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 WORKSHOP MEETING OF FEBRUARY 24, 2011 AND 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. **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). Staff recommends APPROVAL.

7. **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 1703 Western Avenue (APN 162-04-703-001), M (Industrial) Zone, Ward 3 (Reese). Staff recommends APPROVAL.

8. **SUP-40837 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: G & N, LLC - OWNER: DARIO PINI** - Request for a Special Use Permit FOR A PROPOSED 8,763 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT at 707 Fremont Street (APN 139-34-612-005), C-2 (General Commercial) Zone, Ward 5 (Barlow). Staff recommends APPROVAL.

9. **SUP-40899 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: BODY SPA - OWNER: MICAH 6:8 HOLDING, LLC** - Request for a Special Use Permit FOR A 661 SQUARE-FOOT MASSAGE ESTABLISHMENT WITHIN AN EXISTING 20,189 SQUARE-FOOT SPA FACILITY WITH WAIVERS OF THE DISTANCE SEPARATION REQUIREMENTS TO ALLOW 130 FEET FROM A MASSAGE ESTABLISHMENT WHERE 1,000 FEET IS REQUIRED AND NO DISTANCE SEPARATION FROM A RESIDENTIAL USE WHERE 400 FEET IS REQUIRED at 8751 West Charleston Boulevard, Suite #150 and #160 (APN 163-05-502-001), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson). Staff recommends APPROVAL.

10. **SUP-41030 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: GREAT WASH PARK, LLC** - Request for a Special Use Permit FOR A PROPOSED 2,946 SQUARE-FOOT BEER/WINE/COOLER ON-SALE ESTABLISHMENT WITH A WAIVER TO ALLOW A 141-FOOT DISTANCE SEPARATION FROM A CITY PARK WHERE 400 FEET IS REQUIRED at 410 South Rampart Boulevard, Suite #120 (APN 138-32-601-003), C-2 (General Commercial) Zone, Ward 2 (Wolfson). Staff recommends APPROVAL.

11. **SUP-41080 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CHECK CITY - OWNER: WEINGARTEN NOSTAT, INC. -** Request for a Special Use Permit TO ADD A JEWELRY STORE, CLASS III USE TO AN EXISTING FINANCIAL INSTITUTION, SPECIFIED at 6820 West Charleston Boulevard (APN 138-34-814-006), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian). Staff recommends APPROVAL.

12. **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). Staff recommends APPROVAL.

13. **SDR-41035 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: ED BOZARTH CHEVROLET - OWNER: 5501 DREXEL, LLC** - Request for a Major Amendment to an approved Site Development Plan Review (SD-0031-97) FOR A PROPOSED 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). Staff recommends APPROVAL.

PUBLIC HEARING ITEMS

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

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

16. **ABEYANCE - SDR-40492 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-40490 AND VAR-40491 - PUBLIC HEARING - APPLICANT/OWNER: MARY BARTSAS 19, LLC** - Request for a Site Development Plan Review FOR THE CONVERSION OF A 1,632 SQUARE-FOOT RESIDENTIAL DUPLEX TO AN OFFICE, OTHER THAN LISTED WITH WAIVERS TO ALLOW NO PERIMETER LANDSCAPE BUFFERS ALONG THE NORTH AND EAST PERIMETERS WHERE 15 FEET IS REQUIRED AND ALONG THE SOUTH AND WEST PERIMETERS WHERE EIGHT FEET IS REQUIRED on 0.14 acres at 528 East Oakey Boulevard (APN 162-03-311-002), R-4 (High Density Residential) Zone [PROPOSED: P-R (Professional Office and Parking)], Ward 3 (Reese). Staff recommends DENIAL.

17. **ABEYANCE - RENOTIFICATION - SUP-40748 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: GREAT WASH PARK, LLC** - Request for a Special Use Permit FOR A LIQUOR ESTABLISHMENT (TAVERN) WITHIN A 28.44-ACRE MIXED-USE DEVELOPMENT WITH WAIVERS TO ALLOW A DISTANCE SEPARATION OF 141 FEET FROM A PARK WHERE 400 FEET IS REQUIRED AND NO DISTANCE SEPARATION FROM A SIMILAR USE WHERE 1,500 FEET IS REQUIRED at 430 South Rampart Boulevard, Suite #B160 (APN 138-32-601-003), C-2 (General Commercial) Zone, Ward 2 (Wolfson). NOTE: THE WAIVER REQUESTED FROM A CITY PARK IS 141 FEET WHERE 1,500 FEET IS REQUIRED Staff recommends APPROVAL.

18. **ABEYANCE - RENOTIFICATION - SUP-40749 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: GREAT WASH PARK, LLC** - Request for a Special Use Permit FOR A LIQUOR ESTABLISHMENT (TAVERN) WITHIN A 28.44-ACRE MIXED-USE DEVELOPMENT WITH WAIVERS TO ALLOW A DISTANCE SEPARATION OF 141 FEET FROM A PARK WHERE 400 FEET IS REQUIRED AND NO DISTANCE SEPARATION FROM A SIMILAR USE WHERE 1,500 FEET IS REQUIRED at 430 South Rampart Boulevard, Suite #B130 (APN 138-32-601-003), C-2 (General Commercial) Zone, Ward 2 (Wolfson). NOTE: THE WAIVER REQUESTED FROM A CITY PARK IS 141 FEET WHERE 1,500 FEET IS REQUIRED Staff recommends APPROVAL.

19. **GPA-40839 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: DRIVETIME 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). Staff recommends APPROVAL.

20. **SUP-41115 - SPECIAL USE PERMIT RELATED TO GPA-40839 - PUBLIC HEARING - APPLICANT: DRIVETIME CAR SALES COMPANY, LLC - OWNER: LINDA LEE WARD REVOCABLE LIVING TRUST** - Request for a Special Use Permit FOR A PROPOSED AUTO REPAIR GARAGE, MAJOR use at 2301 McLeod Street (APN 162-01-801-013), C-2 (General Commercial) Zone, Ward 3 (Reese). Staff recommends DENIAL.

21. **SDR-41114 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-40839 AND SUP-41115 - PUBLIC HEARING - APPLICANT: DRIVETIME CAR SALES COMPANY, LLC - OWNER: LINDA LEE WARD REVOCABLE LIVING TRUST** - Request for a Major Amendment to a previously approved Site Development Plan Review (Z-0003-76) FOR A PROPOSED AUTO REPAIR GARAGE, MAJOR WITHIN AN EXISTING 4,800 SQUARE-FOOT BUILDING on 1.8 acres at 2301 McLeod Street (APN 162-01-801-013), C-2 (General Commercial) Zone, Ward 3 (Reese). Staff recommends DENIAL.

22. **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). Staff recommends APPROVAL.

23. **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 WITH WAIVERS TO ALLOW NO PERIMETER LANDSCAPE BUFFER ALONG THE WEST PERIMETER WHERE EIGHT FEET IS REQUIRED AND A FIVE-FOOT PERIMETER LANDSCAPE BUFFER ALONG THE NORTH AND EAST PERIMETERS WHERE FIFTEEN FEET IS REQUIRED on a portion of 0.53 acres at the southwest corner of Owens Avenue and "N" Street (APN 139-28-501-002), R-E (Residence Estates) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 5 (Barlow). Staff recommends DENIAL.

24. **ZON-41044 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: DANIEL ROSS** - Request for a Rezoning FROM: R-3 (MEDIUM DENSITY RESIDENTIAL) TO: P-R (PROFESSIONAL OFFICE AND PARKING) on 0.26 acres at 424 South 7th Street (APN 139-34-710-029), Ward 3 (Reese). Staff recommends APPROVAL.

25. **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 COVERED 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: P-R (Professional Office and Parking)], Ward 3 (Reese). Staff recommends APPROVAL.

26. **VAR-40797 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: MARGARITA OJEDA** - Request for a Variance TO ALLOW A SIX-FOOT CORNER SIDE YARD SETBACK WHERE 15 FEET IS REQUIRED FOR A PROPOSED ACCESSORY STRUCTURE (CLASS II) 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). Staff recommends DENIAL.

27. **VAR-41002 - VARIANCE - PUBLIC HEARING - APPLICANT: SA RECYCLING - OWNER: 1701 WESTERN AVENUE, LLC, ET AL** - Request for a Variance TO ADD TWO FEET OF RAZOR WIRE TO AN EXISTING EIGHT-FOOT HIGH PERIMETER WALL on 3.31 acres at 1701 Western Avenue (APNs 162-04-703-001, 002 and 003), M (Industrial) Zone, Ward 3 (Reese). Staff recommends APPROVAL.

28. **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). Staff recommends DENIAL.

29. **VAR-41216 - VARIANCE RELATED TO VAR-41060 - PUBLIC HEARING - APPLICANT/OWNER: RIVER OF LIFE WORD MINISTRIES** - Request for a Variance TO ALLOW 11 PARKING SPACES WHERE 22 ARE REQUIRED on 0.54 acres at 4944 Vegas Drive (APN 138-24-803-022), C-1 (Limited Commercial) Zone, Ward 5 (Barlow). Staff recommends DENIAL.

30. **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 4,428 SQUARE-FOOT CHURCH AND A 2,880 SQUARE-FOOT MODULAR CLASSROOM BUILDING WITH WAIVERS TO ALLOW NO LANDSCAPE BUFFERS ALONG THE NORTH, EAST AND WEST PERIMETERS WHERE EIGHT FEET IS REQUIRED AND A FIVE FOOT WIDE LANDSCAPE BUFFER ALONG THE SOUTH PERIMETER WHERE 15 FEET IS REQUIRED on 0.54 acres at 4944 Vegas Drive (APN 138-24-803-022), C-1 (Limited Commercial) Zone, Ward 5 (Barlow). Staff recommends DENIAL.

31. **VAR-41197 - VARIANCE - PUBLIC HEARING - APPLICANT: OVATION DEVELOPMENT - OWNER: LONE MOUNTAIN APARTMENTS I, LLC** - Request for a Variance TO ALLOW 56 PARKING SPACES WHERE 57 ARE 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). Staff recommends APPROVAL.

32. **SUP-41039 - SPECIAL USE PERMIT RELATED TO VAR-41197 - 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 75-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). Staff recommends APPROVAL.

33. **SDR-41043 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-41197 AND 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, 75-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). Staff recommends APPROVAL.

34. **SUP-40843 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: THREE BS, INC.** - Request for a Special Use Permit FOR A PROPOSED CAR WASH, FULL SERVICE USE at 8601 West Charleston Boulevard (APN 163-05-517-007), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson). Staff recommends APPROVAL.

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

36. **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). Staff recommends APPROVAL.

37. **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 ANTIQUE/COLLECTIBLE STORE at 1106 South 3rd Street (APN 162-03-110-036), C-2 (General Commercial) Zone, Ward 3 (Reese). Staff recommends APPROVAL.

38. **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, AND WAIVERS OF DOWNTOWN CENTENNIAL PLAN ARCHITECTURAL DESIGN STANDARDS 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). Staff recommends DENIAL.

39. **SDR-41049 - SITE DEVELOPMENT PLAN REVIEW - 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). Staff recommends APPROVAL.

DIRECTOR'S BUSINESS:

40. **TXT-41185 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Discussion and possible action to amend Table 1 of Town Center Development Standards to establish regulations, applicable zoning districts, and requirements for the Auto Sales Showroom use. Staff recommends APPROVAL.

CITIZENS PARTICIPATION:

41. 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 WORKSHOP MEETING OF FEBRUARY 24, 2011 AND 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**

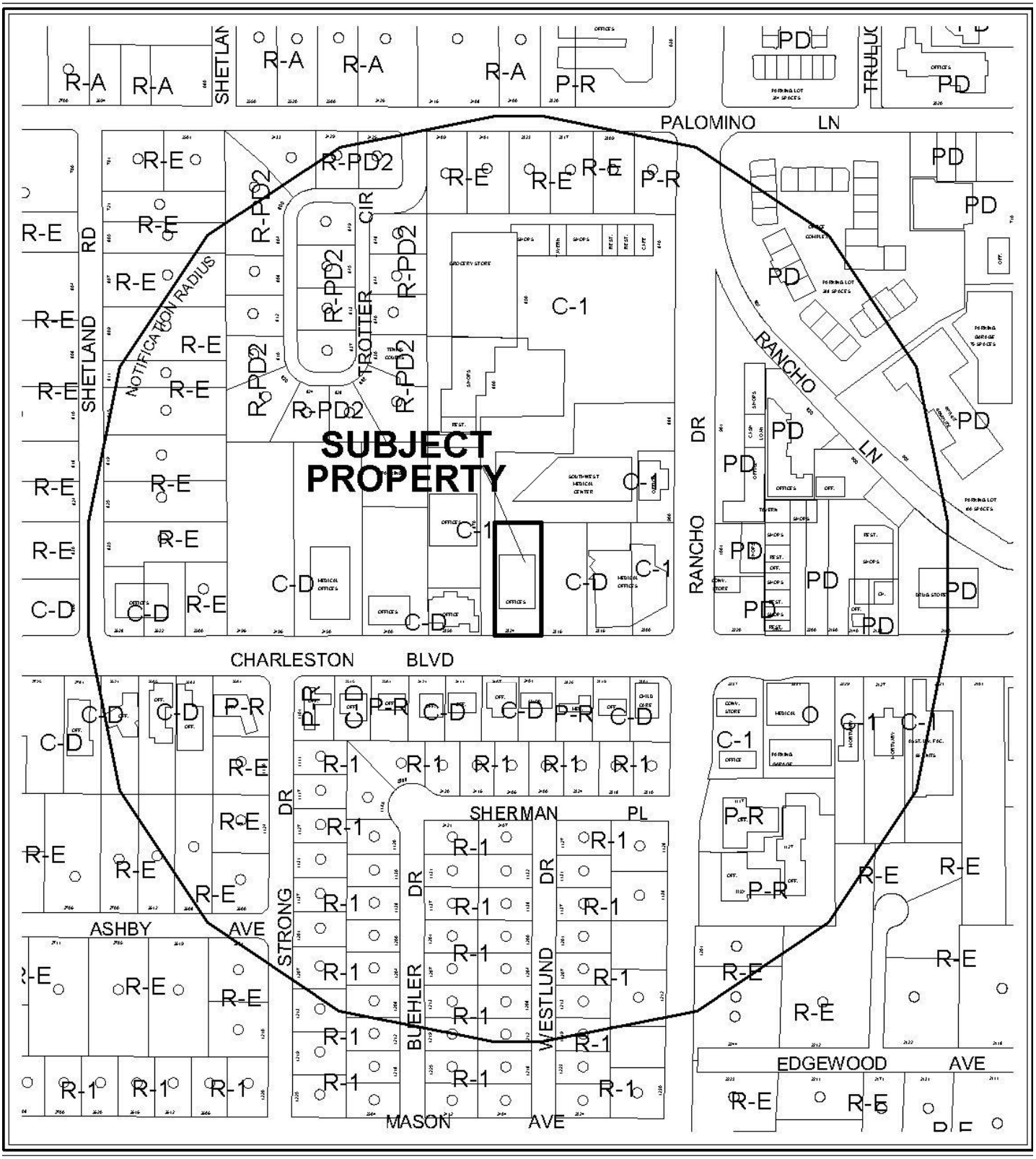
SUBJECT:
ZON-41006 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: CHARLESTON RANCHO, LLC - Request for a Rezoning FROM: C-D (DESIGNED COMMERCIAL) TO: C-1 (LIMITED COMMERCIAL) on 0.72 acre at 2324 West Charleston Boulevard (APN 139-32-802-032), Ward 1 (Tarkanian). Staff recommends APPROVAL.

C.C.: 05/04/2011

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

RECOMMENDATION:
Staff recommends APPROVAL.

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



0 300 600 Feet

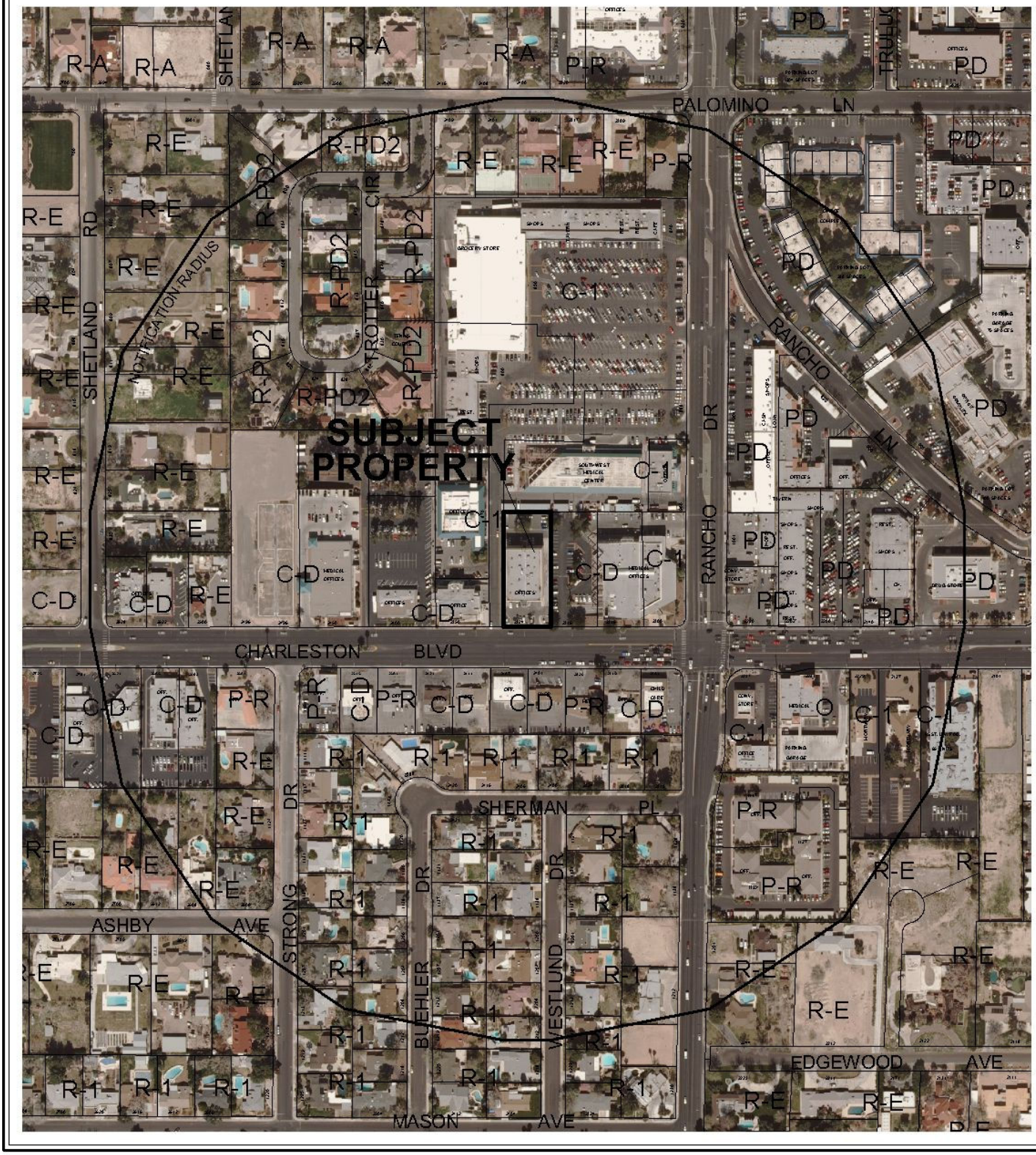
CASE: **ZON-41006**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-D (DESIGNED COMMERCIAL)

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

N



0 300 600 Feet

CASE: **ZON-41006**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-D (DESIGNED COMMERCIAL)

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

N

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 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

RECEIVED
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* _____ 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

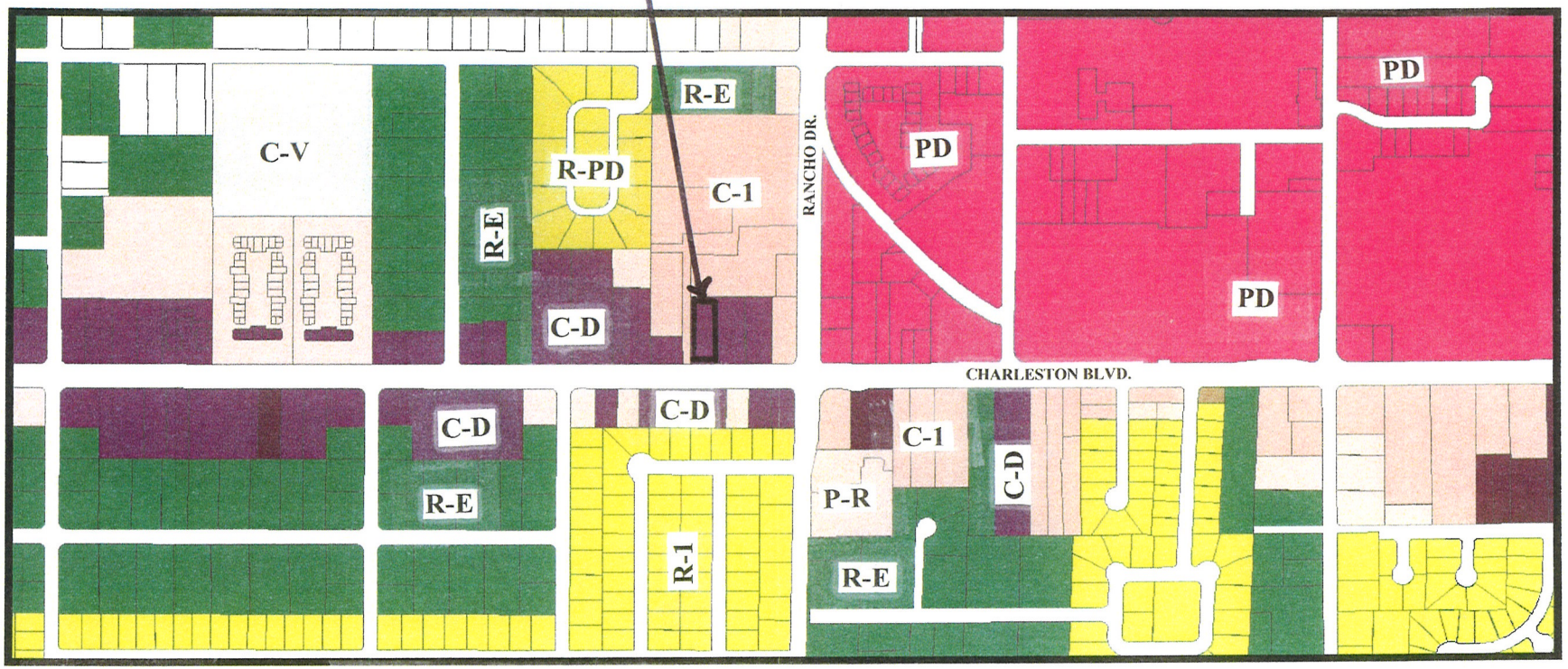
Case #	ZON-41006
Meeting Date:	4-12-11
Total Fee:	$1,200.00
Date Received:*	2-22-11
Received By:	JPM

*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



ZON-41006 – APPLICANT/OWNER: CHARLESTON RANCHO, LLC
2324 WEST CHARLESTON BOULEVARD

03/03/11

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

RECEIVED
FEB 22 2011

ZON-41006

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**

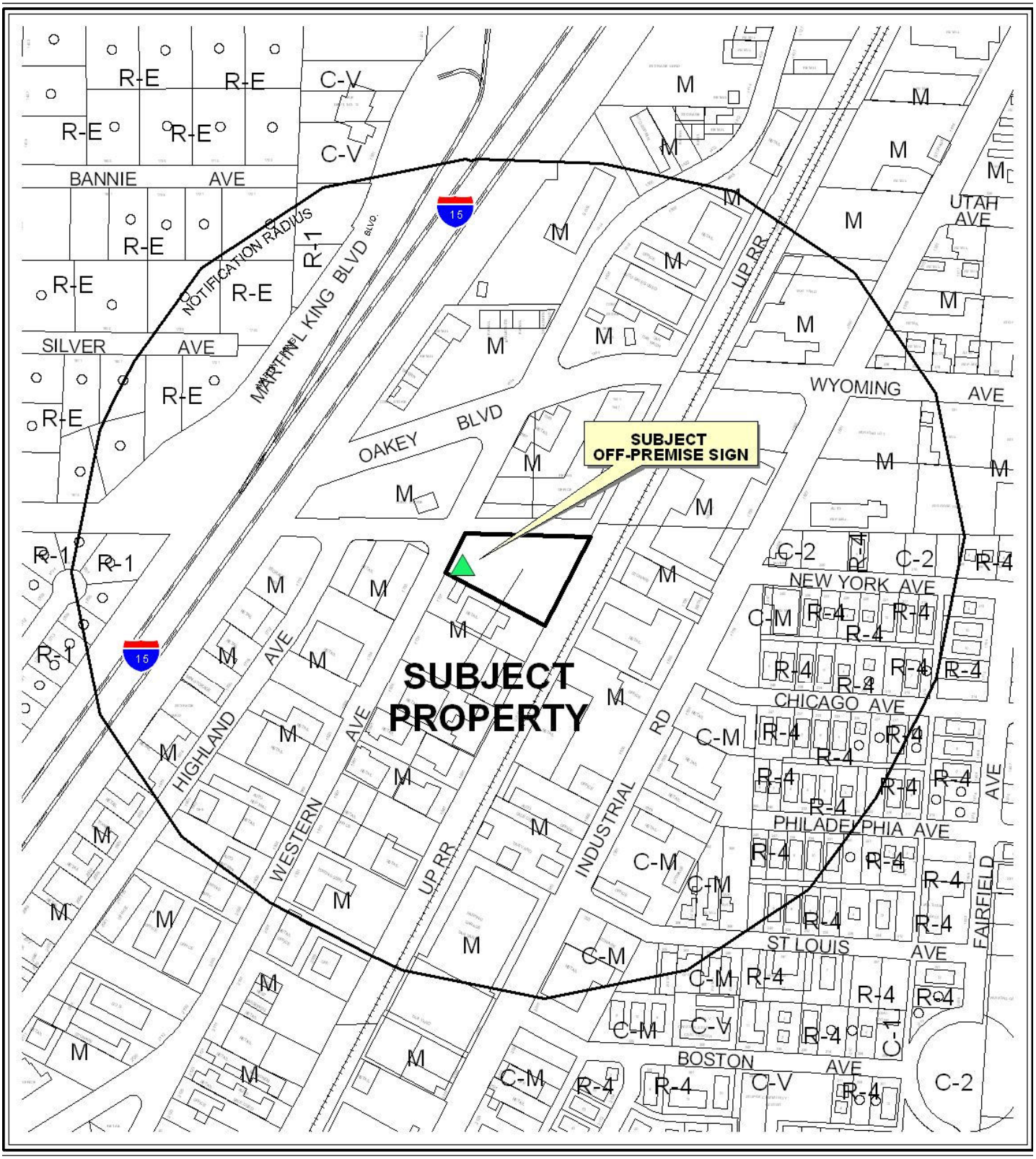
SUBJECT:
RQR-40786 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: CLEAR CHANNEL OUTDOOR, INC. - OWNER: 1701 WESTERN PROPERTIES, LLC - Required Review of a previously approved Special Use Permit (SUP-3285) FOR A 40-FOOT TALL, 14-FOOT X 48-FOOT OFF-PREMISE SIGN at 1703 Western Avenue (APN 162-04-703-001), M (Industrial) Zone, Ward 3 (Reese). Staff recommends APPROVAL.

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 APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. City Council Approval Letter for SUP-3285



0 300 600 Feet

CASE: **RQR-40786**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

N



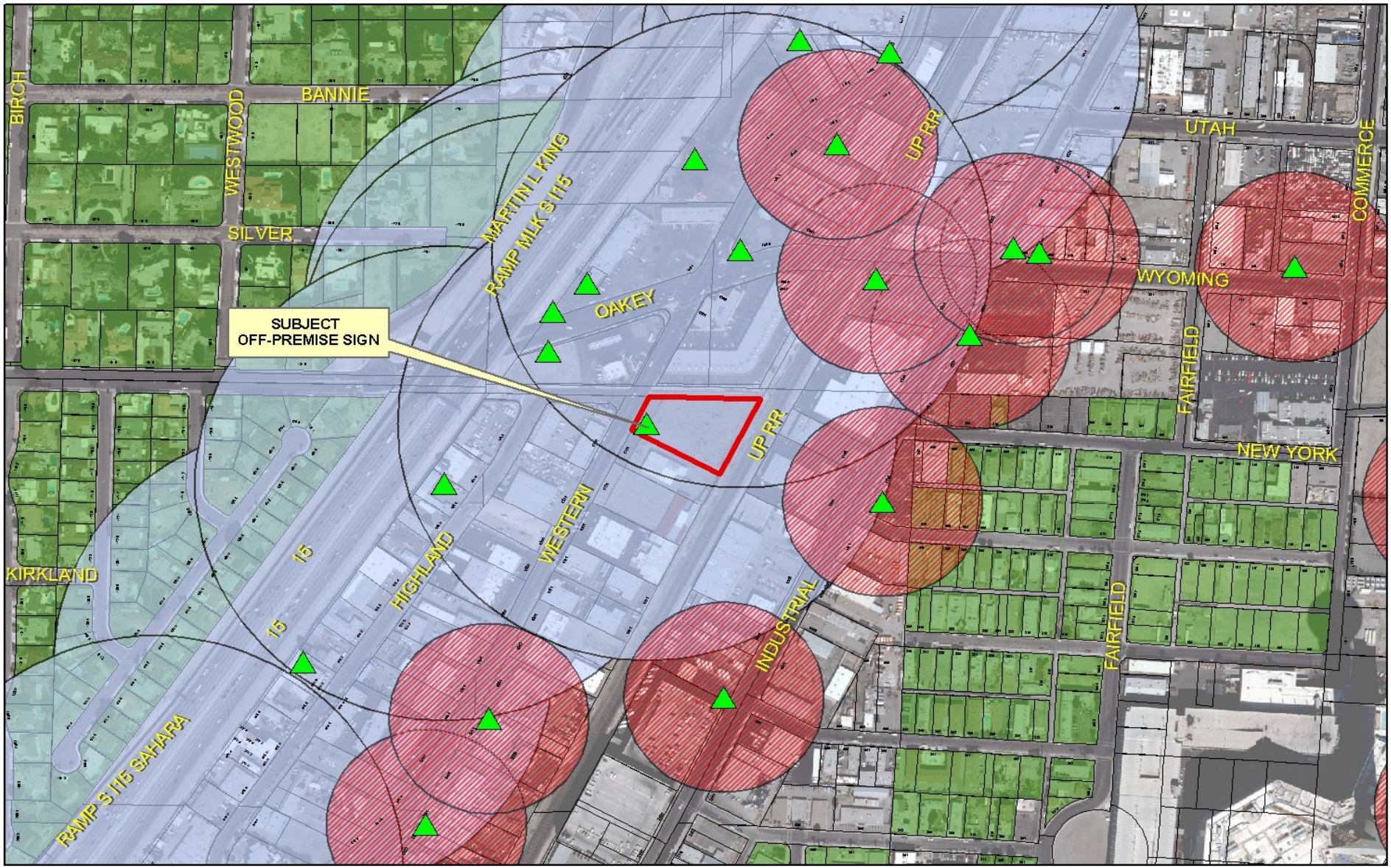
0 300 600 Feet

CASE: **RQR-40786**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

N



RQR-40786

Subject Parcel

City of Las Vegas Billboard Location

Clark County Billboard Location

City of Las Vegas Billboard Data

300 Foot Buffer Around Billboard

750 Foot Buffer Around Freeway Billboard

Residential Zoned Property

Off Premise Sign Exclusion Area

Exempt - Off Premise Area Sign Area

N

PLANNING & DEVELOPMENT

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, 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, 2011

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

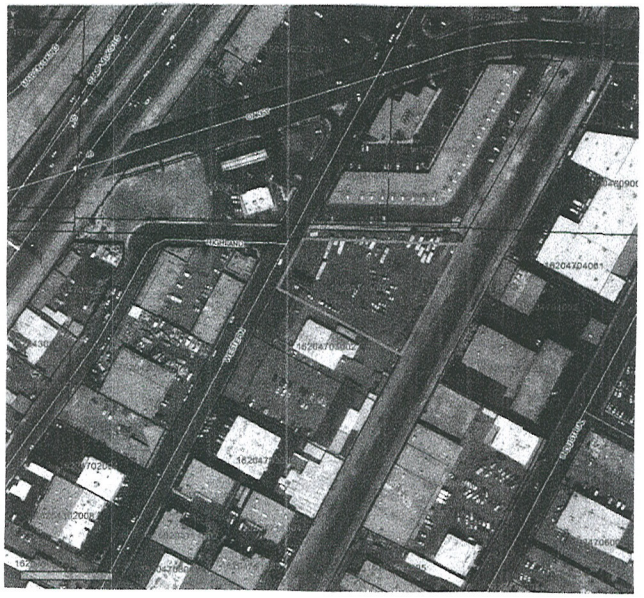
Case #	RQR-40796
Meeting Date:	4-12-11
Total Fee:	$800
Date Received:*	1-25-11
Received By:	J. Fmund

*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.

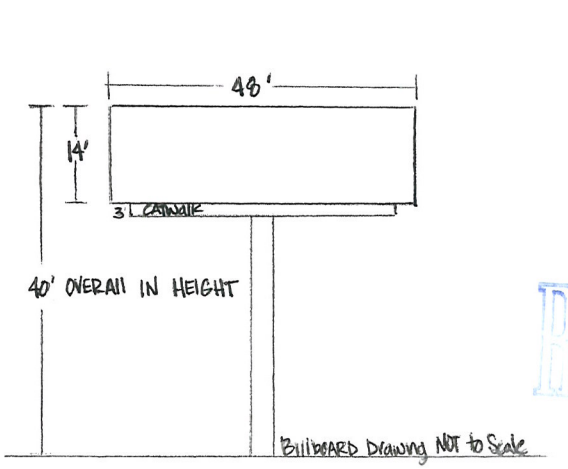
RECEIVED
JAN 25 2011

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

RECEIVED
JAN 25 2011

RQR-40786



RQR-40786 - APPLICANT: CLEAR CHANNEL OUTDOOR, INC. - OWNER: 1701 WESTERN PROPERTIES, LLC
1701 WESTERN AVENUE

03/03/11



RQR-40786 - APPLICANT: CLEAR CHANNEL OUTDOOR, INC. - OWNER: 1701 WESTERN PROPERTIES, LLC
1701 WESTERN AVENUE

03/03/11



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

68112-012-6/03

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.: **8.**

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

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

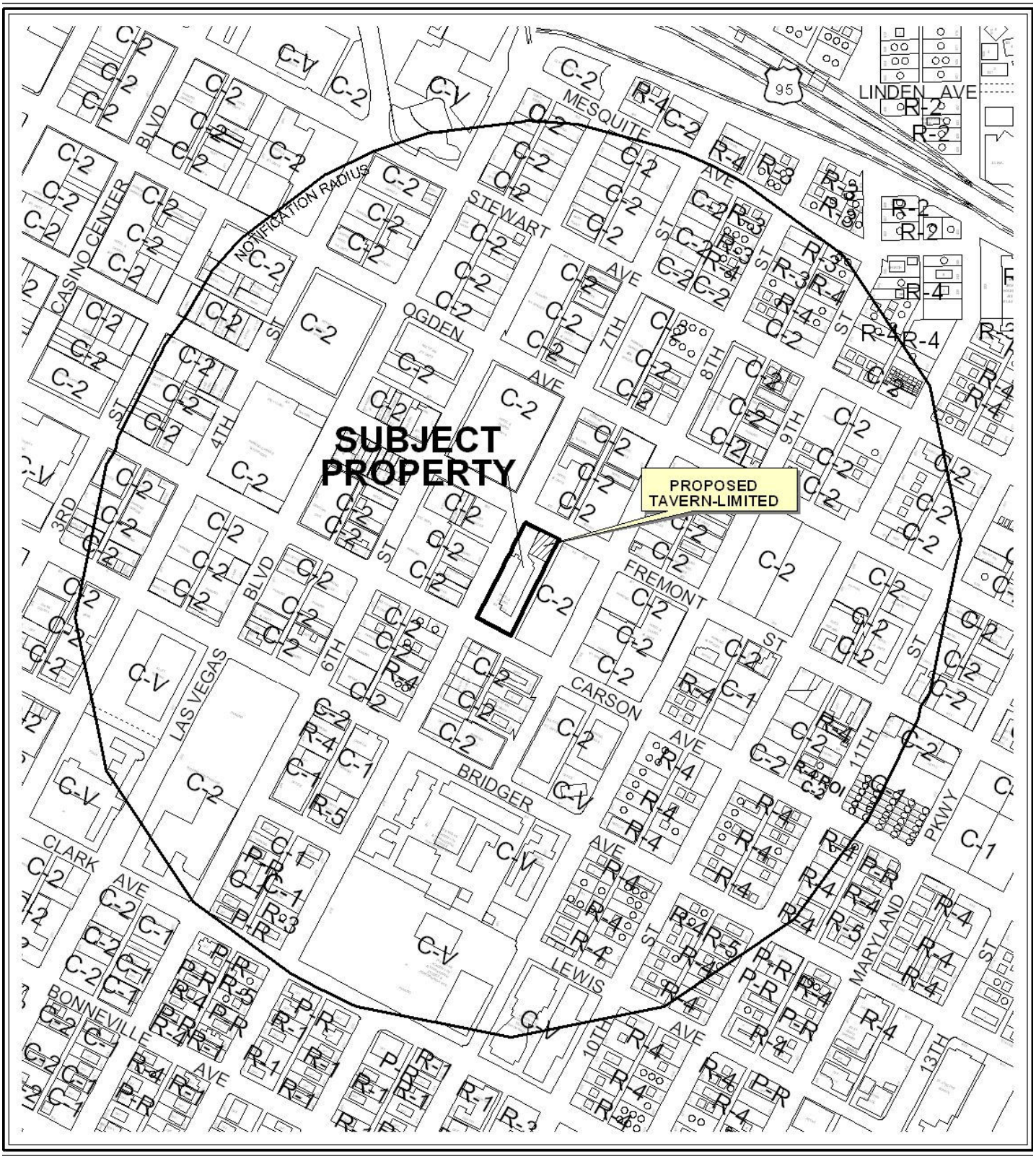
SUBJECT:
SUP-40837 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: G & N, LLC - OWNER: DARIO PINI - Request for a Special Use Permit FOR A PROPOSED 8,763 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT at 707 Fremont Street (APN 139-34-612-005), C-2 (General Commercial) Zone, Ward 5 (Barlow). Staff recommends APPROVAL.

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 APPROVAL, subject to conditions:

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



0 500 1000 Feet

CASE: **SUP-40837**

RADIUS: 1500 FT

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

N



0 500 1000 Feet

CASE: **SUP-40837**

RADIUS: 1500 FT

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

N

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 (805)

Address 1335 Mission Ridge Road **Phone:** 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

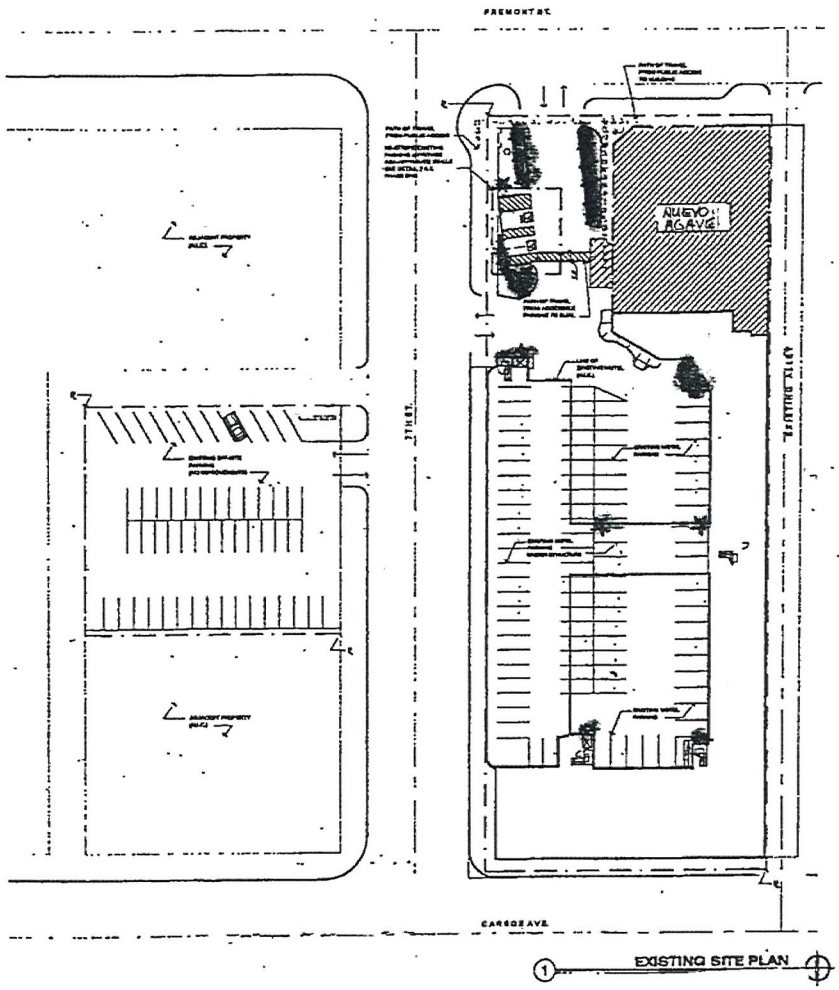
Case #	SUP-40837
Meeting Date:	4/12/11
Total Fee:	$4,280
Date Received:*	1/31/11
Received By:	

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

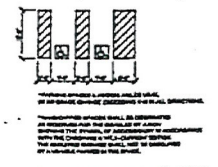
G & N, LLC dba
NUEVO AGAVE
707 EAST FREMONT ST
LAS VEGAS, NV 89101

SUP Application to
City of Las Vegas
Tavern-Limited
Nightclub and Restaurant

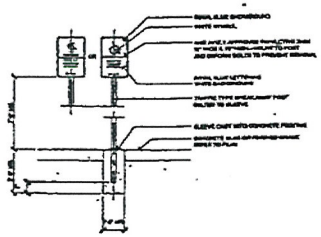


1 EXISTING SITE PLAN





2 ACCESSIBLE PARKING
PHASE ONE



3 ACCESSIBLE PARKING SIGN
PHASE ONE

OFF-SITE PARKING PROPERTY / OWNER:
PINE, BAND

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-[illegible]

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: ± 13

EXISTING MOTEL OCCUPANCY: R-1
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:
6,700 S.F.
71,266 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):
83 OCCUPANTS

TOTAL OCCUPANT LOAD (NIGHTCLUB):
284 OCCUPANTS

FIXTURE REQUIREMENT (RESTAURANT):
WATER CLOSET = 83 / 75 = 1.03
LAVATORY = 83 / 200 = 0.48

FIXTURE REQUIREMENT (NIGHTCLUB):
WATER CLOSET = 284 / 40 = 7.10
LAVATORY = 284 / 75 = 3.80

TOTAL FIXTURE REQUIREMENT (RESTAURANT + NIGHTCLUB):
WATER CLOSET = 1.8 = 7.3 / 2 = 4 EA. MALE & FEMALE
LAVATORY = 4.48 = 3.80 / 2 = 2 EA. MALE & FEMALE

TOTAL FIXTURES PROVIDED:
MALE
WATER CLOSET = 3
URINAL = 2
LAVATORY = 2

SUP-40837

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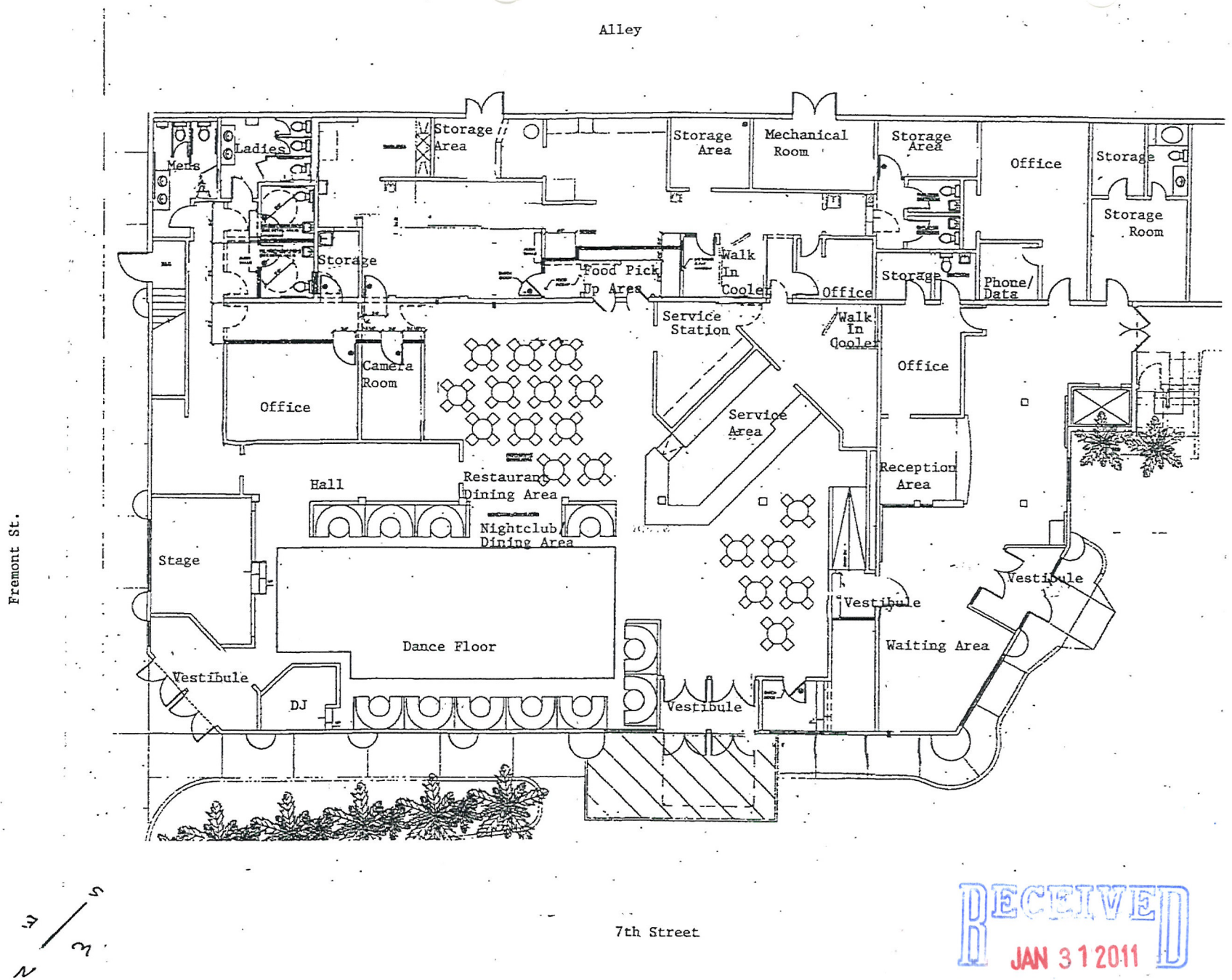
JAN 31 2011

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



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SUP-40837



SUP-40837 – APPLICANT: G & N, LLC – OWNER: DARIO PINI
707 FREMONT STREET

03/03/11



SUP-40837 – APPLICANT: G & N, LLC – OWNER: DARIO PINI
707 FREMONT STREET

03/03/11

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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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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SUP-40837

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**

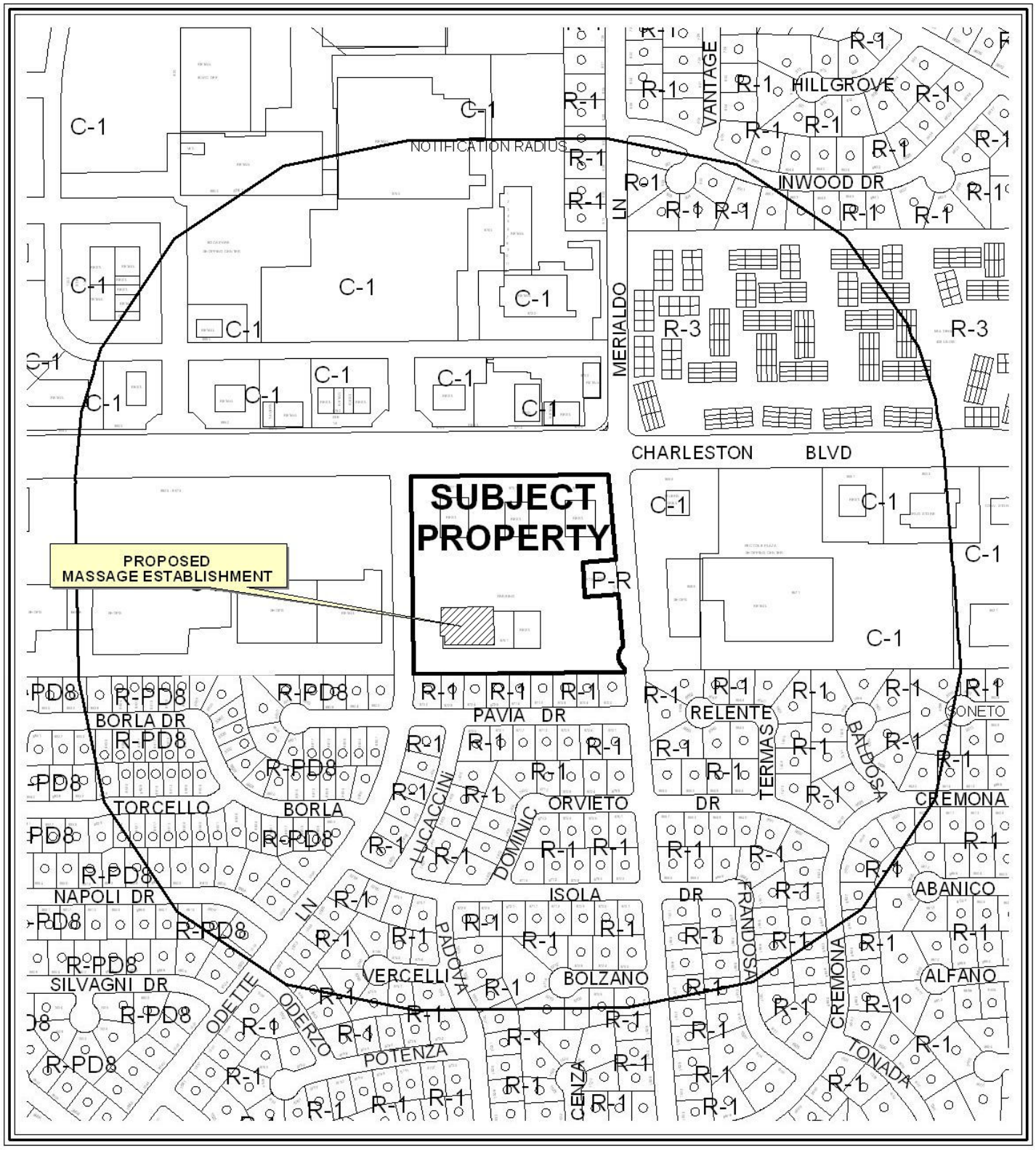
SUBJECT:
SUP-40899 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: BODY SPA - OWNER: MICAH 6:8 HOLDING, LLC - Request for a Special Use Permit FOR A 661 SQUARE-FOOT MASSAGE ESTABLISHMENT WITHIN AN EXISTING 20,189 SQUARE-FOOT SPA FACILITY WITH WAIVERS OF THE DISTANCE SEPARATION REQUIREMENTS TO ALLOW 130 FEET FROM A MASSAGE ESTABLISHMENT WHERE 1,000 FEET IS REQUIRED AND NO DISTANCE SEPARATION FROM A RESIDENTIAL USE WHERE 400 FEET IS REQUIRED at 8751 West Charleston Boulevard, Suite #150 and #160 (APN 163-05-502-001), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson). Staff recommends APPROVAL.

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 APPROVAL, subject to conditions:

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



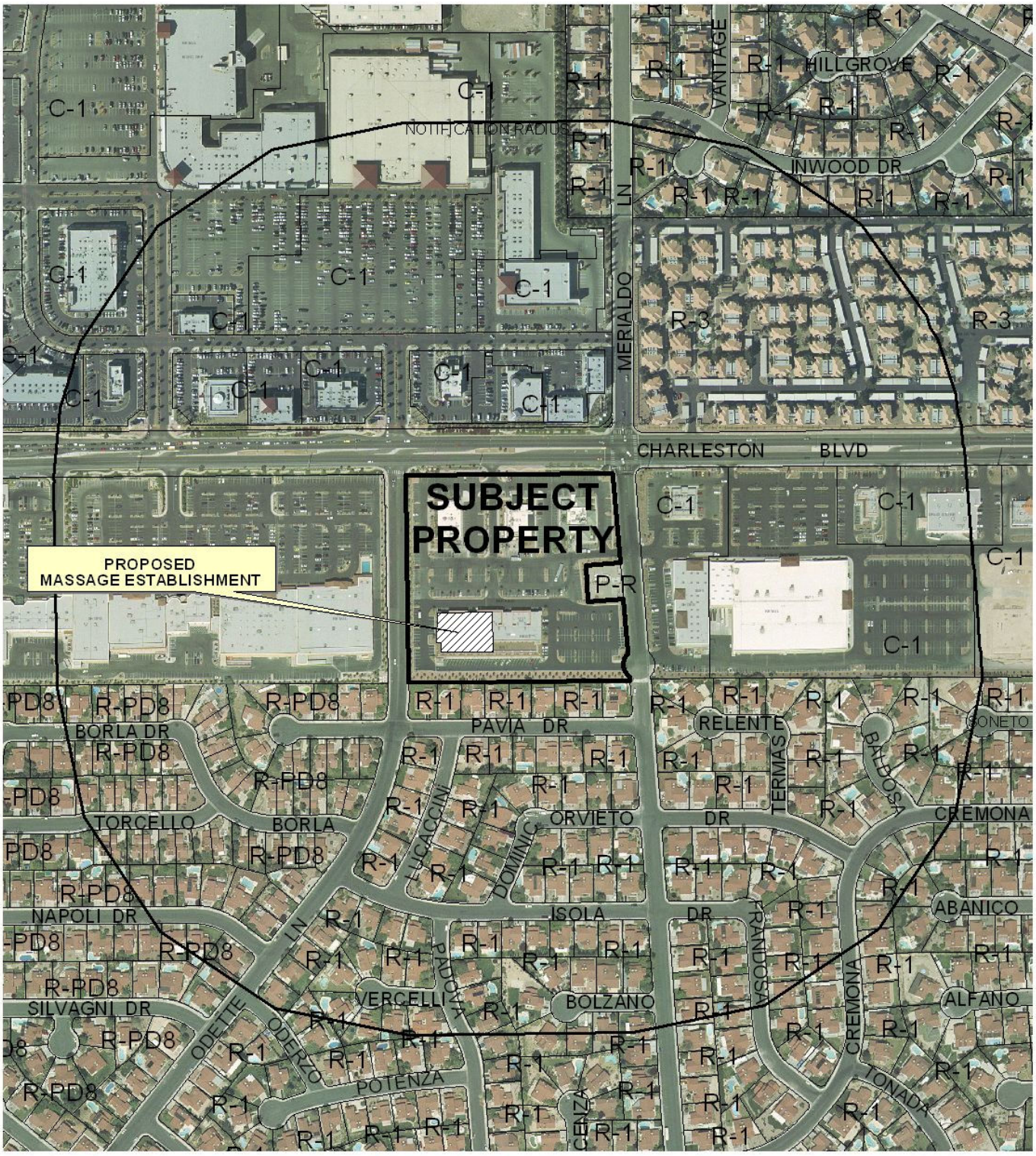
0 400 800 Feet

CASE: **SUP-40899**

RADIUS: 1000 FT

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

N



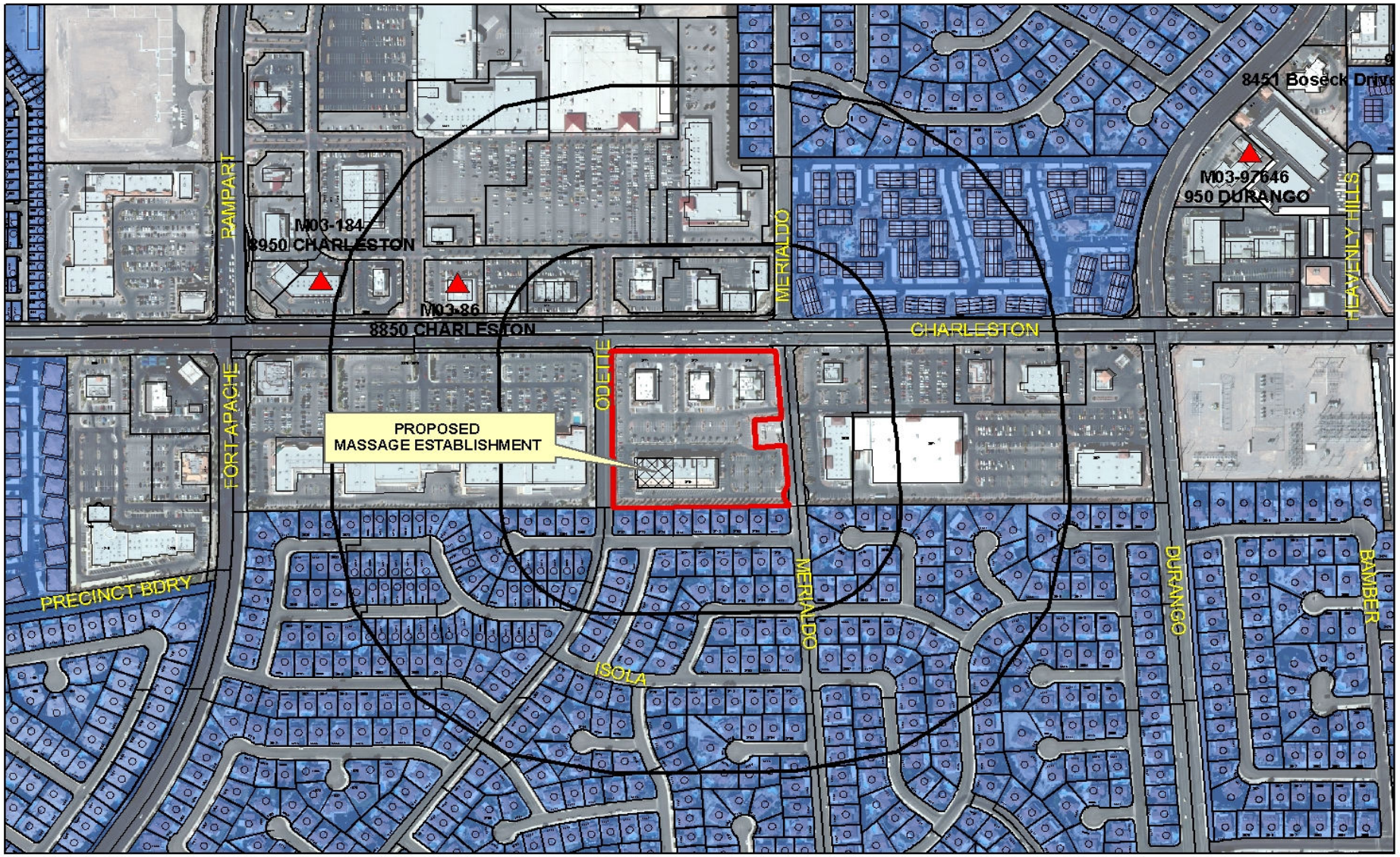
0 400 800 Feet

CASE: **SUP-40899**

RADIUS: 1000 FT

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

N



SUP-40899
Massage Establishment

Business Licenses

- Massage Establishment
- Child Care/ Children Facility

Protected Landuses

- RELIGIOUS
- CITY PARKS
- SCHOOLS

- Subject Property
- Residential Property
- 400' & 1000' Buffer

0 305 610 1,220 Feet

N

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: Lena Piccoli Osturio

State of Nevada
County of Clark

Print Name: Lena Piccoli Osturio

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

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FEB 07 2011

PLANNING & DEVELOPMENT

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 Charleston **Phone:** 702 338 3608 **Fax:** 702 870 8663

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 8663

City Henderson **State** NV **Zip** 89052

E-mail Address Same as Above

Property Owner Signature* Joma P. Ostrum

*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

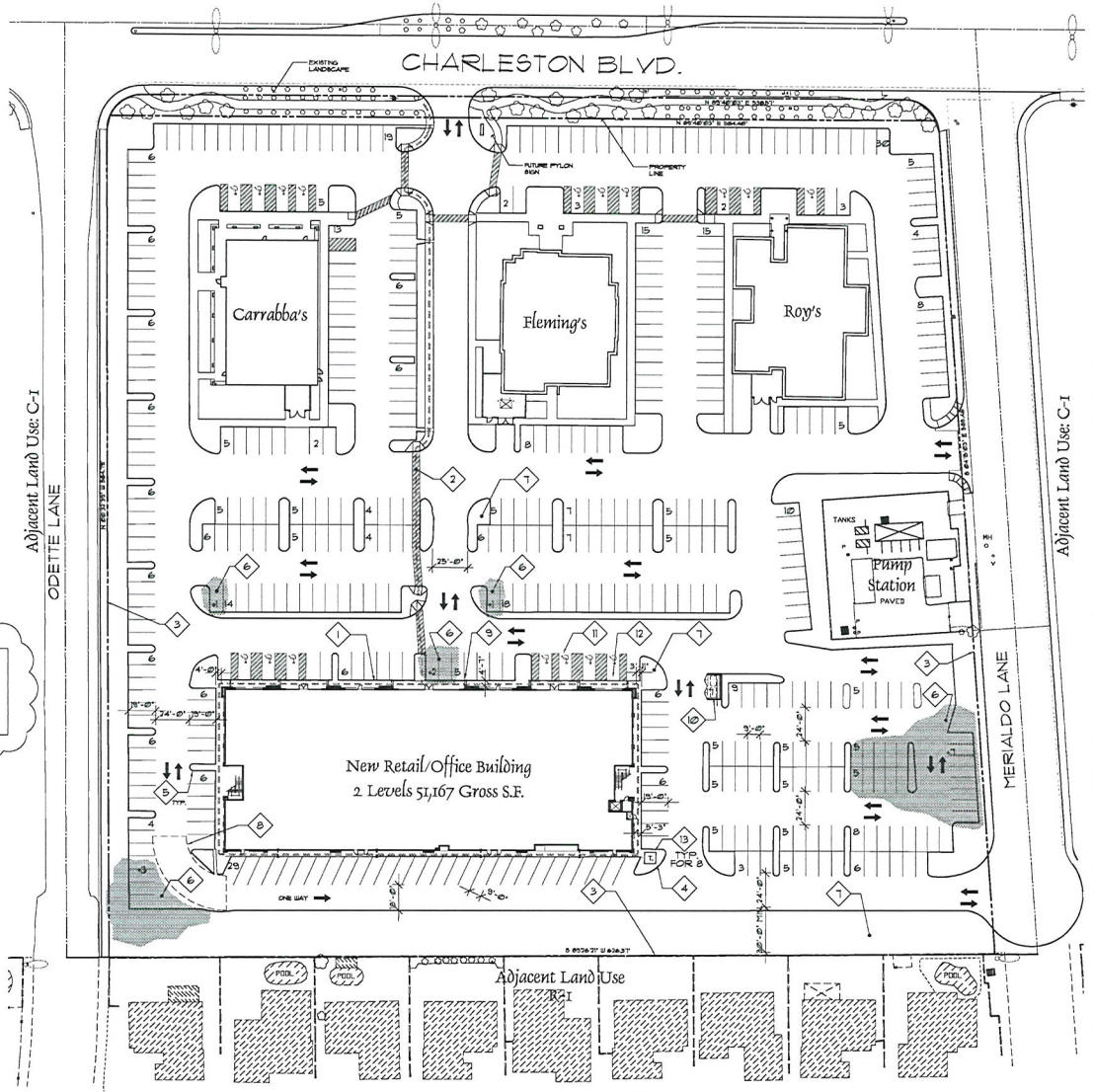
Case #	VB SUP-40899
Meeting Date:	~~4/12/11~~ 3/16/11 CC
Total Fee:	$1,030
Date Received:*	2-7-11
Received By:	

RECEIVED
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

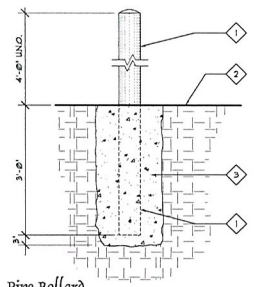
f:\depot\Application Packet\Application Form.pdf



Site Plan

SCALE: 1" = 40'-0"

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 SLUMP CAP. GRIND SMOOTH ALL EXPOSED EDGES.
2. FINISH GRADE
3. 18" DIA. CONCRETE FOOTING

Pipe Bollard

SCALE: 3/4" = 1'-0"

2 A1.01

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'-6" & 52'-8"
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)
163-05-502-01

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 ARCHITECTS 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.

Indigo Architecture, Inc.

ANTHONY E. YOUNG REGISTERED No. 3943 STATE OF NEVADA

SEAL:

CONSULTANT:

8290 S. Maryland Parkway, Suite 400 • Las Vegas, Nevada 89123 • Phone (702) 436-2772 • Fax (702) 436-2736

PROJECT NAME: Barcelone
W. Charleston Blvd.

SHEET TITLE: Architectural Site Plan

REVISIONS:
2 PLANS CHECK 5/20/03
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

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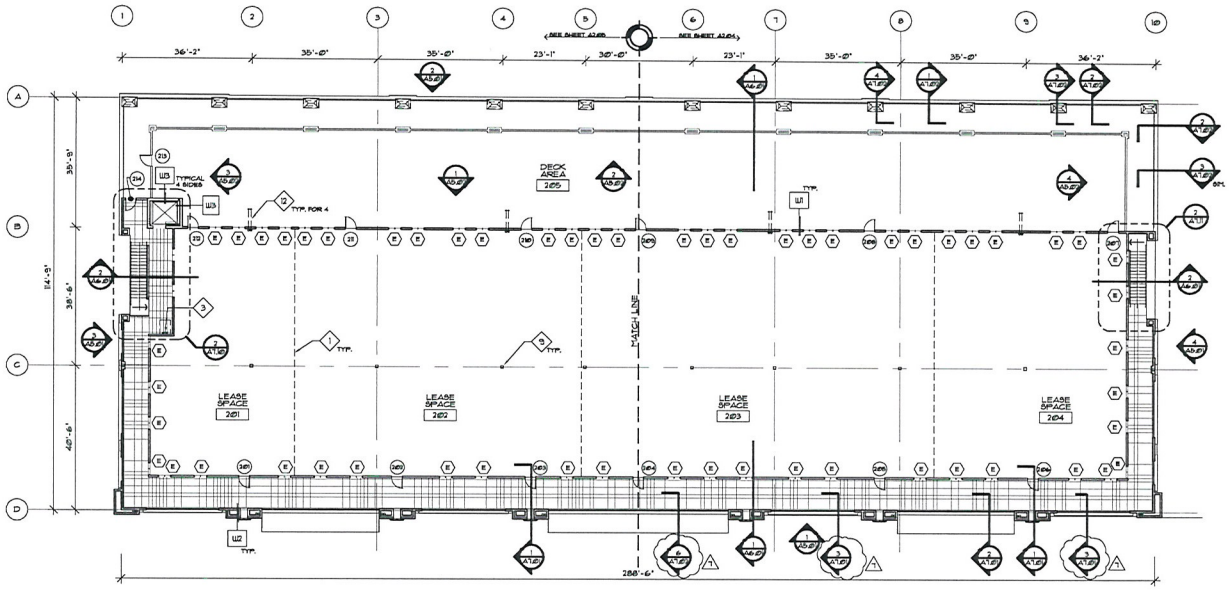
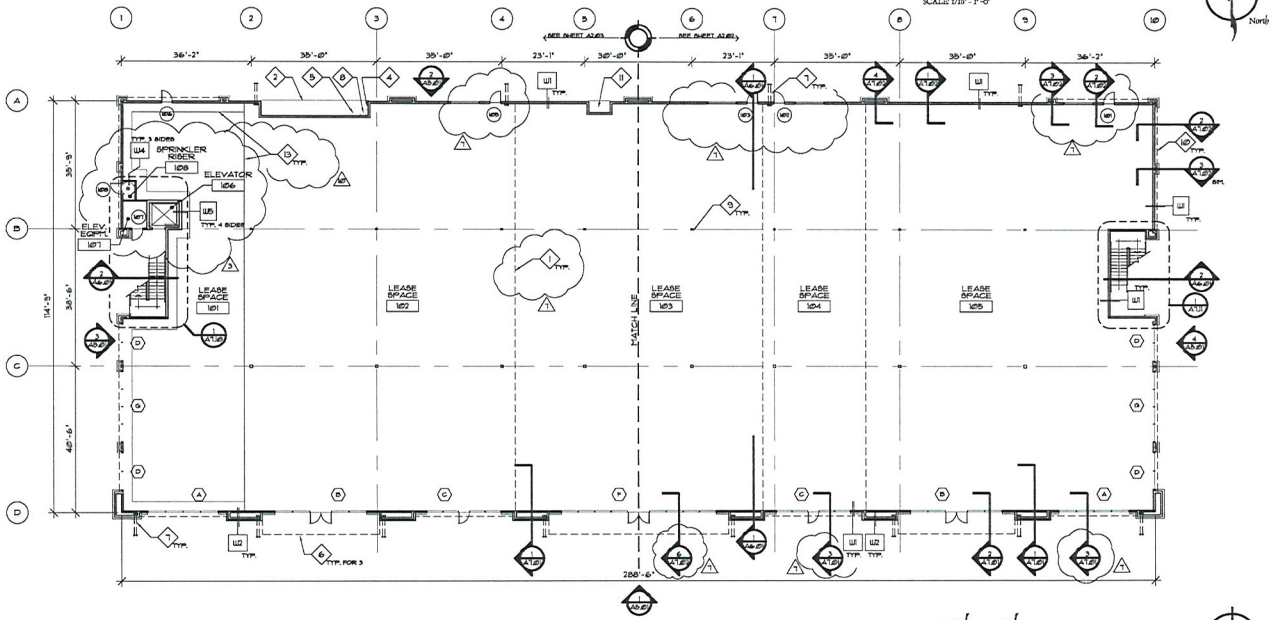
SUP-40899



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
13 IN CEILING SPACE OF FIRST FLOOR
14 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 U.N.O.
3 SEE STRUCTURAL DRAWINGS FOR WOOD FRAMING STUD SIZES AND SPACING.

Indigo Architecture, Inc.

SEAL: ANTHONY E. YOUNG REGISTERED No. 3943 ARCHITECT STATE OF NEVADA

CONSULTANT:

PROJECT NAME: Barcelone
W. Chalreston Blvd.

SHEET TITLE: 1st and 2nd Floor Plan

REVISIONS:
3 PLANS CHECK 5/20/03
7 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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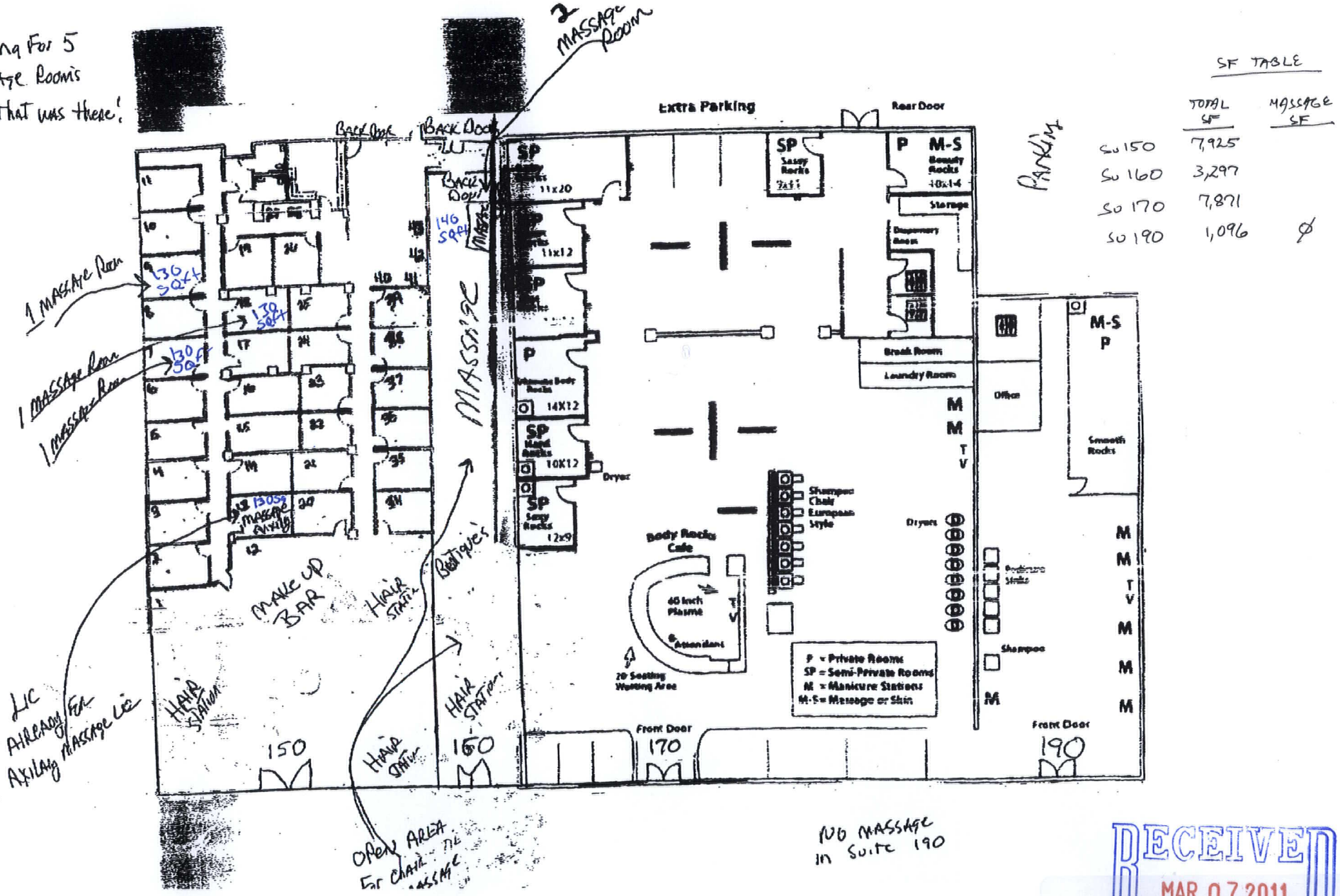
SUP-40899



SF TABLE

	TOTAL SF	MASSAGE SF
Su 150	7,925	
Su 160	3,297	
Su 170	7,871	
Su 190	1,096	ø

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MAR 07 2011

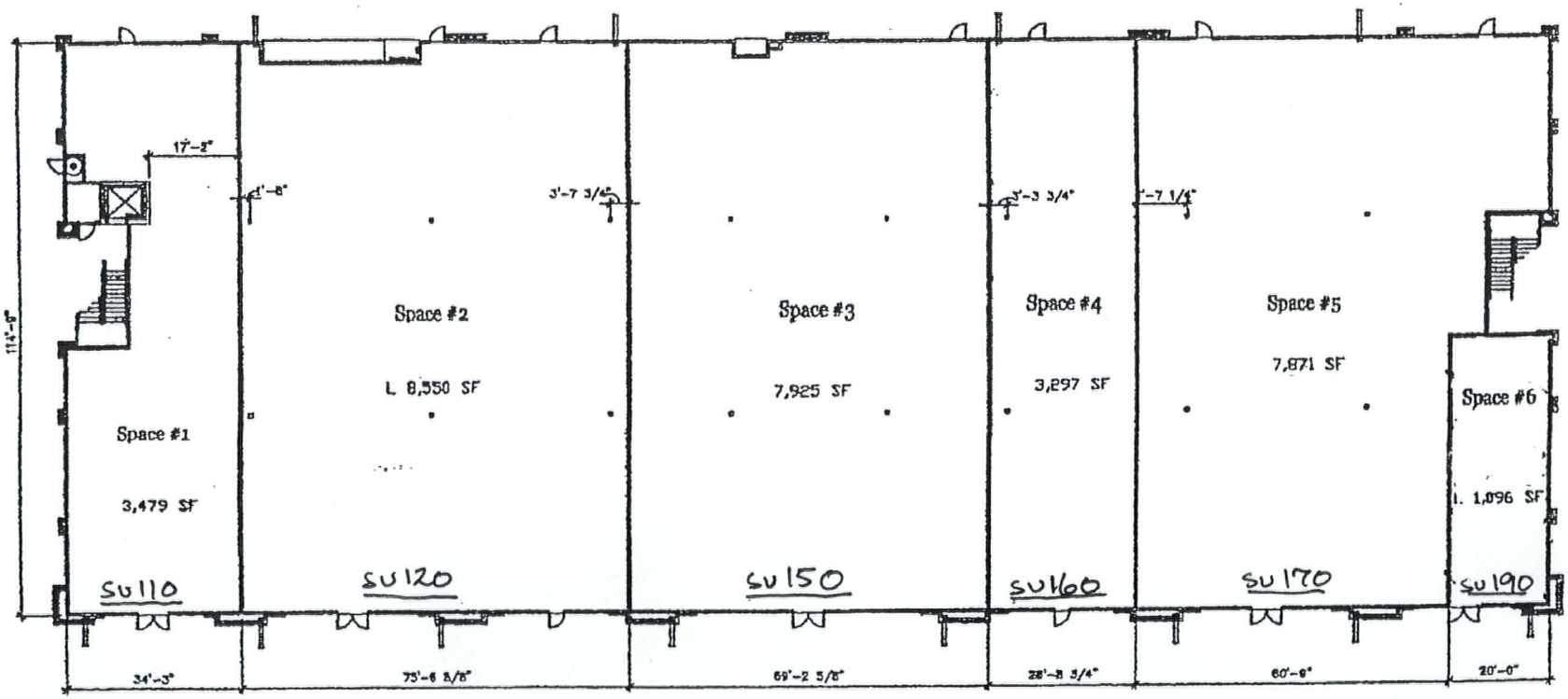
SUP-40899

~~REVISED~~

BARCELONE

SITE PLAN

(GROUND FLOOR)



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MAR 07 2011

SUP-40899
REVISED



SUP-40899 - APPLICANT: BODY SPA - OWNER: MICAH 6:8 HOLDING, LLC
8751 WEST CHARLESTON BOULEVARD, SUITE #190

03/03/11



SUP-40899 - APPLICANT: BODY SPA - OWNER: MICAH 6:8 HOLDING, LLC
8751 WEST CHARLESTON BOULEVARD, SUITE #190

03/03/11



SUP-40899 - APPLICANT: BODY SPA - OWNER: MICAH 6:8 HOLDING, LLC
8751 WEST CHARLESTON BOULEVARD, SUITE #190

03/03/11



SUP-40899 – APPLICANT: BODY SPA – OWNER: MICAH 6:8 HOLDING, LLC
8751 WEST CHARLESTON BOULEVARD, SUITE #190

03/03/11



SUP-40899 – APPLICANT: BODY SPA – OWNER: MICAH 6:8 HOLDING, LLC
8751 WEST CHARLESTON BOULEVARD, SUITE #190

03/03/11

From The Desk of Debbie Ritchey

March 7, 2011

Attn: John Grider

Planning Department

To whom it may concern:

Per your request I am formally requesting 5 additional massage rooms at my beauty salon facility located at 8751 West Charleston Ave Suite 150, and 160. We are not asking for a special use permit for suite 190. The additional 4 rooms requested square footage per each room is 130 sq ft., and one room at 141 sq ft.

As we have the largest spa/salon on the west coast located here in Summerlin I am very confident that this new addition to our facility will help increase our revenues as well as the cities tax revenue from our increased new business with the additional massage rooms requested. We noticed a significant increase in our business when we added massage to our 6,000, and 7,000 sq foot spa/salon's located in Henderson (which we obtained a FULL massage establishment licencse). As such we are very bullish on the prospects of the same great outcome for our Summerlin facility.

Respectfully,

Debbie Ritchey

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MAR 07 2011
SUP-40899
REVISED

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**

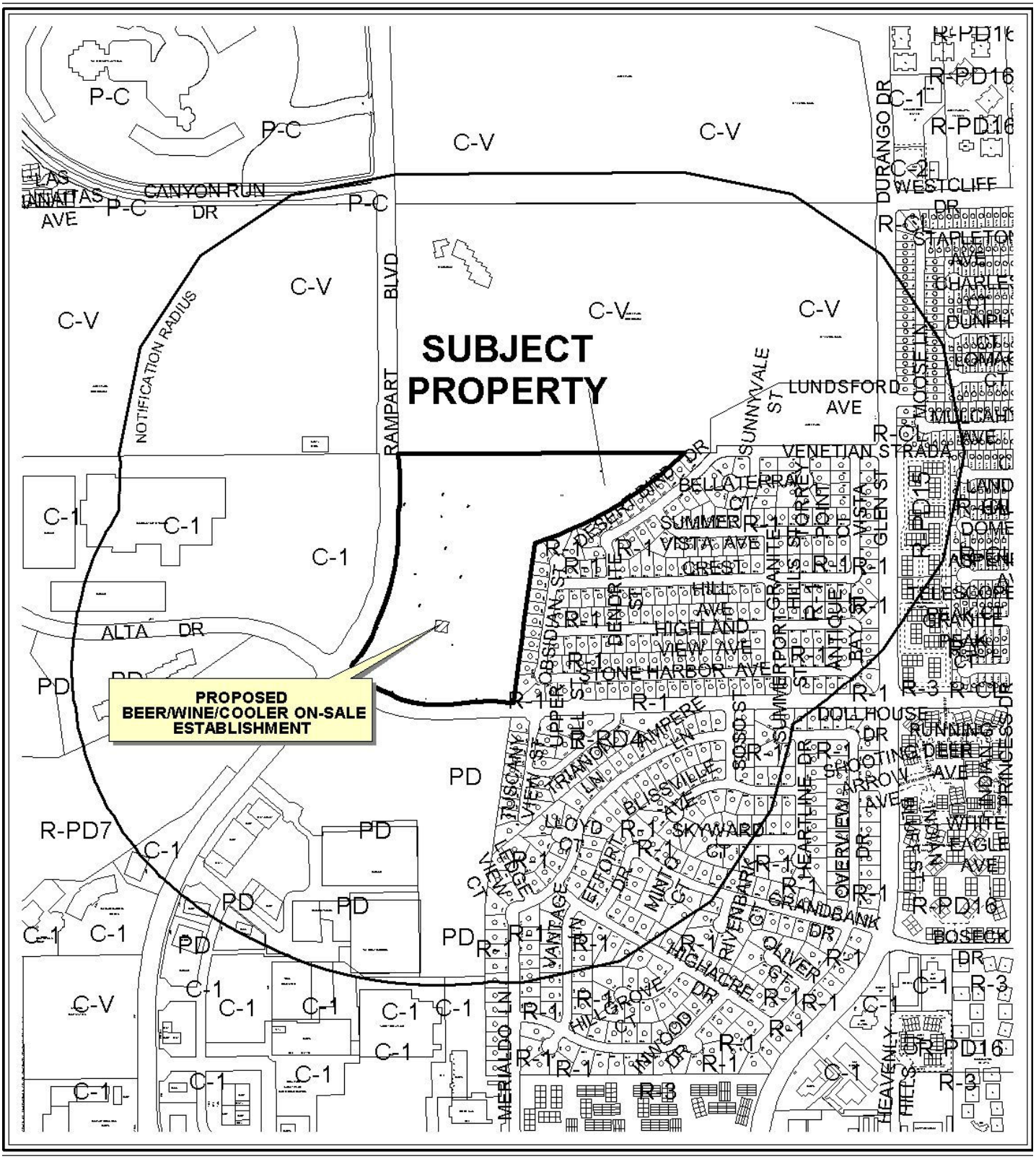
SUBJECT:
SUP-41030 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: GREAT WASH PARK, LLC - Request for a Special Use Permit FOR A PROPOSED 2,946 SQUARE-FOOT BEER/WINE/COOLER ON-SALE ESTABLISHMENT WITH A WAIVER TO ALLOW A 141-FOOT DISTANCE SEPARATION FROM A CITY PARK WHERE 400 FEET IS REQUIRED at 410 South Rampart Boulevard, Suite #120 (APN 138-32-601-003), C-2 (General Commercial) Zone, Ward 2 (Wolfson). Staff recommends APPROVAL.

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 APPROVAL, subject to conditions:

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



0 300 600 Feet

CASE: **SUP-41030**

RADIUS: 1500 FT

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

N



0 300 600 Feet

CASE: **SUP-41030**

RADIUS: 1500 FT

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

N

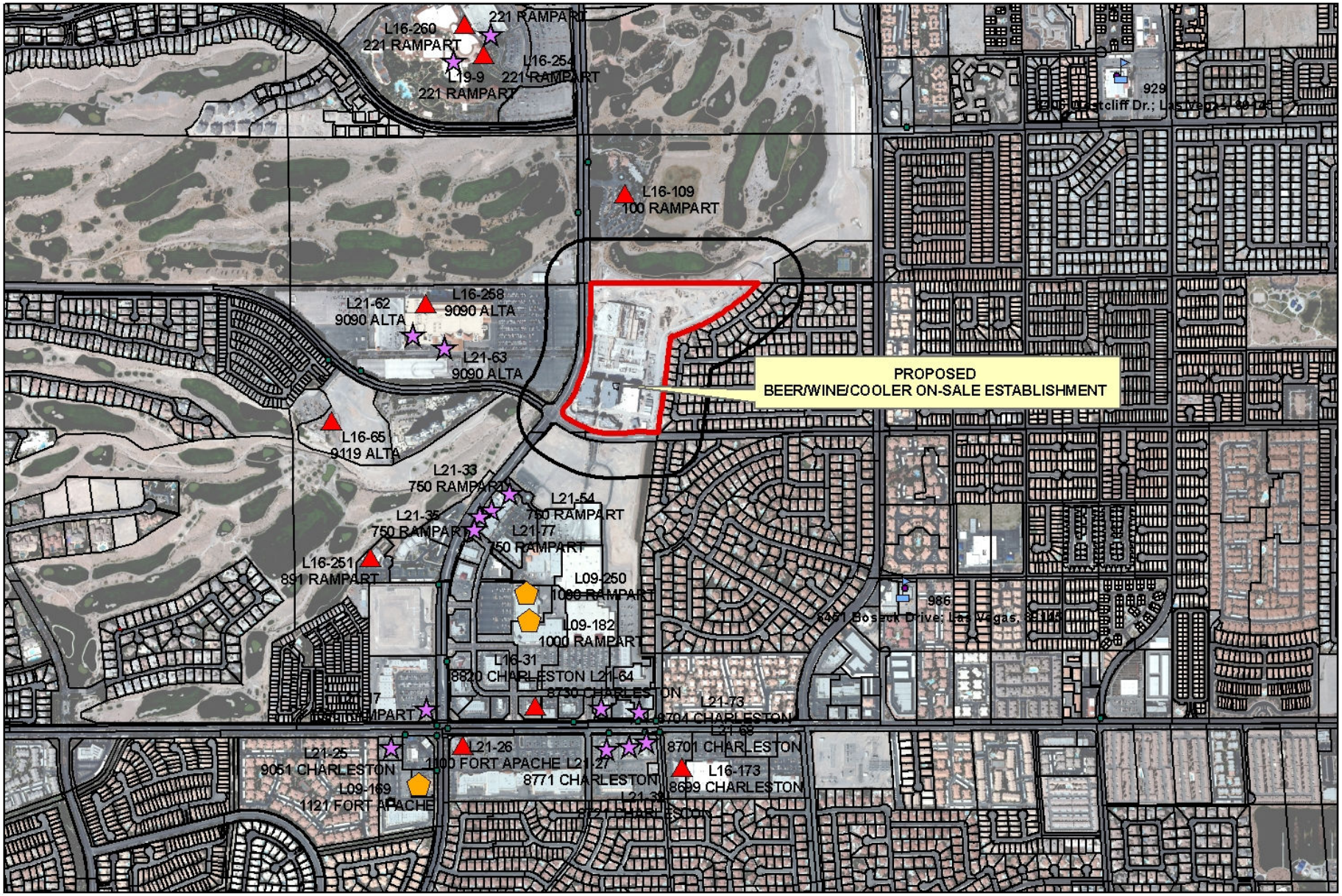


APPROVED & PENDING ALCOHOL ENTITLEMENTS FOR APN: 13832601003

ALCOHOL USES

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

N



SUP-41030

Business Licenses

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

N

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

RECEIVED
FEB 24 2011

Revised 11-14-06

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

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

LCD

Application/Petition For: Special Use Permit for BEER/WINE/COOLER ON-SALE

Project Address (Location) within Tivoli Village, 410 S. Rampart Blvd. Suite 120 LCD

Project Name ~~Pesci's Pizza~~ GOURMET PIZZERIA **Proposed Use** Restaurant

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

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

Commercial Square Footage Back Area - 1,052 sqft Front Area - 861 sqft Patio Area - 1,033 sqft 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

Revised 10/27/08

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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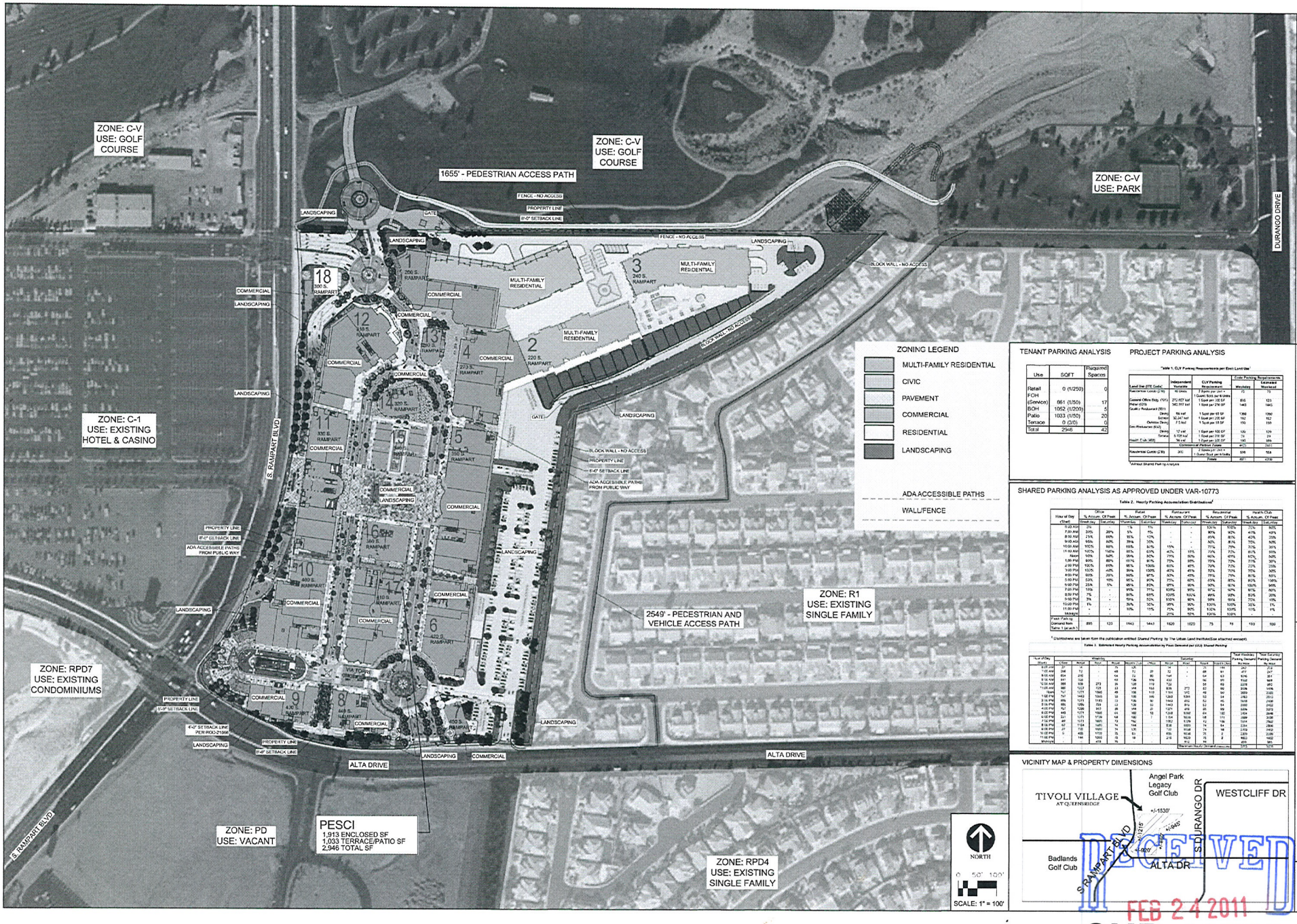

TENANT PARKING ANALYSIS

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 (0/0)	0
Total	2946	42

PROJECT PARKING ANALYSIS

"Table 1. CLV Parking Requirements per Land Use"

Land Use (ITE Code)	Independent Variable	CLV Parking Requirement	Code Parking Requirements Required Weekday	Required Weekend
Residential Condo (230)	40 Units	2 Spots per Unit + 1 Guest Spot per 8 Units	73	73
General Office Bldg. (701)	272,627 sqf	1 Spot per 250 SF	895	533
Retail (820)	360,777 sqf	1 Spot per 250 SF	1443	1443
Quality Restaurant (931)	Dining	1 Spot per 65 SF	1392	1392
	90 sqf	1 Spot per 250 SF	162	162
	Service 32,247 sqf	1 Spot per 65 SF	150	150
	Outdoor Dining 7.5 sqf			
Fast Restaurant (934)	Dining 12 sqf	1 Spot per 100 SF	120	120
	Terrace 1,034 sqf	1 Spot per 250 SF	10	10
Health Club (492)	16 sqf	1 Spot per 200 SF	081	080
		Commercial Parking Totals	2831	2831
Residential Condo (230)	300	1 Spot per Unit + 1 Guest Spot per 5 Units	508	508
		Total	4081	4036

"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 Weekday	Office % Accum. Of Peak Saturday	Retail % Accum. Of Peak Weekday	Retail % Accum. Of Peak Saturday	Restaurant % Accum. Of Peak Weekday	Restaurant % Accum. Of Peak Saturday	Hotel/Club % Accum. Of Peak Weekday	Hotel/Club % Accum. Of Peak Saturday
6:00 AM	2%	-	1%	-	-	-	100%	100%	100%	100%
7:00 AM	20%	20%	5%	5%	-	-	90%	90%	40%	40%
8:00 AM	75%	60%	15%	10%	-	-	85%	85%	40%	30%
9:00 AM	95%	80%	35%	30%	-	-	80%	80%	70%	50%
10:00 AM	100%	90%	65%	50%	15%	-	75%	75%	70%	30%
11:00 AM	100%	100%	85%	65%	40%	15%	70%	70%	80%	50%
12:00 PM	90%	90%	95%	90%	90%	40%	70%	70%	90%	60%
1:00 PM	80%	80%	95%	90%	70%	95%	70%	70%	70%	30%
2:00 PM	100%	70%	90%	100%	70%	100%	70%	70%	70%	30%
3:00 PM	100%	40%	80%	100%	40%	40%	70%	70%	70%	30%
4:00 PM	90%	30%	90%	90%	30%	30%	70%	70%	80%	60%
5:00 PM	50%	10%	85%	80%	70%	60%	80%	80%	90%	100%
6:00 PM	25%	5%	90%	80%	90%	80%	90%	90%	100%	90%
7:00 PM	10%	-	95%	70%	100%	90%	90%	90%	90%	80%
8:00 PM	5%	-	90%	60%	100%	90%	90%	90%	80%	30%
9:00 PM	3%	-	70%	50%	90%	90%	90%	90%	70%	10%
10:00 PM	2%	-	50%	30%	90%	90%	100%	100%	50%	5%
11:00 PM	-	-	30%	15%	70%	90%	100%	100%	10%	1%
Midnight	-	-	-	-	70%	90%	100%	100%	-	-
Peak Parking Demand from Table 1 (at each)	895	133	1443	1443	1620	1623	75	75	150	150

[1] Distributions 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 ULI's Shared Parking

Hour of Day (Start)	Weekday Office	Weekday Retail	Weekday Hotel	Weekday Restaurant	Weekday Club	Weekday Total	Saturday Office	Saturday Retail	Saturday Hotel	Saturday Restaurant	Saturday Club	Saturday Total	Total Weekday Parking Demand	Total Saturday Parking Demand
6:00 AM	27	14	-	75	128	244	-	-	-	-	128	128	244	128
7:00 AM	268	72	68	75	51	534	27	72	68	68	51	286	534	286
8:00 AM	804	215	-	64	77	960	144	-	64	64	51	323	960	323
9:00 AM	1,072	430	-	64	77	1,643	268	-	64	64	51	447	1,643	447
10:00 AM	1,340	859	273	64	128	2,664	402	215	64	64	51	796	2,664	796
11:00 AM	1,340	1,430	341	64	128	3,303	536	358	64	64	51	1,073	3,303	1,073
12:00 PM	1,206	1,373	409	64	128	3,180	482	344	64	64	51	1,005	3,180	1,005
1:00 PM	1,072	1,373	409	64	128	3,046	429	344	64	64	51	952	3,046	952
2:00 PM	1,072	1,430	409	64	128	3,103	429	358	64	64	51	966	3,103	966
3:00 PM	1,072	1,430	409	64	128	3,103	429	358	64	64	51	966	3,103	966
4:00 PM	1,072	1,373	409	64	128	3,046	429	344	64	64	51	952	3,046	952
5:00 PM	670	1,145	409	64	128	2,416	335	286	64	64	51	800	2,416	800
6:00 PM	335	1,259	409	64	128	2,195	134	315	64	64	51	628	2,195	628
7:00 PM	134	1,373	409	64	128	2,108	67	344	64	64	51	590	2,108	590
8:00 PM	67	1,259	409	64	128	1,927	67	315	64	64	51	561	1,927	561
9:00 PM	40	1,030	409	64	128	1,671	40	258	64	64	51	477	1,671	477
10:00 PM	27	716	341	64	128	1,276	27	179	64	64	51	385	1,276	385
11:00 PM	-	401	273	64	128	866	-	100	64	64	51	279	866	279
Midnight	-	201	136	64	128	529	-	50	64	64	51	229	529	229
											Maximum Hourly Demand		3,303	1,073

VICINITY MAP & PROPERTY DIMENSIONS

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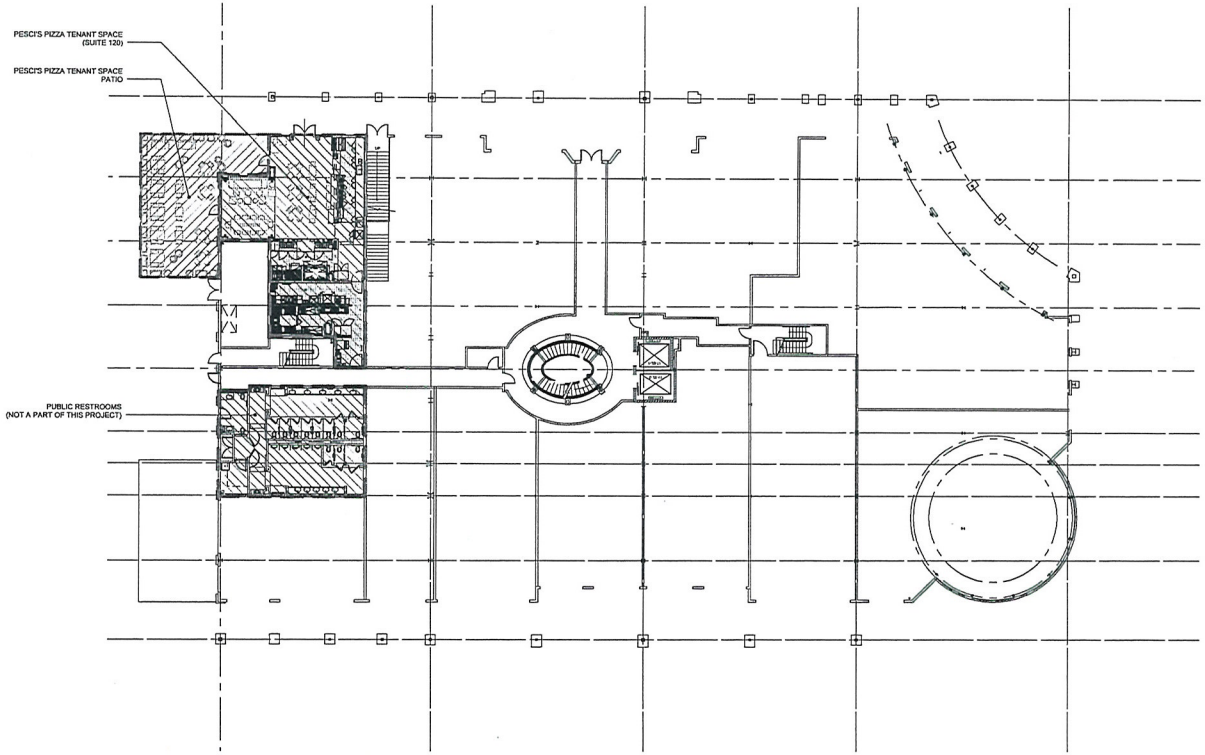
SUP-41030

TIVOLI VILLAGE

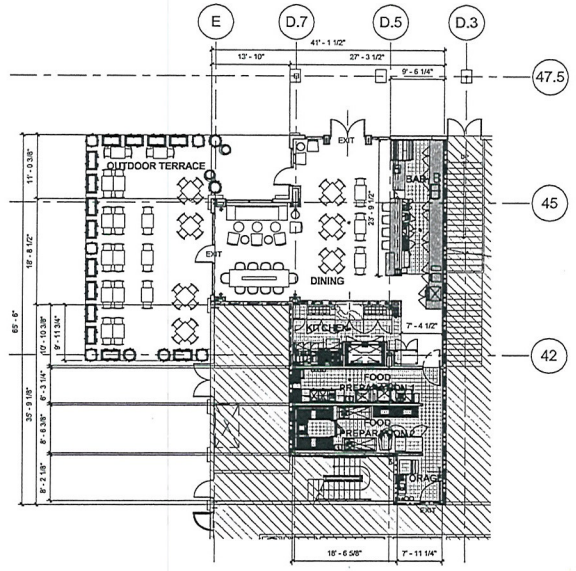
PESCI
Tivoli Village at Queensridge
(Aka The Village at Queensridge)
410 S. Rampart Ste. 120
Las Vegas, NV 89145
A Portion of A.P.N. 138-32-601-003

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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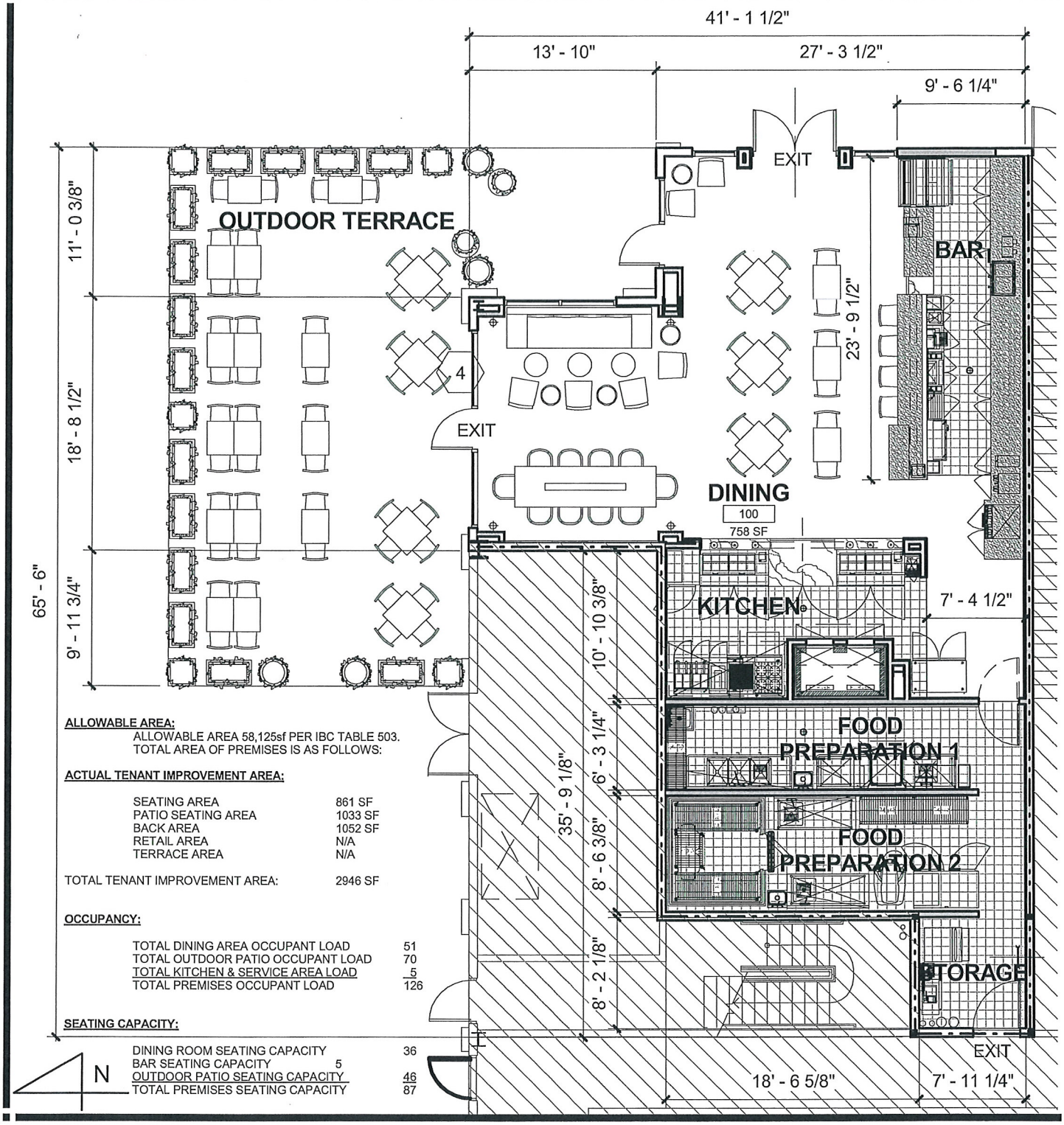
PROJECT NAME
PESCI'S PIZZA
(FORMERLY KNOWN AS GARDENSHOE)
THE VILLAGE at QUEENSRIDGE
410 S RAMPART BLVD
BUILDING 17 SUITE 120
LAS VEGAS NV 89145
A PORTION OF APN #138-32-601-003

FRIEDMUTTER GROUP
ARCHITECTURE | INTERIOR DESIGN | BRANDING STUDIOS

JOB NUMBER: 40209D1
DRAWN BY: JRM
CHECKED BY:
DATE: 01/29/11

SHEET NAME: PESCI'S PIZZA SUP EXHIBIT
SHEET NUMBER: SUP EX.1

SUP-41030



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OCCUPANCY:

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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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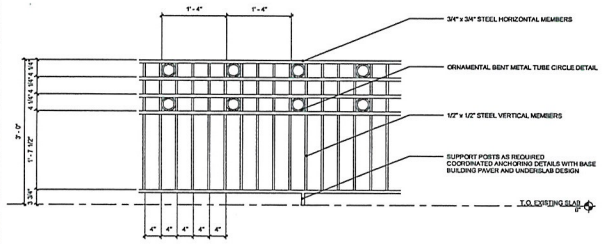
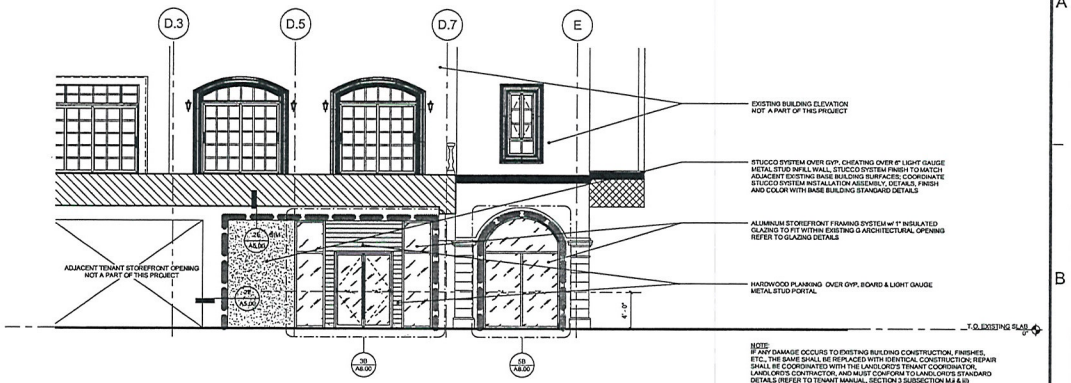
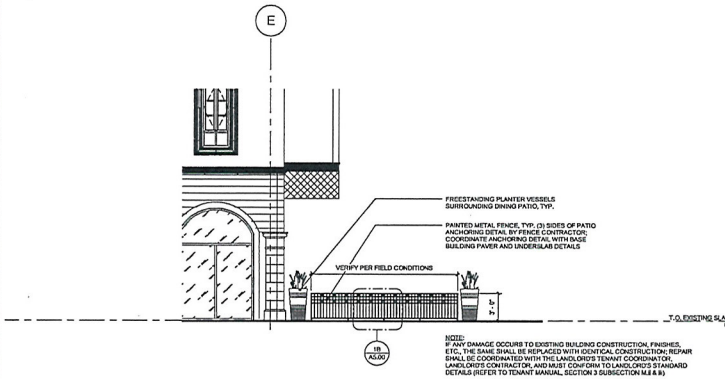


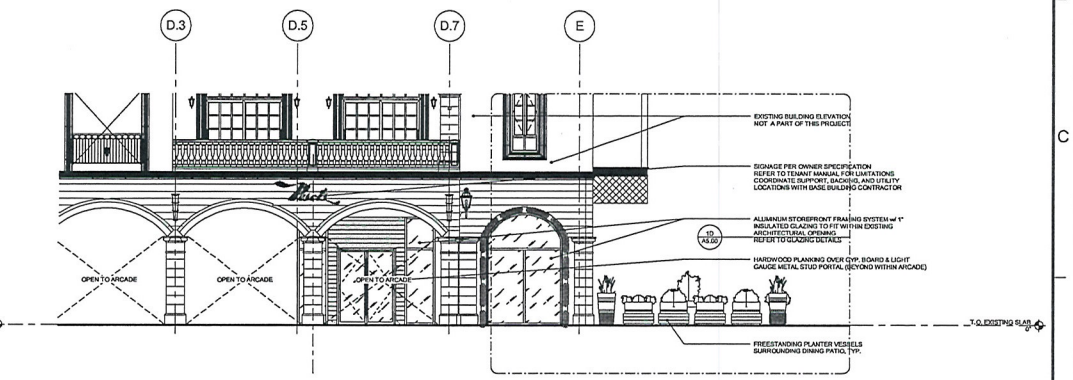
1B ALTERNATE PATIO ENCLOSURE - FENCE DETAIL
1" = 1'-0"



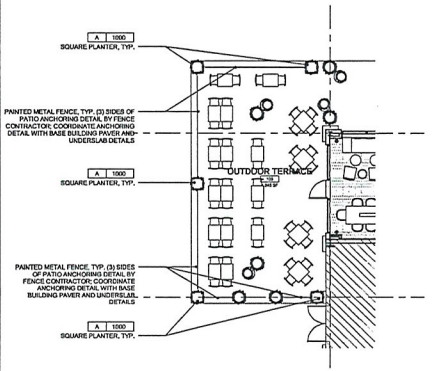
3B EAST EXTERIOR ELEVATION (INSIDE ARCADE)
3/16" = 1'-0"



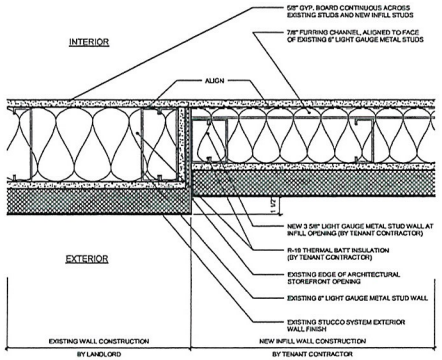
1D ALTERNATE PATIO ENCLOSURE - FENCE DESIGN ELEVATION
3/16" = 1'-0"



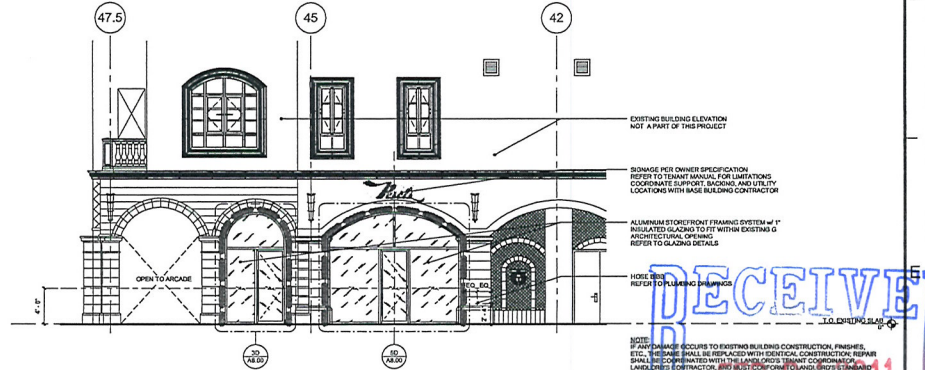
3D EAST EXTERIOR ELEVATION
3/16" = 1'-0"



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"

Δ	Date	Description
-	2-15-11	ISSUE FOR PLAN REVIEW
-	2-18-11	ISSUE FOR CONSTRUCTION

FRIEDMUTTER GROUP
ARCHITECTURE / INTERIOR DESIGN / BRANDING STUDIOS
[illegible]

PROJECT NAME
PESCIS PIZZA
TIVOLI VILLAGE at QUEENSRIDGE
405 S RAMPART BLVD
SUITE 115 & 116
LAS VEGAS NV 89145

Pescis

KEY PLAN

DRAWN BY
JSM
CHECKED BY
FRIEDMUTTER GROUP
DATE
18 FEBRUARY 2011
JOB NUMBER
1030011
SHEET NAME
EXTERIOR ELEVATIONS
SHEET NUMBER
A5.00

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SUP-41030

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SUP-41030 – APPLICANT/OWNER: GREAT WASH PARK, LLC
410 SOUTH RAMPART BOULEVARD, SUITE #120

03/03/11

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

March 2, 2011

City of Las Vegas Planning and Zoning
333 North Rancho Drive
Las Vegas, Nevada 89106

Revised: Special Use Permit for on-sale beer and wine within Tivoli Village at Queensridge
Parcel 138-32-601-003

Dear Sir/Madam;

Please consider this request to allow a restaurant that serves beer and wine 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 on-premise sale of beer and wine and in conjunction with meals. While there are four stools located at the beer and wine bar, there is also the capacity for more than 100 units of table seating. 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,

L U Dreja

Lora Dreja
Land Entitlements
Law Offices of Jay Brown

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MAR 02 2011
SUP-41030
REVISED

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**

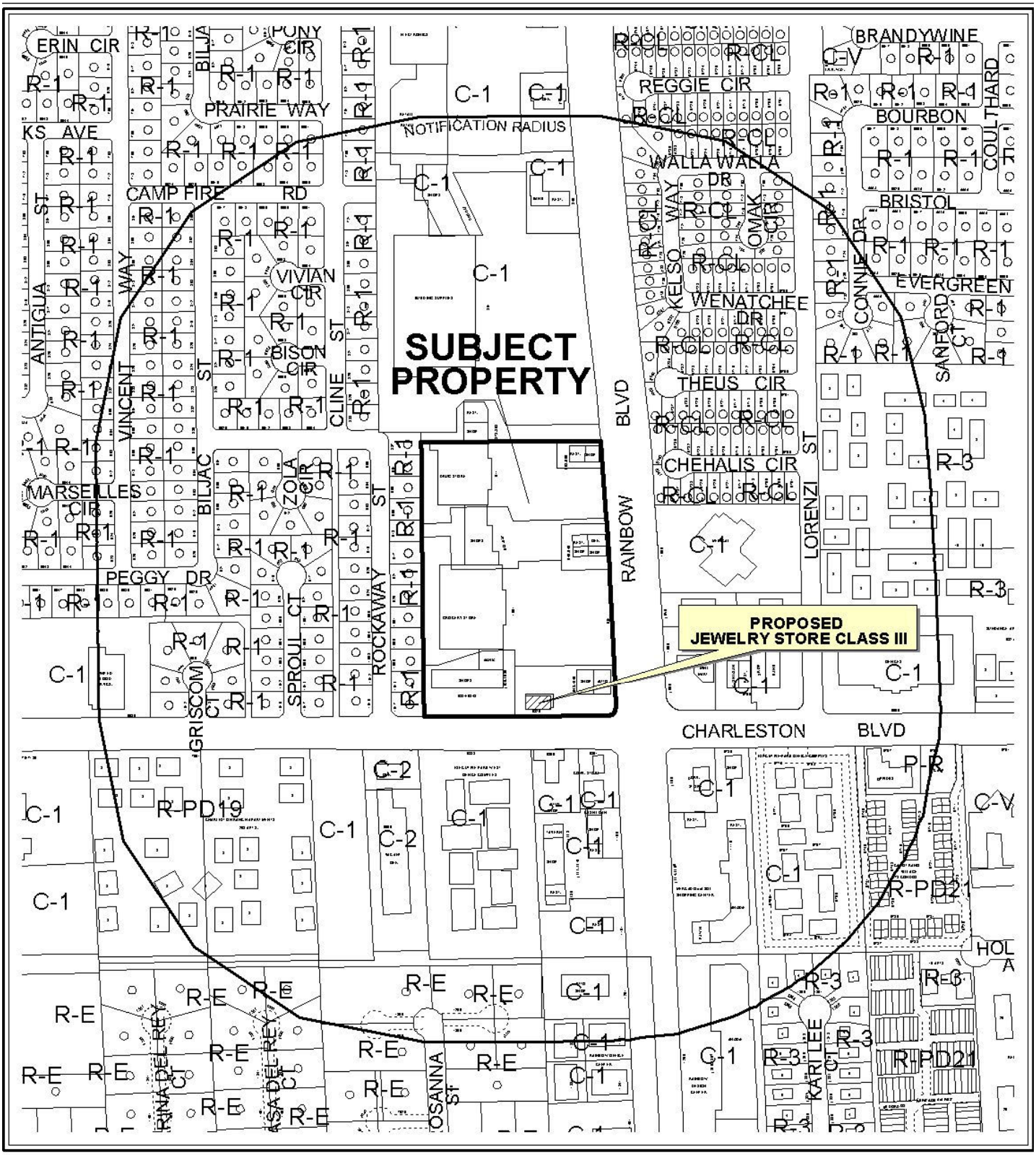
SUBJECT:
SUP-41080 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CHECK CITY - OWNER: WEINGARTEN NOSTAT, INC. - Request for a Special Use Permit TO ADD A JEWELRY STORE, CLASS III USE TO AN EXISTING FINANCIAL INSTITUTION, SPECIFIED at 6820 West Charleston Boulevard (APN 138-34-814-006), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian). Staff recommends APPROVAL.

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 APPROVAL, subject to conditions:

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



0 300 600 Feet

CASE: **SUP-41080**

RADIUS: 1000 FT

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

N



0 300 600 Feet

CASE: **SUP-41080**

RADIUS: 1000 FT

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

N

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-41080** APN: 138-34-814-006

Name of Property Owner: Weingarten Nostat

Name of Applicant: Visionary Properties, Inc. (d/b/a Eyemasters)

Name of Representative: Check City

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: WEINGARTEN NOSTAT, INC. a Texas corporation

Print Name: Jan W. Odom Associate Counsel

Subscribed and sworn before me

This 3 day of August, 2010

Barbara McKinney

Notary Public in and for said County and State

BARBARA McKINNEY
Notary Public
STATE OF TEXAS
My Comm. Exp. 03-28-2013

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FEB 28 2011

INCUMBENCY CERTIFICATE

I, the undersigned, Mark D. Stout, am Secretary of Weingarten Nostat, Inc., a Texas corporation, and hereby certify as follows:

The following named individual is a duly authorized signatory of the corporation, holding the position set forth opposite her name below, and the signature written opposite her name and title is her genuine signature.

Name	Title	Signature
Jan W. Odom	Associate Counsel	Jan Odom

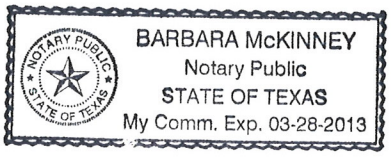
IN WITNESS WHEREOF, I have set my hand on behalf of the Corporation this 3rd day of February, 2011.

Mark D. Stout
Assistant Secretary

RECEIVED
FEB 28 2011

THE STATE OF TEXAS §
§
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 3 day of February, 2011, by Mark D. Stout, Assistant Secretary of WEINGARTEN NOSTAT, INC., a Texas corporation, on behalf of said corporation.



Barbara McKinney
NOTARY PUBLIC in and for
The State of Texas

[SEAL]

Printed Name of Notary

Commission Expiration: _____

RECEIVED
FEB 28 2011

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: SUP for Class III Jewelry

Project Address (Location) 6820 W. Charleston Ave., Las Vegas, NV 89145

Project Name Check City Rainbow Plaza 1 Proposed Use Class III Jewelry

Assessor's Parcel #(s) 138-34-814-006 Ward # 1

General Plan: existing NC proposed NC Zoning: existing C-1 proposed C-1

Commercial Square Footage 3000 Floor Area Ratio

Gross Acres 1 Lots/Units 1 Density

Additional Information Adding Use of Gold Purchase to existing financial institution

PROPERTY OWNER Weingarten Nostat Inc. Contact

Address 2600 Citadel Plaza Dr. Suite 300 Phone: Fax:

City Houston State TX Zip 77008

E-mail Address SHayslett@Weingarten.com

APPLICANT ~~RAPID CASH~~ CHECK CITY Contact Jim Marchesi

Address 2640 Crimson Canyon Phone: (702) 258-8888 Fax:

City Las Vegas State NV Zip 89128

E-mail Address jtskee@aol.com

REPRESENTATIVE c/o Twainy Associates Contact Lucy Stewart

Address 101 Convention Center #1002 Phone: (702) 255-5555 Fax: (702) 946-9857

City Las Vegas State NV Zip 89109

E-mail Address stewplan@aol.com

WEINGARTEN NOSTAT, INC.
a Texas corporation

Property Owner Signature* Jan W. Odom

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

Print Name Jan W. Odom
Associate Counsel

Subscribed and sworn before me

This 4th day of MARCH, 20 11.

Susan V. Julian

Notary Public in and for said County and State

SUSAN V. JULIAN
Notary Public, State of Texas
My Commission Expires
AUGUST 03, 2012

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	SUP-41080
Meeting Date:	4/12/11
Total Fee:	$1030.00
Date Received:*	3/8/11
Received By:	Mike Howe

*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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MAR - 8 2011
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

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

INCUMBENCY CERTIFICATE

I, the undersigned, Mark D. Stout, am Secretary of Weingarten Nostat, Inc., a Texas corporation, and hereby certify as follows:

The following named individual is a duly authorized signatory of the corporation, holding the position set forth opposite her name below, and the signature written opposite her name and title is her genuine signature.

Name	Title	Signature
Jan W. Odom	Associate Counsel	Jan Odom

IN WITNESS WHEREOF, I have set my hand on behalf of the Corporation this 3rd day of February, 2011.

Mark D. Stout
Assistant Secretary

RECEIVED
MAR - 8 2011
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

THE STATE OF TEXAS §
§
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 3 day of February, 2011, by Mark D. Stout, Assistant Secretary of WEINGARTEN NOSTAT, INC., a Texas corporation, on behalf of said corporation.

BARBARA McKINNEY
Notary Public
STATE OF TEXAS
My Comm. Exp. 03-26-2013

Barbara McKinney
NOTARY PUBLIC in and for
The State of Texas

[SEAL]

Printed Name of Notary

Commission Expiration: _____

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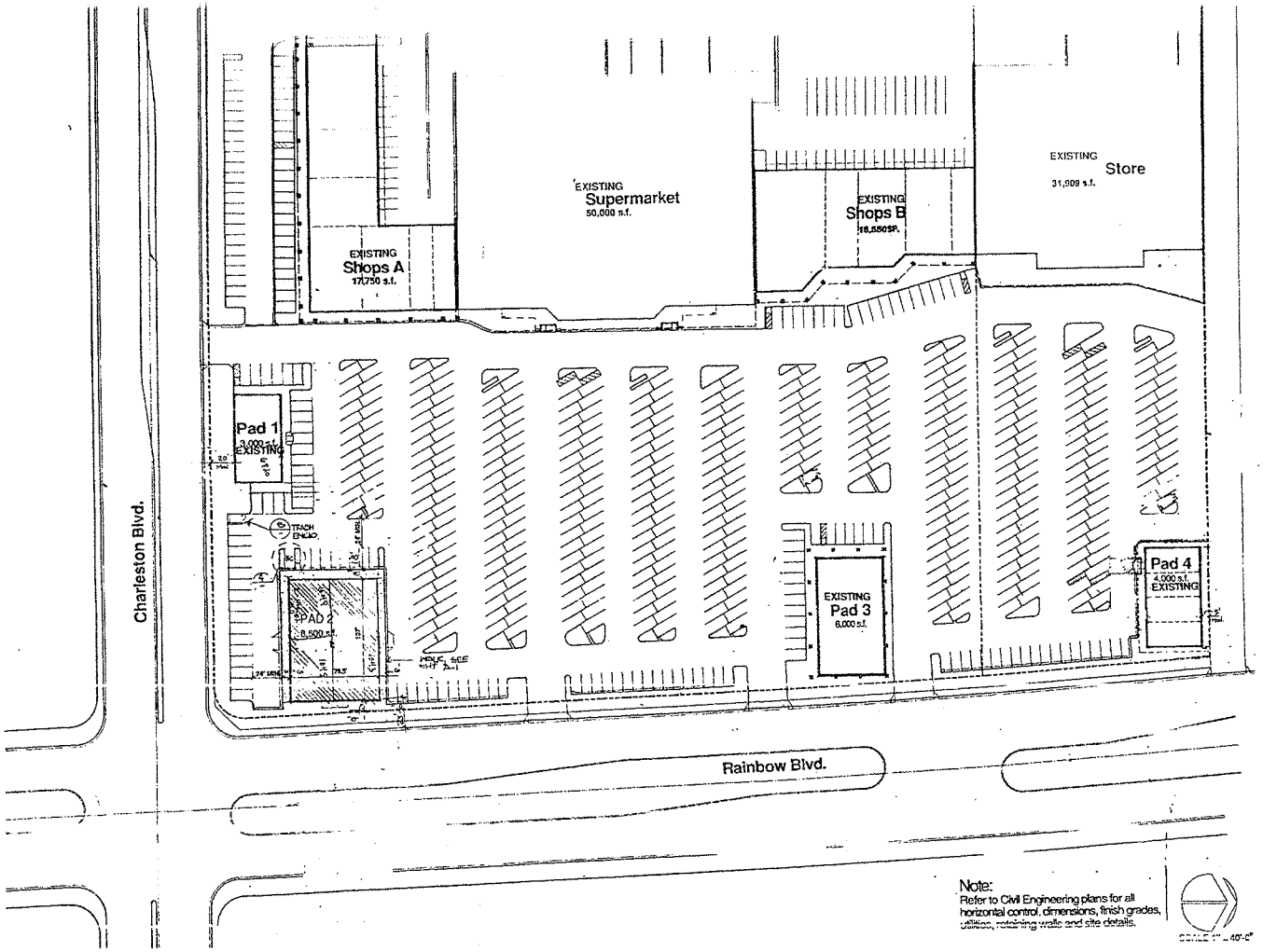
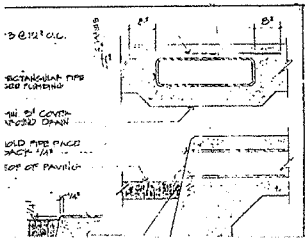
MAR - 8 2011
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

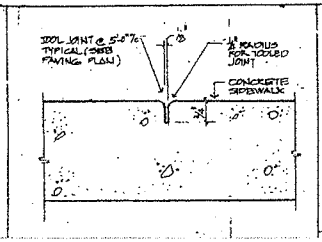


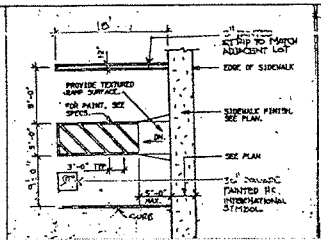
Note:
Refer to Civil Engineering plans for all horizontal control, dimensions, finish grades, utilities, retaining walls and site details.

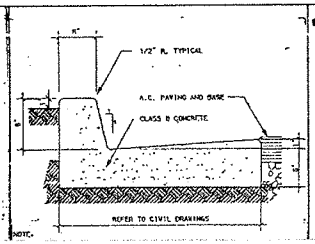
SCALE: 1" = 40'-0"

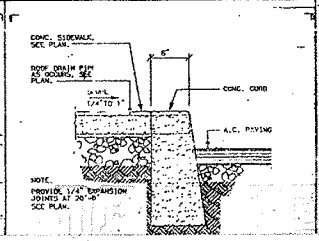
SITE PLAN 1" = 40'-0" 7

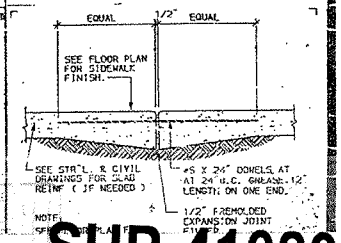




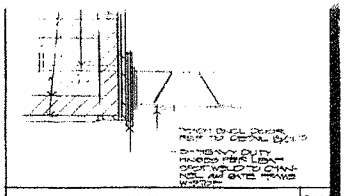




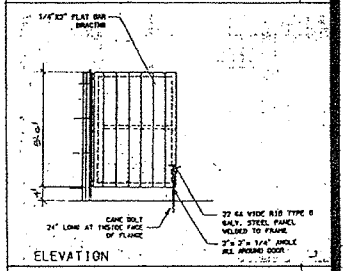




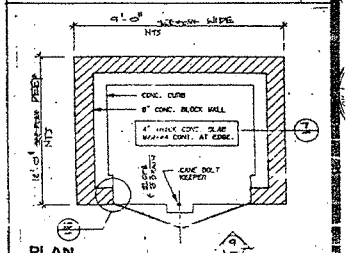
TRASH ENCLOSURE WALL 7



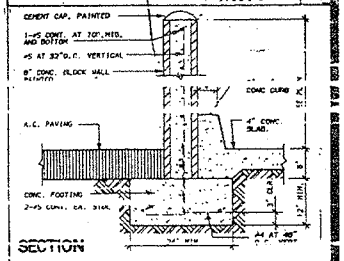
GATE HINGE 10



GATE ELAVATION 9

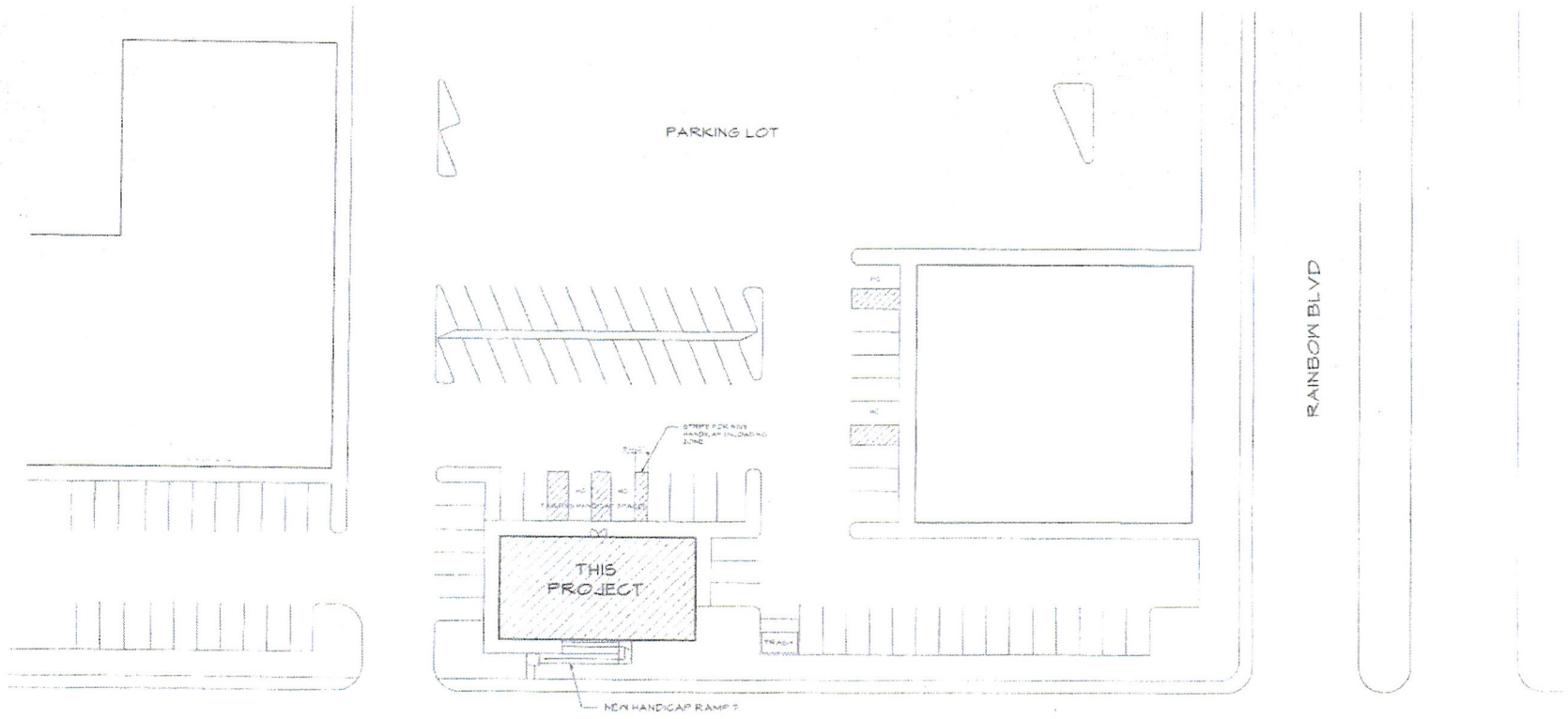


TRASH ENCLOSURE PLAN 8



FEB 26 2011

SUP-41080



SITE PLAN
SCALE: 1" = 20'-0"

PROJECT SYNOPSIS

PROPOSED CHECK CASHING OFFICE TI WITHIN EXISTING 1 STORY SHELL STRUCTURE

SHELL SIZE = 3,000 S.F.
UBC ALLOWABLE SIZE: 6,000 S.F.

OCCUPANCY : B

OCCUPANCY LOAD : 3000/100 = 30 PERSONS

TYPE OF CONSTRUCTION : V - NON RATED
SPRINKLERS : NO
HEIGHT ALLOWED : 95'

EXITS REQUIRED : 2
EXITS PROVIDED : 2

PRELIMINARY PLAN
6/10/02

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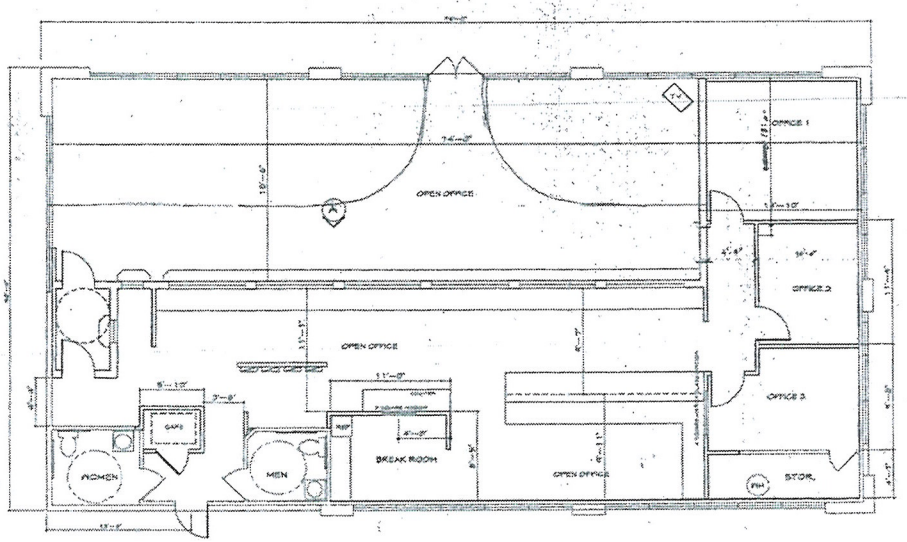
FEB 28 2011

SUP-41080

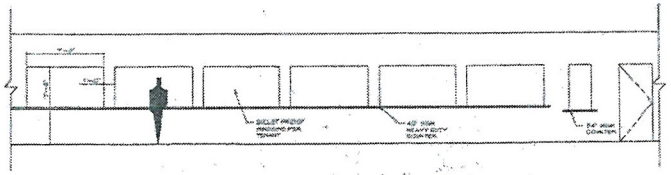
CHECK CASH
AT RAINBOW AND CHARLESTON
LAS VEGAS NEVADA

RICHARD P. THRELFALL ARCHITECT, INC.
(702) 388-0716

A-1



FLOOR PLAN
1/4" SCALE



INTERIOR ELEVATION "A"

CHECK CASH
AT RAINBOW AND CHARLESTON
LAS VEGAS NEVADA

RICHARD P. THRELFALL ARCHITECT, INC.
(702) 566-0116

REVISIONS

A-2

PRELIMINARY PLAN
6/10/02

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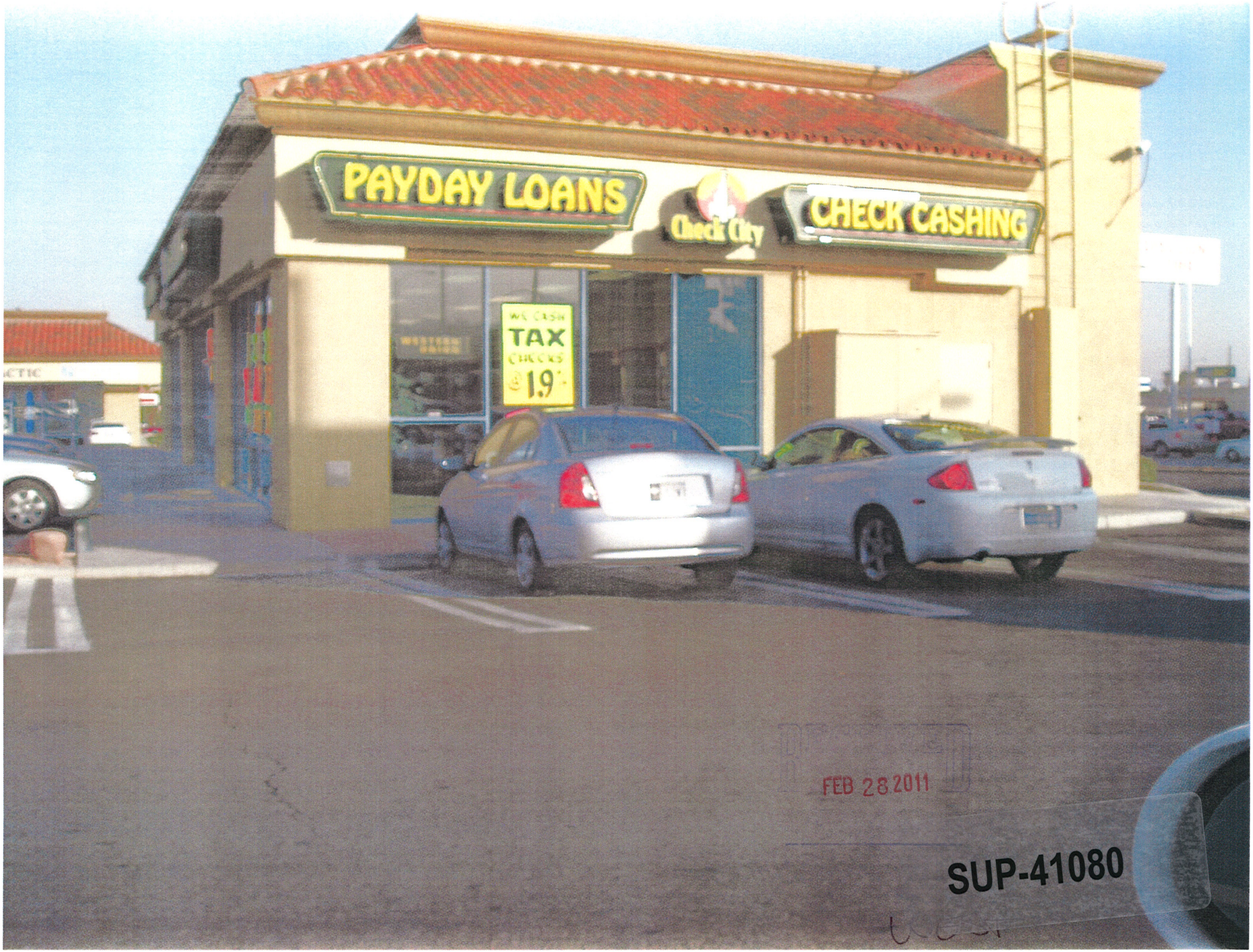
FEB 28 2011

SUP-41080


PAYDAY LOANS
Check City
CHECK CASHING
Quick & Easy
TAX
FREE
RECEIVED
FEB 28 2011
SUP-41080
SOUTH


PAYDAY LOANS
Check City
CHECK CASHING
WE CASH
TAX
CHECKS
@1.9%
FEB 28 2011
SUP-41080



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FEB 28 2011

SUP-41080

NORTH/EAST


PAYDAY LOANS
Check City
CHECK CASHING
6820
OPEN 24
OPEN 24
Quick & Easy
TAX PREP
FEB 28 2011
SUP-41080
NORTH


PAYDAY LOANS
Check City
CHECK CASHING
6820
OPEN 24
OPEN 24
Quick & Easy
TAX PREP
FEB 28 2011
SUP-41080

LA Stewart Consulting
c/o Twainy Associates
Las Vegas, NV 89109
(702) 499-6469-Cell
(702) 946-0857-fax

February 24, 2011

City of Las Vegas, Planning & Development
739 South Fourth Street
Las Vegas, NV. 89101

RE: APN 138-34-814-006, 6820 W. Charleston

Dear Sir or Madam:

Please accept this letter as our request for a Special Use Permit to allow ~~the~~ existing Check City Payday & Auto Title Loan store to purchase gold on the premises. Recently there have been several commercials on TV for gold purchase where the customer requests an envelope, places their broken or discarded gold jewelry in the envelope and send it to the company. In turn, ~~the~~ company send the customer a check for approximately 10-15 cents on ~~the dollar~~.
.
Check City would like to do something similar, only with more controls ~~and~~ a better situation for the customer. The customer brings the jewelry to the store and it is weighed and the customer walks away with a check for approximately 60-65 cents on the dollar-5 times more than if they mailed it. ~~Also~~, the customer has control because they actually hand it over to a person, ~~not~~ a post office. In addition, it is held for 30 days so if the customer changes ~~the~~ir mind they can return and get their jewelry back. Also, every purchase is ~~reported~~ to Metro on a daily basis. There is no resale of the jewelry, it is not a loan ~~but~~ a purchase of the jewelry for the gold. It will be an incidental use to the main business and is considered just another service for the customer.

The shopping center is 139,704 square feet and the parking requirement is 1 space /250 square feet, for a total of 559 parking spaces. The shopping ~~center~~ provides 695, for an excess of 136 spaces. This building is 3000 squ~~are feet~~ in size. Please contact me with any questions regarding this matter. Thank you for your consideration in this matter.

Yours truly,

Lucy Stewart

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FEB 28 2011
SUP-41080

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**

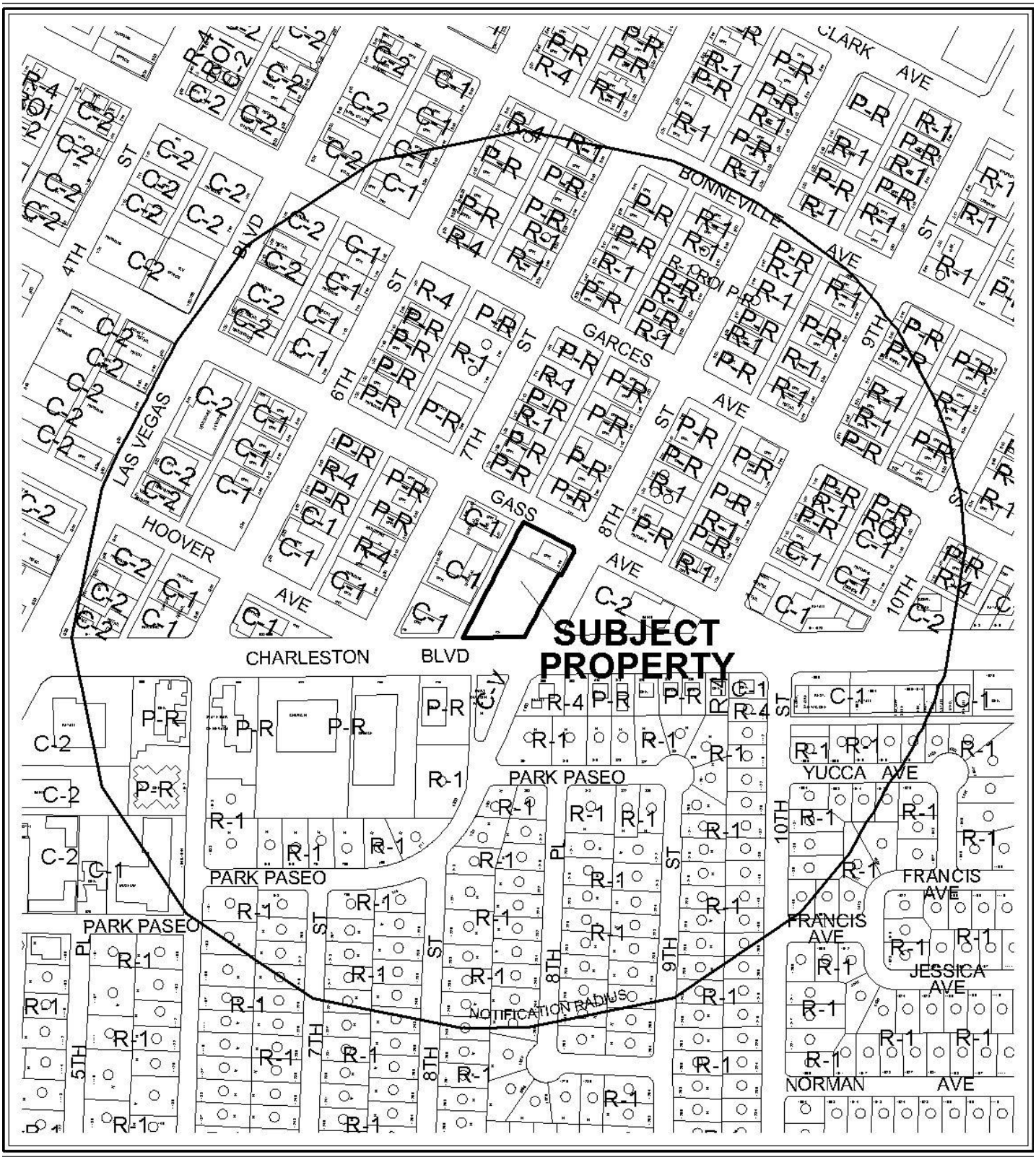
SUBJECT:
SDR-41023 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: CLARK COUNTY LEGAL SERVICES PROGRAM - Request for a Major Amendment to an approved Site Development Plan Review (SDR-39457) FOR A FOUR-STORY, 49-FOOT TALL PARKING GARAGE WHERE A THREE-STORY, 33-FOOT TALL PARKING GARAGE 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). Staff recommends APPROVAL.

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 APPROVAL, subject to conditions:

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



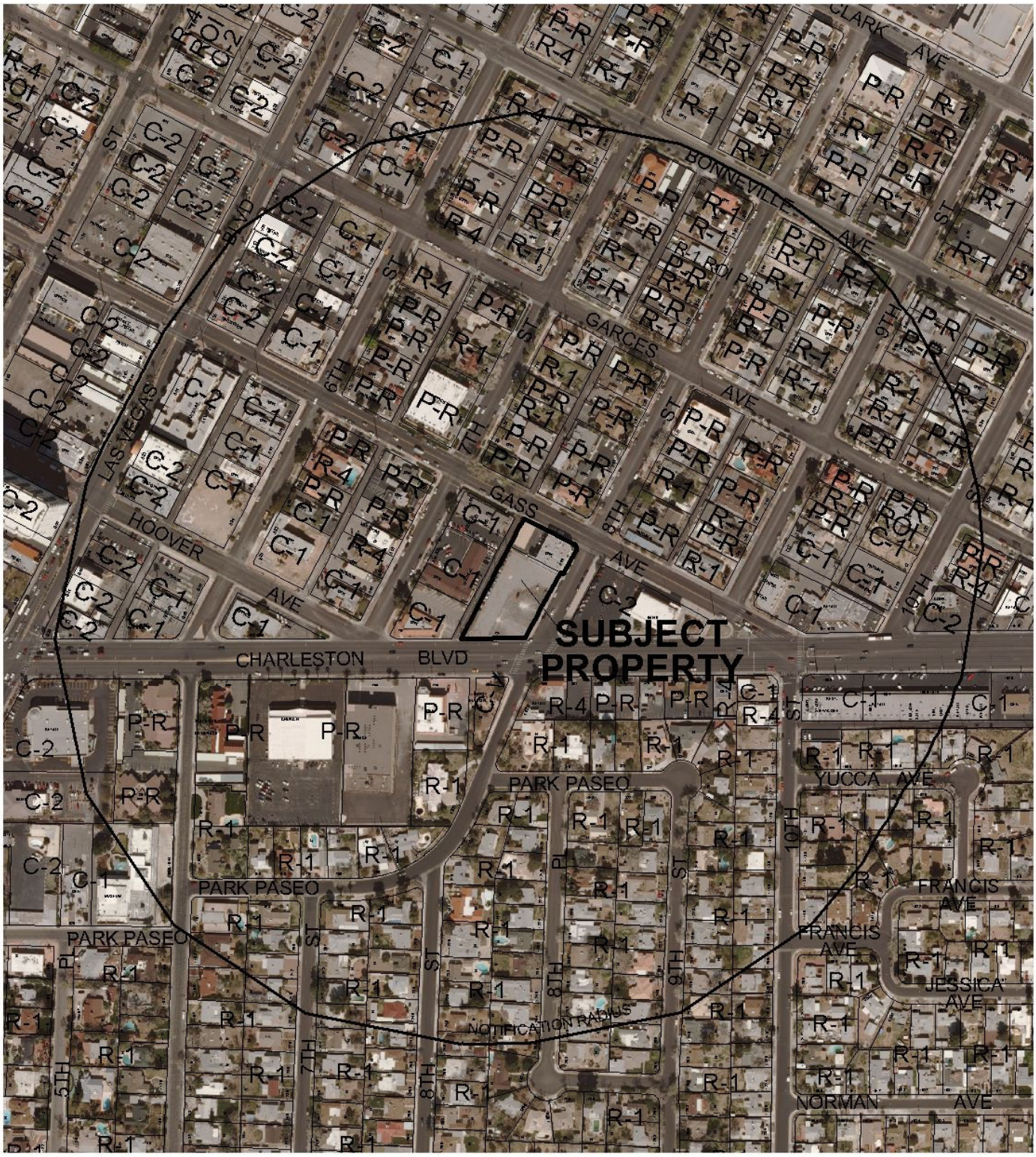
CASE: **SDR-41023**

RADIUS: 1000 FT

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

0 300 600 Feet

N



CASE: **SDR-41023**

RADIUS: 1000 FT

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

0 300 600 Feet

N

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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FEB 23 2011

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

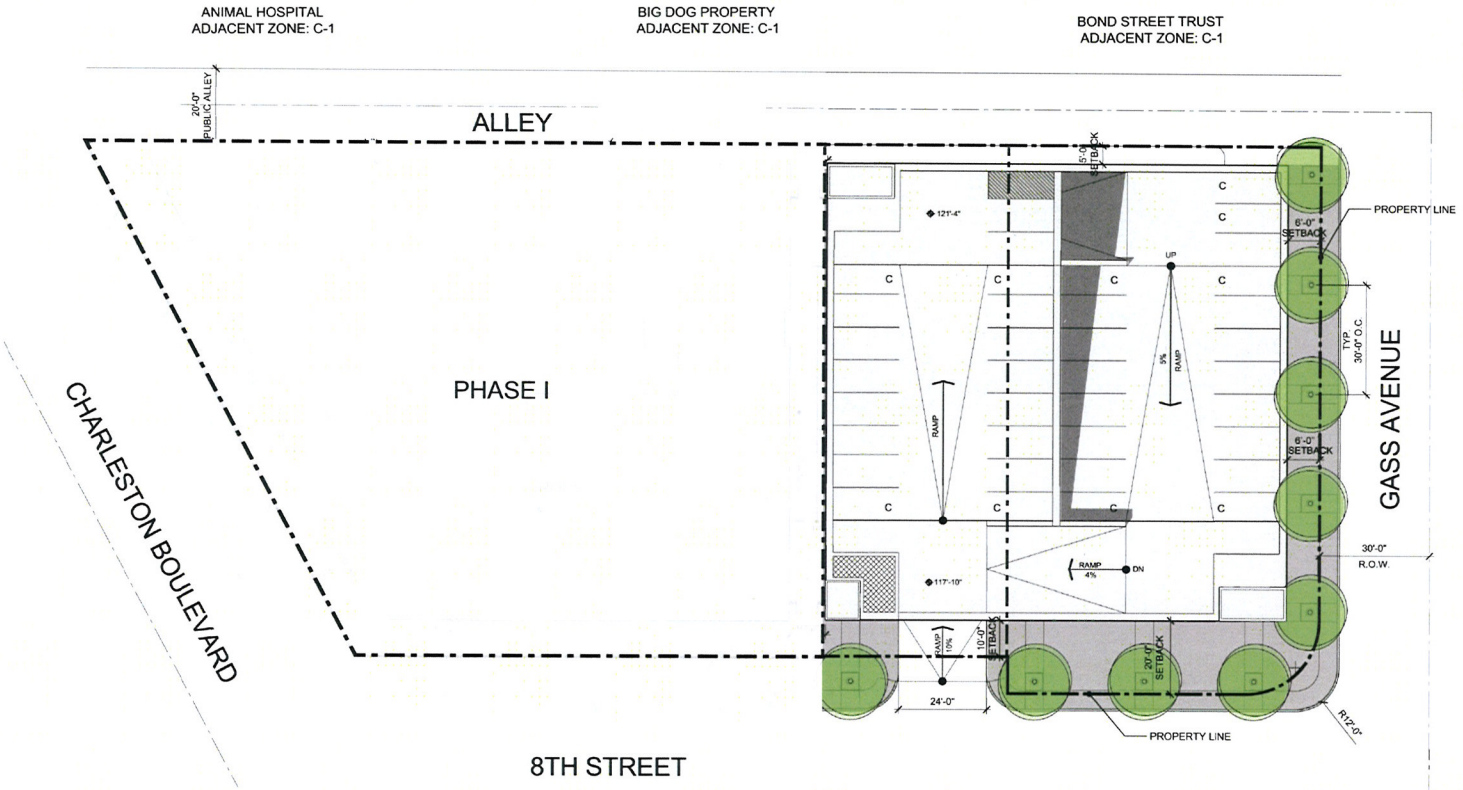
FOR DEPARTMENT USE ONLY

Case #	SDR-41023
Meeting Date:	4-12-11 PC
Total Fee:	$ 1,030
Date Received:*	2-23-11
Received By:	

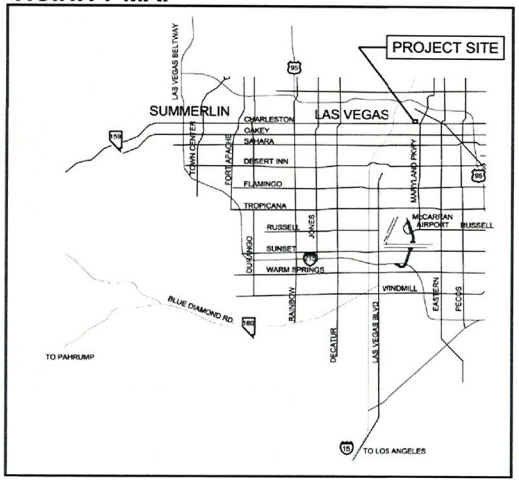
*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

RECEIVED
FEB 23 2011

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



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

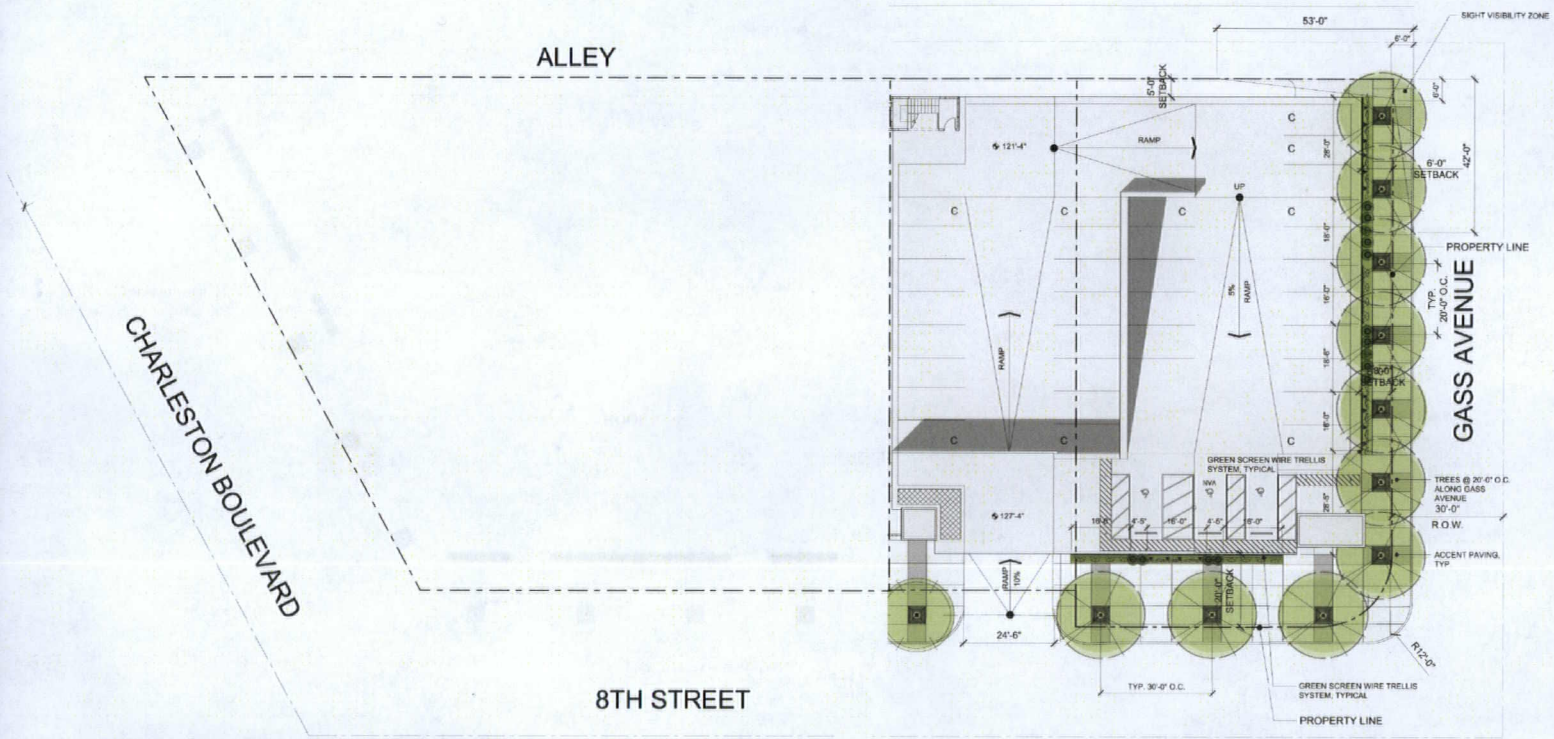
SITE PLAN/ LANDSCAPE APPROVED

jma studios
10150 COVINGTON CROSS DRIVE | LAS VEGAS, NEVADA 89144 | 702.731.2033 T | 702.731.2034 F | www.jmaarch.com

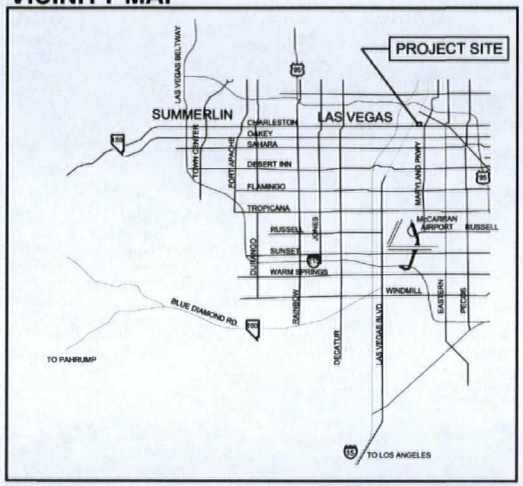
ANIMAL HOSPITAL
ADJACENT ZONE: C-1

BIG DOG PROPERTY
ADJACENT ZONE: C-1

BOND STREET TRUST
ADJACENT ZONE: C-1



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	1	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	2	5 GALLON
	HEDERA HELIX ENGLISH IVY VINE	12	5 GALLON
	MYRTUS COMMUNIS 'COMPACTA' SWEET MYRTLE	12	5 GALLON

SITE AMENITIES

SYMBOL	DESCRIPTION	QTY.	DETAIL
	TREE GRATES BY IRONSMITH, (702) 253-6622. 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.	11	
	GREENSCREEN WIRE TRELLIS SYSTEM BY GREENSCREEN (NOD) 450-3494. OR APPROVED EQUAL. COLOR: GREEN. INSTALL PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS. TIE VINES TO SCREEN USING CLEAR GARDEN TAPE. (4' WIDTH)	27	

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PROPOSED

jma architecture studios

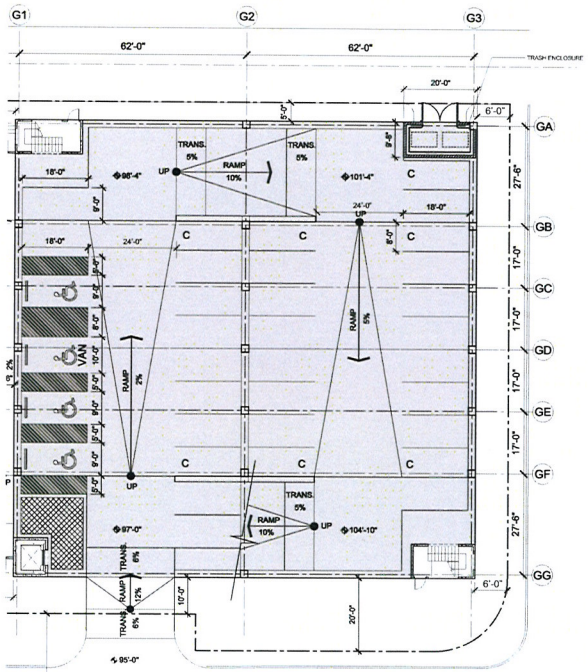
LEGAL AID CENTER OF SOUTHERN NEVADA

PROJECT 2009232
02/23/2011 (03/2/2011)

SITE PLAN/ LANDSCAPE APPROVED

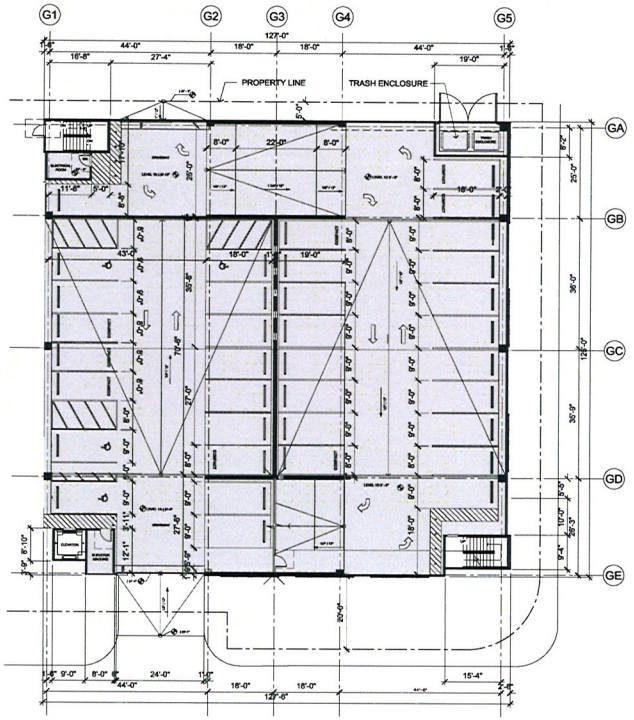
SDR-41023
REVISED

10150 COVINGTON CROSS DRIVE | LAS VEGAS, NEVADA | 702.731.2033 T. | 702.731.2039 F. | www.jmaarch.com



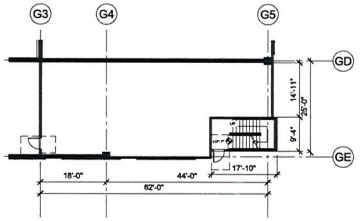
PARKING GARAGE LEVEL 1
APPROVED

APPROVED



PARKING GARAGE LEVEL 1
PROPOSED

PROPOSED



PARKING GARAGE SUB LEVEL 1
PROPOSED

PROPOSED

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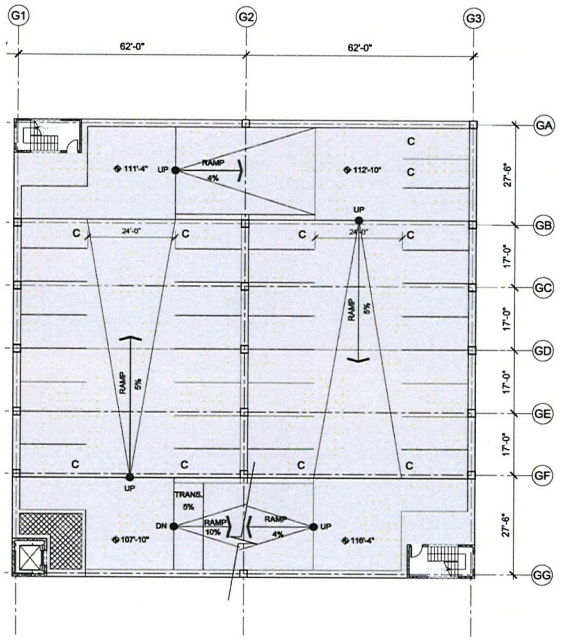
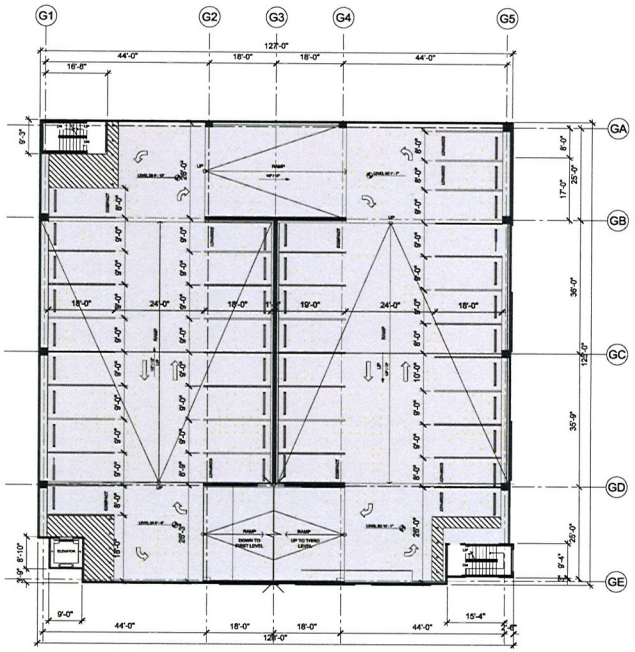


PARKING GARAGE LEVEL 2
APPROVED

APPROVED



PARKING GARAGE LEVEL 2
PROPOSED

PROPOSED

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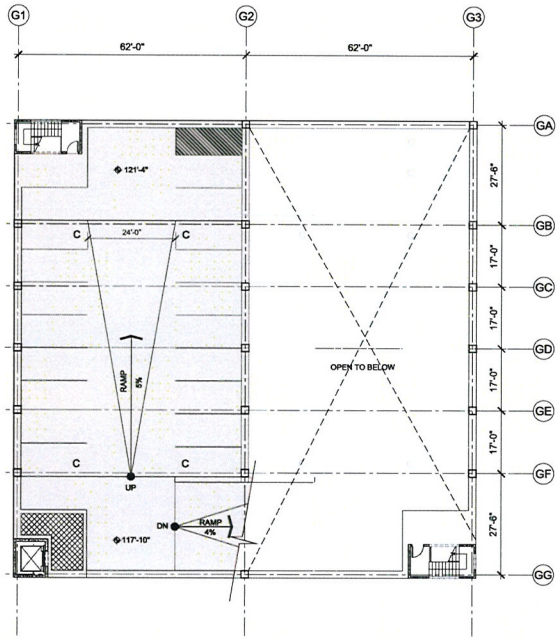
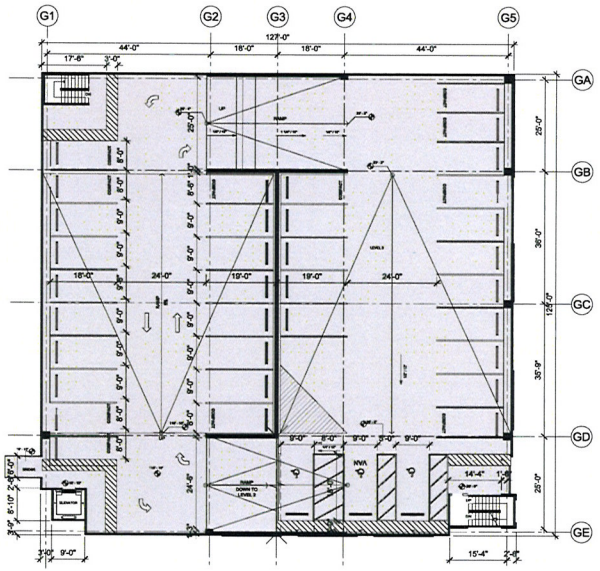
SDR-41023



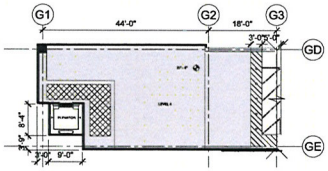
PARKING GARAGE LEVEL 3
APPROVED

APPROVED



PARKING GARAGE LEVEL 3
PROPOSED

PROPOSED



PARKING GARAGE LEVEL 4
PROPOSED

PROPOSED

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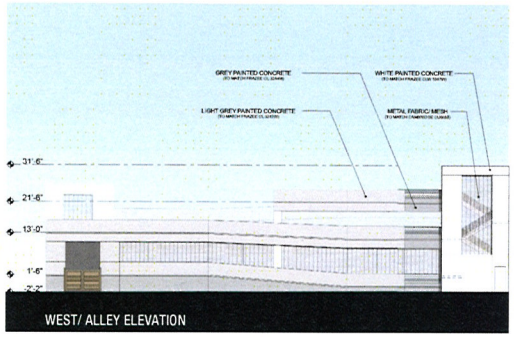
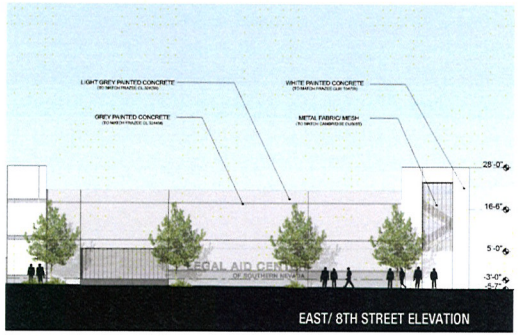
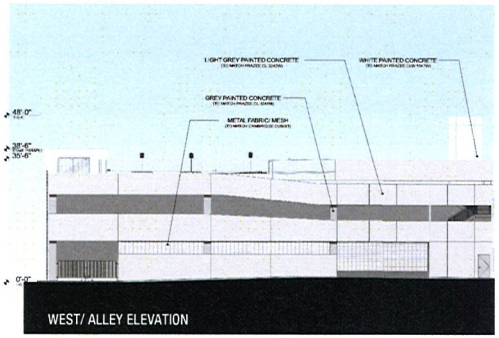


WEST/ ALLEY ELEVATION



EAST/ 8TH STREET ELEVATION

APPROVED



WEST/ ALLEY ELEVATION



EAST/ 8TH STREET ELEVATION

PROPOSED

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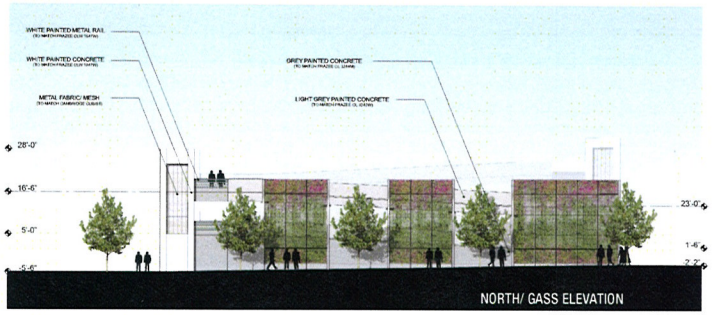
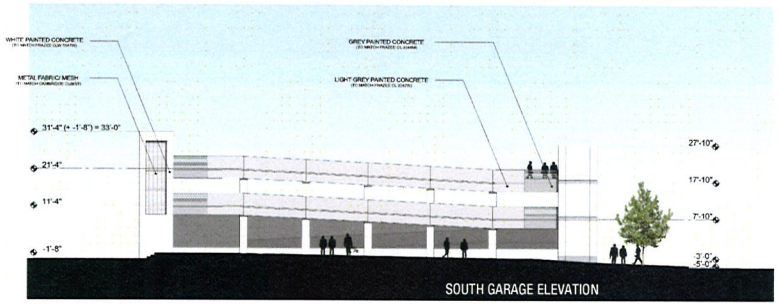
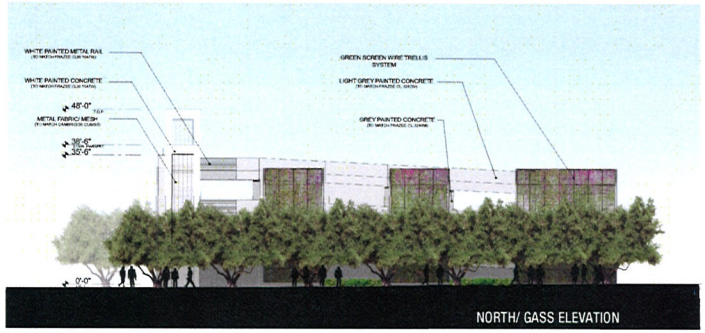


NORTH/ GASS ELEVATION

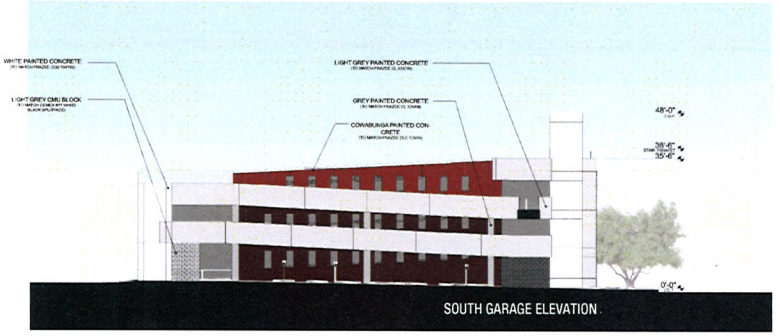


SOUTH GARAGE ELEVATION

APPROVED



NORTH/ GASS ELEVATION



SOUTH GARAGE ELEVATION

PROPOSED

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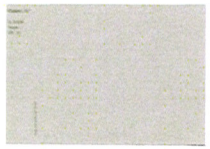
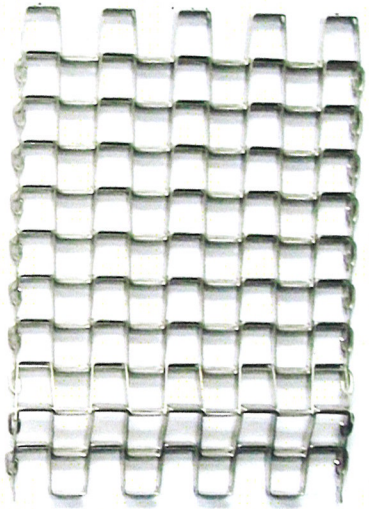
FRAZEE COLORLIFE



FRAZEE COLORLIFE



FRAZEE COLORLIFE



CAMBRIDGE ARCHITECTURAL - CUBIST
EXTERIOR - STAINLESS STEEL - FLEXIBLE

APPROVED



CMU - CEMEX #11
WHITE W/ BLACK SPLITFACE



FRAZEE COLORLIFE
CLC 1290N - COWABUNGA



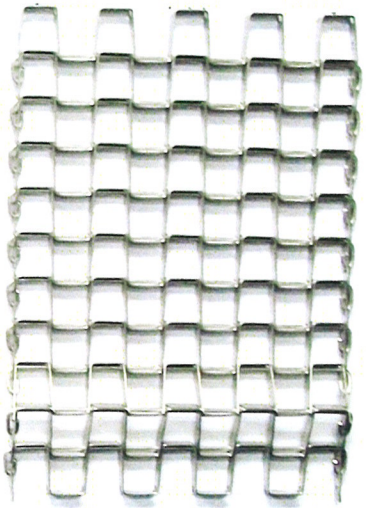
FRAZEE COLORLIFE



FRAZEE COLORLIFE



FRAZEE COLORLIFE



CAMBRIDGE ARCHITECTURAL - CUBIST
EXTERIOR - STAINLESS STEEL - FLEXIBLE

PROPOSED

jma
architecture studios

LEGAL AID CENTER OF SOUTHERN NEVADA

PROJECT 2009232
02/23/2011

MATERIAL BOARD

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SDR-41023 - APPLICANT/OWNER: CLARK COUNTY LEGAL SERVICES PROGRAM
SOUTHWEST CORNER GASS AVENUE & EIGHTH STREET

03/03/11

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.: **13.**

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

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

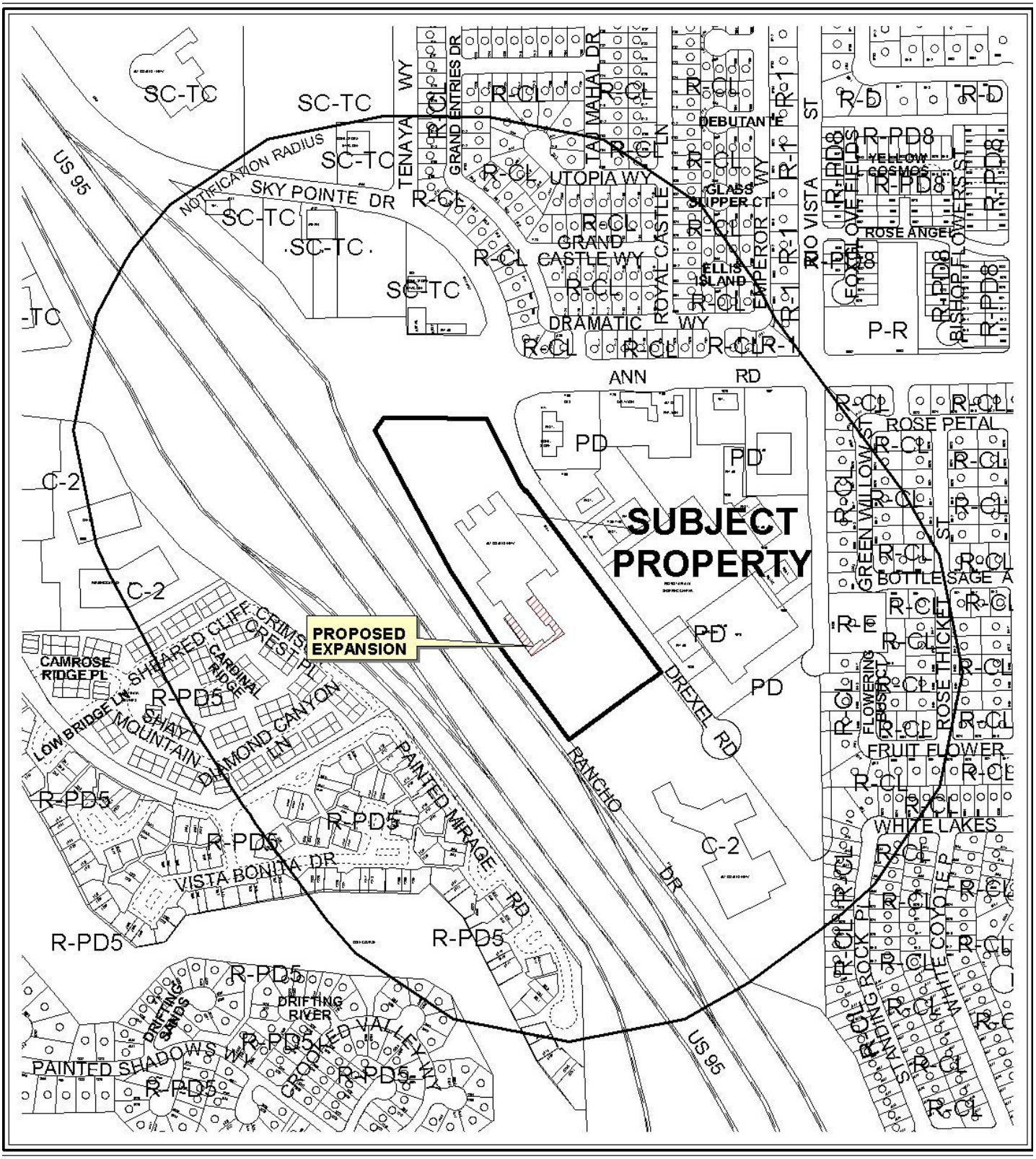
SUBJECT:
SDR-41035 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: ED BOZARTH CHEVROLET - OWNER: 5501 DREXEL, LLC - Request for a Major Amendment to an approved Site Development Plan Review (SD-0031-97) FOR A PROPOSED 7,300 SQUARE-FOOT AUTOMOBILE SHOWROOM ADDITION AT AN EXISTING MOTOR VEHICLES SALES (NEW) FACILITY on 9.46 acres at 5501 Drexel Road (APN 125-34-501-003), C-2 (General Commercial) Zone, Ward 6 (Ross). Staff recommends APPROVAL.

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 APPROVAL, subject to conditions:

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



0 300 600 Feet

CASE: **SDR-41035**

RADIUS: 1000 FT

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

N



0 300 600 Feet

CASE: **SDR-41035**

RADIUS: 1000 FT

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

N

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 Vegas

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

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Design Review - Additional building area & exterior materials/signage

Project Address (Location) 5501 Drexel Road, Las Vegas, NV 89130

Project Name Ed Bozarth Chevrolet - Showroom Addition **Proposed Use** Automobile Sales

Assessor's Parcel #(s) 125-34-501-003 **Ward #** 6

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

Commercial Square Footage 89490 Exist + 7300 New **Floor Area Ratio** -

Gross Acres 9.45 **Lots/Units** NA **Density** NA

Additional Information Design review for new exterior materials and building signage.

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 edbozarth@aol.com

APPLICANT Ed Bozarth Chevrolet **Contact** Ed Bozarth

Address 5501 Drexel Road **Phone:** 967-5500 **Fax:** 967-5561

City Las Vegas **State** Nevada **Zip** 89130

E-mail Address edbozarth@aol.com

REPRESENTATIVE Youngblood Architecture, Ltd **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 14th day of March, 2011.

[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

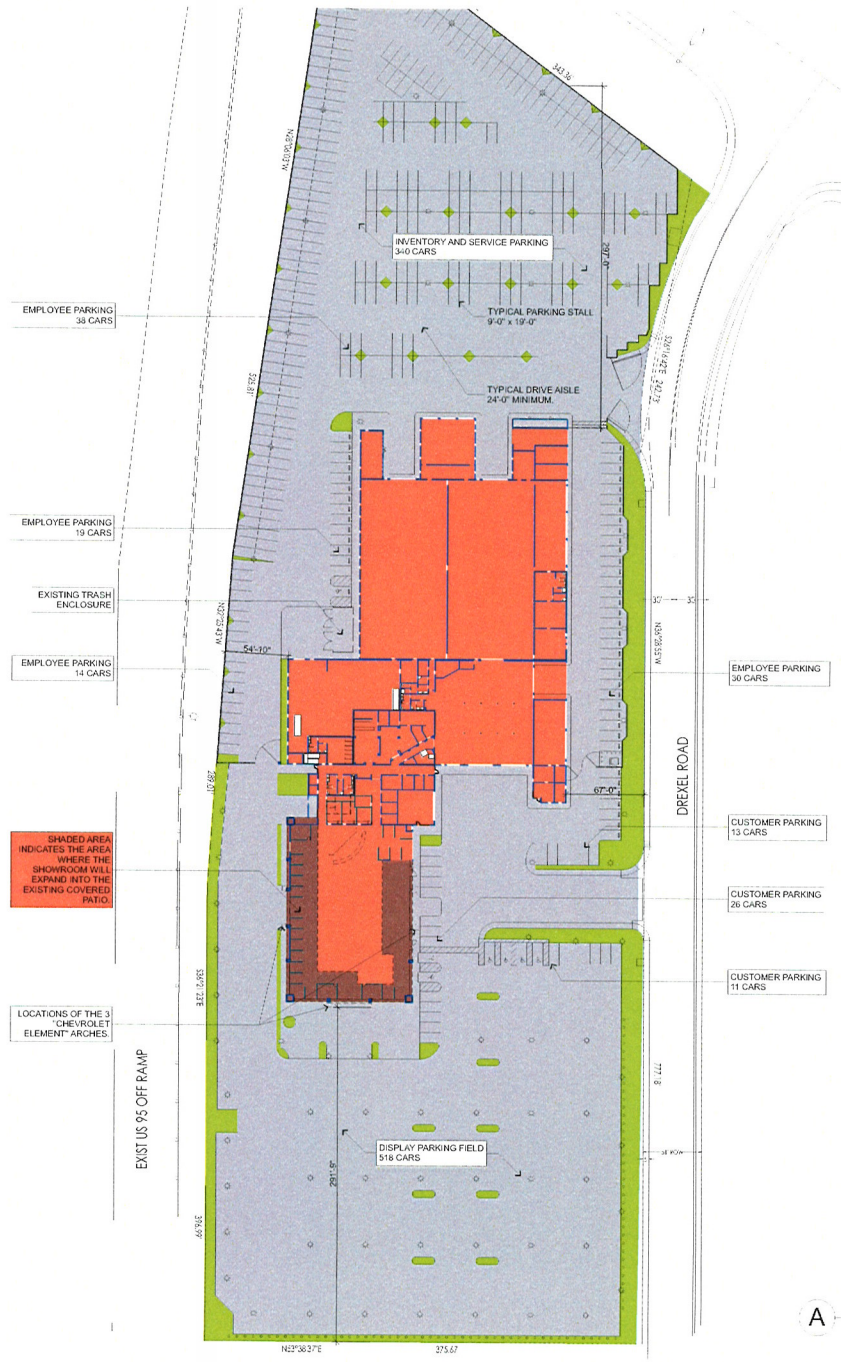
FOR DEPARTMENT USE ONLY

Case #	SDR-41035
Meeting Date:	4/12/11
Total Fee:	1030.00
Date Received:*	2/24/11
Received By:	F.S.

*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



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

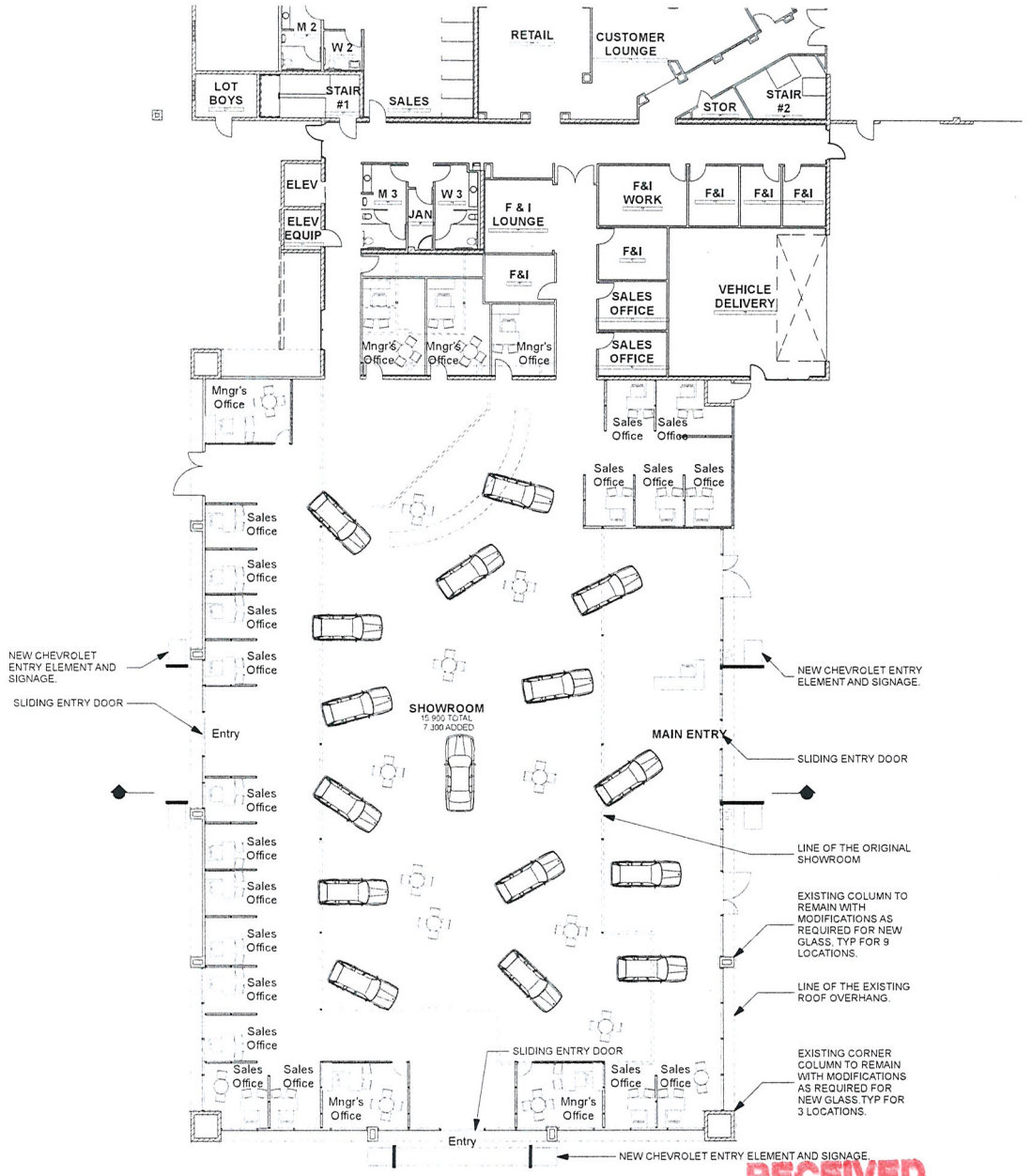
YOUNGBLOOD ARCHITECTURE, Ltd
4045 Dean Martin Drive
Las Vegas, NV 89103
o 702-997-5680 / 702-995-0208

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

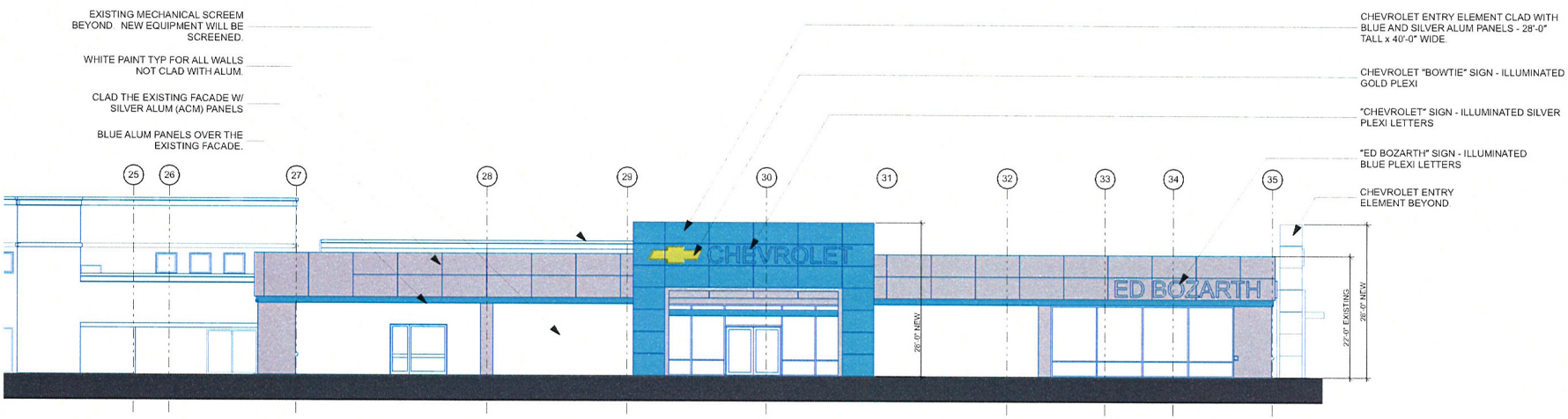
YOUNGBLOOD ARCHITECTURE, Ltd.
4345 Dean Martin Drive
Las Vegas, NV 89103
o 702-997-5680 f 702-995-0208

REVISIONS

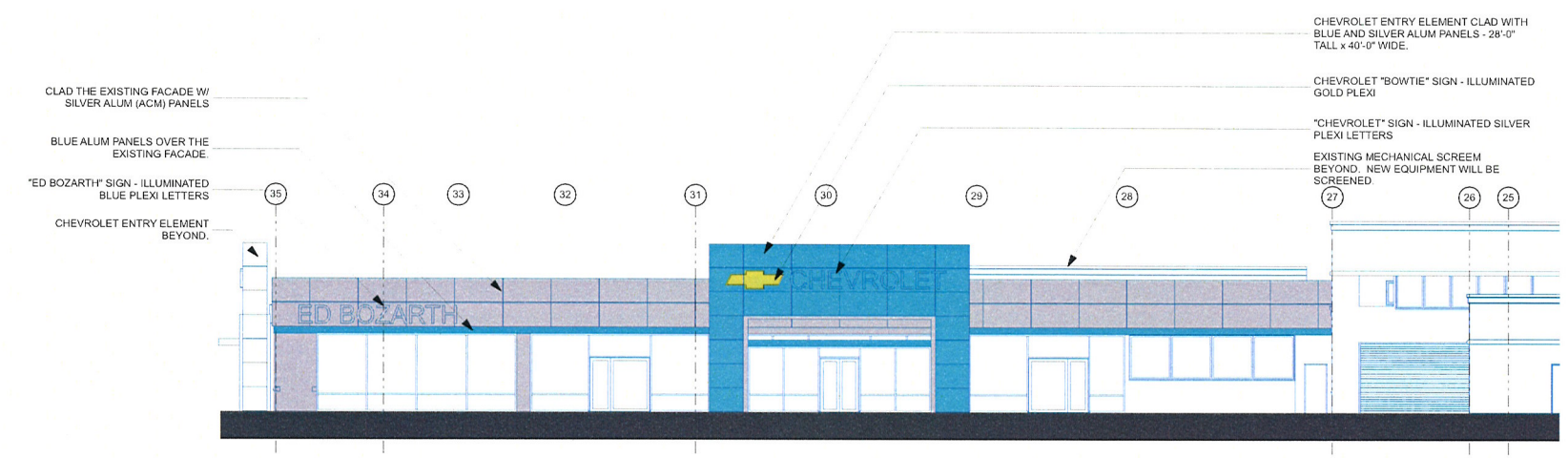
PROJECT
ED BOZARTH CHEVROLET
LAS VEGAS
5501 DREXEL ROAD
LAS VEGAS, NEVADA 89130
APN 125-34-501-003

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

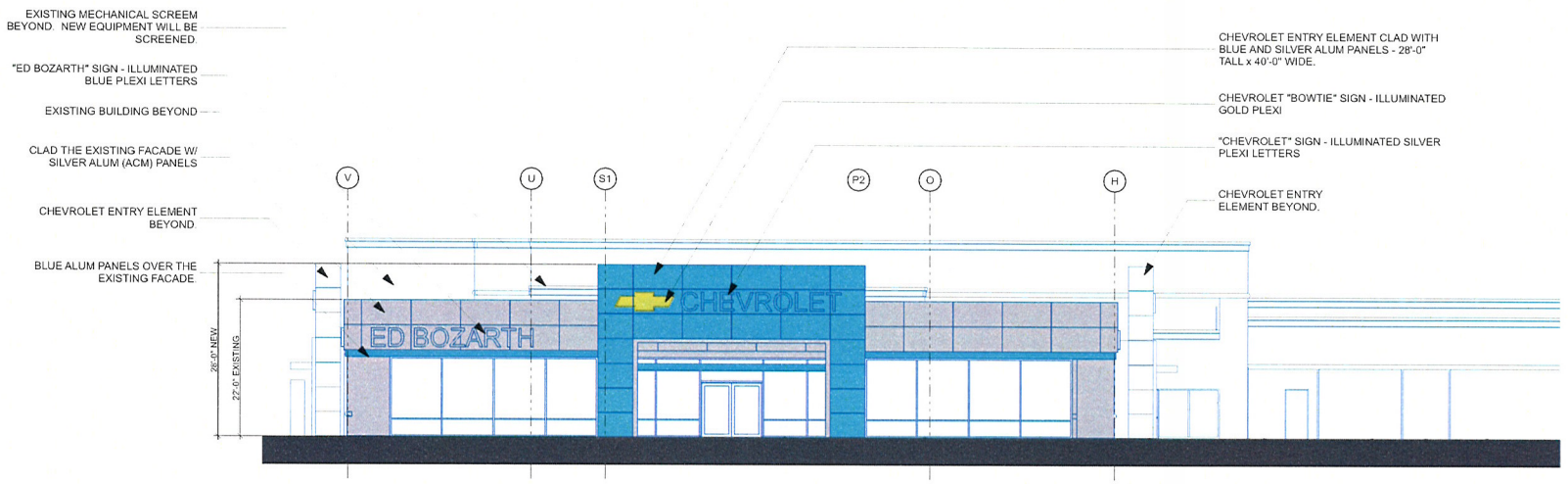
YOUNGBLOOD ARCHITECTURE, Ltd.
4045 Dean Martin Drive
Las Vegas, NV 89103
o 702.997.5080 f 702.995.0208

REVISIONS

PROJECT
ED BOZARTH CHEVROLET
LAS VEGAS
5501 DREXEL ROAD
LAS VEGAS, NEVADA 89130
APN 125-34-501-003

SHEET TITLE
OVERALL SHOWROOM ELEVATIONS

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 Doan Martin Drive
Las Vegas, NV 89103
o 702.997.5080 / 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

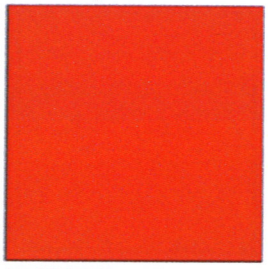
Cosmos Black
- NOT USED

Mystic Red
- NOT USED

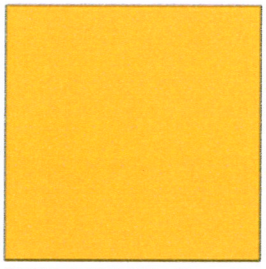

LAPIS BLUE — 50


STARLIGHT WHITE — 50


COSMOS BLACK — 50


MYSTIC RED — 50
(FEVE — 3)


BRIGHT SILVER
METALLIC — 50
(FEVE — 3)


SUNFLOWER YELLOW — 50
(FEVE — 3)

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



SDR-41035 - APPLICANT: YOUNGBLOOD ARCHITECTURE – OWNER: 5501 DREXEL, LLC
5501 DREXEL ROAD

03/03/11



SDR-41035 - APPLICANT: YOUNGBLOOD ARCHITECTURE – OWNER: 5501 DREXEL, LLC
5501 DREXEL ROAD

03/03/11



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03/03/11



SDR-41035 - APPLICANT: YOUNGBLOOD ARCHITECTURE – OWNER: 5501 DREXEL, LLC
5501 DREXEL ROAD

03/03/11



SDR-41035 - APPLICANT: YOUNGBLOOD ARCHITECTURE – OWNER: 5501 DREXEL, LLC
5501 DREXEL ROAD

03/03/11

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

RECEIVED
FEB 24 2011
City of Las Vegas

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T: 702-997-5080 ■ F: 702-995-0208 ■ richard@rjyoungblood.com

SDR-41035

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**

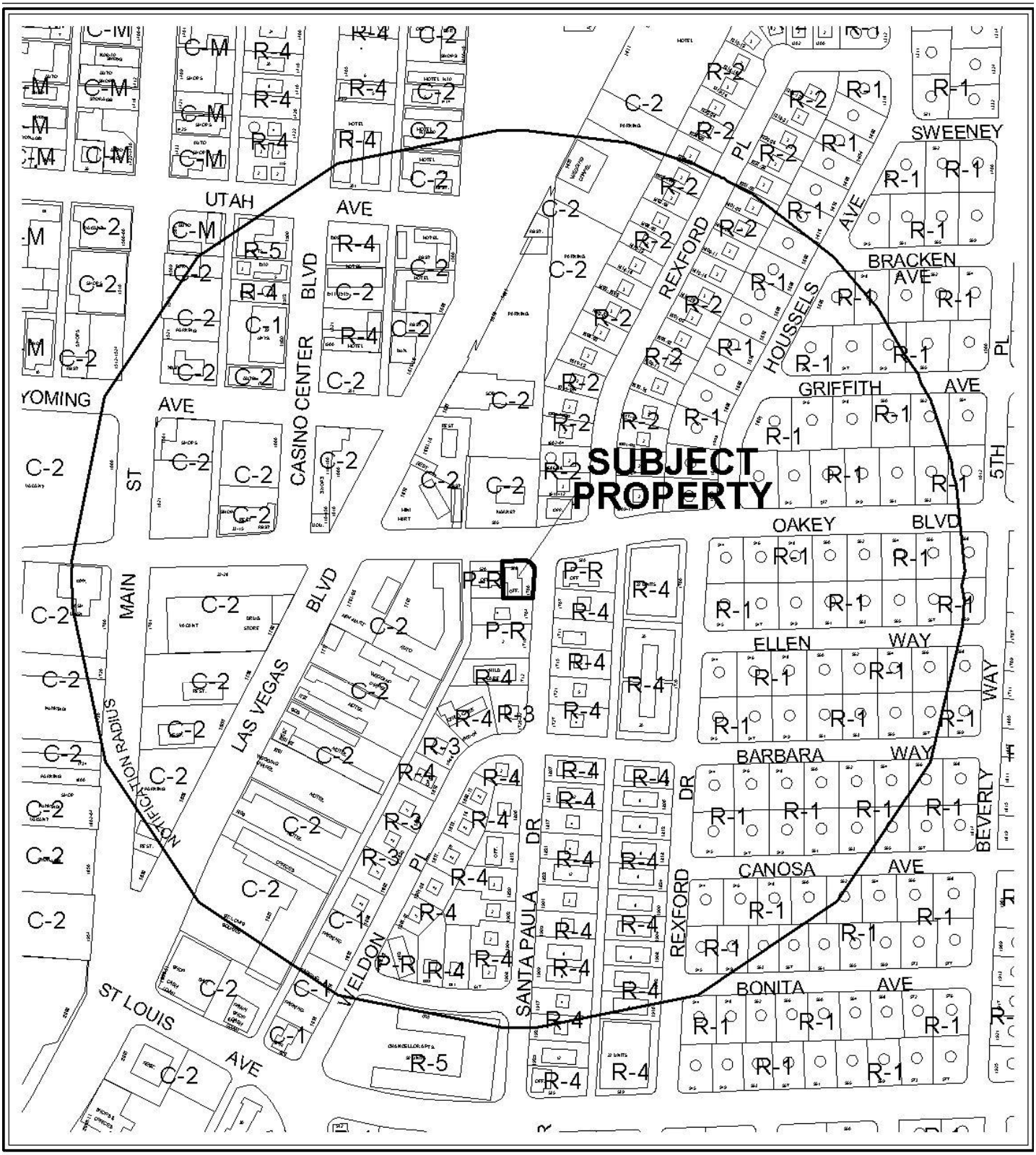
SUBJECT:
ABEYANCE - ZON-40490 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: MARY BARTSAS 19, LLC - Request for a Rezoning FROM: R-4 (HIGH DENSITY RESIDENTIAL) TO: P-R (PROFESSIONAL OFFICE AND PARKING) on 0.14 acres at 528 East Oakey Boulevard (APN 162-03-311-002), Ward 3 (Reese). Staff recommends APPROVAL.

C.C.: 05/18/2011

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

RECOMMENDATION:
Staff recommends APPROVAL.

BACKUP DOCUMENTATION:
1. Location and Aerial Maps – ZON-40490, VAR-40491 and SDR-40492
2. Conditions and Staff Report - ZON-40490, VAR-40491 and SDR-40492
3. Supporting Documentation
4. Photos - ZON-40490, VAR-40491 and SDR-40492
5. Justification Letter - ZON-40490, VAR-40491 and SDR-40492
6. Protest/Support Postcards - ZON-40490 and VAR-40491



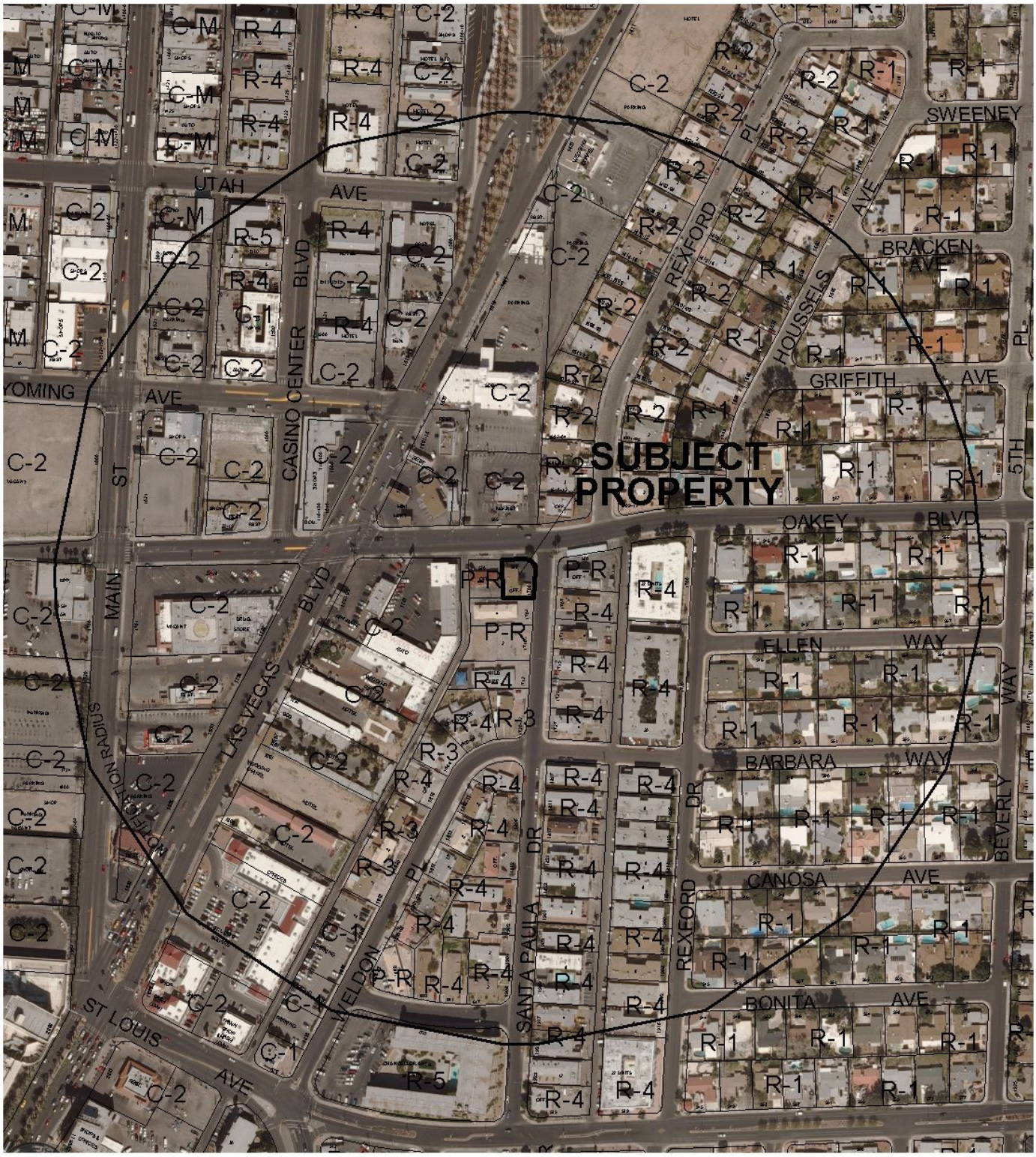
CASE: **ZON-40490; VAR-40491; SDR-40492**

0 300 600 Feet

RADIUS: 1000 FT

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

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



0 300 600 Feet

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

RADIUS: 1000 FT

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

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

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-40490** APN: 162-03-311-002

Name of Property Owner: MARY BARTSAS 19, LLC

Name of Applicant: MARY BARTSAS ENTERPRISES, LL

Name of Representative: ARNOLD STALK

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: AARON HANSEN

Subscribed and sworn before me

This 7th day of September, 2010

Margaret A. Messinger

Notary Public in and for said County and State

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

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: MARY BARTGAS 19, LLC

Project Address (Location) 5240 E. OAKEY BLVD.

Project Name MARY BARTGAS 19, LLC **Proposed Use** PR

Assessor's Parcel #(s) 162-03-311-002 **Ward #** 3-REESE

General Plan: existing C proposed C **Zoning:** existing R-4 proposed PR

Commercial Square Footage 1,632 SF **Floor Area Ratio**

Gross Acres 0.14 **Lots/Units** 1 **Density**

Additional Information

PROPERTY OWNER MARY BARTGAS 19, LLC **Contact** ARNOLD STALK

Address 601 S. RANCHO DR. C-23 **Phone:** 366-0103 **Fax:** 366-9413

City LAS VEGAS **State** NV **Zip** 89106

E-mail Address AHANSEN@BARTGASENTERPRISES.ORG

APPLICANT MARY BARTGAS 19, LLC **Contact** ARNOLD STALK

Address 601 S. RANCHO DR. **Phone:** 366-0103 **Fax:** 366-9413

City LAS VEGAS **State** NV **Zip** 89106

E-mail Address AHANSEN@BARTGASENTERPRISES.ORG

REPRESENTATIVE ARNOLD STALK **Contact** ARNOLD STALK

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

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

E-mail Address

Property Owner Signature*

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

Print Name AARON HANSEN

Subscribed and sworn before me

This 7th day of September, 2010.

Notary Public in and for said County and State

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

FOR DEPARTMENT USE ONLY

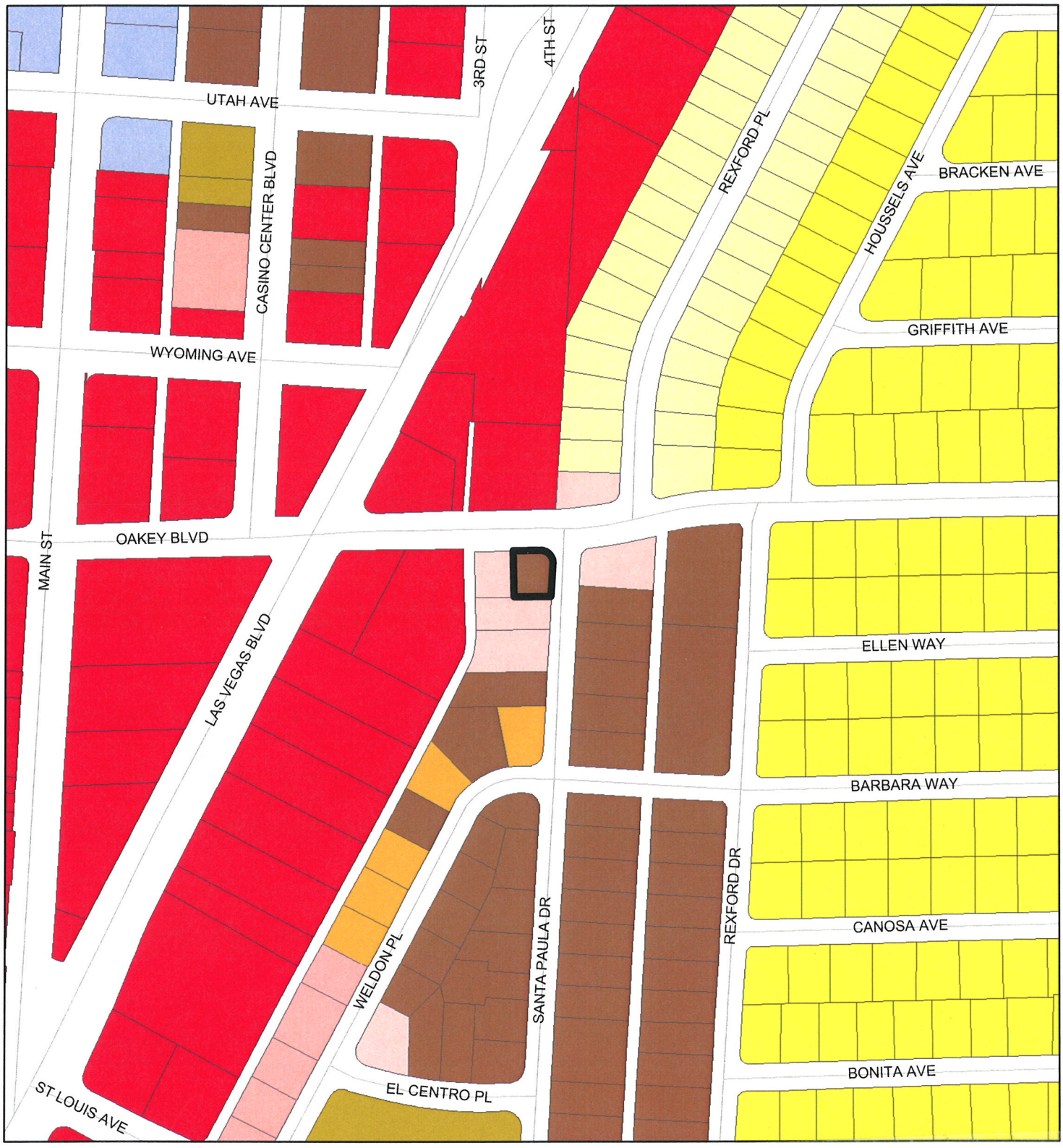
Case #	ZON-40490
Meeting Date:	2-8-10
Total Fee:	1200
Date Received:*	12-16-10
Received By:	F.S

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

Revised 10/27/08

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

REZONING Parcel: 162-03-311-002



ZONING

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

FROM R-4 TO P-R

ZON-40490

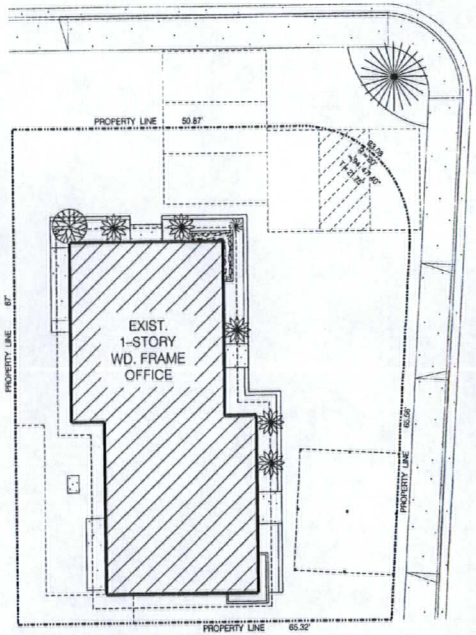
GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.

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

Printed: December 16, 2010

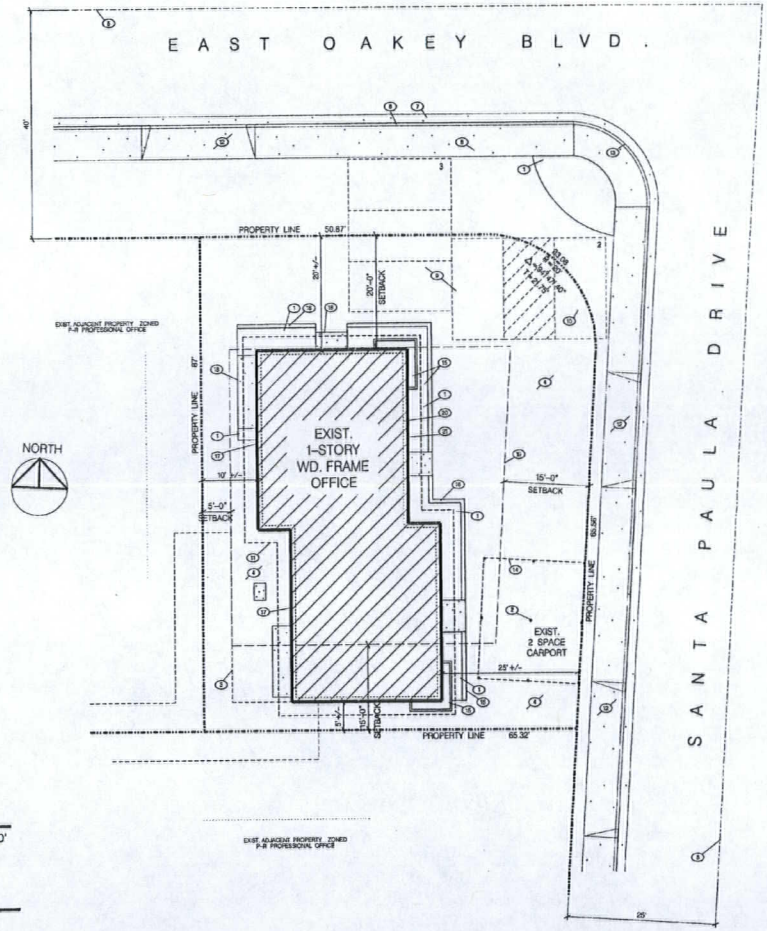
PLANNING & DEVELOPMENT

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



LANDSCAPE PLAN

1" = 10'

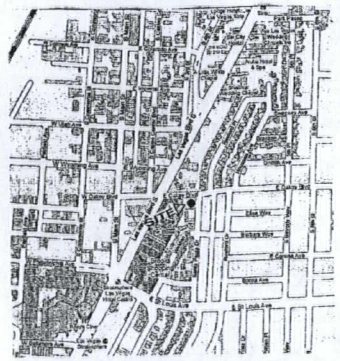


SITE PLAN

1" = 10'

PLANT SCHEDULE

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



VICINITY MAP

N.T.S.

KEYNOTES

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

CODE ANALYSIS

- SCOPE OF PROJECT: CONTINUE EXISTING PROFESSIONAL OFFICE USE
- CODES USED: LAS VEGAS ZONING CODE TITLE 19A
- ZONING: R-4 TO P-R
- GROSS SITE AREA: 5,808 SQ. FT.
- OCCUPANCY GROUP: B (BUSINESS)
- NET FLOOR AREA 1,493 SQ. FT.
- GROSS FLOOR AREA: 1,632 SQ. FT.
- PARKING REQ'D: 1,632 /300 = 6
- PARKING PROVIDED: 7 SPACES PROVIDED (INCLUDING 1 VAN HC)

LIST OF DRAWINGS

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

RECEIVED
FEB - 9 2011
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

ZON-40490
VAR-40491
SDR-40492

REVISIONS	BY

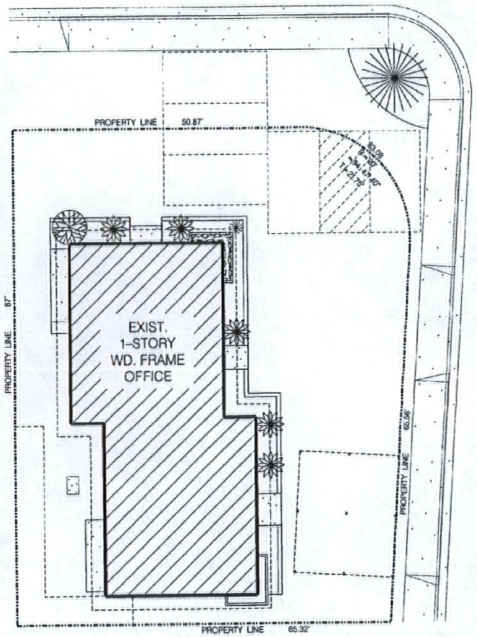
CONTINUE EXISTING OFFICE USE
528 EAST OAKEY BLVD.
LAS VEGAS, NV

ARCHITECTURE DESIGN AND DEVELOPMENT
702-382-0427
fax. 382-9952
2160 W. Charleston Blvd. Suite J
Las Vegas, NV 89102

CODE ANALYSIS
EXISTING SITE PLAN
EXISTING LANDSCAPE PLAN

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

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



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PLANT SCHEDULE

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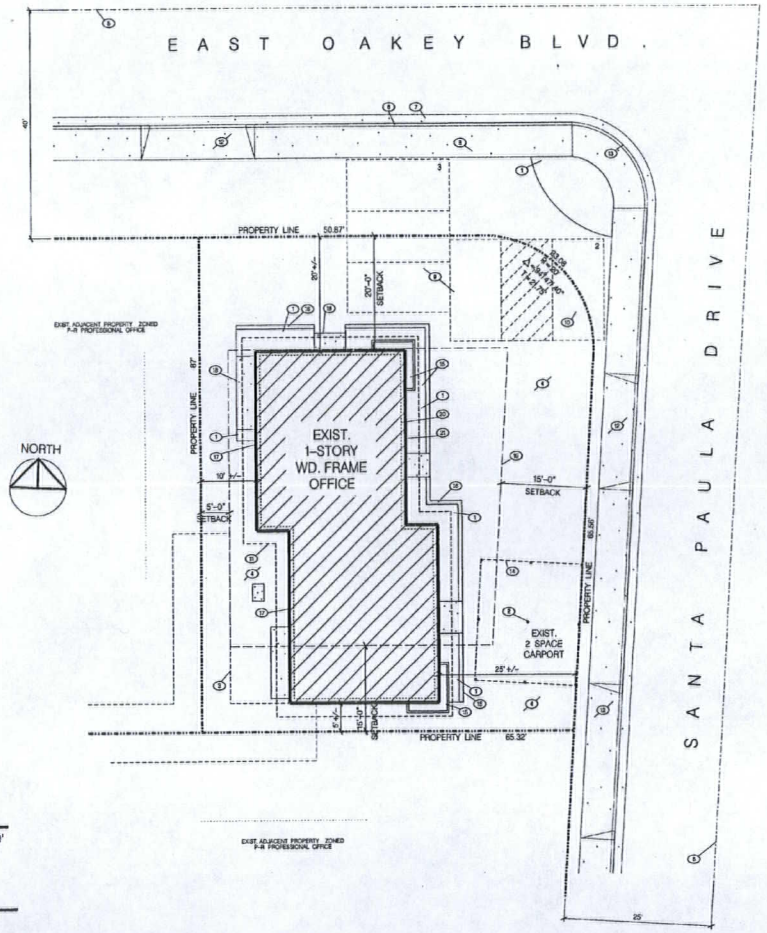
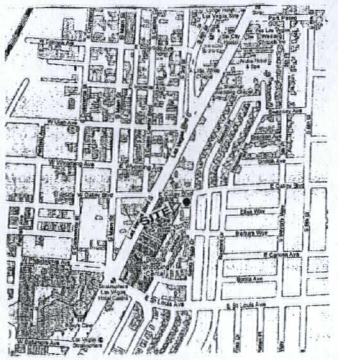
	EXIST. LOW WATER USE SHRUB	
	EXIST. YUCCA /YUCCA ALOIFOLIA	
	EXIST. LOW WATER USE GROUND COVER	
	EXIST. PALM TREE	
	EXIST. LOW WATER USE GROUND TREE	



SITE PLAN

1" = 10'

RECEIVED
FEB - 9 2011
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT



VICINITY MAP

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3. EXIST. EASEMENT
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ZON-40490
VAR-40491
SDR-40492

REVISIONS	BY

CONTINUE EXISTING OFFICE USE
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ARCHITECTURE
DESIGN AND
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CODE ANALYSIS
EXISTING SITE PLAN
EXISTING LANDSCAPE PLAN

Date: 9 /14 /10
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OF

CONTINUE EXISTING OFFICE USE
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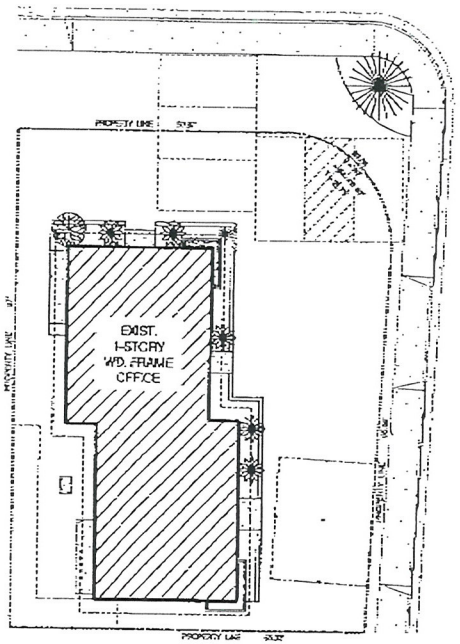
LAS VEGAS, NV



LANDSCAPE PLAN

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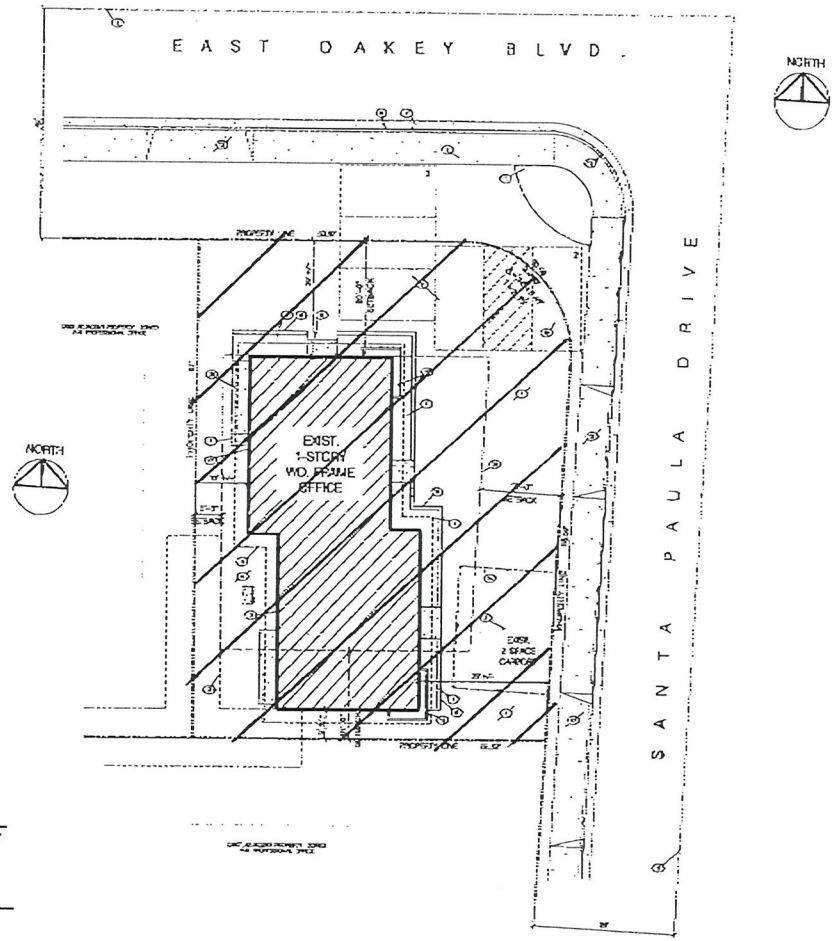

SITE PLAN

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PLANT SCHEDULE

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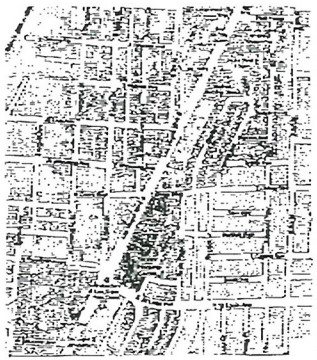
	EXIST. LOW WATER USE SHRUB	
	EXIST. YUCCA / YUCCA ALOIFOLIA	
	EXIST. LOW WATER USE GROUND COVER	
	EXIST. PALM TREE	
	EXIST. LOW WATER USE GROUND TREE	



VICINITY MAP

N.T.S.

KEYNOTES

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3. EXIST. BASEMENT
4. EXIST. REPAVE PAVED GRAVEL
5. EXISTING OF STREET
6. EXIST. CONC. CURB
7. EXIST. CONC. GUTTER
8. EXIST. CONC. 6 WIDE SIDEWALK
9. EXIST. 3 SQ. RESULAR PARKING SPACE
10. EXIST. 3 SQ. HC PARKING SPACE
11. EXIST. 2-4" ROOF OVERHAND ABOVE
12. EXIST. CURB CUT
13. EXIST. HC DEPRESSED CURB
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17. EXIST. ELECT.
18. EXIST. CONC. PAD
19. REQ'D SETBACK LINE

CODE ANALYSIS

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

LIST OF DRAWINGS

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

RECEIVED
DEC 23 2010

EXHIBIT 'A'

ZON-40490
VAR-40491
SDR-40492

REVISIONS	BY

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

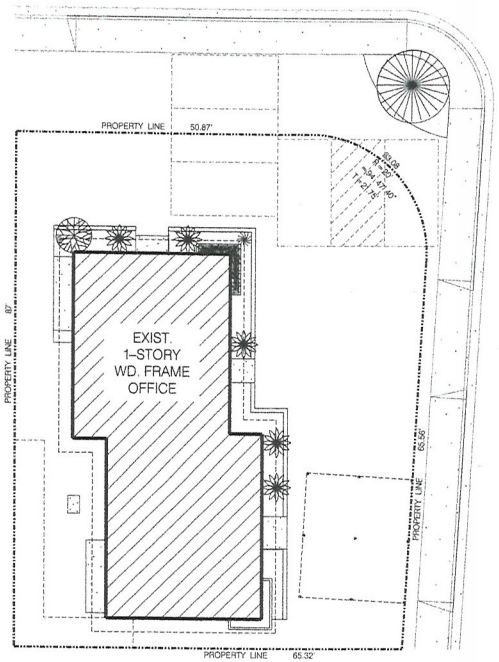
ARCHITECTURE DESIGN AND DEVELOPMENT

CODE ANALYSIS
EXISTING SITE PLAN
EXISTING LANDSCAPE PLAN

A-1

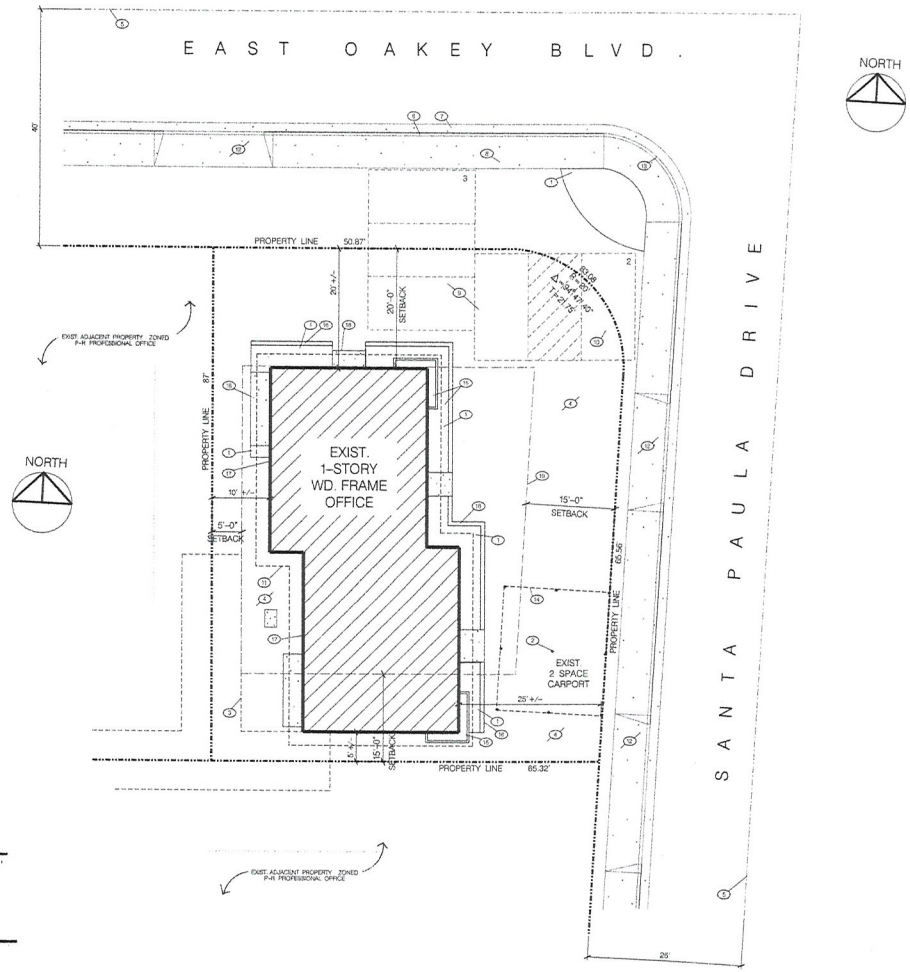
11/17/2010 10:08 7022432377 PAGE 02/02

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



LANDSCAPE PLAN

1" = 10'



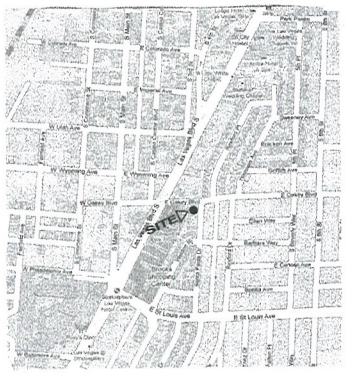
SITE PLAN

1" = 10'

PLANT SCHEDULE

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

RECEIVED
DEC 23 2010



VICINITY MAP

N.T.S.

KEYNOTES

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

CODE ANALYSIS

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

LIST OF DRAWINGS

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

ZON-40490
VAR-40491
SDR-40492

REVISIONS	BY

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

ARCHITECTURE
DESIGN AND
DEVELOPMENT
702-382-0427
fax. 382-9952
2190 W. Charleston Blvd. Suite J
Las Vegas, NV 89102

CODE ANALYSIS
EXISTING SITE PLAN
EXISTING LANDSCAPE PLAN

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



KEYNOTES

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

NORTH

EXISTING FLOOR PLAN

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

RECEIVED
DEC 23 2010

ZON-40490
VAR-40491
SDR-40492

REVISIONS	BY

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

ARCHITECTURE
DESIGN AND
DEVELOPMENT

702-382-0427
fax. 382-9952

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

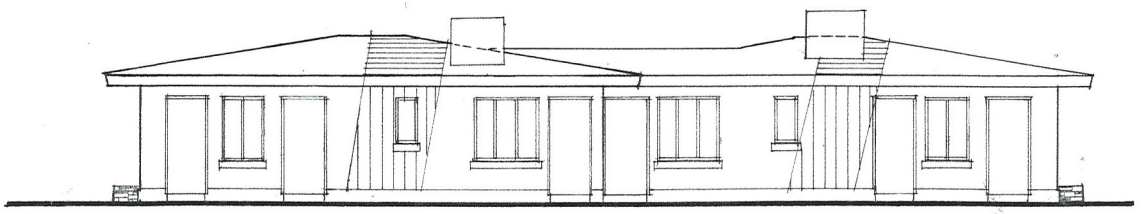
EXISTING FLOOR PLAN

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

KEYNOTES

ALL ELEVATION FEATURES ARE EXISTING-NO NEW CONSTRUCTION

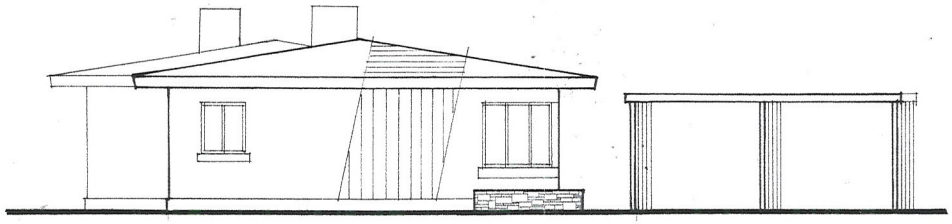
1. ASPHALT SHINGLES
2. 2x8 MASONITE BD. FASCIA
3. 1x6 MASONITE BD. TRIM (UNDER LARGE CORNER WINDOWS)
4. FIELD STONE PLANTER
5. MASONITE BD. SIMULATED WOOD GRAIN SIDING W/ SCORE LINES @ 8" O.C.
6. 1x8 MASONITE BASE TRIM BD.
7. 1x4 MASONITE TRIM BD. (UNDER SMALLER WINDOWS)
8. METAL CARPORT CANOPY STRUCTURE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



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

EXISTING WEST ELEVATION

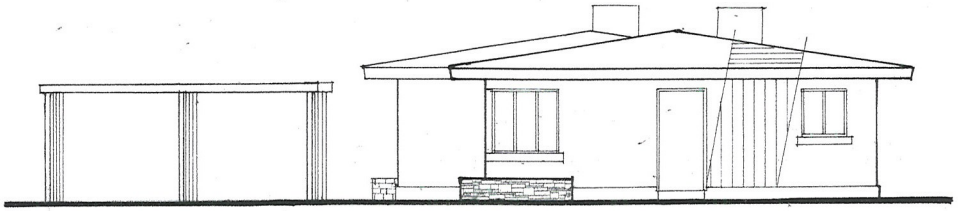
1/4"=1'-0"



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

EXISTING SOUTH ELEVATION

1/4"=1'-0"



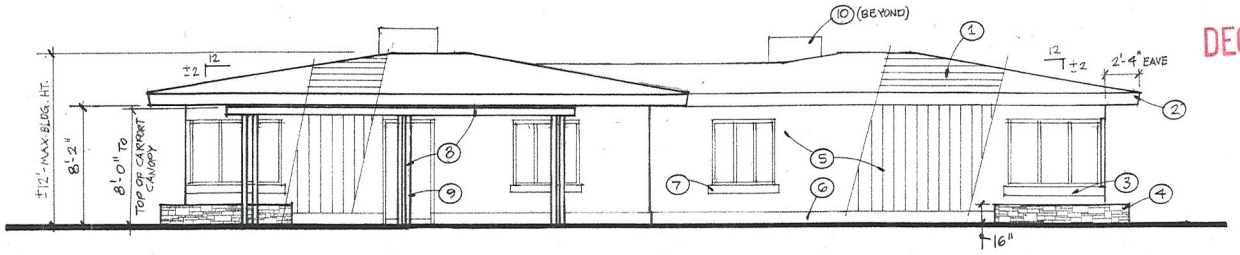
KEYNOTES & DIMENS. SAME AS EAST ELEV. BELOW, U.N.O.

EXISTING NORTH ELEVATION

1/4"=1'-0"

RECEIVED

DEC 23 2010



EXISTING EAST ELEVATION

1/4"=1'-0"

ZON-40490
VAR-40491
SDR-40492

REVISIONS	BY

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

Architecture
Design and
Development

702•382•0427
fax: 382•0952

2160 W Charleston • Suite 1
Las Vegas, NV 89102

EXISTING ELEVATONS

Date 9/14/10
Scale
Drawn
Job
Sheet A-3
Of Sheets


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


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


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


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

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

Mary Bartsas 19, LLC

September 1, 2010

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

Justification Letter

Re: **Site Development Review**
Variance
Rezoning

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

Proposed Use

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

The proposed is for Professional office.

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

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

A part of this action, we request the following:

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

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DEC 23 2010

Submitted by:

Arnold Stalk PhD
Representative

ZON-40490
VAR-40491
SDR-40492

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
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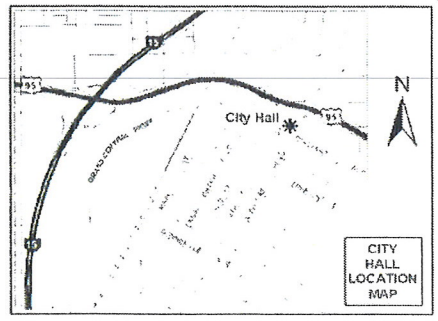
0004279218 FEB 24 2011
MAILED FROM ZIPCODE 89101

Return Service Requested
Official Notice of Public Hearing



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MAR - 3 2011

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

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

ZON-40490 & VAR-40491
Planning Commission Meeting of 3/8/2011

Case: ZON-40490
16203314056
MCELMURRAY DANIEL W
555 ELLEN WY
LAS VEGAS NV 89104-2859

22-23

27 KRDGN11 89104

Application Information

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

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

SHOULD NOT BE REZONED. IF YOU CANT MEET REQUIREMENTS, THEN THE PROPERTY IS ALREADY ZONED FOR HIGHEST & BEST USE.

Application Location



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

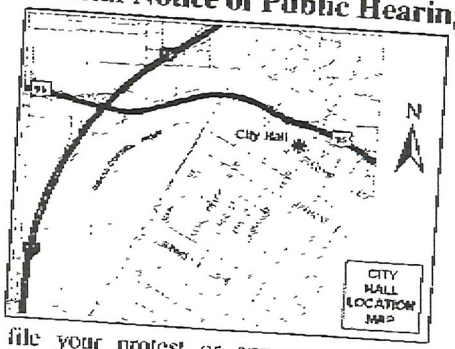
Public Hearing Information

Meeting:	Planning Commission
Date:	***March 08, 2011***
Time:	6:00 P.M.
Location:	City Council Chambers 400 Stewart Avenue Las Vegas, Nevada

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Department of Planning, Case Planning Division, Development Services Center, 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For further information, including the full staff report, please call (702) 229-6301 (TDD 386-9108) or go to http://www.lasvegasnevada.gov.

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

Return Service Requested
Official Notice of Public Hearing



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☒ I SUPPORT this Request

☐ I OPPOSE this Request

Please use available blank space on card for your comments.

ZON-40490 & VAR-40491

Planning Commission Meeting of 3/8/2011

PRESORTED FIRST CLASS

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0004279218 FEB 24 2011
MAILED FROM ZIP CODE 89101

RECEIVED
MAR - 7 2011

16203311002 Case: ZON-40490
BARTSAS MARY 19 L L C
601 S RANCHO DR #C23
LAS VEGAS NV 89106-4825

26 KRDGN11 89106

22-23

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

C.C.: 05/18/2011

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

RECOMMENDATION:
Staff recommends DENIAL.

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

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

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-40491** APN: 162-03-311-002

Name of Property Owner: MARI ~~BARTSAS~~ 19, LLC

Name of Applicant: MARI ~~BARTSAS~~ ENTERPRISES, LLC

Name of Representative: ARNOLD STALK

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: AARON HANSEN

Subscribed and sworn before me

This 7th day of September, 2010

Margaret A. Messinger

Notary Public in and for said County and State

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

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: MARI BARTSAS 19, LLC

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

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

Assessor's Parcel #(s) 162-03-311-002 **Ward #** 3-REESE

General Plan: existing C proposed C **Zoning:** existing R-4 proposed PR

Commercial Square Footage 1,632 SF **Floor Area Ratio** _____

Gross Acres 0.14 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER MARI BARTSAS 19 LLC **Contact** ARNOLD STALK

Address 601 S. RANCHO DR. C-23 **Phone:** 366-0103 **Fax:** 366-9413

City LAS VEGAS **State** NV. **Zip** 89106

E-mail Address AHANSEN@BARTSASENTERPRISES.ORG

APPLICANT MARI BARTSAS 19 LLC **Contact** ARNOLD STALK

Address 601 S. RANCHO DR. C-23 **Phone:** 366-0103 **Fax:** 366-9413

City LAS VEGAS **State** NV **Zip** 89106

E-mail Address AHANSEN@BARTSASENTERPRISES.ORG

REPRESENTATIVE ARNOLD STALK **Contact** ARNOLD STALK

Address 2701 ALTA DRIVE **Phone:** 624-5192 **Fax:** 243-2377

City LAS VEGAS **State** NV. **Zip** 89106

E-mail Address _____

Property Owner Signature* _____

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

Print Name AARON HANSEN

Subscribed and sworn before me

This 7th day of September, 20 10.

Margaret A. Messinger

Notary Public in and for said County and State

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

FOR DEPARTMENT USE ONLY

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

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

Revised 10/27/08

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:
SDR-40492 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-40490 AND VAR-40491 - PUBLIC HEARING - APPLICANT/OWNER: MARY BARTSAS 19, LLC - Request for a Site Development Plan Review FOR THE CONVERSION OF A 1,632 SQUARE-FOOT RESIDENTIAL DUPLEX TO AN OFFICE, OTHER THAN LISTED WITH WAIVERS TO ALLOW NO PERIMETER LANDSCAPE BUFFERS ALONG THE NORTH AND EAST PERIMETERS WHERE 15 FEET IS REQUIRED AND ALONG THE SOUTH AND WEST PERIMETERS WHERE EIGHT FEET IS REQUIRED on 0.14 acres at 528 East Oakey Boulevard (APN 162-03-311-002), R-4 (High Density Residential) Zone [PROPOSED: P-R (Professional Office and Parking)], Ward 3 (Reese). Staff recommends DENIAL.

C.C.: 05/18/2011

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**2**	**Planning Commission Mtg.**	**1**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends DENIAL.

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation
3. Protest/Support Postcards

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

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-40492 APN: 162-03-311-002

Name of Property Owner: MARY BARTSAS 19, LLC

Name of Applicant: MARY BARTSAS ENTERPRISES, LLC

Name of Representative: ARNOLD STALK

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: AARON HANSEN

Subscribed and sworn before me

This 7th day of September, 2010

Margaret A. M

Notary Public in and for said County and State

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

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: MARY BARTSAS 19, LLC

Project Address (Location) 528 E. OAKEY BLVD.

Project Name MARY BARTSAS 19, LLC **Proposed Use** PR

Assessor's Parcel #(s) 162-03-311-002 **Ward #** 3 - REESE

General Plan: existing C proposed C **Zoning:** existing R-4 proposed PR

Commercial Square Footage 1,632 SF **Floor Area Ratio**

Gross Acres 0.14 **Lots/Units** 1 **Density**

Additional Information

PROPERTY OWNER MARY BARTSAS 19, LLC **Contact** ARNOLD STALK

Address 601 S. RANCHO DRIVE C-23 **Phone:** 366-0103 **Fax:** 366-9413

City LAS VEGAS **State** NV **Zip** 89106

E-mail Address AHANSEN@BARTSASENTERPRISES.ORG

APPLICANT MARY BARTSAS 19, LLC **Contact** ARNOLD STALK

Address 601 S. RANCHO DRIVE C-23 **Phone:** 366-0103 **Fax:** 366-9413

City LAS VEGAS **State** NV **Zip** 89106

E-mail Address AHANSEN@BARTSASENTERPRISES.ORG

REPRESENTATIVE ARNOLD STALK **Contact** ARNOLD STALK

Address 2701 ALTA DRIVE **Phone:** 624-5792 **Fax:** 243-2377

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

E-mail Address

Property Owner Signature*

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

Print Name AARON HANSEN

Subscribed and sworn before me

This 7th day of September, 2010.

Margaret A. Messinger

Notary Public in and for said County and State

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

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	SDR-40492
Meeting Date:	2-8-10
Total Fee:	1030.20
Date Received:*	12-16-09
Received By:	FS

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

SDR 40492
Mary Bartsas 19 LLC

528 E. Oakey Avenue

Existing 1.632 thousand square foot office building.

Traffic produced by the development:

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

(heaviest 60 minutes)

Existing traffic on all nearby streets:

Las Vegas Blvd.

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

(heaviest 60 minutes)

Oakey Dr.

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

(heaviest 60 minutes)

Traffic Capacity of adjacent streets:

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

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

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

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

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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UNITED STATES POSTAGE PITNEY BOWES
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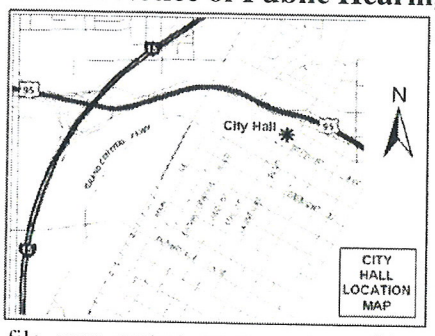
0004279218 FEB 24 2011
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



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MAR - 3 2011

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-40492
Planning Commission Meeting of 3/8/2011

Case: SDR-40492
16203314056
MCELMURRAY DANIEL W
555 ELLEN WY
LAS VEGAS NV 89104-2859

27 KROGN11 89104

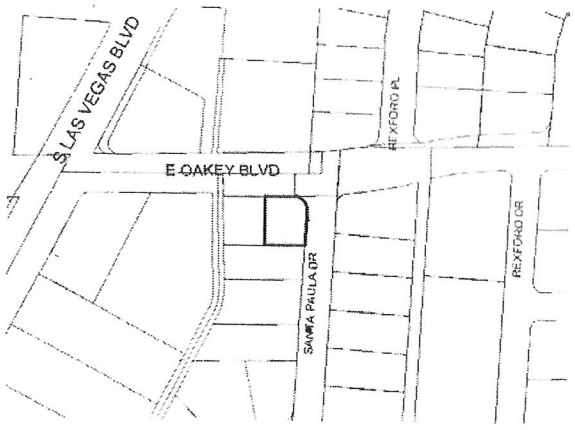
24

Application Information

SDR-40492 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-40490 AND VAR-40491 - PUBLIC HEARING - APPLICANT/OWNER: MARY BARTSAS 19, LLC - Request for a Site Development Plan Review FOR THE CONVERSION OF A 1,632 SQUARE-FOOT RESIDENTIAL DUPLEX TO AN OFFICE, OTHER THAN LISTED WITH WAIVERS TO ALLOW NO PERIMETER LANDSCAPE BUFFERS ALONG THE NORTH AND EAST PERIMETERS WHERE 15 FEET IS REQUIRED AND ALONG THE SOUTH AND WEST PERIMETERS WHERE EIGHT FEET IS REQUIRED on 0.14 acres at 528 East Oakey Boulevard (APN 162-03-311-002), R-4 (High Density Residential) Zone [PROPOSED: P-R (Professional Office and Parking)], Ward 3 (Reese).

There should be a buffer between Office & residential uses.

Application Location



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

Public Hearing Information

Meeting:	Planning Commission
Date:	***March 08, 2011***
Time:	6:00 P.M.
Location:	City Council Chambers 400 Stewart Avenue Las Vegas, Nevada

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Department of Planning, Case Planning Division, Development Services Center, 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For further information, including the full staff report, please call (702) 229-6301 (TDD 386-9108) or go to http://www.lasvegasnevada.gov.

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

PRESORTED FIRST CLASS

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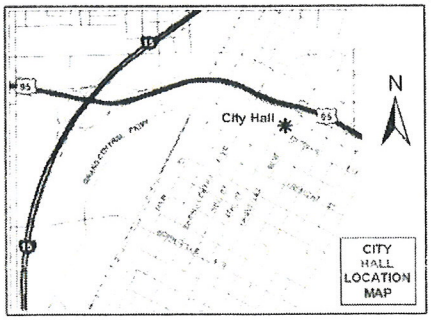

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-40492
Planning Commission Meeting of 3/8/2011

Case: SDR-40492
16203212010
MORNINGSTAR PAULA
1504 HOUSSELS AVE
LAS VEGAS NV 89104-1433

27 KRDGN11 89104

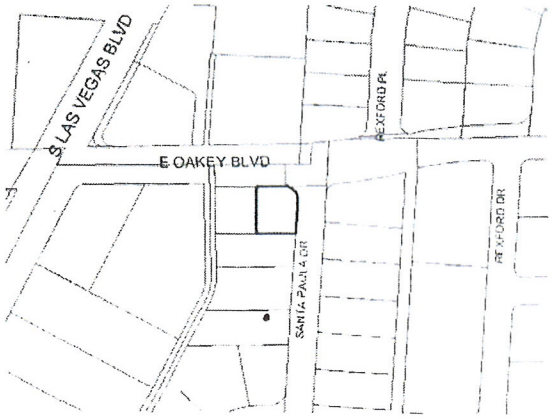
24

Application Information

SDR-40492 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-40490 AND VAR-40491 - PUBLIC HEARING - APPLICANT/OWNER: MARY BARTSAS 19, LLC - Request for a Site Development Plan Review FOR THE CONVERSION OF A 1,632 SQUARE-FOOT RESIDENTIAL DUPLEX TO AN OFFICE, OTHER THAN LISTED WITH WAIVERS TO ALLOW NO PERIMETER LANDSCAPE BUFFERS ALONG THE NORTH AND EAST PERIMETERS WHERE 15 FEET IS REQUIRED AND ALONG THE SOUTH AND WEST PERIMETERS WHERE EIGHT FEET IS REQUIRED on 0.14 acres at 528 East Oakey Boulevard (APN 162-03-311-002), R-4 (High Density Residential) Zone [PROPOSED: P-R (Professional Office and Parking)], Ward 3 (Reese).

While I support the rezoning of this property, I'd like to see the landscaping requirement upheld in the interest of making this neighborhood's appearance pleasing.

Application Location



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

Public Hearing Information

Meeting:	Planning Commission
Date:	***March 08, 2011***
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City of Las Vegas
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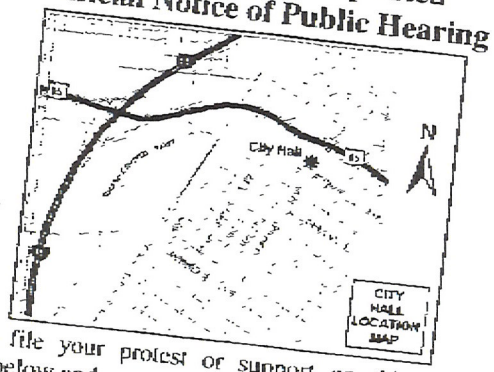

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☒ I SUPPORT this Request

☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-40492

Planning Commission Meeting of 3/8/2011

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CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

16203311002 Case: SDR-40492
BARTSAS MARY 19 L L C
601 S RANCHO DR #C23
LAS VEGAS NV 89106-4825

25 KROGH 1 89106

24

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**

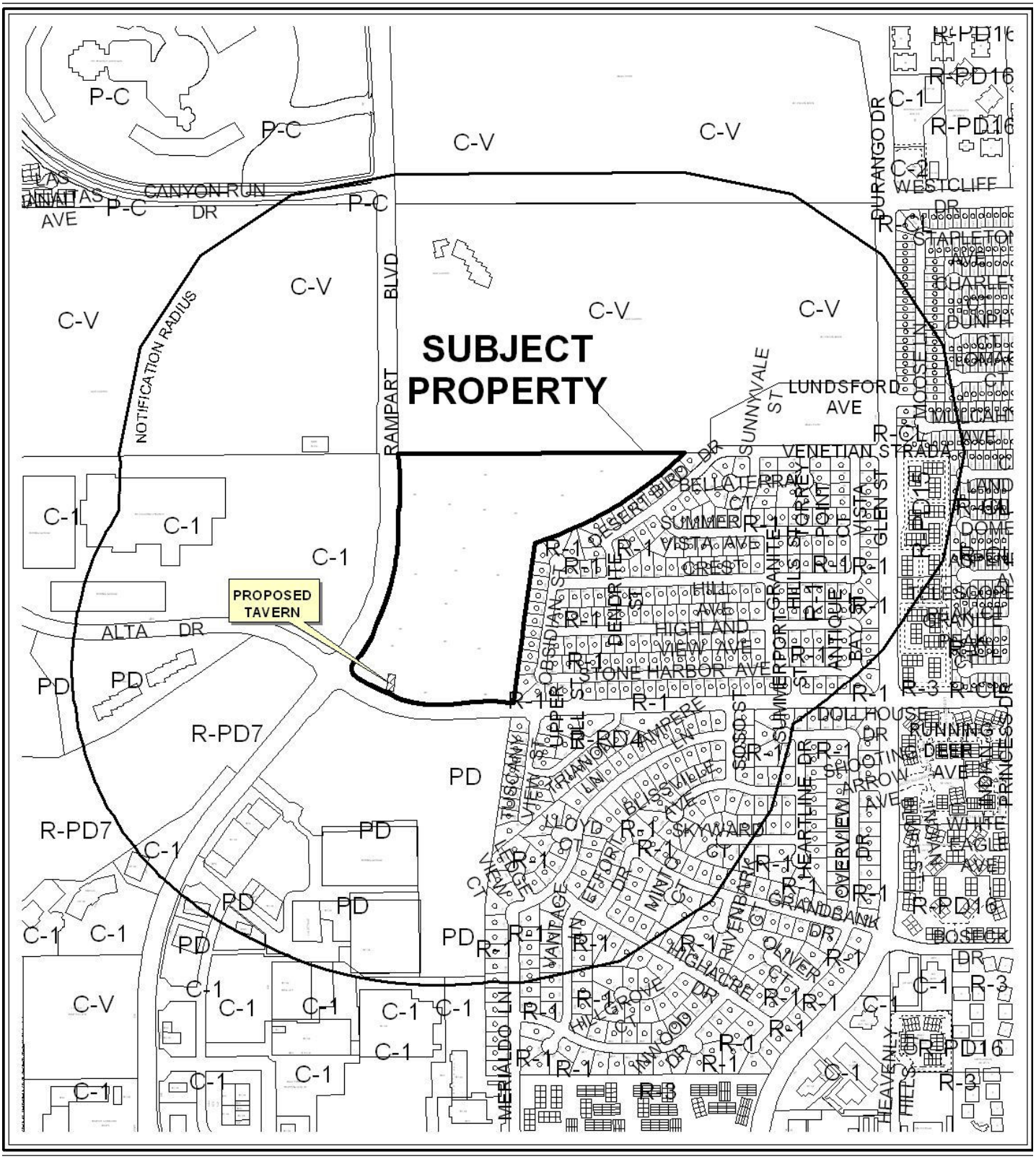
SUBJECT:
ABEYANCE - RENOTIFICATION - SUP-40748 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: GREAT WASH PARK, LLC - Request for a Special Use Permit FOR A LIQUOR ESTABLISHMENT (TAVERN) WITHIN A 28.44-ACRE MIXED-USE DEVELOPMENT WITH WAIVERS TO ALLOW A DISTANCE SEPARATION OF 141 FEET FROM A PARK WHERE 400 FEET IS REQUIRED AND NO DISTANCE SEPARATION FROM A SIMILAR USE WHERE 1,500 FEET IS REQUIRED at 430 South Rampart Boulevard, Suite #B160 (APN 138-32-601-003), C-2 (General Commercial) Zone, Ward 2 (Wolfson). **NOTE: THE WAIVER REQUESTED FROM A CITY PARK IS 141 FEET WHERE 1,500 FEET IS REQUIRED** Staff recommends APPROVAL.

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.	**8**	**Planning Commission Mtg.**	**13**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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



0 300 600 Feet

CASE: **SUP-40748**

RADIUS: 1500 FT

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



0 300 600 Feet

CASE: **SUP-40748**

RADIUS: 1500 FT

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

N



SUP-40748

Taverns

Business Licenses

Child Care/ Children Facility

Tavern

0 365 730 1,460 Feet

RELIGIOUS

CITY PARKS

SCHOOLS

Subject Property

1500 foot buffer

N



APPROVED ALCOHOL ENTITLEMENTS FOR APN: 13832601003

ALCOHOL USES

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

N

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-40748** APN: 138-32-601-003

Name of Property Owner: Great Wash Park LLC

Name of Applicant: Sofa by Santo Lounge

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

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Todd D. Davis

Subscribed and sworn before me

This 18th day of January, 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

RECEIVED
JAN 19 2011

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

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

Project Address (Location) within Tivoli Village, 430 S. Rampart Boulevard, Suite B160

Project Name Sofa by Santo Lounge **Proposed Use** Tavern

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

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

Commercial Square Footage Front Area - 2,804 sqft / Total sqft - 6,044 / Back Area - 3,240 sqft **Floor Area Ratio** See SUP - 5853

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

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

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

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

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

E-mail Address vickie@ehbinc.com

APPLICANT Great Wash Park LLC **Contact** Cynthia Callegaro

Address 1215 S. Fort Apache Road, Suite 240 **Phone:** 702-946-6680 **Fax:** 702-946-6681

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

E-mail Address ccallegaro@ehbcompanies.com

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

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

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

E-mail Address lora@brownlawlv.com

Property Owner Signature* [signature]

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

Print Name Todd D. Davis

Subscribed and sworn before me

This 18th day of January, 20 11.

Cynthia Callegaro

Notary Public in and for said County and State

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

FOR DEPARTMENT USE ONLY

Case #	SUP-40748
Meeting Date:	3/8/11
Total Fee:	$1280
Date Received:*	1/19/11
Received By:	Romeo

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

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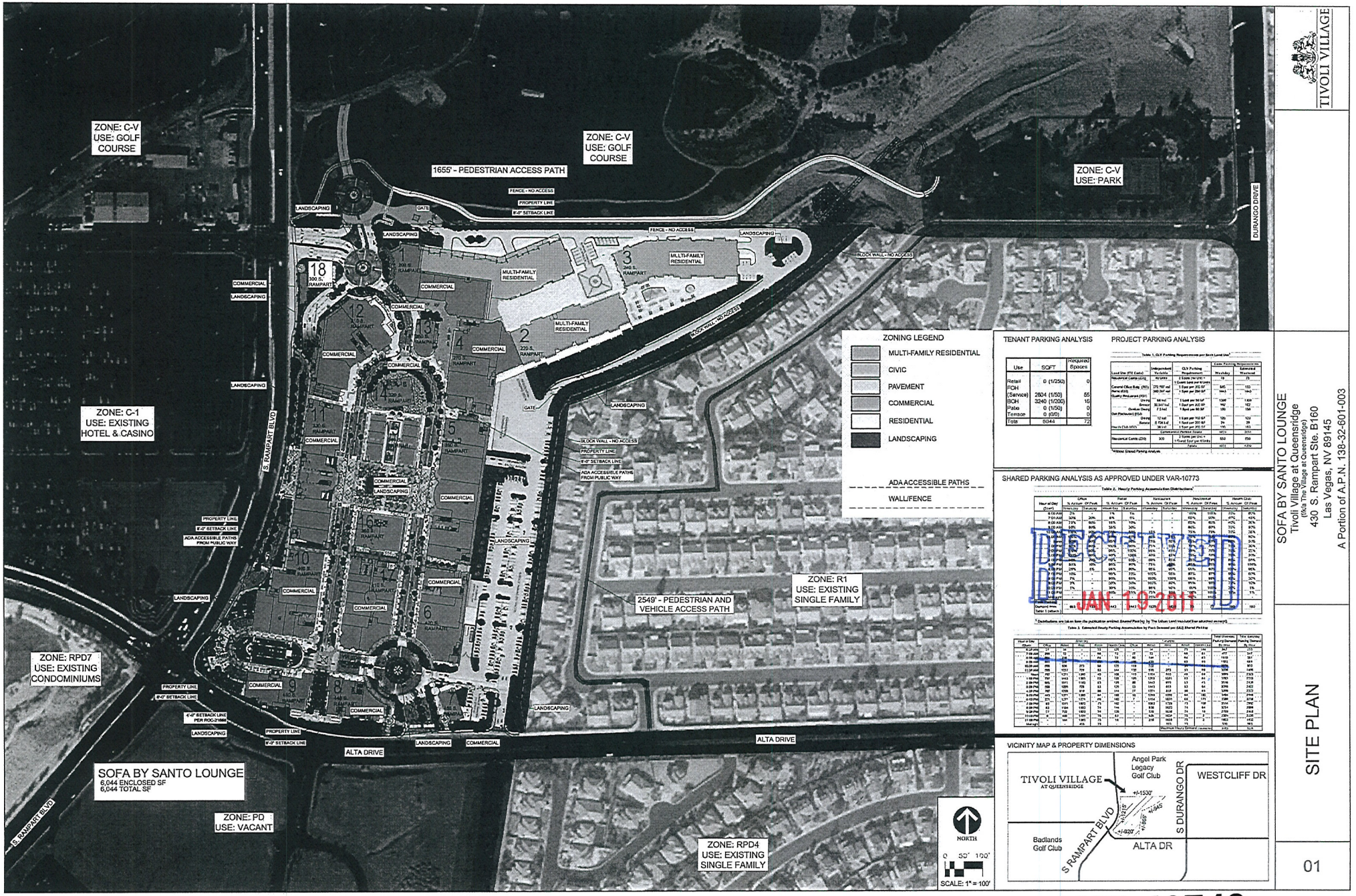
Revised 10/27/08



ZONING LEGEND

- MULTI-FAMILY RESIDENTIAL
- CIVIC
- PAVEMENT
- COMMERCIAL
- RESIDENTIAL
- LANDSCAPING
- ADA ACCESSIBLE PATHS
- WALL/FENCE

TENANT PARKING ANALYSIS

Use	SQFT	Required Spaces
Retail	0 (1/250)	0
FOH (Service)	2804 (1/50)	56
BOH	3240 (1/200)	16
Patio	0 (1/50)	0
Terrace	0 (0/0)	0
Total	6044	72

PROJECT PARKING ANALYSIS

SHARED PARKING ANALYSIS AS APPROVED UNDER VAR-10773

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JAN 19 2011

VICINITY MAP & PROPERTY DIMENSIONS

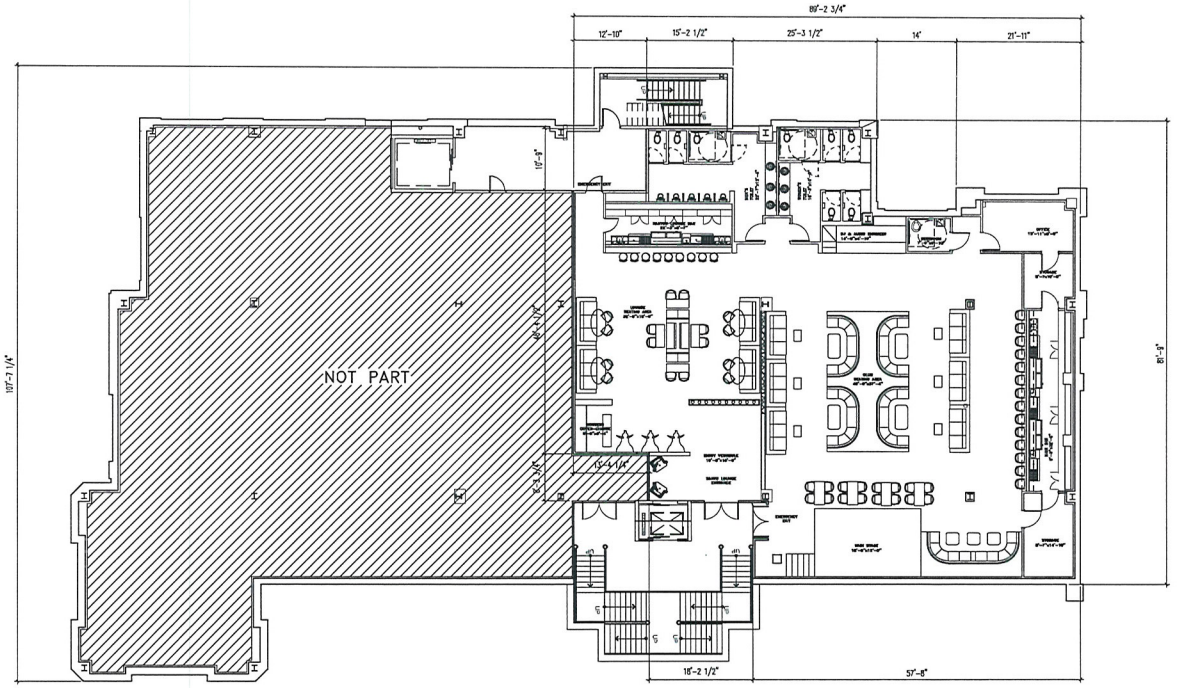
TIVOLI VILLAGE

SOFA BY SANTO LOUNGE
Tivoli Village at Queensridge
(f/k/a The Village at Queensridge)
430 S. Rampart Ste. B160
Las Vegas, NV 89145
A Portion of A.P.N. 138-32-601-003

SITE PLAN

01

SUP-40748



1 Floor Plan
A1.00 SCALE: 1"=10'-0"

Occupancy Load Calculation / Square Footage Chart				
Area description	sq. ft.	sq. ft. total	load factor	occupants
Seating Areas		2,804	15	187
Back Areas:		3,240		
Bar Areas	488		200	3
Restrooms	691		100	7
Office	155		100	2
Storage	237		300	1
DJ Audio Engineer	71		100	1
Stage	225		15	15
Hostess Station	54		100	1
Entry Vestibule	353		100	4
Walkways, Wallspace, Misc	966		100	10
Total		6,044		231

Seat Count Calculation / Capacity	
Area description	Seating
Club Area	77
Lounge Area	36
Bar Areas	23
Total Seating Capacity	136

REC... JAN 19 2011

SUP-40748

SYM.	INIT.	REVISION DESCRIPTION	DATE:

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. THIS DOCUMENT, INCLUDING THE IDEAS AND DESIGNS IT CONTAINS IS AN INSTRUMENT OF PROFESSIONAL SERVICES RENDERED BY PENGUIN CONSTRUCTION. THIS DOCUMENT MAY NOT BE USED, COPIED OR PUBLISHED BY ANY METHOD IN WHOLE OR IN PART FOR ANY PURPOSE OTHER THAN THE SPECIFIC PROJECT WITHOUT THE EXPRESSED CONSENT AND AUTHORIZATION OF PENGUIN CONSTRUCTION.

PENGUIN CONSTRUCTION
NEVADA LIC# 0070384
4080 W. DESERT INN RD STE.#W-111
LAS VEGAS, NEVADA 89102

DAVE Y1

Sofa by Santo Lounge
Tivoli Village At Queensridge
(f/k/a The Village At Queensridge)
430 S. Rampart Blvd., Suite B160
Las Vegas, NV 89145
A Portion of APN #138-32-601-003

FLOOR PLAN

DATE: 01/13/2011
DRAWN BY: STAFF
CHECKED BY: PS
SCALE: AS NOTED

Copyright 2011, Penguin Construction

SHEET
A1.00



SUP-40748 - APPLICANT/OWNER: GREAT WASH PARK, LLC
430 SOUTH RAMPART BOULEVARD, SUITE #B160

01/26/11

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 22, 2011

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

Re: Special Use Permit with separation waivers for Liquor Establishment within Tivoli Village at Queensridge Parcel 138-32-601-003, Building 9, Unit B 160 and 170

Dear Sir/Madam;

Please consider this request to allow a Liquor Establishment within a previously approved mixed use development (SUP-5853). Specifically in the basement and on the first level of 430 S. Rampart Boulevard. The site is located within a 29 acre commercial and residential development located at the northeast corner of Alta Drive and Rampart Boulevard. The proposed lounge is accessed from the promenade into a 2566 SF area. Another 6044 SF of the lounge is located subgrade, beneath building nine in the mixed use development. The total area is therefore 8610 SF.

Sofa by Santos Lounge has a lounge/nightclub atmosphere. Under the provisions of Title 19 it is classified as a liquor establishment within a mixed use district. The lease allows the tenant the option to serve food.

Please refer to ordinance 6013 that permits an applicant to request a waiver for the 1500 foot minimum separation requirement between Liquor Establishment and protected uses when the proposed tavern is located in a mixed use district. This Use Permit request requires the application of ordinance 6013 in order for Sofa to operate one the same property as previously approved taverns within Tivoli Village. This request also requires the application of ordinance 6013 to allow this tavern a 0 foot separation between to the liquor establishment located on Angel Park Golf Course that is the adjacent property. A third waiver is required to allow this tavern to be located approximately 141 feet from the boundary of a children's play ground located at Angel Park. This distance is measured property line to property line. The actual walking distance from the proposed tavern is more than 1500 feet and the pathway is encumbered by numerous other buildings, fences and drainage channels. There is not a direct route to drive from this establishment to the park.

If you have additional concerns please phone me at 598-1408.

Very truly yours,

Lora Dreja
Land Entitlements

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SUP-40748
REVISED

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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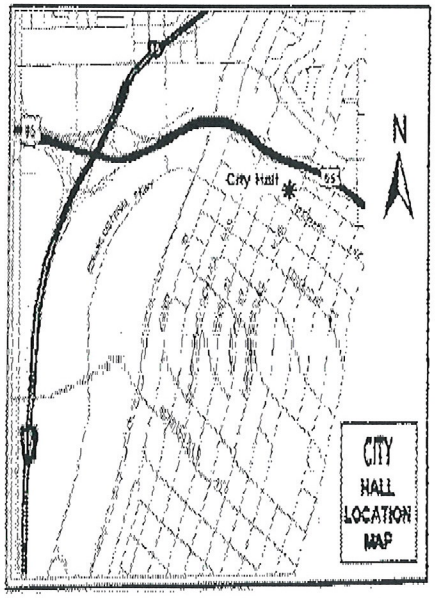

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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SUP-40748

Planning Commission Meeting of 3/8/2011

Case: SUP-40748

13832613007
HOOGE JOHN L & JUDITH M REV TR
8620 HIGHLAND VIEW AVE
LAS VEGAS NV 89145-5708

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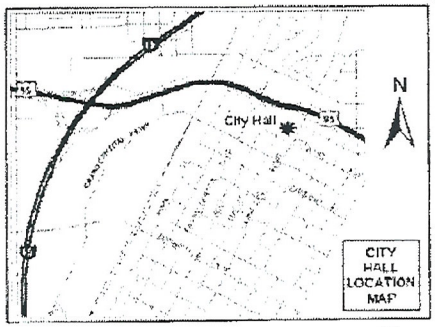

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SUP-40748

Planning Commission Meeting of 3/8/2011

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Case: SUP-40748
13833226003
HARAND ROBERT & CARMENCITA
602 N LINCOLN
BURBANK CA 91506-1930

City of Las Vegas
Department of Planning
Development Services Center
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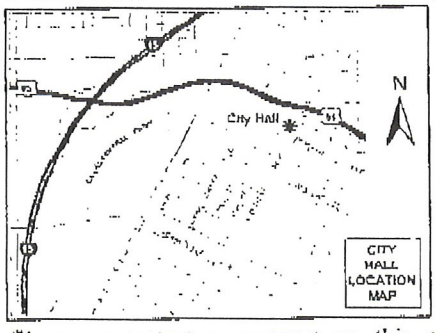

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SUP-40748
Planning Commission Meeting of 3/8/2011

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CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

Case: SUP-40748
13832610031
FRANTZEN 1984 FAMILY TRUST
305 VISTA GLEN ST
LAS VEGAS NV 89145-4837

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2011-Mar-02 09:26 From-Neighborhood Justice Center T-627 P.001/001 F-685
7024553652

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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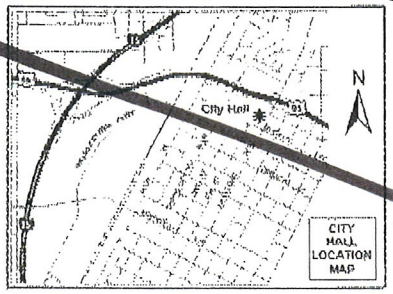

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SUP-40749

Planning Commission Meeting of 3/8/2011

Case: SUP-40749

13832614001
GRAF EDWARD JR
123 SAN MIGUEL RD
PASADENA CA 91105-1442

2 KRDGM11 91105

City of Las Vegas
Department of Planning
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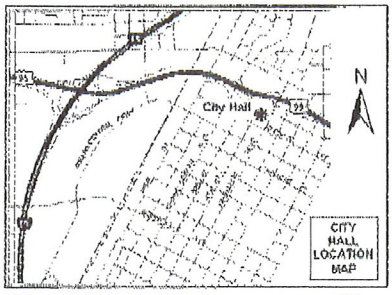

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SUP-40748

Planning Commission Meeting of 3/8/2011

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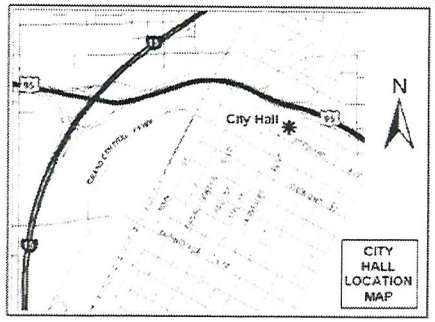

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☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-40748
Planning Commission Meeting of 3/8/2011

Case: SUP-40748
13832719007
ALTER HARRY & ADELAIDE FAM TR
8625 TRIANON LN
LAS VEGAS NV 89145-4875

37

28 KRDGN11 89145

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

PRESORTED FIRST CLASS

UNITED STATES POSTAGE
PITNEY BOWES
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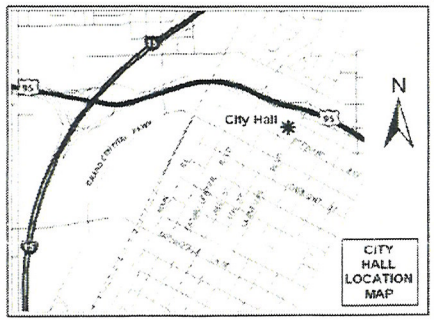
FEB 24 2011
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-40748
Planning Commission Meeting of 3/8/2011

Note: We don't need more Liquor stores in this location. We have enough already! Please stop this madness

Case: SUP-40748

13832613010
ADAMS EDITH A TRUST
8608 HIGHLAND VIEW AVE
LAS VEGAS NV 89145-5708

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MAR -3 2011

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28 KRDGN11 89145

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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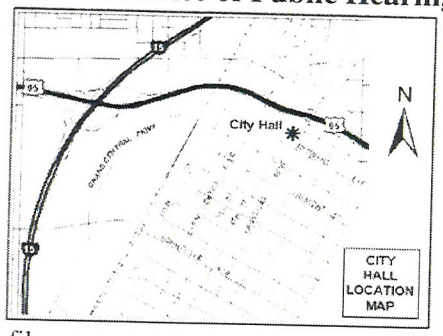

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SUP-40748

Planning Commission Meeting of 3/8/2011

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MAR - 3 2011

Case: SUP-40748

13832613041
JENSEN FAMILY TRUST
8505 HIGHLAND VIEW AVE
LAS VEGAS NV 89145-5701

28 KRDGN11 89145

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City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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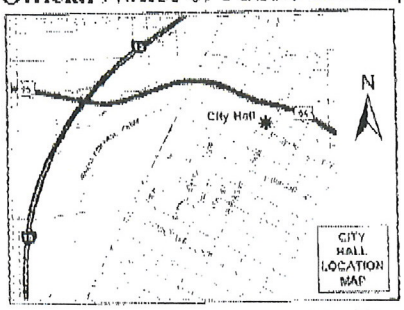

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SUP-40748

Planning Commission Meeting of 3/8/2011

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MAR - 2 2011
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

Case: SUP-40748

13832213202
RIKLIS KADY
P O BOX 11409
BEVERLY HILLS CA 90213-4409

11B KRDCM11 90213

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City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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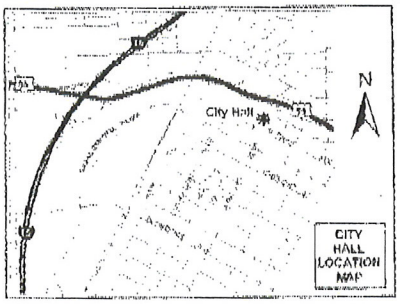

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[X] I SUPPORT this Request [ ] I OPPOSE this Request

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SUP-40748

Planning Commission Meeting of 3/8/2011

Case: SUP-40748

13832213201
RIKLIS KRISTOFER
P O BOX 11409
BEVERLY HILLS CA 90213-4409

118 KRDGN11 90213

37

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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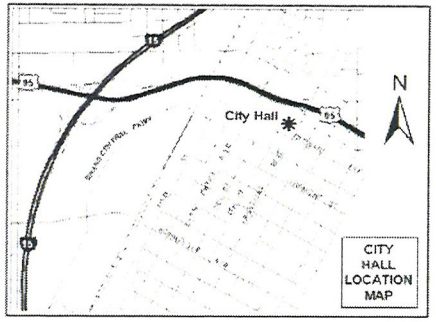

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SUP-40748

Planning Commission Meeting of 3/8/2011

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MAR - 7 2011

Case: SUP-40748

13832213145
HARARI ALON
9755 W CHARLESTON BLVD
LAS VEGAS NV 89117-7536

37

18 KRDGN11 89117

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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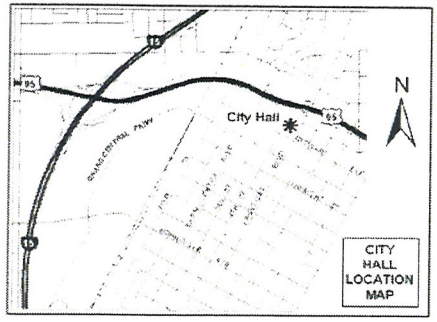

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Planning Commission Meeting of 3/8/2011

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MAR - 7 2011

Case: SUP-40748

13832723001
R A SOUTHEAST LAND COMPANY L L C
9755 W CHARLESTON BLVD
LAS VEGAS NV 89117-7536

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18 KRDGN11 89117

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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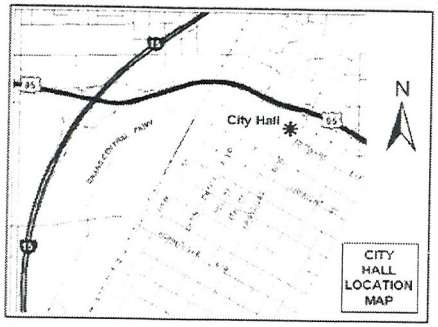

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SUP-40748

Planning Commission Meeting of 3/8/2011

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MAR - 7 2011

Case: SUP-40748

13832213136
PENINI ERAN E & GUY
9755 W CHARLESTON BLVD
LAS VEGAS NV 89117-7536

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18 KRDGN11 89117

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

Return Service Requested
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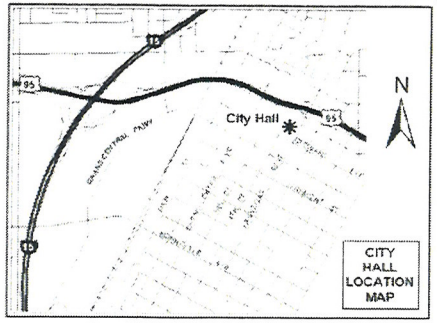

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Planning Commission Meeting of 3/8/2011

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Case: SUP-40748

13832213158
WEIL SHAI
9755 W CHARLESTON BLVD
LAS VEGAS NV 89117-7536

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18 KRDGN11 89117

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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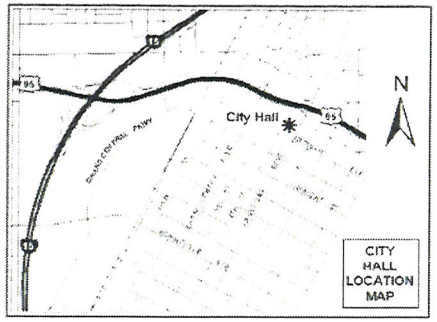

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Please use available blank space on card for your comments.

SUP-40748

Planning Commission Meeting of 3/8/2011

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Case: SUP-40748

13832213168
PANKRATZ FAMILY TRUST
9103 ALTA DR #801
LAS VEGAS NV 89145-8501

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28 KRDCM11 89145

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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UNITED STATES POSTAGE
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Return Service Requested
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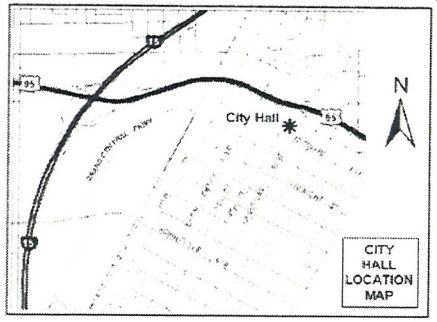

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SUP-40748

Planning Commission Meeting of 3/8/2011

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MAR - 7 2011

Case: SUP-40748

13832213165
RISSIN LIOR & LIAT
9755 W CHARLESTON BLVD
LAS VEGAS NV 89117-7536

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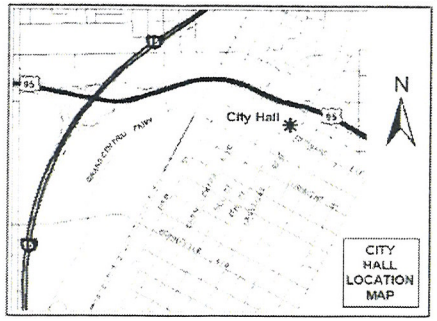
18 KRDCN11 89117

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

Return Service Requested
Official Notice of Public Hearing



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SUP-40748
Planning Commission Meeting of 3/8/2011

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Case: SUP-40748
13832213068
QUEENSRIDGE TOWERS L L C
9755 W CHARLESTON BLVD
LAS VEGAS NV 89117-7536

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18 KRDGN11 89117

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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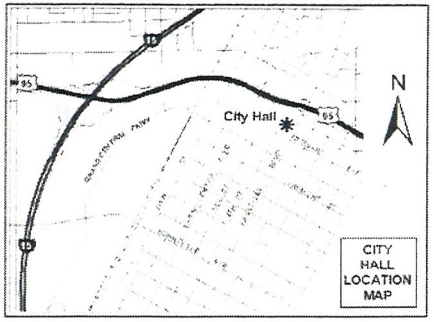

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Planning Commission Meeting of 3/8/2011

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Case: SUP-40748

13832213080
PENINI GUY
9755 W CHARLESTON BLVD
LAS VEGAS NV 89117-7536

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18 KRDGN11 89117

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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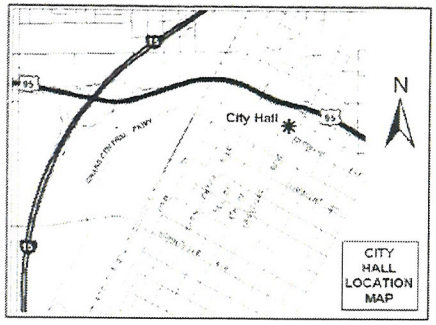

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SUP-40748
Planning Commission Meeting of 3/8/2011

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Case: SUP-40748

13832213194
Q TOWERS F12 L L C
9103 W ALTA DR #1206
LAS VEGAS NV 89145-8501

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26 KRDGN11 89145

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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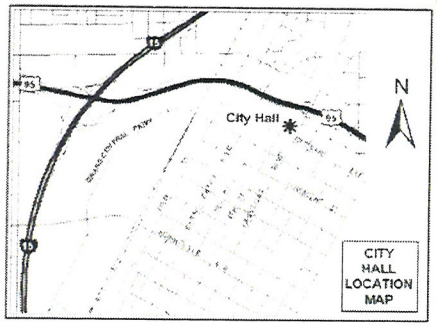

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SUP-40748

Planning Commission Meeting of 3/8/2011

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Case: SUP-40748

13832213119
DEHART PAUL B & VICKIE NV RES TR
9103 ALTA DR #2-101
LAS VEGAS NV 89145-8501

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28 KRDGN11 89145

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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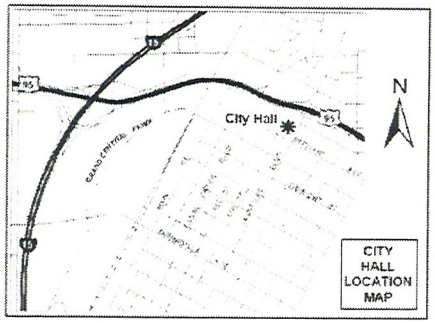

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[X] I SUPPORT this Request

[ ] I OPPOSE this Request

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SUP-40748

Planning Commission Meeting of 3/8/2011

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MAR -3 2011

Case: SUP-40748

13832213195
DEHART SUMMER
9103 W ALTA DR #1207
LAS VEGAS NV 89145-8501

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29 KRDCN11 89145

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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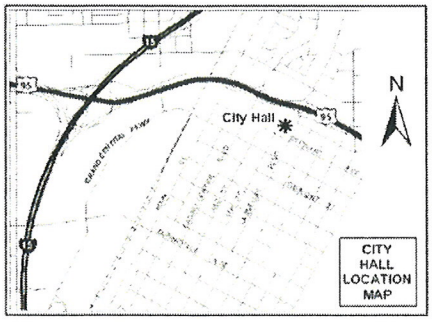

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SUP-40748
Planning Commission Meeting of 3/8/2011

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MAR - 3 2011

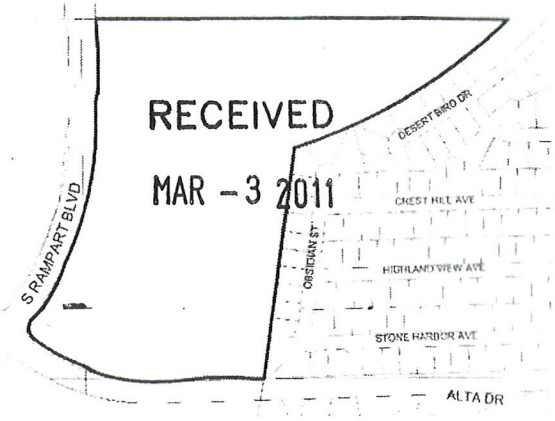
13832718015 Case: SUP-40748
THOMPSON MARGRETT & JERALYN M
8644 BLISSVILLE AVE
LAS VEGAS NV 89145-4872

37
192

28 KRDGN11 89145

SUP-40748 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: GREAT WASH PARK, LLC - Request for a Special Use Permit FOR A LIQUOR ESTABLISHMENT (TAVERN) WITHIN A 28.44-ACRE MIXED-USE DEVELOPMENT WITH WAIVERS TO ALLOW A DISTANCE SEPARATION OF 141 FEET FROM A PARK WHERE 400 FEET IS REQUIRED AND NO DISTANCE SEPARATION FROM A SIMILAR USE WHERE 1,500 FEET IS REQUIRED at 430 South Rampart Boulevard, Suite #B160 (APN 138-32-601-003), C-2 (General Commercial) Zone, Ward 2 (Wolfson).

No More Bars You Screwed West Mesa & Angel Park Blockade The Entrance To Boca Park With Divider & Red light That Brings Traffic Thru Our Once Quiet Neighborhood & Right Turn Only To Rampart Would Have Worked. Why Would You Disturb Our Neighborhood For A Distance Of 2 Blocks



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

Public Hearing Information

Meeting:	Planning Commission
Date:	*March 08, 2011*
Time:	6:00 P.M.
Location:	City Council Chambers 400 Stewart Avenue Las Vegas, Nevada

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Department of Planning, Case Planning Division. Development Services Center, 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For further information, including the full staff report, please call (702) 229-6301 (TDD 386-9108) or go to http://www.lasvegasnevada.gov.

Just To Use Durango – How Inconsiderate To The Tax Payers Of This Area. Triple Five Got Away Without Building The Wall Bethany

Our Neighborhood (West Mesa). I Bet you forgot about that one.

You allowed Queens Ridge to Build ugly Gothic looking Buildings that have Destroyed the look of our Neighborhood.

You allowed a Big ugly stacked up Building to Be Built over a Gorge (once naturally Beautiful).

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MAR - 3 2011

The Buildings are sitting to close to the street (Alta Side) & Now we are possibly looking at a Bridge across Alta ???

It now takes me approximately six minutes from Alta & SoSo to get to the Durango-95 on Ramp.

Can't Imagine what it will Be like once your new vision of this area is fully operational.

In this economy our once nice/quiet Neighborhood will look like the strip as a ghost town.

282

I Guess we can salvage it as a ghost town & it can Become a new attraction for tourist — But then again — you don't want to lose any Business on the strip. Meanwhile we'll all Be waiting at Alta & Durango in traffic.

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**

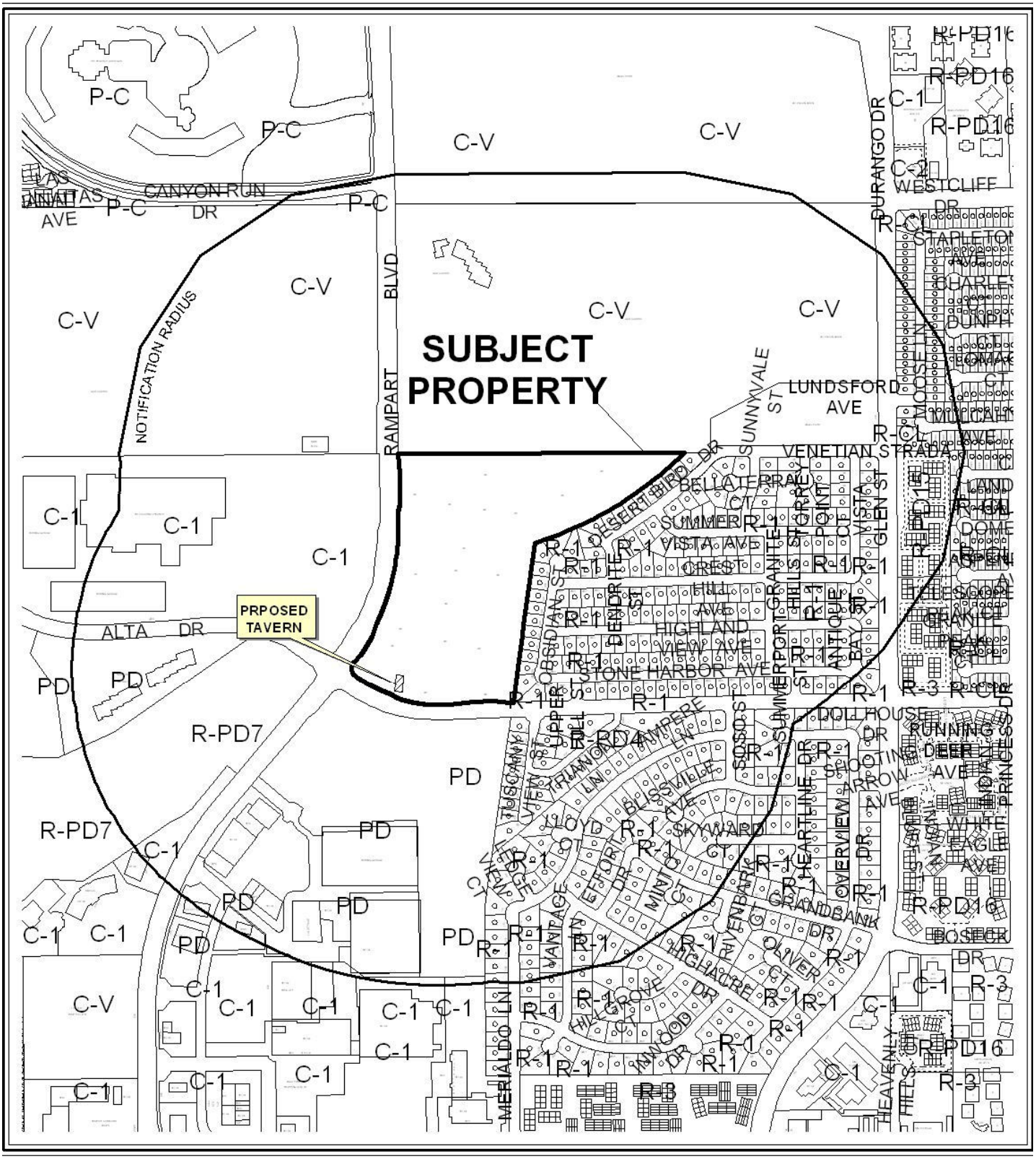
SUBJECT:
ABEYANCE - RENOTIFICATION - SUP-40749 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: GREAT WASH PARK, LLC - Request for a Special Use Permit FOR A LIQUOR ESTABLISHMENT (TAVERN) WITHIN A 28.44-ACRE MIXED-USE DEVELOPMENT WITH WAIVERS TO ALLOW A DISTANCE SEPARATION OF 141 FEET FROM A PARK WHERE 400 FEET IS REQUIRED AND NO DISTANCE SEPARATION FROM A SIMILAR USE WHERE 1,500 FEET IS REQUIRED at 430 South Rampart Boulevard, Suite #B130 (APN 138-32-601-003), C-2 (General Commercial) Zone, Ward 2 (Wolfson). **NOTE: THE WAIVER REQUESTED FROM A CITY PARK IS 141 FEET WHERE 1,500 FEET IS REQUIRED** Staff recommends APPROVAL.

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.	**8**	**Planning Commission Mtg.**	**14**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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



0 300 600 Feet

CASE: **SUP-40749**

RADIUS: 1500 FT

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

N



0 300 600 Feet

CASE: **SUP-40749**

RADIUS: 1500 FT

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

N



SUP-40749

Taverns

Business Licenses

Child Care/ Children Facility

Tavern

0 360 720 1,440 Feet

RELIGIOUS

CITY PARKS

SCHOOLS

Subject Property

1500 foot buffer

N



APPROVED ALCOHOL ENTITLEMENTS FOR APN: 13832601003

ALCOHOL USES

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

N

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-40749** APN: 138-32-601-003

Name of Property Owner: Great Wash Park LLC

Name of Applicant: Tivoli Irish Pub

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

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Todd D. Davis

Subscribed and sworn before me

This 18th day of January, 20 11

Cynthia Callegaro

Notary Public in and for said County and State

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

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JAN 19 2011

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

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

Project Address (Location) within Tivoli Village, 430 S. Rampart Boulevard, Suite B130

Project Name Tivoli Irish Pub **Proposed Use** Tavern

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

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

Commercial Square Footage Front Area - 2,642 sqft Total sqft - 6,898 Back Area - 4,256 sqft **Floor Area Ratio** See SUP - 5853

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

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

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

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

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

E-mail Address vickie@ehbinc.com

APPLICANT Great Wash Park LLC **Contact** Cynthia Callegaro

Address 1215 S. Fort Apache Road, Suite 240 **Phone:** 702-946-6680 **Fax:** 702-946-6681

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

E-mail Address ccallegaro@ehbcompanies.com

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

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

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

E-mail Address lora@brownlawlv.com

Property Owner Signature* Todd D. Davis

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

Print Name Todd D. Davis

Subscribed and sworn before me

This 18th day of January, 20 11.

Cynthia Callegaro

Notary Public in and for said County and State

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

FOR DEPARTMENT USE ONLY

Case #	SUP - 40749
Meeting Date:	3/8/11
Total Fee:	$1280
Date Received:*	$ 1/19/11
Received By:	Romeo

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

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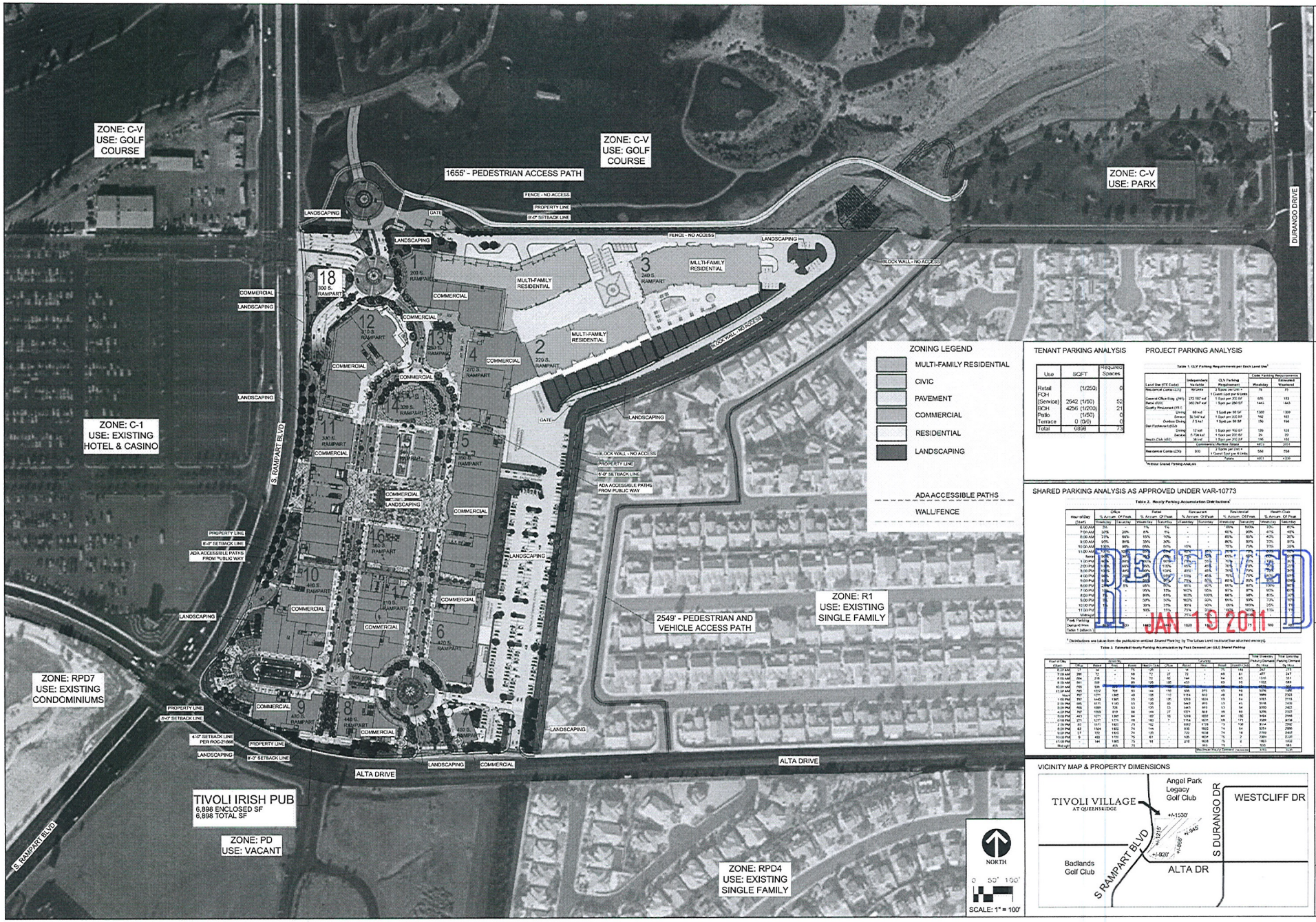
f:\depot\Application Packet\Application Form.pdf

Revised 10/27/08



TENANT PARKING ANALYSIS

Use	SQFT	Required Spaces
Retail	(1/250)	0
FOH		
(Service)	2942 (1/50)	59
BOH	4256 (1/200)	21
Patio	(1/50)	0
Terrace	0 (0/0)	0
Total	6898	79

PROJECT PARKING ANALYSIS

Table 1. CLV Parking Requirements per Each Land Use[1]

Land Use (ITE Code)	Independent Variable	CLV Parking Requirement	Code Parking Requirement Estimated Weekday	Code Parking Requirement Estimated Weekend
Residential Condo (220)	80 Units	2 Spaces per Unit + 1 Guest Spot per 4 Units	180	180
General Office Bldg. (710)	372.167 ksf	1 Spot per 250 SF	1,489	1,489
Retail (820)	362.167 ksf	1 Spot per 250 SF	1,449	1,449
Quality Restaurant (931)		Dining: 1 Spot per 50 SF	1,300	1,300
	64 ksf	Service: 1 Spot per 200 SF	962	962
	36.547 ksf	Outdoor Dining: 1 Spot per 50 SF	1,461	1,461
Fast Food w/out D.T. (933)	7.5 ksf	1 Spot per 100 SF	750	750
	12 ksf	Dining: 1 Spot per 100 SF	120	120
	6.726 ksf	Service: 1 Spot per 200 SF	34	34
	36 ksf	1 Spot per 200 SF	180	180
		Commercial Portion Totals	6,473	6,473
Residential Condo (220)	300	2 Spots per Unit + 1 Guest Spot per 4 Units	540	750
		Totals	6,913	7,223

[1] Without Shared Parking Analysis

SHARED PARKING ANALYSIS AS APPROVED UNDER VAR-10773

Table 2. Hourly Parking Accumulation Distributions[1]

Hour of Day (Start)	Office % Annual Of Peak Weekday	Office % Annual Of Peak Saturday	Retail % Annual Of Peak Weekday	Retail % Annual Of Peak Saturday	Restaurant % Annual Of Peak Weekday	Restaurant % Annual Of Peak Sunday	Residential % Annual Of Peak Weekday	Residential % Annual Of Peak Saturday	Health Club % Annual Of Peak Weekday	Health Club % Annual Of Peak Saturday
6:00 AM	3%		5%	5%	-	-	85%	85%	10%	10%
7:00 AM	30%	20%	6%	5%	-	-	85%	90%	40%	40%
8:00 AM	73%	90%	55%	50%	-	-	85%	90%	40%	40%
9:00 AM	95%	90%	55%	50%	-	-	85%	90%	70%	70%
10:00 AM	100%	90%	75%	75%	10%	-	85%	90%	70%	70%
11:00 AM	100%	90%	75%	75%	50%	10%	85%	90%	70%	70%
Noon	90%	90%	75%	75%	75%	50%	85%	90%	70%	70%
1:00 PM	90%	90%	75%	75%	75%	75%	85%	90%	70%	70%
2:00 PM	95%	75%	100%	75%	75%	75%	85%	90%	70%	70%
3:00 PM	95%	75%	100%	75%	75%	75%	85%	90%	70%	70%
4:00 PM	95%	75%	100%	75%	75%	75%	85%	90%	70%	70%
5:00 PM	95%	75%	100%	75%	75%	75%	85%	90%	70%	70%
6:00 PM	95%	75%	100%	75%	75%	75%	85%	90%	70%	70%
7:00 PM	95%	75%	100%	75%	75%	75%	85%	90%	70%	70%
8:00 PM	95%	75%	100%	75%	75%	75%	85%	90%	70%	70%
9:00 PM	50%	50%	100%	50%	75%	75%	85%	90%	70%	70%
10:00 PM	30%	10%	75%	50%	75%	75%	85%	90%	70%	70%
11:00 PM	10%	10%	75%	50%	75%	75%	85%	90%	70%	70%
Midnight	5%	5%	5%	5%	75%	75%	85%	90%	70%	70%
Peak Parking Demand Rate	100%	90%	100%	75%	75%	75%	85%	90%	70%	70%
Gross SF Area	1,000		1,000		1,000		1,000		1,000	
Table 1 (above)	1,000	900	1,000	750	750	750	850	900	700	700

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

Table 3. Estimated Hourly Parking Accumulation by Peak Demand per (ULI) Shared Parking

Hour of Day (Start)	Weekday Office	Weekday Retail	Weekday Rest.	Weekday Health Club	Weekend Office	Weekend Retail	Weekend Rest.	Weekend Health Club	Total Weekday Parking Demand	Total Saturday Parking Demand
6:00 AM	34	14	15	28	27	14	14	28	91	83
7:00 AM	294	72	-	68	72	72	-	68	434	212
8:00 AM	711	528	-	68	711	528	-	68	1,307	1,307
9:00 AM	926	528	-	68	926	528	-	68	1,522	1,522
10:00 AM	975	528	-	68	975	528	-	68	1,571	1,571
11:00 AM	975	1,017	158	136	975	975	55	136	2,326	2,326
Noon	757	1,071	1,067	136	1,014	1,014	1,067	136	3,031	3,231
1:00 PM	757	1,071	1,067	136	1,014	1,014	1,067	136	3,031	3,231
2:00 PM	926	1,071	1,067	136	1,014	1,014	1,067	136	3,200	3,231
3:00 PM	926	1,071	1,067	136	1,014	1,014	1,067	136	3,200	3,231
4:00 PM	926	1,071	1,067	136	1,014	1,014	1,067	136	3,200	3,231
5:00 PM	926	1,071	1,067	136	1,014	1,014	1,067	136	3,200	3,231
6:00 PM	926	1,071	1,067	136	1,014	1,014	1,067	136	3,200	3,231
7:00 PM	926	1,071	1,067	136	1,014	1,014	1,067	136	3,200	3,231
8:00 PM	926	1,071	1,067	136	1,014	1,014	1,067	136	3,200	3,231
9:00 PM	487	1,071	1,067	95	1,014	1,014	1,067	136	2,720	3,231
10:00 PM	292	1,071	1,067	68	1,014	1,014	1,067	136	2,497	3,231
11:00 PM	97	1,071	1,067	68	1,014	1,014	1,067	136	2,302	3,231
Midnight	49	1,071	1,067	34	1,014	1,014	1,067	136	2,219	3,231
Peak Parking Demand	975	1,071	1,067	136	1,014	1,014	1,067	136	3,200	3,231

VICINITY MAP & PROPERTY DIMENSIONS

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JAN 19 2011

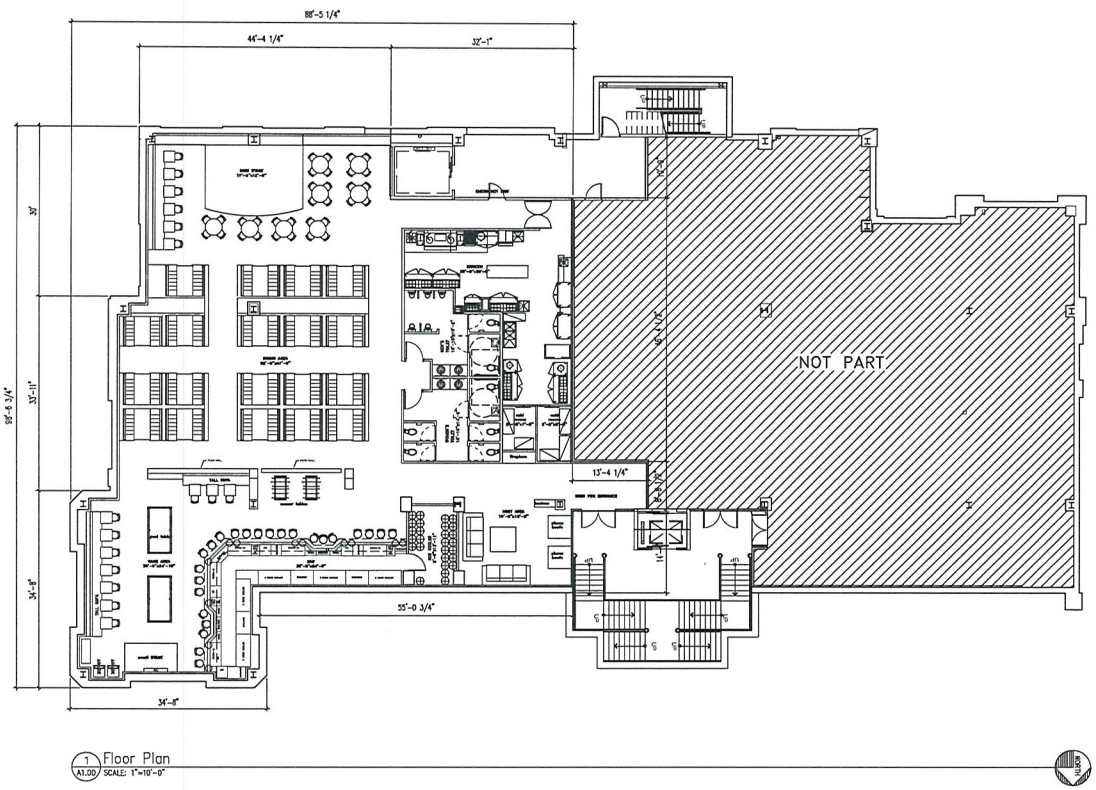
TIVOLI VILLAGE

TIVOLI IRISH PUB
Tivoli Village at Queensridge
(f/k/a The Village at Queensridge)
430 S. Rampart Ste. B130
Las Vegas, NV 89145
A Portion of A.P.N. 138-32-601-003

SITE PLAN

01

SUP-40749



1 A1.00 Floor Plan
SCALE: 1"=10'-0"

Occupancy Load Calculation / Square Footage Chart

Area description	sq. ft.	sq. ft. total	load factor	occupants
Seating Areas		2,642	15	177
Back Areas:		4,256		
Bar Area	381		200	2
Restrooms	509		100	6
Game Area	584		100	6
Storage (Keg Cooler, Cold Room)	253		300	1
Kitchen	624		200	4
Stage	214		15	15
Hostess Station	54		100	1
Entry Vestibule/Hallway	300		100	3
Walkways, Wallspace, Misc.	1,337		100	14
Total		6,898		229

Seat Count Calculation / Capacity

Area description	Seating
Dining Area	76
Game Area	20
Host Area	6
Main Stage Area	44
Bar Areas	24
Total Seating Capacity	170

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JAN 19 2011

SYM.	INIT.	REVISION DESCRIPTION	DATE:
△			

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PENGUIN CONSTRUCTION
NEVADA LIC# 0070384
4080 W. DESERT INN RD STE.#W-111
LAS VEGAS, NEVADA 89102

DAVE Y1

Tivoli Irish Pub
Tivoli Village At Queensridge
(f/k/a The Village At Queensridge)
430 S. Rampart Blvd., Suite B130
Las Vegas, NV 89145
Portion of APN #138-32-601-003

FLOOR PLAN

DATE: 01/13/2011
DRAWN BY: STAFF
CHECKED BY: PS
SCALE: AS NOTED

Copyright 2011, Penguin Construction

SHEET
A1.00

SUP-40749



SUP-40749 – APPLICANT/OWNER: GREAT WASH PARK, LLC
430 SOUTH RAMPART BOULEVARD, SUITE #B130

01/26/11

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 22, 2011

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

Re: Special Use Permit with separation waivers for Liquor Establishment within Tivoli Village at Queensridge Parcel 138-32-601-003, Building 9, Unit B 130 and 140

Dear Sir/Madam;

Please consider this request to allow a Liquor Establishment within a previously approved mixed use development (SUP-5853). Specifically, the building located at 430 S. Rampart Boulevard. The site is located within a 29 acre commercial and residential development located at the northeast corner of Alta Drive and Rampart Boulevard. The proposed lounge is has a 3500 SF access by the outdoor promenade then 6898 SF located subgrade, beneath building nine in the mixed use development.

Brickell is an Irish Pub featuring a full menu of Burgers, entrees and appetizers. Patrons are entertained by dart boards, billiard tables and several televisions that broadcast domestic sports as well as overseas football and rugby. A stage for live entertainment is available as allowed in a C-2 district.

Please refer to ordinance 6013 that permits an applicant to request a waiver for the 1500 foot minimum separation requirement between Liquor Establishment and protected uses when the proposed tavern is located in a mixed use district. This Use Permit request requires the application of ordinance 6013 in order for Sofa to operate one the same property as previously approved taverns within Tivoli Village. This request also requires the application of ordinance 6013 to allow this tavern a 0 foot separation between to the liquor establishment located on Angel Park Golf Course that is the adjacent property. A third waiver is required to allow this tavern to be located approximately 141 feet from the boundary of a children's play ground located at Angel Park. This distance is measured property line to property line. The actual walking distance from the proposed tavern is more than 1500 feet and the pathway is encumbered by numerous other buildings, fences and drainage channels. There is not a direct route to drive from this establishment to the park.

If you have additional concerns please phone me at 598-1408.

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FEB 22 2011

Very truly yours,

Lora Dreja
Land Entitlements

SUP-40749
REVISED

Department of Planning, Case Planning Division at the address listed above or
Tax this side of this card to (702) 205-7200. If you would like to contact your
Council Representative, please call (702) 229-6405.

I SUPPORT this Request

I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-40749

Planning Commission Meeting of 3/8/2011

Case: SUP 40749

13832613007

HOOGE JOHN L & JUDITH M REY TR
9620 HIGHLAND VIEW AVE

LAS VEGAS NY 89145-5708

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FEB 28 2011

38P

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
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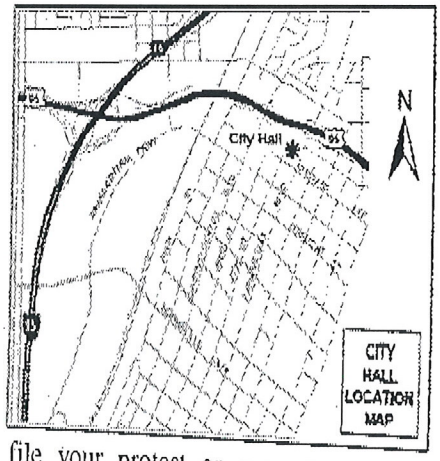

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning, Case Planning Division at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact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

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-40749

Planning Commission Meeting of 3/8/2011

13832613007 Case: SUP-40749
HOOGE JOHN L & JUDITH M REV TR
8620 HIGHLAND VIEW AVE
LAS VEGAS NV 89145-5708

89145

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FEB 28 2011

38P

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City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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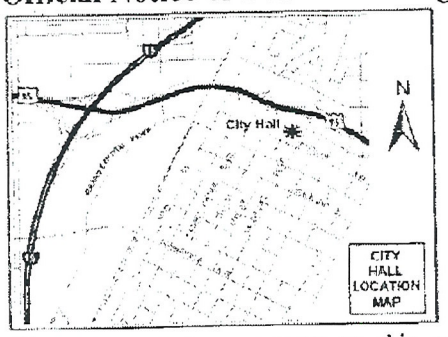
Official Notice of Public Hearing



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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-40749

Planning Commission Meeting of 3/8/2011

Menchie

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FEB 28 2011

Case: SUP-40749
13833226003
HARAND ROBERT & CARMENCITA
602 N LINCOLN
BURBANK CA 91506-1930

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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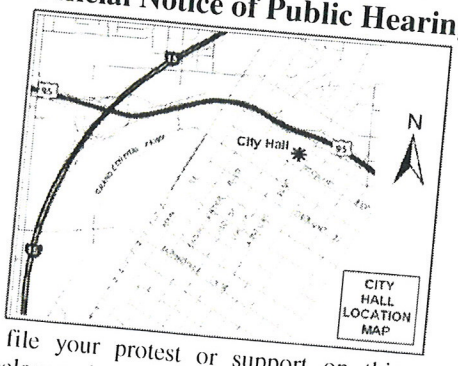

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MAR - 3 2011

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-40749

Planning Commission Meeting of 3/8/2011

13832718015 Case: SUP-40749
THOMPSON MARGRETT & JERALYN M
8644 BLISSVILLE AVE
LAS VEGAS NV 89145-4872

28 KRDGM11 89145

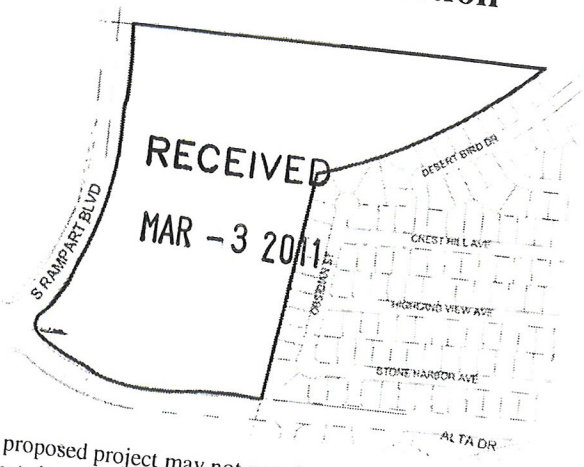
38

Application Information

SUP-40749 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: GREAT WASH PARK, LLC - Request for a Special Use Permit FOR A LIQUOR ESTABLISHMENT (TAVERN) WITHIN A 28.44-ACRE MIXED-USE DEVELOPMENT WITH WAIVERS TO ALLOW A DISTANCE SEPARATION OF 141 FEET FROM A PARK WHERE 400 FEET IS REQUIRED AND NO DISTANCE SEPARATION FROM A SIMILAR USE WHERE 1,500 FEET IS REQUIRED at 430 South Rampart Boulevard, Suite #B130 (APN 138-32-601-003), C-2 (General Commercial) Zone, Ward 2 (Wolfson).

No More Bars -
don't Care if its for
a Restaurant

Application Location



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

Public Hearing Information

Meeting: Planning Commission
Date: *March 08, 2011*
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a n objection thereto or approval thereof with the Department of Planning, Case Planning Division, Development Services Center, 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106. Final n on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City il. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For further information, including the full staff report, call (702) 229-6301 (TDD 386-9108) or go to http://www.lasvegasnevada.gov.

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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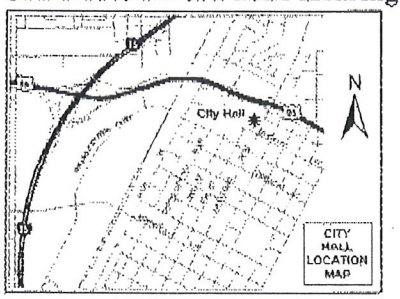
Return Service Requested
Official Notice of Public Hearing



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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-40749

Planning Commission Meeting of 3/8/2011

Case: SUP-40749
13832614001
GRAF EDWARD JR
123 SAN MIGUEL RD
PASADENA CA 91105-1442

2 KRDGM11 91105

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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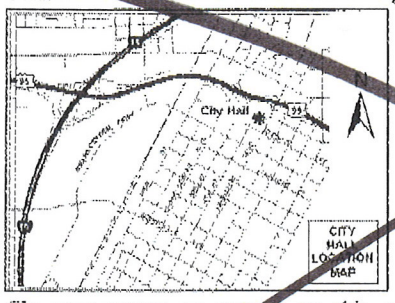

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-40748

Planning Commission Meeting of 3/8/2011

Case: SUP-40748
13832614001
GRAF EDWARD JR
123 SAN MIGUEL RD
PASADENA CA 91105-1442

2 KRDGM11 91105

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.41⁴
0004279218 FEB 24 2011
MAILED FROM ZIPCODE 89101

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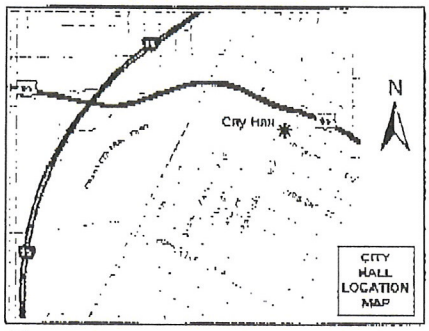

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SUP-40749
Planning Commission Meeting of 3/8/2011

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MAR - 2 2011
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

Case: SUP-40749
13832610031
FRANTZEN 1984 FAMILY TRUST
305 VISTA GLEN ST
LAS VEGAS NV 89145-4837

29 KRDGN11 89145

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partment of Planning
velopment Services Center
North Rancho Drive, 3rd Floor
Vegas, Nevada 89106

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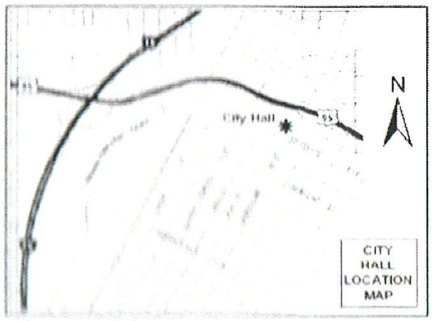

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

ase use available blank space on card for your comments.

Case: SUP-40749

13832613041
JENSEN FAMILY TRUST
8505 HIGHLAND VIEW AVE
LAS VEGAS NV 89145-5701

P-40749
nning Commission Meeting of 3/8/2011

38

28 KRDCM11 89145

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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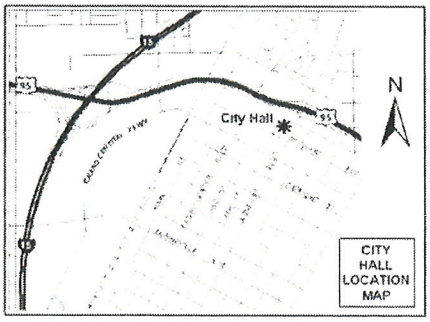

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☒ I OPPOSE this Request

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SUP-40749

Planning Commission Meeting of 3/8/2011

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MAR - 3 2011

Case: SUP-40749
13832719007
ALTER HARRY & ADELAIDE FAM TR
8625 TRIANON LN
LAS VEGAS NV 89145-4875

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08 29.57 02-28-2011 1 /1

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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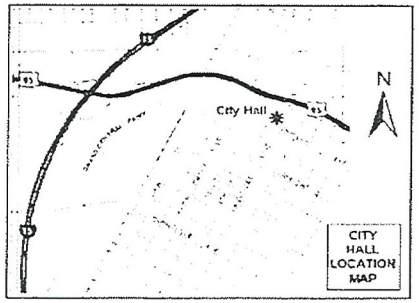

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[X] I SUPPORT this Request [ ] I OPPOSE this Request

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SUP-40749

Planning Commission Meeting of 3/8/2011

Case: SUP-40749

13832719005
GLOVER LORI K
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8617 TRIANON LN
LAS VEGAS NV 89145-4875

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Las Vegas, Nevada 89106

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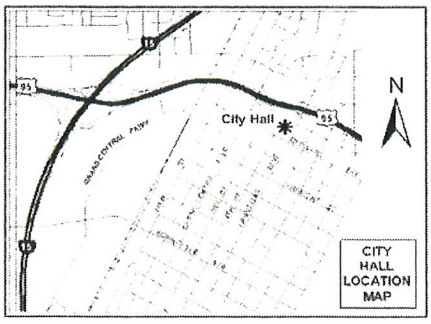

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SUP-40749
Planning Commission Meeting of 3/8/2011

Case: SUP-40749
13832213119
DEHART PAUL B & VICKIE NV RES TR
9103 ALTA DR #2-101
LAS VEGAS NV 89145-8501

36

28 KRDGN11 89145

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333 North Rancho Drive, 3rd Floor
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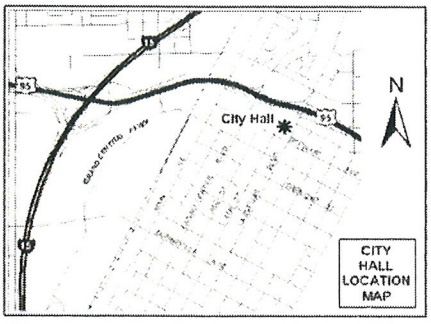

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SUP-40749
Planning Commission Meeting of 3/8/2011

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Case: SUP-40749
13832213195
DEHART SUMMER
9103 W ALTA DR #1207
LAS VEGAS NV 89145-8501

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28 KRDGN11 89145

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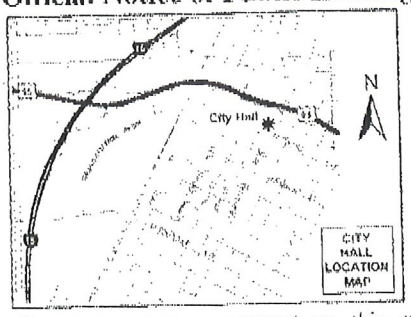

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[X] I SUPPORT this Request [ ] I OPPOSE this Request

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SUP-40749

Planning Commission Meeting of 3/8/2011

Case: SUP-40749

13832213202
RIKLIS KADY
P O BOX 11409
BEVERLY HILLS CA 90213-4409

118 KRDGN11 90213

38

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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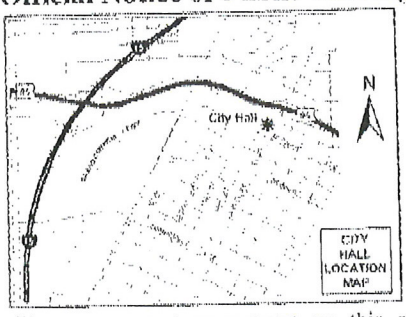

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SUP-40749
Planning Commission Meeting of 3/8/2011

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PLANNING & DEVELOPMENT

Case: SUP-40749
13832213201
RIKLIS KRISTOFER
P O BOX 11409
BEVERLY HILLS CA 90213-4409

118 KRDCM11 90213

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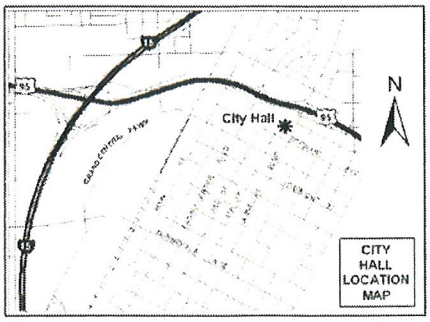

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SUP-40749

Planning Commission Meeting of 3/8/2011

Case: SUP-40749

13832213080
PENINI GUY
9755 W CHARLESTON BLVD
LAS VEGAS NV 89117-7536

38

18 KRDGM11 89117

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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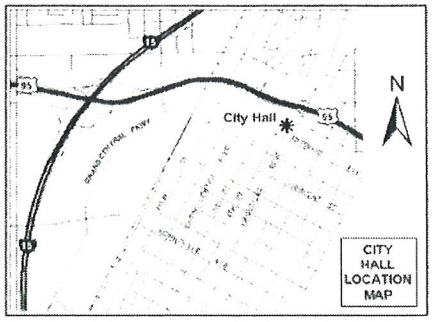

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SUP-40749

Planning Commission Meeting of 3/8/2011

Case: SUP-40749

13832213145
HARARI ALON
9755 W CHARLESTON BLVD
LAS VEGAS NV 89117-7536

38

18 LRDFN11 89117

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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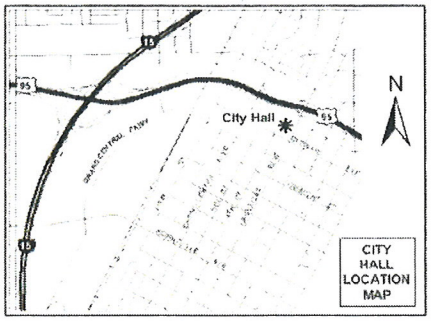

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SUP-40749

Planning Commission Meeting of 3/8/2011

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Case: SUP-40749
13832723001
R A SOUTHEAST LAND COMPANY L L C
9755 W CHARLESTON BLVD
LAS VEGAS NV 89117-7536

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18 KROGN11 89117

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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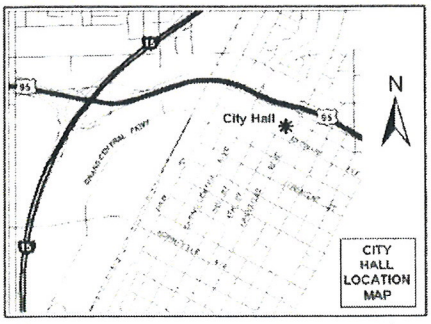

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Case: SUP-40749

13832213136
PENINI ERAN E & GUY
9755 W CHARLESTON BLVD
LAS VEGAS NV 89117-7536

☒ I SUPPORT this Request ☐ I OPPOSE this Request

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SUP-40749
Planning Commission Meeting of 3/8/2011

38

18 KRDGN11 89117

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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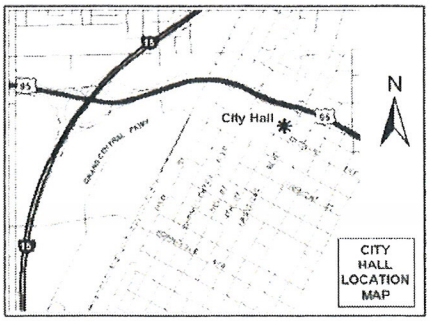

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☐ I SUPPORT this Request ☐ I OPPOSE this Request

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SUP-40749
Planning Commission Meeting of 3/8/2011

Case: SUP-40749

13832213158
WEIL SHAI
9755 W CHARLESTON BLVD
LAS VEGAS NV 89117-7536

38

18 KRDGN11 89117

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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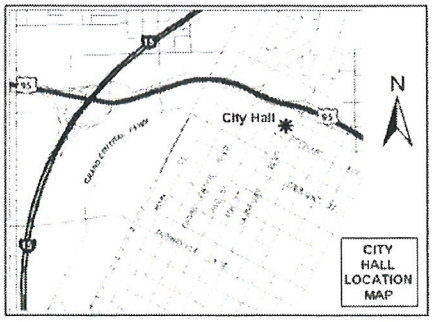

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SUP-40749

Planning Commission Meeting of 3/8/2011

Case: SUP-40749

13832213165
RISSIN LIOR & LIAT
9755 W CHARLESTON BLVD
LAS VEGAS NV 89117-7536

38

18 KRDGM11 89117

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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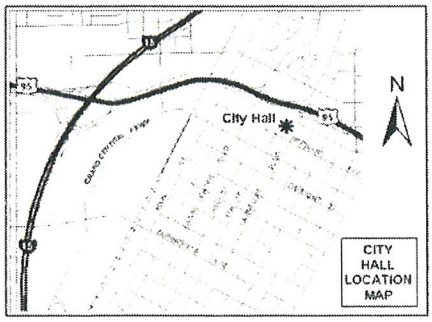

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Case: SUP-40749

13832601003
GREAT WASH PARK L L C
9755 W CHARLESTON BLVD
LAS VEGAS NV 89117-7536

☒ I SUPPORT this Request ☐ I OPPOSE this Request

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SUP-40749
Planning Commission Meeting of 3/8/2011

38

18 KRDGN11 89117

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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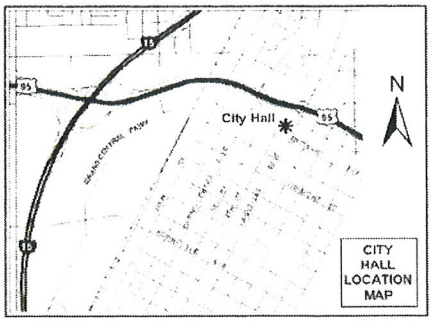

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SUP-40749
Planning Commission Meeting of 3/8/2011

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Case: SUP-40749
13832213176
QUEENSRIDGE TOWERS L L C
9755 W CHARLESTON BLVD
LAS VEGAS NV 89117-7536

38

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City of Las Vegas
Department of Planning
Development Services Center
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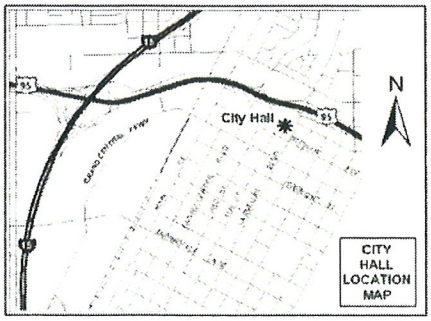

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-40749

Planning Commission Meeting of 3/8/2011

RECEIVED
MAR - 7 2011

Case: SUP-40749

13832213017
Q TOWERS M L L C
9755 W CHARLESTON BLVD
LAS VEGAS NV 89117-7536

38

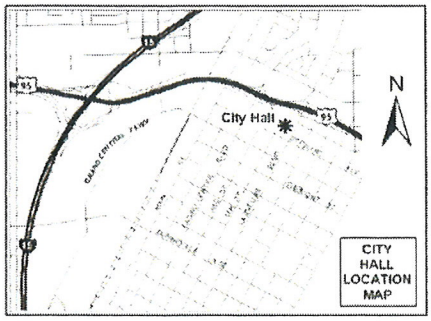
18 KRDGN11 89117

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.41⁴
0004279218 FEB 24 2011
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



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☑ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-40749
Planning Commission Meeting of 3/8/2011

RECEIVED
MAR - 7 2011

Case: SUP-40749

13832213168
PANKRATZ FAMILY TRUST
9103 ALTA DR #801
LAS VEGAS NV 89145-8501

38

28 KRDGN11 89145

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**

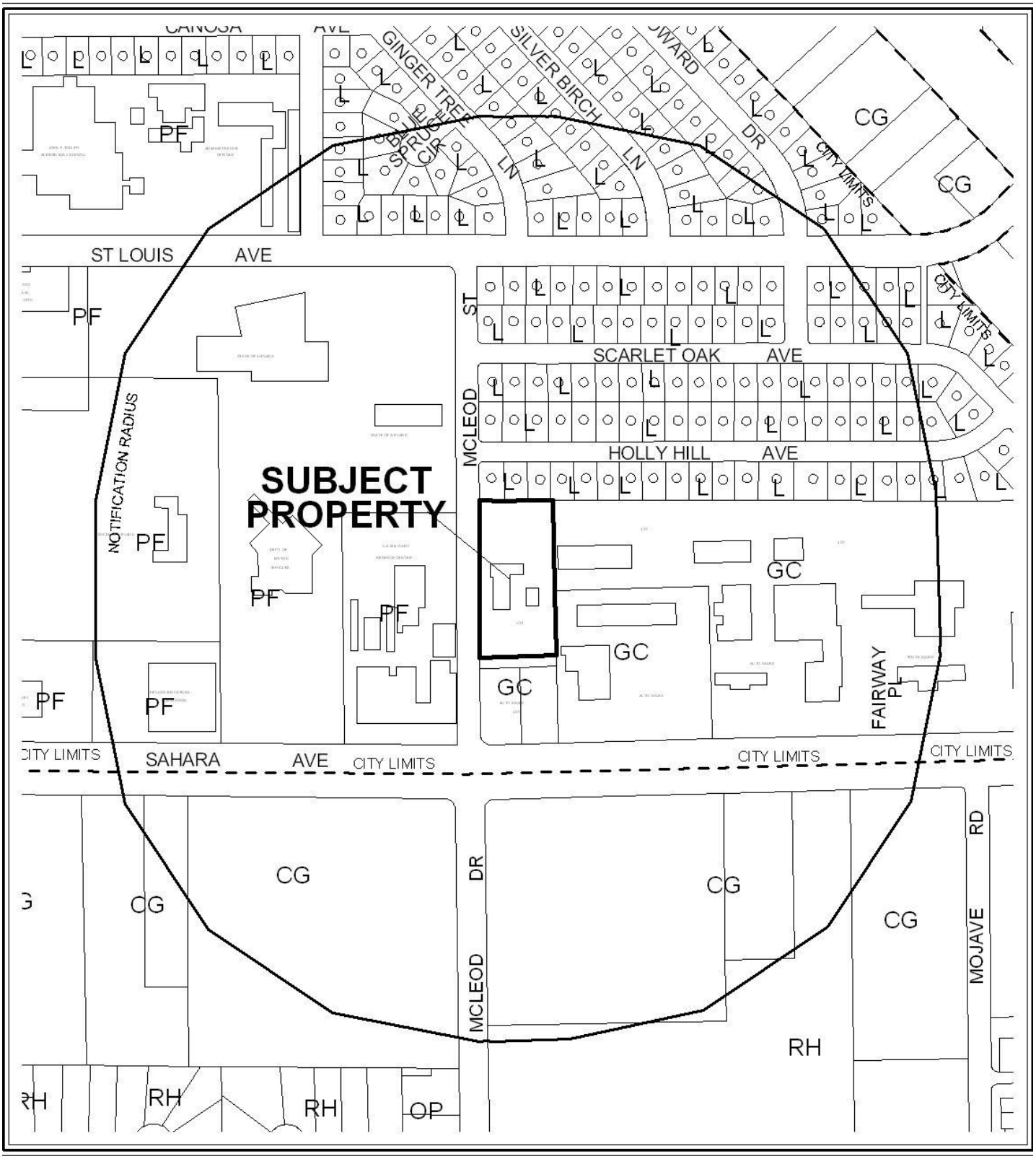
SUBJECT:
GPA-40839 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: DRIVETIME CAR SALES COMPANY, LLC - OWNER: LINDA LEE WARD REVOCABLE LIVING TRUST - Request to amend the General Plan FROM: PF (PUBLIC FACILITIES) TO: GC (GENERAL COMMERICAL) on 1.8 acres at 2301 McLeod Street (APN 162-01-801-013),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

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 APPROVAL.

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report – GPA-40839, SUP-41115 and SDR-41114
3. Supporting Documentation
4. Photos - GPA-40839, SUP-41115 and SDR-41114
5. Justification Letter - GPA-40839, SUP-41115 and SDR-41114



0 300 600 Feet

CASE: **GPA-40839**

RADIUS: 1000 FT

GENERAL LAND USE OF SUBJECT PROPERTY:

PF (PUBLIC FACILITIES)

PROPOSED GENERAL LAND USE OF SUBJECT PROPERTY:

SC (SERVICE COMMERICAL)

N



0 300 600 Feet

CASE: **GPA-40839**

RADIUS: 1000 FT

GENERAL LAND USE OF SUBJECT PROPERTY:

PF (PUBLIC FACILITIES)

PROPOSED GENERAL LAND USE OF SUBJECT PROPERTY:

SC (SERVICE COMMERICAL)

N

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 0 1 2011

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

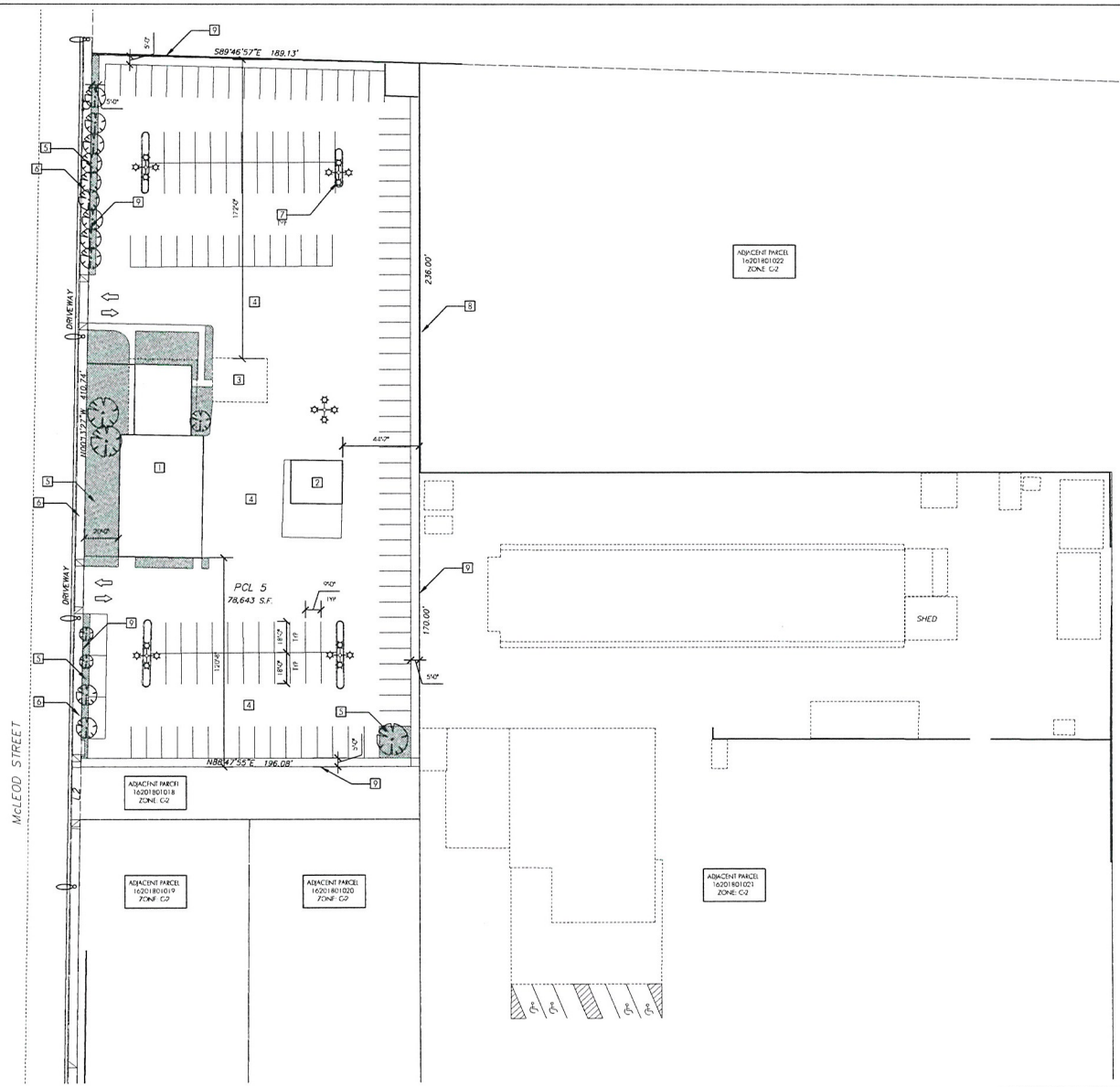
FOR DEPARTMENT USE ONLY

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	162018010I3
ADDRESS	2301 MCDOOD ST
JURISDICTION	LAS VEGAS - 89106
ZONING	C-2
LOT SIZE	1.8 ACRE
A.P.N.	1.14.16

VICINITY



GPA-40839

SITE PLAN SCALE: 1"=30'

DRIVETIME CAR SALES COMPANY

RBA ARCHITECTURE December 9, 2010

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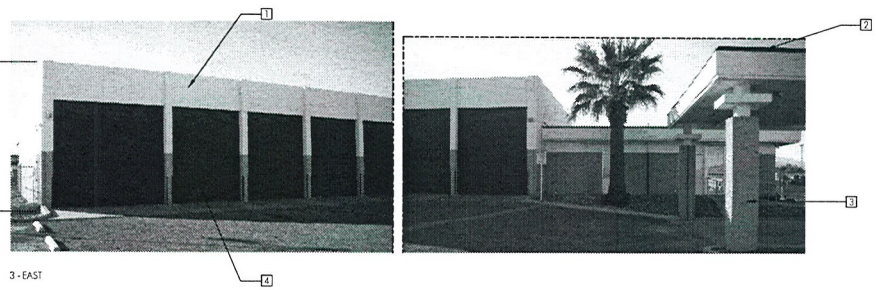
FEB 0 1 2011

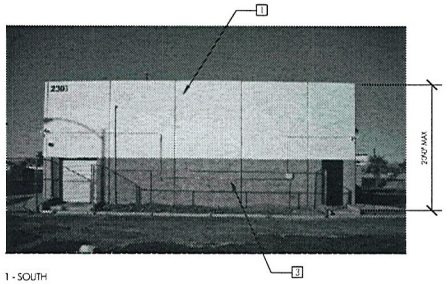


3 - EAST

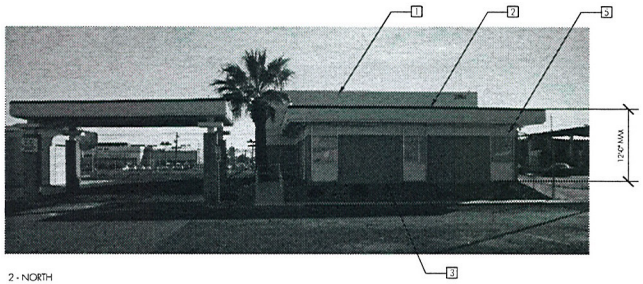
KEYNOTES	
1	PAINTED STUCCO - WHITE
2	PAINTED METAL TRIM - BLACK
3	PAINTED STUCCO - GREY
4	PAINTED METAL DOORS - BLACK
5	STOREFRONT WINDOWS - SILVER FRAME

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

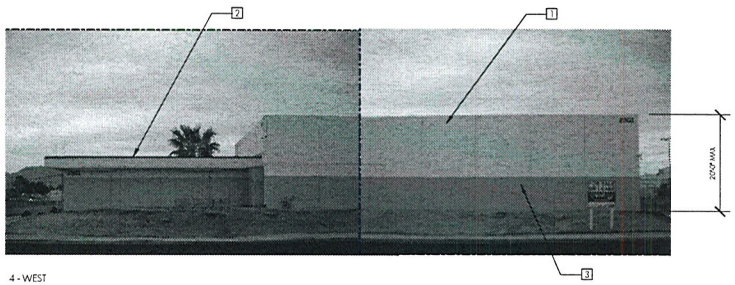
NOTES



1 - SOUTH

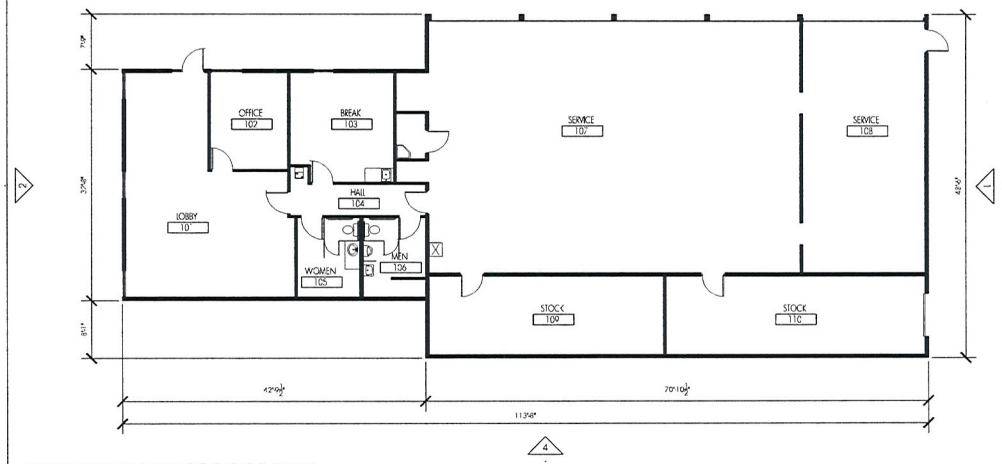


2 - NORTH



4 - WEST

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



AUTO REPAIR GARAGE FLOOR PLAN SCALE: 1/8" = 1'-0"

DRIVETIME CAR SALES COMPANY

RBA ARCHITECTURE December 9, 2010

GPA-40839

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GPA-40839, SUP-41115 & SDR-41114 - APPLICANT: DRIVE TIME CAR SALES COMPANY, LLC - OWNER: LINDA LEE WARD REVOCABLE LIVING TRUST
2301 MCLEOD STREET

03/03/11



GPA-40839, SUP-41115 & SDR-41114 - APPLICANT: DRIVE TIME CAR SALES COMPANY, LLC - OWNER: LINDA LEE WARD REVOCABLE LIVING TRUST
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2301 MCLEOD STREET

03/03/11

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

March 1, 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) for General Plan Amendment, Special Use Permit and Site Design Review

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.

Currently, the Property is classified as a General Commercial Zoning District (C-2). Pursuant to Las Vegas Municipal Code Title 19.04.010, a Special Use Permit is required for used motor vehicle sales in a General Commercial Zoning District. Title 19.18 of the Las Vegas Municipal Code sets forth various issues for the Planning Commission to consider when determining whether or not to approve a Special Use Permit. In order to approve a Special Use Permit, the Planning Commission must determine that: (1) the proposed use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan; (2) the subject site is physically suitable for the type and

GPA-40839
SUP-41115
SDR-41114

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

intensity of land use being proposed; (3) Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use; and (4) approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety and welfare or the overall objectives of the General Plan.

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. As such, the subject site is physically suitable for the type 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 harmonious and compatible with the surrounding land uses and consistent with the General Plan. The Property is located on East Sahara Avenue, a major thoroughfare, and is easily accessible via Boulder Highway and other alternative routes to accommodate future customers. Lastly, approval of a Special Use Permit to allow DriveTime to sell used motor vehicles on the Property would in no way be inconsistent with the General Plan or compromise public health or safety, as DriveTime's intended use is consistent with the surrounding areas and previous use of the Property. Therefore, DriveTime requests that it be granted a Special Use Permit from the Planning Commission in order to proceed with its intended use of the Property service of used motor vehicles in support of its adjacent Sahara Property.

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.

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.

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, and the General Plan Amendment, Special Use Permit and Site Design Review should be granted. Please feel free to contact me should you have any questions or require additional information.

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

Erin McMullen

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MAR 03 2011

GPA-40839
SUP-41115
SDR-41114

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:
SUP-41115 - SPECIAL USE PERMIT RELATED TO GPA-40839 - PUBLIC HEARING - APPLICANT: DRIVETIME CAR SALES COMPANY, LLC - OWNER: LINDA LEE WARD REVOCABLE LIVING TRUST - Request for a Special Use Permit FOR A PROPOSED AUTO REPAIR GARAGE, MAJOR use at 2301 McLeod Street (APN 162-01-801-013), C-2 (General Commercial) Zone, Ward 3 (Reese). Staff recommends DENIAL.

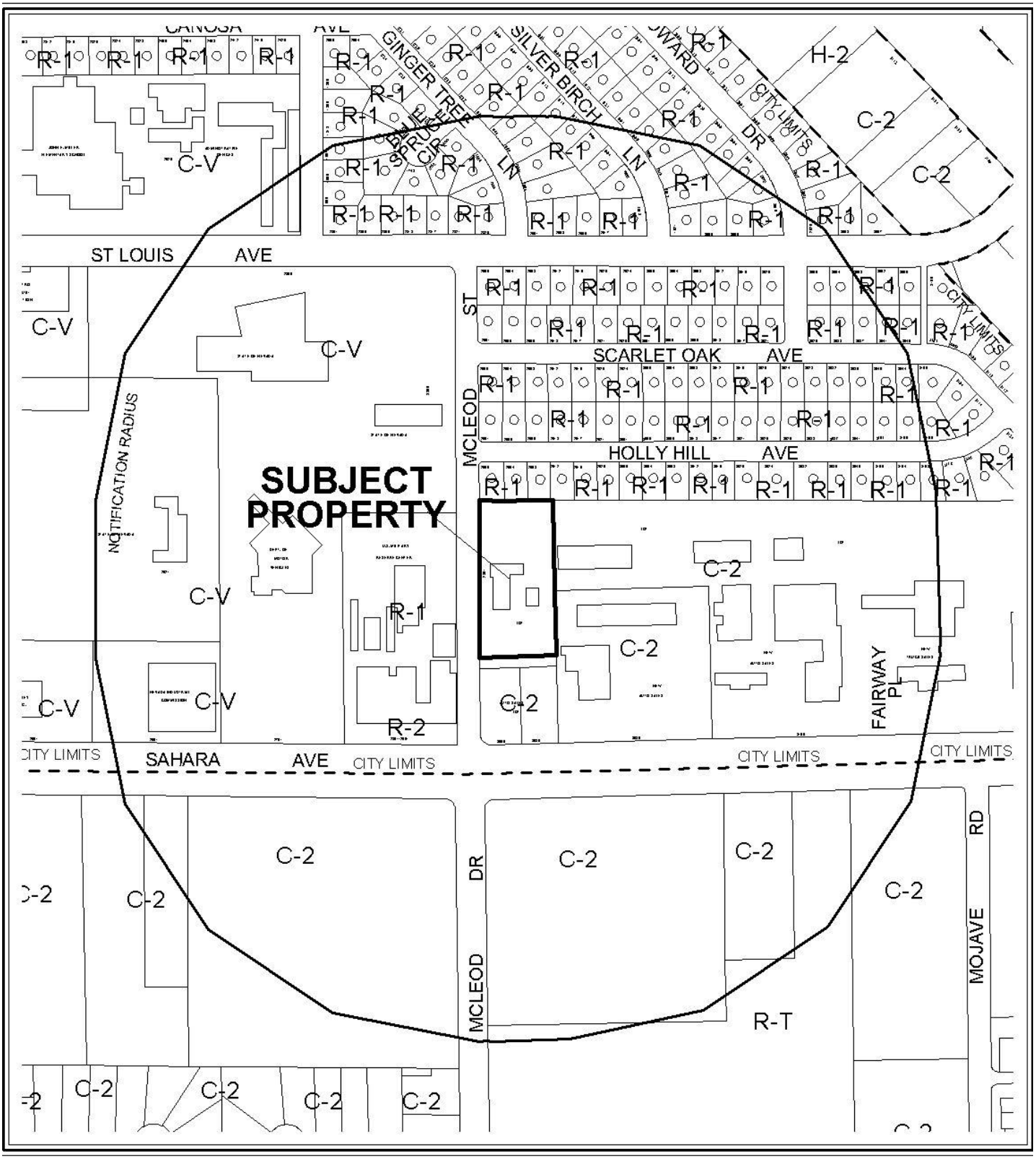
C.C.: 05/18/2011

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 DENIAL.

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Location and Aerial Maps - SUP-41115 and SDR-41114
3. 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.



CASE: **SUP-41115 AND SDR-41114**

RADIUS: 1000 FT

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

0 300 600 Feet

N



CASE: **SUP-41115 AND SDR-41114**

RADIUS: 1000 FT

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

0 300 600 Feet

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-41115** APN: 162-01-801-013, Special Use Permit

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: Snell & Wilmer, LLP--Neal Tomlinson

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: Linda Lee Ward

Print Name: Linda Lee Ward

Subscribed and sworn before me

This 1 day of March, 2011

Notary Public in and for said County and State

Clark County, Nevada

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

RECEIVED
MAR 03 2011

Revised 11-14-06

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

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit

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 Parkways, 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* Linda Lee Ward

*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 1st day of March, 20 11.

Clark County, Nevada

Notary Public in and for said County and State

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

FOR DEPARTMENT USE ONLY

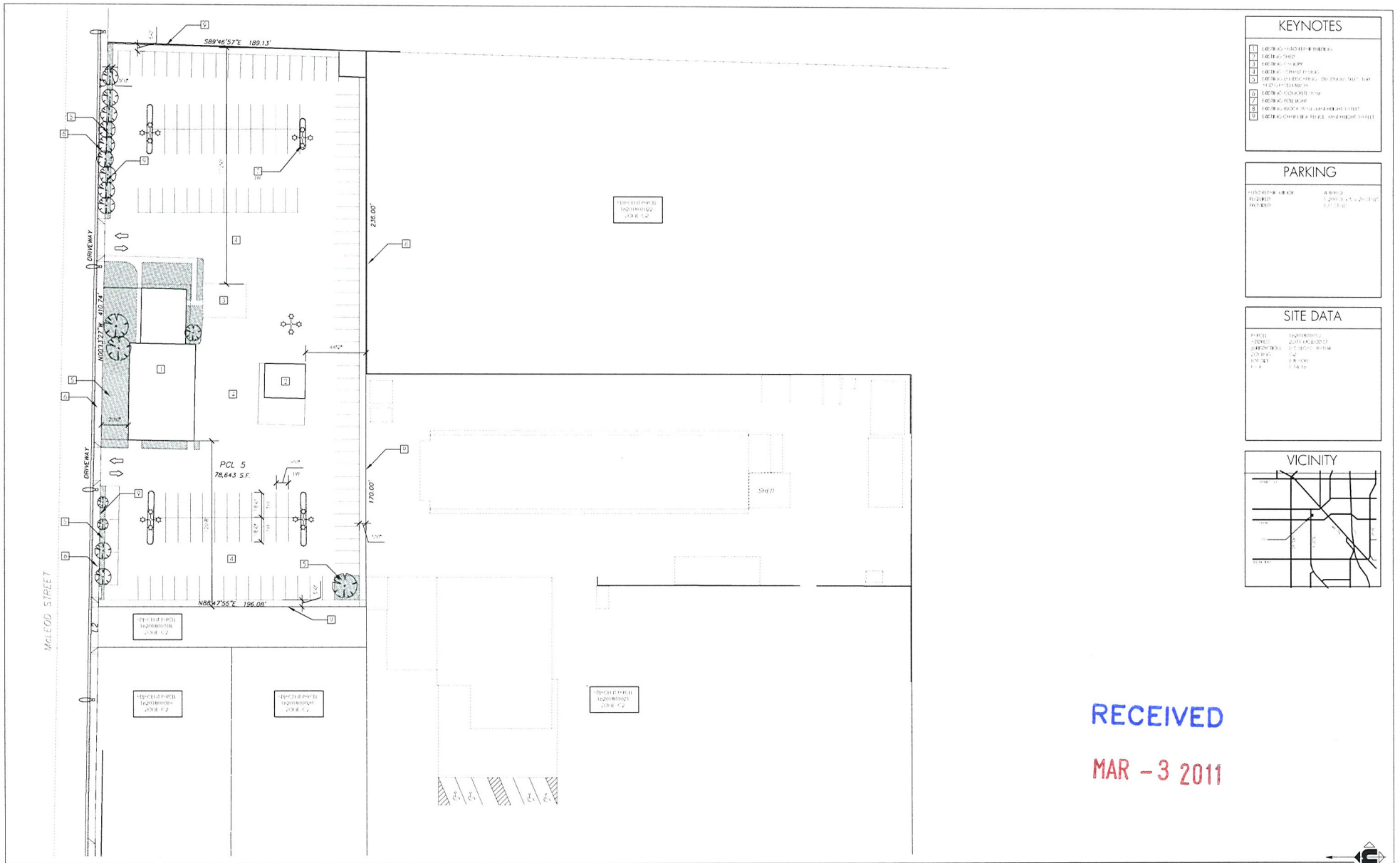
Case #	SUP-41115
Meeting Date:	4-12-11
Total Fee:	1030.00
Date Received:*	3-3-11
Received By:	JFmud

RECEIVED
MAR 03 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



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MAR – 3 2011

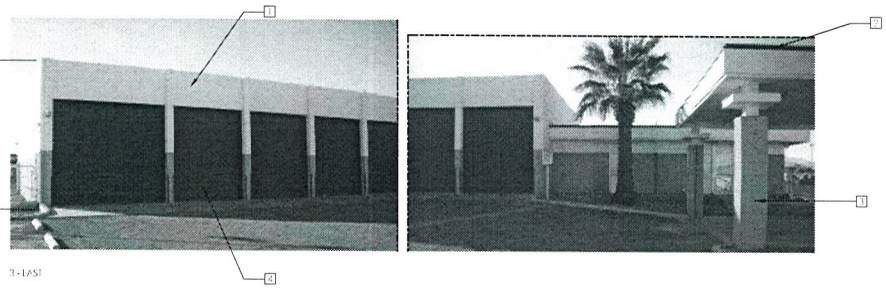
SITE PLAN SCALE 1" = 30'

DRIVETIME CAR SALES COMPANY

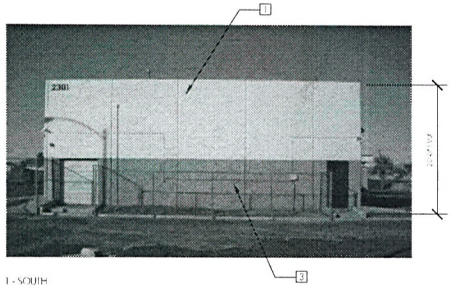
RBA ARCHITECTURE December 9, 2010

SUP-41115

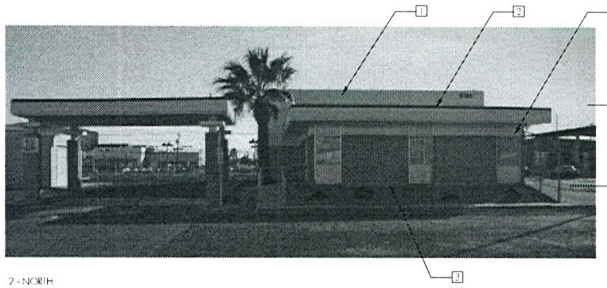
SDR-41114



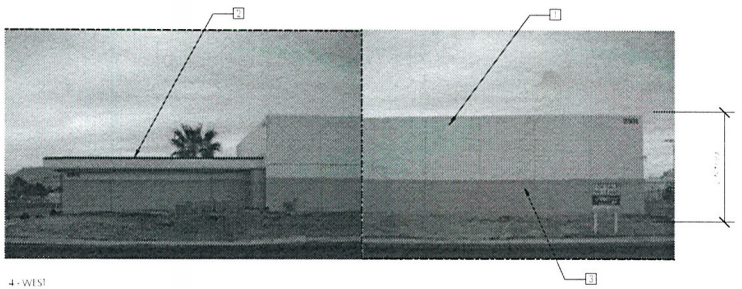
3 - EAST



1 - SOUTH



2 - NORTH

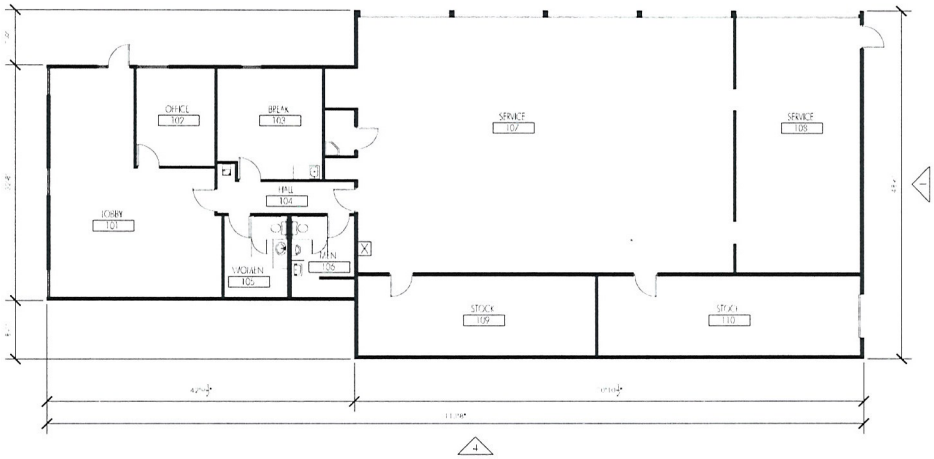


4 - WEST

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

KEYNOTES	BUILDING DATA
1	
2	
3	
4	
5	

NOTES



AUTO REPAIR GARAGE FLOOR PLAN SCALE: 1/8" = 1'-0"

RECEIVED

MAR - 3 2011

DRIVETIME CAR SALES COMPANY

RBA ARCHITECTURE December 9, 2010

SUP-41115

SDR-41114

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-41114 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-40839 AND SUP-41115 - PUBLIC HEARING - APPLICANT: DRIVETIME CAR SALES COMPANY, LLC - OWNER: LINDA LEE WARD REVOCABLE LIVING TRUST - Request for a Major Amendment to a previously approved Site Development Plan Review (Z-0003-76) FOR A PROPOSED AUTO REPAIR GARAGE, MAJOR WITHIN AN EXISTING 4,800 SQUARE-FOOT BUILDING on 1.8 acres at 2301 McLeod Street (APN 162-01-801-013), C-2 (General Commercial) Zone, Ward 3 (Reese). Staff recommends DENIAL.

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 DENIAL.

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-41114** APN: 162-01-801-013, Site Development Review

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: Snell & Wilmer, LLP--Neal Tomlinson

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: Linda Lee Ward

Print Name: Linda Lee Ward

Subscribed and sworn before me

This 1st day of March, 2011

Clark County, Nevada

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
MAR 03 2011

Revised 11-14-06

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

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Site Development Review

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* Linda Lee Ward

* 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 1st day of March, 20 11.

Clark County, Nevada

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 #	SDR-41114
Meeting Date:	4-12-11
Total Fee:	1030.00
Date Received:*	3-3-11
Received By:	JFnud

*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
MAR 03 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: APRIL 12, 2011

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

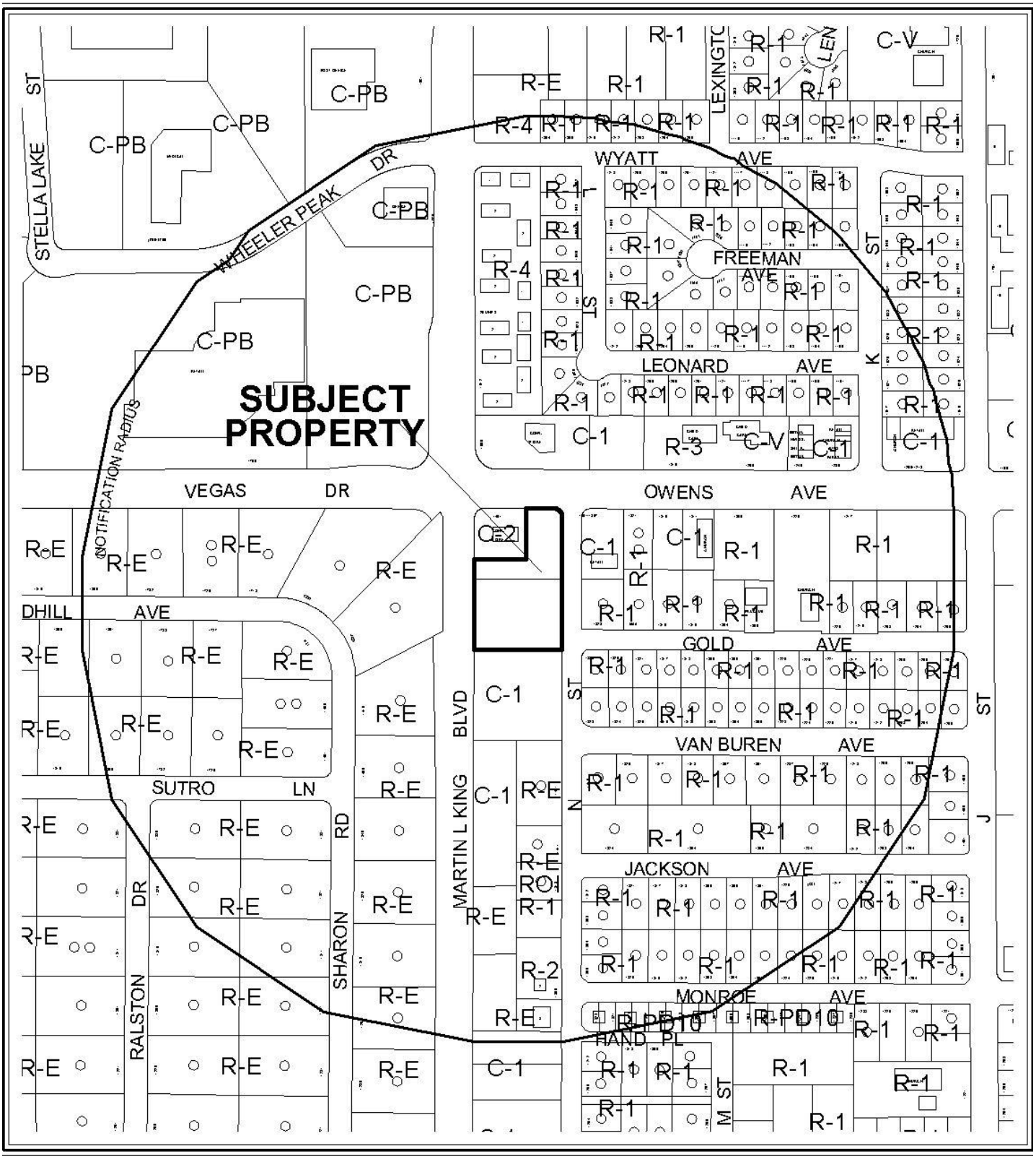
SUBJECT:
ZON-40999 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: WAI CHUN GINN - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: C-1 (LIMITED COMMERCIAL) on 1.44 acres at the southwest corner of Owens Avenue and "N" Street (APNs 139-28-501-002 and 003), Ward 5 (Barlow). Staff recommends APPROVAL.

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 APPROVAL.

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



0 300 600 Feet

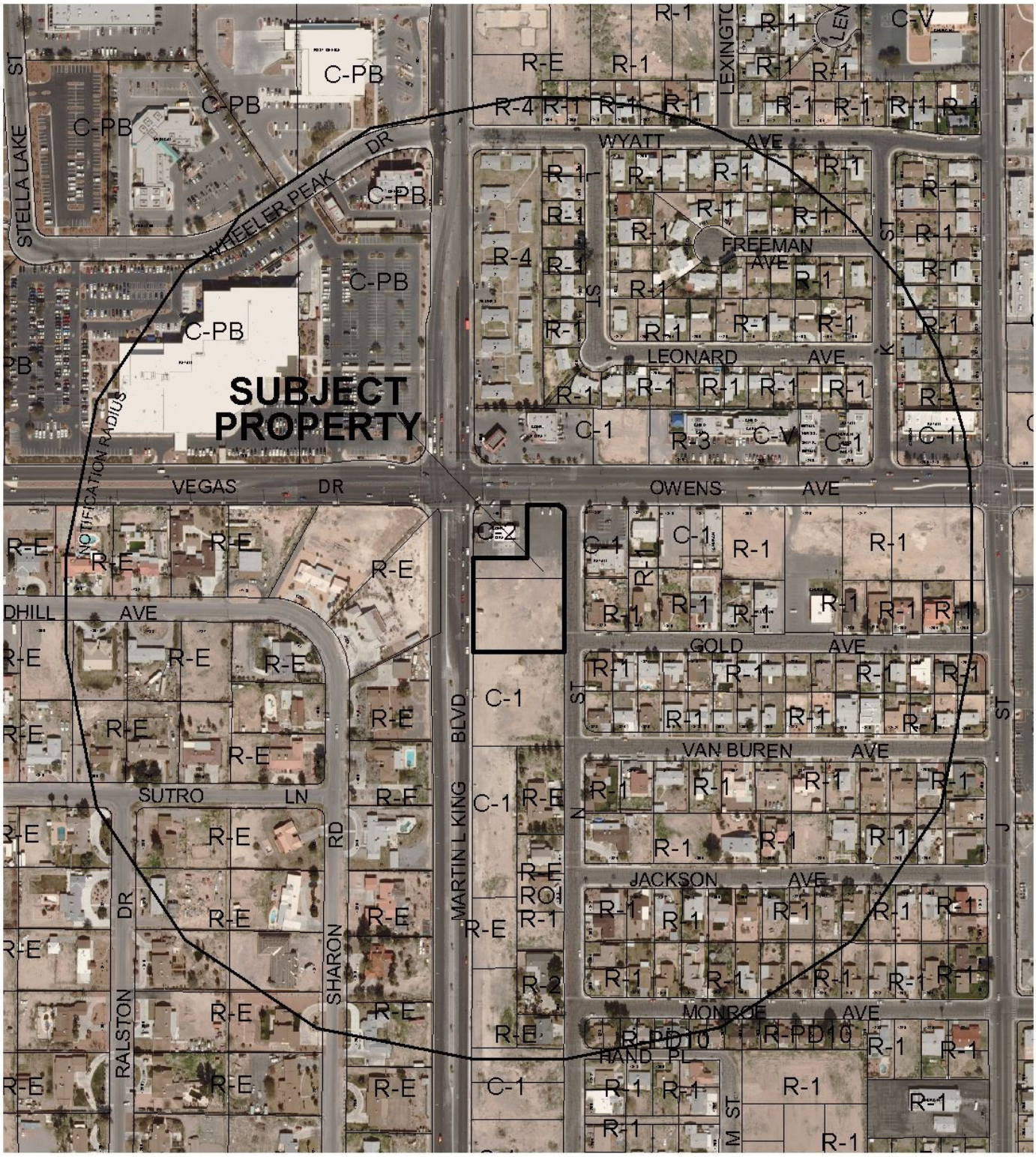
CASE: **ZON-40999 AND SDR-40998**

RADIUS: 1000 FT

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

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

N



CASE: **ZON-40999 AND SDR-40998**

RADIUS: 1000 FT

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

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

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
CITY OF LAS VEGAS
DEVELOPMENT SERVICES CENTER

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

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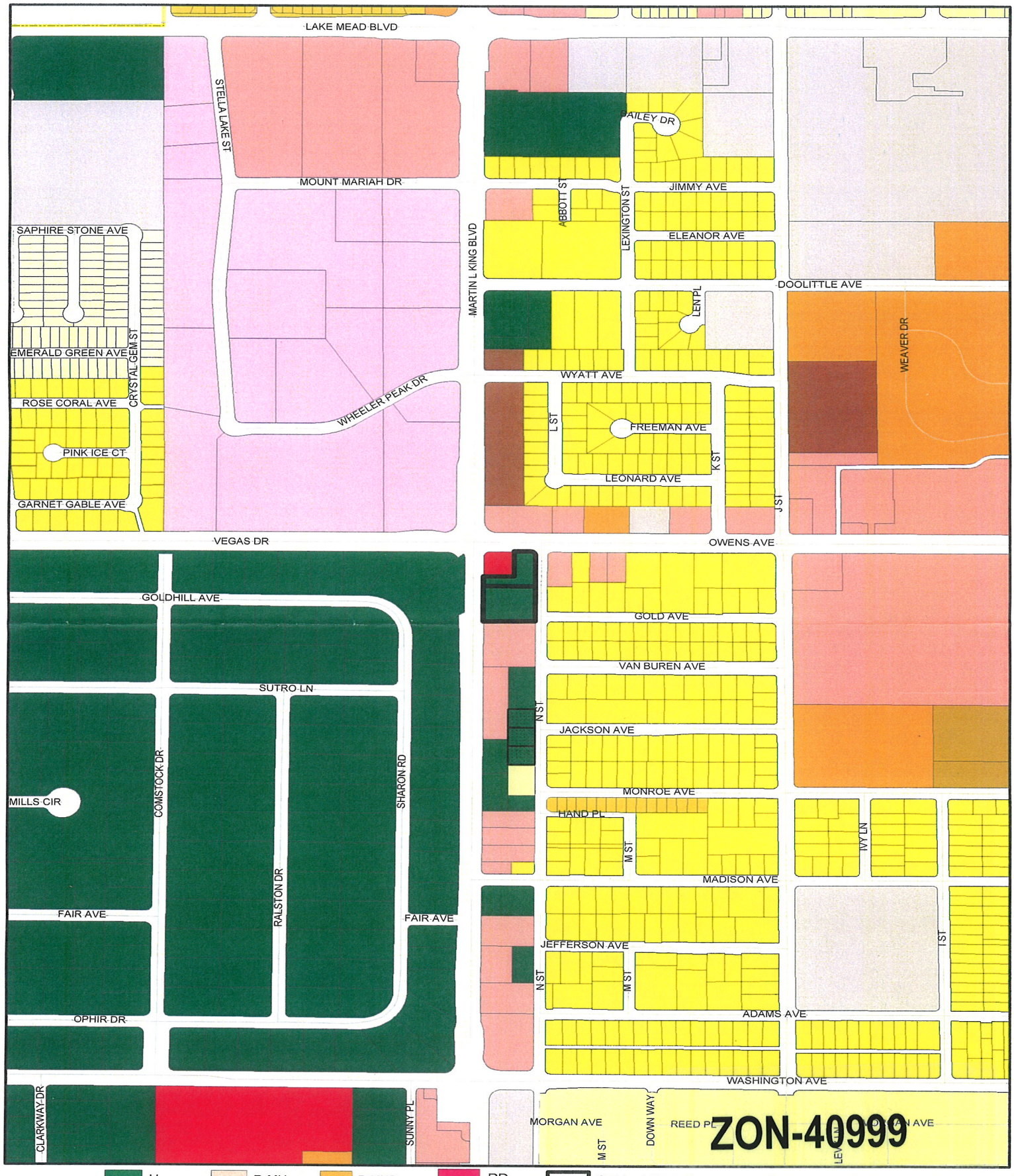
RECEIVED
FEB 22 2011

REZONING Parcel: 13928501002 and 13928501003



ZONING

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

Subject Parcel

City Limits

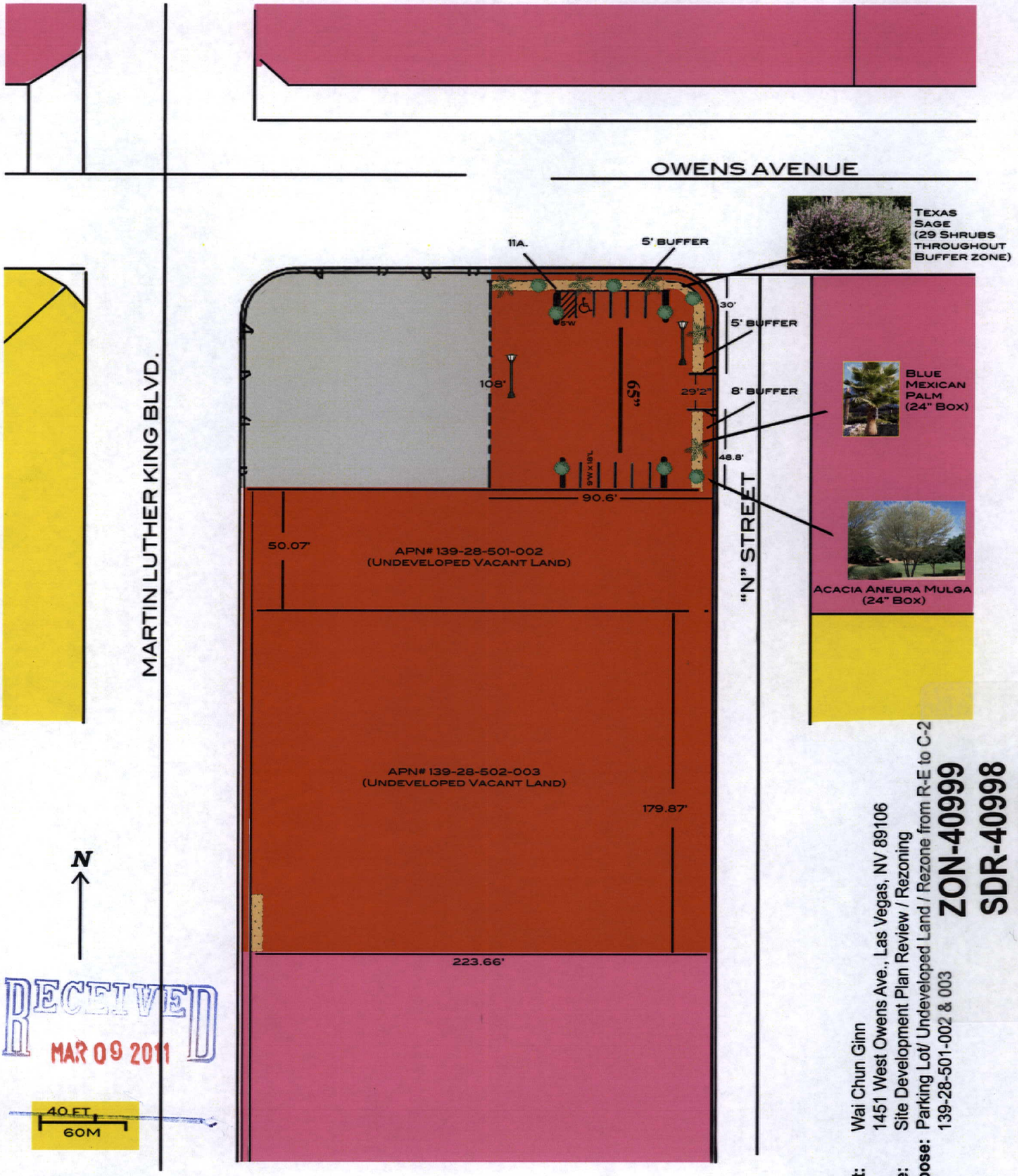
ROI Zoning

FROM R-E TO C-2

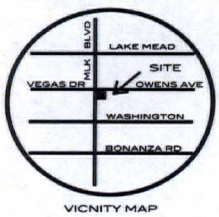
RECEIVED
FEB 22 2011

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

Printed: August 18, 2010



RECEIVED
MAR 09 2011



VICINITY MAP

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

ZON-40999
SDR-40998
REVISED



ZON-40999 & SDR-40998 – APPLICANT/OWNER: WAI CHUN GINN
SOUTHWEST CORNER OF OWENS AVENUE AND "N" STREET

03/03/11



ZON-40999 & SDR-40998 - APPLICANT/OWNER: WAI CHUN GINN
SOUTHWEST CORNER OF OWENS AVENUE AND "N" STREET

03/03/11



ZON-40999 & SDR-40998 – APPLICANT/OWNER: WAI CHUN GINN
SOUTHWEST CORNER OF OWENS AVENUE AND "N" STREET

03/03/11



ZON-40999 & SDR-40998 – APPLICANT/OWNER: WAI CHUN GINN
SOUTHWEST CORNER OF OWENS AVENUE AND "N" STREET

03/03/11

City of Las Vegas

Department

Planning and Development,

333 N Rancho Drive

Las Vegas, Nevada 89106

Mar 8, 2011

To Whom It May Concern,

Case #93029 Locations: 13928501002 & 13928501003

Please accept this correspondence as a request of "Waiver for the width on Landscaping Buffer".

We would also like to a request a width-waiver on the 120.6 feet, the required 8 ft. wide landscaping buffer, reduce to the width to exciting 5 feet wide landscaping buffer.

The 90.6 feet length on the north side of the property, the side adjacent to "West Owens Ave", and the 30.0 feet on the east side of the property, that curved around adjacent to "N" Street. We already have an existing 5 feet wide landscaping buffer.

The lot was a vacant undeveloped land, covered by dirt and gravels, and the public was using it as thoroughfare, driveway, and parking lot – which stirred up a lot of dust and pollution. In order to diminish the dust and pollution, we paved the 90.6ft x 108ft and converted it into a paved 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.

Sincerely

Wai Chun Ginn

Pat's Chinese Food & Mini Mart

1451 W Owens Ave, Las Vegas, NV 89106

702 6387287

702 7358027

pwcginn@yahoo.com

RECEIVED
MAR 09 2011

ZON-40999
SDR-40998
REVISED

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:
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 WITH WAIVERS TO ALLOW NO PERIMETER LANDSCAPE BUFFER ALONG THE WEST PERIMETER WHERE EIGHT FEET IS REQUIRED AND A FIVE-FOOT PERIMETER LANDSCAPE BUFFER ALONG THE NORTH AND EAST PERIMETERS WHERE FIFTEEN FEET IS REQUIRED on a portion of 0.53 acres at the southwest corner of Owens Avenue and "N" Street (APN 139-28-501-002), R-E (Residence Estates) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 5 (Barlow). Staff recommends DENIAL.

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 DENIAL.

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

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

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **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

RECEIVED
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-10998
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.

RECEIVED
FEB 22 2011

Revised 10/27/08

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

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**

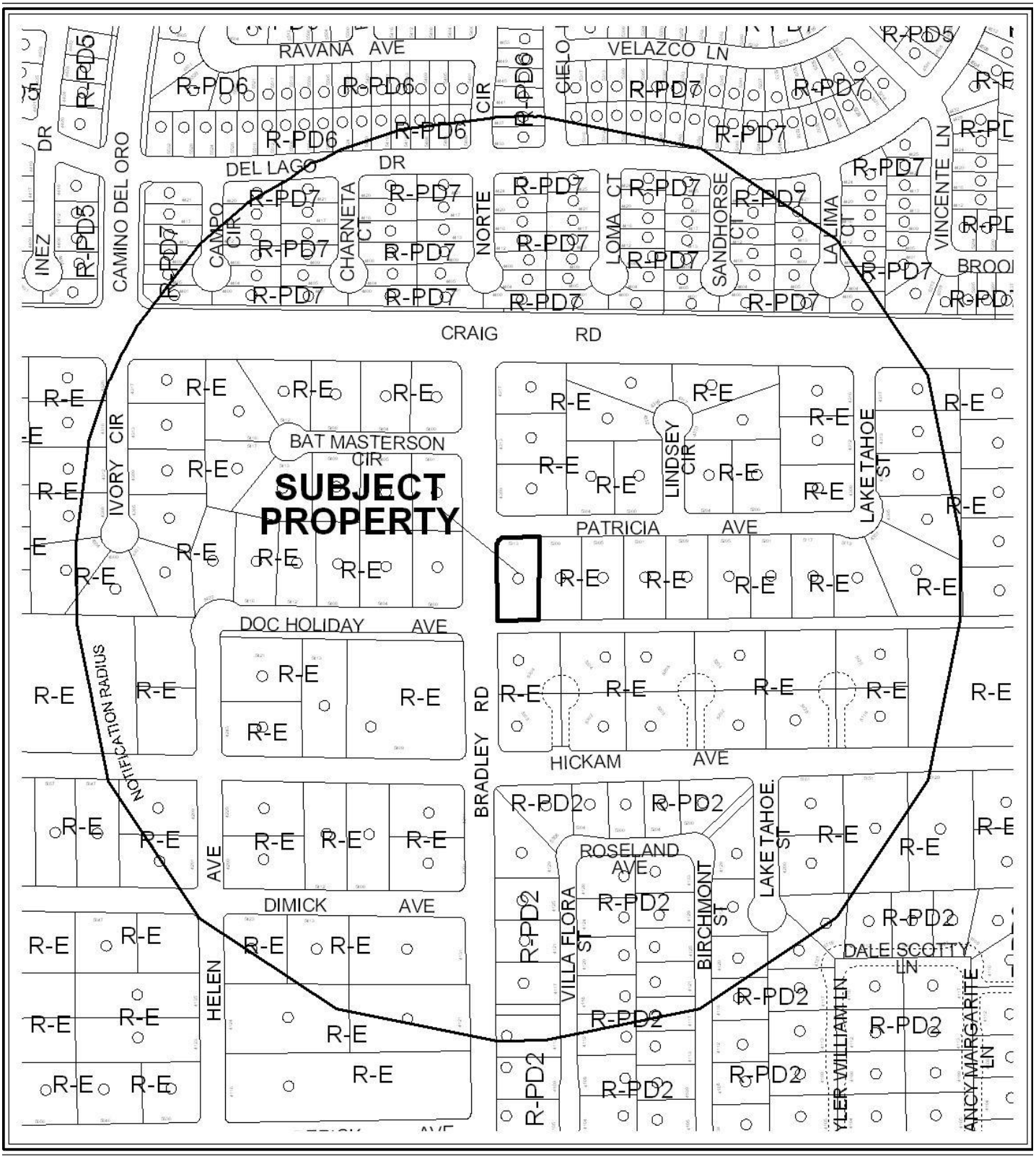
SUBJECT:
VAR-40797 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: MARGARITA OJEDA - Request for a Variance TO ALLOW A SIX-FOOT CORNER SIDE YARD SETBACK WHERE 15 FEET IS REQUIRED FOR A PROPOSED ACCESSORY STRUCTURE (CLASS II) AND TO ALLOW THREE ACCESSORY STRUCTURES WITH A TOTAL BUILDING AREA OF 1,048 SQUARE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

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 DENIAL.

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



0 300 600 Feet

CASE: VAR-40797

RADIUS: 1000 FT

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

N



0 300 600 Feet

CASE: VAR-40797

RADIUS: 1000 FT

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

N

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

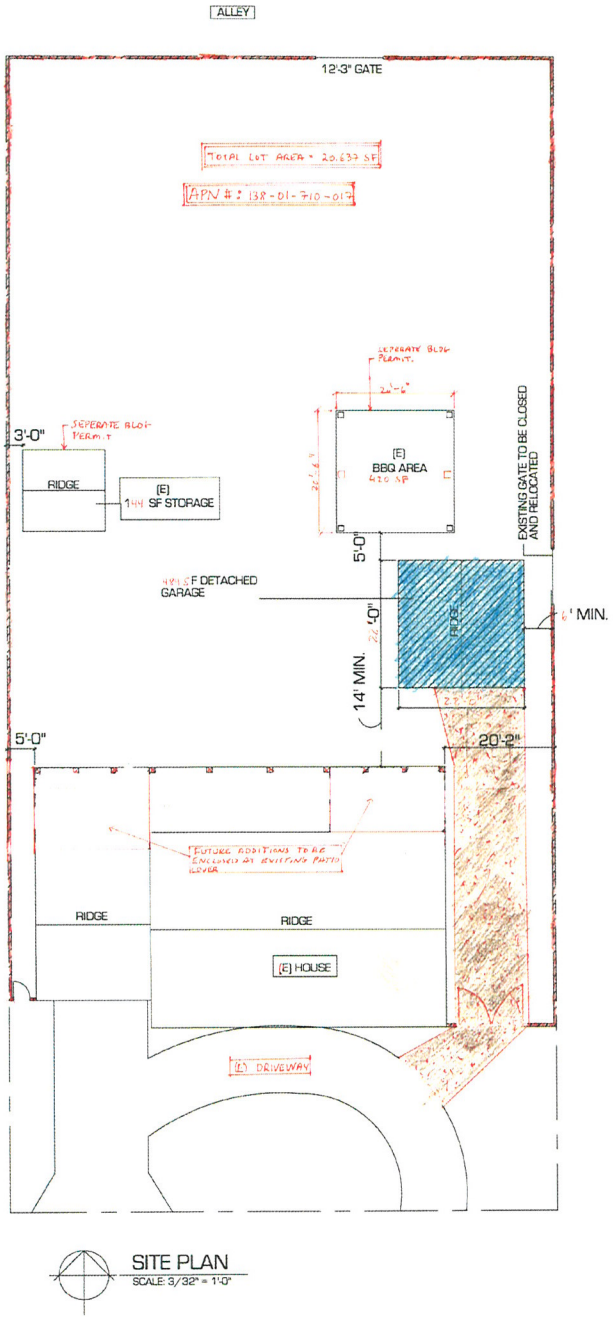
*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

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)
HOUSE 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 = 494 SF
1058 SF (TOTAL)
50% (E) HOME AREA = 1011 SF
∴ 1058 SF < 1011 SF

SHEET INDEX

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

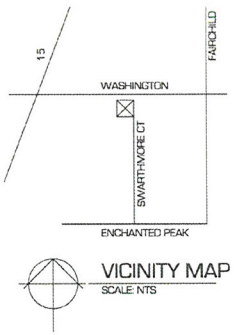
CODE SUMMARY

THIS PROJECT SHALL COMPLY WITH:

2006 IBC
2006 IRC

2006 IECC
2009 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 494 SF



VICINITY MAP
SCALE: NTS

RECEIVED
JAN 25 2011

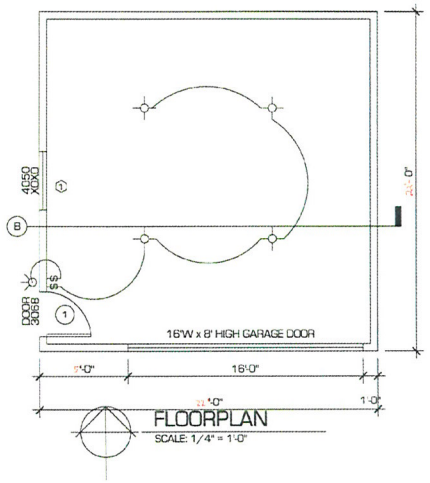
VAR-40797

REVISIONS	BY:

LARRY'S ENGINEERING
7844 SPARING BROOK STREET
LAS VEGAS, NV 89131
CELL: 702.340.7827
FAX: 702.693.6868

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

DRAWN: PK
CHECKED: LARRY SANCHEZ
DATE: 4.24.2010
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

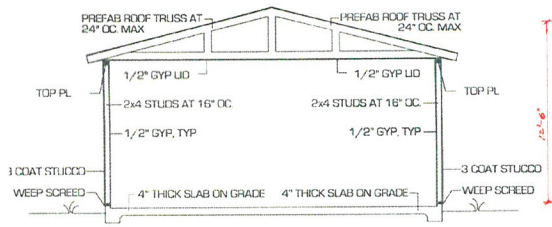
LIGHT + VENT SCHEDULE

ROOM	AREA SF	LITE REQ	LITE ACTUAL	VENT REQ	VENT ACTUAL
DETACHED GARAGE	484	24 SF	41 SF	5.72 SF	10.0 SF

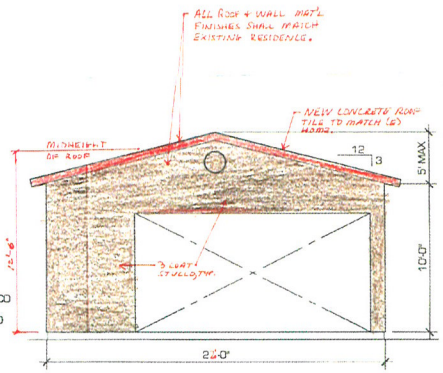
NOTES

1. PROVIDE 8% 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 6 FOOT-CANDLES 30" ABOVE THE FLOOR GROUND FAULT CIRCUIT INTERRUPTERS ARE REQUIRED FOR KITCHENS, BATHROOMS, GARAGES, AND EXTERIOR OUTLETS

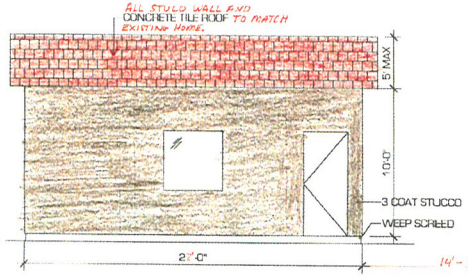
2. EXTERIOR WALLS: 3 COAT STUCCO OVER ½" PLY WOOD ON 2x4 STUDS AT 16" OC. WITH ½" GYP.BOARD



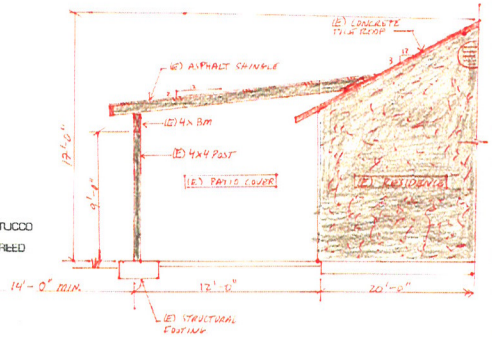
SECTION B
SCALE: 1/4" = 1'-0"



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: 702.340.7827
FAX: 702.639.6868

TITLE: FLOOR PLAN
PROJECT: VARIANCE 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



VAR-40797 – APPLICANT: ISRAEL LOPEZ - OWNER: MARGARITA OJEDA
5313 PATRICIA AVENUE

03/03/11

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.: **27.**

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

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

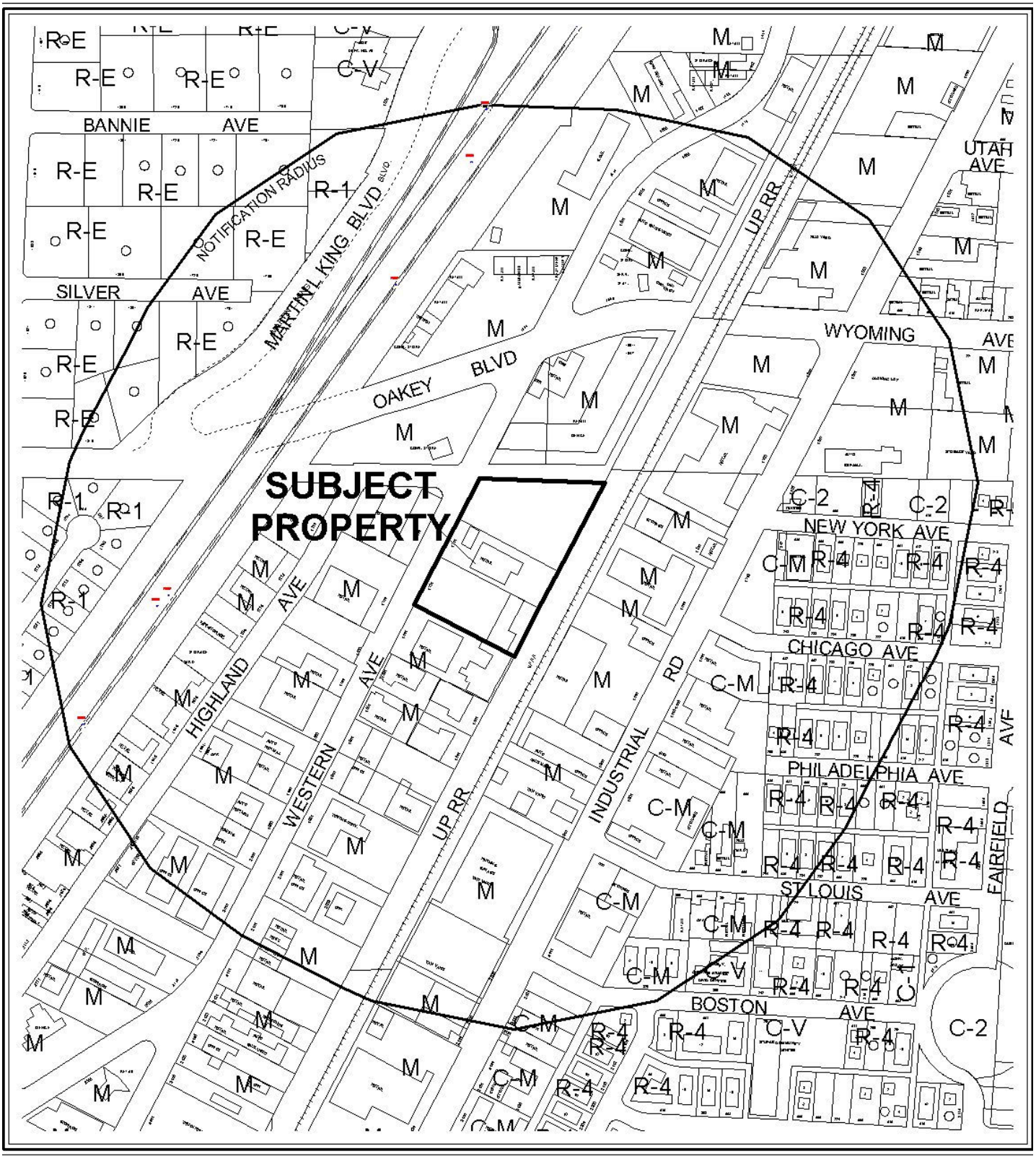
SUBJECT:
VAR-41002 - VARIANCE - PUBLIC HEARING - APPLICANT: SA RECYCLING - OWNER: 1701 WESTERN AVENUE, LLC, ET AL - Request for a Variance TO ADD TWO FEET OF RAZOR WIRE TO AN EXISTING EIGHT-FOOT HIGH PERIMETER WALL on 3.31 acres at 1701 Western Avenue (APNs 162-04-703-001, 002 and 003), M (Industrial) Zone, Ward 3 (Reese). Staff recommends APPROVAL.

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 APPROVAL, subject to conditions:

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



0 300 600 Feet

CASE: **VAR-41002**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

N



0 300 600 Feet

CASE: **VAR-41002**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-41002** APN: 162-04-703-001 + 002

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, 2011

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 + 002 **Ward #** 3- REESE

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

Commercial Square Footage 4656 **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, 20[illegible]

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.

Revised 10/27/08

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

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 225.00'

WESTERN (60' WIDE PUBLICLY DEDICATED RIGHT OF WAY) AVENUE

361.96'

679.84'

27.93' CALCD. POINTS

404.84'

33.52'

N27°52'31"E

30.00'

300.00'

10' FRONT YARD SETBACK LINE

AC PAVEMENT

PARKING STALLS

INGRESS EGRESS

GATE

BILLBOARD SIGN

PROPOSED RAZOR WIRE FENCING "SEE RAZOR WIRE FENCING DETAIL"

S88°37'17"E

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"

A — EXISTING 1 STORY METAL BUILDING

B — EXISTING 1 STORY METAL BUILDING

C — EXISTING 1 STORY METAL BUILDING

CANOPY

ATM MACHINE

TRUCK SCALE 10' X 70'

RADIATION DETECTORS

PARTIALLY ENCLOSED STEEL CANOPY

CAGED AREA

CANOPY

NEW CONCRETE

CONCRETE

PROPOSED RAZOR WIRE FENCING "SEE RAZOR WIRE FENCING DETAIL"

N62°07'29"W

335.20'

33.52'

S27°52'31"W

534.40'

SCALED FOR A ARCH D SIZE 24" X 36" LANDSCAPE

VICINITY MAP
NO SCALE

CITY OF LAS VEGAS
COUNTY OF CLARK

W. OAKEY BLVD.
W. WYOMING AVE.
W. SAHARA AVE.
LAS VEGAS BLVD.
WESTERN AVE.
INDUSTRIAL RD.
S. RANCHO DR.
SITE

FENCE SECTION:

PROPERTY LINE
CIRCULAR RAZOR WIRE FENCING W/ ANGLED SUPPORT BRACKET
8.0'
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
ZONE	–	M (INDUSTRIAL)

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

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

DELTA MARK	DESCRIPTIVE MODIFICATION	DATE
A		
B		
C		

Engineering Conversion Chart
Engineering Conversion Chart_2
Steel Weights

TOLERANCES UNLESS OTHERWISE SPECIFIED:
DIMENSIONS ARE IN INCHES

THIS DRAWING IS THE PROPERTY OF SA RECYCLING LLC / AND IS FURNISHED IN CONFIDENCE AND MAY NOT BE USED EXCEPT IN CONFIDENCE AND FOR OUR WORK. ALL PATENT RIGHT, FOR DESIGN AND DETAIL, RESERVED

JACK RODRIGUEZ
February 15, 2011
866.772.9420

Jeff Ferraro, Jr. jferraro@sarecycling.com
Ryan Rushton rrushton@sarecycling.com
Anthony Reyes areyes@sarecycling.com
310.971.3487
Jack Rodriguez jrodriguez@sarecycling.com
714.542.2091 Ext. 106

1 OF 1
1" = 20'-0"
LV_Western_Proposed_CLF_100

Z:\Drawings\Las Vegas-Western_(Yard_50)\Proposed_Razor_CL_Fencing_Plan

RECEIVED
FEB 22 2011

VAR-41002



VAR-41002 – APPLICANT: SA RECYCLING - OWNER: 1701 WESTERN AVENUE, LLC
1701 WESTERN AVENUE

03/03/11



VAR-41002 – APPLICANT: SA RECYCLING - OWNER: 1701 WESTERN AVENUE, LLC
1701 WESTERN AVENUE

03/03/11



VAR-41002 – APPLICANT: SA RECYCLING - OWNER: 1701 WESTERN AVENUE, LLC
1701 WESTERN AVENUE

03/03/11



VAR-41002 – APPLICANT: SA RECYCLING - OWNER: 1701 WESTERN AVENUE, LLC
1701 WESTERN AVENUE

03/03/11



VAR-41002 – APPLICANT: SA RECYCLING - OWNER: 1701 WESTERN AVENUE, LLC
1701 WESTERN AVENUE

03/03/11



VAR-41002 – APPLICANT: SA RECYCLING - OWNER: 1701 WESTERN AVENUE, LLC
1701 WESTERN AVENUE

03/03/11



VAR-41002 – APPLICANT: SA RECYCLING - OWNER: 1701 WESTERN AVENUE, LLC
1701 WESTERN AVENUE

03/03/11



VAR-41002 – APPLICANT: SA RECYCLING - OWNER: 1701 WESTERN AVENUE, LLC
1701 WESTERN AVENUE

03/03/11



VAR-41002 – APPLICANT: SA RECYCLING - OWNER: 1701 WESTERN AVENUE, LLC
1701 WESTERN AVENUE

03/03/11



VAR-41002 – APPLICANT: SA RECYCLING - OWNER: 1701 WESTERN AVENUE, LLC
1701 WESTERN AVENUE

03/03/11

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

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FEB 22 2011

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**

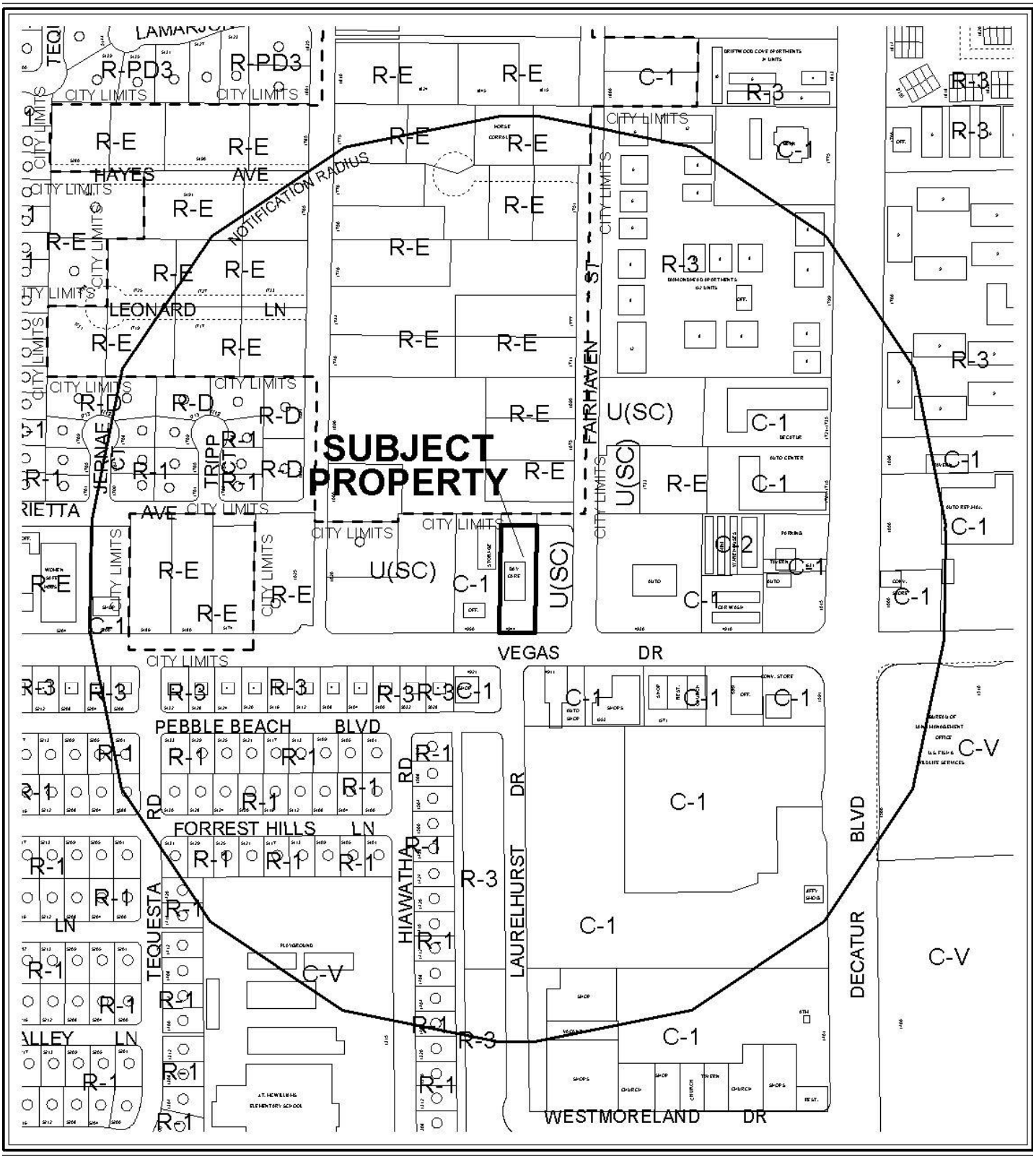
SUBJECT:
VAR-41060 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: RIVER OF LIFE WORD MINISTRIES - Request for a Variance TO ALLOW A ZERO-FOOT REAR YARD SETBACK WHERE 20 FEET IS REQUIRED on 0.54 acres at 4944 Vegas Drive (APN 138-24-803-022), C-1 (Limited Commercial) Zone, Ward 5 (Barlow). Staff recommends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

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 DENIAL.

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



0 300 600 Feet

CASE: **VAR-41060; VAR-41216; SDR-41059**

RADIUS: 1000 FT

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

N



0 300 600 Feet

CASE: **VAR-41060; VAR-41216; SDR-41059**

RADIUS: 1000 FT

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

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-41060 APN: 138-24-803-022

Name of Property Owner: RIVER OF LIFE WORD MINISTRIES

Name of Applicant: RIVER OF LIFE WORD MINISTRIES

Name of Representative: THOMAS HELLUMSS

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 16th day of March, 2011

Vicki K Dwyer

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: 07-3000-1

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: VARIANCE (SETBACK)

Project Address (Location) 4944 Vegas Drive

Project Name RIVER OF LIFE WORD MINISTRIES **Proposed Use** CHURCH

Assessor's Parcel #(s) 138-24-803-022 **Ward #** _____

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

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

Gross Acres .53 **Lots/Units** 1 **Density** _____

Additional Information _____

PROPERTY OWNER River of Life Word Ministries **Contact** Pastor Sullivan Causey Sr.

Address 4944 Vegas Drive **Phone:** (702) 258-9673 **Fax:** (702) 258-9264

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

E-mail Address _____

APPLICANT River of Life Word Ministries **Contact** Pastor Sullivan Causey Sr.

Address 4944 Vegas Drive **Phone:** (702) 258-9673 **Fax:** (702) 258-9264

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

E-mail Address _____

REPRESENTATIVE DWYER ENGINEERING **Contact** THOMAS HELLUMS

Address 7310 SMOKE RANCH ROAD, SUITE E **Phone:** (702) 254-2200 **Fax:** (702) 254-2236

City LAS VEGAS **State** NV **Zip** 89128

E-mail Address thellums@dwyerengineering.com

Property Owner Signature* Sullivan R Causey

*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 16th day of March, 20 11.

Vickie K Dwyer

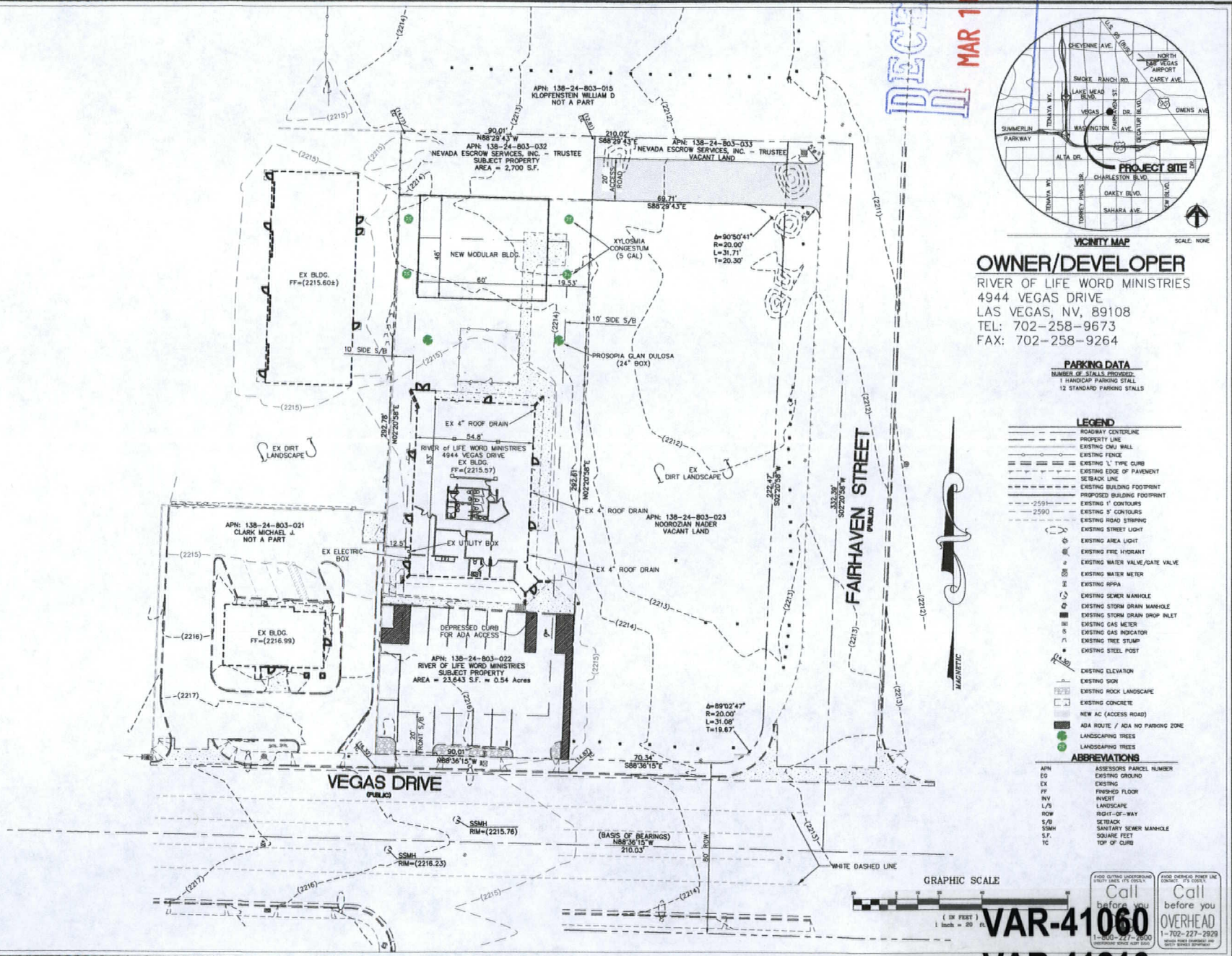
Notary Public in and for said County and State

Notary Public - State of Nevada
County of Clark
VICKIE K. DWYER
My Appointment Expires
May 1, 2011
No: 07-3000-1

FOR DEPARTMENT USE ONLY

Case #	VAR-41060
Meeting Date:	4-12-11 PC
Total Fee:	$830.00
Date Received:*	2-28-11
Received By:	Greg K.

*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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MAR 16 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
- EXISTING 1' CONTOURS
- 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

AVOID CUTTING UNDERGROUND UTILITY LINES. IT'S COSTLY. Call before you DIG 1-800-227-2600
AVOID OVERHEAD POWER LINE CONTACT. IT'S COSTLY. Call before you OVERHEAD 1-702-227-2929

REUSE OF DOCUMENTS

APPROVED

REVISIONS

NO.	DATE	DESCRIPTION

DEVER ENGINEERING INC.
CIVIL ENGINEERING
LAND SURVEYING
LAND DEVELOPMENT PLANNING
7251 ARROYO BEACH RD., SUITE E
LAS VEGAS, NEVADA 89128
PHONE (702) 254-0580
FAX (702) 254-0585

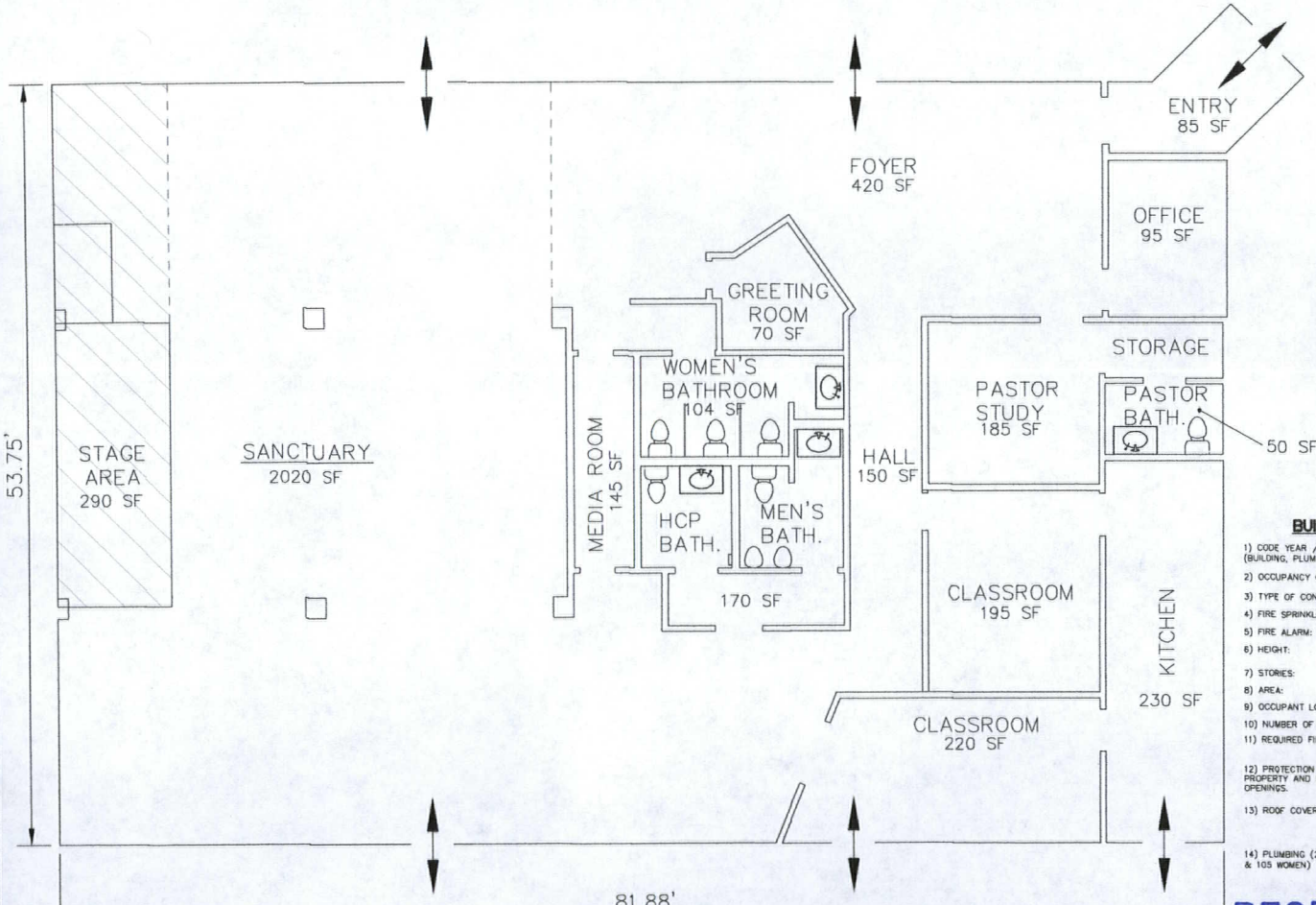
SITE PLAN WITH LANDSCAPING
RIVER OF LIFE WORD MINISTRIES
4944 VEGAS DRIVE

CITY OF LAS VEGAS, NEVADA A.P.N.: 138-24-803-022, 032 & 033

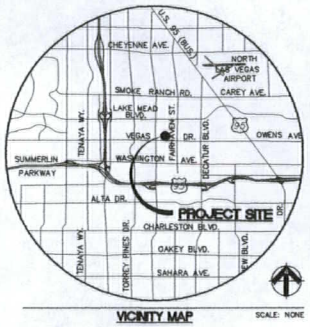
JOB No.	10035
DATE	02/23/11
VERT. SCALE	N/A
HORIZ. SCALE	1" = 20'
DRAWN BY:	JGR
CHECKED BY:	DAD
SHEET	1 of 1

VAR-41060
VAR-41216
SDR-41059

RIVER OF LIFE WORD MINISTRIES
4944 VEGAS DRIVE
CITY OF LAS VEGAS, NEVADA
APN: 138-24-803-022 & 032



EXISTING CHURCH
RIVER OF LIFE WORD MINISTRIES
APPROXIMATE BUILDING AREA=4430 SF



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

ZONING DATA

ZONING CLASSIFICATION: THE PROPERTY IS ZONED C-1

SETBACKS: THE CURRENT ZONING CODE REQUIRES:

FRONT: A 20 FOOT MINIMUM INTERIOR SIDE: A 10 FOOT MINIMUM
REAR: A 20 FOOT MINIMUM CORNER SIDED: A 15 FOOT MINIMUM
MAX BUILDING HEIGHT: NA (PER TITLE 19)

PARKING DATA

1 SPACE/100 SF SANCTUARY = 21 SPACES

BUILDING CODE ANALYSIS FOR PLAN SUBMITTAL

1) CODE YEAR / TYPE (BUILDING, PLUMBING, MECHANICAL, ELECTRICAL, FIRE)	CITY ORDINANCE-2006
2) OCCUPANCY CLASSIFICATION:	A-3
3) TYPE OF CONSTRUCTION:	V-B
4) FIRE SPRINKLERS:	NO FIRE SPRINKLER SYSTEM
5) FIRE ALARM:	NO FIRE ALARM
6) HEIGHT:	ALLOWABLE: NA (TITLE 19), ACTUAL: 25 FEET 1 STORY (TABLE 503 IBC)
7) STORIES:	ALLOWABLE: 1 STORY, ACTUAL: 1 STORY
8) AREA:	ALLOWABLE: 6000 SF, ACTUAL: 4300 SF
9) OCCUPANT LOAD:	210 SEATS
10) NUMBER OF EXITS:	REQUIRED: 2, PROVIDED: 7
11) REQUIRED FIRE RESISTANCE OF EXTERIOR WALLS	TYPE V CONSTRUCTION (ANY APPROVED MATERIAL) WOOD AND STUCCO
12) PROTECTION OF OPENINGS DUE TO LOCATION ON PROPERTY AND MAXIMUM AREA OF EXTERIOR WALL OPENINGS.	THE SUBJECT BUILDING IS AT LEAST 30 FEET FROM ALL OTHER SURROUNDING STRUCTURES AND BUILDINGS.
13) ROOF COVERING MATERIAL	ALLOWABLE: EFFECTIVE AGAINST LIGHT FIRE-TEST EXPOSURE. (CLASS C) ACTUAL: HOT MOP AND SHINGLES.
14) PLUMBING (210 OCCUPANCY TOTAL, i.e., 105 MEN & 105 WOMEN)	WATER CLOSET: MEN - 1 WOMEN - 2 LAVATORY MEN - 1 WOMEN - 2 DRINKING FOUNTAIN 1

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VAR-41060
VAR-41216
SDR-41059

S:\ENGINEERING\eng10\10035\exhibits\10035 BLDG analysis 031511.dwg 3/16/2011 8:33:30 AM PDT

Job No.
FILE No.

REUSE OF DOCUMENTS

APPROVED

REVISIONS

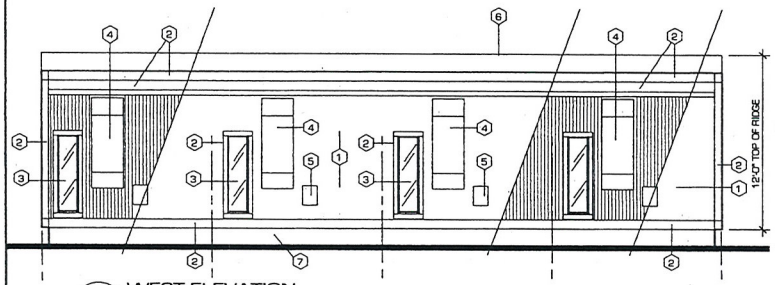
NO.	DATE	DESCRIPTION

STAMP

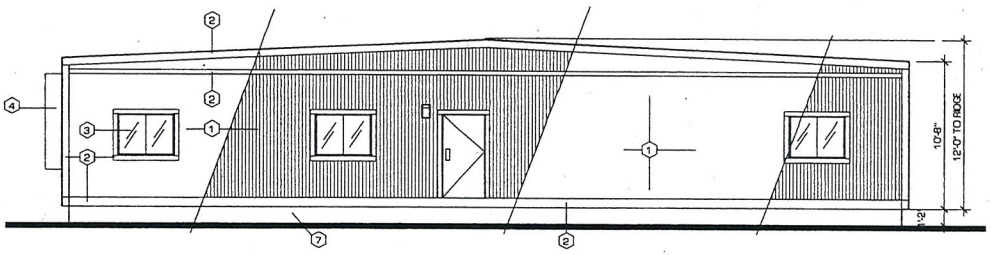
DWYER ENGINEERING INC.
CIVIL ENGINEERING LAND SURVEYORS
WATER RIGHTS LAND DEVELOPMENT
7510 SMOKE RANCH RD., SUITE E
LAS VEGAS, NEVADA 89128
(702) 254-0000
fax: (702) 254-0220

BUILDING CODE ANALYSIS EXHIBIT
RIVER OF LIFE WORD MINISTRIES
4944 VEGAS DRIVE
CITY OF LAS VEGAS, NEVADA A.P.N.: 138-24-803-022 & 032

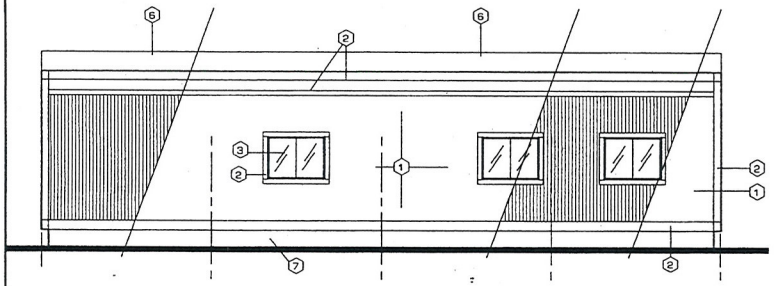
JOB No.	10035
DATE	03/16/11
VERT. SCALE	N/A
HORIZ. SCALE	1/4"= 1'
DRAWN BY:	JGR
CHECKED BY:	DAD
SHEET	1 of 1



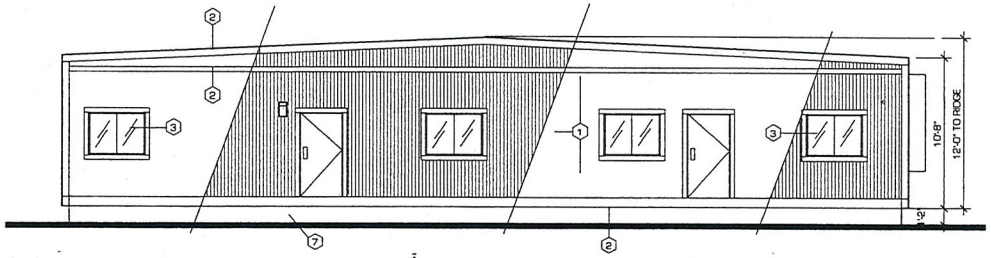
2 WEST ELEVATION
SCALE 1/4" = 1'-0"



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. 620.780

REVISIONS	BY:
1	L.J.

OSCAR O'KEEFE ARCHITECT
10001 W. PEACE WAY . SUITE #2292
LAS VEGAS, NV 89147
PHONE: 461-4848
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

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FEB 28 2011

VAR-41060
SDR-41059



VAR-41060, VAR-41216 & SDR-41059 – APPLICANT/OWNER: RIVER OF LIFE WORD MINISTRIES
4944 VEGAS DRIVE

03/03/11



VAR-41060, VAR-41216 & SDR-41059 – APPLICANT/OWNER: RIVER OF LIFE WORD MINISTRIES
4944 VEGAS DRIVE

03/03/11



VAR-41060, VAR-41216 & SDR-41059 – APPLICANT/OWNER: RIVER OF LIFE WORD MINISTRIES
4944 VEGAS DRIVE

03/03/11



VAR-41060, VAR-41216 & SDR-41059 – APPLICANT/OWNER: RIVER OF LIFE WORD MINISTRIES
4944 VEGAS DRIVE

03/03/11



VAR-41060, VAR-41216 & SDR-41059 – APPLICANT/OWNER: RIVER OF LIFE WORD MINISTRIES
4944 VEGAS DRIVE

03/03/11

DWYER ENGINEERING, INC.
CIVIL ENGINEERS, LAND SURVEYORS, WATER RIGHTS, LAND USE PLANNING

March 1, 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 & Waiver

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. This letter is also a request for a waiver for zero (0') foot landscaping where eight (8') feet is required on the 30' of exposed North property line and for 50' on the East & West property lines. To offset this request, two trees will be installed in the area not included in the waiver.

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 and the landscape waiver 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

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MAR – 3 2011

VAR-41060
SDR-41059
REVISED

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.: **29.**

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

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

SUBJECT:
VAR-41216 - VARIANCE RELATED TO VAR-41060 - PUBLIC HEARING - APPLICANT/OWNER: RIVER OF LIFE WORD MINISTRIES - Request for a Variance TO ALLOW 11 PARKING SPACES WHERE 22 ARE REQUIRED on 0.54 acres at 4944 Vegas Drive (APN 138-24-803-022), C-1 (Limited Commercial) Zone, Ward 5 (Barlow). Staff recommends DENIAL.

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 DENIAL.

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation
3. Justification Letter

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-41216** APN: 138-24-803-022+032

Name of Property Owner: RIVER OF LIFE WORD MINISTRIES

Name of Applicant: RIVER OF LIFE WORD MINISTRIES

Name of Representative: THOMAS HELLUMSS

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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MAR 16 2011

Signature of Property Owner: Sullivan L Causey Sr

Print Name: Sullivan L. Causey Sr.

Subscribed and sworn before me

This 16th day of March, 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: 07-3000-1

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) 4944 Vegas Drive

Project Name RIVER OF LIFE WORD MINISTRIES **Proposed Use** _____

Assessor's Parcel #(s) 138-24-803-022 **Ward #** _____

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

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

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

Additional Information _____

PROPERTY OWNER River of Life Word Ministries **Contact** Pastor Sullivan Causey Sr.

Address 4944 Vegas Drive **Phone:** (702) 258-9673 **Fax:** (702) 258-9264

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

E-mail Address _____

APPLICANT River of Life Word Ministries **Contact** Pastor Sullivan Causey Sr.

Address 4944 Vegas Drive **Phone:** (702) 258-9673 **Fax:** (702) 258-9264

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

E-mail Address _____

REPRESENTATIVE DWYER ENGINEERING **Contact** THOMAS HELLUMS

Address 7310 SMOKE RANCH ROAD, SUITE E **Phone:** (702) 254-2200 **Fax:** (702) 254-2236

City LAS VEGAS **State** NV **Zip** 89128

E-mail Address thellums@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 16th day of March, 2011.

Victoria K Dwyer

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: 07-3000-1

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	VAR-41216
Meeting Date:	4/12/11
Total Fee:	$830.00
Date Received:*	3-16-11
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.

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

DWYER ENGINEERING, INC.
CIVIL ENGINEERS, LAND SURVEYORS, WATER RIGHTS, LAND USE PLANNING

March 16, 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 Parking Variance

Dear Sirs:

We formally request a variance to the parking requirements to allow the existing parking lot to remain in use. Currently the parking lot is used when services are held in the sanctuary.

The addition of the modular units in back will not place any additional burden on the parking lot as the modular units will be used at a different time than when the sanctuary is used.

We request this variance be approved.

Sincerely,
DWYER ENGINEERING, INC.

David A. Dwyer, P.E.
Principal

RECEIVED
MAR 16 2011

VAR-41216

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.: **30.**

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 4,428 SQUARE-FOOT CHURCH AND A 2,880 SQUARE-FOOT MODULAR CLASSROOM BUILDING WITH WAIVERS TO ALLOW NO LANDSCAPE BUFFERS ALONG THE NORTH, EAST AND WEST PERIMETERS WHERE EIGHT FEET IS REQUIRED AND A FIVE FOOT WIDE LANDSCAPE BUFFER ALONG THE SOUTH PERIMETER WHERE 15 FEET IS REQUIRED on 0.54 acres at 4944 Vegas Drive (APN 138-24-803-022), C-1 (Limited Commercial) Zone, Ward 5 (Barlow). Staff recommends DENIAL.

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 DENIAL.

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-41059 APN: 138-24-803-022

Name of Property Owner: RIVER OF LIFE WORD MINISTRIES

Name of Applicant: RIVER OF LIFE WORD MINISTRIES

Name of Representative: THOMAS HELLUMSS

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 16th day of March, 20 11

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: 07-3000-1

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: SITE Development PLAN Review

Project Address (Location) 4944 Vegas Drive

Project Name RIVER OF LIFE WORD MINISTRIES **Proposed Use** CHURCH

Assessor's Parcel #(s) 138-24-803-022 **Ward #** 5

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

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

Gross Acres .53 **Lots/Units** 1 **Density** _____

Additional Information _____

PROPERTY OWNER River of Life Word Ministries **Contact** Pastor Sullivan Causey Sr.

Address 4944 Vegas Drive **Phone:** (702) 258-9673 **Fax:** (702) 258-9264

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

E-mail Address _____

APPLICANT River of Life Word Ministries **Contact** Pastor Sullivan Causey Sr.

Address 4944 Vegas Drive **Phone:** (702) 258-9673 **Fax:** (702) 258-9264

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

E-mail Address _____

REPRESENTATIVE DWYER ENGINEERING **Contact** THOMAS HELLUMS

Address 7310 SMOKE RANCH ROAD, SUITE E **Phone:** (702) 254-2200 **Fax:** (702) 254-2236

City LAS VEGAS **State** NV **Zip** 89128

E-mail Address thellums@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 16th day of March, 20 11.

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: 07-3000-1

FOR DEPARTMENT USE ONLY

Case #	SDR-41059
Meeting Date:	4-12-11 PC
Total Fee:	$1,030
Date Received:*	2-28-11
Received By:	Greg K.

*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.: **31.**

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

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

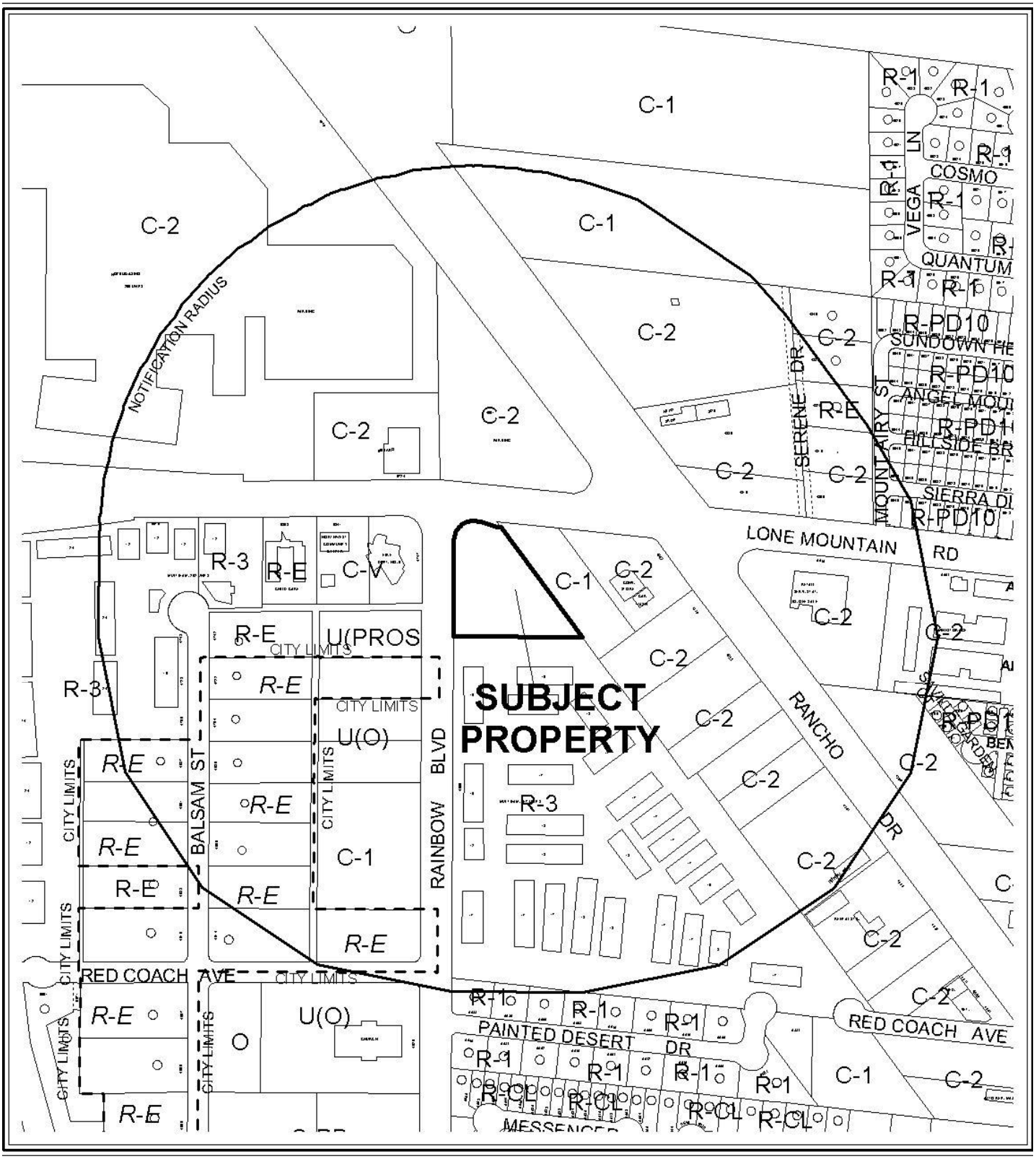
SUBJECT:
VAR-41197 - VARIANCE - PUBLIC HEARING - APPLICANT: OVATION DEVELOPMENT - OWNER: LONE MOUNTAIN APARTMENTS I, LLC - Request for a Variance TO ALLOW 56 PARKING SPACES WHERE 57 ARE REQUIRED on 1.77 acres at the southeast corner of Rainbow Boulevard and Lone Mountain Road (APN 138-02-101-015), C-1 (Limited Commercial) Zone, Ward 6 (Ross). Staff recommends APPROVAL.

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 APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - VAR-41197, SUP-41039 and SDR-41043
2. Conditions and Staff Report - VAR-41197, SUP-41039 and SDR-41043
3. Supporting Documentation
4. Photos - VAR-41197, SUP-41039 and SDR-41043
5. Justification Letter - VAR-41197, SUP-41039 and SDR-41043



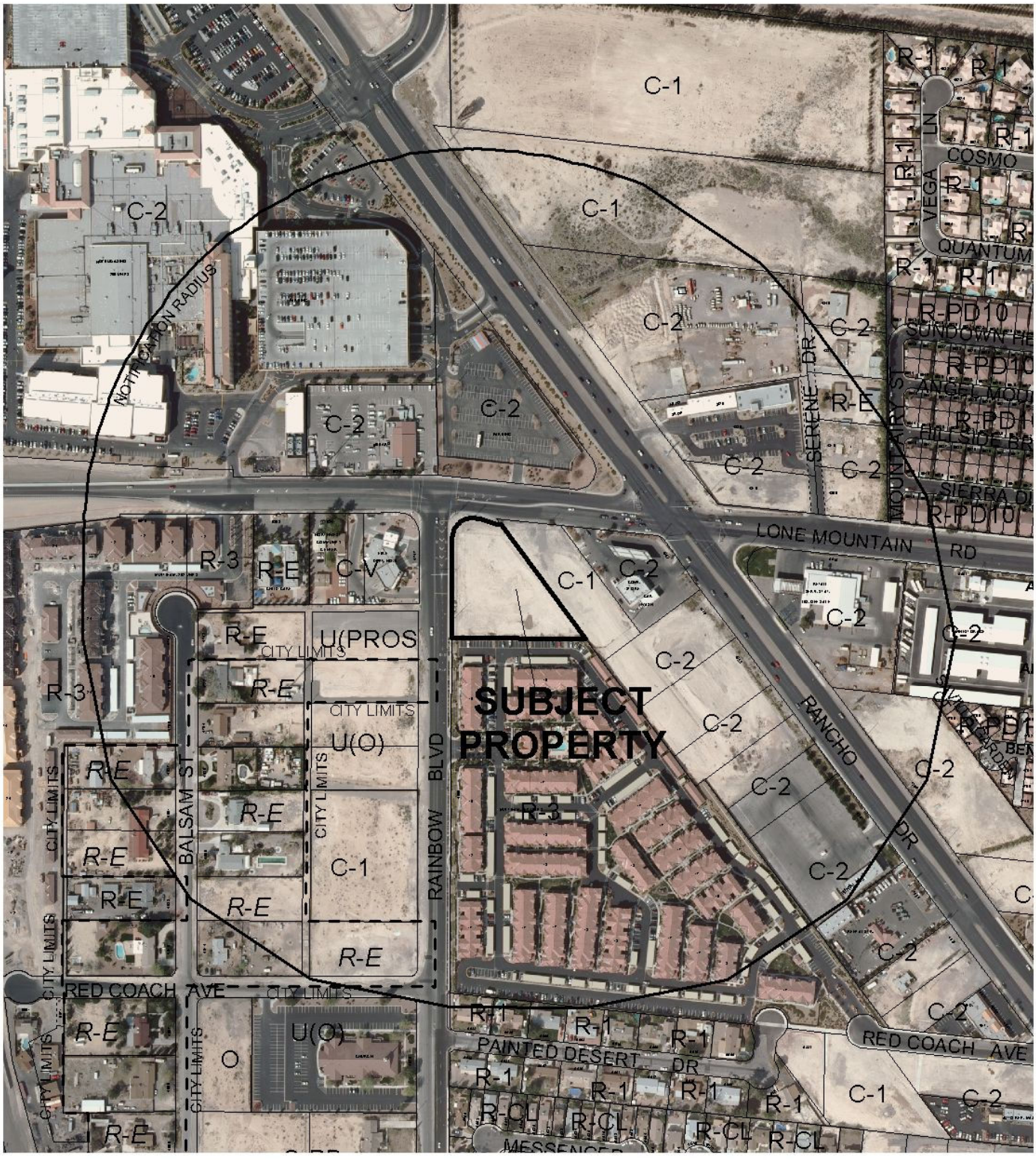
0 300 600 Feet

CASE: **VAR-41197; SUP-41039; SDR-41043**

RADIUS: 1000 FT

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

N



0 300 600 Feet

CASE: **VAR-41197; SUP-41039; SDR-41043**

RADIUS: 1000 FT

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

N

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-41197** APN: 138-02-101-015

Name of Property Owner: Lone Mountain Apts I LLC

Name of Applicant: Ovation Development

Name of Representative: Janet Goyer

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 14th day of March, 2011

Jennifer Mackey

Notary Public in and for said County and State

JENNIFER MACKEY
NOTARY PUBLIC
STATE OF NEVADA
CLARK COUNTY
APPT. No. 09-9537-1
MY APPT. EXPIRES MAR. 13, 2013

RECEIVED
MAR 15 2011

PLANNING & DEVELOPMENT
CITY OF LAS VEGAS
DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Variance to Parking Requirements

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 14th day of March, 2011.

Jennifer Mackey

Notary Public in and for said County and State

JENNIFER MACKEY
NOTARY PUBLIC
STATE OF NEVADA
CLARK COUNTY
APPT. No. 09-9537-1
MY APPT. EXPIRES MAR. 18, 2013

FOR DEPARTMENT USE ONLY

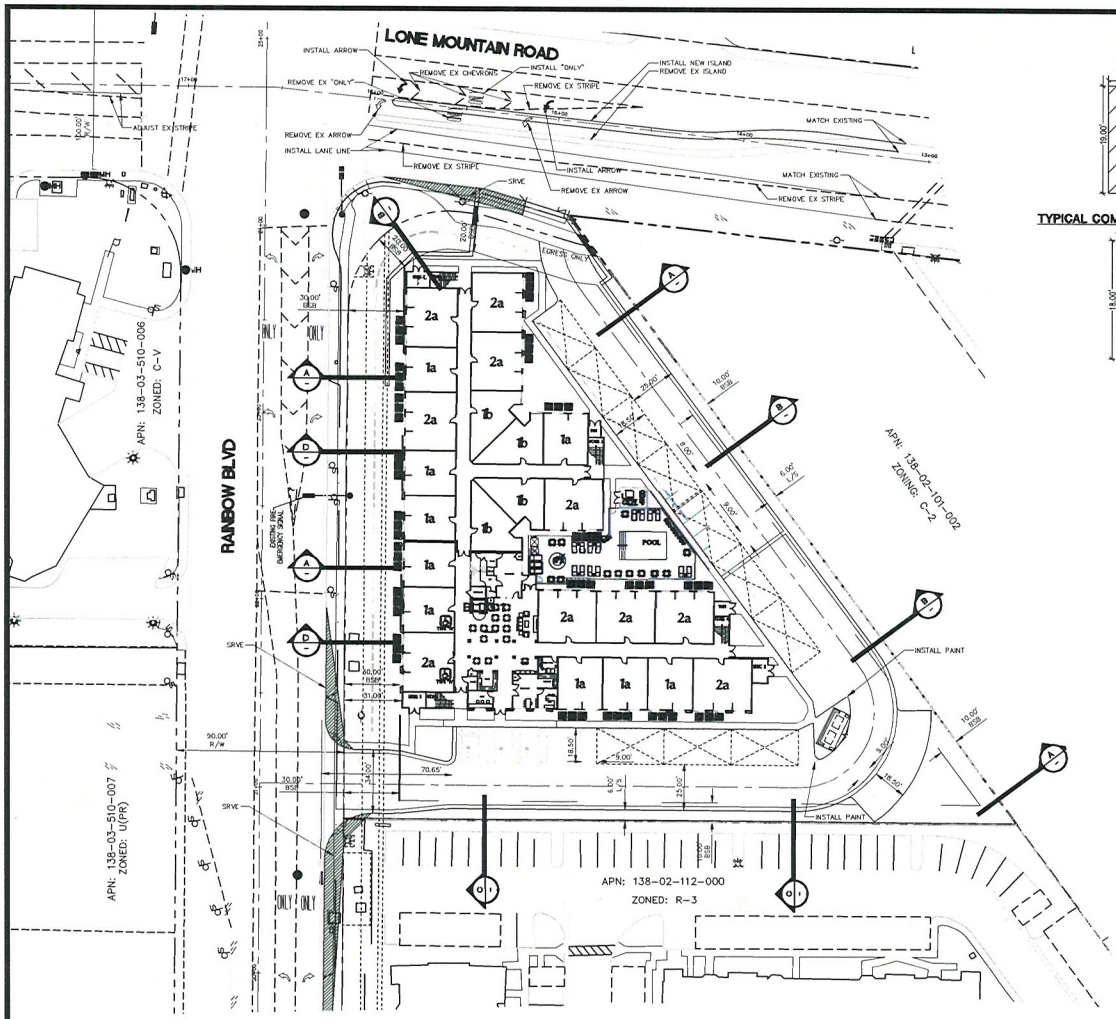
Case #	VAR-71197
Meeting Date:	4/12/11
Total Fee:	$830.—
Date Received:*	3/15/11
Received By:	Bm S

*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.

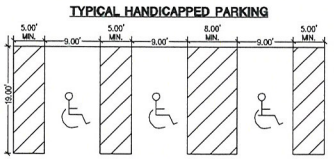
RECEIVED
MAR 15 2011

Revised 10/27/08

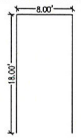
I:\depot\Application Packet\Application Form.pdf



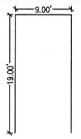
TYPICAL HANDICAPPED PARKING



TYPICAL COMPACT PARKING SPACE

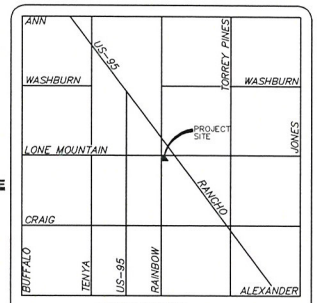


TYPICAL PARKING SPACE



VICINITY MAP

N.T.S.



SECTION A

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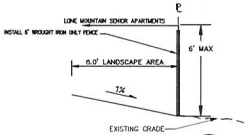
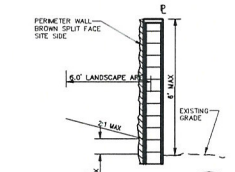


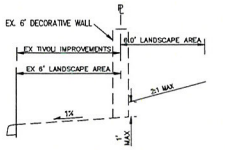
SECTION B

NOT TO SCALE



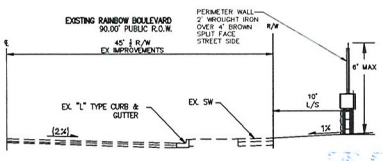
SOUTHERN SECTION

NOT TO SCALE



RAINBOW BOULEVARD

NOT TO SCALE



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 FOOTPRINT AREA	24,753 SF = 0.57 AC±
COVERED PARKING AREA	6,460 SF = 0.14 AC±
PAVED AREA	0.59 AC±
OPEN SPACE	0.78 AC±
TOTAL LOT COVERAGE	0.57+0.14) / 1.77 = 40.1%

PARKING	
– PARKING REQUIRED	57 SPACES
1–BEDROOM	0.75 x 45 = 34 SPACES
2–BEDROOM	0.75 x 30 = 23 SPACES
HANDICAP REQUIREMENT	51 – 75 STALLS: 3 SPACES
– PARKING PROVIDED	56 SPACES
HANDICAP	3 SPACES

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.

CALL BEFORE YOU DIG OVERHEAD — 1-702-599-6111

Call Before You Dig 811 — 1-800-227-2600 AND CLARK COUNTY TRAFFIC OPERATIONS 1-800-455-7544

Call before you UnderGround — 1-702-455-7511 CLARK COUNTY TRAFFIC OPERATIONS AND 1-702-432-5300

BENCH MARK:

CITY OF LAS VEGAS BENCH MARK 1LV00 3NEE6

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.

RECEIVED
MAR 15 2011

VAR-41197
SUP-41039
SDR-41043

OVATION DEVELOPMENT
6021 SOUTH FORT APACHE ROAD SUITE 100
LAS VEGAS, NEVADA 89148
CONTACT: JAN GOYER (702) 990-2325

OVATION
DEVELOPMENT CORP

Impulse Civil Engineering & Planning
I=/F·dt CIVIL ENGINEERS - PLANNERS
835 GRAND WAY
NORTH LAS VEGAS, NEVADA 89030
(702) 388-7161
FAX (702) 974-8168

NO	DATE	BY	REVISION

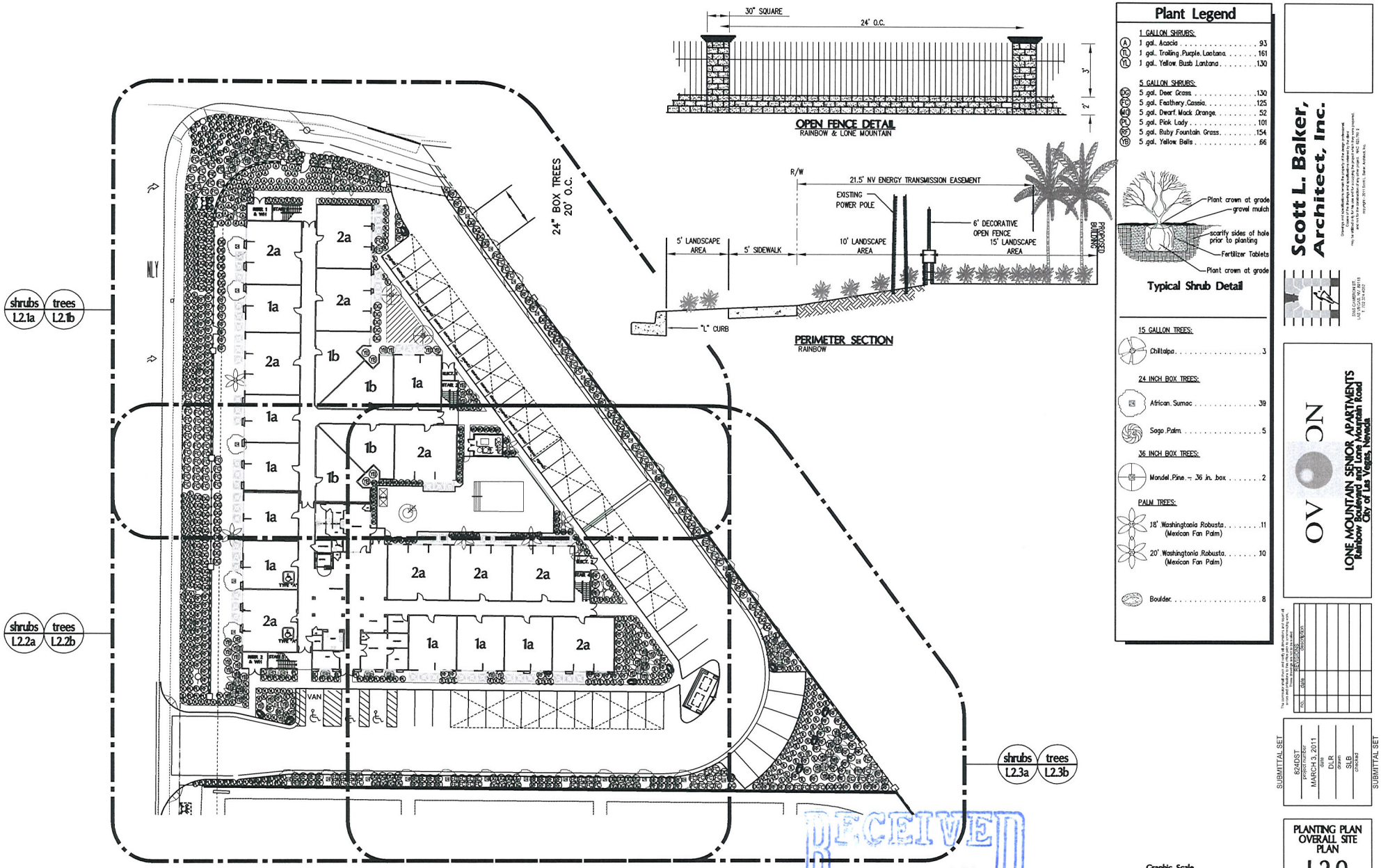
SHEET: SITE PLAN
TITLE: LONE MOUNTAIN SENIOR APARTMENTS

DRAWN BY: JRH — FEBRUARY 2011
DESIGNED BY: JRH — FEBRUARY 2011
CHECKED BY: P.A. — FEBRUARY 2011
PROJECT NO: 2010012 — SCALE: N.T.S.

REGISTERED PROFESSIONAL ENGINEER — STATE OF NEVADA — PETER A. LAKS — No. 11447 — Exp: 12/31/11 — CIVIL

SHEET DT3
13 OF 19 SHEETS
DRAWING NO.

File: C:\Impulse\Projects\Clients\Ovation Lone Mountain\Improvement Plans Revised\12 SITE PLAN.dwg Sheet: SITE Date: 11-Mar-11 3:57:43pm



OVERALL SITE PLAN – LANDSCAPE PLANTING PLAN

RECEIVED MAR 15 2011

VAR-41197
SUP-41039
SDR-41043

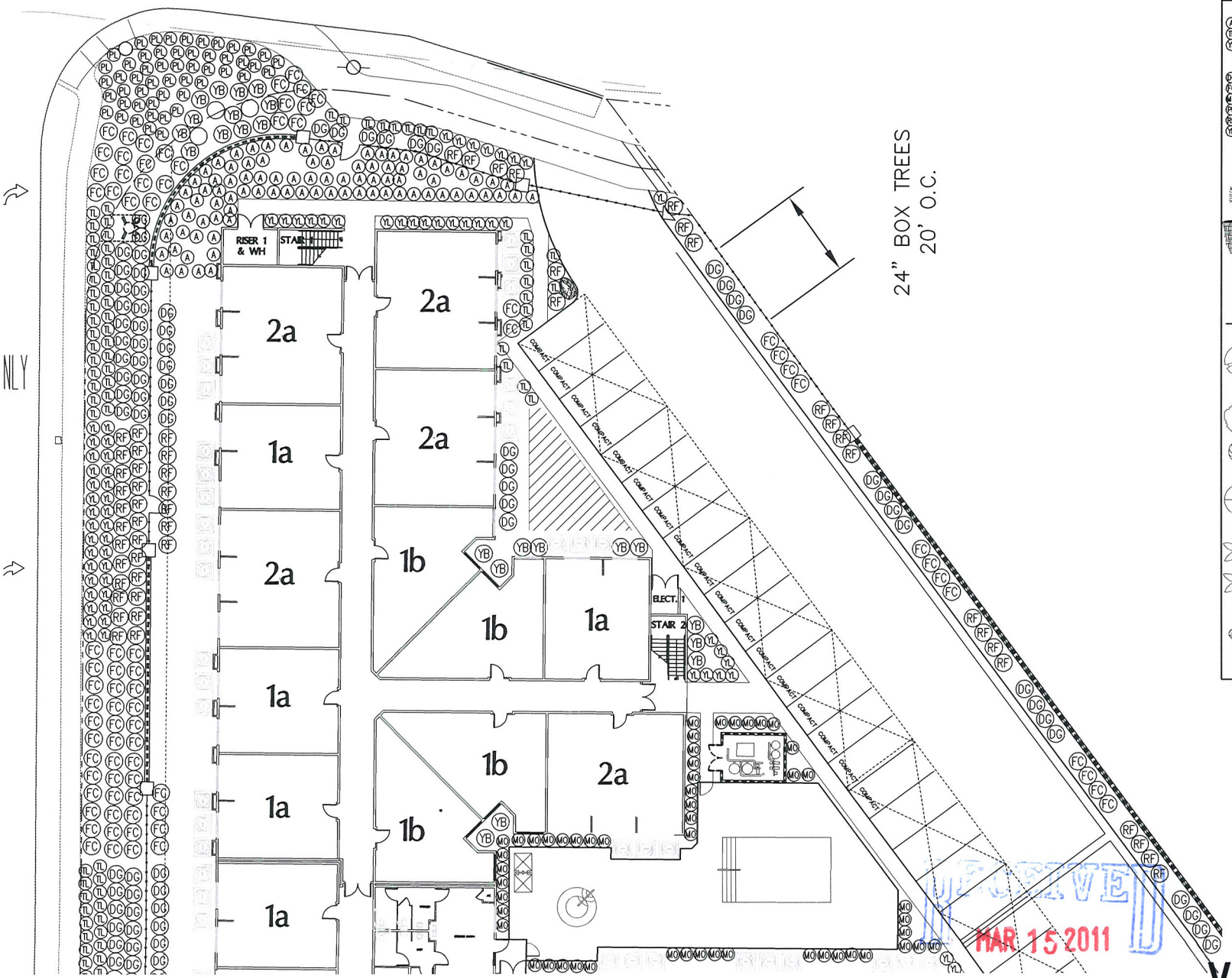
Scott L. Baker, Architect, Inc.

LONE MOUNTAIN SENIOR APARTMENTS
Rainbow Boulevard and Lone Mountain Road
City of Las Vegas, Nevada

SUBMITTAL SET

824DST
project number
MARCH 3, 2011
date
DLR
drawn
SLB
checked

PLANTING PLAN
OVERALL SITE PLAN
L2.0



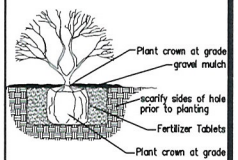
Plant Legend

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
(RF)	5 gal. Feathery Cassia	125
(MO)	5 gal. Dwarf Mock Orange	52
(PL)	5 gal. Pink Lady	101
(FC)	5 gal. Ruby Fountain Grass	154
(YB)	5 gal. Yellow Bells	66



Typical Shrub Detail

15 GALLON TREES:

	Chilltalpa	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 = 20 ft.

RECEIVED
MAR 15 2011

VAR-41197
SUP-41039
SDR-41043

Scott L. Baker, Architect, Inc.

3205 CLAIRMONT ST.
LAS VEGAS, NV 89109
T 702.314.4202

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LONE MOUNTAIN SENIOR APARTMENTS
Rainbow Boulevard and Lone Mountain Road
City of Las Vegas, Nevada

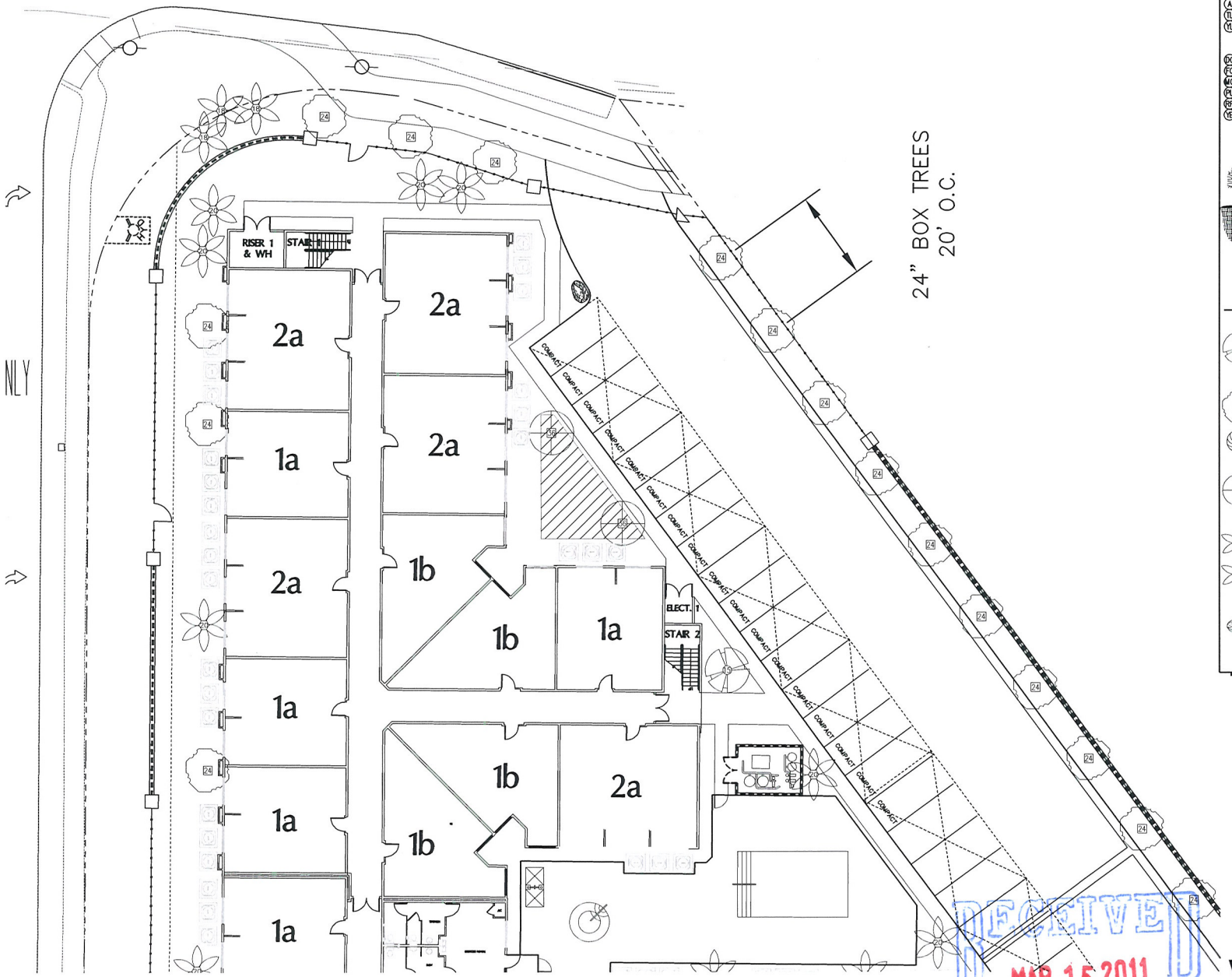
NO.	DATE	DESCRIPTION
1	6/8/11	PER CITY COMMENTS

SUBMITTAL SET

824DST
project number
MARCH 3, 2011
date
DLR
drawn
SLB
checked

SUBMITTAL SET

PLANTING PLAN
ENLARGED
SHRUB PLAN
L2.1a



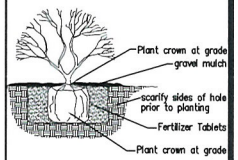
Plant Legend

1 GALLON SHRUBS:

A	1 gal. Acacia	93
P2L	1 gal. Trailing Purple Lantana	161
P2	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
RFG	5 gal. Ruby Fountain Grass	154
YB	5 gal. Yellow Bells	66



Typical Shrub Detail

15 GALLON TREES:

Ch	Chiltalpa	3

24 INCH BOX TREES:

K	African Sumac	39
S	Sago Palm	5

36 INCH BOX TREES:

M	Mondel Pine - 36 in. box	2

PALM TREES:

W	18' Washingtonia Robusta (Mexican Fan Palm)	11
W	20' Washingtonia Robusta (Mexican Fan Palm)	10
	Boulder	8

GRAPHIC SCALE

(IN FEET)

RECEIVED
MAR 15 2011

VAR-41197
SUP-41039
SDR-41043

Scott L. Baker, Architect, Inc.
5255 Lindell Road #131
Las Vegas, Nevada 89118
T 702.324.4502

These architectural plans are the property of the above-named architect and may not be used in any way without the written permission of the architect. Copies of the drawings are submitted only for the use in connection with the project described and are not to be assigned to any third parties. INC. 83.310.2 Copyright. 2011 Scott L. Baker Architect Inc.

LONE MOUNTAIN SENIOR APARTMENTS
Rainbow Boulevard and Lone Mountain Road
City of Las Vegas, Nevada

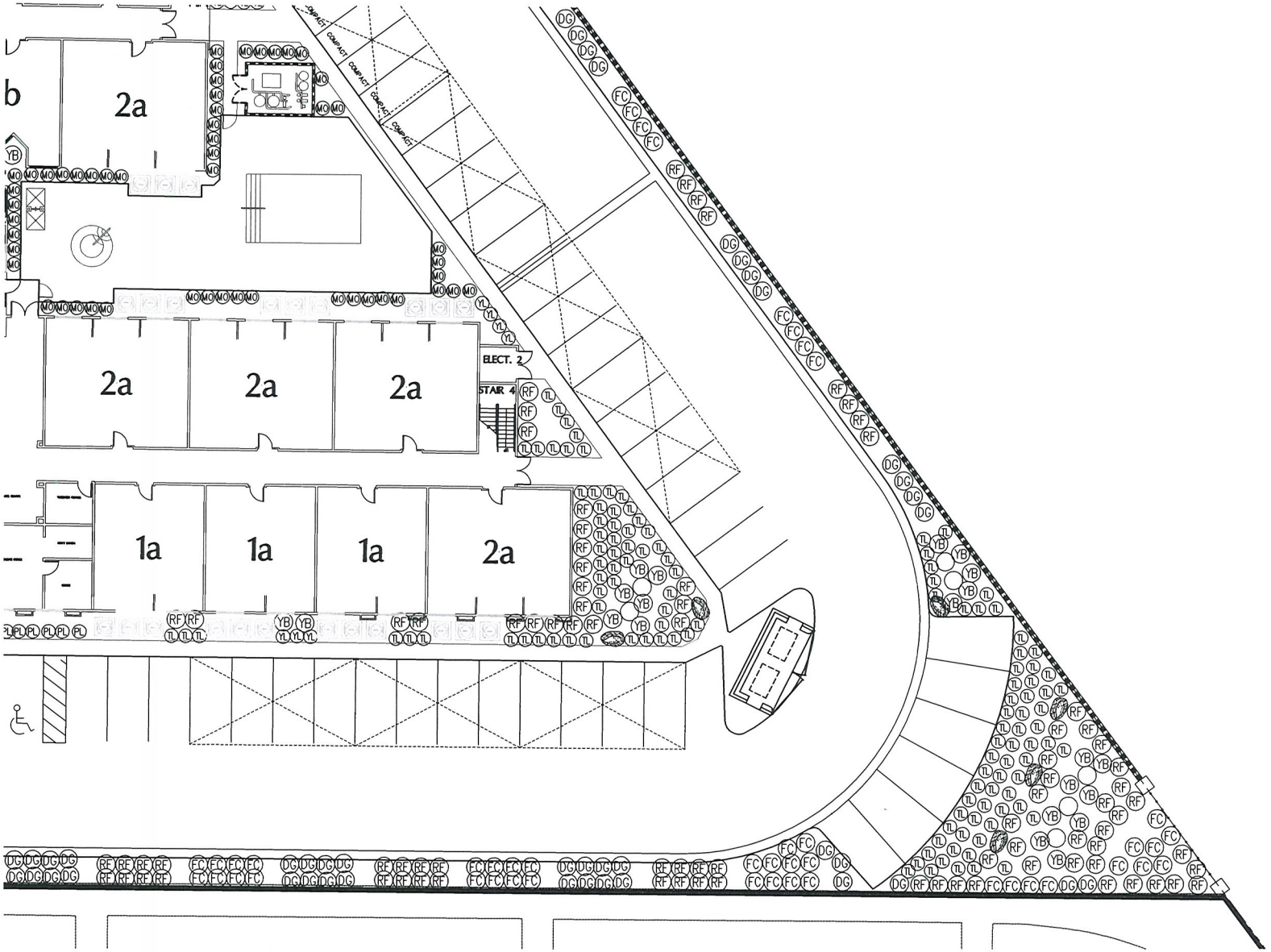
NO.	DATE	PROVISIONS

SUBMITTAL SET

82dDST
project number
MARCH 3, 2011
date
DLR
drawn
SLB
checked

SUBMITTAL SET

PLANTING PLAN
ENLARGED
TREE PLAN
L2.1b



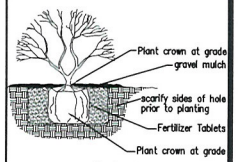
Plant Legend

1 GALLON SHRUBS:

(A)	1 gal. Acacia	93
(FC)	1 gal. Trailing Purple Lantana	161
(YL)	1 gal. Yellow Bush Lantana	130

5 GALLON SHRUBS:

(DG)	5 gal. Deer Grass	130
(RF)	5 gal. Feathery Cassia	125
(MO)	5 gal. Dwarf Mock Orange	52
(PL)	5 gal. Pink Lady	101
(RB)	5 gal. Ruby Fountain Grass	154
(YB)	5 gal. Yellow Bells	66



Typical Shrub Detail

15 GALLON TREES:

	Chilitalpa	3

24 INCH BOX TREES:

(A)	African Sumac	39
(24)	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.
2532 CHARLESTON ST
LAS VEGAS, NEVADA 89104
T. (702) 515-4420

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LONE MOUNTAIN SENIOR APARTMENTS
Southwest corner of Lone Mountain Road
Rainbow Boulevard
City of Las Vegas, Nevada

NO.	date	REVISIONS description

SUBMITTAL SET

824DST
project number
MARCH 3, 2011
date
DLR
drawn
SLB
checked

SUBMITTAL SET

PLANTING PLAN
ENLARGED
SHRUB PLAN
L2.3a

GRAPHIC SCALE

RECEIVED
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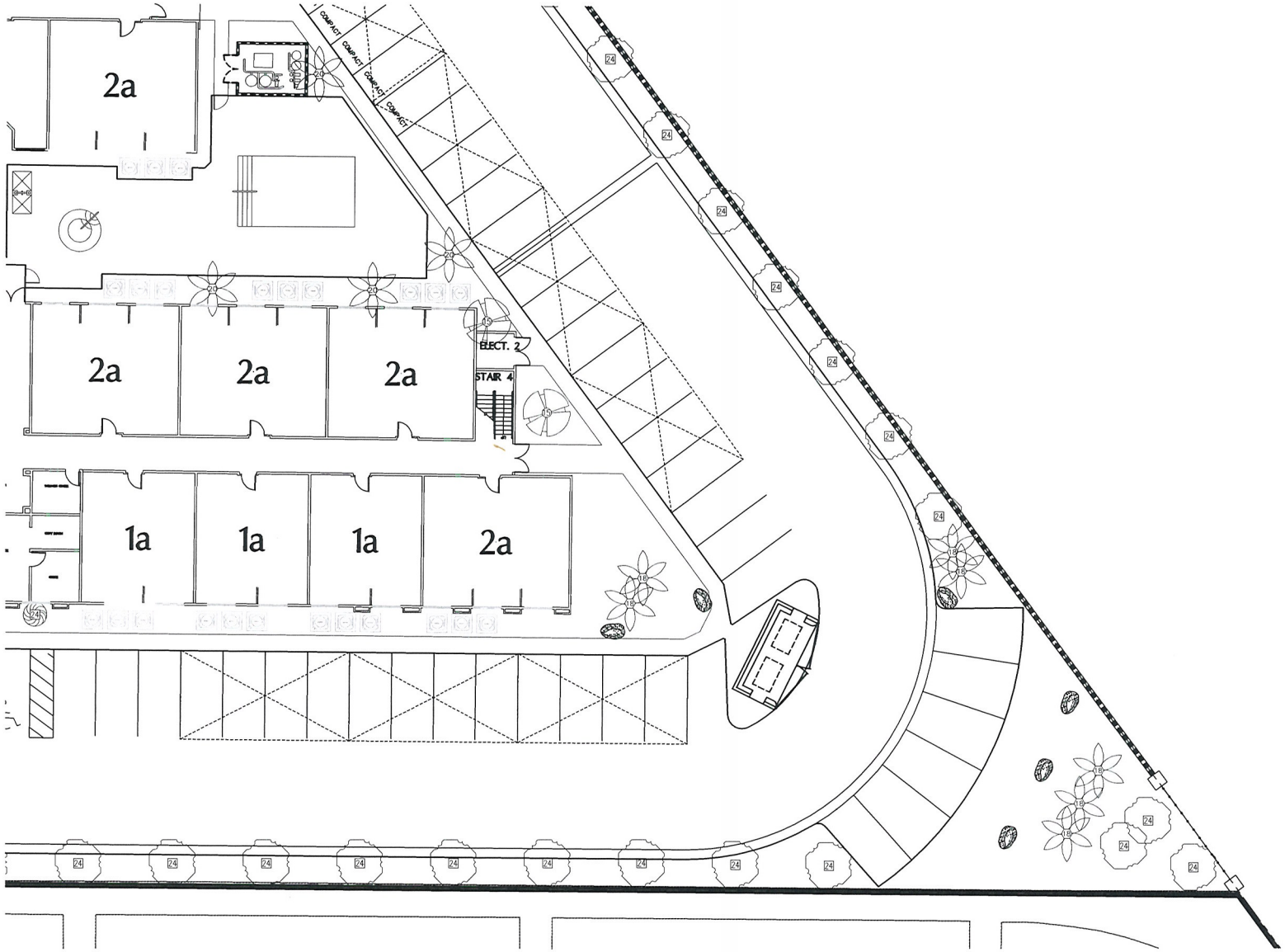
VAR-41197
SUP-41039
SDR-41043



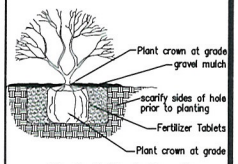
Plant Legend

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:

15	Chiltalpa	3

24 INCH BOX TREES:

24	African Sumac	39
24	Sago Palm	5

36 INCH BOX TREES:

36	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.

OVERTON

LONE MOUNTAIN SENIOR APARTMENTS
Rainbow Boulevard and Lone Mountain Road
City of Las Vegas, Nevada

REVISIONS

no.	date	description

SUBMITTAL SET

824DST
project number
MARCH 3, 2011
date
DLR
drawn
SLB
checked

SUBMITTAL SET

PLANTING PLAN
ENLARGED
TREE PLAN
L2.3b

GRAPHIC SCALE

RECEIVED
MAR 15 2011

VAR-41197
SUP-41039
SDR-41043

20050310-0001129
Fee: $61.00
RPTT Fee: $0.00
01/10/2005
Requestor:
VPOINT
Frances Deane
Clark County Recorder
Pgs: 5
Instr:
20050310-0001129
Fee/Pgs/Add'l/Page:
PM 109 0012
Parcel Map

PARCEL MAP

LONE MOUNTAIN APARTMENTS

BEING A MERGER AND RESUBDIVISION OF PARCELS I, II, AND III AS PER THAT CERTAIN DEED RECORDED SEPTEMBER 3, 2004 IN BOOK 20040903, INSTRUMENT NUMBER 00194 IN THE OFFICE OF THE CLARK COUNTY, NEVADA RECORDERS, SITUATED IN THE NORTH HALF (N 1/2) 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

OWNER'S CERTIFICATE AND DEDICATION

WE, LONE MOUNTAIN APARTMENTS I, LLC A NEVADA LIMITED LIABILITY COMPANY HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE LAND SUBDIVIDED WITHIN THE BOUNDARY SHOWN HEREON; DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS PARCEL MAP THAT HAS CAUSED THE LAND TO BE SURVEYED AND DIVIDED INTO SEPARATE PARCELS; AND DOES HEREBY OFFER AND DEDICATE TO THE CITY OF LAS VEGAS, ITS SUCCESSORS AND ASSIGNS, ANY STREETS, EASEMENTS OR OTHER RIGHTS-OF-WAY AS INDICATED AND OUTLINED HEREON FOR THE USE OF THE PUBLIC, THE UNDERSIGNED OWNER HEREBY GRANTS AND CONVEYS TO THE CITY OF LAS VEGAS AND TO ITS SUCCESSORS AND ASSIGNS A FIVE-FOOT WIDE EASEMENT ADJACENT TO ALL PROPERTY LINES WHERE LOTS OR COMMON AREAS ABUT PUBLIC STREETS FOR PURPOSES OF PLACING PUBLIC FIRE HYDRANTS, PUBLIC STREET LIGHTS, CONDUITS, TRAFFIC SIGNALS, AND APPURTENANCES THERETO, AND AN ADDITIONAL EASEMENT OF UP TO TWO FEET IN RADIUS FROM EACH FIRE HYDRANT AND STREET LIGHT, CONDUIT, TRAFFIC SIGNAL AND APPURTENANCE, TO EXTEND BEYOND THE FIVE FOOT EASEMENT IF NECESSARY, TOGETHER WITH THE RIGHT OF INGRESS TO AND EGRESS FROM THESE EASEMENTS.

LONE MOUNTAIN APARTMENTS I, LLC., A NEVADA LIMITED LIABILITY COMPANY

Alan X Molasky 1/19/05

ALAN MOLASKY — DATE
SECRETARY OF LONE MOUNTAIN APARTMENTS, MM, INC., A NEVADA CORPORATION, FOR LONE MOUNTAIN APARTMENTS I, LLC., A NEVADA LIMITED LIABILITY COMPANY

ACKNOWLEDGMENT

STATE OF NEVADA)
)SS
COUNTY OF CLARK)

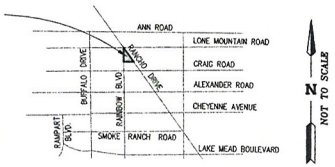
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 1-19-05 BY ALAN MOLASKY AS SECRETARY OF LONE MOUNTAIN APARTMENTS, MM, INC., A NEVADA CORPORATION, FOR LONE MOUNTAIN APARTMENTS I, LLC., A NEVADA LIMITED LIABILITY COMPANY

Carolyn G Hanson

NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
MY COMMISSION EXPIRES 2-17-08.

CAROLYN G. HANSON
Notary Public, State of Nevada
Appointment No. 01-93831
My Appt. Expires Feb. 17, 2006

PROJECT LOCATION



VICINITY MAP

NOT TO SCALE

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 105, PAGE 58 OF PLATS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

AREA OF PARCEL MAP

TOTAL AREA OF PARCEL IS 20.390 ACRES, MORE OR LESS.

APPROVAL

THIS IS TO CERTIFY THAT THE DEPARTMENT OF PLANNING AND DEVELOPMENT, FOR THE CITY OF LAS VEGAS, CLARK COUNTY, NEVADA ON THIS 15TH DAY OF FEBRUARY 2005 DID APPROVE FOR THE PURPOSES OF LAND DIVISION AND ACCEPT IN BEHALF OF THE PUBLIC, THIS MAP AND ANY PARCELS OF LAND OFFERED FOR DEDICATION FOR THE PUBLIC USE, THAT IT IS IN CONFORMITY WITH THE TERMS DEFINED BY THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE OF THIS APPROVAL.

2/15/05

M. MARK WHEELER, AICP, DIRECTOR — DATE
DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF LAS VEGAS

MAP APPROVED FOR THE PURPOSE OF LAND DIVISION THIS 4TH DAY OF MARCH, 2005

3/4/05

ALAN R. RIEKKI, PLS — DATE
CITY OF LAS VEGAS SURVEYOR
NEVADA CERTIFICATE No. 12469

CITY OF LAS VEGAS DEPARTMENT OF PUBLIC WORKS NEVADA

SURVEYOR'S CERTIFICATE:

I, TERRY L. HAMBLET, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF NEVADA, ACTING AS AN AGENT FOR VPOINT, CERTIFY THAT:

1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF OVATION DEVELOPMENT.
2. THE LANDS SURVEYED SHOWN HEREON LIE WITHIN THE N 1/2 OF THE NW 1/4 OF SECTION 2, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AND THE SURVEY WAS COMPLETED ON OCTOBER 29, 2003.
3. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
4. THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.

TERRY L. HAMBLET
PROFESSIONAL LAND SURVEYOR
NEVADA LICENSE No. 11828

PROFESSIONAL LAND SURVEYOR STATE OF NEVADA TERRY L. HAMBLET Exp 6/30/05 No. 11828

1/13/05

REFERENCE SURVEYS:

RECORDS OF SURVEYS:
FILE 5, PAGE 11
FILE 13, PAGE 52
FILE 15, PAGE 62
FILE 68, PAGE 65
FILE 95, PAGE 49
FILE 96, PAGE 9
FILE 123, PAGE 56
FILE 131, PAGE 11

PLATS:
BOOK 6, PAGE 99
BOOK 25, PAGE 90
BOOK 105, PAGE 58

PARCEL MAPS:
FILE 18, PAGE 42
FILE 28, PAGE 64
FILE 35, PAGE 37
FILE 36, PAGE 36
FILE 99, PAGE 42

CLARK COUNTY ASSESSOR MAPS:
138-02-1 DATED: 04/05/04

TITLE REPORT:
TITLE REPORT BY:
NEVADA TITLE COMPANY
ORDER No.: 03-10-2009-DTL 1st AMENDED

COUNTY RECORDER'S NOTE

ANY SUBSEQUENT CHANGES TO THIS MAP SHOULD BE EXAMINED AND MAY BE DETERMINED BY REFERENCE TO THE COUNTY RECORDER'S CUMULATIVE MAP INDEX. N.R.S. 278.5695

PMP- 5221

PARCEL MAP
FOR
LONE MOUNTAIN APARTMENTS
BEING A MERGER RESUBDIVISION OF PARCELS I, II, AND III AS PER THAT CERTAIN DEED RECORDED SEPTEMBER 3, 2004 IN BOOK 20040903, INSTRUMENT NUMBER 00194 IN THE OFFICE OF THE CLARK COUNTY, NEVADA RECORDERS, SITUATED IN THE N 1/2 OF THE 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

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1030 WHITNEY RANCH DRIVE · HENDERSON, NEVADA 89014 · (702) 243-4115 · FAX (702) 243-4116

W.O. #:	662-E169
BY:	MJM
DATE:	08/31/04
SCALE:	N/A
CHECKED:	TLH
SHT NO.:	5 OF 5 SHEETS

No. 0001129
FILED AT THE REQUEST OF:
VPOINT
DATE 3:10:05 AT 10:03 M.
FILE: 109 PAGE: 12
OF PARCEL MAPS
OFFICIAL RECORDS BOOK No.
20050310
CLARK COUNTY, NEVADA RECORDS
FRANCES DEANE, RECORDER
BY: [illegible] DEPUTY ASF

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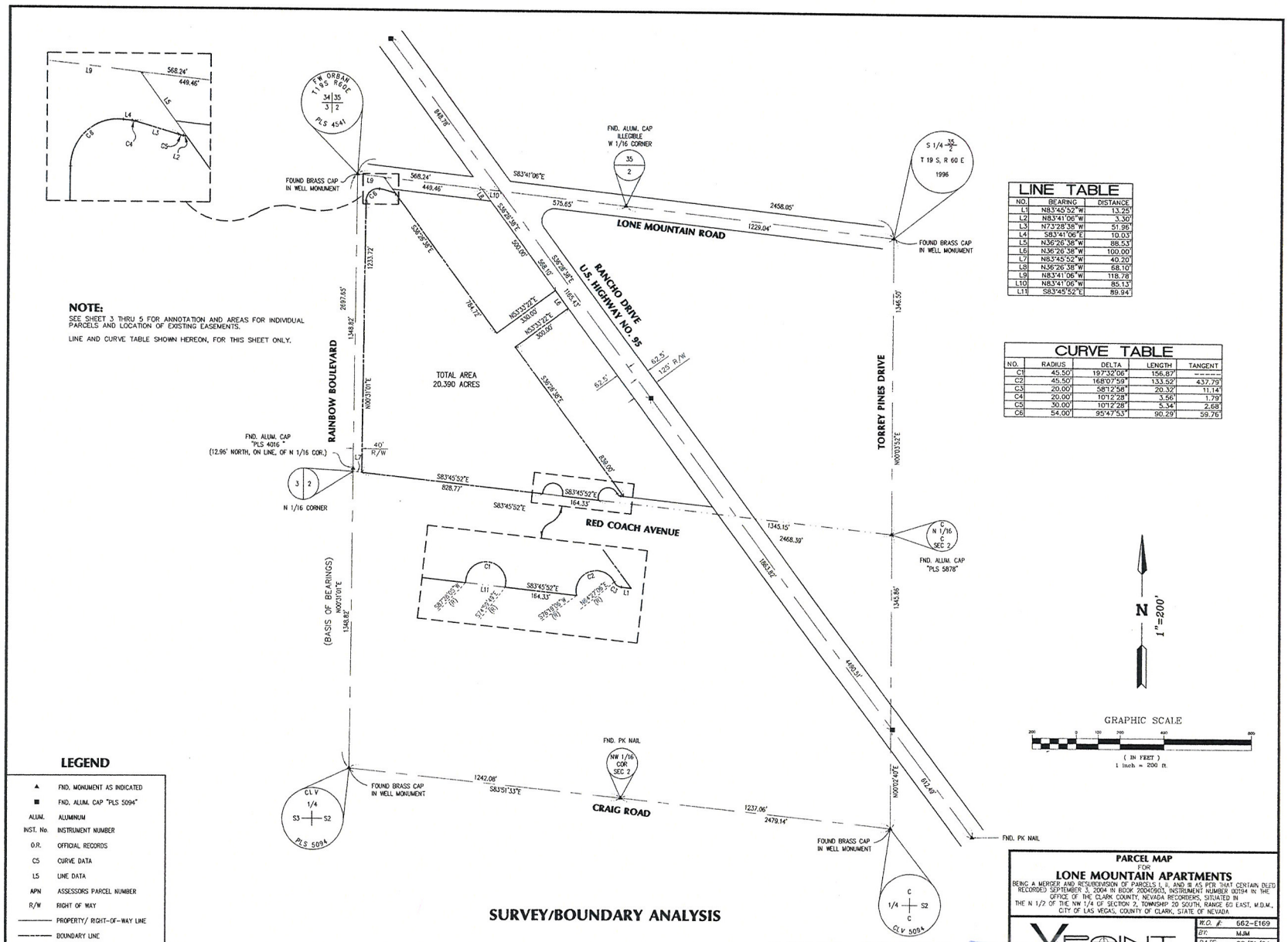
MAR 15 2011

VAR-41197
SUP-41039
SDR-41043



NOTE:
SEE SHEET 3 THRU 5 FOR ANNOTATION AND AREAS FOR INDIVIDUAL PARCELS AND LOCATION OF EXISTING EASEMENTS.

LINE AND CURVE TABLE SHOWN HEREON, FOR THIS SHEET ONLY.

LINE TABLE

NO.	BEARING	DISTANCE
L1	N83°45'52"W	13.25'
L2	N83°41'06"W	3.30'
L3	N73°28'38"W	51.96'
L4	S83°41'06"E	10.03'
L5	N36°26'38"W	88.53'
L6	N36°26'38"W	100.00'
L7	N83°45'52"W	40.20'
L8	N36°26'38"W	68.10'
L9	N83°41'06"W	118.78'
L10	N83°41'06"W	85.13'
L11	S83°45'52"E	89.94'

CURVE TABLE

NO.	RADIUS	DELTA	LENGTH	TANGENT
C1	45.50'	197°32'06"	156.87'	
C2	45.50'	168°07'59"	133.52'	437.79'
C3	20.00'	58°12'58"	20.32'	11.14'
C4	20.00'	10°12'28"	3.56'	1.79'
C5	30.00'	10°12'28"	5.34'	2.68'
C6	54.00'	95°47'53"	90.29'	59.76'

LEGEND

▲	FND. MONUMENT AS INDICATED
■	FND. ALUM. CAP "PLS 5094"
ALUM.	ALUMINUM
INST. No.	INSTRUMENT NUMBER
O.R.	OFFICIAL RECORDS
C5	CURVE DATA
L5	LINE DATA
APN	ASSESSORS PARCEL NUMBER
R/W	RIGHT OF WAY
———	PROPERTY/ RIGHT-OF-WAY LINE
———	BOUNDARY LINE
— — —	CENTERLINE
- - - - - -	EASEMENT LINE

SURVEY/BOUNDARY ANALYSIS

PARCEL MAP
FOR
LONE MOUNTAIN APARTMENTS
BEING A MERGER AND RESUBDIVISION OF PARCELS I, II, AND III AS PER THAT CERTAIN DEED RECORDED SEPTEMBER 3, 2004 IN BOOK 20040903, INSTRUMENT NUMBER 00194 IN THE OFFICE OF THE CLARK COUNTY, NEVADA RECORDERS, SITUATED IN THE N 1/2 OF THE 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

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W.O. #:	662-E169
BY:	MJM
DATE:	08/31/04
SCALE:	1" = 200'
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SUP-41039
SDR-41043

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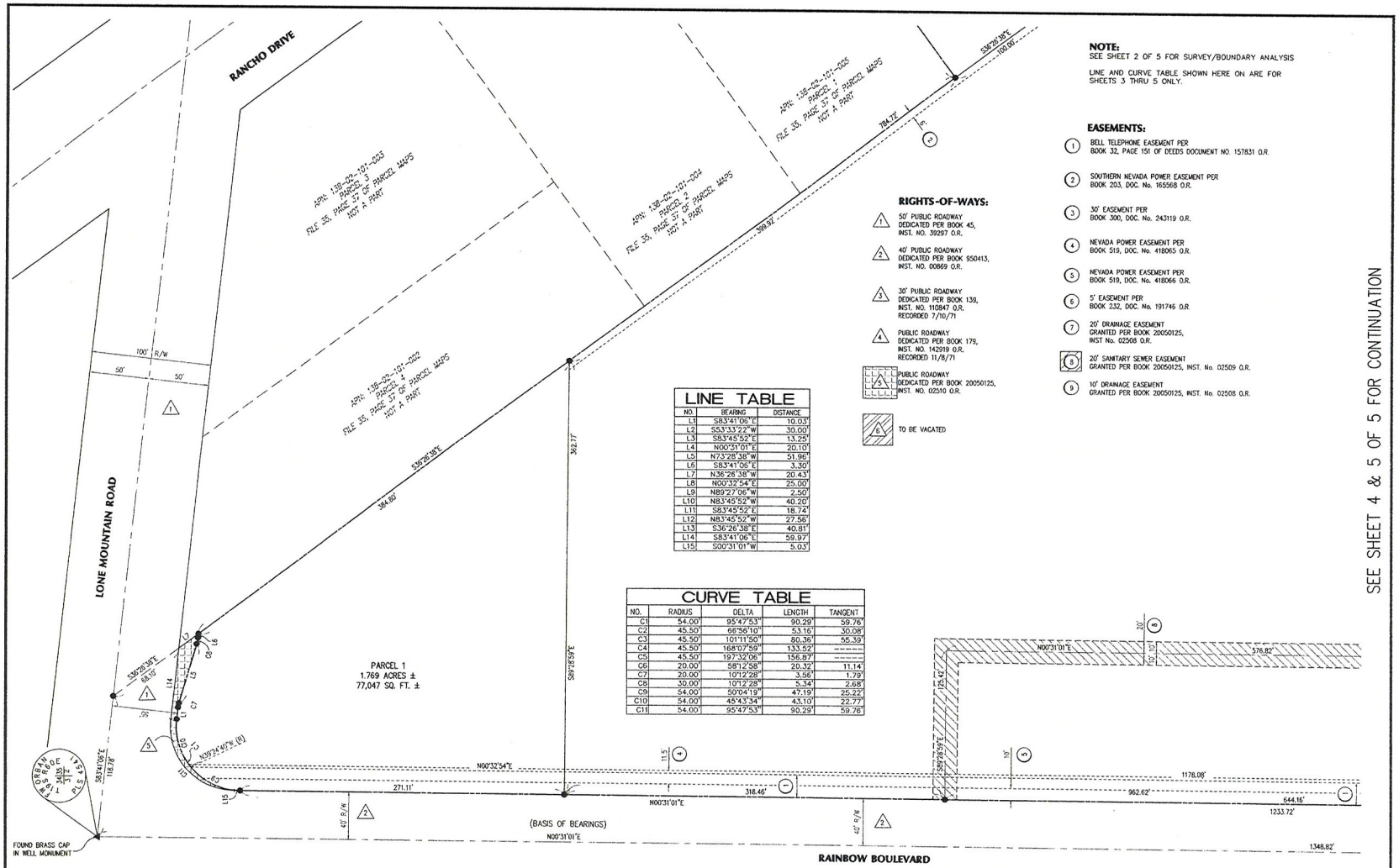
109-12



NOTE:
SEE SHEET 2 OF 5 FOR SURVEY/BOUNDARY ANALYSIS

LINE AND CURVE TABLE SHOWN HERE ON ARE FOR SHEETS 3 THRU 5 ONLY.

EASEMENTS:

1. BELL TELEPHONE EASEMENT PER BOOK 32, PAGE 151 OF DEEDS DOCUMENT NO. 157831 O.R.
2. SOUTHERN NEVADA POWER EASEMENT PER BOOK 203, DOC. No. 165568 O.R.
3. 30' EASEMENT PER BOOK 300, DOC. No. 243119 O.R.
4. NEVADA POWER EASEMENT PER BOOK 519, DOC. No. 418065 O.R.
5. NEVADA POWER EASEMENT PER BOOK 519, DOC. No. 418066 O.R.
6. 5' EASEMENT PER BOOK 232, DOC. No. 191746 O.R.
7. 20' DRAINAGE EASEMENT GRANTED PER BOOK 20050125, INST No. 02508 O.R.
8. 20' SANITARY SEWER EASEMENT GRANTED PER BOOK 20050125, INST. No. 02509 O.R.
9. 10' DRAINAGE EASEMENT GRANTED PER BOOK 20050125, INST. No. 02508 O.R.

RIGHTS-OF-WAYS:

1. 50' PUBLIC ROADWAY DEDICATED PER BOOK 45, INST. NO. 39297 O.R.
2. 40' PUBLIC ROADWAY DEDICATED PER BOOK 950413, INST. NO. 00869 O.R.
3. 30' PUBLIC ROADWAY DEDICATED PER BOOK 139, INST. NO. 110847 O.R. RECORDED 7/10/71
4. PUBLIC ROADWAY DEDICATED PER BOOK 179, INST. NO. 142919 O.R. RECORDED 11/8/71
5. PUBLIC ROADWAY DEDICATED PER BOOK 20050125, INST. NO. 02510 O.R.
6. TO BE VACATED

LINE TABLE

NO.	BEARING	DISTANCE
L1	S83°41'06"E	10.03'
L2	S53°33'22"W	30.00'
L3	S83°45'52"E	13.25'
L4	N00°31'01"E	20.10'
L5	N73°28'38"W	51.96'
L6	S83°41'06"E	3.20'
L7	N36°26'38"W	20.43'
L8	N00°32'54"E	25.00'
L9	N89°27'06"W	2.50'
L10	N83°45'52"W	40.20'
L11	S83°45'52"E	18.74'
L12	N83°45'52"W	27.56'
L13	S36°26'38"E	40.81'
L14	S83°41'06"E	59.97'
L15	S00°31'01"W	5.03'

CURVE TABLE

NO.	RADIUS	DELTA	LENGTH	TANGENT
C1	54.00'	95°47'53"	90.29'	59.76'
C2	45.50'	66°56'10"	53.16'	30.08'
C3	45.50'	101°11'50"	80.36'	55.39'
C4	45.50'	168°07'59"	133.52'	-------
C5	45.50'	197°32'06"	156.87'	-------
C6	20.00'	58°12'58"	20.32'	11.14'
C7	20.00'	10°12'28"	3.56'	1.79'
C8	30.00'	10°12'28"	5.34'	2.68'
C9	54.00'	50°04'19"	47.19'	25.22'
C10	54.00'	45°43'34"	43.10'	22.77'
C11	54.00'	95°47'53"	90.29'	59.76'

SEE SHEET 4 & 5 OF 5 FOR CONTINUATION

LEGEND

▲ FND. MONUMENT AS INDICATED	ALUM. ALUMINUM	———	PROPERTY / RIGHT-OF-WAY LINE
■ FND. ALUM. CAP PLS 5094	R/W RIGHT OF WAY	———	BOUNDARY LINE
● SET 5/8" REBAR W/ALUM. CAP PLS 11828 PER THIS MAP.	INST. No. INSTRUMENT NUMBER	———	CENTERLINE
	O.R. OFFICIAL RECORDS	- - - -	ADJACENT PROPERTY LINE (NOT A PART)
	C5 CURVE DATA	·····	EASEMENT LINE
	L5 LINE DATA		

1"=40'

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

PARCEL MAP
FOR
LONE MOUNTAIN APARTMENTS
BEING A MERGER AND RESUBDIVISION OF PARCELS I, II, AND III AS PER THAT CERTAIN DEED RECORDED SEPTEMBER 3, 2004 IN BOOK 20040903, INSTRUMENT NUMBER 00194 IN THE OFFICE OF THE CLARK COUNTY, NEVADA RECORDERS, SITUATED IN THE N 1/2 OF THE 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

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W.O. #:	662-E169
BY:	MJM
DATE:	11/11/04
SCALE:	1" = 40'
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SHT:	NO. 3 OF 5 SHEETS

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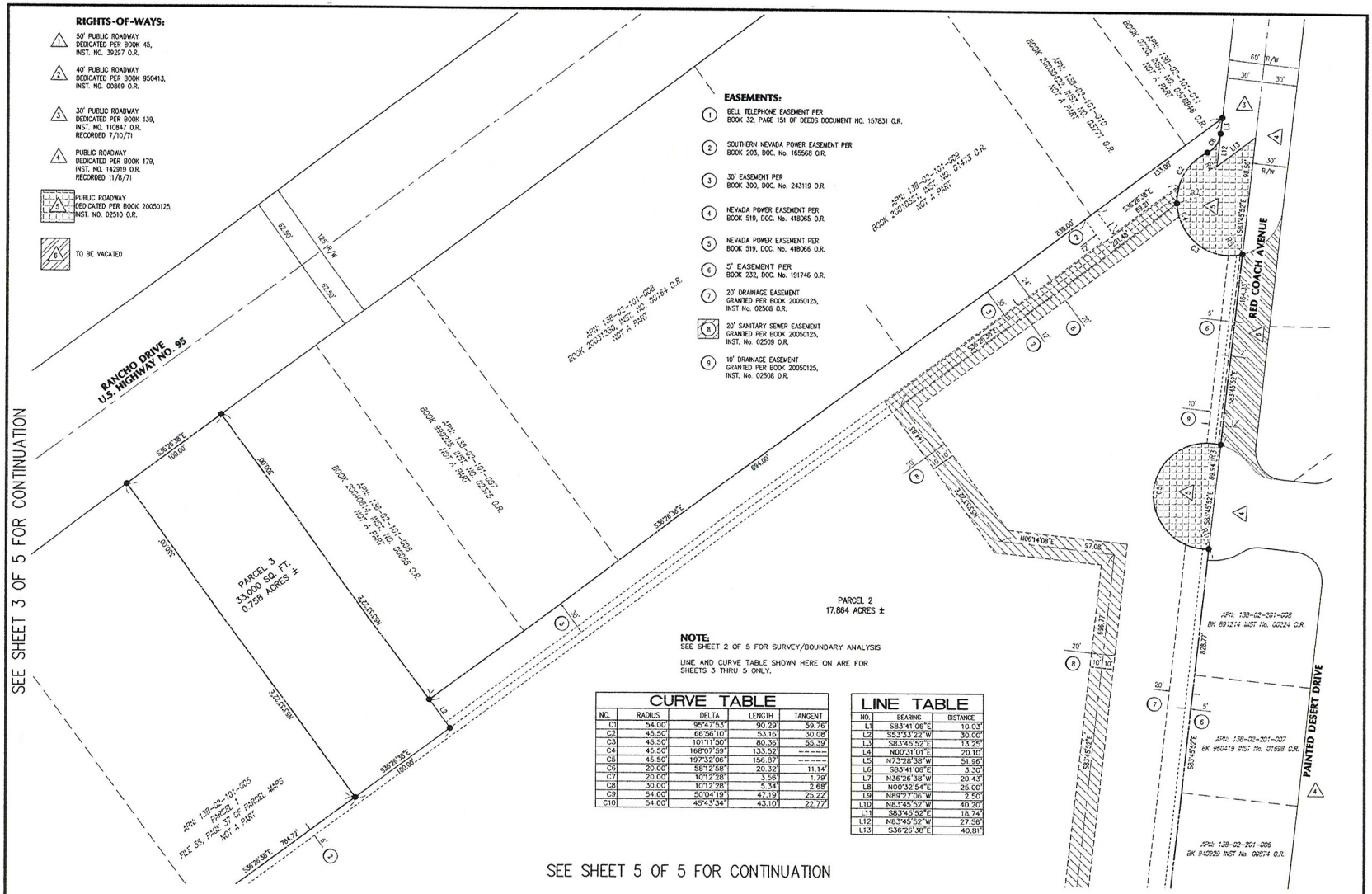

CURVE TABLE				
NO.	RADIUS	DELTA	LENGTH	TANGENT
C1	54.00'	95°47'53"	90.29'	59.76'
C2	45.50'	66°56'10"	53.16'	30.08'
C3	45.50'	101°11'50"	80.36'	55.39'
C4	45.50'	168°07'59"	133.52'	-------
C5	45.50'	197°32'06"	156.87'	-------
C6	20.00'	58°12'58"	20.32'	11.14'
C7	20.00'	101°2'28"	3.56'	1.79'
C8	30.00'	10°12'28"	5.34'	2.68'
C9	54.00'	50°04'19"	47.19'	25.22'
C10	54.00'	45°43'34"	43.10'	22.77'

LINE TABLE		
NO.	BEARING	DISTANCE
L1	S83°41'06"E	10.03'
L2	S53°33'22"W	30.00'
L3	S83°45'52"E	13.25'
L4	N00°31'01"E	20.10'
L5	N73°28'38"W	51.96'
L6	S83°41'06"E	5.30'
L7	N36°26'38"W	20.43'
L8	N00°32'54"E	25.00'
L9	N89°27'06"W	2.50'
L10	N83°45'52"W	40.20'
L11	S83°45'52"E	18.74'
L12	N83°45'52"W	27.56'
L13	S36°26'38"E	40.81'

RADIAL TABLE		
NO.	BEARING	DISTANCE
R1	S87°28'05"W	45.50'
R2	N02°29'04"W	45.50'
R3	N74°59'40"W	45.50'
R4	S64°27'06"W	45.50'
R5	S76°19'06"W	45.50'

LEGEND

▲ FND. MONUMENT AS INDICATED	ALUM.	ALUMINUM	PROPERTY / RIGHT-OF-WAY LINE
■ FND. ALUM. CAP PLS 5094	R/W	RIGHT OF WAY	BOUNDARY LINE
● SET 5/8" REBAR W/ALUM. CAP PLS 11828 PER THIS MAP.	INST. No.	INSTRUMENT NUMBER	CENTERLINE
	O.R.	OFFICIAL RECORDS	ADJACENT PROPERTY LINE (NOT A PART)
	C5	CURVE DATA	EASEMENT LINE
	L5	LINE DATA	

PARCEL MAP
FOR
LONE MOUNTAIN APARTMENTS
BEING A MERGER AND RESUBDIVISION OF PARCELS 1, 2, AND 3 AS PER THAT CERTAIN DEED RECORDED SEPTEMBER 3, 2004 IN BOOK 20040903, INSTRUMENT NUMBER 00314 IN THE OFFICE OF THE CLARK COUNTY, NEVADA RECORDERS, SITUATED IN THE N 1/2 OF THE 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

VICINITY MAP

VICINITY

DESIGNING FOR THE FUTURE
PLANNERS • CONSULTING ENGINEERS • SURVEYORS
1020 WHITNEY RANCH DRIVE • HENDERSON, NEVADA 89014 • (702) 263-3113

W.O. #	662-E169
BY:	MJM
DATE:	08/31/04
SCALE:	1" = 40'
CHECKED:	TLH
SHT. NO.	4 OF 5 SHEETS

RECEIVED
MAR 15 2011

VAR-41197
SUP-41039
SDR-41043



VAR-41197, SUP-41039 & SDR-41043 - APPLICANT: OVATION DEVELOPMENT - OWNER: LONE MOUNTAIN APARTMENTS I, LLC
SEC RAINBOW BOULEVARD AND LONE MOUNTAIN ROAD

03/03/11



VAR-41197, SUP-41039 & SDR-41043 - APPLICANT: OVATION DEVELOPMENT - OWNER: LONE MOUNTAIN APARTMENTS I, LLC
SEC RAINBOW BOULEVARD AND LONE MOUNTAIN ROAD

03/03/11

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 for
Lone Mountain Senior Apartments, SUP, SDR, Waivers, & Variance

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, waivers, and a variance for a proposed senior housing project generally located on the southeast corner of Lone Mountain Road and Rainbow Boulevard, particularly known as APN: 138-02-101-015 (the Site). The Site is approximately 1.77 acres with a proposed 75 unit building. In conjunction with the site development plan review, the Applicant is seeking a special use permit, waivers and a variance.

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."

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MAR 15 2011

VAR-41197
SUP-41039
SDR-41043

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 39' 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 Applicant is seeking exceptions for the following requirements:

- Parking lot landscaping. In order to reduce parking deficiencies, 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 to zero feet (0') where the parking stalls are adjacent to the property line at the southeast corner. This comprises of approximately fifty linear feet (50 lf) where a reduced landscape buffer is requested resulting in a reduction of approximately one hundred and fifty square feet (150 sf) of landscape area. In the southeast corner of the site, we have an opportunity to provide additional landscape area with the

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MAR 15 2011

VAR-41197
SUP-41039
SDR-41043

parking configuration, resulting in approximately one thousand nine hundred square feet (1,900 sf) of landscape area beyond the six foot (6') landscape requirement.

Variance for Parking

The Applicant is requesting a variance to the parking requirement. We are providing 56 parking spaces where 57 are required. Due to the odd shape of the site, a parking configuration that provides 57 spaces is not supportable. This request is a reduction of less than 2% of the required parking. The required number of handicapped stalls are being provided.

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

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MAR 15 2011

VAR-41197
SUP-41039
SDR-41043

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-41039 - SPECIAL USE PERMIT RELATED TO VAR-41197 - 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 75-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). Staff recommends APPROVAL.

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 APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

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

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **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

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:
SDR-41043 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-41197 AND 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, 75-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). Staff recommends APPROVAL.

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 APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

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

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-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

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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**

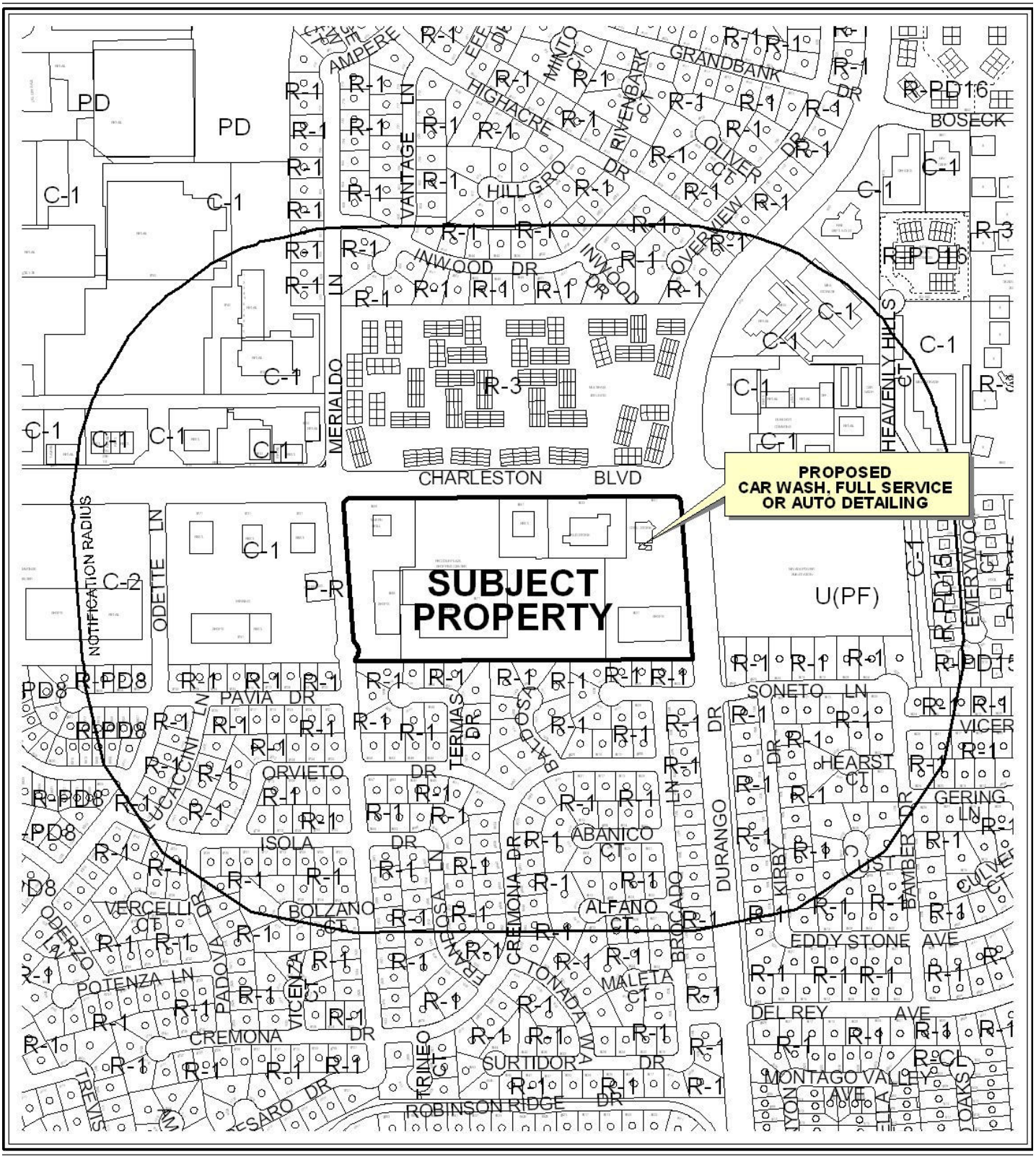
SUBJECT:
SUP-40843 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: THREE BS, INC. - Request for a Special Use Permit FOR A PROPOSED CAR WASH, FULL SERVICE USE at 8601 West Charleston Boulevard (APN 163-05-517-007), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson). Staff recommends APPROVAL.

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 APPROVAL, subject to conditions:

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



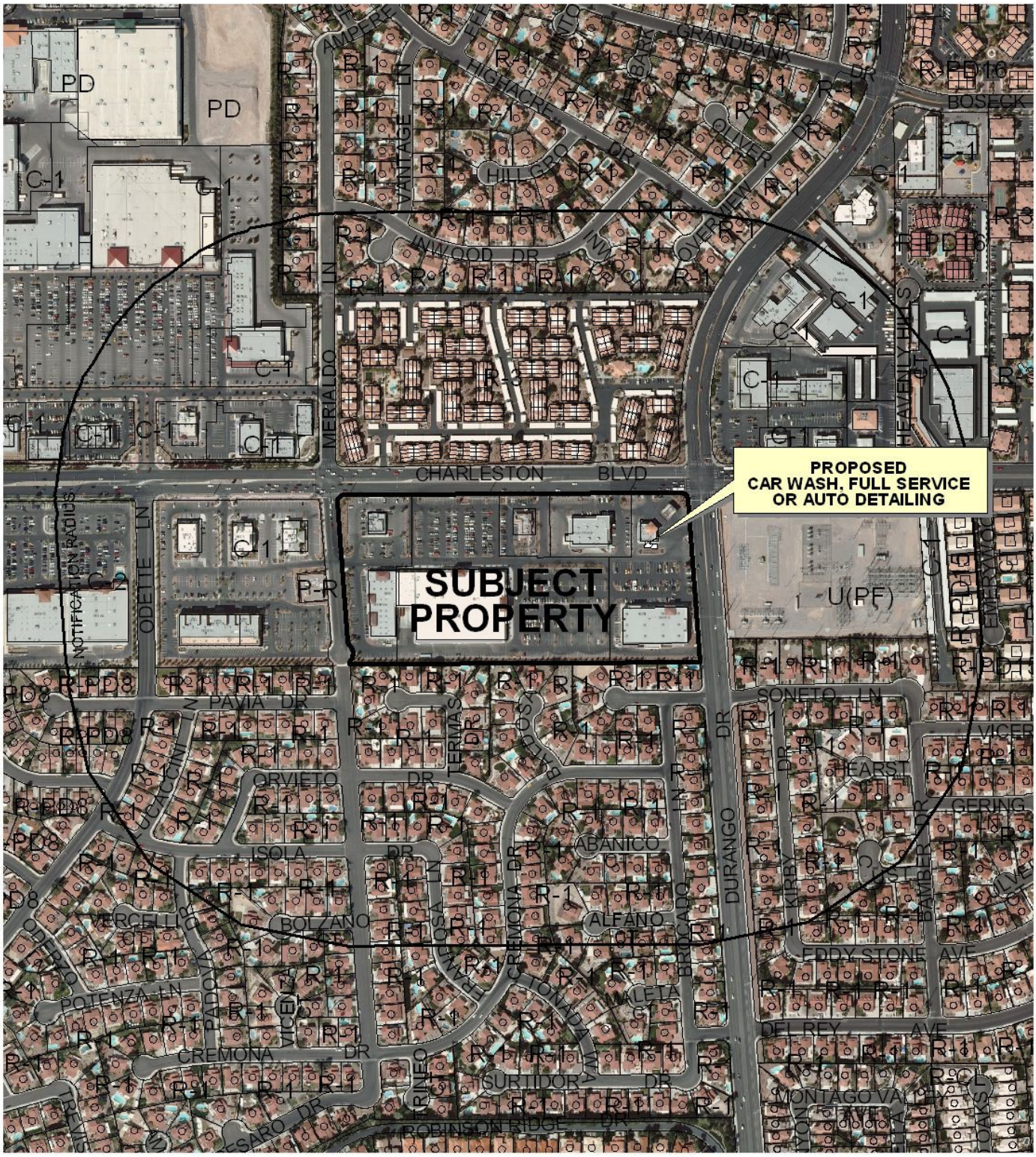
0 300 600 Feet

CASE: **SUP-40843 AND SDR-40836**

RADIUS: 1000 FT

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

N



CASE: **SUP-40843 AND SDR-40836**

RADIUS: 1000 FT

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

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.

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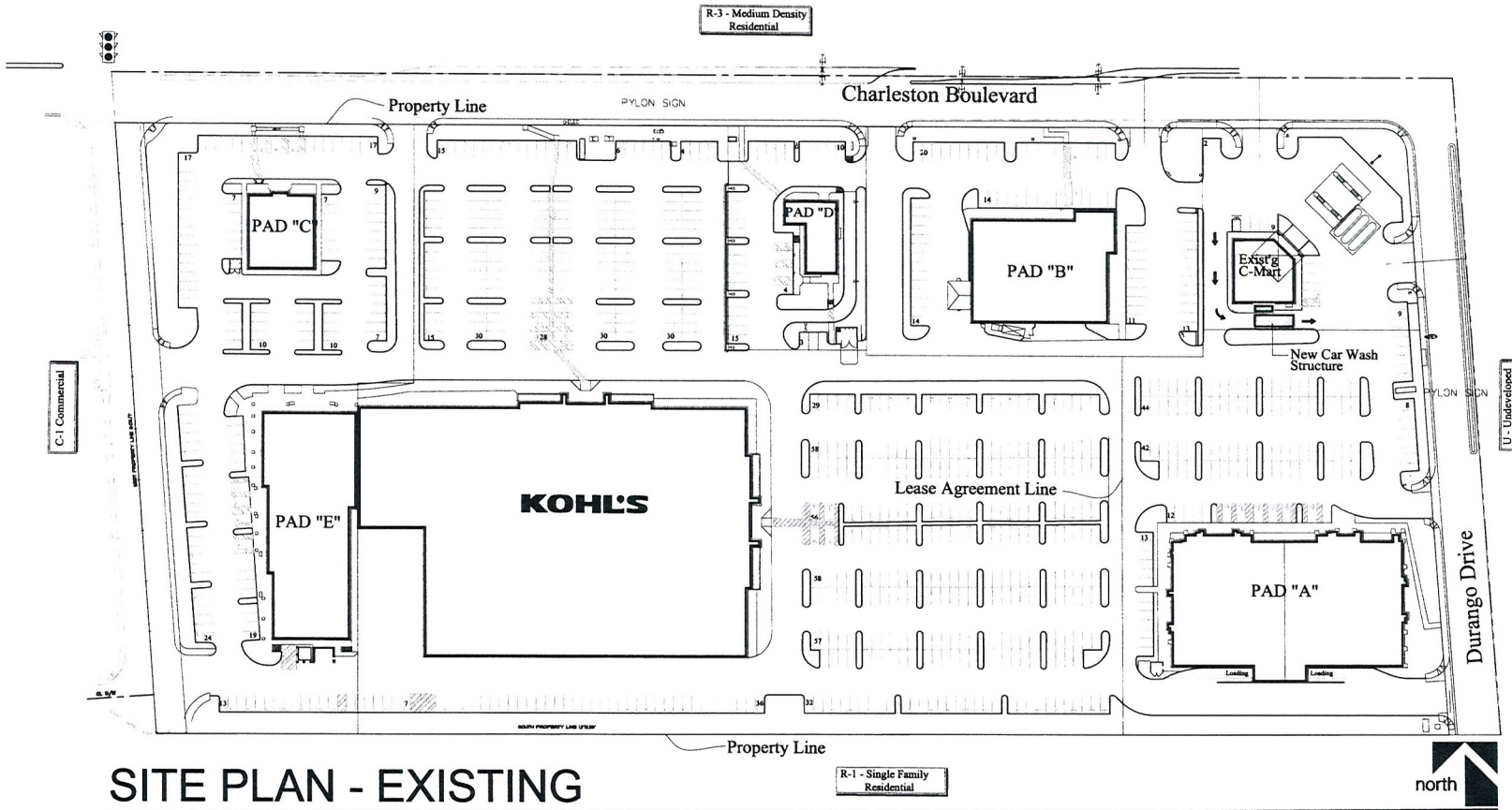
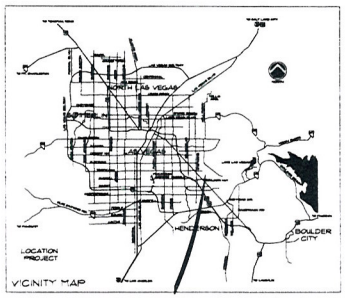


SITE PLAN - EXISTING

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	2,500
E	B/M	19,498.66
KOHL'S	M	86,740

SITE DATA INFORMATION

MUNICIPALITY:		Las Vegas
ZONING CLASSIFICATION:		
CURRENT:		C-1
DESIRED:		C-1
ASSESSORS PARCEL NUMBER:		163-05-517-007
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'-5"	25'
REAR	52'-0"	10'
SIDE	110'-6"	10'
CORNER SIDE	29'-1"	15'
BUILDING HEIGHT		
ALLOWED		35'
PROVIDED		35'
PARKING	PROVIDED	REQUIRED
	817	649
PARKING RATIO		5.04
ACCESSIBLE PARKING		
REQUIRED	17	
PROVIDED	29	

rsj architecture
6525 west warm springs rd
suite 150
las vegas, nv 89118
p. 798.7838
f. 798.7849
www.rsjarchitecture.com

NAC 623.760
Drawings and specifications remain the property of the design professional. 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: 08-26-10
JOB NUMBER: 10-512
PLOT DATE:
DRAWN BY: TEAM
SHEET TITLE:
SHEET NO.
SP01

RECEIVED
FEB 01 2011

SUP-40843
SDR-40836

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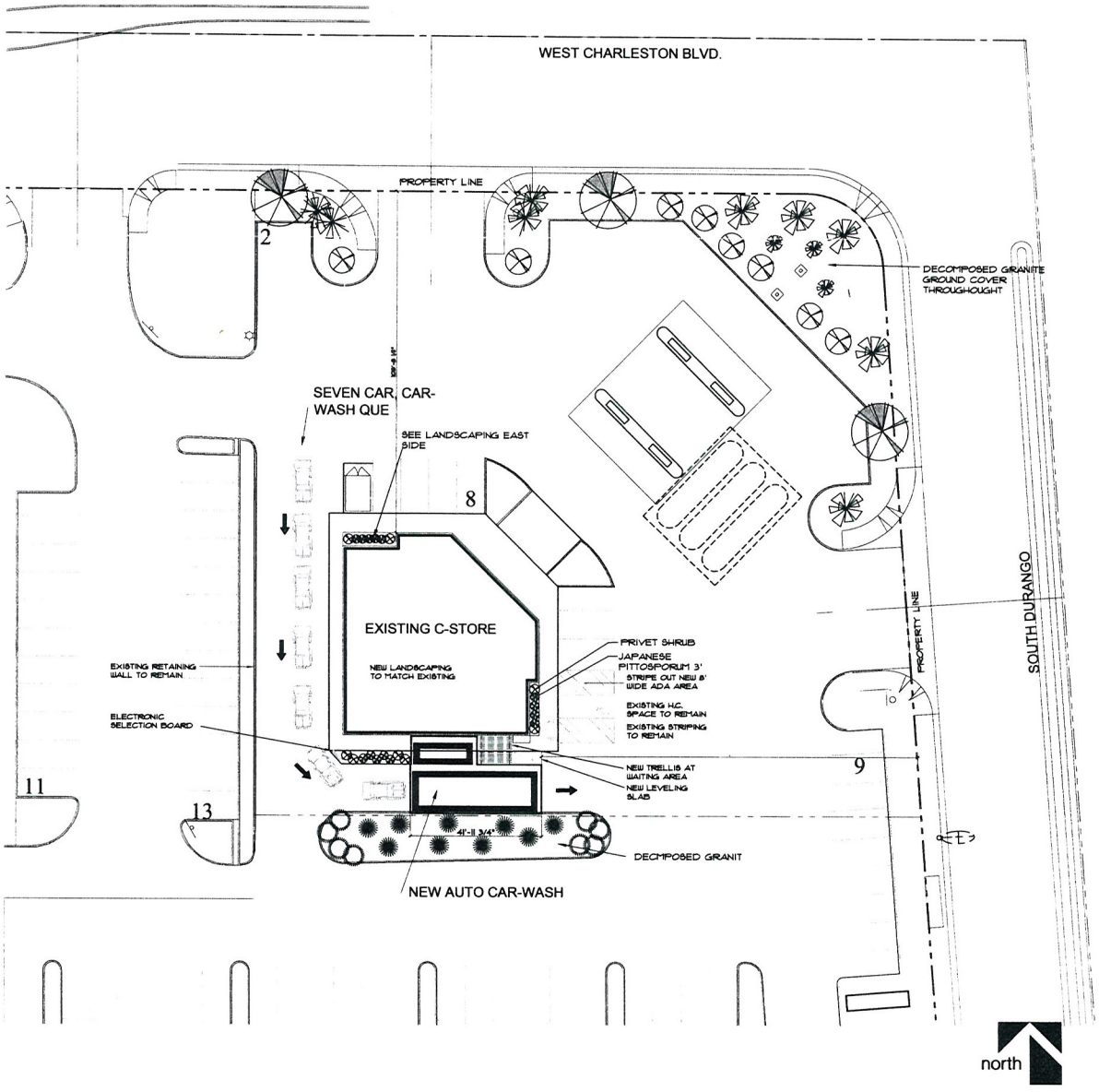
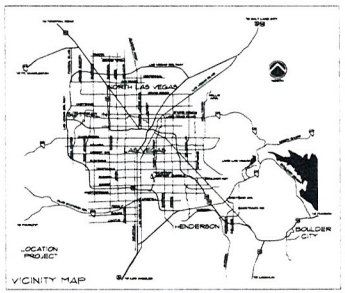


SCALE: 1/16" tO 1'-0"

LANDSCAPE SYMBOLS

- MEDITERRANEAN FAN PALM 25/30'
- GUADELUPE PALM 1/2'
- TEXAS BAGEN 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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FEB 01 2011

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SDR-40836

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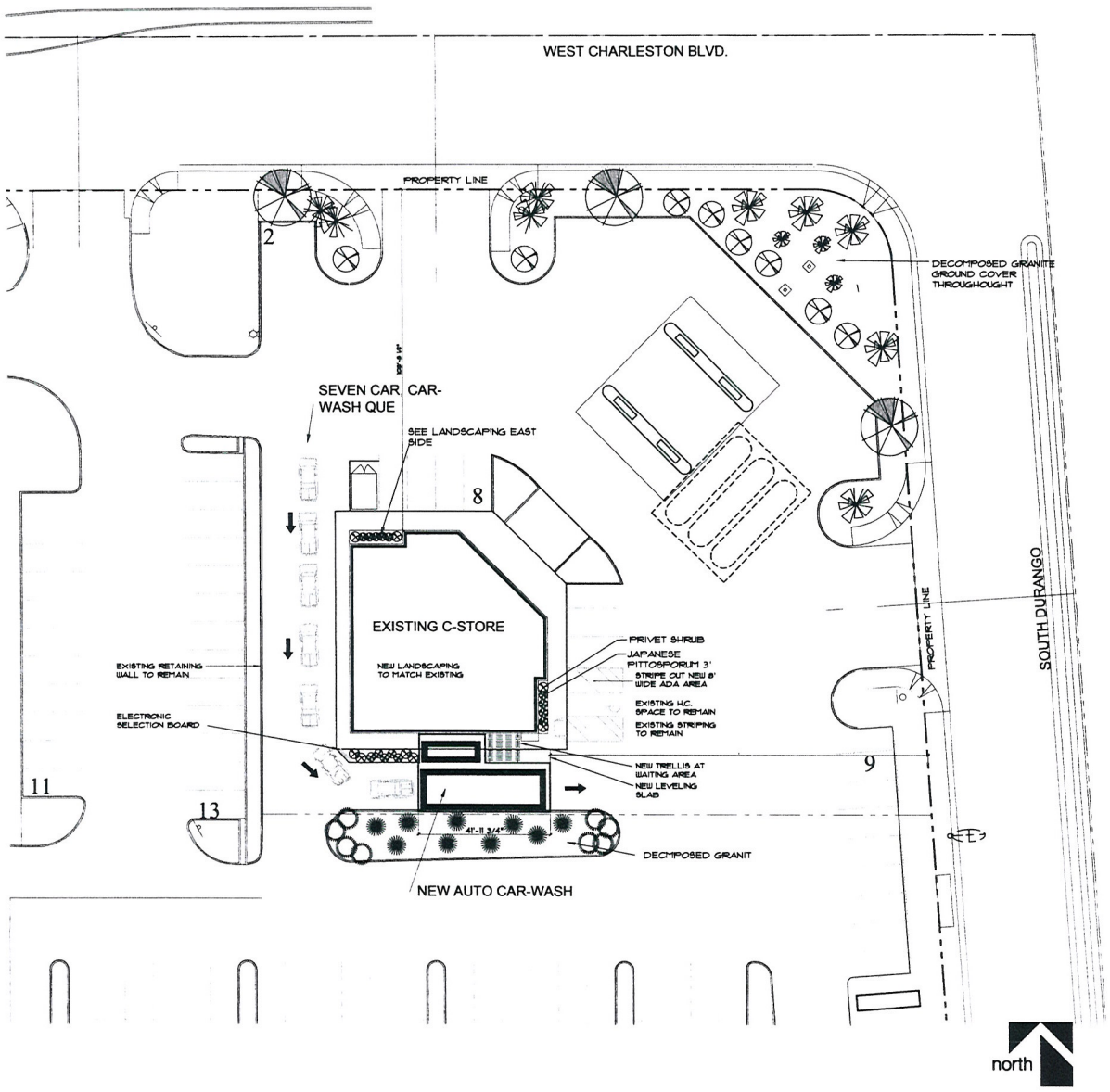
FEB 01 2011

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 11:39:41 AM, SHARP MX-3501N P

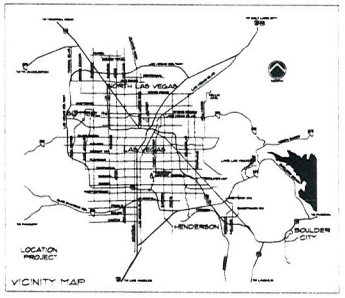


SCALE: 1/16" tO 1'-0"

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

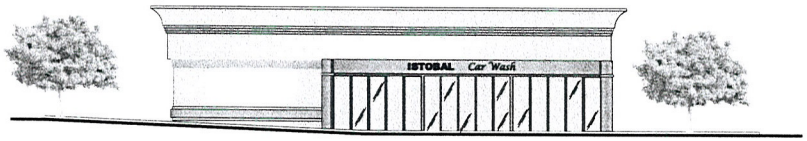
NOTE:
ALL LANDSCAPING IS EXISTING, MATURE AND HEALTHY



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

R:\10-Projects\10-513 Peccole\200 - Design Sche - Develop\2 - GRAPHICS\2 - Color Elevations\1 - Current\EAST-elevation bound.dwg, 2/1/2011 11:44:50 AM, SHARP MX-35



SOUTH ELEVATION



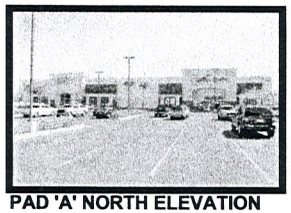
EAST ELEVATION FACING DURANGO

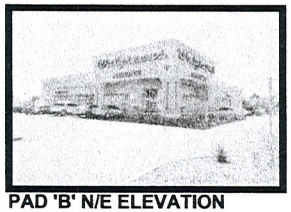
CORNICE AND COLUMN
DUNN EDWARDS DEW380

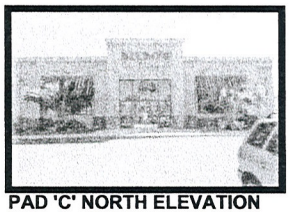
TRIM AND CAR WASH FASCIA
DUNN EDWARDS DEA 104

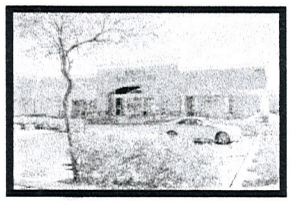
EXISTING TILE ROOF

ACCENT AREAS
COLOR LIFE
TRANQUIL LRV#61


PAD 'A' NORTH ELEVATION

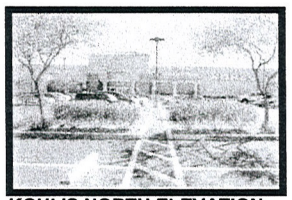

PAD 'B' N/E ELEVATION


PAD 'C' NORTH ELEVATION


PAD 'E' NORTH ELEVATION


PAD 'E' WEST ELEVATION


PAD 'D' N/W ELEVATION


KOHL'S NORTH ELEVATION

Peccole Enterprizes
MAJOR DEVIATION
LAS VEGAS, NEVADA

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FEB 01 2011

rsj architecture
6525 w. warm springs rd. ste 150
las vegas, nv 89118
p. 798.7639
f. 798.7849
www.rsjarchitecture.com

SUP-40843
SDR-40836



SUP-40843 & SDR-40836 – APPLICANT/OWNER: THREE B'S, INC.
8601 WEST CHARLESTON BOULEVARD

03/03/11



SUP-40843 & SDR-40836 – APPLICANT/OWNER: THREE B'S, INC.
8601 WEST CHARLESTON BOULEVARD

03/03/11



SUP-40843 & SDR-40836 – APPLICANT/OWNER: THREE B'S, INC.
8601 WEST CHARLESTON BOULEVARD

03/03/11



SUP-40843 & SDR-40836 – APPLICANT/OWNER: THREE B'S, INC.
8601 WEST CHARLESTON BOULEVARD

03/03/11

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

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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.: **35.**

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/OWNER: THREE BS, INC. - Request for a Site Development Plan Review FOR A PROPOSED 1,000 SQUARE-FOOT CAR WASH, FULL SERVICE FACILITY on 3.72 acres at 8601 West Charleston Boulevard (APN 163-05-517-007), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson). Staff recommends APPROVAL.

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 APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

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

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-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** ROBBERT TECCOLE

Address 8689 W CHARLESTON **Phone:** 366 9148 **Fax:** 366 9217

City LAS VEGAS **State** NV **Zip** 89118

E-mail Address JSMITH@RSARCHITECTURE

APPLICANT RS 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.

REPRESENTATIVE RS 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

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.

Revised 10/27/08

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

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**

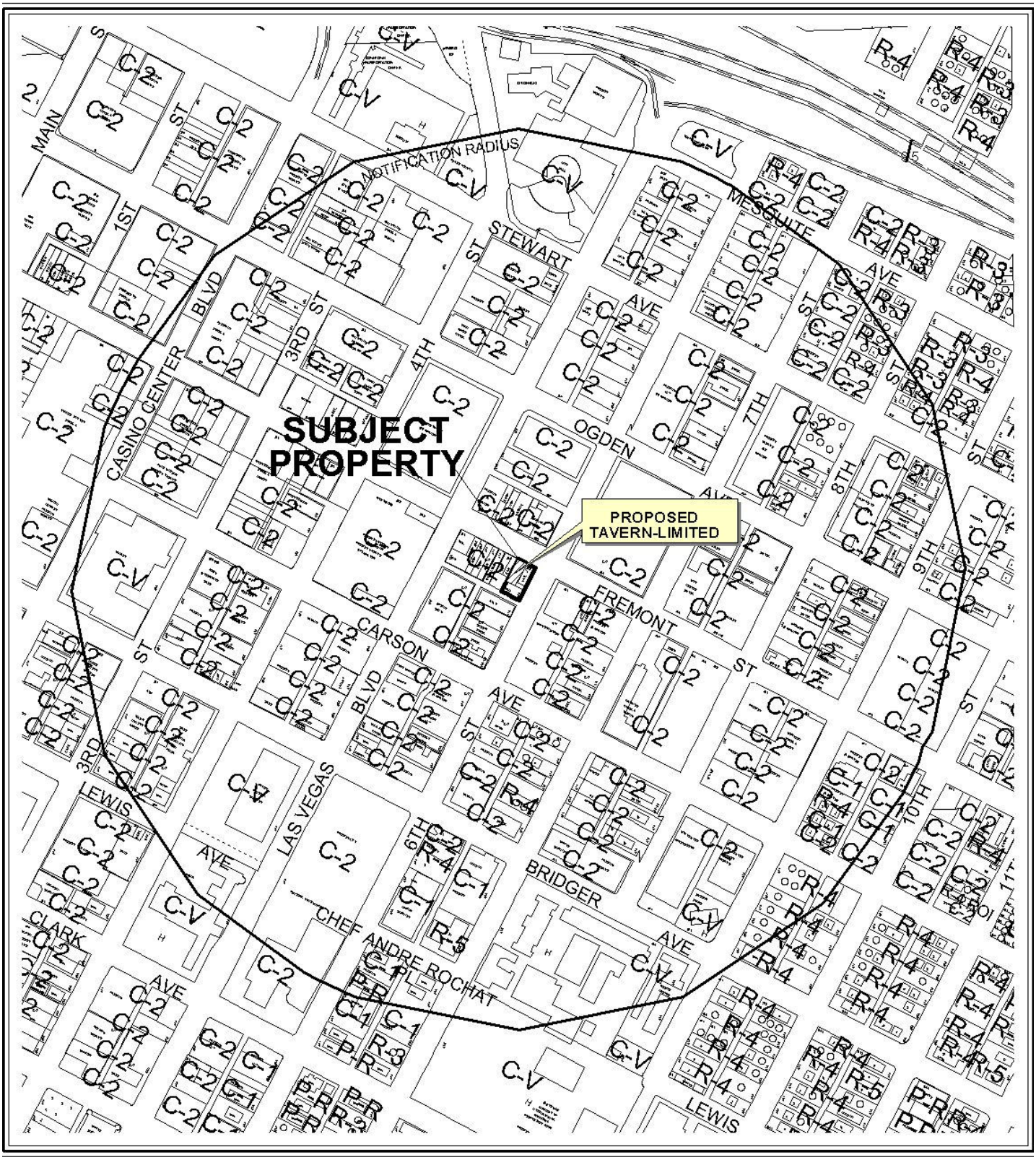
SUBJECT:
SUP-41036 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: DANIEL J. COUGHLIN - OWNER: T-BREO II, LLC - Request for a Special Use Permit FOR A PROPOSED 1,983 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT at 523 Fremont Street (APN 139-34-611-017), C-2 (General Commercial) Zone, Ward 5 (Barlow).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

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 APPROVAL, subject to conditions:

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



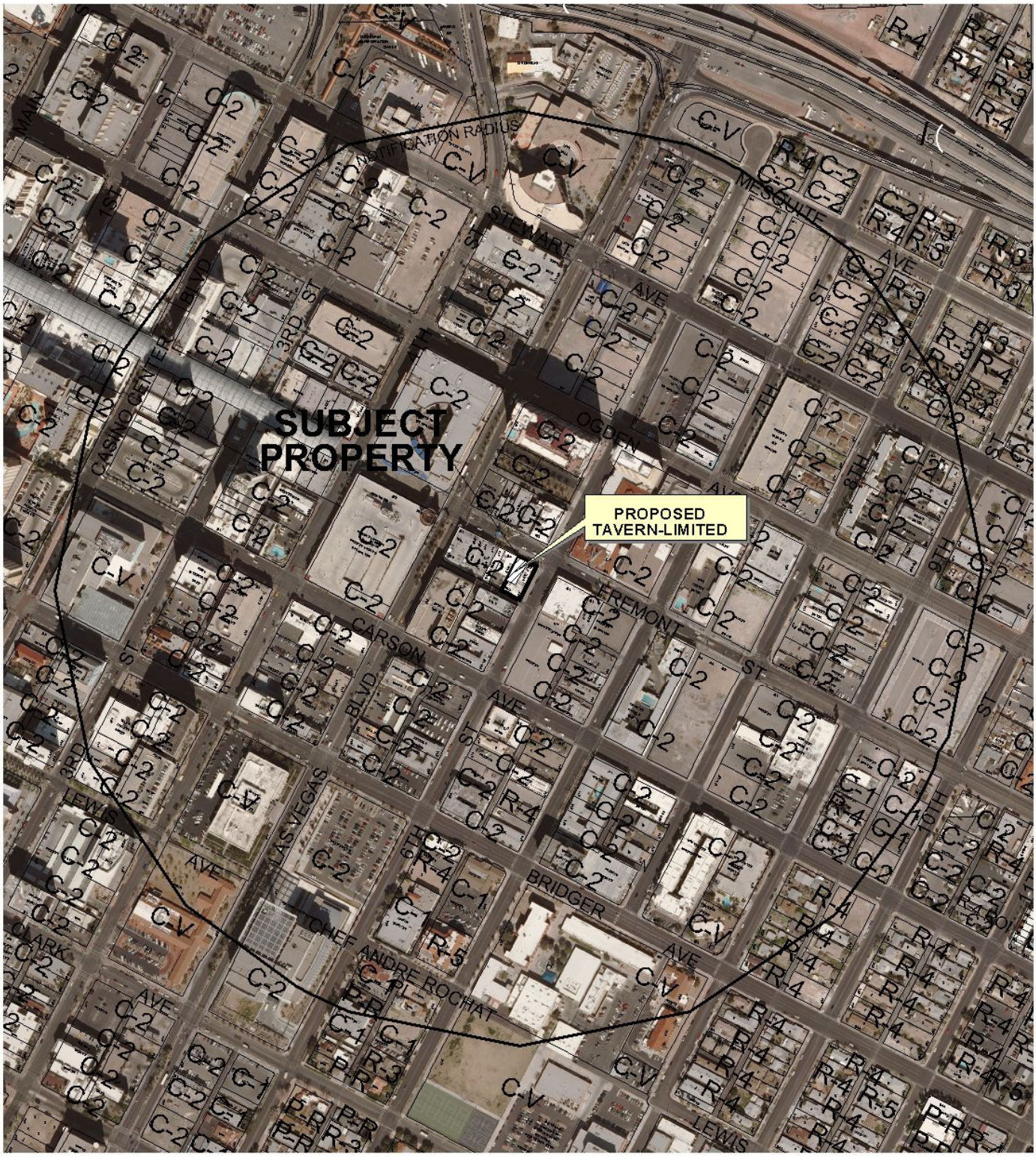
0 400 800 Feet

CASE: **SUP-41036**

RADIUS: 1500 FT

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

N



0 400 800 Feet

CASE: **SUP-41036**

RADIUS: 1500 FT

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

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

RECEIVED
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* J. J.

*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.

RECEIVED
FEB 24 2011

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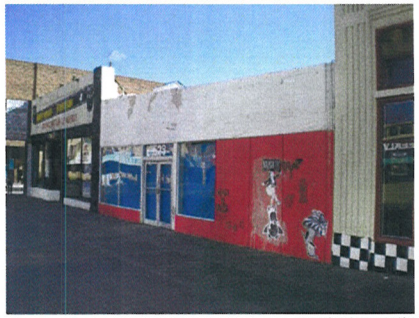
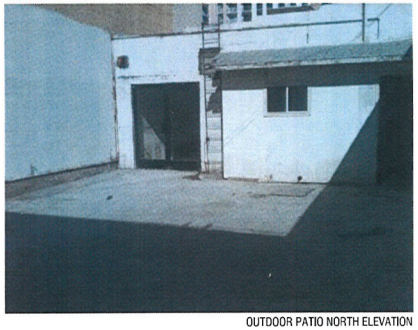


FREMONT ST ELEVATION

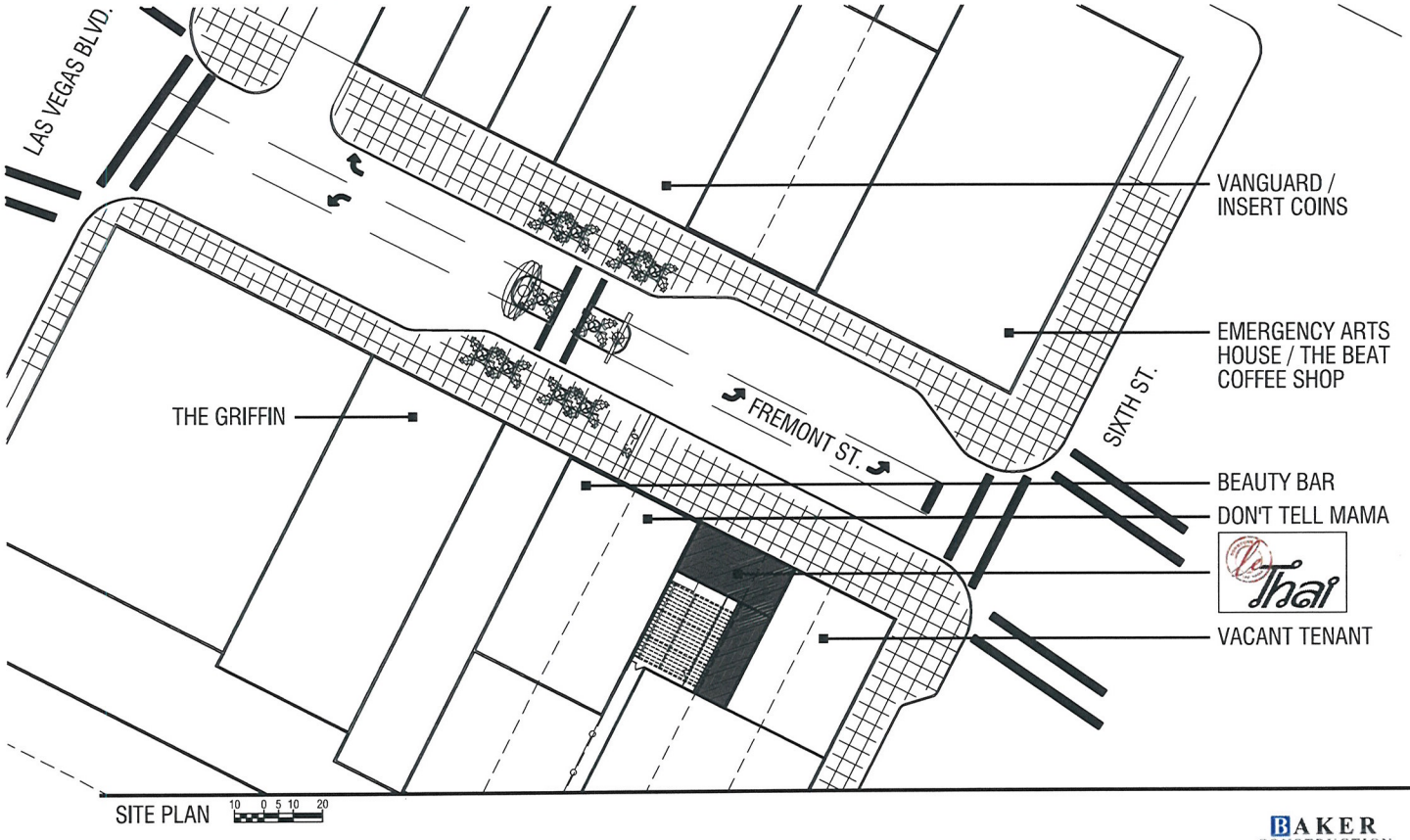


OUTDOOR PATIO NORTH ELEVATION



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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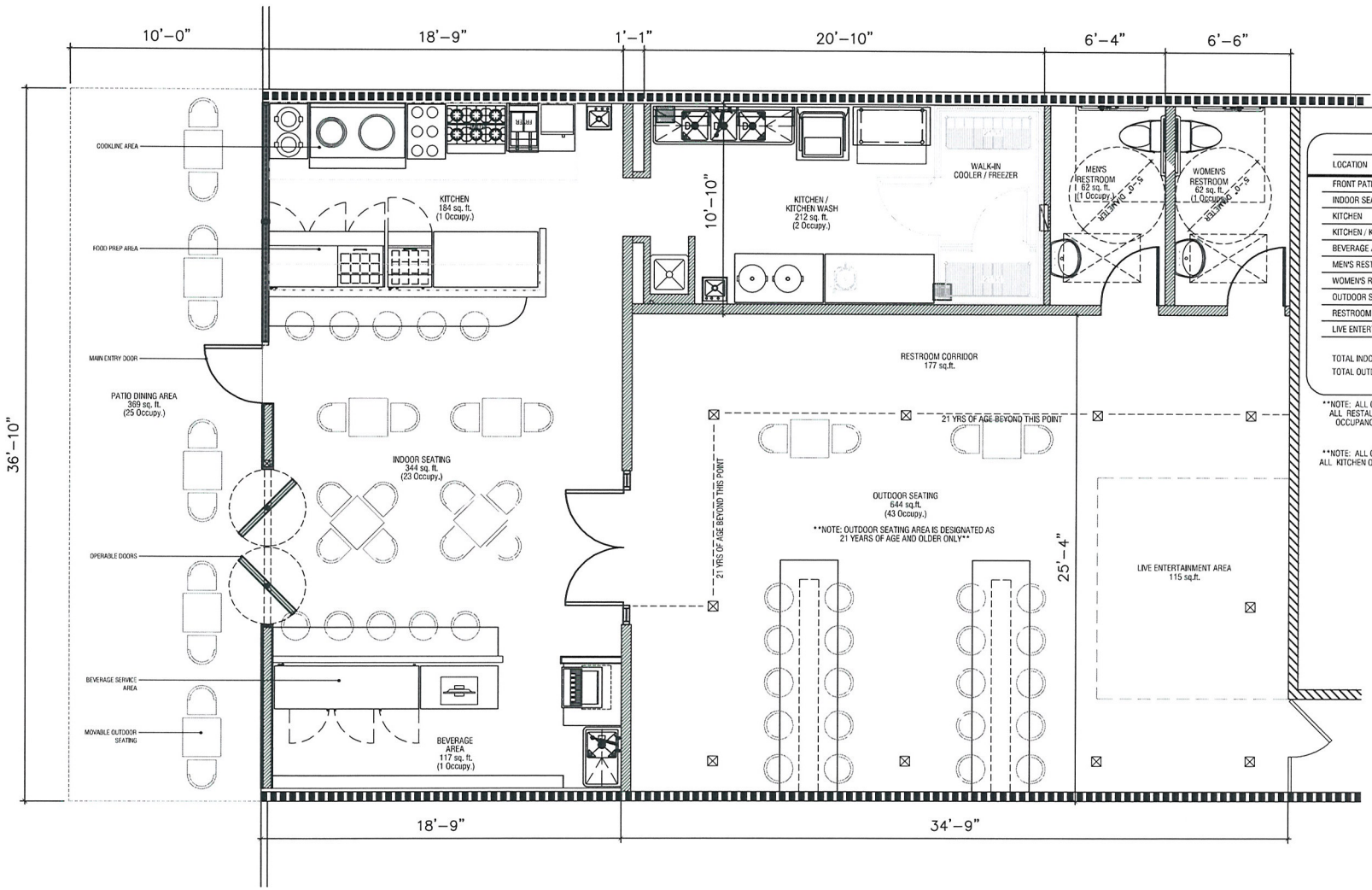
FEB 24 2011

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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FEB 24 2011

SUP-41036



SUP-41036 – APPLICANT: DANIEL J. COUGHLIN - OWNER: T-BREO II, LLC
523 FREMONT STREET

03/03/11



SUP-41036 – APPLICANT: DANIEL J. COUGHLIN - OWNER: T-BREO II, LLC
523 FREMONT STREET

03/03/11

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.: **37.**

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

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

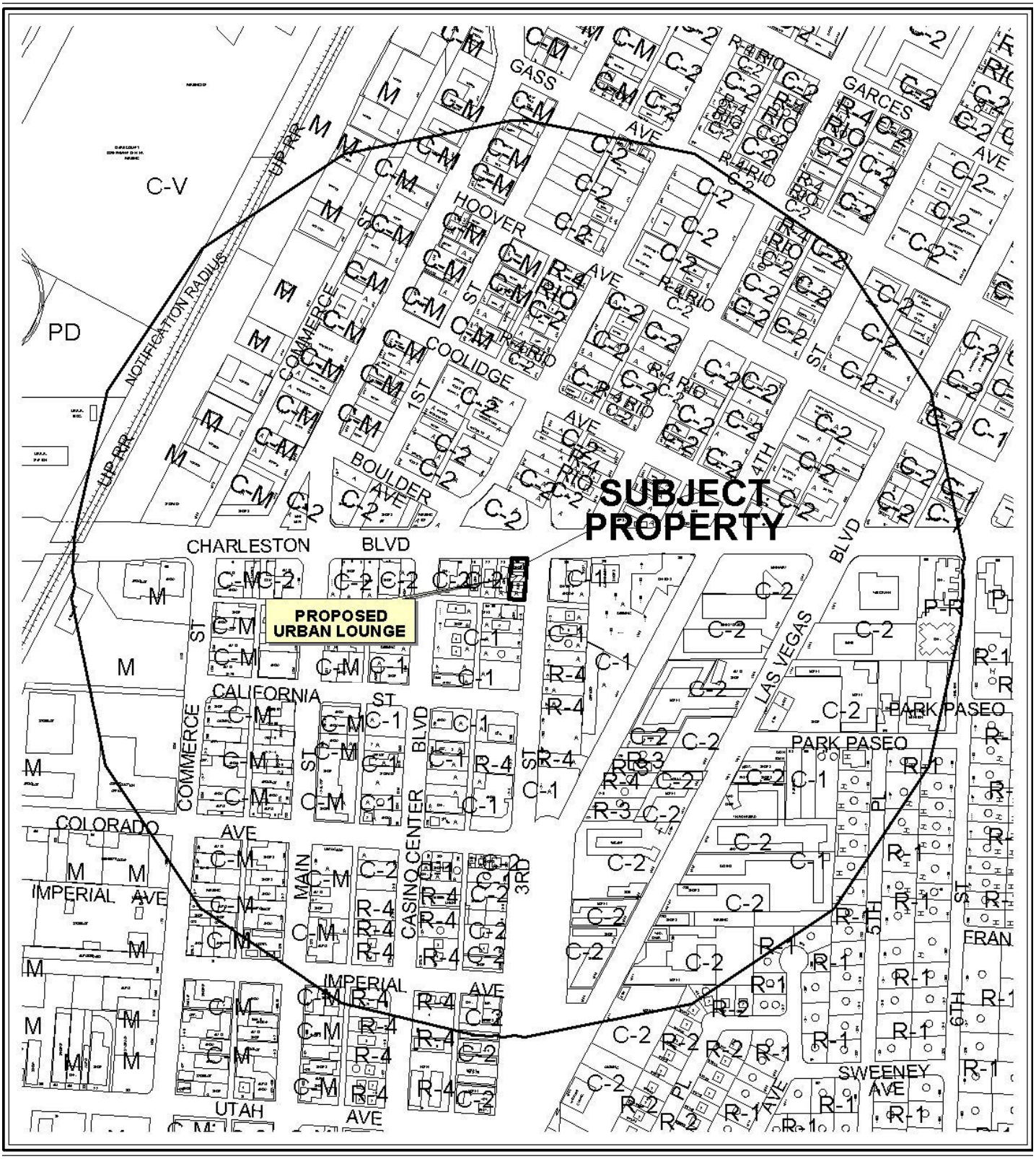
SUBJECT:
SUP-41046 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: DOWNTOWN GUITAR BAR, LLC - OWNER: 3RD & CHARLESTON, LLC - Request for a Special Use Permit FOR AN URBAN LOUNGE IN AN EXISTING ANTIQUE/COLLECTIBLE STORE at 1106 South 3rd Street (APN 162-03-110-036), C-2 (General Commercial) Zone, Ward 3 (Reese). Staff recommends APPROVAL.

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 APPROVAL, subject to conditions:

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



0 300 600 Feet

CASE: **SUP-41046**

RADIUS: 1500 FT

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

N



0 300 600 Feet

CASE: **SUP-41046**

RADIUS: 1500 FT

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

N

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

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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

FOR DEPARTMENT USE ONLY

Case #	SUP-41046
Meeting Date:	4/12/11
Total Fee:	$1,280
Date Received:*	2/24/11
Received By:	BJS

*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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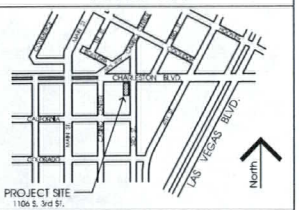
Revised 10/27/08

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

PROJECT DATA			
ASSESSORS PARCEL NUMBER	16203110038	EXITING	
LAND USE ZONE	C-2 commercial	Required	1 exit
BUILDING TYPE	CMU	Provided	1 exit
OCCUPANCY CLASS	A-2 assembly	PARKING	
OCCUPANT LOAD	40 persons	Total Existing Parking	6 spaces
Total Lot Area	7010 sf	Handicap Parking	1 space (included)
Total Building Area	3225 sf		
Building to Lot Coverage	60%		
Retail Area (Shop + Lounge)	1160 sf		
Seating Capacity	20 persons		

NOTE:
- All architectural conditions represented are Existing (abbr. "Exist"), unless otherwise noted.
- Improvements to comply w/ local building codes & ordinances..

VICINITY MAP

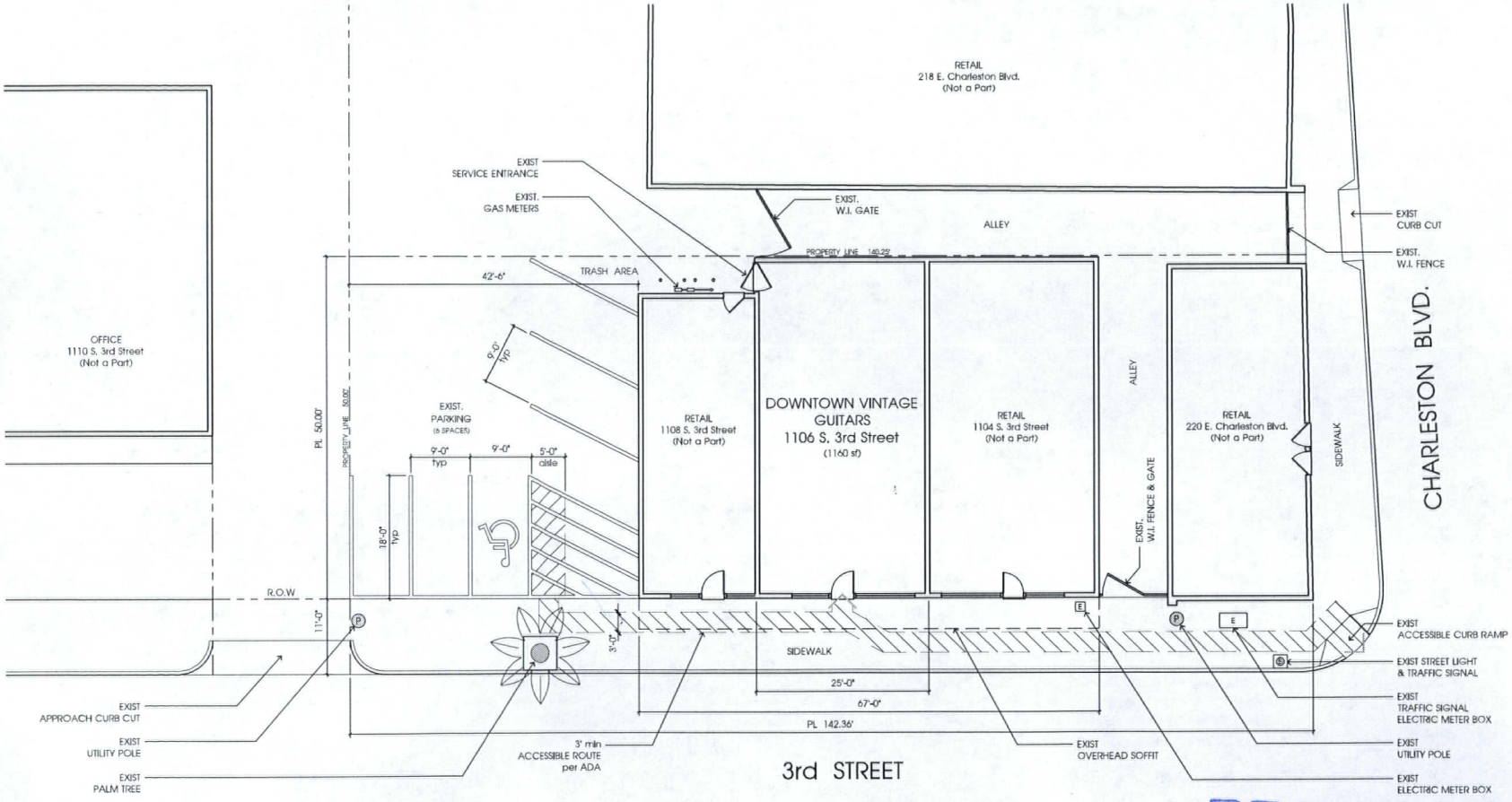


Sscape
3355 Dakota Way
Las Vegas, NV 89169
(702) 220-5164

DOWNTOWN VINTAGE GUITARS

RETAIL & URBAN LOUNGE

1106 S. 3rd Street
Las Vegas, Nevada



A SITE PLAN
SCALE: 1"=1/8"
North

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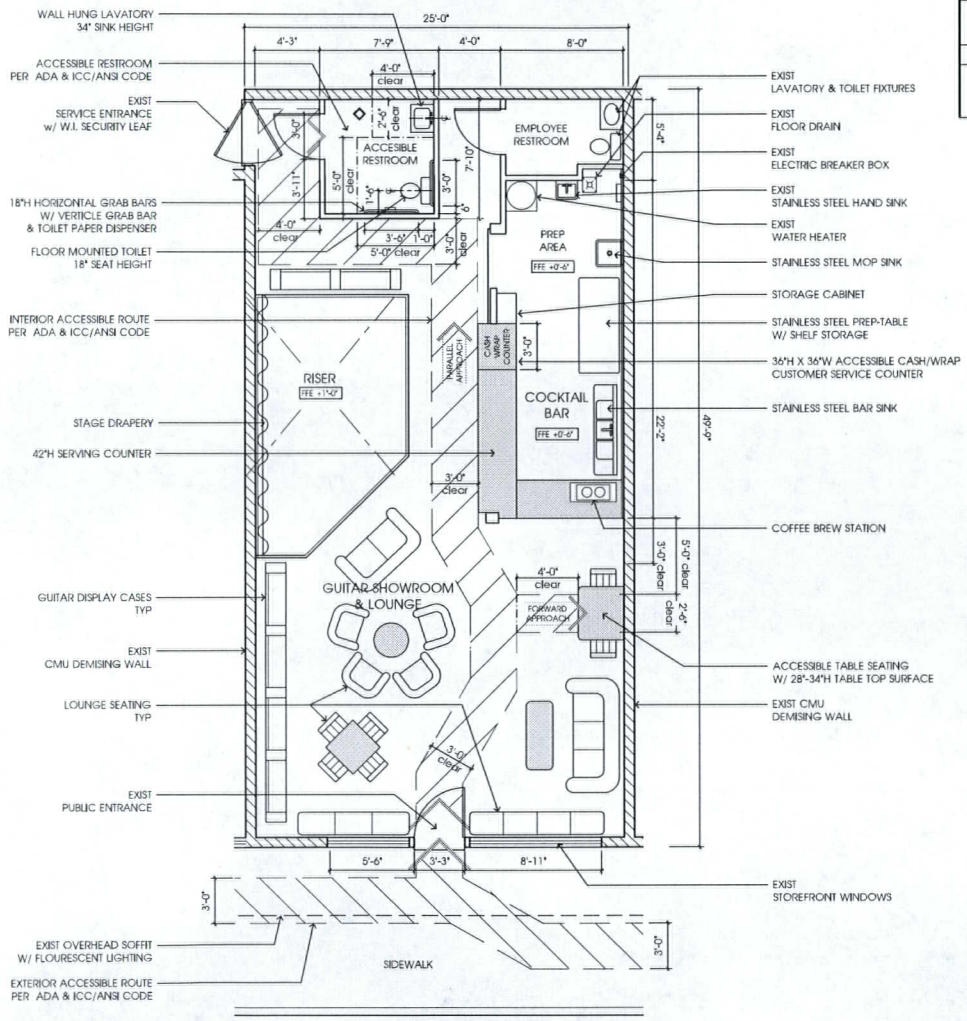
MAR 07 2011

SUP-41046
REVISED

DATE 02-24-11
DRAWN BY R. Smith
SHEET TITLE
SITE PLAN & PROJECT DATA
JOB NO. SS-007 SU
SHEET NO. A1.0
SHEET 1 OF 2



3rd STREET

A FLOOR PLAN
SCALE: 1/4"=1'-0"

North

OCCUPANCY	
Retail Area (Shop + Lounge)	1160 sf
Seating Capacity	20 persons

SEATING

- Seating for 20 persons shall be provided in lounge area
- Accessible seating for 1 person shall be provided per ADA & ICC/ANSI CODE

Sscape
3355 Dakota Way
Las Vegas, NV 89169
(702) 220-5164

DOWNTOWN VINTAGE GUITARS

RETAIL & URBAN LOUNGE

1106 S. 3rd Street
Las Vegas, Nevada

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SUP-41046
REVISED

DATE 02-24-11
DRAWN BY R. Smith
SHEET TITLE
FLOOR PLAN
JOB NO. SS-007 SU
SHEET NO. A1.1
SHEET 2 OF 2



SUP-41046 – APPLICANT: DOWNTOWN GUITAR BAR, LLC - OWNER: 3RD & CHARLESTON
1106 SOUTH THIRD STREET

03/03/11



SUP-41046 – APPLICANT: DOWNTOWN GUITAR BAR, LLC - OWNER: 3RD & CHARLESTON
1106 SOUTH THIRD STREET

03/03/11



SUP-41046 – APPLICANT: DOWNTOWN GUITAR BAR, LLC - OWNER: 3RD & CHARLESTON
1106 SOUTH THIRD STREET

03/03/11



SUP-41046 – APPLICANT: DOWNTOWN GUITAR BAR, LLC - OWNER: 3RD & CHARLESTON
1106 SOUTH THIRD STREET

03/03/11



SUP-41046 – APPLICANT: DOWNTOWN GUITAR BAR, LLC - OWNER: 3RD & CHARLESTON
1106 SOUTH THIRD STREET

03/03/11

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. The Project is located within the Las Vegas Arts District (the "Arts District"), and, as described above, there will be a standing bar (without seating) and lounge seating for 20 people, which exceeds the minimum 2:1 lounge seating to bar seating ratio prescribed by the statute.

SUP-41046
REVISED

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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SUP-41046

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**

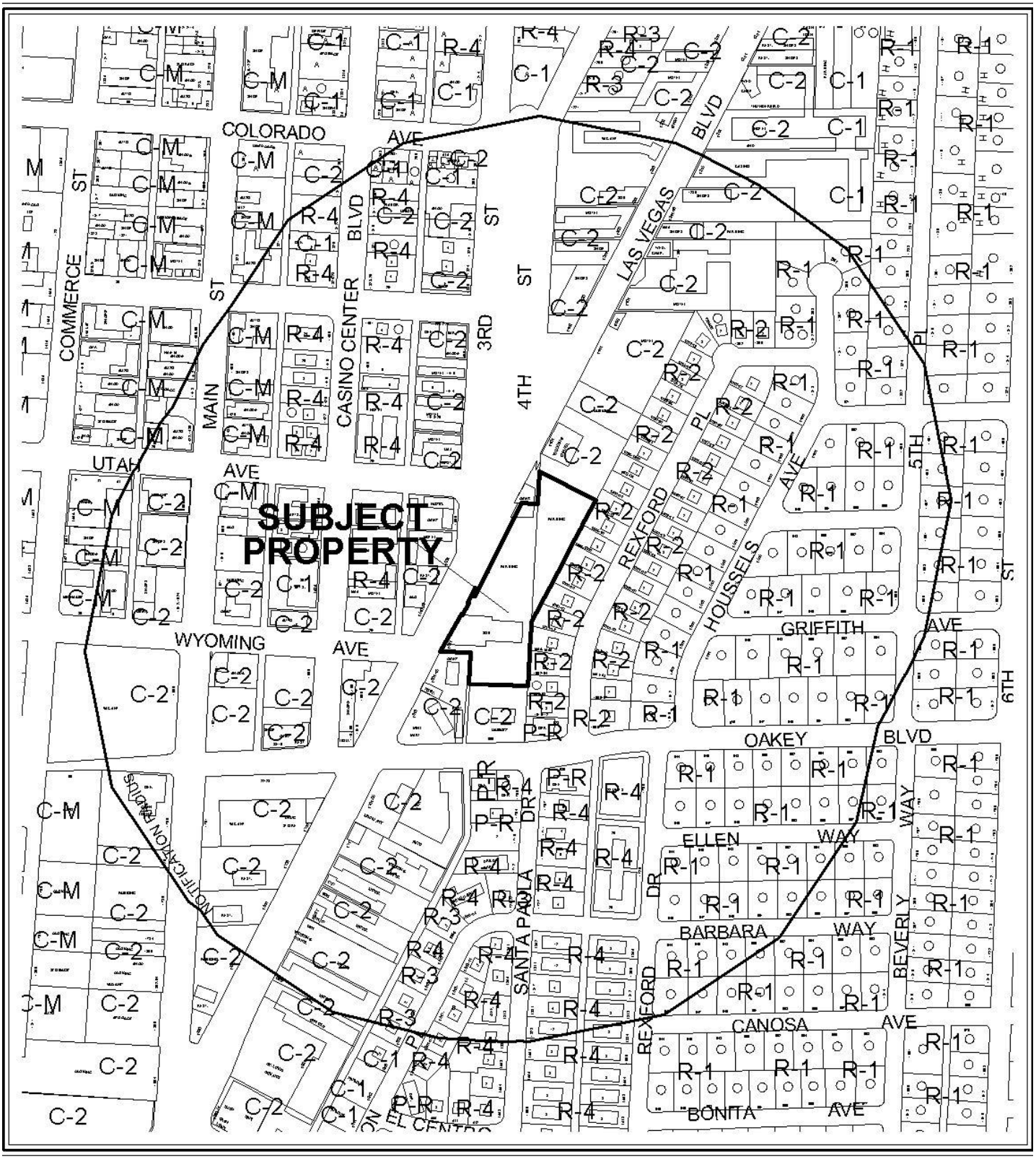
SUBJECT:
SDR-41038 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: ARISTOTLE HOLDING, LP - Request for a Site Development Plan Review FOR A PROPOSED 37,611 SQUARE-FOOT EXPANSION OF AN EXISTING 31,679 SQUARE-FOOT NONCONFORMING SEXUALLY ORIENTED BUSINESS WITH A PROPOSED 8,770 SQUARE-FOOT ROOF DECK AND PARKING LOT MODIFICATIONS, AND WAIVERS OF DOWNTOWN CENTENNIAL PLAN ARCHITECTURAL DESIGN STANDARDS 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). Staff recommends DENIAL.

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 DENIAL.

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



CASE: **SDR-41038**

RADIUS: 1000 FT

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

0 300 600 Feet

N



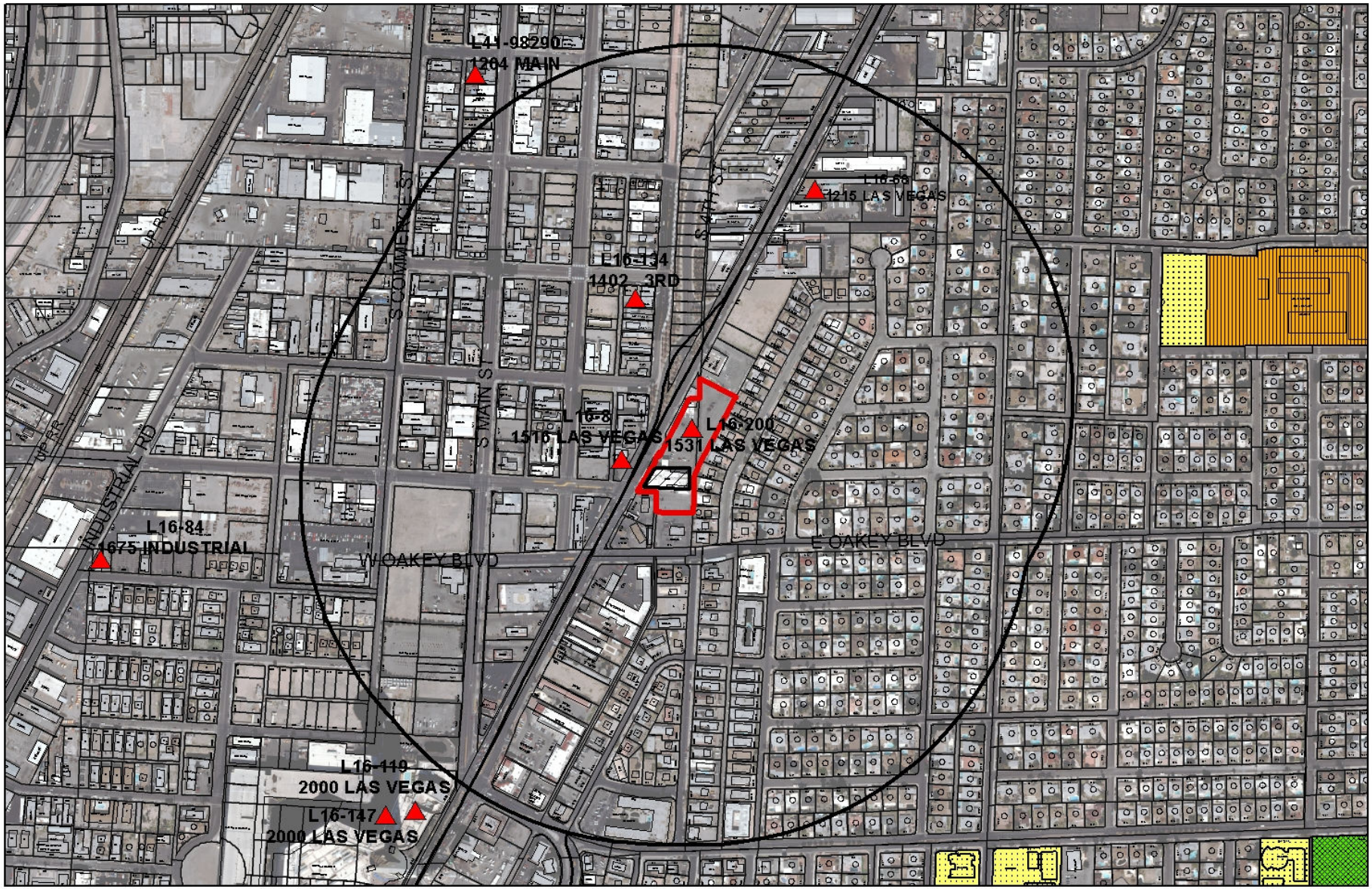
0 300 600 Feet

CASE: **SDR-41038**

RADIUS: 1000 FT

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

N



SDR-41038

Taverns

Business Licenses

Child Care/ Children Facility

Tavern

0 295 590 1,180 Feet

RELIGIOUS

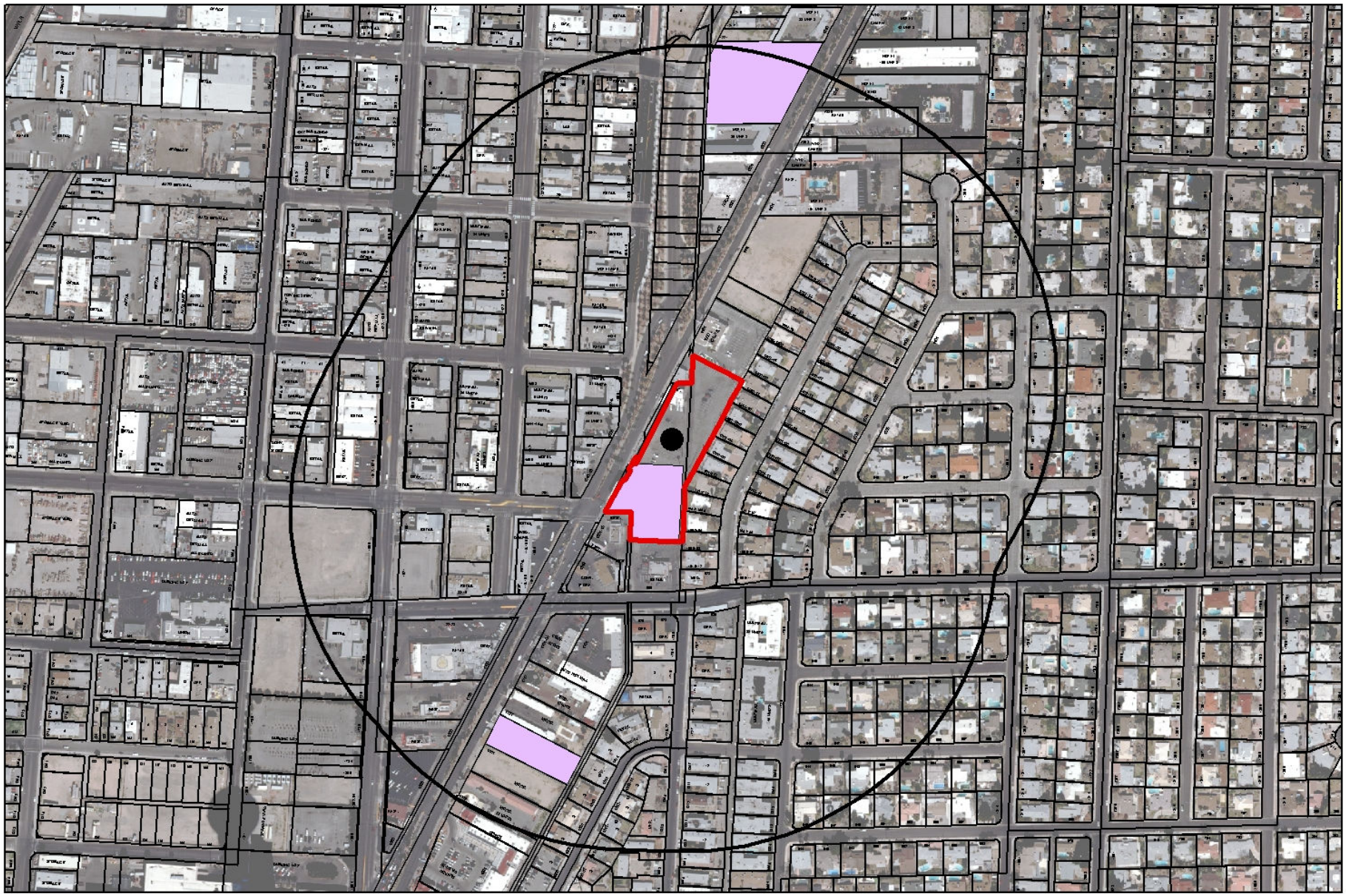
CITY PARKS

SCHOOLS

Subject Property

1500 foot buffer

N


SDR-41038
Sexually Oriented Business
Business Licenses
Adult Bookstore
Teenage Dance/ Dancehall/Club
Erotic Establishment
Child Care/ Children Facility
RELIGIOUS
CITY PARKS
SCHOOLS
Subject Property
1000 Feet Buffer
0
235
470
940 Feet
N

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

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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

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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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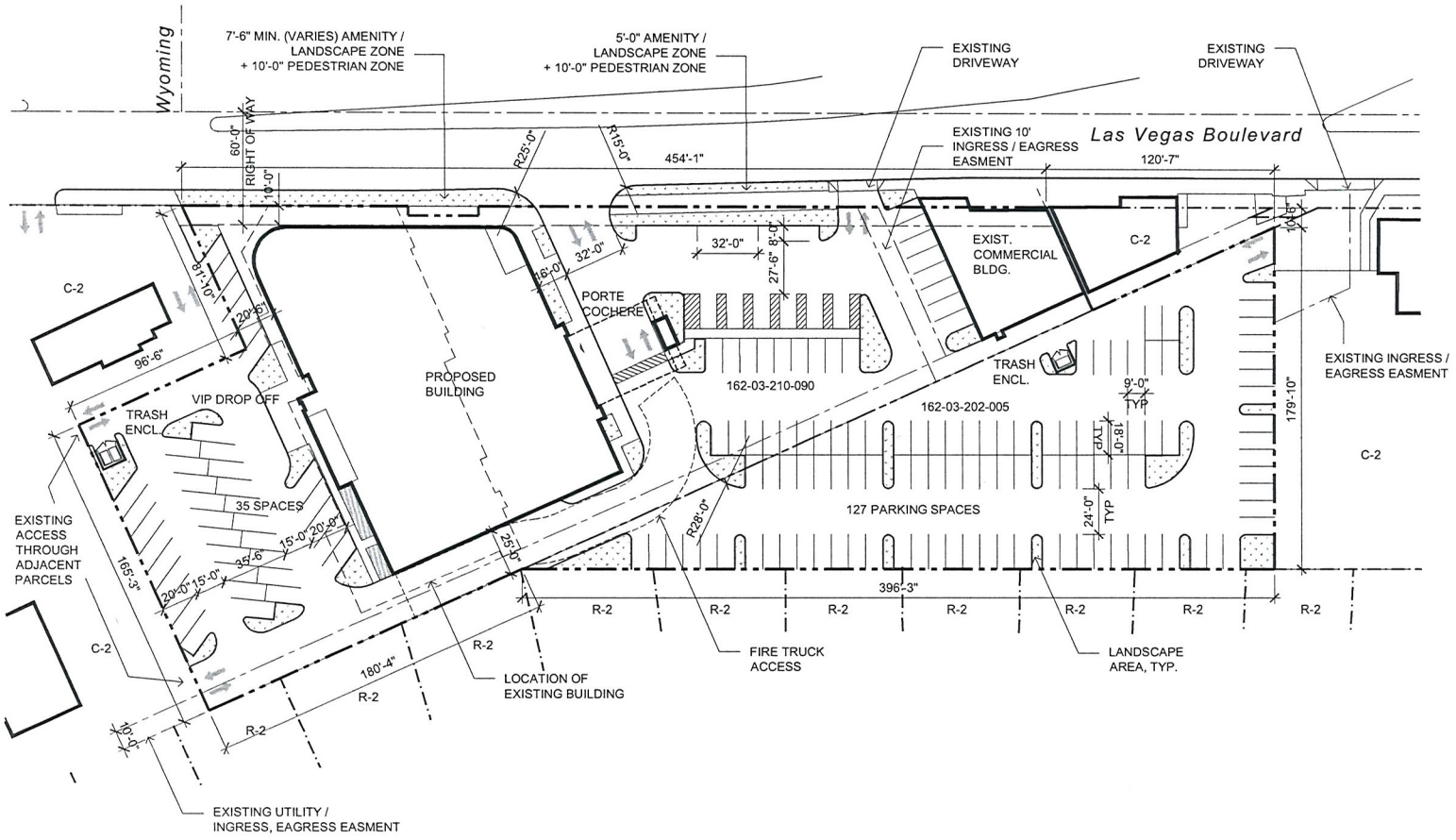
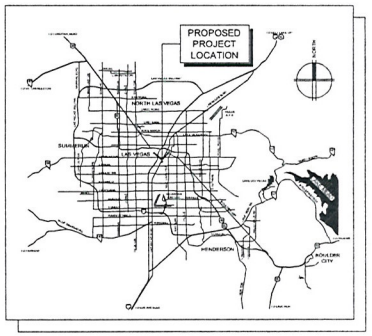


SITE DATA

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



SITE PLAN

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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

SDR-41038



PLANT LEGEND

TREES

KEY	BOTANICAL / COMMON NAME	SIZE	QUANTITY
	Callistemon viminalis Weeping Bottlebrush	24" Box	16
	Fraxinus o. "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
(IN FEET)
1/32 INCH = 1 FOOT

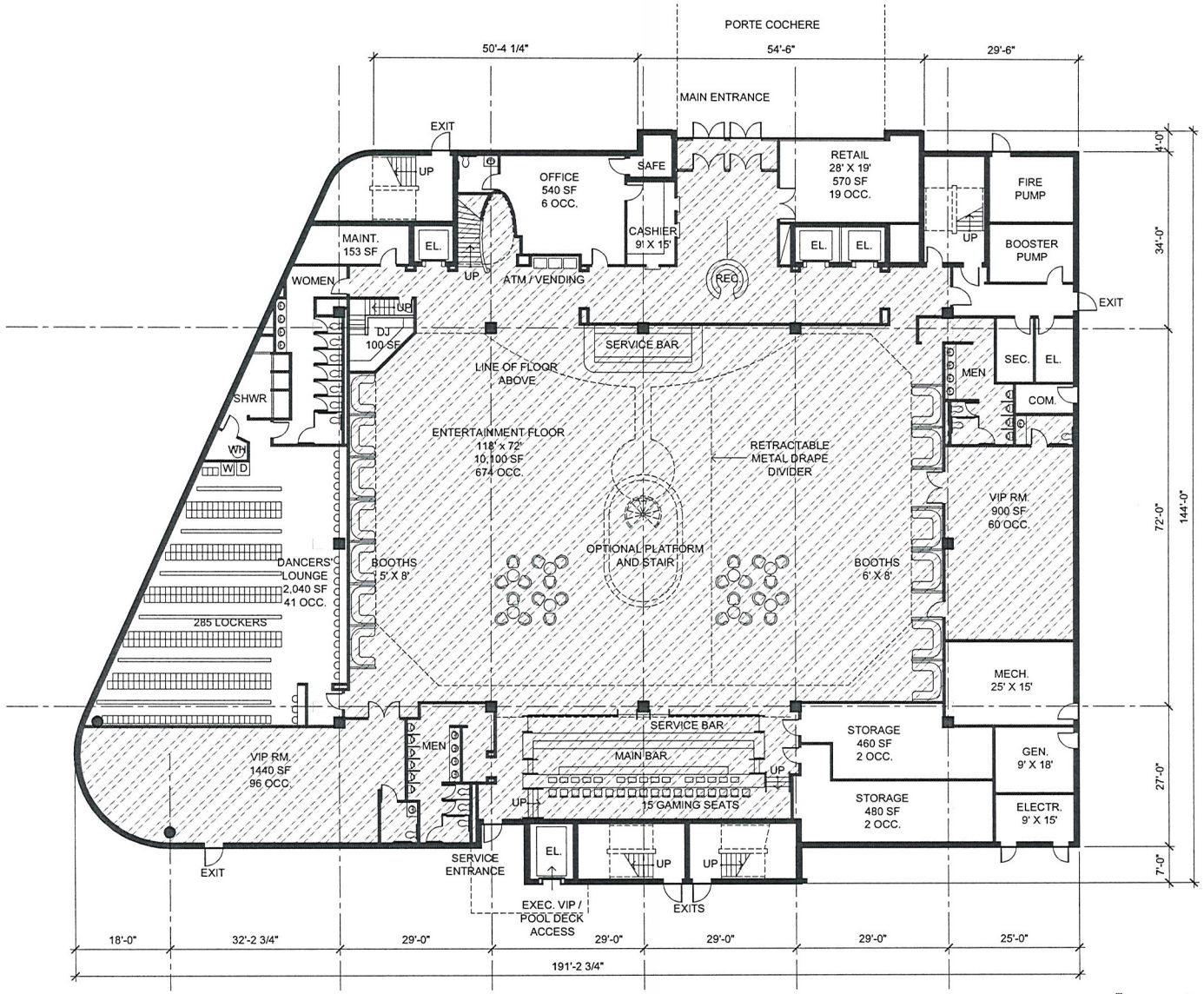
designcell

Olympic Gardens
Gentlemen's Club
1531 S. Las Vegas Blvd.
Las Vegas, NV

DesignScapes
6769 GREEN FOREST WAY
Las Vegas, Nevada 89118
Phone: 327-4623

REGISTERED LANDSCAPE ARCHITECT
NICHOLAS DELLA VEDOVA
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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OG GENTELMENS CLUB
1531 LAS VEGAS BLVD. SOUTH
LAS VEGAS, NEVADA

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

0 10' 20' 40'

designcell
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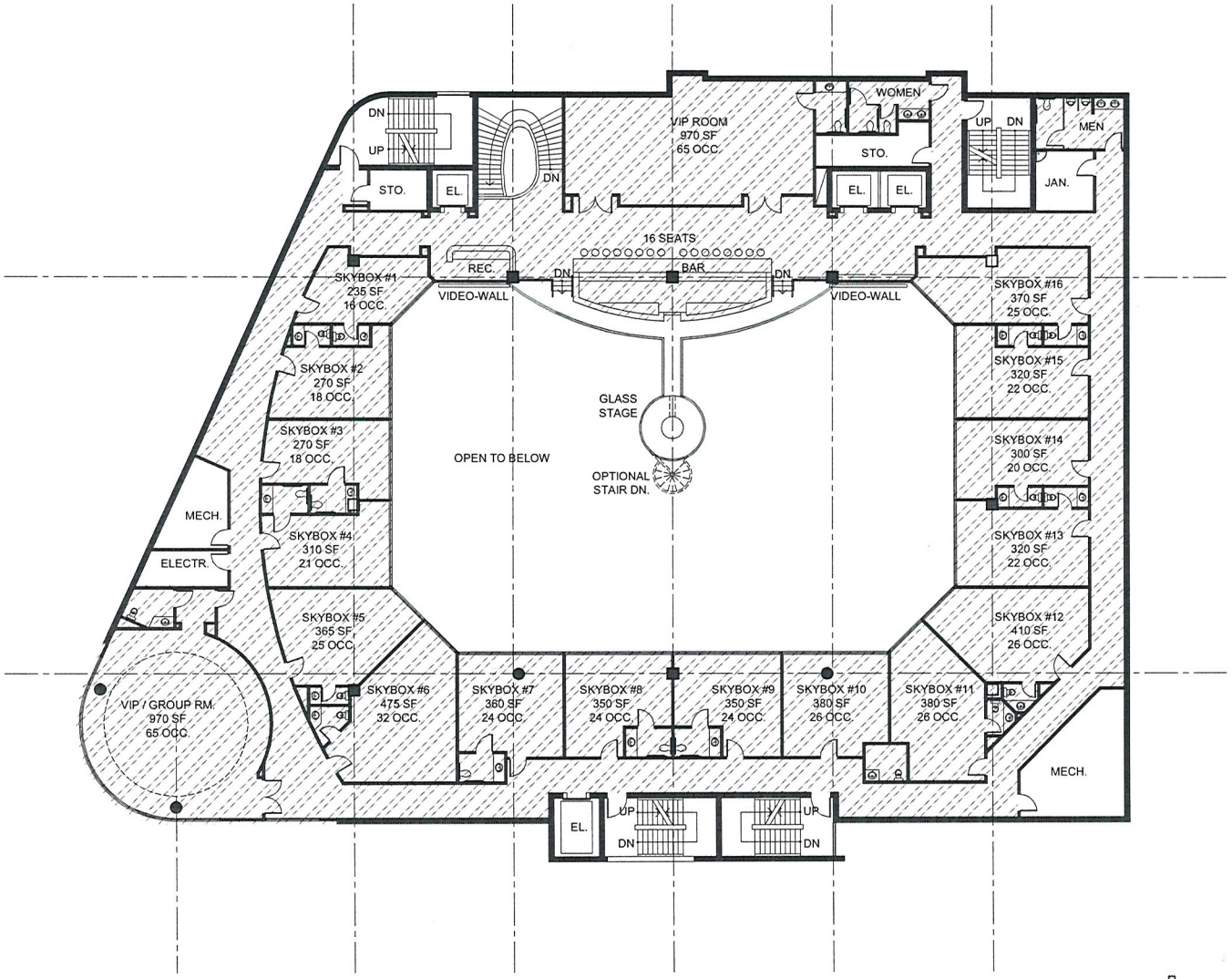
LAS VEGAS, NV 89135 WWW.DESIGNCELL.CC

DR02

SDR-41038

2 LEVEL



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OG GENTELMENS CLUB
1531 LAS VEGAS BLVD. SOUTH
LAS VEGAS, NEVADA

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

0 10' 20' 40'

designcell
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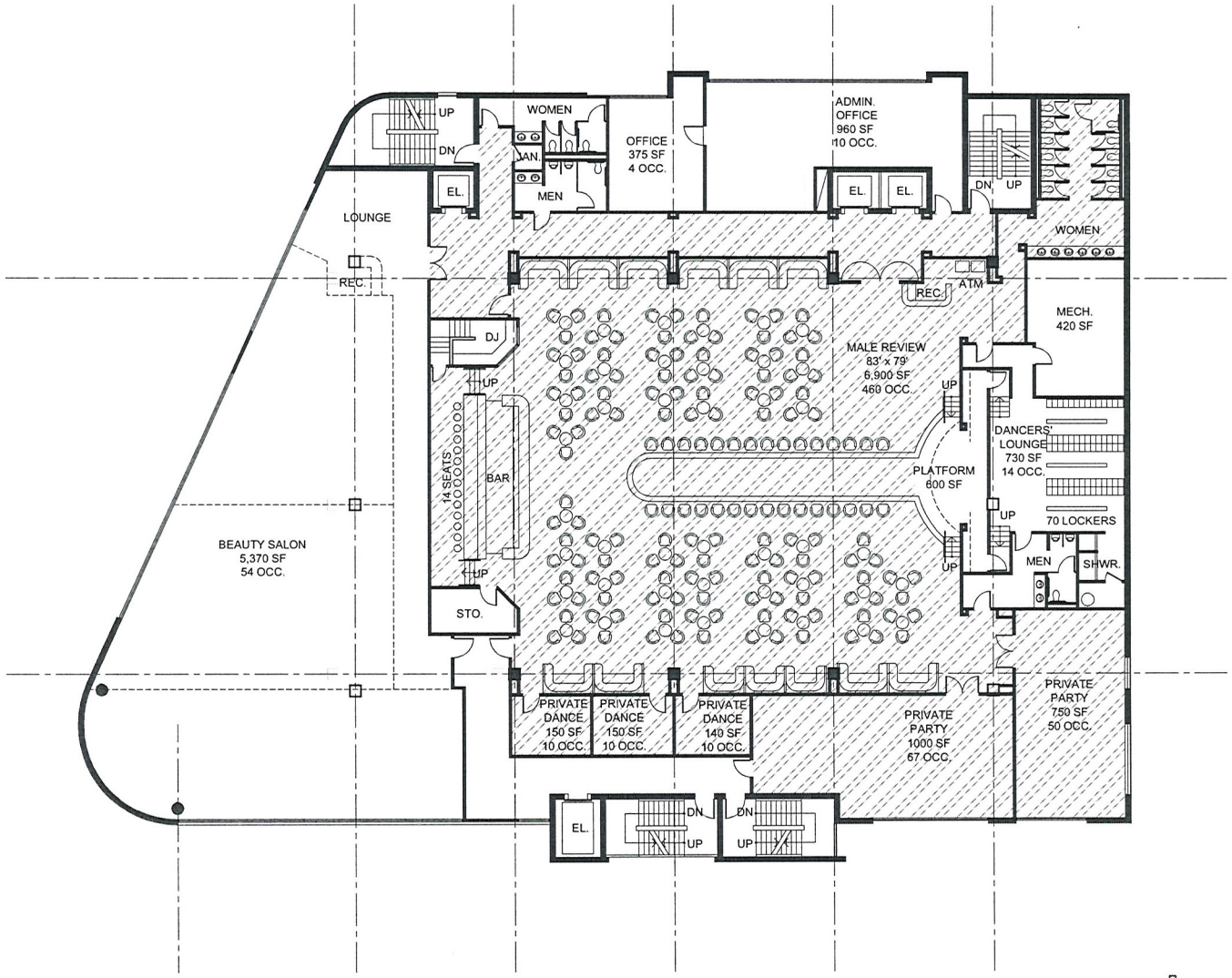
LAS VEGAS, NV 89135 WWW.DESIGNCELL.CC

DR03

SDR-41038

3 LEVEL



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OG GENTELMENS CLUB
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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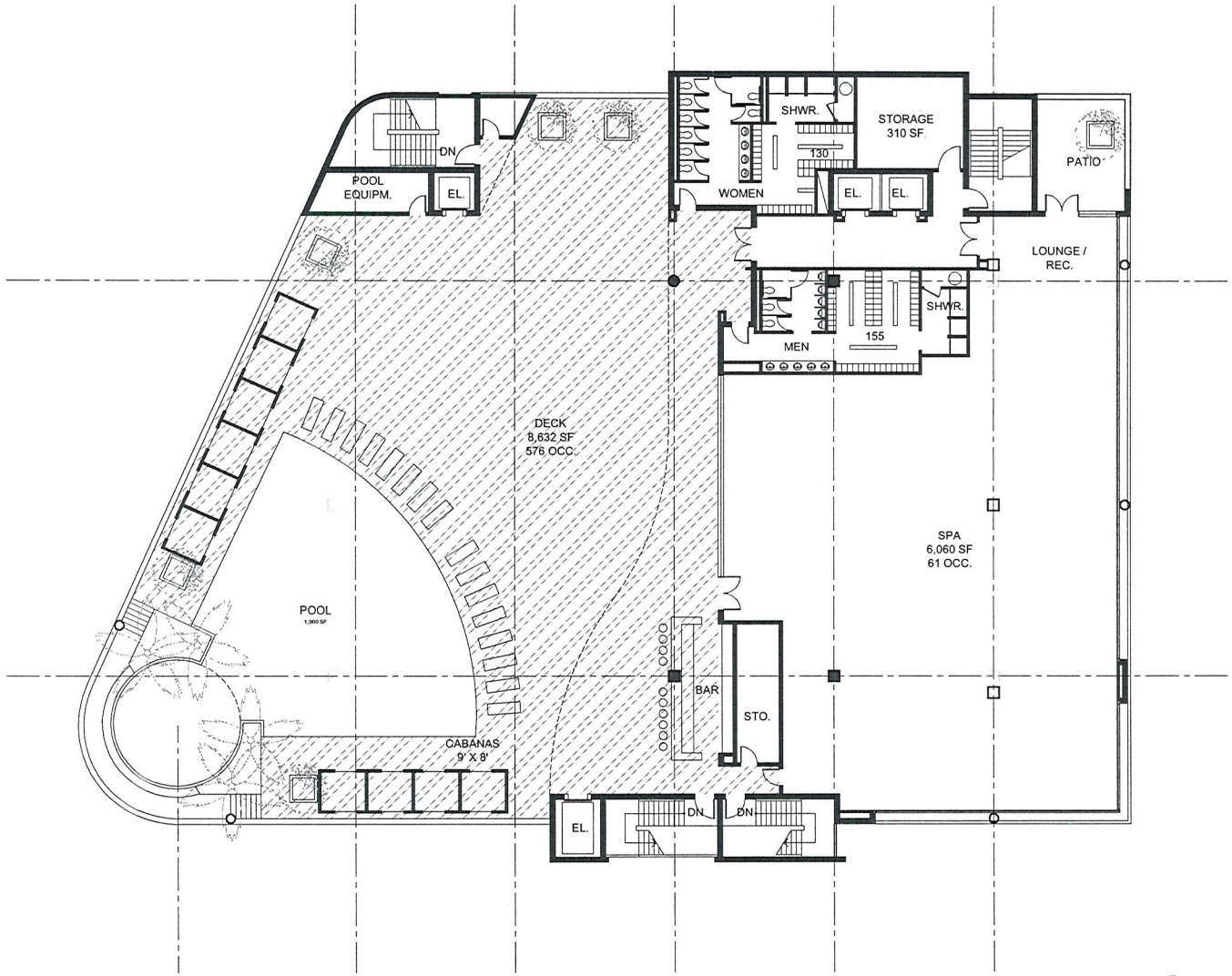
DR04

SDR-41038

4 LEVEL



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OG GENTELMENS CLUB
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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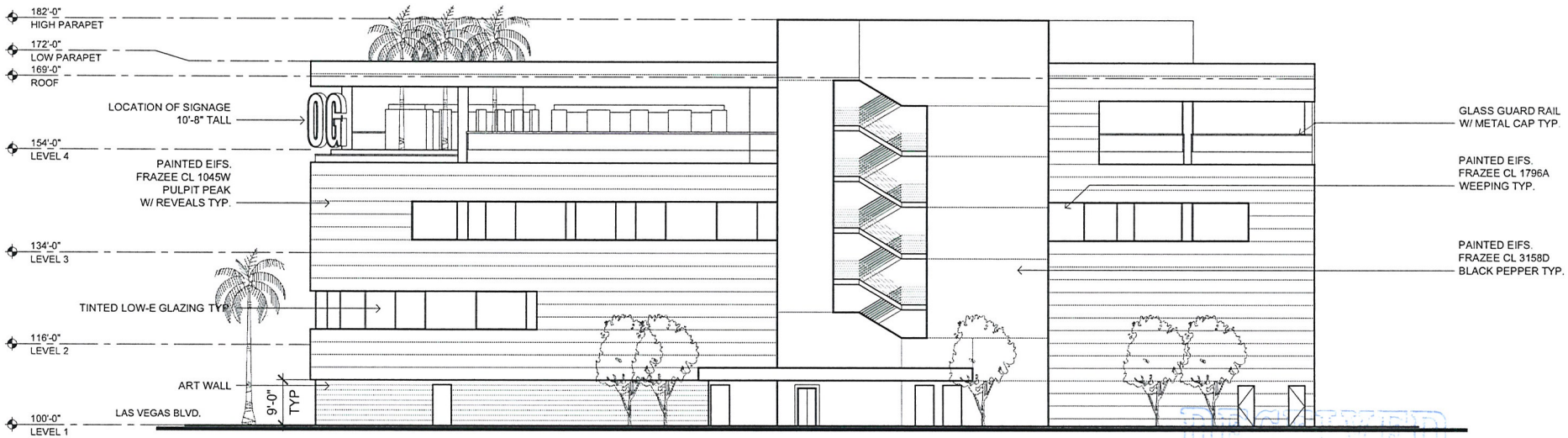
LAS VEGAS, NV 89135 WWW.DESIGNCELL.CC

DR05

SDR-41038



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OG GENTELMENS CLUB
1531 LAS VEGAS BLVD. SOUTH
LAS VEGAS, NEVADA

SOUTH ELEVATION

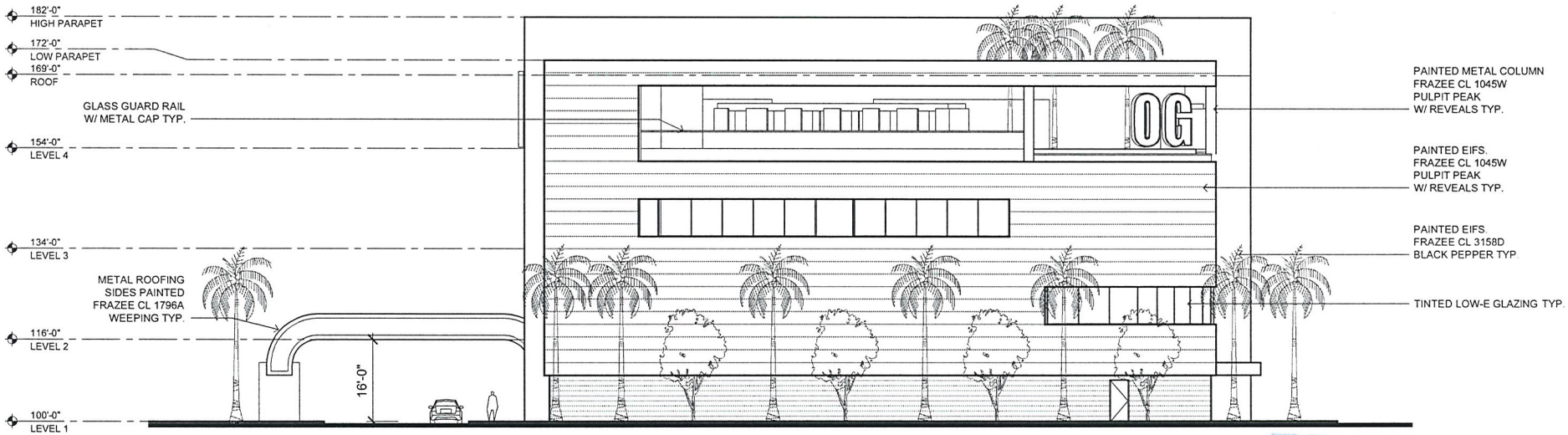
SCALE: 1" = 20'-0"
FEBRUARY 24, 2011

0 10' 20' 40'

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

DR06

SDR-41038



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OG GENTELMENS CLUB

1531 LAS VEGAS BLVD. SOUTH
LAS VEGAS, NEVADA

WEST ELEVATION

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

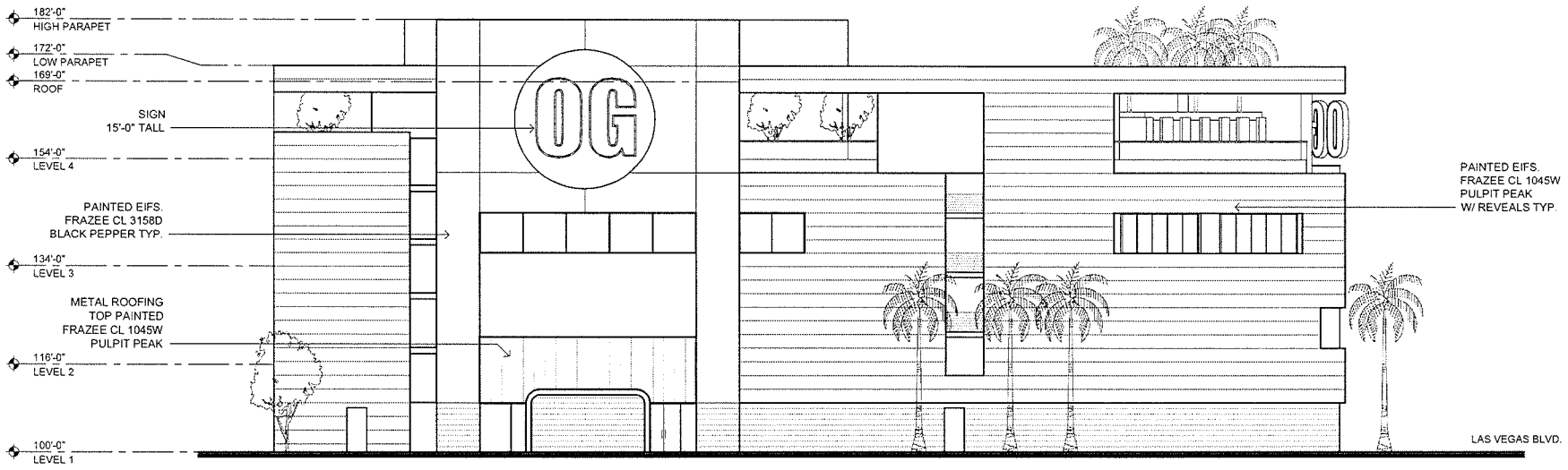
0 10' 20' 40'

designcell

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

DR07

SDR-41038



FEB 24 2011

DR08

OG GENTELMENS CLUB

1531 LAS VEGAS BLVD. SOUTH
LAS VEGAS, NEVADA

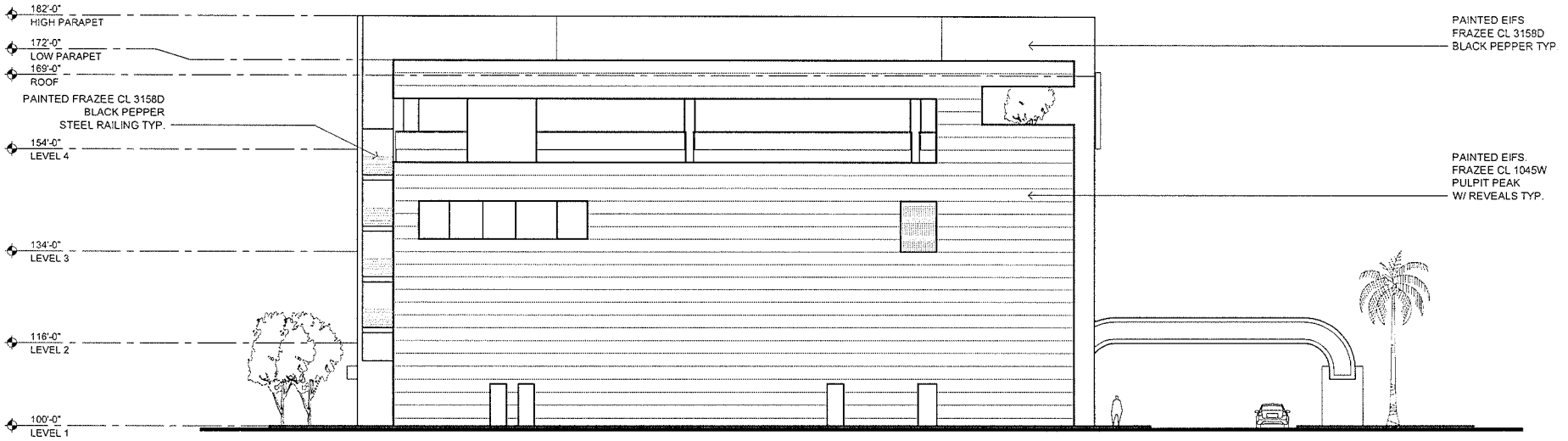
NORTH ELEVATION

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

SDR-41038



FEB 24 2011

DR09

OG GENTELMENS CLUB

1531 LAS VEGAS BLVD. SOUTH
LAS VEGAS, NEVADA

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

SDR-41038



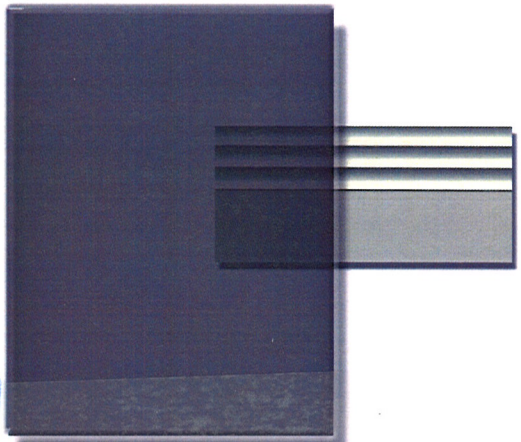
MATERIAL FINISHES

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



SDR-41038 - APPLICANT/OWNER: ARISTOTLE HOLDING, LP
1531 LAS VEGAS BOULEVARD SOUTH

03/03/11



SDR-41038 - APPLICANT/OWNER: ARISTOTLE HOLDING, LP
1531 LAS VEGAS BOULEVARD SOUTH

03/03/11



SDR-41038 - APPLICANT/OWNER: ARISTOTLE HOLDING, LP
1531 LAS VEGAS BOULEVARD SOUTH

03/03/11

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

March 16, 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, 150 SF area massage treatment room and 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 – South District* were incorporated into the design for the streetscape, landscape and streetside building façade. The building design requests the following waivers of Architectural Design Standards

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Waiver item 5.b of Architectural Design Standards requires an articulated roof line or cornice as a major feature. The Centennial Plan provides a sample illustration of art deco features surrounding doorways and columns. The design of Olympic Gardens is mindful of providing visual interest versus a monolithic building. It is for this reason that the rooflines of the building includes a stepped profile that represents an attractive building form. The façade allows large openings on the fourth level to provide views to roof-top trees and vegetative forms. The trees and open space provided meet the intent of the code by providing visual interest. Guardrails, beams and support columns are also visible. This method is preferable to ornamental attachments as trees and rails are more functional and match the modern character of the building.

Waiver Item 5.d Arcades, awnings and canopies The face of the building on the second story reaches the ROW line. As a result, pedestrians are comfortably shaded along Las Vegas Boulevard and the shades and canopies are not needed. Also, the main entrance of this night club is accessed from the parking lot versus the street side. This configuration is preferable as it directs slowing vehicular traffic onto the site, and the location of the entrance is more discreet considering the adult nature of the building. The use of canopies, overhangs and entrances along Las Vegas boulevard would disorient both traffic and pedestrians.

In lieu of doorways along the ROW the architect will provide graphics along the 1st story wall of the building to ensure visual interest within the streetscape.

Waiver item 5.g Architectural details should be carried on all sides of the building. This parcel shares a property line with a residential use. While the building facades adjacent to streets and parking lots have windows balconies and insets, the façade fronting the residential has a small (approx 1 foot) inset has smaller windows. On the third story the window are placed more than 5.5 feet above floor level and recessed to ensure patrons cannot look downward into neighboring properties. The entire wall of the fourth level is recessed and windows are placed more than two feet from the outside shell of the building. Again, this is to provide natural light inside the facility while ensuring that patrons cannot look downwards to neighboring properties. This is a conscious attempt by the applicant to ensure privacy of the adjacent neighborhood.

If you have additional concerns please phone me at 598-1408.

Very truly yours,

Lora Dreja
Land Entitlements
Law Offices of Jay Brown

SDR-41038
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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**

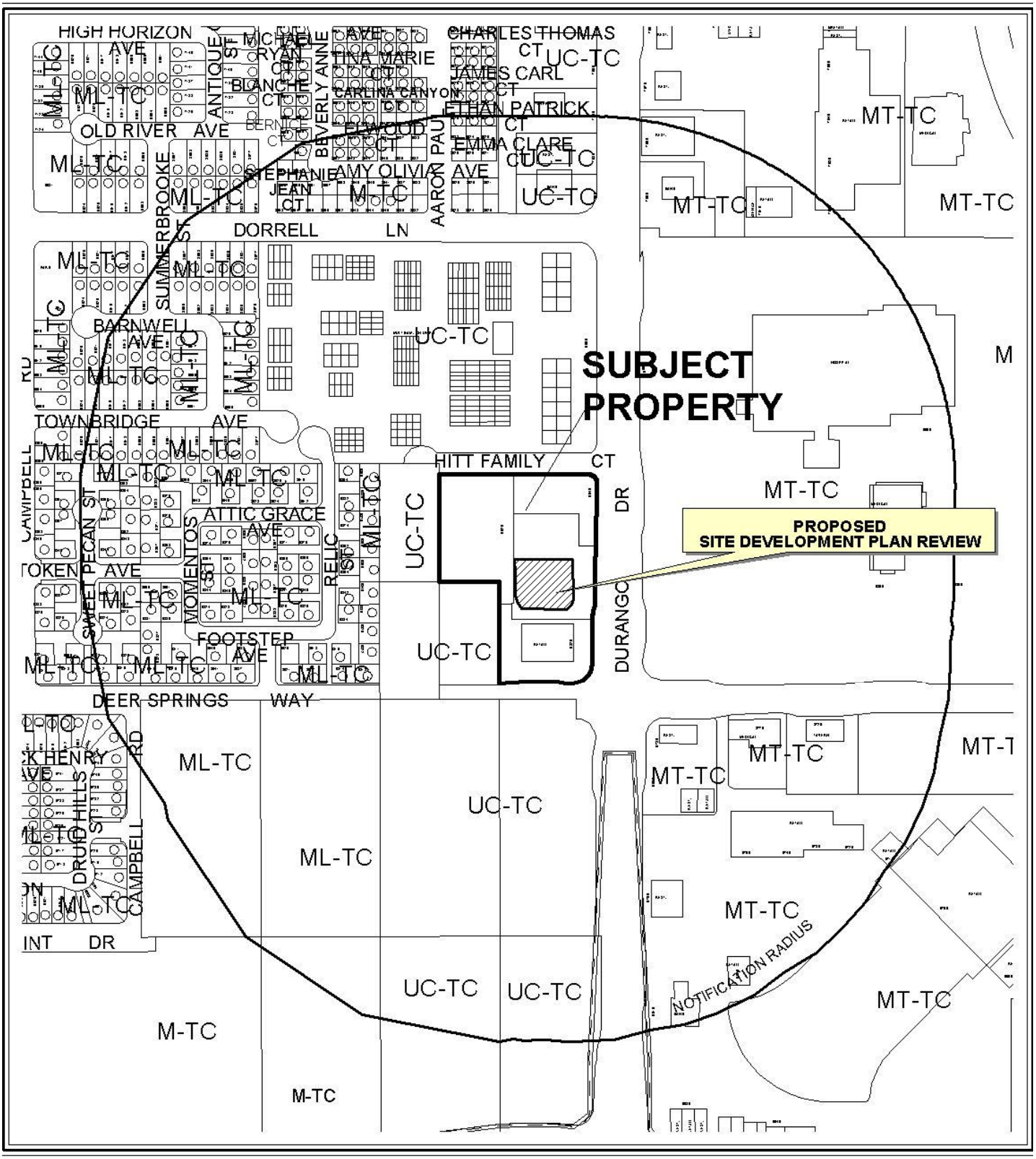
SUBJECT:
SDR-41049 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: TEN15 CENTENNIAL, LLC - Request for a Major Amendment to an approved Site Development Plan Review (SDR-27051) FOR A PROPOSED 8,775 SQUARE-FOOT AUTO REPAIR GARAGE (MINOR) on 2.14 acres approximately 230 feet north of 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). Staff recommends APPROVAL.

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 APPROVAL, subject to conditions:

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

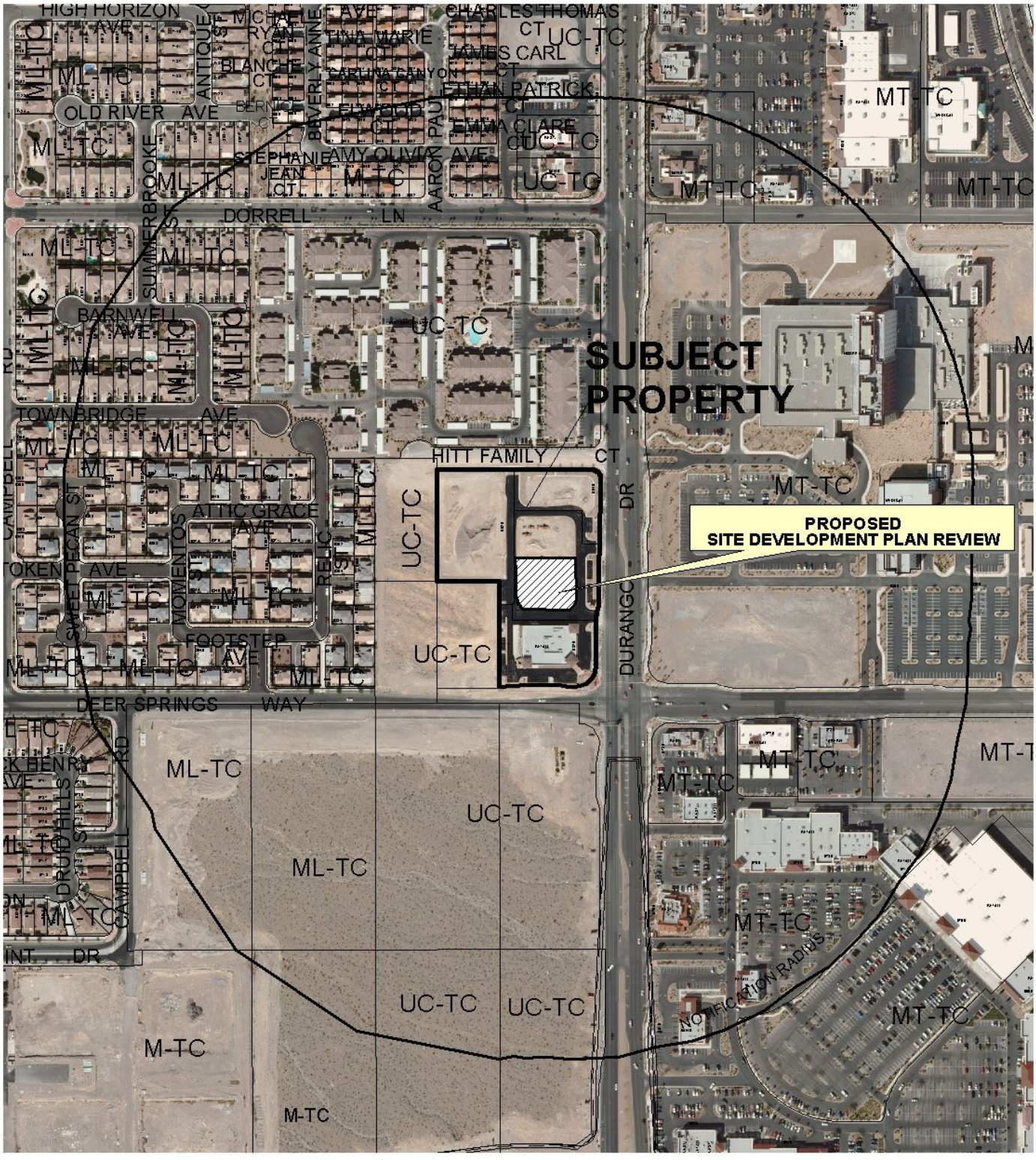


0 300 600 Feet

CASE: **SDR-41049**

RADIUS: 1000 FT

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



0 300 600 Feet

CASE: **SDR-41049**

RADIUS: 1000 FT

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

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

Revised 11-14-06

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

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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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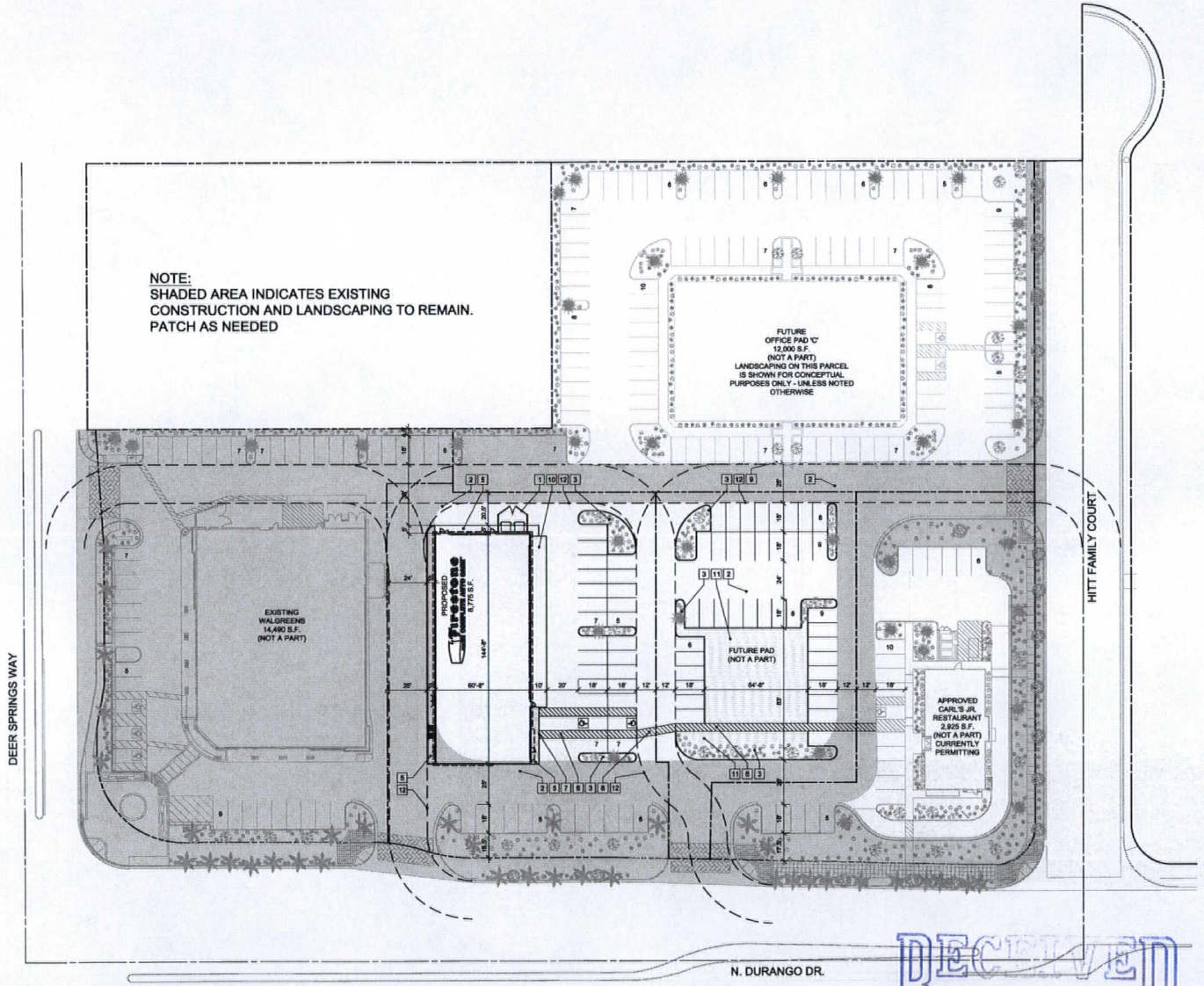
Revised 10/27/08



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1 landscape 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	
OFFICE PAD	12,000 S.F.	5/1,000	60	
TOTAL:	33,571 S.F.		205	250

SITE ACREAGE: 204,358 S.F. (4.69 AC.)
F.A.R. (FLOOR AREA RATIO): 16.4%
APN#: 125-20-216-003, 004, 005 & 006

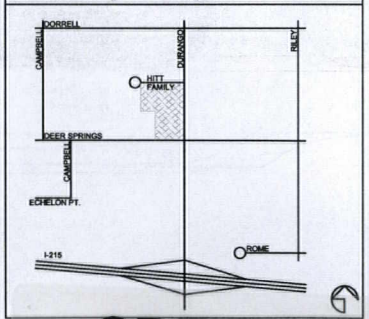
landscape legend

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



drawings & specifications of this architect remain subtle the property. They are to be used only for the project for which they were produced, not tested, stored, & used. They are not fixed or sealed, and use or reproduction of these drawings without the written consent of the architect is prohibited.
copyright © 2011
John David Burke, Architect

revisions

#	date	description

jdB architect
John David Burke, Architect, 3471 West Oquendo Road, #301, Las Vegas, NV 89118 (702)978-4803, jburke@jdbarchitect.com

Firestone
Complete Auto Care
N. Durango Dr. & Hitt Family Ct.
for: Dapper Development
City of Las Vegas Nevada

date	3/15/2011
proj. no.	2011-07
drwn. by	
chkd. by	

sheet no. ST1

SDR-41049
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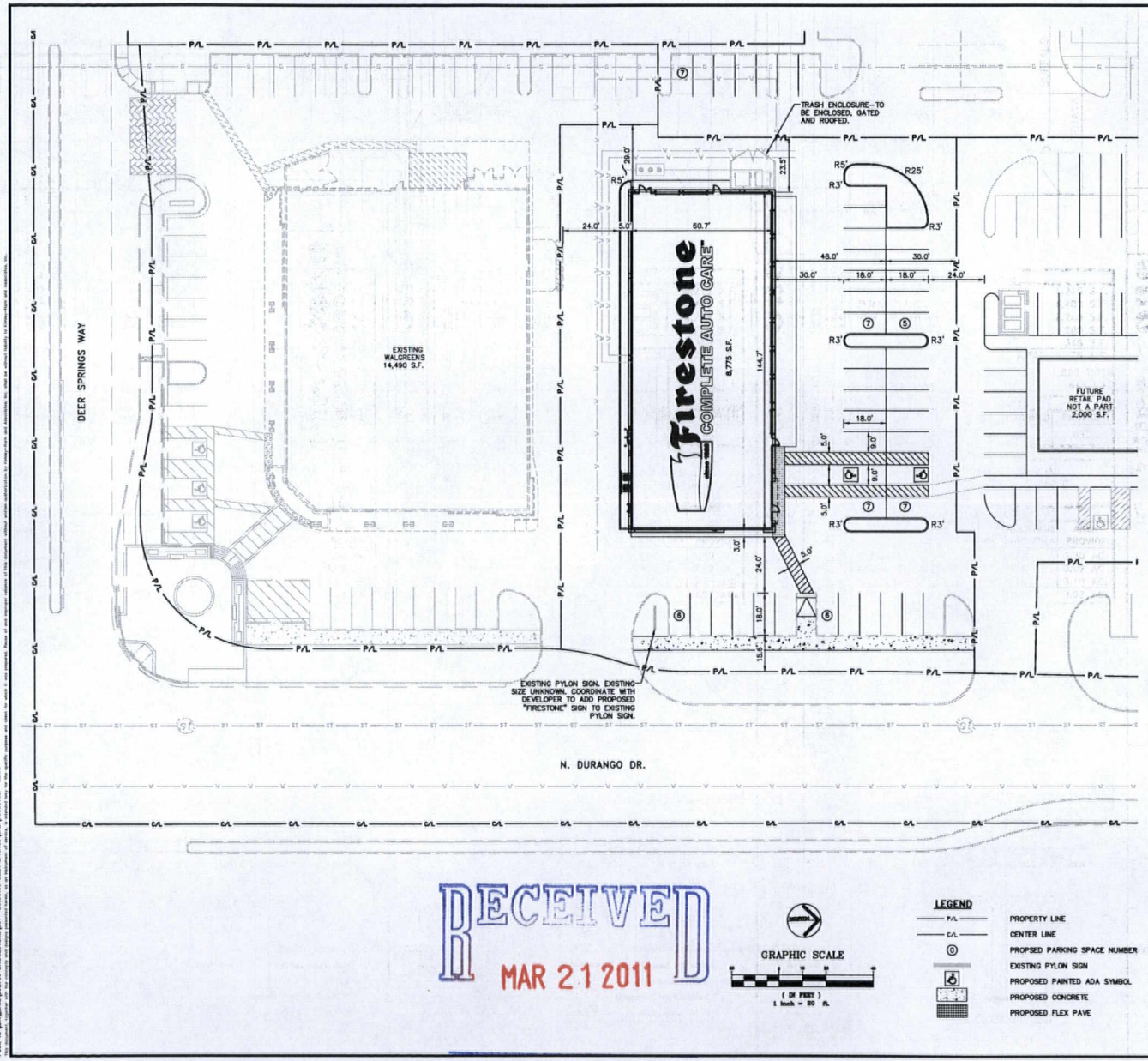
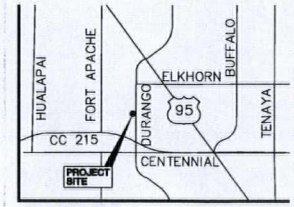




VICINITY MAP
NTS

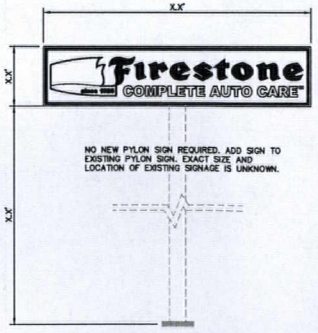
BUILDING DATA	
CUSTOMER WAITING	1,215 S.F.
SERVICE AREA	4,489 S.F.
NEW INVENTORY	2,245 S.F.
USED INVENTORY	280 S.F.
ACCESSORY USE AREA	546 S.F.
	TOTAL: 8,775 S.F.
TIRE CAPACITY	1,860 TIRES
PARTS SHELVES	645 L.F.

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

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Firestone COMPLETE AUTO CARE

Kimley-Horn and Associates, Inc. — Engineering, Planning, and Environmental Consultants

CONCEPTUAL SITE PLAN

NEW FCAC STORE
DURANGO DR & DEER SPRINGS WY
"RC 2010-DEC" R.H. MONTECITO, NV

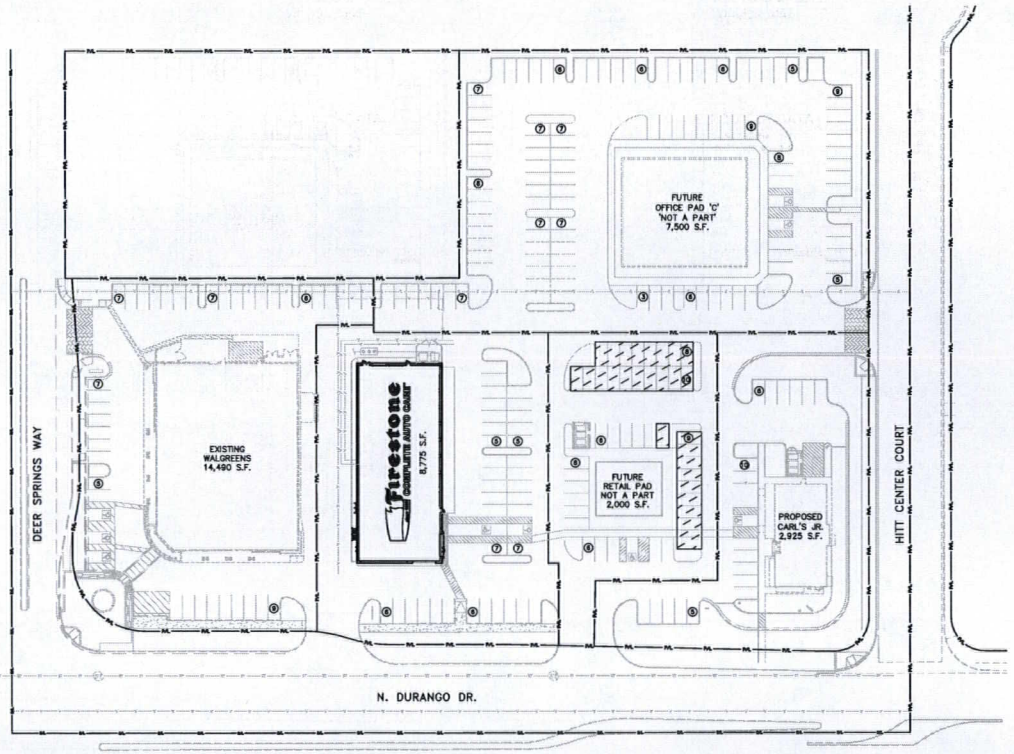
DRAWN BY: — 3/17/2011
DESIGNED BY: 3/17/2011
CHECKED BY: 3/17/2011
PROJECT NO: 092708001
SCALE: 1"=20'

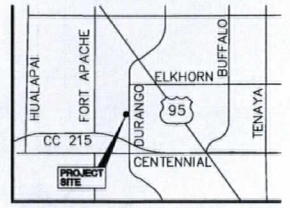
SEAL

PRELIMINARY
NOT FOR CONSTRUCTION

SHEET
CSP-4
01 OF 01 SHEETS
HTE No.

SDR-41049
REVISED





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.	1/350	58	41+28 (alt)
FIRESTONE	6,775 S.F.	5+1/200	48	43+28 (alt)
CARL'S JR.	2,925 S.F.	1/40	30	71
RETAIL	2,000 S.F.	1/250	8	16
OFFICE	7,500 S.F.	1/300	25	110
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#: 125-30-218-003
125-30-218-004
125-30-218-005
125-30-218-006

LEGEND

PARKING SPACES FOR WALGREEN'S USE

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

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FIRESTONE COMPLETE AUTO CARE

OVERALL SITE PLAN

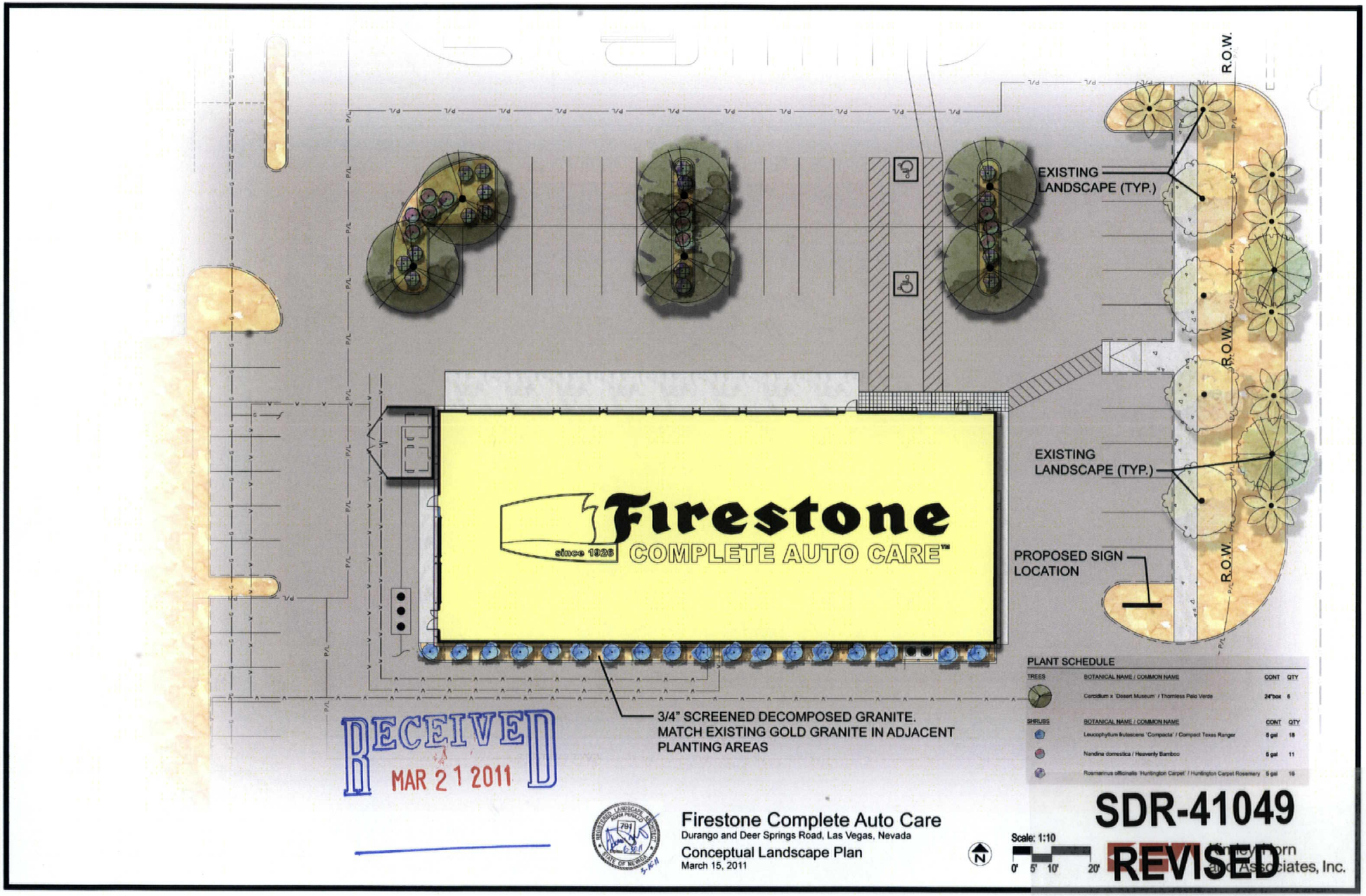
THE VILLAGE AT CENTENNIAL HILLS
N. DURANGO DR. & DEER SPRINGS WAY
MONTECITO, NV

March 17, 2011

Kimley-Horn and Associates, Inc.

SDR-41049
REVISED

Date: March 17, 2011 - 4:04pm / User: wade.watkinson
Path: K:\LVK_Civil\056700 Walgreens\Durango & Deer Springs\CAD\Exhibits\Parking Analysis- SITE PLAN.dwg



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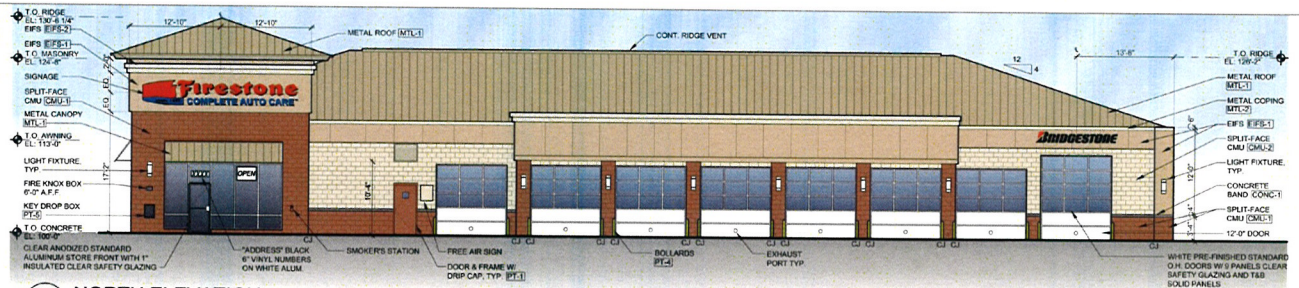
Firestone Complete Auto Care
Durango and Deer Springs Road, Las Vegas, Nevada
Conceptual Landscape Plan
March 15, 2011

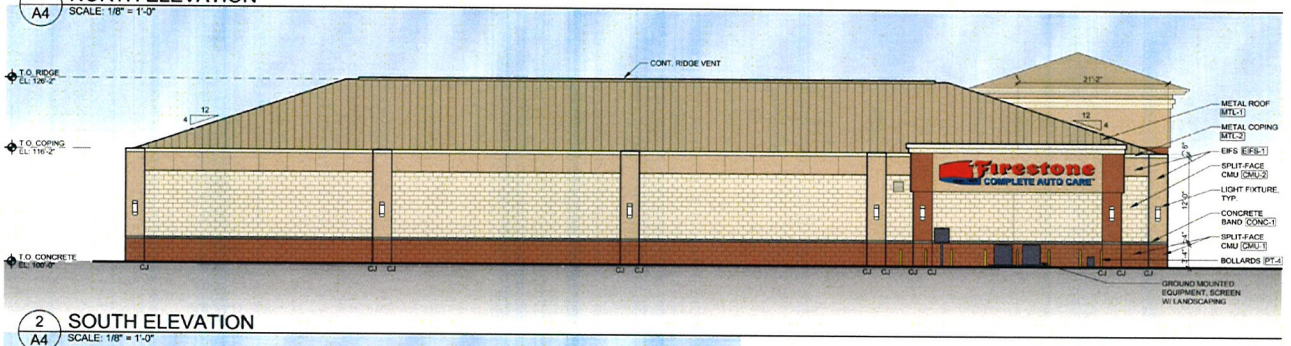
Scale: 1:10
0' 5' 10' 20'

SDR-41049
REVISED

Kimley»Horn and Associates, Inc.



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

Firestone COMPLETE AUTO CARE

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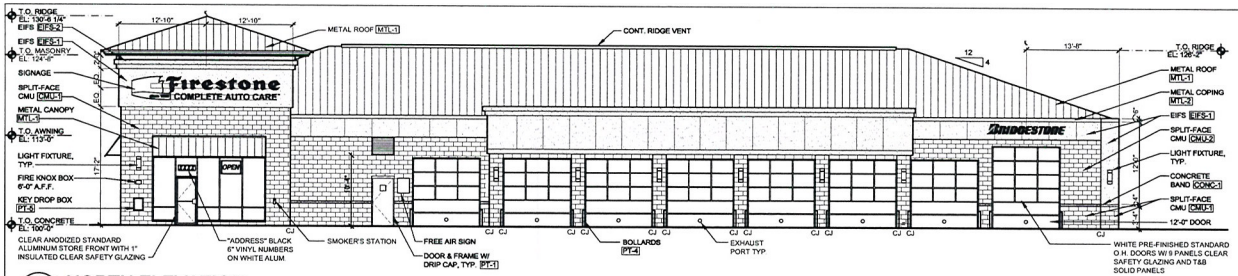
NEW FCAC STORE
"RC 2010 - SEPT" R.H.
DURANGO & DEER SPRINGS
LAS VEGAS, NV

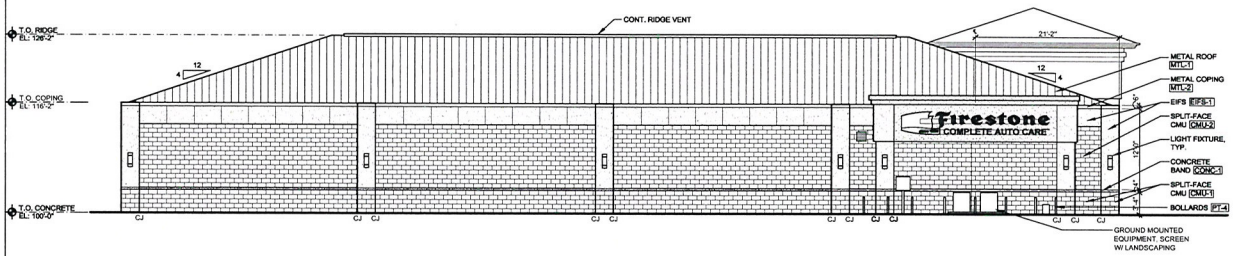
ZONE APPROVAL	(BY/DATE)
VP	
CONTR	
RM	
CM	
PROPERTY NO.	WZLV09
6 DIGIT NO.	0000
4 DIGIT NO.	00000
GPD PROJECT No:	2010066.40
PRELIMINARY:	DATE 11.24.10
NEW STORE PACKAGE:	12.06.10
NEW STORE PACKAGE:	01.11.11
TO PERMIT	DATE
TO BID	DATE

SHEET TITLE
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 PROTOTYPYICAL DOCUMENTS ON PROJECTMATES AT THE TIME OF CONSTRUCTION DOCUMENT AUTHORIZATION

MATERIAL / COLOR GUIDELINES:

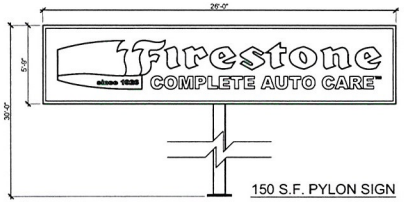
NOTE: ALL COLOR NAMES INDICATED ARE FOR SELECTION PURPOSES ONLY. SEE PAINT SPECS FOR SPECIFIC REQUIREMENTS

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		





BUILDING SIGNAGE



150 S.F. PYLON SIGN

20 A4 SIGNAGE DETAIL
SCALE: 1/8" = 1'-0"

GPD ASSOCIATES
320 South Main Street, Suite 2031 Akron, Ohio 44311
330-572-2100 , Fax 330-572-2101

Firestone COMPLETE AUTO CARE since 1900

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NEW FCAC STORE
"RC 2010 - SEPT" R.H.
DURANGO & DEER SPRINGS
LAS VEGAS, NV

ZONE APPROVAL	(BY/DATE):
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EXTERIOR ELEVATIONS

SHEET NUMBER:
A4

SUP-41048
SDR-41049

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FEB 24 2011



SDR-41049 – APPLICANT/OWNER: TEN 15 CENTENNIAL, LLC
NORTH OF DEER SPRINGS WAY, WEST SIDE OF DURANGO DRIVE

03/03/11

B2
DEVELOPMENT
SERVICES

REVISED March 17, 2011

Mr. Romeo Gumarang
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 Romeo,

On behalf of the applicant and owner, we respectfully review and approval of the attached application for Site Development Plan Review Amendment. 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.

We are requesting review and approval of an Auto Repair Garage (Minor) within the GC-TC zoning district, which is a conditional use within this 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.

Firestone Complete Auto Care offers a wide variety of automobile repair and maintenance services that fit within the City's definition of this use. Services offered include, but are not limited to maintenance tune-ups, filter replacement, oil changes, air conditioning repair and maintenance, vehicle inspections, tire repair and replacement services, brake-related services, and the sale and installation of minor parts and accessories. Transmission services are offered, but are limited to the normal maintenance functions related to fluid replacement. Neither installation nor major overhaul of engines and transmissions is proposed, nor is body work. All work is conducted within the confines of the building.

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SDR-41049
REVISED

209 S. Stephanie Street Suite B-128 Henderson, Nevada 89012 T: 702.451.3510 F: 702.451.4988

The proposed use conforms to the standards set forth in the Zoning Code and the Town Center Design Standards. 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.

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

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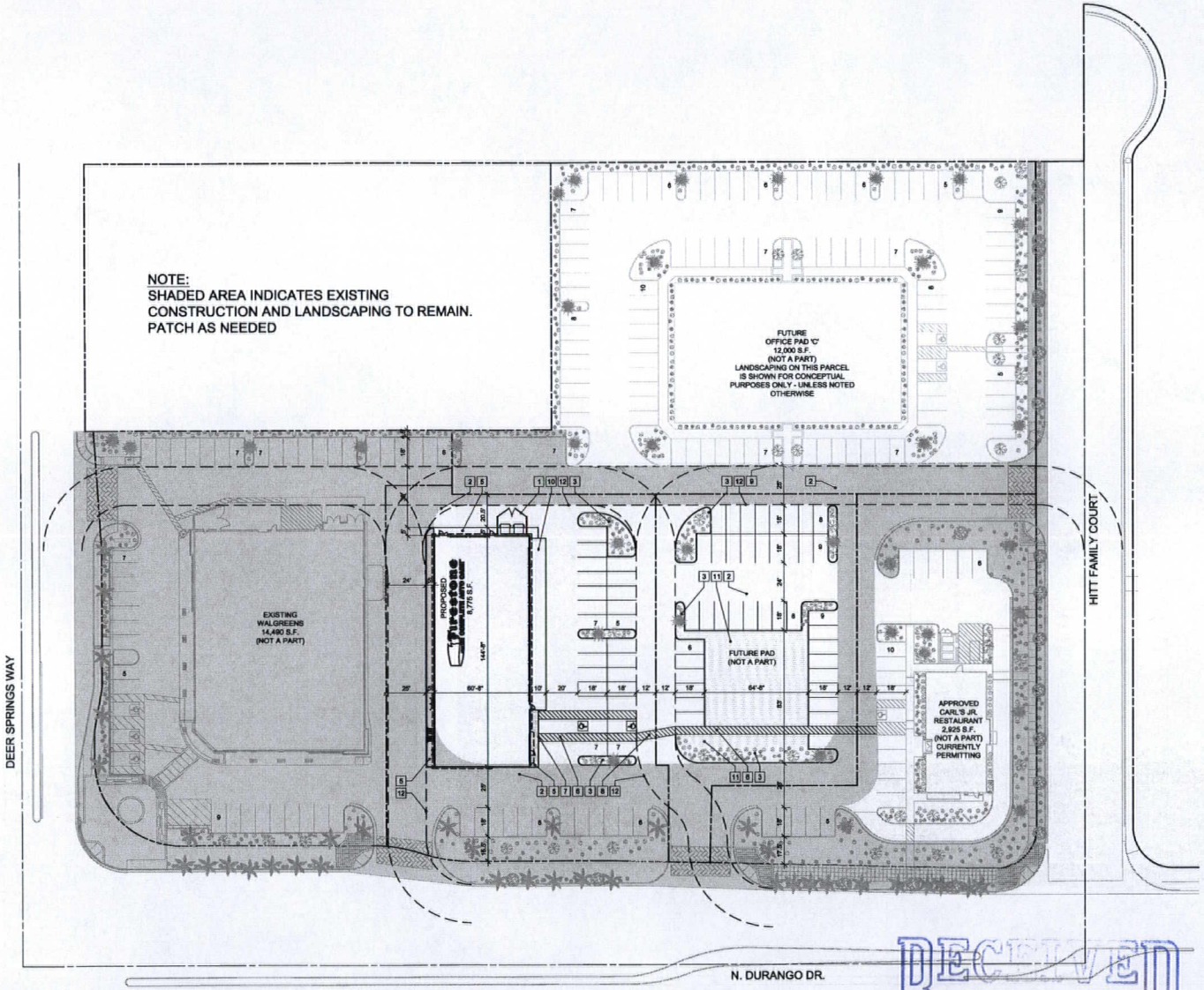
209 S. Stephanie Street Suite B-128 Henderson, Nevada 89012 T: 702.451.3510 F: 702.451.4988



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MAR 21 2011

1 landscape 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	
OFFICE PAD	12,000 S.F.	5/1,000	60	
TOTAL:	33,571 S.F.		205	250

SITE ACREAGE: 204,358 S.F. (4.69 AC.)
F.A.R. (FLOOR AREA RATIO): 16.4%
APN#: 125-20-216-003, 004, 005 & 006

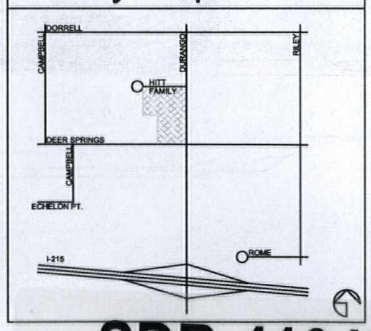
landscape legend

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



drawings & specifications of this architect remain solely the property that are to be used only for the project for which they are prepared and tested, signed & sealed they are not final or valid, and use or reproduction of these drawings without the written consent of the architect is prohibited.
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John David Burke, Architect

revisions

#	date	description

jdB architect
John David Burke, Architect, 3471 West Oquendo Road, #501, Las Vegas, NV 89118 (702)878-4853, jburke@jdbarchitect.com

Firestone
Complete Auto Care
N. Durango Dr. & Hitt Family Ct.
for: Dapper Development
City of Las Vegas Nevada

date	3/15/2011
proj. no.	2011-07
drwn. by	
chkd. by	

sheet no. ST1

SDR-41049
REVISED

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:
TXT-41185 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion and possible action to amend Table 1 of Town Center Development Standards to establish regulations, applicable zoning districts, and requirements for the Auto Sales Showroom use. Staff recommends APPROVAL.

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 APPROVAL.

BACKUP DOCUMENTATION:
Proposed Amendments and Staff Report

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

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

