



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.

March 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 FEBRUARY 8, 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. WVR-40764 - WAIVER - PUBLIC HEARING - APPLICANT: WOODSIDE HOMES OF NEVADA, INC. - OWNER:

WOODSIDE MADISON COLONY, LLC - Request for a Waiver of Title 18.12 TO ALLOW A PRIVATE STREET TO TERMINATE IN A DEAD-END STUB WHERE A CUL-DE-SAC IS REQUIRED on 5.87 acres adjacent to the east side of Egan Crest Drive, approximately 600 feet south of Grand Teton Drive (APN 126-13-510-010), PD (Planned Development) Zone [RSL (Residential Small Lot) Cliff's Edge Special Land Use Designation], Ward 6 (Ross).

7. TMP-40762 - TENTATIVE MAP RELATED TO WVR-40764 - MADISON COLONY UNIT 3 - APPLICANT: WOODSIDE HOMES OF NEVADA, INC. - OWNER: WOODSIDE MADISON COLONY, LLC - Request for a Tentative Map FOR A 50-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 5.87 acres adjacent to the east side of Egan Crest Drive, approximately 600 feet south of Grand Teton Drive (APN 126-13-510-010), PD (Planned Development) Zone [RSL (Residential Small Lot) Cliff's Edge Special Land Use Designation], Ward 6 (Ross).
8. RQR-40594 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: LAMAR OUTDOOR ADVERTISING - OWNER: HERBST DEVELOPMENT, LLC - Required Review of a previously approved Special Use Permit (U-0132-01) WHICH ALLOWED A 40-FOOT TALL, 14-FOOT X 48-FOOT OFF-PREMISE SIGN at 2395 North Rancho Drive (APN 139-19-102-001), C-2 (General Commercial) Zone, Ward 5 (Barlow).
9. RQR-40724 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: WESTLAND ENTERPRISES - OWNER: FRED KAVLI - Request for a previously approved Special Use Permit (SUP-26774) WHICH ALLOWED A 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN at 4510 North Tenaya Way (APN 138-03-601-003), C-1 (Limited Commercial) Zone, Ward 4 (Anthony).

PUBLIC HEARING ITEMS

10. ABEYANCE - SUP-39821 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MONEYTREE, INC. - OWNER: KATSAM, LLC - Request for a Special Use Permit FOR AN AUTO TITLE LOAN USE WITHIN AN EXISTING 3,093 SQUARE-FOOT NONCONFORMING FINANCIAL INSTITUTION, SPECIFIED WITH WAIVERS TO ALLOW A 90-FOOT DISTANCE SEPARATION FROM A RESIDENTIAL USE WHERE 200 FEET IS REQUIRED, A 990-FOOT DISTANCE SEPARATION FROM A FINANCIAL INSTUTION, SPECIFIED WHERE 1,000 FEET IS REQUIRED AND HOURS OF OPERATION FROM 7:00 A.M. to 11:00 P.M. WHERE 8:00 A.M. to 11:00 P.M. IS ALLOWED at 2950 West Sahara Avenue (APN 162-05-816-006), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian). Staff recommends DENIAL.
11. 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).
12. 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).
13. 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).
14. ZON-40756 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: PACIFIC WOODS RENTALS, LLC - Request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: PR (PROFESSIONAL OFFICE AND PARKING) on 0.17 acres at 717 South 8th Street (APN 139-34-810-040), Ward 3 (Reese).
15. VAR-40757 - VARIANCE RELATED TO ZON-40756 - PUBLIC HEARING - APPLICANT/OWNER: PACIFIC WOODS RENTALS, LLC - Request for a Variance TO ALLOW ZERO PARKING SPACES WHERE FIVE SPACES ARE REQUIRED on 0.17 acres at 717 South 8th Street (APN 139-34-810-040), R-1 (Single Family Residential) Zone [PROPOSED: PR (Professional Offices and Parking)], Ward 3 (Reese).

16. VAR-40758 - VARIANCE RELATED TO ZON-40756 AND VAR-40757 - PUBLIC HEARING - APPLICANT/OWNER: PACIFIC WOODS RENTALS, LLC - Request for a Variance TO ALLOW NO PERIMETER SCREEN WALL WHERE A SIX-FOOT WALL IS REQUIRED on 0.17 acres at 717 South 8th Street (APN 139-34-810-040), R-1 (Single Family Residential) Zone [PROPOSED: PR (Professional Office and Parking)], Ward 3 (Reese).
17. SDR-40759 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-40756, VAR-40757 AND VAR-40758 - PUBLIC HEARING - APPLICANT/OWNER: PACIFIC WOODS RENTALS, LLC - Request for a Site Development Plan Review FOR THE CONVERSION OF A 2,482 SQUARE-FOOT SINGLE FAMILY RESIDENCE TO A PROFESSIONAL OFFICE BUILDING WITH A WAIVER TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER WHERE AN EIGHT-FOOT WIDE BUFFER IS REQUIRED on 0.17 acres at 717 South 8th Street (APN 139-34-810-040), R-1 (Single Family Residential) Zone [PROPOSED: PR (Professional Office and Parking)], Ward 3 (Reese).
18. VAR-40768 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: NEVADA H.A.N.D., INC. - Request for a Variance TO ALLOW A ZERO-FOOT SETBACK FOR AN ACCESSORY STRUCTURE (COVERED PARKING) WHERE FIVE FEET IS REQUIRED ALONG THE NORTH PROPERTY LINE AND TO ALLOW RESIDENTIAL ADJACENCY SETBACKS OF 60 FEET ALONG THE SOUTH PROPERTY LINE AND 45 FEET ALONG THE WEST PROPERTY LINE WHERE 70 FEET IS REQUIRED FOR A BUILDING, AND 35 FEET WHERE 50 FEET IS REQUIRED ALONG THE SOUTH PROPERTY LINE FOR A TRASH ENCLOSURE on 2.82 acres at 6731 North Decatur Boulevard (APN 125-24-701-049), R-3 (Medium Density Residential) Zone, Ward 6 (Ross).
19. SDR-40767 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-40768 - PUBLIC HEARING - APPLICANT/OWNER: NEVADA H.A.N.D., INC. - Request for a Major Amendment to an approved Site Development Plan Review (SDR-25485) FOR BUILDING MODIFICATIONS AND THE ADDITION OF COVERED PARKING AT AN APPROVED 75-UNIT SENIOR APARTMENT BUILDING on 3.23 acres at 6731 North Decatur Boulevard (APN 125-24-701-049), R-3 (Medium Density Residential) Zone, Ward 6 (Ross).
20. VAR-40773 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: PARDEE HOMES OF NEVADA - Request for a Variance TO ALLOW AN EIGHT-FOOT OR LESS GARAGE SETBACK WHERE SIX FEET OR LESS WAS PREVIOUSLY APPROVED ON LOTS 1-15, 30-48, 67, 81-83, 93-106, 111-122, 133-142 and 149-156 at the southwest corner of Shaumber Road and Dorrell Lane (APNs Multiple), PD (Planned Development) Zone [RSL (Residential Small Lot) Cliff's Edge Special Land Use Designation], Ward 6 (Ross).
21. SUP-40256 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: CREST BUDGET INN, LLC - Request for a Special Use Permit FOR A PROPOSED 41-ROOM SINGLE ROOM OCCUPANCY RESIDENCE IN AN EXISTING BUILDING at 218 South Sixth Street (APN 139-34-611-044), C-2 (General Commercial) Zone, Ward 3 (Reese).
22. SUP-40738 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: I RENT B & E, LLC - Request for a Major Amendment of a previously approved Special Use Permit (U-0119-02) FOR A 5,520 SQUARE-FOOT EXPANSION OF AN EXISTING PAWN SHOP WITH A WAIVER TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A RESIDENTIAL USE WHERE 200 FEET IS REQUIRED at 520 North Eastern Avenue (APN 139-36-110-004), C-1 (Limited Commercial) Zone, Ward 3 (Reese).
23. SUP-40739 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ACE LOAN COMPANY - OWNER: B F TRUST - Request for a Special Use Permit FOR A PAWN SHOP WITHIN AN EXISTING 1,606 SQUARE-FOOT COMMERCIAL BUILDING WITH WAIVERS TO ALLOW A 50-FOOT DISTANCE SEPARATION FROM A RESIDENTIAL USE WHERE 200 FEET IS REQUIRED AND A 20-FOOT DISTANCE SEPARATION FROM AN EXISTING _____ SQUARE FOOT FINANCIAL INSTITUTION WHERE 1,000 FEET IS REQUIRED at 519 East St. Louis Avenue (APN 162-03-311-017), C-1 (Limited Commercial) Zone, Ward 3 (Reese).
24. SUP-40747 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: GRACEFUL FACIALS AND BODYWORK, INC. - OWNER: 6600 W. CHARLESTON, LLC - Request for a Special Use Permit FOR A 1,730 SQUARE-FOOT MASSAGE ESTABLISHMENT WITH WAIVERS OF THE DISTANCE SEPARATION REQUIREMENTS TO ALLOW 100 FEET FROM A RELIGIOUS FACILITY WHERE 400 FEET IS REQUIRED, ZERO FEET FROM A RESIDENTIAL USE WHERE 400 FEET IS REQUIRED AND A 730 FEET FROM ANOTHER MASSAGE ESTABLISHMENT WHERE 1,000 FEET IS REQUIRED at 6600 West Charleston Boulevard, Suite #126 (APN 138-35-401-003), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).
25. SUP-40748 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: GREAT WASH PARK, LLC -

Request for a Special Use Permit FOR A LIQUOR ESTABLISHMENT (TAVERN) WITHIN A 28.44-ACRE MIXED-USE DEVELOPMENT WITH WAIVERS TO ALLOW A DISTANCE SEPARATION OF 141 FEET FROM A PARK AND ZERO FEET FROM A SIMILAR USE WHERE 1,500 FEET IS REQUIRED at 430 South Rampart Boulevard, Suite #B160 (APN 138-32-601-003), C-2 (General Commercial) Zone, Ward 2 (Wolfson).

26. SUP-40749 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: GREAT WASH PARK, LLC - Request for a Special Use Permit FOR A LIQUOR ESTABLISHMENT (TAVERN) WITHIN A 28.44-ACRE MIXED-USE DEVELOPMENT WITH WAIVERS TO ALLOW A DISTANCE SEPARATION OF 141 FEET FROM A PARK AND ZERO FEET FROM A SIMILAR USE WHERE 1,500 FEET IS REQUIRED at 430 South Rampart Boulevard, Suite #B130 (APN 138-32-601-003), C-2 (General Commercial) Zone, Ward 2 (Wolfson).
27. SUP-40771 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: RODO, LLC - OWNER: J & L PROPERTY LEASING, LLC - Request for a Special Use Permit TO RE-ESTABLISH AN ABANDONED MOTOR VEHICLE SALES (USED) USE at 5650 West Sahara Avenue (APNs 163-01-404-014 and 021), C-2 (General Commercial) Zone, Ward 1 (Tarkanian).
28. SUP-40777 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: 2ND ACT LAS VEGAS, LLC - OWNER: SUNSHINE HOLDING COMPANY, LLC - Request for a Special Use Permit FOR A 945 SQUARE-FOOT THRIFT SHOP (CONSIGNMENT) at 9484 West Lake Mead Boulevard, Suite #6 (APN 138-18-821-009), P-C (Planned Community) Zone, Ward 4 (Anthony).
29. SDR-40772 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request for a Major Amendment to an approved Site Development Plan Review (SDR-35417) FOR A FIVE-STORY, 720-SPACE PARKING GARAGE AND 3,500 SQUARE FEET OF GENERAL RETAIL USES WITH A WAIVER OF THE DOWNTOWN CENTENNIAL PLAN DEVELOPMENT STANDARDS THAT REQUIRE 70% OF THE FIRST STORY FACADE TO ALIGN ALONG THE FRONT PROPERTY LINE on 1.89 acres at 500 South Main Street (APN 139-34-201-023), C-2 (General Commercial) Zone, Ward 3 (Reese).

DIRECTOR'S BUSINESS:

30. TXT-40627 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion and possible action to amend UDC 19.12.120 to clarify requirements and standards for digital off-premise signage.

CITIZENS PARTICIPATION:

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

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

DEPARTMENT: PLANNING AND DEVELOPMENT
ACTING DEPUTY DIRECTOR: FLINN FAGG

SUBJECT:
CALL TO ORDER



AGENDA SUMMARY PAGE
PLANNING COMMISSION MEETING OF: MARCH 8, 2011

DEPARTMENT: PLANNING AND DEVELOPMENT
ACTING DEPUTY DIRECTOR: FLINN FAGG

SUBJECT:

ANNOUNCEMENT: COMPLIANCE WITH OPEN MEETING LAW



AGENDA SUMMARY PAGE
PLANNING COMMISSION MEETING OF MARCH 8, 2011

DEPARTMENT: PLANNING AND DEVELOPMENT
ACTING DEPUTY DIRECTOR: FLINN FAGG

SUBJECT:
ROLL CALL



AGENDA SUMMARY PAGE
PLANNING COMMISSION MEETING OF MARCH 8, 2011

DEPARTMENT: PLANNING AND DEVELOPMENT
ACTING DEPUTY DIRECTOR: FLINN FAGG

SUBJECT:

APPROVAL OF THE FINAL MINUTES FOR THE PLANNING COMMISSION MEETING
OF FEBRUARY 8, 2011



AGENDA SUMMARY PAGE
PLANNING COMMISSION MEETING OF: MARCH 8, 2011

DEPARTMENT: PLANNING & DEVELOPMENT

ACTING DEPUTY 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



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

DEPARTMENT: PLANNING & DEVELOPMENT

ACTING DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

WVR-40764 - WAIVER - PUBLIC HEARING - APPLICANT: WOODSIDE HOMES OF NEVADA, INC. - OWNER: WOODSIDE MADISON COLONY, LLC - Request for a Waiver of Title 18.12 TO ALLOW A PRIVATE STREET TO TERMINATE IN A DEAD-END STUB WHERE A CUL-DE-SAC IS REQUIRED on 5.87 acres adjacent to the east side of Egan Crest Drive, approximately 600 feet south of Grand Teton Drive (APN 126-13-510-010), PD (Planned Development) Zone [RSL (Residential Small Lot) Cliff's Edge Special Land Use Designation], Ward 6 (Ross).

MAY GO TO CITY COUNCIL ON 04/06/2011
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

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RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

1. Location and Aerial Maps - WVR-40764 and TMP-40762
2. Conditions and Staff Report - WVR-40764 and TMP-40762
3. Supporting Documentation
4. Photos - WVR-40764 and TMP-40762
5. Justification Letter - WVR-40764 and TMP-40762

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

DEPARTMENT: PLANNING & DEVELOPMENT

ACTING DIRECTOR: FLINN FAGG

☒ **Consent** ☐ **Discussion**

SUBJECT:

TMP-40762 - TENTATIVE MAP RELATED TO WVR-40764 - MADISON COLONY UNIT 3
- APPLICANT: WOODSIDE HOMES OF NEVADA, INC. - OWNER: WOODSIDE
MADISON COLONY, LLC - Request for a Tentative Map FOR A 50-LOT SINGLE-FAMILY
RESIDENTIAL SUBDIVISION on 5.87 acres adjacent to the east side of Egan Crest Drive,
approximately 600 feet south of Grand Teton Drive (APN 126-13-510-010), PD (Planned
Development) Zone [RSL (Residential Small Lot) Cliff's Edge Special Land Use Designation],
Ward 6 (Ross).

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

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RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

1. Consolidated Backup
2. Supporting Documentation
3. Providence Design Review Committee Approval Letter

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

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

DEPARTMENT: PLANNING & DEVELOPMENT

ACTING DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

RQR-40594 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: LAMAR OUTDOOR ADVERTISING - OWNER: HERBST DEVELOPMENT, LLC - Required Review of a previously approved Special Use Permit (U-0132-01) WHICH ALLOWED A 40-FOOT TALL, 14-FOOT X 48-FOOT OFF-PREMISE SIGN at 2395 North Rancho Drive (APN 139-19-102-001), C-2 (General Commercial) Zone, Ward 5 (Barlow).

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Planning Commission Mtg.

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City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

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RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. City Council Approval Letter for RQR-26890
6. City Council Approval Letter for U-0132-01

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

DEPARTMENT: PLANNING & DEVELOPMENT

ACTING DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

RQR-40724 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: WESTLAND ENTERPRISES - OWNER: FRED KAVLI - Request for a previously approved Special Use Permit (SUP-26774) WHICH ALLOWED A 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN at 4510 North Tenaya Way (APN 138-03-601-003), C-1 (Limited Commercial) Zone, Ward 4 (Anthony).

MAY GO TO CITY COUNCIL ON 04/06/2011

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Planning Commission Mtg.

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City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

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RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. City Council Approval Letter for SUP-26774

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 8, 2011****DEPARTMENT: PLANNING & DEVELOPMENT
ACTING DEPUTY DIRECTOR: FLINN FAGG**☐ Consent ☒ Discussion**SUBJECT:**

ABEYANCE - SUP-39821 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MONEYTREE, INC. - OWNER: KATSAM, LLC - Request for a Special Use Permit FOR AN AUTO TITLE LOAN USE WITHIN AN EXISTING 3,093 SQUARE-FOOT NONCONFORMING FINANCIAL INSTITUTION, SPECIFIED WITH WAIVERS TO ALLOW A 90-FOOT DISTANCE SEPARATION FROM A RESIDENTIAL USE WHERE 200 FEET IS REQUIRED, A 990-FOOT DISTANCE SEPARATION FROM A FINANCIAL INSTITUTION, SPECIFIED WHERE 1,000 FEET IS REQUIRED AND HOURS OF OPERATION FROM 7:00 A.M. to 11:00 P.M. WHERE 8:00 A.M. to 11:00 P.M. IS ALLOWED at 2950 West Sahara Avenue (APN 162-05-816-006), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian). Staff recommends DENIAL.

**MAY GO TO CITY COUNCIL ON 04/06/2011 OR MAY BE FINAL ACTION
(Unless Appealed Within 10 Days)**

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

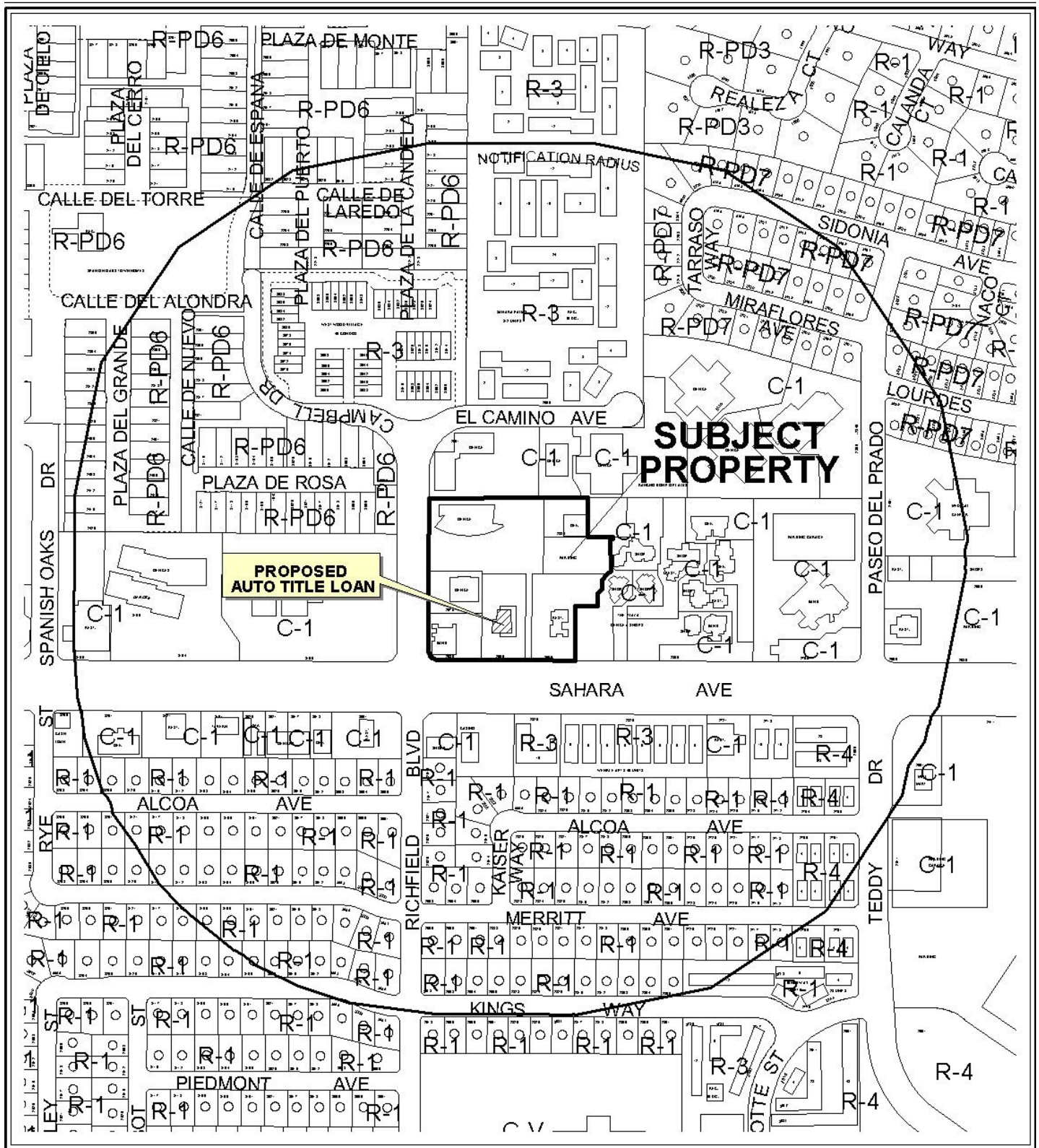
City Council Meeting

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/Support Postcards and Protest Letter

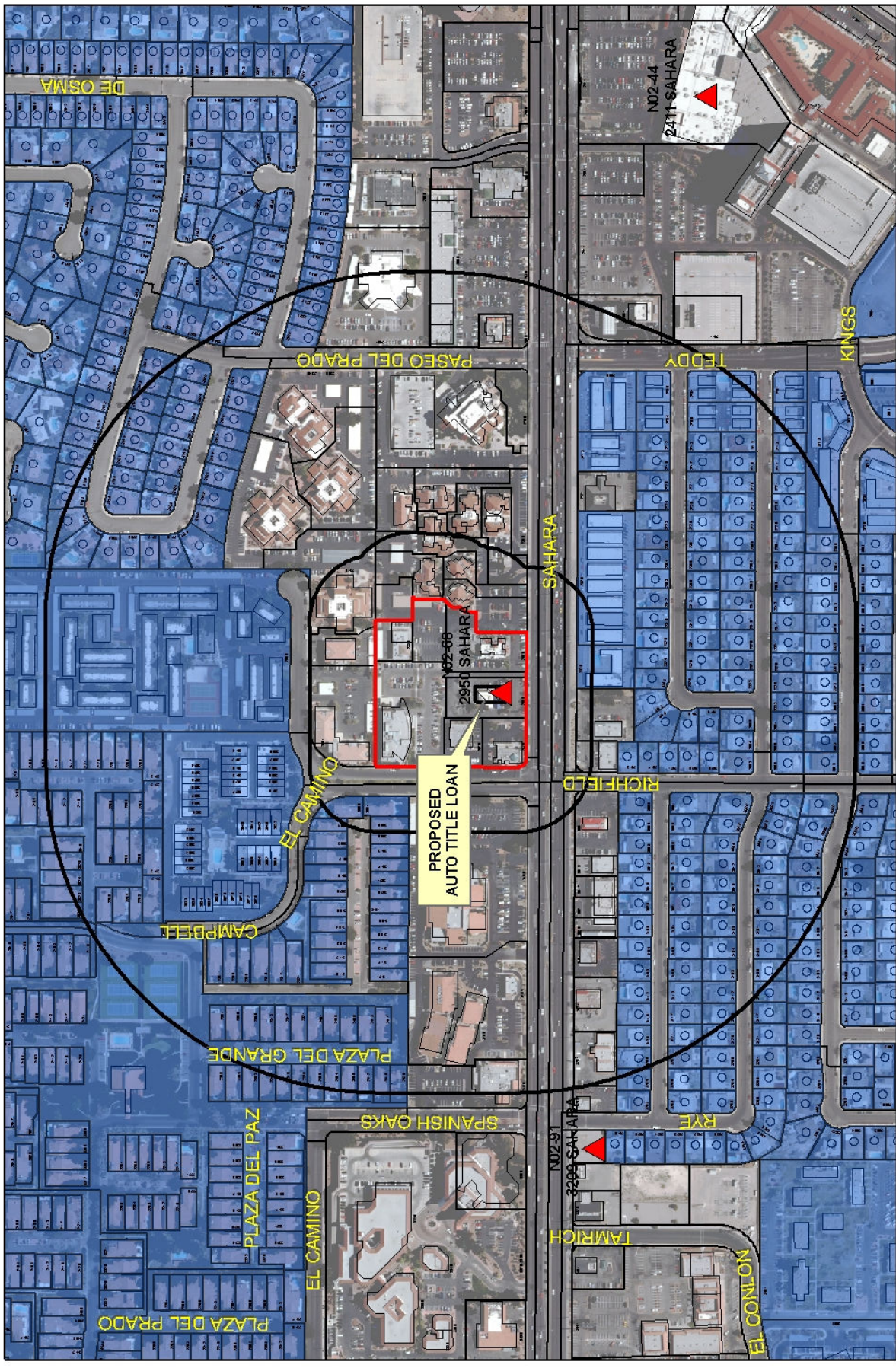


CASE: SUP-39821

RADIUS: 1000 FT

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





SUP-39821
Financial Institution

Financial Business Locations

- ▲ Financial Institution, Specified
- ◆ Pawnshops
- ◆ Automobile Title Loan

- Subject Property
- 200ft & 1000ft Buffer





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-39821**, APN: 162-05-816-006

Name of Property Owner: KATSAM, LLC

Name of Applicant: Moneytree, Inc.

Name of Representative: Lionel Sawyer & Collins c/o Jennifer Roberts

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: David E. Bassford

Print Name: David E. Bassford
Managing Member

Subscribed and sworn before me

This 27th day of July, 2010

King County, Washington
Notary Public in and for said County and State



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit -- Auto Title Loan
 Project Address (Location) 2950 West Sahara
 Project Name Moneytree Proposed Use Auto Title Loan
 Assessor's Parcel #(s) 162-05-816-006 Ward # 1
 General Plan: existing Comm. proposed -- Zoning: existing C-1 proposed --
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres 0.69 Lots/Units 1 Density _____
 Additional Information _____

PROPERTY OWNER Katsam, LLC Contact Kari Harris
 Address 6720 Fort Dent Way, Suite 230 Phone: (206) 246-3500 Fax: (206) 835-2635
 City Seattle State WA Zip 98188
 E-mail Address Kari.Harris@Moneytreeinc.com

APPLICANT Moneytree, Inc. Contact Kari Harris
 Address 6720 Fort Dent Way, Suite 230 Phone: (206) 246-3500 Fax: (206) 835-2635
 City Seattle State WA Zip 98188
 E-mail Address Kari.Harris@Moneytreeinc.com

REPRESENTATIVE Lionel Sawyer & Collins Contact Jennifer Roberts
 Address 300 South Fourth Street #1700 Phone: (702) 383-8946 Fax: (702) 671-2490
 City Las Vegas State NV Zip 89101
 E-mail Address jroberts@lionelsawyer.com

Property Owner Signature* David E. Bassford

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

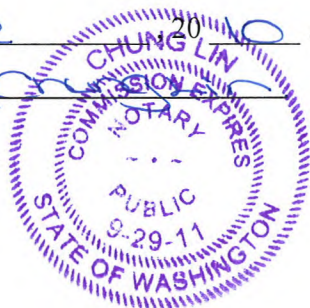
Print Name David E. Bassford

Subscribed and sworn before me

This 10th day of June 2010

[Signature]

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case #	<u>SUP-39821</u>
Meeting Date:	<u>11/18/10</u>
Total Fee:	<u>\$1030.00</u>
Date Received:	<u>10/4/10</u>
Received By:	<u>[Signature]</u>

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

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



SUP-39821 - APPLICANT: MONEYTREE, INC. - OWNER: KATSAM, LLC
2950 WEST SAHARA AVENUE

10/15/10



SUP-39821 - APPLICANT: MONEYTREE, INC. - ONWER: KATSAM, LLC
2950 WEST SAHARA AVENUE

10/15/10



SUP-39821 - APPLICANT: MONEYTREE, INC. - ONWER: KATSAM, LLC

2950 WEST SAHARA AVENUE

10/15/10



SUP-39821 - APPLICANT: MONEYTREE, INC. - OWNER: KATSAM, LLC
2950 WEST SAHARA AVENUE

10/15/10



SUP-39821 - APPLICANT: MONEYTREE, INC. - OWNER: KATSAM, LLC
2950 WEST SAHARA AVENUE

10/15/10

LIONEL SAWYER & COLLINS

ATTORNEYS AT LAW

1700 BANK OF AMERICA PLAZA
300 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101

(702) 383-8888

FAX (702) 383-8845

lsc@lionsawyer.com

www.lionsawyer.com

October 4, 2010

SAMUEL S. LIONEL
GRANT SAWYER
(1918-1996)

JON R. COLLINS
(1923-1987)

RICHARD H. BRYAN
JEFFREY P. ZUCKER
PAUL R. HEJMANOWSKI
ROBERT D. FAISS
DAVID N. FREDERICK
RODNEY M. JEAN
HARVEY WHITTEMORE
TODD TOUTON
CAM FERENBACH
LYNDA S. MABRY
MARK H. GOLDSTEIN
KIRBY J. SMITH
COLLEEN A. DOLAN
JENNIFER A. SMITH
DAN R. REASER
PAUL E. LARSEN
ALLEN J. WILT

LYNN S. FULSTONE
RORY J. REID
DAN C. MCGUIRE
JOHN E. DAWSON
FRED D. "PETE" GIBSON, III
CHARLES H. McCREA JR.
GREGORY E. SMITH
MALANI L. KOTCHKA
LESLIE BRYAN HART
CRAIG E. ETEM
TODD E. KENNEDY
MATTHEW E. WATSON
SHAWN M. ELICEGUI
JOHN M. NAYLOR
WILLIAM J. MCKEAN
ELIZABETH BRICKFIELD
GREGORY R. GEMIGNANI
LINDA M. BULLEN
LAURA J. THALACKER
DOREEN SPEARS HARTWELL
LAURA K. GRANIER
MAXIMILIANO D. COUVILLIER III

MICHAEL D. KNOX
ERIN FLYNN
JENNIFER ROBERTS
MEREDITH L. STOW
DOUGLAS A. CANNON
RICHARD T. CUNNINGHAM
MATTHEW R. POLICASTRO
JENNIFER J. DIMARZIO
PEARL L. GALLAGHER
SUSAN L. MYERS
BRIAN S. PICK
JENNIFER L. BRASTER
LUCAS J. TUCKER
CHRISTOPHER WALTHER

KEVIN J. HEJMANOWSKI
KETAN D. BHIRUD
LAUREN D. CALVERT
ROBERT W. HERNQUIST
CHRISTIAN HALE
TIMOTHY R. MULLINER
COURTNEY MILLER O'MARA
BRIAN H. SCHUSTERMAN
MOHAMED A. IQBAL, JR.
KELLY R. KICHLINE
MARK J. GARDBERG
JAMES B. GIBSON
GREG J. CARLSON

OF COUNSEL
A. WILLIAM MAUPIN
RICHARD J. MORGAN*
ELLEN WHITTEMORE
CHRISTOPHER MATHEWS
MARK A. CLAYTON

*ADMITTED IN CA ONLY
WRITER'S DIRECT DIAL NUMBER:
(702)-383-8946
jroberts@lionsawyer.com

VIA HAND DELIVERY

Attn: John Grider, Planner I
Planning and Development Department
City of Las Vegas
Development Services Center
731 South Fourth Street
Las Vegas, Nevada 89101

RE: *Application for Special Use Permit and Waivers of the Distance to Residential; Distance to Financial Institution, Specified; and the Condition on Hours of Operation*

To Whom It May Concern:

I am writing on behalf of Moneytree, Inc., in support of the application for a special use permit for the addition of auto title loan use to an existing Moneytree location at 2950 West Sahara Avenue (APN #: 162-05-816-006). Moneytree also seeks waivers of the separation requirement from residential use and another financial institution, specified, as well as the hours of operation condition.

This location is zoned C-1, Limited Commercial. The addition of the auto title loan use would not adversely affect surrounding properties, as this store is surrounded by commercial uses and is located along the major commercial corridor of Sahara Avenue. Although the commercial center lot containing the Moneytree site touches a parcel with residential use, requiring a waiver of the 200-foot distance separation requirement to allow a 90-foot distance separation, the Moneytree is buffered by other commercial buildings and parking, as well as a street that separates the residential and commercial uses. Moreover, although the Moneytree may be more than 1,000 feet away from another auto title loan; auto pawn; or financial institution, specified, use when measured building to building, a waiver of the distance separation to allow 900-

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SUP-39821

feet distance between such uses when 1,000 feet is required when measured property line to property line.

As the auto title loan use is also consistent with the current financial institution, specified, operations that exist at the location, there would be no variable impact by addition of auto title loans. Thus, Moneytree will continue to maintain its standard of operations, and the design, traffic generation, lighting, and noise at this location will remain the same. Moreover, the addition of the proposed use would not contribute in any adverse way to traffic, fire safety, or citizen safety.

Moneytree has been in business at this location since October 2002 and currently operates from 7:00 a.m. to 11:00 p.m., Monday through Saturday, and 9:00 a.m. to 9:00 p.m. on Sunday. In order to maintain its current operational standards, Moneytree respectfully requests a waiver of the condition that the auto title loan use be limited to the hours of 8:00 a.m. to 11:00 p.m.

Moneytree is an established company with operations throughout southern Nevada that are aesthetically discreet and that maintain a low impact on neighboring properties. The company is an excellent corporate citizen that has contributed to local charitable organizations. Moneytree has also worked with the Nevada State Legislature during past sessions to enact regulations that prohibit predatory lending practices.

In this current economy, banks have often been unwilling to extend short-term loans. An auto-title loan allows customers seeking such financing the opportunity to obtain immediate, necessary funds while allowing the use of their vehicle to continue. Moneytree is looking to offer auto-title loans so that customers have the option of utilizing a variety of short-term loan that is most convenient to them.

Because Moneytree is an existing establishment that is compatible with the surrounding area and the addition of the auto title use is consistent with current operations at this location, the company respectfully requests a special use permit to add auto title loan use with waivers of the distance to residential; distance to another auto title loan, auto pawn, or financial institution, specified, use; and the hours of operation condition.

Please call me if you have any questions or need additional information.

Sincerely,



Jennifer Roberts

SUP-39821

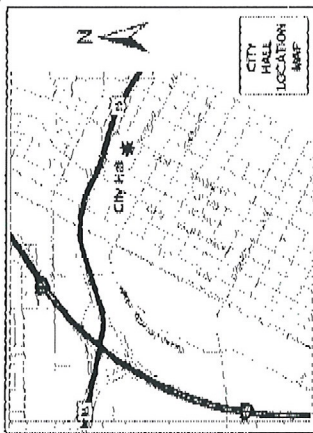
Planning and Development
October 4, 2010
Page 3

cc: Ms. Chung-yu Lin

SUP-39821

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

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☐ I SUPPORT this Request
☒ I OPPOSE this Request

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Planning Commission Meeting of 11/18/2010

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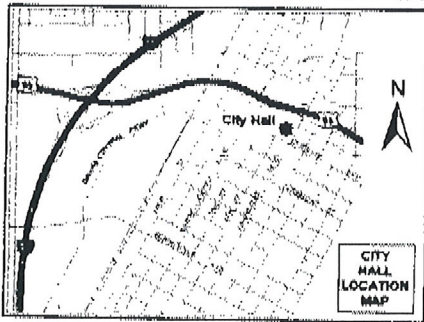


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Case: SUP-39821

City of Las Vegas
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Development Services Center
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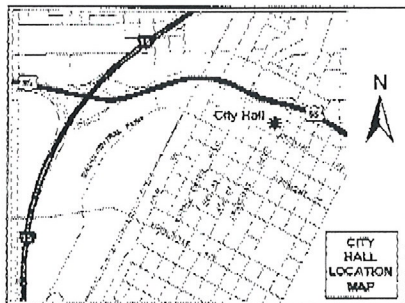
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LAS VEGAS NV 89102-4260

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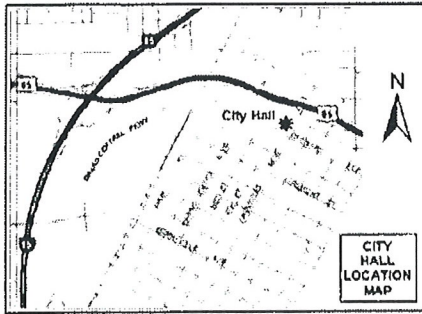


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THESE AUTO TITLE LOAN SHARKS
 NEED TO FOLLOW THE RULES LIKE EVERY-
 ONE ELSE DOES. WE ALREADY HAVE 3
 IN A 2 BLOCK AREA ON SAHARA - YOU MAKE
 AN EXCEPTION FOR ONE - NEXT IT WILL ALL
 OF THEM. I OPPOSE !!

16205416025
 CUMMINGS FAMILY TRUST
 3025 PLAZA DE ROSA
 LAS VEGAS NV 89102-4048

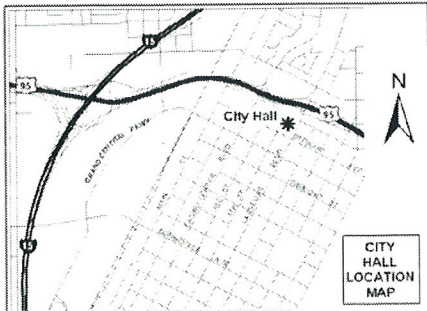
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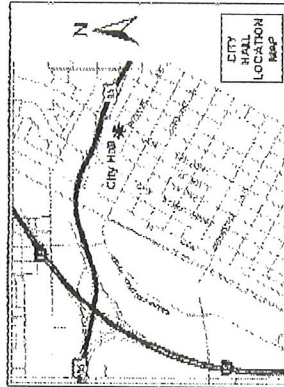
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2816 MERRITT AVE
LAS VEGAS NV 89102-6087

Case: SUP-39821

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City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
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☐ I SUPPORT
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STRONGLY!

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MUNTHE ARNOLD E

P O BOX 80177

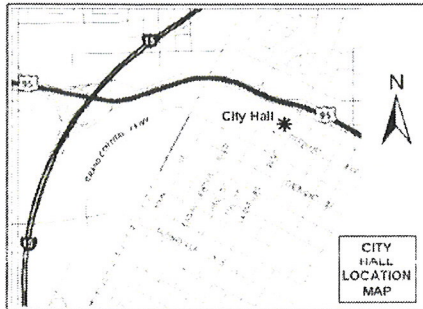
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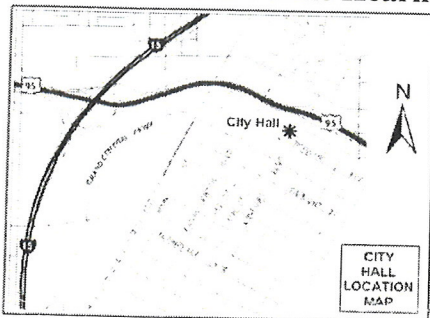
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Case SUP-39821

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LAS VEGAS NV 89102-6087

Las Vegas, Nevada 89101-2986

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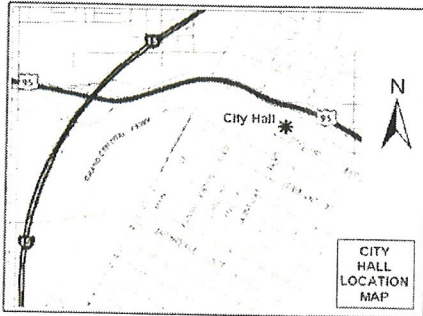
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Case SUP-39821

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GARDNER WILLIAM & MICHAELTETTA
3021 PLAZA DE ROSA
LAS VEGAS NV 89102-4048

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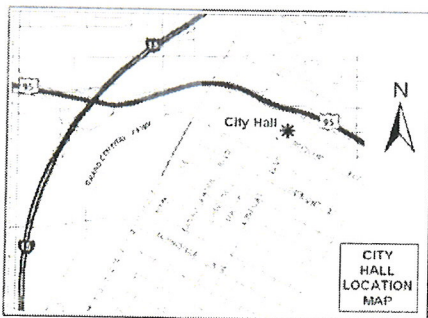
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HAIGH TRUST
2613 LOURDES AVE
LAS VEGAS NV 89102-4306

Case SUP-39821

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STEVENS ROBERT & LOIS JEANETTE
2208 TARRASO WY
LAS VEGAS NV 89102-4256

Case SUP-39821

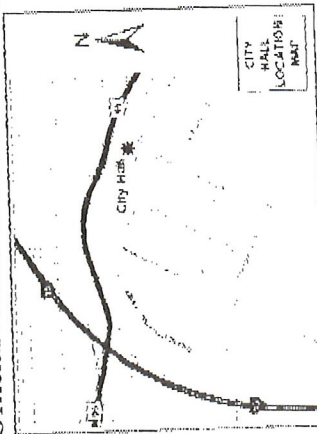
*Do not like predatory lending clients
or store close to my home. R. Stevens*

16205815023



City of Las Vegas
Planning & Development Department
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731 S. Fourth Street
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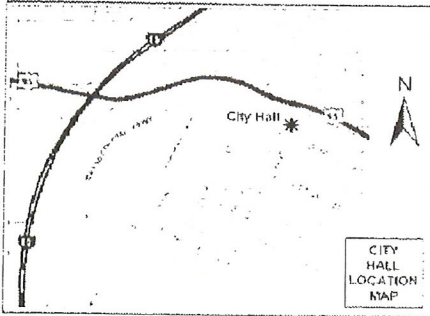
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2825 MERRITT AVE
LAS VEGAS NV 89102-6048

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11/18/2010 11:18:00 AM

City of Las Vegas
Planning & Development Department
Development Services Center
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Las Vegas, Nevada 89101-2986

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☐ I SUPPORT
this Request

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this Request

Please use available blank space on card for your comments.

SUP-39821

Planning Commission Meeting of 11/18/2010

16208511067
STROUD ASHLEY
2905 MERRITT AVE
LAS VEGAS NV 89102-6081

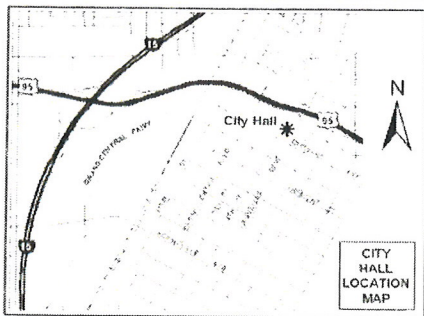
Case: SUP-39821

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11/18/2010

City of Las Vegas
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I SUPPORT
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Planning Commission Meeting of 11/18/2010

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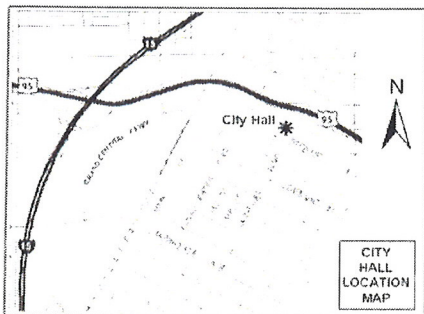
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BURNS JUDITH T TRUST
2804 ALCOA AVE
LAS VEGAS NV 89102-6023

Case: SUP-39821

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

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I SUPPORT
this Request



I OPPOSE
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Please use available blank space on card for your comments.

SUP-39821

Planning Commission Meeting of 11/18/2010

PRESORTED
FIRST CLASS



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608 E BEVAN DR
JOLIET IL 60435-5613

Case SUP-39821

16205415019 60435





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

and BOARD

June Ingram

Russ Stanciffe

Vicki Arnold

Pamela Stanciffe

BOARD & ADVISORY MEMBERS

Dennis Ardine-Vicki Arnold-Dick Bratton-Erna Clark-Juanita Clark-Miriam Eon- Danielle Hanslip-Rose Honrath-June Ingram-Rick Johnson-
Jolanta Krol-Rod & Betty Larsen- Geno & Pearl Leonardo-Flo Montalvo-Dorothy Orr-Jim Seward-Pamela Stanciffe-Tim Volz-Marcus Gobel-
Ginger Norton, Denise Dairal, Anna Bushforth, Jeannine Sweeney, Julia Whann, Jean Withers, Others

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

DEPARTMENT: PLANNING & DEVELOPMENT

ACTING DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

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). Staff recommends APPROVAL.

C.C.: 04/06/2011

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

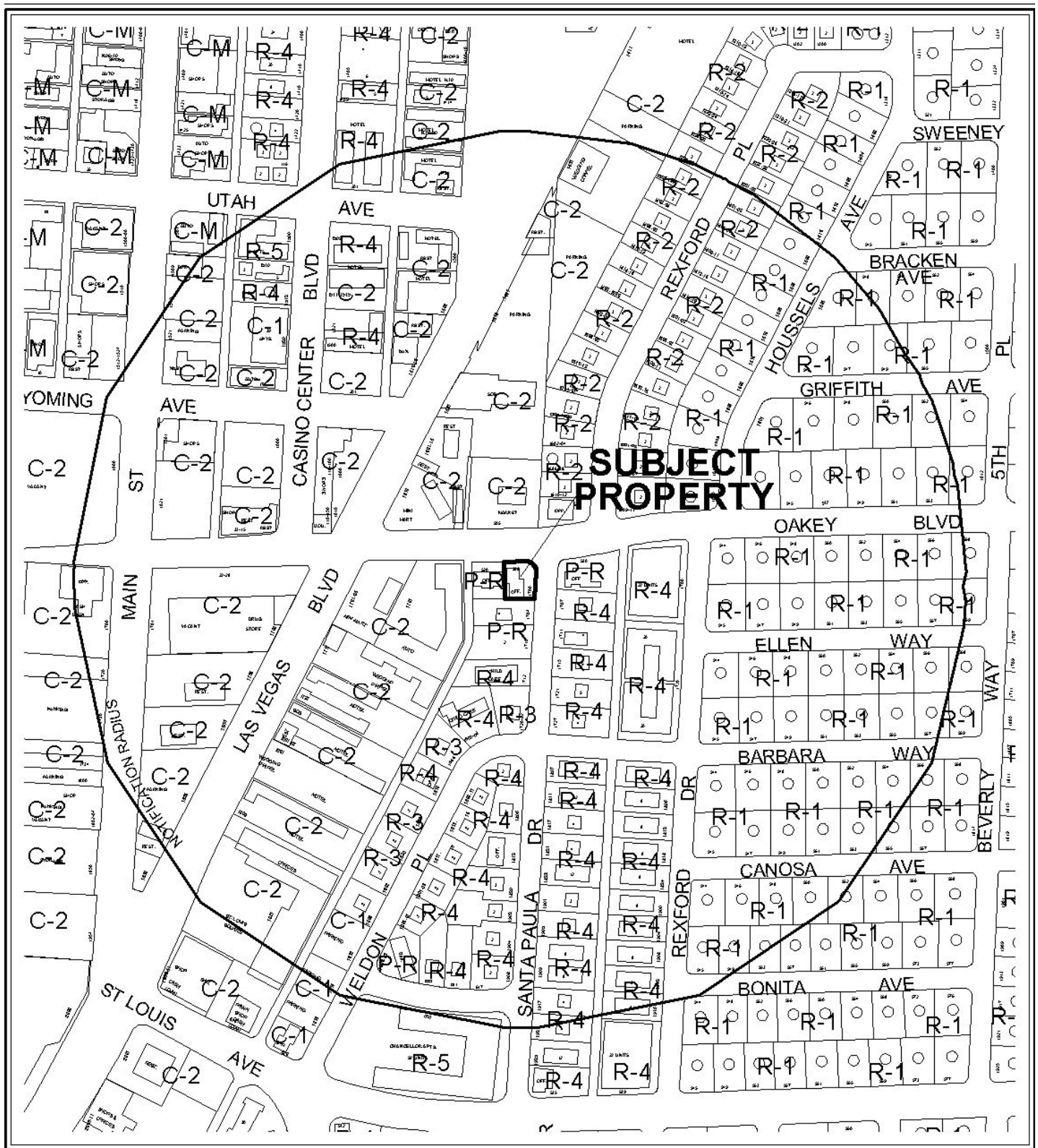
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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps – ZON-40490, VAR-40491 and SDR-40492
2. Conditions and Staff Report - ZON-40490, VAR-40491 and SDR-40492
3. Supporting Documentation
4. Photos - ZON-40490, VAR-40491 and SDR-40492
5. Justification Letter - ZON-40490, VAR-40491 and SDR-40492

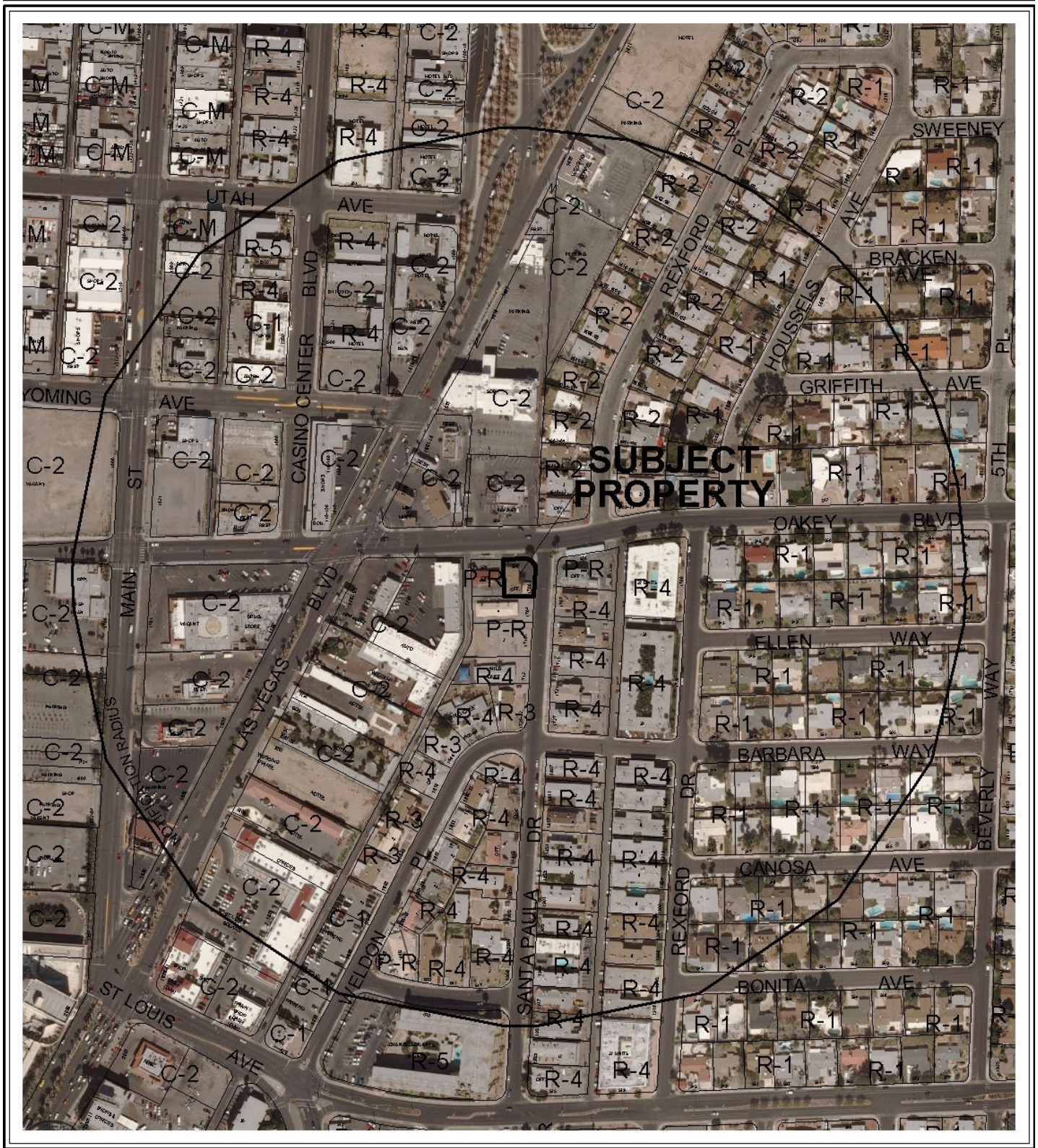


CASE: ZON-40490; VAR-40491; SDR-40492

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: R-4 (HIGH DENSITY RESIDENTIAL)

PROPOSED ZONING OF SUBJECT PROPERTY: P-R (PROFESSIONAL OFFICE AND PARKING)



CASE: ZON-40490; VAR-40491; SDR-40492

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: R-4 (HIGH DENSITY RESIDENTIAL)

PROPOSED ZONING OF SUBJECT PROPERTY: P-R (PROFESSIONAL OFFICE AND PARKING)





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-40490** APN: 162-03-311-002
Name of Property Owner: MARY BARTSAS 19, LLC
Name of Applicant: MARY BARTSAS ENTERPRISES, LL
Name of Representative: ARNOLD STALK

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

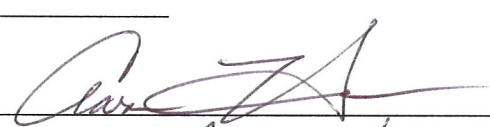
☒ No

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: 

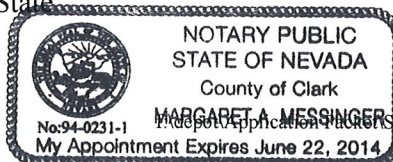
Print Name: Aaron Hansen

Subscribed and sworn before me

This 7th day of September, 2010

Margaret A. Messinger

Notary Public in and for said County and State



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: MARY BARTSAS / 9, LLC
 Project Address (Location) 520 E. OAKLEY BLVD.
 Project Name MARY BARTSAS / 9, LLC Proposed Use PR
 Assessor's Parcel #(s) 162-03-311-002 Ward # 3-REESE
 General Plan: existing C proposed C Zoning: existing R-4 proposed PR
 Commercial Square Footage 1,632 SF Floor Area Ratio _____
 Gross Acres 0.14 Lots/Units 1 Density _____
 Additional Information _____

PROPERTY OWNER MARY BARTSAS / 9, LLC Contact ARNOLD STALK
 Address 601 S. RANCHO DR. C-23 Phone: 366-0103 Fax: 366-9413
 City LAS VEGAS State NV Zip 89106
 E-mail Address AHANSEN@BARTSASENTERPRISES.ORG

APPLICANT MARY BARTSAS / 9, LLC Contact ARNOLD STALK
 Address 601 S. RANCHO DR. Phone: 366-0103 Fax: 366-9413
 City LAS VEGAS State NV Zip 89106
 E-mail Address AHANSEN@BARTSASENTERPRISES.ORG

REPRESENTATIVE ARNOLD STALK Contact ARNOLD STALK
 Address 2701 ACTA DR. Phone: 624-5712 Fax: 243-2377
 City LAS VEGAS State NV Zip 89107
 E-mail Address _____

Property Owner Signature* [Signature]

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

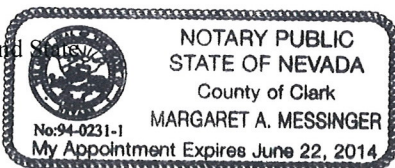
Print Name ARON HANSEN

Subscribed and sworn before me

This 7th day of September, 20 10.

[Signature]

Notary Public in and for said County and State



Revised 10/27/08

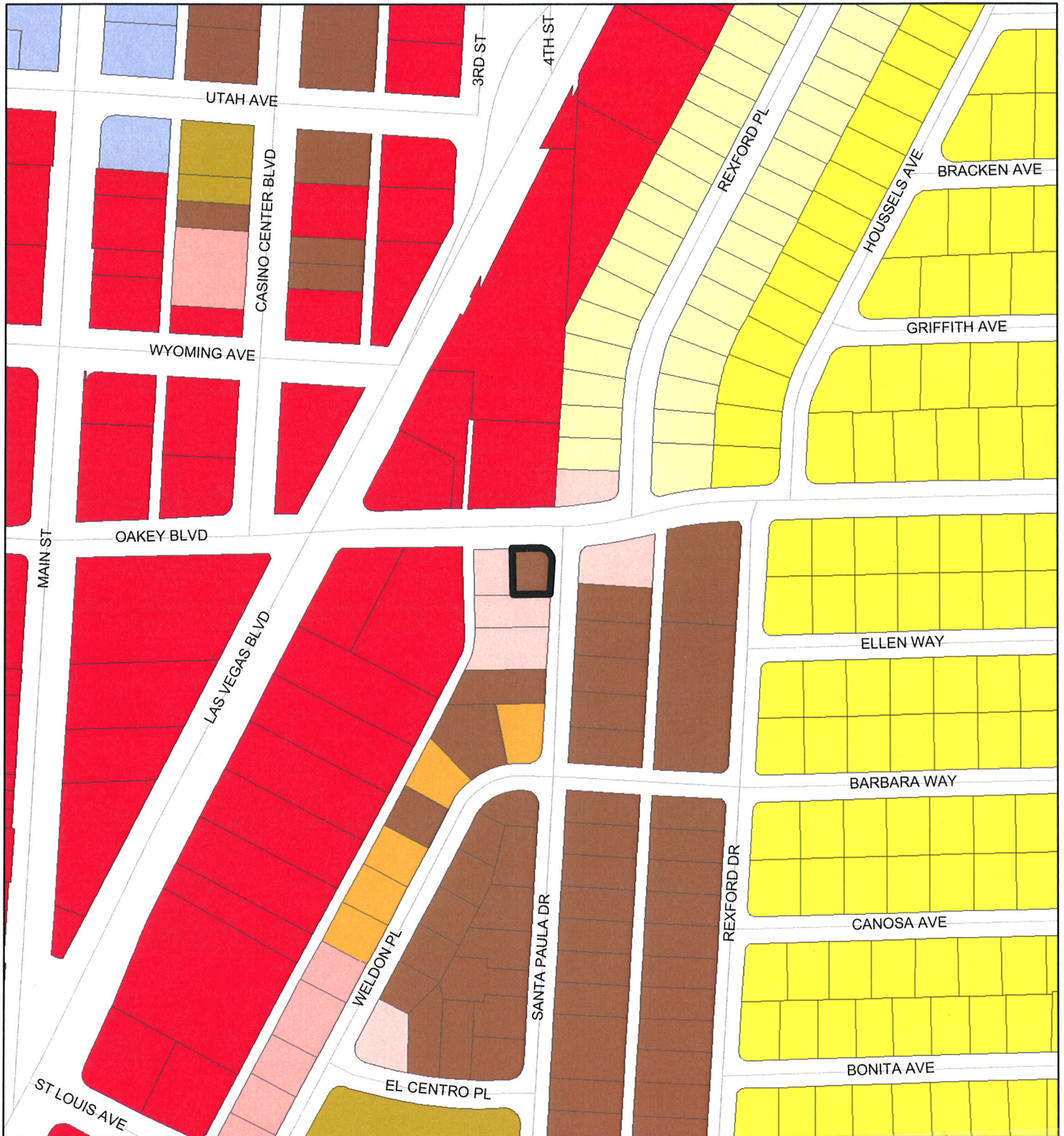
FOR DEPARTMENT USE ONLY

Case #	<u>ZON 40490</u>
Meeting Date:	<u>2-8-10</u>
Total Fee:	<u>1200</u>
Date Received:*	<u>12-16-10</u>
Received By:	<u>F-5</u>

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

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

REZONING Parcel: 162-03-311-002



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-4 TO P-R
ZON-40490

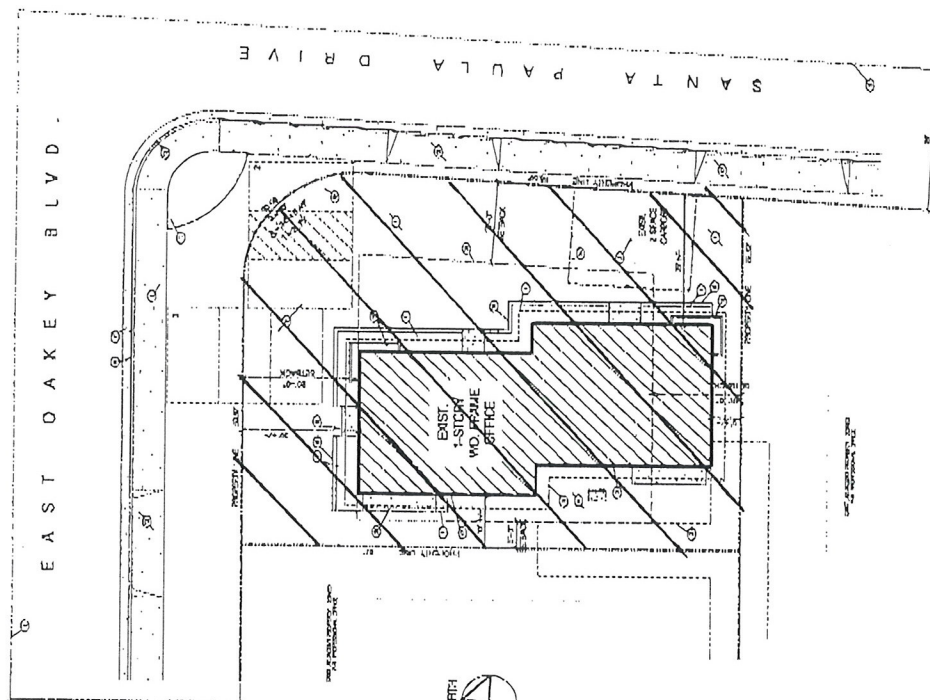


GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.
Geographic Information System
Planning & Development Dept.
702-229-6301



Printed: December 16, 2010

CONTINUE EXISTING OFFICE USE
528 EAST OAKLEY BLVD.
LAS VEGAS, NV



SITE PLAN

LANDSCAPE PLAN

PLANT	PLANT SCHEDULE	OSMOTIC WAVE
	EARLY LOW WATER USE SPRING	
	EARLY MIDDLE MIDDLE MIDDLE	
	EARLY LOW WATER USE SPRING	
	EARLY MIDDLE	
	EARLY LOW WATER USE SPRING	

PLANT SCHEDULE

VEG.	OCCASION WIFE
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CODE ANALYSIS

- [illegible]

LIST OF DRAWINGS

- | | POLE WALKING DISTING JTY PLAN 1 DISTING JACKSONS PLAN |
|-----|---|
| 1-1 | DISTING ROGER PLAN |
| 1-2 | DISTING BUILDING REMOVALS |

ZON-40490
VAR-40491
SDR-40492



VICINITY MAP

RESULTS

KEYNOTES

- [illegible]



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CODE ANALYSIS
EXISTING SITE PLAN
EXISTING LANDSCAPE PLAN

REASONS	BY

CONTINUE EXISTING OFFICE USE
528 EAST OAKLEY BLVD.
LAS VEGAS, NV

A-1

EXIST. LOW WATER USE GROUND TREE (A TOTAL)

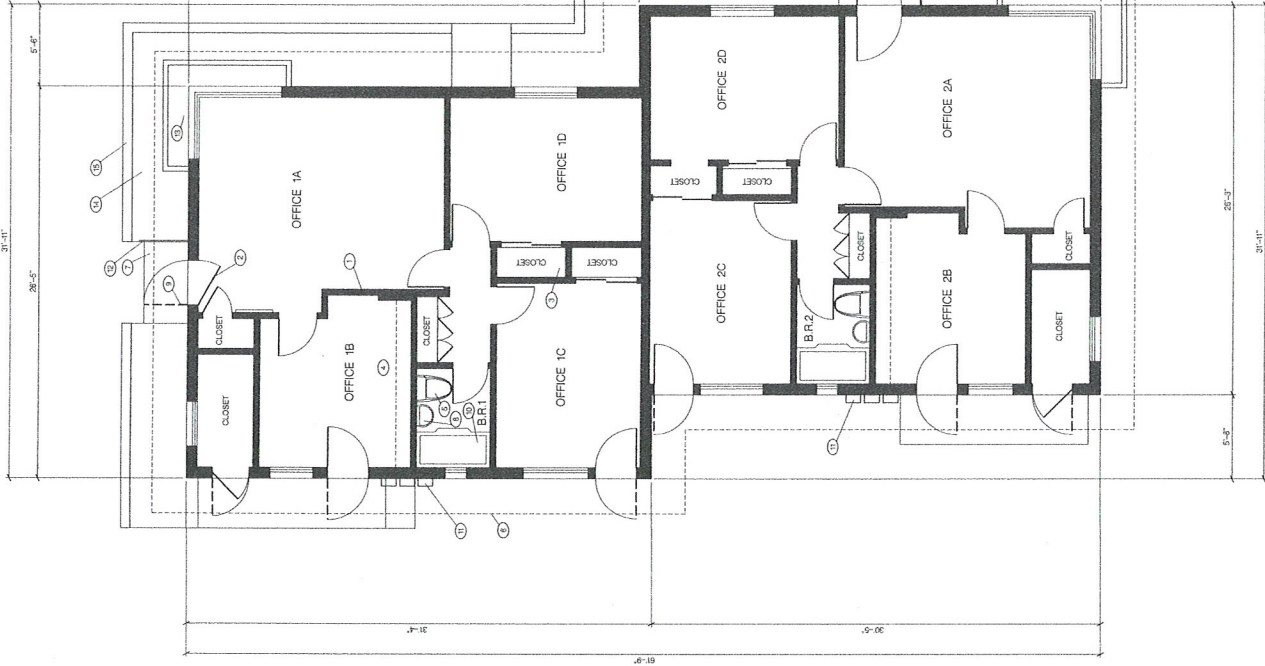
SDR-40492

- SOURCE OF PROJECT CONTINUE EXISTING PROFESSIONAL OFFICE USE
- CODES USED LAS VEGAS ZONING CODE TITLE 19A
- ZONING: R-4 TO P-R
- GROSS SITE AREA: 5.808 SQ. FT.
- OCCUPANCY GROUP: B (BUSINESS)
- FLOOR AREA: 1,032 SQ. FT.
- PARKING REQ'D: 1,032 / 200 = 6
- PARKING PROVIDED: 7 SPACES PROVIDED (INCLUDING 1 VAN HCU)

1. EXIST PLANTER
2. EXIST 3" SQ. CAPPORT COLUMNS
3. EXIST EASMENT
4. EXIST ASPHALT PAVED DRIVEWAY
5. CENTRELINE OF STREET
6. EXIST CONC CURB
7. EXIST CONC BUTTER
8. EXIST CONC 6 WIDE SIDEWALK
9. EXIST (9'x15') REGULAR PARKING SPACE
10. EXIST (9'x18') HC PARKING SPACE
11. EXIST 2-4" ROOF OVERHANG ABOVE
12. EXIST CURB OUT
13. EXIST HC DERESSED CURB
14. EXIST 1-4" ROOF OVERHANG ABOVE
15. EXIST 1-4" HIGH PLANTER
16. EXIST PLANTER CURB
17. EXIST EJECT
18. EXIST CONC. PAD
19. EXIST STRUCK LINE

A-

[illegible]



EXISTING FLOOR PLAN
 1,632 S.F. BLDG. OCCUPANT LOAD: 17 (@ 1 OCCUP. PER 100 SQ. FT., PER IBC CODE) 1/4" = 1'-0"

RECEIVED
DEC 23 2010

ZON-40490
VAR-40491
SDR-40492

REVISIONS BY 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17		CONTINUE EXISTING OFFICE USE 528 EAST OAKLEY BLVD. LAS VEGAS, NV	ARCHITECTURE DESIGN AND DEVELOPMENT 703-365-0437 fax: 362-6962	2700 W. CHANDLER BLVD. SUITE 1 LAS VEGAS, NV 89102	EXISTING FLOOR PLAN	Date: 9/14/10 Drawn: 1/4" = 1'-0" Check: Title: A-2
--	--	--	--	---	---------------------	--



RECEIVED

DEC 23 2010

ZON-40490

VAR-40491

SDR-40492



RECEIVED

DEC 23 2010

ZON-40490
VAR-40491
SDR-40492



RECEIVED

DEC 23 2010

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VAR-40491
SDR-40492



RECEIVED

DEC 23 2010

ZON-40490
VAR-40491
SDR-40492

September 1, 2010

**City of Las Vegas Department of Planning
731 South Fourth Street
Las Vegas, Nevada 89101**

Justification Letter

**Re: Site Development Review
Variance
Rezoning**

**Bartsas Office Building
528 E Oakey Blvd., Las Vegas, NV 89104
APN # 162-03-311-002**

Proposed Use

The site is currently located with the General Plan designation which is Commercial (C). No change is proposed. The proposed Rezoning proposed is from existing R-4 (High Density Residential) to the proposed P-R (Professional Office and Parking).

The proposed is for Professional office.

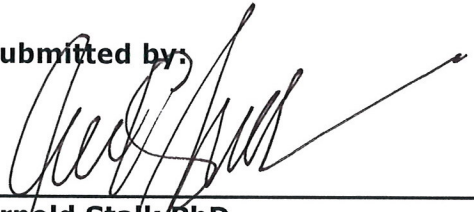
The subject site is located within the Beverly Green/Southridge neighborhood. The subject site is also located within the Las Vegas redevelopment project area.

The proposed Rezoning of the site will be consistent and in conformity with the immediate surrounding uses which are professional office uses. The properties located at 520 East Oakey Blvd (Immediately west of the subject site) and 1704 Santa Paula Avenue (Immediately south of the subject site) are have a zoning designation of PR (Professional Office).

A part of this action, we request the following:

1. Variance for parking.
2. Waiver of landscaped buffer.

Submitted by:



**Arnold Stalk PhD
Representative**

RECEIVED

DEC 23 2010

**ZON-40490
VAR-40491
SDR-40492**

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

DEPARTMENT: PLANNING & DEVELOPMENT

ACTING DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

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).

C.C.: 04/06/2011

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

None

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: **VAR-40491** APN: 162-03-311-002
Name of Property Owner: MARY BARTAS 19, LLC
Name of Applicant: MARY BARTAS ENTERPRISES, LLC
Name of Representative: ARNOLD STALK

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

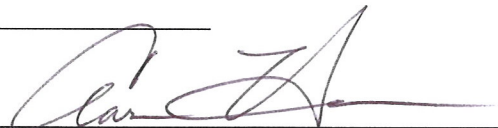
☒ No

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: 

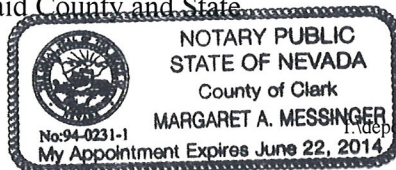
Print Name: AARON HANSEN

Subscribed and sworn before me

This 7th day of September, 2010

Margaret A. Messinger

Notary Public in and for said County and State



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: MARY BARTSAS / 9, LLC
 Project Address (Location): 528. E. OAKLEY BLVD.
 Project Name: MARY BARTSAS / 9, LLC Proposed Use: _____
 Assessor's Parcel #(s): 162-03-311-002 Ward #: 3-KEESE
 General Plan: existing C proposed C Zoning: existing R-4 proposed PR
 Commercial Square Footage: 1,632 SF Floor Area Ratio: _____
 Gross Acres: 0.14 Lots/Units: _____ Density: _____
 Additional Information: _____

PROPERTY OWNER MARY BARTSAS / 9, LLC Contact: ARNOLD STALK
 Address: 601 S. RANCHO DE C-23 Phone: 366-0103 Fax: 366-9413
 City: LAS VEGAS State: NV Zip: 89106
 E-mail Address: AHANSEN@BARTSASENTERPRISES.ORG

APPLICANT MARY BARTSAS / 9, LLC Contact: ARNOLD STALK
 Address: 601 S. RANCHO DE C-23 Phone: 366-0103 Fax: 366-9413
 City: LAS VEGAS State: NV Zip: 89106
 E-mail Address: AHANSEN@BARTSASENTERPRISES.ORG

REPRESENTATIVE ARNOLD STALK Contact: ARNOLD STALK
 Address: 2701 ALTA DRIVE Phone: 624-5192 Fax: 243-2377
 City: LAS VEGAS State: NV Zip: 89106
 E-mail Address: _____

Property Owner Signature* [Signature]

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

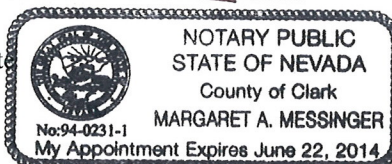
Print Name AARON HANSEN

Subscribed and sworn before me

This 7th day of September, 20 10.

Margaret A. Messinger

Notary Public in and for said County and State



Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	<u>VAR-40491</u>
Meeting Date:	<u>2-8-11</u>
Total Fee:	<u>830</u>
Date Received:*	<u>12-16-10</u>
Received By:	<u>FS</u>

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

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

DEPARTMENT: PLANNING & DEVELOPMENT

ACTING DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

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).

C.C.: 04/06/2011

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

None

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-40492** APN: 162-03-311-002
Name of Property Owner: MARY BARTSAS 19, LLC
Name of Applicant: MARY BARTSAS ENTERPRISES, LLC
Name of Representative: ARNOLD STALK

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: _____

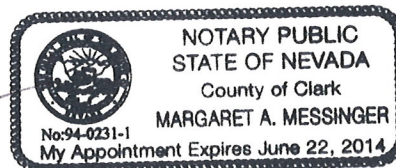
Print Name: AARON HANSEN

Subscribed and sworn before me

This 7th day of September, 2010

Margaret A. Messinger

Notary Public in and for said County and State



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: MARY BARTSAS 19, LLC
 Project Address (Location): 528 E. OAKLEY BLVD
 Project Name: MARY BARTSAS 19, LLC Proposed Use: PR
 Assessor's Parcel #(s): 162-03-311-002 Ward #: 3 - REESE
 General Plan: existing C proposed C Zoning: existing R-4 proposed PR
 Commercial Square Footage: 1,632 SF Floor Area Ratio: _____
 Gross Acres: 0.14 Lots/Units: 1 Density: _____
 Additional Information: _____

PROPERTY OWNER MARY BARTSAS 19, LLC Contact ARNOLD STALK
 Address 601 S. RANCHO DRIVE C-23 Phone: 366-0103 Fax: 366-9413
 City LAS VEGAS State NV Zip 89106
 E-mail Address AHANSEN@BARTSASENTERPRISES.ORG

APPLICANT MARY BARTSAS 19, LLC Contact ARNOLD STALK
 Address 601 S. RANCHO DRIVE C-23 Phone: 366-0103 Fax: 366-9413
 City LAS VEGAS State NV Zip 89106
 E-mail Address AHANSEN@BARTSASENTERPRISES.ORG

REPRESENTATIVE ARNOLD STALK Contact ARNOLD STALK
 Address 2701 ALTA DRIVE Phone: 624-5792 Fax: 243-2377
 City LAS VEGAS State NV Zip 89107
 E-mail Address _____

Property Owner Signature* [Signature]

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

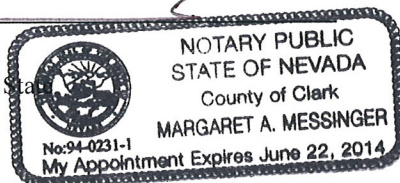
Print Name AARON HANSEN

Subscribed and sworn before me

This 7th day of September, 2010.

[Signature]

Notary Public in and for said County and State



Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	<u>SDR-40492</u>
Meeting Date:	<u>2-8-10</u>
Total Fee:	<u>1030.00</u>
Date Received:*	<u>12-16-10</u>
Received By:	<u>FS</u>

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

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528 E. Oakey Avenue

Existing 1.632 thousand square foot office building.

Traffic produced by the development:

Curent Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	1.632	11.01	18
AM Peak Hour			1.55	3
PM Peak Hour			1.49	2

(heaviest 60 minutes)

Existing traffic on all nearby streets:

Las Vegas Blvd.

Average Daily Traffic (ADT)	24,163
PM Peak Hour	1,933

(heaviest 60 minutes)

Oakey Dr.

Average Daily Traffic (ADT)	5,901
PM Peak Hour	472

(heaviest 60 minutes)

Traffic Capacity of adjacent streets:

Existing Street Capacity	
Las Vegas Blvd.	34,500
Oakey Dr.	13,040

This project currently adds approximately 18 trips per day on Las Vegas Blvd., Oakey Rd. and Santa Paula Dr. Las Vegas is currently at about 70 percent of capacity and Oakey is currently at about 45 percent of capacity. This project does not significantly impact these capacities. Counts are not available for Santa Paula Rd., but it is believed to be under capacity.

Based on Peak Hour use, this development adds roughly 3 additional cars into the area; which works out to about one every twenty minutes.

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

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

DEPARTMENT: PLANNING & DEVELOPMENT

ACTING DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

ZON-40756 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: PACIFIC WOODS RENTALS, LLC - Request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: PR (PROFESSIONAL OFFICE AND PARKING) on 0.17 acres at 717 South 8th Street (APN 139-34-810-040), Ward 3 (Reese).

C.C.: 04/06/2011

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

1. Location and Aerial Maps - ZON-40756, VAR-40757, VAR-40758 and SDR-40759
2. Conditions and Staff Report - ZON-40756, VAR-40757, VAR-40758 and SDR-40759
3. Supporting Documentation
4. Photos - ZON-40756, VAR-40757, VAR-40758 and SDR-40759
5. Justification Letter - ZON-40756, VAR-40757, VAR-40758 and SDR-40759

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

DEPARTMENT: PLANNING & DEVELOPMENT

ACTING DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

VAR-40757 - VARIANCE RELATED TO ZON-40756 - PUBLIC HEARING -
APPLICANT/OWNER: PACIFIC WOODS RENTALS, LLC - Request for a Variance TO
ALLOW ZERO PARKING SPACES WHERE FIVE SPACES ARE REQUIRED on 0.17 acres
at 717 South 8th Street (APN 139-34-810-040), R-1 (Single Family Residential) Zone
[PROPOSED: PR (Professional Offices and Parking)], Ward 3 (Reese).

C.C.: 04/06/2011

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

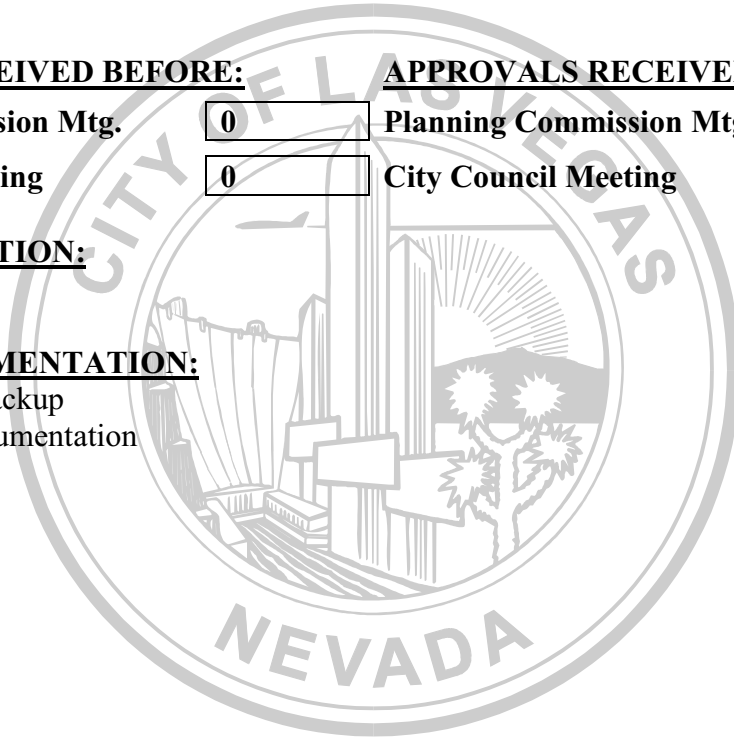
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RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

1. 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.

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

DEPARTMENT: PLANNING & DEVELOPMENT

ACTING DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

VAR-40758 - VARIANCE RELATED TO ZON-40756 AND VAR-40757 - PUBLIC HEARING - APPLICANT/OWNER: PACIFIC WOODS RENTALS, LLC - Request for a Variance TO ALLOW NO PERIMETER SCREEN WALL WHERE A SIX-FOOT WALL IS REQUIRED on 0.17 acres at 717 South 8th Street (APN 139-34-810-040), R-1 (Single Family Residential) Zone [PROPOSED: PR (Professional Office and Parking)], Ward 3 (Reese).

C.C.: 04/06/2011

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

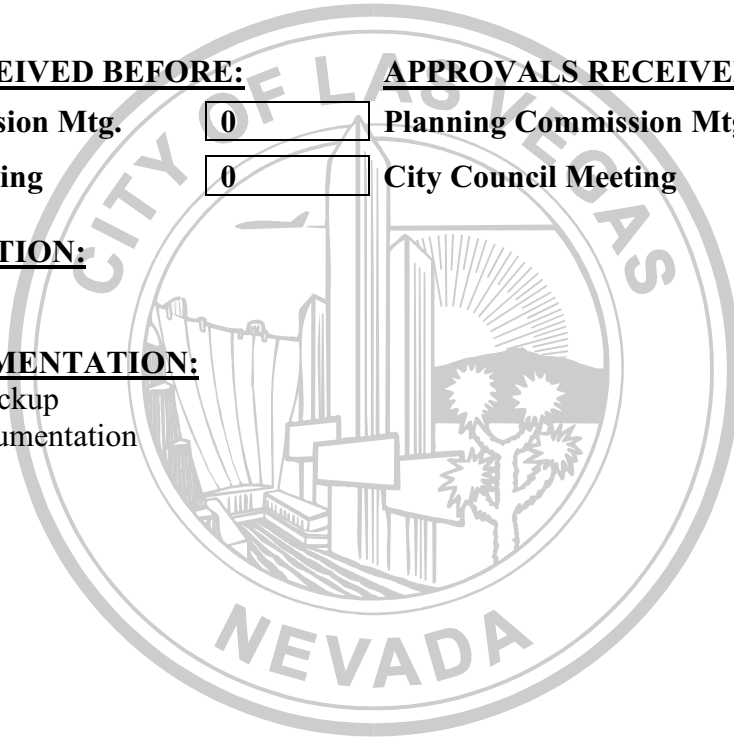
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RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

1. Consolidated backup
2. Supporting Documentation



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

DEPARTMENT: PLANNING & DEVELOPMENT

ACTING DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

SDR-40759 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-40756, VAR-40757 AND VAR-40758 - PUBLIC HEARING - APPLICANT/OWNER: PACIFIC WOODS RENTALS, LLC - Request for a Site Development Plan Review FOR THE CONVERSION OF A 2,482 SQUARE-FOOT SINGLE FAMILY RESIDENCE TO A PROFESSIONAL OFFICE BUILDING WITH A WAIVER TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER WHERE AN EIGHT-FOOT WIDE BUFFER IS REQUIRED on 0.17 acres at 717 South 8th Street (APN 139-34-810-040), R-1 (Single Family Residential) Zone [PROPOSED: PR (Professional Office and Parking)], Ward 3 (Reese).

C.C.: 04/06/2011

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

1. Consolidated Backup
2. Supporting Documentation

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

DEPARTMENT: PLANNING & DEVELOPMENT

ACTING DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

VAR-40768 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: NEVADA H.A.N.D., INC. - Request for a Variance TO ALLOW A ZERO-FOOT SETBACK FOR AN ACCESSORY STRUCTURE (COVERED PARKING) WHERE FIVE FEET IS REQUIRED ALONG THE NORTH PROPERTY LINE AND TO ALLOW RESIDENTIAL ADJACENCY SETBACKS OF 60 FEET ALONG THE SOUTH PROPERTY LINE AND 45 FEET ALONG THE WEST PROPERTY LINE WHERE 70 FEET IS REQUIRED FOR A BUILDING, AND 35 FEET WHERE 50 FEET IS REQUIRED ALONG THE SOUTH PROPERTY LINE FOR A TRASH ENCLOSURE on 2.82 acres at 6731 North Decatur Boulevard (APN 125-24-701-049), R-3 (Medium Density Residential) Zone, Ward 6 (Ross).

MAY GO TO CITY COUNCIL ON 04/06/2011

OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

1. Location and Aerial Maps - VAR-40768 and SDR-40767
2. Conditions and Staff Report - VAR-40768 and SDR-40767
3. Supporting Documentation
4. Photos - VAR-40768 and SDR-40767
5. Justification Letter - VAR-40768 and SDR-40767

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

DEPARTMENT: PLANNING & DEVELOPMENT

ACTING DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

SDR-40767 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-40768 - PUBLIC HEARING - APPLICANT/OWNER: NEVADA H.A.N.D., INC. - Request for a Major Amendment to an approved Site Development Plan Review (SDR-25485) FOR BUILDING MODIFICATIONS AND THE ADDITION OF COVERED PARKING AT AN APPROVED 75-UNIT SENIOR APARTMENT BUILDING on 3.23 acres at 6731 North Decatur Boulevard (APN 125-24-701-049), R-3 (Medium Density Residential) Zone, Ward 6 (Ross).

MAY GO TO CITY COUNCIL ON 04/06/2011

OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

1. Consolidated Backup
2. Supporting Documentation

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

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

DEPARTMENT: PLANNING & DEVELOPMENT

ACTING DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

VAR-40773 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: PARDEE HOMES OF NEVADA - Request for a Variance TO ALLOW AN EIGHT-FOOT OR LESS GARAGE SETBACK WHERE SIX FEET OR LESS WAS PREVIOUSLY APPROVED ON LOTS 1-15, 30-48, 67, 81-83, 93-106, 111-122, 133-142 and 149-156 at the southwest corner of Shaumber Road and Dorrell Lane (APNs Multiple), PD (Planned Development) Zone [RSL (Residential Small Lot) Cliff's Edge Special Land Use Designation], Ward 6 (Ross).

MAY GO TO CITY COUNCIL ON 04/06/2011

OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

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

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

DEPARTMENT: PLANNING & DEVELOPMENT

ACTING DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

SUP-40256 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: CREST BUDGET INN, LLC - Request for a Special Use Permit FOR A PROPOSED 41-ROOM SINGLE ROOM OCCUPANCY RESIDENCE IN AN EXISTING BUILDING at 218 South Sixth Street (APN 139-34-611-044), C-2 (General Commercial) Zone, Ward 3 (Reese).

MAY GO TO CITY COUNCIL ON 04/06/2011 OR MAY BE FINAL ACTION
(Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

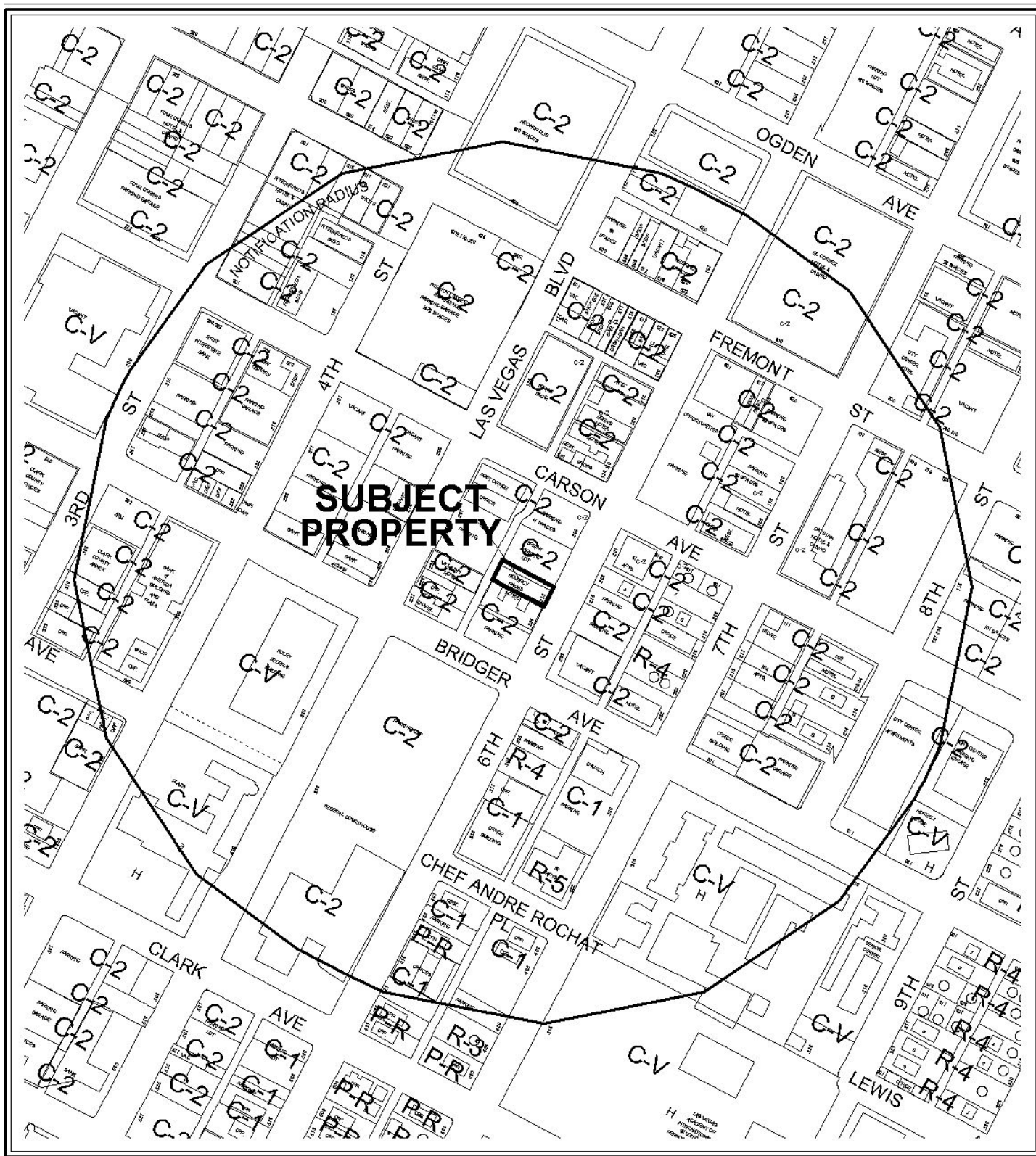
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RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

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



CASE: SUP-40256

RADIUS: 1000 FT

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

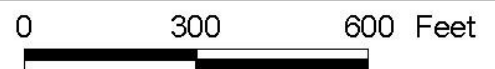




CASE: **SUP-40256**

RADIUS: 1000 FT

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





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-40256** APN: _____
Name of Property Owner: Crest Budget Inn LLC
Name of Applicant: Crest Budget Inn LLC
Name of Representative: JULIA FURRUE

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: _____

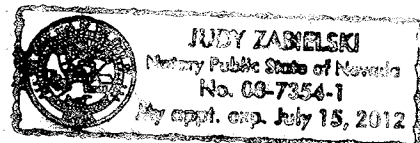
JULIA M FURRUE

Subscribed and sworn before me

This 29th day of July, 20 10

Judy Zabelski
Notary Public in and for said County and State

Clark Nevada



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: _____
 Project Address (Location) 218 S. 6th Street Las Vegas NV 89101
 Project Name Beverly Palms Proposed Use _____
 Assessor's Parcel #(s) 139-34-611-044 Ward # _____
 General Plan: existing _____ proposed _____ Zoning: existing _____ proposed _____
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres 0.17 Lots/Units 42 Density _____
 Additional Information _____

PROPERTY OWNER Crest Budget Inn, LLC Contact JULIA FURRUE, Agent
 Address 90 2775 S Rainbow #101C Phone: 702-6999261 Fax: 702-7320204
 City Las Vegas NV 89146 State NV Zip 89146
 E-mail Address jfurruel@amgnevada.com

APPLICANT Crest Budget Inn LLC Contact JULIA FURRUE Agent
 Address 90 2775 S Rainbow #101C Phone: 702-6999261 Fax: 702-7320204
 City Las Vegas State NV Zip 89146
 E-mail Address jfurruel@amgnevada.com

REPRESENTATIVE Advanced Management Group Contact JULIA FURRUE
 Address 2775 S. Rainbow #101C Phone: 702-6999261 Fax: 702-7320204
 City Las Vegas State NV Zip 89146
 E-mail Address jfurruel@amgnevada.com

Property Owner Signature* [Signature]

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

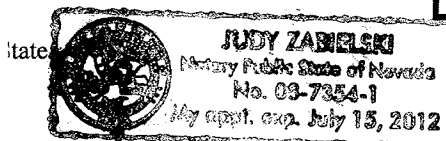
Print Name JULIA M FURRUE

Subscribed and sworn before me

This 29th day of July, 20 10

Judy Zabelski

State of Nevada
 County of Clark
 On 7/29/10
 personally appeared before me who I know to be
 The person who signed this jurat of a subscribing
 witness under oath and swears he/she was
 present and witnessed sign this document



FOR DEPARTMENT USE ONLY

Case #	<u>SUP-40256</u>
Meeting Date:	<u>1/27/11</u>
Total Fee:	<u>\$ 1030.00</u>
Date Received:*	<u>11/19/10</u>
Received By:	<u>JFm</u>

The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.
 F:\depot\Application Packet\Application Form.pdf

HANDICAP
PARKING

2↑

135	136	137	138	139	140	MENS 12'3" x 7'2"	Womens 12'3" x 7'2"	141	142	143	8'3" x 4'10"	144	STAIRS	121
-----	-----	-----	-----	-----	-----	----------------------	------------------------	-----	-----	-----	--------------	-----	--------	-----

OUTSIDE
STAIRS

40' Building Frontage

LEGENTH 136'3" X WIDTH 40" UPPER FLOOR

134	133	132	131	130	129	128	AC/UNIT 12'3" x 5'1"	A/C UNIT 12'3" x 5'1"	127	126	125	124	123	122
-----	-----	-----	-----	-----	-----	-----	-------------------------	--------------------------	-----	-----	-----	-----	-----	-----

112	114	115	116	117	118	MENS 12'3" x 7'3"	WOMENS 12'3" x 7'3"	119	120	STAIRS	MGR APT	MGR APT	MGR APT
-----	-----	-----	-----	-----	-----	----------------------	------------------------	-----	-----	--------	---------	---------	---------

ACCESS
DOOR

40' Building Frontage

LEGENTH 136'3" X WIDTH 40" OWN STAIRS

ENTRY

Kitchen common area 12'3" x 9'4"	110	109	108	108	107	106	AC 12'3" x 5'1"	AC 12'3" x 9'6"	LAUNDRY ROOM	105	104	103	102	Office
---	-----	-----	-----	-----	-----	-----	--------------------	--------------------	--------------	-----	-----	-----	-----	--------

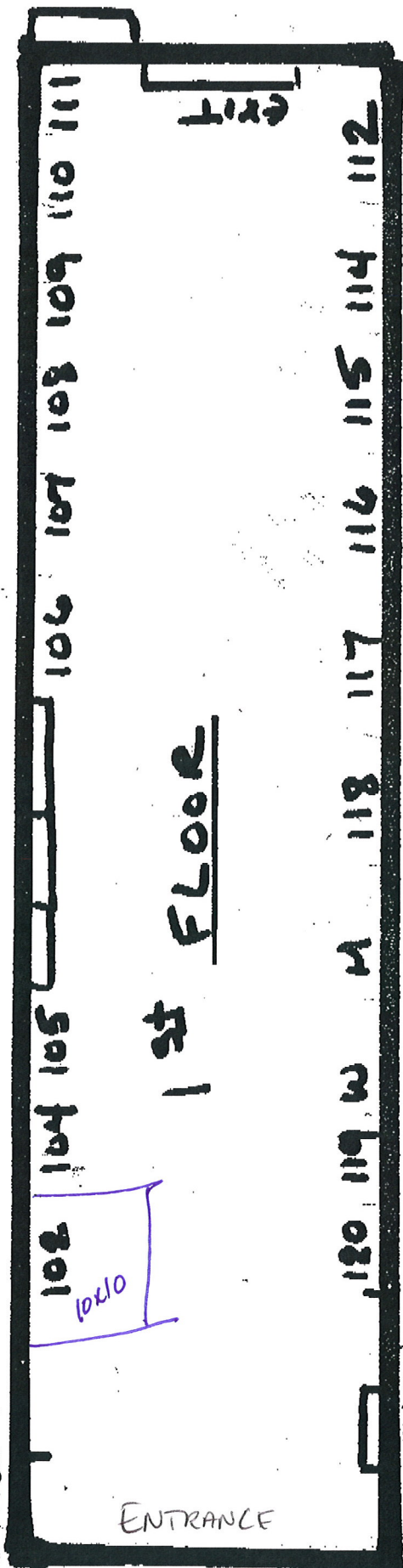
136' 3" Building length

03-11-2010

SUP-40256

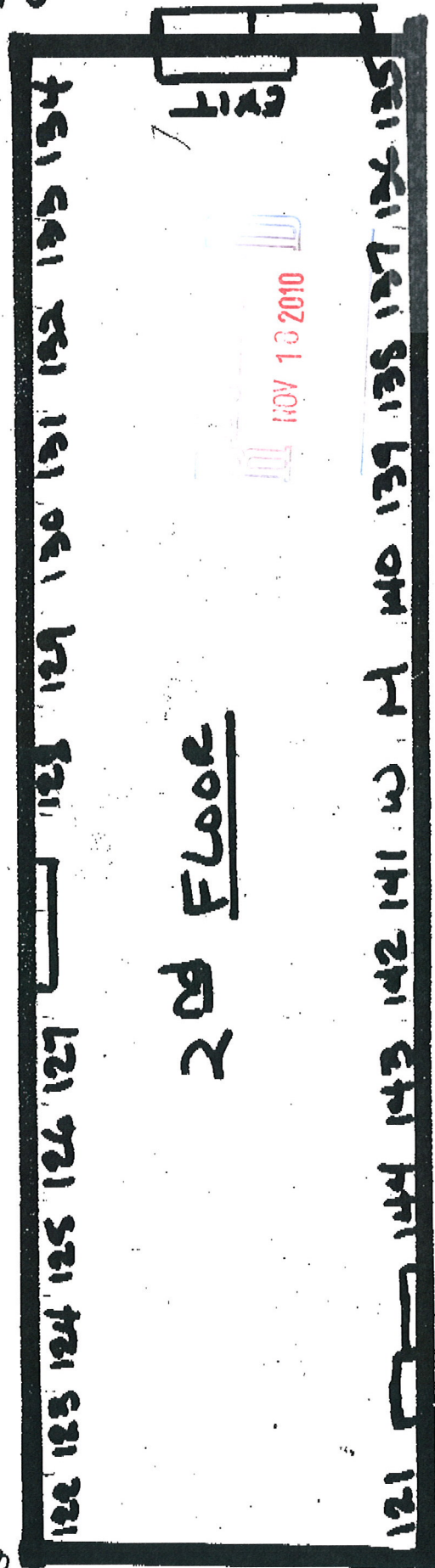
ALL units measure
12'3" x 9'4"

Office



6th Street

ALLEY



SUP-40256





RECEIVED
NOV 10 2010

SUP-40256



Advanced Thinking. Advanced Solutions. Advanced Results.

October 20, 2010

City of Las Vegas
Department of Planning and Development

To Whom It May Concern:

This letter is written in order to request approval for a special use permit for Beverly Palms located at 218 S 6th Street, Las Vegas, NV 89101. We respectfully request this allowance as this property provides an opportunity for resident of the community to have affordable housing options at this time in this very challenging economic climate.

By allowing the special use permit, it keeps the cost of housing affordable for the customers who wish to remain as residents of the property.

With approval of this special permit, the following modifications will be made to ensure required accommodations are provided:

- 1) The property is a building with a common bath/shower area and laundry room. These features will remain the same.
- 2) A common are kitchen will be added in what is currently room #111. This space is 12'3"x 9'9". Please see site plan for planned location.
- 3) Handicap parking (3) will be specifically located at the side of the building with access thru the rear door of the building.
- 4) Common parking is available to residents on the street as well as in parking lots/garages located in the immediate business area.

I look forward to meeting with you in order to further discuss the need for this allowance. I can be reached directly at 702-755-7478 with any questions you may have.

Thank you in advance for your support and consideration.

Sincerely,

Julia M. Furrule
Vice President of Operations
Advanced Management Group

Advanced Management Group Nevada LLC
2775 S. Rainbow Blvd. • Suite #101C
Las Vegas, Nevada • 89146
Office 702.699.9261 • Fax 702.732.0204
www.amgnevada.com

NOV 13 2010

SUP-40256



Advanced Thinking. Advanced Solutions. Advanced Results.

July 15, 2010

City of Las Vegas
Department of Planning and Development

To Whom It May Concern:

This letter is written in order to request approval for a special use permit for Beverly Palms located at 218 S 6th Street, Las Vegas, NV 89101. We respectfully request this allowance as this property provides an opportunity for resident of the community to have affordable housing options at this time in this very challenging economic climate.

By allowing the special use permit, it keeps the cost of housing affordable for the customers who wish to remain as residents of the property.

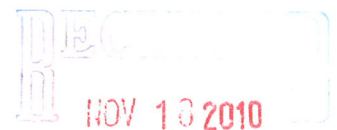
I look forward to meeting with you in order to further discuss the need for this allowance. I can be reached directly at 702-755-7478 with any questions you may have.

Thank you in advance for your support and consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read "Julia M. Furrule", is written over a circular blue ink stamp.

Julia M. Furrule
Vice President of Operations
Advanced Management Group



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

DEPARTMENT: PLANNING & DEVELOPMENT

ACTING DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

SUP-40738 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: I RENT B & E, LLC - Request for a Major Amendment of a previously approved Special Use Permit (U-0119-02) FOR A 5,520 SQUARE-FOOT EXPANSION OF AN EXISTING PAWN SHOP WITH A WAIVER TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A RESIDENTIAL USE WHERE 200 FEET IS REQUIRED at 520 North Eastern Avenue (APN 139-36-110-004), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

MAY GO TO CITY COUNCIL ON 04/06/2011

OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

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RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

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

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

DEPARTMENT: PLANNING & DEVELOPMENT

ACTING DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

SUP-40739 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ACE LOAN COMPANY - OWNER: B F TRUST - Request for a Special Use Permit FOR A PAWN SHOP WITHIN AN EXISTING 1,606 SQUARE-FOOT COMMERCIAL BUILDING WITH WAIVERS TO ALLOW A 50-FOOT DISTANCE SEPARATION FROM A RESIDENTIAL USE WHERE 200 FEET IS REQUIRED AND A 20-FOOT DISTANCE SEPARATION FROM AN EXISTING _____ SQUARE FOOT FINANCIAL INSTITUTION WHERE 1,000 FEET IS REQUIRED at 519 East St. Louis Avenue (APN 162-03-311-017), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

MAY GO TO CITY COUNCIL ON 04/06/2011

OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

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

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

DEPARTMENT: PLANNING & DEVELOPMENT

ACTING DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

SUP-40747 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: GRACEFUL FACIALS AND BODYWORK, INC. - OWNER: 6600 W. CHARLESTON, LLC - Request for a Special Use Permit FOR A 1,730 SQUARE-FOOT MASSAGE ESTABLISHMENT WITH WAIVERS OF THE DISTANCE SEPARATION REQUIREMENTS TO ALLOW 100 FEET FROM A RELIGIOUS FACILITY WHERE 400 FEET IS REQUIRED, ZERO FEET FROM A RESIDENTIAL USE WHERE 400 FEET IS REQUIRED AND A 730 FEET FROM ANOTHER MASSAGE ESTABLISHMENT WHERE 1,000 FEET IS REQUIRED at 6600 West Charleston Boulevard, Suite #126 (APN 138-35-401-003), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

MAY GO TO CITY COUNCIL ON 04/06/2011

OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

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RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

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

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

DEPARTMENT: PLANNING & DEVELOPMENT

ACTING DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

SUP-40748 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: GREAT WASH PARK, LLC - Request for a Special Use Permit FOR A LIQUOR ESTABLISHMENT (TAVERN) WITHIN A 28.44-ACRE MIXED-USE DEVELOPMENT WITH WAIVERS TO ALLOW A DISTANCE SEPARATION OF 141 FEET FROM A PARK AND ZERO FEET FROM A SIMILAR USE WHERE 1,500 FEET IS REQUIRED at 430 South Rampart Boulevard, Suite #B160 (APN 138-32-601-003), C-2 (General Commercial) Zone, Ward 2 (Wolfson).

MAY GO TO CITY COUNCIL ON 04/06/2011
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

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RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

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

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

DEPARTMENT: PLANNING & DEVELOPMENT

ACTING DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

SUP-40749 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: GREAT WASH PARK, LLC - Request for a Special Use Permit FOR A LIQUOR ESTABLISHMENT (TAVERN) WITHIN A 28.44-ACRE MIXED-USE DEVELOPMENT WITH WAIVERS TO ALLOW A DISTANCE SEPARATION OF 141 FEET FROM A PARK AND ZERO FEET FROM A SIMILAR USE WHERE 1,500 FEET IS REQUIRED at 430 South Rampart Boulevard, Suite #B130 (APN 138-32-601-003), C-2 (General Commercial) Zone, Ward 2 (Wolfson).

MAY GO TO CITY COUNCIL ON 04/06/2011
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

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RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

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

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

DEPARTMENT: PLANNING & DEVELOPMENT

ACTING DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

SUP-40771 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: RODO, LLC - OWNER: J & L PROPERTY LEASING, LLC - Request for a Special Use Permit TO RE-ESTABLISH AN ABANDONED MOTOR VEHICLE SALES (USED) USE at 5650 West Sahara Avenue (APNs 163-01-404-014 and 021), C-2 (General Commercial) Zone, Ward 1 (Tarkanian).

MAY GO TO CITY COUNCIL ON 04/06/2011

OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

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RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

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

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

DEPARTMENT: PLANNING & DEVELOPMENT

ACTING DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

SUP-40777 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: 2ND ACT LAS VEGAS, LLC - OWNER: SUNSHINE HOLDING COMPANY, LLC - Request for a Special Use Permit FOR A 945 SQUARE-FOOT THRIFT SHOP (CONSIGNMENT) at 9484 West Lake Mead Boulevard, Suite #6 (APN 138-18-821-009), P-C (Planned Community) Zone, Ward 4 (Anthony).

MAY GO TO CITY COUNCIL ON 04/06/2011

OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

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RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

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

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

DEPARTMENT: PLANNING & DEVELOPMENT

ACTING DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

SDR-40772 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING -
APPLICANT/OWNER: CITY OF LAS VEGAS - Request for a Major Amendment to an approved Site Development Plan Review (SDR-35417) FOR A FIVE-STORY, 720-SPACE PARKING GARAGE AND 3,500 SQUARE FEET OF GENERAL RETAIL USES WITH A WAIVER OF THE DOWNTOWN CENTENNIAL PLAN DEVELOPMENT STANDARDS THAT REQUIRE 70% OF THE FIRST STORY FACADE TO ALIGN ALONG THE FRONT PROPERTY LINE on 1.89 acres at 500 South Main Street (APN 139-34-201-023), C-2 (General Commercial) Zone, Ward 3 (Reese).

MAY GO TO CITY COUNCIL ON 04/06/2011

OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

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RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

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

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

DEPARTMENT: PLANNING & DEVELOPMENT

ACTING DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

TXT-40627 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion and possible action to amend UDC 19.12.120 to clarify requirements and standards for digital off-premise signage.

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

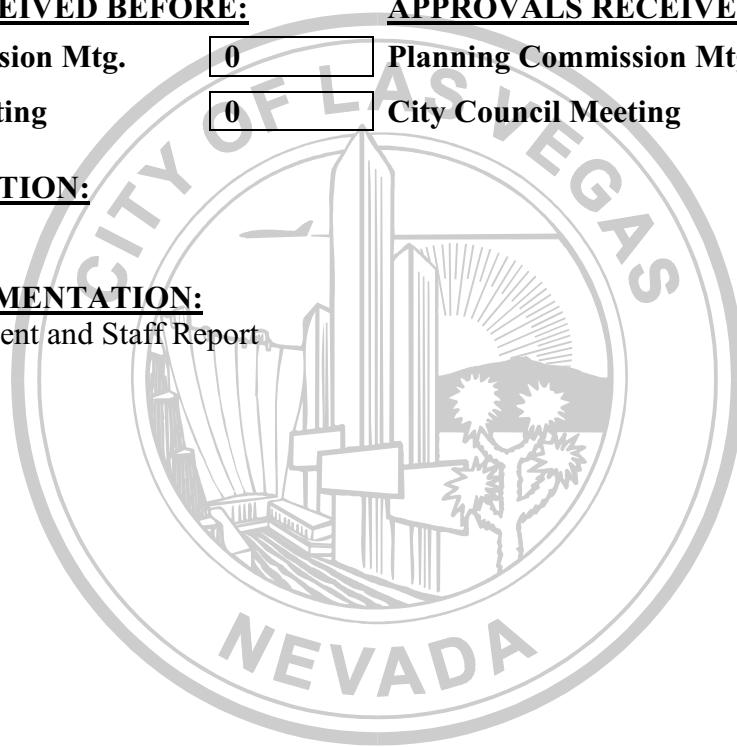
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RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

Proposed Amendment and Staff Report



AGENDA SUMMARY PAGE

PLANNING COMMISSION MEETING OF: MARCH 8, 2011

DEPARTMENT: PLANNING AND DEVELOPMENT

ACTING DEPUTY 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

