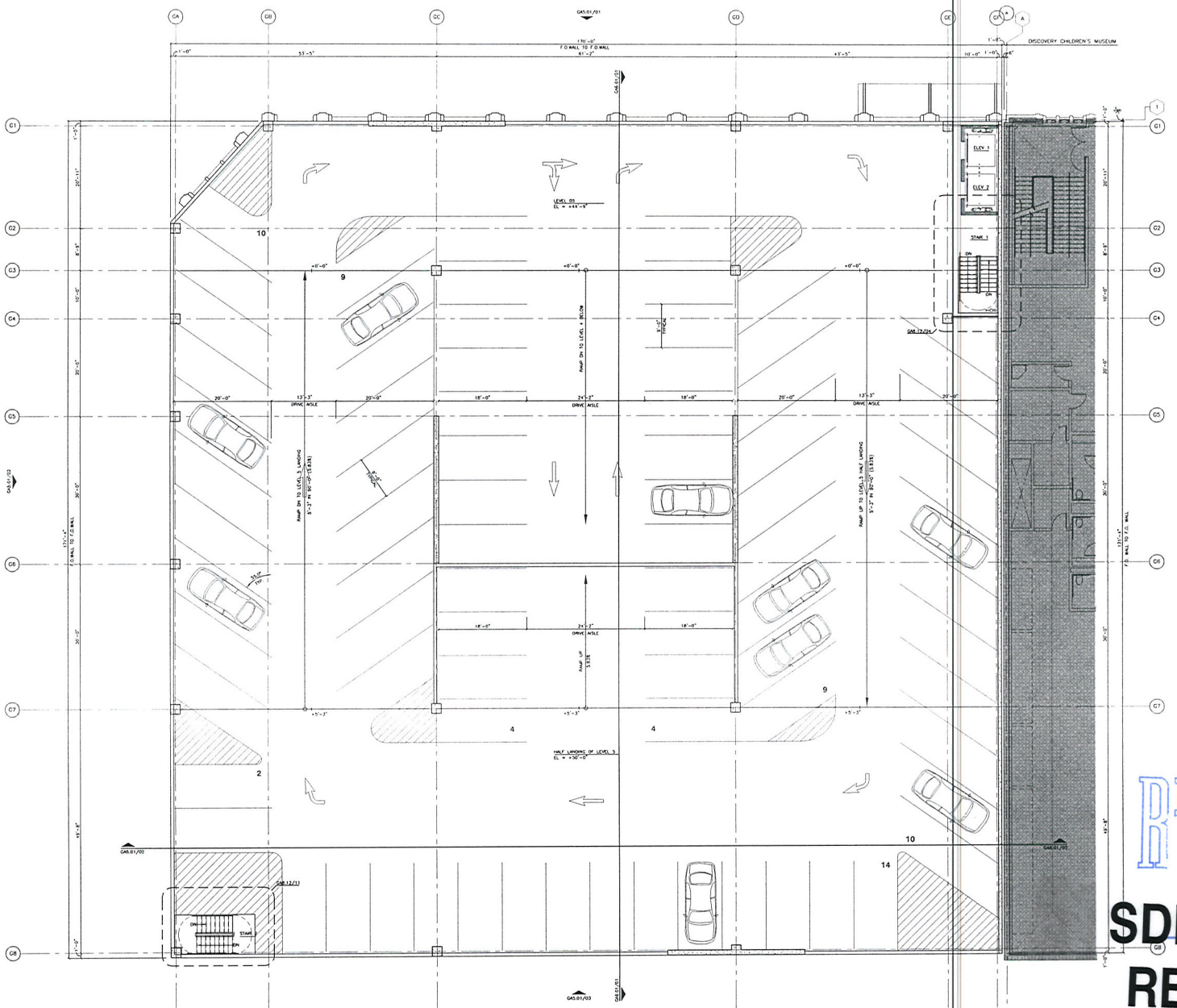
REVISION

HKS PROJECT NUMBER
12867.000
DATE
11.19.2010
ISSUE
PARKING GARAGE

SHEET TITLE
LEVELS 03-04
FLOOR PLAN

SHEET NO.
GA2.03

© 2010 HKS, INC.



HKS

DEVELOPER
LAS VEGAS PERFORMING ARTS CENTER FOUNDATION
LAS VEGAS, NV 89119

DEVELOPER'S CONSULTANT'S
THE PINCUS GROUP
FT. WORTH, TX 76102

THE WHITING-TURNER CONTRACTING CO
LAS VEGAS, NV 89109

EXECUTIVE ARCHITECT
HKS ARCHITECTS, INC.
DALLAS, TX 75201

MEP CONSULTANT
MSA ENGINEERING CONSULTANTS
LAS VEGAS, NV 89125

STRUCTURAL ENGINEER
WALTER P. MOORE & ASSOCIATES INC.
DALLAS, TX 75201

PARKING CONSULTANT
WALTER P. MOORE & ASSOCIATES INC.
ATLANTA, GA 30361

CIVIL ENGINEERS
MARTIN & MARTIN
LAS VEGAS, NV 89146

LANDSCAPE ARCHITECT
LIFESCAPES INTERNATIONAL
NEWPORT BEACH, CA 92660

LIFE SAFETY CONSULTANT
ARUP
SAN FRANCISCO, CA 94103

GEOTECHNICAL CONSULTANT
TERRACON
LAS VEGAS, NV 89013

GRAPHICS CONSULTANT
TWO TWELVE ASSOCIATES
NEW YORK, NY 10010

LEED CONSULTANT
GREEN BUILDING SERVICES
PORTLAND, OR 97204

THE SMITH CENTER FOR THE PERFORMING ARTS LAS VEGAS

LAS VEGAS PERFORMING ARTS CENTER FOUNDATION

INTERIM REVIEW ONLY
These documents are incomplete and are released for interim review only and are not intended for regulatory approval, bidding, permit, or construction purposes.

KEY PLAN

REVISION

RECEIVED
NOV 19 2010

SDR-40146
REVISED

HKS PROJECT NUMBER
12867.000
DATE
~~11.19.2010~~
ISSUE
PARKING GARAGE

SHEET TITLE
LEVEL 05 FLOOR PLAN

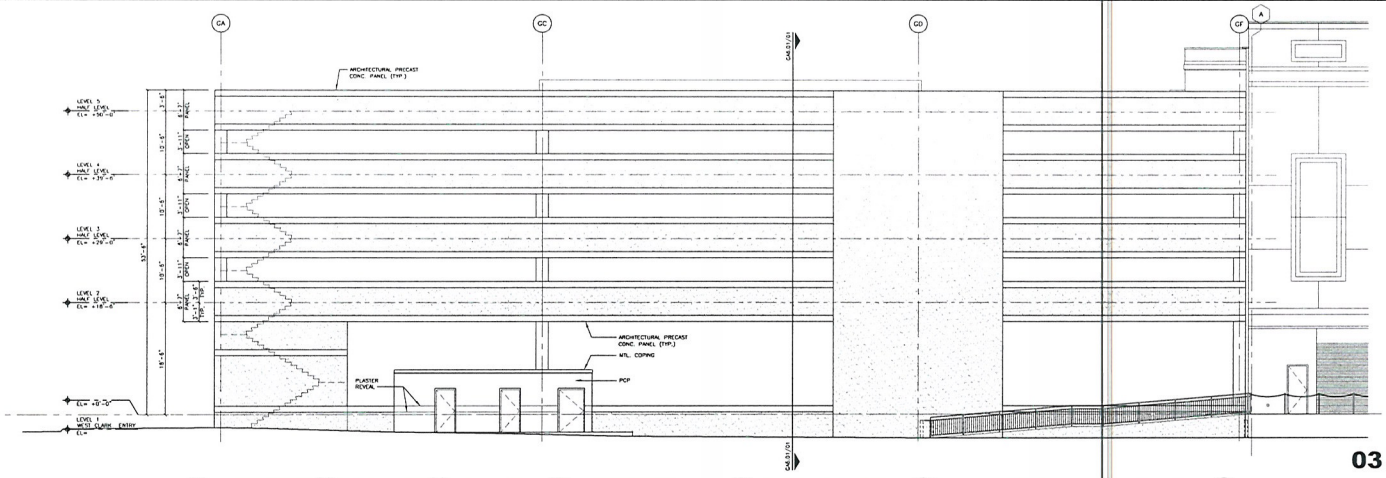
SHEET NO
GA2.04

01 LEVELS 05 FLOOR PLAN
1/16" = 1'-0"

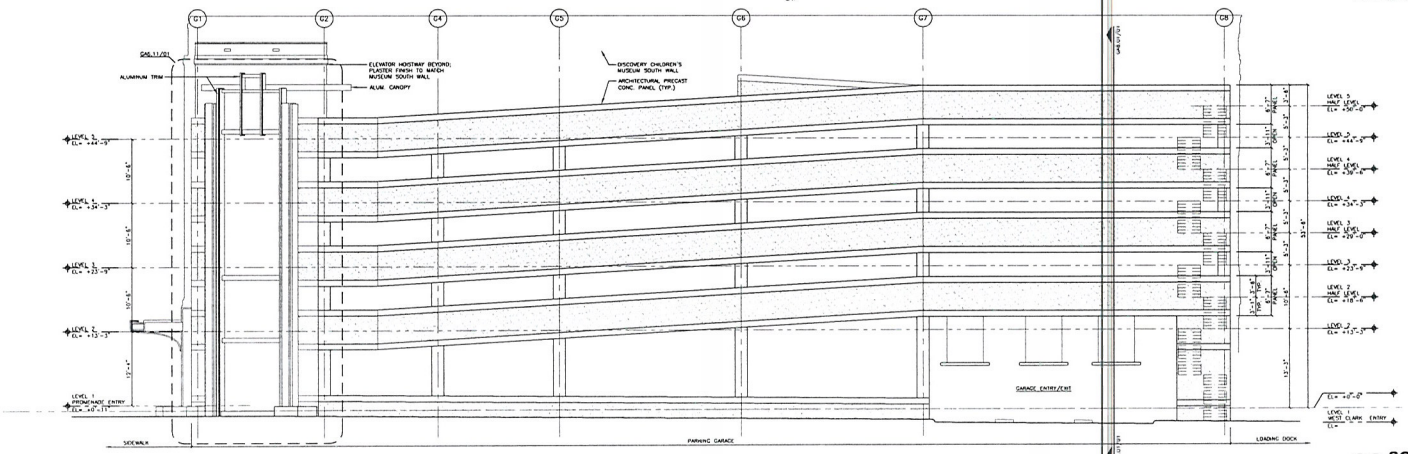
NORTH

© 2010 HKS, INC.

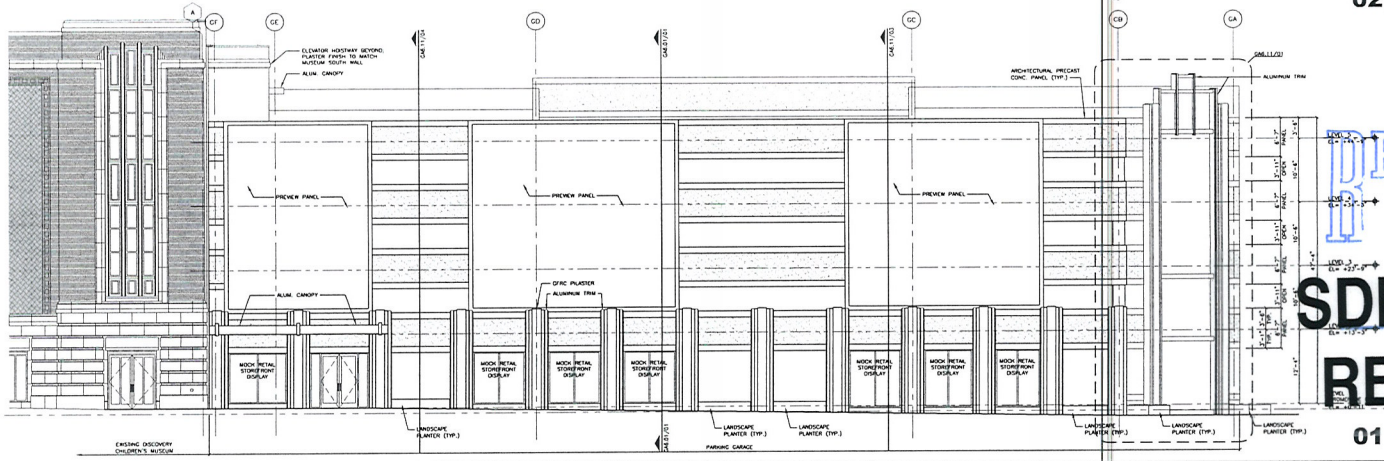
PLOT DATE: 11/19/2010 2:34:54 PM
FILE NAME: P:\12867.000 LVPAC\Drawings in Revit\Sheets\Parking\GA2.04 Parking Level 05.rvt
FILE DATE: 11/19/2010
VERSION: 2010



03 EAST ELEVATION
1/8" = 1'-0"



02 SOUTH ELEVATION
1/8" = 1'-0"



01 WEST ELEVATION
1/8" = 1'-0"

© 2010 HKS, INC.

HKS

DEVELOPER
LAS VEGAS PERFORMING ARTS CENTER FOUNDATION
LAS VEGAS, NV 89119

DEVELOPER'S CONSULTANT'S
THE PROJECT GROUP
FT. WORTH, TX 76102

THE WHITING-TURNER CONTRACTING CO.
LAS VEGAS, NV 89119

EXECUTIVE ARCHITECT
HKS ARCHITECTS, INC.
DALLAS, TX 75201

MEP CONSULTANT
MSA ENGINEERING CONSULTANTS
LAS VEGAS, NV 89125

STRUCTURAL ENGINEER
WALTER P. MOORE & ASSOCIATES, INC.
DALLAS, TX 75201

PARKING CONSULTANT
WALTER P. MOORE & ASSOCIATES, INC.
ATLANTA, GA 30361

CIVIL ENGINEERS
MARTIN & MARTIN
LAS VEGAS, NV 89146

LANDSCAPE ARCHITECT
LIFESCAPES INTERNATIONAL
NEWPORT BEACH, CA 92660

LIFE SAFETY CONSULTANT
ARUP
SAN FRANCISCO, CA 94103

GEOTECHNICAL CONSULTANT
TERRACON
LAS VEGAS, NV 89013

GRAPHICS CONSULTANT
TWO TWELVE ASSOCIATES
NEW YORK, NY 10010

LEED CONSULTANT
GREEN BUILDING SERVICES
PORTLAND, OR 97204

THE SMITH CENTER FOR THE PERFORMING ARTS LAS VEGAS

LAS VEGAS PERFORMING ARTS CENTER FOUNDATION

INTERIM REVIEW ONLY
These documents are incomplete, and are released for interim review only and are not intended for regulatory approval, bidding, permit, or construction purposes

KEY PLAN

REVISION

RECEIVED
NOV 19 2010
SDR-40146
REVISED

HKS PROJECT NUMBER
12867.000

DATE
11.19.2010

ISSUE
PARKING GARAGE

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NO
GA5.01

PLOT DATE: FILE NAME: FILE DATE: DRBPS

HKS
02 NOV 2010

Fred W. and Mary B. Smith
THE SMITH CENTER
FOR THE PERFORMING ARTS
LAS VEGAS

RECEIVED
NOV 02 2010

SDR-40146

Site Plan
NTS

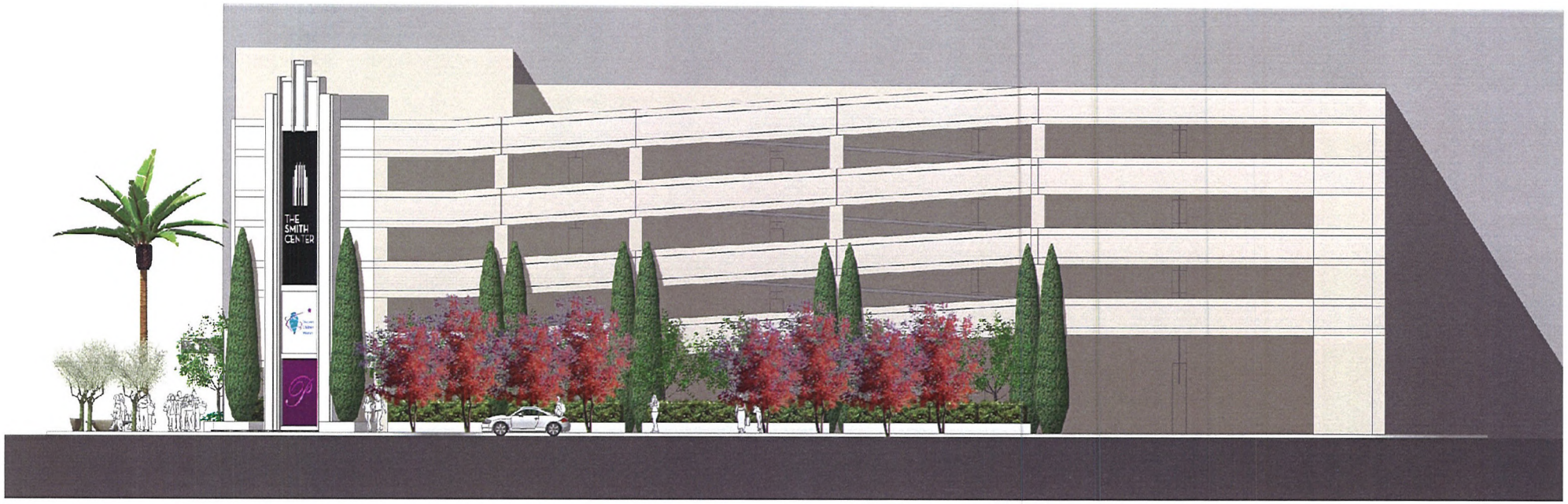
HKS
02 NOV 2010

Fred W and Mary B. Smith
THE SMITH CENTER
FOR THE PERFORMING ARTS
LAS VEGAS

SDR-40146

RECEIVED
NOV 02 2010

West Elevation
NTS



HKS
02 NOV 2010

Fred W and Mary B. Smith
THE SMITH CENTER
FOR THE PERFORMING ARTS
LAS VEGAS

RECEIVED
NOV 02 2010

SDR-40146

South Elevation
NTS

HKS
02 NOV 2010

Fred W and Mary B. Smith
THE SMITH CENTER
FOR THE PERFORMING ARTS
LAS VEGAS

RECEIVED
NOV 02 2010

View Looking East

SDR-40146

HKS
02 NOV 2010

Fred W and Mary B Smith
THE SMITH CENTER
FOR THE PERFORMING ARTS
LAS VEGAS

RECEIVED
NOV 02 2010
SDR-40146

View Looking Southeast

HKS
02 NOV 2010

Fred W and Mary B. Smith
THE SMITH CENTER
FOR THE PERFORMING ARTS
LAS VEGAS

RECEIVED
NOV 02 2010
SDR-40146

View Looking East

HKS
02 NOV 2010

Fred W and Mary B. Smith
THE SMITH CENTER
FOR THE PERFORMING ARTS
LAS VEGAS

RECEIVED
NOV 02 2010

SDR-40146

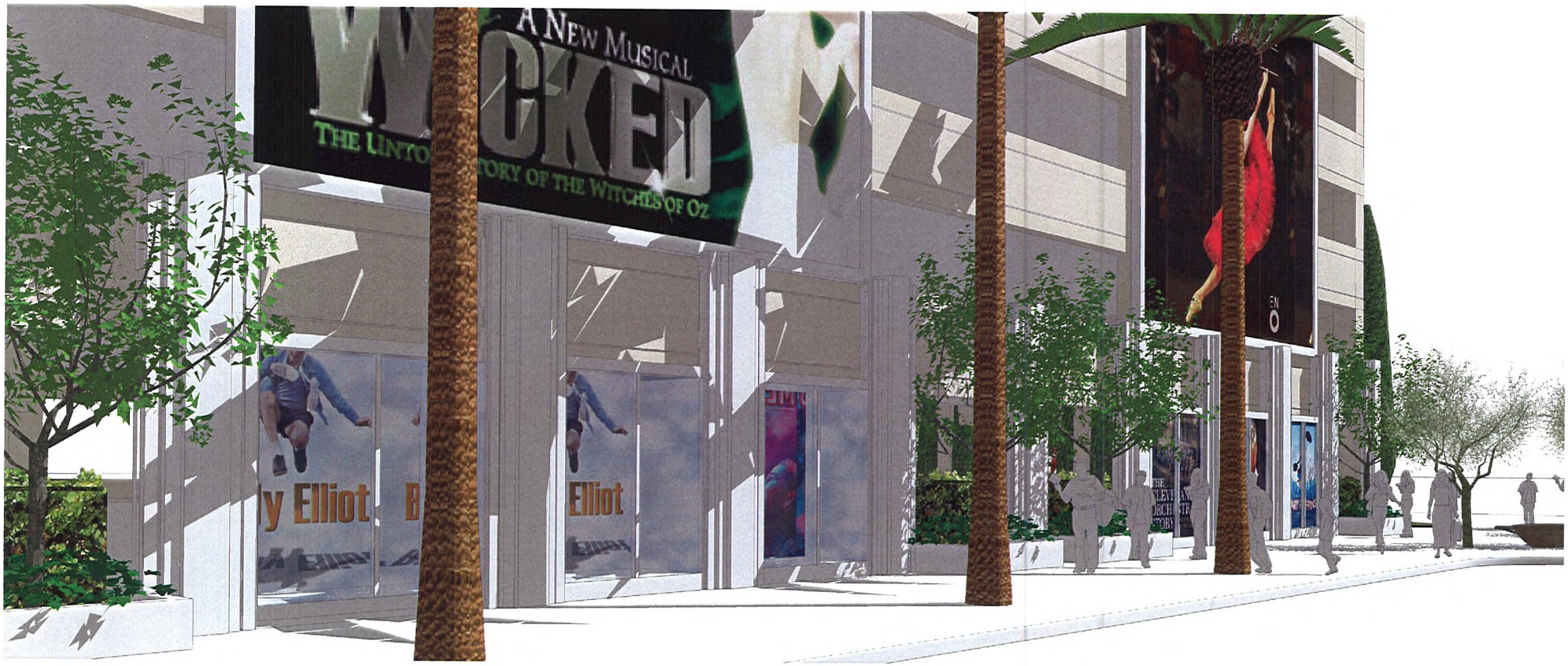
View Looking East

HKS
02 NOV 2010

Fred W and Mary B. Smith
THE SMITH CENTER
FOR THE PERFORMING ARTS
LAS VEGAS

RECEIVED
NOV 02 2010
SDR-40146

View Looking East



HKS
02 NOV 2010

Fred W and Mary B Smith
THE SMITH CENTER
FOR THE PERFORMING ARTS
LAS VEGAS

RECEIVED
NOV 02 2010

SDR-40146

View Looking Southwest

SDR-40146 - APPLICANT: THE SMITH CENTER - OWNER: CITY OF LAS VEGAS
NORTHEAST CORNER OF CLARK AVENUE AND PROMENADE PLACE

11/09/10

SDR-40146 - APPLICANT: THE SMITH CENTER - OWNER: CITY OF LAS VEGAS
NORTHEAST CORNER OF CLARK AVENUE AND PROMENADE PLACE

11/09/10

SDR-40146 - APPLICANT: THE SMITH CENTER - OWNER: CITY OF LAS VEGAS
NORTHEAST CORNER OF CLARK AVENUE AND PROMENADE PLACE

11/09/10

SYMPHONY PARK

November 30, 2010
Matt Edwards,
The Projects Group
(by email)

Re: **Smith Center/ Discovery Children's Museum Parking Garage**
Design Development Re-Submission,
Submitted November 3, 2010

Dear Mr. Edwards,

The Symphony Park Design Review Committee (SP-DRC) received your revised submission of the Smith Center /Discovery Children's Museum Garage (Garage) on Wednesday, November 3, 2010 and reviewed it on Friday, November 19, 2010. Due to the failure of the Garage design to comply with many of the requirements of the Symphony Park Design Standards (Design Standards), the SP-DRC is making a **RECOMMENDATION OF DENIAL for non-conformance to the Design Standards as detailed below.**

Included herein is direction from the SP-DRC for improvement to your submission. The SP-DRC is not recommending these deficiencies as waivers.

A. Denial for the following areas of non-conformance with the Design Standards:

1. The Garage elevations shown on Sheet GA5.01do not reflect any of the last set of comments from the SP-DRC and are found to be lacking the quality of architecture required for them to be approved per the Design Standards. If approved anyway, the following Sections of the Required Design Standards would have to be waived, presented here with a parenthetical note of how the current project responds.

    a. Section 1.5.1 – Active Frontages along the Promenade are required (none provided).

    b. Section 1.5.3 – Active Frontages along West Clark Avenue required (none provided).

    c. Section 1.5.5 – Retail and restaurant frontage on Promenade Place is required (none provided).

    d. Section 1.6.4 – Exposed Parking on Promenade Place shall be avoided (parking is exposed). Parking shall be minimized, and

RECEIVED
NOV 30 2010

SDR-40146

avoided, if possible, along West Clark Avenue (parking is exposed). Exposed parking shall be treated architecturally consistent with adjacent buildings (neither elevation is treated architecturally consistent with the Children's Museum).

e. Section 1.9.1 – Building Wall Enclosure at the build-to-line is required (building is set back along West Clark Avenue).

f. Section 1.12.1 – Minimum Public Art Requirements of four (4) public art opportunities or installations are required (none specified for entire building) Note that the large advertising graphics shown do not constitute public art.

g. Section 3.4.1-5 – Awnings or Canopies are required (only one small canopy is provided over the elevator entry on the Promenade Place elevation, none are provided on West Clark Avenue elevation).

h. Section 3.7.1 – First Floor Heights- consistent street level storefront heights of a minimum of 16 to 20 feet are required (the first floor of the Garage is visually expressed along Promenade Place at 15 feet 9 inches but false storefront openings are only indicated at 9 feet high. Along West Clark Avenue there is no first floor visually expressed and there are no storefronts provided).

i. Section 3.9.1 – 360 Degree Design- all sides of a structure shall exhibit design continuity, there shall be no unimproved side to a structure (the West Clark Avenue elevation is not consistent with the Promenade Place elevation and appears unimproved).

j. Section 3.11.1 – Sloping floors of a parking structure shall not be exposed to public view from outside the structure (the West Clark Avenue elevation exposes the sloping floors).

k. Section 3.11.3 – Where parking structure facades are exposed, an architectural treatment expressing individual building fenestration is required (no attempt is made to create window type openings with vertical expression of the structural columns or decorative elements on either elevation, as requested by the SP-DRC. The large advertising graphics panels help hide the façade but do not create lasting architecture).

l. Section 3.11.4 – Wrapping Parking with retail or other uses is required and avoids large blank walls or parking next to street level sidewalk (none is provided on either street frontage, although the display cases proposed help provide some color and pedestrian interest to the street level).

m. Section 3.12.4 – Lighting: Cut-off type lighting sources for all garage lighting is required (the project only proposes perimeter cut-off type fixtures)

n. Section 3.13.1 – Street Wall Requirements shall include at least two variations in wall placement per 100 feet of street frontage (none provided).

o. Section 3.14.2 – Shading Pedestrians: Buildings and pedestrian ways on the north sides of streets shall be protected by awnings and/ or arcades along 75% of the length of the sidewalk (none are provided on the north side of West Clark Avenue).

p. Section3.16.6-5.G – Wall Signs are limited to one per building face and 2% of building wall area, no closer than 2 feet from top of parapet (wall signs as shown are more than 30 times the allowable amount and are located at the top of parapet). If approved, submit a separate application to the SP-DRC for all building signage.

B. If Approved, Subject to the following conditions:

1. Apply for Waivers for the above 16 required sections of the Design Standards or revise appropriate ones to meet the Design Standards
2. Make all of the changes to the proposed drawings outlined in section C below

C. Required changes to Architecture drawings:

1. Sheet GA2.01- the circulation of the ground level shown in the revised garage is confusing and creates conflict points for patrons. Please modify. Also the planters shown on the Promenade Place sidewalk extend too far into the sidewalk and reduce the pedestrian space well below the 10 foot minimum required. Please reduce the size of the planters to the build-to-line.
2. Sheet GA5.01
   a. Provide canopies along the rest of the Promenade Place elevation over the display openings.
   b. Provide an architectural treatment on the West Clark Avenue elevation similar to the Promenade Place elevation
   c. Add vertical architectural features to both the Promenade Place and West Clark Avenue elevations at every bay, that should extend to above the top of garage parapet.
   d. Submit a separate application to the SP-DRC for all building signage.
   e. Provide cut-off type lighting sources are for the entire Garage. The louvered shields proposed for the perimeter fixtures are acceptable but not sufficient for the entire garage.

f. Although there are roof top mechanical items shown on the drawings, please indicate if any are to be located on the top level of the garage, and how they will be completely screened from public view per the Design Standards requirements.
g. Move the planters on the Promenade Place sidewalk back so as not to exceed the build-to-line and provide sufficient pedestrian sidewalk clearances.

D. Required changes to Landscape Architecture drawings:

1. Sheet L2.02
   a. Originally, the streetscape along West Clark Avenue became quite narrow when the Smith Center building required greater site area so that the SP-DRC allowed the use of trees in tree grates as the primary streetscape solution in order to maintain a minimum of ten (10) feet clear sidewalk area for pedestrians. Now that more room on the streetscape is created because the building does not follow the build-to-line, the project should go back to incorporating more planters as are used on City Parkway. Currently only one planter is shown on the drawing near Promenade Place. Add other planters. The addition of a raised planter along the building edge is acceptable, however, it should be wider to successfully accept larger plant material (See note(a) for Sheet L3.00 below)
   b. The added paver/plaza treatment at the corner of West Clark Avenue and Promenade Place is an improvement over the previous DD submission, however, it needs further treatment to meet the Design Standards. If the project is approved, this space needs further shade, art treatment, or unique treatment consistent with its special location.
   c. City Centennial street light EX.5 is not noted on the finish schedule though it is noted on the drawing.
   d. Pedestrian light spacing on West Clark Avenue is inconsistent, and not all lights are centered on pavement scoring as required by the Design Standards Streetscape Schematics. Please make all spacing closer to the required 48 feet.
   e. Section 2.3.1 – One pedestrian seating bench is required per 100 feet of frontage (none provided-please provide along West Clark Avenue frontage)
   f. Add call outs for the Kim up-light fixtures in the pavement at the corner seating area on Promenade Place.
   g. The special pavement design suggested along West Clark Avenue in the center of the parking pocket is not specified. The Design Standards call for this location to be an art opportunity with shade, seating or special paving, or otherwise the use of project concrete pavers. Please note what is intended here.
2. Sheet L2.02 – Show a continuous tree trench for all deciduous trees, including those in tree grates.
3. Sheet L3.00

a. The new plant material proposed is of a decorative, non-desert pallet not appropriate for a LEED-ND water conserving landscape. Much of it is high water use and some will not survive well in this intense streetscape environment. Please specify other plant materials with two exceptions: the Mexican Primrose is approved, and the Italian Cypress is acceptable if specified in the 60 inch box size required by the Design Standards and detailed with a vertical metal support in the planter.
b. Other notes on the drawings include the requirement for continuous tree trenches in lieu of the 8 foot by 8 foot trench specified in PL.8, and in PL.3 the tree grates to be used are 4 feet square not 6 feet square.

4. Sheet L3.01 – Detail D needs the addition of a WWF reinforcing note and clarification of the reference to sheets L5.01-L5.06 that are not included here for review.
5. Sheet L3.02 – The Promenade Place paving layout is not consistent with that required in the Design Standards. There is too much "C" pattern for the entire block. Please adjust A, B, C limits so that the entire block creates the correct pattern.
6. Sheet L6.01 – The tree legend needs to be modified to indicate all trees are to be "60 inch box" per the Design Standards, Section 2.1.5, and have a minimum of 6 feet clear to branching. The Prunus Caroliniana is not approved. The Italian Cypress is approved subject to the conditions stated above in 3 a., however, it should be noted it is not desert theme appropriate and is being approved only to allow some vertical plant treatment on the West Clark elevation of the building.
7. Sheet L7.01 – The shrub legend needs to be modified. Horse Tail not allowed (high water use), use Dwarf Rosemary instead. Privet not allowed. Lily Turf not allowed. Indian Hawthorn not allowed (moderate to high water use). The legend is missing Desert Spoon, Red Yucca, and Desert Carpet Acacia from the approved plant pallet.
8. Sheet L8.01 – Two additional details are needed – one for a continuous tree trench and one for a metal support system for the Italian Cypress.
9. Sheet L8.02 – Detail B needs to be modified to indicate 22 feet as the BTH on the Palm instead of "Height Varies".

E. Required changes to Civil Design drawings:

1. The Garage auto entry has been relocated to the West Clark Avenue frontage as previously requested by the SP-DRC. With this request the requirement for auto parking entry off Promenade Place in the Design Standards, resulting from a previous master plan assumption, has been waived for pedestrian safety. The required traffic study for this new entry location has been received and reviewed. The new location reduces left turn storage capacity for both the Garage and at the Promenade Place intersection below City Public Works requirements with the use of a center turn lane. However, the City believes a better solution to this issue is to eliminate the center turn lane in this block and do all lefts from the left hand through lane, thereby not reducing capacity below that required.

2. Service rate calculations from "ITE Transportation and Land Development" should be used to determine the queuing required from the ticket machines in the Garage, and there is not documentation of where the service rate of 14 seconds and 60 seconds comes from. Two exiting lanes and a 60 second service rate could take 2.8 hours to empty the structure.
3. In the Drainage Study Addendum #1 to Update #4 some finish grades adjacent to the building and finish floors do not meet the required 12 inches of separation from flow line elevation in the street. City Public Works has reviewed this condition and approves it due to a sloping site and the unoccupied nature of the Garage.
4. Although the sidewalk cross slopes are shown as 2% on the drawing the slopes actually calculate to be .5% to 2%. City Public Works accepts this as normal variation allowable.
5. Some existing streetscape elements are not shown on the drawings and may require grading or drawing adjustments to accommodate them. This is true for an existing fire hydrant, the existing traffic signal pole, the existing utility boxes and vaults. All future streetlights should be shown somewhere.
6. The handicap ramps on the driveway entry should be more in line with those on the service drive.

F. LEED

1. The letter from Green Building Services outlines how the Garage is part of the Children's Museum for LEED Certification purposes. The SP-DRC accepts this position.

Redlined notes on appropriate drawings are scanned and will be sent shortly.

Sincerely,
The Symphony Park Design Review Committee
Steve van Gorp, Chairman

cc. Myron Martin, The Smith Center for the Performing Arts (by email)
Richard Johnston, HKS Architects (by email)
Michael Ayers, HKS Architects (by email)

CITY OF LAS VEGAS NEVADA

NEWLAND™

SDR-40146

SYMPHONY PARK

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

RECEIVED
NOV 02 2010

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.

RECEIVED
NOV 02 2010

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

CITY OF LAS VEGAS NEVADA

NEWLAND

SDR-40146

RECEIVED
NOV 02 2010

SYMPHONY PARK℠

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

RECEIVED
NOV 02 2010

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.

RECEIVED
NOV 02 2010

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

CITY OF LAS VEGAS NEVADA

NEWLAND

RECEIVED
NOV 02 2010

November 1, 2010

MARTIN & MARTIN
Civil Engineers

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.

SDR-40146

RECEIVED
NOV 02 2010

MARTIN & MARTIN CIVIL ENGINEERS, 1909 SOUTH JONES BOULEVARD. LAS VEGAS, NEVADA 89146
(702) 248-8000 ■ FAX (702) 248-8070 ■ www.martinmartinlv.com

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.

RECEIVED
NOV 02 2010
MARTIN & MARTIN
Civil Engineers

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

Tom Miller, P.E.
Principal
Martin & Martin Civil Engineers

H:\Cad\Land\2184 SMITH CENTER\LIED CHILDRENS MUSEUM\admin\CORRESPONDENCE\101101_ResponseSPDRC_Comments.doc

RECEIVED
NOV 02 2010
MARTIN & MARTIN
Civil Engineers

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.

SDR-40146

RECEIVED
NOV 02 2010

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

RECEIVED
NOV 02 2010

Green Building Services GBS

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@greenbuildingsesrvices.com
503.546.4601 direct
503.467.4711 fax

RECEIVED
NOV 02 2010

SDR-40146

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			

RECEIVED
NOV 02 2010

Copyright© 2010 Green Building Services, Inc. - For Use With Express Permission Only

Discovery Children's Museum

LEED CS v2.0 Scorecard

Green Building Services GBS

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-Base 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			

RECEIVED
NOV 02 2010

Copyright© 2010 Green Building Services, Inc. - For Use With Express Permission Only

Discovery Children's Museum

LEED CS v2.0 Scorecard

Green Building Services GBS

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 monitors in densely occupied spaces within the breathing zone.
	1		EQc2	D	**Increased Ventilation**	MSA	Open	The HVAC system will supply 30% more than the required outside air.
1			EQc3	C	**Construction IAQ Management Plan**, During Construction	WT	Open	WT will implement an IAQ Plan during construction.
3			EQc4	C	**Low-Emitting Materials**			
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 Perfomance - 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			

RECEIVED
NOV 02 2010

Copyright© 2010 Green Building Services, Inc. - For Use With Express Permission Only

HKS

ARCHITECTS
H. Ralph Hawkins, FAIA
C. Joe Buskuhl, FAIA
Robert E. Booth, AIA
Noel Barrick, AIA
Rodney Morrissey, AIA

November 19, 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.

Additionally, the Design Team has been informed that the SPDRC is compiling a response letter to the November 2, 2010 resubmittal of the Design Development Submission. In this letter, which should be received in the coming days, the SPDRC will outline which waivers the Design Team will be requesting from the City of Las Vegas.

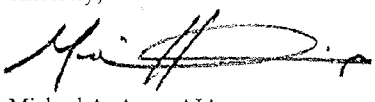
The Parking Garage is being commissioned in tandem with the DISCOVERY Children's Museum since it cannot achieve LEED certification by itself as the LEED ratings system does not provide for structures, such as a non-occupied parking garage, to be certified. The museum however will meet LEED certification 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.

HKS ARCHITECTS, INC. 1919 McKINNEY AVENUE DALLAS, TX 75201-1753 214.969.5599 FAX 214.969.3397

RECEIVED
NOV 19 2010
SDR-40146
REVISED

Sincerely,



Michael A. Ayer, AIA
Associate

Cc: Myron Martin
Paul Beard
Vicki Dickerson
Richard Johnston
David Bratcher
Jorge Cervantes
Flinn Fagg
Rita Brandin
Cheryl Sanchez

SDR-40146
REVISED

City of Las Vegas Agenda Item No.: **30.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 16, 2010

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

SUBJECT:
DIR-40165 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Update on Long Range Planning Items. Staff has NO RECOMMENDATION.

NO ACTION

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
NO RECOMMENDATION

BACKUP DOCUMENTATION:
NONE

City of Las Vegas Agenda Item No.: **31.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: DECEMBER 16, 2010

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

SUBJECT:
TXT-40266 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion and possible action to amend Title 19.00.060(D) regarding Computation of Time. Staff recommends APPROVAL.

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL.

BACKUP DOCUMENTATION:
1. Proposed Amendment and Staff Report

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 16, 2010
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: APPLICANT/OWNER: CITY OF LAS VEGAS

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
TXT-40266	Staff recommends APPROVAL.	

** PROPOSED AMENDMENT(S) **

Amend Title 19.00.060(D) to reflect the following:

D. Computation of Time

The time within which an act is to be performed shall be computed by excluding the first day and including the last day. If the last day is a Saturday, Sunday, ~~or~~ legal holiday, or other day that the City is officially closed to the public, that day shall be excluded. The following time-related words shall have the meanings ascribed below:

"Day" means a calendar day unless otherwise stated.

"Week" means seven calendar days.

"Month" means one calendar month.

"Year" means a calendar year, unless a fiscal year is indicated.

** STAFF REPORT **

ANALYSIS

Beginning in January of 2011, the City of Las Vegas will be transitioning to a four-day work week for all but essential functions, with offices closed to the public on Fridays. As a result, Fridays may no longer be considered for purposes of Computation of Time for certain actions to occur. The proposed change will have the effect of excluding Fridays, but will also exclude other days that City offices may be closed due to unforeseen events, such as inclement weather. It will also allow for the future transition back to a full five-day work week without the need to further amend this section of Title 19.

FINDINGS

The proposed Text Amendment will clarify how time is computed for the performance of certain actions, and will account for the change in City business hours that will occur in 2011, as well as any unforeseen events resulting in the closure of City offices. Staff recommends approval.

NOTICES MAILED NEWSPAPER ONLY

APPROVALS 0

PROTESTS 0

City of Las Vegas Agenda Item No.: **32.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: DECEMBER 16, 2010

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

SUBJECT:
TXT-40334 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion and possible action to amend Title 19.06, 19.14 and Title 19.20 to define installation and maintenance standards for limited building wrap signage, and to establish associated overlay district modifications and residential protection requirements. (NOTE: THIS IS A REVISED VERSION OF FORMER TXT-38353). Staff has NO RECOMMENDATION.

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff has NO RECOMMENDATION.

BACKUP DOCUMENTATION:
1. Proposed Amendment and Staff Report

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 16, 2010
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: APPLICANT/OWNER: CITY OF LAS VEGAS

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
TXT-40334	Staff has NO RECOMMENDATION	

FF/RTS

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 16, 2010
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: APPLICANT/OWNER: CITY OF LAS VEGAS

** PROPOSED AMENDMENT(S) **

1. Title 19.06.140(C) is hereby amended to allow building wrap signage in the Las Vegas Boulevard Scenic Byway Overlay District:

Title 19.06.140 LAS VEGAS BOULEVARD SCENIC BYWAY OVERLAY DISTRICT

(C) Sign Standards

1. Relationship to Other Provisions. Except as otherwise modified, required or prohibited by this Section, all signage within the Las Vegas Boulevard Scenic Byway Overlay District shall be governed by and subject to:

a. All applicable standards and procedures in Chapter 19.14;

b. All applicable standards and procedures in Chapter 19.06 and that govern the Downtown Centennial Plan Overlay District, for properties that are located within the district;

c. All applicable standards and procedures in Chapter 19.06 that govern the Downtown Entertainment Overlay District, for properties that are located within that district; and

d. The review and approval procedures set forth in Subsection (D) of the Section 19.06.100, irrespective of where in the Las Vegas Boulevard Scenic Byway Overlay District the signage will be located.

2. Illumination. For any development within the Las Vegas Boulevard Scenic Byway Overlay District, at least 75% of the total sign surface areas for that development (excluding awning signs) must consist of illuminated signage, in the form of neon signs, animated signs, or a combination thereof. Building wrap signage, as permitted in accordance with Title 19.14.XXX, shall be exempt from the requirements for neon illumination or animation.

FF/RTS

3. Off-premise Signs. Off-premise signs are not permitted within the Las Vegas Boulevard Scenic Byway Overlay District. Building wrap signage with off-premise messages, as permitted in accordance with Title 19.14.XXX, may be allowed on buildings within the Las Vegas Boulevard Scenic Byway Overlay District; however, building wrap signage shall not be permitted on the building elevation that directly fronts or is parallel to Las Vegas Boulevard.

4. Maintenance. The owner and operator of each sign are jointed and severally responsible for ensuring that appropriate sign maintenance occurs and that damaged or nonfunctional signs and lighting are promptly repaired and made functional.

2. Title 19.14.100(B) is hereby amended to define the approval process for building wrap signage which incorporates off-premise messages:

Title 19.14.100 OFF-PREMISE SIGNS

(B) SPECIAL USE PERMIT REQUIRED

(1) Except as otherwise provided in Subsections (F) and (G) of this Section a Special Use Permit is required for all off-premise signs prior to the construction, placement, erection or modification of the sign in accordance with the requirements of this Chapter. A Special Use Permit application shall be processed in accordance with Section 19.18.060. Furthermore, the property owner(s), owner(s), of the structure or other responsible person shall maintain in force, at all times, a sign certificate for the sign in accordance with the requirements of this Chapter.

(2) The Special use Permit requirement set forth in Paragraph (1) is in addition to and independent of any locational provision or limitation contained in this Section. In determining whether to approve or deny a Special use Permit under this Section, the Planning Commission and City Council may consider the aesthetic impact of the sign on the area and all other aspects of the sign's compatibility with the surrounding area, including the existence or nonexistence of other signage in the area.

(3) Building wrap signage that incorporates off-premise messages, as described in Section 19.14.XXX, shall require the approval of a Special Use Permit. However, building wrap signage that incorporates off-premise messages shall be exempt from the following requirements for off-premise signage:

(a) Size limitations, as listed in subsection 19.14.100(C)(4);

(b) Separation requirements, as listed in subsection 19.14.100(C)(5);

(c) Height limitations, as listed in subsection 19.14.100(C)(7) and (C)(8); and

(d) Right-of-way setback requirements, as listed in subsection 19.14.100(C)(9).

~~(3)~~(4) In connection with the approval of a Special Use Permit under this Section, the Planning Commission or City Council may impose a time limit on the approval or require a periodic review of the sign as a condition of approval, provided that:

(a) In the case of a time limit, the limit is not less than three years; and

(b) In the case of a periodic review, the review is not sooner than three years after the approval.

~~(4)~~(5) After conducting a review, the City Council may require removal of the sign if it is demonstrated that conditions in the surrounding area have changed in such a manner that the sign no longer meets the standards established in Section 19.18.060(L).

3. Title 19.14.100(C) is hereby amended to prohibit building wrap signage and free-standing off-premise (billboard) signage on the same parcel:

Title 19.14.100 OFF-PREMISE SIGNS

(C) LOCATIONAL PROVISIONS

(12) No off-premise sign shall be allowed on a parcel where building wrap signage has been approved and/or is currently in place.

4. Title 19.14.130(B) is hereby amended to require the submittal of a Master Sign Plan in conjunction with requests for building wrap signage:

Title 19.14.130 MASTER SIGN PLAN

(B) APPLICABILITY

(1) A Master Sign Plan shall be submitted and approved before any on-premise signage may be installed for the following:

(a) Any non-residential project with a site larger than 15 net acres; ~~or~~

(b) Any application for building wrap signage; or

~~(b)~~(c) Any non-restricted gaming establishment.

(2) A Master Sign Plan may be submitted for any development or property not otherwise required to submit a Master Sign Plan to accomplish one or more of the following:

(a) To establish the requirements and limitations for signs located in the Gaming and Downtown Centennial Plan Overlay districts, and for signs related to uses that are not regulated elsewhere in this Chapter and that are located on property in the Planned Community and Planned Development Districts;

(b) To establish requirements and limitations for signs in a specific development that are more restrictive than would otherwise be required by this Chapter; or

(c) To satisfy a condition or requirement imposed by the Planning Commission or City Council.

5. Title 19.14 is hereby amended to add a new section, to be entitled "Building Wrap Signage," as follows below:

Title 19.14.XXX BUILDING WRAP SIGNAGE

(A) BUILDING WRAP SIGN DEFINED

A building wrap sign is a large-format sign, consisting of an image printed on vinyl, mesh or other material with or without written text, supported and attached to a wall by an adhesive and/or by using stranded cable and eye-bolts and/or other materials or methods. A building wrap sign typically features a single product or idea, with an emphasis on graphic or pictorial representations, and is integrated with the architectural features and fenestration of the building to which it is affixed.

(B) GENERAL PROVISIONS

(1) Building wrap signage shall be limited to buildings occupied by commercial uses. Building wrap signage shall not be located on multifamily residential buildings or mixed-use buildings with a residential component.

(2) Building wrap signage shall only be permitted on buildings with a minimum height of ten stories and a minimum gross floor area of 200,000 square feet.

(3) Building wrap signage shall not be permitted on any parcel where there is an existing off-premise sign.

(4) No variance, waiver, or other exception may be granted from the minimum standards listed above.

(C) LOCATIONAL PROVISIONS

Building wrap signage shall only be permitted within the boundaries of the Downtown Centennial Plan area, as defined in Section 19.06.060.

(D) DIMENSIONAL AND OTHER STANDARDS

(1) Minimum area. Building wrap signage shall have a minimum area of 2,400 square feet.

(2) Maximum area. None.

(3) Maximum height. Building wrap signage shall not extend above the roof or parapet of the building to which it is attached. Building wrap signage shall be located a minimum height of 15 feet above the grade of the abutting sidewalk or the average finished grade of the subject property, whichever is greater.

(4) Maximum projection. Building wrap signage shall not project more than five feet from the facade of the building to which it is attached. Any projection from the building façade that extends over the public right-of-way may be subject to the approval of an encroachment agreement.

(5) Maximum number. A maximum of three building wrap signs may be permitted per parcel, with no more than one building wrap sign per building elevation.

(6) Orientation.

(a) Las Vegas Boulevard Scenic Byway Overlay District. Building wrap signage for properties within the boundaries of the Las Vegas Boulevard Scenic Byway Overlay District shall not be permitted on any building elevation that directly fronts or is parallel to Las Vegas Boulevard.

(b) All other districts. Building wrap signage may be oriented in any direction.

(c) Residential protection standards. To reduce impacts to residential properties, building wrap signage shall not be oriented towards any adjacent "R"-zoned residential properties.

(7) Illumination.

(a) Building wrap signage may be illuminated externally. External fixtures shall be shielded so that the light source is not directly visible from adjacent properties or the public rights-of-way; lighting shall be focused directly on the building wrap signage and shall not extend to adjacent buildings or properties.

(b) Building wrap signage located within the boundaries of the Downtown Casino Overlay District, the Downtown Entertainment Overlay District or the Scenic Byway Overlay District, as defined in Title 19.06, shall be exempt from the requirements for animation or neon illumination.

(8) Maintenance.

Building wrap signage shall be maintained in compliance with all building codes and with the requirements of this Chapter at all times. Building wrap signage that is faded, torn, ripped, or any similar state of deterioration shall be removed, repaired, or replaced.

(E) REVIEW AND APPROVAL PROCEDURES

(1) Certificate Required. All building wrap signage shall require the approval of a sign certificate. No building wrap signage shall be installed unless a sign certificate has been obtained.

(2) Master Sign Plan required. Approval of a Master Sign Plan application, in accordance with the requirements listed in Section 19.14.130, shall be required for all building wrap signage. The Master Sign Plan shall illustrate how the building wrap signage shall be integrated with the architectural features of the subject building, and any other types of existing or future signage proposed for the site.

(3) Signage overlay districts. Applications for building wrap signage within the Downtown Casino Overlay District, the Downtown Entertainment Overlay District and the Scenic Byway District, as defined in Title 19.06, shall be reviewed by the Downtown Design Review Committee (DDRC) prior to the approval of a Master Sign Plan or any associated Special Use Permit applications. The DDRC shall not have the ability approve waivers from the dimensional standards and location provisions contained herein.

(3) Off-Premise Messages. Building wrap signage that is to be utilized for off-premise messages shall require the approval of a Special Use Permit in accordance with the procedures listed in Section 19.14.100(B), in addition to the approval procedures listed above.

6. Title 19.20.020 is hereby amended to add the following definitions as follows:

Title 19.20.020 WORDS AND TERMS DEFINED

Adjacent. To be separated by common property lines, lot lines, or is directly across a street, private street or access easement, or right-of-way (other than a freeway or arterial) from the subject property.

Building Wrap Sign. A large-format sign, consisting of an image printed on vinyl, mesh or other material with or without written text, supported and attached to a wall by an adhesive and/or by using stranded cable and eye-bolts and/or other materials or methods.

Building Façade. That portion of any exterior elevation on the building extending from grade to top of the parapet, wall, or eaves and the entire width of the building elevation.

Staff Report Page One
December 16, 2010 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request to amend Title 19.06, Title 19.14 and Title 19.20 to define installation and maintenance standards for limited building wrap signage within the Downtown Centennial Plan area. The signage is proposed to be permitted only in conjunction with commercial buildings that have a minimum height of ten stories and a minimum floor area of 200,000 square feet. This text amendment will replace TXT-38353, as it adds to and significantly modifies certain elements of the previous proposal for building wrap signage.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
08/28/08	The Planning Commission recommended approval of TXT-26651, which proposed the creation of a new district within the Downtown Centennial Plan, and would have allowed the installation of building wrap signage within the new district. The text amendment was stricken from the 11/05/08 City Council agenda.
10/21/10	TXT-38353 was scheduled to be heard by the Planning Commission at their meeting of 10/21/10, but was held in abeyance for 30 days by staff as minor modifications to the text amendment were required.
11/18/10	The Planning Commission voted to hold TXT-38353 in abeyance to the 1/25/11 agenda, allowing staff to meet and discuss the proposed text amendment with interested parties, and to modify elements of the proposed amendment in accordance with discussion at the hearing. Staff will request that TXT-38353 be stricken at the 1/25/11 meeting based on consideration of TXT-40334.

ANALYSIS

Based on comments received regarding the building wrap sign standards outlined in TXT-38353, staff has significantly modified the text amendment to address concerns relative to the potential impacts of the signage. The following modifications are proposed:

- Location: Building wrap signage will be limited to the Downtown Centennial Plan area. The previous text amendment would have allowed the signage in C-1 and C-2 zoning districts city-wide, subject to use, height, and square footage thresholds. Restricting the wrap signage to the Centennial Plan area will eliminate most concerns about impacts to residential properties.

- Number of signs permitted: A total of three building wrap signs will be permitted per property, which has been reduced from a maximum of four signs allowed under the previous proposal.
- Illumination: The allowance for internal illumination has been eliminated. Additional language has been added to require shielding of external illumination and prevent spill-over to adjacent properties.
- Maintenance: Language has been added to require that building wrap signage be properly maintained, and that any fading or damage to the sign shall require its repair or removal.
- Approval process: It is proposed that all building wrap signage require the approval of a Master Sign Plan application in a public hearing. In addition, any building sign wrap for properties within the boundaries of the Downtown Casino Overlay District, the Downtown Entertainment Overlay District or the Scenic Byway Overlay District shall be reviewed by the Downtown Design Review Committee (DDRC) prior to approval of a Master Sign Plan application.
- Architectural Integration: A purpose statement has been added to state that building wrap signage shall be integrated with the architectural features of the building to which it is attached. This will be reviewed by the Planning Commission as part of the Master Sign Plan application and by the DDRC where applicable.

The following table is offered as a comparison of the proposed building wrap signage regulations with the building wrap signage regulations for Clark County and Los Angeles:

Requirements	City of Las Vegas	Clark County	Los Angeles
Minimum requirements:	• Min. of 10 stories/ 200,000 SF • Limited to buildings with commercial uses only	• None	• Must participate in signage reduction program
Where permitted:	• Downtown Centennial Plan only	• All zones/districts where wall signage is permitted	• Only in specific plan area districts • May be allowed elsewhere by development agreement
Exclusions:	• Not permitted where off-premise signage is already located on property	• None	• Not permitted where off-premise signage or solid panel roof sign is located on property
Minimum sign area:	• 2,400 SF	• None	• 1,200 SF
Maximum sign area:	• None	• 80 SF/first 20,000 SF of lot area • 40 SF/each 20,000 SF of add'l lot area	• As approved through review

Requirements	City of Las Vegas	Clark County	Los Angeles
Maximum height:	• Cannot extend above roof/parapet • Must be minimum of 15' above grade	• H-1 zone: No maximum; letter height limited to 8'-10' • All other zones: No maximum; letter height limited to 4'-6'	• Topmost portion of sign shall not be greater than 150' above grade
Maximum #:	• 3 per building	• H-1 zone: Unlimited; businesses in hotel limited to 100 SF per business • All other zones: Unlimited	• 2 per building
Maximum projection:	• 5' max from building face	• 3' max from building face	• No limitation
Orientation:	• Scenic Byway: Not permitted facing Las Vegas Boulevard • All other districts: Cannot be oriented towards residential districts	• May not face residential unless separated by a street	• Images cannot be viewed at the same time from any one location
Illumination:	• External only; must be shielded • Neon/animation not required in downtown overlay districts	• Illumination permitted	• Not permitted
Approval:	• Master Sign Plan application • DDRC review also required for signage overlay districts	• BCC as a result of Design Review • Non-Design Review Sign Certificate	• Project permit compliance review
Off-premise messages:	• SUP required • Separation, size and other billboard limitations not applied	• Allowed at same location or within same commercial complex as existing licensed/ permitted use conducting the promotion	• Special events only

FINDINGS

The proposed text amendment is intended to achieve the following:

- Establish standards for building wrap signage within the Downtown Centennial Plan area;
- Restrict building wrap signage to buildings with commercial uses that meet minimum height and square footage requirements, limiting the possibility for excessive signage;
- Require approval of a Master Sign Plan application for building wrap signage to adequately review the character and integration of the proposed signage and any potential impacts to adjacent properties;

- Establish maintenance requirements so that building wrap signage is maintained in an appropriate condition; and
- Establish lighting and orientation restrictions so as to reduce impacts to residentially-zoned properties.

NOTICES MAILED NEWSPAPER ONLY

APPROVALS 0

PROTESTS 0

City of Las Vegas Agenda Item No.: **33.**

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