City of Las Vegas

PLANNING COMMISSION AGENDA

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

LAS VEGAS CITY COUNCIL

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

COMMISSIONERS

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

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

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 MEETINGS OF JANUARY 25, 2011 AND 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 WOOODS 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. VAR-40799 - VARIANCE - PUBLIC HEARING - APPLICANT: NEON MUSEUM - OWNER: CITY OF LAS VEGAS - Request for a Variance TO ALLOW AN EIGHT FOOT HIGH SOLID WALL WITH A TWO FOOT WROUGHT IRON TOP WHERE AN EIGHT FOOT HIGH WALL IS THE MAXIMUM HEIGHT ALLOWED on 1.13 acres at 770 North Las Vegas Boulevard (APNs 139-27-805-005 and 139-27-812-045), C-V (Civic) Zone, Ward 5 (Barlow).

22. 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).

23. 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).

24. 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).

25. 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).

26. 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).

27. 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).

28. 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).

29. 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).

30. 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:

31. 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:

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

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MARCH 8, 2011

DEPARTMENT: PLANNING AND DEVELOPMENT
ACTING DEPUTY DIRECTOR: FLINN FAGG

SUBJECT:
CALL TO ORDER

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

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

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

AGENDA SUMMARY PAGE

PLANNING COMMISSION MEETING OF MARCH 8, 2011

DEPARTMENT: PLANNING AND DEVELOPMENT
ACTING DEPUTY DIRECTOR: FLINN FAGG

SUBJECT:
ROLL CALL

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

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 MEETINGS OF JANUARY 25, 2011 AND FEBRUARY 8, 2011

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

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

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

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

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - 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

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **WVR-40764** APN: 126-13-510-010

Name of Property Owner: Woodside Homes of Nevada, Inc.

Name of Applicant: Woodside Homes of Nevada, Inc.

Name of Representative: Triton Engineering

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: 126-13-510-010

Signature of Property Owner: Jim Foltz

Print Name: Jim Foltz

State of Nevada. County of Clark

Subscribed and sworn before me

This 18th day of January, 20 11

Jennifer Ormsby

Notary Public in and for said County and State

JENNIFER ORMSBY
NOTARY PUBLIC
STATE OF NEVADA
APPT. No. 09-8952-1
MY APPT. EXPIRES JANUARY 16, 2013

JAN 21 2011

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Waiver of Title 18.12

Project Address (Location) Grand Teton & Hualapai

Project Name Madison Colony - Unit 3 **Proposed Use** SFR

Assessor's Parcel #(s) 126-13-510-010 **Ward #** 6

General Plan: existing n/a proposed n/a **Zoning:** existing PD proposed PD

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

Gross Acres 5.88 **Lots/Units** 50 **Density** 8.50

Additional Information

PROPERTY OWNER Woodside Homes of Nevada, Inc. **Contact** Eddie Duenas

Address 4730 S. Fort Apache Ste. #370 **Phone:** 889-7800 **Fax:** 889-0801

City Las Vegas **State** NV **Zip** 89147

E-mail Address EdwardD@woodside-homes.com

APPLICANT Woodside Homes of Nevada, Inc. **Contact** Eddie Duenas

Address 4730 S. Fort Apache Ste. #370 **Phone:** 889-7800 **Fax:** 889-0801

City Las Vegas **State** NV **Zip** 89147

E-mail Address EdwardD@woodside-homes.com

REPRESENTATIVE Triton Engineering **Contact** Kelly Morrison

Address 6757 W. Charleston Blvd., Suite B **Phone:** 254-1480 **Fax:** 254-3062

City Las Vegas **State** NV **Zip** 89146

E-mail Address kmorrison@tritoneng.com

Property Owner Signature* J Smith

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

Print Name J Smith

State of Nevada, County of Clark

Subscribed and sworn before me

This 19th day of January, 20 11.

Jennifer Ormsby

Notary Public in and for said County and State

JENNIFER ORMSBY
NOTARY PUBLIC
STATE OF NEVADA
APPT. No. 09-8952-1
MY APPT. EXPIRES JANUARY 18, 2013

FOR DEPARTMENT USE ONLY

Case #	WVR-40764
Meeting Date:	3/8/11
Total Fee:	$830
Date Received:*	1/20/11
Received By:	Romeo

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

JAN 2 - 2011

TENTATIVE MAP
OF
MADISON COLONY (POD 105)
UNIT 3

A PORTION OF LOT 105 OF "CLIFFS EDGE PARENT" ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE IN BOOK 118, PAGE 88 OF PLATS, SITUATE IN THE NORTH HALF ($N \frac{1}{2}$) OF THE NORTHEAST QUARTER ($NE \frac{1}{4}$) OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M. CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

LAND USE TABULATION

LAND USE DESIGNATION

PRESENT ZONING	PD (PLANNED DEVELOPMENT)
PROPOSED ZONING	PD (PLANNED DEVELOPMENT)

UNIT 3 SITE SUMMARY

TOTAL UNITS	50 LOTS
SUBSTANDARD UNITS	NONE
NET ACREAGE	5.67 ACRES
GROSS ACREAGE	6.00 ACRES
DENSITY (GROSS)	8.32 LOTS / ACRE

PARKING ANALYSIS

MADISON COLONY UNIT 3	REQUIRED	PROVIDED
2 SPACES / LOT	100	100
0.2 SPACES / LOT (GUEST)	10	30
TOTAL PARKING SPACES	110	130

MADISON COLONY USABLE OPEN SPACE

	LOTS
MADISON COLONY MODELS	17
MADISON COLONY UNIT 1	54
MADISON COLONY UNIT 2	56
MADISON COLONY UNIT 3	50
TOTAL LOTS	177

OPEN SPACE REQUIRED = 13,850SF
(100 LOTS X 100SF/LOT = 10,000SF
+ 77 LOTS X 50SF/LOT = 3,850SF)

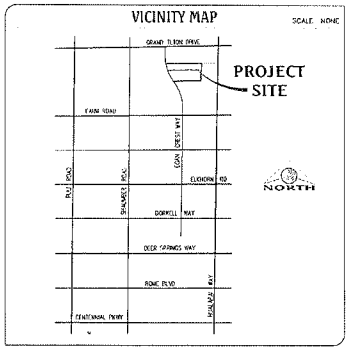
OPEN SPACE PROVIDED = 22,681SF

NOTES

1. POD 105 IS A PART OF CLIFFS EDGE A MASTER PLANNED COMMUNITY.
2. POD 105 IS NOT LOCATED WITHIN 1 MILE OF THE CLARK COUNTY SANITATION DISTRICT FACILITY.
3. THERE ARE NO KNOWN FAULTS OR FISSURES LOCATED ADJACENT TO OR WITHIN THE BOUNDARIES OF THIS SUBDIVISION TO BE VERIFIED BY THE GEOTECHNICAL ENGINEER.
4. THERE ARE NO KNOWN GROUNDWATER DEPTHS WITHIN 20' FEET OF THE EXISTING GROUND SURFACE.
5. AN ASSOCIATION WILL BE ESTABLISHED TO MAINTAIN THE LANDSCAPE COMMON LOT.
6. NO PORTION OF THIS SUBDIVISION IS LOCATED ADJACENT TO OR WITHIN THE BOUNDARIES OF A FEMA FLOOD PLAIN.
7. SITE SLOPE IS LESS THAN 10% STREET GRADES WILL TYPICALLY BE LESS THAN 5%.
8. BOUNDARIES ARE TO CENTERLINE OF STREETS.
9. NO LOTS ACCESS ACROSS COMMON LOTS, THRU LOTS, DOUBLE FRONTAGE LOTS OR LANDSCAPE EASEMENTS.
10. THERE WILL BE C.C. & R.'S FOR THIS SUBDIVISION.
11. ALL CURVE RADII ARE 10' BACK OF CURB UNLESS NOTED OTHERWISE.
12. ALL INTERIOR STREETS ARE PRIVATE STREETS AND PUBLIC UTILITY EASEMENTS.
13. NO EXISTING STRUCTURES AND OTHER PHYSICAL FEATURES ON PROPERTY.
14. NO PROPOSED RESERVATIONS OR DEDICATIONS FOR PARKS, SCHOOLS, OR OTHER PUBLIC USES EXIST.
15. MADISON COLONY UNIT 3 MUST COMPLY WITH TO CLIFF'S EDGE MASTER DEVELOPMENT PLAN AND DESIGN GUIDELINES

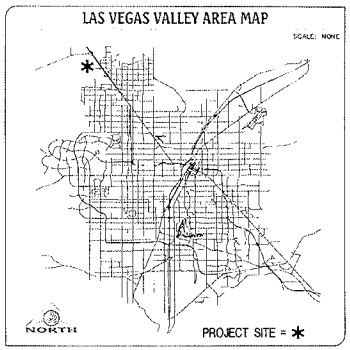
VICINITY MAP

SCALE: NONE



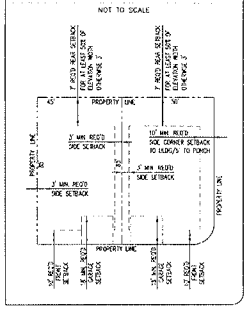
LAS VEGAS VALLEY AREA MAP

SCALE: NONE



TYPICAL LOT DIMENSIONS AND SETBACKS

NOT TO SCALE



LEGAL DESCRIPTION

LYING WITHIN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M. CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

ASSESSOR'S PARCEL NUMBER

126-13-510-010

SHEET INDEX

1. COVER SHEET
2. OVERALL SITE AND DETAILS
3. TENTATIVE MAP I
4. TENTATIVE MAP II
5. SECTIONS

SETBACK REQUIREMENTS

CITY OF LAS VEGAS

ZONING	PD
TYPICAL LOT SIZE (SF)	3,825 SF
FRONT TO BUILDING	10' MIN.
FRONT TO GARAGE	5' OR 10' PLUS
SIDE TO BUILDING/ROOF EAVE	5' MIN
SIDE ON CORNER	10' TO BLDG / 5' TO PORCH
REAR	7' MIN.

ENGINEER

TRITON ENGINEERING
6757 W. CHARLESTON BLVD., SUITE B
LAS VEGAS, NV 89146
OFFICE: (702) 254-1440
FAX: (702) 254-3092

OWNER

WOODSIDE MADISON COLONY, LLC.
4730 S. FORT APACHE RD., SUITE 370
LAS VEGAS, NV 89147
PHONE: (702) 889-7800
FAX: (702) 889-0801

DEVELOPER

WOODSIDE MADISON COLONY, LLC.
4730 S. FORT APACHE RD., SUITE 370
LAS VEGAS, NV 89147
PHONE: (702) 889-7800
FAX: (702) 889-0801

SURVEYOR

TRI-CORE SURVEYING
6795 W. CHARLESTON BLVD., SUITE A
LAS VEGAS, NV 89146
OFFICE: (702) 821-1554
FAX: (702) 870-4378

BENCHMARK

CITY OF LAS VEGAS BENCHMARK: BLW9 (2015)
BEING A RIVET AND PLATE IN CONCRETE EXISTING NW CORNER OF HUALAPAI AND ELKHORN.

ELEVATION: 2953.03 (FEET)
899.695 (METERS)

BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 00°08'16" EAST BEING THE EAST LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M. CLARK COUNTY, NEVADA, AS SHOWN ON A RECORD OF SURVEY ON FILE IN THE CLARK COUNTY, NEVADA, RECORDER'S OFFICE IN FILE 123 PAGE 32.

PERIMETER WALL NOTE

PERIMETER WALLS TO BE CONSTRUCTED PER CLIFF'S EDGE MASTER DEVELOPMENT DESIGN GUIDE LINES SECTION 6.1

ESTIMATED SEWAGE CONTRIBUTION

AVERAGE FLOW = 0.013 MILLION GALLONS PER DAY
PEAK FLOW = 0.044 MILLION GALLONS PER DAY

DEVEATIONS NOTE

1. STUB STREET ON OBSON ISLE DRIVE
2. K VALUE
3. ROLL CURB IN VALLEY GUTTER SPANDREL

NOTES

1. ALL EXTERIOR STREETS ARE PUBLIC. ALL INTERIOR STREETS ARE PRIVATE.
2. UTILITY SERVICES TO BE PROVIDED BY:
   CITY OF LAS VEGAS SEWER
   LAS VEGAS VALLEY WATER DISTRICT
   EMBARQ TELEPHONE
   REPUBLIC SERVICES
   SOUTHWEST GAS COMPANY
   NEVADA POWER COMPANY
3. A HOME OWNERS ASSOCIATION WILL BE ESTABLISHED, THEREFORE, CC&R'S WILL BE REQUIRED.
4. THERE ARE NO OBSERVABLE FAULTS OR FISSURES LOCATED ON THIS SITE.
5. AS PROPOSED, DEVELOPMENT IS CONSIDERED FEASIBLE FROM A GEOTECHNICAL STANDPOINT.
6. GROUNDWATER WAS NOT OBSERVED DURING EXCAVATIONS AND IS NOT SHOWN ON MAPS OF KNOWN GROUNDWATER ELEVATIONS IN THE AREA TO BE WITHIN 20 FEET OF THE KNOWN GROUND ELEVATION.
7. THIS SITE IS LOCATED IN ZONE X PER FEMA MAP #32003C3910E C. ZONE X IS DETERMINED TO BE OUTS DE THE 500-YEAR FLOODPLAIN.
8. SOILS REPORT PREPARED BY: GEOTEK
   PROJECT No. 5568-LVS
   OCTOBER 7, 2005
9. THIS SUBDIVISION IS A PART OF A MASTER PLAN.

Triton Engineering
6757 W. Charleston Blvd
Suite B
Las Vegas, Nevada 89146
Office (702) 254-1440
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www.tritoneng.com

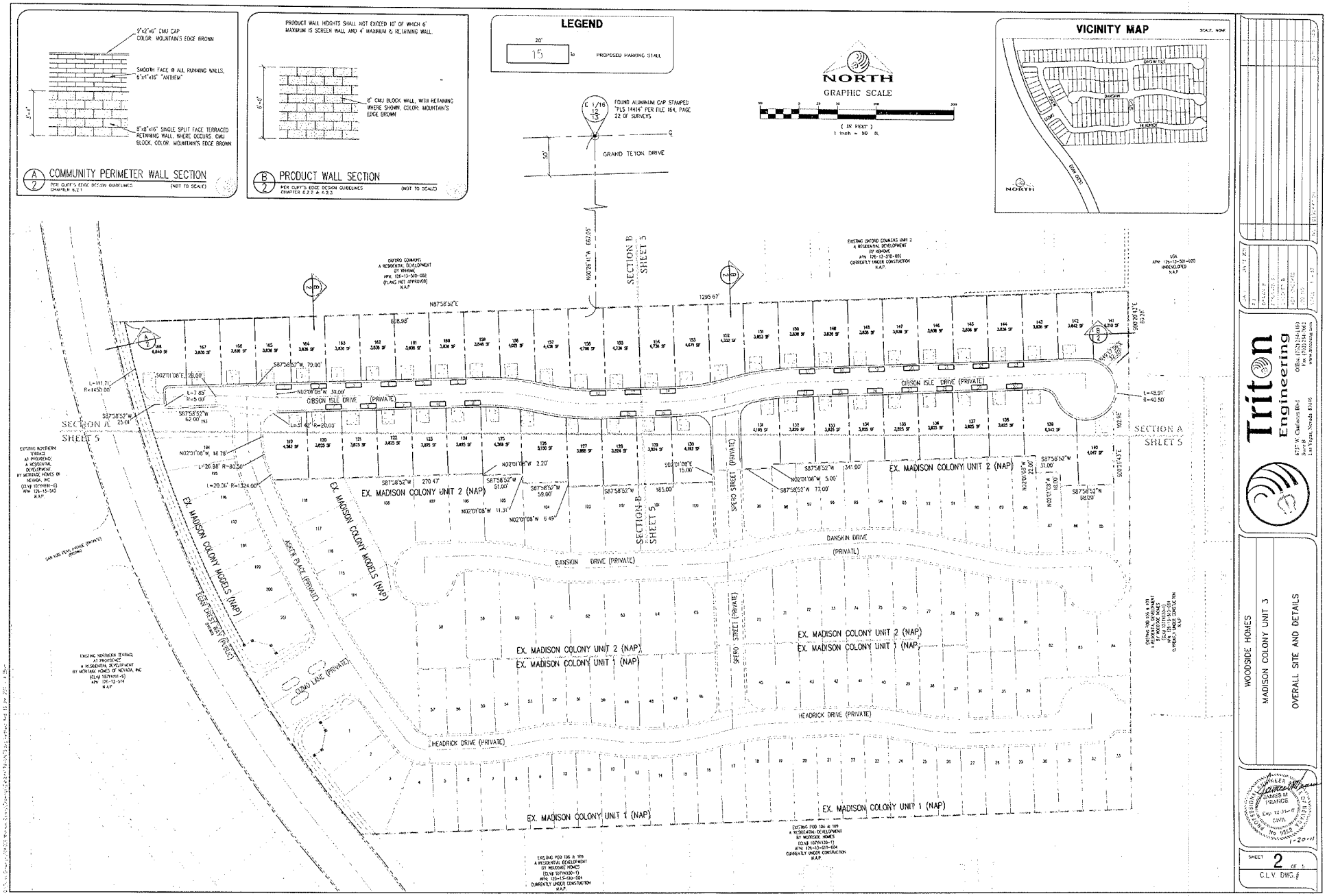
WOODSIDE HOMES
MADISON COLONY UNIT 3
TENTATIVE MAP
COVER SHEET

JAMES M. PEARCE
No. 9353
CIVIL
1-20-11

SHEET 1 OF 5
C.L.V. DWG.#

WVR-40764

JAN 27 2011



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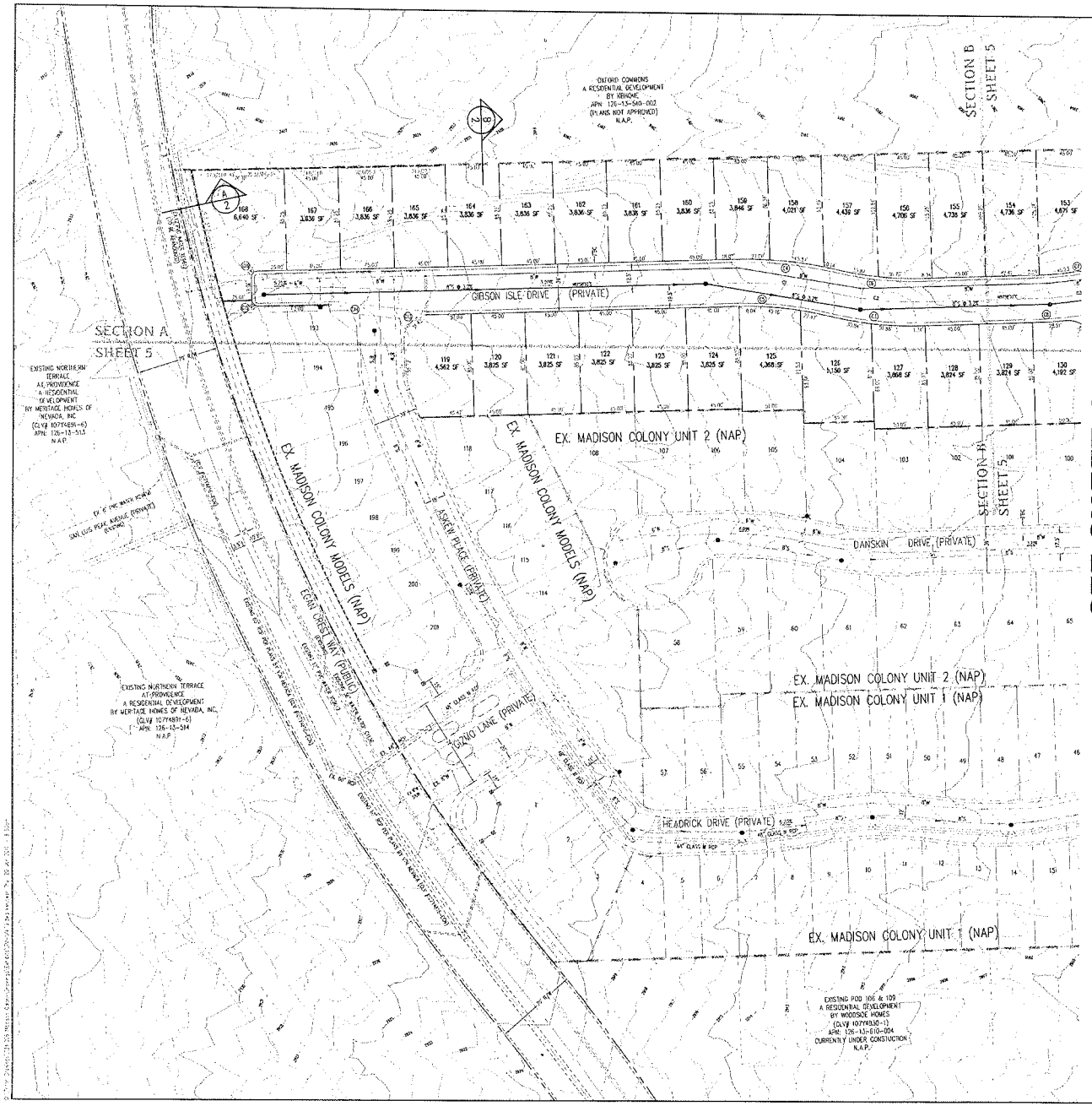
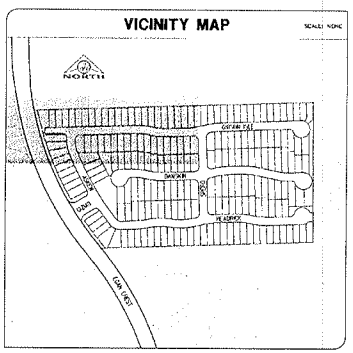


SEE SHEET 4

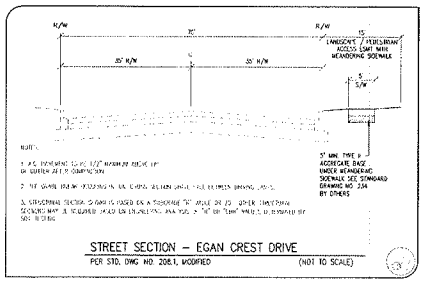


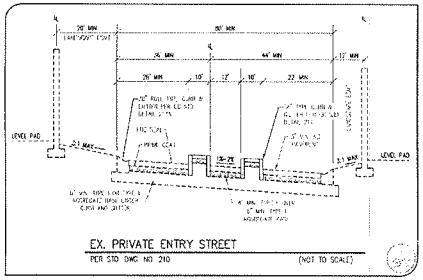
NORTH

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft

FOR LEGEND, SEE SHEET 4





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WOODSIDE HOMES

MADISON COLONY UNIT 3

TENTATIVE MAP I

SHEET 3 OF 5

C.L.V. DWG. #

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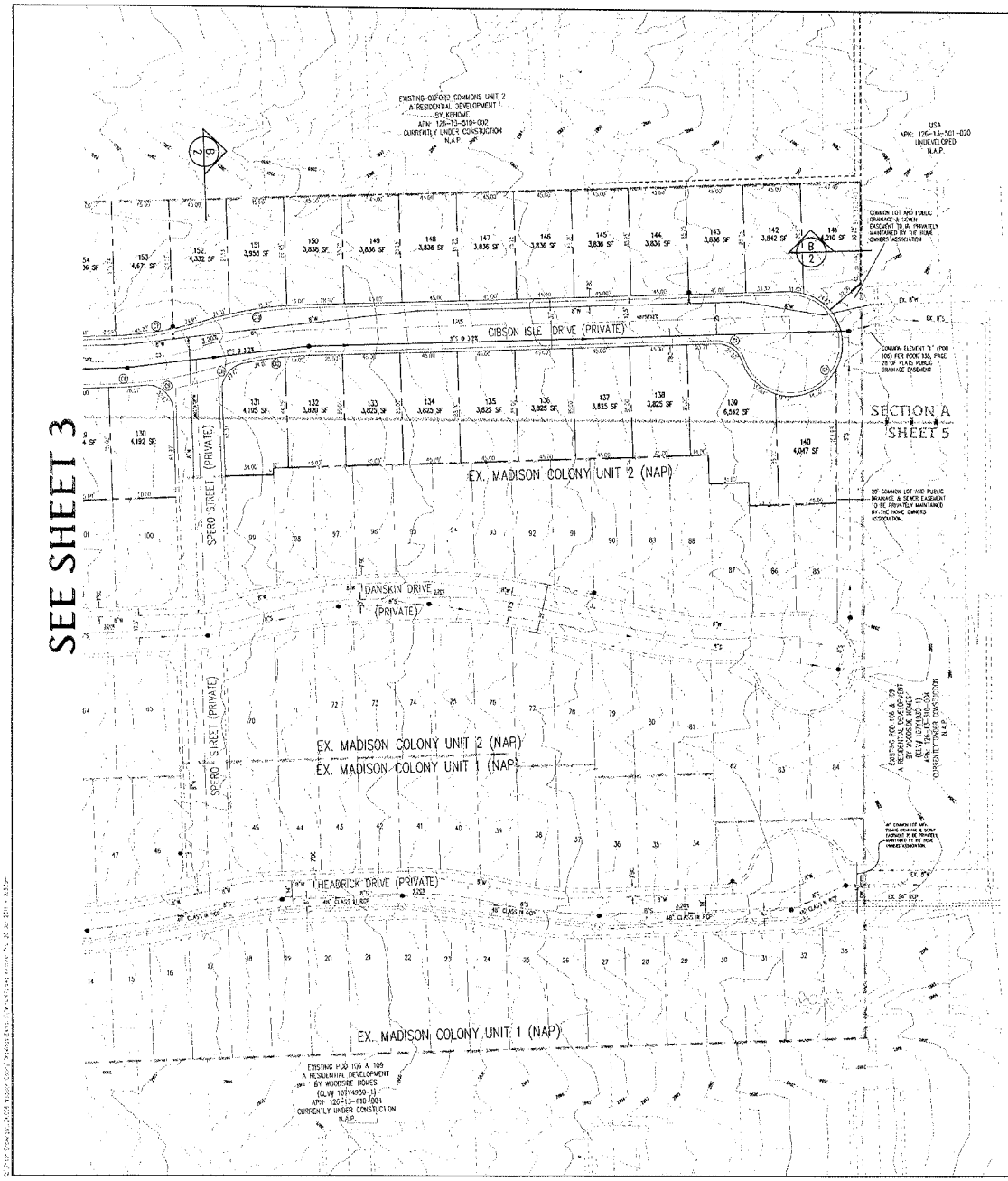
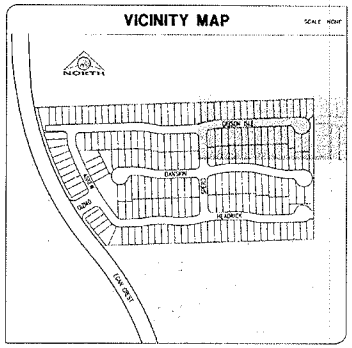


BACK OF CURB CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	TANGENT
C1	25.20	20.00	72°11'40"	14.58
C2	178.27	40.50	252°11'44"	55.54
C3	82.73	319.50	14°50'06"	41.60
C4	82.73	319.50	14°50'08"	41.60
C5	72.63	280.50	14°50'06"	36.52
C6	72.63	280.50	14°50'06"	36.52
C7	72.63	280.50	14°50'06"	36.52
C8	24.10	319.50	4°19'22"	12.06
C9	32.92	20.00	94°19'22"	21.57
C10	82.73	319.50	14°50'06"	41.60
C11	27.63	20.00	79°09'02"	16.53
C12	53.11	280.50	10°50'58"	26.64
C13	31.42	20.00	90°00'00"	20.00
C14	31.42	20.00	90°00'00"	20.00
C15	7.85	5.00	90°00'00"	5.00
C16	8.08	5.00	92°32'46"	5.23

VICINITY MAP



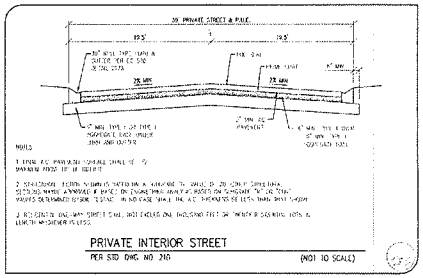
NORTH

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

LEGEND

EX. GAS	EXISTING GAS		PROPOSED STANDARD FIRE HYDRANT WITH 6" LATERAL, 6" GATE VALVE AND TEE
EX. 10"S	EXISTING SEWER MAIN		
8"S	PROPOSED SEWER MAIN	BWV	BACK WATER VALVE SEE DETAIL SHEET 16
	PROPOSED SEWER LATERAL		
EX. 8"W	EXISTING WATER MAIN	PRV	PRESSURE REDUCING VALVE
8"W	PROPOSED WATER MAIN		EXISTING STREET LIGHT
	PROPOSED WATER LATERAL WITH 3/4" METER		PROPOSED 100W HPS STREET LIGHT
	EXISTING UTILITY MANHOLE		
	PROPOSED UTILITY MANHOLE		PROPOSED CONCRETE DRIVEWAY
	EXISTING VALVE		
	PROPOSED VALVE	20'	PROPOSED PARKING STALL
	PROPOSED REDUCER		



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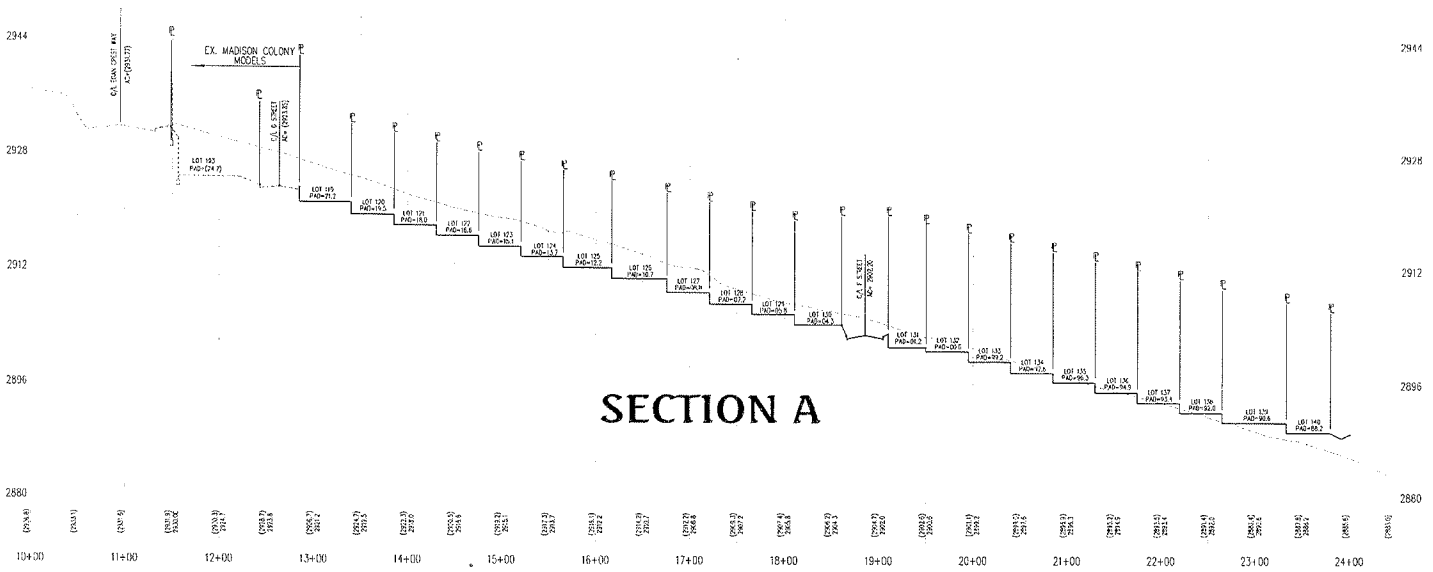
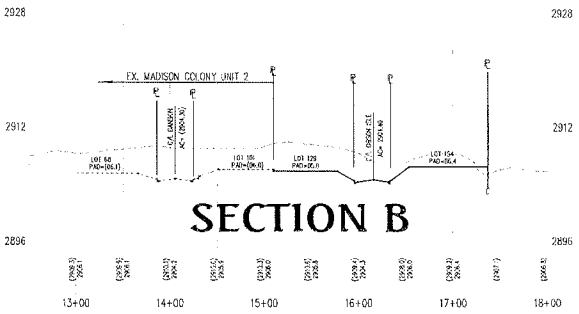
WOODSIDE HOMES
MADISON COLONY UNIT 3
TENTATIVE MAP II

SHEET 4 OF 5
C.L.V DWG #

WVR-40764
TMP-40762



SECTION A



SECTION B

WVR-40764

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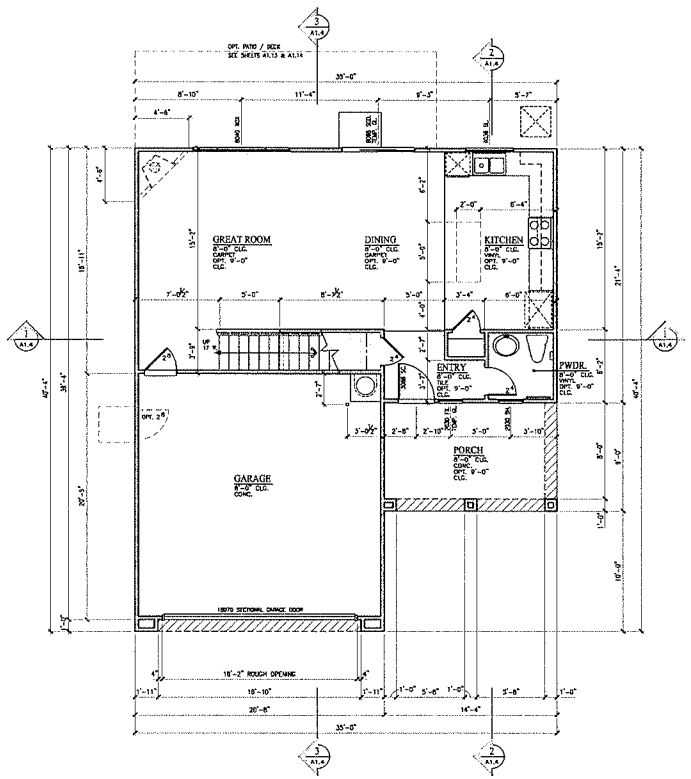
WOODSIDE HOMES

MADISON COLONY UNIT 3

TENTATIVE MAP SECTIONS

SHEET 5 OF 5

C.L.V. DWG #



FIRST FLOOR PLAN "A"

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

FLOOR PLAN - KEYNOTES

1. WINDOW HEAD HEIGHTS ON FLOORS WITH 8'-1" TOP PLATE HEIGHT SHALL BE 6'-8" U.N.O. ON ELEVATIONS
2. ALL INTERIOR AND EXTERIOR DOOR HEIGHTS SHALL BE 6'-8" UNLESS NOTED OTHERWISE ON PLANS

SYMBOL OF REFERENCES

1. CEILINGS
1A LINE OF WALL BELOW
1B GYPSUM BOARD SOFFIT AT 8'-0" UNLESS NOTED OTHERWISE ON PLAN

2. EXTERIORS (REFER TO EXTERIOR ELEVATIONS)
2A LINE OF EXTERIOR SOFFIT - SEE ELEVATIONS
2D STUCCO SILL/ FOOTHOLD - SLOPE ONE INCH PER FOOT MINIMUM
2E STUCCO O/ MTCH FURRED METAL LATH CEILING
2G CONCRETE STOOP/ PAVERS/ PORCH/ PATIO - REFER TO SLAB EDGE PLAN FOR SIZE
2Z CONCRETE GARAGE SLAB - SLOPE 4"
2F 2x FLAT STUD FURRED BRACKET / LINE OF EXTERIOR VENEER MATERIAL - SEE ELEVATION
2G COURTYARD WALL - SEE DETAILS 8, 9, & 10/A3.3
2H STUCCO WRAPPED PORCH BEAM - SEE DETAILS 18 & 21/A3.1
2J LINE OF OPTIONAL CONCRETE PATIO
2K LINE OF OPTIONAL COURTYARD WALL

3. INTERIORS
3A LINE OF FLOOR MATERIAL CHANGE
3B 2x4 STUD WALL FRAMING
3C 2x6 STUD OR DOUBLE 2x4 STUD WALL FRAMING - REFER TO STRUCTURAL DRAWINGS
3D WIRE CLOSET SHELVING
3E MINIMUM (1) LAYER 1/2" GYPSUM BOARD AT ALL GARAGE WALLS AND CEILING
3F "INSULATION" BOARD (WHICH MEETS THE CRG APPLIANCE MODEL # WDW2360 AND STANDARD 731.8(b)-2000 - ULI 3078 - OR APPROVED EQUAL - INSTALL PER MANUFACTURER'S INSTRUCTIONS IN ACCORDANCE WITH IT'S LISTING
3G 3" DIA. X 36" TALL CONCRETE-FILLED PIPE BOLLARD
3H TOWEL BAR - PROVIDE 2x BACKING
3J TOILET PAPER HOLDER - PROVIDE 2x BACKING

4. OPENINGS
4A 1 3/4" THICK, SOLID CORE, TIGHT-FITTING, SELF-CLOSING, 20 MINUTE RATED DOOR
4B MINIMUM 22" x 30" ATTIC ACCESS - MINIMUM 30" VERTICAL CLEAR HEADROOM ALONG MIN. 24" WIDE PLYWOOD CATWALK TO F.A.U. IN ATTIC - MINIMUM LENGTH 20'-0"

5. APPLIANCES (VERIFY ALL CLEAR OPENING REQUIREMENTS)
5A 24" CLEAR REFRIGERATOR SPACE WITH RECESSED COLD WATER BOX FOR ICE MAKER
5B 24" BUILT-IN DISHWASHER
5C 36" COOKTOP WITH HOOD, LIGHT AND EXHAUST FAN ABOVE - PROVIDE VENT TO OUTSIDE AIR
5D 30" DOUBLE OVENS
5E CLOTHES WASHER SPACE - PROVIDE HOT & COLD WATER SUPPLY (RECESSED) & WASTE CONNECTIONS
5F CLOTHES DRYER SPACE - PROVIDE VENT TO OUTSIDE AIR
5G SEPARATE MICROWAVE OVEN IN UPPER CABINETS

6. CABINETS AND STORAGE
6A LOWER CABINETRY
6B UPPER CABINETRY
6C TALL HOOCH CABINETRY
6D ISLAND CABINETRY
6E PANTRY SHELVING - WIRE SHELVES
6F TOWEL SWING BAR AT +36" A.F.F.
6G DESK CABINETRY
6H KNEE SPACE
6J VANITY CABINETRY
6K RECESSED MIRROR-FACED MEDICINE CABINET
6L LINEN CABINETRY
6M LINEN SHELVING - WIRE SHELVES
6N WIRE SHELF

7. PLUMBING
7A 36" DOUBLE SINK WITH GARBAGE DISPOSAL
7B LAVATORY
7C PEDESTAL LAVATORY
7D UTILITY SINK
7E PLUMBING CHASE
7F WATER CLOSET - LOCATE IN CLEAR SPACE NOT LESS THAN 30" IN WIDTH AND WITH NOT LESS THAN 24" CLEAR SPACE IN FRONT OF THE WATER CLOSET STOOL
7G GAS WATER HEATER ON 18" HIGH WOOD PLATFORM - PROVIDE NON-RIGID CONNECTIONS WITH SEISMIC STRAPS AT TOP 1/3 AND BOTTOM 1/3 OF THE TANK AND P & T RELIEF VALVE TO OUTSIDE
7H 32" x 60" "FIBERGLASS" FIBE-32X6 TUB/SHOWER UNIT W/ CULTURED MARBLE SURROUND - PROVIDE TEMPERED GLASS ENCLOSURE
7J 42" x 102" "FIBERGLASS" FIC1-102-042RS TUB AND SHOWER W/ CULTURED MARBLE SURROUND - PROVIDE TEMPERED GLASS ENCLOSURE
7K 60" x 60" (NOMINAL) CORNER UNIT DROP-IN TUB "FIBERGLASS" FA1361-3060 W/ CULTURED MARBLE DECK, SPLASH & SURROUND
7L 80" x 80" (NOMINAL) HOT-MOPPED SHOWER PAN W/ CULTURED MARBLE SURROUND TO +84" A.F.F. & CORNER SEAT AT +20" - PROVIDE TEMPERED GLASS ENCLOSURE AND DOOR - PROVIDE SHOWER HEAD AT 478 A.F.F.
7M PLUMBING LOOP FOR OPTIONAL WATER SOFTENER

8. MECHANICAL (VERIFY LOCATIONS AND SIZES WITH HVAC CONTRACTOR)
8A 4" DIAMETER DRYER VENT TO OUTSIDE AIR - MAXIMUM 14' LONG W/ (2) 90 DEG. ELBOWS UNLESS APPROVED OTHERWISE
8B FORCED AIR UNITS IN ATTIC - REFER TO UTILITY PLAN
8C AIR CONDITIONING CONDENSER UNIT SECURELY FASTENED TO CONCRETE OR FIBERGLASS PAD
8D RETURN AIR GRILLE

AREA TABULATION

CONDITIONED SPACE

FIRST FLOOR AREA	897 SQ. FT.
SECOND FLOOR AREA	771 SQ. FT.
TOTAL DWELLING	1668 SQ. FT.

UNCONDITIONED SPACE

GARAGE	421 SQ. FT.
PORCH	129 SQ. FT.
OPTIONAL PATIO	200 SQ. FT.
OPTIONAL DECK	200 SQ. FT.

Woodside Homes
Los Vegas, NV
Phone: (xxx) xxx-xxxx Fax: (xxx) xxx-xxxx

"Madison Creek"
Tract # - - - Lots
Las Vegas, NV

Kevin L. Crook Architect, Inc.
1360 Reynolds Ave., Suite #110 Irvine, CA. 92614
Phone (949) 660-1587, Fax (949) 660-1589
Website: www.klcarch.com

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Issue Date

Revision Date

Project #
10042

Sheet #
A3510.2

Filename: 10042A3102.dwg
Plot Dated: Dec 16, 2010

WVR-40764
TMP-40762

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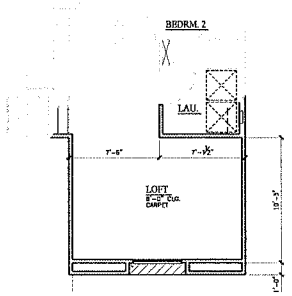
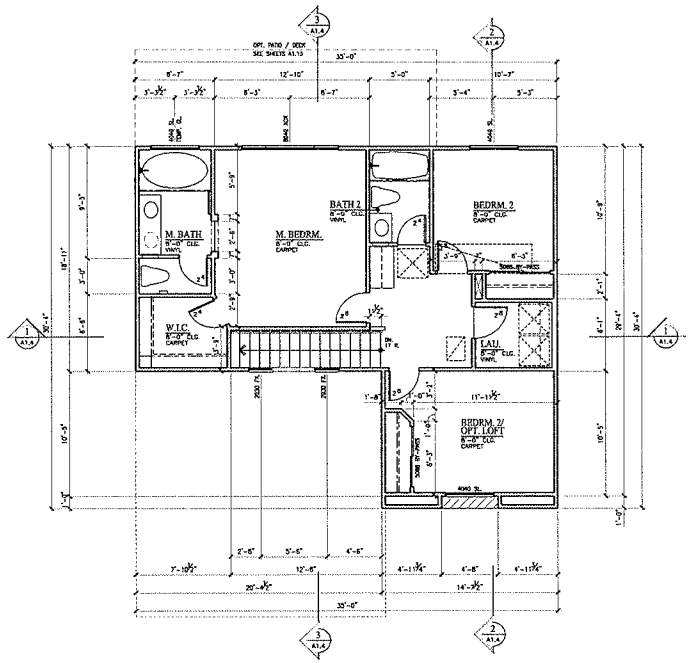


OPTIONAL LOFT

REFER TO STANDARD FLOOR PLAN AND/OR ELEVATION FOR INFORMATION NOT SHOWN HERE

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



SECOND FLOOR PLAN "A"

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

FLOOR PLAN - KEYNOTES

1. WINDOW HEAD HEIGHTS ON FLOORS WITH 8'-1" TOP PLATE HEIGHT SHALL BE 6'-8" U.N.O. ON ELEVATIONS
2. ALL INTERIOR AND EXTERIOR DOOR HEIGHTS SHALL BE 6'-8" UNLESS NOTED OTHERWISE ON PLANS

☐ SYMBOL OF REFERENCE

1. CEILINGS
   - 1A LINE OF SOFFIT BELOW
   - 1B GYPSUM BOARD SOFFIT AT 8'-0" UNLESS NOTED OTHERWISE ON PLAN
2. EXTERIORS (REFER TO EXTERIOR ELEVATIONS)
   - 2A LINE OF EXTERIOR SOFFIT - SEE ELEVATIONS
   - 2B STUCCO SILL/ POP-OUT - SLOPE ONE INCH PER FOOT MINIMUM
   - 2C STUCCO O/ HIGH PERIOD METAL LATH CEILING
   - 2D CONCRETE STOOP/ PAVERS/ PORCH/ PATIO - REFER TO SLAB EDGE PLAN FOR SIZE
   - 2E CONCRETE CHANGE SLAB - SLOPE 1/4"
   - 2F 2x FLAT STUD FURRED BRACKOUT / LINE OF EXTERIOR VENEER MATERIAL - SEE ELEVATION
   - 2G COURTYARD WALL - SEE DETAILS 8, 9, & 10/A0.3
   - 2H STUCCO WRAPPED PORCH BEAM - SEE DETAILS 18 & 21/A0.1
   - 2J LINE OF OPTIONAL COVERED PATIO
   - 2K LINE OF OPTIONAL COURTYARD WALL
3. INTERIORS
   - 3A LINE OF FLOOR MATERIAL CHANGE
   - 3B 2x6 STUD WALL FRAMING
   - 3C 2x6 STUD OR DOUBLE 2x4 STUD WALL FRAMING - REFER TO STRUCTURAL DRAWINGS
   - 3D WIRE CLOSET SHELVING
   - 3E MINIMUM (1) LAYER 1/2" GYPSUM BOARD AT ALL GARAGE WALLS AND CEILING
   - 3F "INSULATOR" MOVUS DIRECT VENT GAS APPLIANCE MODEL # MDV42IN AND STANDARD 221.80-2000 – ULF 3078 – OR APPROVED EQUAL – INSTALL PER MANUFACTURER'S RESTRICTIONS IN ACCORDANCE WITH IFS LISTING
   - 3G 3" DIA. X 36" TALL CONCRETE-FILLED PIPE BOLLARD
   - 3H TOWEL BAR – PROVIDE 2x BACKING
   - 3J TOILET PAPER HOLDER – PROVIDE 2x BACKING
4. OPENINGS
   - 4A 1 3/4" THICK, SOLID CORE, TIGHT-FITTING, SELF-CLOSING, 20 MINUTE RATED DOOR
   - 4B MINIMUM 22" x 30" ATTIC ACCESS – MINIMUM 30" VERTICAL CLEAR HEADROOM ALONG MIN. 24" WIDE PLYWOOD CATWALK TO F.A.U. IN ATTIC – MAXIMUM LENGTH 20'-0"
5. APPLIANCES (VERIFY ALL CLEAR OPENING REQUIREMENTS)
   - 5A 36" CLEAR REFRIGERATOR SPACE WITH RECESSED COLD WATER BOX FOR ICE MAKER
   - 5B 24" BUILT-IN DISHWASHER
   - 5C 30" COOKTOP WITH HOOD, LIGHT AND EXHAUST FAN ABOVE – PROVIDE VENT TO OUTSIDE AIR
   - 5D 30" DOUBLE OVENS
   - 5E CLOTHES WASHER SPACE – PROVIDE HOT & COLD WATER SUPPLY (RECESSED) & WASTE CONNECTIONS
   - 5F CLOTHES DRYER SPACE – PROVIDE VENT TO OUTSIDE AIR
   - 5G 30"MINIMUM MICROWAVE OVEN IN UPPER CABINETS
6. CABINETS AND COUNTERS
   - 6A LOWER CABINETRY
   - 6B UPPER CABINETRY
   - 6C FULL HEIGHT CABINETRY
   - 6D ISLAND CABINETRY
   - 6E PANTRY SHELVING – WIRE SHELVES
   - 6F FLUSH EATING BAR AT +28" A.F.F.
   - 6G DESK CABINETRY
   - 6H KNEE SPACE
   - 6J VANITY CABINETRY
   - 6K RECESSED MIRROR-FACED MEDICINE CABINET
   - 6L LINEN CABINETRY
   - 6M LINEN SHELVING – WIRE SHELVES
   - 6N WIRE SHELF
7. PLUMBING
   - 7A 36" DOUBLE SINK WITH GARBAGE DISPOSAL
   - 7B LAVATORY
   - 7C PEDESTAL LAVATORY
   - 7D UTILITY SINK
   - 7E PLUMBING CHASE
   - 7F WATER CLOSET – LOCATE SO CLEAR SPACE NOT LESS THAN 30" IN WIDTH AND WITH NOT LESS THAN 24" CLEAR SPACE IN FRONT OF THE WATER CLOSET STOOL
   - 7G GAS WATER HEATER ON 18" HIGH WOOD PLATFORM – PROVIDE NON-RIGID CONNECTIONS WITH SEISMIC STRAPS AT TOP 1/3 AND BOTTOM 1/3 OF THE TANK AND T & P RELIEF VALVE TO OUTSIDE
   - 7H 32" x 60" "FIBERCAST" #FBS-3260S TUB/SHOWER UNIT W/ CULTURED MARBLE SURROUND – PROVIDE TEMPERED GLASS ENCLOSURE
   - 7J 42" x 102" "FIBERCAST" #FT-102-0420S TUB AND SHOWER W/ CULTURED MARBLE SURROUND – PROVIDE TEMPERED GLASS ENCLOSURE
   - 7K 60" x 60" (NOMINAL) CORNER UNIT DROP-IN TUB "FIBERCAST" #4260-SBDI W/ CULTURED MARBLE DECK, SPLASH & APRON
   - 7L 60" x 60" (NOMINAL) HDT-MOPPED SHOWER PAN W/ CULTURED MARBLE SURROUND TO +84" A.F.F. & CORNER SEAT AT +20" – PROVIDE TEMPERED GLASS ENCLOSURE AND DOOR – POSITION SHOWER HEAD AT +78" A.F.F.
   - 7M PLUMBING LOOP FOR OPTIONAL WATER SOFTENER
8. MECHANICAL (VERIFY LOCATIONS AND SIZES WITH HVAC CONTRACTOR)
   - 8A 4" DIAMETER DRYER VENT TO OUTSIDE AIR – MAXIMUM 14' LONG W/ (2) 90 DEG. ELBOWS UNLESS APPROVED OTHERWISE
   - 8B FURNACE AIR UNITS IN ATTIC – REFER TO UTILITY PLAN
   - 8C AIR CONDITIONING CONDENSER UNIT SECURELY FASTENED TO CONCRETE OR FIBERGLASS PAD
   - 8D RETURN AIR GRILLE

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Tract # - - - Lots
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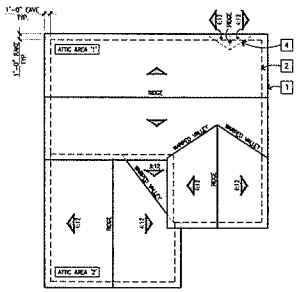
Issue Date
Revision Date

Project #
10042
Sheet #
A3510.3

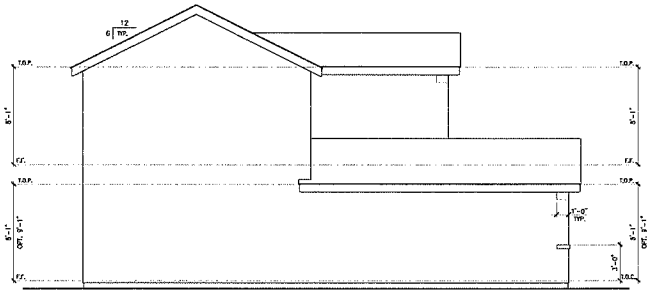
Filename: 10042A1S3.dwg
Plot Scale: Jan. 18, 2010

WVR-40764
TMP-40762



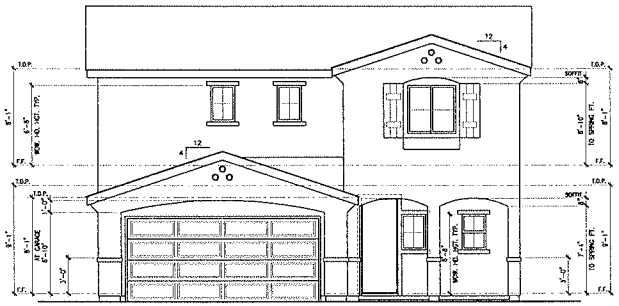
"A" ROOF PLAN ROOF MATERIAL: LOW PROFILE "S" TILE ROOF PITCH: 6:12 U.N.O.

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



"A" LEFT SIDE ELEVATION

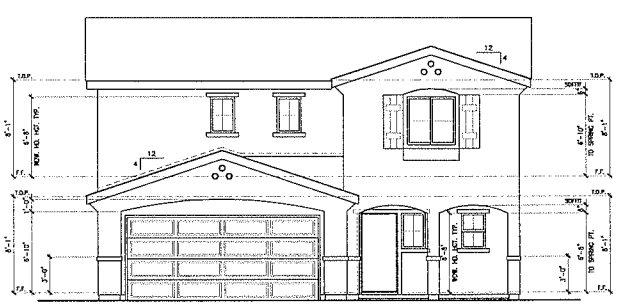
SCALE: 1/4" = 1' - 0"



"A" FRONT ELEVATION
AT OPT. 9'-1" PLT. HGT.

REFER TO STANDARD FLOOR PLAN AND/OR ELEVATION FOR INFORMATION NOT SHOWN HERE.

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



"A" FRONT ELEVATION

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

EXTERIOR ELEVATION - GENERAL NOTES

1. REFER TO FLOOR PLAN SHEETS FOR DOOR AND WINDOW DESIGNATIONS

EXTERIOR ELEVATION - KEYNOTES

☐ SYMBOL OF REFERENCES

1. ROOFING MATERIALS
   - 1A ROOFING MATERIAL – SEE ROOF PLAN, ROOF PLAN GENERAL NOTE 1, AND DETAIL 5
   - 1B EXTERIOR PLASTER – 1-COAT STUCCO SYSTEM BY "OMEGA PRODUCTS INTERNATIONAL, INC." I.C.C. E.S. REPORT NO. ESR-1184 – OR APPROVED EQUAL – SEE DETAIL 6/A10.3
   - 1C STUCCO OVER HIGH RIBBED METAL LATH AT SOFFIT/ CEILING
   - 1D STUCCO SILL/ POTSHELF – SLOPE ONE-QUARTER INCH PER FOOT MINIMUM
   - 1E STUCCO OVER ENHANCED POLYSTYRENE (E.P.S.) FOAM TRIM
   - 1F +2" STUCCO OVER E.P.S. FOAM ACCENT
   - 1G STUCCO OVER E.P.S. FOAM CORNICE
   - 1H STUCCO OVER ADDITIONAL LAYER OF 1-INCH E.P.S. FOAM INSULATION BOARD WAINSCOT – SEE DETAIL 30/A10.1
   - 1J STUCCO WRAPPED PORCH BEAM – SEE DETAIL 19 & 17/A10.1
2. SHEET METAL
   - 2A CORROSION RESISTANT METAL FLASHING AT ROOF-TO-WALL
   - 2B CORROSION RESISTANT METAL WEEP SCREED
   - 2C CORROSION RESISTANT METAL LOUVERED GABLE END VENT – SEE ELEVATIONS FOR SIZE
   - 2D CORROSION RESISTANT METAL DOWNSPOUT
3. WOOD / SIDING / TRIM
   - 3A 2x8 WOOD FASCIA – PRE-PRIMED WOOD SAW
   - 3B 2x5 WOOD BARGE BOARD – PRE-PRIMED WOOD SAW
   - 3C "HEARTED" SHUTTERS – STYLE TO MATCH – SEE DETAILS 1, 2, 3 & 4/A10.3
4. MASONRY & CONCRETE
   - 4A MANUFACTURED STONE VENEER ADHERED TO EXTERIOR PLASTER – INSTALL PER MANUFACTURER'S INSTRUCTIONS
   - 4B CONCRETE STOOP/ PORCH – SEE SLAB EDGE PLAN FOR SIZE
   - 4C STUCCO OR STONE VENEER OVER 8" C.M.U. COUNTERMID WALL – SEE DETAILS 8, 9 & 10/A10.3 – REFER TO STRUCTURAL DRAWINGS
5. ACCESSORIES
   - 5A DECORATIVE SIMULATED CLAY TILE FALSE VENT – SEE DETAIL 13/A10.1
   - 5B WINDOWS AT TOP PANEL ROW OF CHARGE DOOR

ROOF PLAN - GENERAL NOTES

1. ROOF MATERIAL – CLASS 'A' CONCRETE ROOFING TILE BY "MONIER LIFETILE" – I.C.C. REPORT NO. ESR-1847 – OR APPROVED EQUAL OVER (2) LAYERS 30# ROOFING FELT – INSTALL PER MANUFACTURER'S INSTRUCTIONS – ROOF TILE NOT TO EXCEED 10 LBS. PER SQUARE FOOT
2. ROOF TILE NAILING SHALL BE PER THE MANUFACTURER'S SPECIFICATIONS WITH THE FOLLOWING MINIMUM REQUIREMENTS:
   - A. 11 GA. CORROSION RESISTANT NAILS WITH MINIMUM 3/4" PENETRATION INTO SHEATHING PER U.B.C. SECTION 2507.5.5 AND IN ACCORDANCE WITH U.B.C. TABLE 15D-3,5,7.
   - B. HEADS OF ALL TILE SHALL BE NAILED
   - C. THE NOSES OF ALL EAVE COURSE TILES SHALL BE FASTENED WITH APPROVED CLIPS
   - D. ALL TILES SHALL BE NAILED WITH A MINIMUM OF TWO (2) NAILS
   - E. THE NOSES OF ALL RIDGE, HIP AND RAKE TILES SHALL BE SET IN A BEAD OF APPROVED ROOFER'S MASTIC
3. PROVIDE MINIMUM 26 GA. CORROSION RESISTANT METAL FLASHING AT ALL VALLEYS AND ROOF-TO-WALL CONDITIONS
4. PROVIDE SKYLIGHTS AS REQUIRED
5. PROVIDE CROSS VENTILATION AT ALL ENCLOSED ATTIC SPACES IN ACCORDANCE WITH U.B.C. SECTION 1806
7. PROVIDE A MINIMUM 22"x30" ACCESS OPENING IN ROOF SHEATHING TO OVER FRAMED ATTIC AREAS WITH 30" MINIMUM HEAD CLEARANCE – PROVIDE A 12"x12" OPENING IN ROOF SHEATHING TO OVER FRAMED ATTIC AREAS WITH LESS THAN 30" HEAD CLEARANCE FOR VENTILATION
8. NET FREE AIR VALUES FOR VENTS USED IN OUR VENTILATION CALCULATIONS ARE BASED ON AUGUST, 2007 VALUES PROVIDED BY "C & J METAL PRODUCTS INC." AT WWW.CJMETALS.COM & BY "O'HAGIN'S, INC." AT WWW.OHAGINSINC.COM THESE VALUES ARE SUBJECT TO CHANGE WITHOUT NOTIFICATION AND MUST BE VERIFIED BY INSTALLER AT TIME OF INSTALLATION – APPROVED EQUAL PRODUCTS MUST PROVIDE THE NET FREE AIR VENTILATION TOTALS REQUIRED BY THE CALCULATIONS PROVIDED ON THESE ARCHITECTURAL DRAWINGS
9. ALL ROOF, WALL AND EAVE VENTS SHALL BE SCREENED WITH CORROSION RESISTANT, NON-COMBUSTIBLE WIRE MESH WITH 1/4" MINIMUM MESH OPENINGS

ROOF PLAN - KEYNOTES & SYMBOLS

☐ SYMBOL OF REFERENCE NOTES

1. EDGE OF ROOF
2. EDGE OF BUILDING BELOW
3. CORROSION RESISTANT METAL DOWNSPOUT
4. ROOF AT ENHANCED ELEVATION

INDICATES DIRECTION OF ROOF PITCH

INDICATES HALF-ROUND LOUVERED BORDER VENT – "C & J" METAL PRODUCTS INC. OR APPROVED EQUAL

INDICATES "O'HAGIN'S" CLOAKED TILE VENT @ RES (LL NOT FREE VENTILATING AREA EACH OR APPROVED EQUAL

ATTIC VENTILATION REQUIREMENTS FOR ELEVATIONS "A", "B" & "C"

ATTIC AREA "1" =	1520 SQ. FT.
REQUIRED VENTILATION AREA = ATTIC AREA (1520 SQ. FT.) / 150	
= 10.13 SQ. FT. X 144	1458 SQ. IN.
50% OF REQUIRED VENTILATION =	730 SQ. IN.
UPPER VENTILATION PROVIDED:	
(2) "CAJ" JEV1424 GABLE END VENTS @ 119 SQ. IN. =	238 SQ. IN.
(6) "O'HAGIN" CLOAKED VENT TILES AT 95 SQ. IN. =	570 SQ. IN.
TOTAL UPPER VENTILATION PROVIDED =	808 SQ. IN.
LOWER VENTILATION PROVIDED:	
(6) "O'HAGIN" CLOAKED VENT TILES AT 95 SQ. IN. =	570 SQ. IN.
(10) WOOD EAVE VENTS W/ (2) 2" DIA. HOLES PER BLOCK @ 9.4 SQUARE INCHES =	94 SQ. IN.
TOTAL LOWER VENTILATION PROVIDED =	664 SQ. IN.
TOTAL VENTILATION PROVIDED:	1472 SQ. IN.

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Issue Date

Revision Date

Project # 10042

Sheet # A3510.5

Filename: 10042s1205.dwg
Plot Date: Dec 18, 2013

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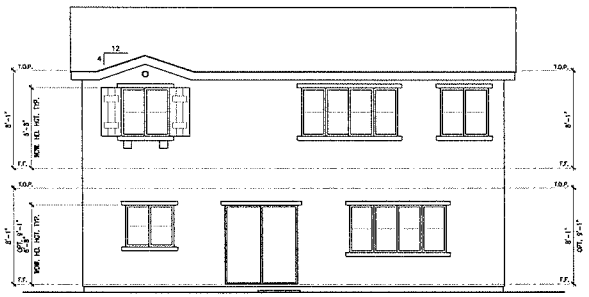
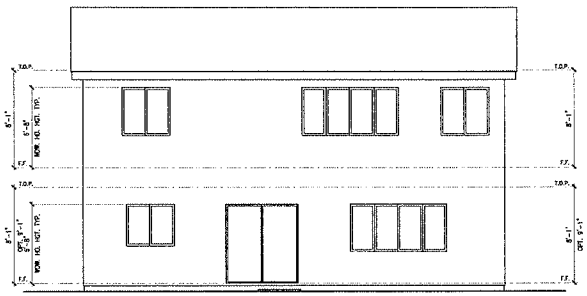
TMP-40762



"A" REAR ELEVATION AT ENHANCED ELEVATION

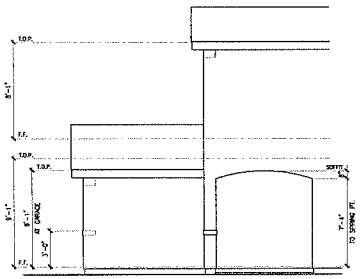
REFER TO STANDARD FLOOR PLAN AND/OR ELEVATION FOR INFORMATION NOT SHOWN HERE

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



"A" REAR ELEVATION

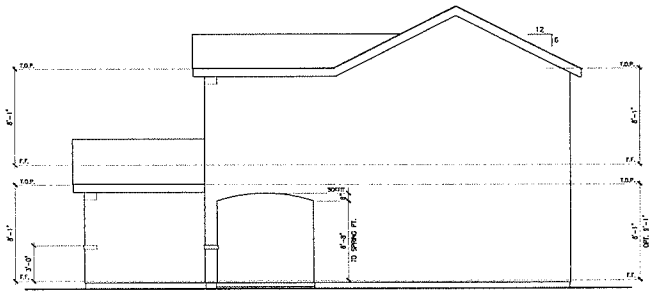
SCALE: 1/4" = 1' - 0"



"A" RIGHT SIDE ELEVATION AT OPT. 9'-1" PLT. HGT.

REFER TO STANDARD FLOOR PLAN AND/OR ELEVATION FOR INFORMATION NOT SHOWN HERE

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



"A" RIGHT SIDE ELEVATION

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

EXTERIOR ELEVATION - GENERAL NOTES

1. REFER TO FLOOR PLAN SHEETS FOR DOOR AND WINDOW DESIGNATIONS

EXTERIOR ELEVATION - KEYNOTES

☐ SYMBOL OF REFERENCES

1. ROOFING MATERIAL

1A ROOFING MATERIAL - SEE ROOF PLAN, ROOF PLAN GENERAL NOTE 1, AND DETAILS

1B EXTERIOR PLASTER - 1-COAT STUCCO SYSTEM BY "OMEGA PRODUCTS INTERNATIONAL, INC." U.C.C. E.S. REPORT NO. ESR-1194 - OR APPROVED EQUAL - SEE DETAIL 8/A0.3

1C STUCCO OVER HIGH RIBBED METAL LATH AT SOFFIT/ CEILING

1D STUCCO SILL/ POTSHELF - SLOPE ONE-QUARTER INCH PER FOOT MINIMUM

1E STUCCO OVER EXPANDED POLYSTYRENE (E.P.S.) FOAM TRIM

1F +2" STUCCO OVER E.P.S. FOAM ACCENT

1G STUCCO OVER E.P.S. FOAM CORBEL

1H STUCCO OVER ADDITIONAL LAYER OF 1-INCH E.P.S. FOAM INSULATION BOARD WAINSCOT - SEE DETAIL 30/A0.1

1J STUCCO WRAPPED PORCH BEAM - SEE DETAIL 16 & 17/A0.1

2. METALS

2A CORROSION RESISTANT METAL FLASHING AT ROOF-TO-WALL

2B CORROSION RESISTANT METAL WEEP SCREED

2C CORROSION RESISTANT METAL LOUVERED GABLE END VENT - SEE ELEVATIONS FOR SIZE

2D CORROSION RESISTANT METAL CHICKET

3. WOOD / SIMULATED WOOD

3A 2x6 WOOD FASCIA - PRE-PRIMED WOOD SAW

3B 2x6 WOOD BARGE BOARD - PRE-PRIMED WOOD SAW

3C "HEARTECH" SHUTTERS - STYLE TO MATCH - SEE DETAILS 1, 2, 3 & 4/A0.3

4. MANUFACTURED STONE VENEER

4A MANUFACTURED STONE VENEER ADHERED TO EXTERIOR PLASTER - INSTALL PER MANUFACTURER'S INSTRUCTIONS

4B CONCRETE STOOP/ PORCH - SEE SLAB EDGE PLAN FOR SIZE

4C STUCCO OR STONE VENEER OVER 5" C.M.U. COURTYARD WALL - SEE DETAILS 8, 9 & 10/A0.3 - REFER TO STRUCTURAL DRAWINGS

5. DECORATIVE

5A DECORATIVE SIMULATED CLAY TILE FALSE VENT - SEE DETAIL 15/A0.1

5B WINDOWS AT TOP PANEL ROW OF GARAGE DOOR

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Issue Date

Revision Date

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10042

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A3510.6

Filename: 10042s108.dwg
Plot Dated: Dec 18, 2010

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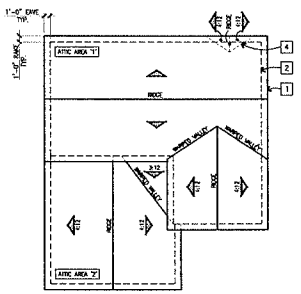
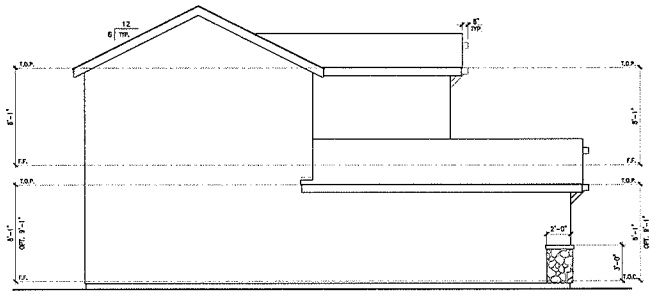
TMP-40762



"B" ROOF PLAN

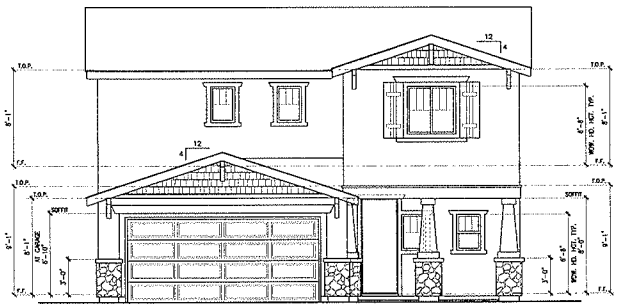
ROOF PITCH: 5:12 U.N.O.
ROOF MATERIAL: CONC. FLAT TILE

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



"B" LEFT SIDE ELEVATION

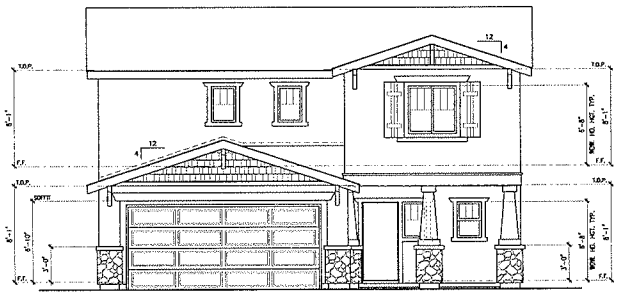
SCALE: 1/4" = 1' - 0"



"B" FRONT ELEVATION
AT OPT. 9'-1" PLT. HGT.

REFER TO STANDARD FLOOR PLAN AND/OR ELEVATION FOR INFORMATION NOT SHOWN HERE

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



"B" FRONT ELEVATION

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

EXTERIOR ELEVATION - GENERAL NOTES

1. REFER TO FLOOR PLAN SHEETS FOR DOOR AND WINDOW DESIGNATIONS

EXTERIOR ELEVATION - KEYNOTES

☐ SYMBOL OF REFERENCE

1 ROOFING & FLASHING

1A ROOFING MATERIAL – SEE ROOF PLAN, ROOF PLAN GENERAL NOTE 1, AND DETAILS

1B EXTERIOR PLASTER – 1-COAT STUCCO SYSTEM BY "OMEGA PRODUCTS INTERNATIONAL, INC." I.C.C. E.S. REPORT NO. ESR-1194 – OR APPROVED EQUAL – SEE DETAIL 9/A10.3

1C STUCCO OVER HIGH RIBBED METAL LATH AT SOFFIT/ CEILING

1D STUCCO SILL/ PERISHELF – SLOPE ONE-QUARTER INCH PER FOOT MINIMUM

1E STUCCO OVER EXPANDED POLYSTYRENE (E.P.S.) FOAM TRIM

1F +2" STUCCO OVER E.P.S. FOAM ACCENT

1G STUCCO OVER E.P.S. FOAM CORBEL

1H STUCCO OVER ADDITIONAL LAYER OF 1-INCH E.P.S. FOAM INSULATION BOARD W/MASCOT – SEE DETAIL 20/A10.1

1J STUCCO WRAPPED PORCH BEAM – SEE DETAIL 18 & 17/A10.1

2 METALS

2A CORROSION RESISTANT METAL FLASHING AT ROOF-TO-WALL

2B CORROSION RESISTANT METAL ROOF SCRICED

2C CORROSION RESISTANT METAL LOUVERED GABLE END VENT – SEE ELEVATIONS FOR SIZE

2D CORROSION RESISTANT METAL CRICKET

3 WOOD / MISCELLANEOUS

3A 2x8 WOOD FASCIA – PRE-PRIMED WOOD SAW

3B 2x8 WOOD BARGE BOARD – PRE-PRIMED WOOD SAW

3C "MONTECH" SHUTTERS – STYLE TO MATCH – SEE DETAILS 1, 2, 3 & 4/A10.3

4 MASONRY & CONCRETE

4A MANUFACTURED STONE VENEER ADHERED TO EXTERIOR PLASTER – INSTALL PER MANUFACTURER'S INSTRUCTIONS

4B CONCRETE "BODY" FORCH – SEE SLAB EDGE PLAN FOR SIZE

4C STUCCO OR STONE VENEER OVER 8" C.M.U. COURTYARD WALL – SEE DETAILS 8, 9 & 10/A10.3 – REFER TO STRUCTURAL DRAWINGS

5 SPECIALTIES

5A DECORATIVE SIMULATED CLAY TILE FALSE VENT – SEE DETAIL 13/A10.1

5B WINDOWS AT TOP PANEL ROW OF GARAGE DOOR

ROOF PLAN - GENERAL NOTES

1. ROOF MATERIAL – CLASS 'A' CONCRETE ROOFING TILE BY "MONIER LIFETILE" – I.C.C. REPORT NO. ESR-1647 – OR APPROVED EQUAL OVER (2) LAYERS 30# ROOFING FELT – INSTALL PER MANUFACTURER'S INSTRUCTIONS – ROOF TILE NOT TO EXCEED 10 LBS. PER SQUARE FOOT
2. ROOF TILE NAILING SHALL BE PER THE MANUFACTURER'S SPECIFICATIONS WITH THE FOLLOWING MINIMUM REQUIREMENTS:
   A. 11 GA. CORROSION RESISTANT NAILS WITH MINIMUM 3/4" PENETRATION INTO SHEATHING PER U.B.C. SECTION 2517.5.5 AND IN ACCORDANCE WITH U.B.C. TABLE 25-D-3,7.
   B. HEADS OF ALL TILE SHALL BE NAILED
   C. THE NOSES OF ALL EAVE COURSE TILES SHALL BE FASTENED WITH APPROVED CLIPS
   D. ALL TILES SHALL BE NAILED WITH A MINIMUM OF TWO (2) NAILS
   E. THE NOSES OF ALL RIDGE, HIP AND RAKE TILES SHALL BE SET IN A BEAD OF APPROVED PROFFER'S MASTIC
3. PROVIDE MINIMUM 26 GA. CORROSION RESISTANT METAL FLASHING AT ALL VALLEYS AND ROOF-TO-WALL CONDITIONS
4. PROVIDE DIVERTERS AS REQUIRED
5. PROVIDE CROSS VENTILATION AT ALL ENCLOSED ATTIC SPACES IN ACCORDANCE WITH U.B.C. SECTION 1806
6. PROVIDE A MINIMUM 22"x30" ACCESS OPENING IN ROOF SHEATHING TO EVERY FRAMED ATTIC AREAS WITH 30" MINIMUM HEAD CLEARANCE – PROVIDE A 12"x12" OPENING IN ROOF SHEATHING TO OVER FRAMED ATTIC AREAS WITH LESS THAN 30" HEAD CLEARANCE FOR VENTILATION
7. NET FREE AIR VALUES FOR VENTS USED IN OUR VENTILATION CALCULATIONS ARE BASED ON AUGUST, 2007 VALUES PROVIDED BY: "C & J METAL PRODUCTS, INC." AT WWW.CJINSTALLS.COM & BY "O'HAGIN'S, INC." AT WWW.OHAGINSINC.COM THESE VALUES ARE SUBJECT TO CHANGE WITHOUT NOTIFICATION AND MUST BE VERIFIED BY INSTALLER AT TIME OF INSTALLATION – APPROVED EQUAL PRODUCTS MUST PROVIDE THE NET FREE AIR VENTILATION TOTALS REQUIRED BY THE CALCULATIONS PROVIDED ON THESE ARCHITECTURAL DRAWINGS
8. ALL ROOF, WALL AND EAVE VENTS SHALL BE SCREENED WITH CORROSION RESISTANT, NON-COMBUSTIBLE WIRE MESH WITH 1/4" MAXIMUM MESH OPENINGS

ROOF PLAN - KEYNOTES & SYMBOLS

☐ SYMBOL OF REFERENCE NOTES

1 EDGE OF ROOF

2 EDGE OF BUILDING BELOW

3 CORROSION RESISTANT METAL CRICKET

4 ROOF AT ENHANCED ELEVATION

INDICATES DIRECTION OF ROOF PITCH

INDICATES HALF-ROUND LOUVERED DORMER VENT – "C & J METAL PRODUCTS INC." OR APPROVED EQUAL

INDICATES "O'HAGIN'S" CLOSED TILE VENT @ 83 S.I. NET FREE VENTILATING AREA EACH OR APPROVED EQUAL

ATTIC VENTILATION REQUIREMENTS FOR ELEVATIONS "A", "B" & "C"

ATTIC AREA "1" =	1255 SQ. FT.
REQUIRED VENTILATION AREA = ATTIC AREA (1520 SQ. FT.) / 150	
10.13 SQ. FT. X 144	1459 SQ. IN.
50% OF REQUIRED VENTILATION =	730 SQ. IN.
UPPER VENTILATION PROVIDED:	
(2) "C&J" RVT424 GABLE END VENTS AT 119 SQ. IN. =	238 SQ. IN.
(5) "O'HAGIN" CLOSED VENT TILES AT 95 SQ. IN. =	570 SQ. IN.
TOTAL UPPER VENTILATION PROVIDED =	808 SQ. IN.
LOWER VENTILATION PROVIDED:	
(6) "O'HAGIN" CLOSED VENT TILES AT 95 SQ. IN. =	570 SQ. IN.
(10) WOOD RAKE VENTS W/ (3) 3" DIA. HOLES PER BLOCK @ 9.4 SQUARE INCHES =	94 SQ. IN.
TOTAL LOWER VENTILATION PROVIDED =	664 SQ. IN.
TOTAL VENTILATION PROVIDED:	1472 SQ. IN.

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Issue Date

Revision Date

Project # 10042

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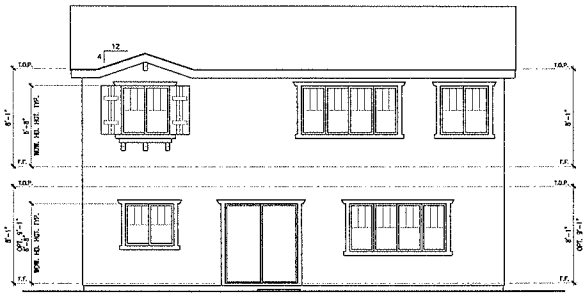
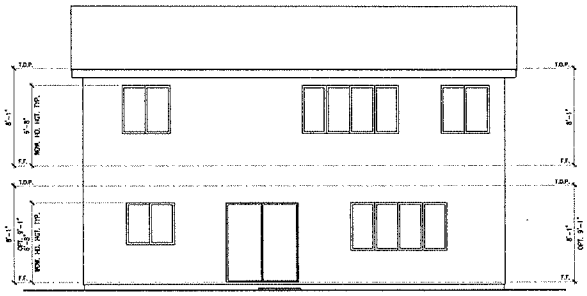


"B" REAR ELEVATION AT ENHANCED ELEVATION

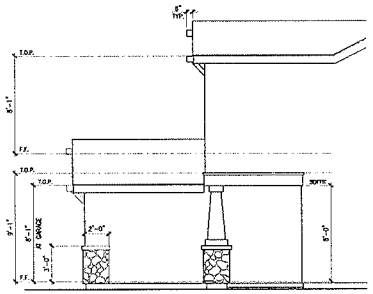
REFER TO STANDARD FLOOR PLAN AND/OR ELEVATION FOR INFORMATION NOT SHOWN HERE

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



"B" REAR ELEVATION

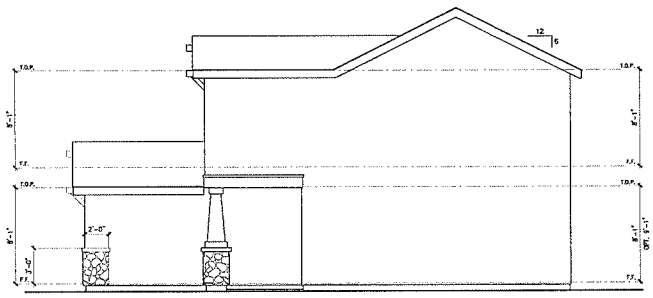
SCALE: 1/4" = 1'-0"



"B" RIGHT SIDE ELEVATION AT OPT. 9'-1" PLT. HGT.

REFER TO STANDARD FLOOR PLAN AND/OR ELEVATION FOR INFORMATION NOT SHOWN HERE

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



"B" RIGHT SIDE ELEVATION

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

EXTERIOR ELEVATION - GENERAL NOTES

1. REFER TO FLOOR PLAN SHEETS FOR DOOR AND WINDOW DESIGNATIONS

EXTERIOR ELEVATION - KEYNOTES

☐ SYMBOL OF REFERENCES

1 ROOFING MATERIALS

1A ROOFING MATERIAL - SEE ROOF PLAN, ROOF PLAN GENERAL NOTE 1, AND DETAILS

1B EXTERIOR PLASTER - 1-COAT STUCCO SYSTEM BY TAMICA PRODUCTS INTERNATIONAL, INC." I.C.C. E.S. REPORT NO. ESR-1984 - OR APPROVED EQUAL - SEE DETAIL 8/A10.3

1C STUCCO OVER HIGH RIBBED METAL LATH AT SOFFIT/ CEILING

1D STUCCO SILL/ FOOTSHELF - SLOPE ONE-QUARTER INCH PER FOOT MINIMUM

1E STUCCO OVER ENHANCED POLYSTYRENE (E.P.S.) FOAM TRIM

1F +2" STUCCO OVER E.P.S. FOAM ACCENT

1G STUCCO OVER E.P.S. FOAM CORBEL

1H STUCCO OVER ADDITIONAL LAYER OF 1-INCH E.P.S. FOAM INSULATION BOARD WAINSCOT - SEE DETAIL 20/A10.1

1J STUCCO WRAPPED PORCH BEAM - SEE DETAIL 10 & 11/A10.1

2 FLASHING

2A CORROSION RESISTANT METAL FLASHING AT ROOF-TO-WALL

2B CORROSION RESISTANT METAL WEEP SCREED

2C CORROSION RESISTANT METAL LOUVERED GABLE END VENT - SEE ELEVATIONS FOR SIZE

2D CORROSION RESISTANT METAL CRICKET

3 WOOD / MISCELLANEOUS

3A 2x8 WOOD FASCIA - PRE-PRIMED WOOD SAW

3B 2x8 WOOD BARGE BOARD - PRE-PRIMED WOOD SAW

3C "REARVIEW" SHUTTERS - STYLE TO MATCH - SEE DETAILS 1, 2, 3 & 4/A10.3

4 MASONRY & CONCRETE

4A MANUFACTURED STONE VENEER ADHERED TO EXTERIOR PLASTER - INSTALL PER MANUFACTURER'S INSTRUCTIONS

4B CONCRETE STOOPS/ PORCH - SEE SLAB EDGE PLAN FOR SIZE

4C STUCCO OR STONE VENEER OVER 6" C.M.U. COURTYARD WALL - SEE DETAILS 8, 9 & 10/A10.3 - REFER TO STRUCTURAL DRAWINGS

5 METALWORK

5A DECORATIVE SIMULATED CLAY TILE FALSE VENT - SEE DETAIL 13/A10.1

5B WINDOWS AT TOP PANEL ROW OF ENTRANCE DOOR

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Issue Date

Revision Date

Project # 10042

Sheet # A3510.9

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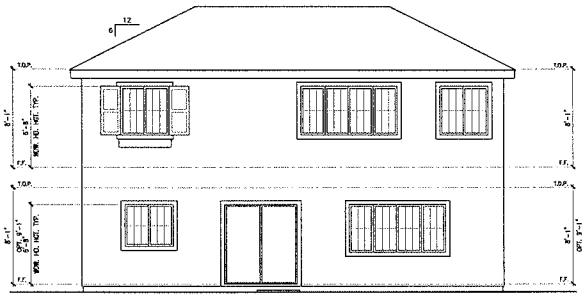
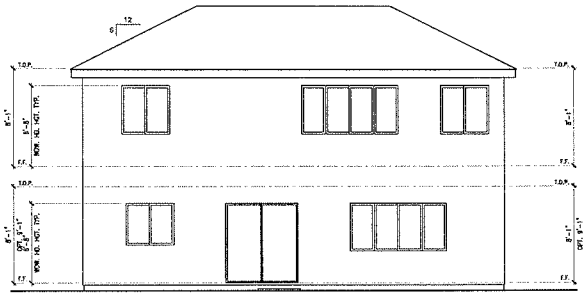


"C" REAR ELEVATION AT ENHANCED ELEVATION

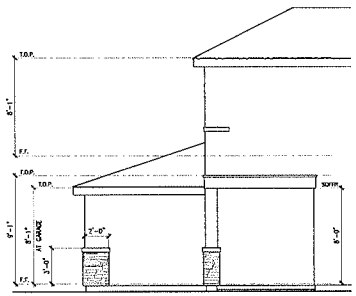
REFER TO STANDARD FLOOR PLAN AND/OR ELEVATION FOR INFORMATION NOT SHOWN HERE.

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



"C" REAR ELEVATION

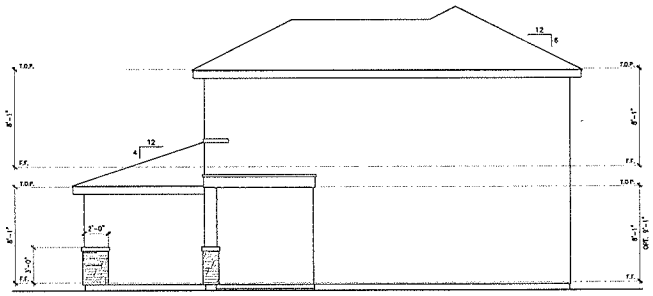
SCALE: 1/4" = 1'-0"



"C" RIGHT SIDE ELEVATION AT OPT. 9'-1" PLT. HGT.

REFER TO STANDARD FLOOR PLAN AND/OR ELEVATION FOR INFORMATION NOT SHOWN HERE.

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



"C" RIGHT SIDE ELEVATION

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

EXTERIOR ELEVATION - GENERAL NOTES

1. REFER TO FLOOR PLAN SHEETS FOR DOOR AND WINDOW DESIGNATIONS

EXTERIOR ELEVATION - KEYNOTES

☐ SYMBOL OF REFERENCES

1. EXTERIOR FINISHES

1A ROOFING MATERIAL – SEE ROOF PLAN, ROOF PLAN GENERAL NOTE 1, AND DETAILS

1B EXTERIOR PLASTER – 1-COAT STUCCO SYSTEM BY "OMEGA PRODUCTS INTERNATIONAL, INC." (C.C. I.S. REPORT NO. CSR-1194 – OR APPROVED EQUAL – SEE DETAIL 6/A6.3

1C STUCCO OVER HIGH RIBBED METAL LATH AT SOFFIT/ CORNICE

1D STUCCO WALL/ POTSHELF – SLOPE ONE-QUARTER INCH PER FOOT MINIMUM

1E STUCCO OVER EXPANDED POLYSTYRENE (E.P.S.) FOAM TRIM

1F +2" STUCCO OVER E.P.S. FOAM ACCENT

1G STUCCO OVER E.P.S. FOAM CORBEL

1H STUCCO OVER ADDITIONAL LAYER OF 1-INCH E.P.S. FOAM INSULATION BOARD WAINSCOT – SEE DETAIL 30/A6.1

1J STUCCO WRAPPED PORCH BEAM – SEE DETAIL 10 @ 11/A6.1

2. METALS

2A CORROSION RESISTANT METAL FLASHING AT ROOF-TO-WALL

2B CORROSION RESISTANT METAL DROP SCREED

2C CORROSION RESISTANT METAL LOUVERED GABLE END VENT – SEE ELEVATIONS FOR SIZE

2D CORROSION RESISTANT METAL CRICKET

3. WOODS, PLASTICS AND COMPOSITES

3A 2x8 WOOD FASCIA – PRE-PRIMED WOOD SAW

3B 2x8 WOOD RAKE BOARD – PRE-PRIMED WOOD SAW

3C "RAFTER TAIL" SHUTTERS – STYLE TO MATCH – SEE DETAILS 1, 2, 3 & 4/A6.2

4. MASONRY & CONCRETE

4A MANUFACTURED STONE VENEER ADHERED TO EXTERIOR PLASTER – INSTALL PER MANUFACTURER'S INSTRUCTIONS

4B CONCRETE STOOP/ PORCH – SEE SLAB EDGE PLAN FOR SIZE

4C STUCCO OR STONE VENEER OVER 8" C.M.U. COURTYARD WALL – SEE DETAILS 8, 9 & 10/A6.3 – REFER TO STRUCTURAL DRAWINGS

5. METALWORK

5A DECORATIVE SIMULATED CLAY TILE FALSE VENT – SEE DETAIL 15/A6.1

5B WINDOWS AT TOP PANEL ROW OF GARAGE DOOR

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Tract # - - Lot

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Issue Date

Revision Date

Project # 10042

Sheet # A3510.9

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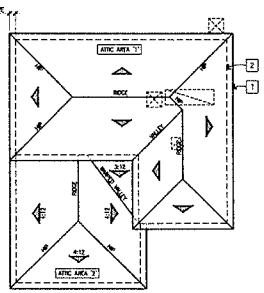
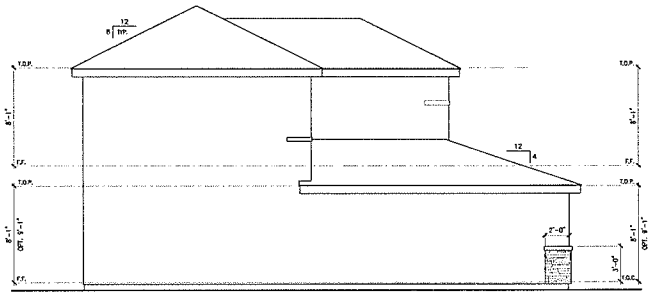


"C" ROOF PLAN

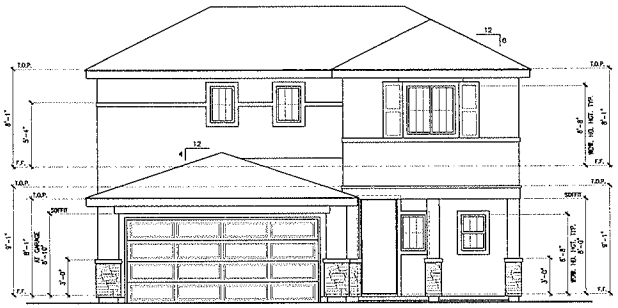
ROOF PITCH: 4:12 UNLS.
ROOF MATERIAL: CONC. FLAT TILE

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



"C" LEFT SIDE ELEVATION

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



"C" FRONT ELEVATION
AT OPT. 9'-1" PLT. HGT.

REFER TO STANDARD FLOOR PLAN AND/OR ELEVATION FOR INFORMATION NOT SHOWN HERE

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



"C" FRONT ELEVATION

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

EXTERIOR ELEVATION - GENERAL NOTES

1. REFER TO FLOOR PLAN SHEETS FOR DOOR AND WINDOW DESIGNATIONS

EXTERIOR ELEVATION - KEYNOTES

	SYMBOL OF REFERENCE
1.	ROOFING MATERIALS
1A	ROOFING MATERIAL - SEE ROOF PLAN, ROOF PLAN GENERAL NOTE 1, AND DETAILS
1B	EXTERIOR PLASTER - 1-COAT STUCCO SYSTEM BY "OMEGA PRODUCTS INTERNATIONAL, INC." U.C.C. E.S. REPORT NO. ESR-1164 - OR APPROVED EQUAL - SEE DETAIL 8/A8.3
1C	STUCCO OVER HIGH RIBBED METAL LATH AT SOFFIT/ CEILING
1D	STUCCO SILL/ POTSHELF - SLOPE ONE-QUARTER INCH PER FOOT MINIMUM
1E	STUCCO OVER EXPANDED POLYSTYRENE (E.P.S.) FOAM TRIM
1F	+2" STUCCO OVER E.P.S. FOAM ASSEMBLY
1G	STUCCO OVER E.P.S. FOAM CORBEL
1H	STUCCO OVER ADDITIONAL LAYER OF 1-INCH E.P.S. FOAM INSULATION BOARD WAINSCOT - SEE DETAIL 20/A0.1
1J	STUCCO WRAPPED PORCH BEAM - SEE DETAIL 18 & 17/A0.1
2.	TRIM
2A	CORROSION RESISTANT METAL FLASHING AT ROOF-TO-WALL
2B	CORROSION RESISTANT METAL WEEP SCREED
2C	CORROSION RESISTANT METAL LOUVERED GABLE END VENT - SEE ELEVATIONS FOR SIZE
2D	CORROSION RESISTANT METAL CRICKET
3.	WOOD / SHEET METAL WORK
3A	2x8 WOOD FASCIA - PRE-PRIMED WOOD SAW
3B	2x8 WOOD BARGE BOARD - PRE-PRIMED WOOD SAW
3C	"MORTISE" SHUTTERS - STYLE TO MATCH - SEE DETAILS 1, 2, 3 & 4/A0.3
4.	MASONRY & CONCRETE
4A	MANUFACTURED STONE VENEER ADHERED TO EXTERIOR PLASTER - INSTALL PER MANUFACTURER'S INSTRUCTIONS
4B	CONCRETE STOOP/ PORCH - SEE SLAB EDGE PLAN FOR SIZE
4C	STUCCO OR STONE VENEER OVER 6" C.M.U. COURTYARD WALL - SEE DETAILS 8, 9 & 10/A0.3 - REFER TO STRUCTURAL DRAWINGS
5.	FABRICATION
5A	DECORATIVE SIMULATED CLAY TILE FALSE VENT - SEE DETAIL 15/A0.1
5B	WINDOWS AT TOP PANEL ROW OF GARAGE DOOR

ROOF PLAN - GENERAL NOTES

1. ROOF MATERIAL - CLASS 'A' CONCRETE ROOFING TILE BY "BONNER LETTNEY" - U.C.C. REPORT NO. ESR-1967 - OR APPROVED EQUAL SHOP (2) LAYERS 30# ROOFING FELT - INSTALL PER MANUFACTURER'S INSTRUCTIONS - ROOF TILE NOT TO EXCEED 10 LBS. PER SQUARE FOOT
2. ROOF TILE NAILING SHALL BE PER THE MANUFACTURER'S SPECIFICATIONS WITH THE FOLLOWING MINIMUM REQUIREMENTS:
   A. 11 GA. CORROSION RESISTANT NAILS WITH MINIMUM 3/4" PENETRATION INTO SHEATHING PER U.B.C. SECTION 4903.3.5 AND IN ACCORDANCE WITH U.B.C. TABLE 47C-3.1.
   B. HEADS OF ALL TILE SHALL BE NAILED
   C. EAVE NOSES OF ALL EAVE COURSE TILES SHALL BE FASTENED WITH APPROVED CLIPS
   D. ALL TILES SHALL BE NAILED WITH A MINIMUM OF TWO (2) NAILS
   E. THE NOSES OF ALL RIDGE, HIP AND RAKE TILES SHALL BE SET IN A BEAD OF APPROVED ROOFER'S MASTIC
3. PROVIDE MINIMUM 26 GA. CORROSION RESISTANT METAL FLASHING AT ALL VALLEYS AND ROOF-TO-WALL CONDITIONS
4. PROVIDE DIVERTERS AS REQUIRED
5. PROVIDE CROSS VENTILATION AT ALL ENCLOSED ATTIC SPACES IN ACCORDANCE WITH U.B.C. SECTION 1908
7. PROVIDE A MINIMUM 22"x30" ACCESS OPENING IN ROOF SHEATHING TO EVERY FRAMED ATTIC AREAS WITH 30" MINIMUM HEAD CLEARANCE - PROVIDE A 12"x12" OPENING IN ROOF SHEATHING TO OVER FRAMED ATTIC AREAS WHEN LESS THAN 30" HEAD CLEARANCE FOR VENTILATION
8. NET FREE AIR VALUES FOR VENTS LISTED IN OUR VENTILATION CALCULATIONS ARE BASED ON AUGUST, 2003 VALUES PROVIDED BY "C & J METAL PRODUCTS INC." AT WWW.CNJMFG.COM & BY "DYNACORE, INC." AT WWW.DYNACORE.COM THESE VALUES ARE SUBJECT TO CHANGE WITHOUT NOTIFICATION AND MUST BE VERIFIED BY INSTALLER AT TIME OF INSTALLATION - APPROVED EQUAL PRODUCTS MUST PROVIDE THE NET FREE AIR VENTILATION TOTALS REQUIRED BY THE CALCULATIONS PROVIDED ON THESE ARCHITECTURAL DRAWINGS
9. ALL ROOF, WALL AND EAVE VENTS SHALL BE SCREENED WITH CORROSION RESISTANT, NON-COMBUSTIBLE WIRE MESH WITH 1/4" MAXIMUM MESH OPENINGS

ROOF PLAN - KEYNOTES & SYMBOLS

	SYMBOL OF REFERENCE NOTES		INDICATES DIRECTION OF ROOF PITCH
1	EDGE OF ROOF		INDICATES HALF-ROUND LOUVERED DORMER VENT - "C & J METAL PRODUCTS INC." OR APPROVED EQUAL
2	EDGE OF BUILDING BELOW		
3	CORROSION RESISTANT METAL CRICKET		INDICATES "DYNACORE" CLOAKED TILE VENT @ NO S.F. NET FREE VENTILATING AREA EACH OR APPROVED EQUAL
4	ROOF AT ENHANCED ELEVATION		

ATTIC VENTILATION REQUIREMENTS
FOR ELEVATIONS "A", "B" & "C"

ATTIC AREA '1' =	1805 SQ. FT.
REQUIRED VENTILATION AREA = ATTIC AREA (1520 SQ. FT.) / 150	
= 10.13 SQ. FT. X 144	1458 SQ. IN.
50% OF REQUIRED VENTILATION =	730 SQ. IN.
UPPER VENTILATION PROVIDED:	
(2) "DAU" #VH424 GABLE END VENTS @ 119 SQ. IN. =	238 SQ. IN.
(8) "DYNACORE" CLOAKED VENT "RLB" AT 85 SQ. IN. =	570 SQ. IN.
TOTAL UPPER VENTILATION PROVIDED =	808 SQ. IN.
LOWER VENTILATION PROVIDED:	
(8) "DYNACORE" CLOAKED VENT RLBS AT 85 SQ. IN. =	570 SQ. IN.
(10) WOOD SOFFIT VENTS W/ (3) 2" DIA. HOLES PER BLOCK @ 6 x SQUARE INCHES =	94 SQ. IN.
TOTAL LOWER VENTILATION PROVIDED =	664 SQ. IN.
TOTAL VENTILATION PROVIDED:	1472 SQ. IN.

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Project #
10042

Sheet #
A3510.11

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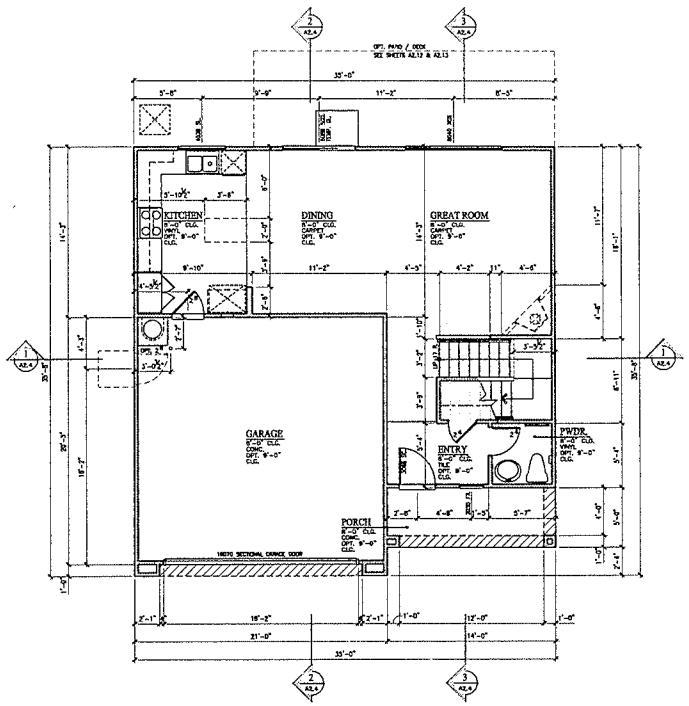

FIRST FLOOR PLAN "A" & "C"

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

FLOOR PLAN - KEYNOTES

1. WINDOW HEAD HEIGHTS ON FLOORS WITH 8'-1" TOP PLATE HEIGHT SHALL BE 8'-0" U.N.O. ON ELEVATIONS
2. ALL INTERIOR AND EXTERIOR DOOR HEIGHTS SHALL BE 8'-0" UNLESS NOTED OTHERWISE ON PLANS

☐ SYMBOL OF KEYSTROKES

3. ROOFING
   - 1A LINE OF SHELL BELOW
   - 1B GYPSUM BOARD SOFFIT AT 8'-0" UNLESS NOTED OTHERWISE ON PLAN

4. EXTERIOR (REFER TO EXTERIOR ELEVATIONS)
   - 2A LINE OF EXTERIOR SOFFIT - SEE ELEVATIONS
   - 2B STUCCO BULL PUTTYBOLT - SLOPE ONE INCH PER FOOT MINIMUM
   - 2C STUCCO O/ MESH RIBBED METAL LATH CEILING
   - 2D CONCRETE STOOP/ PAVERS/ PORCH/ PATIO - REFER TO SLAB EDGE PLAN FOR SIZE
   - 2E CONCRETE GARAGE SLAB - SLOPE 4"
   - 2F 2x FLAT STUD FURRED BRACKOUT / LINE OF EXTERIOR VENEER MATERIAL - SEE ELEVATION
   - 2G COURTYARD WALL - SEE DETAILS B, B, & 10/A0.3
   - 2H STUCCO WRAPPED PORCH BEAM - SEE DETAILS 18 & 21/A0.1
   - 2J LINE OF OPTIONAL COVERED PATIO
   - 2K LINE OF OPTIONAL COURTYARD WALL

5. INTERIORS
   - 3A LINE OF FLOOR MATERIAL CHANGE
   - 3B 2x6 STUD WALL FRAMING
   - 3C 2x6 STUD OR DOUBLE 2x4 STUD WALL FRAMING - REFER TO STRUCTURAL DRAWINGS
   - 3D 9'HR CLOSET SHELVING
   - 3E MINIMUM (1) LAYER 1/2" GYPSUM BOARD AT ALL GARAGE WALLS AND CEILING
   - 3F "VENTILIGHT" MOVES DIRECT VENT GAS APPLIANCE MODEL # NDHE36NI AMD STANDARD Z21.88-2000 - ULE 3078 - OR APPROVED EQUAL - INSTALL PER MANUFACTURER'S INSTRUCTIONS IN ACCORDANCE WITH IRC LATEST
   - 3G 3" DIA. X 36" TALL CONCRETE-FILLED PIPE BOLLARD
   - 3H TOWEL BAR - PROVIDE 2x BACKING
   - 3J TOILET PAPER HOLDER - PROVIDE 2x BACKING

6. DOORWAYS
   - 4A 1 3/4" THICK, SOLID CORE, TIGHT-FITTING, SELF-CLOSING, 20 MINUTE RATED DOOR
   - 4B MINIMUM 22" x 30" ATTIC ACCESS - MINIMUM 30" VERTICAL CLEAR HEADROOM ALONG MIN. 24" WIDE PLYWOOD CATWALK TO F.A.U. IN ATTIC - MAXIMUM LENGTH 20'-0"

7. APPLIANCES (VERIFY ALL CLEAR OPENING REQUIREMENTS)
   - 5A 36" CLEAR REFRIGERATOR SPACE WITH RECESSED COLD WATER BIBB FOR ICE MAKER
   - 5B 24" BUILT-IN DISHWASHER
   - 5C 36" COOKTOP WITH HOOD, LIGHT AND EXHAUST FAN ABOVE - PROVIDE VENT TO OUTSIDE AIR
   - 5D 30" DOUBLE OVENS
   - 5E CLOTHES WASHER SPACE - PROVIDE HOT & COLD WATER SUPPLY (RECESSED) & WASTE CONNECTIONS
   - 5F CLOTHES DRYER SPACE - PROVIDE VENT TO OUTSIDE AIR
   - 5G SEPARATE MICROWAVE OVEN IN UPPER CABINETS

8. CABINETS AND COUNTERS
   - 6A LOWER CABINETRY
   - 6B UPPER CABINETRY
   - 6C FULL HEIGHT CABINETRY
   - 6D BELOW CABINETRY
   - 6E PANTRY SHELVING - 8'HR SHELVES
   - 6F FLUSH EATING BAR AT +36" A.F.F.
   - 6G DESK CABINETRY
   - 6H KNEE SPACE
   - 6J WASTE CABINETRY
   - 6K RECESSED MIRROR-FACED MEDICINE CABINET
   - 6L LINEN CABINETRY
   - 6M LINEN SHELVING - 8'HR SHELVES
   - 6N 8'HR SHELF

9. PLUMBING
   - 7A 36" DOUBLE SINK WITH GARBAGE DISPOSAL
   - 7B LAVATORY
   - 7C FEDERAL LAVATORY
   - 7D UTILITY SINK
   - 7E PLUMBING CHASE
   - 7F WATER CLOSET - LOCATE IN CLEAR SPACE NOT LESS THAN 30" IN WIDTH AND WITH NOT LESS THAN 24" CLEAR SPACE IN FRONT OF THE WATER CLOSET BOWL
   - 7G GAS WATER HEATER ON 12" HIGH WOOD PLATFORM - PROVIDE NON-RIGID CONNECTIONS WITH SEISMIC STRAPS AT TOP 1/3 AND BOTTOM 1/3 OF THE TANK AND P & T RELIEF VALVE TO OUTSIDE
   - 7H 32" x 80" TEMCRAFT #780-32WS 10/8/SHOWER UNIT W/ CULTURED MARBLE SURROUND - PROVIDE TEMPERED GLASS ENCLOSURE
   - 7J 42" x 102" TEMCRAFT #30-102-42WRS TUB AND SHOWER W/ CULTURED MARBLE SURROUND - PROVIDE TEMPERED GLASS ENCLOSURE
   - 7K 60" x 60" (NOMINAL) CORNER UNIT DROP-IN TUB TEMCRAFT #4736-3WS W/ CULTURED MARBLE DECK, SPLASH & APRON
   - 7L 36" x 60" (NOMINAL) H/C-MODIFIED SHOWER PAN W/ CULTURED MARBLE SURROUND TO +84" A.F.F. & CORNER SEAT AT +20" - PROVIDE TEMPERED GLASS ENCLOSURE AND DOOR - POSITION SHOWER HEAD AT +78" A.F.F.
   - 7M PLUMBING LOOP FOR OPTIONAL WATER SOFTENER

10. MECHANICAL (VERIFY LOCATIONS AND SIZES WITH HVAC CONTRACTOR)
    - 8A 4" DIAMETER DRYER VENT TO OUTSIDE AIR - MAXIMUM 14' LONG W/ (2) 90 DEG. ELBOWS UNLESS APPROVED OTHERWISE
    - 8B FORCED AIR UNITS IN ATTIC - REFER TO UTILITY PLAN
    - 8C AIR CONDITIONING CONDENSER UNIT SECURELY FASTENED TO CONCRETE OR FIBERGLASS PAD
    - 8D RETURN AIR GRILLE

AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	1720 SQ. FT.
SECOND FLOOR AREA	1043 SQ. FT.
TOTAL DWELLING	1863 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	424 SQ. FT.
PORCH	76 SQ. FT.
OPTIONAL PATIO	320 SQ. FT.
OPTIONAL DECK	320 SQ. FT.

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Project # 10042

Sheet # A3520.2

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Plot Dated: Dec 16, 2010

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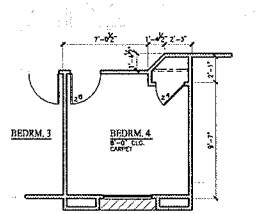
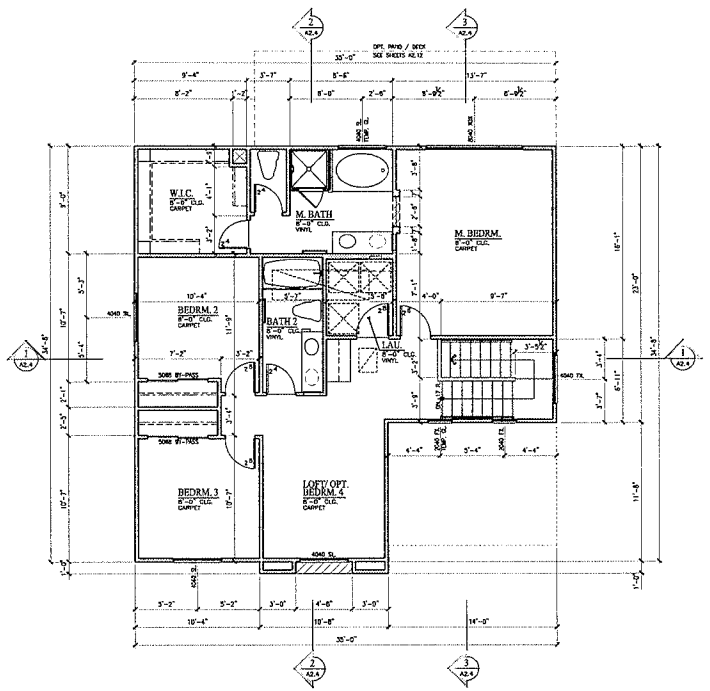


OPTIONAL BEDRM. 4

REFER TO STANDARD FLOOR PLAN AND/OR ELEVATION FOR INFORMATION NOT SHOWN HERE

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



SECOND FLOOR PLAN "A" & "C"

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

FLOOR PLAN - KEYNOTES

1. WINDOW HEAD HEIGHTS ON FLOORS WITH 8'-1" TOP PLATE HEIGHT SHALL BE 6'-8" U.N.O. ON ELEVATIONS
2. ALL INTERIOR AND EXTERIOR DOOR HEIGHTS SHALL BE 6'-8" UNLESS NOTED OTHERWISE ON PLANS

SYMBOL OF KEYSTROKES

1. GENERAL
   - 1A LINE OF WALL BELOW
   - 1B GYPSUM BOARD SOFFIT AT 8'-0" UNLESS NOTED OTHERWISE ON PLAN
2. EXTERIOR (REFER TO EXTERIOR ELEVATIONS)
   - 2A LINE OF EXTERIOR SOFFIT - SEE ELEVATIONS
   - 2B STUCCO SILL/ POTSHELF - SLOPE ONE INCH PER FOOT MINIMUM
   - 2C STUCCO O/ HIGH RIBBED METAL LATH CEILING
   - 2D CONCRETE STOOP/ PAVERS/ PORCH/ PATIO - REFER TO SLAB EDGE PLAN FOR SIZE
   - 2E CONCRETE GARAGE SLAB - SLOPE 1"
   - 2F 2x FLAT STUD FURRED WAINSCOT / LINE OF EXTERIOR VENEER MATERIAL - SEE ELEVATION
   - 2G COURTYARD WALL - SEE DETAILS 9, 9, & 10/A0.3
   - 2H STUCCO WRAPPED PORCH BEAM - SEE DETAILS 18 & 21/A0.1
   - 2J LINE OF OPTIONAL COVERED PATIO
   - 2K LINE OF OPTIONAL COURTYARD WALL
3. INTERIOR
   - 3A LINE OF FLOOR MATERIAL CHANGE
   - 3B 2x6 STUD WALL FRAMING
   - 3C 2x6 STUD OR DOUBLE 2x4 STUD WALL FRAMING - REFER TO STRUCTURAL DRAWINGS
   - 3D WIRE CLOSET SHELVING
   - 3E MINIMUM (1) LAYER 1/2" GYPSUM BOARD AT ALL GARAGE WALLS AND CEILING
   - 3F "RECIRCULATOR" MODELS DIRECT VENT GAS APPLIANCE MODEL # NEW42NG AND STANDARD Z21.66-2000 - (JULY 2010 - OR APPROVED EQUAL - INSTALL PER MANUFACTURER'S INSTRUCTIONS IN ACCORDANCE WITH IT'S LISTING
   - 3G 3" DIA. X 36" TALL CONCRETE-FILLED PIPE BOLLARD
   - 3H TOWEL BAR - PROVIDE 2x BACKING
   - 3J TOILET PAPER HOLDER - PROVIDE 2x BACKING
4. OPENINGS
   - 4A 1 3/4" THICK SOLID CORE, TIGHT-FITTING, SELF-CLOSING, 20 MINUTE RATED DOOR
   - 4B MINIMUM 22" x 30" ATTIC ACCESS - MINIMUM 30" VERTICAL CLEAR HEADROOM ALONG MIN. 24" WIDE PLYWOOD CATWALK TO F.A.U. IN ATTIC - MAXIMUM LENGTH 20'-0"
5. APPLIANCES (VERIFY ALL CLEAR OPENING REQUIREMENTS)
   - 5A 36" CLEAR REFRIGERATOR SPACE WITH RECESSED COLD WATER BOX FOR ICE MAKER
   - 5B 24" BUILT-IN DISHWASHER
   - 5C 36" COOKTOP WITH HOOD, LIGHT AND EXHAUST FAN ABOVE - PROVIDE VENT TO OUTSIDE AIR
   - 5D 30" DOUBLE OVENS
   - 5E CLOTHES WASHER SPACE - PROVIDE HOT & COLD WATER SUPPLY (RECESSED) & WASTE CONNECTIONS
   - 5F CLOTHES DRYER SPACE - PROVIDE VENT TO OUTSIDE AIR
   - 5G 30"MINIMUM MICROWAVE OVEN IN UPPER CABINETS
6. CABINETS AND CLOSETS
   - 6A LOWER CABINETRY
   - 6B UPPER CABINETRY
   - 6C FULL HEIGHT CABINETRY
   - 6D ISLAND CABINETRY
   - 6E PANTRY SHELVING - WIRE SHELVES
   - 6F FLUSH CEILING BAR AT +36" A.F.F.
   - 6G DESK CABINETRY
   - 6H KNEE SPACE
   - 6J VANITY CABINETRY
   - 6K RECESSED MIRROR-FACED MEDICINE CABINET
   - 6L LINEN CABINETRY
   - 6M LINEN SHELVING - WIRE SHELVES
   - 6N WIRE SHELF
7. PLUMBING
   - 7A 36" DOUBLE SINK WITH GARBAGE DISPOSAL
   - 7B LAVATORY
   - 7C PEDESTAL LAVATORY
   - 7D UTILITY SINK
   - 7E PLUMBING CHASE
   - 7F WATER CLOSET - LOCATE IN CLEAR SPACE NOT LESS THAN 30" IN WIDTH AND WITH NOT LESS THAN 24" CLEAR SPACE IN FRONT OF THE WATER CLOSET STOOL
   - 7G GAS WATER HEATER ON 18" INCH WOOD PLATFORM - PROVIDE NON-RIGID CONNECTIONS WITH SEISMIC STRAPS AT TOP 1/3 AND BOTTOM 1/3 OF THE TANK AND P & T RELIEF VALVE TO OUTSIDE
   - 7H 32" x 80" "FIBERGLASS" (FIRO-3395 TUB/SHOWER UNIT W/ CULTURED MARBLE SURROUND - PROVIDE TEMPERED GLASS ENCLOSURE
   - 7J 42" x 102" "FIBERGLASS" (FIL-1102-04295 TUB AND SHOWER W/ CULTURED MARBLE SURROUND - PROVIDE TEMPERED GLASS ENCLOSURE
   - 7K 60" x 60" (NOMINAL) CORNER UNIT DROP-IN TUB "FIBERGLASS" (M739-5IO) W/ CULTURED MARBLE DECK, SPLASH & APRON
   - 7L 60" x 80" (NOMINAL) HOT-MOPPED SHOWER PAN W/ CULTURED MARBLE SURROUND TO +84" A.F.F. & CORNER SEAT AT +20" - PROVIDE TEMPERED GLASS ENCLOSURE AND DOOR - PROVIDE SHOWER HEAD AT +78" A.F.F.
   - 7M PLUMBING LOOP FOR OPTIONAL WATER SOFTENER
8. MECHANICAL (VERIFY LOCATIONS AND SIZES WITH HVAC CONTRACTOR)
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   - 8D RETURN AIR GRILLE

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Filename: 10042A3520.dwg
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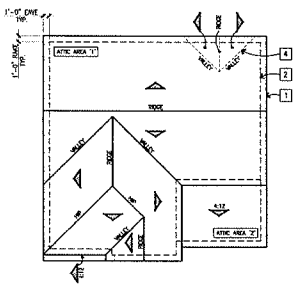
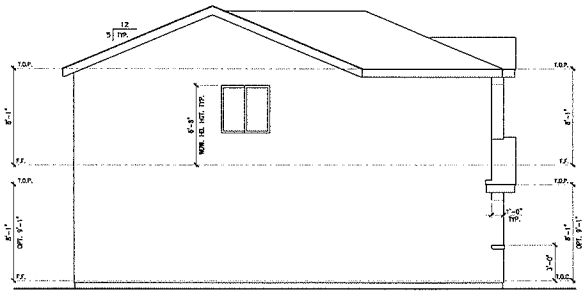
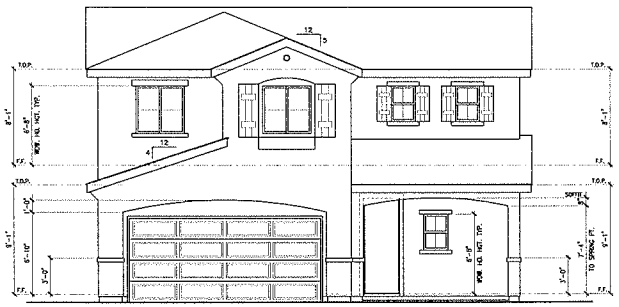


"A" ROOF PLAN ROOF PITCH: 3:12 U.N.O.
ROOF MATERIAL: LOW PROFILE 'S' TILE
SCALE: 1/8" = 1' - 0"



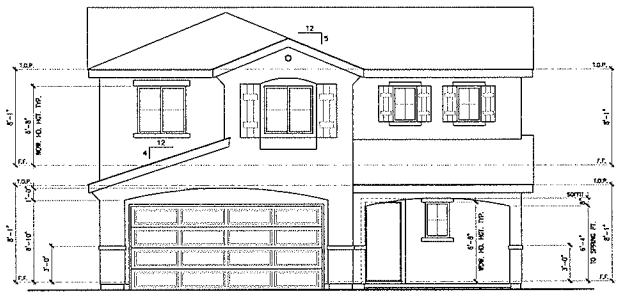
"A" LEFT SIDE ELEVATION
SCALE: 1/4" = 1' - 0"



"A" FRONT ELEVATION
AT OPT. 9'-1" PLT. HGT.

REFER TO STANDARD FLOOR PLAN AND/OR ELEVATION FOR INFORMATION NOT SHOWN HERE.

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



"A" FRONT ELEVATION
SCALE: 1/4" = 1' - 0"

EXTERIOR ELEVATION - GENERAL NOTES

1. REFER TO FLOOR PLAN SHEETS FOR DOOR AND WINDOW DESIGNATIONS

EXTERIOR ELEVATION - KEYNOTES

SYMBOL OF REFERENCE

1. ROOFING MATERIAL
   - 1A ROOFING MATERIAL – SEE ROOF PLAN, ROOF PLAN GENERAL NOTE 1, AND DETAILS
   - 1B EXTERIOR PLASTER – 1-COAT STUCCO SYSTEM BY "OMEGA PRODUCTS INTERNATIONAL, INC." I.C.C. E.S. REPORT NO. ESR-1164 – OR APPROVED EQUAL – SEE DETAIL 8/A0.3
   - 1C STUCCO OVER HIGH RIBBED METAL LATH AT SOFFIT/ CEILING
   - 1D STUCCO SILL/ WATERSHELF – SLOPE ONE-QUARTER INCH PER FOOT MINIMUM
   - 1E STUCCO OVER EXPANDED POLYSTYRENE (E.P.S.) FOAM TRIM
   - 1F "42" STUCCO OVER E.P.S. FOAM ACCENT
   - 1G STUCCO OVER E.P.S. FOAM CORBEL
   - 1H STUCCO OVER ADDITIONAL LAYER OF 1-INCH E.P.S. FOAM INSULATION BOARD WAINSCOT – SEE DETAIL 30/A0.1
   - 1J STUCCO WRAPPED PORCH BEAM – SEE DETAIL 18 & 17/A0.1
2. WOOD
   - 2A CORROSION RESISTANT METAL FLASHING AT ROOF-TO-WALL
   - 2B CORROSION RESISTANT METAL DRIP SCREED
   - 2C CORROSION RESISTANT METAL LOUVERED GABLE END VENT – SEE ELEVATIONS FOR SIZE
   - 2D CORROSION RESISTANT METAL CORBEL
3. WOOD & MANUFACTURED WOOD
   - 3A 2x6 WOOD FASCIA – PRE-PRIMED WOOD SAW
   - 3B 2x8 WOOD BARGE BOARD – PRE-PRIMED WOOD SAW
   - 3C "WEATHERLY" SHUTTERS – STYLE TO MATCH – SEE DETAILS 1, 2, 3 & 8/A0.3
4. MASONRY & CONCRETE
   - 4A MANUFACTURED STONE VENEER ADHERED TO EXTERIOR PLASTER – INSTALL PER MANUFACTURER'S INSTRUCTIONS
   - 4B CONCRETE STOOP/ PORCH – SEE SLAB EDGE PLAN FOR SIZE
   - 4C STUCCO OR STONE VENEER OVER 8" C.M.U. COURTYARD WALL – SEE DETAILS 8, 9 & 10/A0.3 – REFER TO STRUCTURAL DRAWINGS
5. METAL
   - 5A DECORATIVE SIMULATED CLAY TILE FALSE VENT – SEE DETAIL 10/A0.1
   - 5B WINDOWS AT TOP PANEL ROW OF ENTRANCE DOOR

ROOF PLAN - GENERAL NOTES

1. ROOF MATERIAL – CLASS 'A' CONCRETE ROOFING TILE BY "MONIER LIFETILE" – I.C.C. REPORT NO. ESR-1267 – OR APPROVED EQUAL OVER (2) LAYERS OF ROOFING FELT – INSTALL PER MANUFACTURER'S INSTRUCTIONS – ROOF TILE NOT TO EXCEED 10 LBS. PER SQUARE FOOT
2. ROOF TILE NAILING SHALL BE PER THE MANUFACTURER'S SPECIFICATIONS WITH THE FOLLOWING MINIMUM REQUIREMENTS:
   - A. 11 GA. CORROSION RESISTANT NAILS WITH MINIMUM 3/4" PENETRATION INTO SHEATHING PER U.B.C. SECTION 2505.3.8 AND IN ACCORDANCE WITH U.B.C. TABLE 2505.3.1.
   - B. HEADS OF ALL TILE SHALL BE NAILED
   - C. THE NOSES OF ALL EAVE COURSE TILES SHALL BE FASTENED WITH APPROVED CLIPS
   - D. ALL TILES SHALL BE NAILED WITH A MINIMUM OF TWO (2) NAILS
   - E. THE NOSES OF ALL RIDGE, HIP AND RAKE TILES SHALL BE SET IN A BED OF APPROVED ROOFER'S MASTIC
3. PROVIDE MINIMUM 29 GA. CORROSION RESISTANT METAL FLASHING AT ALL VALLEYS AND ROOF-TO-WALL CONDITIONS
4. PROVIDE SKYLIGHTS AS REQUIRED
5. PROVIDE CROSS VENTILATION AT ALL ENCLOSED ATTIC SPACES IN ACCORDANCE WITH U.B.C. SECTION 2906
6. PROVIDE A MINIMUM 22"x30" ACCESS OPENING IN ROOF SHEATHING TO OVER FRAMED ATTIC AREAS WITH 30" MINIMUM HEAD CLEARANCE – PROVIDE A 12"x12" OPENING IN ROOF SHEATHING TO OVER FRAMED ATTIC AREAS WITH LESS THAN 30" HEAD CLEARANCE FOR VENTILATION
7. NET FREE AIR VALVES FOR VENTS USED IN OUR VENTILATION CALCULATIONS ARE BASED ON AUGUST, 2007 VALUES PROVIDED BY "C & J METAL PRODUCTS INC." AT WWW.CJMETALS.COM & BY "DYNAMICS, INC." AT WWW.DYNAMICSVENT.COM THESE VALUES ARE SUBJECT TO CHANGE WITHOUT NOTIFICATION AND MUST BE VERIFIED BY INSTALLER AT TIME OF INSTALLATION – APPROVED EQUAL PRODUCTS MUST PROVIDE THE NET FREE AIR VENTILATION TOTALS REQUIRED BY THE CALCULATIONS PROVIDED ON THESE ARCHITECTURAL DRAWINGS
8. ALL ROOF, WALL AND EAVE VENTS SHALL BE SCREENED WITH CORROSION RESISTANT, NON-COMBUSTIBLE WIRE MESH WITH 1/4" MAXIMUM MESH OPENINGS

ROOF PLAN - KEYNOTES & SYMBOLS

- SYMBOL OF REFERENCE NOTES
- 1 EDGE OF ROOF
- 2 EDGE OF BUILDING BELOW
- 3 CORROSION RESISTANT METAL CORBEL
- 4 ROOF AT ENHANCED ELEVATION
- INDICATES DIRECTION OF ROOF PITCH
- INDICATES HALF-ROUND LOUVERED DORMER VENT – "C & J METAL PRODUCTS INC." OR APPROVED EQUAL
- INDICATES "DYNAMICS" CLOSED TILE VENT IN RS TILE NET FREE VENTILATING AREA EACH OR APPROVED EQUAL

ATTIC VENTILATION REQUIREMENTS FOR ELEVATIONS "A", "B" & "C"

ATTIC AREA "1" =	1520 SQ. FT.
REQUIRED VENTILATION AREA = ATTIC AREA (1520 SQ. FT.) / 150 = 10.13 SQ. FT. X 144	1458 SQ. IN.
SIZE OF REQUIRED VENTILATION =	729 SQ. IN.
UPPER VENTILATION PROVIDED:	
(2) "CAL" JRV1424 GABLE END VENTS AT 119 SQ. IN. =	238 SQ. IN.
(8) "DYNACAN" CLOSED VENT TILES AT 85 SQ. IN. =	570 SQ. IN.
TOTAL UPPER VENTILATION PROVIDED =	808 SQ. IN.
LOWER VENTILATION PROVIDED:	
(8) "DYNACAN" CLOSED VENT TILES AT 85 SQ. IN. =	570 SQ. IN.
(10) WOOD EAVE VENTS W/ (3) 2" DIA. HOLES PER BLOCK @ 6.4 SQUARE INCHES =	94 SQ. IN.
TOTAL LOWER VENTILATION PROVIDED =	664 SQ. IN.
TOTAL VENTILATION PROVIDED:	1472 SQ. IN.

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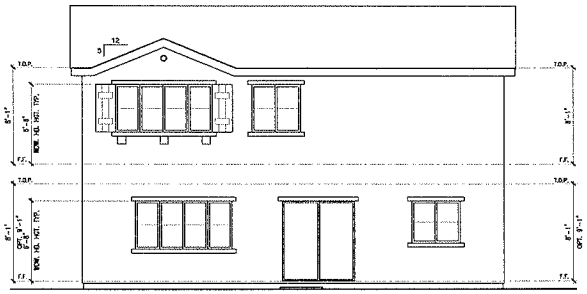
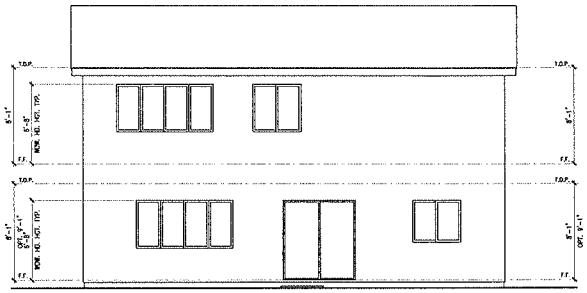


"A" REAR ELEVATION AT ENHANCED ELEVATION

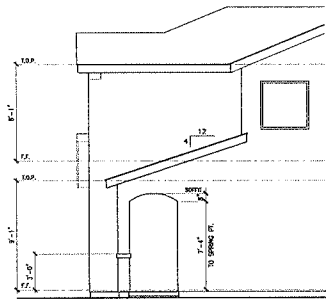
REFER TO STANDARD FLOOR PLAN AND/OR ELEVATION FOR INFORMATION NOT SHOWN HERE

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



"A" REAR ELEVATION

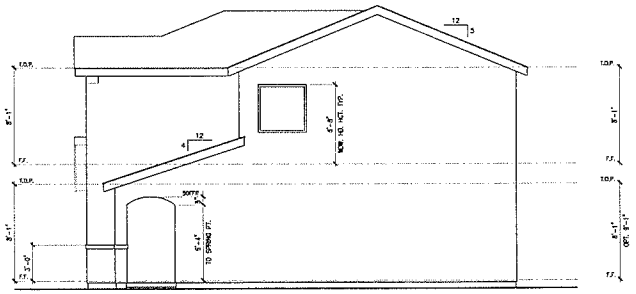
SCALE: 1/4" = 1' - 0"



"A" RIGHT SIDE ELEVATION AT OPT. 9'-1" PLT. HGT.

REFER TO STANDARD FLOOR PLAN AND/OR ELEVATION FOR INFORMATION NOT SHOWN HERE

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



"A" RIGHT SIDE ELEVATION

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

EXTERIOR ELEVATION - GENERAL NOTES

1. REFER TO FLOOR PLAN SHEETS FOR DOOR AND WINDOW DESIGNATIONS

EXTERIOR ELEVATION - KEYNOTES

☐ SYMBOL OF REFERENCES

1. EXTERIOR FINISHES

1A ROOFING MATERIAL - SEE ROOF PLAN, ROOF PLAN GENERAL NOTE 1, AND DETAILS
1B EXTERIOR PLASTER - 1-COAT STUCCO SYSTEM BY "OMEGA PRODUCTS INTERNATIONAL, INC." U.C.C. E.S. REPORT NO. ER-1194 - OR APPROVED EQUAL - SEE DETAIL 6/A0.3
1C STUCCO OVER HIGH RIBBED METAL LATH AT SOFFIT/ CEILING
1D STUCCO BALL/ POTSHELF - SLOPE ONE-QUARTER INCH PER FOOT MINIMUM
1E STUCCO OVER EXPANDED POLYSTYRENE (E.P.S.) FOAM TRIM
1F +2" STUCCO OVER E.P.S. FOAM ACCENT
1G STUCCO OVER E.P.S. FOAM CORNEL
1H STUCCO OVER ADDITIONAL LAYER OF 1-INCH E.P.S. FOAM INSULATION BOARD WAINSCOT - SEE DETAIL 30/A0.1
1J STUCCO WRAPPED PORCH BEAM - SEE DETAIL 15 & 17/A0.1

2. METALS

2A CORROSION RESISTANT METAL FLASHING AT ROOF-TO-WALL
2B CORROSION RESISTANT METAL WEEP SCREED
2C CORROSION RESISTANT METAL LOUVERED GABLE END VENT - SEE ELEVATIONS FOR SIZE
2D CORROSION RESISTANT METAL CRICKET

3. WOOD FABRICATION

3A 2x8 WOOD FASCIA - PRE-PRIMED WOOD SAW
3B 2x8 WOOD BARGE BOARD - PRE-PRIMED WOOD SAW
3C "MAXIFECH" SHUTTERS - STYLE TO MATCH - SEE DETAILS 1, 2, 3 & 4/A0.3

4. MASONRY & CONCRETE

4A MANUFACTURED STONE VENEER ADHERED TO EXTERIOR PLASTER - INSTALL PER MANUFACTURER'S INSTRUCTIONS
4B CONCRETE STOOP/ PORCH - SEE SLAB EDGE PLAN FOR SIZE
4C STUCCO OR STONE VENEER OVER 6" C.M.U. COUNTYWIDE WALL - SEE DETAILS 8, 9 & 10/A0.3 - REFER TO STRUCTURAL DRAWINGS

5. SPECIALTIES

5A DECORATIVE SIMULATED CLAY TILE FALSE VENT - SEE DETAIL 15/A0.1
5B WINDOWS AT TOP PANEL POW OF GARAGE DOOR

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Issue Date

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Filename: 10042v2DB.dwg
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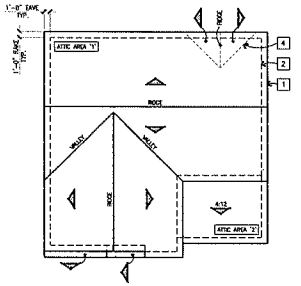
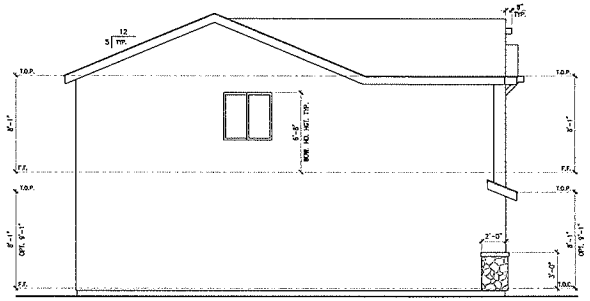


"B" ROOF PLAN

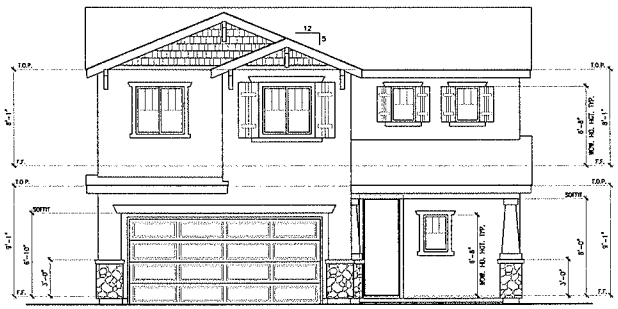
ROOF PITCH: 5:12 U.N.O.
ROOF MATERIAL: CONC. FLAT TILE

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



"B" LEFT SIDE ELEVATION

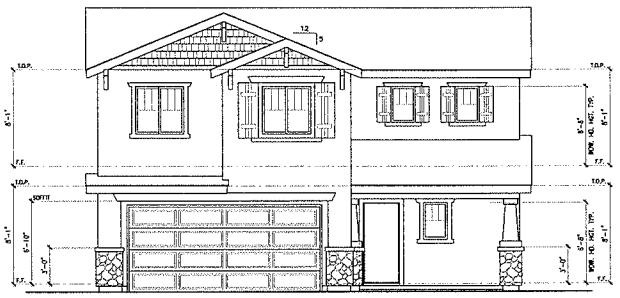
SCALE: 1/4" = 1' - 0"



"B" FRONT ELEVATION
AT OPT. 9'-1" PLT. HGT.

REFER TO STANDARD FLOOR PLAN AND/OR ELEVATION FOR INFORMATION NOT SHOWN HERE

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



"B" FRONT ELEVATION

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

EXTERIOR ELEVATION - GENERAL NOTES

1. REFER TO FLOOR PLAN SHEETS FOR DOOR AND WINDOW DESIGNATIONS

EXTERIOR ELEVATION - KEYNOTES

☐ SYMBOL OF REFERENCE

1. EXTERIOR FINISHES
   - 1A ROOFING MATERIAL – SEE ROOF PLAN. ROOF PLAN GENERAL NOTE 1. AND DETAILS
   - 1B EXTERIOR PLASTER – 1-COAT STUCCO SYSTEM BY "OMEGA PRODUCTS INTERNATIONAL, INC." I.C.C. E.S. REPORT NO. ESR-1104 – OR APPROVED EQUAL – SEE DETAIL 8/A0.3
   - 1C STUCCO OVER HIGH RIBBED METAL LATH AT SOFFIT/ CEILING
   - 1D STUCCO SILL/ POTCHSILL – SLOPE ONE-QUARTER INCH PER FOOT MINIMUM
   - 1E STUCCO OVER EXPANDED POLYSTYRENE (E.P.S.) FOAM TRIM
   - 1F 4" STUCCO OVER E.P.S. FOAM ACCENT
   - 1G STUCCO OVER E.P.S. FOAM CORBEL
   - 1H STUCCO OVER ADDITIONAL LAYER OF 1-INCH E.P.S. FOAM INSULATION BOARD WAINSCOT – SEE DETAIL 30/A0.1
   - 1J STUCCO WRAPPED PORCH BEAM – SEE DETAIL 18 & 17/A0.1
2. METALS
   - 2A CORROSION RESISTANT METAL FLASHING AT ROOF-TO-WALL
   - 2B CORROSION RESISTANT METAL WEEP SCREED
   - 2C CORROSION RESISTANT METAL LOUVERED GABLE END VENT – SEE ELEVATIONS FOR SIZE
   - 2D CORROSION RESISTANT METAL CRICKET
3. WOODS, PLASTICS & COMPOSITES
   - 3A 2x8 WOOD FASCIA – PRE-PRIMED WOOD SMF
   - 3B 2x8 WOOD RAFTER BOARD – PRE-PRIMED WOOD SMF
   - 3C "RAISED/V" SHUTTERS – STYLE TO MATCH – SEE DETAILS 1, 2, 3 & 4/A0.3
4. MASONRY & CONCRETE
   - 4A MANUFACTURED STONE VENEER ADHERED TO EXTERIOR PLASTER – INSTALL PER MANUFACTURER'S INSTRUCTIONS
   - 4B CONCRETE STOOP/ PORCH – SEE SLAB EDGE PLAN FOR SIZE
   - 4C STUCCO OR STONE VENEER OVER 8" C.M.U. COURTYARD WALL – SEE DETAILS 8, 9 & 10/A0.2 – REFER TO STRUCTURAL DRAWINGS
5. OPENINGS
   - 5A DECORATIVE SIMULATED CLAY TILE FALSE VENT – SEE DETAIL 15/A0.1
   - 5B WINDOWS AT TOP PANEL FOR OF ORANGE DOOR

ROOF PLAN - GENERAL NOTES

1. ROOF MATERIAL – CLASS 'A' CONCRETE ROOFING TILE BY "BOWER LIFTTILE" – I.C.C. REPORT NO. ESR-1267 – OR APPROVED EQUAL OVER (2) LAYERS 30# ROOFING FELT – INSTALL PER MANUFACTURER'S INSTRUCTIONS – ROOF SLOPE NOT TO EXCEED 12 LBS. PER SQUARE FOOT
2. ROOF TILE NAILING SHALL BE PER THE MANUFACTURER'S SPECIFICATIONS WITH THE FOLLOWING MINIMUM REQUIREMENTS:
   - A. 11 GA. CORROSION RESISTANT NAILS WITH MINIMUM 3/4" PENETRATION INTO SHEATHING PER U.B.C. SECTION 2505.3.5 AND IN ACCORDANCE WITH U.B.C. TABLE 15-C-2.
   - B. HEADS OF ALL TILE SHALL BE NAILED
   - C. THE NOSES OF ALL STARTER COURSE TILES SHALL BE FASTENED WITH APPROVED CLIPS
   - D. ALL TILES SHALL BE NAILED WITH A MINIMUM OF TWO (2) NAILS
   - E. THE NOSES OF ALL RIDGE, HIP AND RAKE TILES SHALL BE SET IN A BEAD OF APPROVED ROOFER'S MASTIC
3. PROVIDE MINIMUM 26 GA. CORROSION RESISTANT METAL FLASHING AT ALL VALLEYS AND ROOF-TO-WALL CONDITIONS
4. PROVIDE DOWNSPOUTS AS REQUIRED
5. PROVIDE CROSS VENTILATION AT ALL ENCLOSED ATTIC SPACES IN ACCORDANCE WITH U.B.C. SECTION 1505.8
7. PROVIDE A MINIMUM 22"x30" ACCESS OPENING IN ROOF SHEATHING TO ENTER FRAMED ATTIC AREAS WITH 30" MINIMUM HEAD CLEARANCE – PROVIDE A 12"x12" OPENING IN ROOF SHEATHING TO ENTER FRAMED ATTIC AREAS WITH LESS THAN 30" HEAD CLEARANCE FOR VENTILATION
8. NET FREE AIR VALUES FOR VENTS USED IN OUR VENTILATION CALCULATIONS ARE BASED ON AUGUST, 2007 VALUES PROVIDED BY "C & J METAL PRODUCTS INC." AT WWW.CJMETALS.COM & BY "D'HAGINS, INC." AT WWW.DHAGINSINC.COM THESE VALUES ARE SUBJECT TO CHANGE WITHOUT NOTIFICATION AND MUST BE VERIFIED BY INSTALLER AT TIME OF INSTALLATION – APPROVED EQUAL PRODUCTS MUST PROVIDE THE NET FREE AIR VENTILATION TOTALS REQUIRED BY THE CALCULATIONS PROVIDED ON THESE ARCHITECTURAL DRAWINGS.
9. ALL ROOF, WALL AND EAVE VENTS SHALL BE SCREENED WITH CORROSION RESISTANT, NON-COMBUSTIBLE WIRE MESH WITH 1/4" MAXIMUM MESH OPENINGS

ROOF PLAN - KEYNOTES & SYMBOLS

☐ SYMBOL OF REFERENCE NOTES

1. EDGE OF ROOF
2. EDGE OF BUILDING BELOW
3. CORROSION RESISTANT METAL CRICKET
4. ROOF AT ENHANCED ELEVATION

INDICATES DIRECTION OF ROOF PITCH

INDICATES HALF-ROUND LOUVERED DORMER VENT – "C & J" METAL PRODUCTS INC." OR APPROVED EQUAL

INDICATES "D'HAGINS" CLOAKED TILE VENT @ 80 SQ. IN. NET FREE VENTILATING AREA EACH OR APPROVED EQUAL

ATTIC VENTILATION REQUIREMENTS FOR ELEVATIONS "A", "B" & "C"

ATTIC AREA "1" =	1520 SQ. FT.
REQUIRED VENTILATION AREA = ATTIC AREA (1520 SQ. FT.) / 150	
= 10.13 SQ. FT. X 144	1458 SQ. IN.
50% OF REQUIRED VENTILATION =	730 SQ. IN.
UPPER VENTILATION PROVIDED:	
(2) "CAL" FLY1424 GABLE END VENTS @ 118 SQ. IN. =	236 SQ. IN.
(8) "D'HAGIN" CLOAKED VENT TILES AT 85 SQ. IN. =	572 SQ. IN.
TOTAL UPPER VENTILATION PROVIDED =	808 SQ. IN.
LOWER VENTILATION PROVIDED:	
(8) "D'HAGIN" CLOAKED VENT TILES AT 85 SQ. IN. =	572 SQ. IN.
(10) WOOD EAVE VENTS W/ (3) 2" DIA. HOLES PER BLOCK @ 6.4 SQUARE INCHES =	64 SQ. IN.
TOTAL LOWER VENTILATION PROVIDED =	664 SQ. IN.
TOTAL VENTILATION PROVIDED:	1472 SQ. IN.

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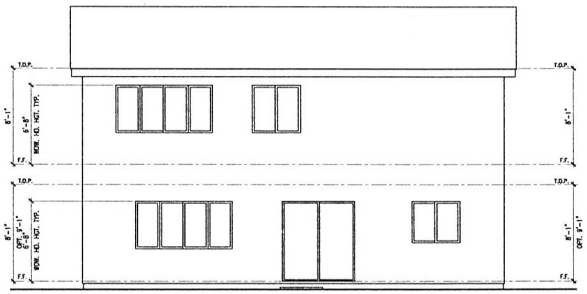
"B" REAR ELEVATION AT ENHANCED ELEVATION

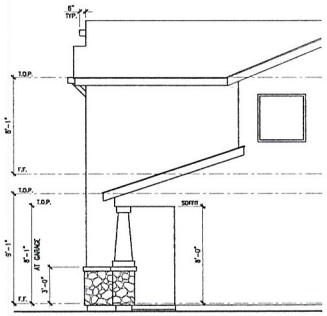
REFER TO STANDARD FLOOR PLAN AND/OR ELEVATION FOR INFORMATION NOT SHOWN HERE

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



"B" REAR ELEVATION

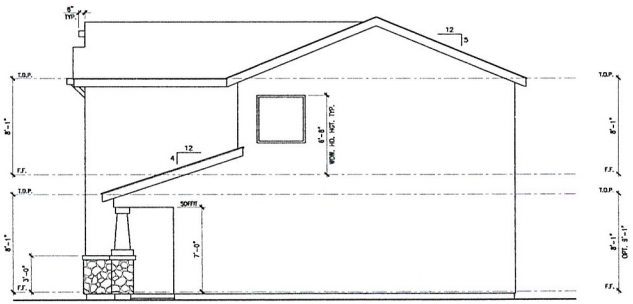
SCALE: 1/4" = 1' - 0"



"B" RIGHT SIDE ELEVATION AT OPT. 9'-1" PLT. HGT.

REFER TO STANDARD FLOOR PLAN AND/OR ELEVATION FOR INFORMATION NOT SHOWN HERE

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



"B" RIGHT SIDE ELEVATION

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

EXTERIOR ELEVATION - GENERAL NOTES

1. REFER TO FLOOR PLAN SHEETS FOR DOOR AND WINDOW DESIGNATIONS

EXTERIOR ELEVATION - KEYNOTES

☐ SYMBOL OF REFERENCES

1. ROOFING FINISHES
1A ROOFING MATERIAL – SEE ROOF PLAN, ROOF PLAN GENERAL NOTE 1, AND DETAILS
1B EXTERIOR PLASTER – 1-COAT STUCCO SYSTEM BY "OMEGA PRODUCTS INTERNATIONAL, INC." I.C.C. E.S. REPORT NO. ESR-1194 – OR APPROVED EQUAL – SEE DETAIL 8/A0.3
1C STUCCO OVER HIGH RIBBED METAL LATH AT SOFFIT/ CEILING
1D STUCCO SILL/ POTSHELF – SLOPE ONE-QUARTER INCH PER FOOT MINIMUM
1E STUCCO OVER EXPANDED POLYSTYRENE (E.P.S.) FOAM TRIM
1F +2" STUCCO OVER E.P.S. FOAM ACCENT
1G STUCCO OVER E.P.S. FOAM CORBEL
1H STUCCO OVER ADDITIONAL LAYER OF 1-INCH E.P.S. FOAM INSULATION BOARD (MANSCOT – SEE DETAIL 3C/A0.1
1J STUCCO WRAPPED PORCH BEAM – SEE DETAIL 1B & 17/A0.1
2. METALS
2A CORROSION RESISTANT METAL FLASHING AT ROOF-TO-WALL
2B CORROSION RESISTANT METAL WEEP SCREED
2C CORROSION RESISTANT METAL LOUVERED GABLE END VENT – SEE ELEVATIONS FOR SIZE
2D CORROSION RESISTANT METAL CRICKET
3. WOOD / MANUFACTURED WOOD
3A 2x8 WOOD FASCIA – PRE-PRIMED WOOD SAW
3B 2x8 WOOD BARGE BOARD – PRE-PRIMED WOOD SAW
3C "MEANTECH" SHUTTERS – STYLE TO MATCH – SEE DETAILS 1, 2, 3 & 4/A0.3
4. MASONRY & CONCRETE
4A MANUFACTURED STONE VENEER ADHERED TO EXTERIOR PLASTER – INSTALL PER MANUFACTURER'S INSTRUCTIONS
4B CONCRETE STOOP/ PORCH – SEE SLAB EDGE PLAN FOR SIZE
4C STUCCO OR STONE VENEER OVER 8" C.M.U. COURTYARD WALL – SEE DETAILS 8, 9 & 10/A0.3 – REFER TO STRUCTURAL DRAWINGS
5. SPECIALTIES
5A DECORATIVE SIMULATED CLAY TILE FALSE VENT – SEE DETAIL 13/A0.1
5B WINDOWS AT TOP PANEL ROW OF GARAGE DOOR

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Project # 10042

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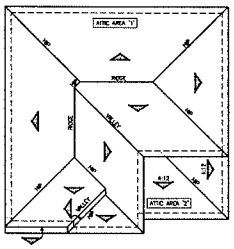
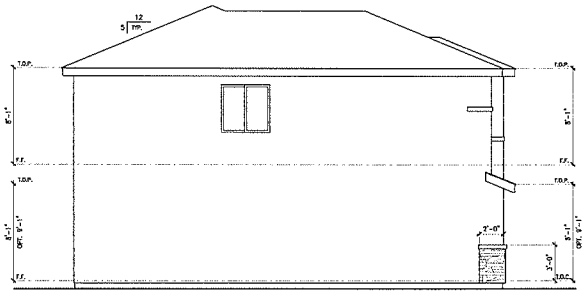


"C" ROOF PLAN

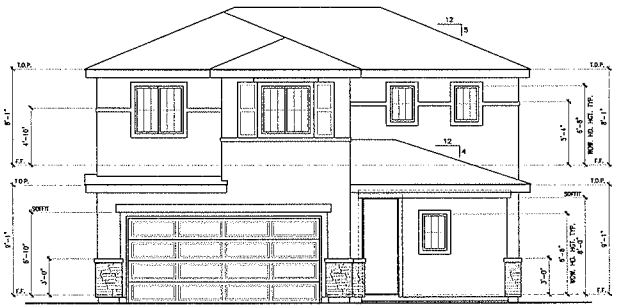
ROOF PITCH: 5:12 U.N.O.
ROOF MATERIAL: CONC. FLAT TILE

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



"C" LEFT SIDE ELEVATION

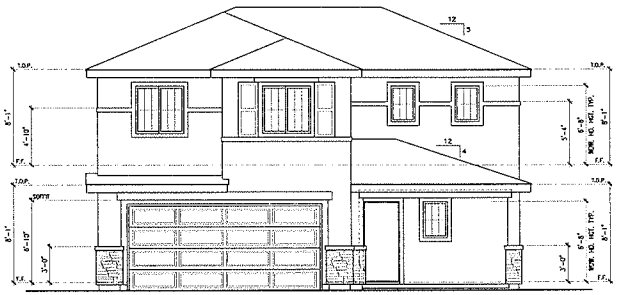
SCALE: 1/4" = 1'-0"



"C" FRONT ELEVATION
AT OPT. 9'-1" PLT. HGT.

REFER TO STANDARD FLOOR PLAN AND/OR ELEVATION FOR INFORMATION NOT SHOWN HERE

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



"C" FRONT ELEVATION

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

EXTERIOR ELEVATION - GENERAL NOTES

1. REFER TO FLOOR PLAN SHEETS FOR DOOR AND WINDOW DESIGNATIONS

EXTERIOR ELEVATION - KEYNOTES

SYMBOL OF REFERENCE

1 EXTERIOR FINISHES

1A ROOFING MATERIAL - SEE ROOF PLAN, ROOF PLAN GENERAL NOTE 1, AND DETAILS

1B EXTERIOR PLASTER - 1-COAT STUCCO SYSTEM BY "OMEGA PRODUCTS INTERNATIONAL, INC." I.C.C. E.S. REPORT NO. ESR-1784 - OR APPROVED EQUAL - SEE DETAIL 8/A10.3

1C STUCCO OVER HIGH RIBBED METAL LATH AT SOFFIT/ CEILING

1D STUCCO SILL/ POTSHELF - SLOPE ONE-QUARTER INCH PER FOOT MINIMUM

1E STUCCO OVER EXTRUDED POLYSTYRENE (E.P.S.) FOAM TRIM

1F +2" STUCCO OVER E.P.S. FOAM ACCENT

1G STUCCO OVER E.P.S. FOAM CORBEL

1H STUCCO OVER ADDITIONAL LAYER OF 1-INCH E.P.S. FOAM INSULATION BOARD WAINSCOT - SEE DETAIL 30/A0.1

1J STUCCO WRAPPED PORCH BEAM - SEE DETAIL 19 & 11/A0.1

2 METALS

2A CORROSION RESISTANT METAL FLASHING AT ROOF-TO-WALL

2B CORROSION RESISTANT METAL WEEP SCREED

2C CORROSION RESISTANT METAL LOUVERED GABLE END VENT - SEE ELEVATIONS FOR SIZE

2D CORROSION RESISTANT METAL CORBEL

3 WOOD / MILLWORK/DOOR

3A 2x8 WOOD FASCIA - PRE-PRIMED WOOD SAW

3B 1x8 WOOD RAFOR BOARD - PRE-PRIMED WOOD SAW

3C "PLANTATION" SHUTTERS - STYLE TO MATCH - SEE DETAILS 1, 2, 3 & 4/A0.3

4 MASONRY & CONCRETE

4A MANUFACTURED STONE VENEER ADHERED TO EXTERIOR PLASTER - INSTALL PER MANUFACTURER'S INSTRUCTIONS

4B CONCRETE STOOP/ PORCH - SEE SLAB EDGE PLAN FOR SIZE

4C STUCCO OR STONE VENEER OVER 8" C.M.U. COURTYARD WALL - SEE DETAILS A, B & 18/A0.3 - REFER TO STRUCTURAL DRAWINGS

5 SPECIALTIES

5A DECORATIVE, SIMULATED CLAY TILE FALSE VENT - SEE DETAIL 15/A0.1

5B WINDOWS AT TOP PANEL, BOW OF CLERESTORY DOOR

ROOF PLAN - GENERAL NOTES

1. ROOF MATERIAL - CLASS 'A' CONCRETE ROOFING TILE BY "BORAL LIFETILE" - I.C.C. REPORT NO. ESR-1847 - OR APPROVED EQUAL OVER (2) LAYERS 30# ROOFING FELT - INSTALL PER MANUFACTURER'S INSTRUCTIONS - ROOF TILE NOT TO EXCEED 10 LBS. PER SQUARE FOOT
2. ROOF TILE NAILING SHALL BE PER THE MANUFACTURER'S SPECIFICATIONS WITH THE FOLLOWING MINIMUM REQUIREMENTS:
   A. 11 GA. CORROSION RESISTANT NAILS WITH MINIMUM 3/4" PENETRATION INTO SHEATHING PER U.B.C. SECTION 2507.5.5 AND IN ACCORDANCE WITH U.B.C. TABLE 2507-C,T.
   B. HEADS OF ALL TILE SHALL BE NAILED
   C. THE NOSES OF ALL EAVE COURSE TILES SHALL BE FASTENED WITH APPROVED CLIPS
   D. ALL TILES SHALL BE NAILED WITH A MINIMUM OF TWO (2) NAILS
   E. THE NOSES OF ALL RIDGE, HIP AND RAKE TILES SHALL BE SET IN A BEAD OF APPROVED ROOFER'S MASTIC
3. PROVIDE MINIMUM 26 GA. CORROSION RESISTANT METAL FLASHING AT ALL VALLEYS AND ROOF-TO-WALL CONDITIONS
4. PROVIDE SNOWSTOPS AS REQUIRED
5. PROVIDE CROSS VENTILATION AT ALL ENCLOSED ATTIC SPACES IN ACCORDANCE WITH U.B.C. SECTION 1906
6. PROVIDE A MINIMUM 22"x30" ACCESS OPENING IN ROOF SHEATHING TO OVER FRAMED ATTIC AREAS WITH 30" MINIMUM HEAD CLEARANCE - PROVIDE A 12"x18" OPENING IN ROOF SHEATHING TO OVER FRAMED ATTIC AREAS WITH LESS THAN 30" HEAD CLEARANCE FOR VENTILATION
7. NET FREE AIR VALUES FOR VENTS LISTED IN OUR VENTILATION CALCULATIONS ARE BASED ON AUGUST, 2007 VALUES PROVIDED BY "C & J METAL PRODUCTS INC." AT WWW.CJMETALS.COM & BY "D'HAGIN'S, INC." AT WWW.DHAGINVENT.COM THESE VALUES ARE SUBJECT TO CHANGE WITHOUT NOTIFICATION AND MUST BE VERIFIED BY INSTALLER AT TIME OF INSTALLATION - APPROVED EQUAL PRODUCTS MUST PROVIDE THE NET FREE AIR VENTILATION TOTALS REQUIRED BY THE CALCULATIONS PROVIDED ON THESE ARCHITECTURAL DRAWINGS
8. ALL ROOF, WALL AND EAVE VENTS SHALL BE SCREENED WITH CORROSION RESISTANT, NON-COMBUSTIBLE WIRE MESH WITH 1/4" MAXIMUM MESH OPENINGS

ROOF PLAN - KEYNOTES & SYMBOLS

SYMBOL OF REFERENCE NOTES

1 EDGE OF ROOF
2 EDGE OF BUILDING BELOW
3 CORROSION RESISTANT METAL CORBEL
4 ROOF AT ENHANCED ELEVATION

INDICATES DIRECTION OF ROOF PITCH

INDICATES HALF-ROUND LOUVERED DORMER VENT - "C & J METAL PRODUCTS INC." OR APPROVED EQUAL

INDICATES "D'HAGIN'S" CLOAKED TILE VENT @ (E) S.V. NOT FREE VENTILATING AREA EACH OR APPROVED EQUAL

ATTIC VENTILATION REQUIREMENTS
FOR ELEVATIONS "A", "B" & "C"

ATTIC AREA "1" =	1520 SQ. FT.
REQUIRED VENTILATION AREA = ATTIC AREA (1520 SQ. FT.) / 150	
= 10.13 SQ. FT. X 144	1458 SQ. IN.
50% OF REQUIRED VENTILATION =	730 SQ. IN.
UPPER VENTILATION PROVIDED:	
(2) "D&J" RLV1424 GABLE END VENTS @ 119 SQ. IN. =	238 SQ. IN.
(6) "D'HAGIN" CLOAKED VENT TILES AT 93 SQ. IN. =	570 SQ. IN.
TOTAL UPPER VENTILATION PROVIDED =	808 SQ. IN.
LOWER VENTILATION PROVIDED:	
(6) "D'HAGIN" CLOAKED VENT TILES AT 93 SQ. IN. =	570 SQ. IN.
(10) WOOD EAVE VENTS W/ (3) 2" OVAL HOLES PER BLOCK @ 9.4 SQUARE INCHES =	94 SQ. IN.
TOTAL LOWER VENTILATION PROVIDED =	664 SQ. IN.
TOTAL VENTILATION PROVIDED:	1472 SQ. IN.

Woodside Homes
Las Vegas, NV
Phone (702) 000-0000 Fax (702) 000-0000

"Madison Creek"
Tract # -- - Lots
Las Vegas, NV

Kevin L. Crook Architect, Inc.
1360 Reynolds Ave., Suite #110 Irvine, CA. 92614
Phone (949) 660-1587, Fax (949) 660-1589
Website: www.klcarch.com

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Issue Date

Revision Date

Project #
10042

Sheet #
A3520.10

Filename: 10042N3D1.dwg
Plot Date: Dec. 18, 2010

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JAN 20 2011

WVR-40764
TMP-40762



"C" REAR ELEVATION AT ENHANCED ELEVATION

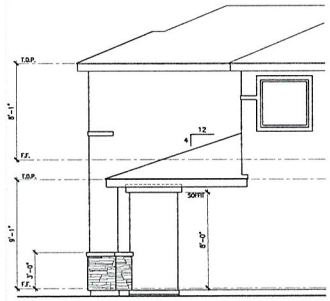
REFER TO STANDARD FLOOR PLAN AND/OR ELEVATION FOR INFORMATION NOT SHOWN HERE

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



"C" REAR ELEVATION

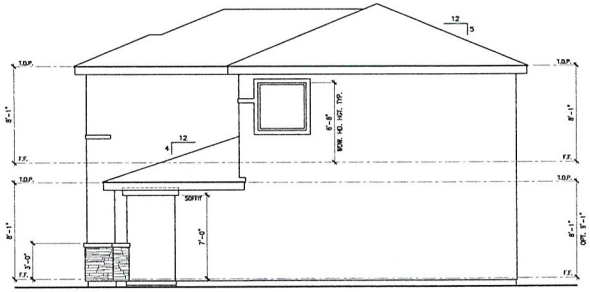
SCALE: 1/4" = 1' - 0"



"C" RIGHT SIDE ELEVATION AT OPT. 9'-1" PLT. HGT.

REFER TO STANDARD FLOOR PLAN AND/OR ELEVATION FOR INFORMATION NOT SHOWN HERE

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



"C" RIGHT SIDE ELEVATION

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

EXTERIOR ELEVATION - GENERAL NOTES

1. REFER TO FLOOR PLAN SHEETS FOR DOOR AND WINDOW DESIGNATIONS

EXTERIOR ELEVATION - KEYNOTES

☐ SYMBOL OF REFERENCES

1. EXTERIOR FINISHES

1A ROOFING MATERIAL - SEE ROOF PLAN, ROOF PLAN GENERAL NOTE 1, AND DETAILS
1B EXTERIOR PLASTER - 1-COAT STUCCO SYSTEM BY "OMEGA PRODUCTS INTERNATIONAL, INC." I.C.C. E.S. REPORT NO. ESR-1194 - OR APPROVED EQUAL - SEE DETAIL 6/A0.3
1C STUCCO OVER HIGH RIBBED METAL LATH AT SOFFIT/ CEILING
1D STUCCO SILL/ PORTSHELF - SLOPE ONE-QUARTER INCH PER FOOT MINIMUM
1E STUCCO OVER EXPANDED POLYSTYRENE (E.P.S.) FOAM TRIM
1F +2" STUCCO OVER E.P.S. FOAM ACCENT
1G STUCCO OVER E.P.S. FOAM CORBEL
1H STUCCO OVER ADDITIONAL LAYER OF 1-INCH E.P.S. FOAM INSULATION BOARD WAINSCOT - SEE DETAIL 30/A0.1
1J STUCCO WRAPPED PORCH BEAM - SEE DETAIL 1B & 17/A0.1

2. METALS

2A CORROSION RESISTANT METAL FLASHING AT ROOF-TO-WALL
2B CORROSION RESISTANT METAL WEEP SCREED
2C CORROSION RESISTANT METAL LOUVERED GABLE END VENT - SEE ELEVATIONS FOR SIZE
2D CORROSION RESISTANT METAL CRICKET

3. WOOD / SIMULATED WOOD

3A 2x8 WOOD FASCIA - PRE-PRIMED WOOD SAW
3B 2x6 WOOD BARGE BOARD - PRE-PRIMED WOOD SAW
3C "MEARTECH" SHUTTERS - STYLE TO MATCH - SEE DETAILS 1, 2, 3 & 4/A0.3

4. MASONRY & CONCRETE

4A MANUFACTURED STONE VENEER ADHERED TO EXTERIOR PLASTER - INSTALL PER MANUFACTURER'S INSTRUCTIONS
4B CONCRETE STOOP/ PORCH - SEE SLAB EDGE PLAN FOR SIZE
4C STUCCO OR STONE VENEER OVER 6" C.M.U. COURTYARD WALL - SEE DETAILS 8, 9 & 10/A0.3 - REFER TO STRUCTURAL DRAWINGS

5. SPECIALTIES

5A DECORATIVE SIMULATED CLAY TILE FALSE VENT - SEE DETAIL 13/A0.1
5B WINDOWS AT TOP PANEL ROW OF GARAGE DOOR

Woodside Homes
Los Vegas, NV
Phone: (702) 307-1000 Fax: (702) 307-1003
"Madison Creek"
Tract # - - - Lots
Los Vegas, NV

Kevin L. Crook Architect, Inc.
1360 Reynolds Ave., Suite #110 Irvine, CA. 92614
Phone (949) 660-1587, Fax (949) 660-1589
Website: www.klcarch.com

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Issue Date

Revision Date

Project #
10042

Sheet #
A3520.11

Filename: 10042a211.dwg
Plot Dated: Dec 18, 2010

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TMP-40762

..... Madison Creek .....

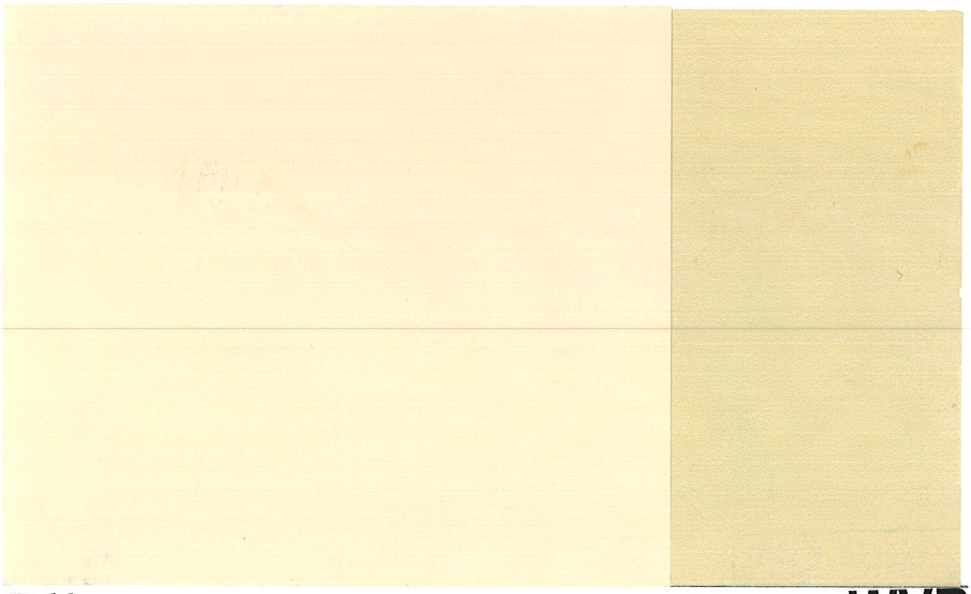
Scheme 1 – "A" Elevations – Spanish Colonial Style



Roof Tile – Mission Profile



Fascia *Garage Door* *Shutters & Front Dr* *Ironwork*



Field *Trim*

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WVR-40764

TMP-40762

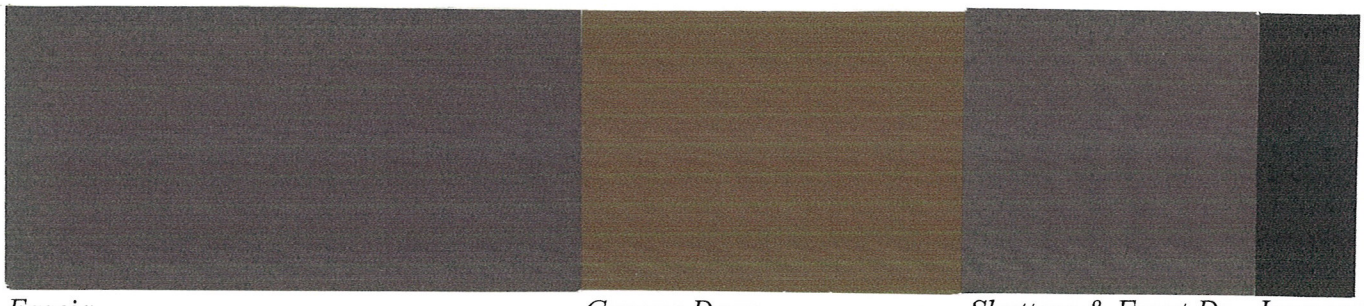
Woodside Group, Inc.

..... Madison Creek .....

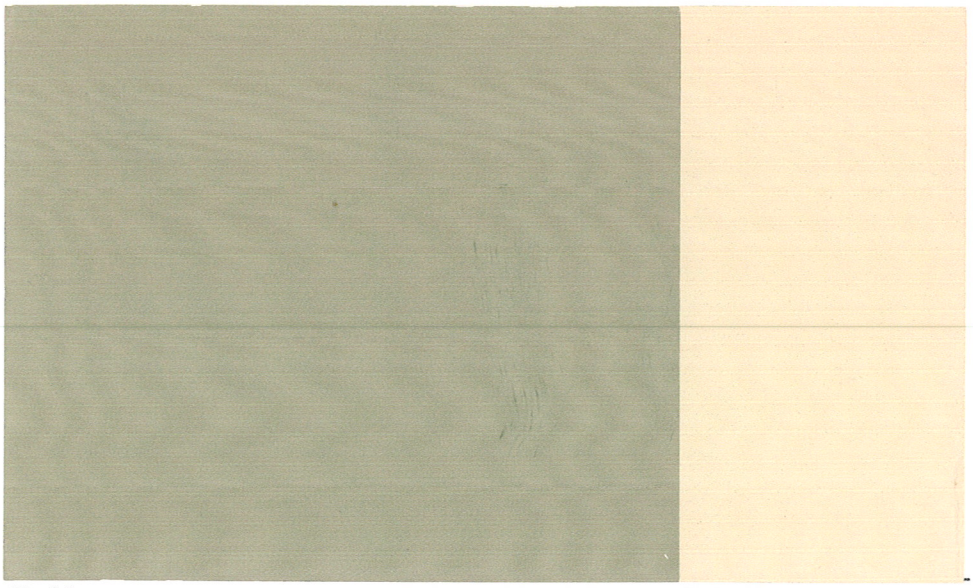
Scheme 2 – "A" Elevations – Spanish Colonial Style



Roof Tile – Mission Profile



Fascia, *Garage Door* *Shutters & Front Dr* *Ironwork*



Field *Trim*

JAN 2 2011
WVR-40764
TMP-40762
Woodside Group, Inc.

..... Madison Creek .....

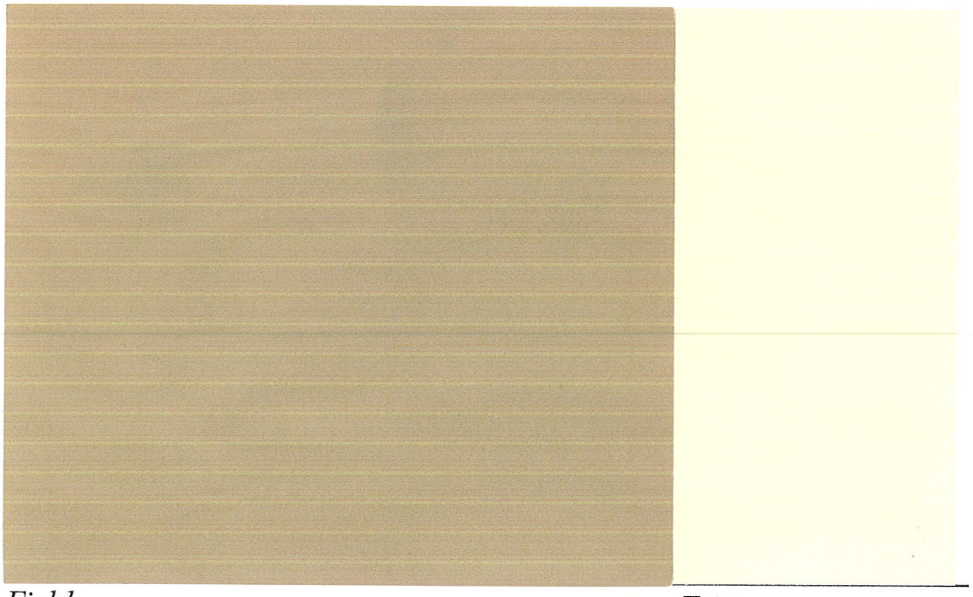
Scheme 3 – "A" Elevations – Spanish Colonial Style



Roof Tile – Mission Profile



Fascia *Garage Door* *Shutters & Front Dr* *Ironwork*



Field *Trim*

JAN 20 2011
WVR-40764
TMP-40762

..... Madison Creek .....

Scheme 4 – "B" Elevations – Craftsman Style



Roof Tile - Shake Profile

Fascia

Secondary Field

Garage Door

Shutters, Louvers & Ironwork

JAN 2 0 2011

Primary Field

Trim



Stone

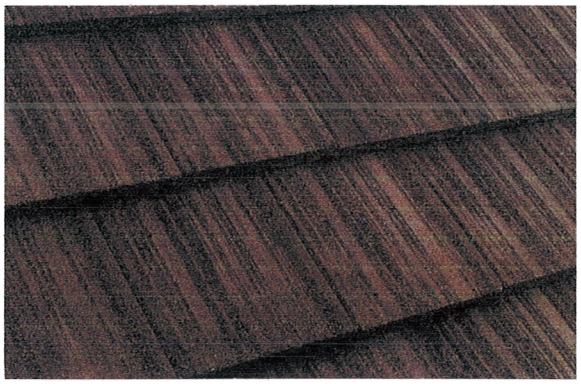
Woodside Group, Inc.

WVR-40764

TMP-40762

..... Madison Creek .....

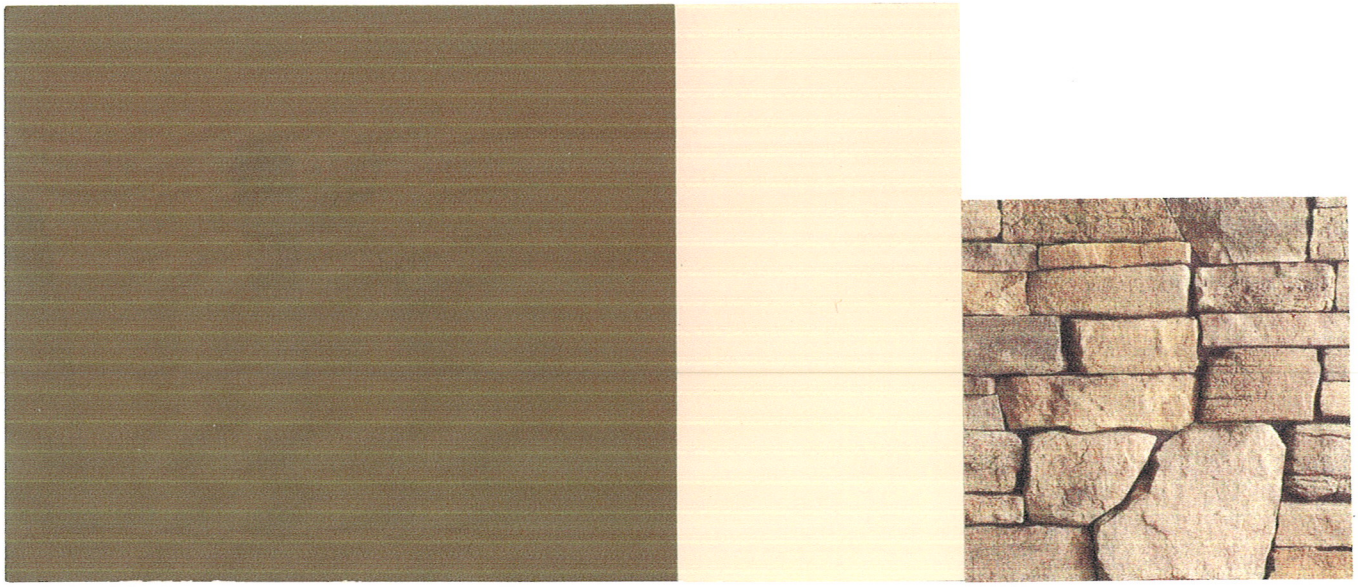
Scheme 5 – "B" Elevations – Craftsman Style



Roof Tile - Shake Profile



Fascia *Secondary Field* *Garage Door* *Shutters, Louvers & Ironwork*



Primary Field *Trim* *Stone*

Woodside Group, Inc.

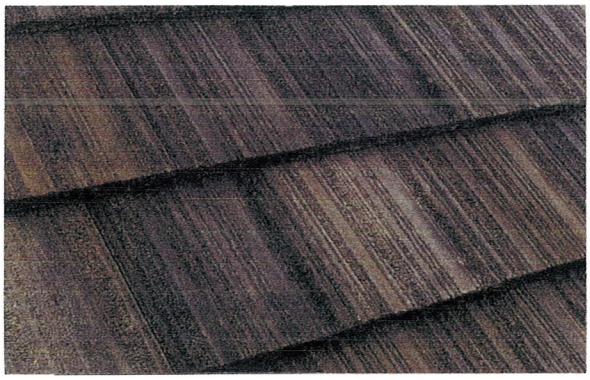
JAN 2 7 2011

WVR-40764

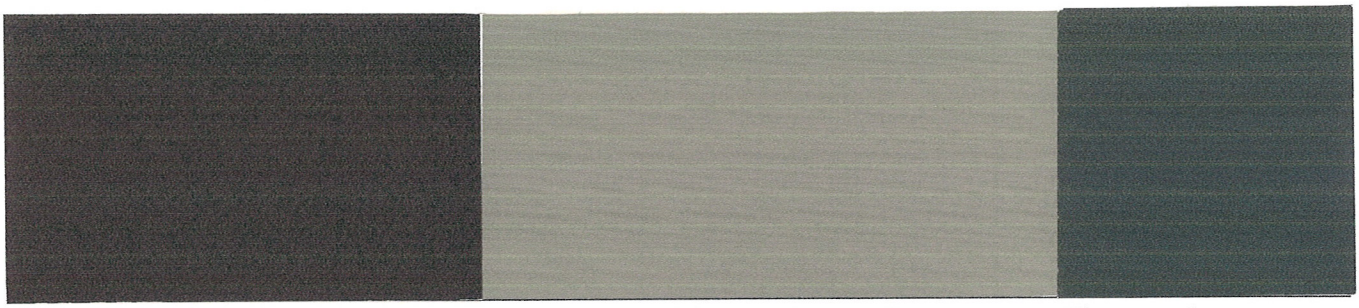
TMP-40762

..... Madison Creek .....

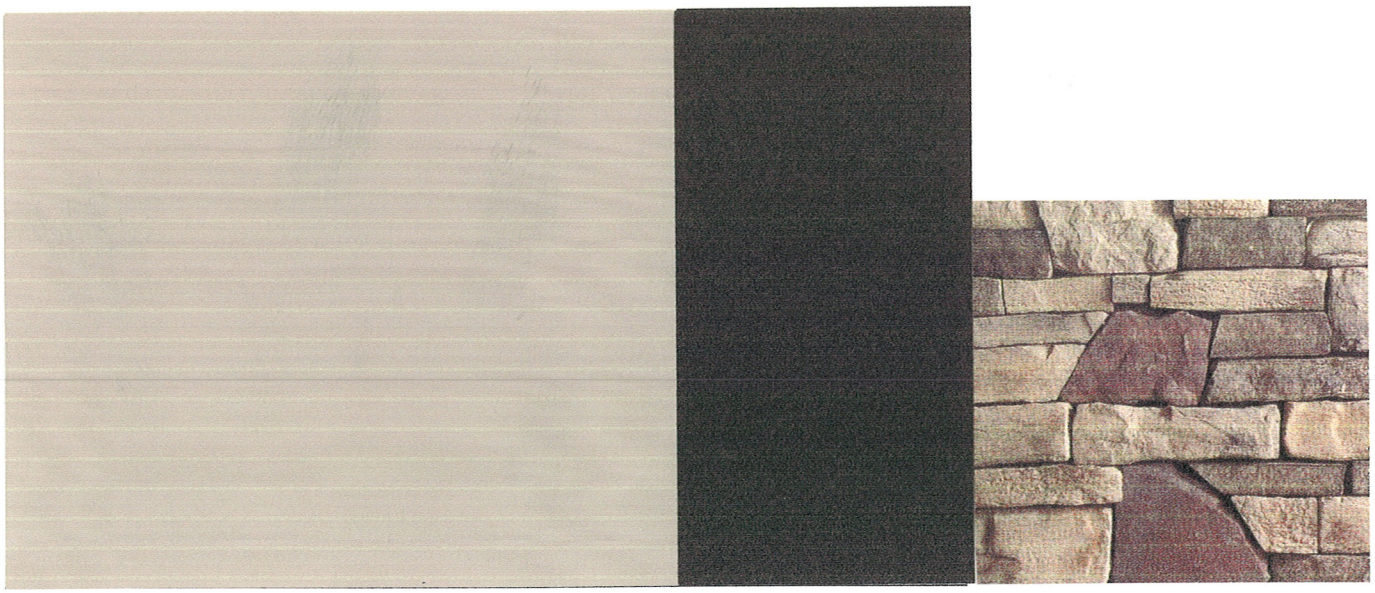
Scheme 6 – "B" Elevations – Craftsman Style



Roof Tile - Shake Profile



Fascia *Secondary Field* *Garage Door* *Shutters, Louvers & Ironwork*



Primary Field *Trim* *Stone*

Woodside Group, Inc.

JAN 2 2011

WVR-40764

TMP-40762

..... Madison Creek .....

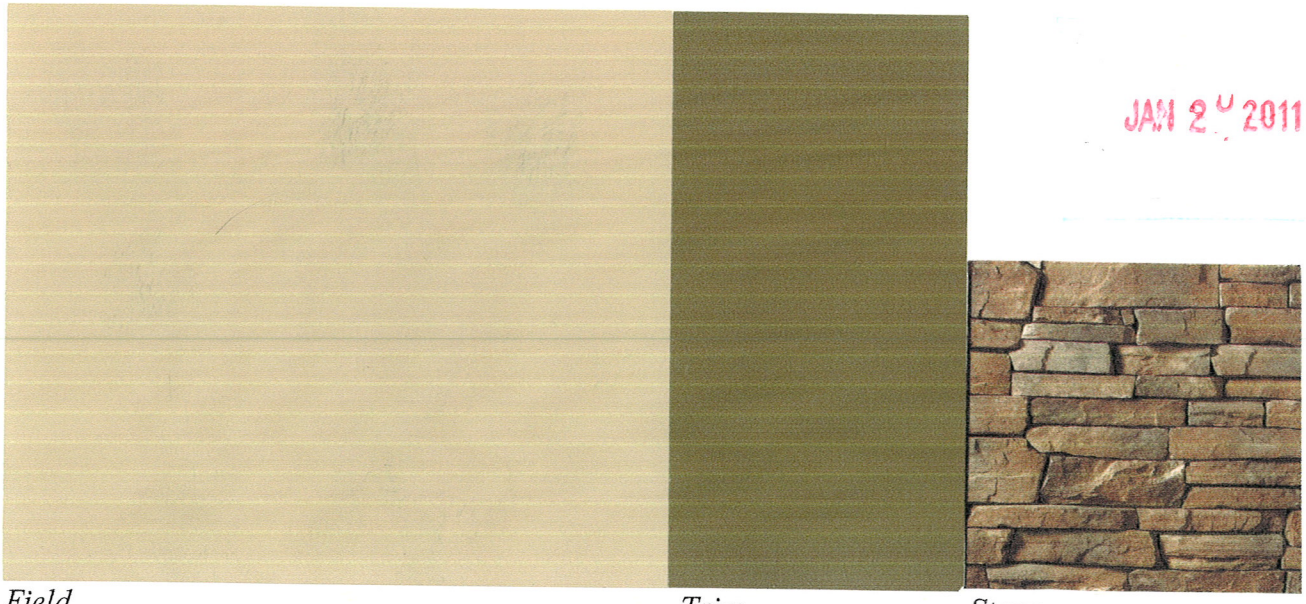
Scheme 7 – "C" Elevations – Prairie Ranch Style



Roof Tile – Slate profile



Fascia *Garage Door* *Front Dr & Ironwork*



Field *Trim* *Stone*

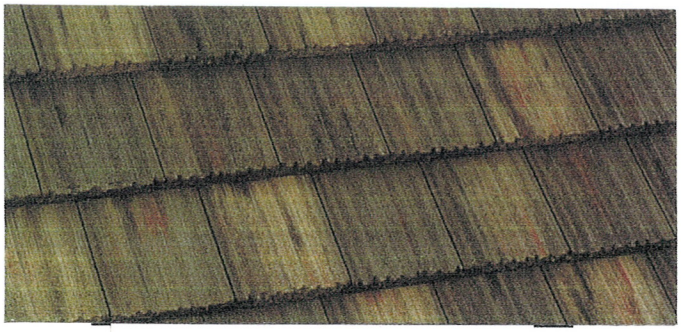
JAN 2 ? 2011

Woodside Group, Inc.

WVR-40764
TMP-40762

..... Madison Creek .....

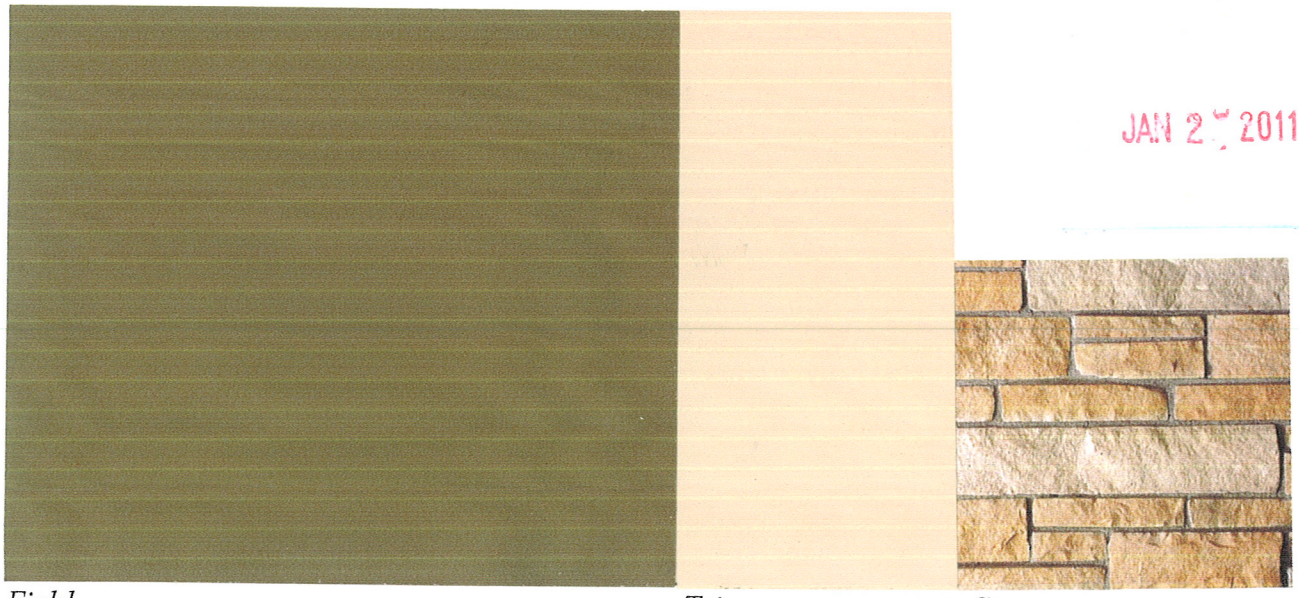
Scheme 8 – "C" Elevations – Prairie Ranch Style



Roof Tile – Slate profile



Fascia *Garage Door* *Front Dr& Ironwork*



Field *Trim* *Stone*

JAN 2 7 2011

Woodside Group, Inc.

WVR-40764

TMP-40762

..... Madison Creek .....

Scheme 9 – "C" Elevations – Prairie Ranch Style



Roof Tile – Slate profile

Fascia

Garage Door

Front Dr & Ironwork

JAN 2 ? 2011

Field

Trim



Stone

Woodside Group, Inc.

Triton Engineering

January 20, 2011

Steve Swanton
City of Las Vegas
Development Services Center
731 S. Fourth Street
Las Vegas, NV 89102

Reference: **Waiver for the stub street**
Madison Colony Unit 3
APN # 126-13-510-010

Mr. Swanton:

This letter is to formally request a waiver for a stub street. The stub street conformed to the standards at the time the original TM for all of Madison Colony was approved. There is an existing house which is now owned by a private party adjacent to the proposed stub street which would make it extremely impractical to remove the stub street at this point. The approved final map for Madison Colony at Providence Models includes the intersection of Askew Place and Gibson Isle Drive. The improvements in this intersection are complete and include a portion of the stub street as was shown on the final map listed above and the Models improvement plans. In our opinion it would be an extreme hardship to try and redesign and reconstruct this intersection at this time. It would also require removal of improvements shown on approved civil plans that have been bond walked and accepted by the City and revisions to an approved final map which would be an additional hardship.

Thank you for your assistance,

James M. Pearce

James M. Pearce, P.E.
Vice President

WVR-40764
JAN 21 2011

6757 W. Charleston Blvd., Suite B • Las Vegas, Nevada 89146
Office: (702) 254-1480 • Fax: (702) 254-3062 • www.tritoneng.com

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

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

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. 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.

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **TMP-40762** APN: 126-13-510-010

Name of Property Owner: Woodside Homes of Nevada, Inc.

Name of Applicant: Woodside Homes of Nevada, Inc.

Name of Representative: Triton Engineering

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: 126-13-510-010

Signature of Property Owner: _____

Print Name: Jim Foltz

State of Nevada, County of Clark

Subscribed and sworn before me

This 18th day of January, 20 11

_____

Notary Public in and for said County and State

JENNIFER ORMSBY
NOTARY PUBLIC
STATE OF NEVADA
APPT. No. 09-8952-1
MY APPT. EXPIRES JANUARY 16, 2013

RECEIVED
JAN 20 2011

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Tentative Map

Project Address (Location) Grand Teton & Hualapai

Project Name Madison Colony - Unit 3 **Proposed Use** SFR

Assessor's Parcel #(s) 126-13-510-010 **Ward #** 6

General Plan: existing n/a proposed n/a **Zoning:** existing PD proposed PD

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

Gross Acres 5.88 **Lots/Units** 50 **Density** 8.50

Additional Information

PROPERTY OWNER Woodside Homes of Nevada, Inc. **Contact** Eddie Duenas

Address 4730 S. Fort Apache Ste. #370 **Phone:** 889-7800 **Fax:** 889-0801

City Las Vegas **State** NV **Zip** 89147

E-mail Address EdwardD@woodside-homes.com

APPLICANT Woodside Homes of Nevada, Inc. **Contact** Eddie Duenas

Address 4730 S. Fort Apache Ste. #370 **Phone:** 889-7800 **Fax:** 889-0801

City Las Vegas **State** NV **Zip** 89147

E-mail Address EdwardD@woodside-homes.com

REPRESENTATIVE Triton Engineering **Contact** Kelly Morrison

Address 6757 W. Charleston Blvd., Suite B **Phone:** 254-1480 **Fax:** 254-3062

City Las Vegas **State** NV **Zip** 89146

E-mail Address kmorrison@tritoneng.com

Property Owner Signature* Jim Foltz

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

Print Name Jim Foltz

State of Nevada, County of Clark

Subscribed and sworn before me

This 18th day of January, 20 11.

Jennifer Ormsby

Notary Public in and for said County and State

JENNIFER ORMSBY
NOTARY PUBLIC
STATE OF NEVADA
APPT. No. 09-8952-1
MY APPT. EXPIRES JANUARY 16, 2013

JAN 20 2011

FOR DEPARTMENT USE ONLY

Case #	TMP-40762
Meeting Date:	3/8/11
Total Fee:	$ 750
Date Received:*	1/20/11
Received By:	Romeo

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

PROVIDENCE
Master Planned Community
3455 Cliff Shadows Parkway, Suite 220
Las Vegas, Nevada 89129
(702) 242-4949 ~ FAX: 242-0414

1/20/2011

Edward Duenas
Woodside Homes
4730 S. Fort Apache Road
Suite 370
Las Vegas, NV 89147

Via: E-mail (EdwardD@WoodsideNevada.com) and Prolog Website

RE: Providence Master Plan Community
Project Plan: Revised Tentative Map Submittal
POD: 105 – Madison Colony
Plan Date: 1/18/11

Dear Edward:

The Providence Design Review Committee (DRC) is in receipt of your Revised Tentative Map submittal for the aforementioned POD.

The DRC approves your Tentative Map for POD 105 – Madison Colony.

Unless specifically waived, all elements within Providence must comply with the terms and conditions of the Design Guidelines and other governing documents. The approval granted herein applies only to the specific items as noted above, and does not constitute an approval of every specific element of the submittal, nor does it constitute a waiver of Providence's rights to enforce compliance with the Design Guidelines and other governing documents. Should an element of the submittal not comply with the Design Guidelines or other governing documents, and is not specifically approved, Providence reserves all of its rights with respect to enforcement of the terms and conditions of such documents as to the non-conforming element. All non-conforming elements must be specifically noted and a specific waiver must be submitted with respect thereto.

If you have any questions, please do not hesitate to contact our office.

Sincerely,
Providence Design Review Committee

Calvin Champlin
Senior Vice President of Entitlements

cc via email: Chris Dingell – Focus

Enclosures (none)

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JAN 20 2011
TMP-40762

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

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).

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

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

RECOMMENDATION:
Staff recommends

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

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: RQR-40594 APN: 139-19-102-001

Name of Property Owner: Herbst Development, LLC

Name of Applicant: Lamar Central Outdoor, LLC

Name of Representative: _____

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

_____Yes ___X___No

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

RECEIVED
JAN 03 2011

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Jim Herbst

Subscribed and sworn before me

This 8 day of December, 2010

Debra Martin
Notary Public in and for said County and State

Notary Public - State of Nevada
County of Clark
DEBRA G. MARTIN
My Appointment Expires
February 25, 2014
No: 98-0896-1

Revised 11-14-06

F:\Depot\Public\Forms\Application Packet\Statement of Financial Interest.doc

PLANNING & DEVELOPMENT DEPARTMENT

RECEIVED JAN 03 2011

APPLICATION / PETITION FORM

Application/Petition For: Required Review

Project Address (Location) 2395 N. Rancho Drive

Project Name Herbst sign Review **Proposed Use** off premise sign

Assessor's Parcel #(s) 139.19.102.001 **Ward #** 5

General Plan: existing SC proposed _____ **Zoning:** existing C-2 proposed _____

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

Gross Acres .72 **Lots/Units** _____ **Density** _____

Additional Information Required Review for existing bill board

PROPERTY OWNER Herbst Development LLC **Contact** Tim Herbst

Address 5195 Las Vegas Blvd SO. **Phone:** (702) 798-6[illegible] **Fax:** _____

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

E-mail Address tpherbst@terribleherbst.com

APPLICANT Lamar Central Outdoor, LLC **Contact** Scott Naftzer

Address 1863 Helm Drive **Phone:** 702.873.4600 **Fax:** 702.873.4344

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

E-mail Address snaftzger@lamar.com

REPRESENTATIVE same as applicant **Contact** _____

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

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

E-mail Address _____

Property Owner Signature* _____

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

Print Name Tim Herbst

Subscribed and sworn before me

This 8 day of December, 20 10

Debra Martin

Notary Public in and for said County and State

Notary Public - State of Nevada
County of Clark
DEBRA G. MARTIN
My Appointment Expires
February 25, 2014
No: 98-0896-1

FOR DEPARTMENT USE ONLY

Case #	RQR-40594
Meeting Date:	3.8.11
Total Fee:	$800 —
Date Accepted:	1.3.11
Accepted By:	JFA

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

DECLARATION:

OFF-PREMISES SIGNS NOT PERMITTED:

WITHIN 500' OF ANY OTHER OFF-PREMISES SIGN ALONG A FREEWAY OR FEDERAL ROUTE.

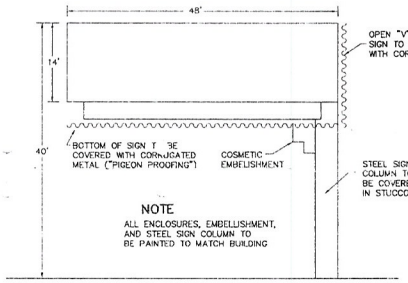
WITHIN 300' OF ANY OTHER OFF-PREMISES SIGN ON THE SAME SIDE OF A PUBLIC RIGHT-OF-WAY.

WITHIN 100' OF ANY ON-PREMISES FREESTANDING SIGN ON ANOTHER PARCEL OF LAND.

WITHIN 100' OF ANY RESIDENTIALLY ZONED PROPERTY.

WITHIN 50' OF THE POINT OF INTERSECTION OF ANY ROADWAY.

TO FLAG OVER ANY BUILDING OR STRUCTURE.



DETAIL "A" NO SCALE

SERVICE RATING 600H 242/120V 3 ℗

DISTRIBUTION CENTER - AMPROPETEST

20A	50A. 3 ℗ CB AC-2	50A. 3 ℗ CB AC-1	12 AMP.
18A			15 AMP.
18A		20A. CB ROOF ϕ	12 AMP.
39A	100A. 3 ℗ CB FOR PANEL G		NO LOAD
57A		20A. CB FOR PROPOSED SIGN	15 AMP.
47A			15 AMP.
28A	200A. CB TEED PANEL A	200A. CB TEED PANEL C	40A
25A			35A
25A			25A
	BLANK		7A
		200A. CB TEED PANEL B	30A
			16A

MASTER ELECTRICIAN: PAL VICZLIO
CARD # 246
VOLT ELECTRIC

= 497 AMPS total

PLANS APPROVED
ELECTRICAL
JAN 24 2002

Comply with NFPA 225-6 AND 225-18

VOLT ELECTRIC, INC.
9245 W CRAIG RD.
LAS VEGAS NV 89129

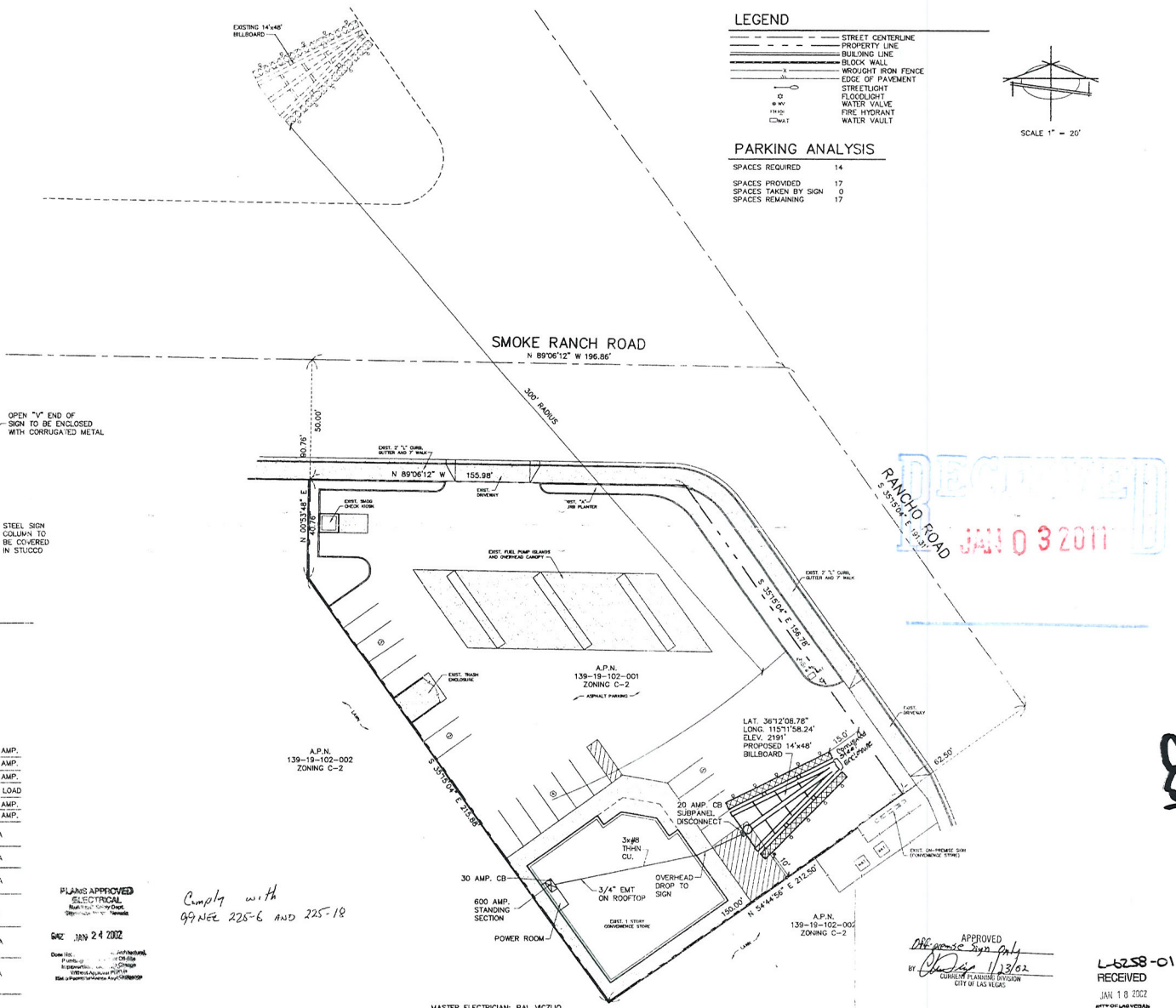
LEGEND

- STREET CENTERLINE
- PROPERTY LINE
- BUILDING LINE
- BLOCK WALL
- WROUGHT IRON FENCE
- EDGE OF PAVEMENT
- STREETLIGHT
- FLOODLIGHT
- WATER VALVE
- FIRE HYDRANT
- WATER VAULT

SCALE 1" = 20'

PARKING ANALYSIS

SPACES REQUIRED	14
SPACES PROVIDED	17
SPACES TAKEN BY SIGN	0
SPACES REMAINING	17



MASTER ELECTRICIAN: PAL VICZLIO
CARD # 246
VOLT ELECTRIC

APPROVED
DEC 23 2002
BY [signature] 1/23/02
CURRENT PLANNING DIVISION
CITY OF LAS VEGAS

L-6258-01
RECEIVED
JAN 18 2002
CITY OF LAS VEGAS
BUILDING DEPT.

RECEIVED
JAN 03 2011

JOB

DATE NO	REVISIONS	APPD

PREPARED FOR:
LAMAR ADVERTISING COMPANY

BAUGHMAN & TURNER, INC.
CIVIL ENGINEERS LAND PLANNERS
LAND SURVEYORS LAS VEGAS, NEVADA
1210 WILSON STREET 89102
(702) 870-8771

DATE: AUGUST, 2001
DESIGN
DRAWN MJB
CHECK
SCALE 1" = 20'

BILLBOARD APPLICATION MAP

A.P.N. 139-19-102-001

A PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 19, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.B.&M.
CITY OF LAS VEGAS CLARK COUNTY NEVADA

SHEET 1 OF 1
PROJ. NO. JOB

257-372-1

RQR-40594

RQR-40594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Cobertura nacional.
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JAN 03 2011
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TERRIBL

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

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

DOUGLAS A. SELBY
CITY MANAGER

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

VOICE 702.229.6011
TDD 702 386.9108
www.lasvegasnevada.gov

April 4, 2008

Mr. Tim Herbst
Herbst Development, LLC
5195 Las Vegas Boulevard
Las Vegas, Nevada 89119

RE: RQR-26890 – REQUIRED REVIEW
CITY COUNCIL MEETING OF APRIL 2, 2008

Dear Mr. Herbst:

The City Council at a regular meeting held April 2, 2008 APPROVED the Required Two Year Review of an approved Special Use Permit (U-0132-01) FOR A 40-FOOT TALL, 14-FOOT X 48-FOOT OFF-PREMISE ADVERTISING SIGN (BILLBOARD) at 2395 North Rancho Drive (APN 139-19-102-001), C-2 (General Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on April 3, 2008. This approval is subject to:

Planning & Development

1. Conformance to all Minimum Requirements under LVMC Title 19.04.050 for Off-Premise Sign use.

2. Conformance to the conditions for Special Use Permit (U-0132-01).

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

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

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

6. If the existing off-premise sign is voluntarily demolished, this Special Use Permit (U-0132-01) shall be expunged and a new off-premise sign shall not be permitted in the same location unless a Special Use Permit is approved for the new structure by the City Council.

RQR-40594

7. Bird deterrent devices shall be installed on the sign within 30 days of final approval by the City of Las Vegas.

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

Sincerely,

Lean Coleman

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

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

Mr. Scott Naftzger
Lamar Outdoor Advertising
1863 Helm Drive
Las Vegas, Nevada 89119



MAYOR
OSCAR B. GOODMAN

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

CITY MANAGER
VIRGINIA VALENTINE

December 6, 2001

Mr. Harry Sidhu
Pokroy N & E 1993 Living Trust, Et Al
2395 North Rancho Drive
Las Vegas, Nevada 89130

RE: U-0132-01 - SPECIAL USE PERMIT
CITY COUNCIL MEETING OF DECEMBER 5, 2001

Dear Mr. Sidhu:

The City Council at a regular meeting held December 5, 2001 APPROVED the request for a Special Use Permit FOR ONE (1) 14 FOOT X 48 FOOT OFF PREMISE ADVERTISING SIGN (BILLBOARD) at 2395 N. Rancho Drive (APN: 139-19-102-001), C-2 (General Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on December 6, 2001. This approval is subject to:

Planning and Development

1. The off-premise advertising sign (billboard) supporting structure shall be redesigned to depict support structure finish in stucco painted to match or complement the colors of the existing convenience store on the site. The entire face-area of both sides of the off-premise advertising (billboard) sign shall be signage area or its border framework; none of the supporting structure shall be visible aside from the support pole.

2. The Special Use Permit shall be reviewed in two (2) years at which time the City Council may require the off-premise advertising (billboard) sign be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign is removed.

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

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

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

68112-012-11/00

RQR-40594

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

5. The applicant must file Form 7460-1 with the Federal Aviation Administration and must obtain either a permit from the Clark County Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment prior to construction of any of the proposed off-premise advertising (billboard) sign structures.

Public Works

6. The final location of the proposed billboard shall meet the approval of the Traffic Engineering Division.

Sincerely,

Angela Crolli

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

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

Mr. Scott Naftzger
Lamar Outdoor Advertising
1863 Helm Drive
Las Vegas, Nevada 89119

RQR-40594

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

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

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

RECOMMENDATION:
Staff recommends

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

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **RQR-40724** APN: 138-03-601-003

Name of Property Owner: Fred Kavli dba Westland Enterprises

Name of Applicant: _____

Name of Representative: _____

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

_____ Yes _X_ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: FRED KAVLI

Subscribed and sworn before me

This _____ day of SEE ATTACHED, 20__

_____

Notary Public in and for said County and State

RECEIVED JAN 18 2011

CALIFORNIA JURAT WITH AFFIANT STATEMENT

☑ See Attached Document (Notary to cross out lines 1–6 below)
☐ See Statement Below (Lines 1–5 to be completed only by document signer[s], *not* Notary)

1
2
3
4
5
6

Signature of Document Signer No. 1

Signature of Document Signer No. 2 (if any)

State of California

County of Ventura

Subscribed and sworn to (or affirmed) before me on this

22 (Date) day of December (Month), 2010 (Year), by

(1) FRED KAVLI (Name of Signer),

proved to me on the basis of satisfactory evidence to be the person who appeared before me (.) ~~(,)~~

~~(and~~

(2) N/A (Name of Signer),

proved to me on the basis of satisfactory evidence to be the person who appeared ~~before~~ me.)

Signature Tanya Reichenbach
Signature of Notary Public

TANYA REICHENBACH
Commission # 1786290
Notary Public - California
Ventura County
My Comm. Expires Jan 15, 2012

Place Notary Seal Above

OPTIONAL

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

Further Description of Any Attached Document

Title or Type of Document: STATEMENT OF FINACIAL INTEREST

Document Date: _____ Number of Pages: 1

Signer(s) Other Than Named Above: _____

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

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PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Westland Enterprises

Project Address (Location) 4510 Tenaya Ave

Project Name Tenaya **Proposed Use**

Assessor's Parcel #(s) 138-03-601-003 **Ward #**

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

Commercial Square Footage 672 **Floor Area Ratio**

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

Additional Information Construction of 14' x 48' full flag billboard

PROPERTY OWNER Fred Kavli **Contact** Anne Alba

Address 1801 Solar Dr #250 **Phone:** 805 604-0700 **Fax:**

City Oxnard **State** CA **Zip** 93030

E-mail Address

APPLICANT Westland Enterprises **Contact** Anne Alba

Address 2110 E Flamingo #207 **Phone:** 702 438-4300 **Fax:**

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

E-mail Address anne@westlandenterprises.net

REPRESENTATIVE Westland Enterprises **Contact** Anne Alba

Address 2110 E Flamingo #207 **Phone:** 702 438-4300 **Fax:**

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

E-mail Address anne@westlandenterprises.net.

Property Owner Signature* _____

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

Print Name FRED KAVLI

Subscribed and sworn before me

This _____ day of SEE ATTACHED, 20 ___

_____

Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

Case #	RQR-40724
Meeting Date:	3/8/11 PC
Total Fee:	$800
Date Accepted:	1/18/11
Accepted By:	

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

RECEIVED JAN 18 2011

Revised 10/27/08

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

CALIFORNIA JURAT WITH AFFIANT STATEMENT

☑ See Attached Document (Notary to cross out lines 1–6 below)
☐ See Statement Below (Lines 1–5 to be completed only by document signer[s], *not* Notary)

1
2
3
4
5
6

Signature of Document Signer No. 1

Signature of Document Signer No. 2 (if any)

State of California

County of Ventura

Subscribed and sworn to (or affirmed) before me on this

22 (Date) day of December (Month), 2010 (Year), by

(1) FRED KAVLI (Name of Signer),

proved to me on the basis of satisfactory evidence to be the person who appeared before me (.) (,)

(and

(2) N/A (Name of Signer),

proved to me on the basis of satisfactory evidence to be the person who appeared before me.)

Signature Tanya Reichenbach (Signature of Notary Public)

TANYA REICHENBACH
Commission # 1786290
Notary Public - California
Ventura County
My Comm. Expires Jan 15, 2012

Place Notary Seal Above

OPTIONAL

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

Further Description of Any Attached Document

Title or Type of Document: Application / Petition Form

Document Date: _____ Number of Pages: 1

Signer(s) Other Than Named Above: _____

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

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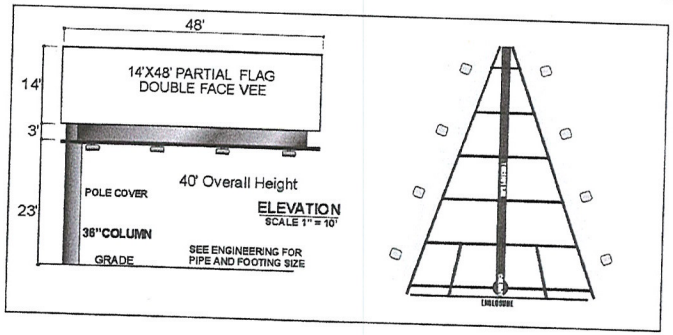
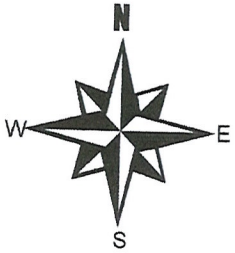
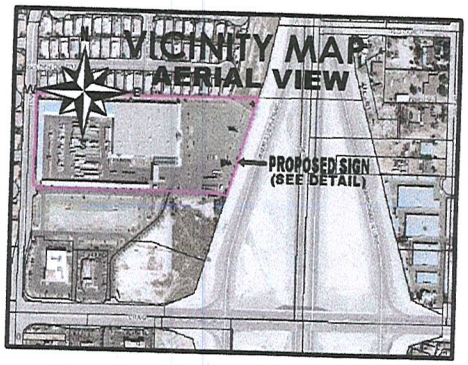


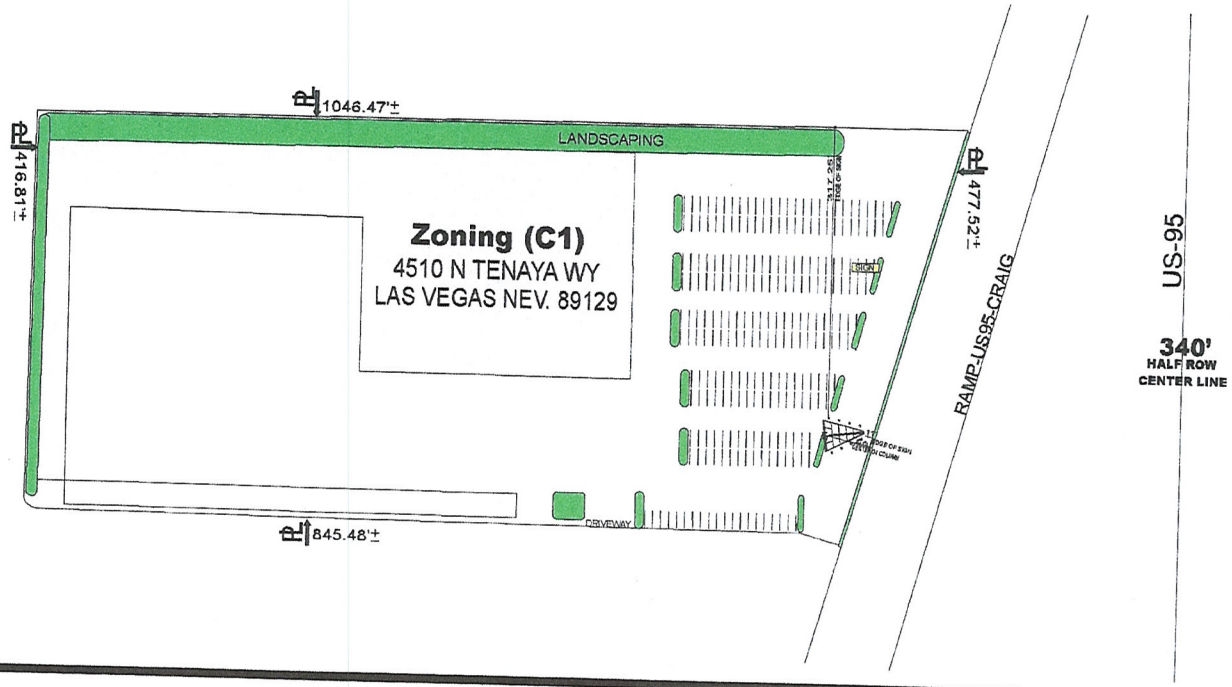


TOP VIEW
SCALE 1" = 60'

DETAIL



GENERAL NOTES
1. Not within 300 foot radius of another off-premise billboard.
2. Not within 300 foot radius of residential use.
3 No parking spaces will be taken for this location.



SCOTT CARLOVSKY
326-5946
4145 W. TECO AVE./LAS VEGAS, NV 89118/ 702-545-0002

OWNER: KAVLI FRED

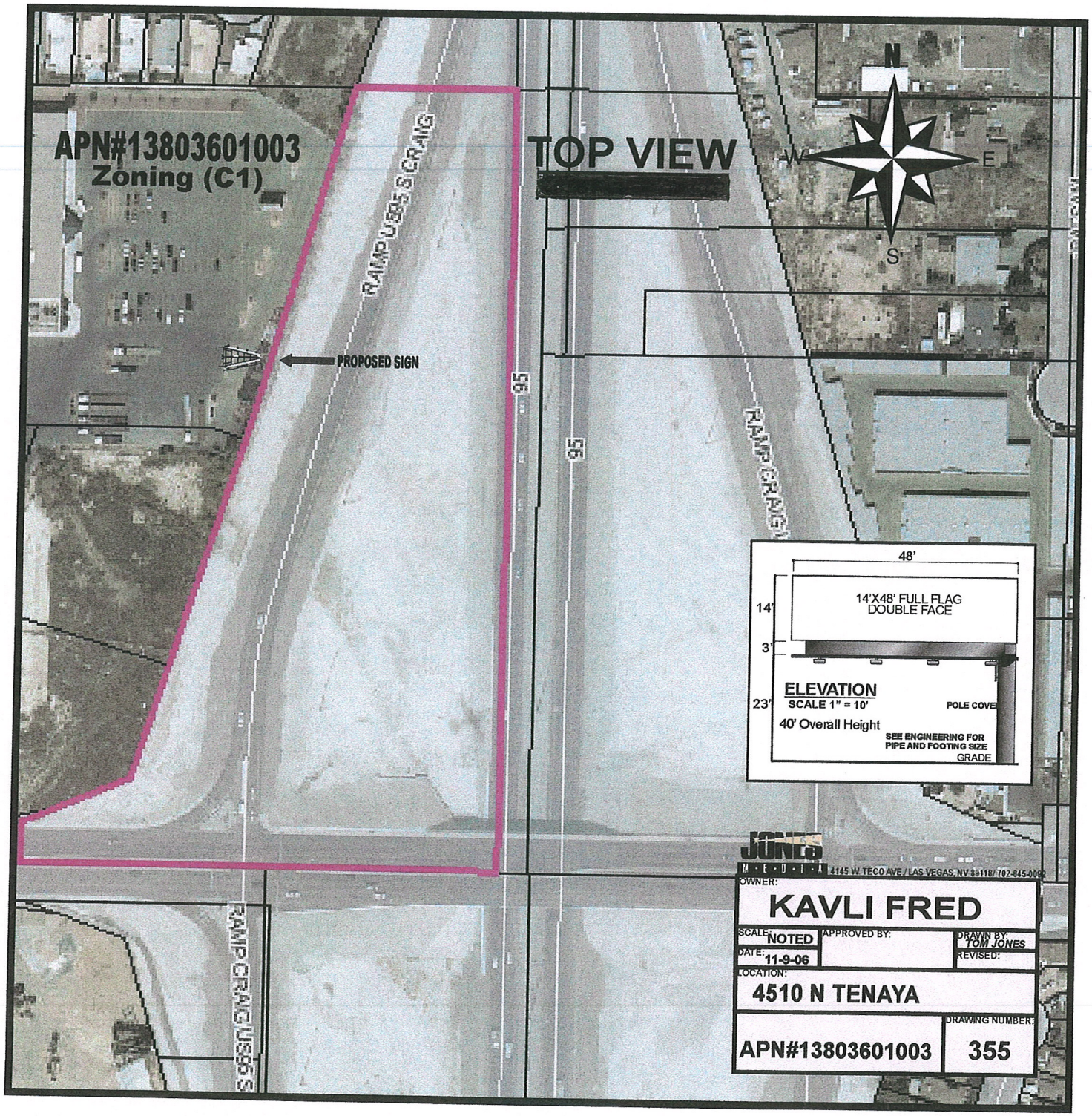
SCALE: NOTED	APPROVED BY:	DRAWN BY: TOM JONES
DATE: 1-07-08		REVISED:

LOCATION: 4510 N TENAYA WY

APN# 13803601003 | DRAWING NUMBER: 5-2

RECEIVED
JAN 15 2011

RQR-40724



RECEIVED
JAN 18 2011
RQR-40724

LAS VEGAS CITY COUNCIL

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MAYOR

GARY REESE
MAYOR PRO TEM

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

DOUGLAS A. SELBY
CITY MANAGER



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

VOICE 702.229.6011
TDD 702 386.9108
www.lasvegasnevada.gov

May 22, 2008

Mr. Fred Kavli
% Bauman
1801 Solar Drive, Suite #250
Oxnard, California 93030

RE: SUP-26774 – SPECIAL USE PERMIT
CITY COUNCIL MEETING OF APRIL 16, 2008

Dear Mr. Kavli:

The City Council at a regular meeting held April 16, 2008 APPROVED the request for a Special Use Permit FOR 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. The Notice of Final Action was filed with the Las Vegas City Clerk on April 17, 2008. This approval is subject to:

Added Conditions:

A. The maximum height of the sign shall be 35 feet.

B. Landscaping shall be provided on the north side with 24" box trees, 20 feet on center, replacing those currently on site.

C. The sign shall be located as far as south as possible within the parking lot, so as to meet distance separation requirements.

Planning & Development

1. Conformance to all minimum requirements under LVMC Title 19.04.010 for the Off-Premise Sign use.

2. Conformance to the conditions for Rezoning (Z-0105-93), Special Use Permit (SUP-8697) and Site Development Plan Review (SDR-1326) if approved.

3. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.

RQR-40724

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

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

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

7. Only one advertising sign is permitted per sign face.

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

9. The Off-Premise Sign supporting structure shall be redesigned to include finish materials that complement the existing on-site building. The entire face-area of both sides of the Off-Premise Sign shall be signage area or its border framework; none of the supporting structure shall be visible aside from the support pole.

10. Bird deterrent devices shall be installed on the sign.

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

Public Works

12. The proposed sign, including ground mounted base, shall not be located within the existing public right-of–way or interfere with Sight Visibility Restriction Zones. In addition, the proposed ground mounted base shall not be located within existing or proposed public sewer or drainage easements.

Sincerely,

Angela Crolli
Deputy City Clerk II for
Beverly K. Bridges, CMC, City Clerk

M. Margo Wheeler, AICP
Director
Planning and Development Department

cc: See Attached List

RQR-40724

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

Mr. Scott Carlovsky
Outdoor Solutions
7935 West Sahara, Suite #201
Las Vegas, Nevada 89117

Mr. Tom Jones
Jones Media, Inc.
4145 West Teco Avenue
Las Vegas, Nevada 89118

RQR-40724

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

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

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

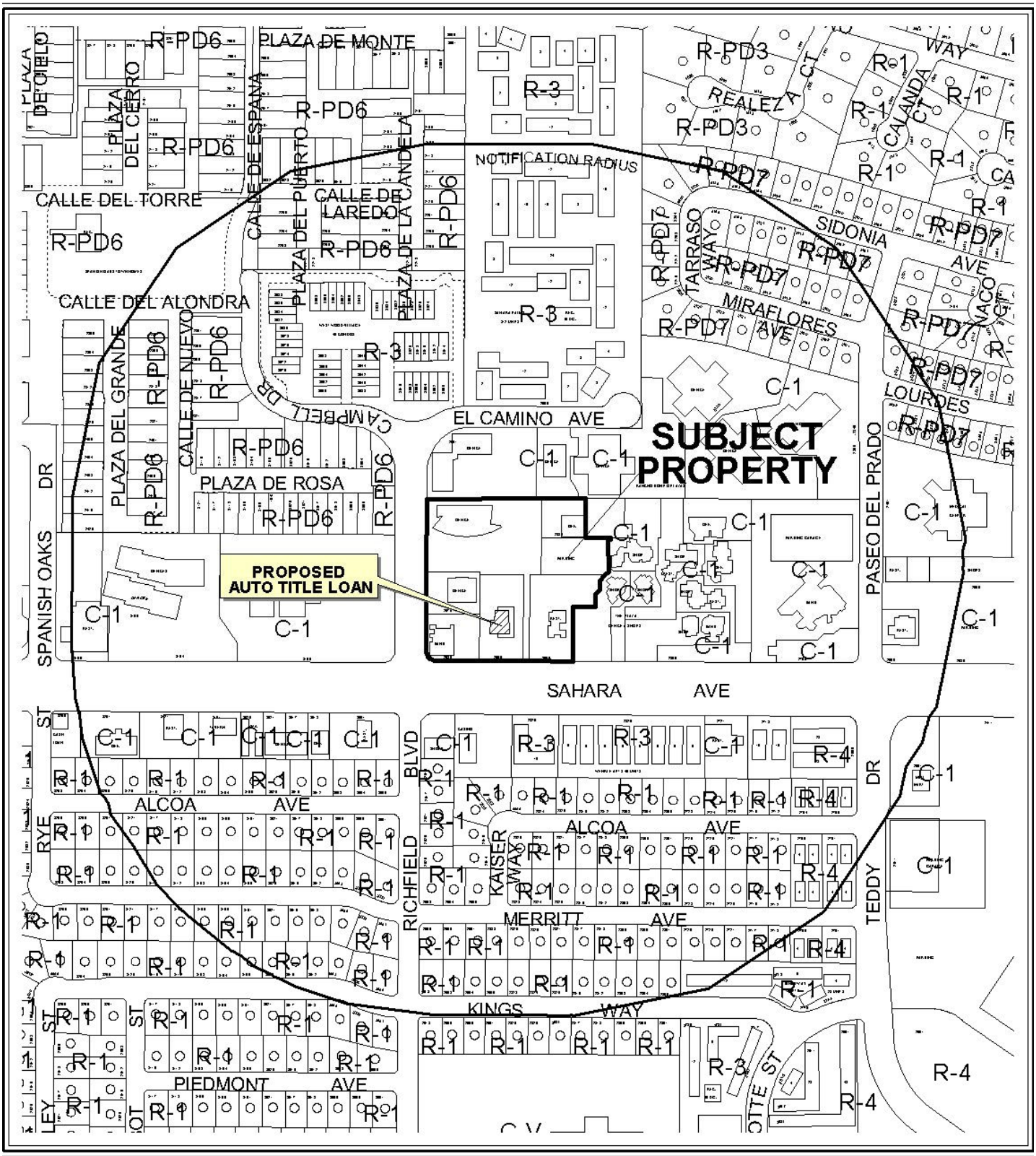
SUBJECT:
ABEYANCE - SUP-39821 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MONEYTREE, INC. - OWNER: KATSAM, LLC - Request for a Special Use Permit FOR AN AUTO TITLE LOAN USE WITHIN AN EXISTING 3,093 SQUARE-FOOT NONCONFORMING FINANCIAL INSTITUTION, SPECIFIED WITH WAIVERS TO ALLOW A 90-FOOT DISTANCE SEPARATION FROM A RESIDENTIAL USE WHERE 200 FEET IS REQUIRED, A 990-FOOT DISTANCE SEPARATION FROM A FINANCIAL 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.

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

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**14**	**Planning Commission Mtg.**	**2**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends DENIAL.

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



0 300 600 Feet

CASE: **SUP-39821**

RADIUS: 1000 FT

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

N



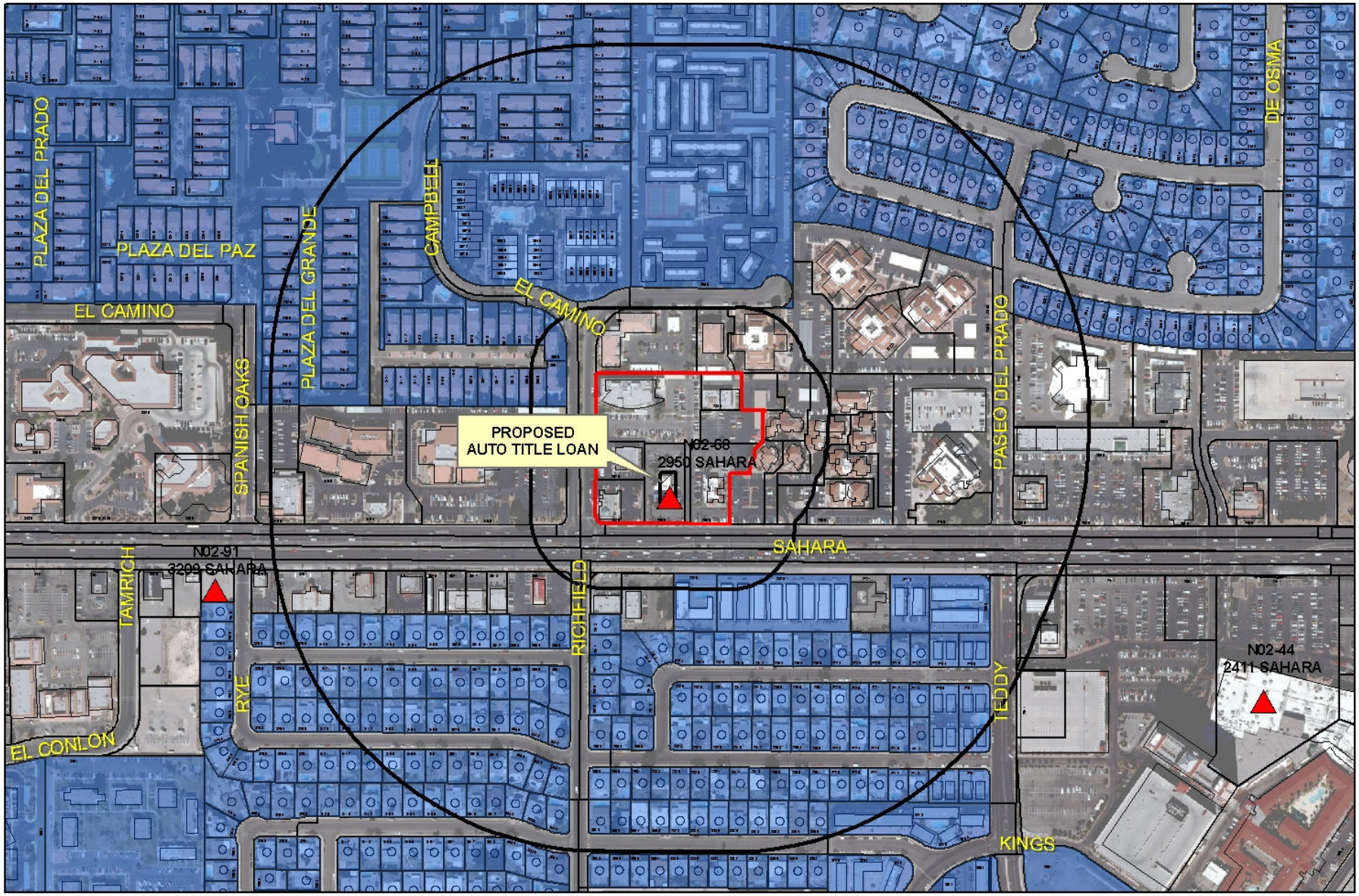
0 300 600 Feet

CASE: **SUP-39821**

RADIUS: 1000 FT

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

N



SUP-39821
Financial Institution

Financial Business Locations

- Financial Institution, Specified
- Automobile Title Loan
- Pawnshops

Subject Property
Residential Property
200ft & 1000ft Buffer

0 245 490 980 Feet

N

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 State

CHUNG LIN NOTARY PUBLIC COMMISSION EXPIRES 3-29-11 STATE OF WASHINGTON

Notary Public in and for said County and State

OCT 0 0 2010

PLANNING & DEVELOPMENT
CITY OF LAS VEGAS
DEVELOPMENT SERVICES CENTER

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. Bamford

*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, 20 10.

CHUNG LIN NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES 9-29-11

Notary Public in and for said County and State

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	SUP-39821
Meeting Date:	11/18/10
Total Fee:	$1030.00
Date Received:*	10/4/10
Received By:	

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

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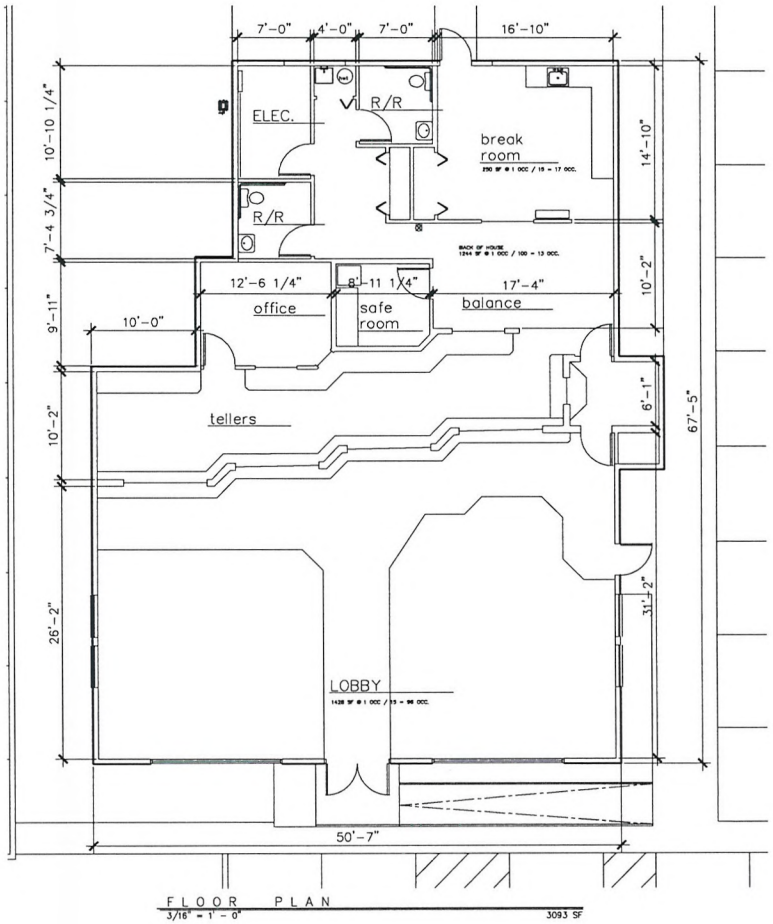
PROJECT INFORMATION	APN: 162-05-816-006	Zoning: C-1
Site Area:	.69 Acres (+/- 30,380 SF)	
Total Building Area:	3,093 GSF	
Parking Required: (financial)	4/1,000 SF = 13 STALLS REQ'D	
Total Parking Provided:	47 STALLS W/ 2 HNDCP	
Parking Stall Dimensions:	9' X 18'	
Handicap Stall Size:	9' X 20'	
Lot Coverage:	10%	
Max Occupant Load:	126 Occupants	

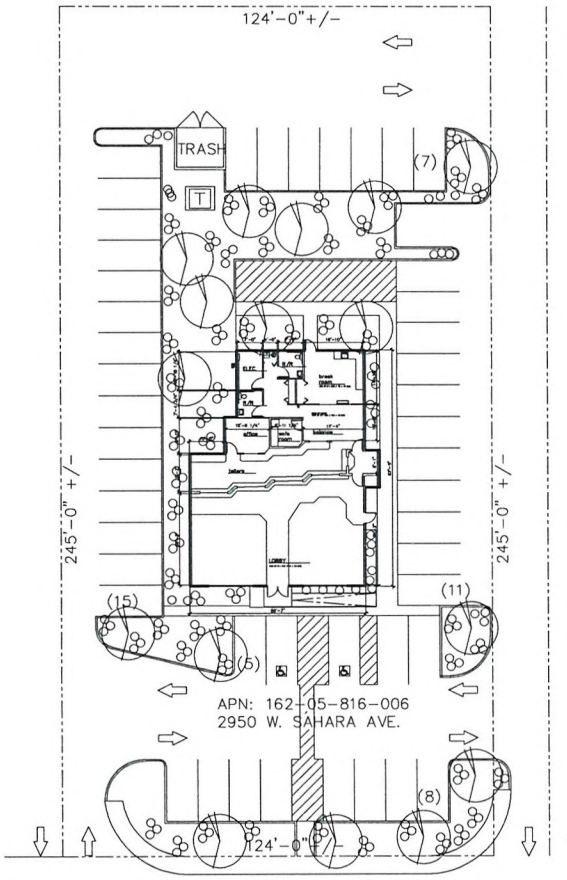


VICINITY MAP



FLOOR PLAN
3/16" = 1' - 0"
3093 SF

SAHARA/RICHFIELD COMMERCIAL SUBDIVISION



SITE PLAN
1/16" = 1' - 0"

SUP-39821

OCT 06 2010

REVISIONS:

BAKER CONSTRUCTION

PATCO BUILDING SYSTEMS

E. 2711 SPRAGUE
SPOKANE, WASHINGTON 99202
509-535-3668
FAX. 509-535-3720

PROJECT:
MONEY TREE INC.
store #75
2950 W. sahara ave
las vegas nv. 89102

SITE & FLOOR PLAN

DATE:
JULY 2 2010

SHEET:
A-1



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. - 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. - ONWER: 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@lionelsawyer.com
www.lionelsawyer.com

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@lionelsawyer.com

October 4, 2010

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

RENO OFFICE: 1100 BANK OF AMERICA PLAZA, 50 WEST LIBERTY STREET • RENO, NEVADA 89501 • (775) 788-8666 • FAX (775) 788-8682
CARSON CITY OFFICE: 410 SOUTH CARSON STREET • CARSON CITY, NEVADA 89701 • (775) 841-2115 • FAX (775) 841-2119
WASHINGTON, DC OFFICE: 101 CONSTITUTION AVENUE NW, SUITE 800 • WASHINGTON, DC 20001 • (202) 742-4264 • FAX (202) 742-4265

cc: Ms. Chung-yu Lin

SUP-39821

FROM :TIMON S. GREENE FAX NO. :7028715924 Nov. 08 2010 04:20PM P1

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

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
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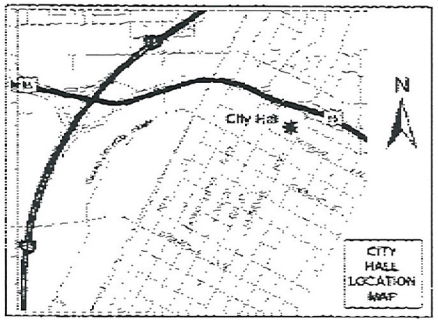

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council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

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-39821
Planning Commission Meeting of 11/18/2010

Case: SUP-39821
16205415027
GREENE TIMON S
3022 EL CAMINO AVE #27
LAS VEGAS NV 89102-4056

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

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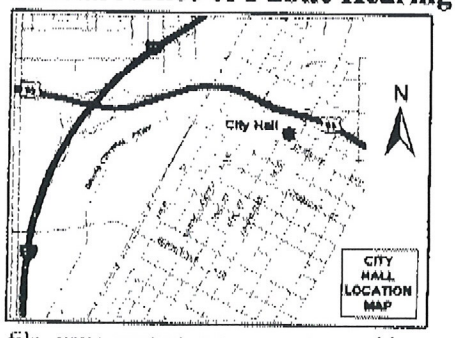

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-39821

Planning Commission Meeting of 11/18/2010

Case: SUP-39821

16205812007
PEARSON ROBERT & KATHLEEN
2725 MIRAFLORES AVE
LAS VEGAS NV 89102-4260

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

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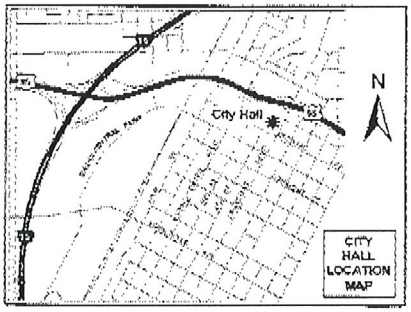

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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SUP-39821

Planning Commission Meeting of 11/18/2010

Case: SUP-39821

16208511058
UPTON RANDALL S & LYNN E REV TR
2805 MERRITT AVE
LAS VEGAS NV 89102-6048

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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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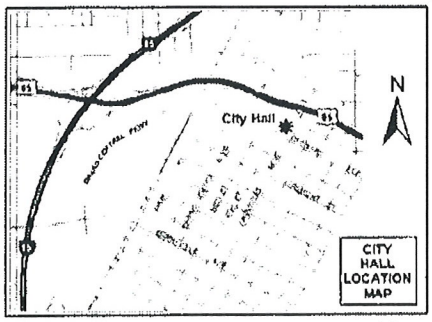

THESE AUTO TITLE LOAN SHARKS NEED TO FOLLOW THE RULES LIKE EVERY-ONE ELSE DOES. WE ALREADY HAVE 3 IN A 2 BLOCK AREA ON SAHARA - YOU MAKE AN EXCEPTION FOR ONE - NEXT IT WILL ALL OF THEM. I OPPOSE !!

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

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-39821
Planning Commission Meeting of 11/18/2010

Case SUP-39821
16205416025
CUMMINGS FAMILY TRUST
3025 PLAZA DE ROSA
LAS VEGAS NV 89102-4048

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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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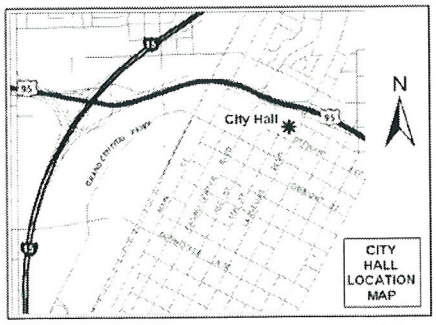

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☐ I SUPPORT this Request

☑ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-39821

Planning Commission Meeting of 11/18/2010

Case: SUP-39821
16208511040
WHIPPLE MELVIN R TRUST
2816 MERRITT AVE
LAS VEGAS NV 89102-6087

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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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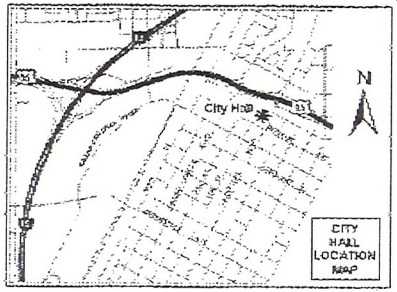

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☐ I SUPPORT this Request

☑ I OPPOSE this Request STRONGLY!

Please use available blank space on card for your comments.

SUP-39821

Planning Commission Meeting of 11/18/2010

Case: SUP-39821

16205413020
MUNTHE ARNOLD E
P O BOX 80177
LAS VEGAS NV 89180-0177

LAS VEGAS NV 890 11-08-10

30

11/09/2010 16:08 7023679694 ARNO MUNTHE VINCENT PAGE 01/01

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

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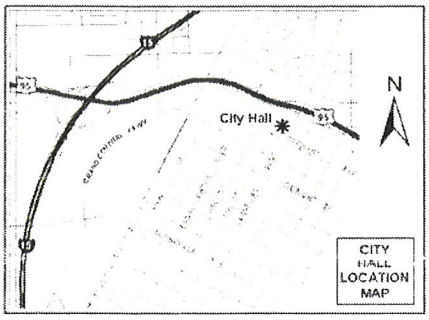

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-39821
Planning Commission Meeting of 11/18/2010

Case SUP-39821
16208511038
OEHLER C F FAMILY TRUST
2824 MERRITT AVE
LAS VEGAS NV 89102-6087

Las Vegas, Nevada 89101-2986

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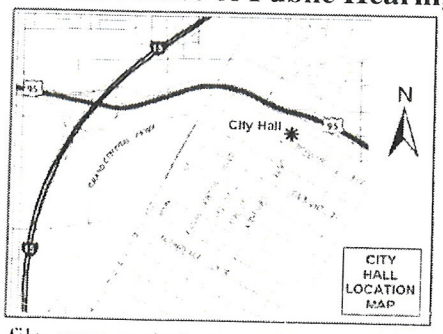
Official Notice of Public Hearing



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☐ I SUPPORT this Request ☑ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-39821
Planning Commission Meeting of 11/18/2010

Case SUP-39821
16205416024
GARDNER WILLIAM & MICHAELETTA
3021 PLAZA DE ROSA
LAS VEGAS NV 89102-4048

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

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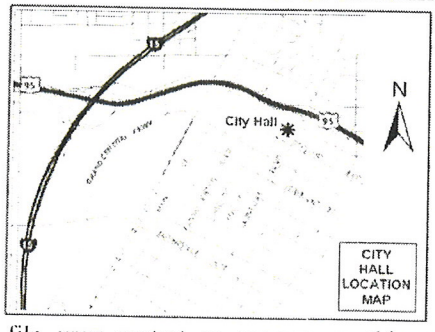
Official Notice of Public Hearing



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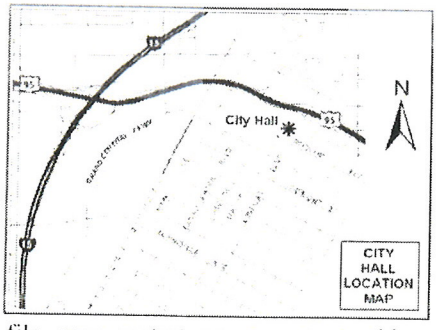
☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-39821

Planning Commission Meeting of 11/18/2010

Case: SUP-39821
16205815023
HAIGH TRUST
2613 LOURDES AVE
LAS VEGAS NV 89102-4306



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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-39821

Planning Commission Meeting of 11/18/2010

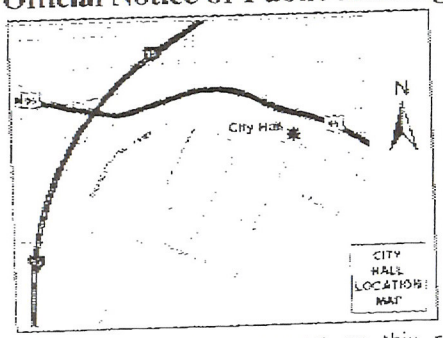
Do not like preditary Lending clients or store close to my home. R. Stevens

Case: SUP-39821
16205812012
STEVENS ROBERT & LOIS JEANETTE
2208 TARRASO WY
LAS VEGAS NV 89102-4256

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

Return Service Requested

Official Notice of Public Hearing



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

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-39821

Planning Commission Meeting of 11/18/2010

$ 00.41

RECEIVED
NOV 12 2010

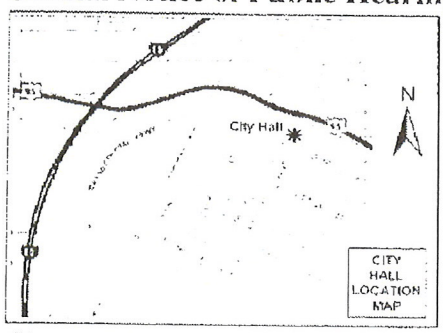
Case: SUP-39821

16208511063
WHITING PAUL G & KATIA C
2825 MERRITT AVE
LAS VEGAS NV 89102-6048

10/11/2010 19:31 3640014 PAUL WHITING PAGE 01

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

Return Service Requested
Official Notice of Public Hearing



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NOV 12 2010

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☐ I SUPPORT this Request

☑ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-39821

Planning Commission Meeting of 11/18/2010

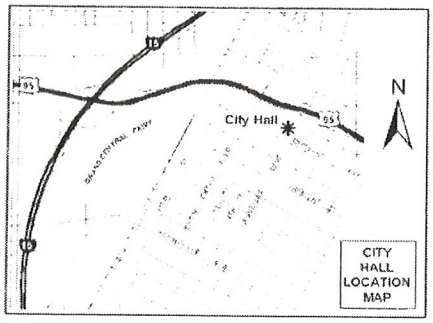
Case: SUP-39821
16208511067
STROUD ASHLEY
2905 MERRITT AVE
LAS VEGAS NV 89102-6081

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

PRESORTED FIRST CLASS

UNITED STATES POSTAGE
PITNEY BOWES
02 1M
0004279218
$ 00.41⁴
NOV 05 2010
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



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☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-39821

Planning Commission Meeting of 11/18/2010

RECEIVED
NOV 12 2010

Case: SUP-39821

16208511013
BURNS JUDITH T TRUST
2804 ALCOA AVE
LAS VEGAS NV 89102-6023

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

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
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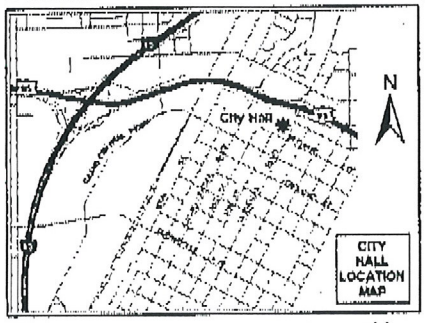
MAILED FROM ZIP CODE 89101

Return Service Requested

Official Notice of Public Hearing



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☑ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-39821

Planning Commission Meeting of 11/18/2010

Case: SUP-39821

16205801010
BAILES FAMILY TRUST ETAL
%BAILES & ASSOC
11911 SAN VICENTE BLVD #325
LOS ANGELES CA 90049-6611

RECEIVED
NOV - 8 2010

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

PRESORTED FIRST CLASS

UNITED STATES POSTAGE
PITNEY BOWES
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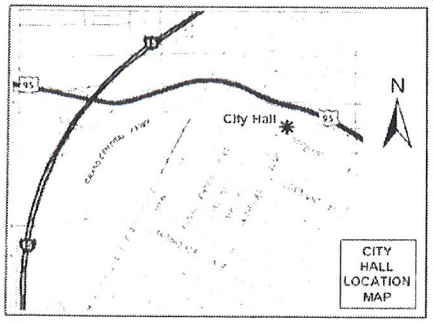
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



RECEIVED
NOV 15 2010

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

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-39821
Planning Commission Meeting of 11/18/2010

Case SUP-39821
16205415019
GRABIN CAROLYNN
608 E BEVAN DR
JOLIET IL 60435-5613

CHARLESTON NEIGHBORHOOD PRESERVATION

"Doing things today that will improve tomorrow"

Phone/Fax: 702-877-2438

TO: Chair, Planning Commission-TRUESDELL, ViceChair, EVANS, GOYNES, TROWBRIDGE, QUINN, FLANGAS, MOODY!
FROM Charleston Neighborhood Preservation
FOR DATE: Nov. 18, 2010
RE: Selected CLV Planning Commission Agenda Items

16, 17, 18, 19—noting some of the other creative attempts for approval, maybe if they sought approval for the kitchen and laundry first, then for the residential portion?

20—Please, DENY these "nested" business proposals.

21—Please APPROVE.

#23---Please DENY this erratic arrangement.

#26—Please DENY this addition due to the requested waiver distance.

#27—Please DENY this Addition due to the 300 ft. waiver.

#28—Please request a traffic count for Westwood Dr. , the assumption is a disappointment!

#29—Why is the OVAL rather than CIRCLE notification radius used and for only 1000 ft. radius?
Why is the "liquor establishment" not included in the written description, though apparent in the radius drawing?
Please, commissioners, describe the Westwood Dr. vacation process.
How many feet of Westwood Dr. are being vacated?
What is the proposed function of the proposed extension North over Westwood Dr. only?

#30—CNP agrees with staff!

#31—We are pleased with the "It's a desert out there." Tree arrangement.

MAY EACH OF YOU ENJOY THIS FAMILY THANKSGIVING SEASON!

RECEIVED
NOV 18 2010

CNP President June Ingram

June Ingram

and BOARD

Russ Stancliffe
Vicki Arnold
Pamela Stancliffe

BOARD & ADVISORY MEMBERS
Dennis Ardine-Vicki Arnold-Dick Bratton-Erna Clark-Juanita Clark-Miriam Een- Danielle Hanslip-Rose Honrath-June Ingram-Rick Johnson-Jolanta Krol-Rod &Betty Larsen- Geno &Pearl Lonardo-Flo Montalvo-Dorothy Orr-Jim Seward-Pamela Stancliffe-Tim Volz-Marcus Gobel-Ginger Norton-Denise Reity-Layne Rushforth-Jeaning Sweany-Julia Whaun-Jean Withers-Others

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

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

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

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

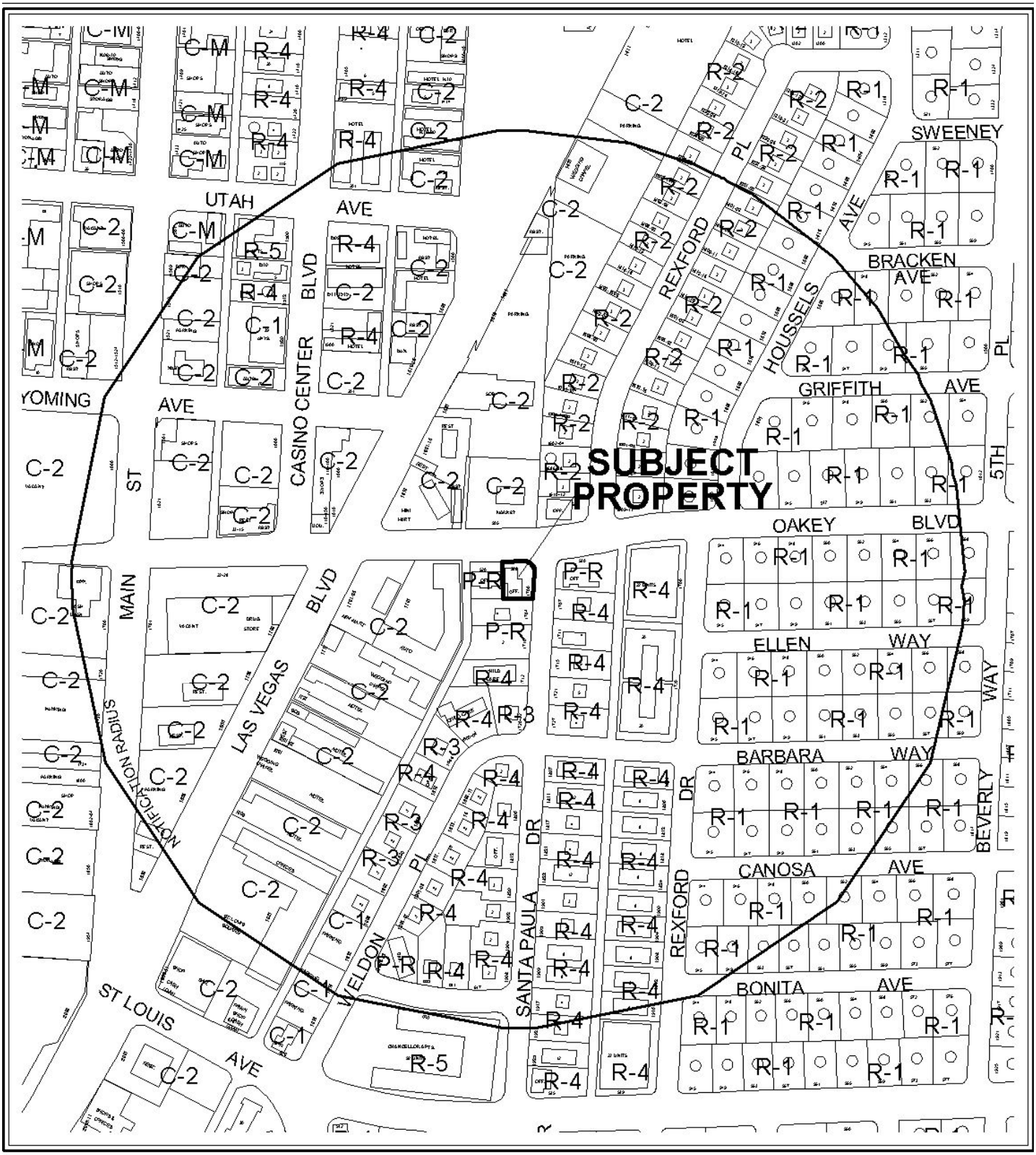
SUBJECT:
ZON-40490 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: MARY BARTSAS 19, LLC - Request for a Rezoning FROM: R-4 (HIGH DENSITY RESIDENTIAL) TO: PR (PROFESSIONAL OFFICE AND PARKING) on 0.14 acres at 528 East Oakey Boulevard (APN 162-03-311-002), Ward 3 (Reese). Staff recommends APPROVAL.

C.C.: 04/06/2011

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

RECOMMENDATION:
Staff recommends APPROVAL.

BACKUP DOCUMENTATION:
1. Location and Aerial Maps – 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



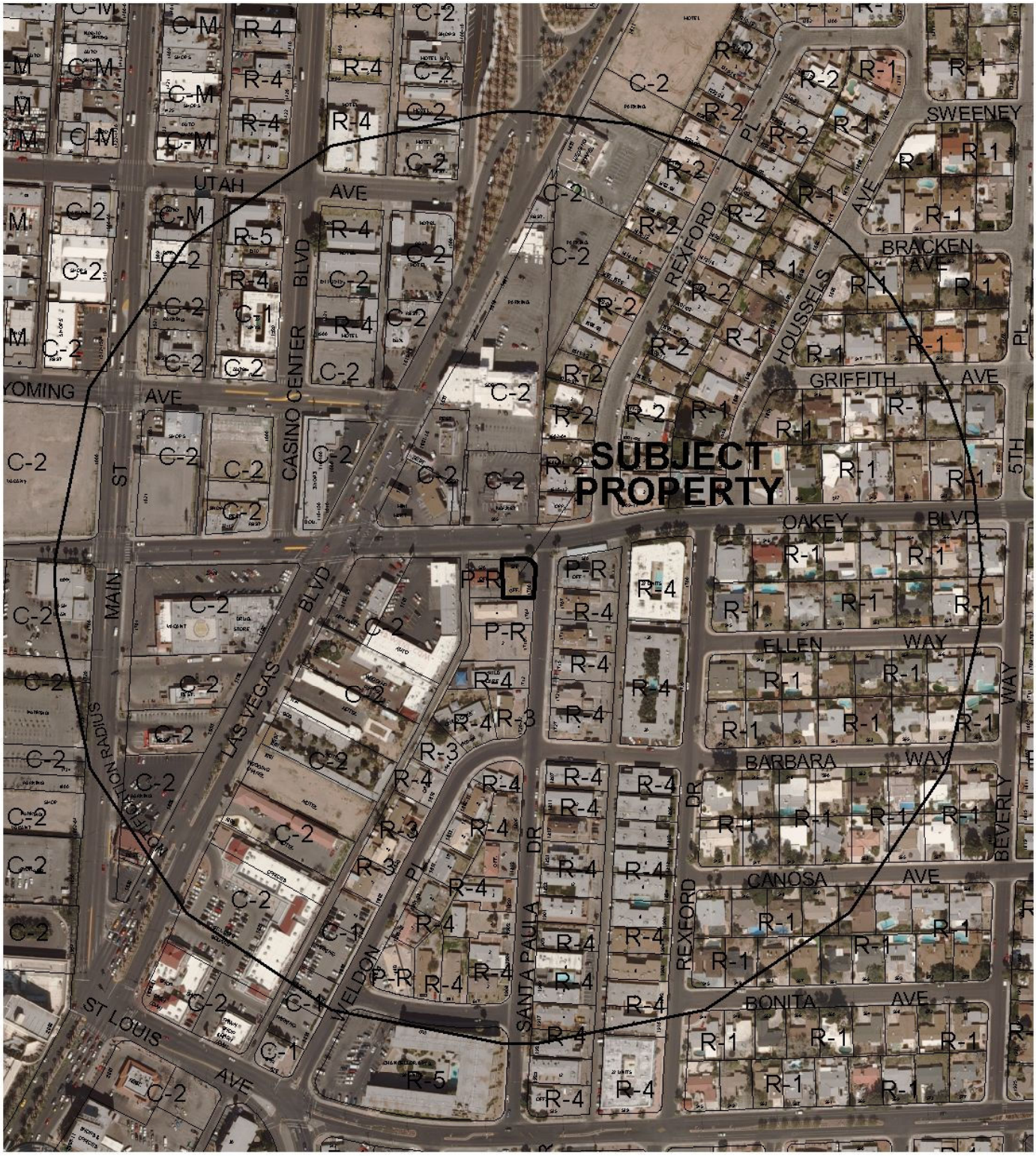
0 300 600 Feet

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)



0 300 600 Feet

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. _____

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
MARGARET A. MESSINGER
No:94-0231-1
My Appointment Expires June 22, 2014

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: MARY BARTGAS 19, LLC

Project Address (Location) 5280 E. OAKEY BLVD.

Project Name MARY BARTGAS 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 BARTGAS 19, 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@BARTGASENTERPRISES.ORG

APPLICANT MARY BARTGAS 19, 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@BARTGASENTERPRISES.ORG

REPRESENTATIVE ARNOLD STALK **Contact** ARNOLD STALK

Address 2701 ACTA DR. **Phone:** 624-5712 **Fax:** 243-2317

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

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
MARGARET A. MESSINGER
No:94-0231-1
My Appointment Expires June 22, 2014

FOR DEPARTMENT USE ONLY

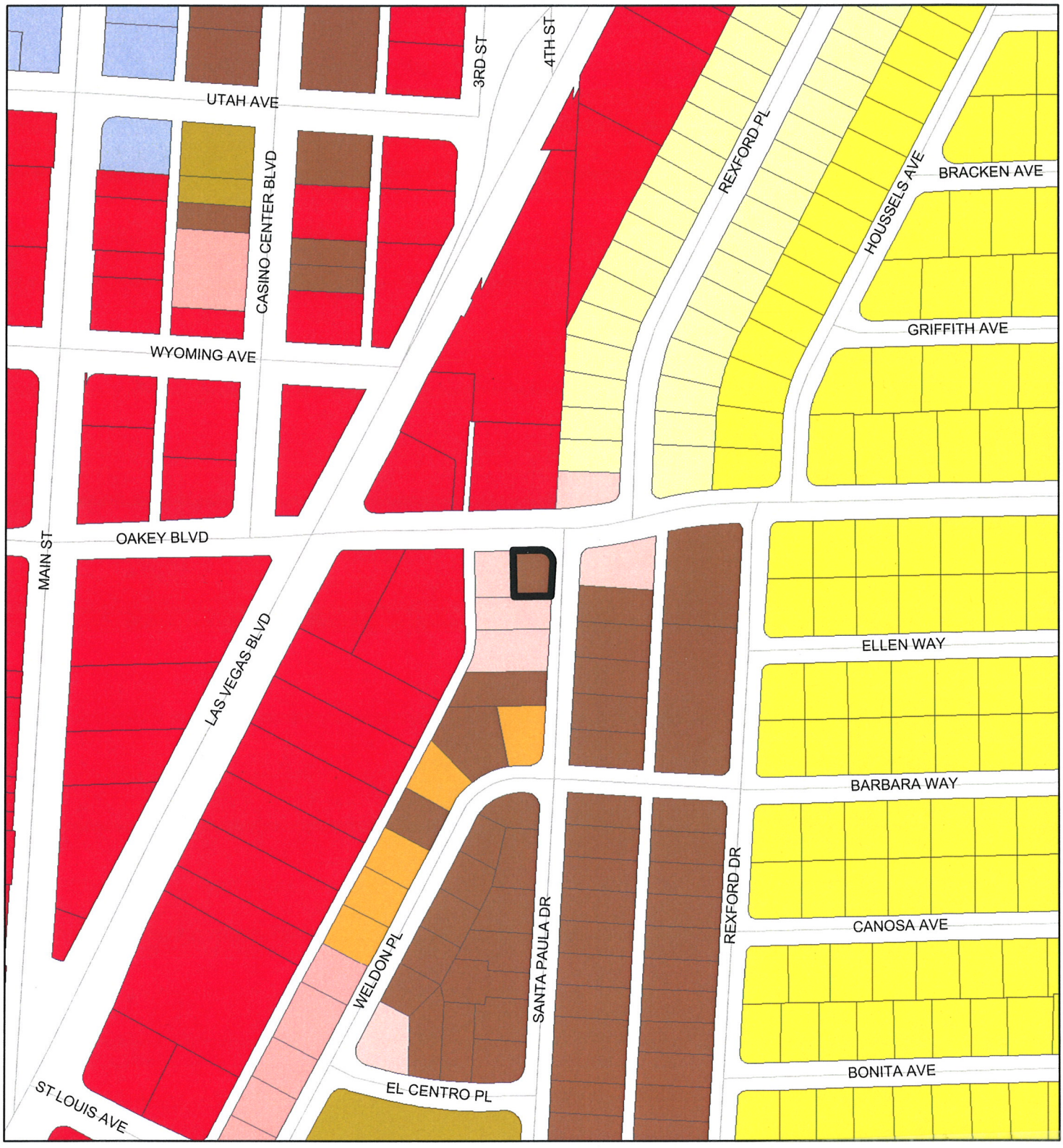
Case #	ZON-40490
Meeting Date:	2-8-10
Total Fee:	1200
Date Received:*	12-16-10
Received By:	F.S

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

Revised 10/27/08

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

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

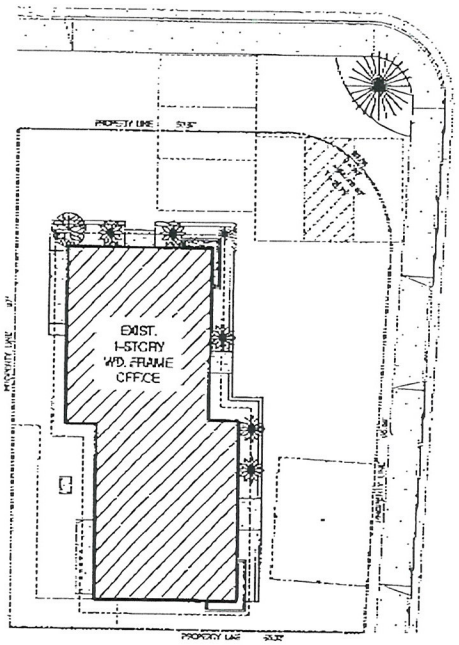
GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.

Geographic Information System
Planning & Development Dept.
702-229-6301

Printed: December 16, 2010

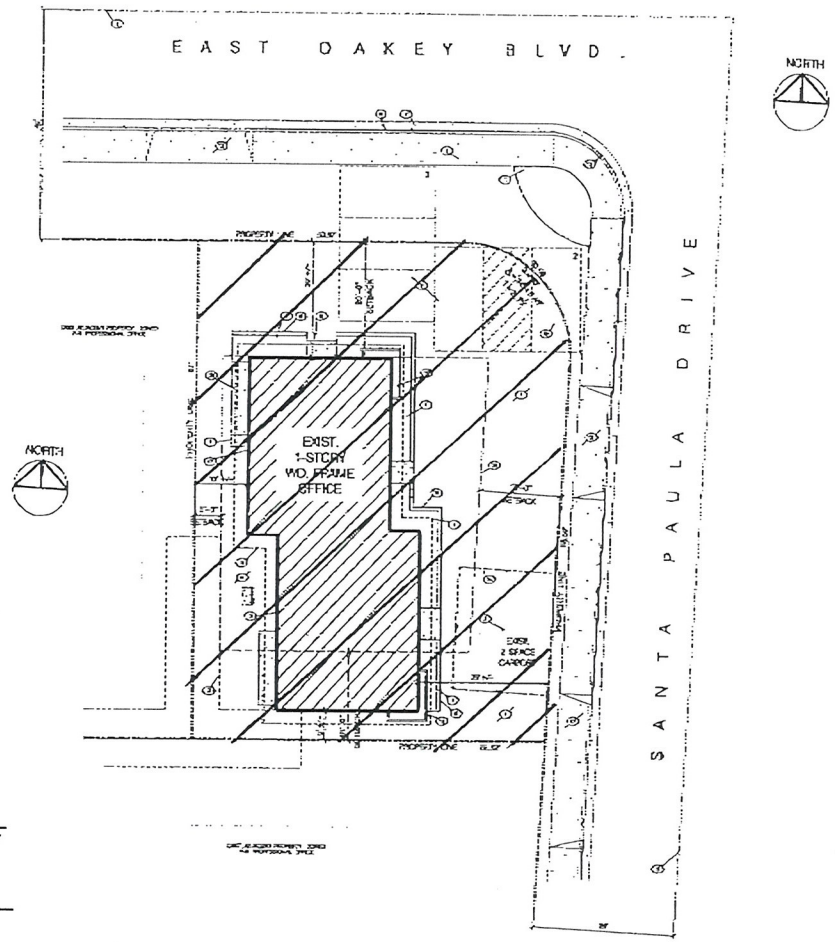
PLANNING & DEVELOPMENT

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



LANDSCAPE PLAN

1" = 10'

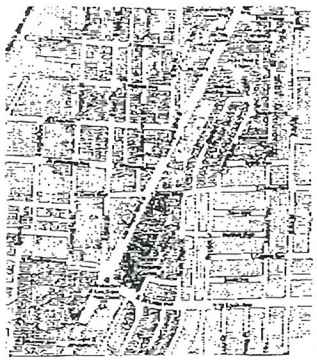


SITE PLAN

1" = 10'

PLANT SCHEDULE

SYMBOL	COMMON NAME	SIZE
	EXIST. LOW WATER USE SHRUB	
	EXIST. YUCCA / YUCCA ALOIFOLIA	
	EXIST. LOW WATER USE GROUND COVER	
	EXIST. PALM TREE	
	EXIST. LOW WATER USE GROUND TREE	



VICINITY MAP

N.T.S.

KEYNOTES

1. EXIST. PLANTER
2. EXIST. 3" SQ. CARPORT COLUMN
3. EXIST. SASSAFRAS
4. EXIST. REPAIR PAVED GRAVEL
5. EXISTING OF STREET
6. EXIST. CONC. CURB
7. EXIST. CONC. CUTTER
8. EXIST. CONC. 6 WIDE SIDEWALK
9. EXIST. 3 VERT. REGULAR PARKING SPACE
10. EXIST. SPACE NO PARKING SPACE
11. EXIST. 2'-4" ROOF OVERHAND ABOVE
12. EXIST. CURB CUT
13. EXIST. NO DEPRESSED CURB
14. EXIST. CARPORT ROOF OVERHANG ABOVE
15. EXIST. 1'-4" HIGH PLANTER
16. EXIST. PLANTER CURB
17. EXIST. BLEST.
18. EXIST. CONC. PAD
19. REQ'D SETBACK LINE

CODE ANALYSIS

- SCOPE OF PROJECT: CONTINUE EXISTING PROFESSIONAL OFFICE USE
- CODES: LAS VEGAS ZONING CODE TITLE 19A
- ZONING: R-4 TO R-3
- GROSS SITE AREA: 8,306 SQ. FT.
- OCCUPANCY GROUP: B (BUSINESS)
- FLOOR AREA: 1,402 SQ. FT.
- PARKING REQ'D: 1,302 / 300 = 3
- PARKING PROVIDED: 7 SPACES PROVIDED (INCLUDING 1 RAMP PAD)

LIST OF DRAWINGS

A-1 CODE ANALYSIS EXISTING SITE PLAN & EXISTING LANDSCAPE PLAN
A-2 EXISTING FLOOR PLAN
A-3 EXISTING BUILDING ELEVATIONS

RECEIVED
DEC 23 2010

EXHIBIT 'A'

ZON-40490
VAR-40491
SDR-40492

REVISIONS	BY

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

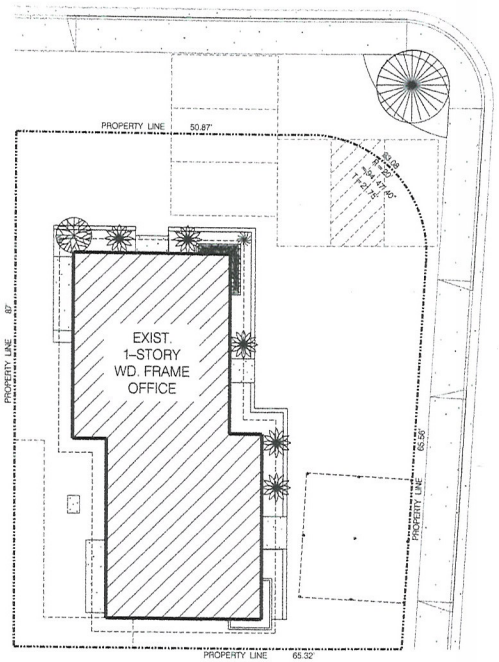
ARCHITECTURE DESIGN AND DEVELOPMENT

CODE ANALYSIS
EXISTING SITE PLAN
EXISTING LANDSCAPE PLAN

A-1

11/17/2010 10:08 7022432377 PAGE 02/02

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

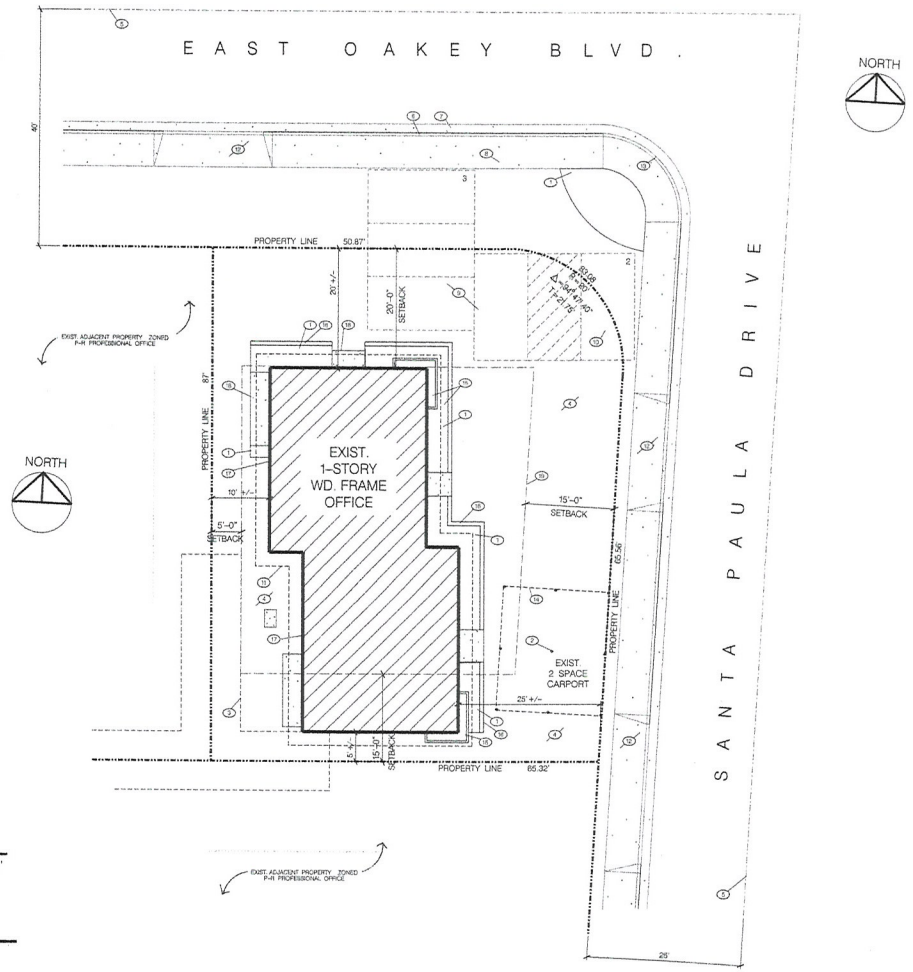


LANDSCAPE PLAN

1" = 10'

PLANT SCHEDULE

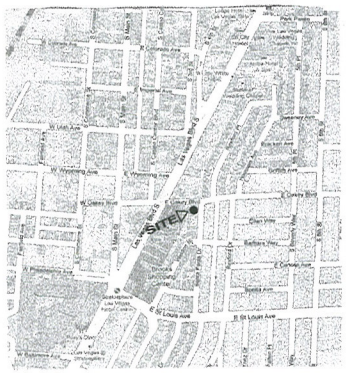
SYMBOL	COMMON NAME	SIZE
	EXIST. LOW WATER USE SHRUB (5 TOTAL)	
	EXIST. YUCCA /YUCCA ALOIFOLIA (1 TOTAL)	
	EXIST. LOW WATER USE GROUND COVER	
	EXIST. PALM TREE (1 TOTAL)	
	EXIST. LOW WATER USE GROUND TREE (1 TOTAL)	



SITE PLAN

1" = 10'

RECEIVED
DEC 23 2010



VICINITY MAP

N.T.S.

KEYNOTES

1. EXIST. PLANTER
2. EXIST. 3" SQ. CARPORT COLUMS
3. EXIST. EASEMENT
4. EXIST. ASPHALT PAVED DRIVEWAY
5. CENTERLINE OF STREET
6. EXIST. CONC. CURB
7. EXIST. CONC. GUTTER
8. EXIST. CONC. 6' WIDE SIDEWALK
9. EXIST. (9'x18') REGULAR PARKING SPACE
10. EXIST. (9'x18') H.C. PARKING SPACE
11. EXIST. 2'-4" ROOF OVERHANG ABOVE
12. EXIST. CURB CUT
13. EXIST. H.C. DEPRESSED CURB
14. EXIST. CARPORT ROOF OVERHANG ABOVE
15. EXIST. 1'-4" HIGH PLANTER
16. EXIST. PLANTER CURB
17. EXIST. ELECT.
18. EXIST. CONC. PAD
19. REQ'D. SETBACK LINE

CODE ANALYSIS

- SCOPE OF PROJECT: CONTINUE EXISTING PROFESSIONAL OFFICE USE
- CODES USED: LAS VEGAS ZONING CODE TITLE 19A
- ZONING: R-4 TO P-R
- GROSS SITE AREA: 5,806 SQ. FT.
- OCCUPANCY GROUP: B (BUSINESS)
- FLOOR AREA: 1,632 SQ. FT.
- PARKING REQ'D: 1,632 /300 = 6
- PARKING PROVIDED: 7 SPACES PROVIDED (INCLUDING 1 VAN H.C.)

LIST OF DRAWINGS

A-1 CODE ANALYSIS, EXISTING SITE PLAN & EXISTING LANDSCAPE PLAN
A-2 EXISTING FLOOR PLAN
A-3 EXISTING BUILDING ELEVATIONS

ZON-40490
VAR-40491
SDR-40492

REVISIONS	BY

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

ARCHITECTURE
DESIGN AND
DEVELOPMENT
702-382-0427
fax. 382-9952
2180 W. Charleston Blvd. Suite J
Las Vegas, NV 89102

CODE ANALYSIS
EXISTING SITE PLAN
EXISTING LANDSCAPE PLAN

Date 9 /14 /10
Scale 1" = 10'-0"
Drawn
Job
Sheet A-1 OF



KEYNOTES

1. EXIST. WD. FRAME WALLS
2. EXIST. DOOR
3. EXIST. SHELVES
4. EXIST. WALL HUNG CABINETS
5. EXIST. SINK
6. EXIST. 2'-4" ROOF OVERHANG
7. EXIST. CONC. PAD
8. EXIST. TOILET
9. EXIST. STEEL SECURITY GATE
10. EXIST. TUB
11. EXIST. ELECT.
12. EXIST. HANDRAIL
13. EXIST. 1'-4" HIGH PLANTER
14. EXIST. PLANTER
15. EXIST. PLANTER CURB
16. EXIST. CARPORT 3" SQ. MET. COLUMN
17. EXIST. CARPORT ROOF OVERHANG ABOVE

NORTH

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

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

ARCHITECTURE
DESIGN AND
DEVELOPMENT

702-382-0427
fax. 382-9952

2160 W. Charleston Blvd. Suite J
Las Vegas, NV 89102

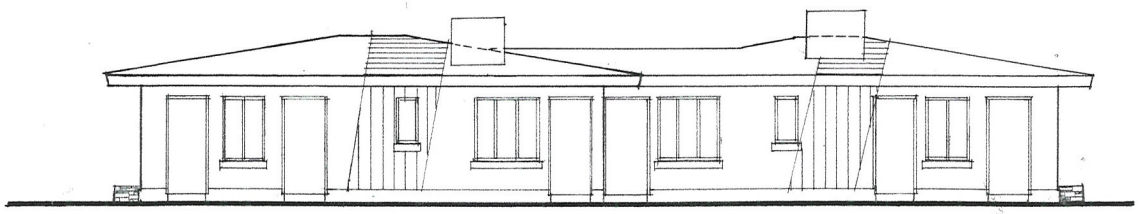
EXISTING FLOOR PLAN

Date: 9 /14 /10
Scale: 1/4" = 1'-0"
Drawn:
Job:
Sheet: A-2
OF

KEYNOTES

ALL ELEVATION FEATURES ARE EXISTING-NO NEW CONSTRUCTION

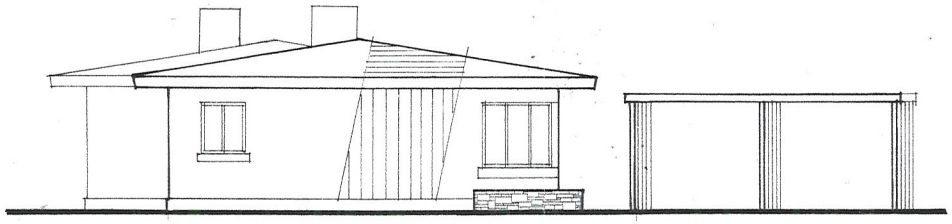
1. ASPHALT SHINGLES
2. 2x8 MASONITE BD. FASCIA
3. 1x6 MASONITE BD. TRIM (UNDER LARGE CORNER WINDOWS)
4. FIELD STONE PLANTER
5. MASONITE BD. SIMULATED WOOD GRAIN SIDING W/ SCORE LINES @ 8" O.C.
6. 1x8 MASONITE BASE TRIM BD.
7. 1x4 MASONITE TRIM BD. (UNDER SMALLER WINDOWS)
8. METAL CARPORT CANOPY STRUCTURE
9. 3" SQ. MTL. CARPORT COLUMN
10. A/C UNIT



KEYNOTES & DIMENS. SAME AS EAST ELEV. BELOW, U.N.O.

EXISTING WEST ELEVATION

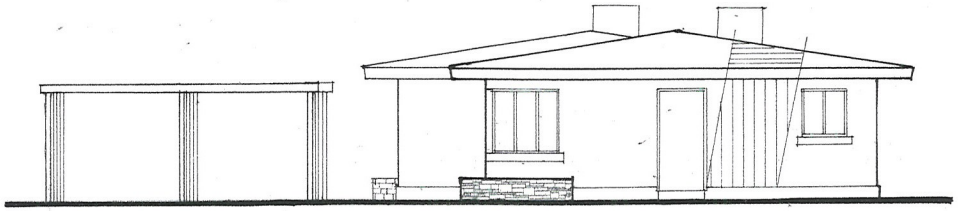
1/4"=1'-0"



KEYNOTES & DIMENS. SAME AS EAST ELEV. BELOW, U.N.O.

EXISTING SOUTH ELEVATION

1/4"=1'-0"



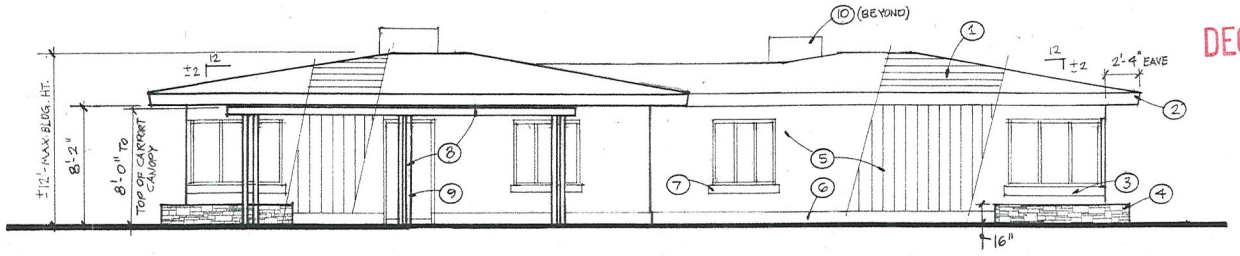
KEYNOTES & DIMENS. SAME AS EAST ELEV. BELOW, U.N.O.

EXISTING NORTH ELEVATION

1/4"=1'-0"

RECEIVED

DEC 23 2010



EXISTING EAST ELEVATION

1/4"=1'-0"

ZON-40490
VAR-40491
SDR-40492

REVISIONS	BY

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

Architecture
Design and
Development

702•382•0427
fax: 382•9952

2160 W Charleston • Suite 1
Las Vegas, NV 89102

EXISTING ELEVATONS

Date 9/14/10
Scale
Drawn
Job
Sheet A-3
Of Sheets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DEC 23 2010
ZON-40490
VAR-40491
SDR-40492



RECEIVED
DEC 23 2010

ZON-40490
VAR-40491
SDR-40492


Firestone
RECEIVED
DEC 23 2010
ZON-40490
VAR-40491
SDR-40492


NO TRESPASSING
NO LOITERING
RECEIVED
DEC 23 2010
ZON-40490
VAR-40491
SDR-40492

2701 Alta Drive
Las Vegas, Nevada 89106
702-624-5792 243-2377/FAX

Mary Bartsas 19, LLC

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.

RECEIVED
DEC 23 2010

Submitted by:

Arnold Stalk PhD
Representative

ZON-40490
VAR-40491
SDR-40492

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

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:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**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: MARI ~~BARTSAS~~ 19, LLC

Name of Applicant: MARI ~~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

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
MARGARET A. MESSINGER
No:94-0231-1
My Appointment Expires June 22, 2014

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: MARI BARTSAS 19, LLC

Project Address (Location) 528. E. OAKEY BLVD.

Project Name MARI BARTSAS 19, LLC **Proposed Use**

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** **Density**

Additional Information

PROPERTY OWNER MARI BARTSAS 19 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 MARI BARTSAS 19 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

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.

[signature]

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
MARGARET A. MESSINGER
No:94-0231-1
My Appointment Expires June 22, 2014

FOR DEPARTMENT USE ONLY

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

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

Revised 10/27/08

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

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

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

_____

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
MARGARET A. MESSINGER
No:94-0231-1
My Appointment Expires June 22, 2014

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: MARY BARTSAS 19, LLC

Project Address (Location) 528 E. OAKEY 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@BARTSASENTERPISES.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

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
MARGARET A. MESSINGER
No:94-0231-1
My Appointment Expires June 22, 2014

FOR DEPARTMENT USE ONLY

Case #	SDR-40492
Meeting Date:	2-8-10
Total Fee:	1030.20
Date Received:*	12-16-10
Received By:	FS

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

Revised 10/27/08

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SDR 40492
Mary Bartsas 19 LLC

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.

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

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

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - 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

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-40756** APN: 139-34-810-040

Name of Property Owner: Pacific Woods Rentals LLC

Name of Applicant: Justin Benni

Name of Representative: DB Construction

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: _____

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JAN 19 2011

Signature of Property Owner: Gregory Geiser

Print Name: Gregory L. Geiser

Subscribed and sworn before me M. Fajardo, a NOTARY PUBLIC

This 19th day of January, 2011

M Fajardo

Notary Public in and for said County and State

M. FAJARDO
Commission # 1865276
Notary Public - California
Los Angeles County
My Comm. Expires Oct 15, 2013

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Rezoning

Project Address (Location) 717 S. 8th Street, Las Vegas NV 89101

Project Name Wedgewood Office **Proposed Use** office

Assessor's Parcel #(s) 139-34-810-040 **Ward #** 3 - Reese

General Plan: existing MXh **proposed** MXh **Zoning: existing** Res **proposed** office

Commercial Square Footage 1,582 **Floor Area Ratio**

Gross Acres .17 **Lots/Units** 1 **Density**

Additional Information

PROPERTY OWNER Pacific Woods Rentals LLC **Contact** Justin Bruni

Address 717 S. 8th Street **Phone:** 326-5456 **Fax:** 216-0285

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

E-mail Address jbruni@wedgewood-inc.com

APPLICANT Pacific Woods Rentals LLC **Contact** Justin Bruni

Address 717 S. 8th Street **Phone:** 326-5456 **Fax:** 216-0285

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

E-mail Address jbruni@wedgewood-inc.com

REPRESENTATIVE DB Construction **Contact** Jeff Gothra

Address P.O. Box 572041 **Phone:** 216-0285 **Fax:** 216-0286

City Las Vegas **State** NV **Zip** 89157

E-mail Address dbconstruction@cox.net

Property Owner Signature* Gregory L. Griser

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

Print Name Gregory L. Griser

Subscribed and sworn before me M. Fajardo, a NOTARY PUBLIC

This 19th day of January, 20 11.

M. Fajardo

Notary Public in and for said County and State

M. FAJARDO
Commission # 1865276
Notary Public - California
Los Angeles County
My Comm. Expires Oct 15, 2013

FOR DEPARTMENT USE ONLY

Case #	~~Res~~ Zon-40756
Meeting Date:	3/8/11
Total Fee:	$1200
Date Received:*	1/19/11
Received By:	Romeo

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

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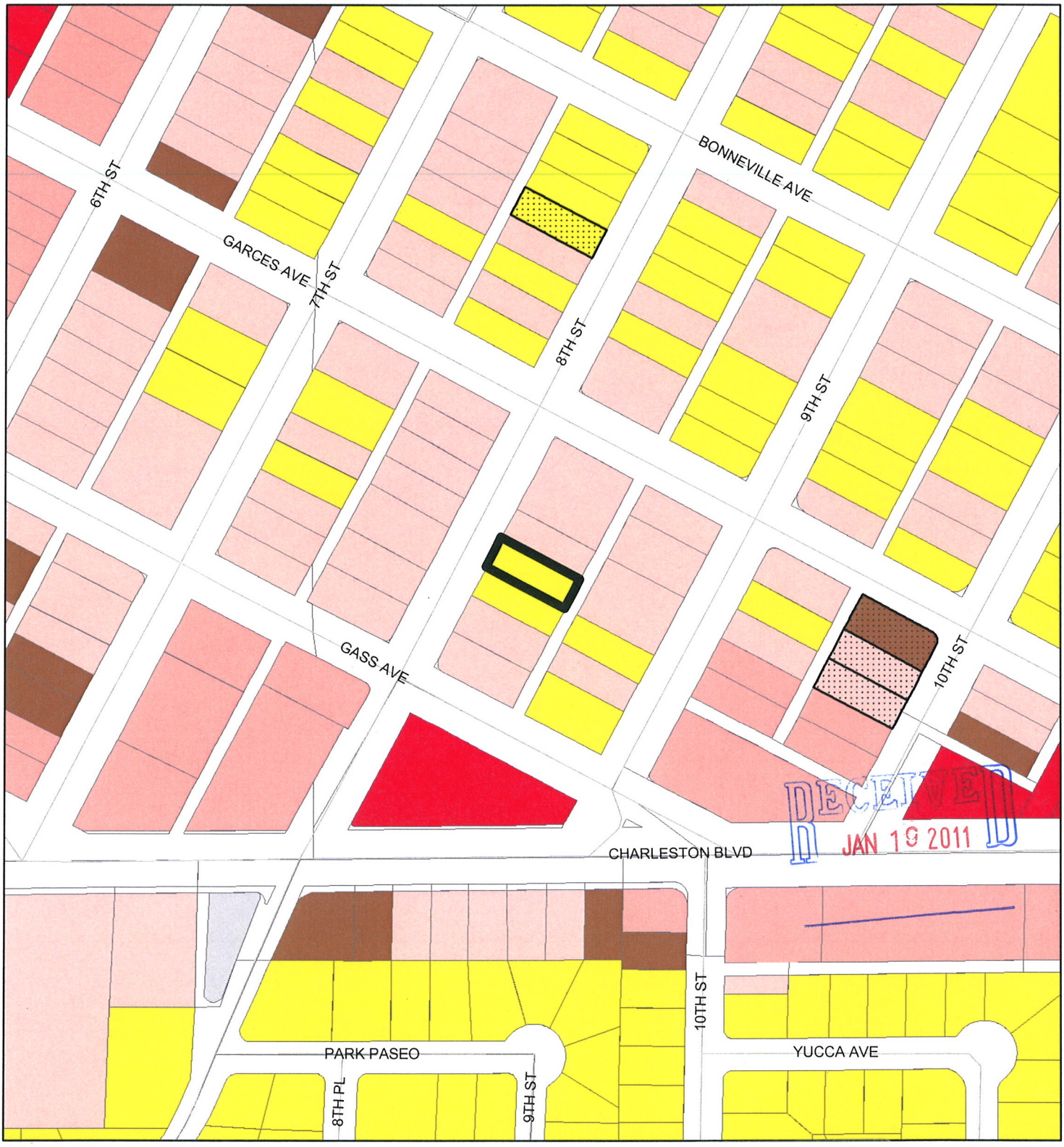
JAN 19 2011

Revised 10/27/08

REZONING Parcel: 139-34-810-040

ZON - 40756



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

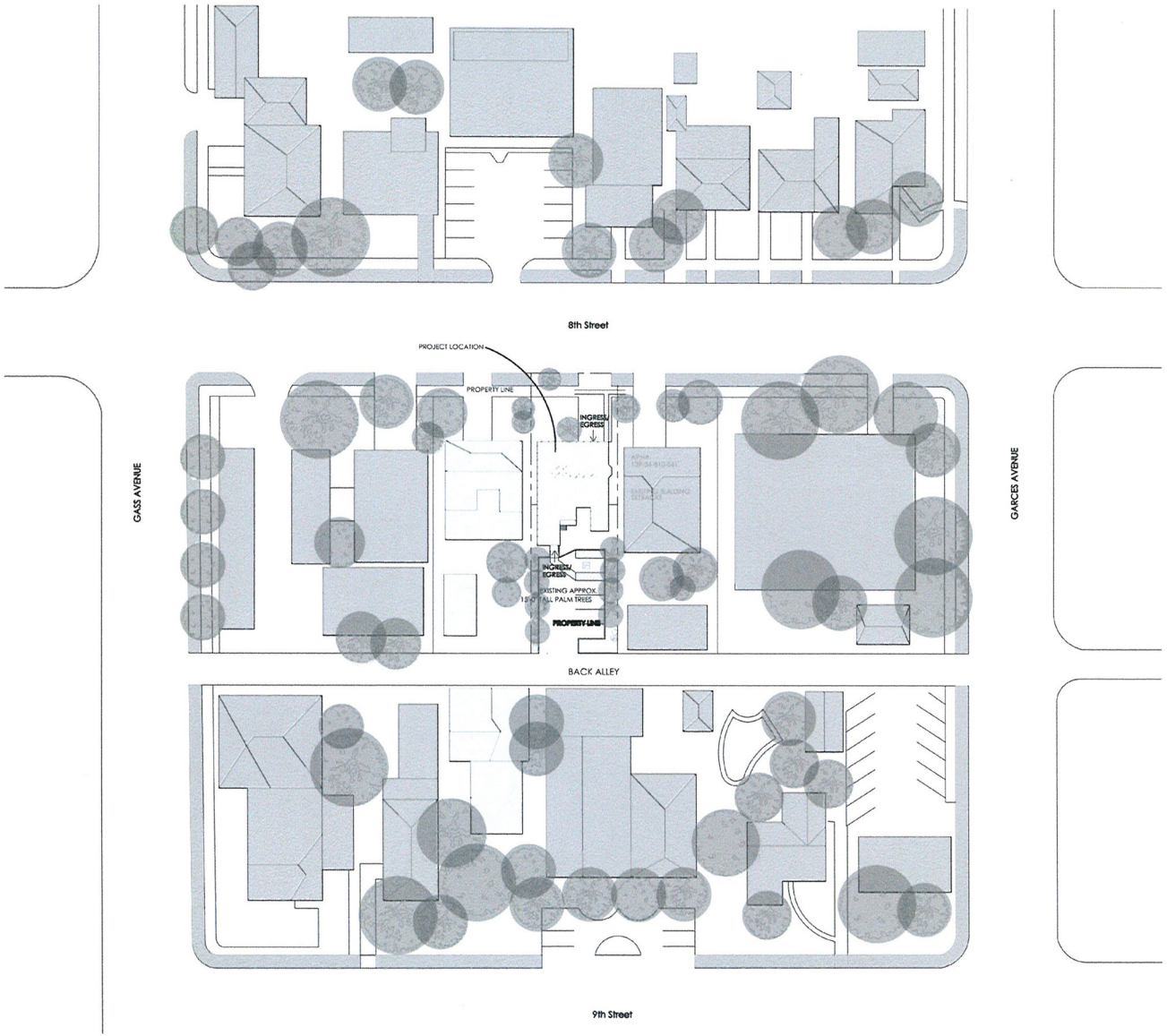
FROM R-1 TO P-R

ZON-40756

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: January 19, 2011

PLANNING & DEVELOPMENT



1 site plan
scale: 1"=10'

EXISTING ACCESSIBLE ROUTES TO COMPLY WITH IBC CHAPTER 11 AND ICC/ANSI A117.1 AS FOLLOWS:
A. ROUTES ARE REQUIRED TO BE CONTINUOUSLY ACCESSIBLE
B. ROUTES TO HAVE MAXIMUM SLOPE OF 1:20 PER ICC/ANSI 403.3.
C. ROUTES WITH CHANGES IN LEVEL OF ¼" HIGH MAXIMUM PERMITTED TO BE VERTICAL WITHOUT EDGE TREATMENT
CHANGES BETWEEN ¼" AND ½" HIGH MAXIMUM TO BE BEVELED WITH SLOPE NOT STEEPER THAN 1:2.
CHANGES GREATER THAN ½" TO BE ACCOMPLISHED WITH RAMP ICC/ANSI 303.
D. ROUTES TO HAVE MINIMUM 36" CLEAR WIDTH PER ANSI 403.5

site information

BUILDING SIZE		2,482 SQ.FT.
PROPERTY SIZE		9,651 SQ.FT.
APN#		139-34-810-040
JURISDICTION		CITY OF LAS VEGAS
CURRENT ZONE		-
LOT COVERAGE		XX.XX%
DENSITY	ALLOWED	32.0 DU /ACRE
	PROVIDED	XX.X DU /ACRE
F.A.R.		0.XXX

parking summary

	required	alternate	provided
OFFICE (2482 sq.ft.)	4/1000 sf		5 spaces including 1 HC space

* REQUESTING A PARKING VARIANCE

vicinity map



legend

- residential buildings
- commercial buildings
- landscaping
- pavement

RECEIVED
JAN 19 2011

8th Street Office

Las Vegas, Nevada

stamp

Commercial Design Group
6348 S. Rainbow Blvd
Suite 100
Las Vegas, NV. 89118
O: 702.240.3335
F: 702.647.3338

Documents prepared by the designer are instruments of service for use solely with respect to this project. The designer shall retain all common law, statutory and other reserved rights, including copyright. The owner shall not reuse or permit the reuse of the designer's documents except by mutual agreement in writing.

PRELIMINARY SET

REVISIONS
NO. DATE: DESCRIPTION

8th Street Office

DATE: 01.18.11
SCALE: AS NOTED
PROJ NO: 10081

Site Plan

PACKAGE NO: ID-0

ZON-40756 VAR-40757
VAR-40758 SDR-40759



5 existing landscape

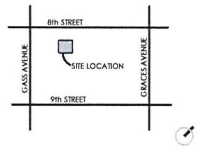


4 existing landscape

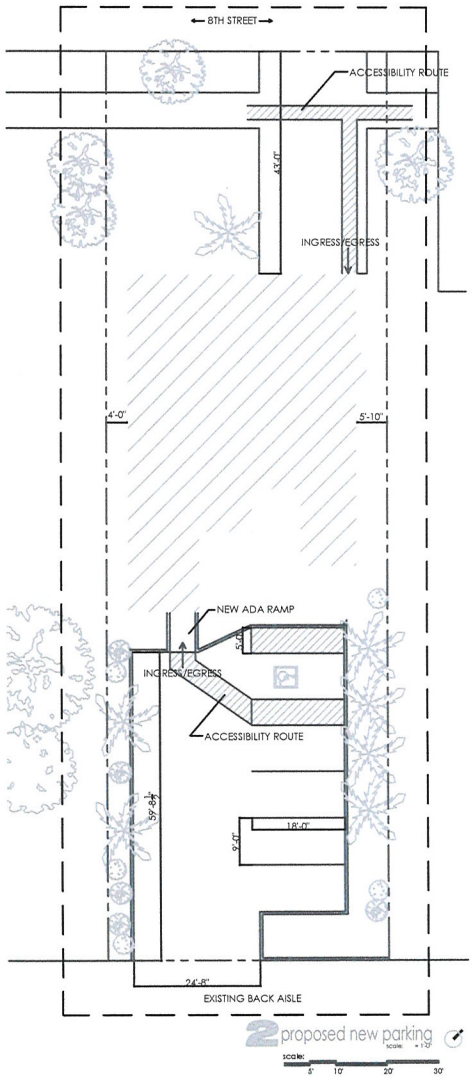


3 existing landscape

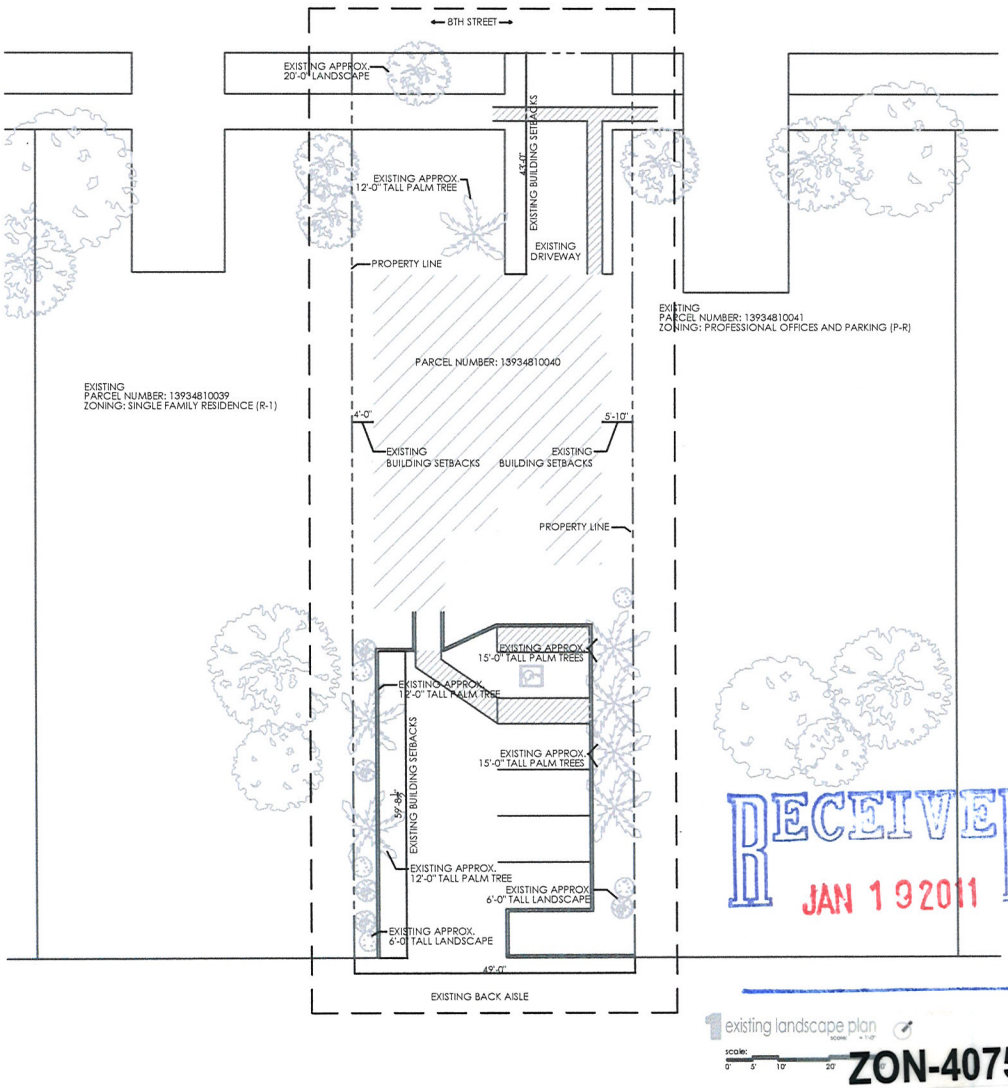
vicinity map



8th Street Office
717 S. 8th Street
Las Vegas, Nevada



2 proposed new parking



1 existing landscape plan

RECEIVED
JAN 19 2011

stamp

Commercial Design Group
6348 S. Rainbow Blvd
Suite 100
Las Vegas, NV. 89118
O: 702.240.3335
F: 702.647.3338

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PRELIMINARY SET

REVISIONS
NO. DATE: DESCRIPTION

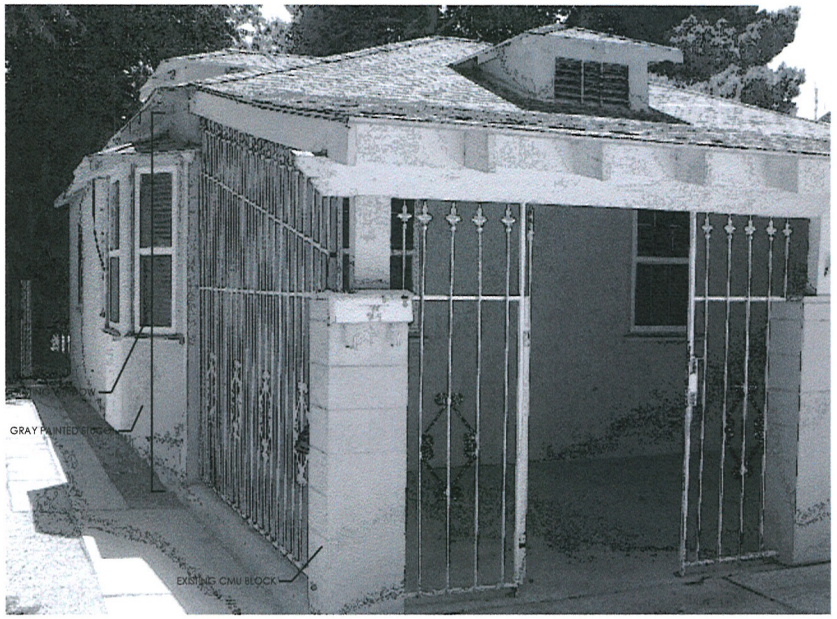
8th Street Office

DATE: 01.18.11
SCALE: AS NOTED
PROJ NO: 10031

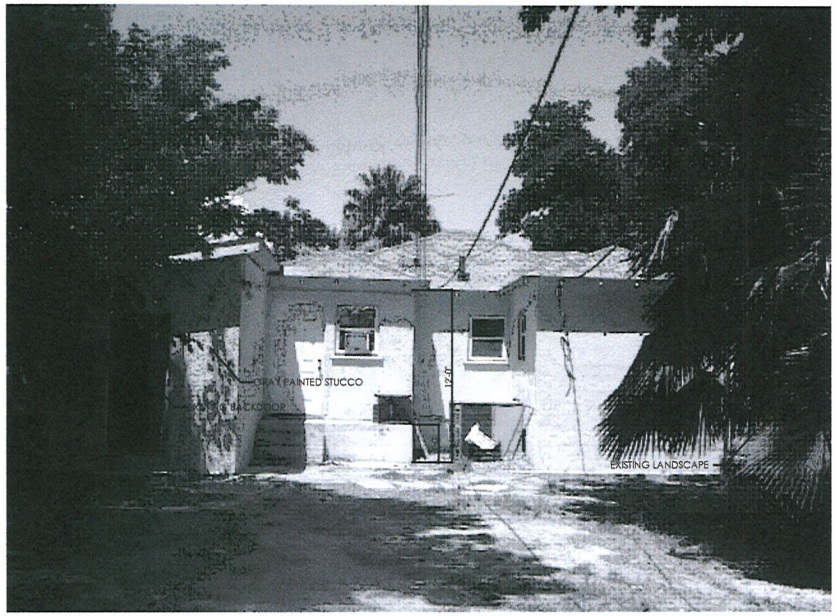
Landscape Plan

PACKAGE NO: ID-01

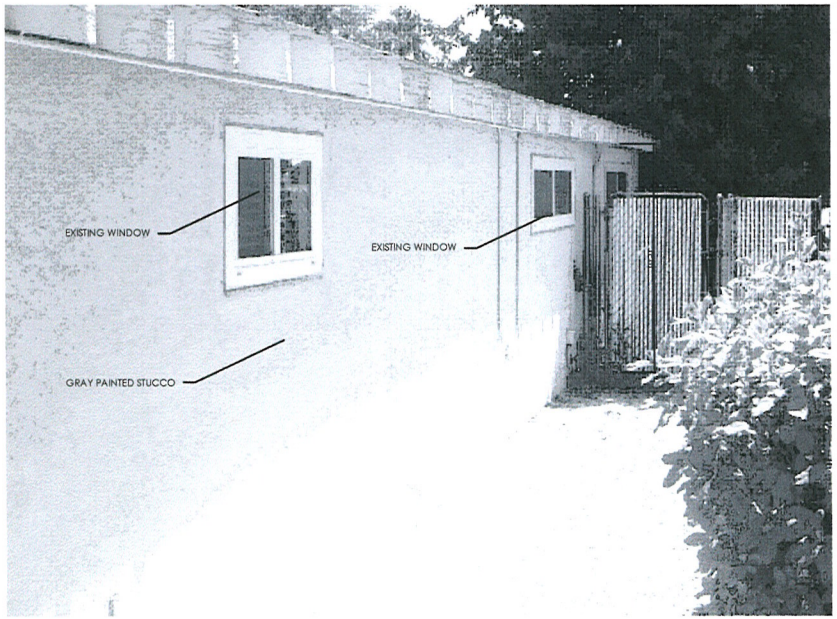
ZON-40756 VAR-40757
VAR-40758 SDR-40759



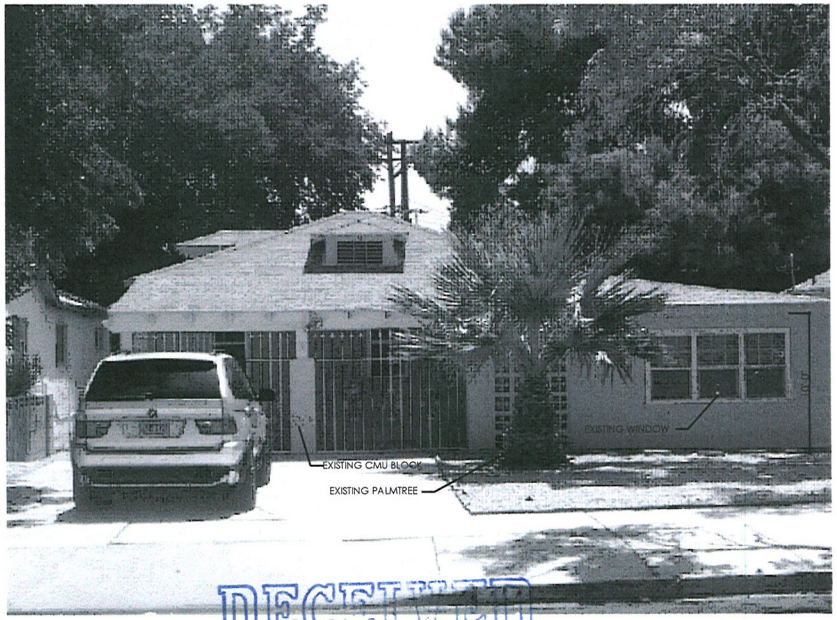
4 north elevation
scale:n/a = 1'-0"



2 east elevation
scale:n/a = 1'-0"



3 south elevation
scale:n/a = 1'-0"



1 west elevation
scale:n/a = 1'-0"

8th Street Office
717 S. 8th Street
Las Vegas, Nevada

stamp

Commercial Design Group
6348 S. Rainbow Blvd
Suite 100
Las Vegas, NV. 89118
O: 702.240.3335
F: 702.647.3338

Documents prepared by the designer are instruments of service for use solely with respect to this project. The designer shall retain all common law, statutory and other reserved rights, including copyright. The owner shall not reuse or permit the reuse of the designer's documents except by mutual agreement in writing.

PRELIMINARY SET

REVISIONS
NO. DATE: DESCRIPTION

8th Street Office

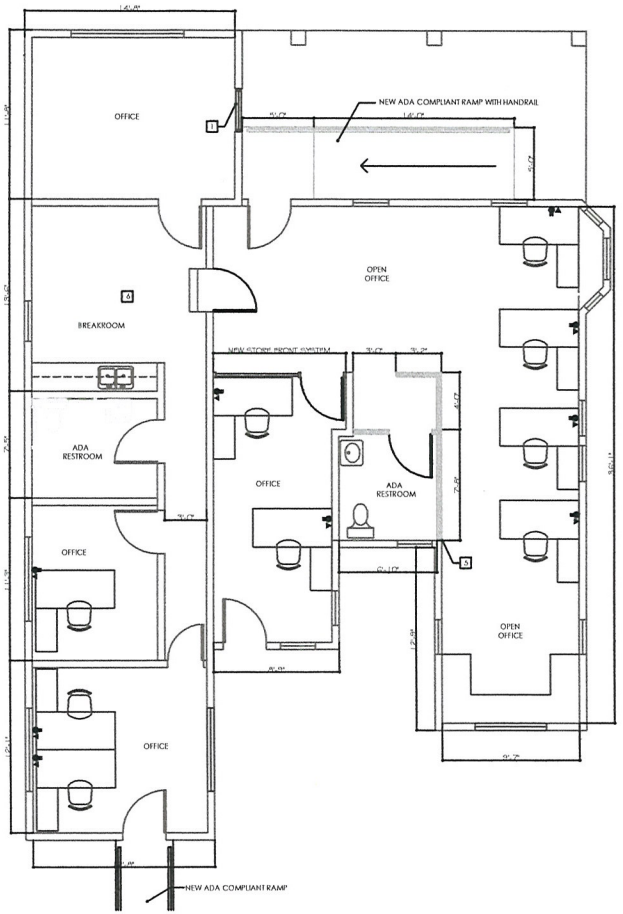
DATE: 01.18.11
SCALE: AS NOTED
PROJ NO: 10031

Elevations

RECEIVED
JAN 19 2011

PACKAGE NO:
ID-0.2

ZON-40756 VAR-40757
VAR-40758 SDR-40759



1 floor plan
scale: 1/4" = 1'-0"

keynotes

1. FIXED NEW WINDOW TO REPLACE EXISTING DOOR
2. DEMO EXISTING SHOWER AND RELOCATE FIXTURES AS SHOWN
3. DEMO EXISTING STAIRS; NEW ADA COMPLIANT RAMP TO REPLACE
4. DEMO WALLS AND DOORS AS SHOWN
5. NEW WALL TO ALIGN WITH EXISTING
6. NEW BAR TOP WITH CABINETS BELOW

general notes

1. provide emergency lighting as required
2. fire alarm systems, strobes, speakers to be provided and installed to comply w/current codes
3. field verify all cabinets for location & size & coordinate w/ owner

wall legend

- NEW WOOD OR METAL STUD WALLS
- EXIST. WALL TO REMAIN
- NEW DEMISING WALL

legend

- ▲ duplex phone/data outlet
- duplex electrical outlet

code analysis

OCCUPANCY GROUP:	B
TYPE OF CONSTRUCTION:	VB
FIRE SPRINKLERS	NO
OFFICE	
OCCUPANCY LOAD	1,498 SQ. FT.
OCCUPANCY LOAD 1/100	15
TOTAL OCCUPANTS	15
EXITS REQUIRED	1
EXITS PROVIDED	1

AUTOMATIC FIRE EXTINGUISHING SYSTEM PROVIDED

PARKING REQUIRED:	
OFFICE:	COMMERCIAL CENTER
WAREHOUSE:	PARKING LOT
ACCESSORY:	
TOTAL:	
PARKING PROVIDED:	PARKING REQUIREMENTS
APPLICABLE CODES:	NOT AFFECTED

2006 INTERNATIONAL BUILDING CODE, WITH LOCAL AMENDMENTS
2006 UNIFORM MECHANICAL CODE, WITH LOCAL AMENDMENTS
2006 UNIFORM PLUMBING CODE, WITH LOCAL AMENDMENTS
2006 IECC
2005 NATIONAL ELECTRICAL CODE
2003 ICC/ANSI A 117
2005 CLARK COUNTY FIRE CODE
SOUTHERN NEVADA CODE AMENDMENTS

NOTE: BUILDING ENVELOPE COMPLIES W/ MODEL ENERGY CODE NO MODIFICATIONS TO BUILDING ENVELOPE WE PROPOSED.

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JAN 1 3 2011

8th Street Office

Las Vegas, Nevada

stamp

Commercial Design Group
6348 S. Rainbow Blvd
Suite 100
Las Vegas, NV. 89118
O: 702.240.3335
F: 702.647.3338

PRELIMINARY SET

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REVISIONS
NO. DATE: DESCRIPTION

8th Street Office

DATE: 01.18.11
SCALE: AS NOTED
PROJ NO: 10031

Floor Plan

PACKAGE NO: ID-1

ZON-40756 VAR-40757
VAR-40758 SDR-40759

D B

C O N S T R U C T I O N

LICENSE # 0068902

January 19, 2011

Yorgo Kagafas, AICP
City of Las Vegas – Planning & Development
731 South Fourth St.
Las Vegas, NV 89101

Re: **JUSTIFICATION LETTER – 717 S. 8th Street**

It is the property owner's intent to rezone the existing R-1 Single Family Residential zoned property to P-R Professional Office. The property owner intends to occupy the property as the tenant where they will conduct their daily business operations. There will be +/-3 full time employees with standard 8am to 5pm business hours.

A Variance for Parking is being requested. The intent is to convert the yard area on the east of the property to a parking lot. The East lot allows for five (5) angled parking spaces. This will require ingress and egress to the lot from the alley that runs along the rear property line.

A Variance for the Screen Wall is being requested. A 6' screen wall at the property line would greatly detract from the historic residential feel of this neighborhood.

A Waiver is being requested to allow zero perimeter landscape buffer where eight-feet is required.

An Exemption is being requested to allow two (2) trees on the South perimeter where seven (7) are required; to allow four (4) trees on the North perimeter where five (5) are required; to allow one (1) tree on the West perimeter where two (2) are required and to allow zero (0) on the East perimeter where two (2) are required.

Sincerely,

Jeffrey G. Goltra

RECEIVED
JAN 19 2011

ZON-40756 VAR-40757
VAR-40758 SDR-40759

P.O. BOX 572046. • Las Vegas, NV 89157 • Phone (702) 216-0285 • Fax (702) 216-0286

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

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

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. 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-40757** APN: 139-34-810-040

Name of Property Owner: Pacific Woods Rentals LLC

Name of Applicant: Justin Brenn

Name of Representative: DB Construction

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

☐ Yes ☒ No

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

City Official: _____

Partner(s): _____

APN: _____

RECEIVED
JAN 19 2011

Signature of Property Owner: Gregory Geiser

Print Name: Gregory L. Geiser

Subscribed and sworn before me M. Fajardo, a NOTARY PUBLIC

This 19th day of January, 2011

M Fajardo

Notary Public in and for said County and State

M. FAJARDO
Commission # 1865276
Notary Public - California
Los Angeles County
My Comm. Expires Oct 15, 2013

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Variance - Parking

Project Address (Location) 717 S. 8th Street, Las Vegas NV 89101

Project Name Wedgewood Office **Proposed Use** office

Assessor's Parcel #(s) 139-34-810-040 **Ward #** 3 - Reese

General Plan: existing MXh **proposed** MXh **Zoning: existing** Res **proposed** office

Commercial Square Footage 1,582 **Floor Area Ratio**

Gross Acres .17 **Lots/Units** 1 **Density**

Additional Information

PROPERTY OWNER Pacific Woods Rentals LLC **Contact** Justin Bruni

Address 717 S. 8th Street **Phone:** 326-5456 **Fax:** 216-0285

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

E-mail Address jbruni@wedgewood-inc.com

APPLICANT Pacific Woods Rentals LLC **Contact** Justin Bruni

Address 717 S. 8th Street **Phone:** 326-5456 **Fax:** 216-0285

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

E-mail Address jbruni@wedgewood-inc.com

REPRESENTATIVE DB Construction **Contact** Jeff Gothra

Address P.O. Box 57204 **Phone:** 216-0285 **Fax:** 218-0286

City Las Vegas **State** NV **Zip** 89157

E-mail Address dbconstruction@cox.net

Property Owner Signature* Gregory L. Eriser

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

Print Name Gregory L. Eriser

Subscribed and sworn before me M. Fajardo, a NOTARY PUBLIC

This 19th day of January, 20 11.

M. Fajardo

Notary Public in and for said County and State

M. FAJARDO
Commission # 1865276
Notary Public - California
Los Angeles County
My Comm. Expires Oct 15, 2013

FOR DEPARTMENT USE ONLY

Case #	VAR-40757
Meeting Date:	3/8/11
Total Fee:	$ 830
Date Received:*	1/19/11
Received By:	Romeo

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

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Revised 10/27/08

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

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

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. 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-40758** APN: 139-34-810-040

Name of Property Owner: Pacific Woods Rentals LLC

Name of Applicant: Justin Benni

Name of Representative: DB Construction

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: Gregory L Geiser

Print Name: Gregory L. Geiser

RECEIVED
JAN 19 2011

Subscribed and sworn before me M. Fajardo, a NOTARY PUBLIC

This 19th day of January, 2011

M Fajardo
Notary Public in and for said County and State

M. FAJARDO
Commission # 1865276
Notary Public - California
Los Angeles County
My Comm. Expires Oct 15, 2013

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Variance - Screen Wall

Project Address (Location) 717 S. 8th Street, Las Vegas NV 89101

Project Name Wedgewood Office **Proposed Use** office

Assessor's Parcel #(s) 139-34-810-040 **Ward #** 3 - Reese

General Plan: existing MXh **proposed** MXh **Zoning: existing** Res **proposed** office

Commercial Square Footage 1,582 **Floor Area Ratio**

Gross Acres .17 **Lots/Units** 1 **Density**

Additional Information

PROPERTY OWNER Pacific Woods Rentals LLC **Contact** Justin Bruni

Address 717 S. 8th Street **Phone:** 326-5456 **Fax:** 216-0285

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

E-mail Address jbruni@wedgewood-inc.com

APPLICANT Pacific Woods Rentals LLC **Contact** Justin Bruni

Address 717 S. 8th Street **Phone:** 326-5456 **Fax:** 216-0285

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

E-mail Address jbruni@wedgewood-inc.com

REPRESENTATIVE DB Construction **Contact** Jeff Gothra

Address P.O. Box 572041 **Phone:** 216-0285 **Fax:** 216-0286

City Las Vegas **State** NV **Zip** 89157

E-mail Address dbconstruction@cox.net

Property Owner Signature* Gregory L. Gaiser

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

Print Name Gregory L. Gaiser

Subscribed and sworn before me M. Fajardo, a NOTARY PUBLIC

This 19th day of January, 20 11.

M. Fajardo

Notary Public in and for said County and State

M. FAJARDO
Commission # 1865276
Notary Public - California
Los Angeles County
My Comm. Expires Oct 15, 2013

FOR DEPARTMENT USE ONLY

Case #	VAR-40758
Meeting Date:	3/8/11
Total Fee:	$ 830
Date Received:*	1/19/11
Received By:	Romeo

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

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PLANNING & DEVELOPMENT

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Revised 10/27/08

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

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

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

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PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-40759** APN: 139-34-810-040

Name of Property Owner: Pacific Woods Rentals LLC

Name of Applicant: Justin Benni

Name of Representative: DB Construction

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

☐ Yes ☒ No

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

City Official: _____

Partner(s): _____

APN: _____

RECEIVED
JAN 19 2011

Signature of Property Owner: Gregory Geiser

Print Name: Gregory L. Geiser

Subscribed and sworn before me M. Fajardo, a NOTARY PUBLIC

This 19th day of January, 2011

M Fajardo

Notary Public in and for said County and State

M. FAJARDO
Commission # 1885278
Notary Public - California
Los Angeles County
My Comm. Expires Oct 15, 2013

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Site Development Plan Review

Project Address (Location) 717 S. 8th Street, Las Vegas NV 89101

Project Name Wedgewood Office **Proposed Use** office

Assessor's Parcel #(s) 139-34-810-040 **Ward #** 3 - Reese

General Plan: existing MXh **proposed** MXh **Zoning: existing** Res **proposed** office

Commercial Square Footage 1,582 **Floor Area Ratio**

Gross Acres .17 **Lots/Units** 1 **Density**

Additional Information

PROPERTY OWNER Pacific Woods Rentals LLC **Contact** Justin Bruni

Address 717 S. 8th Street **Phone:** 326-5456 **Fax:** 216-0285

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

E-mail Address jbruni@wedgewood-inc.com

APPLICANT Pacific Woods Rentals LLC **Contact** Justin Bruni

Address 717 S. 8th Street **Phone:** 326-5456 **Fax:** 216-0285

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

E-mail Address jbruni@wedgewood-inc.com

REPRESENTATIVE DB Construction **Contact** Jeff Gothra

Address P.O. Box 572041 **Phone:** 216-0285 **Fax:** 216-0286

City Las Vegas **State** NV **Zip** 89157

E-mail Address dbconstruction@cox.net

Property Owner Signature* Gregory L. Geiser

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

Print Name Gregory L. Geiser

Subscribed and sworn before me M. Fajardo, a NOTARY PUBLIC

This 19th day of January, 20 11.

M. Fajardo

Notary Public in and for said County and State

M. FAJARDO
Commission # 1865276
Notary Public - California
Los Angeles County
My Comm. Expires Oct 15, 2013

FOR DEPARTMENT USE ONLY

Case #	SDR-40759
Meeting Date:	3/8/11
Total Fee:	$ 1030
Date Received:*	1/19/11
Received By:	Romeo.

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

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JAN 19 2011

Revised 10/27/08

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

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

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - 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

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-40768 APN: 125-24-701-049

Name of Property Owner: Nevada H.A.N.D., Inc.

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

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

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

☐ **Yes** ☑ **No**

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

City Official: N/A

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Michael Mullin

Print Name: Michael Mullin

Subscribed and sworn before me

This 17th day of January, 2011

_____

Notary Public in and for said County and State

RECEIVED
JAN 20 2011

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) 6741 N. Decatur Blvd., Bldg. #4 LV, NV 89130

Project Name Decatur Pines 2 Sr. Apts. **Proposed Use** Sr. apts.

Assessor's Parcel #(s) 125-24-701-049 **Ward #** 6

General Plan: existing M proposed M **Zoning:** existing R-3 proposed R-3

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

Gross Acres 2.83 **Lots/Units** 75 **Density** 26.50

Additional Information Affordable Senior Apts.

PROPERTY OWNER Nevada H.A.N.D., Inc. **Contact** Jacque Haas

Address 295 E. Warm Springs Rd., #101 **Phone:** 410-2706 **Fax:** 739-3005

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

E-mail Address jhaas@nevadahand.org

APPLICANT Nevada H.A.N.D., Inc. **Contact** Jacque Haas

Address 295 E. Warm Springs Rd., #101 **Phone:** 410-2706 **Fax:** 739-3005

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

E-mail Address jhaas@nevadahand.org

REPRESENTATIVE Nevada H.A.N.D., Inc. **Contact** Jacque Haas

Address 295 E. Warm Springs Rd., #101 **Phone:** 410-2706 **Fax:** 739-3005

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

E-mail Address jhaas@nevadahand.org

Property Owner Signature* Michael Mullin

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

Print Name Michael Mullin

Subscribed and sworn before me

This 17th day of January, 20 11.

Jaclyn S. Haas

Notary Public in and for said County

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

FOR DEPARTMENT USE ONLY

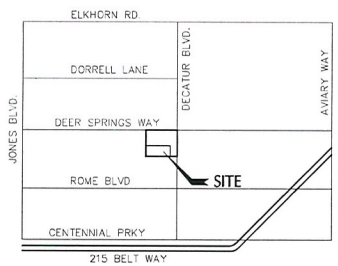
Case #	VAR-40768
Meeting Date:	3/8/11 PC
Total Fee:	$830.00
Date Received:*	1/20/11
Received By:	

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

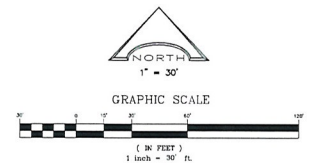
RECEIVED
JAN 20 2011

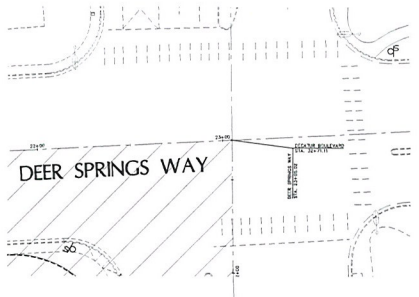
Revised 10/27/08

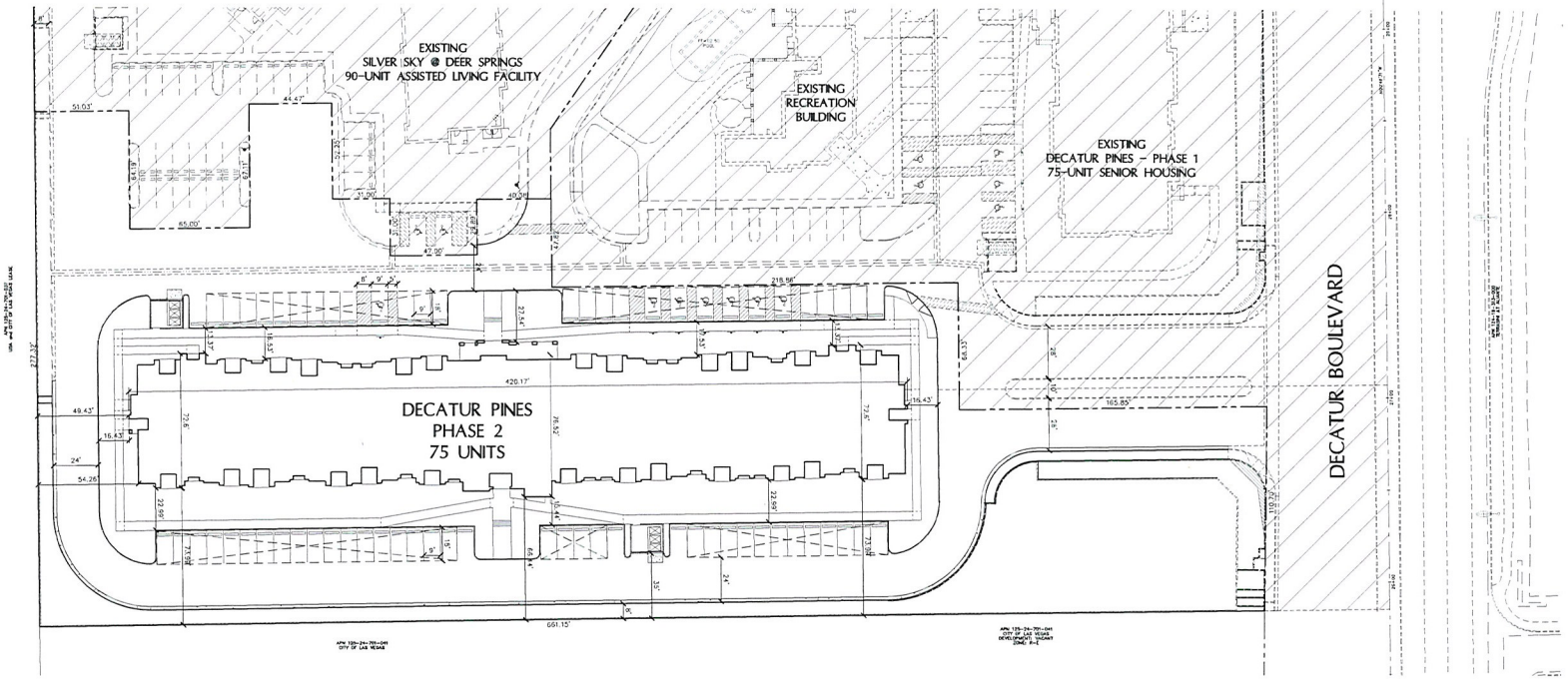
DECATUR PINES – PHASE 2
FOR
NEVADA H.A.N.D.



VICINITY MAP







LEGAL DESCRIPTION

BEING A PORTION OF THE NORTH EAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA.

OWNER/DEVELOPER

NEVADA H.A.N.D., INC.
235 E. WARM SPRINGS RD, #101
LAS VEGAS, NEVADA 89119

TABULATION:

APN NUMBER	125-24-701-049
CURRENT ZONING	R-3
ACREAGE	3.22 AC.±
D.U.A	23.22

SENIOR HOUSING

# OF BUILDINGS	1
# OF UNITS	75

PARKING CALCULATION:

PROPOSED SENIOR HOUSING – 75 UNITS

REQUIRED PARKING (.75 PER UNIT)	57 P.S.
HANDICAP PARKING REQUIRED	3 P.S.
UN-COVERED PARKING	5 P.S.
COVERED PARKING	54 P.S.
COVERED HANDICAP PARKING	7 P.S.
TOTAL PARKING SPACES	66 P.S.

OPEN SPACE CALCULATION:

PROPOSED SENIOR HOUSING – 75 UNITS

REQUIRED OPEN SPACE 23.2 X 1.65 = 38.2%	54,148 S.F.
PROVIDED OPEN SPACE	58,230 S.F.
OVER ALL REQUIRED OPEN SPACE	163,018 S.F.
OVER ALL PROPOSED OPEN SPACE	171,380 S.F.

DESIGNED BY: MGB | DRAWN BY: MGB | CHKD BY:
JOB NUMBER: 1527-001-001 | DATE: 01-11-11 | DATE APP'D.
NO. | REVISION

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

SITE PLAN TO ACCOMPANY A VARIANCE OF
DECATUR PINES – PHASE 2
FOR
NEVADA H.A.N.D.
CITY OF LAS VEGAS NEVADA

SHEET NUMBER 1 OF 1 SHEETS
1527-001-071

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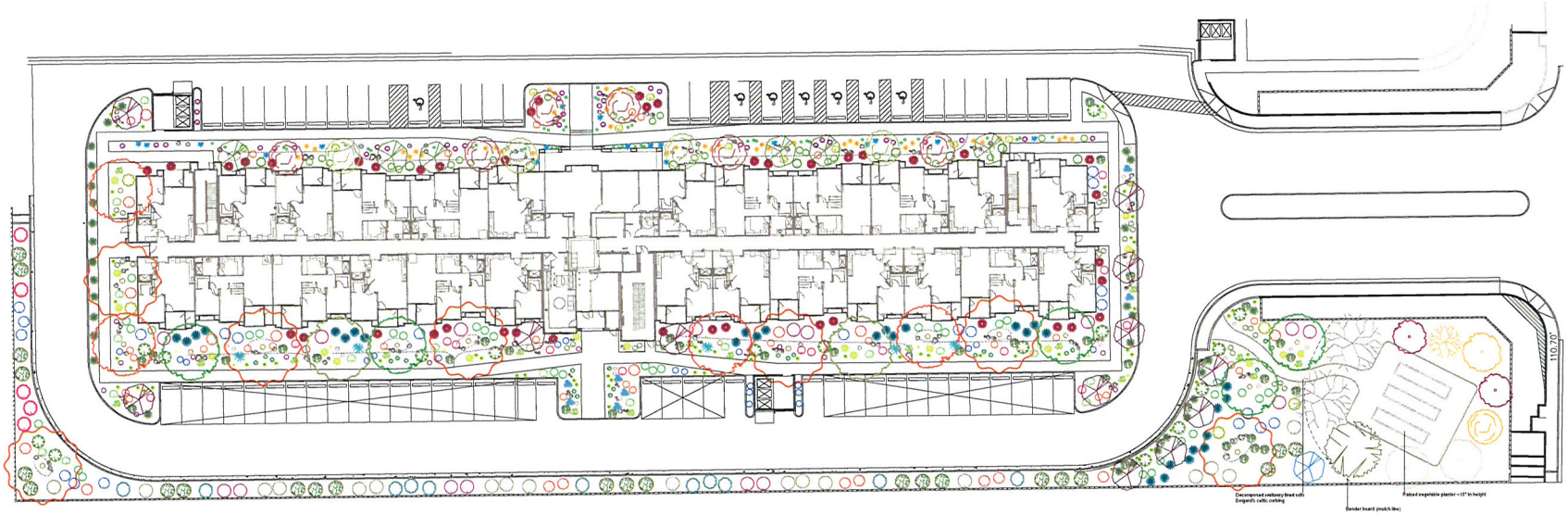

Construction Notes

- 110 Gold Granite boulders are to be installed as shown on plan sizes as follows:
  - 30- 100 lbs
  - 35- 150 lbs
  - 30- 200 lbs
  - 15- 250 lbs
- Grey circular dashed lines signify an elevation of approximately 6-9" in height
- Grey dashed lines signify flow of water
- Mulch type for desert planting areas: Mojave Gold Decomposed Granite
- Mulch type for orchard: OGC type Wood mulch
- Approximately 20% of planting areas (excluding orchard) will have 'Chunky Cappuccino Brown' rock mulch incorporated in natural swail to follow flow of water

Plant Legend

		Botanical Name	Common Name	Size	QTY
AO		Agave ocahui		1 Gal	24
AO		Agave ovatifolia	Whale's tounge agave	5 Gal	5
AB		Aloe 'Blue Elf'	Blue elf aloe	1 Gal	17
AC		Aquilegia chrysantha	Golden columbine	5 Gal	26
A		Artemesia 'Powis Castle'	Powis castle wormwood	1 Gal	18
AS		Asclepias subulata	Desert milkweed	5 Gal	29
B		Bulbine frutescens 'Hallmark'	Hallmark orange bulbine	1 Gal	38
C		Calliandra hybrid 'Sierra Starr'		5 Gal	17
CC		Caryopteris clandonensis 'Dark Knight'	Blue mist	5 Gal	11
COR		Cordia parvifolia	Little leaf cordia	5 Gal	23
DC		Dalea capitata 'Sierra Gold'	Golden dalea	1 Gal	34
DF		Dalea frutescens 'Sierra Negra'	Sierra Negra	5 Gal	5
DL		Dasylirion longissimum	Toothless Desert spoon	15 Gal	16
EA		Euphorbia antisyphylitica	Candelilla	5 Gal	27
ER		Euphorbia rigida	Gopher spurge	5 Gal	18
HP		Hesperaloe parviflora	Red yucca	5 Gal	45
JS		Justicia spicigera	Mexican honeysuckle	5 Gal	9
LL		Leucophyllum langmaniae 'Lynn's Legacy'	Lynn's legacy	5 Gal	21
MB		Mangave 'Bloodspot'		1 Gal	8
ML		Melampodium leucanthum	Blackfoot daisy	1 Gal	60
PV		Panicum virgatum 'Heavy Metal'	Switch grass	5 Gal	30
PP		Penstemon palmeri	Scented penstemon	1 Gal	18
RB		Ruellia brittoniana 'Katie'	Dwarf ruellia	5 Gal	37
RE		Rusellia equisetiformis	Coral fountain	5 Gal	16
SC		Salvia chamedyroides	Mexican blue sage	5 Gal	21
SC		Salvia clevelandii	Chapparal sage	5 Gal	16
S		Simmondsia chinensis	Jojoba	5 Gal	18
SA		Sphaeralcea ambigua	Globe mallow	1 Gal	27
TS		Tecoma stans 'Gold Star'	Yellow bells	5 Gal	5
T		Thymophylla pentachaeta	Golden dyssodia	1 Gal	22
T		Tradescantia pallida	Purple heart	1 Gal	12
YP		Viguiera parishii	Goldeneye	5 Gal	34
WT		Wedelia texanum 'Devil's River'		5 Gal	11
YF		Yucca filamentosa 'Color Guard'	Variegated yucca	5 Gal	18
YR		Yucca rostrata	Beaked yucca	15 Gal	7
Z		Zephryanthes species	Rainlily	1 Gal	47

Tree Legend

Botanical Name	Common Name	Size	Qty
Bauhinia macranthera	Chihuahuan orchid tree	15 Gal.	6
Bauhinia mexicana		15 Gal.	4
Ceratonia siliqua	Carob	15 Gal.	6
Ebenopsis ebano	Texas ebony	15 Gal.	5
Olea europaea 'Swan Hill'	Swan hill olive	15 Gal.	2
Pistache chinensis 'Sarah's Radiance'	Sarah's Radiance pistache	15 Gal.	7
Quercus emoryi	Emory oak	24" Box	4
Vitex agnus-castus	Chaste tree	15 Gal.	13

Orchard Legend

Botanical Name	Common Name	Size	Qty
Ficus carica 'Brown Turkey'	Brown Turkey Fig	15 Gal.	1
Malus domestica 'Pink Lady'	Pink Lady Apple	15 Gal.	2
Prunus armeniaca	Apricot	15 Gal.	1
Prunus dulcis	Almond	15 Gal.	2
Prunus salicina	Plum	15 Gal.	2
Prunus persica	Peach	15 Gal.	1
Punica granatum 'Wonderful'	Pomegranate	15 Gal.	1

L1 Landscape Plan	N	Scale: 1"= 20'	Decatur Phase 2 Landscape Plan The MAIN PLAZA Las Vegas, NV	Schilling Horticulture Group Landscape Designed by: Danny Van Durham

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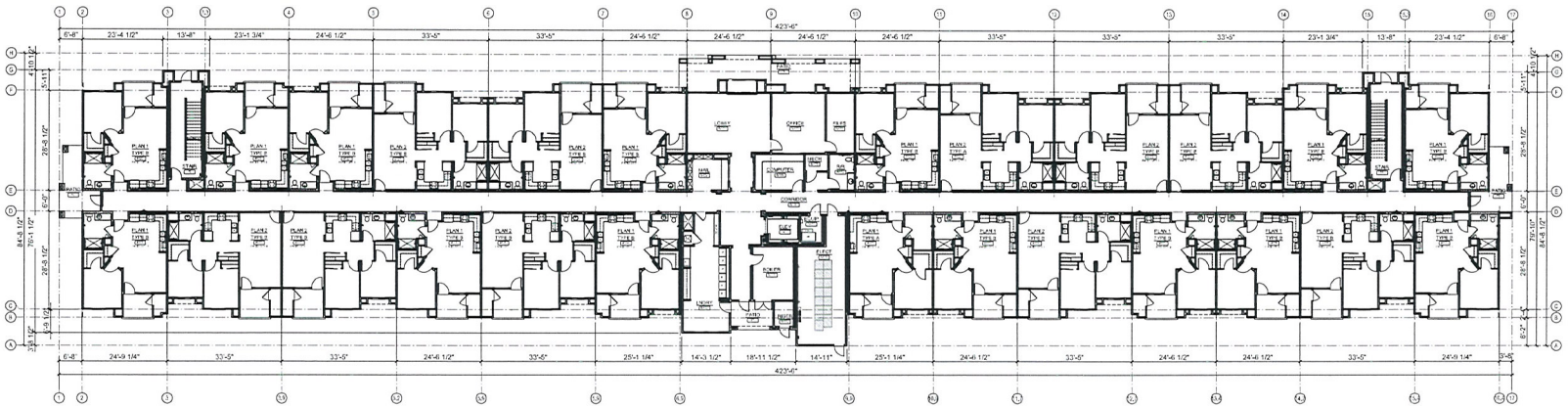

Scale: 1/16" = 1'

0 8 16 32

Project # 909013

January 20th, 2011

Conceptual 1st Floor Plan

Decatur Pines 2

Las Vegas, Nevada

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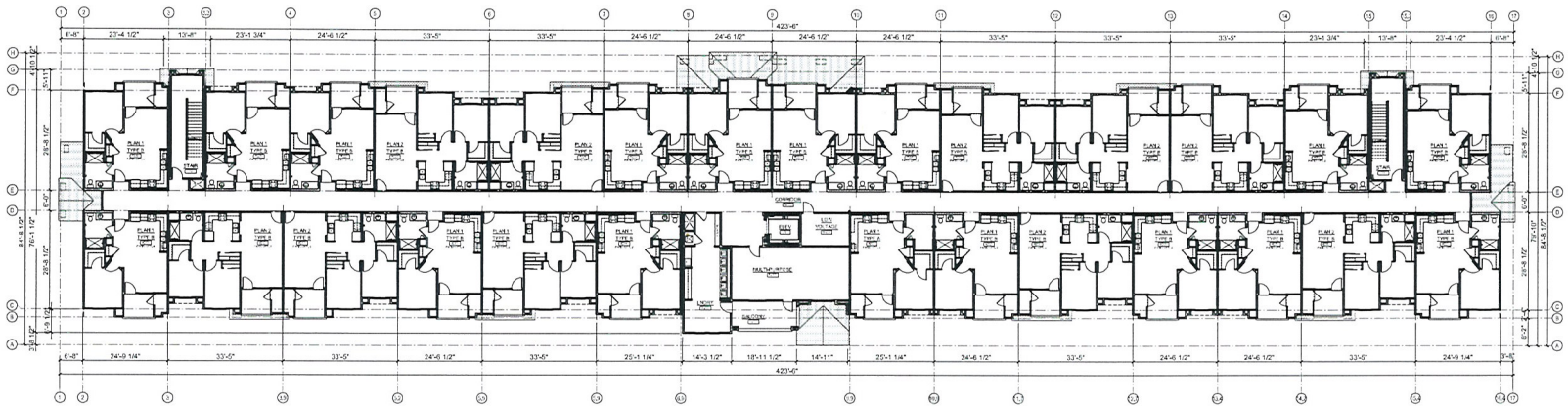
Perlman



Scale: 1/16" = 1'

0 8 16 32

Project # 909013

January 20th, 2011

Conceptual 2nd Floor Plan

Decatur Pines 2

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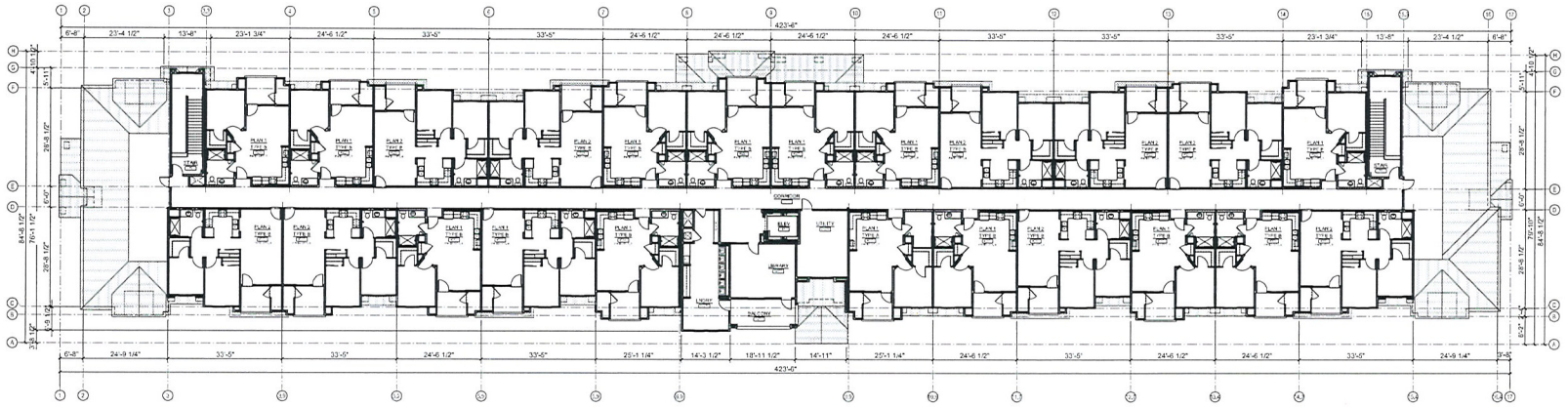

Scale: 1/16" = 1'

0 8 16 32

Project # 909013

January 20th, 2011

Conceptual 3rd Floor Plan

Decatur Pines 2

Las Vegas, Nevada

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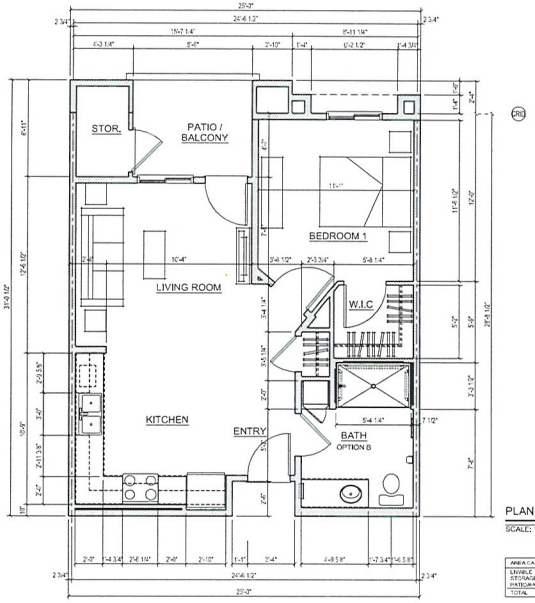
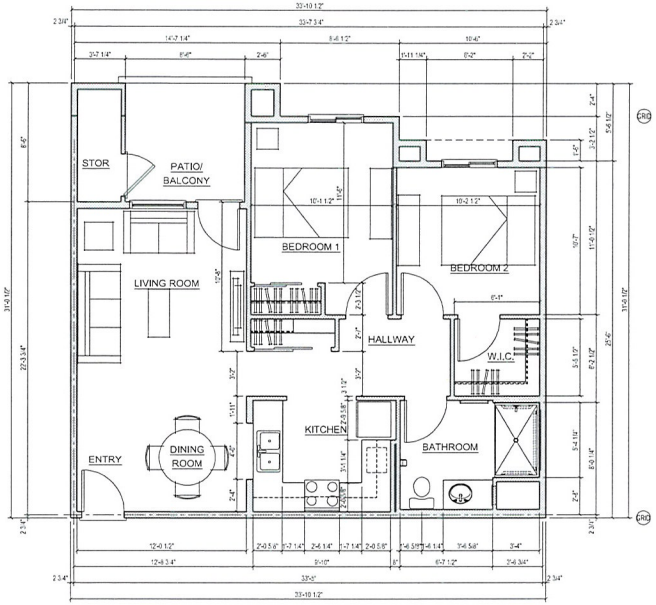


PLAN 1 TYPE B w/ STD. PATIO

SCALE: 1/4" = 1'-0" TYPE B DWELLING UNIT

AREA CALCS - w/STANDARD PATIO	
LIVABLE	675 S.F.
STORAGE	39 S.F.
PATIO/BALCONY	75 S.F.
TOTAL	754 S.F.



PLAN 2 TYPE B w/ STD. PATIO

SCALE: 1/4" = 1'-0" TYPE B DWELLING UNIT

AREA CALCS - w/STANDARD PATIO	
LIVABLE	938 S.F.
STORAGE	39 S.F.
PATIO/BALCONY	75 S.F.
TOTAL	450 S.F.

Scale: 1/4" = 1'

0 2 4 8

Conceptual Unit Floor Plans

Decatur Pines 2

Las Vegas, Nevada

Project # 909013

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SOUTH ELEVATION



SOUTH ELEVATION

Scale: 3/32" = 1'

0 6 12 24

Project # 909013

January 20th, 2011

Conceptual Elevations

Decatur Pines 2

Las Vegas, Nevada

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NORTH ELEVATION



NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION

Scale: 3/32" = 1'

0 6 12 24

Project # 909013

January 20th, 2011

Conceptual Elevations

Decatur Pines 2

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STUCCO BODY COLOR
FRAZEE #CLW 1013 W
"AKAMINA"

STUCCO FACIA AND TRIM
FRAZEE #CL 2687 N
"SEPIA"



CONCRETE ROOF TILE
HANSEN - REGAL #R-621
'SANTA CATERINA"

Color & Material Board

Decatur Pines 2

Las Vegas, Nevada

Project # 909013 January 20th, 2011

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Project Number: 1527-001-071

LARRY R. NELSON, P.E.
President

January 20, 2011

City of Las Vegas
Planning Department
731 S. 4th Street
Las Vegas, NV 89101

• STRUCTURAL
• CIVIL
• SURVEY
• PLANNING

Re: JUSTIFICATION LETTER TO ACCOMPANY A SITE DEVELOPMENT PLAN REVIEW AND VARIANCE APPLICATION FOR DECATUR PINES PHASE 2
APN: 125-24-701-049

Dear Staff:

On behalf of our client, Nevada H.A.N.D., Inc., we are submitting this justification letter to accompany this site development review and variance application for Decatur Pines Phase 2, located on the Southwest Corner of Decatur Blvd. and Deer Springs Way. The proposed site will consist of a three story senior housing low income apartments with 75 units and will sit on approximately 3.23 acres (23.22 DU).

We are requesting a variance to further reduce the required residential adjacency setbacks for the revised building footprint. Below is a tabulation of what was originally approved and what is being requested.

(SDR-25485)	(New Request)
South Property Line:	**South Property Line:**
Req'd 105 feet – Prov'd 70 feet	Req'd 114 feet – Prov'd 60 feet
33% Reduction	*47% Reduction*
West Property Line:	**West Property Line:**
Req'd 105 feet – Prov'd 70 feet	Req'd 114 feet – Prov'd 45 feet
33% Reduction	*60% Reduction*

According to the Staff Report for SDR-25485 in regards to the previously approved residential adjacency setback reduction, staff's recommendation was as follows, "This waiver can be supported as the adjacent property, though carrying a General Plan designation that permits single-family residential development has been set aside by the Department of Public Works for a future Civic project. Therefore; this development will not have a negative effect on the adjacent property." Since nothing has been built on the

NEVADA
L. R. NELSON
CONSULTING ENGINEERS, INC.
6765 West Russell Road, Suite 200
Las Vegas, NV 89118-1885
Phone 702 / 798-7978
FAX 702 / 451-2296
Email lrnelson@lrneng.com

UTAH
L. R. NELSON
CONSULTING ENGINEERS, L.L.C.
51 West 9000 South
Sandy, UT 84070-2008
Phone 801 / 565-8580
FAX 801 / 565-9340
Email lrnengineers@lrnslc.com

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VAR-40768
SDR-40767

adjacent property we hold this to still be true, and respectfully request the changes to the setbacks as outlined above.

We are also requesting a reduction in the setback for the south trash enclosure from 50 feet to 35 feet. This reduction will provide a shorter walk for the residence to the enclosure. The above staff comment justifies this request as well.

We are also requesting a reduction in the setback for the covered parking at the Northeast corner of the site from 5 feet to 0 feet. This request is due to the configuration of the parcel lines in this development. The applicant owns all of the parcels within this 10 acre development.

The owner/developer is requesting a waiver of the perimeter landscape buffer (24 inch box at 20 feet on center). This request is because there simply is not enough room between the curb and wall footing for the trees. We are also asking for a waiver for reduction in tree size and quantity throughout the site. Refer to landscape plan size and quantity.

The revised site plan has eliminated the landscape fingers in the covered parking areas. These landscape finger are not required when the covered stalls are provide.

If you have any additional questions or concerns please fell free to contact myself at 702-798-7978.

Sincerely,
L. R. NELSON CONSULTING ENGINEERS, INC.

Richard Turner
Project Manager

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VAR-40768
SDR-40767

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

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

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. 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-40767** APN: 125-24-701-049

Name of Property Owner: Nevada H.A.N.D., Inc.

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

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

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

☐ **Yes** ☑ **No**

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

City Official: N/a

Partner(s): _____

APN: _____

Signature of Property Owner: Michael Mullin

Print Name: Michael Mullin

Subscribed and sworn before me

This 17th day of January, 2011

S. Haas

Notary Public in and for said County and State

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

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PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: SDR

Project Address (Location) 6741 N. Decatur Blvd., Bldg. #4 LV, NV 89119

Project Name Decatur Pines 2 SR. Apts. **Proposed Use** SR. Apts.

Assessor's Parcel #(s) 125-24-701-049 **Ward #** 6

General Plan: existing M proposed M **Zoning:** existing R-3 proposed R-3

Commercial Square Footage N/a - ø **Floor Area Ratio**

Gross Acres 2.83 **Lots/Units** 75 **Density** 26.50 → S.F. 79,087

Additional Information Affordable senior apartments

PROPERTY OWNER Nevada H.A.N.D., Inc. **Contact** Jacque HAAS

Address 295 E. Warm Springs Rd., #101 **Phone:** 410-2706 **Fax:** 739-3005

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

E-mail Address jhaas@nevadahand.org

APPLICANT Nevada H.A.N.D., Inc. **Contact** Jacque Haas

Address 295 E. Warm Springs Rd., #101 **Phone:** 410-2706 **Fax:** 739-3005

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

E-mail Address jhaas@nevadahand.org

REPRESENTATIVE Nevada H.A.N.D., Inc. **Contact** Jacque HAAS

Address 295 E. Warm Springs Rd., #101 **Phone:** 410-2706 **Fax:** 739-3005

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

E-mail Address jhaas@nevadahand.org

Property Owner Signature* Michael Mullin

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

Print Name Michael Mullin

Subscribed and sworn before me

This 17th day of January, 20 11.

Jaclyn S. Haas

Notary Public in and for said County and State

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

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	SDR-40767
Meeting Date:	3/8/11 PC
Total Fee:	#1,030
Date Received:*	1/20/11
Received By:	

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

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

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

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

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Providence Design Review Committee Approval Letter
6. Justification Letter

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-40773** APN: 126-24-214-001 thru 198

Name of Property Owner: Pardee Homes of Nevada

Name of Applicant: Pardee Homes of Nevada

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Dan Hale

Print Name: Dan Hale

Subscribed and sworn before me

This 12 day of January, 20 11

Kathleen Fallon

Notary Public in and for said County and State

KATHLEEN FALLON
Notary Public State of Nevada
No. 98-49629-1
My Appt. Exp. September 7, 2014

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PLANNING & DEVELOPMENT

CITY OF LAS VEGAS

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) Shaumber / Dorrell

Project Name Providence POD 301 **Proposed Use** _____

Assessor's Parcel #(s) 126-24-219-001 thru 015; 030 thru 048 **Ward #** _____

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

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

Gross Acres _____ **Lots/Units** 82 **Density** _____

Additional Information 081 thru 083, 093 thru 106, 111-122, 133-142 and 149 thru 156 & 067

PROPERTY OWNER Pardee Homes of Nevada **Contact** _____

Address 650 White Drive Suite 100 **Phone:** (702) 614-1400 **Fax:** _____

City Las Vegas **State** Nevada **Zip** 89119

E-mail Address _____

APPLICANT Pardee Homes of Nevada **Contact** _____

Address 650 White Drive Suite 100 **Phone:** (702) 614-1400 **Fax:** _____

City Las Vegas **State** Nevada **Zip** 89119

E-mail Address _____

REPRESENTATIVE Slater Hanifan Group **Contact** Chelsea Peltier

Address 5740 S. Arville St # 216 **Phone:** (702) 284-5300 **Fax:** (702) 284-5399

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

E-mail Address cpeltier@shg-inc.com

Property Owner Signature* Dan Hale

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

Print Name Dan Hale

Subscribed and sworn before me

This 12 day of January, 20 11.

Kathleen Fallon

Notary Public in and for said County and State

KATHLEEN FALLON
Notary Public State of Nevada
No. 98-49629-1
My Appt. Exp. September 7, 2014

FOR DEPARTMENT USE ONLY

Case #	VAR-40773
Meeting Date:	3-8-11
Total Fee:	830.00
Date Received:*	1-20-11
Received By:	

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JAN 20 2011

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

Revised 10/27/08

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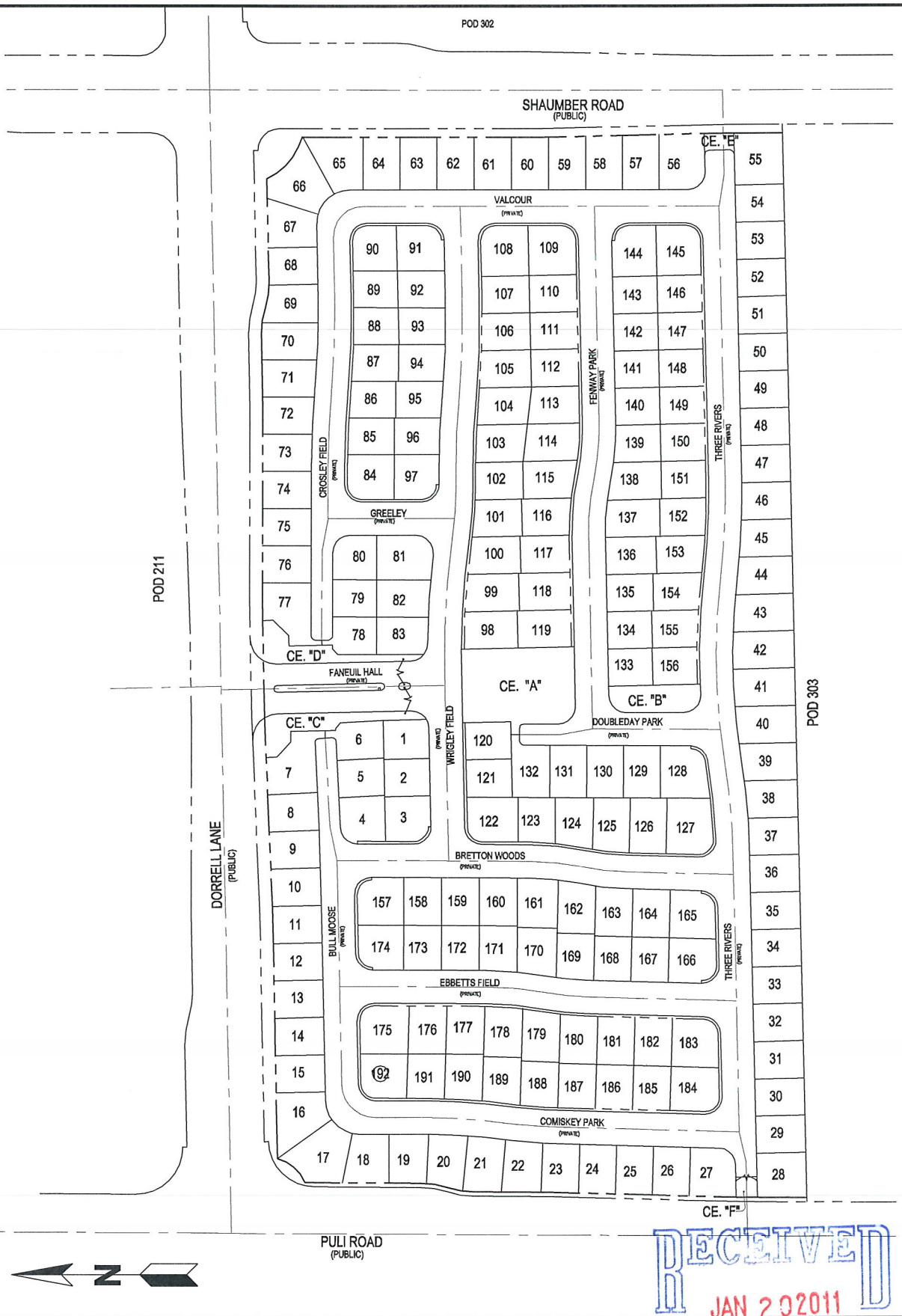

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SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

PARDEE HOMES OF NEVADA

PROVIDENCE POD 301

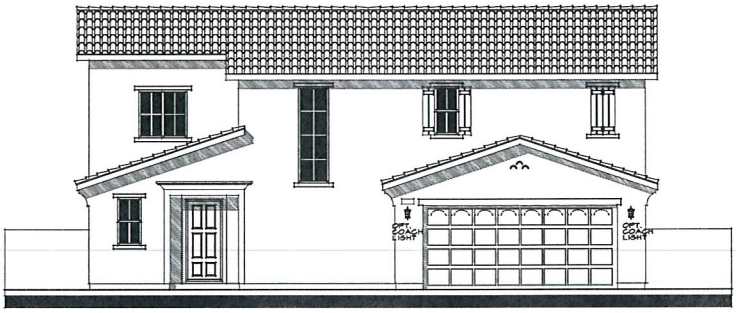
SITE PLAN

DATE: 12/23/10
DRAFTER:
DESIGNER: MAK
CHECKED: TJS

PROJECT NO. PAR1004-001

EX-1
SHEET 1 OF 1

VAR-40773



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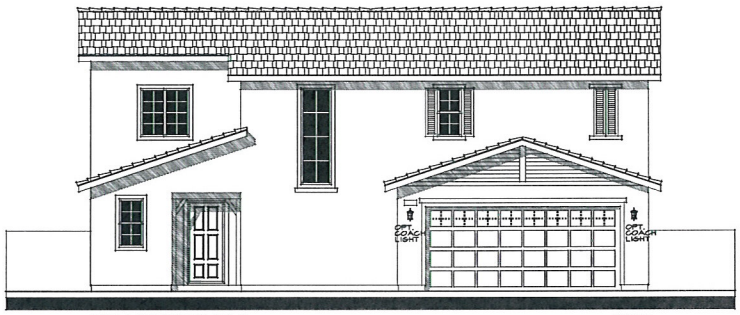

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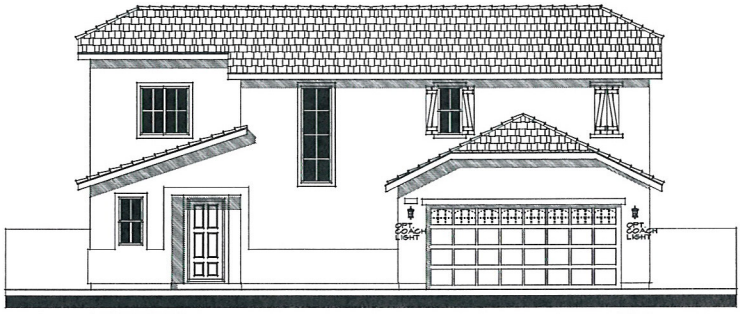

FRENCH "C"

PLAN 5
FRONT ELEVATIONS

LivingSmart® Homes
PROVIDENCE

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BASSENIAN architects LACONI
Architecture and Land Planning
2031 Orchard Dr. Suite 100
Newport Beach CA 92200-0753
Telephone 949-553-9100

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023-10112
5-5-10

VAR-40773



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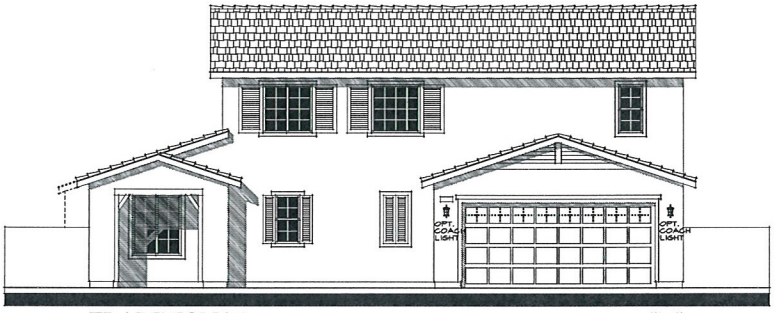

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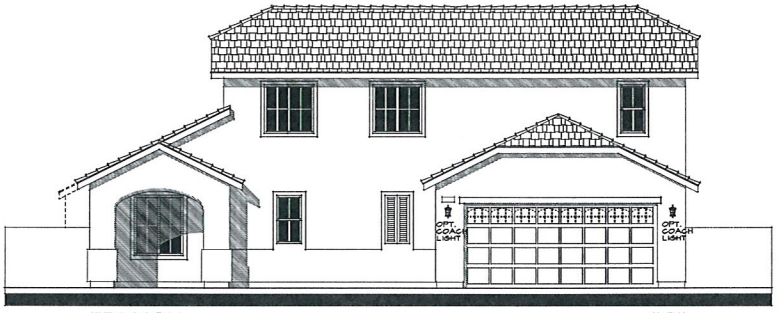

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023-10112
5-5-10

VAR-40773

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-40773** APN: 126-24-214-001 thru 198

Name of Property Owner: Pardee Homes of Nevada

Name of Applicant: Pardee Homes of Nevada

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Dan Hale

Print Name: Dan Hale

Subscribed and sworn before me

This 12 day of January, 20 11

Kathleen Fallon

Notary Public in and for said County and State

KATHLEEN FALLON
Notary Public State of Nevada
No. 98-49629-1
My Appt. Exp. September 7, 2014

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JAN 2 0 2011

PLANNING & DEVELOPMENT

CITY OF LAS VEGAS

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) Shaumber / Dorrell

Project Name Providence POD 301 **Proposed Use** _____

Assessor's Parcel #(s) 126-24-219-001 thru 015; 030 thru 048 **Ward #** _____

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

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

Gross Acres _____ **Lots/Units** 82 **Density** _____

Additional Information 081 thru 083, 093 thru 106, 111-122, 133-142 and 149 thru 156 & 067

PROPERTY OWNER Pardee Homes of Nevada **Contact** _____

Address 650 White Drive Suite 100 **Phone:** (702) 614-1400 **Fax:** _____

City Las Vegas **State** Nevada **Zip** 89119

E-mail Address _____

APPLICANT Pardee Homes of Nevada **Contact** _____

Address 650 White Drive Suite 100 **Phone:** (702) 614-1400 **Fax:** _____

City Las Vegas **State** Nevada **Zip** 89119

E-mail Address _____

REPRESENTATIVE Slater Hanifan Group **Contact** Chelsea Peltier

Address 5740 S. Arville St # 216 **Phone:** (702) 284-5300 **Fax:** (702) 284-5399

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

E-mail Address cpeltier@shg-inc.com

Property Owner Signature* Dan Hale

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

Print Name Dan Hale

Subscribed and sworn before me

This 12 day of January, 20 11.

Kathleen Fallon

Notary Public in and for said County and State

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

Revised 10/27/08

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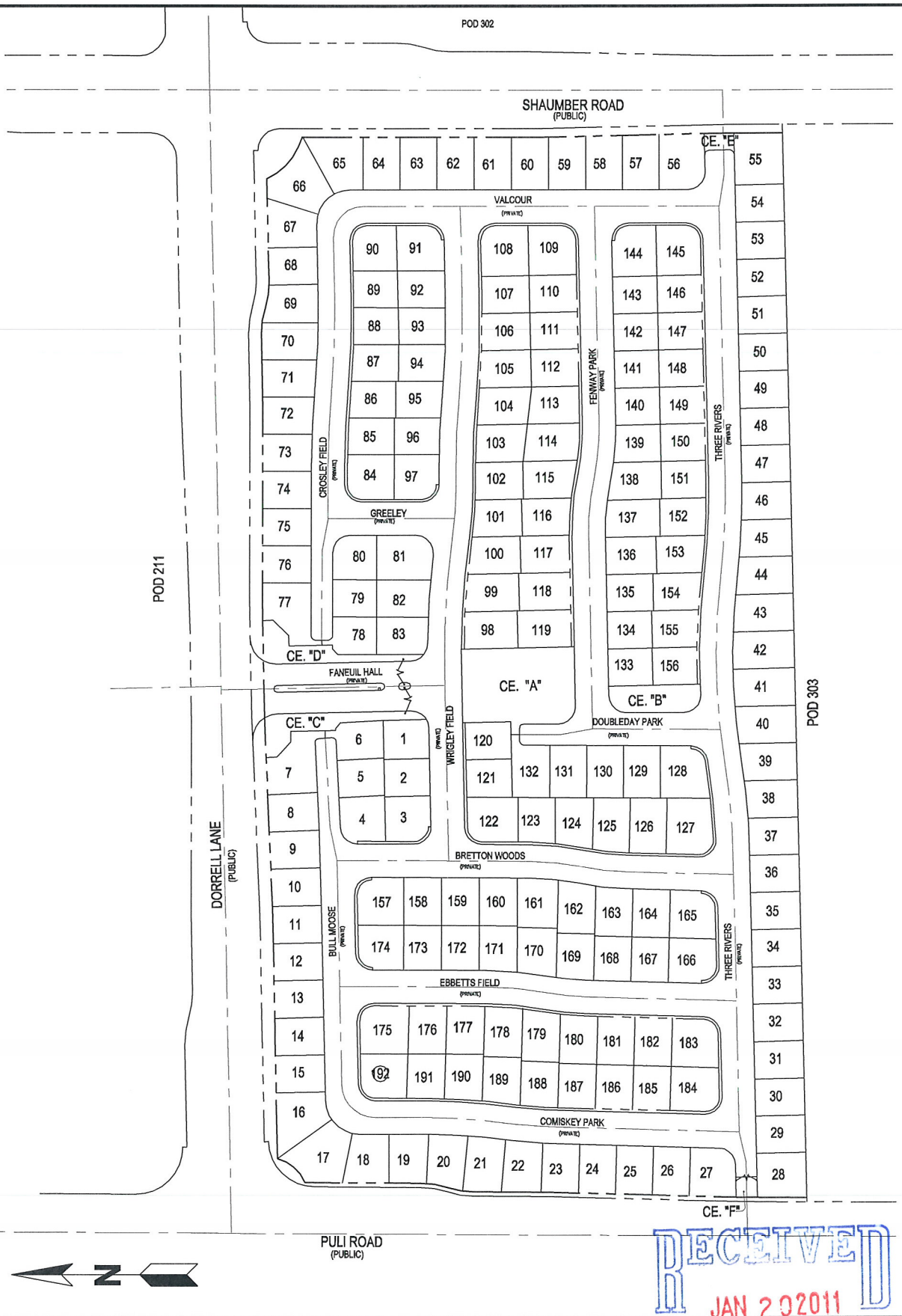

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PHONE (702) 284-5300 FAX (702) 284-5399

PARDEE HOMES OF NEVADA

PROVIDENCE POD 301

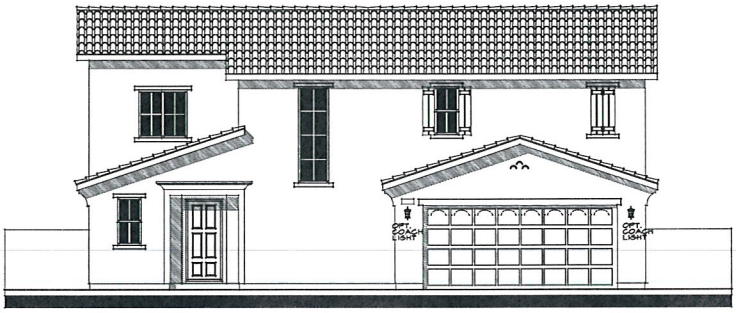
SITE PLAN

DATE: 12/23/10
DRAFTER:
DESIGNER: MAK
CHECKED: TJS

PROJECT NO. PAR1004-001

EX-1
SHEET 1 OF 1

VAR-40773



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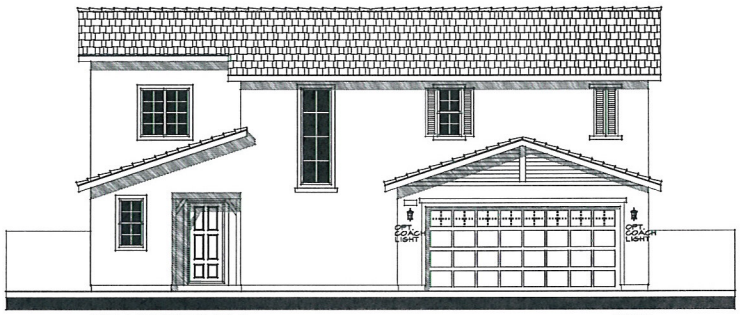

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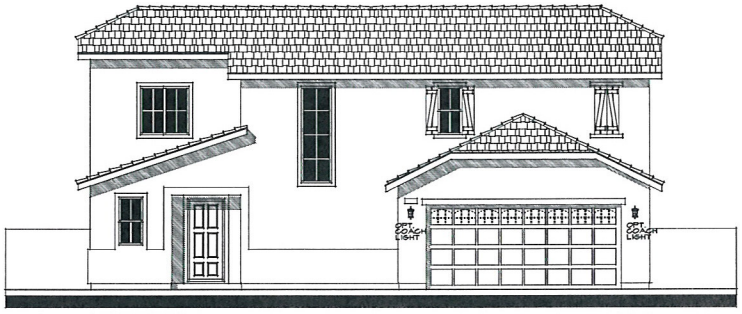

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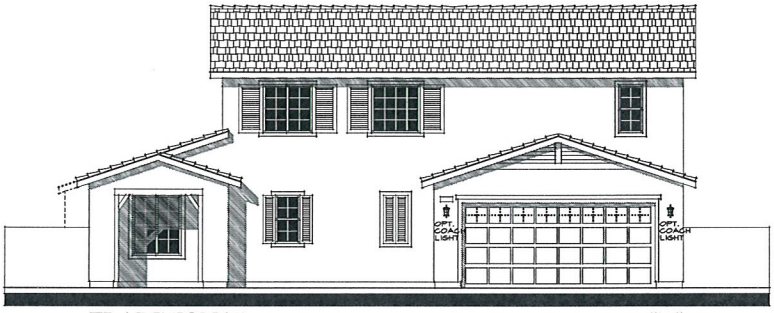

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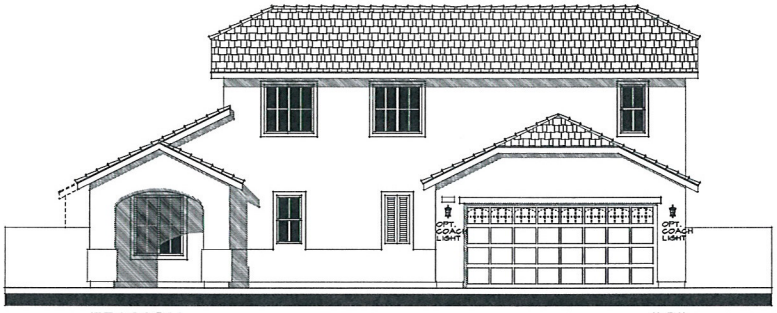

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VAR-40773

PROVIDENCE
Master Planned Community

3455 Cliff Shadows Parkway, Suite 220
Las Vegas, Nevada 89129
(702) 242-4949 ~ FAX: 242-0414

1/18/2011

Todd Steadham
Slater Hanifan Group
5740 South Arville Street
Suite 216
Las Vegas, NV 89118

VIA: E-mail (tsteadham@shg-inc.com) and Prolog Website

RE: Providence Master Plan Community
Plotting Variance Request
POD: 301

Dear Todd:

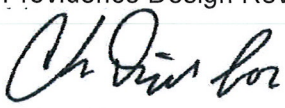
The Providence Design Review Committee (DRC) is in receipt of your letter dated January 18, 2010 requesting a waiver to allow a modified modification of the garage face setback on 81 lots to be 8' and modify the setbacks on lots 95 and 67.

The DRC agrees to grant these waivers.

If additional deviations are required they must be submitted to the DRC for review and approval. Should you have any questions, please do not hesitate to contact our office.

Unless specifically waived, all elements within Providence must comply with the terms and conditions of the Design Guidelines and other governing documents. The waiver granted herein applies only to the specific items as noted above, and does not constitute an approval of every specific element of the submittal, nor does it constitute a waiver of Providence's rights to enforce compliance with the Design Guidelines and other governing documents. Should an element of the submittal not comply with the Design Guidelines or other governing documents, and is not specifically waived, Providence reserves all of its rights with respect to enforcement of the terms and conditions of such documents as to the non-conforming element. All non-conforming elements must be specifically noted and a specific waiver must be submitted with respect thereto.

Sincerely,
Providence Design Review Committee



Calvin Champlin
Senior Vice President of Entitlements



cc via email: Chris Dingell – Focus

Enclosures: (SHG letter dated 1/18/11)

Document in Prolog Manager 2007 R1

VAR-40773

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS

PAR1004.001

January 18, 2011

Attn: Mike Howe
City of Las Vegas
Planning and Development
731 S. Fourth St.
Las Vegas, NV 89101

RE: Justification Letter for a Variance for Providence POD 301

Mr. Howe:

Slater Hanifan Group, on behalf of the applicant, Pardee Homes of Nevada, respectfully submits this justification letter in support of a Variance application for the subject development.

The Providence POD 301 (formerly Astoria Homes at Cliff's Edge POD 301) single family residential development has a total of 192 lots. The development is fully constructed in terms of roadways, utilities, and walls. The site is ready for construction of homes. Pardee Homes has purchased the 192 lots and proposes to use their housing product on these lots. The purpose of the variance request is to modify the setback criteria established in the Cliffs Edge Design Guidelines to accommodate the proposed product. Note that the latest edition of the Cliffs Edge Design Guidelines referenced in this application was adopted by the City of Las Vegas on August 5, 2009.

The site is located southwest of the intersection of Dorrell Lane and Shaumber Road within the Providence Master Planned Community (formerly known as the Cliff's Edge Master Planned Development). The site is approximately 20 gross acres. As mentioned above, the site was mapped for a total of 192 residential lots. The APNs for the 192 lots (which include six Common Elements) are: 126-24-214-001 thru 198.

The variance being requested addresses the modification of the garage face setback for the Conventional Mini-Lot criteria. The 82 lots for which this variance is requested are 1-15, 30-48, 67, 81-83, 93-106, 111-122, 133-142, and 149-156. The criteria (per VAR-26237) states that the garage face be less than 6 feet or greater than 18 feet. This request is to allow the garage face setback to *be 8 feet or less, or 18 feet or greater*. The additional front setback at the garage is needed for two reasons. The first reason is due to steep street slopes. The street slopes within this project are typically 3 percent to over 5+ percent in the west to east direction. These steep streets are not conducive to short driveways. The additional depth allows the driveway slope to be below the Cliffs Edge Design Guidelines maximum of 14 percent. The second reason is that of the geometry of the proposed house plans. Due to the irregular shape of the lot and the driveway location having been established, the typical minimum building footprint will only fit with the requested setback variance.

5740 S. Arville Street #216, Las Vegas, NV 89118 ph (702) 284-5300 fax (702) 284-5399

VAR-40773

RECEIVED
JAN 20 2011

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS

PAR1004.001

January 18, 2011

Attn: Mike Howe
City of Las Vegas
Planning and Development
731 S. Fourth St.
Las Vegas, NV 89101

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5740 S. Arville Street #216, Las Vegas, NV 89118 ph (702) 284-5300 fax (702) 284-5399

VAR-40773

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JAN 20 2011

Thank you for considering these modifications to code and conditions to allow us to move forward with the completion of this project.

Please contact me at 284-5300 if you have any questions regarding these applications.
Sincerely,

Slater Hanifan Group, Inc.

Todd Steadham, P.E.
Associate

Cc:
Dan Hale, Pardee Homes
Matt Key, SHG
Chelsea Peltier, SHG
Jennifer Lazovich, KCRG

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JAN 2 02011

VAR-40773

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

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

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

SUBJECT:
VAR-40799 - VARIANCE - PUBLIC HEARING - APPLICANT: NEON MUSEUM - OWNER: CITY OF LAS VEGAS - Request for a Variance TO ALLOW AN EIGHT FOOT HIGH SOLID WALL WITH A TWO FOOT WROUGHT IRON TOP WHERE AN EIGHT FOOT HIGH WALL IS THE MAXIMUM HEIGHT ALLOWED on 1.13 acres at 770 North Las Vegas Boulevard (APNs 139-27-805-005 and 139-27-812-045), C-V (Civic) Zone, Ward 5 (Barlow).

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

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

RECOMMENDATION:
Staff recommends

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

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-40799** APN: 139-27-812-045 and 139-27-805-005

Name of Property Owner: City of Las Vegas

Name of Applicant: Neon Museum

Name of Representative: WESTAR Architects

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: Jorge Cervantes

Print Name: JORGE CERVANTES

Subscribed and sworn before me Jorge Cervantes

This 25th day of January, 2011

Christina Strong

Notary Public in and for said County and State

CHRISTINA STRONG
Notary Public-State of Nevada
APPT. NO. 07-1185-1
My App. Expires January 04, 2015

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JAN 25 2011

PLANNING & DEVELOPMENT
DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Neon Museum

Project Address (Location) 770 Las Vegas Boulevard North

Project Name La Concha Rehabilitation **Proposed Use** Museum

Assessor's Parcel #(s) 139-27-812-045, and 139-27-805-005 **Ward #** 5

General Plan: existing C-V proposed C-V **Zoning:** existing C-V proposed C-V

Commercial Square Footage 3,373 **Floor Area Ratio** .07%

Gross Acres 1.19 **Lots/Units** lot 12 **Density**

Additional Information

PROPERTY OWNER City of Las Vegas **Contact**

Address 400 E. Stewart Ave **Phone:** **Fax:**

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

E-mail Address

APPLICANT Neon Museum **Contact**

Address 400 E. Stewart Ave. **Phone:** (702) 332-7366 **Fax:**

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

E-mail Address

REPRESENTATIVE WESTAR Architects **Contact** Pat Klenk

Address 701 Bridger Ave. Suite **Phone:** (702) 878-0000 **Fax:** (702) 878-8430

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

E-mail Address pklenk@wagnarchitects.com

Property Owner Signature* Jorge Cervantes

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

Print Name JORGE CERVANTES

Subscribed and sworn before me Jorge Cervantes

This 25th day of January, 20 11.

Christina Strong

Notary Public in and for said County and State

CHRISTINA STRONG
Notary Public-State of Nevada
APPT. NO. 07-1185-1
My App. Expires January 04, 2015

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	VAR-70799
Meeting Date:	3/8/11 PC
Total Fee:	$830.09
Date Received:*	1/25/11
Received By:	Bcs.

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

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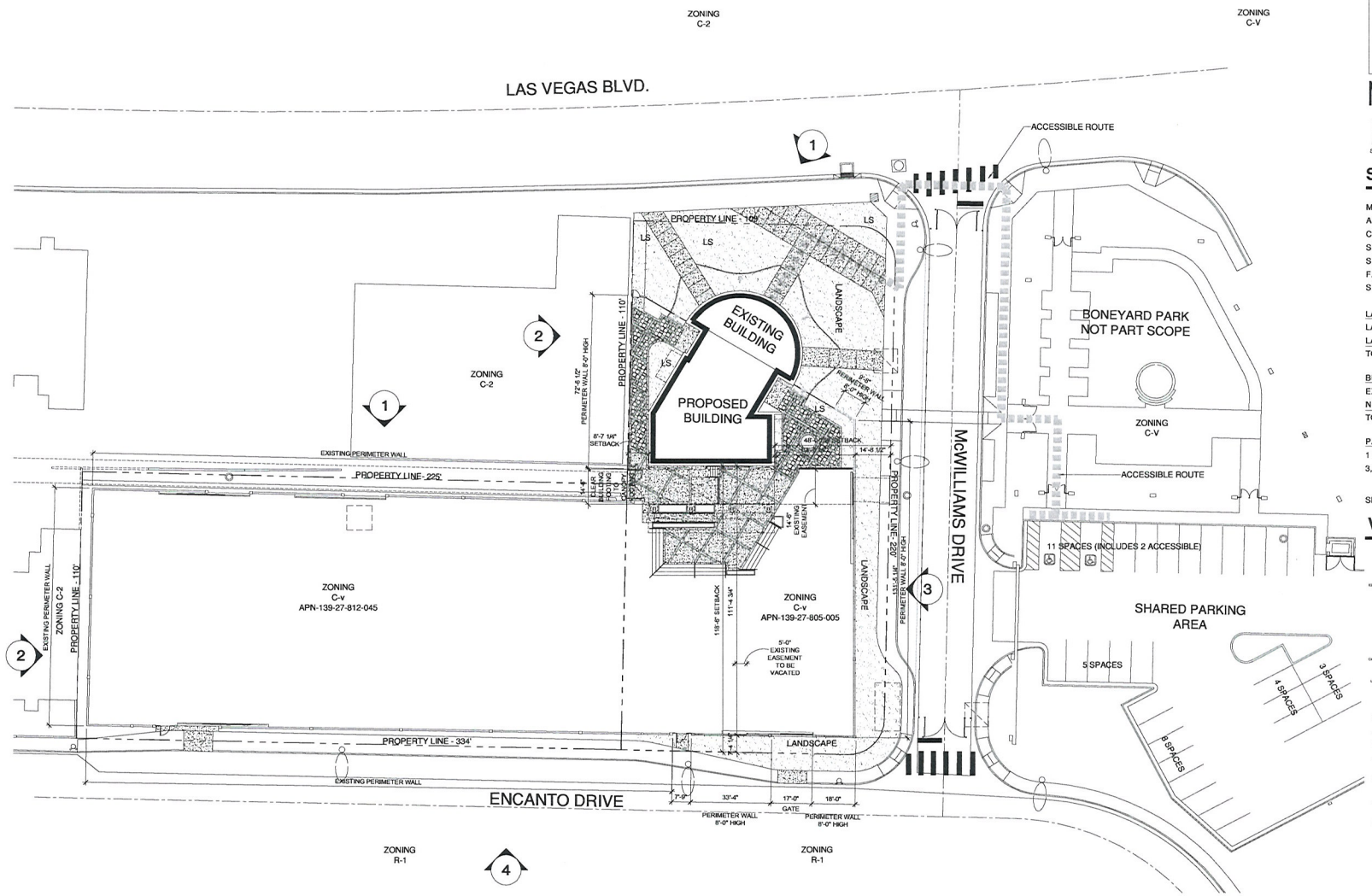


NEON MUSEUM VISITOR CENTER

SCALE: 1" = 20'-0"

SITE INFORMATION

MUNICIPALITY	CITY OF LAS VEGAS
ASSESSORS PARCEL NUMBER(APN)	139-27-812-045, 139-27-805-005
CURRENT ZONING	CIVIC DISTRICT (C-V)
SITE AREA	+/- 1.19 ACRES - 48,741 S.F.
SITE COVERAGE - BUILDING	0.07%
F.A.R.	0.07%
SITE COVERAGE - LANDSCAPE	79.2%

LANDSCAPE AREA	
LANDSCAPE AROUND BUILDING	8,066 S.F.
LANDSCAPE IN BONEYARD (SIGN AREA)	30,544 S.F.
TOTAL LANDSCAPE S.F.	38,610 S.F.

BUILDING AREA	
EXISTING BUILDING (FOOTPRINT)	1,096 S.F.
NEW BUILDING ADDITION (FOOTPRINT)	2,277 S.F.
TOTAL BUILDING S.F.	3,373 S.F.

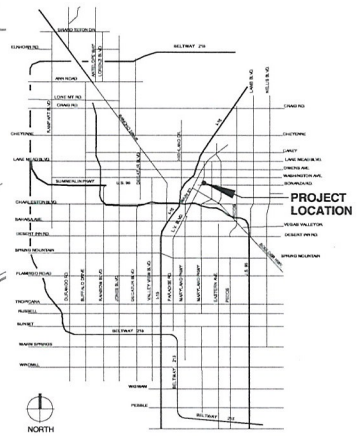
PARKING REQUIRED

1 SPACE FOR EACH 300 SQUARE FEET OF GROSS FLOOR AREA

3,547 S.F. GROSS / 300 (INCLUDE 1 ACCESSIBLE) 12 SPACES

SHARED PARKING PROVIDED (INCLUDES 2 ACCESSIBLE) 31 SPACES

VICINITY MAP



SCHEMATIC DESIGN

ARCHITECTURAL SITE PLAN

SCALE: 1" = 20'-0"

PLAN NORTH

TRUE NORTH

WESTAR ARCHITECTS
WESTAR Architectural Group/Nevada, Inc.
ARCHITECTURE • PLANNING • INTERIOR DESIGN
701 BRIDGER AVENUE SUITE 400 LAS VEGAS, NEVADA 89101
TELEPHONE: (702) 878-0000 FAX: (702) 878-8430
www.wagnarchitects.com

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DATE: January 24, 2011 at 2:30pm PROJECT NUMBER: 09049 FILE NAME: SHT-site pln rev.dwg
WAS LAST MODIFIED BY TECHNICIAN: csolorzano

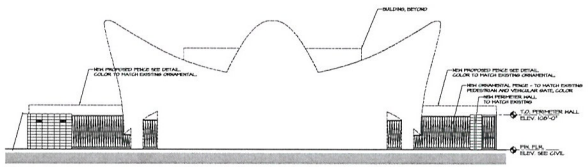
RECEIVED
JAN 25 2011

VAR-40799

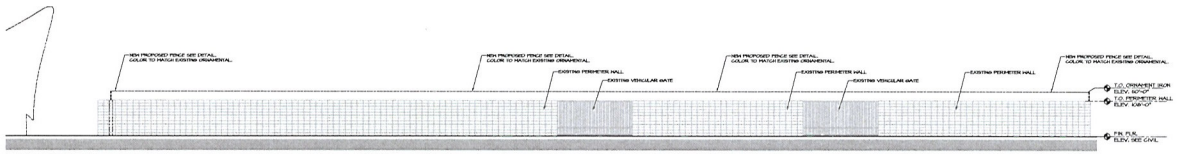
THE neon MUSEUM Las Vegas

NEON MUSEUM VISITOR CENTER

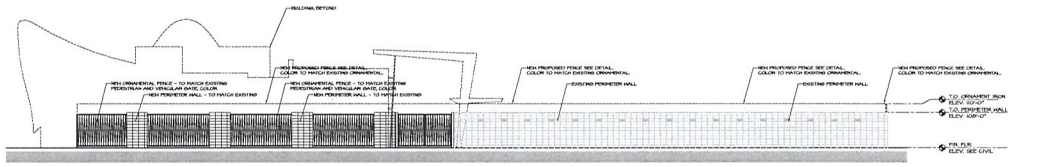
0' 8' 16' 32'
SCALE: 1/8" = 1'-0"



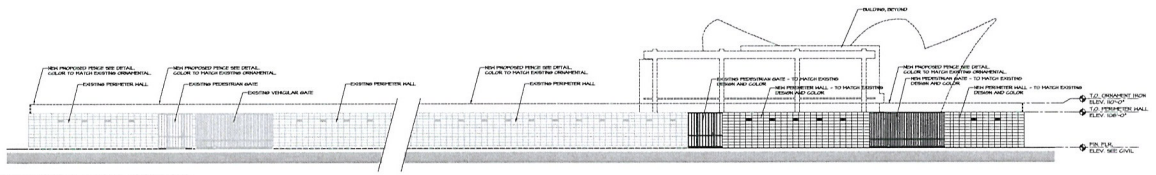
1 WEST PERIMETER WALL ELEVATION



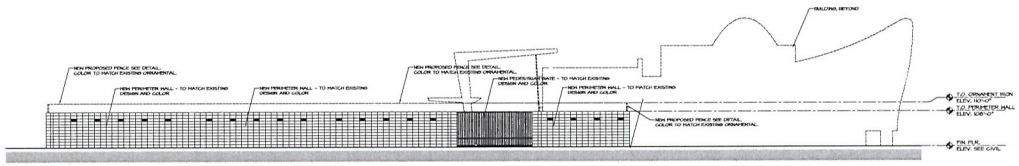
1 WEST PERIMETER WALL ELEVATION



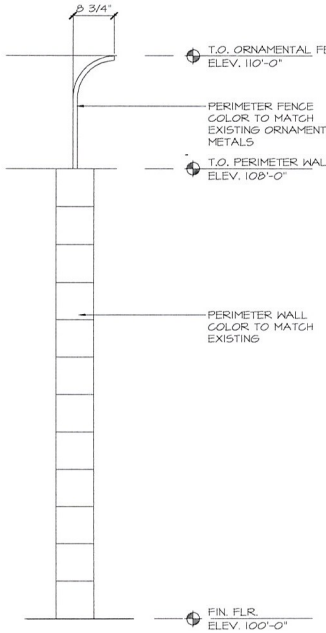
2 SOUTH PERIMETER WALL ELEVATION



3 EAST PERIMETER WALL ELEVATION



4 NORTH PERIMETER WALL ELEVATION



PERIMETER WALL DETAIL

SCHEMATIC DESIGN

WESTAR ARCHITECTS
WestAir Architectural Group/Nevada, Inc.
ARCHITECTURE • PLANNING • INTERIOR DESIGN
701 BRIDGER AVENUE SUITE 400 LAS VEGAS, NEVADA 89101
TELEPHONE: (702) 878-0000 FAX: (702) 878-8430
www.westararchitects.com

THE ARCHITECTURAL DESIGN CONCEPTS SHOWN ARE THE SOLE PROPERTY OF WESTAR ARCHITECTURAL GROUP INC. ANY REPRODUCTION, COPY, OR USE OF THIS DRAWING WITHOUT THEIR PRIOR WRITTEN CONSENT IS PROHIBITED, AND ANY INFRINGEMENT WILL BE SUBJECT TO LEGAL ACTION.

DATE: January 24, 2011 at 3:20pm PROJECT NUMBER: 09049 FILE NAME: SHT-elevations-perimeterwall.dwg
WAS LAST MODIFIED BY TECHNICIAN: cvalarzano

RECEIVED
JAN 25 2011

VAR-40799

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
STAVROS S. ANTHONY

ELIZABETH N. FRETWELL
CITY MANAGER

JORGE CERVANTES
PUBLIC WORKS DIRECTOR

CITY OF LAS VEGAS
DEPARTMENT OF PUBLIC WORKS
CAPITAL PROJECT MANAGEMENT
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

OFFICE 702.229.6535

FAX 702.384.4846

TTY 702.386.9108

www.lasvegasnevada.gov

January 07, 2011

Flinn Fagg
Acting Director of Planning and Development
731 So 4th Street
Las Vegas, Nevada 89101

RE: Neon Museum Visitors Center Justification letter for VAR for extended fence height to 10'.

Dear Flinn,

We are having a security problem with the existing 8' block wall fence around the Neon Boneyard Park with people getting over the wall and vandalizing the historic neon signs. The existing Neon boneyard Park block wall was approved and installed at 8'. The same problem will exist when the additional 8' block walls are to be added with the Neon Museum Visitors Center project.

We request a variance to add 2' wrought Iron on top the 8' CMU wall.

Capital Project Management requests planning approval as a reasonable accommodation to the security problem within the entire Neon Boneyard.

Sincerely,

Samuel D. Tolman AIA

Architectural Project Manager

cc: Westar Architects, Bart Anderson, Steve Gebeke, Erik Singman, Bill Marian, Danielle Kelly, Nancy Deaner

RECEIVED
JAN 25 2011
VAR-40799

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

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

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

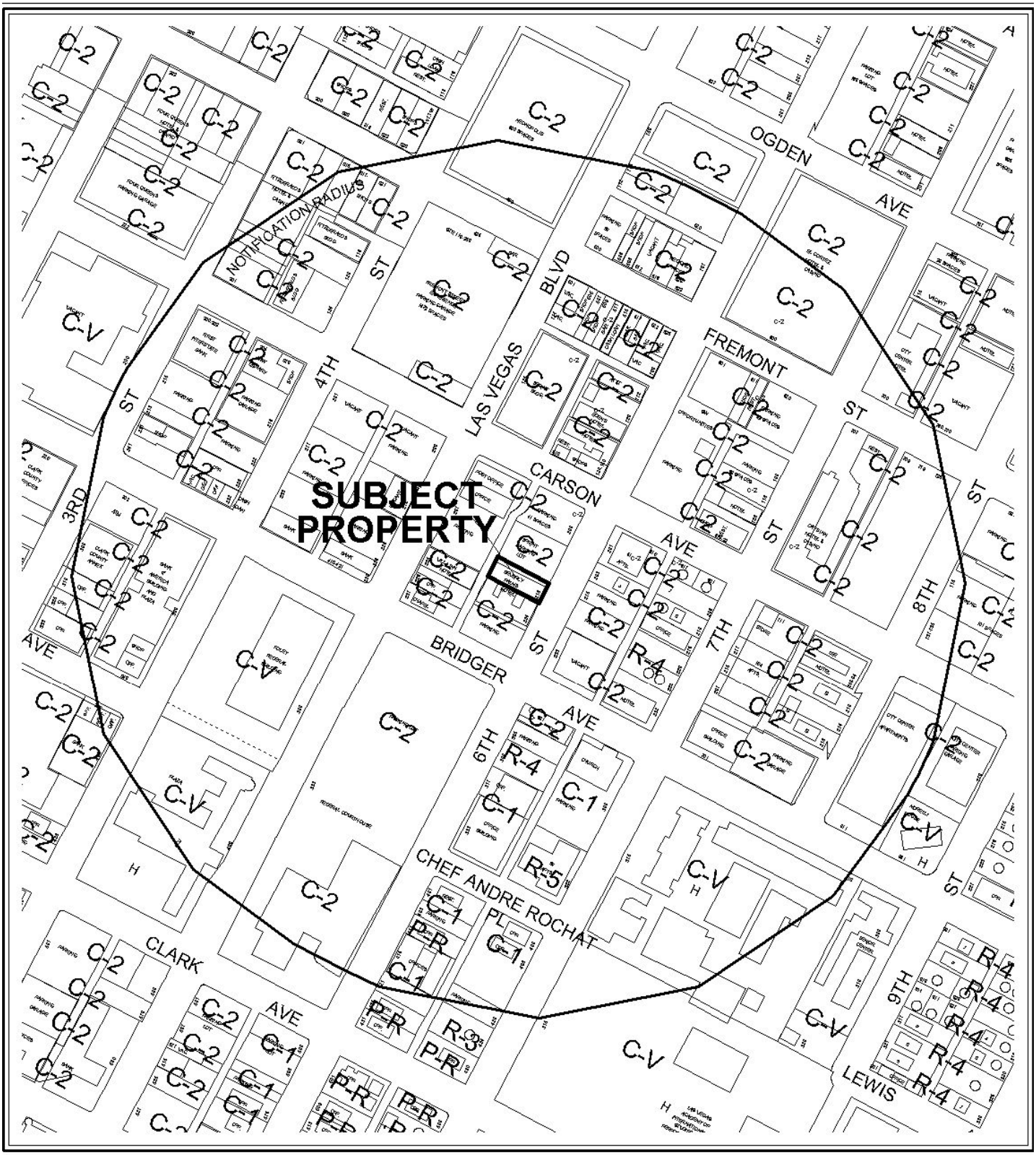
SUBJECT:
SUP-40256 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: CREST BUDGET INN, LLC - Request for a Special Use Permit FOR A PROPOSED 41-ROOM SINGLE ROOM OCCUPANCY RESIDENCE IN AN EXISTING BUILDING at 218 South Sixth Street (APN 139-34-611-044), C-2 (General Commercial) Zone, Ward 3 (Reese).

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

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

RECOMMENDATION:
Staff recommends

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



0 300 600 Feet

CASE: **SUP-40256**

RADIUS: 1000 FT

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

N



0 300 600 Feet

CASE: **SUP-40256**

RADIUS: 1000 FT

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

N

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 Furrule

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: Julia Furrule, Agent

Print Name: JULIA M FURRULE

Subscribed and sworn before me

This 29th day of July, 20 10

Judy Zabielski

Notary Public in and for said County and State

Clark Nevada

JUDY ZABIELSKI
Notary Public State of Nevada
No. 03-7354-1
My appt. exp. July 15, 2012

RECEIVED NOV 15 2010

PLANNING & DEVELOPMENT

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 .17 **Lots/Units** 42 **Density** _____

Additional Information _____

PROPERTY OWNER Crest Budget Inn, LLC **Contact** Julia Furrule, Agent

Address C/O 2775 S Rainbow #101C **Phone:** 7026999261 **Fax:** 702-7320204

City Las Vegas NV 89146 **State** NV **Zip** 89146

E-mail Address jfurrule@amgnevada.com

APPLICANT Crest Budget Inn LLC **Contact** Julia Furrule Agent

Address C/O 2775 S Rainbow #101C **Phone:** 7026999261 **Fax:** 7027320204

City Las Vegas **State** NV **Zip** 89146

E-mail Address jfurrule@amgnevada.com

REPRESENTATIVE Advanced Management Group **Contact** JULIA FURRULE

Address 2775 S. Rainbow #101C **Phone:** 7026999261 **Fax:** 7027320204

City Las Vegas **State** NV **Zip** 89146

E-mail Address jfurrule@amgnevada.com

Property Owner Signature* _____

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

Print Name JULIA M FURRULE

Subscribed and sworn before me

This 29th day of July, 2010.

Judy Zabielski

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

State

JUDY ZABIELSKI
Notary Public State of Nevada
No. 03-7354-1
My appt. exp. July 15, 2012

FOR DEPARTMENT USE ONLY

Case #	SUP-40256
Meeting Date:	1/27/11
Total Fee:	$ 1030.00
Date Received:*	11/18/10
Received By:	JF

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

NOV 18 2010

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

HANDICAP PARKING

21

135	136	137	138	139	140	12'5"x7'3" MENS	12'8"x7'3" Womens	141	142	143	8'3X 4'10 STORAGE	144		STAIRS	121

OUTSIDE STAIRS — LEGENTH 136'3" X WIDTH 40" — UPPER FLOOR — 40 ' Building Frontage

134	133	132	131	130	129	128	AC/UNIT 12'3"	A/C UNIT x5'1"	127	126	125	124	123		122

112 12'5"x9'4"	114	115	116	117	118	MENS 12'8"x7'3"		WOMENS 12'8"x7'3"		119	120	STAIRS	MGR APT	MGR APT	MGR APT

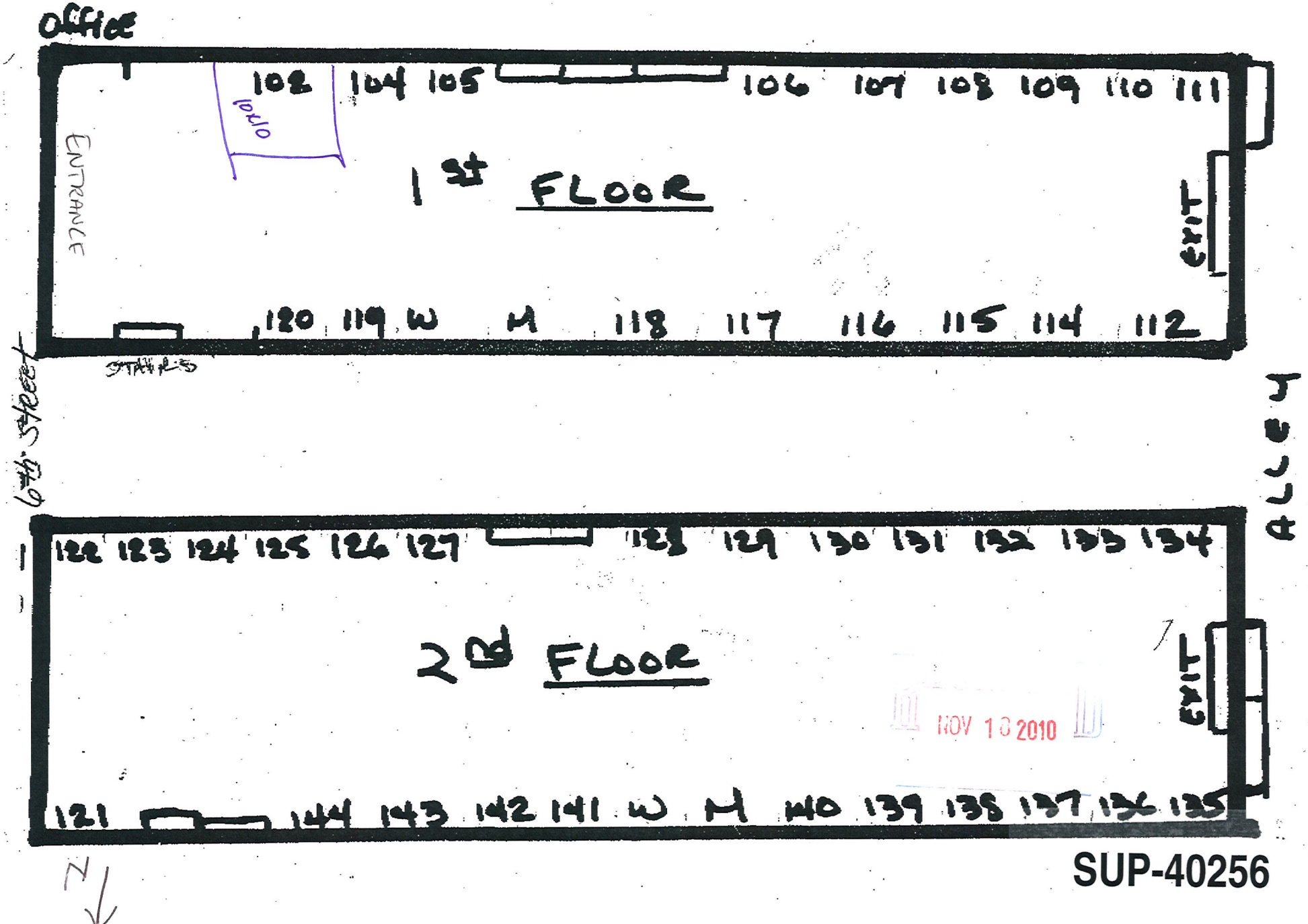
1 ACCESS DOOR — LEGENTH 136'3 X WIDTH 40" OWN STAIRS — 40 ' Building Frontage ENTRY

kitchen common area 12'8"x9'4"	110	109	108	108	107	106	AC 12'3"x5'1"	AC	LAUNDRY ROOM 12'3"x9'6"		105	104	103	102	Office

136' 3" Building length

SUP-40256

ALL units Measure 12' 3" x 9' 9"


Office
102
104
105
106
107
108
109
110
111
10x10
ENTRANCE
1st FLOOR
EXIT
120
119
118
117
116
115
114
112
STAIRS
40th Street
ALLEY
122
123
124
125
126
127
128
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130
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132
133
134
2nd FLOOR
EXIT
NOV 10 2010
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SUP-40256

SUP-40256

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MAY 10 2010
PLANNING

ADVANCED
MANAGEMENT GROUP

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 10 2010

SUP-40256

ADVANCED
MANAGEMENT GROUP

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,

Julia M. Furrule
Vice President of Operations
Advanced Management Group

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NOV 16 2010

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

SUP-40256

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

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

RECOMMENDATION:
Staff recommends

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

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-40738** APN: 139-36-110-004

Name of Property Owner: I Rent B & E, LLC / Bill Drobkin

Name of Applicant: I Rent B & E, LLC

Name of Representative: Bill Drobkin

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

☐ Yes ☒ No

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

City Official: N/A

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Bill Drobkin

Print Name: Bill Drobkin

Subscribed and sworn before me

This 18th day of January, 2011

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
R. IRENE CHARLES
No: 93-4966-1
My Appointment Expires Nov. 8, 2013

Revised 11-14-06

f:\depot\Application Packet\Statement of Financial Interest.pdf

RECEIVED
JAN 19 2011

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Pioneer Plaza Pawn Shop Expansion

Project Address (Location) 520 N. Eastern Ave

Project Name Pioneer Plaza Pawn Shop **Proposed Use** _____

Assessor's Parcel #(s) 139-36-110-004 **Ward #** _____

General Plan: existing SC proposed – **Zoning:** existing C-1 proposed –

Commercial Square Footage 9,110 s.f. **Floor Area Ratio** _____

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

Additional Information _____

PROPERTY OWNER I Rent B & E / Bill Drobkin **Contact** Bill Drobkin

Address 2040 Edgewood Ave. **Phone:** 382-0826 **Fax:** _____

City Las Vegas **State** NV **Zip** 89102

E-mail Address _____

APPLICANT I Rent B & E, LLC **Contact** Bill Drobkin

Address 2040 Edgewood Ave **Phone:** 382-0826 **Fax:** _____

City Las Vegas **State** NV **Zip** 89102

E-mail Address _____

REPRESENTATIVE Winston Henderson Arch **Contact** Winston Henderson

Address 1555 E. Flamingo #350 **Phone:** 893-9700 **Fax:** 893-9797

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

E-mail Address winston@whalv.com

Property Owner Signature* Bill Drobkin

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

Print Name Bill Drobkin

Subscribed and sworn before me

This 18th day of January, 2011.

R. Irene Charles

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
R. IRENE CHARLES
No: 93-4966-1
My Appointment Expires Nov. 8, 2013

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	SUP-40738
Meeting Date:	3/8/11 PC
Total Fee:	$1,030
Date Received:*	1/19/11
Received By:	

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

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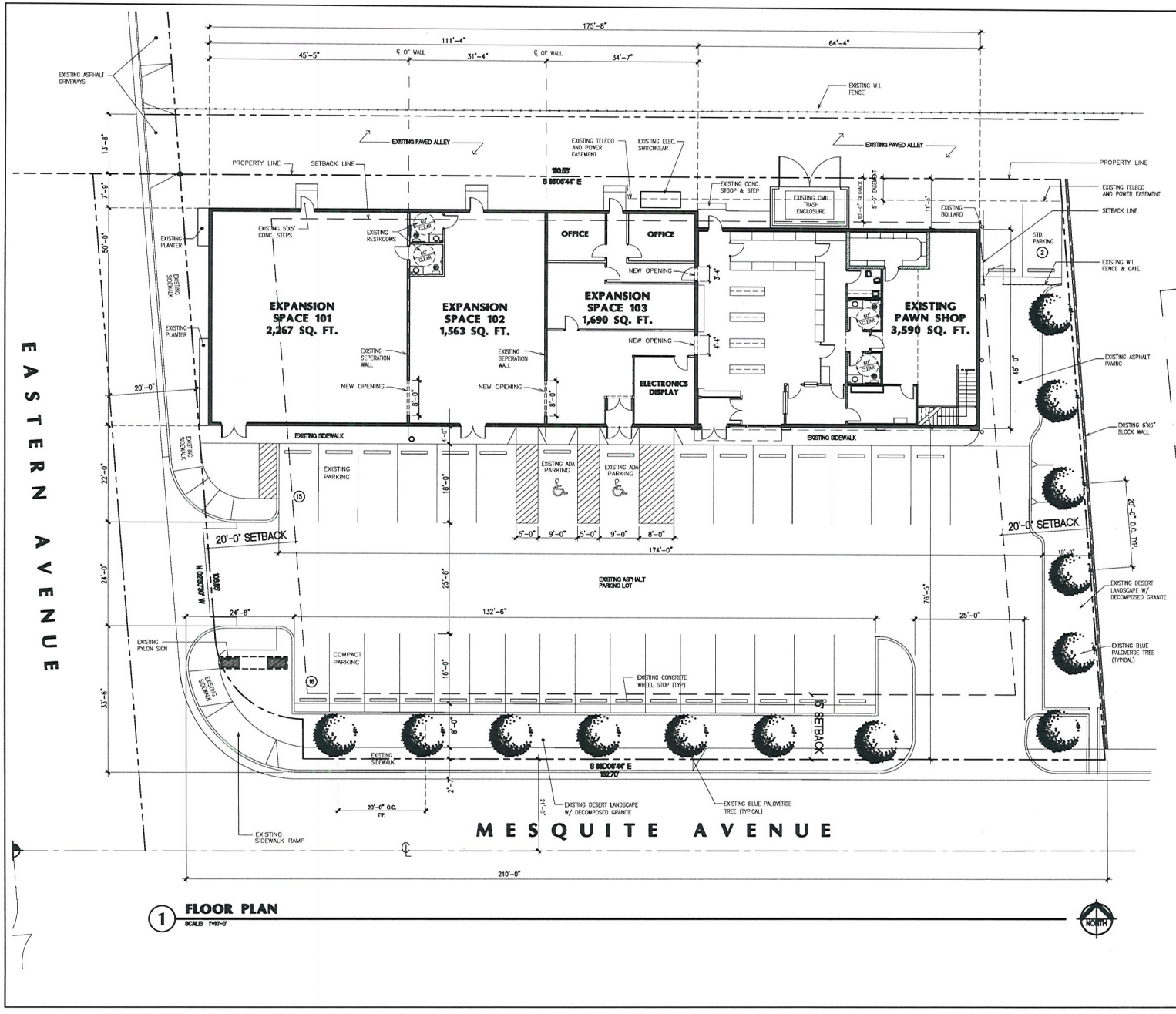
JAN 19 2011



1 **FLOOR PLAN**
SCALE: 1"=10'-0"

SITE ANALYSIS

ZONING:	C-1
LOT AREA:	0.550 ACRES (23,958 SQ. FT.)
LOT COVERAGE:	26 %
EXISTING PAWN SHOP: FIRST FLOOR: 2,990 MEZZANINE: 600	3590 SQ. FT.
EXISTING EXPANSION AREA:	5,520 SQ. FT.
TOTAL SQ. FT.:	= 9,110 SQ. FT.

PARKING ANALYSIS

EXISTING PARKING: 1/250 S.F.	37 STALLS REQUIRED *
	33 STALLS PROVIDED *
EXISTING PAWN SHOP	3,590 SF
EXPANSION SUITE 101 – (2,267 SF) EXPANSION SUITE 102 – (1,563 SF) EXPANSION SUITE 103 – (1,690 SF)	5,520 SF
	9,110 SF
PARKING REQUIRED:	1/250 = 37 STALLS
TOTAL PROVIDED:	
STD.: 9' X 18'	19 STALLS
COMPACT: 8' X 18'	12 STALLS
ADA: 9' X 18'	2 STALLS
	TOTAL: 33 STALLS

* EXISTING PARKING VARIANCE TO REMAIN IN EFFECT

VICINITY MAP



RECEIVED
JAN 13 2011

SUP-40738

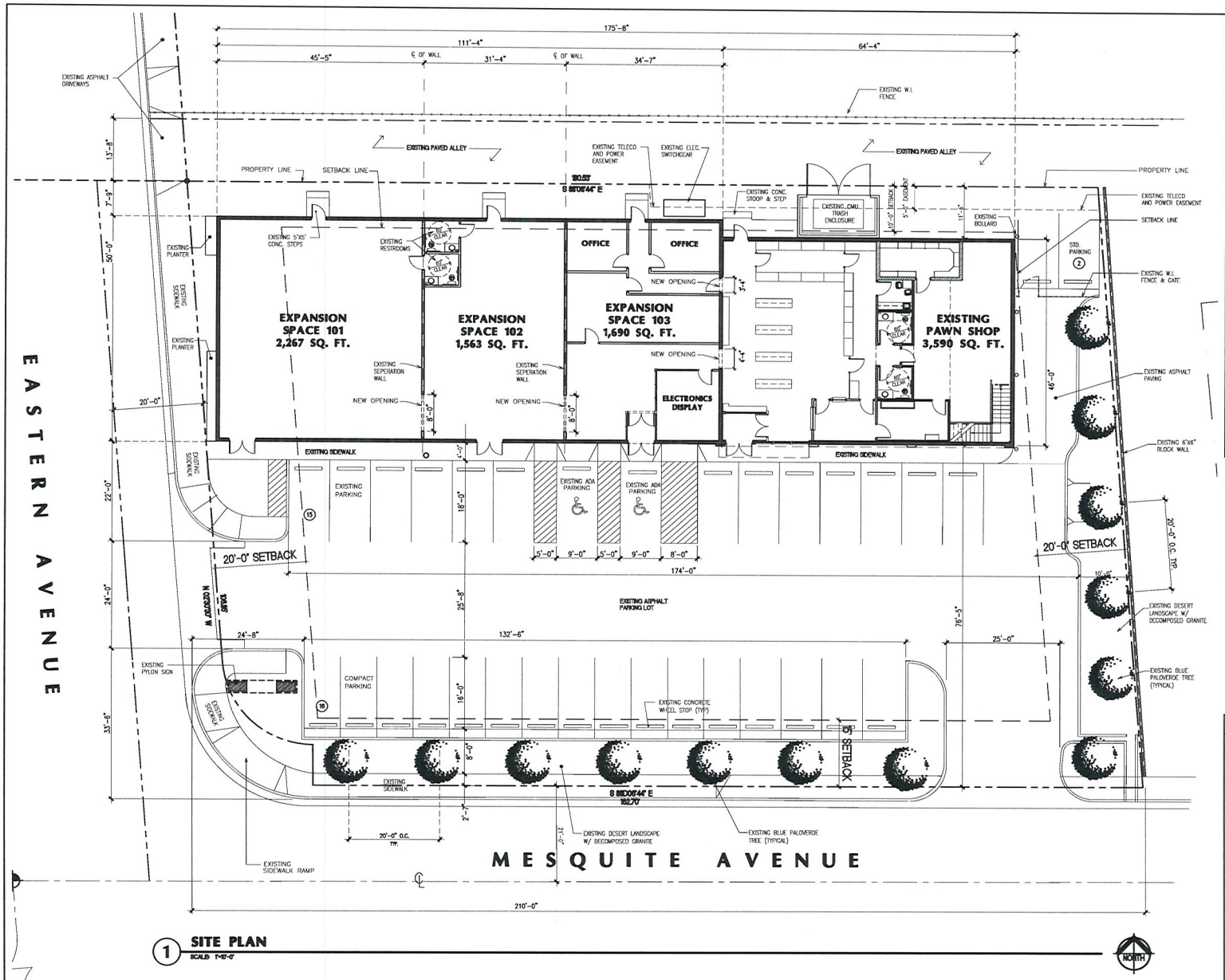
WINSTON H. HENDERSON ARCHITECTS
1555 EAST FLAMINGO ROAD STE. #555, LAS VEGAS, NV 89119
OFFICE (702) 893-0700 FAX (702) 893-0707

PIONEER PLAZA RETAIL SPACE T.I.
520 NORTH EASTERN AVENUE
APN: 139-361-100-04

FLOOR PLAN FOR T.I. UPDATE

Date: 09-16-2009
Job No.: 09100
Designed: WHH
Drawn: TLM
Update: 11-5-09
Checked: WHH

Sheet A1.00



1 SITE PLAN
SCALE: 1"=10'-0"

SITE ANALYSIS

ZONING:	C-1
LOT AREA:	0.550 ACRES (23,958 SQ. FT.)
LOT COVERAGE:	26 %
EXISTING PAWN SHOP: FIRST FLOOR: 2,990; MEZZANINE: 600	3590 SQ. FT.
EXISTING EXPANSION AREA:	5,520 SQ. FT.
TOTAL SQ. FT.:	= 9,110 SQ. FT.

PARKING ANALYSIS

EXISTING PARKING: 1/250 S.F.	37 STALLS REQUIRED *
	33 STALLS PROVIDED *
EXISTING PAWN SHOP	3,590 SF
EXPANSION SUITE 101 - (2,267 SF)	
EXPANSION SUITE 102 - (1,563 SF)	
EXPANSION SUITE 103 - (1,690 SF)	5,520 SF
	9,110 SF
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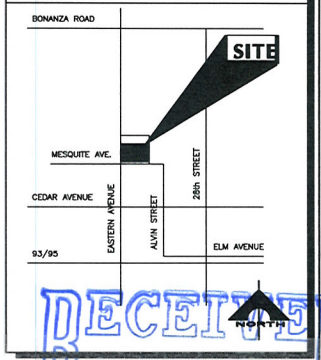
TOTAL PROVIDED:	
STD.: 9' X 18'	19 STALLS
COMPACT: 8' X 18'	12 STALLS
ADA: 9' X 18'	2 STALLS
TOTAL:	33 STALLS

* EXISTING PARKING VARIANCE TO REMAIN IN EFFECT

VICINITY MAP



WINSTON H. HENDERSON ARCHITECTS
1555 EAST FLAMINGO ROAD STE. #350, LAS VEGAS, NV 89119
OFFICE (702) 893-9700 FAX (702) 893-9797

PIONEER PLAZA RETAIL SPACE T.I.
520 NORTH EASTERN AVENUE
APN: 139-361-100-04

SITE PLAN FOR T.I. UPDATE

Date: 08-10-2009
Job No.: 09189
Designed: WHH
Drawn: TLM
Updated: 11-5-09
Checked: WHH

Sheet AS1.00

RECEIVED
JAN 19 2011
SUP-40738

I RENT B & E, LLC CENTER
PIONEER PAWN SHOP

E520 N. EASTERN AVENUE @ MESQUITE
APN: 13936110004

JUSTIFICATION LETTER

This request is for the expansion of an existing pawn shop into two adjacent suites located within the same existing building. The pawn shop operators own the entire building and property. The existing suites of the expansion were previously occupied by retail stores who leased the space.

The existing parking variance is to remain in force.

As part of the expansion, the pawn shop proposes to upgrade the exterior appearance of the building with new paint, signage, and none structural fascia modifications.
The existing landscaping and parking lot will remain unchanged.

RECEIVED
JAN 19 2011
SUP-40738

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

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

RECOMMENDATION:
Staff recommends

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

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-40739** APN: 162-03-311-017

Name of Property Owner: The BF Trust

Name of Applicant: Ace Loan Company

Name of Representative: Todd Kessler

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: Howard Bock

Print Name: Howard C Bock

Subscribed and sworn before me

This 10th day of January, 20 11

Notary Public in and for said County and State

CHRISTOPHER S. GUINTU
NOTARY PUBLIC
STATE OF NEVADA
Date Appointment Exp: 01-23-2012
Certificate No: 04-87075-1

RECEIVED
JAN 19 2011

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: SUP for Pawn Shop

Project Address (Location) 519 E. St. Louis Ave, Las Vegas, NV

Project Name _____ **Proposed Use** _____

Assessor's Parcel #(s) 162-03-311-017 **Ward #** 3

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

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

Gross Acres 0.16 **Lots/Units** 1 **Density** _____

Additional Information _____

PROPERTY OWNER BF Trust **Contact** Howard Bock

Address 2230 S. Paradise Road **Phone:** 382-3489 **Fax:** 629-3176

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

E-mail Address bockfam7@yahoo.com

APPLICANT Ace Loan Company **Contact** Howard Bock

Address 2230 S. Paradise Road **Phone:** 382-3489 **Fax:** 629-3176

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

E-mail Address bockfam7@yahoo.com

REPRESENTATIVE Todd Kessler **Contact** Todd Kessler

Address 206 N. 3rd St. **Phone:** 953-4320 **Fax:** 477-0045

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

E-mail Address Todd@rggLV.com

Property Owner Signature* Howard Bock

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

Print Name Howard C Bock

Subscribed and sworn before me

This 6th day of January, 20 11.

Notary Public in and for said County and State

CHRISTOPHER S. GUINTU
NOTARY PUBLIC
STATE OF NEVADA
Date Appointment Exp: 01-23-2012
Certificate No: 04-87075-1

FOR DEPARTMENT USE ONLY

Case #	SUP-40739
Meeting Date:	3/8/11 PC
Total Fee:	1,030
Date Received:*	1/19/11
Received By:	

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

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

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JAN 19 2011

Revised 10/27/08

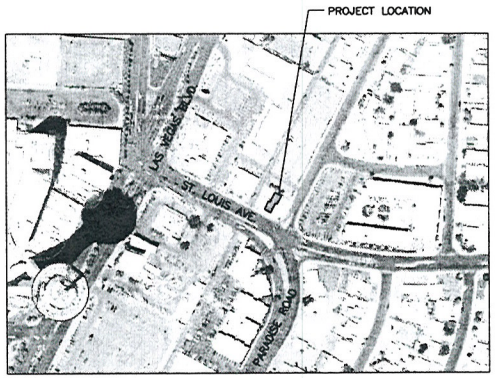
PARKING ANALYSIS – TITLE 19

1,606 S.F. EXISTING BUILDING

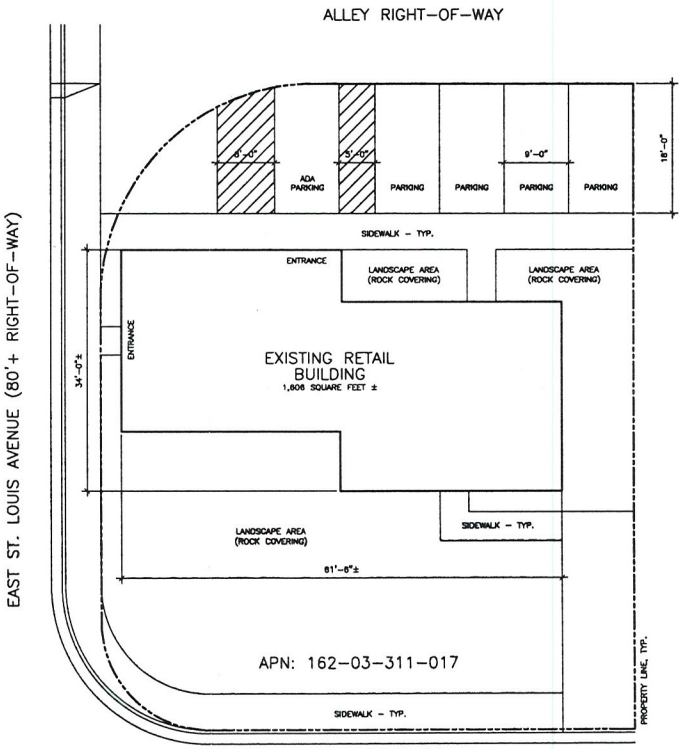
PROPOSED USE – PAWN SHOP USE 1:250 SF, 6.42 OR 7 SPACES REQUIRED
EXISTING USE – RETAIL 1:175 SF, 9.177 OR 10 SPACES

SITE IS CONSIDERED PARKING IMPAIRED, NO VARIANCE FOR PARKING IS REQUIRED.

5 PARKING STALLS PROVIDED INCLUDING 1 ACCESSIBLE STALL (ON-SITE PARKING)



VICINITY MAP
SCALE: N.T.S.



SITE PLAN AND LANDSCAPE PLAN
SCALE: 1/8" = 1'-0"

REVISIONS

Mark	Date	Description

Breslin Builders shall have no liability for use of this information without their written consent. Copyright (c) 1999 - 2010. Use of the information contained in this instrument for other than the specific purpose for which it was intended and for other than the client for whom it was prepared is forbidden unless expressly permitted in advance by Breslin Builders. These drawings shall be used for one project only.

CONTRACTOR

THESE PLANS ARE PREPARED AND SUBMITTED BY THE CONTRACTOR AS A CATEGORY AUTHORIZED UNDER MANUAL

BRESLIN BUILDERS
COMPANY NAME

JACK BRESLIN
CONTRACTOR PROFESSIONAL
MASTER OR CLIENT PLANNING OR ELECTRICAL NAME

0018169
CONTRACTOR LICENSE

TODD McBRAYER
PLANS PREPARED BY

SIGNATURE

Date: January 14, 2011
Project No.: –
Designed By: McBrayer
Checked By: TMM

BRESLIN BUILDERS
5525 POLARIS AVENUE, SUITE B
LAS VEGAS, NEVADA 89118
(702)798-3977
FAX (702)798-3908
DESIGN AND CONSTRUCTION
LICENSED GENERAL CONTRACTOR
LICENSE #0018169
www.BreslinBuilders.com

Project:
Pawn Shop SUP
519 East St. Louis Avenue,
Las Vegas, Nevada 89104

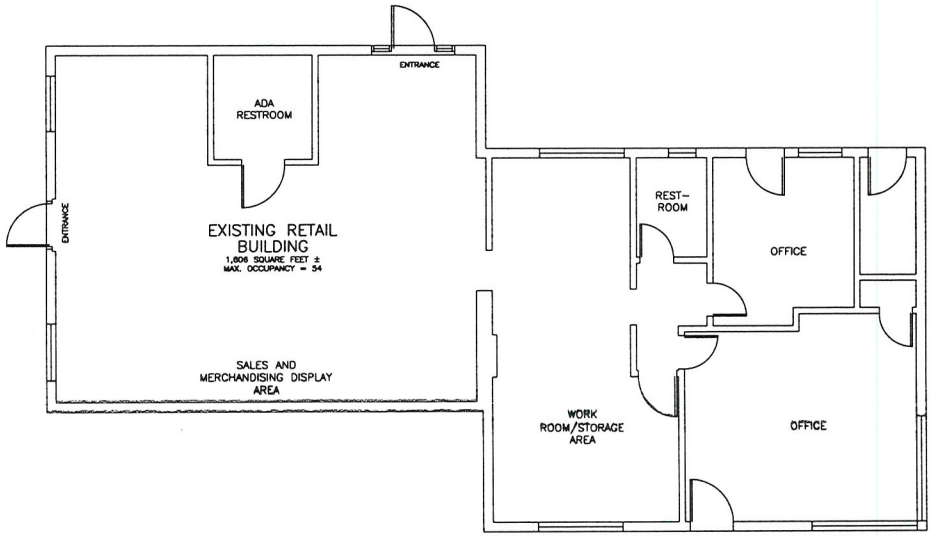
APN: 162-03-311-017

Sheet Title:
Site Plan and Landscape Plan

Sheet No.
SUP1

RECEIVED
JAN 19 2011

SUP-40739



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

REVISIONS

Mark	Date	Description

Breslin Builders shall have no liability for use of this information without their written consent. Copyright (c) 1989 - 2010. Use of the information contained in this instrument for other than the specific purpose for which it was intended and for other than the client for whom it was prepared is forbidden unless expressly permitted in advance by Breslin Builders. Please drawings shall be used for one project only.

CONTRACTOR

THESE PLANS ARE PREPARED AND SUBMITTED BY THE CONTRACTOR AS A CATEGORY AUTHORIZED UNDER NUMBER.

BRESLIN BUILDERS
COMPANY NAME

JACK BRESLIN
CONTRACTOR'S REPRESENTATIVE OR MASTER OR CLE IF PLANNING OR ELECTRICAL NUMBER

0018169
CONTRACTOR LICENSE

TODD McBRAYER
PLANS PREPARED BY

SIGNATURE

Date:
January 14, 2011

Project No.:
–

Designed By:
McBrayer

Checked By:
TMM

BRESLIN BUILDERS
5525 POLARIS AVENUE, SUITE B
LAS VEGAS, NEVADA 89118
(702)798-3977
FAX (702)798-3908
DESIGN AND CONSTRUCTION
LICENSED GENERAL CONTRACTOR
LICENSE #0018169
www.BreslinBuilders.com

Project:
Pawn Shop SUP
519 East St. Louis Avenue,
Las Vegas, Nevada 89104

APN: 162-03-311-017

Sheet Title:
Floor Plan

Sheet No.
SUP2

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JAN 19 2011

SUP-40739



RECEIVED
JAN 13 2011

SUP-40739


JOHNS' PAWNSHOP
LOWEST INTEREST RATES
BEHIND McDONALD'S
JOHNS' PAWNSHOP
LOWEST INTEREST RATES
BEHIND McDONALD'S
SIEGEL SUITES
S 1900
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JAN 19 201

SUP-40739


JOHNS' PAWNSHOP
LOWEST INTEREST RATES
BEHIND McDONALD'S
SUP-40739
RECEIVED
JAN 19 2011

SUP-40739


JOHNS' PAWNSHOP
LOWEST INTEREST RATES
BEHIND McDONALD'S
JOHNS' PAWNSHOP
LOWEST INTEREST RATES
BEHIND McDONALD'S
519
525

Todd Kessler
206 N. 3rd St.
Las Vegas, NV 89101
702-296-2600

January 18, 2011

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

Re: **JUSTIFICATION LETTER -SUP Application re APN 162-03-311-017**

To whom it may concern:

Please accept this as a justification letter for an SUP application for a pawn shop located at 519 E. St. Louis Ave, Las Vegas, NV. The Application is FOR A SPECIAL USE PERMIT FOR A PAWN SHOP AND WAIVERS TO ALLOW A 50 FOOT SEPERATION FROM A RESIDENTIAL WHERE A 200 FOOT DISTANCE SEPERATION IS REQUIRED AND TO ALLOW A 20 FOOT SEPERATION FROM AN EXISTING FINANCIAL INSTITUTION WHERE A 1,000 FOOT DISTANCE SEPERATION IS REQUIRED on 0.16 acres at 519 E. St. Louis Ave. zoned C-1 (Limited Commercial).

The pawn shop, which operates under a state pawn license, intends to have approximately 3 employees and will be open Monday to Saturday from 8:30 AM to 4:30 PM. The business is currently located at 215 N. 3rd St., Las Vegas, NV 89101 and intends to move into a building they have owned since 2002. The owners also operate John's Loan & Jewelry Company located at 2290 Paradise Road, Las Vegas, NV.

We strongly believe our waivers are appropriate as the proposed use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, the subject site is physically suitable for this type of use, the access streets to the property are adequate in size to meet the requirements of this use and the approval of this Special Use Permit at this site is not inconsistent with nor compromises the public, health, safety and welfare of the overall objectives of the General Plan.

If you have any questions and/or concerns, please do not hesitate to contact me.

Sincerely,

Todd Kessler
Representative for the Owners- The BF Trust

RECEIVED
JAN 19 2011
SUP-40739

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

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

RECOMMENDATION:
Staff recommends

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

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-40747** APN: 138-35-401-003

Name of Property Owner: 6600 W. CHARLESTON, LLC

Name of Applicant: Graceful Facials And Bodywork Inc.

Name of Representative: Ruth Brown-Whitten

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: Sophie Ideker

Print Name: SOPHIE IDEKER

Subscribed and sworn before me

This 14 day of JAN., 20 11

LaJoya M. Adams

Notary Public in and for said County and State

LAJOYA M. ADAMS
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 05-21-2012
Certificate No: 08-7388-1

RECEIVED
JAN 19 2011

PLANNING & DEVELOPMENT

CITY OF LAS VEGAS DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Graceful facials And Bodywork Inc.

Project Address (Location) 6600 W. Charleston Blvd, #126 Las Vegas NV 89146

Project Name Graceful facials And Bodywork Inc. **Proposed Use** Esthetics/Massage Therapy

Assessor's Parcel #(s) 138-35-401-003 **Ward #** 1

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

Commercial Square Footage 41,676 **Floor Area Ratio** _____

Gross Acres 3.20 **Lots/Units** 21 **Density** _____

Additional Information _____

PROPERTY OWNER 6600 W. CHARLESTON, LLC **Contact** _____

Address 6600 W. Charleston BLVD #118 **Phone:** 878-8825 **Fax:** 878-8852

City Las Vegas, **State** NV **Zip** 89146

E-mail Address SophieldeKER@Hotmail.com

APPLICANT Graceful facials And Bodywork Inc. **Contact** Ruth Brown-Whitten

Address 6600 W. charleston Blvd #126 **Phone:** 702-242-0496 **Fax:** ~~N/A~~ 702-242-0182

City Las Vegas **State** NV **Zip** 89146

E-mail Address Ruth@gracefulfacials.com

REPRESENTATIVE Ruth Brown-Whitten **Contact** Ruth Brown-Whitten

Address 8036 slate falls Street **Phone:** 702-677-8677 **Fax:** 702-515-1243

City North Las Vegas **State** NV **Zip** 89085

E-mail Address Ruth@gracefulfacials.com

Property Owner Signature* Sophie Ideker

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

Print Name _____

Subscribed and sworn before me

This 14 day of JAN, 20 11.

LaJoya M. Adams

Notary Public in and for said County and State

LAJOYA M. ADAMS
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 05-21-2012
Certificate No: 08-7388-1

FOR DEPARTMENT USE ONLY

Case #	SUP-40747
Meeting Date:	3/8/11 PC
Total Fee:	$1,030
Date Received:*	1/19/11
Received By:	

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

RECEIVED JAN 19 2011

Revised 10/27/08

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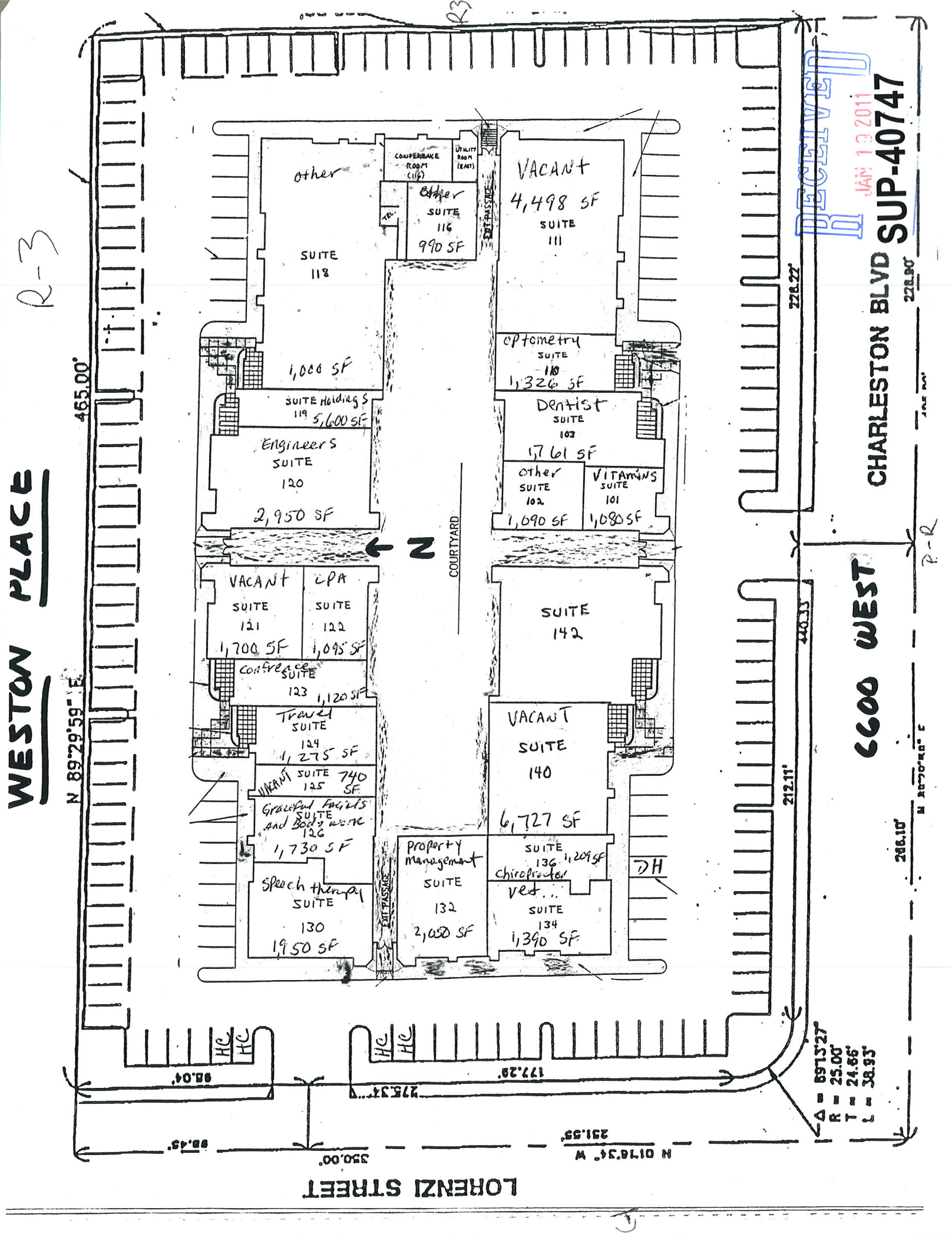
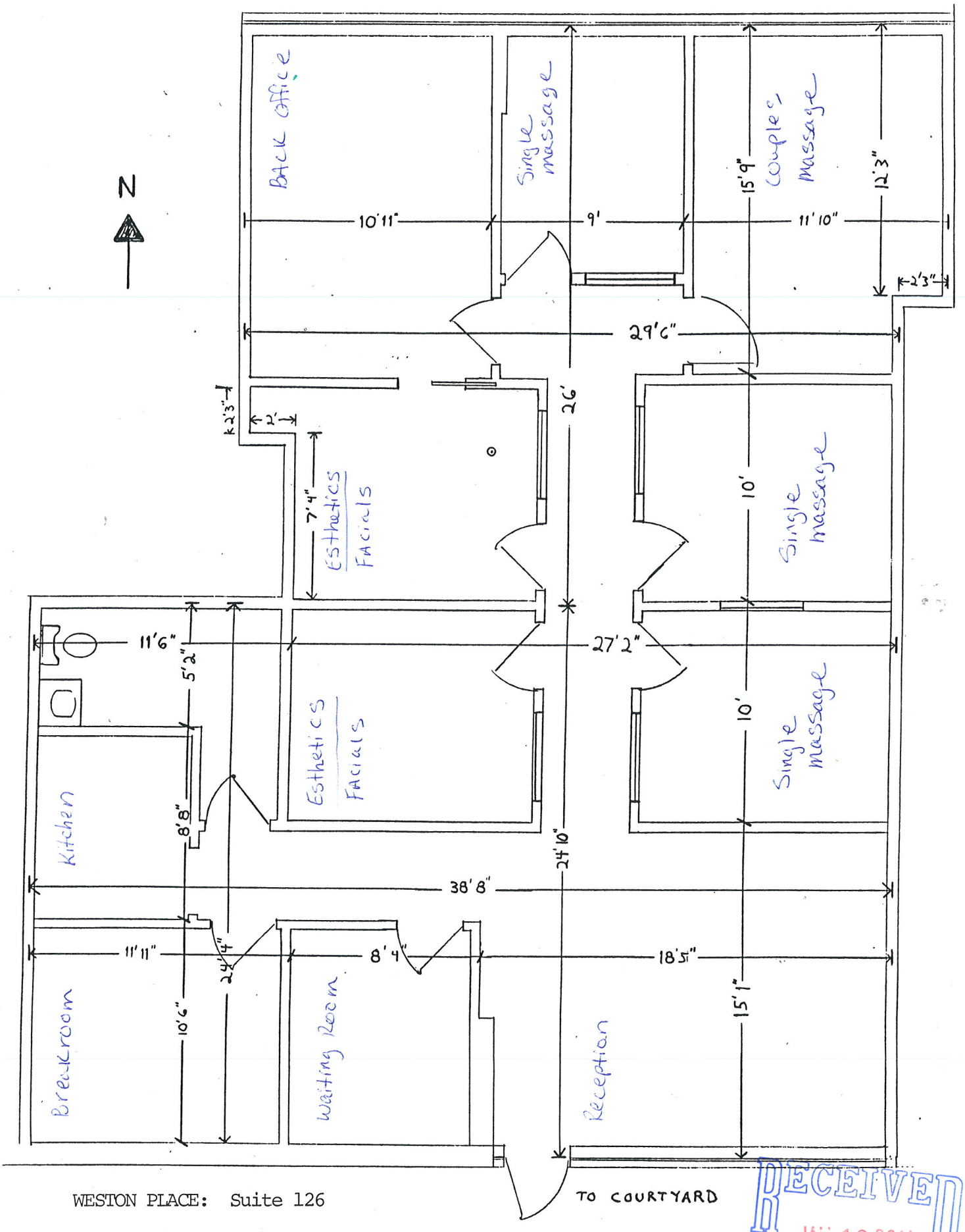


WESTON PLACE
CHARLESTON BLVD
SUP-40747
6600 WEST
LORENZI STREET
R-3
R-R
RECEIVED
JAN 13 2011
465.00'
N 89°29'59" E
228.22'
228.90'
212.11'
266.10'
N 01°18'34" W
350.00'
98.45'
98.04'
177.29'
275.34'
251.55'
Δ = 89°13'27"
R = 25.00'
T = 24.66'
L = 38.93'
other
SUITE 118
1,000 SF
CONFERENCE ROOM (116)
UTILITY ROOM (EAST)
TEL.
other
SUITE 116
990 SF
EXIT PASSAGE
VACANT
4,498 SF
SUITE 111
optometry
SUITE 110
1,326 SF
SUITE Holdings 119
5,600 SF
Dentist
SUITE 103
1,761 SF
Engineers
SUITE 120
2,950 SF
other
SUITE 102
1,090 SF
VITAMINS
SUITE 101
1,080 SF
N
COURTYARD
VACANT
SUITE 121
1,700 SF
CPA
SUITE 122
1,095 SF
SUITE 142
confrence
SUITE 123
1,120 SF
Travel
SUITE 124
1,275 SF
VACANT
SUITE 125
740 SF
VACANT
SUITE 140
6,727 SF
Graceful Facials and Body work
SUITE 126
1,730 SF
Property Management
SUITE 132
2,050 SF
SUITE 136
1,209 SF
chiropractor
vet...
SUITE 134
1,390 SF
DH
Speech therapy
SUITE 130
1,950 SF
EXIT PASSAGE
HC
HC
HC
HC



WESTON PLACE: Suite 126

1,730 Rentable Square Feet

General Office Space, 1 Restroom

RECEIVED
JAN 19 2011
SUP-40747

January 15, 2011

To: Mr. Jim Marshall
Re: Graceful Facials And Bodywork Inc
6600 W. Charleston Blvd, Ste#126
Las Vegas, Nevada 89146

My name is Ruth Brown-Whitten owner of Graceful Facials And Bodywork Inc. I currently have a business license (B05-03171) for a cosmetology establishment. I wish to open a larger facility located at 6600 W. Charleston Blvd, Ste#126 Las Vegas, NV 89146.

This location is 1,730 square feet and I intend to have a minimum of ten independent contractors (Therapists) working providing esthetic and massage therapy services. Our hours of operation will be as follows: Monday-Thursday 10am-8pm, Friday-Sunday 10am-6pm.

Being that 6600 W. Charleston Blvd is an enclosed office complex, I am requesting three different waivers:

1. 0 Feet from residential use, where 400 feet is required.
2. 100 feet from religious facility, where 400 feet is required.
3. 730 feet from another massage establishment, where 1000 feet is required.

Thank you so much for your time and consideration.

Ruth Brown-Whitten
Graceful Facials And Bodywork Inc.

RECEIVED
JAN 19 2011
SUP-40747

6600 West Charleston, LLC
6600 West Charleston Blvd
Suite 118
Las Vegas, Nevada 89146-1067
(702) 878-8825 (office)
(702) 878-8852 (fax)

To Whom It May Concern:

There are sixty (60) Covered Parking Spaces, one hundred-one (101) Uncovered Parking Spaces and five (5) Handicapped Parking Spaces located at 6600 West Charleston Blvd.

If there are any questions or concerns please call our office for further assistance.

Sincerely,

Sue Nixon
Property Manager

RECEIVED
JAN 19 2011
SUP-40747

Olene & Company	Suite 101	1,080 Square Feet	Vitamin Supplements
Koehler Financial Services	Suite 102	1,090 Square Feet	Other
Dr. Arian	Suite 103	1,761 Square Feet	Dentist
Dr. Michael Jones	Suite 110	1,326 Square Feet	Optometry
Vacant	Suite 111	4,498 Square Feet	
Constructor's Bonding	Suite 116	990 Square Feet	Other
Vacant	Suite 117	1,403 Square Feet	
6600 West Charleston, LLC	Suite 118	1,000 Square Feet	Other
CWY Holdings	Suite 119	5,600 Square Feet	Other
Montecito Companies	Suite 120	2,950 Square Feet	Engineers
Vacant	Suite 121	1,700 Square Feet	
Dickinson/Desjardins	Suite 122	1,095 Square Feet	CPA
Conference Hall	Suite 123	1,120 Square Feet	Other
Davies Travel	Suite 124	1,275 Square Feet	Other
Vacant	Suite 125	740 Square Feet	
Graceful Facials & Bodywork, Inc	Suite 126	1,730 Square Feet	Other
Speech Logic	Suite 130	1,950 Square Feet	Speech Therapy
Eagle 1 Property Management	Suite 132	2,050 Square Feet	Other
Holistic Veterinary Services	Suite 134	1,390 Square Feet	Veterinary
Gerber Chiropractic	Suite 136	1,209 Square Feet	Medical
Vacant	Suite 140	6,727 Square Feet	

The Project, known as 6600 West Charleston, LLC consists of one (1) building containing a total rentable area of **41,676** square feet.

RECEIVED
JAN 19 2011
SUP-40747

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

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

RECOMMENDATION:
Staff recommends

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

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-40748** APN: 138-32-601-003

Name of Property Owner: Great Wash Park LLC

Name of Applicant: Sofa by Santo Lounge

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

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Todd D. Davis

Subscribed and sworn before me

This 18th day of January, 2011

Cynthia Callegaro

Notary Public in and for said County and State

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

RECEIVED
JAN 19 2011

PLANNING & DEVELOPMENT
DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

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

Project Address (Location) within Tivoli Village, 430 S. Rampart Boulevard, Suite B160

Project Name Sofa by Santo Lounge **Proposed Use** Tavern

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

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

Commercial Square Footage Front Area - 2,804 sqft / Total sqft - 6,044 / Back Area - 3,240 sqft **Floor Area Ratio** See SUP - 5853

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

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

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

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

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

E-mail Address vickie@ehbinc.com

APPLICANT Great Wash Park LLC **Contact** Cynthia Callegaro

Address 1215 S. Fort Apache Road, Suite 240 **Phone:** 702-946-6680 **Fax:** 702-946-6681

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

E-mail Address ccallegaro@ehbcompanies.com

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

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

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

E-mail Address lora@brownlawlv.com

Property Owner Signature* _____

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

Print Name Todd D. Davis

Subscribed and sworn before me

This 18th day of January, 20 11.

Cynthia Callegaro

Notary Public in and for said County and State

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

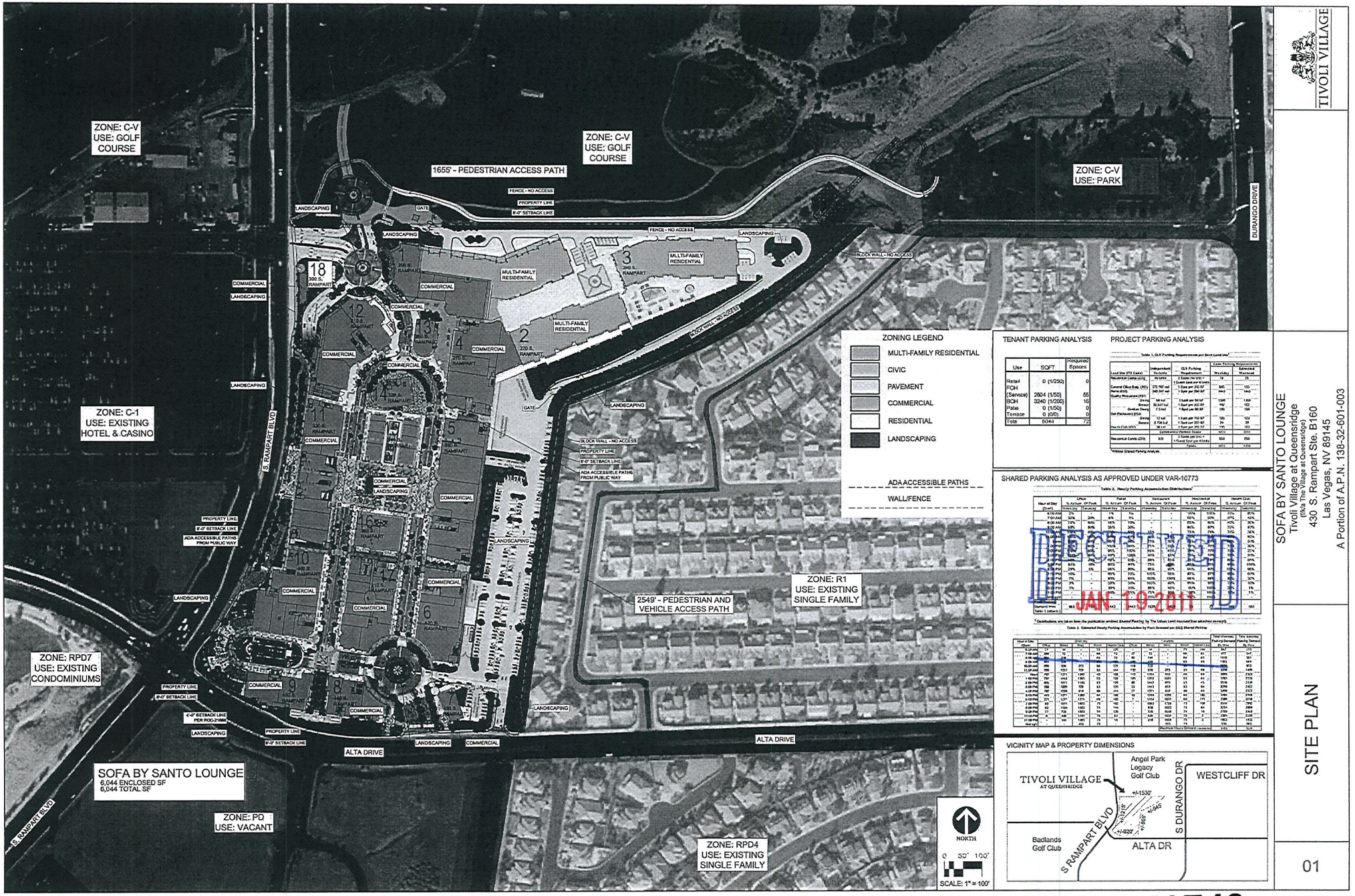
FOR DEPARTMENT USE ONLY

Case #	SUP-40748
Meeting Date:	3/8/11
Total Fee:	$1280
Date Received:*	1/19/11
Received By:	Romeo

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

RECEIVED JAN 19 2011

Revised 10/27/08



ZONING LEGEND

- MULTI-FAMILY RESIDENTIAL
- CIVIC
- PAVEMENT
- COMMERCIAL
- RESIDENTIAL
- LANDSCAPING
- ADA ACCESSIBLE PATHS
- WALL/FENCE

TENANT PARKING ANALYSIS

Use	SQFT	Required Spaces
Retail	0 (1/250)	0
FOH (Service)	2804 (1/50)	56
BOH	3240 (1/200)	16
Patio	0 (1/50)	0
Terrace	0 (0/0)	0
Total	6044	72

PROJECT PARKING ANALYSIS

SHARED PARKING ANALYSIS AS APPROVED UNDER VAR-10773

RECEIVED
JAN 19 2011

VICINITY MAP & PROPERTY DIMENSIONS

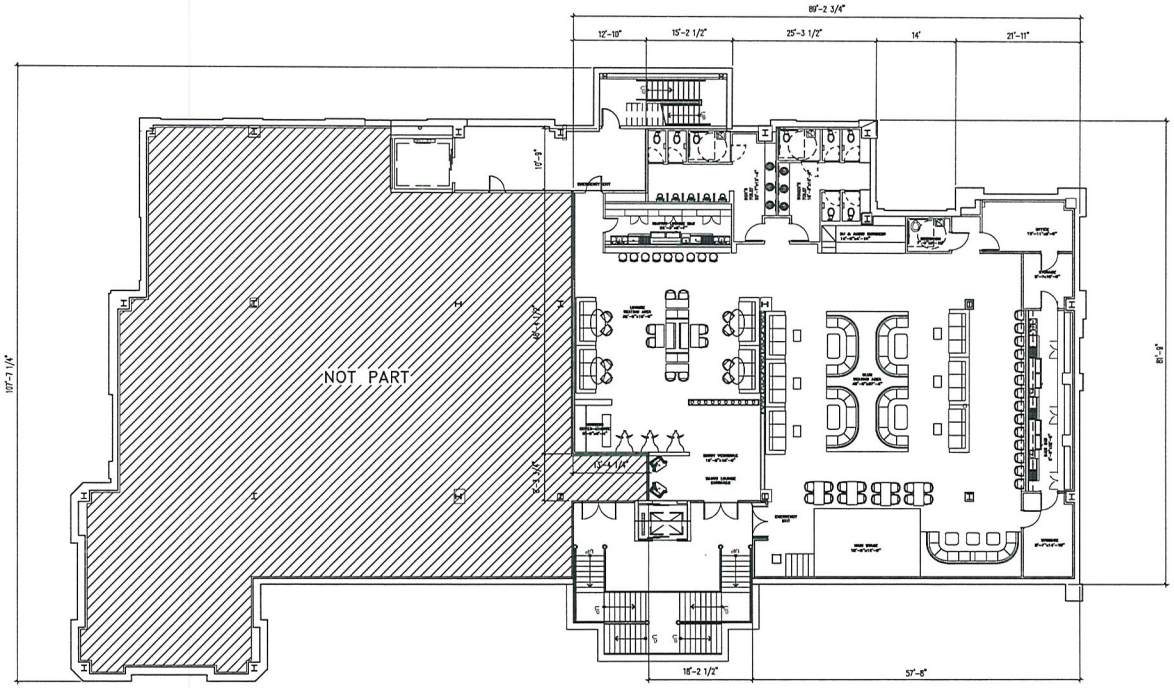
TIVOLI VILLAGE

SOFA BY SANTO LOUNGE
Tivoli Village at Queensridge
(f/k/a The Village at Queensridge)
430 S. Rampart Ste. B160
Las Vegas, NV 89145
A Portion of A.P.N. 138-32-601-003

SITE PLAN

01

SUP-40748



1 Floor Plan
A1.00 SCALE: 1"=10'-0"

NORTH

Occupancy Load Calculation / Square Footage Chart				
Area description	sq. ft.	sq. ft. total	load factor	occupants
Seating Areas		2,804	15	187
Back Areas:		3,240		
Bar Areas	488		200	3
Restrooms	691		100	7
Office	155		100	2
Storage	237		300	1
DJ Audio Engineer	71		100	1
Stage	225		15	15
Hostess Station	54		100	1
Entry Vestibule	353		100	4
Walkways, Wallspace, Misc	966		100	10
Total		6,044		231

Seat Count Calculation / Capacity	
Area description	Seating
Club Area	77
Lounge Area	36
Bar Areas	23
Total Seating Capacity	136

REC... JAN 19 2011

SYM.	INIT.	REVISION DESCRIPTION	DATE:
△			

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PENGUIN CONSTRUCTION
NEVADA LIC# 0070384
4080 W. DESERT INN RD STE.#W-111
LAS VEGAS, NEVADA 89102

DAVE Y1

Sofa by Santo Lounge
Tivoli Village At Queensridge
(0¼ The Village At Queensridge)
430 S. Rampart Blvd., Suite B160
Las Vegas, NV 89145
A Portion of APN #138-32-601-003

FLOOR PLAN

DATE: 01/13/2011
DRAWN BY: STAFF
CHECKED BY: PS
SCALE: AS NOTED

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SHEET
A1.00

SUP-40748

LAW OFFICE

Brown, Brown & Premsrirut

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS

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

520 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101-6520

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

January 19, 2011

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

Re: Special Use Permit with separation waivers for Liquor Establishment within Tivoli Village at Queensridge Parcel 138-32-601-003, Building 9, Unit B 160

Dear Sir/Madam;

Please consider this request to allow a Liquor Establishment within a previously approved mixed use development (SUP-5853). Specifically, the building located in the basement unit of 430 S. Rampart Boulevard. The site is located within a 29 acre commercial and residential development located at the northeast corner of Alta Drive and Rampart Boulevard. The proposed lounge is located subgrade, beneath building nine in the mixed use development.

Sofa by Santos Lounge has a lounge/nightclub atmosphere. Under the provisions of Title 19 it is classified as a liquor establishment within a mixed use district. The lease allows the tenant the option to serve food.

Please refer to ordinance 6013 that permits an applicant to request a waiver for the 1500 foot minimum separation requirement between Liquor Establishment and protected uses when the proposed tavern is located in a mixed use district. This Use Permit request requires the application of ordinance 6013 in order for Sofa to operate one the same property as previously approved taverns within Tivoli Village. This request also requires the application of ordinance 6013 to allow this tavern a 0 foot separation between to the liquor establishment located on Angel Park Golf Course that is the adjacent property. A third waiver is required to allow this tavern to be located approximately 141 feet from the boundary of a children's play ground located at Angel Park. This distance is measured property line to property line. The actual walking distance from the proposed tavern is more than 1500 feet and the pathway is encumbered by numerous other buildings, fences and drainage channels. There is not a direct route to drive from this establishment to the park.

If you have additional concerns please phone me at 598-1408.

Very truly yours,

Lora Dreja
Land Entitlements

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JAN 19 2011

SUP-40748

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

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

RECOMMENDATION:
Staff recommends

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

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-40749** APN: 138-32-601-003

Name of Property Owner: Great Wash Park LLC

Name of Applicant: Tivoli Irish Pub

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

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Todd D. Davis

Subscribed and sworn before me

This 18th day of January, 20 11

Cynthia Callegaro

Notary Public in and for said County and State

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

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JAN 19 2011

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

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

Project Address (Location) within Tivoli Village, 430 S. Rampart Boulevard, Suite B130

Project Name Tivoli Irish Pub **Proposed Use** Tavern

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

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

Commercial Square Footage Front Area - 2,642 sqft Total sqft - 6,898 Back Area - 4,256 sqft **Floor Area Ratio** See SUP - 5853

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

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

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

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

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

E-mail Address vickie@ehbinc.com

APPLICANT Great Wash Park LLC **Contact** Cynthia Callegaro

Address 1215 S. Fort Apache Road, Suite 240 **Phone:** 702-946-6680 **Fax:** 702-946-6681

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

E-mail Address ccallegaro@ehbcompanies.com

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

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

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

E-mail Address lora@brownlawlv.com

Property Owner Signature* _____

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

Print Name Todd D. Davis

Subscribed and sworn before me

This 18th day of January, 20 11.

Cynthia Callegaro

Notary Public in and for said County and State

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

FOR DEPARTMENT USE ONLY

Case #	SUP - 40749
Meeting Date:	3/8/11
Total Fee:	$1280
Date Received:*	1/19/11
Received By:	Romeo

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

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

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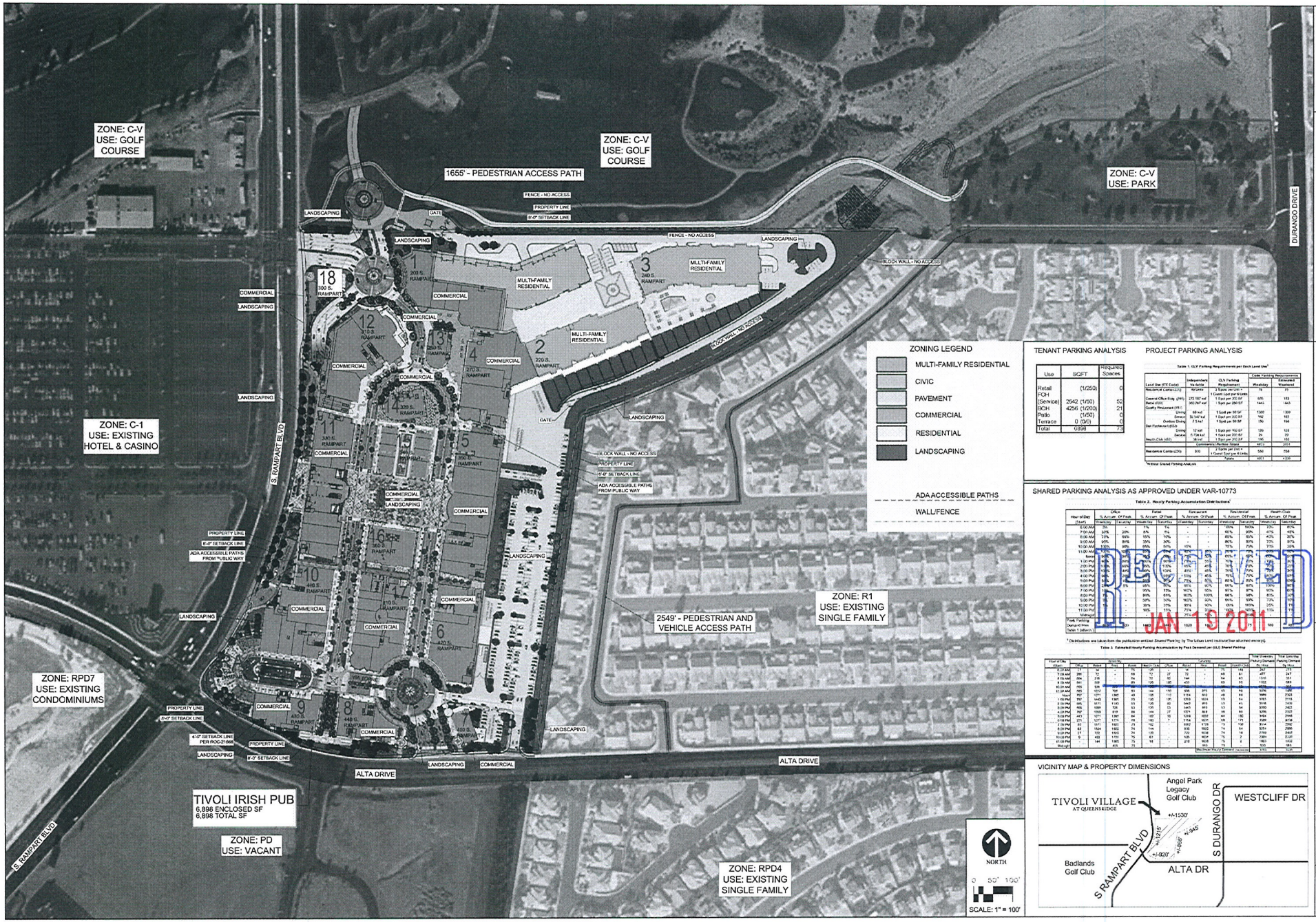
Revised 10/27/08



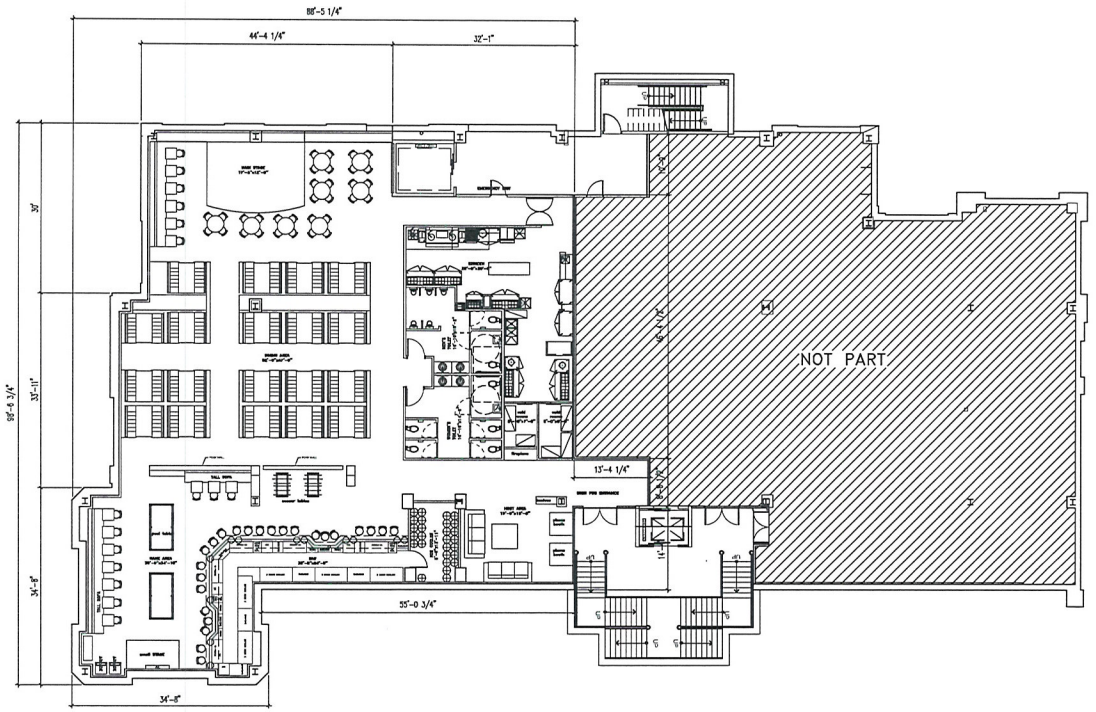
TIVOLI VILLAGE

TIVOLI IRISH PUB
Tivoli Village at Queensridge
(Fka The Village at Queensridge)
430 S. Rampart Ste. B130
Las Vegas, NV 89145
A Portion of A.P.N. 138-32-601-003

SITE PLAN

01

SUP-40749



1 A1.00 Floor Plan
SCALE: 1"=10'-0"

Occupancy Load Calculation / Square Footage Chart

Area description	sq. ft.	sq. ft. total	load factor	occupants
Seating Areas		2,642	15	177
Back Areas:		4,256		
Bar Area	381		200	2
Restrooms	509		100	6
Game Area	584		100	6
Storage (Keg Cooler, Cold Room)	253		300	1
Kitchen	624		200	4
Stage	214		15	15
Hostess Station	54		100	1
Entry Vestibule/Hallway	300		100	3
Walkways, Wallspace, Misc.	1,337		100	14
Total		6,898		229

Seat Count Calculation / Capacity

Area description	Seating
Dining Area	76
Game Area	20
Host Area	6
Main Stage Area	44
Bar Areas	24
Total Seating Capacity	170

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SYM.	INIT.	REVISION DESCRIPTION	DATE:
△			

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PENGUIN CONSTRUCTION
NEVADA LIC# 0070384
4080 W. DESERT INN RD STE.#W-111
LAS VEGAS, NEVADA 89102

DAVE Y1

Tivoli Irish Pub
Tivoli Village At Queensridge
(f/k/a The Village At Queensridge)
430 S. Rampart Blvd., Suite B130
Las Vegas, NV 89145
Portion of APN #138-32-601-003

FLOOR PLAN

DATE: 01/13/2011
DRAWN BY: STAFF
CHECKED BY: PS
SCALE: AS NOTED

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SHEET
A1.00

SUP-40749

LAW OFFICE

Brown, Brown & Premsrirut

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS

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

520 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101-6520

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

January 19, 2011

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

Re: Special Use Permit with separation waivers for Liquor Establishment within Tivoli Village at Queensridge Parcel 138-32-601-003, Building 9, Unit B 130

Dear Sir/Madam;

Please consider this request to allow a Liquor Establishment within a previously approved mixed use development (SUP-5853). Specifically, the building located in a basement unit of 430 S. Rampart Boulevard. The site is located within a 29 acre commercial and residential development located at the northeast corner of Alta Drive and Rampart Boulevard. The proposed lounge is located subgrade, beneath building nine in the mixed use development.

Brickell is an Irish Pub featuring a full menu of Burgers, entrees and appetizers. Patrons are entertained by dart boards, billiard tables and several televisions that broadcast domestic sports as well as overseas football and rugby. A stage for live entertainment is available as allowed in a C-2 district.

Please refer to ordinance 6013 that permits an applicant to request a waiver for the 1500 foot minimum separation requirement between Liquor Establishment and protected uses when the proposed tavern is located in a mixed use district. This Use Permit request requires the application of ordinance 6013 in order for Sofa to operate one the same property as previously approved taverns within Tivoli Village. This request also requires the application of ordinance 6013 to allow this tavern a 0 foot separation between to the liquor establishment located on Angel Park Golf Course that is the adjacent property. A third waiver is required to allow this tavern to be located approximately 141 feet from the boundary of a children's play ground located at Angel Park. This distance is measured property line to property line. The actual walking distance from the proposed tavern is more than 1500 feet and the pathway is encumbered by numerous other buildings, fences and drainage channels. There is not a direct route to drive from this establishment to the park.

If you have additional concerns please phone me at 598-1408.

Very truly yours,

Lora Dreja
Land Entitlements

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JAN 19 2011

SUP-40749

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

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

RECOMMENDATION:
Staff recommends

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

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-40771** APN: 163-01-404-014 and 163-01-404-021

Name of Property Owner: J & L Property Leasing, LLC

Name of Applicant: RODO, LLC

Name of Representative: Fennemore Craig, P.C

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: John Mallo manager.

Print Name: John Mallo member

Subscribed and sworn before me

This 19 day of Jan, 2011

Notary Public in and for said County and State

ANN McCORMACK
Notary Public, State of Nevada
Appointment No. 95-0288-1
My Appt. Expires Sept. 11, 2011

Revised 11-14-06

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JAN 20 2011

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-40771** APN: 163-01-404-014 and 163-01-404-021

Name of Property Owner: J & L Property Leasing, LLC

Name of Applicant: RODO, LLC

Name of Representative: Fennemore Craig, P.C

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☐ 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: member

Print Name: John Marko

Subscribed and sworn before me

This 19 day of Jan, 2011

Notary Public in and for said County and State

ANN McCORMACK
Notary Public, State of Nevada
Appointment No. 95-0288-1
My Appt. Expires Sept. 11, 2011

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: RODO, LLC

Project Address (Location) 5650 and 5600 W. Sahara Ave., Las Vegas, NV 89146

Project Name RODO, LLC **Proposed Use** Motor Vehicle Sales (Used)

Assessor's Parcel #(s) 163-01-404-014 and 163-01-404-021 **Ward #** 1 - Lois Tarkanian

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

Commercial Square Footage **Floor Area Ratio**

Gross Acres 3.41 acres **Lots/Units** n/a **Density** n/a

Additional Information Applicant is reestablishing a prior/similar use that was previously approved at the subject location.

PROPERTY OWNER J & L Property Leasing, LLC **Contact** Stephen M. Rice, Esq.

Address 3960 Howard Hughes Parkway, Suite 700 **Phone:** 702-732-9099 **Fax:**

City Las Vegas **State** Nevada **Zip** 89169

E-mail Address srice@rsrslaw.com

APPLICANT RODO, LLC **Contact** Louis Rodophele

Address 9123 Sienna Vista Drive **Phone:** 617-285-2071 **Fax:**

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

E-mail Address lrodophele@aol.com

REPRESENTATIVE Fennemore Craig, P.C. **Contact** Don Martin, Esq.

Address 300 S. Fourth Street, Suite 1400 **Phone:** 702-692-8000 **Fax:** 702-692-8099

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

E-mail Address dmartin@fclaw.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 [signature]

Subscribed and sworn before me

This 19 day of Jan, 20 11.

[signature]

Notary Public in and for said County and State

ANN McCORMACK
Notary Public, State of Nevada
Appointment No. 95-0288-1
My Appt. Expires Sept. 11, 2011

FOR DEPARTMENT USE ONLY

Case #
Meeting Date:
Total Fee:
Date Received:*
Received By:

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

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Revised 10/27/08

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: RODO, LLC

Project Address (Location) 5650 and 5600 W. Sahara Ave., Las Vegas, NV 89146

Project Name RODO, LLC **Proposed Use** Motor Vehicle Sales (Used)

Assessor's Parcel #(s) 163-01-404-014 and 163-01-404-021 **Ward #** 1 - Lois Tarkanian

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

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

Gross Acres 3.41 acres **Lots/Units** n/a **Density** n/a

Additional Information Applicant is reestablishing a prior/similar use that was previously approved at the subject location.

PROPERTY OWNER J & L Property Leasing, LLC **Contact** Stephen M. Rice, Esq.

Address 3960 Howard Hughes Parkway, Suite 700 **Phone:** 702-732-9099 **Fax:** _____

City Las Vegas **State** Nevada **Zip** 89169

E-mail Address srice@rsrslaw.com

APPLICANT RODO, LLC **Contact** Louis Rodophele

Address 9123 Sienna Vista Drive **Phone:** 617-285-2071 **Fax:** _____

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

E-mail Address lrodophele@aol.com

REPRESENTATIVE Fennemore Craig, P.C. **Contact** Don Martin, Esq.

Address 300 S. Fourth Street, Suite 1400 **Phone:** 702-692-8000 **Fax:** 702-692-8099

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

E-mail Address dmartin@fclaw.com

Property Owner Signature* John Mello member

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

Print Name John Mello Member

Subscribed and sworn before me

This 19 day of Jan, 2011.

Notary Public in and for said County and State

ANN McCORMACK
Notary Public, State of Nevada
Appointment No. 95-0288-1
My Appt. Expires Sept. 11, 2011

FOR DEPARTMENT USE ONLY

Case #	SUP-40771
Meeting Date:	3-8-11
Total Fee:	1030.00
Date Received:*	1-20-11
Received By:	

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

Revised 10/27/08

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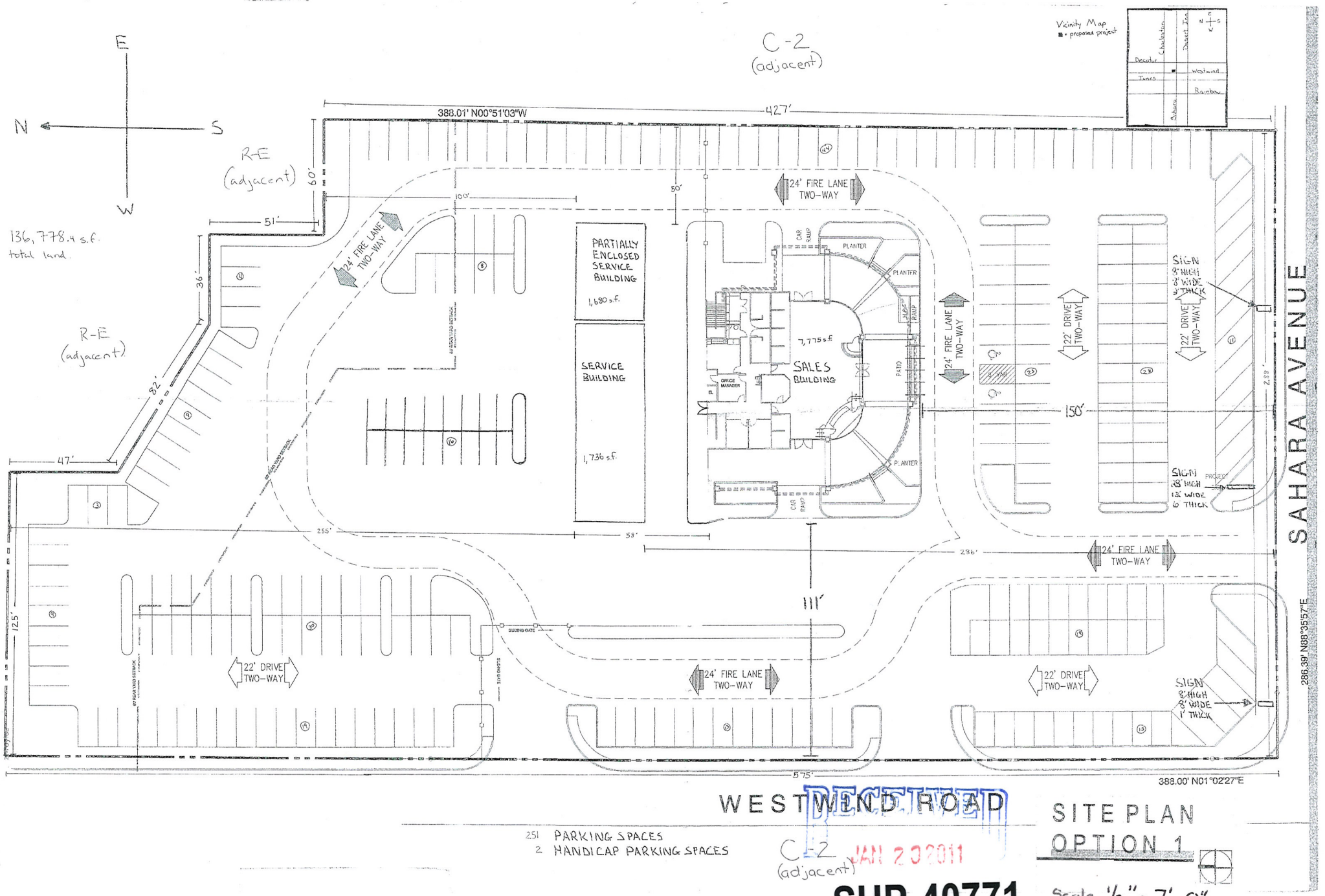
JAN 20 2011



251 PARKING SPACES
2 HANDICAP PARKING SPACES

C-2
(adjacent)

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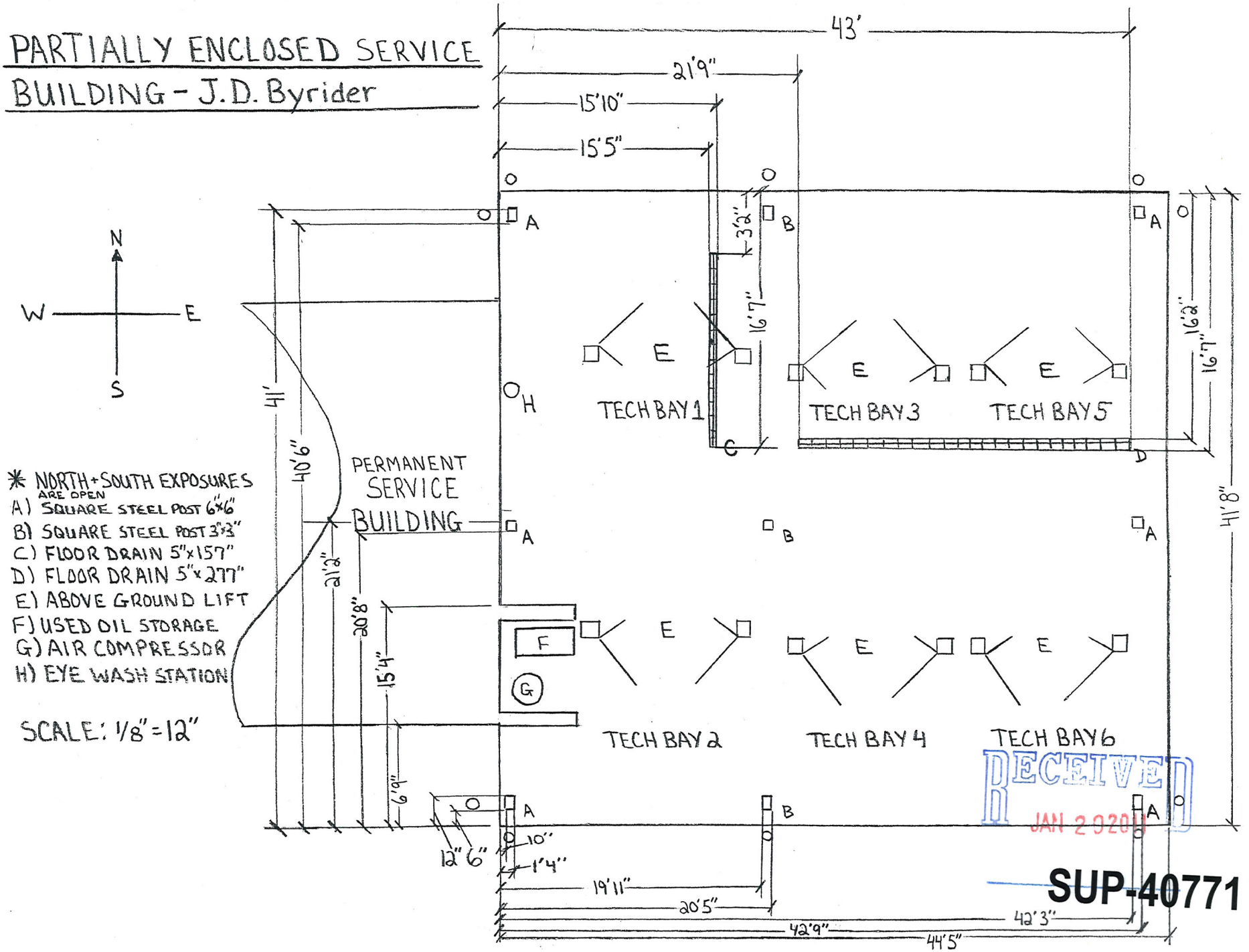
JAN 20 2011

SITE PLAN
OPTION 1

Scale 1/8" = 7'-0"

SUP-40771

PARTIALLY ENCLOSED SERVICE BUILDING - J.D. Byrider

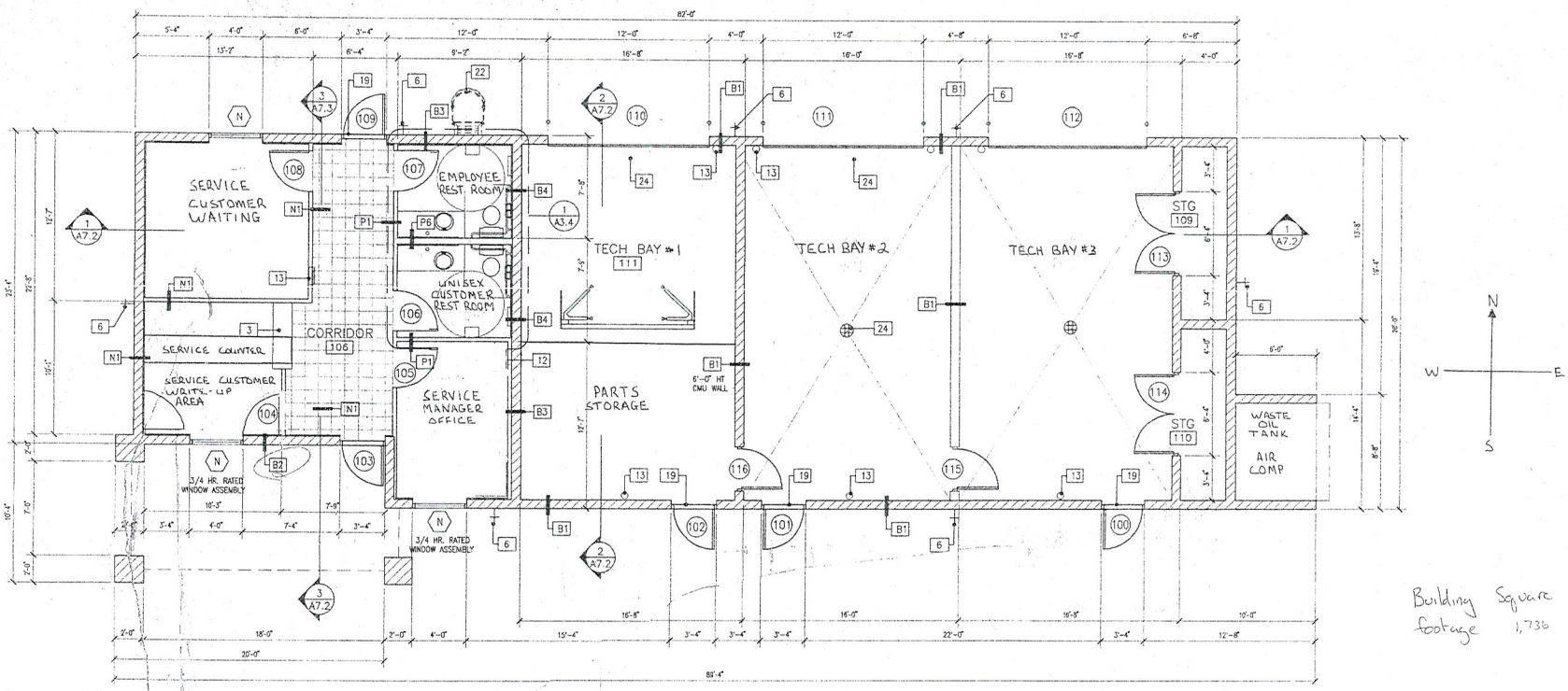


* NORTH + SOUTH EXPOSURES ARE OPEN
A) SQUARE STEEL POST 6"x6"
B) SQUARE STEEL POST 3"x3"
C) FLOOR DRAIN 5"x157"
D) FLOOR DRAIN 5"x277"
E) ABOVE GROUND LIFT
F) USED OIL STORAGE
G) AIR COMPRESSOR
H) EYE WASH STATION

SCALE: 1/8" = 12"

RECEIVED
JAN 2 0 2021

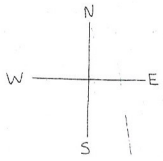
SUP-40771



Building Square footage 1,736

1 floor plan - service building — J.D. Byrider

Scale - 1/4" = 3'4"



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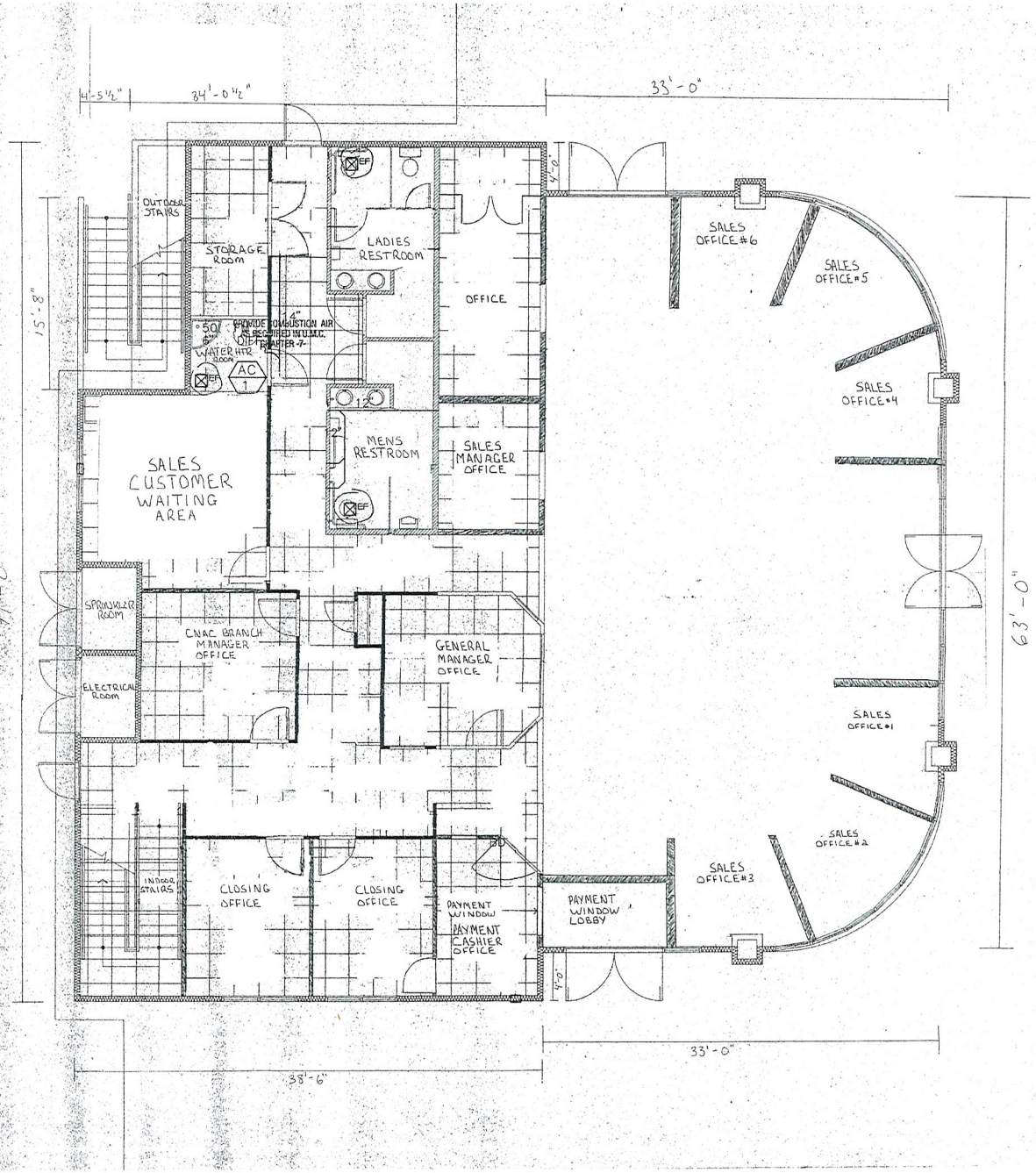

First Floor Square Footage
5,675

E
N S
W

1 1st floor Sales plan
J.D. Byrider

Scale ¼" = 3'-4"

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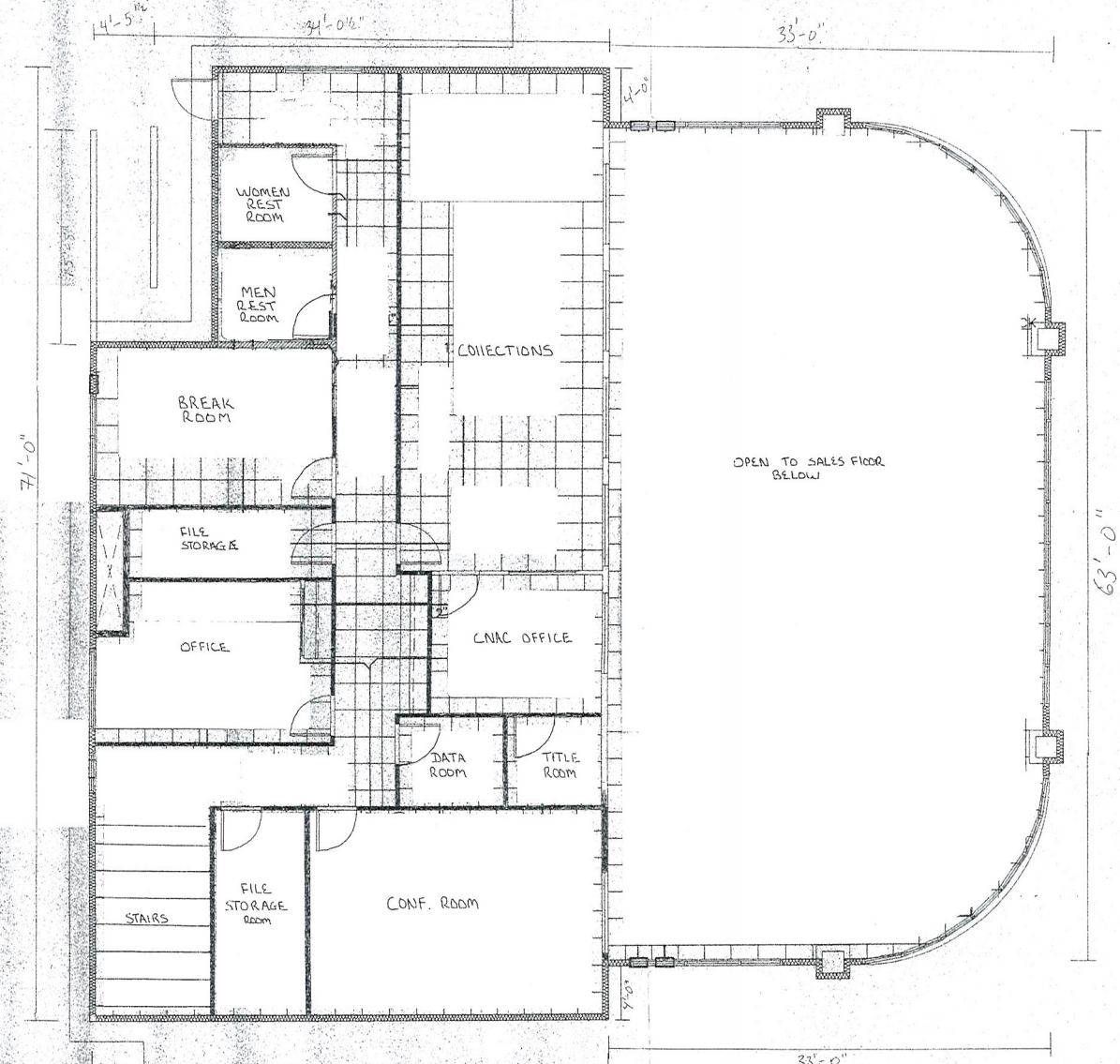
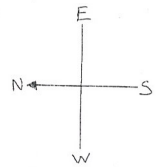


Second Floor Square Footage
2,100



1 2nd floor salesplan
J.D. Byrider

Scale 1/4" = 3'4"

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FENNEMORE CRAIG, P.C.

Suite 1400 Bank of America Plaza
300 South Fourth Street
Las Vegas, Nevada 89101
(702) 692-8000

Don Martin
Direct Phone: (702) 692-8008
Direct Fax: (702) 692-8068
dmartin@fclaw.com

Law Offices
Phoenix (602) 916-5000
Tucson (520) 879-6800
Nogales (520) 281-3480
Las Vegas (702) 692-8000
Denver (303) 291-3200

January 20, 2011

BY HAND DELIVERY

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

Re: Justification Letter for Special Use Permit and Waiver of Condition
Motor Vehicle Sales (Used)

To Whom It May Concern:

Please be advised that this law firm represents RODO, LLC, a Nevada limited liability company (the "Applicant"), with regards to its request for a Special Use Permit to allow Motor Vehicle Sales (Used) on 3.41 acres in a C-2 (General Commercial) District, together with a waiver of condition to allow openings in service bays to face public rights-of-way. The real property is located at 5650 W. Sahara Avenue and 5600 W. Sahara Avenue, Las Vegas, NV, as further described as Assessor's Parcel Numbers 163-01-404-021 and 163-01-404-014 (collectively, the "Properties"). The Applicant, with J&L Property Leasing, LLC's (the Owner's) consent, hereby requests a special use permit that would entitle the Properties to conduct used motor vehicle sales at the location and a waiver of condition to allow the openings in three (3) service bays to face Sahara Avenue.

A. Special Use Permit

In particular, the Applicant is proposing and desires to utilize the Properties for the display and sale (or leasing) of used automobiles (the "Primary Use"). In conjunction with the Primary Use, the Applicant desires to utilize the existing three (3) enclosed service bays and additional six (6) partially enclosed service bays (collectively, the "Service Bays") located on the Properties as an incidental/accessory use (*i.e.*, to service, repair and maintain the used automobile inventory) (the "Incidental Use" and when taken together with the Primary Use, the

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"Proposed Use"). According to Las Vegas Municipal Code, Title 19 (the "Code"), the defined term for the Primary Use includes service bays which are incidental and accessory to the sales use.

Pursuant to the Code, the Proposed Use is allowed in a C-2 zoning district with the approval of a Special Use Permit. In order to approve a Special Use Permit application, per Title 19.18.060, the Planning Commission must affirm the following:

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

- The Proposed Use can be conducted in a manner that is harmonious with the neighborhood because it conforms to the standard conditions/requirements as set-forth by the Code, including the following: (a) the site area designated for the Proposed Use is 3.41 acres, which exceeds the minimum 25,000 square feet requirement; (b) the Applicant will not install nor use an outside public address or bell system; (c) all used or discarded automotive parts or equipment will be located wholly within the Service Bays that currently exist on the Properties; (d) all exterior lighting will be screened as not to shine directly onto any adjacent parcel of land; and (e) a majority of the existing Service Bays do not face any public rights-of way.

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

- The Properties were previously entitled to allow an automobile dealership thereon, which is evidence in itself that the Properties are physically suitable for the type and intensity of the Proposed Use.

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

- The Proposed Use has access to Sahara Avenue, a 100 foot Primary Arterial, to the south and Westwind Road to the west. It is important to note that staff previously concluded that these streets will be adequate to meet the requirements of a similar/same use as the Proposed Use. *See* SUP-7649.

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

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- As with any use, the Proposed Use will be subject to regular City and County inspections for licensing and will therefore not compromise the public health, safety and welfare.

In addition to the foregoing, the Properties are designated GC (General Commercial) on the Southwest Sector Map of the General Plan. This designation allows retail, service, wholesale office and other general business uses of a more intense commercial character. Hence, the Proposed Use conforms to and complies with the GC (General Commercial) designation.

It is important to note that all existing site improvements, exterior building elevations and landscape improvements are to remain the same.

B. Waiver of Condition

The Applicant desires to utilize the nine (9) existing service bays on the Properties (three (3) fully enclosed service bays and six (6) partially enclosed service bays) in order to service, repair and maintain the used automobile inventory. The openings on all of the fully enclosed service bays and three (3) of the partially enclosed service bays face the rear of the proposed project and away from public rights-of-way; however, the openings in the other three (3) partially enclosed service bays face Sahara Avenue. Accordingly, the Applicant hereby requests a waiver of condition No. 5 to allow the openings in three (3) of the nine (9) existing service bays to face a public right-of-way. It is important to note that the service buildings are located directly behind the sales building, which acts as a buffer and obstructs the view of the openings in the service bays that face Sahara Avenue. Additionally, the Applicant is reestablishing a prior use that was previously approved at the subject location, including the use of all service bays; therefore, this particular request for waiver of condition is not an unprecedented request. Lastly, it should be noted that many other dealerships in and around the proposed project have service bays and the openings in such service bays face Sahara Avenue.

C. Other Uses

In order to provide full and complete disclosure of the types of uses that will be conducted on the Properties, the Applicant intends to operate his automobile financing entity within the sales building located on the Properties. Additionally, an accessory automobile rental use may be conducted on the Properties as well. It is important to note, however, that the Code provides that under the Primary Use the accessory automobile rental use is permitted.

For the reasons provided above, the Applicant respectfully requests that staff recommends approval of the: (1) Special Use Permit to allow the Proposed Use to be conducted

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JAN 20 2011

SUP-40771

on the Properties; and (2) Waiver of Condition to allow the openings in three (3) of the existing service bays to face Sahara Avenue.

Thank you in advance for your consideration with regards to this application. If you have any questions, please do not hesitate to contact me.

Sincerely,

FENNEMORE CRAIG, P.C.

Don Martin

JDON/jjd

107054.1/29193.002

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SUP-40771

City of Las Vegas Agenda Item No.: **29.**

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

RECOMMENDATION:
Staff recommends

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

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number SUP-40777 APN: _____

Name of Property Owner: Sunshine Holding Co

Name of Applicant: 2M ACT LAS VEGAS, LLC

Name of Representative: _____

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

☐ Yes ☑ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Rosemary Shoaf Manager Member

Print Name: Rosemary Shoaf

Subscribed and sworn before me

This 21st day of Jan, 20 11

Notary Public in and for said County and State

J. LIPE LAFFERTY
COMM. # 1807853
NOTARY PUBLIC - CALIFORNIA
PLACER COUNTY
COMM. EXPIRES JULY 28, 2012

Revised 11-14-06

P:\depot\Application Packet\Statement of Financial Interest.pdf

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JAN 24 2011

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: SPECIAL USE PERMIT

Project Address (Location) 9484 W. LAKE MEAD BLVD, # 6

Project Name LAS ACT LAS VEGAS LLC **Proposed Use**

Assessor's Parcel #(s) 138182100 9 **Ward #** 4 - ANTHONY

General Plan: existing S-C **proposed** **Zoning: existing** C-C **proposed** THRIFT STORE

Commercial Square Footage **Floor Area Ratio**

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

Additional Information

CC

PROPERTY OWNER SUNSHINE HOLDING **Contact** ROSEMARY SHOONY

Address P.O. BOX 7769 **Phone:** **Fax:**

City TAHOE CITY **State** CA **Zip** 96145

E-mail Address

LAS ACT LAS VEGAS LLC

APPLICANT PAMELA ALKSNE **Contact** PAMELA ALKSNE

Address 9484 W. LAKE MEAD #6 **Phone:** (702) 645-7935 **Fax:** (702) 645-7935

City LAS VEGAS, NV **State** NV **Zip** 89134 (702) 236-0135 CELL

E-mail Address Pjalksne@yahoo.com

REPRESENTATIVE **Contact**

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

City **State** **Zip**

E-mail Address

Property Owner Signature* Rosemary Shoony

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

Print Name Rosemary Shoony

Subscribed and sworn before me

This 21st day of Jan., 20 11.

Notary Public in and for said County and State

J. LIPE LAFFERTY
COMM. # 1807853
NOTARY PUBLIC - CALIFORNIA
PLACER COUNTY
COMM. EXPIRES JULY 26, 2012

FOR DEPARTMENT USE ONLY

Case #	SUP-40177
Meeting Date:	3-9-11
Total Fee:	$1030.00
Date Received:*	1-24-11
Received By:	JFM

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

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Revised 10/27/08

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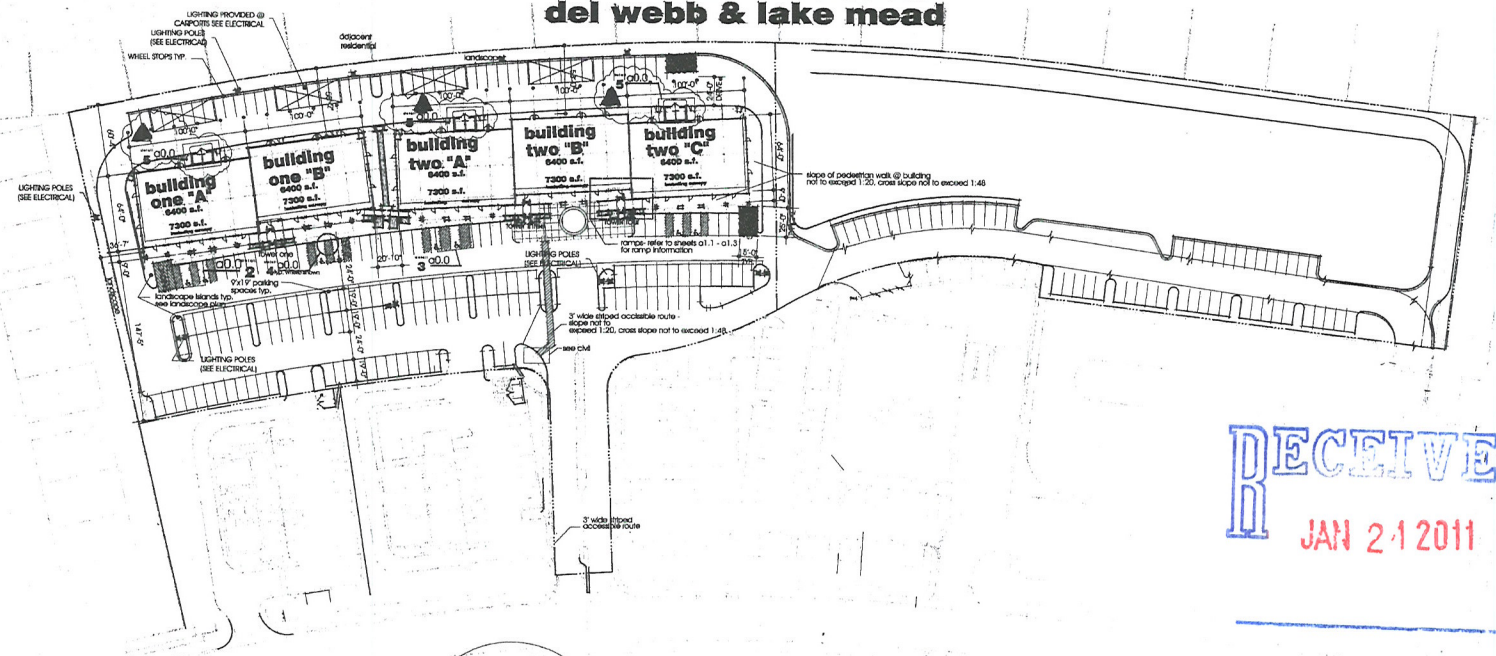
JAN 24 2011

lot 4b
del webb & lake mead



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JAN 21 2011

APPROVED
Town Engineering
BY
DATE

sheet index

architectural	
a0	COVER SHEET / SITE PLAN
a1.0	REFERENCE PLAN / SCHEDULES
a1.1	FLOOR PLAN
a1.2	FLOOR PLAN
a1.3	FLOOR PLAN
a3.1	BLDG 1 ELEVATIONS
a3.2a	BLDG 2 ELEVATIONS
a3.2b	BLDG 2 ELEVATIONS
a4.0	ROOF PLAN
a4.1	ENLARGED ROOF PLAN
a5.1	BLDG 1 SECTIONS
a5.2	BLDG 2 SECTIONS
a5.0	WALL SECTION
a6.1	WALL SECTION
a6.2	WALL SECTION
a6.3	WALL SECTION
a6.4	WALL SECTION
a6.5	WALL SECTION
a7.0	DETAILS
a7.1	RAMP
structural	
s1	NOTES, DETAILS
s2	FOUNDATION PLAN
s2.1	FOUNDATION PLAN
s2.2	FOUNDATION PLAN
s3	ROOF FRAMING
s3.1	ROOF FRAMING
s3.2	ROOF FRAMING
s4	DETAILS
s5	DETAILS
mechanical & plumbing	
m0.1	LEGEND & SCHEDULES
m0.2	SPECS
m0.3	SPECS
m2.1	MECH PLAN
m2.2	MECH PLAN
electrical	
e0.1	SPECS & SCHEDULES
e1.1	ELECT. SITE PLAN
e2.1	ELECT PLAN
e2.2	ELECT PLAN
e5.1	SINGLE LINE
e5.2	SINGLE LINE
e5.3	SCHEDULES
landscape	
l1.0	LANDSCAPE PLAN

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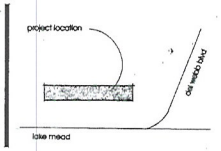
CITY OF LAS VEGAS
CENTRAL PERMITS
368096

C-1-90-98

vicinity map



1 site plan
scale: 1" = 60'

APPROVAL IS FOR CLOUDED AREAS OR LATEST REVISIONS ONLY. SEE ORIGINALS FOR OTHER REQUIREMENTS.

code analysis
note: for ventilation calcs and occupancy see sheet a4.0

building data
building area

area one	
allowable area	8,000
allowable increases	
separation on 4 sides	
5% x 16'-7" = 82.5% increase	14,600 +/-
sprinklers - 3 x 14,600	43,800 +/-
actual building s.f.	36,500 +/-
site area	3.64 acres
building/site ratio	23%

project information

occupancy	B
type of construction	V-N
fire sprinklers	PROVIDED
building height	
allowable height	40'-0"
actual	30'-0"
stories	
actual	1
allowable stories	2
parking	
required (1/250 sf)	146
provided	
standard	203
h.c.	8

egress

building	occupant load	exits required	exits provided
bldg 1a	7300/30 = 243	2	12
bldg 1b	7300/30 = 243	2	12
bldg 2a	7300/30 = 243	2	12
bldg 2b	7300/30 = 243	2	10
bldg 2c	7300/30 = 243	2	12

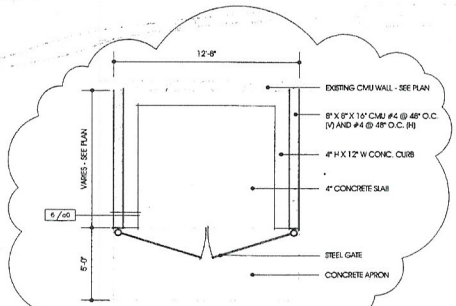
PARKING ANALYSIS:
PARKING REQUIRED
32,000 +/- RETAIL- @ 4/1000 — 128 SPACES REQUIRED
PARKING PROVIDED:
REGULAR — 185 SPACES
H.C. ACCESSIBLE — 8 SPACES
TOTAL PARKING PROVIDED: — 193 SPACES

note: the slope of accessible routes to be 5% max in the direction of travel w/ a cross slope of 2% max
note: refer to civil drawings for additional site information
note: see sheets a1.1 - a1.6 for stair and ramp information
property line , typical

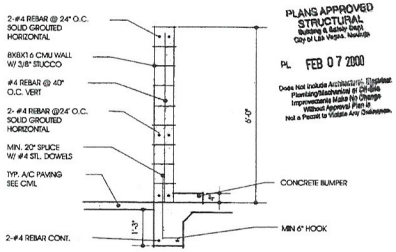
PLANS APPROVED CONSTRUCTION
FEB 07 2000
Does Not Include Architectural, Electrical, Plumbing/Mechanical or Other Improvements Make No Change Without Approval Plan is Not a Permit to Violate Any Ordinances.

SUP-40777

5 trash enclosure
scale: 1/4" = 1'-0"

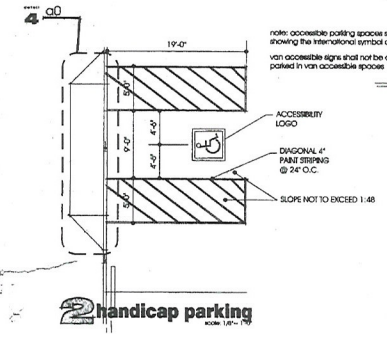


6 section
scale: 1/2 = 1'-0"

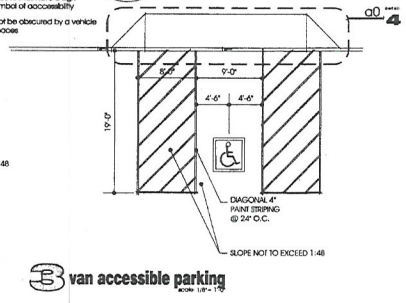


PLANS APPROVED STRUCTURAL
Building & Safety Dept.
City of Las Vegas, Nevada
PL FEB 07 2000
Does Not Include Architectural, Electrical, Plumbing/Mechanical or Other Improvements Make No Change Without Approval Plan is Not a Permit to Violate Any Ordinances.

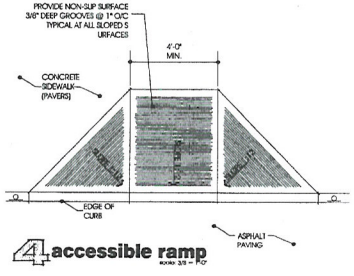
2 handicap parking
scale: 1/8" = 1'-0"



3 van accessible parking
scale: 1/8" = 1'-0"



4 accessible ramp
scale: 3/8 = 1'-0"



structural	mvp engineering — 365-8808
civil	l.r. nelson — 798-7078
m.p.& e	abf consultants — 248-0338

revisions
02.01.00
12.21.98 (utilities shown) revised
05.17.99 (utilities shown) revised
7.6.99
7.21.99

jawastudio
architecture • interior design
103 E. Charleston Suite 106 Las Vegas NV 89104
702.598.1723 fax 598.1724

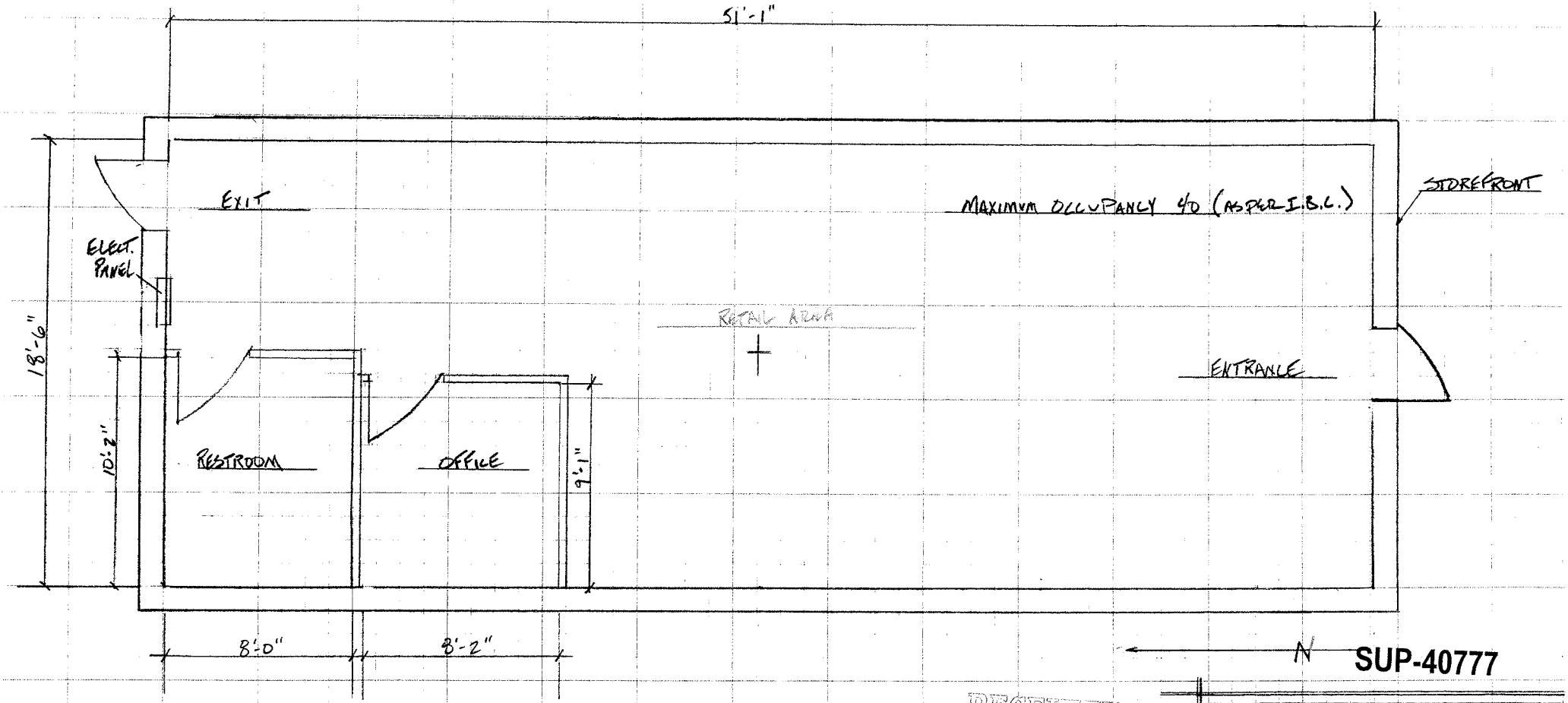
stamp
JOHN A. WELSH REGISTERED NO. 2956 ARCHITECT STATE OF NEVADA

job no. 0725
date 11.24.98
drawn by kg,jw

job name lot 4b
job address del webb & lake mead

cover sheet a0

Documents prepared by the architect are instruments of service for use solely with respect to the project. All documents are the property of the architect and the other reserved rights, including copyright. The owner shall not make or permit the reuse of the architect's documents except by the written agreement of the architect.



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PAMELA ALKSNE	RETAIL STORE
9484 W. LAKE MEAD BLVD.	# 6
DRAWN: 1/4" SCALE	
MAX. OCCUPANCY: 40	A.D.A. COMPLIANCE
DRAWN BY: M.G. BUESCH	

2nd Act Las Vegas, LLC.
7729 Kiowa Pointe Streetx
Las Vegas, NV 89131
702-236-0235

January 15, 2011

Planning and Development Department
731 South 4th Street
Las Vegas, NV
Fax#: 702-474-0352

Dear Sir/Madam:

I am applying for a "Special Use Permit" for a "Thrift Store" in the Summerlin area of Las Vegas. This store will feature women's, men's and children's clothing, as well as purses and shoes in the mid to high end range. I will also be selling costume jewelry, nothing with real diamonds or gems.

I have been researching and looking for the perfect location for over 7 months and have finally located one in Summerlin. To the north is a retirement development and to the south are ½ area lots with very large homes. This is the clientele that I would hope to draw into my store.

This is a new venture for me as I have been in the medical field for over 30 years and have no formal retail experience to speak of. I have managed and grown medical facilities, the last one from two to six in 5 ½ years. I certainly can run a business and have a proven record of doing so. My mother-in-law has a similar store in La Jolla, California which she has owned for almost 30 years and has done very well. She is my mentor and has been guiding me through the process. I will be

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SUP-40777

working in her store for 2 weeks prior to opening. I feel that due to todays economy, a resale store is one that will likely succeed and prosper.

Finding an area that will allow a "Thrift Store" (Consignment Store) has been very difficult in the North West area of the Valley. Realtors are reluctant to extend a contingency clause and want their monies up front. I have found someone who will extend the clause and in fact is giving me 3 months free rent, maybe 4, and will not start the lease until the day the "Special Use Permit"/Business license is received. I have negotiated $1.34 a square foot, which includes cams. This will be for a three year lease with a 2 year option. In my opinion, it doesn't get much better than this!

I am very excited to start this new chapter of my life.

Sincerely,

Pamela Alksne

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SUP-40777

City of Las Vegas Agenda Item No.: **30.**

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

RECOMMENDATION:
Staff recommends

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

PLANNING & DEVELOPMENT DEPARTMENT

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JAN 20 2011

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-40772** APN: 139-34-201-023

Name of Property Owner: City of Las Vegas

Name of Applicant: The Whiting-Turner Contracting Company

Name of Representative: (See above)

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

☐ **Yes** ☒ **No**

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

City Official: N/A

Partner(s): N/A N/A

APN: N/A

Signature of Property Owner: Elizabeth N. Fretwell

Print Name: Elizabeth N. Fretwell

Subscribed and sworn before me

This 10 day of December, 20 10

Notary Public in and for said County and State

KIM A. BARRERA
Notary Public State of Nevada
No. 99-50021-1
My appt. exp. Oct. 25, 2014

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

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APPLICATION / PETITION FORM

Application/Petition For: Minor Site Development Plan Review - Administrative

Project Address (Location) 500 S Main Street

Project Name City of Las Vegas - City Hall Parking Garage **Proposed Use** Parking Garage

Assessor's Parcel #(s) 139-34-201-023 **Ward #** 3 (Barlow)

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

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

Gross Acres 1.89 acres +/- **Lots/Units** 1 **Density** N/A

Additional Information Prior cases: ZON-35382, ZON-35383, and SDR-35417.

PROPERTY OWNER City of Las Vegas **Contact** Elizabeth N. Fretwell

Address 400 Stewart Avenue - 10th Floor **Phone:** 229-6501 **Fax:** 388-1807

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

E-mail Address N/A

APPLICANT The Whiting-Turner Contracting Co. **Contact** Allan Gladstone

Address 6720 Via Austi Parkway Suite 300 **Phone:** 650-0700 **Fax:** 650-2650

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

E-mail Address allan.gladstone@whiting-turner.com

REPRESENTATIVE (See Above) **Contact** _____

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

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

E-mail Address _____

Property Owner Signature* Elizabeth N Fretwell

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

Print Name Elizabeth Fretwell

Subscribed and sworn before me

This 10 day of December, 20 10.

Notary Public in and for said County and State

KIM A. BARRERA
Notary Public State of Nevada
No. 99-50021-1
My appt. exp. Oct. 25, 2014

FOR DEPARTMENT USE ONLY

Case #	SDR-40772
Meeting Date:	3.8.11
Total Fee:	$1,030.-
Date Received:*	1.20.11
Received By:	JPA

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

Revised 10/27/08

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

KEY NOTES

17. RETAINING WALL AS REQUIRED
18. PORTION OF BUILDING TO BE DESIGN AS RETAIING
19. FUTURE 15'-0" WIDE PEDESTRIAN BRIDGE @ 4TH TIER
20. SURVEILLANCE CAMERA. FINAL LOCATION OF CAMERA TO BE COORDINATED WITH CITY OF LAS VEGAS DETENTION AND ENFORCEMENT.
21. REQUIRED EMERGENCY EGRESS PATH
22. FUTURE 15'-0" WIDE PEDESTRIAN BRIDGE @ 4TH TIER WITH 20'-0" WIDE ARIEL EASEMENT WITH UPPER
23. (1) 2" CONDUIT WITH PULLBOX AT EACH END INSTALLED PER NEVADA ENERGY STANDARDS FOR USE BY NEVADA ENERGY
24. EXISTING ELECTRICAL METER FOR UPRR CENTRAL TREATMENT SYSTEM TO BE RELOCATED ONSITE TO LOCATION APPROVED BY THE CITY OF LAS VEGAS. RELOCATION OF METER SHALL BE PER NEVADA ENERGY STANDARDS
25. 10' TALL POWDER COATED FREESTANDING METAL MESH SCREEN WALL.
26. TRANSFORMER AND SCREEN WALL

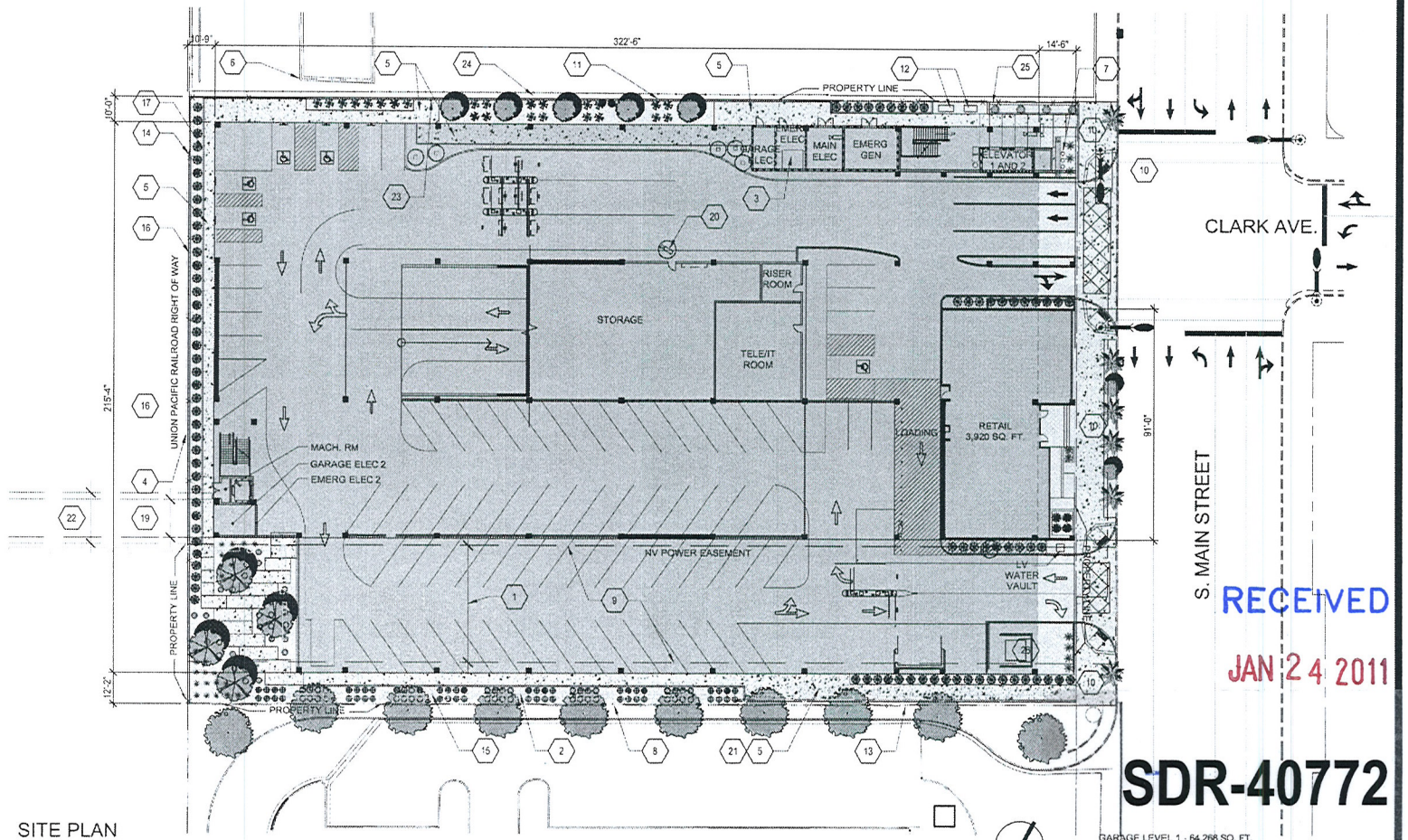
7. PROPOSED LOCATION OF REMOTE FDC'S FOR GARAGE AND RETAIL SPACE
8. EXISTING CONCRETE/TUBE STEEL FENCE TO REMAIN - PROTECT DURING CONSTRUCTION
9. NEVADA ENERGY EASEMENT
10. OFFSITE IMPROVEMENTS PER CIVIL, LANDSCAPE AND CITY OF LAS VEGAS DOWNTOWN CENTENNIAL PLAN, OFFICE DISTRICT CORE REQUIREMENTS
11. COMBINATION RETAINING WALL AND SITE WALL/FENCE. SITE WALL/FENCE SHALL MATCH EXISTING CONCRETE/TUBE STEEL FENCE ON SOUTH PROPERTY LINE
12. DCDA LOCATION BEHIND CMU WALL W/ INTEGRAL COLOR.
13. INTERLOCKING BLOCK RETAINING WALL
14. 6'-0" TALL DECORATIVE IRON FENCE
15. APPROXIMATE LOCATION OF EXISTING SOUTHWEST GAS TEST VALVE - PROTECT DURING CINSTRUCTION
16. 6" CONCRETE CURB

1. 46' WIDE BY 19'-0" CLEAR HIGH (MEASURED FROM GARAGE FINISH FLOOR) NEVADA ENERGY EASEMENT DESIGN OF GARAGE SHALL NOT ENCROACH UPON NEVADA ENERGY EASEMENT. PROTECT DURING CONSTRUCTION.
2. EXISTING SOUTHWEST GAS 12" HIGH PRESSURE LINE - PROTECT DURING CONSTRUCTION. ALL DIGGING IN VINCINITY OF GAS LINE SHALL BE COORDINATED WITH SOUTWEST GAS AND SHALL COMPLY WITH USA NORTH'S - NEVADA EXCAVATION MANUAL.
3. LOCATION OF EXISTING UNDERGROUND VAULT FOR DCDA FOR 430 SOUTH MAIN FIRE LINE.
4. RETAINING WALL WITH 6'-0" TALL (MEASURED FROM FINISH GRADE ALONG UNION PACIFIC RAILROAD RIGHT-OF-WAY) DECORATIVE IRON FENCE ON TOP ALONG WEST PROPERTY LINE. RETAINING WALLTO BE DESIGNED TO ACCEPT SURCHARGE OF FUTUTRE RAILROAD TRACKS.
5. CONCRETE SIDEWALK
6. LOCATION OF UNION PACIFIC RAILROAD CENTRAL TREATMENT SYSTEM ON PLAZA HOTEL PROPERTY

GENERAL NOTES

1. DEMOLITION & RELOCATION REQUIREMENTS FOR EXISTING COND. PER CCU BRIDGING DOCUMENTS FOR 500 S. MAIN STREET PARKING GARAGE DATED 5-26-2010.





SITE PLAN
1" = 30'-0"

NORTH

GARAGE LEVEL 1 - 64,268 SQ. FT.
PROPERTY SIZE - 82,589 SQ. FT. (1.89 ACRES)

RECEIVED
JAN 24 2011

SDR-40772

CITY OF LAS VEGAS NEVADA

Project:
500 South Main Street Parking Garage

Owner:
CITY OF LAS VEGAS
DEPARTMENT OF PUBLIC WORKS
CAPITAL PROJECT MANAGEMENT

400 EAST STEWART AVENUE
LAS VEGAS, NEVADA 89101

Client:
THE WHITING TURNER CONTRACTING COMPANY
3230 W. DESERT INN SUITE #170
LAS VEGAS, NEVADA 89102

Consultants / Discipline:

STRUCTURAL ENGINEER
WALTER P MOORE
7251 AMIGO STREET, SUITE 210
LAS VEGAS, NEVADA 89119.4202

ARCHITECT
CARPENTER SELLERS DEL GATTO ARCHITECTS
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CIVIL ENGINEERS
KIMLEY-HORN AND ASSOCIATES
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LAS VEGAS, NEVADA 89119

MEP CONSULTANTS
MSA ENGINEERING CONSULTANTS
370 E. WINDMILL LANE SUITE 100
LAS VEGAS, NEVADA 89123

CARPENTER SELLERS DEL GATTO ARCHITECTS

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PHONE: 702.944.4710 FAX: 702.944.4790

PROJECT NO.

Project Number: | Drawn By:

Approved By: | Checked By:

Seal and Signature:

Drawing Title:
SITE PLAN

Filename:

Sheet No.:
AS1.01

CITY OF LAS VEGAS PARKING GARAGE
IRRIGATION NARRATIVE

SUMMARY
THE PLANTINGS WITHIN THE CITY OF LAS VEGAS PARKING GARAGE SHALL BE SUPPORTED WITH AN AUTOMATIC DRIP IRRIGATION SYSTEM.

CONNECTION
THE SYSTEM SHALL BE SUPPLIED BY A SEPARATELY METERED, POTABLE WATER SUPPLY WITH A MINIMUM STATIC PRESSURE OF 60PSI. THE CONNECTION TO THE DOMESTIC SUPPLY SHALL BE PROTECTED WITH A CITY OF LAS VEGAS APPROVED BACKFLOW PREVENTION DEVICE.

DISTRIBUTION
1. THE MAINLINE SHALL BE CONSTRUCTED OF SCH. 40 PVC AND INSTALLED WITHIN PLANTING AREAS WHERE EVER POSSIBLE. UNDER-PAVEMENT CROSSINGS SHALL BE CONTAINED WITHIN SCH. 40 PVC SLEEVES DOUBLE THE DIAMETER OF THE PROTECTED PIPE.

2. THE MAINLINE SHALL SUPPLY REMOTE CONTROL VALVE (RCV) ASSEMBLIES CONSISTING OF A LINE-SIZED ISOLATION VALVE, IRRIGATION VALVE, WYE FILTER AND PRESSURE REDUCER. AN INDIVIDUAL RCV WILL SUPPLY PLANTINGS WITH SIMILAR WATERING NEEDS GROUPED IN HYDROZONES.

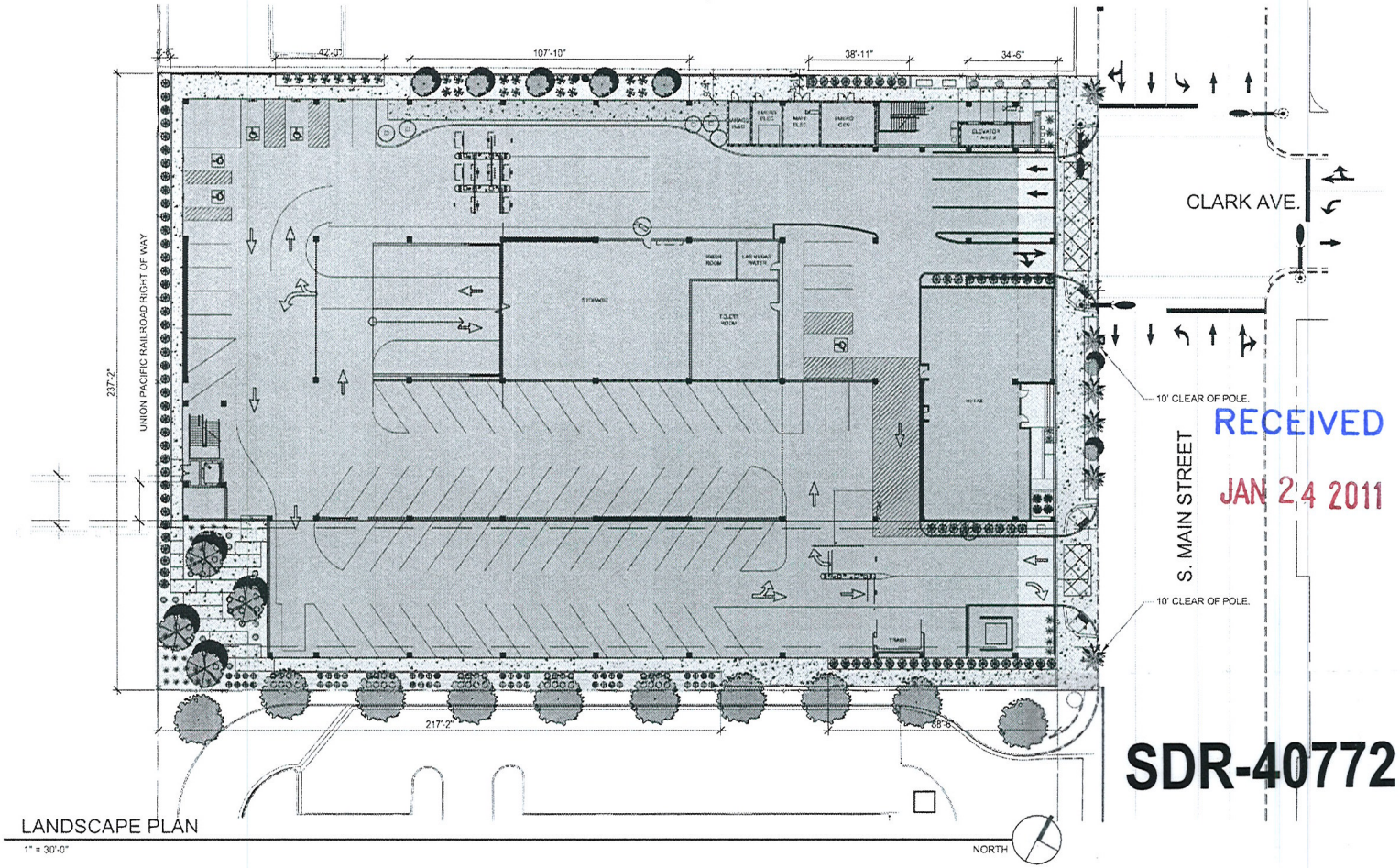
ZONEDESCRIPTION1TREES ALONG MAIN STREET2PALMS ALONG MAIN STREET3SHRUBS AND GROUND COVER ALONG MAIN STREET4CONTAINER PLANTINGS WITHIN THE STRUCTURE5TREES ON THE SOUTH SIDE OF THE STRUCTURE6SHRUBS AND GROUND COVER ON THE SOUTH AND WEST SIDE OF THE STRUCTURE7TREES ON THE NORTH SIDE OF THE STRUCTURE8SHRUBS AND GROUND COVER ON THE NORTH SIDE OF THE STRUCTURE.3. LATERAL LINES SHALL BE CLASS 200 PVC WITH 1/4" FLEXIBLE DISTRIBUTION TUBING TO EACH TREE OR PLANT.

4. EACH DISTRIBUTION TUBE SHALL BE FITTED WITH A BUG-RESISTANT DRIP EMITTER. FLOW RATES AND NUMBER OF EMITTERS PER TREE OR PLANT ARE BASED ON THE EMITTER SCHEDULE.

CONTROL
THE SYSTEM SHALL BE OPERATED BY AN AUTOMATIC IRRIGATION CONTROLLER. THE CONTROLLER SHALL HAVE THE CAPABILITIES TO BE OPERATED AND ADJUSTED REMOTELY.

PLANT LEGEND

SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	COMMENTS
	EXISTING MESQUITE			
	CRAPE MYRTLE	LAGERSTROMIA INDICA 'NATCHEZ'	36" BOX	MULTI TRUNK
	MUSEUM PALO VERDE	PARKINSONIA X 'DESERT MUSEUM'	36" BOX	MULTI TRUNK
*	DATE PALM ALT: MEXICAN FAN PALM	PHOENIX DACTYLIFERA 'MEDJOL' ALT: WASHINGTONIA ROBUSTA	25' BTH ALT: 25' BTH	SKINNED TRUNK
*	CHITALPA TASHKENTENSIS	CHITALPA	48" BOX	STANDARD TRUNK
	DEER GRASS ALT: RED YUCCA	DEER GRASS ALT: HESPERALOE PARVIFOLIA	5 GAL 5 GAL	
	FEATHERY CASSIA	SENNA NEMOPHILA	5 GAL	GRID SPACING
	GOLDEN BARREL CACTUS	ECHINOCACTUS GRUSONII	10"-12"	
*	GOLD LANTANA ALT: PURPLE LANTANA	LANATA M. 'NEW GOLD' ALT: LANTANA C. 'PURPLE'	5 GAL 5 GAL	
*	OCTOPUS AGAVE ALT: HORESETAIL	AGAVE VILMORINIANA ALT: EQUISETUM HYEMALE	15 GAL 5 GAL	
	MEDITER. FAN PALM	CHAMEROPS HUMILIS	36" BOX	MULTI TRUNK
	ASIAN JASMINE	ASIAN JASMINE	5 GAL	
	BANKS ROSA	ROSA BANKSIAE	5 GAL	



LANDSCAPE PLAN
1" = 30'-0"

RECEIVED
JAN 24 2011

SDR-40772

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500 South Main Street Parking Garage

Owner :
CITY OF LAS VEGAS
DEPARTMENT OF PUBLIC WORKS
CAPITAL PROJECT MANAGEMENT

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LAS VEGAS, NEVADA 89101

Client :
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3230 W. DESERT INN SUITE #170
LAS VEGAS, NEVADA 89102

Consultants / Discipline :

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PROJECT NO

Project Number : Drawn By :

Approved By : Checked By :

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Drawing Title:
LANDSCAPE PLAN

Filename :

Sheet No. :
L101

KEY NOTES

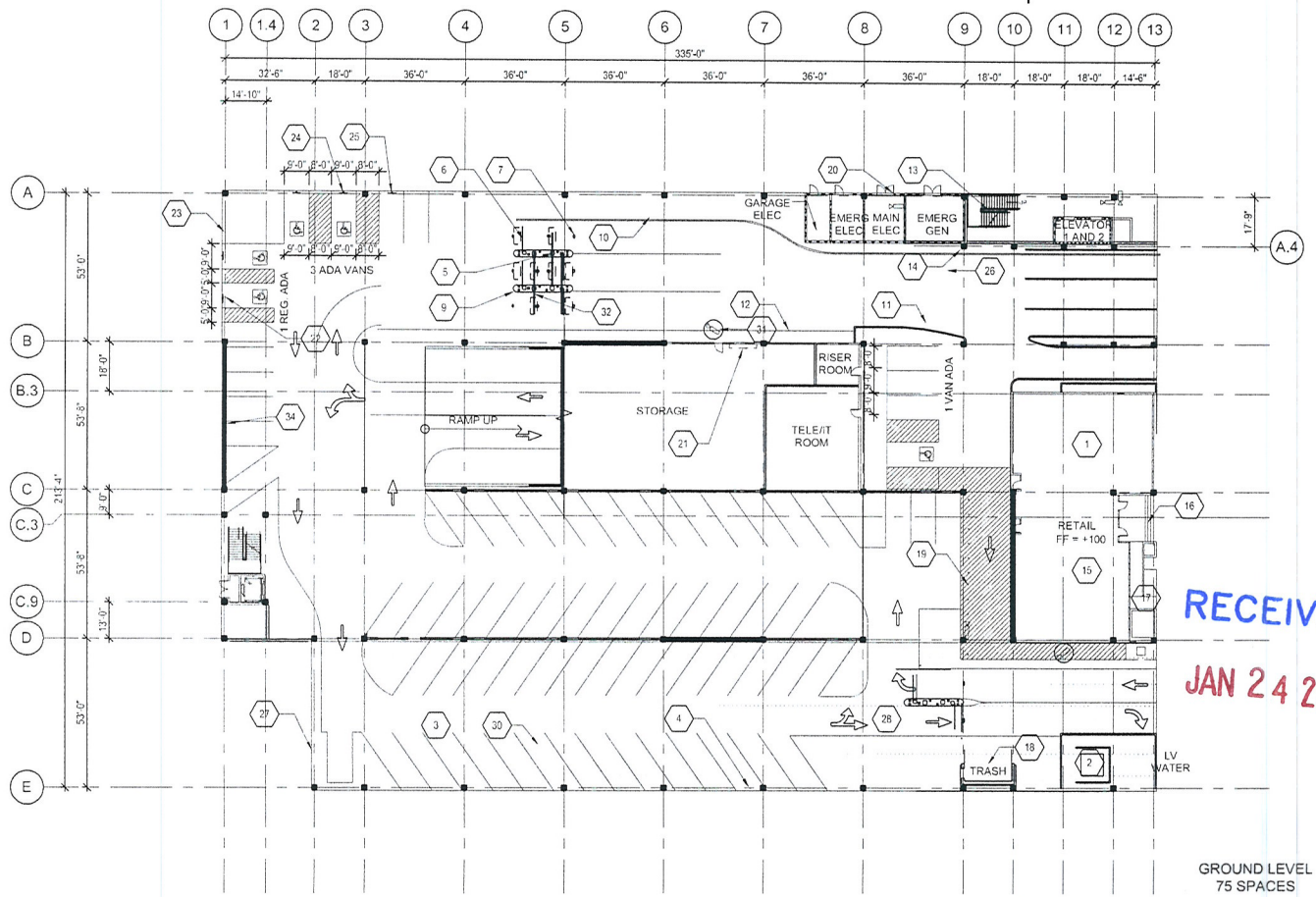
26. LOW CLEARANCE SIGN NOTING HEIGHT AND DROP BAR
27. REMOVABLE BARRIER SYSTEM
28. PROVIDE JUNCTION BOX FOR ELECTRICAL SERVING THE PARKING ACCESS CONTROL COMPONENTS OUTSIDE OF ASPHALT TO ALLOW FOR EQUIPMENT TO BE DISCONNECTED.
29. PRECAST CONCRETE TRASH RECEPTACLE, "TF 1175" FINISH: B-1 BY WAUSAU TILE.
30. CITY VEHICLES ONLY SIGN AT ALL STANDARD SPACES IN ASPHALT/NV ENERGY EASEMENT AREA.
31. SURVEILLANCE CAMERA. FINAL LOCATION OF CAMERA TO BE COORDINATED WITH CITY OF LAS VEGAS DETENTION AND ENFORCEMENT.
32. EXIT TICKET DEVICE
33. SPEED BUMP
34. CLUB RIDE RESERVED SIGNANGE

12. WHITE STRIPING
13. OPEN STAIRWELL WITH HANDRAILS AND GUARDRAILS
14. COLUMN
15. GREY SHELL RETAIL AREA PER CITY OF LAS VEGAS DOWNTOWN CENTENNIAL PLAN. OFFICE DISTRICT CORE
16. STAIR WITH HANDRAILS
17. RAMP - SLOPE 1:20
18. TRASH ENCLOSURE WITH ROLLING GATE
19. BOLLARD
20. LOUVERED WALL AT EXTERIOR FACE OF GARAGE FOR VENTING PURPOSES AND 6'-0" WIDE GATE FOR GENERATOR ROOM - GATE LEAVES SHALL HAVE 180 DEGREE SWINGS
21. 10' W X 8' H ROLL UP DOOR
22. HANDICAP VAN ACCESSIBLE AND SIDE LIFT SIGNAGE PER SPECIFICATIONS
23. NO PARKING/VIOLATION SIGNANGE
24. HANDICAP VAN ACCESSIBLE SIGNAGE
25. HANDICAP SIGNANGE

1. LAS VEGAS VALLEY WATER DISTRICT EQUIPMENT REQUIRED FOR PARKING GARAGE AND RETAIL SPACE - (1) 1-1/2" FOR GARAGE AND IRRIGATION AND (2) 2" METERS FOR RETAIL SPACE.
2. PROPOSED AREA FOR NV ENERGY TRANSFORMER AND PAD FOR PARKING GARAGE AND RETAIL SPACE - PROVIDE CLEARANCE AND PROTECTION AS REQUIRED BY NV ENERGY.
3. HATCH INDICATES AREA OF 6.5 TRAFFIC INDEX OF ASPHALT.
4. PLUG-IN VEHICLE PARKING SIGNANGE
5. ENTRY TICKET DEVICE
6. BARRIER GATE
7. LANE OPEN/CLOSED SIGN
8. PARKING CONTROL EQUIPMENT PAY STATIONS
9. 6" CONCRETE CURB AND ISLAND
10. 6" CONCRETE CURB
11. 6" CONCRETE CURB AND SIDEWALK

GENERAL NOTES

1. PROVIDE PARKING BUMPER AT EACH PARKING SPACE.
2. 5TH TIER TO ACCOMMODATE FUTURE CARPORTS AND SOLAR PANELS
3. PROVIDE COMPLETE WAY FINDING SIGNAGE PACKAGE AND PARKING FEE INFORMATIONAL SIGN PACKAGE FOR GARAGE, TO INCLUDE, BUT NOT LIMITED TO: DO NOT ENTER SIGNS, STOP SIGNS, RIGHT/LEFT ONLY TURNS, EXIT SIGNS, FEE SIGNAGE, ETC.
4. THE CEILING AND INTERIOR SURFACES (COLUMNS, WALLS, ETC.) OF THE GARAGE SHALL BE PAINTED WHITE. EXPOSED PIPE AND CONDUITS SHALL BE PAINTED TO MATCH ADJACENT SURFACES. INTERIOR INTEGRAL COLORED CONCRETE (IF PROVIDED) SHALL NOT BE PAINTED.



GROUND LEVEL
75 SPACES

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FLOOR PLAN - LEVEL 1
1" = 30'-0"

NORTH

SDR-40772

CITY OF LAS VEGAS NEVADA

Project :
500 South Main Street Parking Garage

Owner :
CITY OF LAS VEGAS
DEPARTMENT OF PUBLIC WORKS
CAPITAL PROJECT MANAGEMENT

400 EAST STEWART AVENUE
LAS VEGAS, NEVADA 89101

Client :
THE WHITING TURNER CONTRACTING COMPANY
3230 W. DESERT INN SUITE #170
LAS VEGAS, NEVADA 89102

Consultants / Discipline :

STRUCTURAL ENGINEER
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ARCHITECT
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CIVIL ENGINEERS
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PHONE 702.944.4710 FAX: 702.944.4790

PROJECT NO.

Project Number :
Drawn By :
Approved By :
Checked By :

Seal and Signature :

Drawing Title:
LEVEL 1

Filename :

Sheet No. :
A101

KEY NOTES

1. WHITE STRIPING
2. OPEN STAIRWELL WITH HANDRAILS AND GUARDRAILS
3. COLUMN
4. BOLLARD
5. HANDICAP SIGNANGE
6. GUARDRAIL SYSTEM
7. SURVEILLANCE CAMERA TO MONITOR STAIR/ELEVATOR LOBBY FINAL LOCATION OF CAMERA TO BE COORDINATED WITH CITY OF LAS VEGAS DETENTION AND ENFORCEMENT
8. CLUB RIDE RESERVED SIGNANGE

GENERAL NOTES

1. PROVIDE PARKING BUMPER AT EACH PARKING SPACE.
2. 5TH TIER TO ACCOMMODATE FUTURE CARPORTS AND SOLAR PANELS
3. PROVIDE COMPLETE WAY FINDING SIGNAGE PACKAGE AND PARKING FEE INFORMATIONAL SIGN PACKAGE FOR GARAGE, TO INCLUDE, BUT NOT LIMITED TO: DO NOT ENTER SIGNS, STOP SIGNS, RIGHT/LEFT ONLY TURNS, EXIT SIGNS, FEE SIGNAGE, ETC.
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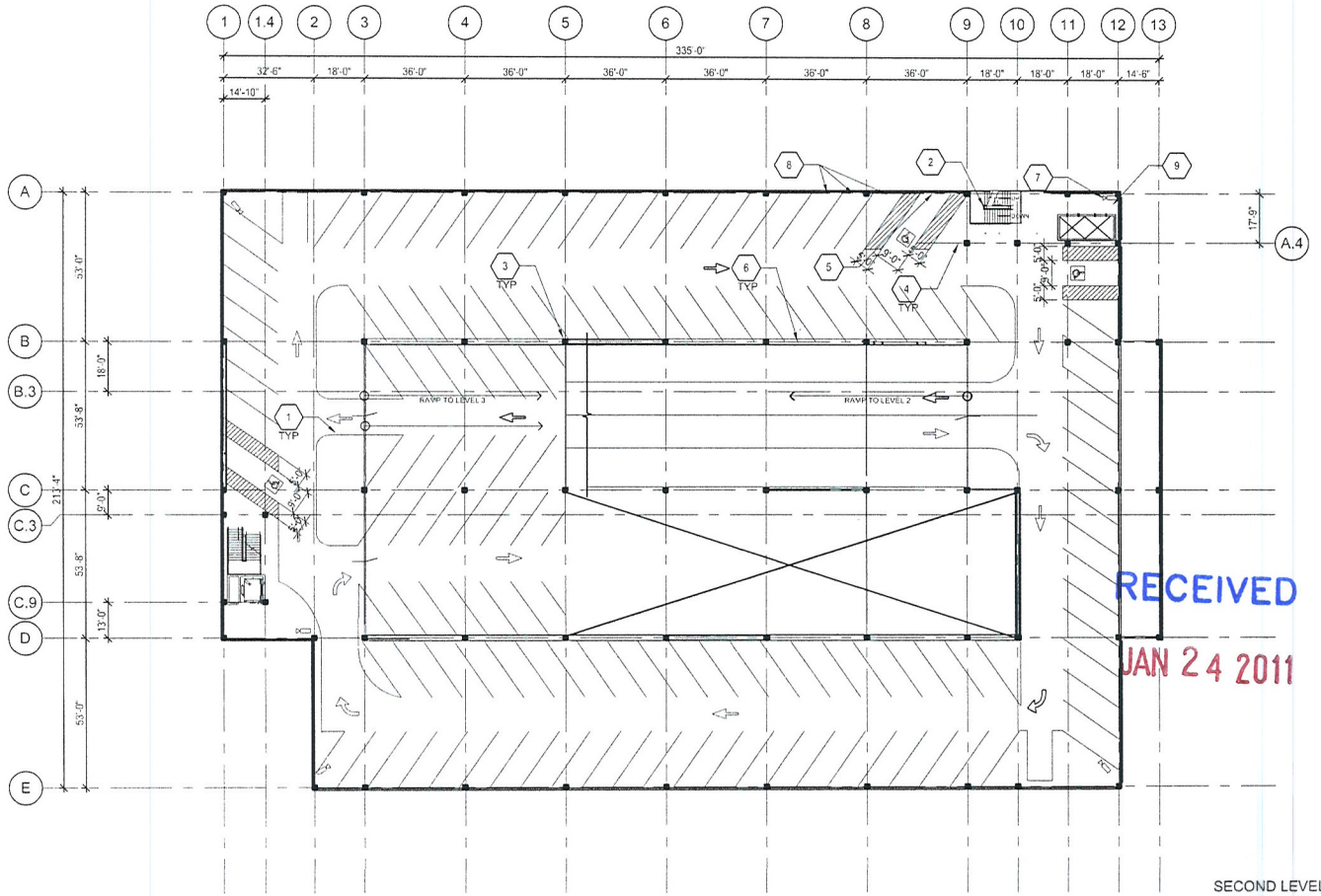

SECOND LEVEL
129 SPACES

FLOOR PLAN - LEVEL 2

1" = 30'-0"

NORTH

SDR-40772

CITY OF LAS VEGAS NEVADA

Project:

500 South Main Street Parking Garage

Owner:

CITY OF LAS VEGAS
DEPARTMENT OF PUBLIC WORKS
CAPITAL PROJECT MANAGEMENT

400 EAST STEWART AVENUE
LAS VEGAS, NEVADA 89101

Client:

THE WHITING TURNER CONTRACTING COMPANY
3230 W. DESERT INN SUITE #170
LAS VEGAS, NEVADA 89102

Consultants / Discipline:

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CIVIL ENGINEERS
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LAS VEGAS, NEVADA 89119

MEP CONSULTANTS
MSA ENGINEERING CONSULTANTS
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PROJECT NO.

Project Number: Drawn By:

Approved By: Checked By:

Seal and Signature:

Drawing Title:

LEVEL 2

Filename:

Sheet No.:

A102

KEY NOTES

1. WHITE STRIPING
2. OPEN STAIRWELL WITH HANDRAILS AND GUARDRAILS
3. COLUMN
4. BOLLARD
5. HANDICAP SIGNANGE
6. GUARDRAIL SYSTEM
7. SURVEILLANCE CAMERA TO MONITOR STAIR/ELEVATOR LOBBY. FINAL LOCATION OF CAMERA TO BE COORDINATED WITH CITY OF LAS VEGAS DETENTION AND ENFORCEMENT
8. CLUB RIDE RESERVED SIGNANGE
9. PRECAST CONCRETE TRASH RECEPTACLE,"TF 1175" FINISH B-1 BY WAUSAU TILE

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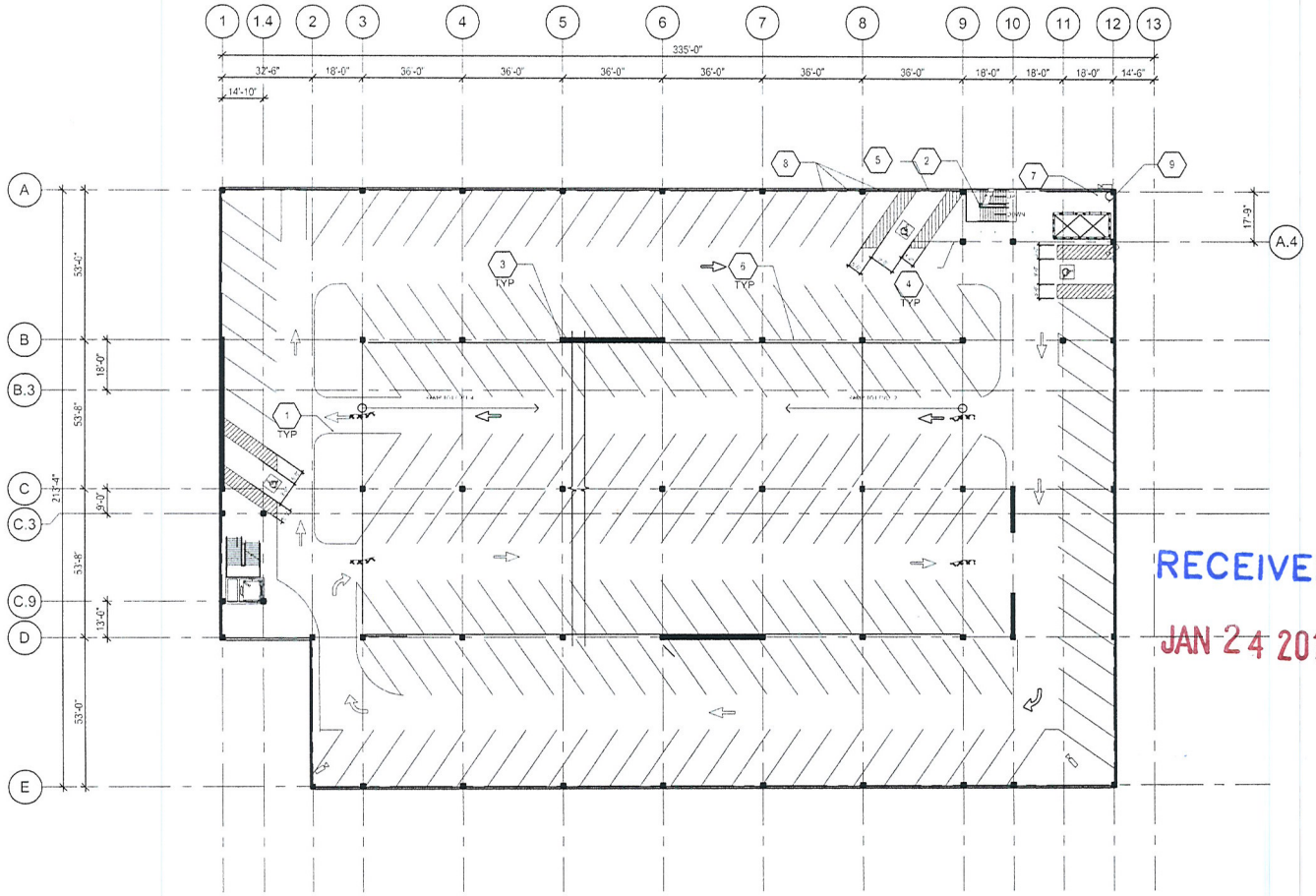

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THREE LEVEL
183 SPACES

FLOOR PLAN - LEVEL 3

1" = 30'-0"

NORTH

SDR-40772

CITY OF LAS VEGAS NEVADA

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PROJECT NO.

Project Number : Drawn By :

Approved By : Checked By :

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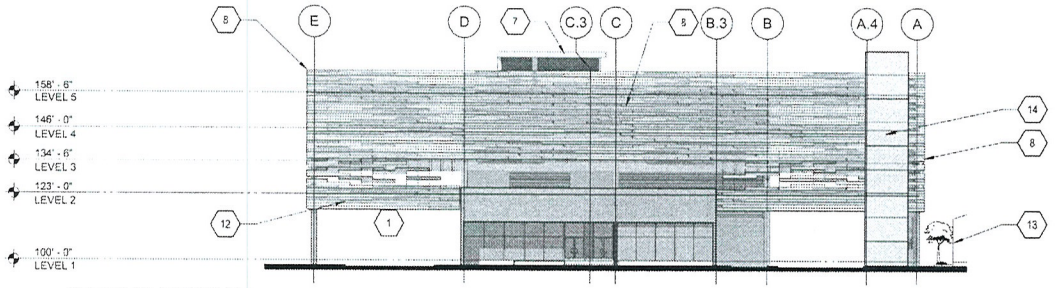
LEVEL 3

Filename :

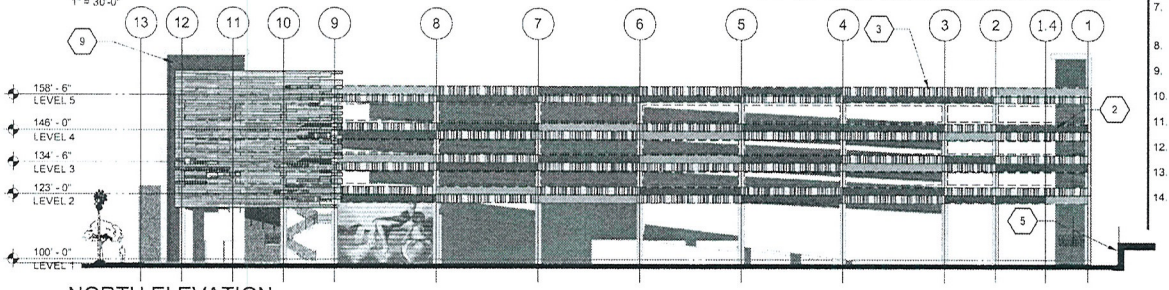
Sheet No. :

A103



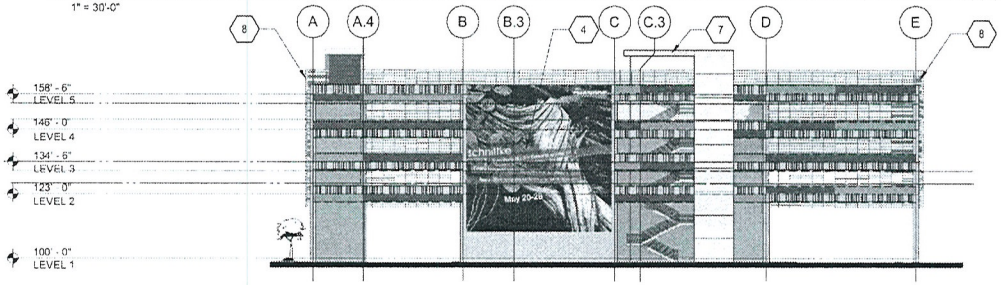
EAST ELEVATION

1" = 30'-0"



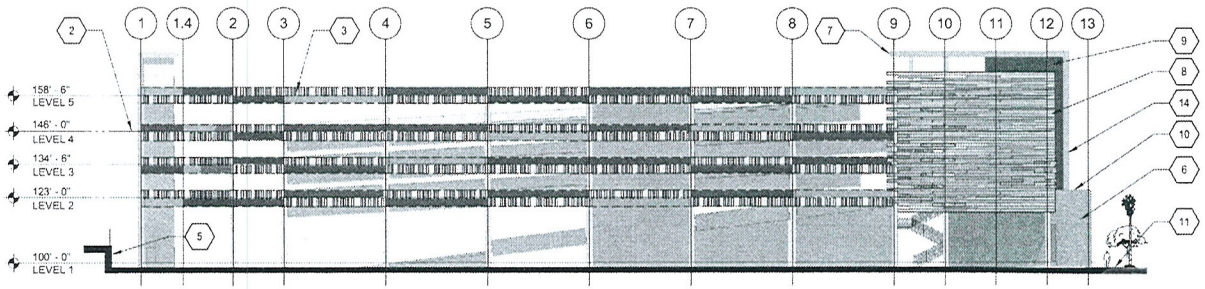
NORTH ELEVATION

1" = 30'-0"



WEST ELEVATION

1" = 30'-0"



SOUTH ELEVATION

1" = 30'-0"

GENERAL NOTES

1. MINIMUM CLEARANCE HEIGHT FOR TIERS 2,3 OR 4 SHALL BE 8'-0". MIN. CLEAR HEIGHT AT GROUND FLOOR SHALL BE DETERMINED BY REQUIREMENTS OF NV ENERGY, VAN ACCESSIBLE CLEARANCE AND DELIVERY/TRASH VEHICLE CLEARANCE AT THE RETAIL SPACE

KEY NOTES

1. MINIMUM 19'-0" CLEAR HEIGHT MEASURED FROM GARAGE FINISH FLOOR FOR NV ENERGY EASEMENT - TYPICAL, ENTIRE LENGTH OF DRIVE AISLE.
2. MINIMUM HIEGHT OF 4TH TIER TO ACCOMODATE FUTURE PEDESTRIAN BRIDGE.
3. PAINTED PRECAST CONCRETE STRUCTURE
4. PRECAST CONCRETE SHEARWALL / LEASABLE ADVERTISING SPACE
5. RETAINING WALL AND 6'-0" TALL DECORATIVE IRON FENCE. FENCE IS MEASURED FROM PAVEMENT OF THE UPRR PROPERTY.
6. EXPOSED AGGREGATE CONCRETE PANELS
7. COVERED OPEN STAIRWELL, METAL ROOF TO BE KYNAR FINISH CHAMPAGNE TO MATCH NEW CITY HALL.
8. DECORATIVE METAL SCREEN.
9. CMU WALL W/ ACCENT PAINT.
10. OBSERVATION DECK.
11. GRADE
12. LINE OF LOWEST OBSTRUCTION AT WEST OPENNING.
13. EXISTING STRUCTURE
14. METAL PANEL SYSTEM WITH KYNAR FINISH CHAMPAGNE TO MATCH NEW CITY HALL.

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SDR-40772

Project :

500 South Main Street Parking Garage

Owner :

CITY OF LAS VEGAS
DEPARTMENT OF PUBLIC WORKS
CAPITAL PROJECT MANAGEMENT

400 EAST STEWART AVENUE
LAS VEGAS, NEVADA 89101

Client :
THE WHITING TURNER CONTRACTING COMPANY
3230 W. DESERT INN SUITE #170
LAS VEGAS, NEVADA 89102

Consultants / Discipline :

STRUCTURAL ENGINEER
WALTER P MOORE
7251 AMIGO STREET, SUITE 210
LAS VEGAS, NEVADA 89119.4202

ARCHITECT
CARPENTER SELLERS DEL GATTO ARCHITECTS
1919 S. JONES, SUITE C
LAS VEGAS, NEVADA 89146

CIVIL ENGINEERS
KIMLEY-HORN AND ASSOCIATES
2080 EAST FLAMINGO ROAD, SUITE 210
LAS VEGAS, NEVADA 89119

MEP CONSULTANTS
MSA ENGINEERING CONSULTANTS
370 E. WINDMILL LANE SUITE 100
LAS VEGAS, NEVADA 89123

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PHONE: 702.944.4710 FAX: 702.944.4790

PROJECT NO.

Project Number : Drawn By :

Approved By : Checked By :

Seal and Signature :

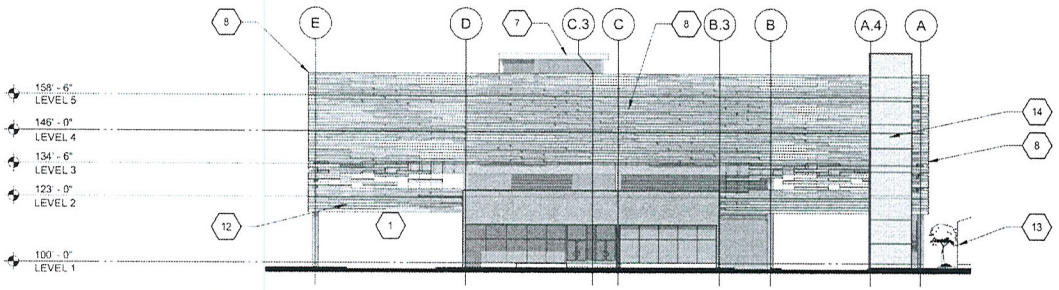
Drawing Title:

ELEVATIONS

Filename :

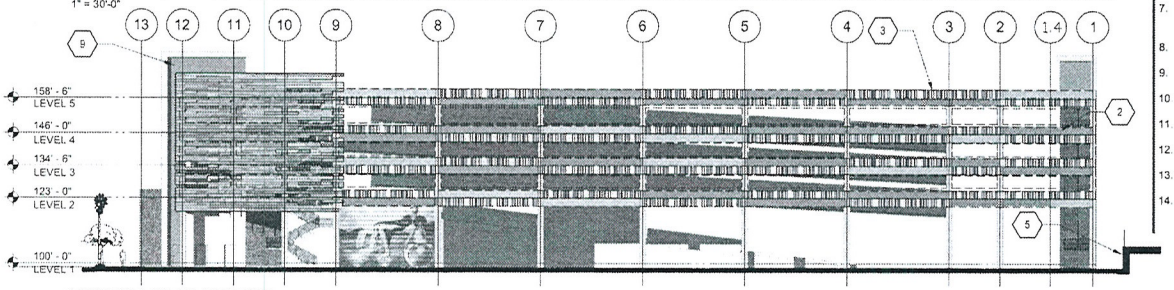
Sheet No. :

A201



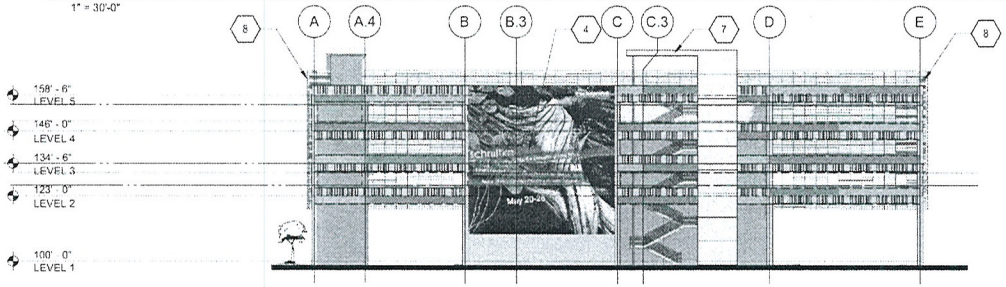
EAST ELEVATION

1" = 30'-0"



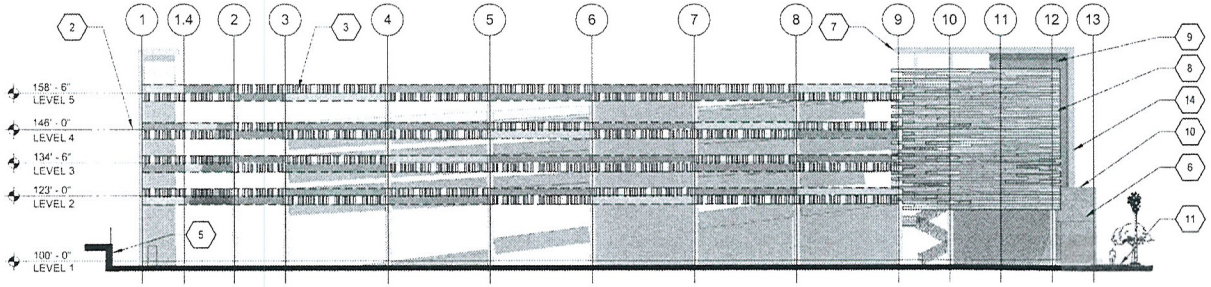
NORTH ELEVATION

1" = 30'-0"



WEST ELEVATION

1" = 30'-0"



SOUTH ELEVATION

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GENERAL NOTES

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11. GRADE
12. LINE OF LOWEST OBSTRUCTION AT WEST OPENNING.
13. EXISTING STRUCTURE
14. METAL PANEL SYSTEM WITH KYNAR FINISH CHAMPAGNE TO MATCH NEW CITY HALL.

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SDR-40772

CITY OF LAS VEGAS NEVADA

Project :

500 South Main Street Parking Garage

Owner :

CITY OF LAS VEGAS
DEPARTMENT OF PUBLIC WORKS
CAPITAL PROJECT MANAGEMENT

400 EAST STEWART AVENUE
LAS VEGAS, NEVADA 89101

Client :
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3230 W. DESERT INN SUITE #170
LAS VEGAS, NEVADA 89102

Consultants / Discipline :

STRUCTURAL ENGINEER
WALTER P MOORE
7251 AMIGO STREET, SUITE 210
LAS VEGAS, NEVADA 89119.4202

ARCHITECT
CARPENTER SELLERS DEL GATTO ARCHITECTS
1919 S. JONES, SUITE C
LAS VEGAS, NEVADA 89146

CIVIL ENGINEERS
KIMLEY-HORN AND ASSOCIATES
2080 EAST FLAMINGO ROAD, SUITE 210
LAS VEGAS, NEVADA 89119

MEP CONSULTANTS
MSA ENGINEERING CONSULTANTS
370 E. WINDMILL LANE SUITE 100
LAS VEGAS, NEVADA 89123

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7251 AMIGO STREET, SUITE 210
LAS VEGAS, NEVADA 89119.4202
PHONE: 702.944.4710 FAX: 702.944.4790

PROJECT NO.

Project Number : Drawn By :

Approved By : Checked By :

Seal and Signature :

Drawing Title:

ELEVATIONS

Filename :

Sheet No. :

A201

KEY NOTES

1. WHITE STRIPING
2. OPEN STAIRWELL WITH HANDRAILS AND GUARDRAILS
3. COLUMN
4. BOLLARD
5. HANDICAP SIGNANGE
6. GUARDRAIL SYSTEM
7. SURVEILLANCE CAMERA TO MONITOR STAIR/ELEVATOR LOBBY FINAL LOCATION OF CAMERA TO BE COORDINATED WITH CITY OF LAS VEGAS DETENTION AND ENFORCEMENT.
8. CLUB RIDE RESERVED SIGNANGE
9. PRECAST CONCRETE TRASH RECEPTACLE."TF 1175" FINISH B-1 BY WAUSAU TILE

GENERAL NOTES

1. PROVIDE PARKING BUMPER AT EACH PARKING SPACE.
2. 5TH TIER TO ACCOMMODATE FUTURE CARPORTS AND SOLAR PANELS
3. PROVIDE COMPLETE WAY FINDING SIGNAGE PACKAGE AND PARKING FEE INFORMATIONAL SIGN PACKAGE FOR GARAGE. TO INCLUDE, BUT NOT LIMITED TO, DO NOT ENTER SIGNS, STOP SIGNS, RIGHT/LEFT ONLY TURNS, EXIT SIGNS, FEE SIGNAGE, ETC.
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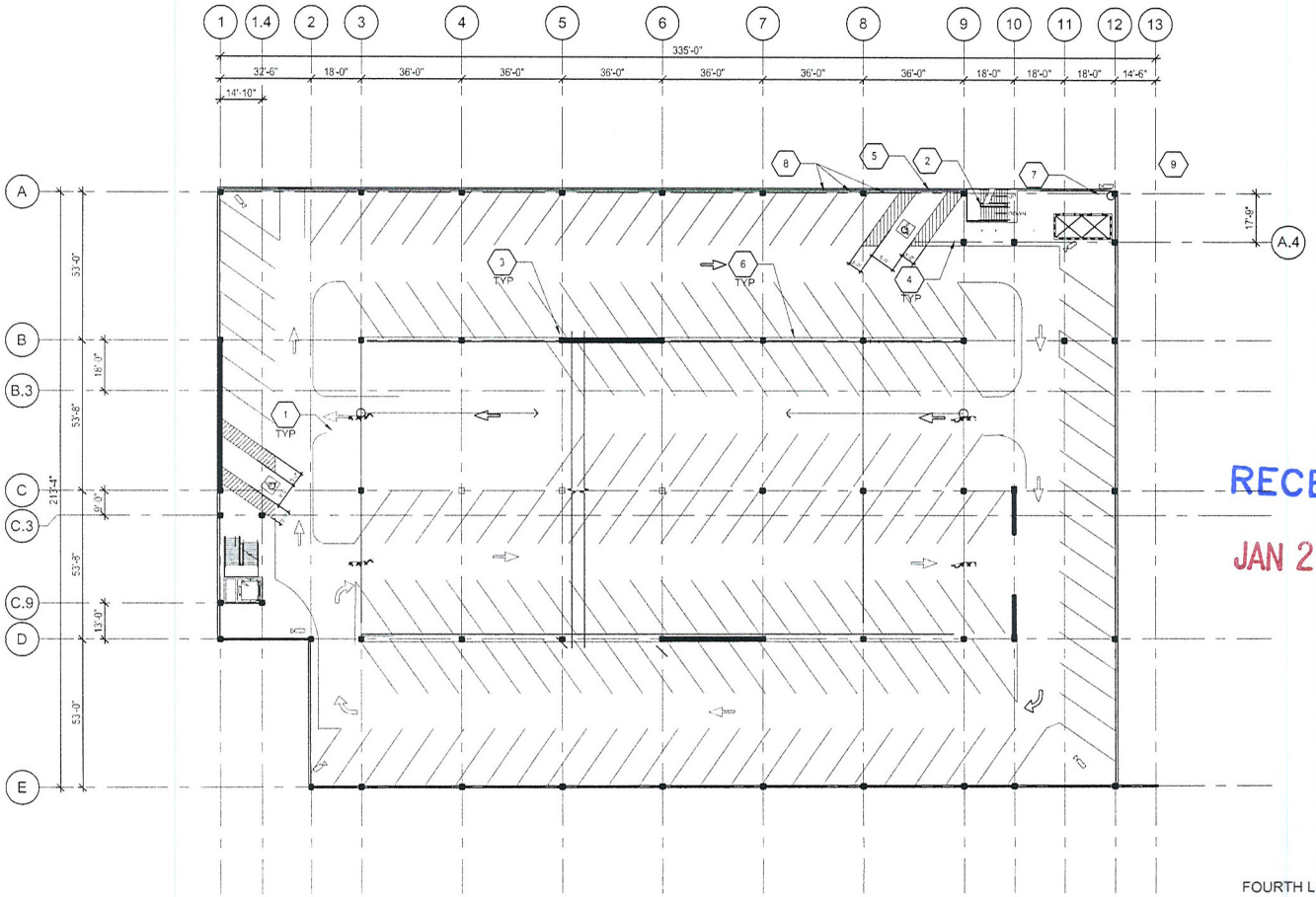

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FOURTH LEVEL
183 SPACES

FLOOR PLAN - LEVEL 4
1" = 30'-0"

NORTH

SDR-40772

CITY OF LAS VEGAS NEVADA

Project :
500 South Main Street Parking Garage

Owner :
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DEPARTMENT OF PUBLIC WORKS
CAPITAL PROJECT MANAGEMENT

400 EAST STEWART AVENUE
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ARCHITECT
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LAS VEGAS, NEVADA 89146

CIVIL ENGINEERS
KIMLEY-HORN AND ASSOCIATES
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MEP CONSULTANTS
MSA ENGINEERING CONSULTANTS
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PHONE 702.944.4710 FAX: 702.944.4790

PROJECT NO.

Project Number : Drawn By :

Approved By : Checked By :

Seal and Signature :

Drawing Title:
LEVEL 4

Filename :

Sheet No. :
A104

KEY NOTES

1. WHITE STRIPING
2. OPEN STAIRWELL WITH HANDRAILS AND GUARDRAILS
3. COLUMN
4. BOLLARD
5. HANDICAP SIGNANGE
6. GUARDRAIL SYSTEM
7. SURVEILLANCE CAMERA TO MONITOR STAIR/ELEVATOR LOBBY. FINAL LOCATION OF CAMERA TO BE COORDINATED WITH CITY OF LAS VEGAS DETENTION AND ENFORCEMENT.
8. CLUB RIDE RESERVED SIGNANGE
9. PRECAST CONCRETE TRASH RECEPTACLE."TF 1175" FINISH; B-1 BY WAUSAU TILE.
10. ROOF ABOVE TO COVER STAIR AND ELEVATOR

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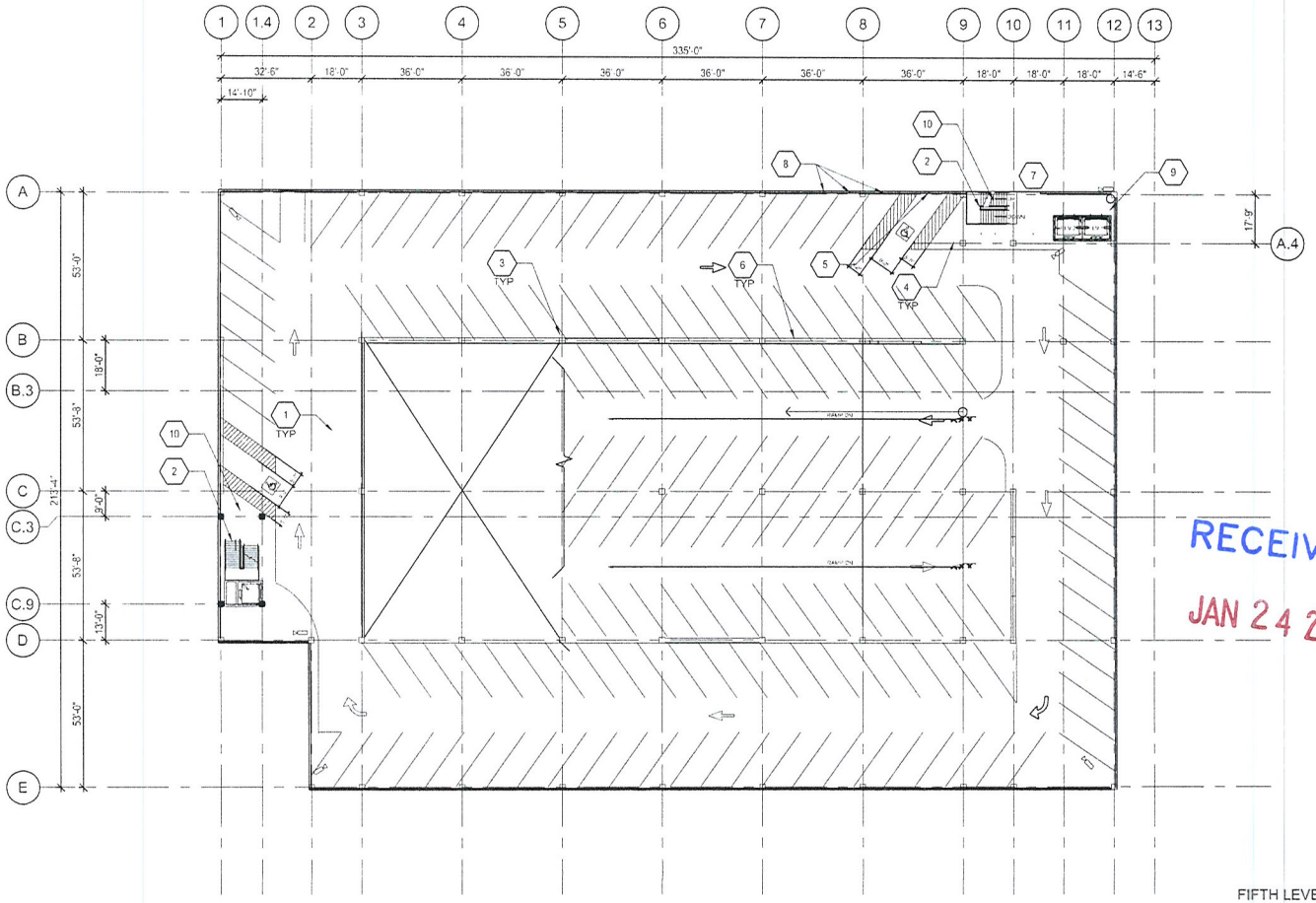

FIFTH LEVEL
160 SPACES

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FLOOR PLAN - LEVEL 5
1" = 30'-0"

NORTH

SDR-40772

CITY OF LAS VEGAS NEVADA

Project :
500 South Main Street Parking Garage

Owner :
CITY OF LAS VEGAS
DEPARTMENT OF PUBLIC WORKS
CAPITAL PROJECT MANAGEMENT

400 EAST STEWART AVENUE
LAS VEGAS, NEVADA 89101

Client :
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Consultants / Discipline :

STRUCTURAL ENGINEER
WALTER P MOORE
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LAS VEGAS, NEVADA 89119,4202

ARCHITECT
CARPENTER SELLERS DEL GATTO ARCHITECTS
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LAS VEGAS, NEVADA 89119

MEP CONSULTANTS
MSA ENGINEERING CONSULTANTS
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PROJECT NO.

Project Number : Drawn By :

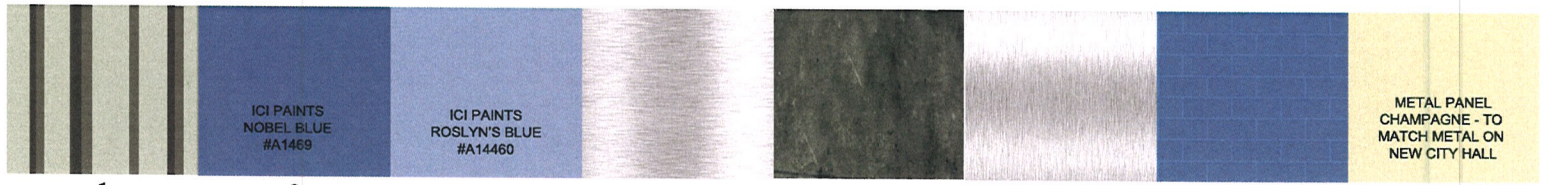
Approved By : Checked By :

Seal and Signature :

Drawing Title:
LEVEL 5

Filename :

Sheet No. :
A105





1 CONCRETE PANEL WITH VERTICAL REVEALS.

2 CONCRETE PANEL WITH PAINTED FINISH

3 CONCRETE PANEL WITH PAINTED FINISH

4 DECORATIVE METAL SCREEN - FINISH TO MATCH ALUMN. STOREFRONT FINISH.

5 CONCRETE PANEL - INTEGRAL COLOR W/ EXPOSED AGREGATE FINISH

6 ALUMINUM STORE FRONT AND CLEAR GLASS TO MATCH CITY HALL.

7 CMU WITH PAINTED ACCENT FINISH.

8 METAL PANEL FACADE - FINISH TO MATCH CITY HALL - CHAMPAGNE.

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CITY OF LAS VEGAS NEVADA

Project :

500 South Main Street Parking Garage

Owner :

CITY OF LAS VEGAS
DEPARTMENT OF PUBLIC WORKS
CAPITAL PROJECT MANAGEMENT

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PROJECT NO.

Project Number : Drawn By :

Approved By : Checked By :

Seal and Signature :

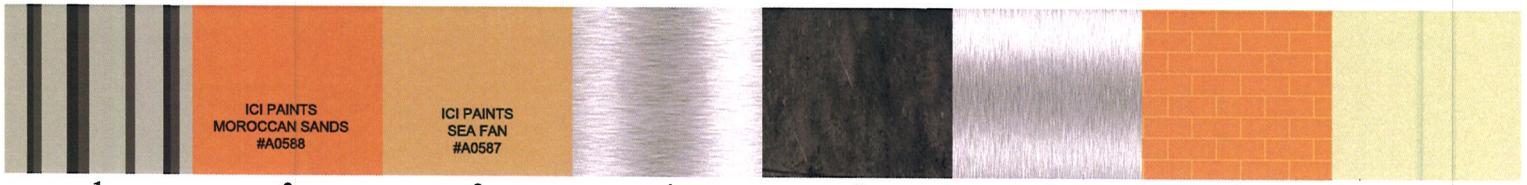
Drawing Title:

MATERIALS & FINISHES

Filename :

Sheet No. :

A401





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JAN 20 2011

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MATERIALS & FINISHES

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A401

G.W.C. WHITING
(1883-1974)

WILLARD HACKERMAN
PRESIDENT AND CEO

FOUNDED 1909

THE WHITING-TURNER CONTRACTING COMPANY

(INCORPORATED)

ENGINEERS AND CONTRACTORS

6720 VIA AUSTI PARKWAY, SUITE 300
LAS VEGAS, NEVADA 89119
702-650-0700
FAX 702-650-2650
www.whiting-turner.com

CONSTRUCTION MANAGEMENT
GENERAL CONTRACTING
DESIGN-BUILD
SPECIALTY CONTRACTING
OFFICE/HEADQUARTERS
RETAIL/SHOPPING CENTERS
HEALTHCARE
BIOTECH/PHARMACEUTICAL
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INSTITUTIONAL
DATA CENTERS
SPORTS AND ENTERTAINMENT
INDUSTRIAL
WAREHOUSE/DISTRIBUTION
MULTI-FAMILY RESIDENTIAL
ENVIRONMENTAL
BRIDGES, CONCRETE

WRITER'S DIRECT NUMBER IS
702-210-2602

January 20th 2011

Mr. Flinn Fagg
City of Las Vegas Planning and Development
731 South 4th St.
Las Vegas, Nevada 89101



RE: 500 S. Main Parking Garage
CLV Project Number: 09.15241.19-TF
WT Project Number 13055

Dear Mr. Fagg:

The Whiting-Turner Construction Company and it's design partner Walter P. Moore, were awarded the 500 S. Main Parking Garage Design Build project on December 1st 2010.

The project entails design and construction of a 5 story, 720 parking space garage. The location of the garage is 500 S. Main St, and will serve as a parking facility for both the New City Hall and Symphony Park. The new building will also contain approximately 3,500 SF of retail space.

This parking structure was approved at the site via SDR-35417 (Approved 10/7/10). Condition of Approval #7 required revised elevations to be approved through a Minor Review.

As part of the SDR submission we have included 4 sided architecture that the design team feels best compliments the structure and it's Main Street Façade and is consistent with our design-build proposal.

Our design solution provided a strategic and advantageous element in that the retail is accentuated along the Main Street elevation making it more visible and providing greater signage opportunity. The garage façade is pulled back from the property line to help facilitate this visibility, as well as creating a clean solution to the NVE set-back requirement from the over-head transmission lines. While this feature was seen by the reviewing panel as a design enhancement, we have been asked to submit this comment as a clarification, or possible variance, to the Downtown Centennial Plan requirement that the building facades are brought to the property line / sidewalk.

The structure is approximately two hundred and fifteen feet wide along Main Street. The two hundred and fifteen feet are broken down as follows:

- Ninety feet of the Garage is on the property line;
- Eighty five feet is drive lane;
- Forty feet is held back slightly to allow for adequate sight lines for drivers pulling out of the Garage.

SDR-40772

Additionally, at the Pre-Application Conference the possible need for a median in Main Street was discussed. We are awaiting the outcome of internal City of Las Vegas discussions before addressing that issue.

We look forward to working with Planning and Development and the City of Las Vegas, to make this a successful project. If you have any questions or concerns please feel free to contact me at any time.

Sincerely,

Allan H. Gladstone
Project Manager
THE WHITING-TURNER CONTRACTING CO.

CC: Mike Vlaovich
Yorgo Kagafas
David Bratcher
Paul Schmitt
Bud Mahrou

SDR-40772

City of Las Vegas Agenda Item No.: **31.**

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

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
Proposed Amendment and Staff Report

City of Las Vegas Agenda Item No.: **32.**

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