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

Steven Evans, Chair
Richard Truesdell, 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.

April 12, 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 AND PAYMENT OF THOSE COSTS SHALL BE MADE UPON FILING OF THE APPLICATION.

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

PLANNING COMMISSION MEETING RULES OF CONDUCT:

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and

suggested conditions of approval, if appropriate.

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

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

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

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

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

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

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

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

BUSINESS ITEMS:

1. CALL TO ORDER

2. ANNOUNCEMENT: COMPLIANCE WITH OPEN MEETING LAW

3. ROLL CALL

4. APPROVAL OF THE FINAL MINUTES FOR THE PLANNING COMMISSION MEETING OF MARCH 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. RQR-40786 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: CLEAR CHANNEL OUTDOOR, INC. -

OWNER: 1701 WESTERN PROPERTIES, LLC - Required Review of a previously approved Special Use Permit (SUP-3285) FOR A 40-FOOT TALL, 14-FOOT X 48-FOOT OFF-PREMISE SIGN at 1701 Western Avenue (APN 162-04-703-001), M (Industrial) Zone, Ward 3 (Reese).

PUBLIC HEARING ITEMS

7. GPA-40839 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: DRIVE TIME CAR SALES COMPANY, LLC - OWNER: LINDA LEE WARD REVOCABLE LIVING TRUST - Request to Amend the General Plan FROM: PF (PUBLIC FACILITIES) TO: GC (GENERAL COMMERICAL) on 1.8 acres at 2301 McLeod Street (APN 162-01-801-013), Ward 3 (Reese).

8. ZON-40999 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: WAI CHUN GINN - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: C-1 (LIMITED COMMERCIAL) on 1.44 acres at the southwest corner of Owens Avenue and "N" Street (APNs 139-28-501-002 and 003), Ward 5 (Barlow).

9. SDR-40998 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-40999 - PUBLIC HEARING - APPLICANT/OWNER: WAI CHUN GINN - Request for a Site Development Plan Review FOR A PARKING LOT on a portion of 0.53 acres at the southwest corner of Owens Avenue and "N" Street (APN 139-28-501-002), Ward 5 (Barlow).

10. ZON-41006 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: CHARLESTON RANCHO, LLC - Request for a Rezoning FROM: C-D (DESIGNED COMMERCIAL) TO: C-1 (LIMITED COMMERCIAL) on 0.72 acre at 2324 West Charleston Boulevard (APN 139-32-802-032), Ward 1 (Tarkanian).

11. ZON-41044 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: DANIEL ROSS - Request for a Rezoning FROM: R-3 (MEDIUM DENSITY RESIDENTIAL) TO: C-1 (LIMITED COMMERCIAL) on 0.26 acres at 424 South 7th Street (APN 139-34-710-029), Ward 3 (Reese).

12. SDR-41045 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-41044 - PUBLIC HEARING - APPLICANT/OWNER: DANIEL ROSS - Request for a Site Development Plan Review FOR A PARKING LOT WITH WAIVERS TO ALLOW A 13-FOOT WIDE LANDSCAPE BUFFER ALONG THE EAST PERIMETER WHERE 15 FEET IS REQUIRED AND A FIVE-FOOT WIDE LANDSCAPE BUFFER ALONG THE WEST PERIMETER WHERE EIGHT FEET IS REQUIRED on 0.26 acres at 424 South 7th Street, (APN 139-34-710-029), R-3 (Medium Density Residential) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 3 (Reese).

13. VAR-41051 - VARIANCE - PUBLIC HEARING - APPLICANT: EVAPS, LLC - OWNER: EVAPS, LLC, ET AL - Request for a Variance TO ALLOW AN EIGHT-FOOT FRONT YARD SETBACK AND A SIX-FOOT REAR YARD SETBACK WHERE 20-FEET IS REQUIRED, AND A ONE-FOOT SIDE YARD SETBACK WHERE 10-FEET IS REQUIRED on 0.80 acres at 400-420 South 7th Street (APNs 139-34-711-000 through 009 and 139-34-701-009), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

14. VAR-41054 - VARIANCE RELATED TO VAR-41051 - PUBLIC HEARING - APPLICANT: EVAPS LLC - OWNER: EVAPS, LLC, ET AL - Request for a Variance TO ALLOW 178 PARKING SPACES WHERE 201 SPACES ARE REQUIRED on 0.80 acres at 400-420 South 7th Street (APNs 139-34-711-000 through 009 and 139-34-701-009), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

15. SDR-41047 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-41051 AND VAR-41054 - PUBLIC HEARING - APPLICANT: EVAPS, LLC - OWNER: EVAPS, LLC, ET AL - Request for a Major Amendment to an approved Site Development Plan Review (SDR-39121) FOR BUILDING MODIFICATIONS TO INCLUDE AN EXPANSION OF THE PARKING GARAGE AND CHANGES TO THE ELEVATIONS WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER WIDTH REQUIREMENTS TO ALLOW A ONE-FOOT WIDE BUFFER ALONG THE SOUTH PERIMETER AND A SIX-FOOT WIDE BUFFER ALONG A PORTION OF THE WEST PERIMETER WHERE EIGHT FEET IS REQUIRED AND AN EIGHT-FOOT WIDE BUFFER ALONG A PORTION OF THE EAST PERIMETER WHERE 15-FEET IS REQUIRED on 0.81 acres at 400 and 420 South 7th Street (APNs 139-34-711-000 through 009 and 139-34-701-009), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

16. VAR-40797 - VARIANCE - PUBLIC HEARING - APPLICANT: ISRAEL LOPEZ - OWNER: MARGARITA OJEDA - Request for a Variance TO ALLOW A PROPOSED ACCESSORY STRUCTURE (CLASS II) WITH A SIX-FOOT CORNER SIDE YARD SETBACK WHERE 15 FEET IS REQUIRED AND TO ALLOW THREE ACCESSORY STRUCTURES WITH A TOTAL BUILDING AREA OF 1,048 SQUARE FEET WHERE 1,011 SQUARE FEET IS THE

MAXIMUM ALLOWED on 0.45 acres at 5313 Patricia Avenue (APN 138-01-710-017), R-E (Residence Estates) Zone, Ward 6 (Ross).

17. VAR-41002 - VARIANCE - PUBLIC HEARING - APPLICANT: SA RECYCLING - OWNER: 1701 WESTERN AVENUE, LLC - Request for a Variance TO ALLOW AN EIGHT-FOOT HIGH PERIMETER WALL WHERE EIGHT FEET IS THE MAXIMUM HEIGHT ALLOWED WITH TWO FEET OF RAZOR WIRE ON TOP on 3.1 acres at 1701 Western Avenue (APN 162-04-703-001), M (Industrial) Zone, Ward 3 (Reese).

18. VAR-41034 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: SYMPHONY PARK MASTER ASSOCIATION, INC. - Request for a Variance TO ALLOW A MONUMENT SIGN TO BE 1.5 FEET FROM THE NORTH AND SOUTH PROPERTY LINES WHERE A FIVE-FOOT SETBACK IS REQUIRED on 0.22 acres at the intersection of Symphony Park Avenue and Grand Central Parkway (APN 139-33-511-009), PD (Planned Development) Zone, Ward 5 (Barlow).

19. SDR-41033 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-41034 - PUBLIC HEARING - APPLICANT/OWNER: SYMPHONY PARK MASTER ASSOCIATION, INC., ET AL - Request for a Site Development Plan Review FOR A PRIVATE PARK on 2.16 acres at the intersection of Symphony Park Avenue and Grand Central Parkway (APNs 139-33-511-009, 010, and 139-34-211-001), PD (Planned Development) Zone, Ward 5 (Barlow).

20. VAR-41060 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: RIVER OF LIFE WORD MINISTRIES - Request for a Variance TO ALLOW A ZERO-FOOT REAR YARD SETBACK WHERE 20 FEET IS REQUIRED on 0.54 acres at 4944 Vegas Drive (APN 138-24-803-022) C-1 (Limited Commercial) Zone, Ward 5 (Barlow).

21. SDR-41059 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-41060 - PUBLIC HEARING - APPLICANT/OWNER: RIVER OF LIFE WORD MINISTRIES - Request for a Site Development Plan Review FOR A PROPOSED 2,880 SQUARE-FOOT A MODULAR CLASSROOM BUILDING LOCATED AT THE REAR OF AN EXISTING CHURCH/HOUSE OF WORSHIP WITH WAIVERS TO ALLOW NO LANDSCAPE BUFFERS ALONG THE NORTH, EAST AND WEST PERIMETERS WHERE AN EIGHT-FOOT WIDE BUFFER IS REQUIRED on 0.54 acres at 4944 Vegas Drive (APN 138-24-803-022) C-1 (Limited Commercial) 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-40837 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: G & N, LLC - OWNER: DARIO PINI - Request for a Special Use Permit FOR A TAVERN-LIMITED ESTABLISHMENT at 707 Fremont Street (APN 139-34-612-005), C-2 (General Commercial) Zone, Ward 5 (Barlow).

24. SUP-40843 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: RSJ ARCHITURE - OWNER: THREE BS, INC. - Request for a Special Use Permit FOR A CAR WASH, FULL SERVICE OR AUTO DETAILING USE at 8601 West Charleston Boulevard (APN 163-05-517-007), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson).

25. SDR-40836 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-40843 - PUBLIC HEARING - APPLICANT: RSJ ARCHITURE - OWNER: THREE BS, INC. - Request for a Site Development Plan Review FOR A 1,000 SQUARE-FOOT CAR WASH, FULL SERVICE OR AUTO DETAILING FACILITY on 3.72 acres at 8601 West Charleston Boulevard (APN 163-05-517-007), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson).

26. SUP-40899 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: BODY SPA - OWNER: MICAH 6:8 HOLDING, LLC - Request for a Special Use Permit FOR A 2,000 SQUARE-FOOT MASSAGE ESTABLISHMENT WITH WAIVERS OF THE DISTANCE SEPARATION REQUIREMENTS TO ALLOW 60 FEET FROM A MASSAGE ESTABLISHMENT WHERE 1,000 FEET IS REQUIRED AND ZERO FEET FROM A RESIDENTIAL USE WHERE 400 FEET IS REQUIRED at 8751 West Charleston Boulevard, Suite #190 (APN 163-05-502-001), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson).

27. SUP-41024 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: BEL AIR RG, LLC - Request for a Special Use Permit FOR A PROPOSED 2,828 SQUARE-FOOT AUTO REPAIR GARAGE, MAJOR at 1715 Fremont Street, Units 110-150 (APN 139-35-315-006), C-2 (General Commercial) Zone, Ward 3 (Reese).

28. SUP-41030 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: GREAT WASH PARK, LLC -

Request for a Special Use Permit FOR A 2,946 SQUARE-FOOT RESTAURANT WITH SERVICE BAR WITH A WAIVER TO ALLOW A 141-FOOT DISTANCE SEPARATION FROM A CITY PARK WHERE 400 FEET IS THE MINIMUM DISTANCE ALLOWED at 410 South Rampart Boulevard, Suite #120 (APN 138-32-601-003), C-2 (General Commercial) Zone, Ward 2 (Wolfson).

29. SUP-41036 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: DANIEL J. COUGHLIN - OWNER: T-BREO II, LLC - Request for a Special Use Permit FOR A PROPOSED 1,983 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT at 523 Fremont Street (APN 139-34-611-017), C-2 (General Commercial) Zone, Ward 5 (Barlow).

30. SUP-41039 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: OVATION DEVELOPMENT - OWNER: LONE MOUNTAIN APARTMENTS I, LLC - Request for a Major Amendment of a previously approved Special Use Permit (SUP-37601) FOR A 49-UNIT SENIOR CITIZEN APARTMENT COMPLEX WHERE A 152-UNIT SENIOR CITIZEN APARTMENT COMPLEX WAS APPROVED at the southeast corner of Rainbow Boulevard and Lone Mountain Road (APN 138-02-101-015), C-1 (Limited Commercial) Zone, Ward 6 (Ross).

31. SDR-41043 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-41039 - PUBLIC HEARING - APPLICANT: OVATION DEVELOPMENT - OWNER: LONE MOUNTAIN APARTMENTS I, LLC - Request for a Site Development Plan Review FOR A PROPOSED THREE-STORY, 49-UNIT SENIOR CITIZEN APARTMENT COMPLEX WITH WAIVERS TO ALLOW A THREE-FOOT WIDE LANDSCAPE BUFFER ALONG PORTIONS OF THE SOUTH AND EAST PERIMETERS WHERE SIX FEET IS REQUIRED on 1.77 acres at the southeast corner of Rainbow Boulevard and Lone Mountain Road (APN 138-02-101-015), C-1 (Limited Commercial) Zone, Ward 6 (Ross).

32. SUP-41046 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: DOWNTOWN GUITAR BAR, LLC - OWNER: 3RD & CHARLESTON, LLC - Request for a Special Use Permit FOR AN URBAN LOUNGE IN AN EXISTING 1,644 SQUARE-FOOT SUITE at 1106 South 3rd Street (APN 162-03-110-036), C-2 (General Commercial) Zone, Ward 3 (Reese).

33. SUP-41048 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: TEN15 CENTENNIAL, LLC - Request for a Special Use Permit FOR A PROPOSED AUTO REPAIR GARAGE (MINOR) WITH A WAIVER TO ALLOW A 167-FOOT SEPARATION DISTANCE FROM A SINGLE-FAMILY RESIDENTIAL USE WHERE 330 FEET IS REQUIRED located approximately 230 feet north of Deer Springs Way, adjacent to the west side of Durango Drive (APN 125-20-216-004), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross).

34. SDR-41049 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-41048 - PUBLIC HEARING - APPLICANT/OWNER: TEN15 CENTENNIAL, LLC - Request for a Major Amendment to an approved Site Development Plan Review (SDR-27051) FOR A PROPOSED 8,775 SQUARE-FOOT AUTO REPAIR GARAGE (MINOR) on 2.14 acres approximately 230 feet north of Deer Springs Way, adjacent to the west side of Durango Drive (APN 125-20-216-004), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross).

35. ROC-40981 - REVIEW OF CONDITION - PUBLIC HEARING - APPLICANT: JOHN DAVID BURKE ARCHITECT - OWNER: NEW VISTA RANCH, INC. - Request for a Review of Condition of a previously approved Rezoning (ZON-16580) TO ELIMINATE ALL CONDITIONS on 15.05 acres at 7875 North Rainbow Boulevard (APN 125-15-501-002), Ward 6 (Ross).

36. SDR-40980 - SITE DEVELOPMENT PLAN REVIEW RELATED ROC-40981 - PUBLIC HEARING - APPLICANT: JOHN DAVID BURKE ARCHITECT - OWNER: NEW VISTA RANCH, INC. - Request for a Major Amendment to a previously approved Site Development Plan Review (SDR-16581) TO DIVIDE TWO LARGE BUILDINGS INTO NINE SMALLER BUILDINGS TO CREATE A CAMPUS STYLE SETTING FOR A 78-UNIT ASSISTED LIVING COMMUNITY on 15.05 acres at 7875 North Rainbow Boulevard (APN 125-15-501-002), Ward 6 (Ross).

37. SDR-41023 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: CLARK COUNTY LEGAL SERVICES PROGRAM - Request for a Major Amendment to an approved Site Development Plan Review (SDR-39457) FOR A FOUR-STORY, 49-FOOT TALL PARKING GARAGE WHERE A THREE-STORY, 33-FOOT TALL PARKING GARAGE WAS APPROVED on 0.98 acres at the southwest corner of Gass Avenue and 8th Street (APNs 139-34-410-244 and 245), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

38. SDR-41035 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: YOUNGBLOOD ACHITECTURE - OWNER: 5501 DREXEL, LLC - Request for a Major Amendment to an approved Site Development

Plan Review (SD-0031-97) FOR A 7,300 SQUARE FOOT AUTOMOBILE SHOWROOM ADDITION AT AN EXISTING MOTOR VEHICLES SALES (NEW) FACILITY on 9.46 acres at 5501 Drexel Road (APN 125-34-501-003), C-2 (General Commercial) Zone, Ward 6 (Ross).

39. SDR-41037 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: GARETH SPICER - Request for a Major Amendment to an approved Site Development Plan Review (SDR-35518) FOR AN OFFICE, OTHER THAN LISTED, TO REMOVE A REQUIREMENT TO PAINT THE STRUCTURE IN EARTH TONE COLORS, TO ELIMINATE LANDSCAPING IN THE RIGHT-OF-WAY ALONG THE WEST PERIMETER, AND FOR A WAIVER TO ALLOW ZERO FEET OF LANDSCAPE WHERE EIGHT FEET IS REQUIRED ALONG THE SOUTH PERIMETER on 0.15 acres at 708 South Jones Boulevard (APN 138-36-316-007), P-R (Professional Office and Parking District) Zone, Ward 1 (Tarkanian).

40. SDR-41038 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: ARISTOTLE HOLDING, LP - Request for a Site Development Plan Review FOR A PROPOSED 37,611 SQUARE-FOOT EXPANSION OF AN EXISTING 31,679 SQUARE-FOOT NONCONFORMING SEXUALLY ORIENTED BUSINESS WITH A PROPOSED 8,770 SQUARE-FOOT ROOF DECK AND PARKING LOT MODIFICATIONS on 2.57 acres at 1531 Las Vegas Boulevard South (APNs 162-03-210-090 and 162-03-202-005), C-2 (General Commercial) Zone, Ward 3 (Reese).

DIRECTOR'S BUSINESS:

41. 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:

42. 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
PLANNING COMMISSION MEETING OF: APRIL 12, 2011

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG, Acting

SUBJECT:
CALL TO ORDER

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: APRIL 12, 2011

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG, Acting

SUBJECT:
ANNOUNCEMENT: COMPLIANCE WITH OPEN MEETING LAW

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF APRIL 12, 2011

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG, Acting

SUBJECT:
ROLL CALL

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF APRIL 12, 2011

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG, Acting

SUBJECT:
APPROVAL OF THE FINAL MINUTES FOR THE PLANNING COMMISSION MEETING OF MARCH 8, 2011

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

AGENDA SUMMARY PAGE - PLANNING

PLANNING COMMISSION MEETING OF: APRIL 12, 2011

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG, Acting ☐ **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
PLANNING COMMISSION MEETING OF: APRIL 12, 2011

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG, Acting ☐ **Consent** ☒ **Discussion**

SUBJECT:
RQR-40786 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: CLEAR CHANNEL OUTDOOR, INC. - OWNER: 1701 WESTERN PROPERTIES, LLC - Required Review of a previously approved Special Use Permit (SUP-3285) FOR A 40-FOOT TALL, 14-FOOT X 48-FOOT OFF-PREMISE SIGN at 1701 Western Avenue (APN 162-04-703-001), M (Industrial) Zone, Ward 3 (Reese).

MAY GO TO CITY COUNCIL ON 05/18/2011
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-3285

PLANNING & DEVELOPMENT

CITY OF LAS VEGAS

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **RQR-40786** APN: 162 04 703 001

Name of Property Owner: 1701 Western Properties, LLC

Name of Applicant: Clear Channel Outdoor

Name of Representative: Rod Carter

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: David J. Christensen

Print Name: David J. Christensen

Subscribed and sworn before me

This 21 day of January, 20 11

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
VICTOR H. ALVARADO
Appt. No. 04-86631-1
My Appt. Expires Nov. 21, 2013

RECEIVED
JAN 25 2011

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Required Review- SUP 3285

Project Address (Location) 1701 Western Ave

Project Name RQR- Clear Channel Outdoor **Proposed Use** existing

Assessor's Parcel #(s) 162-04-703-001 **Ward #** (3) Reese

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

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

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

Additional Information Required Review of an approved Off-Premise Advertising Billboard Sign located at 1701 Western Ave.

PROPERTY OWNER 1701 Western Properties LLC **Contact** David Christenson

Address 5113 Alpine Place **Phone:** (702) 732-7811 **Fax:** (702) 732-7911

City Las Vegas **State** NV **Zip** 89107

APPLICANT Clear Channel Outdoor **Contact** Rod Carter

Address 2880-B Meade Ave., Suite 350 **Phone:** (702) 238-7209 **Fax:** (702) 238-7266

City Las Vegas **State** NV **Zip** 89102

REPRESENTATIVE Same As Applicant **Contact** _____

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

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

Property Owner Signature* David J. Christensen

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

Print Name David J. Christensen

Subscribed and sworn before me

This 21 day of January, 20 11.

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
VICTOR H. ALVARADO
Appt. No. 04-86631-1
My Appt. Expires Nov. 21, 2011

FOR DEPARTMENT USE ONLY

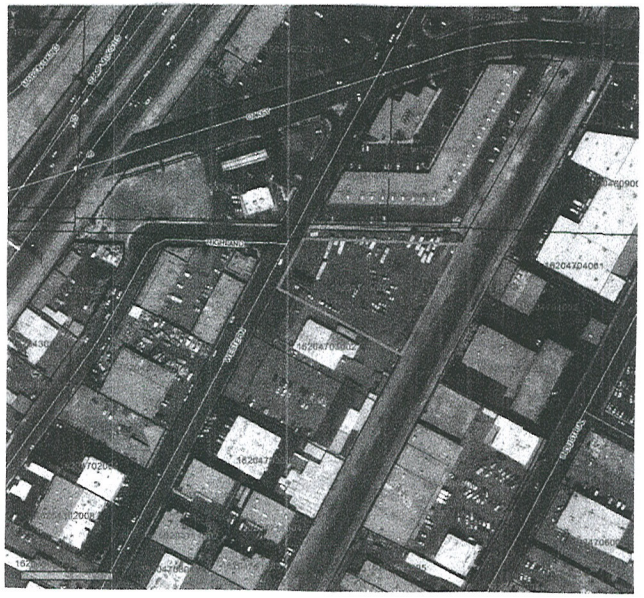
Case #	RQR-40796
Meeting Date:	4-12-11
Total Fee:	$800
Date Received:*	1-25-11
Received By:	J. Fmun

*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 25 2011

Revised 04/26/05

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

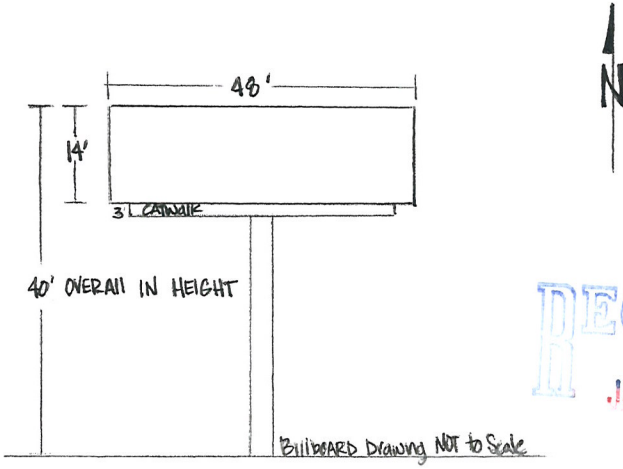




162-04-703-001
1701 WESTERN PROPERTIES LLC
1701 WESTERN AVE
LAS VEGAS, NV 89102

ZONING (M)

Building Permit NO. 04019436 (225 FINAL INSPECTION) 1/12/2007



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JAN 25 2011

RQR-40786



MAYOR
OSCAR B. GOODMAN

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

CITY MANAGER
DOUGLAS A. SELBY

February 5, 2004

Mr. Vern Christensen
Nevada Recycling Corporation
856 East Sahara Avenue
Las Vegas, Nevada 89104

RE: SUP-3285 - SPECIAL USE PERMIT
CITY COUNCIL MEETING OF FEBRUARY 4, 2004

Dear Mr. Christensen:

The City Council at a regular meeting held February 4, 2004 APPROVED the request for a Special Use Permit FOR A PROPOSED 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN located adjacent to the southeast corner of Highland Drive and Western Avenue (APN: 162-04-703-001), M (Industrial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on February 5, 2004. This approval is subject to:

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.14 for an Off-Premise Sign use and other applicable sign requirements.

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

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

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

5. 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.

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

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

RQR-40786

6. If the Off-Premise Advertising Sign structure is removed, this Special Use Permit shall be expunged and a new off-premise advertising sign 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 19 of the Las Vegas Municipal Code including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19 has been approved for the new structure by the City Council.

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

Public Works

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

Sincerely,

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

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

Mr. Chad Harris
Las Vegas Billboards
5665 South Valley View Boulevard
Las Vegas, Nevada 89118

Ms. Vicky Troy
Total Scope
528 Goldhill Road
Henderson, Nevada 89074

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: APRIL 12, 2011

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG, Acting ☐ **Consent** ☒ **Discussion**

SUBJECT:
GPA-40839 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: DRIVE TIME CAR SALES COMPANY, LLC - OWNER: LINDA LEE WARD REVOCABLE LIVING TRUST - Request to Amend the General Plan FROM: PF (PUBLIC FACILITIES) TO: GC (GENERAL COMMERICAL) on 1.8 acres at 2301 McLeod Street (APN 162-01-801-013), Ward 3 (Reese).

C.C.: 05/18/2011

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
2. Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **GPA-40839** APN: 162-01-801-013

Name of Property Owner: Linda Lee Ward, as Trustee of The Linda Lee Ward Revocable Living Trust

Name of Applicant: DriveTime Car Sales Company, LLC -- Steven Johnson

Name of Representative: Neal Tomlinson, Snell & Wilmer L.L.P.

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: Linda Lee Ward

Subscribed and sworn before me

This 26 day of January, 20 11

_____

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
MISTY HUFF
Appt. No. 04-90236-1
My Appt. Expires July 6, 2012

RECEIVED
FEB 01 2011

Revised 11-14-06

f:\depot\Application Packet\Statement of Financial Interest.pdf

PLANNING & DEVELOPMENT
CITY OF LAS VEGAS
DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: General Plan Amendm't,

Project Address (Location) 2301 McLeod St., Las Vegas, NV 89104

Project Name DriveTime Car Sales Company, LLC **Proposed Use** Auto Repair Garage

Assessor's Parcel #(s) 162-01-801-013 **Ward #** 3 - Reese

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

Commercial Square Footage 4,800 sq. feet **Floor Area Ratio** 1:14.16

Gross Acres 1.8 acres **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER Linda Lee Ward as Trustee of the Linda Lee Ward Revocable Living Trust **Contact** _____

Address 9101 W. Sahara Ave., Ste. 105 C-31 **Phone:** _____ **Fax:** _____

City Las Vegas **State** NV **Zip** 89117

E-mail Address rbreese@fletcherjones.com

APPLICANT DriveTime Car Sales Company, LLC **Contact** Steven Johnson

Address 4020 E. Indian School Road **Phone:** (602) 778-5003 **Fax:** (602) 778-5025

City Phoenix **State** AZ **Zip** 85018

E-mail Address Steven.Johnson@drivetime.com

REPRESENTATIVE Snell & Wilmer, LLP **Contact** Neal Tomlinson

Address 3883 Howard Hughes Parkway, Suite 1100 **Phone:** (702) 784-5276 **Fax:** (702) 784-5252

City Las Vegas **State** NV **Zip** 89169

E-mail Address ntomlinson@swlaw.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 Linda Lee Ward

Subscribed and sworn before me

This 26 day of January, 20 11.

_____

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
MISTY HUFF
Appt. No. 04-90236-1
My Appt. Expires July 6, 2012

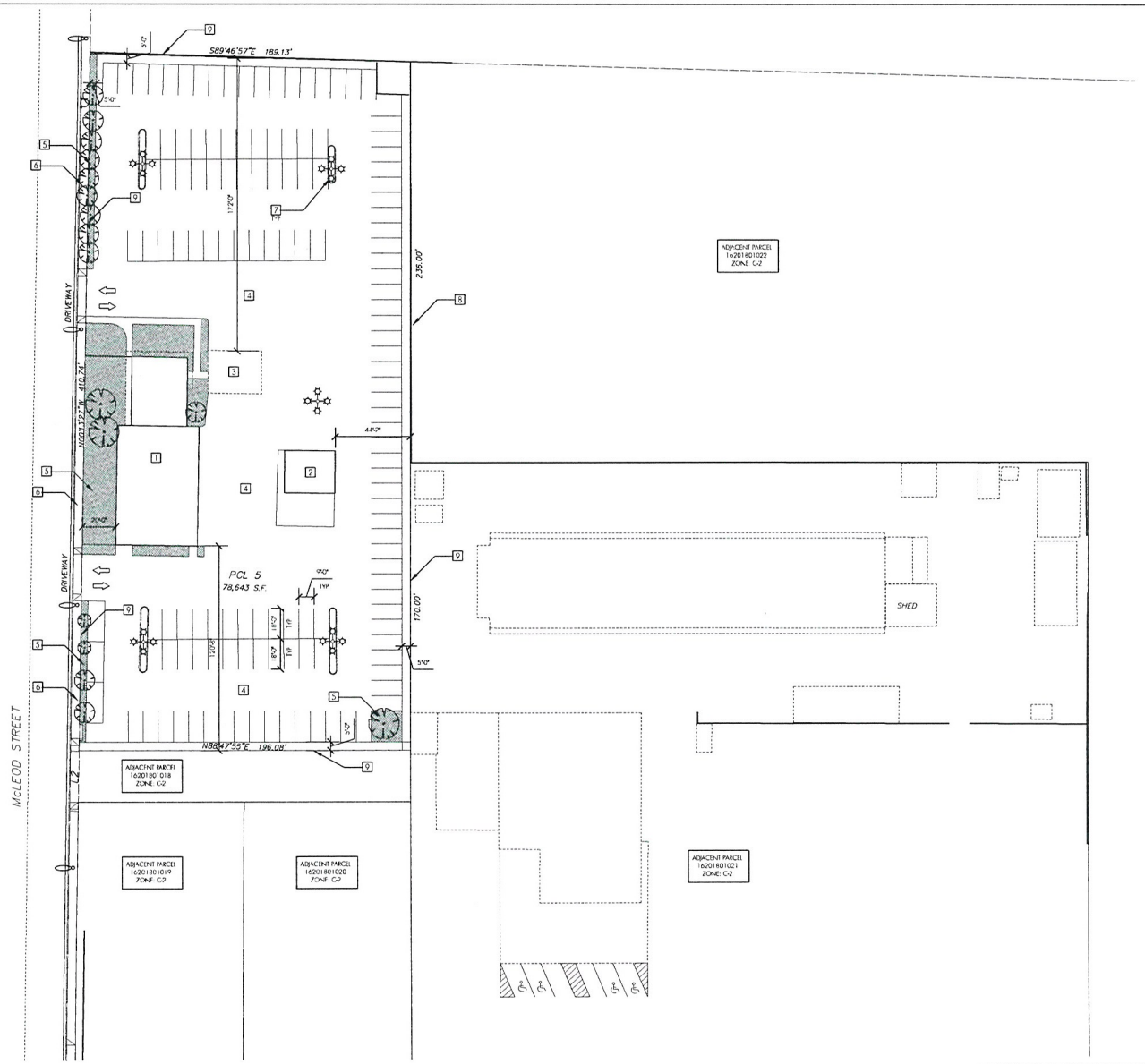
FOR DEPARTMENT USE ONLY

Case #	GPA-49839
Meeting Date:	4/12/11
Total Fee:	$2,050
Date Received:*	2/1/11
Received By:	BMS

*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
FEB 01 2011

Revised 10/27/08



KEYNOTES

1. EXISTING AUTO REPAIR BUILDING
2. EXISTING SHED
3. EXISTING CANOPY
4. EXISTING ASPHALT PAVING
5. EXISTING LANDSCAPING - DECIDUOUS TREES, TURF AND GRAVEL MULCH
6. EXISTING CONCRETE WALK
7. EXISTING POLE LIGHT
8. EXISTING BLOCK WALL - MAX HEIGHT 10 FEET
9. EXISTING CHAIN LINK FENCE - MAX HEIGHT 10 FEET

PARKING

AUTO REPAIR, MINOR:	4,800 SF
REQUIRED:	1:200 SF + 5 = 29 STALLS
PROVIDED:	137 STALLS

SITE DATA

PARCEL:	16201801013
ADDRESS:	2301 MCLEOD ST
JURISDICTION:	LAS VEGAS - 89104
ZONING:	C-2
LOT SIZE:	1.8 ACRE
F.A.R.	1:14.16

VICINITY



GPA-40839

SITE PLAN SCALE: 1"=30'

DRIVETIME CAR SALES COMPANY

RBA ARCHITECTURE December 9, 2010

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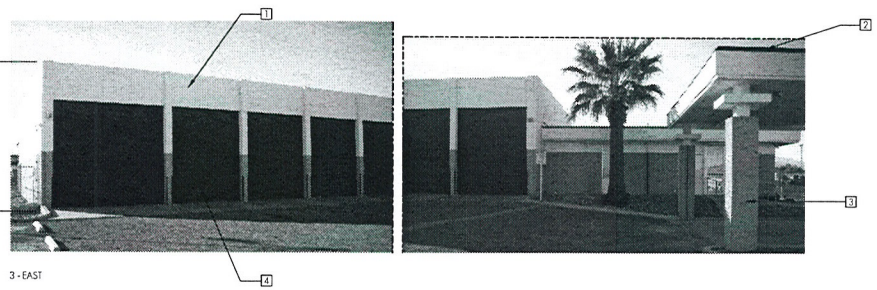
FEB 0 1 2011

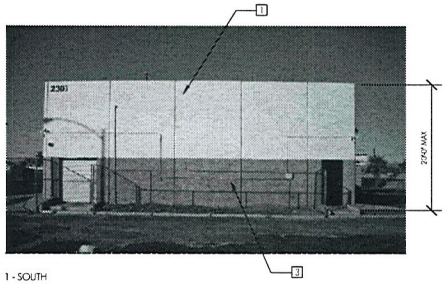


3 - EAST

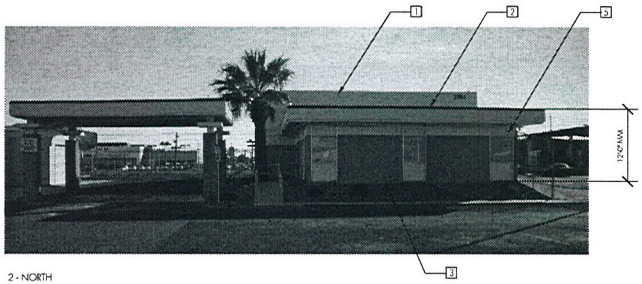
KEYNOTES	
1	PAINTED STUCCO - WHITE
2	PAINTED METAL TRIM - BLACK
3	PAINTED STUCCO - GREY
4	PAINTED METAL DOORS - BLACK
5	STOREFRONT WINDOWS - SILVER FRAME

BUILDING DATA	
AREA:	4,800 SF
USE:	AUTO REPAIR GARAGE, MINOR
STORIES:	ONE
OCCUPANTS:	24 PERSONS

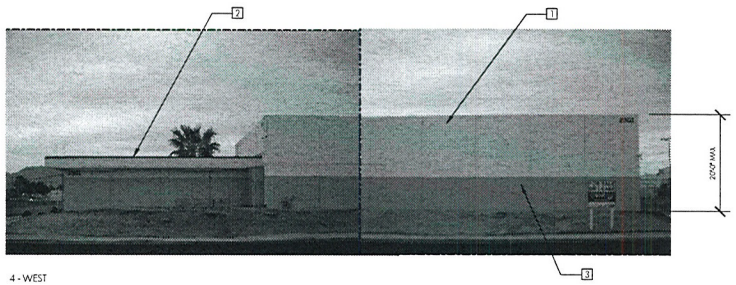
NOTES



1 - SOUTH

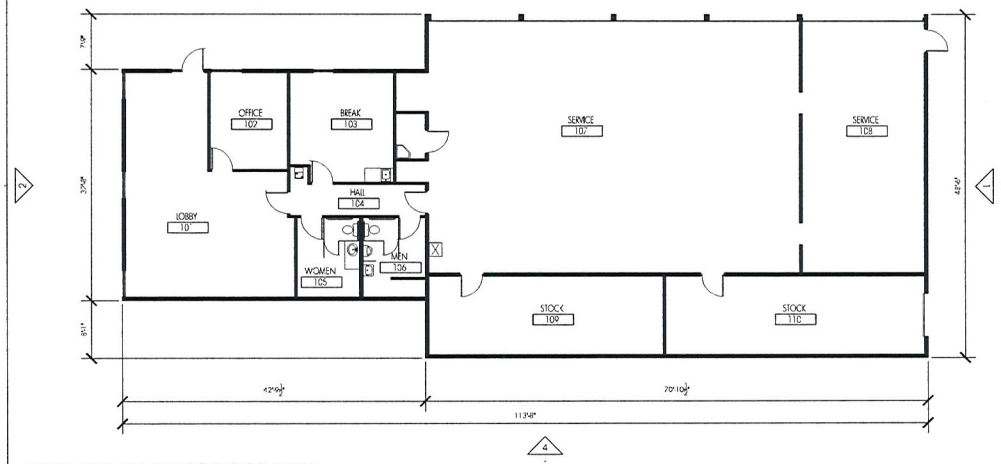


2 - NORTH



4 - WEST

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



AUTO REPAIR GARAGE FLOOR PLAN SCALE: 1/4" = 1'-0"

DRIVETIME CAR SALES COMPANY

RBA ARCHITECTURE December 9, 2010

GPA-40839

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FEB 0 1 2011

Snell & Wilmer
L.L.P.
LAW OFFICES

3883 Howard Hughes Parkway
Suite 1100
Las Vegas, NV 89169
702.784.5200
702.784.5252 (Fax)
www.swlaw.com

DENVER
LAS VEGAS
ORANGE COUNTY
PHOENIX
SALT LAKE CITY
TUCSON

Erin McMullen
702.784.5269
emcmullen@swlaw.com

January 31, 2011

38764.0084

City of Las Vegas
Department of Planning and Development
731 South 4th Street
Las Vegas, Nevada 89101

Re: Justification Letter for Applicant DriveTime Car Sales Company, LLC (Parcel No. 162-01-801-013)

This firm represents DriveTime Car Sales Company, LLC ("DriveTime"). DriveTime has entered into an agreement to purchase the above-referenced parcel number which is located at 2301 McLeod Street, at the intersection of McLeod Street and East Sahara Avenue (the "Property").

DriveTime intends to use the Property for the service and repair of used motor vehicles to complement the sale of used motor vehicles on its adjacent property located at 3000 and 3030 East Sahara Avenue (collectively the "Sahara Property"). DriveTime will simply utilize the existing buildings on the Property as an auto body and service facility in support of the used motor vehicle sales operations on the Sahara Property. Currently, the Property is classified as Public Facilities (PF) for the General Plan, and is designated as a General Commercial (C-2) zoning district. Pursuant to Las Vegas Municipal Code Title 19.18.03(I), in order to approve a General Plan Amendment, the Planning Commission and City Council must determine, among other factors, that, "[t]he density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations," and "[t]he zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts." Therefore, because the General Plan and Zoning designations for the property are currently not compatible, DriveTime submits this General Plan Amendment application in order for the General Plan and Zoning designations to be compatible with one another as required.

DriveTime intends to have 25 employees, and the proposed hours of operation are Monday through Thursday from 10:00 a.m. to 8:00 p.m., Friday and Saturday from 8:30 a.m. to 8:30 p.m., and closed on Sundays. DriveTime will obtain the requisite used motor vehicle dealer license issued by the Nevada Department of Transportation, Motor Vehicle Division in order to operate.

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FEB 0 1 2011

GPA-40839

Snell & Wilmer is a member of LEX MUNDI, The Leading Association of Independent Law Firms.

Snell & Wilmer
L.L.P.

DriveTime also operates two similar used car sales dealerships located at 3333 East Fremont Street (opened in 1986) and a used car sales dealership at 1616 South Decatur (opening in 2004). Pictures of both locations, as well as the Department of Motor Vehicles Dealer Licenses for both locations are attached.

Title 19.18.03(I) of the Las Vegas Municipal Code sets forth various issues for the Planning Commission and City Council to consider when determining whether or not to approve a General Plan Amendment. In order to approve a General Plan Amendment, the Planning Commission and City Council must determine that: (1) the density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations; (2) the zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts; (3) there are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan designation; and (4) the proposed amendment conforms to other applicable adopted plans and policies.

DriveTime is able to satisfy all of the above criteria. Although the property is currently vacant, it was previously operated as a new and used car dealership and service facility. As such, the subject site is physically suitable for the density and intensity of land use being proposed since the previous use was for a similar purpose. Furthermore, much of the surrounding property areas are also used for the same purpose (i.e. the sale of motor vehicles), which indicates that DriveTime's intended use would be compatible with the surrounding land uses and zoning districts. The Property is located at the intersection of McLeod Street and East Sahara Avenue, both major thoroughfares, and is easily accessible via Boulder Highway and other alternative routes to accommodate future customers. Lastly, approval of a General Plan Amendment to allow DriveTime to service used motor vehicles on the Property would in no way compromise public health or safety, as DriveTime's intended use is consistent with the surrounding areas and previous use of the Property.

Based on the foregoing, DriveTime's intended use of the property as a service facility for the repair and service of used motor vehicles is justified. Please feel free to contact me should you have any questions or require additional information.

Sincerely,
Snell & Wilmer, L.L.P.

Erin McMullen

RECEIVED
FEB 01 2011

GPA-40839

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: APRIL 12, 2011

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG, Acting ☐ **Consent** ☒ **Discussion**

SUBJECT:
ZON-40999 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: WAI CHUN GINN - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: C-1 (LIMITED COMMERCIAL) on 1.44 acres at the southwest corner of Owens Avenue and "N" Street (APNs 139-28-501-002 and 003), Ward 5 (Barlow).

C.C.: 05/18/2011

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-40999 and SDR-40998
2. Conditions and Staff Report - ZON-40999 and SDR-40998
3. Supporting Documentation
4. Photos - ZON-40999 and SDR-40998
5. Justification Letter - ZON-40999 and SDR-40998

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM
REQUEST FOR COMMENT

FROM: DEPARTMENT OF PLANNING	**ZON-40999** **SDR-40998**

HAND DELIVERED

*DEVELOPMENT COORDINATION **(DPW)**	ROGER BAILEY	DSC - 7th Floor
FIRE ENGINEERING	KEN MILLER	DSC - 5th Floor
*FLOOD CONTROL **(DPW)**	ALBERT SUNG	DSC - 8th Floor
*LAND DEVELOPMENT **(DPW)**	DAVID GUERRA	DSC - 2nd Floor
PERMITS/ INSPECTIONS	ROD CLARK	DSC - 1st Floor
*RIGHT-OF-WAY **(DPW)**	MARY WULFF	DSC - 8th Floor
*SANITARY SEWERS **(DPW)**	JOE PEÑA	DSC - 7th Floor
*SURVEY **(DPW)**	ALAN RIEKKI	DSC - 8th Floor
*TEFO **(DPW)**	REBECCA WHITLOCK	DSC - 9th Floor
*TRAFFIC ENGINEERING **(DPW)**	RICK SCHROEDER	DSC - 8th Floor

ROUTED ELECTRONICALLY / US MAIL

<CCSD>	LINDA PERRI	4190 MCLEOD DRIVE, 2ND FLOOR
METRO	BRIAN O'CALLAGHAN	7th FLOOR CITY HALL
OFFICE OF BUSINESS DEVELOPMENT	TOM BURKART	2nd FLOOR CITY HALL EXPANSION
NEIGHBORHOOD SERVICES	ANNE KILPONEN	2nd FLOOR CITY HALL
*STREETS & SANITATION **(DPW)**	JERRY WALKER	DSC
*PARKS & OPEN SPACES **(DPW)**	JOHN BLACK	DSC
*SID **(DPW)**	PATRICK MURPHY	4th FLOOR CITY HALL
<EMBARQ> **(SDPR only)**	SANDRA HOLLEY	330 VALLEY VIEW BOULEVARD
LAS VEGAS VALLEY WATER DISTRICT **(NO PLANS)**	HEIDI DEXHEIMER ENGINEERING DESIGN DIVISION	**100 CITY PARKWAY, SUITE #700 (HAND DELIVERY ADDRESS ONLY)**
CLARK COUNTY (IT) **(NO PLANS)**	SHARON RICE (INFORMATION TECHNOLOGY DEPT)	500 GRAND CENTRAL PARKWAY, 4th FLOOR
NELLIS AFB **(NO PLANS)**	DEBORAH MACNEILL	4430 GRISSOM AVENUE, BUILDING 11, SUITE 103D

* ***ONLY THOSE INDICATED WITH A STAR ARE TO BE ROUTED TO ROGER BAILEY, SR. ENG. ASSOC. ALL OTHER DIVISIONS PLEASE ROUTE YOUR COMMENTS DIRECTLY TO THE PLANNING AND DEVELOPMENT DEPARTMENT< US MAIL DELIVERY>***

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-40999** APN: _____

Name of Property Owner: WAI CHUN GINN

Name of Applicant: WAI CHUN GINN

Name of Representative: WAI CHUN GINN

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: WAI CHUN GINN

Subscribed and sworn before me

This 1 day of September, 2010

_____

Notary Public in and for said County and State

ALVIN J. LOCSIN
Notary Public, State of Nevada
Appointment No. 08-6221-1
My Appt. Expires Feb 6, 2012

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: REZONING. FROM RE TO C

Project Address (Location) 1451 W. OWENS AVE, LAS VEGAS, NV. 89106

Project Name GINN'S VACANT LOTS. **Proposed Use** PARKING.

Assessor's Parcel #(s) 139285010O2 AND 139285010O3 **Ward #** 5

General Plan: existing X proposed X **Zoning:** existing RE proposed C

Commercial Square Footage 59050 SQ. FT **Floor Area Ratio**

Gross Acres 1.52 **Lots/Units** **Density**

Additional Information 72ft x 107 ft PAVED PARKING LOT, REMAING ARE VACANT UNDEVELOPE LAND. SEE REVITALISATION REDEVERLOPMENT WEST LAS VEGAS.

PROPERTY OWNER WAI CHUN GINN **Contact** CANDIE GINN

Address 2199 NATALIE AVE **Phone:** 7027358027 **Fax:**

City LAS VEGAS **State** NV **Zip** 89169

E-mail Address PWCGINN@YAHOO.COM

APPLICANT WAI CHUN GINN **Contact** CANDIE GINN

Address 2199 NATALIE AVE., **Phone:** 7027358027 **Fax:**

City LAS VEGAS **State** NV **Zip** 89169

E-mail Address PWCGINN@YAHOO.COM.

REPRESENTATIVE AS ABOVE. **Contact**

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

City **State** **Zip**

E-mail Address

Property Owner Signature* Wai Chun Ginn

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

Print Name WAI CHUN GINN

Subscribed and sworn before me

This 1 day of September, 2010.

Notary Public in and for said County and State

ALVIN J. LOCSIN
Notary Public, State of Nevada
Appointment No. 08-6221-1
My Appt. Expires Feb 6, 2012

FOR DEPARTMENT USE ONLY

Case #	ZON-40999
Meeting Date:	4/12/11
Total Fee:	$1,200
Date Received:*	2/22/11
Received By:	B.S.

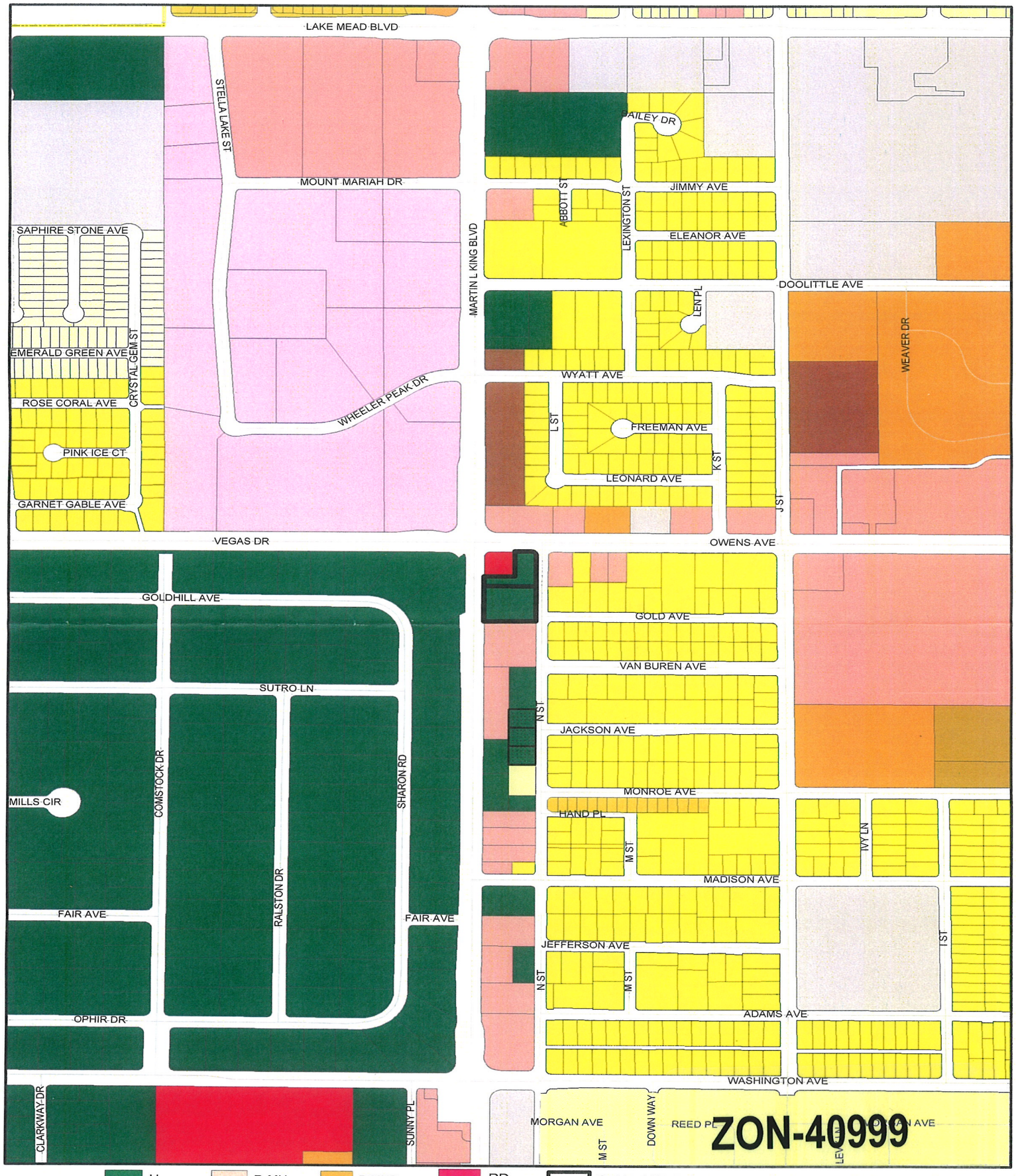
*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

Revised 10/27/08

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

RECEIVED
FEB 22 2011

REZONING Parcel: 13928501002 and 13928501003



ZONING

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

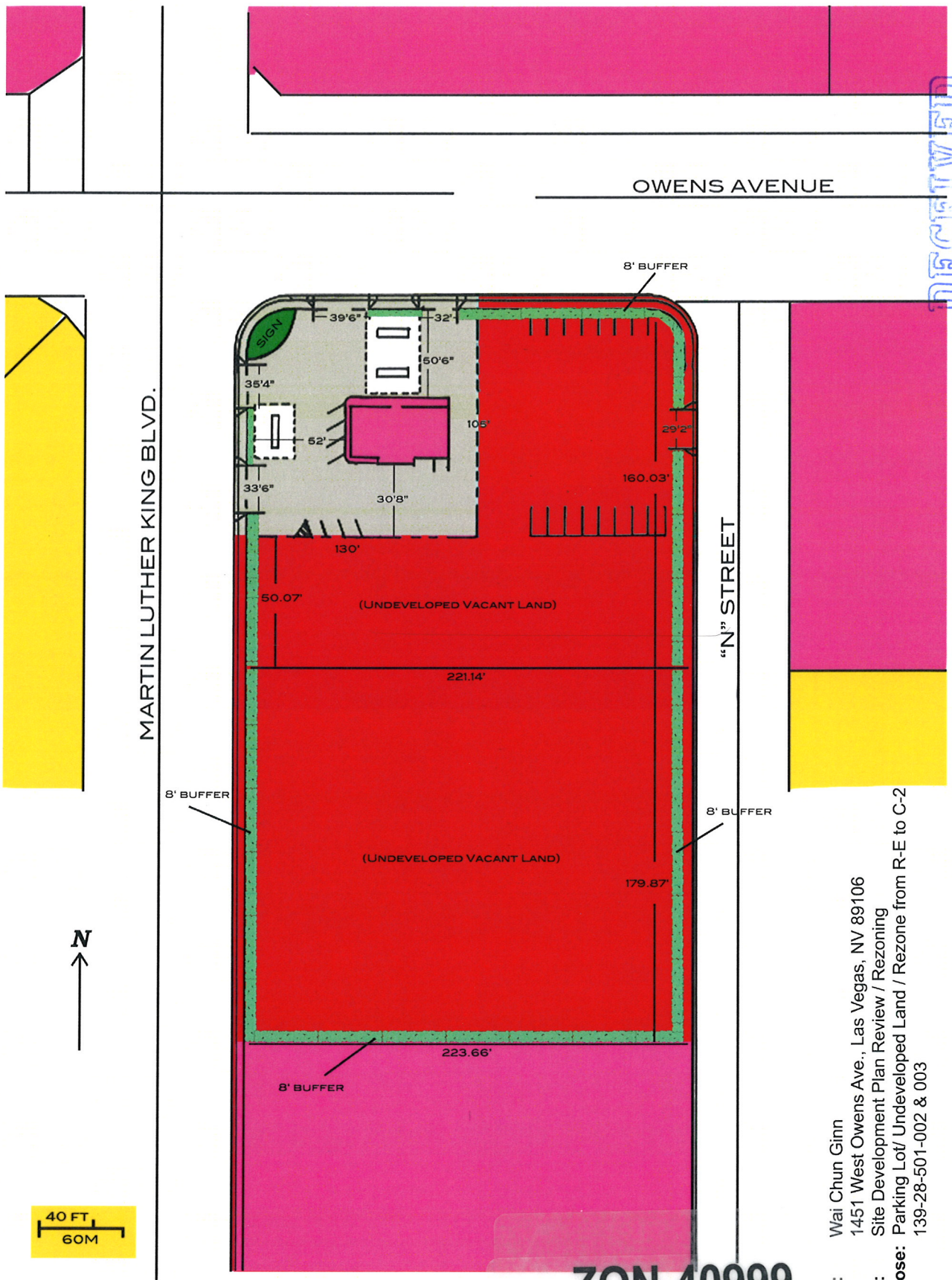
FROM R-E TO C-2

RECEIVED
FEB 22 2011

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

PLANNING & DEVELOPMENT

Printed: August 18, 2010





VICNITY MAP

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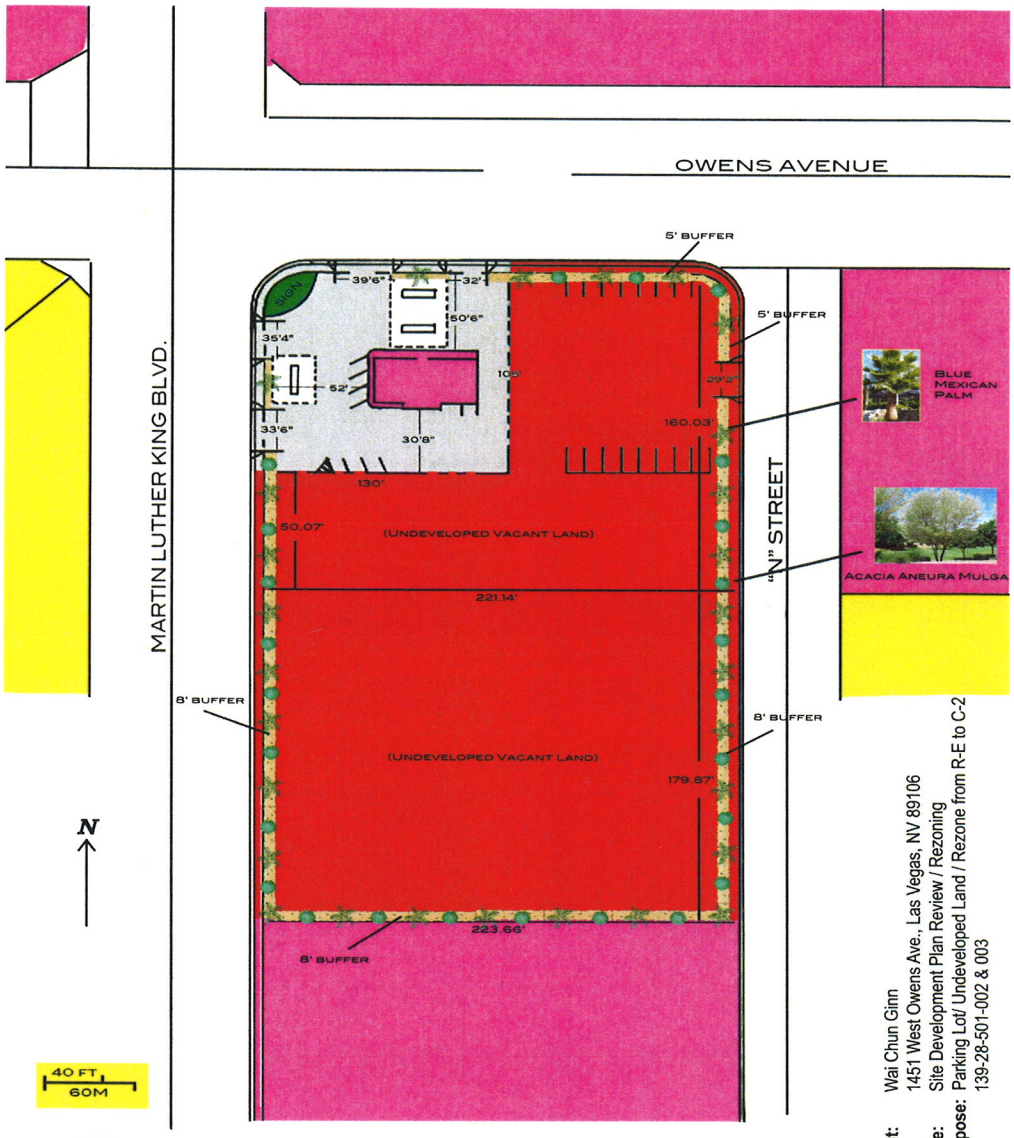
FEB 22 2011

ZON-40999
SDR-40998

PAT'S CHINESE FOOD & MINI-MART

Owner/Applicant: Wai Chun Ginn
Site Location: 1451 West Owens Ave., Las Vegas, NV 89106
Application Type: Site Development Plan Review / Rezoning
Application Purpose: Parking Lot/ Undeveloped Land / Rezone from R-E to C-2
APN: 139-28-501-002 & 003



PAT'S CHINESE FOOD & MINI-MART

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APN: 139-28-501-002 & 003

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ZON-40999
SDR-40998

February 18' 2011

To Whom It May Concern,

Case #93029 Location: 13928501002 & 13928501003

The dirt lot was a vacant undeveloped flat land, and the public were using it as thoroughfare, driveway, and parking lot – which stirred up a lot of dust and pollution.

In order to prevent the dust and pollution, we paved the 72ft x 107ft and converted it into a parking lot.

On 07/24/2010, City of Las Vegas Code Enforcement cited us for illegal parking lot - land use violation 19.04.010.

We are requesting rezoning Vacant R-E lot to C2 – to reverse the enforcement issue.

We would also like to a request a waiver on the required 15 ft. wide landscaping buffer.

1. On the 72 feet length on the north of the property, the side adjacent to West Owens Ave, we already have an existing 5 feet (plus 3 feet of sidewalk) wide landscaping buffer.

2. On the 107 feet length on the east side of the property, the side adjacent to N Street, we already have an existing 5 feet (plus 3 feet of sidewalk to be installed at a future date) landscaping buffer.

Thank you,

Wai Chun Ginn

ZON-40999
SDR-40998

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FEB 22 2011

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: APRIL 12, 2011

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG, Acting ☐ **Consent** ☒ **Discussion**

SUBJECT:
SDR-40998 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-40999 - PUBLIC HEARING - APPLICANT/OWNER: WAI CHUN GINN - Request for a Site Development Plan Review FOR A PARKING LOT on a portion of 0.53 acres at the southwest corner of Owens Avenue and "N" Street (APN 139-28-501-002), Ward 5 (Barlow).

C.C.: 05/18/2011

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

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-40998** APN: _____

Name of Property Owner: WAI CHUN GINN

Name of Applicant: WAI CHUN GINN

Name of Representative: WAI CHUN GINN

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: Wai Chun Ginn

Print Name: WAI CHUN GINN

Subscribed and sworn before me

This 1 day of September, 20 10

_____

Notary Public in and for said County and State

ALVIN J. LOCSIN
Notary Public, State of Nevada
Appointment No. 08-6221-1
My Appt. Expires Feb 6, 2012

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FEB 22 2011

PLANNING & DEVELOPMENT
CITY OF LAS VEGAS
DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Site development Plan Review.

Project Address (Location) 1451 W. Owens Ave Las Vegas, NV. 89106

Project Name GINN'S VACANT LOTS. **Proposed Use** Parking.

Assessor's Parcel #(s) 139285010002 AND 139285010003 **Ward #** 5

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

Commercial Square Footage 59050 Sq Ft **Floor Area Ratio** _____

Gross Acres 1.52 **Lots/Units** _____ **Density** _____

Additional Information 72 Ft x 107 ft PAVED parking LOT, REMAINING ARE VACANT undeVELOPE LAND. SE REVITALISATION REDEVELOPMENT WEST LAS VEGAS

PROPERTY OWNER WAI CHUN GINN **Contact** CANDIE GINN

Address 2199 NATALIE AVE. **Phone:** 7027358027 **Fax:** _____

City LAS VEGAS **State** NV. **Zip** 89169

E-mail Address PWCGINN@YAHOO.COM

APPLICANT WAI CHUN GINN **Contact** CANDIE GINN

Address 2199 NATALIE AVE, **Phone:** 7027358027 **Fax:** _____

City LAS VEGAS. **State** NV. **Zip** 89169

E-mail Address PWCGINN@YAHOO.COM

REPRESENTATIVE AS ABOVE **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 WAI CHUN GINN

Subscribed and sworn before me

This 1 day of September, 20 10.

_____

Notary Public in and for said County and State

ALVIN J. LOCSIN
Notary Public, State of Nevada
Appointment No. 08-6221-1
My Appt. Expires Feb 6, 2012

FOR DEPARTMENT USE ONLY

Case #	SDR-40998
Meeting Date:	4/12/11
Total Fee:	$1,030
Date Received:*	2/22/11
Received By:	B.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.

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

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FEB 22 2011

Revised 10/27/08

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: APRIL 12, 2011

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG, Acting ☐ **Consent** ☒ **Discussion**

SUBJECT:
ZON-41006 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: CHARLESTON RANCHO, LLC - Request for a Rezoning FROM: C-D (DESIGNED COMMERCIAL) TO: C-1 (LIMITED COMMERCIAL) on 0.72 acre at 2324 West Charleston Boulevard (APN 139-32-802-032), Ward 1 (Tarkanian).

C.C.: 05/18/2011

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
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-41006** APN: 139-32-802-032

Name of Property Owner: Charleston Rancho LLC

Name of Applicant: Phyllis R. Schwartz

Name of Representative: Robert (Bob) Genzer

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: Phyllis R Schwartz manager Charleston Rancho LLC

Print Name: Phyllis R. Schwartz

Subscribed and sworn before me

This 18th day of February, 20 11

_____

Notary Public in and for said County and State

AARON OROSCO
Notary Public State of Nevada
No. 05-100547-1
My appt. exp. Jan. 11, 2014

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FEB 22 2011

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Rezoning

Project Address (Location) 2324 W. Charleston Blvd.

Project Name _____ **Proposed Use** Office Building

Assessor's Parcel #(s) 139-32-802-032 **Ward #** 1

General Plan: existing SC proposed SC **Zoning:** existing C-D proposed C-1

Commercial Square Footage 21,280. **Floor Area Ratio** n/a

Gross Acres 0.72 **Lots/Units** n/a **Density** n/a

Additional Information This is an existing structure that is unoccupied. Rezoning to C-1 will provide the applicant greater ability to lease the structure as more types of uses are allowed.

PROPERTY OWNER Charleston Rancho LLC **Contact** Phyllis R. Schwartz

Address 2877 Paradise Rd. **Phone:** 360-5510 **Fax:** _____

City Las Vegas **State** NV **Zip** 89109

E-mail Address phylschwar@aol.com

APPLICANT Same as above **Contact** _____

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

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

E-mail Address _____

REPRESENTATIVE Genzer Consulting **Contact** Bob Genzer

Address 9612 Hawksbill Ct. **Phone:** 281-7496 **Fax:** 254-4733

City Las Vegas **State** NV **Zip** 89117

E-mail Address genzerconsulting@cox.net

Property Owner Signature* Phyllis R. Schwartz manager Charleston Rancho LLC

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

Print Name Phyllis R. Schwartz

Subscribed and sworn before me

This 18th day of February, 20 11.

_____

Notary Public in and for said County and State

RECEIVED
FEB 22 2011

AARON OROSCO
Notary Public State of Nevada
No. 05-100547-1
My appt. exp. Jan. 11, 2014

FOR DEPARTMENT USE ONLY

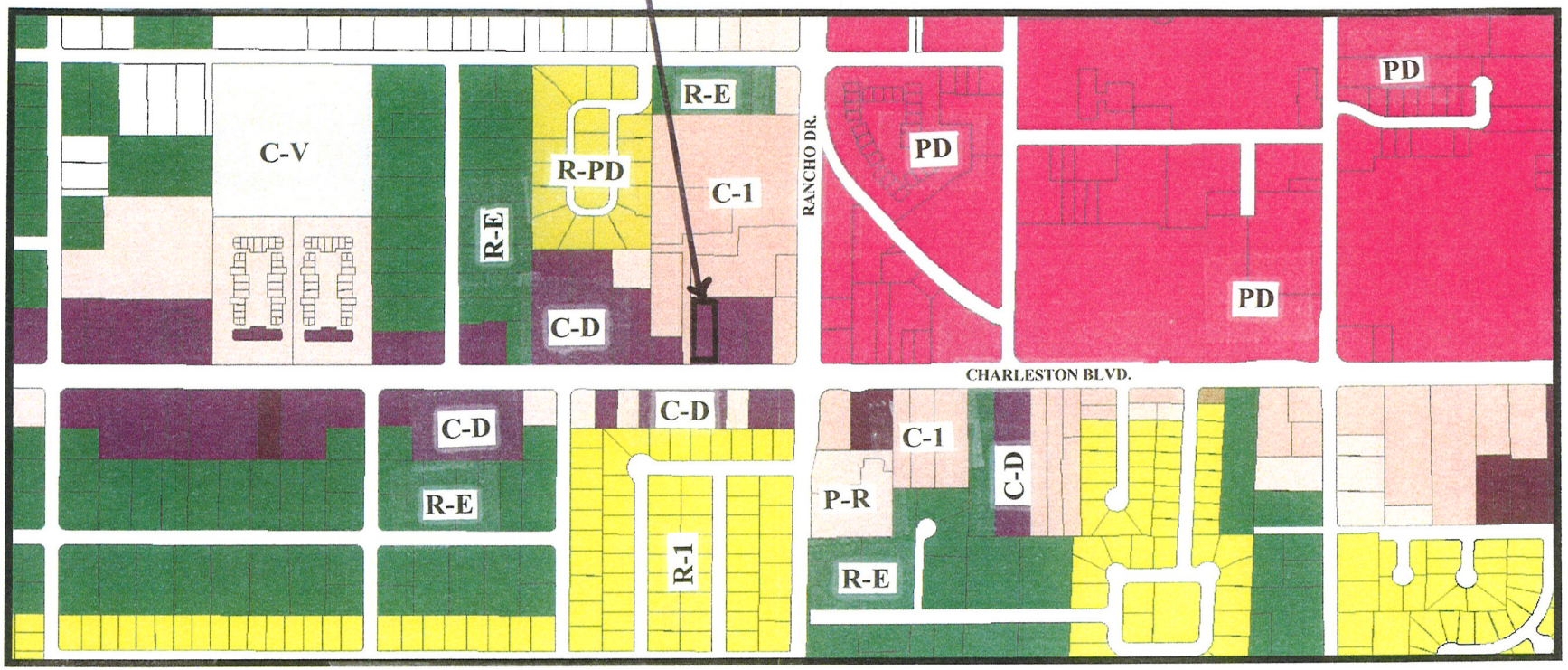
Case #	ZON-41006
Meeting Date:	4-12-11
Total Fee:	$1,200.00
Date Received:*	2-22-11
Received By:	JPM

*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.

SUBJECT PROPERTY TO BE REZONED
FROM: C-D (DESIGNED COMMERCIAL)
TO: C-1 (LIMITED COMMERCIAL)

ZONING LEGEND :

- R-PD - Residential Planned Development
- R-1 - Single Family Residential
- P-R - Profesional Offices And Parking
- C-D - Designed Commercial
- C-1 - Limited Commercial
- C-V - Civic
- PD - Planned Development



NOT TO SCALE

LOCATION MAP
PROPERTY LOCATED AT 2324 W. CHARLESTON BLVD.
LAS VEGAS, NV
APN: 139-32-802-032

RECEIVED
FEB 22 2011

ZON-41006

February 15, 2011

Mr. Flinn Fagg, Acting Director
City of Las Vegas
Planning and Development Department
330 N. Rancho Dr.
Las Vegas, NV 89106

Re: 2324 W. Charleston Blvd.
APN: 139-32-802-032

Dear Mr. Fagg:

This letter is submitted as justification for an application for Rezoning for the above listed property. The parcel is located in Ward 1, on the north side of Charleston Boulevard, a 100 foot wide primary roadway, approximately 330 feet west of Rancho Drive, a 100 foot wide primary roadway. The surrounding area is primarily commercial and office, with the Las Vegas Medical District located east of Rancho Drive. Single-family residential in the rural to low density range is located to the north and south of the commercial properties along Charleston Boulevard.

The request is to change the existing C-D (Designed Commercial) designation to C-1 (Limited Commercial) to allow the applicant greater flexibility in attracting a tenant for the existing office structure on the site. As you are aware, the C-D district was designed to provide standards for the development of light commercial uses along this section of Charleston Boulevard, while acting as a buffer to the adjacent low density residential properties. In this particular case there is no adjacent residential. In fact, while the two adjacent parcels to the east are similarly zoned C-D, the property to the immediate north and west is the site of a long-standing commercial shopping center zoned C-1. To the west of that property are additional C-D parcels that buffer the closest residential to this site, approximately 150 feet west and 100 feet north of the subject parcel. It should also be noted that in the proposed Unified Development Code, the C-D district is to be converted from a zoning district to an overlay district. Lastly, and possibly most importantly, the Rancho/Charleston Study Area Proposed Future Land Use Plan designates the subject property for Service Commercial use.

As the applicants representative for this application I will be happy to provide any additional information you may require or respond to any questions you may have. Thank you for your consideration.

Respectfully,

Robert S Genzer
Genzer Consulting

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FEB 22 2011

ZON-41006

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: APRIL 12, 2011

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG, Acting ☐ **Consent** ☒ **Discussion**

SUBJECT:
ZON-41044 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: DANIEL ROSS - Request for a Rezoning FROM: R-3 (MEDIUM DENSITY RESIDENTIAL) TO: C-1 (LIMITED COMMERCIAL) on 0.26 acres at 424 South 7th Street (APN 139-34-710-029), Ward 3 (Reese).

C.C.: 05/18/2011

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-41044 and SDR-41045
2. Conditions and Staff Report - ZON-41044 and SDR-41045
3. Supporting Documentation
4. Photos - ZON-41044 and SDR-41045
5. Justification Letter - ZON-41044 and SDR-41045

Go to Planning's web page | Print | Clear

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-41044** APN: 139-34-710-029

Name of Property Owner: Daniel Ross

Name of Applicant: Daniel Ross

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: Daniel Ross

Print Name: DANIEL ROSS

Subscribed and sworn before me

This 24th day of February 20 11

Dawn M Leno Brown

Notary Public in and for said County and State

NOTARY PUBLIC
DAWN M. LENO-BROWN
STATE OF NEVADA - COUNTY OF CLARK
MY APPOINTMENT EXP. JULY 6, 2013
No: 05-97966-1

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FEB 24 2011

Go to Planning's web page | Print Form | Clear Form

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Zone Change from R-3 to C-1

Project Address (Location) 424 S. 7th Street

Project Name EVAPS Law Office **Proposed Use** Parking

Assessor's Parcel #(s) 139-34-710-029 **Ward #** 3 - Reese

General Plan: existing _____ proposed _____ **Zoning:** existing R-3 proposed C-1

Commercial Square Footage 0 **Floor Area Ratio** 0

Gross Acres 0.26 **Lots/Units** 0 **Density** 0

Additional Information _____

PROPERTY OWNER Daniel Ross **Contact** Daniel Ross

Address 46 E. Victory Road **Phone:** 7023880924 **Fax:** -

City Henderson **State** NV **Zip** 89015

E-mail Address -

APPLICANT same as property owner **Contact** _____

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

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

E-mail Address _____

REPRESENTATIVE DesignCell Architecture **Contact** Scott Brown

Address 10777 W. Twain Ave. #125 **Phone:** 7024031575 **Fax:** 8774031575

City Las Vegas **State** NV **Zip** 89135

E-mail Address scott@designcell.cc

Property Owner Signature* Daniel Ross

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

Print Name DANIEL ROSS

Subscribed and sworn before me

This 24th day of February, 20 11.

Dawn M Leno Brown

Notary Public in and for said County and State

NOTARY PUBLIC
DAWN M. LENO-BROWN
STATE OF NEVADA - COUNTY OF CLARK
MY APPOINTMENT EXP. JULY 6, 2013
No: 05-97966-1

FOR DEPARTMENT USE ONLY

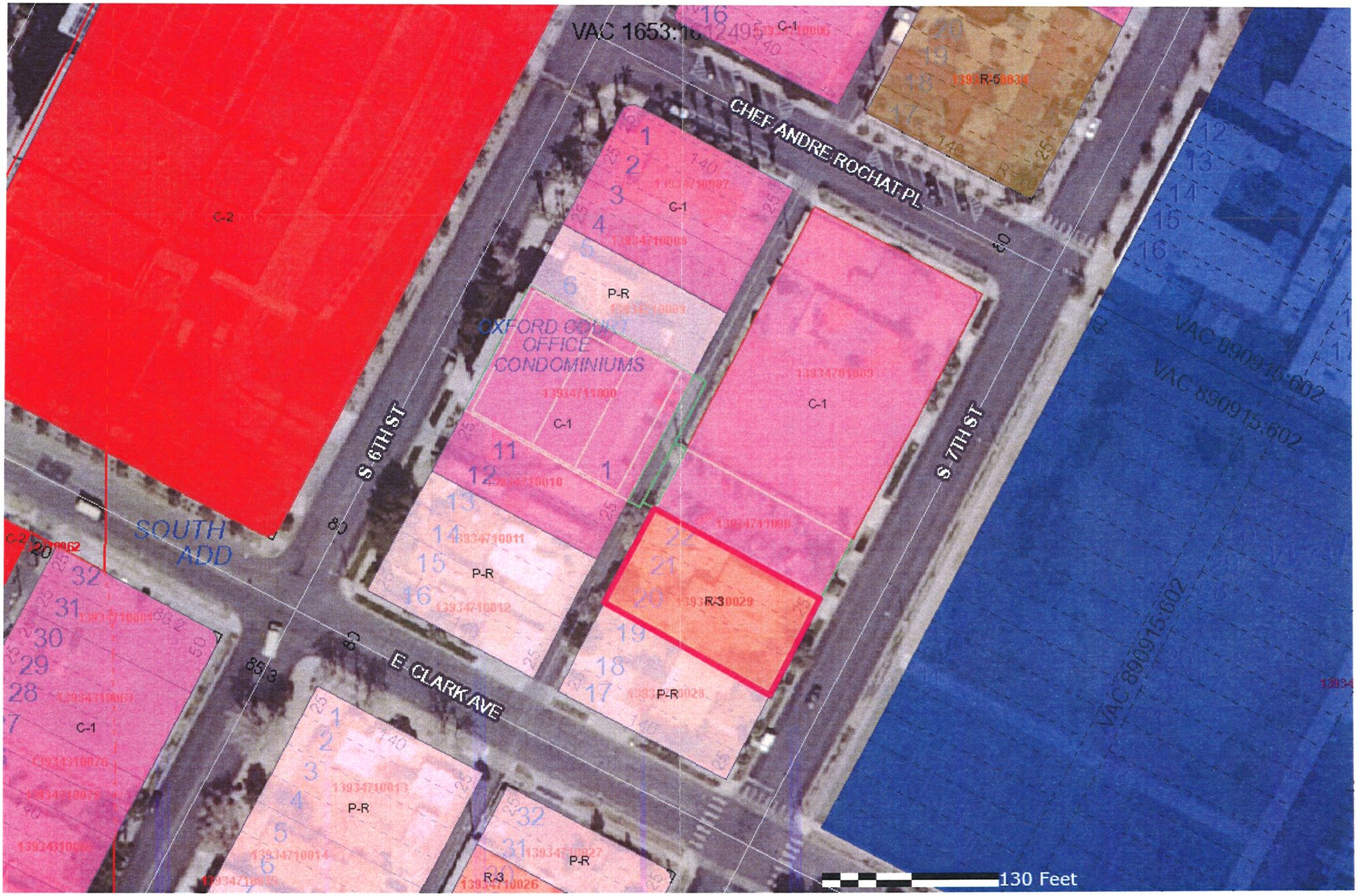
Case #	ZON-41044
Meeting Date:	4/12/11
Total Fee:	1200.00
Date Received:*	2-24-11
Received By:	JFmed

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

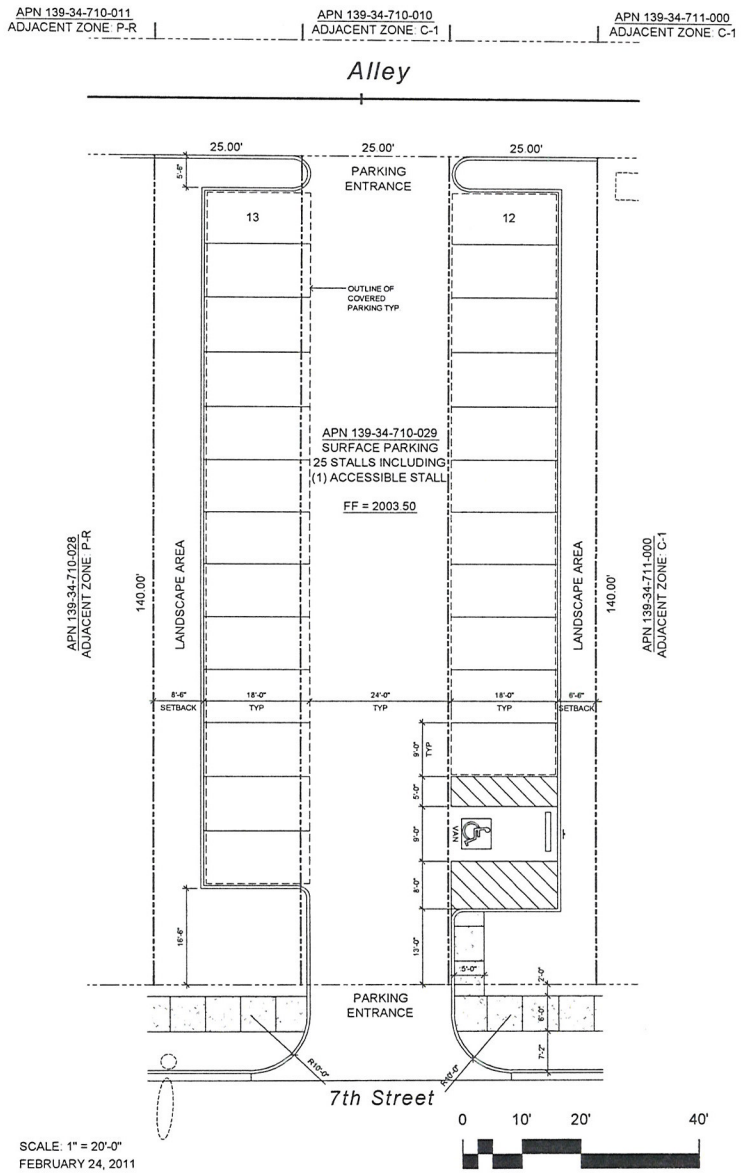
RECEIVED
FEB 24 2011

Revised 10/27/08

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



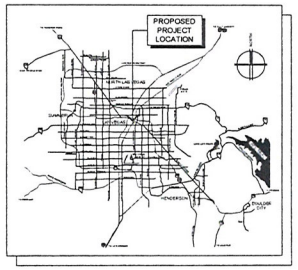
ZON-41044
SDR-41045



SITE DATA

APN	139-34-710-029
SITE AREA (NET)	10,500 SF
CURRENT ZONING	R-3
PROPOSED ZONING	C-1
BUILDING AREAS:	N/A
PARKING PROVIDED:	24 SPACES (ALL COVERED)
	1 VAN ACCESSIBLE SPACE
TOTAL	25 SPACES

VICINITY MAP



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FEB 24 2011

Satellite Parking Lot

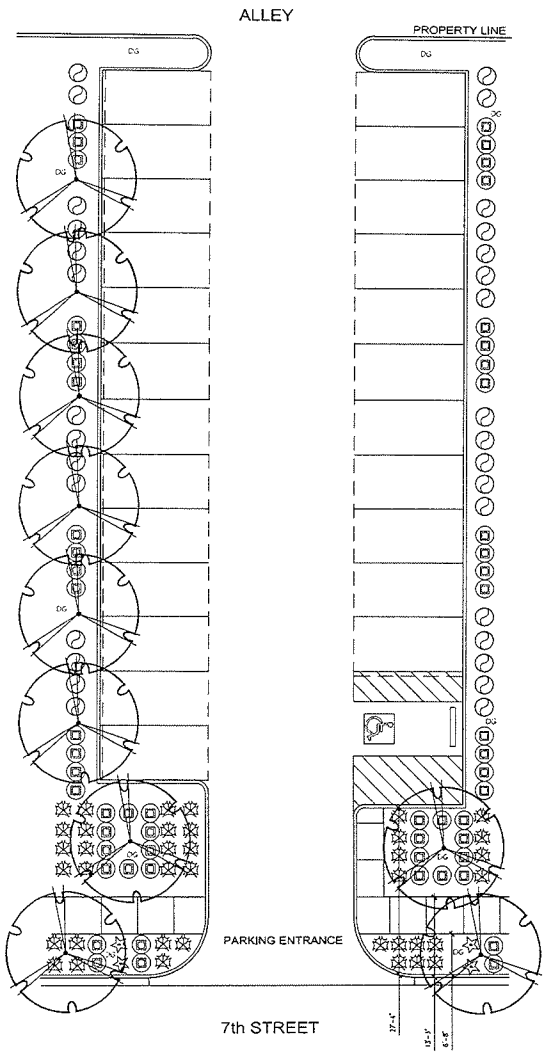
424 S. 7th Street
LAS VEGAS, NEVADA 89101

SCALE: 1" = 20'-0"
FEBRUARY 24, 2011

designcell
10777 W.TWAIN AVE, STE 125 T 702-403-1575
LAS VEGAS, NV 89135 WWW.DESIGNCELL.CC

DR01
SITE PLAN

ZON-41044
SDR-41045



southwick
LANDSCAPE ARCHITECTS
12 Commerce Center Drive
Henderson NV 89014
www.southwicksla.com
702.597.3106

PLANTING LEGEND

TREES

SYMBOL	BOTANICAL NAME COMMON NAME	QTY	CALIPER MINIMUM SIZE
	FRAXINUS ANGUSTIFOLIA 'RATWOOD' RATWOOD ASH	10	1 1/2" 24" BOX

SHRUBS

SYMBOL	BOTANICAL NAME COMMON NAME	QTY	MINIMUM SIZE
	BUXUS MICROPHYLLA JAPONICA JAPANESE BOXWOOD	22	5 GALLON
	JUNIPERUS HORIZONTALIS 'BLUE CHIP' BLUE CHIP JUNIPER	95	5 GALLON
	LEUCOPHYLLUM CHIHUAHUENSE 'PROSPERITY' PROSPERITY SAGE	31	5 GALLON
	TRACHELOSPERMUM JASMINOIDES STAR JASMINE	-	5 GALLON

LANDSCAPE ELEMENTS

SYMBOL	DESCRIPTION	QTY	DETAIL
DG	CRUSHED SLATE GROUNDCOVER, SIZE 1/2" - 1 1/2" COLOR: BLUEGRAY 2" MINIMUM DEPTH. SEE NOTE #2	2,564 S.F.	X. LXXX

PLANTING NOTES

1. SEE SHEET LX XX FOR PLANTING DETAILS.
2. CRUSHED SLATE GROUNDCOVER (DG) - INSTALL THE MINIMUM LAYER OF CRUSHED SLATE IN ALL LANDSCAPE AREAS WITHIN LANDSCAPE LIMIT OF WORK EXCEPT WHERE NOTED OTHERWISE. CONTRACTOR TO PROVIDE SAMPLES OF DECOMPOSED GRANITE/ROCK FOR APPROVAL BEFORE PLACING GRANITE. COMPACT SUB-GRADE TO 95% AND APPLY A PRE-EMERGENT HERBICIDE TO SOIL. AFTER PLACING GRANITE RAKE SMOOTH, WET TO ENTIRE DEPTH, ALLOW TO DRY, THEN LIGHTLY SCARIFY SURFACE WITH A LEAF RAKE. APPLY A SECONDARY APPLICATION OF PRE-EMERGENT HERBICIDE TO TOP OF GRANITE. DO NOT ALLOW GRANITE TO TOUCH THE TRUNK OF ANY TREE. INSTALL AFTER INSTALLATION OF PLANT MATERIAL.
4. ANY TREE PLANTED WITHIN 5 FEET OF A SIDEWALK OR WALL SHALL BE PLANTED WITH A ROOT GUARD DESIGNED TO DIRECT ROOT GROWTH DOWNWARD. SEE DETAIL X SHEET

SITE NOTES:

TOTAL LANDSCAPE AREA	2,564 S.F.
TOTAL OPEN SPACE AREA	11,220 S.F.
TOTAL AREA	11,220 S.F.

EVAPS Law Offices

SWC OF 7th & CHEF ANDRE ROCHAT
LAS VEGAS, NEVADA 89101

PRELIMINARY PLANTING PLAN
SCALE: 1" = 10'-0"
FEBRUARY 24, 2011

0 10' 20' 40'

designcell DR02
10777 W.TWAIN AVE, STE 125 T 702-403-1575
LAS VEGAS, NV 89135 WWW.DESIGNCELL.CC

RECEIVED
FEB 24 2011

ZON-41044
SDR-41045

EVAPS Law Office Building
Project # 10 016
Page 1 of 1

February 24, 2011

CLV Planning & Development
731 South Fourth Street
Las Vegas, NV 89101
Phone: (702) 229-6301
Fax: (702) 474-7463

Re: Zone Change and Site Development Plan Review
APN: 139-34-710-029

To whom it may concern:

The purpose of this letter is a request a Zone Change and Site Development Plan Review for the property located at 424 South 7th Street in Las Vegas, Nevada 89101.

Architectural plans depict 25 covered parking stalls with adjacent landscaping. The applicant's intention is to install surface parking and lease the spaces to the adjacent land owner to support their proposed law office project. In order to develop the site as a satellite parking lot, the parcel will need to be re-zoned from R-3 to C-1. The rezone is consistent with development in the downtown area, as every other parcel on this block has already been re-zoned to C-1.

The applicant has structured a lease agreement with the property owner at 400 S. 7th Street. The lease has a ten year term, with a 9 year option, and first right of refusal to purchase the property.

A driveway entrance will be provided from both 7th Street and the Alley. A waiver of standard is requested for the driveway entrance from 7th Street as shown on the site plan. Please refer to the attached site plan.

Required landscaping, conforming to Title 19, will be provided on the property, and is shown on the landscape plan. A landscape buffer of 8'-0" is provided along the property line to the south where the new development is adjacent to a less intensive use. A waiver for the front landscape setback along 7th Street is requested to allow 13' where 15' is required. Please refer to the attached landscape plan.

We appreciate your assistance in moving forward with these modifications to the previously approved project.

Sincerely,

Scott L. Brown, NCARB
Principal
DesignCell, LLC

RECEIVED
FEB 24 2011
ZON-41044
SDR-41045

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: APRIL 12, 2011

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG, Acting ☐ **Consent** ☒ **Discussion**

SUBJECT:
SDR-41045 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-41044 - PUBLIC HEARING - APPLICANT/OWNER: DANIEL ROSS - Request for a Site Development Plan Review FOR A PARKING LOT WITH WAIVERS TO ALLOW A 13-FOOT WIDE LANDSCAPE BUFFER ALONG THE EAST PERIMETER WHERE 15 FEET IS REQUIRED AND A FIVE-FOOT WIDE LANDSCAPE BUFFER ALONG THE WEST PERIMETER WHERE EIGHT FEET IS REQUIRED on 0.26 acres at 424 South 7th Street, (APN 139-34-710-029), R-3 (Medium Density Residential) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 3 (Reese).

C.C.: 05/18/2011

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.

Go to Pla...ng's web page | Print | Clear

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-41045** APN: 139-34-710-029

Name of Property Owner: Daniel Ross

Name of Applicant: Daniel Ross

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: Daniel Ross

Print Name: DANIEL ROSS

CLARK COUNTY, NEVADA
Subscribed and sworn before me

This 24 day of FEB, 2011

Gregry W. Wood
Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
GREGRY W. WOOD
No: 00-64380-1
My Appointment Expires Sept. 1, 2012

Go to Planning's web page | Print Form | Clear Form

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Site Development Plan Review

Project Address (Location) 424 S. 7th Street

Project Name EVAPS Law Office **Proposed Use** parking

Assessor's Parcel #(s) 139-34-710-029 **Ward #** 3 - Reese

General Plan: existing _____ proposed _____ **Zoning:** existing R-3 proposed C-1

Commercial Square Footage 0 **Floor Area Ratio** 0

Gross Acres 0.26 **Lots/Units** 0 **Density** 0

Additional Information _____

PROPERTY OWNER Daniel Ross **Contact** Daniel Ross

Address 46 E. Victory Road **Phone:** 7023880924 **Fax:** -

City Henderson **State** NV **Zip** 89015

E-mail Address -

APPLICANT same as owner **Contact** _____

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

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

E-mail Address _____

REPRESENTATIVE DesignCell Architecture **Contact** Scott Brown

Address 10777 W. Twain Ave. #125 **Phone:** 7024031575 **Fax:** 8774031575

City Las Vegas **State** NV **Zip** 89135

E-mail Address scott@designcell.cc

Property Owner Signature* Daniel Ross

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

Print Name DANIEL ROSS

Subscribed and sworn before me

This 2/24/11 day of February, 2011.

Dawn M Leno Brown

Notary Public in and for said County of Clark State of Nevada

DMLB 24th February 2011

NOTARY PUBLIC
DAWN M. LENO-BROWN
STATE OF NEVADA - COUNTY OF CLARK
MY APPOINTMENT EXP. JULY 6, 2013
No: 05-97966-1

RECEIVED
FEB 24 2011

FOR DEPARTMENT USE ONLY

Case #	SDR-41045
Meeting Date:	4-12-11
Total Fee:	1030.00
Date Received:*	2-24-11
Received By:	JFmed

*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning 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
PLANNING COMMISSION MEETING OF: APRIL 12, 2011

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG, Acting ☐ **Consent** ☒ **Discussion**

SUBJECT:
VAR-41051 - VARIANCE - PUBLIC HEARING - APPLICANT: EVAPS, LLC - OWNER: EVAPS, LLC, ET AL - Request for a Variance TO ALLOW AN EIGHT-FOOT FRONT YARD SETBACK AND A SIX-FOOT REAR YARD SETBACK WHERE 20-FEET IS REQUIRED, AND A ONE-FOOT SIDE YARD SETBACK WHERE 10-FEET IS REQUIRED on 0.80 acres at 400-420 South 7th Street (APNs 139-34-711-000 through 009 and 139-34-701-009), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

C.C.: 05/18/2011

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 - VAR-41051, VAR-41054 and SDR-41047
2. Conditions and Staff Report - VAR-41051, VAR-41054 and SDR-41047
3. Supporting Documentation
4. Photos - VAR-41051, VAR-41054 and SDR-41047
5. Justification Letter - VAR-41051, VAR-41054 and SDR-41047

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-41051** APN: 139-34-701-009

Name of Property Owner: EVAPS LLC

Name of Applicant: EVAPS LLC

Name of Representative: DesignCell Architecture

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: ROBERT T. EGLET

Subscribed and sworn before me

This 24th day of February 2011

Dawn M. Leno-Brown

Notary Public in and for said County and State

NOTARY PUBLIC
DAWN M. LENO-BROWN
STATE OF NEVADA - COUNTY OF CLARK
MY APPOINTMENT EXP. JULY 6, 2013
No: 05-97966-1

Go to Planning's web page | Print | Clear

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-41051** APN: 139-34-711-000

Name of Property Owner: Oxford Court Office Condo

Name of Applicant: James Jimmerson, Esq.

Name of Representative: _____

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: James J Jimmerson

Subscribed and sworn before me

This 24 day of February, 20 11

Margery A. Gilmore

Notary Public in and for said County and State

MARGERY A. GILMORE
Notary Public State of Nevada
No. 99-56544-1
My Appt. Exp. September 14, 2014

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Setback Variance

Project Address (Location) 420 S. 7th Street LV, NV 89101

Project Name EVAPS Law Office **Proposed Use** Office

Assessor's Parcel #(s) 139-34-711-000 thru 139-34-711-009 **Ward #** 3 - Reese

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

Commercial Square Footage 14,823 SF **Floor Area Ratio** 1.976

Gross Acres 0.17 **Lots/Units** N/A **Density** N/A

Additional Information Expansion of previously approved parking garage

PROPERTY OWNER CHAD JOSEPH LLC **Contact** James Jimmerson, Esq.

Address 415 S. 6th Street **Phone:** (702) 388-7171 **Fax:** _____

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

E-mail Address _____

APPLICANT same as owner **Contact** _____

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

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

E-mail Address _____

REPRESENTATIVE DesignCell Architecture **Contact** Scott Brown

Address 10777 W. Twain Ave. #125 **Phone:** (702) 403-1575 **Fax:** (877) 403-1575

City Las Vegas **State** NV **Zip** 89135

E-mail Address scott@designcell.cc

Property Owner Signature* _____

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

Print Name James Jimmerson, Esq.

Subscribed and sworn before me

This 24 day of February, 20 11.

Margery G. Gilmore

Notary Public in and for said County and State

MARGERY A. GILMORE
Notary Public State of Nevada
No. 99-56544-1
My Appl. Exp. September 14, 2014

FOR DEPARTMENT USE ONLY

Case #	VAR-41051
Meeting Date:	4-12-11
Total Fee:	830.00
Date Received:*	2-24-11
Received By:	JFine

RECEIVED
FEB 24 2011

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

Revised 10/27/08

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DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Setback Variance

Project Address (Location) 400 S. 7th Street LV, NV 89101

Project Name EVAPS Law Office **Proposed Use** Office

Assessor's Parcel #(s) 139-34-701-009 **Ward #** 3 - Reese

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

Commercial Square Footage 55,132 SF **Floor Area Ratio** _____

Gross Acres 0.64 **Lots/Units** N/A **Density** N/A

Additional Information Expansion of previously approved project SDR-39121 & VAR-39122

PROPERTY OWNER EVAPS LLC **Contact** Robert Eglet

Address 400 S. 4th Street #600 **Phone:** (702) 450-5400 **Fax:** (702) 450-5451

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

E-mail Address _____

APPLICANT - same as owner - **Contact** _____

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

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

E-mail Address _____

REPRESENTATIVE DesignCell Architecture **Contact** Scott Brown

Address 10777 W. Twain Ave. #125 **Phone:** (702) 403-1575 **Fax:** (877) 403-1575

City Las Vegas **State** NV **Zip** 89135

E-mail Address scott@designcell.cc

Property Owner Signature* _____

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

Print Name Robert Eglet

Subscribed and sworn before me

This 23rd day of February, 20 11.

_____

Notary Public in and for said County and State

NOTARY PUBLIC
County of Clark-State of Nevada
CHRISTINA HUTT
No. 06-107299-1
My Appointment Expires July 7, 2014

FOR DEPARTMENT USE ONLY

Case #	VAR-41051
Meeting Date:	4-12-11
Total Fee:	830.00
Date Received:*	2-24-11
Received By:	JFnus

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FEB 24 2011

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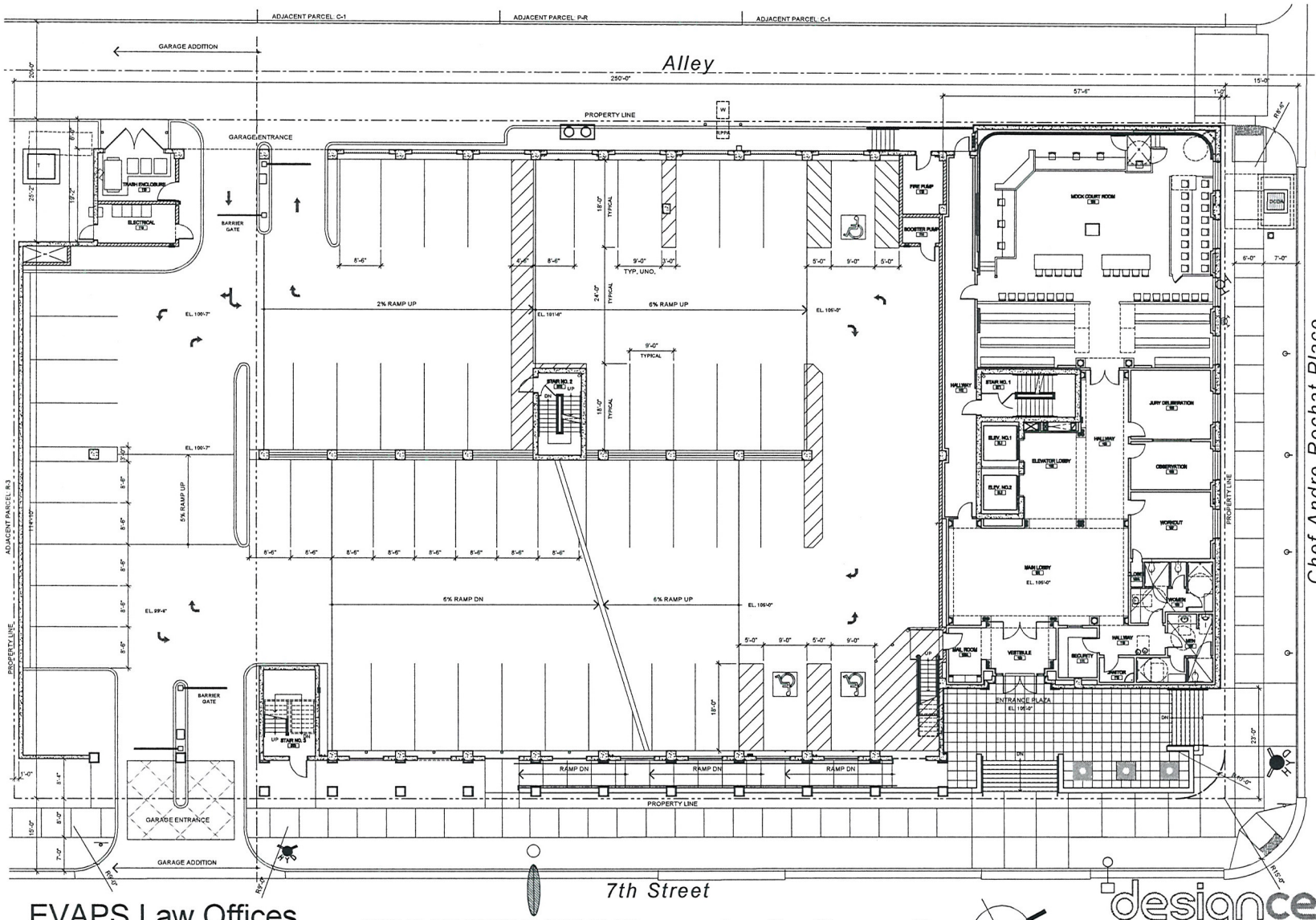


EVAPS Law Offices

SWC OF 7th & CHEF ANDRE ROCHAT
LAS VEGAS, NEVADA 89101

SITE PLAN/ FIRST FLOOR PLAN

SCALE: 1" = 20'-0"
FEBRUARY 24, 2011

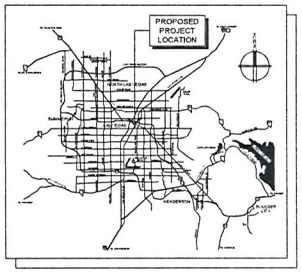
0 10' 20' 40'

1 LEVEL

SITE DATA

APN		139-34-701-009 (400 S. 7th St.) 139-34-711-000 (420 S. 7th St.)
CURRENT ZONING		C-1
SITE AREA (NET)		35,000 SF
BUILDING AREAS:		
OFFICE (GROSS):	LEVEL 1	6,587 SF
	LEVEL 2	N/A
	LEVEL 3	16,553 SF
	LEVEL 4	15,996 SF
	LEVEL 5	15,996 SF
TOTAL OFFICE:		55,132 SF GROSS
PARKING GARAGE:	LEVEL 2	22,860 SF
	LEVEL 1	23,700 SF
	LEVEL P1	23,240 SF
TOTAL PARKING GARAGE:		69,800 SF GROSS
PARKING REQUIRED:		
OFFICE (GROSS) (1/300 SF):		184 SPACES
OF WHICH ACCESSIBLE:		6 SPACES (1 VAN)
PARKING PROVIDED:		
REGULAR:		172 SPACES
ACCESSIBLE:		6 SPACES (INCL. 1 VAN)
TOTAL:		178 SPACES
F.A.R. (OFFICE+PKG. GARAGE) / SITE:		3.6

VICINITY MAP



designcell
10777 W.TWAIN AVE, STE 125 T 702-403-1575
LAS VEGAS, NV 89135 WWW.DESIGNCELL.CO

DR01

VAR-41051
VAR-41054
SDR-41047

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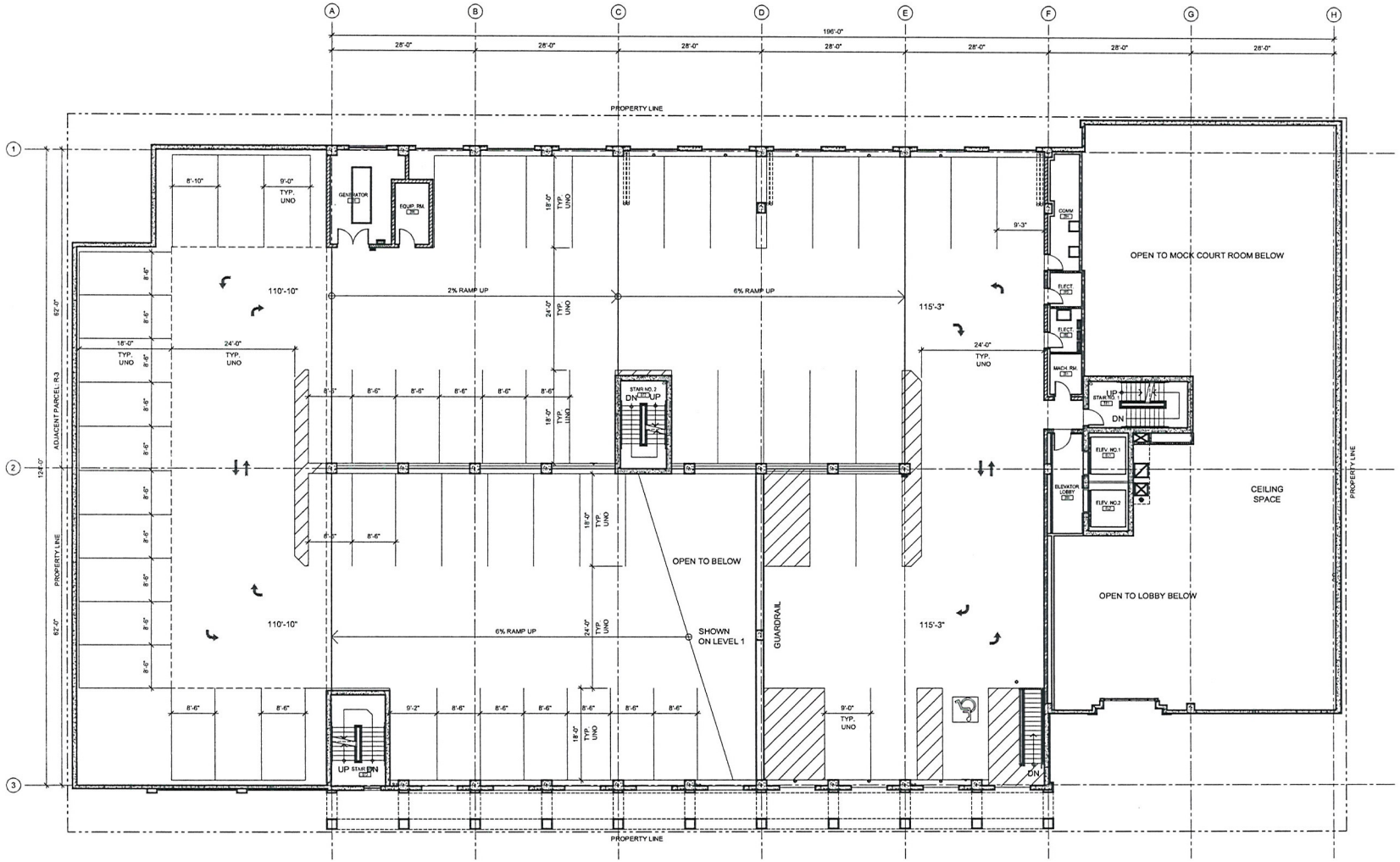
2 LEVEL



EVAPS Law Offices

SWC OF 7th & CHEF ANDRE ROCHAT
LAS VEGAS, NEVADA 89101

SCALE: 1" = 20'-0"
FEBRUARY 24, 2011

0 10' 20' 40'

NORTH

designcell
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DR02

VAR-41051
VAR-41054
SDR-41047

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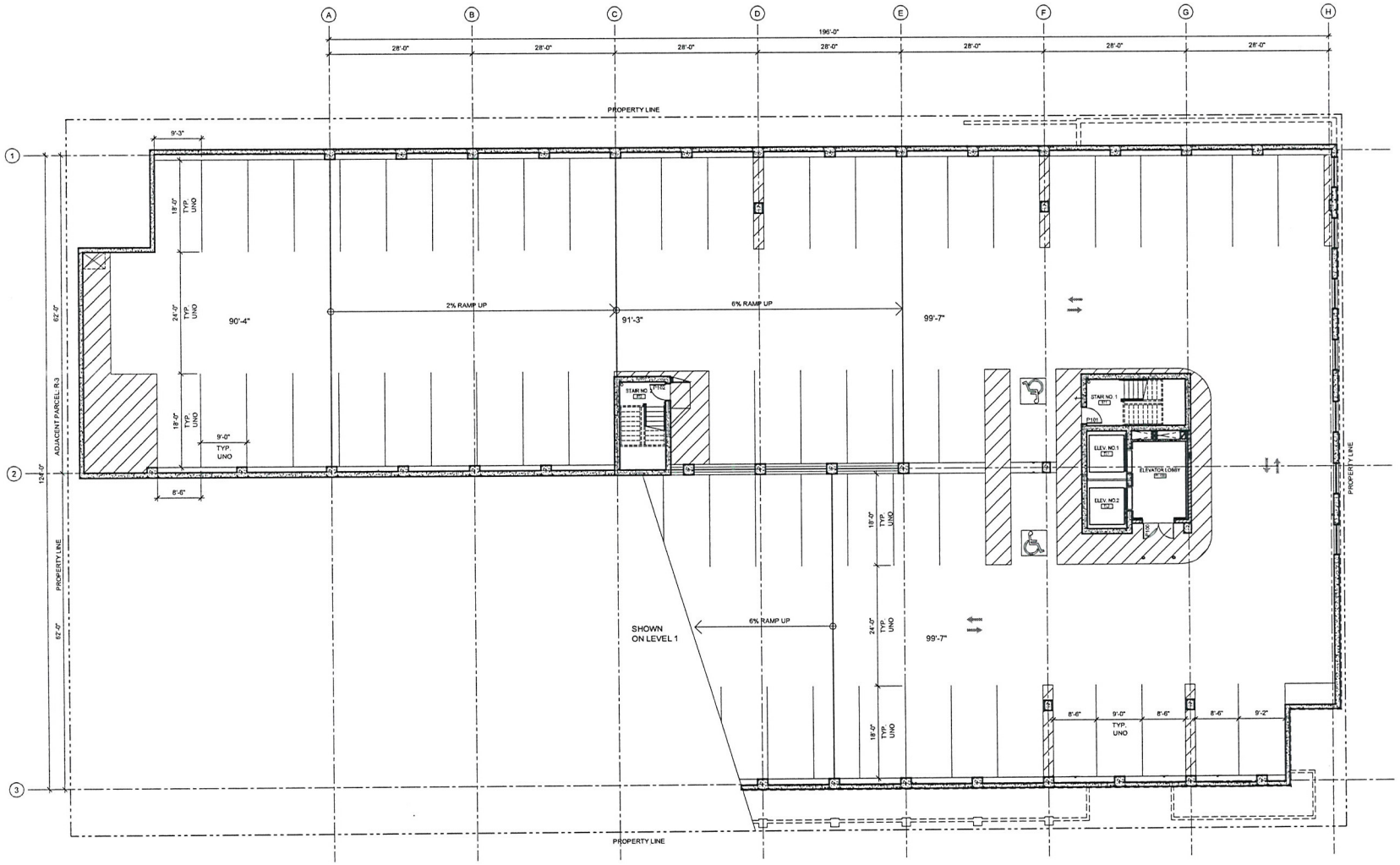
P1 LEVEL



EVAPS Law Offices

SWC OF 7th & CHEF ANDRE ROCHAT
LAS VEGAS, NEVADA 89101

SCALE: 1" = 20'-0"
FEBRUARY 24, 2011

0 10' 20' 40'

NORTH

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LAS VEGAS, NV 89135 WWW.DESIGNCELL.CC

DR06

VAR-41051
VAR-41054
SDR-41047

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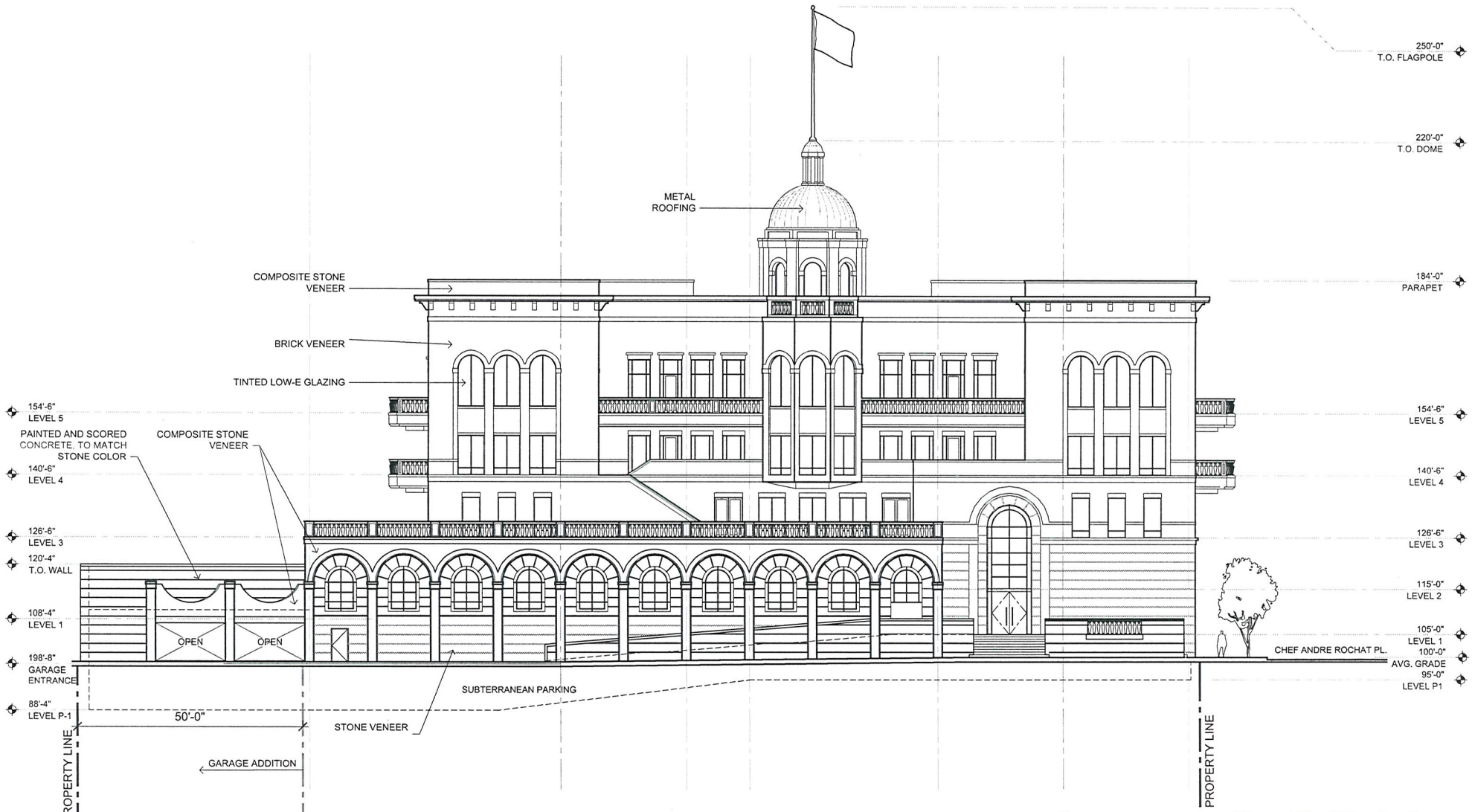

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LAS VEGAS, NEVADA 89101

EAST ELEVATION

SCALE: 1" = 20'-0"
FEBRUARY 24, 2011

0 10' 20' 40'

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LAS VEGAS, NV 89135 | WWW.DESIGNCELL.CC

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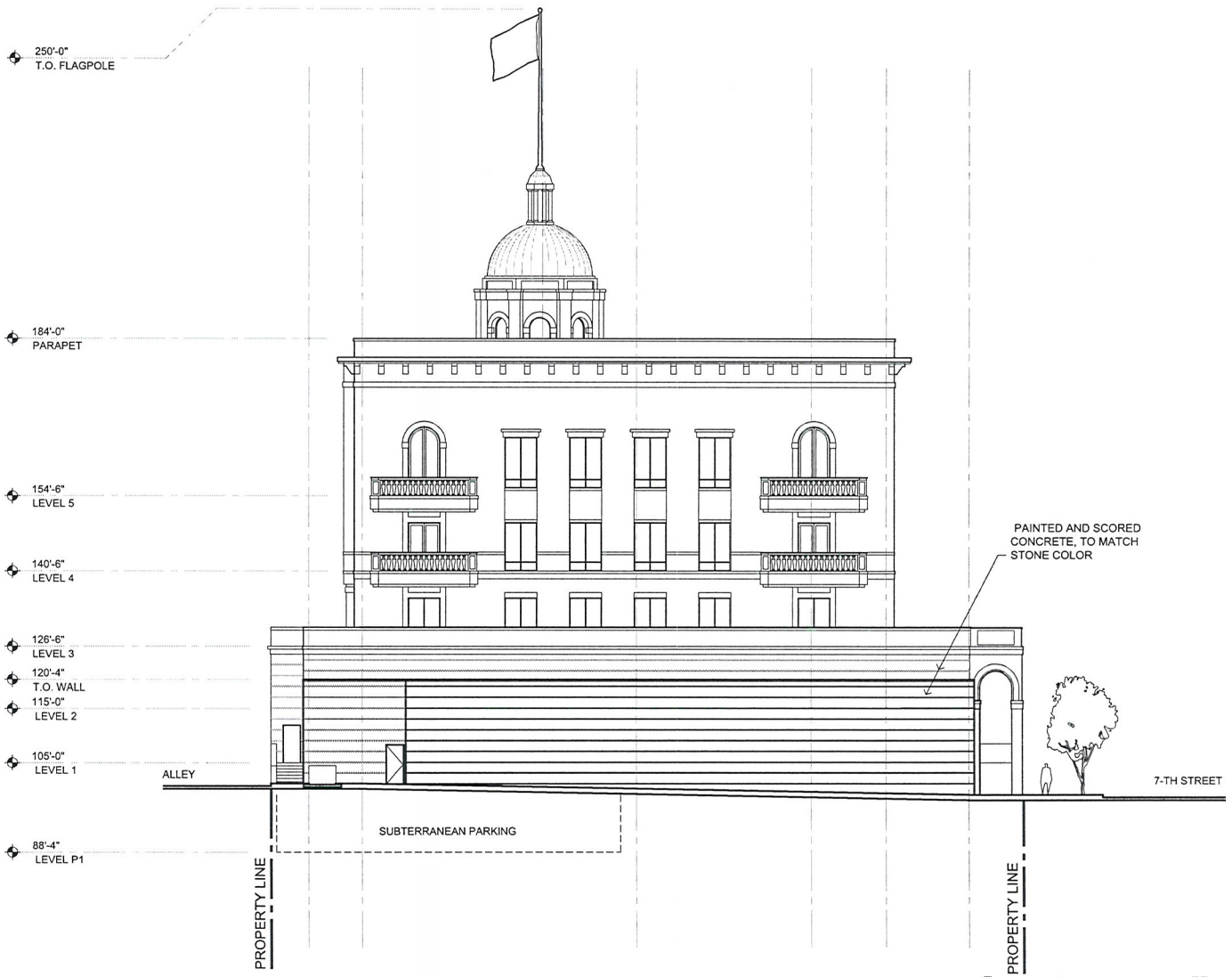
VAR-41051
VAR-41054
SDR-41047



EVAPS Law Offices

SWC OF 7th & CHEF ANDRE ROCHAT
LAS VEGAS, NEVADA 89101

SOUTH ELEVATION

SCALE: 1" = 20'-0"
FEBRUARY 24, 2011

0 10' 20' 40'

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LAS VEGAS, NV 89135 WWW.DESIGNCELL.CC

DR09

VAR-41051
VAR-41054
SDR-41047

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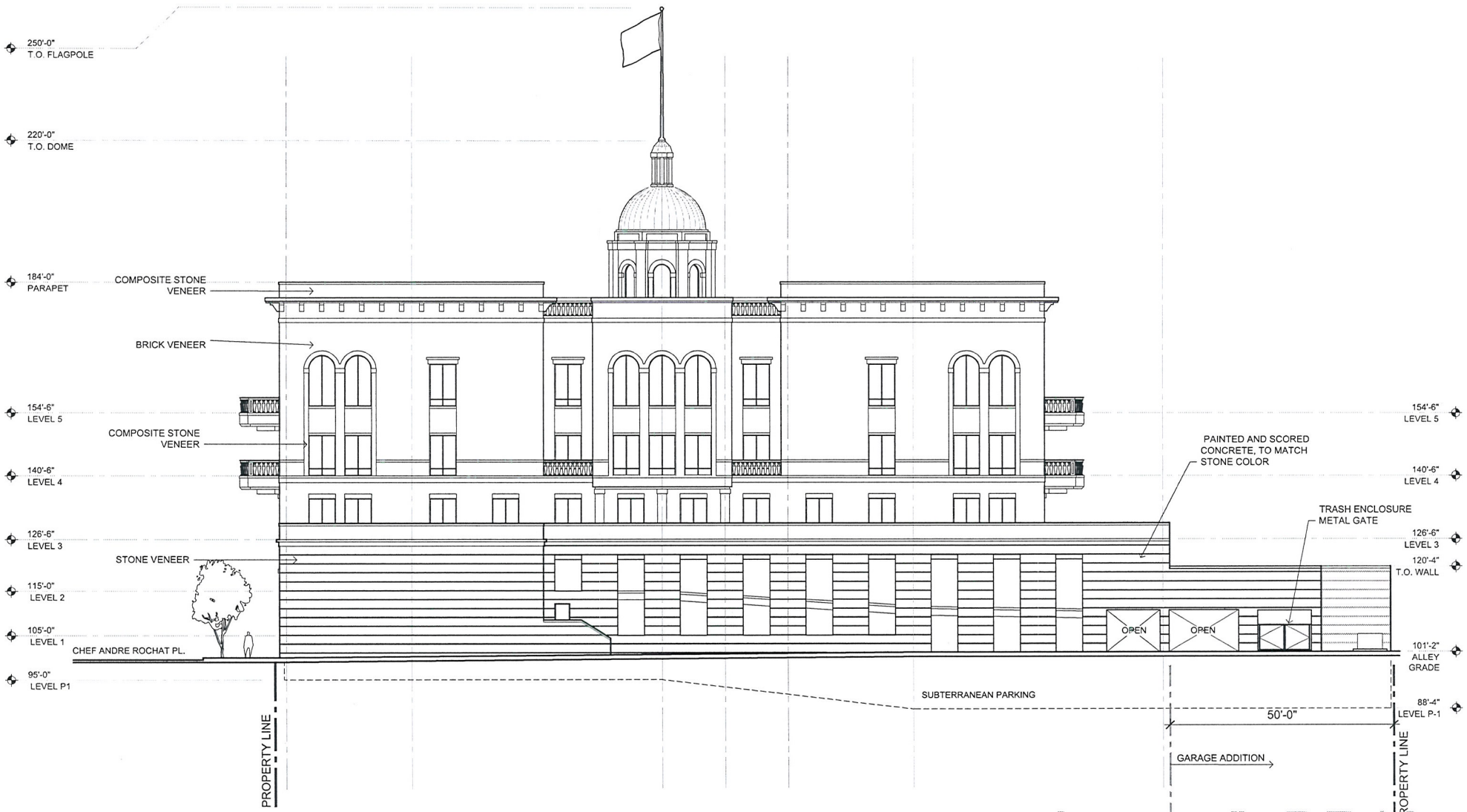

EVAPS Law Offices

SWC OF 7th & CHEF ANDRE ROCHAT
LAS VEGAS, NEVADA 89101

WEST ELEVATION

SCALE: 1" = 20'-0"
FEBRUARY 24, 2011

0 10' 20' 40'

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DR10

VAR-41051
VAR-41054
SDR-41047

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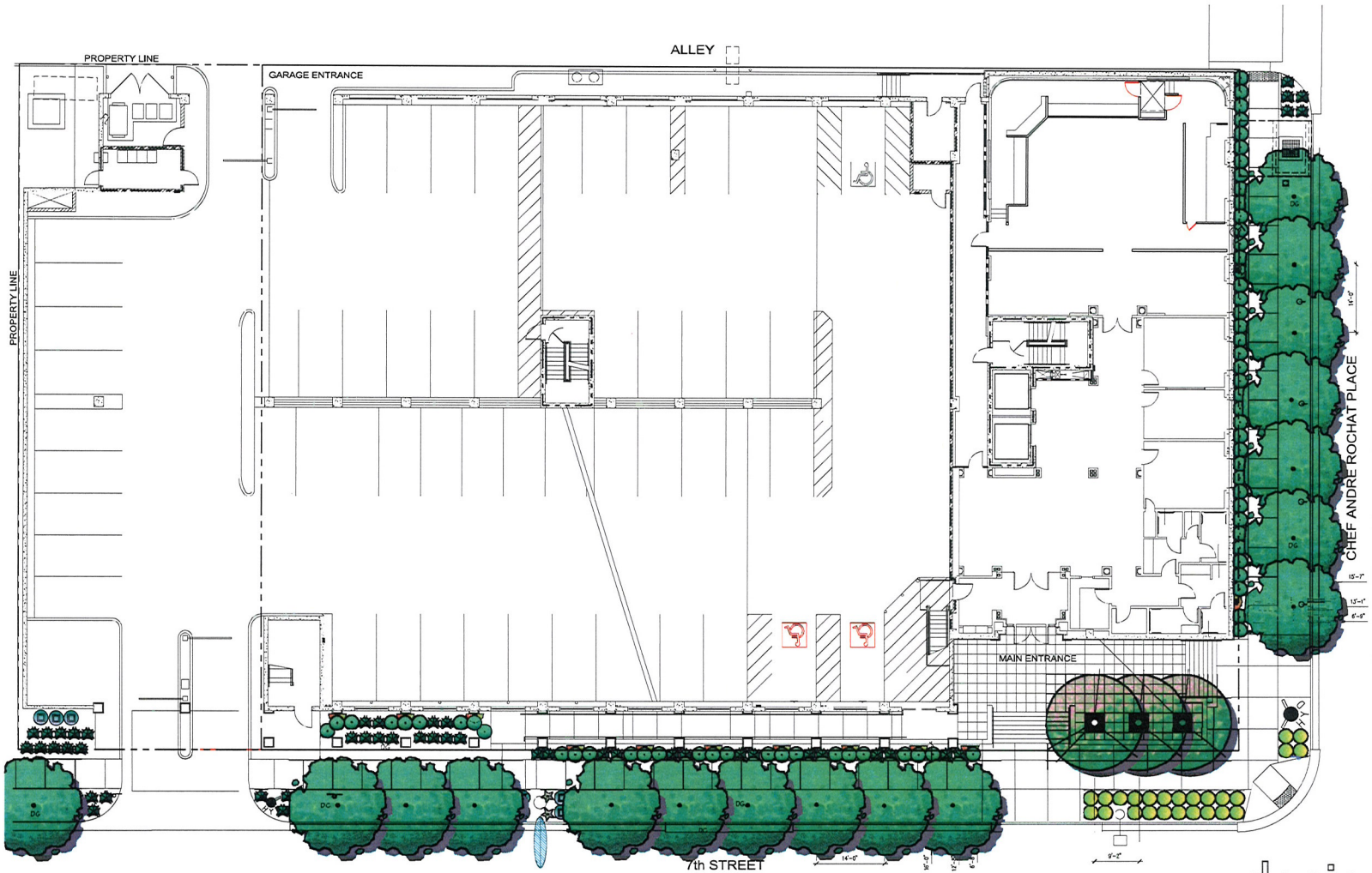

EVAPS Law Offices

SWC OF 7th & CHEF ANDRE ROCHAT
LAS VEGAS, NEVADA 89101

PRELIMINARY PLANTING PLAN

SCALE: 1" = 10'-0"
FEBRUARY 24, 2010

0 10' 20' 40'

NORTH

southwick LANDSCAPE ARCHITECTS
12 Commerce Center Drive
Henderson NV 89014
www.southwicks.com
702.597.3108

1 LEVEL

PLANTING LEGEND

TREES

SYMBOL	BOTANICAL NAME / COMMON NAME	QTY.	CALIPER / MINIMUM SIZE
	FRAXINUS ANGUSTIFOLIA 'RAYWOOD' RAYWOOD ASH	17	1 1/2" 24" BOX
	PRUNUS CERASIFERA ATROPURPUREA PURPLE-LEAF PLUM	3	1 1/4" 24" BOX

SHRUBS

SYMBOL	BOTANICAL NAME / COMMON NAME	QTY.	MINIMUM SIZE
	BUXUS MACROPHYLLA JAPONICA JAPANESE BOXWOOD	97	5 GALLON
	CALLA CARTATA 'SIERRA GOLD' TM SIERRA GOLD CALLA	25	5 GALLON
	HEDERA HELIX ENGLISH IVY VINE	21	5 GALLON
	JUNIPERUS HORIZONTALIS 'BLUE CHIP' BLUE CHIP JUNIPER	59	5 GALLON
	TEUCRIUM CHAMAEDRYS 'PROSTRATUM' PROSTRATE GERMANDER	68	5 GALLON
	TRACHELOSPERMUM JASMINOIDES STAR JASMINE	36	5 GALLON

LANDSCAPE ELEMENTS

SYMBOL	DESCRIPTION	QTY.	
DG	CRUSHED SLATE GROUNDCOVER, SIZE 1/2" - 1 1/2" COLOR IS UNIQUE, 2" MINIMUM DEPTH, SEE NOTE #2	3,320 S.F.	

PLANTING NOTES

1. CRUSHED SLATE GROUNDCOVER (DG) - INSTALL THE MINIMUM LAYER OF CRUSHED SLATE IN ALL LANDSCAPE AREAS WITHIN LANDSCAPE LIMIT OF WORK, EXCEPT WHERE NOTED OTHERWISE. CONTRACTOR TO PROVIDE SAMPLES OF DECOMPOSED GRANITE/ROCK FOR APPROVAL. BEFORE PLACING GRANITE, COMPACT SUB-GRADE TO 85% AND APPLY A PRE-EMERGENT HERBICIDE TO SOIL. AFTER PLACING GRANITE, RAKE SMOOTH, WET TO ENTIRE DEPTH, ALLOW TO DRY, THEN LIGHTLY SCARIFY SURFACE WITH A LEAF RAKE. APPLY A SECONDARY APPLICATION OF PRE-EMERGENT HERBICIDE TO TOP OF GRANITE. DO NOT ALLOW GRANITE TO TOUCH THE TRUNK OF ANY TREE. INSTALL AFTER INSTALLATION OF PLANT MATERIAL.
2. ANY TREE PLANTED WITHIN 5 FEET OF A SIDEWALK OR WALL SHALL BE PLANTED WITH A ROOT GUARD DESIGNED TO DIRECT ROOT GROWTH DOWNWARD.

SITE NOTES:

TOTAL LANDSCAPE AREA	3,320 S.F.
TOTAL OPEN SPACE AREA	10,468 S.F.
TOTAL AREA	40,827 S.F.

designcell
10777 W.TWAIN AVE, STE 125 T 702-403-1575
LAS VEGAS, NV 89135 WWW.DESIGNCELL.CC

DR12

VAR-41051
VAR-41054
SDR-41047

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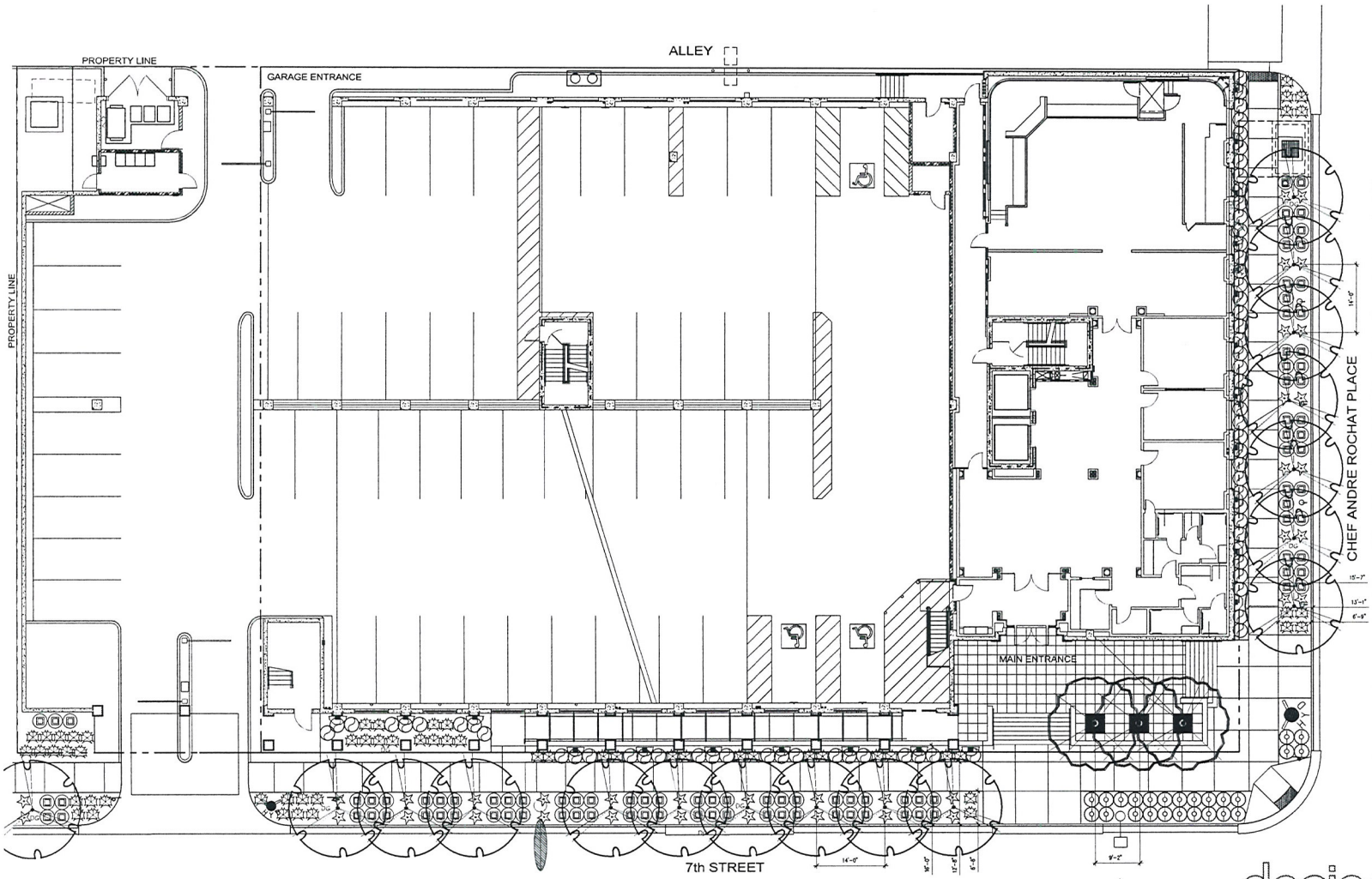

EVAPS Law Offices

SWC OF 7th & CHEF ANDRE ROCHAT
LAS VEGAS, NEVADA 89101

PRELIMINARY PLANTING PLAN

SCALE: 1" = 10'-0"
FEBRUARY 24, 2010

0 10' 20' 40'

southwick LANDSCAPE ARCHITECTS
12 Commerce Center Drive
Henderson NV 89014
www.southwicklla.com
702.597.3108

1 LEVEL

PLANTING LEGEND

TREES

SYMBOL	BOTANICAL NAME / COMMON NAME	QTY.	CAL/POT. MINIMUM SIZE
	KHAYA SENEGALENSIS / AFRICAN MAHOGANY	17	2" CAL. 24" BOX
	PRUNUS CERASIFERA ATROPURPUREA / PURPLE LEAF PLUM	3	1 1/2" CAL. 24" BOX

SHRUBS

SYMBOL	BOTANICAL NAME / COMMON NAME	QTY.	MINIMUM SIZE
	BUXUS MICROPHYLLA JAPONICA / JAPANESE BOXWOOD	97	5 GALLON
	GALEA CAPITATA 'SIERRA GOLD TM' / SIERRA GOLD GALEA	25	5 GALLON
	HEDERA HELIX / ENGLISH IVY VINE	22	5 GALLON
	JUNIPERUS HORIZONTALIS 'BLUE CHIP' / BLUE CHIP JUNIPER	59	5 GALLON
	TRACHELOSPERMUM JASMINOIDES / STAR JASMINE	48	5 GALLON

LANDSCAPE ELEMENTS

SYMBOL	DESCRIPTION	QTY.	DETAIL
DG	CRUSHED SLATE GROUNDCOVER, SIZE 1/2" - 1 1/2" COLOR: BLUEGRAY. 2" MINIMUM DEPTH. SEE NOTE #2	3,320 S.F.	9 / L0.00

PLANTING NOTES

1. CRUSHED SLATE GROUNDCOVER (DG) - INSTALL THE MINIMUM LAYER OF CRUSHED SLATE IN ALL LANDSCAPE AREAS WITHIN LANDSCAPE LIMIT OF WORK EXCEPT WHERE NOTED OTHERWISE. CONTRACTOR TO PROVIDE SAMPLES OF DECOMPOSED GRANITE/ROCK FOR APPROVAL BEFORE PLACING GRANITE. COMPACT SUB-GRADE TO 85% AND APPLY A PRE-EMERGENT HERBICIDE TO SOIL. AFTER PLACING GRANITE: RAKE SMOOTH, WET TO ENTIRE DEPTH, ALLOW TO DRY, THEN LIGHTLY SCARIFY SURFACE WITH A LEAF RAKE. APPLY A SECONDARY APPLICATION OF PRE-EMERGENT HERBICIDE TO TOP OF GRANITE. DO NOT ALLOW GRANITE TO TOUCH THE TRUNK OF ANY TREE. INSTALL AFTER INSTALLATION OF PLANT MATERIAL.
2. ANY TREE PLANTED WITHIN 5 FEET OF A SIDEWALK OR WALL SHALL BE PLANTED WITH A ROOT GUARD DESIGNED TO DIRECT ROOT GROWTH DOWNWARD. SEE DETAIL 9/, SHEET.

SITE NOTES:

TOTAL LANDSCAPE AREA	3,320 S.F.
TOTAL OPEN SPACE AREA	10,468 S.F.
TOTAL AREA	40,427 S.F.

designcell
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LAS VEGAS, NV 89135 WWW.DESIGNCELL.CC

DR12

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FEB 24 2011

VAR-41051
VAR-41054
SDR-41047

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM
REQUEST FOR COMMENT

FROM: DEPARTMENT OF PLANNING	**VAR-41051** **VAR-41054** **SDR-41047**

HAND DELIVERED

*DEVELOPMENT COORDINATION **(DPW)**	ROGER BAILEY	DSC - 7th Floor
FIRE ENGINEERING	KEN MILLER	DSC - 5th Floor
*FLOOD CONTROL **(DPW)**	ALBERT SUNG	DSC - 8th Floor
*LAND DEVELOPMENT **(DPW)**	DAVID GUERRA	DSC - 2nd Floor
PERMITS/ INSPECTIONS	ROD CLARK	DSC - 1st Floor
*RIGHT-OF-WAY **(DPW)**	MARY WULFF	DSC - 8th Floor
*SANITARY SEWERS **(DPW)**	JOE PEÑA	DSC - 7th Floor
*SURVEY **(DPW)**	ALAN RIEKKI	DSC - 8th Floor
*TEFO **(DPW)**	REBECCA WHITLOCK	DSC - 9th Floor
*TRAFFIC ENGINEERING **(DPW)**	RICK SCHROEDER	DSC - 8th Floor

ROUTED ELECTRONICALLY / US MAIL

<CCSD>	LINDA PERRI	4190 MCLEOD DRIVE, 2ND FLOOR
METRO	BRIAN O'CALLAGHAN	7th FLOOR CITY HALL
OFFICE OF BUSINESS DEVELOPMENT	TOM BURKART	2nd FLOOR CITY HALL EXPANSION
NEIGHBORHOOD SERVICES	ANNE KILPONEN	2nd FLOOR CITY HALL
*STREETS & SANITATION **(DPW)**	JERRY WALKER	DSC
*PARKS & OPEN SPACES **(DPW)**	JOHN BLACK	DSC
*SID **(DPW)**	PATRICK MURPHY	4th FLOOR CITY HALL
<EMBARQ> **(SDPR only)**	SANDRA HOLLEY	330 VALLEY VIEW BOULEVARD
LAS VEGAS VALLEY WATER DISTRICT **(NO PLANS)**	HEIDI DEXHEIMER ENGINEERING DESIGN DIVISION	**100 CITY PARKWAY, SUITE #700** **(HAND DELIVERY ADDRESS ONLY)**
CLARK COUNTY (IT) **(NO PLANS)**	SHARON RICE (INFORMATION TECHNOLOGY DEPT)	500 GRAND CENTRAL PARKWAY, 4th FLOOR
NELLIS AFB **(NO PLANS)**	DEBORAH MACNEILL	4430 GRISSOM AVENUE, BUILDING 11, SUITE 103D

* ***ONLY THOSE INDICATED WITH A STAR ARE TO BE ROUTED TO ROGER BAILEY, SR. ENG. ASSOC. ALL OTHER DIVISIONS PLEASE ROUTE YOUR COMMENTS DIRECTLY TO THE PLANNING AND DEVELOPMENT DEPARTMENT< US MAIL DELIVERY>***

SDPR
02/28/2011

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM

Department of Planning
Case Planning Division
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106
(702) 229-6301 phone (702) 385-7268 fax

VAR-41051 - VARIANCE - PUBLIC HEARING - APPLICANT: EVAPS, LLC - OWNER: EVAPS, LLC, ET AL *- Request for a Variance TO ALLOW AN EIGHT-FOOT FRONT YARD SETBACK AND A SIX-FOOT REAR YARD SETBACK WHERE 20-FEET IS REQUIRED, AND A ONE-FOOT SIDE YARD SETBACK WHERE 10-FEET IS REQUIRED on 0.80 acres at 400-420 South 7th Street (APNs 139-34-711-000 through 009 and 139-34-701-009), C-1 (Limited Commercial) Zone, Ward 3 (Reese).*

VAR-41054 - VARIANCE RELATED TO VAR-41051 - PUBLIC HEARING - APPLICANT: EVAPS LLC - OWNER: EVAPS, LLC, ET AL *- Request for a Variance TO ALLOW 178 PARKING SPACES WHERE 201 SPACES ARE REQUIRED on 0.80 acres at 400-420 South 7th Street (APNs 139-34-711-000 through 009 and 139-34-701-009), C-1 (Limited Commercial) Zone, Ward 3 (Reese).*

SDR-41047 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-41051 AND VAR-41054 - PUBLIC HEARING - APPLICANT: EVAPS, LLC - OWNER: EVAPS, LLC, ET AL *- Request for a Major Amendment to an approved Site Development Plan Review (SDR-39121) FOR BUILDING MODIFICATIONS TO INCLUDE AN EXPANSION OF THE PARKING GARAGE AND CHANGES TO THE ELEVATIONS WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER WIDTH REQUIREMENTS TO ALLOW A ONE-FOOT WIDE BUFFER ALONG THE SOUTH PERIMETER AND A SIX-FOOT WIDE BUFFER ALONG A PORTION OF THE WEST PERIMETER WHERE EIGHT FEET IS REQUIRED AND AN EIGHT-FOOT WIDE BUFFER ALONG A PORTION OF THE EAST PERIMETER WHERE 15-FEET IS REQUIRED on 0.81 acres at 400 and 420 South 7th Street (APNs 139-34-711-000 through 009 and 139-34-701-009), C-1 (Limited Commercial) Zone, Ward 3 (Reese).*

PLANNING COMMISSION: ***APRIL 12, 2011***
CITY COUNCIL: ***MAY 18, 2011***

PLANNING SUPERVISOR: ***STEVE GEBEKE*** ☒ ***PUBLIC HEARING***

Comments Due: ***MARCH 10, 2011***

Comments not returned by the due date will not be incorporated into the staff report for this case. Comments may be submitted either on this sheet and routed via interoffice mail, U.S. mail, fax, or e-mailed to ***Carman Burney (cburney@lasvegasnevada.gov)****, the Agenda Tech responsible for this case. If you desire to meet with the case planner you may schedule an appointment by calling (702) 229-6301.*

LIST COMMENTS BELOW:

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-41051** APN: 139-34-701-009

Name of Property Owner: EVAPS LLC

Name of Applicant: EVAPS LLC

Name of Representative: DesignCell Architecture

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: ROBERT T. EGLET

Subscribed and sworn before me

This 24th day of February 2011

Dawn M. Leno-Brown

Notary Public in and for said County and State

NOTARY PUBLIC
DAWN M. LENO-BROWN
STATE OF NEVADA - COUNTY OF CLARK
MY APPOINTMENT EXP. JULY 6, 2013
No: 05-97966-1

Go to Planning's web page | Print | Clear

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-41051** APN: 139-34-711-000

Name of Property Owner: Oxford Court Office Condo

Name of Applicant: James Jimmerson, Esq.

Name of Representative: _____

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: James J Jimmerson

Subscribed and sworn before me

This 24 day of February, 20 11

Margery A. Gilmore

Notary Public in and for said County and State

MARGERY A. GILMORE
Notary Public State of Nevada
No. 99-56544-1
My Appt. Exp. September 14, 2014

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Setback Variance

Project Address (Location) 420 S. 7th Street LV, NV 89101

Project Name EVAPS Law Office **Proposed Use** Office

Assessor's Parcel #(s) 139-34-711-000 thru 139-34-711-009 **Ward #** 3 - Reese

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

Commercial Square Footage 14,823 SF **Floor Area Ratio** 1.976

Gross Acres 0.17 **Lots/Units** N/A **Density** N/A

Additional Information Expansion of previously approved parking garage

PROPERTY OWNER CHAD JOSEPH LLC **Contact** James Jimmerson, Esq.

Address 415 S. 6th Street **Phone:** (702) 388-7171 **Fax:** _____

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

E-mail Address _____

APPLICANT same as owner **Contact** _____

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

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

E-mail Address _____

REPRESENTATIVE DesignCell Architecture **Contact** Scott Brown

Address 10777 W. Twain Ave. #125 **Phone:** (702) 403-1575 **Fax:** (877) 403-1575

City Las Vegas **State** NV **Zip** 89135

E-mail Address scott@designcell.cc

Property Owner Signature* _____

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

Print Name James Jimmerson, Esq.

Subscribed and sworn before me

This 24 day of February, 20 11.

Margery G. Gilmore

Notary Public in and for said County and State

MARGERY A. GILMORE
Notary Public State of Nevada
No. 99-56544-1
My Appl. Exp. September 14, 2014

FOR DEPARTMENT USE ONLY

Case #	VAR-41051
Meeting Date:	4-12-11
Total Fee:	830.00
Date Received:*	2-24-11
Received By:	JFine

RECEIVED
FEB 24 2011

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

Revised 10/27/08

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

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Setback Variance

Project Address (Location) 400 S. 7th Street LV, NV 89101

Project Name EVAPS Law Office **Proposed Use** Office

Assessor's Parcel #(s) 139-34-701-009 **Ward #** 3 - Reese

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

Commercial Square Footage 55,132 SF **Floor Area Ratio** _____

Gross Acres 0.64 **Lots/Units** N/A **Density** N/A

Additional Information Expansion of previously approved project SDR-39121 & VAR-39122

PROPERTY OWNER EVAPS LLC **Contact** Robert Eglet

Address 400 S. 4th Street #600 **Phone:** (702) 450-5400 **Fax:** (702) 450-5451

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

E-mail Address _____

APPLICANT - same as owner - **Contact** _____

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

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

E-mail Address _____

REPRESENTATIVE DesignCell Architecture **Contact** Scott Brown

Address 10777 W. Twain Ave. #125 **Phone:** (702) 403-1575 **Fax:** (877) 403-1575

City Las Vegas **State** NV **Zip** 89135

E-mail Address scott@designcell.cc

Property Owner Signature* _____

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

Print Name Robert Eglet

Subscribed and sworn before me

This 23rd day of February, 20 11.

_____

Notary Public in and for said County and State

NOTARY PUBLIC
County of Clark-State of Nevada
CHRISTINA HUTT
No. 06-107299-1
My Appointment Expires July 7, 2014

FOR DEPARTMENT USE ONLY

Case #	VAR-41051
Meeting Date:	4-12-11
Total Fee:	830.00
Date Received:*	2-24-11
Received By:	JFnus

RECEIVED
FEB 24 2011

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

Revised 10/27/08

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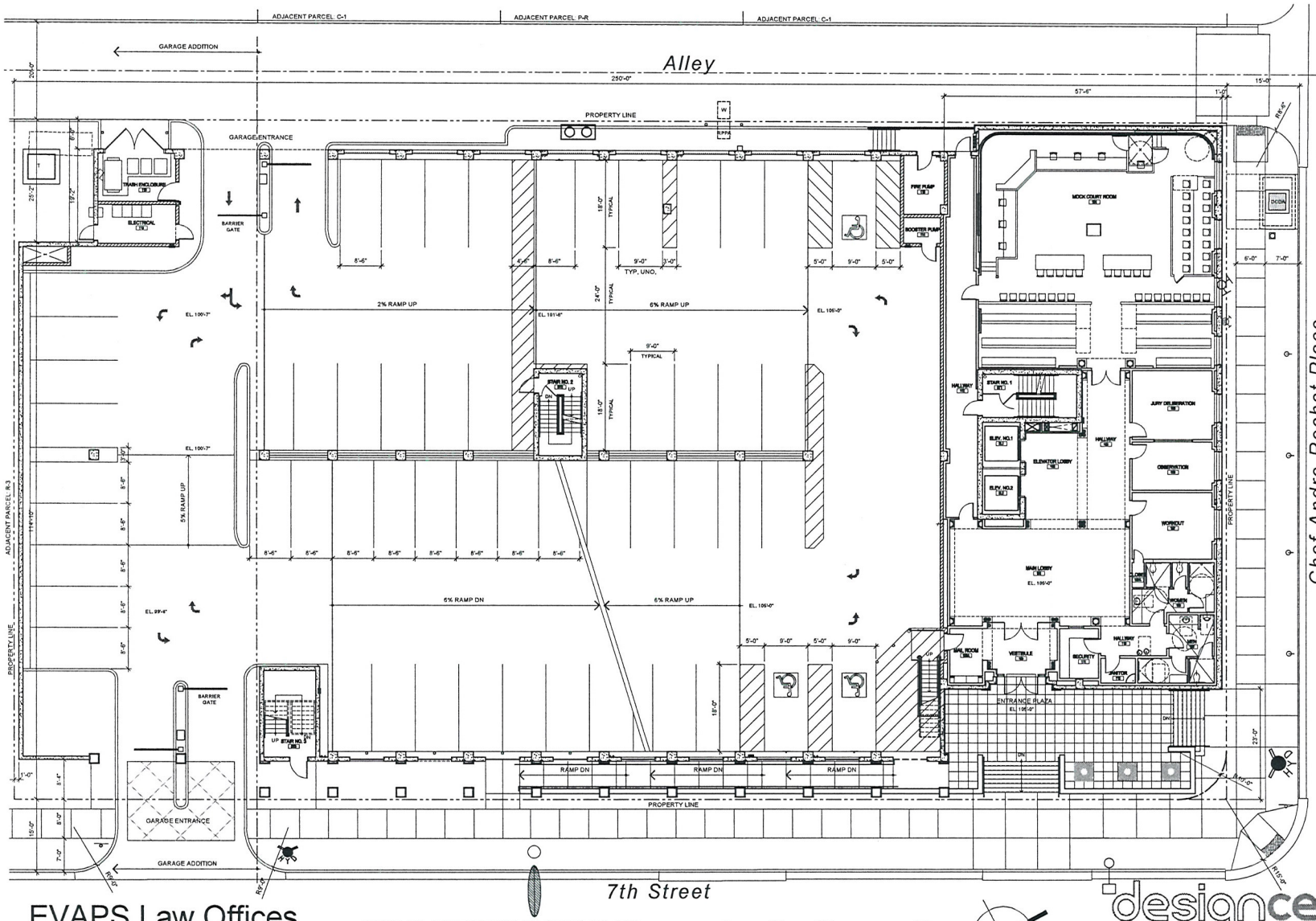
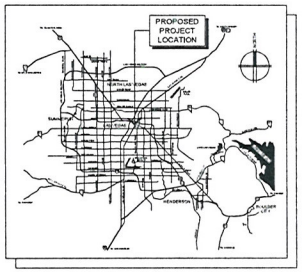


1 LEVEL

SITE DATA

APN		139-34-701-009 (400 S. 7th St.) 139-34-711-000 (420 S. 7th St.)
CURRENT ZONING		C-1
SITE AREA (NET)		35,000 SF
BUILDING AREAS:		
OFFICE (GROSS):	LEVEL 1	6,587 SF
	LEVEL 2	N/A
	LEVEL 3	16,553 SF
	LEVEL 4	15,996 SF
	LEVEL 5	15,996 SF
TOTAL OFFICE:		55,132 SF GROSS
PARKING GARAGE:	LEVEL 2	22,860 SF
	LEVEL 1	23,700 SF
	LEVEL P1	23,240 SF
TOTAL PARKING GARAGE:		69,800 SF GROSS
PARKING REQUIRED:		
OFFICE (GROSS) (1/300 SF):		184 SPACES
OF WHICH ACCESSIBLE:		6 SPACES (1 VAN)
PARKING PROVIDED:		
REGULAR:		172 SPACES
ACCESSIBLE:		6 SPACES (INCL. 1 VAN)
TOTAL:		178 SPACES
F.A.R. (OFFICE+PKG. GARAGE) / SITE:		3.6

VICINITY MAP



EVAPS Law Offices

SWC OF 7th & CHEF ANDRE ROCHAT
LAS VEGAS, NEVADA 89101

SITE PLAN/ FIRST FLOOR PLAN

SCALE: 1" = 20'-0"
FEBRUARY 24, 2011

0 10' 20' 40'

designcell
10777 W.TWAIN AVE, STE 125 T 702-403-1575
LAS VEGAS, NV 89135 WWW.DESIGNCELL.CO

DR01

VAR-41051
VAR-41054
SDR-41047

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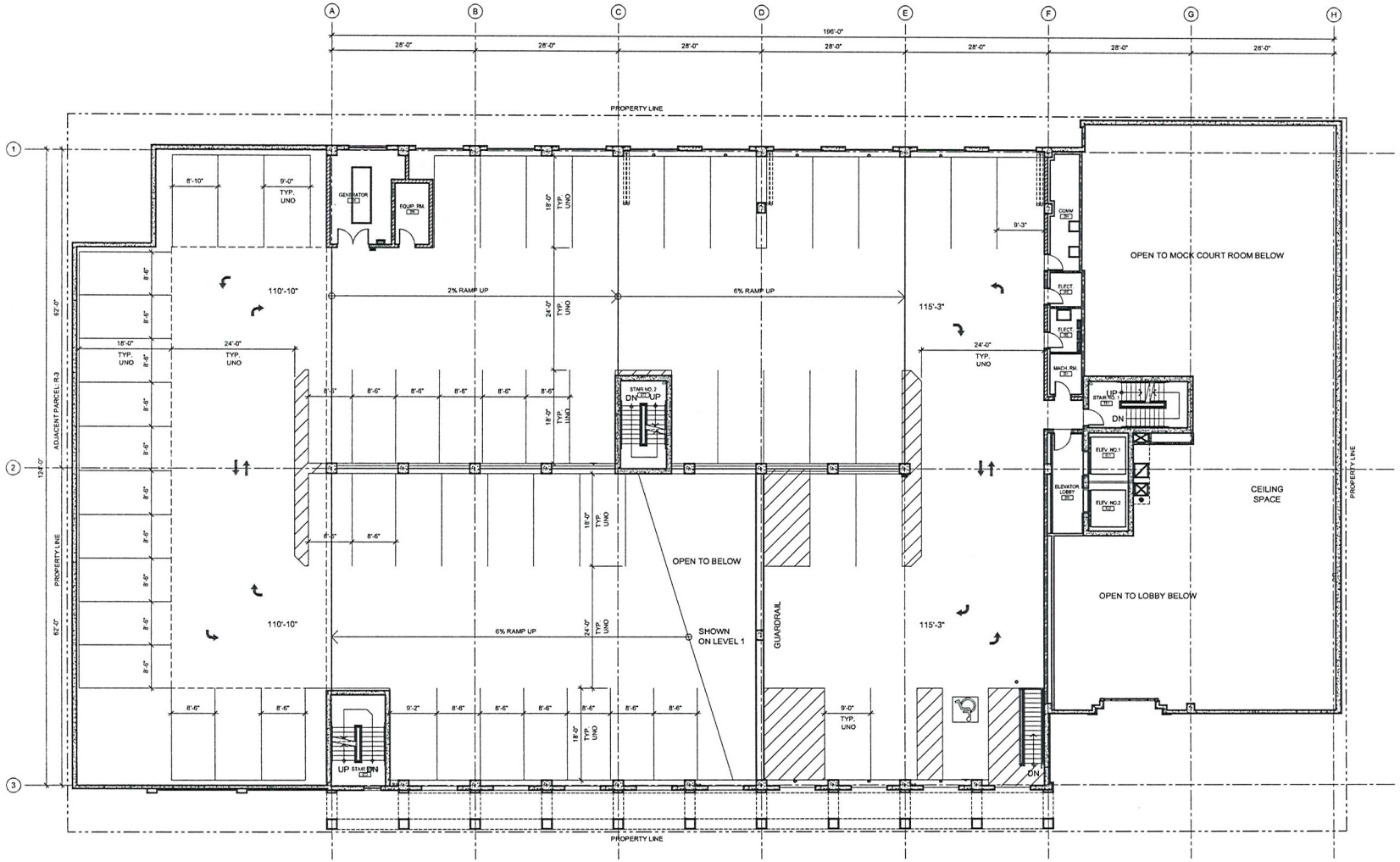
FEB 24 2011

2 LEVEL



EVAPS Law Offices

SWC OF 7th & CHEF ANDRE ROCHAT
LAS VEGAS, NEVADA 89101

SCALE: 1" = 20'-0"
FEBRUARY 24, 2011

0 10' 20' 40'

NORTH

designcell
10777 W.TWAIN AVE, STE 125 T 702-403-1575
LAS VEGAS, NV 89135 WWW.DESIGNCELL.CC

DR02

VAR-41051
VAR-41054
SDR-41047

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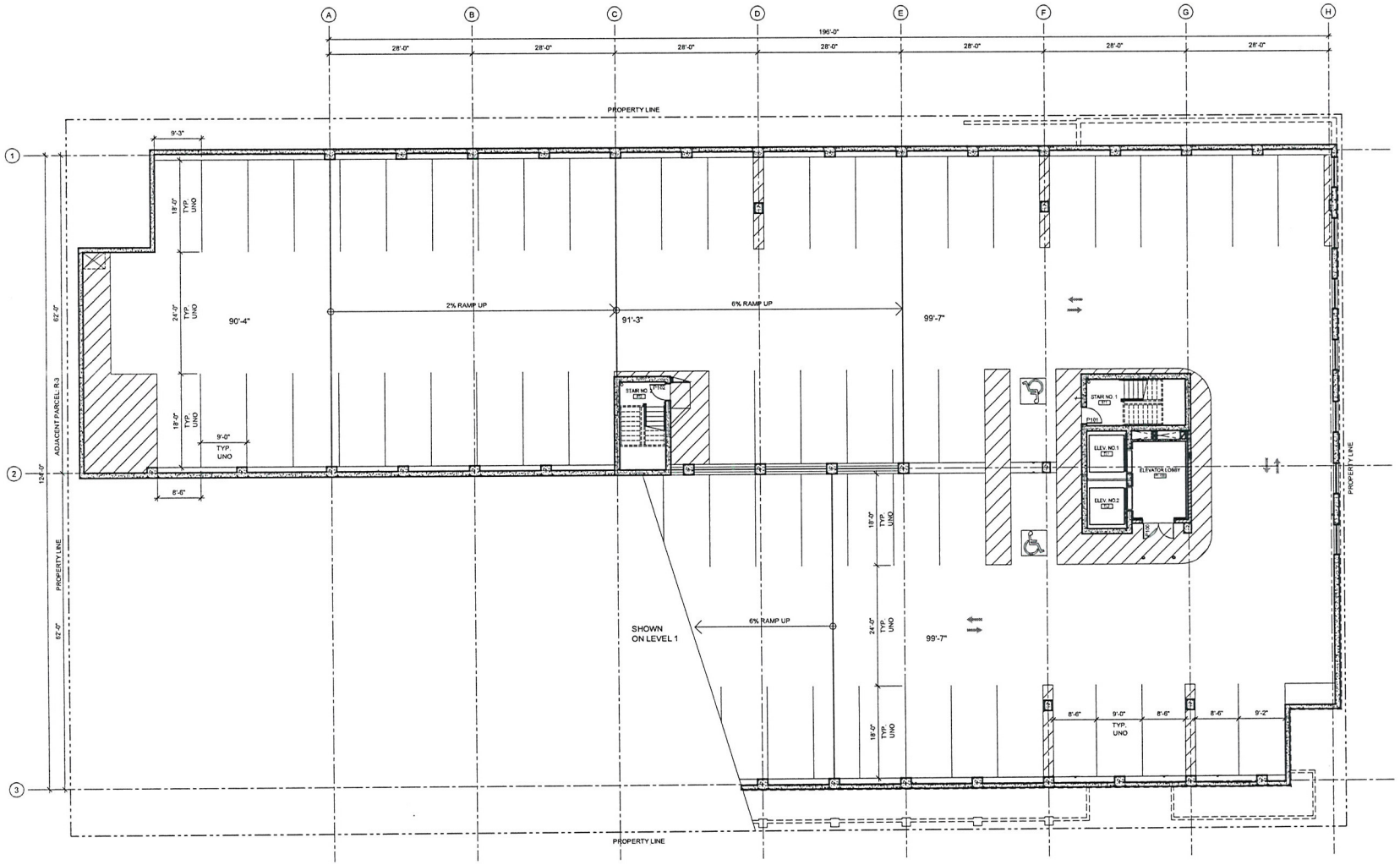
P1 LEVEL



EVAPS Law Offices

SWC OF 7th & CHEF ANDRE ROCHAT
LAS VEGAS, NEVADA 89101

SCALE: 1" = 20'-0"
FEBRUARY 24, 2011

0 10' 20' 40'

NORTH

designcell
10777 W.TWAIN AVE, STE 125 T 702-403-1575
LAS VEGAS, NV 89135 WWW.DESIGNCELL.CC

DR06

VAR-41051
VAR-41054
SDR-41047

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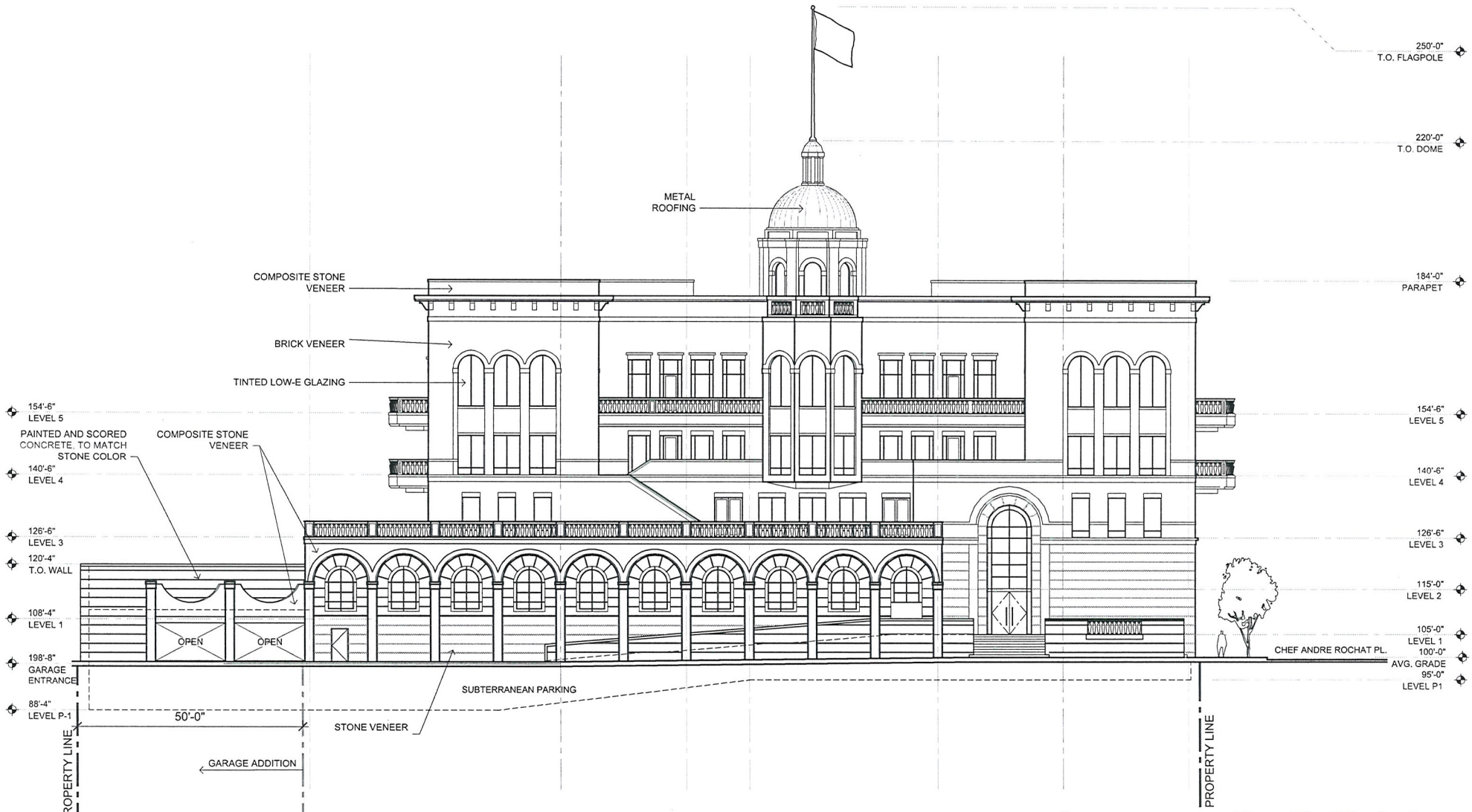

EVAPS Law Offices

SWC OF 7th & CHEF ANDRE ROCHAT
LAS VEGAS, NEVADA 89101

EAST ELEVATION

SCALE: 1" = 20'-0"
FEBRUARY 24, 2011

0 10' 20' 40'

designcell
10777 W.TWAIN AVE, STE 125 | T 702-403-1575
LAS VEGAS, NV 89135 | WWW.DESIGNCELL.CC

DR08

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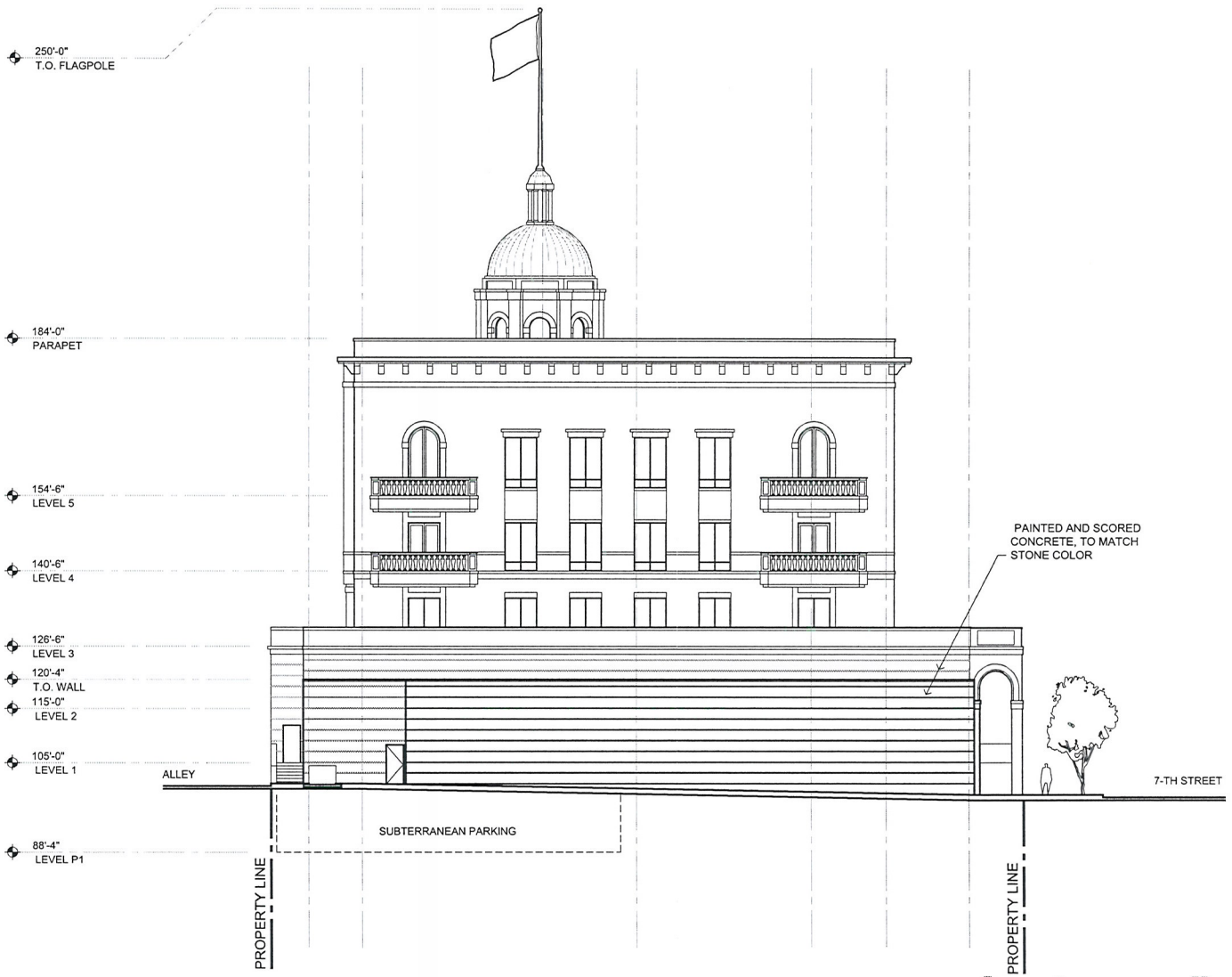
VAR-41051
VAR-41054
SDR-41047



EVAPS Law Offices

SWC OF 7th & CHEF ANDRE ROCHAT
LAS VEGAS, NEVADA 89101

SOUTH ELEVATION

SCALE: 1" = 20'-0"
FEBRUARY 24, 2011

0 10' 20' 40'

designcell
10777 W.TWAIN AVE, STE 125 T 702-403-1575
LAS VEGAS, NV 89135 WWW.DESIGNCELL.CC

DR09

VAR-41051
VAR-41054
SDR-41047

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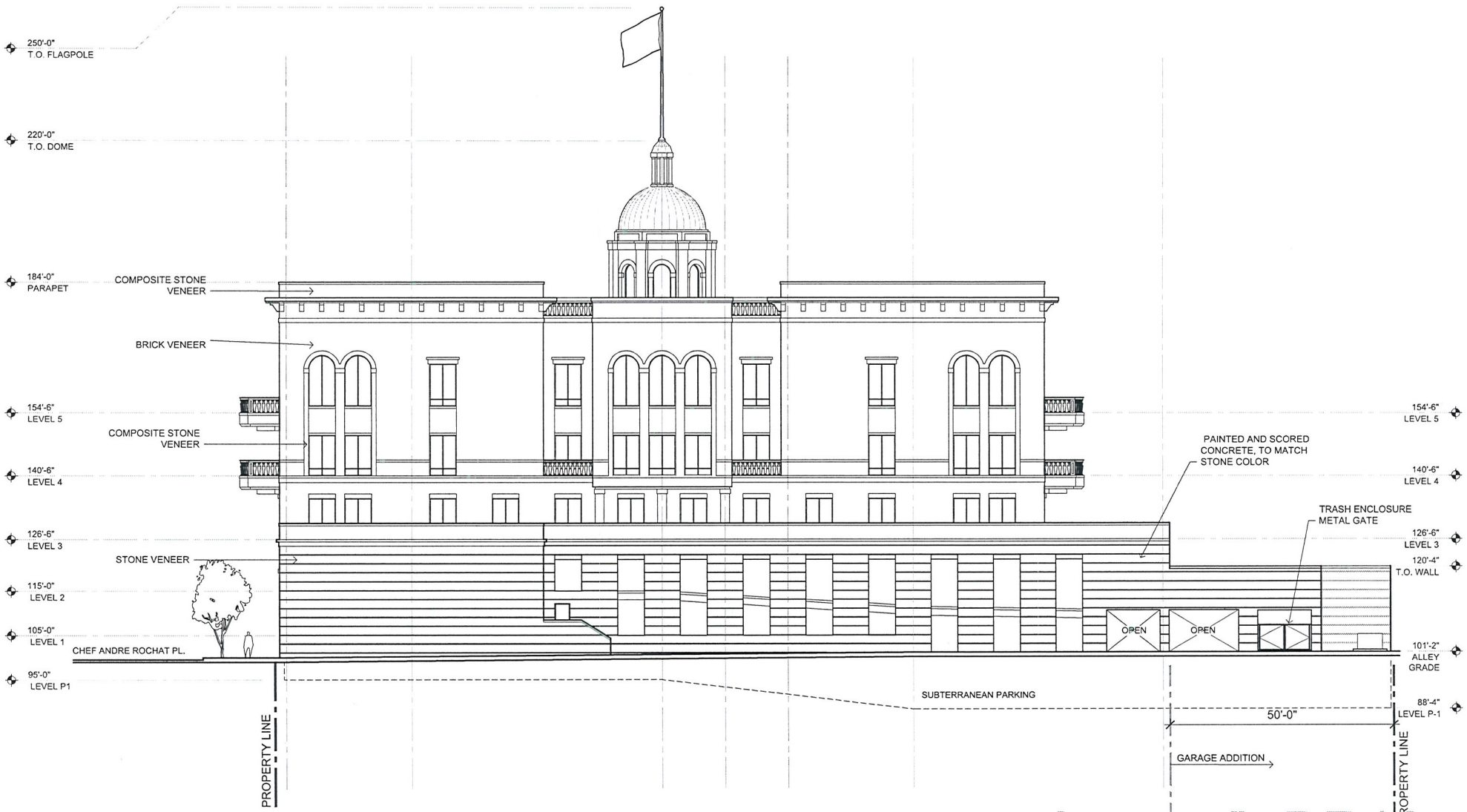

EVAPS Law Offices

SWC OF 7th & CHEF ANDRE ROCHAT
LAS VEGAS, NEVADA 89101

WEST ELEVATION

SCALE: 1" = 20'-0"
FEBRUARY 24, 2011

0 10' 20' 40'

designcell
10777 W.TWAIN AVE, STE 125 T 702-403-1575
LAS VEGAS, NV 89135 WWW.DESIGNCELL.CC

DR10

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VAR-41054
SDR-41047

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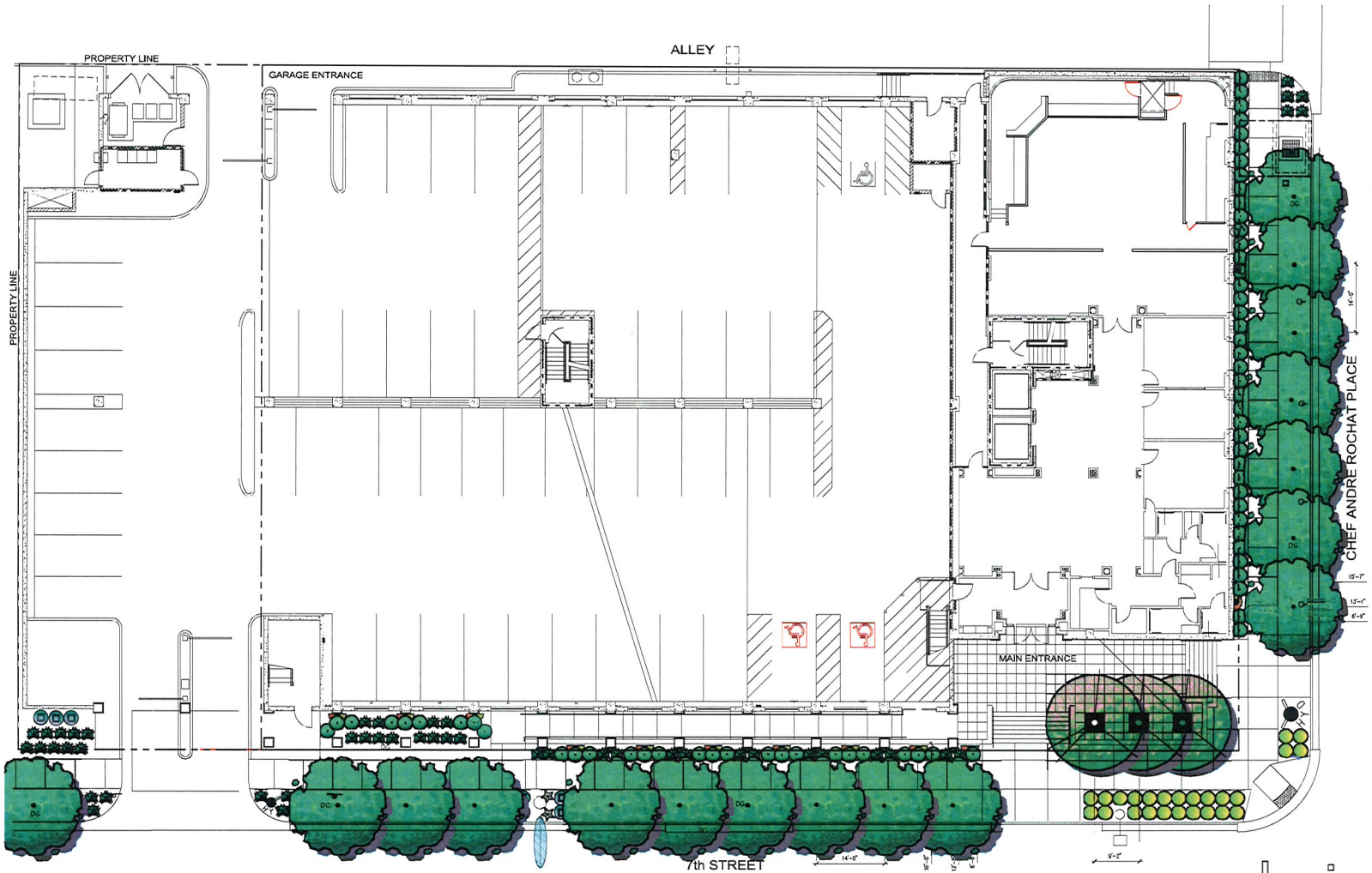

EVAPS Law Offices

SWC OF 7th & CHEF ANDRE ROCHAT
LAS VEGAS, NEVADA 89101

PRELIMINARY PLANTING PLAN

SCALE: 1" = 10'-0"
FEBRUARY 24, 2010

0 10' 20' 40'

NORTH

southwick LANDSCAPE ARCHITECTS
12 Commerce Center Drive
Henderson NV 89014
www.southwicks.com
702.597.3108

1 LEVEL

PLANTING LEGEND

TREES

SYMBOL	BOTANICAL NAME / COMMON NAME	QTY.	CALIPER / MINIMUM SIZE
	FRAXINUS ANGUSTIFOLIA 'RAYWOOD' RAYWOOD ASH	17	1 1/2" 24" BOX
	PRUNUS CERASIFERA ATROPURPUREA PURPLE-LEAF PLUM	3	1 1/4" 24" BOX

SHRUBS

SYMBOL	BOTANICAL NAME / COMMON NAME	QTY.	MINIMUM SIZE
	BUXUS MACROPHYLLA JAPONICA JAPANESE BOXWOOD	97	5 GALLON
	CALLA CARTATA 'SIERRA GOLD' TM SIERRA GOLD CALLA	25	5 GALLON
	HEDERA HELIX ENGLISH IVY VINE	21	5 GALLON
	JUNIPERUS HORIZONTALIS 'BLUE CHIP' BLUE CHIP JUNIPER	59	5 GALLON
	TEUCRIUM CHAMAEDRYS 'PROSTRATUM' PROSTRATE GERMANDER	68	5 GALLON
	TRACHELOSPERMUM JASMINOIDES STAR JASMINE	36	5 GALLON

LANDSCAPE ELEMENTS

SYMBOL	DESCRIPTION	QTY.	
DG	CRUSHED SLATE GROUNDCOVER, SIZE 1/2" - 1 1/2" COLOR IS UNIQUE, 2" MINIMUM DEPTH, SEE NOTE #2	3,320 S.F.	

PLANTING NOTES

1. CRUSHED SLATE GROUNDCOVER (DG) - INSTALL THE MINIMUM LAYER OF CRUSHED SLATE IN ALL LANDSCAPE AREAS WITHIN LANDSCAPE LIMIT OF WORK, EXCEPT WHERE NOTED OTHERWISE. CONTRACTOR TO PROVIDE SAMPLES OF DECOMPOSED GRANITE/ROCK FOR APPROVAL. BEFORE PLACING GRANITE, COMPACT SUB-GRADE TO 85% AND APPLY A PRE-EMERGENT HERBICIDE TO SOIL. AFTER PLACING GRANITE, RAKE SMOOTH, WET TO ENTIRE DEPTH, ALLOW TO DRY, THEN LIGHTLY SCARIFY SURFACE WITH A LEAF RAKE. APPLY A SECONDARY APPLICATION OF PRE-EMERGENT HERBICIDE TO TOP OF GRANITE. DO NOT ALLOW GRANITE TO TOUCH THE TRUNK OF ANY TREE. INSTALL AFTER INSTALLATION OF PLANT MATERIAL.
2. ANY TREE PLANTED WITHIN 5 FEET OF A SIDEWALK OR WALL SHALL BE PLANTED WITH A ROOT GUARD DESIGNED TO DIRECT ROOT GROWTH DOWNWARD.

SITE NOTES:

TOTAL LANDSCAPE AREA	3,320 S.F.
TOTAL OPEN SPACE AREA	10,468 S.F.
TOTAL AREA	40,827 S.F.

designcell
10777 W.TWAIN AVE, STE 125 T 702-403-1575
LAS VEGAS, NV 89135 WWW.DESIGNCELL.CC

DR12

VAR-41051
VAR-41054
SDR-41047

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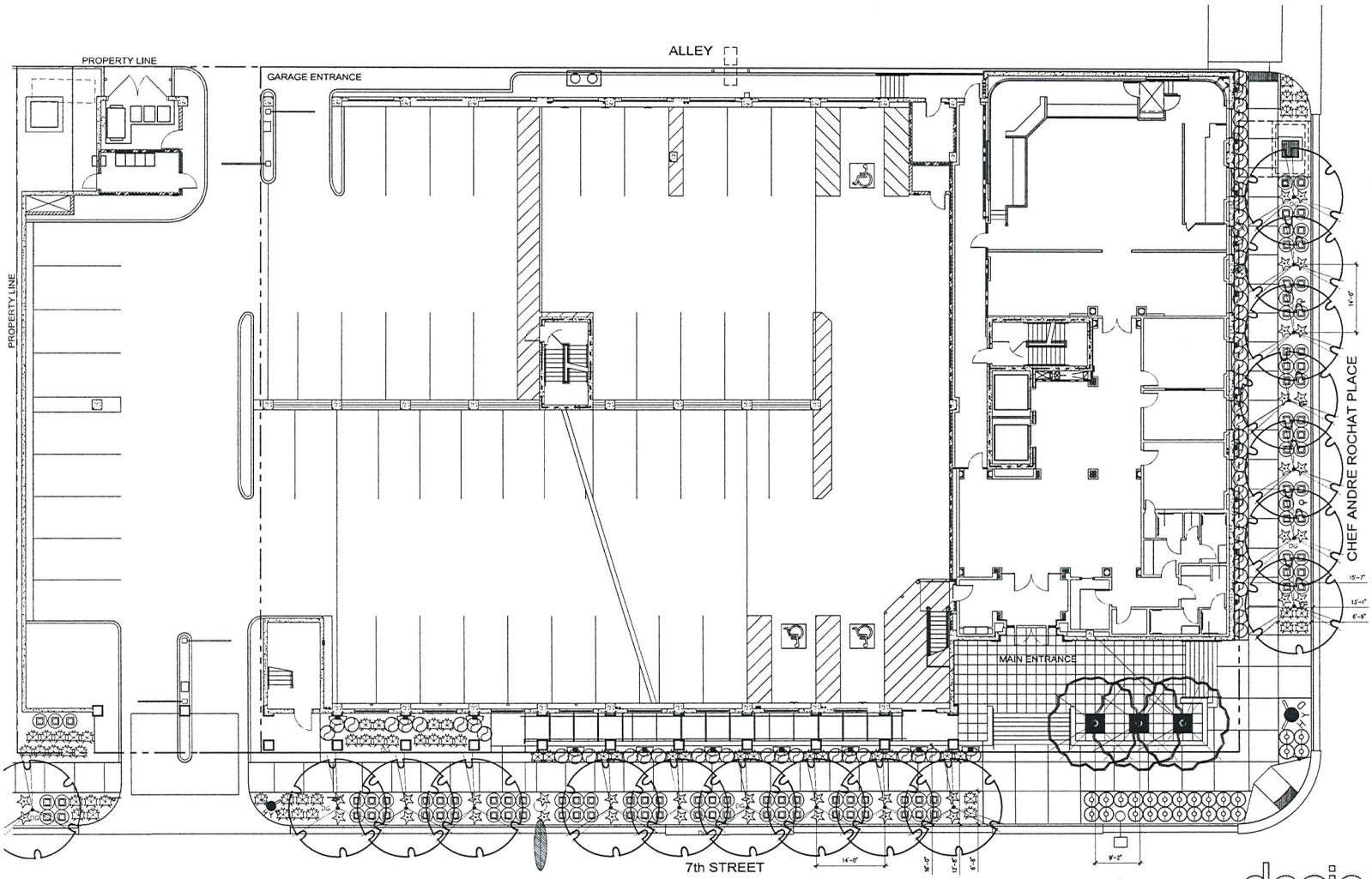


EVAPS Law Offices

SWC OF 7th & CHEF ANDRE ROCHAT
LAS VEGAS, NEVADA 89101

PRELIMINARY PLANTING PLAN

SCALE: 1" = 10'-0"
FEBRUARY 24, 2010

0 10' 20' 40'

southwick LANDSCAPE ARCHITECTS
12 Commerce Center Drive
Henderson NV 89014
www.southwicklla.com
702.597.3108

1 LEVEL

PLANTING LEGEND

TREES

SYMBOL	BOTANICAL NAME / COMMON NAME	QTY.	CAL/POT. MINIMUM SIZE
	KHAYA SENEGALENSIS / AFRICAN MAHOGANY	17	2" CAL. 24" BOX
	PRUNUS CERASIFERA ATROPURPUREA / PURPLE LEAF PLUM	3	1 1/2" CAL. 24" BOX

SHRUBS

SYMBOL	BOTANICAL NAME / COMMON NAME	QTY.	MINIMUM SIZE
	BUXUS MICROPHYLLA JAPONICA / JAPANESE BOXWOOD	97	5 GALLON
	GALEA CAPITATA 'SIERRA GOLD TM' / SIERRA GOLD GALEA	25	5 GALLON
	HEDERA HELIX / ENGLISH IVY VINE	22	5 GALLON
	JUNIPERUS HORIZONTALIS 'BLUE CHIP' / BLUE CHIP JUNIPER	59	5 GALLON
	TRACHELOSPERMUM JASMINOIDES / STAR JASMINE	48	5 GALLON

LANDSCAPE ELEMENTS

SYMBOL	DESCRIPTION	QTY.	DETAIL
DG	CRUSHED SLATE GROUNDCOVER, SIZE 1/2" - 1 1/2" COLOR: BLUEGRAY. 2" MINIMUM DEPTH. SEE NOTE #2	3,320 S.F.	9 / L0.00

PLANTING NOTES

1. CRUSHED SLATE GROUNDCOVER (DG) - INSTALL THE MINIMUM LAYER OF CRUSHED SLATE IN ALL LANDSCAPE AREAS WITHIN LANDSCAPE LIMIT OF WORK EXCEPT WHERE NOTED OTHERWISE. CONTRACTOR TO PROVIDE SAMPLES OF DECOMPOSED GRANITE/ROCK FOR APPROVAL BEFORE PLACING GRANITE. COMPACT SUB-GRADE TO 95% AND APPLY A PRE-EMERGENT HERBICIDE TO SOIL. AFTER PLACING GRANITE: RAKE SMOOTH, WET TO ENTIRE DEPTH, ALLOW TO DRY, THEN LIGHTLY SCARIFY SURFACE WITH A LEAF RAKE. APPLY A SECONDARY APPLICATION OF PRE-EMERGENT HERBICIDE TO TOP OF GRANITE. DO NOT ALLOW GRANITE TO TOUCH THE TRUNK OF ANY TREE. INSTALL AFTER INSTALLATION OF PLANT MATERIAL.
2. ANY TREE PLANTED WITHIN 5 FEET OF A SIDEWALK OR WALL SHALL BE PLANTED WITH A ROOT GUARD DESIGNED TO DIRECT ROOT GROWTH DOWNWARD. SEE DETAIL 9/, SHEET.

SITE NOTES:

TOTAL LANDSCAPE AREA	3,320 S.F.
TOTAL OPEN SPACE AREA	10,468 S.F.
TOTAL AREA	40,427 S.F.

designcell
10777 W.TWAIN AVE, STE 125 T 702-408-1575
LAS VEGAS, NV 89135 WWW.DESIGNCELL.CC

DR12

RECEIVED
FEB 24 2011

VAR-41051
VAR-41054
SDR-41047

designcell ARCHITECTURE

EVAPS Law Office Building
Project # 10 016
Page 1 of 1

February 24, 2011

CLV Planning & Development
731 South Fourth Street
Las Vegas, NV 89101
Phone: (702) 229-6301
Fax: (702) 474-7463

Re: Major Amendment to SDR-39121 for a Law Office Building
APN: 139-34-701-009

To whom it may concern:

The purpose of this letter is a request to modify the previously approved SDR-39121 for the proposed Law Office Building located at 400 South 7th Street in Las Vegas, Nevada 89101.

The original design for this project had two (2) levels of subterranean parking extending down to a depth of 25' below street level. During the design development stage, a geotechnical (soils) report was completed for this parcel. Groundwater was encountered at an extremely shallow depth of -10' below the surface. The project then went out to bid and it was quickly realized that the lowest parking level was economically unfeasible to construct.

As a result, the applicant structured a deal with the neighboring property owners to use their lots for parking. The parking garage was then reduced from four (4) levels to three (3) levels: one (1) subterranean level and two (2) levels above grade. To accommodate the additional parking spaces required, all three (3) remaining levels of the parking garage were extended 50' to the south onto the 420 S. 7th street property. Please refer to the attached floor plans. The applicant will prepare a reversionary parcel map to combine the additional property into one property on which the building will be located.

The new parking garage houses 178 spaces where 184 were previously approved. In addition, per Z-72-80, 17 satellite parking spaces were approved on 420 S. 7th for the use of the office building located at 415 S. 6th Street. The new parking garage will have to accommodate the existing spaces as well as the required spaces for the EVAPS Law Office. Therefore, 201 spaces are required where only 178 are provided. A parking variance is requested for this deficiency of 23 parking spaces. The applicant will prepare a perpetual parking easement within the parking garage for the 17 spaces signed by both property owners.

To alleviate this reduction in parking, the applicant has also structured a lease agreement with the property owner at 424 S. 7th Street. The lease has a ten year term, with a 9 year option, and first right of refusal to purchase the property. This site will be surfaced parked and contain 25 parking spaces. A separate application will be submitted for an SDR and Zone change for this property.

By a separate application we are also requesting a variance for the required setbacks and site coverage. The proposed design requires zero lot setbacks on all sides. This meets the spirit and a language of the urban area. Zero setbacks as an element of urban site development is a requirement in the adjacent downtown centennial office core district. Site coverage of 86% is proposed (where 50% is allowed by code) and meets the spirit of code language for urban areas. In this context setback and lot coverage code conformance would result in substantially less viable project.

We appreciate your assistance in moving forward with these modifications to the previously approved project.

Sincerely,

Scott L. Brown, NCARB
Principal
DesignCell, LLC

RECEIVED
FEB 24 2011
VAR-41051
VAR-41054
SDR-41047

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: APRIL 12, 2011

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG, Acting ☐ **Consent** ☒ **Discussion**

SUBJECT:
VAR-41054 - VARIANCE RELATED TO VAR-41051 - PUBLIC HEARING - APPLICANT: EVAPS LLC - OWNER: EVAPS, LLC, ET AL - Request for a Variance TO ALLOW 178 PARKING SPACES WHERE 201 SPACES ARE REQUIRED on 0.80 acres at 400-420 South 7th Street (APNs 139-34-711-000 through 009 and 139-34-701-009), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

C.C.: 05/18/2011

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.

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-41054** APN: 139-34-701-009

Name of Property Owner: EVAPS LLC

Name of Applicant: EVAPS LLC

Name of Representative: DesignCell Architecture

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: ROBERT T. EGLET

Subscribed and sworn before me

This 24th day of February 2011

Dawn M Leno Brown

Notary Public in and for said County and State

NOTARY PUBLIC
DAWN M. LENO-BROWN
STATE OF NEVADA - COUNTY OF CLARK
MY APPOINTMENT EXP. JULY 6, 2013
No: 05-97966-1

Go to Planning's web page | Print | Clear

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-41054** APN: 139-34-711-000

Name of Property Owner: Oxford Court Office Condo

Name of Applicant: James Jimmerson, Esq.

Name of Representative: _____

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: James J Jimmerson

Subscribed and sworn before me

This 24 day of February, 2011

Margery A. Gilmore

Notary Public in and for said County and State

MARGERY A. GILMORE
Notary Public State of Nevada
No. 99-56544-1
My Appt. Expires September 14, 2014

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Parking Variance

Project Address (Location) 400 S. 7th Street LV, NV 89101

Project Name EVAPS Law Office **Proposed Use** Office

Assessor's Parcel #(s) 139-34-701-009 **Ward #** 3 - Reese

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

Commercial Square Footage 55,132 SF **Floor Area Ratio** _____

Gross Acres 0.64 **Lots/Units** N/A **Density** N/A

Additional Information Expansion of previously approved project SDR-39121 & VAR-39122

PROPERTY OWNER EVAPS LLC **Contact** Robert Eglet

Address 400 S. 4th Street #600 **Phone:** (702) 450-5400 **Fax:** (702) 450-5451

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

E-mail Address _____

APPLICANT - same as owner - **Contact** _____

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

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

E-mail Address _____

REPRESENTATIVE DesignCell Architecture **Contact** Scott Brown

Address 10777 W. Twain Ave. #125 **Phone:** (702) 403-1575 **Fax:** (877) 403-1575

City Las Vegas **State** NV **Zip** 89135

E-mail Address scott@designcell.cc

Property Owner Signature* _____

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

Print Name Robert Eglet

Subscribed and sworn before me

This 23rd day of February, 20 11

_____

Notary Public in and for said County and State

NOTARY PUBLIC
County of Clark-State of Nevada
CHRISTINA HUTT
No. 06-107299-1
My Appointment Expires July 7, 2014

RECEIVED
FEB 24 2011

FOR DEPARTMENT USE ONLY

Case #	VAR-41054
Meeting Date:	4-12-11
Total Fee:	830.00
Date Received:*	2-24-11
Received By:	JFried

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

Revised 10/27/08

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Parking Variance

Project Address (Location) 420 S. 7th Street LV, NV 89101

Project Name EVAPS Law Office **Proposed Use** Office

Assessor's Parcel #(s) 139-34-711-000 thru 139-34-711-009 **Ward #** 3 - Reese

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

Commercial Square Footage 14,823 SF **Floor Area Ratio** 1.976

Gross Acres 0.17 **Lots/Units** N/A **Density** N/A

Additional Information Expansion of previously approved parking garage

PROPERTY OWNER CHAD JOSEPH LLC **Contact** James Jimmerson, Esq.

Address 415 S. 6th Street **Phone** (702) 388-7171 **Fax:** _____

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

E-mail Address _____

APPLICANT same as owner **Contact** _____

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

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

E-mail Address _____

REPRESENTATIVE DesignCell Architecture **Contact** Scott Brown

Address 10777 W. Twain Ave. #125 **Phone:** (702) 403-1575 **Fax:** (877) 403-1575

City Las Vegas **State** NV **Zip** 89135

E-mail Address scott@designcell.cc

Property Owner Signature* _____

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

Print Name James Jimmerson, Esq.

Subscribed and sworn before me

This 24 day of February, 2011.

Margery A. Gilmore

Notary Public in and for said County and State

MARGERY A. GILMORE
Notary Public State of Nevada
No. 99-56544-1
My Appt. Exp. September 14, 2014

RECEIVED
FEB 24 2011

FOR DEPARTMENT USE ONLY

Case #	VAR-41054
Meeting Date:	4-12-11
Total Fee:	830.00
Date Received:*	2-24-11
Received By:	JFM

*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning 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.: **15.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: APRIL 12, 2011

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG, Acting ☐ **Consent** ☒ **Discussion**

SUBJECT:
SDR-41047 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-41051 AND VAR-41054 - PUBLIC HEARING - APPLICANT: EVAPS, LLC - OWNER: EVAPS, LLC, ET AL - Request for a Major Amendment to an approved Site Development Plan Review (SDR-39121) FOR BUILDING MODIFICATIONS TO INCLUDE AN EXPANSION OF THE PARKING GARAGE AND CHANGES TO THE ELEVATIONS WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER WIDTH REQUIREMENTS TO ALLOW A ONE-FOOT WIDE BUFFER ALONG THE SOUTH PERIMETER AND A SIX-FOOT WIDE BUFFER ALONG A PORTION OF THE WEST PERIMETER WHERE EIGHT FEET IS REQUIRED AND AN EIGHT-FOOT WIDE BUFFER ALONG A PORTION OF THE EAST PERIMETER WHERE 15-FEET IS REQUIRED on 0.81 acres at 400 and 420 South 7th Street (APNs 139-34-711-000 through 009 and 139-34-701-009), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

C.C.: 05/18/2011

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.

Go to Planning's web page | Print | Clear

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-41047** APN: 139-34-711-000

Name of Property Owner: Oxford Court Office Condo

Name of Applicant: James Jimmerson, Esq.

Name of Representative: _____

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: James J Jimmerson

Subscribed and sworn before me

This 24 day of Feb., 2011

Margery G. Gilmore

Notary Public in and for said County and State

MARGERY A. GILMORE
Notary Public State of Nevada
No. 99-56544-1
My Appt. Exp. September 14, 2014

RECEIVED
FEB 24 2011

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-41047** APN: 139-34-701-009

Name of Property Owner: EVAPS LLC

Name of Applicant: EVAPS LLC

Name of Representative: DesignCell Architecture

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Robert T. Eglet

RECEIVED
FEB 24 2011

Subscribed and sworn before me

This 24th day of February, 2011

Dawn M. Leno-Brown

Notary Public in and for said County and State

NOTARY PUBLIC
DAWN M. LENO-BROWN
STATE OF NEVADA - COUNTY OF CLARK
MY APPOINTMENT EXP. JULY 6, 2013
No: 05-97966-1

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Site Development Plan Review

Project Address (Location) 420 S. 7th Street LV, NV 89101

Project Name EVAPS Law Office **Proposed Use** Office

Assessor's Parcel #(s) 139-34-711-000 thru 139-34-711-009 **Ward #** 3 - Reese

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

Commercial Square Footage 14,823 SF **Floor Area Ratio** 1.976

Gross Acres 0.17 **Lots/Units** N/A **Density** N/A

Additional Information Expansion of previously approved parking garage

PROPERTY OWNER CHAD JOSEPH LLC **Contact** James Jimmerson, Esq.

Address 415 S. 6th Street **Phone:** (702) 388-7171 **Fax:** _____

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

E-mail Address _____

APPLICANT same as owner **Contact** _____

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

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

E-mail Address _____

REPRESENTATIVE DesignCell Architecture **Contact** Scott Brown

Address 10777 W. Twain Ave. #125 **Phone:** (702) 403-1575 **Fax:** (877) 403-1575

City Las Vegas **State** NV **Zip** 89135

E-mail Address scott@designcell.cc

Property Owner Signature* _____

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

Print Name James Jimmerson, Esq.

Subscribed and sworn before me

This 24 day of February, 20 11.

Margery A. Gilmore

Notary Public in and for said County and State

MARGERY A. GILMORE
Notary Public State of Nevada
No. 99-56544-1
My Appt. Exp. September 14, 2014

RECEIVED
FEB 24 2011

FOR DEPARTMENT USE ONLY

Case #	SDR-41047
Meeting Date:	4-12-11
Total Fee:	1030.00
Date Received:*	2-24-11
Received By:	JFree

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

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Site Development Plan Review

Project Address (Location) 400 S. 7th Street LV, NV 89101

Project Name EVAPS Law Office **Proposed Use** Office

Assessor's Parcel #(s) 139-34-701-009 **Ward #** 3 - Reese

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

Commercial Square Footage 55,132 SF **Floor Area Ratio** _____

Gross Acres 0.64 **Lots/Units** N/A **Density** N/A

Additional Information Expansion of previously approved project SDR-39121 & VAR-39122

PROPERTY OWNER EVAPS LLC **Contact** Robert Eglet

Address 400 S. 4th Street #600 **Phone:** (702) 450-5400 **Fax:** (702) 450-5451

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

E-mail Address _____

APPLICANT - same as owner - **Contact** _____

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

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

E-mail Address _____

REPRESENTATIVE DesignCell Architecture **Contact** Scott Brown

Address 10777 W. Twain Ave. #125 **Phone:** (702) 403-1575 **Fax:** (877) 403-1575

City Las Vegas **State** NV **Zip** 89135

E-mail Address scott@designcell.cc

Property Owner Signature* _____

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

Print Name Robert Eglet

Subscribed and sworn before me

This 23rd day of February, 20 11.

_____

Notary Public in and for said County and State

NOTARY PUBLIC
County of Clark-State of Nevada
CHRISTINA HUTT
No. 06-107299-1
My Appointment Expires July 7, 2014

FOR DEPARTMENT USE ONLY

Case #	SDR-41047
Meeting Date:	4/12/11
Total Fee:	1030.00
Date Received:*	2-24-11
Received By:	JFmed

RECEIVED
FEB 24 2011

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

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: APRIL 12, 2011

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG, Acting ☐ **Consent** ☒ **Discussion**

SUBJECT:
VAR-40797 - VARIANCE - PUBLIC HEARING - APPLICANT: ISRAEL LOPEZ - OWNER: MARGARITA OJEDA - Request for a Variance TO ALLOW A PROPOSED ACCESSORY STRUCTURE (CLASS II) WITH A SIX-FOOT CORNER SIDE YARD SETBACK WHERE 15 FEET IS REQUIRED AND TO ALLOW THREE ACCESSORY STRUCTURES WITH A TOTAL BUILDING AREA OF 1,048 SQUARE FEET WHERE 1,011 SQUARE FEET IS THE MAXIMUM ALLOWED on 0.45 acres at 5313 Patricia Avenue (APN 138-01-710-017), R-E (Residence Estates) Zone, Ward 6 (Ross).

MAY GO TO CITY COUNCIL ON 05/18/2011
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: **VAR-40797** APN: 138-01-710-017

Name of Property Owner: MARGARITA OJEDA

Name of Applicant: ISRAEL LOPEZ

Name of Representative: LARRY J. SANCHEZ.

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: Margarita Ojeda

Print Name: MARGARITA OJEDA

Subscribed and sworn before me

This 21st day of JANUARY, 2011

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
FRANCISCO J. SERVIN
No: 03-84542-1
My Appointment Expires Sep 20, 2011

RECEIVED
JAN 25 2011

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: _____

Project Address (Location) 5313 PATRICIA AVE.

Project Name VARIANCE SETBACK **Proposed Use** R-E

Assessor's Parcel #(s) 138-01-710-017 **Ward #** 6

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

Commercial Square Footage 2022 **Floor Area Ratio** _____

Gross Acres 0.45 **Lots/Units** 1 **Density** _____

Additional Information _____

PROPERTY OWNER MARGARITA OJEDA **Contact** 860-0740 (ISRAEL)

Address 5313 PATRICIA AVE **Phone:** 860-0740 **Fax:** 396-6368

City LAS VEGAS **State** NV **Zip** 89130

E-mail Address BALULOPEZ@HOTMAIL.COM

APPLICANT ISRAEL LOPEZ **Contact** ISRAEL

Address 5313 PATRICIA AVE **Phone:** 860-0740 **Fax:** 396-6368

City LAS VEGAS **State** NV **Zip** 89130

E-mail Address BALULOPEZ@HOTMAIL.COM

REPRESENTATIVE LARRY J. SANCHEZ **Contact** LARRY

Address 7844 SOARING BROOK ST. **Phone:** 340-7927 **Fax:** 639-6868

City LAS VEGAS. **State** NV **Zip** 89131

E-mail Address LARRY7405@YAHOO.COM

Property Owner Signature* Margarita Ojeda

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

Print Name MARGARITA OJEDA.

Subscribed and sworn before me

This 21ST day of JANUARY, 20 11.

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
FRANCISCO J. SERVIN
No: 03-84542-1
My Appointment Expires Sep 20, 2011

FOR DEPARTMENT USE ONLY

Case #	VAR-40797
Meeting Date:	4/12/11 PC
Total Fee:	$830
Date Received:*	1/25/11
Received By:	

RECEIVED
JAN 25 2011
JAN 19 2011

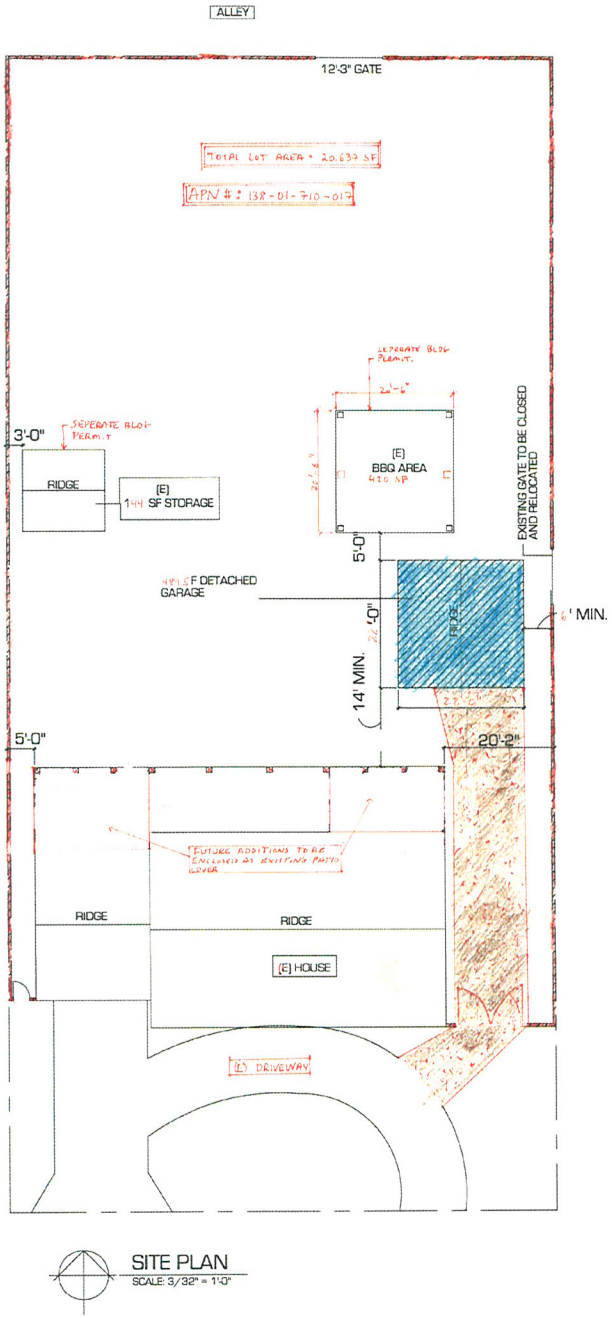
*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

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

Revised 10/27/08

1. Note: Fireblocking shall be provided to cut off all concealed draft openings (both vertical and horizontal) and to form an effective fire barrier between stories, and between a top story and the roof space. Fireblocking shall be provided in wood-frame construction in the following locations. (R602.8)
   1. In concealed spaces of stud walls & partitions, including furred spaces & parallel rows of studs or staggered studs; as follows:
      1.1 Vertically at the ceiling & floor levels.
      1.2 Horizontally at intervals not exceeding 10-feet.
   2. At all interconnections between concealed, vertical and horizontal spaces such as occur at soffits, drop ceilings and cove ceilings.
   3. In concealed spaces between stair stringers at the top and bottom of the run.
   4. At openings around vents, pipes, and ducts at ceiling and floor level, with an approved material to resist the free passage of flame and products of combustion.
   5. For the fireblocking of chimneys and fireplaces, comply with IRC Section R1003.19.
   6. Fireblocking of cornices of a two-family dwelling is required at the line of dwelling unit separation.
2. Note: Cement, fiber-cement or glass mat gypsum backers in compliance with ASTM C 1288, C 1325 or C 1178 and installed in accordance with manufacturer's recommendations shall be used as backers for wall tile in tub and shower areas and wall panels in shower areas. (R702.4.2)
3. Note: Bathtub and shower floors and walls above bathtubs with installed shower heads and in shower compartments shall be finished with a nonabsorbent surface. Such wall surfaces shall extend to a height of not less than 6 feet above the floor. (R307.1 as amended)
4. If textured ceiling, provide 5/8" gypsum board at ceiling or ½" slag resistant gypsum board.
5. Note: In every kitchen, family room, dining room, living room, parlor, library, den, sunroom, bedroom, recreation room, or similar room or area of dwelling units, receptacle outlets shall be installed in accordance with the general provisions specified in the following articles. Spacing NEC Article 210.52(A) (1), Wall Space NEC Article 210.52(A) (2) as amended & Floor Receptacles NEC Article 210.52(A) (3) as amended.
6. Note: The following fastened-in-place appliances are required to have a separate minimum 20-ampere circuit: dishwasher, trash compactor, microwave oven, range hood, clothes washer and hydro-massage bathtub.

   The clothes washer circuit may serve one (1) additional outlet in the laundry area. (NEC Article 210.23(E)(4) as amended)
7. Note: Countertops in kitchen and dining rooms of dwelling units, receptacle outlets for counter spaces shall be installed in accordance with the following articles. Wall Counter Space NEC Article 210.52(C)(1), Island Counter Space NEC Article 210.52(C)(2) as amended, Peninsular Counter Space NEC Article 210.52(C)(3) as amended, Separate Spaces NEC Article 210.52(C)(4) & Receptacle Outlet Locations NEC Article 210.52(C)(5). (NEC Article 210.52(A))
8. Note: In the kitchen, pantry, breakfast room, dining room, or similar area of a dwelling unit, the two or more 20-ampere small-appliance branch circuits required by 210.11(C)(1) shall serve all wall and floor receptacle outlets covered by 210.52(A), all countertop outlets covered by 210.52(C), and receptacle outlets for refrigeration equipment. (NEC Article 210.52(B)(1))
9. Note: No more than (5) duplex receptacle outlets serving the required countertop receptacles shall be installed on any small appliance branch circuit. (NEC Article 210.23(E)(3) as amended)
10. Note: The maximum number of outlets on a 20-ampere, 125-volt circuit used either exclusively for receptacles or exclusively for lighting fixtures or for any combination of receptacles and lighting fixtures shall be 12. (See exceptions) (NEC Article 210.23(E)(2) as amended)
11. Note: A receptacle installed outdoors in a location protected from the weather or in other damp locations shall have an enclosure for the receptacle that is weatherproof when the receptacle is covered (attachment plug cap not inserted and receptacle covers closed). (NEC Article 406.8(A))
12. Note: 15- and 20-ampere, 125- and 250-volt receptacles installed in a wet location shall have an enclosure that is weatherproof whether or not the attachment plug cap is inserted. (NEC Article 406.8(B)(1))
13. Note: Luminaires in clothes closets shall be installed in accordance with NEC Article 410.8.
14. Note: All luminaires (fixtures) installed in damp locations shall be marked, "Suitable for Wet Locations" or "Suitable for Damp Locations." (NEC Article 410.4(A))
15. Unless prohibited by structural design a wall switch shall be located within 6-feet of the point of entry, and shall not be located behind an active door in the fully open position. (NEC Article 210.70(A)(1) as amended)
16. Note: Plumbing shall comply with the 2006 Uniform Plumbing Code and local amendments.
17. Note: Water heaters shall be anchored or strapped to resist horizontal displacement due to earthquake motion. Strapping shall be at points within the upper one-third and lower one-third of its vertical dimensions. At the lower point, a minimum distance of four inches shall be maintained above the controls with the strapping. (UPC 508.2)
18. Note: Water heaters are required to have a heat trap. Exception: if the trap is integral to the water heater or if part of hot water circulating system. (2006 IECC)
19. All building water supply systems in which quick-acting valves are installed shall be provided with devices to absorb the hammer caused by high pressures resulting from the quick closing of valves. (i.e. dishwashers, washing machines) (UPC 609.10)



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

VARIANCE
FOR MARGARITA OJEDA
5313 PATRICIA AVE.
LAS VEGAS NV 89130

ZONING INFORMATION

WARD #: 6 - ROSS
LOT SF : 20,637 SF (0.45 ACRE)
HOME SF : 2022 SF
USE : SINGLE FAMILY DWELLING DETACHED GARAGE
PLAN: DR - DESERT RURAL
ZONING: R-E (RESIDENCE ESTATES)

TOTAL FLOOR AREA
(E) STORAGE = 144 SF
(E) BBQ AREA = 420 SF
(N) DETACHED GARAGE = 484 SF
1048 SF (TOTAL)
50% (E) HOME AREA = 1011 SF
∴ 1048 SF ≯ 1011 SF

SHEET INDEX

A-0 SITE PLAN + VICINITY MAP
A-1 ELEVATIONS
S-0 FOUNDATION FRAMING AND ROOF FRAMING PLAN

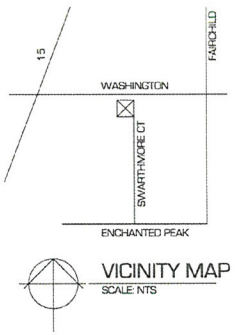
CODE SUMMARY

THIS PROJECT SHALL COMPLY WITH:

2006 IBC
2006 IRC

2006 IECC
2006 NEC
AND THE SOUTHERN NEVADA CODE AMENDMENTS

JURISDICTION:	CITY OF LAS VEGAS
OCCUPANCY:	R-3
CONSTRUCTION TYPE:	V-B
HEIGHT:	
ACTUAL	15'-0"
ALLOWABLE	25'-0"
STORY:	
ACTUAL	[1]
ALLOWABLE	[2]
AREA:	
DETACHED GARAGE	484 SF



VICINITY MAP
SCALE: NTS

RECEIVED
JAN 25 2011

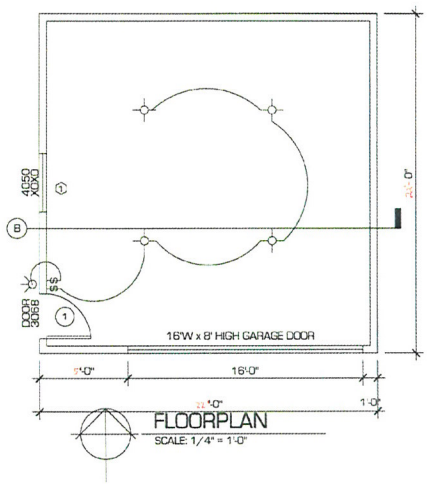
VAR-40797

REVISIONS	BY:

LARRY'S ENGINEERING
7844 SOARING BROOK STREET
LAS VEGAS, NV 89131
CELL: 702.340.7827
FAX: 702.639.6668

TITLE: SITE PLAN
PROJECT: FOR MARGARITA OJEDA
ADDRESS: 5313 PATRICIA AVE. LAS VEGAS, NV 89130

DRAWN	PK
CHECKED	LARRY SANCHEZ
DATE	4.24.2009
SCALE	AS SHOWN
JOB NO.	
SHEET	A-0



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

WALL LEGEND

GRAPHIC	DESCRIPTION
	NEW WALL 2x4 STUDS AT 16" O.C. WITH 1/2" TYPE 'X' GYP. INSIDE FACE

WINDOW SCHEDULE

① DUEL PANED TEMPERED LOW E, 1" INSULATED GLASS, FRAME STOBE WOOD

DOOR SCHEDULE

① 3068 WOOD HOLLOW CORE PRIVACY LOCK

SYMBOLS

4	⊕	CAN LIGHT
1	$	SWITCH
1	⊕	FLOOD LIGHT

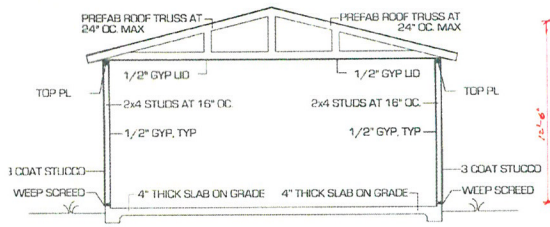
LIGHT + VENT SCHEDULE

ROOM	AREA SF	LITE REQ	LITE ACTUAL	VENT REQ	VENT ACTUAL
DETACHED GARAGE	484	24 SF	41 SF	12 SF	10.0 SF

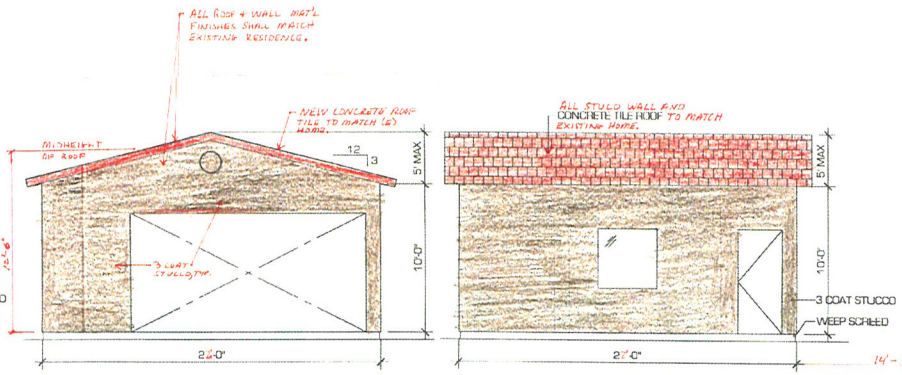
NOTES

1. PROVIDE 8½ OF THE FLOOR AREA IN GLAZED OPENINGS (WINDOWS, GLASS, DOORS, SKYLITES) IN ALL HABITABLE ROOMS, RELOCATE EXISTING REQUIRED GLAZING THAT IS REMOVED FOR REMODEL OR ADDITION IN LIEU OF NATURAL LIGHTING ARTIFICIAL LIGHTING MAY BE PROVIDED CAPABLE OF PRODUCING 5 FOOT-CANDLES 30" ABOVE THE FLOOR GROUND FAULT CIRCUIT INTERRUPTERS ARE REQUIRED FOR KITCHENS, BATHROOMS, GARAGES, AND EXTERIOR OUTLETS.

2. EXTERIOR WALLS: 3 COAT STUCCO OVER ½" PLY WOOD ON 2x4 STUDS AT 16" OC. WITH ½" GYP.BOARD.

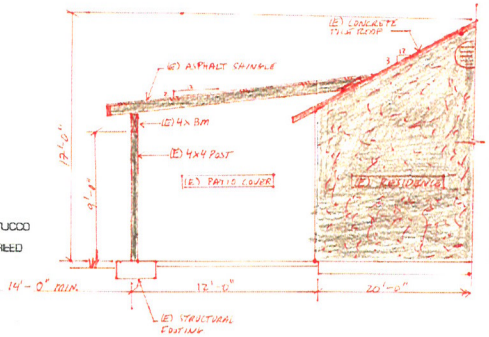


SECTION B
SCALE: 1/4" = 1'-0"



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

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



RECEIVED
JAN 25 2011
VAR-40797

REVISIONS	BY:

LARRY'S ENGINEERING
7844 SOARING BROOK STREET
LAS VEGAS, NV 89131
CELL: 702.340.7927
FAX: 702.639.6868

TITLE: FLOOR PLAN
PROJECT: VACANCY FOR MARGARITA OJEDA
ADDRESS: 5313 PATRICIA AVE. LAS VEGAS, NV 89130

DRAWN	PK
CHECKED	LARRY SANCHEZ
DATE	4-29-2009
SCALE	AS SHOWN
JOB NO.	
SHEET	AG1

Larry's Engineering
7844 Soaring Brook St.
Las Vegas, NV 89131
Phone (702) 340-7927
Fax (702) 639-6868

January 25, 2011

City of Las Vegas
Department of Planning
333 W. Rancho Drive
Las Vegas, NV

Attention: **Planning Department**
Subject: **Justification Letter**

Dear to whom this may concern:

The purpose of this letter is to allow a new 5'-0" to 6'-0" side setback inside a 20'-0" easement for a detached garage. Also, the owner would like to verify the 50% accessory structure to main house variance. Currently, the existing state of the house is in excellent condition. However, the owner needs a garage close to his main house for loading purposes. By allowing this variance, the owner can maneuver quickly into the house his residential as opposed to locating detached garage in the back of property.

Should you have any further questions regarding this matter, please do not hesitate to contact me at (702) 340-7927.
Sincerely,
Larry J. Sanchez, PE

RECEIVED
JAN 25 2011
VAR-40797

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: APRIL 12, 2011

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG, Acting ☐ **Consent** ☒ **Discussion**

SUBJECT:
VAR-41002 - VARIANCE - PUBLIC HEARING - APPLICANT: SA RECYCLING - OWNER: 1701 WESTERN AVENUE, LLC - Request for a Variance TO ALLOW AN EIGHT-FOOT HIGH PERIMETER WALL WHERE EIGHT FEET IS THE MAXIMUM HEIGHT ALLOWED WITH TWO FEET OF RAZOR WIRE ON TOP on 3.1 acres at 1701 Western Avenue (APN 162-04-703-001), M (Industrial) Zone, Ward 3 (Reese).

MAY GO TO CITY COUNCIL ON 05/18/2011
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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-41002** APN: _____

Name of Property Owner: 1701 WESTERN LLC

Name of Applicant: SA RECYCLING

Name of Representative: PHILLIP JOHNSON

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Theresa Hartke

Print Name: Theresa Hartke

Subscribed and sworn before me

This 23 day of February, 2011

_____

~~Notary Public~~ in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
VICTOR H. ALVARADO
Appt. No. 04-86631-1
My Appt. Expires Nov. 21, 20[illegible]

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: HEIGHT VARIANCE

Project Address (Location) 1701 WESTERN Ave.

Project Name SA RECYCLING **Proposed Use** _____

Assessor's Parcel #(s) 162-04-703-001 **Ward #** 3- REESE

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

Commercial Square Footage 46560 **Floor Area Ratio** _____

Gross Acres 3.1 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER 1701 WESTERN Ave **Contact** THERESA HARTKE

Address 1701 WESTERN Ave. **Phone:** 278.0072 **Fax:** 258.6326

City LAS VEGAS **State** NV **Zip** 89107

E-mail Address mcurran@srbuilt-usa.com

APPLICANT SA RECYCLING **Contact** PHILLIP JOHNSON

Address 1701 WESTERN Ave. **Phone:** 386-9575 **Fax:** 386-9577

City LAS VEGAS **State** NV **Zip** _____

E-mail Address pjohnson@sarecycling.com

REPRESENTATIVE _____ **Contact** _____

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

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

E-mail Address _____

Property Owner Signature* Theresa Hartke

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

Print Name Theresa Hartke

Subscribed and sworn before me

This 23 day of February, 20 11.

_____

Notary Public in and for said County and State

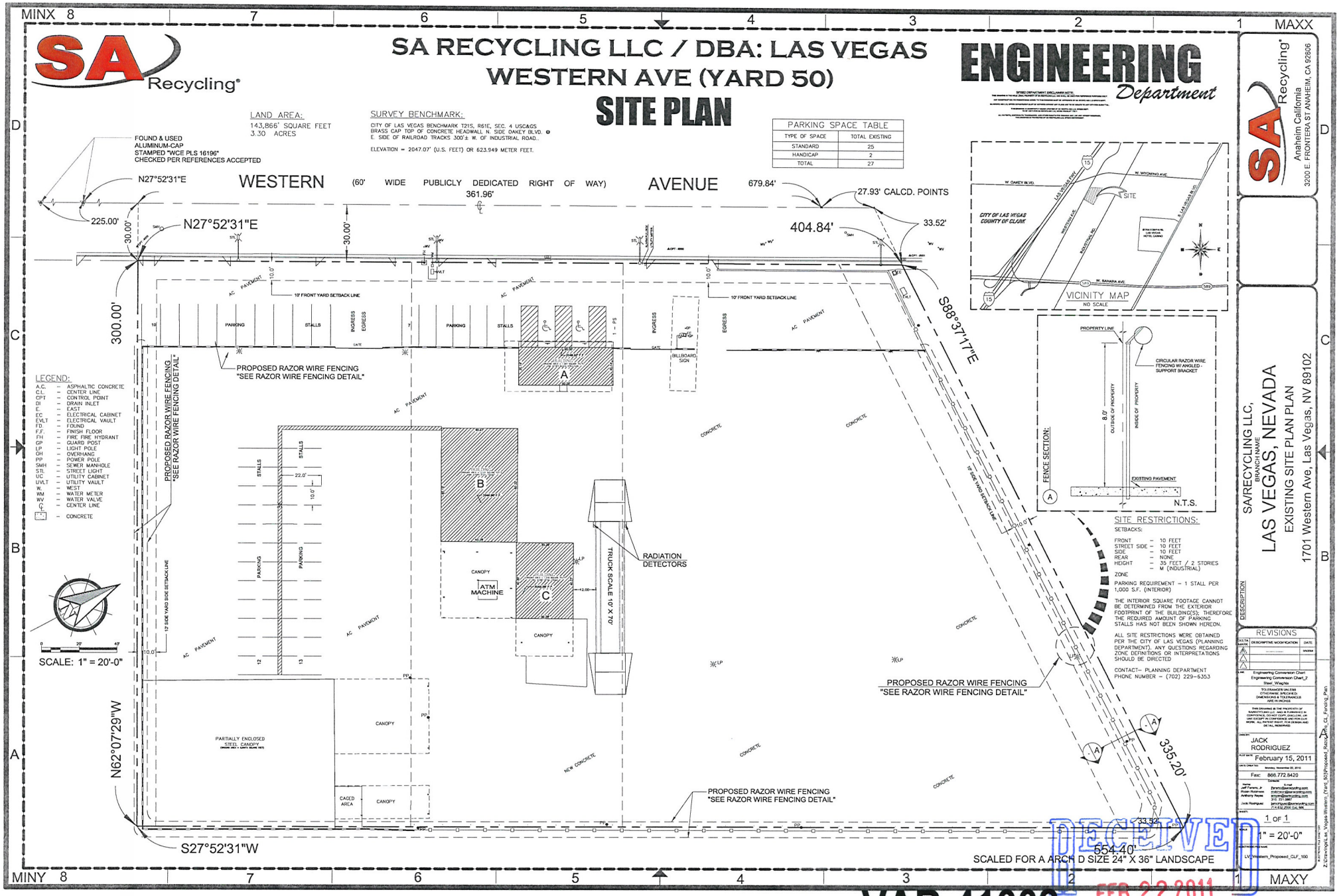
NOTARY PUBLIC
STATE OF NEVADA
County of Clark
VICTOR H. ALVARADO
Appt. No. 04-86631-1
My Appt. Expires Nov. 21, 2011

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	VAR-41002
Meeting Date:	4/12/11
Total Fee:	$830
Date Received:*	2-24-11
Received By:	

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



SA Recycling
SA RECYCLING LLC / DBA: LAS VEGAS
WESTERN AVE (YARD 50)
SITE PLAN
ENGINEERING Department
LAND AREA:
143,866' SQUARE FEET
3.30 ACRES
SURVEY BENCHMARK:
CITY OF LAS VEGAS BENCHMARK T21S, R61E, SEC. 4 USC&GS BRASS CAP TOP OF CONCRETE HEADWALL N. SIDE OAKEY BLVD. E. SIDE OF RAILROAD TRACKS 300'± W. OF INDUSTRIAL ROAD.
ELEVATION = 2047.07' (U.S. FEET) OR 623.949 METER FEET.
PARKING SPACE TABLE
TYPE OF SPACE | TOTAL EXISTING
STANDARD | 25
HANDICAP | 2
TOTAL | 27
FOUND & USED ALUMINUM-CAP STAMPED "WCE PLS 16196" CHECKED PER REFERENCES ACCEPTED
N27°52'31"E
WESTERN (60' WIDE PUBLICLY DEDICATED RIGHT OF WAY) AVENUE
361.96'
679.84'
27.93' CALCD. POINTS
225.00'
404.84'
33.52'
300.00'
S88°37'17"E
N62°07'29"W
S27°52'31"W
554.40'
335.20'
10' FRONT YARD SETBACK LINE
PROPOSED RAZOR WIRE FENCING "SEE RAZOR WIRE FENCING DETAIL"
PARKING STALLS
INGRESS
EGRESS
BILLBOARD SIGN
CANOPY
ATM MACHINE
TRUCK SCALE 10' X 70'
RADIATION DETECTORS
PARTIALLY ENCLOSED STEEL CANOPY
CAGED AREA
AC PAVEMENT
CONCRETE
NEW CONCRETE
LEGEND:
A.C. - ASPHALTIC CONCRETE
C.L. - CENTER LINE
CPT - CONTROL POINT
DI - DRAIN INLET
E - EAST
EC - ELECTRICAL CABINET
EVLT - ELECTRICAL VAULT
FD. - FOUND
F.F. - FINISH FLOOR
FH - FIRE FIRE HYDRANT
GP - GUARD POST
LP - LIGHT POLE
OH - OVERHANG
PP - POWER POLE
SMH - SEWER MANHOLE
STL - STREET LIGHT
UC - UTILITY CABINET
UVLT - UTILITY VAULT
W - WEST
WM - WATER METER
WV - WATER VALVE
℄ - CENTER LINE
- CONCRETE
SCALE: 1" = 20'-0"
VICINITY MAP
NO SCALE
CITY OF LAS VEGAS COUNTY OF CLARK
SITE
FENCE SECTION:
PROPERTY LINE
CIRCULAR RAZOR WIRE FENCING W/ ANGLED SUPPORT BRACKET
OUTSIDE OF PROPERTY
INSIDE OF PROPERTY
EXISTING PAVEMENT
N.T.S.
SITE RESTRICTIONS:
SETBACKS:
FRONT - 10 FEET
STREET SIDE - 10 FEET
SIDE - 10 FEET
REAR - NONE
HEIGHT - 35 FEET / 2 STORIES
- M (INDUSTRIAL)
ZONE
PARKING REQUIREMENT - 1 STALL PER 1,000 S.F. (INTERIOR)
THE INTERIOR SQUARE FOOTAGE CANNOT BE DETERMINED FROM THE EXTERIOR FOOTPRINT OF THE BUILDING(S); THEREFORE THE REQUIRED AMOUNT OF PARKING STALLS HAS NOT BEEN SHOWN HEREON.
ALL SITE RESTRICTIONS WERE OBTAINED PER THE CITY OF LAS VEGAS (PLANNING DEPARTMENT). ANY QUESTIONS REGARDING ZONE DEFINITIONS OR INTERPRETATIONS SHOULD BE DIRECTED
CONTACT- PLANNING DEPARTMENT PHONE NUMBER - (702) 229-6353
SCALED FOR A ARCH D SIZE 24" X 36" LANDSCAPE
SA Recycling
Anaheim California
3200 E. FRONTERA ST ANAHEIM, CA 92806
SA/RECYCLING LLC, BRANCH NAME
LAS VEGAS, NEVADA
EXISTING SITE PLAN PLAN
1701 Western Ave, Las Vegas, NV 89102
DESCRIPTION
REVISIONS
DATE
Engineering Conversion Chart
Engineering Conversion Chart_2
Steel_Weights
JACK RODRIGUEZ
February 15, 2011
Fax: 866.772.8420
1 OF 1
1" = 20'-0"
LV_Western_Proposed_CLF_100
DECEIVED
FEB 22 2011
VAR-41002

Southern Nevada Health District

November 10, 2010

Phillip Johnson
SA Recycling, Western Recycling Center
5001 Copper Sage Rd
Las Vegas, NV89115

SUBJECT: SA RECYCLING, WESTERN RECYCLING CENTER. (RC049-XXX-01)
PERMIT FOR A RECYCLING CENTER

Dear Mr. Johnson:

We are informing you that SA Recycling, Western Recycling Center's Permit Application to Operate a Recycling Center has been approved. The enclosed PERMIT TO OPERATE A SOLID WASTE MANAGEMENT FACILITY is granted based on the information provided in the application and subsequent amendments, including the location, design, and operating plans approved by the Southern Nevada Health District (SNHD) in conformance with Section 3.1 of the SOLID WASTE MANAGEMENT AUTHORITY REGULATIONS GOVERNING RECYCLING CENTERS, amended January 24, 2002 (SWMA REGULATIONS).

The operation of the facility must follow SNHD's approval. Changes and modifications to the permit must be approved by SNHD Environmental Health before those changes and modifications can occur. Failure to do so could result in permit revocation and enforcement action.

Having been granted approval, this facility shall maintain the annual Waste Management Permit subject to the requirements of the SWMA REGULATIONS.

Sincerely,

Walter Ross, P.E., R.E.H.S.
Environmental Health Engineer/Supervisor

Glenn Savage, R.E.H.S.
Environmental Health Director

WR:GS:csc

Enclosure: PERMIT TO OPERATE A SOLID WASTE MANAGEMENT FACILITY

cc: SA Recycling, LLC, 3200 East Frontera, Anaheim, CA 92806
Tom Davis, Justice and Associates
City of Las Vegas Business Licensing
Eddie Ridenour, SNHD Supervisor, Solid Waste and Compliance

VAR-41002

RECEIVED
FEB 22 2011

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: APRIL 12, 2011

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG, Acting ☐ **Consent** ☒ **Discussion**

SUBJECT:
VAR-41034 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: SYMPHONY PARK MASTER ASSOCIATION, INC. - Request for a Variance TO ALLOW A MONUMENT SIGN TO BE 1.5 FEET FROM THE NORTH AND SOUTH PROPERTY LINES WHERE A FIVE-FOOT SETBACK IS REQUIRED on 0.22 acres at the intersection of Symphony Park Avenue and Grand Central Parkway (APN 139-33-511-009), PD (Planned Development) Zone, Ward 5 (Barlow).

MAY GO TO CITY COUNCIL ON 05/18/2011
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-41034 and SDR-41033
2. Conditions and Staff Report - VAR-41034 and SDR-41033
3. Supporting Documentation
4. Photos - VAR-41034 and SDR-41033
5. Justification Letter - VAR-41034 and SDR-41033

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-41034** APN: APN-139-33-511-009

Name of Property Owner: Symphony Park Master Association, Inc

Name of Applicant: Sam Gladstein – SYMPHONY PARK MASTER ASSN, INC

Name of Representative: Christopher Langham – JW ZUNINO LANDSCAPE ARCHITECTURE

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Sam Gladstein

Subscribed and sworn before me

This 21 day of February, 20 11

_____

Notary Public in and for said County and State

JILL KLELES
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 07-1800-1
My Appt. Expires Jan. 18, 2015

RECEIVED
FEB 2 2011

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) Promenade Place @ Symphony Park Avenue & Grand Central Pkwy

Project Name Symphony Park **Proposed Use** Park

Assessor's Parcel #(s) 139-33-511-009 **Ward #** 5

General Plan: existing MXU proposed MXU **Zoning:** existing PD proposed PD

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

Gross Acres .22 **Lots/Units** _____ **Density** _____

Additional Information Parcel M1 variance request for Symphony Park entry sign location

PROPERTY OWNER Symphony Park Master Assn, Inc **Contact** Sam Gladstein

Address 6130 Elton Ave #212 **Phone:** (702) 220-8090 **Fax:** (702) 216-6001

City Las Vegas **State** NV **Zip** 89107

E-mail Address sgladstein@newlandco.com

APPLICANT Symphony Park Master Assn, Inc **Contact** Sam Gladstein

Address 6130 Elton Ave #212 **Phone:** (702) 220-8090 **Fax:** (702) 216-6001

City Las Vegas **State** NV **Zip** 89107

E-mail Address sgladstein@newlandco.com

REPRESENTATIVE JW Zunino Landscape Architecture **Contact** Christopher Langham

Address 3191 S. Jones Blvd **Phone:** (702) 253-9390 **Fax:** (702) 253-1016

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

E-mail Address chris@jwzunino.com

Property Owner Signature* _____

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

Print Name Sam Gladstein

Subscribed and sworn before me

This 24th day of February, 20 11.

Jill Kleles

Notary Public in and for said County and State

JILL KLELES
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 07-1800-1
My Appt. Expires Jan. 18, 2015

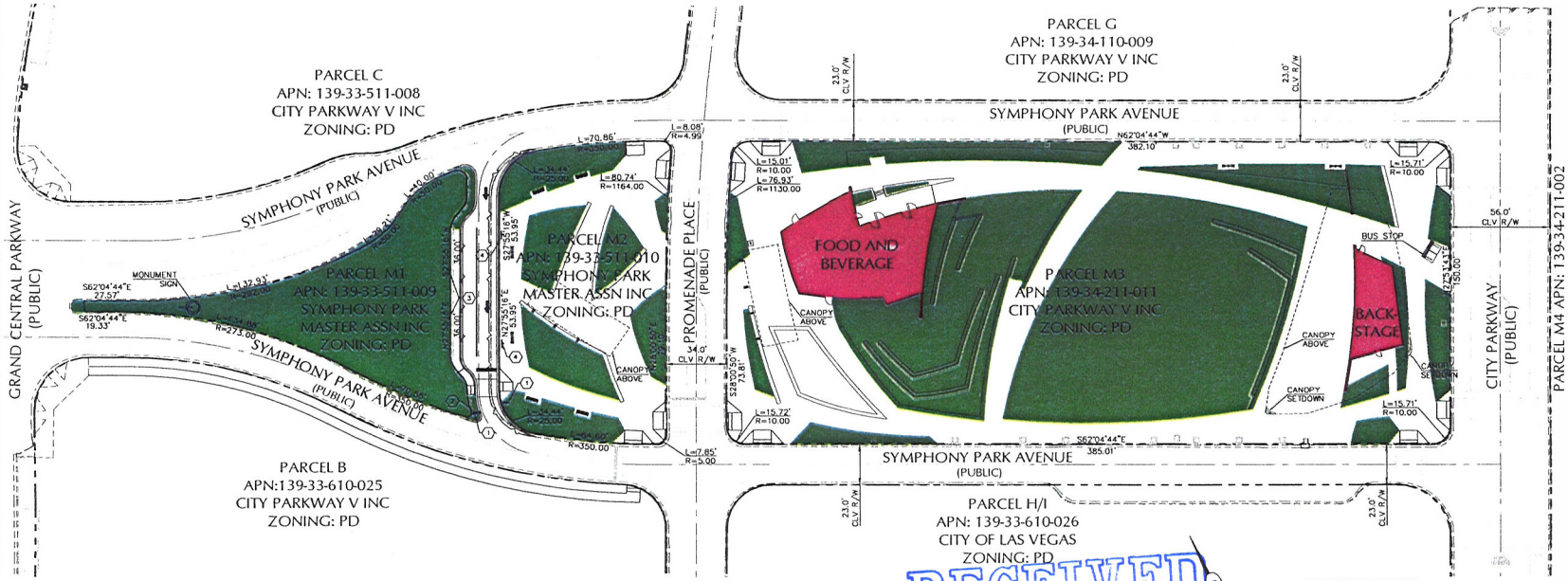
FOR DEPARTMENT USE ONLY

Case #	VAR-41034
Meeting Date:	4/12/11
Total Fee:	$830
Date Received:*	2/24/11
Received By:	Romeo

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

RECEIVED
FEB 25 2011

Revised 10/27/08



RECEIVED
FEB 24 2011

GRAPHIC SCALE
(IN FEET)
1 INCH = 30 FT

SITE INFORMATION

SITE ACREAGE:
PARCEL M1: 0.22 AC ± (9,443 S.F.)
PARCEL M2: 0.36 AC ± (15,861 S.F.)
PARCEL M3: 1.58 AC ± (68,646 S.F.)
TOTAL ACREAGE: 2.16 AC ± (93,950 S.F.)
BUILDING COVERAGE:
PARCEL M1: N/A
PARCEL M2: N/A
PARCEL M3: 6,400 S.F. (9.90 %)

PARKING ANALYSIS

REQUIRED PARKING SPACES

STANDARD (9X18):	49
ADA ACCESSIBLE:	2
TOTAL SPACES:	51

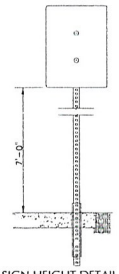
LEGEND

- PROPERTY LINE–ADJACENT
- PROPERTY LINE–RIGHT–OF–WAY
- EXISTING / PROPOSED: 24" TYPE 'L' CURB AND GUTTER
- 6" TYPE 'A' CURB
- ADA ACCESSIBLE ROUTE

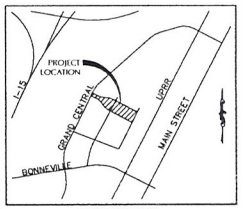
SIGN DETAILS



① R1-1 (30" x 30") ② R5-1 (30" x 30") ③ R7-6 (12"x18") ④ R7-1 (12"x18")



SIGN HEIGHT DETAIL
NTS



VICINITY MAP
NTS

VAR-41034
SDR-41033

CITY OF LAS VEGAS

THE SMITH CENTER
NEWLAND COMMUNITIES

DESIGNWORKSHOP
Landscape Architecture • Land Planning
Urban Design • Tourism Planning
Asheville - Aspen - Austin - Denver - Salt Lake City - Tahoe
224 South 200 West Suite 150
Salt Lake City, Utah 84101
(801) 359-4771
Facsimile (801) 359-4411
WWW.DESIGNWORKSHOP.COM

SYMPHONY PARK

PARCELS M1, M2 AND M3

MARTIN & MARTIN CIVIL ENGINEERS
2355 RED ROCK STREET, #103
LAS VEGAS, NV 89146
PHONE (702) 248-8000
FAX (702) 248-8070

ISSUE DATE FEBRUARY 24, 2011

REVISIONS

#	DATE	DESCRIPTION

PROJECT NUMBER 3119

SITE PLAN

SHEET NUMBER
C1

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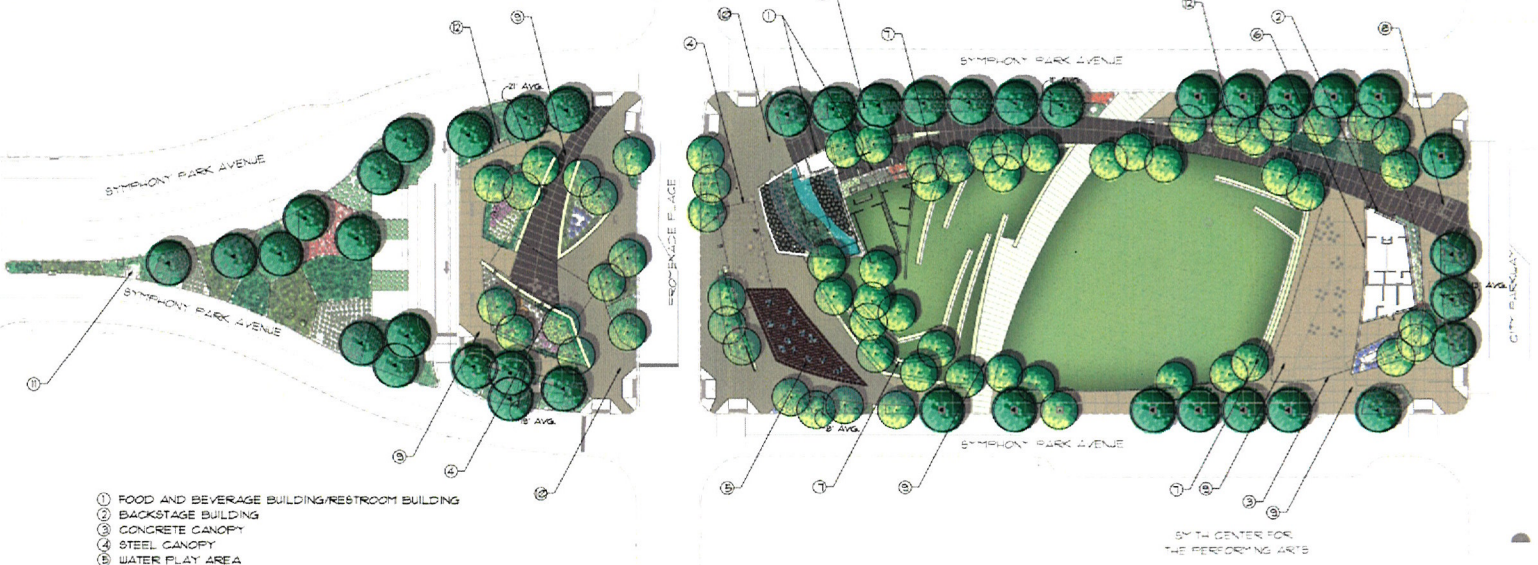

1. FOOD AND BEVERAGE BUILDING/RESTROOM BUILDING
2. BACKSTAGE BUILDING
3. CONCRETE CANOPY
4. STEEL CANOPY
5. WATER PLAY AREA
6. ART WALL
7. SEAT WALLS
8. BUS SHELTER
9. DECORATIVE COLORED CONCRETE
10. STONE PAVING
11. ENTRY SIGNAGE
12. BENCH
13. BIKE RACK

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J W ZUBIA
LANDSCAPE ARCHITECTURE

ISSUE DATE: February 24, 2011

REVISIONS

#	DATE	DESCRIPTION

Site Development Plan Review

PROJECT NUMBER: 4674

Overall Planting Plan

SHEET NUMBER
L-0

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VAR-41034
SDR-41033



PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
	TREES				
	CERCIDIUM 'DESERT MUSEUM'	DESERT MUSEUM PALO VERDE	64	60" BOX	
	FRAXINUS VELUTINA	RIO GRANDE ASH	40	60" BOX	
	SHRUBS				
	LEUCOPHYLLUM CANDIDUM	TWINEER CLOUD SAGE	39	5 GAL	
	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	REGAL MIST DEER GRASS	344	5 GAL	
	PHLOMIS FRUTICOSA	JERUSALEM SAGE	34	5 GAL	
	ROSMARINUS OFFICINALIS 'TUSCAN BLUE'	UPRIGHT ROSEMARY	40	5 GAL	
	XYLOSMA CONGESTUM 'COMPACTA'	COMPACT XYLOSMA	21	5 GAL	
	ACCENTS				
	AGAVE PARRYI 'PARRYI'	PARRY'S AGAVE	284	5 GAL	
	DASYLIRION LONGISSIMUM	DESERT SPOON	3	5 GAL	
	ECHINOCEREUS ENGELMANNII	ENGELMANN'S HEDGEHOG	20	5 GAL	
	ECHINOCACTUS GRUSONII	GOLDEN BARREL CACTUS	35	5 GAL	
	FOUQUIERIA SPLENDENS	OCOTILLO	7	BARE ROOT	10-13 HHFS
	HESPERALOE PARVIFLORA	RED YUCCA	110	5 GAL	
	AGAVE VILMORINIANA	OCTOPUS AGAVE	24	5 GAL	
	OPUNTIA BASILARIS	BEAVER TAIL PRICKLY PEAR	26	5 GAL	
	OPUNTIA VIOLACEA 'SANTA-RITA'	PURPLE PRICKLY PEAR	9	5 GAL	
	PACHYCEREUS MARGINATUS	FINGERPOST CACTUS	4	8'-10" HT.	SIZE NOTED ON PLAN
	TRICHOCEREUS MACROGIB	ANDERTINE HEDGEHOG	12	5 GAL	
	GROUNDCOVERS				
	ACACIA REDOLENS 'DESERT CARPET'	DESERT CARPET ACACIA		5 GAL	36 INCH SPACING
	ROSMARINUS OFFICINALIS 'PROSTRATUS'	DWARF ROSEMARY		5 GAL	36 INCH SPACING
	M-H2 (1,150 SQ. FT. TOTAL = 44 SHRUBS)				
	M3 (1,020 SQ. FT. TOTAL = 115 SHRUBS)				
	MYOPORUM PARVIFOLIUM 'TRILEIGH'	PROSTRATE MYOPORUM		5 GAL	36 INCH SPACING
	CAMEDRYOIDES 'PROSTRATUM'	PROSTRATE GERMANDER		5 GAL	36 INCH SPACING
	M-H2 (1,480 SQ. FT. TOTAL = 212 SHRUBS)				
	M3 (1,050 SQ. FT. TOTAL = 111 SHRUBS)				
	CHRYSACTINIA MEXICANA	DAHLIANTA		5 GAL	24 INCH SPACING
	MALEPHORA CROCEA	GRAY ICE PLANT		5 GAL	24 INCH SPACING
	M-H2 (2,300 SQ. FT. TOTAL = 575 SHRUBS)				
	M3 (1,250 SQ. FT. TOTAL = 312 SHRUBS)				
	GREEN ROOF/TURF ROOF AND GREAT LAWN				
	AGAVE PARRYI	PARRY'S AGAVE		5 GAL	36 INCH SPACING
	ECHINOCACTUS GRUSONII	GOLDEN BARREL CACTUS		5 GAL	36 INCH SPACING
	M3 (530 SQ. FT. TOTAL = 56 CACTI)				
	EUPHORBIA BIGLA	BLUE EUPHORBIA		5 GAL	36 INCH SPACING
	MYOPORUM PARVIFOLIUM	PROSTRATE MYOPORUM		5 GAL	36 INCH SPACING
	M3 (450 SQ. FT. TOTAL = 50 PLANTS)				
	TYPE I COLORED TEMPERED GLASS	FOREST MIX LANDSCAPE GLASS			
	M3 (550 SQ. FT. TOTAL)	KRG ROCK. (SEE GENERAL NOTE 9) FOR CONTACT INFORMATION			
	TYPE II COLORED TEMPERED GLASS	CRYSTAL RIDGE LANDSCAPE GLASS			
	M3 (265 SQ. FT. TOTAL)	KRG ROCK. (SEE GENERAL NOTE 9) FOR CONTACT INFORMATION			
	TURF				
	M3 TURF ROOF (1,150 SQ. FT. TOTAL)	BERMUDA WITH OVERSEED OF RYE			ANNUAL OVERSEED REQ.
	M3 LAWN AREAS (22,300 SQ. FT. TOTAL)	BERMUDA WITH OVERSEED OF RYE			ANNUAL OVERSEED REQ.

GENERAL NOTES:

1. CONTRACTOR IS RESPONSIBLE TO VERIFY ALL PLANT QUANTITIES. THE PLANT SCHEDULE IS INTENDED AS A REFERENCE ONLY.
2. LANDSCAPE ARCHITECT IS TO APPROVE ALL PLANT MATERIAL PRIOR TO INSTALLATION WITH PRIOR NOTICE OF 48 HOURS.
3. PLANT MATERIAL IS TO HAVE IDENTIFICATION TAGS ON 10% OF THE TOTAL QUANTITY OF EACH SPECIES, SHOWING GENUS, SPECIES, VARIETY, ETC.
4. CONTRACTOR TO PROVIDE MATCHING SIZES AND FORMS OF LIKE SHRUB SPECIES AS SHOWN ON DRAWINGS.
5. CONTRACTOR TO PROVIDE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES, WALLS, AND ON ALL SIDEWALKS ACCORDING TO ALL CODES, REGULATIONS, AND REQUIREMENTS.
6. ROCK MULCH: 3/8" COLOR: "BIRDSEYE BROWN" WASHED ROUND GRAVEL, 1-1/2" DEPTH TYPICAL IN ALL PLANTING BEDS. CONTRACTOR TO RECEIVE VERIFICATION FROM ROCK SUPPLIER AND PRESENT VERIFICATION TO THE OWNER PRIOR TO ANY CONSTRUCTION.

   KRG ROCK
   300 NORTH THIN OAKS VALLEY ROAD
   SAN MARCOS, CA 92064-1114
   1(760)744-1056

   OR APPROVED EQUAL

7. TREE WELLS AND TREE GRATES SHALL BE PROVIDED FOR ALL TREES LOCATED WITHIN HARDSCAPE AREAS.
8. LANDSCAPE CONTRACTOR SHALL TEST ALL PLANTER DRAINS PRIOR TO BACKFILL FOR POSITIVE DRAINAGE.
9. CONTRACTOR SHALL THOROUGHLY MIX ALL SOIL AMENDMENTS AND FERTILIZER PRIOR TO PLACEMENT IN PLANTERS.
10. UNLESS DESIGNATED DIFFERENTLY WITHIN THESE DRAWINGS, STRUCTURAL AND HARDSCAPE IMPROVEMENTS SHALL BE INSTALLED PRIOR TO PLANTING OPERATIONS.
11. ALL WORK ON THE IRRIGATION SYSTEM, INCLUSIVE OF HYDROSTATIC COVERAGE, OPERATIONAL TESTS AND BACKFILLING/COMPACTION OF TRENCHES SHALL BE PERFORMED PRIOR TO PLANTING OPERATIONS.

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CARLSBAD,CA 9200

ISSUE DATE: February 24, 2011

REVISIONS

#	DATE	DESCRIPTION

Site Development Plan Review

PROJECT NUMBER: 4874

M1-M2 Planting Plan

SHEET NUMBER
L-1

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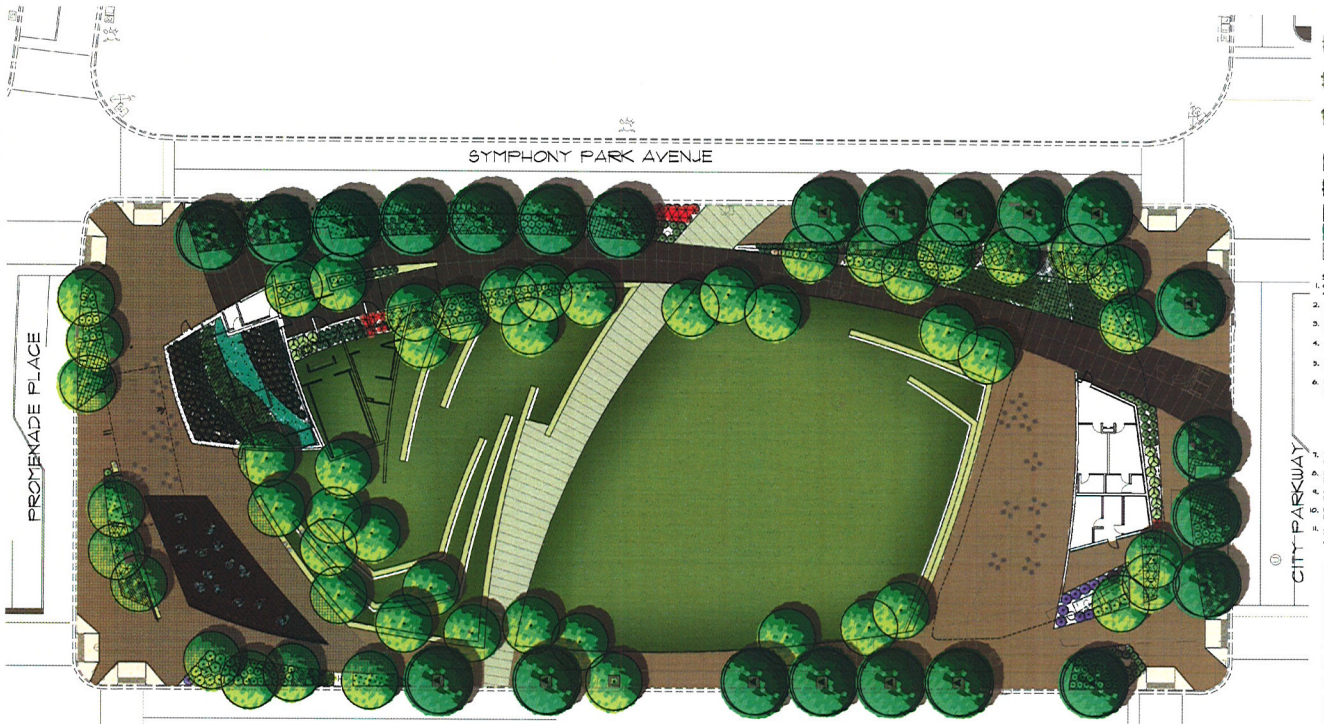

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE
	TREES			
	CERCIDIUM 'DESERT MUSEUM'	DESERT MUSEUM PALO VERDE	64	60" BOX
	FRAXINUS VELUTINA	RIO GRANDE ASH	40	60" BOX
	SHRUBS			
	LEUCOPHYLLUM CANDIDUM	THAIDRE CLOUD SAGE	34	5 GAL
	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	REGAL MIST DEER GRASS	344	5 GAL
	RHAPHIOLEPIS INDICA 'BALLERINA'	DWARF INDIAN HAWTHORN	54	5 GAL
	ROSMARINUS OFFICINALIS 'TUSCAN BLUE'	UPRIGHT ROSEMARY	40	5 GAL
	XYLOSMA CONGESTUM 'COMPACTA'	COMPACT XYLOSMA	21	5 GAL
	ACCENTS			
	AGAVE PARRYI 'PARRYI'	PARRY'S AGAVE	204	5 GAL
	DASYLIRION LONGISSIMA	DESERT SPOON	5	5 GAL
	ECHINOCEREUS ENNEACANTHUS	EMPLEMANN'S HEDGEHOG	25	5 GAL
	ECHINOCACTUS GRUSONII	GOLDEN BARREL CACTUS	39	5 GAL
	FOUQUIERIA SPLENDENS	OCOTILLO	7	BARE ROOT
	HESPERALOE PARVIFLORA	RED YUCCA	149	5 GAL
	AGAVE VILMORINIANA	OCTOPUS AGAVE	24	5 GAL
	OPUNTIA BASILARIS	BEAVER TAIL PRICKLY PEAR	26	5 GAL
	OPUNTIA VIOLACEA 'SANTA RITA'	PURPLE PRICKLY PEAR	8	5 GAL
	PACHYCEREUS MARGINATUS	FENCEPOST CACTUS	11	5'-6" HT.
	TRICHOCEREUS PASCUAN	ARGENTINE HEDGEHOG	12	5 GAL
	GROUNDCOVERS			
	ACACIA REDOLENS 'DESERT CARPET'	DESERT CARPET ACACIA		5 GAL
	ROSMARINUS OFFICINALIS 'PROSTRATUS'	DWARF ROSEMARY		5 GAL
	M-H2 (1,250 SQ. FT. TOTAL = 44 SHRUBS)			
	M3 (1,020 SQ. FT. TOTAL = 63 SHRUBS)			
	HYPOFORM PARVIFOLIUM	PROSTRATE HYPOFORM		5 GAL
	'ESCARPA' GAWKINSIOPSIS 'PROSTRATUM'	PROSTRATE GERVANDER		5 GAL
	M-H2 (1,250 SQ. FT. TOTAL = 272 SHRUBS)			
	M3 (1,700 SQ. FT. TOTAL = 81 SHRUBS)			
	GRYSACTINA HESSIANA	DAMIANITA		5 GAL
	MALEPHORA CROCEA	GRAY ICE PLANT		5 GAL
	M-H2 (1,250 SQ. FT. TOTAL = 175 SHRUBS)			
	M3 (1,250 SQ. FT. TOTAL = 30 SHRUBS)			
	GREEN ROOF/TURF ROOF AND GREAT LAWN			
	AGAVE PARRYI	PARRY'S AGAVE		5 GAL
	ECHINOCACTUS GRUSONII	GOLDEN BARREL CACTUS		5 GAL
	M3 (500 SQ. FT. TOTAL = 50 CACTI)			
	EUPHORBIA RUGOSA	RUE EUPHORBIA		5 GAL
	HYDROFORM PARVIFOLIUM	PROSTRATE HYDROFORM		5 GAL
	M3 (450 SQ. FT. TOTAL = 50 PLANTS)			
	TYPE I COLORED SHELLED GLASS	FOREST MIX LANDSCAPE GLASS		
	M3 (350 SQ. FT. TOTAL)	KING ROCK. SEE GENERAL NOTE 9b FOR CONTACT INFORMATION		
	TYPE I COLORED SHELLED GLASS	CRYSTAL TURQUOISE LANDSCAPE GLASS		
	M3 (365 SQ. FT. TOTAL)	KING ROCK. SEE GENERAL NOTE 9b FOR CONTACT INFORMATION		
	TURF			
	M3 TURF ROOF (250 SQ. FT. TOTAL)	BERMUDA WITH OVERSEED OF RYE		
	M3 LAWN AREAS (22,300 SQ. FT. TOTAL)	BERMUDA WITH OVERSEED OF RYE		

GENERAL NOTES:

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   KING ROCK
   7100 NORTH THIN OAKS VALLEY ROAD
   SAN MARCOS, CA 92069-1114
   (760)744-1039

   OR APPROVED EQUAL

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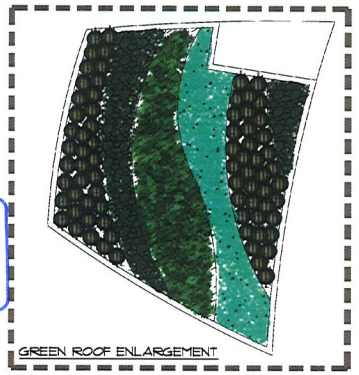

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CARLSBAD, CA 92008

ISSUE DATE: February 24, 2011

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Site Development Plan Review

PROJECT NUMBER: 4874

M3 Planting Plan

SHEET NUMBER
L-2

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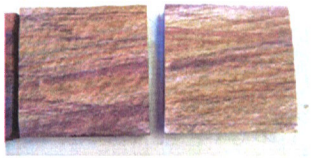
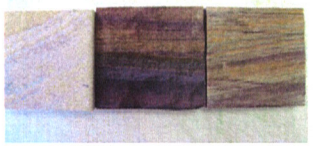
306 Canvas


385 Taupe

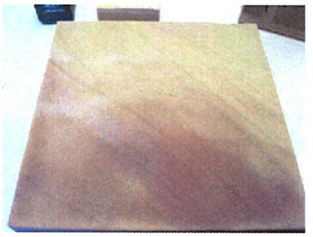
Colored Concrete



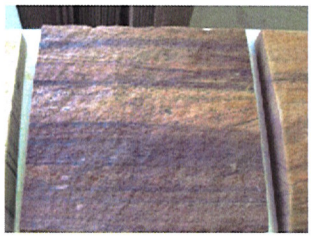






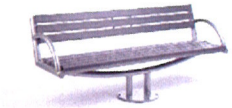








Stone Paving

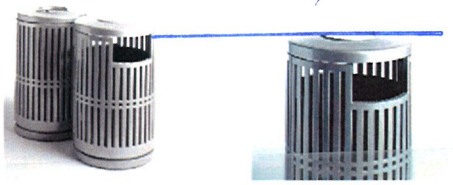












Site Furnishings

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DESIGN DEVELOPMENT
PARCELS M1 & M2

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Site Development Plan Review

PROJECT NUMBER: 4674

Site Materials Board

SHEET NUMBER

L-3

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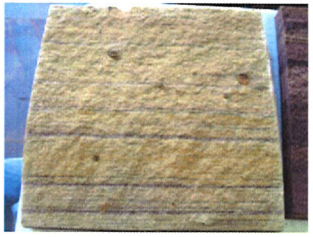
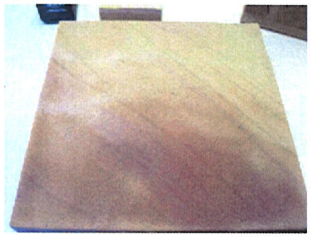
306 Canvas

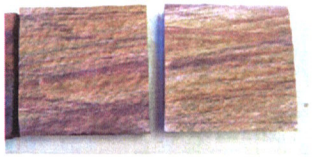




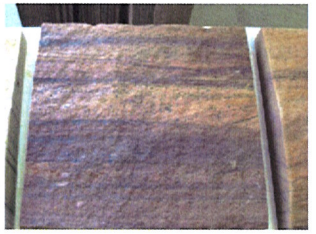


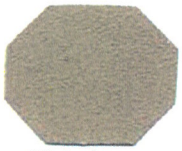


385 Taupe

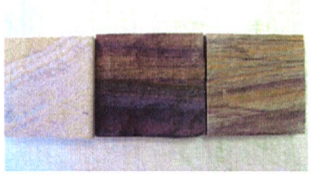








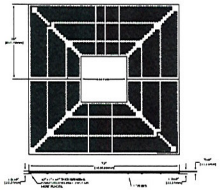
242 Sandstone



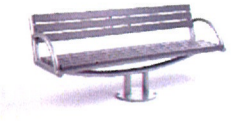
Colored Concrete

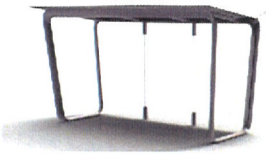


Stone Paving























Site Furnishings

VAR-41034

SDR-41033

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DESIGN DEVELOPMENT
PARCEL M3

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ISSUE DATE: February 24, 2011

REVISIONS

#	DATE	DESCRIPTION

Site Development Plan Review

PROJECT NUMBER: 4074

Site Materials Board

SHEET NUMBER

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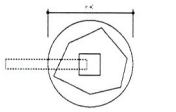
Primary Identification Sign

Davies Associates

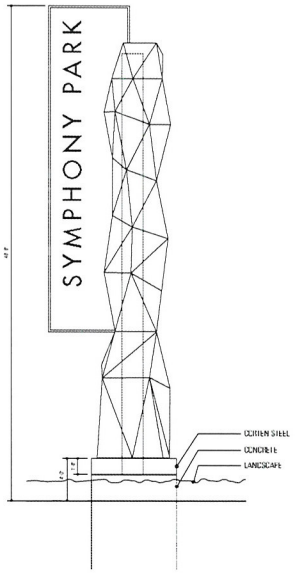


Primary Identification Sign

Davies Associates



2 PLAN



1 ELEVATION

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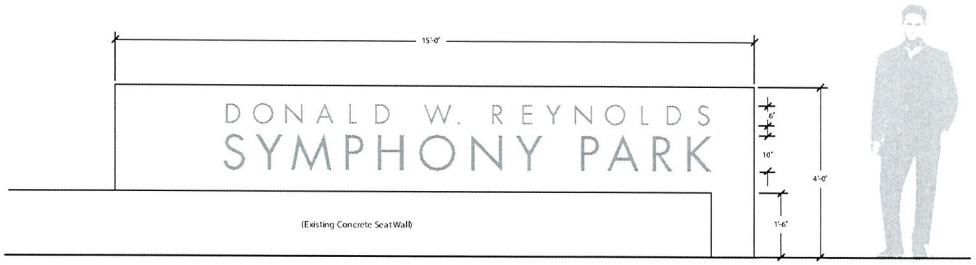
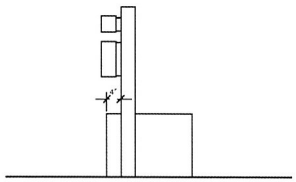
Site Development Plan Review

PROJECT NUMBER: 4674

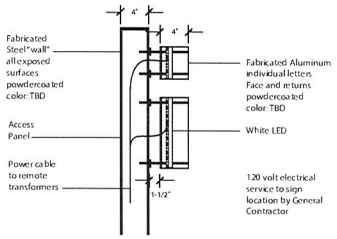
Site Signage

SHEET NUMBER
L-5





Side Elevation: Sign Type A, Symphony Park Identification
Scale: 3/4" = 1'-0"



Section Detail: Symphony Park Identification
Halo Letters
Scale: 1-1/2" = 1'-0"

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Site Signage

SHEET NUMBER
L-6

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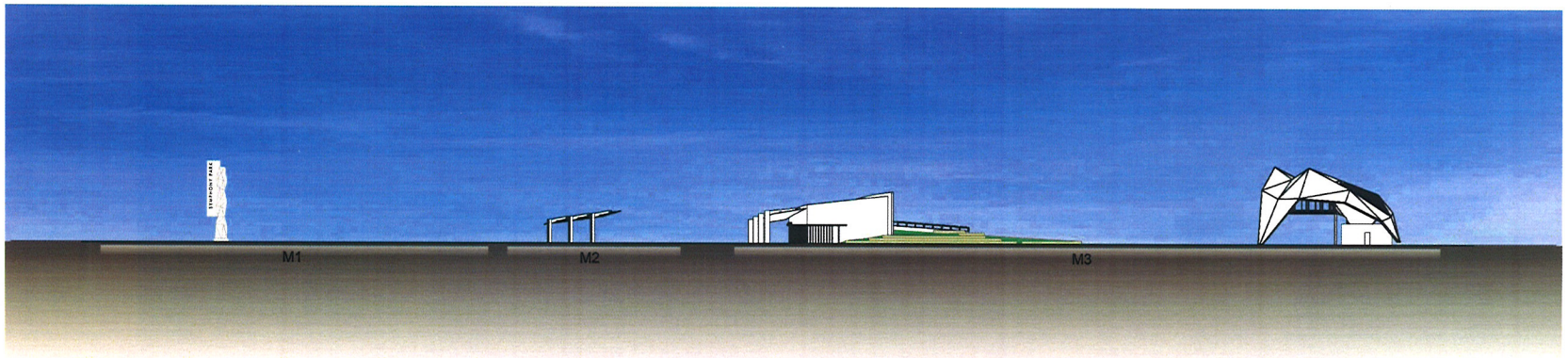
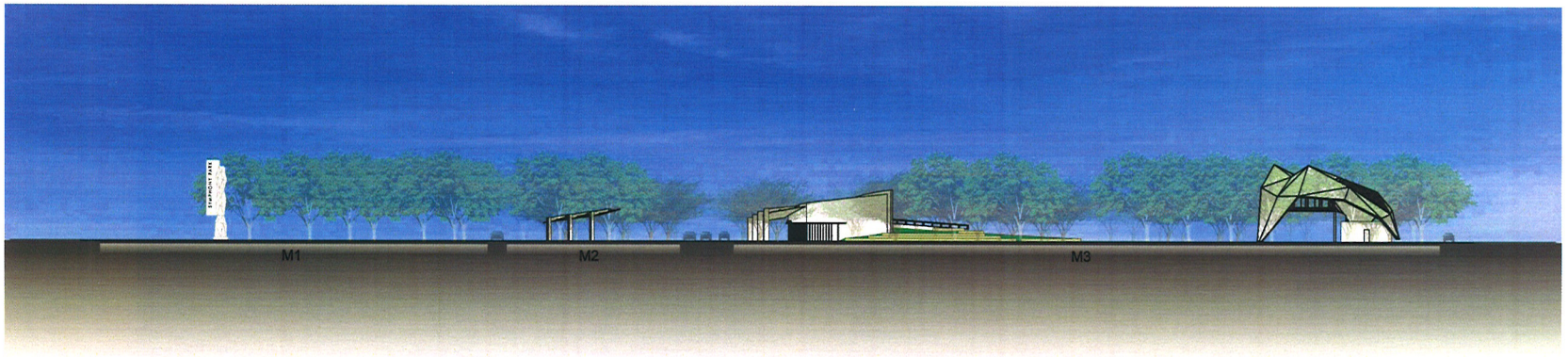


Site Elevation Facing North East: Structures Only



Site Elevation Facing North East: Structures With Faded Trees



Site Elevation Facing North East: Structures With Fully Rendered Trees

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Site Section-Elevation

SHEET NUMBER
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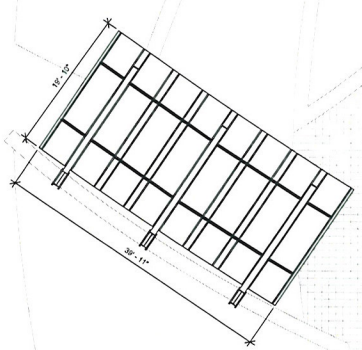

1 M2 CANOPY ROOF PLAN
SCALE: 1/8" = 1'-0"

M2 CANOPY AREA: 792 SF

NORTH 0' 5' 10' 20'

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M2 Canopy Plan

SHEET NUMBER
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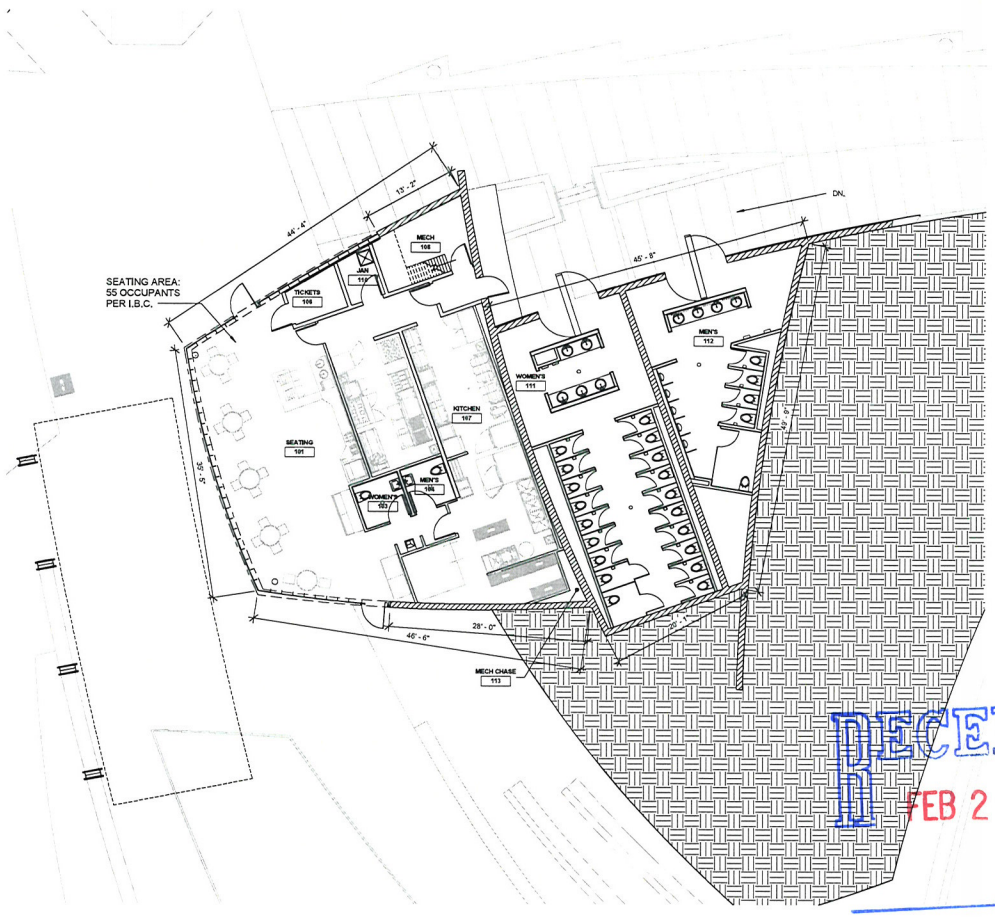

1 FOOD AND BEVERAGE FLOOR PLAN - LEVEL 1
SCALE: 1/8" = 1'-0"

FOOD AND BEVERAGE LEVEL 1 AREA: 3754 S
FOOD AND BEVERAGE BUILDING OCCUPANCY: 65 OCCUPANTS

NORTH

5' 20'

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FOOD AND BEVERAGE BUILDING FLOOR PLAN - LEVEL 1

SHEET NUMBER
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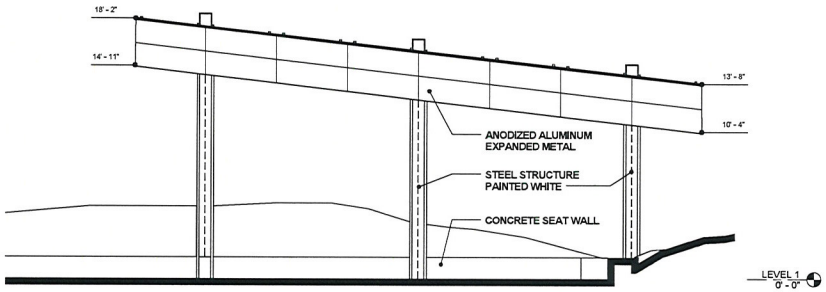
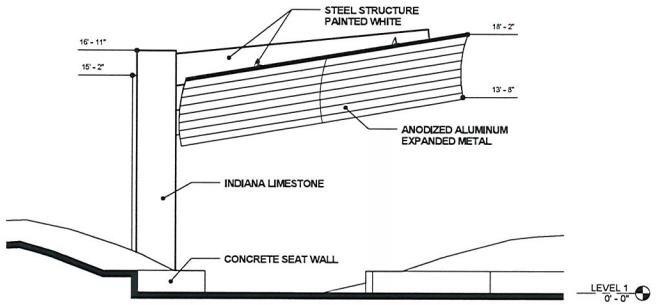
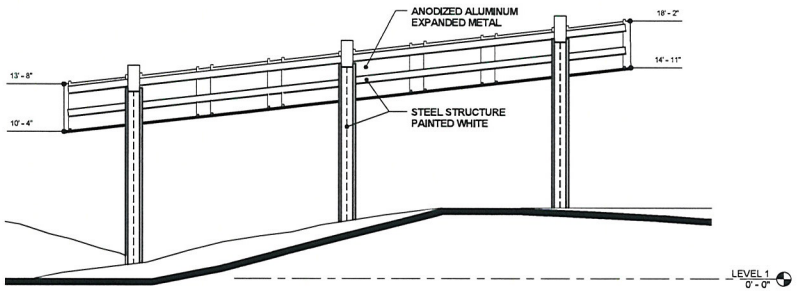


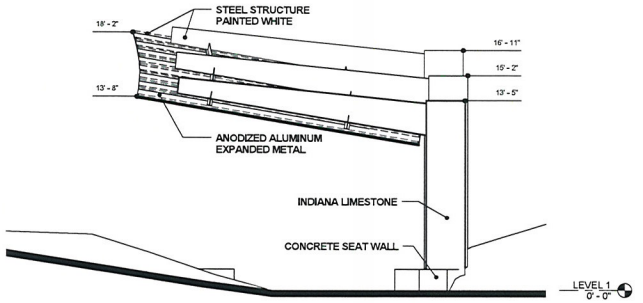
2 M2. CANOPY - NORTH
SCALE: 1/4" = 1'-0"



1 M2. CANOPY - EAST
SCALE: 1/4" = 1'-0"



3 M2. CANOPY - SOUTH
SCALE: 1/4" = 1'-0"



4 M2. CANOPY - WEST
SCALE: 1/4" = 1'-0"

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0' 3' 6' 12'

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M2 CANOPY ELEVATIONS

SHEET NUMBER
A2

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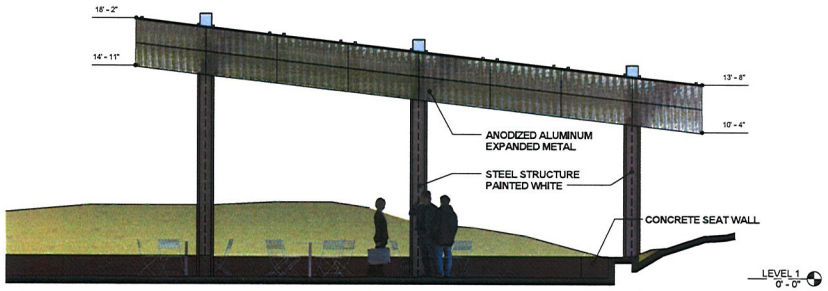
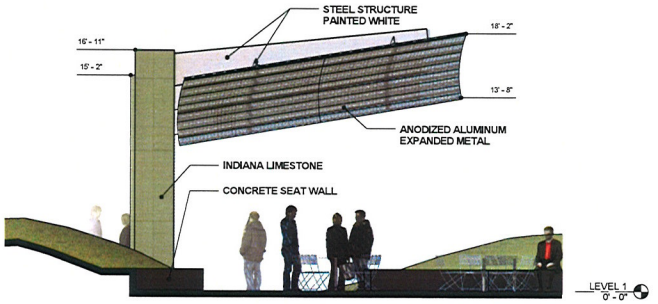
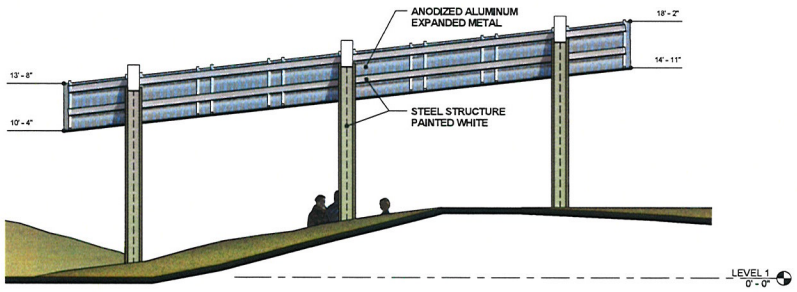


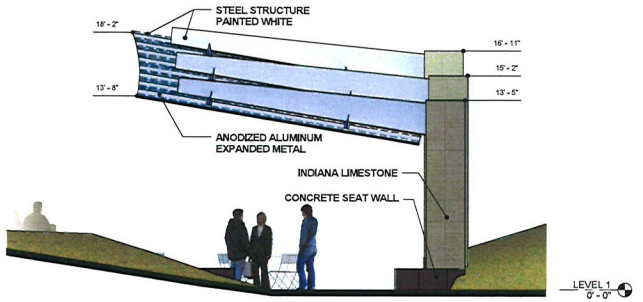
2 M2. CANOPY - NORTH
SCALE: 1/4" = 1'-0"



1 M2. CANOPY - EAST
SCALE: 1/4" = 1'-0"



3 M2. CANOPY - SOUTH
SCALE: 1/4" = 1'-0"



4 M2. CANOPY - WEST
SCALE: 1/4" = 1'-0"

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0' 3' 6' 12'

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M2 CANOPY ELEVATIONS

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A2

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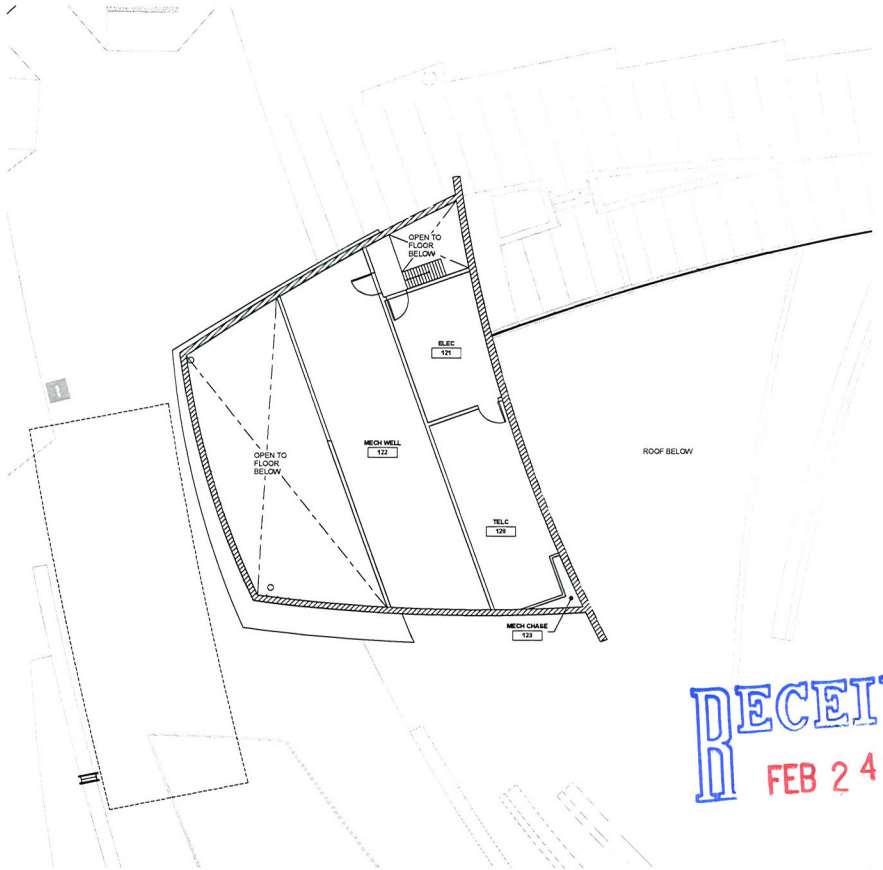

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1 FOOD AND BEVERAGE FLOOR PLAN - LEVEL 2
SCALE: 1/8" = 1'-0"

FOOD AND BEVERAGE LEVEL 2 AREA: 665 SF

NORTH 0' 5' 10' 20'

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FOOD AND BEVERAGE BUILDING FLOOR PLAN - LEVEL 2

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M2 CANOPY WITH FOOD AND BEVERAGE BUILDING BEYOND

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RENDERINGS

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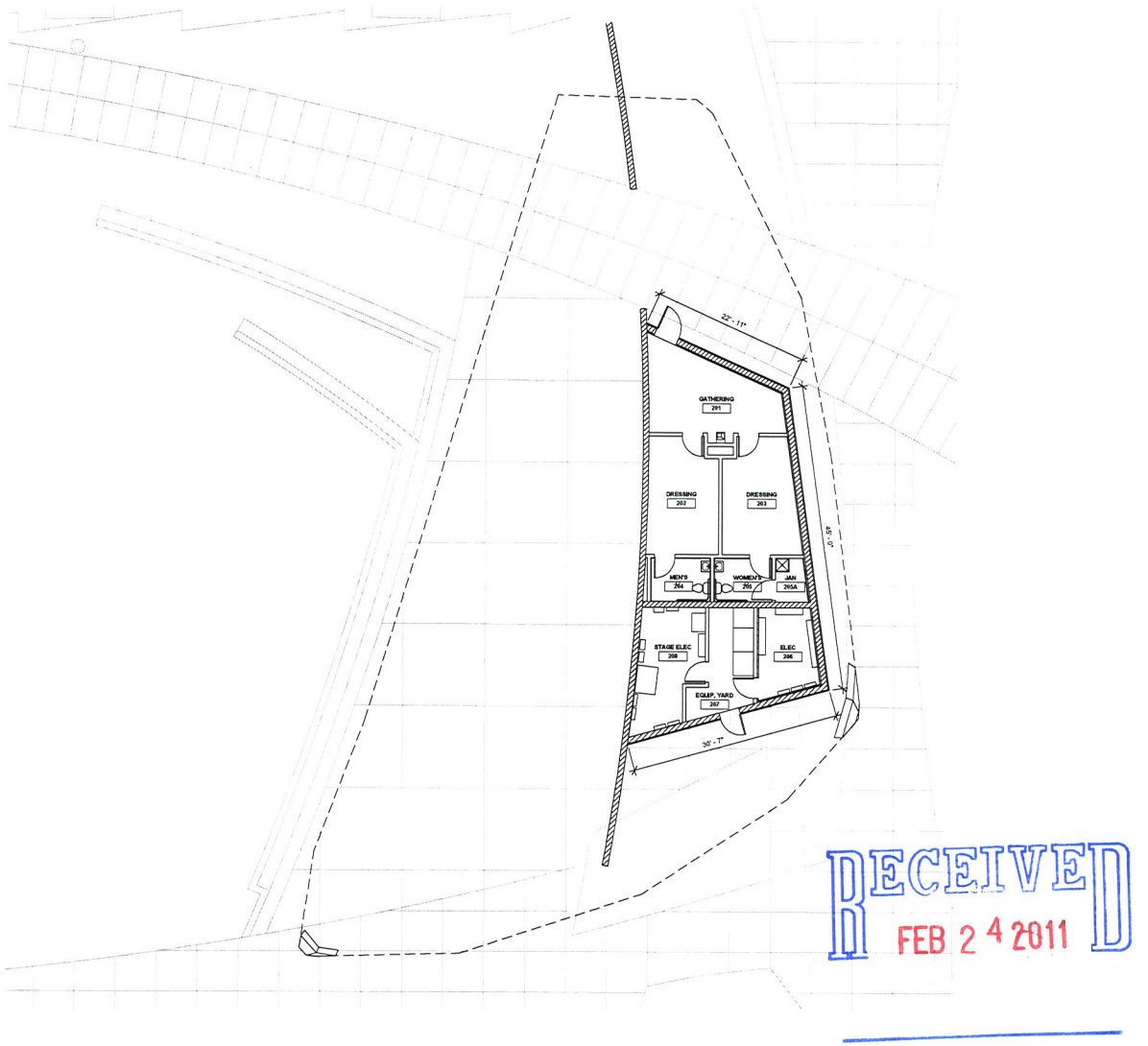

1 BACK STAGE BUILDING FLOOR PLAN - LEVEL 1
SCALE: 1/8" = 1'-0"

BACKSTAGE BUILDING AREA: 1017 SF
BACKSTAGE BUILDING OCCUPANCY: 39 OCCUPANTS

NORTH 0' 5' 10' 20'

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BACKSTAGE BUILDING
FLOOR PLAN - LEVEL 1

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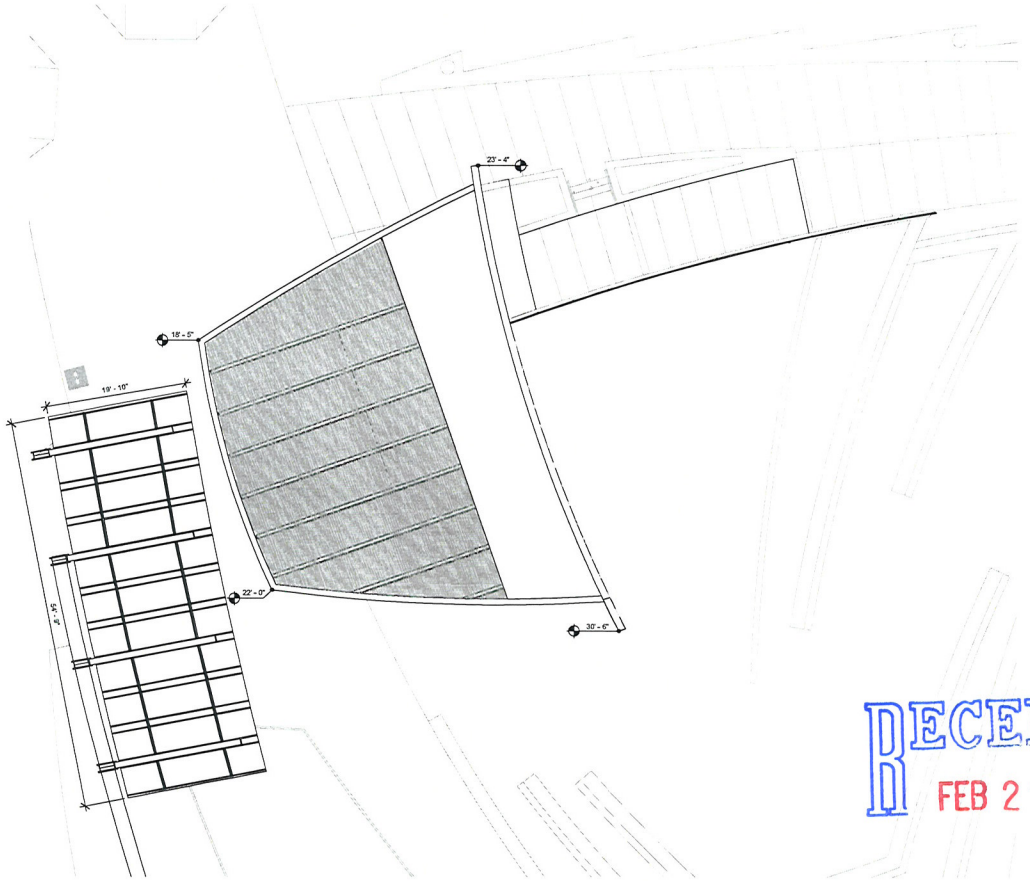

1 FOOD AND BEVEROAGE ROOF PLAN
SCALE: 1/8" = 1'-0"

FOOD AND BEVERAGE CANOPY AREA: 1086 SF

NORTH 0' 5' 10' 20'

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FOOD AND BEVERAGE BUILDING ROOF PLAN

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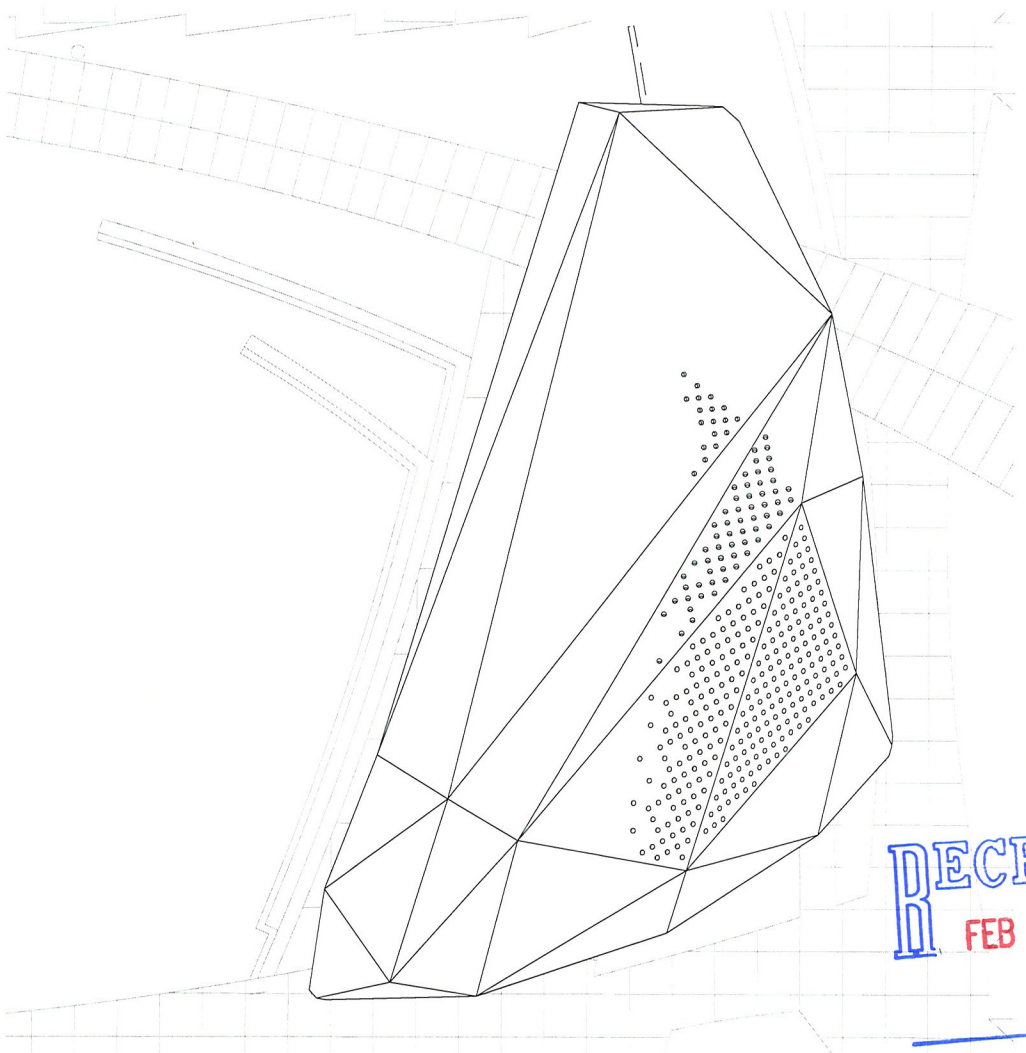

1 STAGE CANOPY ROOF PLAN
SCALE: 1/8" = 1'-0"

STAGE CANOPY AREA: 6595 SF

NORTH 0' 5' 10' 20'

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STAGE CANOPY ROOF PLAN

SHEET NUMBER
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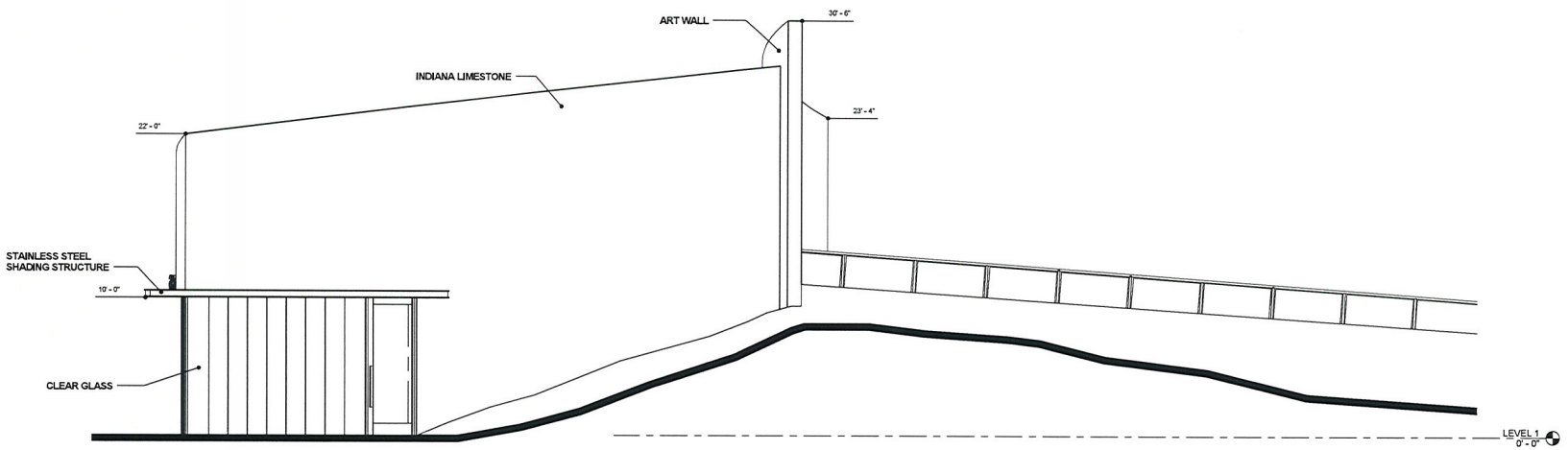
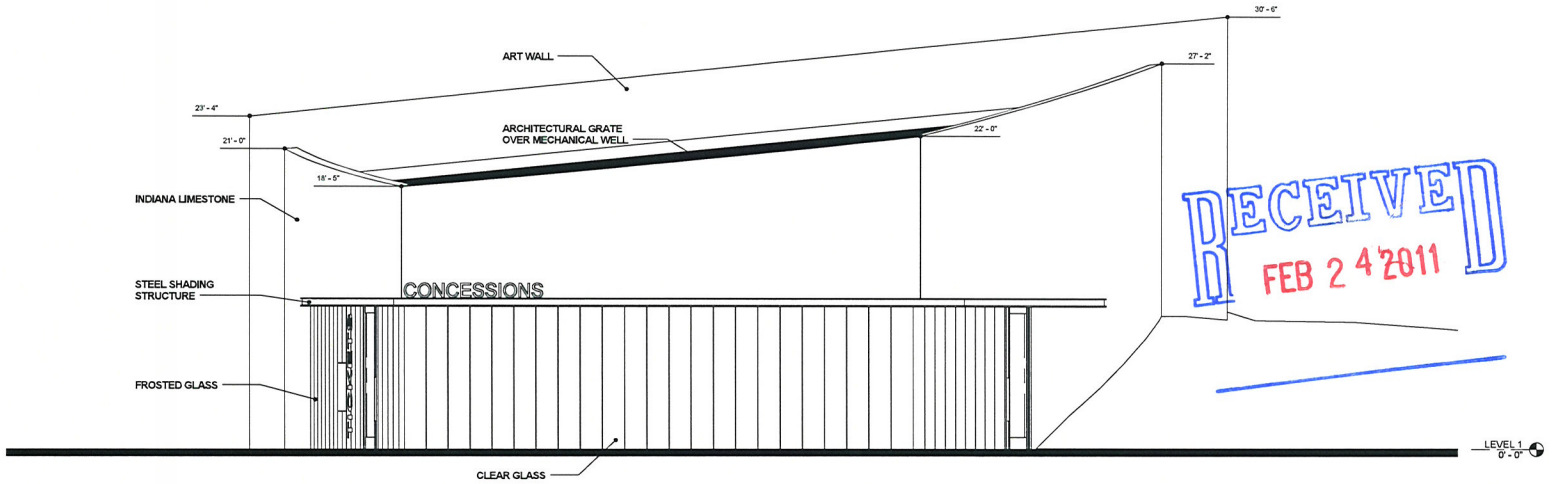


2 FOOD AND BEVERAGE BUILDING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



1 FOOD AND BEVERAGE BUILDING WEST ELEVATION
SCALE: 1/4" = 1'-0"

0' 5' 10' 20'

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FOOD AND BEVERAGE BUILDING ELEVATIONS

SHEET NUMBER
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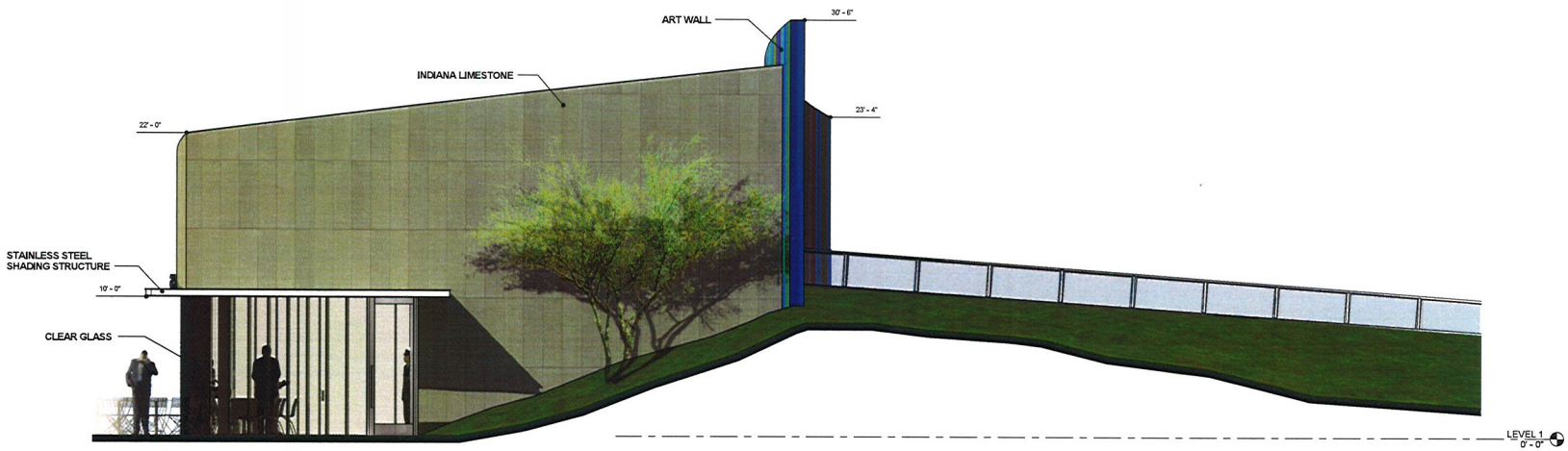
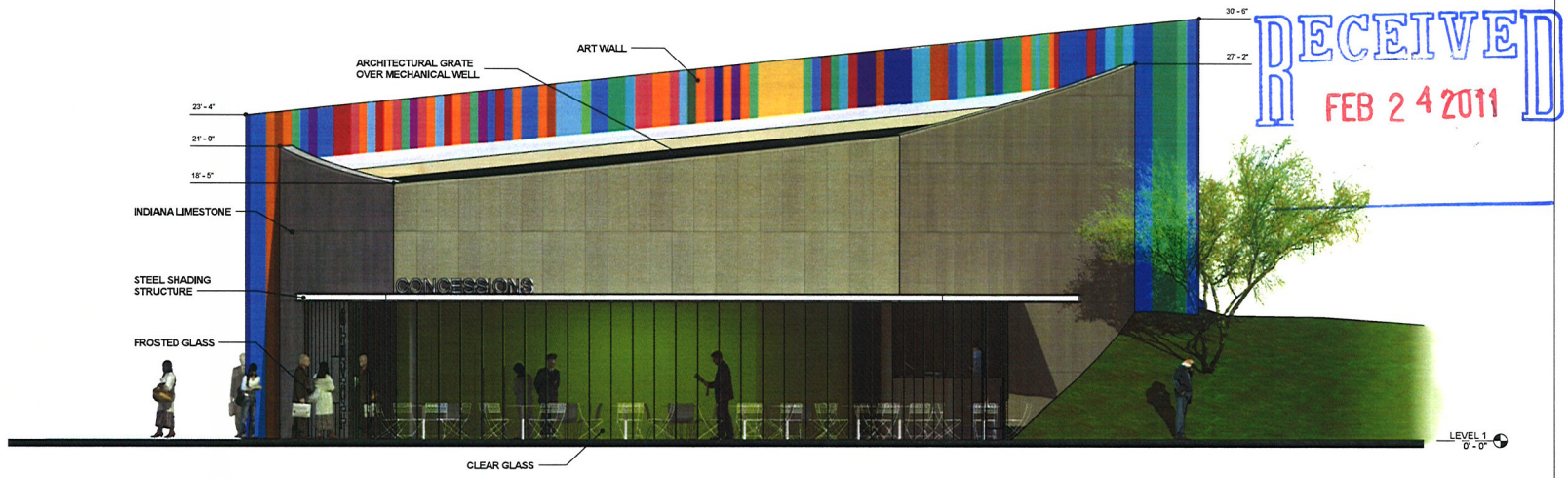


2 FOOD AND BEVERAGE BUILDING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



1 FOOD AND BEVERAGE BUILDING WEST ELEVATION
SCALE: 1/4" = 1'-0"

0' 5' 10' 20'

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#	DATE	DESCRIPTION

Design Development

PROJECT NUMBER: 4674

FOOD AND BEVERAGE BUILDING ELEVATIONS

SHEET NUMBER
A6

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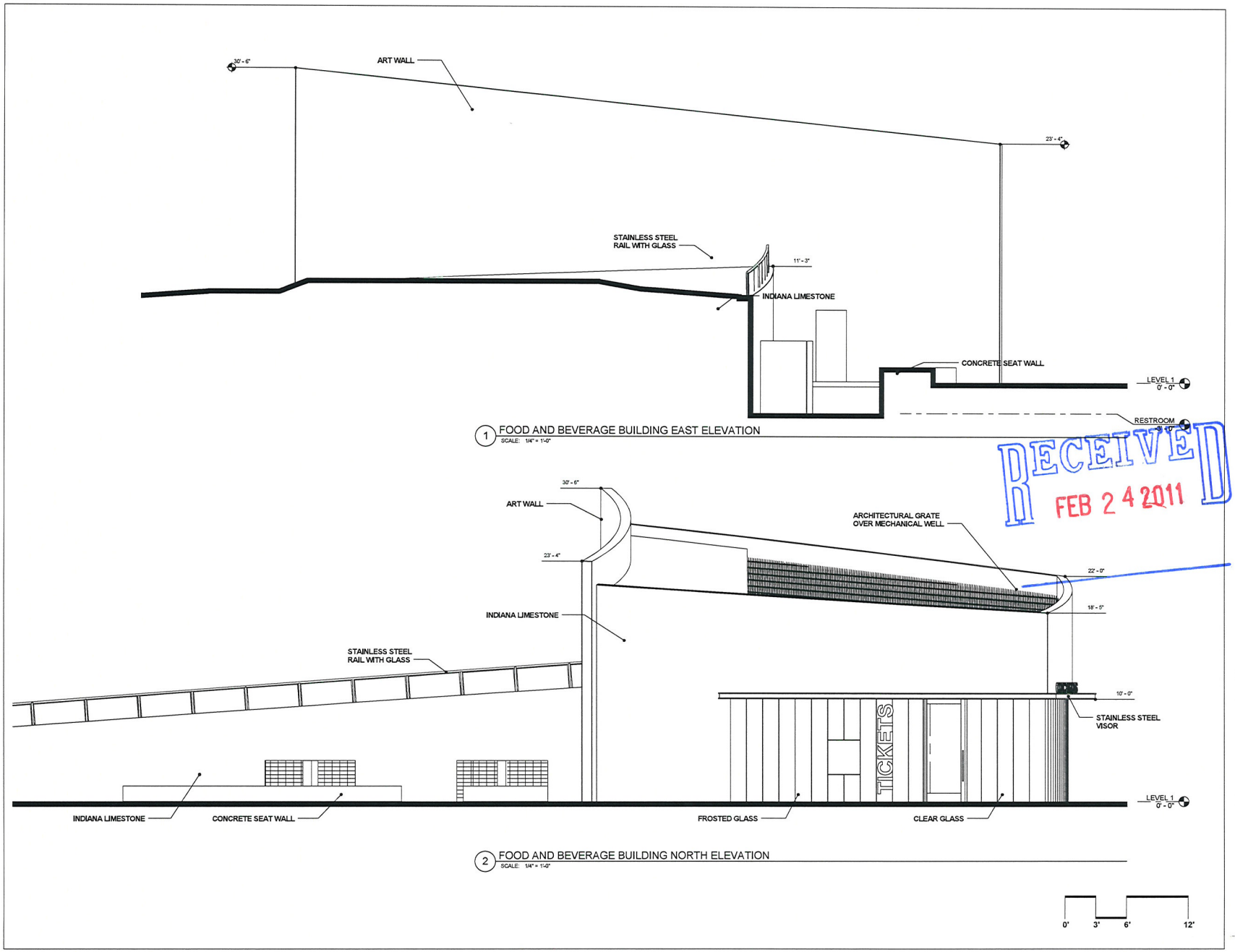

1 FOOD AND BEVERAGE BUILDING EAST ELEVATION
SCALE: 1/4" = 1'-0"

2 FOOD AND BEVERAGE BUILDING NORTH ELEVATION
SCALE: 1/4" = 1'-0"

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Design Development

PROJECT NUMBER: 4674

FOOD AND BEVERAGE BUILDING ELEVATIONS

SHEET NUMBER
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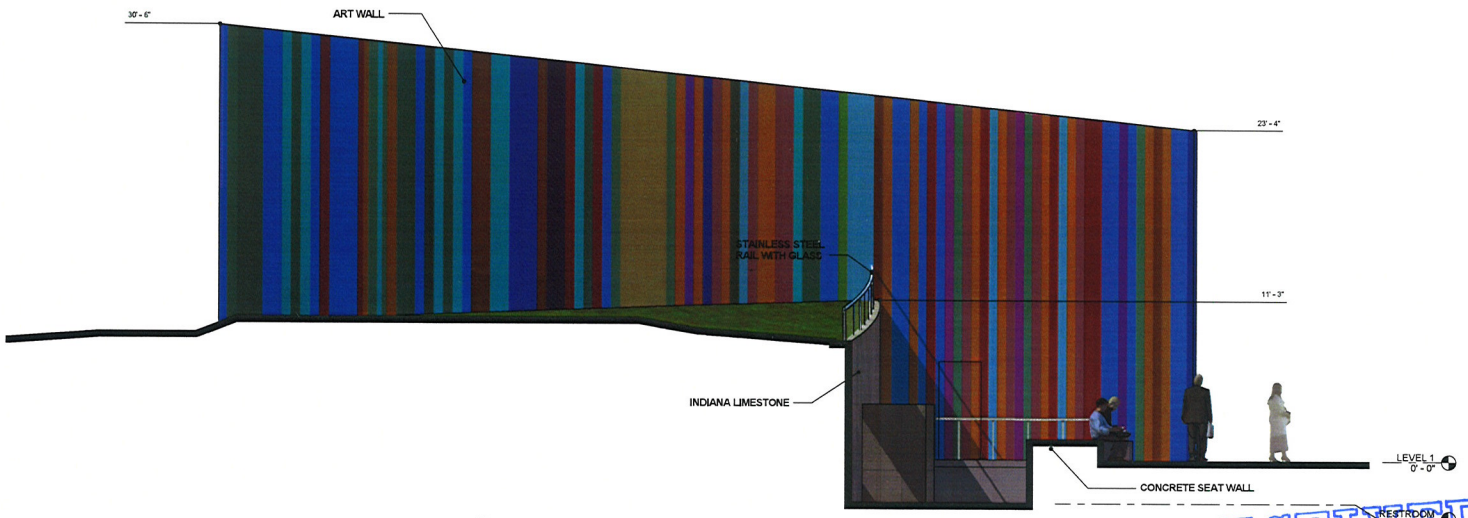

1 FOOD AND BEVERAGE BUILDING EAST ELEVATION
SCALE: 1/4" = 1'-0"

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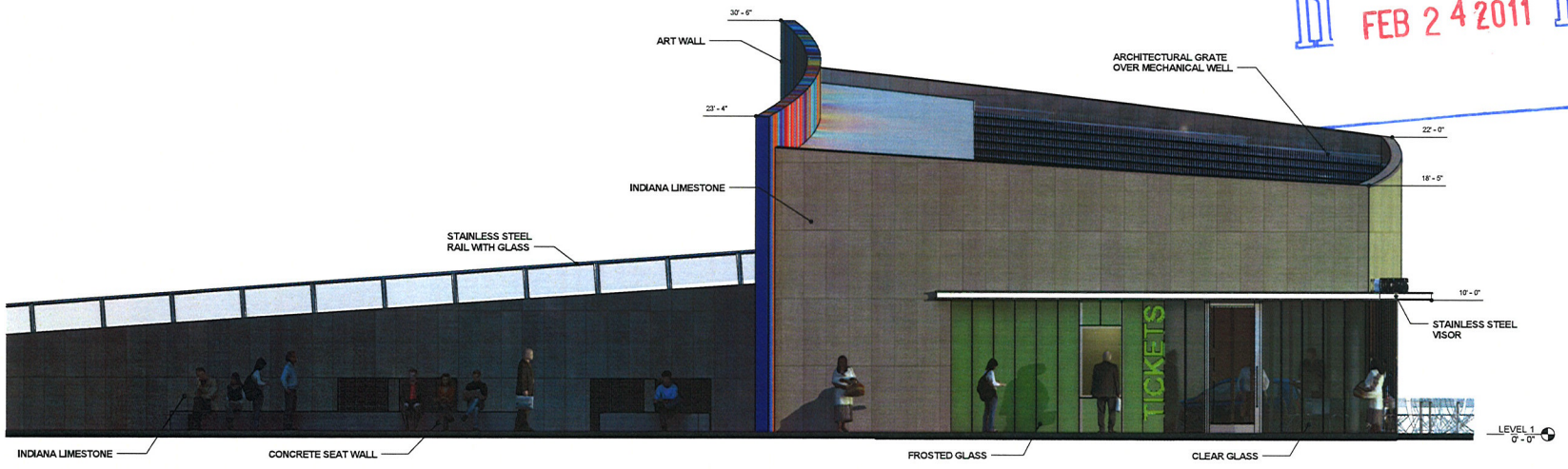

2 FOOD AND BEVERAGE BUILDING NORTH ELEVATION
SCALE: 1/4" = 1'-0"

0' 3' 6' 12'

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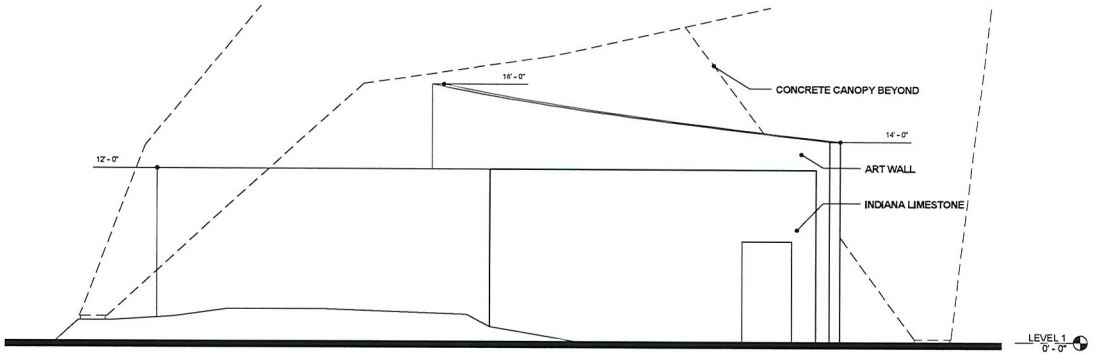
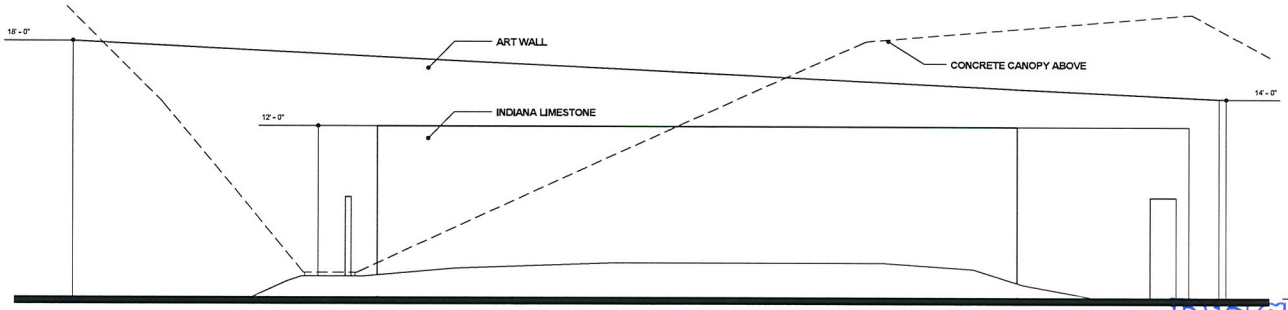
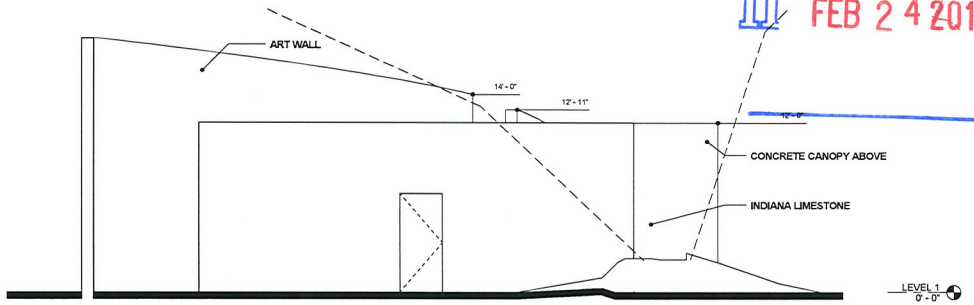


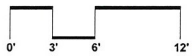
3 BACK STAGE BUILDING NORTH ELEVATION
SCALE: 1/4" = 1'-0"



2 BACK STAGE BUILDING EAST ELEVATION
SCALE: 1/4" = 1'-0"



1 BACK STAGE BUILDING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



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BACKSTAGE BUILDING ELEVATIONS

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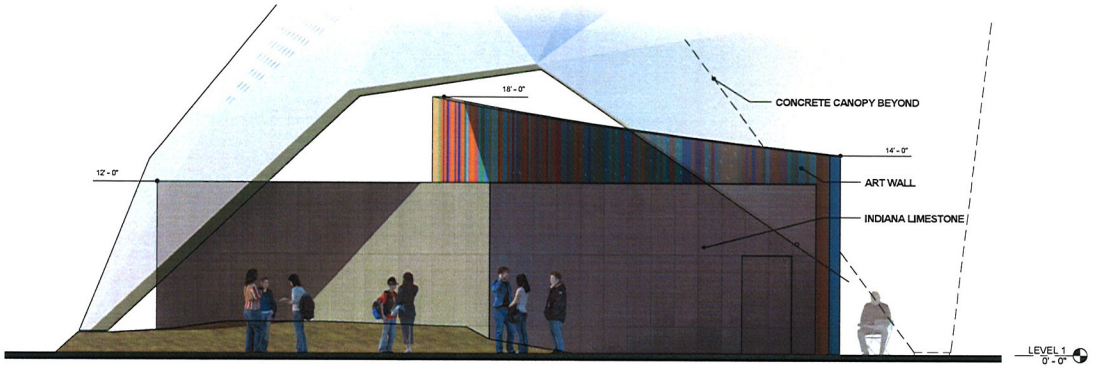
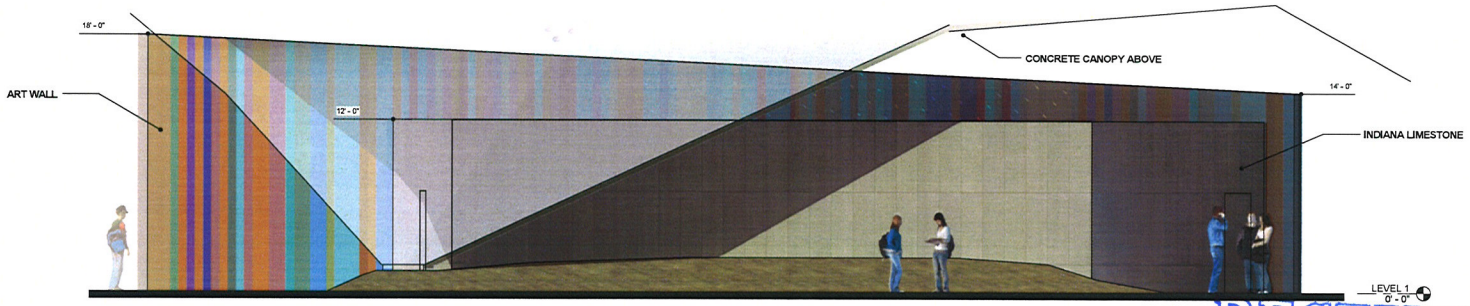
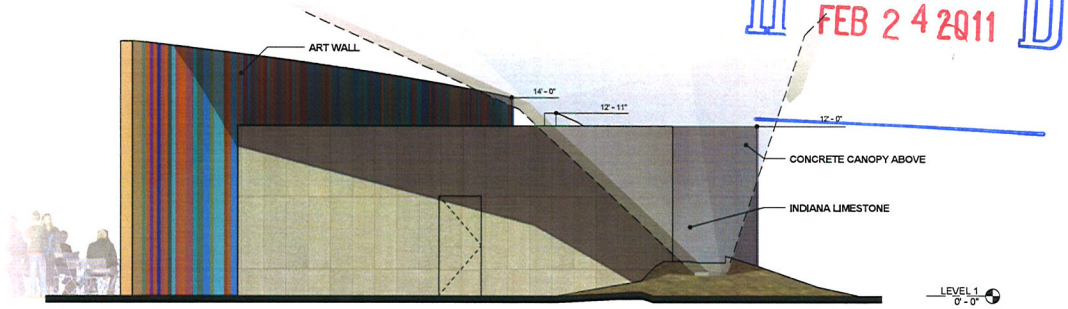


3 BACK STAGE BUILDING NORTH ELEVATION
SCALE: 1/4" = 1'-0"



2 BACK STAGE BUILDING EAST ELEVATION
SCALE: 1/4" = 1'-0"



1 BACK STAGE BUILDING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

0' 3' 6' 12'

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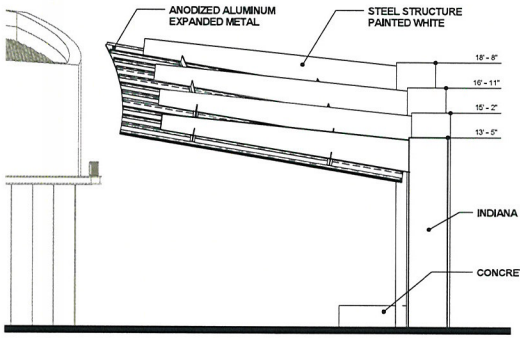
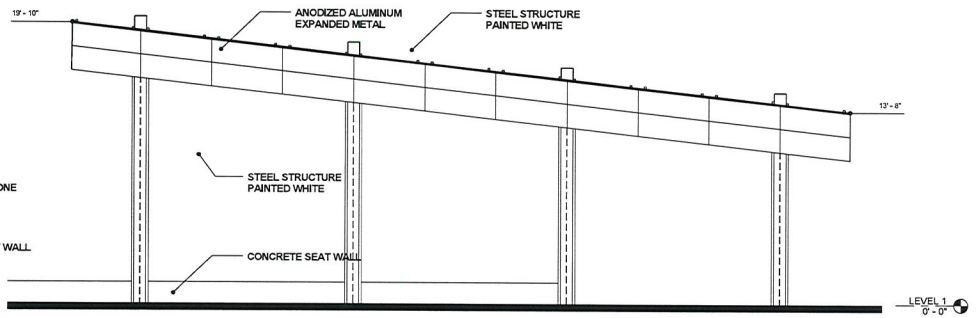
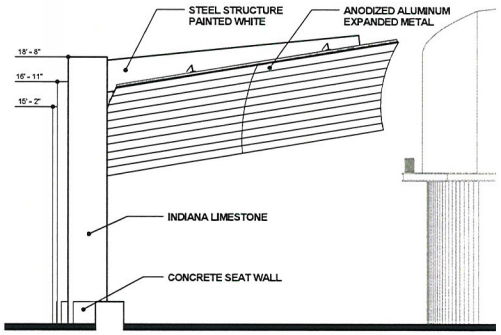


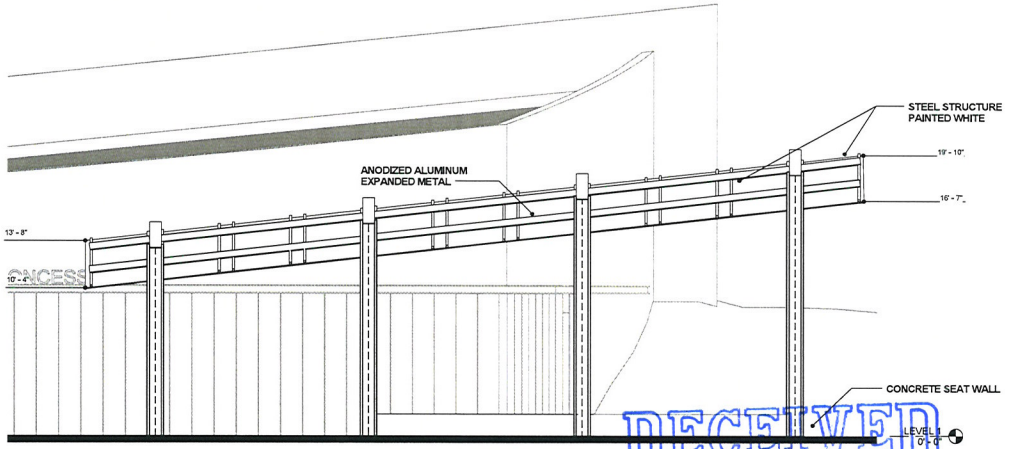
3 FOOD AND BEVERAGE CANOPY - NORTH
SCALE: 1/4" = 1'-0"



4 FOOD AND BEVERAGE CANOPY - EAST
SCALE: 1/4" = 1'-0"



2 FOOD AND BEVERAGE CANOPY - SOUTH
SCALE: 1/4" = 1'-0"



1 FOOD AND BEVERAGE CANOPY - WEST
SCALE: 1/4" = 1'-0"

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0' 3' 6' 12'

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FOOD AND BEVERAGE CANOPY ELEVATIONS

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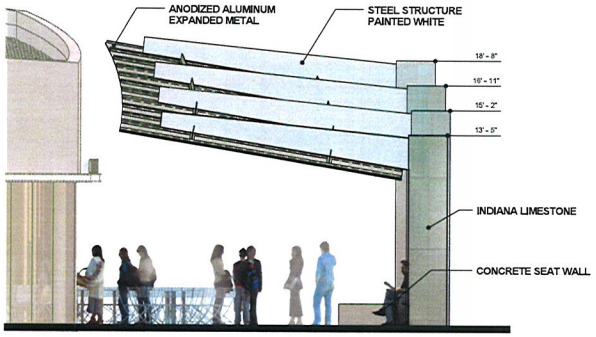
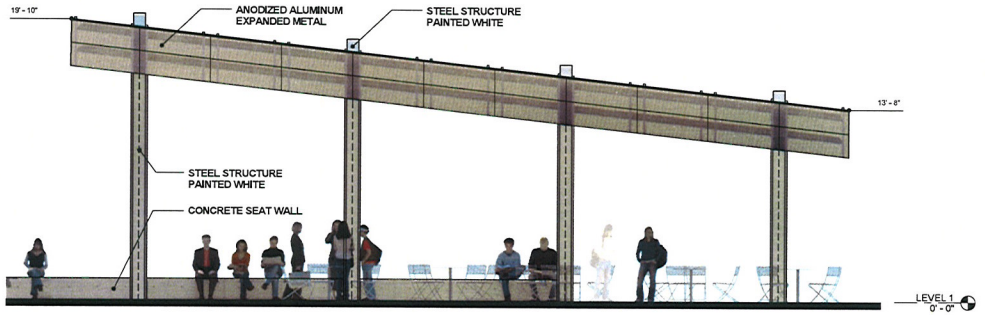
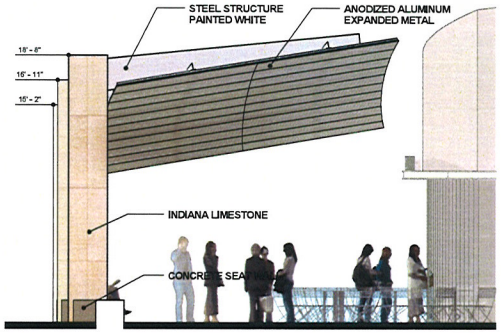


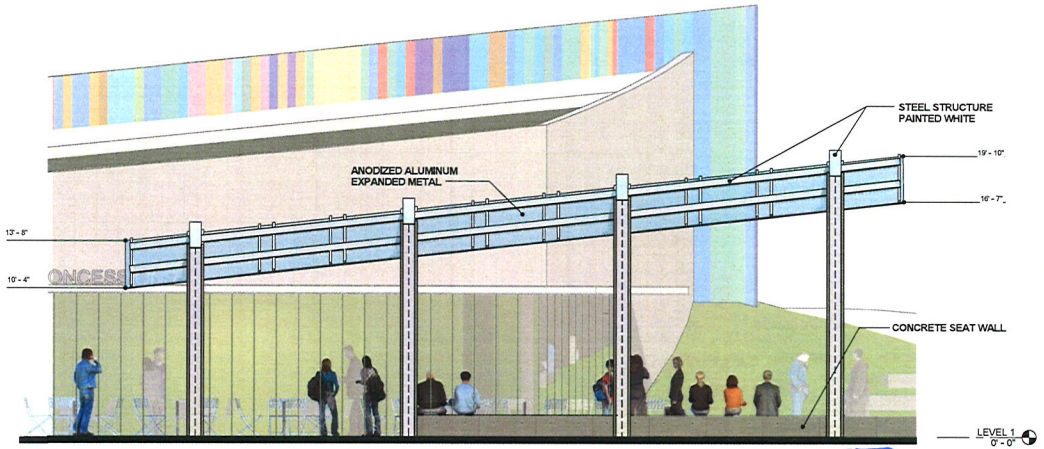
3 FOOD AND BEVERAGE CANOPY - NORTH
SCALE: 1/4" = 1'-0"



4 FOOD AND BEVERAGE CANOPY - EAST
SCALE: 1/4" = 1'-0"



2 FOOD AND BEVERAGE CANOPY - SOUTH
SCALE: 1/4" = 1'-0"



1 FOOD AND BEVERAGE CANOPY - WEST
SCALE: 1/4" = 1'-0"

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0' 3' 6' 12'

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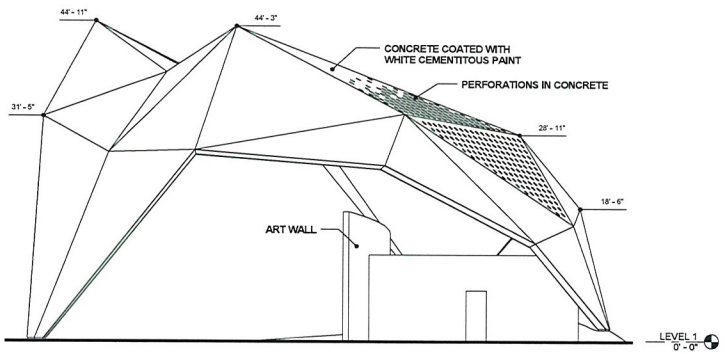
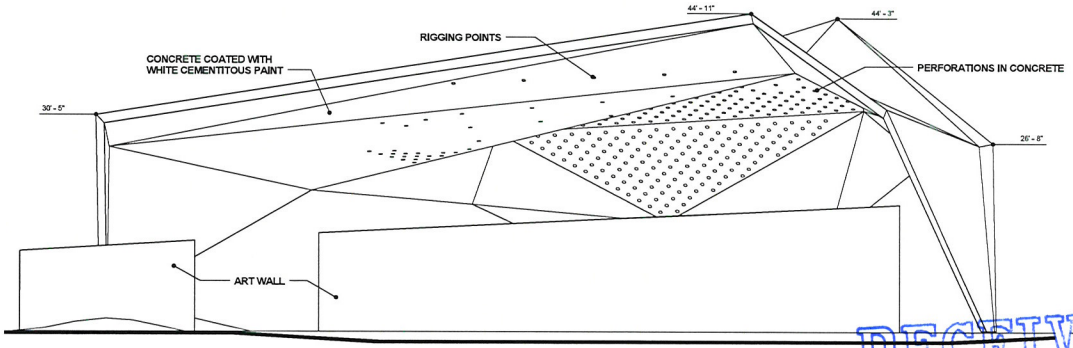


2 BACKSTAGE CANOPY. - SOUTH
SCALE: 1/8" = 1'-0"



1 BACKSTAGE CANOPY. - WEST
SCALE: 1/8" = 1'-0"

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0' 5' 10' 20'

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STAGE CANOPY ELEVATIONS

SHEET NUMBER
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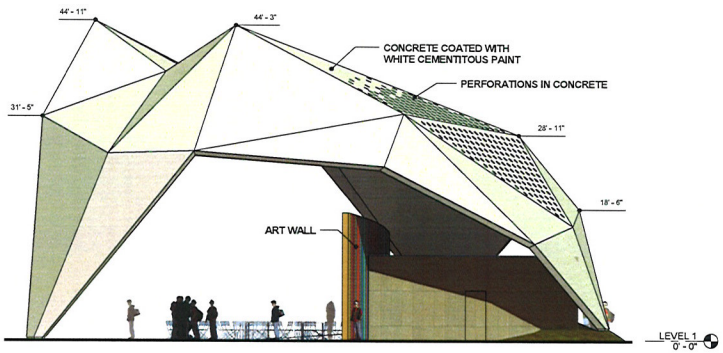
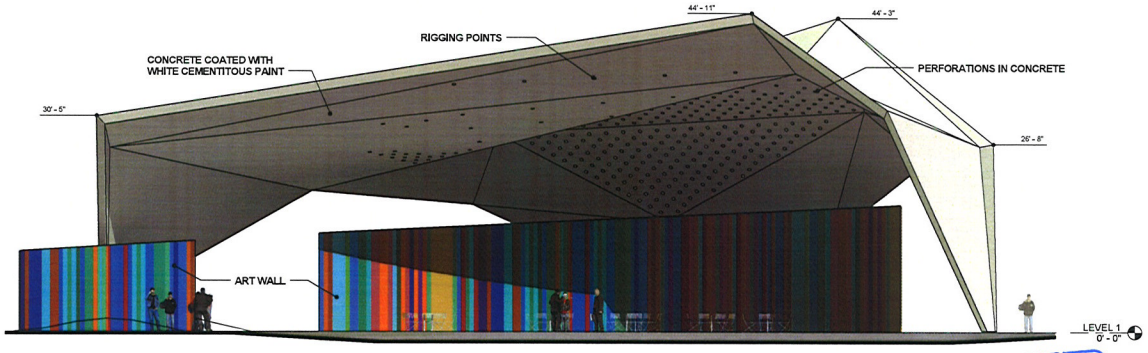


2 BACKSTAGE CANOPY. - SOUTH
SCALE: 1/8" = 1'-0"



1 BACKSTAGE CANOPY. - WEST
SCALE: 1/8" = 1'-0"

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0' 5' 10' 20'

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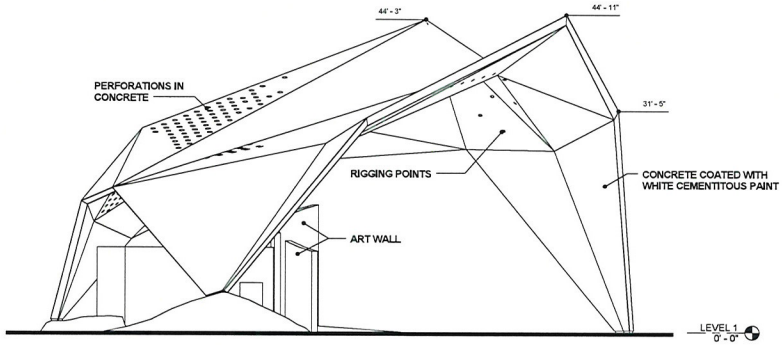
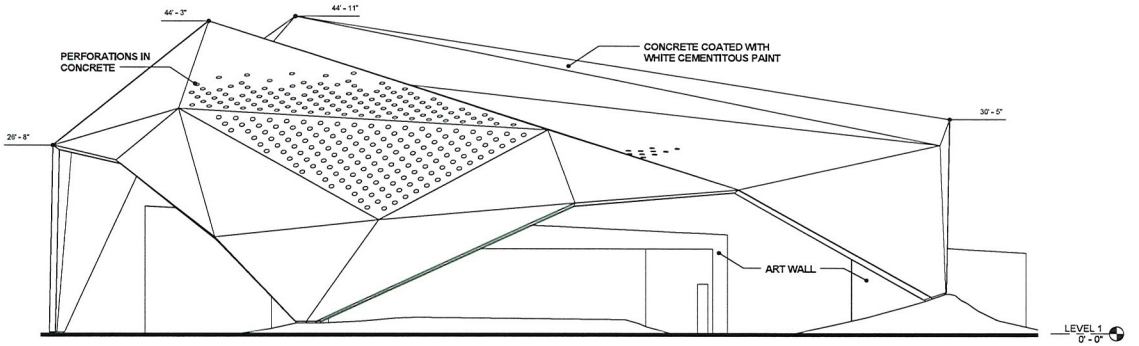


2 BACKSTAGE CANOPY. - NORTH
SCALE: 1/8" = 1'-0"



1 BACKSTAGE CANOPY. - EAST
SCALE: 1/8" = 1'-0"

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0' 5' 10' 20'

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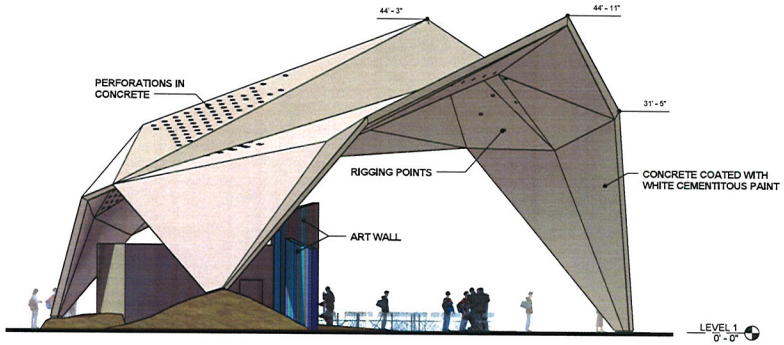

2 BACKSTAGE CANOPY. - NORTH
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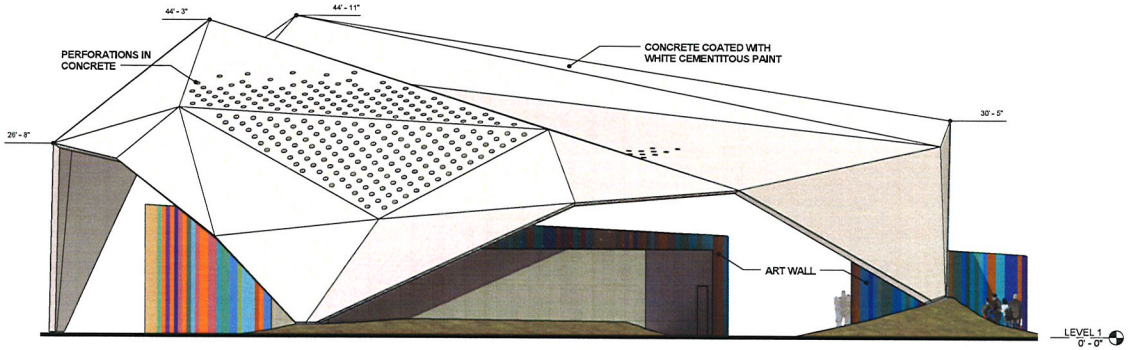

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0' 5' 10' 20'

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JW ZUNINO
LANDSCAPE ARCHITECTURE

Plan | Design | Grow

February 24, 2011

Department of Planning and Development
Development Service Center
333 N. Rancho Drive
Las Vegas, NV 89106

Attn: City of Las Vegas Planning

RE: Symphony Park (Parcels M1, M2, & M3) Justification Letter
(APN #'s 139-33-511-009, 139-33-511-010, 139-34-211-001)

Dear Planning,

City Parkway V, Inc. and the Symphony Park Master Association, Inc. propose to develop a park within the Symphony Park Development. The site for the park is comprised of three parcels (M1, M2, & M3) located on 2.18 acres of vacant land between Symphony Park Avenue at the intersections of Promenade Place. The M3 parcel is immediately north of the Smith Center for the Performing Arts, which is currently under construction, and the two adjacent parcels (M1 & M2) are to the west. The park will provide an immediate aesthetic complement to the development and is being designed to harmoniously connect these three adjoining parcels.

The Park improvements will include planting, irrigation, decorative hardscape, concessions building with restrooms, back-stage building, shade structures, water play area, and multiple opportunities for art and sculpture. A portion of the park is being programmed and designed to accommodate outdoor performances with the required infrastructure included. No on-site parking or vehicular access is planned other than the designated public right-of-way. In accordance with the Symphony Park Master Plan, parking will be accommodated through existing and proposed structures and surface lots off-site.

This project, being within the Symphony Park Development is part of the USGBC's LEED ND pilot program – which is the only such project in the State of Nevada, and will therefore utilize sustainable elements and design techniques throughout. The Park is designed to achieve LEED certification for New Construction. Both the Food and Beverage and Backstage buildings will be designed to meet the certified level for LEED-NC. As part of this effort, the site will reduce storm water runoff from pre-development conditions, and utilize xeriscape design principles for the landscape material, including water efficient plantings, and limiting turf areas to only usable space appropriate for a park. A water efficient irrigation system will be used for landscaping and water efficient fixtures will be used in building interiors to achieve an overall project water use reduction. Energy efficiency and ventilation

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effectiveness will be achieved through selection of equipment, efficient lighting, and building envelope design. High recycled content, low VOC, and local materials will be used for building construction. Provisions will be made for recycling construction waste and for recycling waste generated from facility use during occupancy. As the site is located on a Brownfield site with soil contamination, vapor mitigation combined with soil remediation or deep foundations will be used.

The M1 parcel consists of existing utility infrastructure, proposed Symphony Park sign for the master development, and a drop off/pickup zone in the public right-of-way. An encroachment agreement will be required for the proposed private landscaping located at the northeast and southeast corners of the parcel M1 in public right-of-way. The proposed uses conform to the current zoning designation.

The M2 parcel consists of existing utility infrastructure, a proposed overhead canopy, seat walls and landscaping. The proposed uses conform to the current zoning designation.

The M3 parcel site plan consists of a 4,900 s.f. food & beverage building and restrooms with an adjacent overhead shade canopy, a water play area, and natural stone paved pedestrian access and circulation areas on the western portion of the parcel. The eastern portion consists of a covered stage with a 1,500 s.f. attached building for the back of the house functions. Connecting the east and west portions will be a turf play area and amphitheater with seat walls surrounded by decorative concrete paved sidewalks and landscaping. The proposed uses conform to the current zoning designation.

Per discussions with City staff (Dennis Moyer – Land Development) to expedite the permitting process, CLV will allow civil improvement plans to be reviewed by Land Development after preliminary drainage review and pending approval. No permits shall be issued until Conditions of Approval from the City Council meeting are met.

The project will comply with all conditions and comments from the Symphony Park Design Review Committee.

As a part of this application we are requesting the following waiver:

1. 19.14.040 (H) (4) - A variance is requested for placement of the "Symphony Park" sign on the M1 parcel located approximately 57 feet from west parcel line and 1.5 feet behind the back of curb/property line on the north and south sides of parcel. The sign is to be located outside any site visibility zones.

RECEIVED
FEB 25 2011

VAR-41034
SDR-41033

City of Las Vegas Agenda Item No.: **19.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: APRIL 12, 2011

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG, Acting ☐ **Consent** ☒ **Discussion**

SUBJECT:
SDR-41033 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-41034 - PUBLIC HEARING - APPLICANT/OWNER: SYMPHONY PARK MASTER ASSOCIATION, INC., ET AL - Request for a Site Development Plan Review FOR A PRIVATE PARK on 2.16 acres at the intersection of Symphony Park Avenue and Grand Central Parkway (APNs 139-33-511-009, 010, and 139-34-211-001), PD (Planned Development) Zone, Ward 5 (Barlow).

MAY GO TO CITY COUNCIL ON 05/18/2011
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

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-41033** APN: APN-139-34-211-001

Name of Property Owner: City Parkway V, Inc

Name of Applicant: Sam Gladstein - CITY PARKWAY V, INC

Name of Representative: Christopher Langham - JW ZUNINO LANDSCAPE ARCHITECTURE

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

RECEIVED
FEB 24 2011

Print Name: Sam Gladstein

Subscribed and sworn before me

This 24 day of February, 2011

Jill Kleles

Notary Public in and for said County and State

JILL KLELES
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 07-1600-1
My Appt. Expires Jan. 18, 2015

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-41033** APN: APN-139-33-511-009, APN-139-33-511-010

Name of Property Owner: Symphony Park Master Association, Inc

Name of Applicant: Sam Gladstein - SYMPHONY PARK MASTER ASSN, INC

Name of Representative: Christopher Langham - JW ZUNINO LANDSCAPE ARCHITECTURE

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

RECEIVED
FEB 24 2011

Print Name: Sam Gladstein

Subscribed and sworn before me

This 24 day of February, 20 11

Jill Kleles

Notary Public in and for said County and State

JILL KLELES
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 07-1800-1
My Appt. Expires Jan. 18, 2015

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Site Development Review

Project Address (Location) Promenade Place @ Symphony Park Avenue & Grand Central Pkwy

Project Name Symphony Park **Proposed Use** Park

Assessor's Parcel #(s) 139-33-511-009, 139-33-511-010 **Ward #** 5

General Plan: existing MXU proposed MXU **Zoning:** existing PD proposed PD

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

Gross Acres .58 **Lots/Units** _____ **Density** _____

Additional Information Parcels M1 and M2

PROPERTY OWNER Symphony Park Master Assn, Inc **Contact** Sam Gladstein

Address 6130 Elton Ave #212 **Phone:** (702) 220-8090 **Fax:** (702) 216-6001

City Las Vegas **State** NV **Zip** 89107

E-mail Address sgladstein@newlandco.com

APPLICANT Symphony Park Master Assn, Inc **Contact** Sam Gladstein

Address 6130 Elton Ave #212 **Phone:** (702) 220-8090 **Fax:** (702) 216-6001

City Las Vegas **State** NV **Zip** 89107

E-mail Address sgladstein@newlandco.com

REPRESENTATIVE JW Zunino Landscape Architecture **Contact** Christopher Langham

Address 3191 S. Jones Blvd **Phone:** (702) 253-9390 **Fax:** (702) 253-1016

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

E-mail Address chris@jwzunino.com

Property Owner Signature* _____

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

Print Name Sam Gladstein

Subscribed and sworn before me

This 24 day of February, 20 11.

Jill Kleles

Notary Public in and for said County and State

JILL KLELES
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 07-1800-1
My Appt. Expires Jan. 18, 2015

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	SDR - 41033
Meeting Date:	4/12/11
Total Fee:	$1030.00
Date Received:*	2/24/11
Received By:	Romeo

RECEIVED
FEB 24 2011

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

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

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Site Development Review

Project Address (Location) Promenade Place @ Symphony Park Avenue

Project Name Symphony Park **Proposed Use** Private Park

Assessor's Parcel #(s) APN-139-34-211-001 **Ward #** 5

General Plan: existing MXU proposed MXU **Zoning:** existing PD proposed PD

Commercial Square Footage 4,900 **Floor Area Ratio**

Gross Acres 1.6 **Lots/Units** **Density**

Additional Information Parcel M3

PROPERTY OWNER City Parkway V, Inc. **Contact** Sam Gladstein

Address 6130 Elton Ave #212 **Phone:** (702) 220-8090 **Fax:** (702) 216-6001

City Las Vegas **State** NV **Zip** 89107

E-mail Address sgladstein@newlandco.com

APPLICANT City Parkway V, Inc. **Contact** Sam Gladstein

Address 6130 Elton Ave #212 **Phone:** (702) 220-8090 **Fax:** (702) 216-6001

City Las Vegas **State** NV **Zip** 89107

E-mail Address sgladstein@newlandco.com

REPRESENTATIVE JW Zunino Landscape Architecture **Contact** Christopher Langham

Address 3191 S. Jones Blvd **Phone:** (702) 253-9390 **Fax:** (702) 253-1016

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

E-mail Address chris@jwzunino.com

Property Owner Signature* _____

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

Print Name Sam Gladstein

Subscribed and sworn before me

This 24. day of February, 20 11.

Jill Kleles

Notary Public in and for said County and State

JILL KLELES
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 07-1800-1
My Appt. Expires Jan. 18, 2015

FOR DEPARTMENT USE ONLY

Case #	SDR-41033
Meeting Date:	4/12/11
Total Fee:	$1030.00
Date Received:*	2/24/11
Received By:	Romeo

RECEIVED
FEB 24 2011

*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning 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.: **20.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: APRIL 12, 2011

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG, Acting ☐ **Consent** ☒ **Discussion**

SUBJECT:
VAR-41060 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: RIVER OF LIFE WORD MINISTRIES - Request for a Variance TO ALLOW A ZERO-FOOT REAR YARD SETBACK WHERE 20 FEET IS REQUIRED on 0.54 acres at 4944 Vegas Drive (APN 138-24-803-022) C-1 (Limited Commercial) Zone, Ward 5 (Barlow).

MAY GO TO CITY COUNCIL ON 05/18/2011
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-41060 and SDR-41059
2. Conditions and Staff Report - VAR-41060 and SDR-41059
3. Supporting Documentation
4. Photos - VAR-41060 and SDR-41059
5. Justification Letter - VAR-41060 and SDR-41059

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-41060** APN: 138-24-003-022, 032, 033

Name of Property Owner: River of Life Word Ministries

Name of Applicant: Dwyer Engineering

Name of Representative: David Dwyer

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: Sullivan R Causey Sr

Print Name: Sullivan R. Causey Sr.

Subscribed and sworn before me

This 22 day of February, 2011

Denise Dee Edwards
Notary Public in and for said County and State

DENISE DEE EDWARDS
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires 09-25-2011
Commission No: 09-6256-1

RECEIVED
FEB 28 2011

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: ~~SDR~~ + Variance

Project Address (Location) 4944 Vegas Drive

Project Name River of Life Word Ministries **Proposed Use**

Assessor's Parcel #(s) 138-24- -022,032,033 **Ward #**

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

Commercial Square Footage 23,643 **Floor Area Ratio** 29%

Gross Acres 0.54 **Lots/Units** 1 **Density**

Additional Information

PROPERTY OWNER River of Life Word Ministries **Contact** Sullivan R. Causey Sr.
Address 4944 Vegas Drive **Phone:** 258-9673 **Fax:** 258-9264
City Las Vegas **State** NV **Zip** 89108
E-mail Address

APPLICANT Dwyer Engineering **Contact** David Dwyer
Address 7310 Smoke Ranch Rd. Ste. E **Phone:** 254-2200 **Fax:** 254-2236
City Las Vegas **State** NV **Zip** 89128
E-mail Address ddwyer@dwyerengineering.com

REPRESENTATIVE Dwyer Engineering **Contact** David Dwyer
Address 7310 Smoke Ranch Rd. Ste. E. **Phone:** 254-2200 **Fax:** 254-2236
City Las Vegas **State** NV **Zip** 89128
E-mail Address ddwyer@dwyerengineering.com

Property Owner Signature* Sullivan R. Causey Sr.

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

Print Name Sullivan R. Causey SR.

Subscribed and sworn before me

This 22 day of February, 20 11.

Denise Dee Edwards

Notary Public in and for said County and State

DENISE DEE EDWARDS
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires 09-25-2011
Commission No: 08-6356-1

Revised 10/27/08

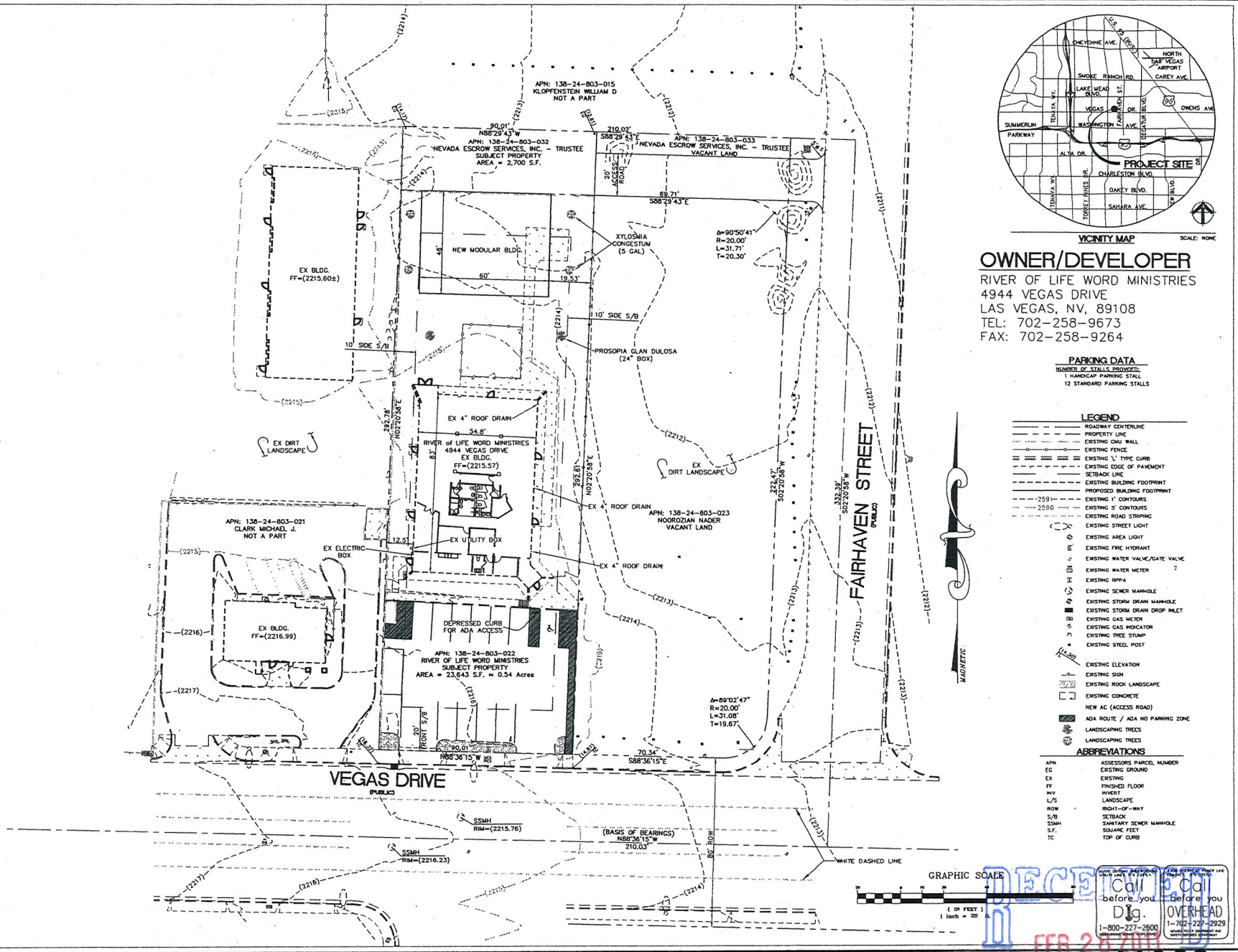
FOR DEPARTMENT USE ONLY

Case #	VAR-41060
Meeting Date:	4-12-11 PC
Total Fee:	$830
Date Received:*	2-28-11
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

RECEIVED
FEB 28 2011



VICINITY MAP SCALE: NONE

OWNER/DEVELOPER

RIVER OF LIFE WORD MINISTRIES
4944 VEGAS DRIVE
LAS VEGAS, NV, 89108
TEL: 702-258-9673
FAX: 702-258-9264

PARKING DATA

NUMBER OF STALLS PROVIDED:
1 HANDICAP PARKING STALL
12 STANDARD PARKING STALLS

LEGEND

- ROADWAY CENTERLINE
- PROPERTY LINE
- EXISTING CMU WALL
- EXISTING FENCE
- EXISTING "L" TYPE CURB
- EXISTING EDGE OF PAVEMENT
- SETBACK LINE
- EXISTING BUILDING FOOTPRINT
- PROPOSED BUILDING FOOTPRINT
- 2591 EXISTING 1' CONTOURS
- 2590 EXISTING 5' CONTOURS
- EXISTING ROAD STRIPING
- EXISTING STREET LIGHT
- EXISTING AREA LIGHT
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE/GATE VALVE
- EXISTING WATER METER
- EXISTING RPPA
- EXISTING SEWER MANHOLE
- EXISTING STORM DRAIN MANHOLE
- EXISTING STORM DRAIN DROP INLET
- EXISTING GAS METER
- EXISTING GAS INDICATOR
- EXISTING TREE STUMP
- EXISTING STEEL POST
- EXISTING ELEVATION
- EXISTING SIGN
- EXISTING ROCK LANDSCAPE
- EXISTING CONCRETE
- NEW AC (ACCESS ROAD)
- ADA ROUTE / ADA NO PARKING ZONE
- LANDSCAPING TREES
- LANDSCAPING TREES

ABBREVIATIONS

APN	ASSESSORS PARCEL NUMBER
EG	EXISTING GROUND
EX	EXISTING
FF	FINISHED FLOOR
INV	INVERT
L/S	LANDSCAPE
ROW	RIGHT-OF-WAY
S/B	SETBACK
SSMH	SANITARY SEWER MANHOLE
S.F.	SQUARE FEET
TC	TOP OF CURB

Job No.
FILE No.

REUSE OF DOCUMENTS

APPROVED

NO	DATE	REVISIONS DESCRIPTION

STUP

DWYER ENGINEERING INC.
CIVIL ENGINEERING
LAND SURVEYING
7216 ENCHANTED HILL COURT
LAS VEGAS, NEVADA 89145
LAND DEPT. PLANNING
(702) 804-8888
FAX (702) 804-8889

SITE PLAN WITH LANDSCAPING
RIVER OF LIFE WORD MINISTRIES
4944 VEGAS DRIVE
CITY OF LAS VEGAS, NEVADA A.P.N.: 138-24-803-022, 032 & 033

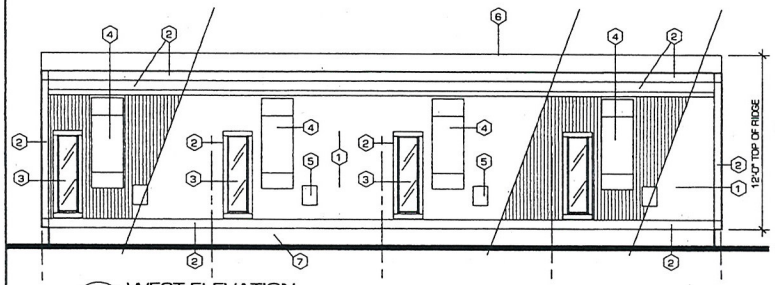
JOB No.	10035
DATE:	02/23/11
VERT. SCALE:	N/A
HORIZ. SCALE:	1"=20'
DRAWN BY:	JGR
CHECKED BY:	DAD
SHEET	1 of 1

Call before you Dig. 1-800-227-2600

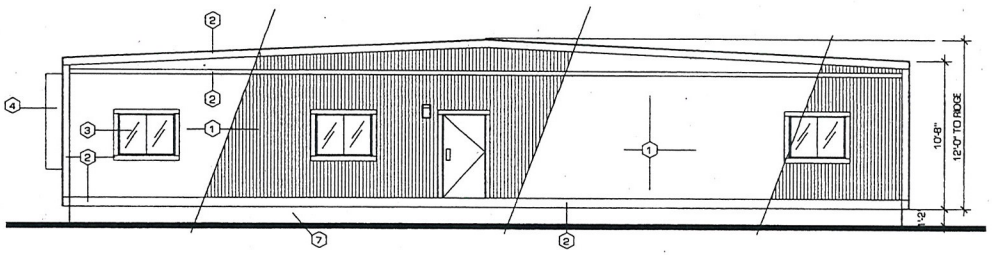
Call before you OVERHEAD 1-702-227-2929

RECEIVED
FEB 28 2011

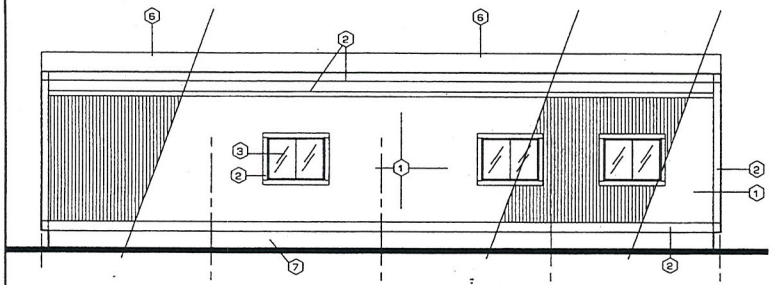
VAR-41060
SDR-41059



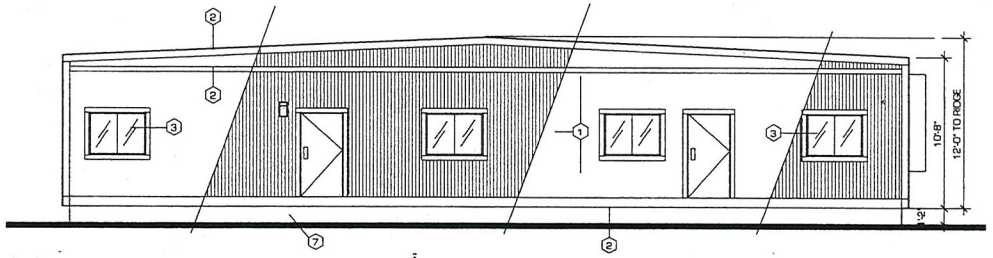
2 WEST ELEVATION
SCALE 1/4" = 1'-0"



3 SOUTH ELEVATION...ENTRY
SCALE 1/4" = 1'-0"



1 EAST ELEVATION
SCALE 1/4" = 1'-0"



4 NORTH ELEVATION
SCALE 1/4" = 1'-0"

KEY NOTES

1. EXISTING T 1-11 WOOD SIDING TO BE PAINTED " WHITE " TO MATCH COLOR OF EXISTING CHURCH BUILDING
2. EXISTING WOOD TRIM . PAINTED ACCENT COLOR " BRONZE " TO MATCH CHURCH TRIM COLOR
3. EXISTING ALUMINUM FIXED WINDOW
4. EXISTING WALL PACK A/C HEATING UNIT
5. EXISTING ELECTRICAL SERVICE ENTRANCE
6. EXISTING METAL ROOFING
7. NEW FOUNDATION , SEE STRUCTURAL PLANS

Drawings as instruments of service are the sole property of O'KEEFE Architect, and any use or reproduction in whole or impart without his written consent is strictly prohibited. Drawing and specifications remain the sole property of the design professional. Copies of the drawings and specifications retained by the client may be used only for his use and for occupying the project for which they were prepared and not for the construction of any other project.
NAC. 623.700

REVISIONS	BY:
1	L.J.

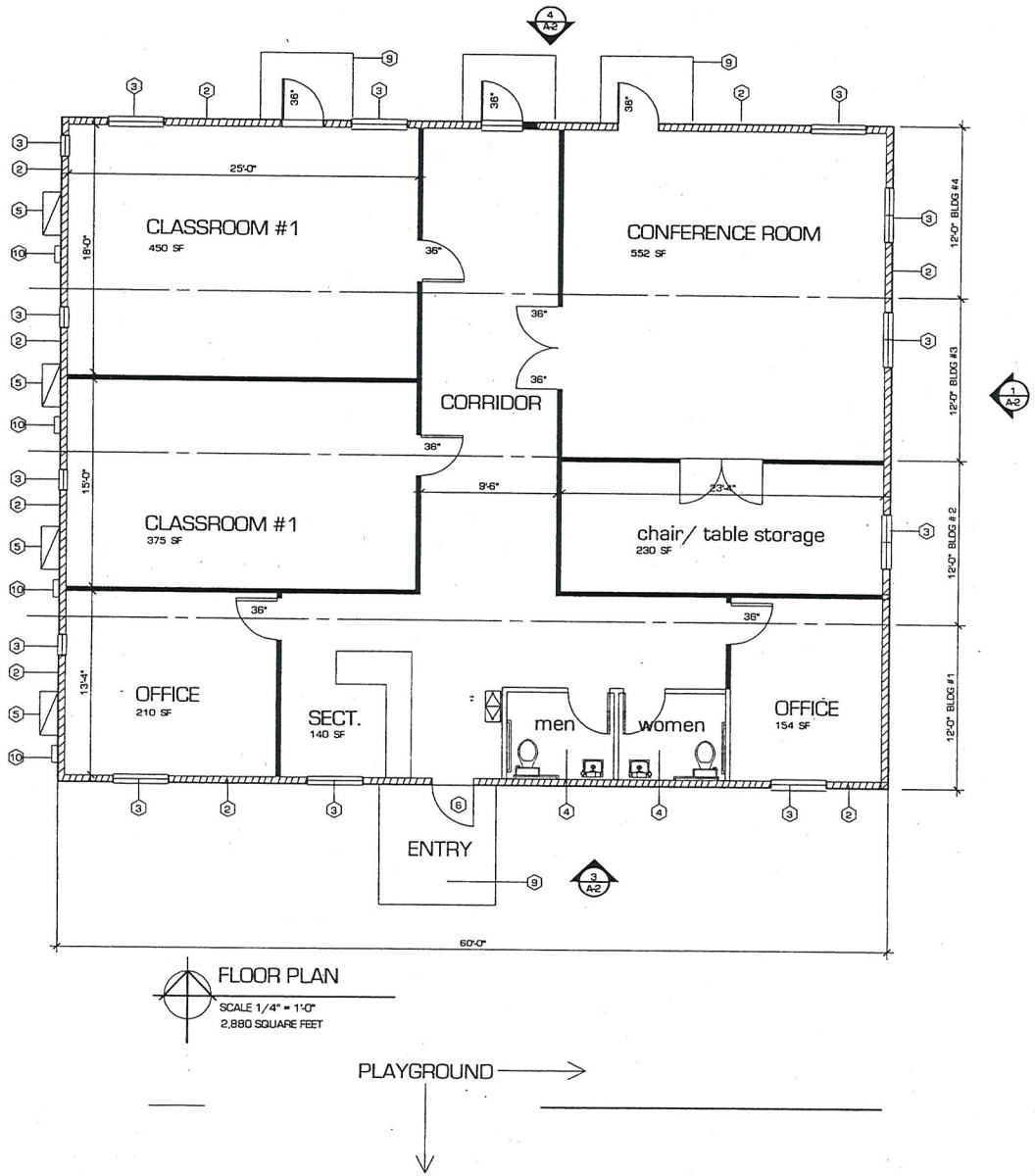
OSCAR O'KEEFE ARCHITECT
10001 W. PEACE WAY, SUITE #2292
LAS VEGAS, NEVADA 89147
PHONE: 451-4848
FAX: (702) 876-0248
E-MAIL: OOKOSCAR@AOL.COM

TITLE: CLASSROOM BUILDING ...ELEVATIONS
PROJECT: CLASSROOM BUILDING FOR "RIVER OF LIFE" WORD MINISTRIES
ADDRESS 4944 VEGAS DRIVE CITY OF LAS VEGAS

DRAWN	OKEEFE
CHECKED	OKEEFE
DATE	2-14-2011
SCALE	AS SHOWN
JOB NO.	
SHEET	A-2

VAR-41060
SDR-41059

RECEIVED
FEB 28 2011



FLOOR PLAN
SCALE 1/4" = 1'-0"
2,880 SQUARE FEET

PLAYGROUND

KEY NOTES

1. EXISTING 6' HIGH CMU PROPERTY WALL
2. EXISTING PRE-FAB WALLS OF PORTABLE BUILDINGS
3. EXISTING ALUMINUM FIXED WINDOW 4' X 3'
4. EXISTING REST ROOMS , ADA COMPLIANT
5. EXISTING WALL PACK A/C , HEATING UNIT
6. EXISTING 36" WIDE ENTRY DOOR , METAL / INSULATED
7. ALL NEW WALLS ARE SHADED , NON LOAD BEARING
8. EXISTING INTERIOR NON LOAD BEARING WALLS
9. NEW CONCRETE ENTRY STOOP PER CIVIL , SEE CIVIL SITE PLAN FOR ALL WALKS.
10. EXISTING ELECTRICAL SERVICE ENTRANCE / METER

Drawings as instruments of service are the sole property of O'KEEFE Architect, and any use or reproduction in whole or in part without his written consent is strictly prohibited. Drawing and specifications remain the sole property of the design professional. Copies of the drawings and specifications retained by the client may be used only for his use and for occupying the project for which they were prepared and not for the construction of any other project.
NAC 623.780

REVISIONS	BY:
1.	L.J.

OSCAR O'KEEFE ARCHITECT
10001 W. PEACE WAY, SUITE #2232
LAS VEGAS, NV 89147
PHONE: 461-4848
FAX: (702) 8760248
E-MAIL: OOKOSCAR@AOL.COM

TITLE: CLASSROOM BUILDING ...FLOOR PLAN
PROJECT: CLASSROOM BUILDING FOR "RIVER OF LIFE" WORD MINISTRIES
ADDRESS 4944 VEGAS DRIVE CITY OF LAS VEGAS

DRAWN	OKEEFE
CHECKED	OKEEFE
DATE	2-14-2011
SCALE	AS SHOWN
JOB NO.	
SHEET	A-1

RECEIVED
FEB 28 2011

VAR-41060
SDR-41059

DWYER ENGINEERING, INC.
CIVIL ENGINEERS, LAND SURVEYORS, WATER RIGHTS, LAND USE PLANNING

February 23, 2011

City of Las Vegas
Planning Department
333 N. Rancho Drive
Las Vegas, NV 89106

Re: River of Life Word Ministries, APN 139-24-803-022
Justification Letter for Variance

This letter is a formal request for approval of a variance for a zero lot line setback on the rear property line of the parcel at 4944 Vegas Drive.

The adjacent properties (APN: 139-24-803-032 and 033) were created for right-of-way purposes but were never dedicated. The property owner, Nevada Escrow Services Inc., is a defunct business and the property is now addressed as Clark County, 500 S. Grand Central Parkway, Las Vegas, NV. Clark County has confirmed it is not right-of-way and suggested the Church file for adverse possession which the Church is currently doing.

The approval of the zero lot line set back will permit the existing lot to be more fully utilized.

The applicant will be providing new landscaping in the rear of the property.

We request this variance be approved.

Sincerely,
DWYER ENGINEERING, INC.

David A. Dwyer, P.E.
Principal

RECEIVED
FEB 28 2011

VAR-41060
SDR-41059

7310 SMOKE RANCH ROAD, SUITE E ▪ LAS VEGAS, NV 89128 ▪ (702) 254-2200 ▪ fax: (702) 254-2236
www.dwyerengineering.com ▪ email: dwyereng@lvcm.com

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: APRIL 12, 2011

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG, Acting ☐ **Consent** ☒ **Discussion**

SUBJECT:
SDR-41059 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-41060 - PUBLIC HEARING - APPLICANT/OWNER: RIVER OF LIFE WORD MINISTRIES - Request for a Site Development Plan Review FOR A PROPOSED 2,880 SQUARE-FOOT A MODULAR CLASSROOM BUILDING LOCATED AT THE REAR OF AN EXISTING CHURCH/HOUSE OF WORSHIP WITH WAIVERS TO ALLOW NO LANDSCAPE BUFFERS ALONG THE NORTH, EAST AND WEST PERIMETERS WHERE AN EIGHT-FOOT WIDE BUFFER IS REQUIRED on 0.54 acres at 4944 Vegas Drive (APN 138-24-803-022) C-1 (Limited Commercial) Zone, Ward 5 (Barlow).

MAY GO TO CITY COUNCIL ON 05/18/2011
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-41059** APN: 138-24-003-022, 032, 033

Name of Property Owner: RIVER OF LIFE WORD MINISTERIES

Name of Applicant: DWYER ENGINEERING

Name of Representative: DAVID DWYER

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: Sullivan R Causey Sr

Print Name: SULLIVAN R. CAUSEY SR

Subscribed and sworn before me

This 22 day of February, 2011

Denise Dee Edwards
Notary Public in and for said County and State

DENISE DEE EDWARDS
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires 09-25-2011
Commission No: 08-6356-1

RECEIVED
FEB 28 2011

Revised 11-14-06

PLANNING & DEVELOPMENT

CITY OF LAS VEGAS DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: SDR & VARIANCE

Project Address (Location) 4944 VEGAS DRIVE

Project Name RIVER OF LIFE WORD MINISTERIES **Proposed Use** _____

Assessor's Parcel #(s) 138-24-803-022, 032 & 033 **Ward #** _____

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

Commercial Square Footage 23,643 **Floor Area Ratio** 29%

Gross Acres 0.54 **Lots/Units** 1 **Density** _____

Additional Information _____

PROPERTY OWNER River of life word ministeries **Contact** Sullivan Causey

Address 4944 VEGAS DR **Phone:** 258-9673 **Fax:** 258-9764

City LAS VEGAS **State** NEV **Zip** 89108

E-mail Address _____

APPLICANT DWYER ENGINEERING INC. **Contact** DAVID DWYER

Address 7310 SMOKE RANCH RD, STE E **Phone:** 254-2200 **Fax:** 254-2236

City LAS VEGAS **State** NEV **Zip** 89128

E-mail Address ddwyer@dwyerengineering.com

REPRESENTATIVE DWYER ENGINEERING INC **Contact** DAVID DWYER

Address 7310 SMOKE RANCH RD, STE E **Phone:** 254-2200 **Fax:** 254-2236

City LAS VEGAS **State** NEV **Zip** 89128

E-mail Address ddwyer@dwyerengineering.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 SULLIVAN R. CAUSEY, SR.

Subscribed and sworn before me

This 23RD day of February, 2011.

_____

Notary Public in and for said County and State

Notary Public - State of Nevada
County of Clark
VICKIE K. DWYER
My Appointment Expires
May 1, 2011
No: 07-3009-1

FOR DEPARTMENT USE ONLY

Case #	SDR-41059
Meeting Date:	4-12-11 PC
Total Fee:	$1,030
Date Received:*	2-28-11
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
FEB 28 2011

Revised 10/27/08

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

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

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG, Acting ☐ **Consent** ☒ **Discussion**

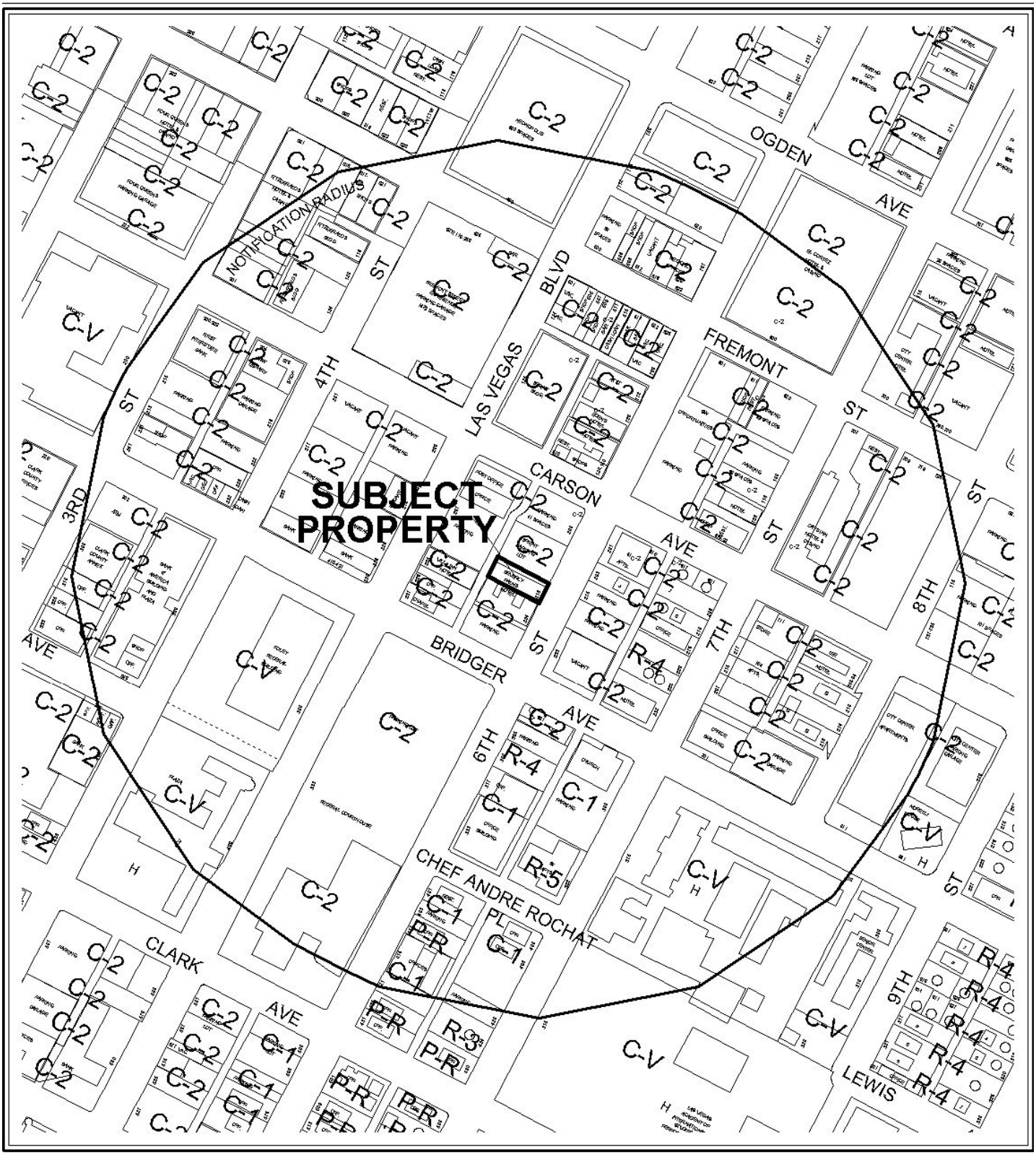
SUBJECT:
SUP-40256 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: CREST BUDGET INN, LLC - Request for a Special Use Permit FOR A PROPOSED 41-ROOM SINGLE ROOM OCCUPANCY RESIDENCE IN AN EXISTING BUILDING at 218 South Sixth Street (APN 139-34-611-044), C-2 (General Commercial) Zone, Ward 3 (Reese).

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

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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

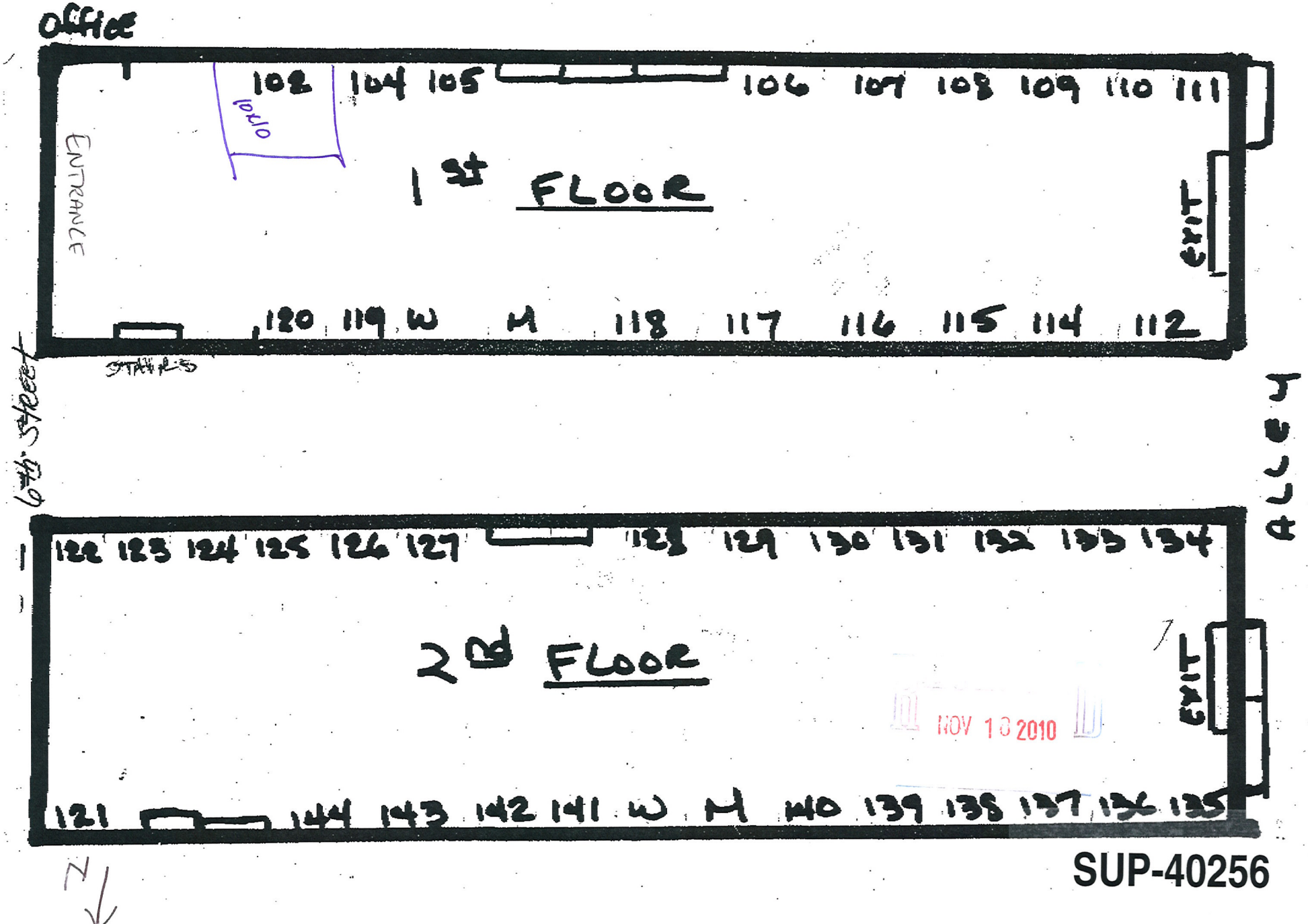
1 ACCESS DOOR — LEGENTH 136'3 X WIDTH 40" OWN STAIRS — 40 ' Building Frontage ENTRY

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
129
130
131
132
133
134
2nd FLOOR
EXIT
NOV 10 2010
121
144
143
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137
136
135
N

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
PLANNING COMMISSION MEETING OF: APRIL 12, 2011

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG, Acting ☐ **Consent** ☒ **Discussion**

SUBJECT:
SUP-40837 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: G & N, LLC - OWNER: DARIO PINI - Request for a Special Use Permit FOR A TAVERN-LIMITED ESTABLISHMENT at 707 Fremont Street (APN 139-34-612-005), C-2 (General Commercial) Zone, Ward 5 (Barlow).

MAY GO TO CITY COUNCIL ON 05/18/2011
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-40837** APN: 139-34-612-005

Name of Property Owner: Dario Pini

Name of Applicant: G & N, LLC

Name of Representative: Kolesar & Leatham, Chtd./Benjamin J. Volmer, Esq.

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Dario Pini

Print Name: Dario Pini

Subscribed and sworn before me

This 28 day of Jan, 2011

John McFadden Cameron

Notary Public in and for said County and State

NOTARY PUBLIC STATE OF NEVADA County of Clark JOHN MCFADDEN CAMERON Appt. No. 98-60831-1 My Appt. Expires Dec. 4, 2014

RECEIVED JAN 31 2011

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit

Project Address (Location) 707 Fremont Street, Las Vegas, Nevada 89101

Project Name G & N, LLC dba **Proposed Use** Tavern Limited Estab.

Assessor's Parcel #(s) 139-34-612-005 **Ward #** 5

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

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

Gross Acres 1.29 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER Dario Pini **Contact** Paul Pizzi

Address 1335 Mission Ridge Road **Phone:** (805) 895-4700 **Fax:** _____

City Santa Barbara **State** CA **Zip** 93103-2056

E-mail Address Ken@valiantgroup.com

APPLICANT G & N, LLC dba **Contact** Gabriel Nuno - 504-3246

Address 1014 Yucca Ave. **Phone:** (702) 504-3246 **Fax:** _____

City Las Vegas **State** NV **Zip** 89104

E-mail Address _____

REPRESENTATIVE Kolesar & Leatham, Chtd. **Contact** Benjamin J. Volmer, Esq.

Address 3320 W. Sahara Ave., Suite 380 **Phone:** (702) 362-7800 **Fax:** (702) 362-9472

City Las Vegas **State** NV **Zip** 89102

E-mail Address bvolmer@klnevada.com

Property Owner Signature* Dario Pini

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

Print Name Dario Pini

Subscribed and sworn before me

This 28 day of Jan, 20 11.

John McFadden Cameron

Notary Public in and for said County and

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
JOHN MCFADDEN CAMERON
Appt. No. 99-50931-1
My Appt. Expires Dec. 4, 2014

FOR DEPARTMENT USE ONLY

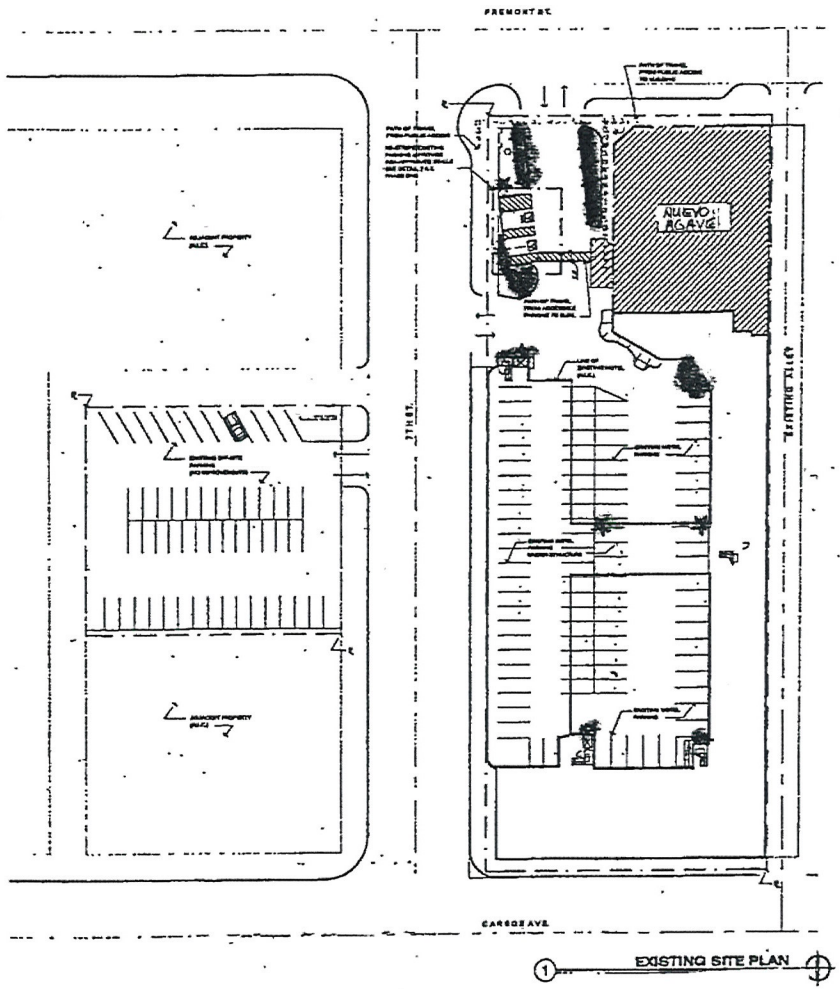
Case #	SUP-40837
Meeting Date:	4/12/11
Total Fee:	$4,280
Date Received:*	1/31/11
Received By:	

RECEIVED
JAN 31 2011

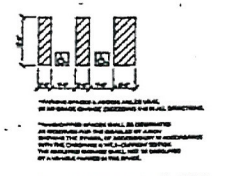
*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with

G & N, LLC dba
NUEVO AGAVE
707 EAST FREMONT ST
LAS VEGAS, NV 89101

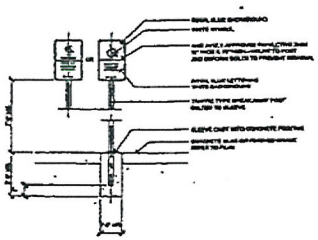
SUP Application to
City of Las Vegas
Tavern-Limited
Nightclub and Restaurant



1 EXISTING SITE PLAN



2 ACCESSIBLE PARKING
PHASE ONE



3 ACCESSIBLE PARKING SIGN
PHASE ONE

OFF-SITE PARKING PROPERTY / OWNER:
PAL BARD

BUILDING CODES:
2006 INTERNATIONAL BUILDING CODE
2006 NATIONAL ELECTRICAL CODE
2006 UNIFORM PLUMBING CODE
2006 UNIFORM MECHANICAL CODE
2006 INTERNATIONAL ENERGY CONSERVATION CODE

SITE INFORMATION:

PROJECT ADDRESS:
707 FREMONT ST., LAS VEGAS, NV 89101

ASSESSOR'S PARCEL NO.:
139-34-[illegible]

OFF-SITE PARKING ADDRESS:
716 S. 7TH ST., LAS VEGAS, NV 89101 &
722 S. 7TH ST., LAS VEGAS, NV 89101

ASSESSOR'S PARCEL NO.:
139-34-611-021 & 22

ZONING @ ALL (3) PARCELS:
GENERAL COMMERCIAL DISTRICT (C-2)

NIGHTCLUB / RESTAURANT BUILDING INFORMATION

TENANT IMPROVEMENT OCCUPANCIES: A-2

NEW HANDICAPPED PARKING @ NIGHTCLUB / RESTAURANT: 2
EXISTING UNIMPROVED OFF-SITE PARKING ACROSS 7TH ST.
FOR NIGHTCLUB / RESTAURANT: ± 15

EXISTING MOTEL OCCUPANCY: R-3
EXISTING MOTEL PARKING: 32

TENANT IMPROVEMENT INFORMATION:

TYPE OF CONSTRUCTION:
V-A

HEIGHT ALLOWED:
2 STORIES
EXISTING STRUCTURE IS 1 STORY

GROSS SQUARE FEET
@ NIGHTCLUB / RESTAURANT:
6,783 S.F.
71,255 S.F. ALLOWED

FIRE SPRINKLERS:
FULLY SPRINKLERED (EXISTING TO BE ALTERED
FOR CODE COMPLIANCE @ REMODELED AREAS)

FIRE ALARMS:
EXISTING

OCCUPANT LOAD:
308 PERSONS

FIRE EXITS:
(2) REQUIRED, 3 PROVIDED

FIRE EXIT WIDTH:
72" REQUIRED, 264" PROVIDED

REQUIRED FIRE-RESISTANCE @ EXTERIOR WALLS: 1-HOUR

NIGHTCLUB & RESTAURANT PLUMBING FIXTURE REQUIREMENTS:

RESTAURANT:
WATER CLOSET = 1 PER (75 OCCUPANTS / MALE & FEMALE)
LAVATORY = 1 PER (200 OCCUPANTS / MALE & FEMALE)

NIGHTCLUB:
WATER CLOSET = 1 PER (40 OCCUPANTS / MALE & FEMALE)
LAVATORY = 1 PER (75 OCCUPANTS / MALE & FEMALE)

TOTAL OCCUPANT LOAD (RESTAURANT):
85 OCCUPANTS

TOTAL OCCUPANT LOAD (NIGHTCLUB):
294 OCCUPANTS

FIXTURE REQUIREMENT (RESTAURANT):
WATER CLOSET = 85 / 75 = 1.13
LAVATORY = 85 / 200 = 0.43

FIXTURE REQUIREMENT (NIGHTCLUB):
WATER CLOSET = 294 / 40 = 7.35
LAVATORY = 294 / 75 = 3.92

TOTAL FIXTURE REQUIREMENT (RESTAURANT + NIGHTCLUB):
WATER CLOSET = 1.5 + 7.5 / 2 = 4 EA. MALE & FEMALE
LAVATORY = 0.43 + 3.92 / 2 = 2 EA. MALE & FEMALE

TOTAL FIXTURES PROVIDED:
MALE
WATER CLOSET = 3
URINAL = 2
LAVATORY = 2

SUP-40837

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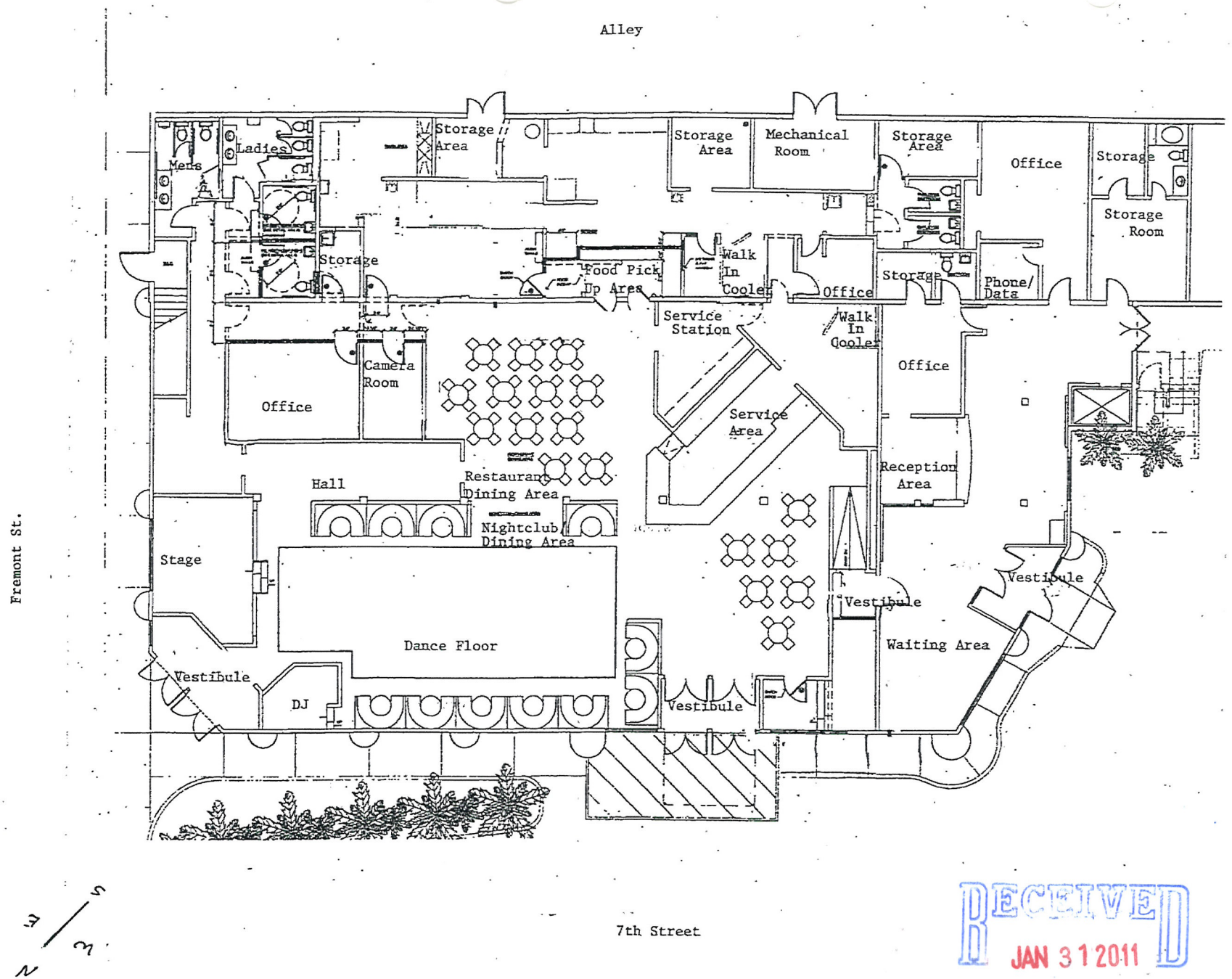
JAN 31 2011

G & N, LLC dba
NUEVO AGAVE
707 EAST FREMONT ST
LAS VEGAS, NV 89101

SUP Application to
City of Las Vegas
Tavern-Limited
Nightclub and Restaurant



RECEIVED
JAN 31 2011
SUP-40837

BENJAMIN J. VOLMER, ESQ.
bvolmer@klnevada.com

LAW OFFICES
KOLESAR & LEATHAM, CHTD.
WELLS FARGO FINANCIAL CENTER
3320 WEST SAHARA AVENUE
SUITE 380
LAS VEGAS, NEVADA 89102

TELEPHONE
702/362-7800
FAX
702/362-9472
www.klnevada.com

January 31, 2011

VIA HAND-DELIVERY

City of Las Vegas
Planning & Development Department
731 South 4th Street
Las Vegas, NV 89101

Re: Special Use Permit Application for Tavern-Limited License – Justification Letter

Applicant: **G & N, LLC**
APN: **139-34-612-005**
Business Location: **707 Fremont Street**
Las Vegas, NV 89101

Dear Sir/Madam:

This firm represents G & N, LLC, a Nevada limited liability company (the "Applicant").

The Applicant desires to open and operate an upscale tavern and nightclub establishment within the Las Vegas Downtown Centennial Plan, Fremont East District, at the above-referenced business location. The business will apply for a Tavern-Limited License and additional business licenses at the premises.

The business will operate during the hours of 10:00 am to 10:00 pm on Monday - Wednesday and from 10:00 am to 5:00 am on Thursday - Sunday. The business will employ approximately ten (10) employees.

The Las Vegas Zoning Code requires a Tavern-Limited establishment to have one parking space for each 50 square feet of public seating and waiting area and one space for each 200 square feet of the total remaining gross floor area. The business currently provides 94 parking spaces available for business patrons, including disabled parking. The Applicant respectfully requests the City of Las Vegas to issue the Special Use Permit with the current parking allocation.

As an upscale tavern and nightclub, the business will provide a benefit to the community and the neighboring businesses within the Las Vegas Downtown Centennial Plan and add to the Plan's target values of diverse entertainment and unique nightlife. The Applicant is committed to operating and maintaining the business in accordance with local and state law.

The introduction of alcohol sales at the business location will not adversely affect the environment or character of the immediate community, nor will it have a detrimental impact on adjacent properties. The business is sufficiently accessible from Fremont Street and 7th Street to easily

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JAN 3 1 2011
SUP-40837

accommodate access to the property. No additional public services, utilities, parking or waivers will be necessary to accommodate the Applicant's proposed business operations at the location.

In the event you have any questions with regard to the foregoing, please do not hesitate to contact us. Thank you.

Very truly yours,

KOLESAR & LEATHAM, CHTD.

Benjamin J. Volmer, Esq.

BJV:dms

cc: Matthew D. Saltzman, Esq. (w/o encls.)
Dianne M. Sheridan, Paralegal (w/o encls.)

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JAN 31 2011
SUP-40837

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: APRIL 12, 2011

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG, Acting ☐ **Consent** ☒ **Discussion**

SUBJECT:
SUP-40843 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: RSJ ARCHITURE - OWNER: THREE BS, INC. - Request for a Special Use Permit FOR A CAR WASH, FULL SERVICE OR AUTO DETAILING USE at 8601 West Charleston Boulevard (APN 163-05-517-007), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson).

MAY GO TO CITY COUNCIL ON 05/18/2011
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 – SUP-40843 and SDR-40836
2. Conditions and Staff Report – SUP-40843 and SDR-40836
3. Supporting Documentation
4. Photos – SUP-40843 and SDR-40836
5. Justification Letter – SUP-40843 and SDR-40836

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-40843** APN: 163-05-517-007

Name of Property Owner: Three B's, Inc.

Name of Applicant: Three B's, Inc.

Name of Representative: Robert N. Peccole, Jr.

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Robert N. Peccole, Jr.

Subscribed and sworn before me

This 9th day of December, 20 10

Lynn K. O'Leary

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
LYNN K. O'LEARY
Appt. No. 04-88029-1
My Appt. Expires April 2, 2012

RECEIVED
FEB 01 2011

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

LX-2 FOR SPECIAL USE

APPLICATION / PETITION FORM

Application/Petition For: SPECIAL USE PERMIT

Project Address (Location) 8601 W CHARLESTON

Project Name PECCOLE PLAZA **Proposed Use** CARWASH

Assessor's Parcel #(s) 163-05-517-007 **Ward #** _____

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

Commercial Square Footage 162,049 **Floor Area Ratio** 4.6

Gross Acres 17.52 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER THREE B'S INC. **Contact** ROBERT PECCOLE

Address 8689 W CHARLESTON **Phone:** 366 9140 **Fax:** 366 9217

City LAS VEGAS **State** NV **Zip** 89117

E-mail Address ROB@PECCOLE.COM

APPLICANT RSJ ARCHITECTURE **Contact** JEFFREY SMITH

Address 6265 W WARM SPRINGS **Phone:** 978-7839 **Fax:** 978-7849

City LAS VEGAS **State** NV **Zip** 89118

E-mail Address JSMITH@RSJARCHITECTURE.COM

REPRESENTATIVE RSJ ARCHITECTURE **Contact** JEFFREY SMITH

Address 6265 W WARM SPRINGS **Phone:** 978-7839 **Fax:** 978-7849

City LAS VEGAS **State** NV **Zip** 89118

E-mail Address JSMITH@RSJARCHITECTURE.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 Robert N. Peccole, JR.

Subscribed and sworn before me

This 31ST day of JANUARY, 20 11.

Lynn K. O'Leary

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
LYNN K. O'LEARY
Appt. No. 04-88029-1
My Appt. Expires April 2, 2012

Revised 10/27/08

FOR DEPARTMENT USE ONLY

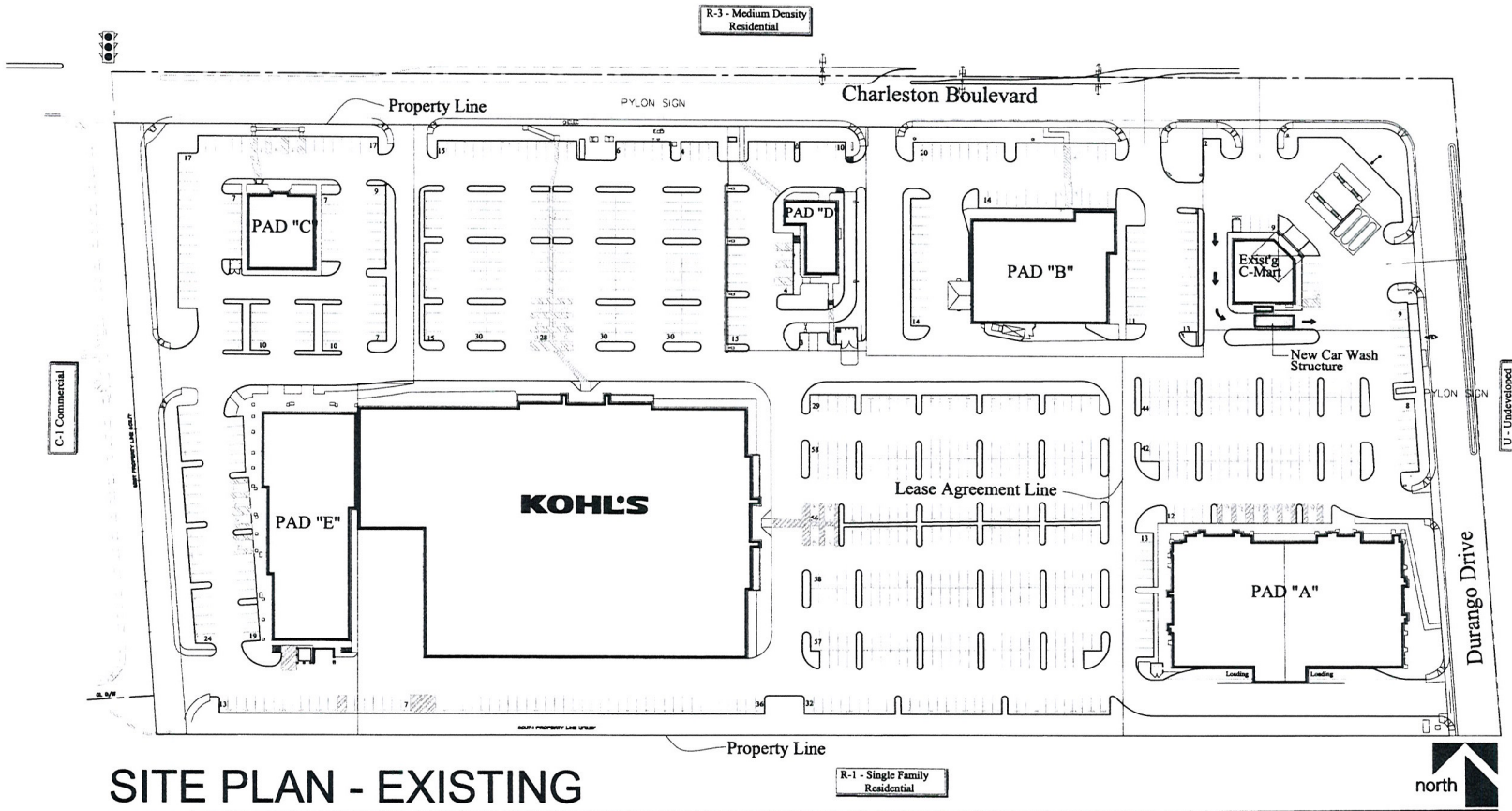
Case #	SUP-40843
Meeting Date:	4-12-11
Total Fee:	1030.00
Date Received:*	1-31-11
Received By:	

RECEIVED
FEB 01 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.

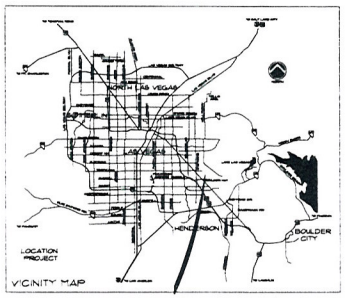
f:\depot\Application Packet\Application Form.pdf

R:\10-Projects\10-513 Peccole\200 - Design Sche - Develop\1 - DRAWINGS\2 - Site Plan\1 - Current\ExistingSiteConditions.dwg, 2/1/2011 11:32:49 AM, SHARP MX-3501N P



SITE PLAN - EXISTING

SCALE: 1" = 50'



BLDG DATA INFORMATION		
PAD	USE	SQUARE FT.
A	M	28,810.00
B	M	14,000.00
C	A-2	4,200.00
C-MART	M	2,000
CARWASH	SPECIAL USE	1,000
D	A-2	2,800
E	B/M	19,466.66
KOHL'S	M	86,740

SITE DATA INFORMATION		
MUNICIPALITY:		Las Vegas
ZONING CLASSIFICATION:		
CURRENT:		C-1
DESIRED:		C-1
ASSESSORS PARCEL NUMBER:		163-05-617-007
LAND AREA GROSS		
763,235.55		17.52
LAND AREA NET		
745,600.16		17.12
TOTAL BUILDING AREA:		162,049
LAND/BUILDING RATIO		4.60
LANDSCAPE SETBACK	PROVIDED	REQUIRED
FRONT	15'	15'
REAR	20'	21'
SIDE	10'	10'
CORNER SIDE	10'	10'
BUILDING SETBACK	PROVIDED	REQUIRED
FRONT	66'-6"	25'
REAR	52'-0"	10'
SIDE	110'-8"	10'
CORNER SIDE	20'-1"	15'
BUILDING HEIGHT		
ALLOWED		35'
PROVIDED		35'
PARKING	PROVIDED	REQUIRED
	817	649
PARKING RATIO		5.04
ACCESSIBLE PARKING		
REQUIRED	17	
PROVIDED	29	

rej architecture
6525 west warm springs rd
suite 100
las vegas, nv 89118
p. 796.7830
f. 796.7846
www.rejarchitecture.com

NAC 623.780
Drawings and specifications as instruments of service are the property of the architect. Copies of the drawings and specifications retained by the client may be utilized only for his use and for occupying the project for which they were prepared and not for the construction of any other project.

PECCOLE PLAZA AT CHARLESTON & DURANGO
MAJOR SITE PLAN MODIFICATION - CAR WASH
EXISTING CONDITIONS

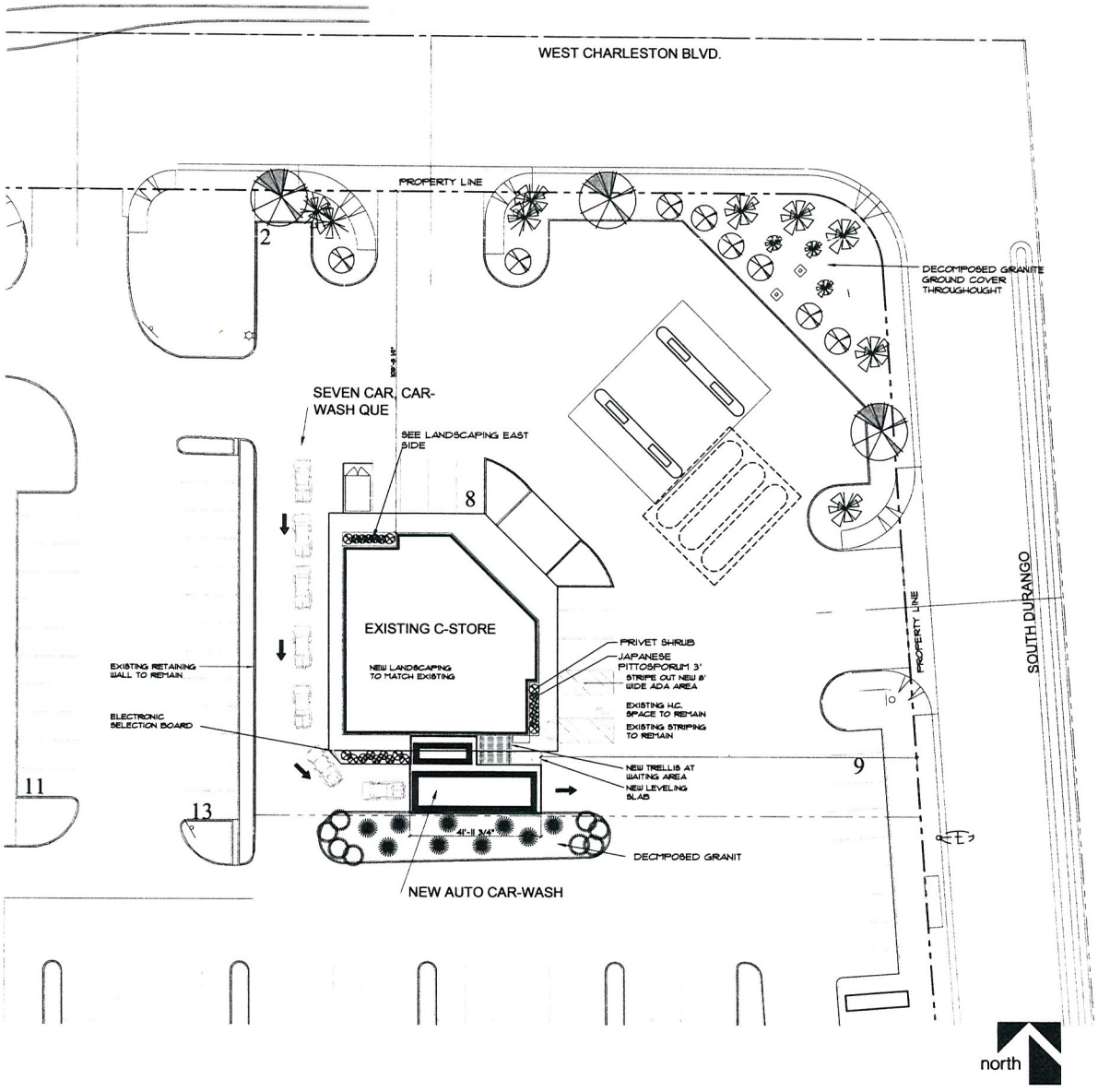
PROJECT:

ISSUE DATE: 08-16-10
JOB NUMBER: 0-512
PLOT DATE:
DRAWN BY: TEAM
SHEET TITLE:
SHEET NO.: SP01

RECEIVED
FEB 01 2011

SUP-40843
SDR-40836

R:\10-Projects\10-513 Peccole\200 - Design Sche - Develop\1 - DRAWINGS\2 - Site Plan\1 - Current\Car Wash Detai bound.dwg, 2/1/2011 11:31:32 AM, SHARP MX-3501N P

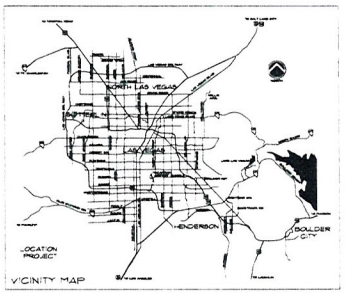


SCALE: 1/16" tO 1'-0"

LANDSCAPE SYMBOLS

- MEDITERRANEAN FAN PALM 25/30'
- GUADELUPE PALM 1/2'
- TEXAS SAGEN 3'
- MESQUITE TREE - 20/25'
- PINK OLEANDER- 3'h x 3-4'
- BEARGRASS

NOTE:
ALL LANDSCAPING IS EXISTING, MATURE AND HEALTHY



Peccole Enterprizes
MAJOR DEVIATION
LAS VEGAS, NEVADA

rsj architecture
6525 w. warm springs rd. ste 150
las vegas, nv 89118
p. 798.7839
f. 798.7849
www.rsjarchitecture.com

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SUP-40843
SDR-40836

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RECEIVED
FEB 01 2011

SUP-40843
SDR-40836

SCALE: 1/16" to 1'-0"

LANDSCAPE SYMBOLS

MEDITERRANEAN FAN PALM 25/30'

GUADELUPE PALM 12'

TEXAS SAGEN 3'

MESQUITE TREE - 20/25'

PINK OLEANDER - 3'h. x 3-4'

BEARGRASS

NOTE:
ALL LANDSCAPING IS EXISTING, MATURE AND HEALTHY

VICINITY MAP

LOCATION PROJECT

Peccole Enterprizes
MAJOR DEVIATION
LAS VEGAS, NEVADA

rsj architecture
6522 w. warm springs rd. ste 150
las vegas, nevada 89118
p. 798.7830
f. 798.7849
www.rsjarchitecture.com

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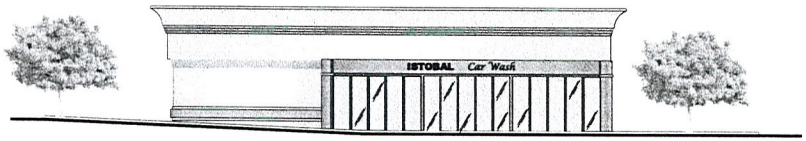


SOUTH ELEVATION



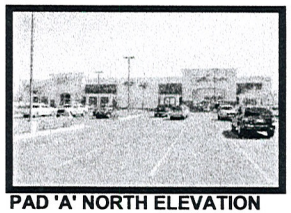
EAST ELEVATION FACING DURANGO

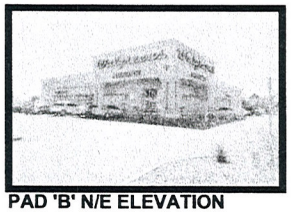
CORNICE AND COLUMN
DUNN EDWARDS DEW380

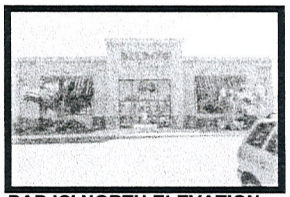
TRIM AND CAR WASH FASCIA
DUNN EDWARDS DEA 104

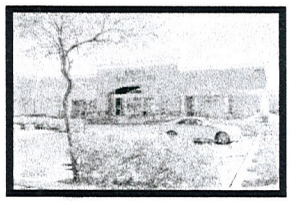
EXISTING TILE ROOF

ACCENT AREAS
COLOR LIFE
TRANQUIL LRV#61


PAD 'A' NORTH ELEVATION

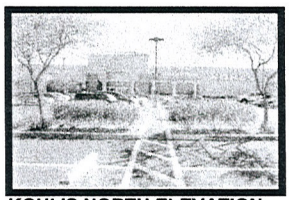

PAD 'B' N/E ELEVATION


PAD 'C' NORTH ELEVATION


PAD 'E' NORTH ELEVATION


PAD 'E' WEST ELEVATION


PAD 'D' N/W ELEVATION


KOHL'S NORTH ELEVATION

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FEB 01 2011

Peccole Enterprizes
MAJOR DEVIATION
LAS VEGAS, NEVADA

rsj architecture
6525 w. warm springs rd. ste 150
las vegas, nv 89118
p. 798.7839
f. 798.7849
www.rsjarchitecture.com

SUP-40843
SDR-40836

rsj architecture

January 31, 2011

City of Las Vegas
Planning and Development Center
731 South Fourth Street
Las Vegas, NV 89101

RE: Justification Letter
Car Wash addition to existing Convenience Store
Located at 1801 W. Charleston Blvd.
Las Vegas, Nevada 89117

Please accept this application for the referenced project. The original approved application number is Z-102-86(4).

We feel that this area is underserved with respect to a service of this type. The project is master planned with major retail and shopping centers fronting Charleston Blvd. The existing service building is located on an accessible corner. The Automatic Car Wash will be located on the south side of the C-Store where accessibility and stacking exist. With water usage becoming an increased concern, services such as this offer an opportunity to recycle and save a valuable resource.

The project includes 3,000 sf of building on 162,049sf of total land development. The building uses have not changed with respect to the original submittal.

Please accept this amendment to the original submittal. We are happy to answer any questions you have.

Respectfully,

Jeffrey J. Smith

RECEIVED
FEB 01 2011

SUP-40843
SDR-40836

6525 w. warm springs rd., ste. 150 . las vegas, nv 89118
p. 702.798.7839 . f. 702.798.7849 . www.rsjarchitecture.com

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: APRIL 12, 2011

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG, Acting ☐ **Consent** ☒ **Discussion**

SUBJECT:
SDR-40836 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-40843 - PUBLIC HEARING - APPLICANT: RSJ ARCHITURE - OWNER: THREE BS, INC. - Request for a Site Development Plan Review FOR A 1,000 SQUARE-FOOT CAR WASH, FULL SERVICE OR AUTO DETAILING FACILITY on 3.72 acres at 8601 West Charleston Boulevard (APN 163-05-517-007), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson).

MAY GO TO CITY COUNCIL ON 05/18/2011
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

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-40836** APN: 163-05-517-007

Name of Property Owner: Three B's, Inc.

Name of Applicant: Three B's, Inc.

Name of Representative: Robert N. Peccole, Jr.

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Robert N. Peccole, Jr.

Subscribed and sworn before me

This 9th day of December, 20 10

Lynn K. O'Leary

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
LYNN K. O'LEARY
Appt. No. 04-88029-1
My Appt. Expires April 2, 2012

RECEIVED
FEB 01 2011

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: MAJOR ALTERATION

Project Address (Location) 8601 W CHARLESTON

Project Name TECCOLE PLAZA **Proposed Use** CAR WASH/RETAIL

Assessor's Parcel #(s) 163-05-517-007 **Ward #** _____

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

Commercial Square Footage 162,049 **Floor Area Ratio** 4.6

Gross Acres 17.52 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER THREE B's INC **Contact** ROBERT TECCOLE

Address 8689 W CHARLESTON **Phone:** 366 9148 **Fax:** 366 9217

City LAS VEGAS **State** NV **Zip** 89118

E-mail Address JSMITH@RSARCHITECTURE

APPLICANT RSI ARCHITECTURE **Contact** JEFFREY SMITH

Address 6265 W WARM SPRINGS **Phone:** 978-7839 **Fax:** 978-7849

City LAS VEGAS **State** NV. **Zip** 89118

E-mail Address JSMITH@RSIARCHITECTURE.COM.

REPRESENTATIVE RSI ARCHITECTURE **Contact** JEFFREY SMITH

Address 6265 W WARM SPRINGS **Phone:** 978-7839 **Fax:** 978-7849

City LAS VEGAS **State** NV **Zip** 89118

E-mail Address JSMITH@RSARCHITECTURE.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 Robert N. Teccole, Jr.

Subscribed and sworn before me

This 31st day of JANUARY, 20 11.

Lynn K. O'Leary

Notary Public in and for said County and State

RECEIVED
FEB 01 2011

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
LYNN K. O'LEARY
Appt. No. 04-88029-1
My Appt. Expires April 2, 2012

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	SDR-40836
Meeting Date:	4-12-11
Total Fee:	1030.00
Date Received:*	1-31-11
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.

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: APRIL 12, 2011

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG, Acting ☐ **Consent** ☒ **Discussion**

SUBJECT:
SUP-40899 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: BODY SPA - OWNER: MICAH 6:8 HOLDING, LLC - Request for a Special Use Permit FOR A 2,000 SQUARE-FOOT MASSAGE ESTABLISHMENT WITH WAIVERS OF THE DISTANCE SEPARATION REQUIREMENTS TO ALLOW 60 FEET FROM A MASSAGE ESTABLISHMENT WHERE 1,000 FEET IS REQUIRED AND ZERO FEET FROM A RESIDENTIAL USE WHERE 400 FEET IS REQUIRED at 8751 West Charleston Boulevard, Suite #190 (APN 163-05-502-001), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson).

MAY GO TO CITY COUNCIL ON 05/18/2011
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-40899** APN: 163-05-502-001

Name of Property Owner: _____

Name of Applicant: DEBRA RITCHEY

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: Lynn Piccoli Osturio

Print Name: Lynn Piccoli Osturio

State of Nevada
County of Clark
Subscribed and sworn before me

This 9th day of Dec, 2010

Jim Liaos
Notary Public in and for said County and State

Notary Public - State of Nevada
County of Clark
JIM LIAOS
My Appointment Expires
No: 07-1102-1 December 29, 2010

RECEIVED
FEB 07 2011

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: SPECIAL USE PERMIT - MASSAGE IN DAY SPA

Project Address (Location) 8751 W. CHARLESTON BLVD, LAS VEGAS

Project Name BODY SPA **Proposed Use** _____

Assessor's Parcel #(s) 163-05-502-001 **Ward #** _____

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

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

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

Additional Information _____

PROPERTY OWNER MICAH 6:8 HOLDING, LP **Contact** c/o OUTBACK STEAKHOUSE

Address 2202 N. WESTSHORE BLVD 5th FL **Phone:** (813) 282-1225 **Fax:** _____

City TAMPA, FL 33607 **State** _____ **Zip** _____

E-mail Address _____

APPLICANT Body SPA **Contact** Debbie Ritchey

Address 8751 W Charlston **Phone:** 702 338 3608 **Fax:** 702 870 8665

City LV **State** NV **Zip** 89117

E-mail Address BodySPA1 + yahoo.com

REPRESENTATIVE Debbie Ritchey **Contact** _____

Address 1364 Opal Valley **Phone:** 702 338-3608 **Fax:** 702 870 8665

City Henderson **State** NV **Zip** 89052

E-mail Address Same as above

Property Owner Signature* Lena P. Ostunio

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

Print Name _____

State of Nevada, County of Clark

Subscribed and sworn before me

This 26th day of January, 20 11.

Katherine A Liaos

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
KATHERINE A LIAOS
No: 08-5406-1
My Appointment Expires Jan. 7, 2012

FOR DEPARTMENT USE ONLY

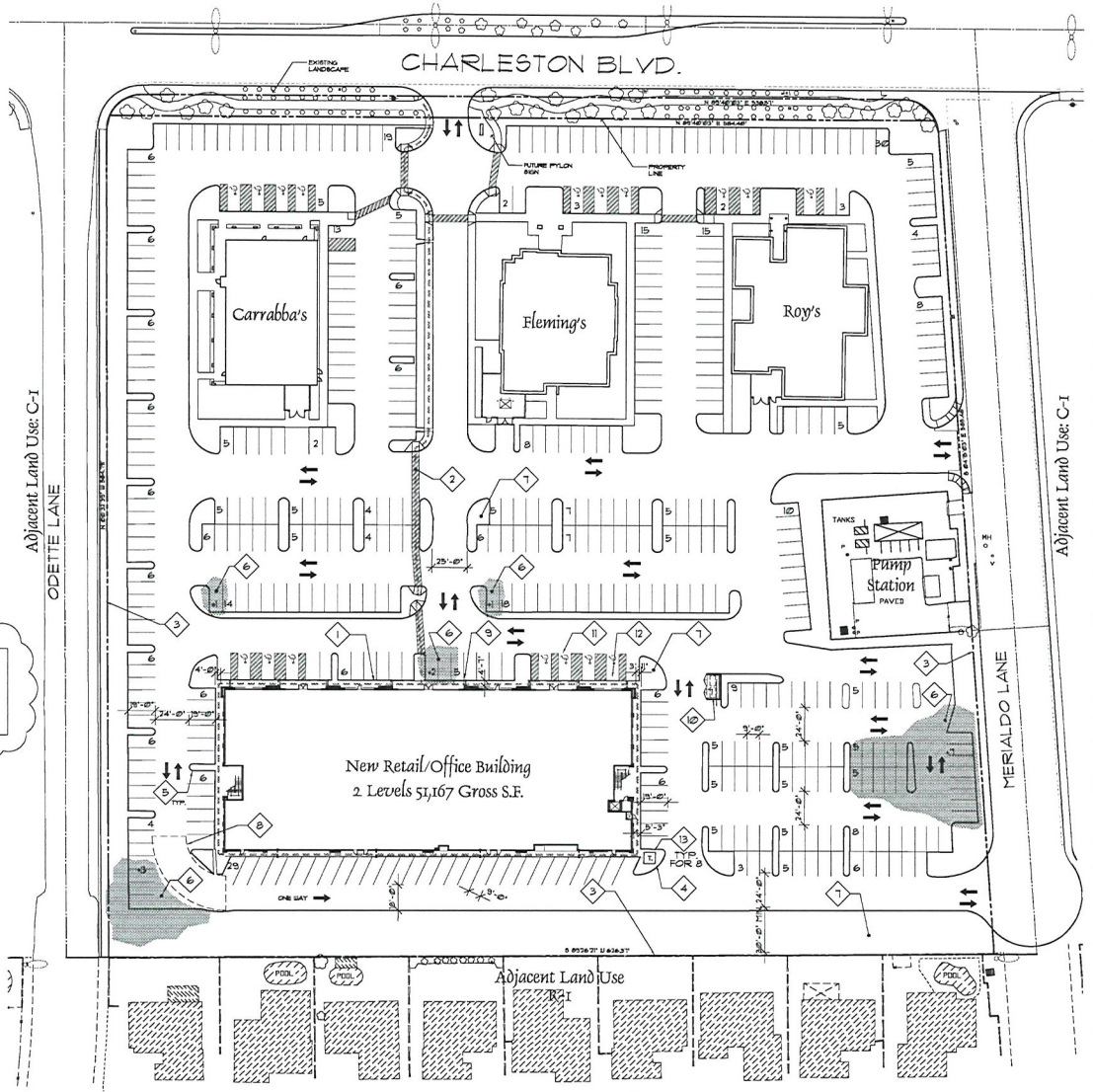
Case #	SUP-40899
Meeting Date:	4/12/11 ~~3/16/11~~ CC
Total Fee:	$1,030
Date Received:*	2-7-11
Received By:	

DECEIVED FEB 07 2011

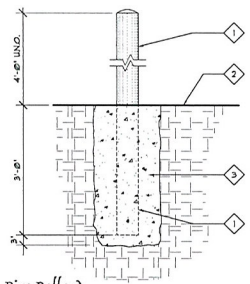
*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

Revised 10/27/08

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



GENERAL NOTE:
SEPERATE PERMITS ARE REQUIRED FOR RETAINING WALLS, SCREEN WALLS, WATER FEATURES, AND SIGNS ADDED ON SITE.



1. 3" DIA. x ¼" THICK STEEL PIPE. FILL WITH CONCRETE AND SLOPE CAP. GRIND SMOOTH ALL EXPOSED EDGES.
2. FINISH GRADE
3. 18" DIA. CONCRETE FOOTING

Pipe Bollard
SCALE: 3/4" = 1'-0"
2 A1.01

Site Plan
SCALE: 1" = 40'-0"

Keynotes
SHEET A1.01

1. FULL HEIGHT CURB
2. EXISTING ACCESSIBLE ROUTE WITH EXISTING RAMPS AND HATCHED TRAFFIC CROSSINGS, SEE CIVIL FOR MORE INFORMATION.
3. PROPERTY LINE, TYP.
4. NEW TRANSFORMER LOCATION
5. EXISTING LANDSCAPE TO REMAIN
6. NEW AC PAVING SEE CIVIL
7. EXISTING LANDSCAPE AREA, REPAIR AND REPLACE AS REQUIRED.
8. FIRE TURNING RADIUS 28'-0" & 52'-0"
9. DAYLIGHT ROOF & OVERFLOW DRAIN AT CONCRETE CURB TYP. SEE FLOOR PLAN
10. EXISTING TRASH ENCLOSURE
11. EXISTING PAINTED ACCESSIBLE PARKING SYMBOL
12. EXISTING ACCESSIBLE PARKING SIGN POST IN FRONT OF EACH ACCESSIBLE SPACE

Site Data

ASSESSORS PARCEL NUMBER (APN)
163-09-502-01

CURRENT ZONING C-1
SDR-1307

Parking

REQUIRED PARKING:

CARRABBA'S RESTAURANT		84 SPACES
FLEMING'S RESTAURANT		115 SPACES
ROY'S RESTAURANT		96 SPACES
BARCELONE RETAIL	4/1000	128 SPACES
BARCELONE OFFICE	3.3/1000	63 SPACES
TOTAL PARKING REQUIRED		486 SPACES
TOTAL PARKING PROVIDED		486 SPACES

General Notes

1. CONTRACTOR TO FIELD VERIFY ALL CONDITIONS PRIOR TO CONSTRUCTION
2. ANY DISCREPANCY BETWEEN CIVIL, LANDSCAPE, PLUMBING, ELECTRICAL AND ARCHITECTURAL SITE PLANS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION IMMEDIATELY.
3. REFER TO CIVIL FOR HORIZONTAL CONTROL
4. REFER TO LANDSCAPE FOR PLANTING INFO
5. REFER TO CIVIL DRAWINGS FOR NEW & EXISTING UTILITY LOCATIONS & ADDITIONAL LINES TO BE INSTALLED.

RECEIVED
FEB 07 2011

SUP-40899

Indigo Architecture, Inc.
8290 S. Maryland Parkway Suite 400 • Las Vegas, Nevada 89123 • Phone (702) 456-2722 • Fax (702) 456-2723
CONSULTANT:

SEAL: ANTHONY E. YOUNG REGISTERED ARCHITECT No. 3943 STATE OF NEVADA

PROJECT NAME: Barcelone, W. Charleston Blvd.

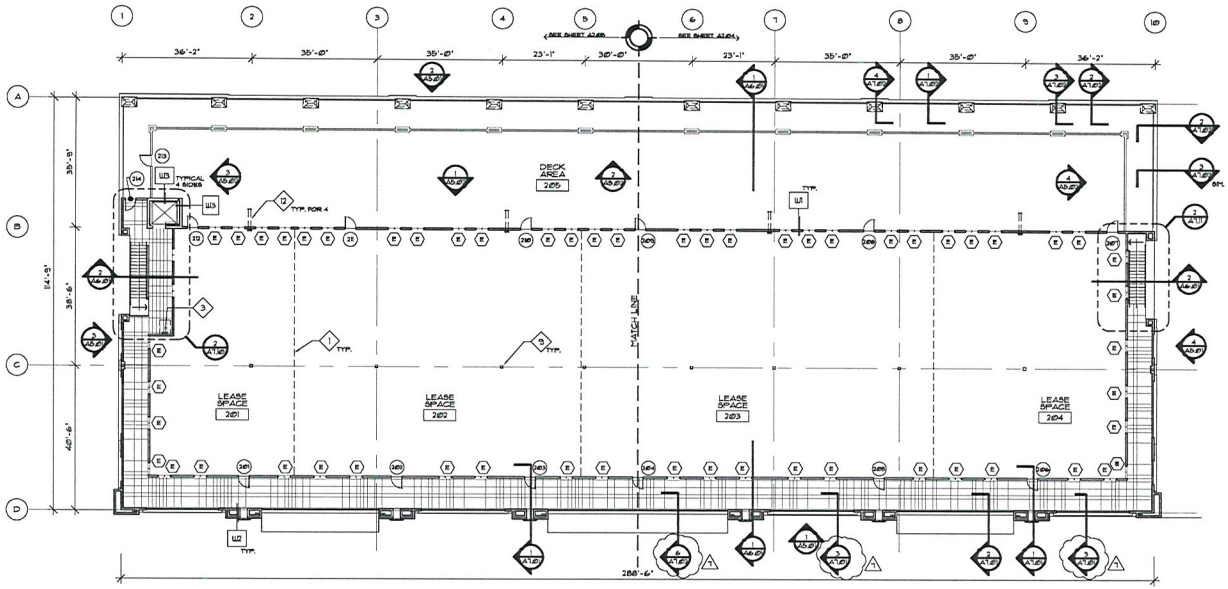
SHEET TITLE: Architectural Site Plan

REVISIONS:
2 PLANS CHECK 5/30/03
4 PLANS CHECK 6/12/03

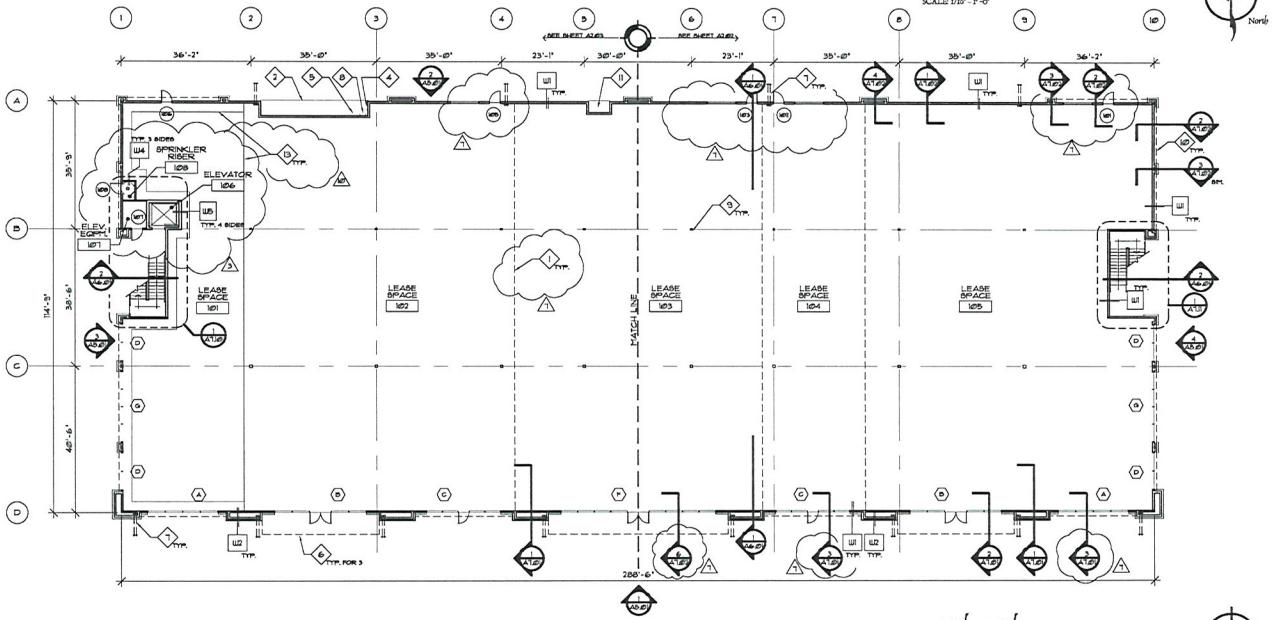
Project No: 0213

Drawn By: AEY, CES
Date: April 30, 2003
Scale: 1" = 40'-0"

Sheet No: A1.01



2nd Floor Plan
SCALE: 1/16" = 1'-0"



1st Floor Plan
SCALE: 1/16" = 1'-0"

Keynotes
SHEET A2.01

1. TENANT DEMISING LINE, TYP.
2. MAIN SWITCH GEAR LOCATION
3. ROOF ACCESS LADDER & HATCH LOCATION
4. LANDSCAPE CONTROLLER
5. PHONE BOARD
6. CANOPY ABOVE, TYPICAL
7. DAYLIGHT ROOF AND OVERFLOW DRAIN AT CONCRETE CURB - REFER TO SITE PLAN
8. HOUSE PANEL
9. COLUMN, SEE STRUCTURAL
10. SOFFIT ABOVE - SEE ELEVATIONS AND CEILING PLAN
11. GAS METER ALCOVE - SEE PLUMBING DWGS
12. RUN ROOF DRAIN BETWEEN JOISTS IN CEILING SPACE OF FIRST FLOOR
13. EDGE OF MONOLITHIC SLAB AND TURN-DOWN FOOTING, REFER TO STRUCTURAL

Symbols

1. FOR DOOR SIZE SEE SCHEDULE ON A2.50
   REFERS TO DOOR TYPE
2. FOR WINDOW SIZE SEE SCHEDULE ON A2.50
   REFERS TO WINDOW TYPE

Wall Types

W1 — 7/8" EXTERIOR CEMENT PLASTER OVER PAPER BACKED METAL LATH ON PLYWOOD SHEATHING ON 2x WOOD STUDS AT 16" O.C. WITH R-19 BATT INSULATION.

W2 — THINSET STONE TILE VENEER OVER EXTERIOR CEMENT PLASTER BROWN COAT OVER PLYWOOD SHEATHING ON 2x WOOD STUDS AT 16" O.C. WITH R-19 BATT INSULATION.

W3 — (EXTERIOR SHAFT WALL) 2x WOOD STUDS AT 16" O.C. WITH 1" GYPSUM SHAFT LINER INSIDE AND 7/8" EXTERIOR CEMENT PLASTER 3 COAT SYSTEM OVER PAPER BACKED METAL LATH ON PLYWOOD SHEATING AT EXTERIOR SIDE.

W4 — 1 HOUR RATED WALL: 2x4 WOOD STUDS AT 16" O.C. WITH R-19 BATT INSULATION WITH 5/8" TYPE 'X' GYPSUM BOARD EACH SIDE. SEE ASSEMBLY DETAIL 8 ON A2.51

W5 — (INTERIOR SHAFT WALL) 2x WOOD STUDS AT 16" O.C. WITH 1" GYPSUM SHAFT LINER INSIDE AND 5/8" TYPE 'X' GYPSUM BOARD OVER ACOUSTICAL INSULATION AT INTERIOR SIDE.

NOTE:
REFER TO STRUCTURAL DRAWINGS FOR STUD FRAMING SIZES AND PLYWOOD SHEATHING.

General Notes

1. CONTRACTOR TO FIELD VERIFY ALL CONDITIONS
2. ALL DIMENSIONS ARE TAKEN FROM FACE OF STUD, MASONRY, OR CONCRETE W.N.O.
3. SEE STRUCTURAL DRAWINGS FOR WOOD FRAMING STUD SIZES AND SPACING.

Indigo Architecture, Inc.

SEAL: ANTHONY E. YOUNG REGISTERED ARCHITECT No. 3943 STATE OF NEVADA

CONSULTANT:

PROJECT NAME: Barcelone
W. Chalreston Blvd.

SHEET TITLE: 1st and 2nd Floor Plan

REVISIONS:
3 PLANS CHECK 5/20/03
1 Clarification 12/23/03
10 Clarification 01/26/04

Project No: 02133

Drawn By: AEY, SDM, CES
Date: April 30, 2003
Scale: AS NOTED
Sheet No: A2.01

© 8990 S. Maryland Parkway, Suite 400 © Las Vegas, Nevada 89123 © Phone: (702) 456-2772 © Fax: (702) 456-2731 ©

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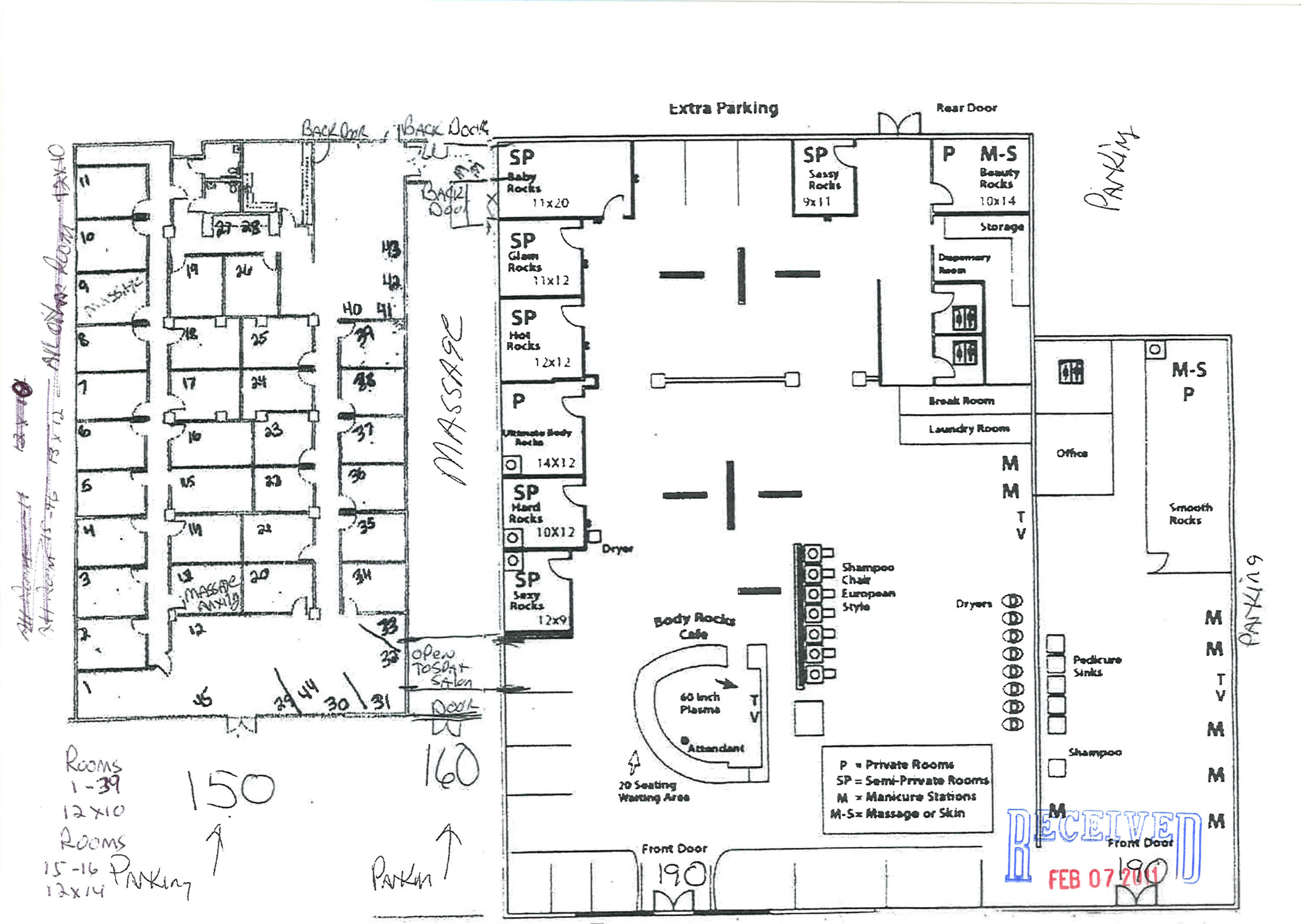
Extra Parking
Rear Door
Back Door
Back Door
SP
Baby Rocks
11x20
SP
Glam Rocks
11x12
SP
Hot Rocks
12x12
P
Ultimate Body Rocks
14X12
SP
Hard Rocks
10X12
SP
Sexy Rocks
12x9
SP
Sassy Rocks
9x11
P M-S
Beauty Rocks
10x14
Storage
Dispensary Room
Break Room
Laundry Room
Office
M-S
P
Smooth Rocks
Dryer
Shampoo Chair European Style
Dryers
Body Rocks Cafe
60 Inch Plasma
TV
Attendant
20 Seating Waiting Area
Pedicure Sinks
Shampoo
P = Private Rooms
SP = Semi-Private Rooms
M = Manicure Stations
M-S= Massage or Skin
Front Door
190
Front Door
190
MASSAGE
Open Tosha's Salon
Door
Parking
Parking
Parking
Rooms 1-39 12x10
Rooms 15-16 12x14
150
160
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SUP-40899

Greg KAPovich,

11-17-10

To Whom it may Concern,

Property Address 8751 W Charleston LV NV 89117
Body Spa (368-2639)

I have Applyed For a MASSAGE Ancillary Lic
+ waiting For Approval, I would Like To Apply
For A Lic So IF I want more then 1 Lic MASSAGE
Therapist I can in My Facility in Room 6 and 19
GRACE From Dept of bussiness Lic has my map of Salon
+ Spa For those Locations in Spa, I occupy 20,000 Sq FT
OF Salon HAIR SKIN NAILS the MASSAGE bussiness is 10% of
My bussiness,

Thank you

Debbie
Owner

702 338-3608

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SUP-40899

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: APRIL 12, 2011

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG, Acting ☐ **Consent** ☒ **Discussion**

SUBJECT:
SUP-41024 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: BEL AIR RG, LLC - Request for a Special Use Permit FOR A PROPOSED 2,828 SQUARE-FOOT AUTO REPAIR GARAGE, MAJOR at 1715 Fremont Street, Units 110-150 (APN 139-35-315-006), C-2 (General Commercial) Zone, Ward 3 (Reese).

MAY GO TO CITY COUNCIL ON 05/18/2011
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-41024** APN: 139-35-315-007; 006

Name of Property Owner: BEL AIR RG, LLC

Name of Applicant: RAY GOLBARI

Name of Representative: _____

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

☐ Yes ☑ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: RAY GOLBARI

Subscribed and sworn before me

This 22 day of February, 20 11

_____

Notary Public in and for said County and State

STEVEN LEE
Commission # 1749904
Notary Public - California
Los Angeles County
My Comm. Expires Jun 9, 2011

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FEB 23 2011

Revised 11-14-06

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PLANNING & DEVELOPMENT

CITY OF LAS VEGAS

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: SPECIAL USE PERMIT

Project Address (Location) 1715 FREMONT ST. UNITS 110-150 LAS VEGAS, NV

Project Name 1715 FREMONT ST. Proposed Use AUTO MAJOR REPAIR

Assessor's Parcel #(s) 139-35-315-~~007~~ ; 006 Ward # _____

General Plan: existing C proposed _____ Zoning: existing C2 proposed _____

Commercial Square Footage approx. 2847 sq. ft. Floor Area Ratio _____

Gross Acres _____ Lots/Units 5 Density _____

Additional Information _____

PROPERTY OWNER BEL AIR RG LLC Contact RAY GOLBARI

Address 1300 W OLYMPIC BLVD Phone: 213 927 2700 Fax: 213-927-5200

City LOS ANGELES State CA Zip 90015

E-mail Address ray@elatproperties.com

APPLICANT BEL AIR RG LLC Contact RAY GOLBARI

Address 1300 W OLYMPIC BLVD Phone: 2139272700 Fax: 2139275200

City LOS ANGELES State CA Zip 90015

E-mail Address ray@elatproperties.com

REPRESENTATIVE _____ Contact _____

Address _____ Phone: _____ Fax: _____

City _____ State _____ Zip _____

E-mail Address _____

Property Owner Signature* _____

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

Print Name RAY GOLBARI

Subscribed and sworn before me

This 22 day of February, 20 11.

_____

Notary Public in and for said County and State

STEVEN LEE
Commission # 1749904
Notary Public - California
Los Angeles County
My Comm. Expires Jun 9, 2011

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	SUP-41024
Meeting Date:	4-12-11 PC
Total Fee:	$ 1,030
Date Received:*	2-23-11
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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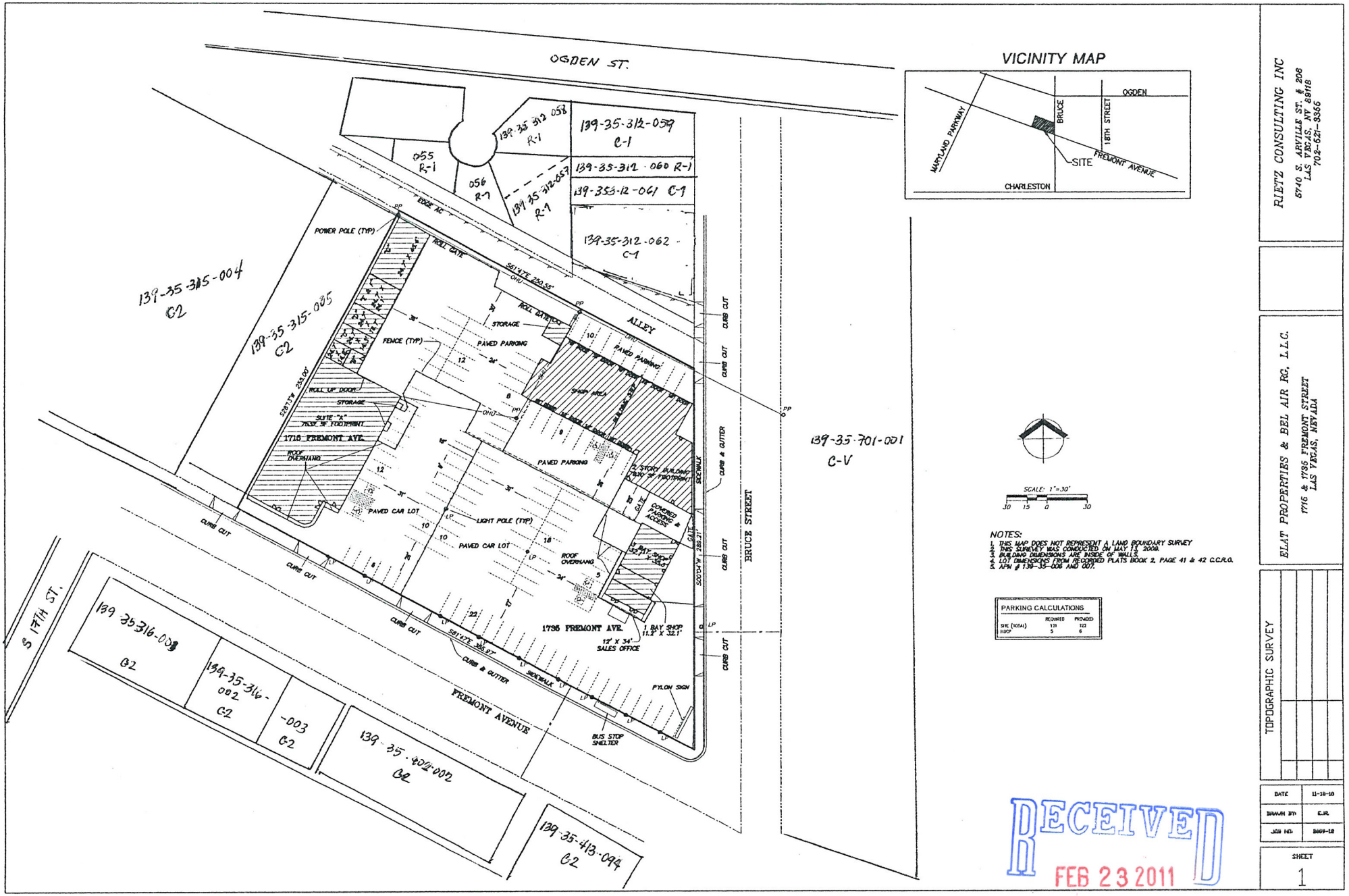

VICINITY MAP

SCALE: 1"=30'
30 15 0 30

NOTES:
1. THIS MAP DOES NOT REPRESENT A LAND BOUNDARY SURVEY
2. THIS SURVEY WAS CONDUCTED ON MAY 13, 2008.
3. BUILDING DIMENSIONS ARE INSIDE OF WALLS.
4. LOT DIMENSIONS FROM RECORDED PLATS BOOK 2, PAGE 41 & 42 C.C.R.O.
5. APN # 139-35-008 AND 007.

PARKING CALCULATIONS

	REQUIRED	PROVIDED
SITE (TOTAL)	121	122
HVDP	5	6

RIETZ CONSULTING INC
6740 S. ARVILLE ST. # 208
LAS VEGAS, NV 89118
702-621-8366

ELAT PROPERTIES & BEL AIR RG, L.L.C.
1716 & 1736 FREMONT STREET
LAS VEGAS, NEVADA

TOPOGRAPHIC SURVEY

DATE	11-18-10
DRAWN BY	E.R.
JOB NO.	2009-12

SHEET 1

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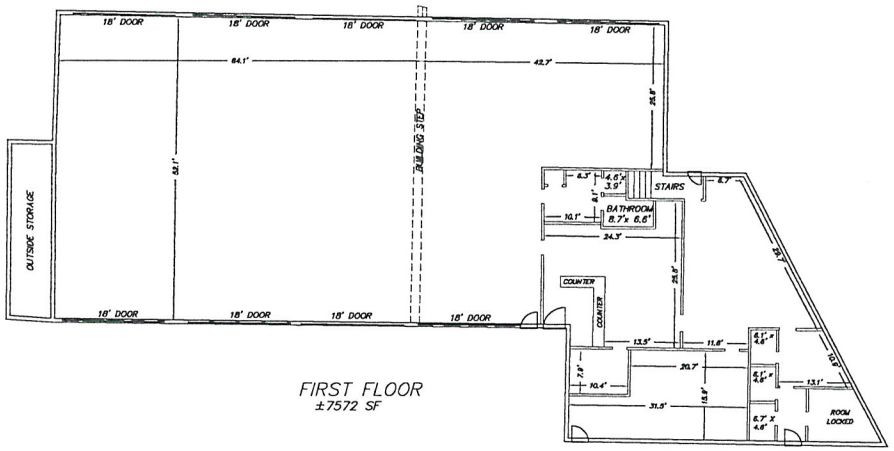
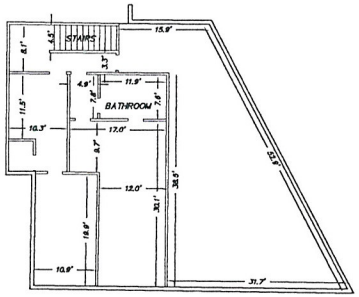
SUP-41024

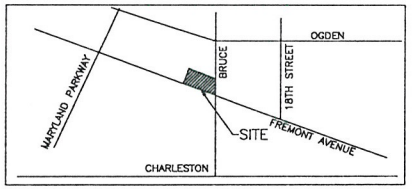


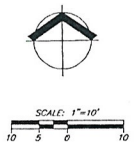
FIRST FLOOR
±7572 SF



SECOND FLOOR
±2219 SF

VICINITY MAP





NOTES:
1. THIS MAP DOES NOT REPRESENT A LAND BOUNDARY SURVEY
2. THIS SURVEY WAS CONDUCTED ON MAY 13, 2009.
3. BUILDING DIMENSIONS ARE INSIDE OF WALLS.

RIETZ CONSULTING INC
5740 S. ARVILLE ST. # 206
LAS VEGAS, NV 89118
702-621-3565

ELAT PROPERTIES & BEL AIR RC, L.L.C.
1735 FREMONT STREET
LAS VEGAS, NEVADA

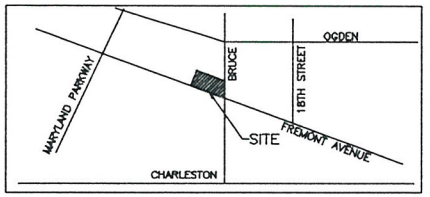
BUILDING SURVEY

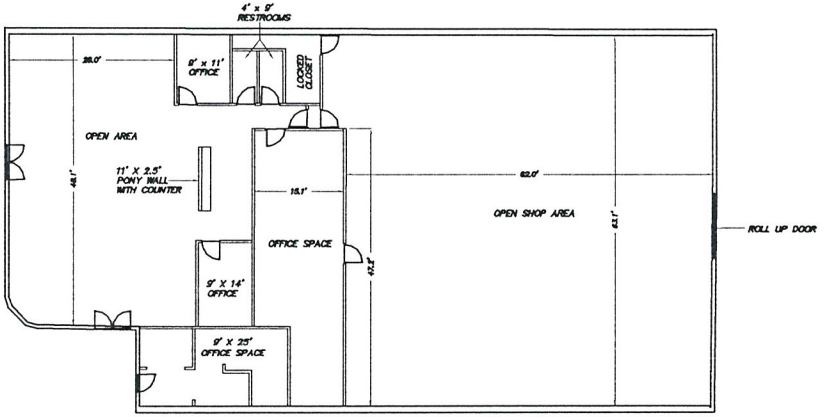
PA/PM	
DRAWN BY:	E.R.
JOB NO:	2009-12

SHEET 2

RECEIVED
FEB 23 2011
SUP-41024

VICINITY MAP





SCALE: 1"=10'

10 5 0 10

NOTES:
1. THIS MAP DOES NOT REPRESENT A LAND BOUNDARY SURVEY
2. THIS SURVEY WAS CONDUCTED ON JULY 13, 2009.
3. BUILDING DIMENSIONS ARE INSIDE OF WALLS.
4. THIS BUILDING INTERIOR WAS SURVEYED ON JULY 13, 2010.

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FEB 23 2011

SUP-41024

RIETZ CONSULTING INC
6740 S. ARVILLE ST. # 206
LAS VEGAS, NV 89118
702-621-3366

ELAT PROPERTIES & BEL AIR RG, L.L.C.
1735 FREMONT STREET
LAS VEGAS, NEVADA

BUILDING SURVEY

PM/TH	
DRAWN BY	E.P.
JOB NO	2009-12

SHEET 3

BEL AIR RG, LLC

1300 W. Olympic Blvd., Suite 500,
Los Angeles, CA 90015
P/ (213) 927-2700; F/ (213) 927-5200

February 21, 2011

City of Las Vegas
Planning & Development Department
731 S 4th St.
Las Vegas, NV 89101

RE: 1715FREMONT ST. UNITS 110-150 LAS VEGAS
APN: 139-35-315-007 ; 139-35-315-006

Overview

The property located at 1715-1735 Fremont St. Las Vegas has been an automotive complex for more than 20 years. Bel-Air RG LLC et als purchased the property in June 2007, which is commonly referred to as Downtown Vegas property. Previous tenants were Mendoza Auto Sales, Vallarta Auto Sales, Bruce Transmission, P & P Brake. As the economy worsens, these tenants left the premises without any prior notice or approval from the Landlord.

In June 2009, the City issued a new Naming and Address Assignment to properly separate each unit for proper identification.

Special Use Permit

As per City's requirements, we would like to secure a special use permit for:

Address:	1715 Fremont unit 110,120,130,140,150
Location:	The units or bays are located within the complex. It is not visible from Fremont St. or Bruce St. Access is through the Bruce St. driveway and from the alley.
Square Ft:	355.2sf #110; 343.2sf #120; 412.49sf #130; 595.3sf #140; 1121.4sf #150
Use:	**Auto Body repair - major**

Hours of operation will be from 9am to 6pm. Days of operation shall depend on the tenants.

We would appreciate if you grant special use permit for the property at the soonest possible time. For any clarification, feel free to call our office at phone number 213-927-2700.

Truly,
The Management
Bel Air RG LLC

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FEB 23 2011
SUP-41024

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: APRIL 12, 2011

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG, Acting ☐ **Consent** ☒ **Discussion**

SUBJECT:
SUP-41030 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: GREAT WASH PARK, LLC - Request for a Special Use Permit FOR A 2,946 SQUARE-FOOT RESTAURANT WITH SERVICE BAR WITH A WAIVER TO ALLOW A 141-FOOT DISTANCE SEPARATION FROM A CITY PARK WHERE 400 FEET IS THE MINIMUM DISTANCE ALLOWED at 410 South Rampart Boulevard, Suite #120 (APN 138-32-601-003), C-2 (General Commercial) Zone, Ward 2 (Wolfson).

MAY GO TO CITY COUNCIL ON 05/18/2011
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-41030** APN: 138-32-601-003

Name of Property Owner: Great Wash Park LLC

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

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

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

☐ Yes ☒ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Todd D. Davis

Subscribed and sworn before me

This ____ day of February, 20 11

Cynthia Callegaro

Notary Public in and for said County and State
Cynthia Callegaro

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

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FEB 24 2011

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit for Liquor Establishment (Restaurant with bar)

Project Address (Location) within Tivoli Village, 410 S. Rampart Blvd. Suite 120

Project Name ~~Pesci's Pizza~~ GOURMET PIZZERIA **Proposed Use** Restaurant with bar

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

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

Back Area - 1,052 sqft Front Area - 861 sqft Patio Area - 1,033 sqft

Commercial Square Footage Total Sqft - 2,946 **Floor Area Ratio** See SUP - 5853

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

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

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

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

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

E-mail Address vickie@ehbinc.com

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

Address 1215 S. Fort Apache Rd, 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@brownlaw.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 23rd day of February, 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-41030
Meeting Date:	4-12-11 PC
Total Fee:	$1,280
Date Received:*	2-24-11
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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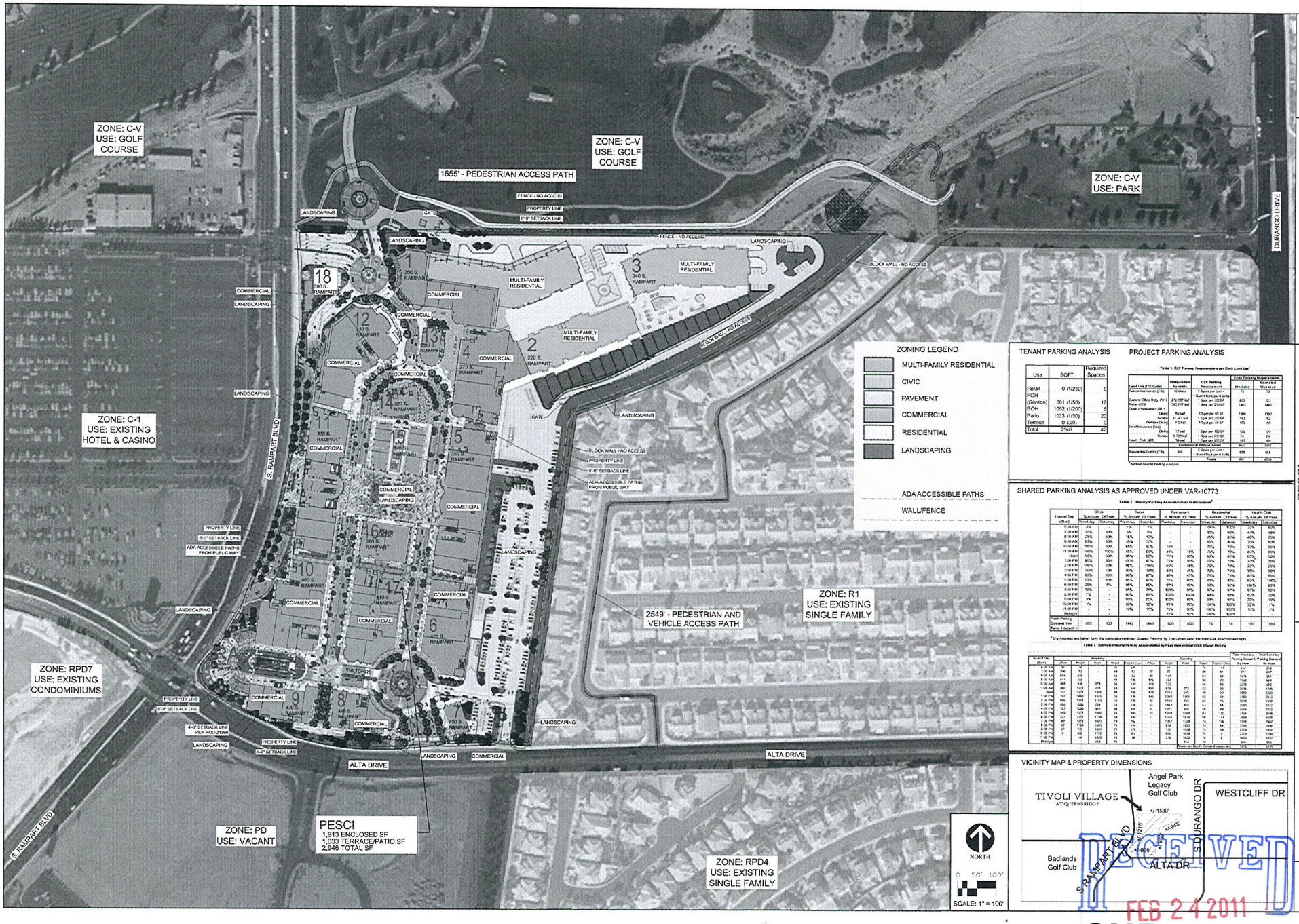
Revised 10/27/08



TENANT PARKING ANALYSIS

Use	SQFT	Required Spaces
Retail	0 (1/250)	0
F/OH (Service)	861 (1/50)	17
BOH	1052 (1/200)	5
Patio	1033 (1/50)	20
Terrace	0 (3/0)	0
Total	2946	42

PROJECT PARKING ANALYSIS

"Table 1. CLV Parking Requirements per Each Land Use"

Land Use (ITE Code)*	Independent Variable	CLV Parking Requirement	Code Parking Requirements Weekday	Leased Weekend
Residential Condo (230)	40 Units	2 Spaces per Unit + 1 Guest Space per 4 Units	75	75
General Office Bldg. (701)	272,627 sqf	1 Spot per 250 SF	895	133
Retail (820)	360,757 sqf	1 Spot per 276 SF	1443	1443
Quality Restaurant (931)				
Dining	16 sqf	1 Spot per 65 SF	1360	1360
Kitchen	32,347 sqf	1 Spot per 200 SF	162	162
Outdoor Dining	7.5 sqf	1 Spot per 55 SF	150	150
Fast Restaurant (932)				
Dining	12 sqf	1 Spot per 100 SF	120	120
Terrace	5,728 sqf	1 Spot per 200 SF	72	72
Health Club (492)	16 sqf	1 Spot per 200 SF	240	240
Commercial Retail Tenant			4471	3411
Residential Condo (230)	340	2 Spaces per Unit + 1 Guest Space per 4 Units	936	765
		Totals	4681	4346

*Without Shared Parking Analysis

SHARED PARKING ANALYSIS AS APPROVED UNDER VAR-10773

Table 2. Hourly Parking Accumulation Distributions[1]

Hour of Day (Start)	Office % Accum. Of Peak		Retail % Accum. Of Peak		Restaurant % Accum. Of Peak		Health Club % Accum. Of Peak	
	Weekday	Saturday	Weekday	Saturday	Weekday	Saturday	Weekday	Saturday
6:00 AM	2%	-	5%	1%	-	-	10%	10%
7:00 AM	20%	20%	5%	1%	-	-	40%	40%
8:00 AM	75%	20%	15%	10%	-	-	60%	60%
9:00 AM	95%	60%	35%	30%	10%	5%	70%	70%
10:00 AM	100%	80%	65%	60%	15%	10%	70%	70%
11:00 AM	100%	100%	85%	80%	40%	15%	70%	70%
12:00 PM	90%	90%	95%	95%	75%	90%	70%	70%
1:00 PM	80%	80%	95%	90%	75%	95%	70%	70%
2:00 PM	100%	70%	95%	100%	75%	70%	70%	70%
3:00 PM	100%	40%	90%	100%	40%	40%	70%	70%
4:00 PM	90%	20%	80%	90%	50%	40%	70%	70%
5:00 PM	50%	10%	85%	80%	70%	60%	80%	80%
6:00 PM	25%	5%	85%	80%	90%	80%	80%	80%
7:00 PM	15%	-	95%	70%	100%	95%	90%	90%
8:00 PM	5%	-	80%	60%	100%	95%	90%	90%
9:00 PM	5%	-	70%	50%	100%	90%	90%	90%
10:00 PM	5%	-	50%	30%	90%	90%	100%	100%
11:00 PM	-	-	10%	15%	70%	90%	100%	100%
Midnight	-	-	-	-	70%	90%	100%	100%
Peak Parking Demand from Table 1 (at each)	895	133	1443	1443	1820	1820	75	75

[1] Disclosures are taken from the publication entitled *Shared Parking* by The Urban Land Institute(See attached excerpt).

Table 3. Estimated Hourly Parking Accumulation by Peak Demand per CLV Shared Parking

Hour of Day (Start)	Weekday				Saturday				Total Weekday Parking Demand by Hour	Total Saturday Parking Demand by Hour
	Office	Retail	Restaurant	Health Club	Office	Retail	Restaurant	Health Club		
6:00 AM	27	72	-	8	13	72	-	8	107	93
7:00 AM	268	72	-	32	27	72	-	32	372	131
8:00 AM	604	216	-	48	27	144	-	48	916	219
9:00 AM	804	504	-	56	80	144	-	56	1420	284
10:00 AM	895	936	-	56	107	216	-	56	1887	379
11:00 AM	895	1166	273	56	133	288	273	56	2390	750
12:00 PM	805	1371	1365	56	120	288	1365	56	3597	1829
1:00 PM	716	1371	1365	56	93	288	1638	56	3508	2075
2:00 PM	895	1443	1365	56	93	288	1820	56	3759	2257
3:00 PM	895	1443	1365	56	53	288	1820	56	3759	2217
4:00 PM	805	1371	1229	56	53	288	1638	56	3517	2035
5:00 PM	447	1228	1274	64	93	288	1456	64	3013	1901
6:00 PM	224	1228	1638	64	107	288	1456	64	3154	1915
7:00 PM	134	1371	1820	72	53	216	1729	72	3397	2070
8:00 PM	45	1157	1820	72	53	144	1729	72	3094	1998
9:00 PM	45	1014	1820	72	53	144	1638	72	2951	1907
10:00 PM	45	720	1638	72	53	144	1638	72	2475	1907
11:00 PM	-	288	1456	72	-	144	1638	72	1816	1854
Midnight	-	216	1456	72	-	72	1456	72	1744	1600
								Maximum Hourly Demand (rounded)	3759	2257

VICINITY MAP & PROPERTY DIMENSIONS

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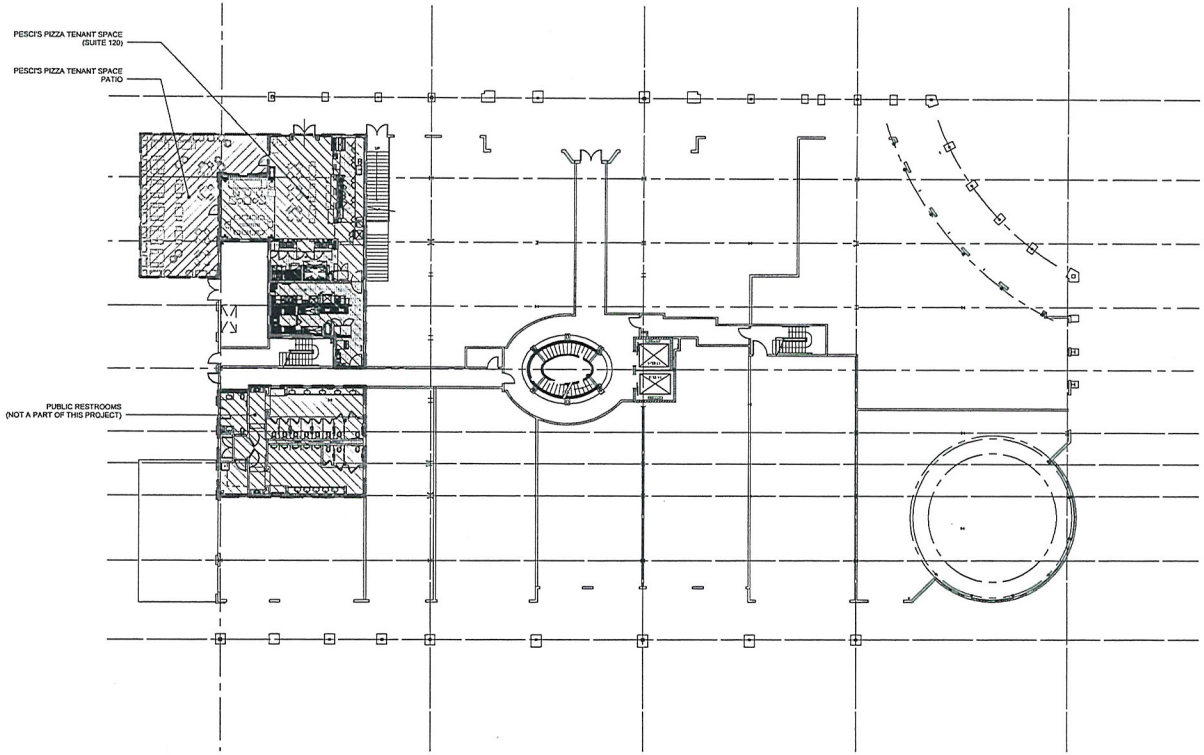
SUP-41030

TIVOLI VILLAGE

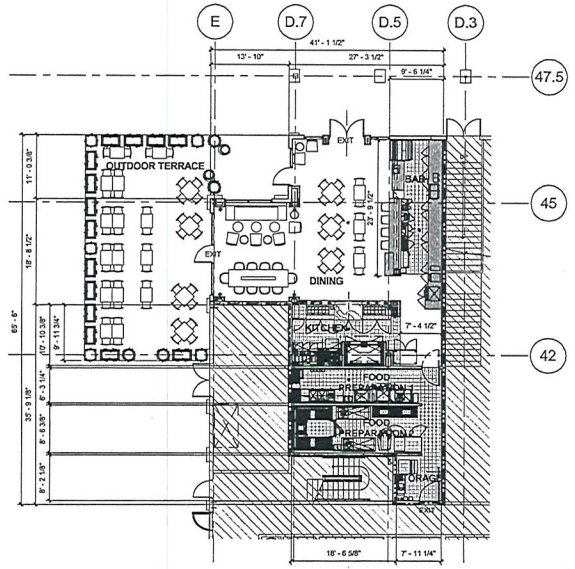
PESCI
Tivoli Village at Queensridge
(f/k/a The Village at Queensridge)
410 S. Rampart Ste. 120
Las Vegas, NV 89145
A Portion of A.P.N. 138-32-601-003

SITE PLAN

01



2 SPECIAL USE PERMIT BUILDING 17 PROXIMITY PLAN EXHIBIT
1/16" = 1'-0"



1 SPECIAL USE PERMIT FLOOR PLAN EXHIBIT
1" = 10'-0"

N

ALLOWABLE AREA:
ALLOWABLE AREA 58,125sf PER IBC TABLE 503.
TOTAL AREA OF PREMISES IS AS FOLLOWS:

ACTUAL TENANT IMPROVEMENT AREA:

SEATING AREA	861 SF
PATIO SEATING AREA	1033 SF
BACK AREA	1052 SF
RETAIL AREA	N/A
TERRACE AREA	N/A
TOTAL TENANT IMPROVEMENT AREA:	2946 SF

OCCUPANCY:

TOTAL DINING AREA OCCUPANT LOAD	51
TOTAL OUTDOOR PATIO OCCUPANT LOAD	70
TOTAL KITCHEN & SERVICE AREA LOAD	5
TOTAL PREMISES OCCUPANT LOAD	126

SEATING CAPACITY:

DINING ROOM SEATING CAPACITY	36
BAR SEATING CAPACITY	6
OUTDOOR PATIO SEATING CAPACITY	45
TOTAL PREMISES SEATING CAPACITY	87

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2/22/2011 8:34:34 AM

PROJECT NAME
PESCI'S PIZZA
(Park View at Gateway)
(Park View VILLAGE at OLD SHERIDAN)
4105 S RAINBOW BLVD
BUILDING 17 SUITE 120
LAS VEGAS NV 89147
A PORTION OF APN #138-32-601-003

FRIEDMUTTER GROUP
ARCHITECTURE | INTERIOR DESIGN | BRANDING STUDIO

JOB NUMBER
457001

DRAWN BY
JDM

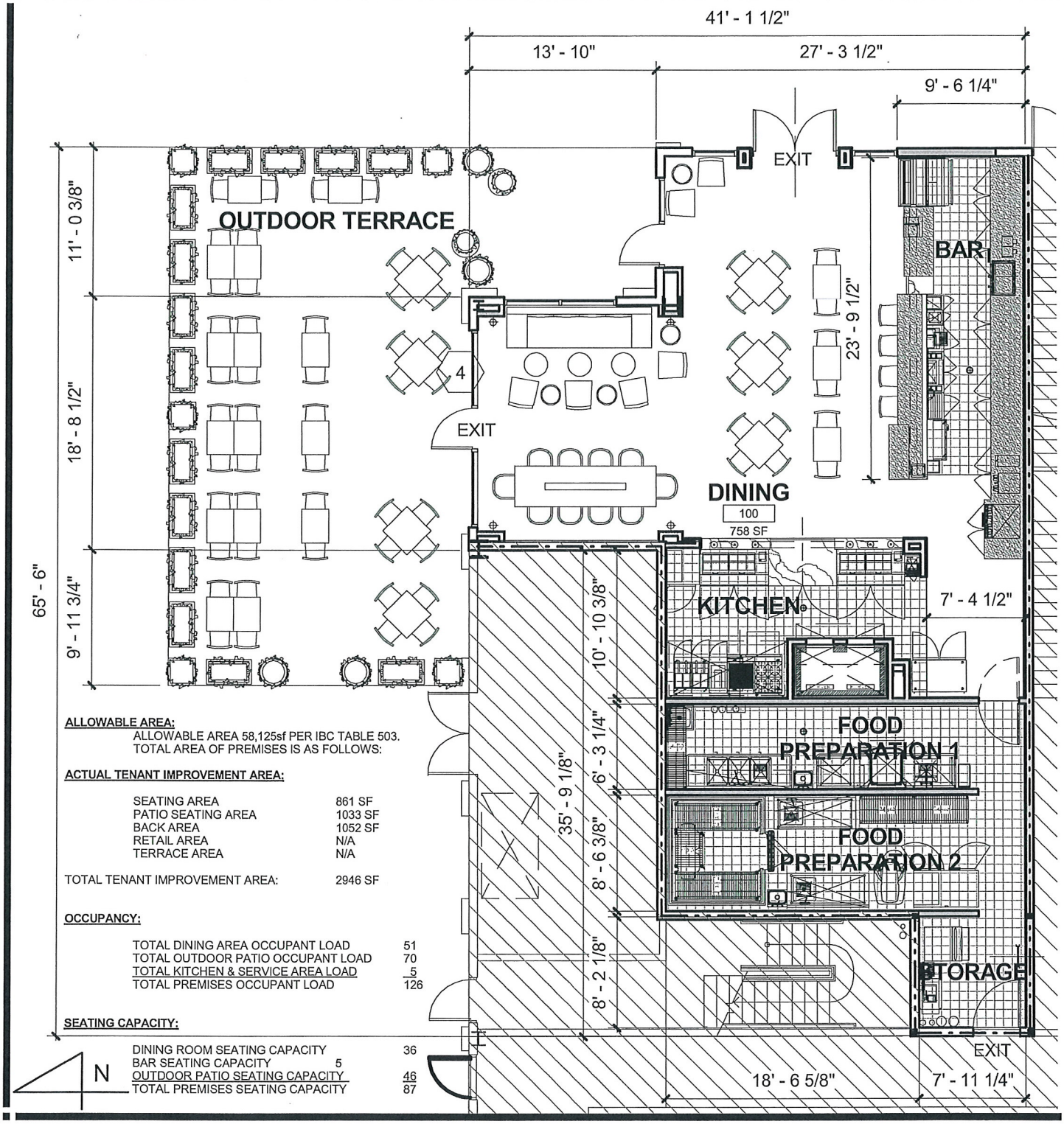
CHECKED BY

DATE
01/29/11

SHEET NAME
PESCI'S PIZZA SUP EXHIBIT

SHEET NUMBER
SUP EX.1

SUP-41030



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TOTAL AREA OF PREMISES IS AS FOLLOWS:

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TERRACE AREA	N/A
TOTAL TENANT IMPROVEMENT AREA:	2946 SF

OCCUPANCY:

TOTAL DINING AREA OCCUPANT LOAD	51
TOTAL OUTDOOR PATIO OCCUPANT LOAD	70
TOTAL KITCHEN & SERVICE AREA LOAD	5
TOTAL PREMISES OCCUPANT LOAD	126

SEATING CAPACITY:

DINING ROOM SEATING CAPACITY		36
BAR SEATING CAPACITY	5	
OUTDOOR PATIO SEATING CAPACITY		46
TOTAL PREMISES SEATING CAPACITY		87

PROJECT NAME
PESCI'S PIZZA
TIVOLI VILLAGE at QUEENSRIDGE
(f/k/a THE VILLAGE at QUEENSRIDGE)
410 S RAMPART BLVD
BUILDING 17 SUITE 120
LAS VEGAS NV 89145
A PORTION OF APN #138-32-601-003

SHEET NAME
PESCI'S PIZZA SUP EXHIBIT

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SUP-41030

SHEET NUMBER
SUP EX.2

FRIEDMUTTER GROUP
ARCHITECTURE / INTERIOR DESIGN / BRANDING STUDIOS
SPECIALIZING IN MULTI-USE PROJECTS
HOTELS • CASINOS • RESTAURANTS • ENTERTAINMENT • HIGH-RISE RESIDENTIAL
LAS VEGAS, NV P 702.736.7477 | NEW YORK, NY P 212.453.4445 | NEWPORT BEACH, CA P 949.574.7710 | ATLANTIC CITY, NJ P 609.407.0047 | BILOXI, MS P 228.374.1750 | SOUTH BEACH, FL P 702.736.7477 | DUBAI, UAE P +971.4.319.9157
WWW.FGLV.COM

JOB NUMBER
462B001
DRAWN BY
Author
CHECKED BY
Checker
DATE
02/21/11

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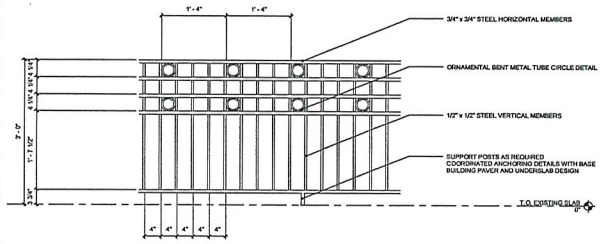
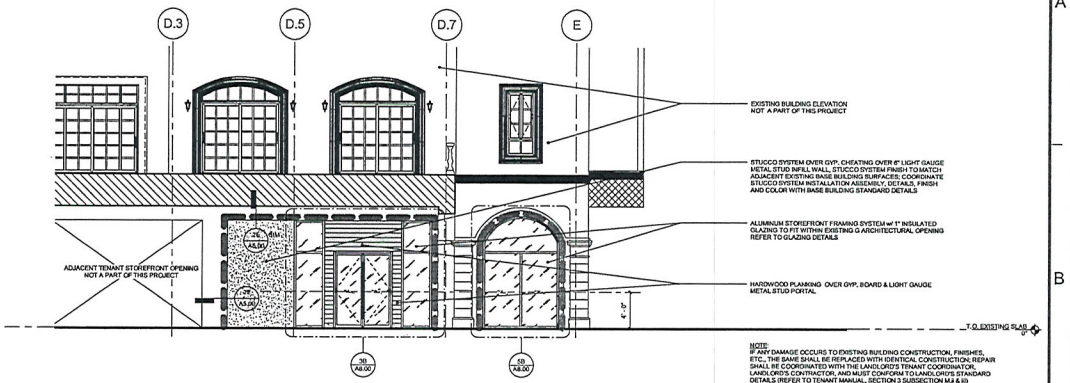
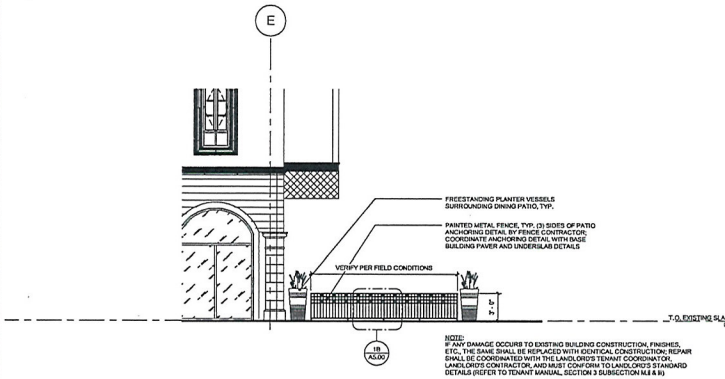


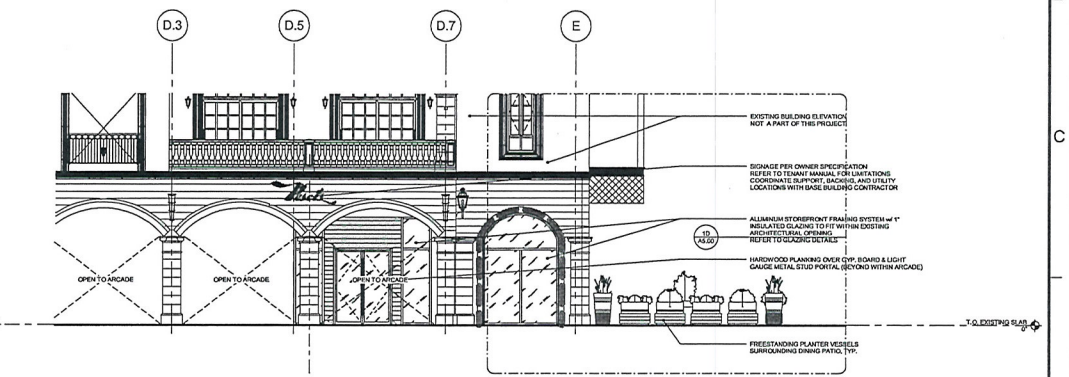
1B ALTERNATE PATIO ENCLOSURE - FENCE DETAIL
1" = 1'-0"



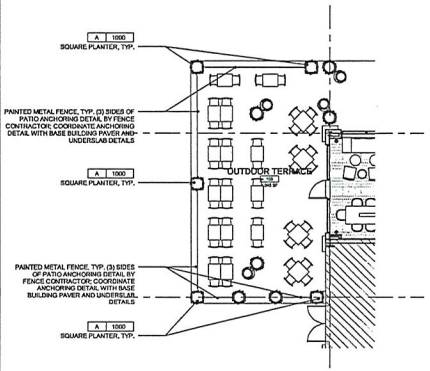
3B EAST EXTERIOR ELEVATION (INSIDE ARCADE)
3/16" = 1'-0"



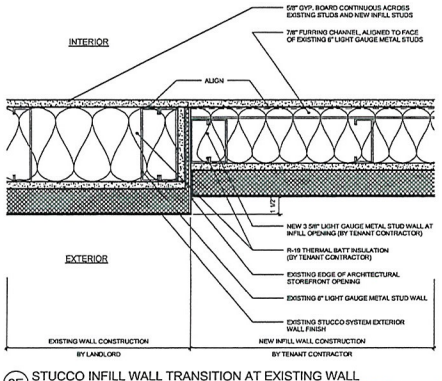
1D ALTERNATE PATIO ENCLOSURE - FENCE DESIGN ELEVATION
3/16" = 1'-0"



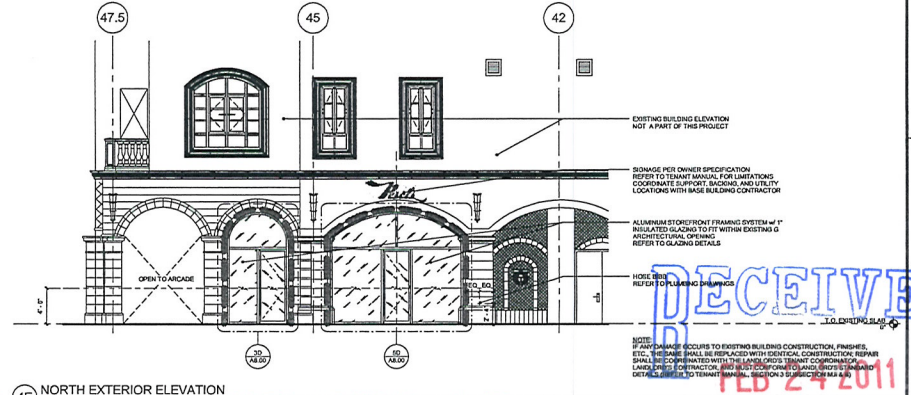
3D EAST EXTERIOR ELEVATION
3/16" = 1'-0"



1E ALTERNATE PATIO ENCLOSURE - FENCE DESIGN PLAN
1/8" = 1'-0"



2E STUCCO INFILL WALL TRANSITION AT EXISTING WALL
3" = 1'-0"



4E NORTH EXTERIOR ELEVATION
3/16" = 1'-0"

A	Date	Description
-	2-15-11	ISSUE FOR PLAN REVIEW
-	2-18-11	ISSUE FOR CONSTRUCTION

FRIEDMUTTER GROUP
ARCHITECTURE / INTERIOR DESIGN / BRANDING STUDIOS
HOTELS • CASINOS • RESTAURANTS • NIGHTCLUBS • RETAIL • RESIDENTIAL
3131 PENNY ROYAL PASEO NEVADA 89102 PHONE 702.878.2910 FAX 702.878.2911
www.friedmutter.com

PESCI'S PIZZA
TIVOLI VILLAGE at QUEENSRIDGE
405 S RAMPART BLVD
LAS VEGAS NV 89145

DRAWN BY: JBM
CHECKED BY: FRIEDMUTTER GROUP
DATE: 18 FEBRUARY 2011
JOB NUMBER: 0920071
SHEET NAME: EXTERIOR ELEVATIONS
SHEET NUMBER: A5.00

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SUP-41030

2/21/2011 12:34:23 PM

LAW OFFICE
Brown, Brown & Premsrirut
AN ASSOCIATION OF PROFESSIONAL CORPORATIONS
520 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101-6520

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

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

February 24, 2011

City of Las Vegas Planning and Zoning
333 North Rancho Drive
Las Vegas, Nevada 89106

Re: Special Use Permit for a restaurant with service bar within Tivoli Village at Queensridge
Parcel 138-32-601-003

Dear Sir/Madam;

Please consider this request to allow a restaurant with service bar conjunction with a Gourmet Pizzeria within the Tivoli Villages mixed use development (SUP-5853). The site is located within a 29 acre commercial and residential development located at the northeast corner of Alta Drive and Rampart Boulevard. The underlying zoning is C-2.

The proposed Pizzeria meets the Title 19 definition of a Restaurant with Service Bar in that alcoholic beverages are served for on-premise consumption to patrons eating a meal. The parking allocation for this restaurant is grandfathered into the project-wide parking agreement. Please reference VAR-10773 that approved 3,955 spaces where 4,961 would otherwise be required.

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

If you have additional concerns please phone me at 598-1408.

Very truly yours,

Lora Dreja
Land Entitlements
Law Offices of Jay Brown

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SUP-41030

City of Las Vegas Agenda Item No.: **29.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: APRIL 12, 2011

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG, Acting ☐ **Consent** ☒ **Discussion**

SUBJECT:
SUP-41036 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: DANIEL J. COUGHLIN - OWNER: T-BREO II, LLC - Request for a Special Use Permit FOR A PROPOSED 1,983 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT at 523 Fremont Street (APN 139-34-611-017), C-2 (General Commercial) Zone, Ward 5 (Barlow).

MAY GO TO CITY COUNCIL ON 05/18/2011
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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-41036** APN: 139-34-611-017

Name of Property Owner: T-BREO, II LLC

Name of Applicant: DANIEL COUGHLIN

Name of Representative: DANIEL COUGHLIN

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: JONATHAN JOSSEL

Subscribed and sworn before me

This 23 day of February, 2011

_____
Notary Public in and for said County and State
Clark, Nevada

Notary Public State of Nevada
No. 08-5715-1
My appt. exp. Jan. 23, 2012

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FEB 24 2011

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: LE THAI

Project Address (Location) 523 FREMONT ST

Project Name LE THAI **Proposed Use** RESTAURANT

Assessor's Parcel #(s) 139-34-611-017 **Ward #** 5

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

Commercial Square Footage 1,983 **Floor Area Ratio** —

Gross Acres _____ **Lots/Units** 0 **Density** 0

Additional Information _____

PROPERTY OWNER T-BREO II, LLC **Contact** 212 302 9444

Address 24th Floor, 1500 Broadway **Phone:** 2123029444 **Fax:** _____

City New York **State** NY **Zip** 10036

E-mail Address JJossel@tamares.com

APPLICANT DANIEL J. COUGHLIN **Contact** 414-737-9241

Address 150 LAS VEGAS BLVD. N. #1712 **Phone:** 414-737-9241 **Fax:** _____

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

E-mail Address DJ_COUGHLIN@YAHOO.COM

REPRESENTATIVE _____ **Contact** _____

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

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

E-mail Address _____

Property Owner Signature* _____

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

Print Name JONATHAN JOSSEL

Subscribed and sworn before me

This 23rd day of February, 2011.

Stephanie J. Mantl

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

STEPHANIE J. MANTL
Notary Public State of Nevada
No. 08-5715-1
My appt. exp. Jan. 23, 2012

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	SUP-41036
Meeting Date:	4-12-11 PC
Total Fee:	$1,280.00
Date Received:*	2-24-11
Received By:	

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

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FEB 24 2011

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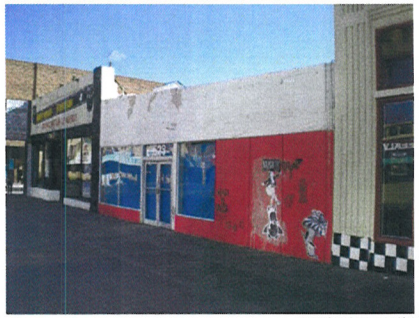
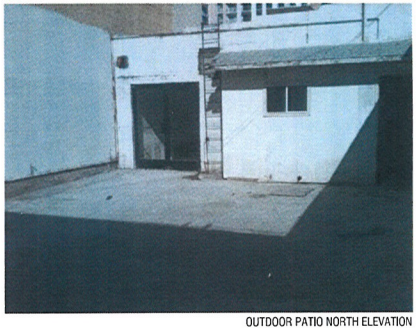


FREMONT ST ELEVATION

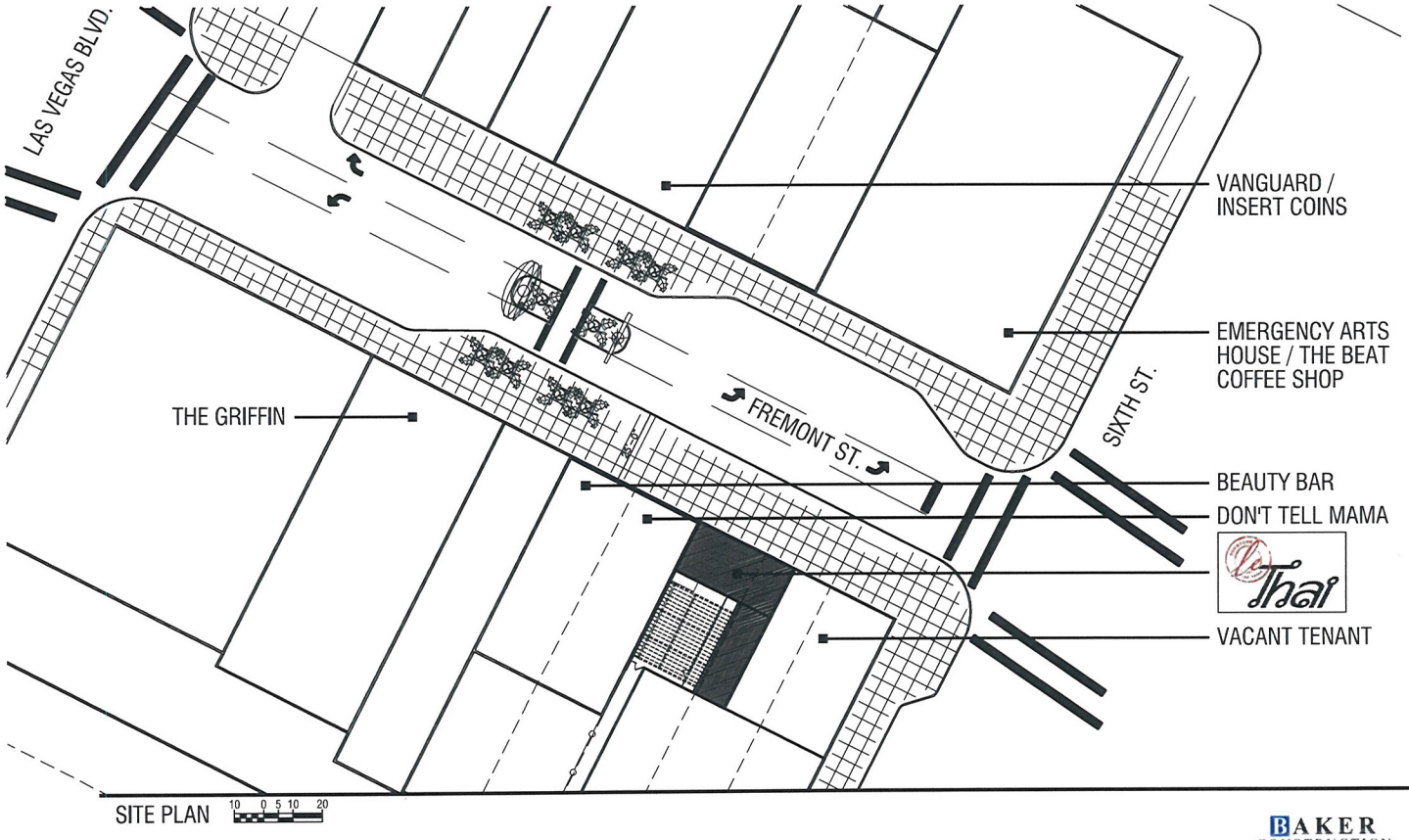


OUTDOOR PATIO NORTH ELEVATION



OUTDOOR PATIO SOUTH ELEVATION

EXISTING BUILDING ELEVATIONS



SITE PLAN 10 0 5 10 20



VICINITY MAP

523 FREMONT ST | APN : 139-34-611-017

NOTE: PER THE DOWNTOWN CENTENNIAL PLAN SECTION I SUBSECTION 3: TITLE 19.10 PARKING STANDARDS ARE NOT AUTOMATICALLY APPLIED.

PARKING IS AVAILABLE AT THE ADJACENT EL CORTEZ PARKING STRUCTURE, THE FREEMONT STREET PARKING GARAGE, AND SURROUNDING STREET METERED PARKING.

BAKER CONSTRUCTION INCORPORATED

N

le Thai

02.24.2011

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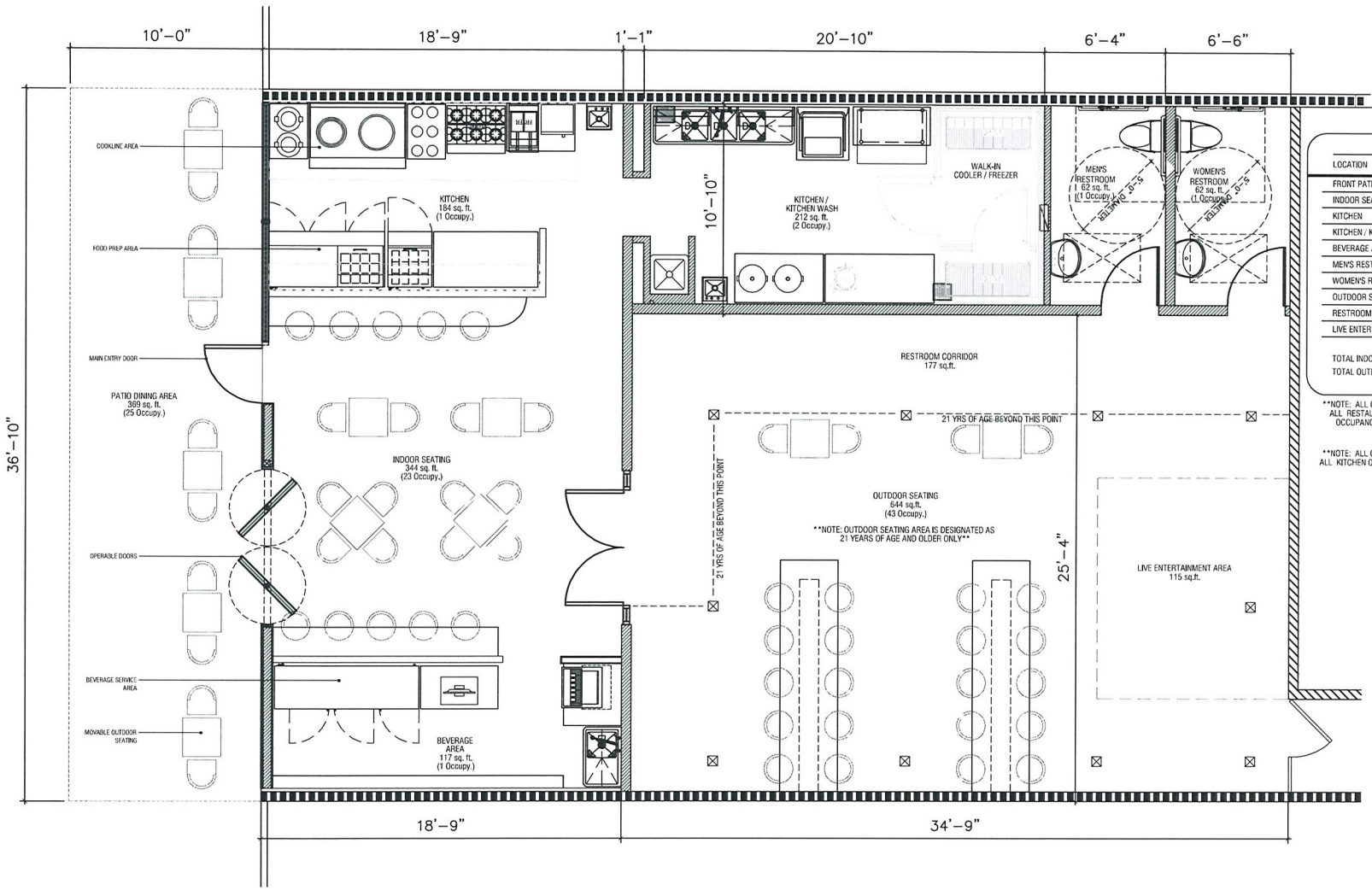
FEB 24 2011

SUP-41036



OCCUPANCY CALCULATION

LOCATION	SQUARE FT.	OCC. LOAD
FRONT PATIO DINING AREA	369 sq. ft.	25 OCCUPY.
INDOOR SEATING AREA	344 sq. ft.	23 OCCUPY.
KITCHEN	184 sq. ft.	1 OCCUPY.
KITCHEN / KITCHEN WASH AREA	212 sq. ft.	2 OCCUPY.
BEVERAGE AREA	117 sq. ft.	1 OCCUPY.
MEN'S RESTROOM	62 sq. ft.	1 OCCUPY.
WOMEN'S RESTROOM	62 sq. ft.	1 OCCUPY.
OUTDOOR SEATING AREA	644 sq. ft.	43 OCCUPY.
RESTROOM CORRIDOR	177 sq. ft.	0 OCCUPY.
LIVE ENTERTAINMENT AREA	115 sq. ft.	N/A - INCLUDED W/ IN OUTDOOR AREA
TOTAL INDOOR SQ. FT.	981 sq. ft.	29 OCCUPY.
TOTAL OUTDOOR SQ. FT.	1,013 sq. ft.	68 OCCUPY.

NOTE: ALL OCCUPANCY COUNTS ARE BASED ON IBC 2006 TABLE 1004.1.1 ALL RESTAURANT OCCUPANCY COUNTS WERE BASED ON AN ASSEMBLY OCCUPANCY W/ UNCONCENTRATED LOADS (TABLES AND CHAIRS) AT 15 NET SQ. FT. PER OCCUPANT

NOTE: ALL OCCUPANCY COUNTS ARE BASED ON IBC 2006 TABLE 1004.1.1 ALL KITCHEN OCCUPANCY COUNTS WERE BASED ON A COMMERCIAL KITCHEN OCCUPANCY AT 200 SQ. FT. PER OCCUPANT

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

BAKER CONSTRUCTION INCORPORATED

N

Le Thai

02.24.2011

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SUP-41036

BAKER
CONSTRUCTION
INCORPORATED

5720 Arville Suite 118 Las Vegas, Nevada 89118
Office 263-7561 Fax 263-5135 Email Bakerconst1@aol.com
Nevada License No. 36671 www.bakerconstructioninc.com Nevada License Limit $UNLIMITED

February 24, 2011

City of Las Vegas Planning and Development
333 N. Rancho Dr.
Las Vegas, NV 89106

RE: ***Special Use Permit: Tavern –Limited Establishment with Restaurant at 523 Fremont ST, Downtown, Las Vegas***

To whom it may concern,

This letter is being submitted on behalf of the applicant, Daniel J. Coughlin, for approval of a Special Use Permit for a Tavern-Limited License with Restaurant at 523 Fremont St, just east of the Fremont Street Experience. The existing building is currently vacant, but did have a previous tenant that was a restaurant establishment just prior to its vacancy.

Mr. Coughlin intends to run his Thai restaurant, Le' Thai, during the hours of 10:30 am to 10:00 pm, Monday thru Thursday and 10:30 am to 3:00 am Friday and Saturday, and closed on Sunday's. In the future if business shows profitable and demand grows, then the owner will look at opening Sundays for limited hours. The restaurant will employ in total 9 to 12 employees and expects during the busy shifts having a total of 4 to 8 employees working. It is also the intention of the applicant to have Live Entertainment Venues in the back "over 21 years of age" Outdoor Area anywhere from 3 to 4 times per week.

It is anticipated that roughly 60% of the business of Le' Thai will be from pedestrian traffic and the other 40% from local vehicular or mass transit traffic. A number of parking facilities in the area including Fremont St. parking garage, El Cortez parking garage and various metered street side parking will be able to accommodate this expected traffic.

Mr. Coughlin is no stranger to owning a Thai Restaurant business around the Downtown area as he was the previous owner of Mix Zone Café at Charleston and Rancho. His food has not only seen rave reviews from many local food buffs but has also been featured in local magazines such as the *Las Vegas Weekly*. He owned this business from 2007 to 2010 when he decided to sell and open up Le' Thai in the heart of Downtown. Mr. Coughlin looks forward to becoming the newest business on East Fremont Street and is excited to be able to call downtown his new home.

Sincerely,

Shawn Mitchell
Sr. Project Manager
Baker Construction

RECEIVED
FEB 24 2011

Initials SUP-41036

City of Las Vegas Agenda Item No.: **30.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: APRIL 12, 2011

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG, Acting ☐ **Consent** ☒ **Discussion**

SUBJECT:
SUP-41039 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: OVATION DEVELOPMENT - OWNER: LONE MOUNTAIN APARTMENTS I, LLC - Request for a Major Amendment of a previously approved Special Use Permit (SUP-37601) FOR A 49-UNIT SENIOR CITIZEN APARTMENT COMPLEX WHERE A 152-UNIT SENIOR CITIZEN APARTMENT COMPLEX WAS APPROVED at the southeast corner of Rainbow Boulevard and Lone Mountain Road (APN 138-02-101-015), C-1 (Limited Commercial) Zone, Ward 6 (Ross).

MAY GO TO CITY COUNCIL ON 05/18/2011
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 - SUP-41039 and SDR-41043
2. Conditions and Staff Report - SUP-41039 and SDR-41043
3. Supporting Documentation
4. Photos - SUP-41039 and SDR-41043
5. Justification Letter - SUP-41039 and SDR-41043

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-41039** APN: 138-02-101-015

Name of Property Owner: Lone Mountain Apts I LLC

Name of Applicant: Ovation Development

Name of Representative: Impulse Civil 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: _____

RECEIVED
FEB 24 2011
City of Las Vegas

Signature of Property Owner: Alan L Molasky

Print Name: Alan L. Molasky

Subscribed and sworn before me

This 17th day of February, 2011

Notary Public in and for said County and State

CHERISE QUIMBY
NOTARY PUBLIC
STATE OF NEVADA
CLARK COUNTY
APPT. No. 09-9540-1
MY APPT. EXPIRES MAR. 13, 2013

PLANNING & DEVELOPMENT

CITY OF LAS VEGAS

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit

Project Address (Location) SE corner of Rainbow Blvd and Lone Mountain Road

Project Name Lone Mountain Senior Apartments **Proposed Use** Apartment Rentals

Assessor's Parcel #(s) 138-02-101-015 **Ward #** 6

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

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

Gross Acres 1.77 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER Lone Mountain Apts I LLC **Contact** Janet Goyer

Address 6021 S. Fort Apache Road, #100 **Phone:** (702) 990-2325 **Fax:** (702) 990-2391

City Las Vegas **State** NV **Zip** 89148

E-mail Address jang@ovationdev.com

APPLICANT Ovation Development **Contact** Janet Goyer

Address 6021 S. Fort Apache Road, #100 **Phone:** (702) 990-2325 **Fax:** (702) 990-2391

City Las Vegas **State** NV **Zip** 89148

E-mail Address jang@ovationdev.com

REPRESENTATIVE Impulse Engineering **Contact** Pete Laas

Address 625 Dinard Way **Phone:** (702) 338-7115 **Fax:** (702) 478-8535

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

E-mail Address Impulse-ce@cox.net

Property Owner Signature* Alan L Molasky

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

Print Name Alan L. Molasky

Subscribed and sworn before me

This 17th day of February, 20 11.

Notary Public in and for said County and State

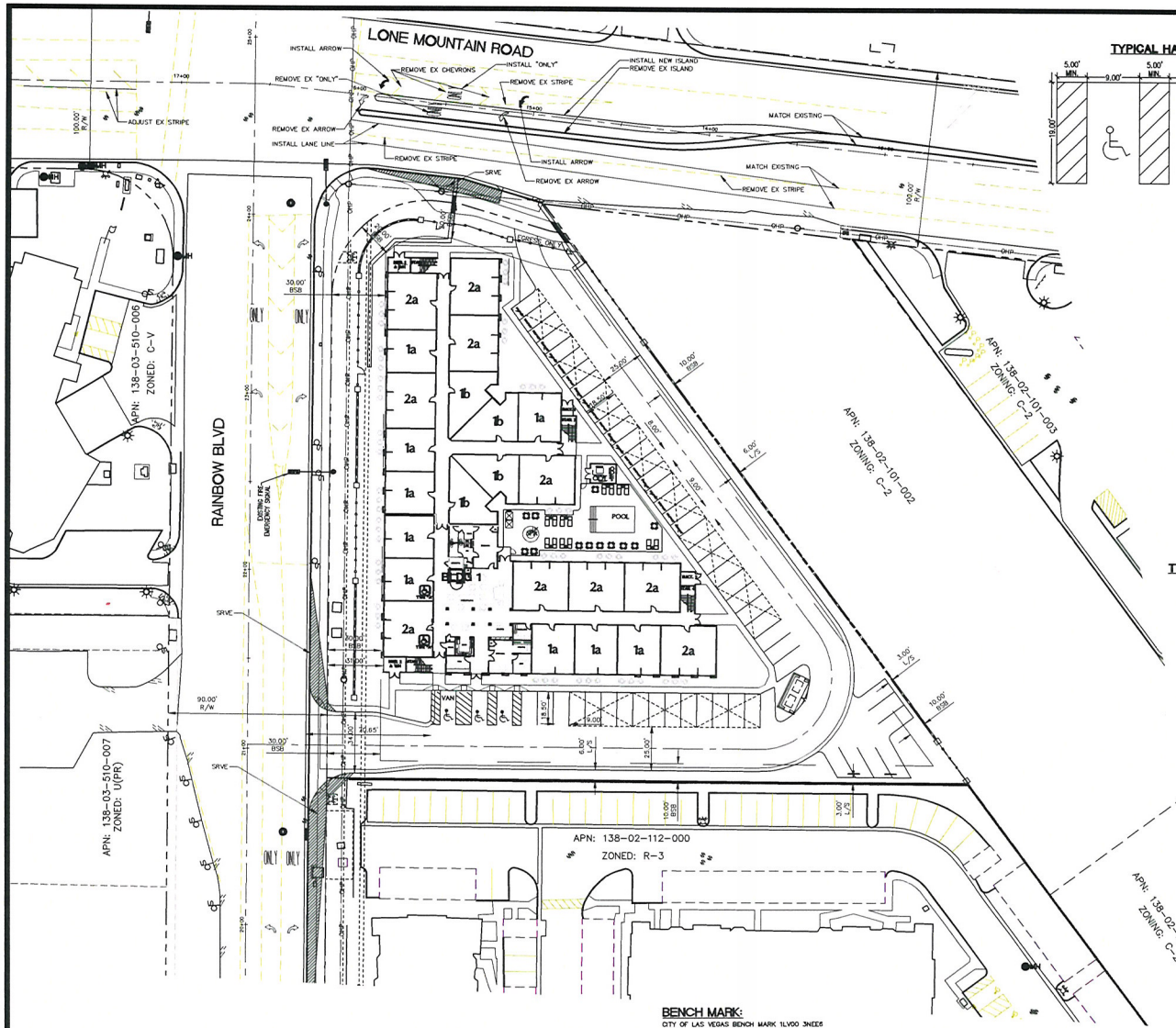
CHERISE QUIMBY
NOTARY PUBLIC
STATE OF NEVADA
CLARK COUNTY
APPT. No. 09-9540-1
MY APPT. EXPIRES MAR. 13, 2013

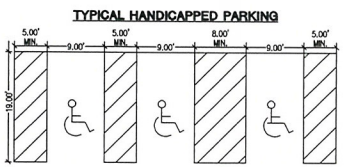
FOR DEPARTMENT USE ONLY

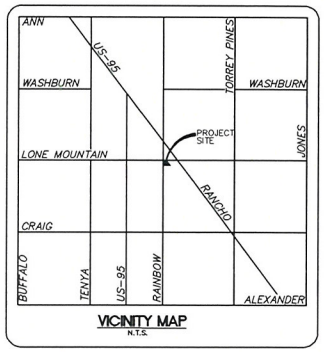
Case #	SUP-41037
Meeting Date:	4-12-11
Total Fee:	1030
Date Received:*	2-24-11
Received By:	FS

*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

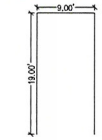




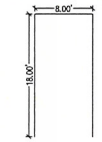


VICINITY MAP
N.T.S.

TYPICAL PARKING SPACE



TYPICAL COMPACT PARKING SPACE



OVATION
DEVELOPMENT CORP

GRAPHIC SCALE 24"X36"
(IN FEET)
1 inch = 30 ft.

GRAPHIC SCALE 11"X17"
(IN FEET)
1 inch = 60 ft.

BUILDING DATA

BLDG 1 LIVABLE:	
FIRST FLOOR	16,950 SF
SECOND FLOOR	18,900 SF
THIRD FLOOR	18,900 SF
TOTAL:	54,750 SF
BLDG 1 GROSS:	
FIRST FLOOR	24,753 SF
SECOND FLOOR	24,753 SF
THIRD FLOOR	24,753 SF
TOTAL:	74,259 SF

SITE DATA

SITE	
PRESENT ZONING	C-1
PROPOSED ZONING	C-1
APN	138-02-101-015
UNITS	75
NET AREA	1.77 AC±
GROSS AREA	1.77 AC±
DENSITY (GROSS)	43 UNITS / AC±
BUILDING AREA	0.57 AC±
COVERED PARKING AREA	0.14 AC±
PAVED AREA	0.59 AC±
OPEN SPACE	0.78 AC±
TOTAL LOT COVERAGE	(0.57+0.14) / 1.77 = 41%

PARKING	
– PARKING REQUIRED	57 SPACES
1-BEDROOM	0.75 x 45 = 34 SPACES
2-BEDROOM	0.75 x 30 = 23 SPACES
3-BEDROOM	0.75 x 0 = 0 SPACES
GUEST	147 X 0 = 0 SPACES
HANDICAP REQUIREMENT	101 – 150 STALLS: 3 SPACES
– PARKING PROVIDED	57 SPACES
HANDICAP	3 SPACES

BENCH MARK:
CITY OF LAS VEGAS BENCH MARK 1LV00 3NE06

CITY OF LAS VEGAS PIN AND PLATE IN THE TOP OF CURB, SOUTHWEST CORNER OF RAINBOW BOULEVARD AND RED COACH AVENUE NEAR THE PT OF RED COACH AVENUE
NAVD '88 DATUM

ELEVATION = 2319.021 U.S. SURVEY FEET
ELEVATION = 706.839 METERS

BASIS OF BEARINGS:
THE BASIS OF BEARING FOR THIS SURVEY IS THE WESTERLY LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 2, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, COUNTY OF CLARK, STATE OF NEVADA, WHICH BEARS NORTH 00°31'01" EAST, AS PER MAP RECORDED IN BOOK 139, PAGE 33 OF PLATS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

WAIVERS/EXCEPTIONS

– VARIANCES
NONE
– WAIVERS
REDUCED LANDSCAPE BUFFER DUE TO PARKING & DRIVE AISLE ENCROACHMENT
MULTI-USE TRANSPORTATION TRAIL LANDSCAPING
MINIMUM SPECIAL USE REQUIREMENT #2
MINIMUM SPECIAL USE REQUIREMENT #3
MINIMUM SPECIAL USE REQUIREMENT #4
– EXCEPTIONS
PARKING LOT LANDSCAPING
TREES IN LANDSCAPE BUFFER ALONG RAINBOW

CAUTION TO CONTRACTOR !
EXISTING UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION.

AVOID HITTING OVERHEAD POWER LINES. IT'S DEADLY
CALL BEFORE YOU DIG OVERHEAD
1-702-593-6111
NEVADA POWER ENVIRONMENT & SAFETY SERVICES DEPARTMENT

AVOID CUTTING UNDERGROUND UTILITY LINES. IT'S COSTLY.
Call Before You Dig
CALL 811
1-800-227-2600
AND
CLARK COUNTY TRAFFIC OPERATIONS
1-800-455-7544

AVOID HITTING UNDERGROUND TRAFFIC SIGNAL CONDUIT AND SYSTEM CONDUITS. IT'S COSTLY.
Call before you UnderGround
1-702-455-7511
CLARK COUNTY TRAFFIC OPERATIONS
AND
1-702-486-5300
FREEWAY AND ARTERIAL SYSTEM OF TRANSPORTATION

SUP-41039
SDR-41043

OVATION DEVELOPMENT
6021 SOUTH FORT APACHE ROAD, SUITE 100
LAS VEGAS, NEVADA 89148
CONTACT: JAN GOYER (702) 990-2325

Impulse
Civil Engineering & Planning

520 ISLAND WAY
NORTH LAS VEGAS, NEVADA 89031
(702) 359-7115
FAX (702) 429-9355

I=/F·dt
CIVIL ENGINEERS - PLANNERS

REVISION	BY	DATE

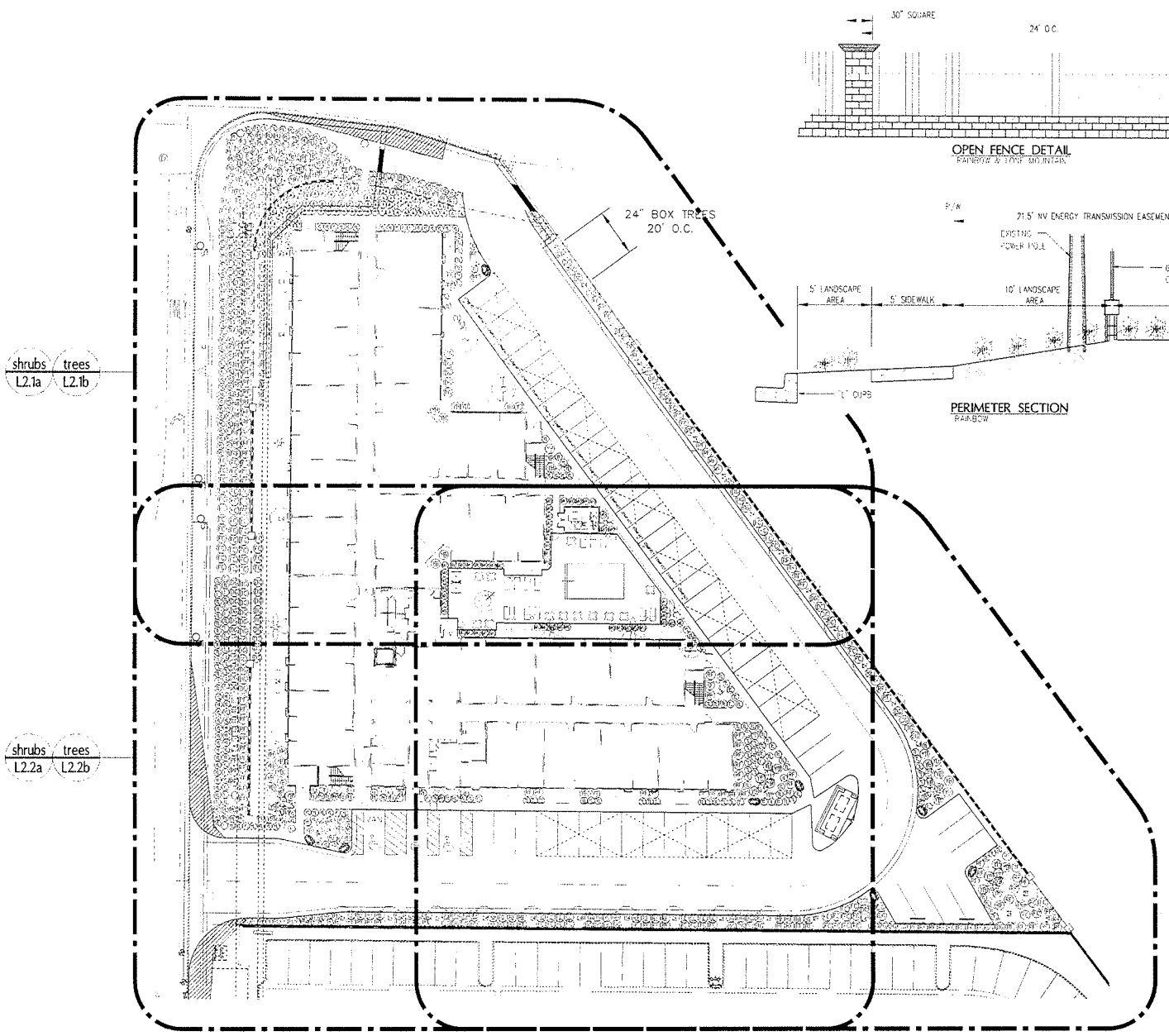
SHEET: SITE PLAN
TITLE: LONE MOUNTAIN SENIOR APARTMENTS

DRAWN BY: JSH	FEBRUARY 2021	
DESIGNED BY: JSH	FEBRUARY 2021	
CHECKED BY: JFA	FEBRUARY 2021	
PROJECT NO: 20100107	SCALE: N.T.S.	

PROFESSIONAL ENGINEER - STATE OF NEVADA
REGISTERED
PETER J. LAS (Exp: 12/31/21) CIVIL No. 11447

SHEET DT3
13 OF 19 SHEETS
DRAWING NO.

File: C:\Projects\Projects\Clients\Ovation\Lone Mountain\Improvement Plans\Revised\13 SITE PLAN.dwg Sheet: SITE Date: 11-Feb-21 3:40pm



OVERALL SITE PLAN – LANDSCAPE PLANTING PLAN

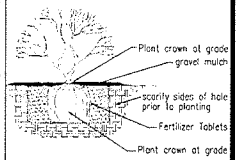
Plant Legend

1 GALLON SHRUBS:

1 gal. Acacia	93
1 gal. Trailing Purple Lantana	161
1 gal. Yellow Bush Lantana	130

5 GALLON SHRUBS:

5 gal. Deer Grass	130
5 gal. Feathery Cassia	125
5 gal. Dwarf Mock Orange	52
5 gal. Pink Lady	101
5 gal. Ruby Fountain Grass	154
5 gal. Yellow Bells	86



Typical Shrub Detail

15 GALLON TREES:

Chitalpa	3

24 INCH BOX TREES:

African Sumac	39
Sago Palm	5

36 INCH BOX TREES:

Mondel Pine - 36 in. box	2

PALM TREES:

18' Washingtonia Robusta (Mexican Fan Palm)	11
20' Washingtonia Robusta (Mexican Fan Palm)	10
Boulder	8

Graphic Scale

1 inch = 20 ft.

SUP-41039
SDR-41043

Scott L. Baker, Architect, Inc.

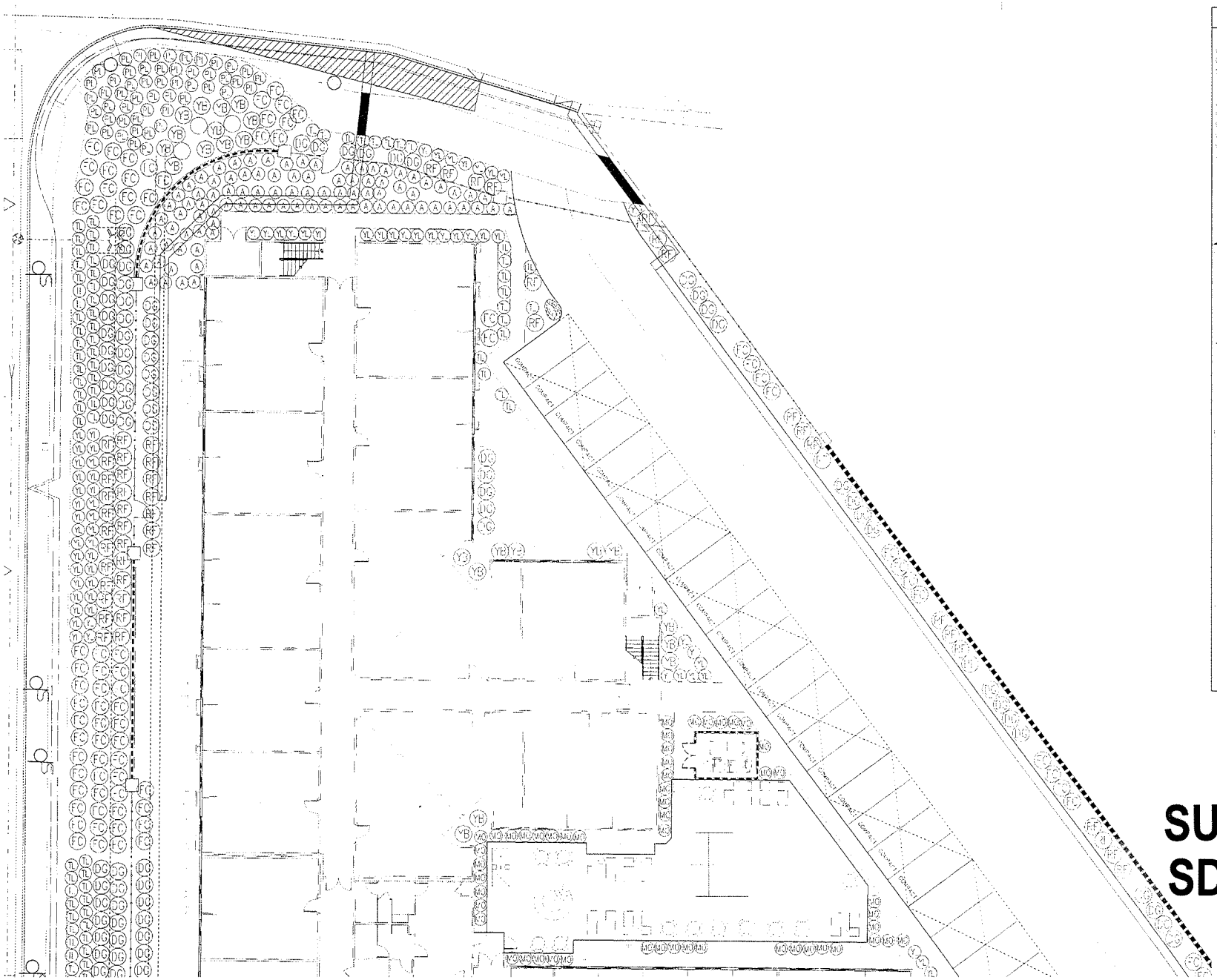
LONE MOUNTAIN SENIOR APARTMENTS
Rainbow Boulevard and Lone Mountain Road
City of Las Vegas, Nevada

SUBMITTAL SET

8240ST
project number
MARCH 11, 2011
date
DLR
drawn
SLB
checked

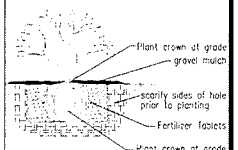
SUBMITTAL SET

PLANTING PLAN
OVERALL SITE PLAN
L2.0



Plant Legend

1 GALLON SHRUBS		
	1 gal. Acacia	93
	1 gal. Trailing Purple Lantana	161
	1 gal. Yellow Bush Lantana	130
5 GALLON SHRUBS		
	5 gal. Deer Grass	130
	5 gal. Feathery Cassia	125
	5 gal. Sweet Mock Orange	52
	5 gal. Pink Lady	101
	5 gal. Ruby Fountain Grass	154
	5 gal. Yellow Bells	66



Typical Shrub Detail

15 GALLON TREES		
	Chitalpa	1
24 INCH BOX TREES		
	African Sumac	39
	Sissi Palm	5
36 INCH BOX TREES		
	Marsden Pine - 36 in. box	2
PALM TREES		
	18' Washingtonia Robusta (Mexican Fan Palm)	15
	20' Washingtonia Robusta (Mexican Fan Palm)	10
	Boulder	8

SUP-41039
SDR-41043

GRAPHIC SCALE

(IN FEET)
1 inch = 10 ft.

Scott L. Baker, Architect, Inc.

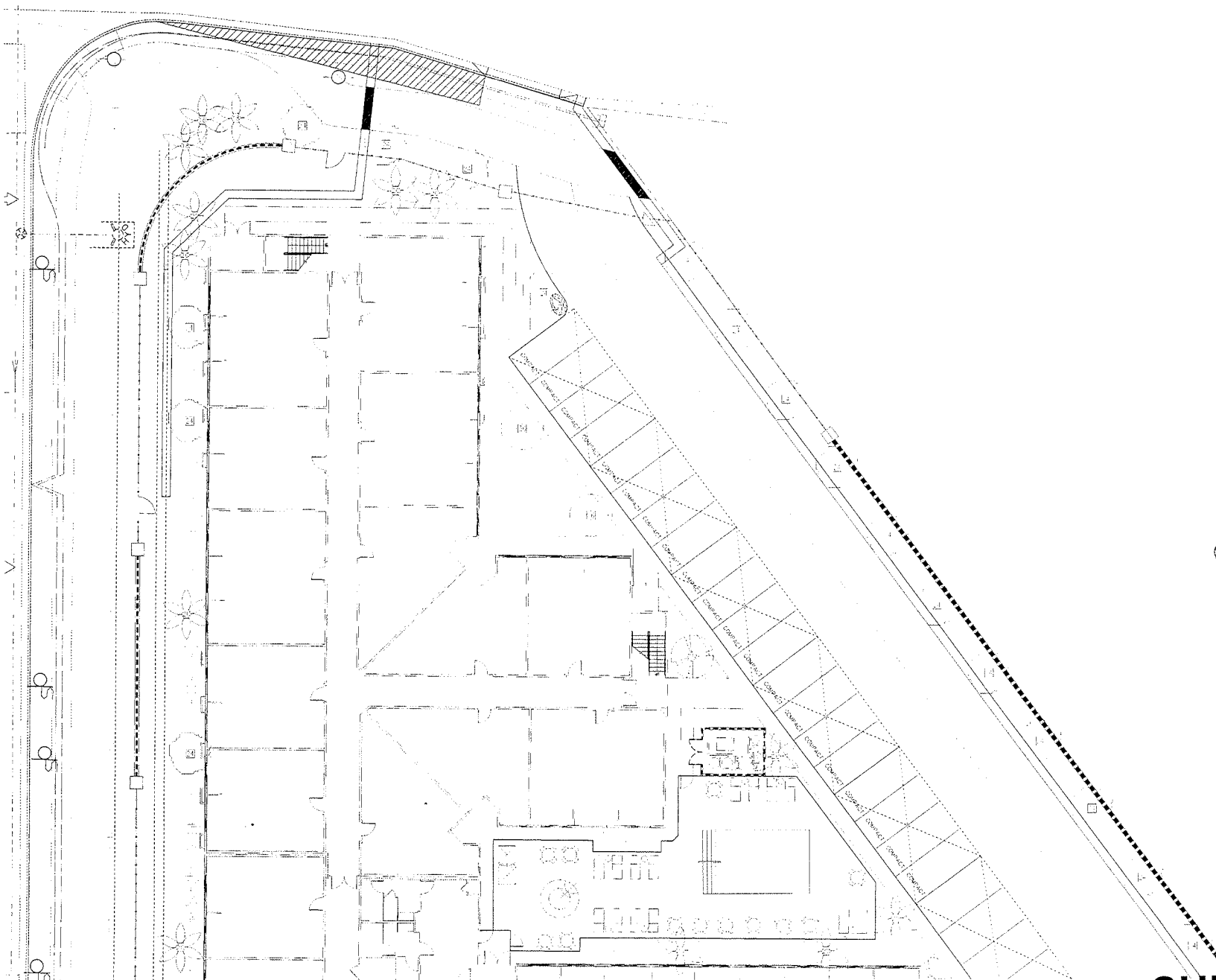
LONE MOUNTAIN SENIOR APARTMENTS
Rainbow Boulevard and Lone Mountain Road
City of Las Vegas, Nevada

8240ST	
MARCH 1, 2011	
DLR	
SLB	

SUBMITTAL SET

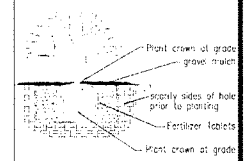
PLANTING PLAN
ENLARGED
SHRUB PLAN

L2.1a



Plant Legend

	1 GALLON SHRUBS	
A	1 gal. Acacia	93
TL	1 gal. Trailing Purple Lantana	161
YL	1 gal. Yellow Bush Lantana	130
	5 GALLON SHRUBS	
DG	5 gal. Deer Grass	130
FC	5 gal. Feathery Cassia	125
MO	5 gal. Dwarf Mock Orange	52
PL	5 gal. Pink Lady	101
RF	5 gal. Ruby Fountain Grass	154
YB	5 gal. Yellow Bells	66



Typical Shrub Detail

	15 GALLON TREES	
	Chilltepe	3
	24 INCH BOX TREES	
	African Sumac	39
	Sago Palm	5
	36 INCH BOX TREES	
	Mondel Pine – 36 in. box	2
	PALM TREES	
	18' Washingtonia Robusta (Mexican Fan Palm)	11
	20' Washingtonia Robusta (Mexican Fan Palm)	10
	Boulder	8

GRAPHIC SCALE

(IN FEET)

Scott L. Baker, Architect, Inc.

NC

LONE MOUNTAIN SENIOR APARTMENTS
Rainbow Boulevard and Lone Mountain Road
City of Las Vegas, Nevada

no	date	description
A	3/11/11	Zoning Check Comments

REVISIONS

SUBMITTAL SET

824DST
project number

MARCH 1, 2011
date

DLR
drawn

SLB
checked

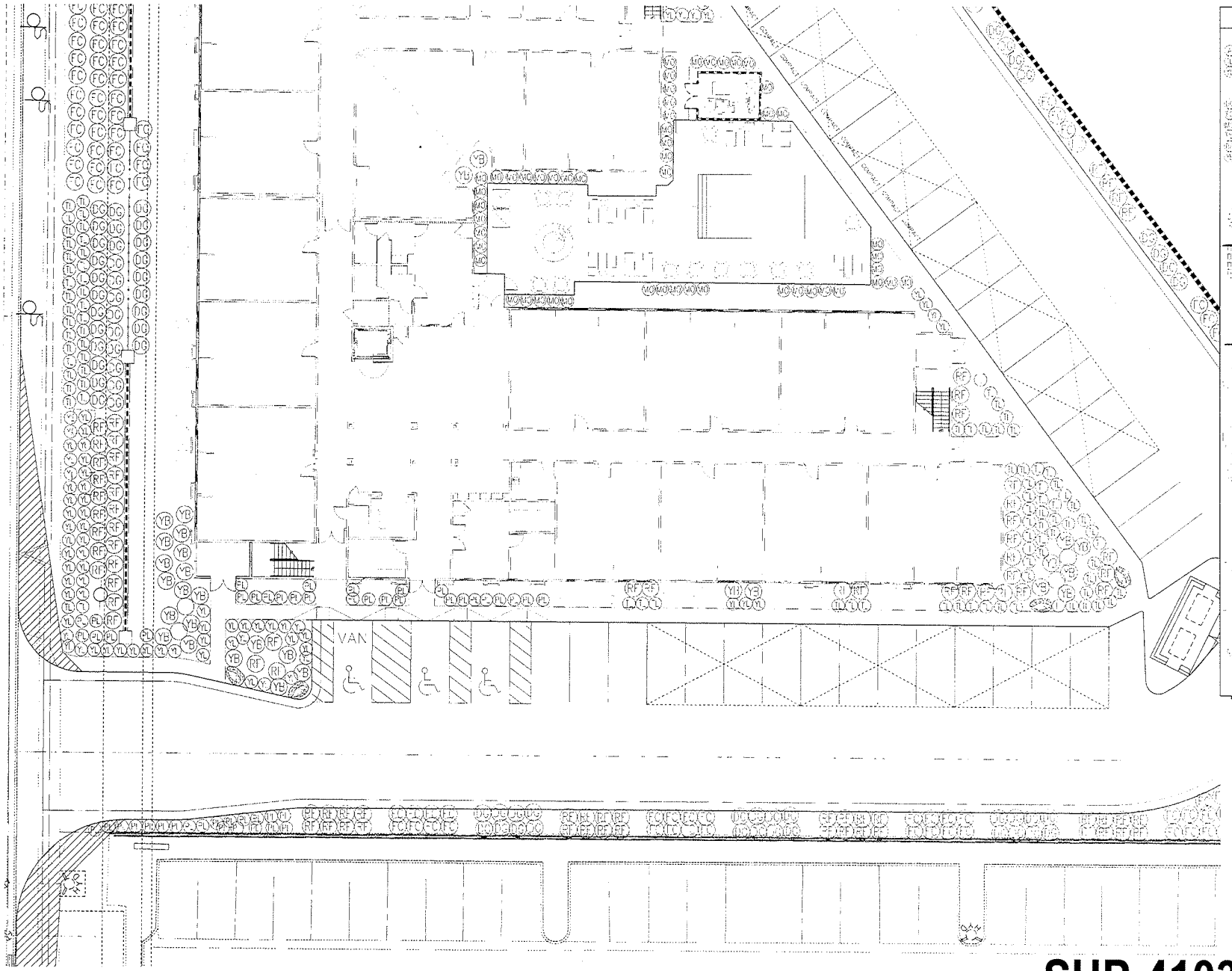
SUBMITTAL SET

PLANTING PLAN
ENLARGED
TREE PLAN

L2.1b

SUP-41039

SDR-41043



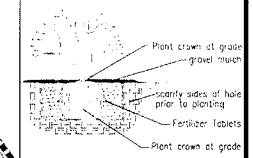
Plant Legend

1 GALLON SHRUBS:

1 gal.	Acacia	93
1 gal.	Trailing Purple Lantana	161
1 gal.	Yellow Bush Lantana	130

5 GALLON SHRUBS:

5 gal.	Deer Grass	130
5 gal.	Feathery Cassia	125
5 gal.	Dwarf Mock Orange	52
5 gal.	Pink Lady	101
5 gal.	Ruby Fountain Grass	154
5 gal.	Yellow Bells	66



Typical Shrub Detail

15 GALLON TREES:

Chiltalpa	3

24 INCH BOX TREES:

African Sumac	39
Sago Palm	5

36 INCH BOX TREES:

Mondel Pine + 36 in. box	2

PALM TREES:

18' Washingtonia Robusta (Mexican Fan Palm)	11
20' Washingtonia Robusta (Mexican Fan Palm)	10
Boulder	6

GRAPHIC SCALE

(IN FEET)

Scott L. Baker, Architect, Inc.

LONE MOUNTAIN SENIOR APARTMENTS
Rainbow Boulevard and Lone Mountain Road
City of Las Vegas, Nevada

no	date	REVISIONS description

SUBMITTAL SET

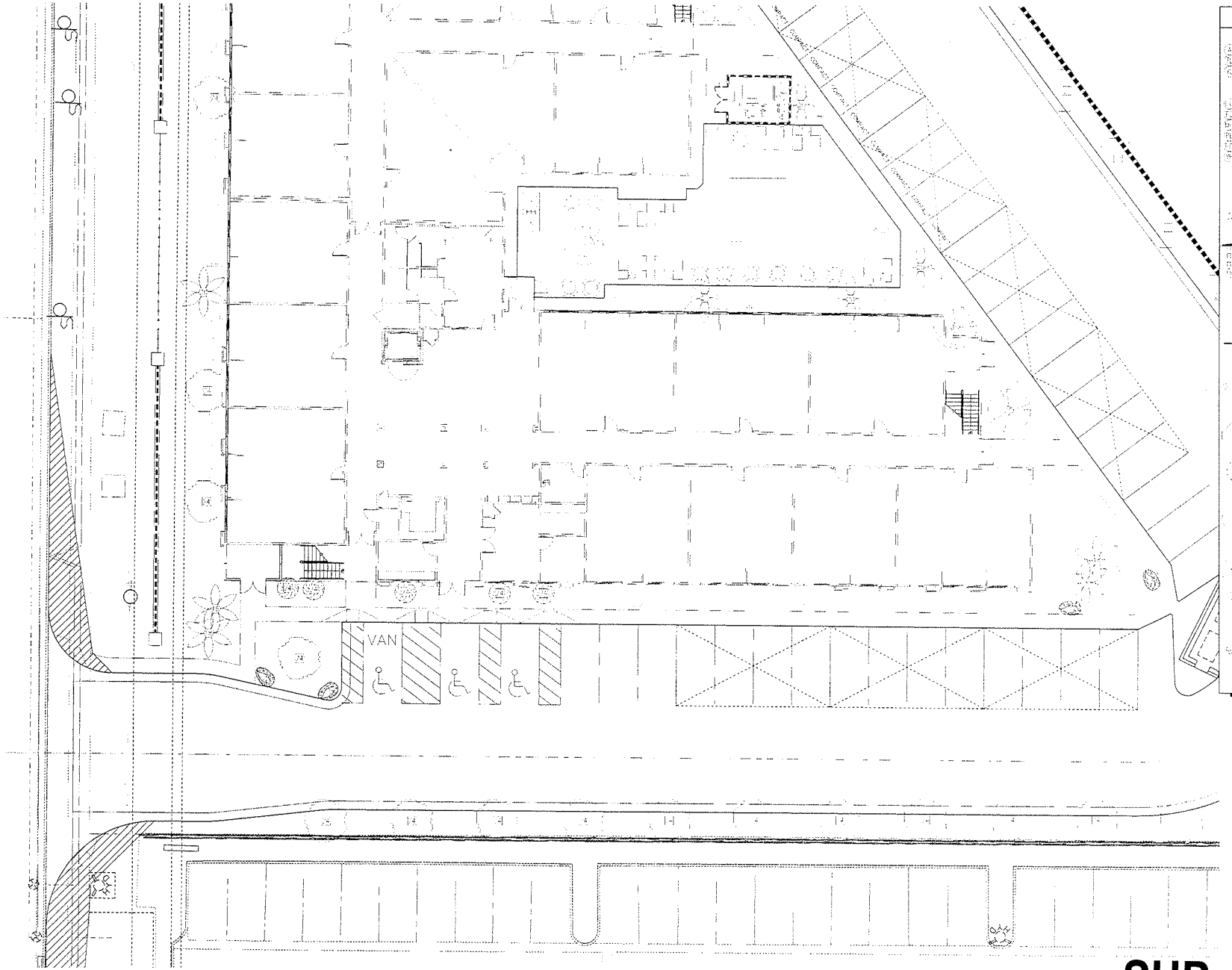
824DST project number	MARCH 1, 2011 date
DLR drawn	SLB checked

SUBMITTAL SET

PLANTING PLAN
ENLARGED
SHRUB PLAN

L2.2a

SUP-41039
SDR-41043



Plant Legend

1 GALLON SHRUBS

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5 GALLON SHRUBS

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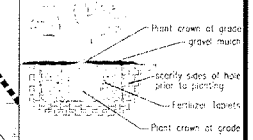
5 gal.	Feathery Cassia	125
5 gal.	Dwarf Mock Orange	52
5 gal.	Pink Lady	101
5 gal.	Ruby Fountain Grass	154
5 gal.	Yellow Bells	66



Typical Shrub Detail

15 GALLON TREES

Chilldoa	3

24 INCH BOX TREES

African Sumac	39
Sago Palm	5

36 INCH BOX TREES

Mondel Pine – 36 in. box	2

PALM TREES

18' Washingtonia Robusta (Mexican Fan Palm)	11
20' Washingtonia Robusta (Mexican Fan Palm)	10
Boulder	8

Scott L. Baker, Architect, Inc.

LONE MOUNTAIN SENIOR APARTMENTS
Rainbow Boulevard and Lone Mountain Road
City of Las Vegas, Nevada

no	date	revisions description

SUBMITTAL SET

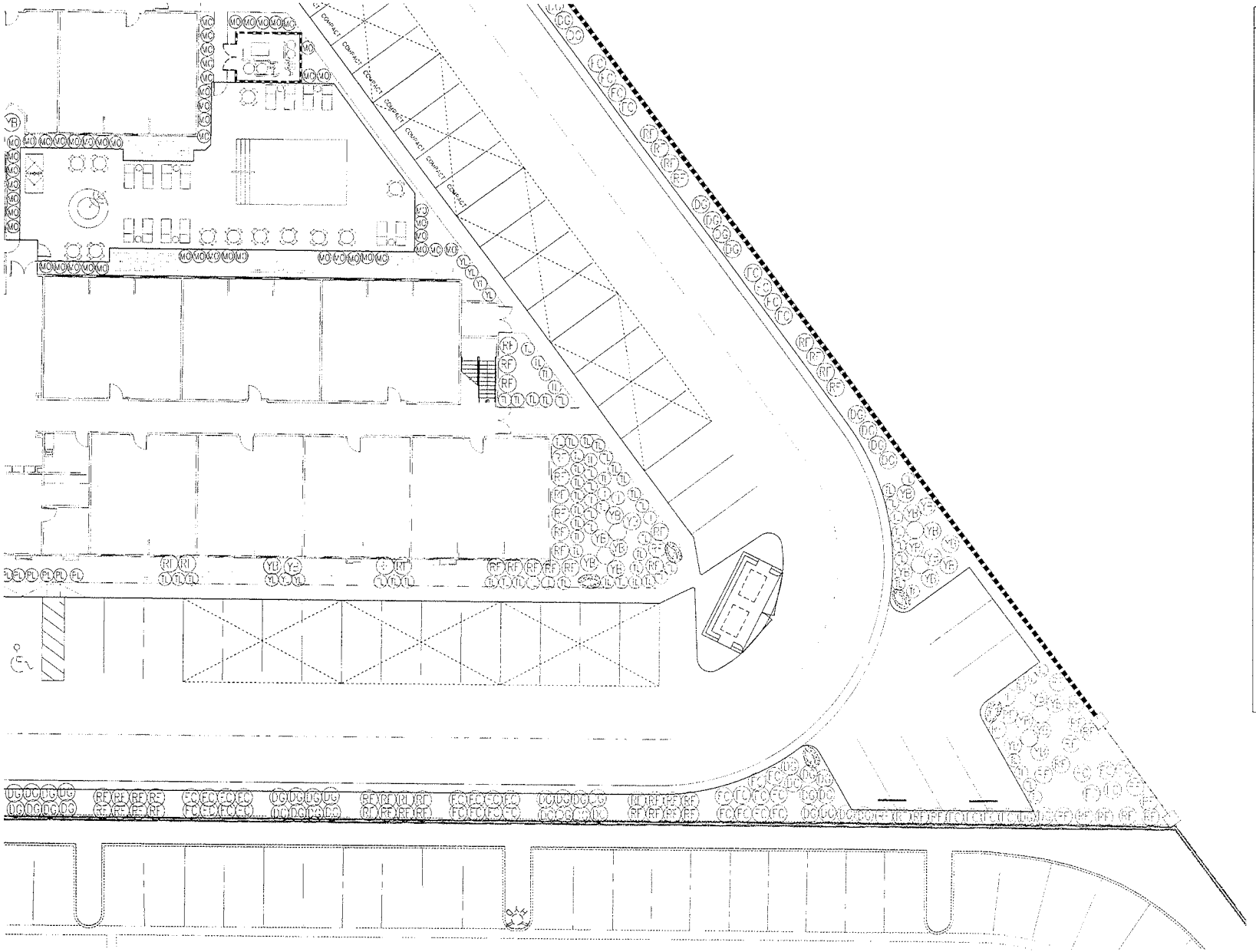
project number	824DST
date	MARCH 1, 2011
drawn	DLR
checked	SLB

SUBMITTAL SET

PLANTING PLAN
ENLARGED
TREE PLAN

L2.2b

SUP-41039
SDR-41043



Plant Legend

1 GALLON SHRUBS:

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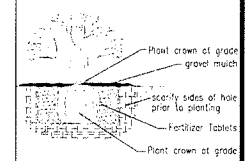


Typical Shrub Detail

15 GALLON TREES:

	Chiltapia	3

24 INCH BOX TREES:

	African Sumac	39
	Sago Palm	5

36 INCH BOX TREES:

	Mondel Pine - 36 in. box	2

PALM TREES:

	18' Washingtonia Robusta (Mexican Fan Palm)	11
	20' Washingtonia Robusta (Mexican Fan Palm)	10
	Boulder	8

GRAPHIC SCALE

(IN FEET)
1 inch = 10 ft

Scott L. Baker, Architect, Inc.

OVCON

LONE MOUNTAIN SENIOR APARTMENTS
Rainbow Boulevard and Lone Mountain Road
City of Las Vegas, Nevada

no.	date	description
		REVISIONS

SUBMITTAL SET

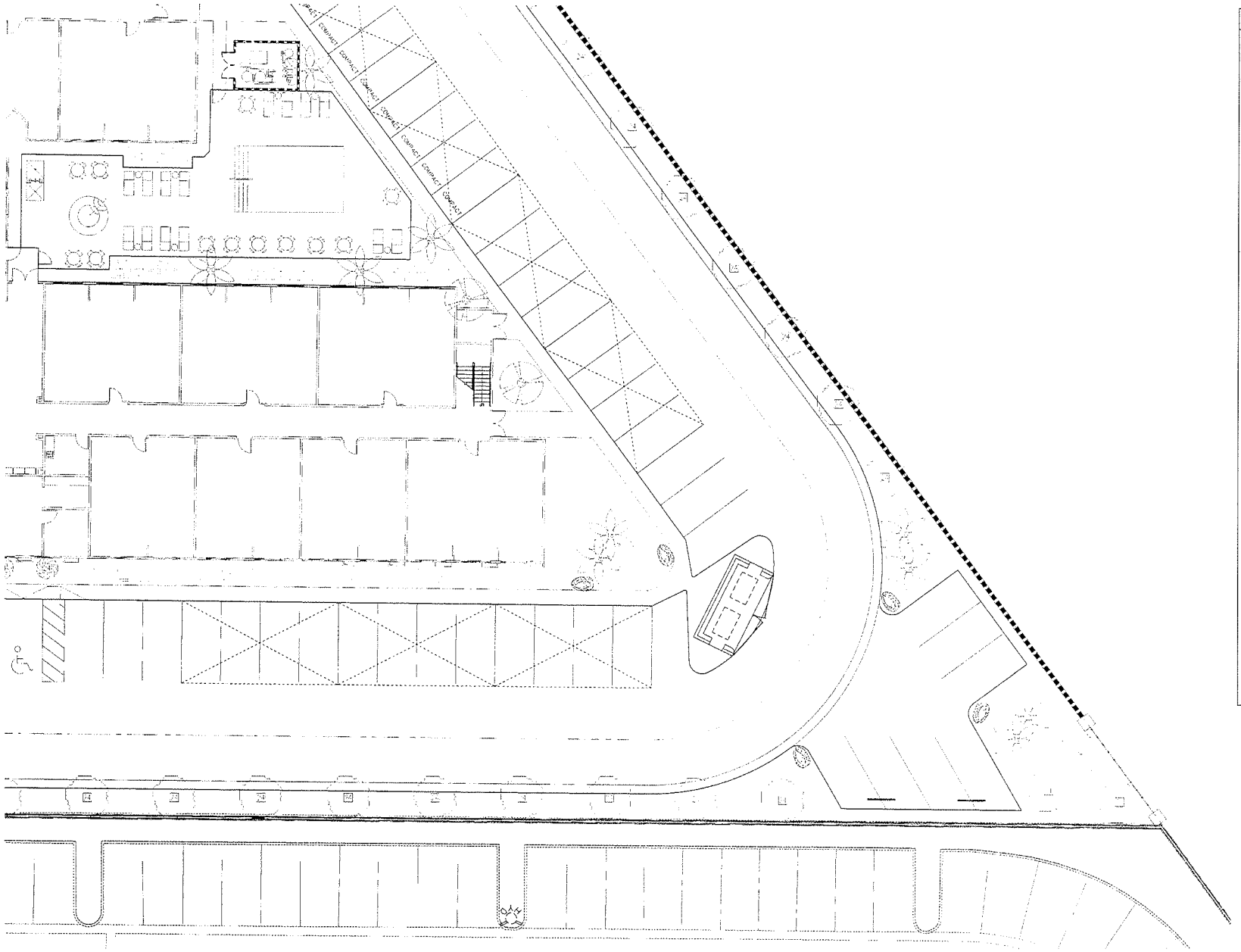
824DST	project number
MARCH 1, 2011	date
DLR	drawn
SLB	checked

SUBMITTAL SET

PLANTING PLAN
ENLARGED
SHRUB PLAN

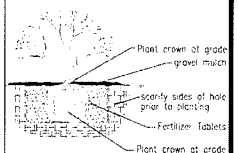
L2.3a

SUP-41039
SDR-41043



Plant Legend

	1 GALLON SHRUBS	
	1 gal. Acacia	23
	1 gal. Trailing Purple Lantana	161
	1 gal. Yellow Bush Lantana	130
	5 GALLON SHRUBS	
	5 gal. Deer Grass	130
	5 gal. Feathery Cassia	125
	5 gal. Dwarf Mock Orange	52
	5 gal. Pink Lady	101
	5 gal. Ruby Fountain Grass	154
	5 gal. Yellow Bells	66



Typical Shrub Detail

	15 GALLON TREES	
	Chitalpa	3
	24 INCH BOX TREES	
	Aleppo Sumac	39
	Soap Palm	5
	36 INCH BOX TREES	
	Mondel Pine - 36 in. box	7
	PALM TREES	
	15' Washingtonia Robusta (Mexican Fan Palm)	11
	20' Washingtonia Robusta (Mexican Fan Palm)	10
	Boulder	8

GRAPHIC SCALE

(IN FEET)
1 inch = 10 ft.

SUP-41039
SDR-41043

Scott L. Baker, Architect, Inc.

LONE MOUNTAIN SENIOR APARTMENTS
Rainbow Boulevard and Lone Mountain Road
City of Las Vegas, Nevada

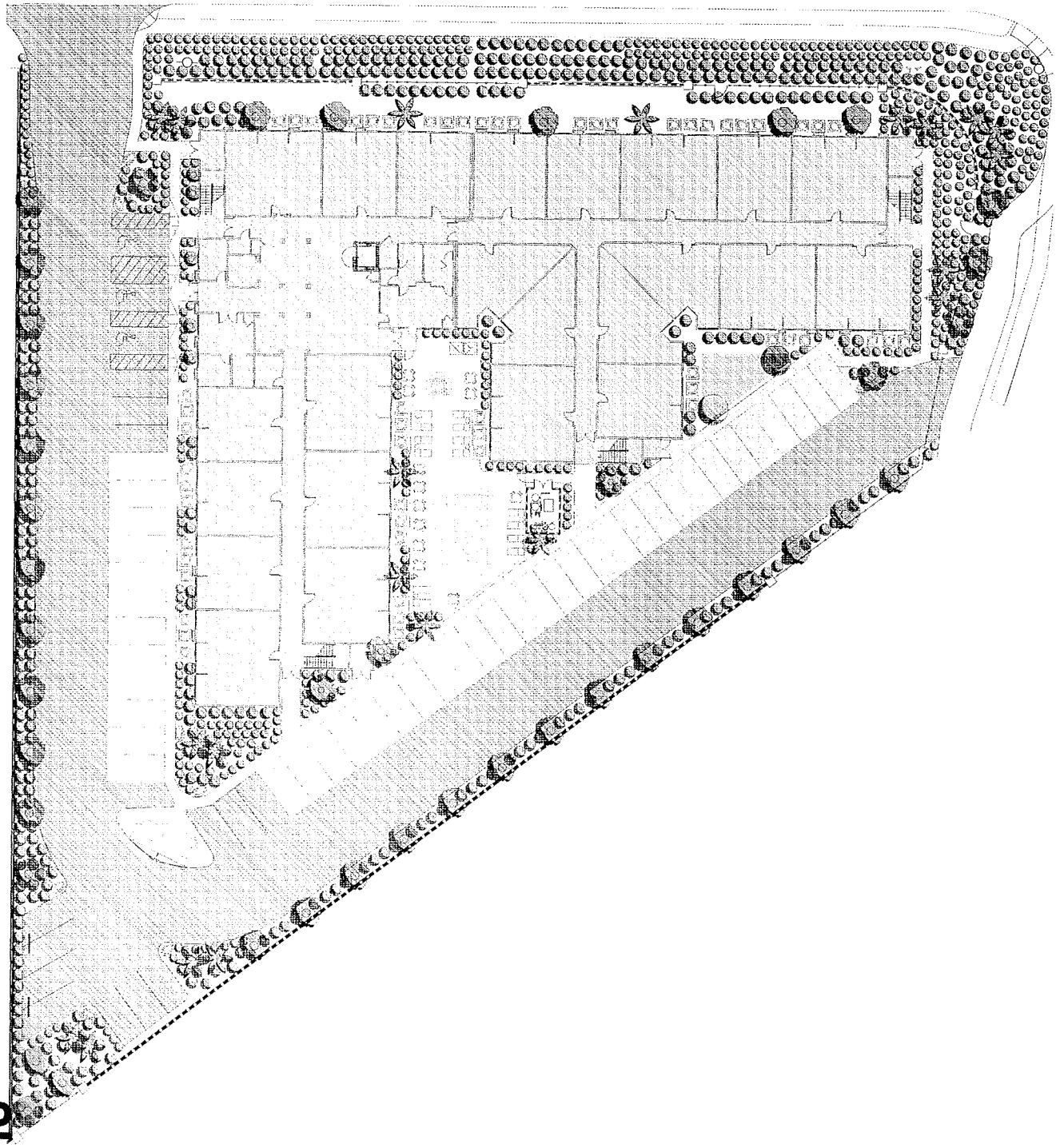
SUBMITTAL SET

824DST
MARCH 11, 2011
DLR
SLB

SUBMITTAL SET

PLANTING PLAN
ENLARGED
TREE PLAN

L2.3b



SUP-41039
SDR-41043

COLOR OVERALL LANDSCAPE
L3.0

SUBMITTAL SET
824DST
project number
MARCH 1, 2011
date
DLR
drawn
SLB
checked
SUBMITTAL SET

no	date	REVISIONS description

OVERTON

LONE MOUNTAIN SENIOR APARTMENTS
Rainbow Boulevard and Lone Mountain Road
City of Las Vegas, Nevada

Scott L. Baker, Architect, Inc.

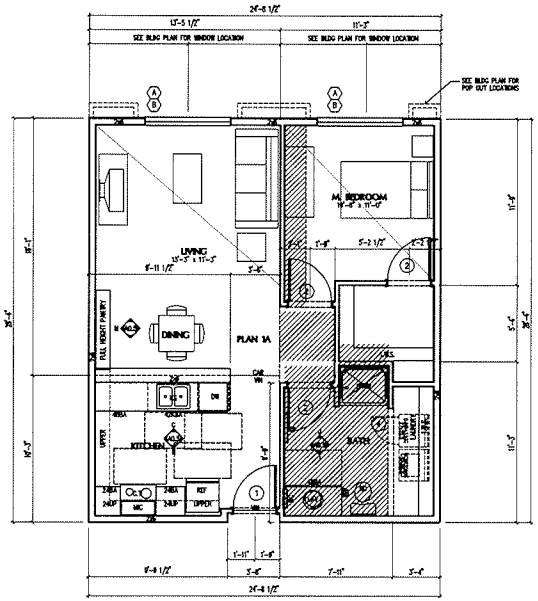
GENERAL NOTES

SEE SHEET A0.3 FOR ALL ADAPTABILITY NOTES

1. TYPICAL WALL CONSTRUCTION – 2 X 4 STUDS UNLESS NOTED OTHERWISE.
2. ALL DIMENSIONS ARE TO FACE OF STUD – TYP. UNLESS NOTED OTHERWISE.
3. PLUMBING/ELECTRICAL PENETRATIONS OF 1 HOUR OR 2 HOUR PARTY WALL SHALL MEET THE 2009 I.B.C. REQUIREMENTS. SEE P.R. SHEETS FOR UL LISTED ASSEMBLIES.
4. AIR HANDLER – MECHANICAL CONTRACTOR SHALL PROVIDE SHOP DRAWINGS WITH UNIT DESIGN, LAYOUT, DIMENSIONS, ETC. FOR APPROVAL PRIOR TO FABRICATION AND INSTALLATION. FRAMING CONTRACTOR SHALL VERIFY ROUGH OPENING SIZE AND PLATFORM (IF REQUIRED) WITH MECHANICAL CONTRACTOR.
5. SEE SHEET A0.4 FOR DOOR & WINDOW SCHEDULES
6. SEE SHEET A0.3 FOR ROOM FINISH SCHEDULE ①Ⓐ
7. ALL PLUMBING WALLS TO BE SINGLE 2x6 FRAMED WALLS, SEE PLAN.
8. MANUAL WATER HEATER SHUT-OFF VALVE LOCATED IN ALL UNITS
9. ALL TOWEL BAR BACKING TO BE LOCATED AT +48" ON CENTER
10. HATCH PATTERN INDICATIONS: SHARED AREAS = DROPPED CEILINGS
11. ALL UNITS SHALL MEET FAIR HOUSING ACCESSIBILITY REQUIREMENTS AS SHOWN ON SHEETS FHA1, FHA2, AND FHA3.
12. SEE A6.1 FOR FIRE RATED ASSEMBLIES

ABBREVIATIONS

1 W.S.	WIRE SHELF – ONE ROW
2 W.S.	WIRE SHELF – TWO ROWS
3 W.S.	WIRE SHELF – THREE ROWS
2x6	2x6 FULL OR PARTIAL FRAMED WALL
2x4	2x4 FULL OR PARTIAL FRAMED WALL
36C	36" COUNTER TOP NO BASE
A.A.	ATTIC ACCESS
CAR.	CARPET
CAV	12x12 COMBUSTION AIR VENT
C.T.	COOKTOP
DW	DISH WASHER
DWR	DRAWER
F.E.C.	FIRE EXTINGUISHER CABINET
KS	KITCHEN SINK
LAV	LAVATORY
L.W.	LOW WALL
MC	MEDICINE CABINET
MIC.	MICROWAVE OVEN
REF.	REFRIGERATOR
S.D.	SMOKE DETECTOR
T.B.	TOWEL BAR
T.P.	TOILET PAPER HOLDER
TUB 1	NOT USED
TUB 2	NOT USED
SHWR	42 x 36 SHOWER
WH.	WHITE
WC	WATER CLOSET – TOILET
–	–
–	–
–	–
–	–
–	–
–	–
–	–
–	–
–	–



SEE SHEET A0.3 FOR ALL ADAPTABILITY NOTES

PLAN 1A – TYPE "B" (ADAPTABLE)

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

SUP-41039
SDR-41043

Scott L. Baker, Architect, Inc.

LONE MOUNTAIN SENIOR APARTMENTS
Rainbow Boulevard and Lone Mountain Road
City of Las Vegas, Nevada

NO.	DATE	REVISIONS

SUBMITTAL SET

824DST
project number
FEBRUARY 14, 2011
date
DLR
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SLB
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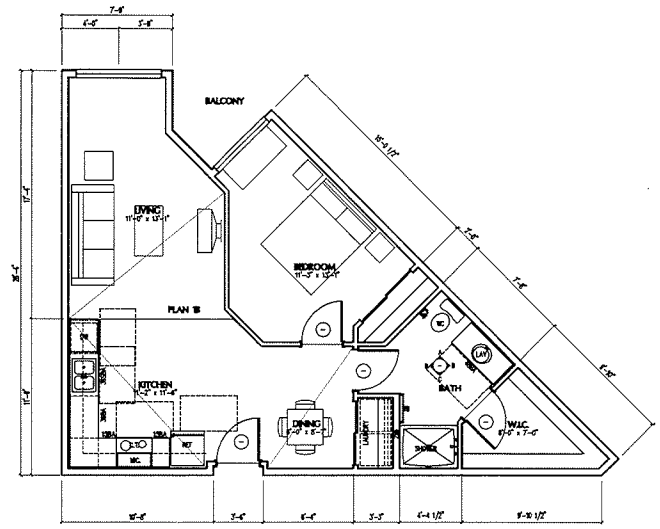
SUBMITTAL SET

TYPE B UNIT FLOOR PLANS

A0.1a



PLAN 1B – TYPE "B" (ADAPTABLE)

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

SUP-41039

SDR-41043

Scott L. Baker, Architect, Inc.

LONE MOUNTAIN SENIOR APARTMENTS
Rainbow Boulevard and Lone Mountain Road
City of Las Vegas, Nevada

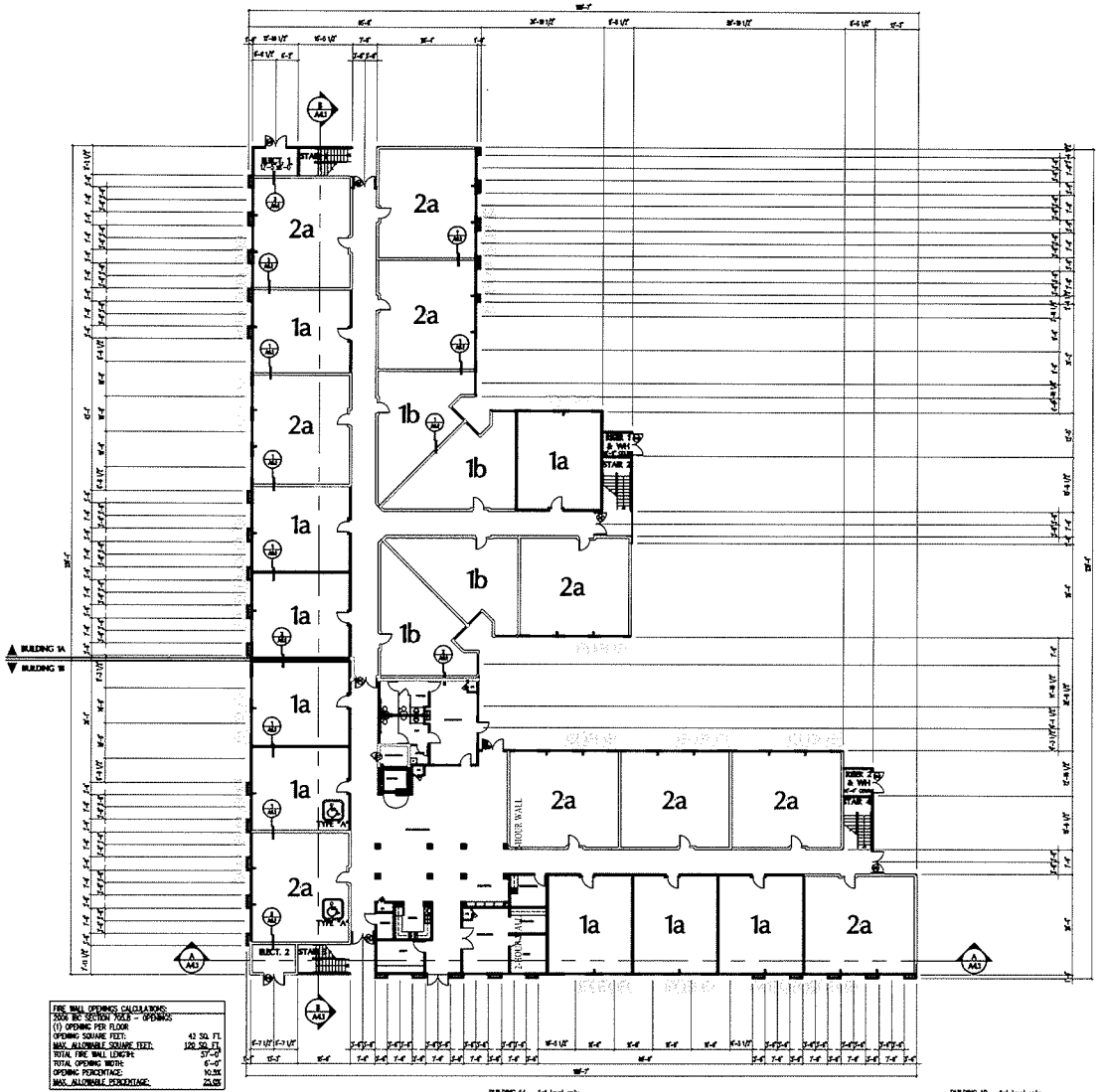
NO.	DATE	REVISIONS	DESCRIPTION

SUBMITTAL SET

824DST
project number
FEBRUARY 14, 2011
date
DLR
drawn
SLB
checked

SUBMITTAL SET

TYPE B
UNIT FLOOR
PLANS
A0.1b



BUILDING 1 – FIRST LEVEL

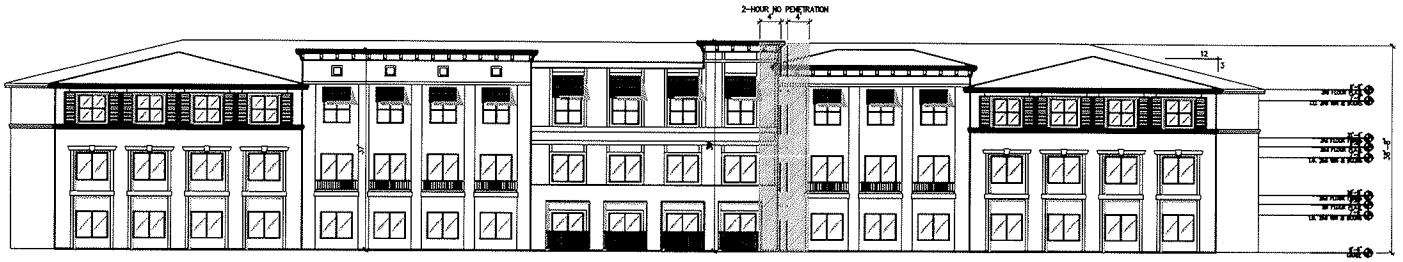
SUP-41039
SDR-41043

Scott L. Baker, Architect, Inc.

LONE MOUNTAIN SENIOR APARTMENTS
Rainbow Boulevard and Lone Mountain Road
City of Las Vegas, Nevada

SUBMITTAL SET
824DST
PROJECT NUMBER
FEBRUARY 14, 2011
DATE
DLR
DRAWN
SLB
CHECKED
SUBMITTAL SET

BUILDING PLAN
BUILDING 1
1st FLOOR
A1.1



A WEST ELEVATION

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



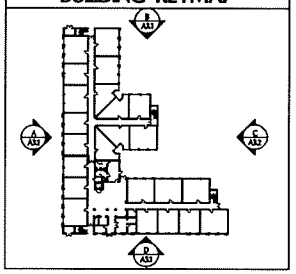
B NORTH ELEVATION

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

ELEVATION KEY NOTES

#	DESCRIPTION – TYPICAL BUILDINGS	
1	CONCRETE ROOF TILE – FLAT OR LOW PROFILE	
2	3 – COAT EXTERIOR STUCCO	
3	2 x 4 FOAM TRIM W/ STUCCO FINISH	
4	2 x 6 FOAM TRIM W/ STUCCO FINISH	
5	2 x 8 FOAM TRIM W/ STUCCO FINISH	
6	2 x 12 FOAM TRIM W/ STUCCO FINISH	
7	TYPICAL EXPOSED WOOD FASCIA	1 / A0.1
8	TYPICAL STUCCO FASCIA – PITCHED ROOF	2 / A0.1
9	TYPICAL STUCCO FASCIA – FLAT ROOF	3 / A0.1
10	TYPICAL WEEPSCREED DETAIL	7 / A0.1
11	DOOR	A0.4
12	WINDOW	A0.4
13	FOAM TRIM WINDOW SURROUND	9, 10, 11 / A0.1
14	RECESSED WINDOW	17, 18, 19 / A0.1
15	TYPICAL FOAM BAND	3 / A0.2
16	FOAM OVER WINDOW	4 / A0.2
17	SQUARE FOAM	5 / A0.2
18	TYPICAL METAL RAIL	6, 7 / A0.2
19	TYPICAL AWNING	8 / A0.2
20	TYPICAL SHUTTER	9 / A0.2
21	VENT COVER DESIGN	13 / A0.2

BUILDING KEYMAP



Scott L. Baker, Architect, Inc.

LONE MOUNTAIN SENIOR APARTMENTS
Rainbow Boulevard and Lone Mountain Road
City of Las Vegas, Nevada

REVISIONS		
no.	date	description

SUBMITTAL SET

824DST
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date
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drawn
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SUBMITTAL SET

BUILDING ELEVATIONS BUILDING 1

A3.1

SUP-41039
SDR-41043

Impulse
Civil Engineering & Planning
625 Dinard Way
North Las Vegas, NV 89031
PHONE 702-308-7115
FAX 702-478-8535

February 17, 2011

City of Las Vegas Planning Department
333 North Rancho Drive
Las Vegas, Nevada 89107

Re: Justification Letter
Grading for Lone Mountain Senior Apartments

To Whom it May Concern:

Impulse Civil Engineering represents Ovation Development (the Applicant). We are respectfully requesting a site development plan review, special use permit, exceptions, and waivers for a proposed senior housing project generally located on the southeast comer of Lone Mountain Road and Rainbow Boulevard, particularly known as APN: 138-02-101-015 (the Site). The Site is approximately 1.77 acres. In conjunction with the site development plan review, the Applicant is seeking a special use permit and waivers.

Special Use Permit to Allow Senior Housing
The Applicant is proposing a senior housing project. Senior housing is an appropriate use within a C-1 zoned district with a use permit. There is a multi-family, R-3 development located just south of the Site. A senior housing development located near commercial uses and other multi-family uses are compatible. The Applicant is seeking a waiver from the following special use permit requirements. Since there is a shortage of senior housing in the Las Vegas Valley, these waivers are appropriate because the project will be primarily residential with no commercial uses open to the public.

- "The use shall be developed and operated only in connection with ground-level nonresidential development. In the case of a multi-floor structure, the apartments themselves must be located above the ground floor, but access ways, entryways and community rooms may be located on the ground floor."
- "The primary resident or guest entryway to the apartments must be independent of ground floor commercial uses, and must be directly accessible from and oriented to a street."
- "The overall architecture of the front elevation shall highlight the difference in uses through variations in volume and proportion, and shall be treated as a cohesive whole through finishes and colors."

SUP-41039
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City of Las Vegas

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Site Development Plan Review

The Applicant is proposing a 75 unit senior housing project. Approximately 23 units will be located on the first floor and approximately 26 units will be located on the second and third floors, respectively. The proposed development provides easy access off of Rainbow Boulevard with an "exit only" sliding gate onto Lone Mountain Road. The Applicant is proposing to reconfigure the west bound left turn lane in Lone Mountain Road at Rainbow Boulevard to facilitate the proposed configuration. The multi-family building will be three (3) stories and approximately 37' in height. The building will have elevator access to the living units. The site design and architecture are consistent with the existing multi-family units to the south. Additionally, the Site will provide amenities such as a pool and spa, facilities for meetings and social gatherings, a game room, a salon, exercise room and a library/computer room. There will also be a common area kitchen available for residents' use during social events.

The Site meets all parking requirements. At this time, we are requesting no variances. The Applicant is seeking exceptions for the following requirements:

- Parking lot landscaping. In order to meet parking requirements, the Applicant cannot provide landscape diamonds within the parking lot.

- Landscape buffer along Rainbow Boulevard. There is an existing NV Energy easement 21.5 feet wide along Rainbow Boulevard behind the curb with existing overhead power facilities. NV Energy will not allow trees within their easement. We are providing a 30-foot setback to facilitate the required 24" box trees at 20-feet on center, they just will not be located within the landscape buffer.

The Applicant is also seeking the following waivers:

- Multi-Use Trail Landscaping requirement on Lone Mountain Road. Due to the bus turn out transition and existing Site conditions, there are areas where the Multi-Use Trail will not provide the five foot (5') transition strip. However, the ten foot (10') public transportation trail path and the five foot (5') private landscape strip are provided on Lone Mountain Road between Rainbow Boulevard and the property line.

- Reduced landscape buffer. Due to the parking requirements and the odd shape of the site, the six foot (6') landscape buffer cannot be maintained throughout the site. It is reduced to three feet (3') where the entrance flares out and where the parking stalls are adjacent to the property line at the southeast corner. This comprises of approximately sixty eight linear feet (68 lf) where a reduced landscape buffer is requested resulting in a reduction of approximately two hundred and four square feet (204 sf) of landscape area. In the southeast corner

SUP-41039
SDR-41043

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of the site, we have an opportunity to provide additional landscape area with the parking configuration, resulting in approximately eight hundred seventy eight square feet (878 sf) of landscape area beyond the six foot (6') landscape requirement.

We thank you in advance for your time and consideration of this matter. Should you have any questions or concerns, please feel free to contact me.

Sincerely,
Impulse Civil Engineering

Peter J. Laas, P.E.
Principal

cc: Jan Goyer, Ovation Development

SUP-41039
SDR-41043

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City of Las Vegas Agenda Item No.: **31.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: APRIL 12, 2011

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG, Acting ☐ **Consent** ☒ **Discussion**

SUBJECT:
SDR-41043 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-41039 - PUBLIC HEARING - APPLICANT: OVATION DEVELOPMENT - OWNER: LONE MOUNTAIN APARTMENTS I, LLC - Request for a Site Development Plan Review FOR A PROPOSED THREE-STORY, 49-UNIT SENIOR CITIZEN APARTMENT COMPLEX WITH WAIVERS TO ALLOW A THREE-FOOT WIDE LANDSCAPE BUFFER ALONG PORTIONS OF THE SOUTH AND EAST PERIMETERS WHERE SIX FEET IS REQUIRED on 1.77 acres at the southeast corner of Rainbow Boulevard and Lone Mountain Road (APN 138-02-101-015), C-1 (Limited Commercial) Zone, Ward 6 (Ross).

MAY GO TO CITY COUNCIL ON 05/18/2011
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

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-41043** APN: 138-02-101-015

Name of Property Owner: Lone Mountain Apts I LLC

Name of Applicant: Ovation Development

Name of Representative: Impulse Civil 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: _____

Signature of Property Owner: Alan L Molasky

Print Name: Alan L. Molasky

Subscribed and sworn before me

This 17th day of February, 2011

Notary Public in and for said County and State

CHERISE QUIMBY
NOTARY PUBLIC
STATE OF NEVADA
CLARK COUNTY
APPT. No. 09-9540-1
MY APPT. EXPIRES MAR. 13, 2013

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Site Development Plan Review

Project Address (Location) SE corner of Rainbow Blvd and Lone Mountain Road

Project Name Lone Mountain Senior Apartments **Proposed Use** Apartment Rentals

Assessor's Parcel #(s) 138-02-101-015 **Ward #** 6

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

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

Gross Acres 1.77 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER Lone Mountain Apts I LLC **Contact** Janet Goyer

Address 6021 S. Fort Apache Road, #100 **Phone:** (702) 990-2325 **Fax:** (702) 990-2391

City Las Vegas **State** NV **Zip** 89148

E-mail Address jang@ovationdev.com

APPLICANT Ovation Development **Contact** Janet Goyer

Address 6021 S. Fort Apache Road, #100 **Phone:** (702) 990-2325 **Fax:** (702) 990-2391

City Las Vegas **State** NV **Zip** 89148

E-mail Address jang@ovationdev.com

REPRESENTATIVE Impulse Engineering **Contact** Pete Laas

Address 625 Dinard Way **Phone:** (702) 338-7115 **Fax:** (702) 478-8535

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

E-mail Address Impulse-ce@cox.net

Property Owner Signature* Alan L Molasky.

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

Print Name Alan L. Molasky

Subscribed and sworn before me

This 17th day of February, 20 11.

Notary Public in and for said County and State

CHERISE QUIMBY
NOTARY PUBLIC
STATE OF NEVADA
CLARK COUNTY
APPT. No. 09-9540-1
MY APPT. EXPIRES MAR. 13, 2013

FOR DEPARTMENT USE ONLY

Case #	SDR-41043
Meeting Date:	4-12-11
Total Fee:	1030
Date Received:*	2-24-11
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.: **32.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: APRIL 12, 2011

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG, Acting ☐ **Consent** ☒ **Discussion**

SUBJECT:
SUP-41046 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: DOWNTOWN GUITAR BAR, LLC - OWNER: 3RD & CHARLESTON, LLC - Request for a Special Use Permit FOR AN URBAN LOUNGE IN AN EXISTING 1,644 SQUARE-FOOT SUITE at 1106 South 3rd Street (APN 162-03-110-036), C-2 (General Commercial) Zone, Ward 3 (Reese).

MAY GO TO CITY COUNCIL ON 05/18/2011
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-41046** APN: 162-03-110-036

Name of Property Owner: 3rd & Charleston, LLC

Name of Applicant: Downtown Guitar Bar, LLC

Name of Representative: Miller & Wright, PLLC

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: Steven Fazekas

Print Name: Steve Fazekas

Subscribed and sworn before me

This 15 day of February 2011

Lissa Treadway

Notary Public in and for said County and State

NOTARY PUBLIC
LISSA TREADWAY
STATE OF NEVADA - COUNTY OF CLARK
MY APPOINTMENT EXP. MARCH 15, 2012
No: 96-1768-1

RECEIVED
FEB 24 2011

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit

Project Address (Location) 1106 S. 3rd Street, Las Vegas, Nevada 89104

Project Name Downtown Guitar Bar **Proposed Use** Urban Lounge

Assessor's Parcel #(s) 162-03-110-036 **Ward #** 3

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

Commercial Square Footage 3210 **Floor Area Ratio** N/A

Gross Acres 0.16 **Lots/Units** 3 **Density** 1100

Additional Information 1106 S. 3rd Street is the center unit for this parcel number.
The square footage for this unit is 1230 square feet.

PROPERTY OWNER 3rd & Charleston, LLC **Contact** Steve Fazekas
Address 6130 W. Flamingo Avenue **Phone:** (702) 491-6822 **Fax:** (702) 552-5339
City Las Vegas **State** NV **Zip** 89103
E-mail Address sfazekas@yahoo.com

APPLICANT Downtown Guitar Bar, LLC **Contact** Alicia Carter
Address 1106 S. 3rd Street, Las Vegas, NV 89104 **Phone:** (702) 927-0822 **Fax:**
City Las Vegas **State** NV **Zip** 89104
E-mail Address aprincssinlv@cox.net

REPRESENTATIVE Miller & Wright, PLLC **Contact** Erika M. Wright, Esq.
Address 618 S. 7th Street, Suite B **Phone:** (702) 366-1241 **Fax:** (702) 946-1677
City Las Vegas **State** NV **Zip** 89101
E-mail Address ewright@millerwrightlaw.com

Property Owner Signature* Steven Fazekas

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

Print Name STEVEN FAZEKAS

Subscribed and sworn before me

This 15 day of February, 20 11.

Notary Public in and for said County and State

NOTARY PUBLIC
LISSA TREADWAY
STATE OF NEVADA - COUNTY OF CLARK
MY APPOINTMENT EXP. MARCH 15, 2012
No: 96-1768-1

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	SUP-41046
Meeting Date:	4/12/11
Total Fee:	$1,280
Date Received:*	2/24/11
Received By:	Bus.

*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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FEB 24 2011
PLANNING & DEVELOPMENT

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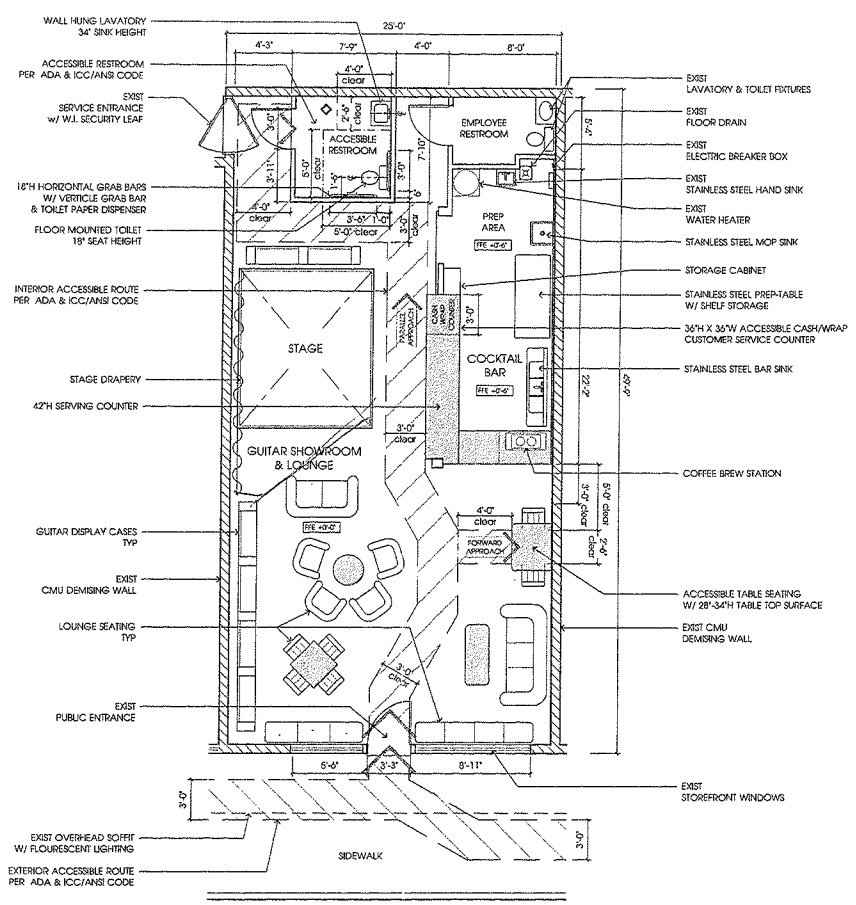


A FLOOR PLAN
SCALE: 1/4"=1'-0"

North

SEATING NOTE

- Seating for 20 persons shall be provided in lounge area
- Accessible seating for 1 person to be provided per ADA & ICC/ANSI CODE

FEB 24 2011

SUP-41046

Sscape
3355 Dakota Way
Las Vegas, NV 89169
(702) 220-5164

DOWNTOWN VINTAGE GUITARS

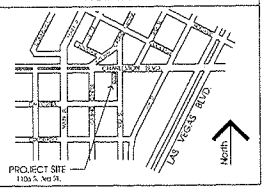
RETAIL & URBAN LOUNGE

1106 S. 3rd Street
Las Vegas, Nevada

DATE 02-23-11
DRAWN BY R. Smith
SHEET TITLE
FLOOR PLAN
JOB NO. SS-007 SU
SHEET NO. A1.1
SHEET 2 OF 2

PROJECT DATA			
ASSESSORS PARCEL NUMBER	162031 10038	EXITING	
LAND USE ZONE	C-2 commercial	Required	1 exit
BUILDING TYPE	CMU	Provided	1 exit
OCCUPANCY CLASS	M merchantile	PARKING	
OCCUPANT LOAD	30 persons	Total Existing Parking	6 spaces
Total Lot Area	7010 sf	Handicap Parking	1 space (included)
Total Building Area	3225 sf	NOTE:	
Building to Lot Coverage	60%	• All architectural conditions represented are Existing (abbr. "Exist"), unless otherwise noted.	
Retail Area (Shop + Lounge)	1160 sf	• Improvements to comply w/ local building codes & ordinances..	
Seating Capacity	20 persons		

VICINITY MAP

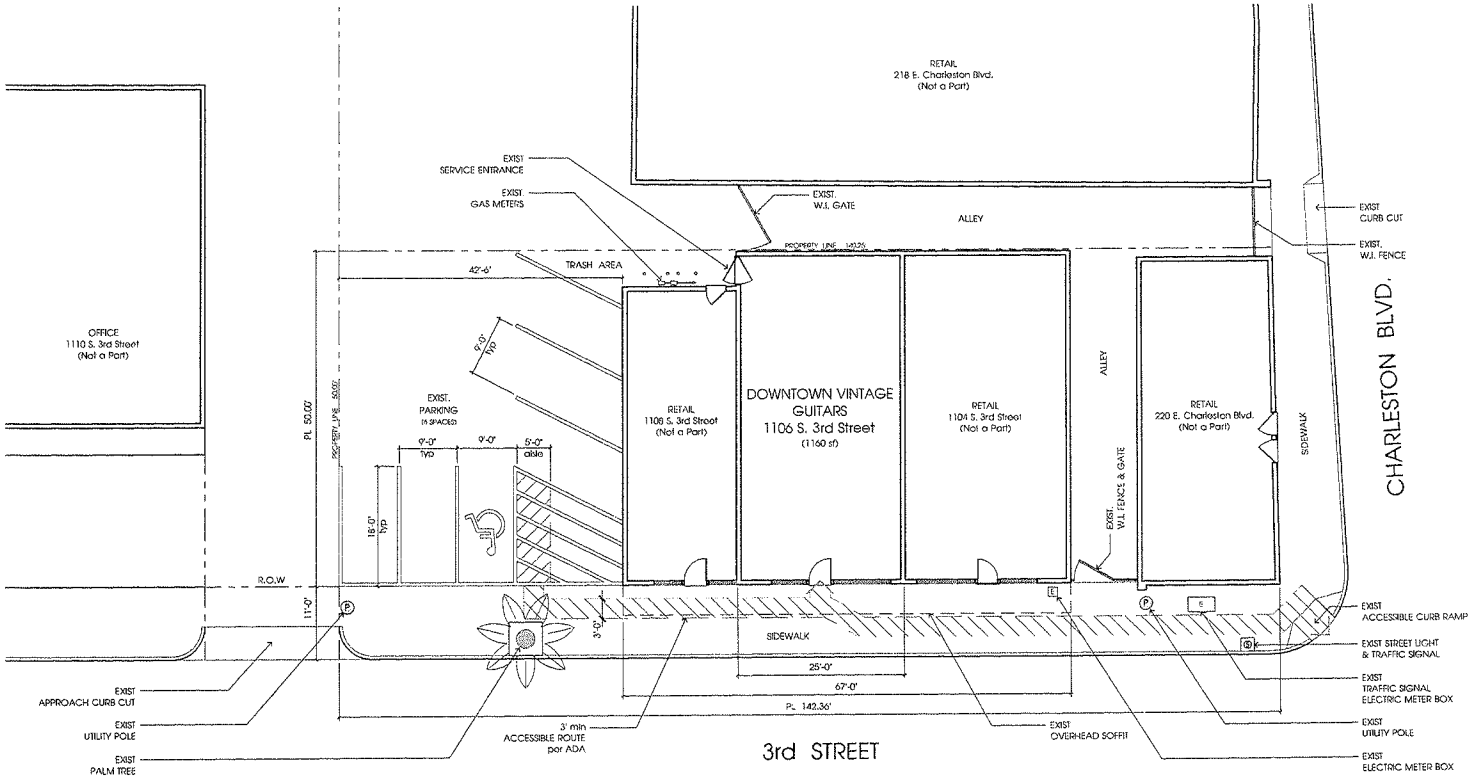


Sscape
3355 Dakota Way
Las Vegas, NV 89169
(702) 220-5164

DOWNTOWN VINTAGE GUITARS

RETAIL & URBAN LOUNGE

1106 S. 3rd Street
Las Vegas, Nevada



A SITE PLAN
SCALE: 1"=1/8"

North

SUP-41046

FEB 24 2011

DATE	02-23-11
DRAWN BY	R. Smith
SHEET TITLE	SITE PLAN & PROJECT DATA
JOB NO.	SS-007 SU
SHEET NO.	A1.0
SHEET	1 OF 2

Sscape
3355 Dakota Way
Las Vegas, NV 89169
(702) 220-5164

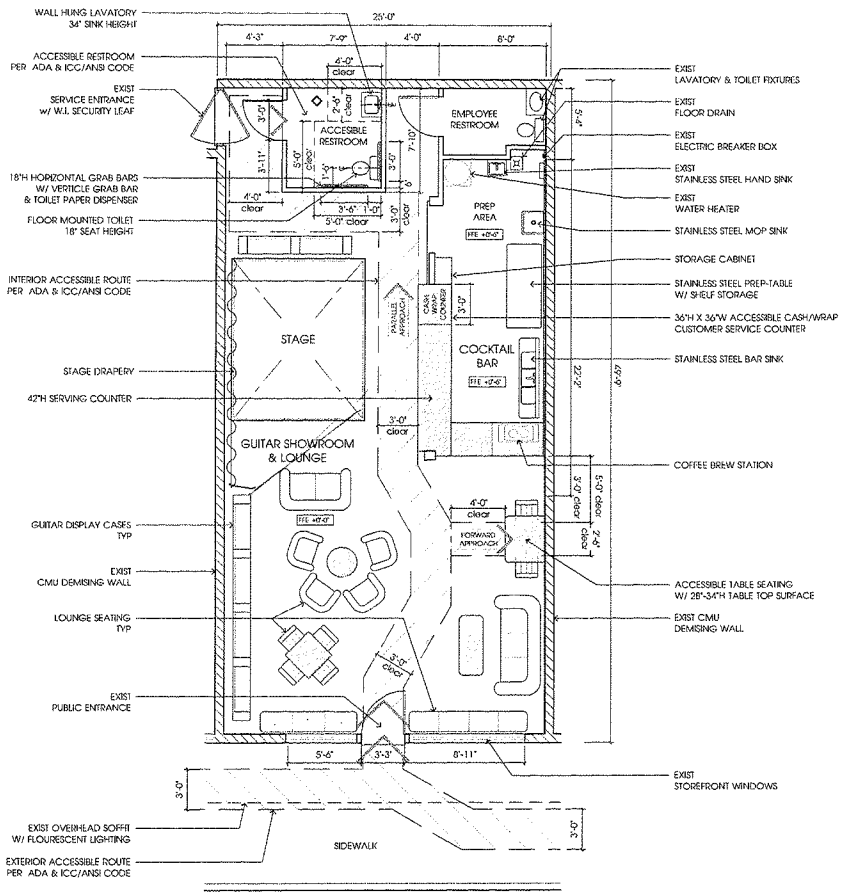
DOWNTOWN VINTAGE GUITARS

RETAIL & URBAN LOUNGE

1106 S. 3rd Street
Las Vegas, Nevada

SEATING NOTE

- Seating for 20 persons shall be provided in lounge area
- Accessible seating for 1 person to be provided per ADA & ICC/ANSI CODE



3rd STREET

A FLOOR PLAN
SCALE: 1/4"=1'-0"

North

SUP-41046

FEB 24 2011

DATE 02-23-11
DRAWN BY R. Smith
SHEET TITLE
FLOOR PLAN
JOB NO SS-007 SU
SHEET NO. A1.1
SHEET 2 OF 2

MILLER & WRIGHT, PLLC

A Professional Limited Liability Company

618 S. 7th Street, Suite B
Las Vegas, Nevada 89101
702.366.1241 ▪ *telephone*
702.946.1677 ▪ *facsimile*

Shawn W. Miller, Esq.
Erika M. Wright, Esq.
Lissa Treadway, ACP, Paralegal

www.millerwrightlaw.com

February 23, 2011

Re: Special Use Permit Justification Letter for Downtown Guitar Bar, LLC

To Whom It May Concern:

I represent Downtown Guitar Bar, LLC in the above captioned matter. The purpose of this correspondence is to provide an explanation to the city of Las Vegas planning department of the project contemplated by Downtown Guitar Bar, LLC ("Guitar Bar"), located at 1106 S. 3rd Street, Las Vegas (the "Property"), for which Guitar Bar is seeking a Special Use Permit (the "Permit").

Issue

Guitar Bar is seeking the Permit so that it can serve alcoholic beverages on the Property. Currently, the Property is a retail shop owned by Downtown Vintage Guitars, LLC ("Downtown Vintage") which sells guitars and guitar related equipment. Downtown Vintage and Guitar Bar have entered into an agreement that allows Guitar Bar to operate the Property as a lounge after the retail shop's close of business. Guitar Bar, which is owned by an experienced bartender, is a separate legal entity from Downtown Vintage and will manage the lounge. Currently, the plans reflect a standing bar (without seating) and lounge seating for 20 people.

Information

Downtown Vintage contemplates that the Project will have two employees, and will operate from 7:00 p.m. until 2:00 a.m. on Fridays, Saturdays and Mondays. Guitar Bar has applied for an Urban Lounge License from the city of Las Vegas.

Findings

The Project is an Urban Lounge as contemplated by Title 6.50.255. The Project will sell alcoholic beverages to consumers only for consumption on the premises or in original sealed or corked container for consumption off the premises. The Project is located within the Las Vegas Arts District (the "Arts District"), and, as described above, there will be a standing bar (without

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seating) and lounge seating for 20 people, which exceeds the minimum 2:1 lounge seating to bar seating ratio prescribed by the statute.

Special Use Permit Determinations

The Project 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 Project is located in the Arts District, and will be an active participant in Arts District events, such as First Friday. The Project will operate after normal business hours, and only on three days during the week and will not disrupt the Property's neighbors (currently a hair salon/clothing boutique and beef jerky retailer). The Project will be managed by an experienced bartender, and will provide a lounge setting for the consumption of alcoholic beverages.

The Property is physically suitable for the Project's intended use. The Property has room for a bar area with, as well as for lounge seating away from the bar area. The Property is large enough to accommodate the 2:1 ratio of lounge seating to bar seating required by Title 6.50.255, as evidenced by the attached plans which show a standing only bar and lounge seating for 20 people.

The street facilities providing access to the Property are adequate in size to meet the requirements of the Project. Currently, there is plenty of access for both vehicle and foot traffic on South 3rd Street, which runs in front of the Property. The ACE rapid transit system also runs down South 3rd Street in front of the Property, and the Property is within walking distance to most of its clientele. The majority of the Property's customers will access the property through public transportation or by foot.

Approval of the Permit will not be inconsistent with or compromise the public health, safety and welfare or the overall objectives of the General Plan. As discussed above, the Project will operate only after normal business hours, and only on three days during the week. The Project will be managed by an experienced bartender, will be wholly separate from the retail business and will provide an urban lounge setting for the consumption of alcoholic beverages.

Please let me know if you require additional information.

Sincerely,

MILLER & WRIGHT, PLLC

Erika M. Wright, Esq.

EMW/lt

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City of Las Vegas Agenda Item No.: **33.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: APRIL 12, 2011

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG, Acting ☐ **Consent** ☒ **Discussion**

SUBJECT:
SUP-41048 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: TEN15 CENTENNIAL, LLC - Request for a Special Use Permit FOR A PROPOSED AUTO REPAIR GARAGE (MINOR) WITH A WAIVER TO ALLOW A 167-FOOT SEPARATION DISTANCE FROM A SINGLE-FAMILY RESIDENTIAL USE WHERE 330 FEET IS REQUIRED located approximately 230 feet north of Deer Springs Way, adjacent to the west side of Durango Drive (APN 125-20-216-004), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross).

MAY GO TO CITY COUNCIL ON 05/18/2011
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 - SUP-41048 and SDR-41049
2. Conditions and Staff Report - SUP-41048 and SDR-41049
3. Supporting Documentation
4. Photos - SUP-41048 and SDR-41049
5. Justification Letter - SUP-41048 and SDR-41049

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-41048** APN: 125-20-216-004 portion

Name of Property Owner: Ten15 Centennial, LLC

Name of Applicant: Firestone Complete Auto Care

Name of Representative: B2 Development Services

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: J Dapper

Subscribed and sworn before me

This 21st day of January, 20 11

Virginia G. Shelton

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
VIRGINIA G. SHELTON
Appt. No. 04-92987-1
My Appt. Expires Oct. 31, 2012

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PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit

Project Address (Location) NWC Durango Drive & Deer Springs Way

Project Name Firestone Complete Auto Care **Proposed Use** repair garage

Assessor's Parcel #(s) 125-20-216-004 portion **Ward #** 6

General Plan: existing TC proposed n/a **Zoning:** existing T-C proposed n/a

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

Gross Acres .92 acres +/- **Lots/Units** 1 **Density** n/a

Additional Information To allow a for a Auto Repair Garage (Minor) in GC-TC district , to be located within the The Village at Centennial Hills commercial subdivison.

PROPERTY OWNER Ten15 Centennial, LLC **Contact** J Dapper

Address 985 White Road **Phone:** (702) 733-3622 **Fax:** (702) 733-8653

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

E-mail Address j@dapper.com

APPLICANT Firestone c/o Jones Lang LaSalle **Contact** Stephanie Parker

Address 3131 E. Camelback Road, Suite 110 **Phone:** (602) 840-9333 **Fax:** (602) 840-9376

City Phoenix **State** AZ **Zip** 85016

E-mail Address stephanie.parker@am.jll.com

REPRESENTATIVE B2 Development Services **Contact** Barbara Baird

Address 209 S. Stephanie Street Suite B-128 **Phone:** (702) 451-3510 **Fax:** (702) 451-4988

City Henderson **State** NV **Zip** 89012

E-mail Address barbara@b2ds.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 J Dapper

Subscribed and sworn before me

This 21st day of January, 20 11.

Virginia G. Shelton

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
VIRGINIA G. SHELTON
Appt. No. 04-92987-1
My Appt. Expires Oct. 31, 2012

FOR DEPARTMENT USE ONLY

Case #	SUP-41048
Meeting Date:	4/12/11
Total Fee:	$ 1,130
Date Received:*	2/24/11
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

Revised 10/27/08

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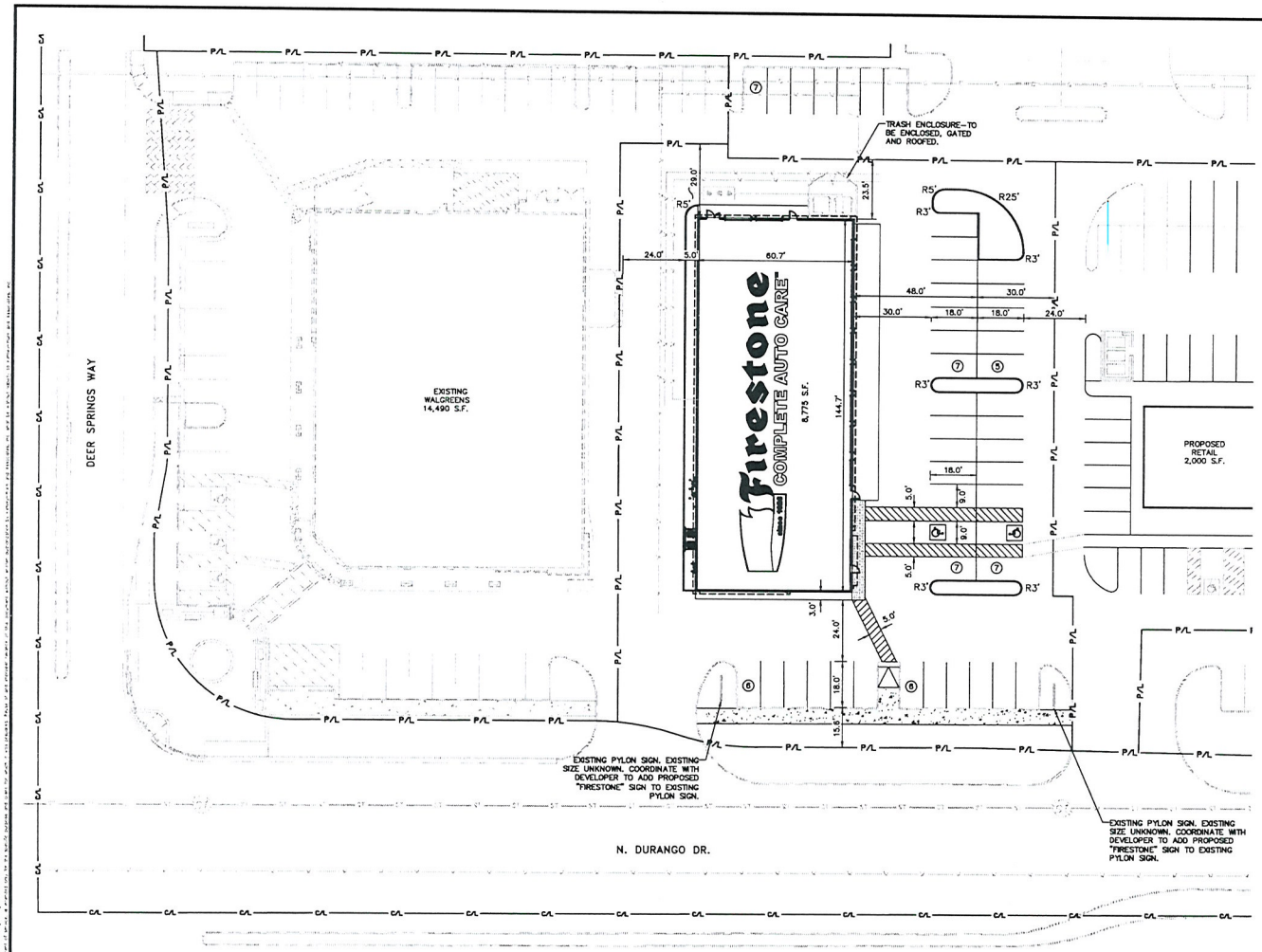
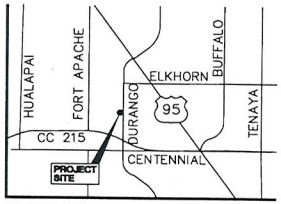




VICINITY MAP
NTS

BUILDING DATA	
CUSTOMER WAITING	1,210 S.F.
SERVICE AREA	4,444 S.F.
NEW INVENTORY	2,390 S.F.
USED INVENTORY	288 S.F.
ACCESSORY USE AREA	506 S.F.
	TOTAL: 8,838 S.F.
TIRE CAPACITY	1,860 TIRES
PARTS SHELVES	645 L.F.

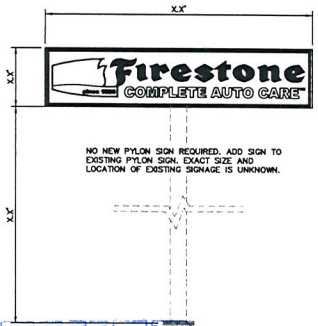
BUILDING SETBACKS	REQUIRED	PROVIDED
FRONT: DURANGO DR.	20'	63'

PARKING SPACES

SEE PARKING EXHIBIT FOR COMMERCIAL DIVISION. PROJECT SITE MEETS REQUIRED PARKING REQUIREMENT.

LAND USE DATA	PERCENTAGE OF SITE AREA	AREA PROVIDED
BUILDING	22%	0.20 AC.
PAVEMENT/IMPERVIOUS	67%	0.62 AC.
LANDSCAPING	11%	0.10 AC.
TOTAL	100%	0.92 AC.

CURRENT ZONING: TC (TOWN CENTER)



XX S.F. PYLON SIGN
NTS

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

LEGEND

P/L	PROPERTY LINE
C/L	CENTER LINE
⓪	PROPSED PARKING SPACE NUMBER
	EXISTING PYLON SIGN
	PROPOSED PAINTED ADA SYMBOL
	PROPOSED CONCRETE
	PROPOSED FLEX PAVE

Firestone COMPLETE AUTO CARE

Kimley-Horn and Associates, Inc.
Engineering, Planning, and Environmental Consultants
2020 East Flamingo Road
Suite 210
Las Vegas, Nevada 89119
Tel. No. (702) 734-5666
Fax No. (702) 735-4949

CONCEPTUAL SITE PLAN

NEW FCAC STORE
DURANGO DR & DEER SPRINGS WY
"RS 2010-SEPT" R.H. MONTECITO, NV

DRAWN BY: - 2/22/2011
DESIGNED BY: - 2/22/2011
CHECKED BY: - 2/22/2011
PROJECT NO: 092706001
SCALE: 1"=20'

SEAL

PRELIMINARY
NOT FOR CONSTRUCTION

SHEET
CSP-4
01 OF 01 SHEETS
HTE No.

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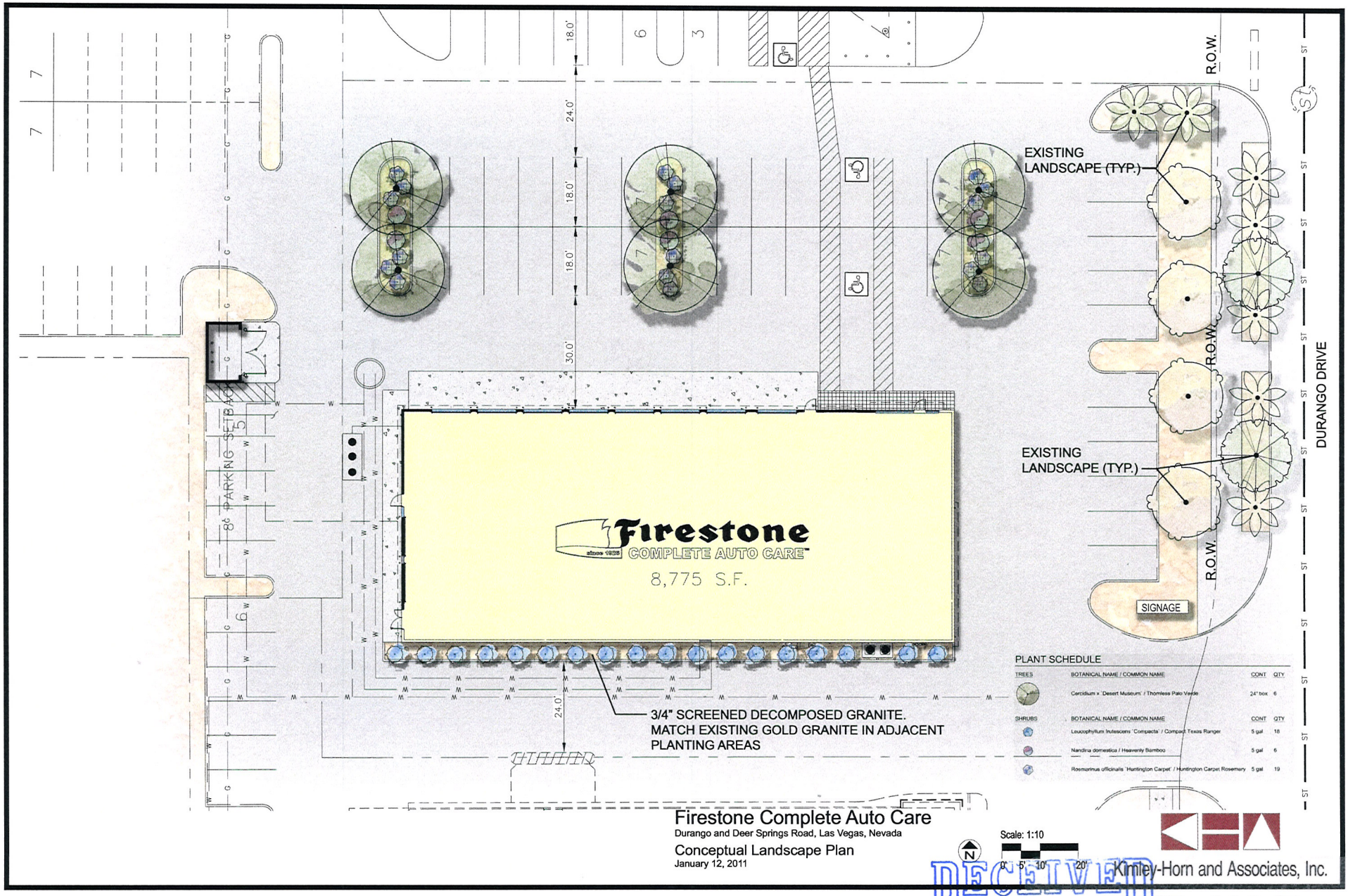

Firestone Complete Auto Care

Durango and Deer Springs Road, Las Vegas, Nevada

Conceptual Landscape Plan

January 12, 2011

Scale: 1:10

0' 5' 10' 20'

Kimley-Horn and Associates, Inc.

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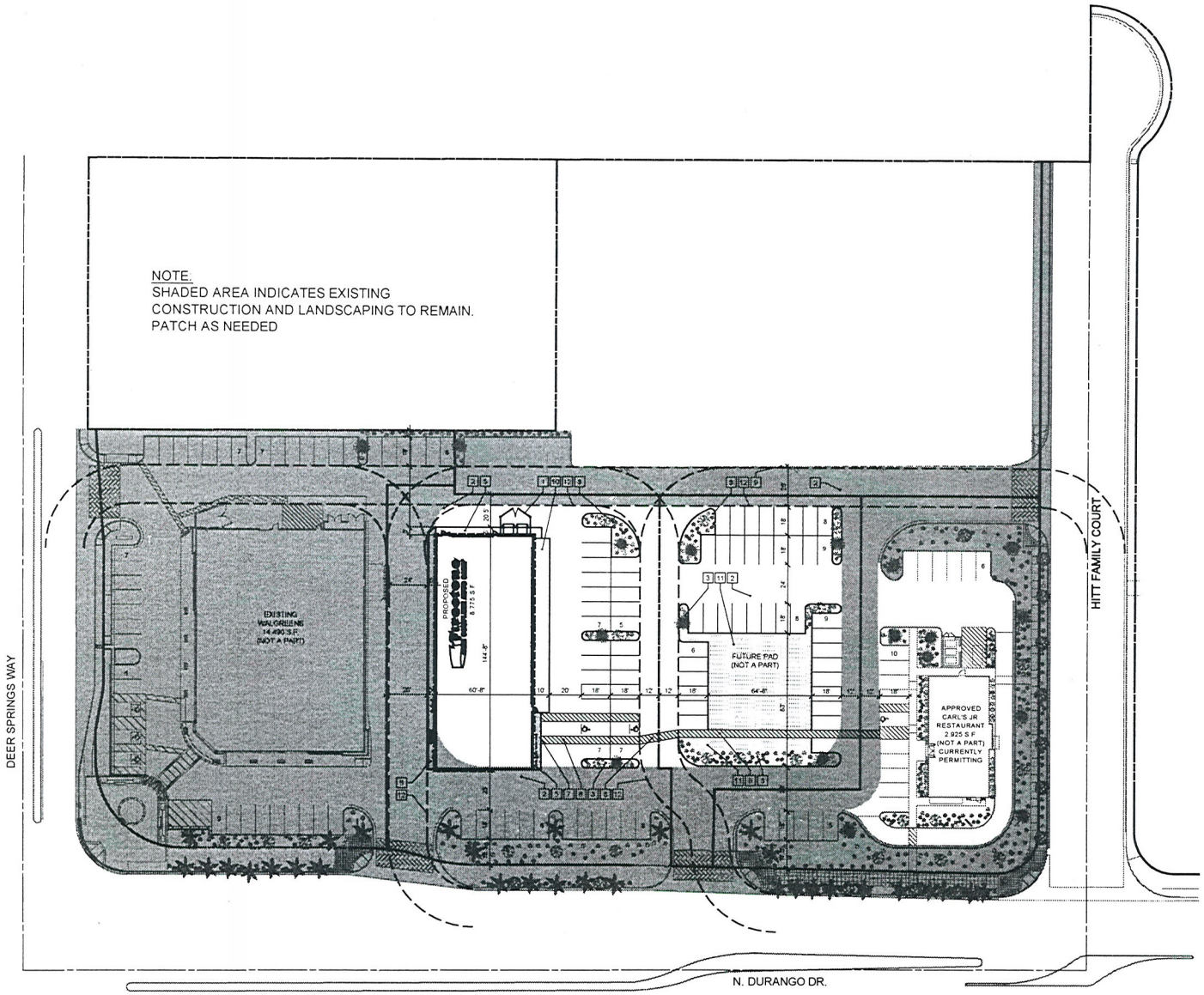


1 site plan
scale: 1" = 30'-0"

keynotes

#	description
1	TRASH ENCLOSURE PER FIRESTONE COMPLETE AUTO CARE STANDARDS
2	2" A.C. PAVING
3	LANDSCAPED AREA
4	CONCRETE SIDEWALK, CURB & GUTTER AS PER CITY OF LAS VEGAS
5	CONCRETE SIDEWALK PER FIRESTONE COMPLETE AUTO CARE STANDARDS
6	HANDICAP ACCESSIBLE AISLE
7	HANDICAP ACCESSIBLE RAMP
8	HANDICAP ACCESSIBLE ROUTE
9	EDGE OF PAVING
10	CONCRETE APRON PER FIRESTONE COMPLETE AUTO CARE STANDARDS
11	HATCHED AREA INDICATES ROUGH GRADED BUILDING PAD
12	FIRE TRUCK TURNING RADII - SEE CIVIL DRAWINGS

project data

REQUIRED ZONING T-C
EXISTING ZONING T-C

AREA SUMMARY PARKING (OVERALL SITE)

USE	AREA	FACTOR	PARKING REQUIRED	PARKING PROVIDED
WALGREENS	14 490 S F	1/250	58	
FIRESTONE	8 775 S F	5+1/200	49	
CARL'S JR	2 925 S F	1/100	30	
RETAIL	2 000 S F	1/250	8	
TOTAL	21 571 S F		145	145

SITE ACREAGE 204 358 S F (4 69 AC)
F A R (FLOOR AREA RATIO) 10 6%
APN# 125-20-201-003 004 005

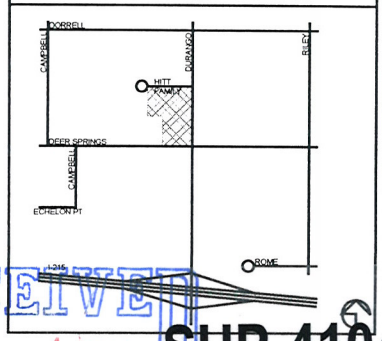
landscape legend

SYMBOL	LARGE TREES	TYPE	SIZE
	MEXICAN PALO VERDE Parkinsonia aculeata	MEDIUM EVERGREEN	24" BOX
	SHOESTRING ACACIA Acacia stenophylla	MEDIUM DECIDUOUS	24" BOX
	PINK DAWN Chitalpa Tashkentensis	MEDIUM DECIDUOUS	24" BOX
	MEXICAN FAN PALM Washingtonia robusta	MEDIUM EVERGREEN	20' high

SYMBOL	SHRUBS and GROUND COVER	SIZE
	COMPACT NANDINA Nandina domestica compacta	3 GAL
	FOUNTAIN GRASS Pennisetum setaceum	5 GAL
	DESERT SPOON Dasylirion wheeleri	5 GAL
	ROSEMARY Rosmarinus officinalis	5 GAL
	TRAILING LANTANA Lantana montevidensis	5 GAL
	YELLOW SAGE Lantana camara	1 GAL

NOTE ALL INORGANIC LANDSCAPE GROUND COVER TO BE 1"
DESERT GOLD WASHED GRAVEL TO MATCH EXISTING (VERIFY IN FIELD)

vicinity map



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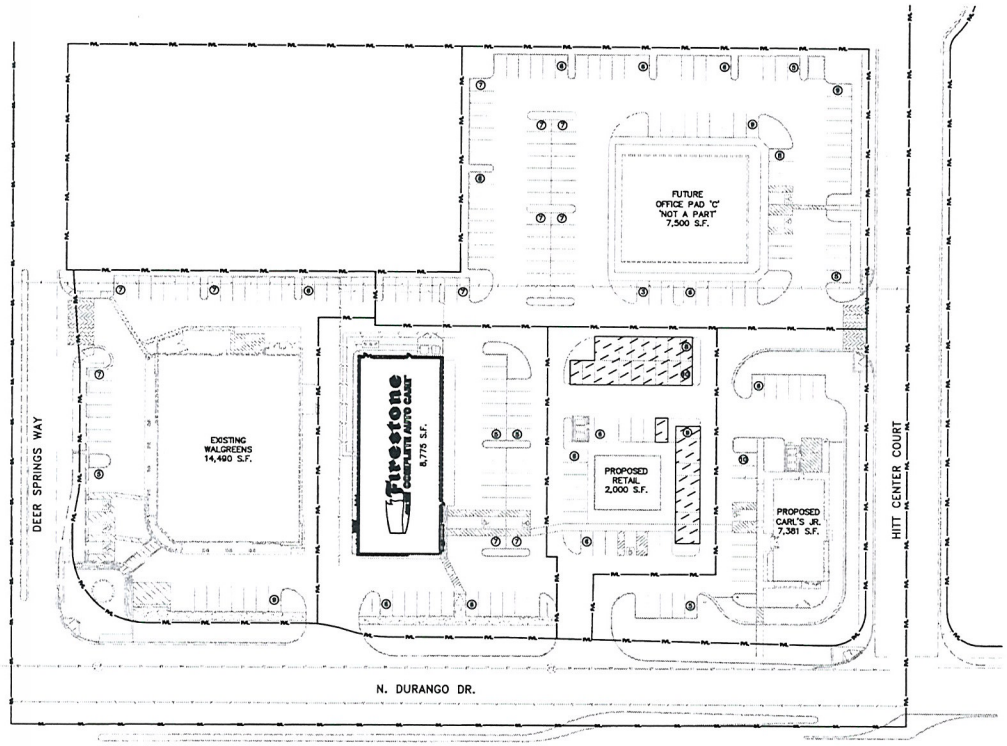
revisions
date
description

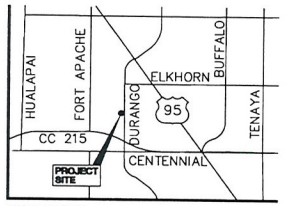
jdB architect
John David Burke Architect 3471 West Oquendo Road #301 Las Vegas NV 89118 (702) 878-4853 jburke@burkearchitect.com

Firestone
Complete Auto Care
N. Durango Dr. & Hitt Family Ct.
for: Dapper Development
City of Las Vegas Nevada

date	2/22/11
proj. no.	2011-07
drwn. by	
chkd. by	

sheet no. ST1





VICINITY MAP
NTS

PROJECT DATA

REQUIRED ZONING: T-C
EXISTING ZONING: T-C

AREA SUMMARY PARKING (OVERALL SITE)

USE	AREA	FACTOR	PARKING REQUIRED	PARKING PROVIDED
WALGREENS	14,490 S.F.	1/250	58	
FIRESTONE	8,775 S.F.	5+1/200	48	
CARL'S JR.	2,925 S.F.	1/100	30	
RETAIL	2,000 S.F.	1/250	8	
OFFICE	7,500 S.F.	1/300	25	
TOTAL:	35,690 S.F.		170	228

HANDICAP PARKING (OVERALL SITE)

USE	FACTOR	PARKING REQUIRED	PARKING PROVIDED
HANDICAP SPACES	2% OF TOTAL (170x2%)	4	9

SITE ACREAGE: 4.96 AC.
APN#: 125-20-216-003
125-20-216-004
125-20-216-005
125-20-216-006

LEGEND

PARKING SPACES FOR WALGREEN'S USE

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

FIRESTONE COMPLETE AUTO CARE

PARKING ANALYSIS

THE VILLAGE AT CENTENNIAL HILLS
N. DURANGO DR. & DEER SPRINGS WAY
MONTECITO, NV

February 22, 2011

Kimley-Horn and Associates, Inc.

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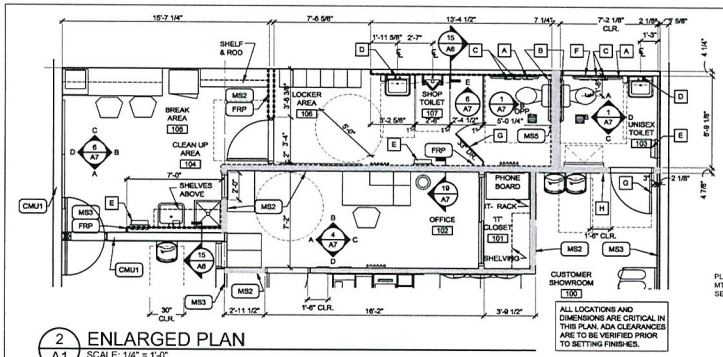
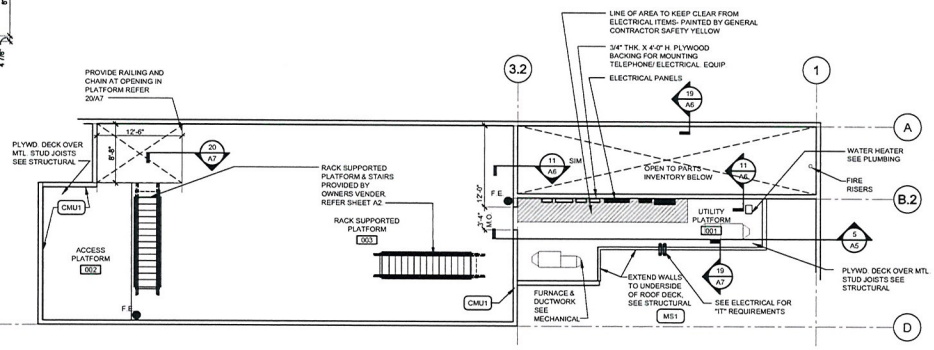
Date: February 22, 2011 - 11:15am / User: angelo.pinley
Path: K:\LAV_Civil\092706 Bridgestone\001- Durango Deer Springs\CAD\Exhibits\Parking Analysis.dwg

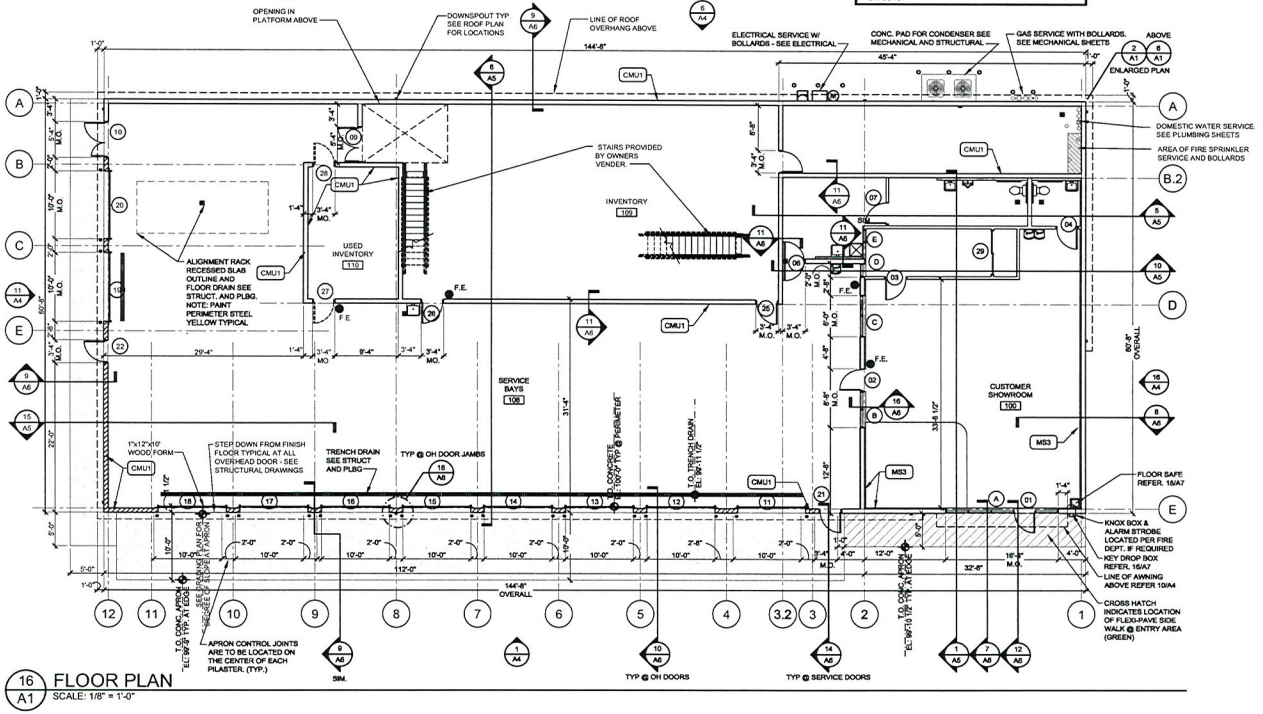


2 / A1 ENLARGED PLAN
SCALE: 1/4" = 1'-0"



6 / A1 PLATFORM LEVEL
SCALE: 1/8" = 1'-0"

NOTE:
THE RC 2010 - SEPT R.H. PROTOTYPE PLANS ARE STILL IN PROGRESS. THIS PLAN (RC 2010 - SEPT L.H.) IS PROVIDED AS A SIMILAR REPRESENTATION OF THE OPPOSITE HAND. FINAL DRAWINGS WILL INCLUDE ALL CORRECT BUILDING LAYOUTS.



16 / A1 FLOOR PLAN
SCALE: 1/8" = 1'-0"

STANDARD WALL TYPES

NOTE:
REFER TO STRUCTURAL DRAWINGS FOR STUD GAUGES AND ADDITIONAL FRAMING INFORMATION.

CMU1	CONCRETE MASONRY UNIT WITH HORIZONTAL REINFORCING AT 16" O.C. VERTICALLY. ALL DECORATIVE SURFACES SHOULD FACE TO EXTERIOR SIDE ONLY. (NO INSULATION IN INTERIOR WALLS)
MS1	3 5/8" METAL STUDS AT 16" O.C. WITH 5/8" GYPSUM BOARD BOTH SIDES. EXTEND PARTITION MIN. 4" ABOVE CEILING (TYPICAL U.N.O.). USE MOISTURE RESISTANT GYPSUM BOARD ON INTERIOR SIDE OF TOILET AND MOP BASIN AREAS.
MS2	3 5/8" METAL STUDS AT 16" O.C. WITH 5/8" GYPSUM BOARD BOTH SIDES WITH SOUND ATTENUATION BLANKETS BETWEEN. EXTEND PARTITION MIN. 4" ABOVE CEILING (TYPICAL U.N.O.) USE MOISTURE RESISTANT GYPSUM BOARD ON INTERIOR SIDE OF TOILET AND MOP BASIN AREAS.
MS3	1 1/2" METAL STUDS AT 16" O.C. (ON MASONRY WALL) WITH 5/8" GYPSUM BOARD. INFILL 1 1/2" RIGID INSULATION AT EXTERIOR WALLS. EXTEND PARTITION MIN. 4" ABOVE CEILING (TYPICAL U.N.O.) USE MOISTURE RESISTANT GYPSUM BOARD IN TOILET AND MOP SINK AREAS AND 3 5/8" METAL STUDS @ PLUMBING WALLS.
MS4	3 5/8" METAL STUDS AT 16" O.C. WITH 1/2" PLYWOOD BOTH SIDES. PAINTED (TYPICAL UNLESS NOTED OTHERWISE)
MS5	6" METAL STUDS AT 16" O.C. WITH 5/8" GYPSUM BOARD BOTH SIDES WITH SOUND ATTENUATION BLANKETS BETWEEN. EXTEND PARTITION MIN. 4" ABOVE CEILING (TYPICAL U.N.O.) USE MOISTURE RESISTANT GYPSUM BOARD ON INTERIOR SIDE OF TOILET AND MOP BASIN AREAS.
FRP	FRP BOARD GLUE EDGE TO EDGE OF SUBSTRATE FLOOR TO CEILING

TOILET ROOM ACCESSORIES

MARK	DESCRIPTION
A	42" GRAB BAR WITH WOOD BACKER, WITH 18" VERTICAL BAR AS REQUIRED
B	36" GRAB BAR WITH WOOD BACKER
C	TOILET TISSUE DISPENSER
D	MIRROR - SEE ELEVATIONS FOR SIZE
E	PAPER TOWEL DISPENSER & DISPOSAL
F	SANITARY NAPKIN DISPOSAL UNIT
G	COAT HOOK - IVES 582-8
H	HANDICAP SIGN

NOTES
1. PROVIDE WOOD BLOCKING AS REQUIRED FOR MOUNTING ACCESSORIES

GENERAL NOTES

1. WALL DIMENSIONS ARE TO FINISH CLEAR DIMENSION. ALL MATERIALS MUST BE FIGURED INTO THE LAYOUT OF THE FRAMING.
2. MASONRY OPENING SHALL BE COORDINATED WITH WINDOW OR DOOR MANUFACTURES REQUIREMENTS.
3. PLUMBING ROUGH INS ARE CRITICAL FOR ADA CLEARANCES. VERIFY ALL PLUMBING ROUGH INS PRIOR TO INSTALLING ROOM FINISHES.
4. DIMENSIONS NOTED "MO" (MASONRY OPENING) TO BE INSTALLED WITH ACTUAL FIELD DIMENSIONS OF:
3'-4" MO = 3'-4 1/2"x7'-4 1/4" HIGH
5'-4" MO = 5'-4 1/2"x7'-4 1/4" HIGH
5. **PROPOSED FIRE EXTINGUISHERS ARE LOCATED BY THE SYMBOL ● F.E. COORDINATE TYPE, SIZE AND FINAL LOCATIONS WITH LOCAL FIRE OFFICIALS**

GPD ASSOCIATES
520 South Main Street, Suite 2531 Akron, Ohio 44311
330-572-2100 , Fax 330-572-2101

Firestone COMPLETE AUTO CARE

THIS DRAWING IS THE PROPERTY OF BRIDGESTONE RETAIL OPERATIONS, LLC AND IS LOANED TO THE EXPRESS CONDITION THAT IT IS NOT TO BE USED IN ANY SKETCHES OR PLANS OR DISCLOSED TO THE INTERESTS OF BRIDGESTONE RETAIL OPERATIONS, LLC OR ITS AFFILIATES, EXCEPT IN CONNECTION WITH THE SPECIFIC PROJECT FOR WHICH IT IS LOANED WITHOUT THE PRIOR WRITTEN CONSENT OF BRIDGESTONE RETAIL OPERATIONS, LLC. ALL RIGHTS RESERVED. USE OR PUBLICATION WITHOUT SUCH PERMISSION IS PROHIBITED. ANY REVISIONS TO THE DRAWING BY BRIDGESTONE RETAIL OPERATIONS, LLC OR ITS CONSULTANTS MUST BE APPROVED BY BRIDGESTONE RETAIL OPERATIONS, LLC. ANY SUCH REVISIONS ARE THE RESPONSIBILITY OF THE PARTY MAKING THE REVISIONS AND NOT BRIDGESTONE RETAIL OPERATIONS, LLC OR ITS CONSULTANTS. ANY REVISIONS TO THE DRAWING BY BRIDGESTONE RETAIL OPERATIONS, LLC OR ITS CONSULTANTS MUST BE APPROVED BY BRIDGESTONE RETAIL OPERATIONS, LLC. ANY SUCH REVISIONS ARE THE RESPONSIBILITY OF THE PARTY MAKING THE REVISIONS AND NOT BRIDGESTONE RETAIL OPERATIONS, LLC OR ITS CONSULTANTS.

NEW FCAC STORE
"RC 2010 - SEPT" R.H.
DURANGO & DEER SPRINGS
LAS VEGAS, NV

ZONE APPROVAL	(BY/DATE)
VP.	
CONTR.	
RM.	
CM.	

PROPERTY NO.: WZLV09
6 DIGIT NO.: 0000
4 DIGIT NO.: 00000

GPD PROJECT No: 2010066.40
PRELIMINARY: DATE: 11.24.10
NEW STORE PACKAGE: 12.06.10
NEW STORE PACKAGE: 01.11.11
TO PERMIT: DATE:
TO BID: DATE:

SHEET TITLE:
FLOOR PLAN AND NOTES

SHEET NUMBER:
A1

Xref: F_INC_L_DTBL.dwg

SUP-41048
SDR-41049

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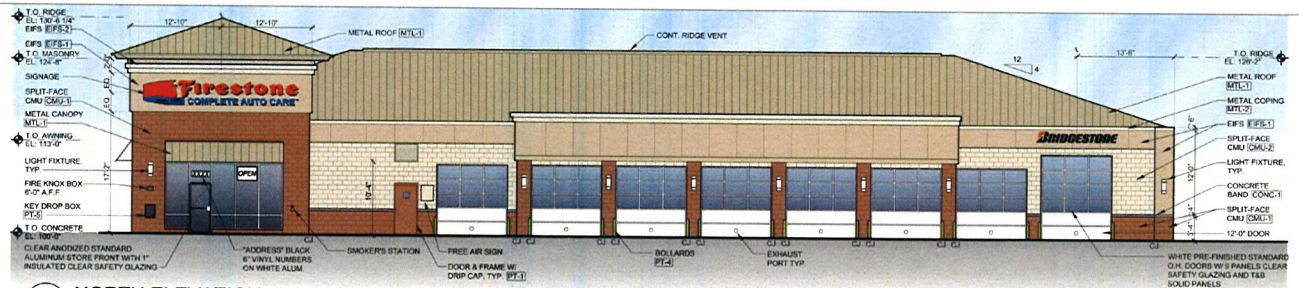
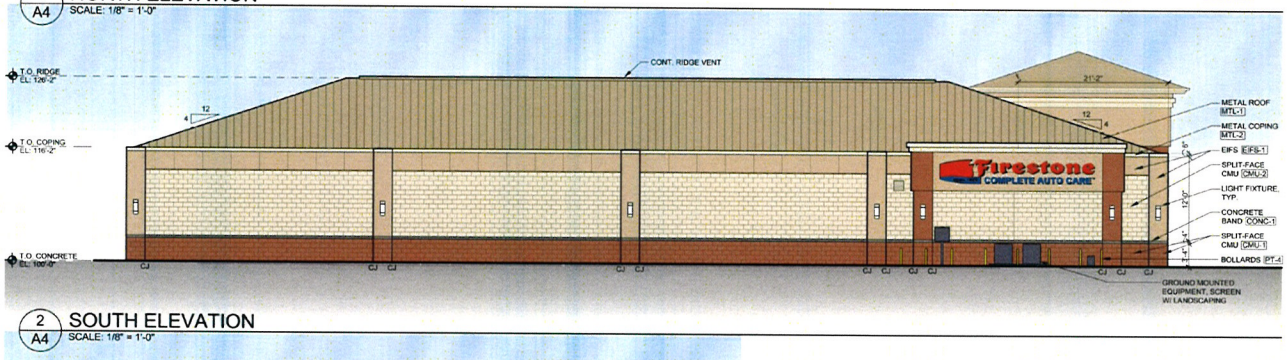
FEB 24 2011



1 A4 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



2 A4 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



3 A4 WEST ELEVATION
SCALE: 1/8" = 1'-0"



4 A4 EAST ELEVATION
SCALE: 1/8" = 1'-0"

MATERIAL / COLOR GUIDELINES

"BRANDYWINE" MATCH SW7710

"ANTIQUE WHITE" MATCH SW6119

"ROW HOUSE TAN" MATCH SW7689

"SIERRA TAN SR"

SUP-41048
SDR-41049

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GPD ASSOCIATES

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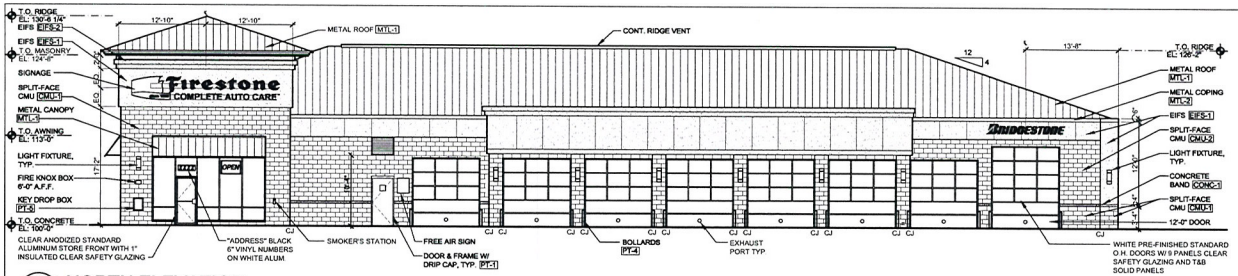
REPRODUCTION OF THIS DRAWING IN WHOLE OR IN PART, OR THE MAKING OF ANY COPY FROM IT, WITHOUT THE PERMISSION IN WRITING TO BRIDGESTONE RETAIL OPERATIONS, LLC IS PROHIBITED.

NEW FCAC STORE
"RC 2010 - SEPT" R.H.
DURANGO & DEER SPRINGS
LAS VEGAS, NV

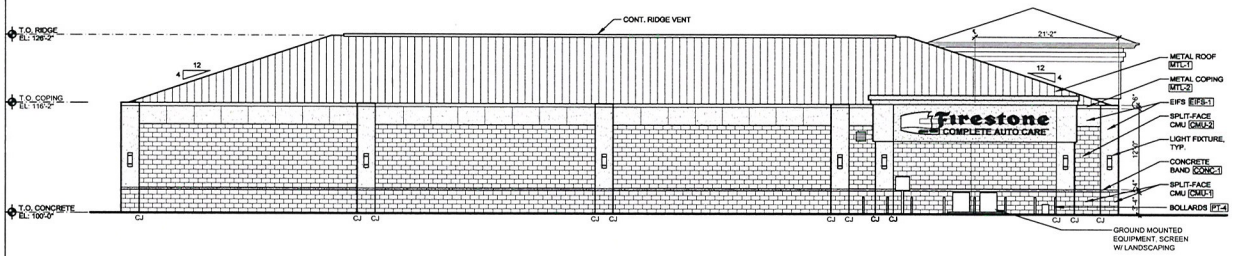
ZONE APPROVAL	(BY/DATE)
VP	
CONTR	
RM	
CM	
PROPERTY NO.	WZLV09
5 DIGIT NO.	0000
4 DIGIT NO.	00000
GPD PROJECT No.	2010066.40
PRELIMINARY: DATE	11.24.10
NEW STORE PACKAGE	12.06.10
NEW STORE PACKAGE	01.11.11
TO PERMIT DATE	
TO BID DATE	

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NUMBER
R4



1 / A4 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



2 / A4 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



3 / A4 WEST ELEVATION
SCALE: 1/8" = 1'-0"



4 / A4 EAST ELEVATION
SCALE: 1/8" = 1'-0"

SUMMARY OF PROTOTYPE CHANGES:

EXTERIOR WALLS:
ADDED ENTRY ELEMENT TOWER
ADDED EIFS/CMU S BAY ARCADE TO NORTH ELEVATION
ADDED EIFS/CMU PILASTERS W/ DECORATIVE LIGHT FIXTURES TO ALL ELEVATIONS
ADDED EIFS ARCADE W/ GUTTER SYSTEM TO ALL ELEVATIONS
TYPICAL FACADE CHANGED FROM A PAINT BAND AT 10'-0" TO SPLITFACE CMU WAINSCOT W/ CONCRETE BAND AND CMU COLOR CHANGE ABOVE CONCRETE BAND
ADDED GLAZING & AWNING TO EAST FACADE
SCREEN ALL GROUND MOUNTED EQUIPMENT W/ LANDSCAPING
ROOF:
UPGRADED FROM ASPHALT SHINGLES TO STANDING SEAM METAL ROOF

CONSTRUCTION DOCUMENTS WILL BE BASED ON THE LATEST RELEASE OF THE PROTOTYPICAL DOCUMENTS ON PROJECTMATES AT THE TIME OF CONSTRUCTION DOCUMENT AUTHORIZATION

MATERIAL / COLOR GUIDELINES:

NOTE: ALL COLOR NAMES INDICATED ARE FOR SELECTION PURPOSES ONLY. SEE PAINT SPECS FOR SPECIFIC REQUIREMENTS

KEY	COLOR	MANUF.	No.
PT-1	"BRANDYWINE"	SHERWIN WILLIAMS	SW7710
PT-2	"ROW HOUSE TAN"	SHERWIN WILLIAMS	SW7689
PT-3	"ANTIQUE WHITE"	SHERWIN WILLIAMS	SW6119
PT-4	"SAFETY YELLOW"	SHERWIN WILLIAMS	SW4084
PT-5	"SAFETY RED"	SHERWIN WILLIAMS	SW4081
MTL-1	"SIERRA TAN SR"	FIRESTONE	UNA-CLAD
MTL-2	"ANTIQUE WHITE"	FIRESTONE	UNA-CLAD
CMU-1	MATCH S.W. "BRANDYWINE" No. SW7710		
CMU-2	MATCH S.W. "ANTIQUE WHITE" No. SW6119		
EIFS-1	MATCH S.W. "ROW HOUSE TAN" No. SW7689		
EIFS-2	MATCH S.W. "ANTIQUE WHITE" No. SW6119		
CONC-1	PRECAST CONCRETE BAND, GREY		



20 / A4 SIGNAGE DETAIL
SCALE: 1/8" = 1'-0"

GPD ASSOCIATES
320 South Main Street, Suite 2331 Akron, Ohio 44311
330-572-2100 , Fax 330-572-2101

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NEW FCAC STORE
"RC 2010 - SEPT" R.H.
DURANGO & DEER SPRINGS
LAS VEGAS, NV

ZONE APPROVAL	(BY/DATE)
VP:	
CONTR.	
RM.	
CM.	

PROPERTY NO.: WZLV09
8 DIGIT NO.: 0000
4 DIGIT NO.: 00000

GPD PROJECT No: 2010066.40
PRELIMINARY: DATE: 11.24.10
NEW STORE PACKAGE: 12.06.10
NEW STORE PACKAGE: 01.11.11
TO PERMIT: DATE:
TO BID: DATE:

SHEET TITLE: EXTERIOR ELEVATIONS

SHEET NUMBER: A4

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SUP-41048
SDR-41049

B2
DEVELOPMENT
SERVICES

February 24, 2011

Mr. Steve Swanton, AICP
Senior Planner
Planning & Development
City of Las Vegas
333 N. Rancho Drive
Las Vegas, NV 89106

RE: Firestone Auto Care Center – Deer Springs & Durango
Justification Letter

Dear Steve,

On behalf of the applicant and owner, we respectfully review and approval of the attached applications for Site Development Plan Review Amendment and Special Use Permit. The project site is located at the northwest corner of Deer Springs and Durango in Town Center. The subject portion of the site is proposed for development as an auto repair center. The entire commercial subdivision consists of approximately 4.71 acres; is zoned GC-TC and its land use designation is MS-TC. The proposed amendment to the previously approved Site Development Plan Review (SDR-27051) is to reconfigure the middle portion of the site with two buildings, where three were approved. This revised site layout enhances internal access and complements the existing buildings.

The Special Use Permit request is to allow for an Auto Repair Garage (Minor) within the GC-TC zoning district. The proposed use is compatible with the existing uses in the center and with the surrounding neighborhood in terms of architecture, height, landscaping, intensity and site design. The proposed use will occupy approximately .92 acres of the commercial subdivision.

While the proposed use generally conforms to the standards set forth in the Zoning Code and the Town Center Design Standards, approval of one waiver is requested in conjunction with the Special Use Permit. Code requires a distance separation of 330 feet between the proposed use and single-family detached dwellings. Because this distance is measured from the property line of the commercial subdivision, the applicant does not technically meet the code requirement. However, as shown on the site plan, the proposed use positioned in the center at a location furthest from the existing residences to the west. The

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SUP-41048
SDR-41049

209 S. Stephanie Street Suite B-128 Henderson, Nevada 89012 T: 702.451.3510 F: 702.451.4988

portion of the site on which the proposed use situated is physically separated from the nearest single-family residence by over 380 feet. Therefore, the applicant believes that the intent of the required separation distance is adequately met and the use will not negatively impact those neighbors as an adequate buffer exists in the physical separation distance. The applicant will be required to hold a neighborhood meeting prior to Planning Commission to address any concerns the neighbors may have. As to the Site Development Plan Review Amendment, no new waivers are being requested but we respectfully request that any previously approved waivers for the center remain in effect.

Thank you for your input during the Pre-Application conference. All items discussed have been addressed in the attached plans or in this letter. We look forward to presenting these items to the Planning Commission on April 12, 2011. Please contact our office if you have any questions or comments. Thank you for your kind consideration of this matter.

Very truly yours,

Barbara Baird

Barbara Baird

SUP-41048
SDR-41049

209 S. Stephanie Street Suite B-128 Henderson, Nevada 89012 T: 702.451.3510 F: 702.451.4988

City of Las Vegas Agenda Item No.: **34.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: APRIL 12, 2011

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG, Acting ☐ **Consent** ☒ **Discussion**

SUBJECT:
SDR-41049 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-41048 - PUBLIC HEARING - APPLICANT/OWNER: TEN15 CENTENNIAL, LLC - Request for a Major Amendment to an approved Site Development Plan Review (SDR-27051) FOR A PROPOSED 8,775 SQUARE-FOOT AUTO REPAIR GARAGE (MINOR) on 2.14 acres approximately 230 feet north of Deer Springs Way, adjacent to the west side of Durango Drive (APN 125-20-216-004), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross).

MAY GO TO CITY COUNCIL ON 05/18/2011
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-41049** APN: 125-20-216-004 , 125-20-216-004

Name of Property Owner: Ten15 Centennial, LLC

Name of Applicant: Ten15 Centennial, LLC

Name of Representative: B2 Development Services

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: J Dapper

Subscribed and sworn before me

This 21st day of January, 20 11

Virginia G. Shelton

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
VIRGINIA G. SHELTON
Appt. No. 04-92987-1
My Appt. Expires Oct. 31, 2012

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PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Site Development Plan Review (Major Amendment)

Project Address (Location) NWC Durango Drive & Deer Springs Way

Project Name The Village at Centennial Hills **Proposed Use** Commercial & Office

Assessor's Parcel #(s) 125-20-216-004, 125-20-216-005 **Ward #** 6

General Plan: existing TC proposed n/a **Zoning:** existing T-C proposed n/a

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

Gross Acres 2.14 of 4.69 **Lots/Units** 1 **Density** n/a

Additional Information Amendment to SDR-27051 for reconfiguration of certain buildings within commercial subdivision.

PROPERTY OWNER Ten15 Centennial, LLC **Contact** J Dapper

Address 985 White Road **Phone:** (702) 733-3622 **Fax:** (702) 733-8653

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

E-mail Address j@dapper.com

APPLICANT Ten15 Centennial, LLC **Contact** J Dapper

Address 985 White Drive **Phone:** (702) 733-3622 **Fax:** (702) 733-8653

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

E-mail Address j@dapper.com

REPRESENTATIVE B2 Development Services **Contact** Barbara Baird

Address 209 S. Stephanie Street Suite B-128 **Phone:** (702) 451-3510 **Fax:** (702) 451-4988

City Henderson **State** NV **Zip** 89012

E-mail Address barbara@b2ds.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 J Dapper

Subscribed and sworn before me

This 21st day of January, 20 11.

Virginia G. Shelton

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
VIRGINIA G. SHELTON
Appt. No. 04-92987-1
My Appt. Expires Oct. 31, 2012

FOR DEPARTMENT USE ONLY

Case #	SDR-41049
Meeting Date:	4/12/11
Total Fee:	$1030
Date Received:*	2/24/11
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.: **35.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: APRIL 12, 2011

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG, Acting ☐ **Consent** ☒ **Discussion**

SUBJECT:
ROC-40981 - REVIEW OF CONDITION - PUBLIC HEARING - APPLICANT: JOHN DAVID BURKE ARCHITECT - OWNER: NEW VISTA RANCH, INC. - Request for a Review of Condition of a previously approved Rezoning (ZON-16580) TO ELIMINATE ALL CONDITIONS on 15.05 acres at 7875 North Rainbow Boulevard (APN 125-15-501-002), Ward 6 (Ross).

MAY GO TO CITY COUNCIL ON 05/18/2011
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 - ROC-40981 and SDR-40980
2. Conditions and Staff Report - ROC-40981 and SDR-40980
3. Supporting Documentation
4. Photos - ROC-40981 and SDR-40980
5. City Council Approval Letter for ZON-16580
6. City Council Approval Letter for SDR-16581
7. Justification Letter - ROC-40981 and SDR-40980

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ROC-40981** APN: 125-15-501-002

Name of Property Owner: NEW VISTA RANCH INC

Name of Applicant: " " "

Name of Representative: CHRIS KAEMPFER

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

☐ Yes ☒ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: X Kelly D Guzman

Print Name: KELLY DEGUZMAN, CEO

Subscribed and sworn before me

This 15 day of February, 2011

Sally Marcus

Notary Public in and for said County and State

SALLY MARCUS
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 05-05-2013
Certificate No: 97-1845-1

Revised 11-14-06

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PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: NEW VISTA COMMUNITY

Project Address (Location) 7875 N. RAINBOW BLVD.

Project Name NEW VISTA COMM. - ASST'D LIVING/COMM. & REC. CTR./EDUCATION & EMPLOYMENT CTR **Proposed Use** HOUSING & SUPPORT FACILITY FOR MR/DD POPULATION

Assessor's Parcel #(s) 125-15-501-002 **Ward #**

General Plan: existing PCD proposed PCD **Zoning:** existing PD proposed PD

Commercial Square Footage 123,850 S.F **Floor Area Ratio** 16.0%

Gross Acres 15.0 **Lots/Units** 78 **Density** 5.2/ACRE

Additional Information SEE JUSTIFICATION LETTER FOR WAIVER OF CONDITION

PROPERTY OWNER NEW VISTA RANCH INC **Contact** KELLY DEGUZMAN CEO

Address P.O. BOX 80025 **Phone:** (702) 457-4677 #24 **Fax:** (702) 457-1433

City LAS VEGAS **State** NV. **Zip** 89180-0025

E-mail Address kelly.deguzman@newvistacommunity.org

APPLICANT JOHN DAVID BURKE, ARCHITECT **Contact** JOHN DAVID BURKE

Address 3471 WEST OQUENDO #301 **Phone:** (702) 876-1863 **Fax:** (702) 876-9355

City LAS VEGAS **State** NV. **Zip** 89118

E-mail Address jburke@jburkearchitect.com

REPRESENTATIVE CHRIS KAEMPFER **Contact** KCR&F

Address 8345 W. SUNSET RD. #250 **Phone:** (702) 792-7000 **Fax:** (702) 796-7181

City LAS VEGAS **State** NV **Zip** 89113

E-mail Address info@kcnvlaw.com

Property Owner Signature* X Kelly R. Guzman

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

Print Name KELLY DEGUZMAN, CEO

Subscribed and sworn before me

This 15th day of February, 20 11.

Sally M.

Notary Public in and for said County and State

SALLY MARCUS
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 05-05-2013
Certificate No: 97-1845-1

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Case #	ROC-40981
Meeting Date:	4-12-11
Total Fee:	830.00
Date Received:*	2-16-11
Received By:	J Fmunez

*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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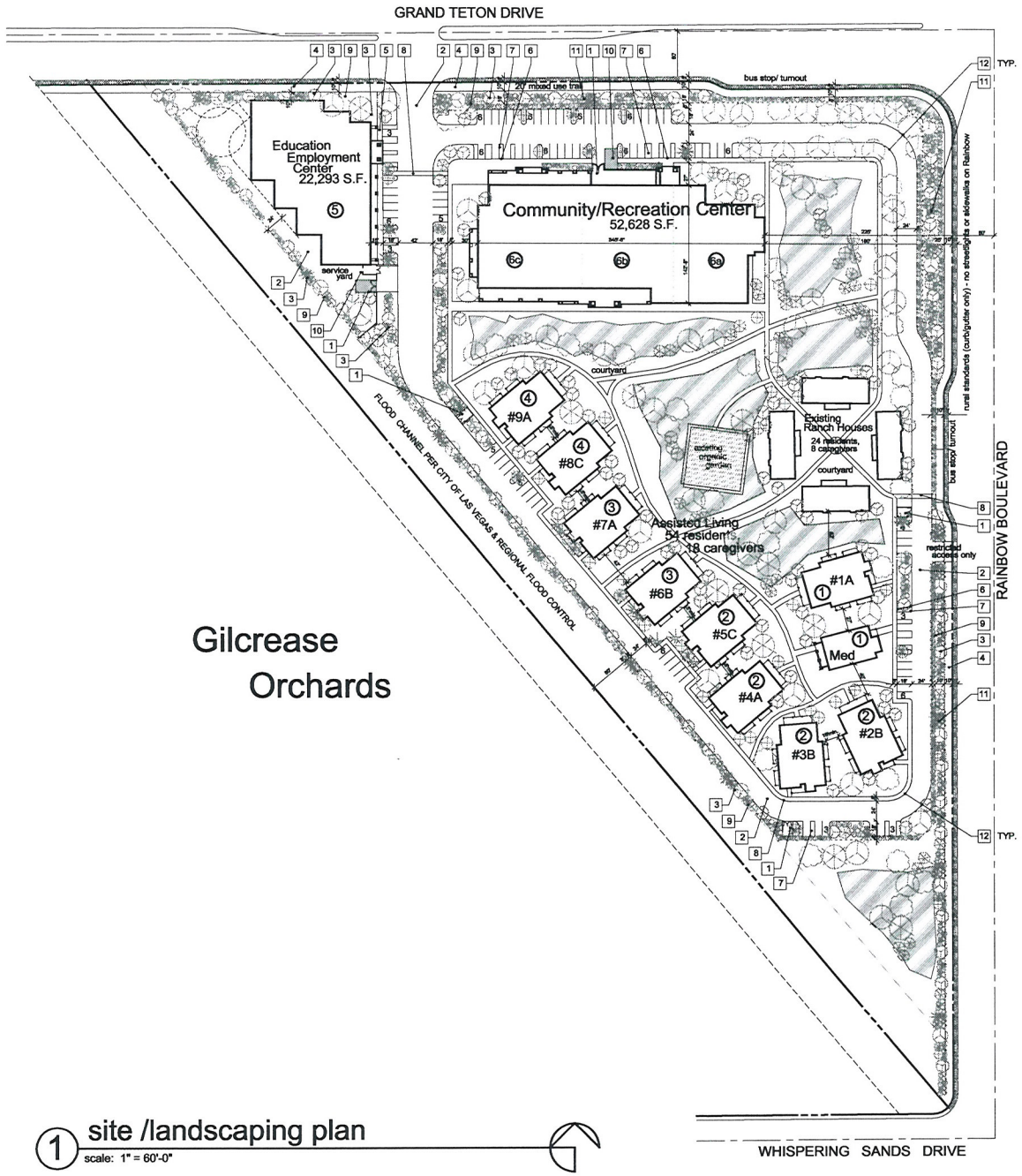

1 site /landscaping plan
scale: 1" = 60'-0"

location map



keynotes

#	description
1	6'-0" HIGH CONCRETE BLOCK TRASH ENCLOSURE WITH PAIR OF STEEL TUBE GATES WITH STAMPED METAL BACKING AND LIFT PIN LOCK/LATCH
2	2" A.C. PAVING
3	LANDSCAPED AREA - BY OTHERS
4	MULTIUSE TRANSPORTATION TRAIL
5	4" CONCRETE SIDEWALK W/ROCK/SALT FINISH
6	FLUSH OUT SIDEWALK WITH PAVING FOR HANDICAP ACCESS
7	HANDICAP ACCESS AISLE
8	HANDICAP ACCESSIBLE ROUTE
9	DECORATIVE 6' CMU/WROUGHT IRON FENCE/WALL
10	15' x 25' LOADING ZONE
11	INTENSE LANDSCAPE BUFFER
12	28' INSIDE, 52' OUTSIDE DRIVE RADII

project data

EXISTING ZONING:	GP-L/PD ZONING
REQUIRED ZONING:	GP-L/PD ZONING
EXISTING USE:	RESIDENTIAL HOUSING
PROPOSED USE:	ASSISTED LIVING/ COMMUNITY RECREATIONAL CENTER EDUCATIONAL EMPLOYMENT CENTER

AREA SUMMARY:

	AREA
ASSITED LIVING APARTMENTS:	36,630 S.F.
MEDICAL FACILITY:	2,394 S.F.
EXISTING RESIDENTIAL HOUSING:	9,006 S.F.
COMMUNITY REC. CENTER:	52,628 S.F.
EDUCATION EMPLOYMENT CENTER	22,293 S.F.
TOTAL BUILDING AREA:	123,850 S.F.

PARKING SUMMARY:

	FACTOR	PKG. REQ.
ASSITED LIVING APARTMENTS:	1/UNIT+1 GUEST/5 UNITS	11
EXISTING RESIDENTIAL HOUSING:	2/UNIT	8
COMMUNITY REC. CENTER:	1/200 GFA	264
EDUCATION EMPLOYMENT CENTER	1/250 GFA	90
TOTAL PARKING REQUIRED:		373

PARKING PROVIDED:	100 STANDARD SPACES (PER CITY OF LAS VEGAS CONDITIONS OF APPROVAL)
TOTAL SITE AREA:	655,314 S.F. (15.05 A.C.) - net 775,989 S.F. (17.81 A.C.) - gross
BUILDING COVERAGE:	16.0 %
APN#: 125-155-01-002	

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landscape legend

SYMBOL	LARGE TREES	TYPE	SIZE
	SHADEMASTER HONEY LOCUST Gleditsia	LARGE DECIDUOUS	24" box
	MEXICAN PALO VERDE Parkinsonia	MEDIUM EVERGREEN	15 gallon
	CHITALPA xxxxxxxxxxxxxx	LARGE DECIDUOUS	24" box
	MESQUITE Prosopis	LARGE EVERGREEN	24" box
	CALIFORNIA PEPPER Schinus	MEDIUM EVERGREEN	15 gallon
	SHOESTRING ACACIA Acacia Stenophylla	MEDIUM EVERGREEN	15 gallon
	CHASTE TREE Vitex	MEDIUM EVERGREEN	15 gallon
	AFRICAN SUMAC Rhus lancea	LARGE EVERGREEN	24" BOX

SYMBOL	SHRUBS	SIZE
	EVERGREEN EUONYMOUS Euonymous japonica	5 GAL
	COMMON WINTER CREEPER Euonymous fortunei	5 GAL
	TEXAS RANGER Leucophyllum Frutescens	5 GAL
	FEATHERY CASSIAS Cassia artemisioides	5 GAL

SYMBOL	GROUND COVER	
	MEXICAN PRIMROSE Oenothera berlandieri	1 GAL @ 18" o.c.e.w.
	HYBRID GAZANIA Gazania hybridus	1 GAL @ 18" o.c.e.w.
	DWARF COYOTE BRUSH Baccharis pilularis "Centennial"	1 GAL @ 18" o.c.e.w.
	Native Desertscape	

NOTE: ALL INORGANIC LANDSCAPE GROUND COVER TO BE MATCH THE LANDSCAPE GRAVEL OF THE ADJACENT LOT

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revisions
no. description date

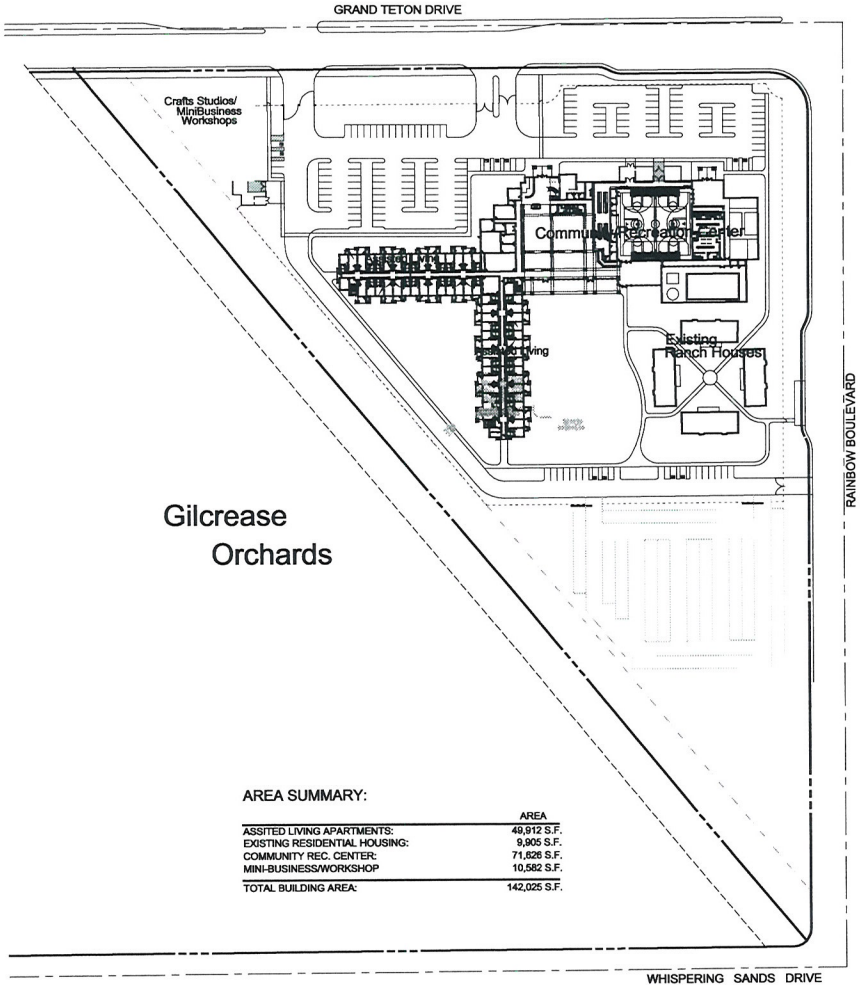
jdB architect
John David Burke, Architect, 3471 West Oquendo Road, #101, Las Vegas, NV 89118 (702)875-4883, jburke@cfnevada.com

New Vista Community
Assited Living Residential Units
Community & Recreational Center
Education & Employment Center
City of Las Vegas Nevada

date	2/10/11
proj. no.	2010-49
drwn. by	
chkd. by	

sheet no. A1

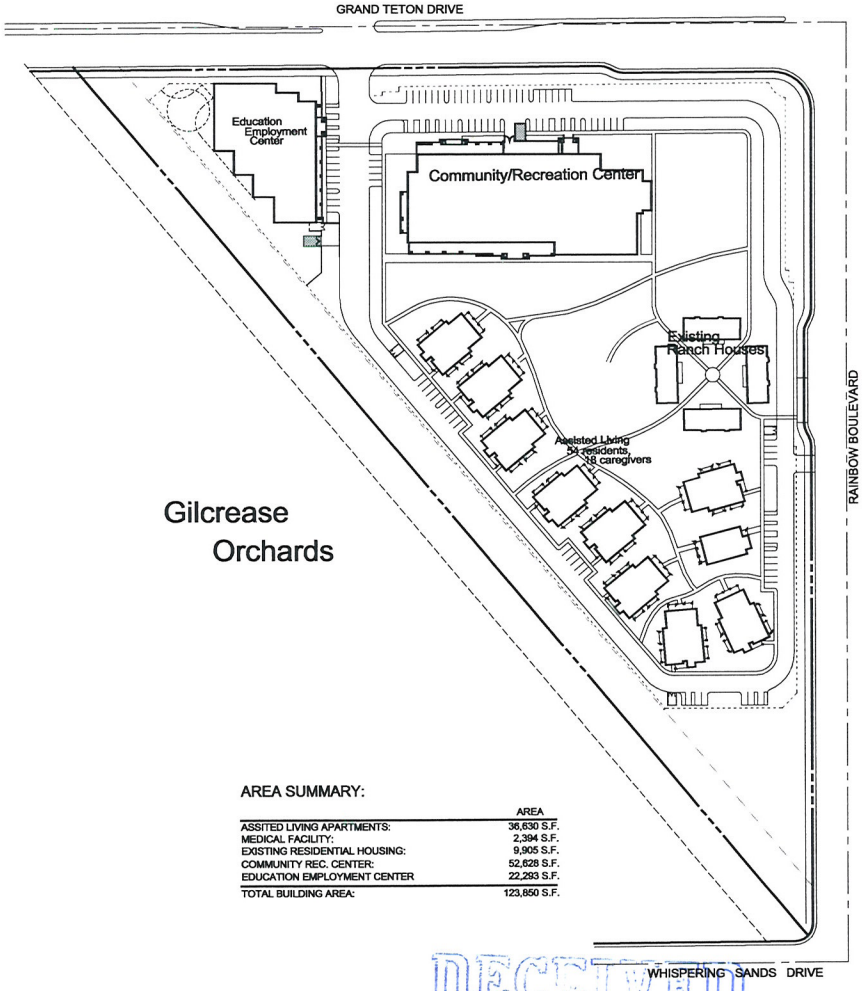
ROC-40981
SDR-40980



AREA SUMMARY:

	AREA
ASSITED LIVING APARTMENTS:	49,912 S.F.
EXISTING RESIDENTIAL HOUSING:	9,905 S.F.
COMMUNITY REC. CENTER:	71,626 S.F.
MINI-BUSINESS/WORKSHOP	10,582 S.F.
TOTAL BUILDING AREA:	142,025 S.F.

2 site plan (previously approved)
no scale



AREA SUMMARY:

	AREA
ASSITED LIVING APARTMENTS:	36,630 S.F.
MEDICAL FACILITY:	2,394 S.F.
EXISTING RESIDENTIAL HOUSING:	9,905 S.F.
COMMUNITY REC. CENTER:	52,628 S.F.
EDUCATION EMPLOYMENT CENTER	22,293 S.F.
TOTAL BUILDING AREA:	123,850 S.F.

1 site plan (proposed)
no scale

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New Vista Community
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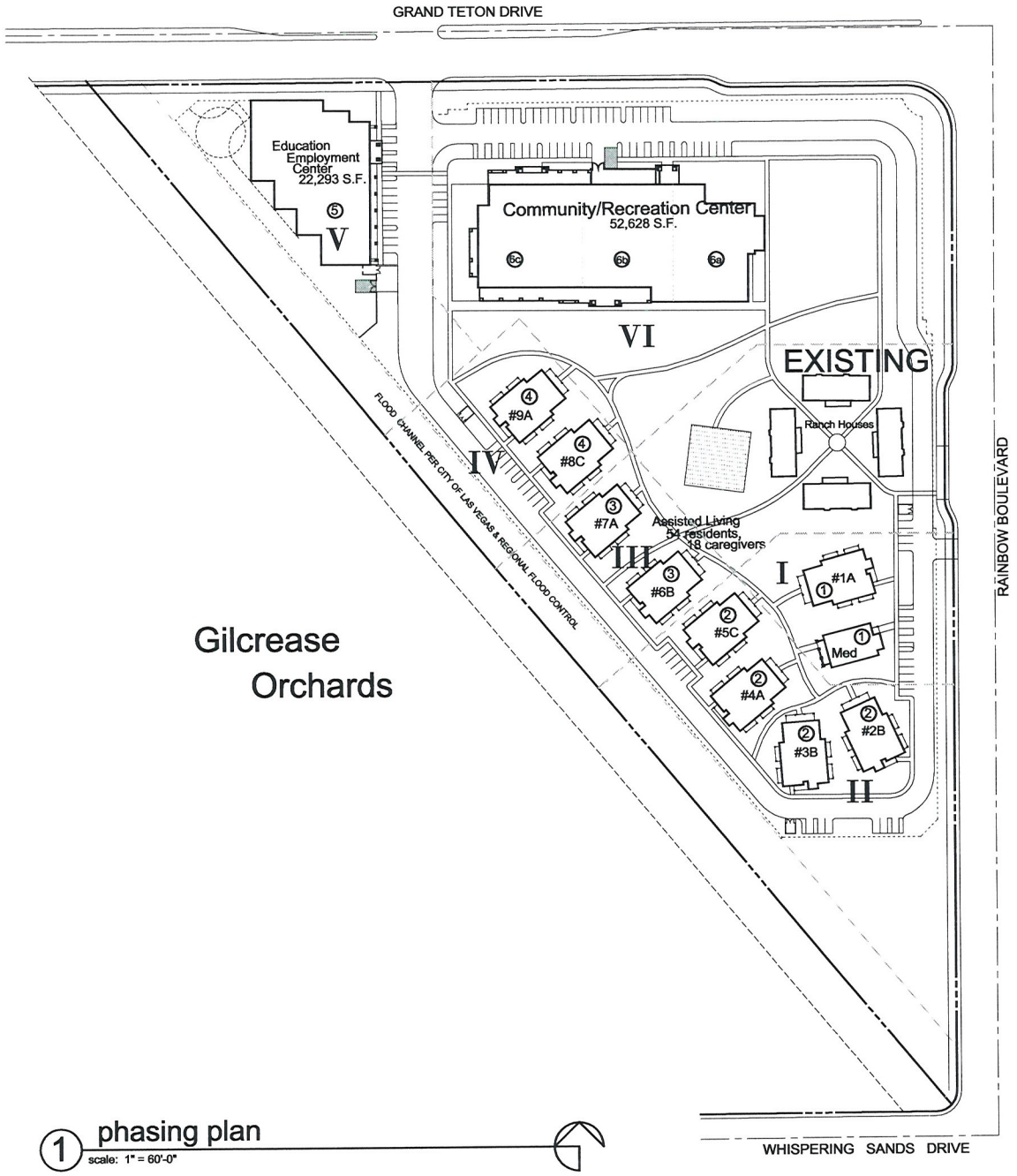

1 phasing plan
scale: 1" = 60'-0"

New Vista Ranch Phasing Plan:

1. Phase One - Build One New Residential Home and Onsite Medical Office
   a. Utilize existing access to Rainbow Boulevard. No offsite improvements to Rainbow Blvd. or Grand Teton.
   b. Construct underground utility connections to adjacent public utilities in Rainbow Boulevard.

2. Phase Two - Build Four (4) More Residential Homes
   a. Build only onsite infrastructure to support four more homes.

3. Phase Three - Build Two (2) Additional Residential Homes
   a. Construct offsite improvements to Grand Teton by developing a median opening within the existing half constructed median to allow both in and out circulation from the property to the north.
   b. Construct onsite roadways to direct onsite vehicle circulation to the Grand Teton access point.

4. Phase Four - Build Two (2) Remaining Residential Homes
   a. During this phase of development, and prior to receiving the occupancy permit for the first building in this Phase, commence construction of the offsite improvements to Rainbow Boulevard. The improvements to Rainbow Boulevard must commence and be completed within 180 days.
   b. Full offsite improvements to Grand Teton once 1) the construction of the either the mini business workshop building or the recreation center is commenced; 2) adjacent properties have constructed Grand Teton to the New Vista's property or 3) when requested by the City of Las Vegas Public Works Department based upon need for improved traffic circulation.

5. Phase Five - Construction of the Mini Business Workshop Building

6. Phase Six - Construction of the Recreation Center

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date description

jdB architect
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New Vista Community
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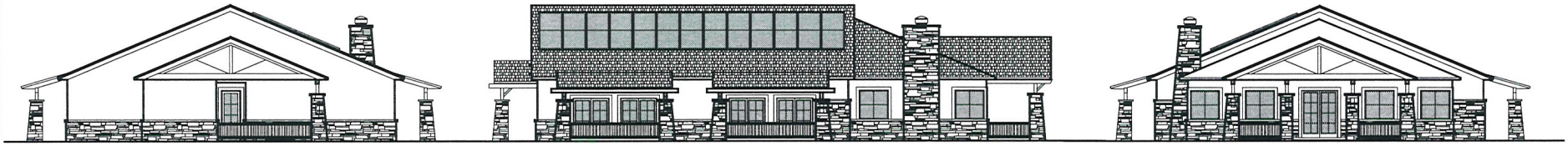


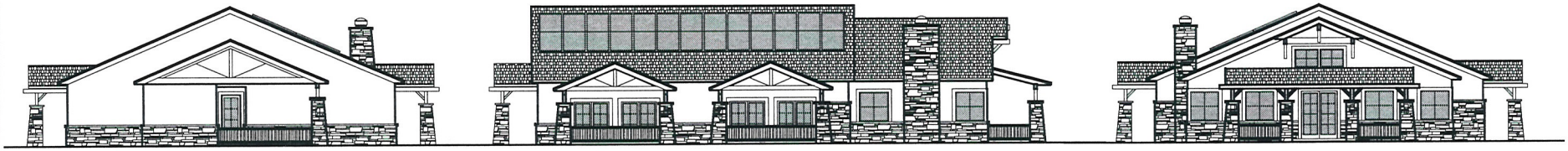
typical rear | side | front

Type C



typical rear | side | front

Type B



typical rear | side | front

Type A

1 EXTERIOR ELEVATIONS Assisted Living Module

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New Vista Community
Assited Living Residential Units
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City of Las Vegas Nevada

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proj. no.	2010-49
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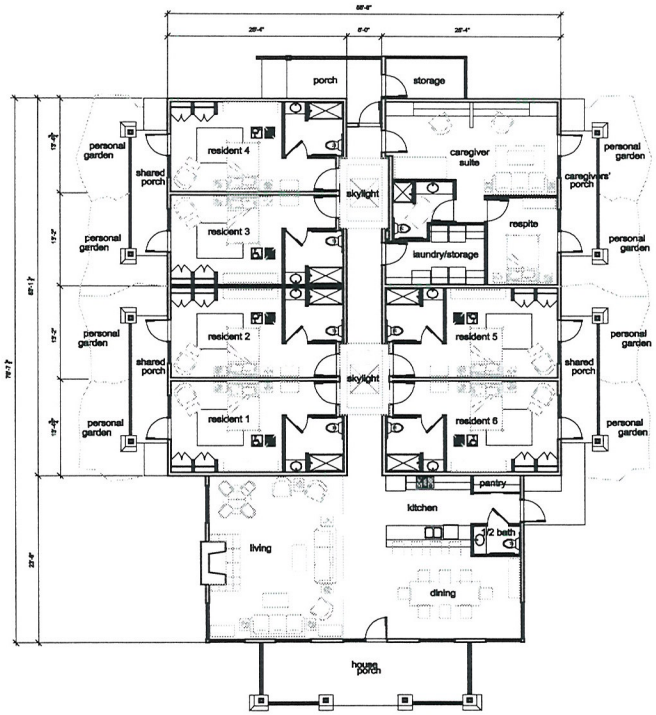
sheet no. A2

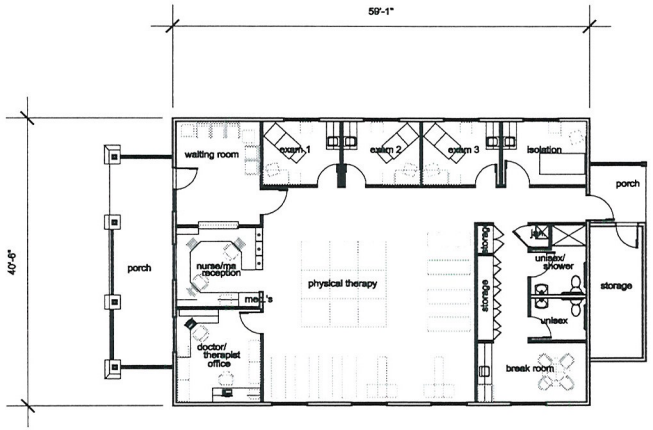
keynotes

#	description
1	STUCCO FINISH
2	STONE VENEER
3	CONCRETE ROOF TILE
4	TIMBER TRUSS
5	PELLA DOORS/WINDOWS
6	WOOD RAILING
7	PHOTOVOLTAIC ARRAY



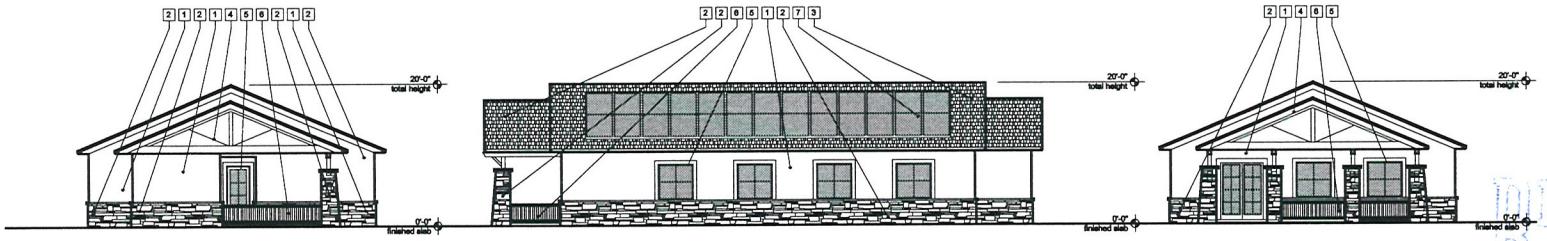
3 floor plan Assisted Living Module

NET BUILDING AREA: 4,070 S.F.



2 floor plan Medical/Therapy Office

NET BUILDING AREA: 2,394 S.F.



typical rear

typical side

front

1 exterior elevations Medical/Therapy Office

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New Vista Community
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Community & Recreational Center
Education & Employment Center
City of Las Vegas Nevada

date	2/10/11
proj. no.	2010-49
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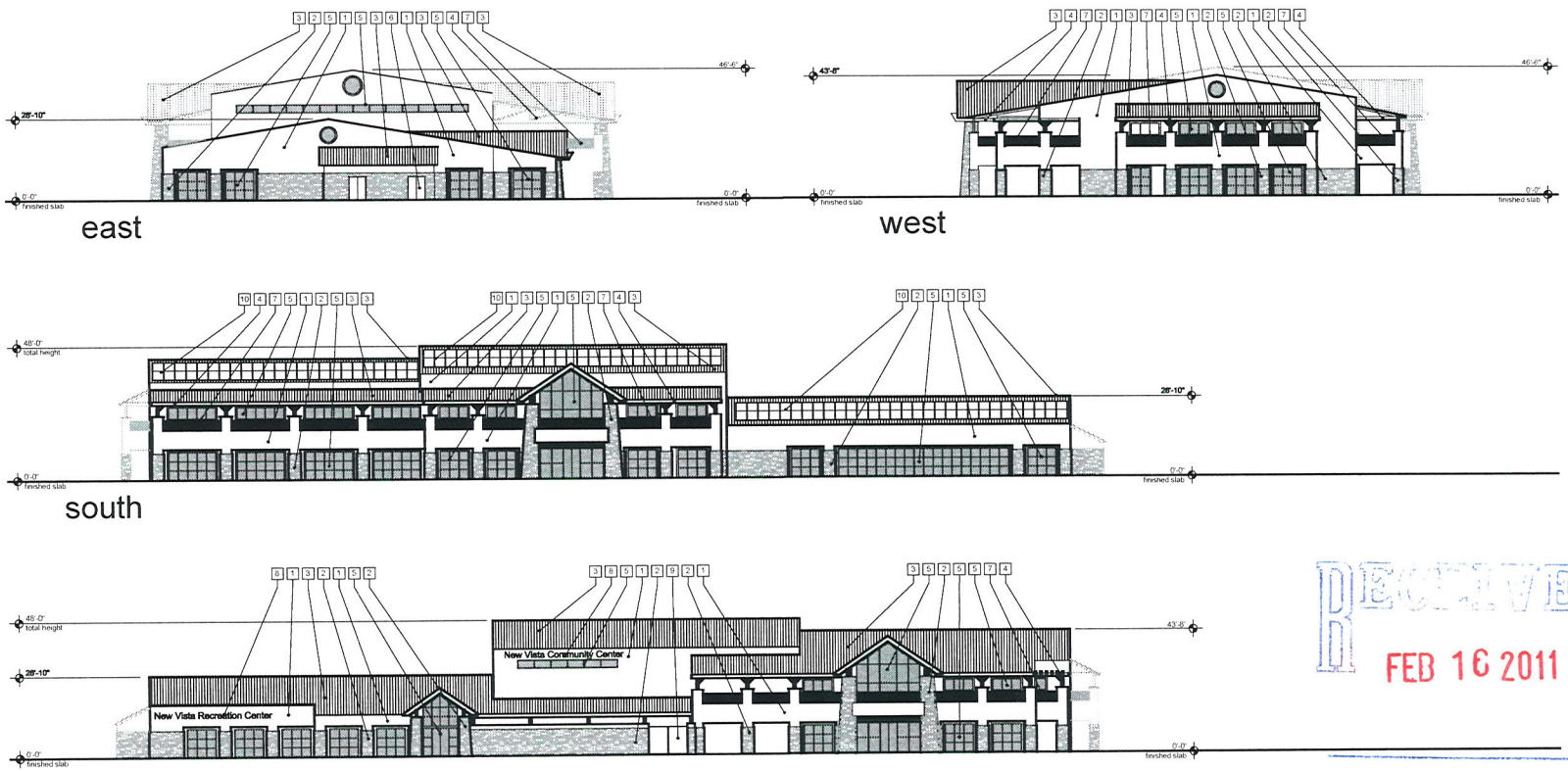
chkd. by	
sheet no.	A3

keynotes

#	description
1	STUCCO FINISH
2	STONE VENEER
3	STANDING SEAM METAL ROOF
4	TIMBER TRUSS
5	ALUMINUM STOREFRONT
6	HOLLOW METAL DOOR
7	WOOD RAILING
8	SIGNAGE - BY OTHERS
9	PAIR OF STEEL TUBE GATES WITH STAMPED METAL BACKING AND LIFT PIN LOCK/LATCH
10	PHOTOVOLTAIC ARRAY



1 conceptual elevations

SCALE: 1" = 20'-0"

Community/Recreation Center

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chkd. by	

sheet no. A4

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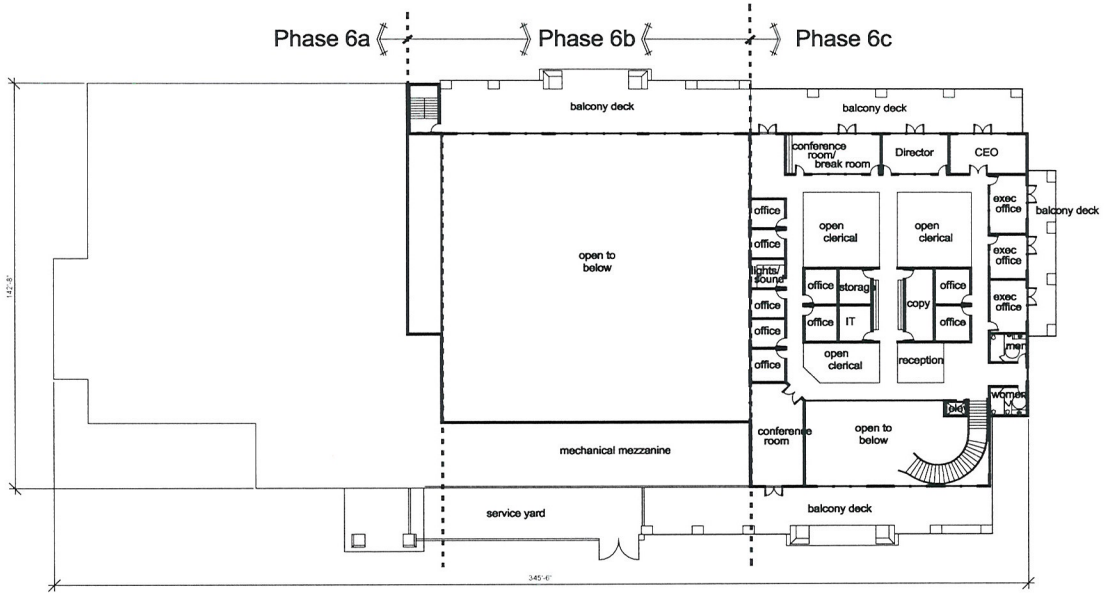
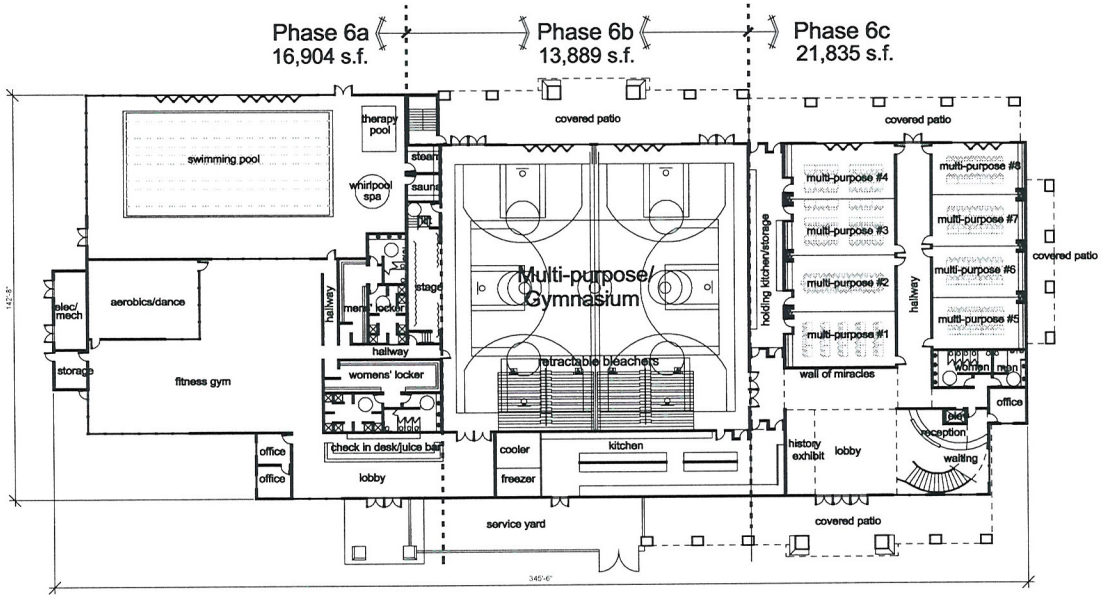


Second Floor



First Floor

1 floor plans

SCALE: 1" = 20'-0"

New Vista Community

Community & Recreational Center

Area Summary

Phase 6a			
A:	POOL/FITNESS/LOCKER ROOMS SNACK BAR/LOBBIES	16,904 S.F.	
Phase 6b			
B:	MULTI-PURPOSE GYMNASIUM	11,749 S.F.	
C:	KITCHEN	2,140 S.F.	
	SUBTOTAL:	13,889 S.F.	
Phase 6c			
D:	LOBBY/RECEPTION/RESTROOMS/ MULTI-PURPOSE ROOMS/ HOLDING KITCHEN/STORAGE	11,910 S.F.	
E:	CORPORATE OFFICES	9,925 S.F.	
	SUBTOTAL:	21,835 S.F.	
	COMMUNITY/REC CENTER BLDG. TOTAL:	52,628 S.F.	

NOTE: NO RETAIL USES ARE SHOWN

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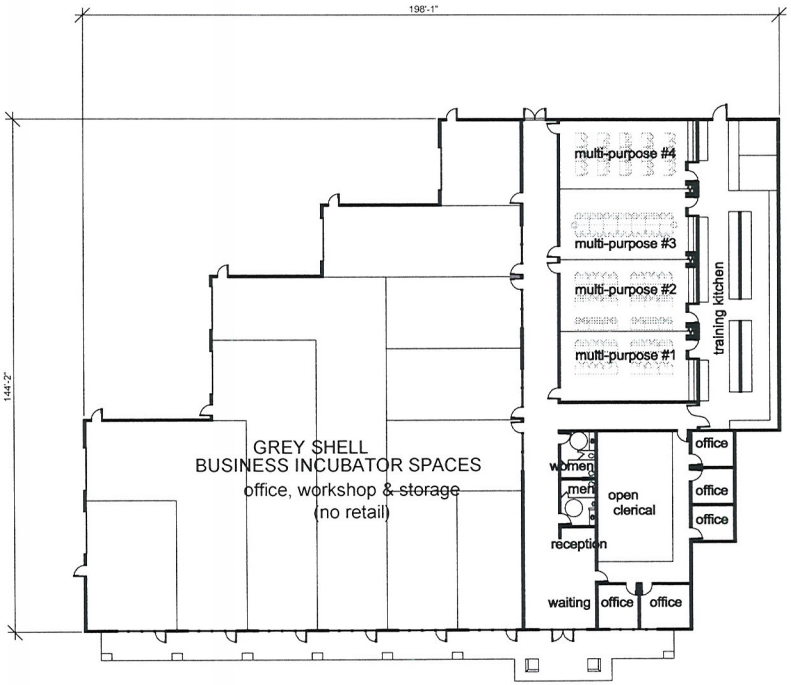
keynotes

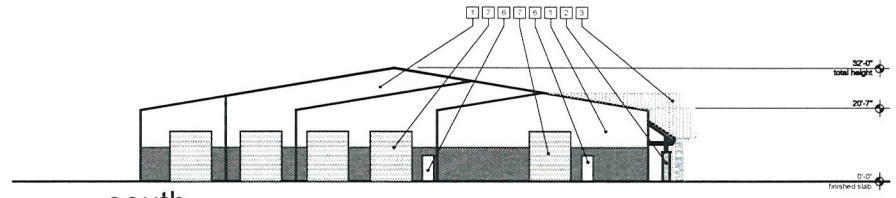
#	description
1	STUCCO FINISH
2	STONE VENEER
3	STANDING SEAM METAL ROOF
4	TIMBER TRUSS
5	ALUMINUM STOREFRONT
6	HOLLOW METAL DOOR
7	ROLL-UP DOOR
8	SIGNAGE - BY OTHERS



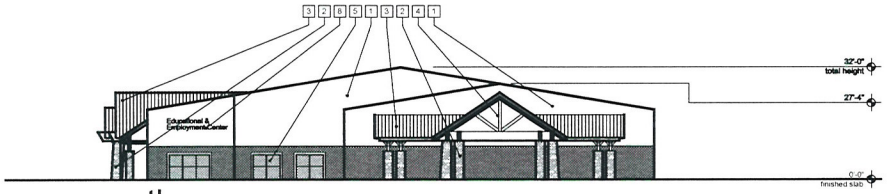
2 floor plan employment & educational Center

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

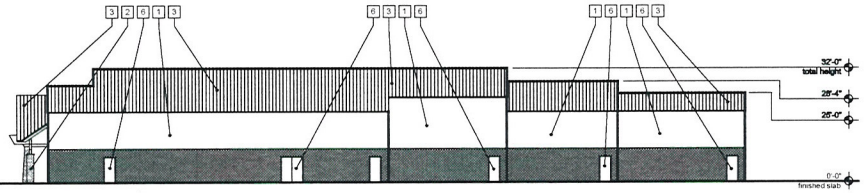
22,293 s.f.



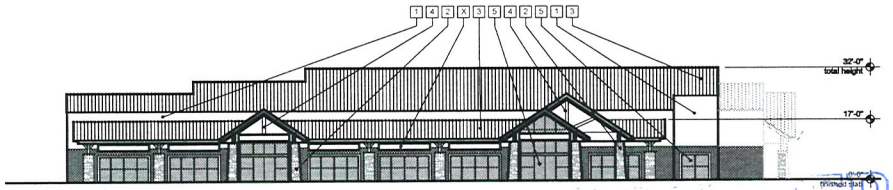
south



north



west



east

1 elevations

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

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jdB architect

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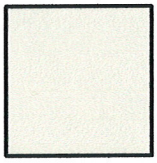
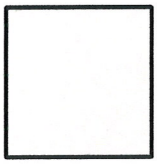
COLOR/MATERIALS BOARD



(A) stucco dark field:
Frazee - CL 2676A 'Tia Maria'



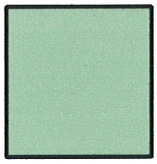
(B) stucco medium field:
Frazee - CL 2674M 'Storm Bay'



(C) stucco light field:
Frazee - CL 2622W 'Stones Throw'



(D) trim:
Frazee - CL 2677N 'Espresso'



(E) sconces & signage:
Frazee - CL 3004M 'Bonjour'



(F) storefront framing:
ab-4 medium bronze



(G) glazing:
PPG - 'Solarcool' bronze reflective



(H) cultured stone veneer:
Eldorado Stone - Mountain Ledge
'Bitteroot'



(J) roof tile:
MonierLifetile - 1MDCL5001
'Mountainwood'



(K) standing seam metal roof:
Berridge - Zee-Lock
'Aged Bronze'

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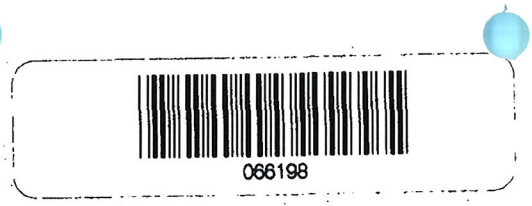

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

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LAWRENCE WEEKLY
STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS

DOUGLAS A. SELBY
CITY MANAGER

March 1, 2007

Ms. Kelly Deguzman
New Vista Ranch, Inc.
3085 South Valley View Boulevard
Las Vegas, Nevada 89102

RE: ZON-16580 - REZONING
CITY COUNCIL MEETING OF FEBRUARY 7, 2007
RELATED TO GPA-16578 AND SDR-16581

Dear Ms. Deguzman:

The City Council at a regular meeting held February 7, 2007 APPROVED the request for a Rezoning FROM: U (UNDEVELOPED) [DR (DESERT RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] TO: PD (PLANNED DEVELOPMENT) on 15.05 acres at 7875 North Rainbow Boulevard (APN 125-15-501-002). NOTE: NEW VISTA RANCH, INC. IS THE APPLICANT/OWNER. The Notice of Final Action was filed with the Las Vegas City Clerk on February 8, 2007. This approval is subject to:

Added Conditions:

A. The approved Master Development Plan and Development Standard shall be recorded with the County Recorder and a filed-stamped copy provided to the City of Las Vegas Planning and Development Department.

B. Amending Section 4.3 of the Master Development Plan to state that Service and Loading Area yard shall be screened from adjacent streets pursuant to Title 19.

C. Amending Section 7.0 of the Master Development Plan to add the language that Title 19 shall govern any subject matter not specifically addressed by this Master Development Plan.

Planning and Development

1. A General Plan Amendment (GPA-16578) to PCD (Planned Community Development) land use designation approved by the City Council.

2. A Site Development Plan Review (SDR-16581) application approved by the City of Las Vegas is required prior to issuance of any permits, any site grading, and all development activity for the site.

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

18112-001-06-05
CLV 7009

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3. The parking that is specified for the site be restricted to 100 spaces for daily use and the applicant must submit a design of the site plan that incorporates that.

4. The height of the parking lot lighting shall be restricted to 20 feet and that proper shrubs be incorporated into the design so as to eliminate any light pollution that might reach on the north side of Grand Teton Drive or on the east side of Rainbow Boulevard.

5. A revised landscape plan shall be submitted prior to the time application is made for a building permit depicting a 20-foot multi-use transportation trail consisting of a five foot landscaped corridor, a 10-foot sidewalk, and a 5-foot transition strip along Rainbow Boulevard and Grand Teton Drive.

6. There will be no retail uses on this site.

7. The project shall be in compliance with the Master Development Plan submitted 2/7/2007, except as amended herein.

Public Works

8. Dedicate an additional 10 feet of right-of-way for a total half-street width of 60 feet on Grand Teton Drive and the additional right-of-way necessary to maintain a 54-foot radius at the southwest corner of Grand Teton Drive and Rainbow Boulevard adjacent to this site prior to the issuance of any permits. In addition, dedicate all additional rights-of-way required for a bus turnout on Rainbow Boulevard prior to the issuance of any permits unless otherwise allowed by the City Traffic Engineer.

9. Construct all incomplete half-street improvements, including appropriate transition paving and overpaving (if legally able), on Grand Teton Drive and Rainbow Boulevard adjacent to this site concurrent with development of this site. Sidewalk improvements may be deferred at this time on Rainbow Boulevard, provided a Covenant Running with Land Agreement is recorded for all such improvements deferred. Streetlights on Rainbow Boulevard may also be deferred, provided the applicant provides such streetlights to the City for future installation, and constructs all needed underground infrastructure necessary for such future installation. Alternatively, monies in lieu of such streetlights may be contributed to the City if allowed by the City Engineer. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).

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10. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

11. All discussion regarding Summerlin style lighting refers to internal lighting only; not exterior street lighting. Lighting on Grand Teton Drive would match the City's current plan.

Sincerely,

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

M. Margo Wheeler, AICP
Director
Planning and Development Department

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

Mr. John Burke
3471 West Oquendo Road, Suite #301
Las Vegas, Nevada 89118

Ms. Tabitha Keach
KKBR&F
3800 Howard Hughes Parkway, 7th Floor
Las Vegas, Nevada 89109



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DOUGLAS A. SELBY
CITY MANAGER

February 8, 2007

Ms. Kelly Deguzman
New Vista Ranch, Inc.
3085 South Valley View Boulevard
Las Vegas, Nevada 89102

RE: SDR-16581 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF FEBRUARY 7, 2007
RELATED TO GPA-16578 AND ZON-16580

Dear Ms. Deguzman:

The City Council at a regular meeting held February 7, 2007 APPROVED the request for a Site Development Review FOR A PROPOSED TWO-STORY, 56-UNIT ASSISTED LIVING APARTMENT DEVELOPMENT WITH A 43,283 SQUARE-FOOT COMMERCIAL AMUSEMENT/RECREATION (INDOOR) FACILITY, 3,024 SQUARE FEET OF MEDICAL OFFICE SPACE, AND 1,382 SQUARE FEET OF RETAIL SPACE on 15.05 acres at 7875 North Rainbow Boulevard (APN 125-15-501-002), U (Undeveloped) Zone [DR (Desert Rural Density Residential) Master Plan Designation] [PROPOSED: PCD (Planned Community Development) General Plan Designation] [PROPOSED: PD (Planned Development) Zone]. NOTE: NEW VISTA RANCH, INC. IS THE APPLICANT/OWNER. The Notice of Final Action was filed with the Las Vegas City Clerk on February 8, 2007. This approval is subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for General Plan Amendment (GPA-16578) and Rezoning (ZON-16580) shall be required.

2. 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.

3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 10/30/06, except as amended by conditions herein.

4. The Site Plan must incorporate the amended design standards set forth in the zoning

5. The site plan shall be revised in accordance with the master development and standards agreement as approved.

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

18112-001-06-05
CLV 7009

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ROC-40981
SDR-40980

6. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. The technical landscape plan shall include the following changes from the conceptual landscape plan: The applicant shall provide an additional 47 trees in the parking lot area; an additional 50 trees in the perimeter landscape buffer along the right-of-way; and an additional 54 trees in an eight-foot wide landscape buffer along the eastern edge of the flood control channel.

7. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.

8. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).

9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.

11. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

13. Prior to the submittal of a building permit application, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.

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

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Public Works

15. Gated access driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.

16. Landscape and maintain all unimproved rights-of-way, if any, on Grand Teton Drive and Rainbow Boulevard adjacent to this site.

17. Submit an Encroachment Agreement for all landscaping, if any, located in the Grand Teton Drive and Rainbow Boulevard public rights-of-way adjacent to this site prior to occupancy of this site.

18. All private improvements and landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

19. Unless otherwise allowed by the City Engineer, construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site. The connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network and shall be terminated on-site with a handicap ramp.

20. Site development to comply with all applicable conditions of approval for ZON-16580 and all other applicable site-related actions.

21. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first.

Sincerely,

Lean Coleman

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

cc: See Attached Llist

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ROC-40981
SDR-40980

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

Mr. John Burke
3471 West Oquendo Road, Suite #301
Las Vegas, Nevada 89118

Ms. Tabitha Keach
KKBR&F
3800 Howard Hughes Parkway, 7th Floor
Las Vegas, Nevada 89109

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SDR-40980

John David Burke, Architect
a Professional Corporation

February 14, 2011

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING & DEVELOPMENT
731 South Fourth Street
Las Vegas, Nevada 89101

Re: Justification Letter – Site Plan Development Review
Review of Conditions
ZON-16580, conditions 5, 7 & 9
SPR-16581, conditions 3, 12, 16, 17 & 19

New Vista Community
Assisted Living Apartments
Community and Recreation Center
SW corner Rainbow and Grand Teton
Tax Assessor's Parcel No.: 125-15-501-002

Overview

The plans and we are submitting today are a revision to previously approved plans under GPA-16578, ZON-16580 and SPR-16581. This is a 15.05 net acre, 17.81 gross acre site on the southwest corner of Rainbow Boulevard and Grand Teton Drive in the City of Las Vegas. The plans depict essentially the same uses as previously approved but in a different configuration. Also, the overall building area of the project is being reduced by approximately 20,000 s.f. – a 14% reduction. The purpose of this revision is in response to the changing economic times while respecting the approved "Master Development Plan and Development Standards" document, the original staff comments and neighborhood meeting input. The project now consists of nine (9) assisted living homes, a small medical/therapy building, an educational/employment center and a community/recreation center. These uses were previously housed in two large buildings. The new plan proposes to separate these uses into smaller buildings to reduce the scale and appearance of the project. While the goal of this redesign is provide a more residential scale and character for the project in a campus like setting, it is also making the project more affordable and easier to finance from a construction and fundraising viewpoint. Central to this concept is to allow the project to be built in phases with each phase giving the appearance of a residential neighborhood growing over time.

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Site Plan Development Review – Revisions to the previously approved plan

Colors and Materials

The documents submitted depict a one and two story residential project with community and recreational facilities. All of the buildings are designed with consistent "Western Craftsman Style" detail –

1.	Exterior Walls:	Stucco, Stone veneer, Painted concrete tilt-up walls, Split face masonry
2.	Glazing:	Bronze reflective/tinted glass
3.	Roofing:	Existing sloped roof s are to remain as is New sloped roofs to be concrete tile & standing seam

Essentially, the colors and the materials have not changed.

Setbacks, Building Heights, Building Areas, Arrangement of Buildings

Foremost among the neighbors' previous concerns was the size and location of the Community/Recreation Center and the Education/Employment Center (previously referred to as the Mini-Business/Workshop Building). These two (2) buildings are now split into twelve (12) buildings. The Education/Employment Center is the one building that did increase in size thought it maintains its position at the westernmost corner of the site per neighbor comments. The Community/Recreation Center has been drastically reduced in size and is pushed even farther west away from the single family homes to the east as per neighbor comments. The assisted living units have been broken up into nine (9) buildings, each housing six (6) residents and (2) caregivers. These buildings are now arranged campus style around large landscaped courtyards. Each of these buildings has a large front porch and several private porches that relate to the public spaces and public and private gardens that surround them. This is an overall reduction of two (2) assisted living units. The medical facilities, previously located in the large building, are now housed in a small building that is located in the same campus like setting. These buildings now relate to the existing "Ranchouses" at a smaller, more intimate residential scale. This now allows for myriad opportunities to create pedestrian circulation and amenities while internally relating to a system of gardens that are to be maintained by the residents.

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Review of Conditions

The requested Review of Conditions are required to match the new revised plans and the concept of phased construction to the language of the ultimate Conditions of Approval.

ZON-16580

Condition 5 Add language such as "…of the phased area contemplated at the time of permit submittal…" to the condition to account for phasing

Condition 7 Add language such as "…for the phased area contemplated at the time of permit submittal…" to the condition to account for phasing

Condition 9 Adjust this condition to account for phasing

SPR-16581

Condition 2, 12, 16, 17 & 19 Adjust these conditions to account for phasing

Otherwise, these plans are consistent with the master plan and with the requirements of City of Las Vegas Zoning Code.

We respectfully request your consideration in this matter. If you have any questions or comments, please call.

Sincerely,

JOHN DAVID BURKE, ARCHITECT

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ROC-40981
SDR-40980

71 West Oquendo Rd., Suite 301, Las Vegas, Nevada 89118, (702)876-4863, fax (702)876-9355, jburke@jburkearchitect.com

City of Las Vegas Agenda Item No.: **36.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: APRIL 12, 2011

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG, Acting ☐ **Consent** ☒ **Discussion**

SUBJECT:
SDR-40980 - SITE DEVELOPMENT PLAN REVIEW RELATED ROC-40981 - PUBLIC HEARING - APPLICANT: JOHN DAVID BURKE ARCHITECT - OWNER: NEW VISTA RANCH, INC. - Request for a Major Amendment to a previously approved Site Development Plan Review (SDR-16581) TO DIVIDE TWO LARGE BUILDINGS INTO NINE SMALLER BUILDINGS TO CREATE A CAMPUS STYLE SETTING FOR A 78-UNIT ASSISTED LIVING COMMUNITY on 15.05 acres at 7875 North Rainbow Boulevard (APN 125-15-501-002), Ward 6 (Ross).

MAY GO TO CITY COUNCIL ON 05/18/2011
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-40980** APN: 125-15-501-002

Name of Property Owner: NEW VISTA RANCH INC.

Name of Applicant: " " "

Name of Representative: CHRIS KAEMPFER

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

☐ Yes ☒ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: X Kelly DeGuzman

Print Name: KELLY DEGUZMAN, CEO

Subscribed and sworn before me

This 15 day of February, 2011

Notary Public in and for said County and State

SALLY MARCUS
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 05-05-2013
Certificate No: 97-1845-1

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PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: NEW VISTA COMMUNITY

Project Address (Location) 7875 N. RAINBOW BLVD.

Project Name NEW VISTA COMM. - ASST'D LIVING / COMM. & REC. CTR., EDUCATION & EMPLOYMENT CTR **Proposed Use** HOUSING & SUPPORT FACILITIES FOR MR/DD POPULATION

Assessor's Parcel #(s) 125-15-501-002 **Ward #**

General Plan: existing PCD proposed PCD **Zoning:** existing PD proposed PD

Commercial Square Footage 123,850 S.F. **Floor Area Ratio** 16.0%

Gross Acres 15.0 **Lots/Units** 78 **Density** 5.2/ACRE

Additional Information SEE JUSTIFICATION LETTER FOR SITE PLAN DEVELOPMENT REVIEW

PROPERTY OWNER NEW VISTA RANCH, INC **Contact** KELLY DEGUZMAN CEO

Address P.O. BOX 80025 **Phone:** (702) 457-4677 #24 **Fax:** (702) 457-1433

City LAS VEGAS **State** NV. **Zip** 89180-0025

E-mail Address kelly.deguzman@newvistacommunity.org

APPLICANT JOHN DAVID BURKE, ARCHITECT **Contact** JOHN DAVID BURKE (702)

Address 3471 WEST OQUENDO #301 **Phone:** 876-1863 **Fax:** 876-9355

City LAS VEGAS **State** NV. **Zip** 89118

E-mail Address jburke@jburkearchitect.com

REPRESENTATIVE CHRIS KAEMPFER **Contact** KCR&F

Address 8345 W. SUNSET RD. #250 **Phone:** (702) 792-7000 **Fax:** (702) 796-7181

City LAS VEGAS **State** NV **Zip** 89113

E-mail Address info@kcnvlaw.com

Property Owner Signature* X Kelly R DeGuzman

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

Print Name KELLY DEGUZMAN, CEO

Subscribed and sworn before me

This 15 day of February, 20 11.

Sally Marcus

Notary Public in and for said County and State

SALLY MARCUS
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 05-05-2013
Certificate No: 97-1845-1

FOR DEPARTMENT USE ONLY

Case #	SDR-40980
Meeting Date:	4-12-11
Total Fee:	$1030
Date Received:*	2-16-11
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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City of Las Vegas Agenda Item No.: **37.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: APRIL 12, 2011

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG, Acting ☐ **Consent** ☒ **Discussion**

SUBJECT:
SDR-41023 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: CLARK COUNTY LEGAL SERVICES PROGRAM - Request for a Major Amendment to an approved Site Development Plan Review (SDR-39457) FOR A FOUR-STORY, 49-FOOT TALL PARKING GARAGE WHERE A THREE-STORY, 33-FOOT TALL PARKING GARAGE WAS APPROVED on 0.98 acres at the southwest corner of Gass Avenue and 8th Street (APNs 139-34-410-244 and 245), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

MAY GO TO CITY COUNCIL ON 05/18/2011
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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-41023** APN: 139-34-410-244 & 139-34-410-345

Name of Property Owner: Clark County Legal Services Program

Name of Applicant: Clark County Legal Services Program

Name of Representative: The Capitol Company, Alisa Nave

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: Barbara Buckley

Subscribed and sworn before me

This 23 day of February, 2011

Maryann Gorski

Notary Public in and for said County and State

Notary Public - State of Nevada
County of Clark
MARYANN GORSKI
My Appointment Expires
No: 06-102210-1 December 29, 2013

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DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Site Development Plan Review (Major Amendment)

Project Address (Location) 800 South 8th Street

Project Name Legal Aid Center of Southern Nevada Garage **Proposed Use** Parking Garage

Assessor's Parcel #(s) 139-34-410-244 & -245 **Ward #** 3 - Reese

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

Commercial Square Footage 48,050 **Floor Area Ratio** -

Gross Acres - **Lots/Units** - **Density** -

Additional Information

PROPERTY OWNER Clark Co. Legal Serv. Program **Contact** Terry Bratton

Address 800 South Eight Street **Phone:** (702) 386-1070 **Fax:** (702) 366-0569

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

E-mail Address tbratton@lacsn.org

APPLICANT Clark Co. Legal Serv. Program **Contact** Terry Bratton

Address 800 South Eight Street **Phone:** (702) 366-1070 **Fax:** (702) 366-0569

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

E-mail Address tbratton@lacsn.org

REPRESENTATIVE The Capitol Company **Contact** Alisa Nave

Address 10100 West Charleston, Suite 200 **Phone:** (702) 525-1245 **Fax:**

City Las Vegas **State** Nevada **Zip** 89135

E-mail Address anave@thecapitolcompany.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 BARBARA BUCKLEY

Subscribed and sworn before me

This 23 day of February, 20 11.

Maryann Gorski

Notary Public in and for said County and State

Notary Public - State of Nevada
County of Clark
MARYANN GORSKI
My Appointment Expires
No: 06-102210-1 December 29, 2013

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	SDR-41023
Meeting Date:	4-12-11 PC
Total Fee:	$ 1,030
Date Received:*	2-23-11
Received By:	

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

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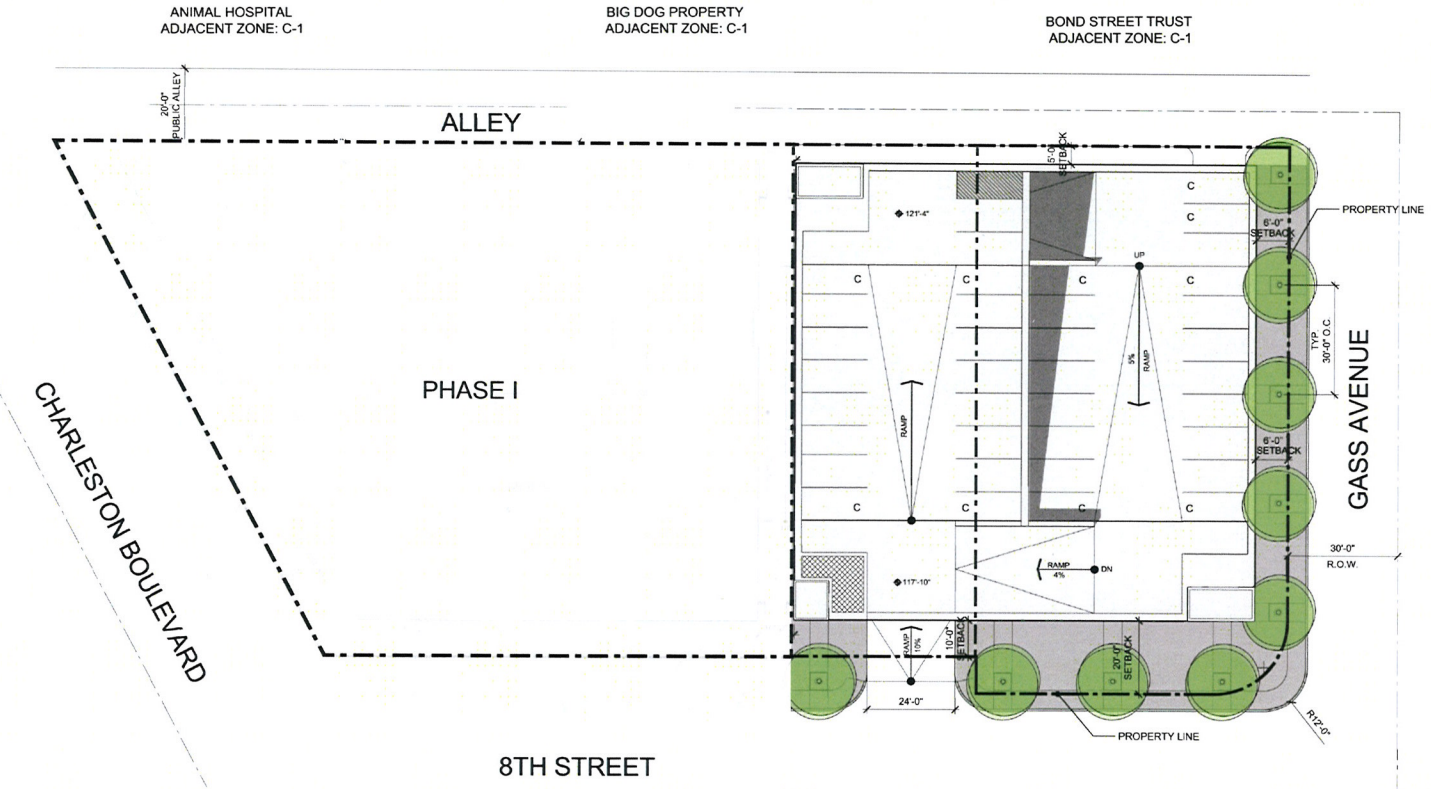
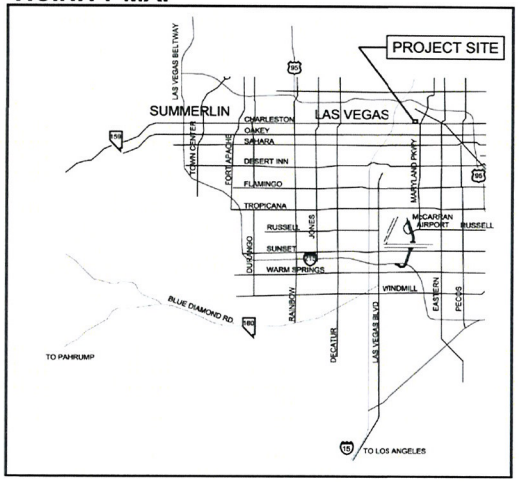


VICINITY MAP



SITE ANALYSIS

SITE AREA	.98 AC (NET) 1.63 AC(GROSS)
APN#	A PORTION OF 139-34-410-245 139-34-410-244
CURRENT ZONING	C-1
F.A.R. (FLOOR AREA RATIO)	0
LOT COVERAGE	82%

PARKING ANALYSIS

PARKING PROVIDED	92 SPACES
(INCLUDING 4 HANDICAP PARKING SPACES)	
(INCLUDING 22 COMPACT PARKING SPACES)	

SITE PLAN/ LANDSCAPE - APPROVED

PLANTING LEGEND

SYMBOL	BOTANICAL NAME / COMMON NAME
	PISTACIA CHINENSIS CHINESE PISTACHE
	SHRUBS, SEE BELOW

SUGGESTED SHRUBS

BOTANICAL NAME / COMMON NAME

ALOE SINKATANA
ALOE

DALEA CAPITATA 'SIERRA GOLD'
SIERRA GOLD DALEA

FESTUCA GLAUCA
BLUE FESCUE

HESPERALOE FUNIFERA
GIANT HESPERALOE

LEUCOPHYLLUM LANGMANIAE
RIO BRAVO

MANFREDA MACULOSA
TEXAS TUBEROSE

SALVIA DORRII
DESERT SAGE

TETRANEURIS ACAULIS
ANGELITA DAISY

TRADESCANTIA PALLIDA
PURPLE HEART

VINCA MINOR
PERIWINKLE

YUCCA BACCATA
BANANA YUCCA

ZEPHYRANTHES SPECIES
RAIN LILY

SITE FURNITURE LEGEND

SYMBOL	DESCRIPTION
	TREE GRATES BY IRONSMITH, (702) 253-6622. MODEL: 60" SQUARE MARKET STREET.
	TRENCH GRATES BY IRONSMITH, (702)253-6622. MODEL: MARKET STREET, 6" WIDTH.
	COLORED CONCRETE BY SOLOMON. COLOR: SANDSTONE, LIGHT BROOM FINISH.

APPROVED

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FEB 23 2011

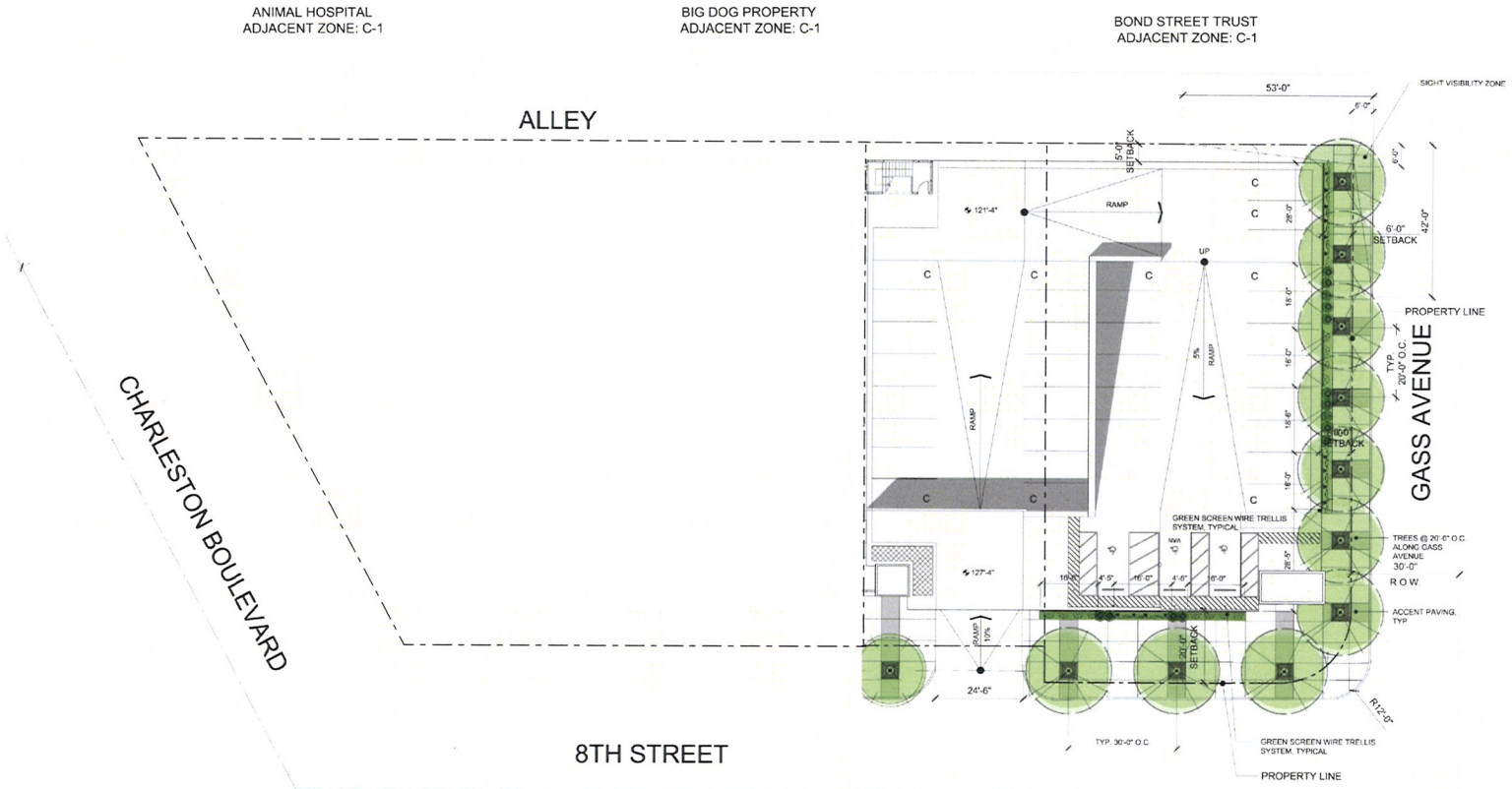
SDR-41023

LEGAL AID CENTER OF SOUTHERN NEVADA

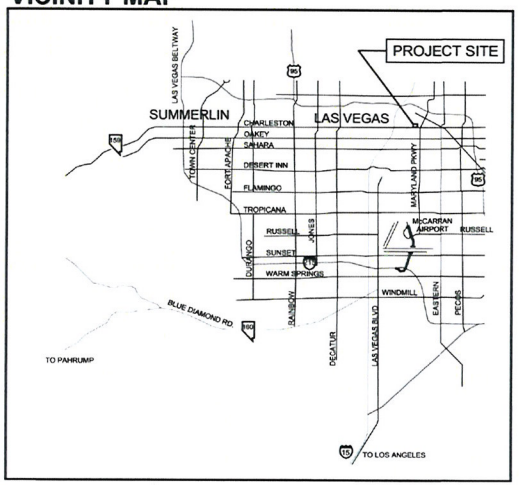
PROJECT 2009232
02/23/2011

SITE PLAN/ LANDSCAPE APPROVED

jma architecture | studios
10150 COVINGTON CROSS DRIVE | LAS VEGAS, NEVADA 89144 | 702.731.2033 T | 702.731.2039 F | www.jmaarch.com



VICINITY MAP



SITE ANALYSIS

SITE AREA	.98 AC (NET) 1.63 AC(GROSS)
APN#	A PORTION OF 139-34-410-245 139-34-410-244
CURRENT ZONING	C-1
F.A.R. (FLOOR AREA RATIO)	0
LOT COVERAGE	82%

PARKING ANALYSIS

PARKING PROVIDED	112 SPACES
(INCLUDING 7 HANDICAP PARKING SPACES)	
(INCLUDING 32 COMPACT PARKING SPACES)	

SITE PLAN/ LANDSCAPE - PROPOSED

PLANT & SITE AMENITY LEGEND

TREES

SYMBOL	BOTANICAL NAME COMMON NAME	QTY.	CALIPER MINIMUM SIZE
	QUERCUS ILEX HOLLY OAK STANDARD TRUNK	10	1 1/4" 24" BOX
	RHUS LANCEA AFRICAN SUMAC STANDARD TRUNK	10	1 1/4" 24" BOX

SHRUBS

SYMBOL	BOTANICAL NAME COMMON NAME	QTY.	MINIMUM SIZE
	CAMPSIS RADICANS TRUMPET CREEPER VINE VINE	14	5 GALLON
	DIETES BICOLOR EVERGREEN IRIS	16	5 GALLON
	EURYOPS PECTINATUS 'VIRIDIS' GREEN BUSH DAISY	8	5 GALLON
	HEDERA HELIX ENGLISH IVY VINE	12	5 GALLON
	MYRTUS COMMUNIS 'COMPACTA' SWEET MYRTLE	36	5 GALLON
	XYLOSMA CONGESTUM 'COMPACTA' COMPACT SHINY XYLOSMA	2	5 GALLON

ROCK MULCH

SYMBOL	DESCRIPTION	QTY.	DETAIL
DG	ALL PLANTERS TO RECEIVE A 2" MINIMUM DEPTH LAYER OF 1/2" MINUS DECOMPOSED GRANITE; COLOR TO BE GOLD	956 S.F.	"K" L3.01

SITE AMENITIES

SYMBOL	DESCRIPTION	QTY.	DETAIL
	TREE GRATES BY IRONSMITH, (702) 253-6222 MODEL: 60" SQUARE MARKET STREET, OR APPROVED EQUAL. TREE GRATE COLOR TO BE DARK BROWN. PLACE DECOMPOSED GRANITE UNDER TREE GRATES. SIZE TO BE 1/2" MINUS. COLOR GOLD. 2" MINIMUM DEPTH.	20	10' L3.01
	METAL BENCH BY VICTOR STANLEY, (800) 368-2573. MODEL: MODEL CBF-12 FROM THE CITY SITES SERIES OR APPROVED EQUAL. TO BE POWDER COATED BRONZE AND MOUNTED PER MANUFACTURERS SPECIFICATIONS.	3	11' L3.01
	METAL TRASH RECETACLE BY VICTOR STANLEY, (800) 368-2573. MODEL: MODEL FC-12 FROM THE CONCOURSE SERIES OR APPROVED EQUAL. TO BE POWDER COATED BRONZE AND MOUNTED PER MANUFACTURERS SPECIFICATIONS.	2	1' L3.01
	GREENSCREEN WIRE TRELLIS SYSTEM BY GREENSCREEN (800) 450-3494. OR APPROVED EQUAL. COLOR: GREEN. INSTALL PER MANUFACTURERS SPECIFICATIONS AND RECOMMENDATIONS. TIE VINES TO SCREEN USING CLEAR GARDEN TAPE.	27	-

PLANTING NOTES

1. SEE SHEETS L3.01 FOR PLANTING DETAILS.
2. ANY TREE PLANTED WITHIN 5 FEET OF A SIDEWALK OR WALL SHALL BE PLANTED WITH A ROOT GUARD DESIGNED TO DIRECT ROOT GROWTH DOWNWARD. SEE DETAIL "F", SHEET L3.01.
3. CONTRACTOR TO PROTECT IN PLACE EXISTING UTILITIES. CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION. CONTRACTOR TO USE CAUTION. CALL BEFORE YOU DIG AND CALL BEFORE YOU OVER HEAD.
4. CONTRACTOR TO LOCATE BENCHES AND TRASH RECEPTACLES FOR APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO ANCHORING THE FURNISHINGS.
5. CONTRACTOR TO PROVIDE SHOP DRAWINGS OF GREENSCREEN ATTACHMENT FOR APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

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SITE PLAN/ LANDSCAPE APPROVED

SDR-41023

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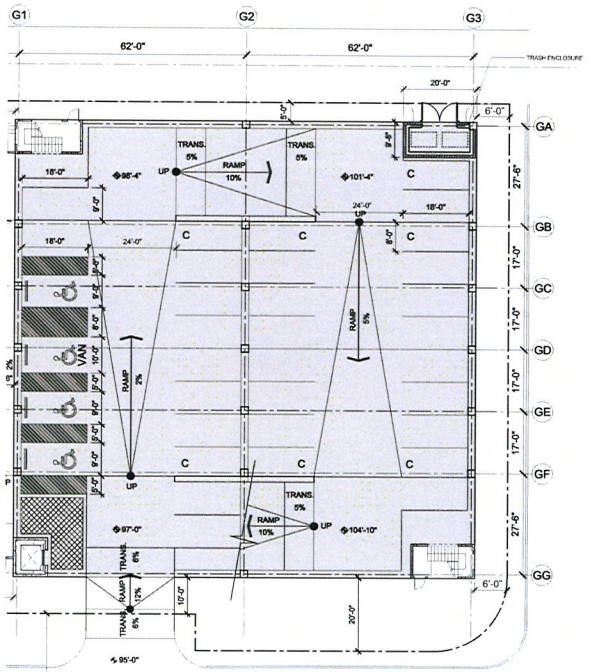
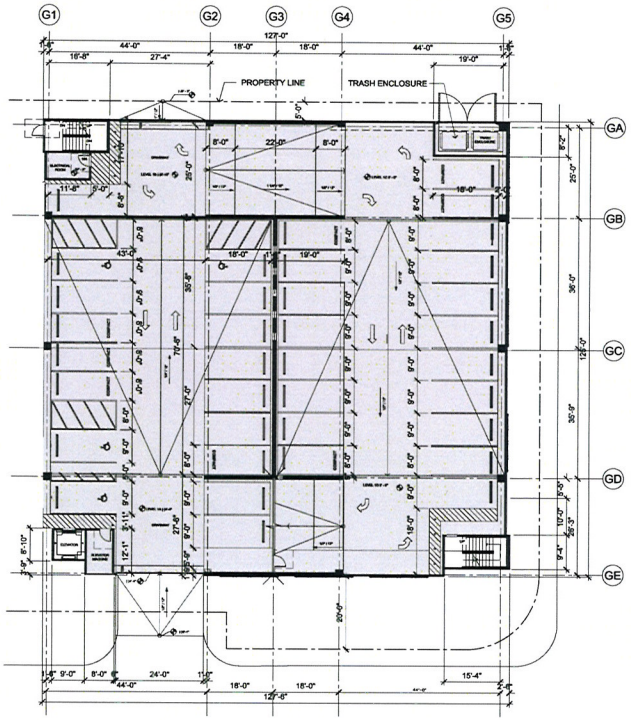
1010 COMMERCIAL CROSS DRIVE | LAS VEGAS, NV 89144 | 702.731.2033 T | 702.731.2033 F | www.jmaarch.com



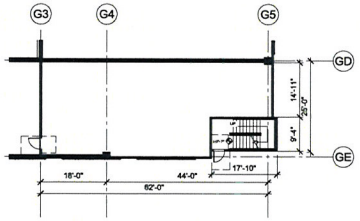
PARKING GARAGE LEVEL 1
APPROVED

APPROVED



PARKING GARAGE LEVEL 1
PROPOSED

PROPOSED



PARKING GARAGE SUB LEVEL 1
PROPOSED

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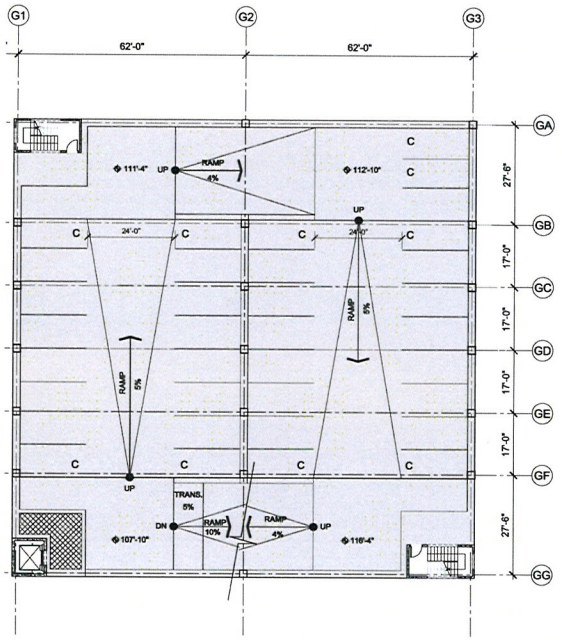

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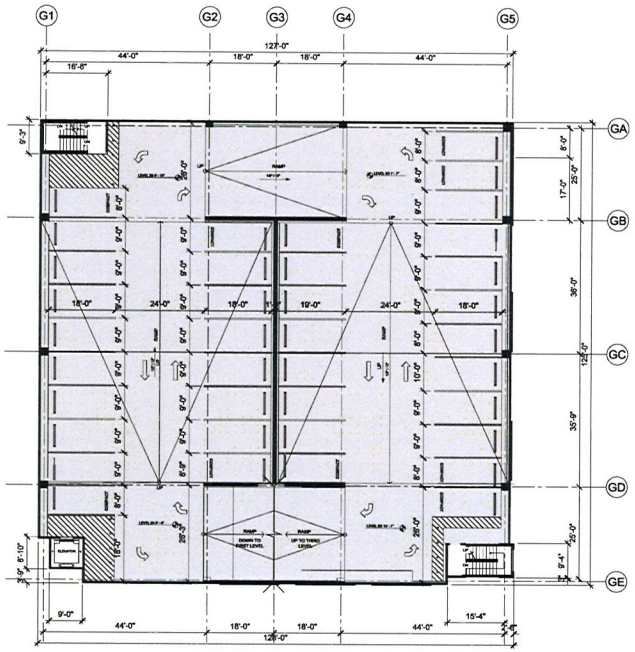
APPROVED



PARKING GARAGE LEVEL 2
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PROPOSED

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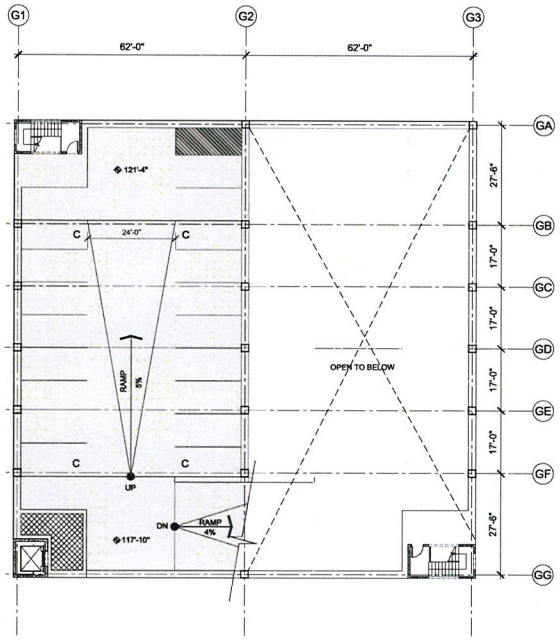
SDR-41023



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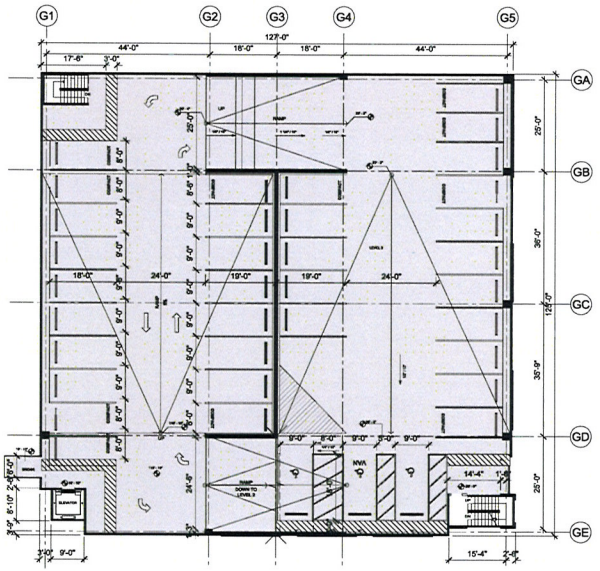
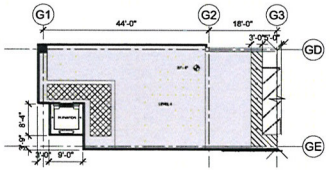
APPROVED



PARKING GARAGE LEVEL 3
PROPOSED

PROPOSED



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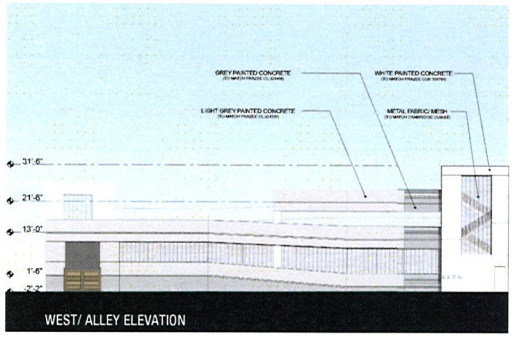
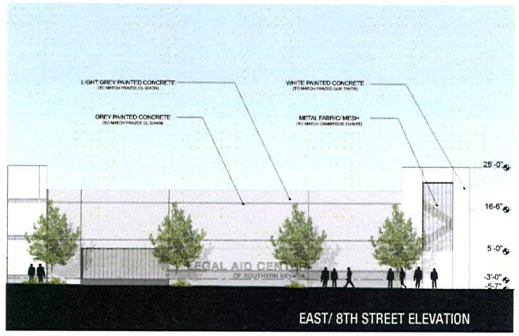
SDR-41023





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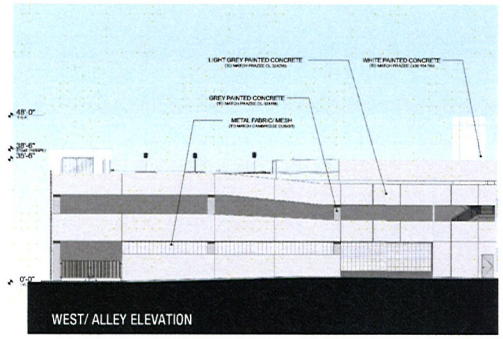



PROPOSED

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LEGAL AID CENTER OF SOUTHERN NEVADA
PROJECT 2009232
02/23/2011
ELEVATIONS
7

10150 COVINGTON CROSS DRIVE | 702.731.2033 T | 702.731.2039 F | www.jmaarch.com

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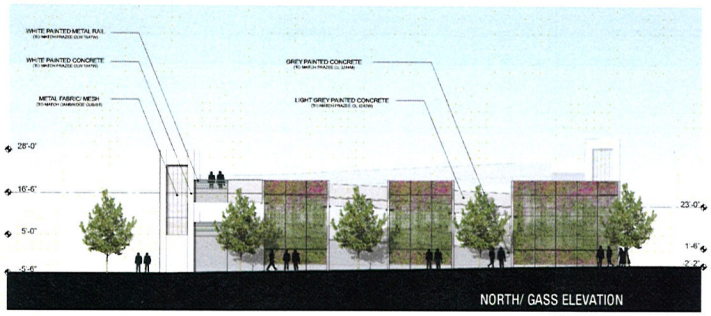

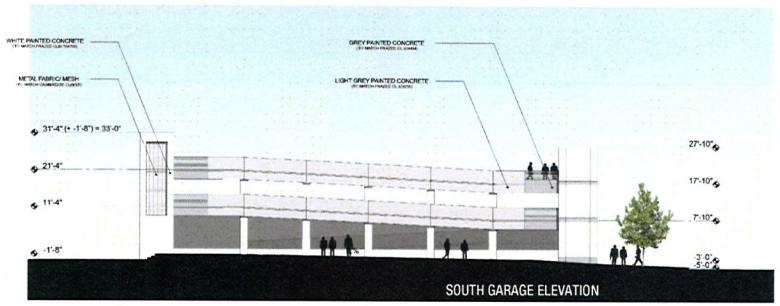

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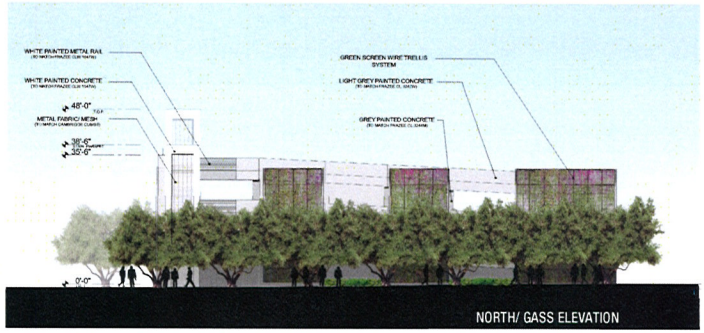

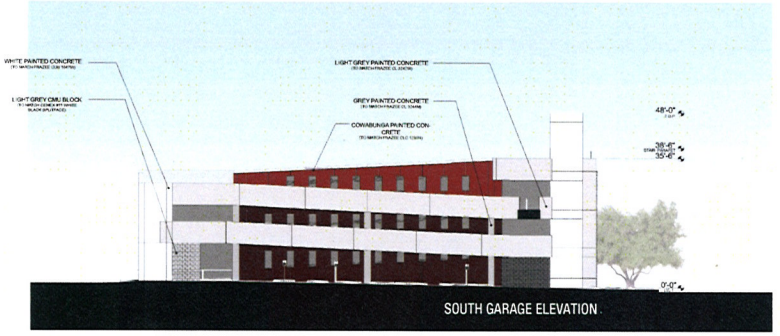

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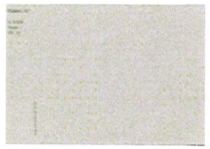
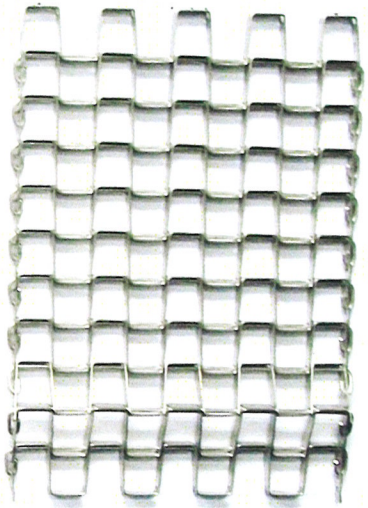
FRAZEE COLORLIFE
CLW 1047W - DEER FEATHER



FRAZEE COLORLIFE
CL 3242W - SKEPTIC



FRAZEE COLORLIFE
CL 3244M - TURBO



CAMBRIDGE ARCHITECTURAL - CUBIST
EXTERIOR - STAINLESS STEEL - FLEXIBLE

APPROVED



CMU - CEMEX #11
WHITE W/ BLACK SPLITFACE



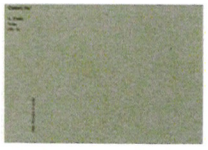
FRAZEE COLORLIFE
CLC 1290N - COWABUNGA



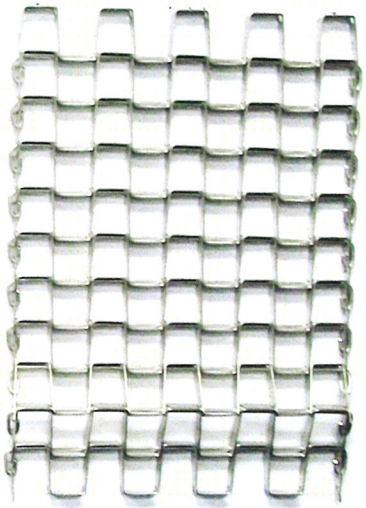
FRAZEE COLORLIFE
CLW 1047W - DEER FEATHER



FRAZEE COLORLIFE
CL 3242W - SKEPTIC



FRAZEE COLORLIFE
CL 3244M - TURBO



CAMBRIDGE ARCHITECTURAL - CUBIST
EXTERIOR - STAINLESS STEEL - FLEXIBLE

PROPOSED

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LEGAL AID CENTER OF SOUTHERN NEVADA

PROJECT 2009232
02/23/2011

MATERIAL BOARD 9

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SDR-41023

The Capitol Company

Public Policy & Government Affairs

Yorgo Kagafas
City of Las Vegas
Planning and Development Department
731 South Fourth Street
Las Vegas, Nevada 89101

Alisa D. Nave-Worth
The Capitol Company
10100 West Charleston Boulevard
Suite 200
Las Vegas, Nevada 89135

Re: Justification Letter,
Amendment to Site Development Plan
Parking Garage
Legal Aid Center of Southern Nevada
APNs: 139-34-410-244 and a Portion of 139-34-410-245

Dear Mr. Kagafas:

This firm represents Legal Aid Center of Southern Nevada (LACSN) with respect to the development of a four story parking garage located at the southwest corner of Gass Avenue and Eighth Street. The site is within the Downtown Redevelopment Plan with a General Commercial (GC) master plan designation and is currently zoned C-1. This request consists of Major Amendment to Site Development Plan. Note that this application represents a revision of the project, which was previously approved by the City Council (SDR-39457 & Var-39458).

Major Amendment to Site Development Plan

The parking garage is associated with a related project, already approved by the City Council, for an office building on the adjacent parcel to the south, which will serve as the new headquarters for LACSN. The parking garage will serve as the required parking for staff and clients of LACSN's new building.

On October 2010, the Planning Commission approved SDR-39457 for a three-story parking garage with a maximum height of 33'8". The approved parking garage

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covered 39,400 square feet and provided for 92 permanent parking spaces. At the same time, the Planning Commission approved VAR-39458 regarding setbacks associated with the Parking Garage.

The parking structure will consist of multi-tone grey and white paints while also including metal fabric/mesh along the stairwells. The garage will be open on all sides, except along Eighth Street, and will include a green screen wire trellis system for aesthetics. The entrances to the parking lot on Eighth Street and on the Alley (between Gass Avenue and Charleston Boulevard) will be gated for security during non-business hours.

This amendment proposes a 48,050 square foot parking garage (previously approved as 39,400 square feet), four story structure at a maximum height of 48 feet (previously approved as a three story structure with a maximum height of 33 feet, 8 inches). The amended project will accommodate 112 parking spaces (previously 92 spaces). Additionally, the amended project proposes the addition of a vehicular entrance on the alley way located between Gass Avenue and Charleston Boulevard. The original footprint of the parking garage will not change. Additionally, the proposed amendment makes no changes to VAR-39458. A comparison of the proposed project and the previously approved SDR-39457 & VAR-39458 follows:

SDR Land Use Application (Past Application SDR-39457 & Var-39458)			
	Code	Approved	Proposed
Story	N/A	3 story	4 story
Maximum Height	N/A	33'-8"	48'-0"
Main Garage Height	N/A	28'-0"	35'-6"
Parking Spaces	N/A	92 spaces	112 spaces
Parking Floor Area	N/A	39,400 SF	48,050 SF.
Landscape Buffer			
South	8 ft.	Zero	no change
West (alley)	8 ft.	Zero	no change
North	15 ft.	Zero	no change
East	15 ft.	Zero	no change
Setback			
Front	20 ft.	10 ft. (portion)	no change
Side	10 ft.	zero feet	no change
Corner Side	15 ft.	6 ft.	no change
Rear	20 ft.	5 ft.	no change
Lot Coverage	50%	82%	no change

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With this amendment, the applicant seeks to reduce the amount of parking variance previously awarded (SDR-39098 & VAR-39099) so as to enhance the project. The increase in height and square footage accommodates a ½ floor increase in the parking structure. When completed, this parking structure will have 112 spaces, representing a 6% reduction in parking or 6 spaces. Notably, the previously approved project was granted a 22% reduction in parking or 26 spaces. The amended project will ultimately provide a superior parking solution than previously approved.

In order to accommodate the additional traffic flow, the amended proposed project includes a vehicular entrance on the alley way located between Gass Avenue and Charleston Boulevard. This entrance will ensure easier access for LACSN staff and customer, and will ensure better circulation within the structure as demonstrated on the enclosed site plan.

Notably, the need for the additional parking was created by a partnership between the City of Las Vegas and the applicant. At the City's request, the applicant has agreed to house the City of Las Vegas Senior Citizen Law Project. This partnership will provide senior citizens in our community the ability to access comprehensive legal assistance from one central location. The additional parking requested by this amendment will further this goal.

When completed this project will add a vibrant, new structure to Charleston Boulevard and the Downtown Redevelopment area that will set a standard for small-sized office buildings. Moreover, it will allow LACSN to continue providing legal access to the poor, indigent, elderly and immigrant communities in southern Nevada at a location that is accessible to all citizens of our community. The proposed amendment will further this cause.

Thank you in advance for your time and consideration regarding this application. Please feel free to contact me should you have any questions or need additional information.

Sincerely,

Alisa D. Nave-Worth, Esq.

cc: Cherie Guzman, JMA

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City of Las Vegas Agenda Item No.: **38.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: APRIL 12, 2011

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG, Acting ☐ **Consent** ☒ **Discussion**

SUBJECT:
SDR-41035 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: YOUNGBLOOD ACHITECTURE - OWNER: 5501 DREXEL, LLC - Request for a Major Amendment to an approved Site Development Plan Review (SD-0031-97) FOR A 7,300 SQUARE FOOT AUTOMOBILE SHOWROOM ADDITION AT AN EXISTING MOTOR VEHICLES SALES (NEW) FACILITY on 9.46 acres at 5501 Drexel Road (APN 125-34-501-003), C-2 (General Commercial) Zone, Ward 6 (Ross).

MAY GO TO CITY COUNCIL ON 05/18/2011
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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-41035** APN: 125-34-501-003

Name of Property Owner: 5501 Drexel, Llc dba: Ed Bozarth Chevrolet

Name of Applicant: Ed Bozarth

Name of Representative: Youngblood Architecture - Richard Youngblood

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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City of Las Vega

Signature of Property Owner: _____

Print Name: Mark Miller

Subscribed and sworn before me

This 23 day of FEBRUARY, 20 11

_____
Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
PAT A. GREEN
Appt. No. 94-2629-1
My Appt. Expires December 2, 2013

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Design Review

Project Address (Location) 5501 Drexel Road, Las Vegas, Nevada 89130

Project Name Ed Bozarth Chevrolet Showroom Remodel **Proposed Use** Auto Dealership

Assessor's Parcel #(s) 125-34-501-003 **Ward #** Six (6)

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

Commercial Square Footage 89,490 sf **Floor Area Ratio** 21.72%

Gross Acres 9.46 Acres **Lots/Units** NA **Density** NA

Additional Information Design Review for the Remodel of the existing Automobile Showroom and new Exterior Materials.

PROPERTY OWNER 5501 Drexel, Llc. **Contact** Ed Bozarth

Address 5501 Drexel Road **Phone:** ~~967-5500~~ **Fax:** ~~967-5561~~

City Las Vegas **State** Nevada **Zip** 89130

E-mail Address

APPLICANT Youngblood Architecture **Contact** Richard Youngblood

Address 4045 Dean Martin Drive **Phone:** ~~997-5080~~ **Fax:** ~~995-0208~~

City Las Vegas **State** Nevada **Zip** 89103

E-mail Address richard@rjyoungblood.com

REPRESENTATIVE Youngblood Architecture **Contact** Richard Youngblood

Address 4045 Dean Martin Drive **Phone:** ~~997-5080~~ **Fax:** ~~995-0208~~

City Las Vegas **State** Nevada **Zip** 89103

E-mail Address richard@rjyoungblood.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 MARK MILLER

Subscribed and sworn before me

This 23RD day of FEBRUARY, 20 11.

[signature]

Notary Public in and for said County and State

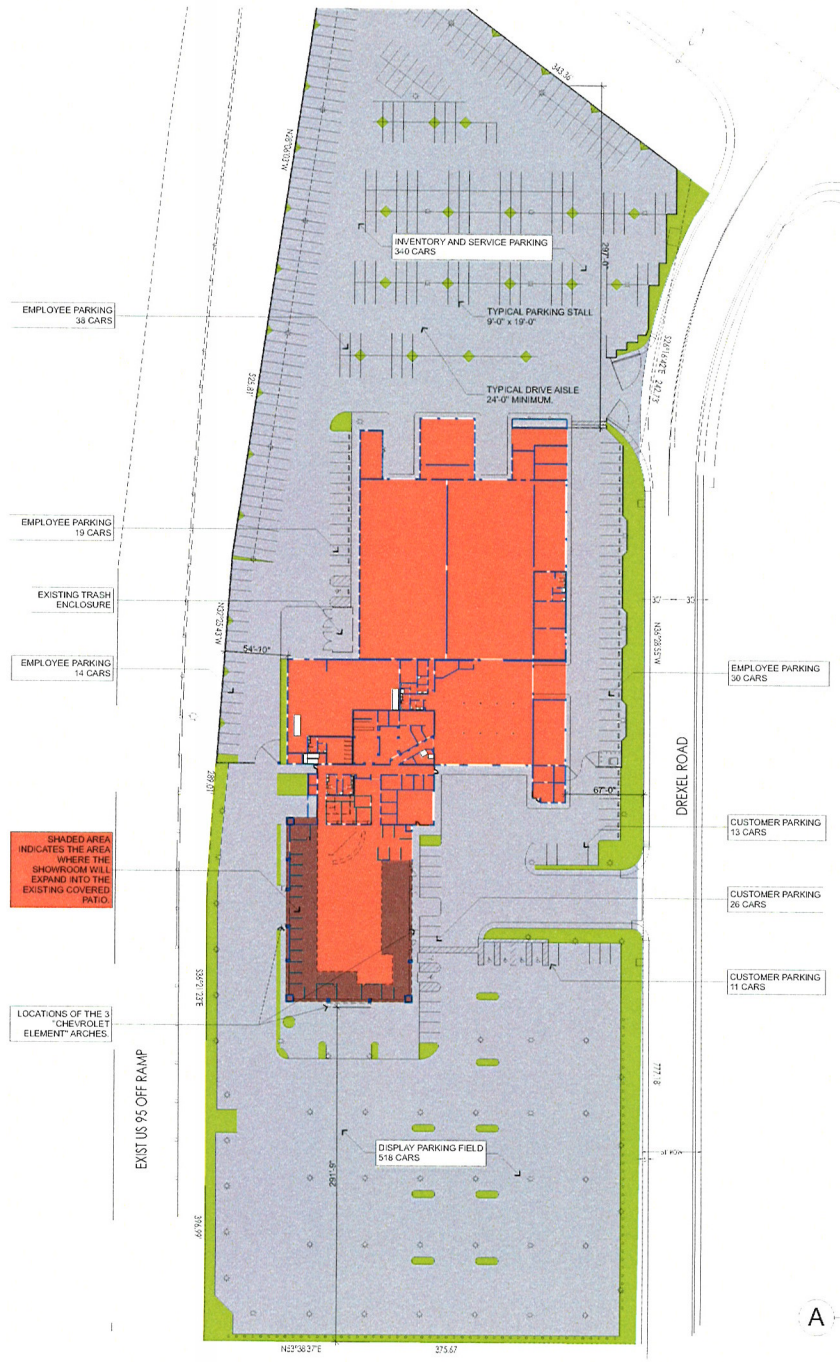
NOTARY PUBLIC
STATE OF NEVADA
County of Clark
PAT A. GREEN
Appt. No. 94-2629-1
My Appt. Expires December 2, 2013

FOR DEPARTMENT USE ONLY

Case #	SDR-41035
Meeting Date:	4-12-11
Total Fee:	1030
Date Received:*	2-24-11
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



PROJECT DATA

BUILDING	
EXISTING ENCLOSED AREA	89,490 sf
ADDED ENCLOSED AREA	7,300 sf
TOTAL ENCLOSED AREA	96,790 sf
Note: The total roof area has remained unchanged.	
PARKING REQUIRED	
EXISTING 89,490 sf / 500	179 Cars
ADDED 7,300 sf / 500	15 Cars
TOTAL REQUIRED	194 Cars
PARKING PROVIDED	
CUSTOMER PARKING	50 Cars
EMPLOYEE PARKING	101 Cars
SERVICE / INVENTORY PARKING	340 Cars
SUB TOTAL	491 Cars
DISPLAY PARKING	518 Cars
TOTAL PARKING PROVIDED	1,009 Cars

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A Site Plan
Scale: 1" = 20'

SDR-41035

YOUNGBLOOD ARCHITECTURE

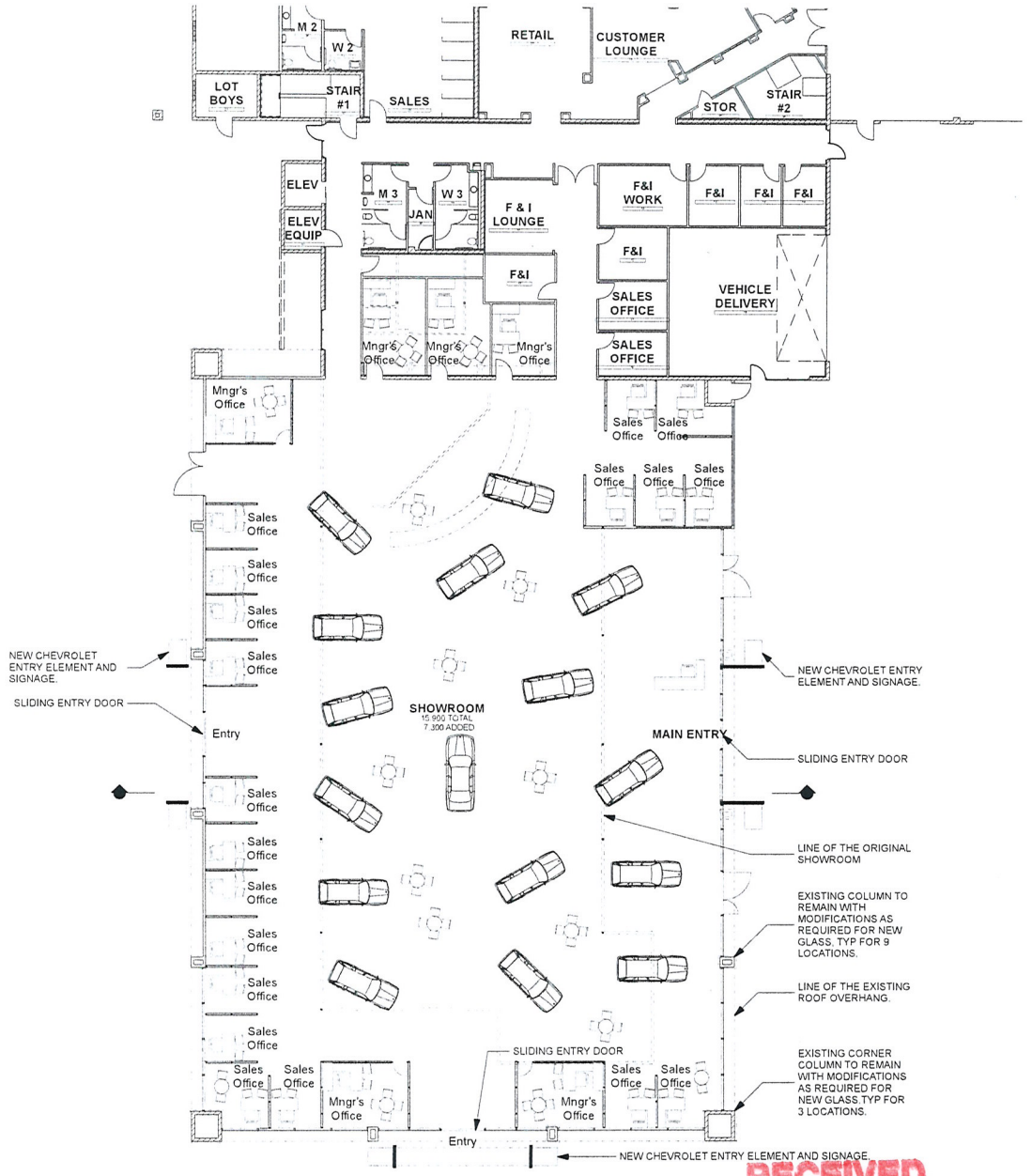
YOUNGBLOOD ARCHITECTURE, Ltd
4045 Dean Martin Drive
Las Vegas, NV 89103
o 702-997-5680 / 702-995-0208

REVISIONS

PROJECT
ED BOZARTH CHEVROLET
LAS VEGAS
5501 DREXEL ROAD
LAS VEGAS, NEVADA 89130
APN 125-34-501-003

SHEET TITLE
Site Plan

ISSUE DATE: 2/24/11
PROJECT NO: 18.001.10
ISSUED FOR: DESIGN REVIEW
SHEET NO: G-0.02



01 FLOOR PLAN - SHOWROOM EXPANSION
Scale 3/32" = 1'-0"

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SDR-41035
City of Las Vegas

YOUNGBLOOD ARCHITECTURE

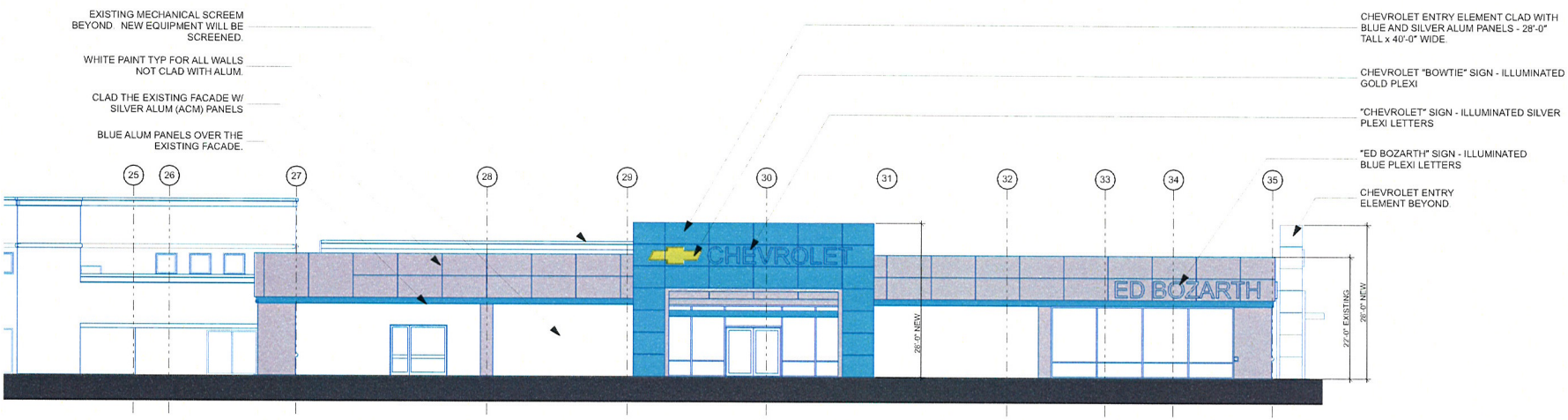
YOUNGBLOOD ARCHITECTURE, Ltd.
4345 Dean Martin Drive
Las Vegas, NV 89103
o 702-997-5680 f 702-995-0208

REVISIONS

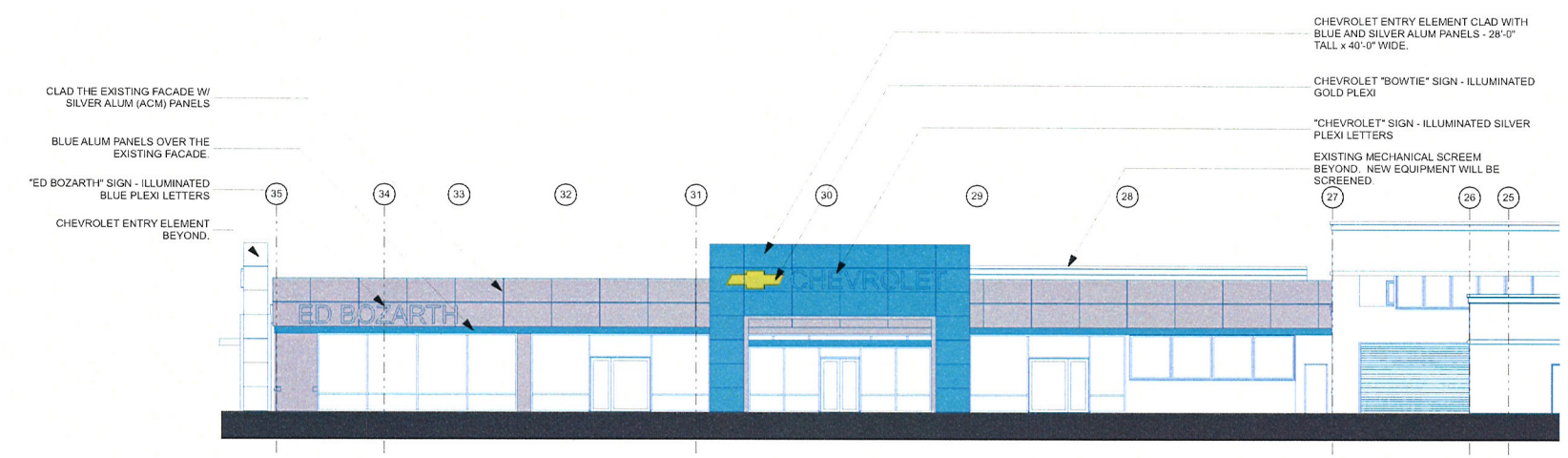
PROJECT
ED BOZARTH CHEVROLET
LAS VEGAS
5501 DREXEL ROAD
LAS VEGAS, NEVADA 89130
APN 125-34-501-003

SHEET TITLE
Floor Plan - Showroom Expansion

ISSUE DATE 2/24/11
PROJECT NO 18-001-10
ISSUED FOR: DESIGN REVIEW
SHEET NO. A1.01



1 West Elevation of the Showroom Remodel
Scale:1/8" = 1'-0"



2 East Elevation of the Showroom Remodel
Scale:1/8" = 1'-0"

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City of Las Vegas

SDR-41035

YOUNGBLOOD ARCHITECTURE

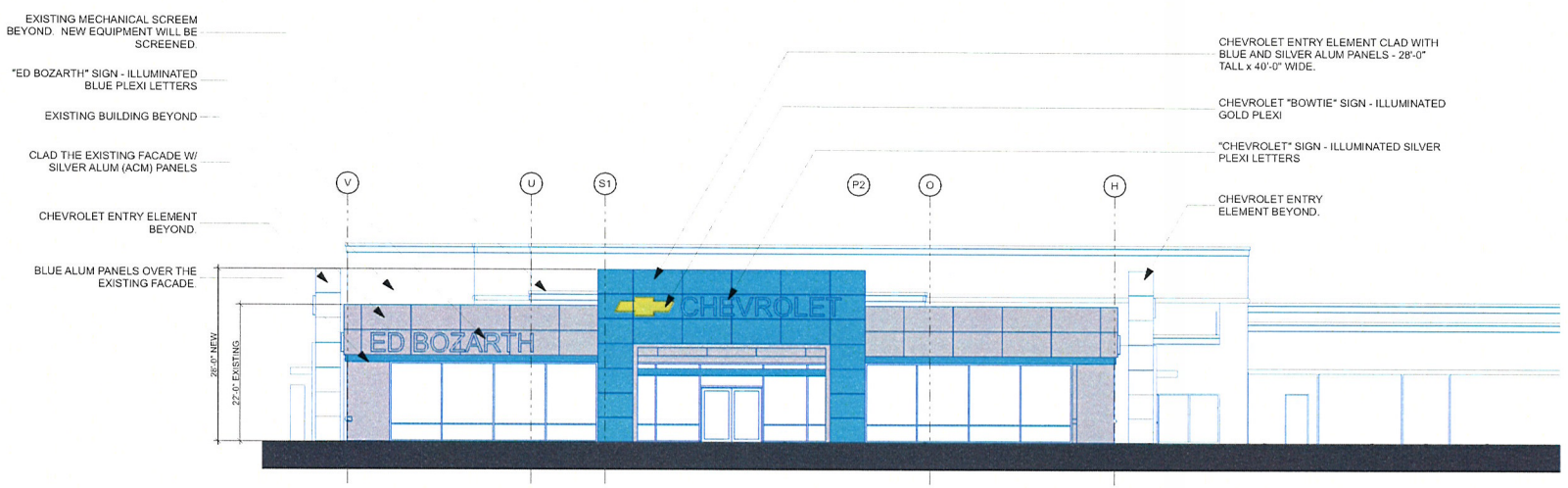
YOUNGBLOOD ARCHITECTURE, Ltd.
4045 Doon Martin Drive
Las Vegas, NV 89103
o 702.997.5080 f 702.995.0208

REVISIONS

PROJECT
ED BOZARTH CHEVROLET
LAS VEGAS
5501 DREXEL ROAD
LAS VEGAS, NEVADA 89130
APN 125-34-501-003

SHEET TITLE
OVERALL SHOWROOM ELEVATIONS

ISSUE DATE:
PROJECT NO:
18.001.10
ISSUED FOR:
DESIGN REVIEW
SHEET NO:
A-2.07



1 South Elevation of the Showroom Remodel
Scale: 1/8" = 1'-0"

SDR-41035

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City of Las Vegas

YOUNGBLOOD ARCHITECTURE

YOUNGBLOOD ARCHITECTURE, Ltd.
4045 Dean Martin Drive
Las Vegas, NV 89103
o 702.997.5580 f 702.995.0208

REVISIONS

PROJECT
ED BOZARTH CHEVROLET
LAS VEGAS
5501 DREXEL ROAD
LAS VEGAS, NEVADA 89130
APN 125-34-501-003

SHEET TITLE
OVERALL SHOWROOM ELEVATIONS

ISSUE DATE: 2/24/11
PROJECT NO: 18.001.10
ISSUED FOR:
DESIGN REVIEW
SHEET NO: A-2.08

YOUNGBLOOD
ARCHITECTURE

Ed Bozarth Chevrolet
Color and Material Board
February 24, 2011

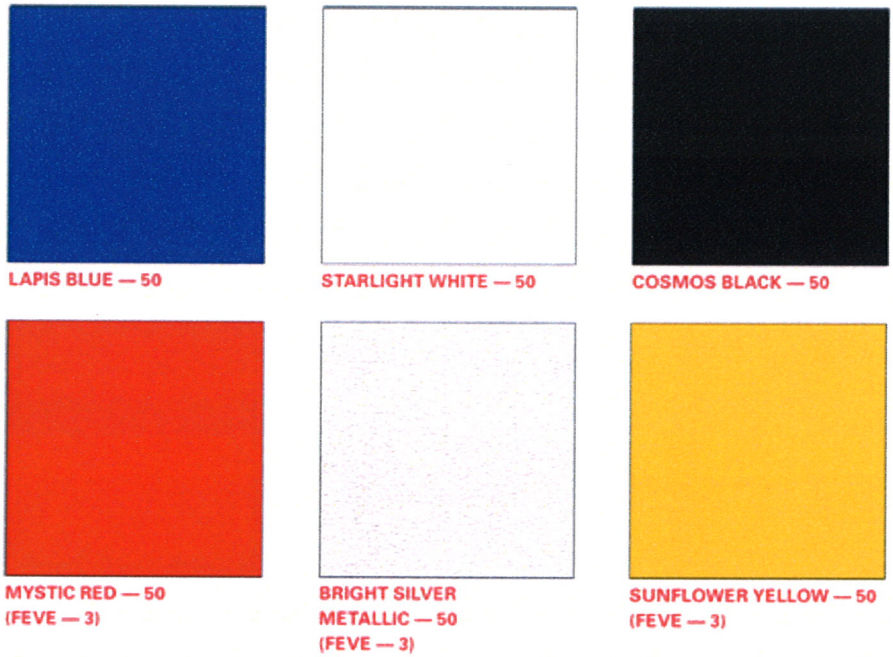
Lapis Blue
- Aluminum panel trim on the Chevrolet Entry Element
- Aluminum Trim on the bottom of the fascia
- "Ed Bozarth" Sign Letters

Bright Silver Metallic
- Aluminum panels on the fascia
- Aluminum Trim on the Chevrolet Entry Element
- "Chevrolet" Sign Letters on the Chevrolet Entry Element
- Window Mullions

Starlight White
- Paint for all existing and new walls

Cosmos Black
- NOT USED

Mystic Red
- NOT USED



Youngblood Architecture, Ltd. ■ Richard J. Youngblood, A.I.A. ■ 4045 Dean Martin Drive, Las Vegas, NV 89103
T: 702-997-5080 ■ F: 702-995-0208 ■ richard@rjyoungblood.com

RECEIVED
FEB 24 2011
City of Las Vegas
SDR-41035

YOUNGBLOOD
ARCHITECTURE

27 January 2011

City of Las Vegas
Planning & Development Department

Re: **Justification Letter - 5501 Drexel, Llc - dbd: Ed Bozarth Chevrolet**

To Whom It May Concern:

In reference to the above-mentioned project, we provide the following Justification Letter to accompany our application.

Issue
Construct and maintain an addition to the existing Ed Bozarth Chevrolet Dealership at 5501 Drexel Road. The addition is at the south end of the facility and will increase the showroom size by 7,300 Square feet. The addition will cause minor modifications to a portion of the exterior façade.

Information
As it is an existing facility and business, the number of employees will remain the same. The existing hours of operation, owners, managers and licenses will be unchanged.

Findings
This project is compatible with the adjacent businesses in the area as it is an existing facility. All city policies and standards are met; they are unchanged from what is already in place. There will be no negative impact to neighborhood traffic or adjacent roadways. All building and landscape materials are consistent with what is already in place. Again, all design characteristics are the same and will remain harmonious with the surrounding developments and neighborhoods. And, all measures ensuring the public health, safety and welfare will remain in place with this existing facility.

Please contact me with any further clarifications you may require.

Sincerely,

Richard J. Youngblood, A.I.A.
President

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FEB 24 2011
City of Las Vegas

Youngblood Architecture, Ltd. ■ Richard J. Youngblood, A.I.A. ■ 4045 Dean Martin Drive, Las Vegas, NV 89103
T: 702-997-5080 ■ F: 702-995-0208 ■ richard@rjyoungblood.com

SDR-41035

City of Las Vegas Agenda Item No.: **39.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: APRIL 12, 2011

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG, Acting ☐ **Consent** ☒ **Discussion**

SUBJECT:
SDR-41037 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: GARETH SPICER - Request for a Major Amendment to an approved Site Development Plan Review (SDR-35518) FOR AN OFFICE, OTHER THAN LISTED, TO REMOVE A REQUIREMENT TO PAINT THE STRUCTURE IN EARTH TONE COLORS, TO ELIMINATE LANDSCAPING IN THE RIGHT-OF-WAY ALONG THE WEST PERIMETER, AND FOR A WAIVER TO ALLOW ZERO FEET OF LANDSCAPE WHERE EIGHT FEET IS REQUIRED ALONG THE SOUTH PERIMETER on 0.15 acres at 708 South Jones Boulevard (APN 138-36-316-007), P-R (Professional Office and Parking District) Zone, Ward 1 (Tarkanian).

MAY GO TO CITY COUNCIL ON 05/18/2011
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. Planning Commission Approval Letter for SDR-35518
6. Justification Letters

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-41037** APN: 138-36-316-007

Name of Property Owner: GARETH SPICER

Name of Applicant: GARETH SPICER

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: N/A

Partner(s): _____

APN: _____

Signature of Property Owner: _____

Print Name: GARETH SPICER

State of Nevada, County of Clark
Subscribed and sworn before me

This 28th day of September, 2010

Michelle Youn
Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
MICHELLE YOUN
No: 08-7630-1
My Appointment Expires Aug. 5, 2012

RECEIVED
FEB 24 2011

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: SITE PLAN REVIEW

Project Address (Location) 708 S. JONES LV NV 89107

Project Name JONES PARKING LOT **Proposed Use** OFFICE

Assessor's Parcel #(s) 138-36-316-007 **Ward #** 1

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

Commercial Square Footage 1680 **Floor Area Ratio** _____

Gross Acres .15 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER GARETH SPICER **Contact** _____

Address 708 S JONES **Phone:** 4986645 **Fax:** 8706333

City LAS VEGAS **State** NEVADA **Zip** 89107

E-mail Address GARETH@VEGASCOMPUDOC.COM

APPLICANT SAME AS **Contact** _____

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

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

E-mail Address _____

REPRESENTATIVE _____ **Contact** _____

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

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

E-mail Address _____

Property Owner Signature* _____

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

Print Name Gareth SPICER

Subscribed and sworn before me

This 28th day of September, 2010.

Michelle Youn

State of Nevada, County of Clark

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
MICHELLE YOUN
No: 08-7630-1
My Appointment Expires Aug. 5, 2012

FOR DEPARTMENT USE ONLY

Case #	SDR-4937
Meeting Date:	4/12/11
Total Fee:	$830
Date Received:*	2/24/11
Received By:	BS

*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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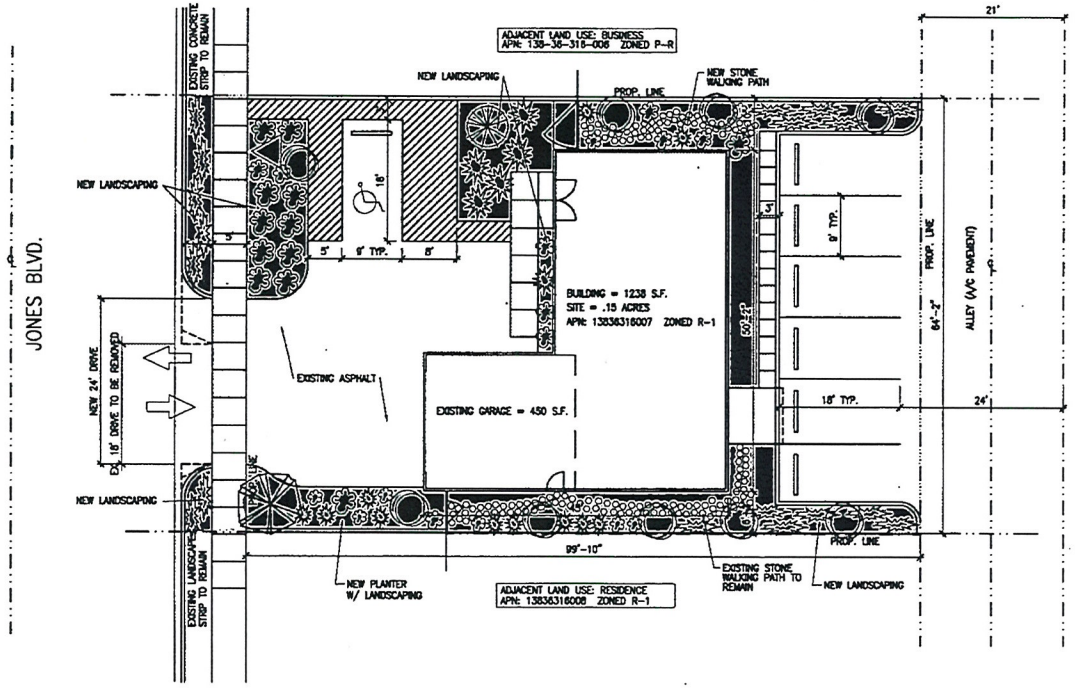
FEB 24 2011

Revised 10/27/08

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



LANDSCAPE PLAN | SC: 1/8"=1'-0" | 5

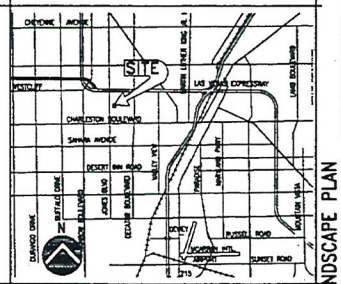
KEYNOTES: THIS SHEET ONLY

LANDSCAPE SCHEDULE

KEY	SYM	COMMON NAME	BOTANICAL NAME	SIZE	#/NOTES
1		CHASTE	VITEX AGNUS CASTUS	24" BOX	8
2		PHOTINIA	PHOTINIA FRASER	5 GAL	17
3		"AM" JUNIPER	JUNIPERUS SABINA TAMARISCIFOLIA	5 GAL	18
4	ALL AREAS	CRUSHED GRANITE	SEE GENERAL LANDSCAPE NOTES.	SEE NOTES	SEE PLAN
5		INDIA HAWTHORN	RAPHIOLEPIS INDICA "SPRINGTIME"	5 GAL	29
6		ALEPPO PINE	PINUS HALEPENSIS	24" BOX	1
7		SHOESTRING ACACIA	ACACIA STENOPHYLLA	24" BOX	1

GENERAL LANDSCAPE NOTES

1. ALL PLANTER AREAS NOT OTHERWISE NOTED TO HAVE 3" DECOMPOSED GRANITE(MAUVE IN COLOR "PURPLE MIST") O/ BLACK LANDSCAPE FABRIC AS GROUND COVER AROUND PLANTS AND SHRUBS. (SIZE 3/4" - 1" dia.)
2. ALL PLANTING AREAS TO BE PROPERLY PREPARED AND FERTILIZED TO SUSTAIN LIFE AND GROWTH FOR SIX (6) MONTHS AFTER INSTALLATION.
3. SUPPLY AND INSTALL ALL PIPING, FITTINGS, VALVES, HEADS, TIMERS, WIRING, ECT. NECESSARY TO PROVIDE A PROPER AUTOMATIC IRRIGATION SYSTEM TO ALL PLANTING AREAS ADEQUATE TO ALLOW VIGOROUS PLANT LIFE, HEALTH AND GROWTH.IRRIGATION SUB-CONTRACTOR TO PROVIDE DETAILED IRRIGATION PLAN TO ARCHITECT FOR REVIEW AND APPROVAL.
4. PROVIDE ROOT SHIELDS WHERE TREES ARE WITHIN 5' OF A WALL OR SIDEWALK.
5. PROVIDE GRASS FREE WELL FOR ALL TREES WITH EXTRUDED CONCRETE LANDSCAPE CURBING AND CRUSHED GRANITE GROUND COVER.



VICINITY MAP | SC: N.T.S. | 1

LANDSCAPE PLAN

THIS DRAWING IS AN INSTRUMENT OF SERVICE BETWEEN THE ARCHITECT AND HIS CLIENT, BUT REMAINS THE PROPERTY OF THE ARCHITECT.
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planning/interior design
architecture/engineering/AIA
GARY GUY WILSON ARCHITECTS,PC
(702)876-0668
7425 South Industrial Road, Suite#100
Las Vegas, Nevada 89139
CONSULTANTS:
CIVIL: N/A
STRUCTL:N/A
ELEC: N/A
MECH:N/A

SPICER ZONE CHANGE & SITE DEVELOPMENT REVIEW

@ 708 SOUTH JONES
FOR: MR. GARETH SPICER
CITY OF LAS VEGAS, NEVADA

PROJ.NO.	12580427.04
PROJ.ARCH	G.G.WILSON,AIA
PROJ.MGR	MVM
JOB CAPT	SSM
TECH'N	LSM
ARCH.CHK	GGW
PH-2/3	18NOV04
PH-4	N/A
PH-5	N/A

REVISIONS
1

SHEET NO. D1.3 A

SDR-41037

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SDR-41037


394 SZM
SDR-41037


TOYOTA
217 NZS
394 SZM
SDR-41037


TOYOTA
SDR-41037


708
CompuDoc
Computer
Sales & Service
Windows - Apple
Laptop - Desktop
Repair
871-1881
704
708 S. JONES
SDR-41037


708
SOUTH JONES
CompuDoc
Computer
Sales & Service
Windows - Apple
Laptop - Desktop
Repair
871-1881
708 S. JONES

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708
CompuDoc
Computer
Sales & Service
Windows - Apple
Laptop - Desktop
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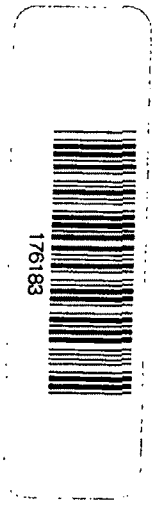
708
SOUTH JONES
CompuDoc
Computer
Sales & Service
Windows - Apple
Laptop - Desktop
Repair
871-1881
BERNSTEIN
704
SDR-41037


SDR-41037

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

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



Mayor
Oscar B. Goodman

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

City Manager
Elizabeth N. Fretwell

October 1, 2009

CORRECTED LETTER

Mr. Gareth Spicer
708 South Jones Boulevard
Las Vegas, Nevada 89015

RE: SDR-35518 - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Spicer:

Your request for a Site Development Plan Review FOR THE PROPOSED CONVERSION OF A SINGLE FAMILY RESIDENCE TO A 1,688 SQUARE-FOOT OFFICE BUILDING WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS TO ALLOW A TEN-FOOT BUFFER ALONG THE WEST PERIMETER WHERE 15 FEET IS REQUIRED AND A ZERO-FOOT BUFFER ALONG PORTIONS OF THE NORTH PERIMETER WHERE FIVE FEET IS REQUIRED on 0.15 acres at 708 South Jones Boulevard (APN 138-36-316-007), P-R (Professional Offices and Parking) Zone, Ward 1 (Tarkanian), was considered by the Planning Commission on September 25, 2009.

The Planning Commission voted to ***APPROVE*** your request, subject to the following:

Planning and Development

1. The building elevation and free-standing sign shall be painted earth-tone, subject to approval of Planning and Development staff.

2. 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.

3. All development shall be in conformance with the floor plan date stamped 08/07/09 and the site plan and landscape plan date stamped 08/28/09, except as amended by conditions herein.

4. A Waiver from Title 19.12.040 is hereby approved, to allow a ten-foot wide landscape buffer along the west property line where fifteen feet is required and to allow a zero-foot wide landscape buffer along a portion of the north property line where five feet is required.

5. An Exception from Title 19.12.040 is hereby approved, to allow a stone walking path within the north and south perimeter landscape buffers where trees, shrubs, and groundcover is required.

6. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.

07101-001-06-09

SDR-41037

7. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.

8. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).

9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.

11. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

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

Public Works

14. Coordinate with the City Surveyor to determine whether a Reversionary Map or other map is necessary; comply with the recommendations of the City Surveyor.

15. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.

16. If on-street parking is not already prohibited adjacent to this site, submit a written request to the City Traffic Engineer to eliminate parking on Jones Boulevard adjacent to this site prior to the issuance of any permits.

17. Landscape and maintain all unimproved right-of-way on Jones Boulevard adjacent to this site. Alternatively, hard surface all unimproved right-of-way on Jones Boulevard if allowed by the Planning and Development Department and/or required by the Nevada Department of Transportation prior to the issuance of a business license. Maintain all such improvements in perpetuity. All landscaping and private improvements installed with this project shall be situated and maintained so as not to create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

18. Obtain an Occupancy Permit from the Nevada Department of Transportation for all landscaping and private improvements in the Jones Boulevard public right-of-way adjacent to this site.

19. This site will be subject to the traffic signal impact fee as required by Ordinance No. 5644 at the time permits are issued.

20. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing final grade elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.

This action by the Planning Commission on **September 24, 2009** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision or there is a review action filed by the City Council within the same time period. The Notice of Final Action was filed with the Las Vegas City Clerk on ***September 25, 2009***.

Sincerely,

Douglas J. Rankin, AICP
Planning Manager
Case Planning Division

DR:clb

cc: Ms. Kristine Czach
GGW Architects
7625 Dean Martin Drive
Las Vegas, Nevada 89139

SDR-41037

JUSTIFICATION LETTER

Gareth Spicer
708 S. Jones
Las Vegas, Nevada
89107

Project 12680427.04

11/14/10

1. Mr. Gareth Spicer requests for a Site Development Review (SDR) of the property at 708 S. Jones for the following reasons:

2. Mr. Gareth Spicer wishes to continue operation of a computer repair business at the aforementioned site. The facility will only be used as an office (administrative work) only and no repair work is being performed on site.

3. We are asking for a waiver approval to have no landscaping to the South of the building. In the original plans there was to be landscaping in this area. The area is 6' 2" in width. There is no entrance to the business at the rear of the building except through the back slider and this goes into a kitchen area. An entrance to a business should not go through a kitchen area. So we are asking for zero landscaping to the south wall of the building. This way we can put a 6' 2"' walk way to the South of the building which will give plenty of space for a person in a wheel chair to gain access to the front of the building and then into the front entrance of the business.

4. We are requesting that in the SDR 35518 that the first condition be deleted or remove. It states: **The building elevation and free standing sign shall be painted earth-tone, subject to approval of Planning and Development staff.** This will ensure that the next owner of the property will not be subject to earth tones.

5. In the front (west) of the building between the property line and the side walk there are two areas that are not landscaped or concreted. We are asking for these two areas to be concreted and not landscaped. For 3 reasons:
   1. I have driven down Jones North and South for approximately 5 miles and there are no property's that have landscaping in those areas.
   2. For the safety of people it would be better concreted.
   3. The landscaping that is going to be installed in the landscaping areas of the building are going to be ALL desert landscaping Palm Trees and cactus. This would not be advisable to put cactus in this area for the safety of pedestrians.

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FEB 24 2011
SDR-41037

JUSTIFICATION LETTER

Gareth Spicer
708 S. Jones
Las Vegas, Nevada
89107

11/29/10

1. Mr. Gareth Spicer requests for a Site Development Plan Review (SDR) and a Review of Condition(s) (ROC) of the property located at 708 S. Jones for the following reasons:

2. Mr. Gareth Spicer wishes to continue operation of a computer repair business at the aforementioned site. The facility will only be used as an office (administrative work) only and no repair work is being performed on site.

SDR-

3. We are asking for a waiver approval to have no landscaping to the South of the building. In the original plans there was to be landscaping in this area. There is no entrance to the business at the rear of the building and in order to provide a safe and a clear and unobstructed path to the main entrance in the front we are asking for zero landscaping to the south wall of the building. We will install a 6'- 2" wide walk way to the South of the building which will give plenty of space for a person in a wheel chair to gain access to the main entrance of the building.

4. In the front (west) of the building between the property line and the side walk there are two areas that are not currently landscaped. We are asking for these two areas to be concrete and not landscaped. For 3 reasons:
   1. I have driven down Jones North and South for approximately 5 miles and there are no property's that have landscaping in those areas.
   2. For the safety of people it would be better concrete.
   3. The landscaping that is being requested to be installed throughout the rest of the site are going to be ALL desert landscaping, Palm Trees, cactus and rock. This would not be advisable to put cactus in this area for the safety of pedestrians.

ROC-

5. We are requesting that in the SDR 35518 that the first condition be deleted or removed. It states: **The building elevation and free standing sign shall be painted earth-tone, subject to approval of Planning and Development staff.** This will ensure that the next owner of the property will not be subject to only "earth tones".

Gareth Spicer-

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FEB 24 2011
SDR-41037

City of Las Vegas Agenda Item No.: **40.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: APRIL 12, 2011

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG, Acting ☐ **Consent** ☒ **Discussion**

SUBJECT:
SDR-41038 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: ARISTOTLE HOLDING, LP - Request for a Site Development Plan Review FOR A PROPOSED 37,611 SQUARE-FOOT EXPANSION OF AN EXISTING 31,679 SQUARE-FOOT NONCONFORMING SEXUALLY ORIENTED BUSINESS WITH A PROPOSED 8,770 SQUARE-FOOT ROOF DECK AND PARKING LOT MODIFICATIONS on 2.57 acres at 1531 Las Vegas Boulevard South (APNs 162-03-210-090 and 162-03-202-005), C-2 (General Commercial) Zone, Ward 3 (Reese).

MAY GO TO CITY COUNCIL ON 05/18/2011
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

Go to Planning's web page | Print | Clear

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-41038** APN: 162-03-210-090, 162-03-202-005

Name of Property Owner: Aristotle Holding, LP

Name of Applicant: Pete Eliades

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: Pete Eliades

Print Name: PETE ELIADES

Subscribed and sworn before me

This 23rd day of February, 2011

Vallee Swan

Notary Public in and for said County and State

VALLEE SWAN
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 8-17-2013
Certificate No: 09-11469-1

RECEIVED
FEB 24 2011

Go to Planning's web page | Print Form | Clear Form

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Site Development Plan Review

Project Address (Location) 1531 Las Vegas Boulevard South

Project Name Olympic Gardens **Proposed Use** Sexually oriented

Assessor's Parcel #(s) 162-03-210-090, 162-03-202-005 **Ward #** 3

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

Commercial Square Footage 69,290 **Floor Area Ratio** 0.62

Gross Acres 2.57 **Lots/Units** - **Density** -

Additional Information _____

PROPERTY OWNER Aristotle Holding LP **Contact** Pete Eliades

Address 1531 Las Vegas Boulevard South **Phone:** 504-0977 **Fax:** _____

City Las Vegas **State** NV **Zip** 89104

E-mail Address _____

APPLICANT Same as property owner **Contact** _____

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

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

E-mail Address _____

REPRESENTATIVE Brown, Brown, & Primsrirut **Contact** Lora Dreja

Address 520 S. 4-th Street **Phone:** 598-1408 **Fax:** 385-1023

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

E-mail Address lora@brownlawlv.com

Property Owner Signature* Pete Eliades

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

Print Name PETER ELIADES

Subscribed and sworn before me

This 23rd day of February, 20 11.

Vallee Swan

Notary Public in and for said County and State

RECEIVED FEB 24 2011

VALLEE SWAN
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 8-17-2013
Certificate No: 09-11469-1

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	SDR-41038
Meeting Date:	4/12/11
Total Fee:	1030.00
Date Received:*	2-24-11
Received By:	JFM

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

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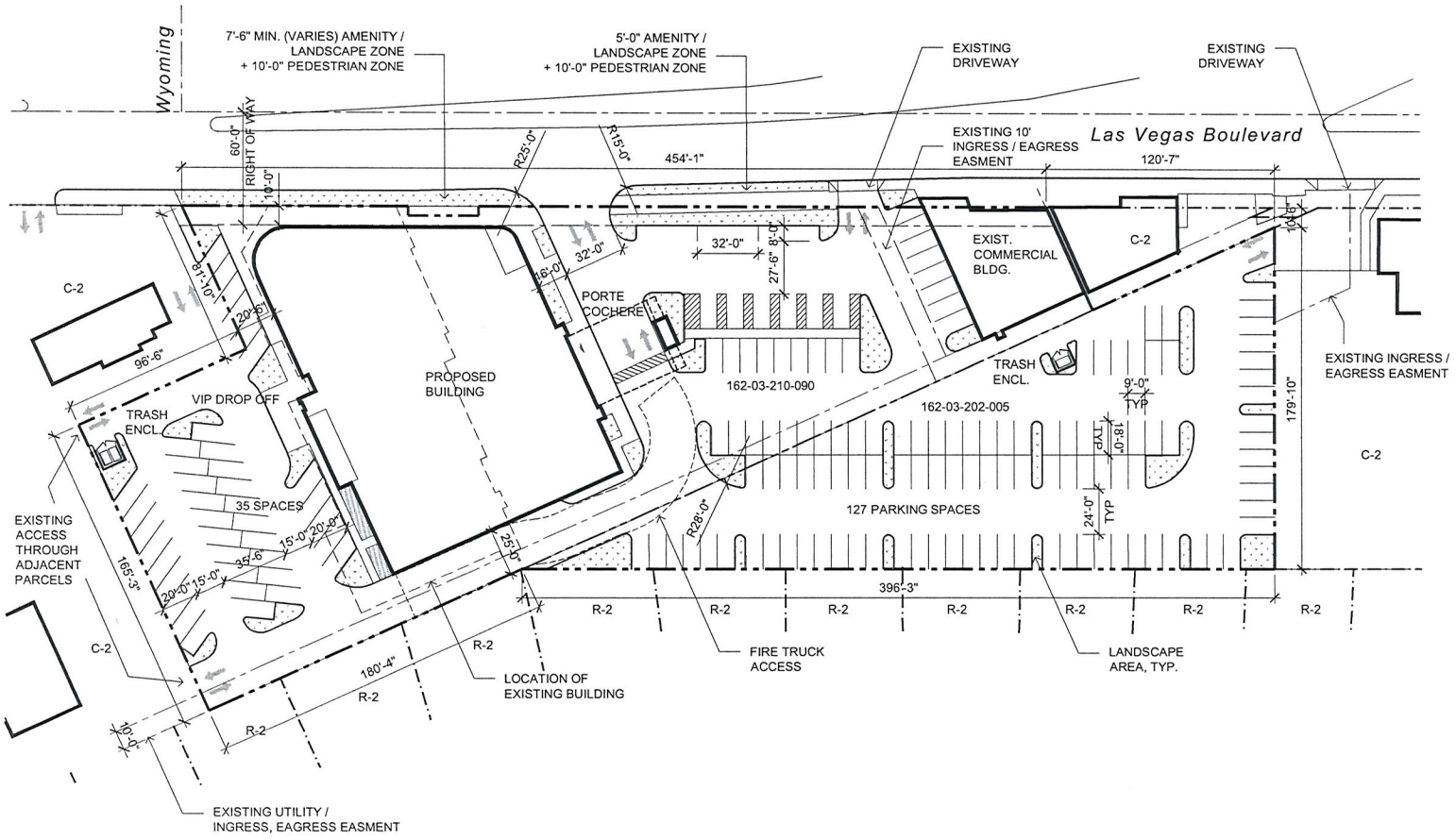
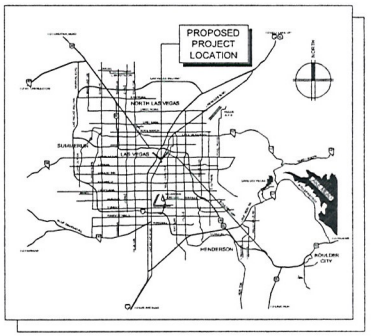


SITE DATA

APN #	162-03-210-090	1.75 ACRES
	162-03-202-005	0.82 ACRES
CURRENT ZONING	C-2	
TOTAL SITE AREA (NET)		2.57 ACRES
BUILDING AREAS:		
OG - GENTELMENS-CLUB EXPANSION: (4 LEVELS)		
SEXUALLY ORIENTED BUSINES (GROSS):	LEVEL 1	22,020 SF
	LEVEL 2	15,840 SF
	LEVEL 3	15,890 SF
BEAUTY SALON :	LEVEL 3	6,140 SF
SPA (GROSS)	LEVEL 4	9,400 SF
TOTAL BUILDING AREA:		69,290 SF
EXTERIOR ROOF DECK	LEVEL 4	8,770 SF
EXISTING COMMERCIAL BLDG. (GROSS) (SEPARATE BUILDING ON SITE):		3,035 SF
PARKING PROVIDED:		
REGULAR:	153 SPACES	
LIMO:	3 SPACES	
ACCESSIBLE:	6 SPACES (INCL. 1 VAN)	
TOTAL:	162 SPACES	

VICINITY MAP



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SITE PLAN

OG GENTELMENS CLUB
1531 LAS VEGAS BLVD. SOUTH
LAS VEGAS, NEVADA

PRELIMINARY SITE PLAN
SCALE: 1"=60'-0"
FEBRUARY 24, 2011

0 30' 60' 120'

NORTH

designcell
10777 W.TWAIN AVE, STE 125 T 702-403-1575
LAS VEGAS, NV 89135 WWW.DESIGNCELL.CC

DR01

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PLANT LEGEND

TREES

KEY	BOTANICAL/ COMMON NAME	SIZE	QUANTITY
	Callistemon viminalis Weeping Bottlebrush	24" Box	16
	Fraxinus a. "Raywood" Raywood Ash	24" Box	29
	Phoenix dactylifera Date Palm	20' BTH	9

SHRUBS

KEY	BOTANICAL/ COMMON NAME	SIZE	
	Leucophyllum zygophyllum "Cimarron" Texas Sage	5 GAL.	39
	Hesperaloe parviflora 'Yellow' Yellow Yucca	5 GAL.	76
	Eremophila "Valentine" Valentine	5 GAL.	49

GROUND COVER

KEY	BOTANICAL/ COMMON NAME	SIZE	
	Rosa "Flower Carpet" Pink Flower Carpet Rose	5 GAL. 3' O.C.	97
	Pyracantha "Santa Cruz" Firethorn	5 GAL. 3' O.C.	501

NOTES

ALL LANDSCAPE AREAS SHALL RECEIVE A 2" LAYER 3/8" GOLD CRUSHED ROCK.
ALL TREES WITHIN 5' OF HARDSCAPE SHALL HAVE ROOT BARRIERS INSTALLED

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NORTH

GRAPHIC SCALE
1 0 1/2 1
(IN FEET)
1/32 INCH = 1 FOOT

designcell

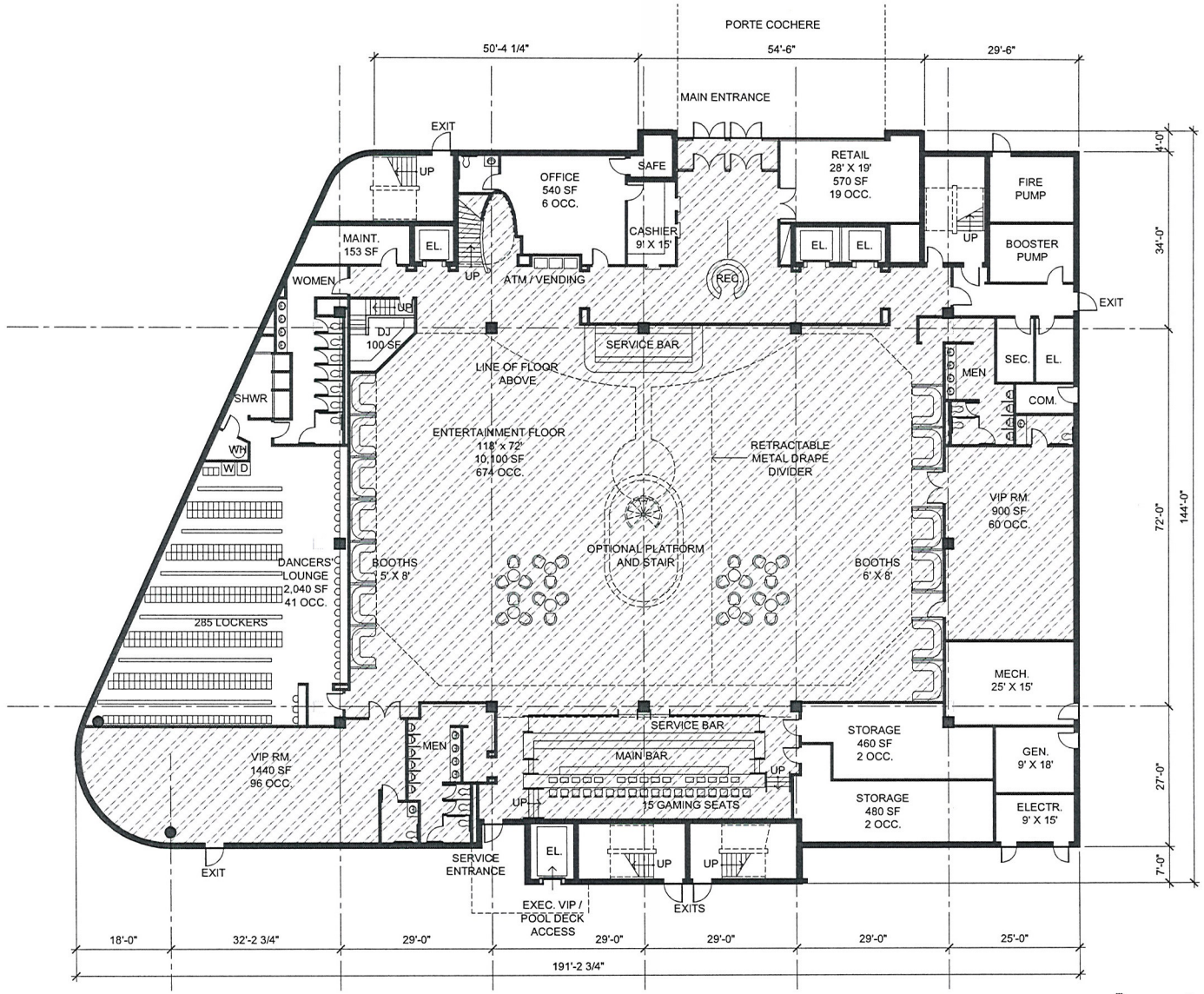
Olympic Gardens
Gentlemen's Club
1531 S. Las Vegas Blvd.
Las Vegas, NV

DesignScapes
Landscape Architecture & Planning
5269 GREEN FOREST WAY
Las Vegas, Nevada 89118
Phone: 327-4523

DEPARTMENT OF ENGINEERING, ARCHITECTURE, TRADE STANDARDS AND NOT TO BE USED FOR THE CONSTRUCTION SHALL SHOW AND VARIFY ALL DIMENSIONS AND NOTIFY ALL ERRORS AND OMISSIONS TO THE OFFICE PRIOR TO REMARKS AND SUBMITTAL

REGISTERED LANDSCAPE ARCHITECT
THOMAS DELLAPINA
517
STATE OF NEVADA

SDR-41038



1 LEVEL

TAVERN USE

HATCHED AREA INDICATES PROPOSED TAVERN USE

PROPOSED TAVERN USE AREAS:

LEVEL 1	14,161 SF
LEVEL 2	13,746 SF
LEVEL 3	10,968 SF
LEVEL 4	8,632 SF
TOTAL TAVERN USE AREA:	47,507 SF

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1531 LAS VEGAS BLVD. SOUTH
LAS VEGAS, NEVADA

PRELIMINARY FLOOR PLAN
SCALE: 1"=20'-0"
FEBRUARY 24, 2011

0 10' 20' 40'

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LAS VEGAS, NV 89135 WWW.DESIGNCELL.CC

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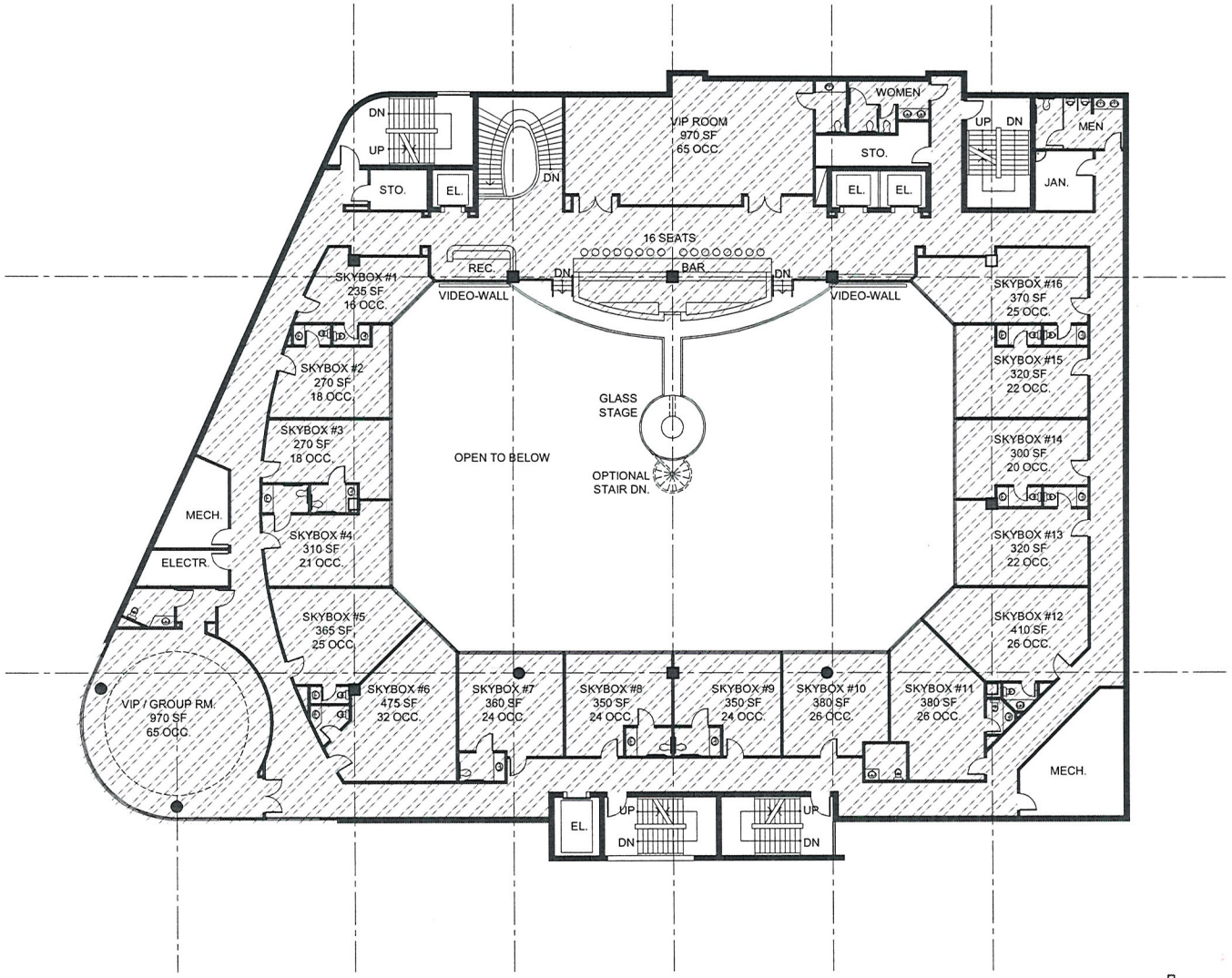
2 LEVEL



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1531 LAS VEGAS BLVD. SOUTH
LAS VEGAS, NEVADA

PRELIMINARY FLOOR PLAN
SCALE: 1"=20'-0"
FEBRUARY 24, 2011

0 10' 20' 40'

designcell
10777 W.TWAIN AVE, STE 125 T 702-403-1575
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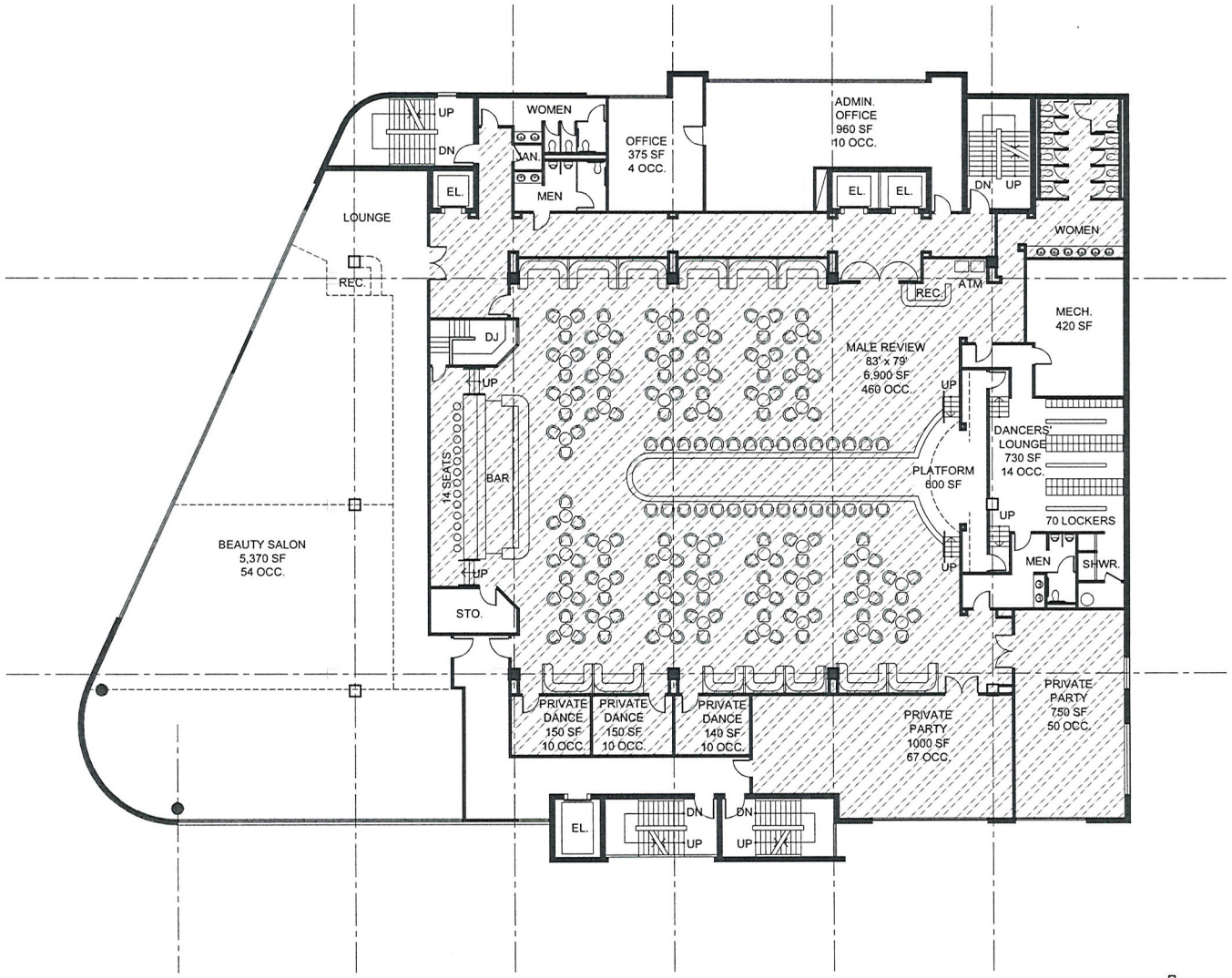
3 LEVEL



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1531 LAS VEGAS BLVD. SOUTH
LAS VEGAS, NEVADA

PRELIMINARY FLOOR PLAN
SCALE: 1"=20'-0"
FEBRUARY 24, 2011

0 10' 20' 40'

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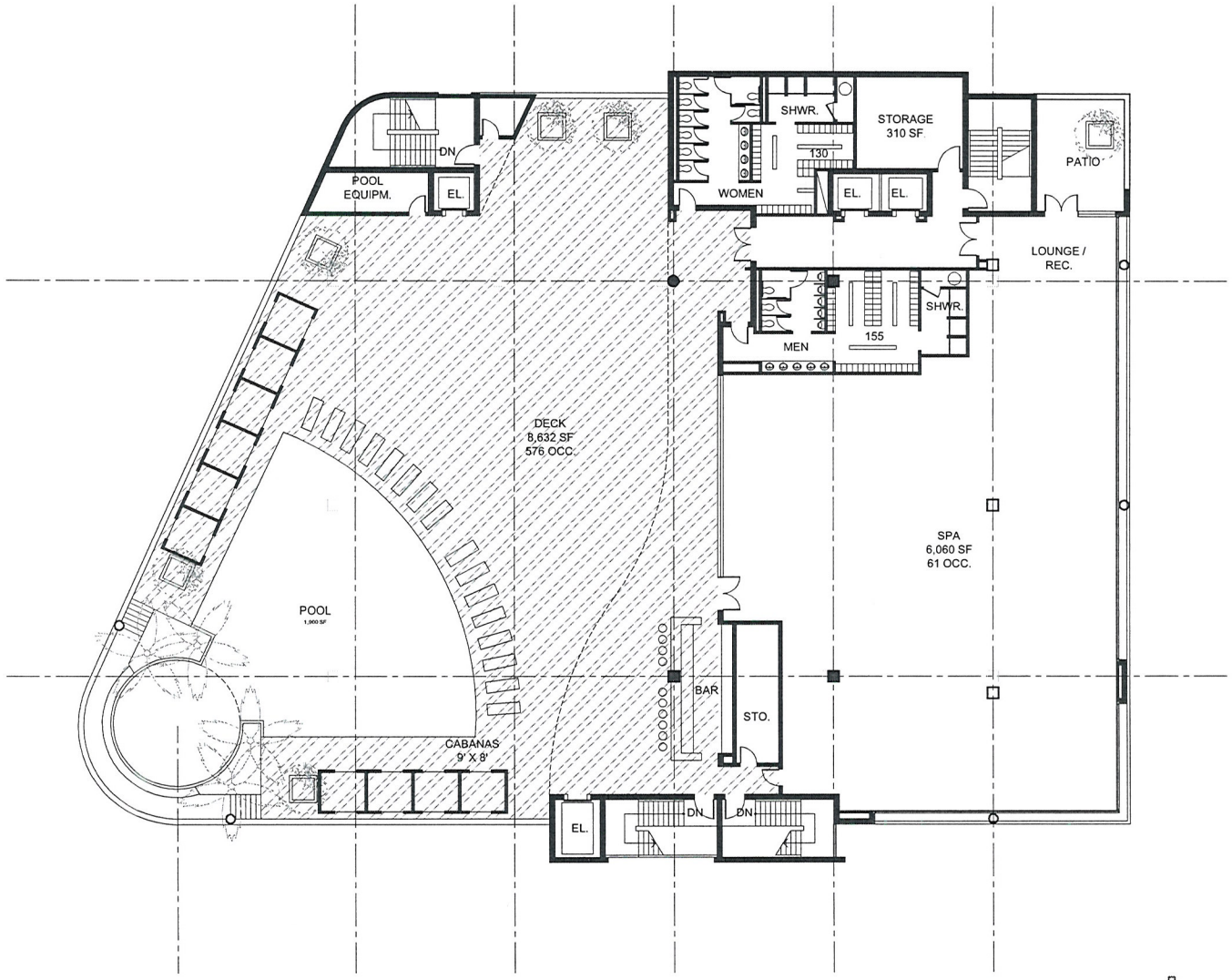
4 LEVEL



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1531 LAS VEGAS BLVD. SOUTH
LAS VEGAS, NEVADA

PRELIMINARY FLOOR PLAN
SCALE: 1"=20'-0"
FEBRUARY 24, 2011

0 10' 20' 40'

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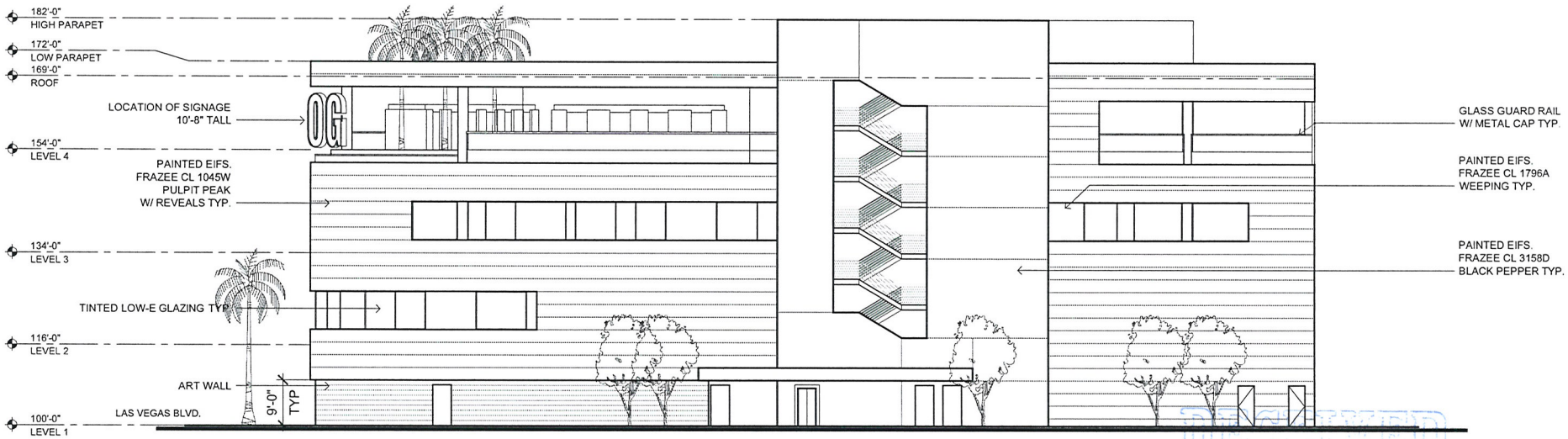

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1531 LAS VEGAS BLVD. SOUTH
LAS VEGAS, NEVADA

SOUTH ELEVATION
SCALE: 1" = 20'-0"
FEBRUARY 24, 2011

0 10' 20' 40'

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10777 W.TWAIN AVE, STE 125 T 702-403-1575
LAS VEGAS, NV 89135 WWW.DESIGNCELL.CC

DR06

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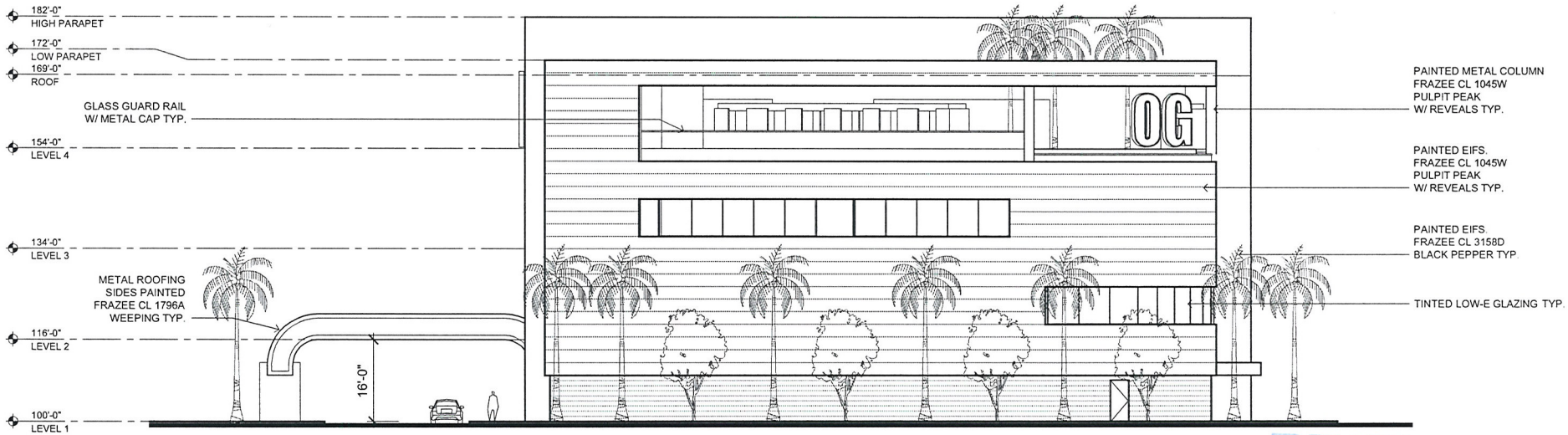

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OG GENTELMENS CLUB

1531 LAS VEGAS BLVD. SOUTH
LAS VEGAS, NEVADA

WEST ELEVATION

SCALE: 1" = 20'-0"
FEBRUARY 24, 2011

0 10' 20' 40'

designcell

10777 W.TWAIN AVE, STE 125 T 702-403-1575
LAS VEGAS, NV 89135 WWW.DESIGNCELL.CC

DR07

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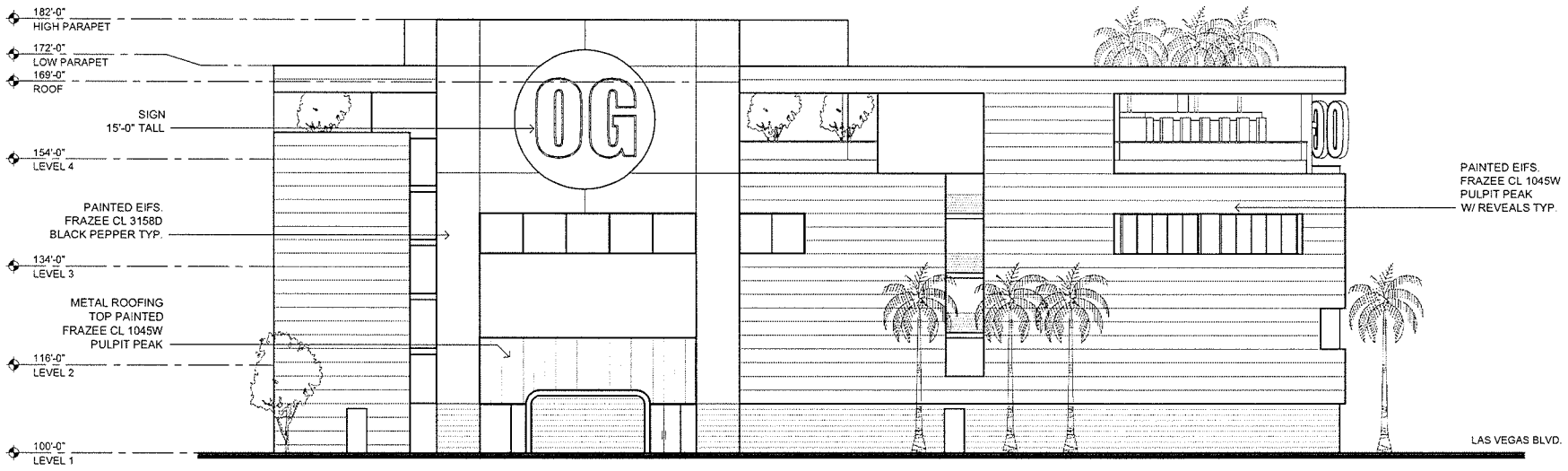

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DR08

OG GENTELMENS CLUB

1531 LAS VEGAS BLVD. SOUTH
LAS VEGAS, NEVADA

NORTH ELEVATION

SCALE: 1" = 20'-0"
FEBRUARY 24, 2011

0 10' 20' 40'

designcell

10777 W.TWAIN AVE, STE 125 T 702-403-1575
LAS VEGAS, NV 89135 WWW.DESIGNCELL.CC

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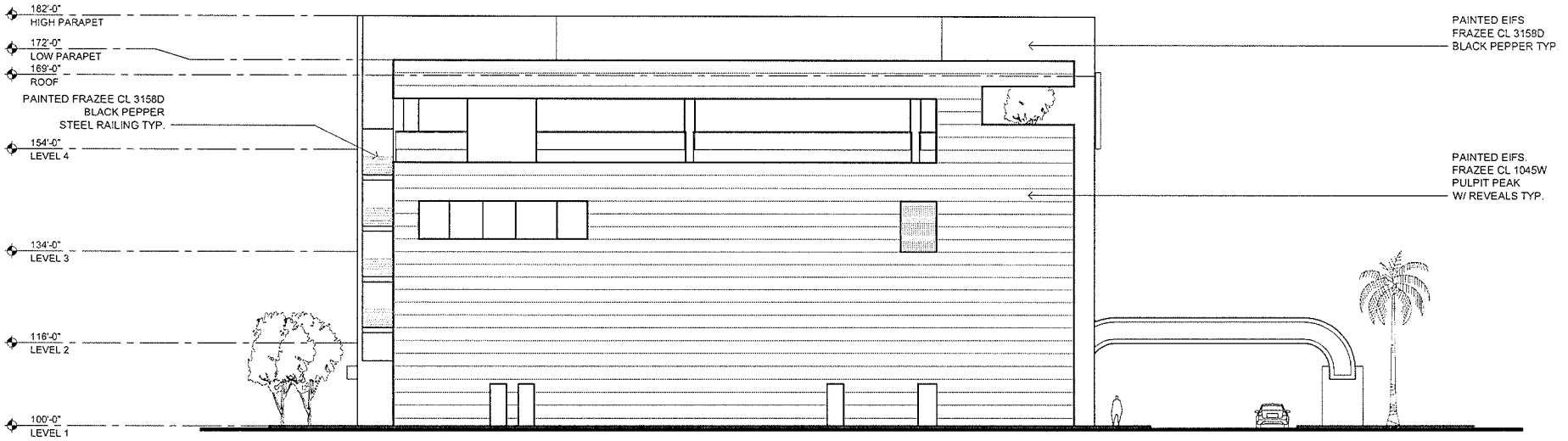

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DR09

OG GENTELMENS CLUB

1531 LAS VEGAS BLVD. SOUTH
LAS VEGAS, NEVADA

EAST ELEVATION

SCALE: 1" = 20'-0"
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0 10' 20' 40'

designcell

10777 W.TWAIN AVE, STE 125 T 702-403-1575
LAS VEGAS, NV 89135 WWW.DESIGNCELL.CC

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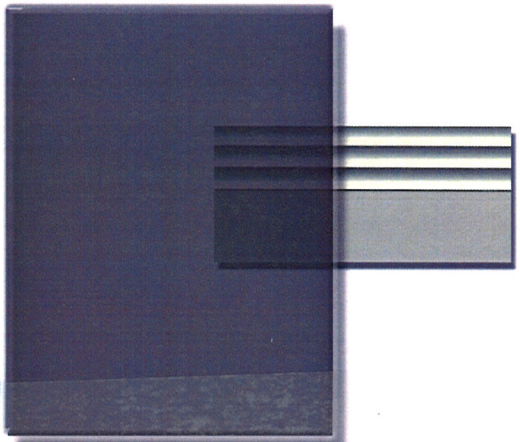
MATERIAL FINISHES

EIFS & Metal Railing
Frazee
ColorLife
CL 3185D
BLACK
PEPPER

Accent
Frazee ColorLife
CL 1796A
WEEPING

EIFS & Metal
Columns
Frazee ColorLife
CL 1045W
PULPIT PEAK

Glazing: Tinted/Solarcool Gray, Low-E
Frames: Clear Anodized Aluminum



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OG GENTELMENS CLUB

1531 LAS VEGAS BLVD. SOUTH LAS VEGAS, NEVADA

SDR-41038

esigncell
ARCHITECTURE

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

February 23, 2011

City of Las Vegas
Planning & Development
333 North Rancho Drive
Las Vegas, Nevada 89106

Re: Site Development Plan Review for a Sexually Oriented Business within the *South District* of the *Downtown Centennial Plan*.

Dear Sir/Madam;

Please consider this request to expand the existing Olympic Garden property by way of a Major Site Development Review. The property is in a C-2 zone and currently holds entitlements for a Sexually Oriented Business (SOB), Tavern and a parking deviation allows a minimum 75 parking spaces for the existing uses. This request exercises the recently approved ordinance TXT-39658 which allows for an expansion and alteration of a Sexually Oriented Business when it is located within in the Downtown Centennial Plan area. The applicant proposes removing the existing building previously approved at 31,679 square feet and constructing a new three story 69,290 SF building with a fourth level roof deck (elevation 54 feet).

The floor plans indicate the new building the primary use of the building is an adult entertainment cabaret with ancillary uses including a tavern, beauty salon, outdoor recreational area and spa. The revised design includes three stories of fully enclosed area (61,220 SF). The fourth story has a 9,400 SF indoor day spa paired with an 8,770 SF outdoor patio that includes a swimming pool and bar area. Areas allowing on-premise consumption of alcohol (tavern) has increased from 31,679 SF to 47,507. This represents a 50% increase and is in conformance with 19.16.030 *Nonconforming Use of a Conforming Building*.

The site is located within the Downtown South District of the *Downtown Centennial Plan*. In this area the long term plan makes concessions to parking via the assumption that this area relies less on cars and more by taxi's, public transit and pedestrian traffic as compared to outlying neighborhoods. As such, Title 19 parking standards are not automatically applied (*see also Ordinance 6080*). Previous entitlements have established a minimum 75 parking spaces for the SOB property. The proposed site plan provides 162 on-premise spaces.

While not submitted as part of the current Site Plan Review, it should be noted that the applicant controls two parcels (162-03-202-002,003) located within 200 feet of the parcel that Olympic Gardens occupies. These parcels can accommodate 196 additional spaces. In the event the on-site spaces are not sufficient, a separate design review may be considered for the ancillary lot.

Design guidelines published in the *Downtown Centennial Plan* were incorporated into the design for the streetscape, landscape and streetside building façade.

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If you have additional concerns please phone me at 598-1408.

Very truly yours,

Lora Dreja
Land Entitlements
Law Offices of Jay Brown

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City of Las Vegas Agenda Item No.: **41.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: APRIL 12, 2011

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG, Acting ☐ **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.: **42.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: APRIL 12, 2011

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG, Acting

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