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.

February 8, 2011

6:00 PM

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

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

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

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

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

PLANNING COMMISSION MEETING RULES OF CONDUCT:

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

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

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

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

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

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

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

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

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

BUSINESS ITEMS:

1. CALL TO ORDER

2. ANNOUNCEMENT: COMPLIANCE WITH OPEN MEETING LAW

3. ROLL CALL

4. APPROVAL OF THE FINAL MINUTES FOR THE PLANNING COMMISSION MEETING OF JANUARY 25, 2011

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. TMP-40556 - TENTATIVE MAP - APPLICANT: PECCOLE NEVADA CORP. - OWNER: HUALAPAI COMMONS LTD, LLC - Request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION on 14.69 acres at the southeast corner of Charleston Boulevard and Hualapai Way (APN 163-06-111-008), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson).

7. ZON-40469 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: T-C (TOWN CENTER) [SX-TC (Suburban Mixed-Use - Town Center) Special Land Use Designation] on 0.54 acres at the northeast corner of Durango Drive and Juliano Road (APNs 125-29-502-020 and 025), Ward 6 (Ross).

8. ZON-40478 - REZONING - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: USA - Request for a Rezoning FROM: C-2 (GENERAL COMMERCIAL) TO: C-V (CIVIC) on 5.96 acres at 333 South Las Vegas Boulevard (APN 139-34-701-001), Ward 3 (Reese).

9. ZON-40496 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request for a Rezoning FROM: C-1 (LIMITED COMMERCIAL) TO: C-V (CIVIC) on 1.59 acres at 900 South Durango Drive (APN 138-32-802-001), Ward 2 (Wolfson).

10. RQR-40454 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: LAURICH PROPERTIES, INC. - OWNER: RESTAURANT ROW, LLC - Required Review of a previously approved Variance (V-0040-97) WHICH ALLOWED A 61-FOOT TALL, 14-FOOT BY 48-FOOT TRIPLE-SIDED OFF-PREMISE SIGN WHERE A MAXIMUM DOUBLE-FACED SIGN IS ALLOWED at 1991 North Rainbow Boulevard (APN 138-22-713-002), C-1 (Limited Commercial) Zone, Ward 5 (Barlow).

12. SUP-40647 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: FUTURE SMILES - OWNER: SCHOOL BOARD OF TRUSTEES - Request for a Special Use Permit FOR A SOCIAL SERVICE PROVIDER at 3074 Arville Street (APN 162-07-701-001), C-V (Civic) Zone, Ward 1 (Tarkanian)

13. VAC-40649 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Petition to Vacate a 20-foot wide by 400-foot long alley and an 80-foot wide by 400-foot long street, bounded on the north by the south line of Mesquite Avenue and bounded on the south by the north line of Stewart Avenue at 311 North 7th Street (APN 139-34-501-011), C-2 (General Commercial) Zone, Ward 5 (Barlow).

PUBLIC HEARING ITEMS

14. ABEYANCE - 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.

15. ABEYANCE - 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.

16. ABEYANCE - 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.

17. ABEYANCE - 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.

18. ZON-40490 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: MARY BARTSAS 19, LLC - Request for a Rezoning FROM: R-4 (HIGH DENSITY RESIDENTIAL) TO: PR (PROFESSIONAL OFFICE AND PARKING) on 0.14 acres at 528 East Oakey Boulevard (APN 162-03-311-002), Ward 3 (Reese).

19. VAR-40491 - VARIANCE RELATED TO ZON-40490 - PUBLIC HEARING - APPLICANT/OWNER: MARY BARTSAS 19, LLC - Request for a Variance TO ALLOW THREE PARKING SPACES WHERE SIX ARE REQUIRED on 0.14 acres at 528 East Oakey Boulevard (APN 162-03-311-002), R-4 (High Density Residential) Zone [PROPOSED: P-R (Professional Office and Parking)], Ward 3 (Reese).

20. SDR-40492 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-40490 AND VAR-40491 - PUBLIC HEARING - APPLICANT/OWNER: MARY BARTSAS 19, LLC - Request for a Site Development Plan Review FOR AN OFFICE, OTHER THAN LISTED WITH WAIVERS TO ALLOW A ZERO-FOOT PERIMETER LANDSCAPE BUFFER WHERE 15-FEET IS REQUIRED ALONG THE NORTH AND EAST PERIMETERS AND EIGHT FEET IS REQUIRED ALONG THE SOUTH AND WEST PERIMETERS on 0.14 acres at 528 East Oakey Boulevard (APN 162-03-311-002), R-4 (High Density Residential) Zone [PROPOSED: P-R (Professional Office and Parking)], Ward 3 (Reese).

21. VAR-40375 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: GAETANO D'AGUINO - Request for a Variance TO ALLOW EIGHT PARKING SPACES WHERE 48 ARE REQUIRED on 1.03 acres at 2700 and 2770 Highland Drive (APNs 162-09-202-003 and 004), M (Industrial) Zone, Ward 1 (Tarkanian).

22. VAR-40543 - VARIANCE RELATED TO VAR-40375 - PUBLIC HEARING - APPLICANT/OWNER: GAETANO D'AGUINO - Request for a Variance TO ALLOW A ZERO-FOOT FRONT AND SIDE YARD SETBACK WHERE TEN FEET IS REQUIRED on 1.03 acres at 2700 and 2770 Highland Drive (APNs 162-09-202-003 and 004), M (Industrial) Zone, Ward 1 (Tarkanian).

23. SDR-40374 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-40375 AND VAR-40543 - PUBLIC HEARING - APPLICANT/OWNER: GAETANO D'AGUINO - Request for a Site Development Plan Review TO CONVERT AN EXISTING WAREHOUSE INTO A 45,398 SQUARE-FOOT WHOLESALE SHOWROOM FACILITY WITH A WAIVER TO ALLOW NO PERIMETER LANDSCAPE BUFFER WHERE EIGHT-FEET IS REQUIRED on 1.03 acres at 2700 and 2770 Highland Drive (APNs 162-09-202-003 and 004), M (Industrial) Zone, Ward 1 (Tarkanian).

24. VAR-40419 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: RICHARD AND ROXANNE OWINGS - Request for a Variance TO ALLOW A 12-FOOT HIGH PERIMETER BLOCK WALL WITH TWO FEET OF RAZOR WIRE ON TOP WHERE EIGHT FEET IS THE MAXIMUM ALLOWED AND TO ALLOW NO CONTRASTING MATERIAL WHERE A MINIMUM OF 20% IS REQUIRED on 1.35 acres at 1901-1917 Western Avenue (APNs 162-04-703-007 and 008), M (Industrial) Zone, Ward 3 (Reese).

25. VAR-40579 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: CONAN AND JESSICA TURNER - Request for a Variance TO ALLOW TWO PROPOSED ACCESSORY STRUCTURES (CLASS I AND CLASS II) WITH A COMBINED FLOOR AREA OF 3,467 SQUARE FEET WHERE 809 SQUARE FEET IS THE MAXIMUM ALLOWED, TO ALLOW AN ACCESSORY STRUCTURE (CLASS II) TO NOT BE AESTHETICALLY COMPATIBLE (METAL) WITH THE PRINCIPAL DWELLING UNIT (STUCCO), AND TO ALLOW BOTH ACCESSORY STRUCTURES TO BE 13 FEET SIX INCHES WHERE 13 FEET IS THE MAXIMUM ALLOWED on 0.45 acres at 6308 Jennifer Court (APN 138-02-811-030), R-E (Residence Estates) Zone, Ward 6 (Ross).

26. SUP-40577 - SPECIAL USE PERMIT RELATED TO VAR-40579 - PUBLIC HEARING - APPLICANT/OWNER: CONAN AND JESSICA TURNER - Request for a Special Use Permit FOR A PROPOSED 1,067 SQUARE-FOOT ACCESSORY STRUCTURE (CLASS I) WITH KITCHEN at 6308 Jennifer Court (APN 138-02-811-030), R-E (Residence Estate) Zone, Ward 6 (Ross).

11. SUP-40115 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: DOWNTOWN BODEGA,INC. - OWNER: RETAIL 110, INC. - Request for a Special Use Permit FOR A BEER/WINE/COOLER OFF-SALE ESTABLISHMENT WITHIN A PROPOSED 1,370 SQUARE-FOOT CONVENIENCE STORE at 900 South Las Vegas Boulevard, Suite #120 (APN 139-34-411-121), C-2 (General Commercial) Zone, Ward 3 (Reese).

27. SUP-40520 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: FREMONT PLACE, LLC - Request for a Special Use Permit FOR A 100 SQUARE-FOOT ACCESSORY PACKAGE LIQUOR, OFF-SALE ESTABLISHMENT IN CONJUNCTION WITH AN EXISTING 3,553 SQUARE-FOOT CONVENIENCE STORE at 228 North Las Vegas Boulevard (APN 139-34-501-016), C-2 (General Commercial) Zone, Ward 5 (Barlow).

28. SUP-40552 - SPECIAL USE PERMIT - APPLICANT/OWNER: SUNRISE MOUNTAINVIEW HOSPITAL, INC. - Request for a Special Use Permit FOR A PROPOSED HELIPAD at 2902 North Tenaya Way (APN 138-15-510-005), C-PB (Planned Business Park) Zone, Ward 1 (Tarkanian).

29. SDR-40551 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-40552 - APPLICANT/OWNER: SUNRISE MOUNTAINVIEW HOSPITAL, INC. - Request for a Site Development Plan Review FOR A PROPOSED 30,000 SQUARE-FOOT, 12-BED EXPANSION AND HELIPAD IN CONJUNCTION WITH AN EXISTING HOSPITAL on 28.10 acres at 2902 North Tenaya Way (APN 138-15-510-005), C-PB (Planned Business Park) Zone, Ward 1 (Tarkanian).

30. SUP-40562 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CASH AMERICA INTERNATIONAL, INC. - OWNER: L M JONES, LLC - Request for a Major Amendment of a previously approved Special Use Permit (U-0075-98) FOR A 3,600 SQUARE-FOOT EXPANSION OF AN EXISTING PAWN SHOP WITH WAIVERS TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A RESIDENTIAL USE WHERE 200 FEET IS REQUIRED AND A ZERO-FOOT DISTANCE SEPARATION FROM A FINANCIAL INSTITUTION, SPECIFIED USE WHERE 1,000 FEET IS REQUIRED at 5190 West Lake Mead Boulevard (APN 138-24-215-006), C-1 (Limited Commercial) Zone, Ward 5 (Barlow).

31. SDR-40563 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-40562 - PUBLIC HEARING - APPLICANT: CASH AMERICA INTERNATIONAL, INC. - OWNER: L M JONES, LLC - Request for a Major Amendment of a previously approved Plot Plan Review (Z-0116-63) FOR A 3,600 SQUARE-FOOT EXPANSION OF AN EXISTING PAWN SHOP at 5190 West Lake Mead Boulevard (APN 138-24-215-006), C-1 (Limited Commercial) Zone, Ward 5 (Barlow).

32. SUP-40564 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SEQUOIA ELECTRIC - OWNER: SAGEBRUSH PROPERTY VENTURES - Request for a Special Use Permit FOR A RENTAL STORE WITH OUTSIDE STORAGE at 4485 North Rainbow Boulevard (APN 138-03-602-013), C-1 (Limited Commercial) Zone [PROPOSED: C-2 (General Commercial)], Ward 4 (Anthony).

33. SUP-40575 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: PROGRESSIVE CHOICES, INC. - OWNER: FISHER BROTHERS LAS VEGAS, LLC - Request for a Special Use Permit FOR A ROPOSED 15,669 SQUARE-FOOT SOCIAL SERVICE PROVIDER at 3000, 3010-3020 Rigel Avenue (APN 162-08-702-001), M (Industrial) Zone, Ward 1 (Tarkanian).

34. SDR-40435 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: 3RD GASS PARTNERS, LLC - Request for a Site Development Plan Review FOR THE CONVERSION OF A SINGLE-FAMILY RESIDENCE TO A 2,086 SQUARE-FOOT WHOLESALE SHOWROOM FACILITY WITH WAIVERS OF THE DOWNTOWN CENTENNIAL PLAN STREETSCAPE AND BUILD-TO-LINE REQUIREMENTS TO ALLOW A SEVEN-FOOT WIDE SIDEWALK WHERE TEN FEET IS REQUIRED AND TO ALLOW THE FRONT FACADE TO HAVE LESS THAN A 70 PERCENT ALIGNMENT ALONG THE PROPERTY LINE on 0.15 acres at 310 Gass Avenue (APN 139-34-410-112), R-4 (High Density Residential) under a Resolution of Intent to C-2 (General Commercial), Ward 3 (Reese).

DIRECTOR'S BUSINESS:

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

CITIZENS PARTICIPATION:

36. 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: FEBRUARY 8, 2011

DEPARTMENT: PLANNING AND DEVELOPMENT
ACTING DIRECTOR: FLINN FAGG

SUBJECT:
CALL TO ORDER

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

AGENDA SUMMARY PAGE

PLANNING COMMISSION MEETING OF: FEBRUARY 8, 2011

DEPARTMENT: PLANNING AND DEVELOPMENT
ACTING DIRECTOR: FLINN FAGG

SUBJECT:
ANNOUNCEMENT: COMPLIANCE WITH OPEN MEETING LAW

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

AGENDA SUMMARY PAGE

PLANNING COMMISSION MEETING OF FEBRUARY 8, 2011

DEPARTMENT: PLANNING AND DEVELOPMENT
ACTING DIRECTOR: FLINN FAGG

SUBJECT:
ROLL CALL

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

AGENDA SUMMARY PAGE

PLANNING COMMISSION MEETING OF FEBRUARY 8, 2011

DEPARTMENT: PLANNING AND DEVELOPMENT
ACTING DIRECTOR: FLINN FAGG

SUBJECT:
APPROVAL OF THE FINAL MINUTES FOR THE PLANNING COMMISSION MEETING OF JANUARY 25, 2011

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

AGENDA SUMMARY PAGE

PLANNING COMMISSION MEETING OF: FEBRUARY 8, 2011

DEPARTMENT: PLANNING & DEVELOPMENT
ACTING DIRECTOR: FLINN FAGG ☐ **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: FEBRUARY 8, 2011

DEPARTMENT: PLANNING & DEVELOPMENT
ACTING DIRECTOR: FLINN FAGG ☒ **Consent** ☐ **Discussion**

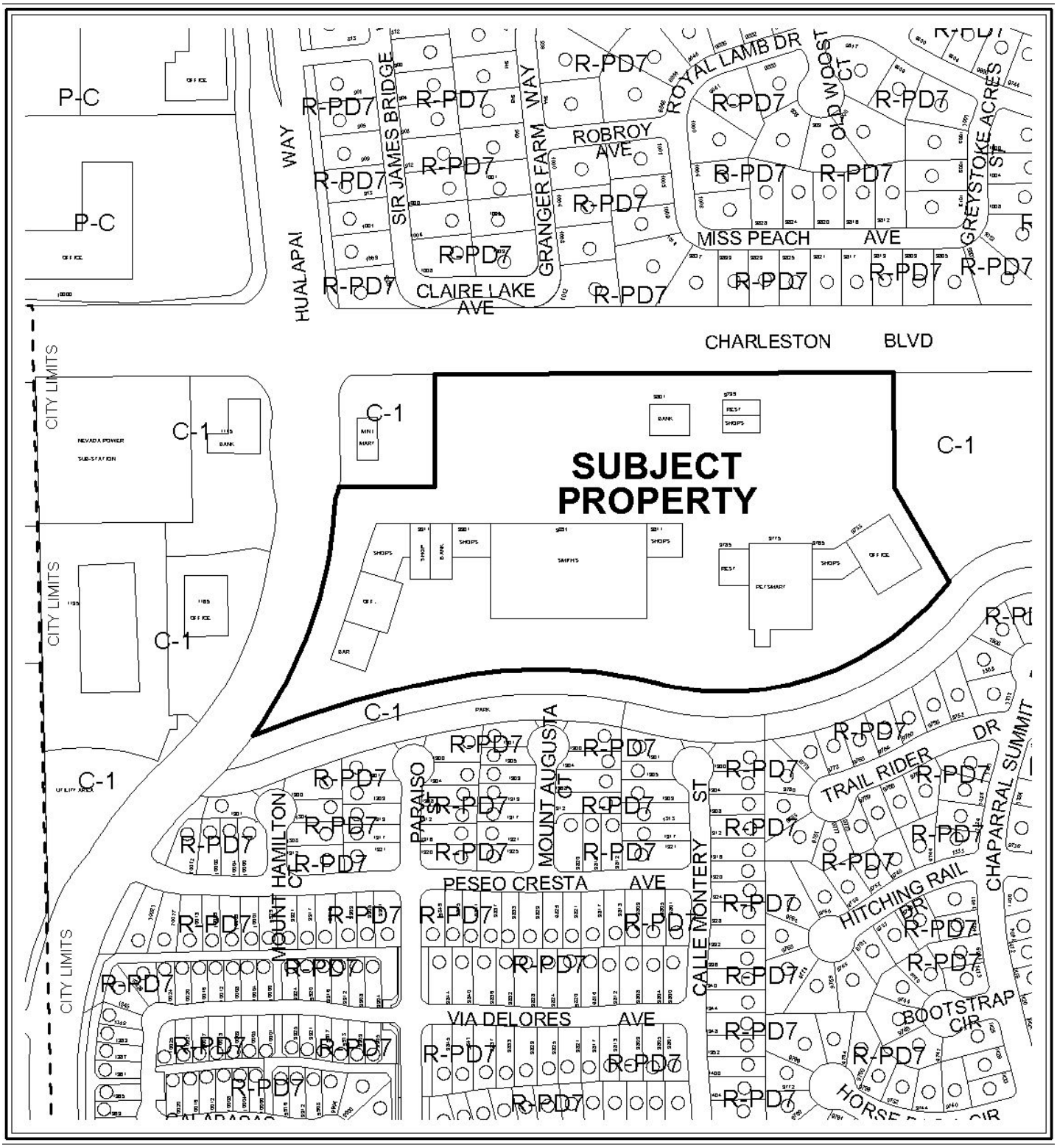
SUBJECT:
TMP-40556 - TENTATIVE MAP - APPLICANT: PECCOLE NEVADA CORP. - OWNER: HUALAPAI COMMONS LTD, LLC - Request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION on 14.69 acres at the southeast corner of Charleston Boulevard and Hualapai Way (APN 163-06-111-008), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson). Staff recommends APPROVAL.

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

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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



0 200 400 Feet

CASE: TMP-40556

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

N

0 200 400 Feet

CASE: TMP-40556

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

N

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **TMP-40556** APN: 123 06 111 008

Name of Property Owner: Hualapai Commons LTD. LLC.

Name of Applicant: Peccole Nevada Corp.

Name of Representative: Clyde Spitze

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 B. Bayne

Subscribed and sworn before me

This 21st day of Dec., 2010

_____

Notary Public in and for said County and State

GINA MUSCARI
Notary Public State of Nevada
No. 92-3664-1
My appt. exp. Dec. 23, 2012

RECEIVED
DEC 22 2010

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Tentative Map Commercial Subdivision

Project Address (Location): SE Charleston & Hualapai

Project Name Hualapai Commons **Proposed Use** Shopping Center

Assessor's Parcel #(s) 163-06-111-008 **Ward #** 2

General Plan: existing SC proposed No Change **Zoning:** existing C-1 proposed No Change

Commercial Square Footage 268,174 SF **Floor Area Ratio**

Gross Acres 14.69 **Lots/Units** 23 **Density**

Additional Information

PROPERTY OWNER Hualapai Commons LLC **Contact** Kerry L. Walters

Address 851 So Rampart #105 **Phone:** 933-1111 **Fax:** 933-1133

City Las Vegas **State** NV **Zip** 89145

E-mail Address KerryL.Walters@GMAIL.com

APPLICANT Peccole Nevada Corp **Contact** Kerry L. Walters

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

City **State** **Zip**

E-mail Address

REPRESENTATIVE Clyde Spitze **Contact**

Address 1008 Greystoke Ave **Phone:** 595-3057 **Fax:** 432-7415

City Las Vegas NV **State** NV **Zip** 89145

E-mail Address ICSPITZE@QWEST.NET

Property Owner Signature* [signature]

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

Print Name JAMES B. BAYNE

Subscribed and sworn before me

This 21st day of December, 20 10

[signature]

Notary Public in and for said County and State

GINA MUSCARI
Notary Public State of Nevada
No. 92-3664-1
My appt. exp. Dec. 23, 2012

FOR DEPARTMENT USE ONLY

Case #	TMP-40556
Meeting Date:	2-8-11
Total Fee:	$750
Date Accepted:	12-22-10
Accepted By:	[signature]

RECEIVED
DEC 22 2010

*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.

TENTATIVE MAP

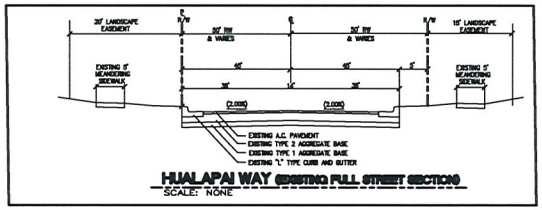
HUALAPAI COMMONS

(EXISTING COMMERCIAL CENTER)

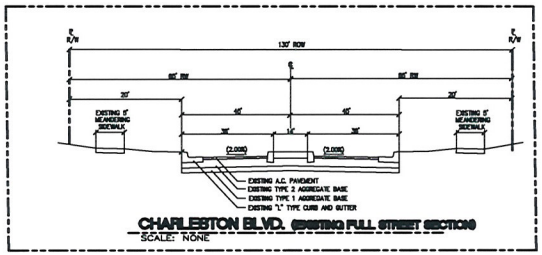
A ONE LOT COMMERCIAL SUBDIVISION

CITY OF LAS VEGAS, NEVADA

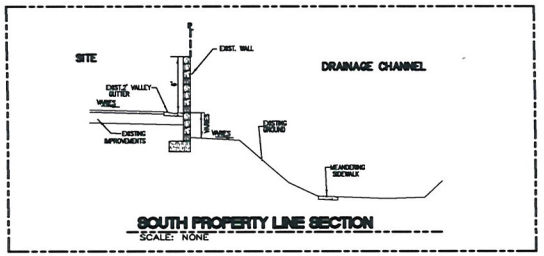
BEING PARCEL 2, IN FILE 98, PAGE 50 OF PARCEL MAPS
SITUTATE IN THE NORTH HALF (N 1/2) OF THE NORTHWEST QUARTER (NW 1/4)
OF SECTION 6, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M.,
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA



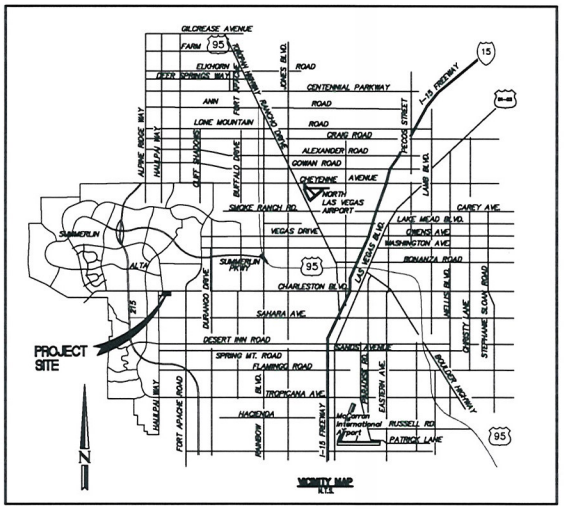
HUALAPAI WAY (EXISTING FULL STREET SECTION)
SCALE: NONE



CHARLESTON BLVD. (EXISTING FULL STREET SECTION)
SCALE: NONE



SOUTH PROPERTY LINE SECTION
SCALE: NONE



LEGEND

	RIGHT-OF-WAY LINE
	CENTERLINE
	LOT BOUNDARY
	EXISTING BLOCK WALL
	EXISTING FENCE
LOT 1	LOT NUMBER
	SLOPE
	EXISTING CONTOUR
	EDGE OF PAVEMENT
FF=2500	FINISH FLOOR ELEVATION

ABBREVIATIONS

AB	AGGR. BASE/ BOLT	MH	MANHOLE
BOW	BACK OF WALK	TC	TOP OF CURB
CB	CATCH BASIN	TOF	TOP OF FOOTING
FL	FLOW LINE	TW	TOP OF RETAINING WALL
GB	GRADE BREAK	TOW	TOP OF RETAINING WALL
MH	MANHOLE	VG	VALLEY GUTTER

FEMA FLOOD HAZARD ZONE NOTE

THE SPECIAL FLOOD HAZARD AREAS FOR CLARK COUNTY, NEVADA ARE OUTLINED IN THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP DATED SEPTEMBER 27, 2010, ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NUMBER DESIGNATION, THE SITE IS LOCATED IN A "ZONE X". "ZONE X" DESIGNATED AREAS OUTSIDE THE 0.2% (500 YEAR) ANNUAL CHANCE FLOODPLAIN.

RECEIVED
DEC 22 2010

OWNER
HUALAPAI COMMONS LTD. LLC
9775 W. CHARLESTON BLVD.
LAS VEGAS, NEVADA 89117

DRC ENGINEERING INC.
7160 DEAN MARTIN DR. SUITE 200
LAS VEGAS, NEVADA 89118
CONTACT: DENNIS WERTZLER
PHONE: (702) 270-6119

SERVICES

SANITARY SEWER:	CITY OF LAS VEGAS
WATER:	LAS VEGAS VALLEY WATER DISTRICT
POWER:	NEVADA POWER COMPANY
GAS:	SOUTHWEST GAS CORPORATION
TELEPHONE:	EMBARQ
CABLE T.V.:	COX CABLE
REFUSE:	REPUBLIC DISPOSAL SERVICE

BENCHMARK:
CITY OF LAS VEGAS BRASS CAP SET IN A PLACE IN TOP OF CURB AT THE SOUTHWEST CORNER OF CHARLESTON AND HUALAPAI IN PORK CHOP ISLAND.

NATIONAL GEODETIC VERTICAL DATUM OF 1929
ELEVATION = 2914.54 feet
ELEVATION = 888.3826 meters

BASIS OF BEARING:
SOUTH 01°23'00" EAST, BEING THE BEARING OF THE WEST LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 6, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN ON THAT CERTAIN MAP ON FILE IN THE CLARK COUNTY RECORDER'S IN BOOK 108, PAGE 13 OF PARCEL MAPS.

LEGAL DESCRIPTION:
PARCEL 2 AS SHOWN IN FILE 98, PAGE 50 OF PARCEL MAPS, SITUATE IN NORTH HALF (N1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 6, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

SEWER CONTRIBUTION

14.65 ACRES COMMERCIAL DEVELOPMENT	
AVERAGE DAILY FLOW	0.0169 MGD
PEAK DAILY FLOW	0.0555 MGD

TMP-40556

DATE	BY

PECCOLE NEVADA CORP.
851 S. RAMPART BLVD. #160, LAS VEGAS, NEVADA 89145
PHONE (702) 933-1111 FAX (702) 933-0017

DRC Surveying Nevada, Inc.
Civil Engineering · Land Surveying · Land Planning
7160 DEAN MARTIN DRIVE, SUITE 200
LAS VEGAS, NV 89118 (702) 270-6119

HUALAPAI COMMONS
(EXISTING COMMERCIAL CENTER)

TENTATIVE MAP
ONE LOT COMMERCIAL
SUBDIVISION

DATE: 12/13/10
DESIGN BY:
DRAWN BY: BPV
CHECKED BY:
APN NUMBER:
PROJECT NO.
SCALE:

SHEET 1
1 OF 2 SHEETS
DRAWING NO.

TENTATIVE MAP

HUALAPAI COMMONS

(EXISTING COMMERCIAL CENTER)

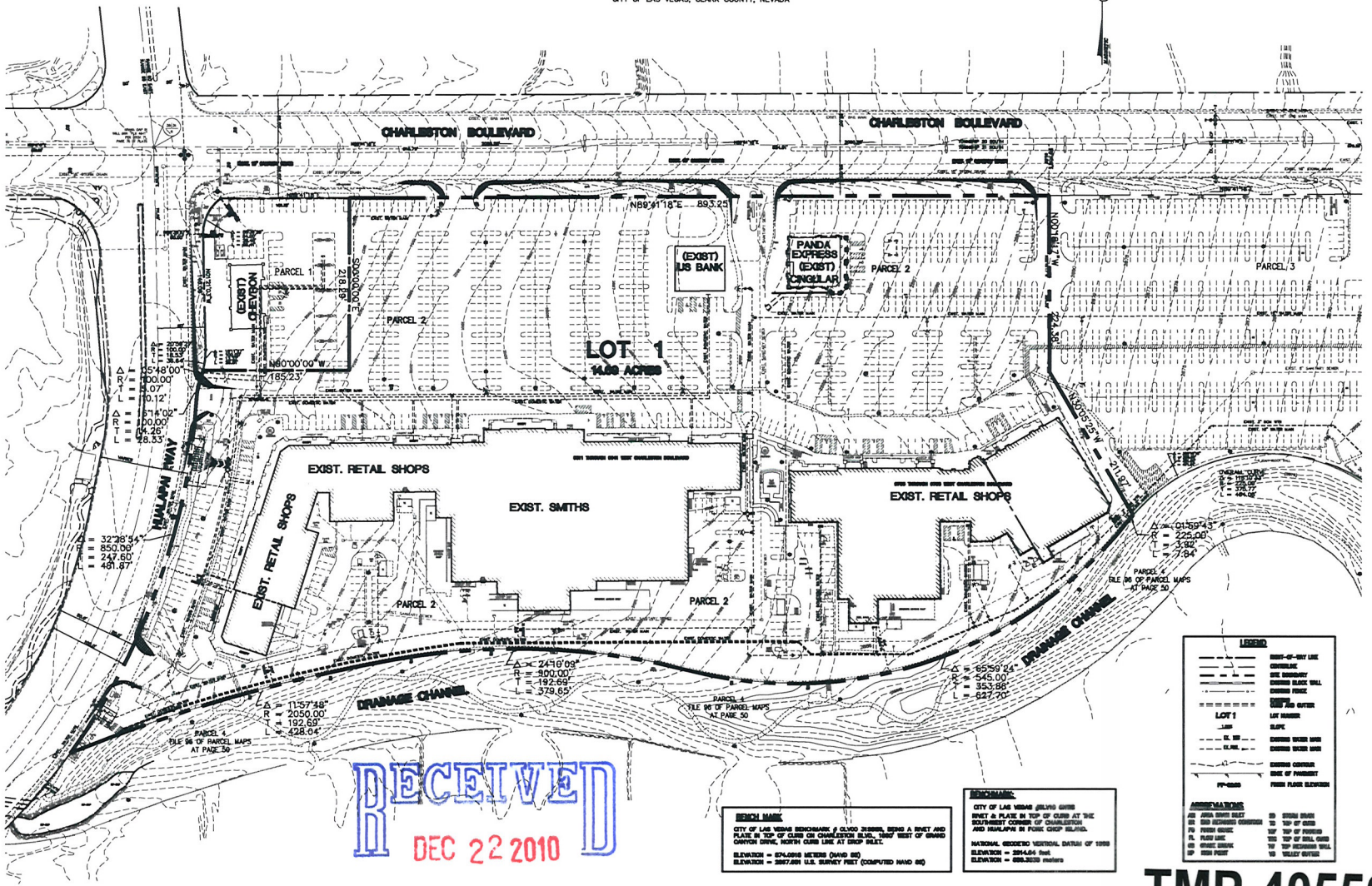
A ONE LOT COMMERCIAL SUBDIVISION

CITY OF LAS VEGAS, NEVADA

BEING PARCEL 2, IN FILE 98, PAGE 50 OF PARCEL MAPS
SITUATE IN THE NORTH HALF (N 1/2) OF THE NORTHWEST QUARTER (NW 1/4)
OF SECTION 6, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M.,
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.



RECEIVED
DEC 22 2010

BENCH MARK

CITY OF LAS VEGAS BENCHMARK # CLVGG 31(BBB), BEING A RIVET AND PLATE IN TOP OF CURB ON CHARLESTON BLVD., 1660' WEST OF GRAND CANYON DRIVE, NORTH CURB LINE AT SHOP BILT.

ELEVATION = 674.0916 METERS (NAVD 88)
ELEVATION = 2857.601 U.S. SURVEY FEET (COMPUTED NAVD 88)

BENCHMARK:

CITY OF LAS VEGAS (BLVG 0(BB))
RIVET & PLATE IN TOP OF CURB AT THE SOUTHWEST CORNER OF CHARLESTON AND HUALAPAI IN FORK SHOP ISLAND.

NATIONAL GEODETIC VERTICAL DATUM OF 1929
ELEVATION = 2914.04 feet
ELEVATION = 888.3838 meters

LEGEND

LOT 1 — LOT NUMBER

ABBREVIATIONS

AB ASPHALT BERM INLET
BS BACK OF SIDEWALK CONCRETE
FH FIRE HYDRANT
FL FLOW LINE
GB GRADE BREAK
SP SIGN POST
SD STORM DRAIN
TC TOP OF CURB
TF TOP OF FOOTING
TG TOP OF GRILL CURB
TW TOP RETAINING WALL
VG VALLEY GUTTER

TMP-40556

PECCOLE NEVADA CORP.
851 S. RAMPART BLVD. #150, LAS VEGAS, NEVADA 89145
PHONE (702) 933-1111 FAX (702) 933-0017

DRC Surveying Nevada, Inc.
Civil Engineering Land Surveying Land Planning
7251 W. LAKE MEAD BLVD. SUITE 300
LAS VEGAS, NV 89128 (702) 270-6119

HUALAPAI COMMONS
(EXISTING COMMERCIAL CENTER)

TENTATIVE MAP
ONE LOT COMMERCIAL SUBDIVISION

DATE 12/13/10

DENNIS P. WERTZLER
EXP. 6/30/12
CIVIL
No. 11870
REGISTERED PROFESSIONAL ENGINEER - STATE OF NEVADA

SHEET 2
2 OF 2 SHEETS

Charleston Entry

TMP-40556

#2 Charleston Entry

TMP-40556

RECEIVED
DEC 22 2010

TMP-40556

East End of Center
looking West

mid point looking West

TMP-40556

RECEIVED
DEC 22 2010

West end of Center
Looking East & South

TMP-40556

West END of Center looking South

TMP-40556

RECEIVED
DEC 22 2010

West end of Costa looking East.

TMP-40556

South, West of Center
Looking North & East

TMP-40556

West end of Rear Wall

TMP-40556

Rear Wall along Drainage Channel

TMP-40556

Rear Wall Detail

TMP-40556

PECCOLE NEVADA

December 13, 2010

City Planning and Development
731 S. Fourth Street
Las Vegas, NV. 89101

RE: JUSTIFICATION LETTER
Tentative Map Hualapai Commons (One Lot Commercial Subdivision)
Assessors Parcel Number -163-06-111-008

This letter is to point out the justification for this One Lot Commercial Subdivision for the existing Hualapai Commons LTD LLC a Commercial Development located at the South West corner of Charleston Blvd and Hualapai Way, and was constructed from City Approved Plans in 2001. No modification of the original plan has been construction within the original development. The filing of this Tentative Map is the initial planning to prepare a One Lot Commercial Subdivision on the Parcel 2 of the Parcel Map recorded in File 96 Page 50 of Parcel Maps. The approval of and Recording of a One Lot Commercial Subdivision will allow for the future parceling of a building area for the purpose of separating the ownership and/or creating a separate Tax Parcel. These possible parcels will not include existing building structure but will be from inside surface to inside surface of a existing unit.

This Tentative Map is identical to the Map approved by the City Council in 2007 and the following Commercial Subdivision Map was also approved by the City Council in the fall of 2007, however, was not recorded because of the lien holder could not obtain information from the Title Company which they thought was important. The Lien Holder has now been satisfied to those conditions and agrees to proceed with the Commercial Subdivision Mapping.

The recording of a Commercial Subdivision and the parceling of any separate use area will not allow the modification of any structure within the present overall appearance as the present owner of the Hualapai Commons development will control the Architect Appearance of the development since they will own and control the existing structure.

Sincerely

Larry A. Miller, CEO
Peccole Nevada Corporation

RECEIVED
DEC 22 2010

TMP-40556

851 S. Rampart Boulevard • Suite 220 • Las Vegas, Nevada 89145 • Telephone 702 933-1111 • Fax: 702 933-0017

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 8, 2011

DEPARTMENT: PLANNING & DEVELOPMENT
ACTING DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

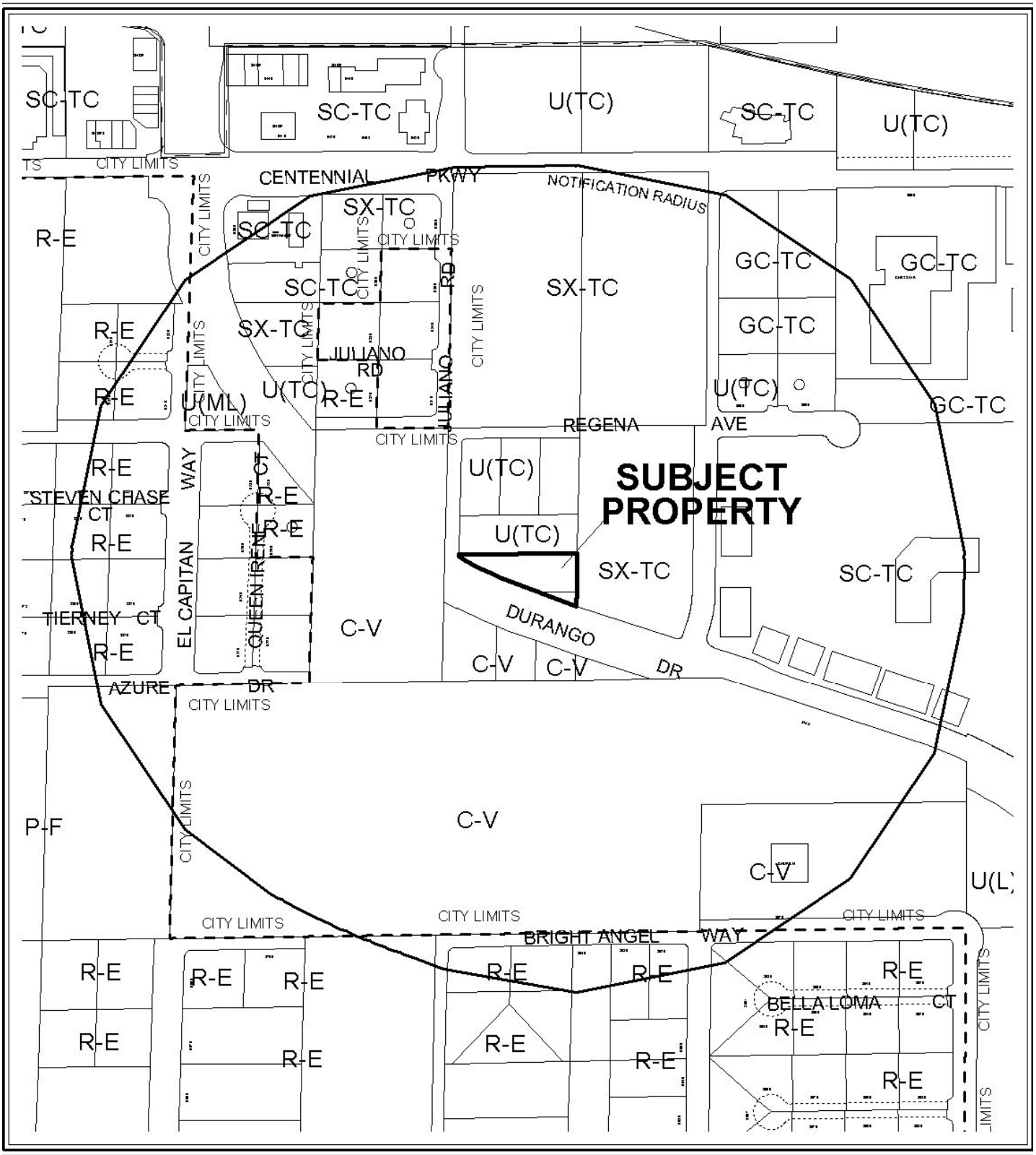
SUBJECT:
ZON-40469 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: T-C (TOWN CENTER) [SX-TC (Suburban Mixed-Use - Town Center) Special Land Use Designation] on 0.54 acres at the northeast corner of Durango Drive and Juliano Road (APNs 125-29-502-020 and 025), Ward 6 (Ross). Staff recommends APPROVAL.

C.C.: 03/16/2011

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

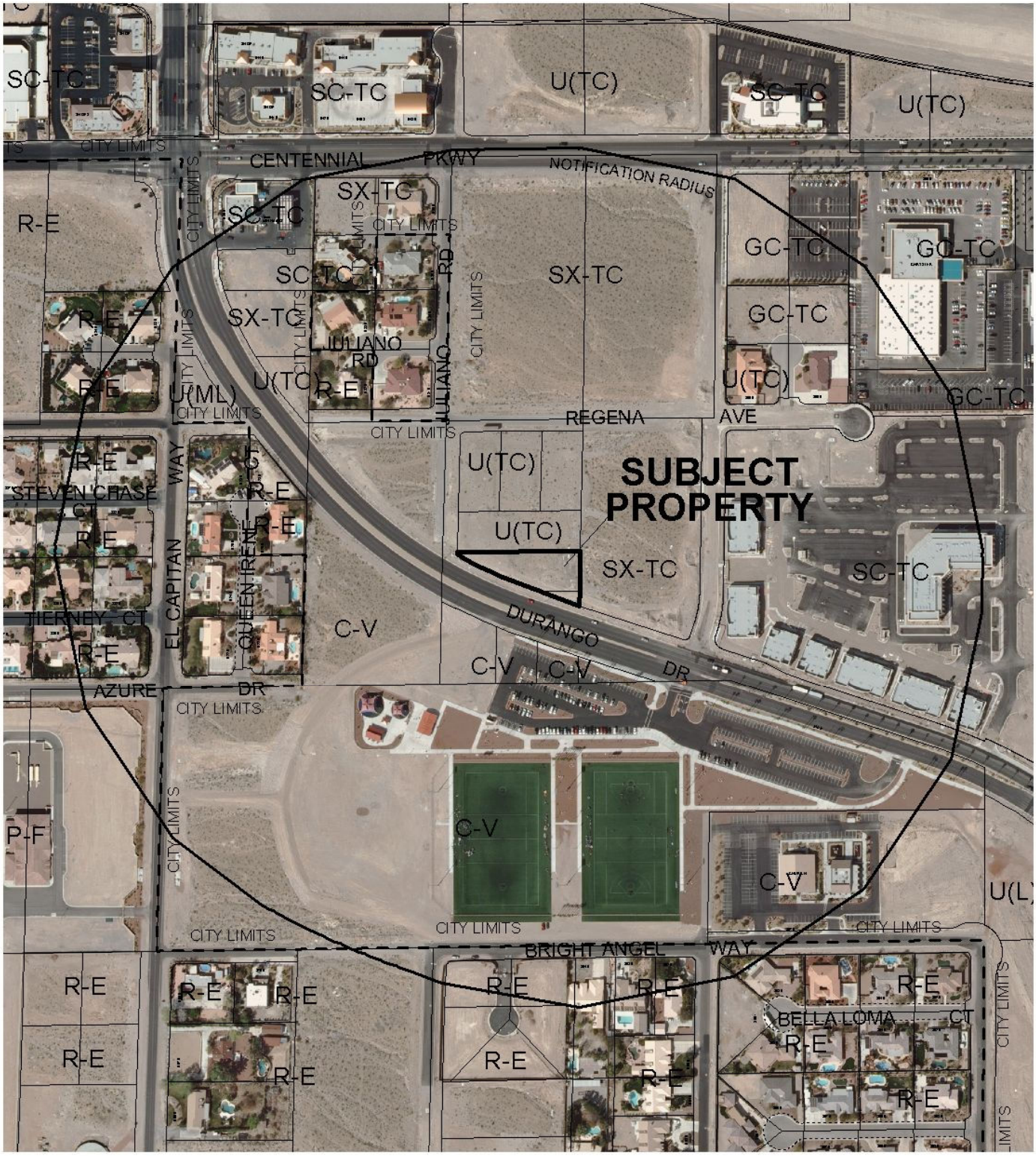
CASE: **ZON-40469**

RADIUS: 1000 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY: T-C (TOWN CENTER)

N



0 300 600 Feet

CASE: **ZON-40469**

RADIUS: 1000 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY: T-C (TOWN CENTER)

N

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-40469** APN: 125-29-502-020 & 025

Name of Property Owner: City of Las Vegas

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
DEC 15 2010

Signature of Property Owner: _____

Print Name: Peter Lowenstein

Subscribed and sworn before me

This 14th day of December, 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) West of Juliano Rd approximately 325 feet south of Regina Ave.

Project Name N/A **Proposed Use** N/A

Assessor's Parcel #(s) 125-29-502-020 & 025 **Ward #** 6 (Ross)

General Plan: existing TC proposed N/A **Zoning:** existing R-E proposed T-C

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

Gross Acres .54 **Lots/Units** N/A **Density** N/A

Additional Information Rezoning from R-E (Residence Estates) to T-C (Town Center District).

PROPERTY OWNER City of Las Vegas **Contact** Peter Lowenstein

Address 731 S 4th Street **Phone:** (702) 229-4693 **Fax:** (702) 385-7268

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

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 14th day of December, 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

FOR DEPARTMENT USE ONLY

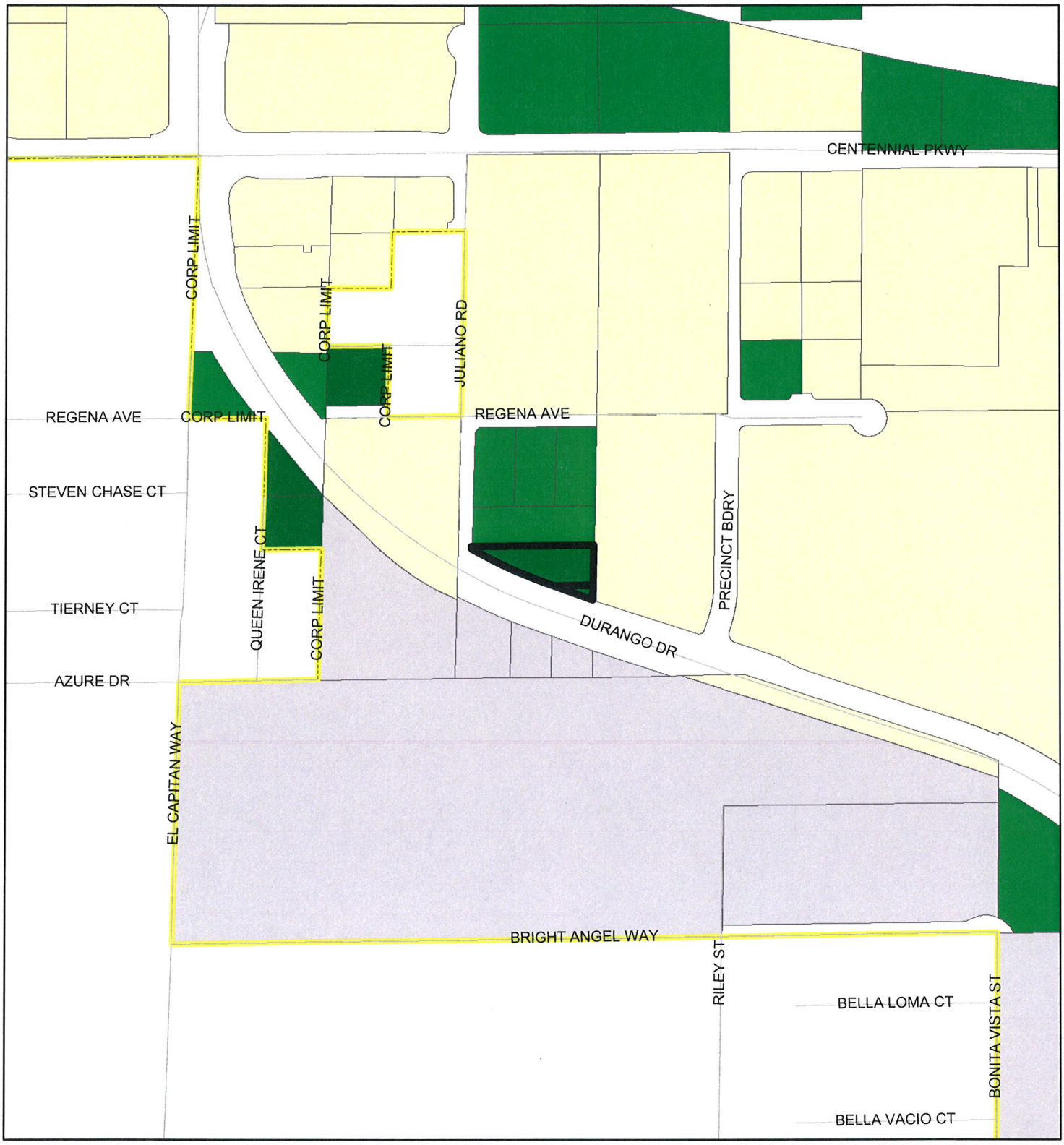
Case #	ZON-40469
Meeting Date:	2/8/11
Total Fee:	$1,200.00
Date Received:*	12/14/10
Received By:	

*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

REZONING Parcel: 125-29-502-020 and 125-29-502-025

ZON - 40469



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 T-C

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

Printed: December 17, 2010

PLANNING & DEVELOPMENT

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

December 14, 2010

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

RE: Application ZON-40469
Assessor's Parcel Number 125-29-502-020 & 025

Dear Mr. Gebeke:

In regard to these parcels, 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 subject parcels to T-C (Town Center). 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
DEC 15 2010

CITY OF LAS VEGAS NEVADA

07101-001-06-09

ZON-40469

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 8, 2011

DEPARTMENT: PLANNING & DEVELOPMENT
ACTING DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

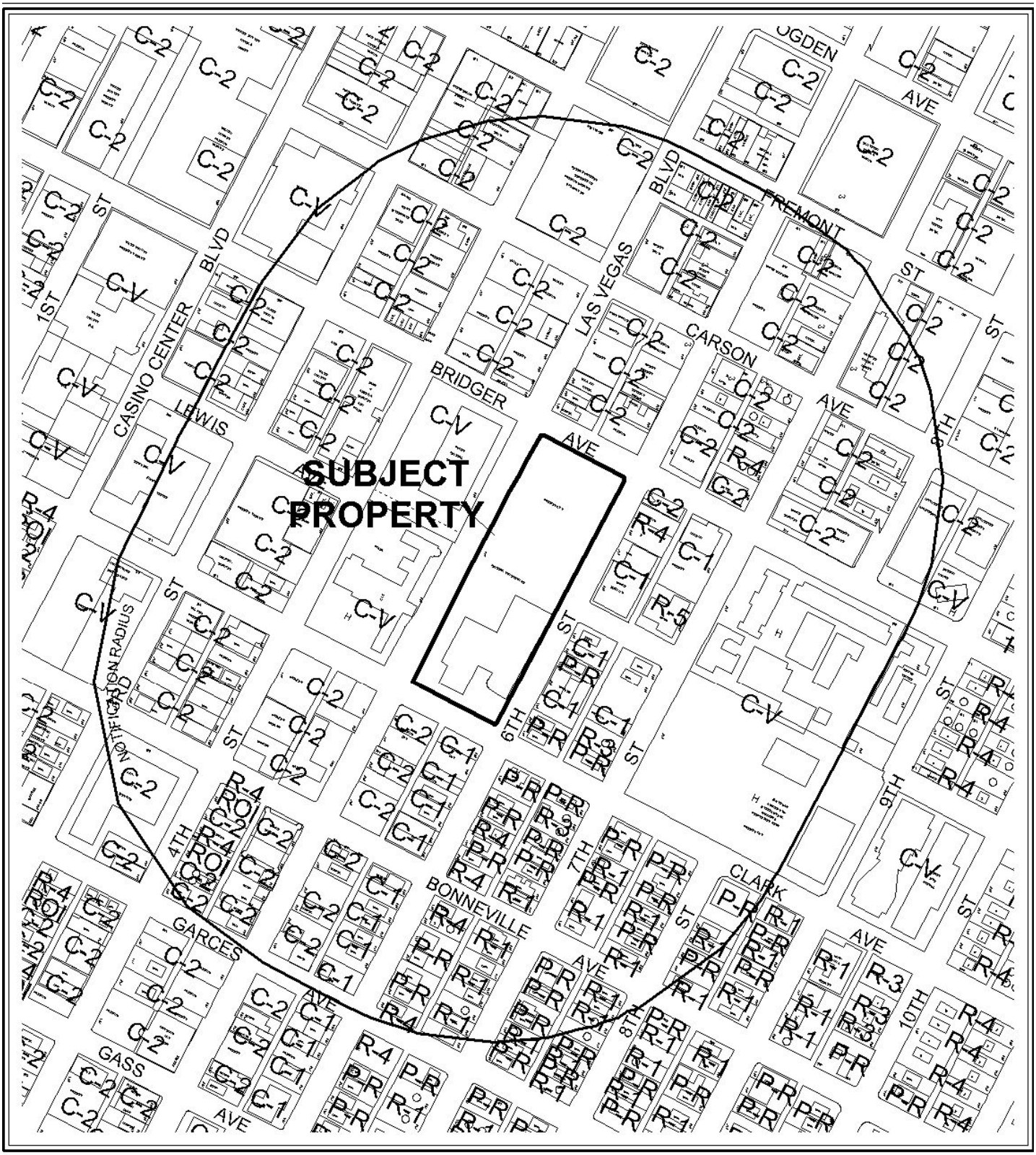
SUBJECT:
ZON-40478 - REZONING - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: USA - Request for a Rezoning FROM: C-2 (GENERAL COMMERCIAL) TO: C-V (CIVIC) on 5.96 acres at 333 South Las Vegas Boulevard (APN 139-34-701-001), Ward 3 (Reese). Staff recommends APPROVAL.

C.C.: 03/16/2011

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-40478**

RADIUS: 1000 FT

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

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

N

CASE: **ZON-40478**

RADIUS: 1000 FT

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

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

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-40478** APN: 139-34-701-001

Name of Property Owner: USA

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
DEC 15 2010

Signature of Property Owner: _____

Print Name: Flinn Fagg

Subscribed and sworn before me

This 14th day of December, 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) 333 S Las Vegas Boulevard

Project Name N/A **Proposed Use** N/A

Assessor's Parcel #(s) 139-34-701-001 **Ward #** 3 (Reese)

General Plan: existing PF proposed N/A **Zoning:** existing C-2 proposed C-V

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

Gross Acres 5.96 **Lots/Units** N/A **Density** N/A

Additional Information Rezoning from C-2 (General Commercial) to C-V (Civic).

PROPERTY OWNER City of Las Vegas **Contact** Flinn Fagg

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

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

E-mail Address

APPLICANT City of Las Vegas **Contact** Flinn Fagg

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* F. Fagg

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

Print Name Flinn Fagg

Subscribed and sworn before me

This 14th day of December, 2010.

Nora Lares

Notary Public in and for said County and State

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

FOR DEPARTMENT USE ONLY

Case #	ZON-40478
Meeting Date:	2/8/11
Total Fee:	$1,200.00
Date Received:*	12/14/10
Received By:	

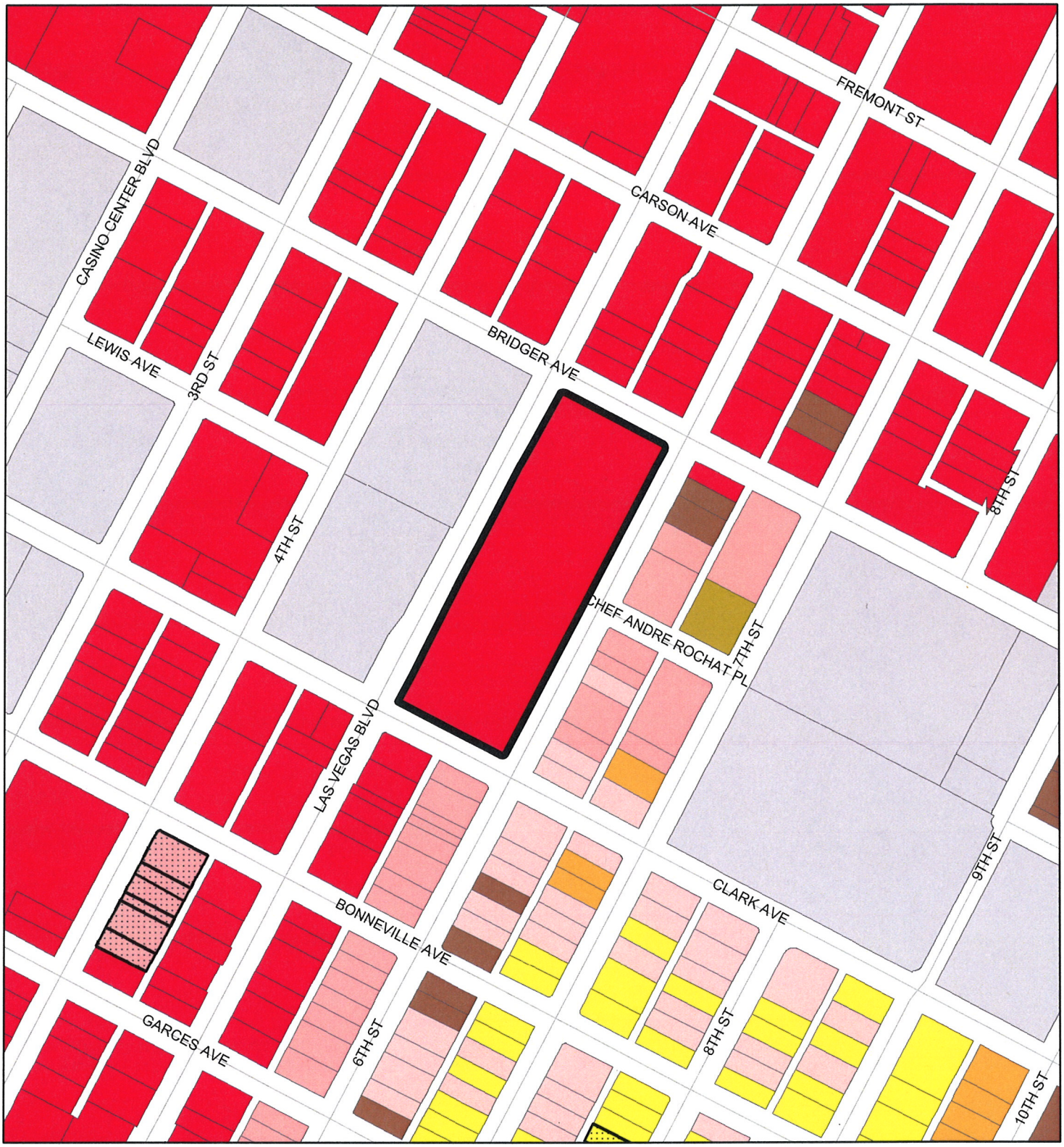
*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

Revised 10/27/08

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

REZONING Parcel: 139-34-701-001

ZON - 40478



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-2 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: December 17, 2010

PLANNING & DEVELOPMENT

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

December 14, 2010

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

RE: Application ZON-40478
Assessor's Parcel Number 139-34-701-001

Dear Mr. Gebeke:

In regard to the subject 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 subject parcel to C-V (Civic). Please call me at 229-4693 with any questions.

Sincerely,

Peter Lowenstein, AICP
Planning Supervisor
Planning & Development Department

PL:nl

RECEIVED
DEC 15 2010

Mayor
Oscar B. Goodman

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

City Manager
Elizabeth N. Fretwell

CITY OF LAS VEGAS NEVADA

07101-001-06-09

ZON-40478

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 8, 2011

DEPARTMENT: PLANNING & DEVELOPMENT
ACTING DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

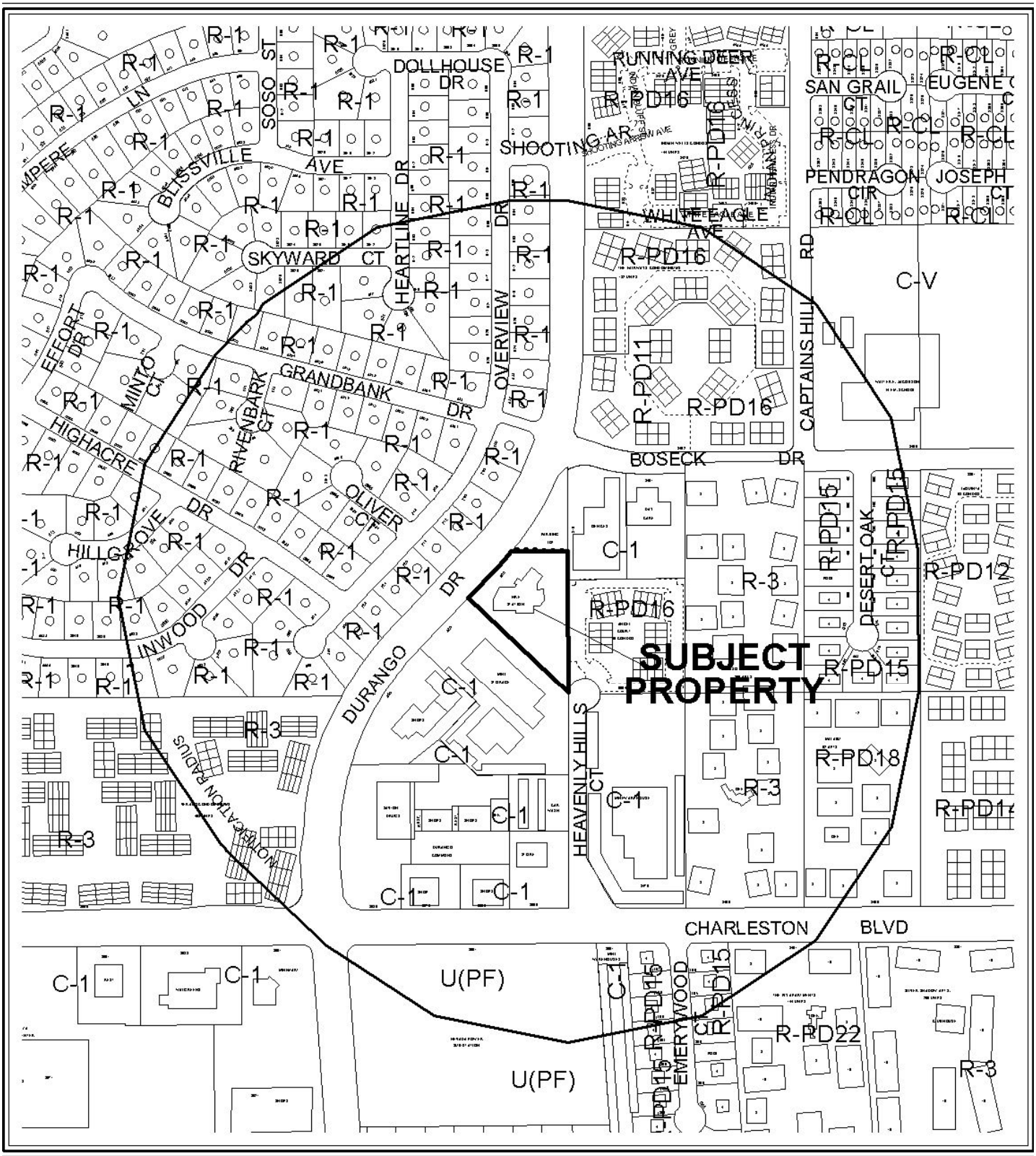
SUBJECT:
ZON-40496 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request for a Rezoning FROM: C-1 (LIMITED COMMERCIAL) TO: C-V (CIVIC) on 1.59 acres at 900 South Durango Drive (APN 138-32-802-001), Ward 2 (Wolfson). Staff recommends APPROVAL.

C.C.: 03/16/2011

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



0 200 400 Feet

CASE: **ZON-40496**

RADIUS: 1000 FT

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

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

N

0 200 400 Feet

CASE: **ZON-40496**

RADIUS: 1000 FT

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

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

N

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-40496 APN: 138-32-802-001

Name of Property Owner: City of Las Vegas

Name of Applicant: City of Las Vegas, % Flinn Fagg, AICP

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: F. Fagg

Print Name: Flinn Fagg, AICP

Subscribed and sworn before me

This 16th day of December, 2010

Notary Public in and for said County and State

Notary Public - State of Nevada
COUNTY OF CLARK
PETER LOWENSTEIN
My Appointment Expires Feb. 27, 2011
No. 03-80709-1

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Rezoning

Project Address (Location) 900 S Durango Drive

Project Name CLV Fire Station **Proposed Use** No change

Assessor's Parcel #(s) 138-32-802-001 **Ward #** 2

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 1.59 **Lots/Units** N/A **Density** N/A

Additional Information Rezoning from C-1 (Limited Commercial) to C-V (Civic).

PROPERTY OWNER City of Las Vegas **Contact** Flinn Fagg, AICP

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

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

E-mail Address

APPLICANT City of Las Vegas **Contact** Flinn Fagg, AICP

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

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

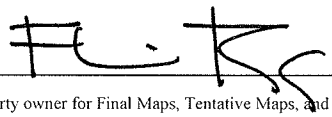
E-mail Address

REPRESENTATIVE **Contact**

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

City **State** **Zip**

E-mail Address

Property Owner Signature* 

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

Print Name Flinn Fagg, AICP

Subscribed and sworn before me

This 16th day of December, 20 10.

Notary Public in and for said County and State

Revised 10/27/08

Notary Public - State of Nevada
COUNTY OF CLARK
PETER LOWENSTEIN
No. 03-80709-1 My Appointment Expires Feb. 27, 2011

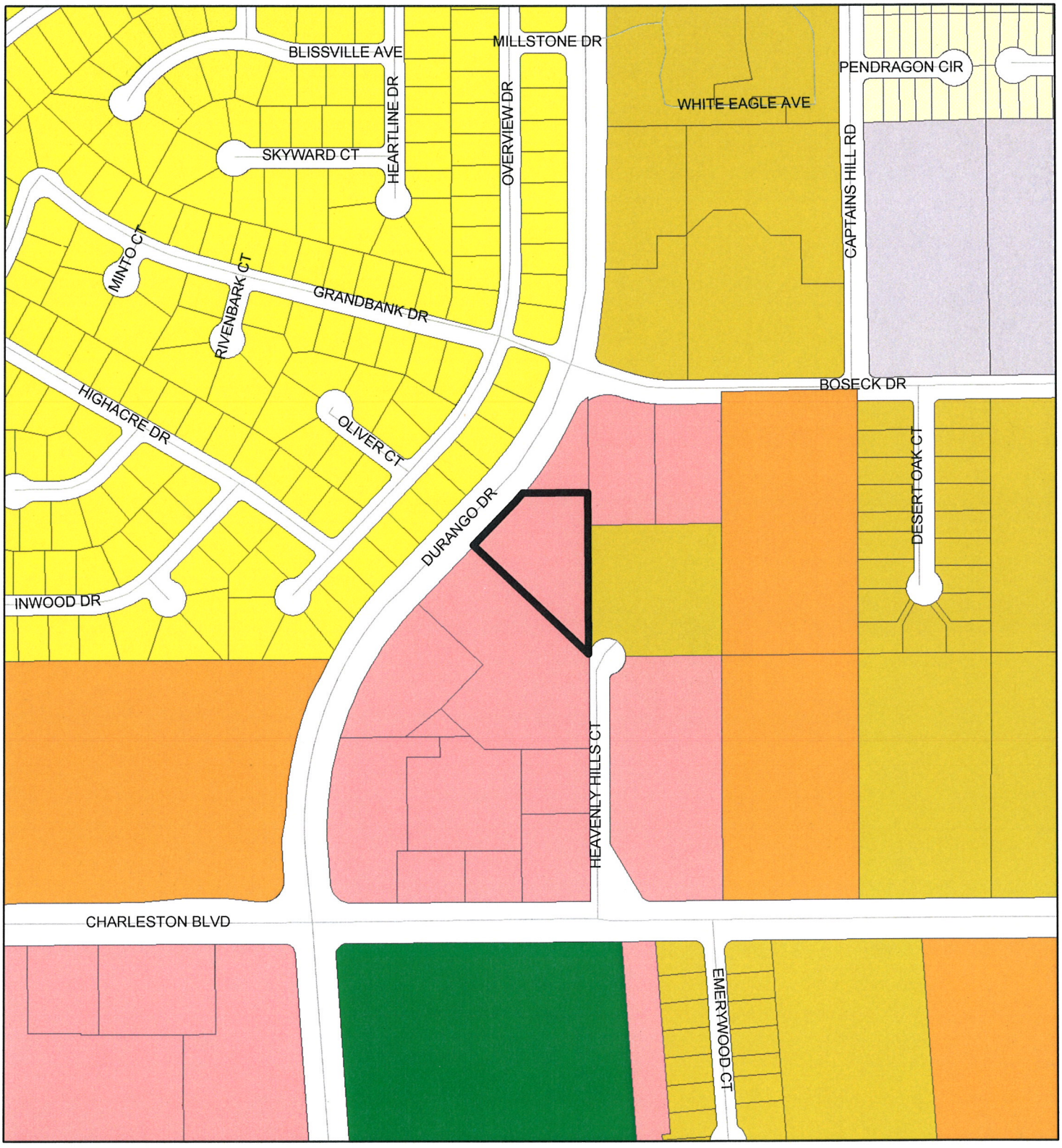
FOR DEPARTMENT USE ONLY

Case #	ZON-40496
Meeting Date:	2/8/11
Total Fee:	$1,200.00
Date Received:*	12/16/10
Received By:	

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

REZONING Parcel: 138-32-802-001

ZON - 40496



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: December 17, 2010

PLANNING & DEVELOPMENT

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

December 16, 2010

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

RE: ZON-40496
Assessor's Parcel Number 138-32-802-001

Dear Mr. Gebeke:

In regard to the subject 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 subject parcel to C-V (Civic). Please call me at 229-4693 with any questions.

Sincerely,

Peter Lowenstein, AICP
Planning Supervisor
Planning & Development Department

Mayor
Oscar B. Goodman

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

City Manager
Elizabeth N. Fretwell

CITY OF LAS VEGAS NEVADA

ZON-40496

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 8, 2011

DEPARTMENT: PLANNING & DEVELOPMENT
ACTING DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

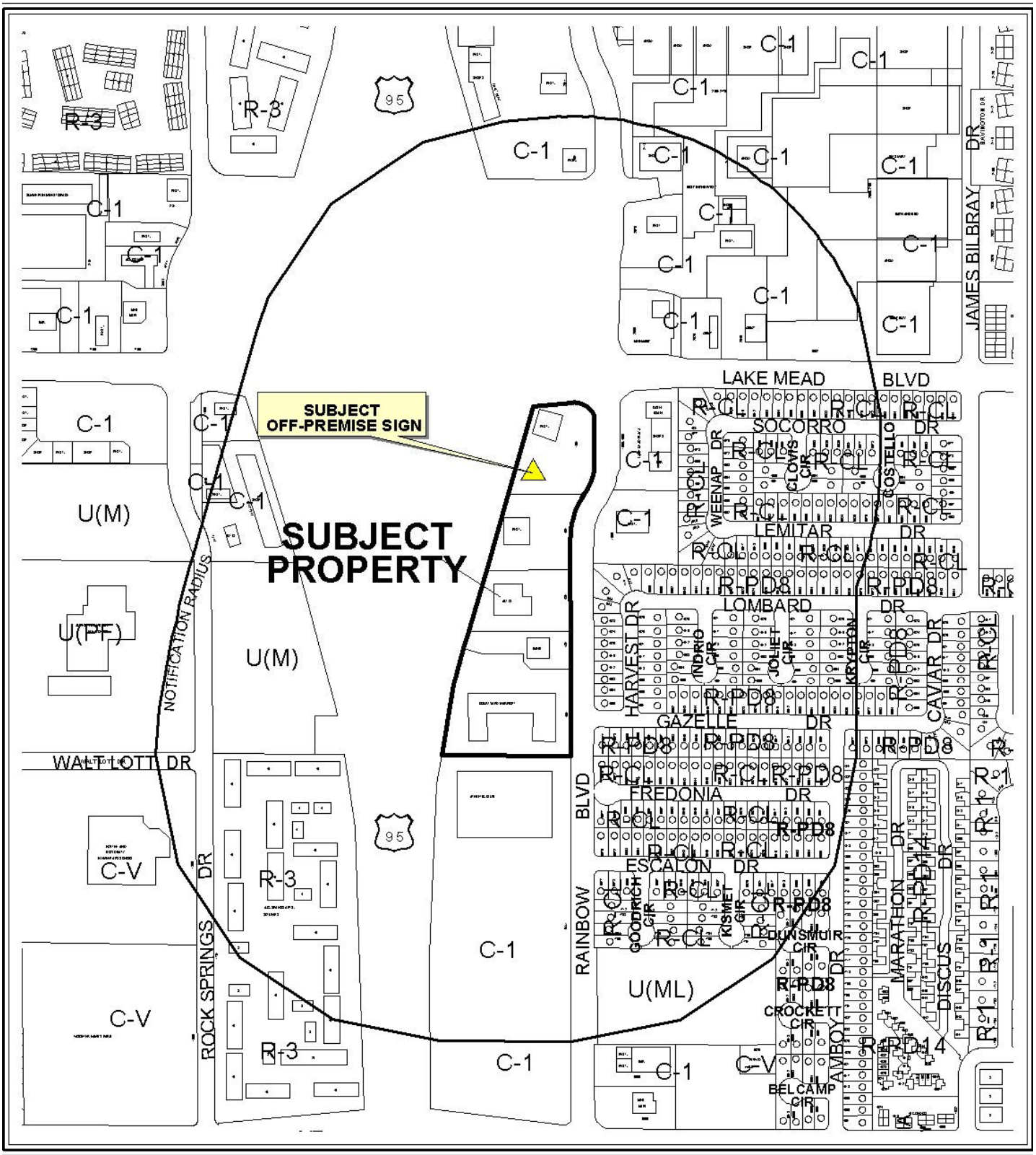
SUBJECT:
RQR-40454 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: LAURICH PROPERTIES, INC. - OWNER: RESTAURANT ROW, LLC - Required Review of a previously approved Variance (V-0040-97) WHICH ALLOWED A 61-FOOT TALL, 14-FOOT BY 48-FOOT TRIPLE-SIDED OFF-PREMISE SIGN WHERE A MAXIMUM DOUBLE-FACED SIGN IS ALLOWED at 1991 North Rainbow Boulevard (APN 138-22-713-002), C-1 (Limited Commercial) Zone, Ward 5 (Barlow). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 03/16/2011
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. City Council Approval Letter for RQR-25330
6. City Council Approval Letter for V-0040-97(1)
7. City Council Approval Letter for V-0040-97



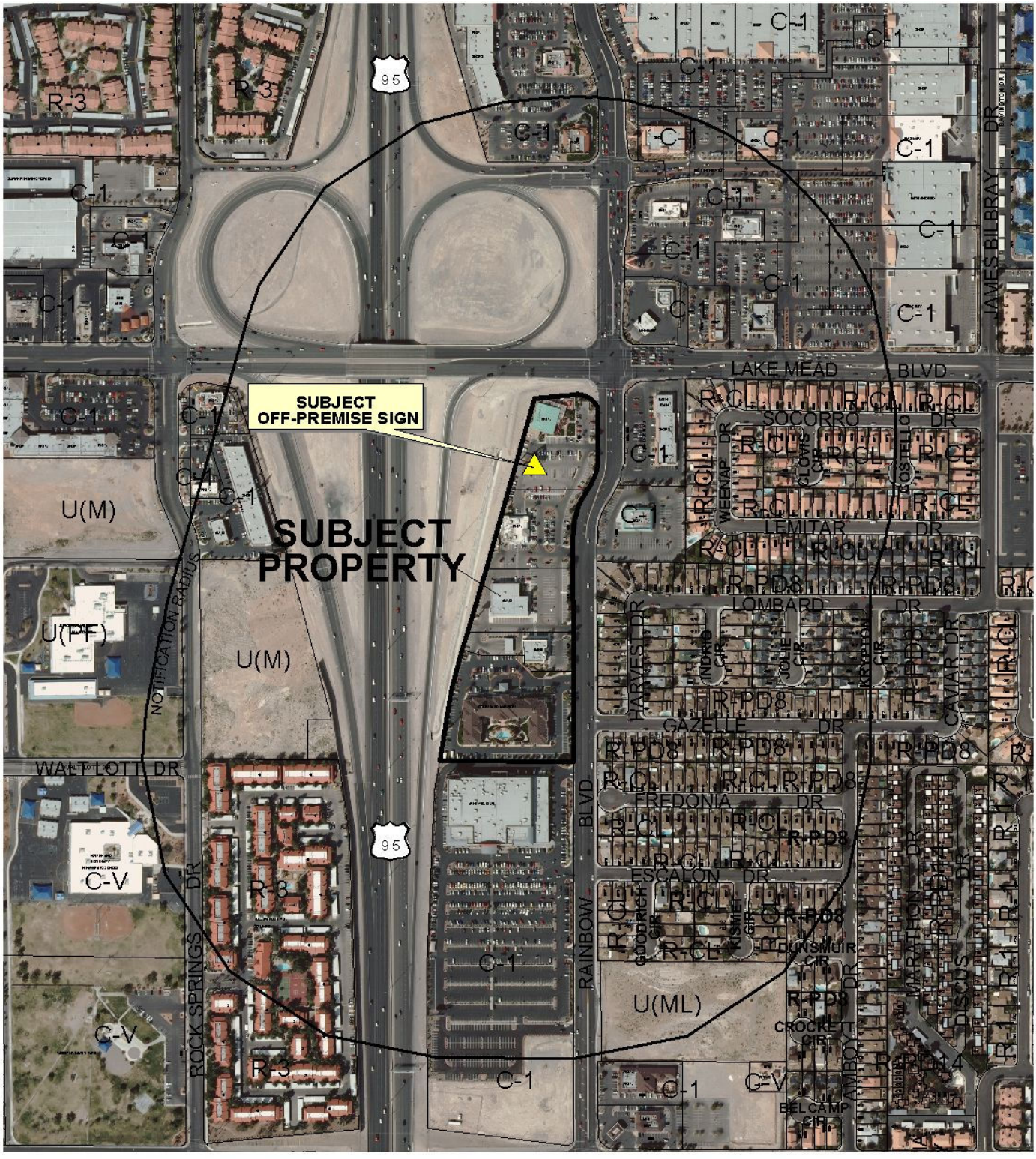
0 500 1000 Feet

CASE: **RQR-40454**

RADIUS: 1000 FT

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

N



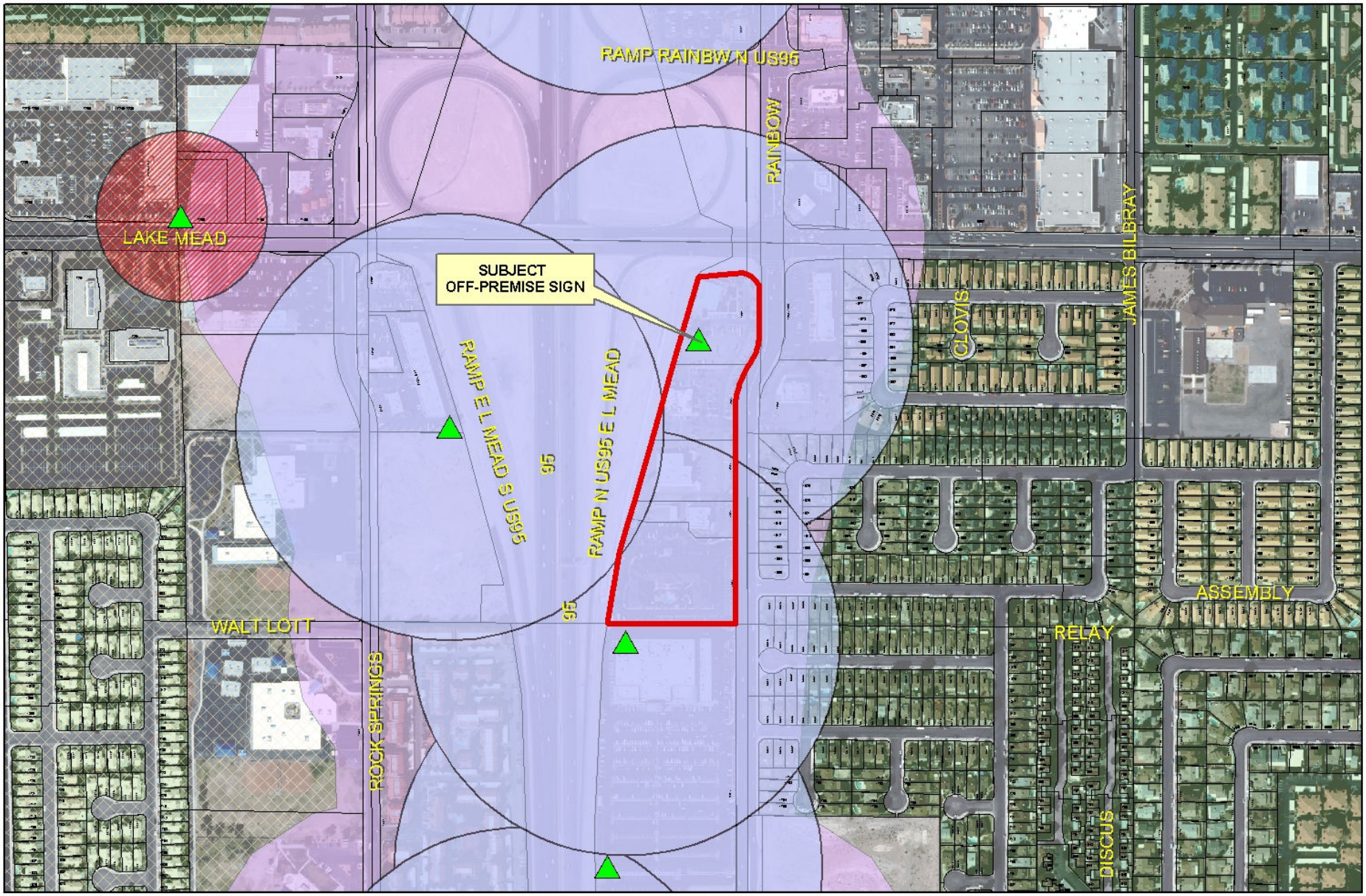
0 500 1000 Feet

CASE: **RQR-40454**

RADIUS: 1000 FT

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

N



RQR-40454

- Subject Parcel
- City of Las Vegas Billboard Location
- Clark County Billboard Location

City of Las Vegas Billboard Data

- 300 Foot Buffer Around Billboard
- 750 Foot Buffer Around Freeway Billboard
- Residential Zoned Property
- Off Premise Sign Exclusion Area
- Exempt - Off Premise Area Sign Area

N

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **RQR-40454** APN: 138-22-713-002

Name of Property Owner: Restaurant Row, LLC

Name of Applicant: Laurich Properties, Inc.

Name of Representative: Jennifer Lazovich Kaempfer Crowell Renshaw Gronauer & Fiorentino

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: Richard Gordon, Exec VP

Subscribed and sworn before me

This 6 day of Dec, 2010

_____
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

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Required Review for (V-0040-97) RQR-25330

Project Address (Location) 1991 N. Rainbow Blvd.

Project Name Restaurant Row **Proposed Use** Signage

Assessor's Parcel #(s) 138-22-713-002 **Ward #** 4

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

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

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

Additional Information _____

PROPERTY OWNER Restaurant Row, LLC **Contact** Richard Gordon

Address 3903 Bellaire Blvd. **Phone:** 702-220-4500 **Fax:** 702-220-9064

City Houston **State** TX **Zip** 77025

E-mail Address rgordon@laurichproperties.com

APPLICANT Laurich Properties, Inc. **Contact** Richard Gordon

Address 1770 N. Buffalo, Suite 101 **Phone:** 702-220-4500 **Fax:** _____

City Las Vegas **State** NV **Zip** 89128

E-mail Address rgordon@laurichproperties.com

REPRESENTATIVE Kaempfer Crowell Renshaw Gronauer & Fiorentino **Contact** Jennifer Lazovich

Address 8345 West Sunset Road, Suite 250 **Phone:** 702-792-7000 **Fax:** 702-796-7181

City Las Vegas **State** NV **Zip** 89113

E-mail Address jlazovich@kcnvlaw.com

Property Owner Signature* _____

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

Print Name Richard Gordon, Exec VP

Subscribed and sworn before me

This 6th day of December, 20 10.

Laura Groseth

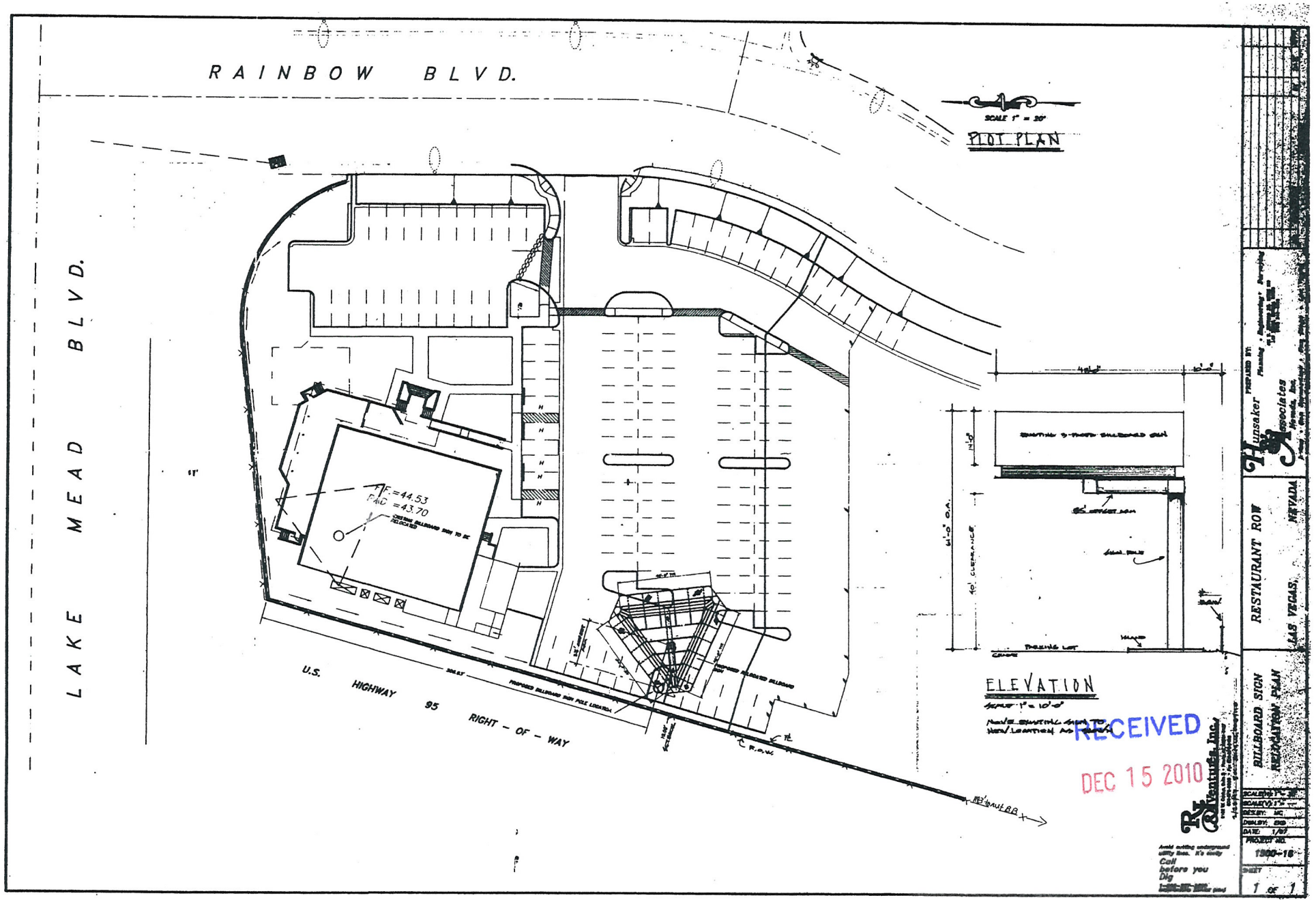
Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
LAURA GROSETH
No: 98-3646-1
My Appointment Expires July 1, 2014

FOR DEPARTMENT USE ONLY

Case #	RQR-40454
Meeting Date:	2/8/11
Total Fee:	$800
Date Received:*	12/13/10
Received By:	Romeo

*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.


RAINBOW BLVD.
LAKE MEAD BLVD.
U.S. HIGHWAY 95
RIGHT - OF - WAY
PLOT PLAN
SCALE 1" = 30'
ELEVATION
F.F.=44.53
PAD =43.70
RECEIVED
DEC 15 2010
RESTAURANT ROW
LAS VEGAS, NEVADA
BILLBOARD SIGN
RELOCATION PLAN
1990-16
1 OF 1

RQR-40454

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

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

DOUGLAS A. SELBY
CITY MANAGER

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

VOICE 702.229.6011
TDD 702.386.9108
www.lasvegasnevada.gov

March 14, 2008

Mr. Richard Gordon
Restaurant Row, LLC
P.O. Box 22845
Oklahoma City, Oklahoma 73123

RE: RQR-25330 – REQUIRED REVIEW
CITY COUNCIL MEETING OF FEBRUARY 6, 2008

Dear Mr. Gordon:

The City Council at a regular meeting held February 6, 2008 APPROVED the Required Five Year Review of an approved Variance (V-0040-97) THAT ALLOWED A PROPOSED 61-FOOT TALL 14-FOOT BY 48-FOOT TRIPLE-SIDED OFF-PREMISE ADVERTISING (BILLBOARD) SIGN WHERE A MAXIMUM DOUBLE-FACED SIGN IS ALLOWED at 1991 North Rainbow Boulevard (APN 138-22-713-002), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on February 7, 2008. This approval is subject to:

Planning & Development

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

2. All of the supporting structure and blank sign faces shall be repainted, as required by the Planning and Development Department, within 30 days of final approval of this review by the City Council. Failure to perform the required painting may result in fines and/or removal of the Off-Premise Advertising (Billboard) Sign.

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

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

RQR-40454

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

6. The embellishment on the southern sign face shall be removed or be reduced to contain 128 square feet of surface area or less as required by Title 19.14.

7. The applicant shall be required to pay the $300.00 fee associated with this application within 10 days of approval of this application.

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

Sincerely,

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

M. Margo Wheeler, AICP
Director
Planning and Development Department

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

Mr. Kevin Novak
Laurich Properties, Inc.
1772 North Buffalo Drive, Suite #211
Las Vegas, Nevada 89128

029486

June 20, 2002

Mr. Richard S. Gordon
Restaurant Row, Limited Liability Company
2500 West Sahara Avenue, Suite #211
Las Vegas, Nevada 89102

RE: V-0040-97(1) - REQUIRED FIVE YEAR REVIEW
CITY COUNCIL MEETING OF JUNE 19, 2002

Dear Mr. Gordon:

The City Council at a regular meeting held June 19, 2002 APPROVED the Required Five Year Review on an approved Variance WHICH ALLOWED A 61 FOOT HIGH, 14 FOOT X 48 FOOT TRIPLE-FACED OFF-PREMISE ADVERTISING (BILLBOARD) SIGN WHERE 55 FEET IS THE MAXIMUM HEIGHT ALLOWED AND WHERE A MAXIMUM DOUBLE-FACED SIGN IS ALLOWED at 1991 North Rainbow Boulevard (APN: 138-22-713-002), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial). The Notice of Final Action was filed with the Las Vegas City Clerk on June 20, 2002. This approval is subject to:

Planning and Development

1. The Variance shall be reviewed in five years at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign is removed.

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

MAYOR
OSCAR B. GOODMAN

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

ACTING CITY MANAGER
DOUGLAS A. SELBY

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

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

RQR-40454

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

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

Sincerely,

Angela Crolli

ANGELA CROLLI
DEPUTY CITY CLERK I for
BARBARA JO RONEMUS, CITY CLERK

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

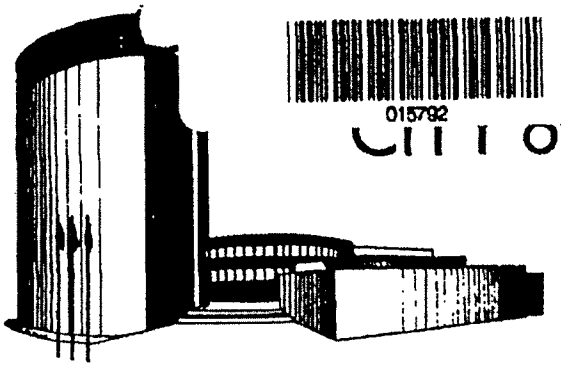
Mr. Kevin Novak
Laurich Properties, Inc.
2500 West Sahara Avenue, Suite #211
Las Vegas, Nevada 89102

17,889

MAYOR
JAN LAVERTY JONES

COUNCILMEN
ARNIE ADAMSEN
MICHAEL J. MCDONALD
GARY REESE
LARRY BROWN

CITY MANAGER
LARRY K. BARTON



015792

CITY OF LAS VEGAS

June 27, 1997

Mr. Hank Gordon
Restaurant Row Limited Liability Company
2500 West Sahara Avenue
Las Vegas, Nevada 89102

RE: V-40-97 - VARIANCE

Dear Mr. Gordon:

The City Council at a regular meeting held June 23, 1997 APPROVED the request for a Variance on property located on the southwest corner of Lake Mead Boulevard and Rainbow Boulevard to allow A 14 FOOT X 48 FOOT TRIPLE-FACED OFF-PREMISE ADVERTISING (BILLBOARD) SIGN WHERE A MAXIMUM DOUBLE-FACED SIGN IS ALLOWED, U (Undeveloped) Zone under Resolution of Intent to C-1 (Limited Commercial), subject to:

1. The Planning Commission shall hold a public hearing to review this use in five years and at that time may require the sign to be removed.

2. The applicant shall obtain an off-premise sign certificate from the Planning and Development Department.

3. City Code requirements and design standards of all City departments must be satisfied.

Sincerely,

SANDRA R. LeBOEUF
Senior Deputy City Clerk

/vwd

cc: See Attached List

400 E. STEWART AVENUE • LAS VEGAS, NEVADA 89101-2986
(702) 229-6011 (VOICE) • (702) 386-9108 (TDD)

CLV 7009
3810-015-6/97

RQR-40454

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

Mr. Irwin Molasky
3111 South Maryland Parkway
Las Vegas, Nevada 89109

Attorney Mark Florentino
Kummer, Kaempfer, Bonner & Renshaw
3800 Howard Hughes Parkway, 7th floor
Las Vegas, Nevada 89109

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 8, 2011

DEPARTMENT: PLANNING & DEVELOPMENT
ACTING DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

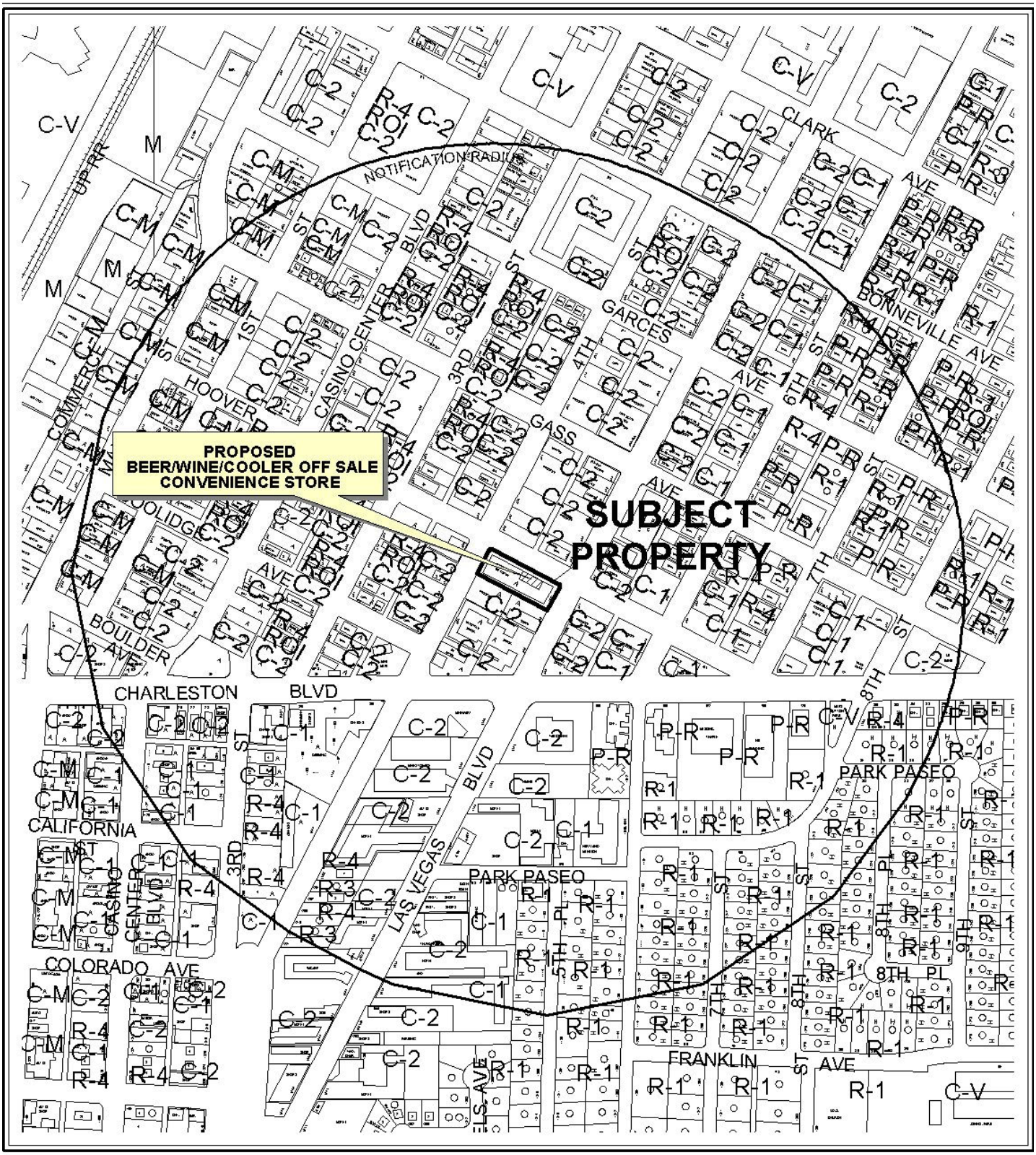
SUBJECT:
SUP-40115 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: DOWNTOWN BODEGA,INC. - OWNER: RETAIL 110, INC. - Request for a Special Use Permit FOR A BEER/WINE/COOLER OFF-SALE ESTABLISHMENT WITHIN A PROPOSED 1,370 SQUARE-FOOT CONVENIENCE STORE at 900 South Las Vegas Boulevard, Suite #120 (APN 139-34-411-121), C-2 (General Commercial) Zone, Ward 3 (Reese). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 03/16/2011
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-40115**

RADIUS: 1500 FT

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

N

0 300 600 Feet

CASE: **SUP-40115**

RADIUS: 1500 FT

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

N

Business Licenses

SUP-40115

PROPOSED BEER/WINE/COOLER ON- AND OFF-SALE ESTABLISHMENT

- Child Care/ Children Facility
- Beer/Wine/Cooler On Sale
- Beer/Wine/Cooler Off Sales
- Beer/Wine/Cooler On-Off Sale
- Package Liquor Sales
- Supper Club/ Restaurant Service Bar
- Tavern
- RELIGIOUS
- CITY PARKS
- SCHOOLS
- Subject Property
- 400 foot buffer
- N

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-40115** APN: 139-34-411-121

Name of Property Owner: Retail 110 Inc.

Name of Applicant: Downtown Bodega Inc.

Name of Representative: Dwayne Eshenbaugh

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: Sam Cherry

Subscribed and sworn before me

This 29th day of October, 2010

_____

Notary Public in and for said County and State

County of Clark
State of Nevada

JASON LEDELL
NOTARY PUBLIC
STATE OF NEVADA
Date Appointment Exp: 04-18-2012
Certificate No: 08-6641-1

RECEIVED
NOV 01 2010

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: SUP for General Retail/Beer/Wine/Cooler Off-Sale at Soho Lofts

Project Address (Location) 900 Las Vegas Blvd. S. #120, Las Vegas 89101

Project Name Downtown Bodega **Proposed Use** General Retail

Assessor's Parcel #(s) 139-34-411-121 **Ward #** _____

General Plan: existing CENTE proposed _____ **Zoning:** existing C-2 proposed SAME

Commercial Square Footage 1,370 **Floor Area Ratio** N/A

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

Additional Information _____

PROPERTY OWNER Retail 110 Inc. **Contact** Sam Cherry

Address 900 Las Vegas Blvd. S. #120 **Phone:** (702) 630-1802 **Fax:** (702) 920-8424

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

E-mail Address sam@cherrylv.com

APPLICANT Downtown Bodega Inc. **Contact** Sam Cherry

Address 900 Las Vegas Blvd. S. #120 **Phone:** (702) 630-1802 **Fax:** (702) 920-8424

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

E-mail Address sam@cherrylv.com

REPRESENTATIVE Novus Architecture, LLC **Contact** Dwayne R. Eshenbaugh

Address 3225 Via Seranova **Phone:** (702) 522-9292 **Fax:** _____

City Henderson **State** NV **Zip** 89044

E-mail Address dwaynee@novusarchitecture.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 Sam Cherry

Subscribed and sworn before me

This 29th day of October, 20 10.

_____

Notary Public in and for said County and State

County of Clark State of Nevada

Revised 10/27/08

JASON LEDELL
NOTARY PUBLIC
STATE OF NEVADA
Date Appointment Exp: 04-18-2012
Certificate No: 08-6641-1

FOR DEPARTMENT USE ONLY

Case #	SUP- ~~4166~~ 40115
Meeting Date:	12/16/10 PC
Total Fee:	$1,230
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:\dspo\Application Packet\Application Form.pdf

RECEIVED
NOV 01 2010
PLANNING & DEVELOPMENT

DOWNTOWN BODEGA

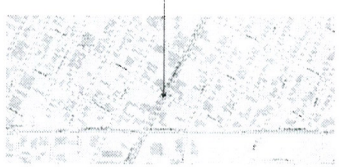
TENANT IMPROVEMENT @ SOHO LOFTS

100% CONSTRUCTION DOCUMENTS

SOHO LOFTS
900 LAS VEGAS BOULEVARD
LAS VEGAS, NEVADA 89101

ENLARGED VICINITY MAP

SOHO LOFTS
900 LAS VEGAS BLVD., SUITE 120
LAS VEGAS, NEVADA 89101



PROJECT LOCATION

VICINITY MAPS

DESIGN TEAM:

OWNER

CHERRY DEVELOPMENT
900 S. LAS VEGAS BLVD.
SUITE 120
LAS VEGAS, NEVADA 89101
TEL. 702-630-1802
FAX. 702-920-8424

ARCHITECTURAL

NOVUS ARCHITECTURE, LLC
DWAYNE R. ESHENBAUGH, OWNER
3225 VIA SERANOVA
HENDERSON, NEVADA 89044
TEL. 702-522-9292
FAX. 702-541-9596

SUP-40115

RECEIVED
NOV 01 2010

NOVUS ARCHITECTURE LLC
CONNECT CREATE CULTIVATE
www.novusarchitecture.com
3225 VIA SERANOVA
HENDERSON NV 89044
702 522 9292 Office
702 312 7925 Direct

PROFESSIONAL STAMP

PROJECT

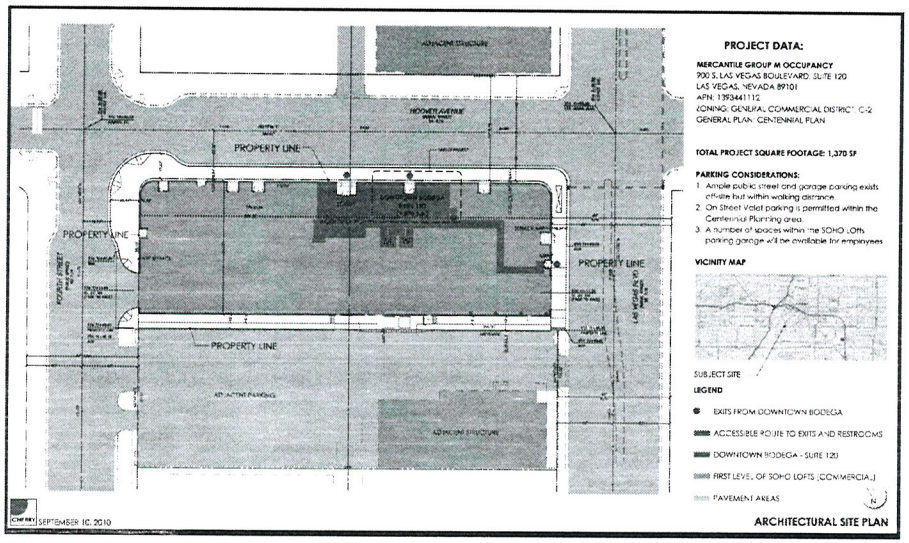
DOWNTOWN BODEGA
@ SOHO Lofts
900 Las Vegas Boulevard, Suite 120
Las Vegas, Nevada 89101

REVISIONS

DRAWN BY	DR
REVIEWED BY	DR
DATE	September 9, 2010
PROJECT NO.	10-006.00

DRAWING NAME
COVER SHEET

DRAWING NO.



PROJECT DATA:

MERCANTILE GROUP M OCCUPANCY
900 S. LAS VEGAS BOULEVARD, SUITE 120
LAS VEGAS, NEVADA 89101
APN: 139-34-411-112
ZONING: GENERAL COMMERCIAL DISTRICT: C-2
GENERAL PLAN: CENTENNIAL PLAN

TOTAL PROJECT SQUARE FOOTAGE: 1,370 SF

PARKING CONSIDERATIONS:
1. Ample public street and garage parking exists off-site but within walking distance.
2. On Street Valet parking is permitted within the Centennial Planning area.
3. A number of spaces within the SOHO Lofts parking garage will be available for employees.

VICINITY MAP

LEGEND
- EXITS FROM DOWNTOWN BODEGA
- ACCESSIBLE ROUTE TO EXITS AND RESTROOMS
- DOWNTOWN BODEGA - SUITE 120
- FIRST LEVEL OF SOHO LOFTS (COMMERCIAL)
- PAVEMENT AREAS

SYMBOLS LEGEND

1 HOUR FIRE SEPARATION. SEE SHEET G102

1 HOUR FLOOR CEILING ASSEMBLY

SEMI-RECESSED FIRE EXTINGUISHER CABINET

ROOM AREA

LOAD FACTOR

OCCUPANCY EXITING INFORMATION

NUMBER OF EXITS REQUIRED

LOAD FACTOR

EXIT WIDTH REQUIRED

POINT OF EGRESS

NO. OF OCC. EXITING

EXIT WIDTH PROVIDED

OCC LOAD FOR STAIR

MAXIMUM DISTANCE TO BETWEEN EXITS

EQUIPMENT SCHEDULE

1. DUMP SINK
   MODEL: NSF COMPLIANT - USED
   SIZE: 16" D X 14-1/8" W
2. HAND SINK
   MODEL: NSF COMPLIANT - USED
   SIZE: 15" D X 15-5/8" W
3. 3 COMPARTMENT SINK W/ 2 DRAIN BOARDS
   MODEL: EGW INC. SE 101430
   SIZE: 21" D X 54-3/4" L X 41" H
4. STAINLESS STEEL CABINET
   MODEL: CRAIG NSF COMPLIANT - USED
   SIZE: 31" D x 96" L AND 31" D x 72" L
5. WALL SHELVING
   MODEL: WALL SHELVING
   SIZE: 72" WIDE SECTION
6. WALL SHELVING
   MODEL: WALL SHELVING
   SIZE: 144" WIDE SECTION
7. 3 DOOR REFRIGERATOR
   MODEL: TRUE GDM-69
   SIZE: 29-5/8" D X 78-1/8" L X 79-3/8" H
8. GONDOLA SHELVING (DRY GOODS)
   MODEL: GONDOLA SHELVING
   SIZE: 96" WIDE SECTION
9. GONDOLA SHELVING (DRY GOODS)
   MODEL: GONDOLA SHELVING
   SIZE: 96" WIDE SECTION
10. WALL SHELVING (DRY GOODS)
    MODEL: WALL SHELVING
    SIZE: 48" WIDE SECTION
11. ICE COOLER
    MODEL: LEER MODEL 30
    SIZE: 30" D X 36" L X 79-1/2" H
12. PRODUCE/ FRUIT DISPLAY
    MODEL: PEDDLER CART
    SIZE: 49" W X 92"L
13. METRO SHELVING
    MODEL: VET90 SHELVING
    SIZE: 48" WIDE SECTION
14. 1 DOOR FREEZER
    MODEL: TRUE T-1F
    SIZE: 29-1/2" D X 27" L X 78-1/4" H
15. 2 DOOR REFRIGERATOR
    MODEL: TRAULSEN G20010
    SIZE: 35" D X 52-1/8" L X 83-1/4" H

GENERAL NOTES

A. ARCHITECTURAL FINISH FLOOR ELEVATION 100'-0".
B. CONTRACTOR TO VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS PRIOR TO COMMENCING WORK AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES IMMEDIATELY.
C. ALL WALL DIMENSIONS ARE FROM FACE OF STUD OR MASONRY U.N.O.
D. ALL DOORS TO BE LOCATED 4" FROM THE HINGE SIDE OF JAMB, U.N.O.
E. HATCHED AREAS NOT IN SCOPE OF WORK.

KEYNOTES

1. EXISTING DOOR.
2. EXISTING GLASS SLIDING WALL SYSTEM.

GOVERNING AGENCIES

GOVERNING AGENCIES:

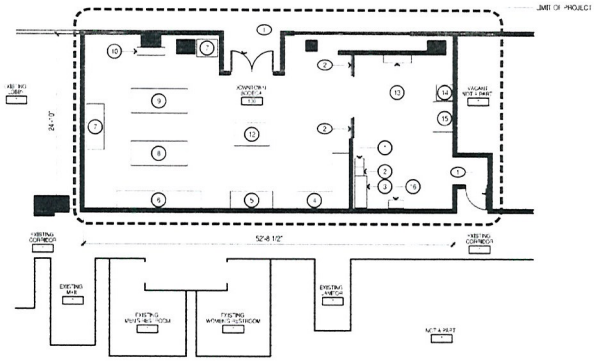
CODE AUTHORITY: CITY OF LAS VEGAS DEVELOPMENT SERVICES CENTER
FIRE AGENCY: CITY OF LAS VEGAS FIRE DEPARTMENT

APPLICABLE CODES:

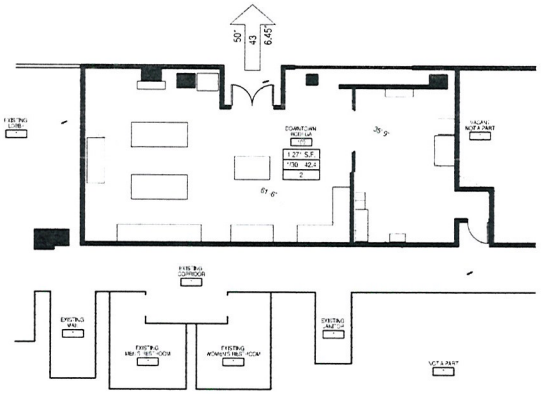
BUILDING CODE:	2006 INTERNATIONAL BUILDING CODE (IBC)
PLUMBING CODE:	2006 UNIFORM PLUMBING CODE (UPC)
MECHANICAL CODE:	2006 UNIFORM MECHANICAL CODE (UMC)
ELECTRICAL CODE:	2005 NATIONAL ELECTRICAL CODE (NEC)
FIRE:	2003 UFC (NFPA 1)
ENERGY CODE:	2006 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
ACCESSIBILITY:	ADA TITLE III & 2006 IBC CHAPTER 11/ICC/ANSI A117.1

CODE ANALYSIS

1. OCCUPANCY CLASSIFICATION: GROUP M (MERCANTILE)
2. TYPE OF CONSTRUCTION:
   2.1. EXISTING SHELL BUILDING: TYPE I-B
   2.2. NEW TI: TYPE I-B
3. AUTOMATIC SPRINKLER SYSTEM: YES; TYPE NFPA 13
4. FIRE ALARM: YES
5. HEIGHT: TI - N/A
6. STORIES: TI - N/A
7. AREA: UNLIMITED
8. OCCUPANT LOAD (REFER TO CALCS BELOW)
   8.1. BUSINESS AREAS: 1271 SF/ 30 = 43 OCCUPANTS
   8.1.1. TOTAL OCCUPANTS: = 43 OCCUPANTS
9. NUMBER OF EXITS:
   9.1. REQUIRED: 2 EXITS
   9.2. PROVIDED: 2 EXITS
10. FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS:
    10.1. STRUCTURAL FRAME: 2 HOURS
    10.2. EXTERIOR BEARING WALLS: 2 HOURS
    10.3. INTERIOR BEARING WALLS: 2 HOURS
    10.4. EXTERIOR NON-BEARING: 0 HOURS
    10.5. INTERIOR NON-BEARING: 0 HOURS
    10.6. FLOOR CONSTRUCTION: 2 HOURS
    10.7. ROOF CONSTRUCTION: 1 HOURS
11. PROTECTION OF OPENINGS (W/ GREATER THAN 30' DISTANCE)
    11.1. UNPROTECTED: NO LIMIT
    11.2. PROTECTED: NO LIMIT
12. FIRE RESISTANCE RATING REQ'S FOR BUILDING ELEMENTS: NONE
13. SPACES REQUIRING FIRE-RESISTANCE-RATED SEPARATION: NONE
14. ROOF COVERING MATERIAL:
    14.1. ALLOWABLE: CLASS C
15. ACTUAL: N/A
16. REQUIRED PLUMBING FIXTURES:
    16.1. REQUIRED: 1 WATER CLOSET PER 500 OCCS., 1 LAV PER 75 OCCS.
    16.1.1. WATER CLOSETS: 1 MALE, 1 FEMALE
    16.1.2. LAVATORIES: 1 MALE, 1 FEMALE
    16.2. PROVIDED:
    16.2.1. WATER CLOSETS: 1 MALE, 1 FEMALE
    16.2.2. LAVATORIES: 1 MALE, 1 FEMALE
    16.2.3. DRINKING FTN: 1 ADJACENT TO RESTROOMS
    16.2.4. SERVICE SINK: 1 IN EXISTING JAN CLOSET
17. SPECIAL INSTPECTIONS: NONE
18. I.E.C.C. COMPLIANCE REPORT:
19. NON-SEPARATED OR SEPARATED USES W/ REQ'D CALCS: NONE



FLOOR PLAN
1/8" = 1'-0"



EXITING PLAN
1/8" = 1'-0"

SUP-40115

RECEIVED
NOV 01 2010

NOVUS ARCHITECTURE LLC
CONNECT CREATE CULTIVATE
www.novusarchitecture.com
2275 VIA SERANO VA
HENDERSON, NV 89044
702.522.2292 office
702.532.7973 direct

PROFESSIONAL STAMP: 09/09/10

R. S. SHEHBAL
No 4681
ARCHITECT
STATE OF NEVADA

CHERRY

PROJECT

DOWNTOWN BODEGA
@ SOHO Lofts
900 Las Vegas Boulevard, Suite 120
Las Vegas, Nevada 89101

REVISIONS
- -
- -
- -
- -

DRAWN BY: DRI
REVIEWED BY: DRI
DATE: September 7, 2010
PROJECT NO: 10008.00
DRAWING NAME:
CODE ANALYSIS/ EXITING PLAN/ SITE PLAN/ FLOOR PLAN

DRAWING NO: A111

NOVUS ARCHITECTURE

CONNECT | CREATE | CULTIVATE™

Dwayne R. Eshenbaugh, AIA, NCARB, LEED AP
Principal

October 27, 2010

Mr. Doug Rankin, AICP
City of Las Vegas Planning Manager
Development Services Center
731 South Fourth St.
Las Vegas, NV 89101

RE: Justification Letter
Downtown Bodega (General Retail/Beer/Wine/Cooler Off-Sale)
900 S. Las Vegas Boulevard, #120
Las Vegas, NV 89101

Dear Doug:

Cherry Development desires to design and build-out a 1,370 SF General Retail Store in an unoccupied space on the first level of the Soho Lofts. The use is permitted under the current zoning which is General Commercial District C-2.

The store will sell everything from sustainable household products, high quality food items and sundries. Downtown Bodega will be open for business seven (7) days a week for approximately 10 hours a day, making it an asset to downtown business and as well as a desirable amenity for the residents of Soho Lofts. It is anticipated that three (3) full-time employees will be working at the Downtown Bodega and will have access to garage parking even though the store is located within the Centennial Plan where parking is not required.

We appreciate your support of this project and look forward to working with the City of Las Vegas staff during the entitlement process. Should you have any questions, please give me a call.

Best Regards,

NOVUS Architecture
Dwayne R. Eshenbaugh, AIA, NCARB, LEED AP
Principal

RECEIVED
NOV 01 2010
SUP-40115

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 8, 2011

DEPARTMENT: PLANNING & DEVELOPMENT
ACTING DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

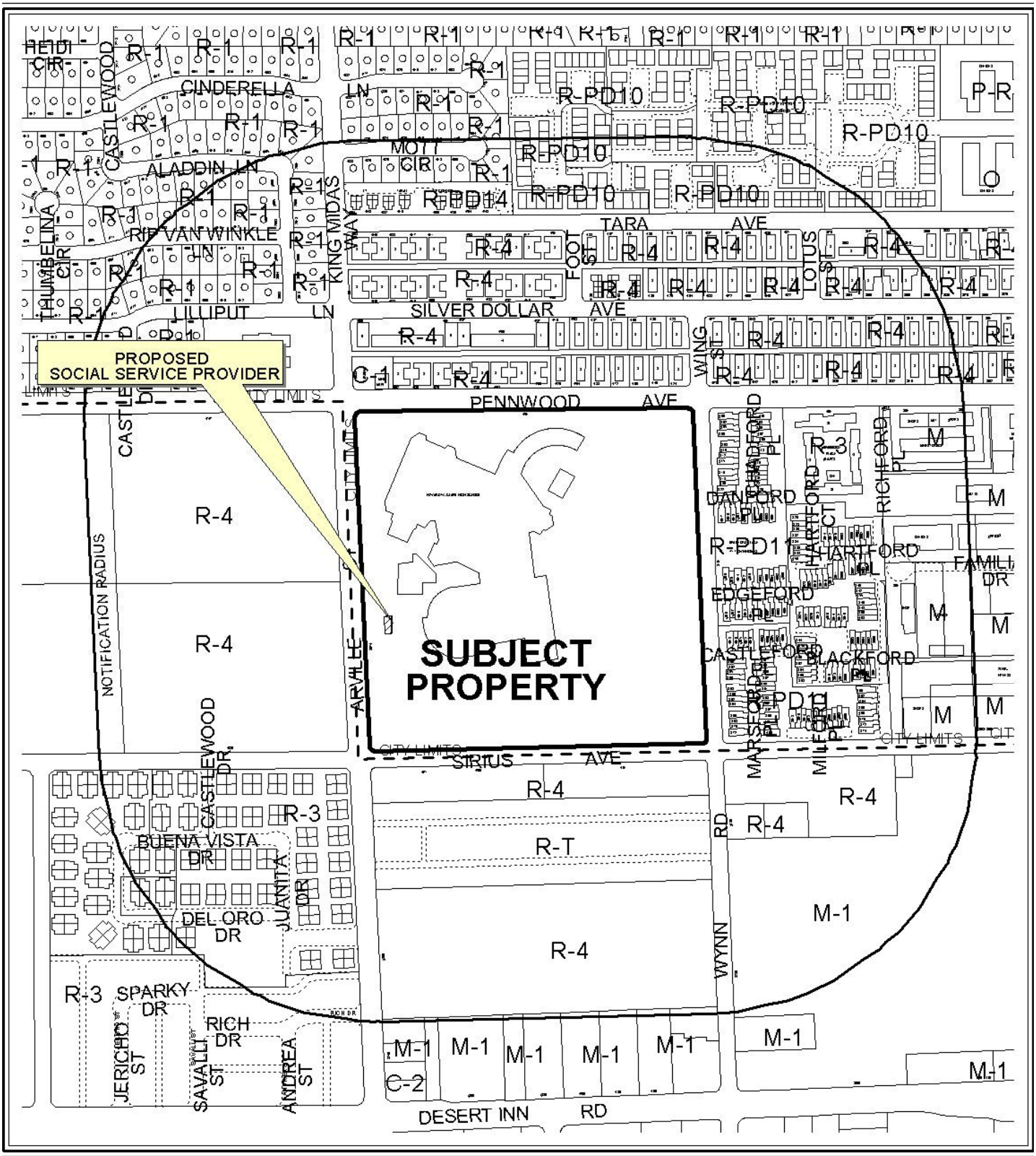
SUBJECT:
SUP-40647 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: FUTURE SMILES - OWNER: SCHOOL BOARD OF TRUSTEES - Request for a Special Use Permit FOR A SOCIAL SERVICE PROVIDER at 3074 Arville Street (APN 162-07-701-001), C-V (Civic) Zone, Ward 1 (Tarkanian). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 03/16/2011
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



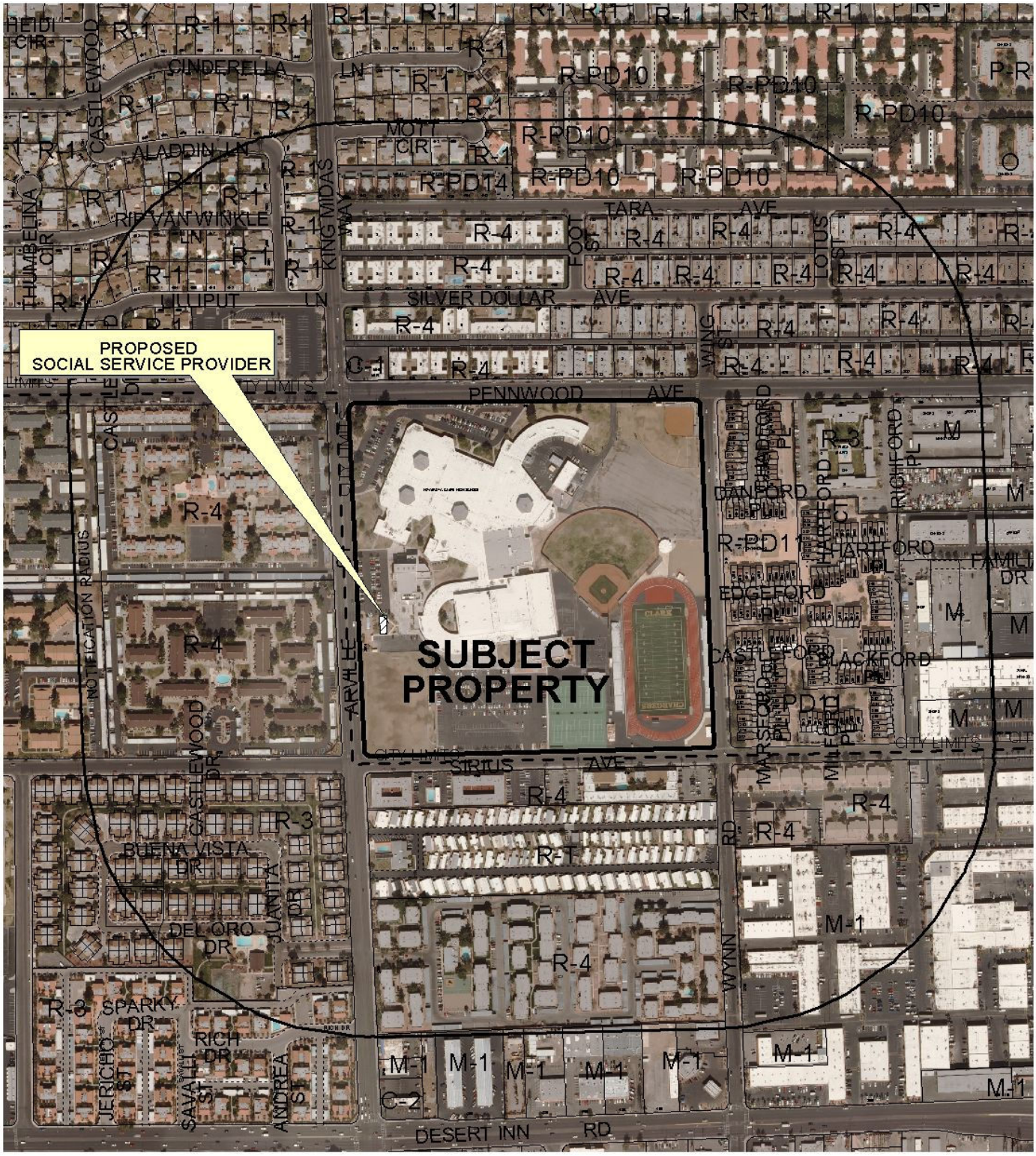
0 400 800 Feet

CASE: **SUP-40647**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

N



0 400 800 Feet

CASE: **SUP-40647**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

N

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 8, 2011

DEPARTMENT: PLANNING & DEVELOPMENT
ACTING DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

SUBJECT:
VAC-40649 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Petition to Vacate a 20-foot wide by 400-foot long alley and an 80-foot wide by 400-foot long street, bounded on the north by the south line of Mesquite Avenue and bounded on the south by the north line of Stewart Avenue at 311 North 7th Street (APN 139-34-501-011), C-2 (General Commercial) Zone, Ward 5 (Barlow). Staff recommends APPROVAL.

SET DATE: 03/02/2011
C.C.: 03/16/2011

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, subject to conditions:

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

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 8, 2011

DEPARTMENT: PLANNING & DEVELOPMENT
ACTING DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

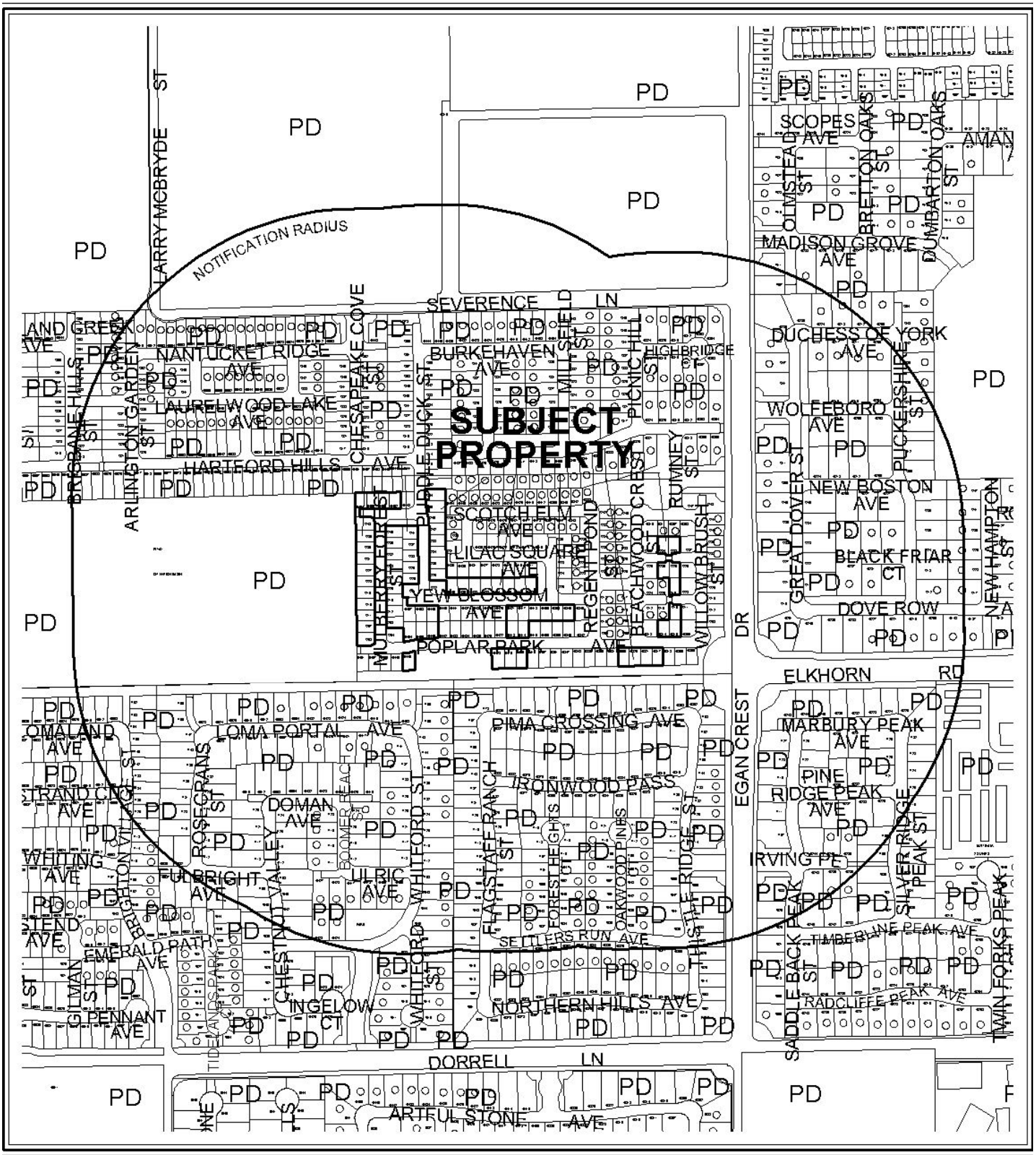
SUBJECT:
ABEYANCE - VAR-39813 - VARIANCE - PUBLIC HEARING - APPLICANT: GREYSTONE NEVADA, LLC - OWNER: MS RIALTO CLIFF'S EDGE NV, LLC - Request for a Variance TO ALLOW A THREE-FOOT SIDE YARD SETBACK WHERE TEN FEET IS REQUIRED AND A THREE-FOOT REAR YARD SETBACK FOR 50% OF THE STRUCTURE WITH A SEVEN-FOOT 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 03/16/2011 OR MAY BE FINAL ACTION
(Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**16**	**Planning Commission Mtg.**	**1**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends DENIAL.

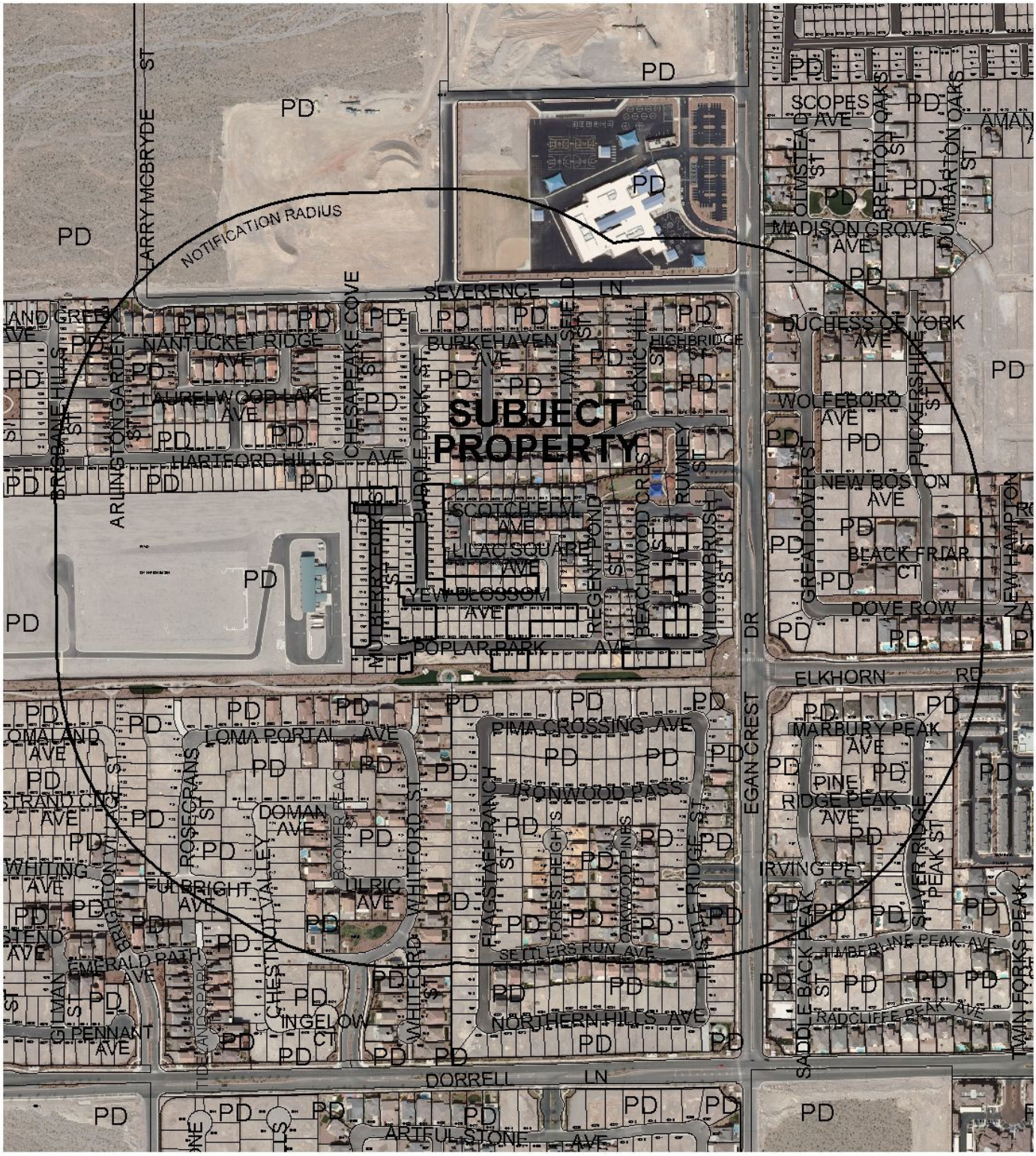
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Request to Untable Submitted by Greystone Nevada (dba Lennar Homes)
6. Providence Design Review Committee Approval Letter
7. Justification Letter
8. Protest/Support Postcards and Protest Letter



CASE: **VAR-39813**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)



CASE: **VAR-39813**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: FEBRUARY 8, 2011
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 Page One
February 8, 2011 - Planning Commission Meeting

** 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.
12/16/10	The Planning Commission voted to hold this item in abeyance to the February 8, 2011 meeting.

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	PD (Planned Development)
		L (Low Density Residential) – Cliff's Edge Special Land Use Designation	
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	PD (Planned Development)
		PF (Public Facility) – Cliff's Edge Special Land Use Designation	

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 16

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 0 5 2010

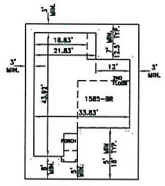
LISA ECKHARDT
Notary Public, State of Nevada
Appointment No. 02-76774-1
My Appt. Expires Aug 9, 2014

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.



TYPICAL LOT

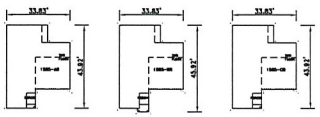
LEGEND

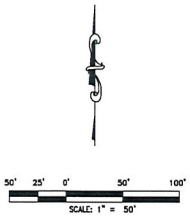
- ROW OR PROPERTY LINE
- CENTERLINE
- STREET LIGHT
- WATER METER
- FIRE HYDRANT
- CURB AND GUTTER
- VALLEY GUTTER
- TOP OF SLOPE / TOE OF SLOPE — CUT OR FILL SLOPES
- RETAINING WALL
- 85 — LOT NUMBER
- C-F — COMMON ELEMENT NUMBER
- SIGHT VISIBILITY ZONE
- 1585-BL — HOUSE PLAN NUMBER
- EXISTING HOMES / 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

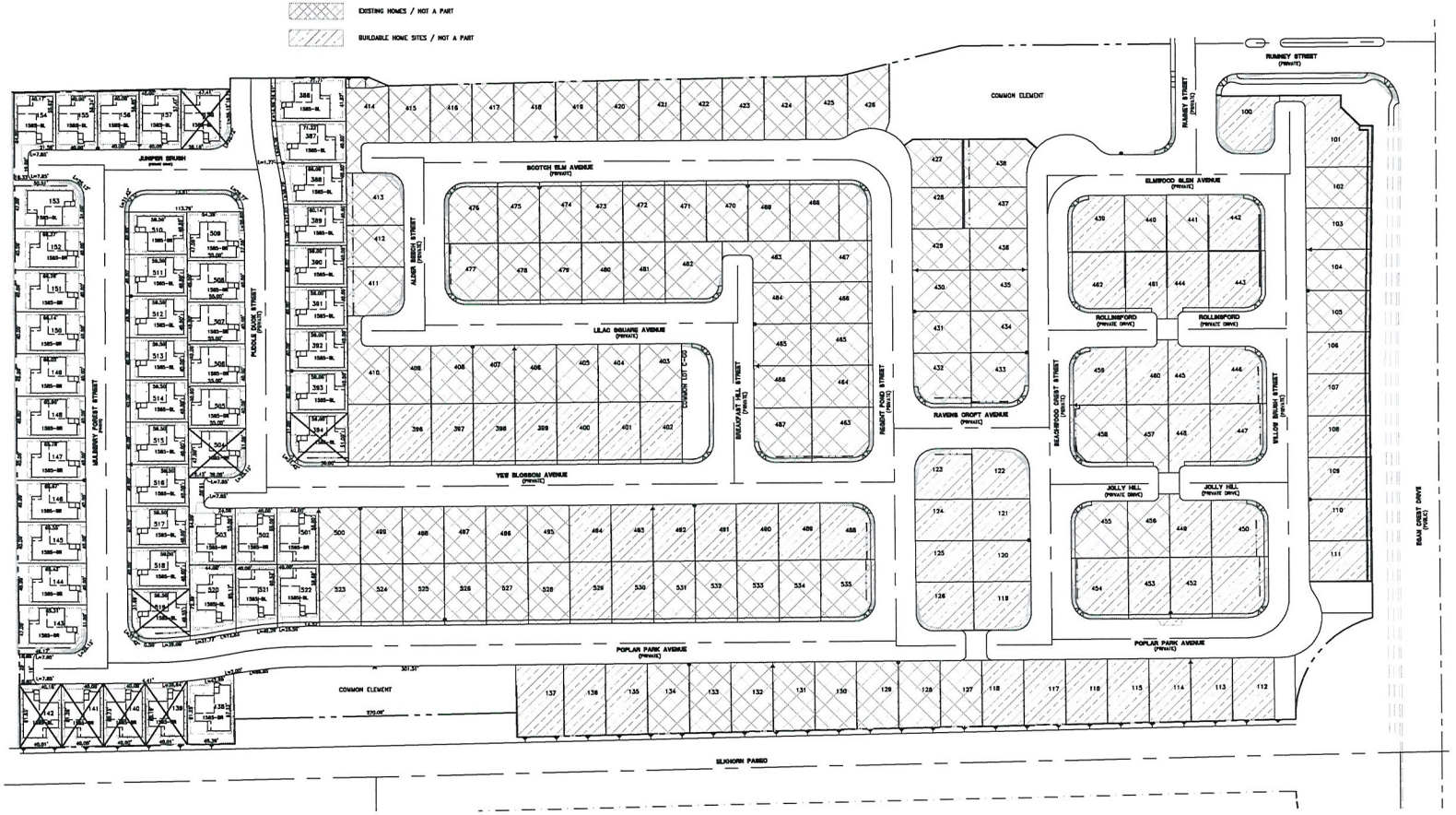
PLANS





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



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 22, 2010
HORZ. SCALE: 1"=50'
VERT. SCALE: N/A
DRAWN BY: —A—
DESIGNED BY: —A—
CHECKED BY: —A—
APPROVED BY: —A—
PROJECT #: 3658815

DATE	BY	APPD	DESCRIPTION	REV

LENNAR
9750 VIA AUSTI PARKWAY, SUITE 400
LAS VEGAS, NEVADA 89147
STATE LICENSE NO. 55937
RCI Engineering
3281 South Highland Drive, Suite 810, Las Vegas, NV 89109
PH(702) 451-5500 FAX(702) 451-6015

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 22 2010

Steve Jones
Greystone Nevada (dba Lennar Homes)
Stevejones@lennar.com

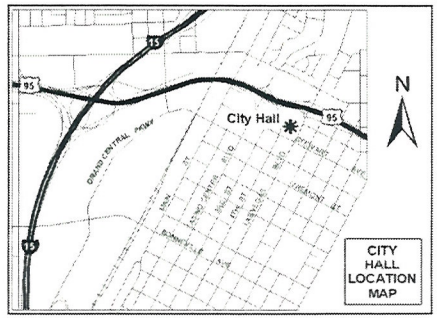
VAR-39813
REVISED

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
0004279218
$ 00.41⁴
DEC 03 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 12/16/2010

RECEIVED
DEC 16 2010

Case: VAR-39813

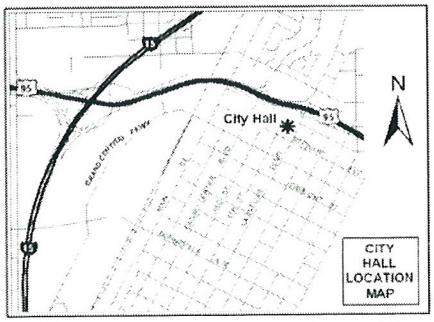
12613815068
JACKSON LISA A
10421 WALLWORTH AVE
LAS VEGAS NV 89166-6504

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 $ 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

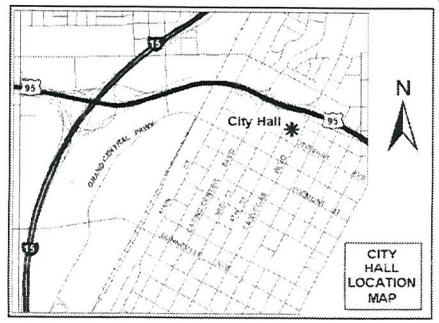
12613815017
MENENDEZ JOEL
7255 W SUNSET RD #2004
LAS VEGAS NV 89113-1910

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

PRESORTED FIRST CLASS

UNITED STATES POSTAGE
PITNEY BOWES
02 1M
0004279218
$ 00.41⁴
DEC 03 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 12/16/2010

RECEIVED
DEC 08 2010

Case: VAR-39813
12613816020
TIRELLA FAMILY TRUST
3309 LAMPWING DR
NO LAS VEGAS NV 89084-0000

13P

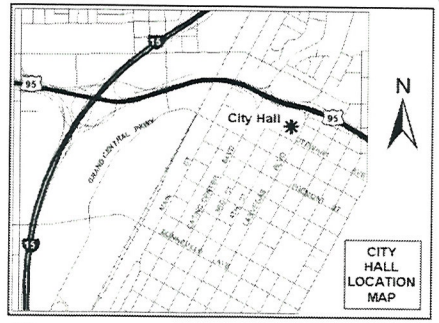
City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED FIRST CLASS

UNITED STATES POSTAGE
PITNEY BOWES
02 1M
0004279218
$ 00.41⁴
DEC 03 2010
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing

Staff "Recommends" Oppose, so you should not pass this



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 12/16/2010

SMALLER LOT SIZES MEANS SMALLER PRICES OF HOMES, WHICH FURTHER LOWERS VALUES. ALSO, SMALLER BACK YARDS MEANS LESS CHANCE OF FAMILIES WITH CHILDREN. PROVIDENCE WAS DESIGNED TO BE A FAMILY-ORIENTED COMMUNITY. PLEASE HELP KEEP IT THAT WAY.

Case: VAR-39813

12624513058
DITTRICH WALTER C & ELIZABETH
7103 OAKWOOD PINES CT
LAS VEGAS NV 89166-7142

RECEIVED
DEC 08 2010

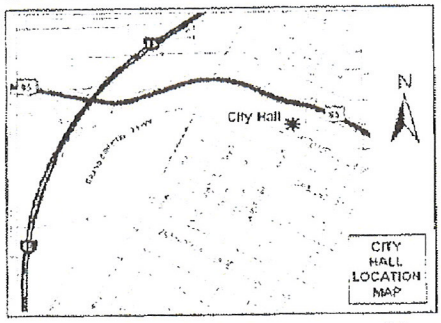
FAMILIES!

138

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-39813

12624113039
OSGOOD CURTIS & LAURIE C
10427 ULRIC AVE
LAS VEGAS NV 89166-7136

23

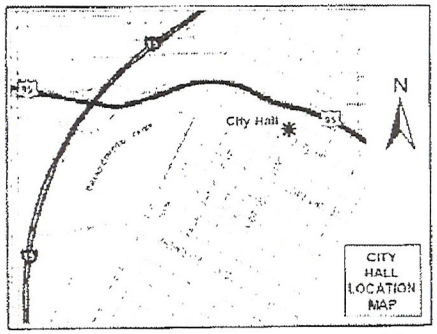
Nov 10 10 05:57p OSGOOD 7026568882 p.1

Nov 14 10 12:00p Rachel 702-643-2277 p.1

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

Return Service Requested

Official Notice of Public Hearing



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

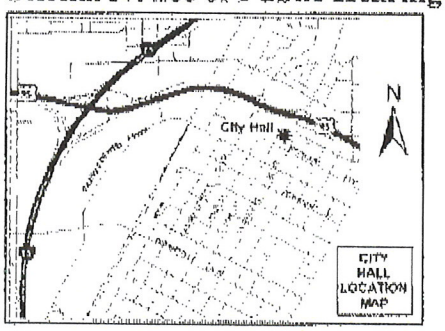
12624513058
DITTRICH WALTER C & ELIZABETH
7103 OAKWOOD PINES CT
LAS VEGAS NV 89166-7142

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 ZIPCODE 89101

Return Service Requested
Official Notice of Public Hearing



RECEIVED
NOV 15 2010

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

☐ I SUPPORT this Request ☒ I OPPOSE this Request

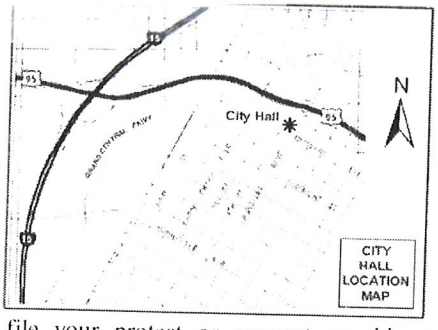
Please use available blank space on card for your comments.

VAR-39813

Planning Commission Meeting of 11/18/2010

Case: VAR-39813
12613815071
RICHMOND BRENT R & STEPHANIE J
10433 WALWORTH AVE
LAS VEGAS NV 89166-6504

FOLD AT DOTTED LINES



RECEIVED
NOV 15 2010

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

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-39813

Planning Commission Meeting of 11/18/2010

Case: VAR-39813
12624113037
TURNER STEVEN S & CARRIE E
10424 MULLINIX AVE
LAS VEGAS NV 89166-7105

FOLD AT DOTTED LINES

05/24/2002 07:03 17028551817

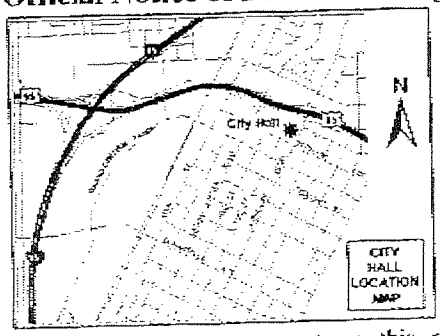
City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

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

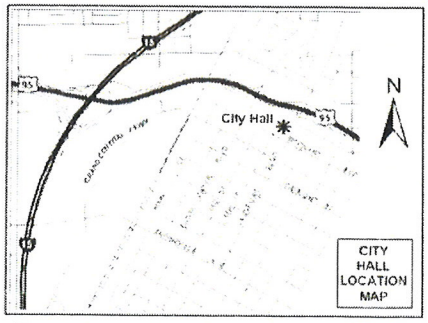
PAGE 02/02

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



RECEIVED
NOV 16 2010

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

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-39813
Planning Commission Meeting of 11/18/2010

Case: VAR-39813
12613815040
KAPLAN DENISE
10308 WALWORTH AVE
LAS VEGAS NV 89166-6500

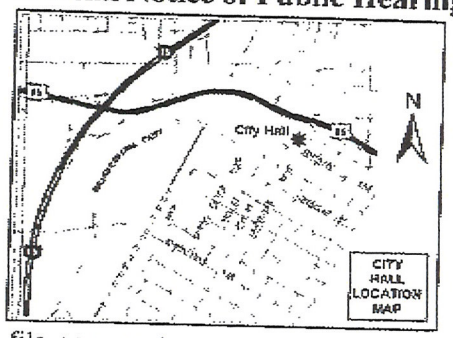
Page:1/1

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

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.41⁴
0004279218 NOV 05 2010
MAILED FROM ZIPCODE 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

12613816085
MARTIN AMANDA
7231 ALDER BEECH ST
LAS VEGAS NV 89166-1201

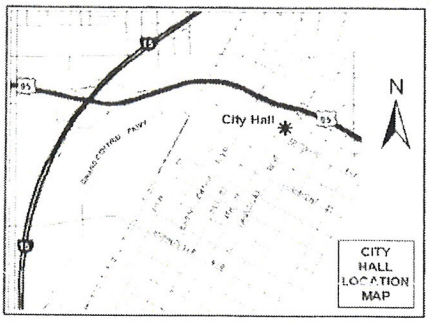
NOV-15-2010 16:16 From:7023695051

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

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.

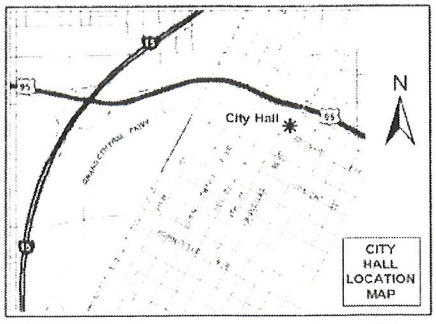
☐ I SUPPORT this Request ☒ I OPPOSE this Request

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.

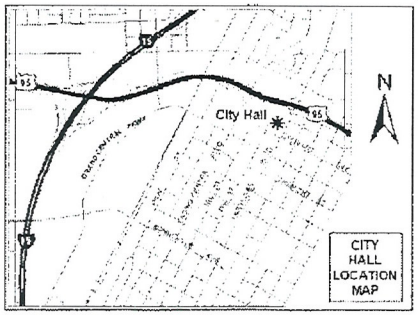
VAR-39813
Planning Commission Meeting of 11/18/2010

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

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 12/16/2010

Case: VAR-39813
12624511001
VICTORIANO CHADWICK
7126 THISTLE RIDGE ST
LAS VEGAS NV 89166-7153

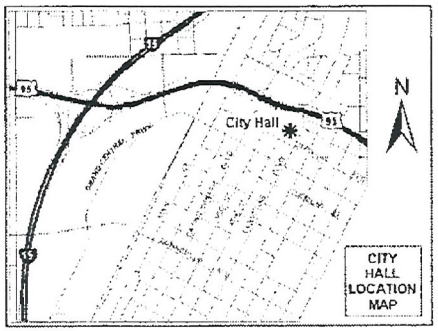
RECEIVED
DEC - 7 2010

13P

Dec 07 10 03:20p Victoriano 17022331163 p.1

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

Return Service Requested
Official Notice of Public Hearing



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 12/16/2010

SMALLER LOT SIZES MEANS SMALLER PRICES OF HOMES, WHICH FURTHER LOWERS VALUES. ALSO, SMALLER BACK YARDS MEANS LESS CHANCE OF FAMILIES WITH CHILDREN. PROVIDENCE WAS DESIGNED TO BE A FAMILY-ORIENTED COMMUNITY. PLEASE HELP KEEP IT THAT WAY.

FAMILIES!

Case: VAR-39813
12624513058
DITTRICH WALTER C & ELIZABETH
7103 OAKWOOD PINES CT
LAS VEGAS NV 89166-7142

RECEIVED
DEC 07 2010

DEC 03 2010

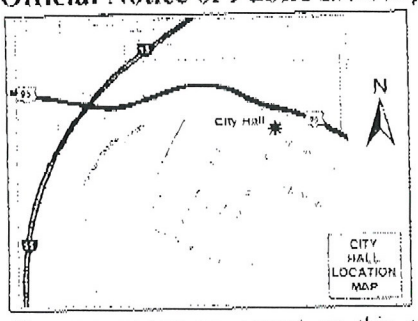
Dec 06 10 05:07p Rachel 702-643-2277 p.1

13P

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 12/16/2010

RECEIVED
DEC 07 2010

Case VAR-39813
12613412098
GUSTAVSON RICHARD
7329 ARLINGTON GARDEN ST
LAS VEGAS NV 89166-6513

13P

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-Erma 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 Staneliffe-Tim Volz-Marcus Gobel-Ginger Newton, Denise Reitzel-Lavina Rushforth-Janning Sweeny-Julie Wheun-Jean Withers-Others

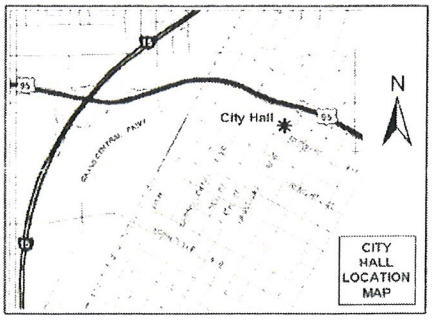
NOV-18-2010 03:58 FROM: TO:3857268 P.2/2

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

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 8, 2011

DEPARTMENT: PLANNING & DEVELOPMENT
ACTING DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

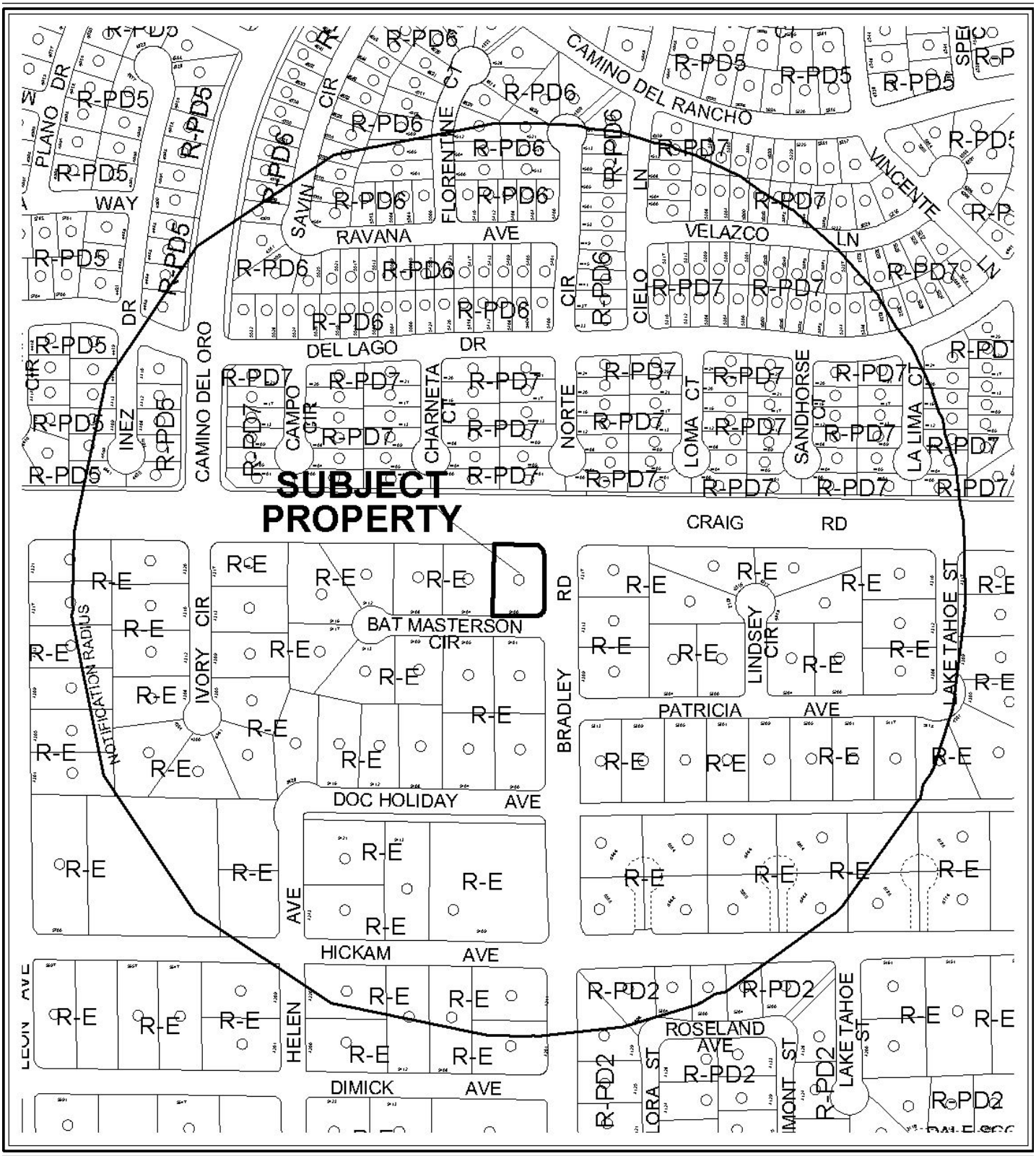
SUBJECT:
ABEYANCE - VAR-40107 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: JASON J. & ROSA M. AUNGENETT - Request for a Variance TO ALLOW AN EXISTING 14-FOOT HIGH, 1,750 SQUARE-FOOT ACCESSORY STRUCTURE, CLASS II THAT IS NOT AESTHETICALLY COMPATIBLE (PLYWOOD) WITH THE MAIN DWELLING (STUCCO), WHERE A 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 03/16/2011 OR MAY BE FINAL ACTION
(Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**8**	**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
6. Protest Postcards



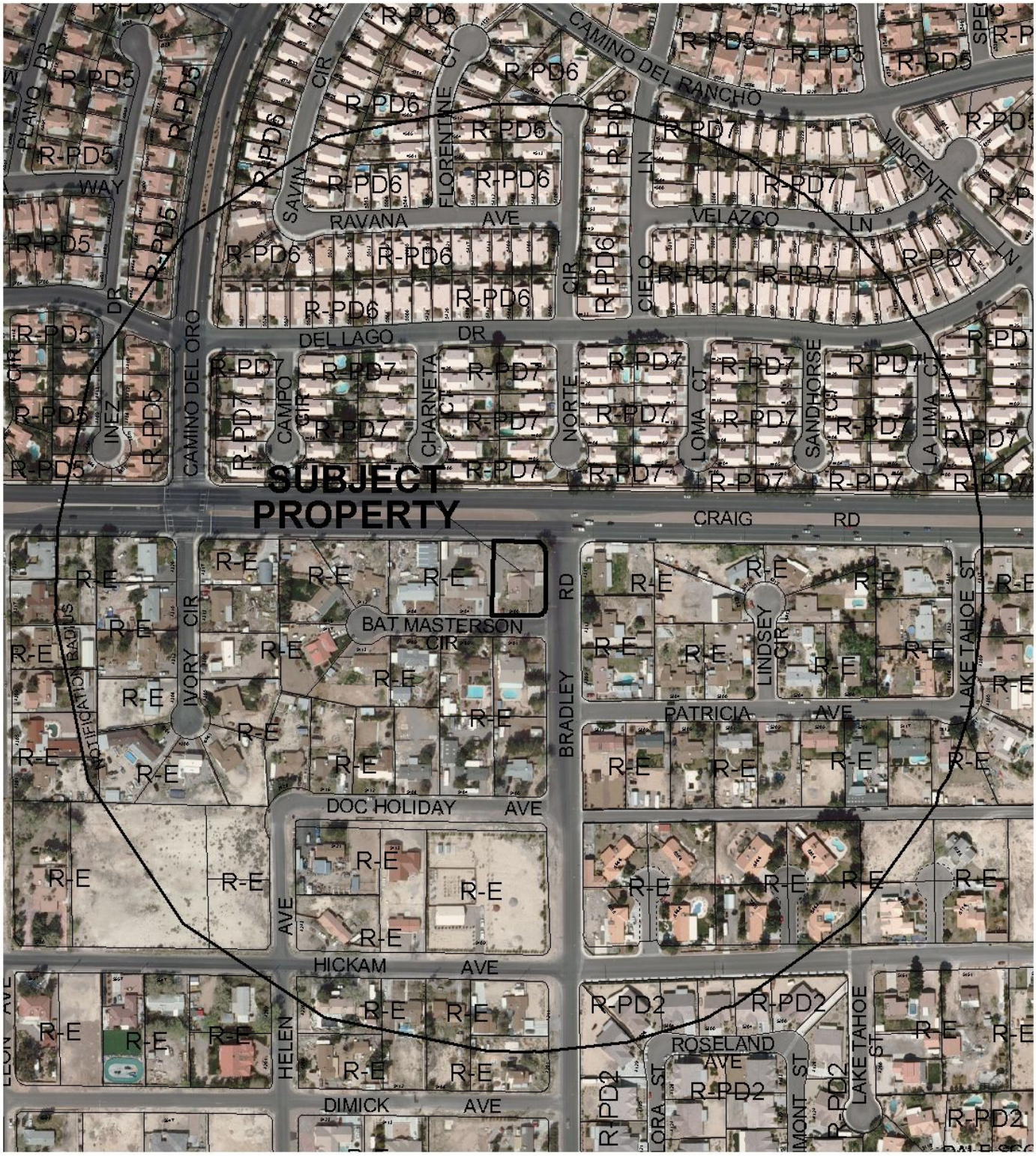
0 300 600 Feet

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: FEBRUARY 8, 2011
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.
12/16/10	The Planning Commission voted to hold this item in abeyance to the February 8, 2011 meeting.

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 8

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

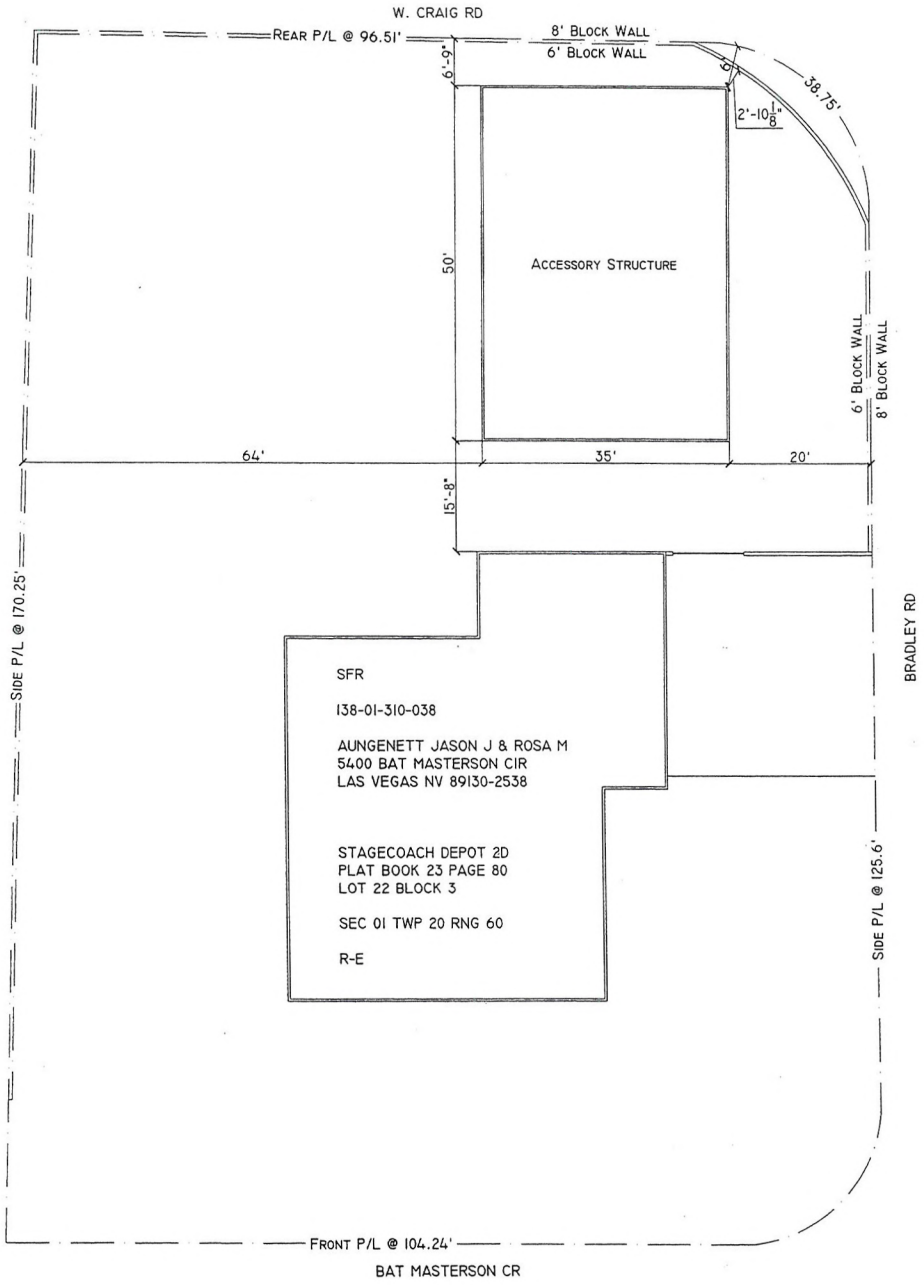
NOTARY PUBLIC
STATE OF NEVADA
County of Clark
BECKY A. LEHRKE
No: 09-9949-1
My Appointment Expires May 8, 2013

FOR DEPARTMENT USE ONLY

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

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

RECEIVED
OCT 28 2010



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

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

20.70% LOT COVERAGE

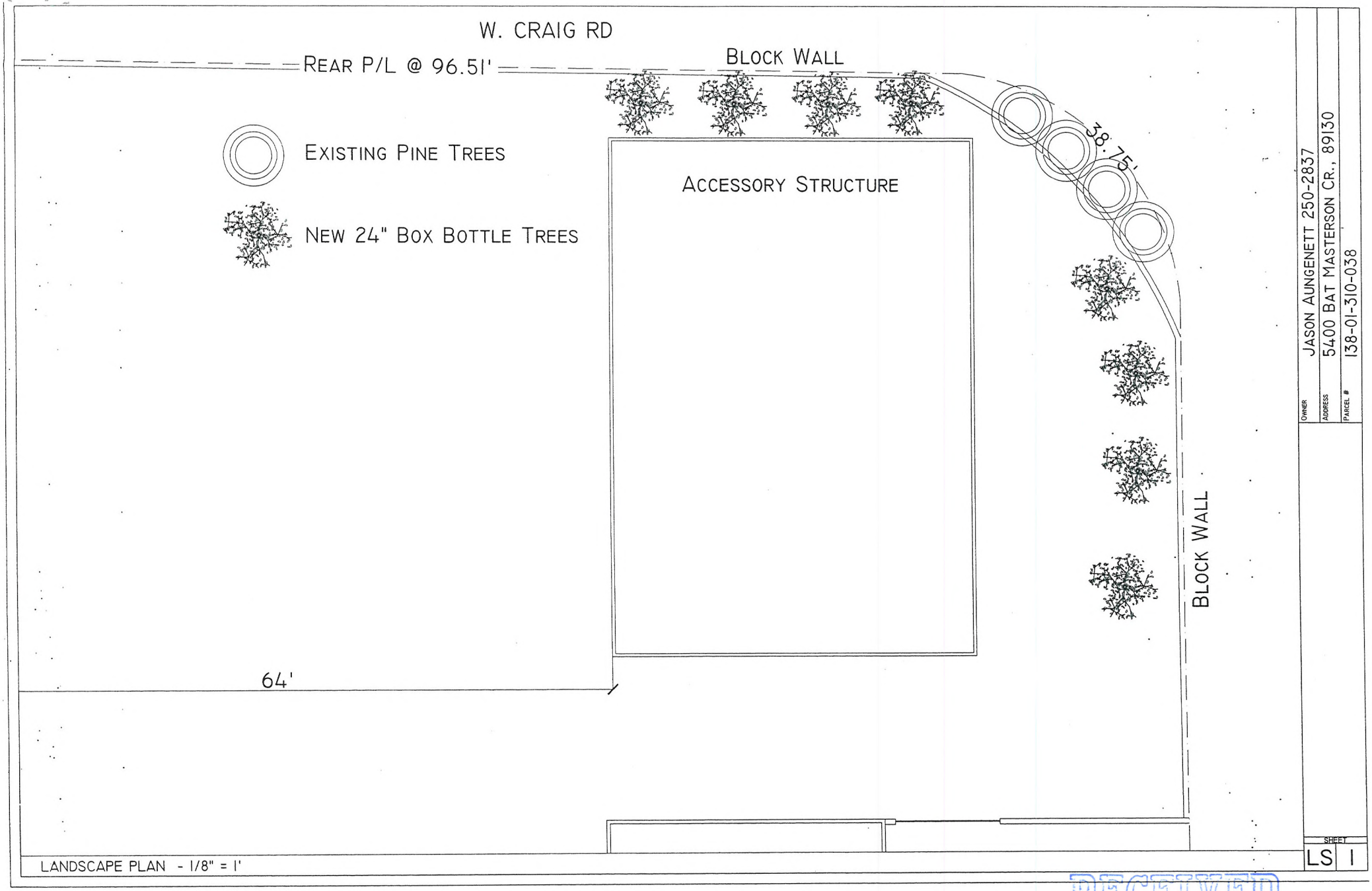
OWNER	JASON AUNGENETT 250-2837
ADDRESS	5400 BAT MASTERSON CR., 89130
PARCEL #	138-01-310-038

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

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

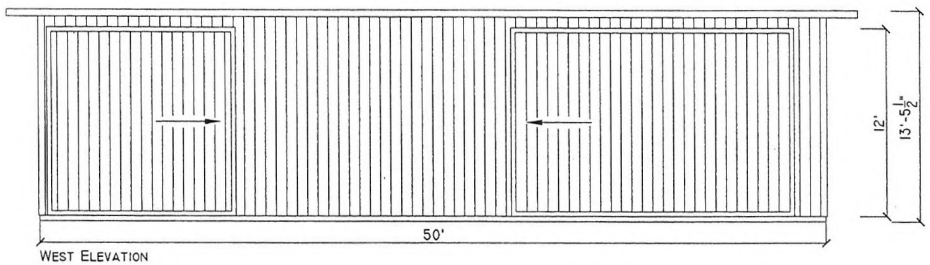
SHEET A 1.1

FLOOR PLAN - 1/4" = 1'

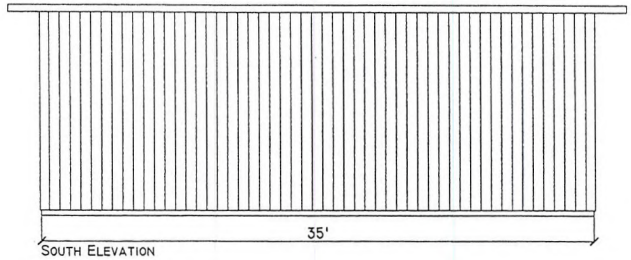
RECEIVED
OCT 28 2010

VAR-40107

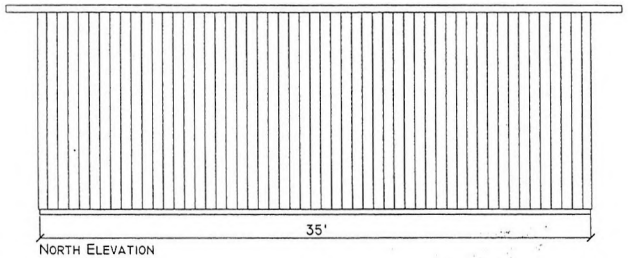
35' x 50' (1750 S.F.) DETACHED ACCESSORY STRUCTURE
LOW-SLOPE ROOF, VERTICAL SHEET SIDING



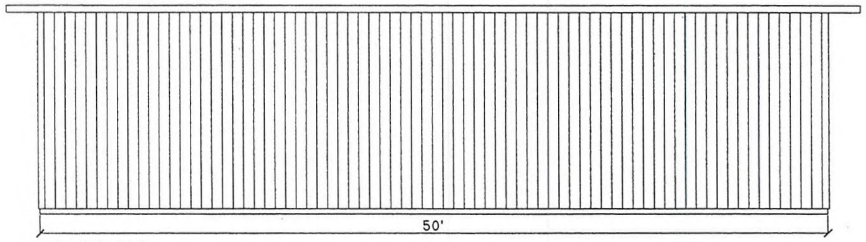
WEST ELEVATION



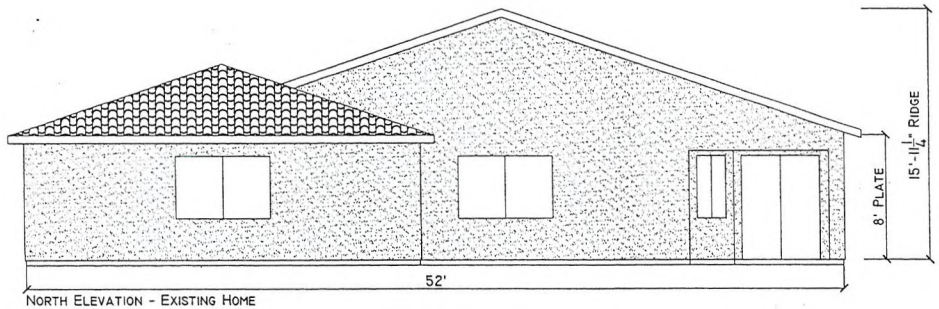
SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION



NORTH ELEVATION - EXISTING HOME

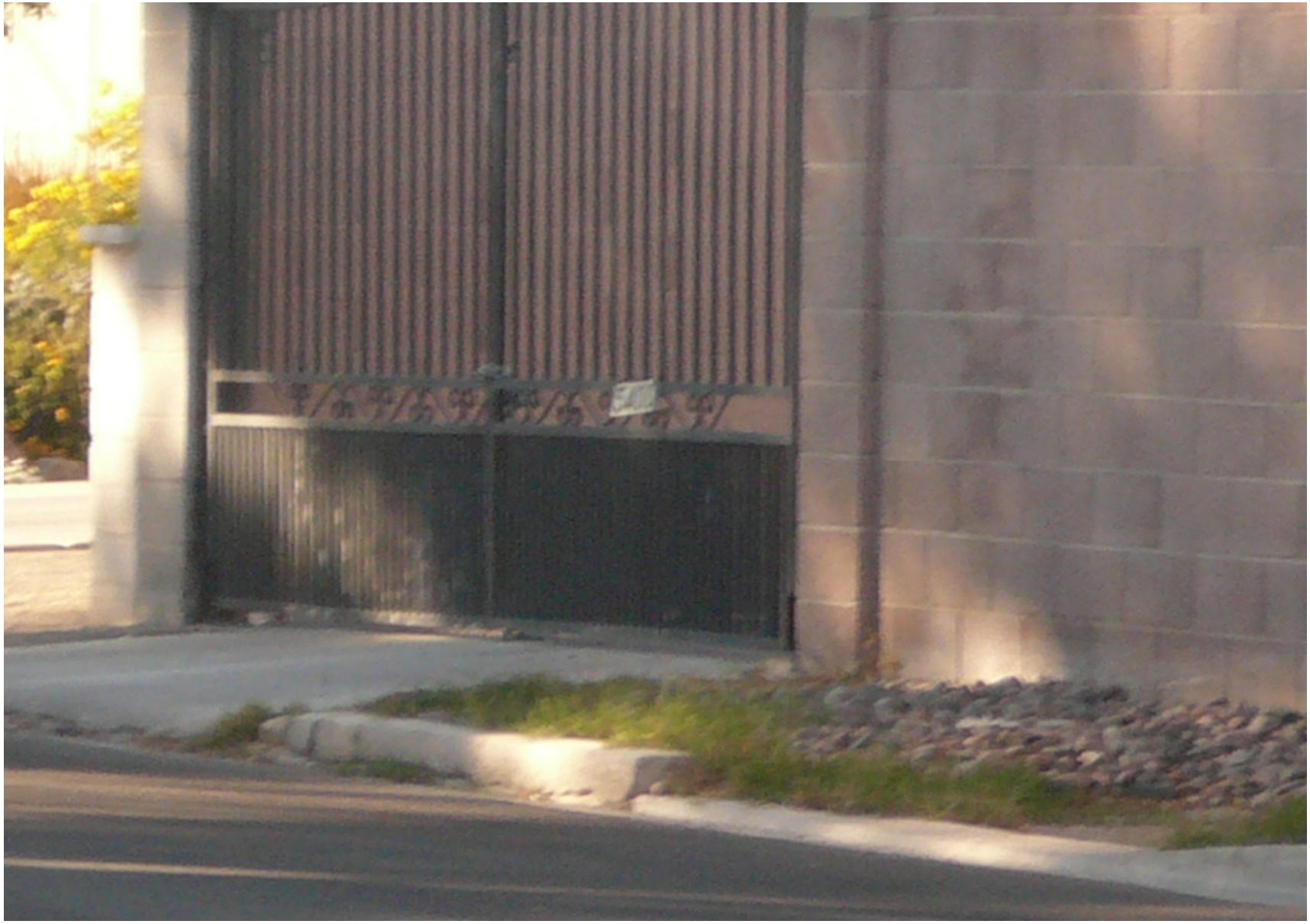
(E) STUCCO FINISH, TILE ROOF

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,

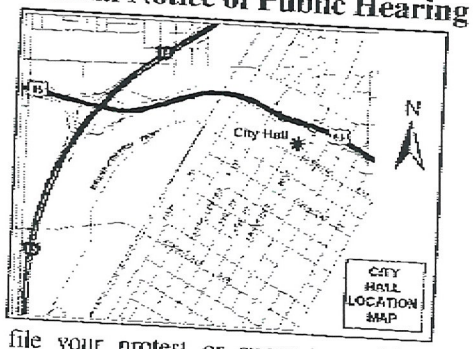
Jason J Aungenett
5400 Bat Masterson Cir
Las Vegas NV 89130
Home Owner

RECEIVED
OCT 28 2010

PAGE 01/01
EMBARQ
7028719790
12/06/2010 05:37

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-40107

Planning Commission Meeting of 12/16/2010

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M
0004279218
$ 00.41⁴
DEC 03 2010
MAILED FROM ZIPCODE 89101

RECEIVED
DEC 06 2010

13801710001 Case: VAR-40107
STEVENS BURTON G & PATRICE G
4317 N BRADLEY RD
LAS VEGAS NV 89130-2617

VOP

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-40107

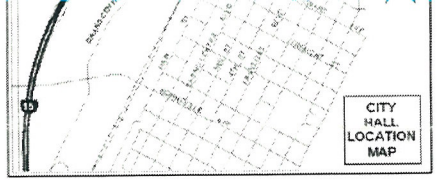
Planning Commission Meeting of 12/16/2010

RECEIVED
DEC 08 2010

Case: VAR-40107

13801217002
NEVIS MYRON F & MARY A FAM TR
5508 RAVANA AVE
LAS VEGAS NV 89130-5272

16P



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

Comments other Side

Please use available blank space on card for your comments.

VAR-40107

Planning Commission Meeting of 12/16/2010

RECEIVED
DEC 08 2010

Case: VAR-40107
13801710009
MALONE DANA E & REBECCA C
4313 LINDSEY CIR
LAS VEGAS NV 89130-2604

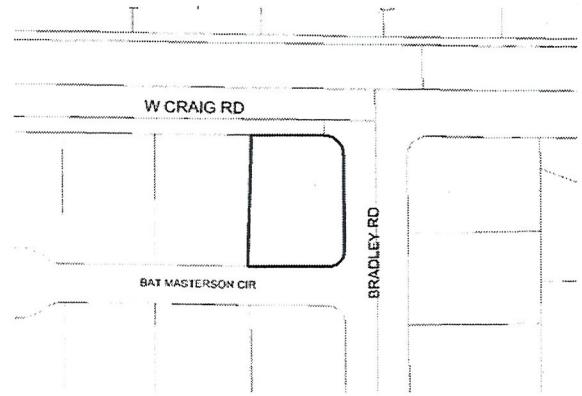
JASON J. AUNGENETT

Application Information

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).

* THIS STRUCTURE IS VERY UNSIGHTLY THE OSB PLYWOOD IS SHEETED ON THE INTERIOR WITH EXPOSED 2x4's. WE SEE THIS AS A HIDEOUS STRUCTURE AND POTENTIAL FIRE HAZARD. *

Application Location



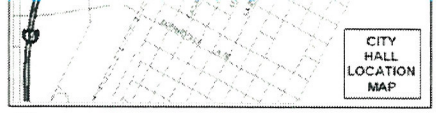
The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting:	Planning Commission
Date:	***December 16, 2010***
Time:	6:00 P.M.
Location:	City Council Chambers 400 Stewart Avenue Las Vegas, Nevada

16P

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



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-40107

Planning Commission Meeting of 12/16/2010

[illegible] - a designation not compatible

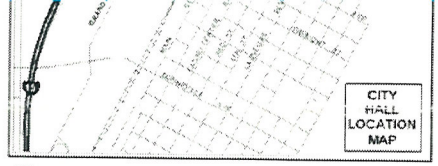
Case: VAR-40107

13801711006
ROHDE FERN P TRUST
5113 PATRICIA AVE
LAS VEGAS NV 89130-2609

RECEIVED
DEC 08 2010

16P

[illegible]



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-40107

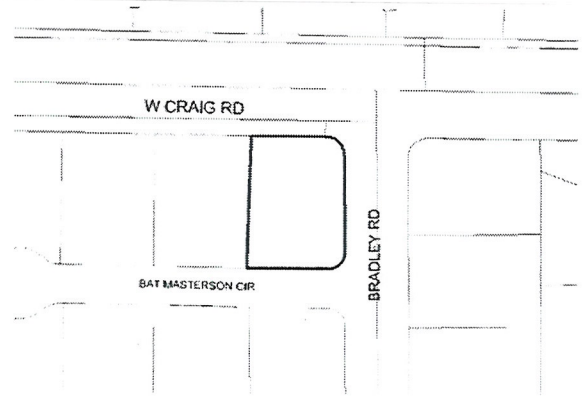
Planning Commission Meeting of 12/16/2010

RECEIVED
DEC 08 2010

Case: VAR-40107
13801710016
WIXOM JOHN F & CYNTHIA J
5309 PATRICIA AVE
LAS VEGAS NV 89130-2608

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).

This thing needs To Be Torn Down



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

Public Hearing Information

Meeting:	Planning Commission
Date:	***December 16, 2010***
Time:	6:00 P.M.
Location:	City Council Chambers 400 Stewart Avenue Las Vegas, Nevada

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

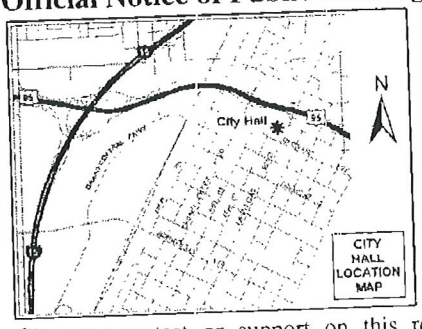
16P

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 DEC 03 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-40107
Planning Commission Meeting of 12/16/2010

TOTAL EYE SORE!

Case: VAR-40107
13801311010
SMITH TIMOTHY O & KATHRYN A
5416 DOC HOLIDAY AVE
LAS VEGAS NV 89130-2527

Needs to Be stuccoed to Match House

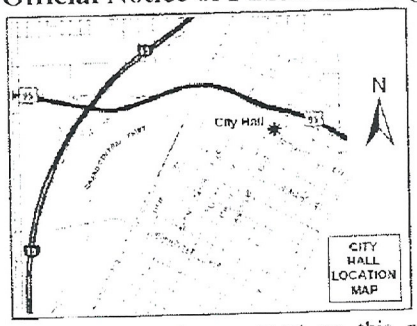
RECEIVED
DEC - 8 2010

16P

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-40107

Planning Commission Meeting of 12/16/2010

RECEIVED
DEC 06 2010

Case: VAR-40107

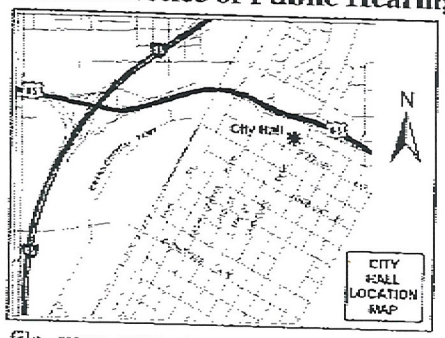
13801711005
ENOS CATHLENE A
5117 PATRICIA AVE
LAS VEGAS NV 89130-2609

top

PAGE 01/01
EMBARQ
7028719790
12/07/2010 03:34

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-40107

Planning Commission Meeting of 12/16/2010

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES

02 1M $ 00.41⁴
0004279218 DEC 03 2010
MAILED FROM ZIP CODE 89101

RECEIVED
DEC 07 2010

Case: VAR-40107

13801710902
FERRELL BATTELL L
4313 BRADLEY RD
LAS VEGAS NV 89130-2617

16p

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 8, 2011

DEPARTMENT: PLANNING & DEVELOPMENT
ACTING DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

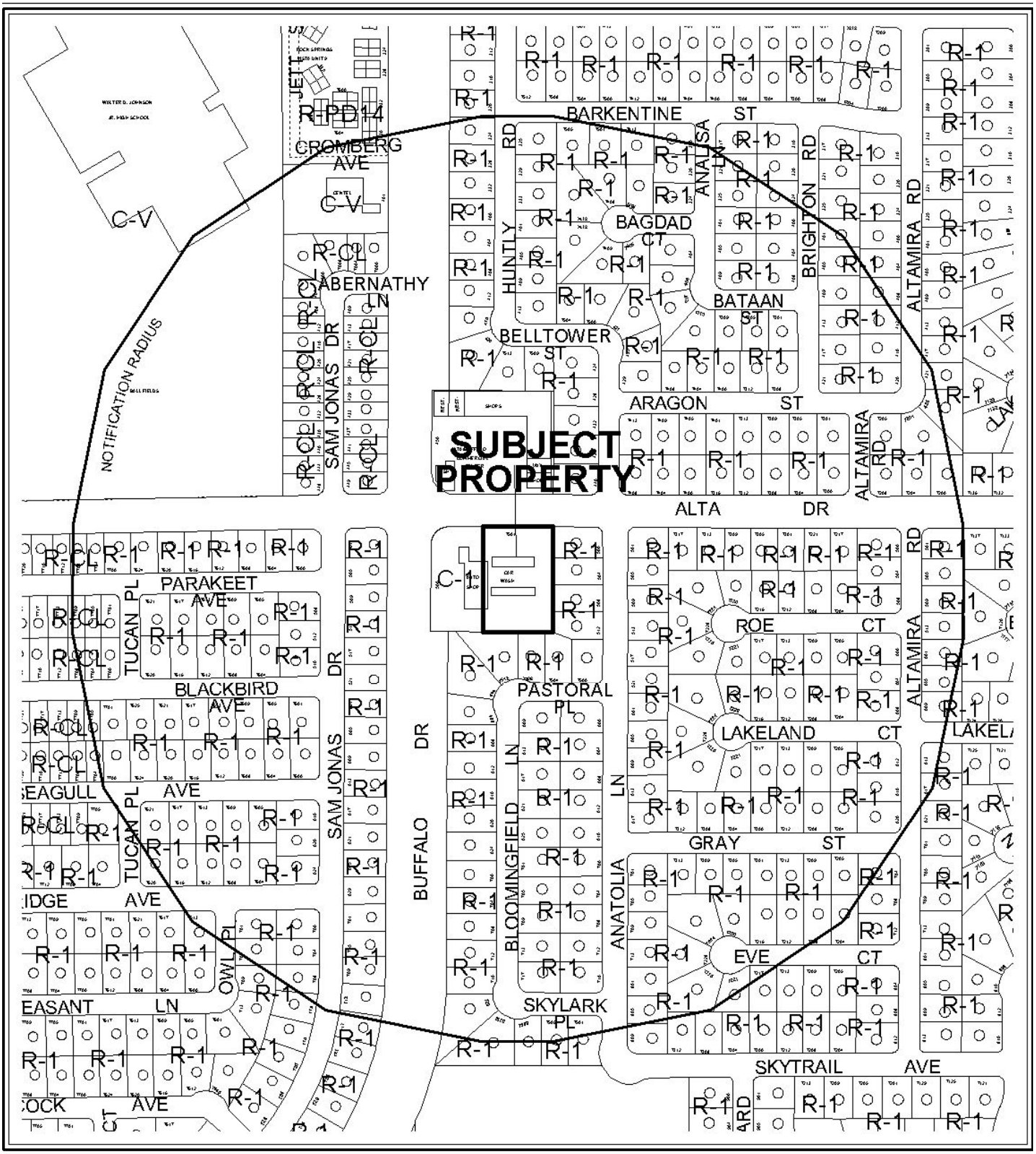
SUBJECT:
ABEYANCE - SUP-39963 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: FOSTER DAY, INC. - Request for a Special Use Permit TO RE-ESTABLISH AN ABANDONED CAR WASH, SELF-SERVICE USE WITH WAIVERS TO ALLOW THE OPENING OF THE WASH BAYS TO FACE PUBLIC RIGHTS-OF-WAY, TO ALLOW A ZERO-FOOT DISTANCE 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 03/16/2011 OR MAY BE FINAL ACTION
(Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**3**	**Planning Commission Mtg.**	**1**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

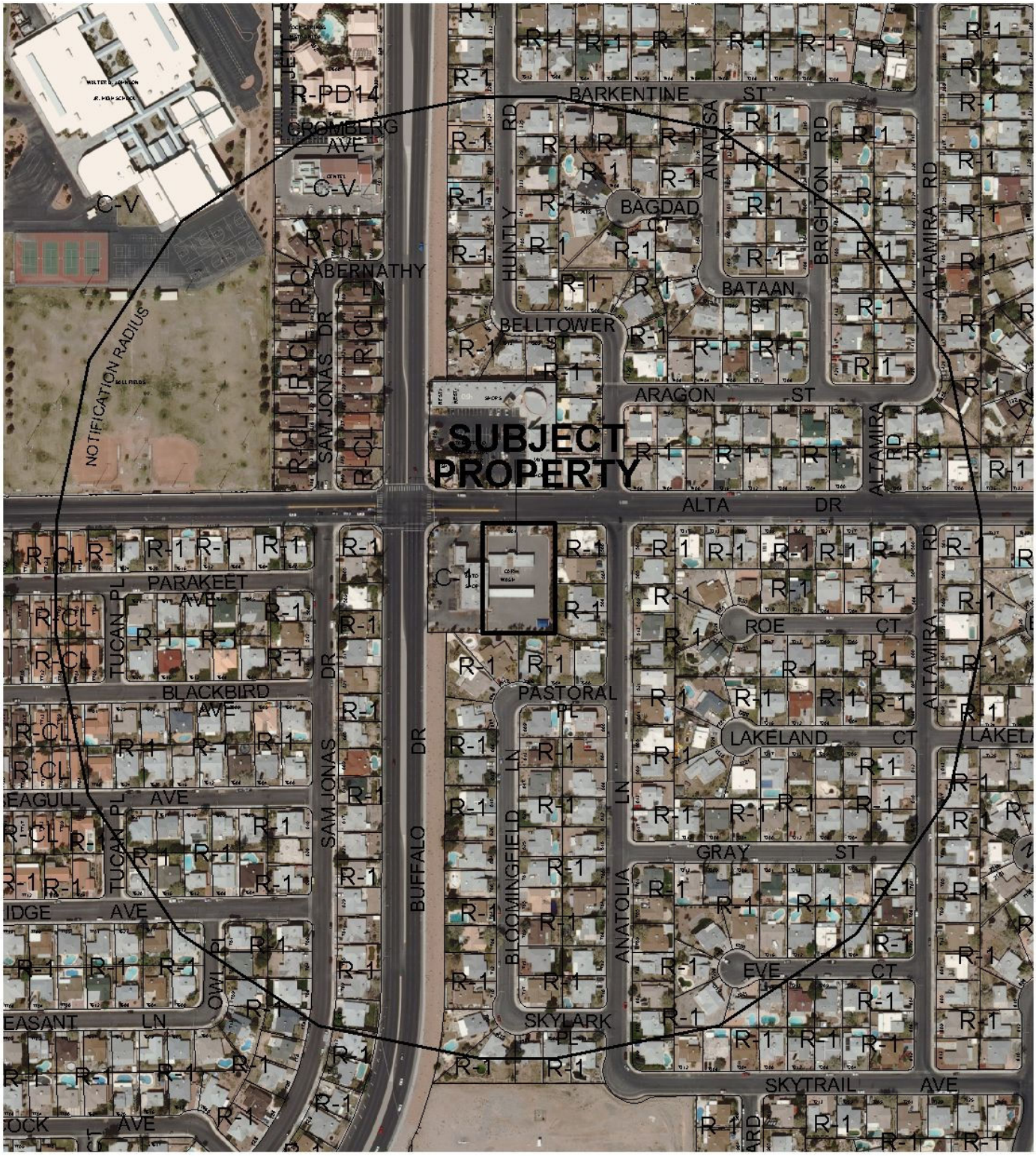
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest/Support Postcards



CASE: **SUP-39963**

RADIUS: 1000 FT

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



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: FEBRUARY 8, 2011
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.

MH

** 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.
12/16/10	The Planning Commission voted to hold this item in abeyance to the February 8, 2011 meeting.

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 1

PROTESTS 3

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

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: USE PERMIT

Project Address (Location) 7501 W. ALTA

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

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

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

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

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

Additional Information _____

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

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

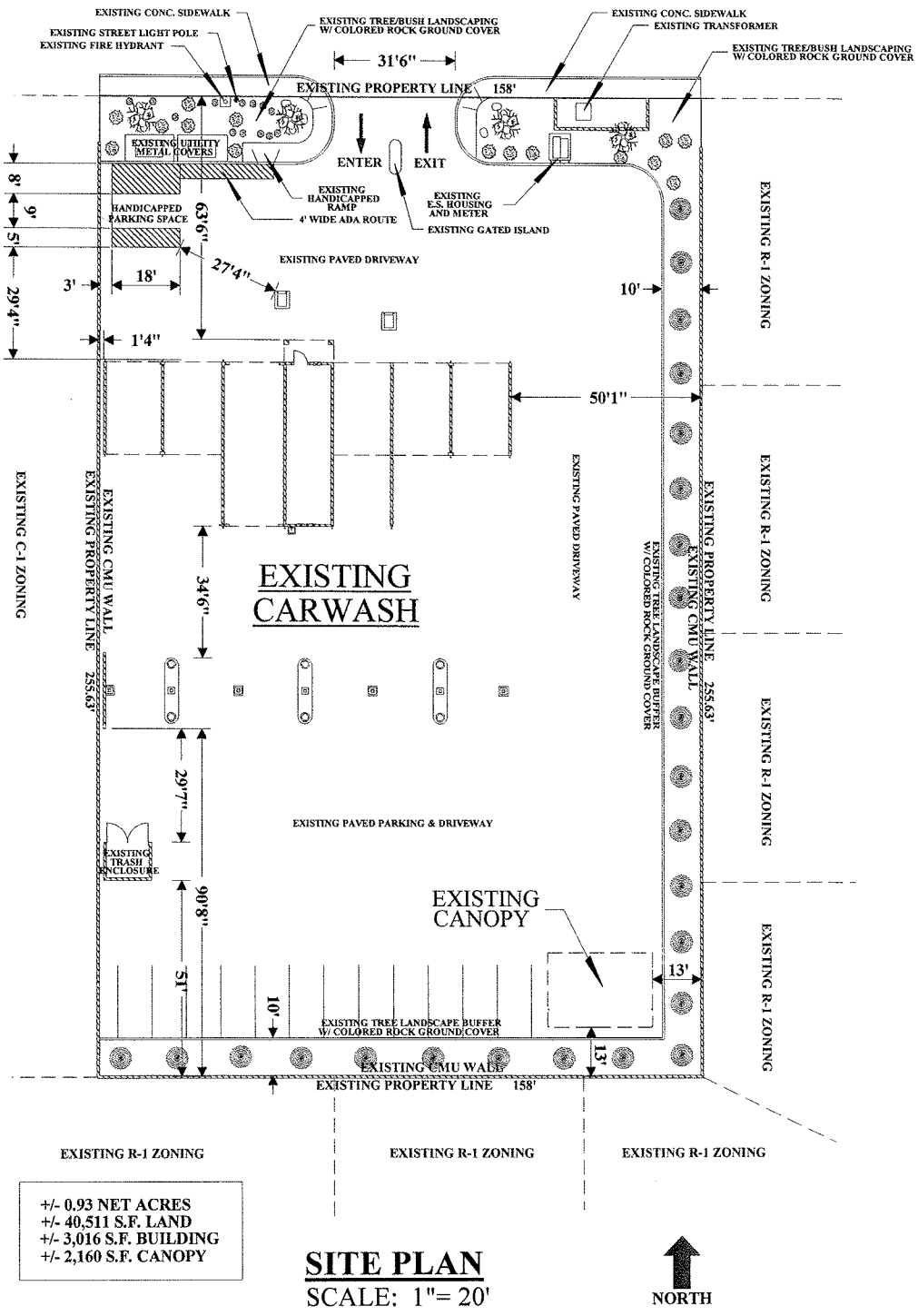
Case #	SUP-39963
Meeting Date:	12/16/10 PC
Total Fee:	$1,030
Date Received:*	10/20/10
Received By:	

*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
PLANNING & DEVELOPMENT

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

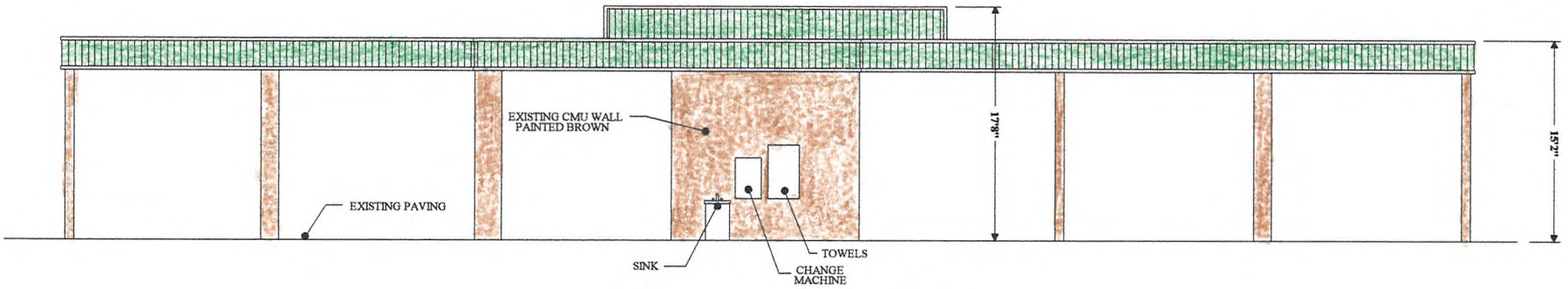
SITE PLAN

SCALE: 1"= 20'

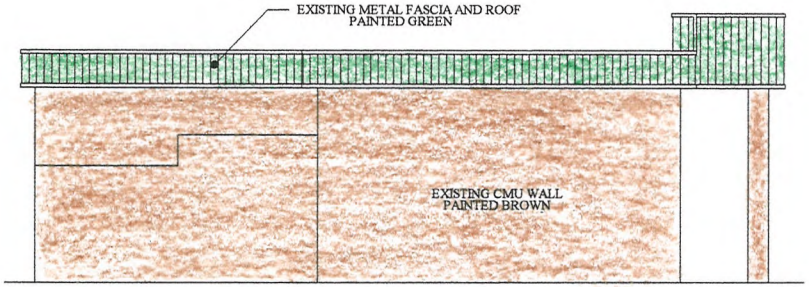
NORTH

RECEIVED
OCT 2 0 2010

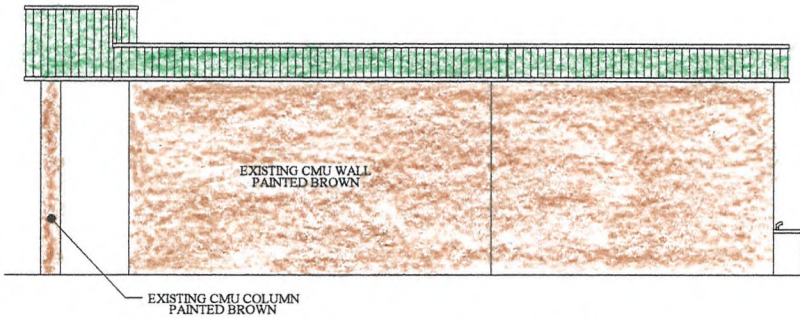
SUP-39963



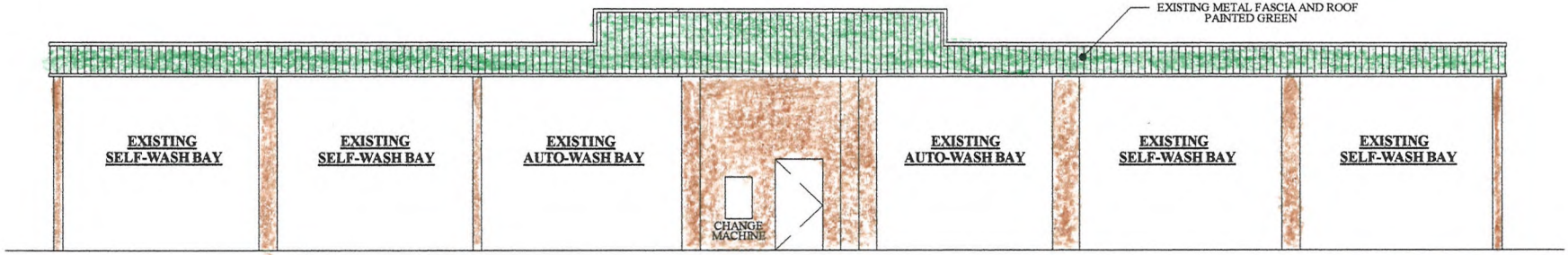
REAR ELEVATION (SOUTH)
SCALE: 3/16"= 1'- 0"



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,

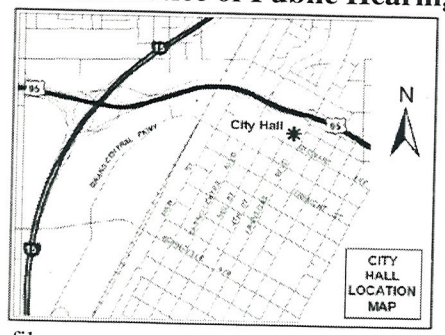
Roger Foster
Foster Day Car Washes

RECEIVED
NOV 2 9 2010

SUP-39963
REVISED

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

Return Service Requested
Official Notice of Public Hearing



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

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-39963

Planning Commission Meeting of 12/16/2010

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES

02 1M 0004279218 $ 00.41⁴ DEC 03 2010

MAILED FROM ZIP CODE 89101

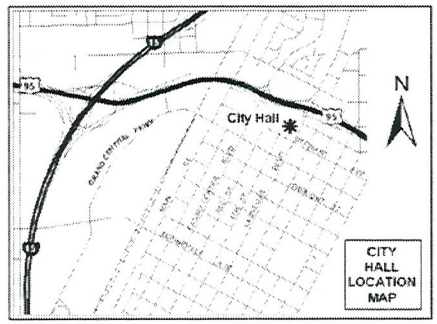
RECEIVED
DEC 08 2010

Case: SUP-39963
13834311025
MITCHELL DON LIVING TRUST
604 ALTA MIRA RD
LAS VEGAS NV 89145-6009

gp

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

Return Service Requested
Official Notice of Public Hearing



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

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-39963

Planning Commission Meeting of 12/16/2010

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES

02 1M 0004279218 $ 00.41⁴ DEC 03 2010

MAILED FROM ZIPCODE 89101

the neighborhood We told Anne Adamson we did not want that car wash; or the shopping center behind us — he voted yes anyway. NO

Case: SUP-39963

13834210015
GRIZZLE REGENIA B
428 ANATOLIA LN
LAS VEGAS NV 89145-5250

RECEIVED
DEC 08 2010

9P

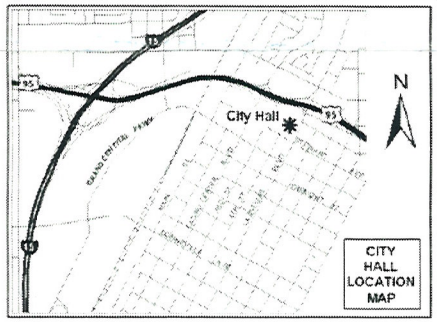
City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED FIRST CLASS

UNITED STATES POSTAGE
PITNEY BOWES
02 1M
0004279218
$ 00.41⁴
DEC 03 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-39963

Planning Commission Meeting of 12/16/2010

RECEIVED
DEC 08 2010

Case: SUP-39963
13834310042
QUANEY TERRY L & RITA V
505 ANATOLIA LN
LAS VEGAS NV 89145-6037

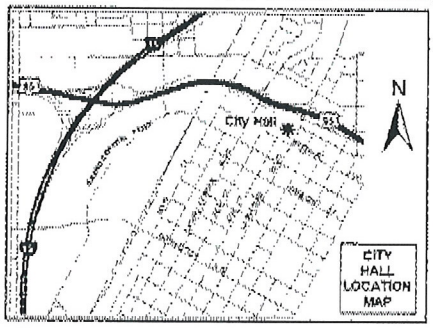
9P

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 DEC 03 2010
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



RECEIVED
DEC 06 2010

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

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-39963
Planning Commission Meeting of 12/16/2010

Case: SUP-39963
13834311030
PANETTIERE KATHLEEN
7216 LAKELAND CT
LAS VEGAS NV 89145-6026

9A

City of Las Vegas Agenda Item No.: **17.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 8, 2011

DEPARTMENT: PLANNING & DEVELOPMENT
ACTING DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

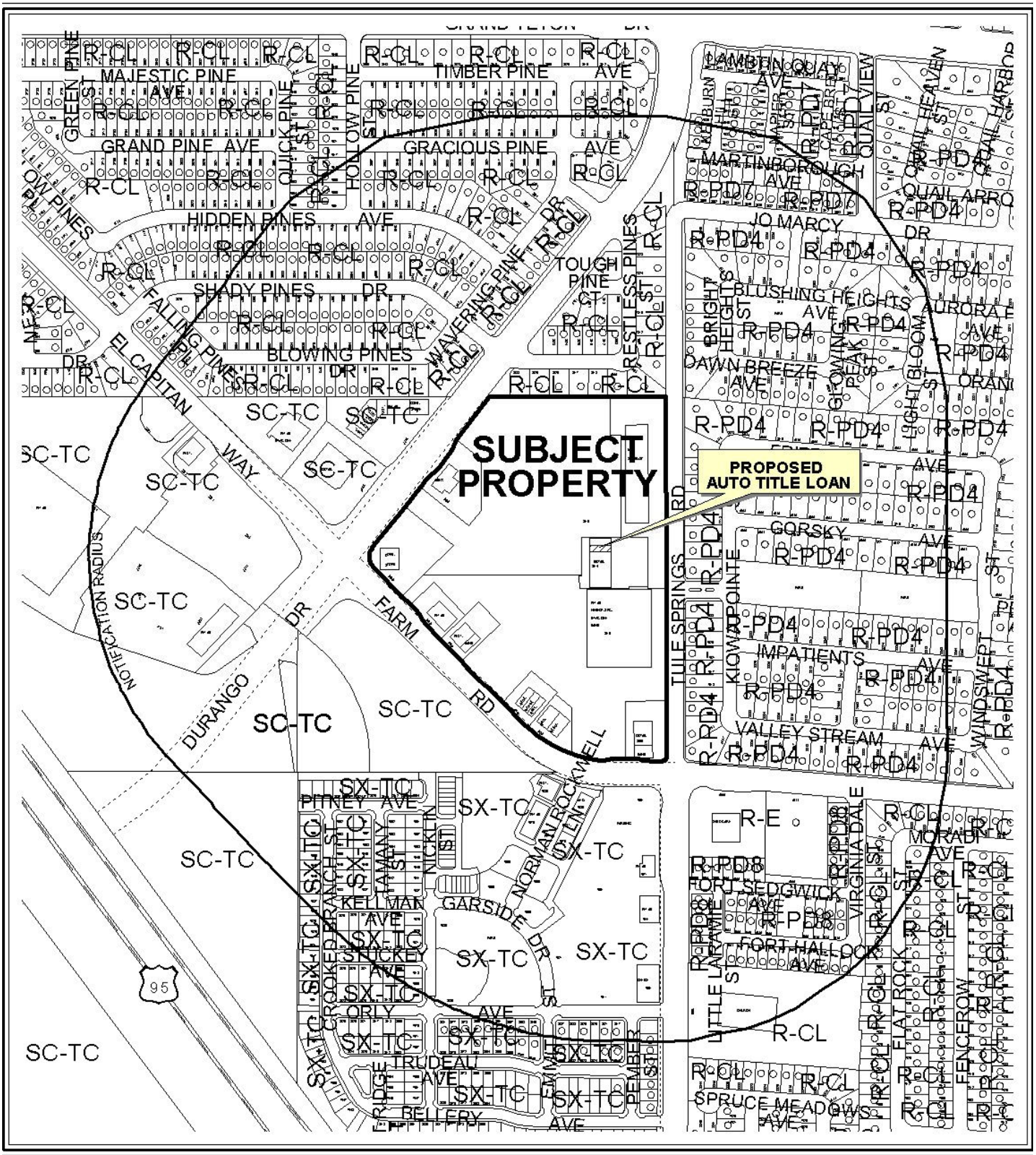
SUBJECT:
ABEYANCE - SUP-40105 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: AACTION LOANS - OWNER: FARM ROAD RETAIL, LLC - Request for a Special Use Permit FOR AN AUTO TITLE LOAN WITH WAIVERS TO ALLOW A 127-FOOT DISTANCE SEPARATION FROM A RESIDENTIAL USE WHERE 200 FEET IS REQUIRED AND TO ALLOW A 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 03/16/2011 OR MAY BE FINAL ACTION
(Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends DENIAL.

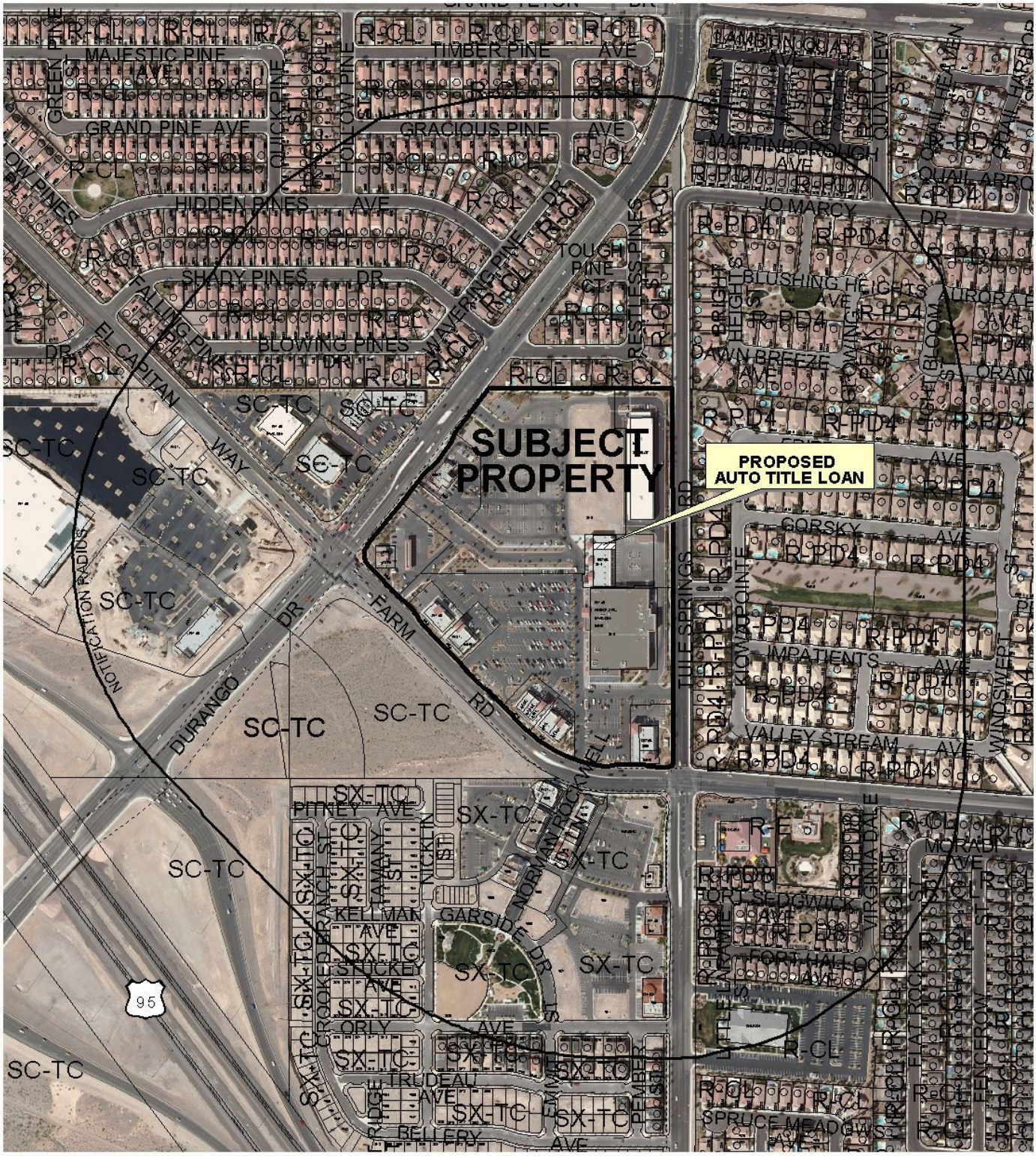
BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest Postcards



CASE: **SUP-40105**

RADIUS: 1000 FT

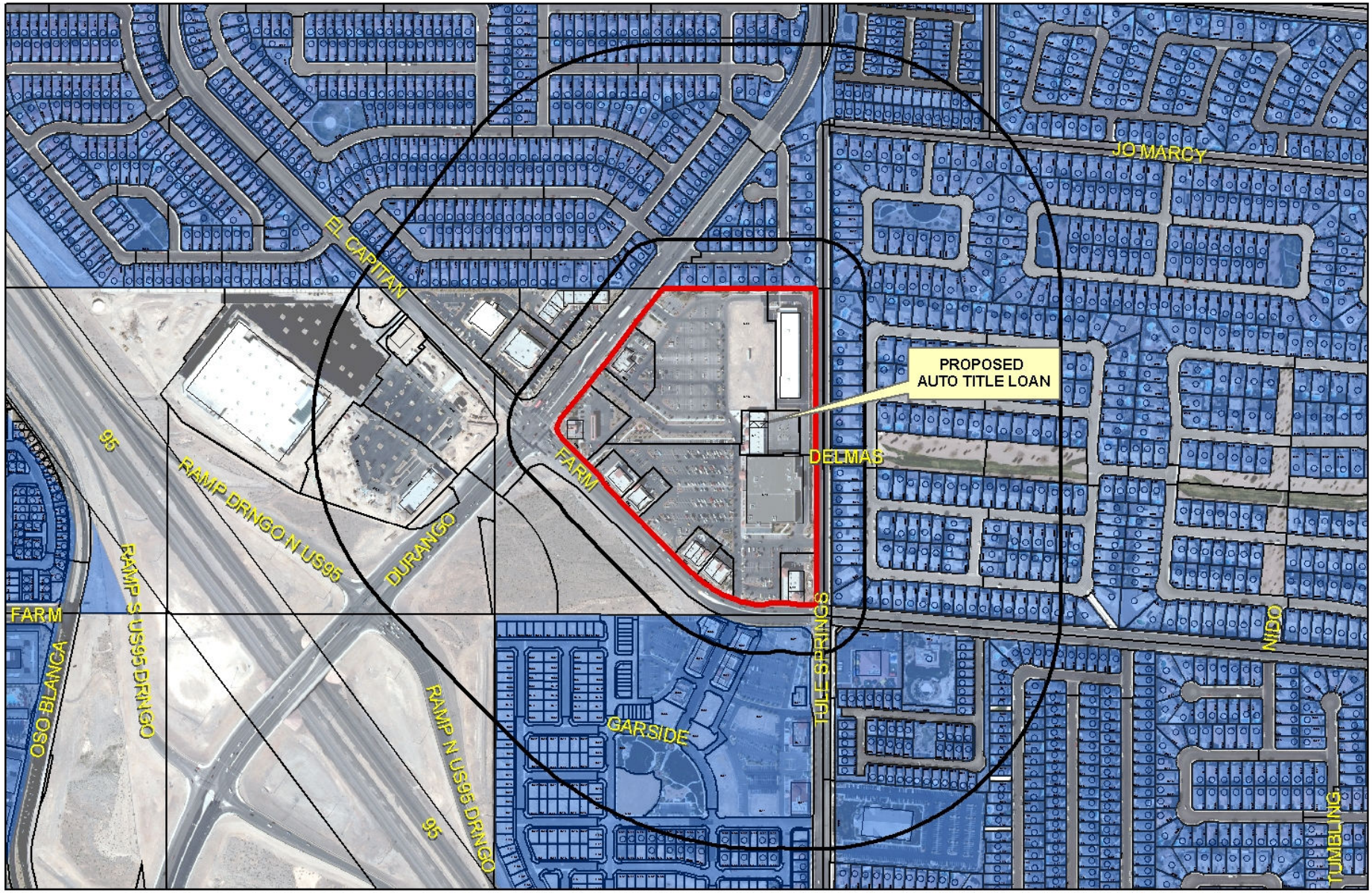
ZONING OF SUBJECT PROPERTY: T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation]



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]



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: FEBRUARY 8, 2011
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 **

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.
12/16/10	The Planning Commission voted to hold this item in abeyance to the February 8, 2011 meeting.

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 5

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

Farm Road Retail, LLC

Property Owner Signature* _____

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

Print Name Richard Gordon

Subscribed and sworn before me

This 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

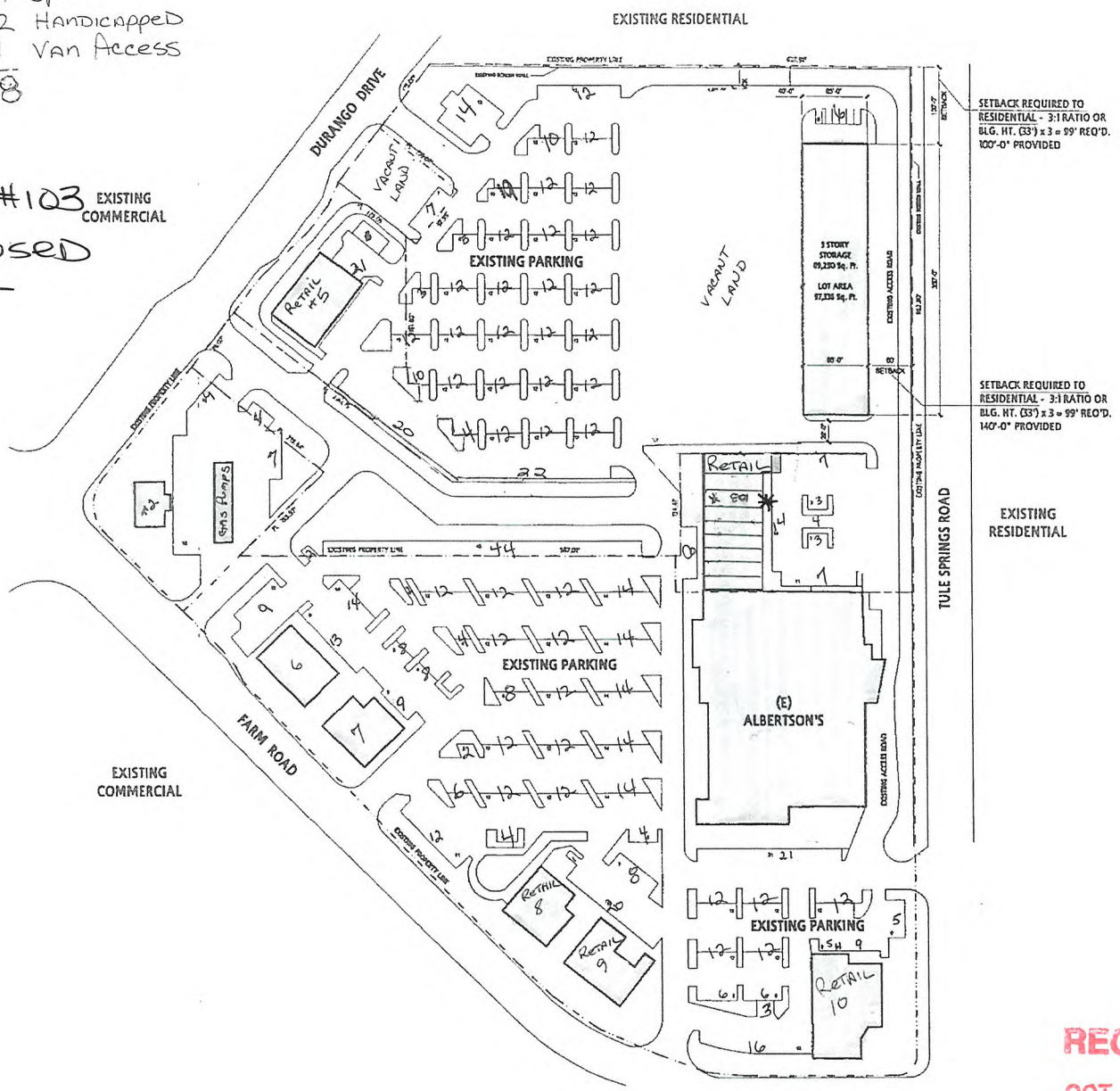
Case #	SUP-40105
Meeting Date:	2-16-10
Total Fee:	1030.00
Date Received:*	10-28-10
Received By:	FS

*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 150 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

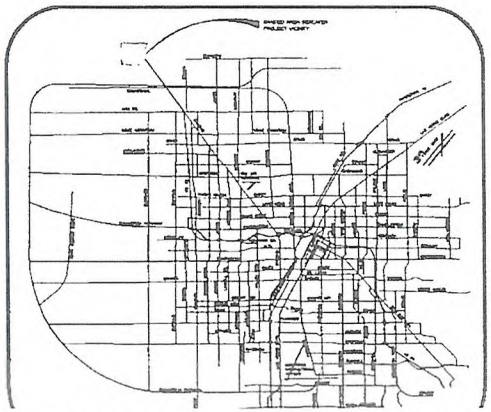
EXISTING PARKING (PER DRAWINGS): 918 STANDARD
22 HANDICAPPED
11 VAN ACCESSIBLE
948 TOTAL SPACES (*)

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 (*)

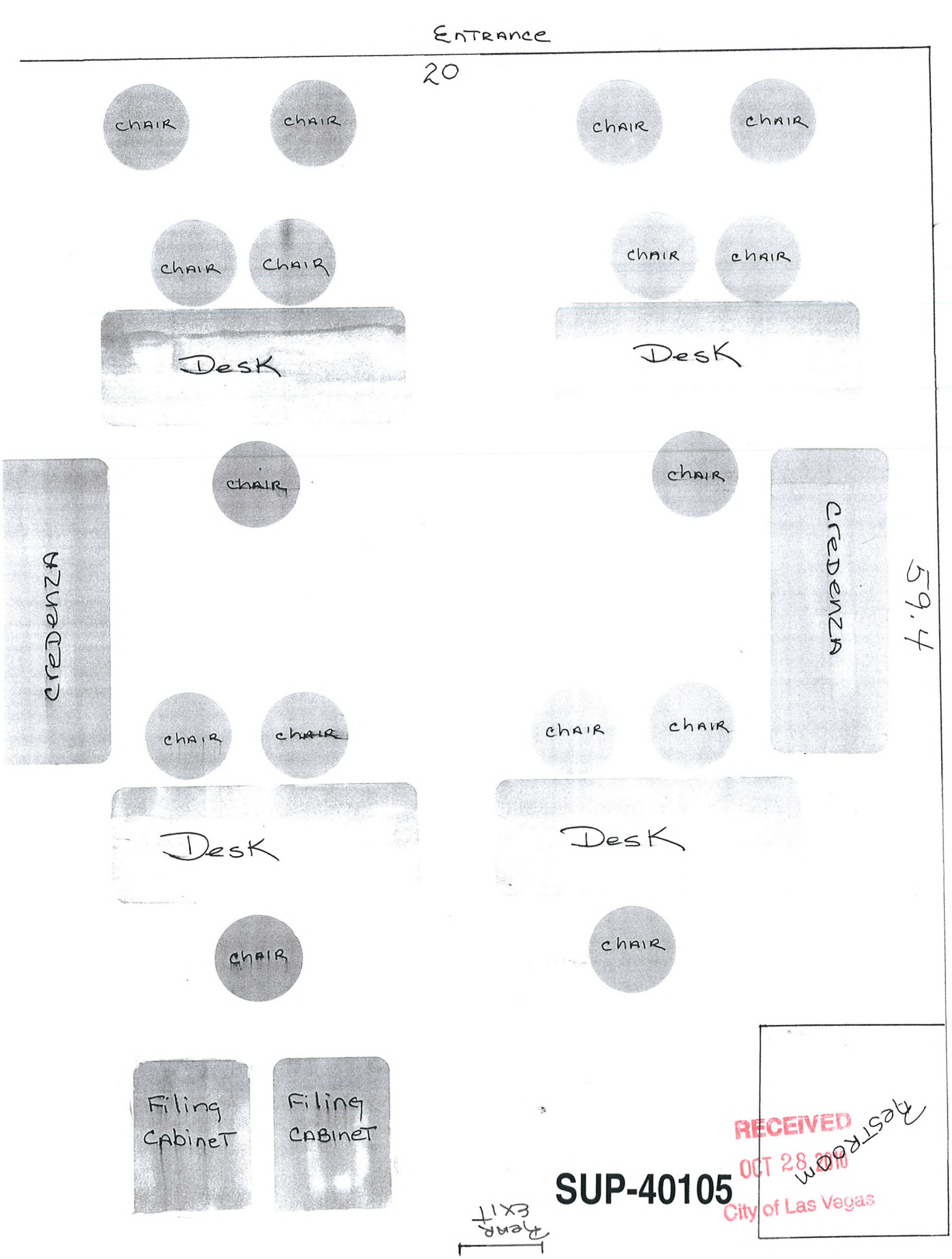
(*) MODIFIED PARKING DATA

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


ENTRANCE
20
CHAIR
CHAIR
CHAIR
CHAIR
CHAIR
CHAIR
CHAIR
CHAIR
DESK
DESK
CHAIR
CHAIR
CREDENZA
CREDENZA
59.4
CHAIR
CHAIR
CHAIR
CHAIR
DESK
DESK
CHAIR
CHAIR
FILING CABINET
FILING CABINET
REAR EXIT
RECEIVED
OCT 28 2010
City of Las Vegas
RESTROOM

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

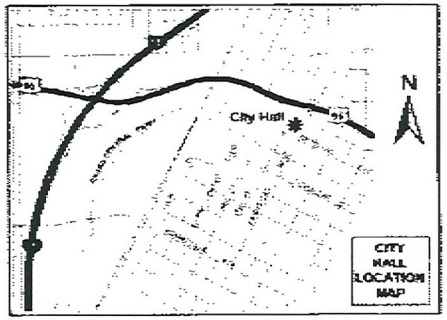
RECEIVED
OCT 28 2010
City of Las Vegas
SUP-40105

DEC-06-2010 11:05 PM WILSON 702 240 0905 P.01

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

Return Service Requested

Official Notice of Public Hearing



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

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-40105

Planning Commission Meeting of 12/16/2010

PRESORTED FIRST CLASS

UNITED STATES POSTAGE

$ 00.41[4]

MAILED FROM ZIPCODE 89101

RECEIVED
DEC 07 2010

Case: SUP-40105

12517510004
WILSON WILLIAM M & JENNIFER K
8540 GRACIOUS PINE AVE
LAS VEGAS NV 89143-4610

JA0051 89143

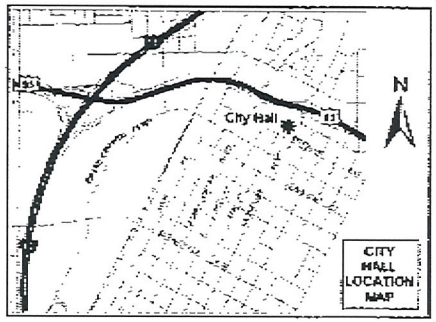
22p

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
DEC 03 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-40105

Planning Commission Meeting of 12/16/2010

Case: SUP-40105
12516210018
TAYLOR WILLIAM M
8301 FRITZEN AVE
LAS VEGAS NV 89131-4608

RECEIVED
DEC - 7 2010

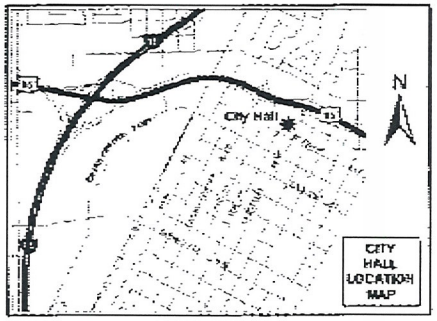
22P

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
0004279216
$ 00.41⁴
DEC 03 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-40105

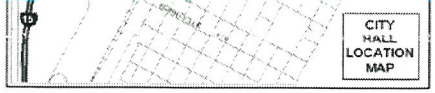
Planning Commission Meeting of 12/16/2010

Case: SUP-40105

12516210018
TAYLOR WILLIAM M
8301 FRITZEN AVE
LAS VEGAS NV 89131-4608

RECEIVED
DEC - 7 2010

22P



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-40105

Planning Commission Meeting of 12/16/2010

RECEIVED
DEC 08 2010

Case: SUP-40105

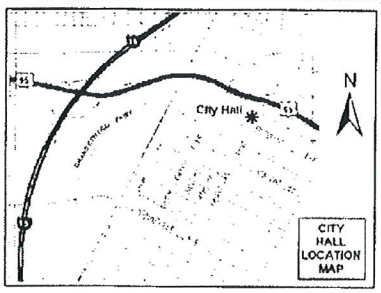
12516110007
KRONENBERG GARY R
8316 BLUSHING HEIGHTS AVE
LAS VEGAS NV 89131-4610

22P

p. 1

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

Return Service Requested
Official Notice of Public Hearing



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-40105

Planning Commission Meeting of 12/16/2010

RECEIVED
DEC 08 2010

Case: SUP-40105

12516210013
TINNEY J E FAMILY TRUST
8316 FRITZEN AVE
LAS VEGAS NV 89131-4608

228

City of Las Vegas Agenda Item No.: **21.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 8, 2011

DEPARTMENT: PLANNING & DEVELOPMENT
ACTING DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

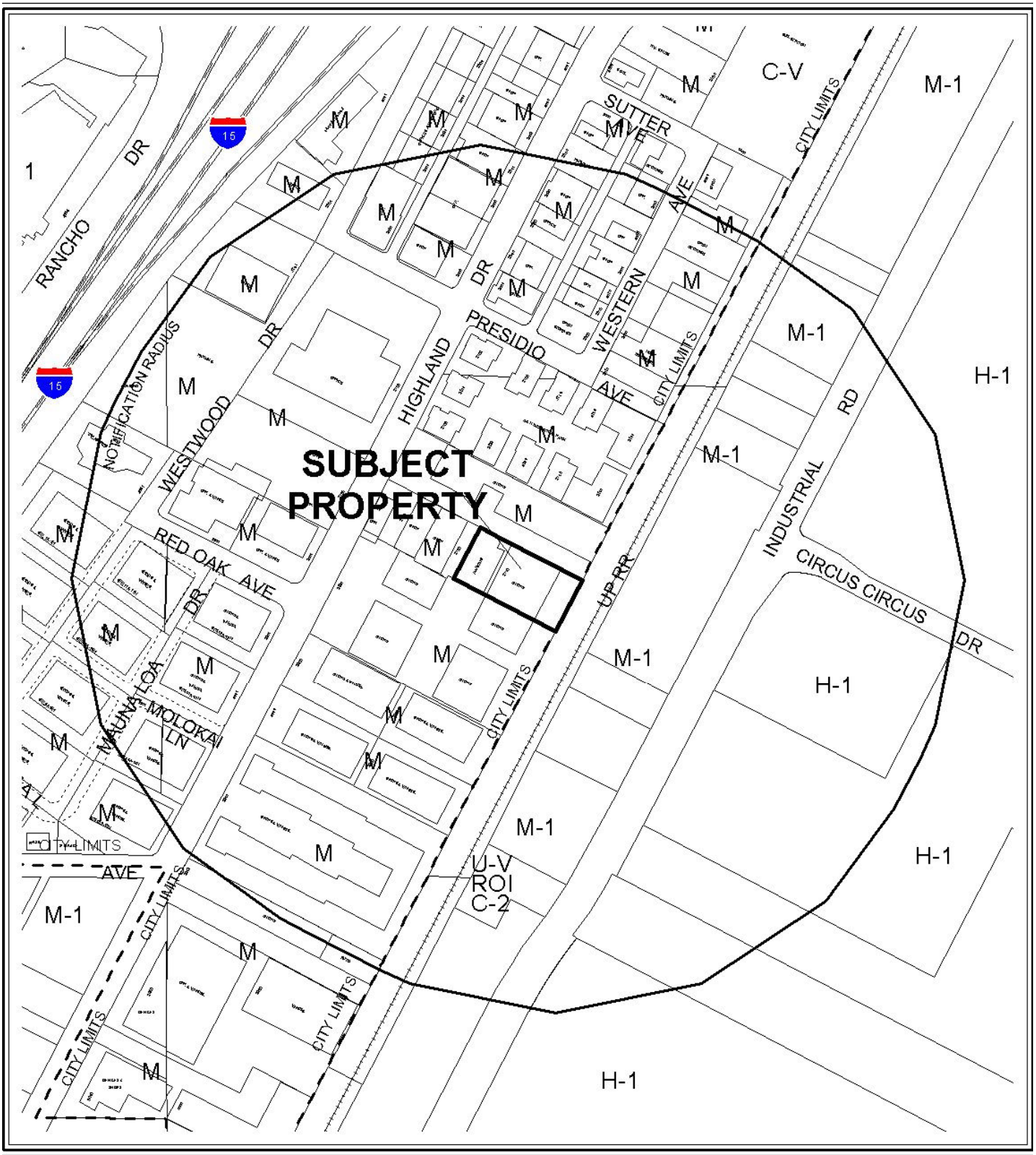
SUBJECT:
VAR-40375 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: GAETANO D"AGUINO - Request for a Variance TO ALLOW EIGHT PARKING SPACES WHERE 48 ARE REQUIRED on 1.03 acres at 2700 and 2770 Highland Drive (APNs 162-09-202-003 and 004), M (Industrial) Zone, Ward 1 (Tarkanian). Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 03/16/2011
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-40375, VAR-40543 and SDR-40374
2. Conditions and Staff Report - VAR-40375, VAR-40543 and SDR-40374
3. Supporting Documentation
4. Photos - VAR-40375, VAR-40543 and SDR-40374
5. Justification Letters - VAR-40375, VAR-40543 and SDR-40374



CASE: **VAR-40375; VAR-40543 AND SDR-40374**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

0 300 600 Feet

CASE: VAR-40375; VAR-40543 AND SDR-40374

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

N

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-40375** APN: 162-09-2002003 and 004

Name of Property Owner: Gaetano D'Aquino

Name of Applicant: Gaetano D'Aquino

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: GAETANO D'AQUINO

Subscribed and sworn before me

This 29 day of NOVEMBER, 20 10

_____

Notary Public in and for said County and State

CESAR VINAS
Commission # 1812431
Notary Public - California
Los Angeles County
My Comm. Expires Sep 20, 2012

RECEIVED
DEC 03 2010
City of Las Vegas

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Warehouse Remodel

Project Address (Location) 2770 Highland Ave.

Project Name Warehouse Remodel **Proposed Use** Warehouse

Assessor's Parcel #(s) APN# 162-09-202-004 162-09-202-003 **Ward #** _____

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

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

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

Additional Information Upgrade exterior elevation design, increase building height, add loading docks

PROPERTY OWNER Gaetano D'Aquino **Contact** Fabrigio Pena

Address 1850 Business Center Drive **Phone:** _____ **Fax:** _____

City Duarte **State** CA **Zip** 91010

E-mail Address wine@daquino.com

APPLICANT Gaetano D'Aquino **Contact** Fabrigio Pena

Address 1850 Business Center Drive **Phone:** _____ **Fax:** _____

City Duarte **State** CA **Zip** _____

E-mail Address wine@daquino.com

REPRESENTATIVE ARON PHADNIS **Contact** _____

Address 67 CLEARWOOD AVE **Phone:** 714-734-8810 **Fax:** 714-734-8820

City DUARTE **State** CA **Zip** 91010

E-mail Address LTI@LTIINC.ORG

Property Owner Signature* _____

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

Print Name GAETANO D'AQUINO

Subscribed and sworn before me

This 29 day of NOVEMBER, 2010.

_____

Notary Public in and for said County and State

CESAR VINAS
Commission # 1812431
Notary Public - California
Los Angeles County
My Comm. Expires Sep 20, 2012

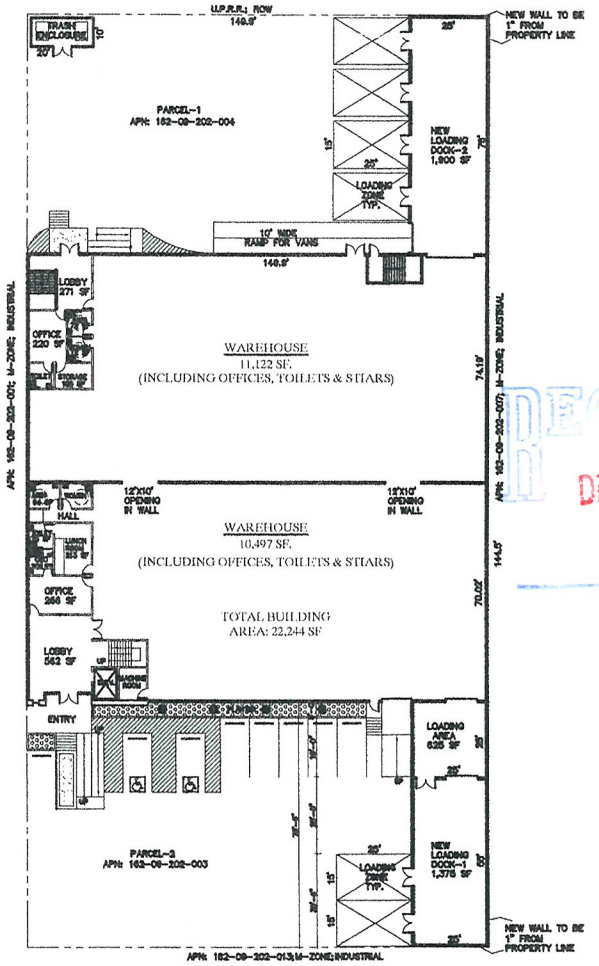
FOR DEPARTMENT USE ONLY

Case #	VAR-40375
Meeting Date:	~~1-11-11~~ 1-25-11
Total Fee:	830
Date Received:*	12-3-10
Received By:	FS

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

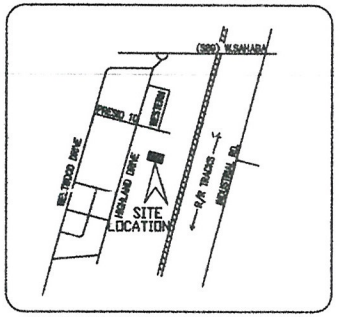
Revised 10/27/08

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



PROPOSED SITE PLAN

SCALE 1/16" = 1'-0"



VICINITY MAP

SITE:

PARCEL 1: APN 162-09-202-004 (2770 HIGHLAND) 33,368 SF. 0.77 ACRES
PARCEL 2: APN 162-09-202-003 (2700 HIGHLAND) 12,041 SF. 0.28 ACRES
TOTAL SITE AREA: 45,409 SF.

BUILDING AREA; ANALYSIS/PARKING DEMAND CALCULATIONS

EXISTING WAREHOUSE= 22,244 SF.

PROPOSED ADDITIONS:

1) NEW LOADING DOCKS ON EAST & WEST SIDE= 3,275 SF

2) 2ND FLOOR STORAGE & OFFICES = 653 SF

3) ROOF LEVEL: SECURITY GUARD STATION, STORAGE, LUNCHROOM & TOILETS= 1,450 SF

4) ROOF LEVEL DISPLAY AREA (INSIDE THE BUILDING)= 1,674 SF

5) TERRACE FOR WINE TASTING PARTIES= 16,102 SF

TOTAL USABLE AREA= 45,398 SF.

PARKING SUMMARY:

1) WAREHOUSE AREA INCLUDING NEW LOADING DOCKS, OFFICES, STORAGE, TOILETS, LUNCHROOM, SECURITY GUARD STATION, ETC= 27,622 SF/ 2500= 11 CARS

2) DISPLAY AREA (16,102+1,674) = 17,776 SF/ 500= 36 CARS

TOTAL CARS REQUIRED: 47 CARS

TOTAL CARS PROVIDED : 8 CARS

LEGEND:

LOADING ZONE 15'X25' TYP.

2"-DG. WITH/ 5 GALLON SHRUBS @ 5'-0" O.C WITH AUTOMATIC IRRIGATION SYSTEM WITH BACKFLOW PREVENTOR FROM DOMESTIC WATER LINE

4-QUEEN PALMS WITH 8' TRUNK HEIGHT

RECEIVED
DEC 2 1 2010

VAR-40375
VAR-40543
SDR-40374

NO.	DATE
1	11/30/2010
2	12/15/2010

I. T. I. Inc.
CONSTRUCTION MANAGEMENT
2202 CHANNING RD. SUITE #103
TORRANCE, CA. 90501
NEVADA LICENSE # 0049
TEL (714) 734-8860 FAX (714) 734-8880
EMAIL ITIINC@AOL.COM

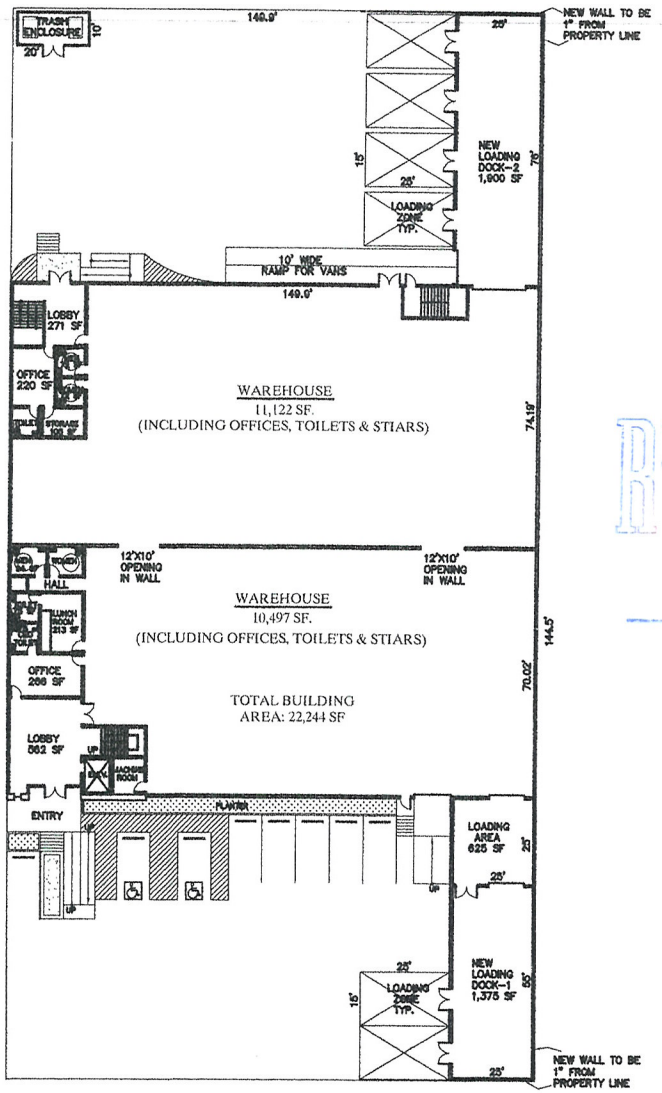
WAREHOUSE REMODEL & TENANT IMPROVEMENT
2770 HIGHLAND DRIVE
LAS VEGAS, NEVADA 89109

CONCEPT SITE PLAN

MR. GAETANO DAQUINO
5470 WYN ROAD #300, LAS VEGAS, NV. 89103
TEL. (626) 354-1588

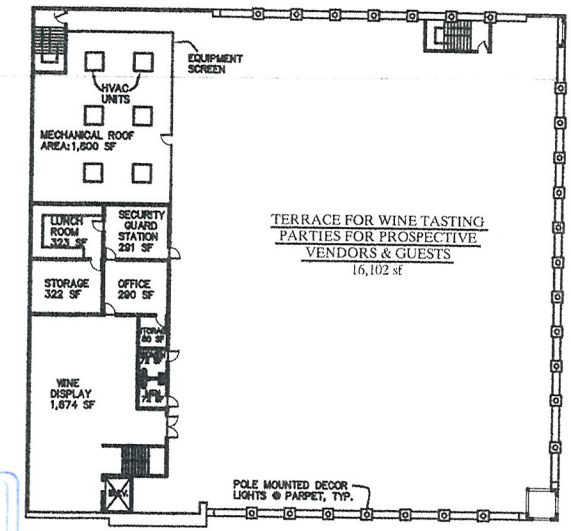
DRAWN
CHECKED AP
DATE 10/5/10
SCALE
JOB NO. 10-102
FILE NAME
DRAWING 1
OF SHEETS
PLOT DATE

DO NOT SCALE THIS DRAWING

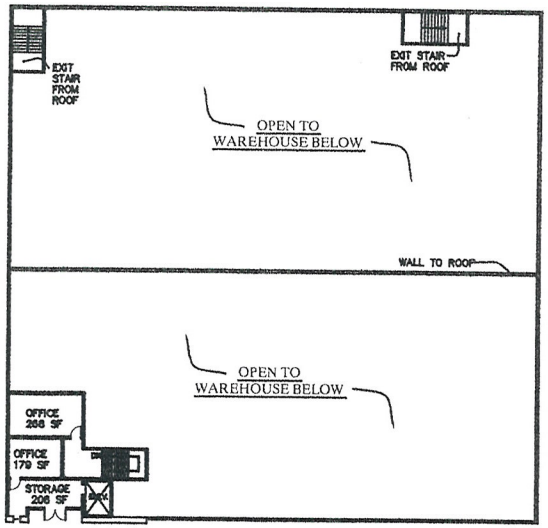


PROPOSED FIRST FLOOR PLAN
SCALE 1/16" = 1'-0"

RECEIVED
DEC 2 1 2010



ROOF PLAN
SCALE 1/16" = 1'-0"



SECOND FLOOR PLAN
SCALE 1/16" = 1'-0"

REVISION
11/16/2010 CITY CHANGES
12/15/2010

L. T. I., Inc.
CONSTRUCTION MANAGEMENT
SURESH A. MOOLLAN
TEL: (714) 734-8510 FAX: (714) 734-8520

STAMP

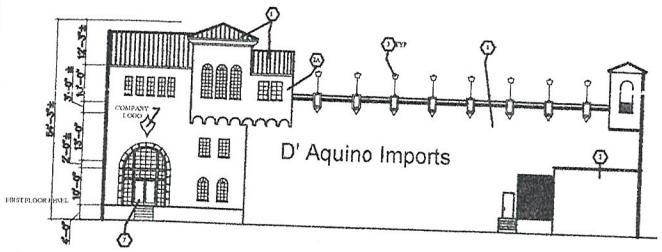
WAREHOUSE REMODEL & TENANT IMPROVEMENT
2770 HIGHLAND DRIVE
LAS VEGAS, NEVADA 89109

CONCEPT FLOOR PLANS

MR. GAETANO DAQUINO
5470 WYN ROAD #300, LAS VEGAS, NV. 89103
TEL. (626) 355-1988

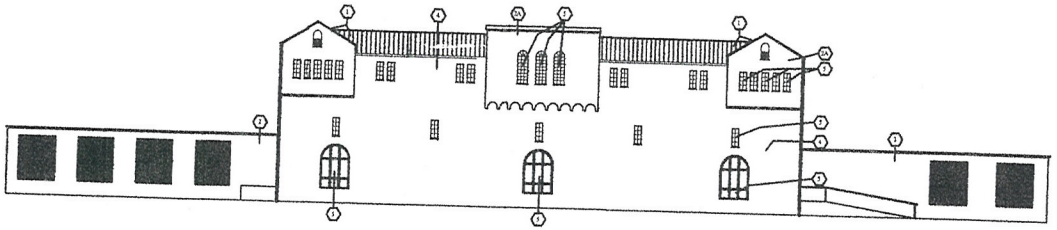
DRAWN
CHECKED AP
DATE 10-05-2010
SCALE AS SHOWN
JOB NO. 10-105
FILE NAME
DRAWING 2

VAR-40375
VAR-40543
SDR-40374



WEST ELEVATION (FRONT)

SCALE 1/16" = 1'-0"



NORTH ELEVATION (SIDE)

SCALE 1/16" = 1'-0"

SIGNAGE INFORMATION:

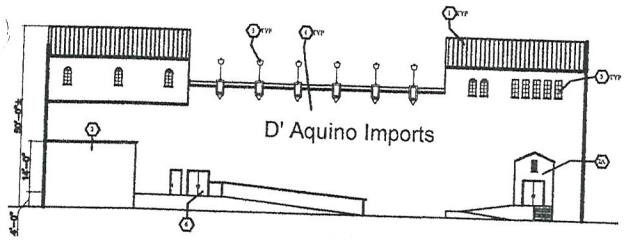
COMPANY LOGO: 6'-2" HIGH, 4'-3" WIDE- INTERNALLY ILLUMINATED

UPPER CASE LETTER: 4'-6" HIGH- INTERNALLY ILLUMINATED
LOWER CASE LETTER: 3'-4" HIGH- INTERNALLY ILLUMINATED

EXTERIOR COLOR/ MATERIAL SCHEDULE:

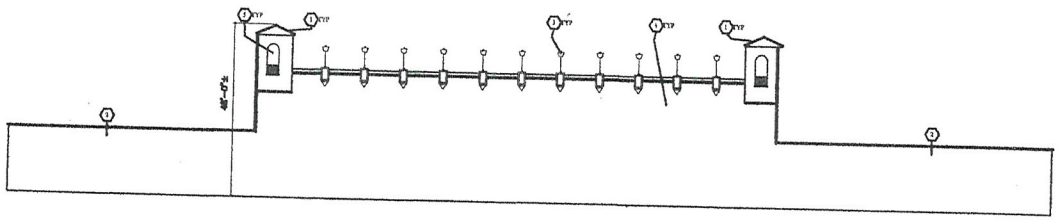
1. CONCRETE TILE ROOF
   DUNN EDWARDS: DE5251-SPICE CAKE
   OR MATCH WITH CONCRETE TILE COLORS
2. STUCCO, PAINTED
   DUNN EDWARDS: DE5239-DELIGHTFUL PEACH
2A. STUCCO, PAINTED
   DUNN EDWARDS: DE5241-SICILIAN VILLA
3. POLE MOUNTED LIGHT FIXTURES @ PARAPET.
4. CONCRETE BLOCK WALLS WITH STUCCO FINISH, PAINTED.
   DUNN EDWARDS: DE5239-DELIGHTFUL PEACH
5. PAINTED WINDOW TREATMENT OR REAL WINDOWS,
   WHERE SHOWN ON CONSTRUCTION DWGS.
   DUNN EDWARDS: DE5384-SHRUBBERY
6. PAINT ALL DOORS & FRAMES.
   COLOR TO MATCH ADJACENT WALL COLORS.
7. DARK BRONZE ALUMINIUM WITH CLEAR GLASS.

RECEIVED
DEC 2 1 2010



EAST ELEVATION (REAR)

SCALE 1/16" = 1'-0"



SOUTH ELEVATION (SIDE)

SCALE 1/16" = 1'-0"

VAR-40375
VAR-40543
SDR-40374

REVISION
11/30/2010
12/15/2010

L.T.I., Inc.
CONSTRUCTION MANAGEMENT
2770 HIGHLAND DRIVE, SUITE #100
TUSTIN, CA 92705
SURESH A. KODUMUR
NEVADA LICENSE # 5480
TEL: (714) 734-6810 FAX: (714) 734-6820
EMAIL: LTIINC@AOL.COM

WAREHOUSE REMODEL &
TENANT IMPROVEMENT
2770 HIGHLAND DRIVE
LAS VEGAS, NEVADA 89109

CONCEPT EXTERIOR ELEVATIONS

MR. GAETANO DAQUINO
5470 WYN ROAD #300, LAS VEGAS, NV. 89103
TEL: (626) 359-1938

DRAWN	
CHECKED	AP
DATE	10-06-2010
SCALE	AS SHOWN
JOB NO.	10-108
FILE NAME	
DRAWING	3

D'Aquino Italian Importing Co., Inc.

1850 Business Center Drive, Duarte, California 91010 USA
Phone (626) 359-1988 Fax (626) 358-6387
www.daquino.com email: wine@daquino.com

Scope of Work will include the remodel of the existing 22,244 sq.ft. warehouse building with creating second floor and roof level rooms and wine tasting roof area.

We are also proposing to add two enclosed loading docks, 1900 sq.ft on east side and 1,375 sq.ft. on the west side of the existing building.

The total square footage with all additions will increase the buidling's "usable area" from 22,244 SF to 45,398 SF.

We are requesting two variances:

1: Parking: We are requesting approval of 8 parking spaces as shown on site plan instead of 47 parking spaces as required by code. We will not need all the parking that would be needed per planning regulations and the parking provided will suffice for our daily operation. The majority of the code required stalls are required due to the roof level wine tasting area. These events are infrequent and will be held during times when the other industrial park businesses are closed.

2: We are requesting a Side (south P.L.) Setback Variance from 10 feet to 0 Foot for the two proposed loading docks. The loading dock additions will match the setback of the existing building to avoid an unsafe condition that would otherwise be created by providing the 10 feet open space behind our new loading docks. We are also requesting a Front (west P.L.) setback Variance from 10 feet to 0 foot for the proposed western loading dock addition. The longer lengths of the loading docks will allow the required Parking backup spaces required for the cars and allow adequate turning areas for the trucks.

Lastly, we are requesting a waiver of the required on-site landscaping regulations of Title 19. Currently there is no landscaping on the property. The subject site is "land locked" and not visible from the street; however, we are still proposing to add two planter areas on the front(west) side of the building with decomposed granite, shrubs and palm trees, but will be unable to add the additional perimeter and parking lot landscaping due to existing site conditions.

Please consider approval of this application as we have made every effort to ensure this project will be a positive addition to the community.

Sincerely,

Gaetano D'Aquino

D'Aquino Italian Importing Co.

VAR-40375
VAR-40543
SDR-40374

185 Via Del Serafico, 00142 Roma, Italy
Tel: 06-504-3331 Fax: 06-519-1743

D'Aquino Exportaciones E Importaciones SA DE CV
DAE9407189M5

D'Aquino Italian Importing Co., Inc.

1850 Business Center Drive, Duarte, California 91010 USA
Phone (626) 359-1988 Fax (626) 358-6387
www.daquino.com email: wine@daquino.com

December 16, 2010

City of Las Vegas

Planning and Development Department

731 S. 4th Street,

Las Vegas, NV 89101

Re: Letter of Justification for remodel and addition to the

Existing warehouse located at

2770 S. Highland Drive, Las Vegas, NV 89109.

APN ns: 162-09-202-003 and 162-202-004.

DEC 2 1 2010

To Whom It May Concern:

The existing warehouse building is currently vacant and has a low barrel roof. In order to store the wine pallets, three stacks high, we are proposing to raise the building height from 13 feet to 25 feet clear inside by increasing the height of the exterior walls and installing a new flat roof.

The exterior appearance of the building will be upgraded to the Italian winery style design elements and Color scheme to compliment the proposed design upgrade.

The new roof level will have "wine tasting "area for our vendors and wholesale customers to sample the product prior to purchase. These events will be attended by invitation only and not open to retail customers.

VAR-40375
VAR-40543
SDR-40374

185 Via Del Serafico, 00142 Roma, Italy
Tel: 06-504-3331 Fax: 06-519-1743

D'Aquino Exportaciones E Importaciones SA DE CV
DAE9407189M5

U S A I T A L Y C A N A D A M E X I C O

City of Las Vegas Agenda Item No.: **22.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 8, 2011

DEPARTMENT: PLANNING & DEVELOPMENT
ACTING DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

SUBJECT:
VAR-40543 - VARIANCE RELATED TO VAR-40375 - PUBLIC HEARING - APPLICANT/OWNER: GAETANO D"AGUINO - Request for a Variance TO ALLOW A ZERO-FOOT FRONT AND SIDE YARD SETBACK WHERE TEN FEET IS REQUIRED on 1.03 acres at 2700 and 2770 Highland Drive (APNs 162-09-202-003 and 004), M (Industrial) Zone, Ward 1 (Tarkanian). Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 03/16/2011
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. Supporting Documentation

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

PLANNING & DEVELOPMENT DEPARTMENT

RECEIVED
DEC 2 1 2010

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-40543** APN: 162-09-202-013

Name of Property Owner: GAETANO D'AQUINO

Name of Applicant: GAETANO D'AQUINO

Name of Representative: ARUN P. PHADNIS

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

☐ Yes ☒ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: [signature]

Print Name: GAETANO D'AQUINO

Subscribed and sworn before me

This 14 day of DECEMBER, 20 10

[signature]

Notary Public in and for said County and State

CESAR VINAS
Commission # 1812431
Notary Public - California
Los Angeles County
My Comm. Expires Sep 20, 2012

PLANNING & DEVELOPMENT DEPARTMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

DEC 2 1 2010

APPLICATION / PETITION FORM

Application/Petition For: SETBACK VARIANCE

Project Address (Location) 2770 HIGHLAND DRIVE, LAS VEGAS

Project Name WINE WAREHOUSE **Proposed Use** WAREHOUSE

Assessor's Parcel #(s) 162-09-202-004 / ~~162-09-202-003~~ **Ward #** _____

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

Commercial Square Footage 22,224 1ST FLR **Floor Area Ratio** _____

Gross Acres 1.05 ACRES **Lots/~~Units~~** 2 **Density** _____

Additional Information upgrade & Existing Warehouse

PROPERTY OWNER: Gaetano D'Aquino **Contact** Fabrizio Penna

Address 1850 Business Center Drive **Phone:** (626) 359-1988 **Fax:** (626) 358-6387

City Duarte, CA. **State** CA. **Zip** 91010

E-mail Address wine@daquino.com

APPLICANT Gaetano D'Aquino **Contact** Fabrizio Penna

Address 1850 Business Center Drive **Phone:** (626) 359-1988 **Fax:** (626) 358-6387

City Duarte **State** Ca **Zip** 91010

E-mail Address wine@daquino.com

REPRESENTATIVE: Arun Phadnis **Contact** ARUN (CRON) Phadnis

Address 67 Cedarwood Avenue **Phone:** (714) 734-8810 **Fax:** —

City Duarte **State** Ca **Zip** 91010

E-mail Address lti@ltiinc.org

Property Owner Signature* _____

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

Print Name GAETANO D'AQUINO

Subscribed and sworn before me

This 15 day of DECEMBER, 20 10.

_____

Notary Public in and for said County and State

CESAR VINAS
Commission # 1812431
Notary Public - California
Los Angeles County
My Comm. Expires Sep 20, 2012

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	VAR-40543
Meeting Date:	2/8/11
Total Fee:	$830.—
Date Received:*	12.21.10
Received By:	JPA

*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

City of Las Vegas Agenda Item No.: **23.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 8, 2011

DEPARTMENT: PLANNING & DEVELOPMENT
ACTING DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

SUBJECT:
SDR-40374 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-40375 AND VAR-40543 - PUBLIC HEARING - APPLICANT/OWNER: GAETANO D"AGUINO - Request for a Site Development Plan Review TO CONVERT AN EXISTING WAREHOUSE INTO A 45,398 SQUARE-FOOT WHOLESALE SHOWROOM FACILITY WITH A WAIVER TO ALLOW NO PERIMETER LANDSCAPE BUFFER WHERE EIGHT-FEET IS REQUIRED on 1.03 acres at 2700 and 2770 Highland Drive (APNs 162-09-202-003 and 004), M (Industrial) Zone, Ward 1 (Tarkanian). Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 03/16/2011
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. Supporting Documentation

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

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-40374** APN: 162-09-2002 003 and 004

Name of Property Owner: Gaetano D'Aquino

Name of Applicant: Gaetano D' Aquino

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: GAETANO D'AQUINO

Subscribed and sworn before me

This 29 day of NOVEMBER 20 10

_____

Notary Public in and for said County and State

RECEIVED
DEC 03 2010
City of Las Vegas

CESAR VINAS
Commission # 1812431
Notary Public - California
Los Angeles County
My Comm. Expires Sep 20, 2012

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Warehouse Remodel

Project Address (Location) 2770 Highland Avenue,

Project Name Warehouse Remodel **Proposed Use** Warehouse

Assessor's Parcel #(s) APN # 162-09-202-004 / 162-09-202-003 **Ward #** _____

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

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

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

Additional Information Upgrade exterior elevation design, increase building height, add loading docks.

PROPERTY OWNER Gaetano D'aquino **Contact** Fabrigio Pena

Address 1850 Business Center Drive **Phone:** _____ **Fax:** _____

City Duarte **State** Calif **Zip** 91010

E-mail Address wine@daquino.com

APPLICANT Gaetano D'aquino **Contact** Fabrigio Pena

Address 1850 Business CenterDrive **Phone:** _____ **Fax:** _____

City Duarte **State** Calif. **Zip** 91010

E-mail Address wine@daquino.com

REPRESENTATIVE ARUN PLADNIS **Contact** _____

Address 67 CLEARWOOD AVE **Phone:** 714.734.8810 **Fax:** 714.734.8820

City DUARTE **State** CA **Zip** 91010

E-mail Address LTI@LTIINC.ORG

Property Owner Signature* _____

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

Print Name GAETANO D'AQUINO

Subscribed and sworn before me

This 29 day of NOVEMBER, 20 10.

_____

Notary Public in and for said County and State

CESAR VINAS
Commission # 1812431
Notary Public - California
Los Angeles County
My Comm. Expires Sep 20, 2012

DEED
FULL TITLE REPORT

FOR DEPARTMENT USE ONLY

Case #	SDR-40374
Meeting Date:	~~2-14-11~~ 1-25-11
Total Fee:	1030
Date Received:*	12-3-10
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.

SDR 40374
Gaetano D'Aguino

2700 & 2770 Highland Dr

Proposed expansion of an existing industrial use to 22.244 thousand square foot office building.

Traffic produced by proposed development:

Curent Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	WAREHOUSE [1000 SF]	22.244	4.96	110
AM Peak Hour			0.45	10
PM Peak Hour			0.47	10

(heaviest 60 minutes)

Proposed Expansion	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	WAREHOUSE [1000 SF]	23.154	4.96	115
AM Peak Hour			0.45	10
PM Peak Hour			0.47	11

(heaviest 60 minutes)

Total	DESCRIPTION	#UNIT		TOTAL
Average Daily Traffic (ADT)	WAREHOUSE [1000 SF]	45.398	4.96	225
AM Peak Hour			0.45	20
PM Peak Hour			0.47	21

(heaviest 60 minutes)

Existing traffic on all nearby streets:

Highland Dr.	
Average Daily Traffic (ADT)	9,863
PM Peak Hour	789

(heaviest 60 minutes)

Presidio Ave.	
Average Daily Traffic (ADT)	675
PM Peak Hour	54

(heaviest 60 minutes)

Traffic Capacity of adjacent streets:

	Existing Street Capacity
Highland Dr.	25,875
Presidio Ave.	13,040

This project will add approximately 115 trips per day on Highland Dr. and Presidio Ave. Highland is currently at about 38 percent of capacity and Presidio is currently at about 5 percent of capacity. After this expansion, Highland is expected to be at about 39 percent of capacity and Presidio at about 6 percent of capacity.

Based on Peak Hour use, this development will add roughly 11 additional cars into the area; which works out to about one every five minutes.

Note that this report assumes all traffic from this development uses all named streets.

City of Las Vegas Agenda Item No.: **24.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 8, 2011

DEPARTMENT: PLANNING & DEVELOPMENT
ACTING DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

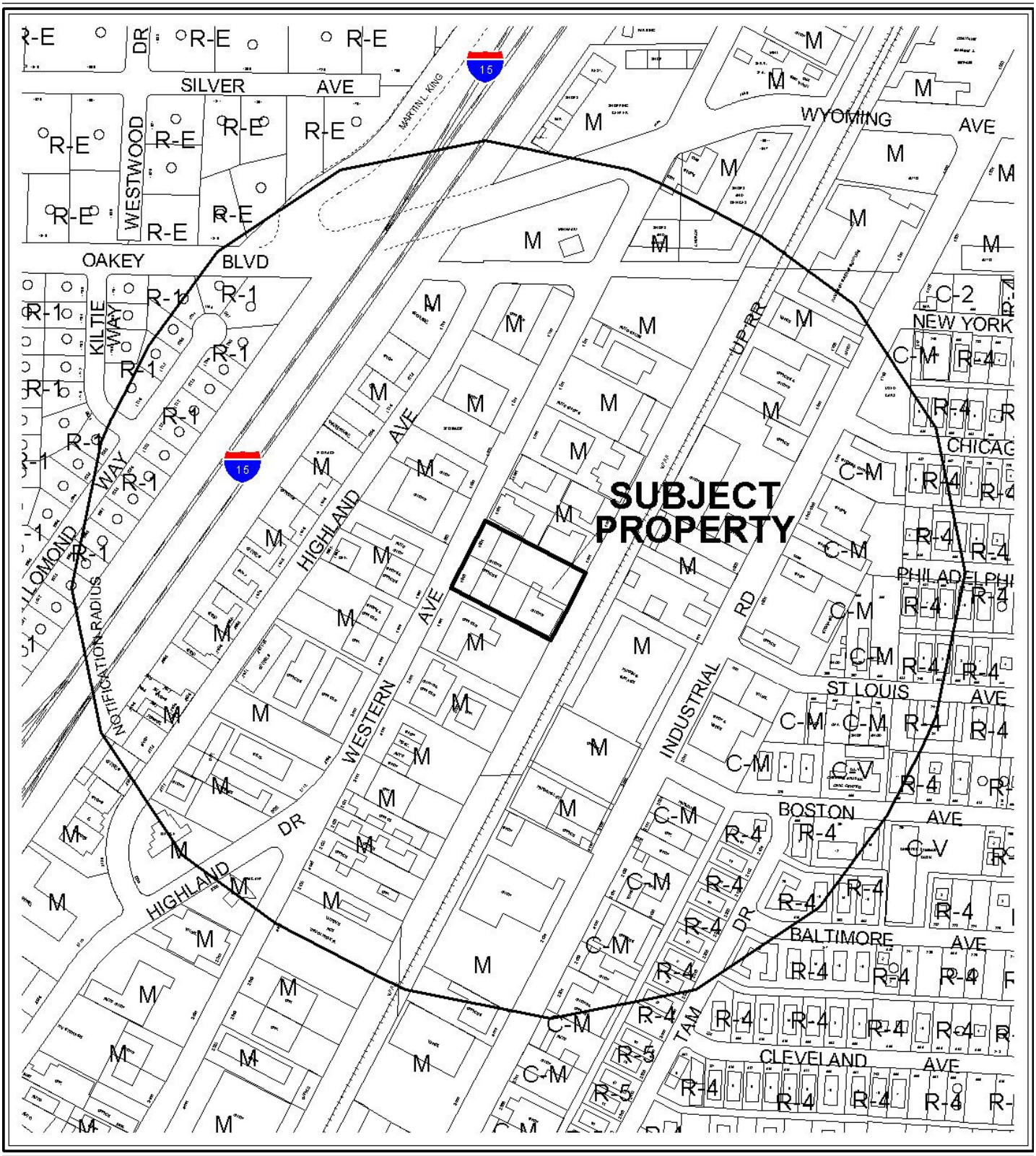
SUBJECT:
VAR-40419 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: RICHARD AND ROXANNE OWINGS - Request for a Variance TO ALLOW A 12-FOOT HIGH PERIMETER BLOCK WALL WITH TWO FEET OF RAZOR WIRE ON TOP WHERE EIGHT FEET IS THE MAXIMUM ALLOWED AND TO ALLOW NO CONTRASTING MATERIAL WHERE A MINIMUM OF 20% IS REQUIRED on 1.35 acres at 1901-1917 Western Avenue (APNs 162-04-703-007 and 008), M (Industrial) Zone, Ward 3 (Reese). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 03/16/2011
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: **VAR-40419**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

N

0 300 600 Feet

CASE: **VAR-40419**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

PLANNING & DEVELOPMENT DEPARTMENT

RECEIVED DEC 09 2010

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-40419** APN: 162-04-703-007 A 008

Name of Property Owner: Richard and Roxanne Owings / Cambridge Group Ltd.

Name of Applicant: Cambridge Group Ltd

Name of Representative: BRIAN WOLFE

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: Richard K. Owings

Print Name: Richard K Owings

Subscribed and sworn before me

This 9th day of December, 20 10

Miranda Blad

Notary Public in and for said County and State

MIRANDA BLAD
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 09-10-2013
Certificate No. 09-11414-1

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

RECEIVED DEC 09 2010

Application/Petition For: Proposed Block Perimeter Wall

Project Address (Location) 1901-1917 Western Avenue

Project Name Sahara-Western **Proposed Use** _____

Assessor's Parcel #(s) 162-04-703-007 & 008 **Ward #** _____

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

Commercial Square Footage 18,750 sf Existing **Floor Area Ratio** _____

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

Additional Information _____

PROPERTY OWNER Richard and Roxanne Owings **Contact** c/o Cambridge Group Ltd

Address 1820 E. Warm Springs Rd. Suite 120 **Phone:** (702) 795-7900 **Fax:** (702) 736-7671

City Las Vegas **State** NV **Zip** 89119

E-mail Address anthonylomeo@lvcambridge.com

APPLICANT Richard and Roxanne Owings **Contact** c/o Cambridge Group Ltd.

Address 1820 E. Warm Springs Rd. Suite 120 **Phone:** (702) 795-7900 **Fax:** (702) 736-7671

City Las Vegas **State** NV **Zip** 89119

E-mail Address anthonylomeo@lvcambridge.com

REPRESENTATIVE Valley Construction & Maintenance, Inc. **Contact** Brian Wolfe

Address P.O. Box 90940 **Phone:** (702) 461-3798 **Fax:** (702) 565-9924

City Henderson **State** NV **Zip** 89009

E-mail Address dvbminc@cox.net

Property Owner Signature* Richard K. Owings

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

Print Name Richard K Owings

Subscribed and sworn before me

This 10th day of December, 20 10.

Miranda Blad

Notary Public in and for said County and State

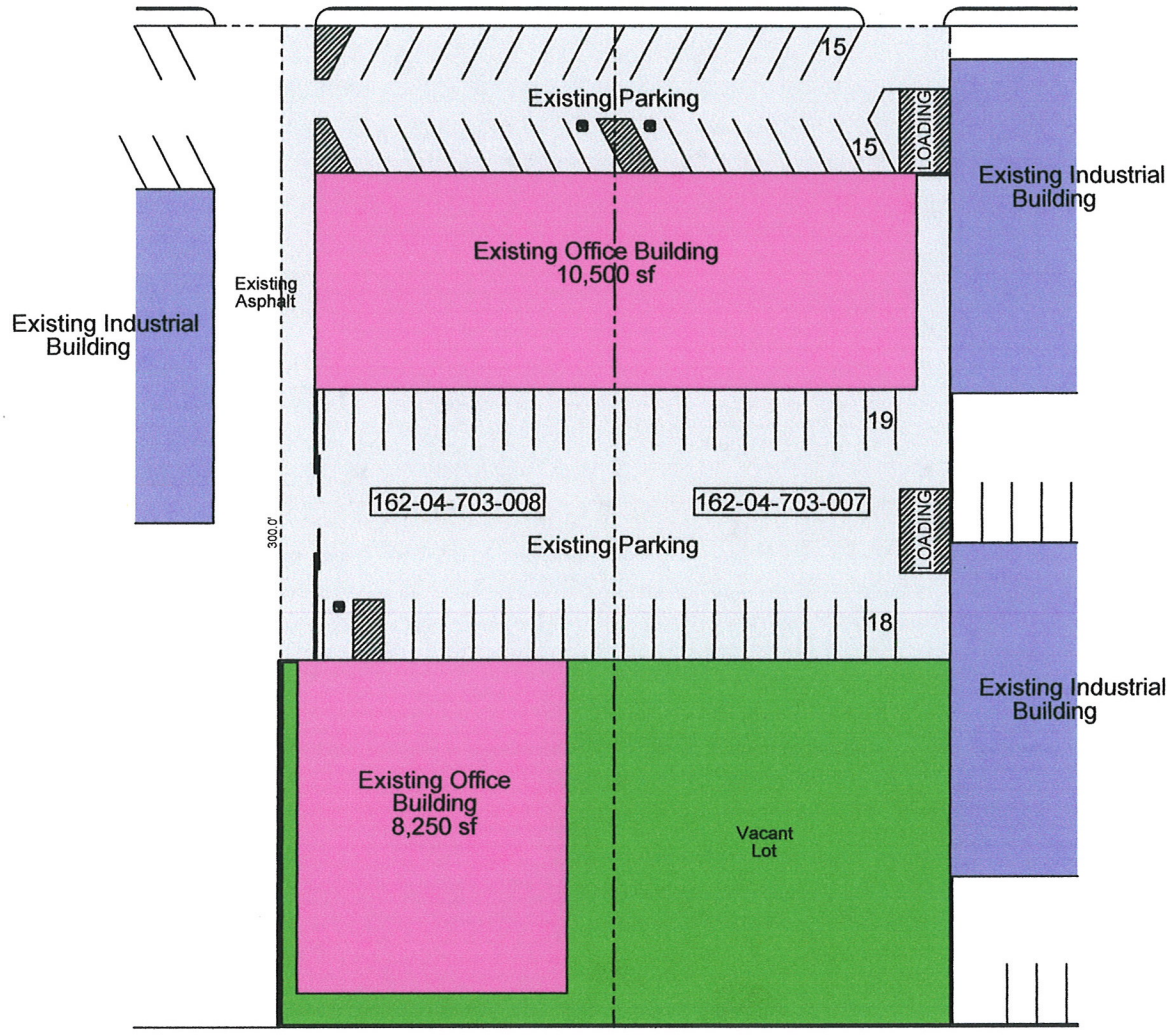
MIRANDA BLAD
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 09-10-2013
Certificate No. 09-11414-1

FOR DEPARTMENT USE ONLY

Case #	VAR-70419
Meeting Date:	2.8.11
Total Fee:	830.00
Date Received:*	12-8-10
Received By:	JFA

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

WESTERN AVENUE



Existing Railroad Tracks

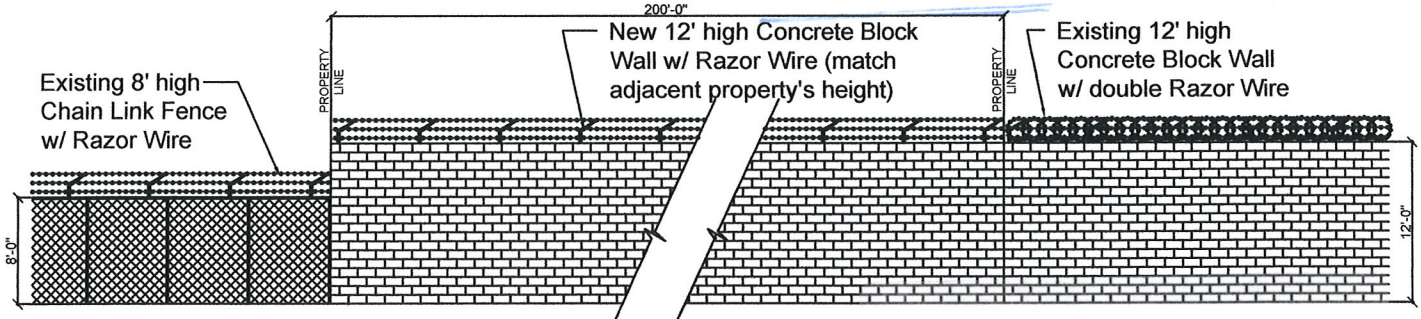
Sahara Western

1901-1917 Western Avenue
Las Vegas, Nevada 89102

RECEIVED
DEC 09 2010

N.T.S.

NORTH

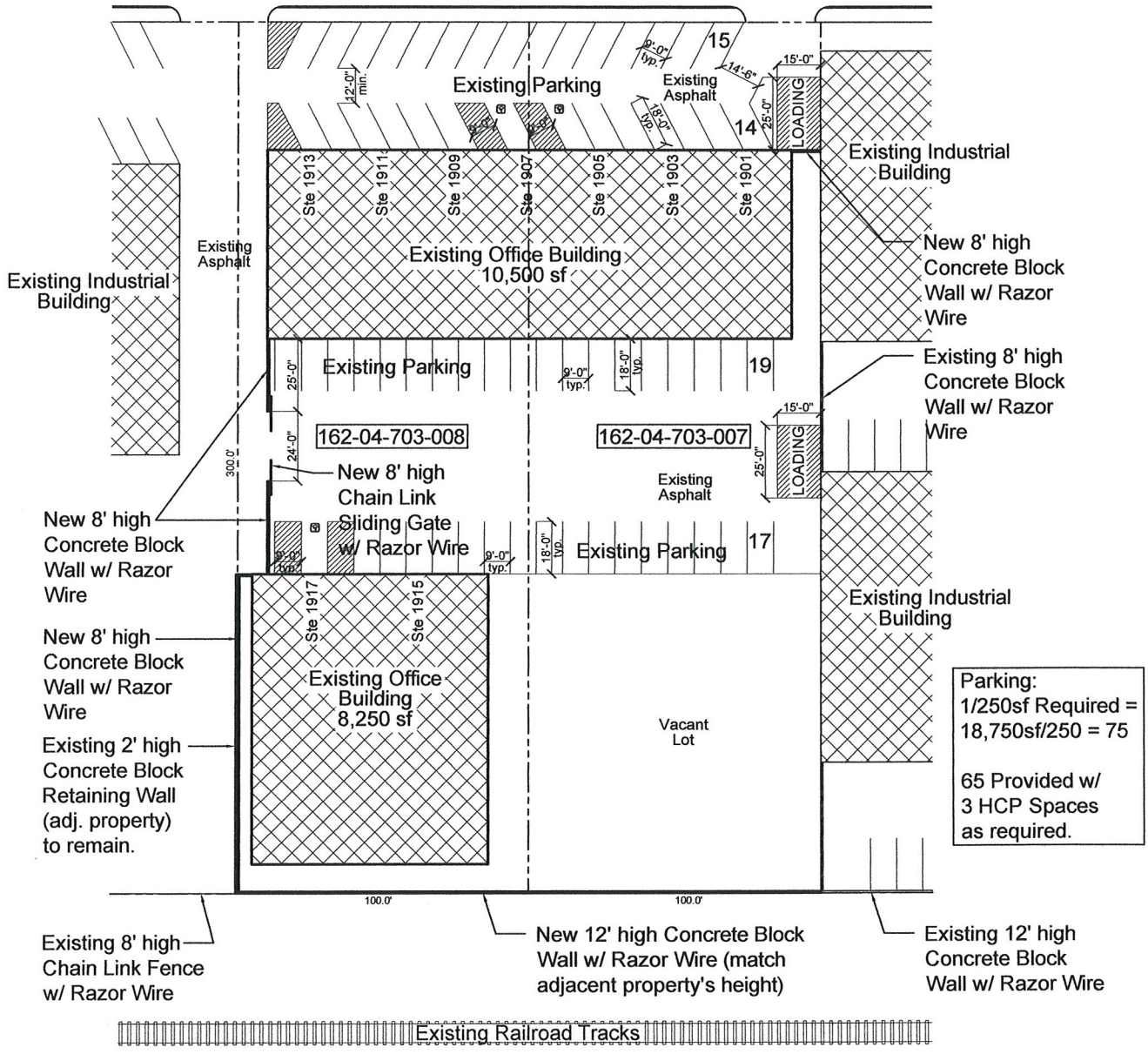


East Wall Elevation

VAR-40419

1901-1917 Western Avenue

N.T.S.



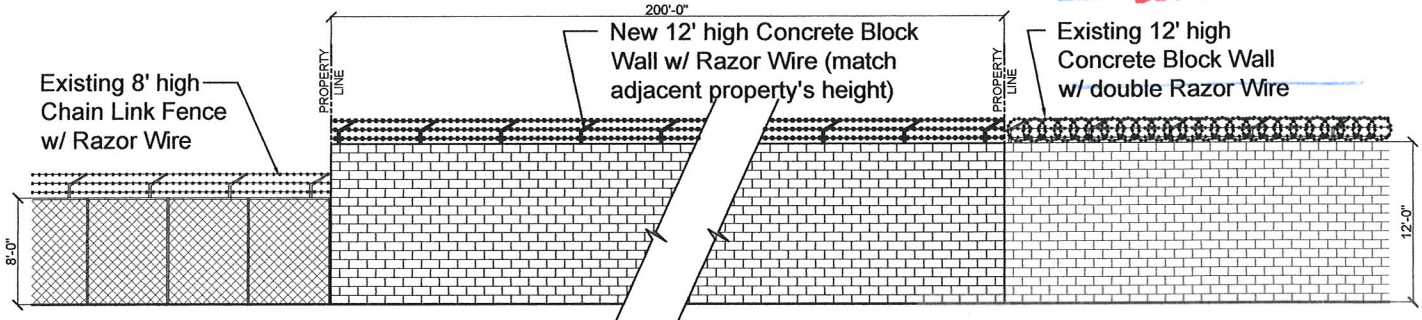
Sahara Western

1901-1917 Western Avenue
Las Vegas, Nevada 89102

N.T.S.

NORTH

RECEIVED
DEC 09 2010

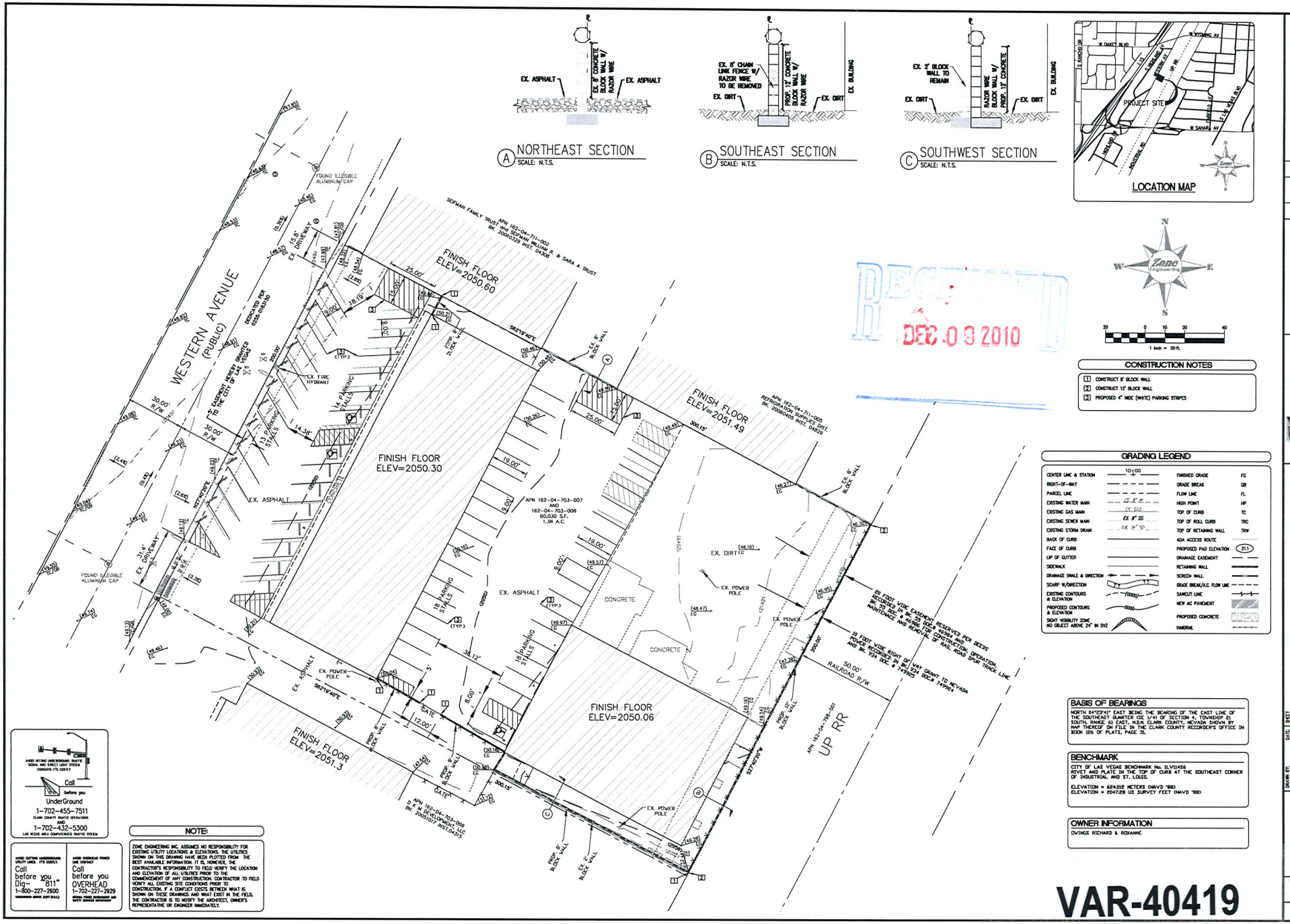


East Wall Elevation

1901-1917 Western Avenue

VAR-40419

N.T.S.



Call before you UnderGround 1-702-455-7511 CLARK COUNTY WASTE OPERATIONS AND 1-702-432-5300 LAS VEGAS AREA CONSOLIDATED WASTE SYSTEM

AVOID CUTTING UNDERGROUND UTILITY LINES. IT'S COSTLY. Call before you Dig— 811 1-800-227-2600 NEVADA ONE CALL

AVOID OVERHEAD POWER LINE CONTACT Call before you OVERHEAD 1-702-227-2929 NEVADA POWER CO. ENVIRONMENT AND SAFETY SERVICES DEPARTMENT

NOTE:

ZONE ENGINEERING INC. ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS & ELEVATIONS. THE UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS, HOWEVER, THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR TO FIELD VERIFY ALL EXISTING SITE CONDITIONS PRIOR TO CONSTRUCTION. IF A CONFLICT EXISTS BETWEEN WHAT IS SHOWN ON THESE DRAWINGS AND WHAT EXIST IN THE FIELD, THE CONTRACTOR IS TO NOTIFY THE ARCHITECT, OWNER'S REPRESENTATIVE OR ENGINEER IMMEDIATELY.

BASIS OF BEARINGS

NORTH 04°23'41" EAST BEING THE BEARING OF THE EAST LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 4, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M. CLARK COUNTY, NEVADA SHOWN BY MAP THEREOF ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE IN BOOK 126 OF PLATS, PAGE 31.

BENCHMARK

CITY OF LAS VEGAS BENCHMARK No. 1LV11456
REVET AND PLATE IN THE TOP OF CURB AT THE SOUTHEAST CORNER OF INDUSTRIAL AND ST. LOUIS.

ELEVATION = 624.018 METERS (NAVD '88)
ELEVATION = 2047.28 US SURVEY FEET (NAVD '88)

OWNER INFORMATION

OVINGE RICHARD & ROXANNE

VAR-40419

4550 W. OAKEY BLVD., SUITE 102
LAS VEGAS, NEVADA 89102
PHONE: 702.877.3005
FAX: 702.877.3007
WWW.ZONEENGINEERING.COM

Zone ENGINEERING CIVIL ENGINEERING & LAND PLANNING

NO.	DATE:	BY:	DESCRIPTION:

SITE PLAN

SAHARA WESTERN
CITY OF LAS VEGAS, NV

DRAWN BY: CS DATE: 12-3-10
DESIGNED BY: CS DATE: 12-3-10
CHECKED BY: DB DATE: 12-3-10
SEAL
TITLE SHEET
PROJECT NO. 10-1004

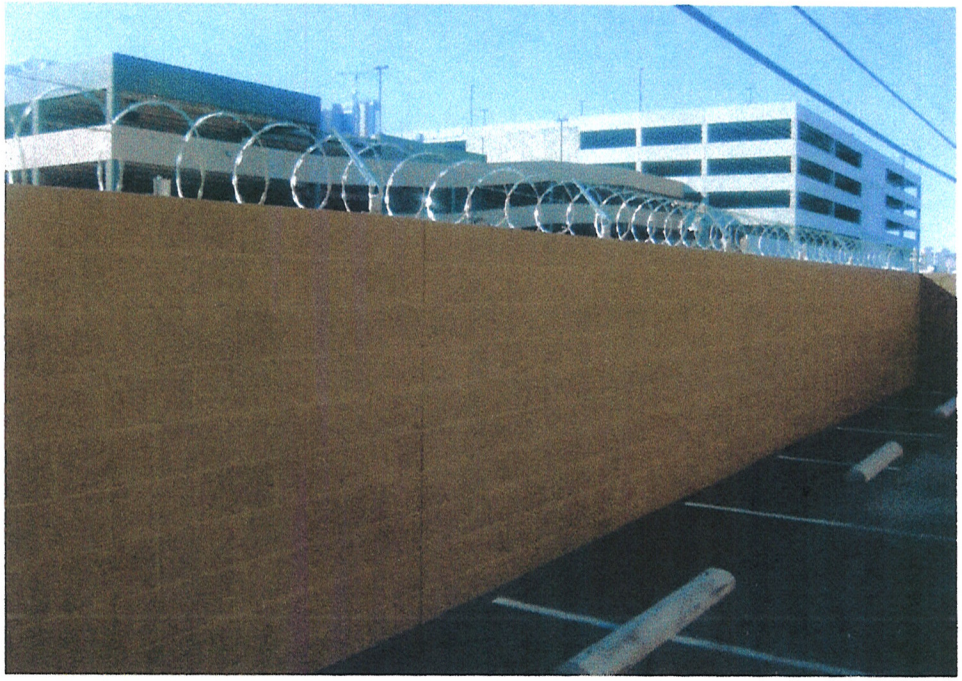
SHEET No. 1 OF 1

Z:\projects\2010\10-1004\ZONE\10-1004_GP.dwg Done Fri, 03 Dec 2010 - 12:17pm

12' H. CMU
N
VAR-40419
IMAGE FROM
RAILROAD TRACK
SIDE OF PROPERTY
162-04-703-007

VAR-40419

DEC 09 2010



VAR-40419

DEC 09 2010

Justification Letter for a Proposed Block Wall
at 1901-1917 Western Avenue
APN# 162-04-703-007 & 008

The properties are located 1000 ft. South of the intersection of West Oakey Boulevard and Western Avenue. The properties are owned by Richard & Roxanne Owings and managed by Cambridge Group. Two single-story concrete block with metal roof buildings exist on the properties. One, a 10,500 s.f. Office/Retail and the Second, a 8,250 s.f. Office/Retail Building. Both buildings are currently unoccupied. A chain link security fence was installed and is continually being destroyed and the property vandalized and graffitied, currently surrounds the property (see attached photos). There is simply not enough security on this property and it's location for tenants to feel safe and secure.

The property owner would like to construct a concrete block wall, enclosing the property. Two (2) Variances will be requested to be granted with our design for the block wall.

Variance #1: To allow the concrete block wall on the East property line to be constructed to 12' in height – matching the adjacent property's block wall height. An 8' wall, as indicated in Title 19 Section 19.12.075, is too easily scaled by an individual wanting to commit a crime or vandalism. The extra height and the addition of razor wire on top will increase security for the property and the safety of the tenants occupying the buildings. Another reason for this request is to mediate the sound from the railroad tracks, thus will have no ill effect with the surrounding neighbors.

Variance #2: To waive the requirement for 20% architectural decorative feature on the perimeter wall. The reason we are requesting this variance is that our new walls are away from the public view - it would be a wasted expense. The new wall will match the adjacent properties' painted, smooth face concrete block walls making up the perimeter (photos provided). We intend to paint all perimeter walls a neutral color on the property side to match the building's color.

We hereby request approval of our design based on the merits as described above.

Sincerely,

Brian Wolfe
Cambridge Group

RECEIVED
DEC 09 2010

VAR-40419

City of Las Vegas Agenda Item No.: **25.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 8, 2011

DEPARTMENT: PLANNING & DEVELOPMENT
ACTING DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

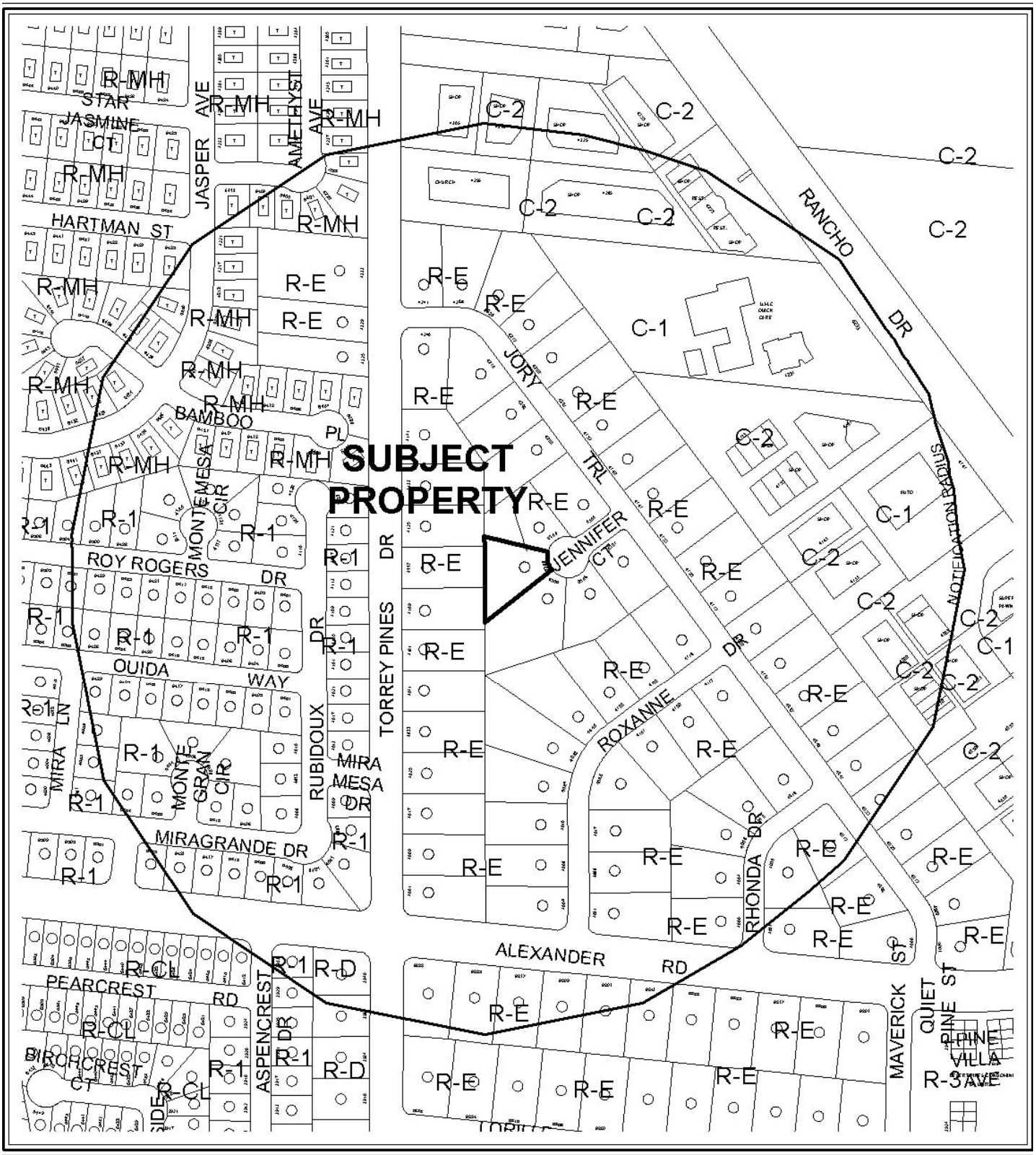
SUBJECT:
VAR-40579 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: CONAN AND JESSICA TURNER - Request for a Variance TO ALLOW TWO PROPOSED ACCESSORY STRUCTURES (CLASS I AND CLASS II) WITH A COMBINED FLOOR AREA OF 3,467 SQUARE FEET WHERE 809 SQUARE FEET IS THE MAXIMUM ALLOWED, TO ALLOW AN ACCESSORY STRUCTURE (CLASS II) TO NOT BE AESTHETICALLY COMPATIBLE (METAL) WITH THE PRINCIPAL DWELLING UNIT (STUCCO), AND TO ALLOW BOTH ACCESSORY STRUCTURES TO BE 13 FEET SIX INCHES WHERE 13 FEET IS THE MAXIMUM ALLOWED on 0.45 acres at 6308 Jennifer Court (APN 138-02-811-030), R-E (Residence Estates) Zone, Ward 6 (Ross). Staff recommends DNEIAL.

MAY GO TO CITY COUNCIL ON 03/16/2011
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-40579 and SUP-40577
2. Conditions and Staff Report - VAR-40579 and SUP-40577
3. Supporting Documentation
4. Photos - VAR-40579 and SUP-40577
5. Justification Letter - VAR-40579 and SUP-40577



0 300 600 Feet

CASE: **VAR-40579 AND SUP-40577**

RADIUS: 1000 FT

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

N

0 300 600 Feet

CASE: **VAR-40579 AND SUP-40577**

RADIUS: 1000 FT

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

N

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-40579** APN: 136-02-811-030

Name of Property Owner: Conan Turner

Name of Applicant: Conan Turner

Name of Representative: Conan Turner

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: Conan Turner

RECEIVED
DEC 23 2010
City of Las Vegas

Subscribed and sworn before me

This 21 day of December, 20 10

_____
Notary Public in and for said County and State

QIANA JIMENEZ
Notary Public, State of Nevada
Appointment No. 07-2651-1
My Appt. Expires Apr 27, 2011

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Conan and Jessica Turner VARIANCE

Project Address (Location) 6308 Jennifer Ct. Las Vegas NV 89108

Project Name _____ **Proposed Use** _____

Assessor's Parcel #(s) 138-02-811-030 **Ward #** _____

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

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

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

Additional Information _____

PROPERTY OWNER Conan and Jessica Turner **Contact** _____

Address 6308 Jennifer Ct. **Phone:** 702-858-7603 **Fax:** _____

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

E-mail Address _____

APPLICANT _____ **Contact** _____

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

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

E-mail Address _____

REPRESENTATIVE _____ **Contact** _____

Address SAME **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 Conan Turner

Subscribed and sworn before me

This 21 day of December, 20 10.

_____

Notary Public in and for said County and State

QIANA JIMENEZ
Notary Public, State of Nevada
Appointment No. 07-2651-1
My Appt. Expires Apr 27, 2011

FOR DEPARTMENT USE ONLY

Case #	VAR-40579
Meeting Date:	2-8-11
Total Fee:	$30
Date Received:*	12-23-10
Received By:	FS

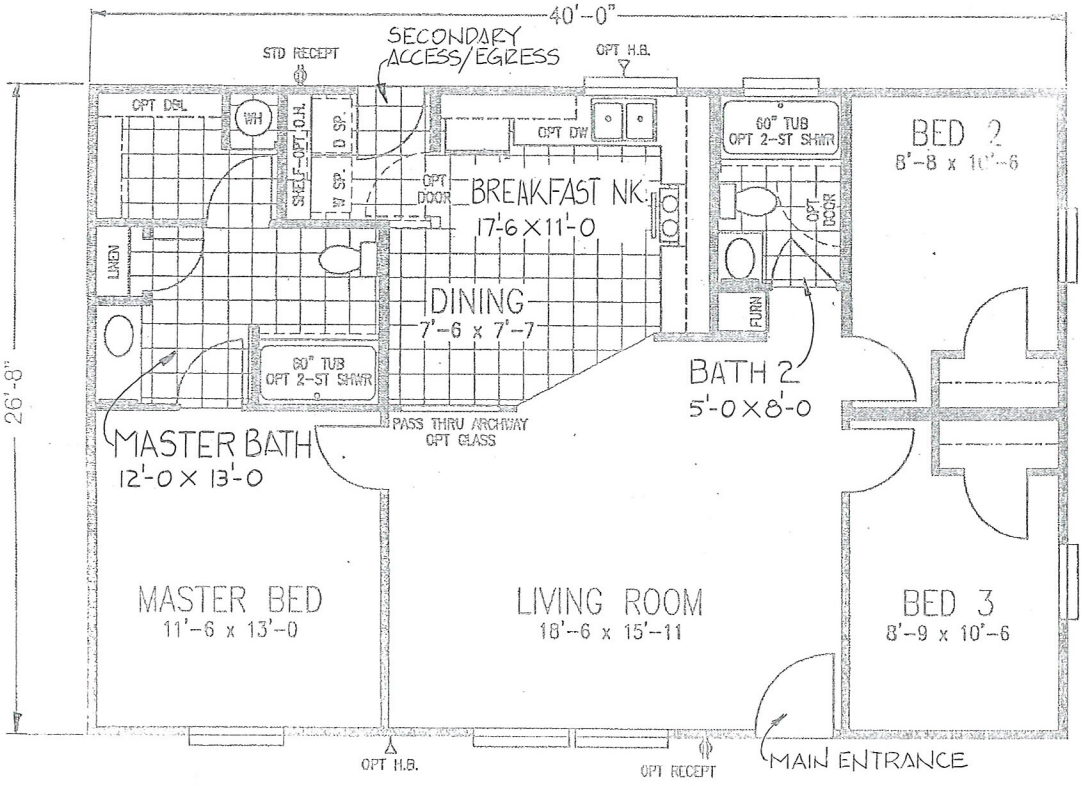
*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

Revised 10/27/08

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

PROPOSED MOTHER-IN-LAW QUARTERS FLOOR PLAN

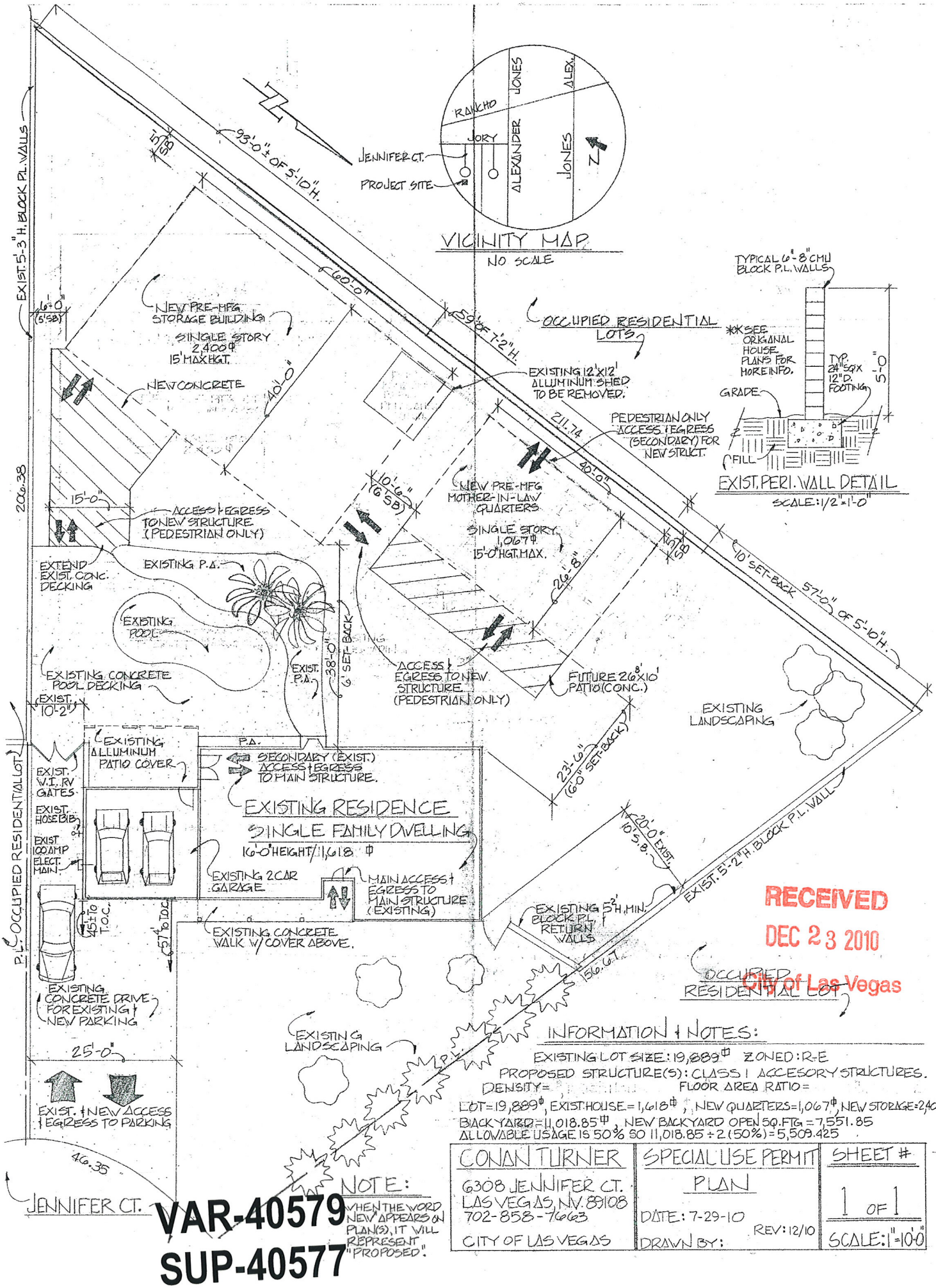
SCALE: 1/4" = 1'-0"



MAXIMUM OCCUPANCY LOAD = 1,067 ⊕ ÷ 200 = 5.335 = (5) PEOPLE

VAR-40579
SUP-40577

RECEIVED
DEC 23 2010
City of Las Vegas



RECEIVED
DEC 23 2010
City of Las Vegas

INFORMATION + NOTES:

EXISTING LOT SIZE: 19,889 ϕ ZONED: R-E
PROPOSED STRUCTURE(S): CLASS I ACCESORY STRUCTURES.
DENSITY = FLOOR AREA RATIO =
LOT = 19,889 ϕ, EXIST. HOUSE = 1,618 ϕ, NEW QUARTERS = 1,067 ϕ, NEW STORAGE = 2,400 ϕ
BACKYARD = 11,018.85 ϕ, NEW BACKYARD OPEN SQ. FTG = 7,551.85
ALLOWABLE USAGE IS 50% SO 11,018.85 ÷ 2 (50%) = 5,509.425

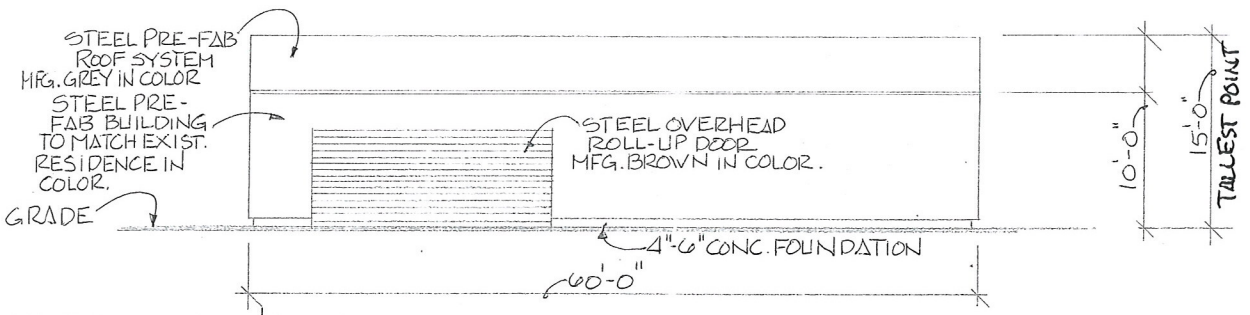
NOTE: WHEN THE WORD NEW APPEARS ON PLAN(S), IT WILL REPRESENT "PROPOSED".

CONAN TURNER 6308 JENNIFER CT. LAS VEGAS, NV. 89108 702-858-7663 CITY OF LAS VEGAS	SPECIAL USE PERMIT PLAN DATE: 7-29-10 REV: 12/10 DRAWN BY:	SHEET # 1 OF 1 SCALE: 1" = 10'-0"

VAR-40579
SUP-40577

PRE-MFGR. STEEL STORAGE BUILDING EAST ELEVATION

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



*EXIST. RES. COLOR NOTES:

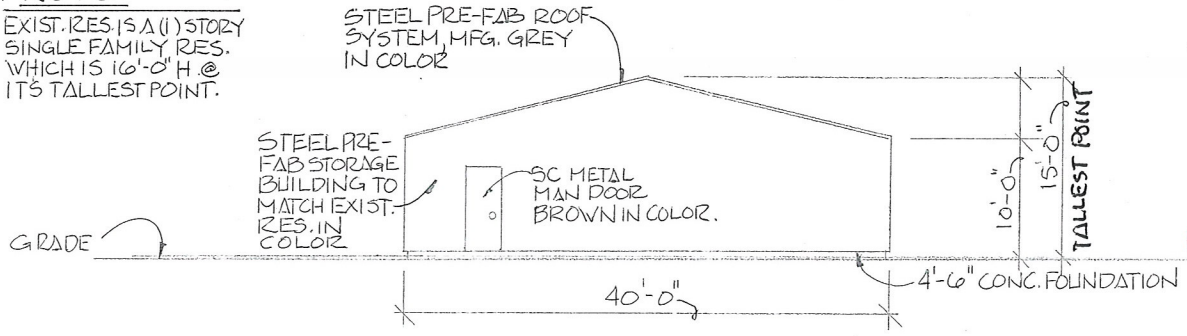
*EXIST. HOUSE STUCCO = TAN
*EXIST. HOUSE SHINGLES = DRK. TAN

NORTH SIDE ELEVATION

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

*NOTE:

EXIST. RES. IS A (1) STORY SINGLE FAMILY RES. WHICH IS 16'-0" H. @ ITS TALLEST POINT.

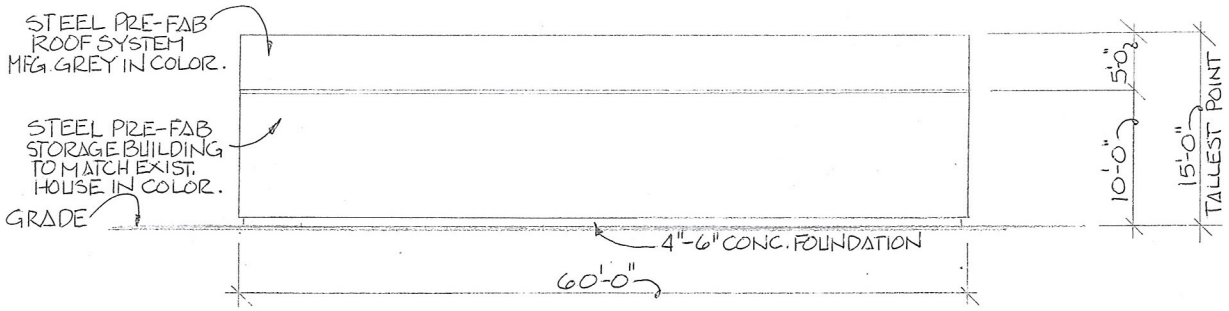


VAR-40579
SUP-40577

RECEIVED
DEC 23 2010
City of Las Vegas

PROPOSED PRE-MFG. STEEL BUILDING WEST ELEVATION

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



*EXIST. RES. COLOR NOTES:

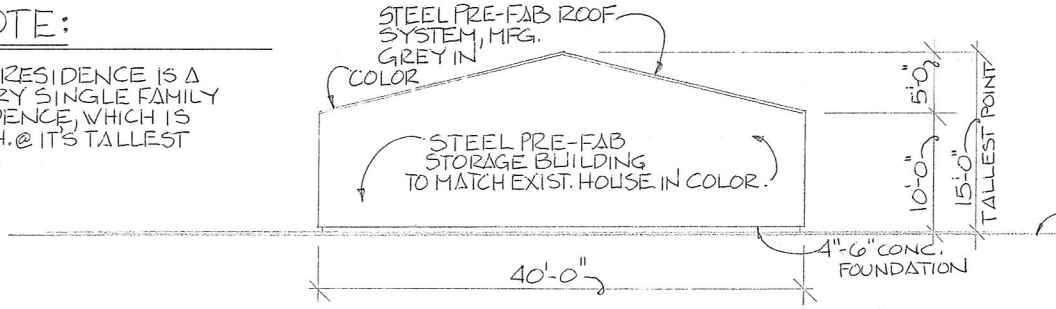
*EXISTING HOUSE STUCCO = TAN
*EXIST. HOUSE SHINGLES = DRK. TAN

SOUTH SIDE ELEVATION

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

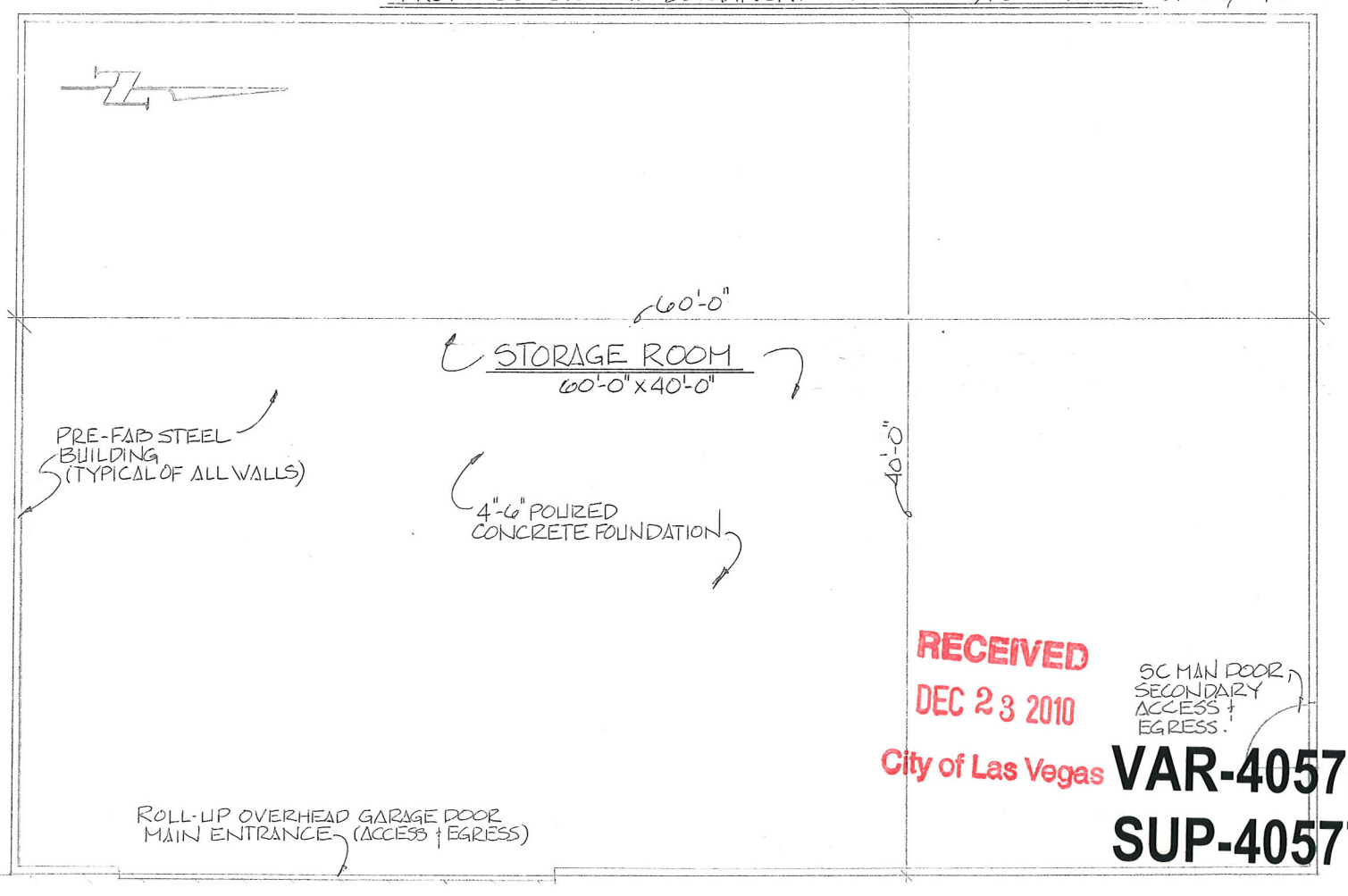
*NOTE:

EXIST. RESIDENCE IS A (1) STORY SINGLE FAMILY RESIDENCE, WHICH IS 16'-0" H. @ IT'S TALLEST POINT.



RECEIVED
DEC 23 2010
City of Las Vegas
VAR-40579
SUP-40577

PROPOSED STORAGE BUILDING (PRE-MFG STEEL) FLOOR PLAN SCALE: 1/4"=1'-0"

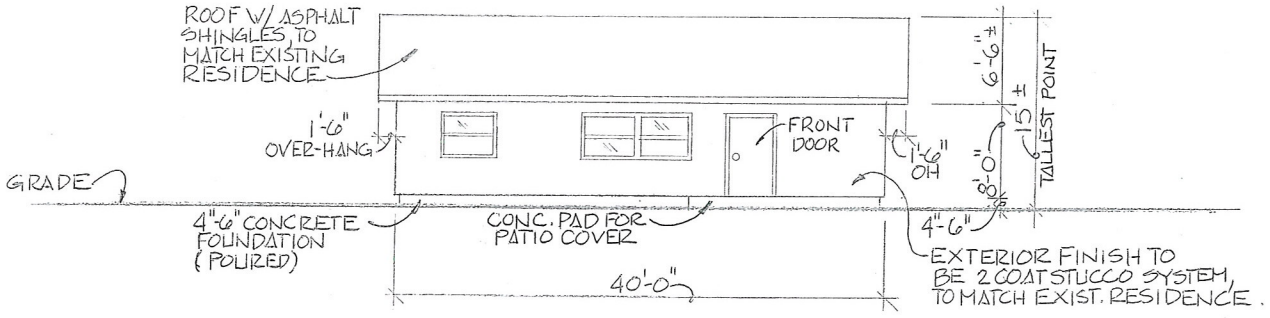


RECEIVED
DEC 23 2010
City of Las Vegas

VAR-40579
SUP-40577

PROPOSED PRE-MFGR. MOTHER-IN-LAW QUARTERS ELEVATION (EAST)

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

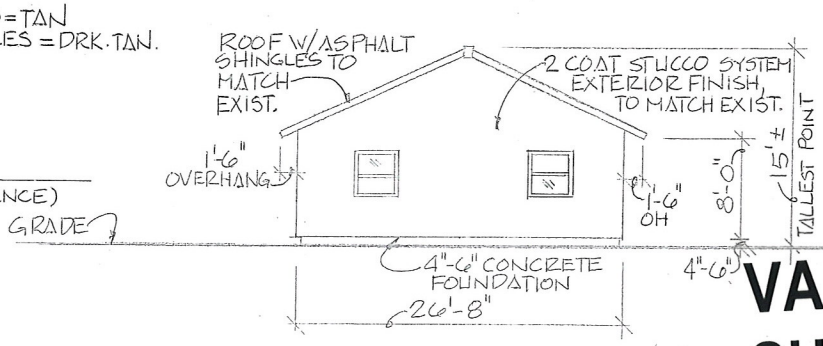


NORTH SIDE ELEVATION

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

* EXIST. RES. COLOR LEGAND *

EXIST. HOUSE STUCCO = TAN
EXIST. HOUSE SHINGLES = DRK. TAN.



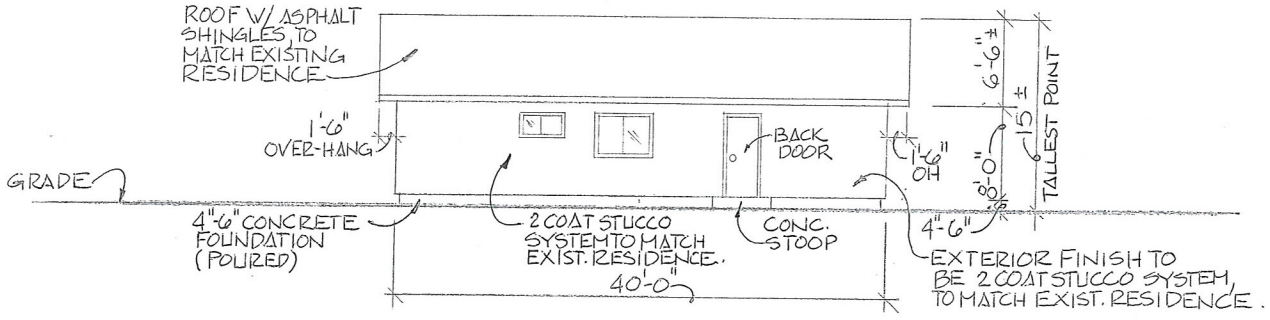
* NOTE:

EXIST. HOUSE (RESIDENCE) IS A SINGLE FAMILY RESIDENCE WHICH IS 16'-0" H. @ IT'S TALLEST POINT.

RECEIVED
DEC 23 2010
City of Las Vegas
VAR-40579
SUP-40577

PROPOSED PRE-MFGR. MOTHER-IN-LAW QUARTERS ELEVATION (WEST)

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

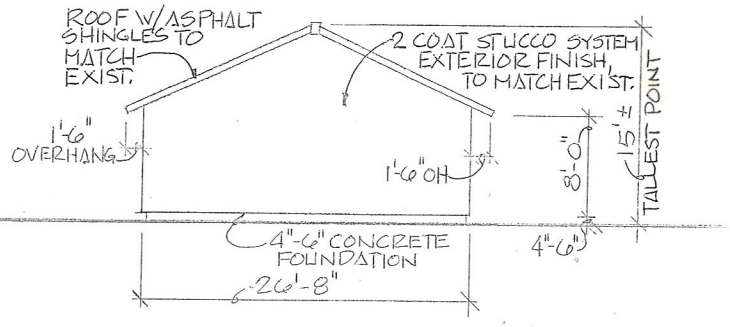


EXIST. RES. COLOR LEGAND

*EXIST. HOUSE STUCCO = TAN
*EXIST. HOUSE SHINGLES = DRK. TAN

SOUTH SIDE ELEVATION

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



*NOTE:

EXISTING RESIDENCE IS A (1) STORY SINGLE FAMILY RESIDENCH WHICH IS 16'-0" H. @ IT'S TALLEST POINT.

VAR-40579
SUP-40577

RECEIVED
DEC 23 2010
City of Las Vegas

December 22, 2010

Conan and Jessica Turner
6308 Jennifer Ct.
Las Vegas NV 89108
702-858-7663

To Whom It May Concern:

I am writing this to request a special use permit variance for the above noted address. I am planning on adding a mother-in-law's quarters equaling 1,067 sq ft. which exceeds the 50% floor area of the main structure. My mother has MS and requires use of a wheelchair and also requires a lot of my assistance. The need for a storage structure is required also for her belongings of 60 years. This structures sq. footage is 2,400 which also exceed the 50% floor area.

I also request the variances for non-esthetically compatible materials since the new mother-in-law's quarter will be stucco, but the existing house is stucco, brick, and siding. I will be upgrading the main residence to stucco to match the new structure in the future so that it all will be stylish when we are complete. The storage building is a pre-manufactured steel structure which comes in any color which will be a tan to match the proposed stucco.

A variance is also needed for the fact that the finished height of the proposed storage building will be 6" higher at the midpoint as measures from the average finished grade of the structure to the midpoint between the base of the roof and the peak, than the main existing residence since the plate height of the main residence is 8'-0" and the proposed storage buildings plate height is 10'-0". The overall finished height of the proposed structures will not exceed the finished height of the main residence, though.

The neighbors that occupy the lots surrounding our property have been notified of the proposed construction and seem to have no problems with the improvements we desire to make to our lot. They have all done similar or larger projects in the past and realize that a presidence has been set and that it would be unjust to allow certain residents to do projects but others not to. They also realize that our proposed projects will help keep our lot orderly and pleasing to the eye, which in turn helps every ones property values.

We sincerely appreciate your time. If you have any questions or comments regarding this matter please feel free to contact us at the number listed above.

Sincerely,
Conan and Jessica Turner

RECEIVED
DEC 23 2010
City of Las Vegas

VAR-40579
SUP-40577

City of Las Vegas Agenda Item No.: **26.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 8, 2011

DEPARTMENT: PLANNING & DEVELOPMENT
ACTING DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

SUBJECT:
SUP-40577 - SPECIAL USE PERMIT RELATED TO VAR-40579 - PUBLIC HEARING - APPLICANT/OWNER: CONAN AND JESSICA TURNER - Request for a Special Use Permit FOR A PROPOSED 1,067 SQUARE-FOOT ACCESSORY STRUCTURE (CLASS I) WITH KITCHEN at 6308 Jennifer Court (APN 138-02-811-030), R-E (Residence Estate) Zone, Ward 6 (Ross). Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 03/16/2011
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. Supporting Documentation

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

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-40577** APN: 138-02-811-036

Name of Property Owner: Jessica Turner

Name of Applicant: Jessica Turner

Name of Representative: Jessica Turner

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: J. Turner

Print Name: Jessica Turner

Subscribed and sworn before me

This 21 day of December, 20 10

_____

Notary Public in and for said County and State

QIANA JIMENEZ
Notary Public, State of Nevada
Appointment No. 07-2651-1
My Appt. Expires Apr 27, 2011

RECEIVED
DEC 23 2010
City of Las Vegas

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Conan and Jessica Turner SUP

Project Address (Location) 6308 Jennifer Ct. Las Vegas NV 89108

Project Name _____ **Proposed Use** _____

Assessor's Parcel #(s) 138-02-811-030 **Ward #** _____

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

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

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

Additional Information _____

PROPERTY OWNER Conan and Jessica Turner **Contact** _____

Address 6308 Jennifer Ct. **Phone:** 702 858 7668 **Fax:** _____

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

E-mail Address tjackqueli@aol.com

APPLICANT _____ **Contact** _____

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

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

E-mail Address _____

REPRESENTATIVE _____ **Contact** _____

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

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

E-mail Address _____

Property Owner Signature* J Turner

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

Print Name Jessica Turner

Subscribed and sworn before me

This 21 day of December, 20 10.

Notary Public in and for said County and State

QIANA JIMENEZ
Notary Public, State of Nevada
Appointment No. 07-2651-1
My Appt. Expires Apr 27, 2011

FOR DEPARTMENT USE ONLY

Case #	SUP-40577
Meeting Date:	2-8-11
Total Fee:	1030
Date Received:*	12/23/10
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

City of Las Vegas Agenda Item No.: **27.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 8, 2011

DEPARTMENT: PLANNING & DEVELOPMENT
ACTING DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

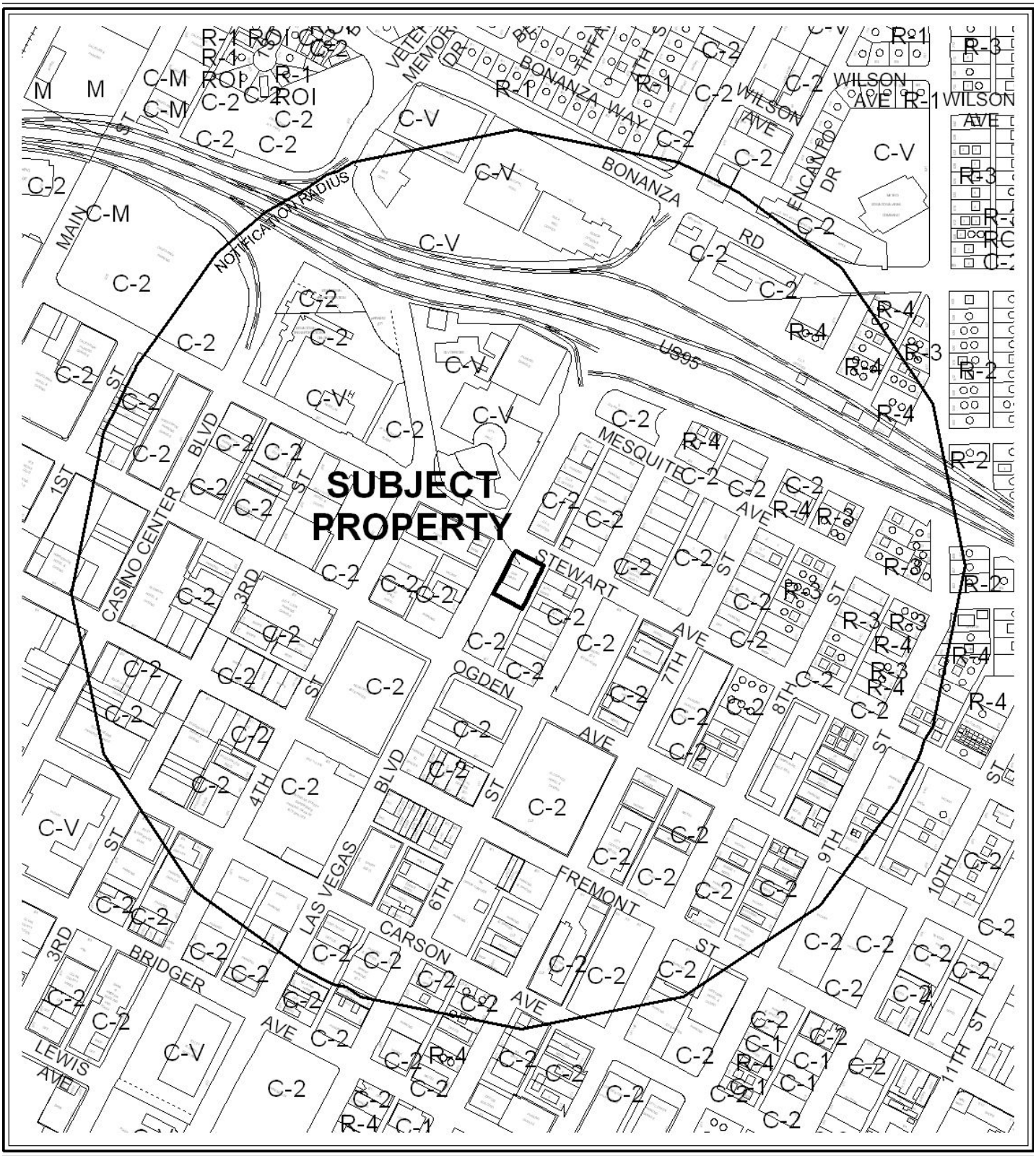
SUBJECT:
SUP-40520 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: FREMONT PLACE, LLC - Request for a Special Use Permit FOR A 100 SQUARE-FOOT ACCESSORY PACKAGE LIQUOR, OFF-SALE ESTABLISHMENT IN CONJUNCTION WITH AN EXISTING 3,553 SQUARE-FOOT CONVENIENCE STORE at 228 North Las Vegas Boulevard (APN 139-34-501-016), C-2 (General Commercial) Zone, Ward 5 (Barlow). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 03/16/2011
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. City Council Approval Letter for U-0106-02
6. Justification Letter



CASE: **SUP-40520**

RADIUS: 1500 FT

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

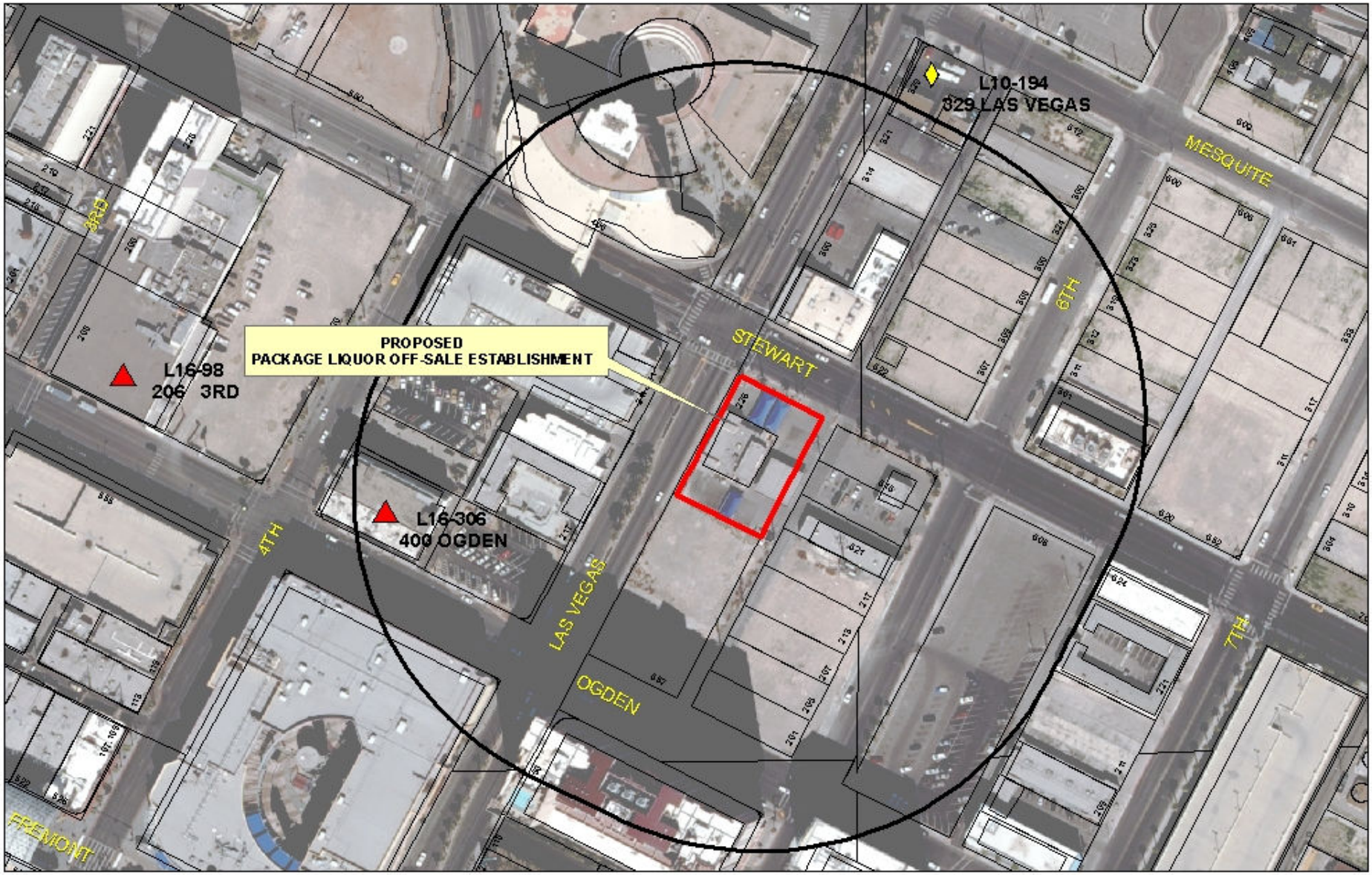
0 300 600 Feet

CASE: **SUP-40520**

RADIUS: 1500 FT

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

N



SUP-40520

Package Liquor Sales

Business Licenses

- Child Care/ Children Facility
- Beer/Wine/Cooler On Sale
- Beer/Wine/Cooler Off Sales
- Beer/Wine/Cooler On-Off Sale
- Package Liquor Sales
- Supper Club/ Restaurant Service Bar
- Tavern
- RELIGIOUS
- CITY PARKS
- SCHOOLS
- Subject Property
- 400 foot buffer

N

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-40520** APN: 139-34-501-016

Name of Property Owner: FREMONT PLACE LLC

Name of Applicant: FREMONT PLACE LLC

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
DEC 17 2010
City of Las Vegas

Signature of Property Owner: _____

Print Name: NEISSAN KOROGHLI

State of Nevada County of Clark
Subscribed and sworn before me

This 16th day of Dec, 2010 By: Neissan Koroghi

Samantha Martin
Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
SAMANTHA MARTIN
No: 08-6463-1
My Appointment Expires Feb. 8, 2012

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: REMOVABLE OF RESTRICATION ON LIQUOR LIC.

Project Address (Location) 228 LAS VEGAS BL N. LASVEGAS NV 89101

Project Name 7-11 (ROYAL CAR WASH) **Proposed Use** LIQ SALES

Assessor's Parcel #(s) 139-34-501-016 **Ward #** 5

General Plan: existing ✓ proposed C2 **Zoning:** existing C2 proposed C-2

Commercial Square Footage 4000 **Floor Area Ratio** _____

Gross Acres ~~1.2~~ 1.2 **Lots/Units** NA **Density** NA

Additional Information NONE

PROPERTY OWNER FREMONT PLACE LLC **Contact** NISSAN KOROGHLI

Address 228 LAS VEGAS BL N **Phone:** (702) 290-6479 **Fax:** _____

City LAS VEGAS **State** NV **Zip** 89101

E-mail Address NISSANKI@GMAIL.COM

APPLICANT FREMONT PLACE LLC **Contact** NISSAN KOROGHLI

Address _____ **Phone:** (702) 2906479 **Fax:** _____

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

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 NEISSAN KOROGHLI

State of Nevada County of Clark

Subscribed and sworn before me

This 16th day of Dec, 20 10.

By Neissan Korogli

Samantha Martin

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
SAMANTHA MARTIN
No: 08-6463-1
My Appointment Expires Feb. 8, 2012

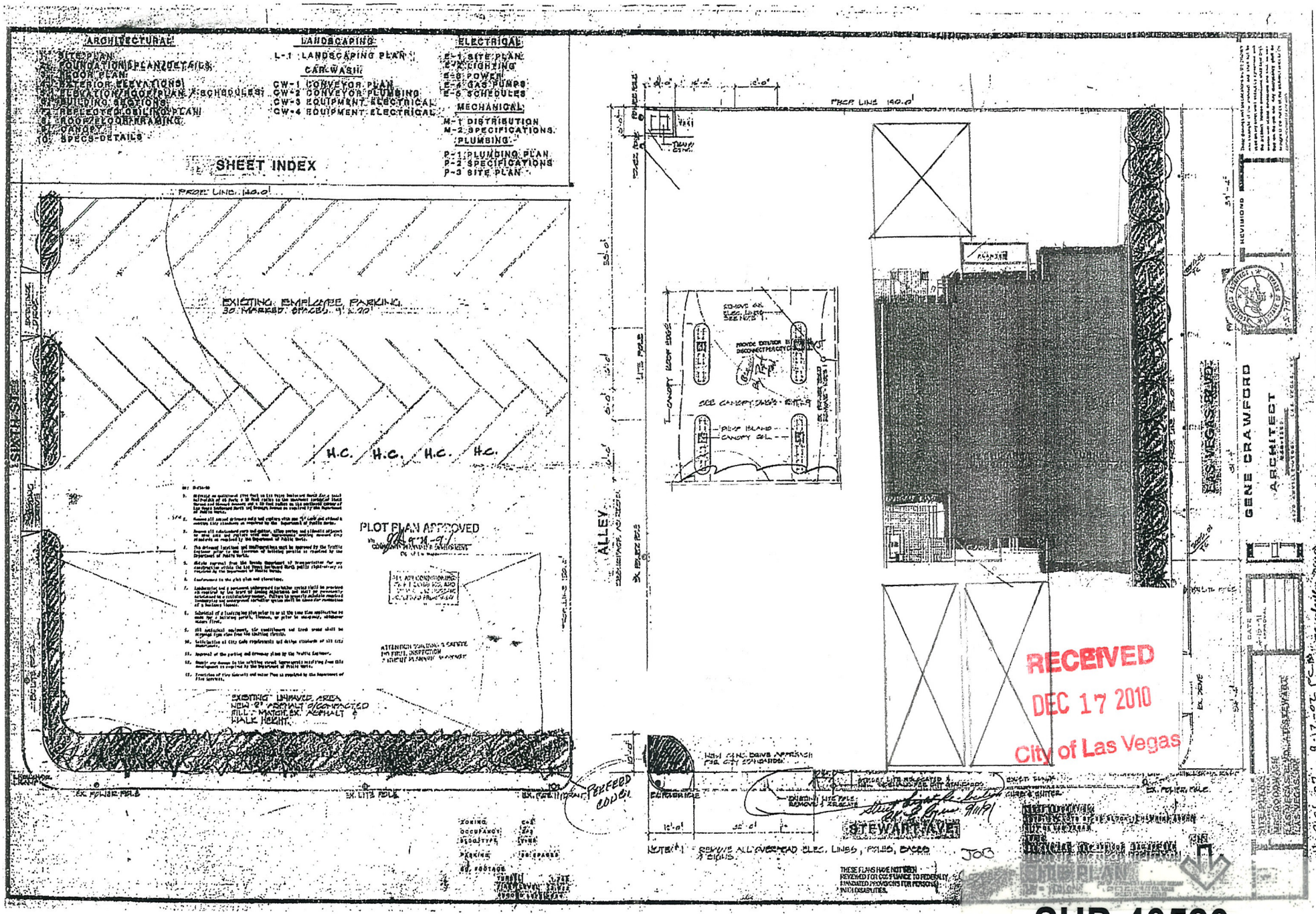
FOR DEPARTMENT USE ONLY

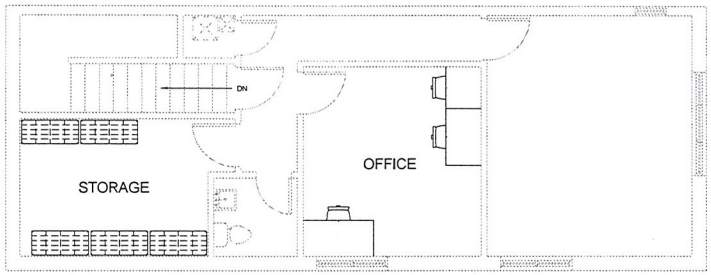
Case #	SUP-40520
Meeting Date:	2-8-11
Total Fee:	~~$1035~~ $1080
Date Received:*	12-17-10
Received By:	F-5

*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.

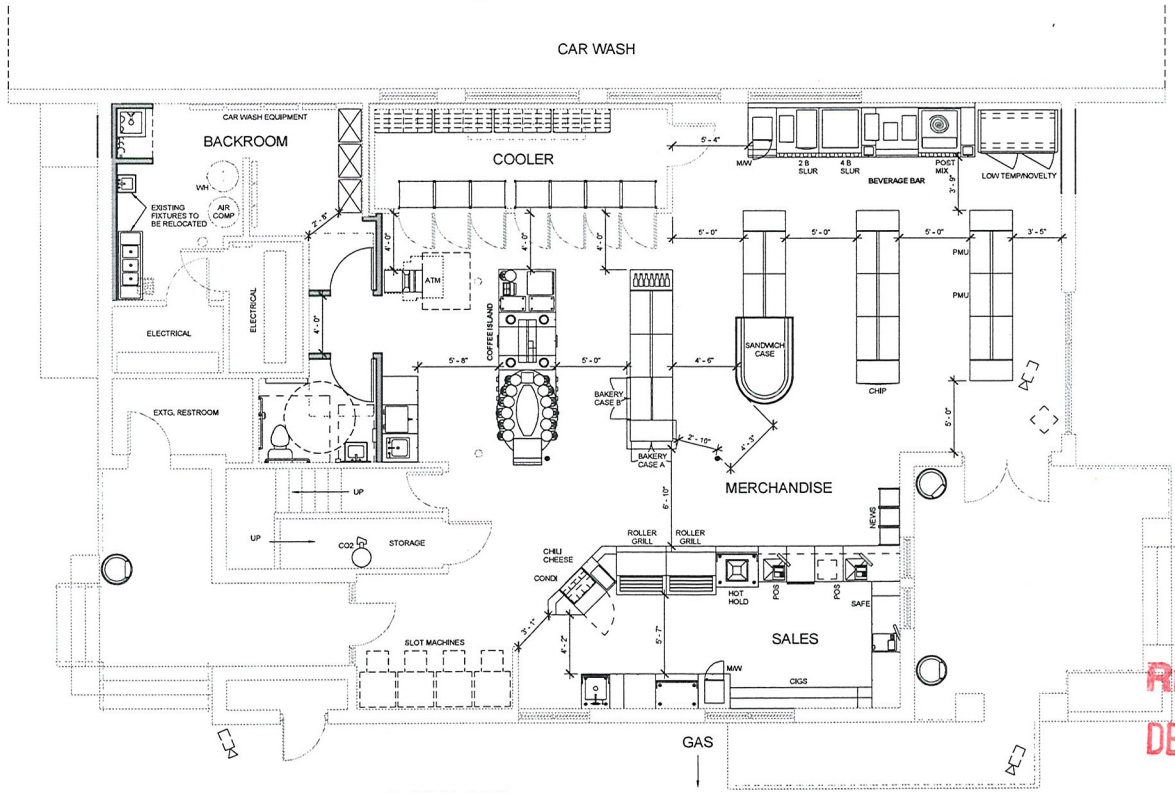
Revised 10/27/08

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


ARCHITECTURAL
A-1 SITE PLAN
A-2 FOUNDATION PLAN/DETAILS
A-3 FLOOR PLAN
A-4 EXTERIOR ELEVATIONS
A-5 ELEVATION/ROOF PLAN & SCHEDULES
A-6 BUILDING SECTIONS
A-7 REFLECTED CEILING PLAN
A-8 ROOF/FLOOR FRAMING
A-9 CANOPY
A-10 SPECS-DETAILS
LANDSCAPING
L-1 LANDSCAPING PLAN
CAR WASH
CW-1 CONVEYOR PLAN
CW-2 CONVEYOR PLUMBING
CW-3 EQUIPMENT ELECTRICAL
CW-4 EQUIPMENT ELECTRICAL
ELECTRICAL
E-1 SITE PLAN
E-2 LIGHTING
E-3 POWER
E-4 GAS PUMPS
E-5 SCHEDULES
MECHANICAL
M-1 DISTRIBUTION
M-2 SPECIFICATIONS
PLUMBING
P-1 PLUMBING PLAN
P-2 SPECIFICATIONS
P-3 SITE PLAN
SHEET INDEX
PROP. LINE 140.0'
EXISTING EMPLOYEE PARKING
30 MARKED SPACES @ 9' X 20'
H.C.
SIXTH STREET
EX. POWER POLE
EX. LITE POLE
PROP. LINE 120.0'
PLOT PLAN APPROVED
EXISTING UNPAVED AREA
NEW 2" ASPHALT RECOMPACTED
FILL - MATCH EX. ASPHALT GRADE HEIGHT.
ALLEY
EX. POWER POLE
EX. LITE POLE
EX. FIRE HYDRANT
REMOVE EX. ELEC. LINES SERVICE
PROVIDE CONDUIT & DISCONNECT FOR
SEE CANOPY SHEET A-9
PUMP ISLAND
CANOPY O/L
CANOPY EAVE 20'-0"
EX. POWER POLE
EX. LITE POLE
NEW CONC. DRIVE APPROACH PER CITY STANDARDS
EXISTING
REMOVE ALL OVERHEAD ELEC. LINES, POLES, ETC.
STEWART AVE
RECEIVED
DEC 17 2010
City of Las Vegas
GENE CRAWFORD
ARCHITECT
LAS VEGAS, NEVADA
SITE PLAN
SUP-40520



2 1026518 LAS VEGAS, NV - SECOND FLOOR
1/4" = 1'-0"



1 1026518 LAS VEGAS, NV - FIRST FLOOR
1/4" = 1'-0"

LAYOUT INFORMATION

ROLLER GRILLS	2
SANDWICH CASE	CID
VAULT DOORS	7 EXTG
LOW TEMP DOORS	1 DR
ICE MERCHANDISER	OUTSIDE
NOVELTY CASE	1 DR
BAKERY CASE	2
SLURPEE BARRELS	6
GONDOLA UNITS	21
END CAPS	6
HIGHWALLS	0
TOTAL	27
TOTAL SF 1ST FLOOR	= 2,631
TOTAL SF 2ND FLOOR	= 922
SALES FLOOR AREA	= 1,654

RECEIVED
DEC 17 2010
City of Las Vegas

SUP-40520

HFA ARCHITECTS ENGINEERS INTERIORS
HARRISON FRENCH & ASSOCIATES, LTD
809 S.W. A Street, Suite 201
Bentonville, Arkansas 72712
t 479.273.7780
f 479.273.9486
www.hfa-ae.com

STIPULATION FOR REUSE
THE DRAWINGS AND WRITTEN INFORMATION CONTAINED HEREIN ARE AND SHALL REMAIN THE PROPERTY OF HARRISON FRENCH & ASSOCIATES, LTD. (HFA) AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY PURPOSE OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY WERE PREPARED AND PUBLISHED BY HFA. ANY REUSE WITHOUT THE WRITTEN VERIFICATION OR ADAPTATION BY HFA FOR THE SPECIFIC PROJECT INTENDED SHALL BE AT USER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO HFA. USER SHALL INDEMNIFY AND HOLD HARMLESS HFA AND ITS OFFICERS AND EMPLOYEES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES INCLUDING ATTORNEYS' FEES ARISING OUT OF OR RESULTING THEREFROM. ANY MODIFICATIONS MADE TO THESE DRAWINGS WITHOUT THE PRIOR WRITTEN CONSENT OF HFA WILL VOID HFA'S LIABILITY FOR ANY CONSEQUENCES ARISING THEREFROM.

7-ELEVEN
228 LAS VEGAS BLVD
LAS VEGAS, NV
JOB NUMBER: 12-10-00532

ISSUE BLOCK

STORE NO.:	1026518
DOCUMENT DATE:	11/23/10
CHECKED BY:	BTW
DRAWN BY:	SKR

EQUIPMENT LAYOUT

SHEET OF 15

SHEET EL

10/12/2010 4:26:13 PM
C:\Users\skr\Documents\Revit Projects\15-00532 Las Vegas Blvd & Sloan - CENTRAL FILE_skr.rvt

MAYOR
OSCAR B. GOODMAN

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

CITY MANAGER
DOUGLAS A. SELBY

January 28, 2003

Fremont Place, Limited Liability Company
228 Las Vegas Boulevard South
Las Vegas, Nevada 89101

RE: U-0106-02 - SPECIAL USE PERMIT
CITY COUNCIL MEETING OF DECEMBER 4, 2002

Dear Applicant:

The City Council at a regular meeting held December 4, 2002 considered the Appea filed by Metro Development Group, Limited Liability Company from the denial by the Planning Commission of a request for a Special Use Permit FOR PACKAGE LIQUOR FOR OFF-PREMISE CONSUMPTION IN CONJUNCTION WITH AN EXISTING CONVENIENCE STORE/DELICATESSEN at 228 Las Vegas Boulevard North (APN 139-34-511-001, 002 and 003), C-2 (General Commercial) Zone.

The City Council granted the Appeal; thereby APPROVING the Special Use Permit The Notice of Final Action was filed with the Las Vegas City Clerk on December 5 2002. This approval is subject to:

1. The sale of alcoholic beverages shall be restricted to the sale of a minimum of four miniature liquor bottles in multi-product gift-wrapped baskets.

2. The minimum price for each basket will be $35.00.

3. Large single bottles of alcohol may only be displayed for delivery to offices located within the downtown area.

4. A list of all downtown deliveries shall be maintained on site.

5. If this Special Use Permit is not exercised within one year after this approval this Special Use Permit shall be void unless an Extension of Time is granted.

6. This use shall be subject to review by the Planning Commission and the City Council six months from the final approval of this Special Use Permit at which time the Special Use Permit may be revoked.

7. Approval of this Special Use permit does not constitute approval of a liquor license.

RECEIVED
DEC 2 4 2002

SUP-40520

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

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

8. This business shall operate in conformance to Chapter 6.50 (Liquor Control) of the City of Las Vegas Municipal Code.

9. All City Code Requirements and all City departments' design standards shall be met.

Sincerely,

Doreen Araujo
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk

Sincerely,

M. Margo Wheeler, AICP
Planning Manager, Current Planning Division
Planning and Development Department

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

Mr. Ray Koroghli
228 Las Vegas Boulevard South
Las Vegas, Nevada 89101

Mr. Arnold Stack
2725 South Jones Boulevard #101
Las Vegas, Nevada 89146

RECEIVED
DEC 20 2010

SUP-40520

Deborah Sullivan

From: Nissan K [nissank1@gmail.com]
Sent: Wednesday, December 22, 2010 6:14 PM
To: Deborah Sullivan
Cc: RAY KOROGHLI
Subject: FREMONT PLACE LLC

FREMONT PLACE LLC
228 LAS VEGAS BLVD
LAS VEGAS, NEVADA 89101

RE : SPECIAL USE PERMIT
SUP 40520

FREMONT PLACE LLC AKA (ROYAL HAND CAR WASH) IS WORKING WITH 7-11 AND WE LIKE TO FOLLOW 7-11 STANDARD THEREFORE WE LIKE TO ACTIVATE OUR LIQUOR LICENCE AND WE WANT TO BE ABLE TO SELL LIQUOR, WINE, BEER BY SIX PACK AND SINGLE SERV IN THE C- STORE LOCATED IN THE CAR WASH GAS STATION.

WE APPRICIATE ALL YOUR HELP IN THIS MATTER

BEST REGARDS
Neissan Koroghli
--
Nissan K.
(702) 290-6479

City of Las Vegas Agenda Item No.: **28.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 8, 2011

DEPARTMENT: PLANNING & DEVELOPMENT
ACTING DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

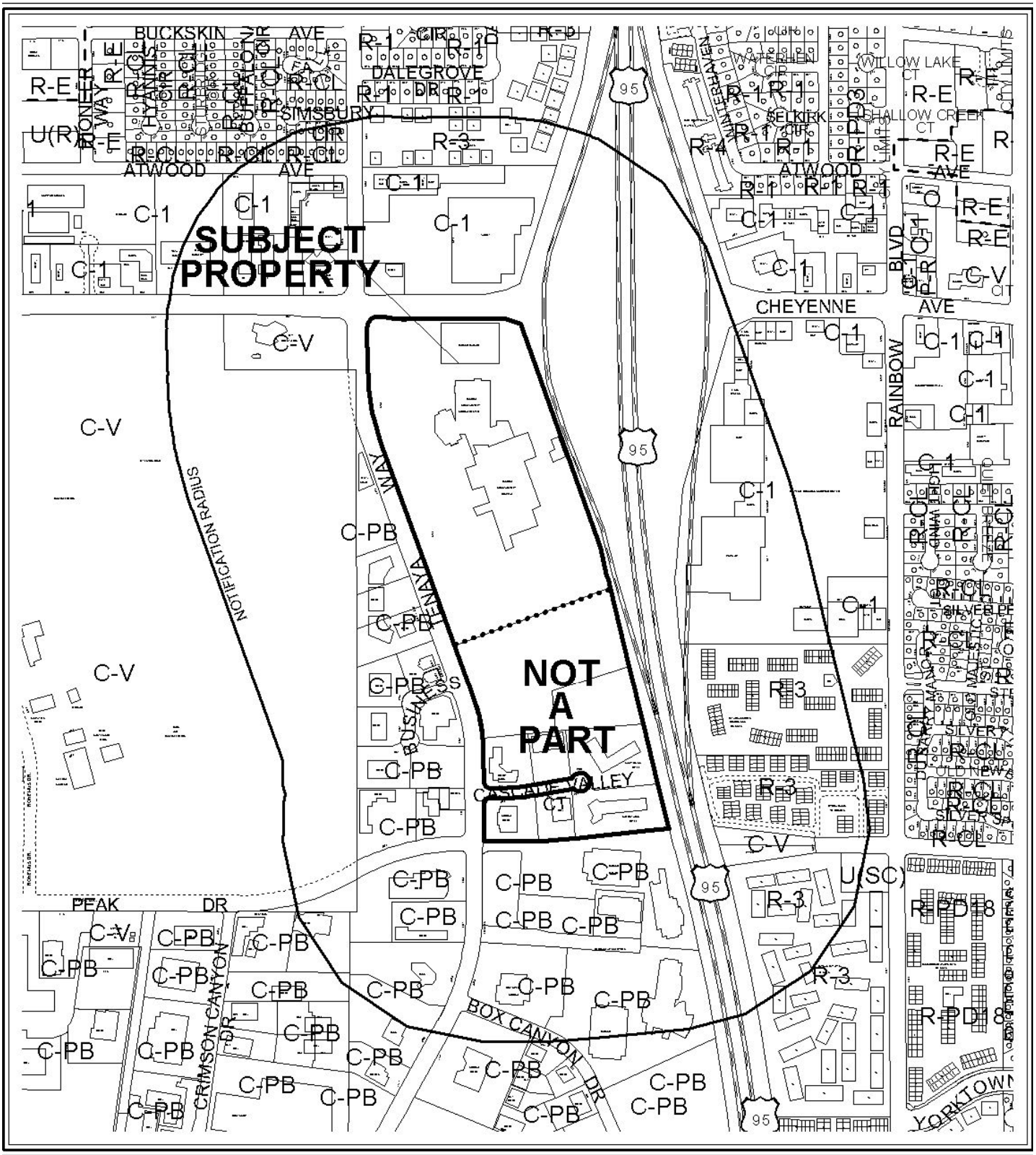
SUBJECT:
SUP-40552 - SPECIAL USE PERMIT - APPLICANT/OWNER: SUNRISE MOUNTAINVIEW HOSPITAL, INC. - Request for a Special Use Permit FOR A PROPOSED HELIPAD at 2902 North Tenaya Way (APN 138-15-510-005), C-PB (Planned Business Park) Zone, Ward 1 (Tarkanian). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 03/16/2011
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 - SUP-40552 and SDR-40551
2. Conditions and Staff Report - - SUP-40552 and SDR-40551
3. Supporting Documentation
4. Photos - SUP-40552 and SDR-40551
5. Justification Letter - SUP-40552 and SDR-40551



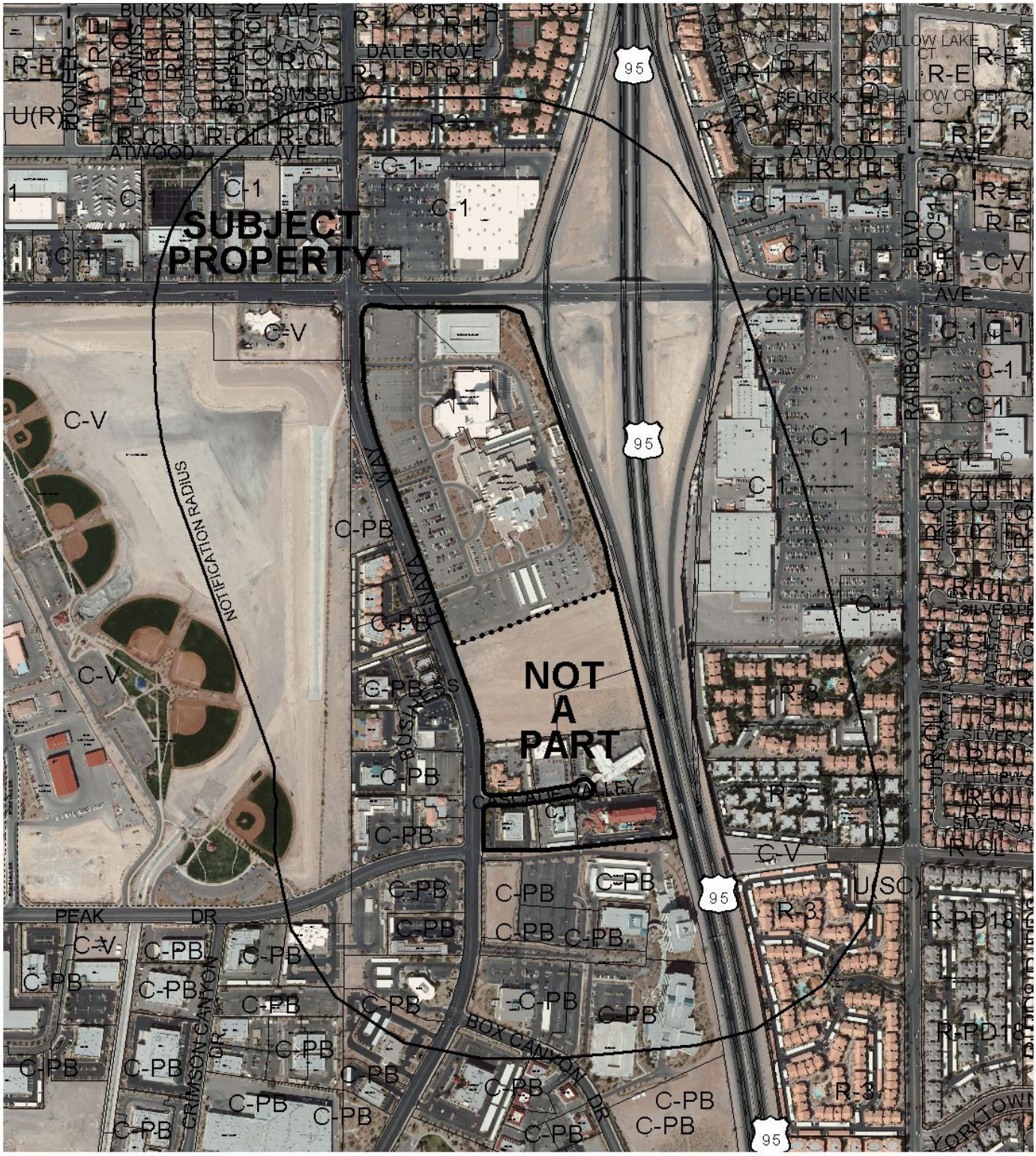
0 400 800 Feet

CASE: **SUP-40552 AND SDR-40551**

RADIUS: 1000 FT

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

N



0 400 800 Feet

CASE: **SUP-40552 AND SDR-40551**

RADIUS: 1000 FT

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

N

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-40552** APN: _____

Name of Property Owner: Sunrise Mountainview Hospital, Inc. dba MountainView Hospital

Name of Applicant: Sunrise Mountainview Hospital, Inc. dba MountainView Hospital

Name of Representative: Littlejohn Engineering Associates (Brad Lipsey)

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: Will Wagnon, CEO

Subscribed and sworn before me

This 17th day of December, 20 10

Chita C. Ugale

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
CHITA C. UGALE
No: 03-82370-1
My Appointment Expires May 20, 2011

RECEIVED
DEC 21 2010

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Site Development Review / Special Use Permit

Project Address (Location) 2902 North Tenaya Way

Project Name MountainView Hospital ER/ICU Addition **Proposed Use** Hospital/Helipad

Assessor's Parcel #(s) 138-15-510-005 **Ward #** 1-Tarkanian

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

Commercial Square Footage 550,939 **Floor Area Ratio** 0.45

Gross Acres 28.02+/- **Lots/Units** 1 **Density**

Additional Information

PROPERTY OWNER Sunrise Mountainview Hospital dba **Contact** J. D. Melchiode

Address 3100 N. Tenaya Way **Phone:** (702) 255-5065 **Fax:** (702) 255-5074

City Las Vegas **State** NV **Zip** 89128

E-mail Address joseph.melchiode@hcahealthcare.com

APPLICANT Sunrise Mountainview Hospital, Inc. dba **Contact** J.D. Melchiode

Address 3100 N. Tenaya Way **Phone:** (702) 255-5065 **Fax:** (702) 255-5074

City Las Vegas **State** NV **Zip** 89128

E-mail Address joseph.melchiode@hcahealtchare.com

REPRESENTATIVE Littlejohn Engineering Associates **Contact** Brad Lipsey

Address 1935 Twenty-First Avenue South **Phone:** (615) 385-4144 **Fax:** (615) 385-4020

City Nashville **State** TN **Zip** 37212

E-mail Address blipsey@leainc.com

Property Owner Signature* Will Wagnon

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

Print Name Will Wagnon, CEO

Subscribed and sworn before me

This 17th day of December, 20 10.

Chitta C. Ugale

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
CHITTA C. UGALE
No: 03-82370-1
My Appointment Expires May 20, 2011

FOR DEPARTMENT USE ONLY

Case #	SUP-40552
Meeting Date:	2/8/11 PC
Total Fee:	$1,030
Date Received:*	12/21/10
Received By:	

RECEIVED
DEC 21 2010
PLANNING & DEVELOPMENT

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

Revised 10/27/08

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

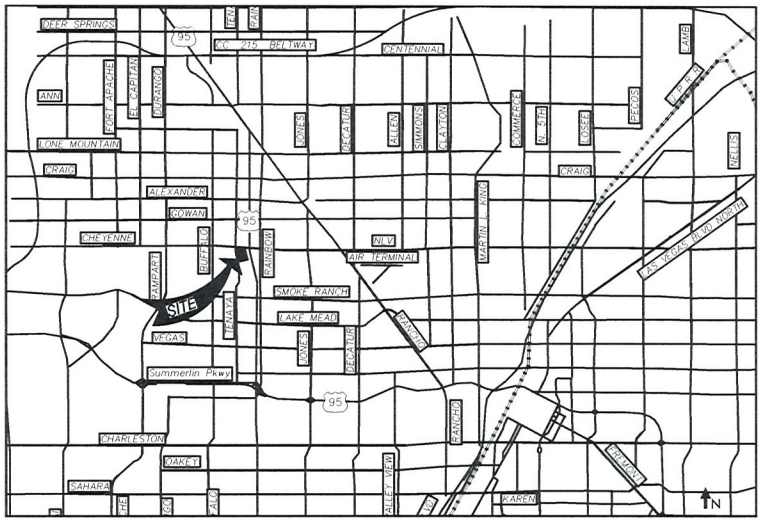
SITE PLAN SUBMITTAL
FOR

MOUNTAIN VIEW HOSPITAL
ER/ICU ADDITION & RENOVATIONS

TO BE CONSTRUCTED AT

3100 N TENAYA WAY
LAS VEGAS, NEVADA

NOVEMBER 2010



VICINITY MAP
NOT TO SCALE

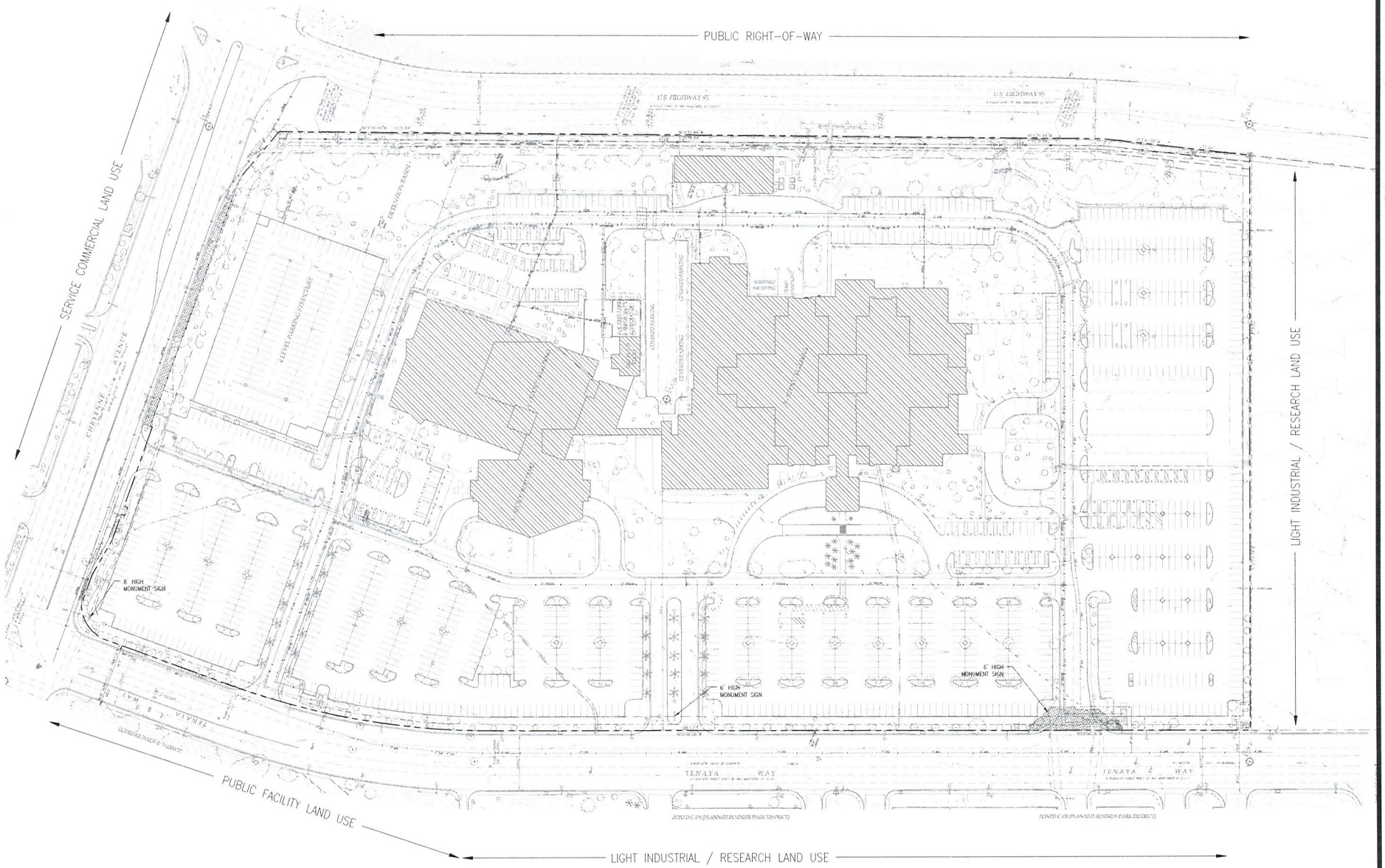
HCA REALTY
P.O. BOX 1504
NASHVILLE, TENNESSEE 37202

LITTLEJOHN ENGINEERING ASSOCIATES
1935 21ST AVENUE SOUTH, NASHVILLE, TENNESSEE 37212
T 615.385.4144 F 615.385.4020 WWW.LEAINC.COM

LEA PROJECT IDENTIFICATION #29187

RECEIVED
DEC 21 2010

SUP-40552
SDR-40551



MOUNTAIN VIEW HOSPITAL
ER/ICU ADDITION & RENOVATIONS
LAS VEGAS, NEVADA

EXISTING CONDITIONS

Job Number: 0000XXX
Date: 00/00/15
Designed By: AJ
Drawn By: AJ
Checked: Fabiana

LITTLEJOHN ENGINEERING ASSOCIATES
181 E 21ST AVENUE, SUITE 200, HENDERSON, NEVADA 89015
T 415.385.4144 F 415.383.4420 WWW.LEAINC.COM

DESIGN DEVELOPMENT PACKAGE

NOT FOR CONSTRUCTION

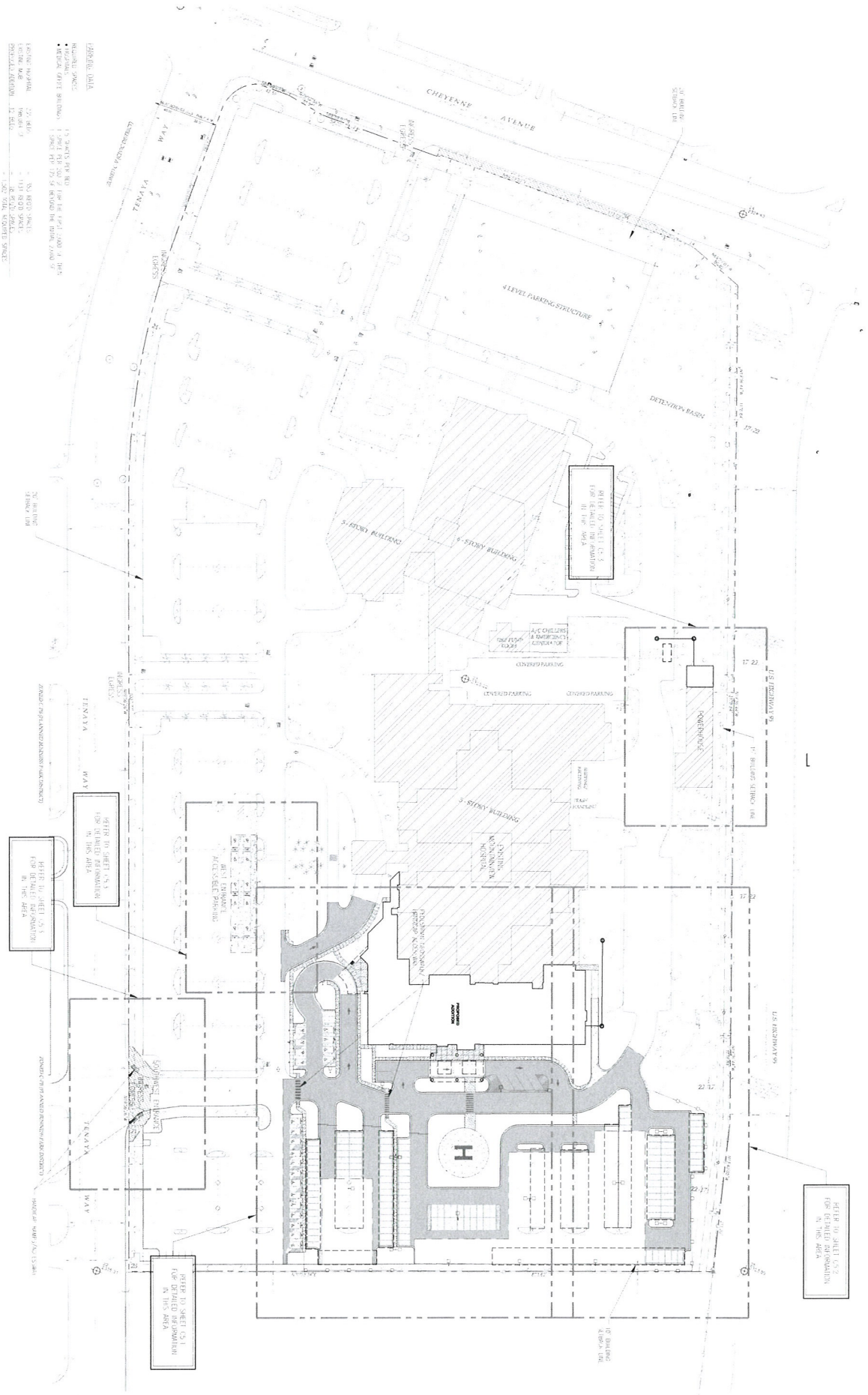
EXISTING CONDITIONS

GRAPHIC SCALE: 0 15 30 45 60 120 180

Sheet Number: C1.0

SUP-40552
SDR-40551

RECEIVED
DEC 21 2015



OVERALL SITE LAYOUT PLAN

SUP-40552

SDR-40551

RECEIVED
DEC 21 2010

C5.0

LITTLEJOHN ENGINEERING ASSOCIATES
1935 21ST AVENUE SOUTH, NASHVILLE, TENNESSEE 37212
T 615.385.4744 F 615.385.4200 WWW.LEAINC.COM

DESIGN DEVELOPMENT PACKAGE

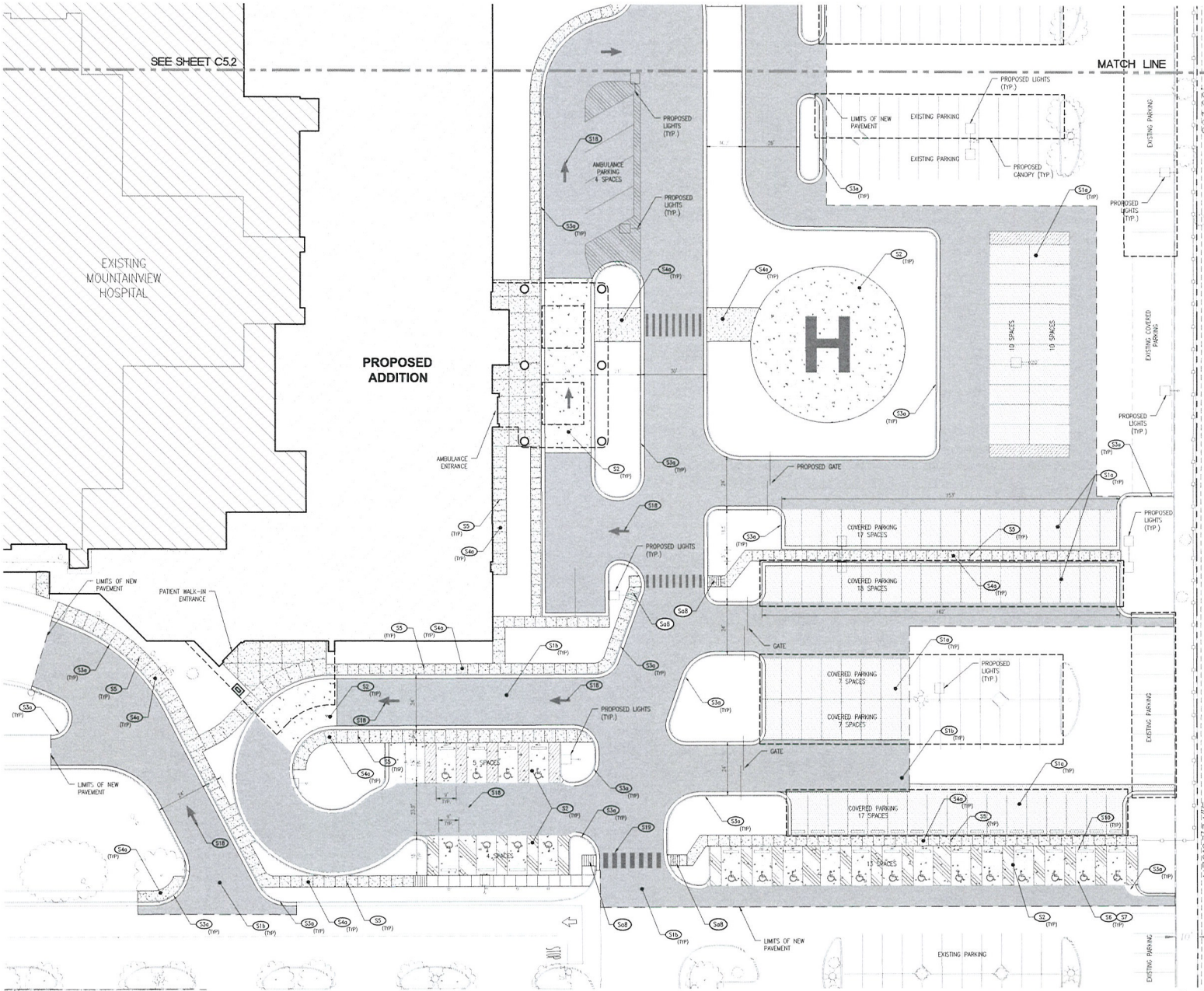
NOT FOR CONSTRUCTION

MOUNTAIN VIEW HOSPITAL
ER/ICU ADDITION & RENOVATIONS

LAS VEGAS, NEVADA

OVERALL SITE LAYOUT PLAN

Job Number	Date
XXXXXX	12/06/2010
Drawn By	Checked By
Author	Checker
Revisions	



SITE LAYOUT KEY NOTE

CODE	DESCRIPTION	DETAIL REF.
S1a	ASPHALT PAVEMENT LIGHT DUTY	1-C8.0
S1b	ASPHALT PAVEMENT HEAVY DUTY	1-C8.0
S2	CONCRETE PAVEMENT	1-C8.0
S3a	CONCRETE CURB & GUTTER	2-C8.0
S4a	CONCRETE SIDEWALK	6-C8.0
S5	SIDEWALK JOINTS	3-C8.0
S6	ACCESSIBLE SYMBOL	8-C8.0
S7	ACCESSIBLE PARKING AREA	7-C8.0
S8a	ACCESSIBLE RAMP	11-C8.0
S10	CONCRETE WHEEL STOP	5-C8.0
S14	CONCRETE BOLLARD	10-C8.0
S18	DIRECTIONAL ARROW	9-C8.0
S19	PEDESTRIAN CROSSWALK	4-C8.0
S20a	CHAIN LINK FENCE (SPECIFY HEIGHT)	
S23	24" PAINTED STOP BAR	

GENERAL NOTES

1. SEE SHEET 2.0 FOR NOTES.

PROPOSED FEATURES LEGEND:

- ACCESSIBLE PATH
- SETBACKS AND EASEMENTS
- WATER LINE
- HEAVY DUTY ASPHALT PAVEMENT
- LIGHT DUTY ASPHALT PAVEMENT
- CONCRETE PAVEMENT

GRAPHIC SCALE 0 5 10 15 20 40 60

SITE LAYOUT PLAN

SUP-40552
SDR-40551

RECEIVED
DEC 21 2010

Job Number XXXXXX
Date 12/09/2010
Drawn By
Author
Checker

MOUNTAIN VIEW HOSPITAL
ER/ICU ADDITION & RENOVATIONS
LAS VEGAS, NEVADA

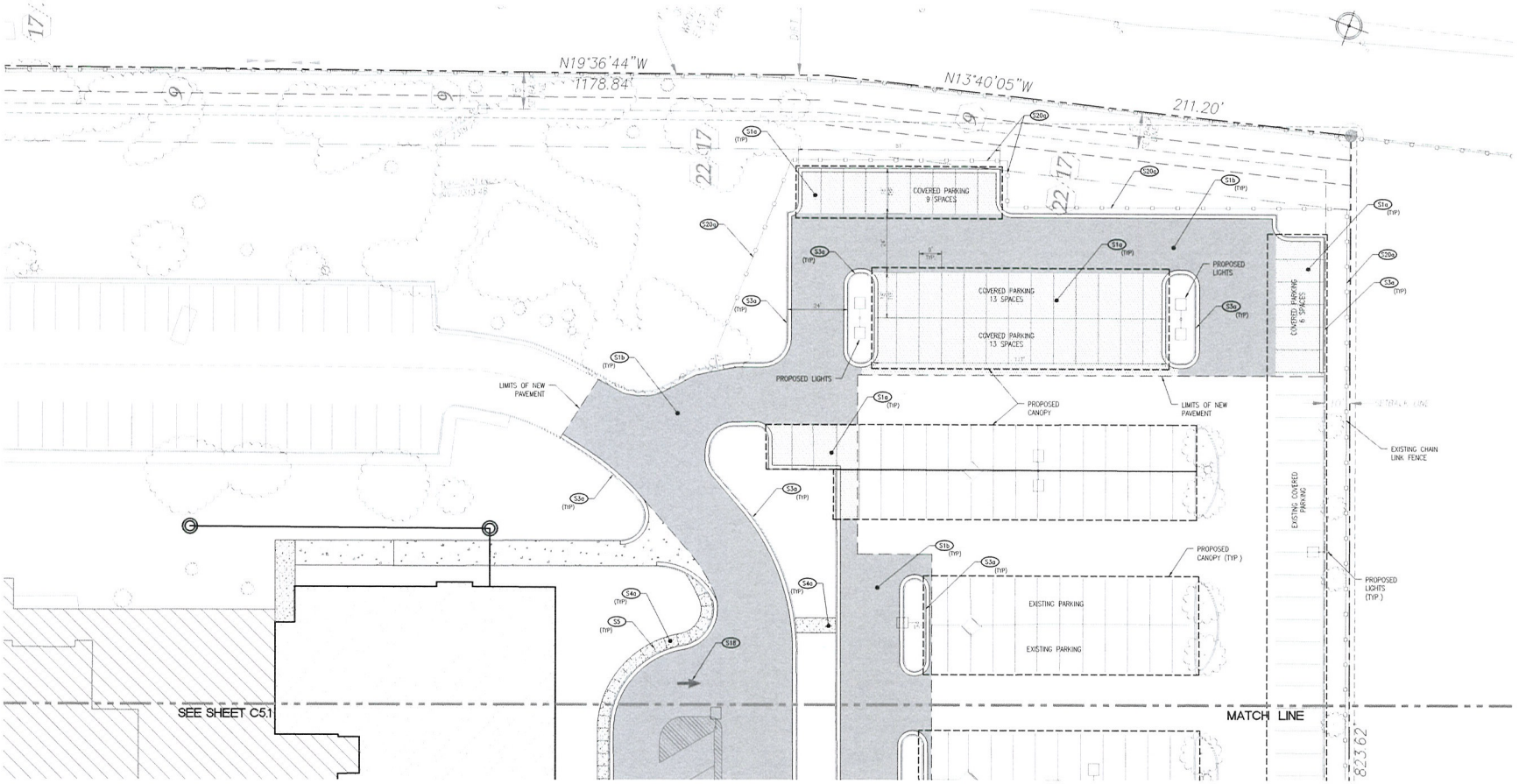
SITE LAYOUT PLAN

NOT FOR CONSTRUCTION

DESIGN DEVELOPMENT PACKAGE

LITTLEJOHN ENGINEERING ASSOCIATES
1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NEVADA 89135
T 702.837.1644 F 702.837.1645 WWW.LJAMC.COM

Sheet Number C5.1



SITE LAYOUT KEY NOTE		
CODE	DESCRIPTION	DETAIL REF.
51a	ASPHALT PAVEMENT LIGHT DUTY	1-C8.0
51b	ASPHALT PAVEMENT HEAVY DUTY	1-C8.0
52	CONCRETE PAVEMENT	1-C8.0
53a	CONCRETE CURB & GUTTER	2-C8.0
54a	CONCRETE SIDEWALK	6-C8.0
55	SIDEWALK JOINTS	3-C8.0
56	ACCESSIBLE SYMBOL	8-C8.0
57	ACCESSIBLE PARKING AREA	7-C8.0
58a	ACCESSIBLE RAMP	11-C8.0
510	CONCRETE WHEEL STOP	5-C8.0
514	CONCRETE BOLLARD	10-C8.0
518	DIRECTIONAL ARROW	9-C8.0
519	PEDESTRIAN CROSSWALK	4-C8.0
520a	CHAIN LINK FENCE (SPECIFY HEIGHT)	
523	24" PAINTED STOP BAR	

GENERAL NOTES

1 SEE SHEET 2.0 FOR NOTES

PROPOSED FEATURES LEGEND:

- ACCESSIBLE PATH
- SETBACKS AND EASEMENTS
- WATER LINE
- HEAVY DUTY ASPHALT PAVEMENT
- LIGHT DUTY ASPHALT PAVEMENT
- CONCRETE PAVEMENT

GRAPHIC SCALE 0 5 10 15 20 40 60

SITE LAYOUT PLAN

Sheet Number C5.2

Job Number XXXXXX
Drawn By Author
Date 12/09/2010
Checked By Checker
Revisions

MOUNTAIN VIEW HOSPITAL
ER/ICU ADDITION & RENOVATIONS
LAS VEGAS, NEVADA

SITE LAYOUT PLAN

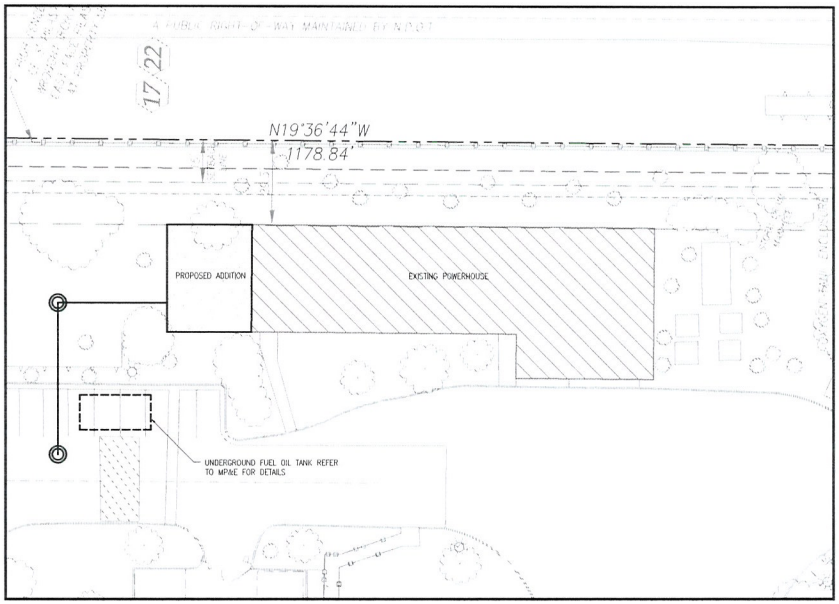
NOT FOR CONSTRUCTION

DESIGN DEVELOPMENT PACKAGE

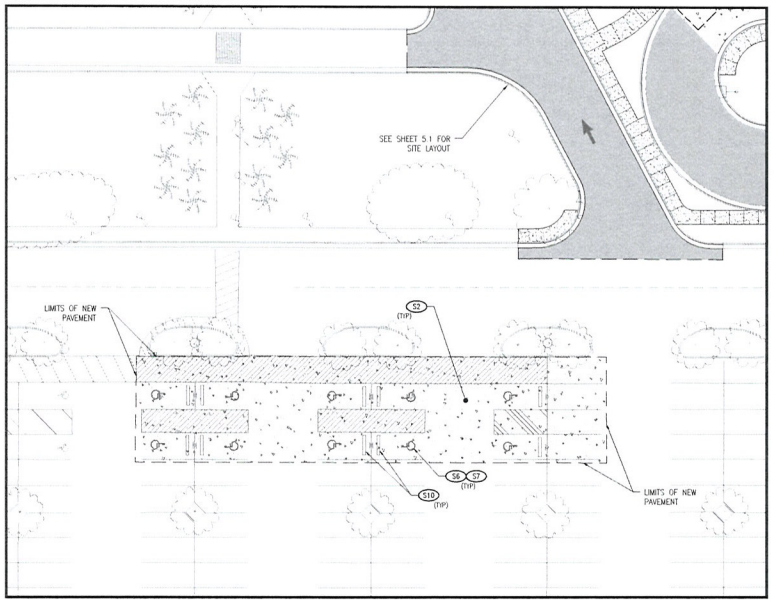
LITTLEJOHN ENGINEERING ASSOCIATES
1910 21ST AVENUE SOUTH, NASHVILLE, TENNESSEE 37212
T. 615.385.2480 F. 615.385.2481 WWW.LJAINC.COM

RECEIVED
DEC 21 2010

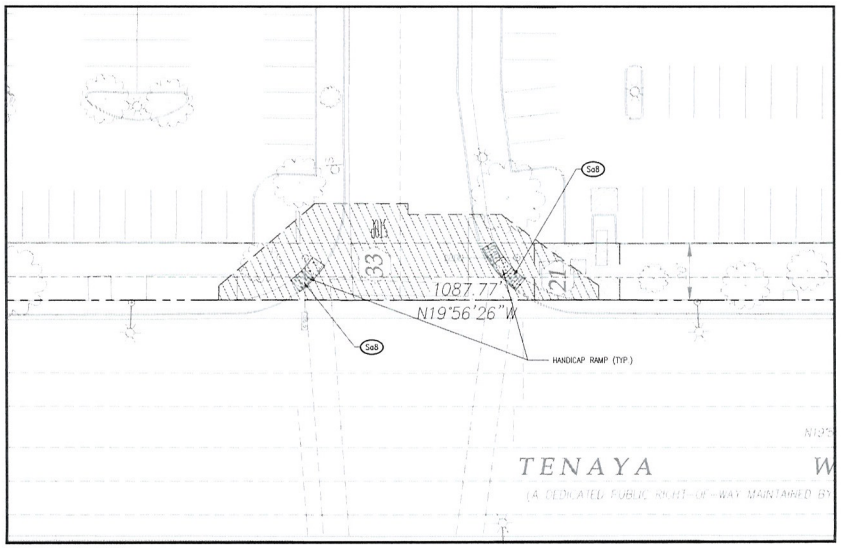
SUP-40552
SDR-40551



POWER HOUSE



WEST ENTRANCE ACCESSIBLE PARKING



SOUTHWEST ENTRANCE

SITE LAYOUT KEY NOTE		
CODE	DESCRIPTION	DETAIL REF.
S1a	ASPHALT PAVEMENT LIGHT DUTY	1-C8.0
S1b	ASPHALT PAVEMENT HEAVY DUTY	1-C8.0
S2	CONCRETE PAVEMENT	1-C8.0
S3a	CONCRETE CURB & GUTTER	2-C8.0
S4a	CONCRETE SIDEWALK	6-C8.0
S5	SIDEWALK JOINTS	3-C8.0
S6	ACCESSIBLE SYMBOL	8-C8.0
S7	ACCESSIBLE PARKING AREA	7-C8.0
S8a	ACCESSIBLE RAMP	11-C8.0
S10	CONCRETE WHEEL STOP	5-C8.0
S14	CONCRETE BOLLARD	10-C8.0
S18	DIRECTIONAL ARROW	9-C8.0
S19	PEDESTRIAN CROSSWALK	4-C8.0
S20a	CHAIN LINK FENCE (SPECIFY HEIGHT)	
S23	24" PAINTED STOP BAR	

GENERAL NOTES

1. SEE SHEET 2.0 FOR NOTES

PROPOSED FEATURES LEGEND:

- ACCESSIBLE PATH
- SETBACKS AND EASEMENTS
- WATER LINE
- HEAVY DUTY ASPHALT PAVEMENT
- LIGHT DUTY ASPHALT PAVEMENT
- CONCRETE PAVEMENT

GRAPHIC SCALE 0 5 10 15 20 40 60

SITE LAYOUT PLAN

RECEIVED
DEC 21 2010

SUP-40552
SDR-40551

Job Number XXXXXX
Date 12/09/2010
Revised By
Checked By
Author
Reviewer

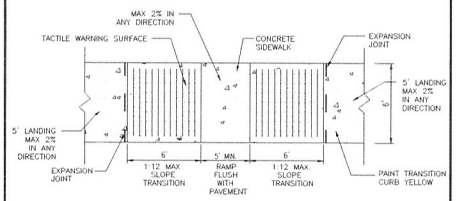
MOUNTAIN VIEW HOSPITAL
ER/ICU ADDITION & RENOVATIONS
LAS VEGAS, NEVADA
SITE LAYOUT PLAN

NOT FOR CONSTRUCTION

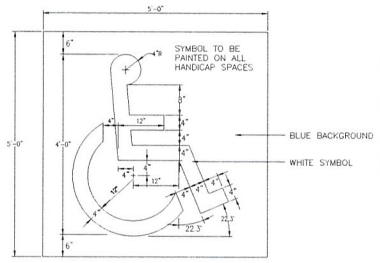
DESIGN DEVELOPMENT PACKAGE

LITTLEJOHN ENGINEERING ASSOCIATES
7251 AMIGO STREET, SUITE 210, LAS VEGAS, NEVADA 89119
T 702.362.2744 F 702.362.4119 WWW.LJAMAC.COM

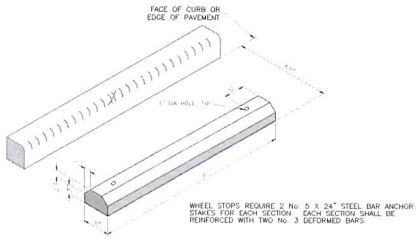
Sheet Number C5.3



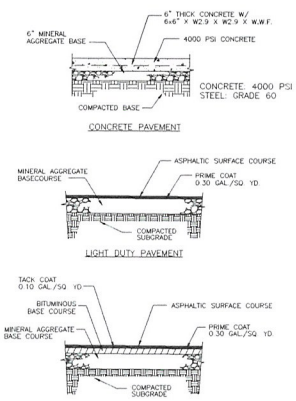
11 ACCESSIBLE RAMP
NOT TO SCALE



8 PAINTED ACCESSIBLE SYMBOL
NOT TO SCALE

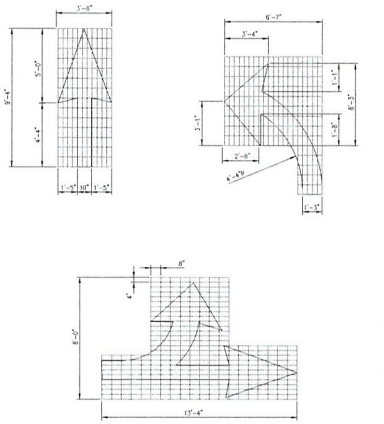


5 PRECAST CONCRETE WHEELSTOP
NOT TO SCALE

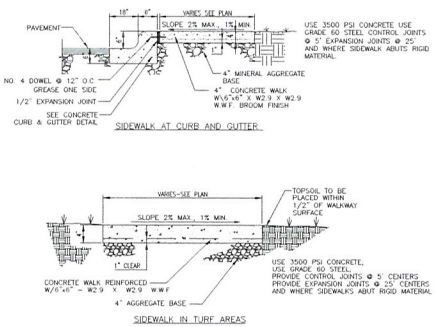


1 PAVEMENT SECTION
NOT TO SCALE

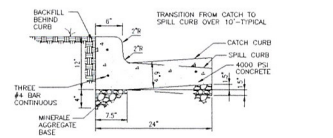
12 RESERVED
NOT TO SCALE



9 ROADWAY DIRECTIONAL ARROWS
NOT TO SCALE

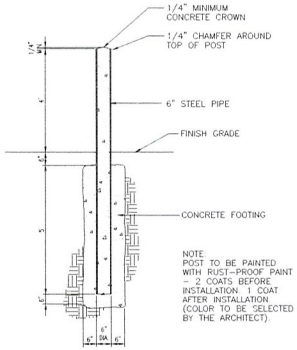


6 CONCRETE SIDEWALK DETAILS
NOT TO SCALE

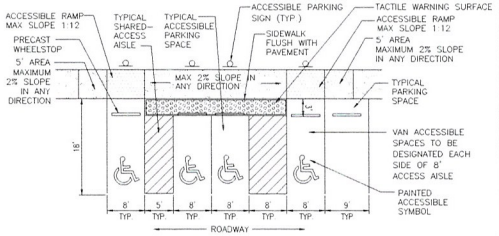


2 CONCRETE CURB AND GUTTER
NOT TO SCALE

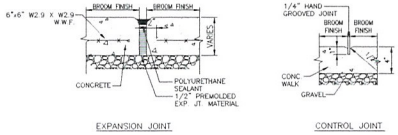
13 RESERVED
NOT TO SCALE



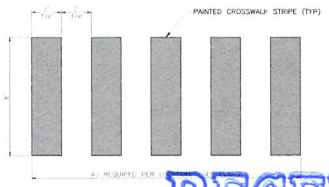
10 STEEL BOLLARD
NOT TO SCALE



7 ACCESSIBLE PARKING DETAILS
NOT TO SCALE



3 SIDEWALK JOINTS
NOT TO SCALE



4 PAINTED PEDESTRIAN CROSSWALK
NOT TO SCALE

DETAILS

Jon Nichol
XXXXXX
Drawn By
Author
Applications
Date
12/06/2010
Checked By
Checker

MOUNTAIN VIEW HOSPITAL
ER/ICU ADDITION & RENOVATIONS
LAS VEGAS, NEVADA
DETAILS

NOT FOR CONSTRUCTION

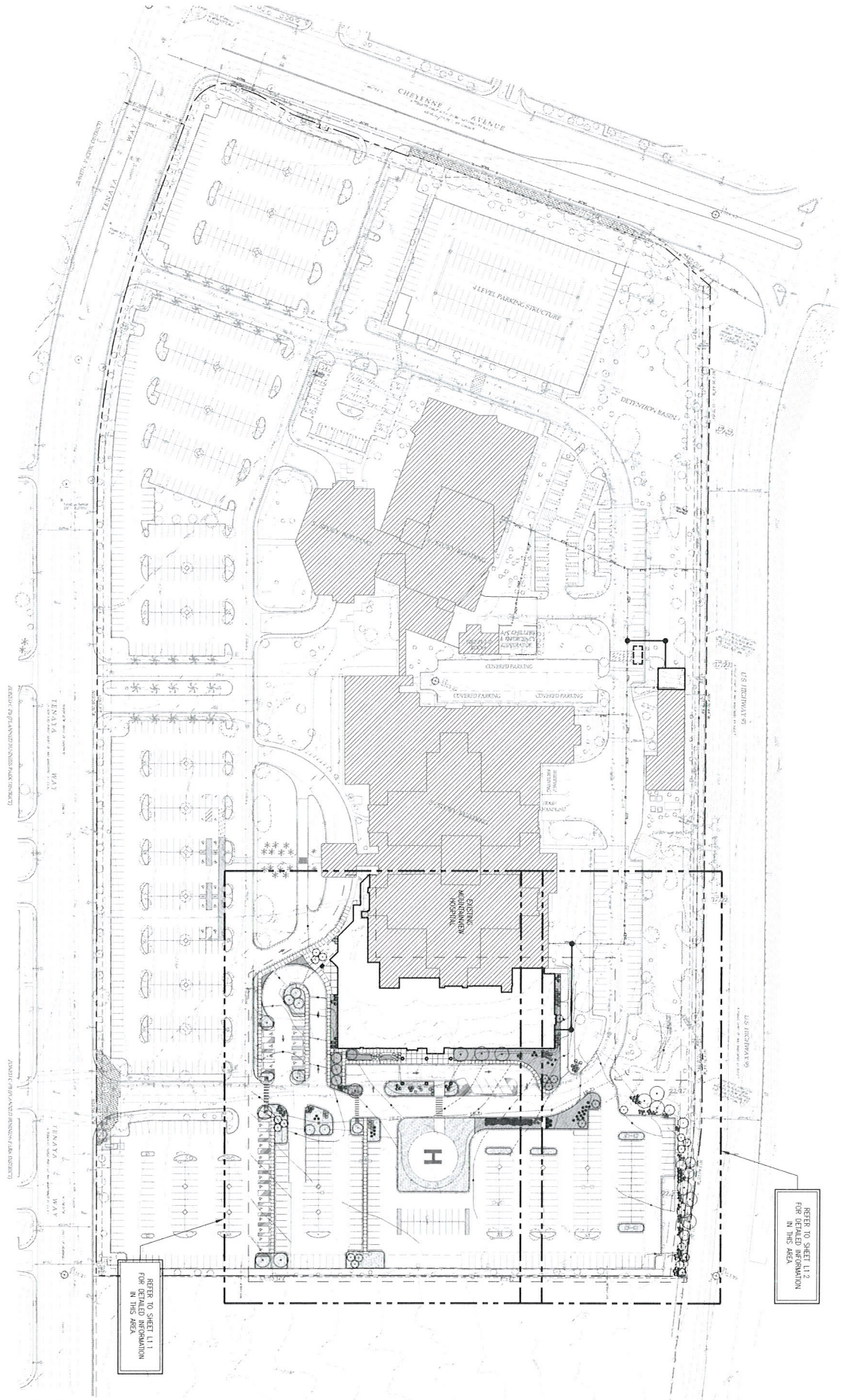
DESIGN DEVELOPMENT PACKAGE

LITTLEJOHN ENGINEERING ASSOCIATES
1703 21ST AVENUE SOUTH, NASHVILLE, TENNESSEE 37212
T 615.383.6144 F 615.383.6529 WWW.LJAECOM

RECEIVED
DEC 21 2010

Sheet Number
C8.0

SUP-40552
SDR-40551



LANDSCAPE PLAN

RECEIVED
DEC 2 2010
PLANNING

SUP-40552

SDR-40551

L1.0

LITTLEJOHN ENGINEERING ASSOCIATES
1935 21ST AVENUE SOUTH, NASHVILLE, TENNESSEE 37212
T 615.385.4144 F 615.385.4200 WWW.LEAINC.COM

DESIGN DEVELOPMENT PACKAGE

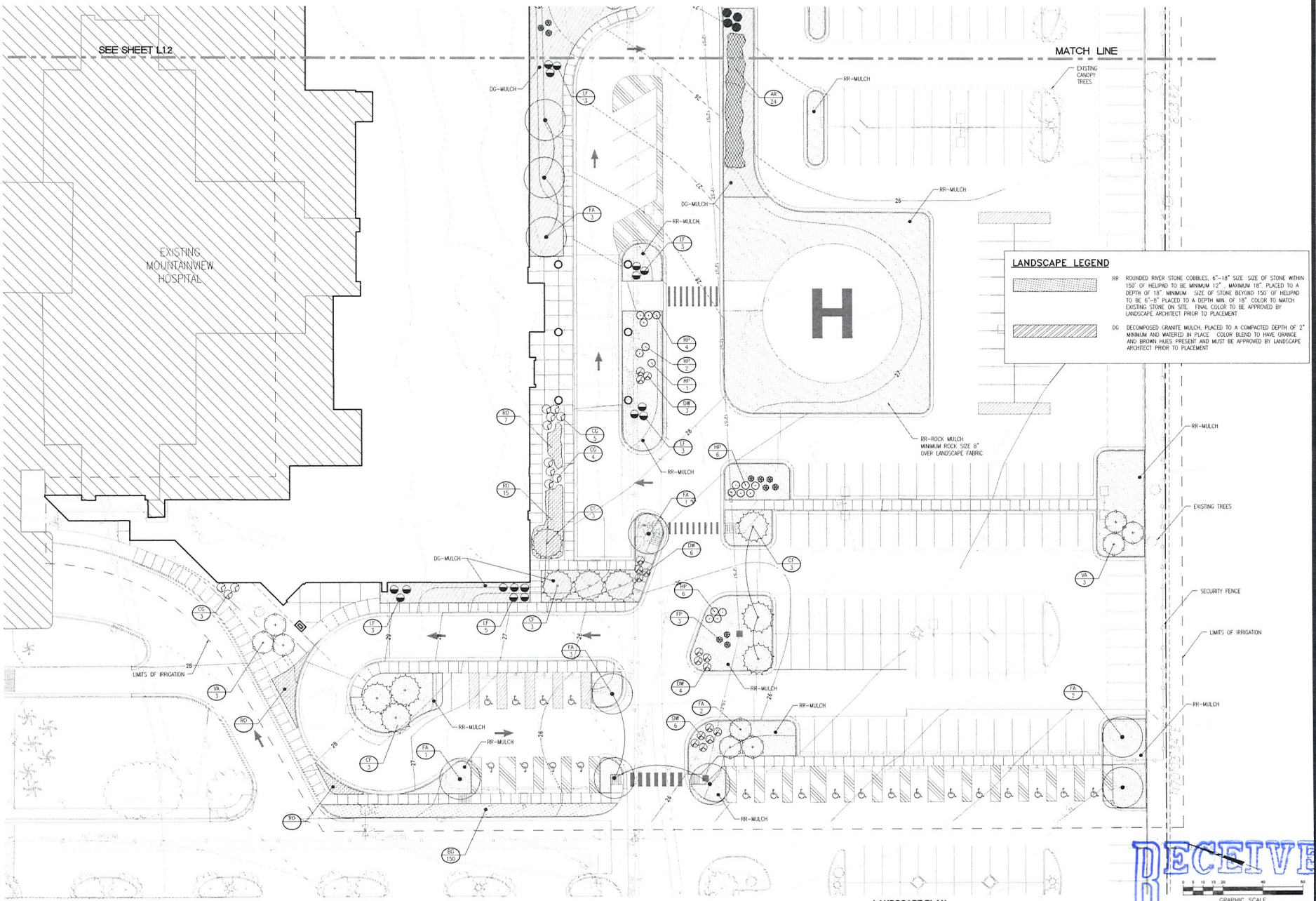
NOT FOR CONSTRUCTION

MOUNTAIN VIEW HOSPITAL
ER/ICU ADDITION & RENOVATIONS

LAS VEGAS, NEVADA

LANDSCAPE PLAN

Job Number	Date
XXXXXX	12/06/2010
Drawn By	Checked By
Author	Checker
Revisions	



LANDSCAPE PLAN

Job Number 1000910
Date 12/20/2010
Drawn By
Checked By
Author
Revisions

MOUNTAIN VIEW HOSPITAL
ER/ICU ADDITION & RENOVATIONS
LAS VEGAS, NEVADA
LANSCAPE PLAN

NOT FOR CONSTRUCTION

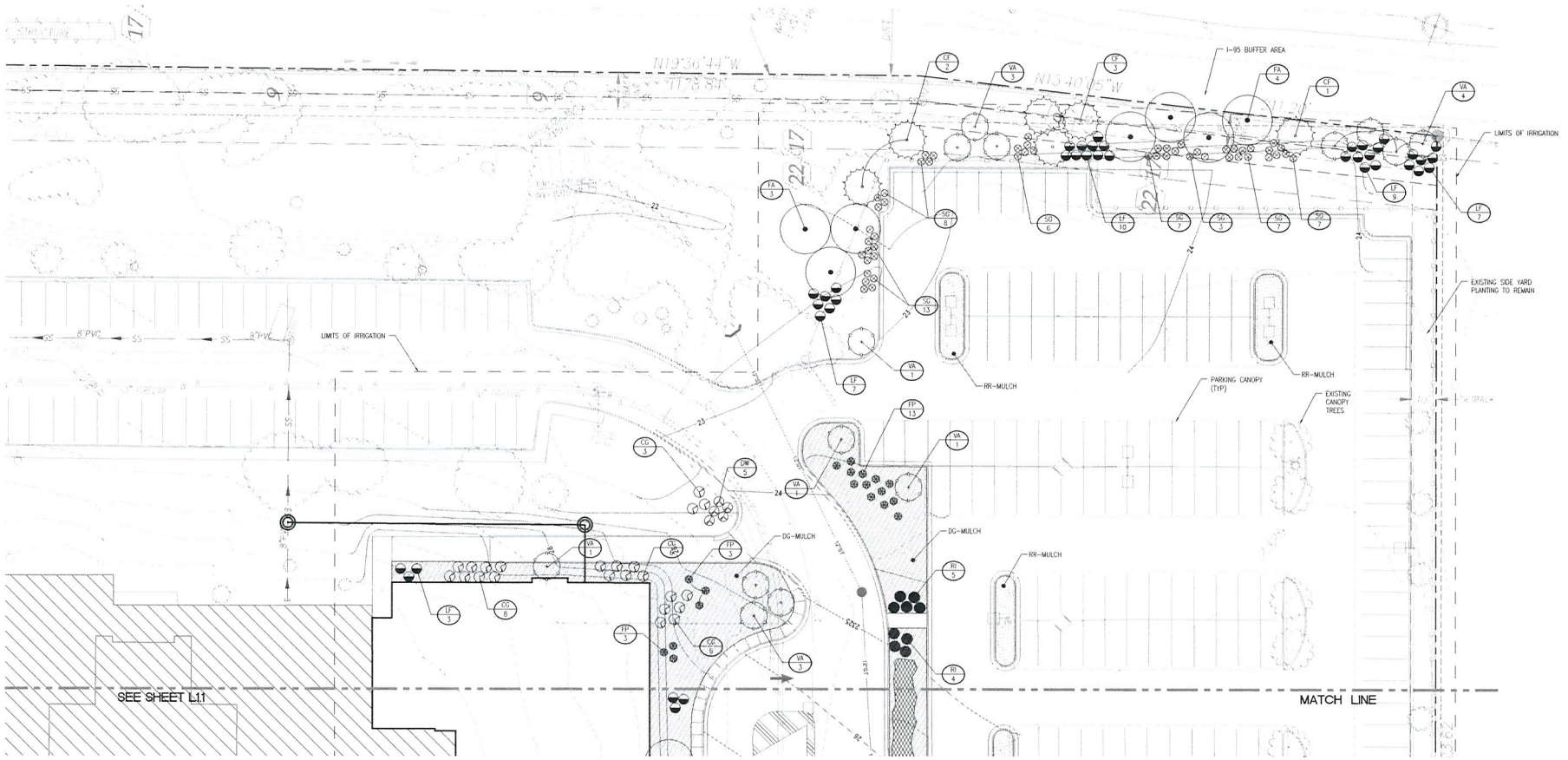
DESIGN DEVELOPMENT PACKAGE

LITTLEJOHN ENGINEERING ASSOCIATES
1351 CENTENNIAL BLVD., SUITE 100, LAS VEGAS, NEVADA 89117
T 702.382.4144 F 702.382.4020 WWW.LJAMC.COM

Sheet Number L1.1

RECEIVED
DEC 21 2010

SUP-40552
SDR-40551



PLANT LIST

Abr	Qty	Unit	Botanical Name	Common Name	Caliper	Height	Spread	Cont. Size/ Ball Diam.	Spacing O.C.	Comments
			TREES							
CF	18		Cercidium floridum	Blue Palo Verde		10-12'		24" box		Full, Symmetrical branching
CG	35		Carnegiea gigantea	Saguaro		6'				
FA	19	ea.	Fraxinus velutina 'Modesto'	Arizona Ash		13-15'		24" box min.		Straight trunk to 6'; Matched; Full canopy
VA	20	ea.	Vitex angus-castus	Chaste Tree		7-8'		20-22"		Tree form; Multi-trunk, 1" min. cal/trunk
			SHRUBS							
SG	51		SALVIA GREGGI	AUTUMN SAGE		2'-6"		#7 CONT.		
DW	24		DASYLIRION WHEELERI	DESERT SPOON		2'-6"		#7 CONT.		
LF	53		LEUCOLPHYLLUM FRUT. "GREENCLOUD"	GREENCLOUD SAGE		2'-6"		#5 CONT.		
HP	19		HESPERALOE PARVIFLORA	RED YUCCA		2'-6"		#5 CONT.		
RI	9		RAPHIOLEPSIA INDICA	INDIAN HAWTHORNE				#5 CONT.		
AR	24		ACACIA REDOLENS	CREEPING ACACIA				#1 CONT.		
FP			FALLIGIA PARADOXA	APACHE PLUME		2'-0"		#7 CONT.	5'-0"	
RO			ROSEMARINUS OFFICIANALIS PROSTRATA	CREEPING ROSEMARY				#3 CONT.	3'-6"	
			ORNAMENTAL GRASSES							
BG			BOUTELOUA GRACILIS HATCHITA	BLUE GRAMA				#1 CONT.	1'-6"	

LANDSCAPE LEGEND

RR — ROUNDED RIVER STONE COBBLES, 8"-18" SIZE. SIZE OF STONE WITHIN 150' OF HELIPAD TO BE MINIMUM 12" MAXIMUM 18", PLACED TO A DEPTH OF 18". MINIMUM SIZE OF STONE BEYOND 150' OF HELIPAD TO BE 6"-12" STONE, PLACED TO A MIN. DEPTH OF 18" MIN. COLOR TO MATCH EXISTING STONE ON SITE. FINAL COLOR TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PLACEMENT

DG — DECOMPOSED GRANITE MULCH, PLACED TO A COMPACTED DEPTH OF 2" MINIMUM AND WATERED IN PLACE. COLOR BLEND TO HAVE ORANGE AND BROWN HUES PRESENT AND MUST BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PLACEMENT

IRRIGATION NOTES:

1. PROPOSED LANDSCAPE AREAS ARE TO UTILIZE EXISTING IRRIGATION SYSTEM.
2. SYSTEM TO BE MODIFIED TO PROVIDE ADEQUATE COVERAGE FOR ALL PLANT MATERIAL.
3. SPRAY NOZZLES TO BE POSITIONED SO AS NOT TO OVERSPRAY PEDESTRIAN AND VEHICLE AREAS.
4. ALL LANDSCAPING AREAS TO RECEIVE ROCK MULCH TO MATCH EXISTING.

I-95 BUFFER REQUIREMENT:
1 TREE PER 400 S.F. OF BUFFER
1 SHRUB PER 100 S.F. OF BUFFER

BUFFER AREA	8400 S.F.
TREES PROVIDED:	21
SHRUBS PROVIDED:	85

Job Number XXXXXX
Date 12/06/2010
Drawn By
Checked By
Author
Checker
Revisions

MOUNTAIN VIEW HOSPITAL
ER/ICU ADDITION & RENOVATIONS
LAS VEGAS, NEVADA

LANDSCAPE PLAN

NOT FOR CONSTRUCTION

DESIGN DEVELOPMENT PACKAGE

LITTLEJOHN ENGINEERING ASSOCIATES
7251 AMIGO STREET, SUITE 210, LAS VEGAS, NEVADA 89119
T: 702.795.7774 F: 702.795.7975 WWW.LJAMAIL.COM

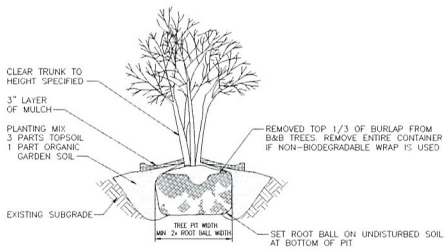
RECEIVED
DEC 21 2010

0 5 10 15 20 40 60
GRAPHIC SCALE

LANDSCAPE PLAN

Sheet Number L1.2

SUP-40552
SDR-40551



6 MULTI-TRUNK PLANTING

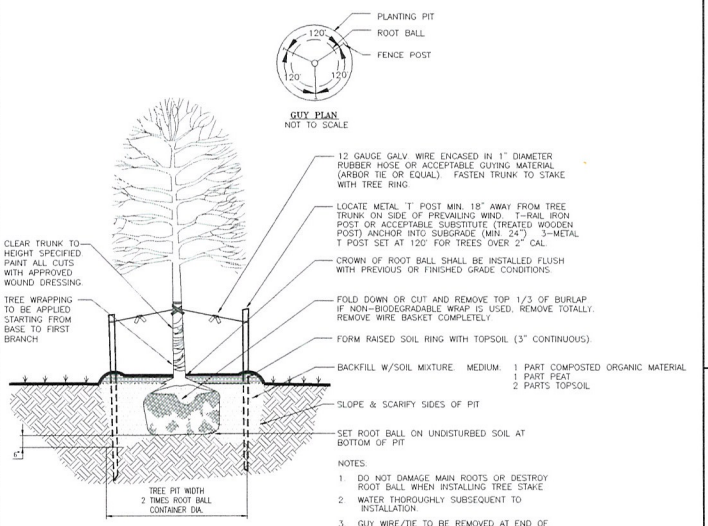
NOT TO SCALE

PLANTING NOTES

1. BASE INFORMATION WAS TAKEN FROM A SURVEY PREPARED BY L.R. NELSON CONSULTING ENGINEERS, INC. DATED NOVEMBER 15,2010. LITTLEJOHN ENGINEERING ASSOCIATES AND ANY OF THEIR CONSULTANTS SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND/OR COMPLETENESS OF THAT INFORMATION SHOWN HEREON OR ANY ERRORS OR OMISSIONS RESULTING FROM SUCH.
2. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO CONFIRM ALL MATERIAL QUANTITIES. IN THE EVENT OF A DISCREPANCY, THE QUANTITIES SHOWN ON THE PLAN SHALL TAKE PRECEDENCE OVER THE MATERIAL SCHEDULE.
3. NO SUBSTITUTIONS AS TO TYPE, SIZE, OR SPACING OF PLANT MATERIALS SPECIFIED ON THIS PLAN MAY BE MADE WITHOUT THE APPROVAL OF THE OWNER'S REPRESENTATIVE.
4. THE CONTRACTOR IS TO VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN, REPAIR ANY DAMAGE ACCORDING TO LOCAL STANDARDS AND AT CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
5. ALL PLANTING BEDS TO RECEIVE STONE MULCH OR APPROVED EQUIVALENT. MULCH TO BE INSTALLED TO 3" DEPTH UNLESS OTHERWISE INDICATED ON THE PLANTING DETAILS.
6. NEW TREE PLANTINGS TO BE STAKED PER PLANTING DETAILS.
7. DIMENSIONS LISTED FOR HEIGHTS, SPREAD AND TRUNK SPECIFICATIONS ON THE PLANT MATERIAL SCHEDULE ARE GENERAL GUIDE FOR THE MINIMUM REQUIRED SIZE OF EACH PLANT.
8. PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO ALL PLANTING BEDS IMMEDIATELY PRIOR TO PLACEMENT OF MULCH FOR WEED CONTROL.
9. ALL DISTURBED AREAS OF THE SITE ARE TO BE SODDED IN ACCORDANCE WITH THE SPECIFICATIONS, UNLESS OTHERWISE NOTED.
10. NO EXCAVATION OR PLANTING PIT SHALL BE LEFT OPEN OVERNIGHT.
11. THE LANDSCAPE CONTRACTOR SHALL OBTAIN ANY NECESSARY PERMITS, LICENSES, ETC. AND SHALL GIVE ALL NOTICES AND COMPLY WITH ALL APPLICABLE LAWS, ORDINANCES, CODES, RULES AND REGULATIONS DURING THE COURSE OF THE INSTALLATION OF THIS PROJECT.
12. ALL PLANT MATERIALS TO BE NURSERY GROWN AND TO COMPLY WITH THE AMERICAN STANDARD FOR NURSERY STOCK FOR SIZE AND QUALITY.
13. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIAL OR ANY DEFECTIVE WORKMANSHIP.
14. ALL PLANTS SHALL HAVE A WELL-FORMED HEAD WITH MINIMUM CALIPER, HEIGHT AND SPREAD OF THE SIDE BRANCHES AS SHOWN ON THE PLANT LIST. TRUNKS SHALL BE UNDAMAGED AND SHAPE SHALL BE TYPICAL OF THE SPECIES.
15. MEASUREMENT OF CONIFER HEIGHT SHALL INCLUDE NOT MORE THAN FIFTY PERCENT (50%) OF THIS YEARS VERTICAL GROWTH (TOP CANDLE).
16. THE LANDSCAPE CONTRACTOR WILL BE RESPONSIBLE FOR STAKING AND LAYOUT OF PLANTINGS ON THIS PROJECT. THE LANDSCAPE ARCHITECT OR OWNER SHALL BE ADVISED WHEN STAKES ARE READY FOR INSPECTION ON VARIOUS PLANTING AREAS. ALL LAYOUT WORK SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER PRIOR TO OPENING ANY PLANT PITS.
17. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO VERIFY THAT EACH EXCAVATED TREE OR SHRUB PIT WILL PERCOLATE (DRAIN) PRIOR TO ADDING TOPSOIL AND INSTALLING TREES OR SHRUBS. THE CONTRACTOR SHALL FILL THE BOTTOM OF SELECTED HOLES WITH SIX INCHES OF WATER. THIS WATER SHOULD PERCOLATE OUT WITHIN A 24-HOUR PERIOD. THE OWNER OR LANDSCAPE ARCHITECT SHALL VERIFY ACCURACY AND EFFECT OF PERCOLATION TESTING. IF THE SOIL AT A GIVEN AREA DOES NOT DRAIN PROPERLY, A PVC DRAIN OR GRAVEL SUMP SHALL BE INSTALLED OR THE PLANTING RELOCATED.
18. SHOULD THE LANDSCAPE CONTRACTOR ENCOUNTER UNSATISFACTORY SURFACE OR OTHER SUBSURFACE DRAINAGE CONDITIONS, SOIL DEPTH, LATENT SOILS, HARD PAN, STEAM OF OTHER UTILITY LINES OR OTHER CONDITIONS THAT WILL JEOPARDIZE THE HEALTH AND VIGOR OF THE PLANTS, HE MUST ADVISE THE LANDSCAPE ARCHITECT IN WRITING OF THE CONDITIONS PRIOR TO INSTALLING THE PLANTS, OTHERWISE THE LANDSCAPE CONTRACTOR WARRANTS THAT THE PLANTING AREAS ARE SUITABLE PROPER GROWTH AND DEVELOPMENT OF THE PLANTS TO BE INSTALLED.
19. NO MATERIAL SHALL BE PLANTED BEFORE FINISH GRADING HAS BEEN COMPLETED.
20. EXISTING TREES TO BE PRESERVED ARE TO BE BARRICADED BEFORE BEGINNING CONSTRUCTION. IN ACCORDANCE WITH THE TREE PRESERVATION NOTES AND DETAILS ON THE LANDSCAPE PLAN.
21. SELECTIVE CLEARING CONSISTING OF REMOVAL OF VINES, SAPLINGS UNDER 1" DIAMETER AND UNDERBRUSH SHALL BE PERFORMED IN TREE PRESERVATION AREAS INTERNAL TO THE PROJECT AND NOTED ON PLANS.
22. ALL BEDS ARE TO BE TILLED TO A DEPTH OF 8" WITH THE ADDITION OF: (25#) 10-10-10 FERTILIZER PER 1000 SQ. FT. ALL ADDITIONS ARE TO BE SPREAD AND TILLED INTO THE SOIL UNIFORMLY.
23. CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT WHEN THE PLANT MATERIALS ARE AVAILABLE AT THE JOB SITE FOR REVIEW BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

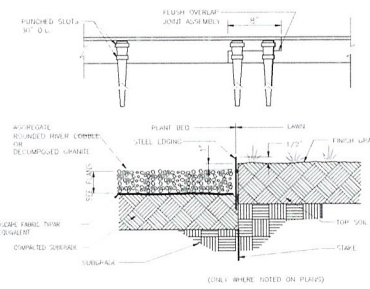
IRRIGATION NOTES

1. LANDSCAPE CONTRACTOR TO PROVIDE DRIP IRRIGATION SYSTEM ON A DESIGN/ BUILD ARRANGEMENT FOR AREAS NOTED ON THE PLAN. CONTRACTOR TO PREPARE DESIGN DRAWINGS IN ACCORDANCE WITH PERFORMANCE SPECIFICATIONS CONTAINED IN THE PROJECT MANUAL AND SUBMIT SAME FOR APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
2. CONTRACTOR TO CONFIRM ADEQUATE PRESSURE EXISTS TO OPERATE SYSTEM PRIOR TO INSTALLATION.
3. IRRIGATION SPRINKLER HEADS SHALL BE MANUFACTURED BY EITHER TORO OR RAINBIRD. IRRIGATION CONTROLLER SHALL BE TORO VISION II MODEL OR APPROVED EQUIVALENT.
4. MAIN LINE TO BE CLASS 200 PVC PIPE. LATERAL LINES TO BE CLASS 150 PVC.
5. IRRIGATION SYSTEM TO BE OPERATIONAL BEFORE PLANTING MATERIALS MAY BE INSTALLED IN PLANTING BEDS.
6. INSTALL SPRINKLER HEADS ACCORDING TO MANUFACTURERS SPECIFICATIONS. FLUSH ALL LINES BEFORE INSTALLING NOZZLES.
7. WIRE CONNECTIONS TO BE MADE BY USING RAINBIRD MODEL ST-103/PT-ST SNAP-TITE CONNECTIONS.
8. LEAVE 18 INCHES OF ADDITIONAL WIRE AT EACH VALVE LOCATION. ROLL WIRE INTO COIL AT EACH LOCATION.
9. ALL VALVES SHALL BE LOCATED IN AMATEX 10 INCH CIRCULAR VALVE BOXES WITH COVER, OR EQUAL.
10. IRRIGATION CONTRACTOR TO COORDINATE PLACEMENT OF REQUIRED SLEEVES WITH GENERAL CONTRACTOR PRIOR TO PAVING AND CONCRETE INSTALLATION BEING COMPLETED.
11. CONTRACTOR SHALL ADJUST IRRIGATION SYSTEM TO DIRECT WATER AWAY FROM THE BUILDING.



4 TREE PLANTING

NOT TO SCALE

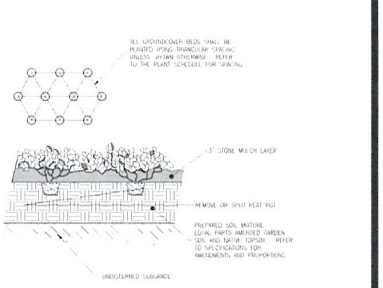


GRAVEL AREAS:

1. CONTRACTOR SHALL REMOVE AND ERADICATE ALL EXISTING GRASSES AND WEEDS IN ALL BED AREAS USING STATE APPROVED HERBICIDES AND METHODS.
2. SUB-GRADES SHALL BE THOROUGHLY COMPACTED PRIOR TO APPLICATION.
3. CONTRACTOR SHALL SUBMIT A SAMPLE OF THE SPECIFIED AGGREGATE TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.
4. GRAVEL SHALL BE SPREAD TO A MINIMUM DEPTH OF 3" (TWO LAYERS), RAKED, DAMPENED, ROLLED, AND BROOMED TO AN EVEN FINISH.
5. AGGREGATE SHALL BE RINSED THOROUGHLY TO REMOVE DEBRIS.
6. CONTRACTOR SHALL APPLY PRE-EMERGENT TO WEED-FREE GRAVEL AREAS.

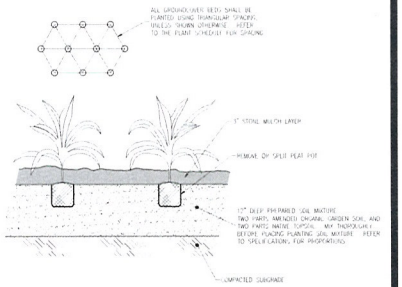
5 RIVERSTONE BEDS AND STEEL BED EDGER

NOT TO SCALE



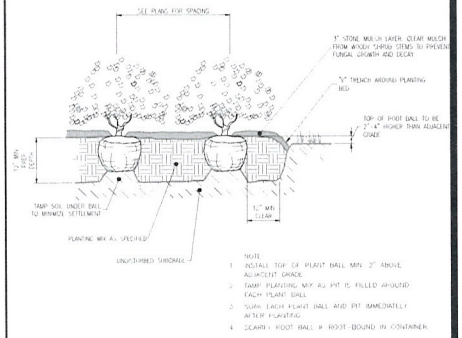
1 GROUNDCOVER PLANTING

NOT TO SCALE



2 PERENNIAL PLANTING

NOT TO SCALE



3 SHRUB PLANTING

NOT TO SCALE

RECEIVED
DEC 21 2010

SUP-40552
SDR-40551

LANDSCAPE DETAILS

Sheet Number L2.0

MOUNTAIN VIEW HOSPITAL
ER/ICU ADDITION & RENOVATIONS
LAS VEGAS, NEVADA
LANDSCAPE DETAILS

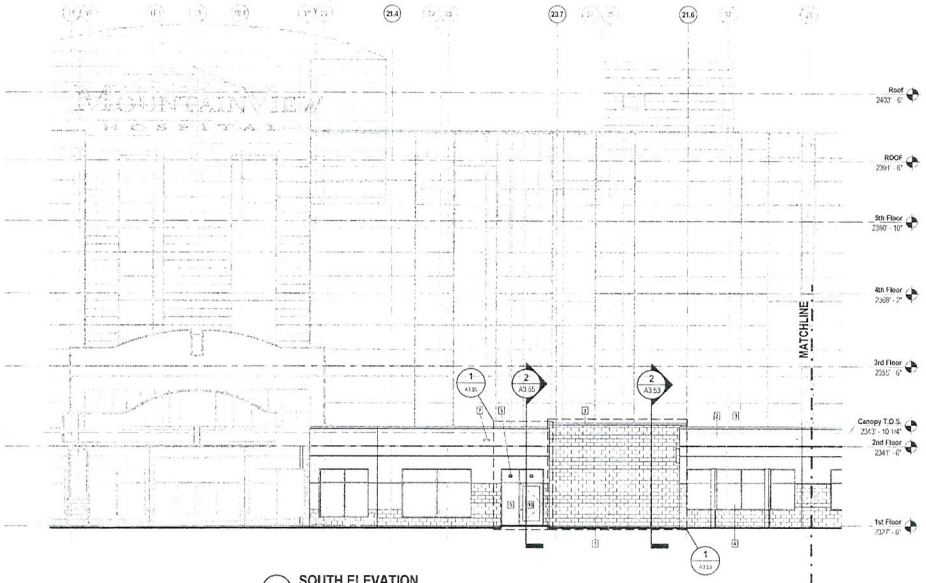
NOT FOR CONSTRUCTION

DESIGN DEVELOPMENT PACKAGE

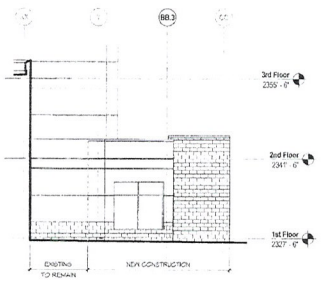
Date 12/09/2010
Drawn By JMW
Author Barbara
Checker

Job Number XXXXXX

LITTLEJOHN ENGINEERING ASSOCIATES
101 CONVENTION CENTER DRIVE, SUITE 710, LAS VEGAS, NEVADA 89109
T 702.735.8040 F 702.735.8021 WWW.LJAMGT.COM

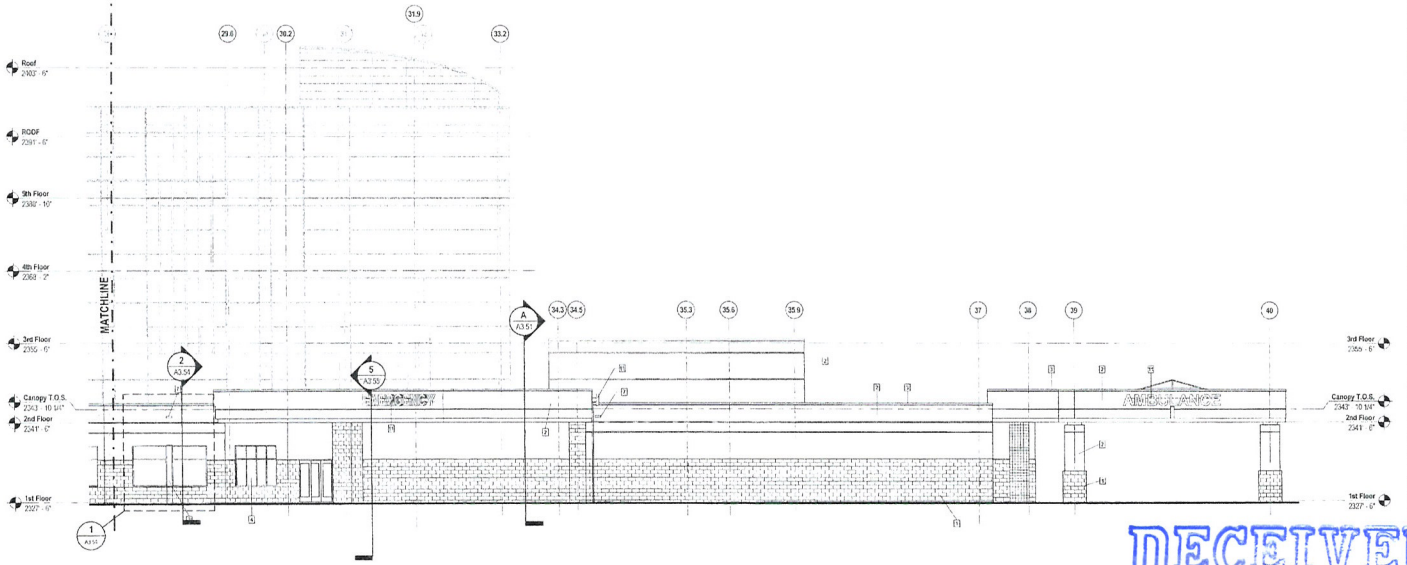


1 SOUTH ELEVATION



3 WEST ELEVATION

ELEVATION KEYNOTES	
Key Value	Keynote Text
1	ARRISCRAFT STONE, - SEE DETAILS FOR SIZES AND PROFILES, COLOR TO MATCH EXISTING
2	E.I.F.S. - COLOR TO MATCH EXISTING
3	ALL SCREEN AND PARAPET WALLS ARE TO BE CAPPED WITH A CONTINUOUS METAL COPING REFER TO WALL SECTIONS AND DETAILS FOR LOCATIONS. COLOR IS TO BE SELECTED BY THE ARCHITECT
4	ALUMINUM STOREFRONT SYSTEM WITH INSULATED GLAZING. SEE WALL SECTIONS & SPECS.
5	ALUMINUM CURTAINWALL SYSTEM WITH INSULATED GLAZING. SEE WALL SECTIONS & SPECS
6	SPANDREL GLAZING INDICATED WITH DOT AS SHOWN
7	FINAL LOCATION OF ROOF SCUPPER IS TO BE COORDINATED WITH EXTERIOR FINISH SYSTEM. REFER TO ROOF PLAN AND DETAILS FOR MORE DETAILED INFORMATION
9	ALL EXTERIOR HOLLOW METAL DOORS AND FRAMES ARE TO BE PAINTED TO MATCH THE FINISH COLOR OF THE ADJACENT EXTERIOR WALL UNLESS NOTED OTHERWISE
10	ALL EXTERIOR PACKAGE DOORS AND STOREFRONT DOORS ARE TO BE PREFINISHED TO MATCH THE COLOR OF ANY ADJACENT WINDOW SYSTEMS WHERE APPLICABLE. REFER TO DOOR SCHEDULE AND SPECIFICATIONS FOR MORE DETAILED INFORMATION REGARDING EXTERIOR DOORS
11	ALL EXTERIOR SIGNAGE SHOWN IN ELEVATION IS STRICTLY FOR REFERENCE PURPOSES ONLY. REFER TO SHEET F777 FOR MORE DETAILED INFORMATION REGARDING EXTERIOR SIGNAGE. CENTERLINE OF SIGNAGE ON LOWERS SHALL ALIGN WITH CENTERLINE OF DRIVE PAVEMENT BELOW



2 SOUTH ELEVATION

MountainView Hospital
EMERGENCY & ICU DEPARTMENT ADDITIONS and FOURTH FLOOR INTERIOR RENOVATIONS
LAS VEGAS, NEVADA

EXTERIOR ELEVATIONS

Job Number 07131.00
Date 12-6-2010
Drawn By
Checked By
CE Set
Revision

This drawing and the design shown is the property of the architect. The reproduction, copying or other use of this drawing without the written consent of the architect is prohibited and may be subject to legal action.
© ESa Architects 2010

ESa Architects
Kenneth L. Snyder, and Assoc.
2100 West End Avenue Suite 1200
Vanderbilt Plaza
Nashville, Tennessee 37203

NOT FOR CONSTRUCTION

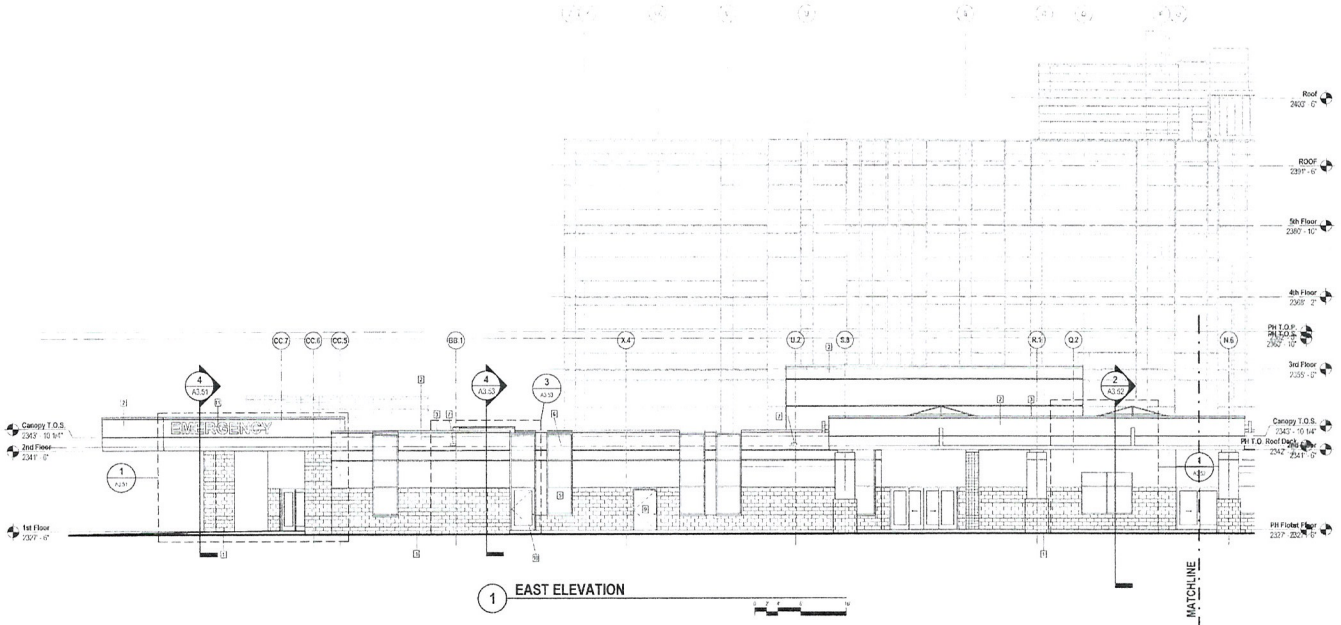
DESIGN DEVELOPMENT PACKAGE

Sheet Number A2.01

SUP-40552
SDR-40551

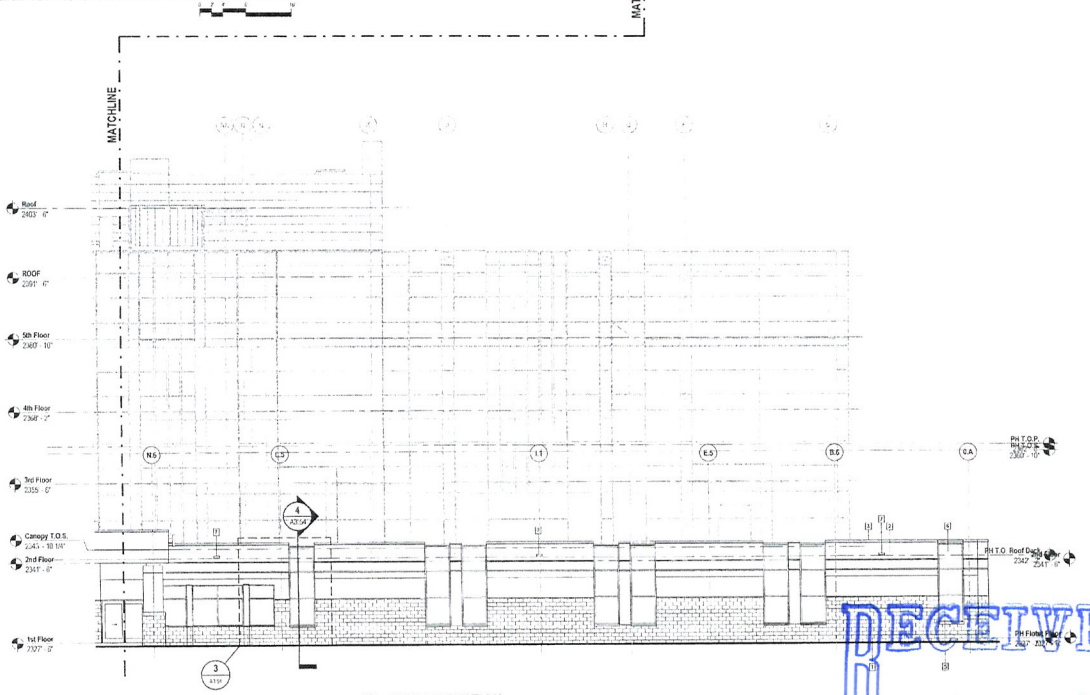
RECEIVED
DEC 21 2010

C:\Revit Projects\07131 MountainView ER-ICU Addition & Renovations_ASD_071130_MountainView ER-ICU Addition & Renovations_ASD_CENTRAL.rvt



1 EAST ELEVATION

ELEVATION KEYNOTES	
Key Value	Keynote Text
1	ARRISCRAFT STONE - SEE DETAILS FOR SIZES AND PROFILES. COLOR TO MATCH EXISTING
2	E.I.F.S. - COLOR TO MATCH EXISTING
3	ALL SCREEN AND PARAPET WALLS ARE TO BE CAPPED WITH A CONTINUOUS METAL COPING. REFER TO WALL SECTIONS AND DETAILS FOR LOCATIONS. COLOR IS TO BE SELECTED BY THE ARCHITECT
4	ALUMINUM STOREFRONT SYSTEM WITH INSULATED GLAZING. SEE WALL SECTIONS & SPECS
5	ALUMINUM CURTAINWALL SYSTEM WITH INSULATED GLAZING. SEE WALL SECTIONS & SPECS.
6	SPANDREL GLAZING INDICATED WITH DOT AS SHOWN.
7	FINAL LOCATION OF ROOF SCUPPER IS TO BE COORDINATED WITH EXTERIOR FINISH SYSTEM. REFER TO ROOF PLAN AND DETAILS FOR MORE DETAILED INFORMATION
9	ALL EXTERIOR HOLLOW METAL DOORS AND FRAMES ARE TO BE PAINTED TO MATCH THE FINISH COLOR OF THE ADJACENT EXTERIOR WALL UNLESS NOTED OTHERWISE.
10	ALL EXTERIOR PACKAGE DOORS AND STOREFRONT DOORS ARE TO BE PREFINISHED TO MATCH THE COLOR OF ANY ADJACENT WINDOW SYSTEMS WHERE APPLICABLE. REFER TO DOOR SCHEDULE AND SPECIFICATIONS FOR MORE DETAILED INFORMATION REGARDING EXTERIOR DOORS.
11	ALL EXTERIOR SIGNAGE SHOWN IN ELEVATION IS STRICTLY FOR REFERENCE PURPOSES ONLY. REFER TO SHEET P??? FOR MORE DETAILED INFORMATION REGARDING EXTERIOR SIGNAGE. CENTERLINE OF SIGNAGE ON CANOPIES SHALL ALIGN WITH CENTERLINE OF DRIVE PAVEMENT BELOW



2 EAST ELEVATION

MountainView Hospital
EMERGENCY & ICU DEPARTMENT ADDITIONS and FOURTH FLOOR INTERIOR RENOVATIONS
LAS VEGAS, NEVADA

EXTERIOR ELEVATIONS

Job Number
07-31-00
Date
12-6-2010
Drawn By
Checked By
JB
Scale
As Noted
Project

This drawing and the design shown is the property of the architect. Reproduction or copying of this drawing without the written consent of the architect is prohibited by law and will be subject to legal action.
© ESa Architects, PLLC

ESa Architects
ESa
corporate / interior architecture
2100 West End Avenue Suite 1200
Nashville Tennessee 37203

DESIGN DEVELOPMENT PACKAGE

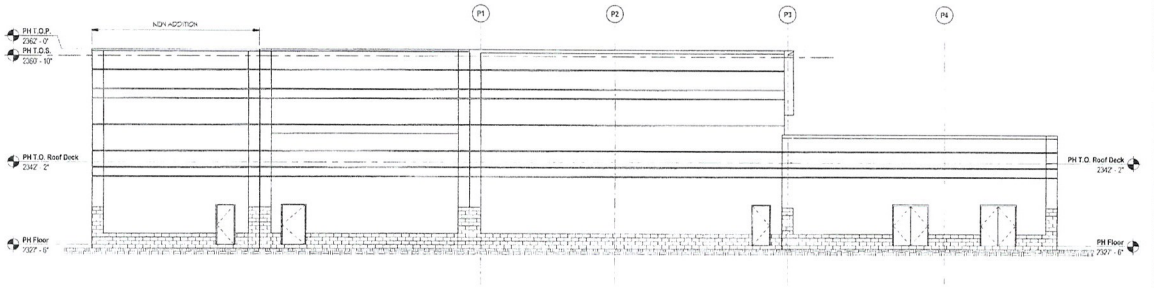
NOT FOR CONSTRUCTION

Sheet Number
A2.02

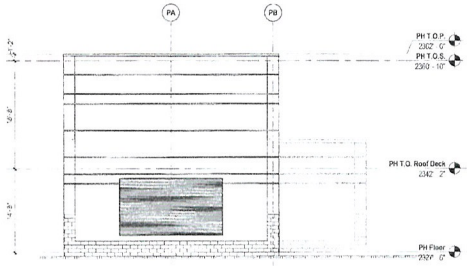
RECEIVED
DEC 21 2010

SUP-40552
SDR-40551

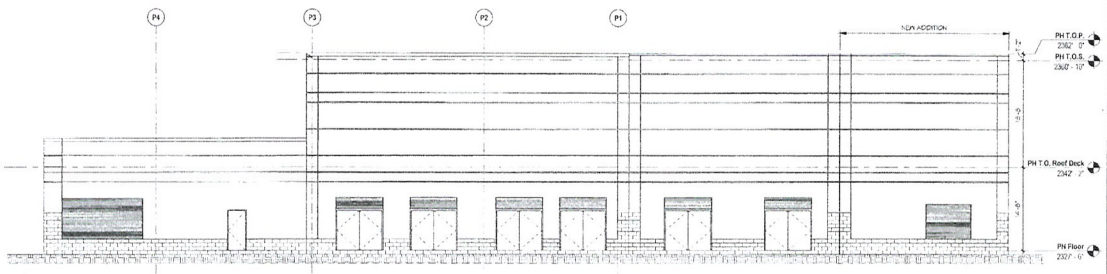
C:\Revit_Projects\13100_MountainView ER-ICU Addition & Renovations_ASL_ct1_13100_MountainView ER-ICU
Aaron.Kenyon



5 POWER HOUSE - SOUTH ELEVATION



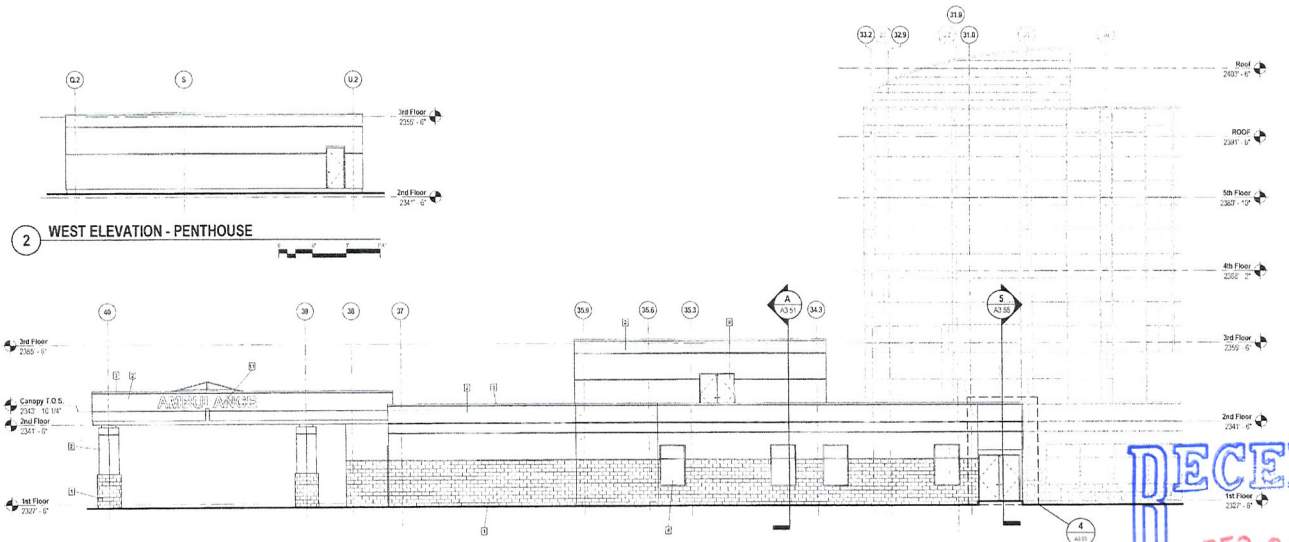
3 POWER HOUSE - WEST ELEVATION



4 POWER HOUSE - NORTH ELEVATION

ELEVATION KEYNOTES	
Key Value	Keynote Text
1	ARRISCRAFT STONE - SEE DETAILS FOR SIZES AND PROFILES. COLOR TO MATCH EXISTING
2	E.I.F.S. - COLOR TO MATCH EXISTING
3	ALL SCREEN AND PARAPET WALLS ARE TO BE CAPPED WITH A CONTINUOUS METAL COPING. REFER TO WALL SECTIONS AND DETAILS FOR LOCATIONS. COLOR IS TO BE SELECTED BY THE ARCHITECT.
4	ALUMINUM STOREFRONT SYSTEM WITH INSULATED GLAZING. SEE WALL SECTIONS & SPECS
5	ALUMINUM CURTAINWALL SYSTEM WITH INSULATED GLAZING. SEE WALL SECTIONS & SPECS
6	SPANDREL GLAZING INDICATED WITH DOT AS SHOWN
7	FINAL LOCATION OF ROOF SCUPPER IS TO BE COORDINATED WITH EXTERIOR FINISH SYSTEM. REFER TO ROOF PLAN AND DETAILS FOR MORE DETAILED INFORMATION
9	ALL EXTERIOR HOLLOW METAL DOORS AND FRAMES ARE TO BE PAINTED TO MATCH THE FINISH COLOR OF THE ADJACENT EXTERIOR WALL UNLESS NOTED OTHERWISE
10	ALL EXTERIOR PACKAGE DOORS AND STOREFRONT DOORS ARE TO BE PRE-FINISHED TO MATCH THE COLOR OF ANY ADJACENT WINDOW SYSTEMS WHERE APPLICABLE. REFER TO DOOR SCHEDULE AND SPECIFICATIONS FOR MORE DETAILED INFORMATION REGARDING EXTERIOR DOORS.
11	ALL EXTERIOR SIGNAGE SHOWN IN ELEVATION IS STRICTLY FOR REFERENCE PURPOSES ONLY. REFER TO SHEET ???? FOR MORE DETAILED INFORMATION REGARDING EXTERIOR SIGNAGE. CENTERLINE OF SIGNAGE ON CANOPIES SHALL ALIGN WITH CENTERLINE OF DRIVE PAVEMENT BELOW.

2 WEST ELEVATION - PENTHOUSE



1 NORTH ELEVATION

RECEIVED
DEC 21 2010

SUP-40552
SDR-40551

ESa Architects
Nashville | Memphis
2100 West End Avenue Suite 1200
Vanderbilt Plaza
Nashville, Tennessee 37203

MountainView Hospital
EMERGENCY & ICU DEPARTMENT ADDITIONS and FOURTH FLOOR INTERIOR RENOVATIONS
LAS VEGAS, NEVADA

EXTERIOR ELEVATIONS

NOT FOR CONSTRUCTION

DESIGN DEVELOPMENT PACKAGE

Job Number 2113.00
Drawn By CB, SM
Checked By JE
Date 12-6-2010
Revisions

The drawings and design ideas incorporated herein, as an instrument of service, is and shall remain the property of ESa Architects and the same may not be used in whole or in part for any other project without the written permission of ESa Architects and no changes are to be made in these drawings without the written permission of ESa Architects.
© ESa Architects 2010

Sheet Number
A2.03

C:\Revit Projects\2113\00_MountainView ER-ICU Addition & Renovations_ASL_2013.rvt
Plotted: 12/21/2010 4:56:47 PM

WALL LEGEND

	EXISTING NON-RATED PARTITION TO DECK
	EXISTING SMOKE PARTITION TO DECK
	EXISTING 1 HOUR FIRE BARRIER
	EXISTING 1 HOUR FIRE + SMOKE BARRIER
	EXISTING 2 HOUR FIRE BARRIER
	EXISTING 2 HOUR FIRE + SMOKE BARRIER
	EXISTING 2 HOUR RATED SHAFT WALL BARRIER
	NON-RATED PARTITION TO 4" ABOVE CEILING
	NON-RATED PARTITION TO DECK
	SMOKE PARTITION TO DECK
	1 HOUR FIRE BARRIER
	1 HOUR FIRE + SMOKE BARRIER
	1 HOUR RATED SHAFT WALL BARRIER
	2 HOUR FIRE BARRIER
	2 HOUR FIRE + SMOKE BARRIER
	2 HOUR RATED SHAFT WALL BARRIER

CODE - Paths of Travel Distances

PATH OF TRAVEL NAME	PATH TYPE	DISTANCE
PATH OF TRAVEL TO EXIT 2(1)	Path of Travel to Exit	184'-8"
PATH OF TRAVEL TO EXIT 2(2)	Path of Travel to Exit	119'-0"
PATH OF TRAVEL TO EXIT 3	Path of Travel to Exit	157'-0"
PATH OF TRAVEL TO EXIT 4	Path of Travel to Exit	160'-0"
PATH OF TRAVEL TO EXIT 4(2)	Path of Travel to Exit	73'-0"
PATH OF TRAVEL TO EXIT 5	Path of Travel to Exit	184'-0"
PATH OF TRAVEL TO EXIT 11	Path of Travel to Exit	119'-0"
PATH OF TRAVEL TO HORIZONTAL EXIT	Path of Travel to Exit	184'-8"
SMOKE COMPARTMENT A TO B	Path of Travel to Smoke Compartment	104'-6"
SMOKE COMPARTMENT B TO A	Path of Travel to Smoke Compartment	144'-0"
SMOKE COMPARTMENT C TO D	Path of Travel to Smoke Compartment	119'-0"
SMOKE COMPARTMENT D TO C	Path of Travel to Smoke Compartment	105'-0"
SMOKE COMPARTMENT D TO E(2)	Path of Travel to Smoke Compartment	106'-6"

SMOKE COMPARTMENT DATA		BUILDING USE AND OCCUPANCY LOAD DATA						BUILDING EXIT CAPACITY DATA			
AREA NAME	AREA	CONSTRUCTION TYPE	OCCUPANCY CLASSIFICATION	USE CLASSIFICATION	OCCUPANT LOAD FACTOR	GROSS / NET	OCCUPANT LOAD	EGRESS COMPONENT TYPE	CAPACITY FACTOR (IN. PER OCCUPANT)	TOTAL EXIT WIDTH (IN.) REQUIRED	TOTAL EXIT WIDTH (IN.) PROVIDED
SMOKE COMPARTMENT 'A'	15,348 SF	TYPE I A	INSTITUTIONAL I-2	INSTITUTIONAL AREAS - INPATIENT TREATMENT AREAS	240 SF	GROSS	65	NON-STAIR	0.2	13	
SMOKE COMPARTMENT 'B'	14,852 SF	TYPE I A	INSTITUTIONAL I-2	INSTITUTIONAL AREAS - INPATIENT TREATMENT AREAS	240 SF	GROSS	62	NON-STAIR	0.2	13	
SMOKE COMPARTMENT 'C'	14,285 SF	TYPE I A	INSTITUTIONAL I-2	INSTITUTIONAL AREAS - SLEEPING AREAS	120 SF	GROSS	120	NON-STAIR	0.2	24	
SMOKE COMPARTMENT 'D'	16,246 SF	TYPE I A	INSTITUTIONAL I-2	INSTITUTIONAL AREAS - INPATIENT TREATMENT AREAS	240 SF	GROSS	77	NON-STAIR	0.2	16	
SMOKE COMPARTMENT 'E'	Not Placed	TYPE I A	INSTITUTIONAL I-2	INSTITUTIONAL AREAS - INPATIENT TREATMENT AREAS	240 SF	GROSS		NON-STAIR	0.2		
SMOKE COMPARTMENT 'E'	9,944 SF	(none)	(none)	(none)				(none)			
Grand Total:	70,384 SF						323			67	0

LIFE SAFETY LEGEND

- EXIT WIDTH (IN INCHES) / HORIZONTAL EXIT / EXIT CAPACITY (IN # OF PERSONS)
- OCCUPANT LOAD OF ROOM OR AREA
- EXIT DISCHARGE
- COMMON PATH OF TRAVEL DISTANCE
- TRAVEL DISTANCE TO AN EXIT
- TRAVEL DISTANCE TO A SMOKE COMPARTMENT
- REFUGE AREA
- FHC — FIRE HOSE CABINET
- FEC — FIRE EXTINGUISHER CABINET
- FE — FIRE EXTINGUISHER
- EXIT LIGHT & DIRECTIONAL ARROWS

EXIT 10
EXIT 7
EXIT 9
EXIT 8
EXIT 6
EXIT 5
EXIT 11
EXIT 12
EXIT 13
EXIT 14
EXIT 4
EXIT 3
EXIT 16
EXIT 17
EXIT 1
EXIT 2
EXIT 15

SMOKE COMPARTMENT "D" 16246 SF
SMOKE COMPARTMENT "C" 14285 SF
SMOKE COMPARTMENT "E" 15899 SF
SMOKE COMPARTMENT "A" 15899 SF
SMOKE COMPARTMENT "B" 14852 SF

SMOKE COMPARTMENT LEGEND

- SMOKE COMPARTMENT "A"
- SMOKE COMPARTMENT "B"
- SMOKE COMPARTMENT "C"
- SMOKE COMPARTMENT "D"
- SMOKE COMPARTMENT "E"

FIRST FLOOR LIFE SAFETY PLAN

Date: 12-2019
Drawn By: JB
Checked By: JB
Job Number: 3713100
Revisions:

This drawing and the design thereon are the property of the architect. They may not be used or reproduced in any manner without the written consent of ESa and it is unlawful to do so. © ESa Architects, PLC

MountainView Hospital
EMERGENCY & ICU DEPARTMENT ADDITIONS and FOURTH FLOOR INTERIOR RENOVATIONS
LAS VEGAS, NEVADA

FIRST FLOOR LIFE SAFETY PLAN

NOT FOR CONSTRUCTION

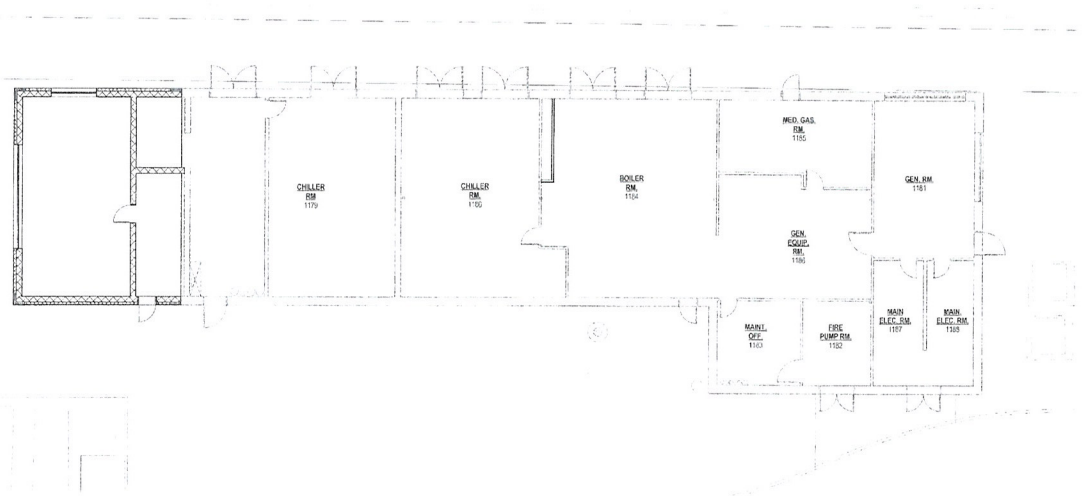
DESIGN DEVELOPMENT PACKAGE

ESa Architects
Richard Miller & Associates
2100 West End Avenue, Suite 1900
Nashville Plaza
Nashville, Tennessee 37203

Sheet Number: LS.01

RECEIVED
DEC 2 1 2019

SUP-40552
SDR-40551



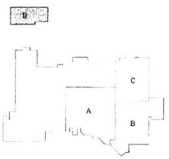
FIRST FLOOR LIFE SAFETY PLAN - PART D

WALL LEGEND

	EXISTING NON-RATED PARTITION TO DECK
	EXISTING SMOKE PARTITION TO DECK
	EXISTING 1-HOUR FIRE BARRIER
	EXISTING 1-HOUR FIRE - SMOKE BARRIER
	EXISTING 2 HOUR FIRE BARRIER
	EXISTING 2 HOUR FIRE + SMOKE BARRIER
	EXISTING 2 HOUR RATED SHAFT WALL BARRIER
	NON-RATED PARTITION TO 4" ABOVE CEILING
	NON-RATED PARTITION TO DECK
	SMOKE PARTITION TO DECK
	1 HOUR FIRE BARRIER
	1 HOUR FIRE - SMOKE BARRIER
	1-HOUR RATED SHAFT WALL BARRIER
	2-HOUR FIRE BARRIER
	2 HOUR FIRE - SMOKE BARRIER
	2 HOUR RATED SHAFT WALL BARRIER

LIFE SAFETY LEGEND

- EXIT WIDTH (IN INCHES) / HORIZONTAL EXIT / EXIT CAPACITY (IN # OF PERSONS)
- OCCUPANT LOAD OF ROOM OR AREA
- EXIT DISCHARGE
- COMMON PATH OF TRAVEL DISTANCE
- TRAVEL DISTANCE TO AN EXIT
- TRAVEL DISTANCE TO A SMOKE COMPARTMENT
- SUITE AREA
- FIRE HOSE CABINET
- FIRE EXTINGUISHER CABINET
- FIRE EXTINGUISHER
- EXIT LIGHT + DIRECTIONAL ARROWS



FIRST FLOOR KEY PLAN

Architectural Fire Safety Code Analysis

I. Applicable Codes:
State Health and Human Services-
A. 2006 NFPA 101 Life Safety Code (LSC)
B. 2005 NFPA 99 - Health Care Facilities
C. 2003 Uniform Plumbing Code
D. NRS 444.340 & 444.350
E. NAC 449 - Medical and Other Related Facilities, see list of adopted sections
F. 2006 AIA/AHHS "Guidelines for Hospitals and Health Care Facilities" as amended (see Technical Bulletin #BLC-07-12-1)

City -
A. 2006 International Building Code with amendments
B. 2006 Uniform Mechanical Code with amendments
C. 2006 Uniform Plumbing Code with amendments
D. 2005 National Electrical Code with amendments
E. 2006 International Energy Conservation Code with amendments
F. 2010 Southern Nevada Fire Code amendments to the International Fire Code and adopted NFPA Standards

CMS and The Joint Commission -
A. 2000 NFPA 101 Life Safety Code
B. 1999 NFTA 99 - Health care facilities
C. 1999 NFPA 70 - National Electrical Code

II. Occupancy Types:
A. Group I-2, Institutional (IBC 308.3)
B. New Health Care - Hospital (LSC Ch. 18)

III. Construction Types:
A. Type I A (IBC 602)
B. Type I (332)(NFPA 220 & LSC 18.1.6.2)

IV. Structural Fire Ratings:
Columns -
- supporting floors 3-hour
- interior members supporting a roof only 2-hour

Floors -
- structural frame beams 3-hour
- secondary members and deck 2-hour

Roof -
- structural frame beams (exterior) 3-hour
- structural frame beams (interior) 2-hour
- secondary beams and deck ..... 1-1/2 hour

V. Fire Suppression System:
Complete automatic sprinkler protection to be provided for addition and maintained in renovated areas

VI. Height and Area (addition):
1st Floor - 33,717 sq. ft.
Canopies - 5,118 sq. ft.
Penthouse - 2,280 sq. ft.

VII. Fire Safety Concept:
Construct an addition to an existing hospital of matching fire-resistive construction with unlimited height and area allowed (IBC Table 503).

Two existing stairs will have their discharges extended to the outside by exit passageways.

Elevator lobby separation per IBC 707.14.1 is provided for Elevator #5.

The addition is divided into smoke compartments by 1-hour smoke barriers as per IBC 407.4 and LSC 18.3.7.

VIII. Other Life Safety Considerations (most stringent of applicable codes is indicated):
For Occupant Load and Exit Capacity tabulations see the LS drawing series.

A. Corridor width (IBC 1017.2):
Patient areas with nonambulatory persons ..... 8' minimum
Elsewhere without bed movement ..... 44" minimum

B. Dead end (IBC 1017.3):
20' maximum

C. Travel distance (IBC 1016.1/1014.2.2 & LSC 18.2.6):
Point in sleeping room to exit access ..... 50' maximum
Point in suite to exit access door
- one intervening room ..... 100' maximum
- two intervening rooms ..... 50' maximum

Exit access to exit ..... 150' maximum
Any point to an exit ..... 200' maximum

D. Door width (IBC 1008.1.1 & LSC 18.2.3.5):
41.5" clear with no projections in areas with bed movement;
32" clear width minimum elsewhere

E. Interior finish (IBC 803.5):
Exits and corridors ..... 75 maximum flame spread
Rooms ..... 75 maximum flame spread;
200 maximum permitted in rooms with four person or less capacity
Smoke production must be 450 or less under ASTM E-84.

F. Corridor construction (IBC 407.3):
Non-hourly-rated smoke partitions that extend to deck as per IBC 710

G. Corridor doors in smoke partitions (IBC 407.3.1):
Non-fire-rated with positive latch; doors must resist smoke passage

H. Hazardous area separation (IBC Table 508.2 & LSC 18.3.2.1):
Trash collection rooms 1-hour
Soiled linen holding rooms 1-hour
Storage rooms greater than 100 sq. ft. in area 1-hour
Storage rooms greater than 50 sq. ft. but not more than 100 sq. ft. in area ..... Smoke-resistant

I. Floor finish (IBC 804.4.1):
Exits and exit access corridors ..... Class II, 0.22 watts/sq. cm. minimum as per NFPA 253

J. Accessible means of egress (IBC 1007 & LSC 7.5.4.1):
Accessible outside doors can serve as accessible means of egress under the IBC.

LSC 7.5.4.1, Ex. #3 excepts fully sprinklered health care occupancies from accessible means of egress provisions.

RECEIVED
DEC 21 2010

SUP-40552
SDR-40551

Sheet Number LS.01D

MountainView Hospital
EMERGENCY & ICU DEPARTMENT ADDITIONS and FOURTH FLOOR INTERIOR RENOVATIONS
LAS VEGAS, NEVADA

FIRST FLOOR LIFE SAFETY PLAN PART D & LIFE SAFETY ANALYSIS

NOT FOR CONSTRUCTION

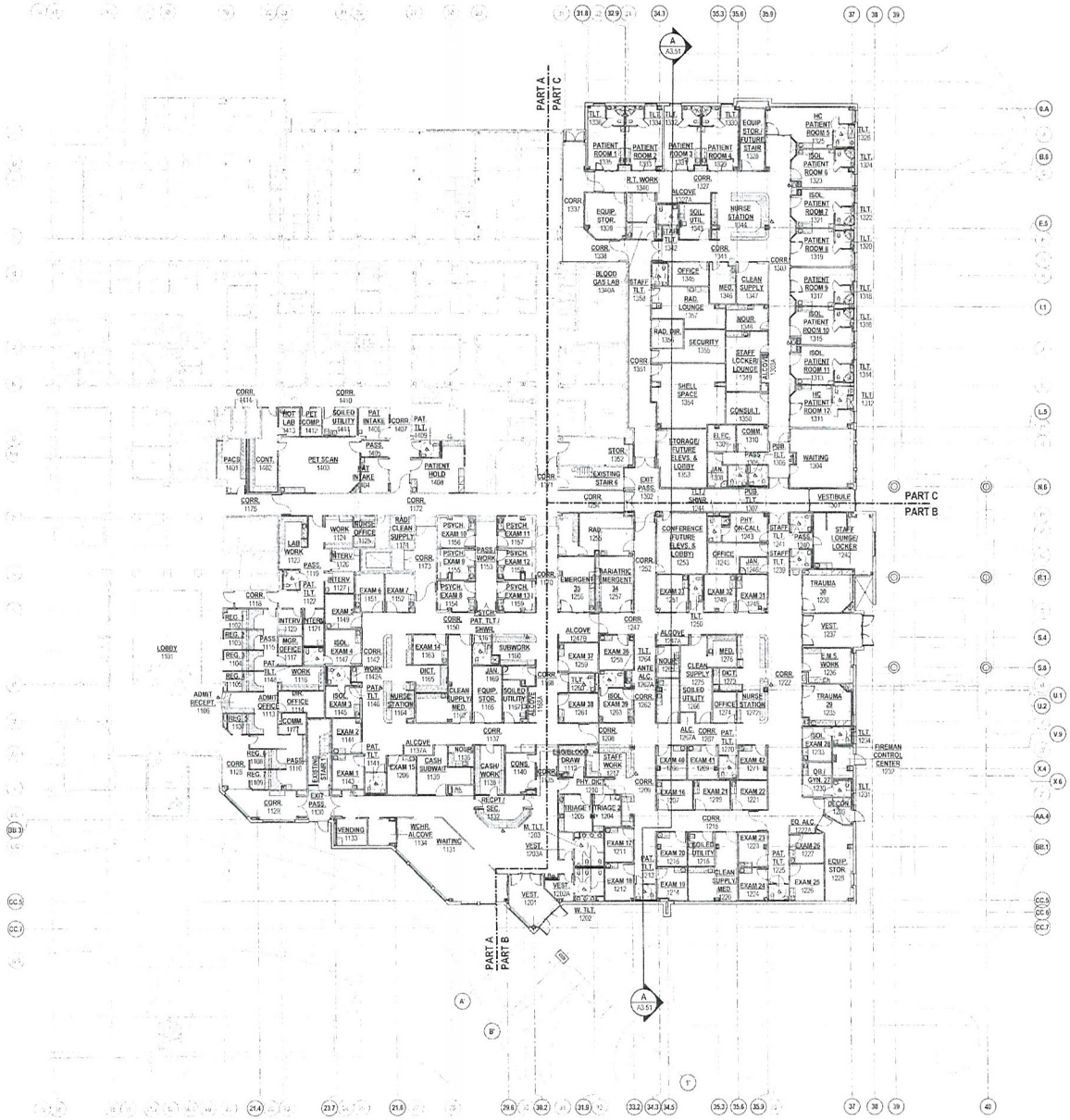
DESIGN DEVELOPMENT PACKAGE

ESa Architects
Richard L. Miller, Architect
2700 West End Avenue, Suite 1200
Nashville, Tennessee 37203

Job Number 07-13100
Drawn By CS, SM, Persons
Date 12-6-2010
Checked By JB

The drawings and the designs shown on the drawings, the spatial designs depicted within the drawings and the written content (collectively) are the property of the Architect and may not be used in any manner without the express written permission of the Architect.
© ESa Architects 2010

C:\Revit Projects\2010_MountainView ER-ICU Addition & Renovations_AS_v2012\00_MountainView ER-ICU Addition & Renovations_AS_central.rvt



FIRST FLOOR ORIENTATION PLAN

FIRST FLOOR KEY PLAN

RECEIVED
DEC 21 2010

SUP-40552
SDR-40551

ESa Architects
richard j. miller architect
2100 West End Avenue Suite 1200
Nashville, Tennessee 37203

MountainView Hospital
EMERGENCY & ICU DEPARTMENT ADDITIONS
and FOURTH FLOOR INTERIOR RENOVATIONS
LAS VEGAS, NEVADA

FIRST FLOOR ORIENTATION PLAN

DESIGN DEVELOPMENT PACKAGE

NOT FOR CONSTRUCTION

Issued Number

A1.01

This drawing and the design shown are the property of the architect. The reproduction, copying or other use of this drawing without the written consent of the architect is an infringement of the author's rights and is subject to legal action.
© ESa Architects 2010

FIRST FLOOR PLAN - PART A - DIMENSIONED

WALL FRAMING NOTES & LEGEND

ALL WALLS TO BE CONSTRUCTED WITH 3 5/8" METAL STUDS AT INTERIOR WALLS AND 6" METAL STUDS AT EXTERIOR WALLS UNLESS NOTED OTHERWISE WITH TAGS BELOW.

ALL STANDARD DRYWALL PARTITIONS ARE DIMENSIONED TO THE CENTERLINE. CHASES AND SHAFTWALL ARE DIMENSIONED FROM FINISHED FACE TO FINISHED FACE. EXISTING WALLS ARE DIMENSIONED TO THE FINISHED FACE.

INTERIOR PARTITIONS NOT DIMENSIONED WHICH ARE ADJACENT TO OR PARALLEL AROUND COLUMNS ARE TYPICALLY TO BE INSTALLED 4 1/2" FROM STUD CENTERLINE TO COLUMN CENTERLINE (12" NOM. FROM FACE OF FINISHED DRYWALL TO COLUMN CENTERLINE) UNLESS NOTED OTHERWISE.

AT LOCATIONS WHERE SIZE OF STEEL COLUMNS REQUIRE A GREATER WALL 4 1/2" C/C DIMENSION, FRAMING SHALL BE INSTALLED TIGHT TO COLUMN FIREPROOFING U.N.O.

1. 1 1/2" METAL CHANNEL FURRING
2. 2 1/2" METAL STUD
3. 3 5/8" METAL STUD WALL FURROUT
4. 6" METAL STUD
G. 5/8" GYP. BD. APPLIED TO FACE OF EXISTING WALL FRAMING OR SHAFTWALL
L. LEAD LINED WALL, SEE PHYSICIST'S REPORT

FIRST FLOOR KEY PLAN

RECEIVED
DEC 21 2010

SUP-40552
SDR-40551

A1.01AD

MountainView Hospital
EMERGENCY & ICU DEPARTMENT ADDITIONS and FOURTH FLOOR INTERIOR RENOVATIONS
LAS VEGAS, NEVADA

FIRST FLOOR PLAN - PART A - DIMENSIONED

ESa Architects
2100 West End Avenue Suite 1200
Nashville, Tennessee 37203

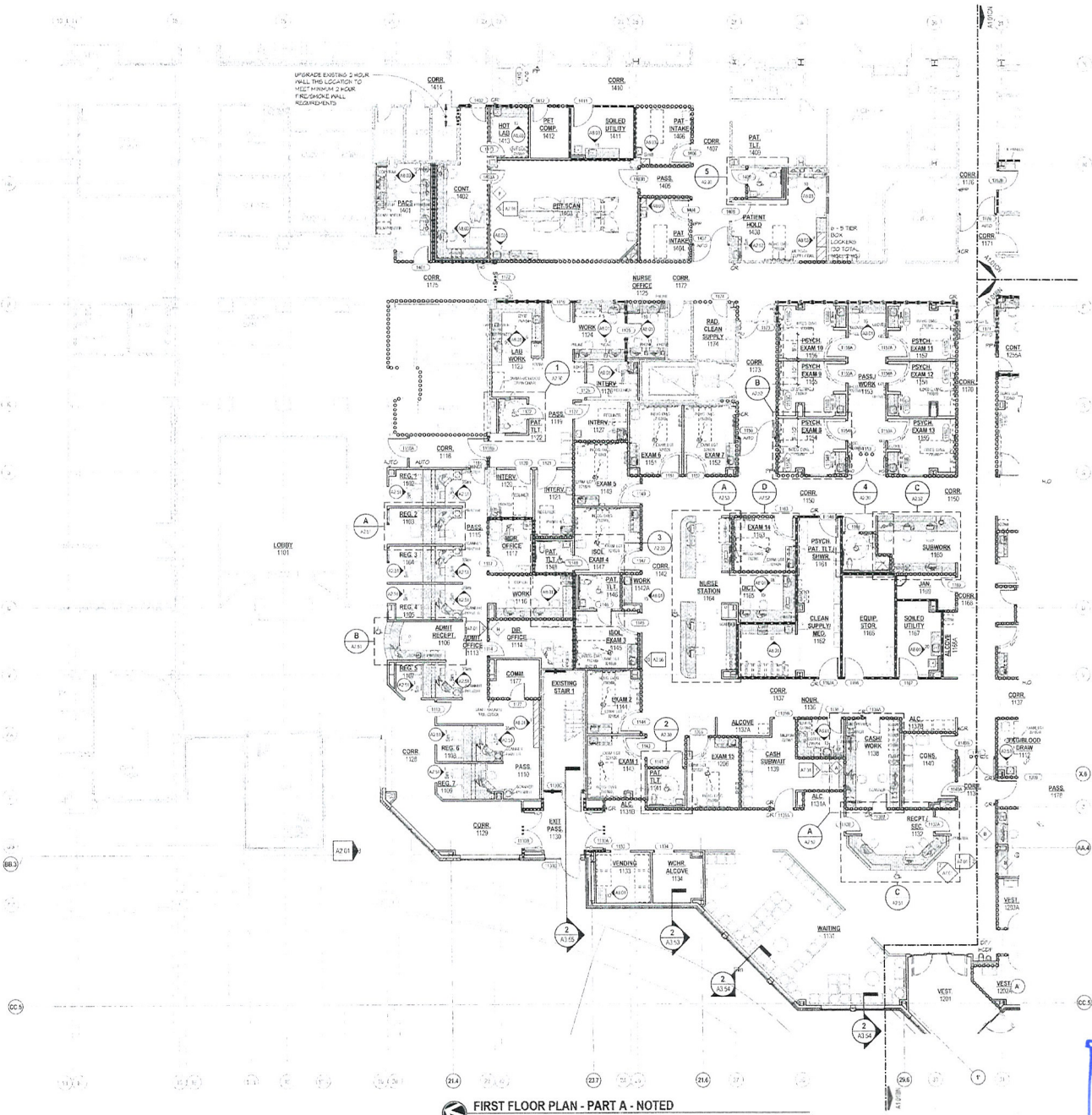
DESIGN DEVELOPMENT PACKAGE

NOT FOR CONSTRUCTION

Sheet Number A1.01AD

This drawing and the design shown is the property of the architect. The reproduction, copying or use of this drawing without their written consent is prohibited and any infringement will be subject to legal action.
© ESa Architects 2010

C:\Revit Projects\2010\10 Mountainview ER CU Addition & Renovations_A1_v2010_10 Mountainview ER CU Addition & Renovations_A1_cmsc.rvt



FIRST FLOOR PLAN - PART A - NOTED

GENERAL NOTES

1. SEE GENERAL NOTES ON COVER SHEET FOR MORE INFORMATION CONCERNING WORK NOT SHOWN ON DRAWINGS.
2. ALLOW A MINIMUM OF 18 INCHES LATCH-SIDE CLEARANCE ON THE PULL SIDE OF ALL DOORS WITH MANUAL CLOSERS AND A MINIMUM OF 12 INCHES LATCH-SIDE CLEARANCE ON THE PUSH SIDE OF ALL DOORS WITH MANUAL CLOSERS.
3. ALLOW A MINIMUM OF 1 INCH CLEARANCE FROM THE EDGE OF ALL WALLS AND THE OUTSIDE FACE OF CASEWORK; TYPICAL.
4. SEE ORIENTATION AND SOUND ATTENUATION PLAN FOR WALLS THAT REQUIRE SOUND ATTENUATION BLANKETS AND/OR SPECIFIC SOUND WALL CONSTRUCTIONS.
5. SEE THE OWNER FURNISHED EQUIPMENT BROCHURE FOR SPECIFIC INFORMATION ON EACH PIECE OF OWNER FURNISHED EQUIPMENT SHOWN ON THE PLANS. ALSO SEE VENDOR DRAWINGS PROVIDED FOR POSSIBLE WORK REQUIRED FOR EACH SPECIFIC VENDOR EQUIPMENT. COMPARE WORK REQUIRED FOR EACH PIECE OF EQUIPMENT BEFORE COMPLETING CONSTRUCTION FOR THESE SPACES.
6. (N) INDICATES VISION WINDOW REQUIREMENTS. SEE WINDOW ELEVATION FOR SIZES, GLAZING, ETC. REQUIRED.
7. (08-168) INDICATES DOOR NUMBER. SEE DOOR SCHEDULE FOR SPECIFIC INFORMATION ON EACH DOOR.
8. SEE FINISH DRAWINGS FOR SPECIFIC FINISH AND SURFACE PREPARATION REQUIREMENTS FOR EACH SPACE.
9. SEE REFLECTED CEILING PLANS FOR SPECIFIC CEILING TYPES, HEIGHTS, DETAILS, LIGHTS, DIFFUSERS, ETC.
10. SEE CASEWORK DRAWINGS FOR SPECIFIC CASEWORK SIZES, FINISHES, AND OTHER REQUIREMENTS.
11. SEE STRUCTURAL DRAWINGS FOR ANY MISCELLANEOUS FRAMING MEMBERS THAT ARE WITH WALL CONSTRUCTION ABOVE FINISH CEILINGS. INDICATE REINFORCEMENT REQUIREMENTS FOR CONCRETE BLOCK WALLS, ETC.
12. ALL CORRIDOR WALLS ARE TO BE SEALED TO LIMIT THE TRANSFER OF SMOKE. SMOKE RESISTIVE REGARDLESS OF THE FIRE RATING ASSOCIATED WITH THE WALL.
13. ALL EXPANSION JOINTS THROUGH RATED ASSEMBLIES SHALL HAVE THE SAME FIRE RATING AS THE ASSEMBLY.
14. MOUNT BOTTOM OF TV'S IN ALL ROOMS AT 80" A.F.F. MINIMUM.
15. PROVIDE BLOCKING FOR LOCKERS, MEDS CABINETS AND OTHER EQUIPMENT AS REQUIRED.
16. WINDOWS MARKED WITH AN ASTERISK (*) ARE SPANDREL GLASS PANELS WITH CURTAIN WALL INSULATION. SEE ELEVATIONS FOR ADDITIONAL SPANDREL GLASS LOCATIONS.
17. PROVIDE 8" METAL STUDS AT WATER CLOSET PET WALLS AND ALL BACK-TO-BACK PATIENT HEADWALLS, TYPICAL UNLESS NOTED OTHERWISE (U.N.O.).
18. PATCH AND REPAIR ALL EXISTING FIRE RATED WALLS WITHIN LIMITS OF WORK, TO MAINTAIN EXISTING OR NEW REQUIRED FIRE RATINGS.
19. ALL CORRIDOR WALLS, EXAM ROOM HEADWALLS AND EQUIPMENT STORAGE ROOMS AND ALCOVES TO HAVE HEAVY DUTY (HIGH IMPACT RESISTANT) GYPSUM BOARD.
20. VERIFY RATING OF EXISTING PARTITIONS AND UPGRADE IF REQUIRED BY NEW CONSTRUCTION.
21. SYMBOL INDICATES SPACE OR FEATURE HAS ACCESSIBILITY REQUIREMENTS. SEE ACCESSIBILITY DRAWINGS.
22. THE OWNER SHALL PROVIDE AND THE CONTRACTOR SHALL INSTALL THE FOLLOWING:
    a. AT EACH SINK/LAVATORY LOCATION, ONE SOAP DISPENSER U.N.O. VERIFY LOCATIONS WITH OWNER'S REPRESENTATIVE.
    b. AT EACH PATIENT CARE, UTILITY AND WORK AREA, ONE SHARPS DISPOSAL UNIT, GLOVES DISPENSER, AND HAND GEL DISPENSER AS DIRECTED BY OWNER. VERIFY LOCATIONS WITH OWNER'S REPRESENTATIVE.

FIRST FLOOR KEY PLAN

WALL LEGEND

	EXISTING NON-RATED PARTITION TO DECK
	EXISTING SMOKE PARTITION TO DECK
	EXISTING 1 HOUR FIRE BARRIER
	EXISTING 1 HOUR FIRE + SMOKE BARRIER
	EXISTING 2 HOUR FIRE BARRIER
	EXISTING 2 HOUR FIRE + SMOKE BARRIER
	EXISTING 2 HOUR RATED SHAFT WALL BARRIER
	NON-RATED PARTITION TO 4" ABOVE CEILING
	NON-RATED PARTITION TO DECK
	1 HOUR FIRE BARRIER
	1 HOUR FIRE + SMOKE BARRIER
	1 HOUR RATED SHAFT WALL BARRIER
	2 HOUR FIRE BARRIER
	2 HOUR FIRE + SMOKE BARRIER
	2 HOUR RATED SHAFT WALL BARRIER

MountainView Hospital

EMERGENCY & ICU DEPARTMENT ADDITIONS and FOURTH FLOOR INTERIOR RENOVATIONS

LAS VEGAS, NEVADA

FIRST FLOOR PLAN - PART A - NOTED

Job Number: 07131.00
Date: 12.6.2010
Drawn By: [illegible]
Checked By: JB
Revisions:

This property and the design shown are the property of the architect. The reproduction, copying or use of this drawing without their written consent is prohibited and any infringement will be subject to legal action.

© ESa Architects 2010

ESa Architects
project architect
2000 West End Avenue, Suite 1200
Vanderbilt Plaza
Nashville, Tennessee 37203

NOT FOR CONSTRUCTION

DESIGN DEVELOPMENT PACKAGE

Sheet Number: A1.01AN

RECEIVED
DEC 21 2010

SUP-40552
SDR-40551

C:\Revit Projects\07131.00_MountainView ER-ICU Addition & Renovations_ASD_07131.00_MountainView_ER-ICU_Central_Revit_2010_14.rvt

FIRST FLOOR PLAN - PART B - DIMENSIONED

WALL FRAMING NOTES & LEGEND

ALL WALLS TO BE CONSTRUCTED WITH 3 5/8" METAL STUDS AT INTERIOR WALLS AND 6" METAL STUDS AT EXTERIOR WALLS UNLESS NOTED OTHERWISE WITH TAGS BELOW.

ALL STANDARD DRYWALL PARTITIONS ARE DIMENSIONED TO THE CENTERLINE. CHASES AND SHAFTWALL ARE DIMENSIONED FROM FINISHED FACE TO FINISHED FACE. EXISTING WALLS ARE DIMENSIONED TO THE FINISHED FACE.

INTERIOR PARTITIONS NOT DIMENSIONED WHICH ARE ADJACENT TO OR FURROUTS AROUND COLUMNS ARE TYPICALLY TO BE INSTALLED 4 1/2" FROM STUD CENTERLINE TO COLUMN CENTERLINE. 1'2" NOM. FROM FACE OF FINISHED DRYWALL TO COLUMN CENTERLINE UNLESS NOTED OTHERWISE.

AT LOCATIONS WHERE SIZE OF STEEL COLUMN REQUIRE A GREATER THAN 6 1/2" G/G DIMENSION, FRAMING SHALL BE INSTALLED TIGHT TO COLUMN FIREPROOFING U.N.O.

(1)	1 1/2" METAL CHANNEL FURRING
(2)	2 1/2" METAL STUD
(3)	3 5/8" METAL STUD WALL FURROUT
(3)	6" METAL STUD
(G)	5/8" GYP. BD. APPLIED TO FACE OF EXISTING WALL FRAMING OR SHAFTWALL
(L)	LEAD LINED WALL. SEE PHYSICIST'S REPORT

FIRST FLOOR KEY PLAN

ESa Architects
Nashville Knoxville
2708 West End Avenue Suite 1200
Vanderbilt Plaza
Nashville Tennessee 37203

MountainView Hospital
EMERGENCY & ICU DEPARTMENT ADDITIONS and FOURTH FLOOR INTERIOR RENOVATIONS
LAS VEGAS, NEVADA

FIRST FLOOR PLAN - PART B - DIMENSIONED

NOT FOR CONSTRUCTION

DESIGN DEVELOPMENT PACKAGE

Job Number: 2010100
Drawn By: CS
Reviewed By: RJ
Date: 12.6.2010

This project and the design, ideas, and plans as an instrument of service, shall remain the property of the architect. The unauthorized use of these documents without the written permission of the architect will constitute an infringement of copyright.
© ESa Architects 2010

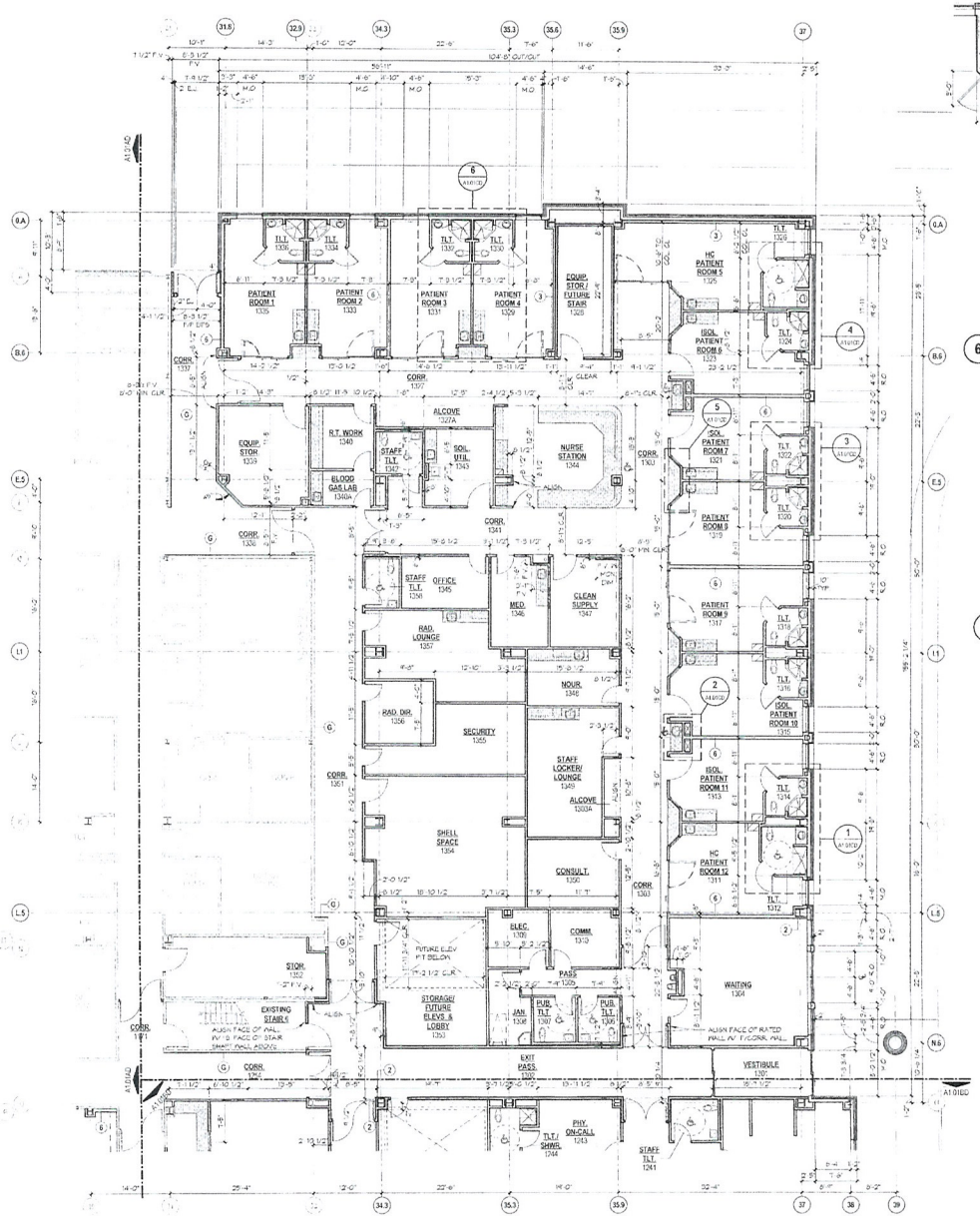
Sheet Number: A1.01BD

RECEIVED
DEC 21 2010

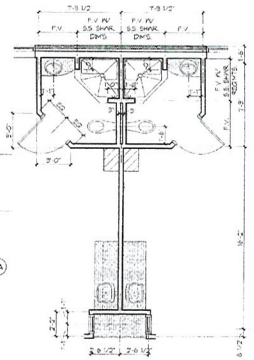
SUP-40552
SDR-40551

C:\Revit Projects\2100_Mountainview ER-ICU Addition & Renovations_410 S\2100_MountainView ER-ICU_Central_RJ_CS.rvt

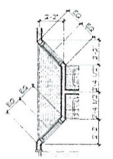
EXISTING STAIR 6
CORR. 1256
VESTIBULE 1301
PHYSICIAN'S ENTRANCE
CONFERENCE (FUTURE ELEV. & LOBBY) 1253
PHY. ON-CALL 1245
STAFF LOUNGE/ LOCKER 1242
OFFICE 1255
JAN. 1246
TRAUMA 39 1238
DECON. CLEANING AREA 1239
PSYCH. EXAM 11 1157
PSYCH. EXAM 12 1158
PSYCH. EXAM 13 1159
CONT. 1255A
BAD. 1255
EMERGENT 35 1256
BARIATRIC EMERGENT 34 1257
EXAM 33 1251
EXAM 32 1249
EXAM 31 1248
CORR. 1252
CORR. 1150
CORR. 1170
CORR. 1247
ALCOVE 1167A
NOUR. 1265
MED. 1270
CLEAN SUPPLY 1275
NURSE STATION 1272
CHOICE 1274
SOILED UTILITY 1273
ALC. 1267A
VEST. 1237
E.M.S. WORK 1236
TRAUMA 36 1235
ISOL. EXAM 28 1234
FIRE/SMOKE DAMPER
FIRE/SMOKE DAMPER
SUBWORK 1160
JAN. 1159
SOILED UTILITY 1167
ALCOVE 1166A
ALCOVE 1161A
EXAM 37 1259
EXAM 36 1258
EXAM 38 1261
ISOL. EXAM 35 1263
CORR. 1163
CORR. 1260
CORR. 1137
CORR. 1208
CONS. 1142
CREDENCE/BLOOD DRAW 1177
STAFF WORK 1217
PASS. 1178
CORR. 1209
TRIAGE 1 1205
TRIAGE 2 1234
PHY. DICT. 1210
EXAM 17 1211
VEST. 1203A
W. TLT. 1207
EXAM 18 1212
VEST. 1202A
VEST. 1201
EXAM 16 1207
EXAM 21 1215
EXAM 22 1221
EXAM 40 1268
EXAM 41 1269
EXAM 42 1271
PAT. TLT. 1270
CORR. 1227
CORR. 1215
EXAM 20 1216
SOILED UTILITY 1219
EXAM 19 1214
CLEAN SUPPLY/ MED. 1220
EXAM 23 1223
EXAM 24 1224
EXAM 25 1225
PAT. TLT. 1222
EXAM 26 1227
EQUIP. STOR. 1228
FIRE/MAN CONTROL CENTER 1232
GYN. 27 1231
DECON. 1229
EQ. ALC.
ANTE ALC.
ISOL. EXAM 29 1233
TRAUMA 38 1239
ISOL. EXAM 30 1262
ALC. 1267
ALC. 1176
CORR. 1222
CORR. 1027
CORR. 1170
CORR. 1163
CORR. 1260
CORR. 1209
CORR. 1215
CORR. 1227
CORR. 1222
CORR. 1027
CORR. 1137
CORR. 1208
CORR. 1252
CORR. 1247
CORR. 1150



FIRST FLOOR PLAN - PART C - DIMENSIONED



6 ICU PATIENT TOILETS
TYPICAL FOR TOILETS 1329/1331 & 1333 & 1335



5 TYP. NURSE OBSERVATION COUNTER
TYPICAL AT 4 LOCATIONS

WALL FRAMING NOTES & LEGEND

ALL WALLS TO BE CONSTRUCTED WITH 3 5/8" METAL STUDS AT INTERIOR WALLS AND 6" METAL STUDS AT EXTERIOR WALLS UNLESS NOTED OTHERWISE WITH TAGS BELOW.

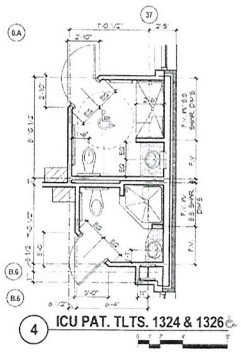
ALL STANDARD DRYWALL PARTITIONS ARE DIMENSIONED TO THE CENTERLINE. CHASES AND SHAFTWALL ARE DIMENSIONED FROM FINISHED FACE TO FINISHED FACE. EXISTING WALLS ARE DIMENSIONED TO THE FINISHED FACE.

INTERIOR PARTIONS NOT DIMENSIONED WHICH ARE ADJACENT TO OR FURROUTS AROUND COLUMNS ARE TYPICALLY TO BE INSTALLED 1 1/2" FROM GRID CENTERLINE TO COLUMN CENTERLINE (1/2" NOM. FROM FACE OF FINISHED DRYWALL TO COLUMN CENTERLINE) UNLESS NOTED OTHERWISE.

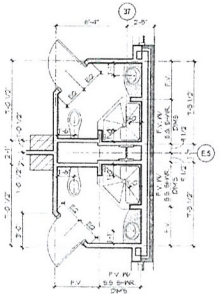
AT LOCATIONS WHERE SIDE OF STEEL COLUMNS REQUIRE A GREATER THAN 8 1/2" C/C DIMENSION, FRAMING SHALL BE INSTALLED TIGHT TO COLUMN FIREPROOFING, U.N.O.

1. 1 1/2" METAL CHANNEL FURRING
2. 2 1/2" METAL STUD
3. 3 5/8" METAL STUD WALL RUNOUT
4. 6" METAL STUD
5. 5/8" GYP. BD. APPLIED TO FACE OF EXISTING WALL FRAMING OR SHAFTWALL
L. LEAD LINED WALL. SEE PHYSICIST'S REPORT

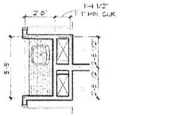
FIRST FLOOR KEY PLAN



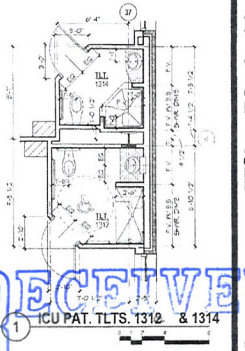
4 ICU PAT. TLTS. 1324 & 1326



3 ICU PATIENT TOILETS
TYPICAL FOR TOILETS 1318/1319 & 1320/1322



2 TYP. ISOL. HAND WASH COUNTER/LOW RETURN



1 ICU PAT. TLTS. 1312 & 1314

RECEIVED
DEC 21 2010

SUP-40552
SDR-40551

MountainView Hospital
EMERGENCY & ICU DEPARTMENT ADDITIONS and FOURTH FLOOR INTERIOR RENOVATIONS
LAS VEGAS, NEVADA

FIRST FLOOR PLAN - PART C - DIMENSIONED

DESIGN DEVELOPMENT PACKAGE

NOT FOR CONSTRUCTION

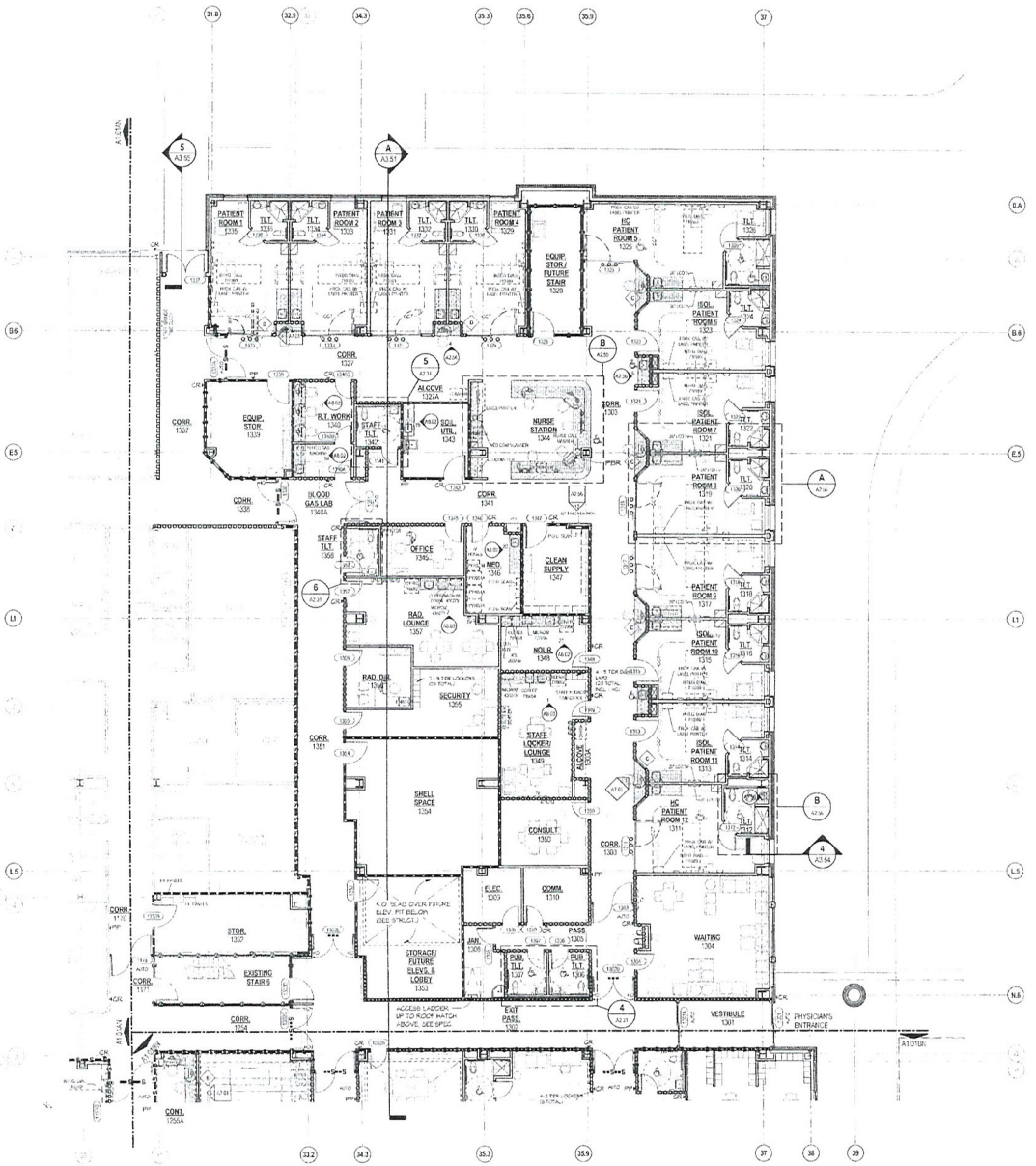
Job No. 07131.00
Date 12/6/2010
Drawn By CB
Checked By JB
Revised

The drawings and ideas shown on this drawing are the property of the architect. The reproduction, copying or other use of this drawing without the written consent of ESa Architects is prohibited by copyright law and subject to legal action.
© ESa Architects 2010

ESa Architects
Robert J. Heller, architect
2190 West Horizon Ridge Parkway, Suite 1200
Henderson, Nevada 89052
Telephone 702.990.2224

Sheet Number A1.01CD

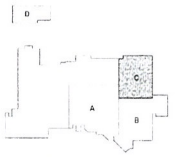
C:\Revit Projects\07131.00_MountainView ER-ICU Addition & Renovations_A1_CT1210_MountainView ER-ICU_Health & Egress.rvt



FIRST FLOOR PLAN - PART C - NOTED

GENERAL NOTES

1. SEE GENERAL NOTES ON COVER SHEET FOR MORE INFORMATION CONCERNING WORK NOT SHOWN ON DRAWINGS.
2. ALLOW A MINIMUM OF 18 INCHES LATCH SIDE CLEARANCE ON THE PULL SIDE OF ALL DOORS WITH MANUAL CLOSERS AND A MINIMUM OF 12 INCHES LATCH-SIDE CLEARANCE ON THE PUSH SIDE OF ALL DOORS WITH MANUAL CLOSERS.
3. ALLOW A MINIMUM OF 1 INCH CLEARANCE FROM THE EDGE OF ALL WALLS AND THE OUTSIDE FACE OF CASEWORK, TYPICAL.
4. SEE ORIENTATION AND SOUND ATTENUATION PLAN FOR WALLS THAT REQUIRE SOUND ATTENUATION BLANKETS AND/OR SPECIFIC SOUND WALL CONSTRUCTIONS.
5. SEE THE OWNER FURNISHED EQUIPMENT BROCHURE FOR SPECIFIC INFORMATION ON EACH PIECE OF OWNER FURNISHED EQUIPMENT SHOWN ON THE PLANS. ALSO SEE VENDOR DRAWINGS PROVIDED FOR POSSIBLE WORK REQUIRED FOR EACH SPECIFIC VENDOR EQUIPMENT. CONFIRM WORK REQUIRED FOR EACH PIECE OF EQUIPMENT BEFORE COMPLETING CONSTRUCTION FOR THOSE SPACES.
6. (W1) INDICATES VIENNA WINDOW REQUIREMENTS. SEE WINDOW ELEVATION FOR SIZES, GLAZING, ETC. REQUIRED.
7. (101B) INDICATES DOOR NUMBER. SEE DOOR SCHEDULE FOR SPECIFIC INFORMATION ON EACH DOOR.
8. SEE FINISH DRAWINGS FOR SPECIFIC FINISH AND SURFACE PREPARATION REQUIREMENTS FOR EACH SPACE.
9. SEE REFLECTED CEILING PLANS FOR SPECIFIC CEILING TYPES HEIGHTS, DETAILS, LIGHTS, DIFFUSERS, ETC.
10. SEE CASEWORK DRAWINGS FOR SPECIFIC CASEWORK SIZES, FINISHES, AND OTHER REQUIREMENTS.
11. SEE STRUCTURAL DRAWINGS FOR ANY MISCELLANEOUS FRAMING MEMBERS THAT ARE WITH WALL CONSTRUCTION ABOVE FINISH CEILINGS, INDICATE REINFORCEMENT REQUIREMENTS FOR CONCRETE BLOCK WALLS, ETC.
12. ALL CORRIDOR WALLS ARE TO BE SEALED TO LIMIT THE TRANSFER OF SMOKE (SMOKE RESISTIVE) REGARDLESS OF THE FIRE RATING ASSOCIATED WITH THE WALL.
13. ALL EXPANSION JOINTS THROUGH RATED ASSEMBLIES SHALL HAVE THE SAME FIRE RATING AS THE ASSEMBLY.
14. MOUNT BOTTOM OF T.V.S IN ALL ROOMS AT 60" A.F.F. MINIMUM.
15. PROVIDE BLOCKING FOR LOCKERS, PROX. CABINETS, AND OTHER EQUIPMENT AS REQUIRED.
16. WINDOWS MARKED WITH AN ASTERISK (*) ARE SPANDREL GLASS PANELS WITH CURTAIN WALL INSULATION. SEE ELEVATIONS FOR ADDITIONAL SPANDREL GLASS LOCATIONS.
17. PROVIDE 20" METAL STUDS AT WATER CLOSET WET WALLS AND ALL BACK TO BACK PATIENT HEADWALLS, TYPICAL UNLESS NOTED OTHERWISE (U.N.O.).
18. PATCH AND REPAIR ALL EXISTING FIRE RATED WALLS WITHIN LIMITS OF WORK. TO MAINTAIN EXISTING OR NEW REQUIRED FIRE RATINGS.
19. ALL CORRIDOR WALLS, EXAM ROOM HEADWALLS AND EQUIPMENT STORAGE ROOMS AND ALCOVES TO HAVE HEAVY DUTY (HIGH IMPACT RESISTANT) GYPSUM BOARD.
20. VERIFY RATING OF EXISTING PARTITIONS AND UPGRADE IF REQUIRED BY NEW CONSTRUCTION.
21. SYMBOL INDICATES SPACE OR FEATURE HAS ACCESSIBILITY REQUIREMENTS. SEE ACCESSIBILITY DRAWINGS.
22. THE OWNER SHALL PROVIDE AND THE CONTRACTOR SHALL INSTALL THE FOLLOWING:
    a.) AT EACH SINK/LAVATORY LOCATION, ONE SOAP DISPENSER U.N.O. VERIFY LOCATIONS WITH OWNER'S REPRESENTATIVE.
    b.) AT EACH PATIENT CARE, UTILITY AND WORK AREA, ONE SHARPS DISPOSAL UNIT, GLOVES DISPENSER, AND HAND GEL DISPENSER, AS DIRECTED BY OWNER. VERIFY LOCATIONS WITH OWNER'S REPRESENTATIVE.



FIRST FLOOR KEY PLAN

WALL LEGEND

	EXISTING NON-RATED PARTITION TO DECK
	EXISTING SMOKE PARTITION TO DECK
	EXISTING 1 HOUR FIRE BARRIER
	EXISTING 1 HOUR FIRE + SMOKE BARRIER
	EXISTING 2-HOUR FIRE BARRIER
	EXISTING 2-HOUR FIRE + SMOKE BARRIER
	NEW 1 HOUR RATED PARTITION TO DECK
	NEW SMOKE PARTITION TO DECK
	1 HOUR FIRE BARRIER
	1 HOUR RC + SMOKE BARRIER
	2 HOUR RATED SHAFT WALL BARRIER
	2 HOUR FIRE BARRIER
	2 HOUR FIRE + SMOKE BARRIER
	2 HOUR RATED SHAFT WALL BARRIER

RECEIVED
DEC 21 2018

SUP-40552
SDR-40551

Job Number 07.151.00
Date 12.6.2010
Drawn By
Checked By JB
Issue

This drawing and the design shown is the property of the architect. Any reproduction, copying or use of it without the written consent of the architect is prohibited and will be subject to legal action.
© ESa Architects 2010

MountainView Hospital

EMERGENCY & ICU DEPARTMENT ADDITIONS and FOURTH FLOOR INTERIOR RENOVATIONS

LAS VEGAS, NEVADA

FIRST FLOOR PLAN - PART C - NOTED

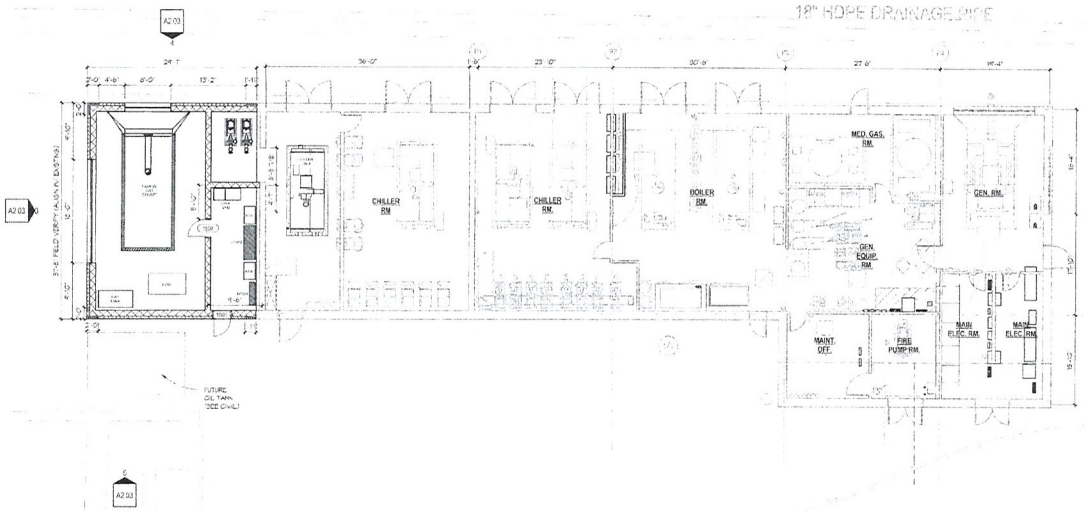
NOT FOR CONSTRUCTION

DESIGN DEVELOPMENT PACKAGE

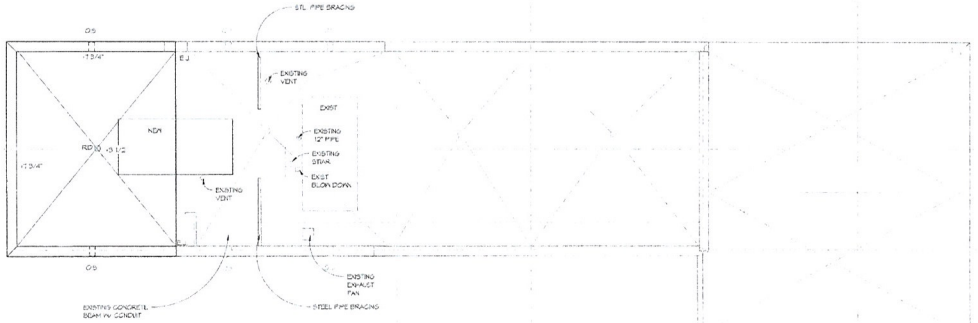
ESa Architects
Issued Letter updated
2100 West End Avenue Suite 1200
Nashville Tennessee 37203

Sheet Number **A1.01CN**

C:\Revit Projects\07.151.00_MountainView ER-ICU Addition & Renovations_A10_07.151.00_MountainView ER-ICU Addition & Renovations_A10_2nd.rvt



FIRST FLOOR PLAN PART D - NOTED & DIMENSIONED



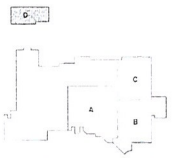
FIRST FLOOR ROOF PLAN PART D

GENERAL NOTES

1. SEE GENERAL NOTES ON COVER SHEET FOR MORE INFORMATION CONCERNING WORK NOT SHOWN ON DRAWINGS
2. ALLOW A MINIMUM OF 12 INCHES LATCH-SIDE CLEARANCE ON THE PULL SIDE OF ALL DOORS WITH MANUAL CLOSERS AND A MINIMUM OF 12 INCHES LATCH SIDE CLEARANCE ON THE PUSH SIDE OF ALL DOORS WITH MANUAL CLOSERS.
3. ALLOW A MINIMUM OF 1 INCH CLEARANCE FROM THE EDGE OF ALL WALLS AND THE OUTSIDE FACE OF CASEWORK, TYPICAL.
4. SEE ORIENTATION AND SOUND ATTENUATION PLAN FOR WALLS THAT REQUIRE SOUND ATTENUATION BLANKETS AND/OR SPECIFIC SOUND WALL CONSTRUCTIONS.
5. SEE THE OWNER FURNISHED EQUIPMENT BROCHURE FOR SPECIFIC INFORMATION ON EACH PIECE OF OWNER FURNISHED EQUIPMENT SHOWN ON THE PLANS. ALSO SEE VENDOR DRAWINGS PROVIDED FOR POSSIBLE WORK REQUIRED FOR EACH SPECIFIC VENDOR EQUIPMENT. CONFIRM WORK REQUIRED FOR EACH PIECE OF EQUIPMENT BEFORE COMPLETING CONSTRUCTION FOR THOSE SPACES.
6. (R) INDICATES VIEW WINDOW REQUIREMENTS. SEE WINDOW ELEVATION FOR SIZES, GLAZING, ETC. REQUIRED.
7. (101B) INDICATES DOOR NUMBER. SEE DOOR SCHEDULE FOR SPECIFIC INFORMATION ON EACH DOOR.
8. SEE FINISH DRAWINGS FOR SPECIFIC FINISH AND SURFACE PREPARATION REQUIREMENTS FOR EACH SPACE.
9. SEE REFLECTED CEILING PLANS FOR SPECIFIC CEILING TYPES, HEIGHTS, DETAILS, LIGHTS, DIFFUSERS, ETC.
10. SEE CASEWORK DRAWINGS FOR SPECIFIC CASEWORK SIZES, FINISHES, AND OTHER REQUIREMENTS.
11. SEE STRUCTURAL DRAWINGS FOR ANY MISCELLANEOUS FRAMING MEMBERS THAT ARE WITH WALL CONSTRUCTION ABOVE FINISH CEILINGS. INDICATE REINFORCEMENT REQUIREMENTS FOR CONCRETE BLOCK WALLS, ETC.
12. ALL CORRIDOR WALLS ARE TO BE SEALED TO LIMIT THE TRANSFER OF SMOKE (SMOKE RESISTIVE) REGARDLESS OF THE FIRE RATING ASSOCIATED WITH THE WALL.
13. ALL EXPANSION JOINTS THROUGH RATED ASSEMBLIES SHALL HAVE THE SAME FIRE RATING AS THE ASSEMBLY.
14. MOUNT BOTTOM OF T.V.'S IN ALL ROOMS AT 80" A.F.F. MINIMUM.
15. PROVIDE BLOCKING FOR LOCKERS, PROJ. CABINETS AND OTHER EQUIPMENT AS REQUIRED.
16. WINDOWS MARKED WITH AN ASTERICK (*) ARE SPANDREL GLASS PANELS WITH CURTAIN WALL INSULATION. SEE ELEVATIONS FOR ADDITIONAL SPANDREL GLASS LOCATIONS.
17. PROVIDE 6" METAL STUDS AT WATER CLOSET WET WALLS AND ALL BACKING FOR PATIENT HEADWALLS, TYPICAL UNLESS NOTED OTHERWISE (U.N.O.).
18. PATCH AND REPAIR ALL EXISTING FIRE RATED WALLS WITHIN LIMITS OF WORK. TO MAINTAIN EXISTING OR NEW REQUIRED FIRE RATINGS.
19. ALL CORRIDOR WALLS, EXAM ROOM HEADWALLS AND EQUIPMENT STORAGE ROOMS AND ALCOVES TO HAVE HEAVY DUTY (HIGH IMPACT RESISTANT) GYPSUM BOARD.
20. VERIFY RATING OF EXISTING PARTITIONS AND UPGRADE IF REQUIRED BY NEW CONSTRUCTION.
21. SYMBOL INDICATES SPACE OR FEATURE HAS ACCESSIBILITY REQUIREMENTS. SEE ACCESSIBILITY DRAWINGS.
22. THE OWNER SHALL PROVIDE AND THE CONTRACTOR SHALL INSTALL THE FOLLOWING:
    a) AT EACH SINK/LAVATORY LOCATION: ONE SOAP DISPENSER U.N.O. VERIFY LOCATIONS WITH OWNER'S REPRESENTATIVE.
    b) AT EACH PATIENT CARE, UTILITY AND WORK AREA: ONE OMNIA'S DISPOSAL UNIT, GLOVED DISPENSER, AND HAND GEL DISPENSER AS DIRECTED BY OWNER. VERIFY LOCATIONS WITH OWNER'S REPRESENTATIVE.

WALL LEGEND

	EXISTING NON-RATED PARTITION TO DECK
SMOKE PTCH	EXISTING SMOKE PARTITION TO DECK
1 HOUR BRR	EXISTING 1-HOUR FIRE BARRIER
1 HR SMK BRR	EXISTING 1-HOUR FIRE + SMOKE BARRIER
2 HOUR BRR	EXISTING 2 HOUR FIRE BARRIER
2 HR SMK BRR	EXISTING 2 HOUR FIRE + SMOKE BARRIER
2 HOUR SHAFT	EXISTING 2 HOUR RATED SHAFT WALL BARRIER
	NON-RATED PARTITION TO 4" ABOVE CEILING
	NON-RATED PARTITION TO DECK
	SMOKE PARTITION TO DECK
	1 HOUR FIRE BARRIER
1 HR SMK	1 HOUR FIRE + SMOKE BARRIER
1 HOUR SHAFT	1 HOUR RATED SHAFT WALL BARRIER
2 HOUR	2 HOUR FIRE BARRIER
2 HR SMK	2 HOUR FIRE + SMOKE BARRIER
2 HOUR SHAFT	2 HOUR RATED SHAFT WALL BARRIER



FIRST FLOOR KEY PLAN

RECEIVED
DEC 21 2010

SUP-40552
SDR-40551

MountainView Hospital
EMERGENCY & ICU DEPARTMENT ADDITIONS and FOURTH FLOOR INTERIOR RENOVATIONS
LAS VEGAS, NEVADA

Job Number	
07.131.00	
Date	12-6-2010
Drawn By	
Checked By	
Scale	1/8" = 1'-0"
Revisions	

This drawing is the property of the architect. The reproduction, copying or other use of any drawing without written consent is prohibited and any infringement will be subject to legal action.
© ESa Architects 2010

FIRST FLOOR PART D FLOOR & ROOF PLAN - NOTED & DIMENSIONED

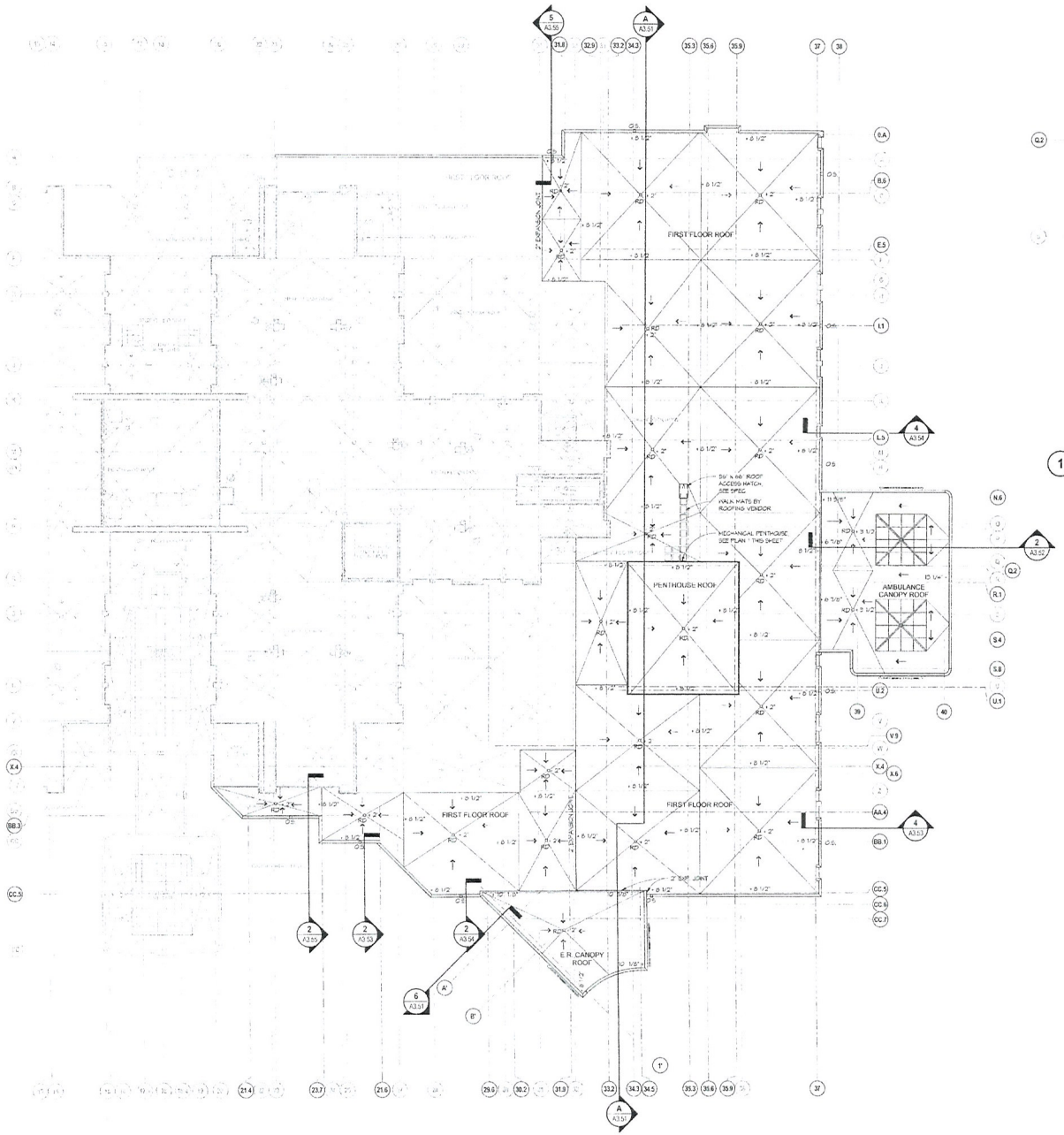
NOT FOR CONSTRUCTION

DESIGN DEVELOPMENT PACKAGE

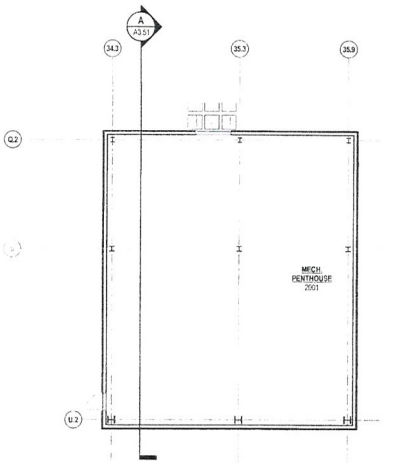
ESa Architects
Edward L. Miller, architect
2100 West End Avenue Suite 1200
Nashville, TN 37203
Nashville, Tennessee 37203

Sheet Number
A1.01D

C:\Revit Projects\07.131.00_Mountain View ER-ICU Addition & Renovation_14-0_07.131.00_Mountain View ER-ICU Addition & Renovation_A1D_dmiller.rvt



ROOF PLAN



1 MECHANICAL PENTHOUSE FLOOR PLAN

GENERAL ROOF PLAN NOTES

1. "R.D." INDICATES ROOF DRAIN. "O.F.D." INDICATES OVERFLOW DRAIN.
2. "SCUPPER" INDICATES OVERFLOW SCUPPER IN EITHER PARAPET WALL OR GRAVEL STOP. SEE PLANS FOR LOCATIONS.
3. ARROWS ON THE ROOF PLAN INDICATE WATER DRAINAGE DIRECTION. ROOF SLOPES SHALL BE A MINIMUM OF 1/4" PER FOOT OR AS PER MANUFACTURER'S RECOMMENDATIONS.
4. RIGID INSULATION (BOARD) / LIGHTWEIGHT INSULATING CONCRETE CRICKETS DIRECTING WATER TO ROOF DRAINS SHALL BE SLOPED TO DIRECT POSITIVE DRAINAGE TO THE ROOF DRAINS AT A MINIMUM OF 1/8" PER FOOT OR AS PER MANUFACTURER'S RECOMMENDATIONS.
5. THICKNESS INDICATED ON THE ROOF PLAN IS MINIMUM ALLOWED. THIS IS MEASURED FROM THE TOP OF STEEL TO THE TOP OF THE LIGHTWEIGHT INSULATING CONCRETE AT THE ROOF CONSTRUCTION OF THE J.L.P.-R21 OR D-R16 ROOF UNLESS OTHERWISE NOTED.
   BUILD UP EDGES OF ROOF THE THICKNESSES SHOWN.
6. ROOF DRAINS SHALL NOT BE LOCATED LESS THAN 12" FROM ANY BEAM CENTERLINE.
7. ALL EXPOSED MECHANICAL EQUIPMENT SHALL BE PAINTED TO MATCH THE ARCHITECT'S SELECTION.
8. SEE ELECTRICAL SHEETS FOR INFORMATION ON LIGHTNING PROTECTION.
9. SEE PLUMBING PLANS FOR ROOF DRAIN SIZES.
10. SEE PLUMBING PLANS FOR ALL VENT PIPE LOCATIONS.
11. ROOFING CONTRACTOR IS TO INSTALL FLASHING AT ALL ROOF PENETRATIONS AS PER MANUFACTURER'S STANDARD DETAILS.
12. ALL VENTS THROUGH ROOF SHALL MAINTAIN THE FOLLOWING MINIMUM DISTANCES:
    A. MECHANICAL FRESH AIR INTAKE - 25'-0"
    B. EDGE OF BUILDING - 5'-0"
13. APPROXIMATE LOCATION OF ROOF ANCHORS FOR "WINDOW WASHING EQUIPMENT" ARE INDICATED. ZONE "FLAT" ANCHORS TO BE SECURED TO STRUCTURAL BUILDING STEEL. SEE STRUCTURAL FOR DETAIL.
14. ALL ROOF EDGE CONDITIONS ARE TO BE CONSIDERED PARAPET WALLS UNLESS OTHERWISE NOTED.

FIRST FLOOR KEY PLAN

MountainView Hospital
EMERGENCY & ICU DEPARTMENT ADDITIONS and FOURTH FLOOR INTERIOR RENOVATIONS

LAS VEGAS, NEVADA

ROOF OVERALL PLAN

NOT FOR CONSTRUCTION

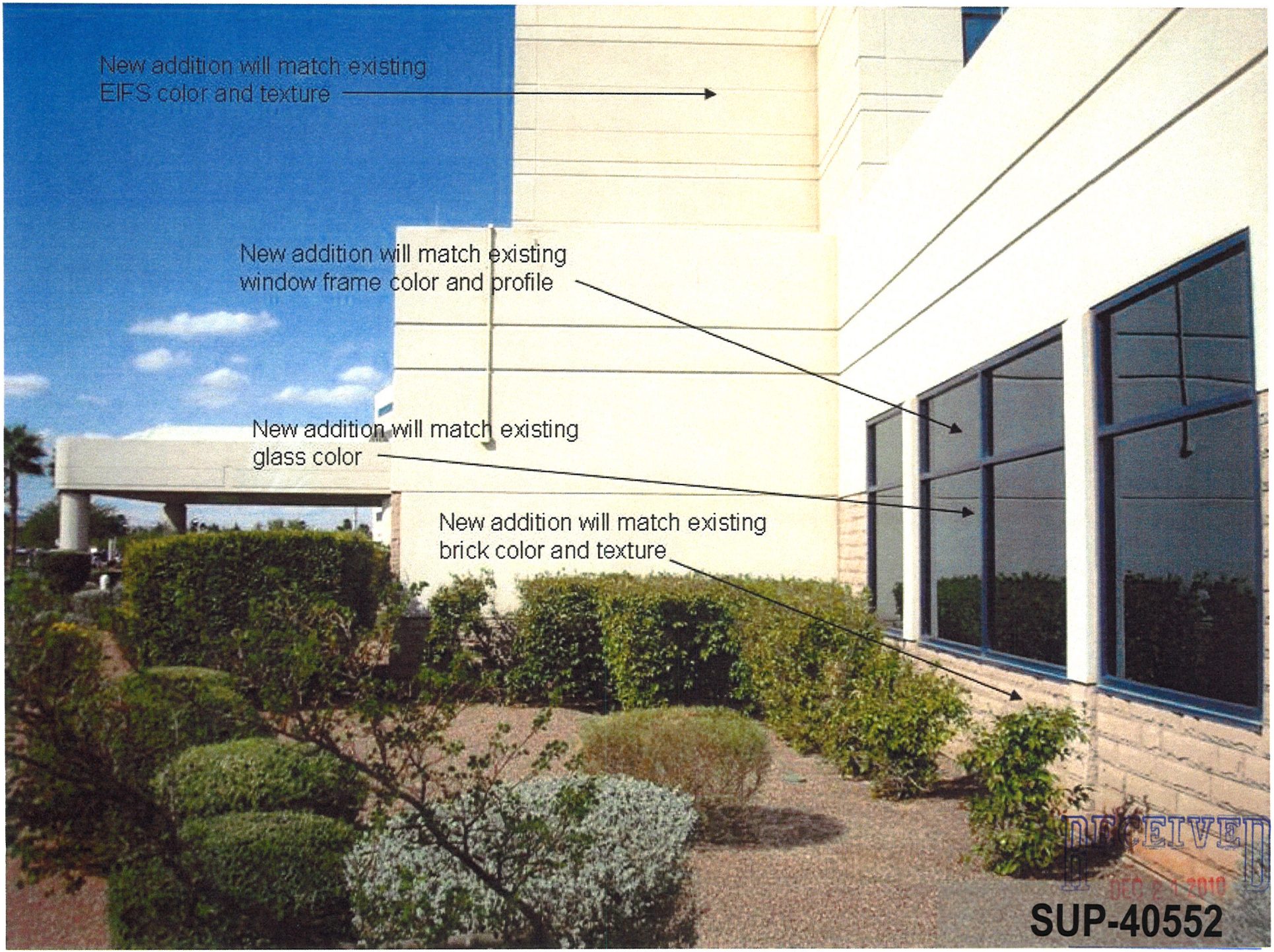
DESIGN DEVELOPMENT PACKAGE

ESa Architects
Nashville Tennessee 37203

RECEIVED
DEC 21 2010

A1.50

SUP-40552
SDR-40551



RECEIVED
DEC 2 1 2010

SUP-40552

SDR-40551

LITTLEJOHN ENGINEERING ASSOCIATES

December 21, 2010

City of Las Vegas
Planning & Development
731 South Forth Street
Las Vegas, Nevada 89101

RE: Mountainview Hospital ER/ICU Addition & Renovations
Justification Letter

To Whom It May Concern:

Mountainview Hospital is an existing facility with 235 beds and approximately 198,000 square feet of medical office space. The proposed one story expansion of the hospital will add about 30,000 square feet and 12 new beds. Furthermore, this project will include the second story expansion of the facility's existing powerhouse, the installation of a new 12,000 gallon underground storage tank, and the construction of a new heliport to the southeast of the hospital. There will also be a new ambulance drive and drop-off canopy and a new emergency department patient drop-off canopy.

The proposed helipad will require the relocation of controlled access parking and will include all necessary lighted windsocks and building beacons in order to meet FAA guidelines for helipad operations.

We will respond to the comments form the pre-application meeting in the following manner:

1. The helipad will be permitted as an accessory use- Licensing requirements for the use of the helipad are required for the Air Ambulance service.
2. The operator will document the anticipated flight path for take-off and approach to the facility. these will be submitted to the FAA and to the Clark County Department of Aviation for review and approval prior to permitting of the project.
3. Parking counts and analysis are provided on the site plan confirming that there are in excess of 371 spaces provided for the hospital.
4. All NFPA guidelines will be adhered to relative to the Helipad.
5. a drainage summary has been included with the submittal confirming that the existing stormwater detention facilities are adequate to meet the requirements of the proposed expansion.
6. The accessible ramps at the southernmost driveway will be removed and reconstructed in compliance with current ADA standards.

We have received approval from the Technology Center Architectural review board and the approval letter has been included with this submittal.

1935 21ST AVENUE SOUTH, NASHVILLE, TENNESSEE 37212
T 615.385.4144 F 615.385.4020

Nashville | Chattanooga | Decatur | Tri-Cities

www.leainc.com

Engineering
Planning
Landscape Architecture
Land Surveying
Environmental Services
Health and Safety

RECEIVED
DEC 21 2010

SUP-40552
SDR-40551

Please feel free to call (615-385-4144) or e-mail (blipsey@leainc.com) me should you have any questions or concerns.

Sincerely,

LITTLEJOHN ENGINEERING ASSOCIATES, INC.

Brad Lipsey

Brad Lipsey, Project Manager

SUP-40552
SDR-40551

RECEIVED
DEC 21 2010

SSA ARCHITECTURE
Small Studio Associates, LLC.
4630 South Arville Street, Suite A
Las Vegas, Nevada 89103-5341
702.8731718 702.8731726 fax
www.smallstudioassociates.com

12/17/2010

Brad Lipsey, ASLA
Littlejohn Engineering Associates
1935 21st Avenue South, Nashville, TN 37212
T: 615-385-4144 / D: 615-324-3952

Re: Mountainview Medical Center

Via: Email blipsey@leainc.com

Dear Mr. Lipsey,

The Architectural Review Committee of the LV Technology Center has discussed your proposed addition to the existing Mountainview Hospital site. The ARC board voted to support your project. We have attached the correspondence that you provided in order to attain that support. That information is a part of this support letter. You must include the attached pages with our support letter for the support letter to be valid. Those pages are a 5 page letter from Littlejohn Engineering dated 11/16/2010, sheet drawings identified as Exhibits 1, 2 & 3 and an exterior rendering. If your design changes materially from what is shown on those drawings then you must come back to the board for another review. At this time the board feels that this project, as shown, is in the best interest of the public and the property owners.

The support is for the construction excluding the signage which must be reviewed and approved under a separate application as you choose not to submit the signage at this time.

Thank you for your cooperation in this matter.

Representing the Board,

Ken Small AIA
CC: Donna Bishop & Board

RECEIVED
DEC 21 2010

Z:\Project\EquityGroup\HospitalExpansion\mountainview hospital approval letter.doc

SUP-40552
SDR-40551

City of Las Vegas Agenda Item No.: **29.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 8, 2011

DEPARTMENT: PLANNING & DEVELOPMENT
ACTING DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

SUBJECT:
SDR-40551 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-40552 - APPLICANT/OWNER: SUNRISE MOUNTAINVIEW HOSPITAL, INC. - Request for a Site Development Plan Review FOR A PROPOSED 30,000 SQUARE-FOOT, 12-BED EXPANSION AND HELIPAD IN CONJUNCTION WITH AN EXISTING HOSPITAL on 28.10 acres at 2902 North Tenaya Way (APN 138-15-510-005), C-PB (Planned Business Park) Zone, Ward 1 (Tarkanian). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 03/16/2011
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.

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-40551** APN: _____

Name of Property Owner: Sunrise Mountainview Hospital, Inc. dba MountainView Hospital

Name of Applicant: Sunrise Mountainview Hospital, Inc. dba MountainView Hospital

Name of Representative: Littlejohn Engineering Associates (Brad Lipsey)

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: _____ 12/17/2010

Print Name: Will Wagnon, CEO

Subscribed and sworn before me

This 17th day of December, 2010

Chita C. Ugale

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
CHITA C. UGALE
No: 03-82370-1
My Appointment Expires May 20, 2011

RECEIVED
DEC 21 2010

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Site Development Review / Special Use Permit

Project Address (Location) 2902 North Tenaya Way

Project Name Mountainview Hospital ER/ICU Addition **Proposed Use** Hospital/Helipad

Assessor's Parcel #(s) 138-15-510-005 **Ward #** 1-Tarkanian

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

Commercial Square Footage 550,939 **Floor Area Ratio** 0.45

Gross Acres 28.02+/- **Lots/Units** 1 **Density**

Additional Information

PROPERTY OWNER Sunrise MountainView Hospital **Contact** J.D. Melchiode

Address 3100 N. Tenaya Way **Phone:** (702) 255-5065 **Fax:** (702) 255-5074

City Las Vegas **State** NV **Zip** 89128

E-mail Address joseph.melchiode@hcahealthcare.com

APPLICANT Sunrise MountainView Hospital, Inc. dba **Contact** J.D. Melchiode

Address 3100 N. Tenaya Way **Phone:** (702) 255-5065 **Fax:** (702) 255-5074

City Las Vegas **State** NV **Zip** 89128

E-mail Address joseph.melchiode@hcahealthcare.com

REPRESENTATIVE Littlejohn Engineering Associates **Contact** Brad Lipsey

Address 1935 Twenty-First Avenue South **Phone:** (615) 385-4144 **Fax:** (615) 385-4020

City Nashville **State** TN **Zip** 37212

E-mail Address blipsey@leainc.com

Property Owner Signature* 12/17/2010

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

Print Name Will Wagnon

Subscribed and sworn before me

This 17th day of December, 2010.

Chita C. Ugale

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
CHITA C. UGALE
No: 03-82370-1
My Appointment Expires May 20, 2011

FOR DEPARTMENT USE ONLY

Case #	SDR-40551
Meeting Date:	2/8/11 PC
Total Fee:	$ 1,030
Date Received:*	12/21/10
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
DEC 21 2010

Revised 10/27/08

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

City of Las Vegas Agenda Item No.: **30.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 8, 2011

DEPARTMENT: PLANNING & DEVELOPMENT
ACTING DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

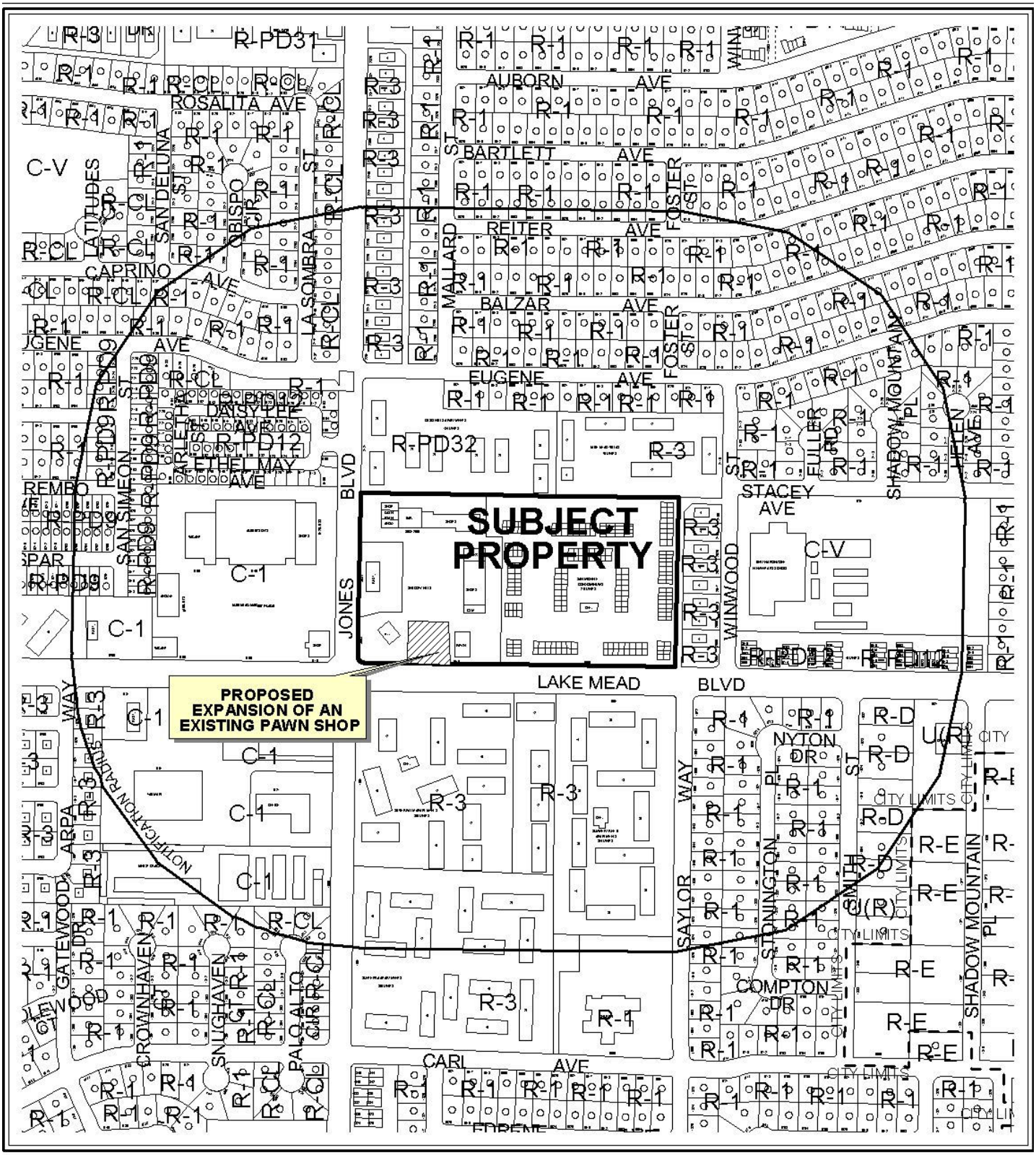
SUBJECT:
SUP-40562 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CASH AMERICA INTERNATIONAL, INC. - OWNER: L M JONES, LLC - Request for a Major Amendment of a previously approved Special Use Permit (U-0075-98) FOR A 3,600 SQUARE-FOOT EXPANSION OF AN EXISTING PAWN SHOP WITH WAIVERS TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A RESIDENTIAL USE WHERE 200 FEET IS REQUIRED AND A ZERO-FOOT DISTANCE SEPARATION FROM A FINANCIAL INSTITUTION, SPECIFIED USE WHERE 1,000 FEET IS REQUIRED at 5190 West Lake Mead Boulevard (APN 138-24-215-006), C-1 (Limited Commercial) Zone, Ward 5 (Barlow). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 03/16/2011
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 - SUP-40562 and SDR-40563
2. Special Map
3. Conditions and Staff Report - SUP-40562 and SDR-40563
4. Supporting Documentation
5. Photos - SUP-40562 and SDR-40563
6. Justification Letter - SUP-40562 and SDR-40563



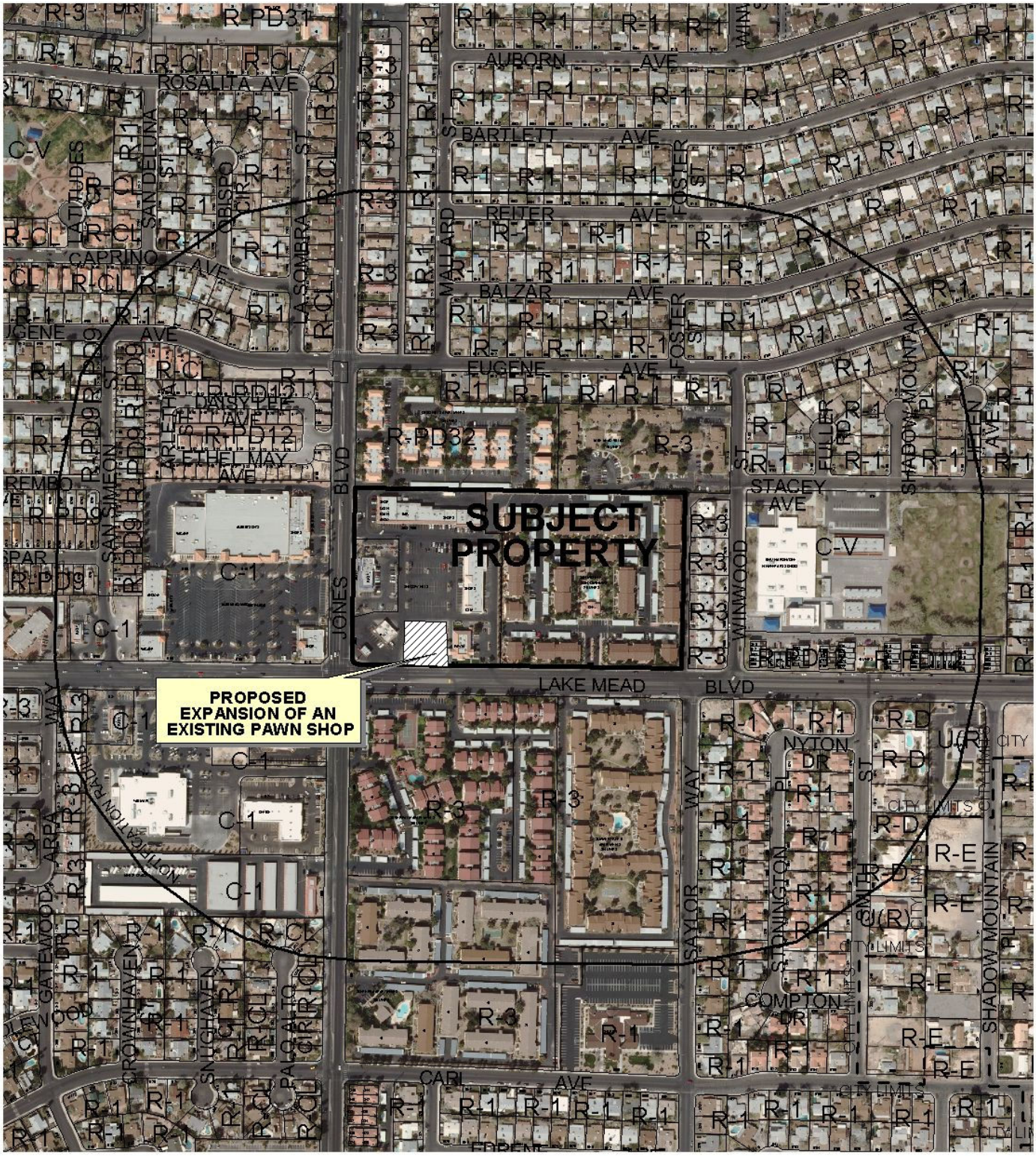
0 300 600 Feet

CASE: **SUP-40562 AND SDR-40563**

RADIUS: 1000 FT

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

N



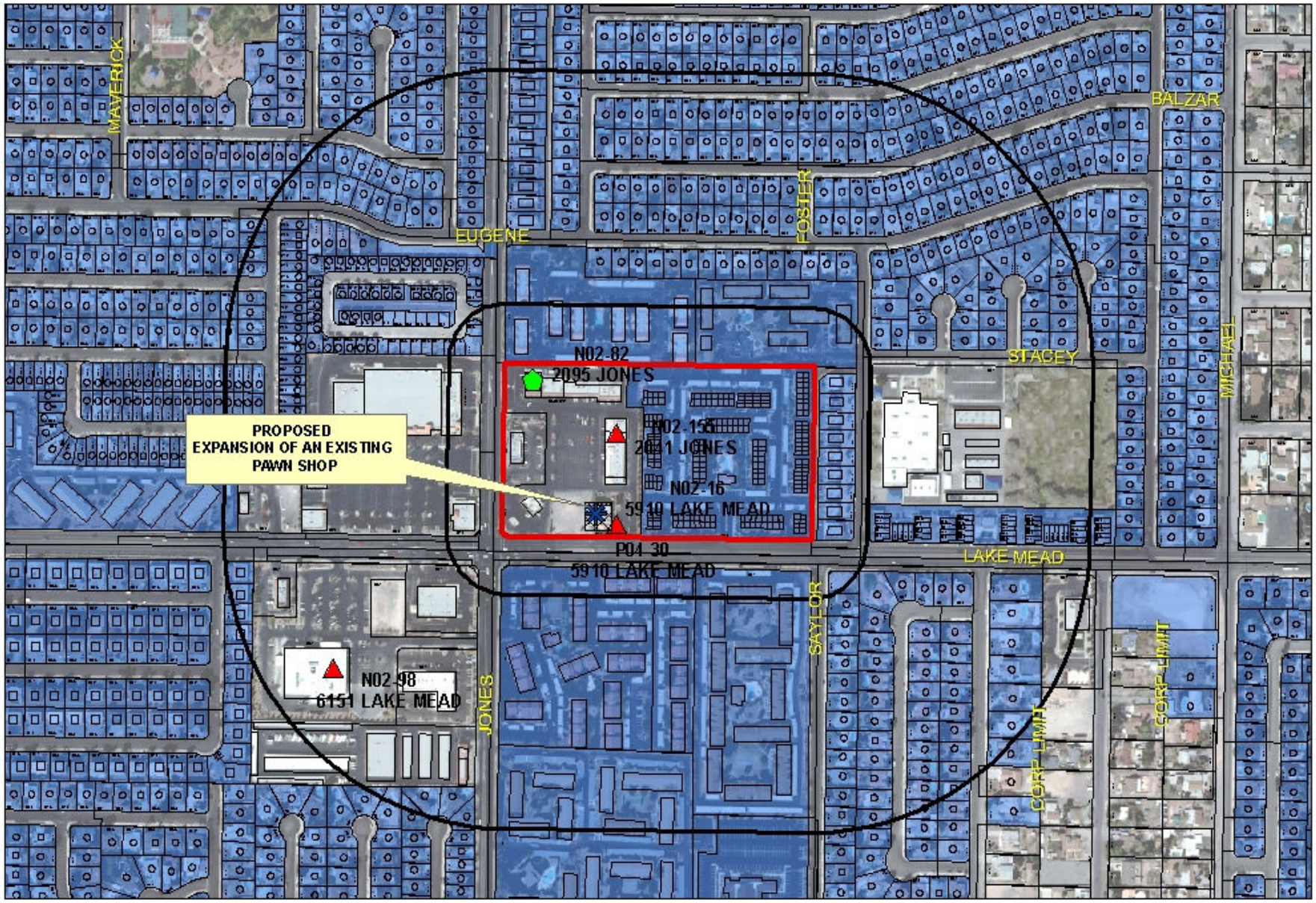
0 300 600 Feet

CASE: **SUP-40562 AND SDR-40563**

RADIUS: 1000 FT

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

N



SUP-40562

Pawnshop, Auto

Financial Business Locations

- Financial Institution, Specified
- Pawnshops
- Automobile Title Loan

- Subject Property
- Residential Property
- 200ft & 1000ft Buffer

0 285 570 1,140 Feet

N

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-40562** APN: 138-24-215-006

Name of Property Owner: L M Jones, LLC

Name of Applicant: Cash America International. Inc.

Name of Representative: Jennifer Lazovich - Kaempfer Crowell Renshaw Gronauer & Fiorentino

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: _____

Print Name: Ernest A. Becker, JR.

Subscribed and sworn before me

This 16th day of December, 2010

Debra Alston

Notary Public in and for said County and State

DEBRA S. ALSTON
Notary Public State of Nevada
No. 03-84766-1
My appt. exp. Oct. 10, 2011

RECEIVED
DEC 22 2010

Revised 11-14-06

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

956111.1

13493.17

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Major Amendment of previously approved Special Use Permit (U-0075-98)

Project Address (Location) 5910 West Lake Mead Blvd.

Project Name Super Pawn **Proposed Use** Pawn Shop

Assessor's Parcel #(s) 138-24-215-006 **Ward #** 4

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

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

Gross Acres 5.68 **Lots/Units** _____ **Density** _____

Additional Information See attached justification letter

PROPERTY OWNER L M Jones, LLC **Contact** Ernest A. Becker, Jr.

Address 8090 South Durango Drive, #115 **Phone:** 702/395-9244 fax:702/395-4155 n/a 8443 **Fax:** n/a

City Las Vegas **State** NV **Zip** 89113

E-mail Address n/a

APPLICANT Cash America International, Inc. **Contact** Caroline Ciocca

Address 3021 Business Lane **Phone:** (702) 735-444 **Fax:** (702) 739-7888

City Las Vegas **State** NV **Zip** 89103

E-mail Address cciocca@casham.com

REPRESENTATIVE Kaempfer Crowell Renshaw Gronauer & Fiorentino **Contact** Jennifer Lazovich

Address 8345 West Sunset Road, Suite 250 **Phone:** (702) 792-7000 **Fax:** (702) 796-7181

City Las Vegas **State** NV **Zip** 89113

E-mail Address jlazovich@kcnvlaw.com

Property Owner Signature* _____

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

Print Name Ernest A. Becker, Jr.

Subscribed and sworn before me

This 20th day of December, 20 10.

Debra S. Alston

Notary Public in and for said County and State

DEBRA S. ALSTON
Notary Public State of Nevada
No. 03-84766-1
My appt. exp. Oct. 10, 2011

FOR DEPARTMENT USE ONLY

Case #	SUP - 40562
Meeting Date:	2/8/11 PC
Total Fee:	$1,030
Date Received:*	12-22-10
Received By:	

RECEIVED
DEC 22 2010

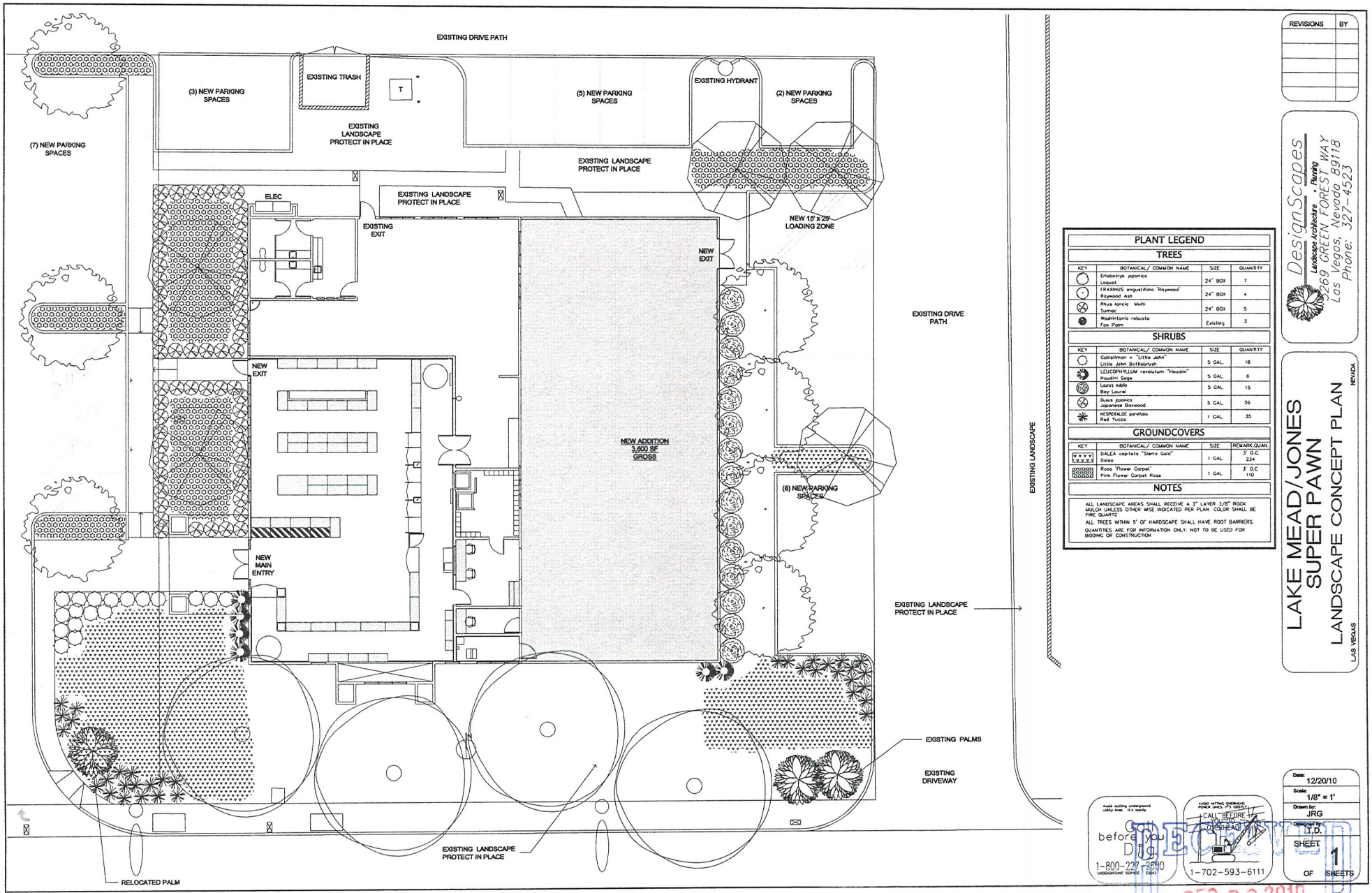
*The application will not be deemed complete until the submitted material have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

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

Revised 10/27/08

956107.1

13493.17



PLANT LEGEND			
TREES			
KEY	BOTANICAL/ COMMON NAME	SIZE	QUANTITY
	Eriobotrya japonica Loquat	24" BOX	7
	FRAXINUS angustifolia 'Raywood' Raywood Ash	24" BOX	4
	Rhus lancia Multi Sumac	24" BOX	5
	Washintonia robusta Fan Palm	Existing	3
SHRUBS			
KEY	BOTANICAL/ COMMON NAME	SIZE	QUANTITY
	Calistimon v. "Little John" Little John Bottlebrush	5 GAL.	18
	LEUCOPHYLLUM revolutum "Houdini" Houdini Sage	5 GAL.	6
	Laurus nobis Bay Laurel	5 GAL.	15
	Buxus japonica Japanese Boxwood	5 GAL.	59
	HESPERALOE parviflora Red Yucca	1 GAL.	35
GROUNDCOVERS			
KEY	BOTANICAL/ COMMON NAME	SIZE	REMARK.QUAN.
	DALEA capitata "Sierra Gold" Dalea	1 GAL	3' O.C 234
	Rosa 'Flower Carpet' Pink Flower Carpet Rose	1 GAL	3' O.C 110

NOTES

ALL LANDSCAPE AREAS SHALL RECEIVE A 2" LAYER 3/8" ROCK MULCH UNLESS OTHER WISE INDICATED PER PLAN COLOR SHALL BE FIRE QUARTZ

ALL TREES WITHIN 5' OF HARDSCAPE SHALL HAVE ROOT BARRIERS.

QUANTITIES ARE FOR INFORMATION ONLY. NOT TO BE USED FOR BIDDING OR CONSTRUCTION

REVISIONS	BY

DesignScapes
Landscape Architecture • Planning
2769 GREEN FOREST WAY
Las Vegas, Nevada 89118
Phone: 327-4523

LAKE MEAD/JONES SUPER PAWN

LANDSCAPE CONCEPT PLAN

LAS VEGAS NEVADA

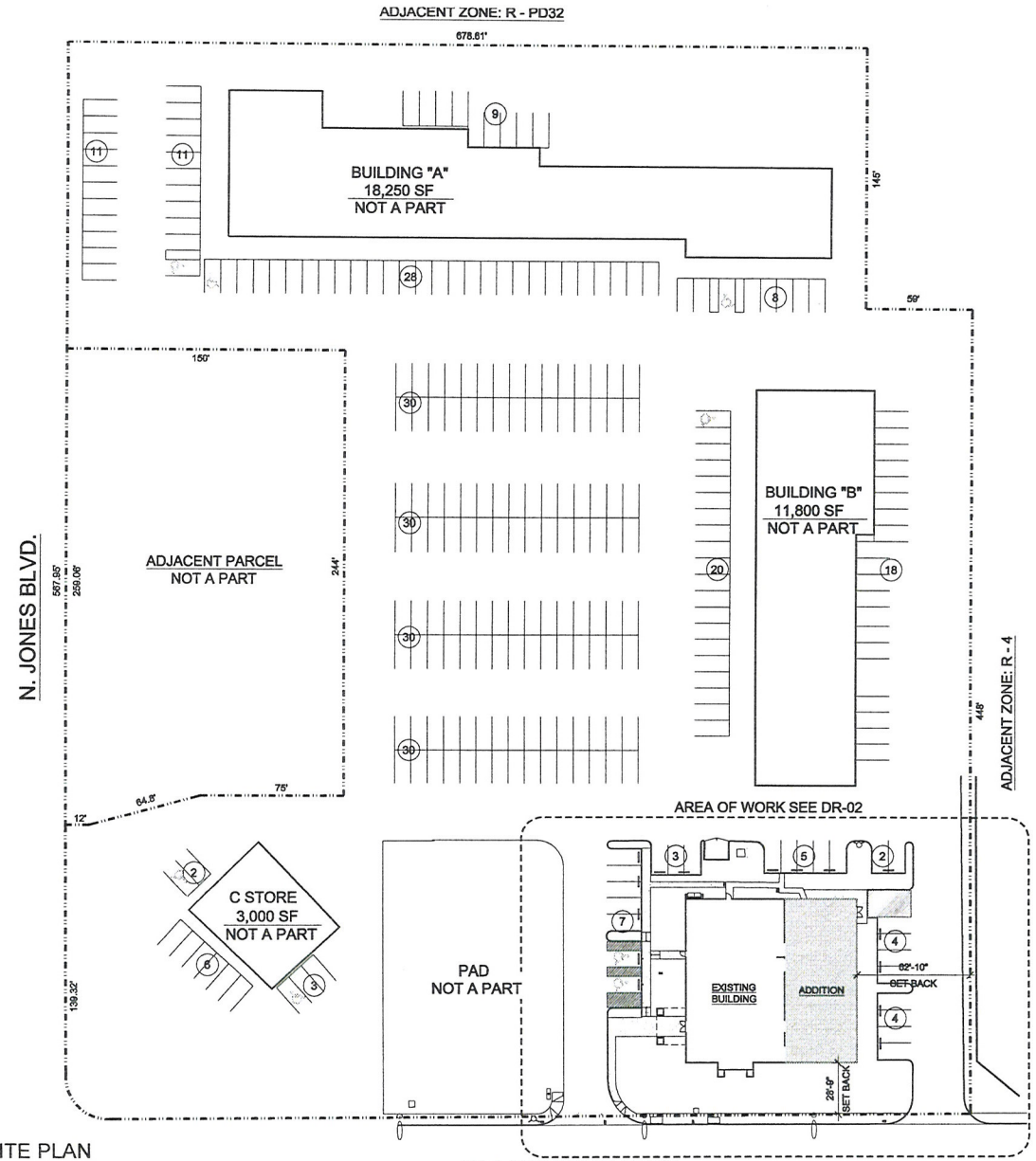
Call before you Dig 1-800-227-2600 UNDERGROUND SERVICE (UGS)

CALL BEFORE YOU DIG 1-702-593-6111

Date:	12/20/10
Scale:	1/8" = 1'
Drawn by:	JRG
Designed by:	L.P.D.
SHEET	1
OF	SHEETS

RECEIVED
DEC 22 2010

SUP-40562
SDR-40563



OVERALL SITE PLAN

CASH AMERICA SUPER PAWN - LV 13

5910 W. LAKE MEAD BLVD. LAS VEGAS, NEVADA 89108

PROJECT DESCRIPTION

THIS PROJECT IS A REMODEL/ADDITION OF AN EXISTING COMMERCIAL BUILDING PAWN SHOP. THE BUILDINGS ADDITION IS DESIGNED TO MATCH EXISTING EXTERIOR FACADE. ARCHITECTURAL PLANS DEPICT AN EXISTING SINGLE STORY BUILDING THAT IS APPROXIMATELY 5,000 SF w/ A 3,600 SF ADDITION.

SITE DATA

SITE DATA:

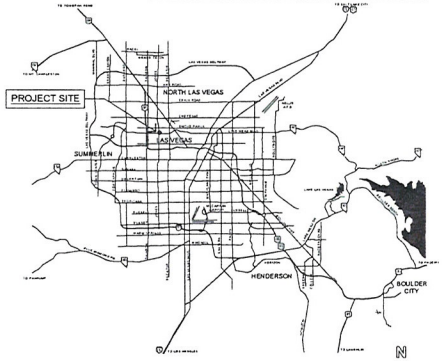
APN # 138-24-215-006
SITE AREA 5.72 ACRES
CURRENT ZONING C-1 LIMITED COMMERCIAL DISTRICT

PARKING CALCULATION:

TENANT NAME	USE	AREA (SF)	PARKING RATIO	PARKING REQUIRED
BUILDING "A"		18,250 SF		
BUILDING "B"		11,800 SF		
SUPER PAWN (EXISTING)		5,000 SF		
(NEW)		3,600 SF		
C STORE		3,000 SF		
TOTAL PARKING REQUIRED		41,650 SF	1/250	166.6
TOTAL EXISTING PARKING/PROVIDED:				261
ACCESSIBLE PARKING REQUIRED:				7
ACCESSIBLE PARKING PROVIDED:				8

GENERAL NOTES

1. UTILITIES SHALL BE UNDERGROUND.
2. AIR CONDITIONING UNITS TO BE CONCEALED OR SCREENED IN A DECORATIVE MANNER FROM PUBLIC RIGHT-OF-WAY.
3. SEPARATE PERMIT APPROVAL IS REQUIRED FOR ALL WALLS, FENCES, AND SIGNS.
4. ALL EXTERIOR LIGHTS TO BE ARRANGED SO AS TO REFLECT AWAY FROM THE ADJOINING PROPERTY.
5. LIVE LANDSCAPING WITH AUTOMATIC IRRIGATION IS REQUIRED.
6. ALL WORK SHALL BE DONE IN ACCORDANCE WITH CURRENT BUILDING CODES AND LOCAL ORDINANCES.



LOCATOR MAP

PROJECT NO:	10 044
DATE:	12/21/2010

0 15' 30' 60'
SCALE 1" = 30'-0"

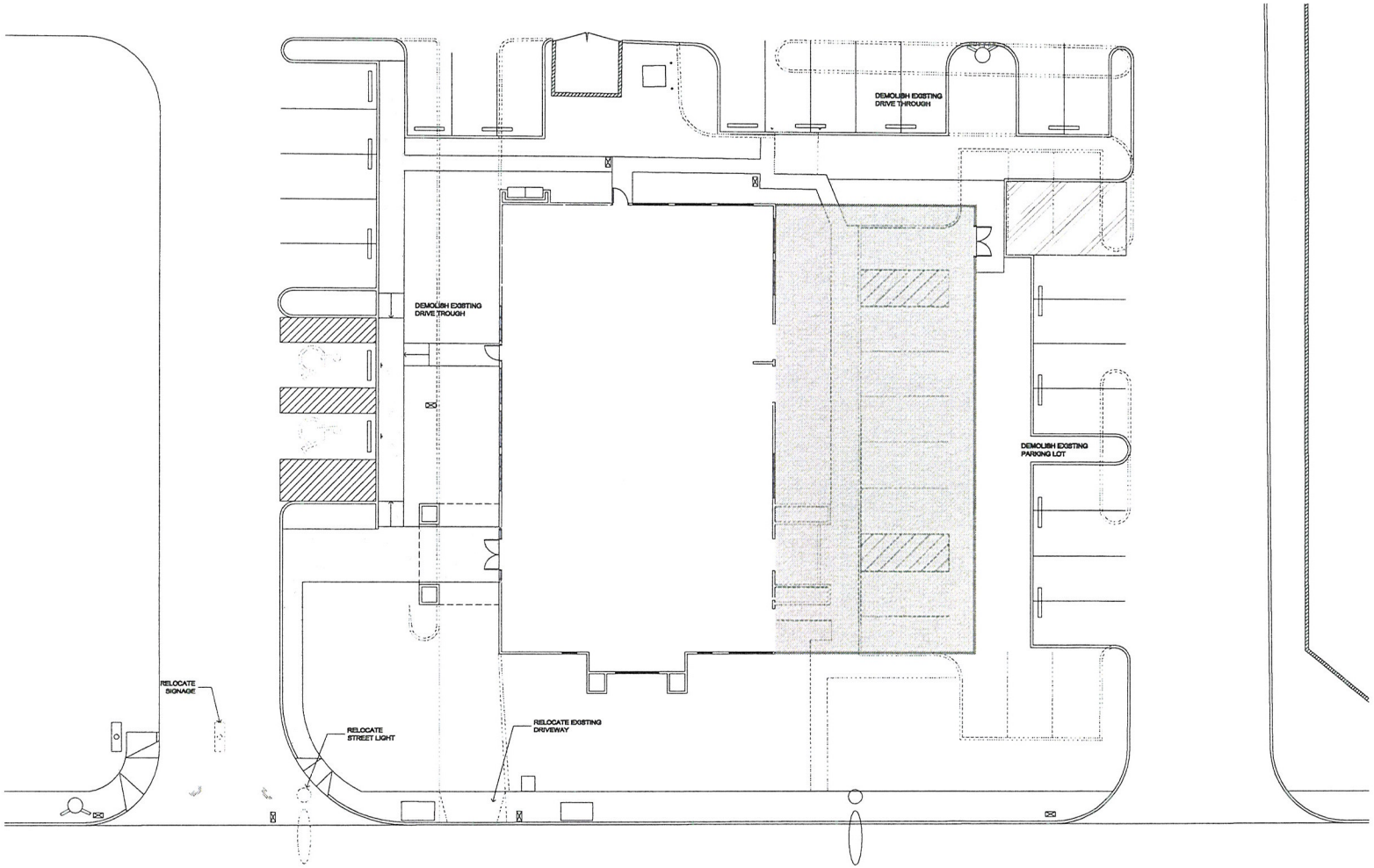
NORTH

SHEET NO.
DR-01

RECEIVED
DEC 23 2010

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

SUP-40562
SDR-40563



DEMO SITE PLAN

CASH AMERICA SUPER PAWN - LV 13

5910 W. LAKE MEAD BLVD. LAS VEGAS, NEVADA 89108

PROJECT NO:	10 044
DATE:	12/21/2010

0 5' 10' 20'

SCALE: 1" = 10'-0"

NORTH

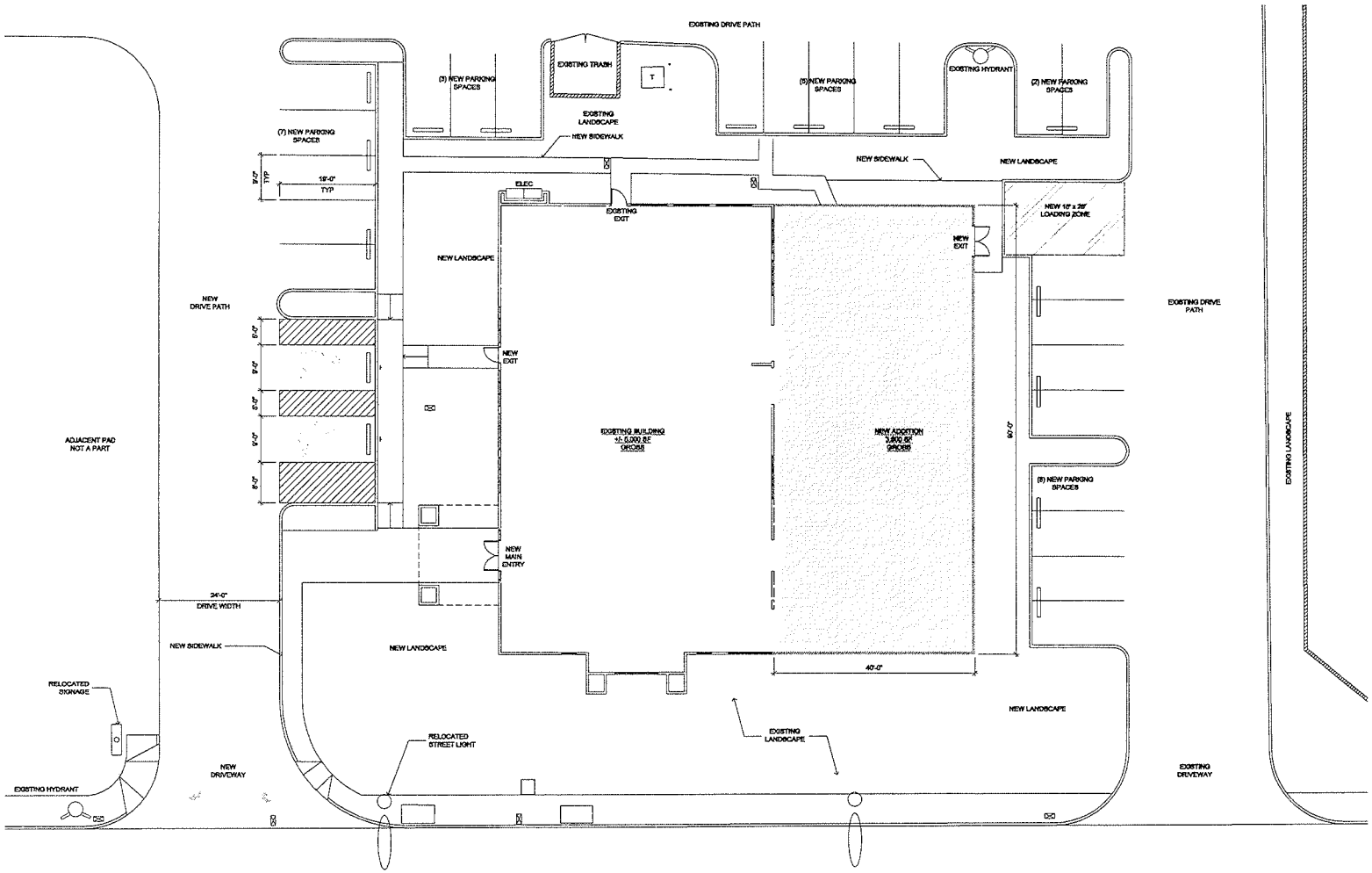
SHEET NO:
DR-02

RECEIVED
DEC 23 2010

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

SUP-40562

SDR-40563



W. LAKE MEAD BLVD.

EXISTING MEDIAN

PROPOSED SITE PLAN

CASH AMERICA SUPER PAWN - LV 13

5910 W. LAKE MEAD BLVD. LAS VEGAS, NEVADA 89108

PROJECT NO:	10.044
DATE:	12/21/2010

0 5' 10' 20'
SCALE 1" = 10'-0"

NORTH

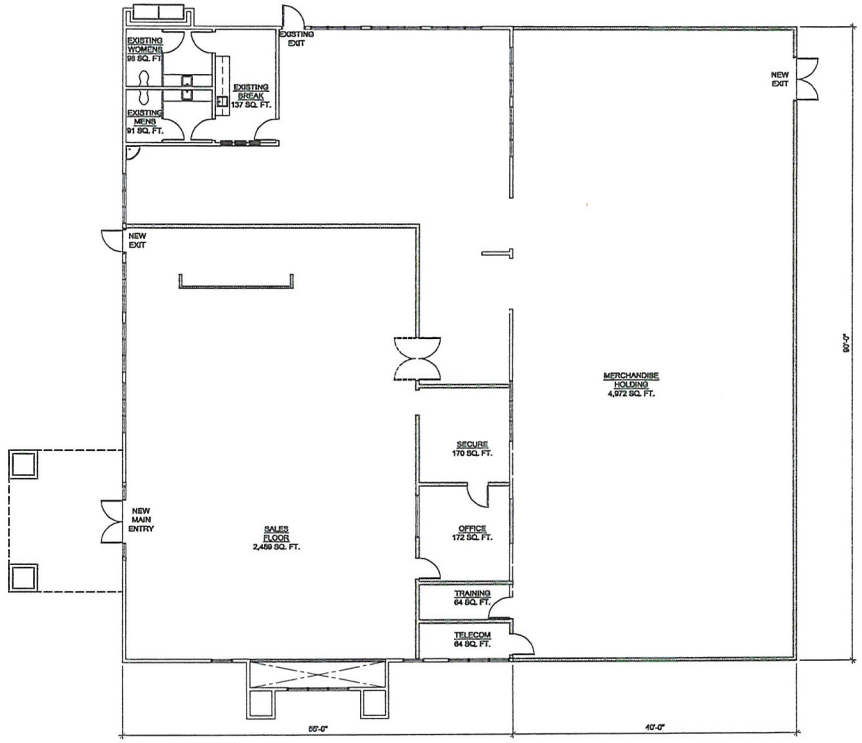
SHEET NO: DR-03

designcell
10777 W TWAIN AVE, SUITE 125, LAS VEGAS NV 89135
T 702-803-1575
WWW.DESIGNCELL.CC

RECEIVED
DEC 23 2010

SUP-40562

SDR-40563



SUP-40562
SDR-40563

FLOOR PLAN CURRENT EXPANSION

CASH AMERICA SUPER PAWN - LV 13

5910 W. LAKE MEAD BLVD. LAS VEGAS, NEVADA 89108

PROJECT NO:	10 044
DATE:	12/16/2010

0 2' 4' 8'

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

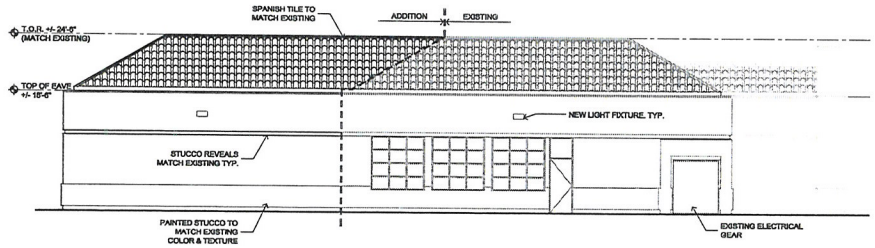
NORTH

SHEET NO:

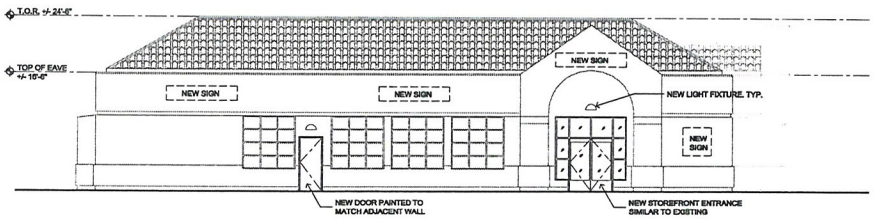
DR-04

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

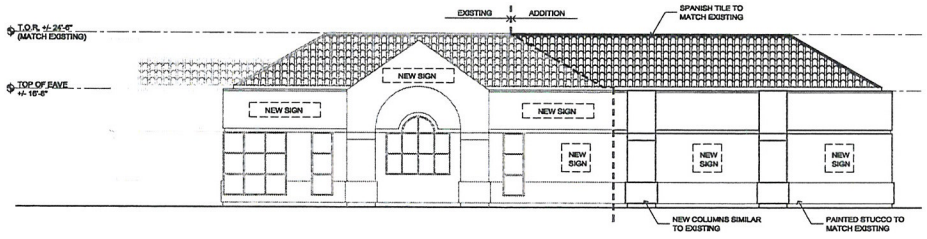
RECEIVED
DEC 22 2010



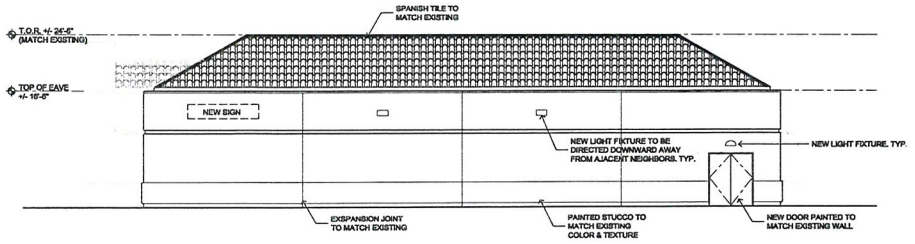
EXTERIOR NORTH ELEVATION



EXTERIOR WEST ELEVATION



EXTERIOR SOUTH ELEVATION



EXTERIOR EAST ELEVATION

CASH AMERICA SUPER PAWN - LV 13

5910 W. LAKE MEAD BLVD. LAS VEGAS, NEVADA 89108

PROJECT NO:	10 044
DATE:	12/16/2010

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

NORTH

SHEET NO: DR-05

designcell
10777 W.TWAIN AVE, SUITE 125, T 702-463-1515
LAS VEGAS NV 89135 WWW.DESIGNCELL.CC

RECEIVED
DEC 22 2010

SUP-40562

SDR-40563

KAEMPFER CROWELL
ATTORNEYS AT LAW

KAEMPFER CROWELL RENSHAW GRONAUER & FIORENTINO

LAS VEGAS OFFICE

JENNIFER LAZOVICH
jlazovich@kcnvlaw.com
702.792.7050

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

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

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

December 22, 2010

VIA HAND DELIVERY

CITY OF LAS VEGAS
PLANNING & DEVELOPMENT
731 South 4th Street
Las Vegas, NV 101

Re: Justification letter
Expansion of existing SuperPawn

To Whom It May Concern:

Please be advised, this office represents SuperPawn for the land use applications outlined below (the "Applicant"). Currently, there is an existing SuperPawn building at 5190 West Lake Mead Boulevard. This location has been in operation since 1998. There have been no exterior improvements to the building in over 12 years. These land use applications will allow the Applicant to expand the existing location and make both interior and exterior improvements to the building.

The existing location and use was approved by the City of Las Vegas in 1998. Therefore, the Applicant is seeking a Major Amendment to the previously approved Plot Plan Review (Z-0117-63) and Special Use Permit (U-0075-98) for a 3,600 square foot expansion to the existing Super Pawn. The Applicant is also seeking a waiver to allow zero foot distance separation from a residential use and zero feet from other Auto Title Loan and Financial Institution Specified. However, there will still be parking spaces and drive aisles separating the SuperPawn from the apartments to the east which is zoned R-4. Additionally, there is an existing Auto Title Loan/Financial Institution Specified (Quik Cash) within the same shopping center and located on the north end of the site. Both Quik Cash and SuperPawn have been in operation for some time. Since the Applicant desires to expand their existing location, a waiver of distance separation between these uses is now required by Title 19. There are no other pawn shops within 1,000 feet of the existing operation.

RECEIVED
DEC 22 2010

SUP-40562
SDR-40563

The existing west driveway is proposed to be relocated farther to the west. To fit between the existing utilities in the sidewalk, a 24'-0 wide driveway is proposed where 32'-0 is typically required. This driveway will be limited to right-in and right-out turning movements only. A deviation of standard will have to be filed with public works during the construction document submittal process.

The overall height of the building will be approximately 25 feet. The expansion will utilize stucco and Spanish tile to match the existing building in texture and color. The Applicant will be adding 16 new trees to the existing landscaping to comply with current code requirements. Also, with the expansion, the Applicant will still meet all parking requirements. Finally, the Applicant will maintain all of their existing business licenses.

Thank you for your consideration of this request.

Sincerely,

KAEMPFER CROWELL RENSHAW
GRONAUER & FIORENTINO

Jennifer Lazovich

JJL/eed

cc: Caroline Ciocca
Sherri Hughes

RECEIVED
DEC 22 2010

SUP-40562
SDR-40563

City of Las Vegas Agenda Item No.: **31.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 8, 2011

DEPARTMENT: PLANNING & DEVELOPMENT
ACTING DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

SUBJECT:
SDR-40563 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-40562 - PUBLIC HEARING - APPLICANT: CASH AMERICA INTERNATIONAL, INC. - OWNER: L M JONES, LLC - Request for a Major Amendment of a previously approved Plot Plan Review (Z-0116-63) FOR A 3,600 SQUARE-FOOT EXPANSION OF AN EXISTING PAWN SHOP at 5190 West Lake Mead Boulevard (APN 138-24-215-006), C-1 (Limited Commercial) Zone, Ward 5 (Barlow). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 03/16/2011
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.

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-40563** APN: 138-24-215-006

Name of Property Owner: L M Jones, LLC

Name of Applicant: Cash America International. Inc.

Name of Representative: Jennifer Lazovich - Kaempfer Crowell Renshaw Gronauer & Fiorentino

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: _____

Print Name: Ernest A. Becker JR

Subscribed and sworn before me

This 20th day of December, 2010

Debra S. Alston

Notary Public in and for said County and State

DEBRA S. ALSTON
Notary Public State of Nevada
No. 03-84766-1
My appt. exp. Oct. 10, 2011

RECEIVED
DEC 22 2010
13493.17

Revised 11-14-06

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

956111.1

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Major Amendment of previously approved Plot Plan Review (Z-0116-63)

Project Address (Location) 5910 West Lake Mead Blvd.

Project Name Super Pawn **Proposed Use** Pawn Shop

Assessor's Parcel #(s) 138-24-215-006 **Ward #** 4

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

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

Gross Acres 5.68 **Lots/Units** _____ **Density** _____

Additional Information See attached justification letter

PROPERTY OWNER L M Jones, LLC **Contact** Ernest A. Becker, Jr.

Address 8090 South Durango Drive, #115 **Phone:** 702/395-9244 fax:702/395-4155 n/a E4413 **Fax:** n/a

City Las Vegas **State** NV **Zip** 89113

E-mail Address n/a

APPLICANT Cash America International, Inc. **Contact** Caroline Ciocca

Address 3021 Business Lane **Phone:** (702) 735-444 **Fax:** (702) 739-7888

City Las Vegas **State** NV **Zip** 89103

E-mail Address cciocca@casham.com

REPRESENTATIVE Kaempfer Crowell Renshaw Gronauer & Fiorentino **Contact** Jennifer Lazovich

Address 8345 West Sunset Road, Suite 250 **Phone:** (702) 792-7000 **Fax:** (702) 796-7181

City Las Vegas **State** NV **Zip** 89113

E-mail Address jlazovich@kcnvlaw.com

Property Owner Signature* _____

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

Print Name Ernest A Becker

Subscribed and sworn before me

This 20th day of December, 20 10.

_____

Notary Public in and for said County and State

DEBRA S. ALSTON
Notary Public State of Nevada
No. 03-84766-1
My appt. exp. Oct. 10, 2011

FOR DEPARTMENT USE ONLY

Case #	SDR-40563
Meeting Date:	2-8-11 PC
Total Fee:	$1,030
Date Received:*	12-22-10
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
DEC 22 2010

Revised 10/27/08

956107.1

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

13493.17

SDR 40563
Cash America International, Inc.

5190 W. Lake Mead Blvd.

Proposed 3.6 thousand square foot expansion of an existing retail use to 8.6 thousand square foot retail building.

Traffic produced by proposed development:

Curent Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SHOPPING CENTER [1000 SF]	5	42.94	215
AM Peak Hour			1.03	5
PM Peak Hour			3.75	19

(heaviest 60 minutes)

Proposed Expansion	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SHOPPING CENTER [1000 SF]	3.6	42.94	155
AM Peak Hour			1.03	4
PM Peak Hour			3.75	14

(heaviest 60 minutes)

Total	DESCRIPTION	#UNIT		TOTAL
Average Daily Traffic (ADT)	SHOPPING CENTER [1000 SF]	8.6	42.94	369
AM Peak Hour			1.03	9
PM Peak Hour			3.75	32

(heaviest 60 minutes)

Existing traffic on all nearby streets:

Lake Mead Blvd.	
Average Daily Traffic (ADT)	22,913
PM Peak Hour	1,833

(heaviest 60 minutes)

Jones Blvd.	
Average Daily Traffic (ADT)	21,638
PM Peak Hour	1,731

(heaviest 60 minutes)

Traffic Capacity of adjacent streets:

	Existing Street Capacity
Lake Mead Blvd.	51,800
Jones Blvd.	34,500

This project will add approximately 155 trips per day on Lake Mead Blvd. and Jones Blvd. Lake Mead is currently at about 44 percent of capacity and Jones is currently at about 63 percent of capacity. After this expansion, Lake Mead is expected to be at about 45 percent of capacity and Presidio at about 63 percent of capacity.

Based on Peak Hour use, this development will add roughly 14 additional cars into the area; which works out to about one every four minutes.

Note that this report assumes all traffic from this development uses all named streets.

City of Las Vegas Agenda Item No.: **32.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 8, 2011

DEPARTMENT: PLANNING & DEVELOPMENT
ACTING DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

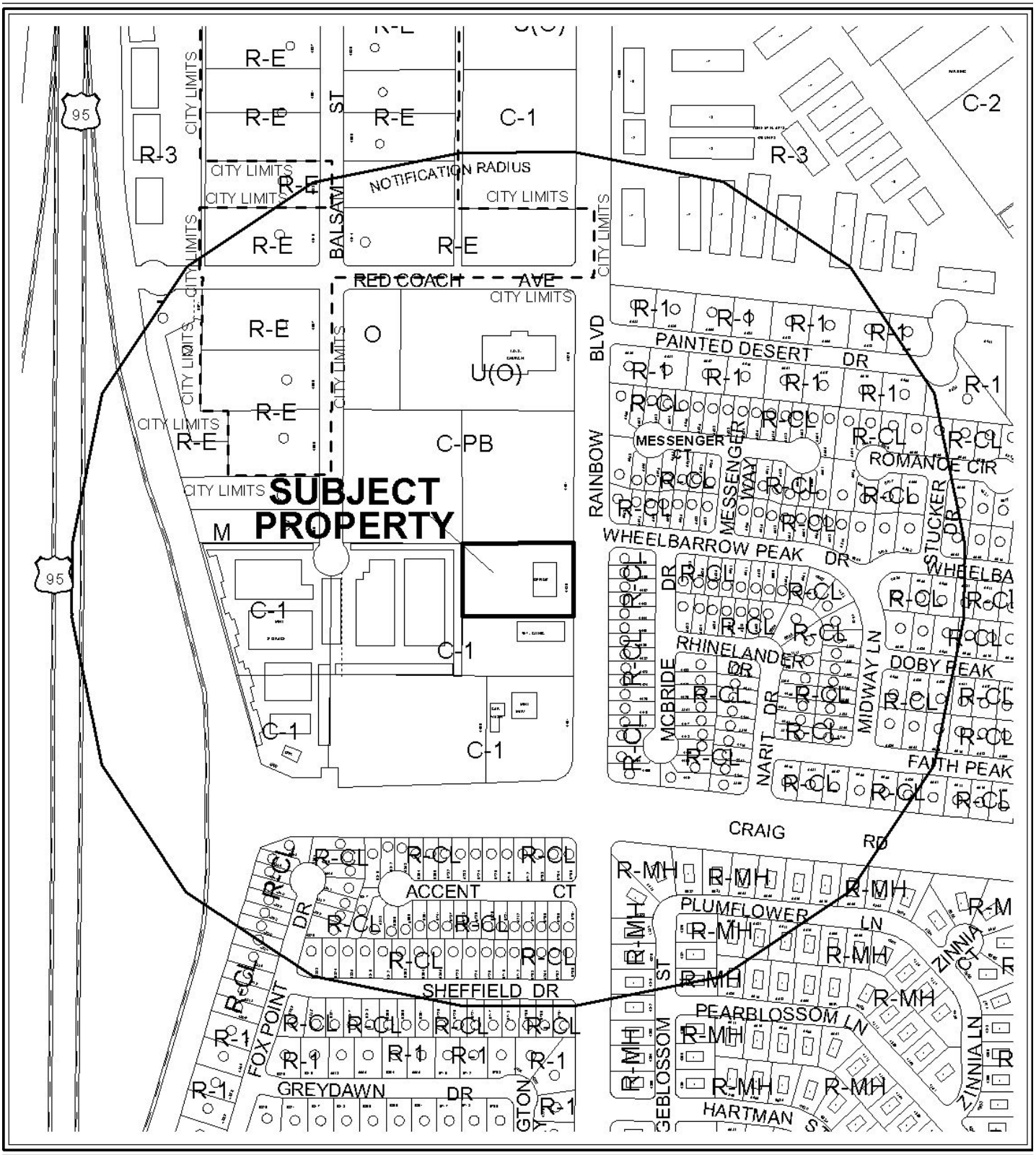
SUBJECT:
SUP-40564 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SEQUOIA ELECTRIC - OWNER: SAGEBRUSH PROPERTY VENTURES - Request for a Special Use Permit FOR A RENTAL STORE WITH OUTSIDE STORAGE at 4485 North Rainbow Boulevard (APN 138-03-602-013), C-1 (Limited Commercial) Zone [PROPOSED: C-2 (General Commercial)], Ward 4 (Anthony). Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 03/16/2011
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



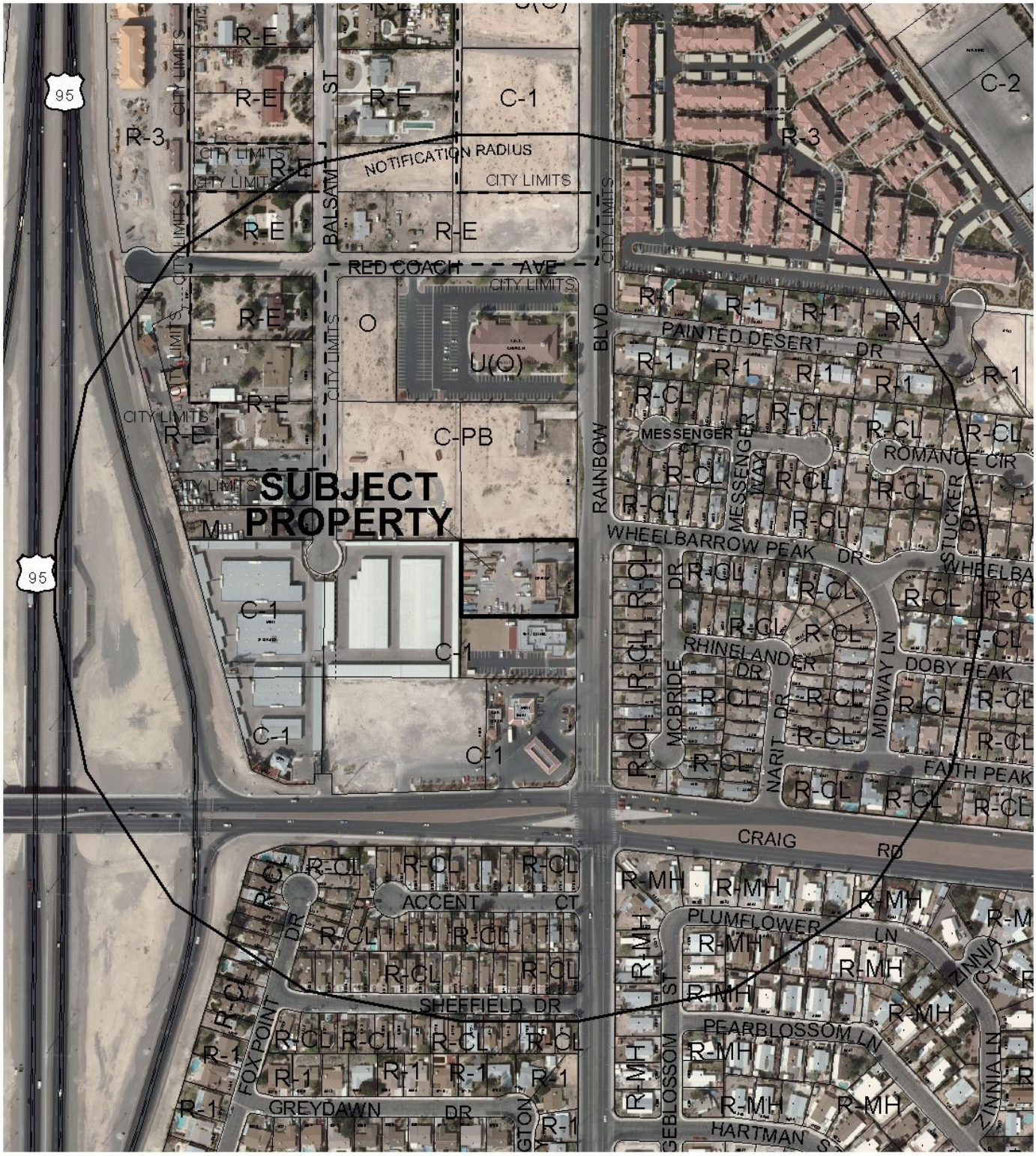
0 300 600 Feet

CASE: **SUP-40564**

RADIUS: 1000 FT

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

N



0 300 600 Feet

CASE: **SUP-40564**

RADIUS: 1000 FT

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

N

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-40564** APN: 138-03-602-013

Name of Property Owner: Sagebrush Property Ventures

Name of Applicant: Sequoia Electric & Desert Seguro

Name of Representative: Pacific Design Concepts_-Richard Gallegos

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: _____

Subscribed and sworn before me

This 20th day of December, 20 10

_____

Notary Public in and for said County and State

TAMMY J. POWELL
Notary Public State of Nevada
No. 09-10981-1
My appt. exp. Sept. 14, 2013

RECEIVED
DEC 22 2010

Revised 11-14-06

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

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Special Use permit

Project Address (Location) 4485 N. Rainbow Blvd.

Project Name Rainbow & Craig Sequoia Electric **Proposed Use** Indistrial

Assessor's Parcel #(s) 138-03-602-013 **Ward #** 4

General Plan: existing SC proposed GC **Zoning:** existing C-1 proposed C-2

Commercial Square Footage 9, 000 **Floor Area Ratio** N/A

Gross Acres 1.21 **Lots/Units** N/A **Density** N/A

Additional Information GPA-39489, ZON-39490, SDR-39491 & VAR-39492

PROPERTY OWNER Sagebrush Property Ventures **Contact** Blake Barsy

Address 4485 N. Rainbow Blvd. **Phone:** 454-5842 **Fax:** 454-7842

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

APPLICANT Sequoia Electric **Contact** Blake Barsy

Address 4485 N. Rainbow Blvd. **Phone:** 454-5842 **Fax:** 454-7842

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

REPRESENTATIVE Pacific Design Concepts **Contact** Richard Gallegos

Address 3005 W. Horizon Ridge Pkwy Suite 200 **Phone:** 454-5842 **Fax:** 454-7842

City Henderson **State** NV **Zip** 89052

Property Owner Signature* _____

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

Print Name Blake Barsy

Subscribed and sworn before me

This 20th day of December, 20 10.

_____

Notary Public in and for said County and State

TAMMY J. POWELL
Notary Public State of Nevada
No. 09-10981-1
My appt. exp. Sept. 14, 2013

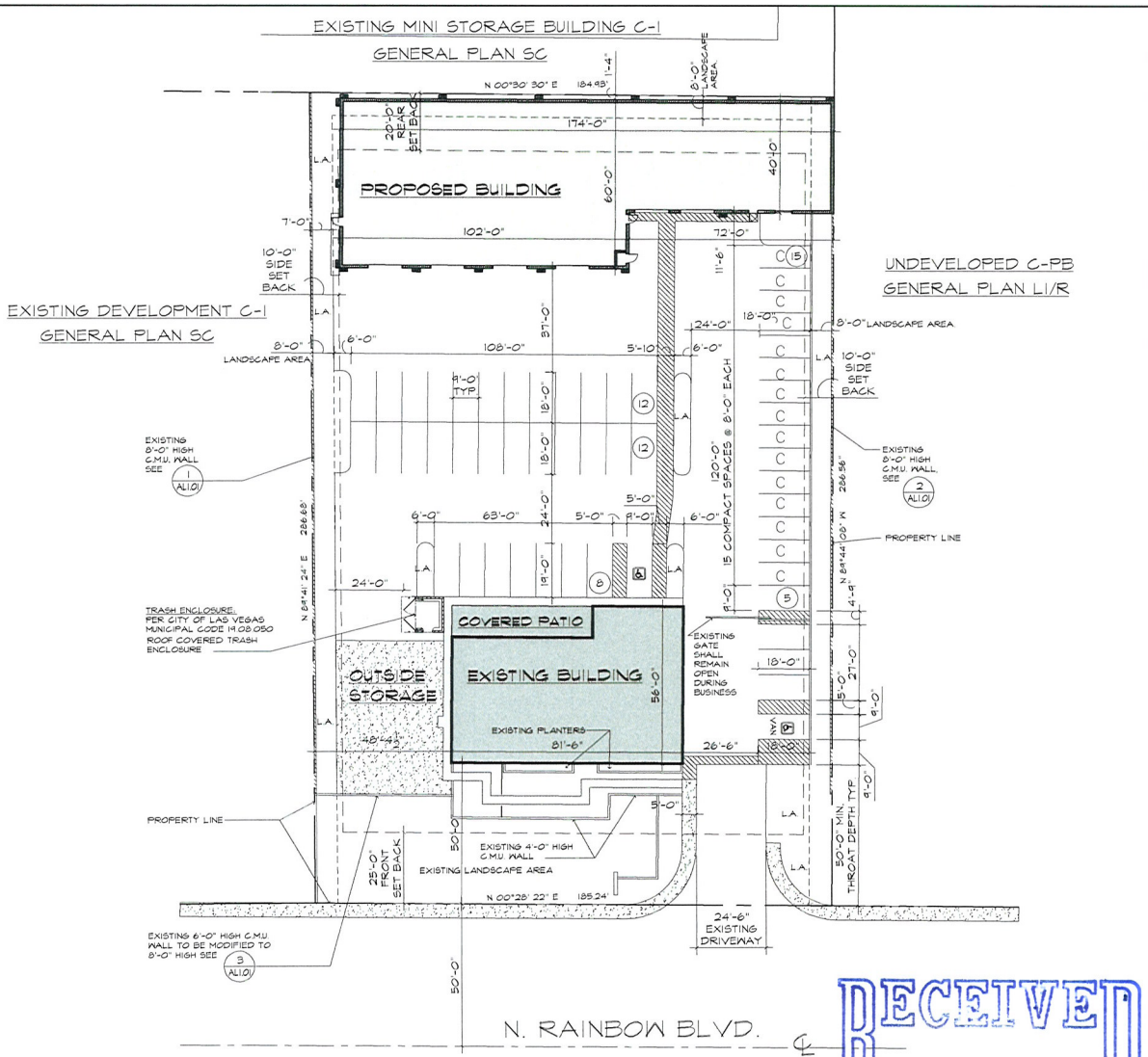
FOR DEPARTMENT USE ONLY

Case #	SUP-40564
Meeting Date:	2-8-2011
Total Fee:	1530.00
Date Received:*	12-22-10
Received By:	J Fmell

*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
DEC 22 2010

Revised 04/26/05



RECEIVED
DEC 22 2010

ARCHITECTURAL SITE PLAN
1" = 20'-0"

LEGEND

SUP-40564

ACCESSIBLE ROUTE 5% MAX. RUNNING SLOPE 2% MAX. CROSS SLOPE 1/4" PER 1/2" MAX CHANGE IN ELEVATIONS

L.A. LANDSCAPE AREA

PROJECT DATA:

ASSESSORS PARCEL NUMBER:	138-03-602-013
ACTION REFERENCE NUMBER:	GPA 38489, ZON 38490, SDR 38491, VAR 38492
DEVELOPMENT CODE:	TITLE 19- LAS VEGAS ZONING CODE ADOPTION DATE 04-30-2005
GOVERNING JURISDICTION:	CITY OF LAS VEGAS
SPECIAL OVERLAY DISTRICT(S)	N/A
GENERAL PLAN	SC
PROPOSED GENERAL PLAN	GC
EXISTING LAND USE ZONE:	C-1
PROPOSED LAND USE ZONE:	C-2
SITE AREA:	121 ACRES/ 52,942.4 SF
LOT COVERAGE	24.34 % (BASED ON ROOF DRIP LINE)
BUILDING HEIGHT:	
ALLOWABLE:	N/A
ACTUAL:	24 FT.
OCCUPANCY GROUP, EXISTING BUILDING	B
OCCUPANCY GROUP, PROPOSED BUILDING	S-1
CONSTRUCTION TYPE, EXISTING BUILDING	V-B
CONSTRUCTION TYPE, PROPOSED BUILDING	III-B FULLY SPRINKLERED

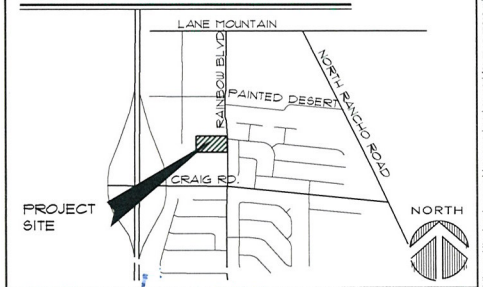
BUILDING AREA TABULATIONS

EXISTING BUILDING AREA:	4, 011 SQ. FT.
PROPOSED BUILDING AREA:	9, 000 SQ. FT.
TOTAL BUILDING AREA	13, 011 SQ. FT.

PARKING ANALYSIS

EXISTING BUILDING AREA 4, 011 SQ FT. / 300 = 13.37=	14 SPACES
PROPOSED BUILDING AREA 9, 000 / 250 =	36 SPACES
OUTSIDE STORAGE AREA 2000 / 1000=	2 SPACES
(5% x 52, 942 = 2, 647 maximum ALLOWABLE AREA)	
NUMBER OF PARKING SPACES REQUIRED:	52 SPACES
NUMBER OF PARKING SPACES PROVIDED (INCLUDING 14 COMPACT SPACES = < 30% OF TOTAL) (15 COMPACT / 52 TOTAL SPACES = 28.84 %) (INCLUDING 2 ACCESSIBLE SPACES WITH ONE VAN SPACE)	52 SPACES

LOCATION MAP/VICINITY:



AERIAL MAP:

as instruments of service these drawings and specifications are the property of the architect and may not be reproduced or used for any purpose without the architect's written consent. copies of the drawings and specifications retained by the client may be utilized only for their use and for occupying the project to which they were prepared, and not for construction of any other projects. any use or reproduction of this drawing in whole or part by any means whatsoever is strictly prohibited. these documents are not final and ready for use, and therefore not valid, unless they are sealed, signed, and dated. © 2006

pacific design concepts, llc
3005 w. horizon ridge parkway, suite 200
henderson, nevada 89052
(702) 454-5842 fax (702) 454-7842

project title :
RAINBOW AND CRAIG
SEQUOIA ELECTRIC
4485 N. RAINBOW BLVD
LAS VEGAS, NV 89108

PRELIMINARY
NOT FOR CONSTRUCTION
12-20-10
12/22/2010

sheet title :
ARCHITECTURAL
SITE PLAN
LAND USE SUBMITTAL

issue dates :
drawn by : RT
checked by : RCG
project no. : 10-129
revisions :

sheet no.
AS1.01
of sheets

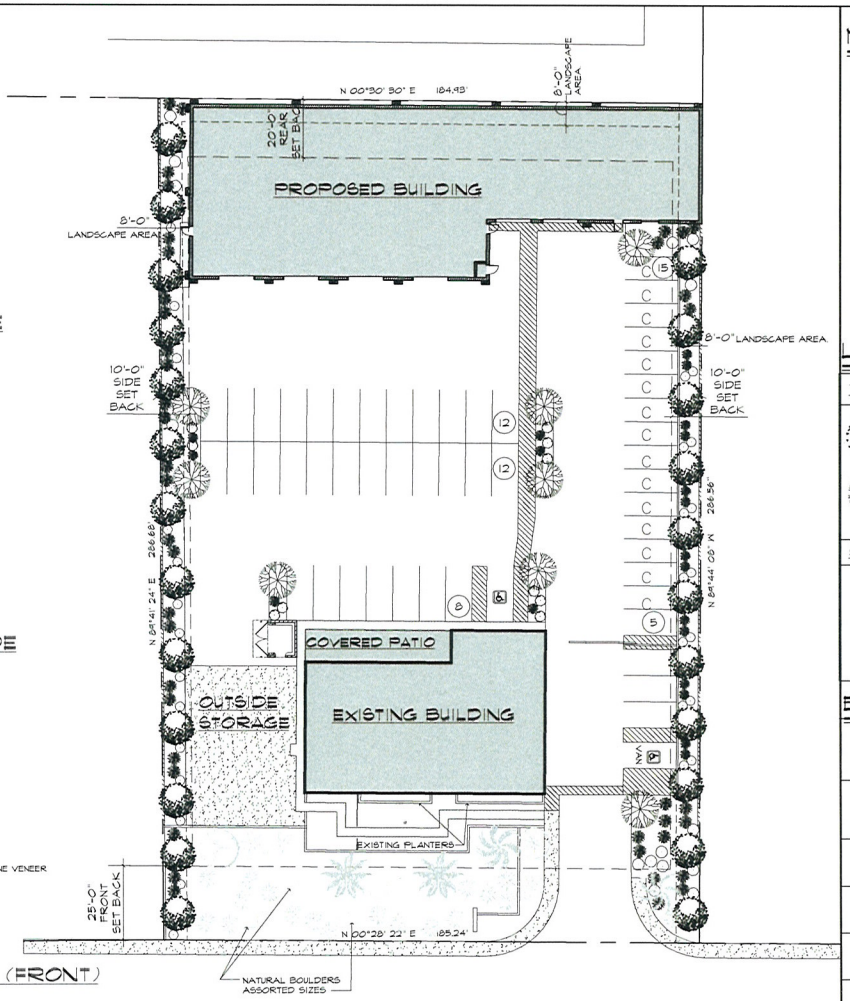
P:\10-129 Rainbow & Craig-Sequoia\ARCH-CD\10-129 AS1.01.dwg plotted: 12/22/2010 11:19 AM by: Patricia Terrazas

#1 EXISTING FENCE WALL @ SOUTH SIDE

#2 EXISTING FENCE WALL @ NORTH SIDE

#3 EXISTING FENCE WALL @ EAST SIDE (FRONT)

EXISTING LANDSCAPE
AT FRONT OF EXISTING BUILDING



N RAINBOW BLVD ℄

RECEIVED
DEC 22 2010

SUP-40564

LEGEND

ACCESSIBLE ROUTE 5% MAX. RUNNING SLOPE 2% MAX. CROSS SLOPE W/1/2" MAX CHANGE IN ELEVATIONS

LANDSAPE PLAN
1" = 20'-0"

NORTH

PERIMETER TREES

REQUIRED 1 PER 30 LINEAR FEET
(540 L.F. / 30) = 18 TREES
PROVIDED = 24 TREES

PARKING LOT TREES

REQUIRED 1 PER 6 STALLS = 14 TREES
PROVIDED = 8 TREES

MISCELLANEOUS NOTES

1. ALL EXPOSED SOILS TO RECEIVE 2" THICK LAYER OF DECORATIVE GRAVEL OR DECOMPOSED GRANITE.
2. ALL TREES AND SHRUBS TO BE SPACED ACCORDING TO CITY OF LAS VEGAS MUNICIPAL CODE 19.12.040
3. ASSORTED 5 GAL SHRUBS TO COVER MORE THAN 60% OF LANDSCAPE AREA WITHIN TWO YEAS OF INSTALLATION
4. TREES SHALL NOT BE PLANTED WITHIN 3' OF A DEDICATED RIGHT-OF-WAY WHEN MATURE
5. ANY TREE WITHIN 5' OF A SIDEWALK / PAVED SURFACE AND/OR WALL SHALL BE PLANTED WITH A ROOT SHIELD DESIGNED TO DIRECT ROOT GROWTH DOWNWARD.
6. SWALE DESIGN PER FIGURE 30.64-3.
7. DECOMPOSED GRANITE COLOR:
   PALAMINO CORAL
   1/2" SCREENED
   DECOMPOSED GRANITE SOURCE:
   VISTA ROCK
   LAS VEGAS, NEVADA
   DECORATIVE GRAVEL COLOR:
   RED SANDSTONE 3/4"
   3/4"
   DECORATIVE GRAVEL SOURCE:
   STAR NURSERY
   LAS VEGAS, NEVADA
8. ALL LANDSCAPE AREAS TO RECEIVED COMPLETE AUTOMATIC PERMANENT UNDERGROUND DRIP IRRIGATION SYSTEM.

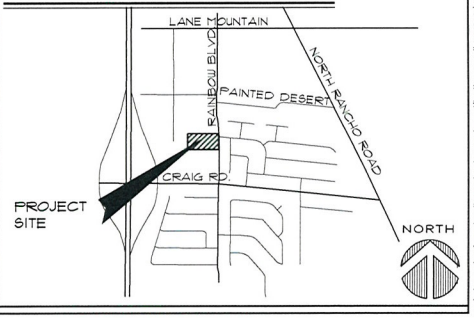
LANDSCAPE LEGEND

TREES	SIZE	Q	BOTANICAL NAME	COMMON NAME
	24" BOX	24	PISTACIA CHINENSIS	CHINESE PISTACHE
	24" BOX	8	ACACIA SP	ACACIA
SHRUBS	**SIZE**		**BOTANICAL NAME**	**COMMON NAME**
	5 GAL.	46	LEUCOPHYLLUM FRUTESCENS	TEXAS RANGER
	5 GAL.	46	AGAVE AMERICANA	INCENSE CEDAR
	5 GAL.	12	CALOCEDRUS DECURRENS	CENTURY PLANT

EXISTING LANDSCAPE LEGEND

	14'	2	EXISTING DATE PALMS TO REMAIN
	10'	4	EXISTING MEXICAN FAN PALMS TO REMAIN
	6'	2	EXISTING CANARY ISLAND DATE PALM TO REMAIN
	48" BOX	1	EXISTING MONDEL PINE TO REMAIN
	48" BOX	1	EXISTING EVERGREEN ELM TO REMAIN
	15 GAL.	16	EXISTING ERAPE MYRTLE TO REMAIN

LOCATION MAP/VICINITY:



pacific design concepts, llc
3005 w. horizon ridge parkway, suite 200
henderson, nevada 89052
(702) 454-5842 fax (702) 454-7842

project title:
RAINBOW AND CRAIG
SEQUOIA ELECTRIC
4485 N. RAINBOW BLVD
LAS VEGAS, NV 89108

PRELIMINARY
NOT FOR CONSTRUCTION
12-20-10
12/22/2010

sheet title:
LANDSCAPE PLAN

LAND USE SUBMITTAL

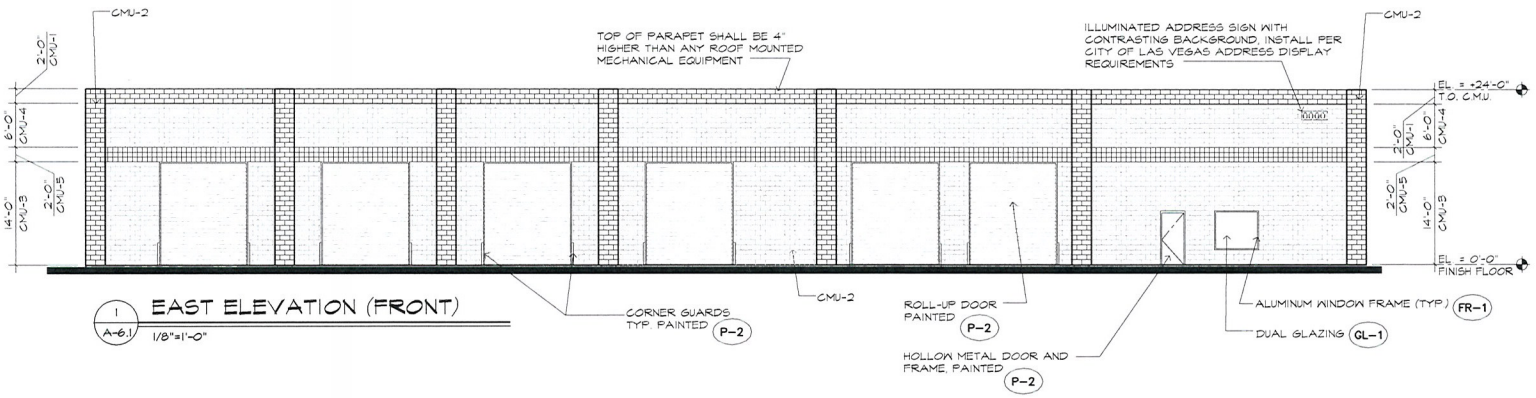
issue dates:

drawn by: PT
checked by: RCG
project no.: 10-129
revisions:

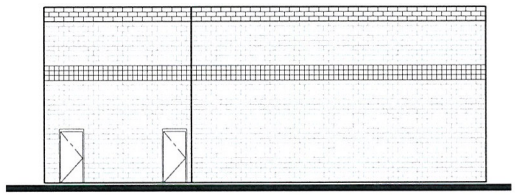
sheet no.
AL1.01
of sheets

all instruments of service these drawings and specifications are the property of the architect and may not be reproduced or used for any purpose without the architect's written consent. copies of the drawings and specifications retained by the client may be utilized only for their use and for occupying the project for which they were prepared, and not for construction of any other projects. any use or reproduction of this drawing in whole or part by any means whatsoever is strictly prohibited. these documents are not final and ready for use, and therefore not valid unless they are sealed, signed, and dated. nac 623.780 pacific design concepts, llc © 2006

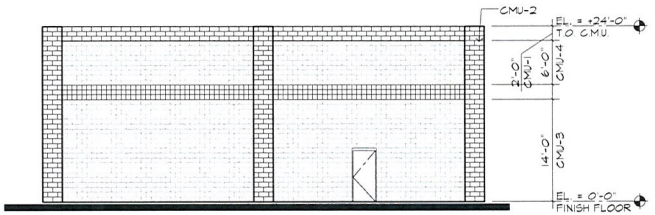
P:\10-129 Rainbow & Craig-Sequoia\ARCH-CD\10-129 AL1.01.dwg plotted: 12/22/2010 11:20 AM by Patricia Terrazas



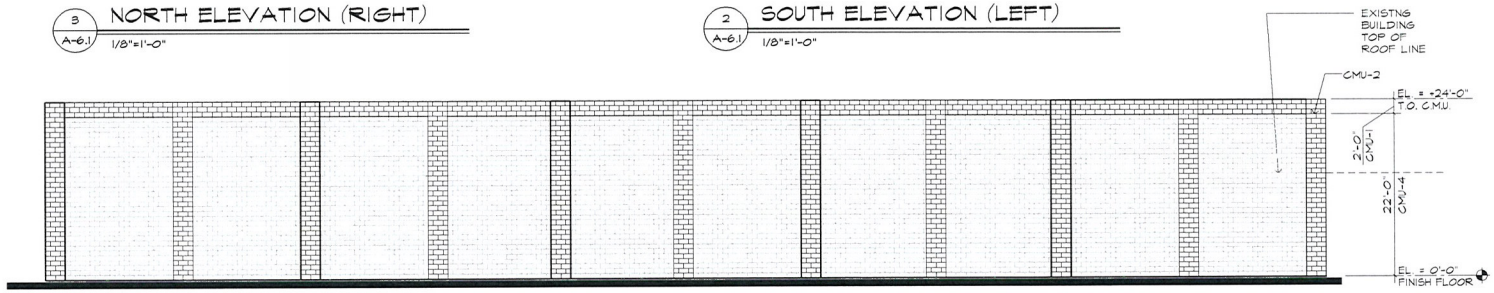
1 A-6.1 EAST ELEVATION (FRONT)
1/8"=1'-0"



3 A-6.1 NORTH ELEVATION (RIGHT)
1/8"=1'-0"



2 A-6.1 SOUTH ELEVATION (LEFT)
1/8"=1'-0"



4 A-6.1 WEST ELEVATION (REAR)
1/8"=1'-0"

EXTERIOR FINISH SCHEDULE

NOTE: ALL C.M.U. IS MANUFACTURED BY "ORCO" BLOCK COMPANY OR EQUAL

CMU-1 8 x 8 x 16 SPLIT FACE CONCRETE MASONRY UNIT COLOR: BLACK 250

CMU-2 8 x 8 x 16 SPLIT FACE CONCRETE MASONRY UNIT COLOR: RED BROWN

CMU-3 8 x 8 x 16 PRECISION BLOCK CONCRETE MASONRY UNIT COLOR: WHEAT

CMU-4 8 x 8 x 16 PRECISION BLOCK CONCRETE MASONRY UNIT COLOR: NU-TAD

CMU-5 8 x 8 x 16 SCORED CONCRETE MASONRY UNIT COLOR: BLACK 250

FR-1 1 3/4" x 4" BLACK ANODIZED FINISH ALUMINUM FRAME BY ARCADIA OR EQUAL

GL-1 1" GRAY OR GREEN REFLECTIVE DUAL GLAZING BY HGP INDUSTRIES OR EQUAL

P-1 COLOR TO BE SELECTED BY OWNER TO MATCH W/ CMU- 4

P-2 COLOR TO BE SELECTED BY OWNER TO MATCH W/ CMU- 3

GENERAL NOTES

1. ALL EXPOSED METAL TO BE PAINTED THE SAME AS ADJACENT PAINT/ FINISH COLOR, U. N. O.

RECEIVED
DEC 22 2010

SUP-40564

pacific design concepts, llc
3005 w. horizon ridge parkway, suite 200
henderson, nevada 89052
(702) 454-5842 fax (702) 454-7842

project title:
RAINBOW AND CRAIG
SEQUOIA ELECTRIC
4485 N. RAINBOW BLVD
LAS VEGAS, NV 89108

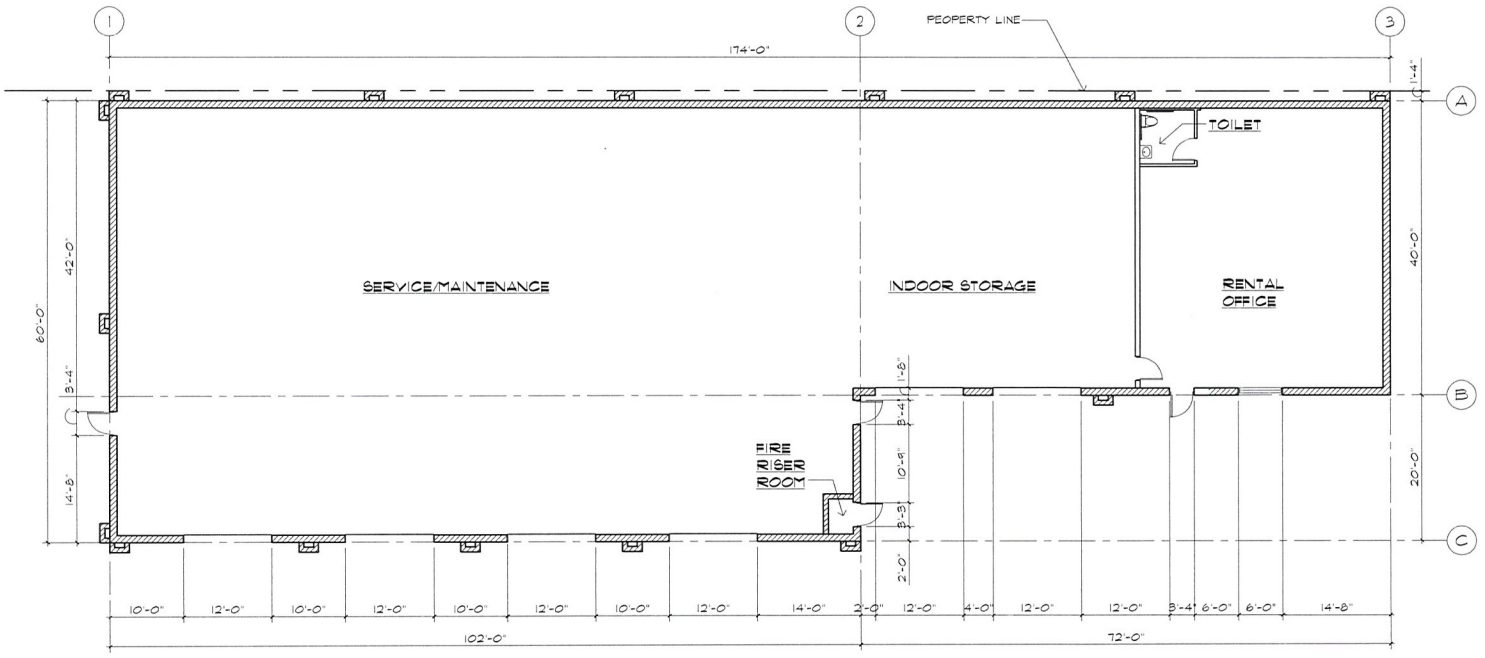
PRELIMINARY
NOT FOR CONSTRUCTION
12-20-10
12/21/2010

sheet title:
EXTERIOR ELEVATIONS
LAND USE SUBMITTAL

issue dates:
drawn by: PT
checked by: RCG
project no.: 10-129
revisions:
sheet no.: A6.01
of sheets

all instruments of service these drawings and specifications are the property of the architect and may not be reproduced or used for any purpose without the architects written consent. copies of the drawings and specifications retained by the client may be utilized only for their use and for occupying the project for which they were prepared. and not for construction of any other project. any unauthorized reproduction of this drawing in whole or part by any means whatsoever is strictly prohibited. these documents are not final and ready for use, and therefore not valid, unless they are sealed, signed, and dated. now 623.780 pacific design concepts, llc © 2006

P:\10-129 Rainbow & Craig-Sequoia\ARCH-CD\10-129 A6.01.dwg plotted: 12/22/2010 11:18 AM by: Patricia Terrazas



FLOOR PLAN

1/8"= 1'-0"

NORTH

* MAXIMUM OCCUPANT LOAD (PER IBC) = 39

RECEIVED
DEC 22 2010

WALL LEGEND

EXTERIOR WALL CONSTRUCTION:
8 x 8 x 16 C.M.U. WALL

GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF STUDS CENTER LINE OF GRIDS AND COLUMNS.
2. FIELD VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE AND REPORT ANY DISCREPANCIES TO ARCHITECT BEFORE BEGINNING WORK.
3. CONTRACTOR SHALL PROVIDE AND LOCATE ACCESS PANELS AS REQUIRED AFTER INSTALLATION OF MECHANICAL DUCTS, PLUMBING & ELECTRICAL WORK.
4. APPLIANCES AND OTHER EQUIPMENT BY OWNER (N.I.C.)
5. ALL PARTITIONS ADJACENT TO OR LOCATED AT THE BACK OF PLUMBING FIXTURES SHALL BE CONSTRUCTED WITH MOISTURE RESISTANT GYP. BD.

SUP-40564

all rights of service these drawings and specifications are the property of the architect and may not be reproduced or used for any purpose without the architects written consent. copies of the drawings and specifications retained by the client may be utilized only for their use and for occupying the project for which they were prepared, and not for construction of any other projects. any use or reproduction of this drawing in whole or part by any means whatsoever is strictly prohibited. these documents are not final and ready for use, and therefore not valid, unless they are sealed, signed, and dated. nac 623.760 pacific design concepts, llc © 2006

pacific design concepts, llc
3005 w. horizon ridge parkway, suite 200
henderson, nevada 89052
(702) 454-5842 fax (702) 454-7842

project title :
RAINBOW AND CRAIG
SEQUOIA ELECTRIC
4485 N. RAINBOW BLVD
LAS VEGAS, NV 89108

PRELIMINARY
NOT FOR CONSTRUCTION
12-20-10

sheet title :
FLOOR PLAN
LAND USE SUBMITTAL

issue dates :

drawn by :
MT

checked by :
RCG

project no. :
10-129

revisions :

sheet no.
A1.01

of sheets

P:\10-129 Rainbow & Craig-Sequoia\ARCH-CD\10-129 A1.01.dwg plotted: 12/22/2010 11:18 AM by Patricia Terrazas

pacific design concepts, llc PDC
3005 w. horizon ridge pkwy., #200, henderson, nv 89052 (702) 454-5842 fax (702) 454-7842

December 22, 10

City of Las Vegas
731 S. Fourth Street
Las Vegas, NV 89101

Attn: Steve Swanton

RE: RAINBOW & CRAIG SEQUOIA ELECTRIC **PROJECT NO: 10-129**
APN:138-03-602-013
SPECIAL USE PERMIT JUSTIFICATION LETTER
GENERAL PLAN AMENDMENT AND REZONING

Dear Steve,

We respectfully request favorable consideration for the above referenced project for a Special Use Permit.

The proposed special use permit is to allow 9,000 sq. ft. rental store facility with outside storage on 1.21 acres in conjunction with an existing contractor's office. The rental store would have a very small select inventory of items. All equipment rented comes with an operator this is a unique style of rental store that is designated to meet specific needs of the community. The applicant intends to modify his request of GPA 39489, to GC and ZON-39480 to C-2 the applicant also understands that this use permit is subject to approval of the revised GPA request and the revised zoning request to C-2.
The proposed special use permit is appropriate based on the following findings of facts;

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

B. The subject site is physically suitable for the type and intensity of land use being proposed;

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

D. Approval of the Special Use Permit at the site in question will be consistent with or compromise the public health, safety and welfare or the overall objectives of the General Plan.

Should you have any questions or require additional information please contact our office.

Sincerely,

RECEIVED
DEC 22 2010

Richard C. Gallegos
Principal

RCG/PT

SUP-40564

City of Las Vegas Agenda Item No.: **33.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 8, 2011

DEPARTMENT: PLANNING & DEVELOPMENT
ACTING DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

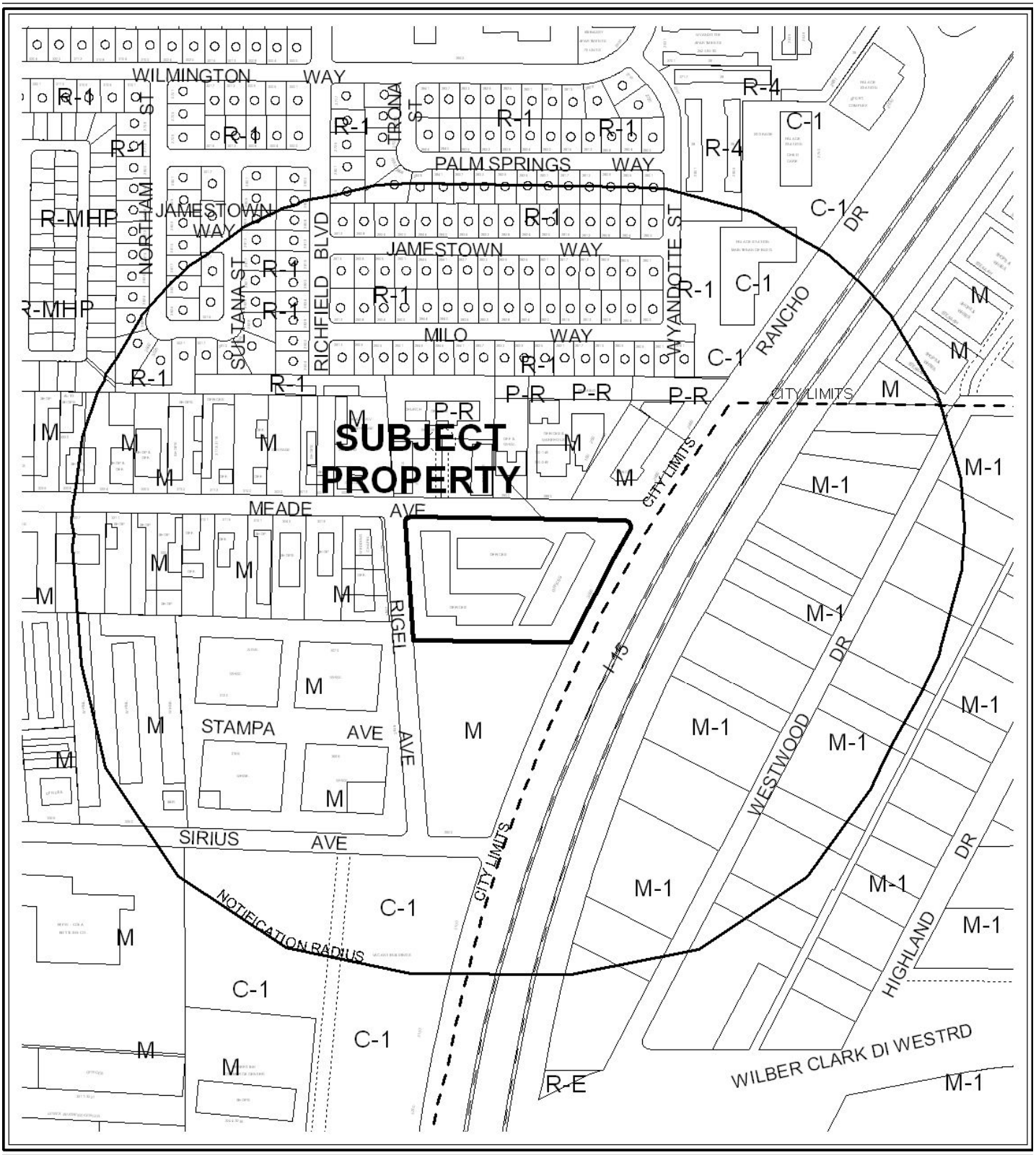
SUBJECT:
SUP-40575 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: PROGRESSIVE CHOICES, INC. - OWNER: FISHER BROTHERS LAS VEGAS, LLC - Request for a Special Use Permit FOR A ROPOSED 15,669 SQUARE-FOOT SOCIAL SERVICE PROVIDER at 3000, 3010-3020 Rigel Avenue (APN 162-08-702-001), M (Industrial) Zone, Ward 1 (Tarkanian). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 03/16/2011
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 90180 Feet

CASE: **SUP-40575**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

N

0 90180 Feet

CASE: **SUP-40575**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-40575** APN: 162-08-702-001

Name of Property Owner: Fisher Brothers Las Vegas, LLC

Name of Applicant: Progressive Choices, Inc.

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: WINSTON FISHER

Subscribed and sworn before me

This 8TH day of NOVEMBER, 2010

Donald Waldauer

Notary Public in and for said County and State

DONALD WALDAUER
Notary Public, State of New York
No. 01WA9502160
Qualified in New York County
Commission Expires June 30, 2014

Revised 11-14-06

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

RECEIVED
DEC 23 2010

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Palms Business Center - Progressive Choices, Inc

Project Address (Location) 3000 ; 3010 — 3014 Rigel Ave

Project Name Special Use Permit **Proposed Use** Social Service

Assessor's Parcel #(s) 162-08-702-001 **Ward #** _____

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

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

Gross Acres 4.88 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER Fisher Brothers Las Vegas LLC **Contact** Jamie Wingard

Address 299 Park Ave, 42nd Fl. **Phone:** 702-413-6400 **Fax:** _____

City New York **State** NY **Zip** 10171

E-mail Address Jamie@Gatski Commercial.com

APPLICANT Progressive Choices, Inc **Contact** Kim Hogue-McCord

Address 3010 Rigel Ave **Phone:** 248-9484 **Fax:** 248-9447

City Las Vegas **State** NV **Zip** 89102

E-mail Address pcioffice@yahoo.com

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 Winston Fisher

Subscribed and sworn before me

This 8TH day of NOVEMBER, 2010.

Donald Waldauer

Notary Public in and for said County and State

DONALD WALDAUER
Notary Public, State of New York
No. 01WA9502160
Qualified in New York County
Commission Expires June 30, 2014

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	SUP-40575
Meeting Date:	2/8/11 PC
Total Fee:	$1,030
Date Received:*	12-23-10
Received By:	

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

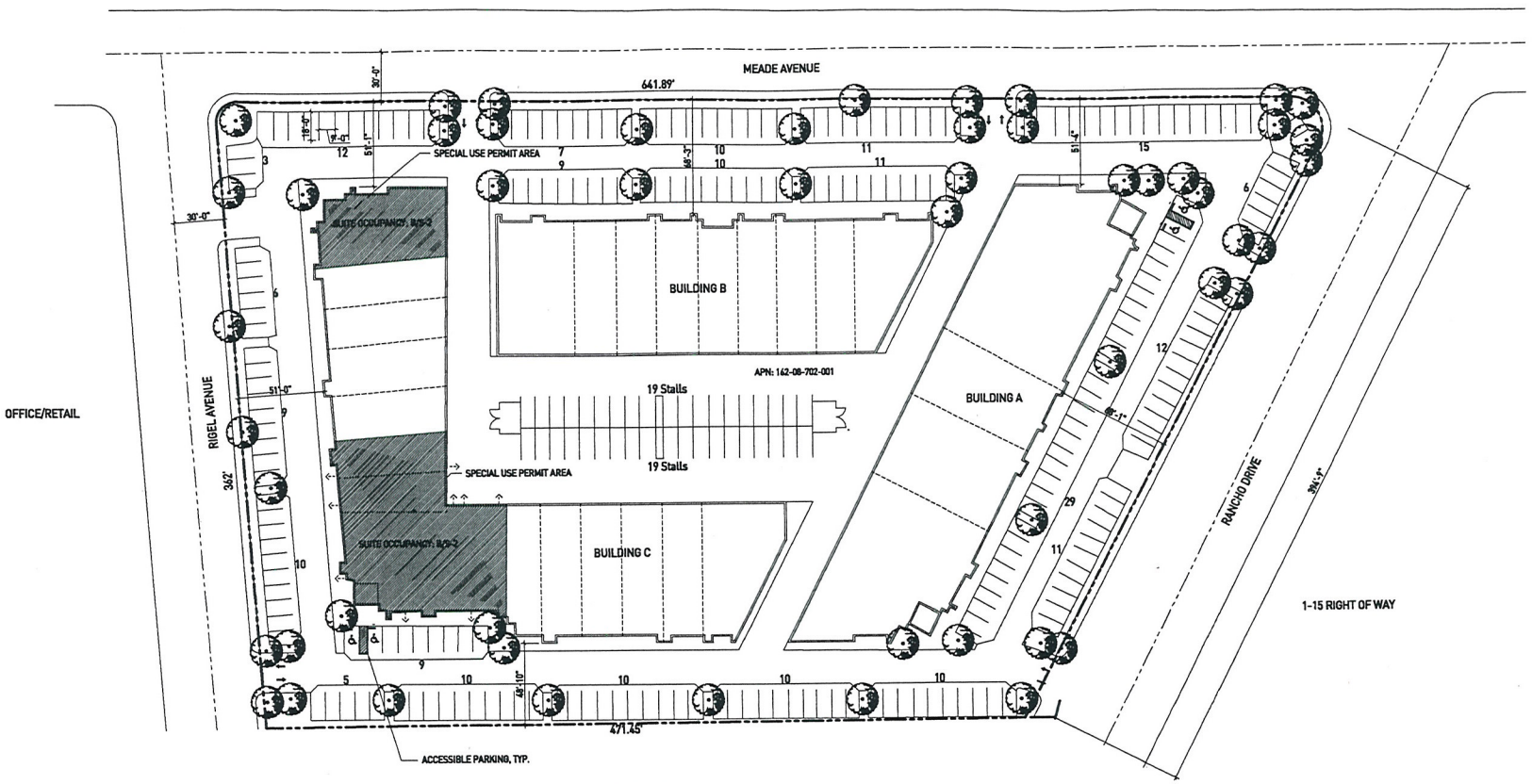
f:\depot\Application Packet\Application Form.pdf

RECEIVED
DEC 23 2010

PARKING DATA

EXISTING STALLS:	BUILT & APPROVED STALLS @ 1:300 SF REQUIRED
BUILDING A	22,950 SF
BUILDING B	20,328 SF
BUILDING C	32,952 SF
TOTAL	76,230 SF

TOTAL REQUIRED STALLS - 254
TOTAL EXISTING REGULAR STALLS [263] + 4 EXISTING HANDICAP = 267 STALLS



NORTH

SCALE: 1"=32'

EXISTING SITE PLAN

PARKER SCAGGIARI
interior design | graphics
500 N Rainbow Blvd. • Suite 125 • Las Vegas, NV 89107
T 702.733.7759 F 702.733.9802 • www.psvegas.com

EXISTING SITE PLAN
SPECIAL USE PERMIT

PROGRESSIVE CHOICES INC
3010 & 3014 RIGEL AVE, LAS VEGAS, NV 89102

These drawings, including all ideas, details, specifications and renderings, are the sole copyright of Parker and Scaggiari and are for the use of this specific project and shall not be used on any other work. Pursuant to the provisions of the 1990 Act.

REVISIONS

1.0

RECEIVED
DEC 23 2010

SUP-40575

PROJECT DATA

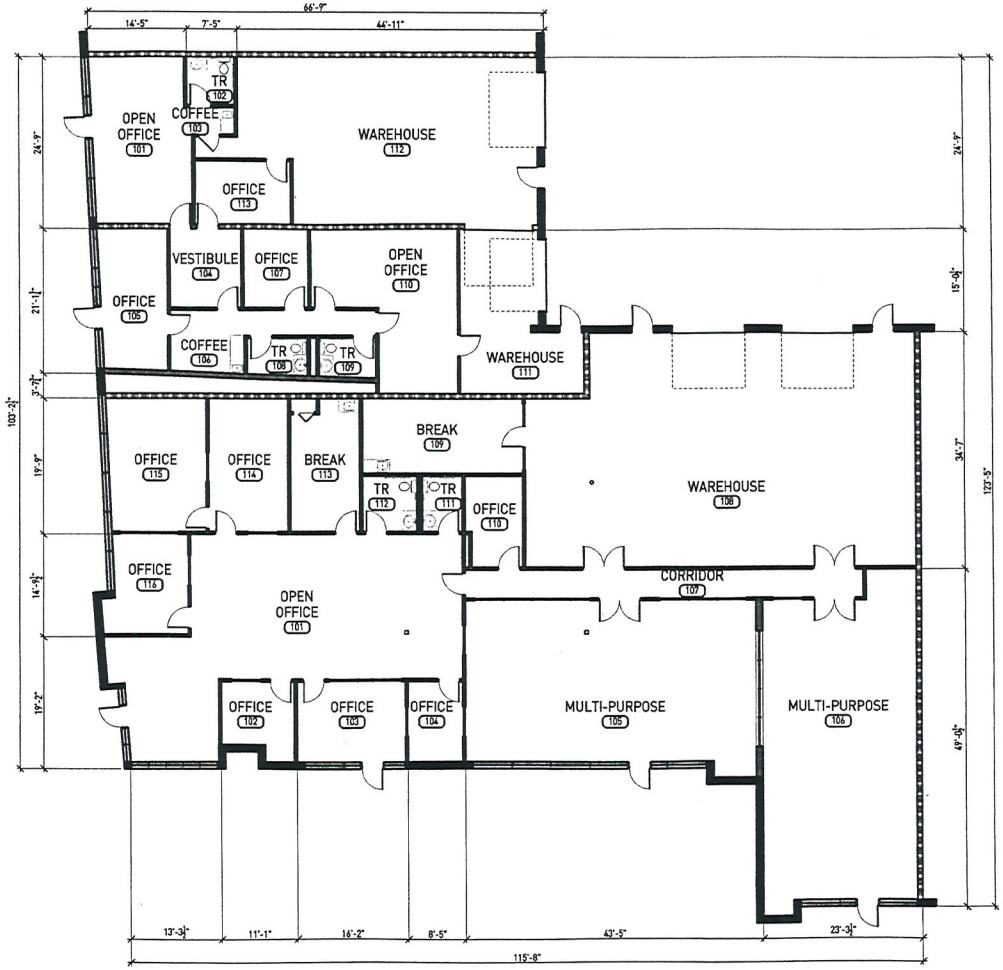
3010 RIGEL AVENUE FLOOR AREA: 5,248 SQ. FT.
BUSINESS OCCUPANT LOAD: 3,706 SF/100=38
WAREHOUSE OCCUPANT LOAD: 1,389 SF/500=3
TOILET ROOM OCCUPANT LOAD: 173 SF/0=0
TOTAL OCCUPANT LOAD: 41

EXITS REQUIRED: ONE [3'-0"]
EXITS PROVIDED: FOUR [3'-0"]

3014 RIGEL AVENUE FLOOR AREA: 7,243 SQ. FT.
BUSINESS OCCUPANT LOAD: 5,219 SF/100=53
WAREHOUSE OCCUPANT LOAD: 1,898 SF/500=4
TOILET ROOM OCCUPANT LOAD: 126 SF/0=0
TOTAL OCCUPANT LOAD: 57

EXITS REQUIRED: TWO [3'-0"]
EXITS PROVIDED: SIX [3'-0"]

CODE EDITIONS USED: 2006 IBC, 2006 IECC, 2006 UMC, 2006 UPC, 2003 ANSI: 117.1, 2005 NEC, & SO. NV. AMENDMENTS AND 2005 CLARK COUNTY FIRE CODE



NORTH

FLOOR PLAN

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

PARKER SCAGGIARI
interior design | graphics
500 N Rainbow Blvd. • Suite 125 • Las Vegas, NV 89107
T 702.733.7759 F 702.733.9802 • www.psvegas.com

FLOOR PLAN
FIRST FLOOR

PROGRESSIVE CHOICES INC
3010 & 3014 RIGEL AVE, LAS VEGAS, NV 89102

These drawings, including all designs, details, specifications and arrangements, are the property of the author and copyrighted and are for the use of this specific project only and shall not be used on any other work. Pursuant to the provisions of the ARR. 606.

REVISIONS

2.0

RECEIVED
DEC 13 2010

SUP-40575

PROJECT DATA

3000 RIGEL AVENUE FLOOR AREA: 3,158 SQ. FT.
BUSINESS OCCUPANT LOAD: 3,158 SF/100=38
TOTAL OCCUPANT LOAD: 32

EXITS REQUIRED:
ONE (3'-0")

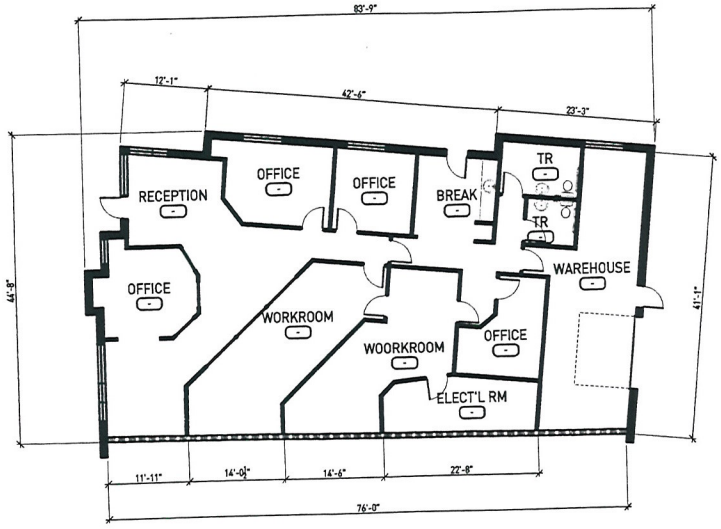
EXITS PROVIDED:
FOUR (3'-0")

EXITS REQUIRED:
TWO (3'-0")

EXITS PROVIDED:
SIX (3'-0")

CODE EDITIONS USED: 2006 IBC, 2006 IECC, 2006 UMC, 2006 UPC, 2003 ANSI: 117.1, 2005 NEC, & SO. NV. AMENDMENTS AND 2005 CLARK COUNTY FIRE CODE

PARKER SCAGGIARI
interior design | graphics
500 N Rainbow Blvd. • Suite 125 • Las Vegas, NV 89107
T 702.733.7759 F 702.733.9802 • www.psvegas.com



NORTH

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

FLOOR PLAN SUITE 3000

FLOOR PLAN
FIRST FLOOR

PROGRESSIVE CHOICES INC
3000, 3010 & 3014 RIGEL AVE, LAS VEGAS, NV 89102

These drawings including all design, details, specifications and information, are the sole copyright of Parker and Scaggiari and are for the use of this specific project and shall not be used on any other work. Pursuant to the provisions of the 1990 AIA.

Job No.	0000
Scale	1/8"=1'-0"
Date	11/09/10
Drawn by	J.E.W.
Check by	R.A.S.

REVISIONS

2.1

RECEIVED
DEC 23 2010

SUP-40575

Progressive Choices, Inc.

Corporate Offices (702) 248-9484 Fax (702) 248-9447
4760 Pahrump Valley Blvd., # 9, Pahrump, NV 89048 (775) 751-5221
2937 East Alexander Road, No. Las Vegas, NV 89030 (702) 644-5850
3010 Rigel Ave., Las Vegas, NV 89102 (702) 212-0294

December 13, 2010

City Of Las Vegas
400 Stewart Avenue
Las Vegas, NV 89101

Attn: Planning & Development Department

RE: N31-00006-G-118435 (Nature of Business)

Progressive Choices, Inc. has added **3000 Rigel Ave**. as our new corporate and accounting offices. We will require licensing for that location. Our Job Development Program Training Center **has been operating at the Palms Business Center since 2004.** The **"Training Center"** now occupying suites **3014-3018 Rigel Ave.** will be **adding the unit 3010 Rigel Ave. to our current location. It has come to our attention that we require a special use permit to operate at these locations.** Progressive Choices, Inc. is a professional non-profit organization developed in 1997 to provide on site and off site contracted work and supported employment specialists. We are licensed and vendored in the State of Nevada. The individuals that we service meet the State of Nevada's qualifications and are entitled to the services Progressive Choices, Inc. offers. The services we provide at our site location are referred to as contracted work delivered, pick up and paid for by outside contractors, our program participants are monitored by our trained paraprofessionals. Our trained professionals monitor the individuals that work outside our location, in the community. We do not provide psychological services nor any medical services. We do not focus on assistance or teach living skills nor conduct self-help groups. Our primary interest is to assist individuals with obtaining and maintaining community employment, documentation such as tracking skill levels, individual goals, and record monthly earnings. Our organization is funded through the State of Nevada.

If you need further information or have additional questions please contact one of the Owners (Bob Hogue, CFO, Kim Hogue-McCord, Vice President or Michelle Gerard, CEO @ (702) 248-9484.

Thank for your consideration.

Sincerely,

Kim Hogue-McCorrd

RECEIVED
DEC 23 2010
SUP-40575

City of Las Vegas Agenda Item No.: **34.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 8, 2011

DEPARTMENT: PLANNING & DEVELOPMENT
ACTING DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

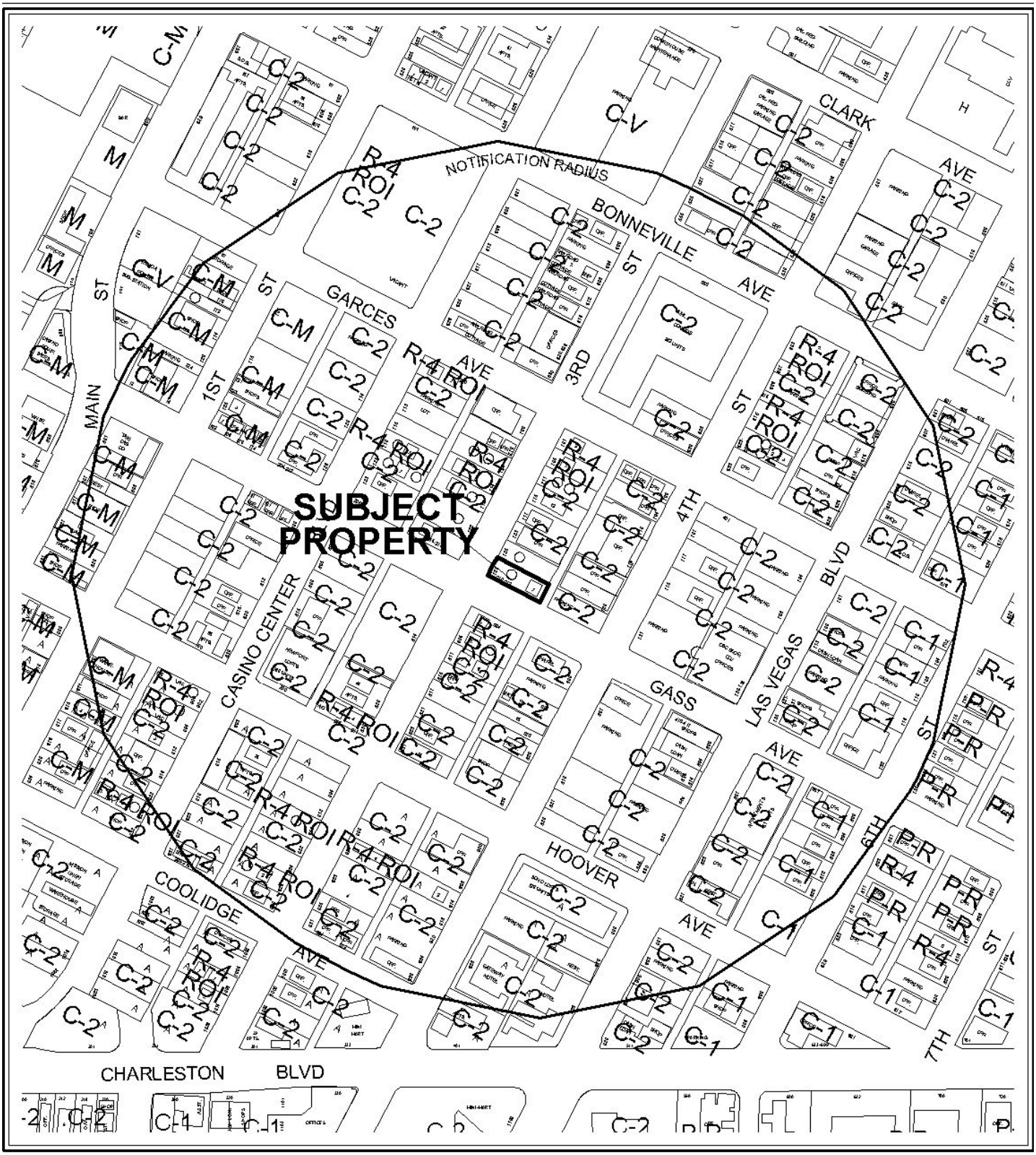
SUBJECT:
SDR-40435 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: 3RD GASS PARTNERS, LLC - Request for a Site Development Plan Review FOR THE CONVERSION OF A SINGLE-FAMILY RESIDENCE TO A 2,086 SQUARE-FOOT WHOLESALE SHOWROOM FACILITY WITH WAIVERS OF THE DOWNTOWN CENTENNIAL PLAN STREETSCAPE AND BUILD-TO-LINE REQUIREMENTS TO ALLOW A SEVEN-FOOT WIDE SIDEWALK WHERE TEN FEET IS REQUIRED AND TO ALLOW THE FRONT FACADE TO HAVE LESS THAN A 70 PERCENT ALIGNMENT ALONG THE PROPERTY LINE on 0.15 acres at 310 Gass Avenue (APN 139-34-410-112), R-4 (High Density Residential) under a Resolution of Intent to C-2 (General Commercial), Ward 3 (Reese). Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 03/16/2011 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



CASE: **SDR-40435**

RADIUS: 1000 FT

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

0 300 600 Feet

N

0 300 600 Feet

CASE: **SDR-40435**

RADIUS: 1000 FT

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

N

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-40435** APN: 139-34-410-112

Name of Property Owner: 3RD GASS PARTNERS, LLC

Name of Applicant: LYNN BAKER, MANAGER, 3RD GASS PARTNERS, LLC

Name of Representative: LYNN BAKER

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
DEC 09 2010
City of Las Vegas

Signature of Property Owner: _____

Print Name: LYNN BAKER, MANAGER

Subscribed and sworn before me

This 8TH day of DECEMBER, 2010

Margaret L Newman
Notary Public in and for said County and State

MARGARET L. NEWMAN
Notary Public, State of Nevada
Appointment No. 93-0726-1
My Appt. Expires Feb 5, 2013

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: COMMERCIAL BUSINESS/DISPLAY SHOWROOM

Project Address (Location) 310 GASS, LAS VEGAS, NV 89101

Project Name GASS PARTNER OFFICES **Proposed Use** SHOWROOM

Assessor's Parcel #(s) 139-34-410-112 **Ward #** 3

General Plan: existing MXU proposed MXU **Zoning:** existing C2 proposed C2

Commercial Square Footage 2276 **Floor Area Ratio** 35%

Gross Acres 0.15 **Lots/Units** 2 **Density** -

Additional Information LESSEE SEEKS EXPEDITIOUS PROCESSING AS SHE WAS DISPLACED BY THE OPPORTUNITY VILLAGE EXPLOSION ON MAIN STREET.

PROPERTY OWNER 3RD GASS PARTNERS LLC **Contact** LYNN BAKER

Address 3450 TANTO CIRCLE **Phone:** (702) 376-0506 **Fax:** (702) 442-5451

City LAS VEGAS **State** NV **Zip** 89121

E-mail Address ANSWERS@COX.NET

APPLICANT 3RD GASS PARTNERS LLC **Contact** LYNN BAKER

Address 3450 TANTO CIRCLE **Phone:** (702) 376-0506 **Fax:** (702) 442-5451

City LAS VEGAS **State** NV **Zip** 89121

E-mail Address ANSWERS@COX.NET

REPRESENTATIVE 3RD GASS PARTNERS LLC **Contact** LYNN BAKER

Address 3450 TANTO CIRCLE **Phone:** (702) 376-0506 **Fax:** (702) 442-5451

City LAS VEGAS **State** NV **Zip** 89121

E-mail Address ANSWERS@COX.NET

Property Owner Signature* _____

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

Print Name LYNN BAKER

Subscribed and sworn before me

This 8TH day of DECEMBER, 2010.

_____

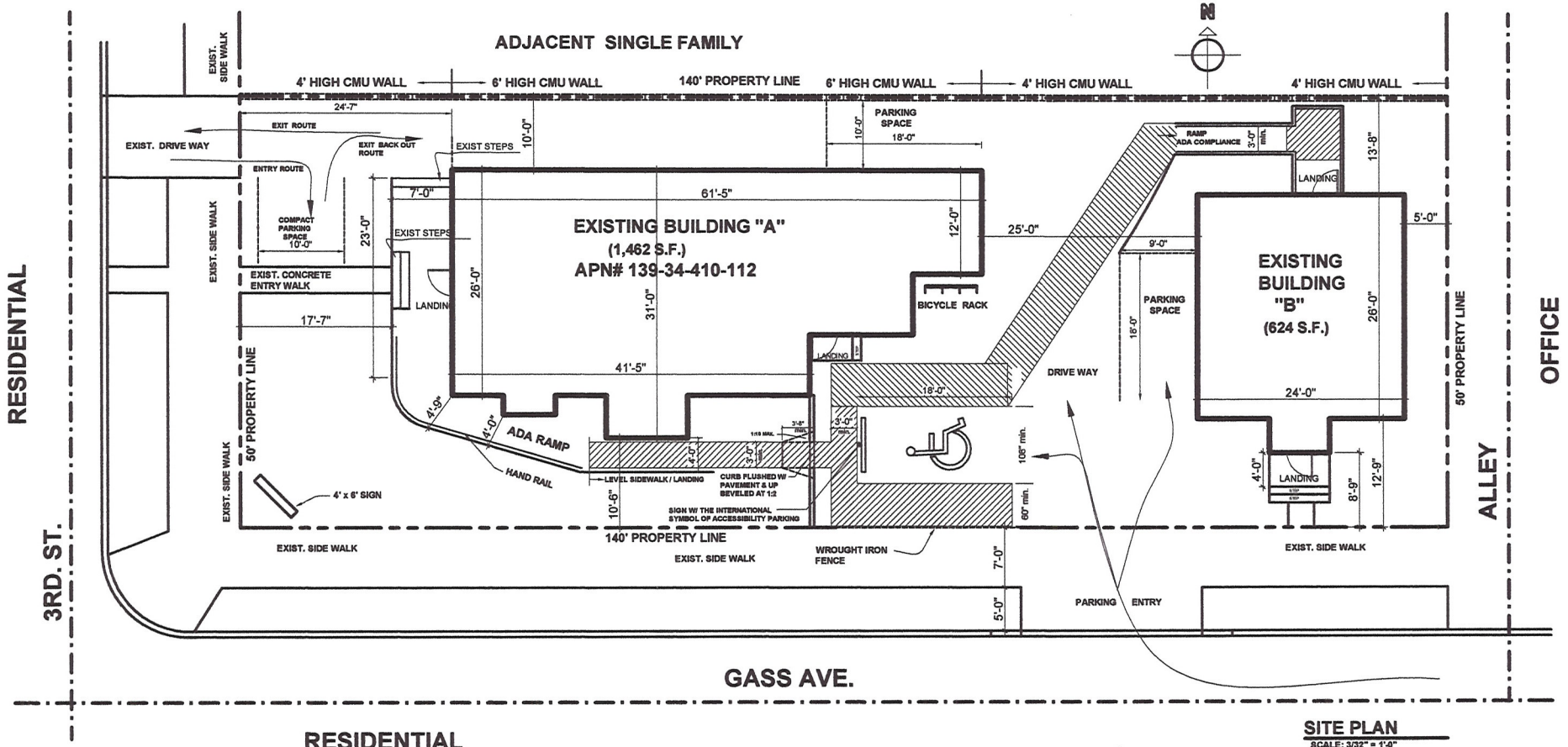
Notary Public in and for said County and State

MARGARET L. NEWMAN
Notary Public, State of Nevada
Appointment No. 93-0726-1
My Appt. Expires Feb 5, 2013

FOR DEPARTMENT USE ONLY

Case #	SDR-40435
Meeting Date:	1-25-10
Total Fee:	1030
Date Received:*	1-25-10
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.



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

RESIDENTIAL

3RD. ST.

ALLEY

GASS AVE.

ADJACENT LAND
APN # 139-34-410-113
LAND USE: 1-10 RESIDENTIAL
SINGLE FAMILY

REQUESTING PARCEL
APN # 139-34-410-112
LAND USE: 1-10 RESIDENTIAL
SINGLE FAMILY

ADJACENT LAND
APN # 139-34-410-120
LAND USE: 3-35 COMMERCIAL
PROFESSIONAL SERVICES

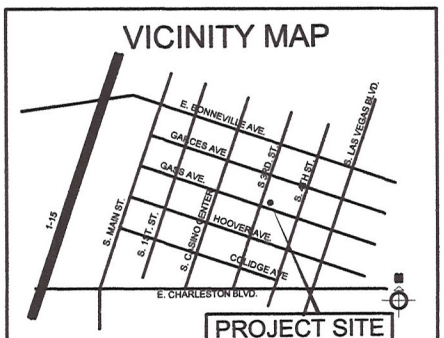
ADJACENT LAND
APN # 139-34-410-121
LAND USE: 7-30 MINOR
IMPROVEMENTS COMMERCIAL

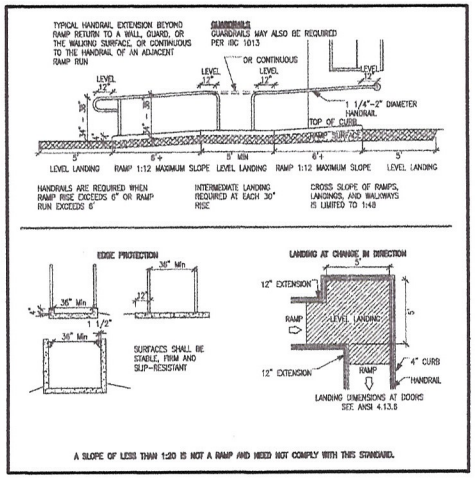
TOTAL BUILDING AREA: 2,086 SQ. FT.
2,086/250 = 8.34 PARKING SPACE

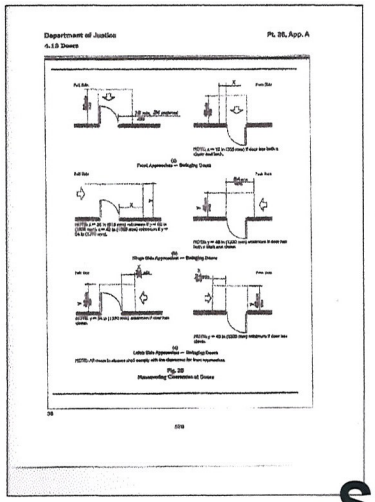
PARKING SPACE COUNT:
REGULAR PARKING : 2
COMPACT: 1
HANDICAP: 1
TOTAL: 4
PARKING STANDARD(S) UTILIZED: N/A

AREA TABULATION:
PROPERTY SIZE: 50' X 140' = 7,000 S.F.
CONC. BLDG. AREA:
BLDG. A + BLDG. B
1,462 S.F. + 624 S.F. = 2,086 S.F.
EXISTING LOT COVERAGE:
7,000 S.F / 2,086 S.F = 29.8%

VICINITY MAP







RECEIVED
DEC 09 2010
City of Las Vegas

SDR-40435

#	DATE:	BY:	REMARKS:

D.F. LARA CONSTRUCTION
GENERAL CONTRACTOR
NV. CONTRACTOR LIC# 43547
PH: (702) 423-2728

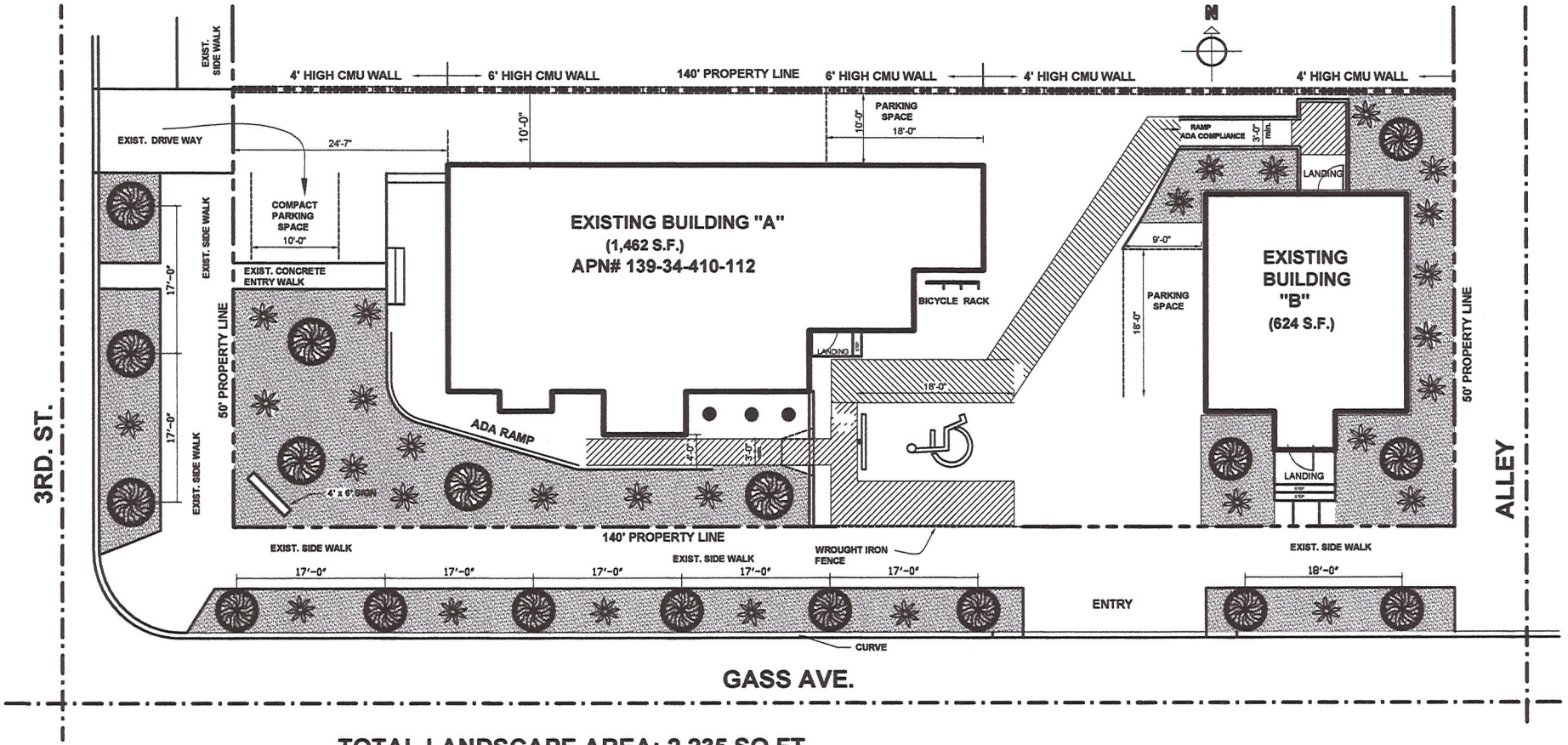
PROJECT:
GASS PARTNERS OFFICES
PROJECT ADDRESS:
310 GASS AVE., LAS VEGAS, NV. 89101

SHEET TITLE:
SITE PLAN

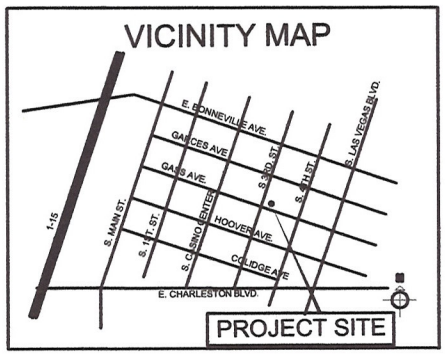
DATE: 9/09

SCALE: AS NOTED

T1.0



TOTAL LANDSCAPE AREA: 2,235 SQ.FT.



PLAN LIST DETAILS

	TOTAL:
SOUTHERN LIVE OAK	18
ACACIA	29
BRUSH	3
DESERT ROCK	

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

RECEIVED
DEC 09 2010
City of Las Vegas

SDR-40435

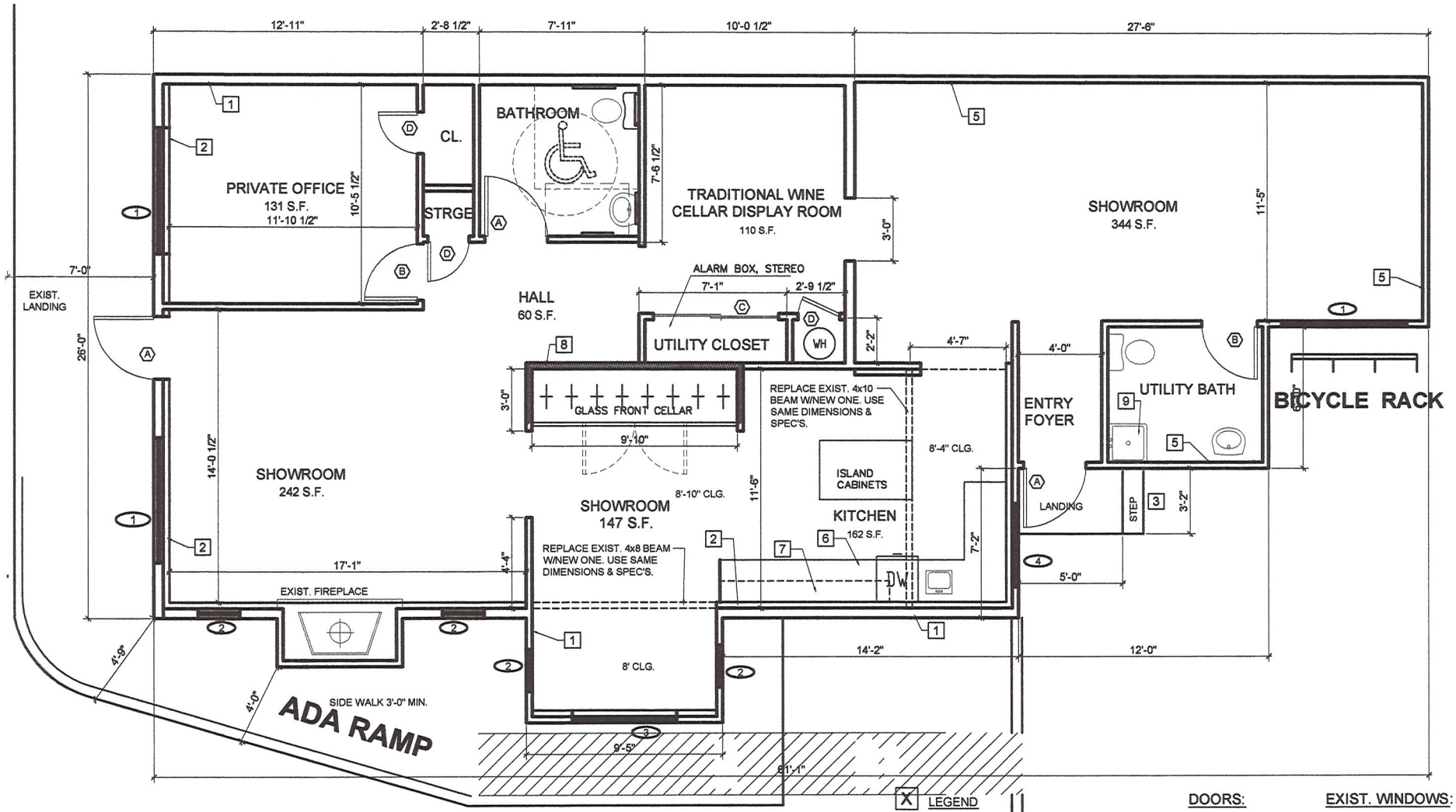
D.F. LARA CONSTRUCTION
GENERAL CONTRACTOR
NV. CONTRACTOR LIC# 43547
PH: (702) 423-2728

#	DATE:	BY:	REMARKS:

PROJECT:
GASS PARTNERS OFFICES
PROJECT ADDRESS:
310 GASS AVE., LAS VEGAS, NV. 89101

SHEET TITLE:
LANDSCAPE PLAN
DATE: 9/09
SCALE: NONE

L1.0



FLOOR PLAN NOTES:
1. WRITTEN DIMENSION ON THIS DRAWING SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. DIMENSIONS ARE SHOWN TO FINISH AREA.
2. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE REQUIREMENTS OF LOCAL BUILDING CODES.
3. PROVIDE WATER PROOF GYPSUM BD. AROUND ALL TUBS, SHOWERS AND BEHIND LAVATORIES AND SINKS.
4. WATER HEATER SHALL BE PLACED ON AN 18" HIGH PLATFORM.
5. PROVIDE SAFETY GLAZING AS REQ. PER IBC: AT HAZARDOUS LOCATIONS, SLIDING OR SWING DOORS, TUB AND/OR SHOWER ENCLOSURES.
7. PROVIDE ONE HOUR FIRE-RESISTANT CONSTRUCTION THROUGHUOT.
8. IF FIRE HYDRANTS, FIRE EXTINGUISHING SYSTEM, FIRE ALARM SYSTEM, ON SITE FIRE, WATER AND FUEL TANKS, PLANS MUST BE APROVED BY FIRE DEPARTMENT BEFORE INSTALLATION.
9. DOOR OPERATIONS.- ALL EGRESS DOORS SHALL BE READILY OPENABLE FROM THE AGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. IBC 1008.1.8
10. DOOR HARDWARE SHALL COMPLY WITH IBC 1008.1.8 AND ANSI A117.1 SECTION 404.2.6 REQUIREMENTS.

REMOVAL NOTES:
1. ALL DEMOLITION WORK TO BE PERFORMED IN ACCORDANCE WITH LATEST UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORK CONSTRUCTION.
2. PATCH, REPAIR OR REPLACE EXISTING GYPSUM BOARD ON NON-DEMOLISHED WALLS.
3. VERIFY ANY ELECTRICAL PANEL OR SERVICE , UNUSUAL CONDUIT , UNSAFE CONDITIONS,WIRING, ETC. ENCOUNTERED WITH ENGINEER, ARCHITECT PRIOR TO ANY ELECTRICAL DEMOLITION OR NEW CONSTRUCTION.
4. REMOVE PORTION OF WALL AS INDICATED ON DRAWING WITH ALL RELATED ELECTRICAL OUTLETS AND WIRE. PATCH AND REPAIR.
5. CLEAN SPACE FREE OF ALL DUST, DEBRIS OR TRASH PRIOR TO ANY NEW CONSTRUCTION.
6. REMOVE ANY PLUMBING, MECHANICAL OR OTHER DEVICES RELATED TO DEMOLITION OF WALL OR PORTION OF WALL AS REQUIRED FOR NEW CONSTRUCTION.

X LEGEND
1. EXIST. EXT. WALLS COMPRISED OF 2X6 @ 16 O.C. WOOD FRAMING W/ EXTERIOR STUCCO SYSTEM & INTERIOR GYP. PLASTER W/ R13 INSULATION W/ FINISH PAINTING OUTSIDE & INSIDE.
2. INT. WALLS COMPRISED OF 2X4 @ 16 O.C. WOOD FRAMING W/ GYP. BOARD
3. STEPS
4. HANDRAIL
5. EXIST. 2X4 FRAMING EXT. WALLS.
6. COUNTERTOP.
7. UPPER CABINETS.
8. INSULATED WALLS & CELING AT GLASS FRONT CELLAR.
9. MOP SINK

DOORS:
- (A) 3'-0" x 6'-8" DOOR
- (B) 2'-8" x 6'-8"
- (C) 6'-0" x 6'-8" SLIDE
- (D) 2'-0" x 6'-8"

EXIST. WINDOWS:
- (1) 6'-0"x 4'-0"
- (2) 2'-0"x 4'-0"
- (3) 5'-0"x 4'-0"
- (4) 4'-0"x 4'-0"

1 FLOOR PLAN BLDG A
SCALE:1/4" = 1'-0"

RECEIVED
DEC 09 2010
City of Las Vegas

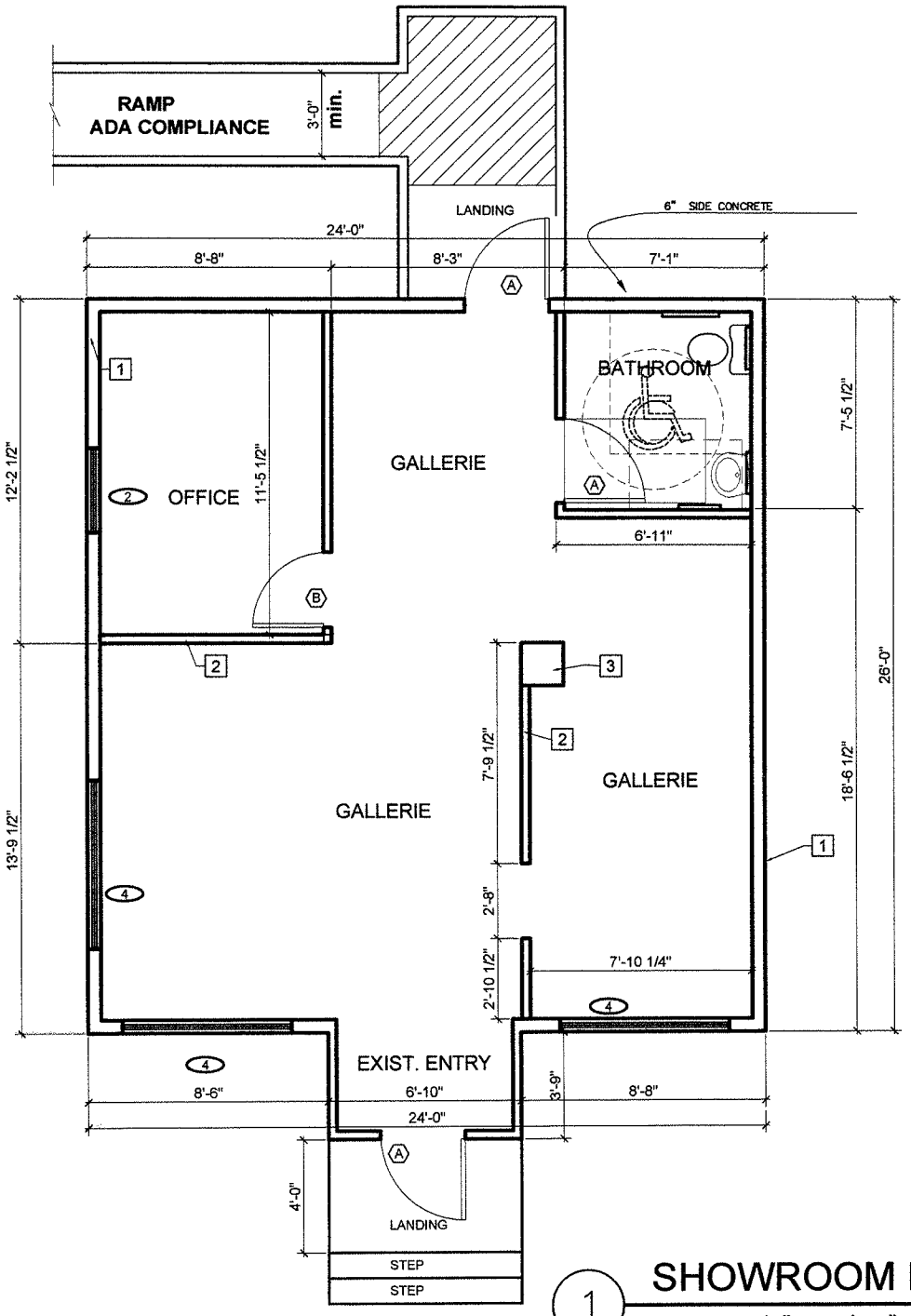
SDR-40435

| DATE: | BY: | REMARKS:

D.F. LARA CONSTRUCTION
GENERAL CONTRACTOR
NV. CONTRACTOR LIC# 43547

PROJECT: GASS PARTNERS OFFICES TI
SHEET TITLE: PROPOSED FLOOR PLAN
PROJECT ADDRESS: 310 GASS AVE., LAS VEGAS, NV. 89101

DATE: 9-09
SCALE: AS NOTED
A1.0



1 SHOWROOM FLOOR PLAN

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

DOORS:

(A) 3'-0" x 6'-8" DOOR

(B) 2'-8" x 6'-8" DOOR

EXIST. WINDOWS:

(2) 3'-0"x 5'-0"

(4) 6'-0"x 5'-0"

[X] LEGEND

1. EXIST. EXT. WALLS COMPRISED OF 2X6 @ 16 O.C. WOOD FRAMING W/ EXTERIOR STUCCO SYSTEM & INTERIOR GYP. BD. W/ R13 INSULATION W/ FINISH PAINTING OUTSIDE & INSIDE.
2. INT. WALLS COMPRISED OF 2X4 @ 16 O.C. WOOD FRAMING W/ GYP. BOARD
3. 18"x18" DECORATIVE BRICK PILAR

SDR-40435

#	DATE:	BY:	REMARKS:

D.F. LARA CONSTRUCTION
GENERAL CONTRACTOR
NV. CONTRACTOR LIC# 43547

PROJECT:
GASS PARTNERS OFFICES TI

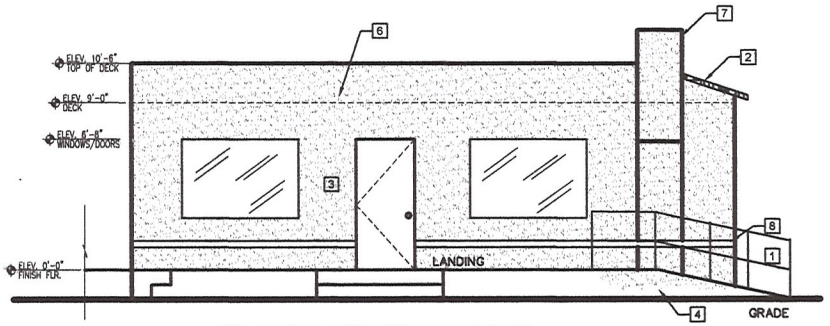
SHEET TITLE:
SHOWROOM FLOOR PLAN

PROJECT ADDRESS:
310 GASS AVE., LAS VEGAS, NV. 89101

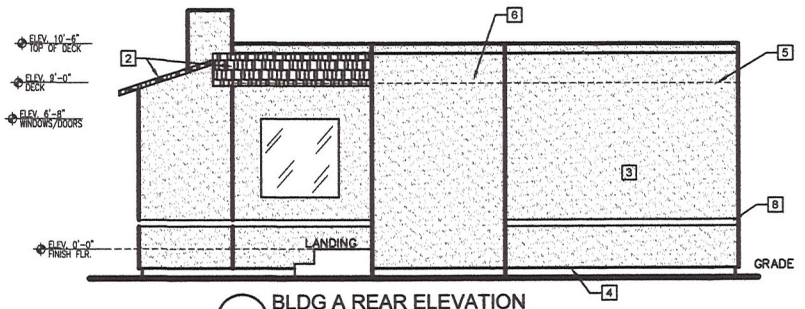
DATE: 9-09

SCALE: AS NOTED

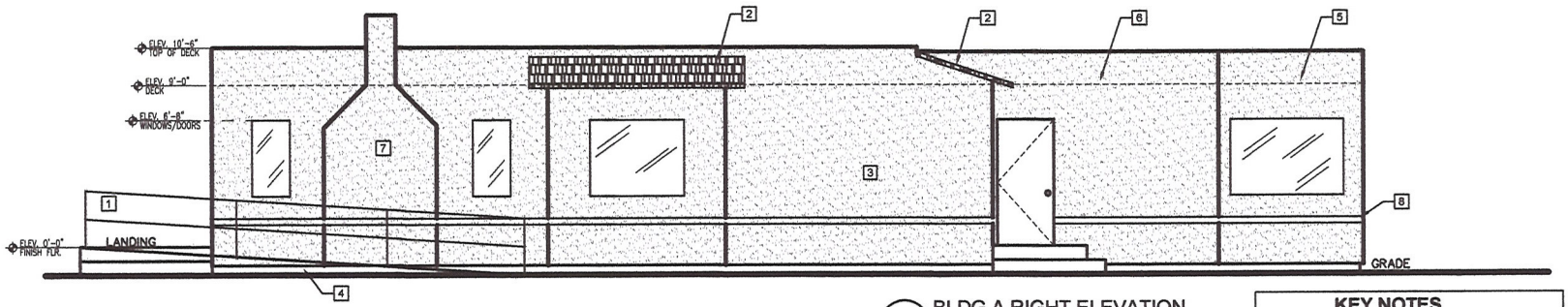
A2.0



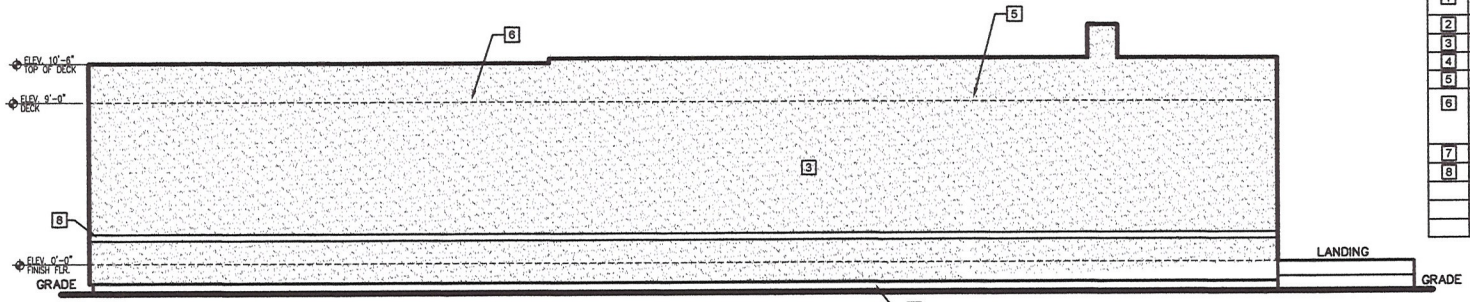
BLDG A FRONT ELEVATION
SCALE:AS NOTED



BLDG A REAR ELEVATION
SCALE:AS NOTED



BLDG A RIGHT ELEVATION
SCALE:AS NOTED



BLDG A LEFT ELEVATION
SCALE:AS NOTED

KEY NOTES

OWNER TO CHOOSE 2 DIFFERENT COMBINATION OF COLORS TO ENANCE EXT. VIEW.	
1	ACCESSIBLE RAMP. (SEE SITE PLAN FOR ADA SPEC'S.)
2	EXIST. CONC. TILE ROOFING SYSTM.
3	3 COAT STUCCO SYSTEM
4	CONTINOUS STUCCO WEEP SCREED
5	ROOF DECK LINE
6	EXIST. ROOFING: MINERAL ASPHALT ROLL ROOFING SYSTEM O ROOFING FELT PAPER O/ PLYWOOD
7	EXIST. FIREPLACE
8	DECORATIVE STUCCO METAL STRIP.

RECEIVED
DEC 09 2010
City of Las Vegas

SDR-40435

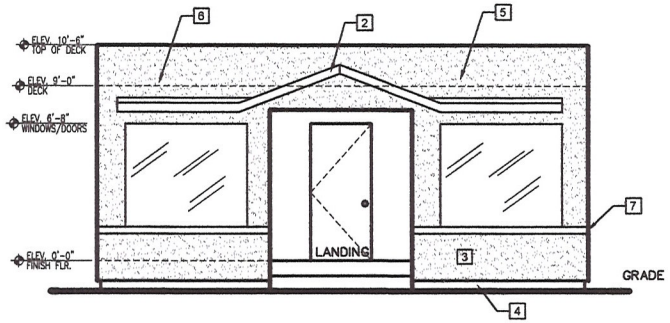
#	DATE:	BY:	REMARKS:

D.F. LARA CONSTRUCTION
GENERAL CONTRACTOR
NV. CONTRACTOR LIC# 43547
PH: (702) 423-2728

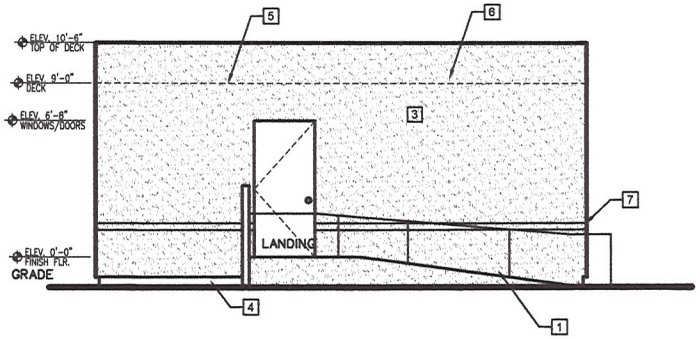
PROJECT:
GASS PARTNERS OFFICES
PROJECT ADDRESS:
310 GASS AVE. LAS VEGAS NV. 89101

SHEET TITLE:
BLDG. A ELEVATIONS
DATE: 9/09
SCALE: 3/16"=1'-0"

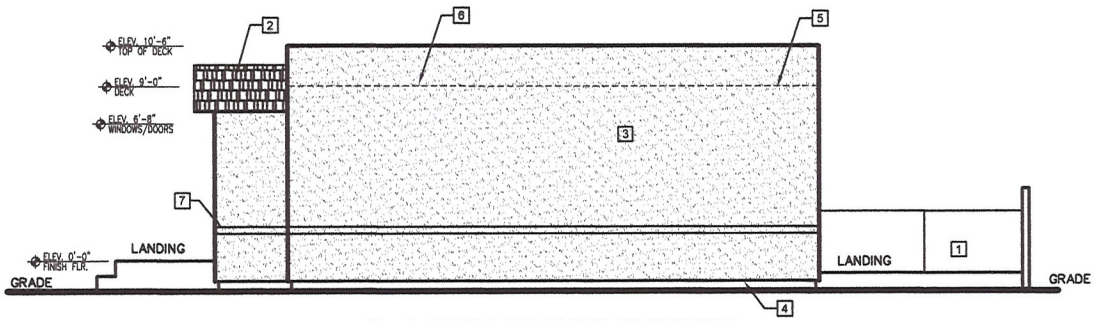
A4.0



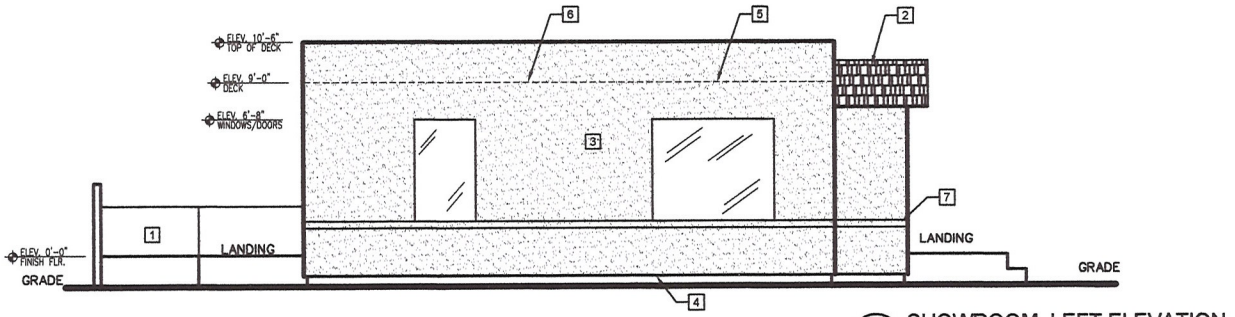
SHOWROOM FRONT ELEVATION
SCALE:AS NOTED



SHOWROOM REAR ELEVATION
SCALE:AS NOTED



SHOWROOM RIGHT ELEVATION
SCALE:AS NOTED



SHOWROOM LEFT ELEVATION
SCALE:AS NOTED

KEY NOTES	
OWNER TO CHOOSE 2 DIFFERENT COMBINATION OF COLORS TO ENANCE EXT. VIEW.	
1	ACCESSIBLE RAMP. (SEE SITE PLAN FOR ADA SPEC'S.)
2	EXIST. CONC. TILE ROOFING SYSTM.
3	3 COAT STUCCO SYSTEM
4	CONTINOUS STUCCO WEEP SCREED
5	ROOF DECK LINE
6	EXIST. ROOFING: MINERAL ASPHALT ROLL ROOFING SYSTEM O ROOFING FELT PAPER O/ PLYWOOD
7	DECORATIVE STUCCO METAL STRIP.

RECEIVED
DEC 09 2010
City of Las Vegas

SDR-40435

#	DATE:	BY:	REMARKS:

D.F. LARA CONSTRUCTION
GENERAL CONTRACTOR
NV. CONTRACTOR LIC# 43547
PH: (702) 423-2728

PROJECT:
GASS PARTNERS OFFICES
PROJECT ADDRESS:
310 GASS AVE. LAS VEGAS NV. 89101

SHEET TITLE:
SHOWROOM BLDG. ELEV.
DATE: 9/09
SCALE: 3/16"=1'-0"

A5.0

SDR 40435
3rd Gass Partners, LLC

310 Gass Avenue

Proposed 2.086 square foot conversion of an existing house to a showroom.

Traffic produced by proposed development:

Existing Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SINGLE FAMILY DETACHED [DWELL]	1	9.57	10
AM Peak Hour			0.75	1
PM Peak Hour			1.01	1

Proposed Addition	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SPECIALTY RETAIL CENTER [1000 SF, LEASABLE]	2.086	44.32	92
AM Peak Hour			6.84	14
PM Peak Hour			2.71	6

Net Change	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SPECIALTY RETAIL CENTER [1000 SF, LEASABLE]	2.086	44.32	82
AM Peak Hour			6.84	13
PM Peak Hour			2.71	5

Existing traffic on all nearby streets:

Gass Ave.	
Average Daily Traffic (ADT)	3,775
PM Peak Hour (heaviest 60 minutes)	302

3rd St.	
Average Daily Traffic (ADT)	1,121
PM Peak Hour (heaviest 60 minutes)	90

4th St.	
Average Daily Traffic (ADT)	5,375
PM Peak Hour (heaviest 60 minutes)	430

Traffic Capacity of adjacent streets:

	Adjacent Street ADT Capacity
Gass Ave.	13,040
3rd St.	13,040
4th St.	31,080

This conversion is expected to add 82 additional trips per day on Gass Ave., 3rd St. and 4th St. This will increase expected volumes by about 2 percent on Gass and 4th and by about 8 percent on 3rd. Currently, Gass is at about 29 percent of capacity, 3rd is at about 9 percent of capacity and 4th is at about 17 percent of capacity.

Based on Peak Hour use, this conversion will add 13 additional cars into the area in the peak hour, or about one every five minutes.

Note that this report assumes all traffic from this development uses all named streets.

RECEIVED
DEC 09 2010
SDR-40435

RECEIVED
DEC 09 2010
City of Las Vegas
SDR-40435

3rd and Gass Partners, LLC
3450 Tanto Circle
Las Vegas, NV 89121-5047
(702) 731-0556 / Fax 732-3186

December 8, 2010

Attention: Planning & Development Department

731 South 4th Street

Las Vegas, NV 89101

Re: 310 Gass Avenue

We are requesting permission to use the property as a commercial business, specifically as a display showroom business offering wholesale sales to designers and other retailers.

We believe that there will be fewer than four employees at the structure and the hours of operation are that of normal business hours generally between the hours of 10am and 6pm. The occupant and tenant has operated this type of business in the City of Las Vegas for at least six years and proposes to operate in a similar manner with no special licensing required beyond the City of Las Vegas and the State of Nevada business licenses required for any operating business.

Please accept this Justification Letter as a response to a Planning review of building permit 156531-C-10 comprised of an Interior Remodel of the same two structures located at 310 Gass Ave, APN: 139-34-410-112. The Interior remodel consists of bringing plumbing, electrical, and structural up to code. Only minor changes will be made to the interior configuration of the original floor plan; adding ADA specifications to doors, hallways, and bathrooms.

The exterior architecture will remain much as it was when the structure was built in 1934 and is compatible with the neighborhood in the Historical Beautification Zone.

RECEIVED
DEC 09 2010
City of Las Vegas
SDR-40435

I, PEGGY NEWMAN AUTHORIZE LYNN BAKER TO SIGN FOR THE BENEFIT OF 3RD GASS PARTNERS, LLC.

Peggy Newman

PEGGY NEWMAN, MANAGING PARTNER

****

SIGNED THIS 9TH DAY OF December, 2010.

PEGGY NEWMAN APPEARED BEFORE ME THIS 9TH DAY OF DECEMBER, 2010 AND ATTESTED TO THIS DOCUMENT.

COUNTY OF CLARK

STATE OF NEVADA

MARGARET L. NEWMAN
Notary Public, State of Nevada
Appointment No. 93-0726-1
My Appt. Expires Feb 5, 2013

Margaret L. Newman

My commission expires 2/13/2013

RECEIVED
DEC 09 2010
City of Las Vegas

RECEIVED
DEC 09 2010
City of Las Vegas

3rd and Gass Partners, LLC

3450 Tanto Circle
Las Vegas, NV 89121-5047
(702) 731-0556 / Fax 732-3186

The Landscaping will be within the scope of the Downtown Centennial Plan. There will be one ADA compliant parking space and one ADA compliant ramp at each building entrance. There is access to the buildings with driveways on Third Street and on also on Gass Avenue.

There are four parking spaces available on property and as well as on-street parking at the curb.

Signage will be a 4' X 6' sign located on the corner of 3rd and Gass Streets.

We agree to covenant with the City of Las Vegas for future improvements in the Street Scape requirements and civil improvements/utilities.

Safety is, of course, our primary concern. We're taking measures for outside lighting. Parking spaces have been positioned as to eliminate backing on to streets. As previously mentioned, the structure will be to code in electrical, plumbing, framing, and foundation.

We are including the following stipulations in the planned rehabilitation of the property:

We will obtain and install Centennial Screen fencing along Gass Avenue adjacent to the parking lot.

We are requesting a waiver to allow a 7' sidewalk where a 10' was required.

We are requesting a waiver to allow the front story façade to be set back 9' where 70% shall align along 3rd and Gass.

We are prepared to complete all of the proposed work and would like to proceed as soon as possible. Please feel free to contact me at your earliest convenience to discuss these issues.

Cordially,

Lynn Baker

Managing Partner

702-376-0506

RECEIVED
DEC 09 2010
City of Las Vegas

SDR-40435

City of Las Vegas Agenda Item No.: **35.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 8, 2011

DEPARTMENT: PLANNING & DEVELOPMENT
ACTING DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

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

NO ACTION

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

RECOMMENDATION:
Staff has NO RECOMMENDATION.

BACKUP DOCUMENTATION:

City of Las Vegas Agenda Item No.: **36.**

AGENDA SUMMARY PAGE

PLANNING COMMISSION MEETING OF: FEBRUARY 8, 2011

DEPARTMENT: PLANNING AND DEVELOPMENT
ACTING DIRECTOR: FLINN FAGG

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